

DEFINITIVE SUBDIVISION

PLAN OF LAND

OF

PEYTON ESTATES

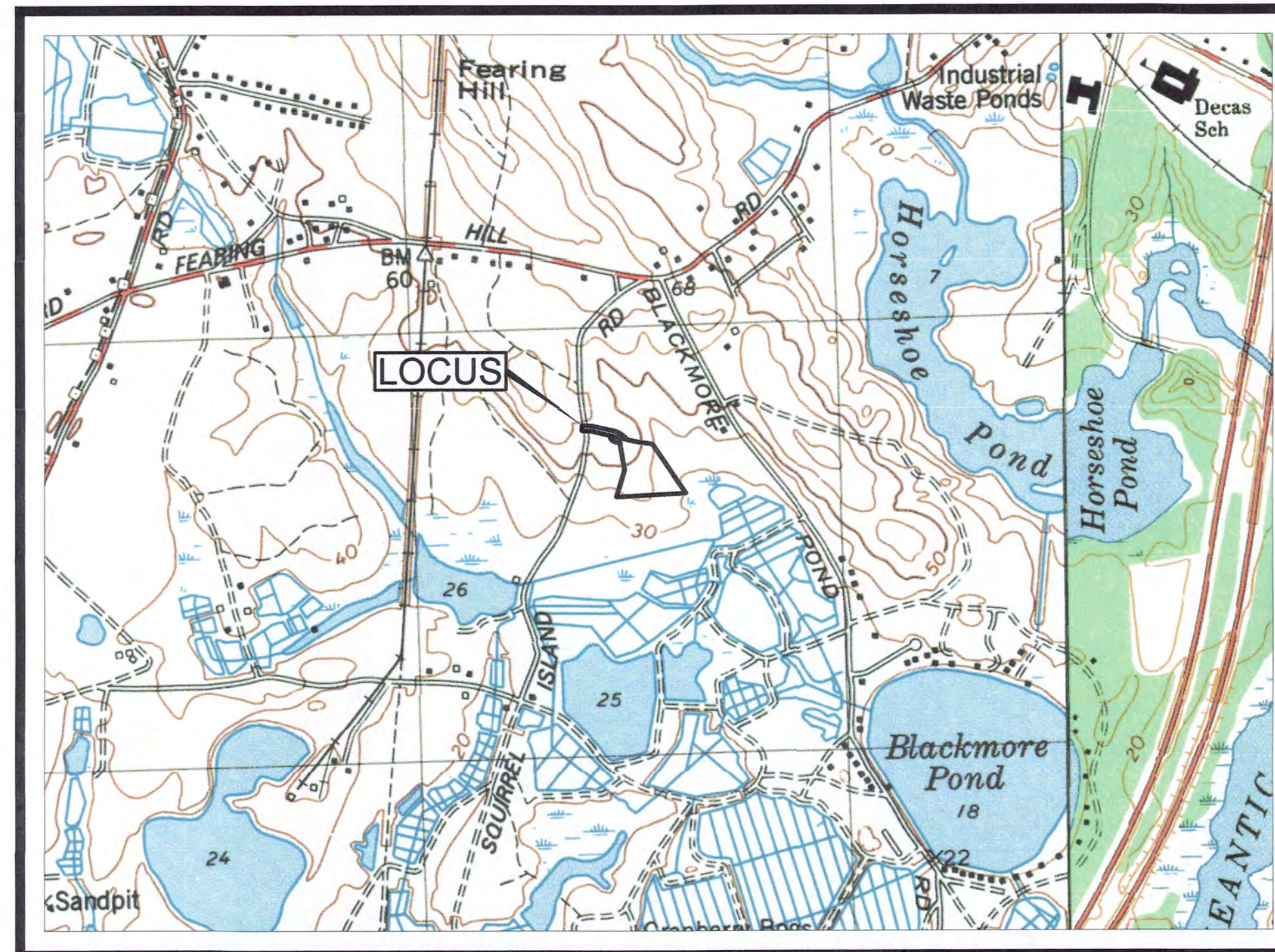
IN
W. WAREHAM, MASSACHUSETTS
(PLYMOUTH COUNTY)

LIST OF DRAWINGS

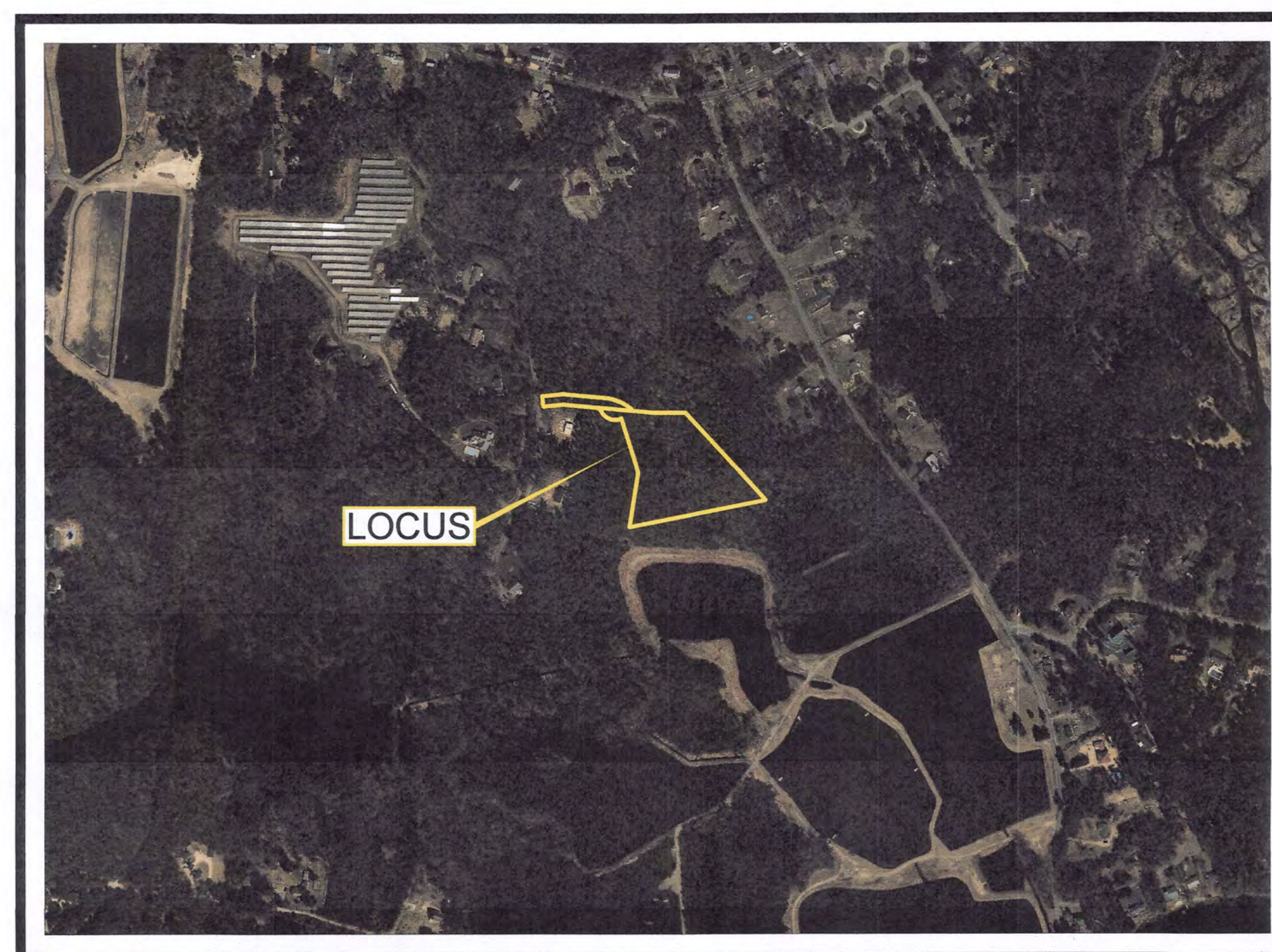
| SHEET NO. | TITLE |
|-----------|---------------------|
| 1 OF 5 | COVER SHEET |
| 2 OF 5 | EXISTING CONDITIONS |
| 3 OF 5 | LOTING PLAN |
| 4 OF 5 | GRADING & DRAINAGE |
| 5 OF 5 | DETAIL SHEET |

CURRENT OWNER & APPLICANT:
 DOS AMIGOS REALTY, LLC
 12 FELLOWSHIP CIRCLE
 W. WAREHAM, MA 02576

CIVIL ENGINEER / SURVEYOR:
 JC ENGINEERING, INC.
 2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02538
 PH: 508-273-0377



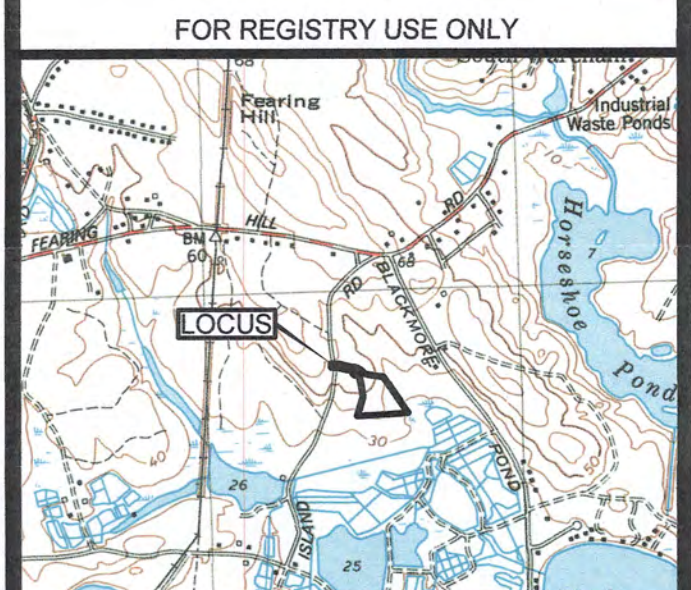
U.S.G.S. MAP
SCALE 1" = 1000'



AERIAL MAP
SCALE 1" = 500'

REQUESTED WAIVERS:

1. A WAIVER FROM INSTALLING STREET LIGHTS (SECTION VI.C.7).
2. A WAIVER FROM INSTALLING STREET TREES (SECTION VI.F).
3. A WAIVER FROM INSTALLING SIDEWALKS (SECTION VI.G).
4. A WAIVER FROM INSTALLING CONCRETE CURBING ON BOTH SIDES OF THE ROAD. A CAPE COD BERM IS PROPOSED ALONG ONE SIDE OF THE ROAD (SECTION VI.H).
5. A WAIVER FROM INSTALLING FIRE ALARMS (SECTION VI.K).
6. A WAIVER FROM THE DEAD-END TURN AROUND HAVING AN OUTSIDE DIAMETER OF 100'. A TURN AROUND AREA HAS BEEN PROVIDED AND IS ACCEPTABLE BY THE WAREHAM FIRE DEPARTMENT (SECTION V.C.5.b).
7. A WAIVER FROM INSTALLING TOWN WATER, AS THE PROPOSED ROADWAY IS APPROXIMATELY 1,100 FEET FROM THE CLOSEST WATERMAIN (SECTION VI.B.4).



LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL JR., PLS. DATE 11/21/22



JOHN L. CHURCHILL JR., P.E. DATE 11/26/22

**DEFINITIVE
SUBDIVISION
PLAN OF LAND
OF
PEYTON ESTATES
IN
W. WAREHAM,
MASSACHUSETTS
(PLYMOUTH COUNTY)**

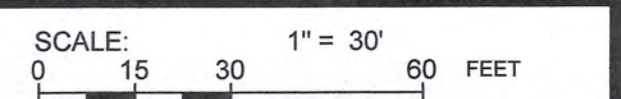
COVER SHEET

REVISIONS:

| No. | DATE | DESC. |
|-----|----------|-----------------|
| 1 | 10/28/22 | REVIEW COMMENTS |

PREPARED FOR:
 DOS AMIGOS REALTY, LLC
 12 FELLOWSHIP CIRCLE
 W. WAREHAM, MA 02576

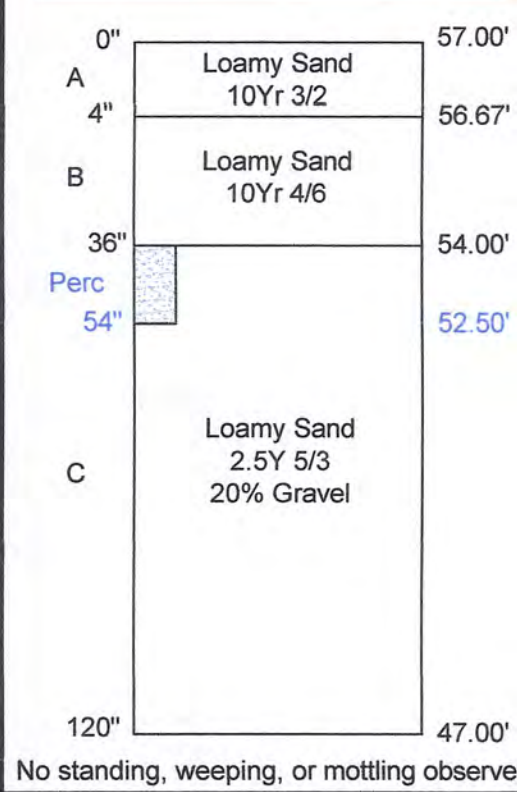
PREPARED BY:
 JC ENGINEERING, INC.
 2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02538
 508-273-0377



| | |
|---------------|---------------|
| FIELD: | GK |
| PLAN DATE: | JULY 20, 2022 |
| CALC./DESIGN: | SJI |
| DRAWN: | SJI |
| CHECK: | JLC |
| JOB NO: | 5190 |

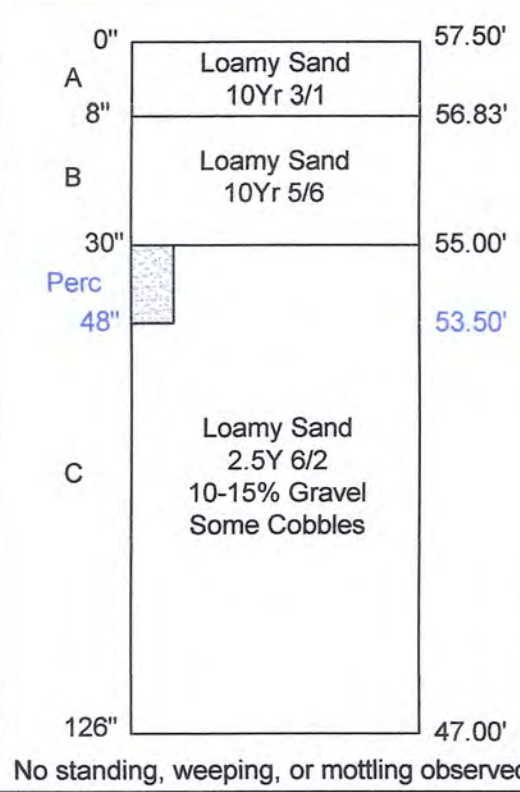
TEST PIT DATA

PERC NO. N/A
 INSPECTOR: Robert Ethier
 EVALUATOR: Brian Wallace, EIT, CSE
 C.S.E. APPROVAL DATE: Oct. 23, 2019
 DATE: April 6, 2021
 TEST PIT #: 1
 ELEV TOP = 57.00'
 ELEV WATER = < 47.00'
 PERC RATE = 6.33 min./inch
 DEPTH OF PERC = 36" - 54"
 TEXTURAL CLASS: 1



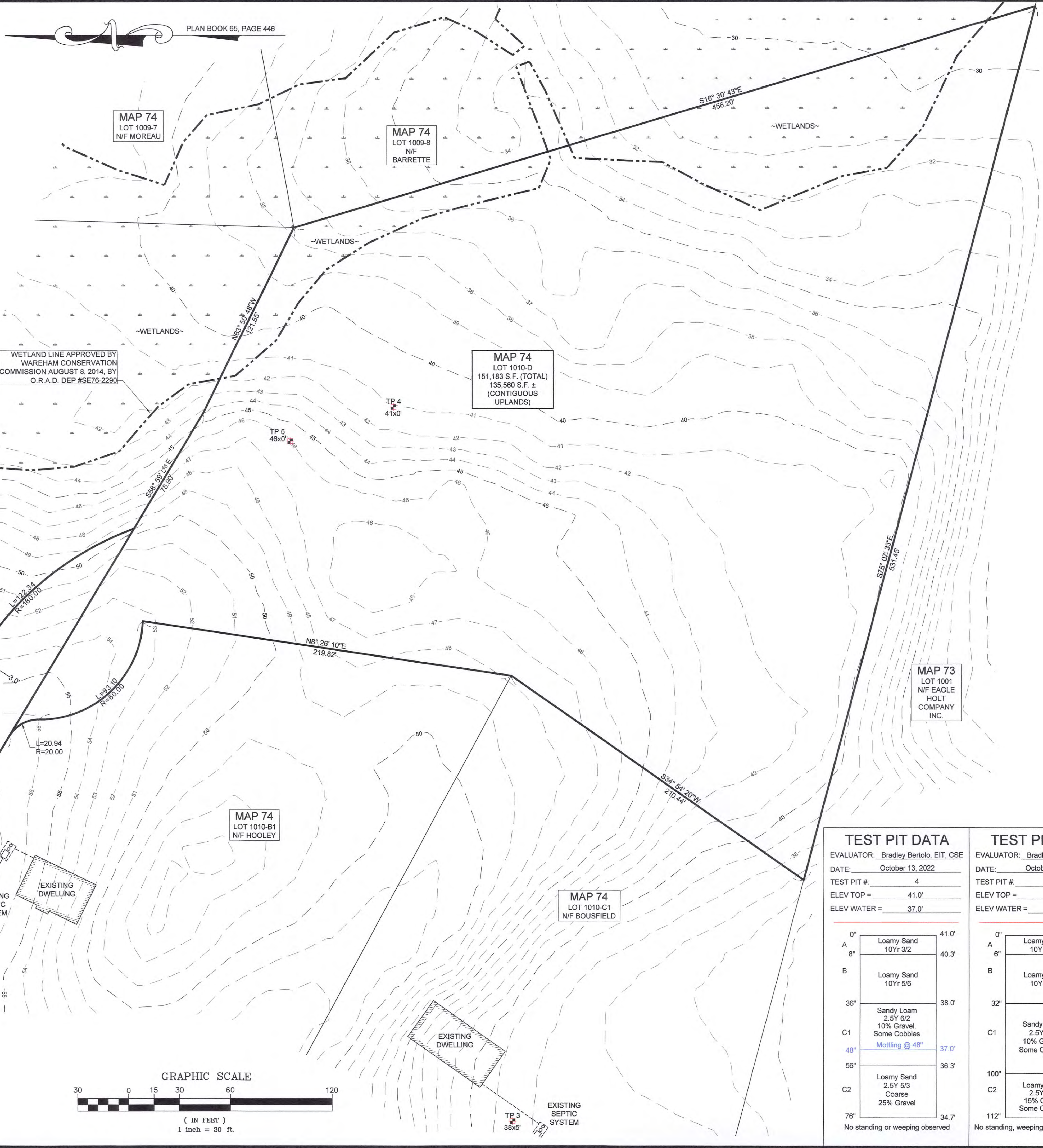
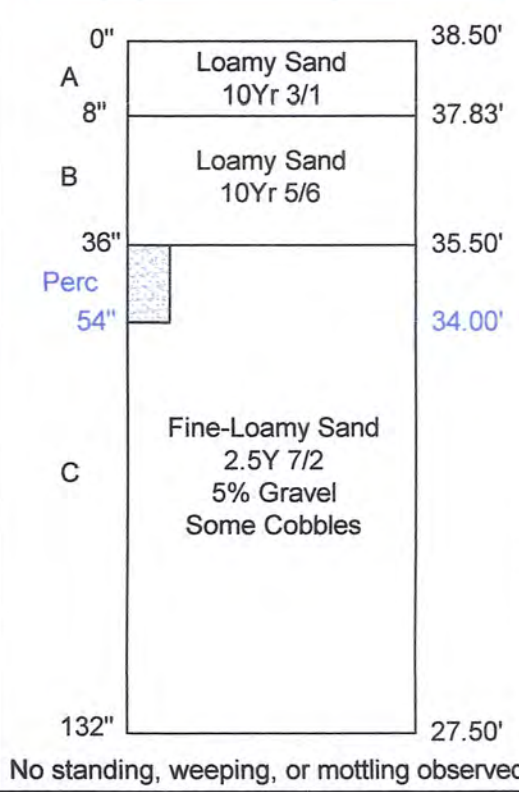
TEST PIT DATA

