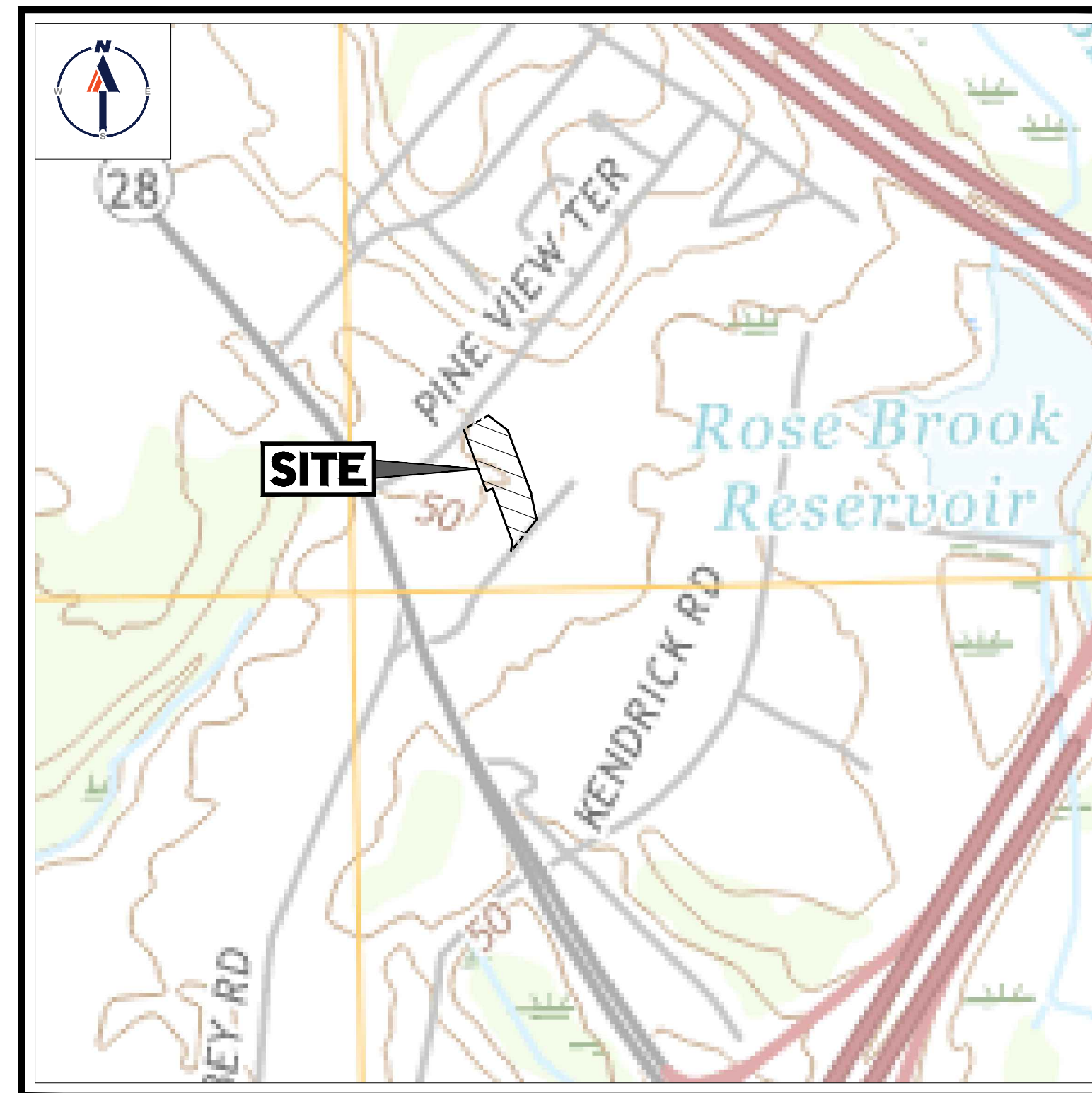


PROPOSED SITE PLAN DOCUMENTS

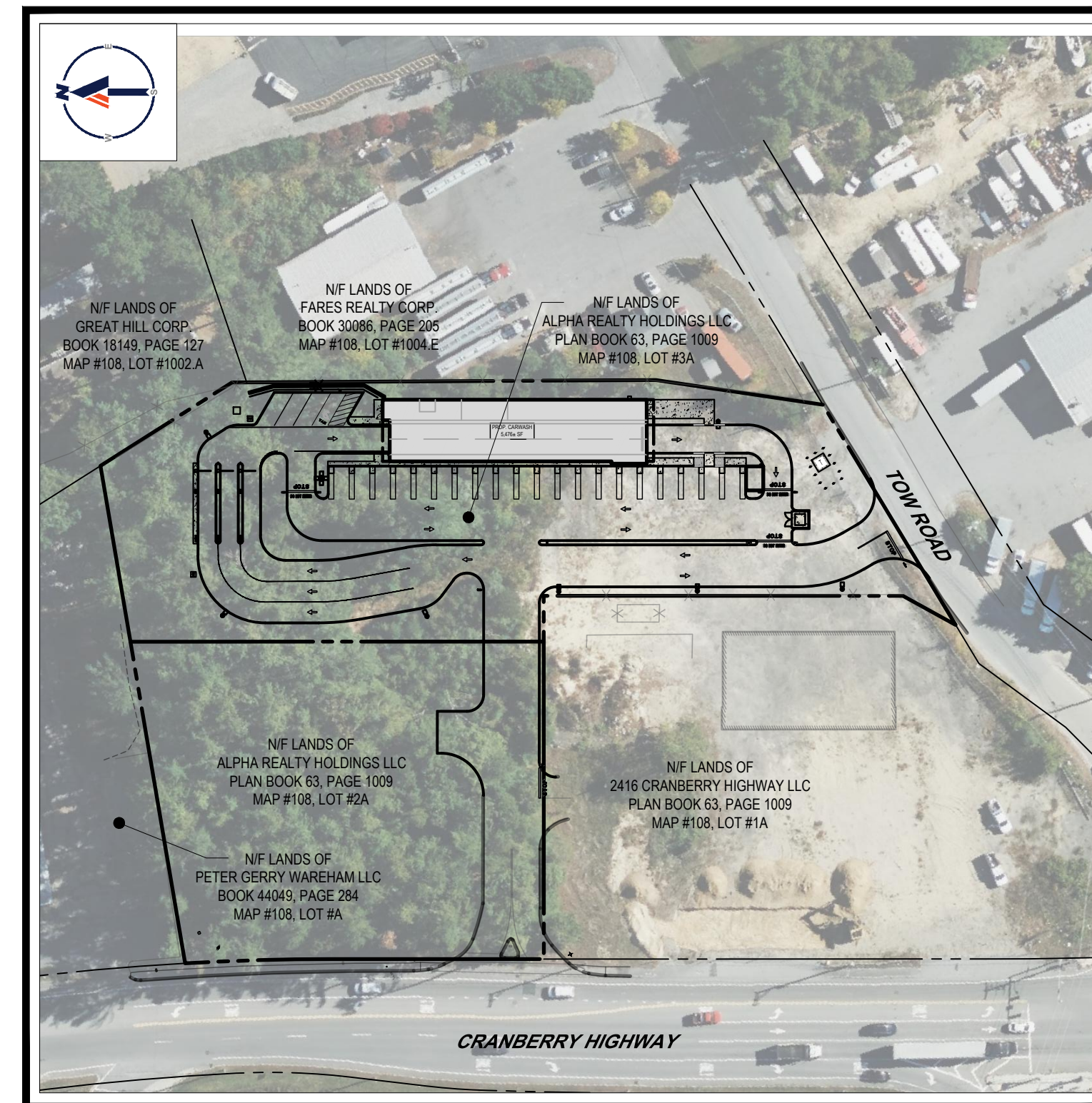
FOR
ROJO CO. INC.

PROPOSED CARWASH DEVELOPMENT

LOCATION OF SITE:
4 TOW ROAD,
TOWN OF WAREHAM,
PLYMOUTH COUNTY, MASSACHUSETTS
MAP #108, LOT 3A



USGS MAP
SCALE: 1" = 1,000'
SOURCE: USGS



SITE MAP
SCALE: 1" = 80'
SOURCE: BING MAPS AERIAL IMAGERY

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING & DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
SOIL EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL NOTES & DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES & DETAILS	C-702
LIGHTING PLAN	C-703
DETAIL SHEET	C-901
DETAIL SHEET	C-902
DETAIL SHEET	C-903
EXISTING CONDITIONS SURVEY (BY OTHERS)	1 SHEET
ALTA/NSPS LAND TITLE SURVEY (BY OTHERS)	1 SHEET
BOUNDARY PARTIAL TOPOGRAPHIC SURVEY (BY OTHERS)	1 SHEET

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REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	07/11/2022	REVISED PER PEER REVIEW COMMENTS	CPB	LMD
2	07/25/2022	REVIEW COMMENTS	CPB	LMD
3	08/11/2022	REVISED PER ADDITIONAL SURVEY	CPB	LMD



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PROJECT No.: W211220
DRAWN BY: CPB
CHECKED BY: LMD
DATE: 03/07/2022
CAD ID: W211220-SPPD-3A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR
ROJO CO. INC.

PROPOSED CARWASH DEVELOPMENT
MAP: 108 LOT: 3A
4 TOW ROAD,
TOWN OF WAREHAM,
PLYMOUTH COUNTY,
MASSACHUSETTS



352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
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SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 3 - 08/11/2022

PREPARED BY



GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

GENERAL GRADING & UTILITY PLAN NOTES

LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

GENERAL DEMOLITION NOTES

THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
EXISTING CONDITIONS SURVEY, 2404 CRANBERRY HIGHWAY PREPARED BY DIRRETE ENGINEERING, 8/13/2021.
ALTANSPS LAND TITLE SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 12/11/2016, REVISED THROUGH 10/17/2019.

Table with 4 columns: KEY, DESCRIPTION, PROP., DESCRIPTION. Lists typical abbreviations for construction elements like BOTTOM CURB, TOP CURB, BACK OF CURB, etc.

Table with 4 columns: EXISTING, PROPOSED, KEY, DESCRIPTION. Lists typical legend symbols for property lines, setbacks, easements, curbs, storm manholes, sewer manholes, catch basins, wetland flags, wetland lines, spot elevations, contours, flow arrows, painted arrows, ridge lines, gas lines, telephone lines, water lines, overhead wires, storm pipe, sanitary lines, parking signs, and utility poles.

REFER TO SITE PLAN FOR ZONING ANALYSIS TABLE AND LAND USE ZONING INFORMATION & NOTES. REFER TO SOIL EROSION CONTROL NOTES & DETAILS SHEET FOR TYPICAL EROSION NOTES AND DETAILS. REFER TO LANDSCAPE NOTES & DETAILS SHEET FOR TYPICAL LANDSCAPE NOTES AND DETAILS. REFER TO LIGHTING PLAN FOR TYPICAL LIGHTING NOTES AND TABLES.

BOHLER logo and text: SITE CIVIL AND CONSULTING ENGINEERING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES. Includes a list of REVISIONS with columns for REV, DATE, COMMENT, and DRAWN BY.

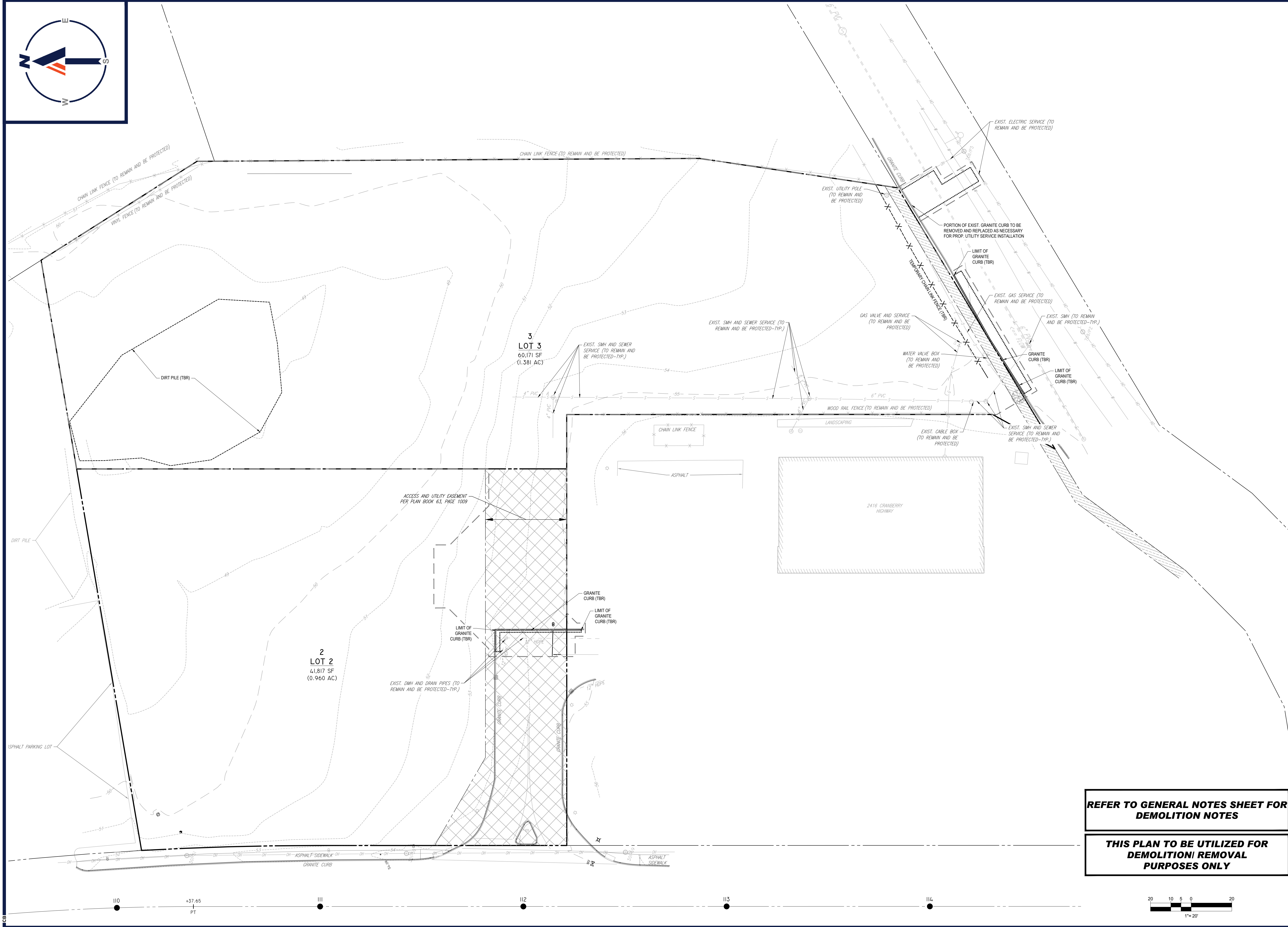
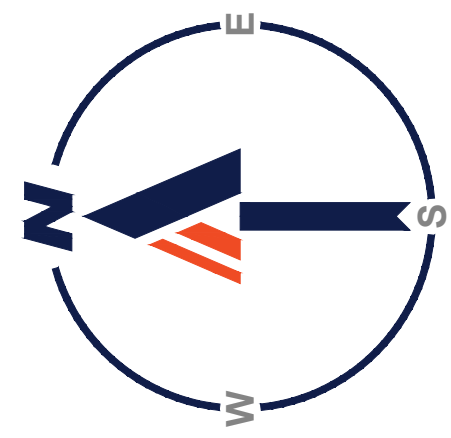
811 logo and text: Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

PERMIT SET. THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVALS ARE NOT INTENDED AS A CONTRACT DOCUMENT UNLESS INDICATED OTHERWISE. PROJECT No.: W1212002. DRAWN BY: CPB. CHECKED BY: LMD. DATE: 03/07/2022. GARDEN ID: W1212002-SFPD-3A. PROJECT: TOWN OF WAREHAM, PLYMOUTH COUNTY, MASSACHUSETTS.

PROPOSED SITE PLAN DOCUMENTS FOR ROJO CO. INC. PROPOSED CARWASH DEVELOPMENT. MAP: 108 LOT: 3A. 4 TOW ROAD, TOWN OF WAREHAM, PLYMOUTH COUNTY, MASSACHUSETTS. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772. Phone: (508) 480-9900. www.BohlerEngineering.com

J.G. BOHLER ENGINEERING logo and text: REFER TO SOIL EROSION CONTROL NOTES & DETAILS SHEET FOR TYPICAL EROSION NOTES AND DETAILS. SHEET TITLE: GENERAL NOTES SHEET. SHEET NUMBER: C-102. REVISION 3 - 08/11/2022

P:\121022\12202\CAD\DRAWINGS\PLAN SET\SCHEMATIC SITE PLAN\SW121022-SFPD-3A-PLAN\DWG C-102-102.DWG



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 DRAWN BY: CPB
 CHECKED BY: LMD
 DATE: 03/07/2022
 CAD ID: W211220-SPPD-3A

PROPOSED SITE PLAN DOCUMENTS

FOR

ROJO CO. INC.

PROPOSED CARWASH DEVELOPMENT

MAP: 108 LOT: 3A
 4 TOW ROAD,
 TOWN OF WAREHAM,
 PLYMOUTH COUNTY,
 MASSACHUSETTS

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J.G. SWINNEY ENGINEERING

JOSHUA G. SWINNEY
 No. 41697
 REGISTERED PROFESSIONAL ENGINEER
 MASSACHUSETTS REG. NO. 146096
 CONNECTICUT REG. NO. 3819
 RHODE ISLAND LICENSE NO. 11425

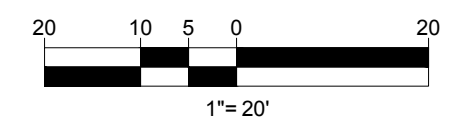
REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/REMOVAL PURPOSES ONLY

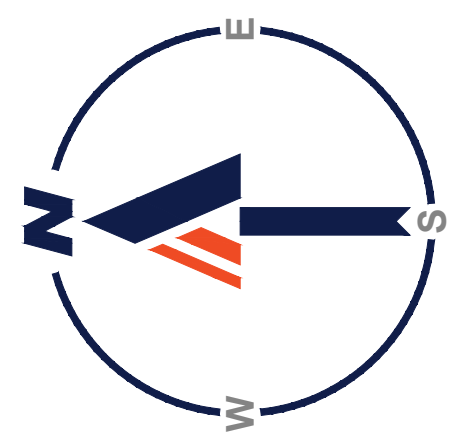
SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C-201

REVISION 3 - 08/11/2022



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SITE INFORMATION

1. APPLICANT:
ROJO CO. INC.
69 BOSTON-PROVIDENCE TURNPIKE
NORWOOD, MA 02062
2. OWNER:
ALPHA REALTY HOLDINGS LLC
280 AVER ROAD
HARVARD, MA 01450
3. PARCEL:
MAP #108, LOT #3A
4 TOW ROAD
TOWN OF WAREHAM
PLYMOUTH COUNTY, MASSACHUSETTS

ZONING ANALYSIS TABLE

ZONING DISTRICT	INDUSTRIAL (IND) DISTRICT	N/A - NOT APPLICABLE	N/S - NOT SPECIFIED
OVERLAY DISTRICT	N/A	(V) - VARIANCE REQUESTED	(W) - WAIVER REQUESTED
REQUIRED PERMIT	MOTOR VEHICLE SERVICE USE ALLOWED BY RIGHT	(E) - EXIST. NON-COMFORMANCE	
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	30,000 SF	60,171 SF	NO CHANGE
MIN. LOT FRONTAGE	150 FT	150.0 FT	NO CHANGE
MAX. BLDG COVERAGE	50%	N/A	9.1%
MIN. FRONT SETBACK	20 FT	N/A	99.8 FT
MIN. SIDE SETBACK	20 FT	N/A	10.6 FT (V)
MIN. REAR SETBACK	20 FT	N/A	88.4 FT
MAX. BUILDING HEIGHT	50 FT	N/A	< 50 FT
MAX. IMPER. COVERAGE	70%	N/A	66.0%
PARKING SPACES	19	N/A	24
ACCESS. PARKING SPACES	1	N/A	1
PARKING STALL CRITERIA STANDARD: 8 FT x 19 FT COMPACT: 8 FT x 15 FT	USE/CATEGORY: BUSINESS, RETAIL > 1,000 SF REQUIRED PARKING: 1 SPACE PER 300 SF CALCULATION: 5,476 X (1 SPACE/300 SF) = 19 SPACES		
ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.) VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL 1001+ SPACES = MIN. 2% + 1 FOR EACH 100 SPACES OVER 1,000	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)

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REV	DATE	COMMENT	DRAWN BY
1	07/11/2022	REVISED PER PEER REVIEW COMMENTS	CPB
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PROJECT No.: W211220
DRAWN BY: CPB
CHECKED BY: LMD
DATE: 03/07/2022
CAD ID.: W211220-SPPD-3A

PROPOSED SITE PLAN DOCUMENTS

FOR
ROJO CO. INC.

PROPOSED CARWASH DEVELOPMENT
MAP: 108 LOT: 3A
4 TOW ROAD,
TOWN OF WAREHAM,
PLYMOUTH COUNTY,
MASSACHUSETTS

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Phone: (508) 480-9900
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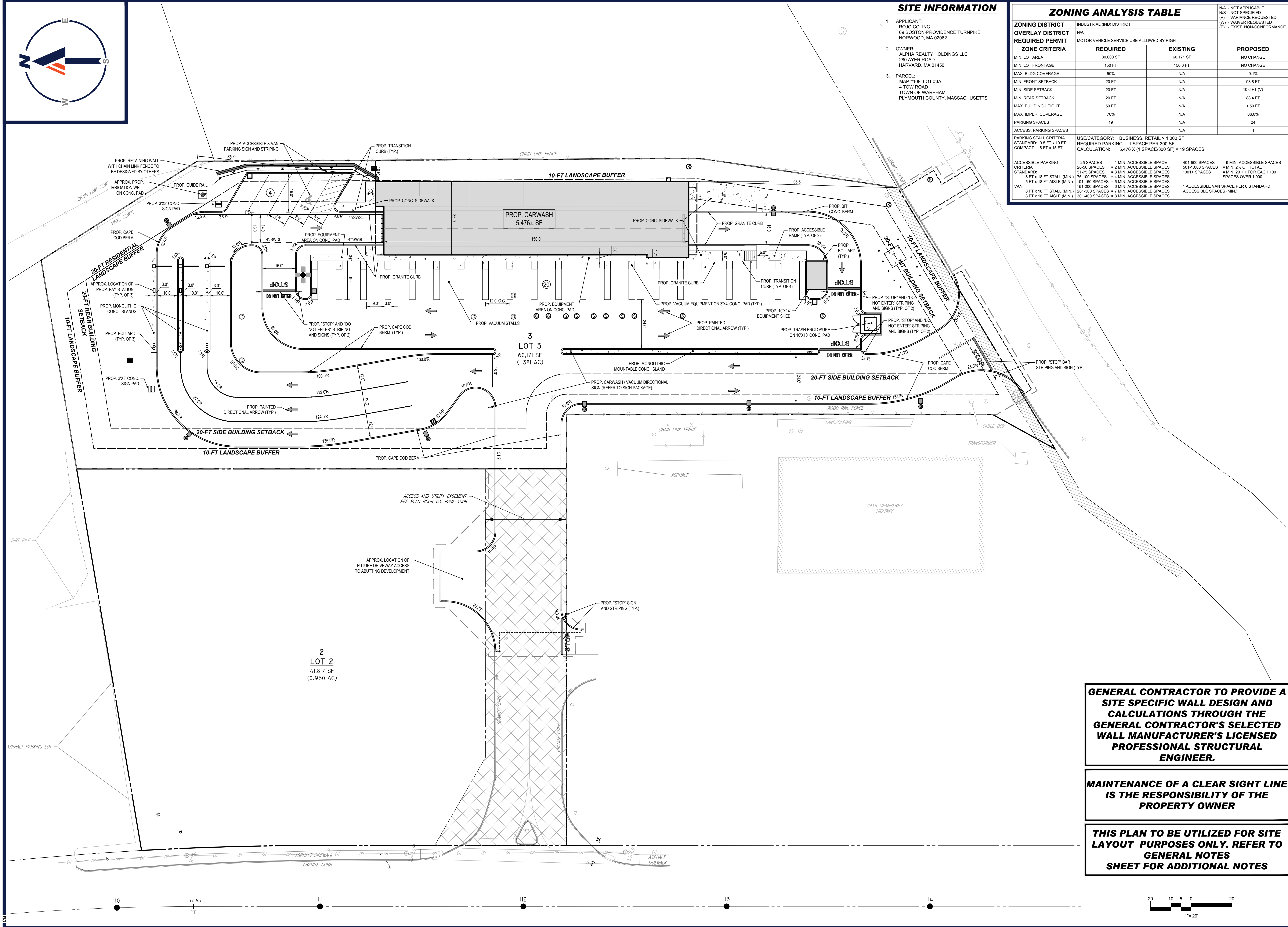
J.G. SWINNEY ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
No. 41697
MASSACHUSETTS
NEW HAVEN, CT 06511
MAINE LICENSE No. 3819
CONNECTICUT LICENSE No. 38765
RHODE ISLAND LICENSE No. 11425

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:
C-301

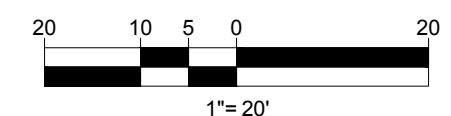
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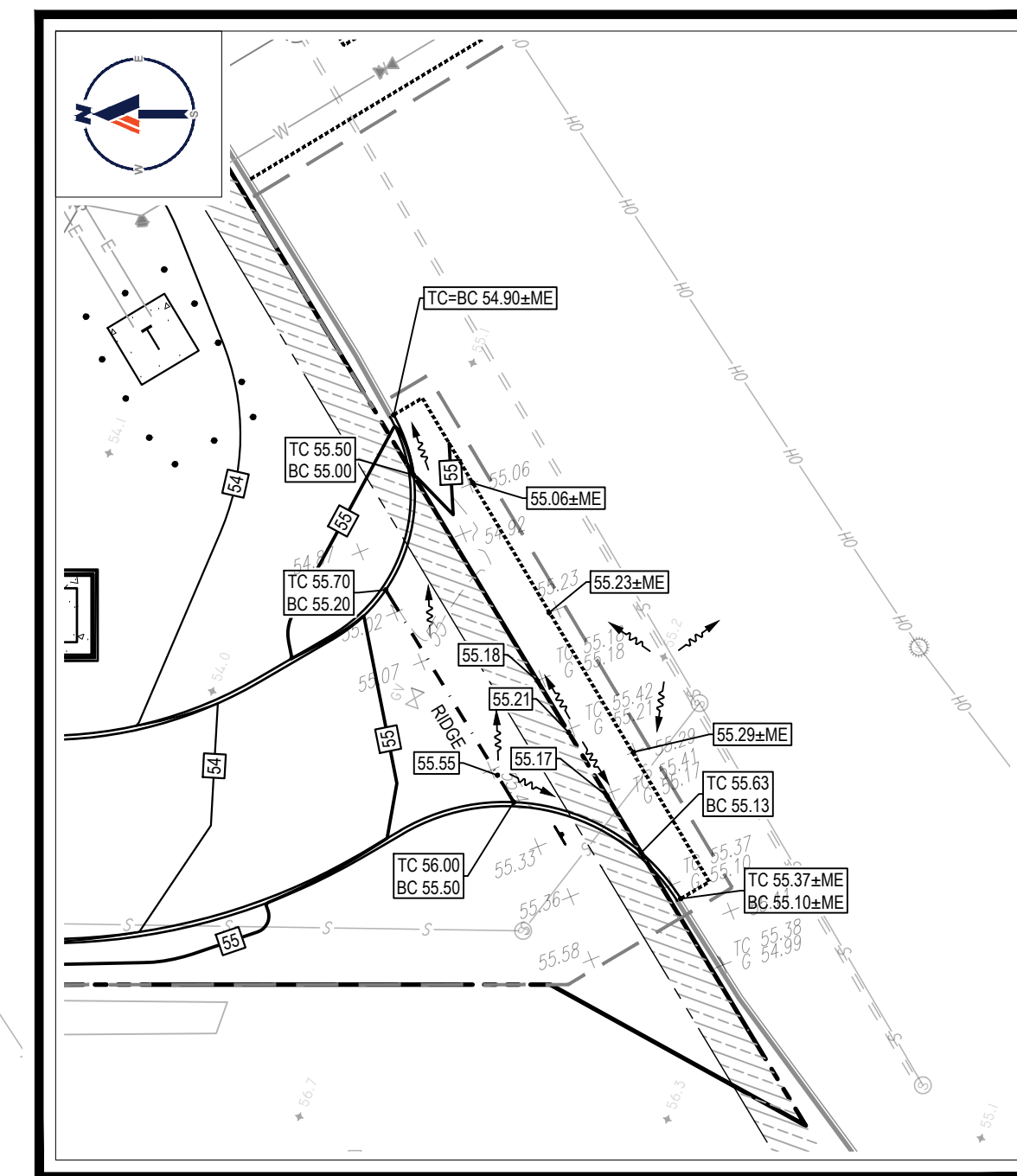
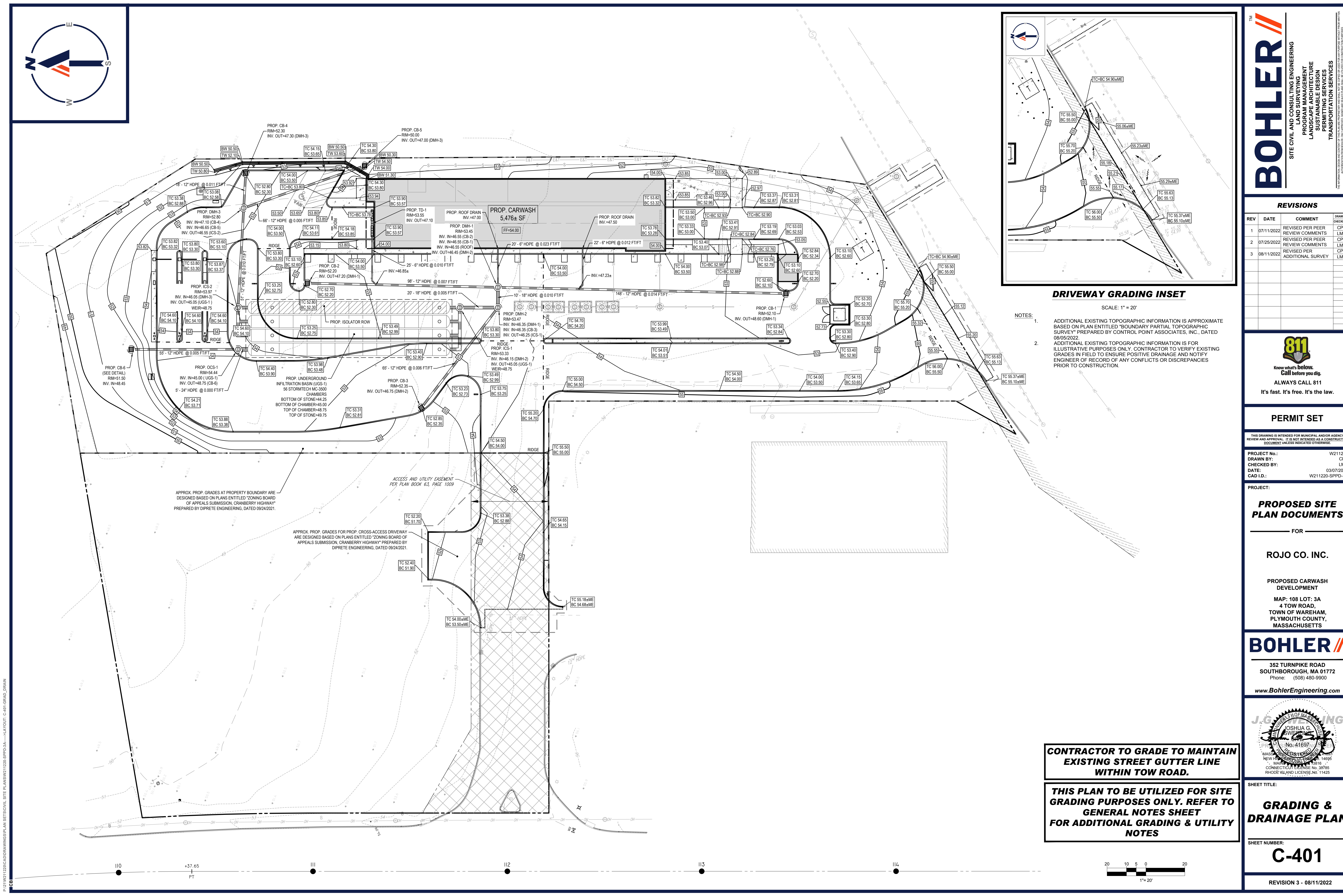
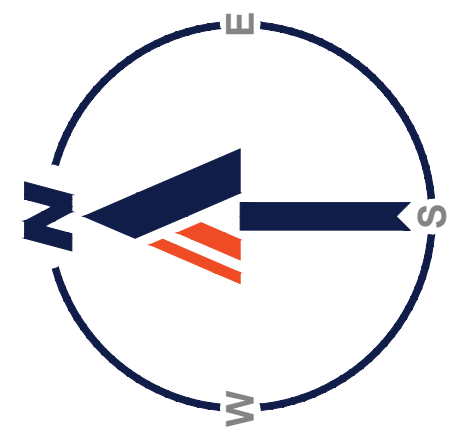
GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



