

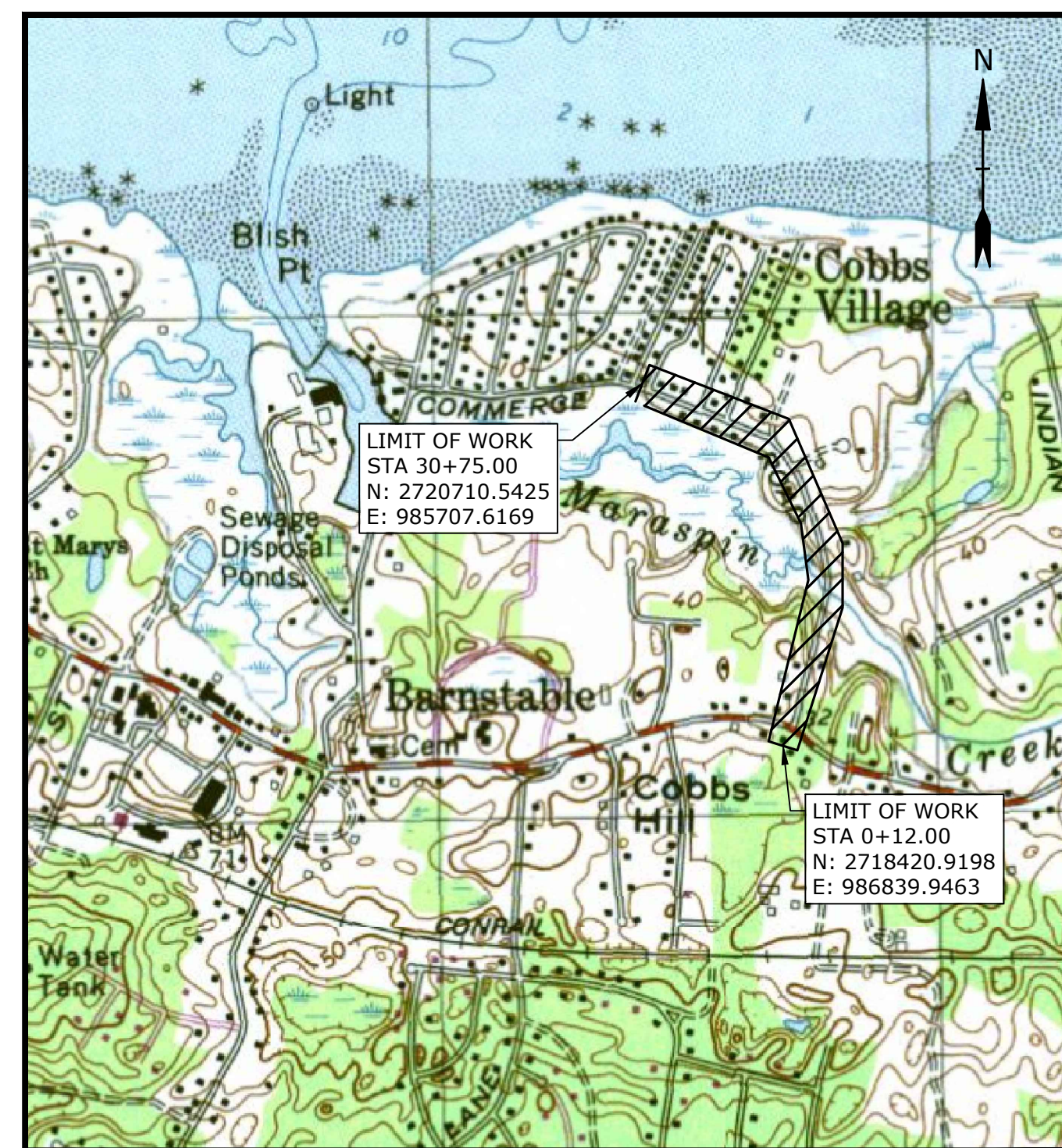
# TOWN OF BARNSTABLE COMMERCE ROAD IMPROVEMENTS AND CULVERT REPLACEMENT

## PRELIMINARY RIGHT OF WAY PLANS JANUARY 2024

LIST OF DRAWINGS	
SHEET NO.	DRAWING TITLE
1	TITLE SHEET & INDEX
2	LEGEND, ABBREVIATIONS, AND PROJECT DESCRIPTION
3 - 4	TYPICAL SECTIONS
5 - 11	CRITICAL PROFILES
12 - 14	PARCEL SUMMARY SHEET
15 - 20	PROPERTY PLANS

### BASEPLAN NOTES

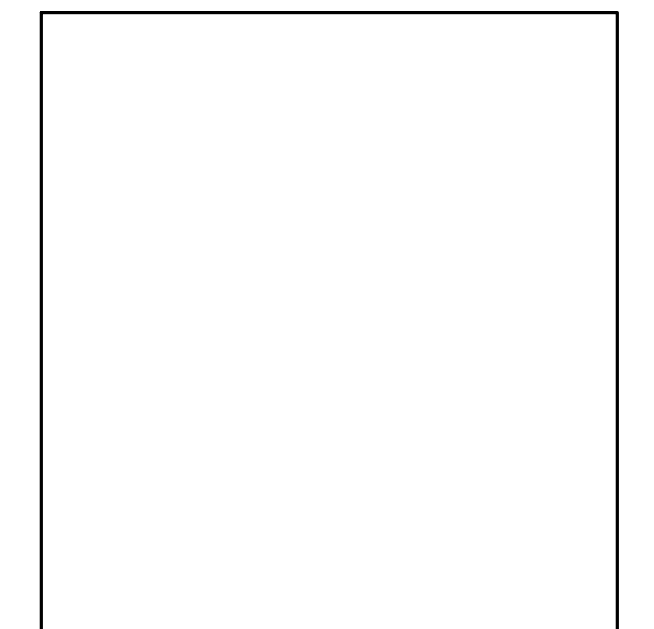
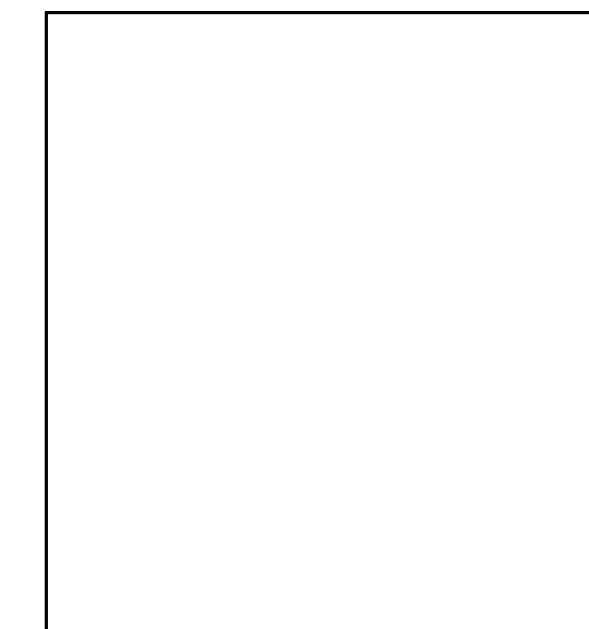
1. THE SURVEY BASEPLAN WAS PREPARED BY MERRILL ENGINEERS AND LAND SURVEYORS COMPANY IN NOVEMBER 2023.
2. THE MOST RECENT SITE VISIT WAS COMPLETED IN [MONTH, YEAR] TO VERIFY THAT THE EXISTING CONDITIONS SHOWN ON THE PLAN ARE THE CURRENT CONDITIONS IN THE FIELD.
3. THE LAYOUT AND PROPERTY LINES SHOWN ON THE PLAN WERE COMPILED FROM [ ] AND CERTIFIED BY [ ENTER PLS NAME ], A PLS IN DIRECT CHARGE AND SUPERVISION OF THE SURVEY BASEPLAN.
4. THE IMPACTED PROPERTY OWNERS HAVE BEEN CHECKED AND UPDATED PER THE TOWN OF BARNSTABLE ONLINE ASSESSORS DATABASE AS OF JANUARY 2024.
5. THE PREQUALIFIED SURVEYOR UNDER THE S3 CATEGORY IS PARTICIPATING IN THE DEVELOPMENT OF THE ROW PLANS. [ ENTER PLS NAME AND COMPANY ] HAS VERIFIED HIGHWAY LAYOUT BASELINES AND SIDELINES, VERIFIED MUNICIPAL LAYOUTS, VERIFIED THAT ABUTTERS PROPERTY LINES ARE CREATED BASED ON RECORD DEEDS AND PLANS, VERIFIED CURRENT ABUTTERS OWNERSHIP INFORMATION, VERIFIED EXISTING PERMANENT EASEMENTS, AND VERIFIED ANY OTHER ELEMENTS IN THE SURVEY BASEPLAN THAT AFFECTS DISPOSITIONS AND LAND ACQUISITIONS.



LOCATION MAP  
SCALE: 1" = 1000'

PREPARED BY:

**Tighe&Bond**



PREPARED FOR:

TOWN OF BARNSTABLE

DEPARTMENT OF PUBLIC WORKS

GRIFFIN BEAUDOIN, PE; TOWN ENGINEER

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NOT FOR CONSTRUCTION

**COMPLETE SET 20 SHEETS**

GENERAL SYMBOLS

Table with columns: EXISTING, PROPOSED, DESCRIPTION. Lists symbols for catch basins, wells, manholes, fences, and various utility lines.

TRAFFIC SYMBOLS

Table with columns: EXISTING, PROPOSED, DESCRIPTION. Lists symbols for wire loop detectors, pedestrian buttons, emergency lights, and traffic signals.

PAVEMENT MARKINGS SYMBOLS

Table with columns: EXISTING, PROPOSED, DESCRIPTION. Lists symbols for pavement arrows, legends, stop lines, crosswalks, and various line styles.

ABBREVIATIONS

Table with columns: GENERAL, CONC, CONST, CR GR, DEC, DI, DIA, DIP, DMH, DWP, DWY, ELEV (or EL.), EMB, EOP (or EP), EXIST (or EX), EXC, F&C, F&G, FDN., GD, GG, GI, GIP, GPL, GRAN, GRAV, GRD, GW (or GUY), HDPE, HDW, HMA. Lists abbreviations for materials and construction elements.

ABBREVIATIONS (CONTINUED)

Table with columns: GENERAL, HORIZONTAL. Lists abbreviations for horizontal and vertical curve points, project status, and road features.