PERC NO. N/A
 INSPECTOR: Patrick Macdonald
 EVALUATOR: Michael Pimentel, EIT, CSE
 C.S.E. APPROVAL DATE: Oct. 27, 1999
 DATE: November 5, 2020
 TEST PIT #: 2
 ELEV TOP = 57.50'
 ELEV WATER = < 47.00'
 PERC RATE = 6 min./inch
 DEPTH OF PERC = 30" - 48"
 TEXTURAL CLASS: 1



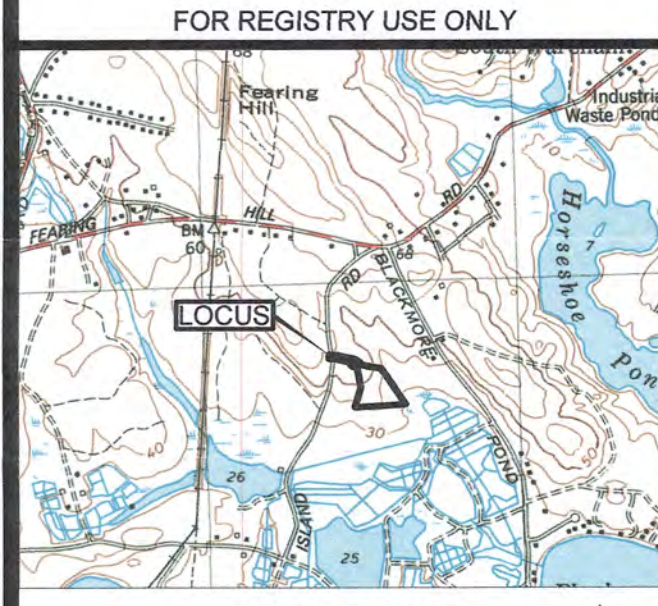
TEST PIT DATA

PERC NO. N/A
 INSPECTOR: Patrick Macdonald
 EVALUATOR: Michael Pimentel, EIT, CSE
 C.S.E. APPROVAL DATE: Oct. 27, 1999
 DATE: November 5, 2020
 TEST PIT #: 3
 ELEV TOP = 38.50'
 ELEV WATER = < 27.50'
 PERC RATE = 6 min./inch
 DEPTH OF PERC = 36" - 54"
 TEXTURAL CLASS: 1



NOTES:

- OWNER: DOS AMIGOS REALTY, LLC
12 FELLOWSHIP CIRCLE
W. WAREHAM, MA 02576
- LOCUS IS SHOWN AS LOTS 1010-D & 1010-A3 ON WAREHAM ASSESSOR'S MAP 74.
- LOCUS DEED REFERENCES:
BOOK 64030, PAGE 213 (LOT 1010-D)
BOOK 55606, PAGE 344 (LOT 1010-A3)
- PLAN REFERENCES:
PLAN BOOK 46, PAGE 825
PLAN BOOK 49, PAGE 743
PLAN BOOK 51, PAGE 365
PLAN BOOK 55, PAGE 814
PLAN BOOK 58, PAGE 1115
PLAN BOOK 61, PAGE 588
PLAN BOOK 62, PAGE 311
PLAN BOOK 64, PAGE 1069
PLAN BOOK 65, PAGE 446
- LOCUS PROPERTIES ARE LOCATED WITHIN THE R-60 ZONING DISTRICT.



LOCUS MAP SCALE 1" = 2000'

JOHN L. CHURCHILL JR., PLS
 DATE: 10/26/22

JOHN L. CHURCHILL JR., P.E.
 DATE: 10/26/22

DEFINITIVE SUBDIVISION PLAN OF LAND OF PEYTON ESTATES IN W. WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

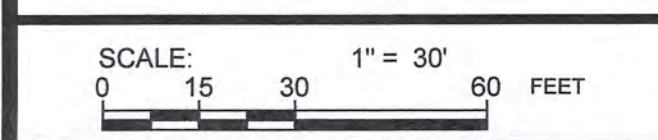
EXISTING CONDITIONS

REVISIONS:

| No. | DATE | DESC. |
|-----|----------|-----------------|
| 1 | 10/26/22 | REVIEW COMMENTS |

PREPARED FOR:
DOS AMIGOS REALTY, LLC
 12 FELLOWSHIP CIRCLE
 W. WAREHAM, MA 02576

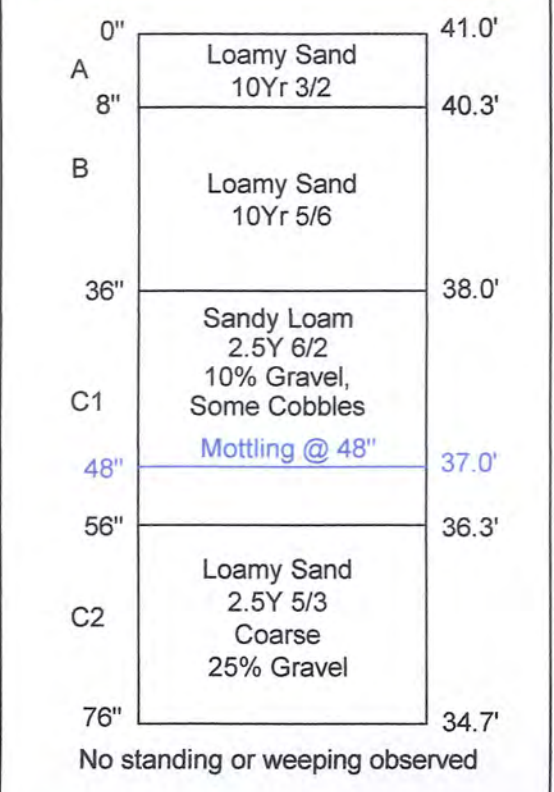
PREPARED BY:
JC ENGINEERING, INC.
 2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02538
 508-273-0377



