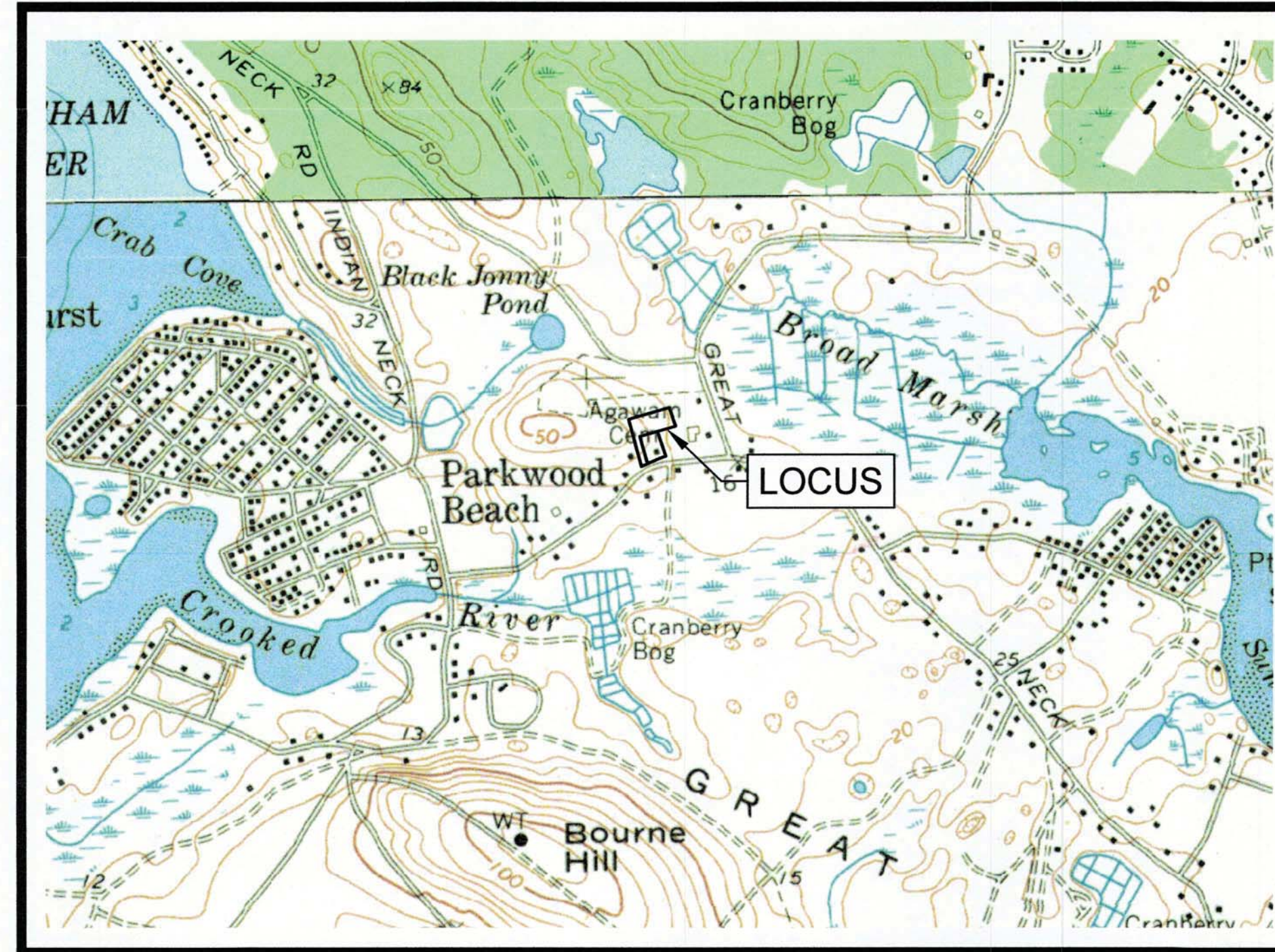


DEFINITIVE SUBDIVISION PLAN OF LAND OF TOBIA WAY IN WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

LIST OF DRAWINGS

SHEET NO.	TITLE
1 OF 4	COVER SHEET
2 OF 4	EXISTING CONDITIONS
3 OF 4	LOTTING PLAN
4 OF 4	GRADING & DRAINAGE



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



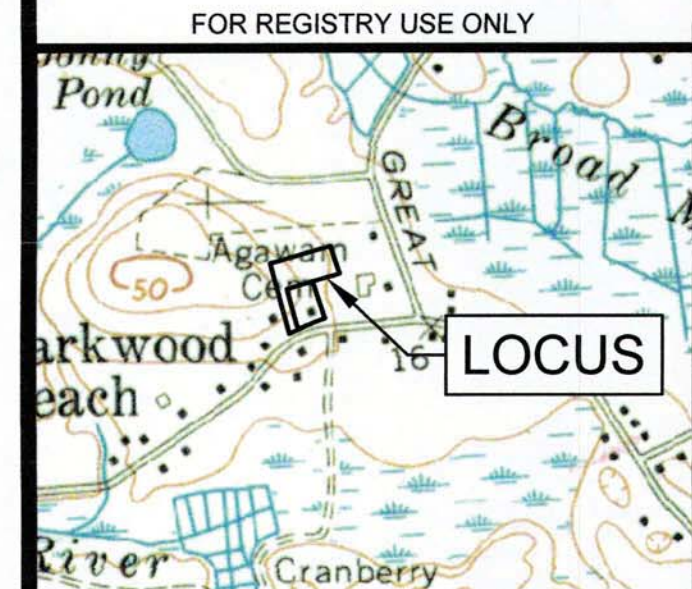
AERIAL MAP
SCALE 1" = 500'

REQUESTED WAIVERS:

1. A WAIVER FOR INSTALLING STREET LIGHTS.
2. A WAIVER FOR INSTALLING STREET TREES.
3. A WAIVER FOR INSTALLING SIDEWALKS.
4. A WAIVER FOR INSTALLING CONCRETE CURBING ON BOTH SIDES OF THE ROAD. A CAPE COD BERM IS PROPOSED ALONG ONE SIDE OF THE ROAD.
5. A WAIVER FOR INSTALLING FIRE ALARMS.
6. A WAIVER FOR INSTALLING AN 18 FOOT WIDE ROAD. A 12 FOOT WIDE ROAD IS PROPOSED AND IS ACCEPTABLE BY THE WAREHAM FIRE DEPARTMENT.
7. A WAIVER FOR 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.

