

# CROSSROADS CARE CENTER

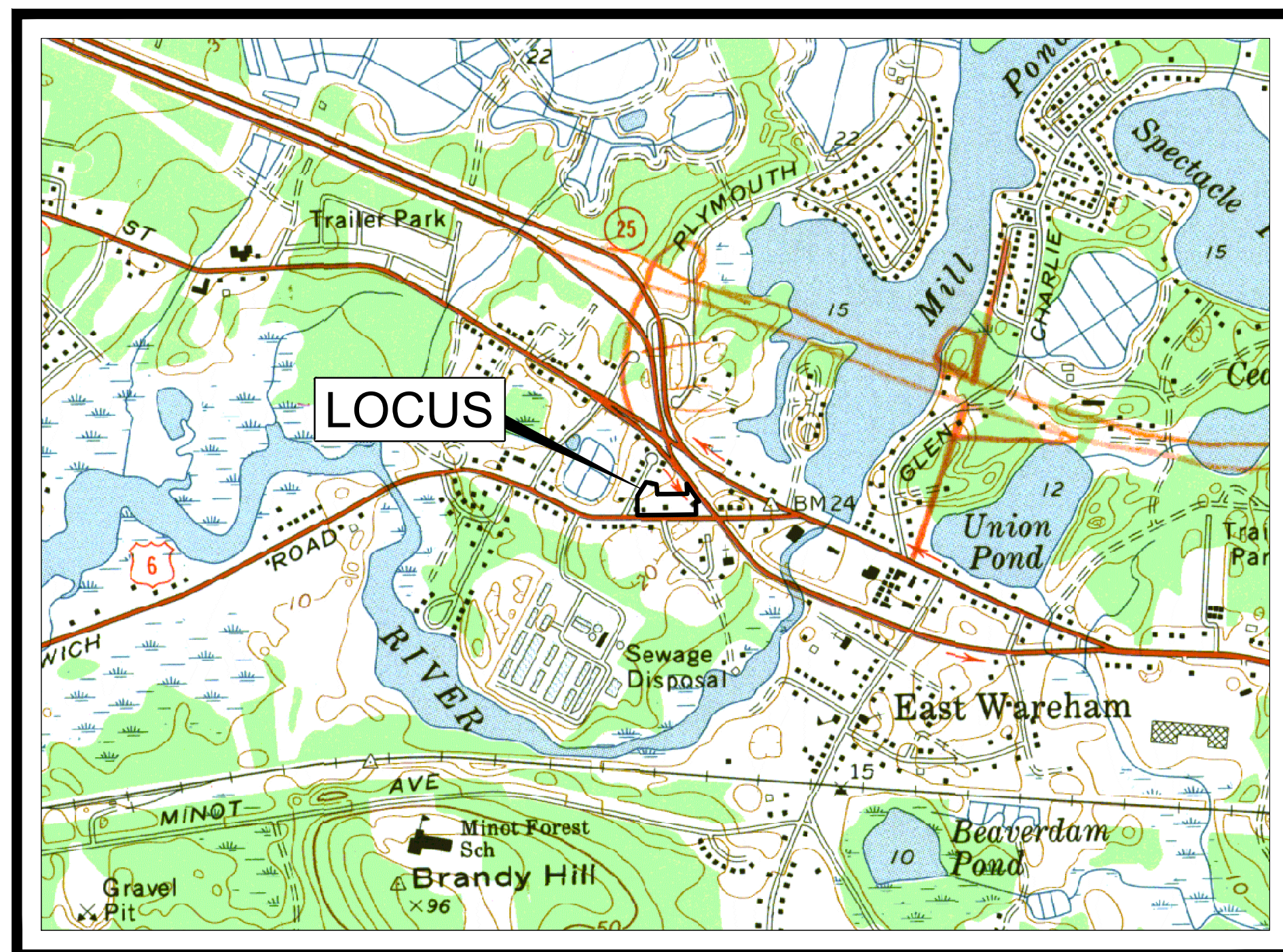
238 & 240 SANDWICH ROAD (ROUTE 6)

WAREHAM, MASSACHUSETTS

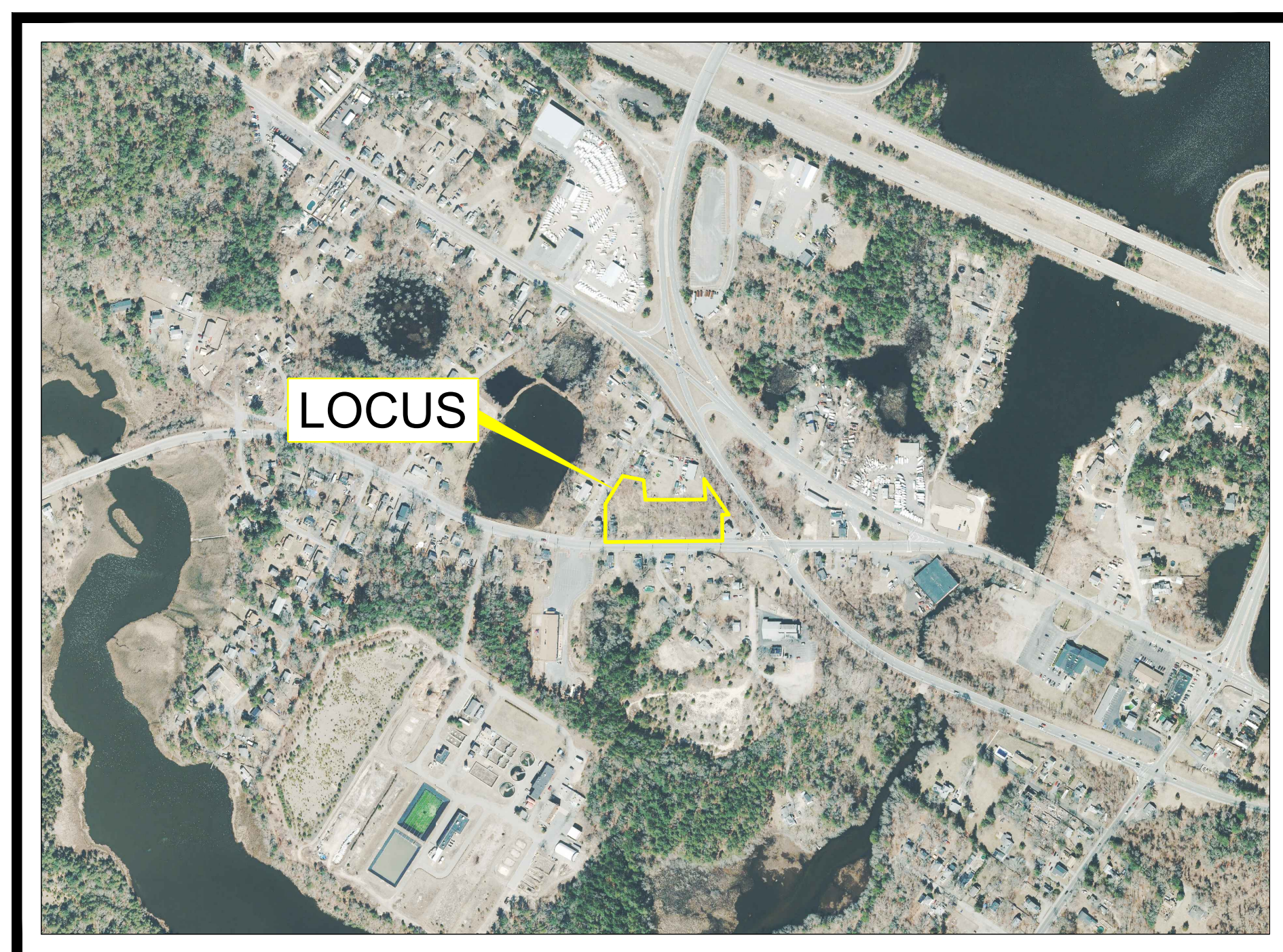
DATE: MAY 25, 2021  
 REV 1 DATE: AUGUST 10, 2021  
 REV 2 DATE: OCTOBER 25, 2021

## LEGEND

EXISTING	DESCRIPTION	PROPOSED
□	CONCRETE BOUND	□
UP #	UTILITY POLE	UP #
■	CATCH BASIN	■
⊙	DRAIN MANHOLE	⊙
— D — D —	DRAIN LINE	— D — D —
— RD — RD —	ROOF DRAIN	— RD — RD —
— W — W —	WATER LINE	— W — W —
⊗	WATER GATE	⊗
⊗	HYDRANT	⊗
— E/T/C —	UNDERGROUND ELEC. UTILITIES	— E/T/C —
— D/H/W —	OVERHEAD ELEC. UTILITIES	— D/H/W —
— GAS —	UNDERGROUND GAS UTILITIES	— GAS —
— 11 —	CONTOUR	— 11 —
x11.0	SPOT GRADE	11x0
⊙	SEWER MANHOLE	⊙
— S — S —	SEWER PIPE	— S — S —
— FM — FM —	SEWER FORCE MAIN	— FM — FM —
— X — X — X — X — X —	FENCE	— X — X — X — X — X —



LOCUS MAP  
 SCALE 1" = 1000'



AERIAL MAP  
 SCALE 1" = 500'

### LIST OF DRAWINGS

SHEET NO.	TITLE
1 OF 11	COVER SHEET
2 OF 12	EXISTING CONDITIONS & SITE PREP.
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6 OF 12	UTILITIES PLAN
7 OF 12	LANDSCAPE PLAN
8 OF 12	LIGHTING PLAN
9 OF 12	EMERGENCY ACCESS PLAN
9 OF 12	DETAILS
10 OF 12	DETAILS
11 OF 12	DETAILS

#### APPLICANT & OWNER:

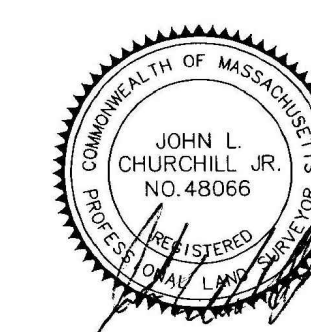
F.C. MANNIX  
 P.O. BOX 85  
 BOSTON, MA 02113

#### ENGINEERING & SURVEYING BY:

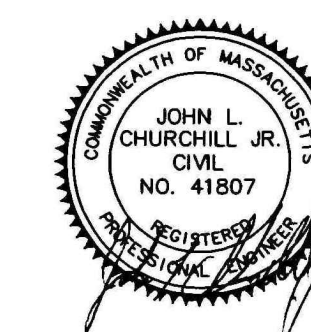
JC ENGINEERING, INC.  
 2854 CRANBERRY HIGHWAY  
 EAST WAREHAM, MA 02538

#### LANDSCAPE DESIGN BY:

EA FULLER ASSOCIATES  
 LANDSCAPE ARCHITECTURE  
 PO BOX 48  
 NORTH CARVER, MA 02355



10/25/21  
 JOHN L. CHURCHILL JR., P.L.S. DATE



10/25/21  
 JOHN L. CHURCHILL JR., P.E. DATE

### CROSSROADS CARE CENTER

AT  
 238 & 240 SANDWICH ROAD  
 (ROUTE 6)  
 IN  
 WAREHAM,  
 MASSACHUSETTS  
 (PLYMOUTH COUNTY)

### COVER SHEET

#### REVISIONS:

No.	DATE	DESC.
3	10/25/21	WFD Comments
2	10/11/21	Consultant Comments #2
1	8/10/21	Consultant Comments

#### PREPARED FOR:

F.C. MANNIX  
 P.O. BOX 85  
 BOSTON, MA 02113

#### PREPARED BY:

JC ENGINEERING, INC.  
 2854 CRANBERRY HIGHWAY  
 EAST WAREHAM, MA 02538  
 508-273-0377

DATE: MAY 25, 2021

CALC./DESIGN: BJW

DRAWN: BJW

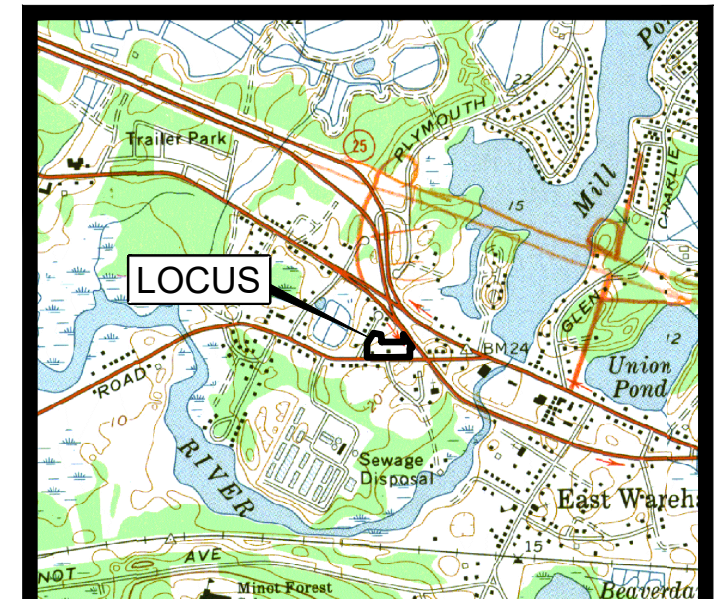
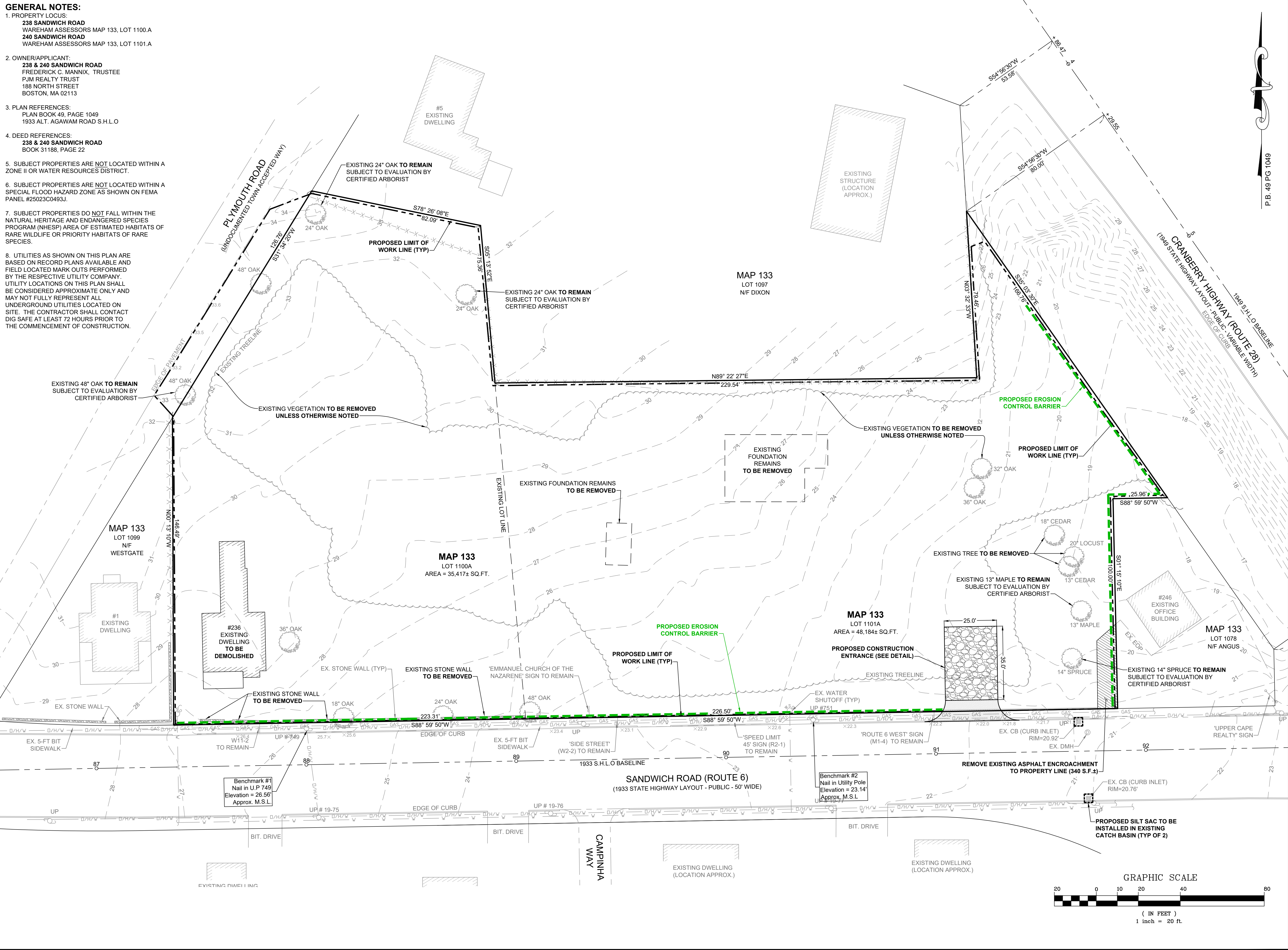
CHECK: JLC

JOB NO: 435

SHEET 1 OF 12

**GENERAL NOTES:**

- PROPERTY LOCUS:  
238 SANDWICH ROAD  
WAREHAM ASSESSORS MAP 133, LOT 1100.A  
240 SANDWICH ROAD  
WAREHAM ASSESSORS MAP 133, LOT 1101.A
- OWNER/APPLICANT:  
238 & 240 SANDWICH ROAD  
FREDERICK C. MANNIX, TRUSTEE  
FJM REALTY TRUST  
183 NORTH STREET  
BOSTON, MA 02113
- PLAN REFERENCES:  
PLAN BOOK 49, PAGE 1049  
1933 ALT. AGAWAM ROAD S.H.L.O
- DEED REFERENCES:  
238 & 240 SANDWICH ROAD  
BOOK 31188, PAGE 22
- SUBJECT PROPERTIES ARE NOT LOCATED WITHIN A ZONE II OR WATER RESOURCES DISTRICT.
- SUBJECT PROPERTIES ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA PANEL #25023C0493J.
- SUBJECT PROPERTIES DO NOT FALL WITHIN THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) AREA OF ESTIMATED HABITATS OF RARE WILDLIFE OR PRIORITY HABITATS OF RARE SPECIES.
- UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORD PLANS AVAILABLE AND FIELD LOCATED MARK OUTS PERFORMED BY THE RESPECTIVE UTILITY COMPANY. UTILITY LOCATIONS ON THIS PLAN SHALL BE CONSIDERED APPROXIMATE ONLY AND MAY NOT FULLY REPRESENT ALL UNDERGROUND UTILITIES LOCATED ON SITE. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



10/25/21  
DATE

JOHN L. CHURCHILL JR., P.L.S.  
DATE

10/25/21  
DATE

**CROSSROADS CARE CENTER**  
AT  
238 & 240 SANDWICH ROAD  
(ROUTE 6)  
IN  
WAREHAM,  
MASSACHUSETTS  
(PLYMOUTH COUNTY)

**EXISTING CONDITIONS & SITE PREP.**

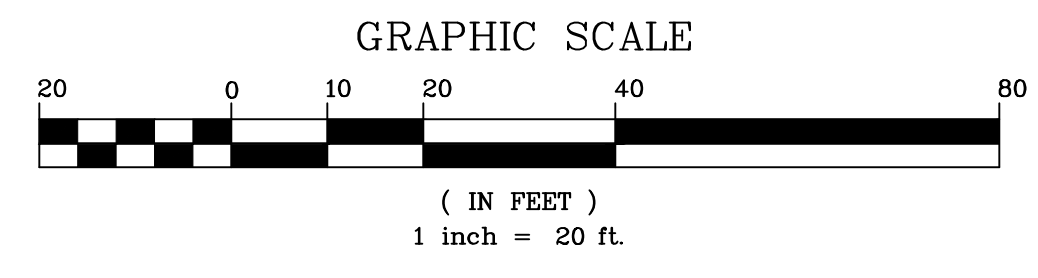
**REVISIONS:**

No.	DATE	DESC.
3	10/25/21	No Changes
2	10/11/21	No Changes
1	8/10/21	Consultant Comments

**PREPARED FOR:**  
F.C. MANNIX  
P.O. BOX 85  
BOSTON, MA 02113

**PREPARED BY:**  
JC ENGINEERING, INC.  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

DATE: MAY 25, 2021  
CALC./DESIGN: BJW  
DRAWN: BJW  
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**ZONING SCHEDULE**  
 ZONING DISTRICT: CS  
 TOTAL LOT AREA = 83,601 S.F. (MAP 133, LOTS 1100A & 1101A)  
 TOTAL FRONTAGE = 449.81' (MAP 133, LOTS 1100A & 1101A)

