

Form C

APPLICATION FOR APPROVAL OF
DEFINITIVE SUBDIVISION PLAN

July 20, 2022, 20__

To the Planning Board of the City/Town of Wareham

The undersigned, being the applicant as defined under the Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: DEFINITIVE SUBDIVISION OF PEYTON ESTATES

by JC Engineering, Inc., dated July 20, 2022
and described as follows: Shown as Lots 1010-A3 & 1010-D on Assessor's Map 74,
located off Squirrel Island Road, number of lots
proposed 2 total acreage of tract 3.76 acres total, said applicant hereby submits said
plan as a **DEFINITIVE** plan in accordance with the Rules and Regulations of the Wareham
Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from Ninety Six Realty, LLC
Deed Book 54030, Page 213 and Deed Book 55606, Page 344
by deed dated 12/18/20 and 9/7/21 and recorded in the Plymouth County
District Registry of Deeds Book _____, Page _____, registered in the _____
Registry District of the Land Court.
Certificate of Title No. _____ and
said land is free of encumbrances except for the following: _____

Said plan has () has not (X) evolved from a preliminary plan submitted to the Board on _____
_____, 20__ and approved (with modifications) () (disapproved) () on _____,
20__.

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, in belief that the
plan conforms to the Board's Rules and Regulations.

Received by City/Town Clerk:

Date _____

Time _____

Signature _____

Applicant's signature

Applicant's address

12 Fellowship Circle

W. Wareham, MA 02576

Applicant's phone # _____

Owner's signature and address if not the
applicant or applicant's authorization if not
the owner

Treasurers office: _____

Date: 7/20/22 _____

Check-list of items to be submitted with application:

1. Form C application
2. Application fee:
Amount submitted: \$ \$2,110 (\$1,500 + (2 lots x \$50) + (510 feet of roadway x \$1)
3. Original plan: # of sheets 5
4. Copies of plan: # of copies 12
5. Engineering Calculations

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Dos Amigos Realty, LLC (name of applicant) is up-to-date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner SAME (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

Bryette Benoit 7/19/22
John Foster, Tax Collector

FORM C/DEFINITIVE PLAN CHECKLIST

The Definitive Plan shall be prepared by a registered engineer or land surveyor and shall be clearly and legibly drawn in black ink upon mylar suitable for registering at the Plymouth County Registry of Deeds (24" x 36"). The plan shall be at a scale of one inch equals 40 feet (1" = 40') or such other scale that the Board may accept, to show details in a clear and adequate fashion. In addition, 10 copies of reduced plans on ledger-size paper (11" x 17") shall accompany the Definitive Plan submission. At a minimum, the plan shall contain the following information:

1. X The title, "Subdivision Plan of (name of subdivision)";
2. X Date, scale and North arrow, Assessor's Map(s) and Lot(s) number(s) and a legend to explain any graphic representation or symbols on the plan;
3. X The names, addresses and telephone numbers of the owner(s) of record and applicant(s);
4. X The names of the designer, engineer and/or surveyor who prepared the plan;
5. X The names of all abutters, as determined from the most recent local tax list, including property owners on the opposite side of any street abutting the subdivision;
6. X Book and page deed references of the property to be subdivided;
7. X A note referring to which lots will be served by either Town Water Supply, private wells, municipal sewer or private septic systems and the location of the nearest existing public water and sewer utility services;
8. X A locus map at 1" = 2,000', exhibiting the boundaries of the proposed subdivision, location of proposed streets and relation to adjoining properties within a radius of one quarter mile and an aerial map exhibiting the general area surrounding the subject property (approximately ½ mile surrounding the site);
9. X The zoning district, including any overlay district of the land shown on the plan;
10. X The location of all wetlands protected under CMR 10.00 Wetlands

Protection. If protected wetlands are to be filled or altered, an approval from the Wareham Conservation Commission must accompany this definitive application;

11. X Sufficient data to readily determine the location, direction and length of every street, way, easement, lot and boundary line and to establish those lines on the ground. The areas of all lots shall be shown and all lots shall be numbered. All bearings are to be referred to Massachusetts Prime Meridian if reference points are within a reasonable distance;
12. X The location and present widths of streets bounding, approaching or within a reasonable proximity of the subdivision (500');
13. X The location of all permanent monuments, properly identified as to whether existing or proposed; location of temporary stakes to enable the Planning Board to find and appraise features of the subdivision plan;
14. X Proposed street names with approval of the Town's 911 system;
15. NA Any public or common areas within the subdivision;
16. X The location of all abutting land owned by the applicant not presently being subdivided;
17. X A suitable block to record the action and signatures of the Planning Board;
18. X A suitable block for the Town Clerk's signature along with the statement "I hereby certify that 20 days have elapsed since the notice of approval from the Planning Board was received and recorded, and no notice of appeal has been filed in this office";
19. X A listing of all requested waivers from the literal requirements of these Rules and Regulations;
20. X A contour plan showing existing and proposed topography at 2' intervals Related to an existing permanent benchmark;
21. X Utility plan showing in plan and profile, but not limited to, the size and location of existing and proposed water and sewer lines, hydrants, electric lines, telephone lines, gas lines, fire alarm systems, cable television lines, storm drains and any easements pertinent thereto;
22. X A drainage plan shall be prepared showing existing and proposed streets,

lots, 2' contours and other pertinent data; the drainage limits and acreage of the area tributary to each stormwater inlet and culvert; location and type of inlets proposed; location, size, length, invert elevations, slope of proposed drains and culverts; structural details of inlets, manholes, pipe, headwalls and all other drainage structures required to complete the plan; an estimate of the present rate and volume of run-off, as well as an estimate of the rate and volume of run-off that would occur after completion of the proposed subdivision, shall both be submitted along with supporting data. In calculating the run-off and drainage requirements, consideration shall be given to the impact of septic systems on the ability of the soil to absorb any additional stormwater, as well as any upgradient run-off which may impact the subdivision;

23. X Street plans and profiles at a horizontal scale of one inch equals forty feet (1" = 40') and a vertical scale as the Planning Board may approve. The following information shall be included:
- a. exterior lines of the right of way with sufficient data to determine their location, direction and length;
 - b. existing centerline profile to be shown as a fine continuous line. Existing centerline profile for intersecting streets to be shown for at least 10', each side of the intersection on street centerlines. Proposed right sideline shall be shown as a dashed black line, left sideline is black dots. Evaluations shall be based on USGS datum;
 - c. proposed centerline profile to be a heavy continuous line with elevations based on USGS datum shown every 50', every 25' on vertical curves;
 - d. road centerline stationing.
24. X A typical section showing proposed roadway construction at a scale of one inch equals ten feet (1" = 10') shall be provided with the profile plan (see typical section in appendix);
25. WAIVER Street lights and tree planting plan shall be provided for the area within the proposed street right of way. The plan shall be superimposed on the contour plan and shall show the following:
- a. existing trees to be preserved within the right of way;
 - b. any proposed street trees;
 - c. existing and proposed street lights.
26. X If the Planning Board determines that erosion due to development activity will be excessive or significant to wetlands, streams, ponds or other water bodies, the developer shall submit a soil erosion and sediment control plan. This plan shall consist of a drawing certified by a

registered civil engineer, identifying the appropriate control measures and their locations;

27. _____ If necessary, to determine compliance with these rules and regulations, the Board may require further engineering or environmental analysis to be prepared at the expense of the applicant, employing professionals approved by the Board.

This application constitutes the applicant's willingness to work under the Town of Wareham's Subdivision Rules and Regulations. Any errors or omissions from this checklist of the Subdivision Regulations may result in the application not being placed on a Planning Board agenda or a denial of this Definitive Plan.