PROJECT DESCRIPTION

THE PURPOSE OF THE PROJECT IS TO UPGRADE THE MARASPIN CREEK STREAM CROSSING AT COMMERCE ROAD AND IMPROVE THE RESILIENCY OF THE ROADWAY. THE WORK INCLUDES RAISING THE EXISTING ROADWAY IN THE VICINITY OF THE STREAM AND THE ASSOCIATED GRADING, GROUND IMPROVEMENT, AND RETAINING WALL WORK. A CONCRETE BOX CULVERT WILL BE INSTALLED TO REPLACE THE EXISTING PIPE CULVERT. A NEW 5' HMA SIDEWALK WILL BE INSTALLED FROM MAIN STREET (ROUTE 6A) TO THE EXISTING SIDEWALK IN THE VICINITY OF GEORGE STREET.

PRELIMINARY RIGHT OF WAY

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Commerce Road Improvements & Culvert Replacement

Town of Barnstable

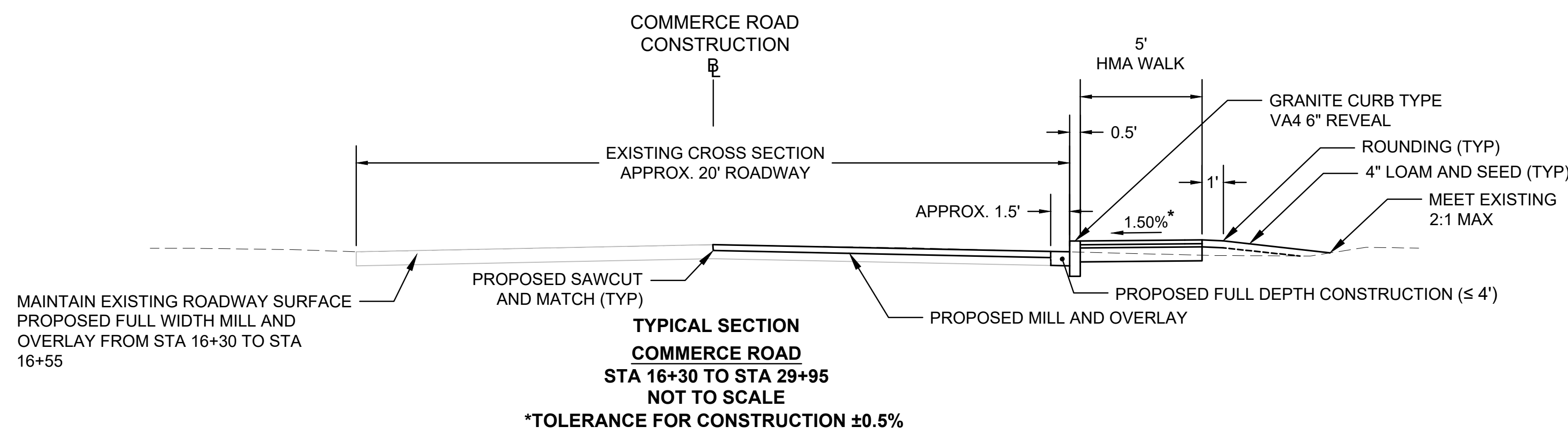
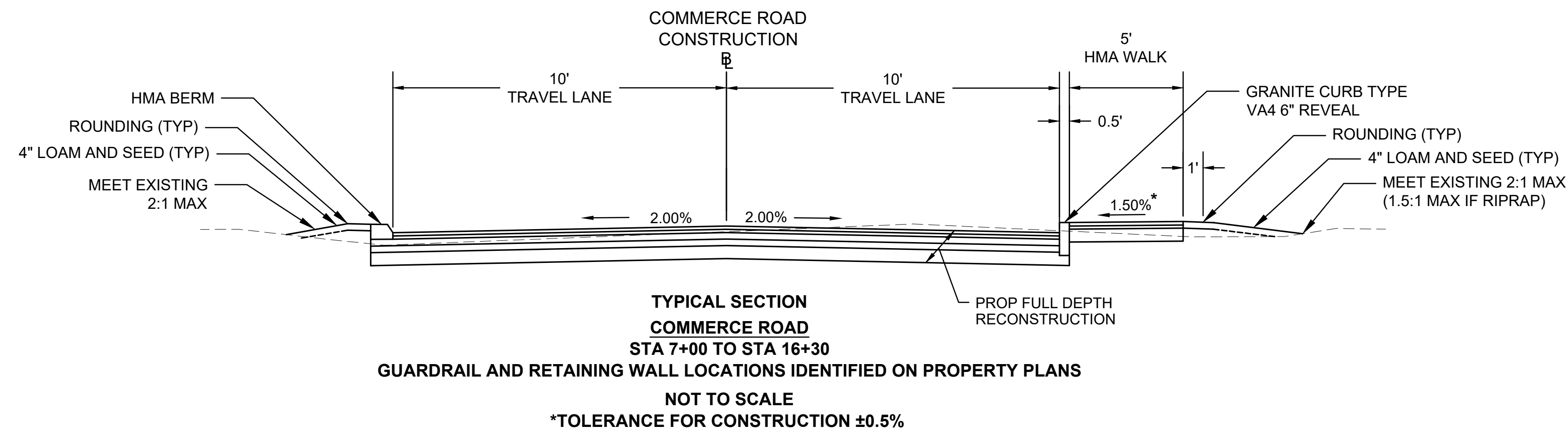
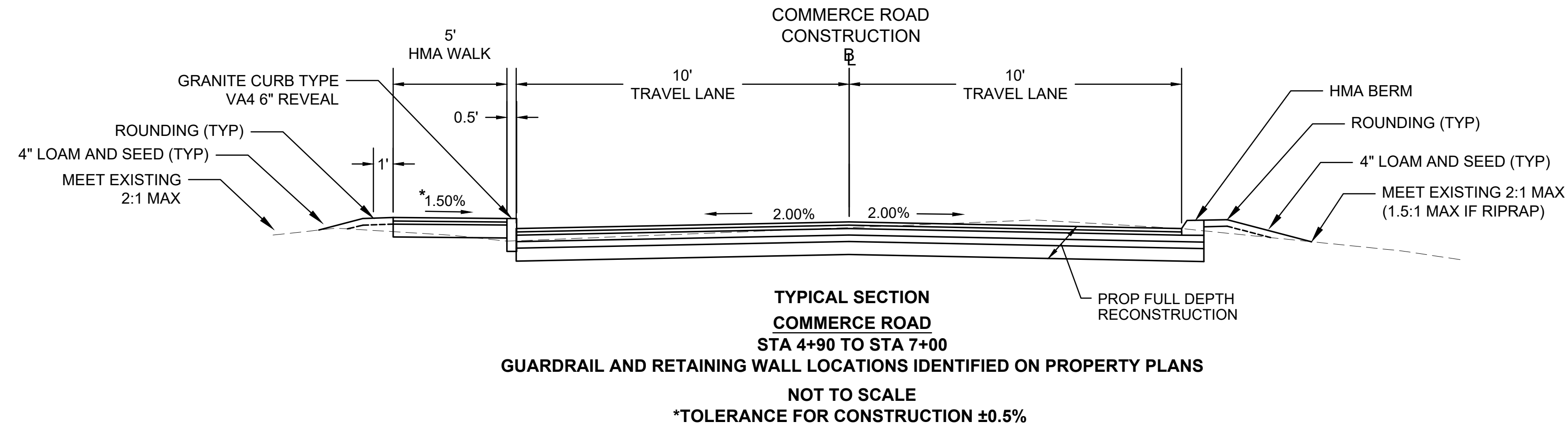
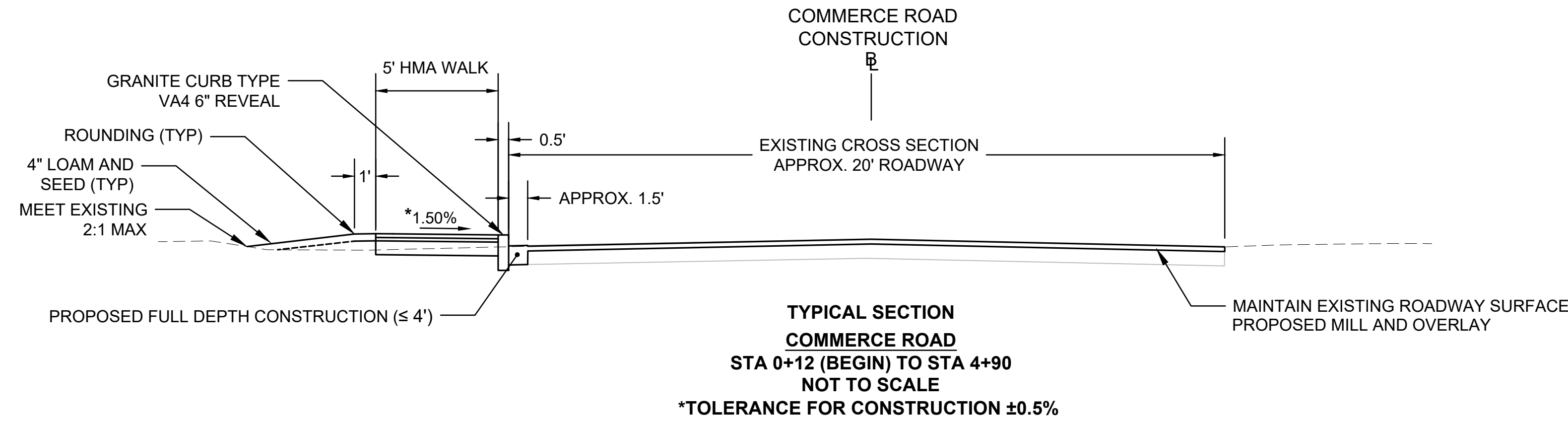
Barnstable, Massachusetts

Table with columns: MARK, DATE, DESCRIPTION. Lists project details like PROJECT NO: B0633-007, DATE: 01/01/2024, FILE: B-0633-007 ROW(Legend).dwg.