FIELD: GK
 PLAN DATE: JULY 20, 2022
 CALC./DESIGN: SJI
 DRAWN: SJI
 CHECK: JLC
 JOB NO: 5190

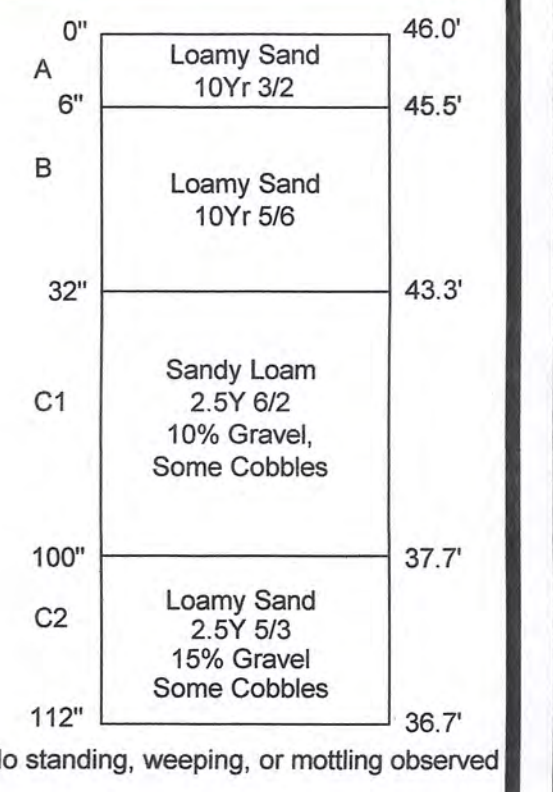
TEST PIT DATA

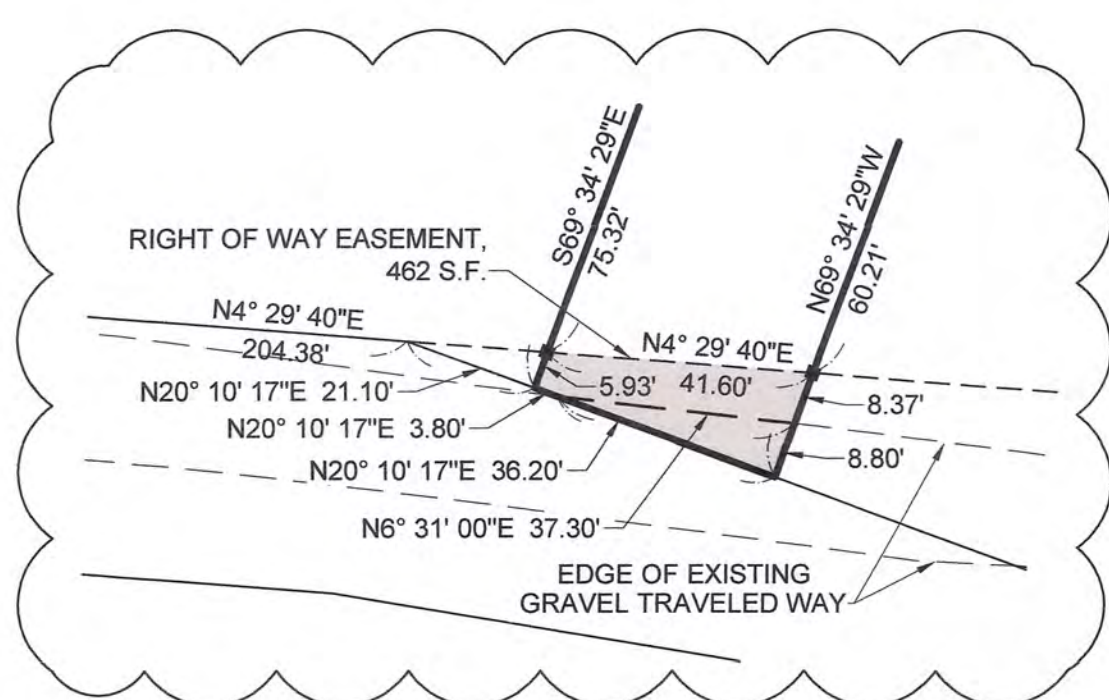
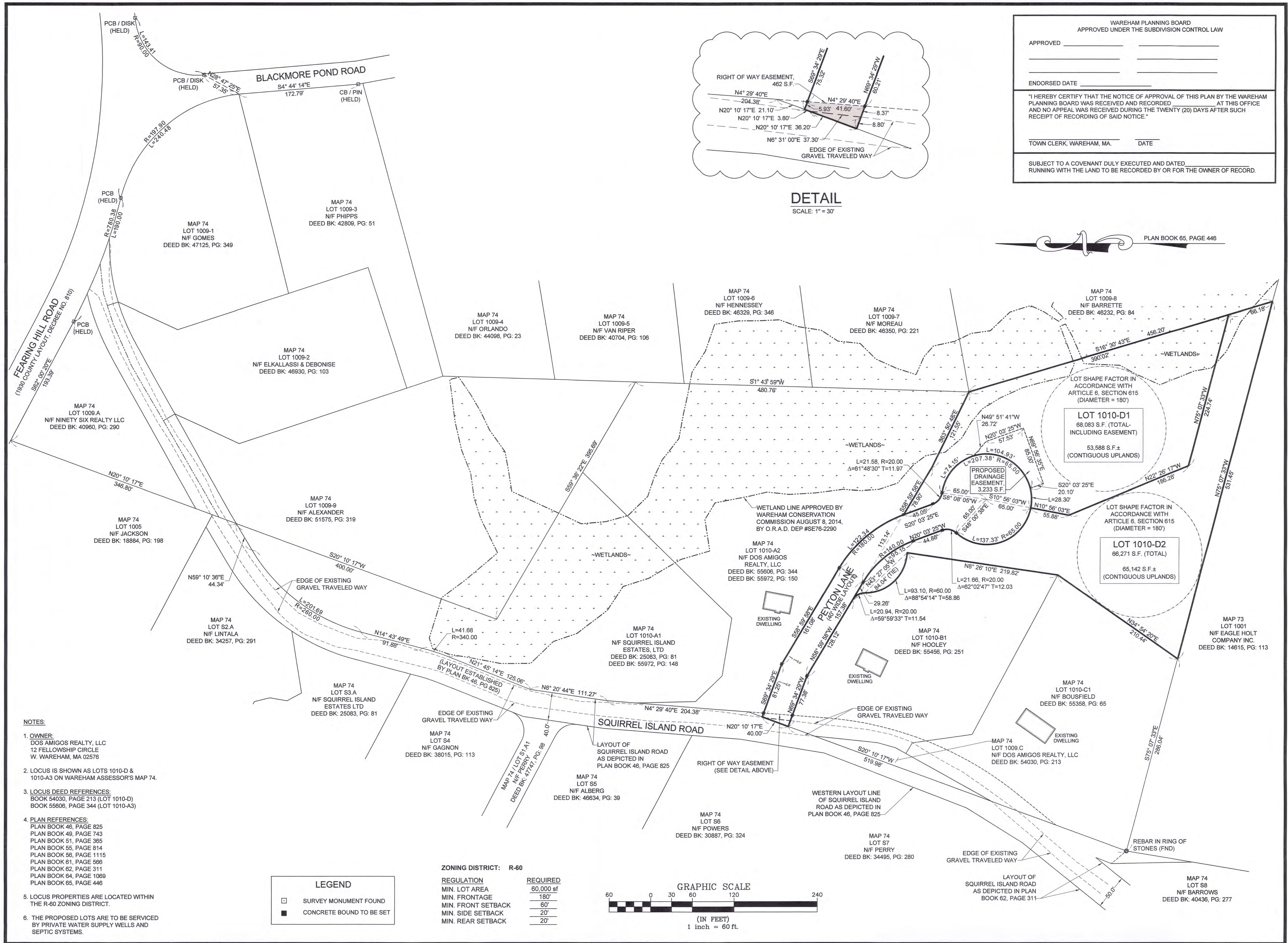
EVALUATOR: Bradley Bertolo, EIT, CSE
 DATE: October 13, 2022
 TEST PIT #: 4
 ELEV TOP = 41.0'
 ELEV WATER = 37.0'



TEST PIT DATA

EVALUATOR: Bradley Bertolo, EIT, CSE
 DATE: October 13, 2022
 TEST PIT #: 5
 ELEV TOP = 48.0'
 ELEV WATER = < 36.7'





WAREHAM PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

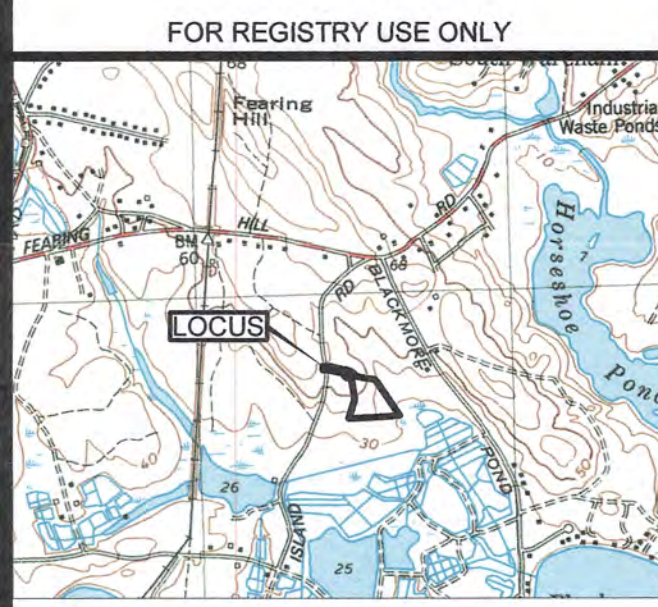
APPROVED _____

ENDORSED DATE _____

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WAREHAM PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

TOWN CLERK, WAREHAM, MA. _____ DATE _____

SUBJECT TO A COVENANT DULY EXECUTED AND DATED _____ RUNNING WITH THE LAND TO BE RECORDED BY OR FOR THE OWNER OF RECORD.



I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

JOHN L. CHURCHILL JR., PLS. DATE 10/26/22

JOHN L. CHURCHILL JR., P.E. DATE 10/26/22

DEFINITIVE SUBDIVISION PLAN OF LAND OF PEYTON ESTATES IN W. WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

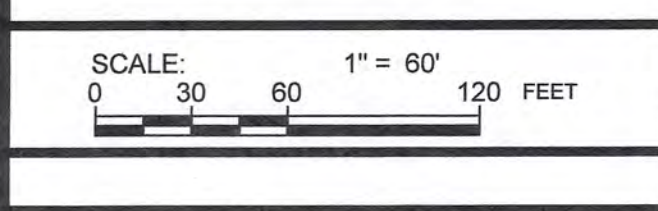
LOTING PLAN

REVISIONS:

| No. | DATE | DESC. |
|-----|----------|-----------------|
| 1 | 10/26/22 | REVIEW COMMENTS |

PREPARED FOR:
DOS AMIGOS REALTY, LLC
12 FELLOWSHIP CIRCLE
W. WAREHAM, MA 02576

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377



| | |
|---------------|---------------|
| FIELD: | GK |
| PLAN DATE: | JULY 20, 2022 |
| CALC./DESIGN: | SJI |
| DRAWN: | SJI |
| CHECK: | JLC |
| JOB NO.: | 5190 |

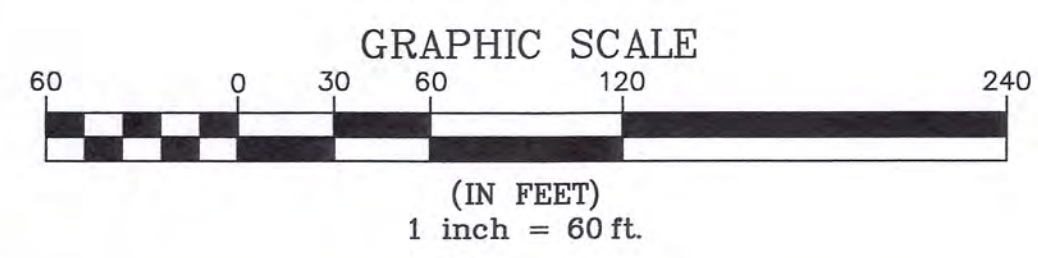
- NOTES:**
- OWNER:**
DOS AMIGOS REALTY, LLC
12 FELLOWSHIP CIRCLE
W. WAREHAM, MA 02576
 - LOCUS IS SHOWN AS LOTS 1010-D & 1010-A3 ON WAREHAM ASSESSOR'S MAP 74.
 - LOCUS DEED REFERENCES:**
BOOK 54030, PAGE 213 (LOT 1010-D)
BOOK 55606, PAGE 344 (LOT 1010-A3)
 - PLAN REFERENCES:**
PLAN BOOK 46, PAGE 825
PLAN BOOK 49, PAGE 743
PLAN BOOK 51, PAGE 365
PLAN BOOK 55, PAGE 814
PLAN BOOK 56, PAGE 1115
PLAN BOOK 61, PAGE 566
PLAN BOOK 62, PAGE 311
PLAN BOOK 64, PAGE 1069
PLAN BOOK 65, PAGE 446
 - LOCUS PROPERTIES ARE LOCATED WITHIN THE R-60 ZONING DISTRICT.
 - THE PROPOSED LOTS ARE TO BE SERVICED BY PRIVATE WATER SUPPLY WELLS AND SEPTIC SYSTEMS.