P:\211220\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLAN\SW211220-SPPD-3A-51-LAYOUT-C-301-B1E



DRIVEWAY GRADING INSET

SCALE: 1" = 20'

- NOTES:
- ADDITIONAL EXISTING TOPOGRAPHIC INFORMATION IS APPROXIMATE BASED ON PLAN ENTITLED "BOUNDARY PARTIAL TOPOGRAPHIC SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 08/05/2022.
 - ADDITIONAL EXISTING TOPOGRAPHIC INFORMATION IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR TO VERIFY EXISTING GRADES IN FIELD TO ENSURE POSITIVE DRAINAGE AND NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.

APPROX. PROP. GRADES AT PROPERTY BOUNDARY ARE DESIGNED BASED ON PLANS ENTITLED "ZONING BOARD OF APPEALS SUBMISSION, CRANBERRY HIGHWAY" PREPARED BY DIPRETE ENGINEERING, DATED 09/24/2021.

APPROX. PROP. GRADES FOR PROP. CROSS-ACCESS DRIVEWAY ARE DESIGNED BASED ON PLANS ENTITLED "ZONING BOARD OF APPEALS SUBMISSION, CRANBERRY HIGHWAY" PREPARED BY DIPRETE ENGINEERING, DATED 09/24/2021.

ACCESS AND UTILITY EASEMENT PER PLAN BOOK 63, PAGE 1009

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PROJECT No.: W211220
DRAWN BY: CPB
CHECKED BY: LMD
DATE: 03/07/2022
CAD ID: W211220-SPFD-3A

PROPOSED SITE PLAN DOCUMENTS

FOR

ROJO CO. INC.

PROPOSED CARWASH DEVELOPMENT
MAP: 108 LOT: 3A
4 TOW ROAD,
TOWN OF WAREHAM,
PLYMOUTH COUNTY,
MASSACHUSETTS

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Phone: (508) 480-9900
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J.G. SYCAMORE
REGISTERED PROFESSIONAL ENGINEER
No. 41697
MASSACHUSETTS
NEW HAVEN, CT 06511
MAINE LICENSE No. 38785
RHODE ISLAND LICENSE No. 11425

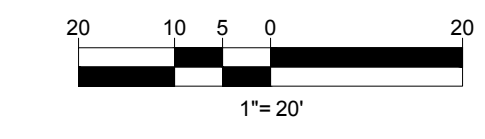
CONTRACTOR TO GRADE TO MAINTAIN EXISTING STREET GUTTER LINE WITHIN TOW ROAD.

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES

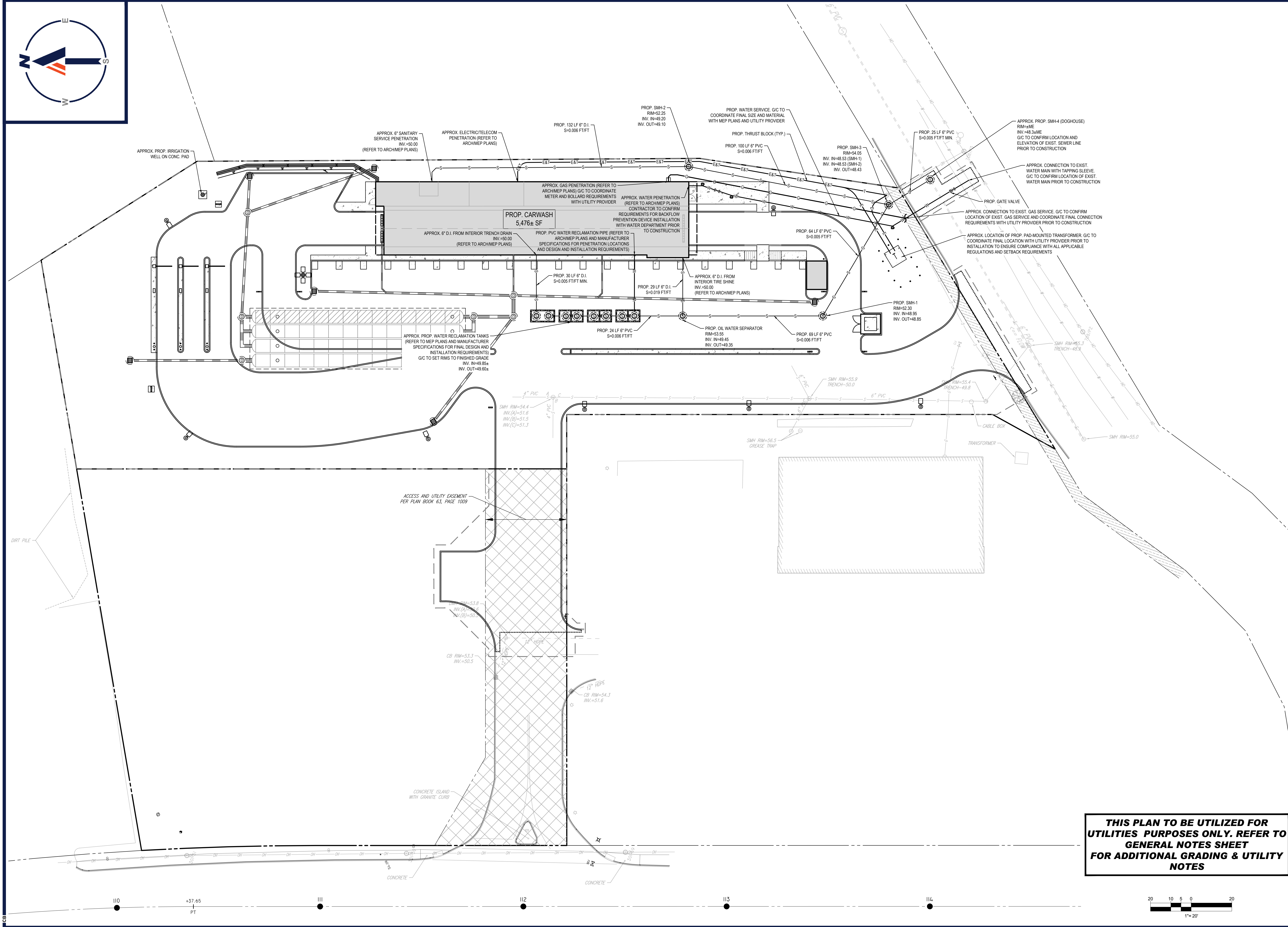
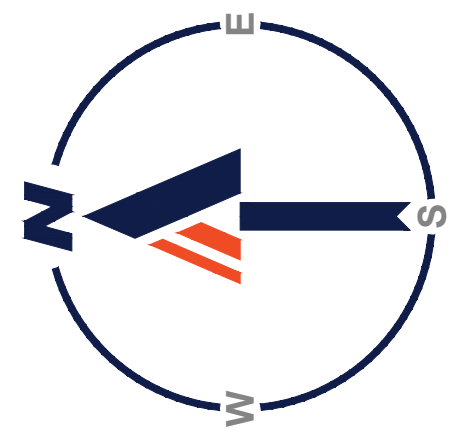
SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NUMBER:
C-401

REVISION 3 - 08/11/2022



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 CAD ID: W211220-SPPD-3A

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FOR

ROJO CO. INC.

PROPOSED CARWASH DEVELOPMENT

MAP: 108 LOT: 3A
 4 TOW ROAD,
 TOWN OF WAREHAM,
 PLYMOUTH COUNTY,
 MASSACHUSETTS

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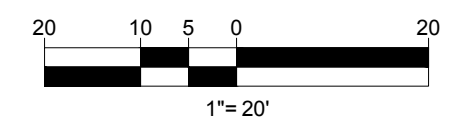
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 REGISTERED PROFESSIONAL ENGINEER
 MASSACHUSETTS REG. NO. 14696
 NEW HAMPSHIRE REG. NO. 3819
 CONNECTICUT REG. NO. 38765
 RHODE ISLAND LICENSE NO. 11425

SHEET TITLE:
UTILITY PLAN

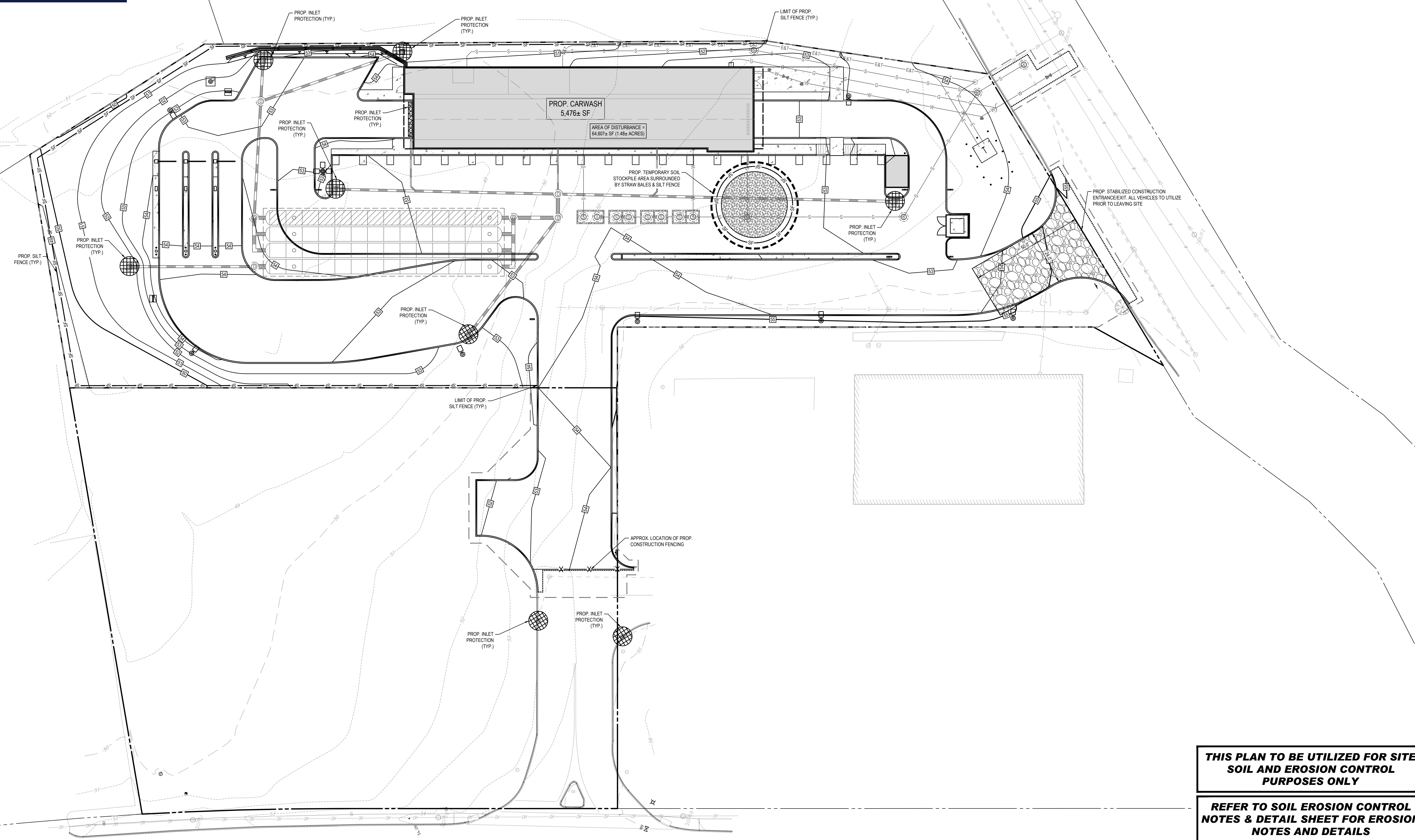
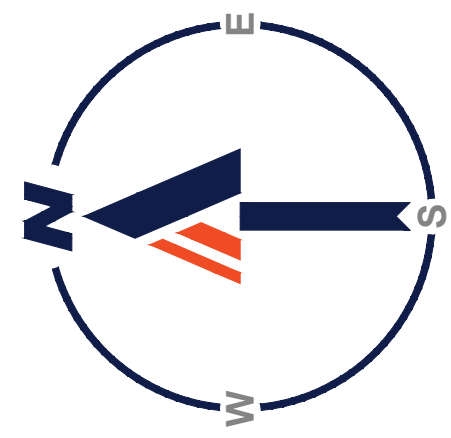
SHEET NUMBER:
C-501

REVISION 3 - 08/11/2022

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



P:\11\211220\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\W211220-SPPD-3A-LAYOUT1-C-01-UTIL



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 CHECKED BY: LMD
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 CAD I.D.: W211220-SPPD-3A

PROPOSED SITE PLAN DOCUMENTS

FOR

ROJO CO. INC.

PROPOSED CARWASH DEVELOPMENT
 MAP: 108 LOT: 3A
 4 TOW ROAD,
 TOWN OF WAREHAM,
 PLYMOUTH COUNTY,
 MASSACHUSETTS

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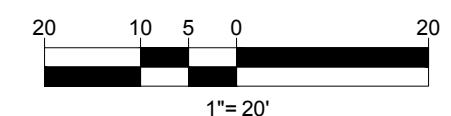
THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

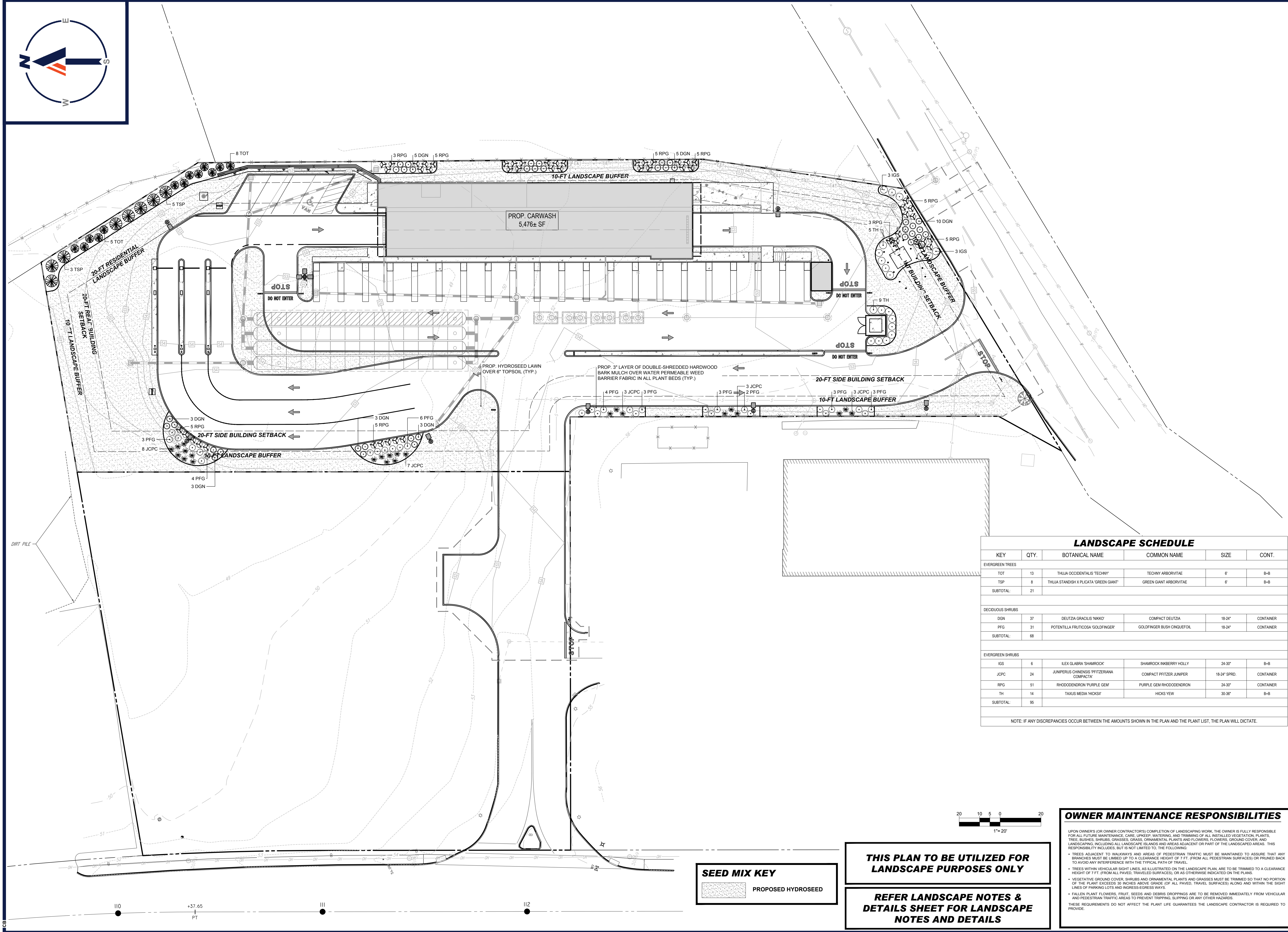
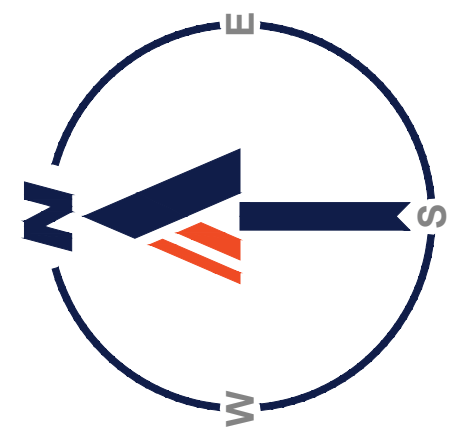
SHEET NUMBER:
C-601

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REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	07/11/2022	REVISED PER PEER REVIEW COMMENTS	CPB
2	07/25/2022	REVIEW COMMENTS	LMD
3	08/11/2022	REVISED PER ADDITIONAL SURVEY	CPB

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PROJECT No.: W211220
 DRAWN BY: CPB
 CHECKED BY: LMD
 DATE: 03/07/2022
 CAD ID: W211220-LSCP-3A

PROPOSED SITE PLAN DOCUMENTS

FOR

ROJO CO. INC.

PROPOSED CARWASH DEVELOPMENT
 MAP: 108 LOT: 3A
 4 TOW ROAD,
 TOWN OF WAREHAM,
 PLYMOUTH COUNTY,
 MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 www.BohlerEngineering.com



SHEET TITLE:
LANDSCAPE PLAN

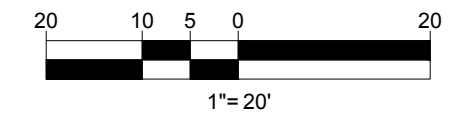
SHEET NUMBER:
C-701

REVISION 3 - 08/11/2022

LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
EVERGREEN TREES					
TOT	13	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	6'	B-B
TSP	8	THUJA STANDISHI X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6'	B-B
SUBTOTAL:	21				
DECIDUOUS SHRUBS					
DGN	37	DEUTZIA GRACILIS 'NICKO'	COMPACT DEUTZIA	18-24"	CANTAINER
PFG	31	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER BUSH CINQUEFOIL	18-24"	CANTAINER
SUBTOTAL:	68				
EVERGREEN SHRUBS					
IGS	6	ILEX GLABRA 'SHAMROCK'	SHAMROCK INBERRY HOLLY	24-30"	B-B
JCPC	24	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA'	COMPACT PFITZER JUNIPER	18-24" SPRD.	CANTAINER
RPG	51	RHODODENDRON PURPLE GEM	PURPLE GEM RHODODENDRON	24-30"	CANTAINER
TH	14	TAXUS MEDIA 'HICKSIF'	HICKS YEW	30-38"	B-B
SUBTOTAL:	95				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.



SEED MIX KEY

PROPOSED HYDROSEED

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS

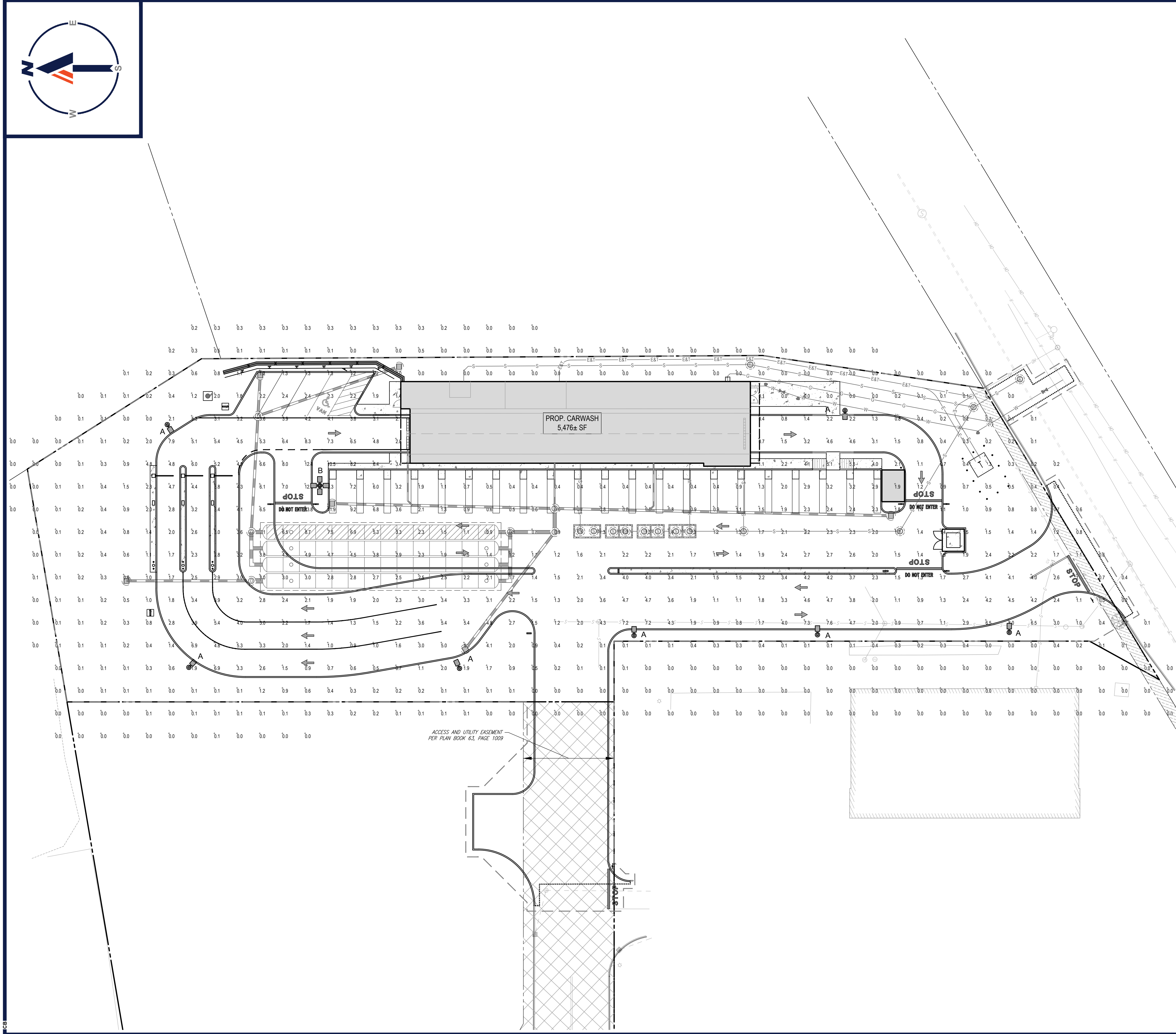
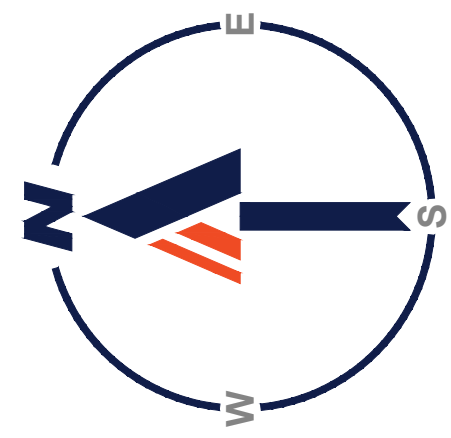
OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES, OR AS OTHERWISE INDICATED ON THE PLANS).
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS/EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

P:\211220\CAD\DRAWINGS\PLAN SET\SCHEMATIC SITE PLANS\W211220-LSCP-3A-1-LAYOUT-C-701-LAND



LIGHTING NOTES

1. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND REPLACING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
11. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

REVISIONS

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PROJECT No.: W211220
DRAWN BY: CPB
CHECKED BY: LMD
DATE: 03/07/2022
CAD ID: W211220-SFPD-3A

PROPOSED SITE PLAN DOCUMENTS

FOR

ROJO CO. INC.