ITEM	REQUIRED	PROPOSED
LOT AREA	30,000 sq. MIN.	NO CHANGE
FRONTAGE	150' MIN.	NO CHANGE
FRONT SETBACK	20' MIN.	44.8'
SIDE SETBACK	10' MIN.	3.0'
REAR SETBACK	10' MIN.	22.3'
BUILDING HEIGHT	40' MAX.	69'
BUILDING COVERAGE	40% MAX.	27.3%
IMPERVIOUS SURFACE	65% MAX.	64.9%
DISTANCE FROM RESIDENTIAL	40' MIN.	61.5'

**PARKING SCHEDULE**

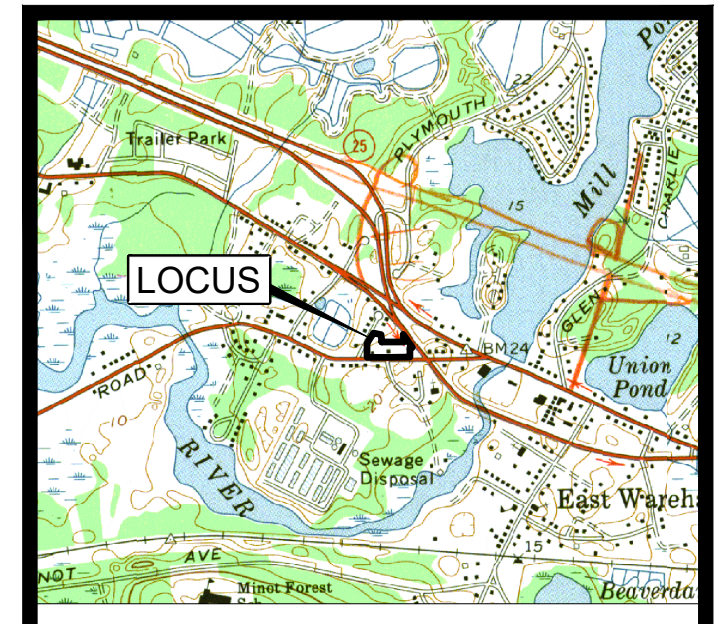
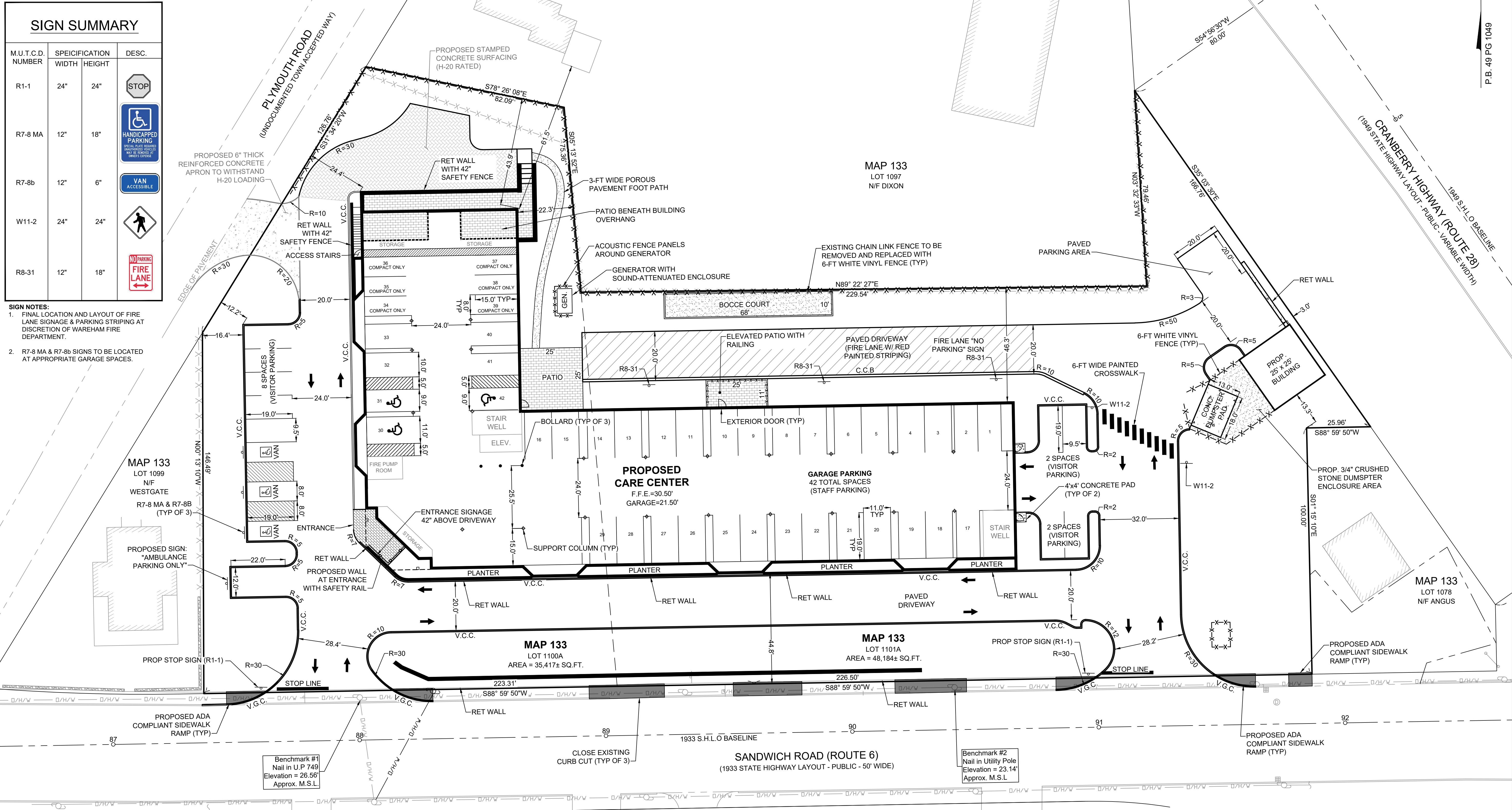
REQUIRED	PROPOSED
*	54 SPACES

\*NOT DEFINED IN ZONING BY-LAW ARTICLE 9  
 SECTION 921 TABLE OF PARKING REGULATIONS

**SIGN SUMMARY**

M.U.T.C.D. NUMBER	SPECIFICATION WIDTH HEIGHT	DESC.
R1-1	24" 24"	STOP
R7-8 MA	12" 18"	HANDICAPPED PARKING
R7-8b	12" 6"	VAN ACCESSIBLE
W11-2	24" 24"	NO PARKING FIRE LANE
R8-31	12" 18"	FIRE LANE

- SIGN NOTES:**
1. FINAL LOCATION AND LAYOUT OF FIRE LANE SIGNAGE & PARKING STRIPING AT DISCRETION OF WAREHAM FIRE DEPARTMENT.
  2. R7-8 MA & R7-8b SIGNS TO BE LOCATED AT APPROPRIATE GARAGE SPACES.



JOHN L. CHURCHILL JR., P.L.S.  
 10/25/21  
 DATE

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**SITE LAYOUT & PARKING**

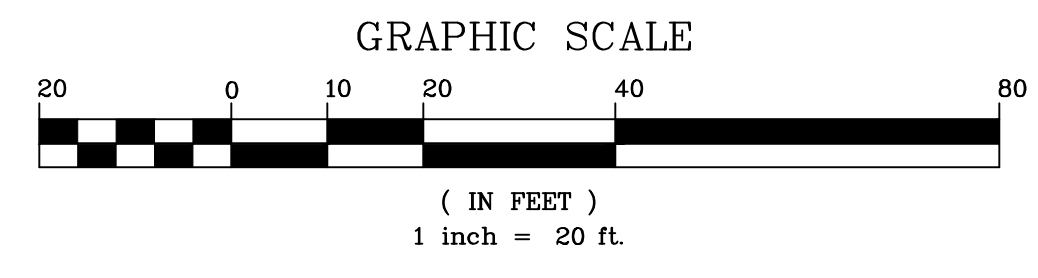
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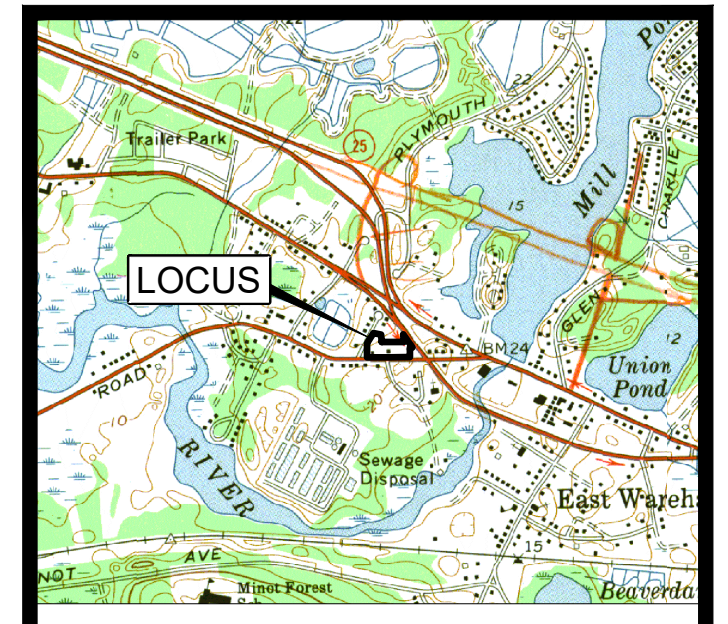
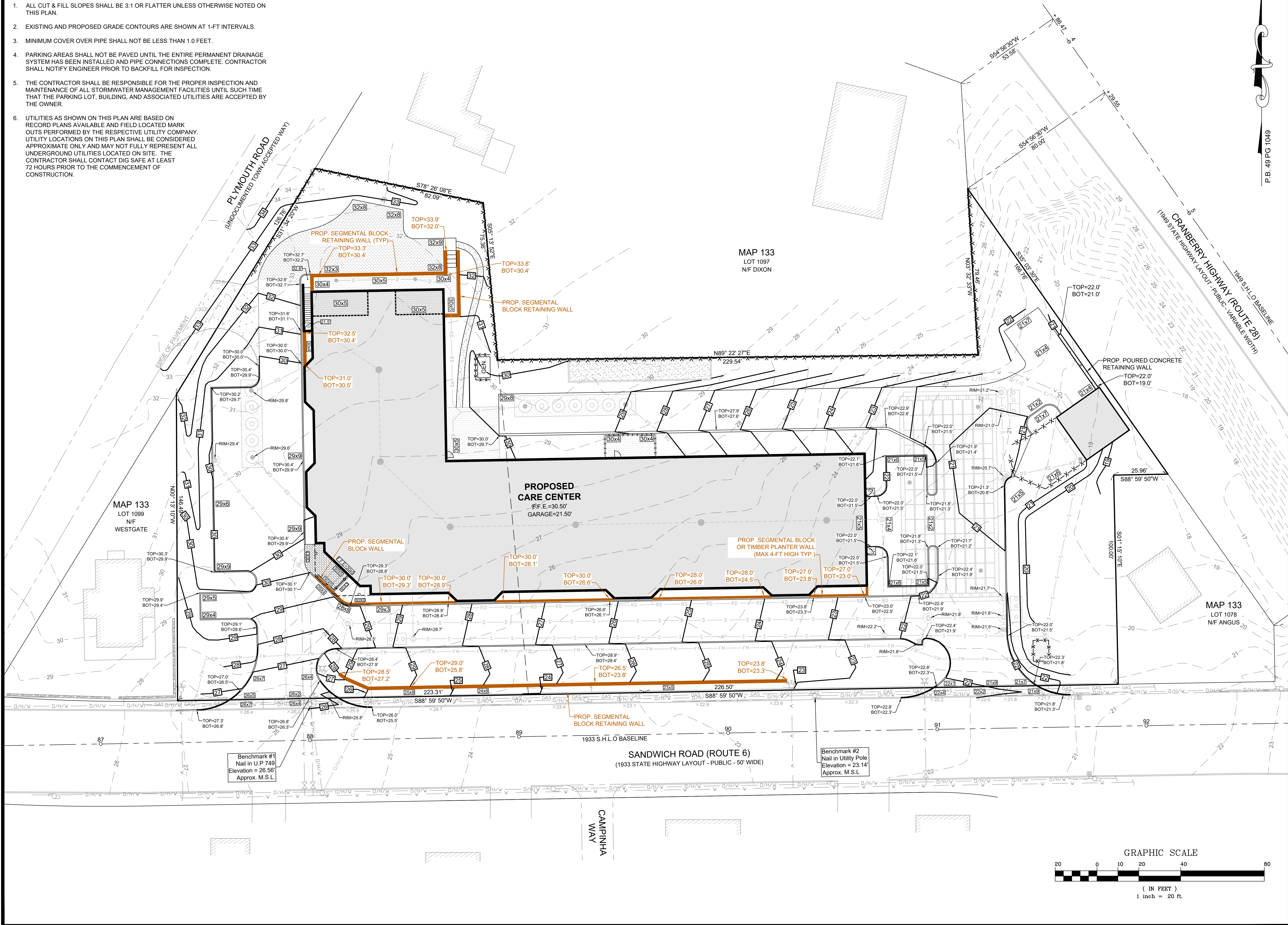
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 JC ENGINEERING, INC.  
 2854 CRANBERRY HIGHWAY  
 EAST WAREHAM, MA 02538  
 508-273-0377

DATE: MAY 25, 2021  
 CALC./DESIGN: BJW  
 DRAWN: BJW  
 CHECK: JLC  
 JOB NO: 435



**GRADING & DRAINAGE NOTES**

1. ALL CUT & FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED ON THIS PLAN.
2. EXISTING AND PROPOSED GRADE CONTOURS ARE SHOWN AT 1-FT INTERVALS.
3. MINIMUM COVER OVER PIPE SHALL NOT BE LESS THAN 1.0 FEET.
4. PARKING AREAS SHALL NOT BE PAVED UNTIL THE ENTIRE PERMANENT DRAINAGE SYSTEM HAS BEEN INSTALLED AND PIPE CONNECTIONS COMPLETE. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO BACKFILL FOR INSPECTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSPECTION AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES UNTIL SUCH TIME THAT THE PARKING LOT, BUILDING, AND ASSOCIATED UTILITIES ARE ACCEPTED BY THE OWNER.
6. UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORD PLANS AVAILABLE AND FIELD LOCATED MARK OUTS PERFORMED BY THE RESPECTIVE UTILITY COMPANY. UTILITY LOCATIONS ON THIS PLAN SHALL BE CONSIDERED APPROXIMATE ONLY AND MAY NOT FULLY REPRESENT ALL UNDERGROUND UTILITIES LOCATED ON SITE. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



LOCUS MAP  
SCALE 1" = 2000'

10/25/21  
DATE  
JOHN L. CHURCHILL JR., P.L.S.

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DATE  
JOHN L. CHURCHILL JR., P.E.

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**GRADING & CURB TIE PLAN**

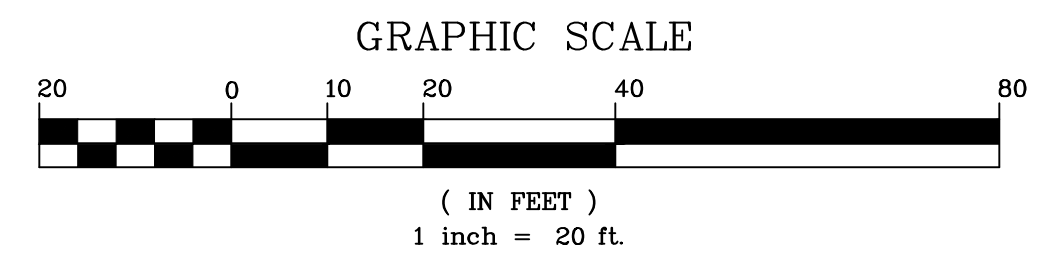
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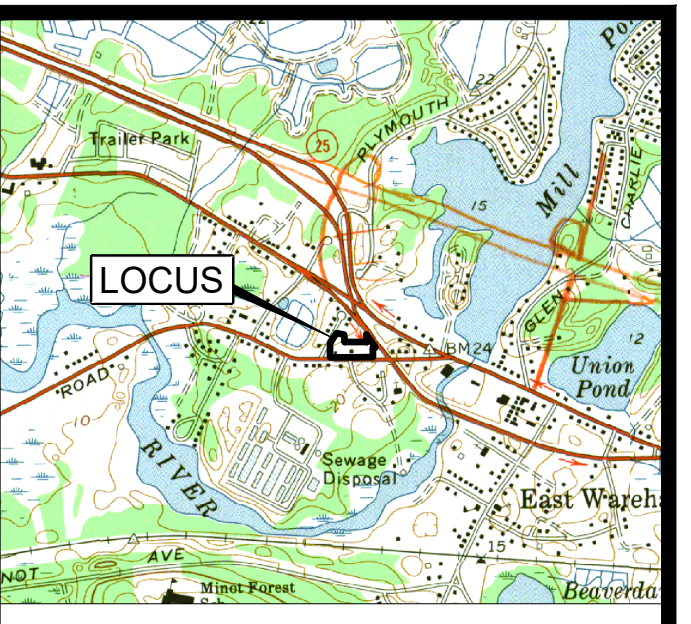
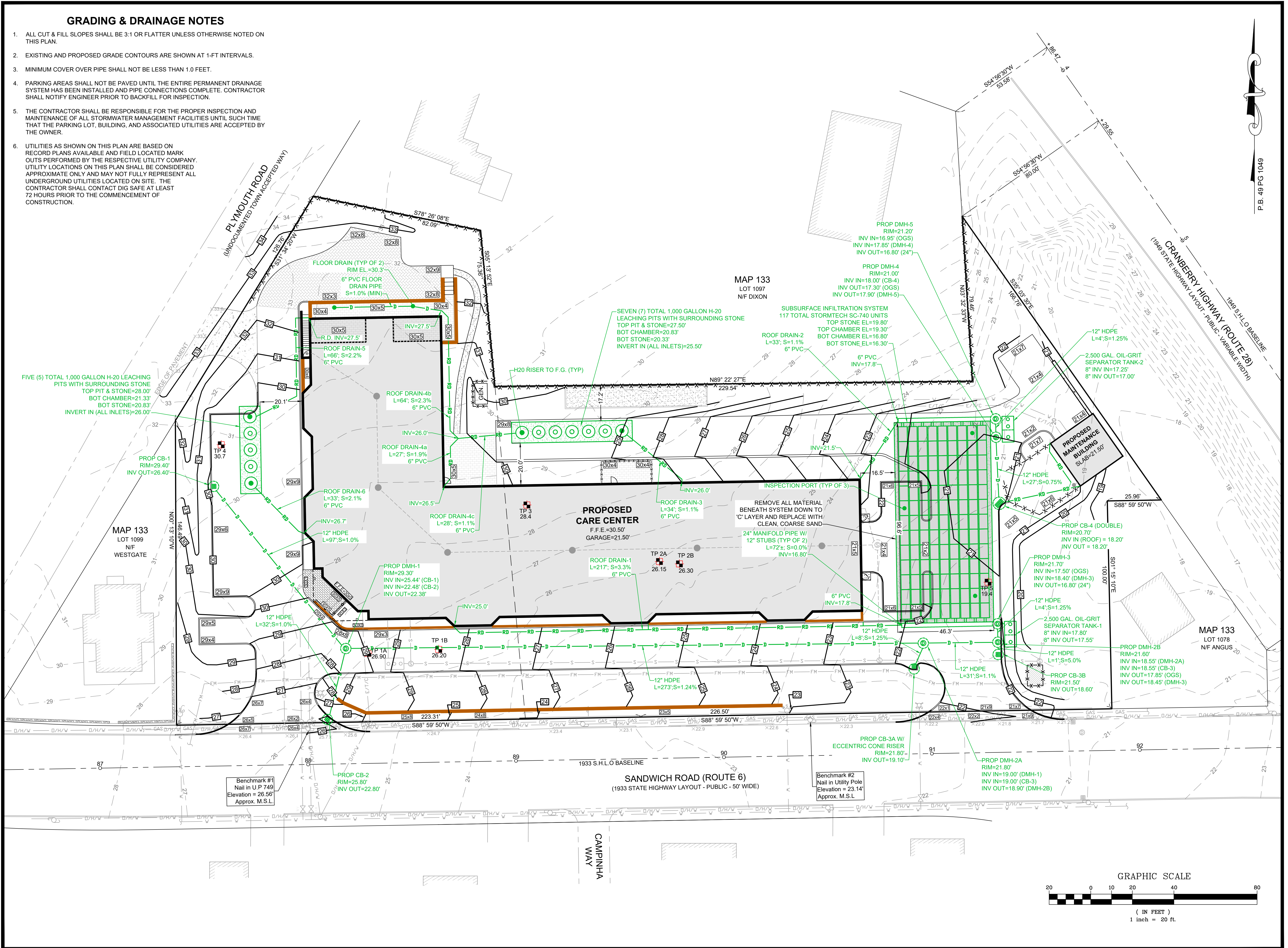
**PREPARED BY:**  
JC ENGINEERING, INC.  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