CURRENT OWNER & APPLICANT:
CHRISTIAN E. TOBIA
5 CROOKED RIVER ROAD
WAREHAM, MA 02571

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



FOR REGISTRY USE ONLY
LOCUS MAP
SCALE 1" = 2000'

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 1/25/22



JOHN L. CHURCHILL JR., P.E. DATE 1/25/22

**DEFINITIVE
SUBDIVISION
PLAN OF LAND
OF
TOBIA WAY
IN
WAREHAM,
MASSACHUSETTS
(PLYMOUTH COUNTY)**

COVER SHEET

REVISIONS:

No.	DATE	DESC.
1	1-6-2022	REVIEW COMMENTS
2	1-29-2022	REVIEW COMMENTS
3	1-25-2022	REVIEW COMMENTS

PREPARED FOR:

CHRISTIAN E. TOBIA
5 CROOKED RIVER ROAD
WAREHAM, MA 02571

PREPARED BY:

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

SCALE: 1" = 20'
0 10 20 40 FEET

FIELD: JM/JC

PLAN DATE: OCTOBER 19, 2021

CALC./DESIGN: SJI

DRAWN: SJI

CHECK: JLC

JOB NO: 5741

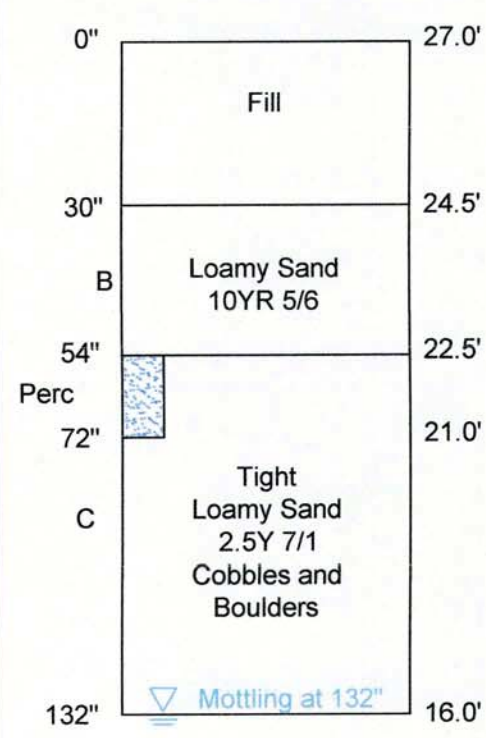
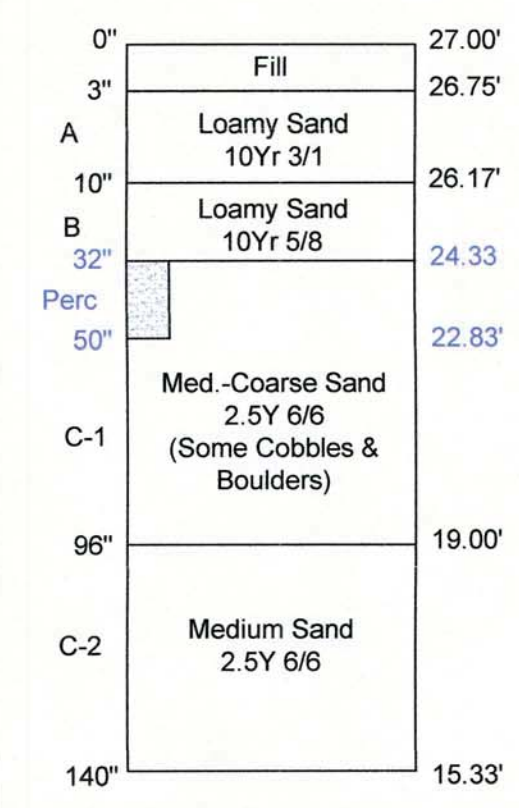
SHEET 1 OF 4

TEST PIT DATA

INSPECTOR: David D. Flaherty, Jr., R.S.
 EVALUATOR: Michael Pimentel, EIT, CSE
 C.S.E. APPROVAL DATE: Oct. 1999
 DATE: June 7, 2012
 TEST PIT # 1
 ELEV TOP = 27.00'
 ELEV WATER = < 15.33'
 PERC RATE = < 2 min./inch
 DEPTH OF PERC = 32" - 50"
 TEXTURAL CLASS: 1

TEST PIT DATA

INSPECTOR: Robert Either
 SOIL EVALUATOR: Michael Pimentel
 DATE: September 24, 2015
 TEST PIT # 2
 ELEV TOP = 27.0'
 ELEV WATER = 16.0'
 PERC RATE = 7 MIN/IN
 DEPTH OF PERC = 54"-72"
 TEXTURAL CLASS: 2