**TOWN OF WAREHAM
ANR/SUBDIVISION/SITE PLAN REVIEW FORM**

Check one: ANR _____ Form B _____ Form C x Site Plan Review _____

Date stamped in _____ Date decision in due _____

Applicant's name(s) Dos Amigos Realty, LLC

Applicant's address 12 Fellowship Circle, West Wareham, MA 02576

Telephone number 508-273-0377

Address of property off Squirrel Island Road

Landowner's name Same

Owner's address Same

Telephone number Same

Contact person _____ Telephone _____

Map # 74 Lot # 1010-A2 & 1010-A3 Zone R-60

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

RECORD OF PLANNING BOARD PROCEEDINGS AND DECISIONS
Town of Wareham Planning Board

Name of Subdivision or Project: DEFINITIVE SUBDIVISION OF PEYTON ESTATES

APPLICATION: FORM A _____ FORM B _____ FORM C X _____
 SITE PLAN REVIEW _____ OTHER _____

DATE SUBMITTED: _____

DATE DECISION IS DUE: _____

DATE OF PUBLIC HEARING(S): _____

DECISION DATE: _____

DATE DECISION SENT TO TOWN CLERK: _____

DATE APPEALS PERIOD BEGINS _____ ENDS _____

PLANNING BOARD DECISIONS: (yes or no or abstention) if abstaining, appropriate recusal form should accompany decision.

FORM A:

M. Baptiste _____ G. Barrett _____ M. Fitzgerald _____ B. Reed _____
 J. Cronan _____ A. Slavin _____

FORM B:

M. Baptiste _____ G. Barrett _____ M. Fitzgerald _____ B. Reed _____
 J. Cronan _____ A. Slavin _____

FORM C:

M. Baptiste _____ G. Barrett _____ M. Fitzgerald _____ B. Reed _____
 J. Cronan _____ A. Slavin _____

SITE PLAN:

M. Baptiste _____ G. Barrett _____ M. Fitzgerald _____ B. Reed _____
 J. Cronan _____ A. Slavin _____

COMMENTS OR STIPULATIONS ON DECISION: _____

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

**Town of Wareham
Street Name Application Form**

Application Date: 7/20/22

Applicant:

- Check with Planning Board or Board of Selectmen to determine availability of street names.
- One copy of this form, filled out & signed should be submitted with a completed application for Form A, Form B, or Form C.
- Note: Use this form for any new street name requests for public OR private ways.

To the Planning Board:

The undersigned applicant requests the Board's approval of the following proposed names of street(s) within the proposed subdivision shown on a plan entitled: DEFINITIVE
SUBDIVISION PLAN OF LAND OF PEYTON ESTATES and dated 7/20/22.

Proposed Street name(s):

PEYTON LANE

Alternative name(s):

Applicant's Signature: _____

Address: 12 FELLOWSHIP CIRCLE
W. WAREHAM, MA 02576

The Planning Board requests your comments on this application for approval of the above proposed street name(s):

Please submit your comments to the Planning Board before: _____

Approved Name(s): _____

Approval Date: _____

Planning Board Signatures:

Distribution List:

Board of Selectmen	Building Department	EMS
Police Department	Board of Health	Fire Department
Community Development	Wareham Historical Commission	Assessor's Office
Municipal Maintenance	Water Department	

Return to:

Craig Melinos, Esq.
98 E. Green St., Ste. 201
Middleboro, MA 02346

Property Address: 0 Squirrel Island Road/33 Blackmore Pond Rd., Wareham, MA

plz see 1/18



2020 00127621

Bk: 54030 Pg: 213 Page: 1 of 2
Recorded: 12/18/2020 11:01 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 12/18/2020 11:01 AM
Ctrl# 141958 28872
Fee: \$775.20 Cons: \$170,000.00

CANCELLED

QUITCLAIM DEED

Ninety Six Realty, LLC s/k/a Ninety Six, LLC, a Massachusetts Limited Liability Company, having its usual place of business at 246 South Meadow Road, Gate 4, Plymouth, County of Plymouth, Commonwealth of Massachusetts, for consideration paid the sum of **One Hundred Seventy Thousand Dollars (\$170,000.00)** cash, grant to **Dos Amigos Realty, LLC**, a limited liability company duly organized under the laws of the Commonwealth of Massachusetts, of 12 Fellowship Circle, Wareham, Massachusetts, with QUITCLAIM COVENANTS:

The land in Wareham, Plymouth County, Massachusetts, described as follows:

Lot 1 containing 183,927 square feet, more or less, and Lot 2 containing 113,608 square feet, more or less, and Lot 1009C containing 3,577 square feet more or less (see Plan recorded in Plan Book 62 Page 311), all as shown on Plan entitled "Approval Not Required Plan Squirrel Island Road in W. Wareham MA" prepared for Dos Amigos Realty, LLC prepared by JC Engineering, Inc. 2854 Cranberry Highway, East Wareham, MA 02538" dated October 8, 2020 and recorded herewith.

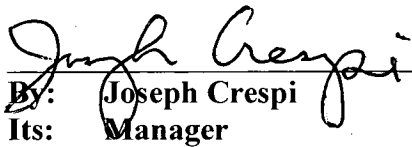
Being a portion of the premises conveyed in Deed recorded with the Plymouth County Registry of Deeds at Book 33797, Page 254. See also Confirmatory Deed recorded with said Deeds at Book 40960, Page 290.

This conveyance does not constitute all or substantially all of the assets of the limited liability company in the Commonwealth of Massachusetts and is made in its ordinary course of business.

[SIGNATURE ON FOLLOWING PAGE]

Witness my hand and seal this 15th day of December, 2020.

Ninety Six Realty, LLC

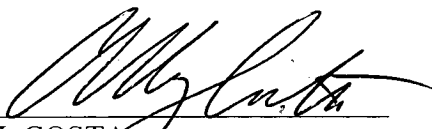

By: **Joseph Crespi**
Its: **Manager**

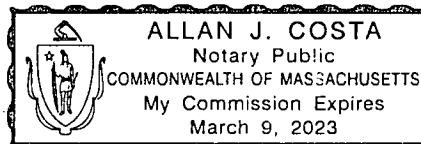
COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

December 15, 2020

On this 15 day of December, 2020, before me, the undersigned notary public, personally appeared **Joseph Crespi, in his capacity as Manager of Ninety Six Realty, LLC** and being duly authorized, proved to me through satisfactory evidence of identification, which was *photo ID*, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as the free act and deed of Ninety Six Realty, LLC.



ALLAN J. COSTA
Notary Public
My Commission Expires: 3/9/23



Property Address: 0 Squirrel Island Road/33 Blackmore Pond Rd., Wareham, MA

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 09/07/2021 09:19 AM
Ctrl# 149746 01708
Fee: \$319.20 Cons: \$70,000.00

CANCELLED


2021 00101180
Bk: 55606 Pg: 344 Page: 1 of 2
Recorded: 09/07/2021 09:19 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

Ninety Six Realty, LLC s/k/a Ninety Six, LLC, a Massachusetts Limited Liability Company, having its usual place of business at 246 South Meadow Road, Gate 4, Plymouth, County of Plymouth, Commonwealth of Massachusetts, for consideration paid the sum of **Seventy Thousand Dollars (\$70,000.00)** grants to **Dos Amigos Realty, LLC**, a limited liability company duly organized under the laws of the Commonwealth of Massachusetts, of 12 Fellowship Circle, Wareham, Massachusetts, with QUITCLAIM COVENANTS:

The land in Wareham, Plymouth County, Massachusetts, described as follows:

Parcel 3, containing 203,497 square feet of land as shown on Plan entitled "Approval Not Required Plan Squirrel Island Road in W. Wareham MA" prepared for Dos Amigos Realty, LLC prepared by JC Engineering, Inc. 2854 Cranberry Highway, East Wareham, MA 02538" dated October 8, 2020 and recorded in Plan Book 64 Page 1069.