LEGEND, ABBREVIATIONS, AND PROJECT DESCRIPTION

SCALE: NO SCALE

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Town of  
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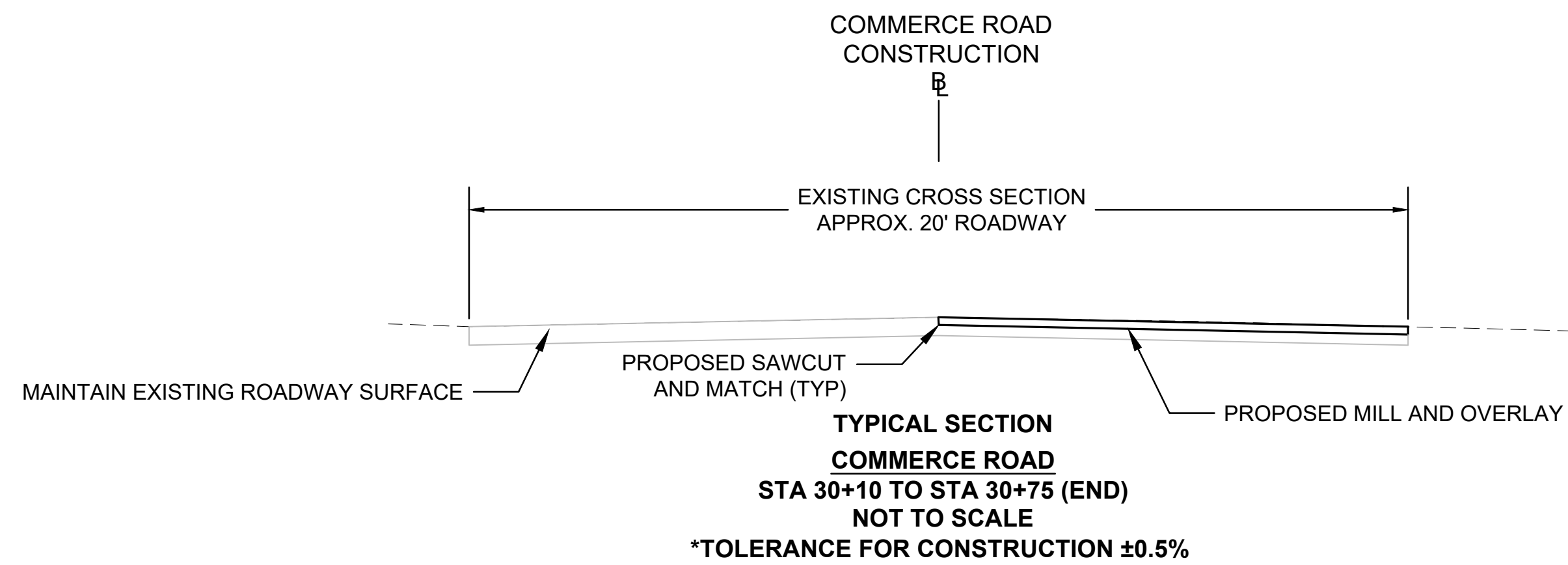
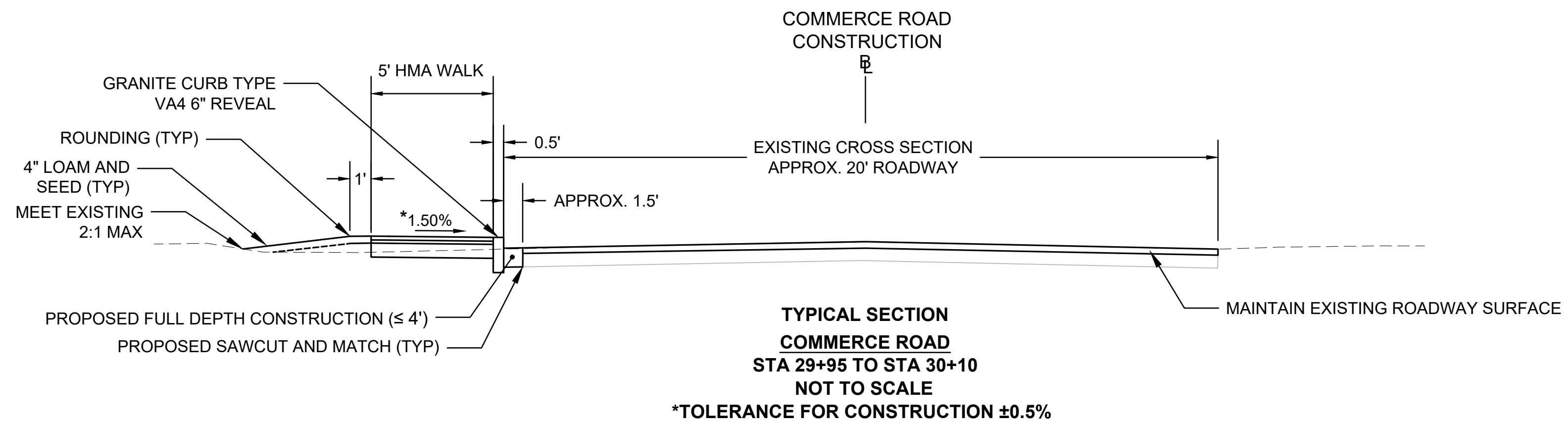
Barnstable,  
Massachusetts

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DATE:	01/01/2024	
FILE:	B-0633-007 ROW(Typical Sections).dwg	
DRAWN BY:	MMB	
DESIGNED/CHECKED BY:	XXX	
APPROVED BY:	XXX	

**TYPICAL SECTIONS**

SCALE: NO SCALE

Last Saved: 12/29/2023 2:24:22pm By: MMB  
 Plotted On: Jan 23, 2024 2:22pm By: MMB  
 Tighe & Bond: 12/29/2023 2:24:22pm By: MMB  
 Commerce Road Culvert Drawings - Figures AutoCAD ROW B-0633-007 ROW(Typical Sections).dwg



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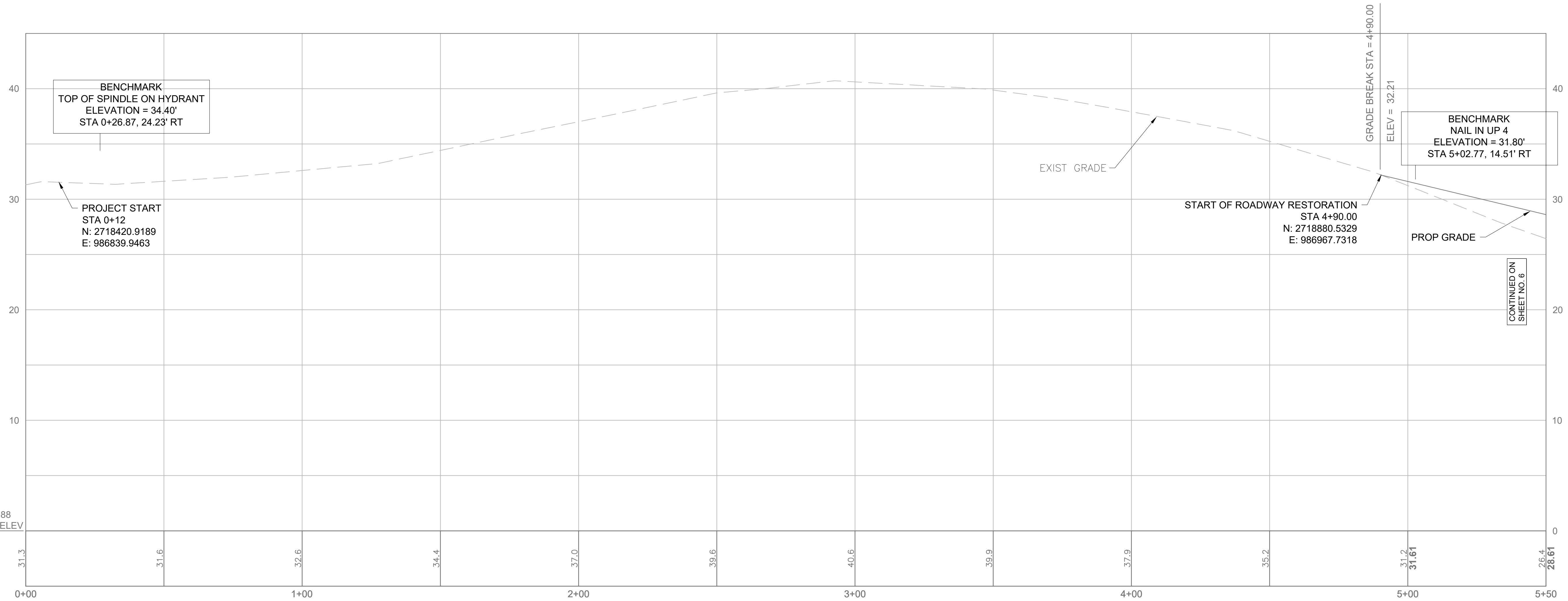
Barnstable,  
Massachusetts


MARK	DATE	DESCRIPTION

**TYPICAL SECTIONS**

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 Tighe & Bond: 12/29/2023 2:22pm By: MMB  
 Commerce Road Culvert Drawings - Figures AutoCAD ROW B-0633-007 ROW (Typical Sections).dwg



**COMMERCE ROAD**

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**Commerce Road Improvements & Culvert Replacement**

