

WAREHAM RETAIL MANAGEMENT SITE DEVELOPMENT PLANS

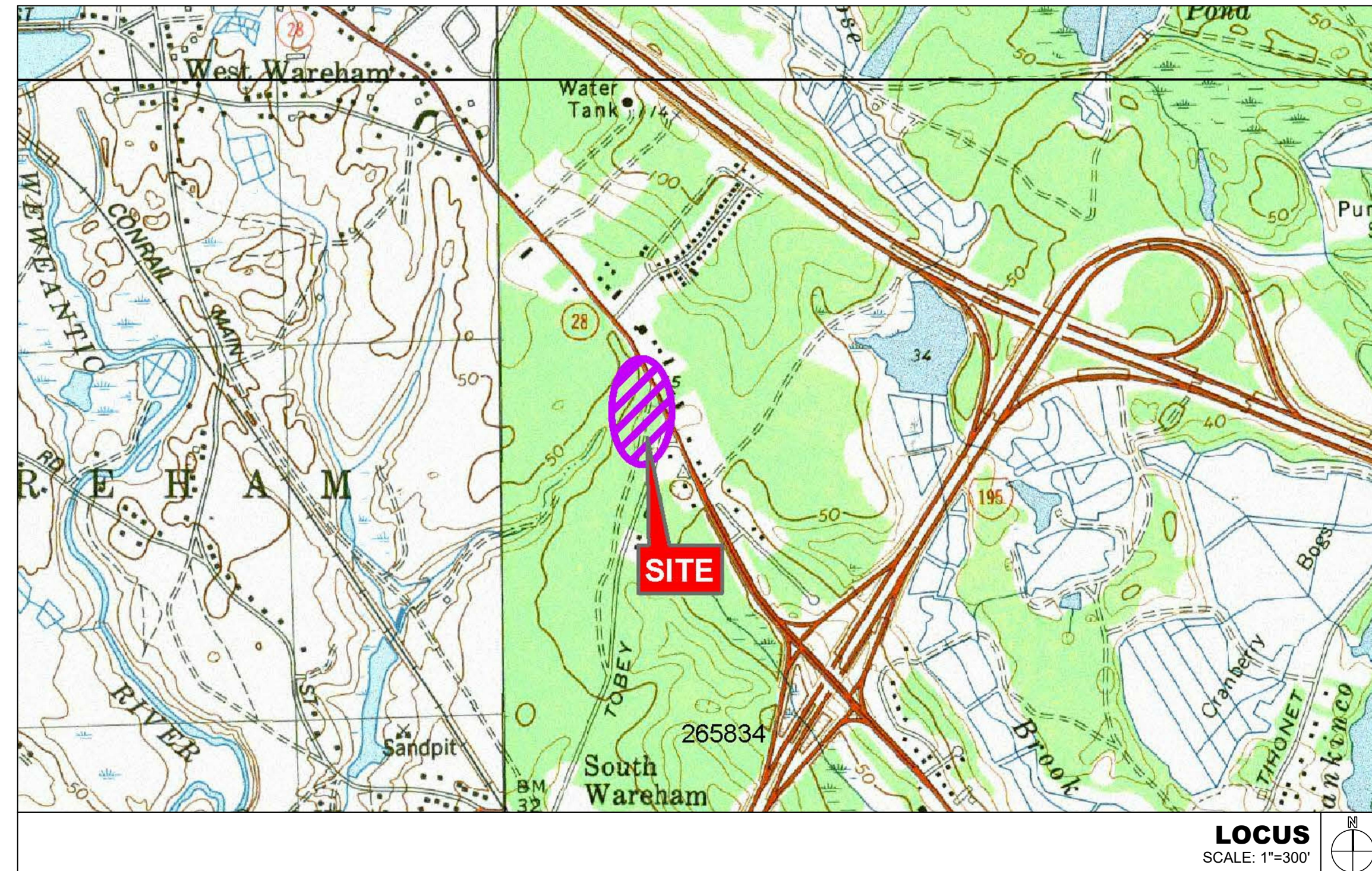
1 SETH F. TOBEY ROAD WAREHAM, MASSACHUSETTS

ISSUED FOR ZBA "VARIANCE SITE PLAN MODIFICATION": JANUARY 21, 2021
ISSUED FOR SITE PLAN MODIFICATION: JANUARY 21, 2021



CLIENT:
WAREHAM RETAIL MANAGEMENT, LLC
30200 TELEGRAPH ROAD | SUITE 205
BINGHAM FARMS, MICHIGAN 48025

CONSULTANT:



PROJECT TEAM

OWNER/APPLICANT: WAREHAM RETAIL MANAGEMENT
30200 TELEGRAPH ROAD | SUITE 205
BINGHAM FARMS, MICHIGAN 48025
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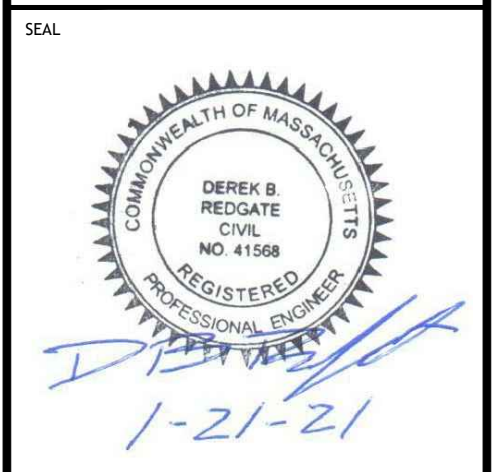
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**WAREHAM RETAIL MANAGEMENT
SITE DEVELOPMENT PROJECT**
1 SETH F. TOBEY ROAD
WAREHAM, MA
OWNER/APPLICANT: WAREHAM RETAIL MANAGEMENT, LLC



MAP
SCALE: 1"=100'

