

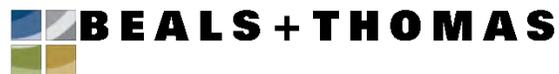
Application for Definitive Subdivision Plan

Harwich Road Subdivision

**Wareham Street
Carver, Massachusetts**

Prepared for:
**A.D. Makepeace Company
158 Tihonet Road
Carver, MA 02571**

Prepared by:



***Submitted in Compliance with the Carver
Zoning Bylaw and the Carver Subdivision
Rules and Regulations***

April 7, 2022



April 7, 2022

Bruce Maki, Chair
Carver Planning Board
108 Main Street
Carver, MA 02330

Via: Hand Delivery and email to thomas.bott@carverma.gov
and michele.bremer@carverma.gov

Reference: Application for Definitive Subdivision Plan
Harwich Road Subdivision
Wareham Street
Carver, Massachusetts
B+T Project No. 1833.120

Dear Commissioners:

On behalf of the Applicant, A.D. Makepeace Company, Beals and Thomas, Inc. respectfully submits the enclosed Definitive Subdivision Plan (DSP) for property located off Wareham Street in Carver, Massachusetts. The Property can be further identified as Assessors Map 134 Lots 4-1, 4-2B, and 4-3.

This DSP is submitted in accordance with Massachusetts General Laws Chapter 41 Sections 81K through 81GG (the Subdivision Control Law), the Carver Zoning Bylaw, and the Carver Subdivision Rules and Regulations.

The following information is included for your review:

- Section 1.0: Forms;
- Section 2.0: Project Narrative;
- Section 3.0: Parties in Interest;
- Section 4.0: Stormwater Management Information;
- Section 5.0: Traffic Information;
- Section 6.0: Ownership Information; and
- Section 7.0: Plans.

Bruce Maki, Chair
Carver Planning Board
April 7, 2022
Page 2

As required, enclosed are eight (8) copies of the submission package. The Applicant, in accordance with MGL. c. 41, s. 81T, filed by hand delivery a copy with the Town Clerk stating the date of submission for such approval accompanied by a copy of the executed application form. In accordance with Section 6.2.7, a PDF version has been emailed to the Town Planner for circulation. We understand that the Planning Department will submit the legal advertisement to the Carver Reporter at the Applicant's expense and will notify abutters within 300 feet of the subject property that this plan has been filed. A list of Planning Boards for municipalities abutting Carver, as well as a certified list of abutters within the Town of Wareham and associated labels, has been provided in Section 3.0; the Applicant will call the Carver Assessor's Office to activate the Certified Abutter's List Request for abutters in Carver upon confirmation of the hearing date.

As required by the Planning Board Fee Schedule, enclosed are two checks payable to the Town of Carver in the amounts of \$1,400.00 (\$1,000.00 Filing Fee (with Form B) + \$200.00/lot fee for 2 lots (with Form B)) and \$4,610.00 (\$1,000.00 Review and Inspection Fee + \$250.00/Bound Fee for 10 bounds + \$3.00/linear foot of Security for as-built plans for 370 linear feet of roadway).

A copy of this DSP is being submitted to the Carver Town Clerk and Board of Health concurrent with this submission to the Planning Board. We understand that the Planning Board will provide copies of this DSP to other municipal departments as required, as well as to the review engineer.

Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560. We thank you for your consideration of this DSP and look forward to meeting with the Board at the next available public hearing.

Very truly yours,

BEALS AND THOMAS, INC.



Matthew Cote, PE
Senior Civil Engineer



Sarah W. Stearns, PWS
Associate

Enclosures

cc: Carver Town Clerk (via Hand Delivery)
Carver Board of Health (via Hand Delivery)
James Kane, A.D. Makepeace Company (via email and 1 copy via U.S. Mail)
Robb L. D'Ambruoso, D'Ambruoso Law, LLC (via email and 1 copy via U.S. Mail)

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Section 1.0
Forms

Form C: Application for Approval of Definitive Subdivision Plan



TOWN OF CARVER

Planning Board

108 Main Street, Carver, MA 02330
Tel: 508-866-3405 • Fax: 508-866-3430
Email: Carver.Planning@carverma.gov

Planning Board: Definitive Plan (Form C)

- 8 full sized set of plans
- (1) 11x17 set of plans
- PDF of Plans
- PDF of Storm Water Report
- Complete Application Form
- Brief Narrative of Project
- CHECK FEE SCHEDULE
- Certified Abutters Labels from the Assessor's Office

Application Deadline: 4 Thursdays before the Agenda Date.

2 Newspapers ads: 1st ad must appear 3 Fridays before Agenda Date; 2nd ad on following Friday.

Send *Certified Mail* to abutters and surrounding towns after 1st newspaper ad appears.

Stamp application in with the Town Clerk.

The Board has 90-days from the date of application to make a decision—if there was a preliminary plan.

The Board has 135-days from the date of application to make a decision—if there was NOT a preliminary plan.

Decisions sent by regular mail to abutters.

There is a 20-day appeal period.



TOWN OF CARVER

Planning Board

108 Main Street, Carver, MA 02330
Phone: 508-866-3450 Fax: 508-866-3430
Email: townplanner@carverma.gov

FORM C

APPLICATION FOR APPROVAL OF DEFINITIVE SUBDIVISION PLAN

DATE: April 7, 2022

To The Planning Board of the Town of Carver:

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

Harwich Road Definitive Subdivision in Carver, Massachusetts (Plymouth County)

and described as follows: located off Wareham Street in the Town of Carver, number of lots proposed 2, total acreage of tract 383.1 ac, hereby submits said plan as a

DEFINITIVE plan in accordance with the Rules and Regulations of the Carver Planning Board and makes application to the Board for approval of said plan.

The undersigned's (owner's) title to said land is derived under deed from Norman Holmes, dated July 8, 1942, and recorded in the Plymouth County Registry of Deeds in book 1828, page 468. Said land is free from encumbrances except for the following:

an 85-foot-wide Algonquin Gas Easement recorded in Plymouth County Registry of Deeds Book 6837 Page 32, Book 2864 Page 244, and Book 2222, Page 9.

Said plan has has not evolved from a preliminary plan submitted to the Board on August 10, 2021, and approved (with modifications) disapproved on September 14, 2021.

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 Town Clerk:

Date: _____

Time: _____

Signature _____

Applicant's Signature J. Plo

Applicant's Address 168 Tihonet Road

Carver, MA 02571

Applicant's Phone: (508) 295-1000

Received by Planning Board:

Date: _____

Time: _____

Signature _____

Received by Board of Health:

Date: _____

Time: _____

Signature _____

Section 2.0
Project Narrative

2.0 PROJECT NARRATIVE

2.1 Introduction

The Property consists of an approximately 383-acre parcel with frontage on Wareham Street and Federal Road. The Property is bounded by Wareham Street to the west, the Wareham-Carver town line to the southwest and south, Federal Road to the east, and Hammond Street to the north. The Property can be further identified as Assessors Map 134 Lots 4-1, 4-2B, and 4-3 and is depicted on the Locus Map and Aerial Map enclosed in Section 7.0. The Property is located in the Residential-Agricultural zoning district.

The Property currently contains numerous active cranberry bogs bounded by sand track bog roads, as well as agricultural canals and reservoirs. The Property is bisected by a natural gas pipeline owned and operated by Algonquin Gas Transmission Co. via an easement oriented generally east-west. Portions of the Property are forested and undeveloped. The Property contains open water and forested wetlands. The Wareham Conservation Commission voted unanimously on March 23, 2022 to approve an Abbreviate Notice of Resource Area Delineation (ANRAD) confirming the limits of wetland resource areas on the Property; a copy of the resulting Order of Resource Area Delineation (ORAD) will be provided to the Planning Board upon receipt.

The Applicant filed a Form B – Preliminary Subdivision Plan on September 14, 2021. The Planning Board reviewed and approved the preliminary plan, providing input to the Applicant in order to ensure the quality of this Definitive Subdivision Plan.