Town of Barnstable

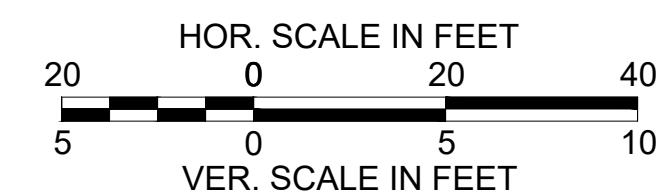
Barnstable, Massachusetts

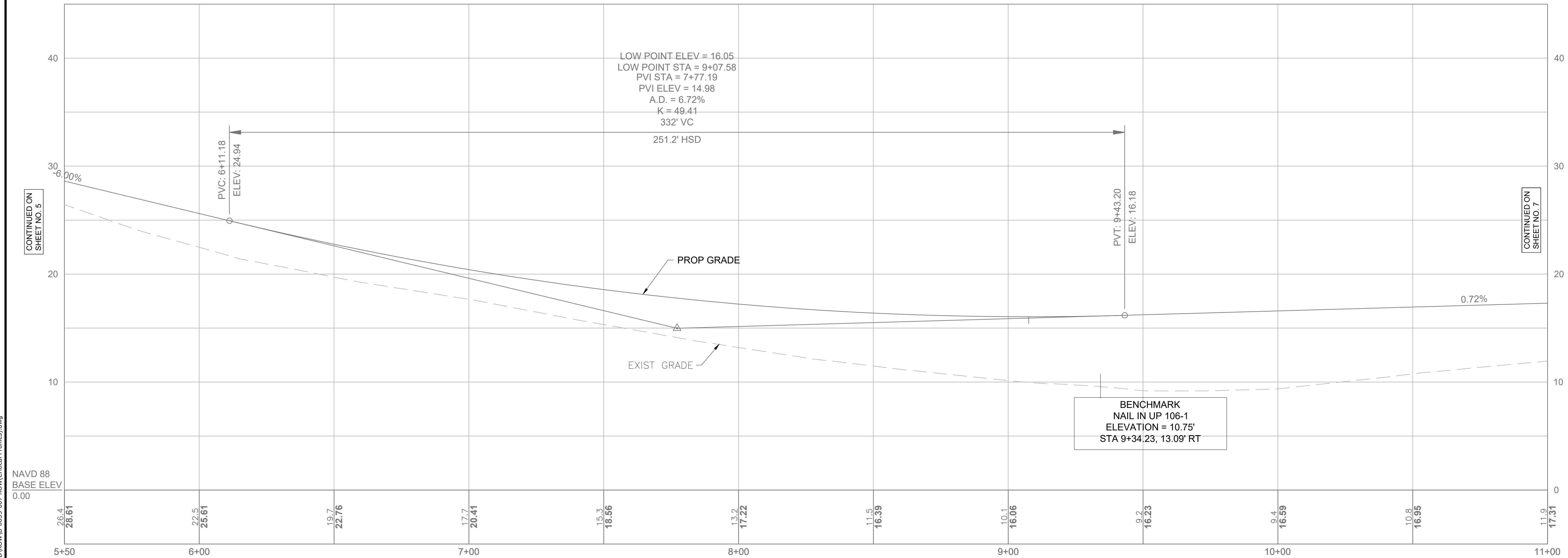
MARK	DATE	DESCRIPTION

CRITICAL PROFILES

SCALE: AS SHOWN

SHEET 5 OF 20





**COMMERCE ROAD**

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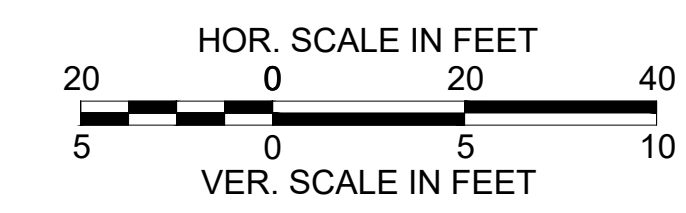
Town of  
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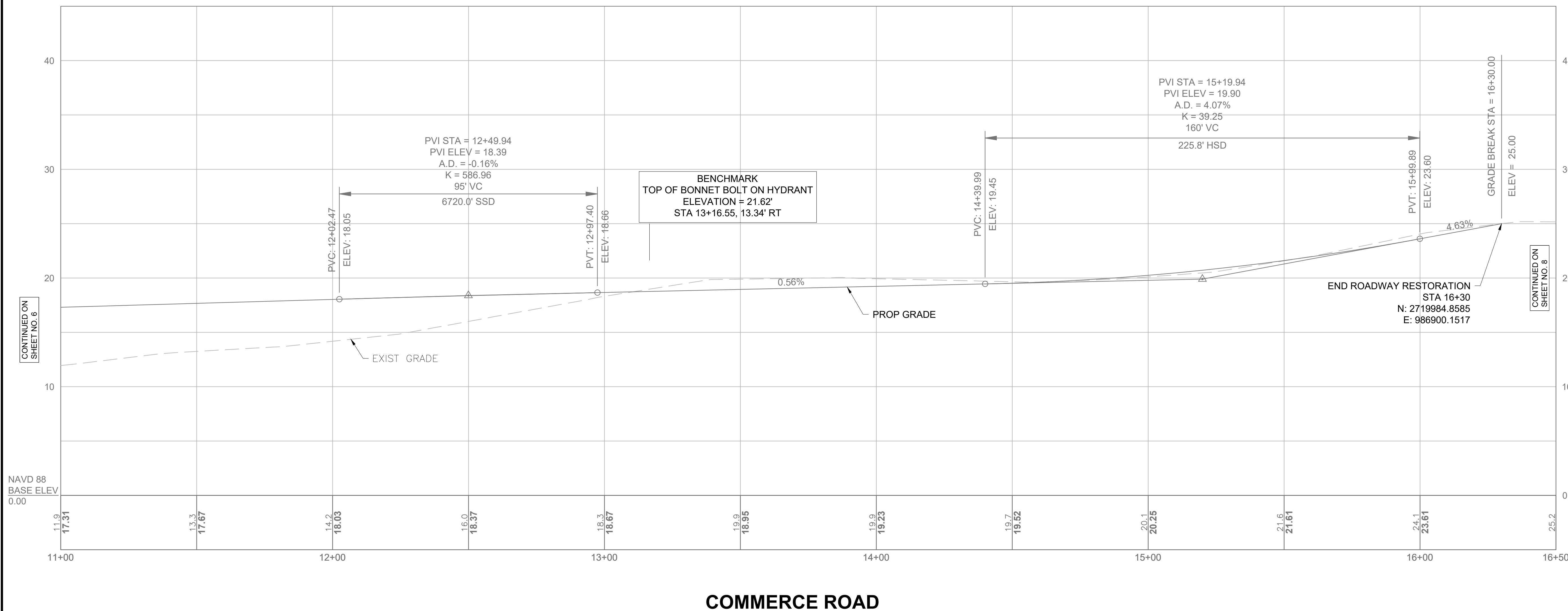
MARK	DATE	DESCRIPTION

**CRITICAL PROFILES**

SCALE: AS SHOWN



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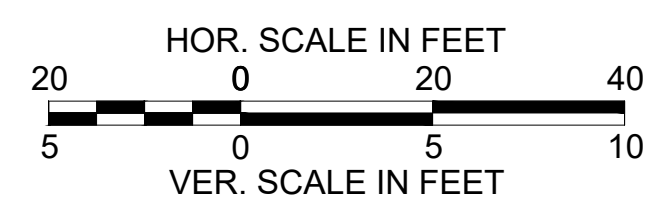
**Commerce Road Improvements & Culvert Replacement**

Town of Barnstable

Barnstable, Massachusetts

MARK	DATE	DESCRIPTION

CRITICAL PROFILES  
SCALE: AS SHOWN



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& Culvert  
Replacement**

Town of  
Barnstable

Barnstable,  
Massachusetts

MARK	DATE	DESCRIPTION
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PROJECT NO:	B0633-007
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DATE:	01/01/2024
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FILE:	B-0633-007 ROW(Critical Profiles).dwg
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DRAWN BY:	MMB
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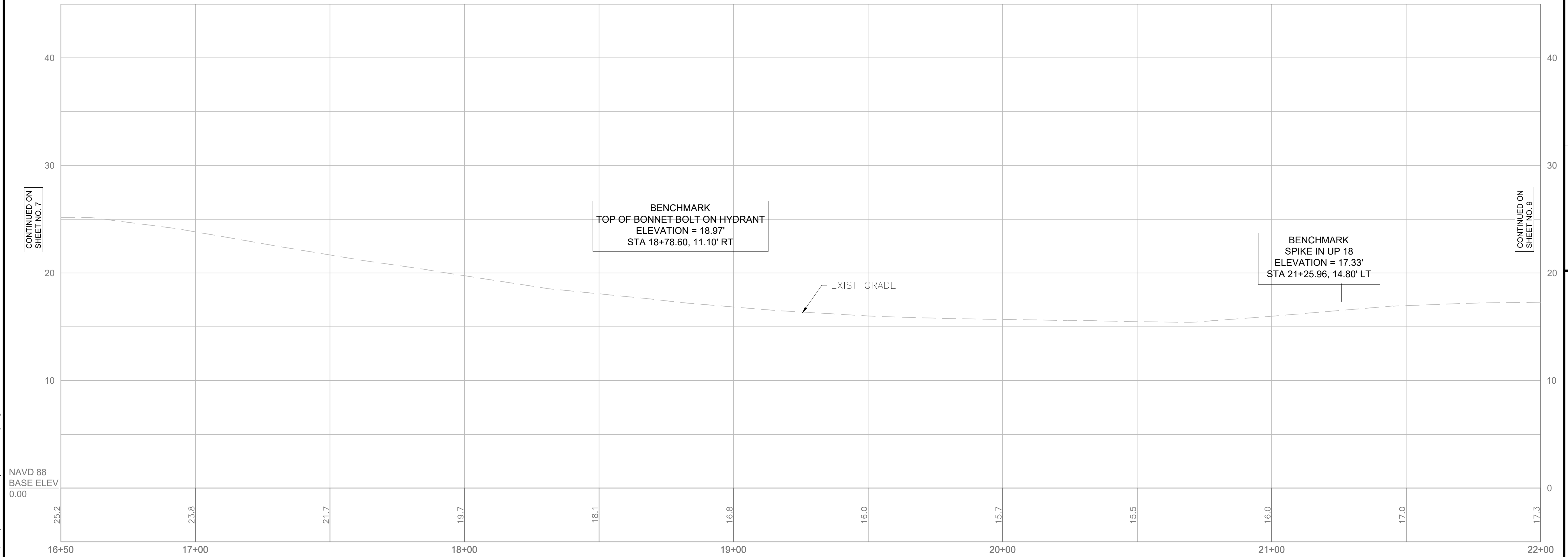
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APPROVED BY:	XXX
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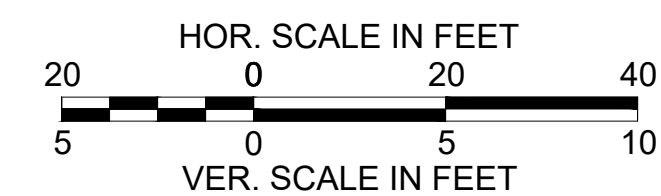
CRITICAL PROFILES