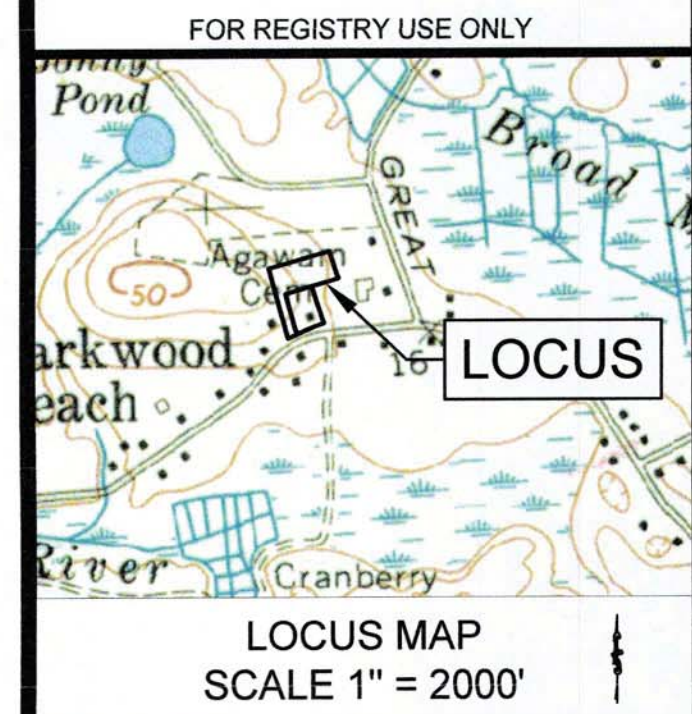
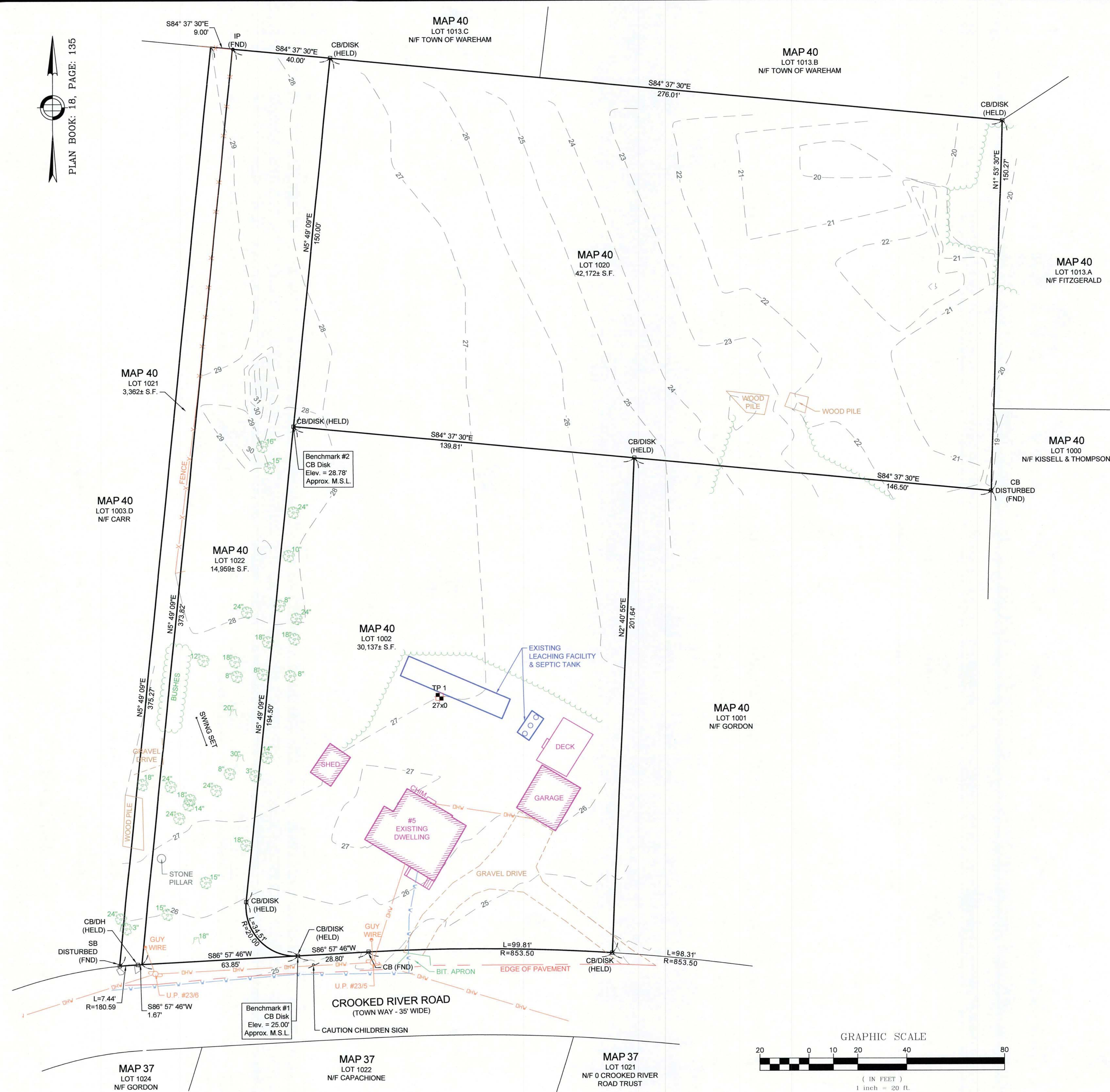
No Standing, Mottling or Weeping Observed

*TEST PIT 1 WAS TAKEN FROM PLAN ENTITLED "PROPOSED SEPTIC SYSTEM UPGRADE FOR 5 CROOKED RIVER ROAD" PREPARED BY JC ENGINEERING INC. AND DATED 6-18-2012.

*TEST PIT 2 WAS TAKEN FROM PLAN ENTITLED "PROPOSED SEPTIC SYSTEM UPGRADE FOR 7 CROOKED RIVER ROAD" PREPARED BY JC ENGINEERING INC. AND DATED 11-4-2015.

NOTES:

- OWNER (LOTS 1002, 1020, 1021): CHRISTIAN E. TOBIA, 5 CROOKED RIVER ROAD, WAREHAM, MA 02571
- OWNER (LOT 1022 - RIGHT OF WAY): CHRISTIAN E. TOBIA, 5 CROOKED RIVER ROAD, WAREHAM, MA 02571
- LOCUS IS SHOWN AS LOTS 1002, 1020, 1021, & 1022 ON ASSESSOR'S MAP 40.
- DEED REFERENCE: BOOK 43844, PAGE 278
- PLAN REFERENCES: PLAN BOOK 12, PAGE 407; PLAN BOOK 18, PAGE 135
- LOCUS PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE X AS SHOWN ON PANEL #25023C05771, DATED JULY 17, 2012.
- LOCUS PROPERTIES ARE LOCATED WITHIN THE R-30 ZONING DISTRICT.
- ELEVATIONS ARE BASED ON APPROXIMATE MEAN SEA LEVEL DATUM.
- SURVEY WAS CONDUCTED IN JULY OF 2021.



