



Bridgewater Town Council

In Town Council, Tuesday, January 18, 2022

Council Order: O-FY22-039

Introduced By:	Councilor Chase (at the Request of the Petitioner)
Date Introduced	January 18, 2022
First Reading:	January 18, 2022
Second Reading/Hearing:	April 5, 2022
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY22-039

LAYING OUT AND ACCEPTING A PRIVATE WAY - DEW DROP LANE

WHEREAS, the owners of the subdivision known as Dew Drop Lane, Dew Drop Development LLC., have requested the Town of Bridgewater lay out and accept Dew Drop Lane as a public way; it is therefore;

ORDERED: that the common necessity and convenience of the inhabitants of the Town of Bridgewater require the laying out of Dew Drop Lane and for that purpose it is necessary to take an easement for Highway purposes and lay out as a public street or way of said Town of Bridgewater, said easement passing by or over lands of those persons shown on "EXHIBIT A", attached hereto, and parties unknown.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Planning Board	2/16/22: Voted unanimously to recommend.

**DEW DROP LANE
BRIDGEWATER, MA.
STREET ACCEPTANCE PACKAGE
PREPARED FOR:
DEWDROP DEVELOPMENT LLC
1380 BEDFORD STREET
BRIDGEWATER, MA. 02324**

Gallagher Engineering

CIVIL ENGINEERING · STRUCTURAL ENGINEERING · LAND SURVEYING

4 WINDSOR DRIVE
FOXBORO, MA 02035
508-543-9894

October 8, 2021

Bridgewater Town Council
Town Hall
66 Central Square
Bridgewater, MA

Re: Dew Drop Lane, Bridgewater, MA.

Dear Council Members:

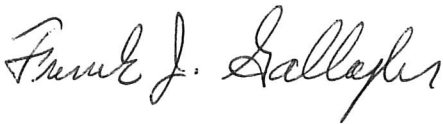
On behalf of the applicant, Dew Drop Development LLC, we are submitting the attached Street As-built and Street Acceptance plans for the above referenced street, along with legal descriptions and a list of abutters. The roadway is complete and in accordance with the approved plans and is ready for town acceptance as a public way.

The petitioner is Drew Dyer, 1380 Bedford Street, Bridgewater, MA. 508-889-4091. Email is alad999@comcast.net.

We would be happy to meet with the Board to discuss this in detail if you wish. Please call or send an email if you have any questions or need additional information.

Sincerely,

GALLAGHER ENGINEERING

A handwritten signature in cursive script that reads "Frank J. Gallagher".

Frank J. Gallagher, P.E.

Dew Drop own Council.doc

Dew Drop Lane, Bridgewater, MA Description

Beginning at a concrete bound located on the east side of Summer Street, said point being locate 306.23' northwest of Harland Lane.

Thence along a curve to the right having a radius of 22.50' for a length of 27.49' to a concrete bound.

Thence N 26 -45'-00"E for a distance of 23.17' to a concrete bound.

Thence along a curve to the left having a radius of 220.00' for a length of 47.73' to a concrete bound,

Thence along a curve to the right having a radius of 180.21' for a length of 208.97' to a concrete bound,

Thence N 68 – 42'-55" E for a distance of 191.21' to a concrete bound,

Thence along a curve to the right having a radius of 20.00' for a length of 21.62' to a concrete bound,

Thence along a curve to the left having a radius of 65.00' for a length of 419.72' to a concrete bound

Thence along a curve to the right having a radius of 20.00' for a length of 21.62' to a concrete bound

Thence S 68 – 42'-55" W for a distance of 191.21' to a concrete bound,

Thence along a curve to the left having a radius of 220.21' for a length of 209.07' to a concrete bound

Thence along a curve to the right having a radius of 180.00' for a length of 39.05' to a concrete bound

Thence S26 -45'-00"W for a length of 7.23' to a concrete bound

Thence along a curve to the right having a radius of 12.00' for a length of 23.04' to a concrete bound on the east side of Summer Street.

Thence S43 -15'-00"E for a distance of 75.46' along the East Side of Summer Street to a concrete bound, being the point of beginning. Said street layout containing 32,137 square feet.

Legal Description for Parcel "B", Dew Drop Lane, Bridgewater, MA

Beginning at a concrete bound located on the east side of Summer Street, said point being located at the intersection with Dew Drop Lane.

Thence S 43°-15'-00" E for a distance of 32.25' along the East Side of Summer Street to an iron rod.

Thence N 48° 58' 00" E for a distance of 97.99' to an iron pipe on the north side of Dew Drop Lane.

Thence along a curve to the left having a radius of 220.21' for a length of 44.86' to a concrete bound

Thence along a curve to the right having a radius of 180.00' for a length of 39.05' to a concrete bound

Thence S 26°-45'-00" W for a length of 7.23' to a concrete bound

Thence along a curve to the right having a radius of 12.00' for a length of 23.04' to a concrete bound on the east side of Summer Street.

Thence S 43°-15'-00" E for a distance of 32.25' along the East Side of Summer Street to an iron rod, being the point of beginning. Said Parcel containing 2464 square feet.

Legal Description for Parcel "C", Dew Drop Lane, Bridgewater, MA

Beginning at an iron rod on the south side of Dew Drop Lane at the north east corner of lot 6.