PROPOSED CARWASH DEVELOPMENT
MAP: 108 LOT: 3A
4 TOW ROAD,
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BOHLER

352 TURNPIKE ROAD
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J.G. SWINNEY ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
JOSHUA G. SWINNEY
No. 41697
REGISTERED
MASSACHUSETTS
NEW HAVEN, CT 06511
MAINE LICENSE No. 3819
CONNECTICUT LICENSE No. 38785
RHODE ISLAND LICENSE No. 11425

SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:
C-703

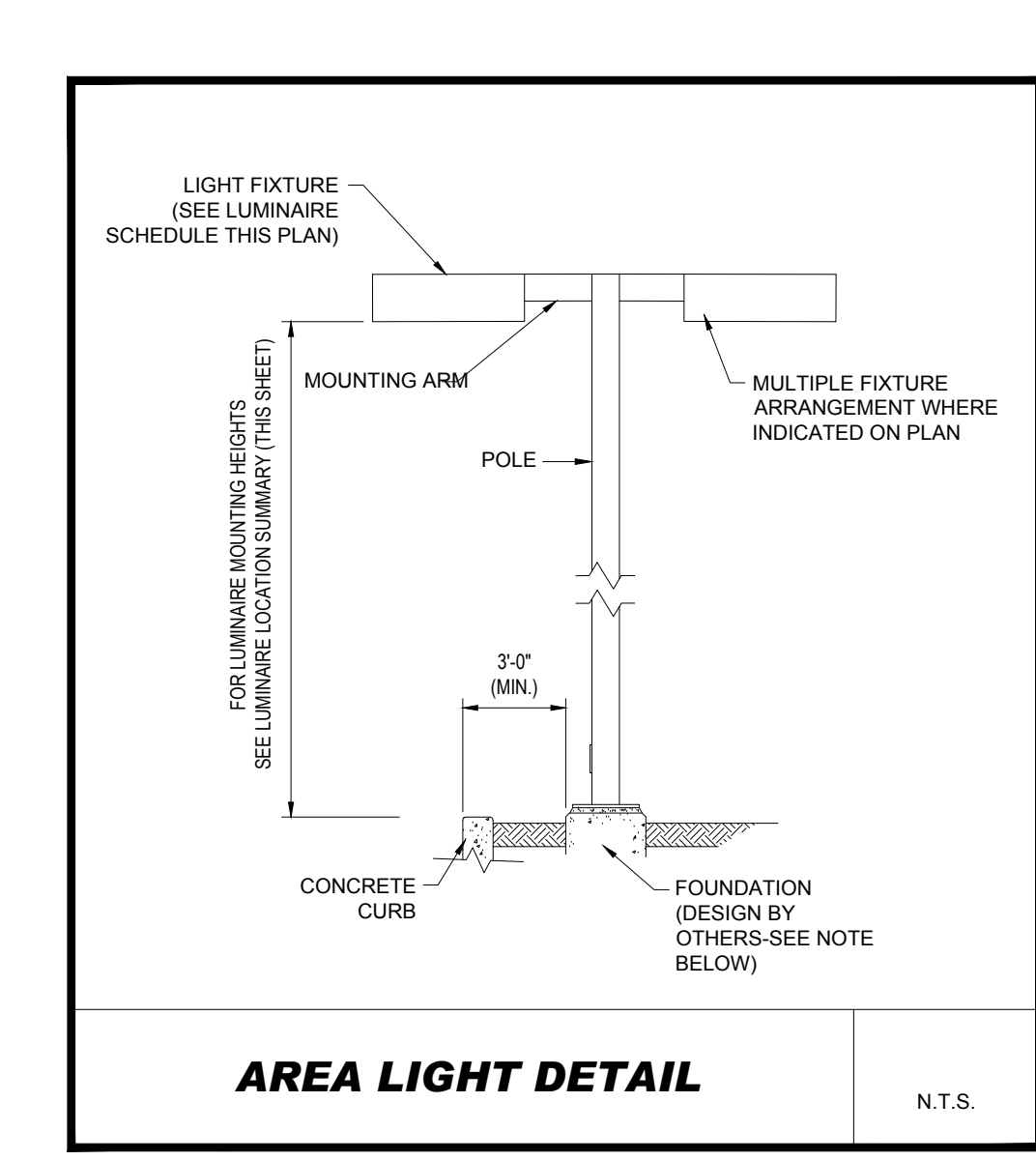
REVISION 3 - 08/11/2022

NUMERIC SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AREA SUMMARY	ILLUMINANCE	FC	2.93	13.8	0.0	N/A	N/A

LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
⊙ A	7	SINGLE	17230	0.90	LSI LIGHTING LED FORWARD THROW AREA LIGHT WITH SHIELD MOUNTED @ 20° XGBM-FT-LED-SS-NW-HSS
⊙ B	1	QUAD	17230	0.90	LSI LIGHTING LED FORWARD THROW AREA LIGHT MOUNTED @ 20° XGBM-FT-LED-SS-NW

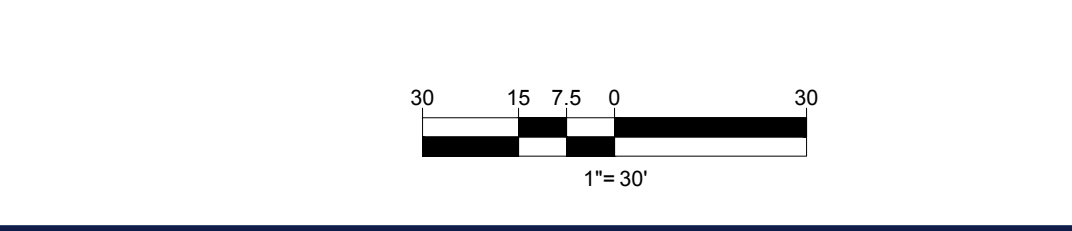


AREA LIGHT DETAIL N.T.S.

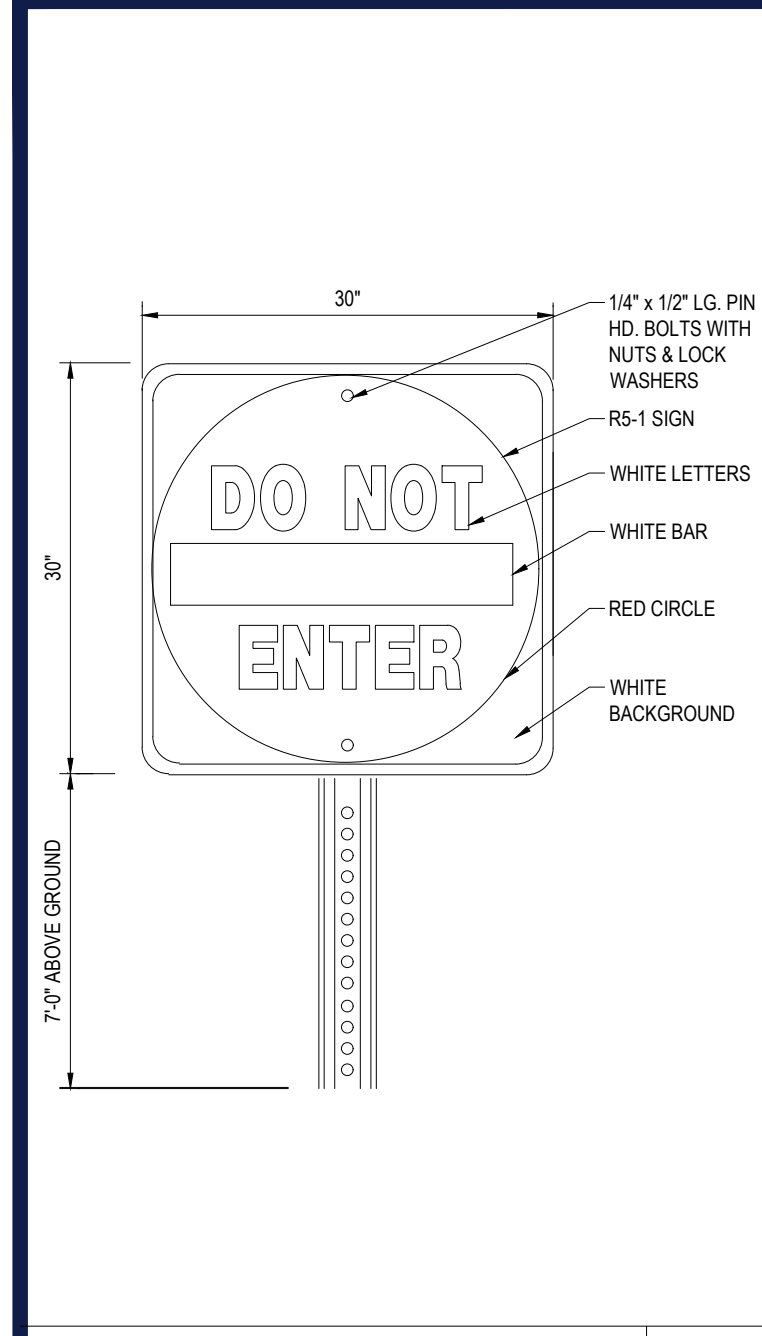
NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

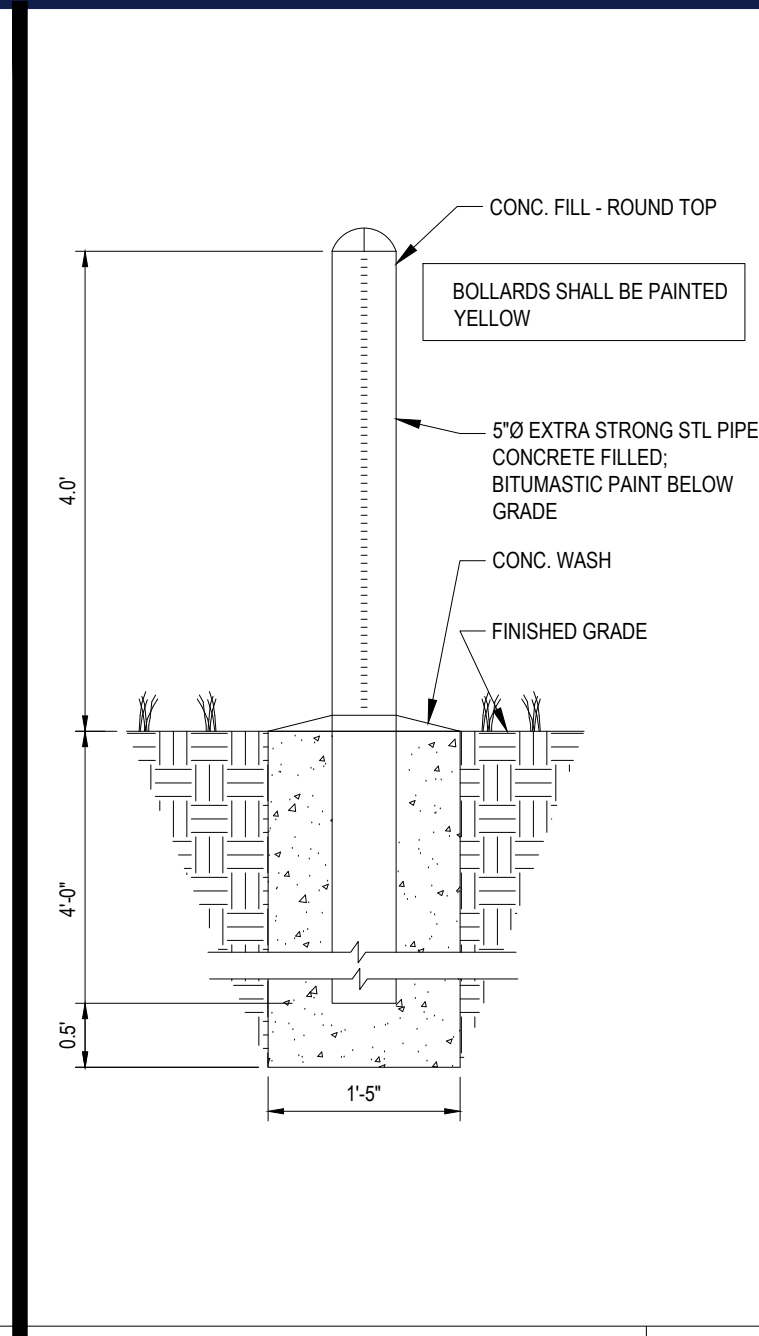
THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



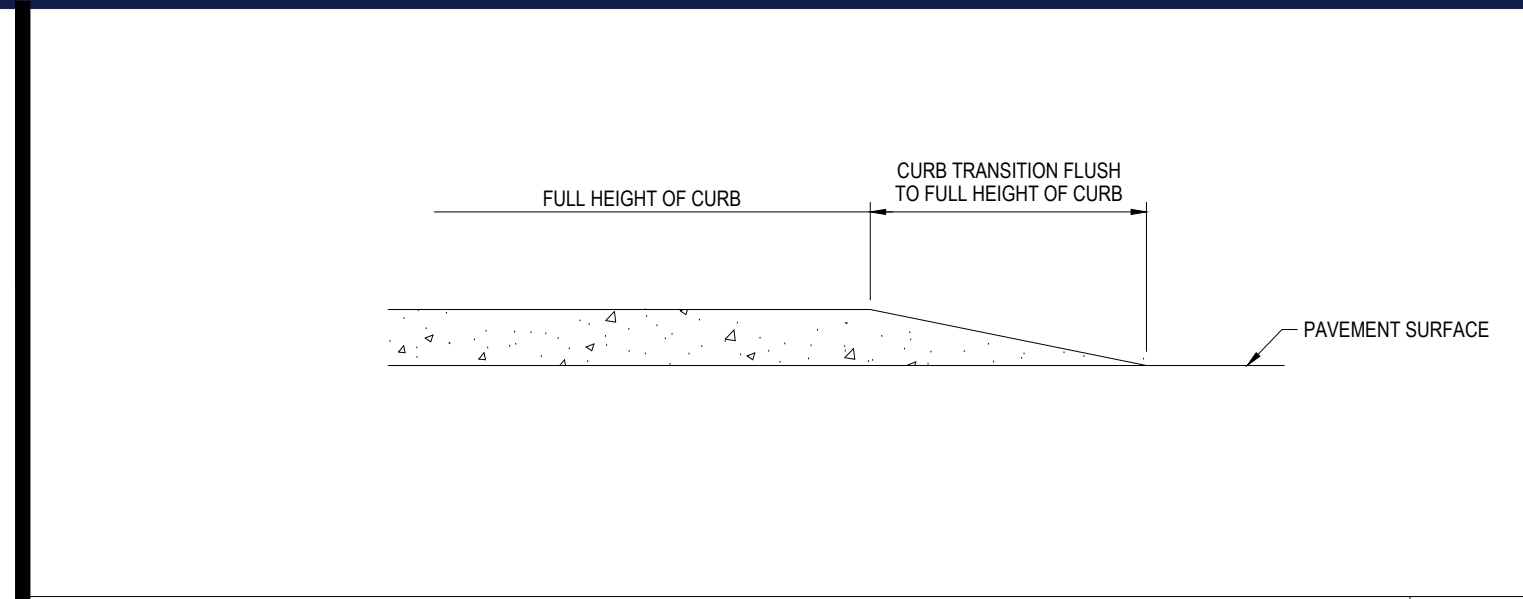
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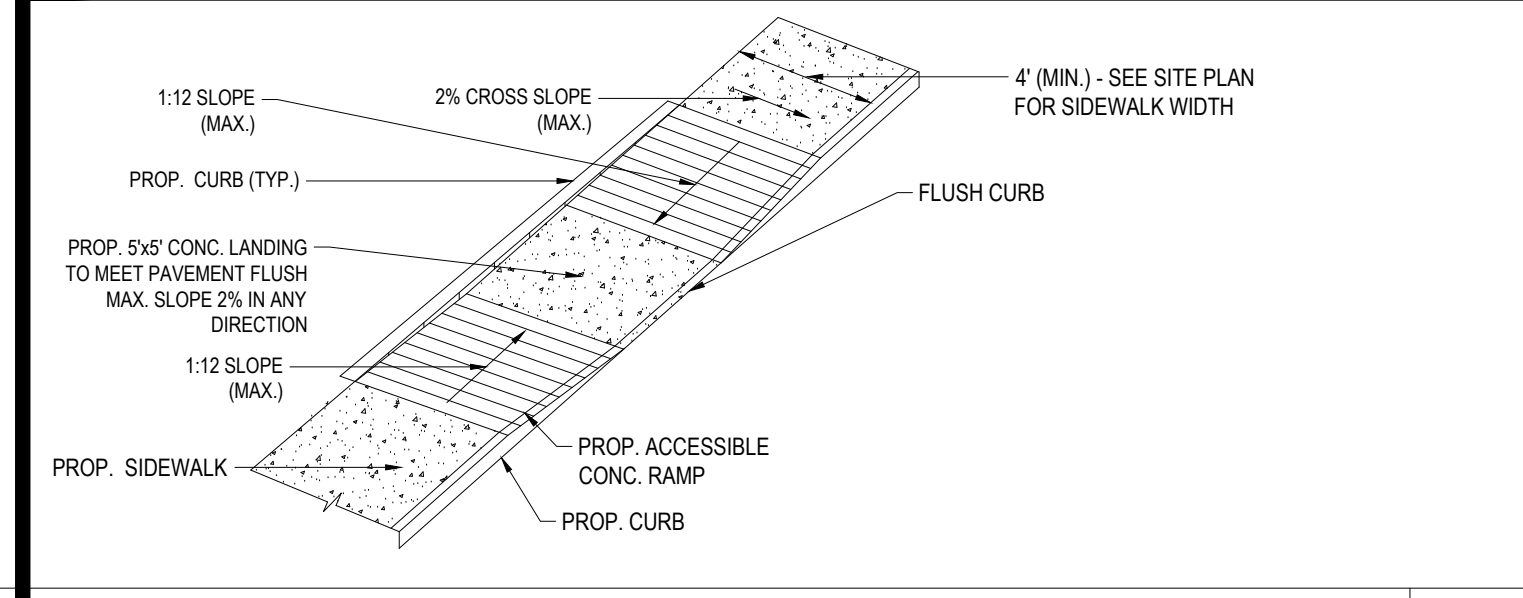
"DO NOT ENTER" SIGN N.T.S.



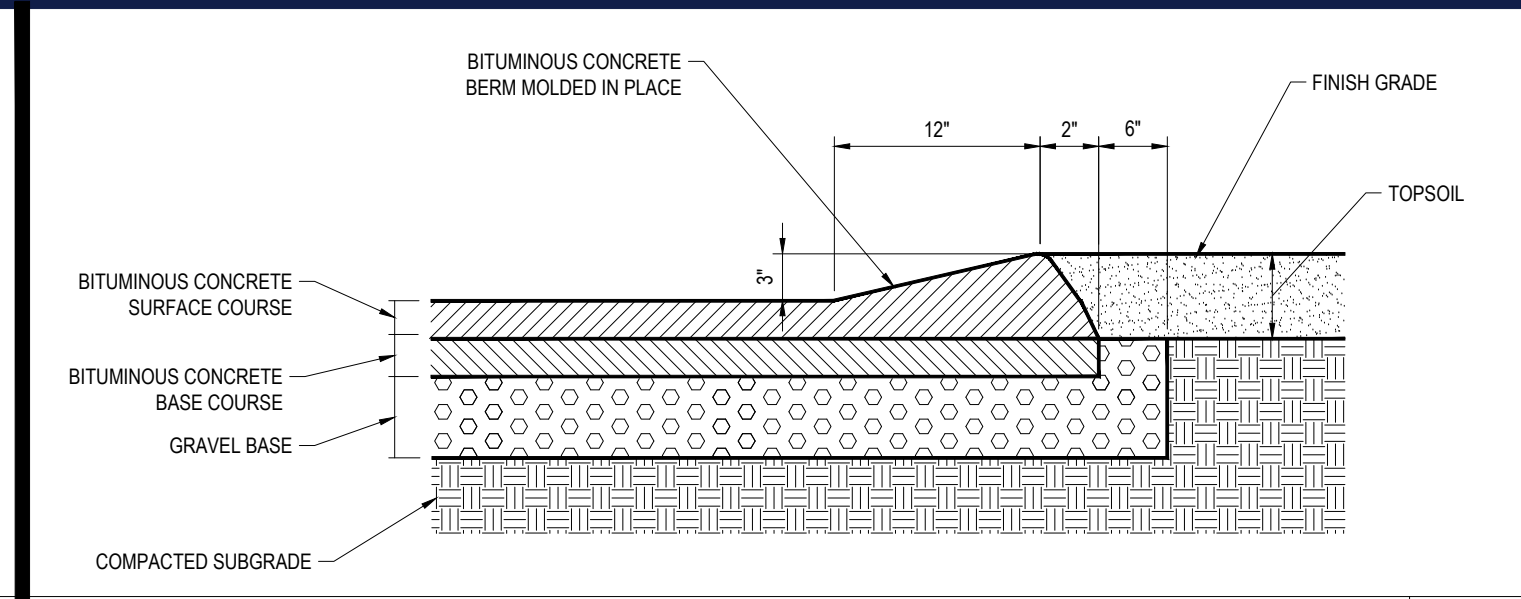
BOLLARD DETAIL N.T.S.



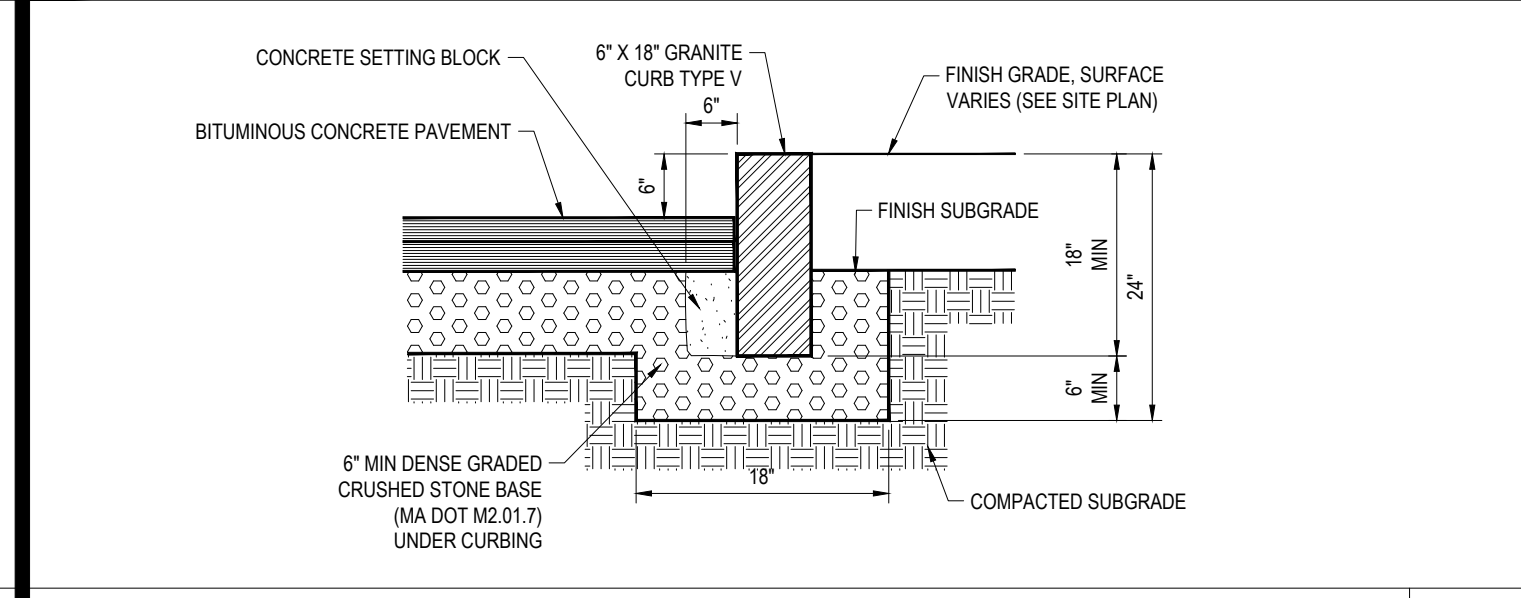
TRANSITION CURB N.T.S.



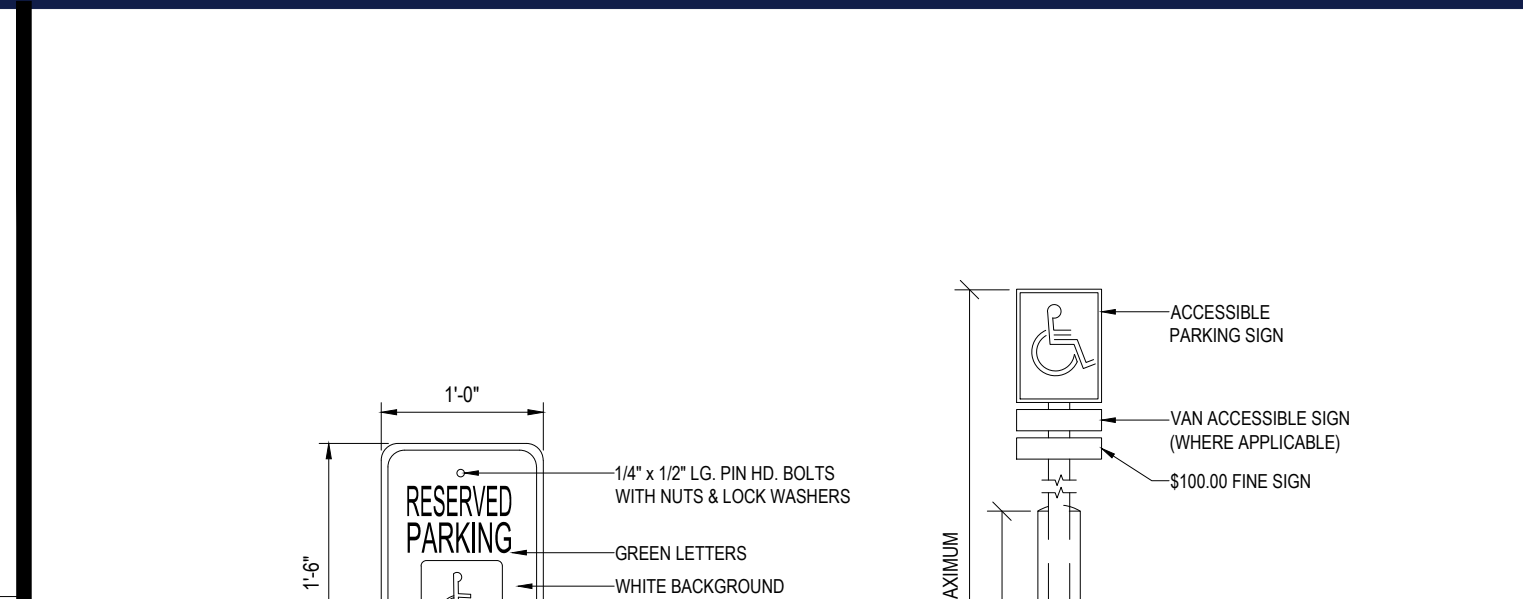
ACCESSIBLE RAMP N.T.S.



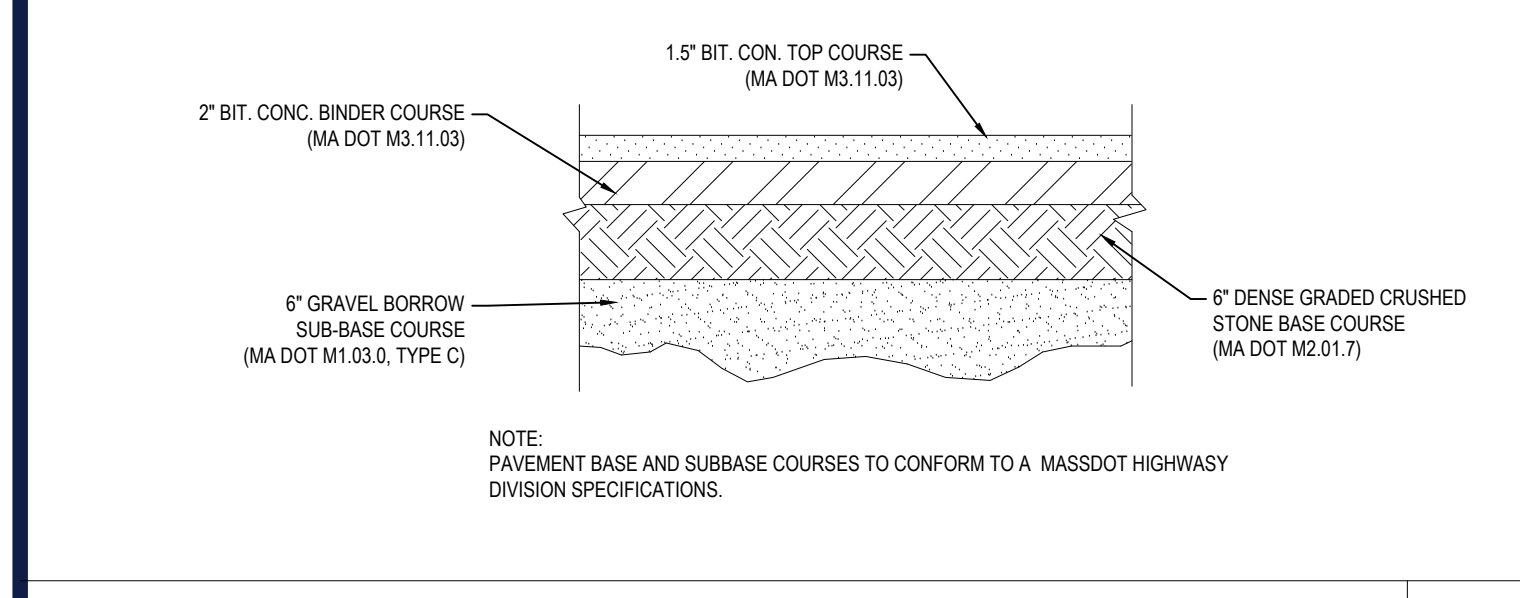
CAPE COD BERM N.T.S.