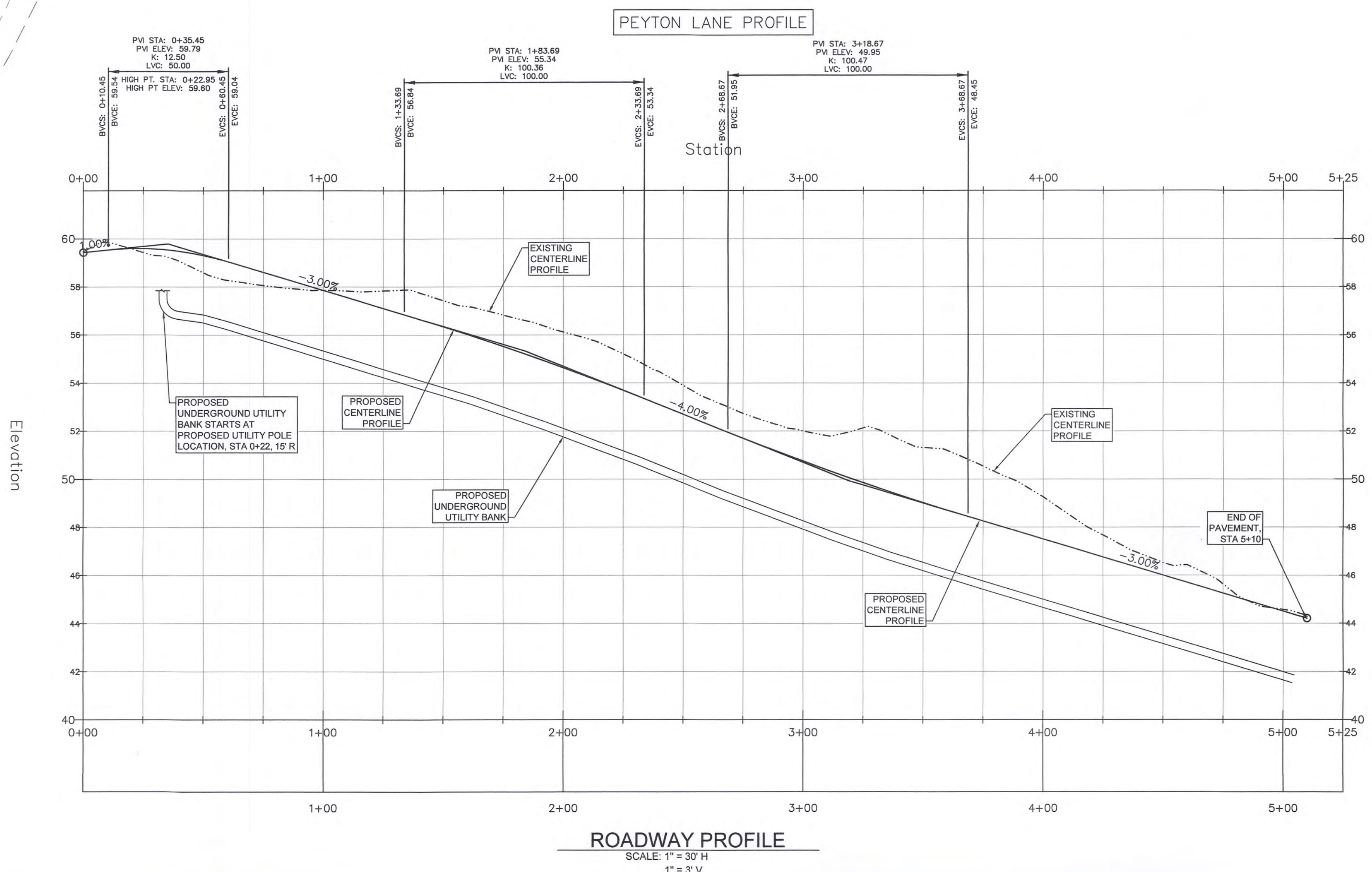
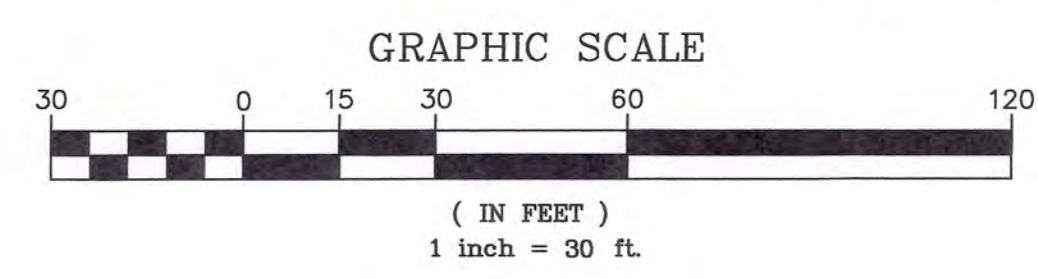
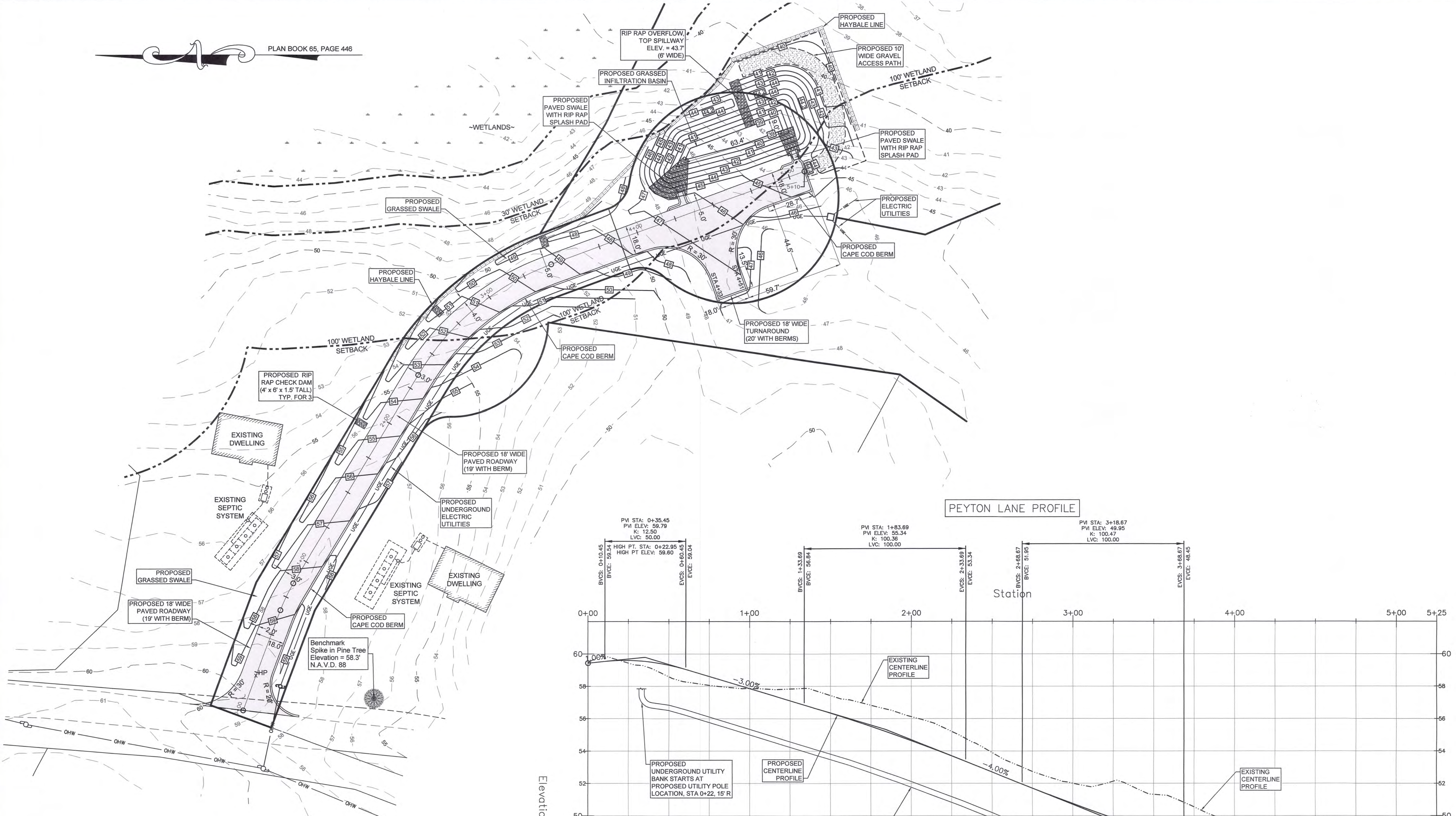
LEGEND

| | |
|--|--------------------------|
| | SURVEY MONUMENT FOUND |
| | CONCRETE BOUND TO BE SET |

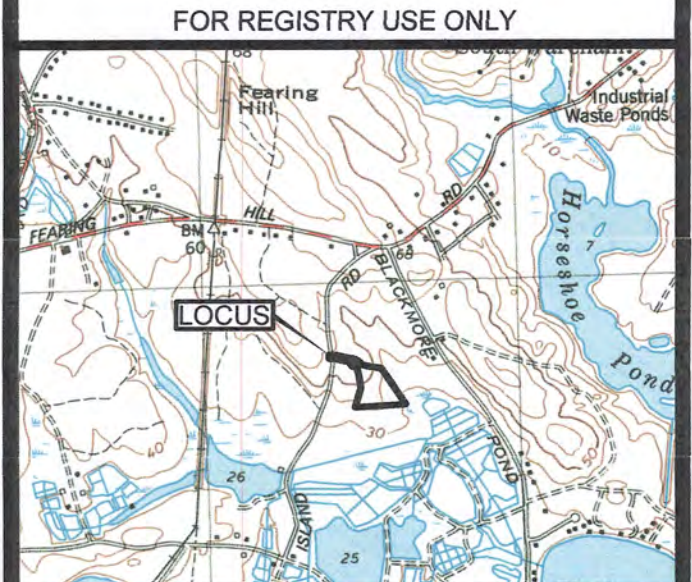
ZONING DISTRICT: R-60

| REGULATION | REQUIRED |
|--------------------|-----------|
| MIN. LOT AREA | 60,000 sf |
| MIN. FRONTAGE | 180' |
| MIN. FRONT SETBACK | 60' |
| MIN. SIDE SETBACK | 20' |
| MIN. REAR SETBACK | 20' |

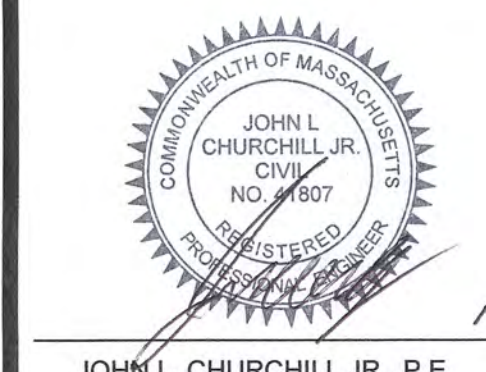




ROADWAY PROFILE
SCALE: 1" = 30' H
1" = 3' V



LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL JR., P.E. DATE

**DEFINITIVE SUBDIVISION
PLAN OF LAND
OF
PEYTON ESTATES
IN
W. WAREHAM,
MASSACHUSETTS
(PLYMOUTH COUNTY)**

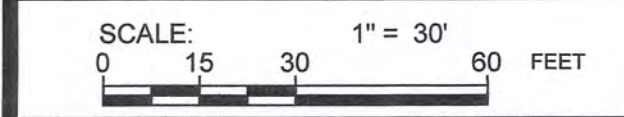
GRADING & DRAINAGE

REVISIONS:

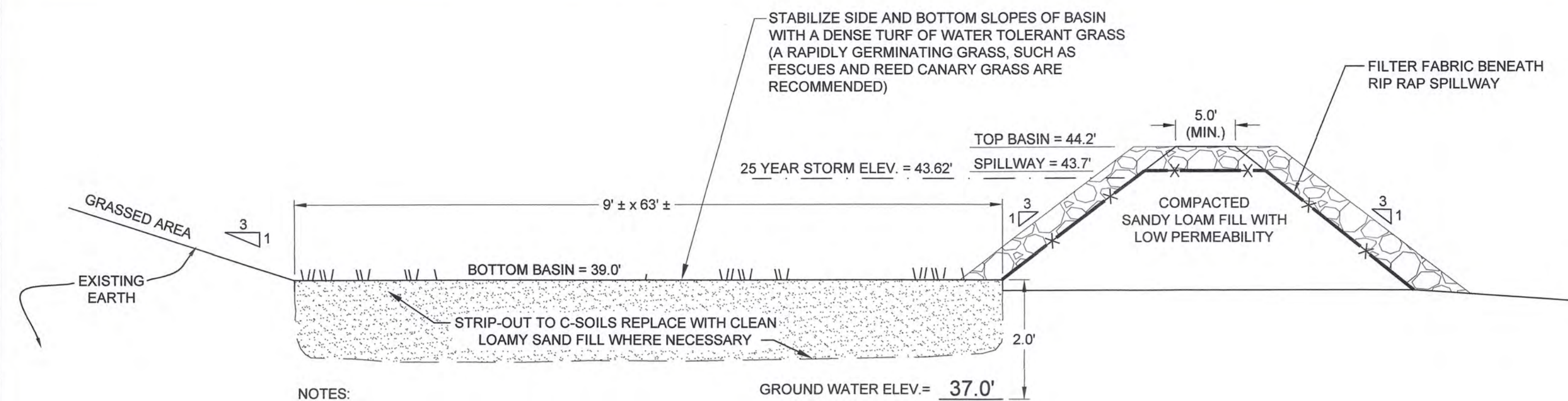
| No. | DATE | DESC. |
|-----|----------|-----------------|
| 1 | 10/28/22 | REVIEW COMMENTS |

PREPARED FOR:
DOS AMIGOS REALTY, LLC
12 FELLOWSHIP CIRCLE
W. WAREHAM, MA 02576

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

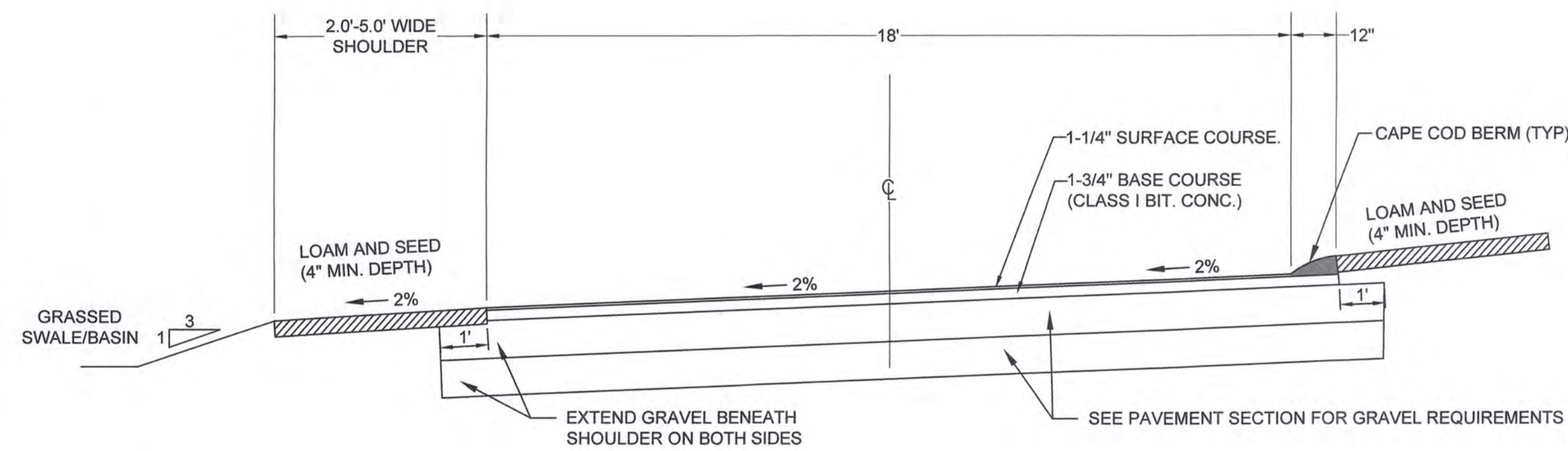


| | |
|---------------|---------------|
| FIELD: | GK |
| PLAN DATE: | JULY 20, 2022 |
| CALC./DESIGN: | SJI |
| DRAWN: | SJI |
| CHECK: | JLC |
| JOB NO.: | 5190 |

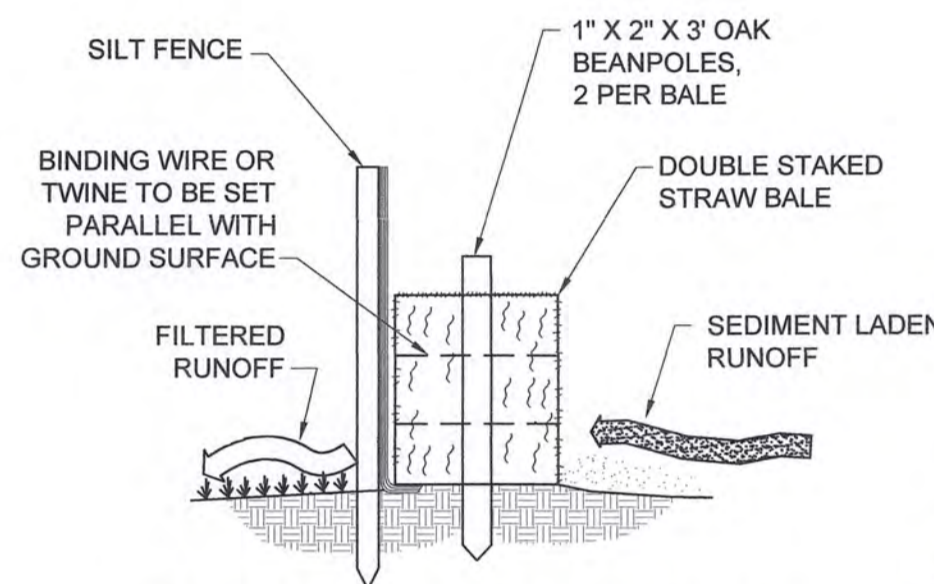


- NOTES:
1. DETENTION BASIN IS DESIGNED TO INFILTRATE.
 2. CLEAN GRANULAR SOILS (AS NECESSARY) IS TO BE USED IN THE INFILTRATION AREA OF DETENTION BASIN.
 3. LIGHT EARTH MOVING EQUIPMENT IS TO BE USED DURING CONSTRUCTION TO REDUCE COMPACTION OF BASIN BOTTOM.
 4. PROPER EROSION SEDIMENT CONTROLS SHOULD BE UTILIZED DURING CONSTRUCTION TO PREVENT SEDIMENT AND/OR DEBRIS FROM ENTERING THE BASIN.
 5. SOIL TYPE FOR DETENTION BASIN INCLUDES MONTAUK FINE SANDY LOAM (301B), WHICH EXHIBITS A HYDROLOGICAL CLASSIFICATION GROUP "C".

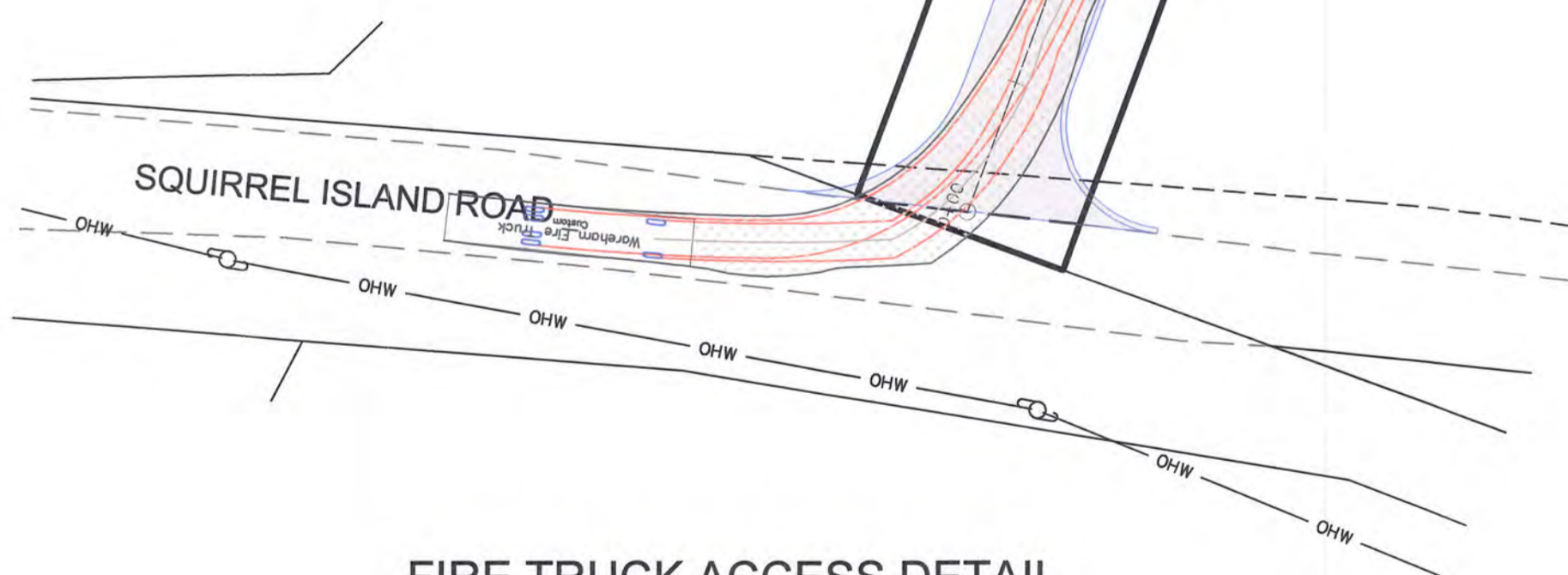
INFILTRATION BASIN
NOT TO SCALE



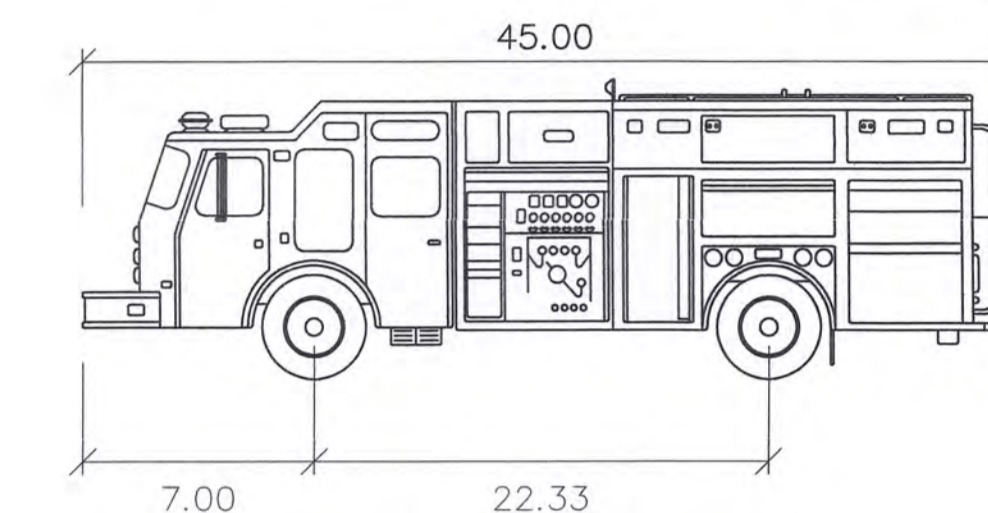
TYPICAL ROADWAY CROSS SECTION
NOT TO SCALE