Thence running S 23 -48'-34" E for a distance of 53.09' to an iron rod

Thence running S 16 -53'-25" E for a distance of 21.95' to an iron rod

Thence running N 68 -42'-55" E for a distance of 72.83' to an iron rod

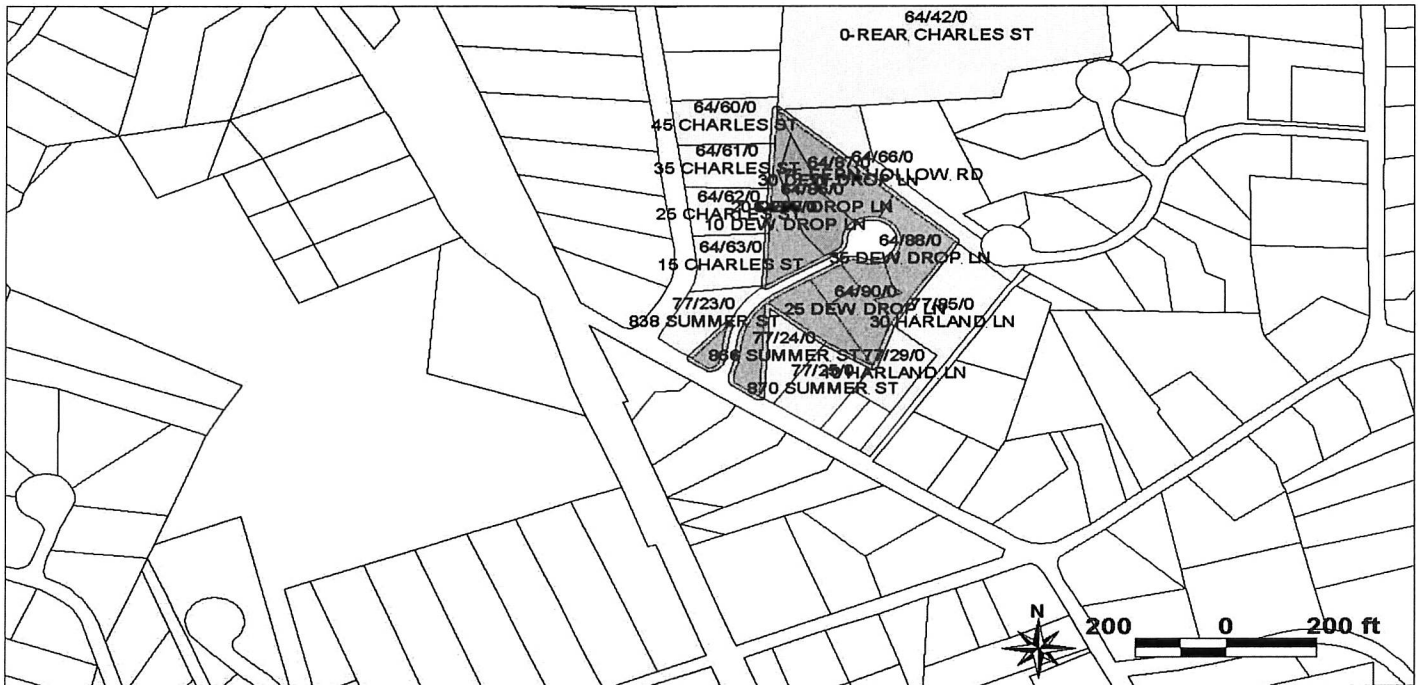
Thence running N 23 -48'-34" W for a distance of 75.00' to an iron rod located on the south side of Dew Drop Lane.

Thence running along the south side of Dew Drop Lane S 68 -42'-55" W for a distance of 70.19' to an iron rod, being the point of beginning. Said Parcel containing 5,288 square feet.



TOWN OF BRIDGEWATER, MA
 BOARD OF ASSESSORS
 66 Central Square

Abutters to Dew Drop Lane and their immediate abutters



3623	64-42-0-R	THOMPSON DOROTHY E & THOMPSON BETSY TRUSTEES DBT RE TRUST	0-REAR CHARLES ST	9 STARRETT AVENUE	MIDDLEBORO	MA	02346
5278	64-60-0-R	PIATELLI ROY E & JULIE B	45 CHARLES ST	45 CHARLES ST	BRIDGEWATER	MA	02324
5279	64-61-0-R	ROBERTSON JONES HEATHER L TRUS JONES FAMILY IRREVOCABLE TRUST	35 CHARLES ST	35 CHARLES ST	BRIDGEWATER	MA	02324
5280	64-62-0-R	HALEY EDWARD	25 CHARLES ST	25 CHARLES ST	BRIDGEWATER	MA	02324
5281	64-63-0-R	MANCUSI MICHAEL A & DARCY J	15 CHARLES ST	15 CHARLES ST	BRIDGEWATER	MA	02324
11155	64-66-0-R	PERRY JAMES & LEHTOLA PETER TR WINTER HILL REALTY TRUST	75 FERN HOLLOW RD	1199 AUBURN ST	BRIDGEWATER	MA	02324
11833	64-85-0-R	HAYDEN JR NORMAN & JENNIFER	10 DEW DROP LN	10 DEW DROP LN	BRIDGEWATER	MA	02324
11834	64-86-0-R	MITCHELL CHRISTOPHER E & MITCHELL KEYSHA S	20 DEW DROP LN	20 DEW DROP LN	BRIDGEWATER	MA	02324
11835	64-87-0-R	HUGHES JONATHAN L & CORRIE A	30 DEW DROP LN	30 DEW DROP LN	BRIDGEWATER	MA	02324
11836	64-88-0-R	CASSEUS SAMUEL & FORTUNE MARDALINE	35 DEW DROP LN	35 DEW DROP LN	BRIDGEWATER	MA	02324
11837	64-89-0-R	TROY BUILT LLC	0 DEW DROP LN	1380 BEDFORD STREET	BRIDGEWATER	MA	02324
11838	64-90-0-R	RICARD ARTHUR H & CARRIE L TE	25 DEW DROP LN	25 DEW DROP LN	BRIDGEWATER	MA	02324