2.2 Proposed Residential Subdivision

Proposed work includes construction of a 370-linear foot roadway and cul-de-sac, stormwater management system, and off-grading to support a two-lot conventional subdivision. Each proposed single-family dwelling lot will have its own private well and septic system, as depicted on the plans enclosed in Section 7.0. Documentation of test pits as witnessed by the Board of Health are included in Section 4.0.

The proposed subdivision is designed in compliance with the Town of Carver Rules and Regulations Governing the Subdivision of Land and the applicable sections of the Carver Zoning Bylaw (the Bylaw) as outlined below. Single-family homes are allowable by-right within the Residence/Agricultural zoning district.

2.3 Compliance with Town of Carver Rules and Regulations Governing the Subdivision of Land (Effective February 19, 2008)

The proposed residential subdivision complies with applicable sections of the Town of Carver Rules and Regulations Governing the Subdivision of Land as follows:

Section 3.1: Applicability

This Application serves as the submission of the Definitive Plan of subdivision pursuant to the Subdivision Control Law in order to secure such subdivision's approval by the Board.

Section 3.3: Compliance with the Board's Rules and Regulations

The proposed subdivision complies with the Rules and Regulations as outlined herein.

Section 3.4: Waivers

Refer to Section 2.4 of this application for a list of waivers and applicable rationale.

Section 3.7: Fees

The fees included with the application are as follows:

- Filing Fee: \$1,400.00 Total
 - Filing Fee: \$1,000.00 (with Form B) = \$1,000.00
 - Per Lot Fee: \$200.00/lot (with Form B) x 2 lots = \$400.00
- Review and Inspection Fees: \$4,610.00 Total
 - 1-5 Lots = \$1,000.00
 - Per Bound Fee: \$250.00/bound x 10 roadway bounds = \$2,500.00
 - Security for as-built plans: \$3.00/linear foot of roadway x 370 lf = \$1,110.00

Section 3.9: Dwelling Limitation

Not more than one building designed for use as a dwelling will be proposed on any lot within the proposed subdivision.

Section 3.10: Access Adequacy Regulations

The street within the proposed subdivision, as well as the existing way providing access thereto, comply with the standards established in the Rules and Regulations and therefore provide adequate access, as further discussed under Section 7.3 Streets.

Section 3.11: Authorization to Submit a Plan

Copies of applicable deeds are included in Section 6.0 as evidence of the Applicant's rightful ownership of the land. Lastly, evidence indicating no outstanding taxes or assessments are due on the property is also provided in Section 6.0.

Section 6.1: Pre-Application Conference

The Applicant and their project team filed an Application for Approval of a Preliminary Plan on September 14, 2021. The Planning Board reviewed the preliminary plan, providing input to the Applicant in order to ensure the quality of this Definitive Subdivision Plan. The Applicant also attended a pre-application meeting with the Town Planner on March 10, 2022.

Section 6.2: Submission

Section 6.2.1: Application

Enclosed are (8) prints of the plan and profile (see Section 7.0), a properly executed application form (see Section 1.0), supporting reports and narratives (see Section 2.0 and 5.0), and stormwater management calculations (see Section 4.0).

Section 6.2.2: Notice

Concurrent with this submission, the Applicant, in accordance with M.G.L. c. 41, s. 81T, filed by hand delivery, a notice with the Town Clerk stating the date of submission for such approval accompanied by a copy of the application form.

Section 6.2.3: Fee

The fee as specified on the most recent Fee Schedule adopted by the Planning Board is included (see detailed description in Section 3.7 Fees above)

Section 6.2.7: Electronic File

An electronic copy of the submission in PDF format, as well as an electronic copy of the plan in .dwg format, has been provided to the Town Planner via email.

Section 6.3: Contents

The enclosed Definitive Plan set has been prepared with the required information specified in this section as follows:

Sections 6.3.4.1 & 6.3.4.2: Observation Pits & Stormwater Management System

A stormwater management report with supporting calculations, including soil test pit data and watershed maps are included in Section 4.0.

Section 6.3.4.3: Fire Protection Water Service

The Proponent has coordinated with the Carver Fire Department regarding the adequacy of the fire protection measures proposed in this Definitive Subdivision Plan application. Municipal water supply is not available in this portion of Wareham Street. The Applicant proposes a dry, 8-inch water main to potentially serve the two-lot subdivision in the future. The Applicant also proposes a hydrant on each end (spaced approximately 350-ft from each other).

Sections 6.3.4.4 & 6.3.4.5: Water Supply and Sewage Disposal

Municipal water and sewer service are not available at this location. Each proposed lot will have its own private well and septic system that will comply with Carver Board of Health regulations and state Title 5 regulations at 310 CMR 15.000. The Board of Health's approval of the Definitive Plan will be provided to the Planning Board upon receipt, within 45 days of the filing of this application.

Section 6.3.4.6: Traffic Circulation and Safety (Level 1)

The proposed subdivision roadway design, including: alignment, corners, associated stopping sight distances, and grades complies with the street design standards. Furthermore, roadway construction will utilize best management practices to reduce temporary construction impacts to existing roadway traffic on Wareham Street. Refer to Section 5.0, Traffic Information for further detail.

Section 6.8: Security

Pursuant to G.L. c. 41, s. 81U, before endorsement of the Board's approval of a Definitive Plan, the Applicant will work with the Board to secure the construction of ways and installation of municipal services in compliance with Section 6.8 of the Rules and Regulations.

Section 7.1: General Design Standards

All proposed building lots contain at least the minimum area (60,000 sf) and frontage (150 lf) required by the Residential Agricultural Zoning District in which the land is located.

Section 7.2: Lots

Driveways associated with each lot, as well as public safety requirements of applicable dwellings, will be designed in compliance with the regulations as development proceeds.

Section 7.3: Streets

The proposed subdivision roadway, Harwich Road, has adequate connectivity from Wareham Street for safe vehicular and pedestrian access, a minimum impact on the natural environment, and an attractive street layout for the size and location of the subdivision. The road meets all minimum design standards, including: size, length, grade, material, construction, curbing, sidewalks, and dimensional requirements. The right-angle intersection with Wareham Street will meet all sight distance requirements.

Section 7.4: Utilities

The proposed subdivision includes a complete storm drainage system designed to provide adequate drainage, prevent flooding, and promote onsite infiltration in order to minimize runoff onto adjacent properties. The design standards for the one-hundred-year storm, runoff coefficients, volumes, peak flows, detention/infiltration, outfalls, inverts, and culverts will comply with the subdivision standards. Specifically, the stormwater management system design is consistent with the MassDEP Stormwater Management Policy, the federal NPDES Stormwater Permit program, Town of Carver Board of Health Regulations for Storm Water and Runoff Management, the Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas prepared for the Massachusetts Department of Environmental Protection, March, 1997, Army Corps of Engineers, and all other Town of Carver By-Laws governing disposal of stormwater.

All electrical, telephone, and other utility wires will be located underground. The applicant will consult the telephone company, television cable company, and other applicable utilities relative to the installation of communication services.

Section 7.5: Erosion and Sedimentation Control

The proposed erosion and sediment control measures will meet the requirements of the Conservation Commission under 310 CMR 10.00 and the Town of Carver Wetlands By-law, and will be consistent with the subdivision design guidelines for erosion and sedimentation, the federal NPDES Stormwater Permit program, local stormwater and runoff management regulations and the Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas prepared for the Massachusetts Department of Environmental Protection, March, 1997. A separate Notice of Intent will be filed with the Carver Conservation Commission inclusive of erosion and sedimentation controls as development advances.

Section 7.6: Amenities

Effort has been made to preserve natural features such as wooded areas and cranberry bogs in the rear of each proposed lot in order to maintain the character of the site. Where tree removal is required for construction, street trees will be installed along the subdivision roadway, and a landscaped island is proposed in the cul-de-sac.

Section 7.7: Easements

Appropriate easements are proposed for utilities and drainage maintenance where required as depicted on the enclosed Definitive Plans.

