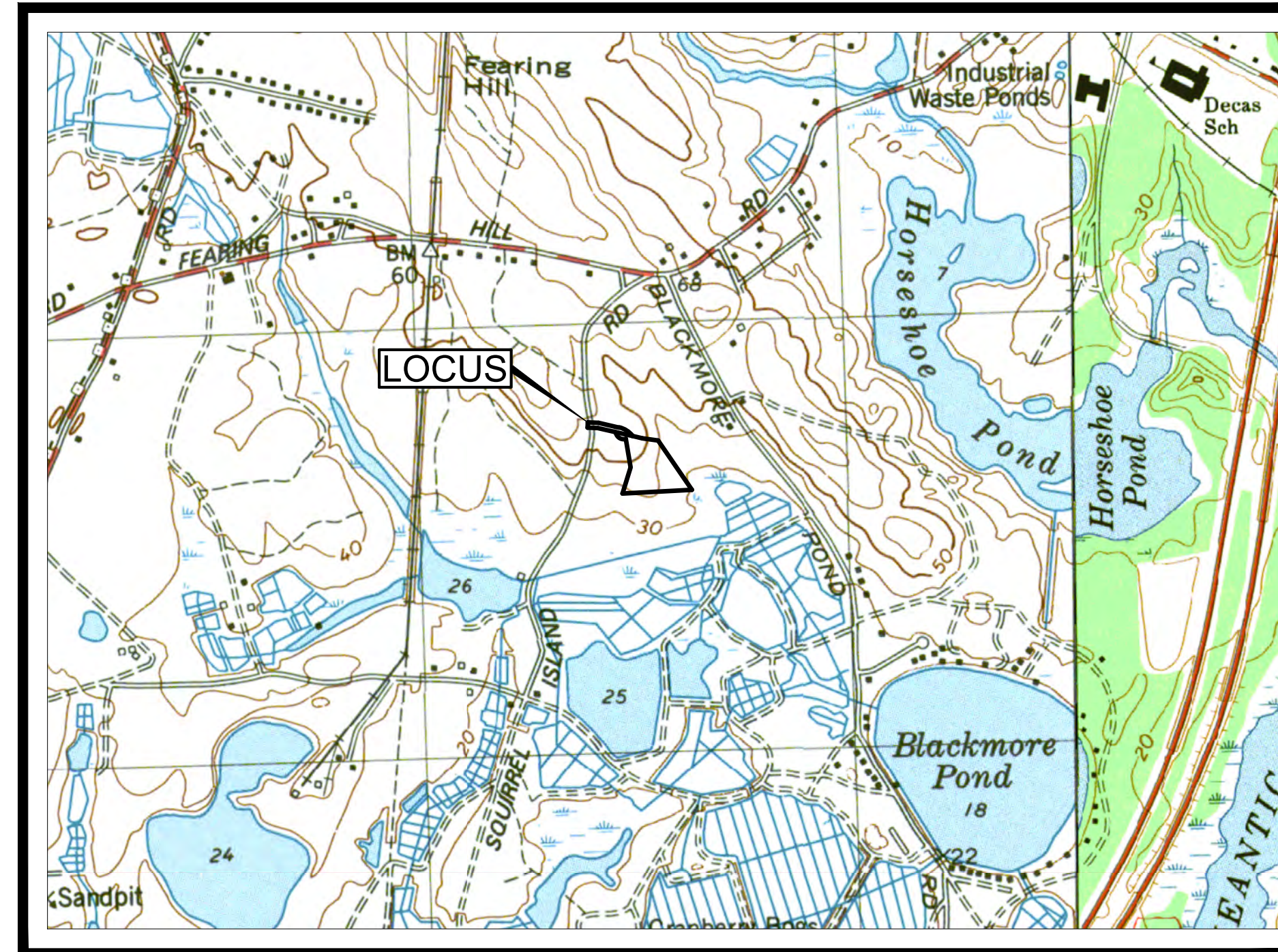


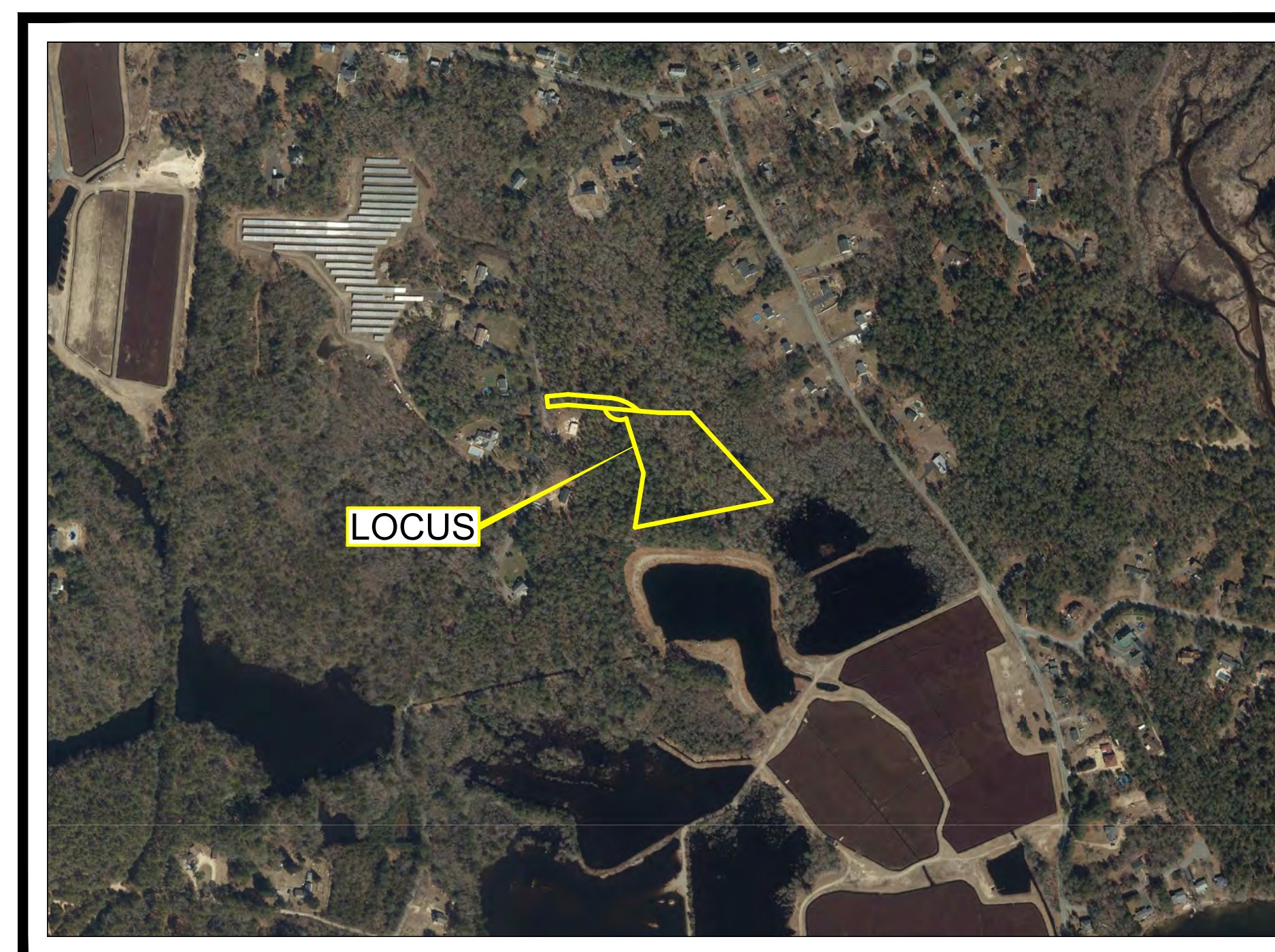
# DEFINITIVE SUBDIVISION PLAN OF LAND OF PEYTON ESTATES IN W. WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

## 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



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



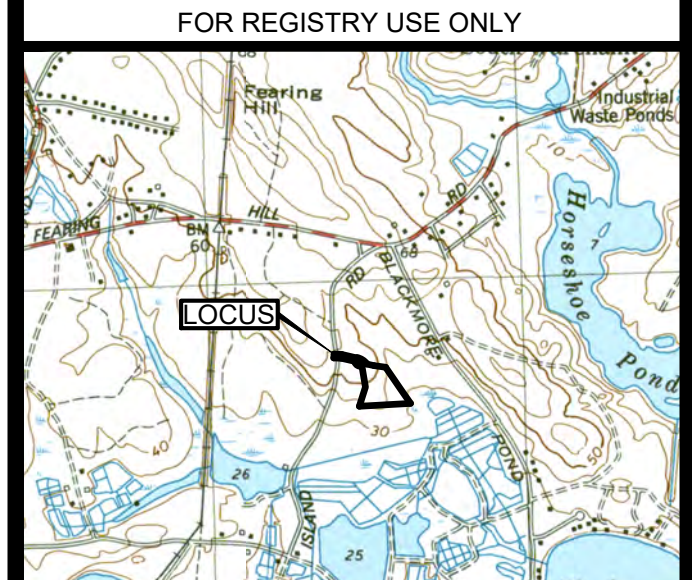
AERIAL MAP  
SCALE 1" = 500'