AB DEW DROP LANE
PETITIONER: GALLAGHER ENGINEERING
OWNER: VARIOUS

OFFICE OF THE TOWN MANAGER

10/12/2021
508-543-9894

2572	77-23-0-R	MCGUIRE DANIEL J & ERIN M	838 SUMMER ST	838 SUMMER ST	BRIDGEWATER	MA	02324
5347	77-24-0-R	RISOTTI MICHAEL A & KELLY J	866 SUMMER ST	866 SUMMER ST	BRIDGEWATER	MA	02324
2575	77-25-0-R	LYNCH MATTHEW J	870 SUMMER ST	870 SUMMER ST	BRIDGEWATER	MA	02324
5348	77-29-0-R	WOODWARD MELVIN R & JANYCE L	10 HARLAND LN	10 HARLAND LN	BRIDGEWATER	MA	02324
2578	77-85-0-R	KIZELEWICZ JAMES M & MOTA HILL	30 HARLAND LN	30 HARLAND LN	BRIDGEWATER	MA	02324
11830	77-123-0-R	TROY BUILT LLC	0 DEW DROP LN	1380 BEDFORD STREET	BRIDGEWATER	MA	02324
11831	77-124-0-R	TROY BUILT LLC	0 DEW DROP LN	1380 BEDFORD STREET	BRIDGEWATER	MA	02324
11832	77-125-0-R	COFFEY CRISSHELLE & RUFFING RICHARD	15 DEW DROP LN	15 DEW DROP LN	BRIDGEWATER	MA	02324

I hereby certify this to be a true and accurate listing of owners with the most recent tax listing in the Town of Bridgewater, MA.



Shelley McCauley, Chief Assessor MAA, RMA



Engineering Department/DPW

Gregory J. Tansey, P.E., Town Engineer

DPW Office Building

151 High Street
Bridgewater, MA 02324
508-659-1306

November 29, 2021

Ms. Debra Ward, Council Clerk
Bridgewater Town Council
Municipal Office Building
66 Central Square
Bridgewater, MA

RE: Street Acceptance Petition
Dew Drop Lane
Drew Dyer-Petitioner

Dear Ms. Ward:

The Engineering Department has completed its initial review of a submittal package by Gallagher Engineering for the above referenced petition containing the following documents:

- A Cover Letter prepared by Gallagher Engineering dated October 8, 2021.
- A Legal Description for the Right of Way for Dew Drop Lane.
- A Legal Description for Parcel B (drainage lot).
- A Legal Description for Parcel C (drainage lot).
- A Certified List of Abutters.
- A roadway as-built plan "DEW DROP LANE STREET ACCEPTANCE PLAN IN BRIDGEWATER, MA PLYMOUTH COUNTY" dated August 12, 2021.

After reviewing the above referenced documents, we have the comments listed below.

Legal Descriptions

The Applicant will be conveying four parcels to the Town of Bridgewater as a part of this petition for street acceptance. The four parcels consist of the Right of Way for Dew Drop Lane and three drainage lot parcels identified as Parcels A, B, and C on the as-built plan.

The Applicant has provided a legal description document for the Right of Way of Dew Drop Lane. The Legal Description does not match the meets and bounds provided on the as-built plan. For instance, Curves C13&C12 have a total length of 171.09' as shown on the as-built plan, not 208.97' as stated in the corresponding Legal Description, and the radius is 180.00' per the as-built plan, not 180.21', as stated in the corresponding Legal Description. The cul-de sac bulb



Engineering Department/DPW

Gregory J. Tansey, P.E., Town Engineer

DPW Office Building

151 High Street
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has lengths that differ as well, 344.71' (as-built) vs. 419.72' (Legal Desc.), the curves C3, C4, & C5 have radii of 220.00' (as-built) and 220.21' (Legal Description).

No Legal Description was provided for the drainage lot, Parcel A. A legal description of for Parcel A must be provided by the Applicant.

Legal Descriptions for Parcels B&C were provided by the Applicant.

The Legal Description for Parcel B calls out a curve along the ROW having a radius of 220.21' however the as-built plan calls for a radius of 220.00'.

The Legal Description for Parcel C states that the parcel is monumented with iron rods that are not shown on the as-built plan. The as-built plan shows no meets and bounds to check it against the legal description document.

Per Section IV.B.6, Drainage Lots shall be deeded to the Town of Bridgewater at the time of street acceptance. The Legal Descriptions as submitted are not acceptable for property transfer for the reasons mentioned above.

Right of Way Monuments

Per Section V.B.25 MONUMENTS; a written certification shall be mailed to the Planning Board from a Professional Land Surveyor stating that all required bounds for Parcel C with drill holes have been install per the approved plans.

Easements

Shade trees are located outside the R.O.W. with no planting easement shown on the plan. All easements must be recorded in the Plymouth County Registry of Deeds prior to lot release per Section IV.D. The Planning Board may want to verify that all easements, including the 20' easement through Lot 4 have been recorded.

As-Built Plan

Street and Stop signs are not shown on the plan.

No invert, pipe size, material, or location (Sta. & offset) information was provided for the flared end section located at Sta 0+40+/-25'+/- RT. into Parcel A.

No street light pole locations were identified on the as-built plan.



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Transformer pads are not called out on the as-built plan.

The drain line into DMH-6 is shown bypassing the recharge field originating from an IP (inspection port). The plan needs to be revised to show the proper outlet connection from the recharge field. Invert information should be shown on the IP connected to DMH 6. It is unclear if this yard drain (IP) is a component of a drywell similar to what exists on Parcel B. If it is a drywell, the diameter of the precast drywell as well as the amount of crushed stone around it and the depth to its bottom should be shown on the plan.

The IP connected to DMH-6 does not appear to be in an easement. We have concerns regarding the right to maintain any drainage system components located on private property. Petitioner should clarify who will maintain it and how legal right to access and maintain is achieved.

No connection from the IP into the recharge field is shown on the as-built plan. The as-built plan should show more detail showing how this drywell connection was made to the recharge field or if it bypasses it and connects directly to DMH 6 as an overflow device.

The water quality oil/grit chambers WQ-1 and WQ-2 should have the inverts "IN" and "OUT" labeled. The connection from the WQ-1 into the 60X60 recharge field, located in Parcel C, should be shown on the as built plan for future maintenance.

The overflow DMH's in profile should be labeled with the same numbers used in the plan. For example, the overflow DMH-5 and DMH-6 as labeled in the plan view, are labeled as DMH-OVERFLOW 2 AND OVERFLOW DMH respectively in the profile view.