SCALE: AS SHOWN

SHEET 8 OF 20



**COMMERCE ROAD**





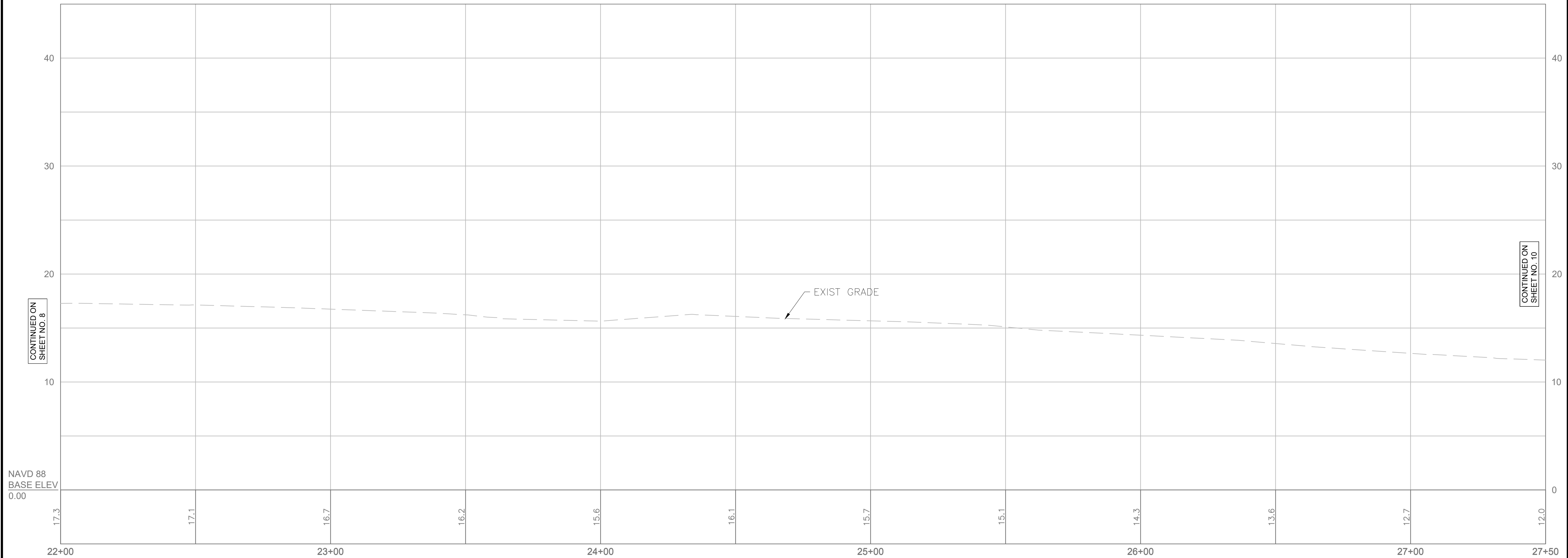
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**Commerce Road Improvements & Culvert Replacement**

Town of Barnstable

Barnstable, Massachusetts

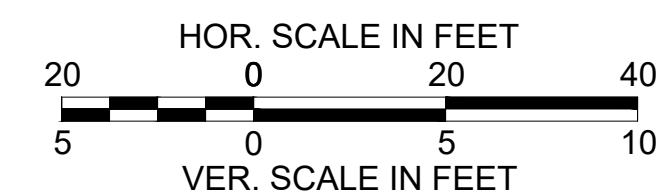


**COMMERCE ROAD**

NAV D 88  
BASE ELEV  
0.00

CONTINUED ON  
SHEET NO. 8

CONTINUED ON  
SHEET NO. 10



MARK	DATE	DESCRIPTION

PROJECT NO:	B0633-007
DATE:	01/01/2024
FILE:	B-0633-007 ROW(Critical Profiles).dwg
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DESIGNED/CHECKED BY:	XXX
APPROVED BY:	XXX

CRITICAL PROFILES

SCALE: AS SHOWN

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**Commerce  
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Town of  
Barnstable

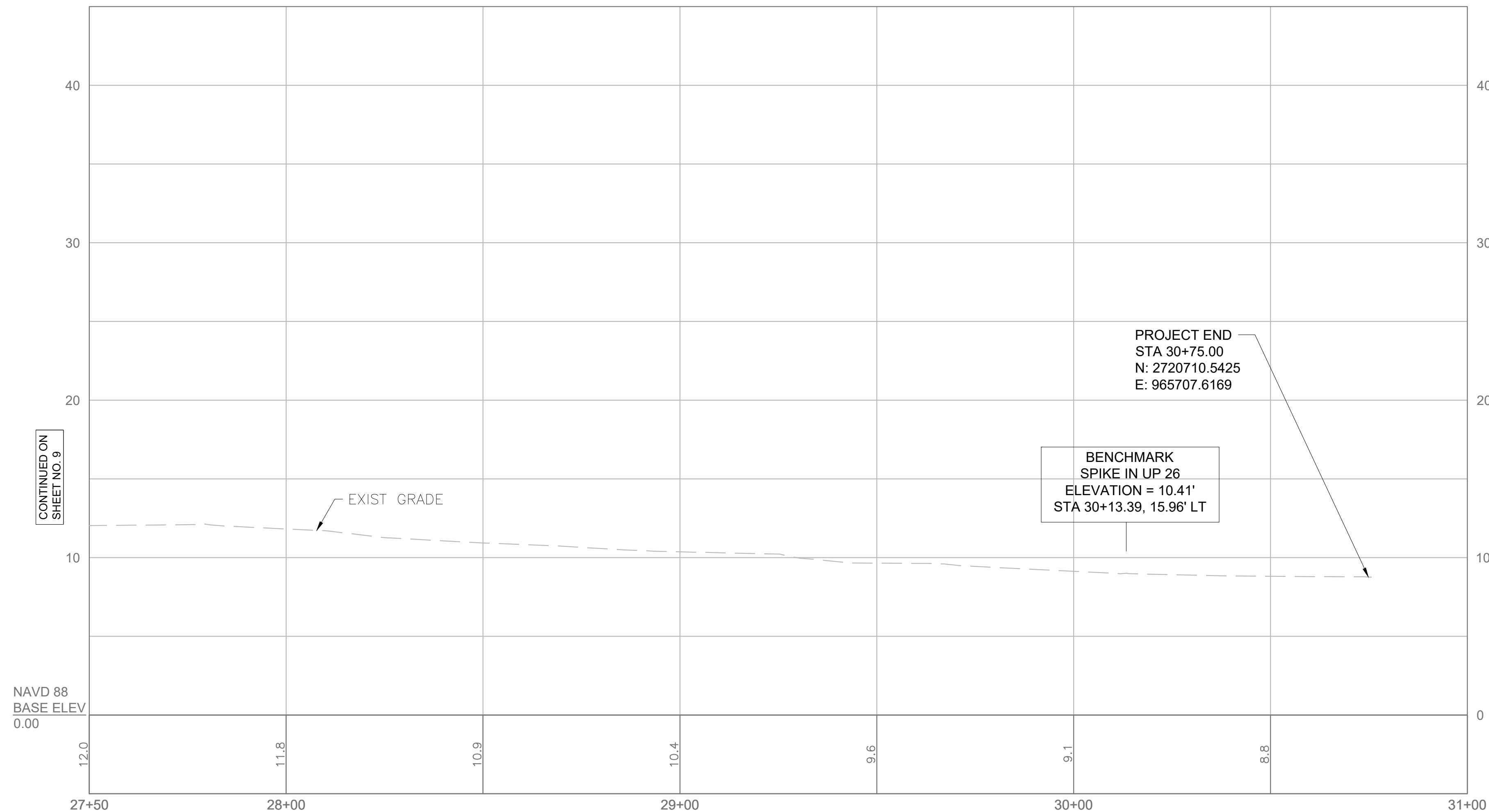
Barnstable,  
Massachusetts

MARK	DATE	DESCRIPTION

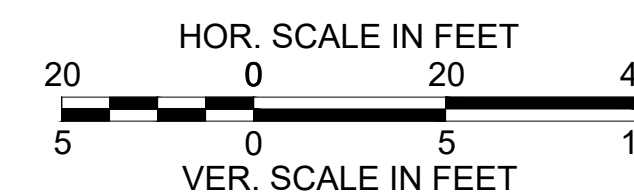
PROJECT NO:	B0633-007
DATE:	01/01/2024
FILE:	B-0633-007 ROW(Critical Profiles).dwg
DRAWN BY:	MMB
DESIGNED/CHECKED BY:	XXX
APPROVED BY:	XXX

**CRITICAL PROFILES**

SCALE: AS SHOWN



**COMMERCE ROAD**



CONTINUED ON  
SHEET NO. 9

NAVD 88  
BASE ELEV  
0.00



PROJECT TOTALS			
AFFECTED PROPERTIES	FEE TAKINGS	PERMANENT EASEMENTS	TEMPORARY EASEMENTS
21	12	7	23

PE = PERMANENT EASEMENT  
 PUE = PERMANENT UTILITY EASEMENT  
 SW = SIDEWALK  
 TE = TEMPORARY EASEMENT  
 TWRE = TEMPORARY WETLAND REPLICATION EASEMENT