2.4 Waivers

In compliance with Section 3.4. of the Regulations, the Applicant respectfully requests the following waivers from applicable provisions of the Regulations:

- 6.3.3.4 This section requires the preparation of Definitive Subdivision Plans at a scale of one inch equals 40 feet. Please note that certain plans were prepared at a modified scale, consistent with what the Planning Board may allow under the Regulations, to facilitate review of the subdivision. While the Applicant believes that a waiver is not required to allow for the modified scale, to the extent that the Planning Board determines otherwise, a waiver is requested pursuant to MGL c. 41 §81R. The modified plan scale will substantially reduce the number of plan sheets for the submittal, avoiding a waste of resources, while also enabling easier review of the plans by the Planning Board. If the Planning Board would prefer to have all sheets at one inch equals 40 foot-scale, the Applicant will provide the significantly greater number of sheets that would entail.

Furthermore, the Applicant notes for the administrative record that Section 6.3.3.4.d.ii. requires elevations to be on the NGVD 1929. The enclosed plans are prepared at NAVD 1988, which is the current standard datum accepted by the Board of Registration of Professional Engineers and Land Surveyors. This datum is also consistent with the approved Preliminary Subdivision Plan.

Section 3.0 **Parties in Interest**

List of Abutting Municipality Planning Boards

Carver Certified Abutter's List Request

Wareham Certified List of Abutters

3.0 PARTIES IN INTEREST

In accordance with the requirements of M.G.L. Chapter 40A, a list of the addresses of Planning Boards in municipalities within the Commonwealth that abut Carver are as follows:

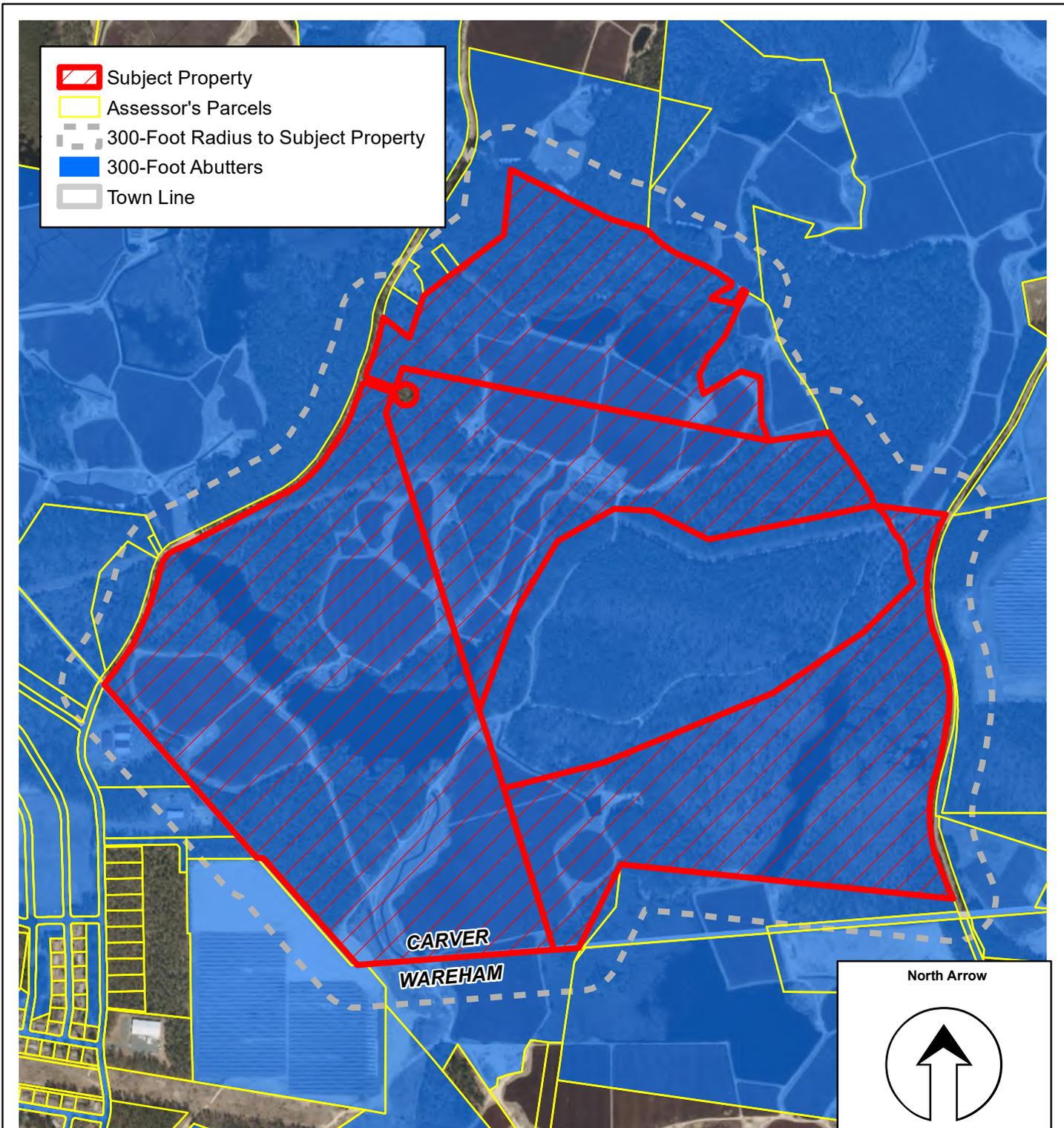
Town of Wareham Planning Department
Memorial Town Hall
54 Marion Road
Wareham, MA 02571

Town of Plymouth Planning & Development Department
11 Lincoln Street
Plymouth, MA 02360

Town of Kingston Planning Department
Kingston Town House
26 Evergreen Street
Kingston, MA 02364

Town of Plympton Planning Department
5 Palmer Road
Plympton, MA 02367

Town of Middleborough Planning Department
20 Center Street
Middleboro, MA 02346



Digital orthophotograph, dated 2019, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

0 500 1,000 2,000
FEET

North Arrow

NORTH

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ALL RIGHTS RESERVED.

PROJECT:
Definitive Subdivision Plan
Carver, Massachusetts

Abutters

PREPARED FOR:
A.D. Makepeace Company
158 Tihonet Road
Wareham, MA 02571

Scale: 1" = 1,000'

Date: 03/07/2022

Source File 1833120P644.mxd

B+T Project No. 1833.120



TOWN OF CARVER BOARD OF ASSESSORS

Telephone (508) 866-3410 – Fax [508] 866-7401

Cranberry Land USA

CERTIFIED ABUTTER'S LIST REQUEST

The Assessor's Office will certify the names and mailing addresses of all abutters. The fee for this service is subject to the Fee Schedule.

The office has **10** days to complete this request.

Applicant: _____

Mailing Address: _____

Telephone: _____

Location of Property: _____

Map: _____ Lot: _____ Key # _____

For: _____

Board of Selectmen

Conservation Commission (100')

Zoning Board of Appeals

Planning Board

Map / Lot

Map / Lot

Map / Lot

Note: Once a certified abutter's list request is complete – the certification is only good for 30 days from the date on the letter.

____ I DO NOT HAVE A MEETING DATE BEFORE THE BOARD CHECKED ABOVE BUT WILL CALL TO ACTIVATE THIS REQUEST ONCE I KNOW THE DATE OF MY HEARING/MEETING.

Request for Certified Abutters List - Wareham Road, Carver

Mary Kate Schneeweis <mschneeweis@bealsandthomas.com>

Thu 3/24/2022 9:47 AM

To: Assessor <assessor@wareham.ma.us>;

1 attachments (896 KB)

1833120P648A.pdf;

To Whom it May Concern—I am following up regarding a recent Request for Certified Abutters List submitted through the Town's online portal for Carver Assessor's Map 134 Lots 4-1, 4-2B, and 4-3.