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

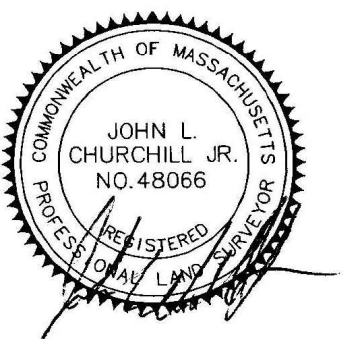
**CIVIL ENGINEER / SURVEYOR:**  
JC ENGINEERING, INC.  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
PH: 508-273-0377

### REQUESTED WAIVERS:

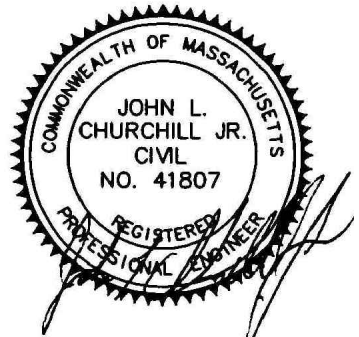
1. A WAIVER FROM INSTALLING STREET LIGHTS (SECTION VI.C.7).
2. A WAIVER FROM INSTALLING STREET TREES (SECTION VI.F).
3. A WAIVER FROM INSTALLING SIDEWALKS (SECTION VI.G).
4. A WAIVER FROM INSTALLING CONCRETE CURBING ON BOTH SIDES OF THE ROAD. A CAPE COD BERM IS PROPOSED ALONG ONE SIDE OF THE ROAD (SECTION VI.H).
5. A WAIVER FROM INSTALLING FIRE ALARMS (SECTION VI.K).
6. A WAIVER FROM INSTALLING AN 18 FOOT WIDE ROAD. A 12 FOOT WIDE ROAD IS PROPOSED (SECTION VI.C.1).
7. 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).
8. 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



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

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

COVER SHEET

### REVISIONS:

No.	DATE	DESC.

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

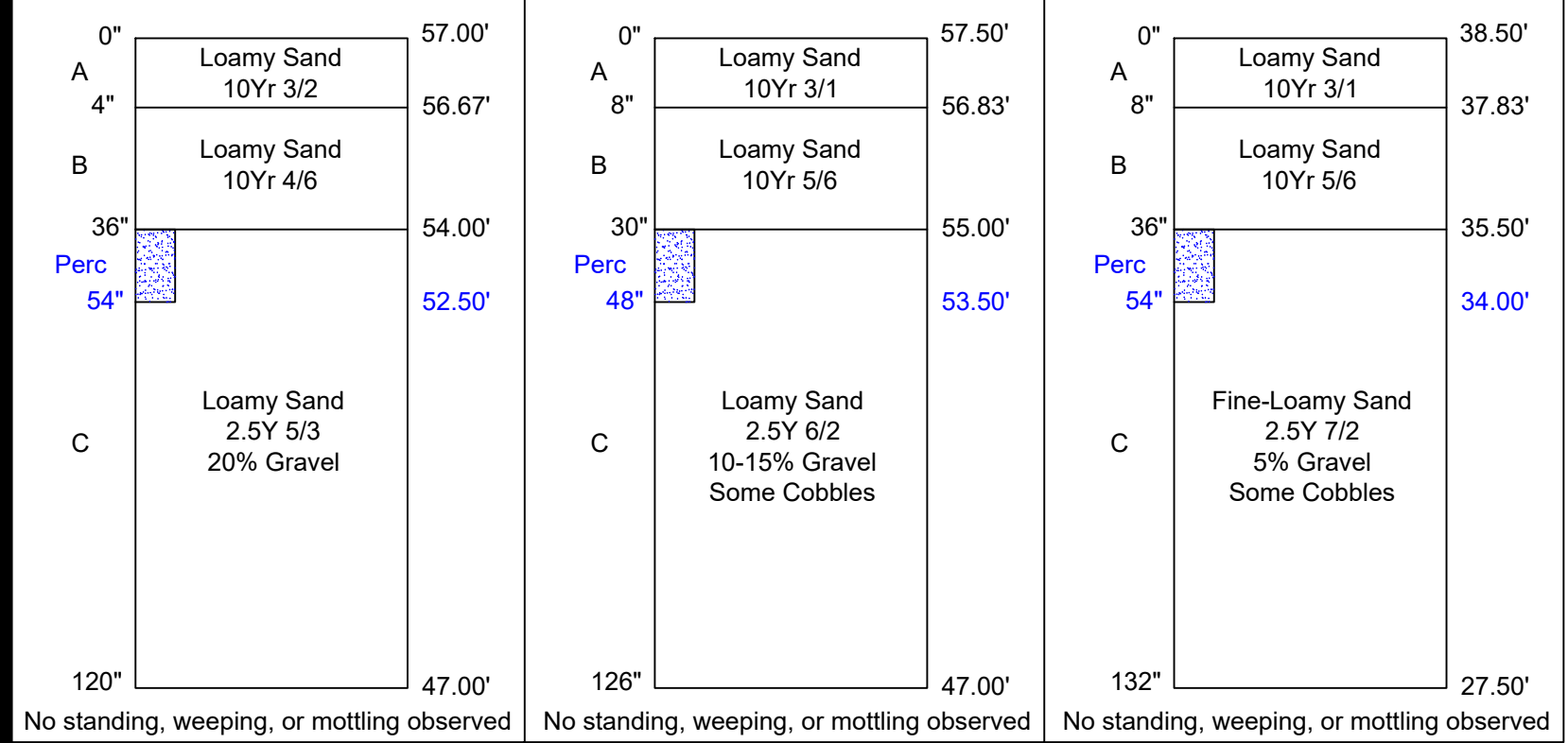
SCALE: 1" = 30' 60 FEET  
0 15 30 60

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

SHEET 1 OF 5



TEST PIT DATA		TEST PIT DATA		TEST PIT DATA	
PERC NO.	N/A	PERC NO.	N/A	PERC NO.	N/A
INSPECTOR:	Robert Ethier	INSPECTOR:	Patrick Macdonald	INSPECTOR:	Patrick Macdonald
EVALUATOR:	Brian Wallace, EIT, CSE	EVALUATOR:	Michael Pimentel, EIT, CSE	EVALUATOR:	Michael Pimentel, EIT, CSE
C.S.E. APPROVAL DATE:	Oct. 23, 2019	C.S.E. APPROVAL DATE:	Oct. 27, 1999	C.S.E. APPROVAL DATE:	Oct. 27, 1999
DATE:	April 6, 2021	DATE:	November 5, 2020	DATE:	November 5, 2020
TEST PIT #:	1	TEST PIT #:	2	TEST PIT #:	3
ELEV TOP =	57.00'	ELEV TOP =	57.50'	ELEV TOP =	38.50'
ELEV WATER =	< 47.00	ELEV WATER =	< 47.00	ELEV WATER =	< 27.50
PERC RATE =	6.33 min./inch	PERC RATE =	6 min./inch	PERC RATE =	6 min./inch
DEPTH OF PERC =	36" - 54"	DEPTH OF PERC =	30" - 48"	DEPTH OF PERC =	36" - 54"
TEXTURAL CLASS:	1	TEXTURAL CLASS:	1	TEXTURAL CLASS:	1