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., P.E.
 No. 48068
 1/25/22
 JOHN L. CHURCHILL JR., PLS DATE

DEFINITIVE SUBDIVISION PLAN OF LAND OF TOBIA WAY IN WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

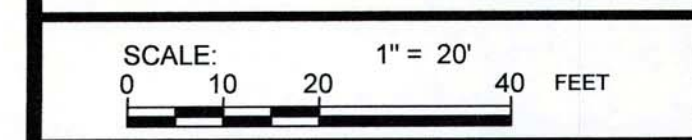
EXISTING CONDITIONS

REVISIONS:

No.	DATE	DESC.
1	1-5-2022	REVIEW COMMENTS
2	1-20-2022	REVIEW COMMENTS
3	1-25-2022	REVIEW COMMENTS

PREPARED FOR:
 CHRISTIAN E. TOBIA
 5 CROOKED RIVER ROAD
 WAREHAM, MA 02571

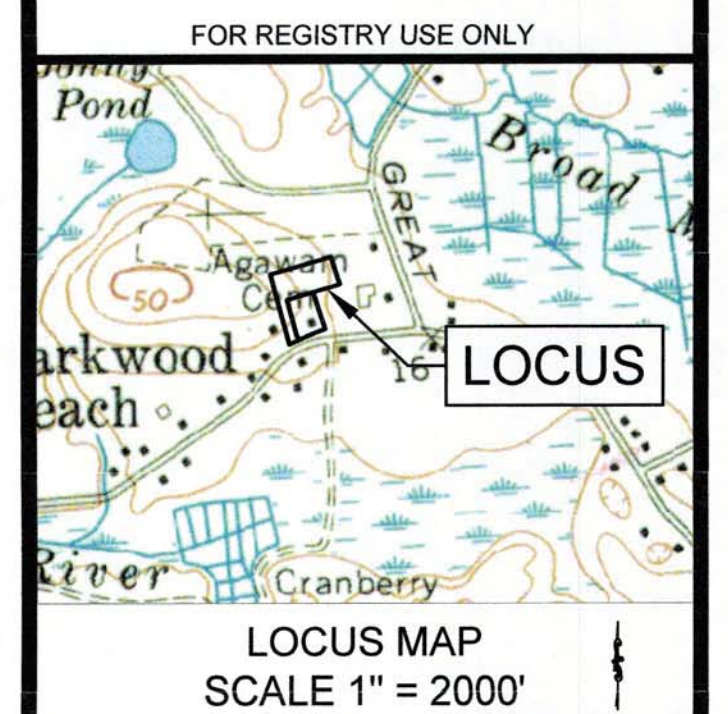
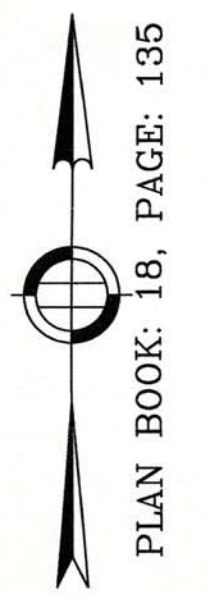
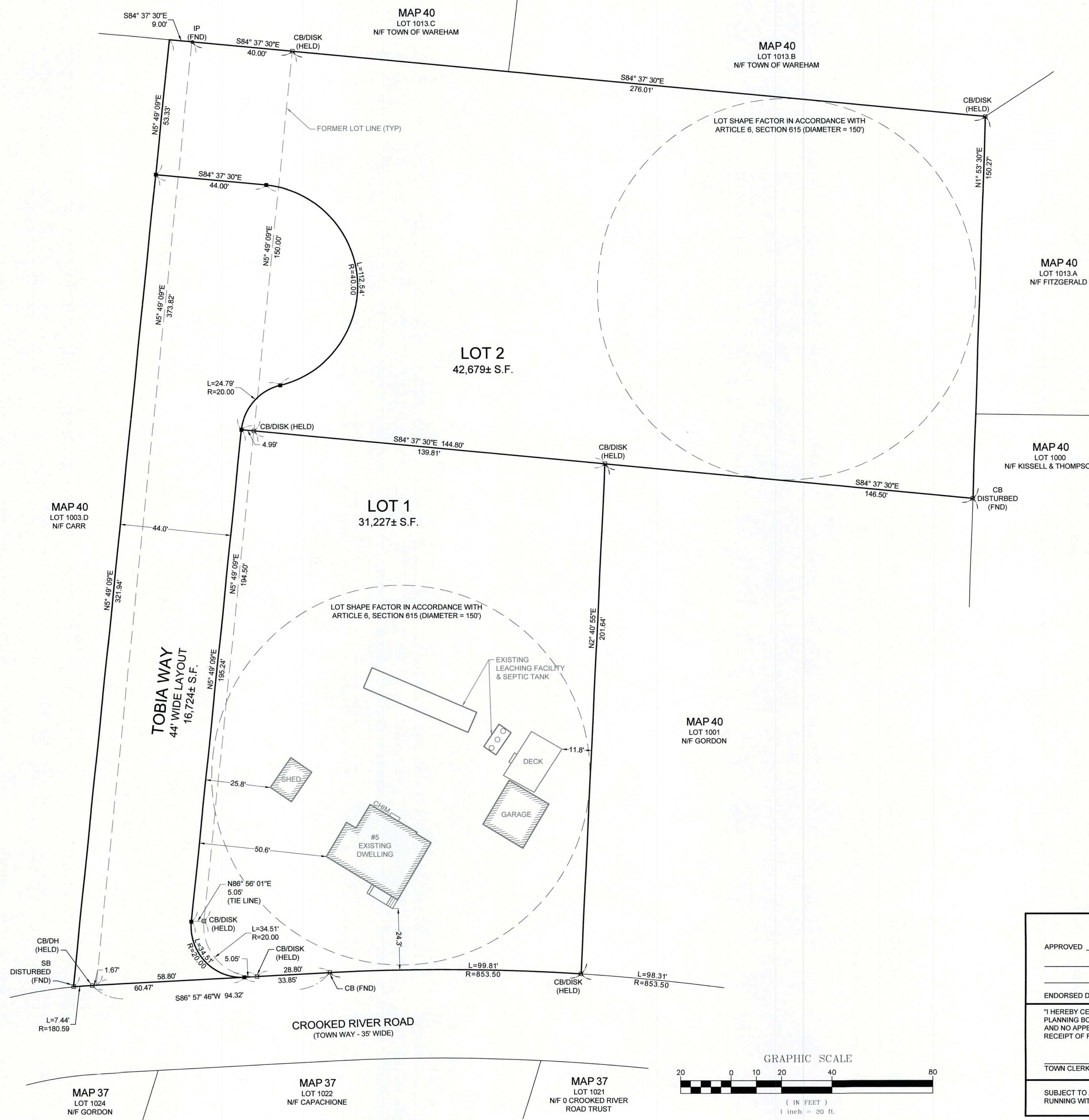
PREPARED BY:
 JC ENGINEERING, INC.
 2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02538
 508-273-0377