Being a portion of the premises conveyed in Deed recorded with the Plymouth County Registry of Deeds at Book 33797, Page 254. See also Confirmatory Deed recorded with said Deeds at Book 40960, Page 290.

This conveyance does not constitute all or substantially all of the assets of the limited liability company in the Commonwealth of Massachusetts and is made in its ordinary course of business.

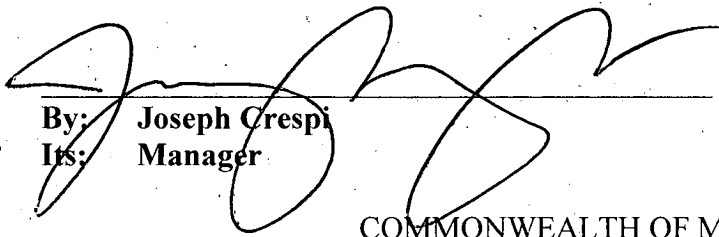
[SIGNATURE ON FOLLOWING PAGE]

Return To: 1

Craig Medeiros, Esq.
98 E. Grove St., Ste. 201
Middleboro, MA 02746

Witness my hand and seal this 7th day of September, 2021.

Ninety Six Realty, LLC

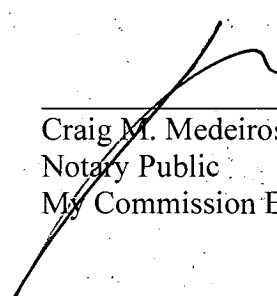

By: **Joseph Crespi**
Its: **Manager**

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

September 7, 2021

On this 7th day of September, 2021, before me, the undersigned notary public, personally appeared **Joseph Crespi, in his capacity as Manager of Ninety Six Realty, LLC** and being duly authorized, proved to me through satisfactory evidence of identification, which was *photo ID*, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as the free act and deed of Ninety Six Realty, LLC.



Craig M. Medeiros
Notary Public
My Commission Expires: 1/22/2027



TOWN OF WAREHAM ABUTTERS											
MAP 74 LOT 1010/A3 & 1010-D											
OWNER DOS AMIGOS REALTY LLC											
MAP & LOT	OWNERS	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE					
74-S5	NGUYEN CHRISTOPHER	ROBERT CASSIDY	25 SQUIRREL ISLAND RD	W WAREHAM	MA	02576					
74-S6	SAVARY-POWERS KELLY L	POWERS DOUGLAS J TRUSTEES	27 SQUIRREL ISLAND RD	W WAREHAM	MA	02576					
74-S8	BARROWS GERALD JR	BARROWS SHARON M	42 SQUIRREL ISLAND RD	W WAREHAM	MA	02576					
74-S1/B	SQUIRREL ISLAND ESTATES LTD		PO BOX 963	WAREHAM	MA	02571					
73-1001	EAGLE HOLT COMPANY INC		PO BOX 308	WAREHAM	MA	02571					
74-1009/6	HENNESSEY ROBERT T	HENNESSEY CARRIE ANN	11 BLACKMORE POND RD	W WAREHAM	MA	02576					
74-1009/7	MOREAU BENJAMIN	MOREAU SHANNON M	13 BLACKMORE POND RD	W WAREHAM	MA	02576					
74-1009/8	BARRETTE JOSHUA R	BARRETTE VANESSA R	15 BLACKMORE POND RD	W WAREHAM	MA	02576					
74-1010/A3	DOS AMIGOS REALTY LLC		12 FELLOWSHIP CIR	W WAREHAM	MA	02576					
74-1010/A1	PERRY ROBERT L	PERRY MARGARET A	29 SQUIRREL ISLAND RD	W WAREHAM	MA	02576					
74-1010/B1	HOOLEY SHAWN		14 SQUIRREL ISLAND RD	W WAREHAM	MA	02576					
74-1010/C1	BOUSFIELD DAVID PAUL	BOUSFIELD GINA MARIE	16 SQUIRREL ISLAND RD	W WAREHAM	MA	02576					
73-1000	BARBOZA THOMAS H	BARBOZA SHIRLEY A	628 COUNTY RD	W WAREHAM	MA	02576					
TOWN OF WAREHAM ABUTTERS AS THEY											
APPEAR ON OUR TAX ROLLS AS OF 7/18/2022											
<i>W. Renee Abino</i>											
ASSESSORS OFFICE											
REQUESTED BY											
BRADLEY BERTOLO											
508 273-0377											
BBERTOLO@JCENG.ORG											

Peyton Estates-Proposed Conditions

Prepared by JC Engineering, Inc.

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.279	79	50-75% Grass cover, Fair, HSG C (DA-1)
0.071	98	Infiltration Basin, HSG C to elev. 43.7 (DA-1)
0.168	98	Paved roads, HSG C (DA-1)
0.518	88	TOTAL AREA

Peyton Estates-Proposed Conditions

Type III 24-hr 2-year Rainfall=3.44"

Prepared by JC Engineering, Inc.

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Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment DA-1: Right of Way

Runoff Area=22,564 sf 46.12% Impervious Runoff Depth>2.21"
Tc=6.0 min CN=88 Runoff=1.34 cfs 0.095 af

Pond 1P: Detention Basin

Peak Elev=42.35' Storage=2,415 cf Inflow=1.34 cfs 0.095 af
Discarded=0.05 cfs 0.058 af Primary=0.00 cfs 0.000 af Outflow=0.05 cfs 0.058 af

Total Runoff Area = 0.518 ac Runoff Volume = 0.095 af Average Runoff Depth = 2.21"
53.88% Pervious = 0.279 ac 46.12% Impervious = 0.239 ac

Peyton Estates-Proposed Conditions

Type III 24-hr 2-year Rainfall=3.44"

Prepared by JC Engineering, Inc.

Printed 7/20/2022

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Summary for Subcatchment DA-1: Right of Way