More information should be provided on the recharge pit located on parcel B, such as rim or grate elevations, diameter of pit and invert elevation into the structure and depth of the drywell.

Water Department Comments:

The Water Department has requested that offset dimensions from the back of CB's 2, 3 & 5 to the watermain be provided as well as offset dimensions from the center of DMH's 1A, 2, 5, 3 & 4 to the watermain be provided. The offset dimensions to the watermain may be provided in the form of a swing tie chart. The water utilities have passed the Water Department's field inspections.



Engineering Department/DPW

Gregory J. Tansey, P.E., Town Engineer

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151 High Street
Bridgewater, MA 02324
508-659-1306

DPW-Highway Division Comments:

The Highway Superintendent conducted his inspections during a rainfall event and noticed that a significant amount of stormwater by-pass occurred at the catchbasins located at the Summer Street intersection. The Town Engineer and the Highway Superintendent discussed the situation on site and concluded that approximately 150 of roadway is discharging onto Summer Street with very little runoff being captured by the pair of catchbasins located at the intersection. Summer Street has no drainage system in this area creating large puddles at a nearby low point located to the south of the Dew drop Lane intersection. The bypass of these catchbasins only serves to exacerbate the puddling situation on Summer Street. We recommend converting the single grate catchbasin located on the south side of the intersection to a double grate catchbasin to increase the efficiency of this catchbasin.

Should you or members of the Planning Board have any questions, please feel free to contact me and I will be happy to discuss any of our findings contained herein.

Sincerely,

DPW-Engineering Division
Gregory J. Tansey, P.E.
Town Engineer

cc:
CED
Mike Dutton, Town Manager
Gallagher Engineering

Gallagher Engineering

CIVIL ENGINEERING · STRUCTURAL ENGINEERING · LAND SURVEYING

4 WINDSOR DRIVE

FOXBORO, MA 02035

508-543-9894

February 4, 2022

Bridgewater Planning Board
558 South Main Street
Bridgewater, MA 02324

RE: Dew Drop Lane Roadway As-built

Dear Planning Board Members,

In response to the November 29, 2021 review letter from the Town Engineer, and on behalf of the applicant, Dew Drop Development LLC, we are submitting the attached revised plans and legal descriptions for the above referenced roadway.

Legal Descriptions

The revised legal descriptions and plans are now in agreement.

The legal descriptions agree with the meets and bounds shown on the signed and recorded subdivisions plans. Please refer to the recorded plans for any meets and bounds not shown on the as-built plans.

Right of Way Monuments

An endorsement has been added to the plans stating that the bounds shown have been installed as shown on the as-built plans.

Easements

The applicant believes that all easements have been recorded as required.

As-built Plans

The street and stop sign has been added to the as-built plan

The invert, pipe size, material, and location (sta. & offset) information has been added for the flared end section into Parcel A.

The street light poles have been added to the as-built plans.

The transformer pad has been added to the as-built plan between lots 1 and two and the hand holds have been labelled HH.

The as-built plans have been revised to show the piping from DMH-6 into the recharge field on Parcel C. The inspection port is not a yard drain. It is intended to provide the ability to inspect the recharge field for groundwater monitoring.

The as-built plan has been revised to show the easement containing the inspection port. It does fall within the easement.

The as-built plans have been revised to show the connection between DMH-6, the recharge field, and the inspection port.

Inverts into and out of the water quality oil/grit chambers WQ-1 and WQ-2 have been added to the as-built plans.

The as-built plans have been revised so that the overflow DMH's are called out as DMH-5 and DMH-6 on both plan and profile.

The as-built plan has been revised to show the size, rim elevation, and invert elevations for the recharge pit on Parcel B.

Water Department Comments:

A table has been added to the as-built plans listing the offset dimensions from CB's 2, 3, & 5, and DMH's 1A, 2, 3, 4, & 5.

DPW-Highway Division Comments:

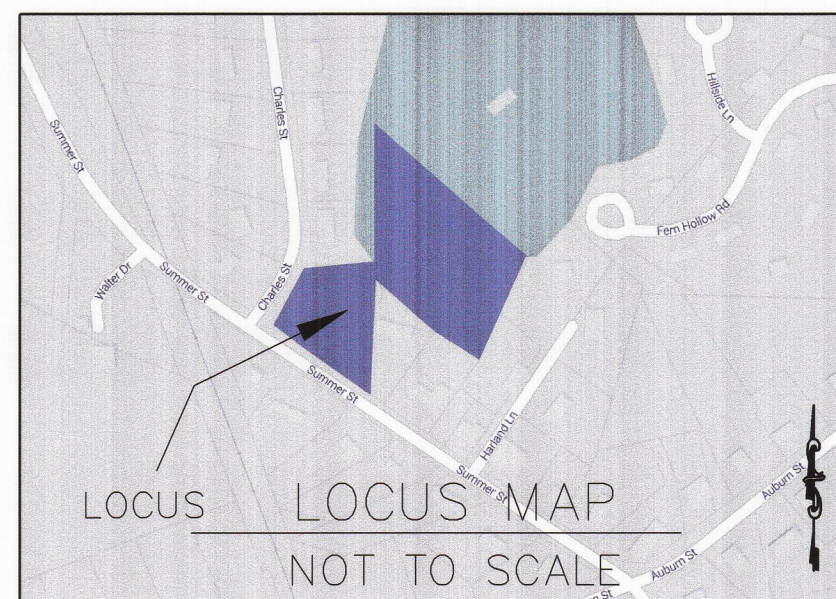
The applicant has constructed the roadway in accordance with the approved plans. If the comment from the DPW is requesting that the applicant place a double grate catchbasin at the intersection he would be open to working with the DPW provided that it does not delay approval of the as-built plan and acceptance of this roadway.

If you have any questions please contact me.

Sincerely,

A handwritten signature in black ink, reading "Frank J. Gallagher". The signature is written in a cursive, flowing style.