FIELD: JM/JC
 PLAN DATE: OCTOBER 19, 2021
 CALC./DESIGN: SJJ
 DRAWN: SJJ
 CHECK: JLC
 JOB NO: 5741

ZONING DISTRICT: R-30

REGULATION	REQUIRED
MIN. LOT AREA	30,000 S.F.
MIN. FRONTAGE	150'
MIN. FRONT SETBACK	20'
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	10'
MAX. BLDG HEIGHT	35'
MAX. LOT COVERAGE	25%



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 1/25/22

JOHN L. CHURCHILL JR., P.E.
DATE 1/25/22

DEFINITIVE SUBDIVISION PLAN OF LAND OF TOBIA WAY IN WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

LOTING PLAN

REVISIONS:

No.	DATE	DESC.
1	1-5-2022	REVIEW COMMENTS
2	1-20-2022	REVIEW COMMENTS
3	1-25-2022	REVIEW COMMENTS

PREPARED FOR:
CHRISTIAN E. TOBIA
5 CROOKED RIVER ROAD
WAREHAM, MA 02571

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

SCALE: 1" = 20'
0 10 20 40 FEET

FIELD: JM/JC
PLAN DATE: OCTOBER 19, 2021
CALC./DESIGN: SJI
DRAWN: SJI
CHECK: JLC
JOB NO: 5741

- NOTES:
- OWNER (LOTS 1002, 1020, 1021):
CHRISTIAN E. TOBIA
5 CROOKED RIVER ROAD
WAREHAM, MA 02571
 - OWNER (LOT 1022 - RIGHT OF WAY):
CHRISTIAN E. TOBIA
5 CROOKED RIVER ROAD
WAREHAM, MA 02571
 - LOCUS IS SHOWN AS LOTS 1002, 1020, 1021, & 1022 ON ASSESSOR'S MAP 40.
 - DEED REFERENCE:
BOOK 43844, PAGE 278
 - PLAN REFERENCES:
PLAN BOOK 12, PAGE 407
PLAN BOOK 18, PAGE 135
 - LOCUS PROPERTIES ARE LOCATED WITHIN THE R-30 ZONING DISTRICT.