We will shortly be filing an application with the Carver Planning Board for property located off Wareham Street in Carver, in the vicinity of the Wareham town line. In accordance with Carver's submission requirements, we are required to notify owners of parcels within 300 feet of the subject property, including those across the town line. I have attached a map that depicts the subject property in Carver and 300-foot abutters. A list of the parcel IDs and addresses of abutting lots within the Town of Wareham is included below:

Parcel ID	Site Address
✓ 105_1000	0 CHARLOTTE FURN RD
✓ 105_1000/P	0 CHARLOTTE FURN RD
✓ 105_1002_E	0 CHARLOTTE FURN RD
✓ 105_1003	0 CHARLOTTE FURN RD
✓ 105_12	0 CHARLOTTE FURN RD
✓ 105_A_90	4 WESTFIELD III
✓ 105_B_1	81 CHARLOTTE FURN RD
✓ 105_B_2	77 CHARLOTTE FURN RD
✓ 105_S-A_3	
✓ 106_1000_B	0 CHARLOTTE FURN RD OFF
✓ 106_1001	0 FARM TO MARKET RD
✓ 106_1003	0 FARM TO MARKET RD
✓ 106_1004	107 FARM TO MARKET RD
✓ 106_L1/A	0 FARM TO MARKET RD
✓ 106_SA	0 FARM TO MARKET RD
57_1005	0 TERRY LN
94_F5	0 FONSECA WY

At your convenience, please provide a certified list of the ownership of these parcels. Do not hesitate to contact me should you need any additional information.

Best,

Mary Kate Schneeweis

(she/her/hers)

Senior Environmental Planning Specialist

TOWN OF WAREHAM ABUTTERS						
CARVER MAP 134 LOTS 4-1, 4-2B, 4-3						
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
105-1000	SLOCUM GIBBS CRANBERRY CO		PO BOX 6	S CARVER	MA	02366
1-1000/P	SLOCUM GIBBS CRANBERRY CO		PO BOX 96	S CARVER	MA	02366
105-1002	MAKEPEACE CO AD		158 THONET RD	WAREHAM	MA	02571
105-1003	MAKEPEACE CO AD		158 THONET RD	WAREHAM	MA	02571
105-12	MAKEPEACE CO AD		158 THONET RD	WAREHAM	MA	02571
105/A-90	TOWN OF WAREHAM		54 MARION RD	WAREHAM	MA	02571
105/B-1/A	CANNING REALTY LLC		PO BOX 278	W WAREHAM	MA	02576
105/B-1/B	CANNING REALTY LLC		PO BOX 278	W WAREHAM	MA	02576
105-B2	BAYSIDE AGRICULTURE INC		87 CHARLOTTE FURNACE RD	W WAREHAM	MA	02576
105-SA/3	ADM MAPLE SPRINGS LLC		158 THONET RD	WAREHAM	MA	02571
106-1000/B	MAKEPEACE CO AD		158 THONET RD	WAREHAM	MA	02571
106-1001	MAKEPEACE/F-H ACQUISITION CORP		158 THONET RD	WAREHAM	MA	02571
106-1003	MAKEPEACE/F-H ACQUISITION CORP		158 THONET RD	WAREHAM	MA	02571
106-1004	ADM CRANBERRY CO LLC		158 THONET RD	WAREHAM	MA	02571
106-L1/A	MAKEPEACE CO AD		158 THONET RD	WAREHAM	MA	02571
106-SA	MAKEPEACE/F-H ACQUISITION CORP		158 THONET RD	WAREHAM	MA	02571
57-1005	TOWN OF WAREHAM		0 TERRY LN	WAREHAM	MA	02571
94-F5	CORNERSTONE ESTATES 2	HOME OWNER ASSOCIATION INC	1 PAPAS HOLLOW	PLYMOUTH	MA	02360
CERTIFIED ABUTTERS AS PROVIDED BY MARY KATE SCHNEEWEIS CARVER MA						
AS THEY APPEAR ON OUR						
TAX ROLLS AS OF 3/30/2022						
<i>Mary Kate Schneeweis</i>						
ASSESSORS OFFICE						
REQUESTED BY						
MARY KATE SCHNEEWEIS						
MSCHNEEWEIS@BEALSANDTHOMAS.COM						

Section 4.0
Stormwater Management Information

Checklist for Stormwater Report (*under separate cover*)

Stormwater Management Report (*under separate cover*)

Section 5.0
Traffic Information



Ref.: 22028

April 6, 2022

Mr. Matthew Cote, P.E.
Beals & Thomas, Inc.
144 Turnpike Road
Southborough, MA 01772

Reg.: Preliminary Subdivision of Land
Wareham Street, Carver, MA

Dear Matt:

Ron Müller & Associates (RMA) has investigated the available sight distances at the potential site driveway location for a proposed subdivision of land to be located on Wareham Street in Carver, Massachusetts. As shown on the plan set entitled “*Preliminary Subdivision of Land at Wareham Street, Carver, MA, prepared for AD Makepeace Co., Inc., prepared by JC Engineering, Inc. dated August 10, 2021,*” access will be provided via a proposed subdivision street (Harwich Road). The subdivision street will be located approximately 60 feet north of the existing gated access road to the cranberry bogs east of Wareham Street.

Speed measurements were conducted along Wareham Street north of the existing gated cranberry bog access road by measuring the elapsed time for vehicles traveling a short, pre-measured distance between two checkpoints. The travel time was recorded using automatic traffic recorders and the speed is derived by dividing the elapsed time into the measured distance between checkpoints. The results of the speed measurements are summarized in Table 1. Based on a field investigation, the posted speed limit on Wareham Street is 25 miles per hour (mph) in both directions.

As shown, the recorded average and 85th percentile speeds were found to be higher than the posted speed limit of 25 mph. The average recorded speed was found to be 37 mph traveling northbound and 39 mph traveling southbound on Wareham Street. The 85th percentile speeds were found to be 42 mph traveling northbound and 43 traveling southbound on Wareham Street. The higher 85th percentile speeds were accordingly used in the calculation of minimum sight distance requirements, as described below.

Table 1
Observed Travel Speeds ^a

Location/Direction	Posted Speed Limit	Average Speed	85 th Percentile Speed ^b
Wareham Street north of the gated access road			
Northbound	25	37	42
Southbound	25	39	43

^a In miles per hour (mph).

^b Speed at, or below which 85 percent of all observed vehicles travel.

To identify potential safety concerns associated with site access and egress, sight distances have been evaluated at the potential Harwich Road location on Wareham Street to determine if the available sight distances for vehicles exiting the site meet or exceed the minimum distances required for approaching vehicles to safely stop. The available sight distances were compared with minimum requirements, as established by the American Association of State Highway and Transportation Officials (AASHTO).¹ AASHTO is the national standard by which vehicle sight distance is calculated, measured, and reported. The Massachusetts Department of Transportation (MassDOT) and the Executive Office of Energy and Environmental Affairs (EEA) require the use of AASHTO sight distance standards when preparing traffic impact assessments and studies, as stated in their guidelines for traffic impact assessments.

Sight distance is the length of roadway ahead that is visible to the driver. Stopping Sight Distance (SSD) is the minimum distance required for a vehicle traveling at a certain speed to safely stop before reaching a stationary object in its path. The values are based on a driver perception and reaction time of 2.5 seconds and a braking distance calculated for wet, level pavements. When the roadway is either on an upgrade or downgrade, grade correction factors are applied. Stopping sight distance is measured from an eye height of 3.5 feet to an object height of 2 feet above street level, equivalent to the taillight height of a passenger car. The SSD is measured along the centerline of the traveled way of the major road.

Intersection sight distance (ISD) is provided on minor street approaches to allow the drivers of stopped vehicles a sufficient view of the major roadway to decide when to enter the major roadway. By definition, ISD is the minimum distance required for a motorist exiting a minor street to turn onto the major street, without being overtaken by an approaching vehicle reducing its speed from the design speed to 70 percent of the design speed. ISD is measured from an eye height of 3.5 feet

¹A *Policy on Geometric Design of Highways and Streets*; American Association of State Highway and Transportation Officials (AASHTO); 2009.

to an object height of 3.5 feet above street level. The use of an object height equal to the driver eye height makes intersection sight distances reciprocal (i.e., if one driver can see another vehicle, then the driver of that vehicle can also see the first vehicle). When the minor street is on an upgrade that exceeds 3 percent, grade correction factors are applied.