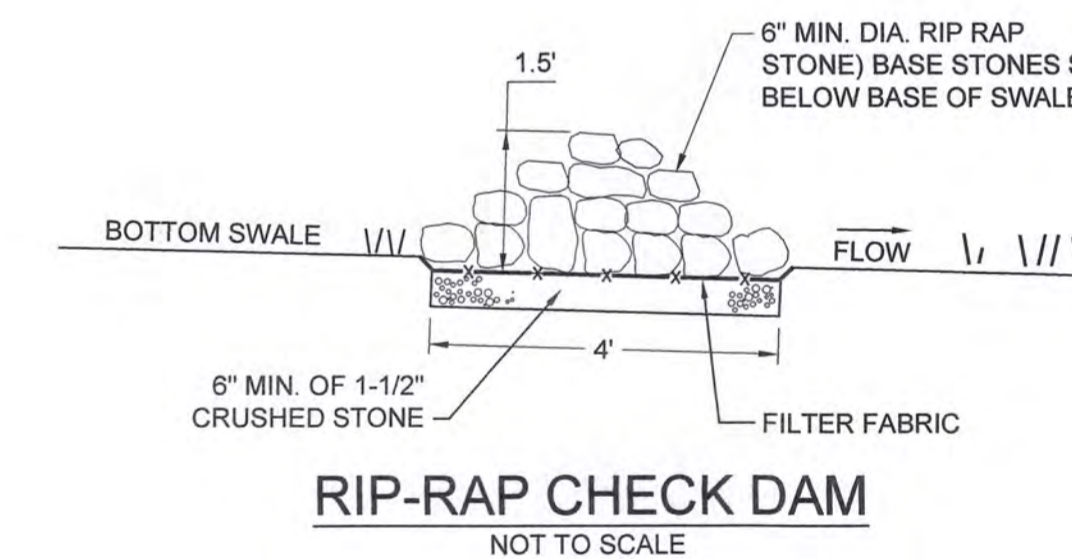
CROSS SECTION OF HAYBALE LINE
NOT TO SCALE



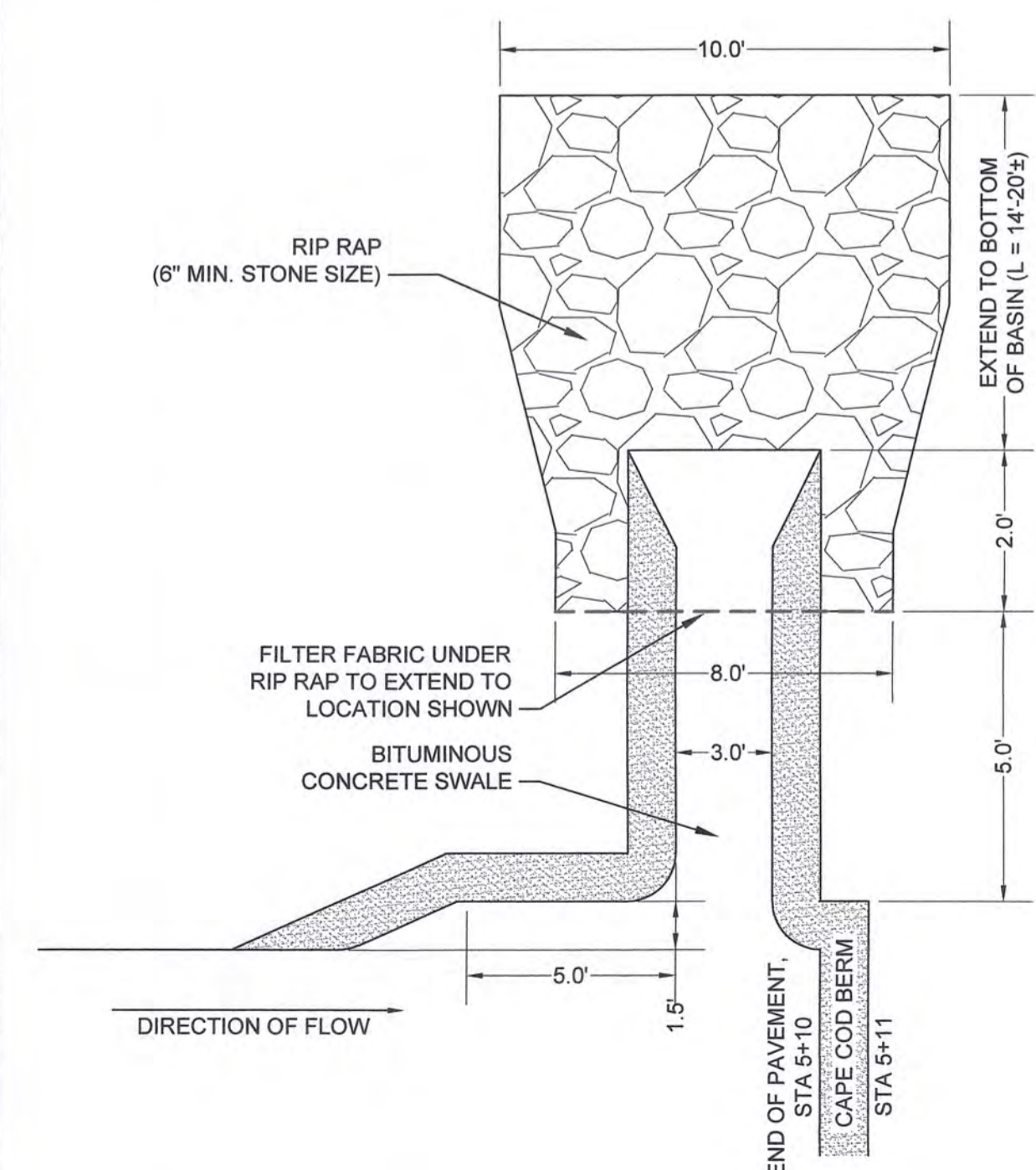
FIRE TRUCK ACCESS DETAIL
SCALE: 1" = 30"



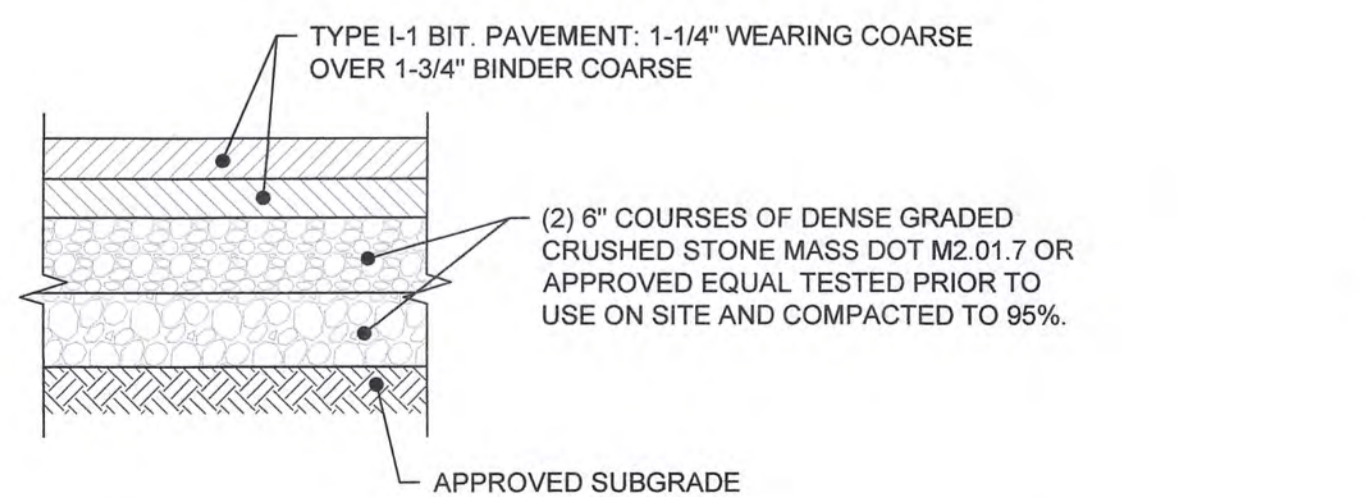
| Wareham Fire Truck | feet |
|--------------------|--------|
| Width | : 8.50 |
| Track | : 6.83 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 40.0 |