DATE:	MAY 25, 2021
CALC./DESIGN:	BJW
DRAWN:	BJW
CHECK:	JLC
JOB NO:	435
<b>SHEET 4 OF 12</b>	



**GRADING & DRAINAGE NOTES**

- ALL CUT & FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED ON THIS PLAN.
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JOHN L. CHURCHILL JR., P.L.S. DATE 10/25/21

JOHN L. CHURCHILL JR., P.E. DATE 10/25/21

**CROSSROADS CARE CENTER**  
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238 & 240 SANDWICH ROAD (ROUTE 6)  
IN  
WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

**DRAINAGE PLAN**

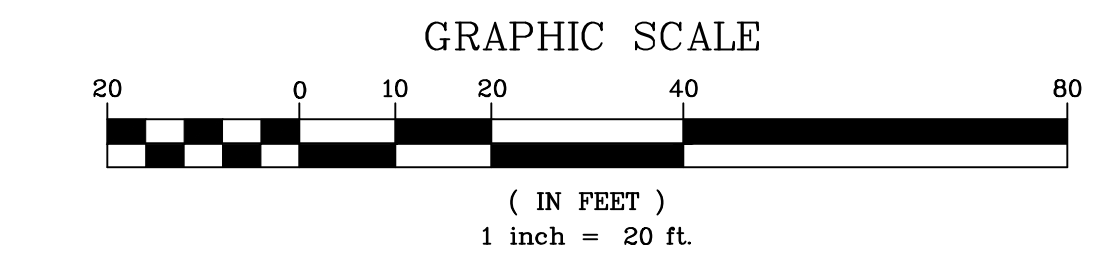
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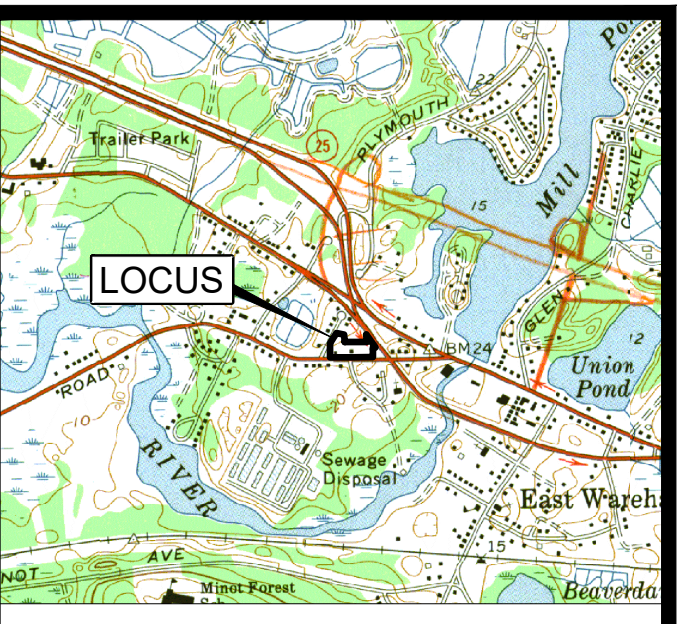
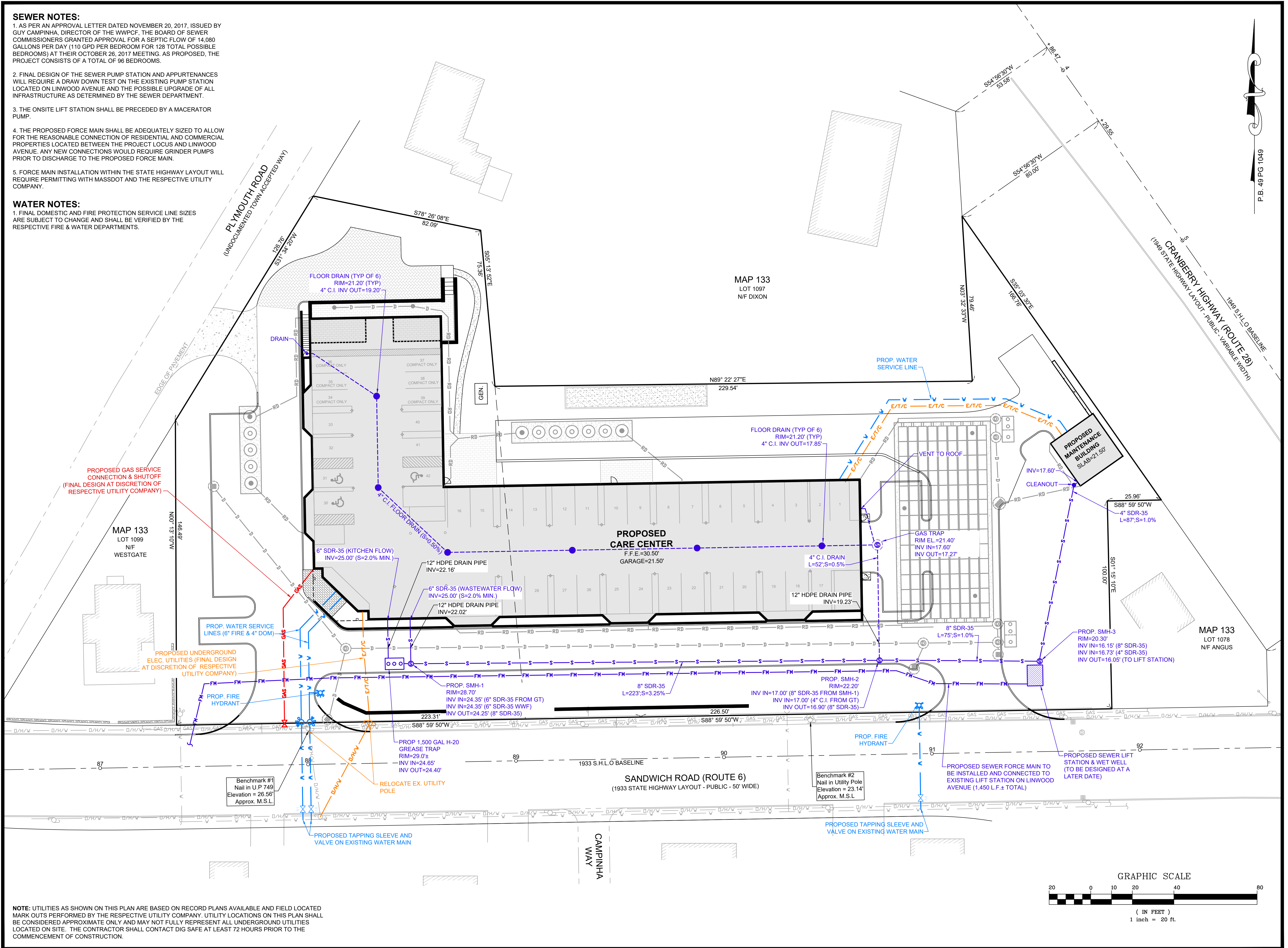
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2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

DATE: MAY 25, 2021  
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JOB NO: 435



- SEWER NOTES:**
1. AS PER AN APPROVAL LETTER DATED NOVEMBER 20, 2017, ISSUED BY GUY CAMPINHA, DIRECTOR OF THE WWPCF, THE BOARD OF SEWER COMMISSIONERS GRANTED APPROVAL FOR A SEPTIC FLOW OF 14,080 GALLONS PER DAY (110 GPD PER BEDROOM FOR 128 TOTAL POSSIBLE BEDROOMS) AT THEIR OCTOBER 26, 2017 MEETING. AS PROPOSED, THE PROJECT CONSISTS OF A TOTAL OF 96 BEDROOMS.
  2. FINAL DESIGN OF THE SEWER PUMP STATION AND APPURTENANCES WILL REQUIRE A DRAW DOWN TEST ON THE EXISTING PUMP STATION LOCATED ON LINWOOD AVENUE AND THE POSSIBLE UPGRADE OF ALL INFRASTRUCTURE AS DETERMINED BY THE SEWER DEPARTMENT.
  3. THE ONSITE LIFT STATION SHALL BE PRECEDED BY A MACERATOR PUMP.
  4. THE PROPOSED FORCE MAIN SHALL BE ADEQUATELY SIZED TO ALLOW FOR THE REASONABLE CONNECTION OF RESIDENTIAL AND COMMERCIAL PROPERTIES LOCATED BETWEEN THE PROJECT LOCUS AND LINWOOD AVENUE. ANY NEW CONNECTIONS WOULD REQUIRE GRINDER PUMPS PRIOR TO DISCHARGE TO THE PROPOSED FORCE MAIN.
  5. FORCE MAIN INSTALLATION WITHIN THE STATE HIGHWAY LAYOUT WILL REQUIRE PERMITTING WITH MASSDOT AND THE RESPECTIVE UTILITY COMPANY.

- WATER NOTES:**
1. FINAL DOMESTIC AND FIRE PROTECTION SERVICE LINE SIZES ARE SUBJECT TO CHANGE AND SHALL BE VERIFIED BY THE RESPECTIVE FIRE & WATER DEPARTMENTS.



LOCUS MAP  
SCALE 1" = 2000'

10/25/21  
DATE  
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**UTILITIES PLAN**

**REVISIONS:**

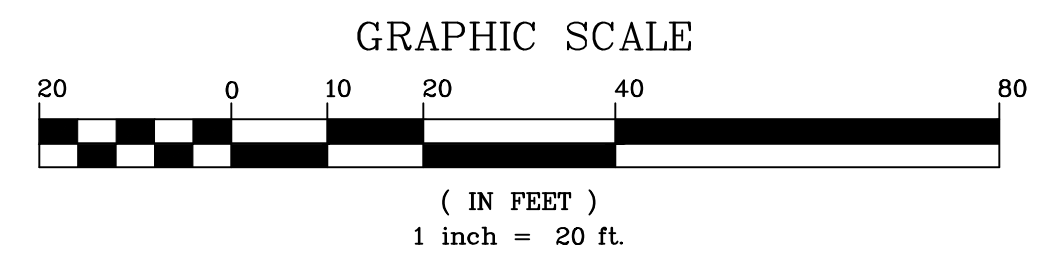
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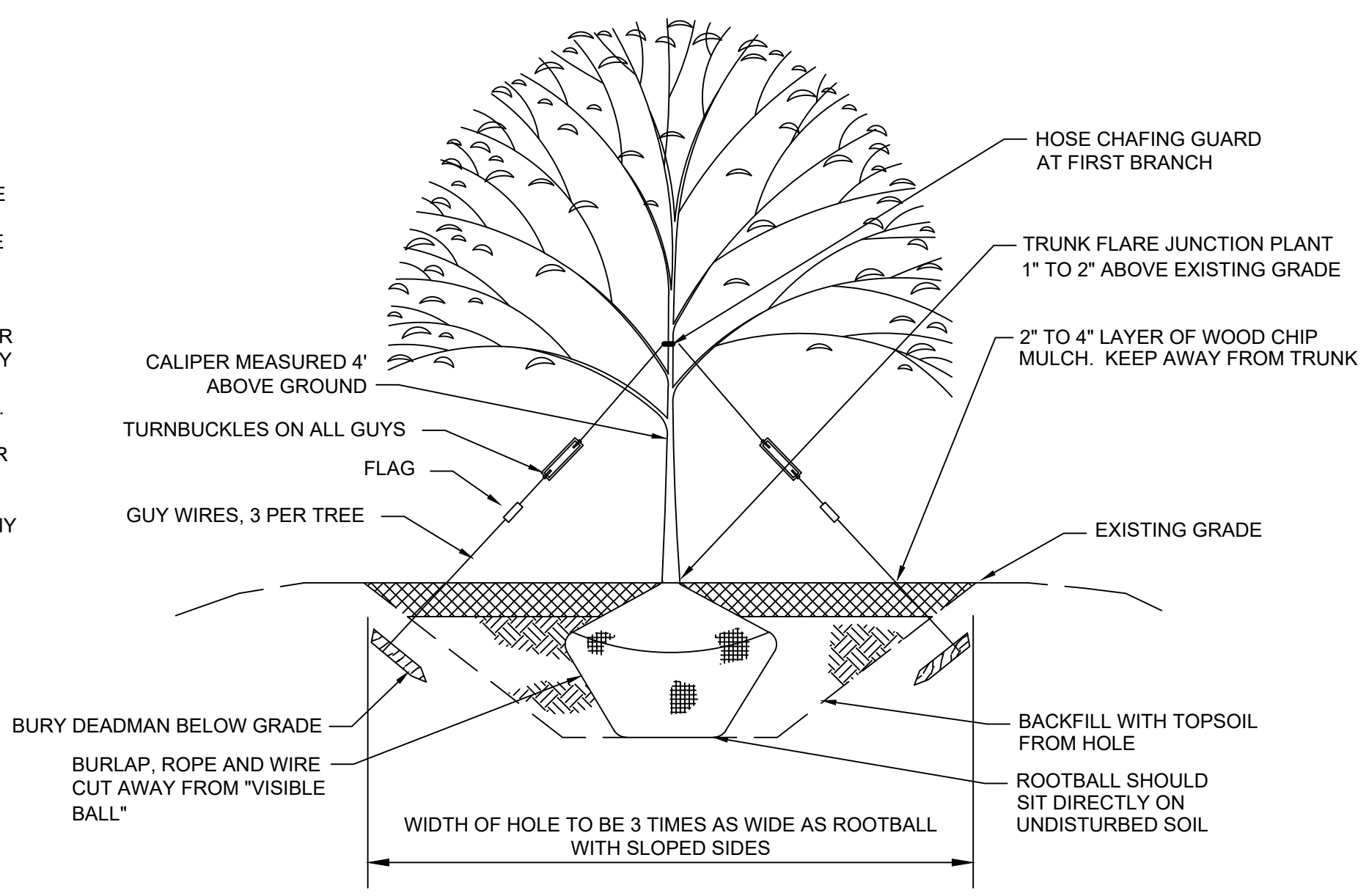
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**PLANTING NOTES:**

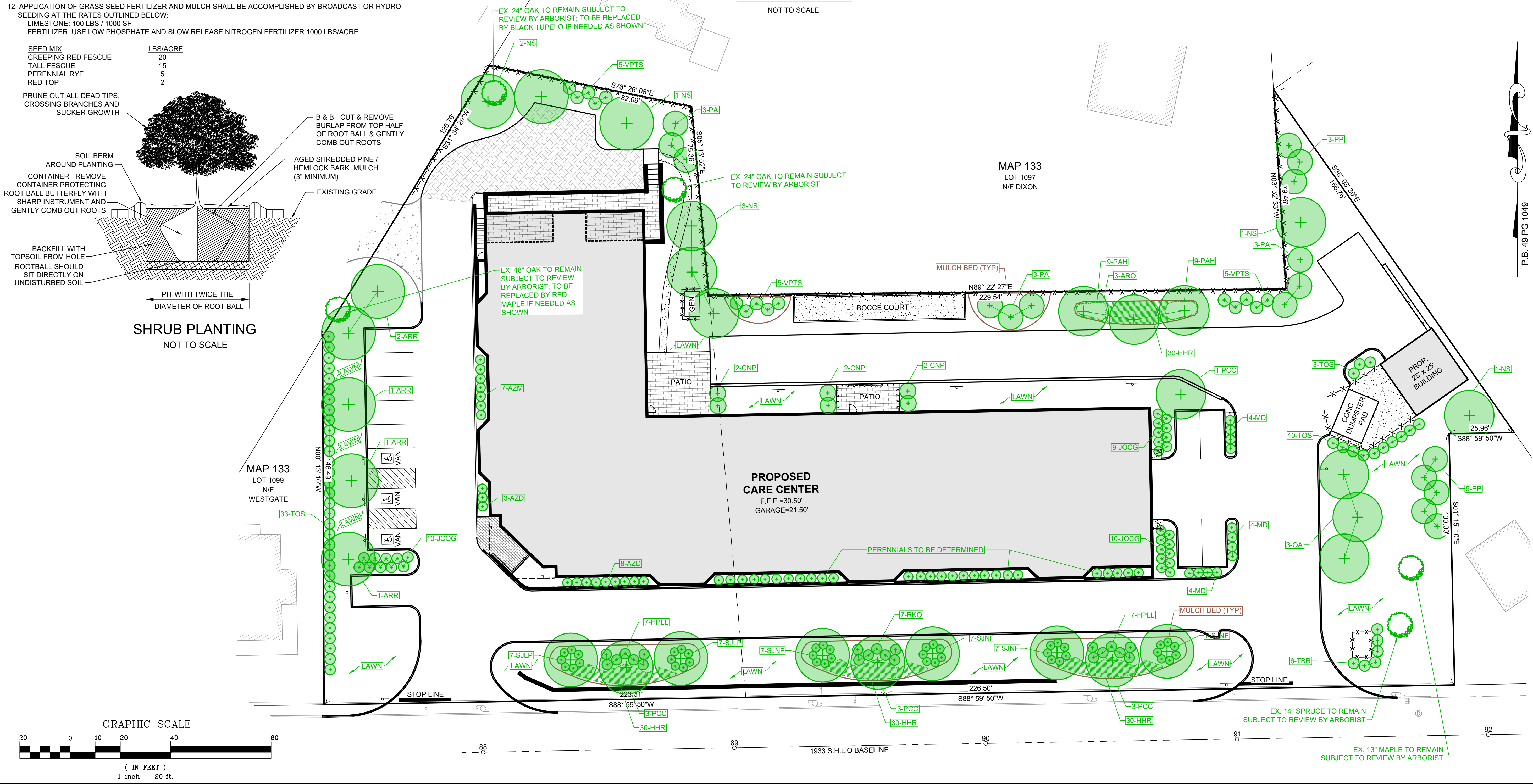
1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN ANSI Z260.1 OR THE LATEST EDITION. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE AND SHALL BE CERTIFIED DISEASE AND INSECT FREE AT THE TIME OF DELIVERY TO THE SITE. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE OR REJECT THE PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT SHALL SPECIFY AN ACCEPTABLE REPLACEMENT SHOULD ANY PLANT MATERIAL BE UNAVAILABLE AT TIME OF DELIVERY.
3. ALL PLANT MATERIAL SHALL BE PROPERLY PLANTED AND STAKED IN CONFORMANCE WITH THE DETAILS PROVIDED. PROVIDE THREE (3) STAKES PER TREE UNLESS OTHERWISE NOTED. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE OR GRADES THAT HAVE BEEN ESTABLISHED DURING CONSTRUCTION AND APPROVED BY THE LANDSCAPE ARCHITECT. FURNISH ALL PLANT MATERIAL IN APPROVED CONTAINERS OR BALLED AND BURLAPPED. CUT AND REMOVE BURLAP FROM THE TOP ONE-THIRD (1/3) OF THE ROOT BALL. ENTIRELY REMOVE ALL WIRE ROOT BALL BASKETS FROM THE PLANTING PIT PRIOR TO FINAL BACKFILLING OF PLANTING PIT.
4. PROVIDE PLANTING PITS AS INDICATED ON THE PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, ONE PART PEAT MOSS OR COMPOSTED LEAF MATTER (TWO YEARS OLD), AND ONE PART EXISTING SOILS ON THE SITE. IF IN THE OPINION OF THE LANDSCAPE ARCHITECT EXCESSIVELY WET SOIL CONDITIONS EXIST, THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND TO THE BOTTOM OF THE PLANT PIT. A SLOW RELEASE FERTILIZER SHALL BE ADDED TO THE BACKFILL MIX IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR NEW TRANSPLANTS.
5. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF THE INSTALLATION AND AGAIN WITHIN 24 HOURS OF THE INSTALLATION. REGULAR WATERING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR TO ENSURE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
6. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT THAT DIES WITHIN THE GUARANTEE PERIOD SHALL BE REMOVED (INCLUDING THE ROOT BALL) AND REPLACED WITH A SPECIMEN OF THE SAME VARIETY AND SIZE AS THE ORIGINALLY SPECIFIED PLANT, AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
7. THE LANDSCAPE CONTRACTOR SHALL FURNISH A MINIMUM OF 24" OF TOPSOIL IN ALL PLANTING BEDS. A COMPLETE SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDSCAPE CONTRACTOR PRIOR TO PLANTING TO DETERMINE THE EXTENT OF MODIFICATIONS NECESSARY TO THE PH AND NUTRIENT LEVELS OF THE PLANTING SOIL TO ENSURE SURVIVAL OF THE PLANTS. THE CONTRACTOR SHALL FURNISH THE TEST RESULTS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PLANTING.
8. ALL PLANTING BEDS AND TREE WELLS SHALL RECEIVE A 3" MINIMUM LAYER OF FINELY SHREDDED PINE BARK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE MULCH TO THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY OF THE MULCH TO THE SITE.
9. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
10. IN THE CASE OF A DISCREPANCY BETWEEN THE QUANTITIES LISTED IN THE PLANT SCHEDULE AND THOSE ILLUSTRATED IN THE PLAN, THE PLAN SHALL RULE.
11. ALL LANDSCAPE AREAS NOT PLANTED WITH TREES, SHRUBS, GROUND COVER OR SOD SHALL BE RESTORED WITH 6" OF TOPSOIL AND SHALL BE SEEDED AS INDICATED ON THE PLANS. (T & S)
12. APPLICATION OF GRASS SEED FERTILIZER AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST OR HYDRO SEEDING AT THE RATES OUTLINED BELOW:  
LIMESTONE: 100 LBS / 1000 SF  
FERTILIZER: USE LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZER 1000 LBS/ACRE