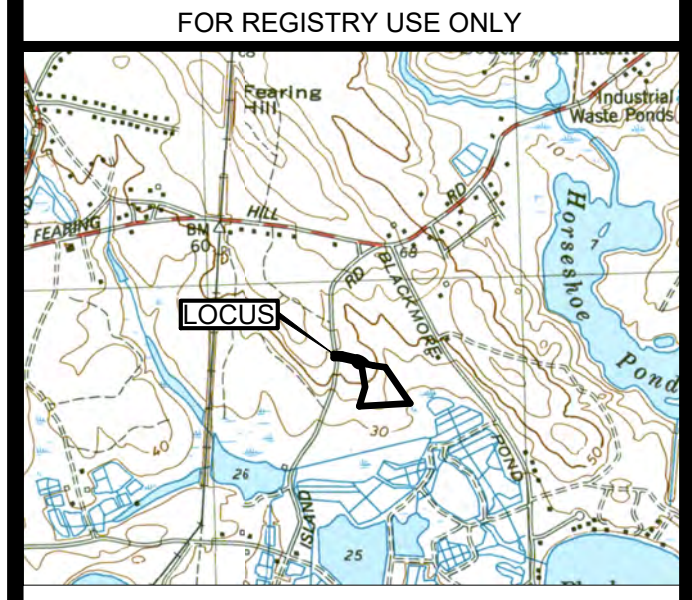
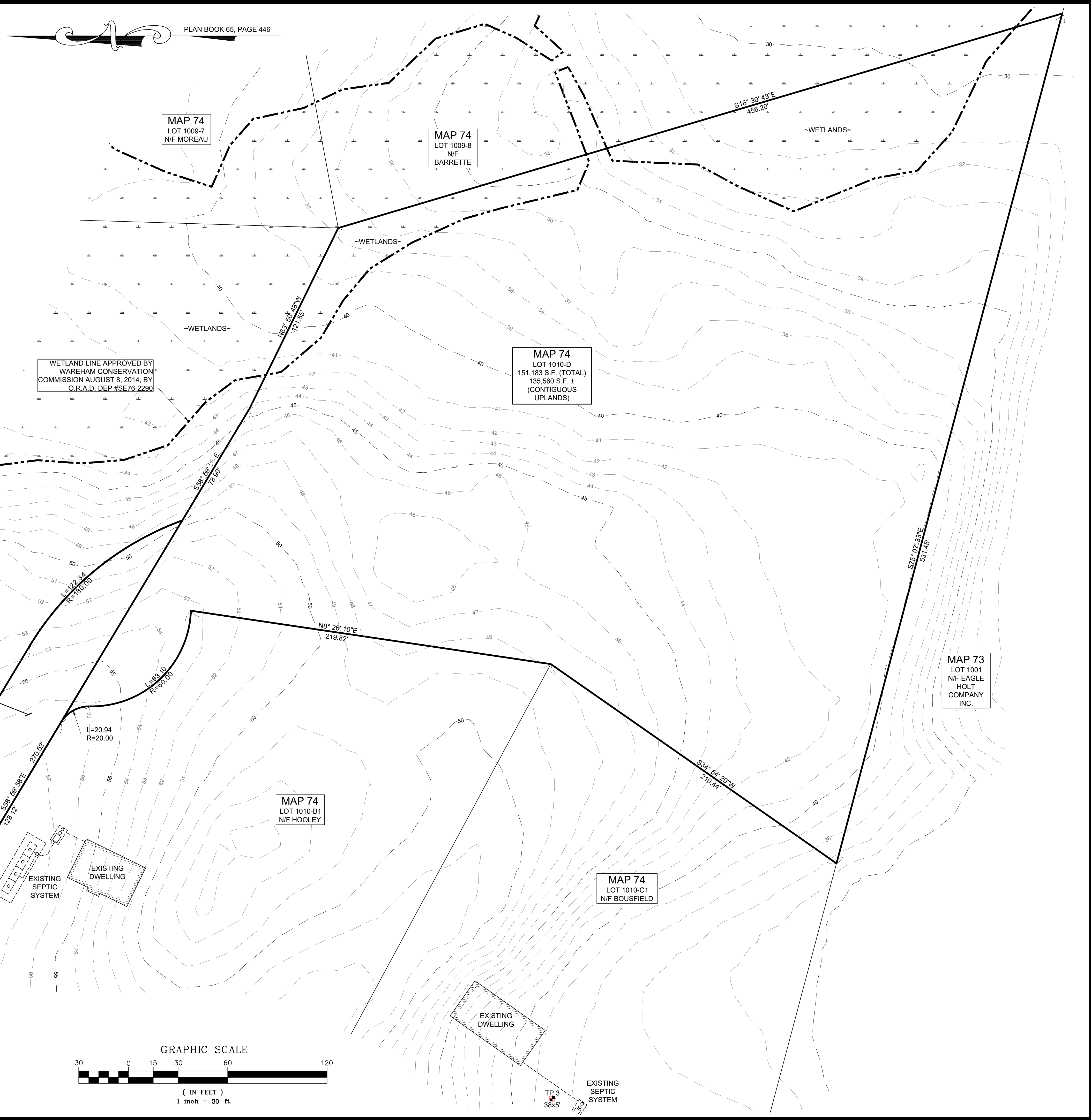


\*TEST PIT 1 WAS TAKEN FROM PLAN ENTITLED "PROPOSED SITE PLAN FOR 12 SQUIRREL ISLAND ROAD" PREPARED BY JC ENGINEERING INC. AND DATED 11-16-2021.

\*TEST PIT 2 WAS TAKEN FROM PLAN ENTITLED "PROPOSED SITE PLAN FOR 14 SQUIRREL ISLAND ROAD" PREPARED BY JC ENGINEERING INC. AND DATED 1-19-2021.

\*TEST PIT 3 WAS TAKEN FROM PLAN ENTITLED "PROPOSED SITE PLAN FOR 16 SQUIRREL ISLAND ROAD" PREPARED BY JC ENGINEERING INC. AND DATED 1-19-2021.

- 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.



LOCUS MAP  
SCALE 1" = 2000'

JOHN L. CHURCHILL JR., PLS DATE

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

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

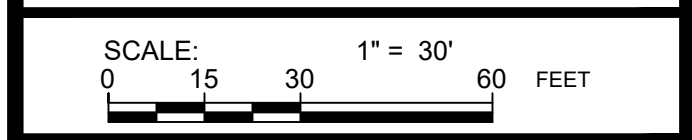
EXISTING CONDITIONS

REVISIONS:

No.	DATE	DESC.

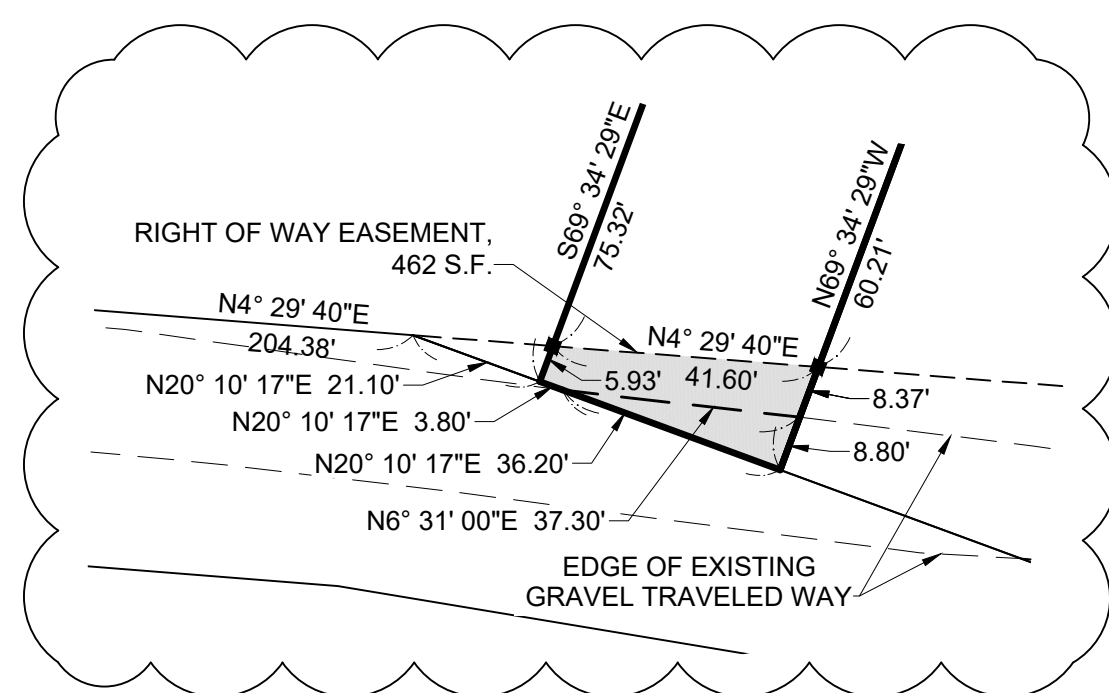
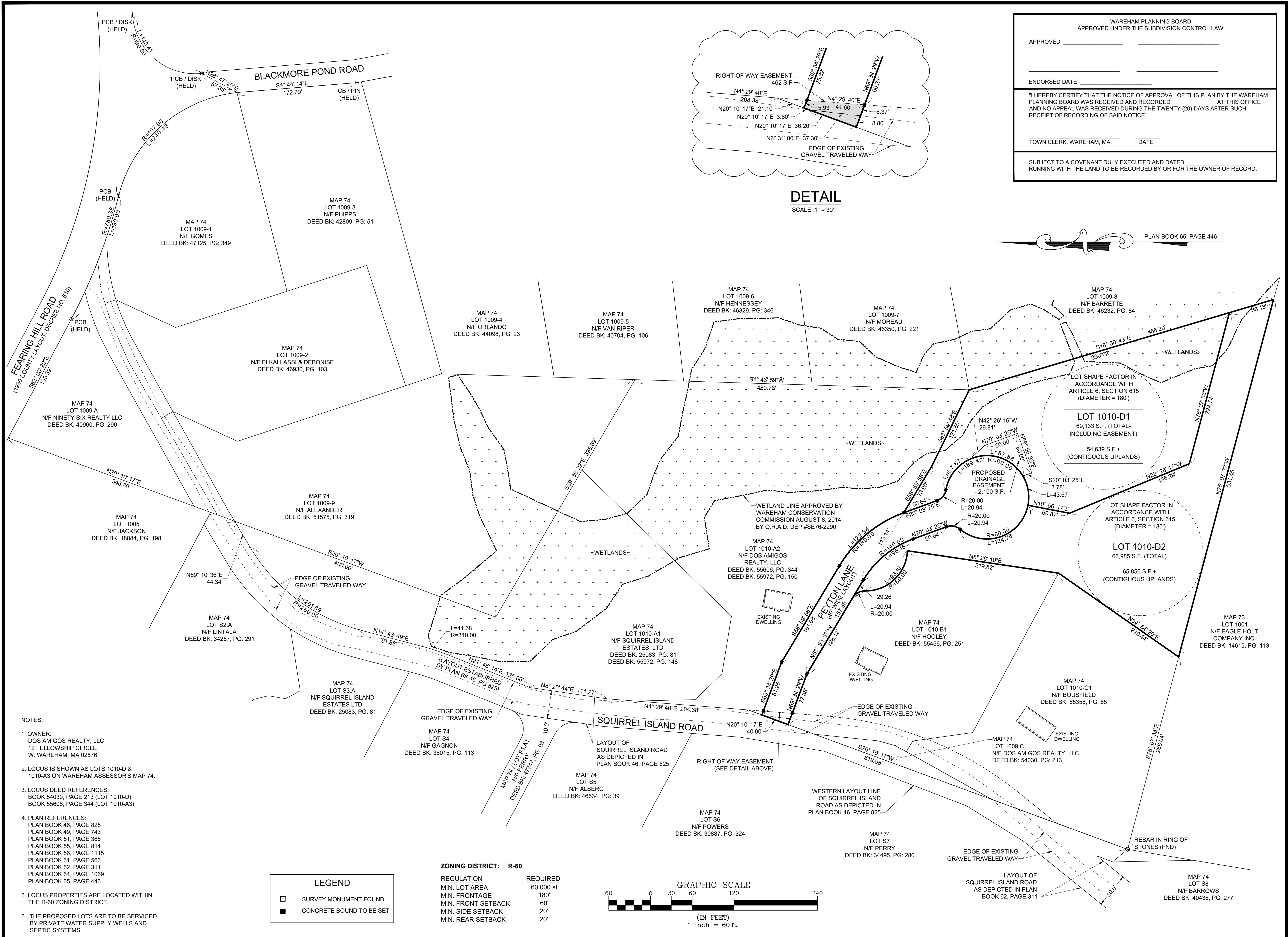
PREPARED FOR:  
DOS AMIGOS REALTY, LLC  
12 FELLOWSHIP CIRCLE  
W. WAREHAM, MA 02576