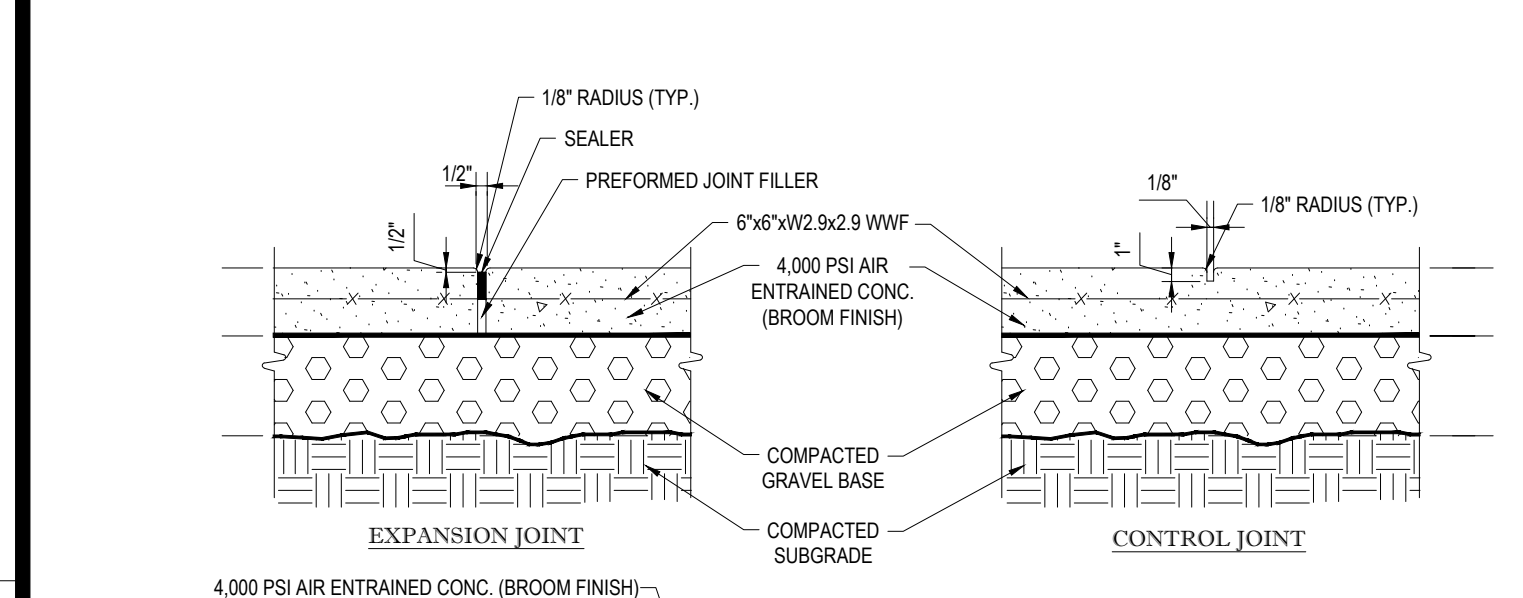
VERTICAL GRANITE CURB N.T.S.



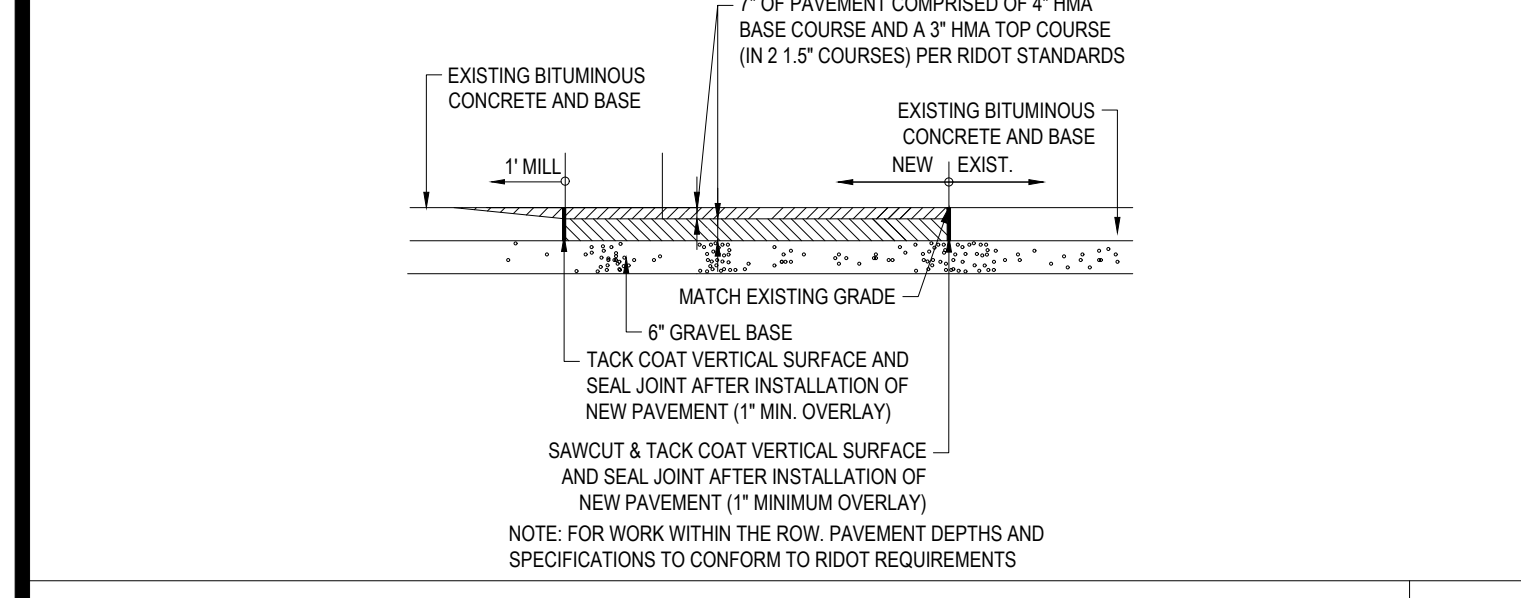
ACCESSIBLE PARKING SIGN W/ BOLLARD DETAIL N.T.S.



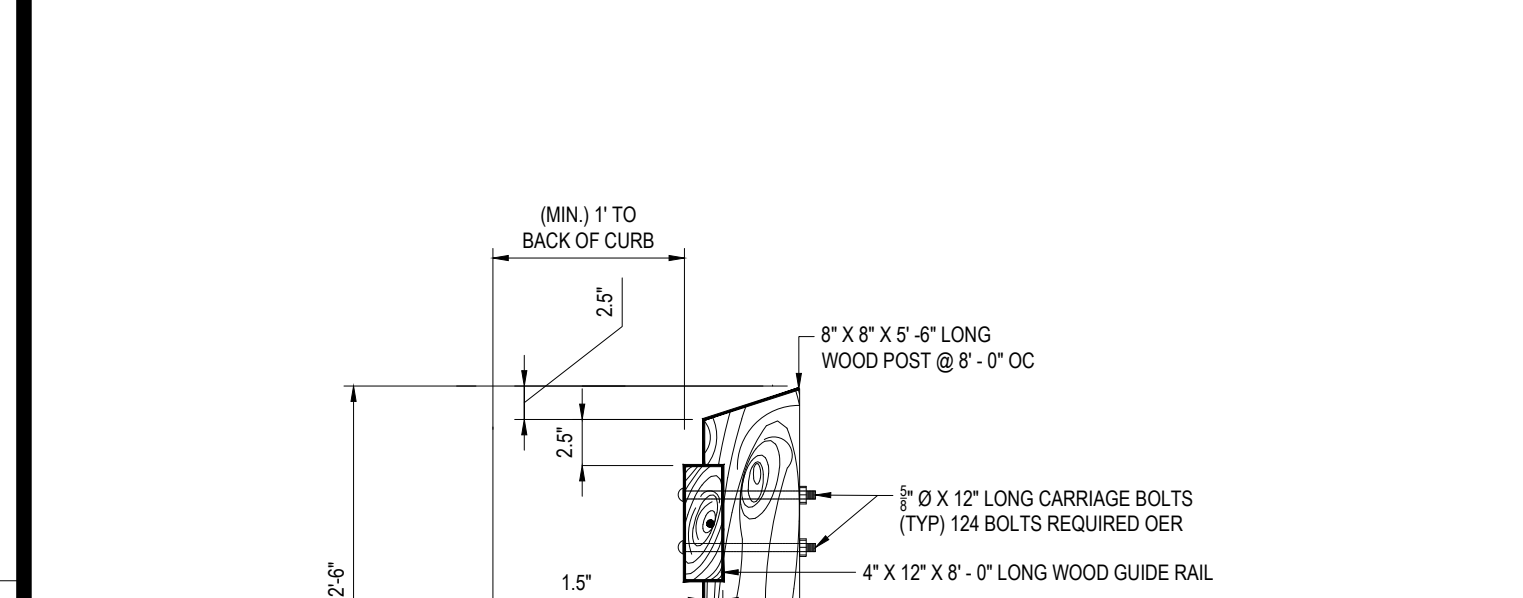
TYPICAL PAVEMENT SECTION N.T.S.



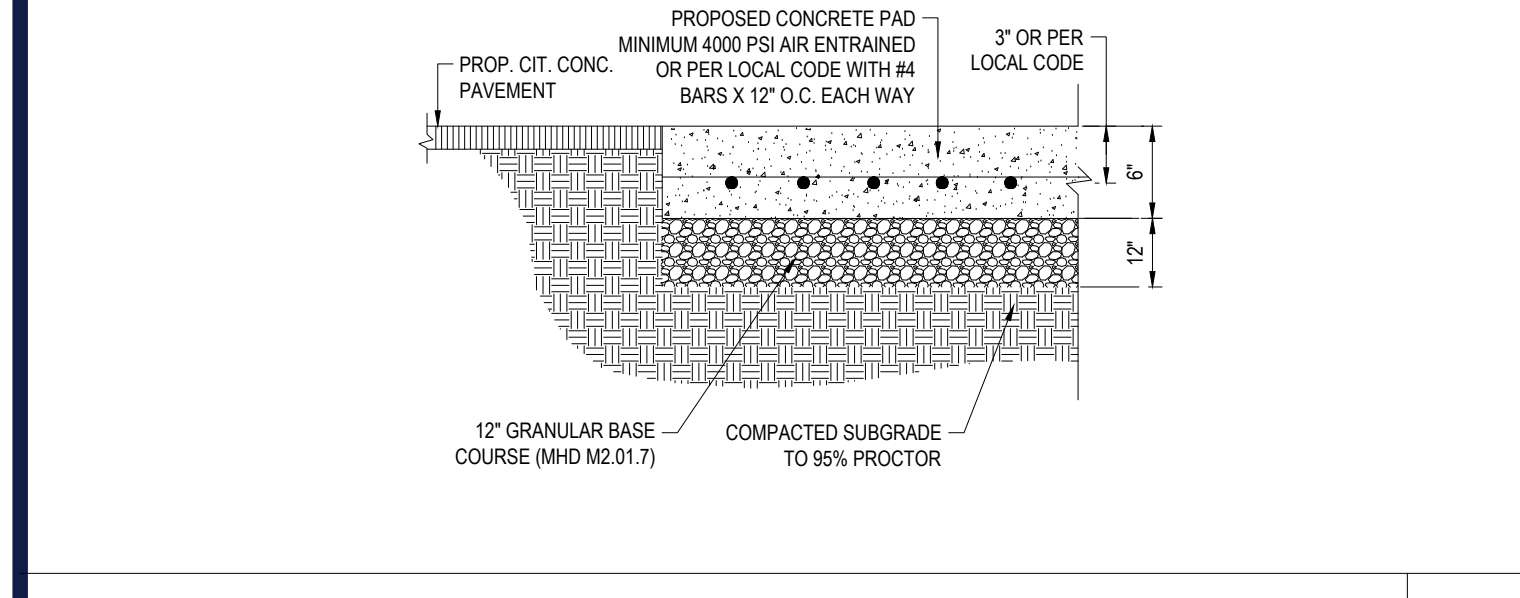
TYPICAL CONCRETE SIDEWALK N.T.S.



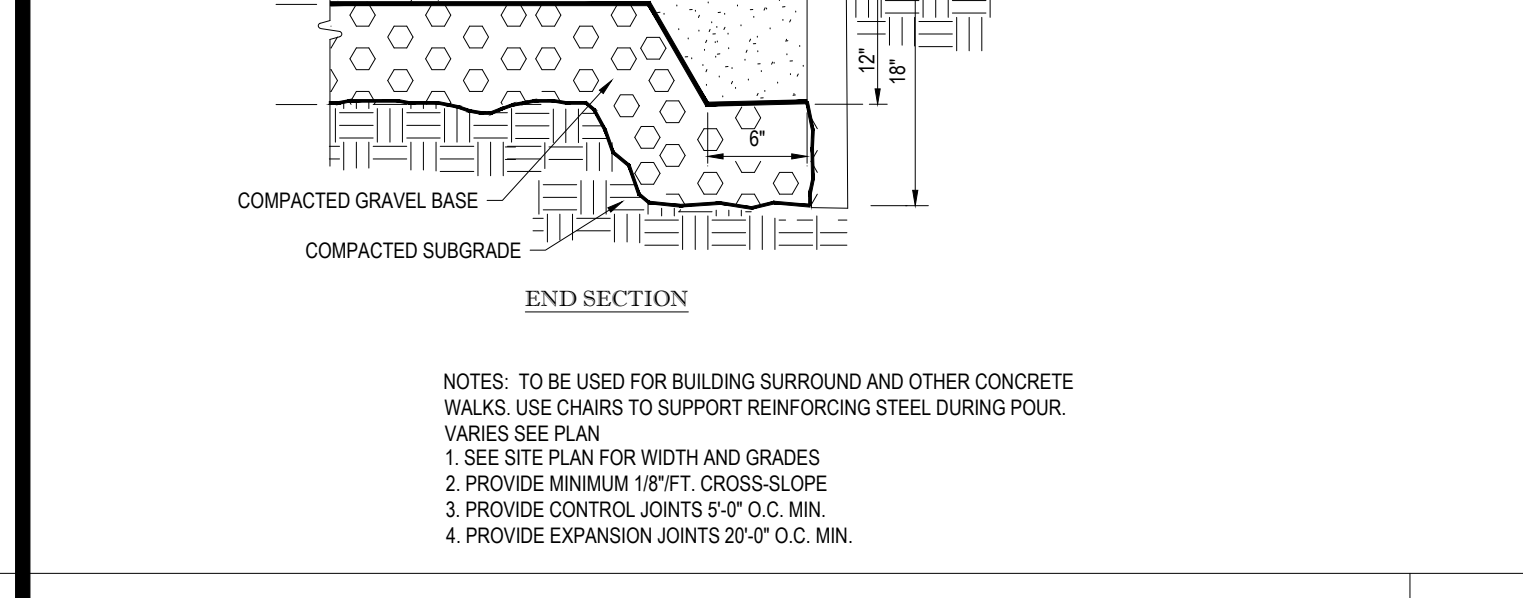
ROADWAY PATCHING N.T.S.



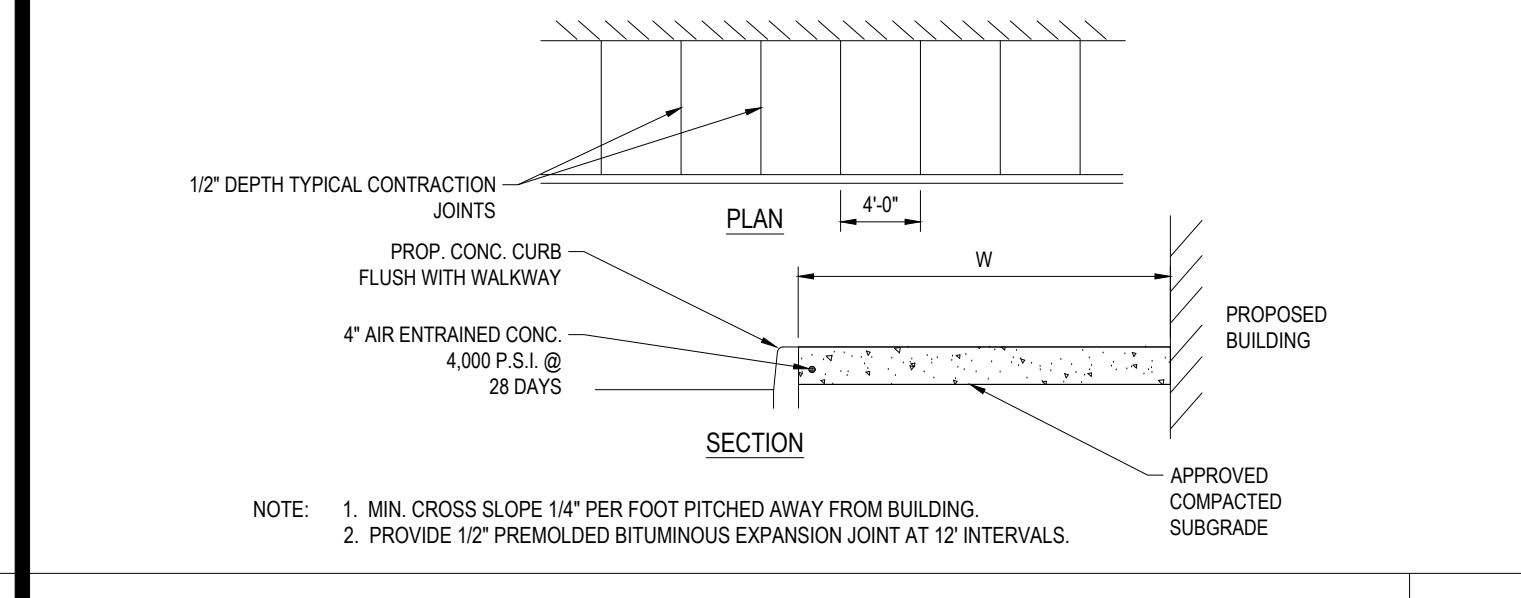
WOOD GUIDERAIL N.T.S.



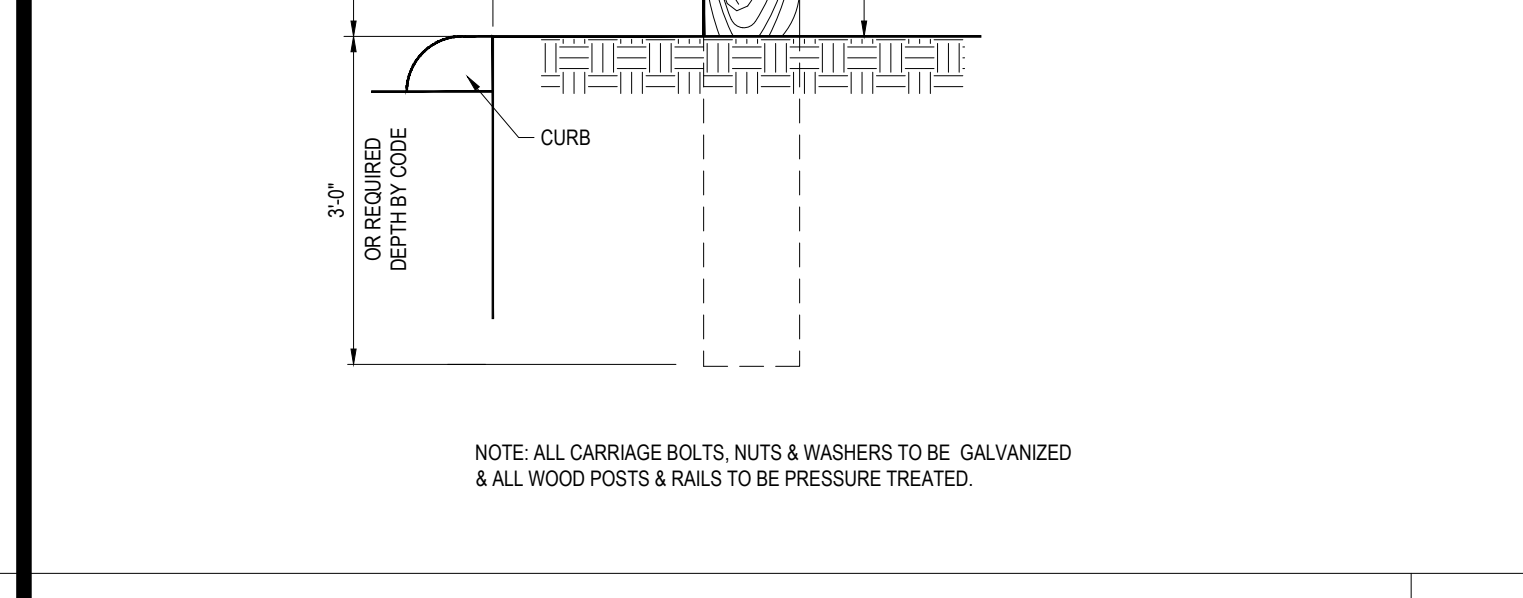
CONCRETE MAT DETAIL N.T.S.



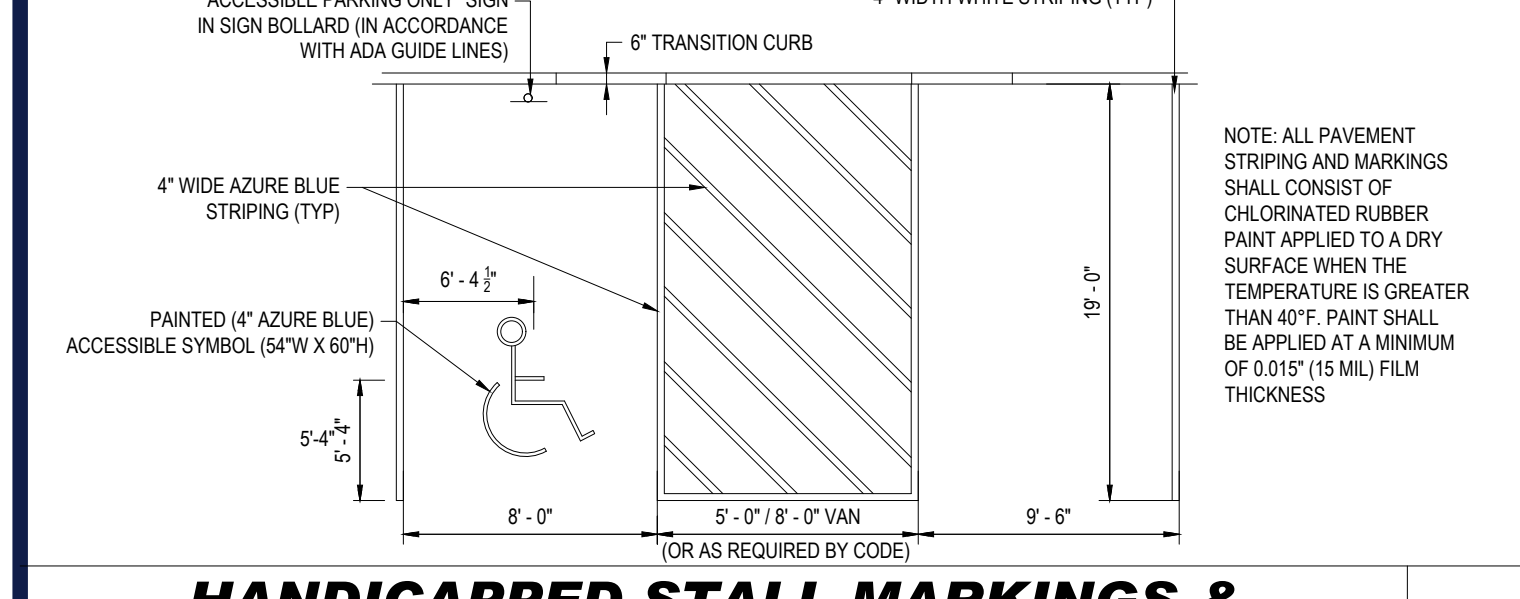
SIDEWALK N.T.S.



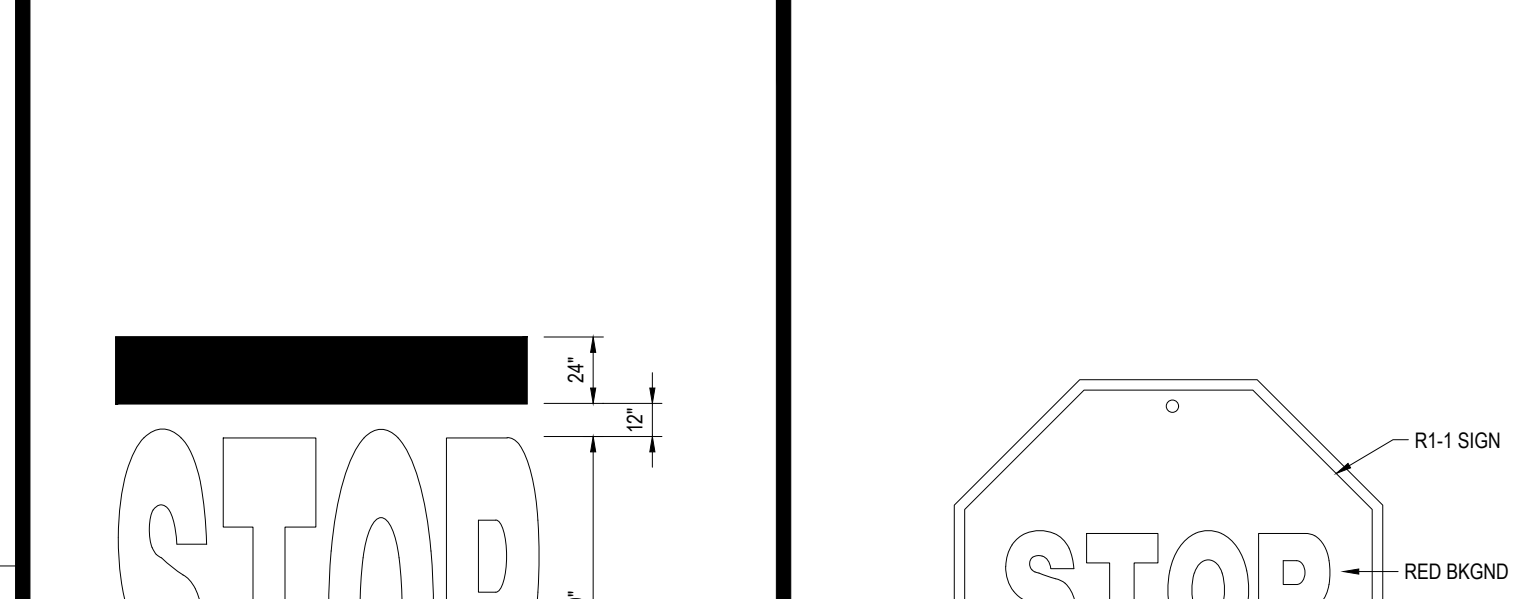
6' CHAIN LINK FENCE N.T.S.



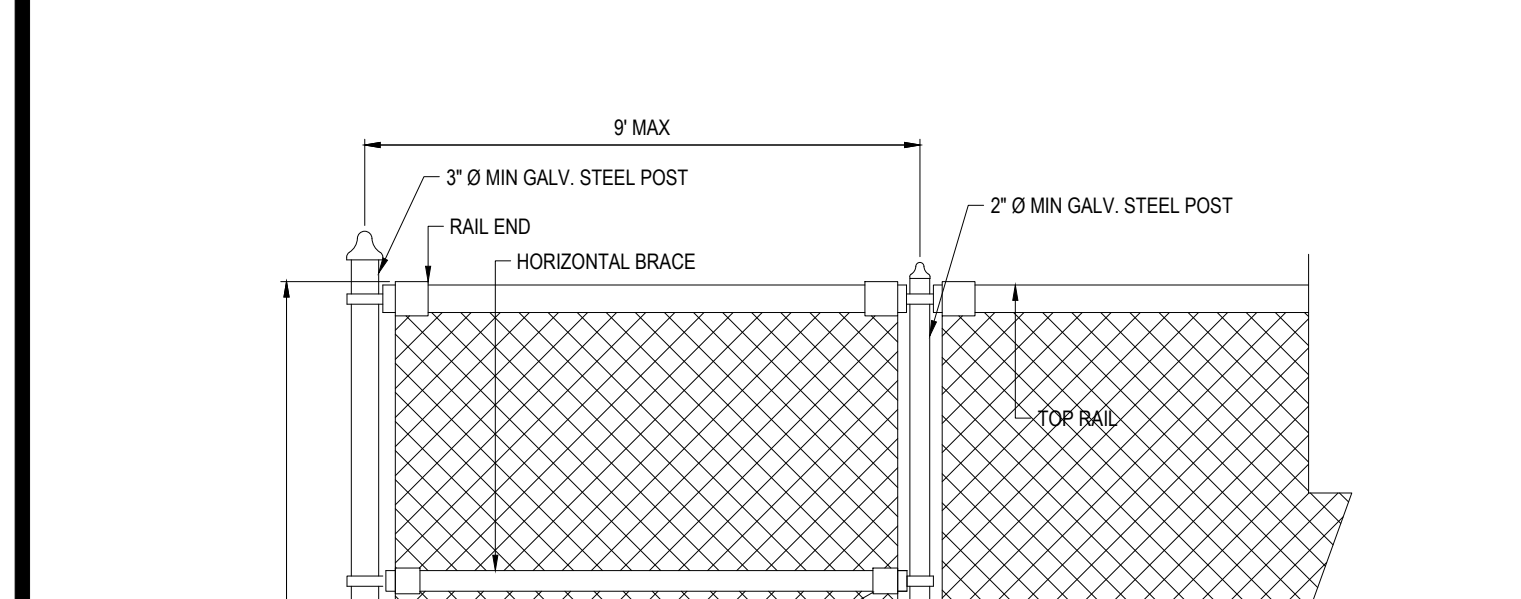
GATE VALVE N.T.S.