RIP-RAP CHECK DAM
NOT TO SCALE

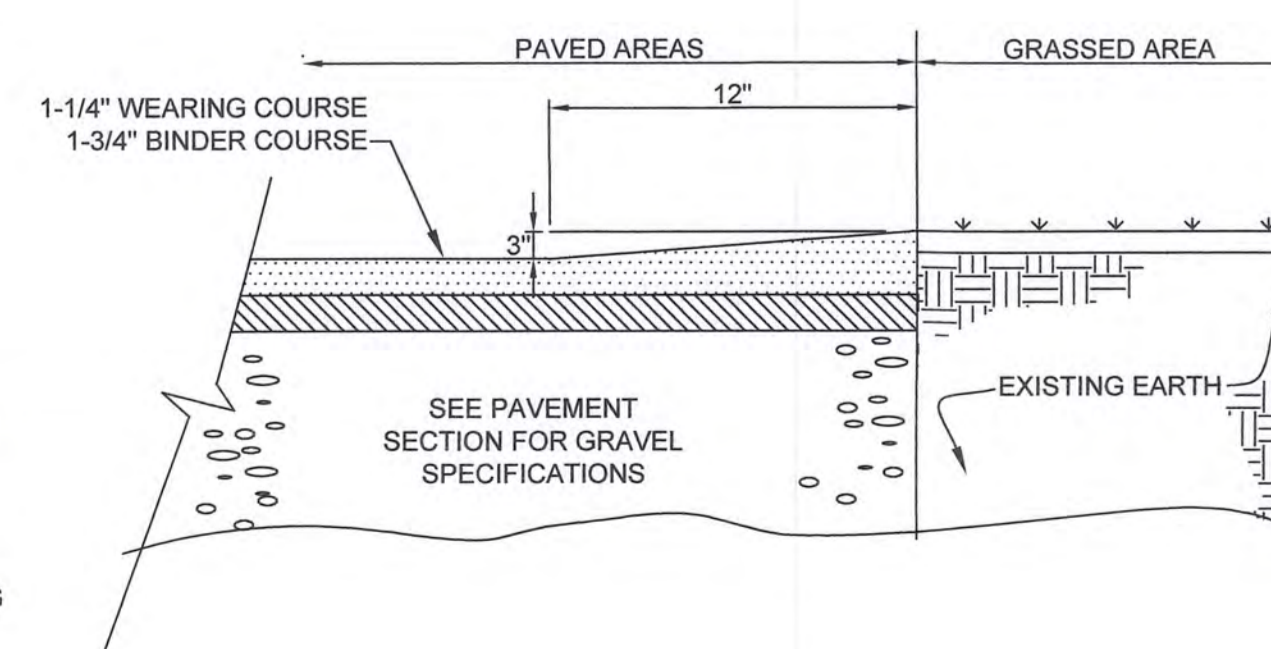


PAVED SWALE TO RIP-RAP
NOT TO SCALE

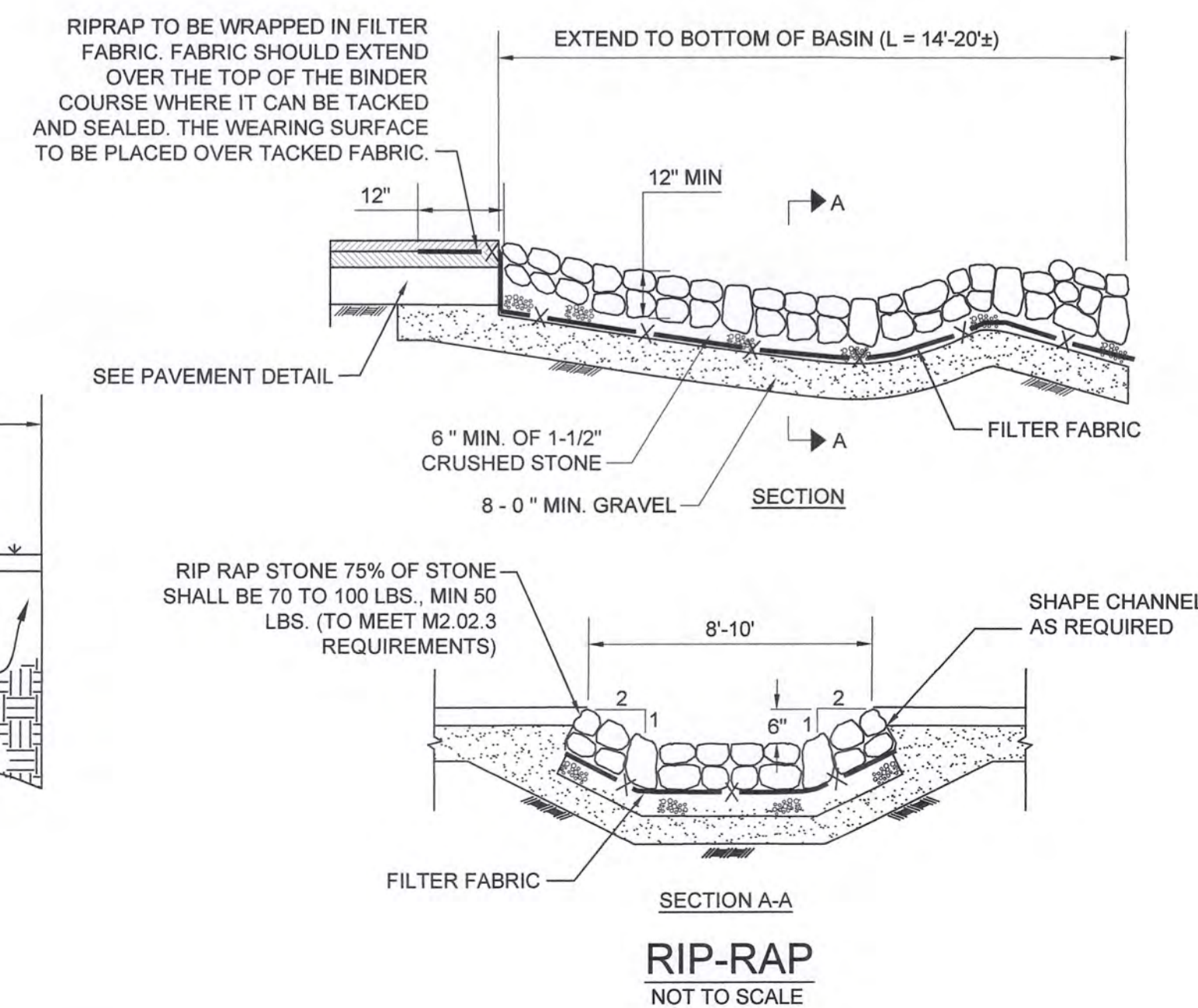


- PAVEMENT NOTES:
1. SUBGRADE MATERIAL SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND/OR COARSE SAND, FREE FROM LOAM AND CLAY TO A DEPTH NOT LESS THAN 4-FT BELOW FINISHED GRADE ELEVATION. ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REMOVED PRIOR TO SUBGRADE INSTALLATION.
 2. SUBGRADE SHALL BE PLACED IN MAXIMUM 8" LIFTS (COMPACTED TO 95%)
 3. REFER TO SITE PLAN FOR EXTENTS OF BITUMINOUS PAVEMENT.
 4. THE INSTALLED BINDER COURSE SHALL BE SWEEP CLEAN PRIOR TO THE INSTALLATION OF THE WEARING COURSE BY A MECHANICAL SWEEPER. TACK COAT SHALL BE APPLIED PER THE SPECIFICATIONS.

TYPICAL PAVEMENT SECTION
NOT TO SCALE



CAPE COD BERM
NOT TO SCALE



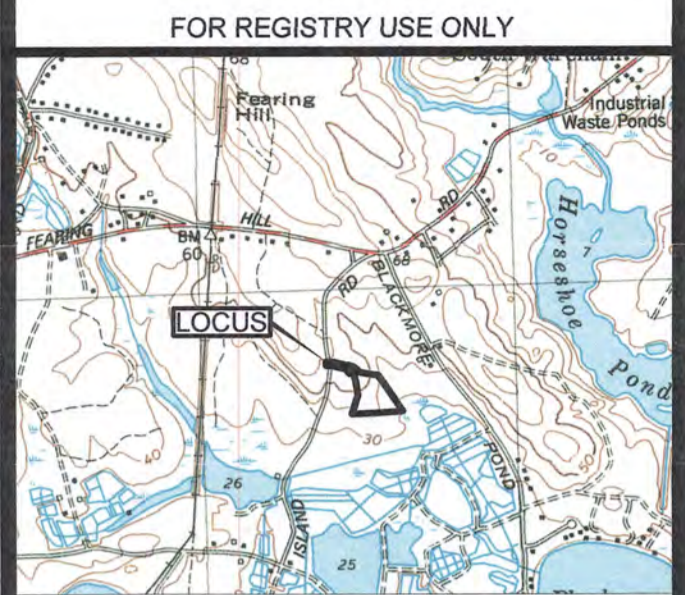
RIP-RAP
NOT TO SCALE

STORMWATER OPERATIONS AND MAINTENANCE PLAN
The project site will be owned and maintained by the developer until the homeowners' association is established and accepts responsibility for the development. The current site owner/operator will be responsible for the required inspections and maintenance of the drainage system.

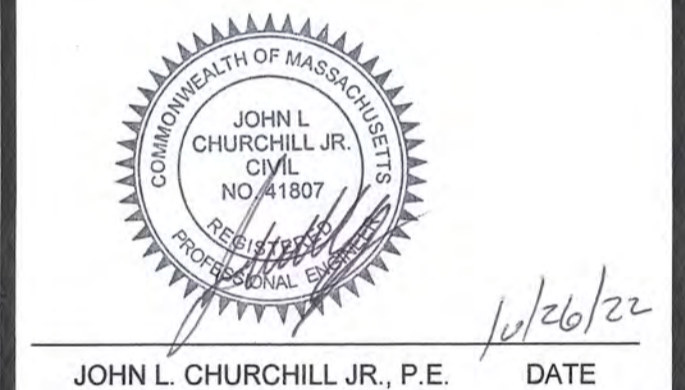
Owner and Responsible Party:
Dos Amigos Realty, LLC
12 Fellowship Circle
West Wareham, MA 02576

Infiltration Basin and Check Dams

Once the system is operational, inspections of the basin should occur after every major storm event for the first few months. After the system is in operation, inspections should be every six months. Inspections should include checking for potential problems, that include but are not limited to, settlement of the basin bottom, and forms of erosion, tree growth in the basin, and sediment accumulation. The side slopes, bottom, and top of the dike utilized for maintenance access should be mowed at least twice a year. Trash and debris accumulated within any portion of the basin, paved swales, or adjacent to the check dams should be removed at this time.



LOCUS MAP
SCALE 1" = 2000'



DEFINITIVE SUBDIVISION PLAN OF LAND OF PEYTON ESTATES
IN
W. WAREHAM, MASSACHUSETTS
(PLYMOUTH COUNTY)

DETAIL SHEET

REVISIONS:

| No. | DATE | DESC. |
|-----|----------|-----------------|
| 1 | 10/28/22 | REVIEW COMMENTS |

PREPARED FOR:
DOS AMIGOS REALTY, LLC
12 FELLOWSHIP CIRCLE
W. WAREHAM, MA 02576

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

SCALE: 1" = 30' FEET

FIELD: GK
PLAN DATE: JULY 20, 2022
CALC./DESIGN: SJI
DRAWN: SJI
CHECK: JLC
JOB NO: 5190