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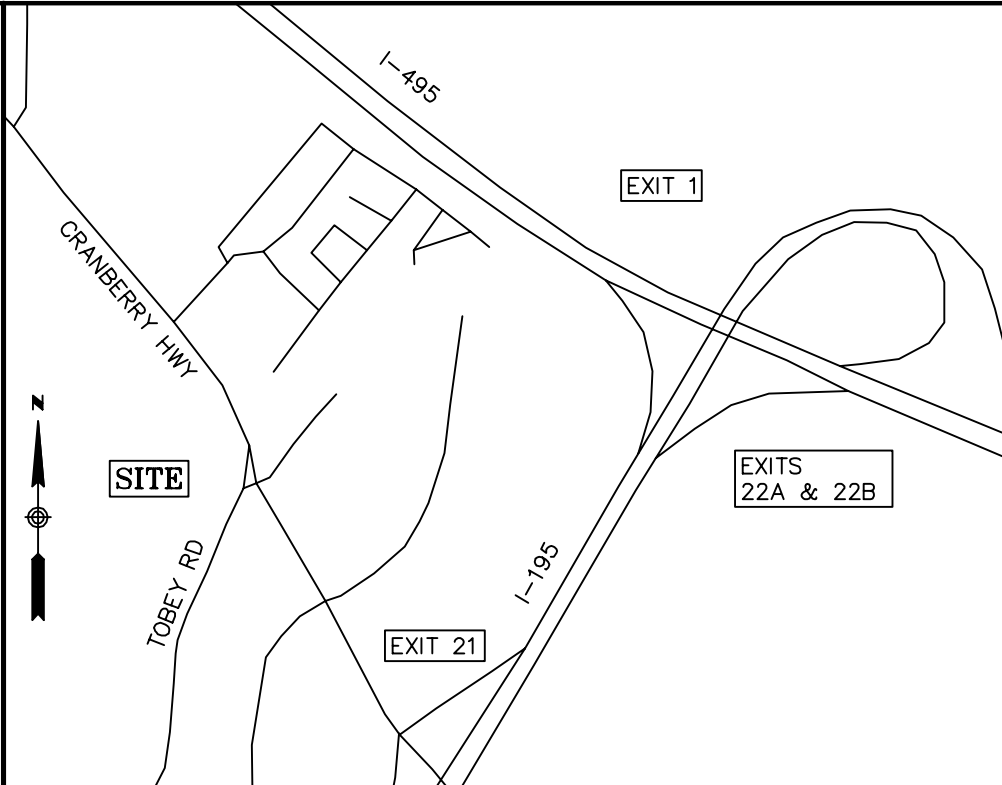
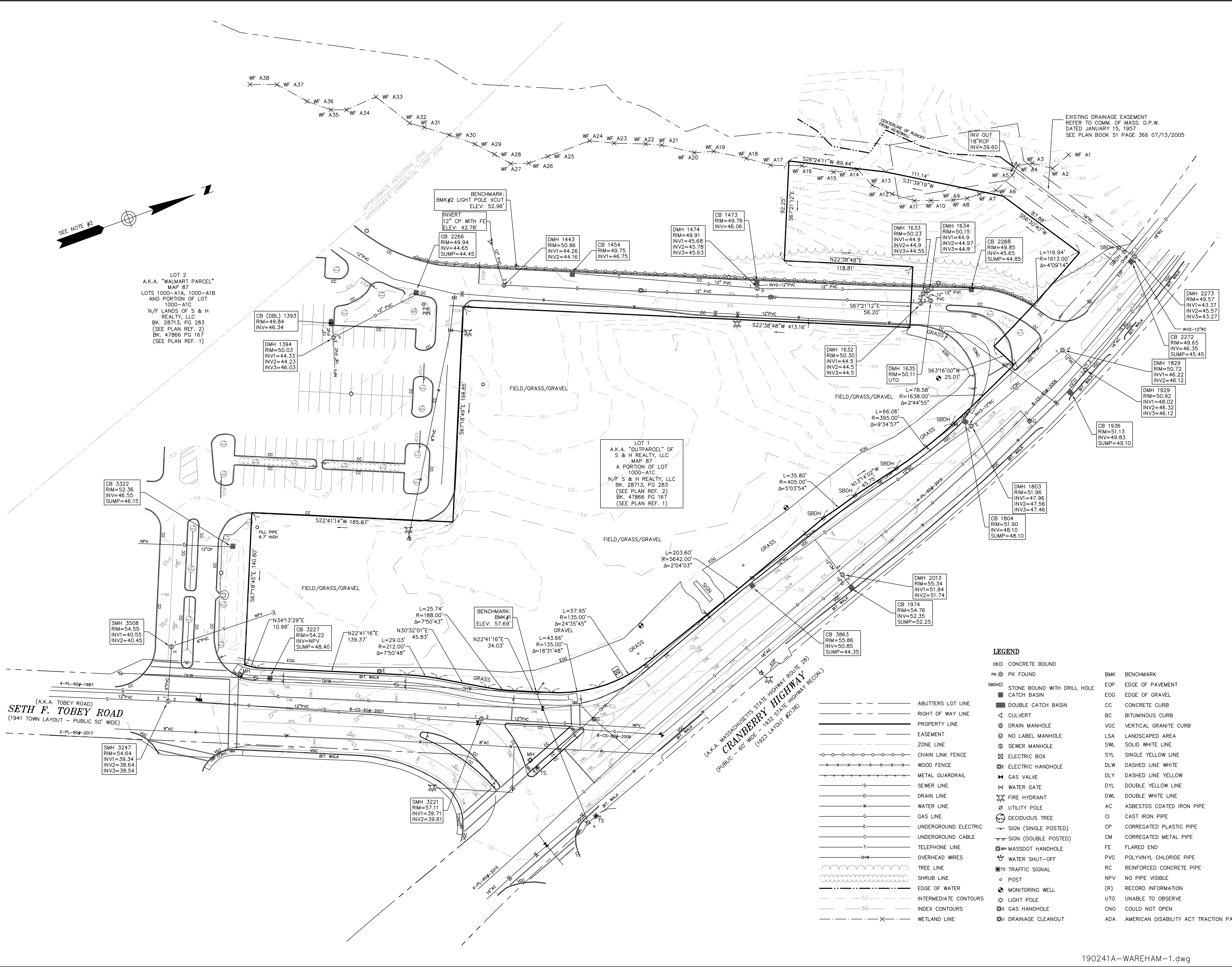
REV DATE DESCRIPTION

ISSUE TYPE:
ZBA/SPR
ISSUE DATE:
01/21/2021
PROJECT NUMBER:
18045

DRAWN BY: AK
CHECKED BY: JM
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SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T100