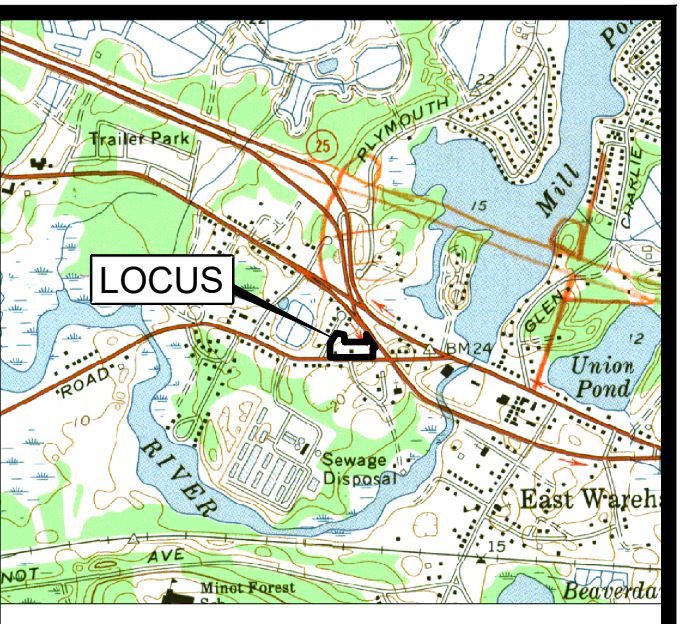
SYMB	BOTANICAL NAME	Plant Schedule			
		COMMON NAME	SIZE	COMMENTS	QUANTITY
<b>Shrubs</b>					
AZD	Azalea hyb. 'Delaware Valley'	Delaware Valley White Evergreen Azalea	18" - 24" ht.	3 gal. - 3" o.c.	11
AZM	Azalea hyb. 'Mothers Day'	Mothers Day Red Evergreen Azalea	18" - 24" ht.	4 gal. - 3" o.c.	7
HPLL	Hydrangea paniculata 'Little Limelight'	Compact Limelight Hydrangea	18" - 24" ht.	3 gal. - 4" o.c.	14
JCOG	Juniperus chinensis 'Old Gold'	Old Gold Compact Juniper	18" - 24" spr.	4 gal. - 4" o.c.	29
MD	Microbiota decussata	Siberian Carpet ground cover	18" - 24" spr.	3 gal. - 4" o.c.	12
RKO	Rosea hybrid 'Knockout'	Red Knockout Shrub Rose	18" - 24" ht.	4 gal. - 4" o.c.	7
SJLP	Spiraea japonica 'Little Princess'	Little Princess Spirea - Dwarf Pink	15" - 18" spr.	3 gal. - 24" o.c.	14
SJNF	Spiraea japonica 'Neon Flash'	Red Dwarf Mounded Spirea	18" - 24" ht.	3 gal. - 3" o.c.	28
TBR	Taxus baccata Repandens	English Spreading Yew	24" - 30" spr.	5 gal./ B & B - 4" o.c.	6
TOS	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	6" - 7" ht.	B & B - 4" o.c.	46
VPTS	Viburnum plicatum tomentosum 'Shoshoni'	Shoshoni Compact Doublefile Viburnum	18" - 24" ht.	3 gal. - 5" o.c.	15
<b>Perennials</b>					
HHR	Hemerocallis 'Happy Returns'	Dwarf Pale Yellow Daylily	18" ht.	1 gal. - 24" o.c.	120
PAH	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	18" - 24" ht.	1 gal. - 24" o.c.	18
<b>General Site Trees</b>					
ARO	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	B & B - as shown	3
ARR	Acer rubrum 'Franksred'	Red Sunset Red Maple	3" cal.	B & B - as shown	5
CNP	Chamaecyparis nootkantis Pendula	Weeping Alaskan Cedar	6" - 7" ht.	B & B - as shown	6
NS	Nyssa sylvatica	Black Tupelo	3" cal.	B & B - as shown	8
OA	Oxydendrum arborescens	Sourwood Tree	3" cal.	B & B - as shown	3
PA	Picea abies	Norway Spruce	7" - 8" ht.	B & B 12" o.c.	9
PCC	Pyrus calleryana 'Chanticleer'	Cleveland Select Callery Pear	3" cal.	B & B - as shown	10
PP	Picea pungens	Colorado Blue Spruce	7" - 8" ht.	B & B 12" o.c.	8

**TREE PLANTING**

NOT TO SCALE



P.B. 49 PG 1049



LOCUS MAP  
SCALE 1" = 2000'

EDWARD A. FULLER, R.L.A. DATE

**CROSSROADS CARE CENTER**  
AT  
238 & 240 SANDWICH ROAD  
(ROUTE 6)  
IN  
WAREHAM,  
MASSACHUSETTS  
(PLYMOUTH COUNTY)

**LANDSCAPE PLAN**

**REVISIONS:**

No.	DATE	DESC.
3	10/25/21	No Changes
2	10/11/21	No Changes
1	9/10/21	Consultant Comments

**PREPARED FOR:**  
F.C. MANNIX  
P.O. BOX 85  
BOSTON, MA 02113

**PREPARED BY:**  
EA FULLER ASSOCIATES  
LANDSCAPE ARCHITECTURE  
PO BOX 48  
NORTH CARVER, MA 02355

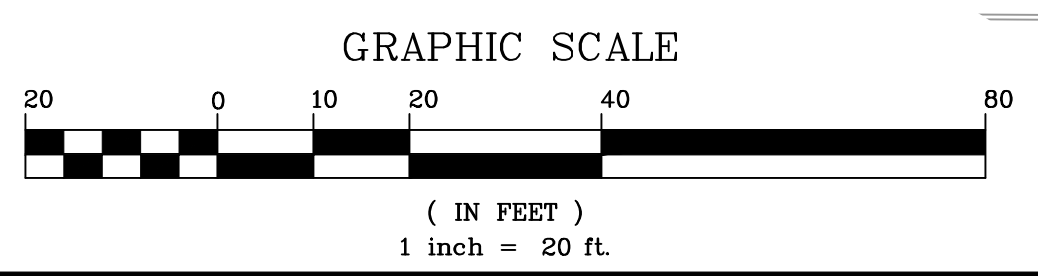
DATE: MAY 25, 2021

CALC./DESIGN: BJW

DRAWN: BJW

CHECK: JLC

JOB NO: 435



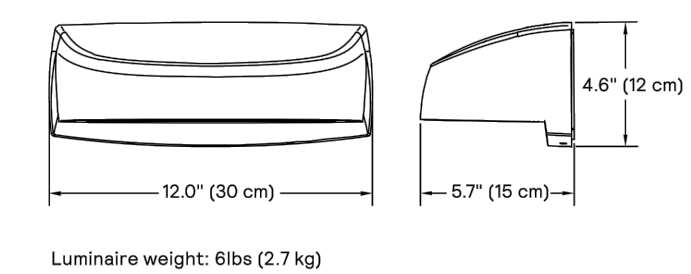
**Stonco**  
by @ignify

Wall mount  
LytePro  
LPW16 medium wall sconce



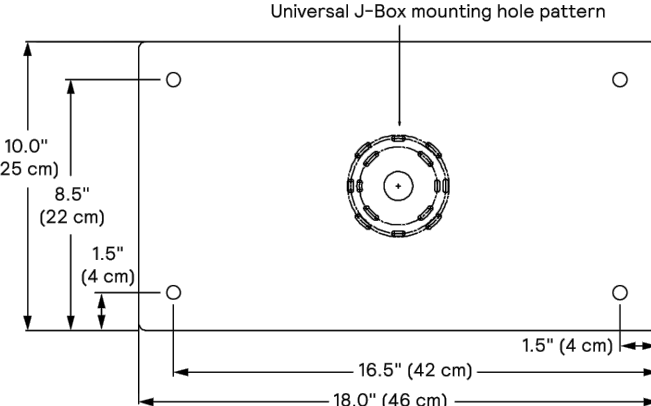
**LPW16 LytePro**  
LED medium wall sconce

Dimensions



Accessory dimensions (ordered separately)

LPWCVRPLT-BZ LPW Universal wall cover mounting plate, 0.08\"/>

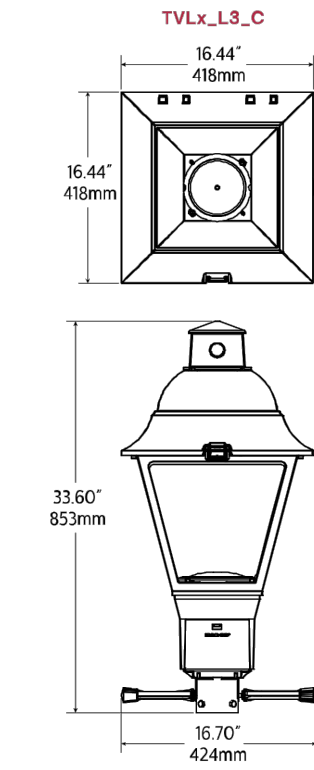


**HADCO**  
by @ignify

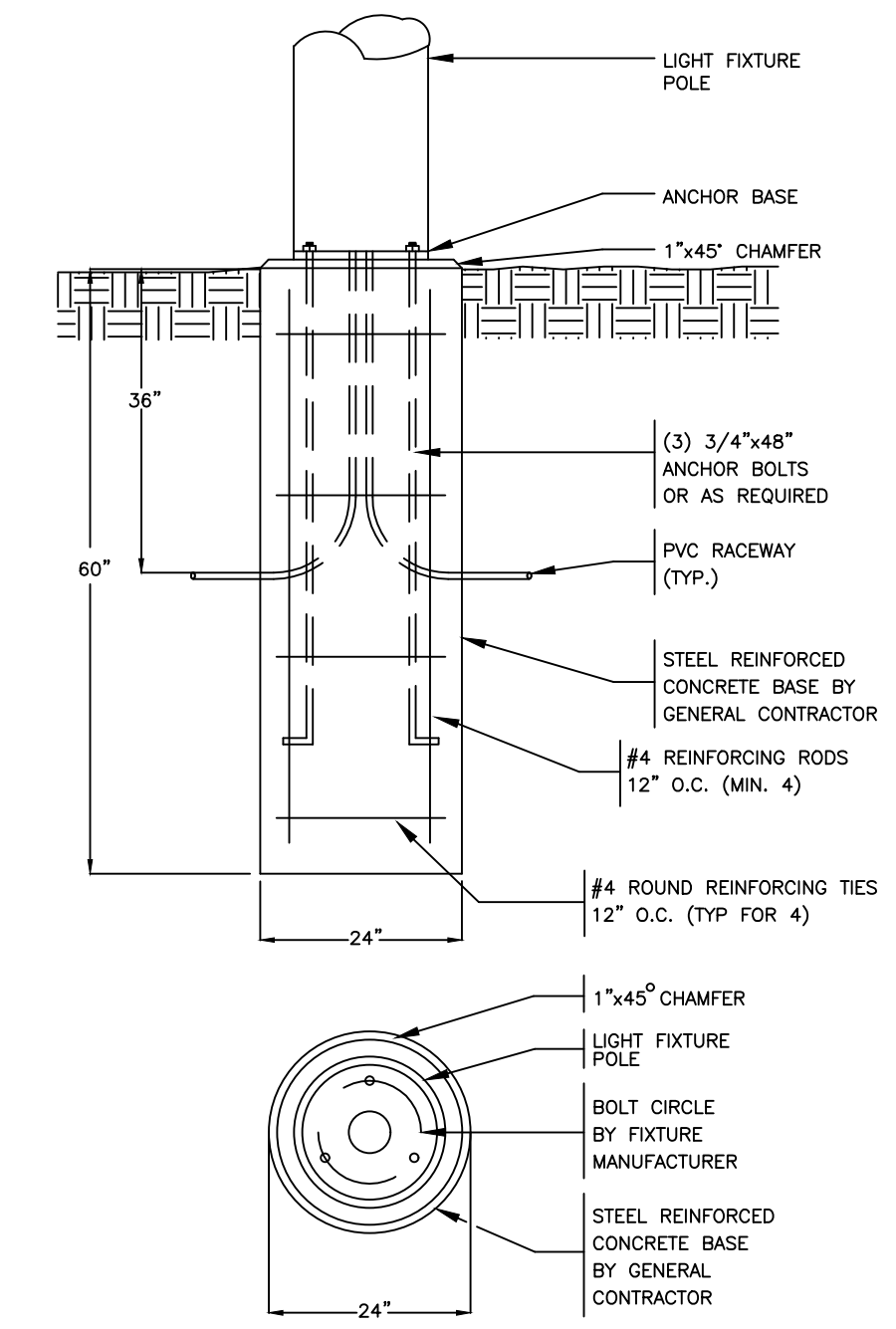
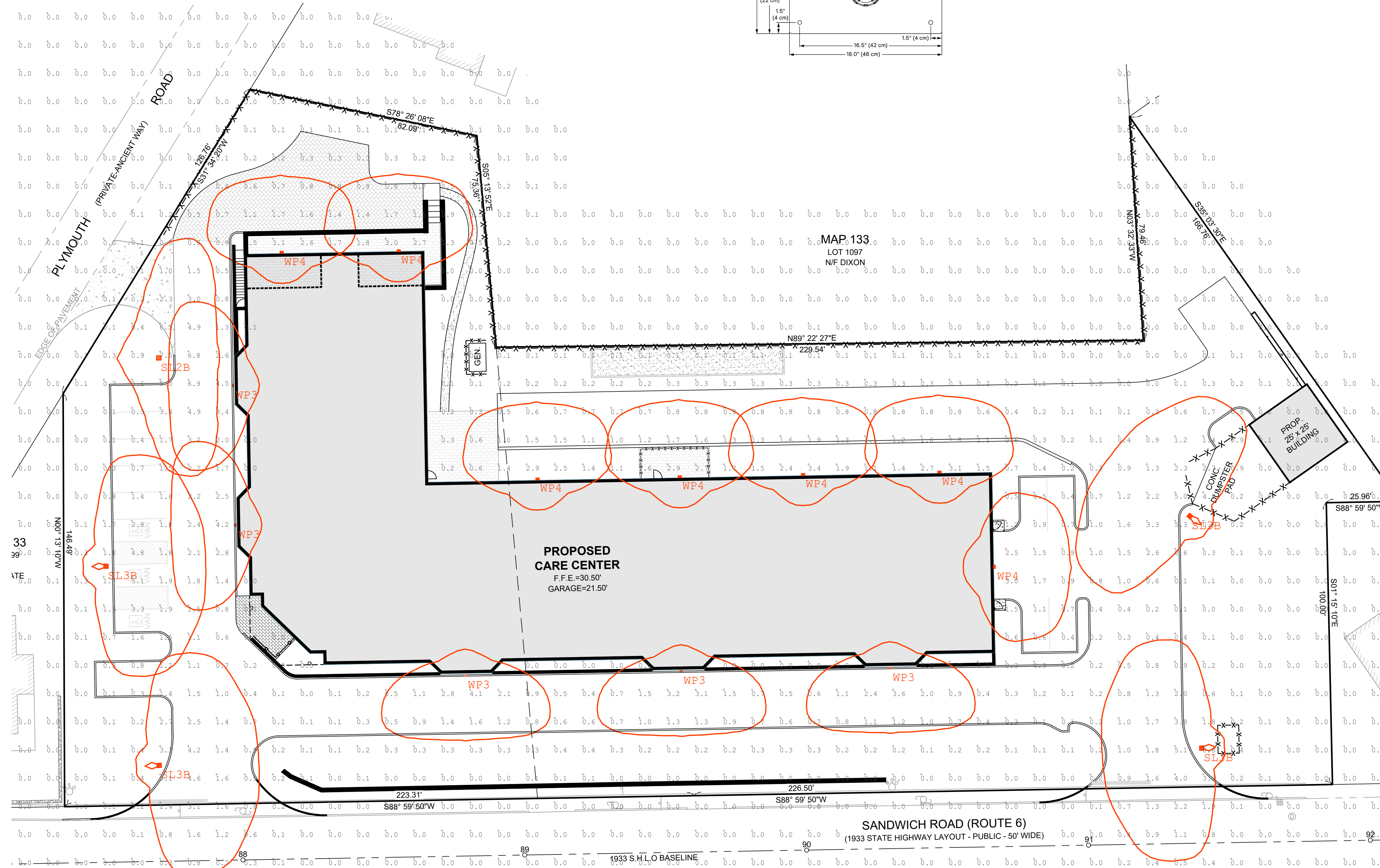
Urban  
TownView  
TVLC/TVLN  
Post top and arm mount luminaire



**TVLC/TVLN TownView**  
Post top and arm mount luminaire



The Hadco TownView LED post top luminaires were designed to eliminate the compromises of performance, comfort, style options and value when choosing the right lighting solution for residential street and pedestrian area. The horizontal lens option reduces glare to enhance a sense of security with increased visual comfort. TownView offers design flexibility with a variety of style options, lumen packages, a range of control options and more at exceptional value.

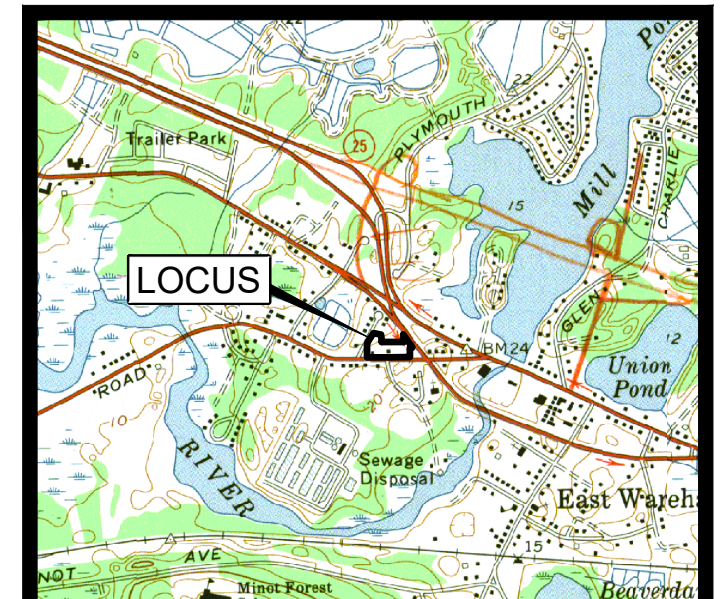
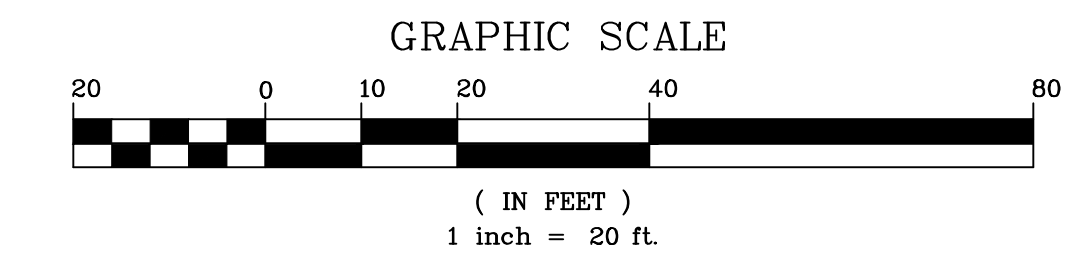


NOTE: POLE BASES SHALL BE LOCATED AT LEAST 3- FEET AWAY FROM ANY EDGE OF DRIVEWAY, CURBS, OR PARKING AREAS  
**POLE BASE DETAIL FOR LIGHT FIXTURE**  
SCALE: N.T.S.