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				ROW PARCEL		PROPERTY TOTALS (S.F.)			FRONTAGE ON ROW PLAN (FT.)	PROPERTY ADDRESS	ZONING DISTRICT	REMARKS	LAND RESTRICTION FROM THE DEED
			DEED BOOK	DEED PAGE	LCC NO.	CERT NO.	INTEREST ACQUIRED	AREA (S.F. +/-)	TOTAL TAKEN	REMAINING	TOTAL PROPERTY AREA (RECORD)*					
SW-1	15	Fleming, Peter TR	25343	239			FEE	85	85	43,475	43,560	393	417 Commerce Road	RF-2	Sidewalk	
TE-1	15	Fleming, Peter TR	25343	239			TEMP	809							Grading (MAX 2:1), Loam & Seed, Tree Planting	
TE-2	15	Marchant, Dennis & Vicki Rose TRS			220274		TEMP	44				40	424 Commerce Road	RF-2	Driveway Reconstruction	
TE-3	15,16	Hilferty, Barbara J	7071	116			TEMP	489				200	401 Commerce Road	RF-1	Grading (MAX 2:1)	
PE-1	15,16	Nanni, Anthony P & Sarah B			196538		PERM	2,638			35,719	284	400 Commerce Road	RF-1	RipRap Slope Maintenance (MAX 1.5:1)	
TE-4	15	Nanni, Anthony P & Sarah B			196538		TEMP	138							Driveway Reconstruction	
TE-5	15,16	Nanni, Anthony P & Sarah B			196538		TEMP	48							Grading (MAX 2:1)	
SW-2	16	Dinisco, Stephen K & Patricia A	33834	129			FEE	21	21	40,054	40,075	485	383 Commerce Road	RF-1	Sidewalk	
PUE-1	16	Dinisco, Stephen K & Patricia A	33834	129			PERM	406							Overhead Utility Wire & Guy Wire	
PUE-2	16	Dinisco, Stephen K & Patricia A	33834	129			PERM	26							Utility Pole Guy Wire	
TE-6	16	Dinisco, Stephen K & Patricia A	33834	129			TEMP	1,356							Driveway Reconstruction, Grading (MAX 2:1)	
TE-7	16	Dinisco, Stephen K & Patricia A	33834	129			TEMP	197							Stream Grading	
PE-2	16	Barnstable Conservation Foundation	31739	229			PERM	1,571			261,360	365	370 Commerce Road	RF-1	RipRap Slope Maintenance (MAX 1.5:1)	Article 97
TWRE-1	16	Barnstable Conservation Foundation	31739	229			TEMP	361							Temporary Wetland Replication Maintenance	
SW-3	17	Hunsaker, James P Jr & Hall, Daphne L TR			110056		FEE	269	542	261,689	262,231	404	312 Commerce Road	RF-1	Sidewalk	
SW-4	17	Hunsaker, James P Jr & Hall, Daphne L TR			110056		FEE	273							Sidewalk	
PUE-3	17	Hunsaker, James P Jr & Hall, Daphne L TR			110056		PERM	22							Guy Wire	
PUE-4	17	Hunsaker, James P Jr & Hall, Daphne L TR			110056		PERM	1,830							Overhead Utility Wire & Poles & Guy Wire	
TE-8	17	Hunsaker, James P Jr & Hall, Daphne L TR			110056		TEMP	4,904							Grading (MAX 2:1)	

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**Commerce Road Improvements & Culvert Replacement**

Town of Barnstable

Barnstable, Massachusetts

MARK	DATE	DESCRIPTION
PROJECT NO:	B0633-007	
DATE:	01/01/2024	
FILE:	B-0633-007 ROW(Parcel Summary).dwg	
DRAWN BY:	MMB	
DESIGNED/CHECKED BY:	XXX	
APPROVED BY:	XXX	

**PARCEL SUMMARY SHEET**

SCALE: NO SCALE

\* Total area derived from assessed area on the property record card

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				ROW PARCEL		PROPERTY TOTALS (S.F.)			FRONTAGE ON ROW PLAN (FT.)	PROPERTY ADDRESS	ZONING DISTRICT	REMARKS	LAND RESTRICTION FROM THE DEED
			DEED BOOK	DEED PAGE	LCC NO.	CERT NO.	INTEREST ACQUIRED	AREA (S.F. +/-)	TOTAL TAKEN	REMAINING	TOTAL PROPERTY AREA (RECORD)					
SW-5	17	Magruder, Samuel & Mary & Sarah			162094		FEE	58	58	1,128,146	1,128,204	12	0 Indian Trail	RF-1	Sidewalk	
TE-9	17	Magruder, Samuel & Mary & Sarah			162094		TEMP	165							Driveway Reconstruction	
SW-6	17	Brazelton, Pauline B TR			230823		FEE	110	119	183,704	183,823	435	270 Commerce Road	RF-1	Sidewalk	
SW-7	18	Brazelton, Pauline B TR			230823		FEE	9							Sidewalk	
TE-10	17,18	Brazelton, Pauline B TR			230823		TEMP	4,543							Grading (MAX 2:1)	
PUE-5	17	Vanduzer, Christopher & Kerri	33167	292			PERM	29			49,223	379	281 Commerce Road	RF-1	Utility Guy Wire	
TE-11	17,18	Vanduzer, Christopher & Kerri	33167	292			TEMP	389							Grading (MAX 2:1), Driveway Reconstruction	
SW-8	18	Barnstable Land Trust Inc			1483576	1483545	FEE	197	197	145,293	145,490	205	242 Commerce Road	RF-1	Sidewalk	Article 97
TE-12	18	Barnstable Land Trust Inc			1483576	1483545	TEMP	2,034							Grading (MAX 2:1)	
SW-9	19	Shore Inc			175517		FEE	19	19	321,454	321,473	69	240 Commerce Road	RF-1	Sidewalk	
TE-13	18,19	Shore Inc			175517		TEMP	514							Grading (MAX 2:1), Driveway Reconstruction	
SW-10	19	Novak House LLC			225017		FEE	182	182	4,814	43,996	160	232 Commerce Road	RF-1	Sidewalk	
TE-14	19	Novak House LLC			225017		TEMP	1,062							Grading (MAX 2:1)	
TE-15	19	Wolfe, Chester F	29404	67			TEMP	528				107	6 Locust Lane	RF-1	Grading (MAX 2:1)	

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Town of Barnstable

Barnstable, Massachusetts

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PROJECT NO:	B0633-007	
DATE:	01/01/2024	
FILE:	B-0633-007 ROW(Parcel Summary).dwg	
DRAWN BY:	MMB	
DESIGNED/CHECKED BY:	XXX	
APPROVED BY:	XXX	

**PARCEL SUMMARY SHEET**

SCALE: NO SCALE

\* Total area derived from assessed area on the property record card

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				ROW PARCEL		PROPERTY TOTALS (S.F.)			FRONTAGE ON ROW PLAN (FT.)	PROPERTY ADDRESS	ZONING DISTRICT	REMARKS	LAND RESTRICTION FROM THE DEED
			DEED BOOK	DEED PAGE	LCC NO.	CERT NO.	INTEREST ACQUIRE D	AREA (S.F. +/-)	TOTAL TAKEN	REMAINING	TOTAL PROPERTY AREA (RECORD)					
TE-16	19	Wolfe, Chester F	12625	77			TEMP	381				211	6 Locust Lane	RF-1	Grading (MAX 2:1)	
TE-17	19	Mercer, Douglas H & Donna TRS	33462	99			TEMP	179				77	6 Harvey Avenue		Grading (MAX 2:1), Construction Access	
TE-18	20	George, Lloyd H TR	28259	275			TEMP	45				111	188 Commerce Road	RB	Grading (MAX 2:1), Driveway Reconstruction	
TE-19	20	George, Lloyd H TR	28259	269			TEMP	585				106	174 Commerce Road	RB	Grading (MAX 2:1)	
SW-11	20	Tassinari, Beverly J TR	34786	165			FEE	89	89	18,642	18,731	64	164 Commerce Road	RB	Sidewalk	
TE-20	20	Tassinari, Beverly J TR	34786	165			TEMP	526							Grading (MAX 2:1), Driveway Reconstruction	
SW-12	20	Liguori, Marco & Bethany	32180	89			FEE	51	51	21,293	21,344	70	156 Commerce Road	RB	Sidewalk	
TE-21	20	Liguori, Marco & Bethany	32180	89			TEMP	521							Grading (MAX 2:1), Driveway Reconstruction	
TE-22	20	Cataldo, Peter F & Marilyn A	24709	221			TEMP	222				78	10 George Street	RB	Grading (MAX 2:1)	

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Massachusetts

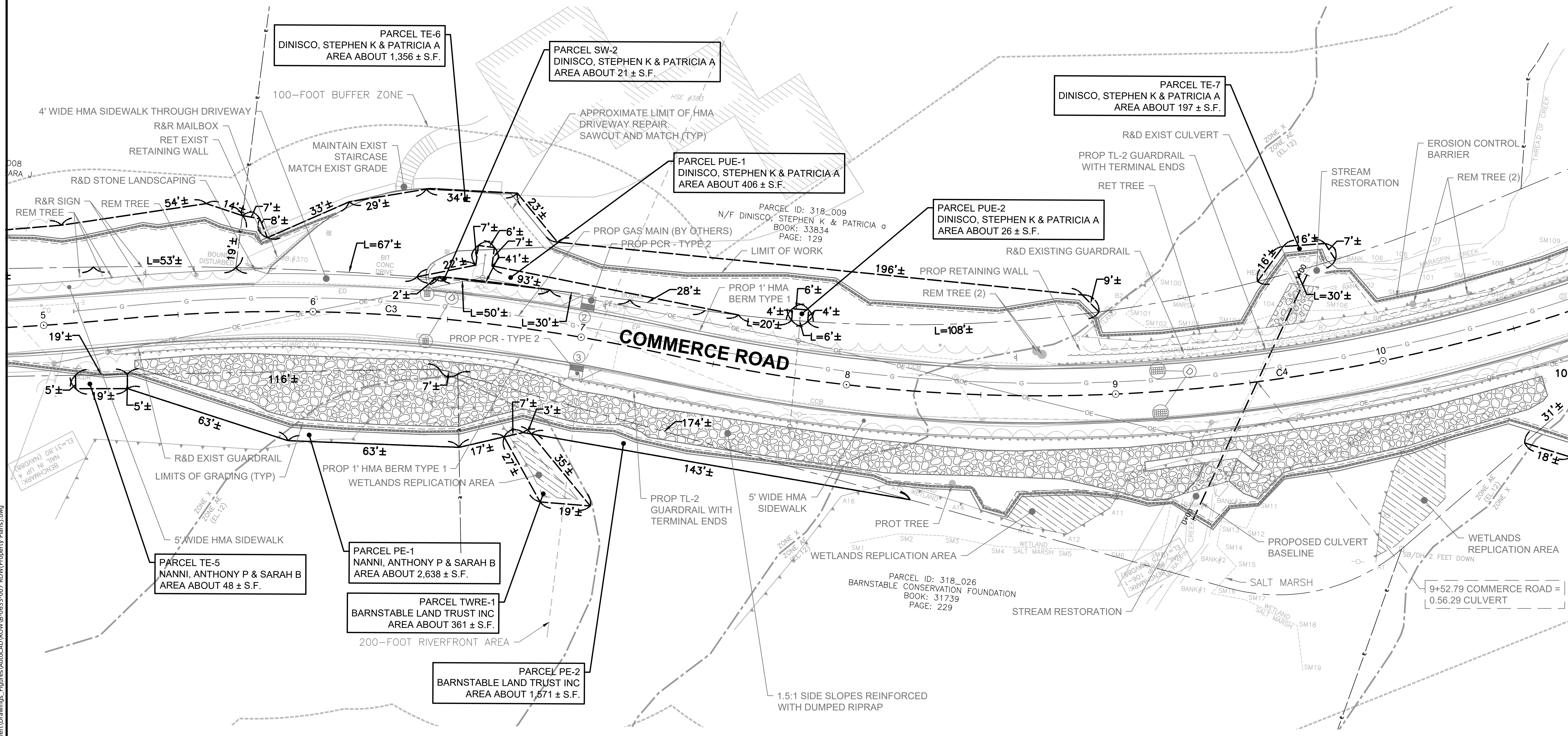
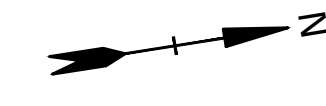
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PROJECT NO:	B0633-007	
DATE:	01/01/2024	
FILE:	B-0633-007 ROW(Parcel Summary).dwg	
DRAWN BY:	MMB	
DESIGNED/CHECKED BY:	XXX	
APPROVED BY:	XXX	

**PARCEL SUMMARY SHEET**

SCALE: NO SCALE

\* Total area derived from assessed area on the property record card





PARCEL TE-6  
DINISCO, STEPHEN K & PATRICIA A  
AREA ABOUT 1,356 ± S.F.