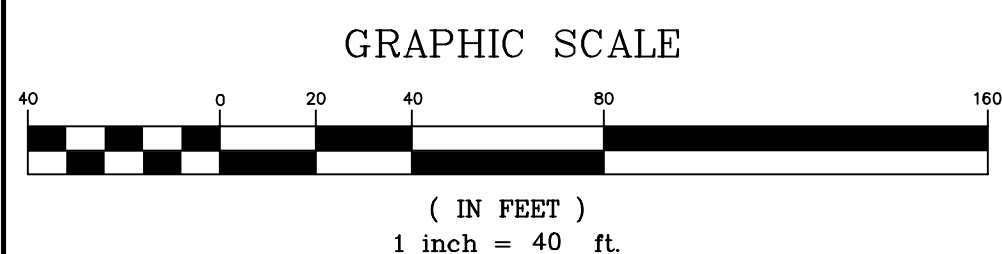
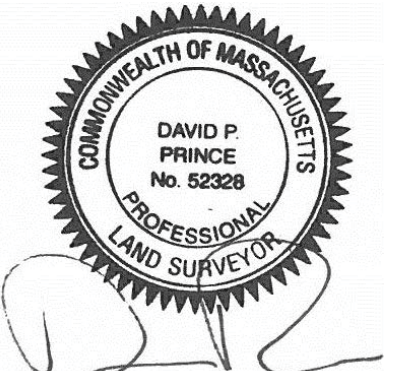
LOCUS MAP (N.T.S.)

- NOTES**
1. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP IN MARCH 2018 AND UPDATED IN JANUARY 2019.
 2. THE HORIZONTAL DATUM SHOWN HEREON REFERENCES MASSACHUSETTS MAINLAND STATE PLANE COORDINATES NAD83.
 3. THE VERTICAL DATUM SHOWN HEREON REFERENCES NAVD88.
 4. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF THE TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 5. WETLAND FLAGS WERE DELINEATED BY OTHERS IN JANUARY 2019 AND LOCATED BY WSP JANUARY 15, 2019.

- PLAN REFERENCES**
1. ANR PLAN OF LAND, S & H REALTY, LLC. PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED JANUARY 20, 2016. RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 60, PAGE 437.
 2. ANR PLAN OF LAND, S & H REALTY, LLC. PREPARED BY CHARLES L. ROWLEY & ASSOCIATES. DATED JULY 13, 2005. RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 51, PAGE 366.

UTILITY STATEMENTS

THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICES OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.



REVISION	DATE	DESCRIPTION	BY
1/18/19		ADDED WETLAND FLAGS AND INVERT INFORMATION	RBP

EXISTING CONDITIONS SURVEY
 1 SETH TOBEY ROAD
 WAREHAM, MASSACHUSETTS
 PREPARED FOR
ALRIG USA



Drawn By	ES	Date	APRIL 10, 2017	Job No.	190241A
Surveyed By	BB SD TC	Scale	1" = 40'	Sheet No.	1 OF 1
Checked By	DPP				
Book No.	CHA-73				

- LEGEND**
- | | | | |
|------|-----------------------------|-----|--------------------------------------|
| CB | CONCRETE BOUND | BMK | BENCHMARK |
| PK | PK FOUND | EOP | EDGE OF PAVEMENT |
| SBDH | STONE BOUND WITH DRILL HOLE | EOG | EDGE OF GRAVEL |
| ▣ | DOUBLE CATCH BASIN | CC | CONCRETE CURB |
| ▣ | CATCH BASIN | BC | BITUMINOUS CURB |
| ◁ | CULVERT | VGC | VERTICAL GRANITE CURB |
| ⊙ | DRAIN MANHOLE | LSA | LANDSCAPED AREA |
| ⊙ | NO LABEL MANHOLE | SWL | SOLID WHITE LINE |
| ⊙ | SEWER MANHOLE | SYL | SINGLE YELLOW LINE |
| ⊠ | ELECTRIC BOX | DLW | DASHED LINE WHITE |
| ⊠ | ELECTRIC HANDHOLE | DLY | DASHED LINE YELLOW |
| ⊠ | GAS VALVE | DYL | DOUBLE YELLOW LINE |
| ⊠ | WATER GATE | DWL | DOUBLE WHITE LINE |
| ⊠ | FIRE HYDRANT | AC | ASBESTOS COATED IRON PIPE |
| ⊠ | UTILITY POLE | CI | CAST IRON PIPE |
| ⊠ | DECIDUOUS TREE | CP | CORRUGATED PLASTIC PIPE |
| ⊠ | SIGN (SINGLE POSTED) | CM | CORRUGATED METAL PIPE |
| ⊠ | SIGN (DOUBLE POSTED) | FE | FLARED END |
| ⊠ | MASSDOT HANDHOLE | PVC | POLYVINYL CHLORIDE PIPE |
| ⊠ | WATER SHUT-OFF | RC | REINFORCED CONCRETE PIPE |
| ⊠ | TREE LINE | NPV | NO PIPE VISIBLE |
| ⊠ | SHRUB LINE | (R) | RECORD INFORMATION |
| ⊠ | EDGE OF WATER | UTO | UNABLE TO OBSERVE |
| ⊠ | INTERMEDIATE CONTOURS | CNO | COULD NOT OPEN |
| ⊠ | INDEX CONTOURS | ADA | AMERICAN DISABILITY ACT TRACTION PAD |
| ⊠ | WETLAND LINE | | |