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	SL2B	SINGLE	7128	70.2	0.850	B1-U0-G1	HADCO TVLN-X-X-32-G1-7-2S-730-X-XX-XX-X-XXX-X-X-X-X / MOUNTED TO 12FT POLE WITH OPTICAL CENTER @ 13FT AFG
4	SL3B	SINGLE	6039	70.2	0.850	B1-U0-G2	HADCO TVLN-X-X-32-G1-7-3SH-730-X-XX-XX-X-XXX-X-X-X-X / MOUNTED TO 12FT POLE WITH OPTICAL CENTER @ 13FT AFG
5	WP3	SINGLE	3200	34.3	0.850	B1-U0-G1	STONCO LPW16-30-WW-G3-3-UNV-FINISH / WALL MOUNTED @ 13FT AFG TO BOF
7	WP4	SINGLE	3098	34.3	0.850	B1-U0-G1	STONCO LPW16-30-WW-G3-4-UNV-FINISH / WALL MOUNTED @ 13FT AFG TO BOF

Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	0	0.21	7.5	0.0	N.A.	N.A.
PARKING & DRIVE LANE		1.33	6.9	0.0	N.A.	N.A.

NOTES:  
1. PHOTOMETRIC PLAN PREPARED BY APEX LIGHTING SOLUTIONS.



LOCUS MAP  
SCALE 1" = 2000'

JOHN L. CHURCHILL JR., P.E.  
DATE: 10/25/21

**CROSSROADS CARE CENTER**  
AT  
238 & 240 SANDWICH ROAD  
(ROUTE 6)  
IN  
WAREHAM,  
MASSACHUSETTS  
(PLYMOUTH COUNTY)

**LIGHTING PLAN**

REVISIONS:

No.	DATE	DESC.
3	10/25/21	No Changes
2	10/11/21	No Changes
1	9/10/21	Consultant Comments

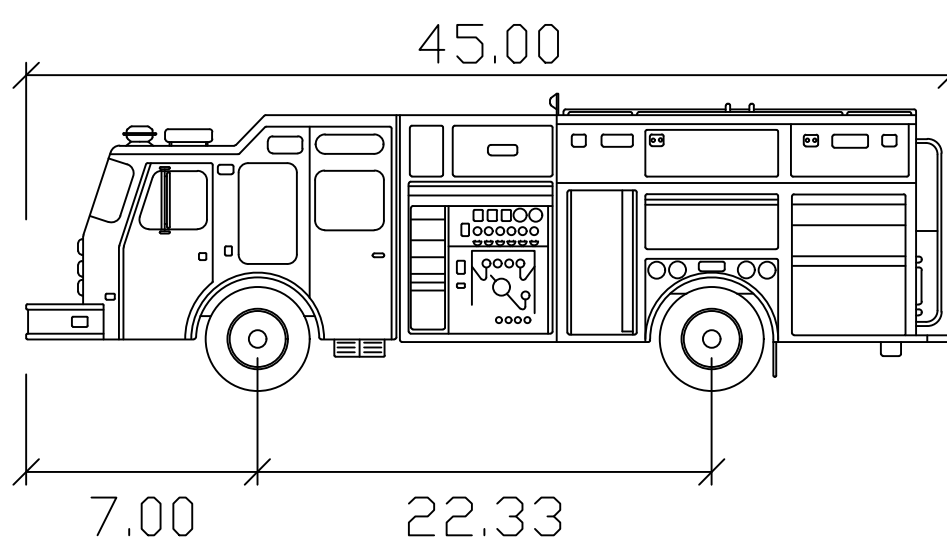
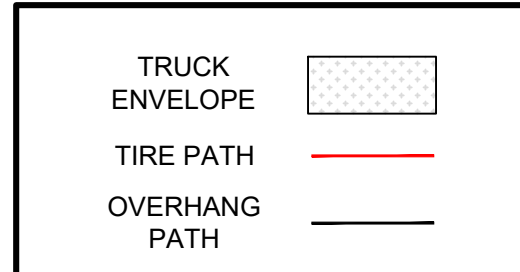
PREPARED FOR:  
F.C. MANNIX  
P.O. BOX 85  
BOSTON, MA 02113

PREPARED BY:  
JC ENGINEERING, INC.  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

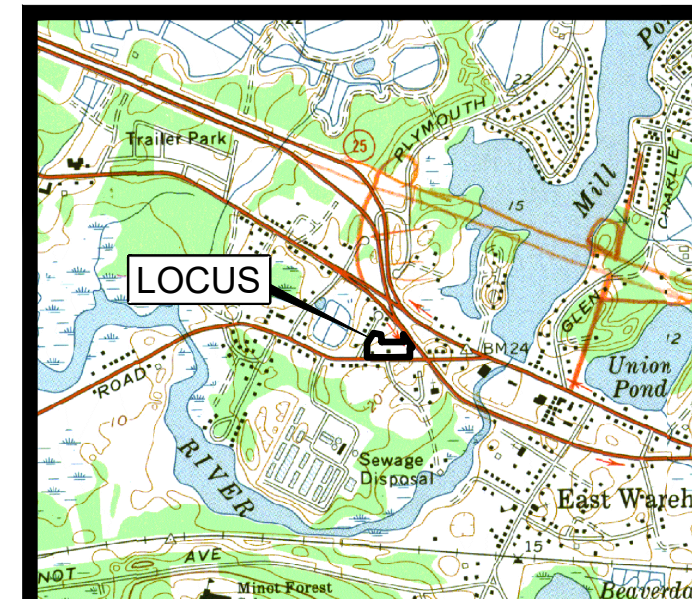
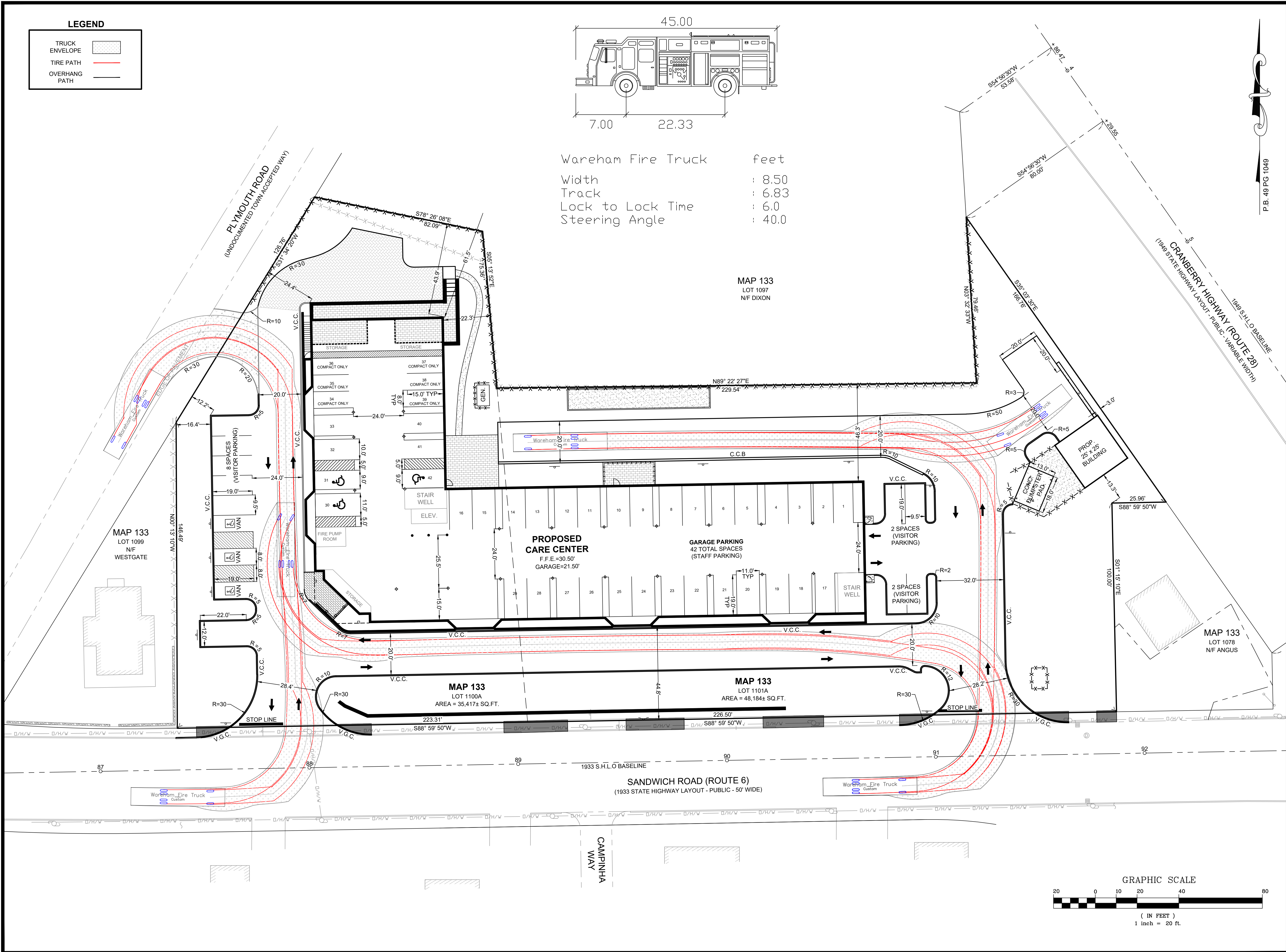
DATE: MAY 25, 2021  
CALC./DESIGN: BJW  
DRAWN: BJW  
CHECK: JLC  
JOB NO: 435



**LEGEND**



Wareham Fire Truck      feet  
 Width                           : 8.50  
 Track                             : 6.83  
 Lock to Lock Time           : 6.0  
 Steering Angle               : 40.0



LOCUS MAP  
 SCALE 1" = 2000'

JOHN L. CHURCHILL JR., P.E.  
 CIVIL ENGINEER  
 NO. 41807  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF MASSACHUSETTS

10/25/21  
 DATE

**CROSSROADS CARE CENTER**  
 AT  
 238 & 240 SANDWICH ROAD  
 (ROUTE 6)  
 IN  
 WAREHAM,  
 MASSACHUSETTS  
 (PLYMOUTH COUNTY)

**EMERGENCY ACCESS PLAN**

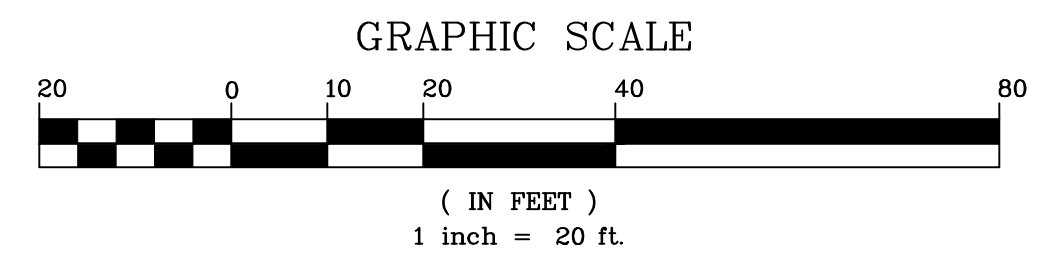
**REVISIONS:**

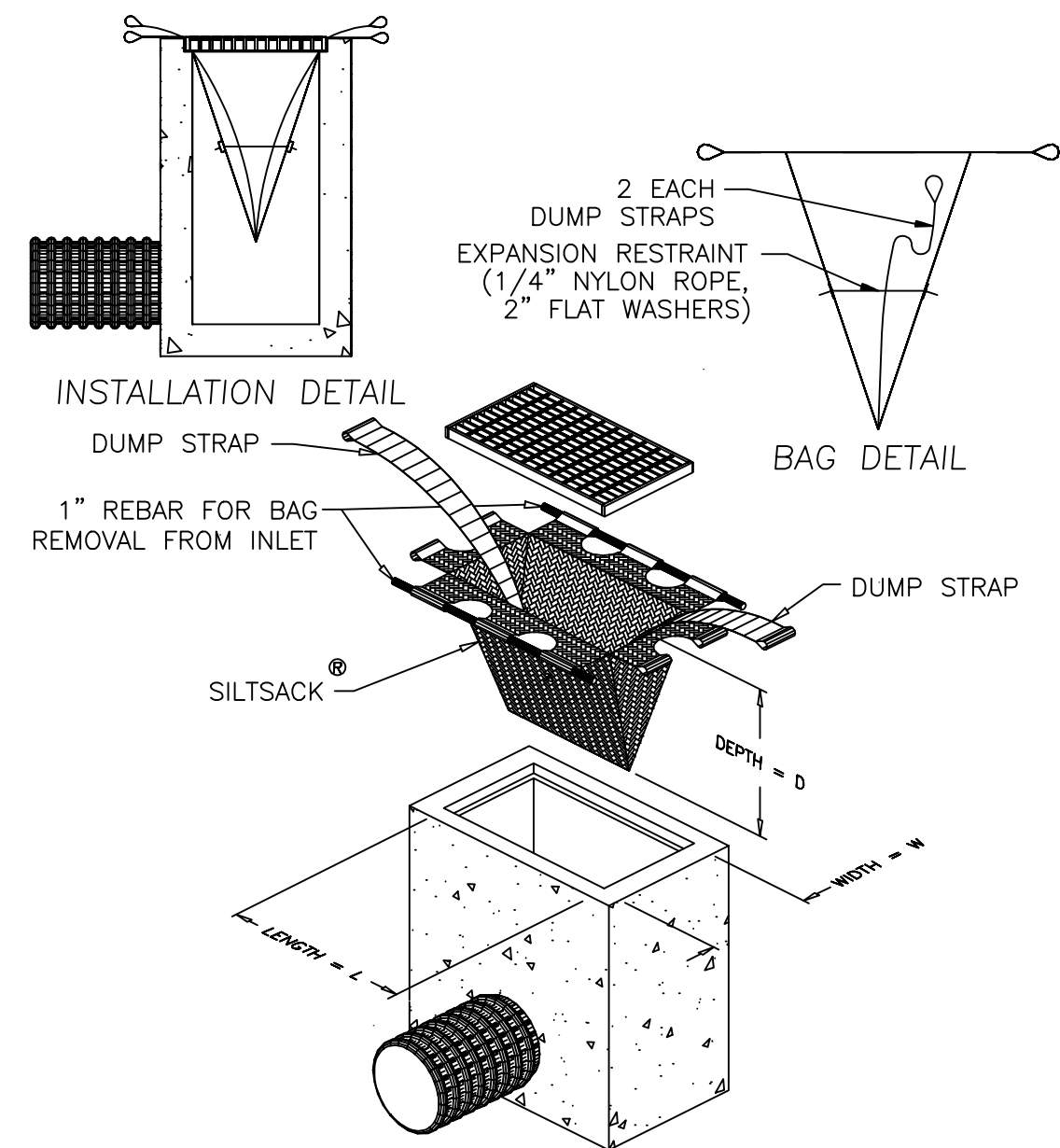
No.	DATE	DESC.

**PREPARED FOR:**  
 F.C. MANNIX  
 P.O. BOX 85  
 BOSTON, MA 02113

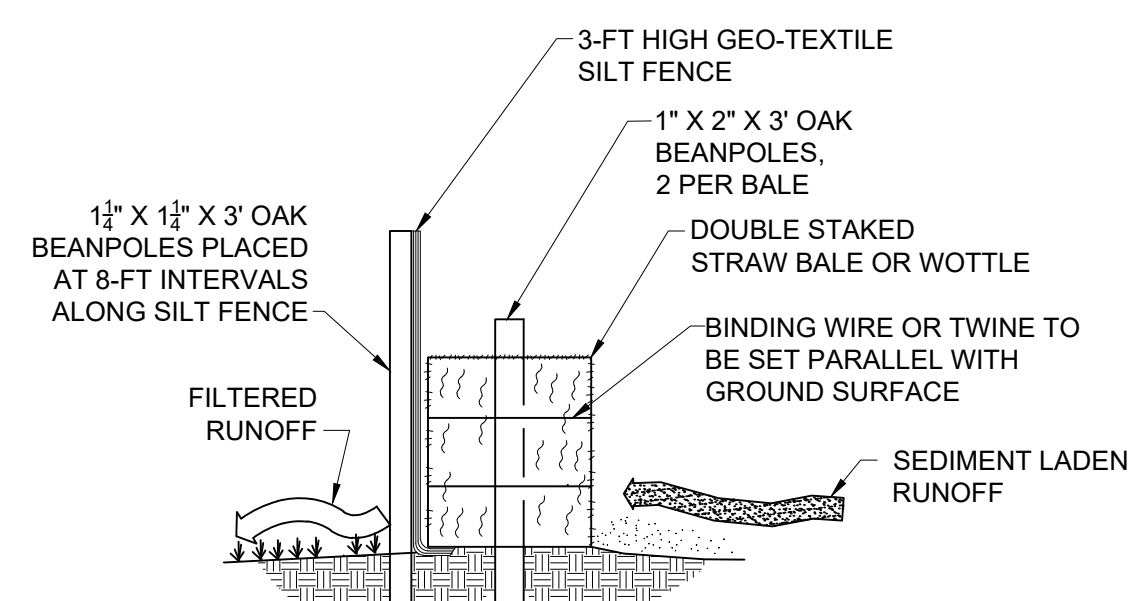
**PREPARED BY:**  
 JC ENGINEERING, INC.  
 2854 CRANBERRY HIGHWAY  
 EAST WAREHAM, MA 02538  
 508-273-0377