Frank J. Gallagher, P.E.
Dew Drop Response to Engineering 2-4-22.doc



CURVE #	RADIUS	LENGTH
C1	12.00'	23.04'
C2	180.00'	39.05'
C3	220.21'	44.86'
C4	220.21'	160.02'
C5	220.21'	4.19'
C6	20.00'	21.62'
C7	65.00'	57.54'
C8	65.00'	82.13'
C9	65.00'	130.03'
C10	65.00'	75.01'
C11	20.00'	21.62'
C12	180.21'	37.88'
C13	180.21'	133.21'
C14	220.00'	47.73'
C15	22.50'	27.49'

LINE #	LENGTH	BEARING
L1	75.46'	N43°15'00"W
L2	7.23'	S26°45'00"W
L3	143.45'	N68°42'55"E
L4	47.76'	N68°42'55"E
L5	30.41'	N68°42'55"E
L6	70.19'	N68°42'55"E
L7	90.61'	N68°42'55"E
L8	23.17'	N26°45'00"E
L9	47.76'	N43°15'00"W

SWING TIES TO WATERMAIN	
STRUCT #	DISTANCE
CB2	3.5'
CB3	6'
CB5	12'
DMH 1A	12'
DMH 2	14'
DMH 3	12'
DMH 4	2'
DMH 5	4'

GENERAL NOTE(S):

THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF THE TITLE TO THE PROPERTY DISPLAYED HEREON. THE NAMES SHOWN AS OWNERS OF THE LOCUS AND ABUTTING LANDS ARE TAKEN FROM THE CURRENT ASSESSORS TAX LIST, AND/OR RECORD DEEDS.

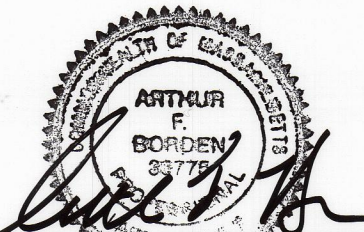
STREET AS BUILT PLAN APPROVAL BY
THE BRIDGEWATER PLANNING BOARD
UNDER THE SUBDIVISION CONTROL LAW

CERTIFICATIONS

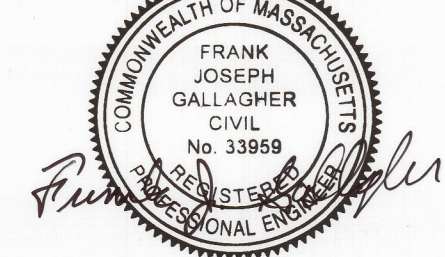
I HEREBY CERTIFY THAT THIS PLAN HAS
BEEN PREPARED IN COMPLIANCE WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THE MONUMENTS
SHOWN ON THIS PLAN ARE EXISTING MON-
UMENTS THAT ARE IN PLACE.



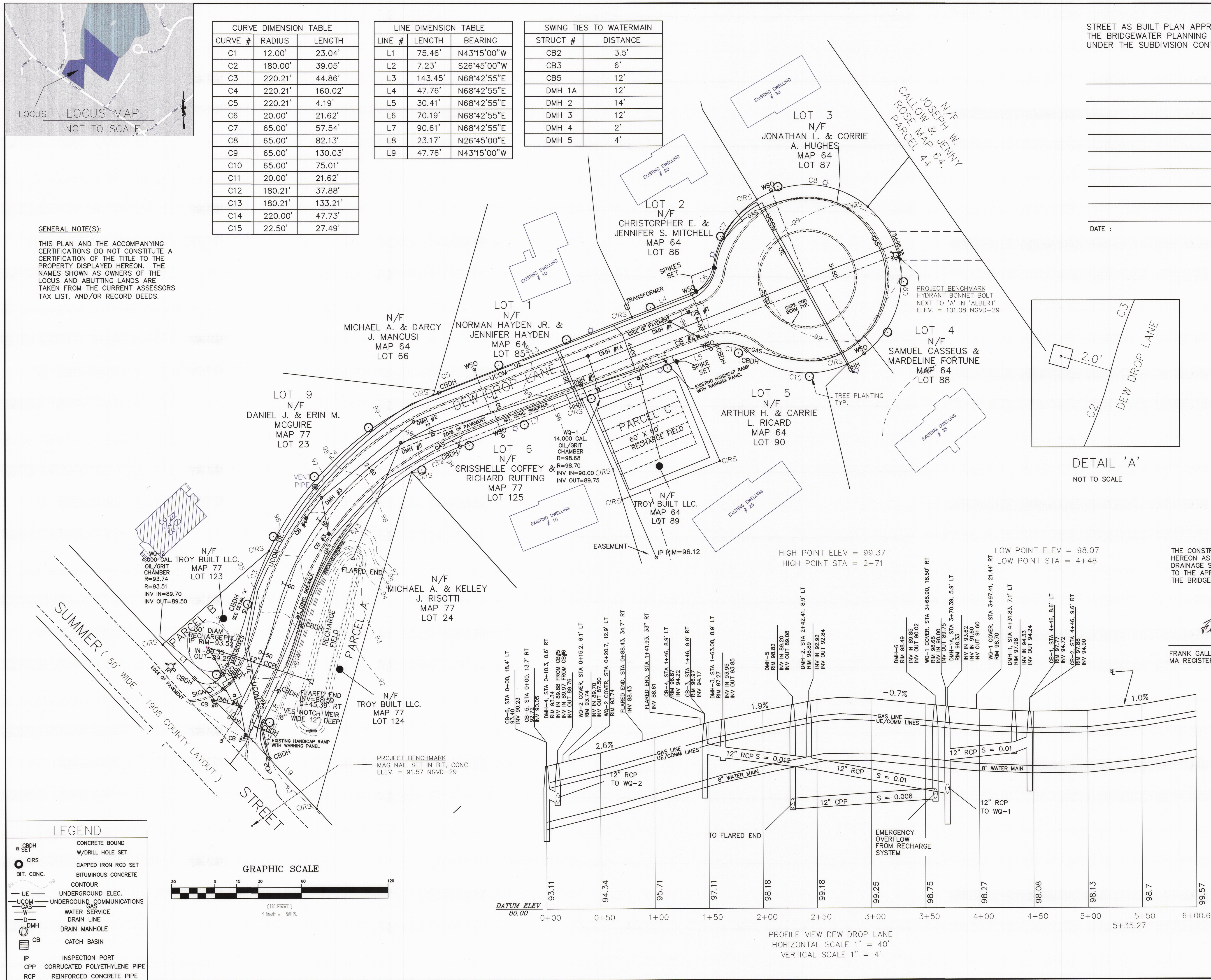
ARTHUR F BORDEN
MA REGISTERED LAND SURVEYOR #35775