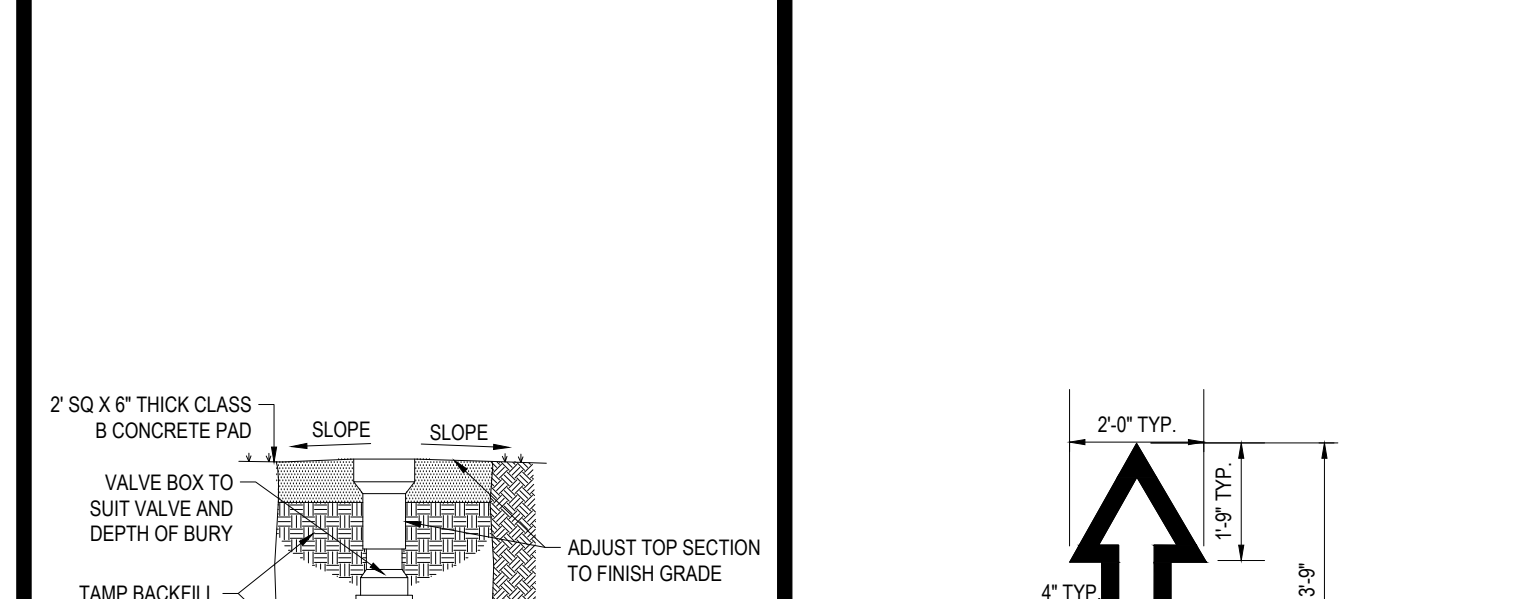
HANDICAPPED STALL MARKINGS & PARKING LOT STRIPING DETAIL N.T.S.



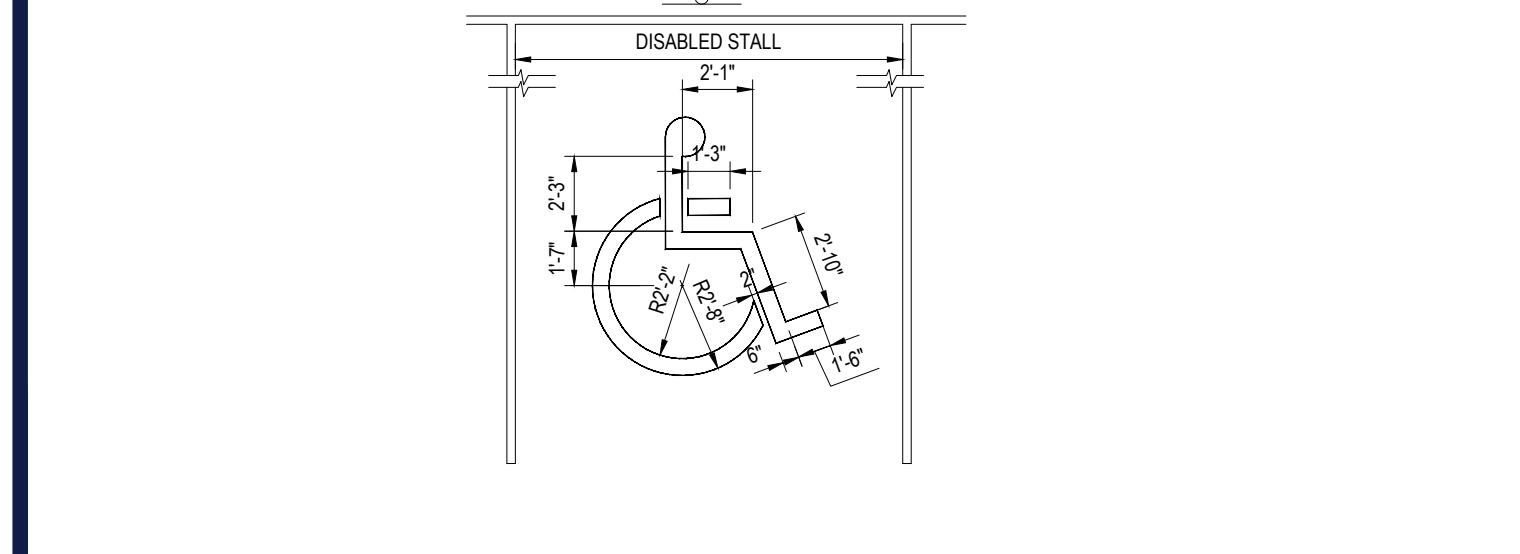
"STOP" BAR DETAIL N.T.S.



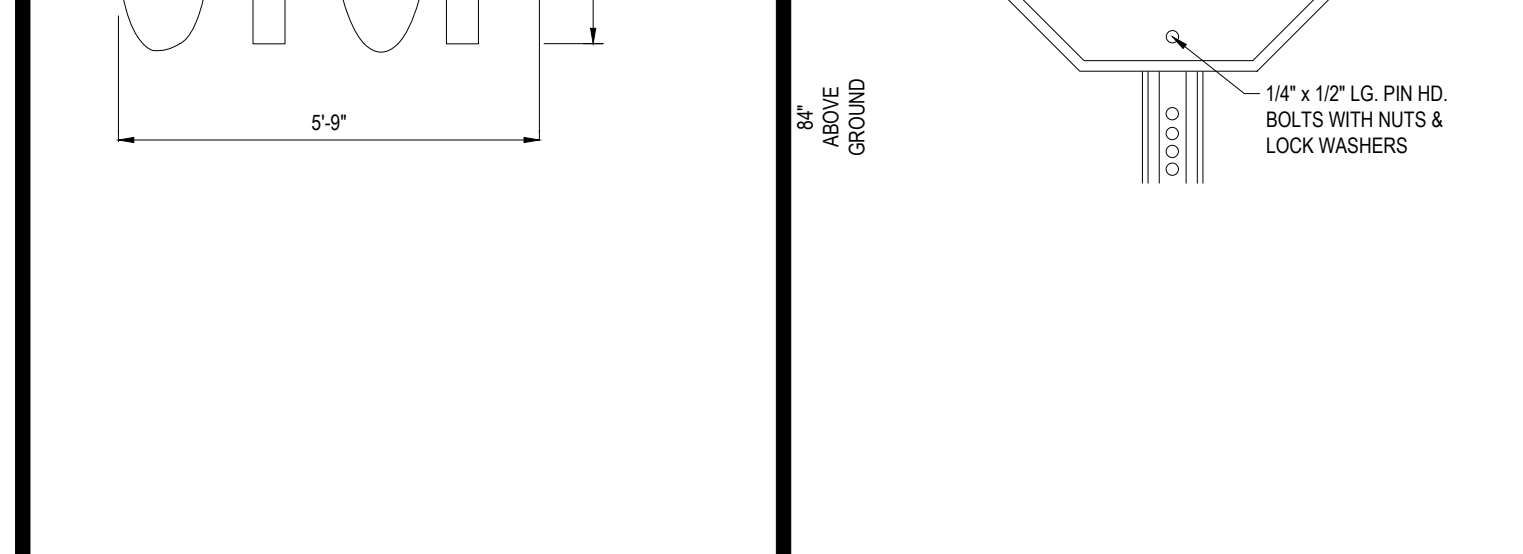
STOP SIGN N.T.S.



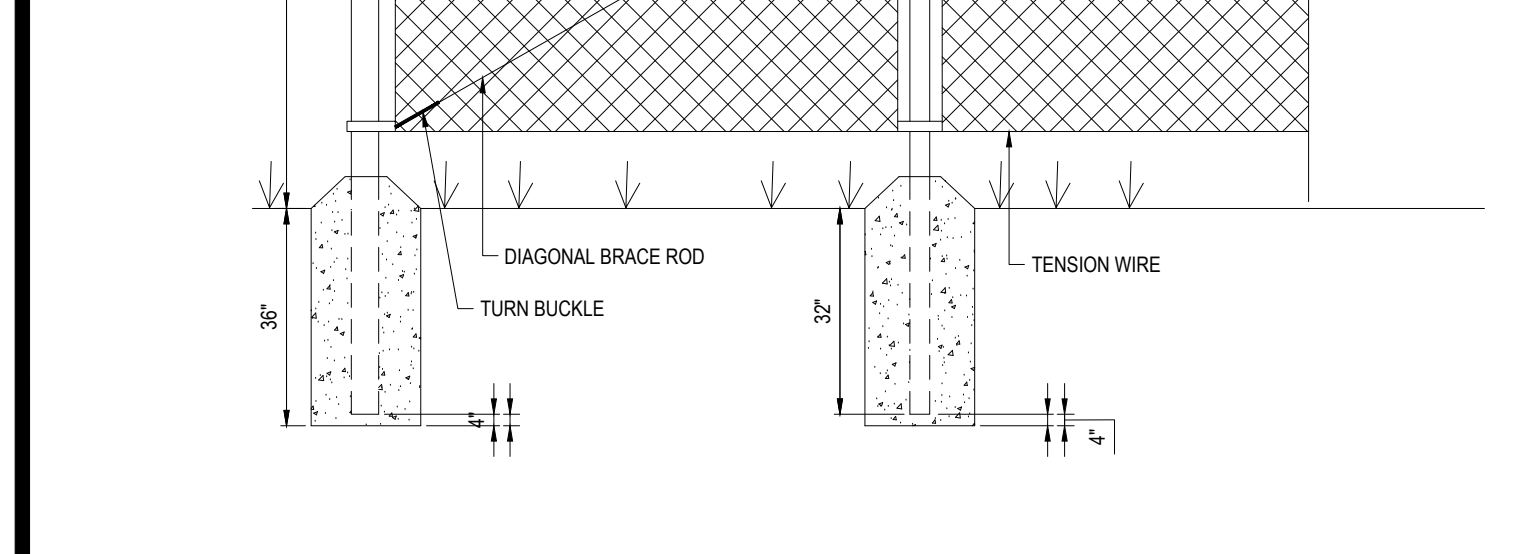
TRAFFIC FLOW ARROW N.T.S.



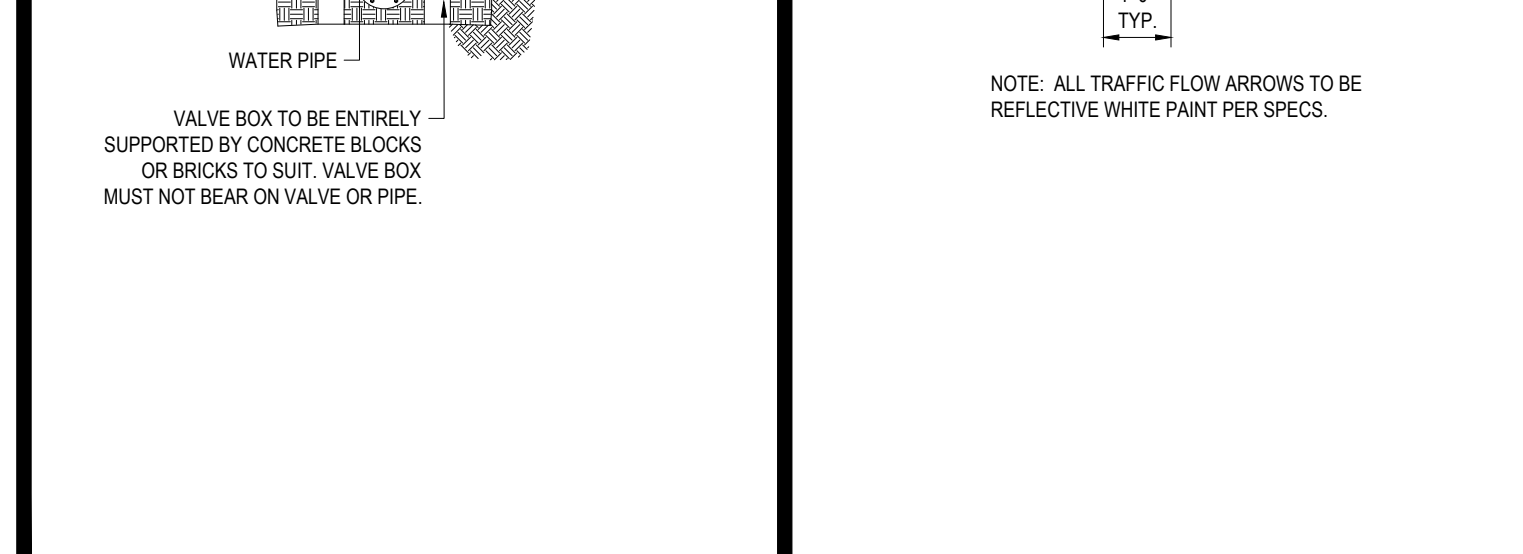
ACCESSIBLE PARKING SPACE PAINTING DETAIL N.T.S.



"STOP" SIGN N.T.S.



6' CHAIN LINK FENCE N.T.S.



GATE VALVE N.T.S.

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

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PROJECT No.: W211220
 DRAWN BY: CPB
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 CAD ID: W211220-SFPD-3A

PROPOSED SITE PLAN DOCUMENTS
 FOR
ROJO CO. INC.

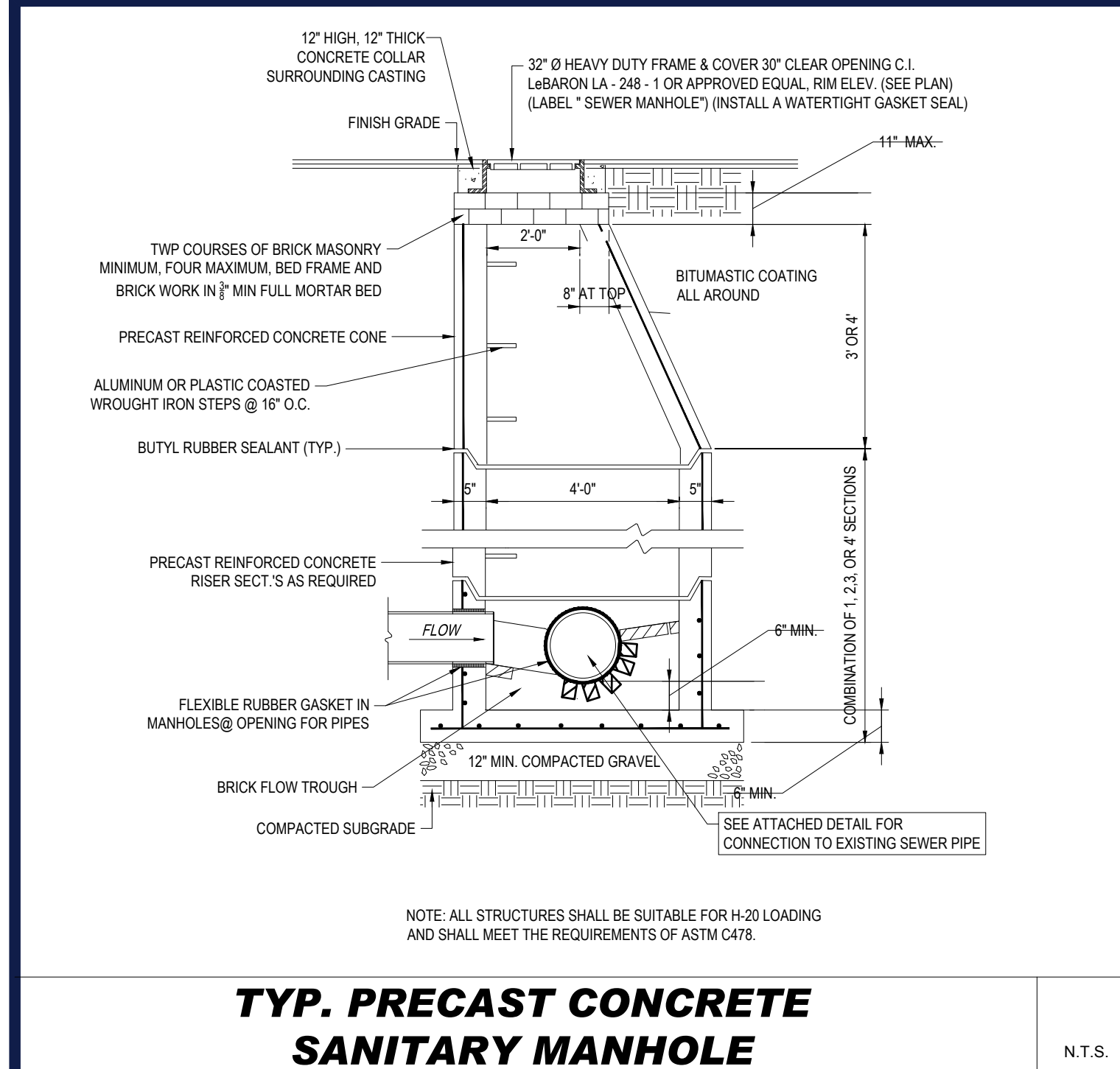
PROPOSED CARWASH DEVELOPMENT
 MAP: 108 LOT: 3A
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BOHLER
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
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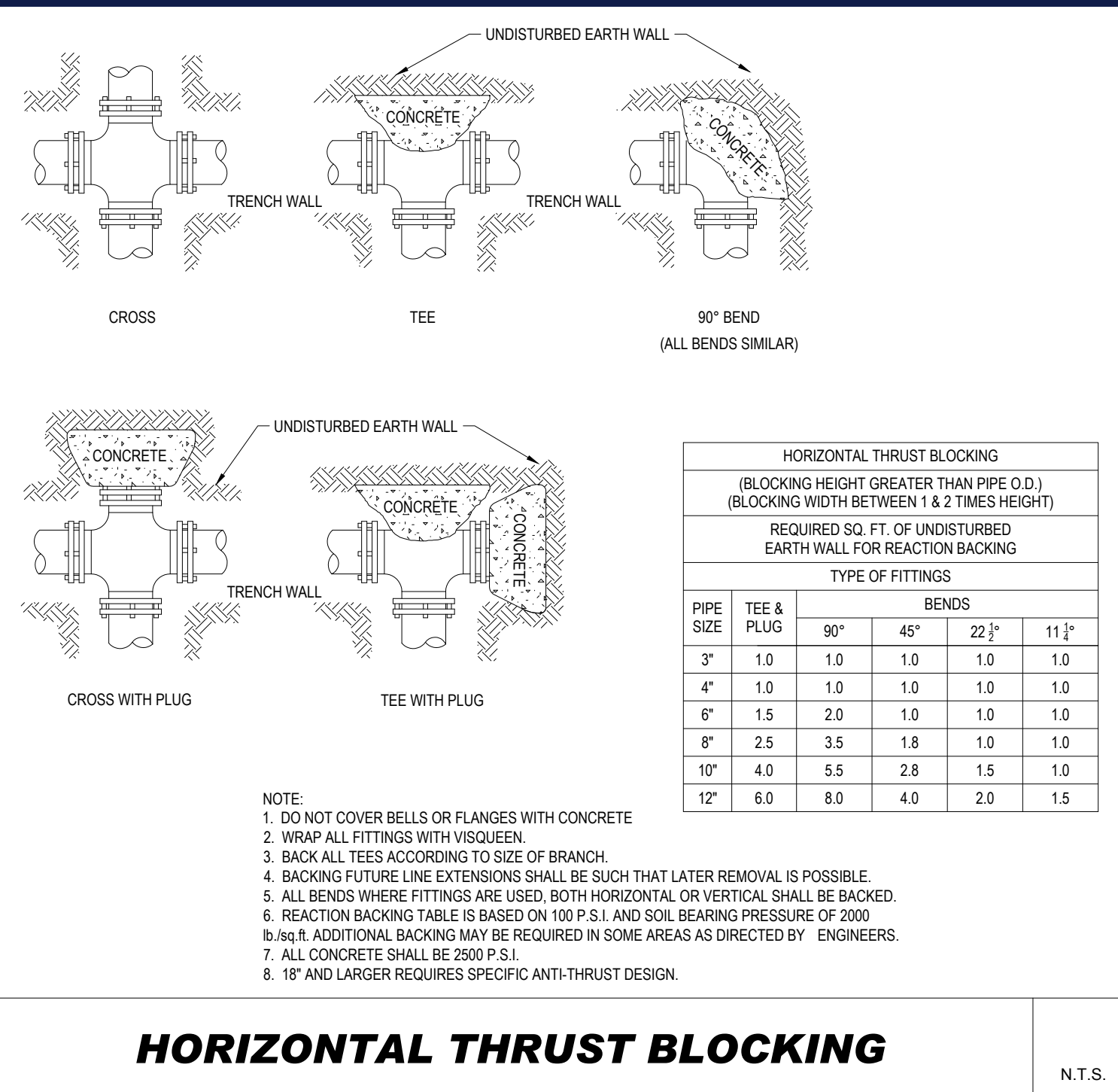
J.G. SWINNEY ENGINEERING
 JOSHUA G. SWINNEY
 No. 41697
 REGISTERED PROFESSIONAL ENGINEER
 MAINE LICENSE No. 3816
 CONNECTICUT LICENSE No. 38785
 RHODE ISLAND LICENSE No. 11425

SHEET TITLE:
DETAIL SHEET
 SHEET NUMBER:
C-901
 REVISION 3 - 08/11/2022

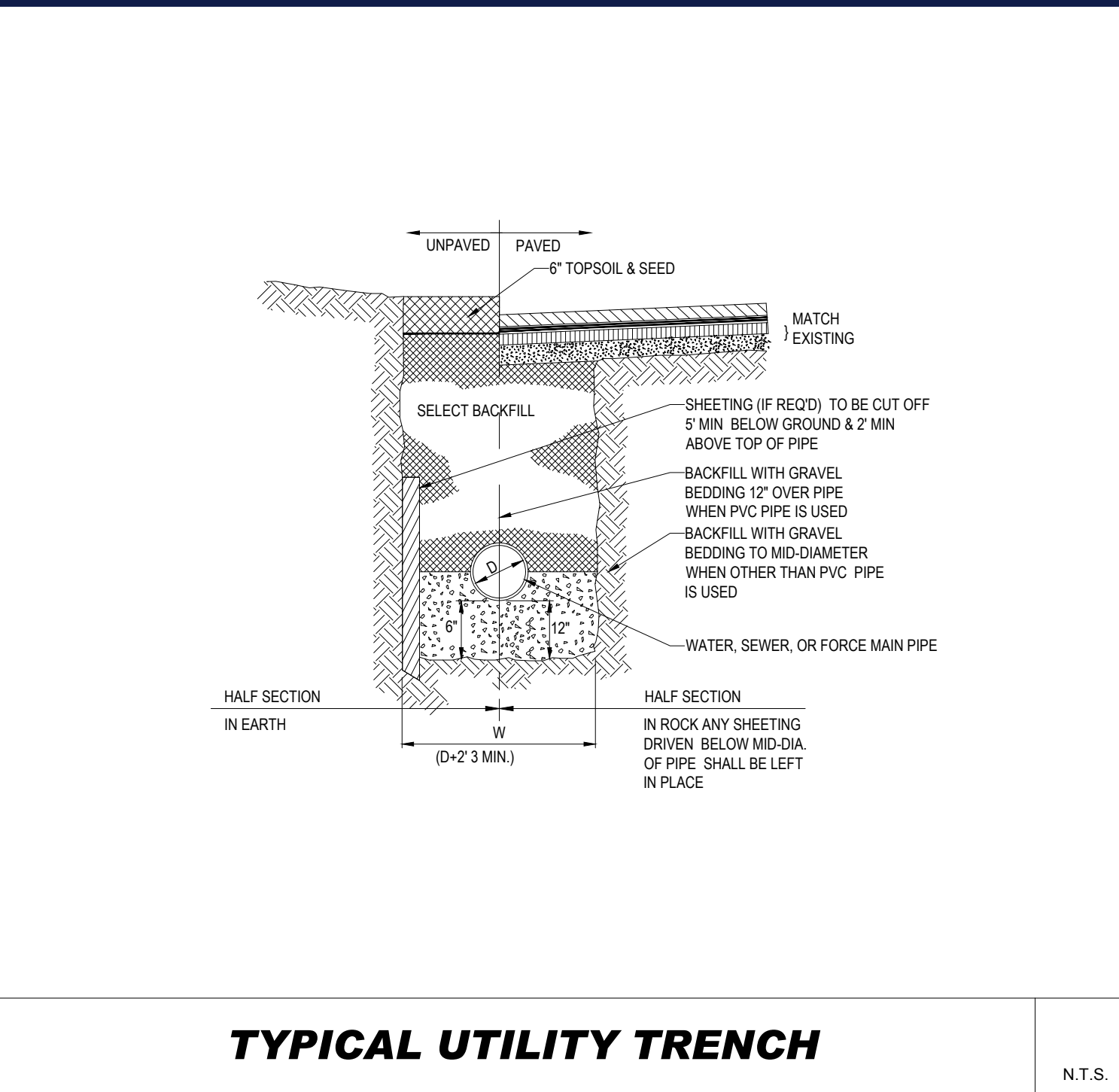
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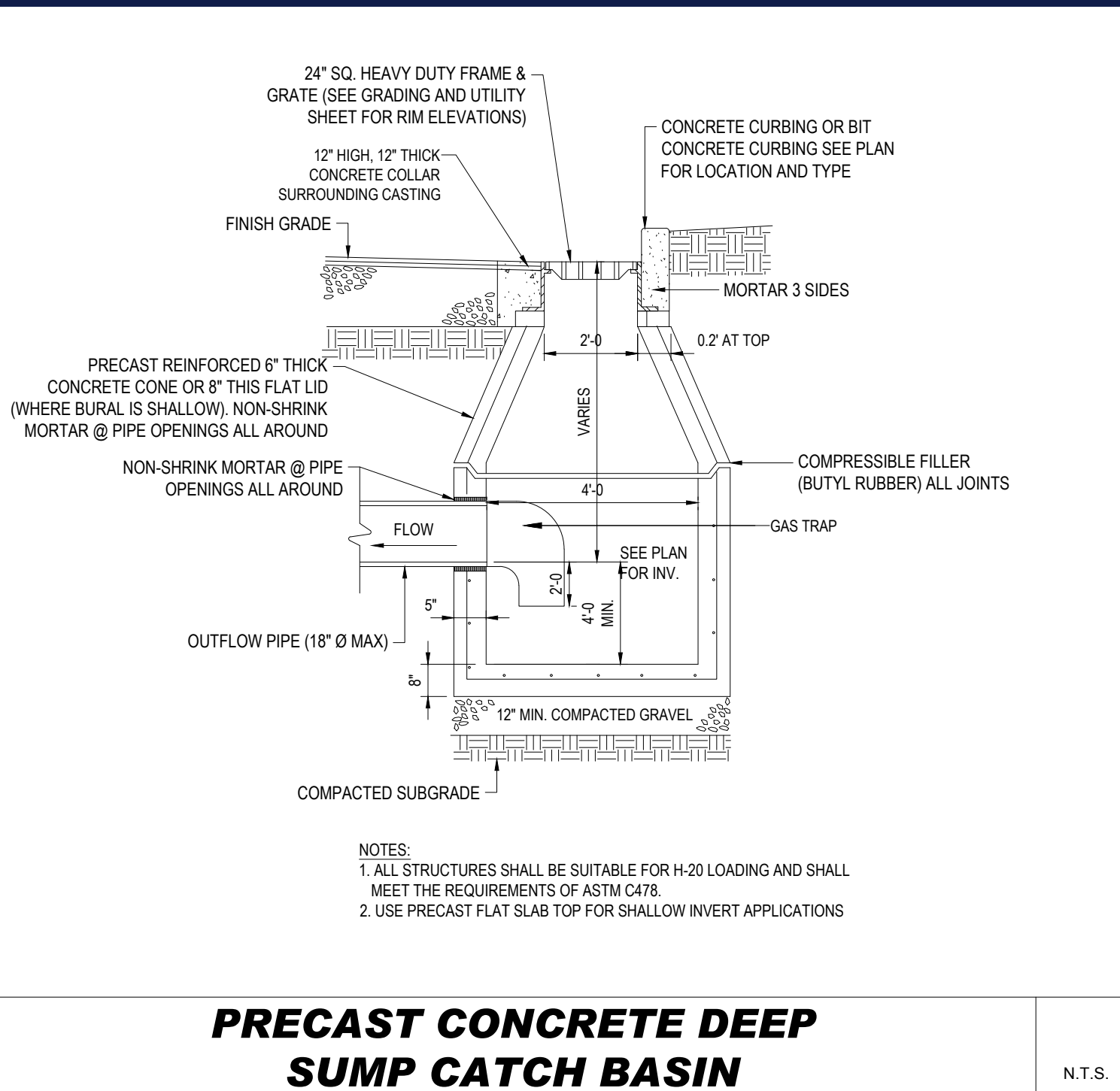
TYP. PRECAST CONCRETE SANITARY MANHOLE N.T.S.