DATE:	OCTOBER 25, 2021
CALC./DESIGN:	BJW
DRAWN:	BJW
CHECK:	JLC
JOB NO:	435

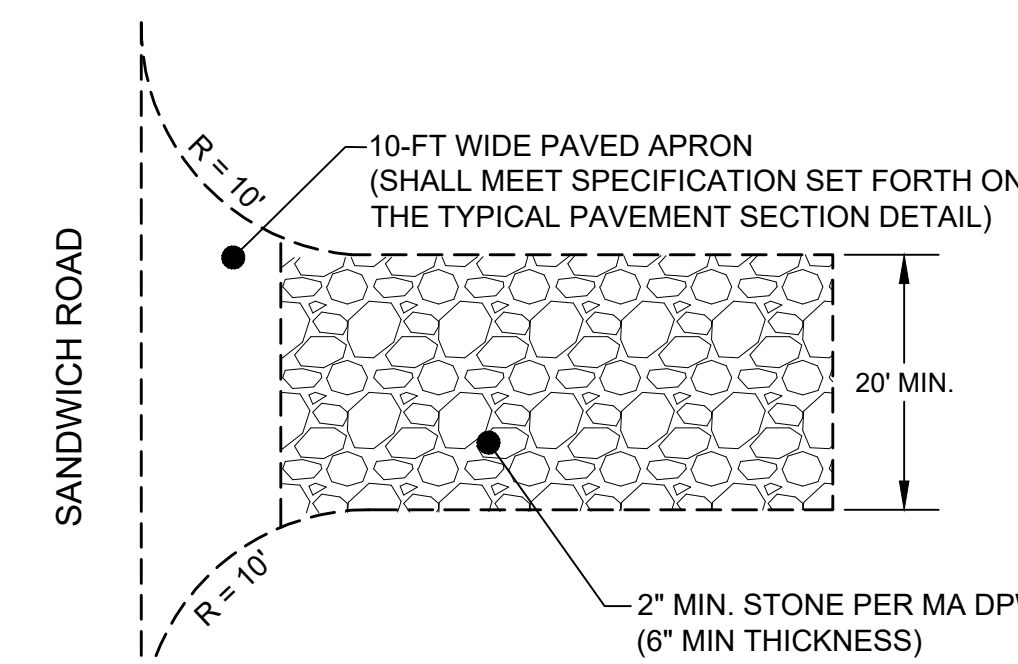




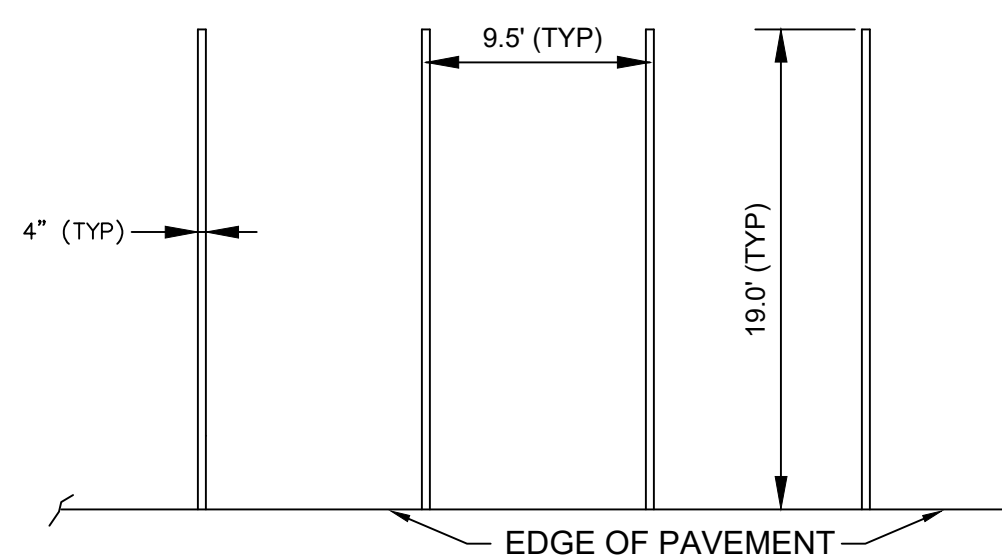
**DETAIL OF SILT SACK SEDIMENT CONTROL DEVICE**  
NOT TO SCALE



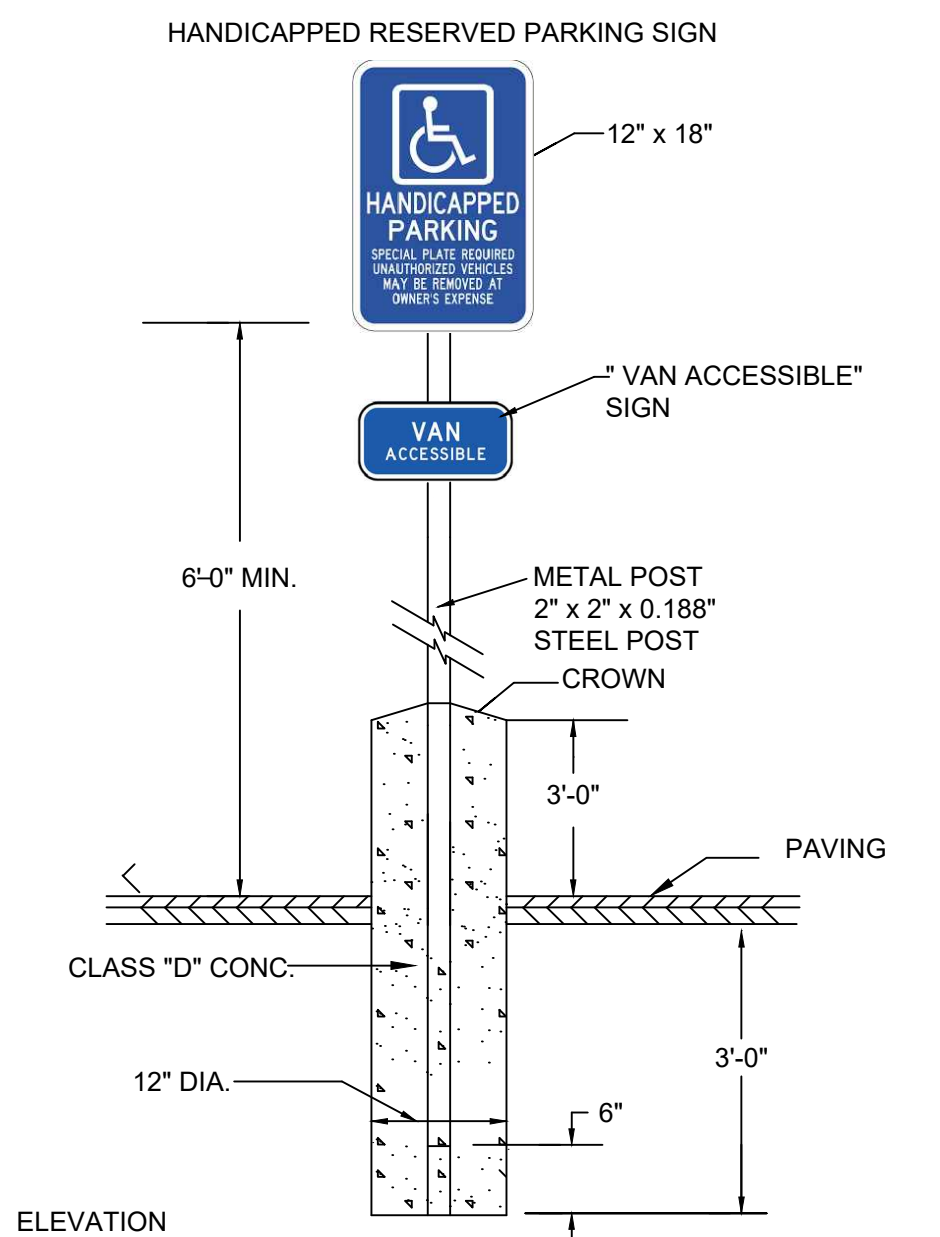
**CROSS SECTION OF HAYBALE/SILT FENCE LINE**  
NOT TO SCALE



**TEMPORARY CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE



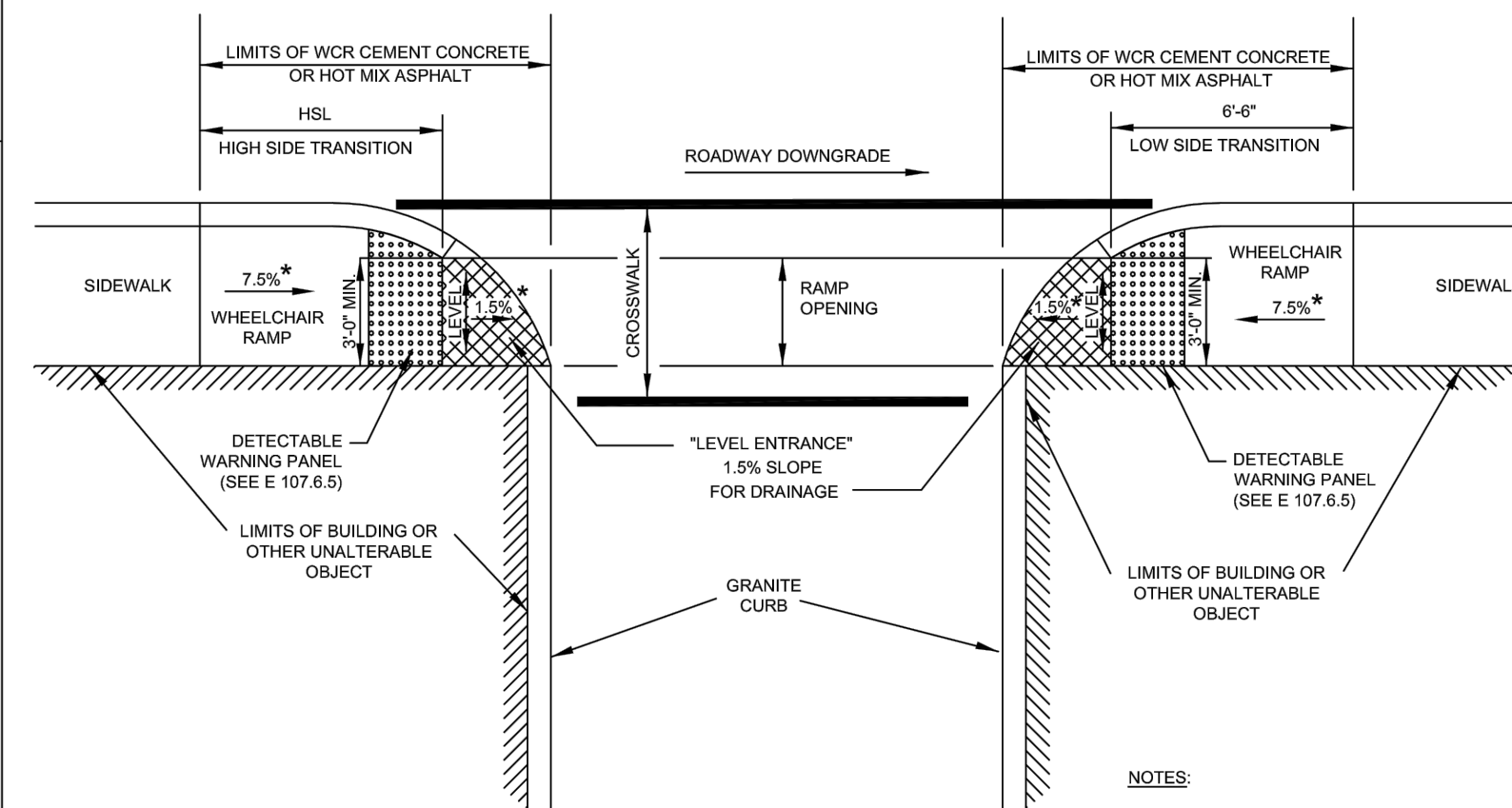
**TYPICAL STRIPING DETAIL**  
NOT TO SCALE



**NOTE:**  
1. SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE STANDARD.  
2. TO BE LOCATED ON SITE AS DIRECTED.  
3. METAL POST TO BE PAINTED 2 COATS OF EXTERIOR GREEN ENAMEL.  
4. TO BE LOCATED AT APPROPRIATE SPACES AND SHALL BE PLACED AT LEAST 3-FEET FROM EDGE OF CURBS.

**HANDICAP SIGN DETAIL**  
NOT TO SCALE

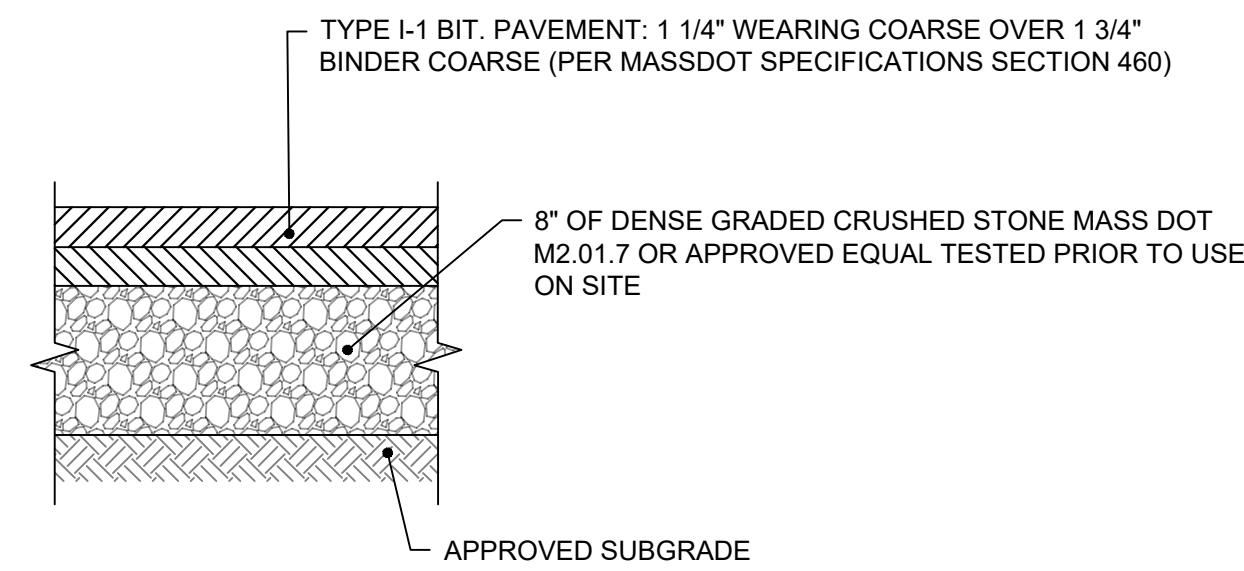
**MASSDOT CONSTRUCTION STANDARDS**  
**WHEEL CHAIR RAMP FOR ONE CONTINUOUS DIRECTION OF PEDESTRIAN TRAVEL**  
DATE OF ISSUE: OCTOBER 2017  
DRAWING NUMBER: E 107.6.0



**LEGEND**  
HSL = HIGH SIDE TRANSITION LENGTH (SEE E 107.9.0)  
\* = TOLERANCE FOR CONSTRUCTION ±0.5%

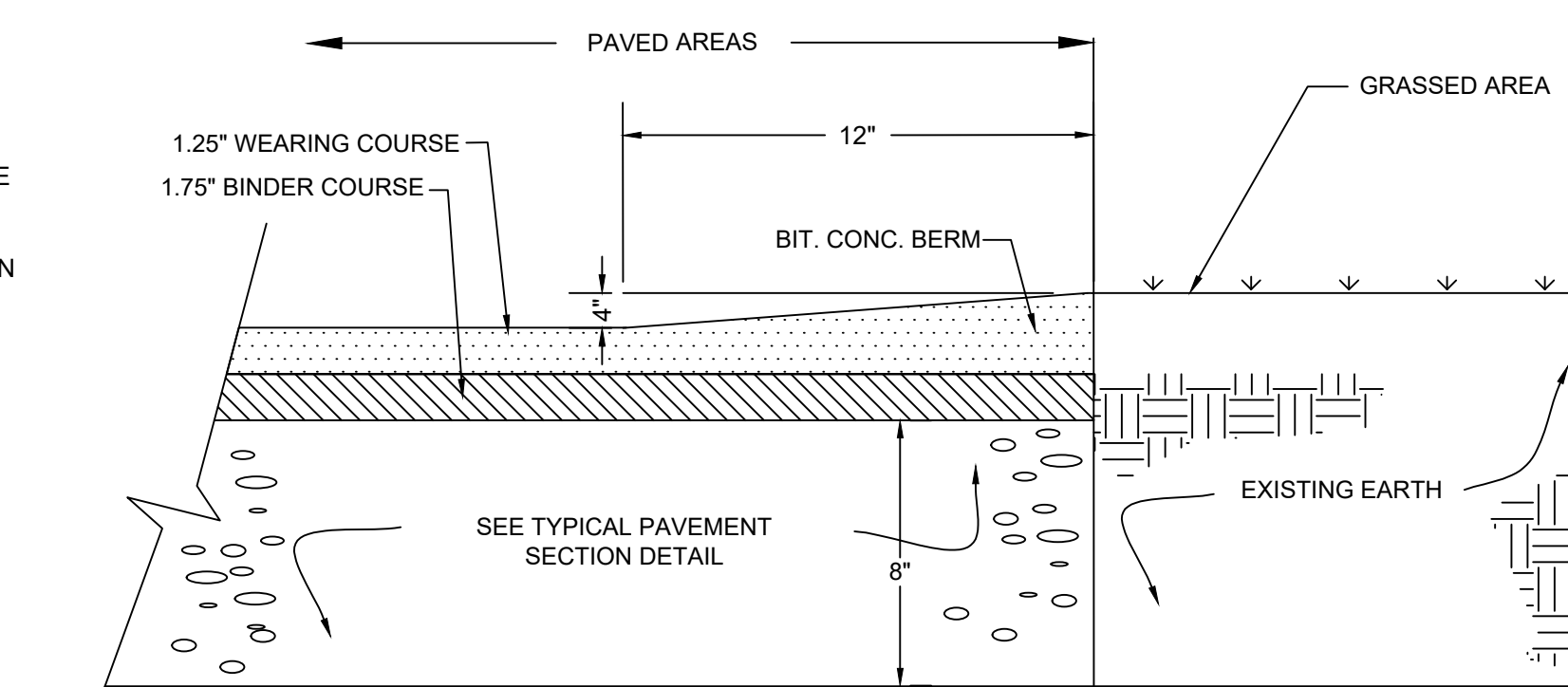
**NOTES:**  
DETECTABLE WARNING PANEL LOCATED NOT LESS THAN 6\"/>

**HANDICAP RAMP DETAIL**  
NOT TO SCALE



**PAVEMENT NOTES:**  
1. SUBGRADE MATERIAL SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND/OR COARSE SAND, FREE FROM LOAM AND CLAY TO A DEPTH NOT LESS THAN 4-FT BELOW FINISHED GRADE ELEVATION. ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REMOVED PRIOR TO SUBGRADE INSTALLATION.  
2. SUBGRADE SHALL BE PLACED IN MAXIMUM 8\"/>

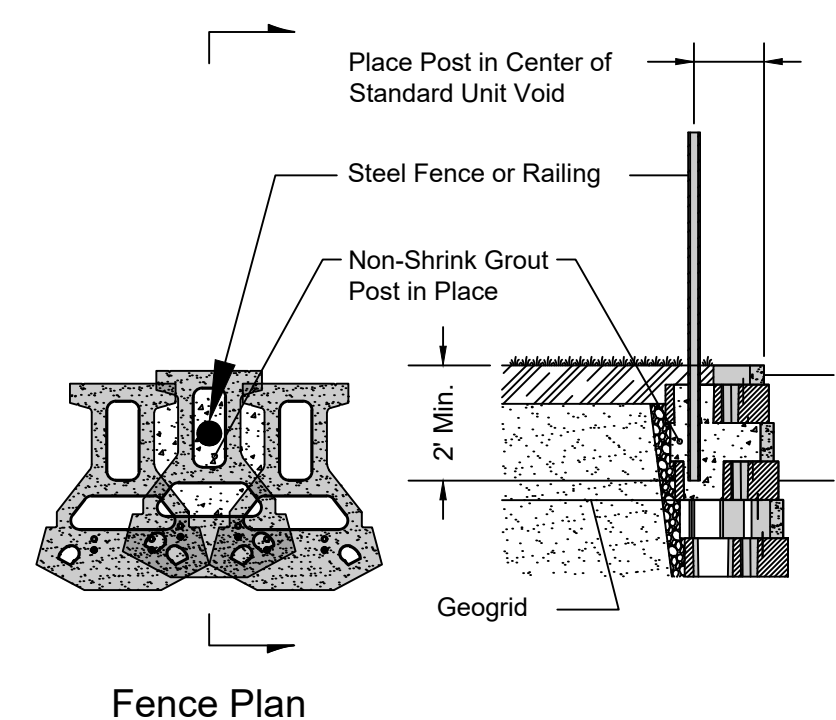
**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE



**CAPE COD BERM DETAIL**  
NOT TO SCALE

ROADWAY PROFILE GRADE	* HIGH SIDE TRANSITION LENGTH
%	ENGLISH UNITS
=0%	6'-6"
>0% TO 1%	7'-8"
>1% TO 2%	9'-0"
>2% TO 3%	11'-0"
>3% TO 4%	14'-0"
>4% TO 5%	15'-0" Max

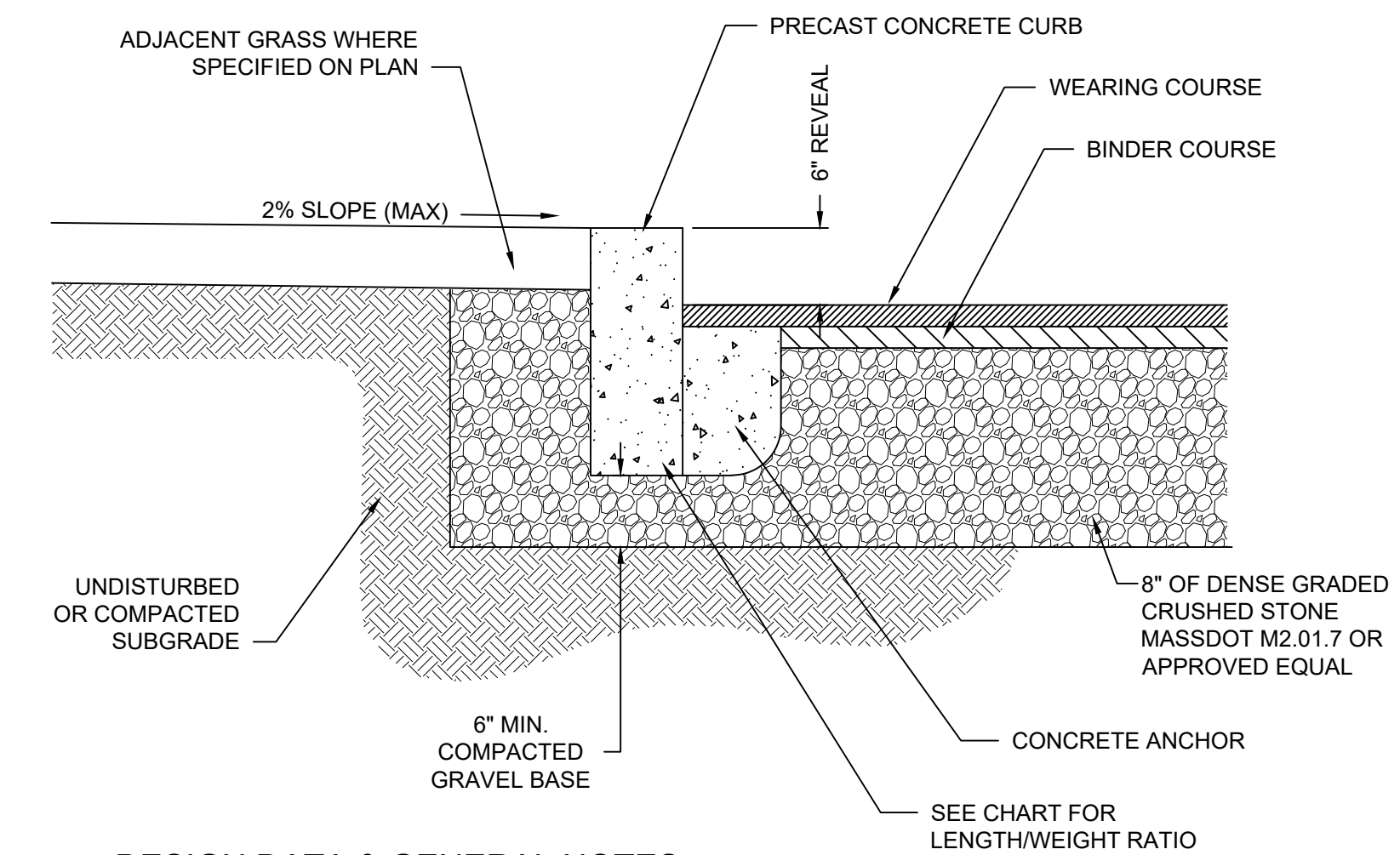
**NOTE:**  
\* BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6\"/>



**FENCE SECTION DETAIL**  
Standard Unit - 1' Setback

**WALL & RAILING NOTES:**

1. FINAL WALL DESIGN AND STYLE TO BE DETERMINED BY OWNER/LANDSCAPE ARCHITECT/GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.  
2. WALLS IN EXCESS OF 4 FEET IN HEIGHT AND THOSE THAT REQUIRE THE PLACEMENT OF A SAFETY RAILING SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING INSPECTOR.