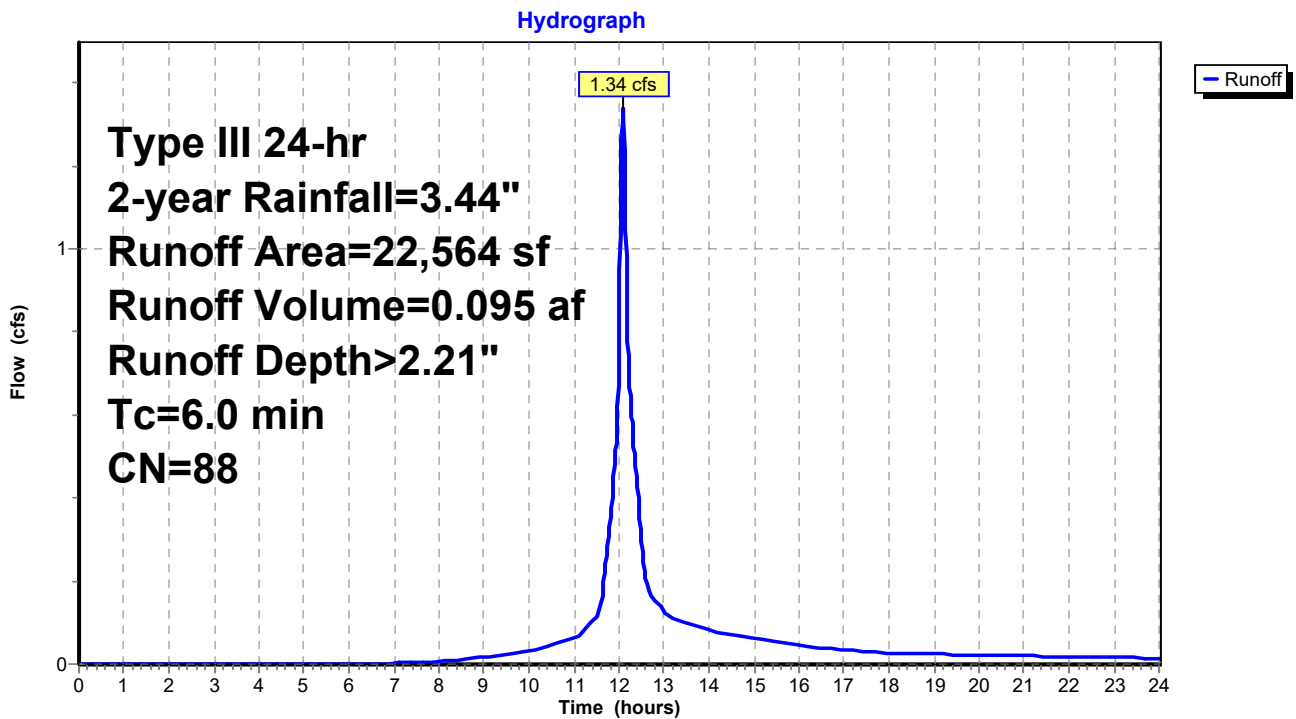
Runoff = 1.34 cfs @ 12.09 hrs, Volume= 0.095 af, Depth> 2.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.44"

	Area (sf)	CN	Description
*	7,300	98	Paved roads, HSG C
*	3,107	98	Infiltration Basin, HSG C to elev. 43.7
	12,157	79	50-75% Grass cover, Fair, HSG C
	22,564	88	Weighted Average
	12,157		53.88% Pervious Area
	10,407		46.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment DA-1: Right of Way



Peyton Estates-Proposed Conditions

Type III 24-hr 2-year Rainfall=3.44"

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Summary for Pond 1P: Detention Basin

Inflow Area = 0.518 ac, 46.12% Impervious, Inflow Depth > 2.21" for 2-year event
 Inflow = 1.34 cfs @ 12.09 hrs, Volume= 0.095 af
 Outflow = 0.05 cfs @ 15.53 hrs, Volume= 0.058 af, Atten= 96%, Lag= 206.3 min
 Discarded = 0.05 cfs @ 15.53 hrs, Volume= 0.058 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 42.35' @ 15.53 hrs Surf.Area= 2,199 sf Storage= 2,415 cf

Plug-Flow detention time= 306.7 min calculated for 0.058 af (60% of inflow)
 Center-of-Mass det. time= 202.3 min (1,013.7 - 811.4)

Volume	Invert	Avail.Storage	Storage Description		
#1	41.00'	7,635 cf	Custom Stage Data (Conic) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
41.00	1,408	0	0	1,408	
42.00	1,986	1,689	1,689	2,004	
43.00	2,628	2,300	3,988	2,668	
44.00	3,322	2,968	6,956	3,388	
44.20	3,467	679	7,635	3,539	

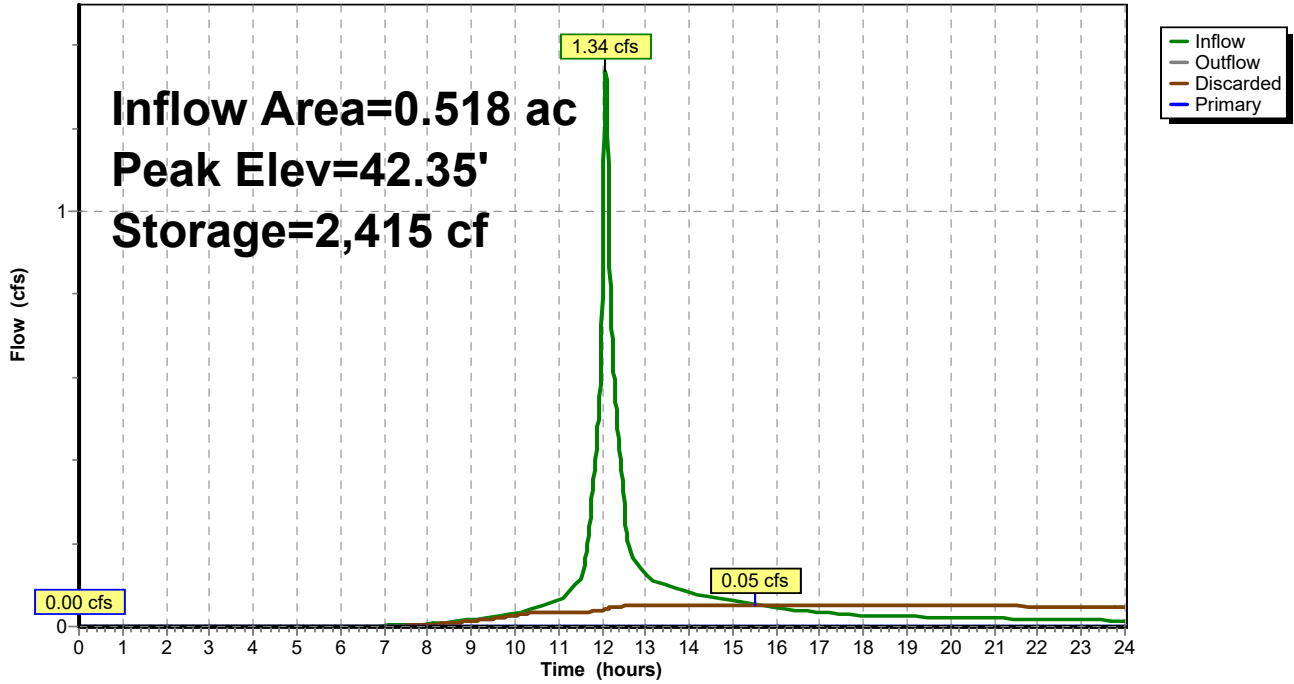
Device	Routing	Invert	Outlet Devices
#1	Discarded	41.00'	1.020 in/hr Exfiltration over Surface area
#2	Primary	43.70'	6.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Discarded OutFlow Max=0.05 cfs @ 15.53 hrs HW=42.35' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=41.00' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 1P: Detention Basin

Hydrograph



Peyton Estates-Proposed Conditions

Type III 24-hr 10-year Rainfall=5.05"

Prepared by JC Engineering, Inc.

Printed 7/20/2022

HydroCAD® 10.00-22 s/n 02717 © 2018 HydroCAD Software Solutions LLC

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Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment DA-1: Right of Way

Runoff Area=22,564 sf 46.12% Impervious Runoff Depth>3.71"
Tc=6.0 min CN=88 Runoff=2.20 cfs 0.160 af

Pond 1P: Detention Basin

Peak Elev=43.19' Storage=4,495 cf Inflow=2.20 cfs 0.160 af
Discarded=0.06 cfs 0.075 af Primary=0.00 cfs 0.000 af Outflow=0.06 cfs 0.075 af

Total Runoff Area = 0.518 ac Runoff Volume = 0.160 af Average Runoff Depth = 3.71"
53.88% Pervious = 0.279 ac 46.12% Impervious = 0.239 ac

Peyton Estates-Proposed Conditions

Type III 24-hr 10-year Rainfall=5.05"

Prepared by JC Engineering, Inc.