SSD is generally more important as it represents the minimum distance required for safe stopping while ISD is based only upon acceptable speed reductions to the approaching traffic stream. However, the ISD must be equal to or greater than the minimum required SSD in order to provide safe operations at the intersection. In accordance with the AASHTO manual, *“If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions. However, in some cases, this may require a major-road vehicle to stop or slow to accommodate the maneuver by a minor-road vehicle. To enhance traffic operations, intersection sight distances that exceed stopping sight distances are desirable along the major road.”* Accordingly, ISD should be at least equal to the distance required to allow a driver approaching the minor road to safely stop.

The available sight distances at the proposed Harwich Road location on Wareham Street were measured and compared to minimum requirements as established by AASHTO. Since the requirements are based on the adjacent street speed of traffic, the observed 85th percentile speed of 42 mph traveling northbound and 43 mph traveling southbound along Wareham Street were used over the posted speed limit of 25 mph to calculate the minimum sight distance requirements. The required minimum sight distances are compared to the available distances, as shown in Table 2.

Table 2
Sight Distance Summary

Location/Direction	Intersection Sight Distance (feet)		
	Measured	Minimum Required ^a	Desirable ^b
Wareham St. at the Site Drive			
North of Intersection	340*	335	280
South of Intersection	500+*	325	280

^a Values based on AASHTO SSD requirements for the 85th percentile speed of 42 mph traveling northbound and 43 mph traveling southbound on Wareham Street.

^b Values based on AASHTO ISD requirements for the posted speed limit of 25 mph on Wareham Street.

*Assuming the clearing of existing vegetation within the sight triangle, both north and south of the proposed Harwich Road location.

Mr. Matthew Cote, P.E.

April 6, 2022

Page 4 of 4

As shown in the table, both the minimum required and desirable sight distances at the proposed Harwich Road intersection with Wareham Street can be met assuming the removal or trimming of vegetation both north and south of the subdivision street. Although the desirable sight distance is less than the minimum required, this is based solely on the posted speed limit of 25 mph. Since observed travel speeds are significantly higher than the posted limit and the minimum requirements for these speeds are exceeded, safe operation of Harwich Road can be expected.

All vegetation should be trimmed or removed within the sight triangle (as defined by AASHTO). Based on the plan set, all of this vegetation removal occurs on land controlled by the proponent and within the Wareham Street right-of-way. It is further recommended that any proposed landscaping, fences, or signs in the vicinity of the driveway intersections be kept low to the ground (maximum 2 feet in height from street level), or set back outside of the sight triangles so as not to impede the available sight distances.

Please feel free to contact me should you have any questions regarding the above.

Sincerely,

Ron Müller & Associates

A handwritten signature in cursive script, appearing to read "Kirsten Braun".

Kirsten Braun, P.E.
Associate

Section 6.0
Ownership Information

Deed Book 1828 Page 468

Municipal Lien Certificates (*provided to Planning Department*)

Magoun
by Tr.
to
Eldridge
et al

I, ALBERT B. CONANT, TRUSTEE under the will of HENRY N. MAGOUN, late of Pembroke, County of Plymouth and Commonwealth of Massachusetts by power conferred by the Probate Court of said Plymouth County on October 14, 1941 and every other power, for TWO HUNDRED FIVE DOLLARS paid, grant to ARTHUR B. ELDRIDGE and A. B. CONANT the land in PEMBROKE, Plymouth County, Mass. as follows:- A certain parcel of land situated in said Town of PEMBROKE and bounded and described as follows:- Beginning at the southwest corner of the granted premises on the Easterly side of Washington Street, bounded Northerly by land now or formerly of Irving Fisher, and now or formerly of Albert Mann, Easterly by land now or formerly of heirs of John W. Traften and land now or formerly of heirs of Thomas H. Adams; thence southerly by land now or formerly of one Nelson and one Colstead and the Society of Friends; and Westerly by land of the Town of Pembroke and the easterly line of Washington Street, being approximately 75 feet, to the point of beginning. Said parcel containing approximately 4 3/4 acres and being the same lot of land described in Item 1 of the trustee's inventory and being D15, plot 8 on Assessors Plan. WITNESS my hand and seal this 24th day of Feb. 1942.

I.R.Stamps
\$.55
Cancelled

Albert B. Conant, Trustee
under the will of Henry N. Magoun

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss. Hanover, Mass., 2/24 1942. Then personally appeared the above named Albert B. Conant, Trustee and acknowledged the foregoing instrument to be his free act and deed, before me,

Seal George C. Dumas Notary Public
My commission expires Apr. 14, 1945

Rec'd July 8, 1942 at 11:05 A. M. & recorded

Holmes
to
A.D. Make-
Peace Co.

I, NORMAN V. HOLMES, of Carver, Plymouth County, Massachusetts, being married, for consideration paid, grant to A. D. MAKEPEACE COMPANY, a corporation organized under the laws of the Commonwealth of Massachusetts, with a usual place of business in Wareham, Plymouth County, Massachusetts, with QUIT-CLAIM COVENANTS, Three parcels of woodland lying in the Southerly part of said Town of CARVER in the Second Great Lot of Plymouth and Plympton Commons, being a part of the lands conveyed by Warren S. Bumpus to this grantor by deed dated December 8, 1941, recorded with Plymouth County Deeds, Book 1822, Page 1. Parcel No. 1 is located on both sides of the road leading from Tihonet to Federal Furnace and is bounded and described as follows: Beginning in the Northerly line of the Connett Swamp Lot and line between the Third and Fourth shares of the Second Great Lot of Plymouth and Plympton Commons on the Westerly side of said road at a stone bound located North 12° 20' 30" West 155.40 feet from a stone monument being a Town Bound (on the Easterly side of said road) in the boundary line between the town of Carver and Wareham; thence Easterly in said share line crossing said road about South 68° 20' 30" East 55.05 feet to a stone bound and land of Slocum Gibbs Cranberry Company and running by land of said Slocum Gibbs Cranberry Company the following six courses, namely, North 0° 49' 30" West 266.43 feet to an angle in the old Road; North 7° 07' 30" West 277.02 feet to an angle in road; North 28° 21' 30" East 82.1 feet to a stone bound on the East side of road; South 56° 32' 30" East 903.35 feet to a stone bound; South 42° 27' 30" West 412.95 feet to a stone bound in the shore ditch of the bog and in the aforementioned share line; thence in said share line about South 68° 20' 30" East 478.4 feet to an iron pipe and stake and stones in the line between the Second and Third Great Lots of the Plymouth and Plympton Commons, it being the line of land of the grantee (formerly of Tremont Nail Company); thence in said Great Lot Line and in line of land of the grantee about North 20° 33' East 5757.20 feet more or less to said Tihonet-Federal Furnace Road; thence by said road in a general Southerly and Southwesterly direction 3438.8 feet more or less to a point opposite a cement bound said cement bound being set about 10 feet West of the road, said point being also a corner of the land of Smith-Hammond Company; thence about North 68° 33' West by said Smith-Hammond Company land, said line passing through