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





WAREHAM PLANNING BOARD  
APPROVED UNDER THE SUBDIVISION CONTROL LAW

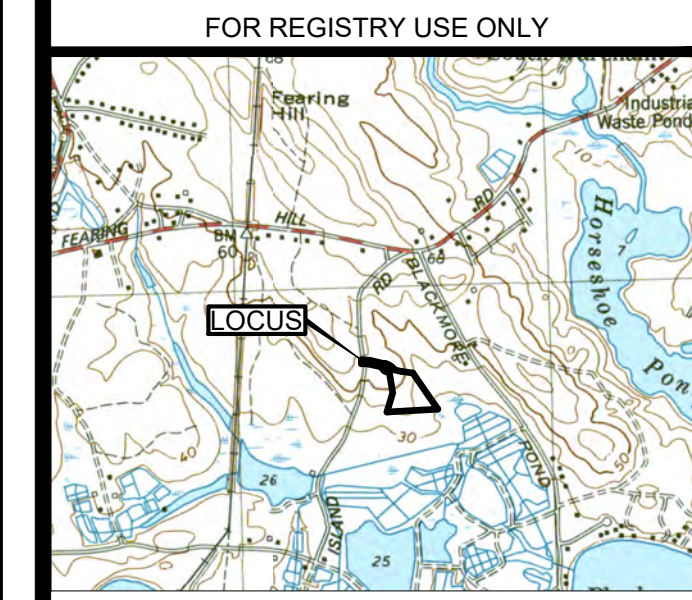
APPROVED \_\_\_\_\_

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 \_\_\_\_\_

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

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

LOTING PLAN

**REVISIONS:**

No.	DATE	DESC.

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" = 60'

0 30 60 120 FEET

FIELD: GK

PLAN DATE: JULY 20, 2022

CALC./DESIGN: SJI

DRAWN: SJI

CHECK: JLC

JOB NO: 5190

**SHEET 3 OF 5**

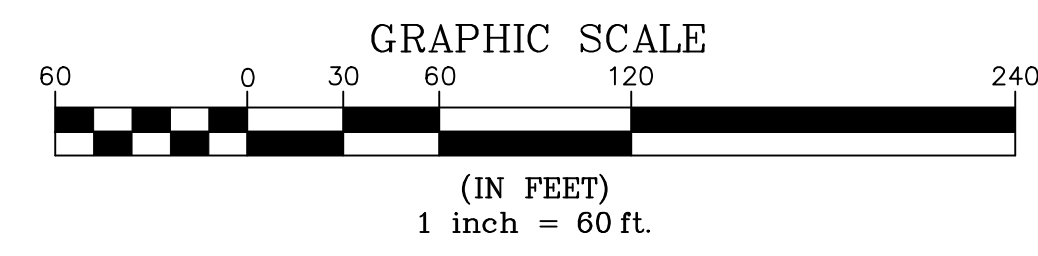
- NOTES:**
- OWNER:  
DOS AMIGOS REALTY, LLC  
12 FELLOWSHIP CIRCLE  
W. WAREHAM, MA 02576
  - LOCUS IS SHOWN AS LOTS 1010-D & 1010-A3 ON WAREHAM ASSESSOR'S MAP 74.
  - LOCUS DEED REFERENCES:  
BOOK 54030, PAGE 213 (LOT 1010-D)  
BOOK 55606, PAGE 344 (LOT 1010-A3)
  - PLAN REFERENCES:  
PLAN BOOK 46, PAGE 825  
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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**