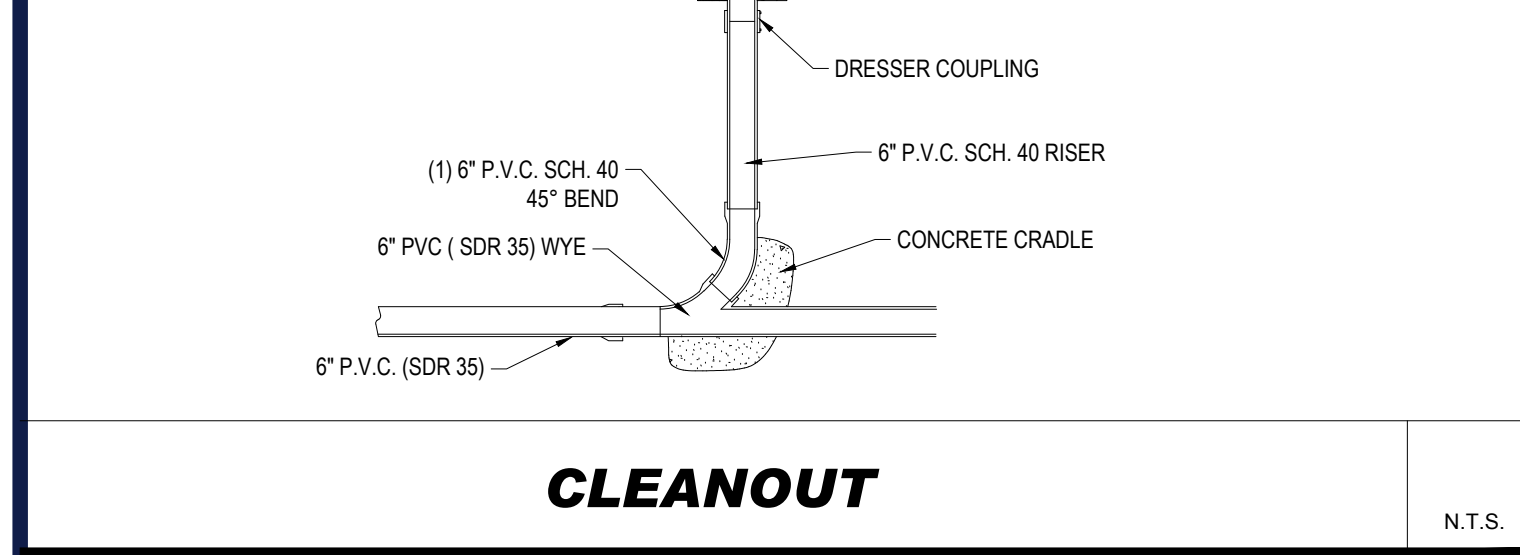
HORIZONTAL THRUST BLOCKING N.T.S.



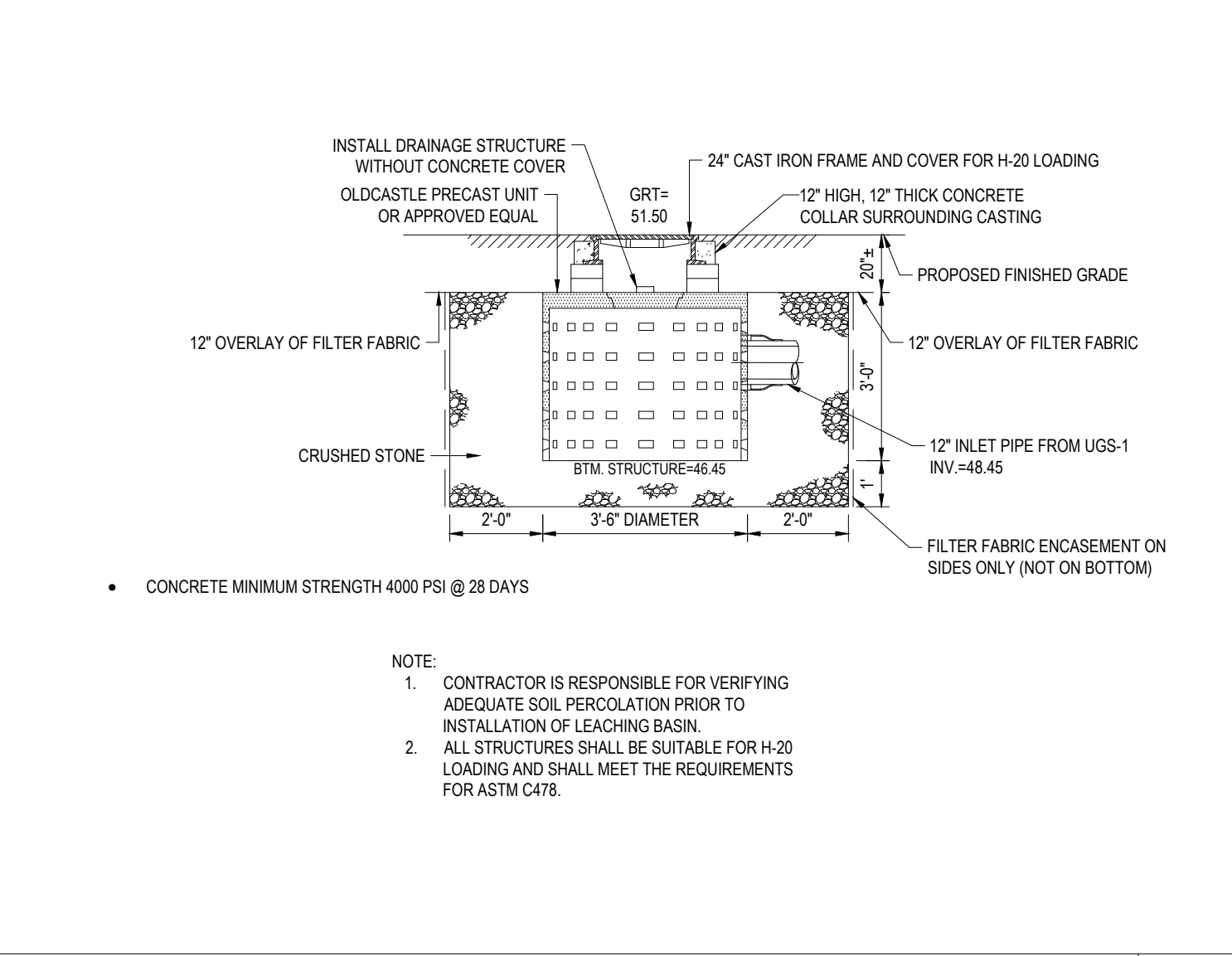
TYPICAL UTILITY TRENCH N.T.S.



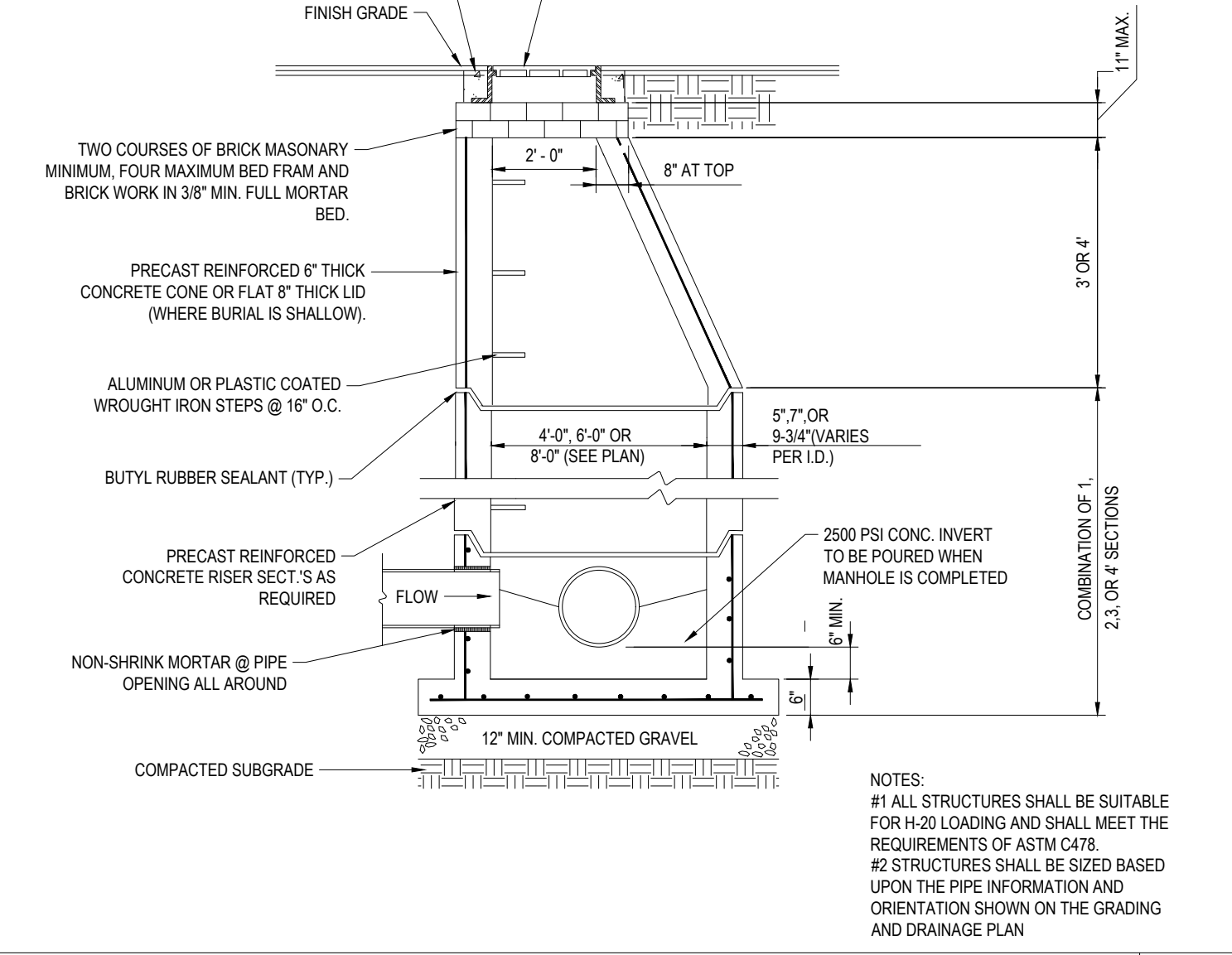
PRECAST CONCRETE DEEP SUMP CATCH BASIN N.T.S.



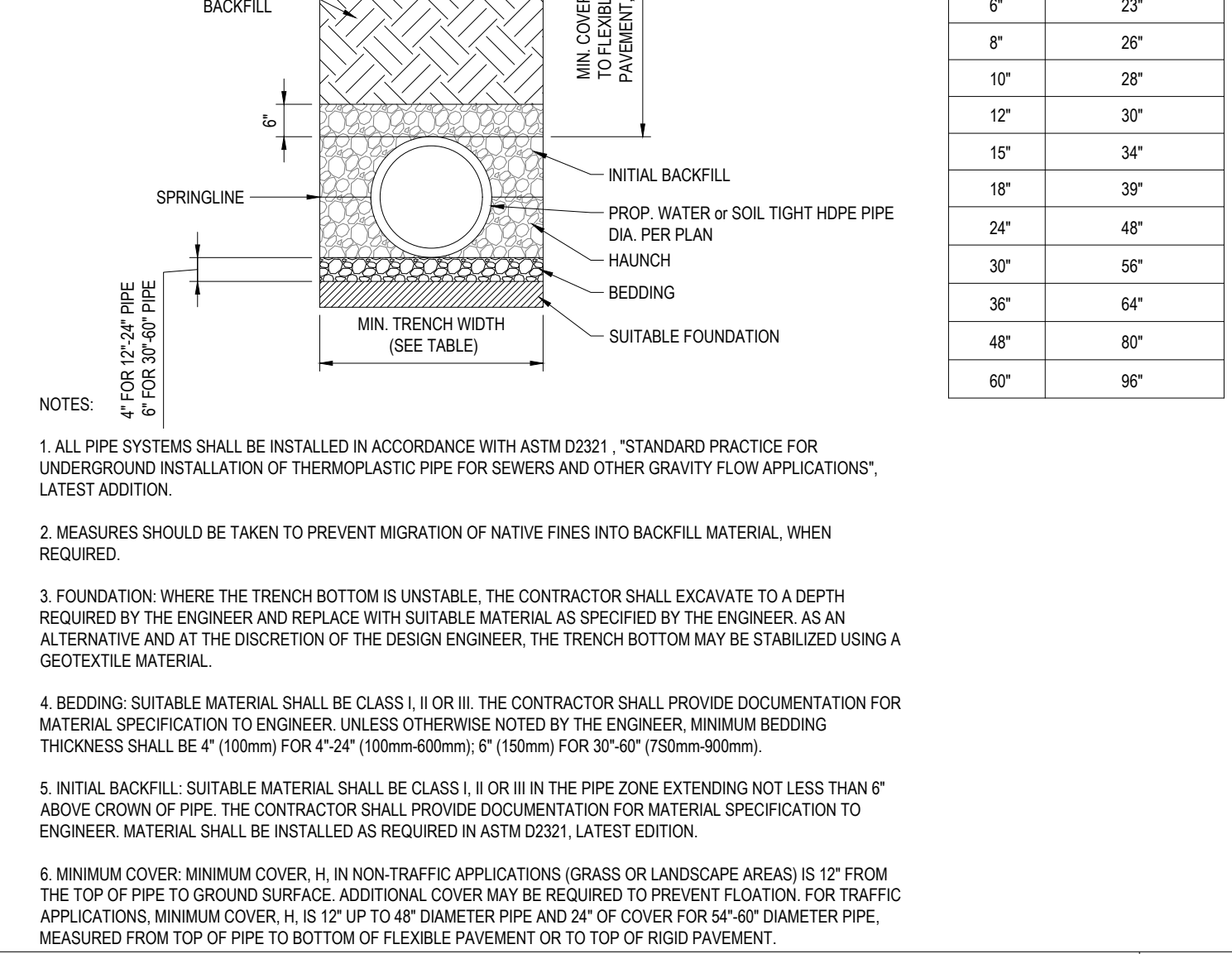
CLEANOUT N.T.S.



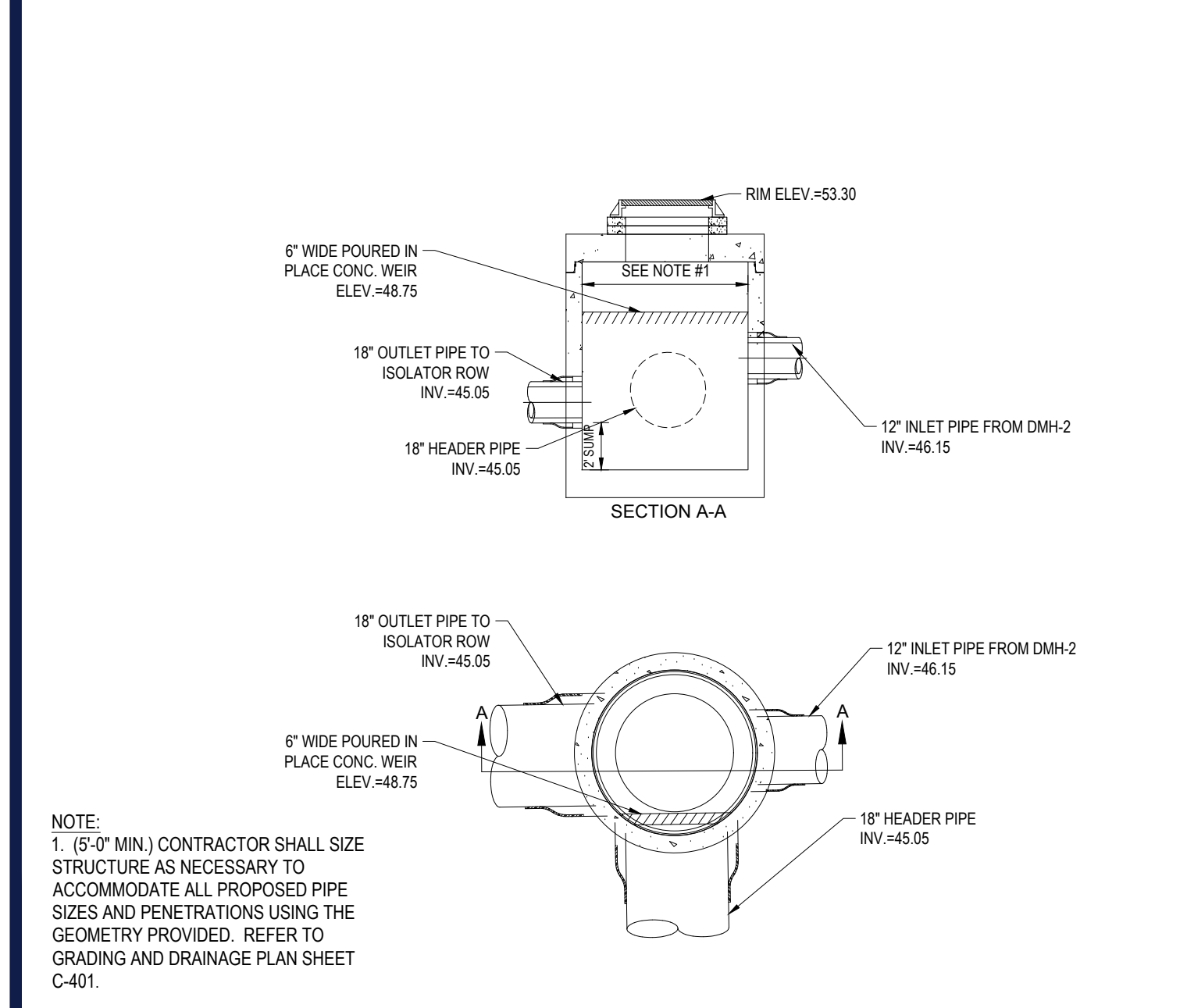
CB-6 (MINI-DRY WELL 160 GAL.) BY SHEA CONCRETE N.T.S.



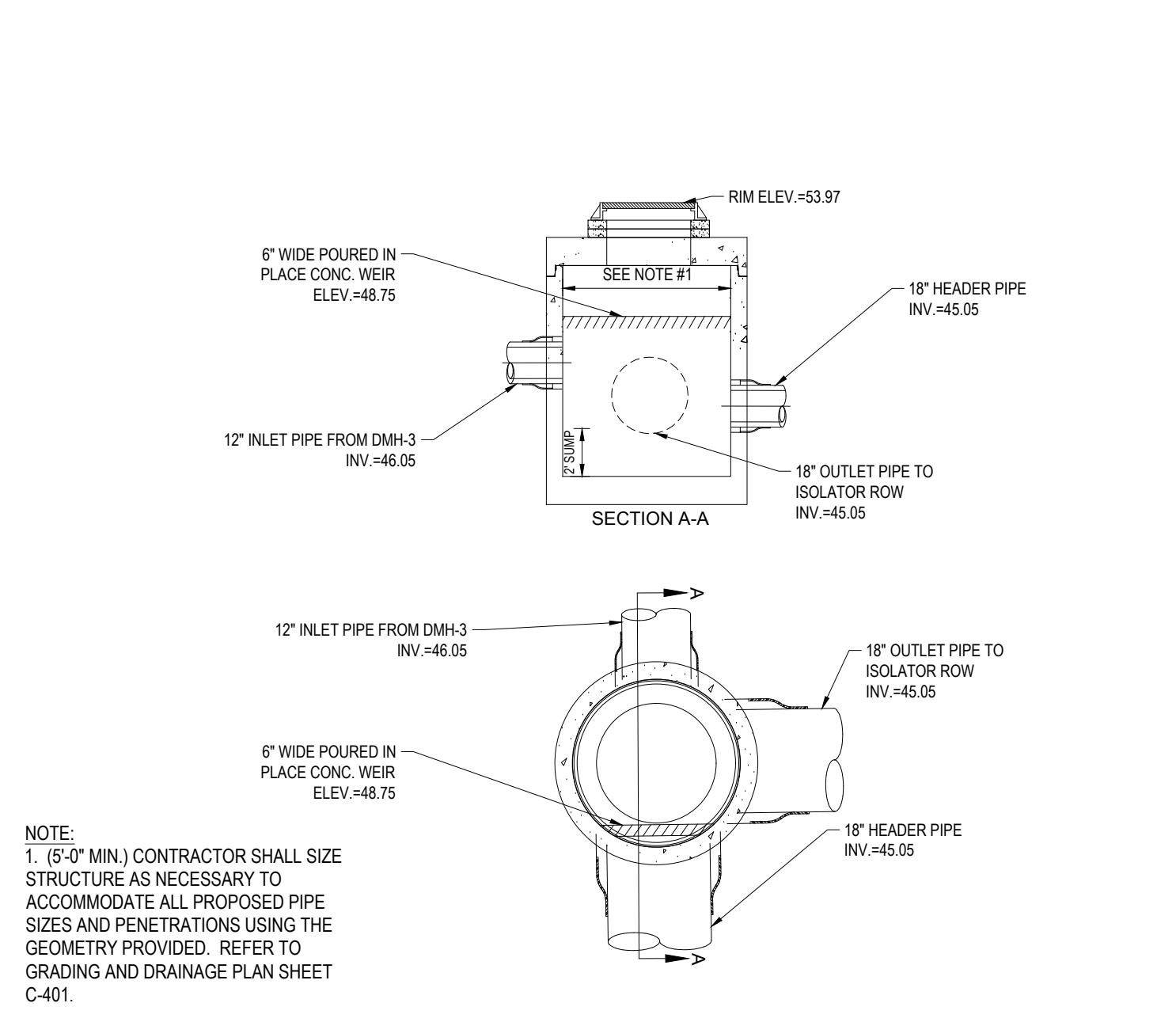
PRECAST CONCRETE STORM DRAIN MANHOLE N.T.S.



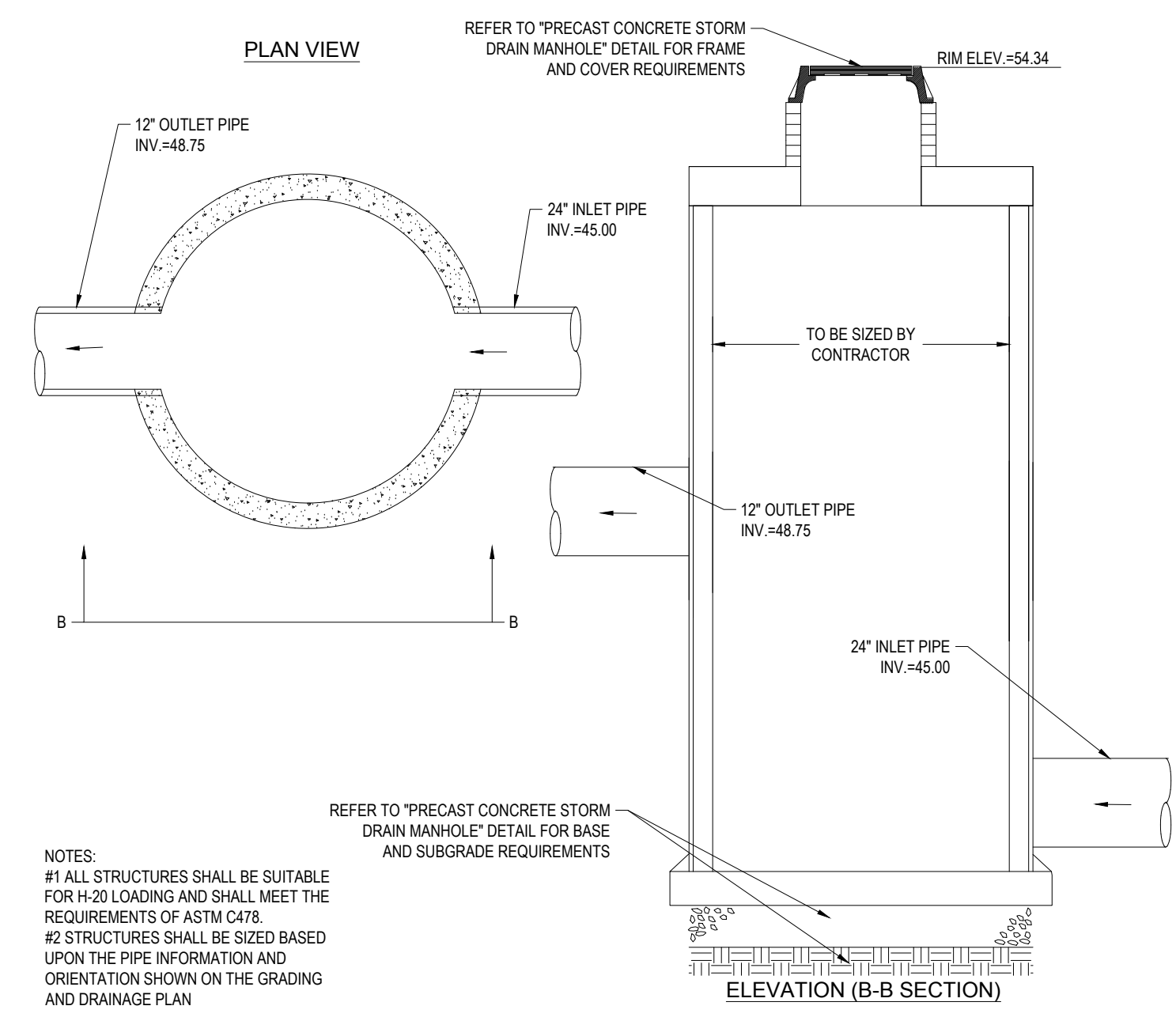
HDPE STORM DRAINAGE TRENCH N.T.S.



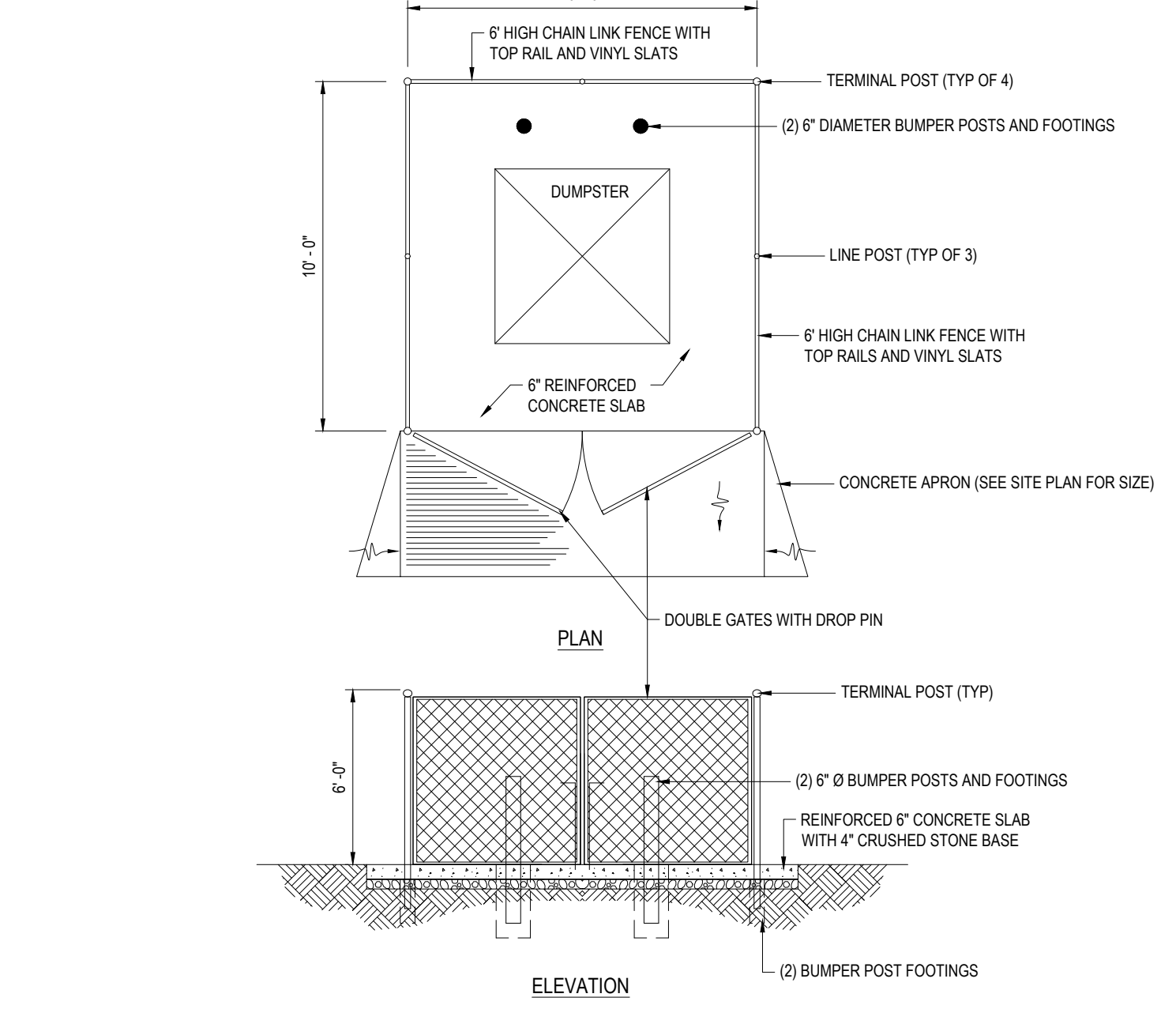
INLET CONTROL STRUCTURE (ICS-1) N.T.S.