Printed 7/20/2022

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Summary for Subcatchment DA-1: Right of Way

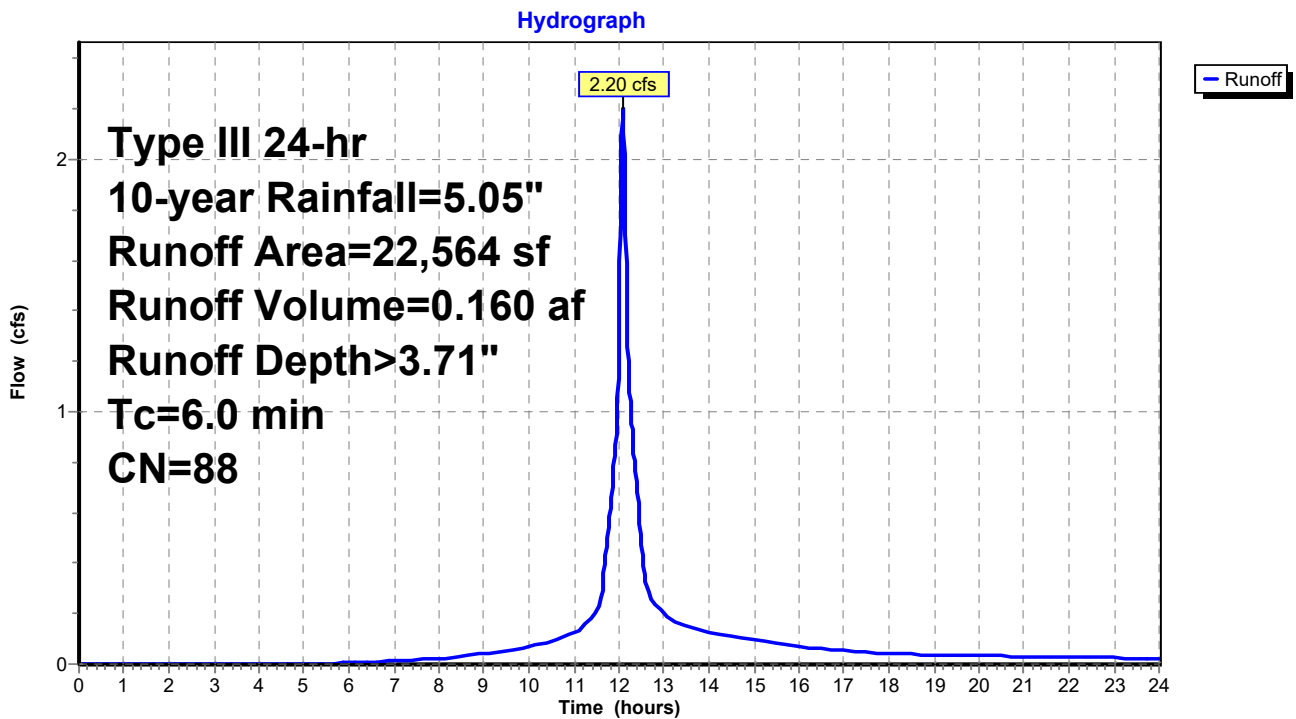
Runoff = 2.20 cfs @ 12.09 hrs, Volume= 0.160 af, Depth> 3.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=5.05"

	Area (sf)	CN	Description
*	7,300	98	Paved roads, HSG C
*	3,107	98	Infiltration Basin, HSG C to elev. 43.7
	12,157	79	50-75% Grass cover, Fair, HSG C
	22,564	88	Weighted Average
	12,157		53.88% Pervious Area
	10,407		46.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment DA-1: Right of Way



Peyton Estates-Proposed Conditions

Type III 24-hr 10-year Rainfall=5.05"

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Summary for Pond 1P: Detention Basin

Inflow Area = 0.518 ac, 46.12% Impervious, Inflow Depth > 3.71" for 10-year event
 Inflow = 2.20 cfs @ 12.09 hrs, Volume= 0.160 af
 Outflow = 0.06 cfs @ 16.08 hrs, Volume= 0.075 af, Atten= 97%, Lag= 239.6 min
 Discarded = 0.06 cfs @ 16.08 hrs, Volume= 0.075 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 43.19' @ 16.08 hrs Surf.Area= 2,753 sf Storage= 4,495 cf

Plug-Flow detention time= 315.6 min calculated for 0.075 af (47% of inflow)
 Center-of-Mass det. time= 200.3 min (997.2 - 796.9)

Volume	Invert	Avail.Storage	Storage Description		
#1	41.00'	7,635 cf	Custom Stage Data (Conic) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
41.00	1,408	0	0	1,408	
42.00	1,986	1,689	1,689	2,004	
43.00	2,628	2,300	3,988	2,668	
44.00	3,322	2,968	6,956	3,388	
44.20	3,467	679	7,635	3,539	

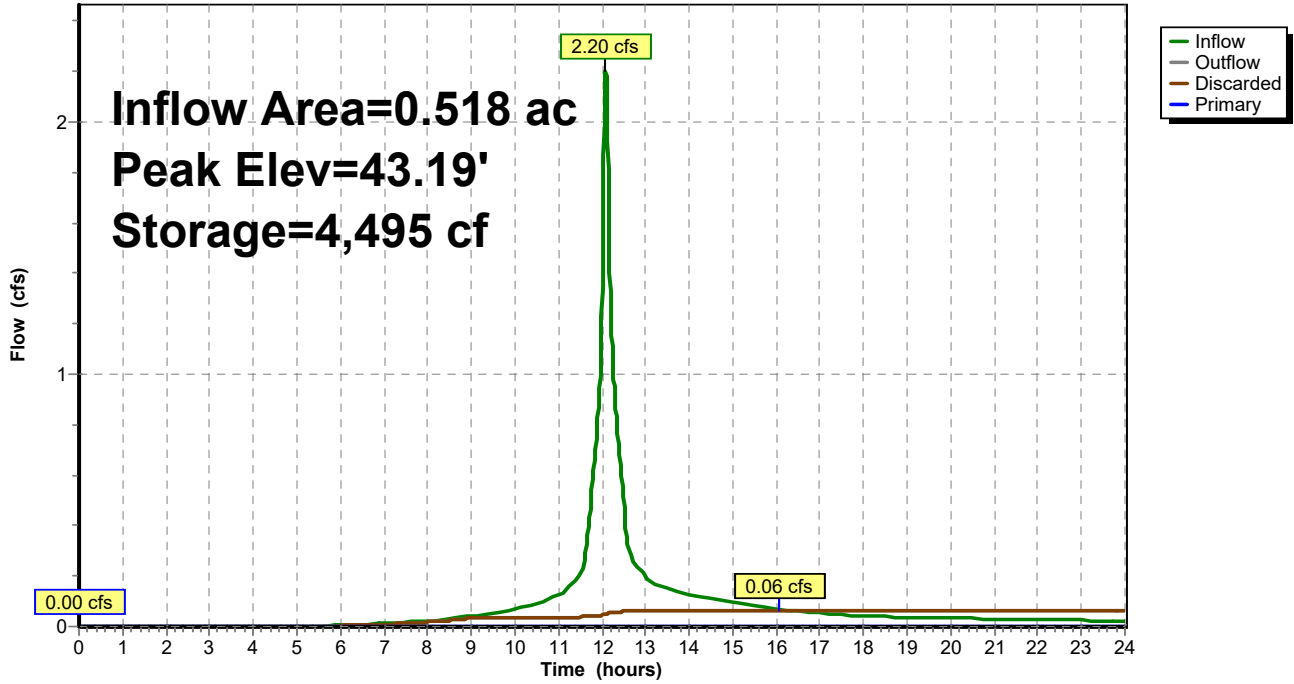
Device	Routing	Invert	Outlet Devices					
#1	Discarded	41.00'	1.020 in/hr Exfiltration over Surface area					
#2	Primary	43.70'	6.0' long x 0.5' breadth Broad-Crested Rectangular Weir					
			Head (feet)	0.20	0.40	0.60	0.80	1.00
			Coef. (English)	2.80	2.92	3.08	3.30	3.32