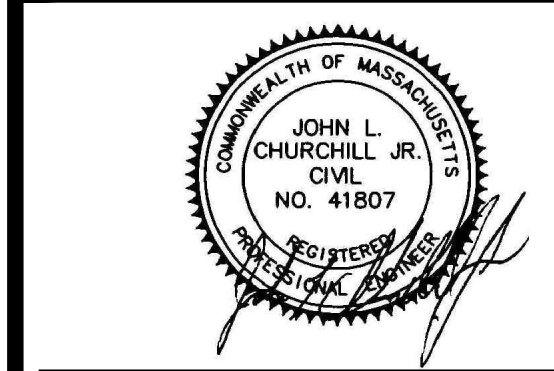
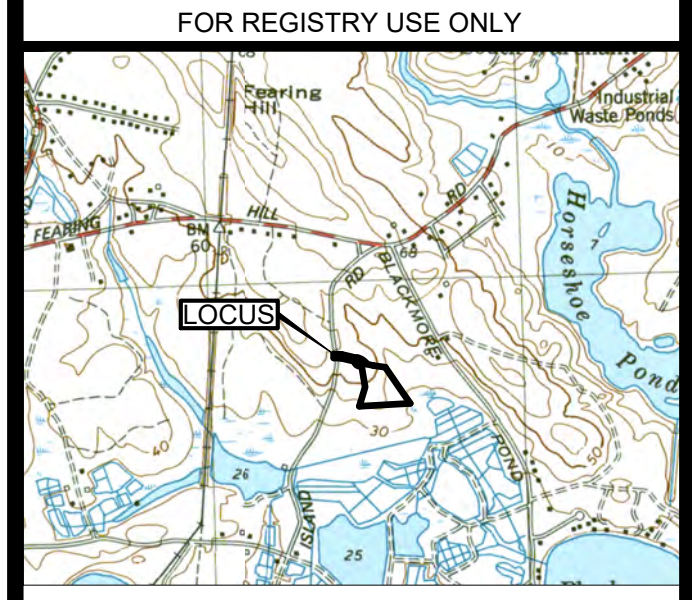
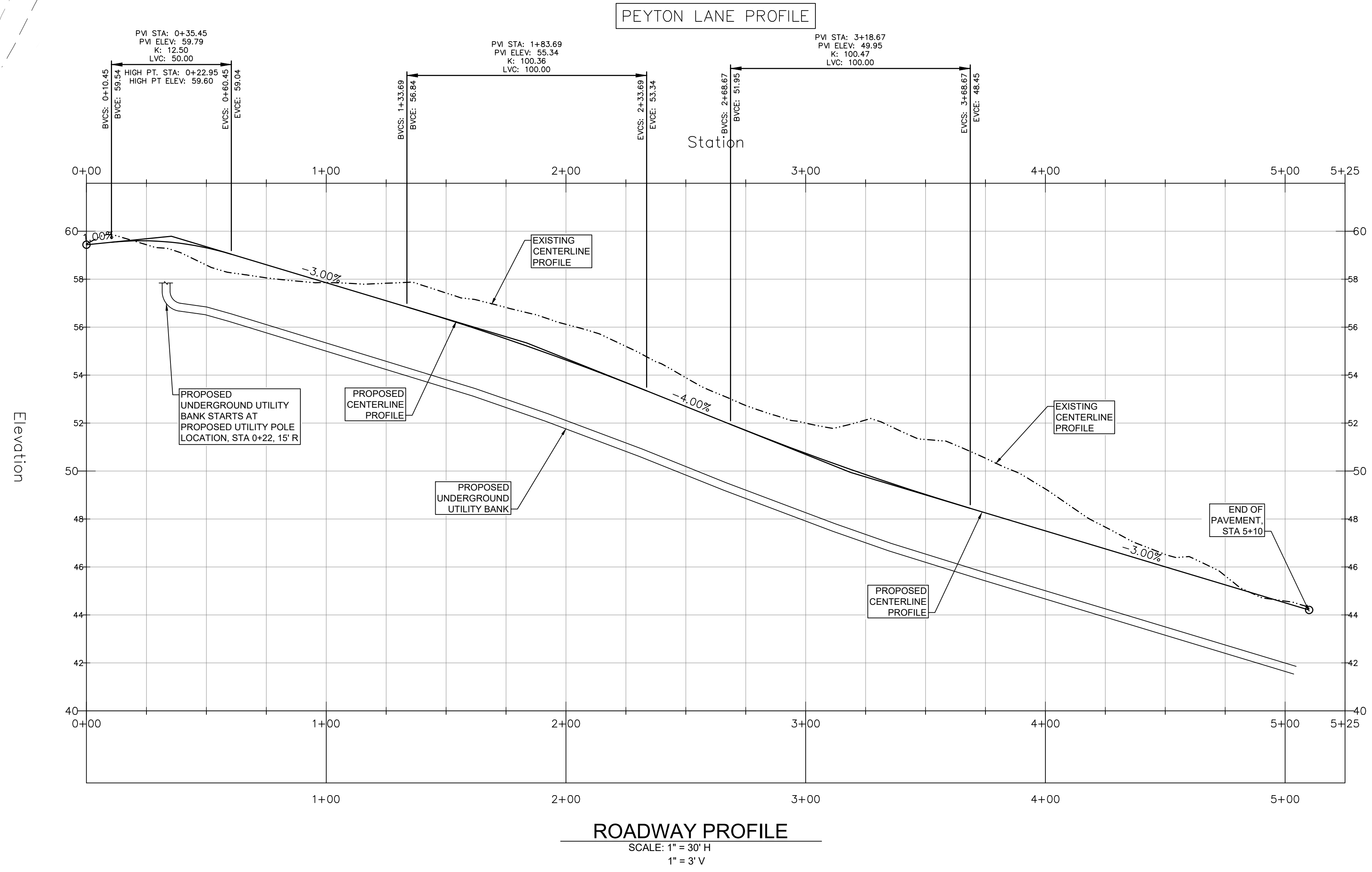
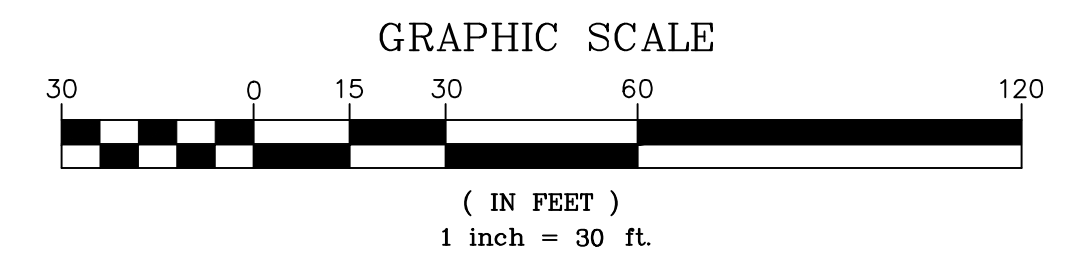
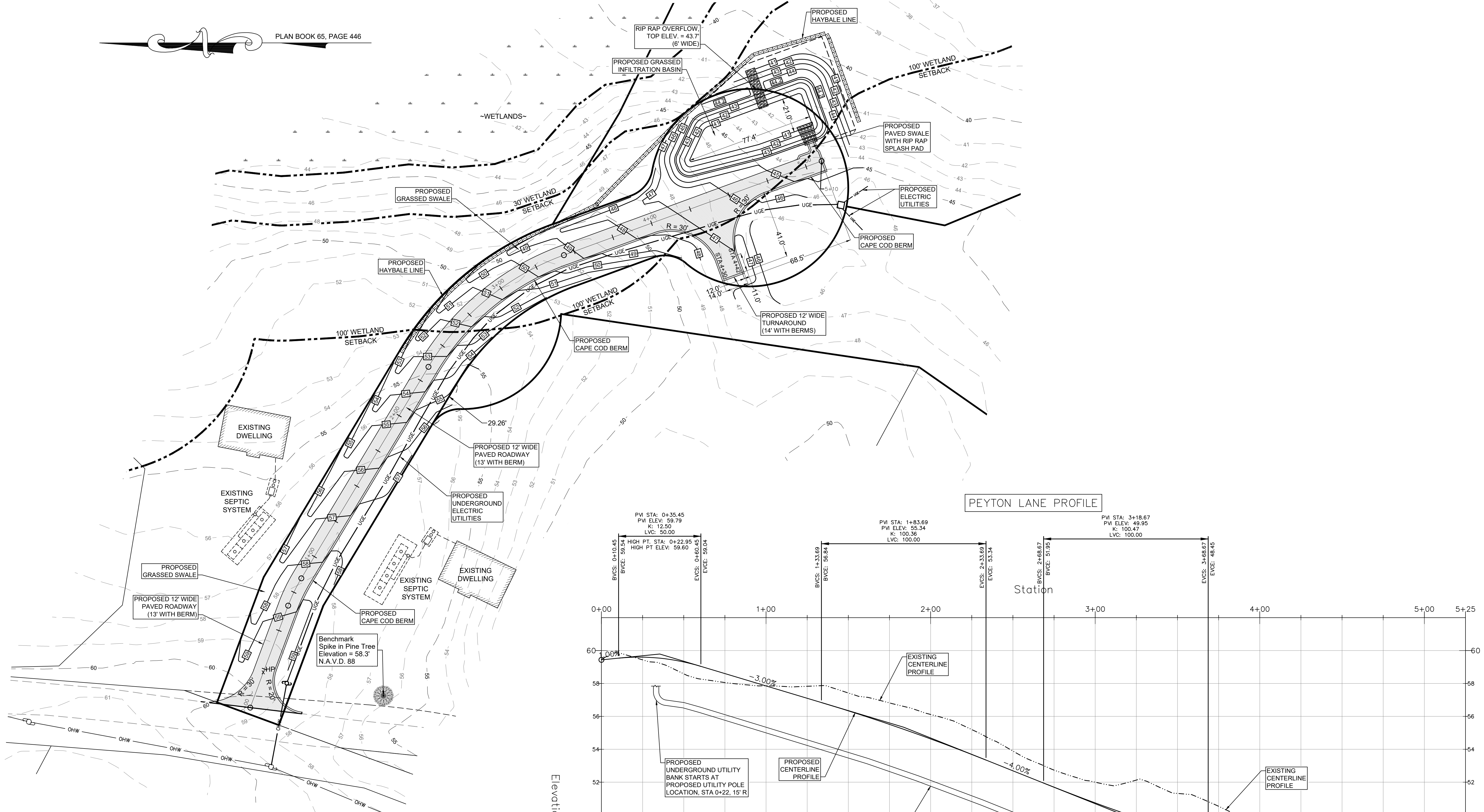
	SURVEY MONUMENT FOUND
	CONCRETE BOUND TO BE SET

**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'







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

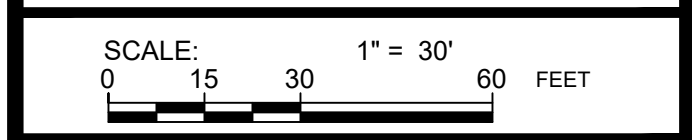
**GRADING & DRAINAGE**

**REVISIONS:**

No.	DATE	DESC.