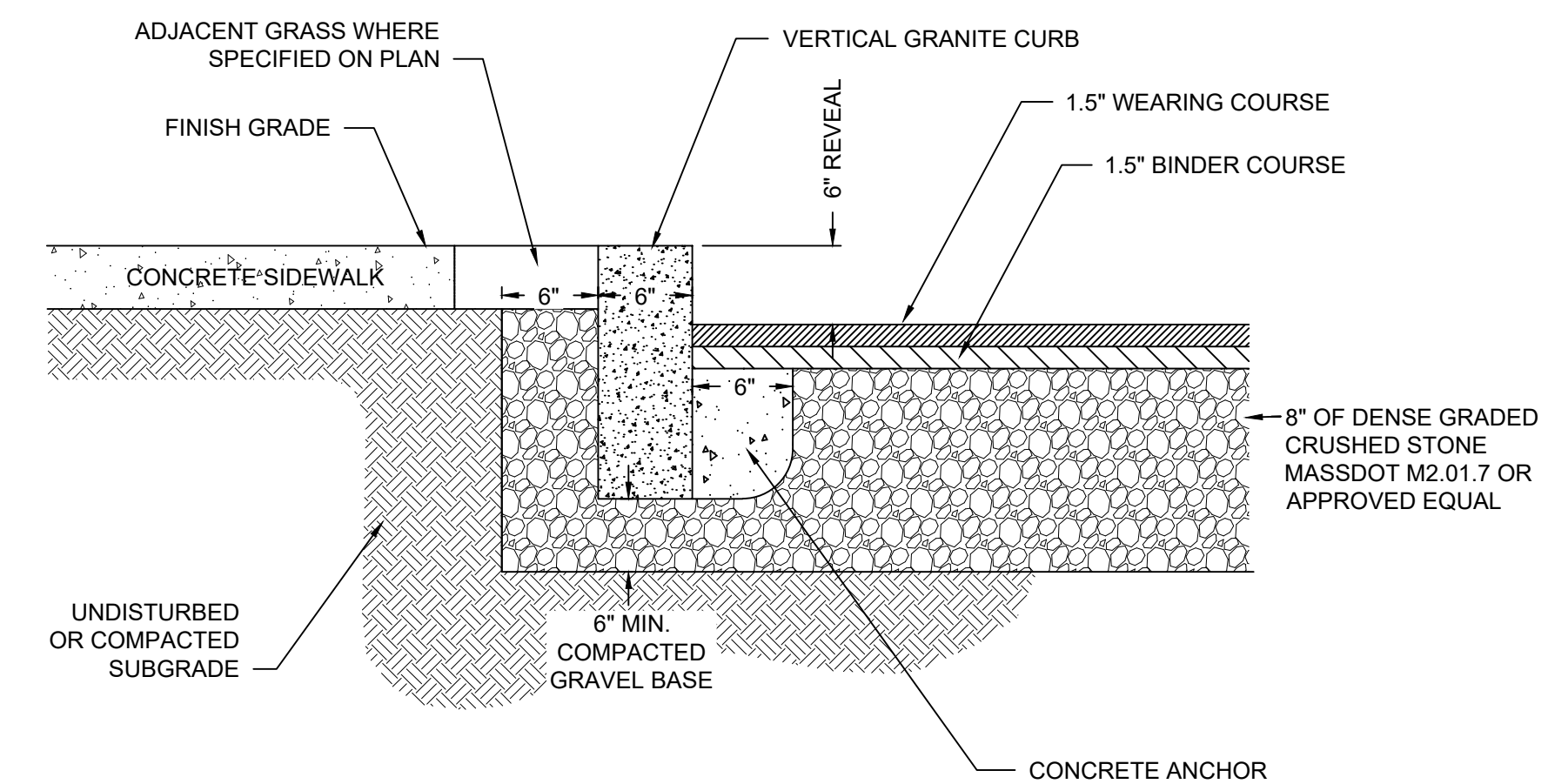
**DESIGN DATA & GENERAL NOTES**

- (1) CONCRETE STRENGTH FC 4,000 PSI @ 28 DAYS. DENSITY 150 PCF.
- (2) CEMENT, PORTLAND TYPE I OR III PER ASTM C150-81.
- (3) ADMIXTURES, OIR & PLASTICIZERS PER ASTM C233-82.
- (4) AIR ENTRAINMENT 5%-7%
- (5) ALL MATERIALS TO MEET MASSDOT SPECIFICATIONS OR APPROVED EQUAL AND TESTED PRIOR TO BEING USED ON SITE

**DATA CHARTS**

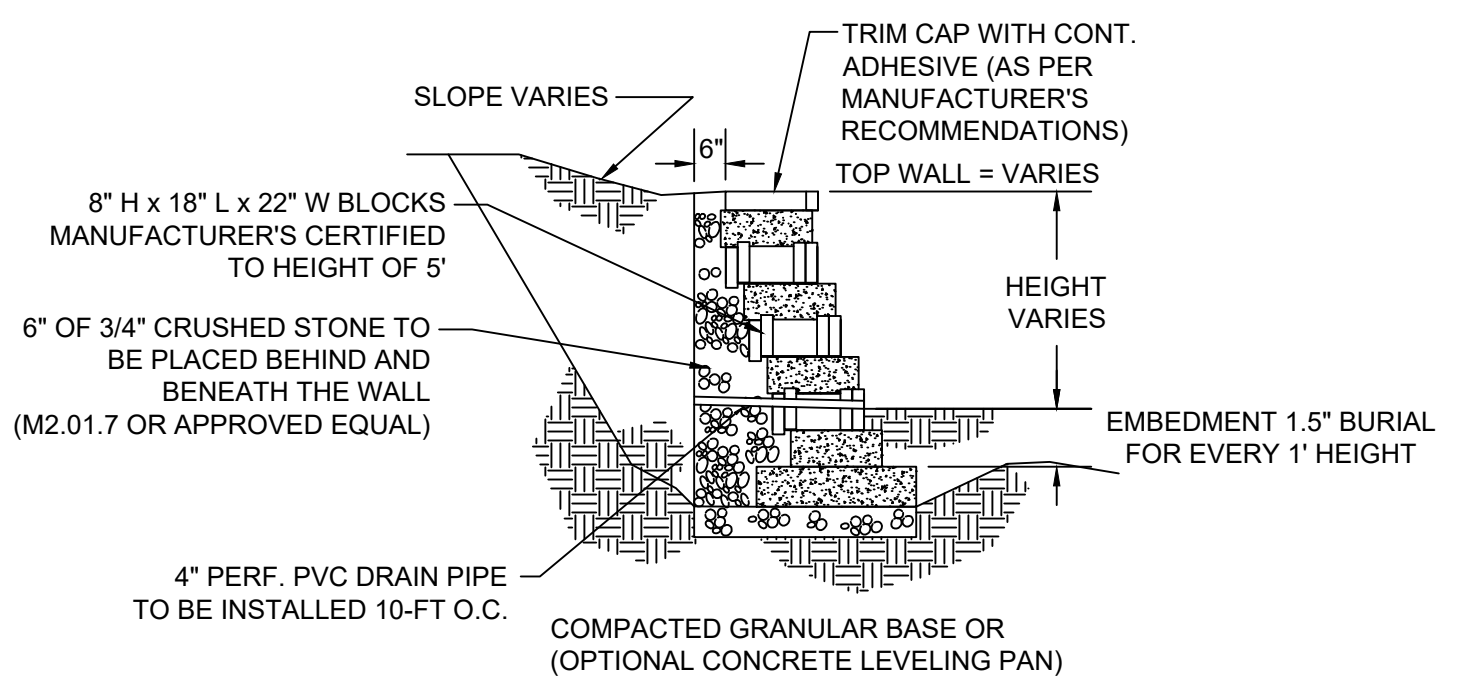
LENGTH	APPROX. WEIGHT
3'-0"	365 LBS
4'-0"	487 LBS
5'-0"	609 LBS
6'-0"	731 LBS

**PRECAST CONCRETE CURB**  
NOT TO SCALE

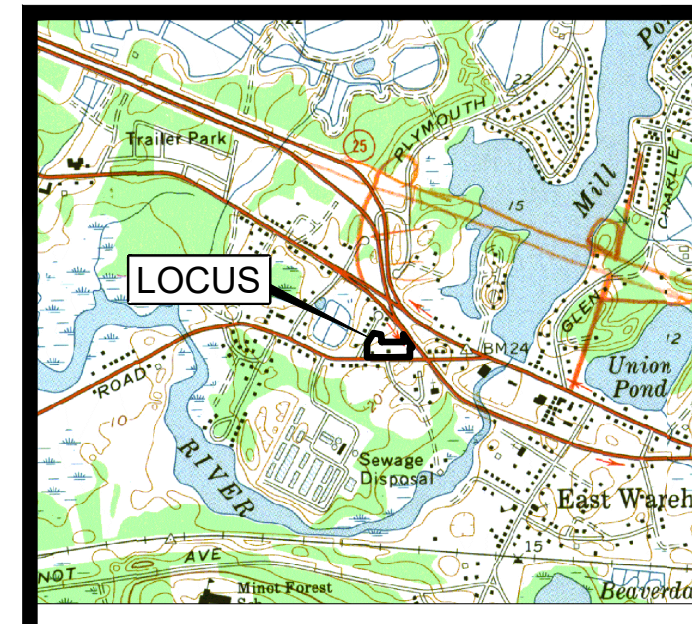


**VERTICAL GRANITE CURB DETAIL**  
NOT TO SCALE

**NOTE:** CURB WITHIN STATE HIGHWAY LAYOUT WILL BE INSTALLED PER MASSDOT STANDARD SPECIFICATIONS, SECTION 500 AND CONSTRUCTION DETAIL 106.3.0.



**MODULAR BLOCK WALL DETAIL**  
NOT TO SCALE



**LOCUS MAP**  
SCALE 1\"/>



JOHN L. CHURCHILL, JR., P.E. DATE 10/25/21

**CROSSROADS CARE CENTER**  
AT  
**238 & 240 SANDWICH ROAD (ROUTE 6)**  
IN  
**WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)**

**DETAIL SHEET**

**REVISIONS:**

No.	DATE	DESC.
3	10/25/21	No Changes
2	10/11/21	Consultant Comments #2
1	9/10/21	Consultant Comments