Discarded OutFlow Max=0.06 cfs @ 16.08 hrs HW=43.19' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=41.00' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 1P: Detention Basin

Hydrograph



Peyton Estates-Proposed Conditions

Type III 24-hr 25-year Rainfall=6.05"

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Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment DA-1: Right of Way

Runoff Area=22,564 sf 46.12% Impervious Runoff Depth>4.67"
Tc=6.0 min CN=88 Runoff=2.74 cfs 0.202 af

Pond 1P: Detention Basin

Peak Elev=43.66' Storage=5,869 cf Inflow=2.74 cfs 0.202 af
Discarded=0.07 cfs 0.085 af Primary=0.00 cfs 0.000 af Outflow=0.07 cfs 0.085 af

Total Runoff Area = 0.518 ac Runoff Volume = 0.202 af Average Runoff Depth = 4.67"
53.88% Pervious = 0.279 ac 46.12% Impervious = 0.239 ac

Peyton Estates-Proposed Conditions

Type III 24-hr 25-year Rainfall=6.05"

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Summary for Subcatchment DA-1: Right of Way

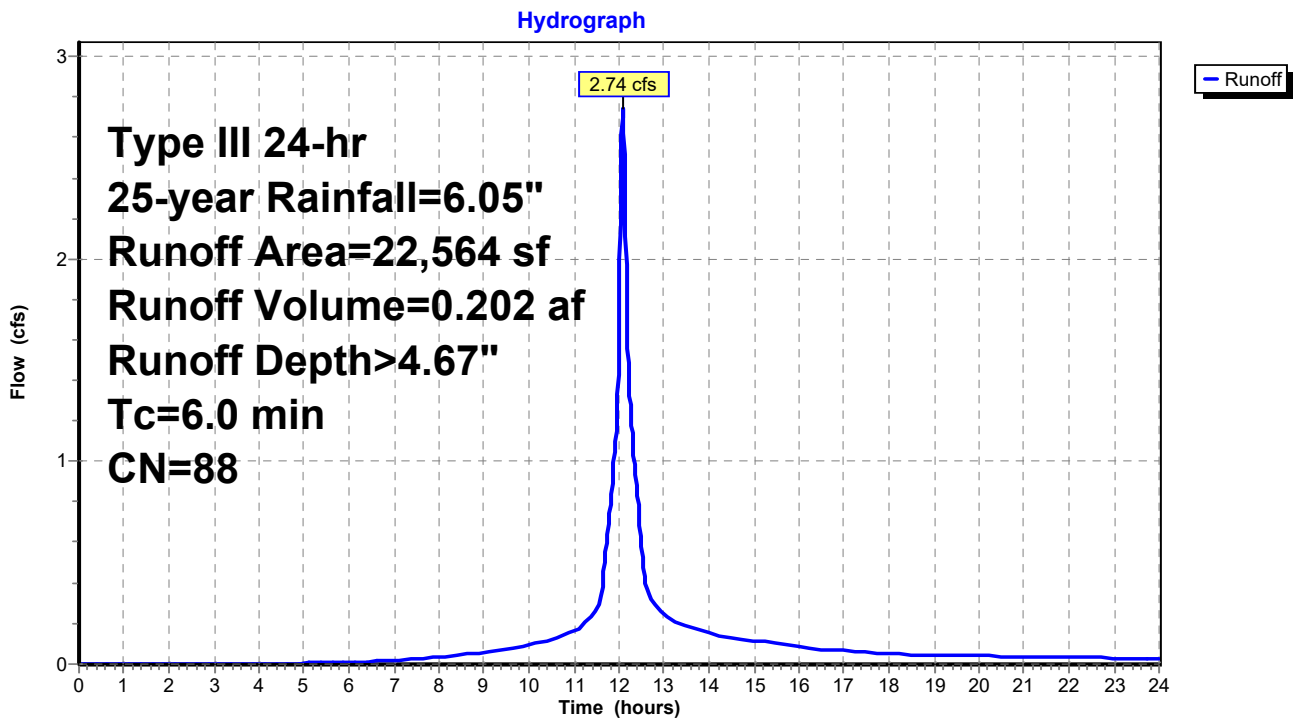
Runoff = 2.74 cfs @ 12.09 hrs, Volume= 0.202 af, Depth> 4.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=6.05"

	Area (sf)	CN	Description
*	7,300	98	Paved roads, HSG C
*	3,107	98	Infiltration Basin, HSG C to elev. 43.7
	12,157	79	50-75% Grass cover, Fair, HSG C
	22,564	88	Weighted Average
	12,157		53.88% Pervious Area
	10,407		46.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment DA-1: Right of Way



Peyton Estates-Proposed Conditions

Type III 24-hr 25-year Rainfall=6.05"

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Summary for Pond 1P: Detention Basin

Inflow Area = 0.518 ac, 46.12% Impervious, Inflow Depth > 4.67" for 25-year event
 Inflow = 2.74 cfs @ 12.09 hrs, Volume= 0.202 af
 Outflow = 0.07 cfs @ 16.48 hrs, Volume= 0.085 af, Atten= 97%, Lag= 263.9 min
 Discarded = 0.07 cfs @ 16.48 hrs, Volume= 0.085 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 43.66' @ 16.48 hrs Surf.Area= 3,077 sf Storage= 5,869 cf

Plug-Flow detention time= 321.9 min calculated for 0.085 af (42% of inflow)
 Center-of-Mass det. time= 199.7 min (990.3 - 790.6)

Volume	Invert	Avail.Storage	Storage Description
#1	41.00'	7,635 cf	Custom Stage Data (Conic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
41.00	1,408	0	0	1,408
42.00	1,986	1,689	1,689	2,004
43.00	2,628	2,300	3,988	2,668
44.00	3,322	2,968	6,956	3,388
44.20	3,467	679	7,635	3,539