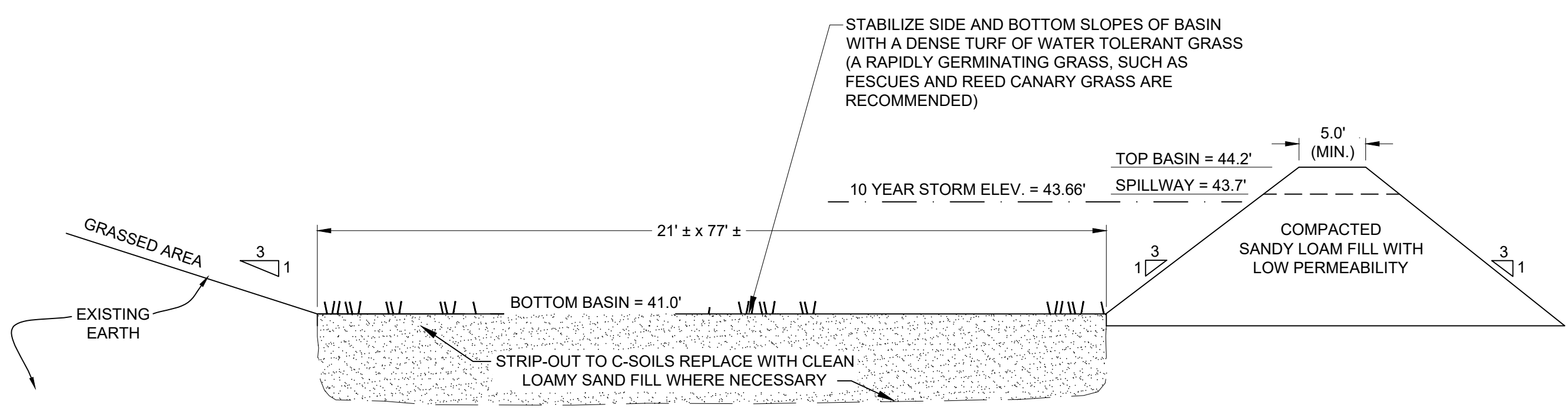
PREPARED FOR:  
 DOS AMIGOS REALTY, LLC  
 12 FELLOWSHIP CIRCLE  
 W. WAREHAM, MA 02576

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



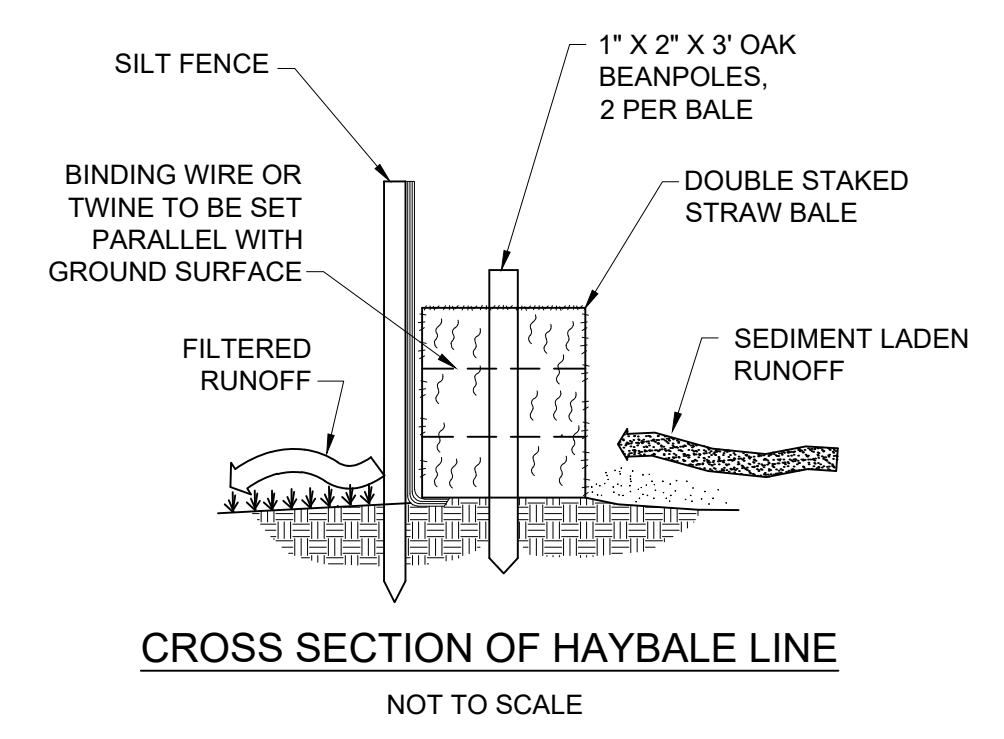
FIELD:	GK
PLAN DATE:	JULY 20, 2022
CALC./DESIGN:	SJI
DRAWN:	SJI
CHECK:	JLC
JOB NO:	5190



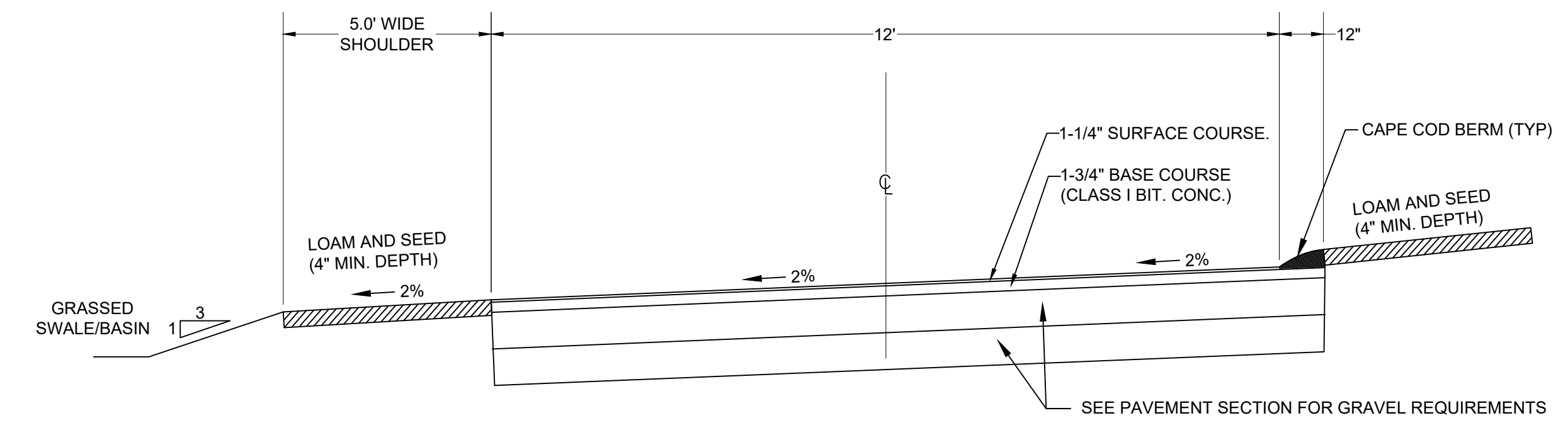


- NOTES:
1. DETENTION BASIN IS DESIGNED TO INFILTRATE.
  2. CLEAN GRANULAR SOILS (AS NECESSARY) IS TO BE USED IN THE INFILTRATION AREA OF DETENTION BASIN.
  3. LIGHT EARTH MOVING EQUIPMENT IS TO BE USED DURING CONSTRUCTION TO REDUCE COMPACTION OF BASIN BOTTOM.
  4. PROPER EROSION SEDIMENT CONTROLS SHOULD 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".