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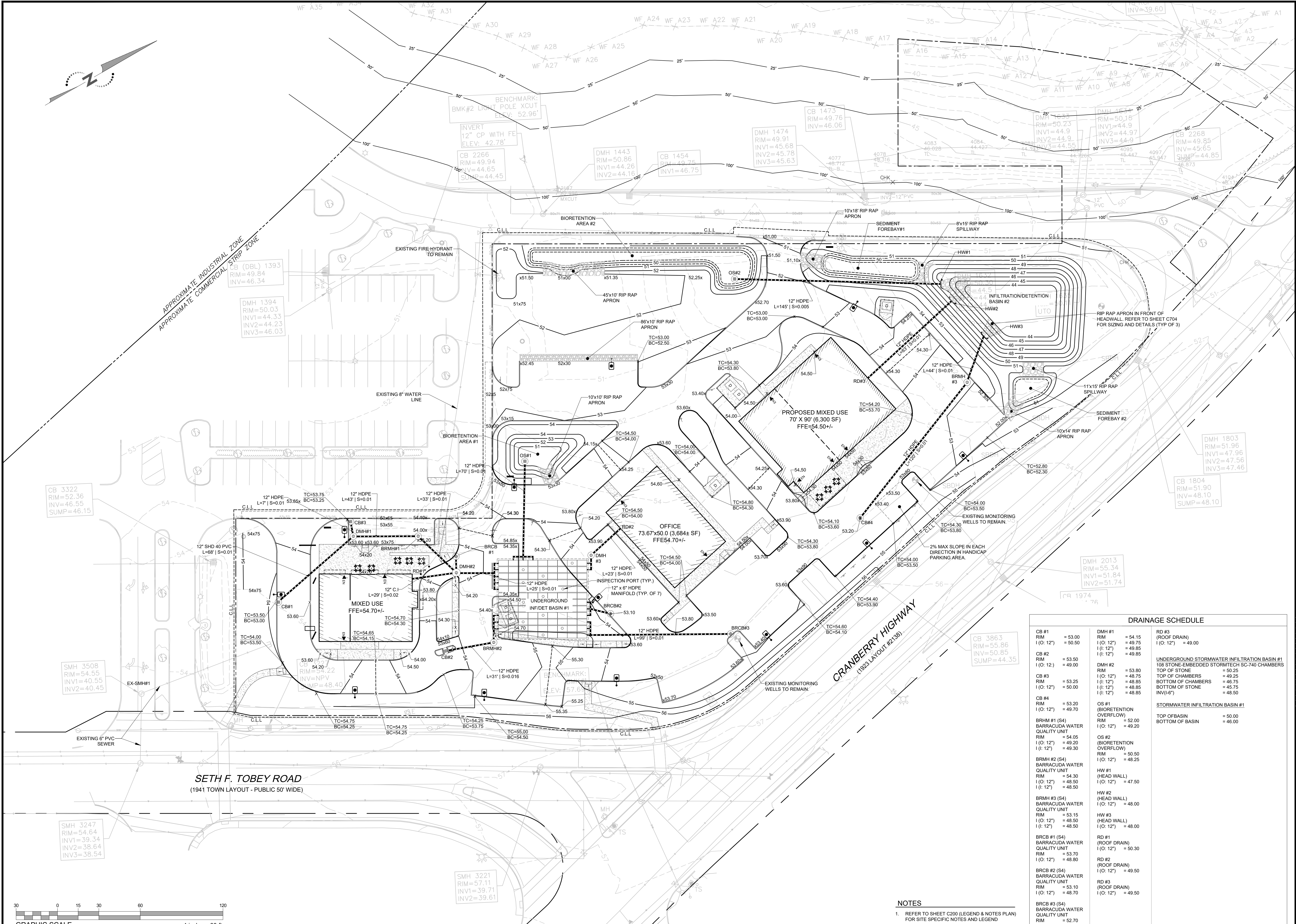
DRAWN BY: AK
CHECKED BY: DBR