LEGEND

□	SURVEY MONUMENT FOUND
■	CONCRETE BOUND TO BE SET

WAREHAM PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

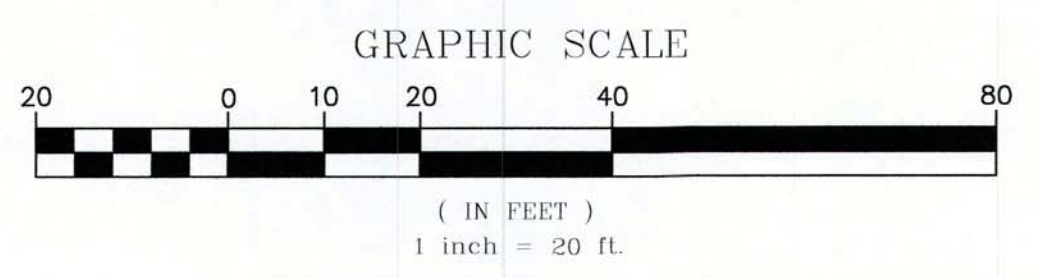
APPROVED _____

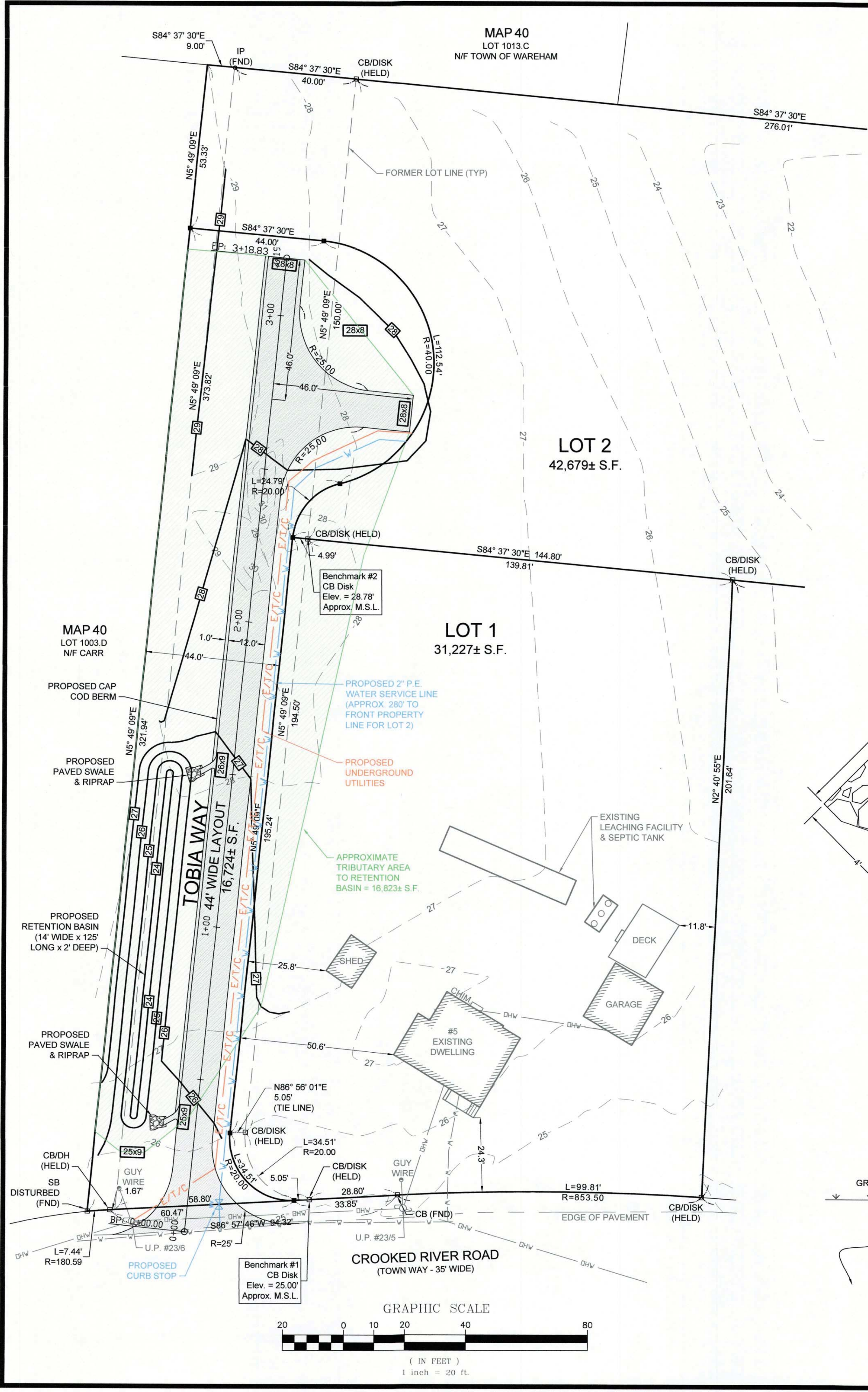
ENDORSED DATE _____

"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."

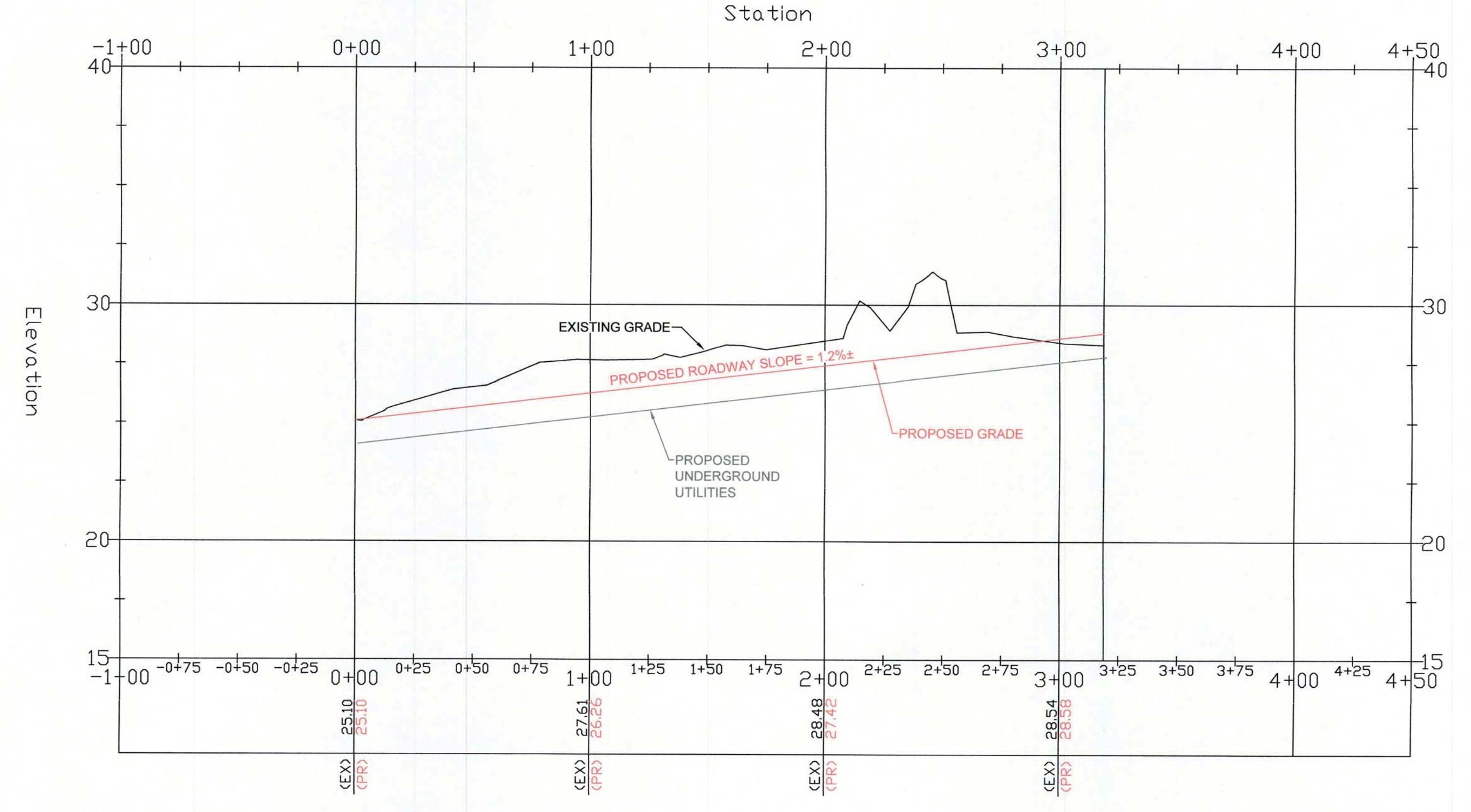
TOWN CLERK, WAREHAM, MA. _____ DATE _____