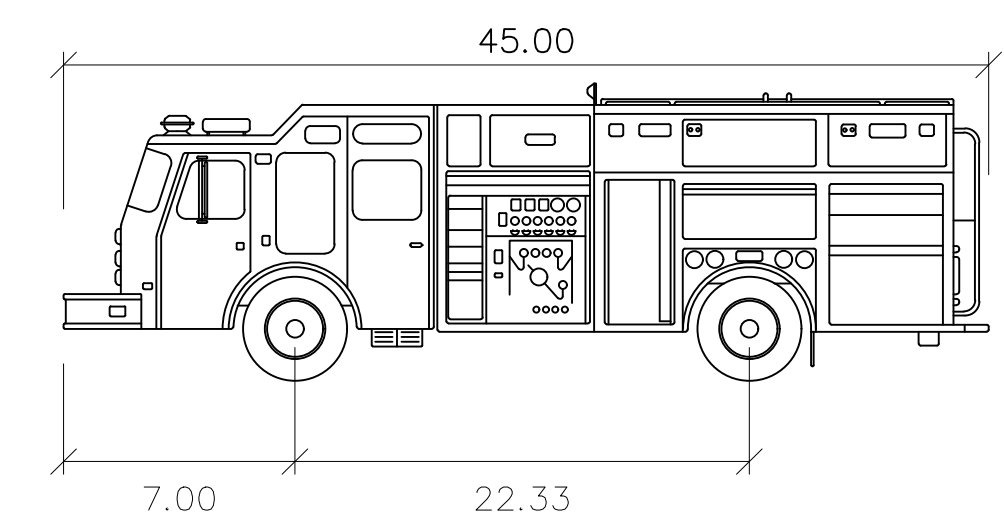
**INFILTRATION BASIN**  
NOT TO SCALE



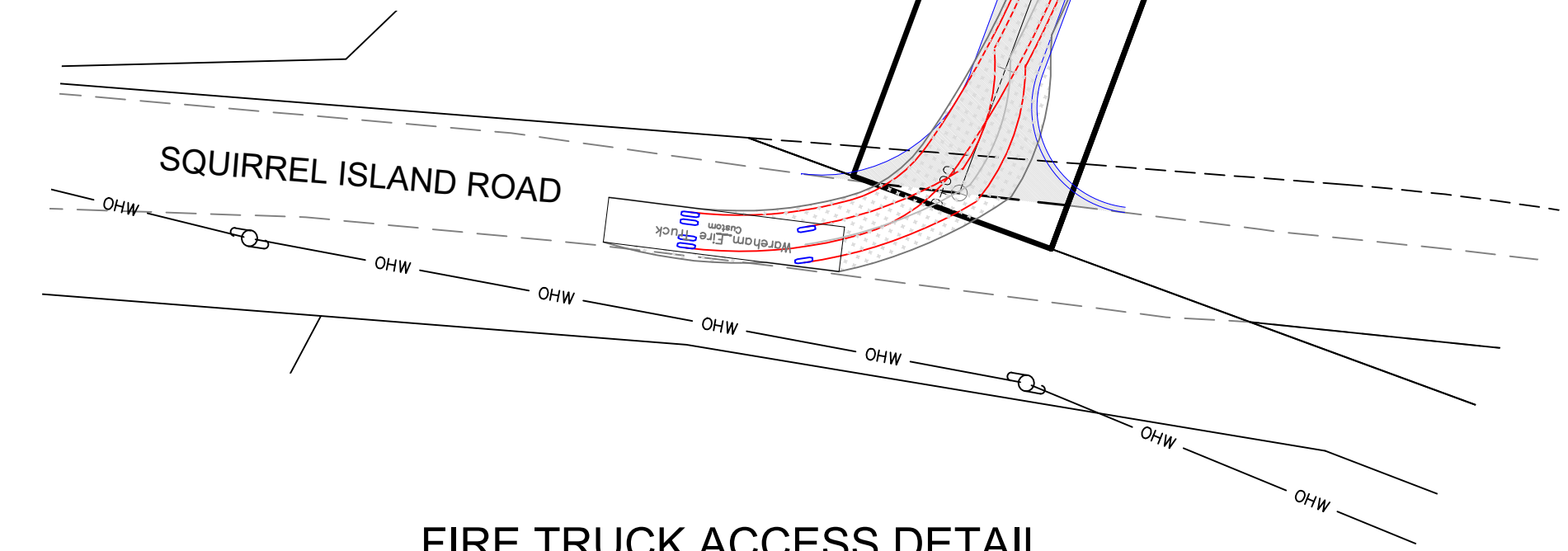
**CROSS SECTION OF HAYBALE LINE**  
NOT TO SCALE



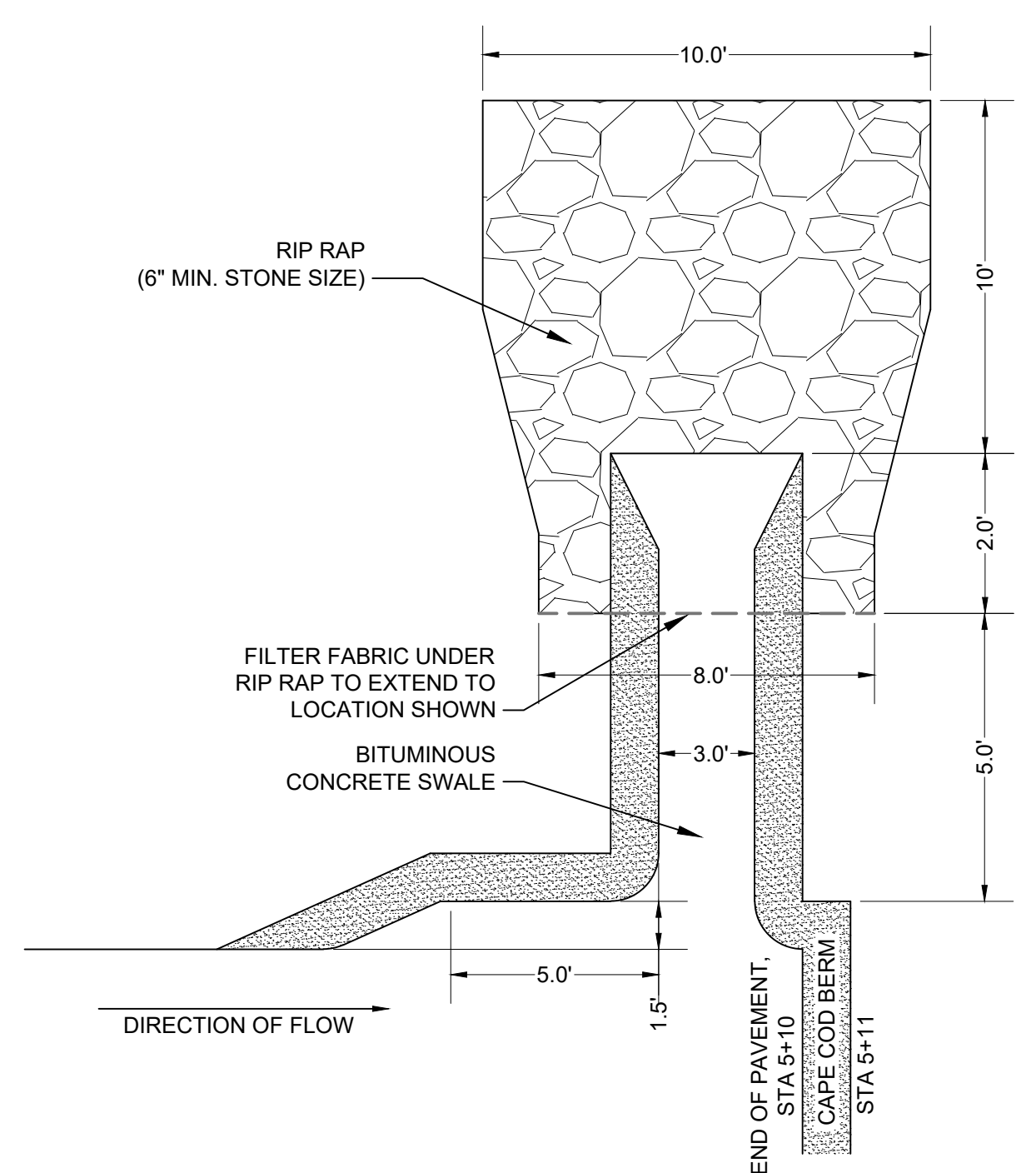
**TYPICAL ROADWAY CROSS SECTION**  
NOT TO SCALE



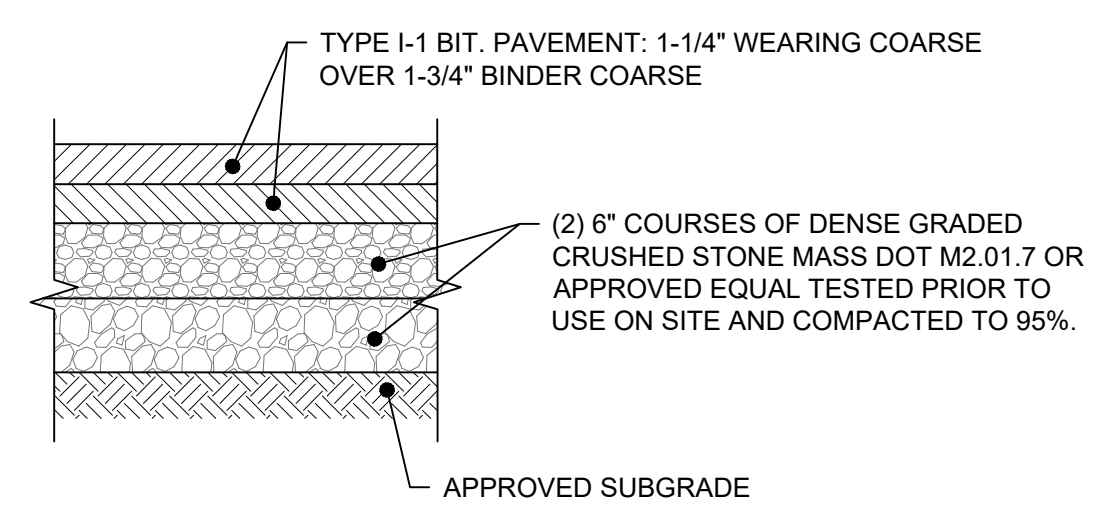
Wareham Fire Truck	feet
Width	: 8.50
Track	: 6.83
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