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SHEET TITLE:
**GRADING,
DRAINAGE &
UTILITIES PLAN**

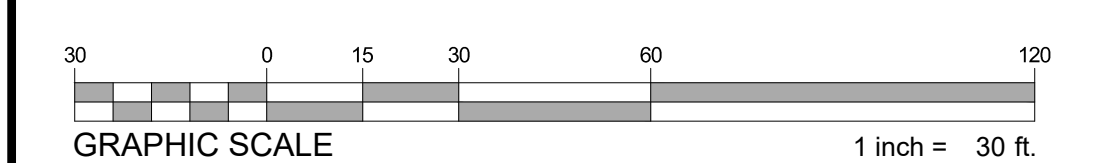
SHEET NUMBER:
C500

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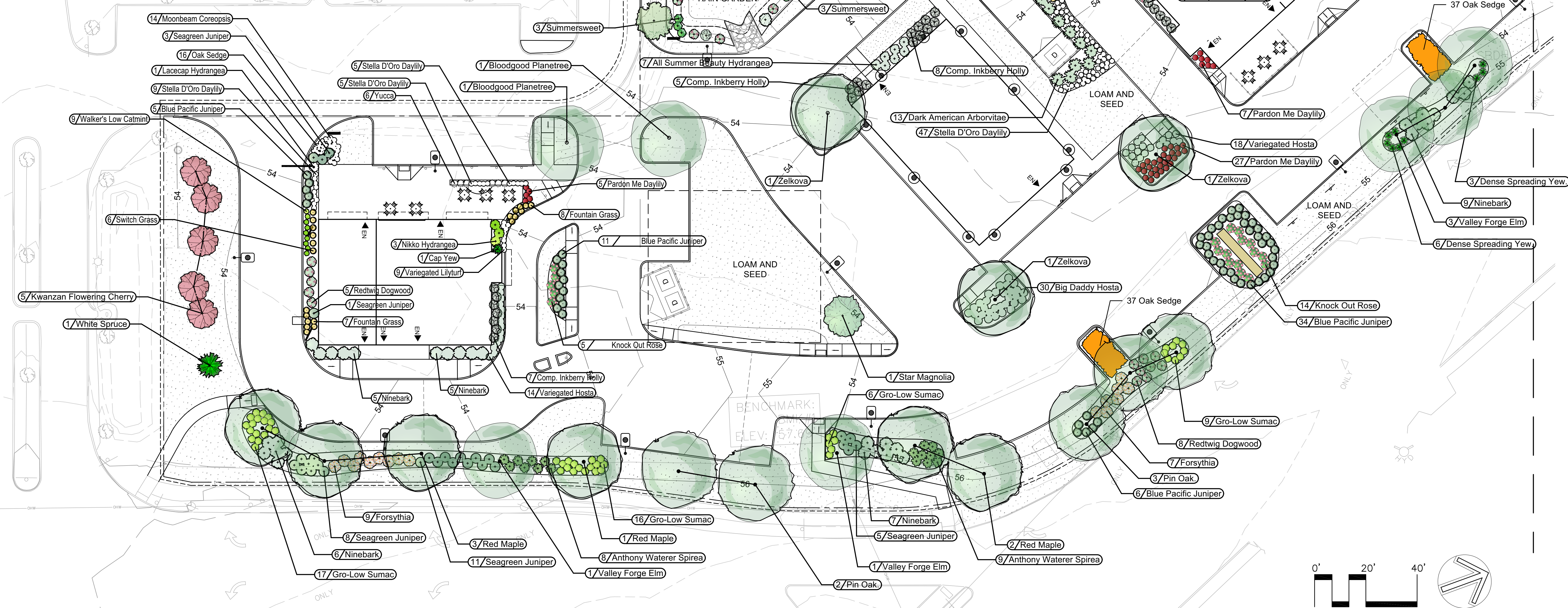
DRAINAGE SCHEDULE		
CB #1	RIM = 53.00 I (O: 12") = 50.50	DMH #1 RIM = 54.15 I (O: 12") = 49.75 I (I: 12") = 49.85 I (I: 12") = 49.85
CB #2	RIM = 53.50 I (O: 12") = 49.00	DMH #2 RIM = 53.80 I (O: 12") = 48.75 I (I: 12") = 48.85 I (I: 12") = 48.85
CB #3	RIM = 53.25 I (O: 12") = 50.00	OS #1 RIM = 52.00 I (O: 12") = 49.20
CB #4	RIM = 53.20 I (O: 12") = 49.70	OS #2 RIM = 50.50 I (O: 12") = 48.25
BRHM #1 (S4) BARRACUDA WATER QUALITY UNIT	RIM = 54.05 I (O: 12") = 49.20 I (I: 12") = 49.30	HW #1 RIM = 54.30 I (O: 12") = 47.50
BRHM #2 (S4) BARRACUDA WATER QUALITY UNIT	RIM = 54.30 I (O: 12") = 48.50 I (I: 12") = 48.50	HW #2 RIM = 54.30 I (O: 12") = 47.50
BRHM #3 (S4) BARRACUDA WATER QUALITY UNIT	RIM = 53.15 I (O: 12") = 48.50 I (I: 12") = 48.50	HW #3 RIM = 54.00 I (O: 12") = 48.00
BRCB #1 (S4) BARRACUDA WATER QUALITY UNIT	RIM = 53.70 I (O: 12") = 48.80	RD #1 RIM = 50.30 I (O: 12") = 49.50
BRCB #2 (S4) BARRACUDA WATER QUALITY UNIT	RIM = 54.80 I (O: 12") = 49.50	RD #2 RIM = 49.50 I (O: 12") = 49.50
BRCB #3 (S4) BARRACUDA WATER QUALITY UNIT	RIM = 53.10 I (O: 12") = 48.70	RD #3 RIM = 49.50 I (O: 12") = 49.50
RD #3 (ROOF DRAIN)	I (O: 12") = 49.00	
UNDERGROUND STORMWATER INFILTRATION BASIN #1 108 STONE-EMBEDDED STORMTECH SC-740 CHAMBERS	TOP OF STONE = 50.25 TOP OF CHAMBERS = 49.25 BOTTOM OF CHAMBERS = 46.75 BOTTOM OF STONE = 45.75 INV(I-6") = 48.50	
STORMWATER INFILTRATION BASIN #1	TOP OF BASIN = 50.00 BOTTOM OF BASIN = 46.00	

NOTES
1. REFER TO SHEET C200 (LEGEND & NOTES PLAN) FOR SITE SPECIFIC NOTES AND LEGEND



PLANT SCHEDULE

#	Botanical Name	Common Name	Size/Form	Remarks
Deciduous Trees:				
13	Acer rubrum	Red Maple	2.5-3' Cal., 12' Min. Ht.	B&B Full, Symmetrical, High Branched
3	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2.5-3' Cal., 12' Min. Ht.	B&B Full, Symmetrical, High Branched
2	Platanus acerifolia 'Bloodgood'	Bloodgood Planetree	2.5-3' Cal., 12' Min. Ht.	B&B Full, Symmetrical, High Branched
8	Quercus palustris	Pin Oak	2.5-3' Cal., 12' Min. Ht.	B&B Full, Symmetrical, High Branched
7	Ulmus americana 'Valley Forge'	Valley Forge Elm	2.5-3' Cal., 12' Min. Ht.	B&B Full, Symmetrical, High Branched
3	Zelkova serrata 'Village Green'	Zelkova	2.5-3' Cal., 12' Min. Ht.	B&B Full, Symmetrical, High Branched
Flowering Trees:				
8	Amelanchier canadensis	Shadblow Serviceberry	10-12' Ht.	B&B Full, Multi-stem
3	Cornus kousa	Kousa Dogwood	10-12' Ht.	B&B Full, Multi-stem
1	Magnolia stellata	Star Magnolia	10-12' Ht.	B&B Full, Multi-stem
5	Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry	10-12' Ht.	B&B Full
Coniferous Trees:				
5	Picea abies	Norway Spruce	6-8' Ht.	B&B full, symmetrical, strong central leader
1	Picea glauca	White Spruce	6-8' Ht.	B&B full, symmetrical, strong central leader
Shrubs:				
41	Clethra alnifolia 'Hummingbird'	Summersweet	24-30" Ht.	Container
61	Cornus alba 'Sibirica'	Redtwig Dogwood	3-4' Ht.	Container
26	Forsythia intermedia	Forsythia	3-4' Ht.	Container
3	Hydrangea macrophylla 'Nikko Blue'	Nikko Hydrangea	2-3' Ht.	Container
7	Hydrangea macrophylla 'All Summer Beauty'	All Summer Beauty Hydrangea	2-3' Ht.	Container
22	Hydrangea mansii variegata	Lacecap Hydrangea	3-4' Ht.	Container
44	Ilex glabra 'Densa'	Comp. Inkberry Holly	18-24" Ht.	Container
20	Ilex verticillata	Winterberry Holly	3-4' Ht.	Container
58	Juniperus chinensis 'Sea Green'	Seagreen Juniper	3-4' Ht.	Container
74	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	12-18" Spr.	Container
18	Myrica pensylvanica	Northern Bayberry	18-24" Ht.	Container
40	Physocarpus opulifolium 'Diabolo'	Ninebark	3-4' Ht.	Container
89	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	3 gal.	Container
19	Rosa x 'Knock Out'	Knock Out Rose	18-24" Ht.	Container
34	Spiraea bumalda 'Anthony Waterer'	AW Spirea	18-24" Ht.	Container
1	Taxus cuspidata 'Capitata'	Cap Yew	30"-36" Ht.	B&B
15	Taxus x media 'Densiformis'	Dense Spreading Yew	12-18" Ht.	B&B
13	Thuja occidentalis 'Nigra'	Dark American Arborvitae	4-5' Ht.	B&B
Perennials, Ferns, and Grasses:				
90	Carex pensylvanica	Oak Sedge	1 Gal.	Container
14	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	1 Gal.	Container
66	Hemerocallis x 'Pardon Me'	Pardon Me Daylily	1 Gal.	Container
66	Hemerocallis x 'Stella de Oro'	Stella D'Oro Daylily	1 Gal.	Container
45	Hosta 'Francee'	Variegated Hosta	1 Gal.	Container
30	Hosta x 'Big Daddy'	Big Daddy Hosta	1 Gal.	Container
48	Liriope muscari 'Variegata'	Variegated Lilyturf	1 Gal.	Container
41	Nepeta mussini	Catmint	1 Gal.	Container
25	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 Gal.	Container
43	Pennisetum alopecuroides	Fountain Grass	1 Gal.	Container
6	Yucca filamentosa 'Color Guard'	Yucca	1 Gal.	Container