FRANK GALLAGHER
MA REGISTERED PROFESSIONAL ENGINEER #33959

THE CONSTRUCTION OF THE ROADWAY SHOWN
HEREON AS DEW DROP LANE AND THE UTILITIES AND
DRAINAGE SYSTEMS INSTALLED THEREIN CONFORM
TO THE APPLICABLE RULES AND REGULATIONS OF
THE BRIDGEWATER PLANNING BOARD.

N REFERENCE TO DEED BOOK 58 PAGE 789 OF
THE PLYMOUTH COUNTY REGISTRY OF DEEDS



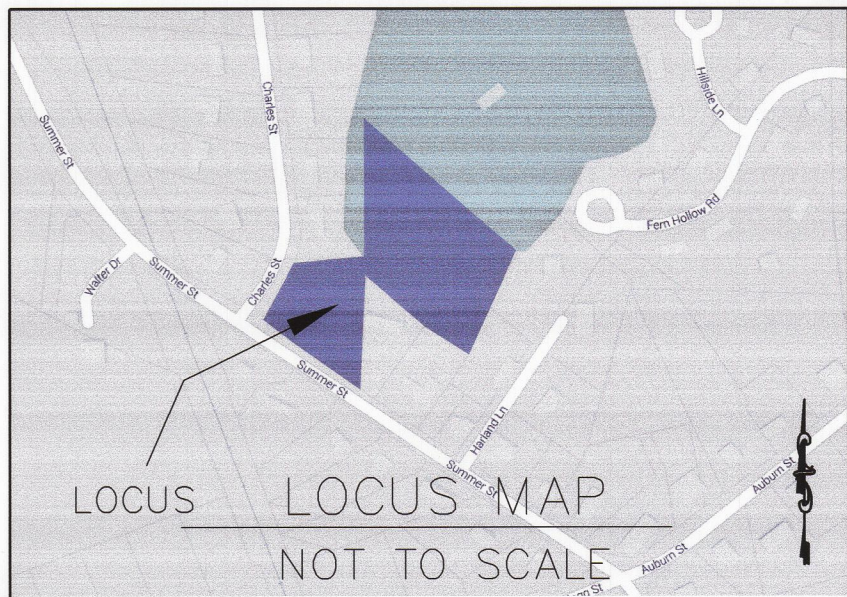
DEW DROP LANE
STREET AS-BUILT PLAN
IN
BRIDGEWATER, MA
PLYMOUTH COUNTY

PREPARED FOR
DEWDROP DEVELOPMENT, LLC
1380 BEDFORD STREET
BRIDGEWATER, MA 02324

PREPARED BY
GALLAGHER ENGINEERING
CIVIL ENGINEERING
LAND SURVEYING
4 WINDSOR DRIVE
FOXBORO, MA 02035

DATE: AUGUST 12, 2021 SCALE: AS NOTED
REVISED FEBRUARY 4, 2022

PROJECT: 0358-001B'
DRAWING: SITE ASBUILT
FILE: 0358-001B'_STREET-AS-BUILT.DWG



GENERAL NOTE(S):

THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF THE TITLE TO THE PROPERTY DISPLAYED HEREON. THE NAMES SHOWN AS OWNERS OF THE LOCUS AND ADJUTING LANDS ARE TAKEN FROM THE CURRENT ASSESSORS TAX LIST, AND/OR RECORD DEEDS.

CURVE DIMENSION TABLE		
CURVE #	RADIUS	LENGTH
C1	12.00'	23.04'
C2	180.00'	39.05'
C3	220.21'	44.86'
C4	220.21'	160.02'
C5	220.21'	4.19'
C6	20.00'	21.62'
C7	65.00'	57.54'
C8	65.00'	82.13'
C9	65.00'	130.03'
C10	65.00'	75.01'
C11	20.00'	21.62'
C12	180.21'	37.88'
C13	180.21'	133.21'
C14	220.00'	47.73'
C15	22.50'	27.49'

LINE DIMENSION TABLE		
LINE #	LENGTH	BEARING
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L4	47.76'	N68°42'55"E
L5	30.41'	N68°42'55"E
L6	70.19'	N68°42'55"E
L7	90.61'	N68°42'55"E
L8	23.17'	N26°45'00"E
L9	47.76'	N43°15'00"W
L10	75.46'	N43°15'00"W

SWING TIES TO WATERMAIN	
STRUCT #	DISTANCE
CB2	3.5'
CB3	6'
CB5	12'
DMH 1A	12'
DMH 2	14'
DMH 3	12'
DMH 4	2'
DMH 5	4'

RECOMMENDED FOR STREET ACCEPTANCE BY THE BRIDGEWATER PLANNING BOARD UNDER THE SUBDIVISION CONTROL LAW

STREET ACCEPTANCE APPROVAL BY THE BRIDGEWATER TOWN COUNCIL

DATE :

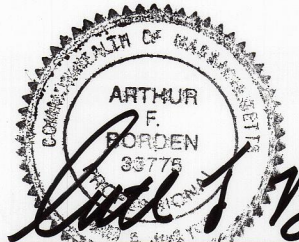
DATE :

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

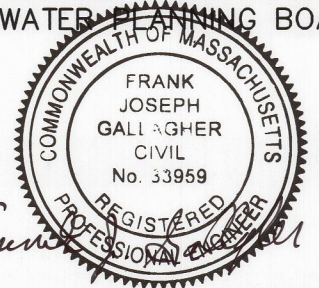
I HEREBY CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAN ARE EXISTING MONUMENTS THAT ARE IN PLACE.