**FIRE TRUCK ACCESS DETAIL**  
SCALE: 1" = 30"

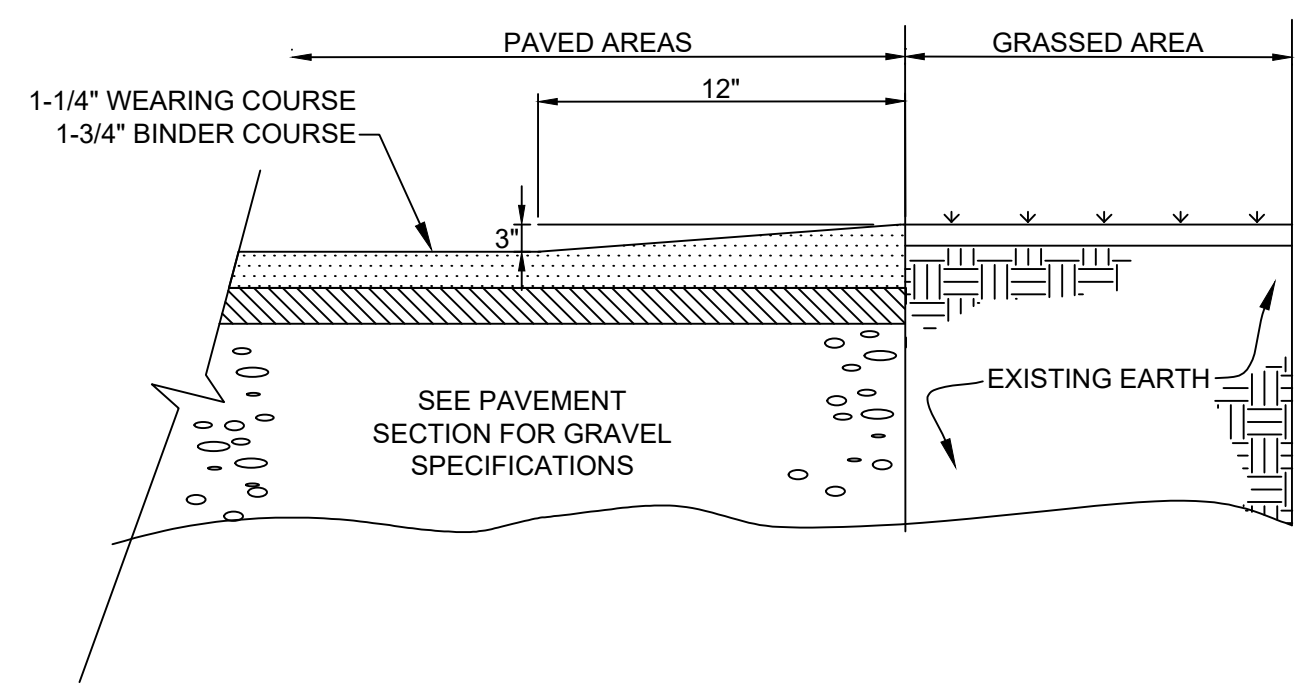


**PAVED SWALE TO RIP-RAP**  
NOT TO SCALE

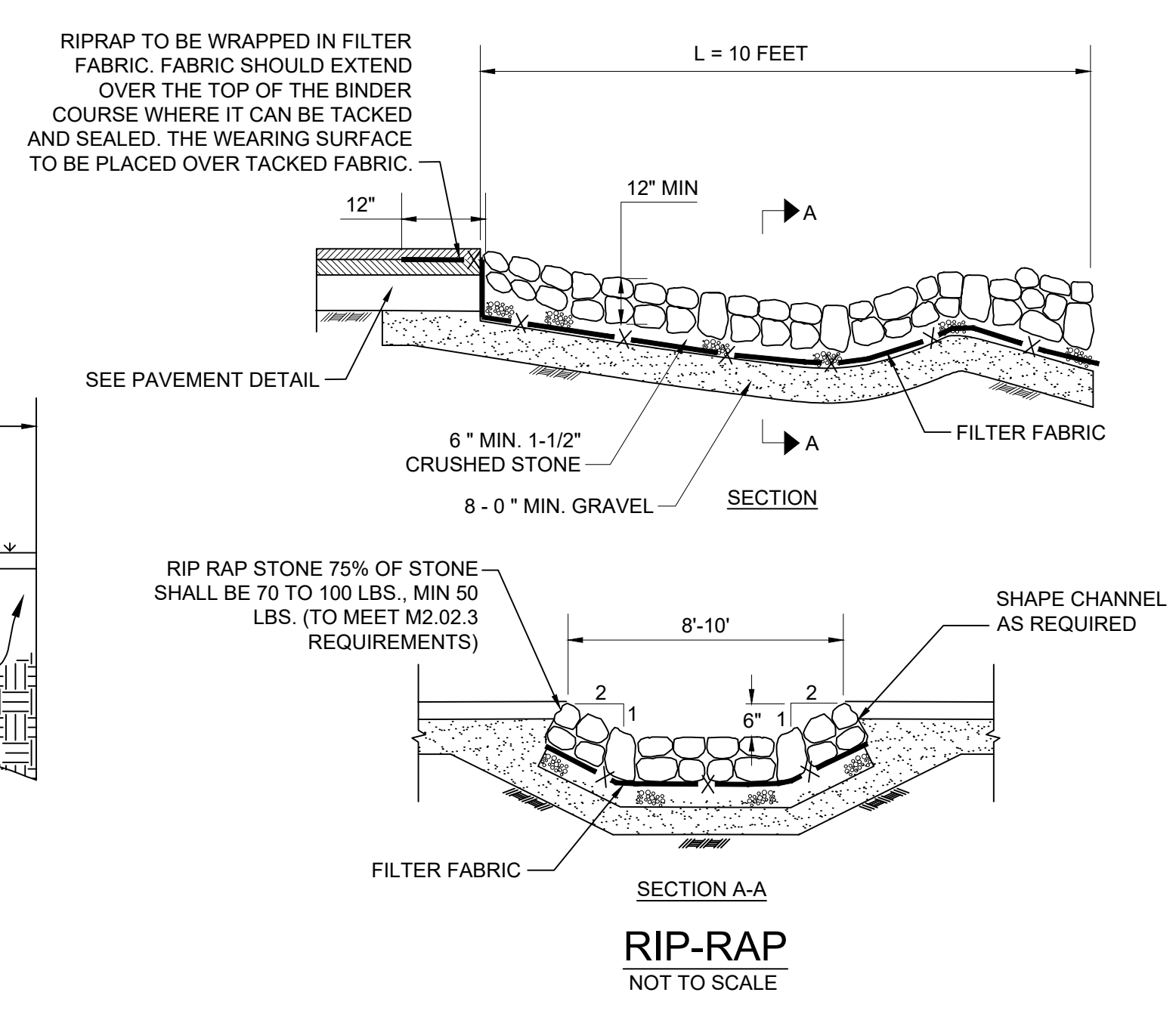


- PAVEMENT NOTES:
1. SUBGRADE MATERIAL SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND/OR COARSE SAND, FREE FROM LOAM AND CLAY TO A DEPTH NOT LESS THAN 4-FT BELOW FINISHED GRADE ELEVATION. ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REMOVED PRIOR TO SUBGRADE INSTALLATION.
  2. SUBGRADE 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 SWEEPED CLEAN PRIOR TO THE INSTALLATION OF THE WEARING COURSE BY A MECHANICAL SWEEPER. TACK COAT SHALL BE APPLIED PER THE SPECIFICATIONS.

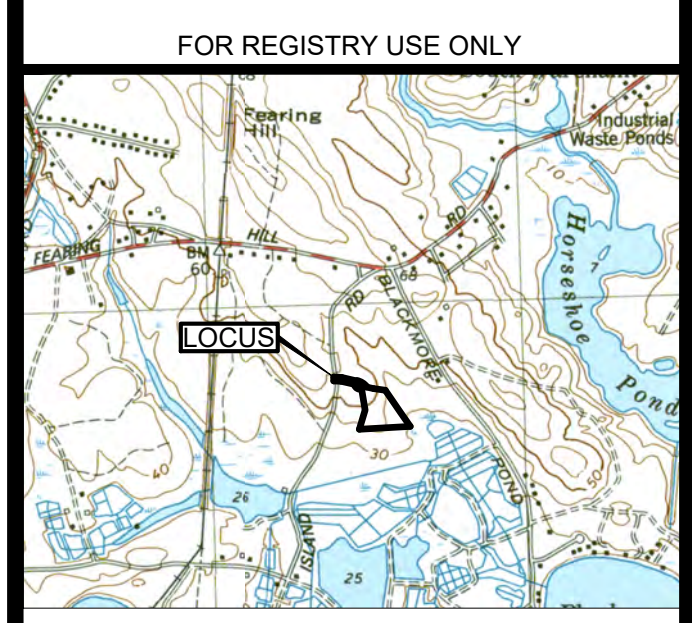
**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE



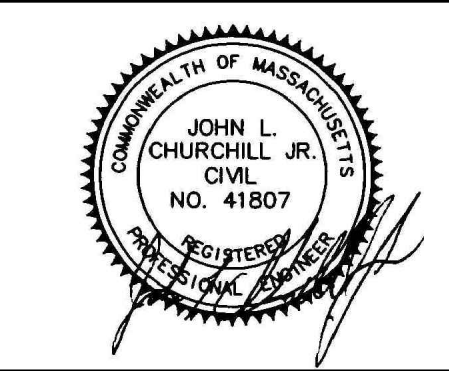
**CAPE COD BERM**  
NOT TO SCALE



**RIP-RAP**  
NOT TO SCALE



**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)

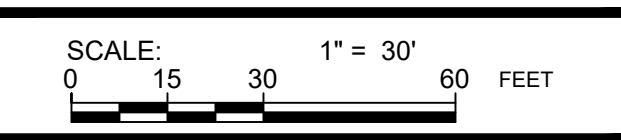
**DETAIL SHEET**

REVISIONS:

No.	DATE	DESC.

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  
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FIELD:	GK
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