a cement bound 85 feet more or less to the edge of the swamp at an iron pipe located 380 feet more or less Northeasterly from the Northeasterly abutment of Shaky Bottom Bridge, a corner of land of the grantee, being the Northeasterly corner of land described in deed of Elbridge G. Fearing to Emulous Small et als, dated January 27, 1882, recorded with Plymouth County Registry of Deeds, Book 477, Pages 220 and 221; thence in line of land of the grantee by various courses in a general Southwesterly direction to a stone bound, a corner of land of The Fuller-Hammond Company; thence by land supposed to be of The Fuller-Hammond Company being the line between the Third and Fourth Shares of the said Second Great Lot about South 68° 18' East 1192.35 feet more or less to the point of beginning. Parcel No. 2 lies on the Easterly side of said road from Tihonet to Federal Furnace and Southerly of Wankinco Bog, beginning at land of the grantee on the Southerly side of Wankinco Bog and in the line between the Second and Third Great Lots of the Plymouth and Plympton Commons; thence by line of land of the grantee Westerly, Southerly and Westerly to said Tihonet-Federal Furnace Road; thence by said Federal Furnace Road in a general Southerly direction 3810.25 feet more or less to a stone bound on the Easterly side of said road in the line between the Second and Third Great Lots of the Plymouth and Plympton Commons and land of the grantee; thence in said Great Lot Line and line of land of the grantee about North 20° 33' East 3506.30 feet more or less to the point of beginning. Excepting, however, from the foregoing described parcel so much thereof as may have been conveyed by Warren S. Bumpus by deeds duly recorded in Plymouth County Registry of Deeds, prior to his conveyance to Norman V. Holmes dated December 8, 1941, and recorded in Book 1822, Page 1. Parcel No. 3. Beginning at a stone bound, a corner of land of the grantee on the Southwesterly side of the road leading from Tihonet to Ellis Furnace (South Carver) and located 189 feet more or less Northerly as measured along said road, from Shaky Bottom Bridge, so called; thence by line of land of the grantee South 40° West 2649 feet to a stone bound on the Northerly side of an old road; thence by line of land of the grantee and said old road about North 26° West 1370 feet more or less to a stone bound in the line between the First and Second Great Lots of the Plymouth and Plympton Commons; thence by line of land of the grantee in said Great Lot Line about North 20° 15' West 3387.10 feet more or less to an iron pipe on the Southwesterly side of said road leading from Tihonet to Ellis Furnace; thence by said road in a general Easterly and Southerly direction 2620.5 feet more or less to a stake on the Westerly side of said road in the line between the Fourth and Fifth shares of the Second Great Lot of Plymouth and Plympton Commons; thence about South 68° 33' East 182 feet more or less to an iron pipe and corner of Smith-Hammond Company; thence about South 68° 33' East approximately in line of a dike of Smith-Hammond Company 45 feet more or less to an iron pipe, a bound of the grantee; thence South 45° West 200 feet more or less to said Tihonet-Ellis Furnace Road; thence by said road Northerly about 120 feet more or less to the point of beginning. Excepting, however, from the foregoing described parcel so much thereof as may have been conveyed by Warren S. Bumpus by deeds duly recorded in Plymouth County Registry of Deeds, prior to his conveyance to Norman V. Holmes dated December 8, 1941, and recorded in Book 1822, Page 1. For my title reference may be had to said deed from Warren S. Bumpus. The grantor reserves to himself and his heirs and assigns for a period of five years from the date of these presents, the right to cut and remove standing wood and timber from the granted premises, and for that purpose to enter upon said premises at all reasonable times to cut and remove said standing wood and timber. And the grantor covenants and agrees with the grantee that he and his heirs and assigns will pay all taxes on the above described premises assessed upon the granted premises by the Town of Carver during the period of five years from the date of these presents. I, Constance B. Holmes, wife of said Norman V. Holmes, release to the said grantee all rights of Dower and Homestead and all other interests therein. WITNESS our hands and seals this eighth day of July 1942.

Norman V. Holmes Seal
Constance B. Holmes Seal

I.R. Stamps
\$1.10
Cancelled

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss. July 8, 1942. Then personally appeared the above named Norman V. Holmes and acknowledged the foregoing instrument to be his free act and deed, before me;

Frank E. Barrows Notary Public
My commission expires Feb. 2, 1945

Rec'd July 9, 1942 at 9:00 A. M. & recorded

Cole
et ux
to
Sherry
et ux

We, CHARLES M. COLE and ETTA D. COLE, husband and wife as tenants by the entirety, both of Weymouth, Norfolk County, Massachusetts, for consideration paid, grant to JAMES E. SHERRY and NORMAN E. SHERRY, husband and wife as tenants by the entirety, both of Braintree, Norfolk County, Massachusetts with QUITCLAIM COVENANTS, A certain parcel of land with the buildings thereon, situated partly in said WEYMOUTH and partly in HINGHAM, Plymouth County, Massachusetts, being shown as Lot numbered 17 on Plan of Hia-Leah, Weymouth and Hingham, D. Arthur Brown, June 1, 1923, Russell H. Whiting, C. E., recorded with Norfolk County Deeds, Book 1570, Page 325, and duly recorded with said Plymouth Deeds Plan Book 4, Plan 270, said parcel is bounded and described as follows: SOUTHEASTERLY by Manatee Road, as shown on said plan, 45 feet; SOUTHWESTERLY by Lot numbered 16, as shown on said plan, 120 feet; NORTHWESTERLY by Lot numbered 97, as shown on said plan, 64 feet; and NORTHEASTERLY by Lot numbered 18, as shown on said plan, 123.43 feet. Containing 6,500 square feet of land, according to said plan. Subject to betterment assessments and municipal liens if any there be, to restrictions of record and to taxes assessed as of the current year. WITNESS our hands and seals this eleventh day of June 1942.

Charles M. Cole
Etta D. Cole

I.R.Stamps
\$ 4.40
Cancelled

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss. June 30th, 1942. Then personally appeared the above named Charles M. Cole and Etta D. Cole and acknowledged the foregoing instrument to be their free act and deed, before me;

Seal Walter E. Moore Notary Public
My commission expires Oct. 13, 1945

Rec'd July 9, 1942 at 9:00 A. M. & recorded

Sherry
et ux
to
South
Weymouth
Savs.Bk.

We, JAMES E. SHERRY and NORMAN E. SHERRY, husband and wife as tenants by the entirety, both of Braintree, Norfolk County, Massachusetts, for consideration paid, grant to the SOUTH WEYMOUTH SAVINGS BANK, situated in Weymouth, Norfolk County, Massachusetts, with MORTGAGE COVENANTS, to secure the payment of TWENTY-EIGHT HUNDRED DOLLARS in 3 1/2 years with interest quarter-annually on the first days of January, April, July and October at rate of five and one-half per centum, per annum, as provided in our note of even date; A certain parcel of land with the buildings thereon, situated partly in said WEYMOUTH and partly in HINGHAM, Plymouth County, Massachusetts, being shown as Lot numbered 17 on Plan of Hia-Leah, Weymouth and Hingham, D. Arthur Brown, June 1, 1923, Russell H. Whiting, C. E., recorded with Norfolk County Deeds, Book 1570, Page 325, and duly recorded with said Plymouth Deeds Plan Book 4, Plan 270, said parcel is bounded and described as follows: SOUTHEASTERLY by Manatee Road, as shown on said plan, 45 feet; SOUTHWESTERLY by Lot numbered 16, as shown on said plan, 120 feet; NORTHWESTERLY by Lot numbered 97, as shown on said plan, 64 feet; and NORTHEASTERLY by Lot numbered 18, as shown on said plan, 123.43 feet. Containing 6,500 square feet of land according to said plan. Subject to restrictions of record, if any there be in force and applicable. Being the same premises conveyed to us by Charles M. Cole et ux, by deed of even date to be recorded herewith. Including all furnaces, heaters, ranges, mantels, gas and electric light fixtures, screens, screen doors, awnings and all other fixtures of whatever kind and nature at present contained in said buildings, and hereinafter placed therein prior to the full payment and discharge of this mortgage. This mortgage is

Indorse
Feb. 1936
89 88

upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale. It is further agreed that the value of such insurance policies on the buildings upon the land covered by this mortgage at the time of such sale or sales, when received shall be added to and constitute a part of the proceeds of such sale, and that the benefit of any entry on the mortgaged premises for breach of condition shall inure to any purchaser at any sale under the power in this mortgage. WITNESS our hands and seals this eleventh day of June 1942.