HIGHPOINT ENGINEERING, INC.
 LAND PLANNING
 SURVEYING
 CIVIL/ENGINEERING
 CONSULTING

www.HighpointEng.com

CLIENT:
WAREHAM RETAIL MANAGEMENT, LLC
 30200 TELEGRAPH ROAD | SUITE 205
 BINGHAM FARMS, MICHIGAN 48025

LANDSCAPE ARCHITECT:

Radner Design Associates, Inc.

SEAL:

WAREHAM RETAIL MANAGEMENT
 SITE DEVELOPMENT PROJECT

1.5ETH F. TOBEY ROAD
 WAREHAM, MA

OWNER/APPLICANT: ALRIG USA

REV	DATE	DESCRIPTION

ISSUE TYPE:
ZBA/SPR

ISSUE DATE:
01/19/2021

PROJECT NUMBER:
19-04

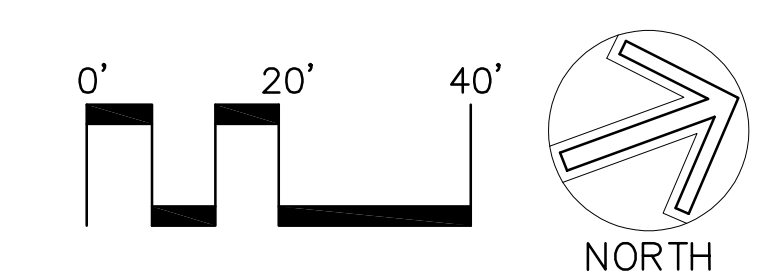
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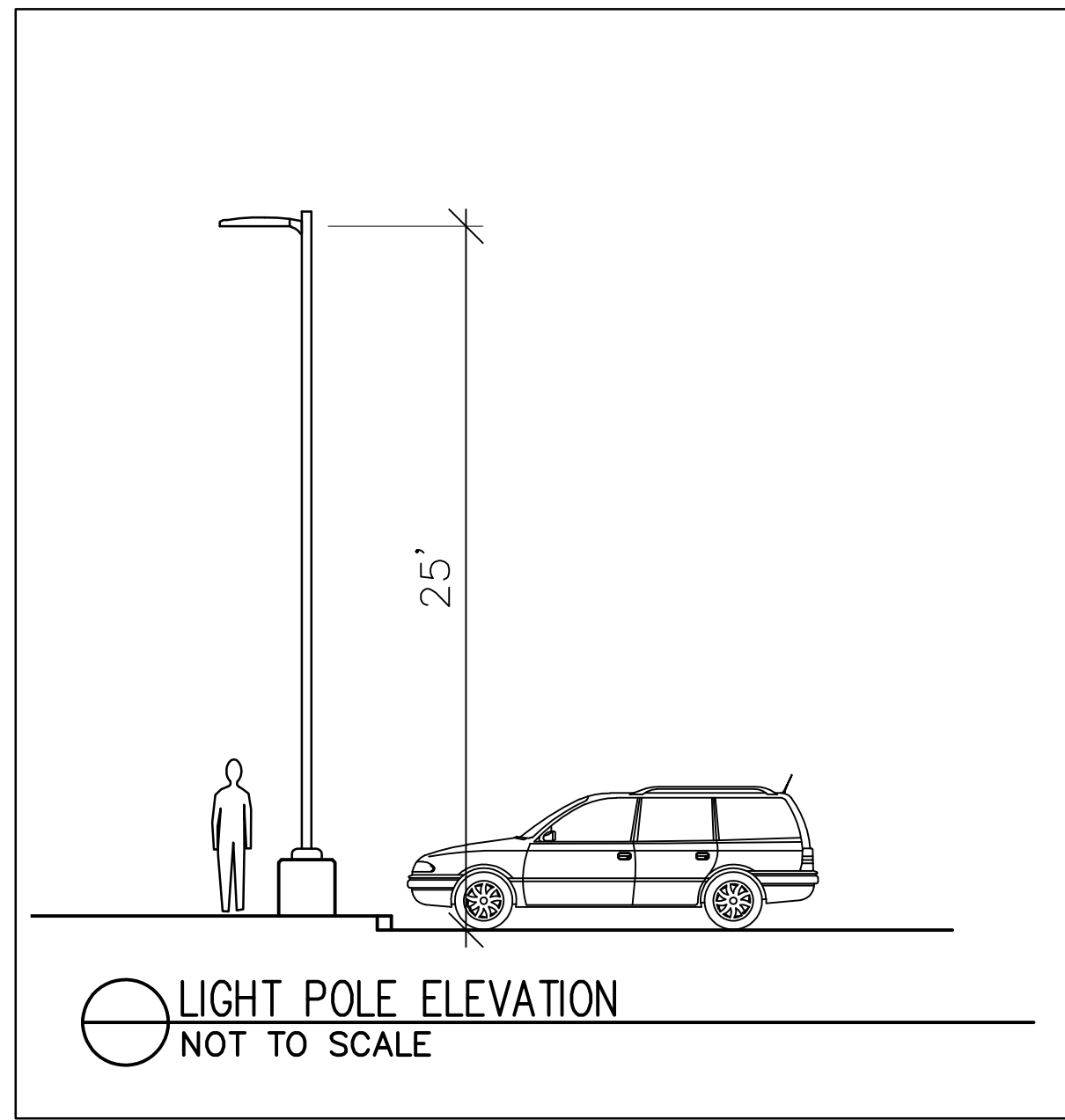
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SHEET TITLE:
PLANTING PLAN SOUTH