PARCEL SW-2  
DINISCO, STEPHEN K & PATRICIA A  
AREA ABOUT 21 ± S.F.

PARCEL TE-7  
DINISCO, STEPHEN K & PATRICIA A  
AREA ABOUT 197 ± S.F.

PARCEL PUE-1  
DINISCO, STEPHEN K & PATRICIA A  
AREA ABOUT 406 ± S.F.

PARCEL PUE-2  
DINISCO, STEPHEN K & PATRICIA A  
AREA ABOUT 26 ± S.F.

PARCEL TE-5  
NANNI, ANTHONY P & SARAH B  
AREA ABOUT 48 ± S.F.

PARCEL PE-1  
NANNI, ANTHONY P & SARAH B  
AREA ABOUT 2,638 ± S.F.

PARCEL TWRE-1  
BARNSTABLE LAND TRUST INC  
AREA ABOUT 361 ± S.F.

PARCEL PE-2  
BARNSTABLE LAND TRUST INC  
AREA ABOUT 1,571 ± S.F.

**PRELIMINARY  
RIGHT OF WAY**

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BIDDING OR CONSTRUCTION PURPOSES.

**Commerce  
Road  
Improvements  
& Culvert  
Replacement**

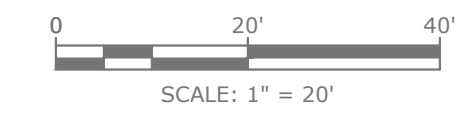
Town of  
Barnstable

Barnstable,  
Massachusetts

MARK	DATE	DESCRIPTION
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DATE:	01/01/2024	
FILE:	B-0633-007 ROW(Property Plans).dwg	
DRAWN BY:	MMB	
DESIGNED/CHECKED BY:	XXX	
APPROVED BY:	XXX	

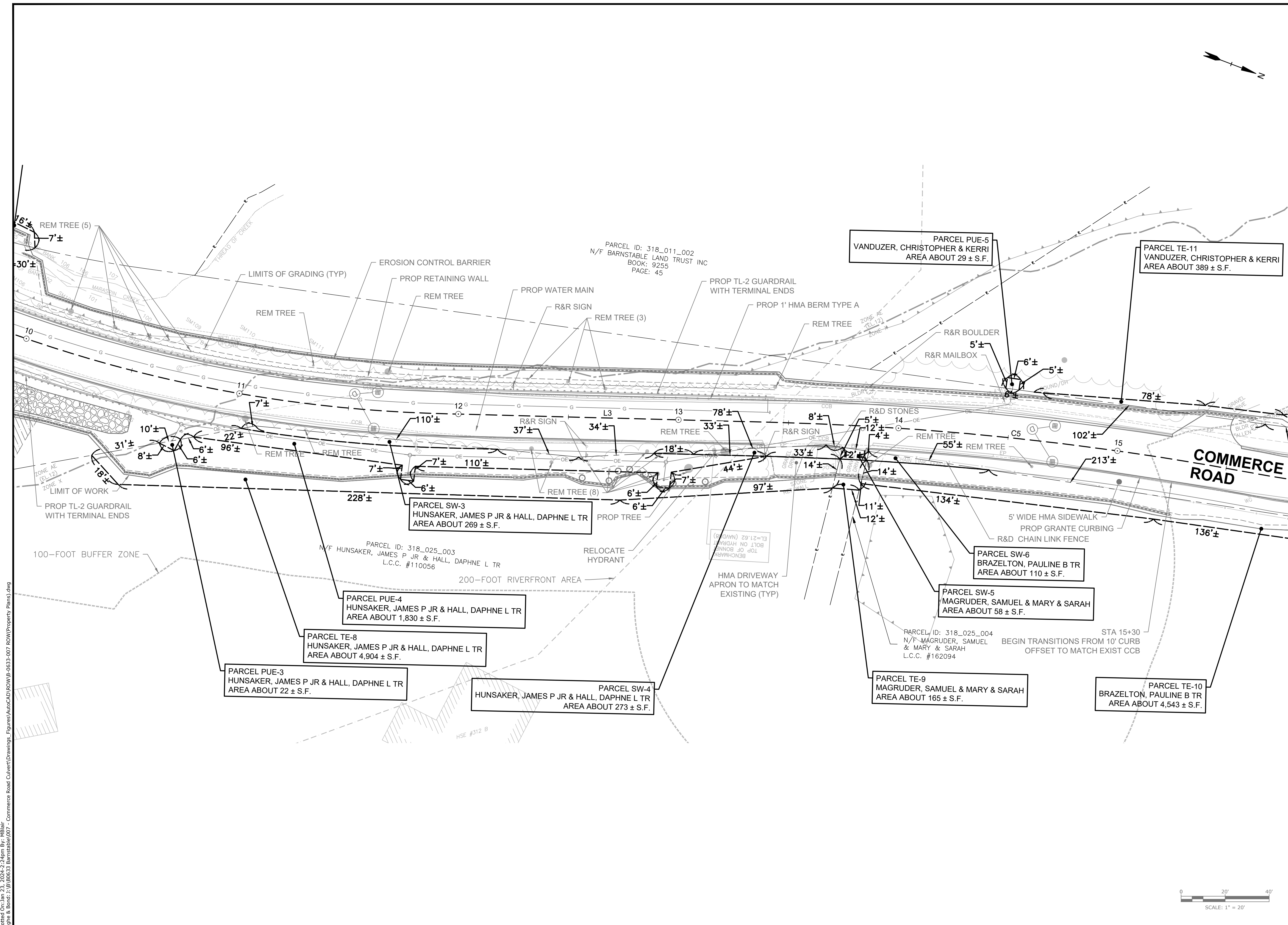
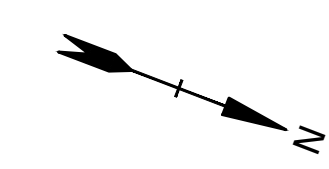
PROPERTY PLANS

SCALE: 1" = 20'



Last Saved: 1/23/2024 2:24pm By: MMB  
 Tighe & Bond, L.P. 0633 Barnstable 007 - Commerce Road Culvert Drawings - Figures/AutoCAD/ROW/B-0633-007 ROW(Property Plans).dwg





**PRELIMINARY  
RIGHT OF WAY**

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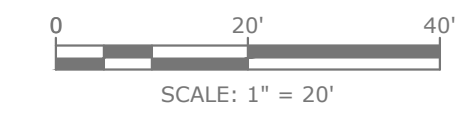
**Commerce Road  
Improvements  
& Culvert  
Replacement**

Town of  
Barnstable

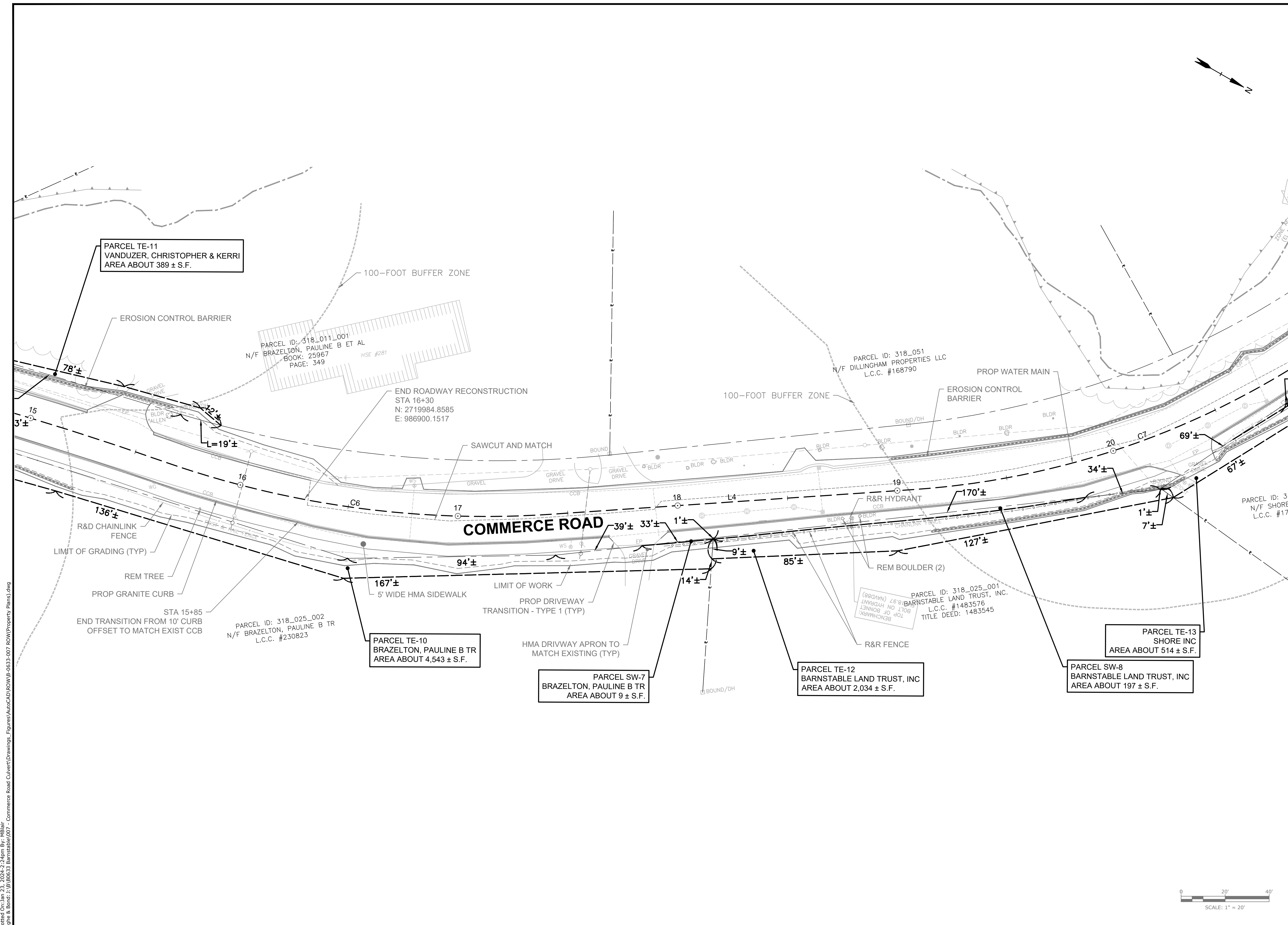
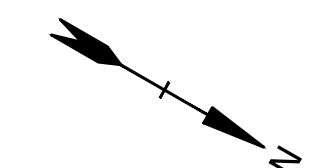
Barnstable,  
Massachusetts