James E. Sherry
Norma E. Sherry

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss. June 30th, 1942. Then personally appeared the above-named James E. Sherry and Norma E. Sherry and acknowledged the foregoing instrument to be their free act and deed, before me,

Walter E. Moore Notary Public Seal
Com. Exp. Oct. 13, 1945

Rec'd July 9, 1942 at 9:00 A. M. & recorded

We, JAMES E. SHERRY and NORMA E. SHERRY, husband and wife as tenants by the entirety, both of Braintree, Norfolk County, Massachusetts, for consideration paid, grant to CHARLES M. COLE and ETTA D. COLE, husband and wife as tenants by the entirety, both of Weymouth, Norfolk County, Massachusetts with MORTGAGE COVENANTS, to secure the payment of SIX HUNDRED DOLLARS in three years with 5½ per centum interest per annum payable monthly as provided in our note of even date, A certain parcel of land with the buildings thereon, situated partly in said WEYMOUTH and partly in HINGHAM, Plymouth County, Massachusetts, being shown as Lot numbered 17 on Plan of Hia-Leah, Weymouth and Hingham, D. Arthur Brown, June 1, 1923, Russell H. Whiting, C. E., recorded with Norfolk County Deeds Book 1570, Page 325, and duly recorded with said Plymouth Deeds Plan Book 4, Plan 270, said parcel is bounded and described as follows: SOUTHEASTERLY by Manatee Road, as shown on said plan, 45 feet; SOUTHWESTERLY by Lot numbered 16, as shown on said plan, 120 feet; NORTHWESTERLY by Lot numbered 97, as shown on said plan, 64 feet; NORTHEASTERLY by Lot numbered 18, as shown on said plan, 123.43 feet; Containing 6,500 square feet of land according to said plan. Subject to restrictions of record, if any there be in force and applicable. Subject to a first mortgage to the South Weymouth Savings Bank to be recorded herewith. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale. WITNESS our hands and seals this 30th day of June 1942.

James E. Sherry
Norma E. Sherry

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss. June 30th, 1942. Then personally appeared the above named James E. Sherry and Norma E. Sherry and acknowledged the foregoing instrument to be their free act and deed, before me,

Walter E. Moore Notary Public Seal
Com. Expires Oct. 13, 1945

Rec'd July 9, 1942 at 9:00 A. M. & recorded

I, JENNIE L. BARROWS, of Cranston in the State of Rhode Island, being unmarried, for consideration paid, grant to WILLIAM KOHL and MARY E. KOHL, husband and wife, as tenants by the entirety and not as joint tenants and not as tenants in common of Brockton with WARRANTY COVENANTS, except for taxes for the year 1942, the land with the buildings thereon in WEST BRIDGEWATER, Massachusetts, bounded as follows: From a point on the north, where the property of the New York, New Haven and Hartford Railroad Co., crosses Matfield Brook, westerly four hundred and eight (408) feet to land now or formerly of the Old Colony Railroad Company, thence southerly by said land now or formerly

Sherry
et ux
to
Cole
et ux

Discharge
832 1860
Pg. 342

Barrows
to
Kohl
et ux

Section 7.0 Plans

Figure 1: Locus Map

Figure 2: Aerial Map

Figure 3: NHESP Map

Entitled “Harwich Road Definitive Subdivision in Carver, Massachusetts (Plymouth County)”

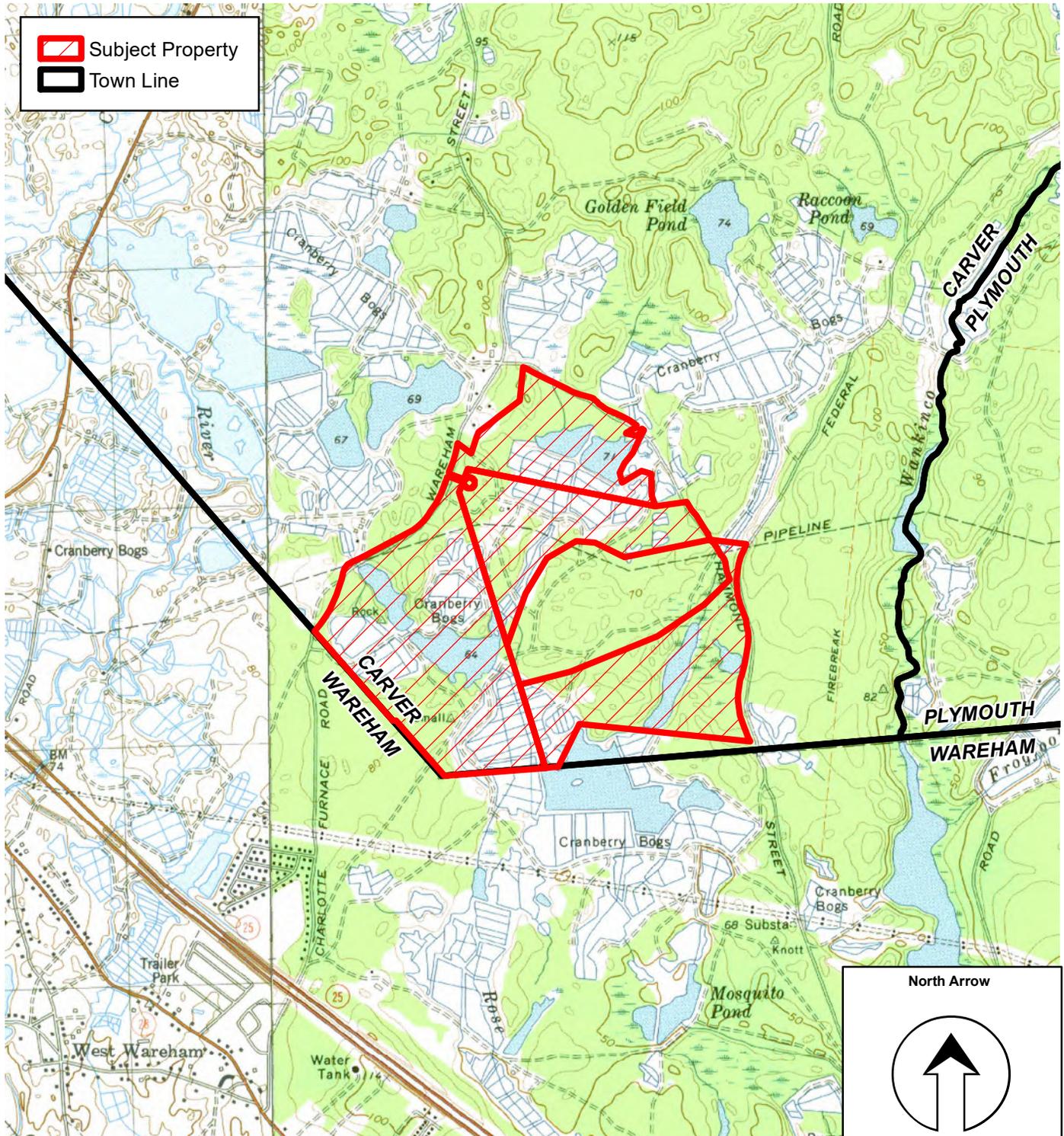
Prepared by Beals and Thomas, Inc.

In 13 Sheets

Dated April 7, 2022

Electronic File (*sent via email at time of submission*)

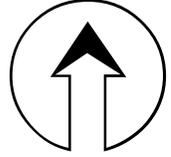
 Subject Property
 Town Line



Digital USGS Map of Wareham, MA, dated 1972, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.



North Arrow



NORTH

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PROJECT:
Definitive Subdivision Plan
 Carver, Massachusetts