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

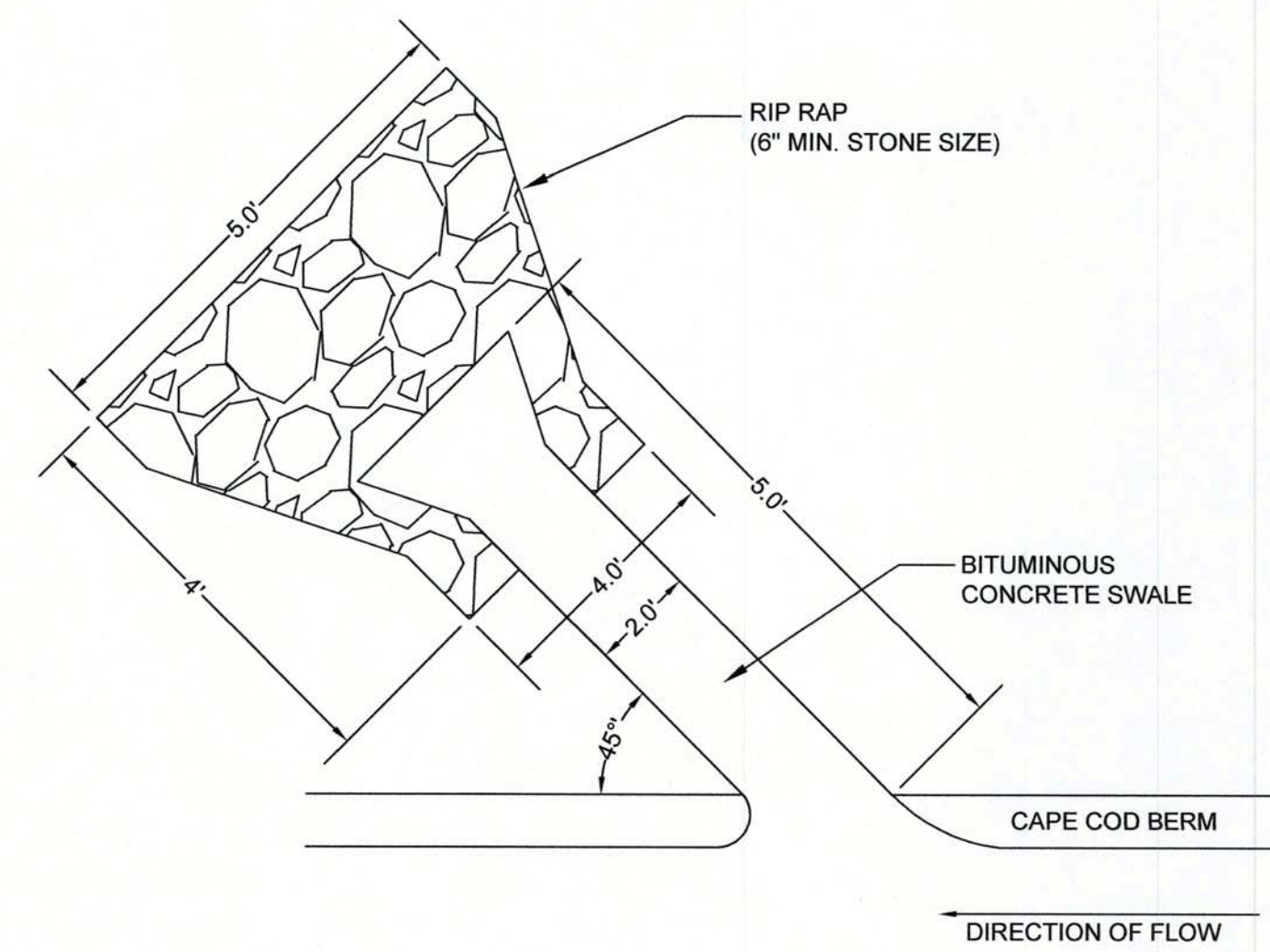




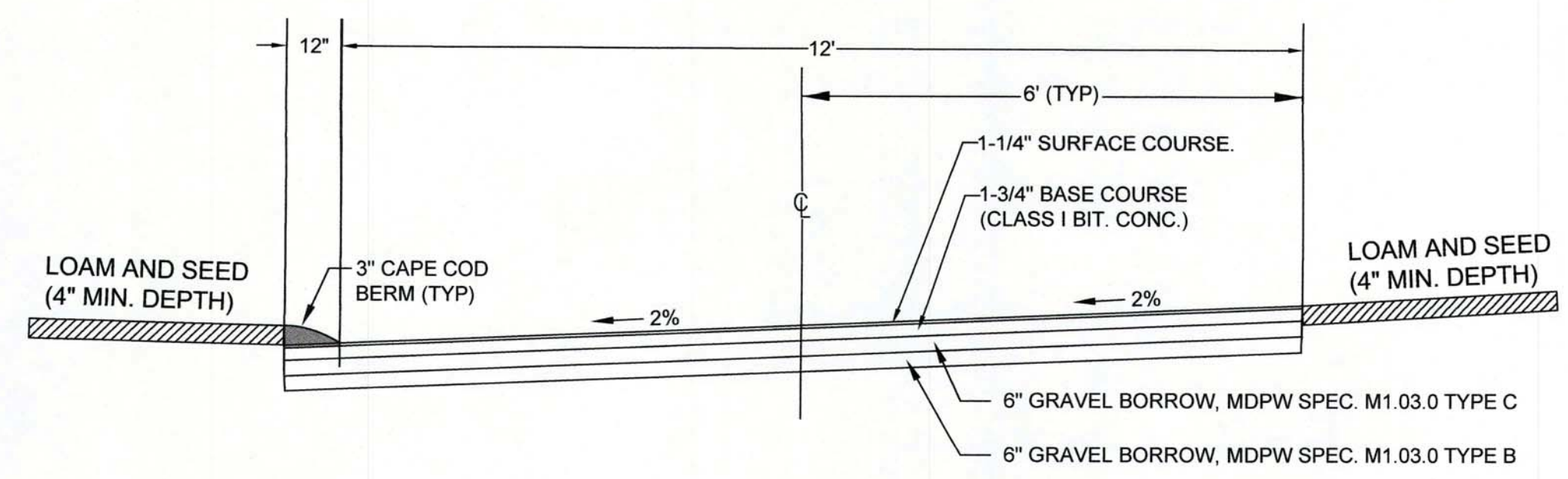
TOBIA WAY



ROADWAY PROFILE
SCALE: 1" = 40' H
1" = 4' V

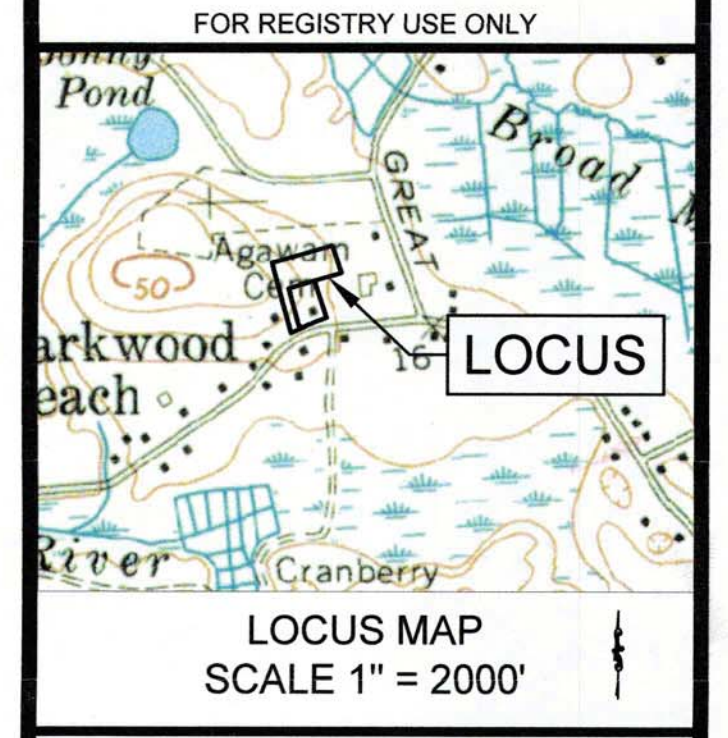
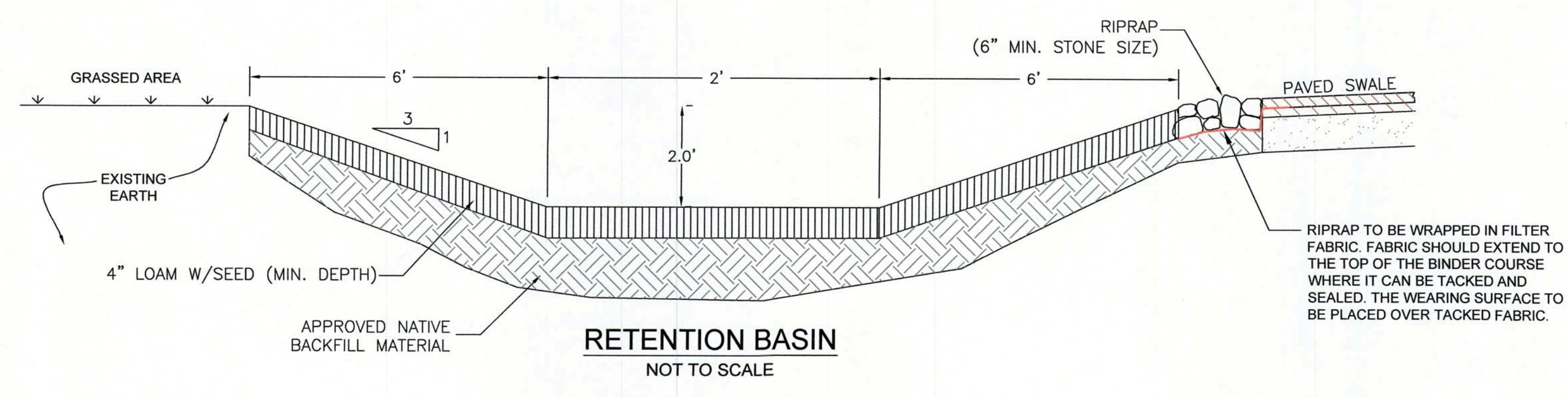


PAVED SWALE TO RIP-RAP
NOT TO SCALE



TYPICAL ROADWAY CROSS SECTION
NOT TO SCALE

- NOTES:**
- LOT 1 SHOWN ON THIS PLAN IS CURRENTLY SERVICED BY TOWN WATER AND HAS A PRIVATE SEPTIC SYSTEM. LOT 2 SHOWN ON THIS PLAN WILL BE SERVICED BY A PRIVATE SEPTIC SYSTEM AND WILL CONNECT TO THE WATER MAIN IN CROOKED RIVER ROAD WITH A 2" P.E. WATER SERVICE LINE (APPROX. 280' TO FRONT PROPERTY LINE OF LOT 2).



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 1/25/22

JOHN L. CHURCHILL JR., P.E.
DATE 1/25/22

DEFINITIVE SUBDIVISION PLAN OF LAND OF TOBIA WAY
IN WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

GRADING & DRAINAGE

REVISIONS:

No.	DATE	DESC.
1	1-6-2022	REVIEW COMMENTS
2	1-20-2022	REVIEW COMMENTS
3	1-25-2022	REVIEW COMMENTS

PREPARED FOR:
CHRISTIAN E. TOBIA
5 CROOKED RIVER ROAD
WAREHAM, MA 02571

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JC ENGINEERING, INC.
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FIELD: JM/JC
PLAN DATE: OCTOBER 19, 2021
CALC./DESIGN: SJI
DRAWN: SJI
CHECK: JLC
JOB NO: 5741
SHEET 4 OF 4