ARTHUR F. BORDEN
MA REGISTERED LAND SURVEYOR #35775

DETAIL 'A'
NOT TO SCALE

THE CONSTRUCTION OF THE ROADWAY SHOWN HEREON AS DEW DROP LANE AND THE UTILITIES AND DRAINAGE SYSTEMS INSTALLED THEREIN CONFORM TO THE APPLICABLE RULES AND REGULATIONS OF THE BRIDGEWATER PLANNING BOARD.



FRANK GALLAGHER
MA REGISTERED PROFESSIONAL ENGINEER #33959

DEW DROP LANE
STREET ACCEPTANCE PLAN

IN
BRIDGEWATER, MA
PLYMOUTH COUNTY

PREPARED FOR
DEWDROP DEVELOPMENT, LLC

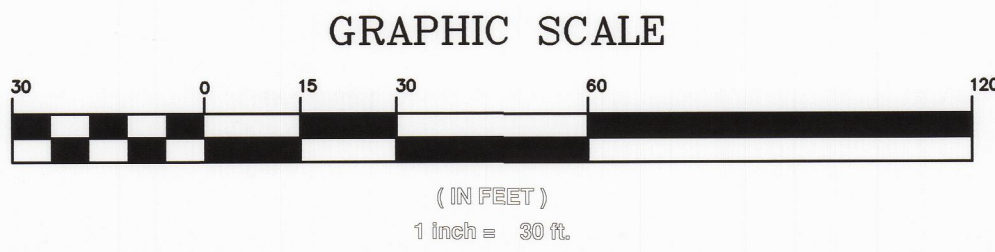
1380 BEDFORD STREET
BRIDGEWATER, MA 02324