INLET CONTROL STRUCTURE (ICS-2) N.T.S.



UNDERGROUND DETENTION BASIN OUTLET STRUCTURE (OCS-1) N.T.S.



TRASH ENCLOSURE CHAIN LINK FENCE WITH VINYL SLATS N.T.S.

P:\121220\CADD\DRAWINGS\PLAN SET\121220\CADD\DRAWINGS\PLAN SET\121220-SFPD-3A-11-14\121220-SFPD-3A-11-14-001.DWG



REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	07/11/2022	REVIEW COMMENTS	CPB
2	07/25/2022	REVIEW COMMENTS	CPB
3	08/11/2022	REVIEW COMMENTS	CPB



PERMIT SET

PROJECT No.: W211220
DRAWN BY: CPB
DATE: 03/07/2022
CAD ID: W211220-SFPD-3A

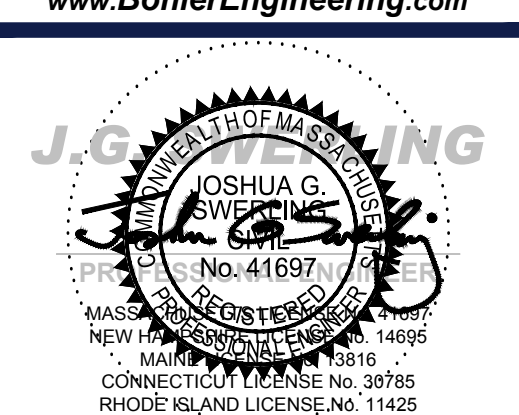
PROPOSED SITE PLAN DOCUMENTS

FOR
ROJO CO. INC.

PROPOSED CARWASH DEVELOPMENT

MAP: 108 LOT: 3A
4 TOW ROAD,
TOWN OF WAREHAM,
PLYMOUTH COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com



DETAIL SHEET

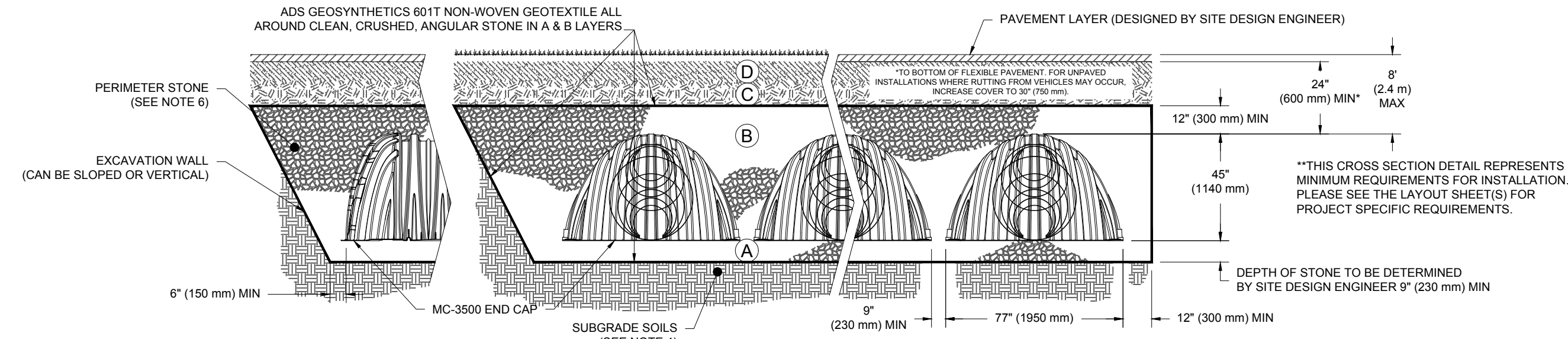
C-902

REVISION 3 - 08/11/2022

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43* 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43* 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{1,2}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

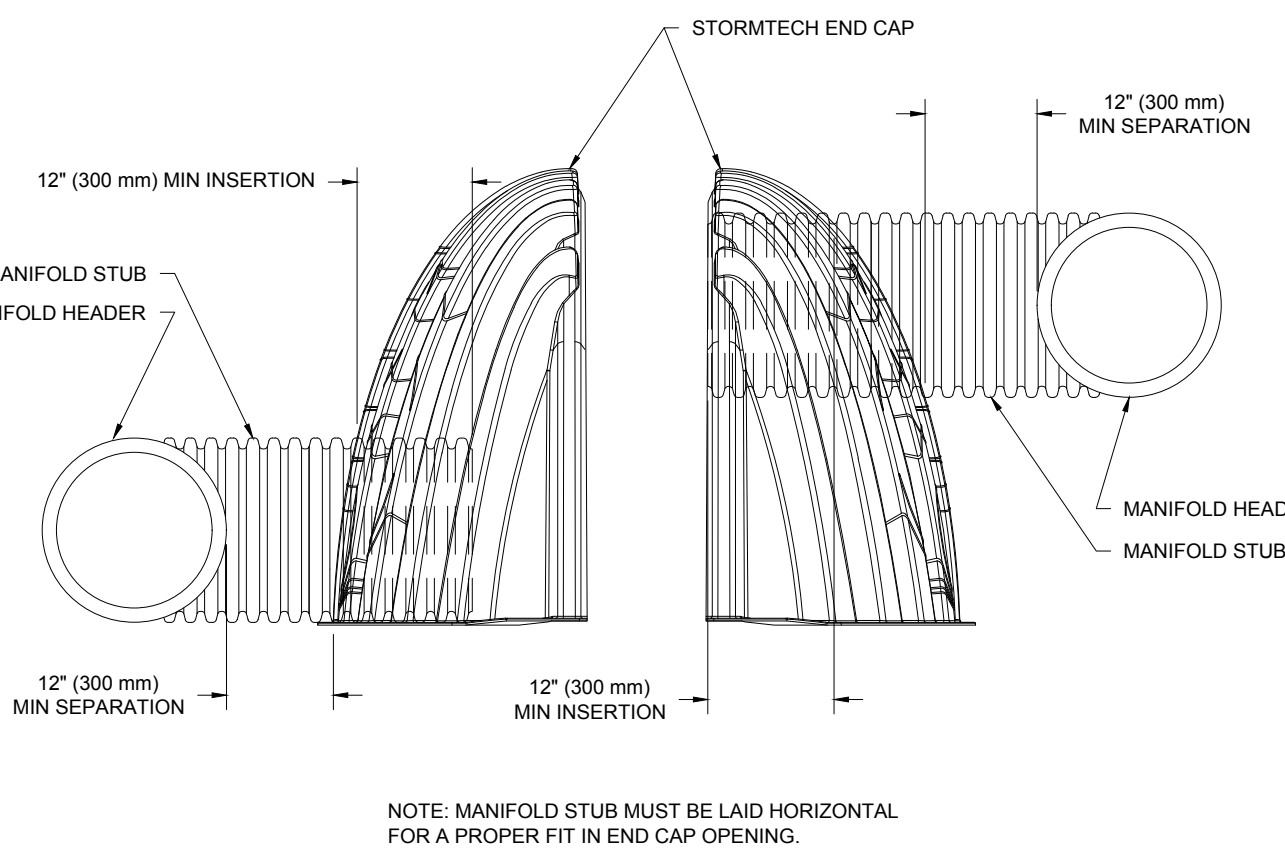


NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

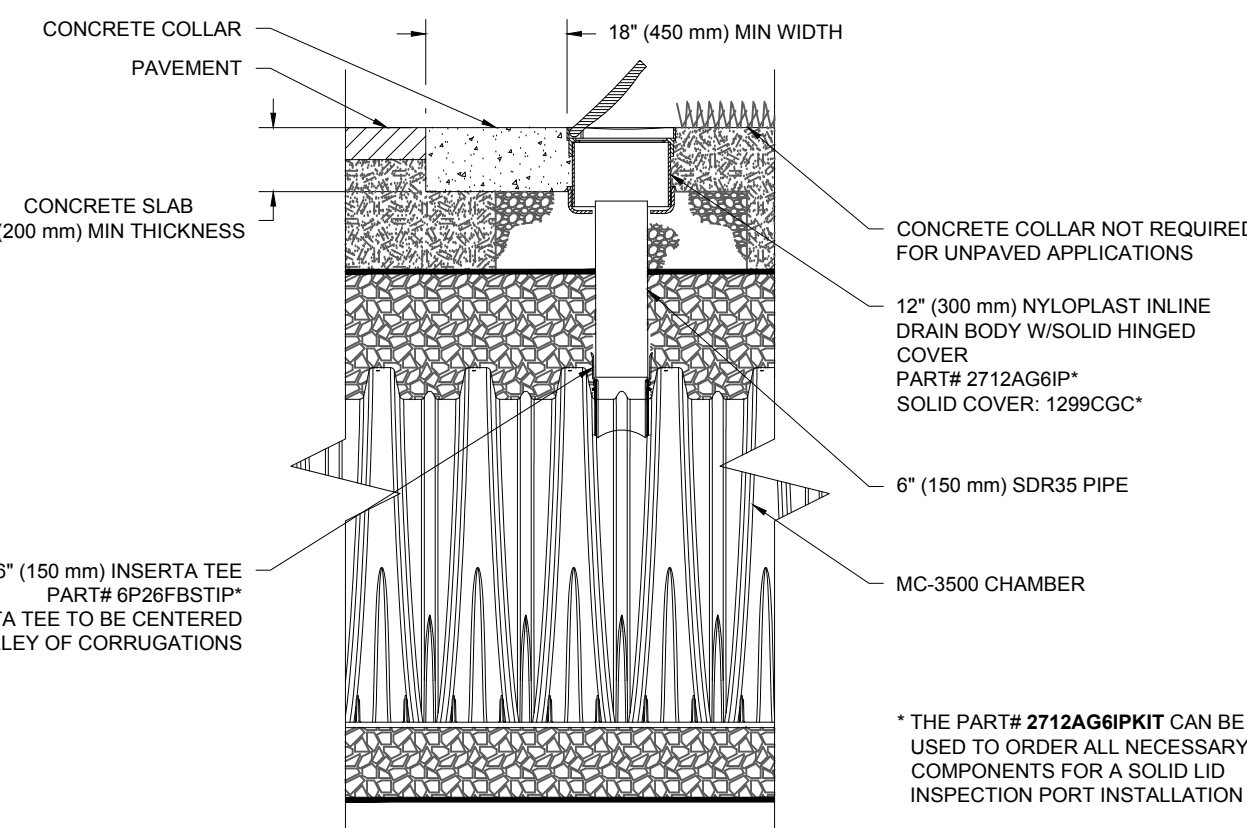
MC-3500 CROSS SECTION DETAIL

N.T.S.



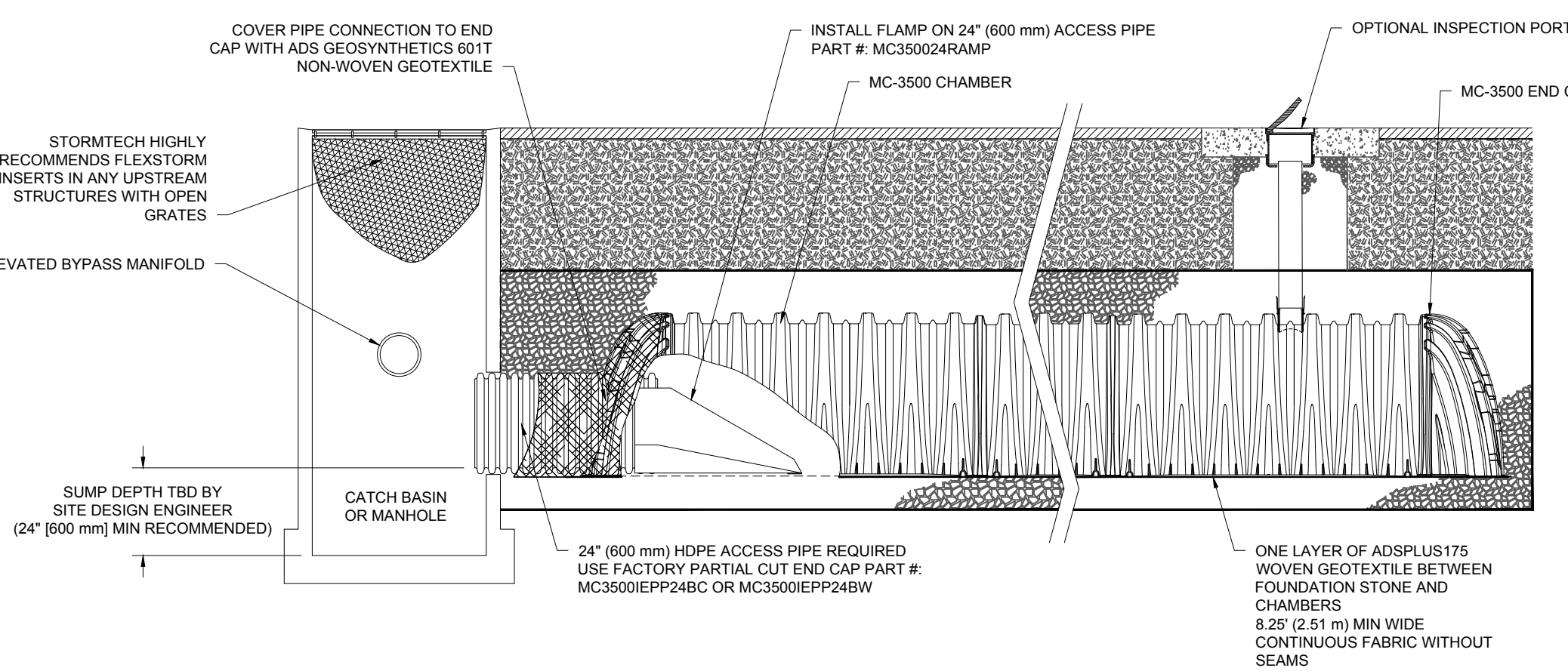
MC-SERIES END CAP INSERTION DETAIL

N.T.S.



MC-3500 6" (150 mm) INSPECTION PORT DETAIL

N.T.S.



MC-3500 ISOLATOR ROW PLUS DETAIL

N.T.S.

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-3500.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPED FLOW OR LIMIT INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

- STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRE LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNLESS PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2894 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

INSPECTION & MAINTENANCE

- INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
 - INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED USING A FLASHLIGHT AND STADIUM ROD. MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL) IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - ALL ISOLATOR PLUS ROWS REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS OR POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
 - A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS.
- INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	07/11/2022	REVISED PER PEER REVIEW COMMENTS	CPB	LMD
2	07/25/2022	REVISED PER PEER REVIEW COMMENTS	CPB	LMD
3	08/11/2022	REVISED PER ADDITIONAL SURVEY	CPB	LMD

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	W211220
DRAWN BY:	CPB
CHECKED BY:	LMD
DATE:	03/07/2022
CAD LID:	W211220-SFPD-3A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

ROJO CO. INC.

PROPOSED CARWASH DEVELOPMENT

MAP: 108 LOT: 3A
4 TOW ROAD,
TOWN OF WAREHAM,
PLYMOUTH COUNTY,
MASSACHUSETTS

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

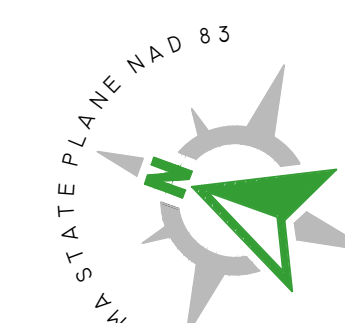
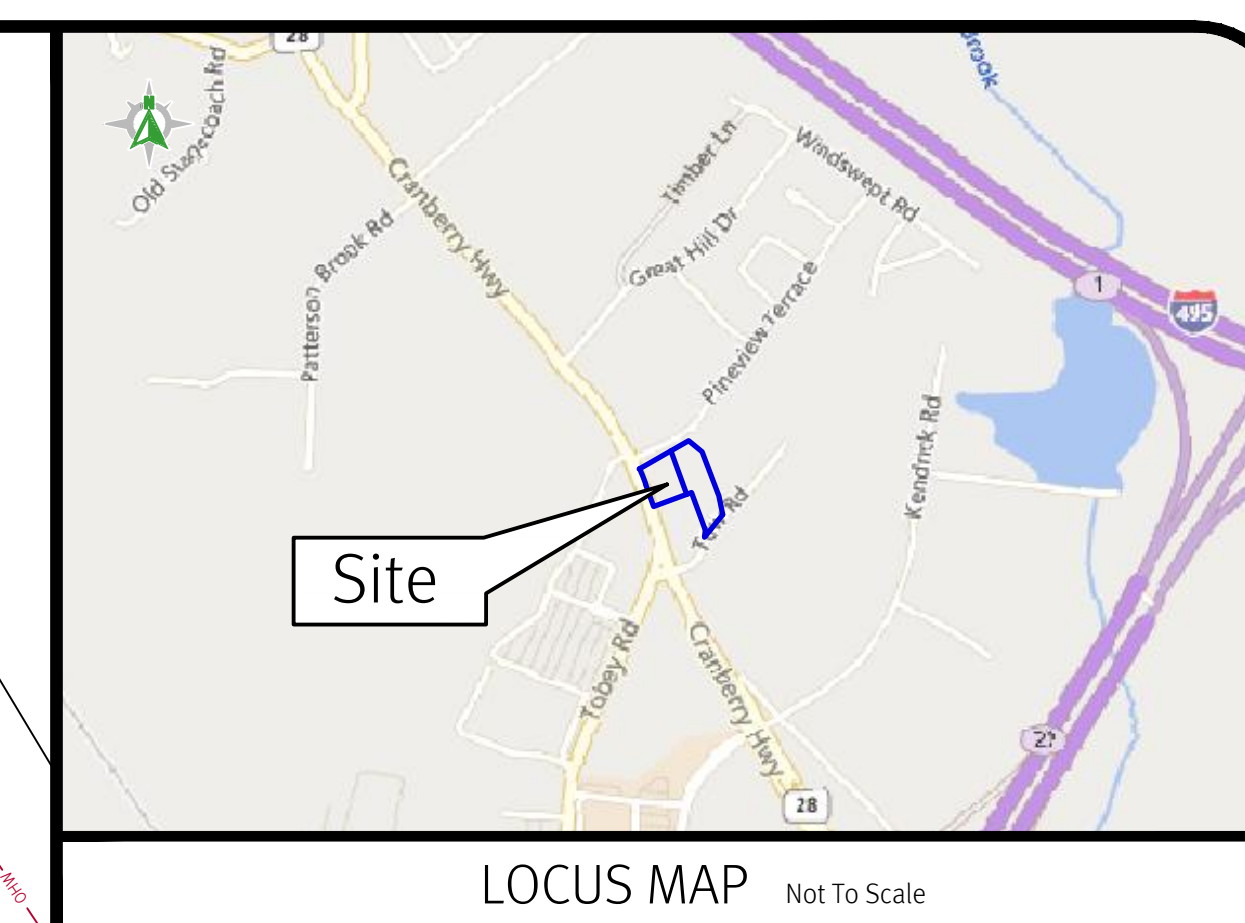
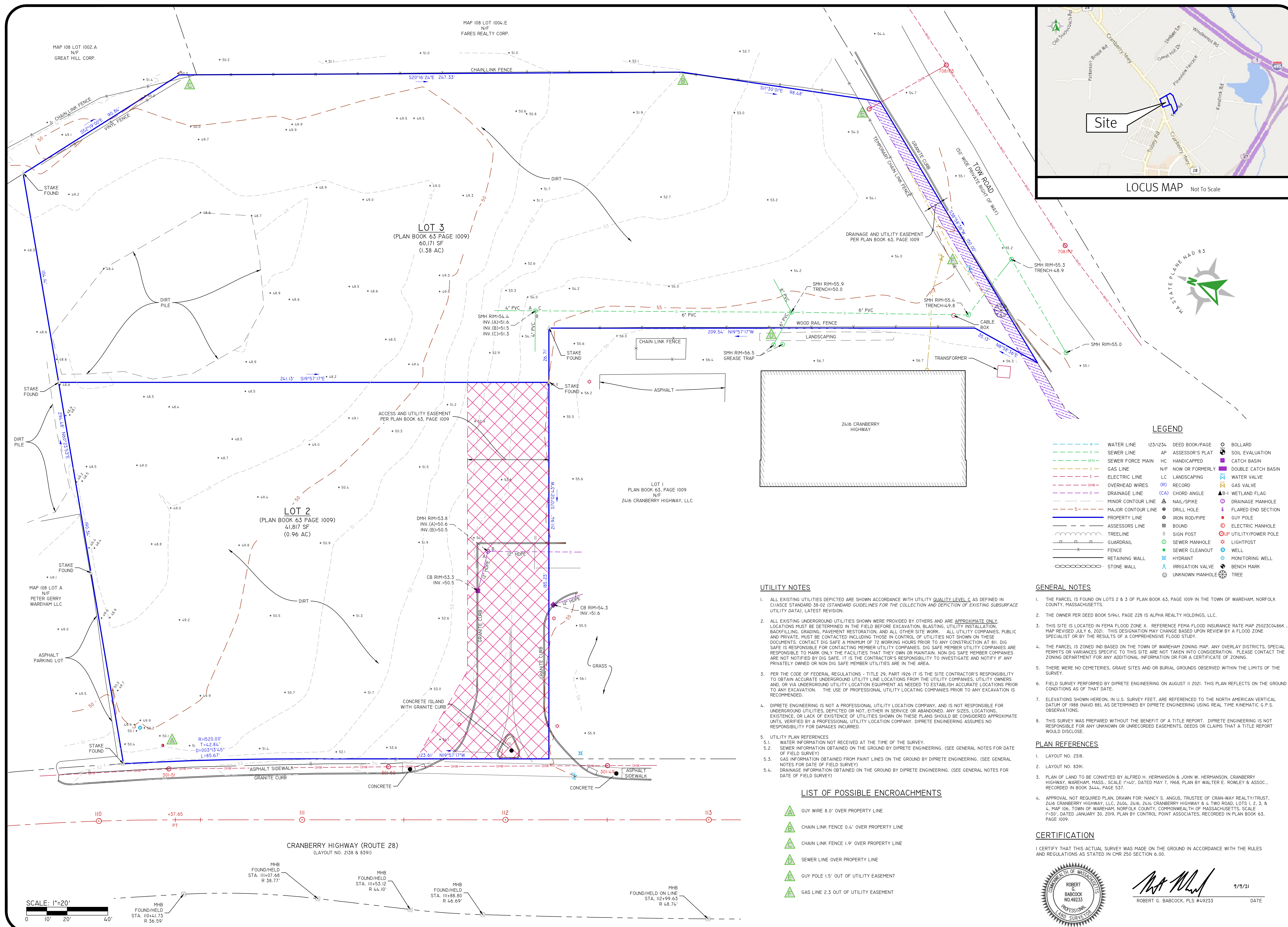
PROFESSIONAL ENGINEER
JOSHUA G. SYKES
No. 41697
REGISTERED
MASSACHUSETTS
NEW HAVEN, CT 06511
MASSACHUSETTS REG. NO. 38785
RHODE ISLAND LICENSE NO. 11425

SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:
C-903

REVISION 3 - 08/11/2022



LEGEND

— W —	WATER LINE	123/1234	DEED BOOK/PAGE	○	BOLLARD
— S —	SEWER LINE	AP	ASSESSOR'S PLAT	○	SOIL EVALUATION
— SM —	SEWER FORCE MAIN	HC	HANDICAPPED	○	CATCH BASIN
— G —	GAS LINE	N/F	NOW OR FORMERLY	○	DOUBLE CATCH BASIN
— E —	ELECTRIC LINE	LC	LANDSCAPING	○	WATER VALVE
— OW —	OVERHEAD WIRES	(R)	RECORD	○	GAS VALVE
— DL —	DRAINAGE LINE	(CA)	CHORD ANGLE	▲	WETLAND FLAG
— M —	MINOR CONTOUR LINE	▲	NAIL/SPIKE	○	DRAINAGE MANHOLE
— MA —	MAJOR CONTOUR LINE	○	DRILL HOLE	○	FLARED END SECTION
— PL —	PROPERTY LINE	○	IRON ROD/PIPE	○	GUY POLE
— AS —	ASSESSOR'S LINE	○	BOUND	○	ELECTRIC MANHOLE
— TL —	TREELINE	○	SIGN POST	○	UTILITY/POWER POLE
— GR —	GUARDRAIL	○	SEWER MANHOLE	○	LIGHTPOST
— RW —	FENCE	○	SEWER CLEANOUT	○	WELL
— RW —	RETAINING WALL	○	HYDRANT	○	MONITORING WELL
— SW —	STONE WALL	○	IRRIGATION VALVE	○	BENCH MARK
		○	UNKNOWN MANHOLE	○	TREE

- UTILITY NOTES**
- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN CHASSICE STANDARD 38-92 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
 - ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
 - PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
 - DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED, ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
 - UTILITY PLAN REFERENCES
 - WATER INFORMATION NOT RECEIVED AT THE TIME OF THE SURVEY.
 - SEWER INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
 - GAS INFORMATION OBTAINED FROM PAINT LINES ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
 - DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

- GENERAL NOTES**
- THE PARCEL IS FOUND ON LOTS 2 & 3 OF PLAN BOOK 63, PAGE 1009 IN THE TOWN OF WAREHAM, NORFOLK COUNTY, MASSACHUSETTS.
 - THE OWNER PER DEED BOOK 51941, PAGE 228 IS ALPHA REALTY HOLDINGS, LLC.
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 25023C0486K. MAP REVISED JULY 6, 2021. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
 - THE PARCEL IS ZONED IND BASED ON THE TOWN OF WAREHAM ZONING MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
 - THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
 - FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON AUGUST 11 2021. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
 - ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

- LIST OF POSSIBLE ENCROACHMENTS**
- GUY WIRE 8.0' OVER PROPERTY LINE
 - CHAIN LINK FENCE 0.4' OVER PROPERTY LINE
 - CHAIN LINK FENCE 1.9' OVER PROPERTY LINE
 - SEWER LINE OVER PROPERTY LINE
 - GUY POLE 1.5' OUT OF UTILITY EASEMENT
 - GAS LINE 2.3 OUT OF UTILITY EASEMENT

- PLAN REFERENCES**
- LAYOUT NO. 2318.
 - LAYOUT NO. 8591.
 - PLAN OF LAND TO BE CONVEYED BY ALFRED H. HERMANSON & JOHN W. HERMANSON, CRANBERRY HIGHWAY, WAREHAM, MASS., SCALE 1"=40', DATED MAY 7, 1968. PLAN BY WALTER E. ROWLEY & ASSOC., RECORDED IN BOOK 3444, PAGE 537.
 - APPROVAL NOT REQUIRED PLAN, DRAWN FOR NANCY S. ANGUS, TRUSTEE OF CRAN-WAY REALTY TRUST, 2416 CRANBERRY HIGHWAY, LLC, 2416, 2416, 2416 CRANBERRY HIGHWAY & 4 TWO ROAD, LOTS 1, 2, 3, & 4, MAP 106, TOWN OF WAREHAM, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, SCALE 1"=30', DATED JANUARY 30, 2019. PLAN BY CONTROL POINT ASSOCIATES, RECORDED IN PLAN BOOK 63, PAGE 1009.

CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE RULES AND REGULATIONS AS STATED IN CMR 250 SECTION 6.00.

ROBERT G. BABCOCK, PLS #49233 DATE 7/1/21

Diprete Engineering
 990 Washington Street Suite 101A
 Decatur, MA 02026
 tel 781-326-0021 fax 401-664-6006 www.diprete-eng.com

Boston • Providence • Newport

EXISTING CONDITIONS SURVEY

NO.	DATE	REVISION/CONDITIONS SURVEY	A.U.F.
1		DESCRIPTION <td>B.T.</td>	B.T.