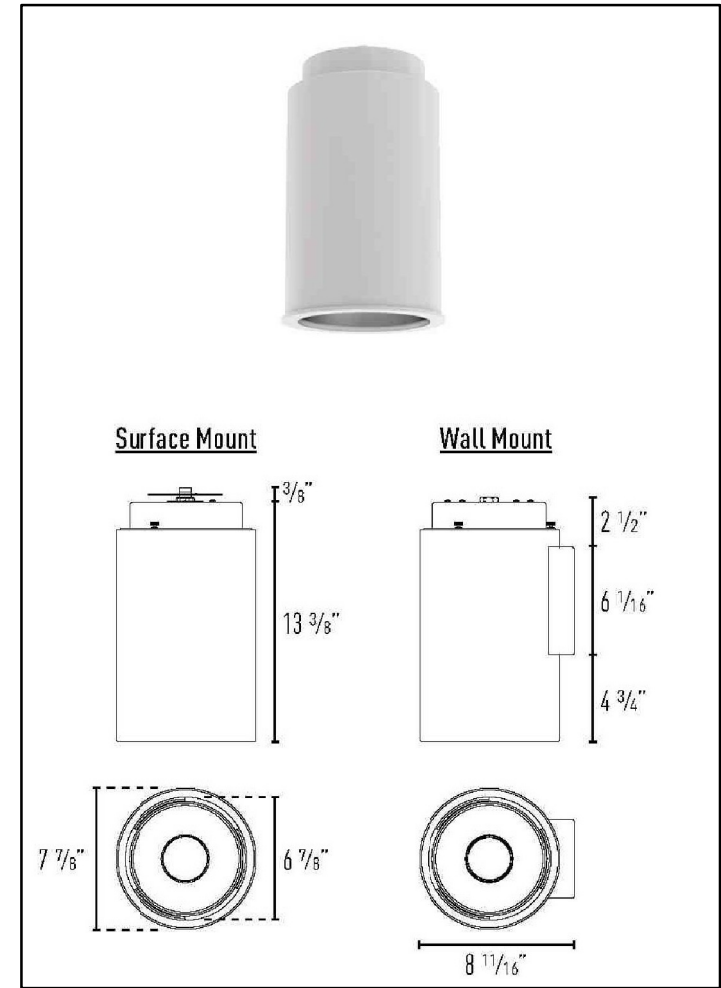
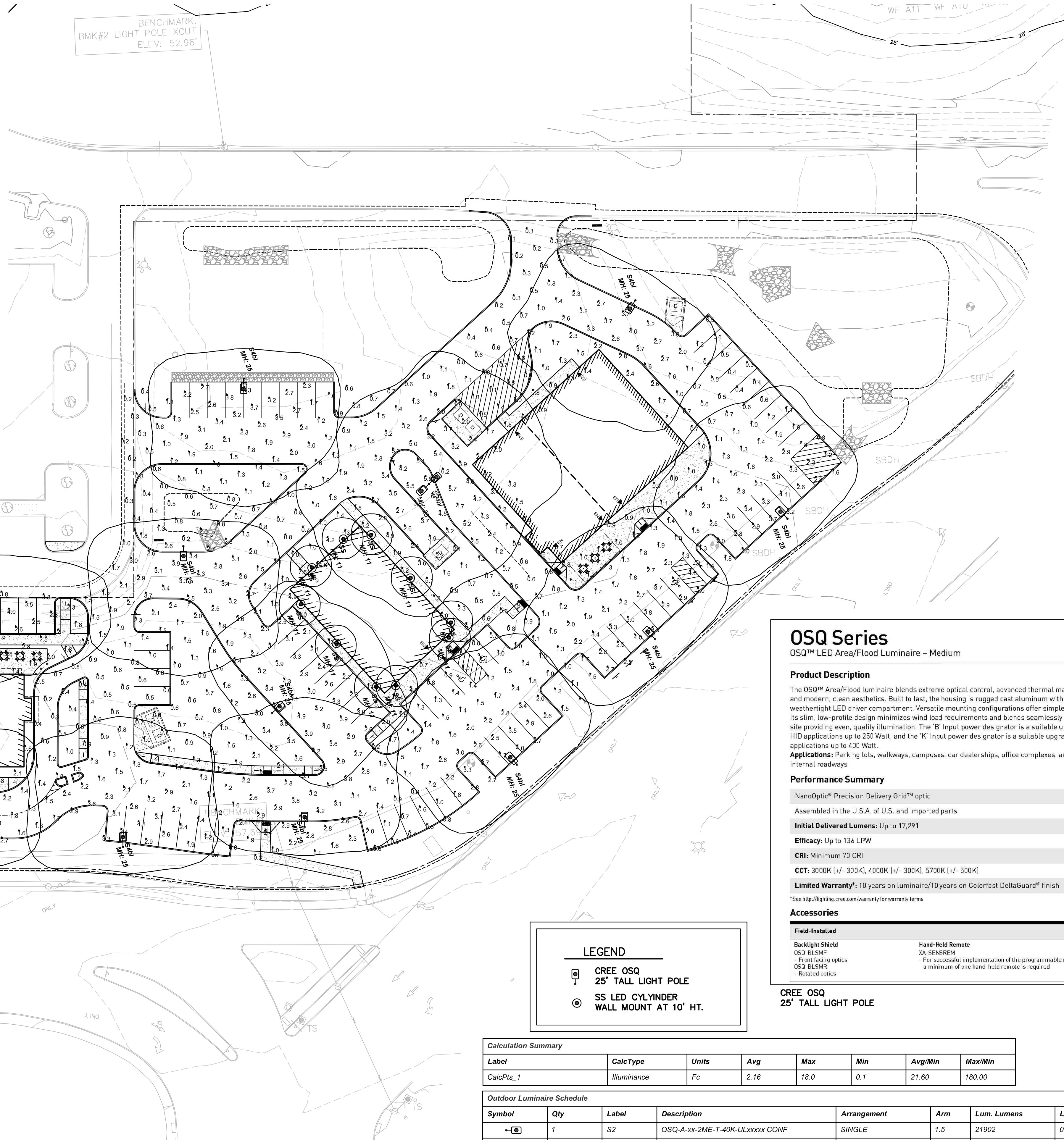
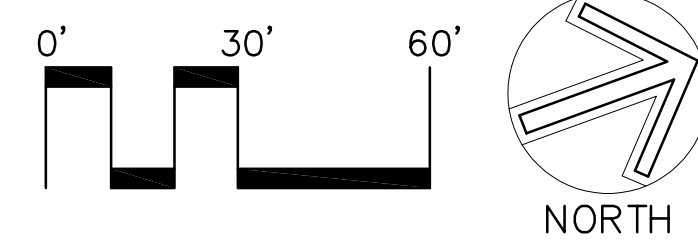
SHEET NUMBER:
L1.1