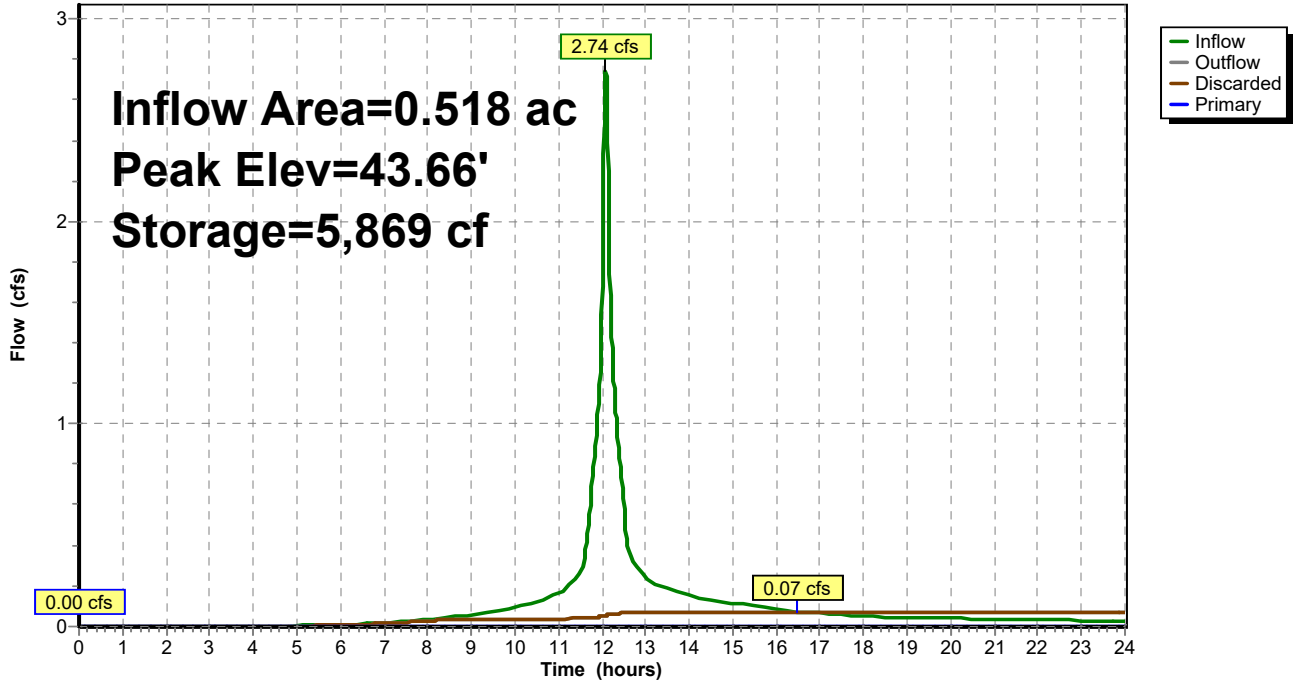
Device	Routing	Invert	Outlet Devices
#1	Discarded	41.00'	1.020 in/hr Exfiltration over Surface area
#2	Primary	43.70'	6.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Discarded OutFlow Max=0.07 cfs @ 16.48 hrs HW=43.66' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.07 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=41.00' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 1P: Detention Basin

Hydrograph



Peyton Estates-Proposed Conditions

Type III 24-hr 100-year Rainfall=7.60"

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Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment DA-1: Right of Way

Runoff Area=22,564 sf 46.12% Impervious Runoff Depth>6.17"
Tc=6.0 min CN=88 Runoff=3.57 cfs 0.266 af

Pond 1P: Detention Basin

Peak Elev=43.79' Storage=6,287 cf Inflow=3.57 cfs 0.266 af
Discarded=0.07 cfs 0.091 af Primary=0.49 cfs 0.051 af Outflow=0.56 cfs 0.141 af

Total Runoff Area = 0.518 ac Runoff Volume = 0.266 af Average Runoff Depth = 6.17"
53.88% Pervious = 0.279 ac 46.12% Impervious = 0.239 ac

Peyton Estates-Proposed Conditions

Type III 24-hr 100-year Rainfall=7.60"

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Summary for Subcatchment DA-1: Right of Way

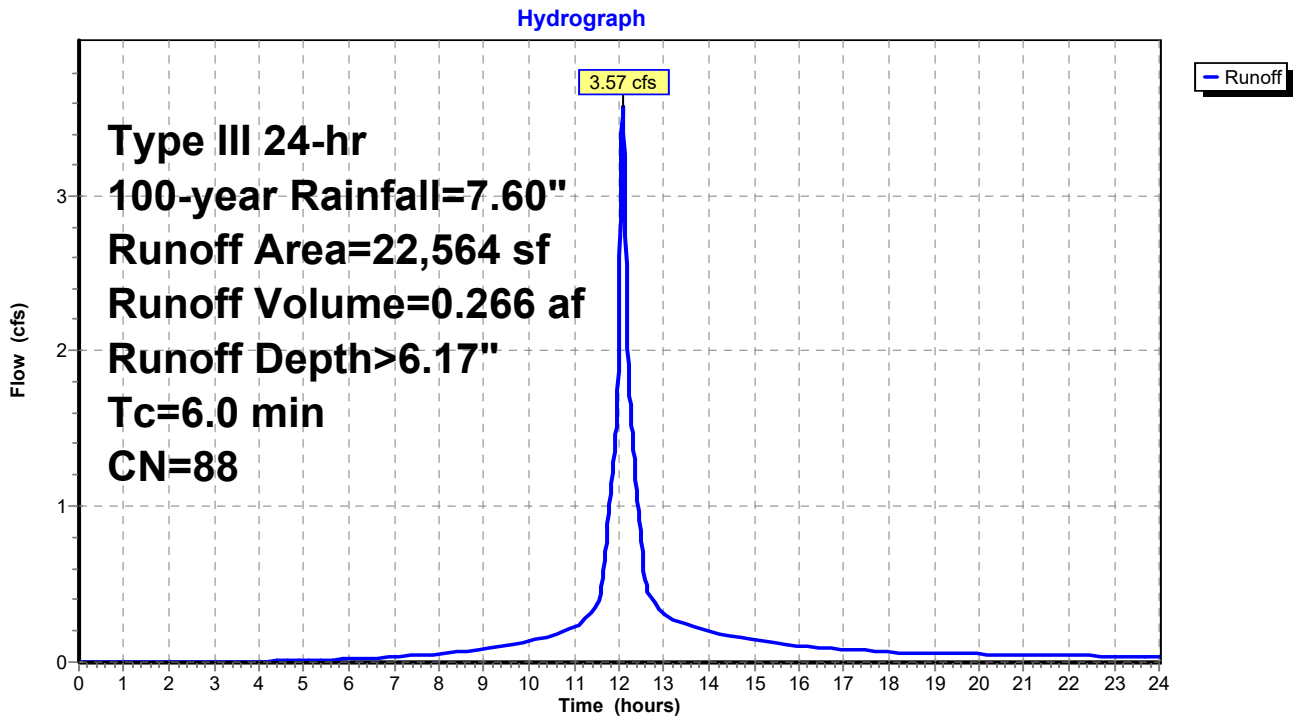
Runoff = 3.57 cfs @ 12.08 hrs, Volume= 0.266 af, Depth> 6.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-year Rainfall=7.60"

	Area (sf)	CN	Description
*	7,300	98	Paved roads, HSG C
*	3,107	98	Infiltration Basin, HSG C to elev. 43.7
	12,157	79	50-75% Grass cover, Fair, HSG C
	22,564	88	Weighted Average
	12,157		53.88% Pervious Area
	10,407		46.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment DA-1: Right of Way



Peyton Estates-Proposed Conditions

Type III 24-hr 100-year Rainfall=7.60"

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Summary for Pond 1P: Detention Basin

Inflow Area = 0.518 ac, 46.12% Impervious, Inflow Depth > 6.17" for 100-year event
 Inflow = 3.57 cfs @ 12.08 hrs, Volume= 0.266 af
 Outflow = 0.56 cfs @ 12.56 hrs, Volume= 0.141 af, Atten= 84%, Lag= 28.7 min
 Discarded = 0.07 cfs @ 12.56 hrs, Volume= 0.091 af
 Primary = 0.49 cfs @ 12.56 hrs, Volume= 0.051 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 43.79' @ 12.56 hrs Surf.Area= 3,172 sf Storage= 6,287 cf

Plug-Flow detention time= 244.0 min calculated for 0.141 af (53% of inflow)
 Center-of-Mass det. time= 133.7 min (916.8 - 783.1)

Volume	Invert	Avail.Storage	Storage Description		
#1	41.00'	7,635 cf	Custom Stage Data (Conic) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
41.00	1,408	0	0	1,408	
42.00	1,986	1,689	1,689	2,004	
43.00	2,628	2,300	3,988	2,668	
44.00	3,322	2,968	6,956	3,388	
44.20	3,467	679	7,635	3,539	