MARK	DATE	DESCRIPTION

PROPERTY PLANS	
SCALE:	1" = 20'
SHEET 17 OF 20	



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**Commerce Road Improvements & Culvert Replacement**

Town of Barnstable

Barnstable, Massachusetts

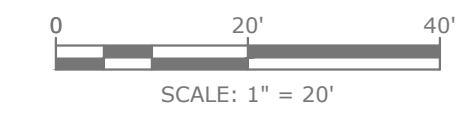
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DATE:	01/01/2024	
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DRAWN BY:	MMB	
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APPROVED BY:	XXX	

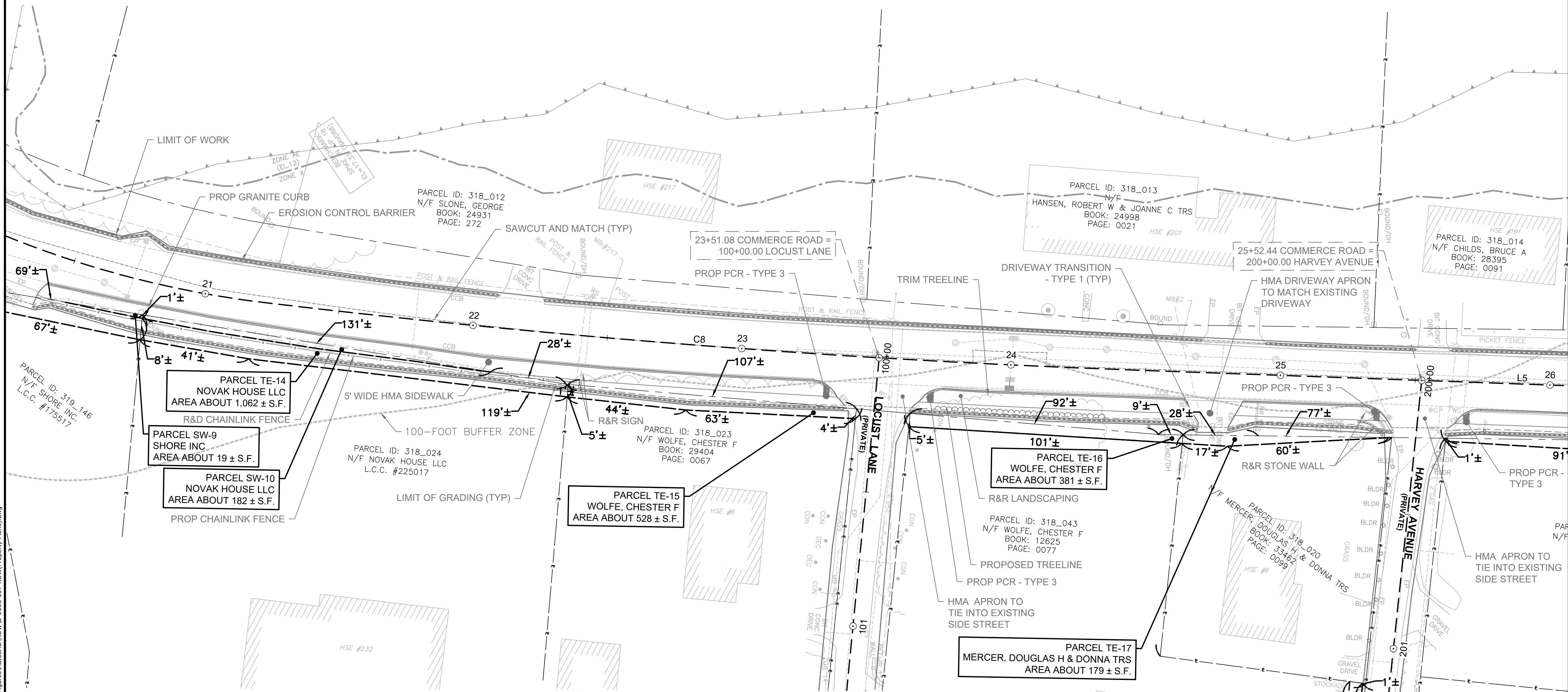
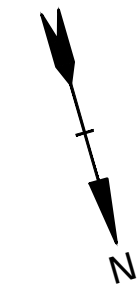
**PROPERTY PLANS**

SCALE: 1" = 20'

SHEET 18 OF 20

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**Commerce Road  
Improvements  
& Culvert  
Replacement**

Town of  
Barnstable

Barnstable,  
Massachusetts

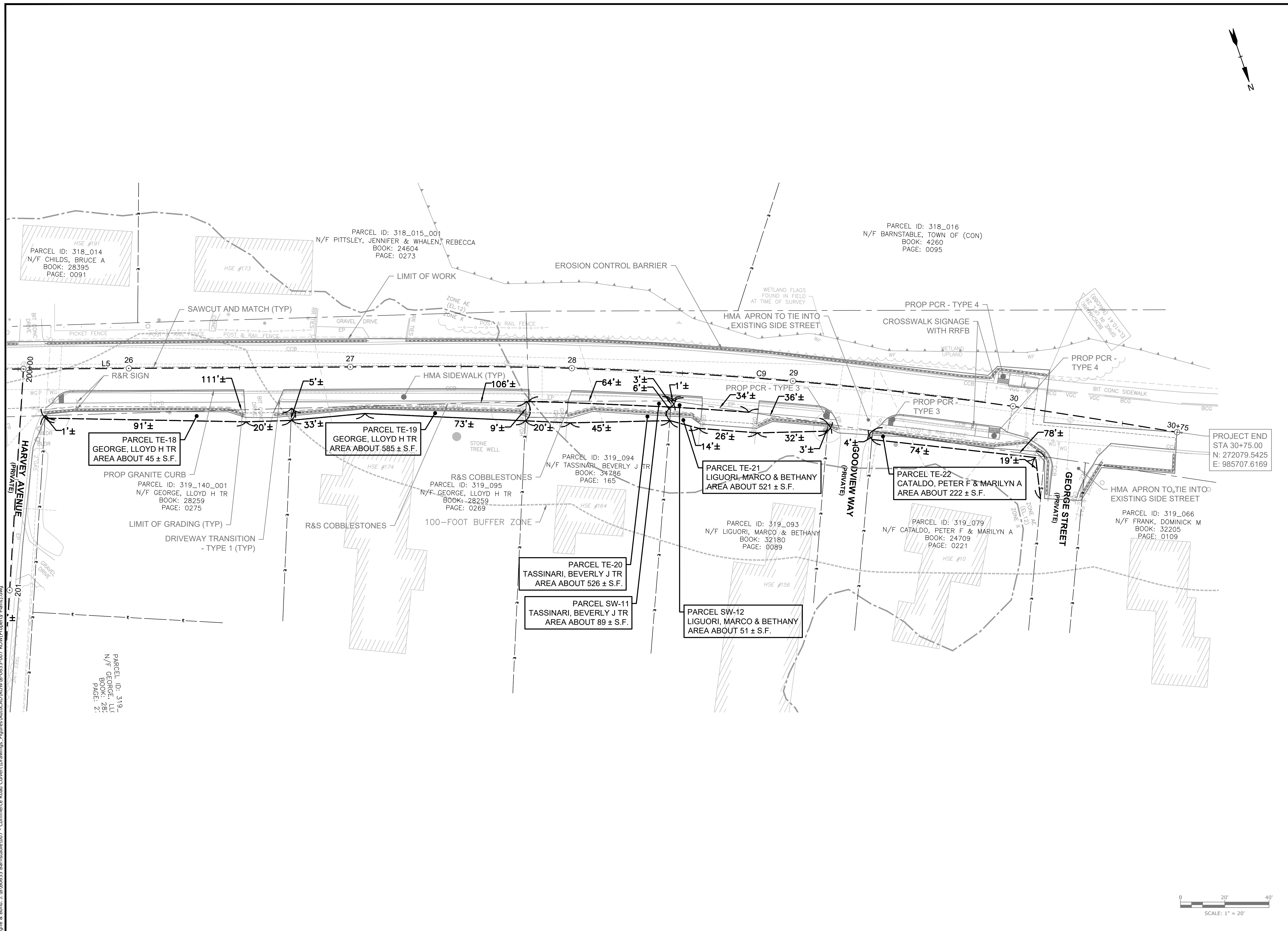
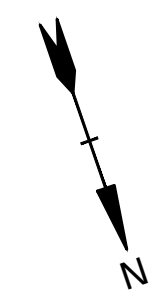
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DATE:	01/01/2024	
FILE:	B-0633-007 ROW(Property Plans).dwg	
DRAWN BY:	MMB	
DESIGNED/CHECKED BY:	XXX	
APPROVED BY:	XXX	

PROPERTY PLANS

SCALE: 1" = 20'



SHEET 19 OF 20



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**Commerce  
Road  
Improvements  
& Culvert  
Replacement**

Town of  
Barnstable

Barnstable,  
Massachusetts

MARK	DATE	DESCRIPTION
PROJECT NO:	B0633-007	
DATE:	01/01/2024	
FILE:	B-0633-007 ROW(Property Plans).dwg	
DRAWN BY:	MMB	
DESIGNED/CHECKED BY:	XXX	
APPROVED BY:	XXX	

PROPERTY PLANS

SCALE: 1" = 20'

SHEET 20 OF 20

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