"NOT APPROVED FOR CONSTRUCTION"



BENCHMARK:
BMK#2 LIGHT POLE XCUT
ELEV: 52.96'



SS LED CYLINDER
WALL MOUNT AT 10' HT.

OSQ Series
OSQ™ LED Area/Flood Luminaire – Medium

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weather-tight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

- NanoOptic® Precision Delivery Grid™ optic
- Assembled in the U.S.A. of U.S. and imported parts
- Initial Delivered Lumens: Up to 17,291
- Efficacy: Up to 136 LPW
- CRI: Minimum 70 CRI
- CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)
- Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

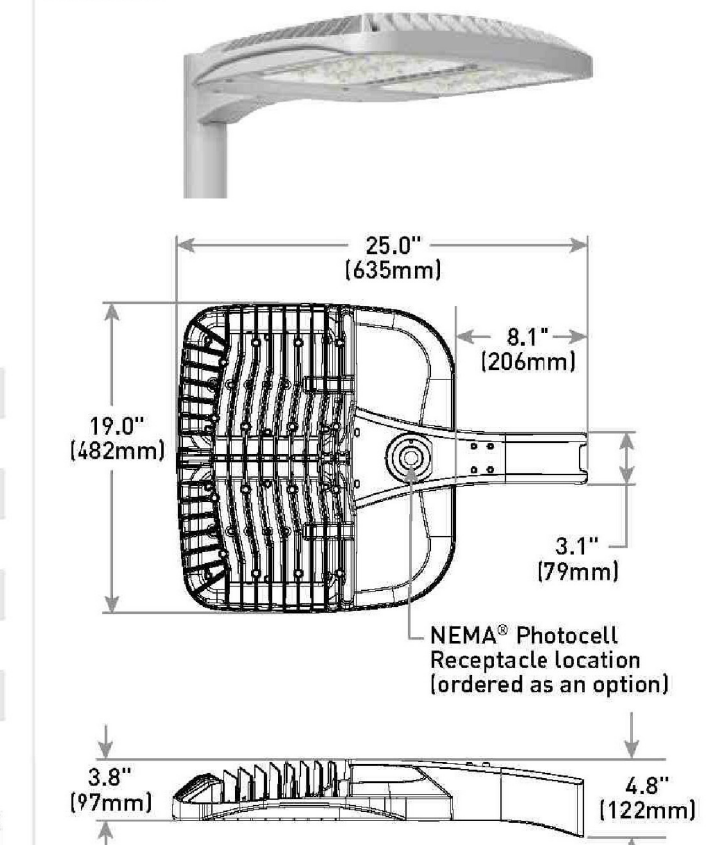
*See <http://lighting.cree.com/warranty> for warranty terms

Accessories

- Field-Installed**
- Backlight Shield (OSQ-BLSMF) - Front facing optics OSQ-BLSMF - Related optics
- Hand-Held Remote (X4-SCH234) - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

CREE OSQ
25' TALL LIGHT POLE

DA Mount



Weight

26.5 lbs. (12kg)

LEGEND

- ☐ CREE OSQ 25' TALL LIGHT POLE
- ⊙ SS LED CYLINDER WALL MOUNT AT 10' HT.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	2.16	18.0	0.1	21.60	180.00

Outdoor Luminaire Schedule

Symbol	Qty	Label	Description	Arrangement	Arm	Lum. Lumens	LLF	Filename
☐	1	S2	OSQ-A-xx-2ME-T-40K-ULxxxxx CONF	SINGLE	1.5	21902	0.900	OSQ-A-XX-2ME-T-40K-ULXXXXX_CONFIGURED.ies
☐	1	S3bl	OSQ-A-xx-3ME-T-40K-UL-BLSLF CONF	SINGLE	1.5	17291	0.900	OSQ-A-XX-3ME-T-40K-ULXXXXX_W_OSQ-BLSLF_CONFIGURE
☐	10	S4bl	OSQ-A-xx-4ME-T-40K-UL-BLSLF CONF	SINGLE	1.5	16830	0.900	OSQ-A-XX-4ME-T-40K-ULXXXXX_W_OSQ-BLSLF_CONFIGURE
☐	1	S24bl	OSQ-A-xx-4ME-T-40K-UL-BLSLF CONF	BACK-BACK	1.5	16830	0.900	OSQ-A-XX-4ME-T-40K-ULXXXXX_W_OSQ-BLSLF_CONFIGURE
⊙	10	SS	SS6G4CL4358_IC630C	SINGLE	0	2536	0.900	SS6G4CL4358_IC630C.IES

REV **DATE** **DESCRIPTION**

ISSUE TYPE: ZBA/SPR
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DRAWN BY: MR
CHECKED BY:

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