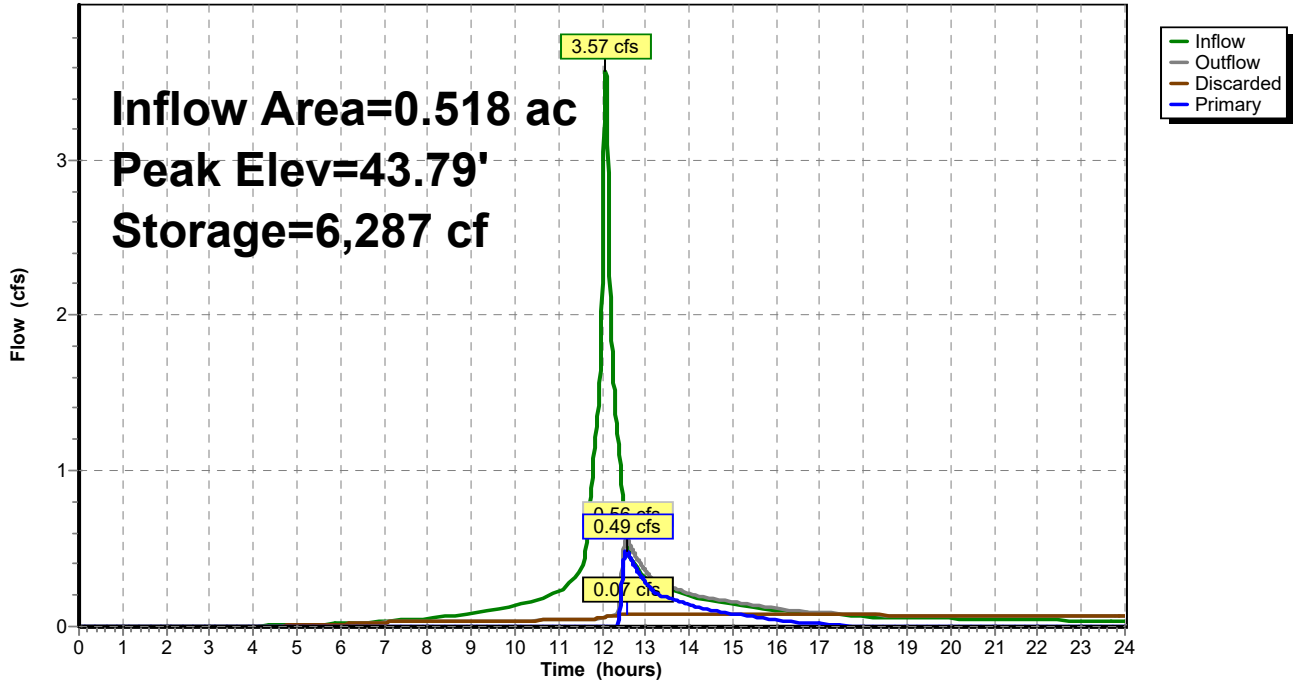
Device	Routing	Invert	Outlet Devices					
#1	Discarded	41.00'	1.020 in/hr Exfiltration over Surface area					
#2	Primary	43.70'	6.0' long x 0.5' breadth Broad-Crested Rectangular Weir					
			Head (feet) 0.20 0.40 0.60 0.80 1.00					
			Coef. (English) 2.80 2.92 3.08 3.30 3.32					

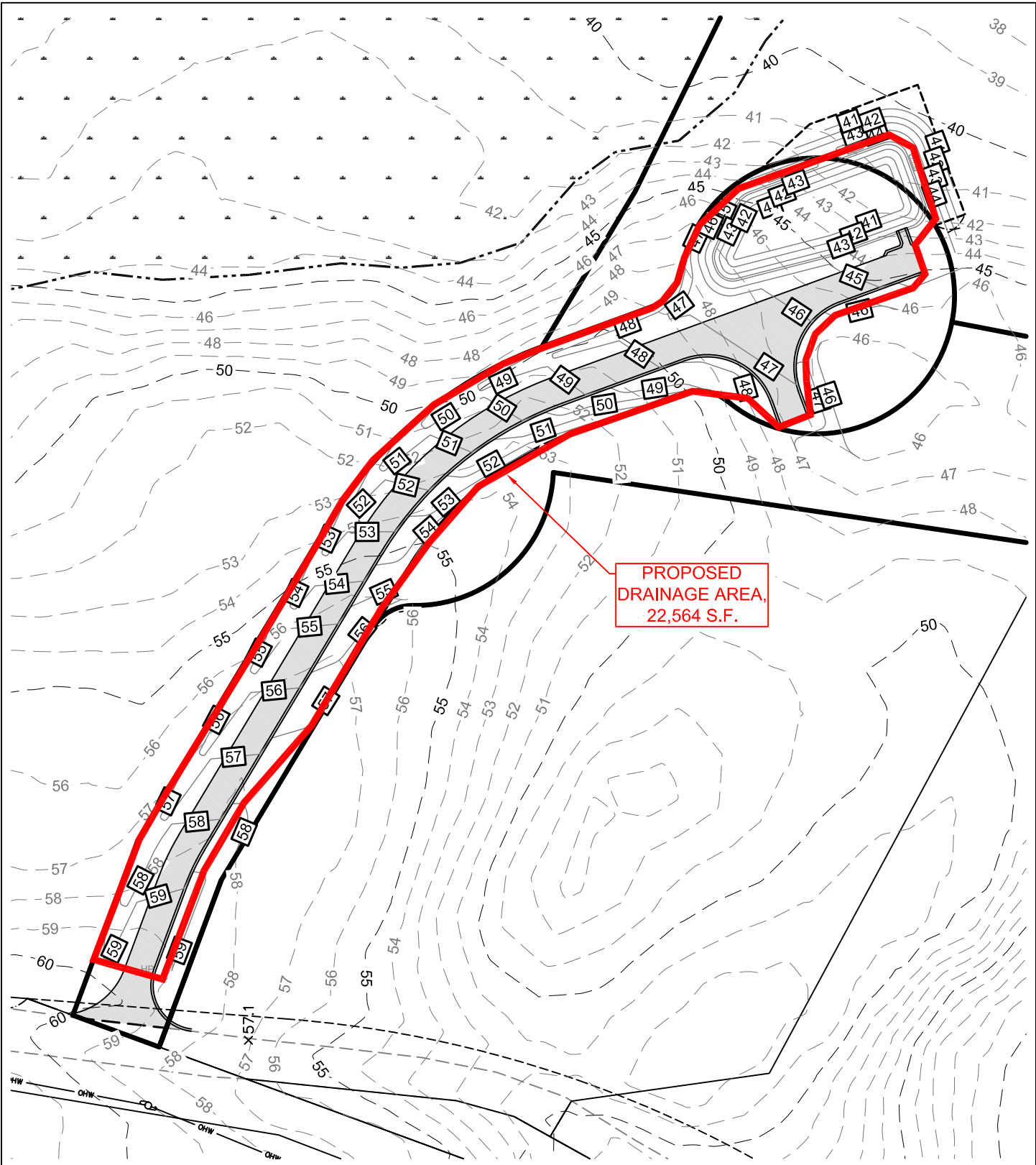
Discarded OutFlow Max=0.07 cfs @ 12.56 hrs HW=43.79' (Free Discharge)
 ↗1=Exfiltration (Exfiltration Controls 0.07 cfs)

Primary OutFlow Max=0.48 cfs @ 12.56 hrs HW=43.79' (Free Discharge)
 ↗2=Broad-Crested Rectangular Weir (Weir Controls 0.48 cfs @ 0.86 fps)

Pond 1P: Detention Basin

Hydrograph





DRAINAGE AREA
PEYTON ESTATES
W. WAREHAM, MA 02576

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

SCALE: 1" = 60'