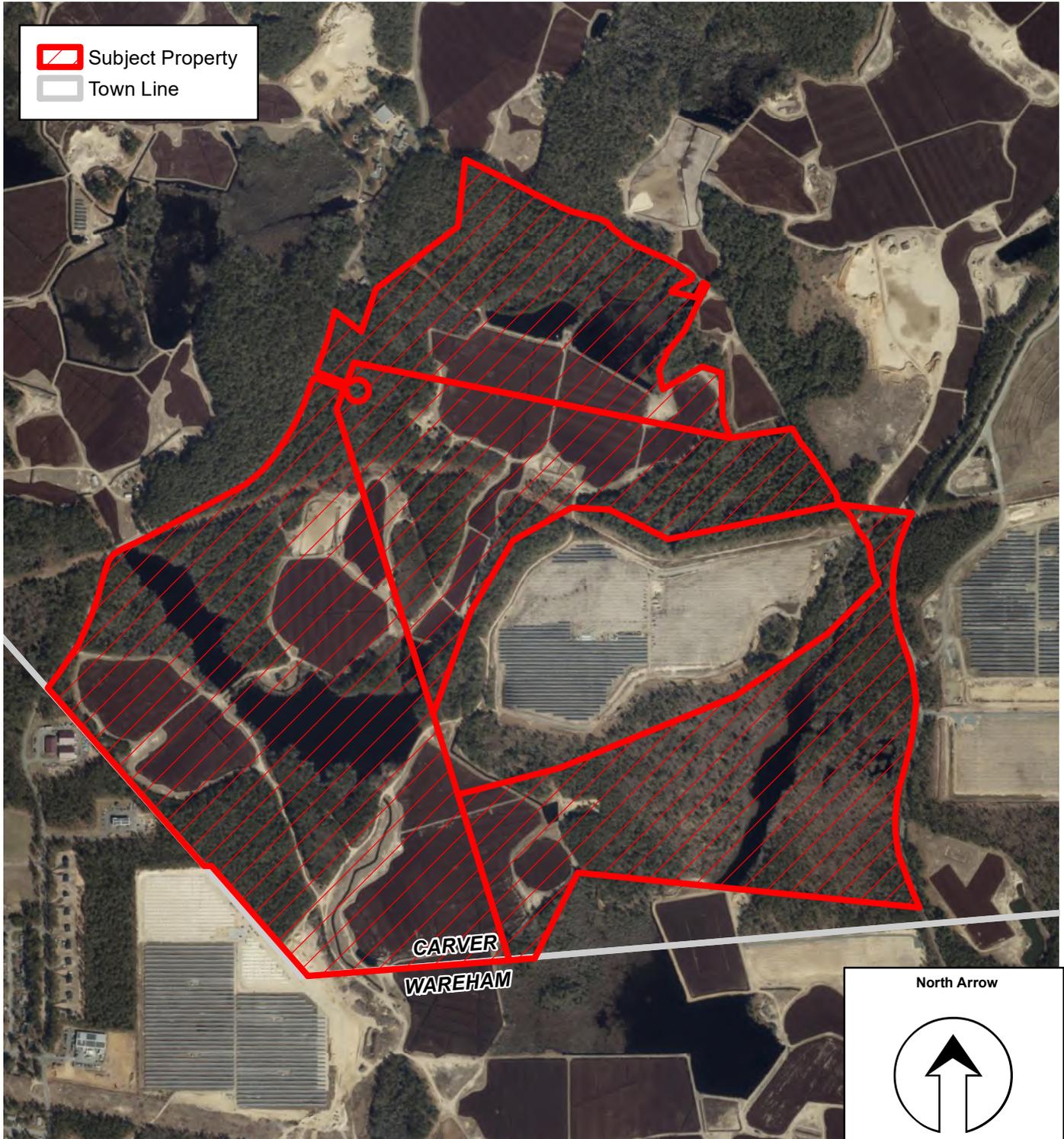
PREPARED FOR:
A.D. Makepeace Company
 158 Tihonet Road
 Wareham, MA 02571

Locus Map
 Figure 1

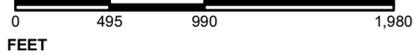
Scale: 1" = 2,000' Date: 03/04/2022

Source File 1833120P643.mxd
 B+T Project No. 1833.120

 Subject Property
 Town Line



Digital orthophotograph, dated 2021, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.



North Arrow



NORTH

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PROJECT:
Definitive Subdivision Plan
 Carver, Massachusetts

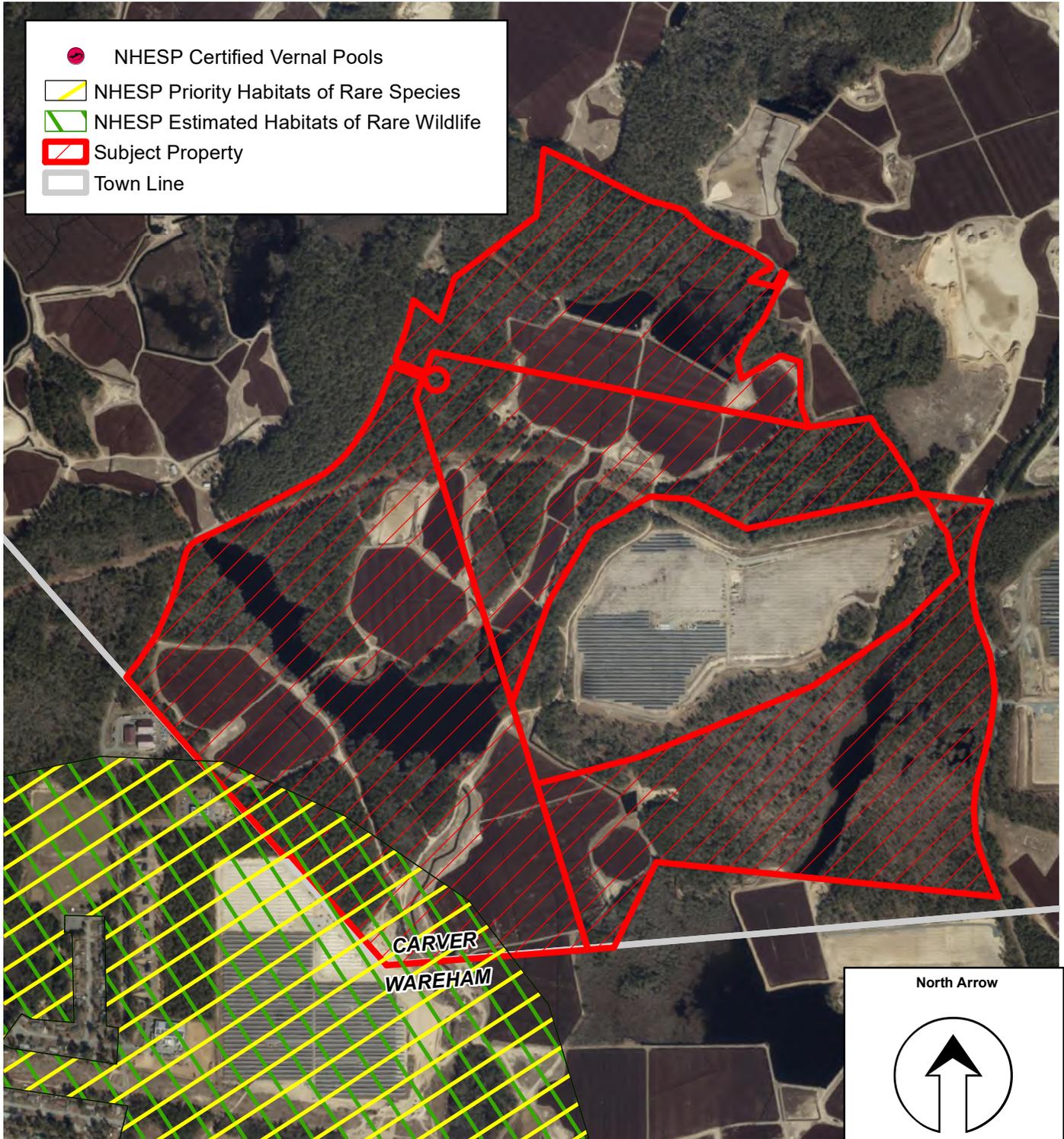
PREPARED FOR:
A.D. Makepeace Company
 158 Tihonet Road
 Wareham, MA 02571

Aerial Map
 Figure 2

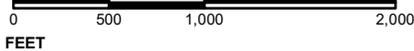
Scale: 1" = 1,000' Date: 03/04/2022

 Source File 1833120P644.mxd
 B+T Project No. 1833.120

-  NHESP Certified Vernal Pools
-  NHESP Priority Habitats of Rare Species
-  NHESP Estimated Habitats of Rare Wildlife
-  Subject Property
-  Town Line



Digital orthophoto, dated 2021, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.



North Arrow



NORTH

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PROJECT:
Definitive Subdivision Plan
 Carver, Massachusetts

PREPARED FOR:
A.D. Makepeace Company
 158 Tihonet Road
 Wareham, MA 02571

NHESP Map
 Figure 3

Scale: 1" = 1,000'
Date: 03/08/2022

Source File 1833120P649.mxd
 B+T Project No. 1833.120