PREPARED BY
GALLAGHER ENGINEERING
CIVIL ENGINEERING
LAND SURVEYING
4 WINDSOR DRIVE
FOXBORO, MA 02035
PHONE: 508-543-9894

DATE: AUGUST 12, 2021
REVISED FEBRUARY 4, 2022
SCALE: AS NOTED

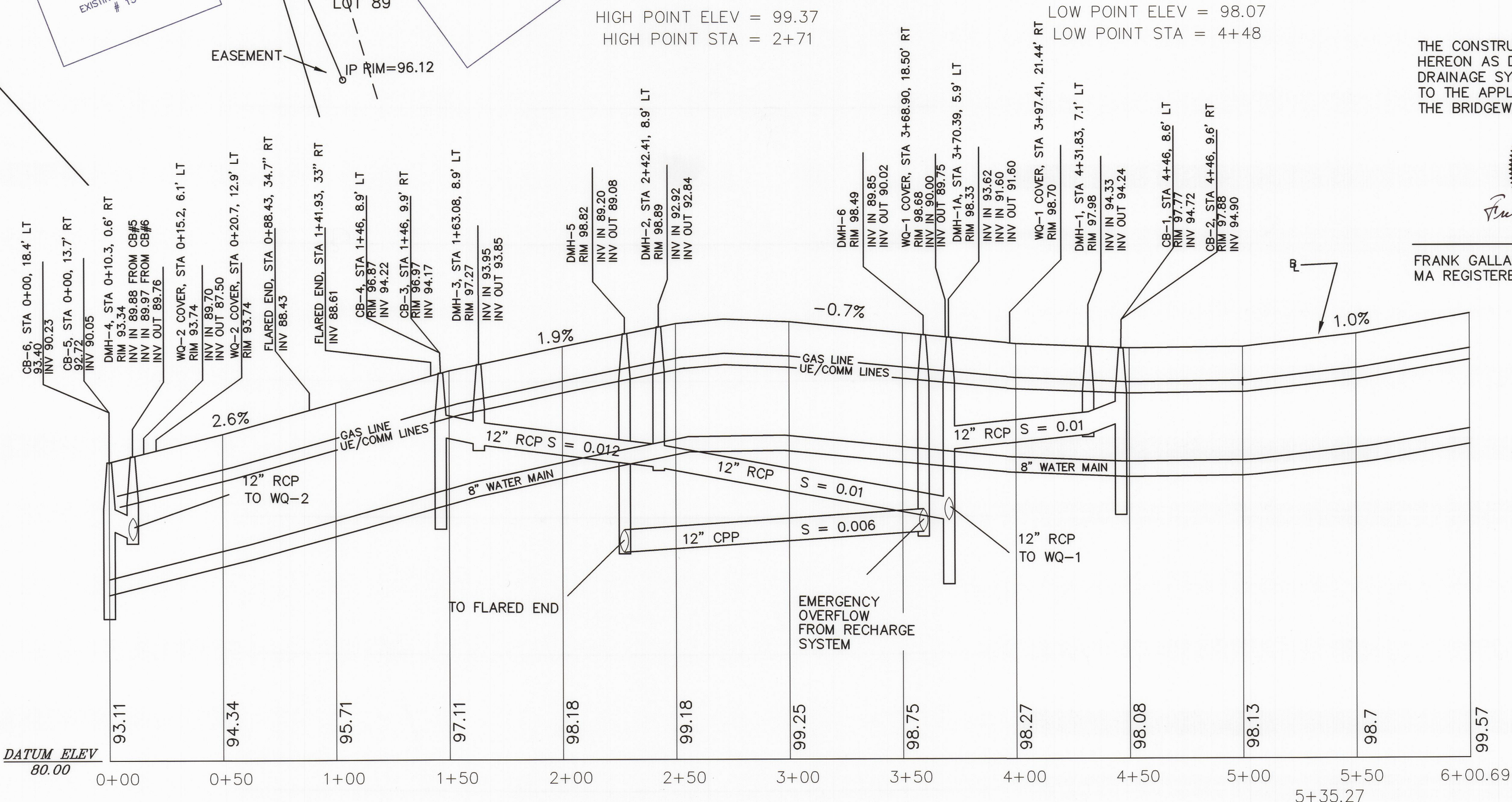
PROJECT: 0358-001B'
DRAWING: SITE ASBUILT
FILE: 0358-001B'_STREET-AS-BUILT.DWG

LEGEND	
CONCRETE BOUND	
W/DRILL HOLE SET	
CAPPED IRON ROD SET	
BIT. CONC.	
UNDERGROUND ELEC.	
UNDERGROUND COMMUNICATIONS	
GAS	
INSPECTION PORT	
WATER SERVICE	
DRAIN LINE	
DRAIN MANHOLE	
CATCH BASIN	
CORRUGATED POLYETHYLENE PIPE	
REINFORCED CONCRETE PIPE	



DATUM ELEV
80.00

PROFILE VIEW DEW DROP LANE
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE 1" = 4'



5+35.27

Dew Drop Lane, Bridgewater, MA Description

Beginning at a concrete bound located on the east side of Summer Street, said point being locate 353.99' northwest of Harland Lane.

Thence along a curve to the right having a radius of 22.50' for a length of 27.49' to a concrete bound.

Thence N 26 -45'-00"E for a distance of 23.17' to a concrete bound.

Thence along a curve to the left having a radius of 220.00' for a length of 47.73' to a concrete bound,

Thence along a curve to the right having a radius of 180.21' for a length of 171.09' to a concrete bound,

Thence N 68 – 42'-55" E for a distance of 191.21' to a concrete bound,

Thence along a curve to the right having a radius of 20.00' for a length of 21.62' to a concrete bound,

Thence along a curve to the left having a radius of 65.00' for a length of 344.71' to a concrete bound

Thence along a curve to the right having a radius of 20.00' for a length of 21.62' to a concrete bound

Thence S 68 – 42'-55" W for a distance of 191.21' to a concrete bound,

Thence along a curve to the left having a radius of 220.21' for a length of 209.07' to a concrete bound

Thence along a curve to the right having a radius of 180.00' for a length of 39.05' to a concrete bound

Thence S26 -45'-00"W for a length of 7.23' to a concrete bound

Thence along a curve to the right having a radius of 12.00' for a length of 23.04' to a concrete bound on the east side of Summer Street.

Thence S43 -15'-00"E for a distance of 75.46' along the East Side of Summer Street to a concrete bound, being the point of beginning. Said street layout containing 32,137 square feet.

Legal Description for Parcel "A", Dew Drop Lane, Bridgewater, MA

Beginning at a concrete bound located on the east side of Summer Street, said point being locate 353.99' northwest of Harland Lane.

Thence along a curve to the right having a radius of 22.50' for a length of 27.49' to a concrete bound.

Thence N 26 -45'-00"E for a distance of 23.17' to a concrete bound.

Thence along a curve to the left having a radius of 220.00' for a length of 47.73' to a concrete bound.

Thence along a curve to the right having a radius of 180.21' for a length of 133.21' to a point on the south side of Dew Drop Lane.

Thence S 15 -58'-30"E for a distance of 240.95' to the east side of Summer Street.

Thence N 43 -15'-00"E along the east side of Summer Street for a distance of 47.46' to a concrete bound, that being the point of beginning. Said Parcel containing 8637 square feet.

Legal Description for Parcel "B", Dew Drop Lane, Bridgewater, MA

Beginning at a concrete bound located on the east side of Summer Street, said point being located at the intersection with Dew Drop Lane.

Thence N 43°-15'-00" W for a distance of 32.25' along the East Side of Summer Street to an iron rod.

Thence N 48° 58' 00" E for a distance of 97.99' to an iron pipe on the north side of Dew Drop Lane.

Thence along a curve to the left having a radius of 220.21' for a length of 44.86' to a concrete bound

Thence along a curve to the right having a radius of 180.00' for a length of 39.05' to a concrete bound

Thence S 26°-45'-00" W for a length of 7.23' to a concrete bound

Thence along a curve to the right having a radius of 12.00' for a length of 23.04' to a concrete bound on the east side of Summer Street, being the point of beginning. Said Parcel containing 2464 square feet.

Legal Description for Parcel "C", Dew Drop Lane, Bridgewater, MA

Beginning at an iron rod on the south side of Dew Drop Lane at the north east corner of lot 6.

Thence running S 23 -48'-34" E for a distance of 53.09' to an iron rod

Thence running S 16 -53'-25" E for a distance of 21.95' to an iron rod

Thence running N 68 -42'-55" E for a distance of 72.83' to an iron rod

Thence running N 23 -48'-34" W for a distance of 75.00' to a railroad spike located on the south side of Dew Drop Lane.

Thence running along the south side of Dew Drop Lane S 68 -42'-55" W for a distance of 70.19' to an iron rod, being the point of beginning. Said Parcel containing 5,288 square feet.



Community & Economic Development Division
Economic Development/Planning

Municipal Office Building
66 Central Square
Bridgewater, MA 02324
508-697-0950

February 17, 2022

Matthew Rushton, Council President
Bridgewater Town Council
Academy Building
66 Central Square
Bridgewater, MA 02324

RE: Dew Drop Lane – Street Acceptance

Dear President Gallagher:

At its regular meeting held virtually on February 16, 2022, the Bridgewater Planning Board reviewed Order O-FY22-039. After a brief discussion and upon recommendation from the Town Engineer, the Board voted unanimously to recommend Dew Drop Lane for street acceptance but will hold \$5,000 from the bond until the catch basin is repaired in accordance with the DPW standards.

Please let me know if you have any questions. Thank you in advance for your attention to this matter.

Sincerely,

Jennifer L. DeBoisbriand

Jennifer DeBoisbriand
Community & Economic Development Director

CC: Mr. Frank Gallagher
Engineering