EXISTING CONDITIONS SURVEY
2404 CRANBERRY HIGHWAY
 LOTS 2 AND 3 OF PLAN BOOK 63, PAGE 1009
 WAREHAM, MASSACHUSETTS

PREPARED FOR:
SOUTH COAST DEVELOPMENT, LLC
 280 AYER ROAD, HARVARD, MASSACHUSETTS 01451
 TEL (978) 399-0114 FAX (978) 399-1015

DE JOB NO: 49233-003 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 1 OF 1

PROPERTY DESCRIPTION

PARCEL 1
THE LAND AND BUILDINGS THEREON SHOWN AS LOT #1004-D ON PLAN OF PHILIP PARK DATED FEBRUARY 2, 1999 AND RECORDED IN THE REGISTRY IN PLAN BOOK 42, PAGE 328 AND 329.

APPURTENANT TO SAID PARCEL 1 IS AN EASEMENT IN COMMON WITH OTHERS TO USE "TOW ROAD" ON SAID PLAN SUBJECT TO THE TERMS AND CONDITIONS OF DEED RECORDED IN THE REGISTRY IN BOOK 18965, PAGE 152 AND SUBJECT TO AND WITH THE BENEFIT OF A RESTRICTIVE COVENANT AS SET FORTH IN SAID DEED.

PARCEL 2
THE LAND AND BUILDINGS THEREON CONSISTING OF LOTS 1011, 1012 AND 1013 AS SHOWN ON WAREHAM ASSESSOR'S PLAT NO. 108, EXCEPTING PARCELS CONVEYED BY DEED RECORDED IN THE REGISTRY IN BOOK 3444, PAGE 537 AND BOOK 3441, PAGE 291.

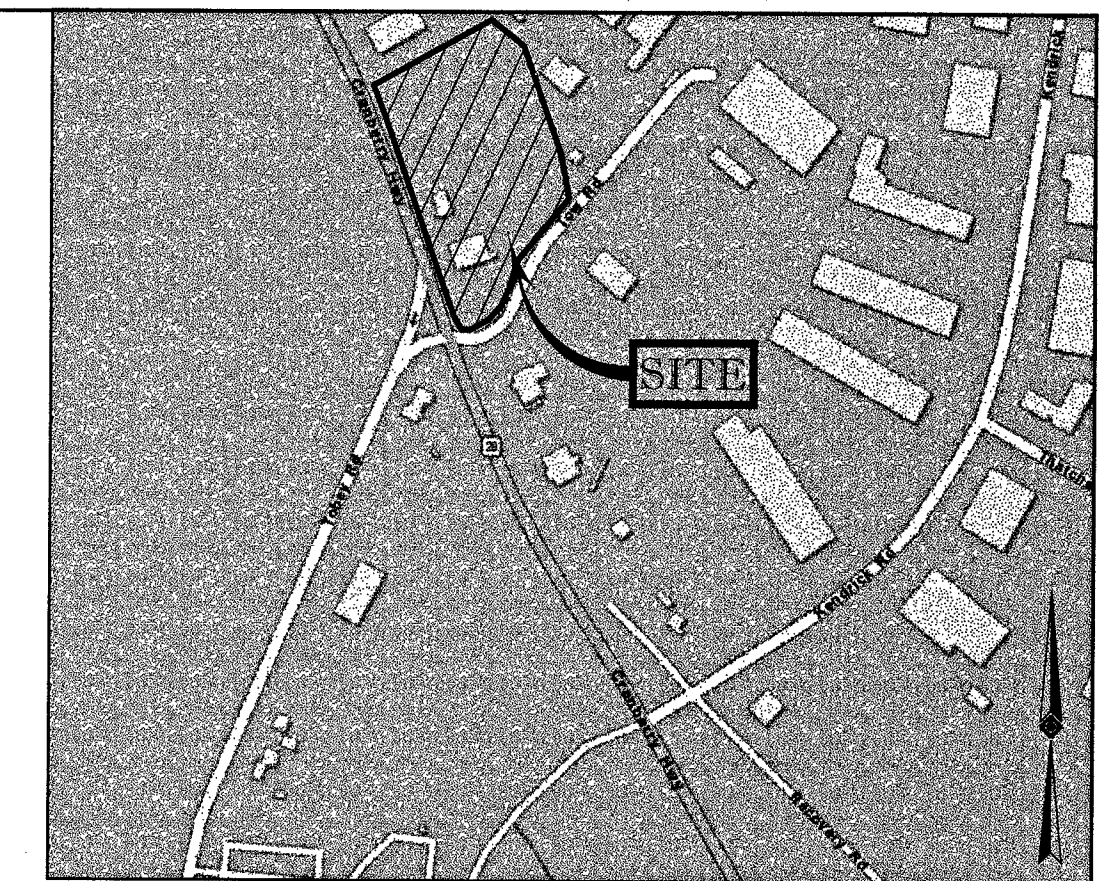
SURVEYOR'S NOTE: TAX PARCELS STATED IN SCHEDULE "A" NO LONGER EXIST. PARCELS HAVE BEEN RECONFIGURED PER SUBDIVISION PLAN (REF #3). SCHEDULE "A" DESCRIPTION DESCRIBES THE SAME LANDS SHOWN HEREON.

SURVEYORS
METES AND BOUNDS DESCRIPTION
MAP 108, LOTS 1, 2, 3 & 4
TOWN OF WAREHAM
PLYMOUTH COUNTY, MASSACHUSETTS

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF CRANBERRY HIGHWAY (A.K.A. ROUTE 28) WITH THE NORTHERLY LINE OF TOW ROAD, A PRIVATE WAY, RUNNING THENCE, ALONG THE EASTERLY LINE OF CRANBERRY HIGHWAY FOR THE FOLLOWING FOUR (4) COURSES:

- 1. NORTH 08 DEGREES - 34 MINUTES - 46 SECONDS WEST, A DISTANCE OF 33.67 FEET TO A POINT, THENCE;
2. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 01 DEGREES - 58 MINUTES - 10 SECONDS, AN ARC LENGTH OF 57.11 FEET, A CHORD BEARING OF NORTH 01 DEGREES - 18 MINUTES - 52 SECONDS EAST AND A CHORD DISTANCE OF 57.11 FEET TO A POINT OF TANGENCY, THENCE;
3. NORTH 02 DEGREES - 05 MINUTES - 57 SECONDS EAST, A DISTANCE OF 387.91 FEET TO A POINT OF CURVATURE, THENCE;
4. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1620.00 FEET, A CENTRAL ANGLE OF 03 DEGREES - 13 MINUTES - 29 SECONDS, AN ARC LENGTH OF 85.66 FEET, A CHORD BEARING OF NORTH 00 DEGREES - 29 MINUTES - 04 SECONDS EAST AND A CHORD DISTANCE OF 85.66 FEET TO THE SOUTHWESTERLY CORNER OF MAP 108, LOT "A" (NF LANDS OF PETER GERRY WAREHAM, LLC), RUNNING THENCE;

CONTAINING 168,220 SQUARE FEET OR 3.862 ACRES MORE OR LESS



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE

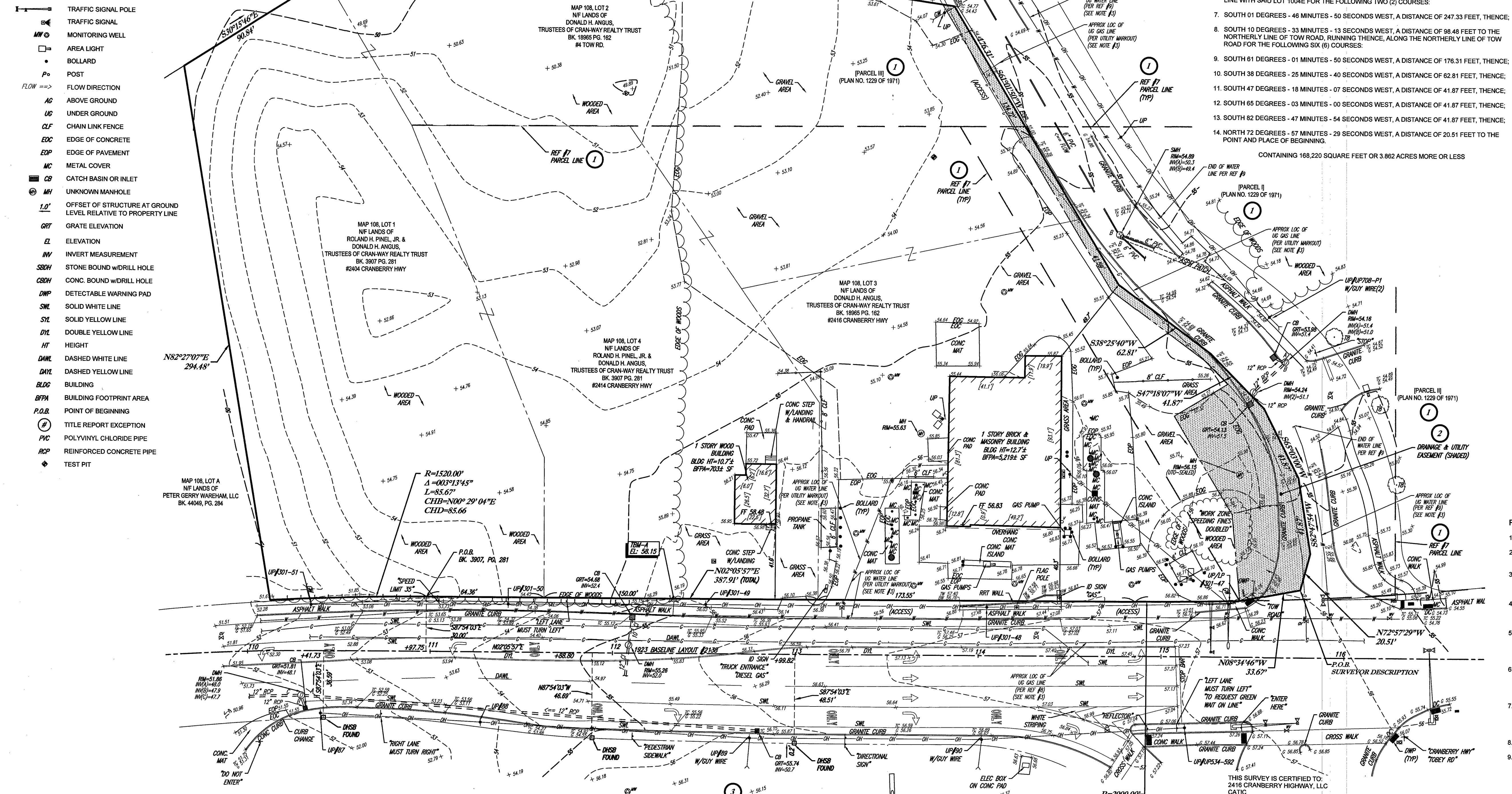
NOTES:

- 1. PROPERTY KNOWN AS LOTS 1-4 AS SHOWN ON THE TOWN OF WAREHAM, PLYMOUTH COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 108.
2. AREA = 168,220 SQUARE FEET OR 3.862 ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE ANY EXCAVATION IS TO BEGIN. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HERON.
5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CATIC, WITH AN EFFECTIVE DATE OF OCTOBER 1, 2018, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:
(1) EASEMENT TO COMMONWEALTH ELECTRIC CO. AND NE TEL & TEL CO. RECORDED IN THE REGISTRY IN BOOK 17475, PAGE 288 - DESCRIBES RIGHTS TO ACCESS AND MAINTAIN FACILITIES INSTALLED WITHIN PARCELS 1, 2 & 3 OF PLAN NUMBER 1229 OF 1971 AS THEY FORMERLY EXISTED. THE LINES OF FORMER PARCELS 1, 2 & 3 ARE SHOWN HEREON. OVERHEAD WIRE CROSSING FORMER PARCEL 1 WITHIN THE SURVEYED PREMISES SHOWN.
(2) DRAINAGE AND UTILITY EASEMENT SHOWN ON PLAN RECORDED IN THE REGISTRY IN PLAN BOOK 42, PLAN 329 - SHOWN HEREON.
(3) SUBJECT TO THE RIGHTS OF OTHERS TO USE TOW ROAD AND CRANBERRY HIGHWAY - LIMITS OF TOW ROAD (PRIVATE) AND CRANBERRY HIGHWAY (PUBLIC) SHOWN HEREON.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETOPS).
TEMPORARY BENCH MARKS SET:
TBM-A: X-CUT SET ON HYDRANT LOCATED ON THE EASTERLY SIDE OF CRANBERRY HIGHWAY. ELEVATION: 58.15
PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
10. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
11. NO STRIPED PARKING SPACES WERE OBSERVED ON SITE.
12. CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED REVEALED IN THE TITLE REPORT AND REFERENCED MAPS HAVE BEEN SHOWN.
13. THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT AS EXHIBIT "A" IS THE SAME AS SHOWN ON THE SURVEY.
14. A ZONING REPORT, ITEM 6(a) & (b), WAS NOT PROVIDED TO THE SURVEYOR AS REQUIRED BY THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS.

REFERENCES:

- 1. THE TAX ASSESSOR'S MAP OF WAREHAM, PLYMOUTH COUNTY, MAP 108.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PLYMOUTH COUNTY, PANEL 486 OF 650," MAP NUMBER 25023C04861, EFFECTIVE DATE: JULY 17, 2012.
3. MAP ENTITLED "APPROVAL NOT REQUIRED PLAN DRAWN FOR DONALD ANGUS IN WEST WAREHAM, MASSACHUSETTS," PREPARED BY EASTBOUND LAND SURVEY, INC., DATED FEBRUARY 3, 2006, RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 52 PAGE 105.
4. MAP ENTITLED "DIVISION OF LOT 1004 PREPARED FOR C J E AND R COMPANY, INC. CRANBERRY HIGHWAY WAREHAM, MA," PREPARED BY CHARLES L. ROWLEY & ASSOCIATES, DATED JANUARY 7, 1999, RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 42 PAGE 328.
5. MAP ENTITLED "MASSACHUSETTS DEPARTMENT OF TRANSPORTATION PLAN OF ROAD IN THE TOWN OF WAREHAM, MASS., PREPARED BY WALTER E. ROWLEY & ASSOCIATES, DATED JANUARY 7, 1999, RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 42 PAGE 328.
6. MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS PLAN OF ROAD IN THE TOWN OF WAREHAM PLYMOUTH COUNTY LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS," PREPARED BY THE DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS, DATED NOVEMBER 6, 1923, FILED AS LAYOUT NUMBER 2138.
7. MAP ENTITLED "PLAN OF LAND TO BE CONVEYED BY JOHN & MARY RODRIGUES CRANBERRY HIGHWAY WAREHAM, MASS.," PREPARED BY WALTER E. ROWLEY & ASSOCIATES, DATED DECEMBER 27, 1971, RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 1229 OF 1971 IN PLAN BOOK 3741 PAGE 131.
8. UNDERGROUND UTILITY MAPPING PROVIDED BY NATIONAL GRID.
9. MAP ENTITLED "AS BUILT UTILITY PLAN" SHEET NO. 58-1 PROVIDED BY THE TOWN WAREHAM D.P.W.

- LEGEND
-124- EXISTING CONTOUR
-125- EXISTING SPOT ELEVATION
x 123.45 EXISTING TOP OF CURB ELEVATION
x 123.45 EXISTING TOP OF WALL ELEVATION
x 123.45 EXISTING BOTTOM OF WALL ELEVATION
x 123.45 EXISTING FINISHED FLOOR ELEVATION
HYDRANT
WATER VALVE
ELECTRIC METER
GAS VALVE
OVERHEAD WIRES
APPROX. LOC. UNDERGROUND GAS LINE
APPROX. LOC. UNDERGROUND WATER LINE
UTILITY POLE
UTILITY POLE/LIGHT POLE
GUY WIRE
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL
MONITORING WELL
AREA LIGHT
BOLLARD
POST
FLOW DIRECTION
ABOVE GROUND
UNDER GROUND
CHAIN LINK FENCE
EDGE OF CONCRETE
EDGE OF PAVEMENT
METAL COVER
CATCH BASIN OR INLET
UNKNOWN MANHOLE
OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
GRATE ELEVATION
ELEVATION
INVERT MEASUREMENT
STONE BOUND w/DRILL HOLE
CONC. BOUND w/DRILL HOLE
DETECTABLE WARNING PAD
SOLID WHITE LINE
SOLID YELLOW LINE
DOUBLE YELLOW LINE
HEIGHT
DASHED WHITE LINE
DASHED YELLOW LINE
BUILDING
BUILDING FOOTPRINT AREA
POINT OF BEGINNING
TITLE REPORT EXCEPTION
POLYVINYL CHLORIDE PIPE
REINFORCED CONCRETE PIPE
TEST PIT

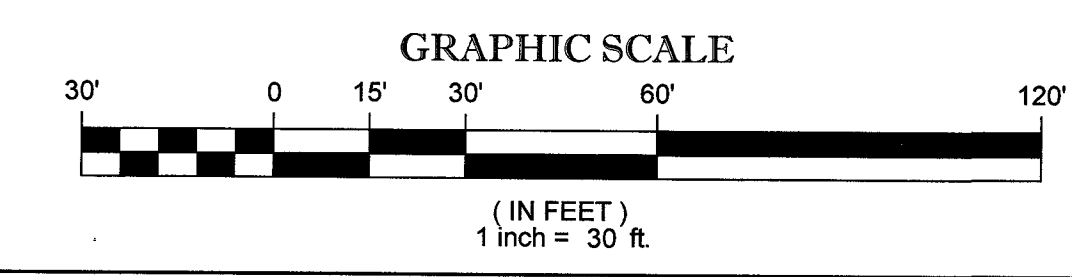


UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20183714689
UTILITY COMPANY NATIONAL GRID GAS-COLONIAL EVERSOURCE - ELECTRIC COMCAST-PEMBROKE VERIZON
PHONE NUMBER (800) 233-5325 (800) 952-2000 (800) 834-8489 (800) 922-0204
THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



CRANBERRY HIGHWAY (AKA ROUTE 28)

(PUBLIC - VARIABLE WIDTH) (PER REF #5)
TWO WAY TRAFFIC (ASPHALT ROADWAY)

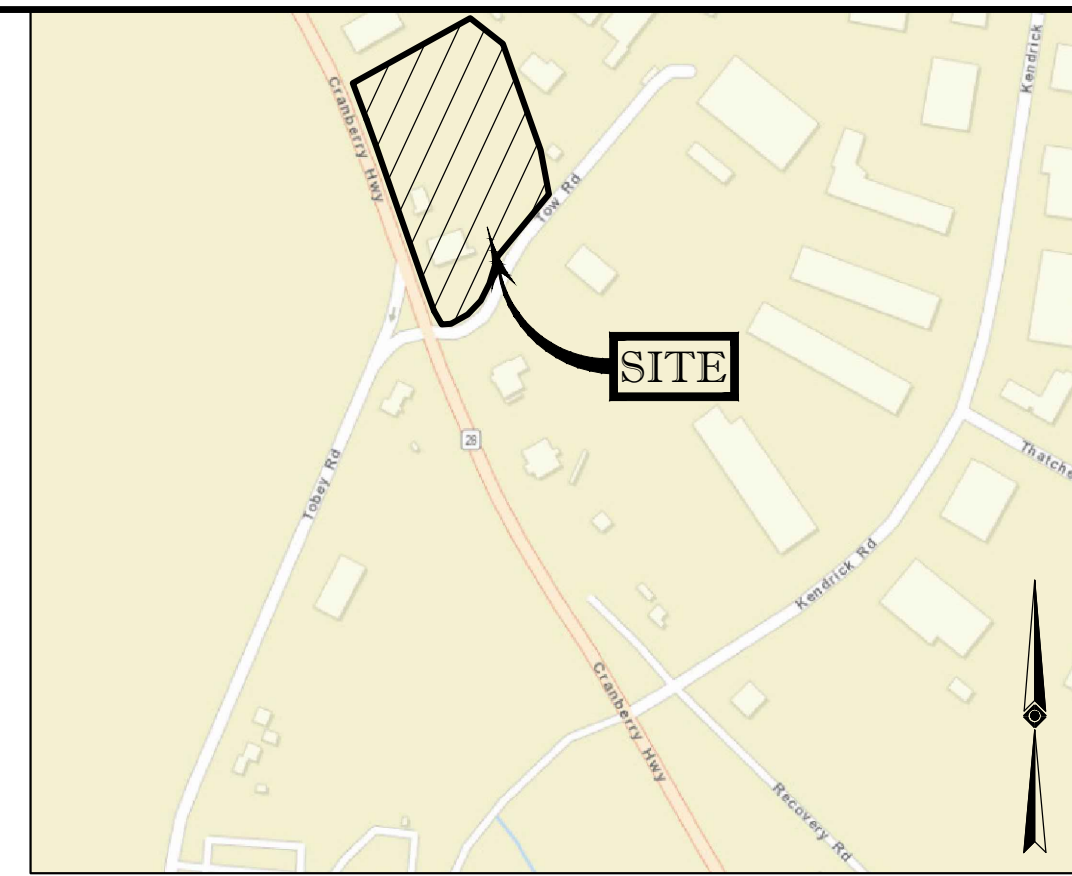
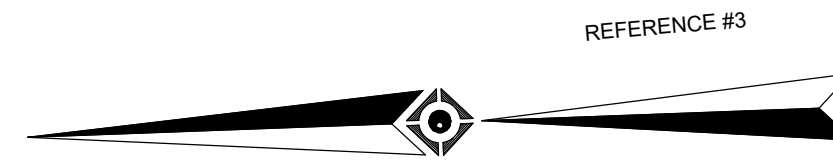


THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, & 17 OF TABLE A THEREIN. THIS FIELDWORK WAS COMPLETED ON SEPTEMBER 27, 2018.
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.
GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211
DATE 10-17-19

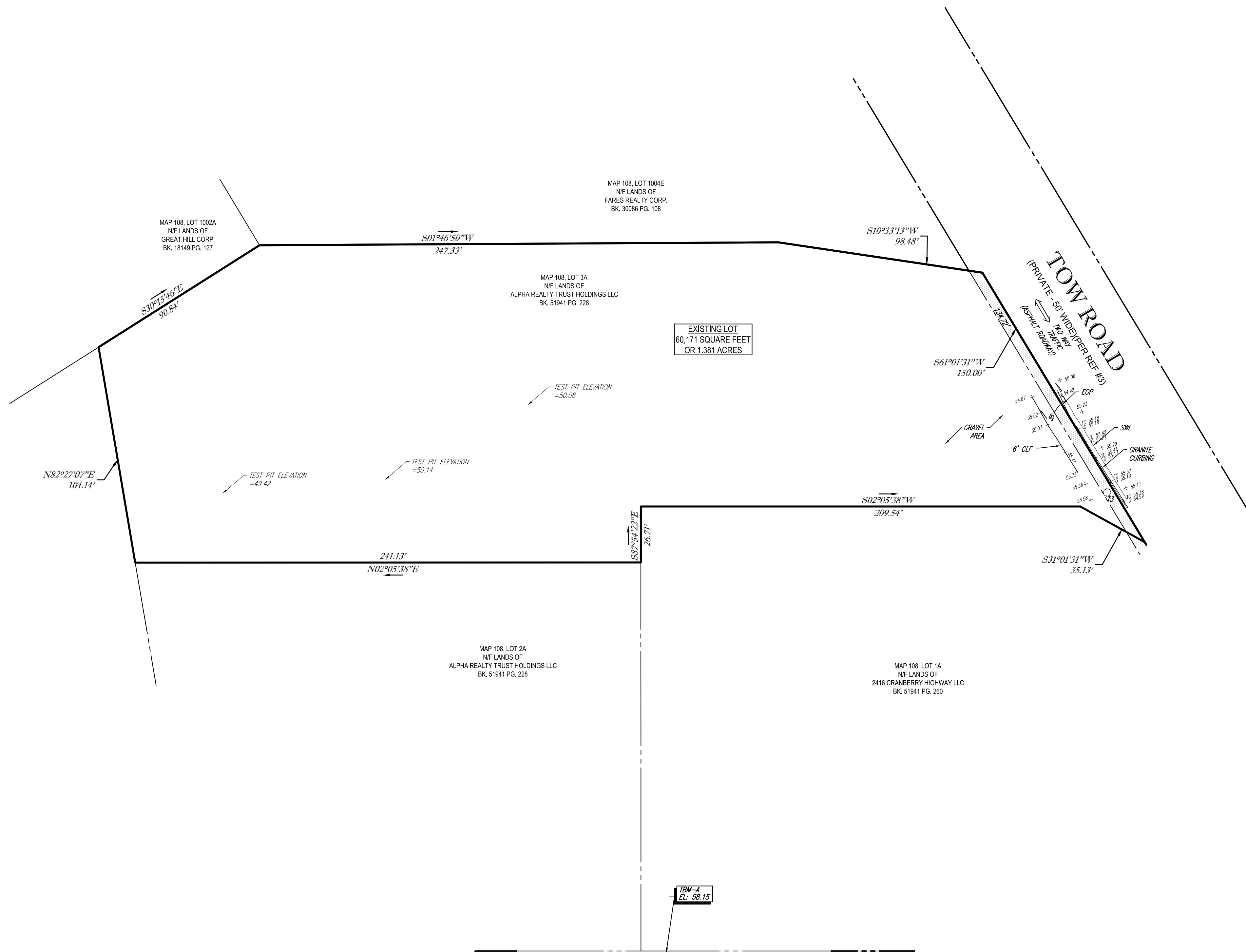
Table with 4 columns: No., Description of Revision, Field Crew, Date. Includes title block information for ALTA/NSPS Land Title Survey 2416 Cranberry Highway & 4 Tow Road, LLC.

LEGEND

	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EDGE OF PAVEMENT
	TREE & TRUNK SIZE
	CHAIN LINK FENCE
	SOLID WHITE LINE



LOCUS MAP
©2013 ESRI WORLD STREET MAPS
NOT TO SCALE



- NOTES:**
- PROPERTY KNOWN AS LOTS 3A AS SHOWN ON THE TOWN OF WAREHAM, PLYMOUTH COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 105.
 - AREA LOT 3A = 60,171 SQUARE FEET OR 1.351 ACRES.
 - UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- TEMPORARY BENCH MARKS SET:
TBM-A X-CUT SET ON HYDRANT LOCATED ON THE EASTERLY SIDE OF CRANBERRY HIGHWAY.
ELEVATION: 58.15
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THE PURPOSE OF THIS PLAN IS TO SHOW PARTIAL TOPOGRAPHY ALONG LOT 3A AND TEST PIT ELEVATIONS ON LOT 3A

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF WAREHAM, PLYMOUTH COUNTY, MAP 108.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PLYMOUTH COUNTY, PANEL 486 OF 650," MAP NUMBER 25023C0486J, EFFECTIVE DATE: JULY 17, 2012.
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 - MAP ENTITLED "MASSACHUSETTS DEPARTMENT OF TRANSPORTATION PLAN OF ROAD IN THE TOWN OF WAREHAM PLYMOUTH COUNTY ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION," PREPARED BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, DATED JUNE 12, 2014, FILED AS LAYOUT NUMBER 8391.
 - MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS PLAN OF ROAD IN THE TOWN OF WAREHAM PLYMOUTH COUNTY LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS," PREPARED BY THE DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS, DATED NOVEMBER 6, 1923, FILED AS LAYOUT NUMBER 2138.
 - MAP ENTITLED "PLAN OF LAND TO BE CONVEYED BY JOHN & MARY RODRIGUES CRANBERRY HIGHWAY WAREHAM, MASS.," PREPARED BY WALTER E. ROWLEY & ASSOCIATES, DATED DECEMBER 27, 1971, RECORDED WITH THE PLYMOUTH REGISTRY OF DEEDS AS PLAN NUMBER 1229 OF 1971 IN PLAN BOOK 3741 PAGE 131.

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. THIS IS A PRELIMINARY SURVEY. THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

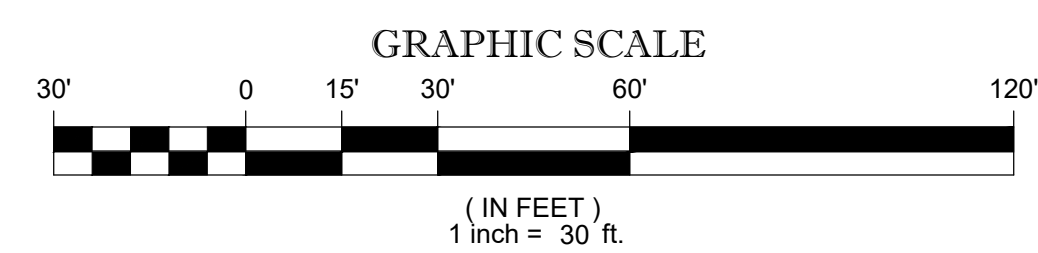
UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20183714689

UTILITY COMPANY	PHONE NUMBER
NATIONAL GRID GAS-COLONIAL	(800) 233-5325
EVERSOURCE - ELECTRIC	(800) 592-2000
COMCAST-FEMBROKE	(800) 834-8489
VERIZON	(800) 922-0204

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

CRANBERRY HIGHWAY



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE 8-1-22	BOUNDARY PARTIAL TOPOGRAPHIC SURVEY				
FIELD BOOK NO. 22MA	ALPHA REALTY LLC				
FIELD BOOK PG. 69	4 TOW ROAD LOT 3A, MAP 108 TOWN OF WAREHAM, PLYMOUTH COUNTY COMMONWEALTH OF MASSACHUSETTS				
FIELD CREW C.W.	CONTROL POINT ASSOCIATES, INC.				
DRAWN D.L.M.	352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX				
REVIEWED G.L.H.	APPROVED G.L.H.	DATE 8-5-2022	SCALE 1"=30'	FILE NO. 03-180264	DWG. NO. 1 OF 1