**PREPARED FOR:**  
F.C. MANNIX  
P.O. BOX 85  
BOSTON, MA 02113

**PREPARED BY:**  
JC ENGINEERING, INC.  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

DATE: MAY 25, 2021

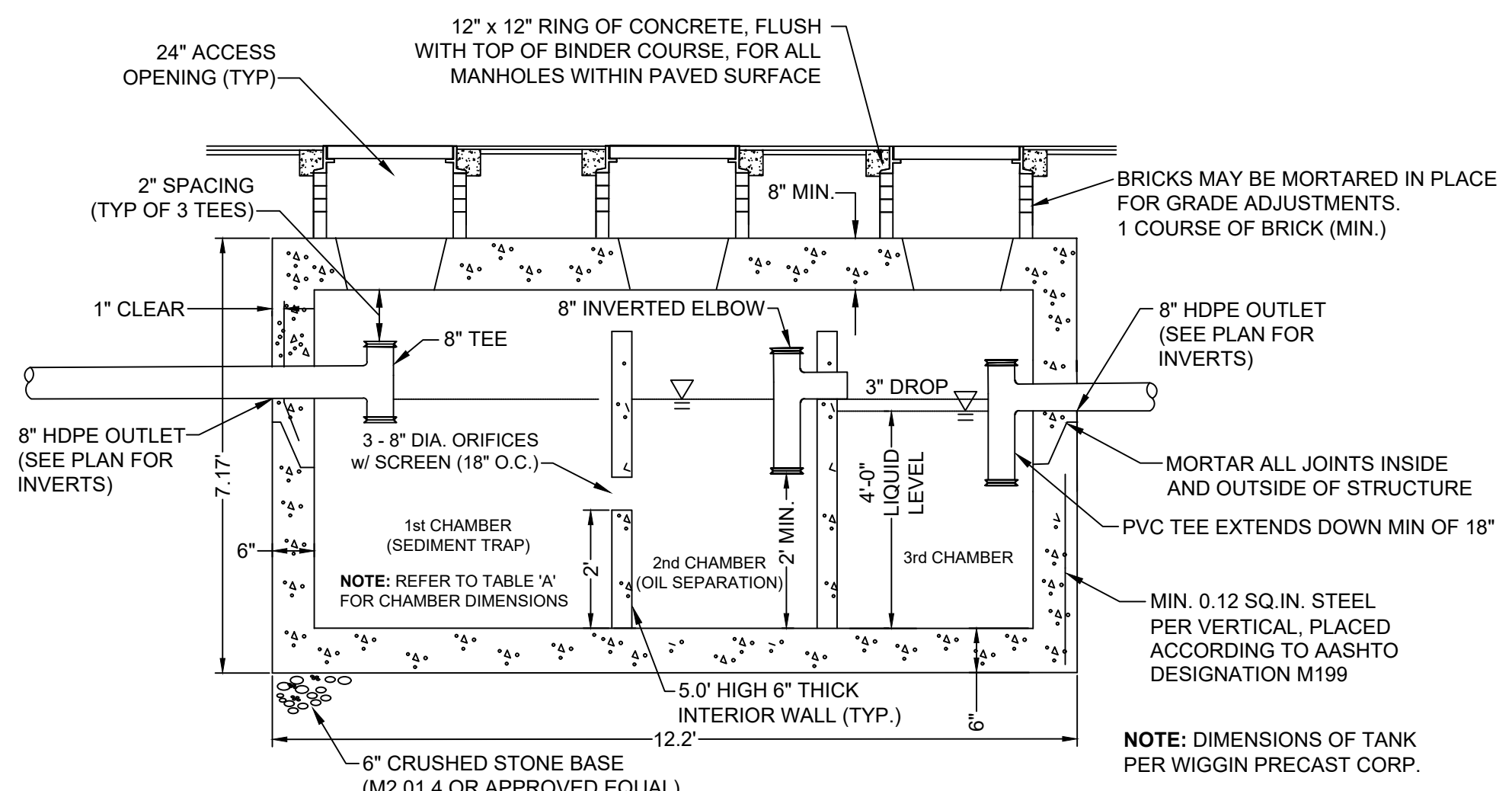
CALC./DESIGN: BJW

DRAWN: BJW

CHECK: JLC

JOB NO: 435



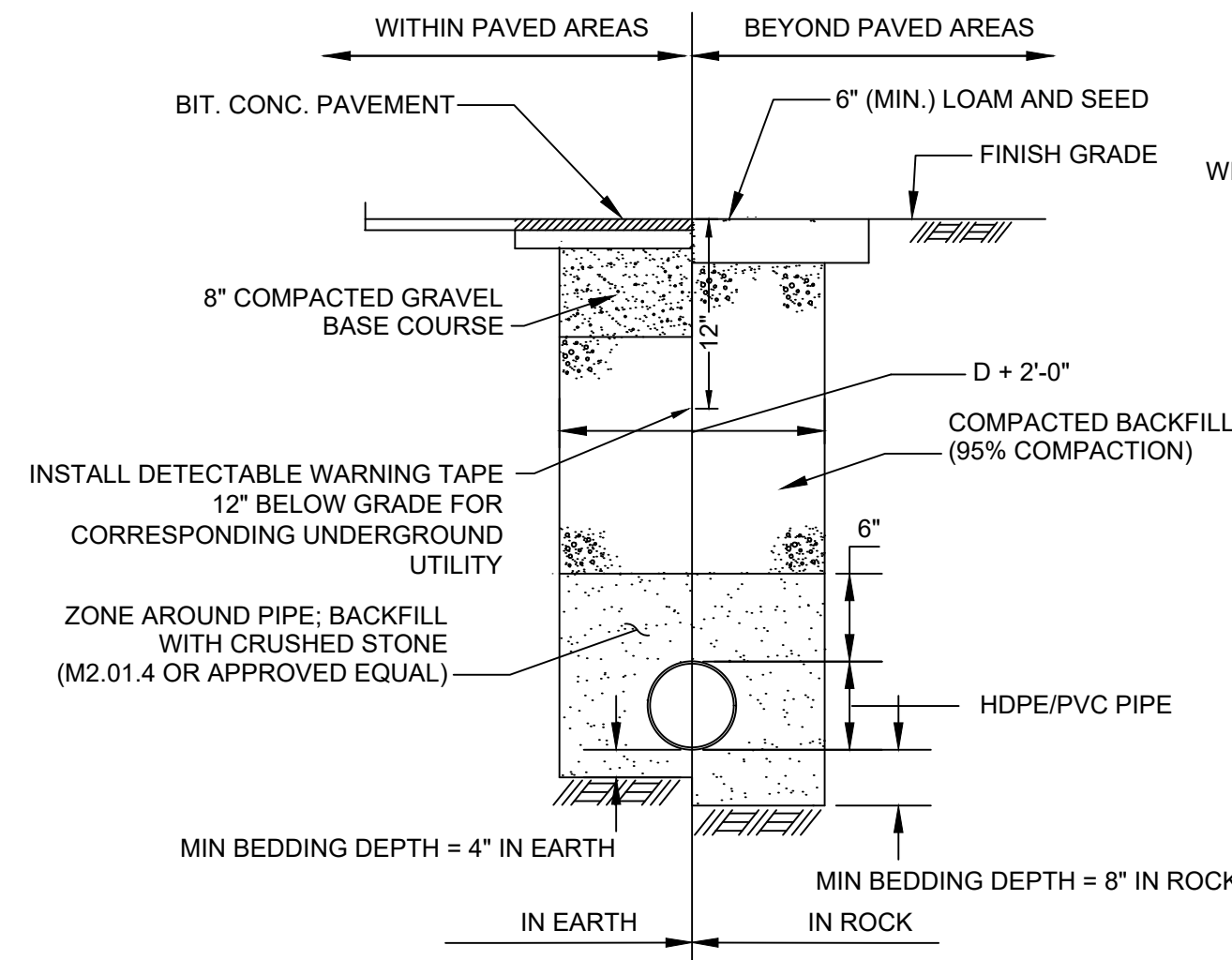


**2,500 GALLON OIL / GRIT SEPARATOR TANK (H-20)**

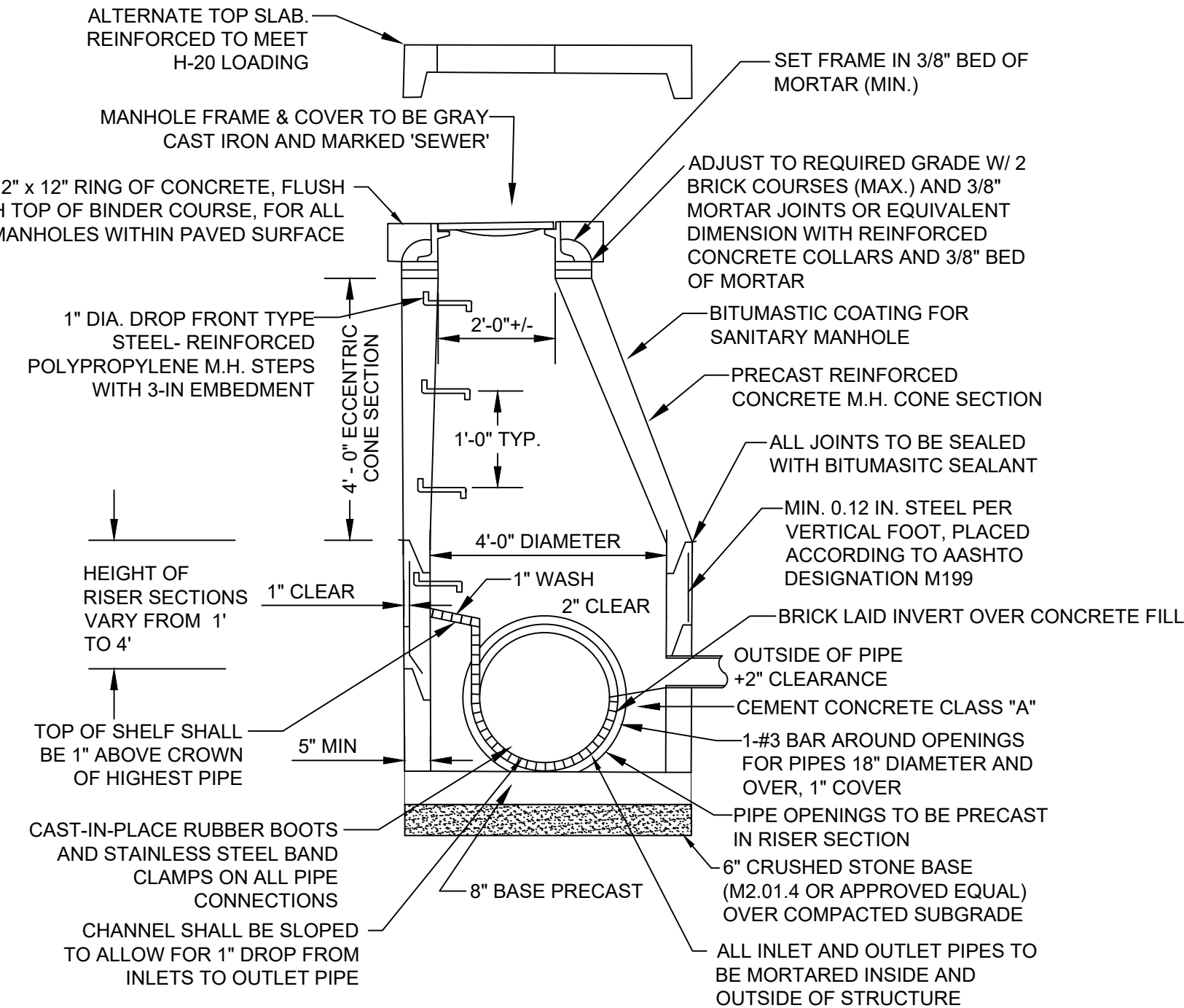
INSIDE DIMS: LENGTH = 11.2' WIDTH = 6.5' EFF. DEPTH = 5.08'  
NOT TO SCALE

**TABLE A**

TANK	CHAMBER #1 LENGTH	CHAMBER #2 LENGTH	CHAMBER #3 LENGTH
1	3.50'	3.35'	3.35'
2	5.70'	2.25'	2.25'

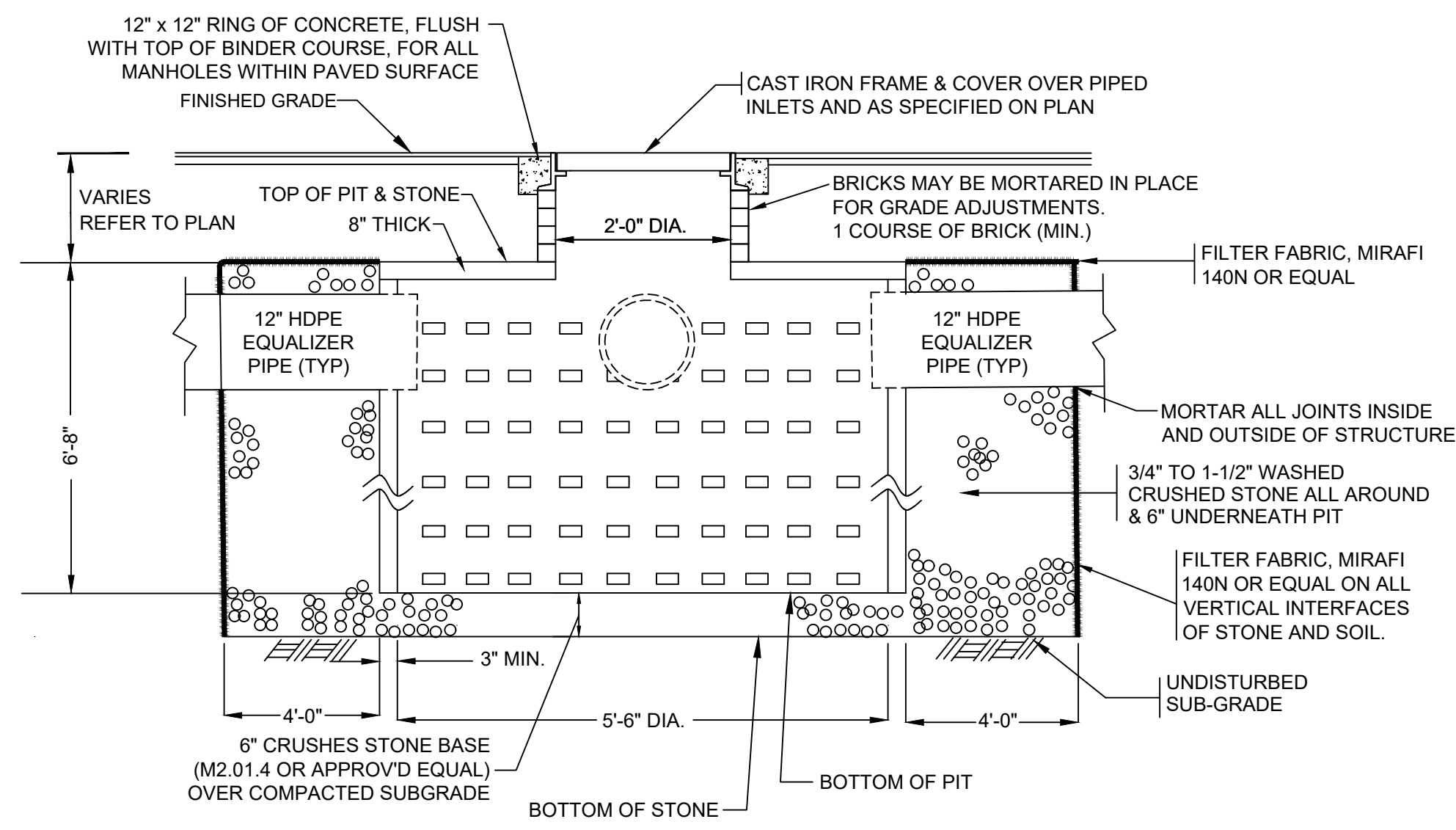


**TRENCH DETAIL**  
NOT TO SCALE



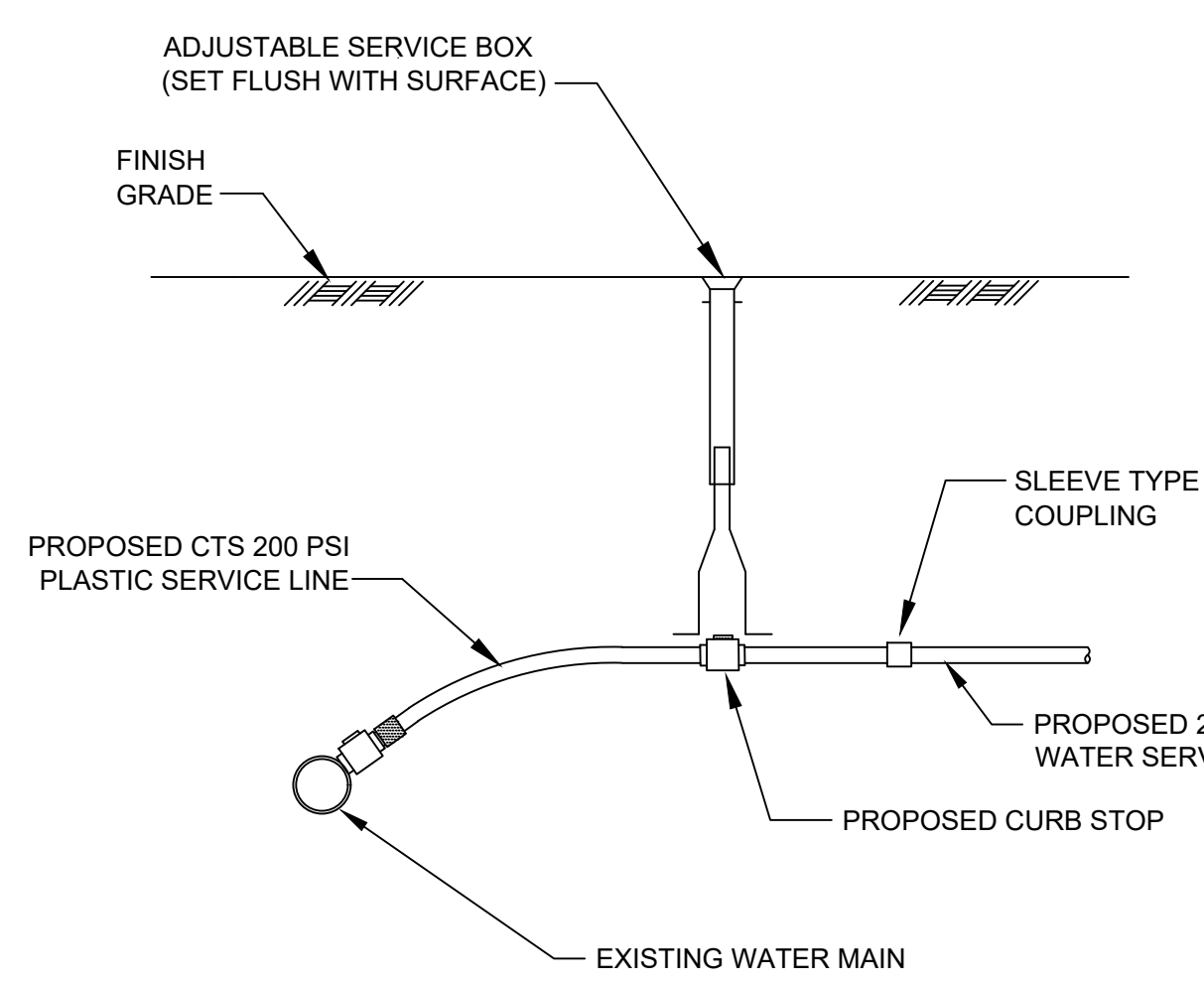
**PRECAST SEWER MANHOLE (H-20)**

NOT TO SCALE



**PRECAST CONCRETE 1,000 GALLON LEACHING PIT (H-20)  
IN FIELD CONFIGURATION (REFER TO PLAN)**

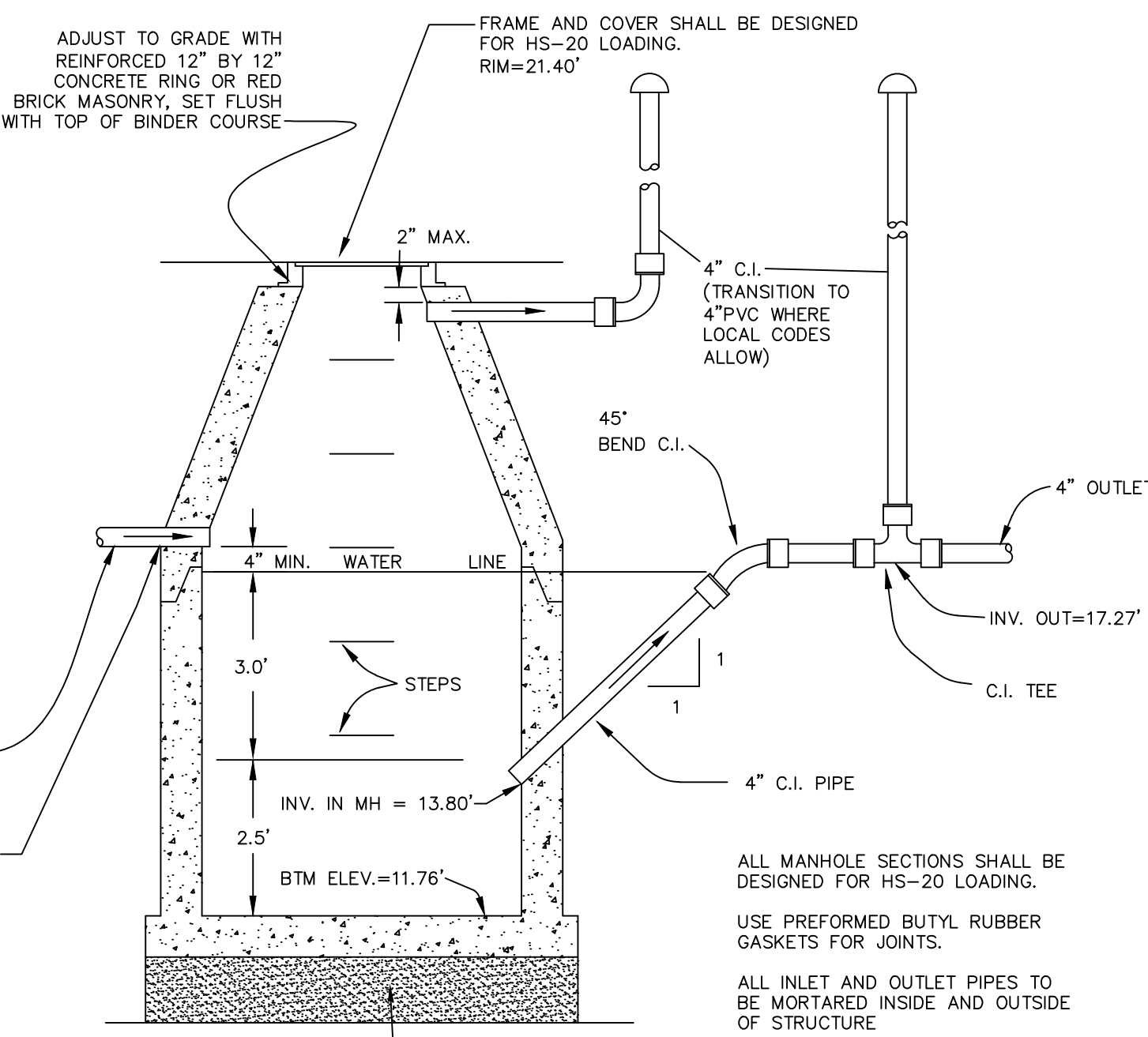
NOT TO SCALE



**WATER SERVICE CONNECTION**

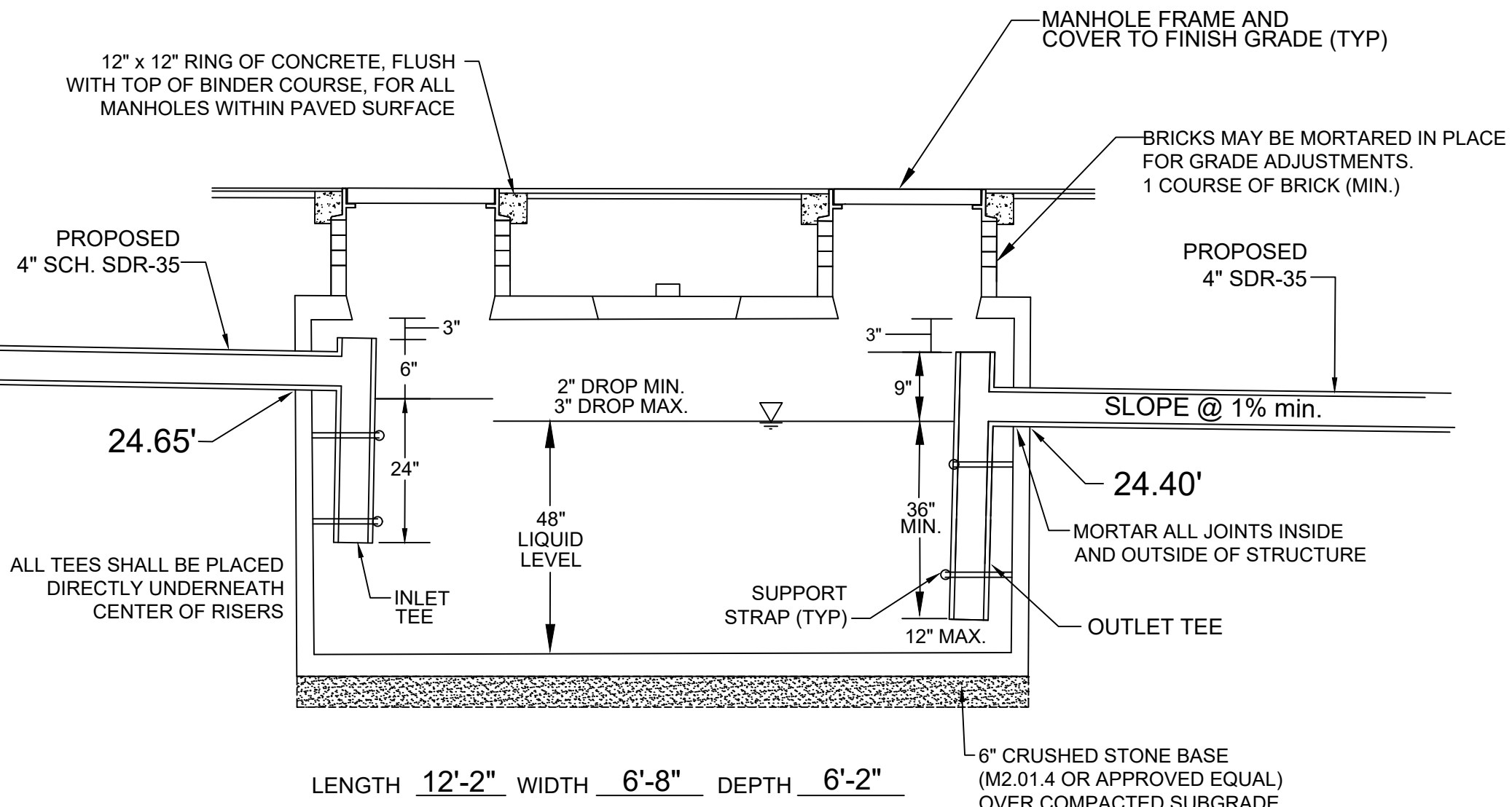
NOT TO SCALE

OPENING SHALL BE NOT LESS THAN 24" DIAMETER.  
INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.  
THE NEW MANHOLE MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.  
ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.  
POLYPROPYLENE STEPS SHALL BE SPACED 12" APART FOR DEPTH OF STRUCTURE.



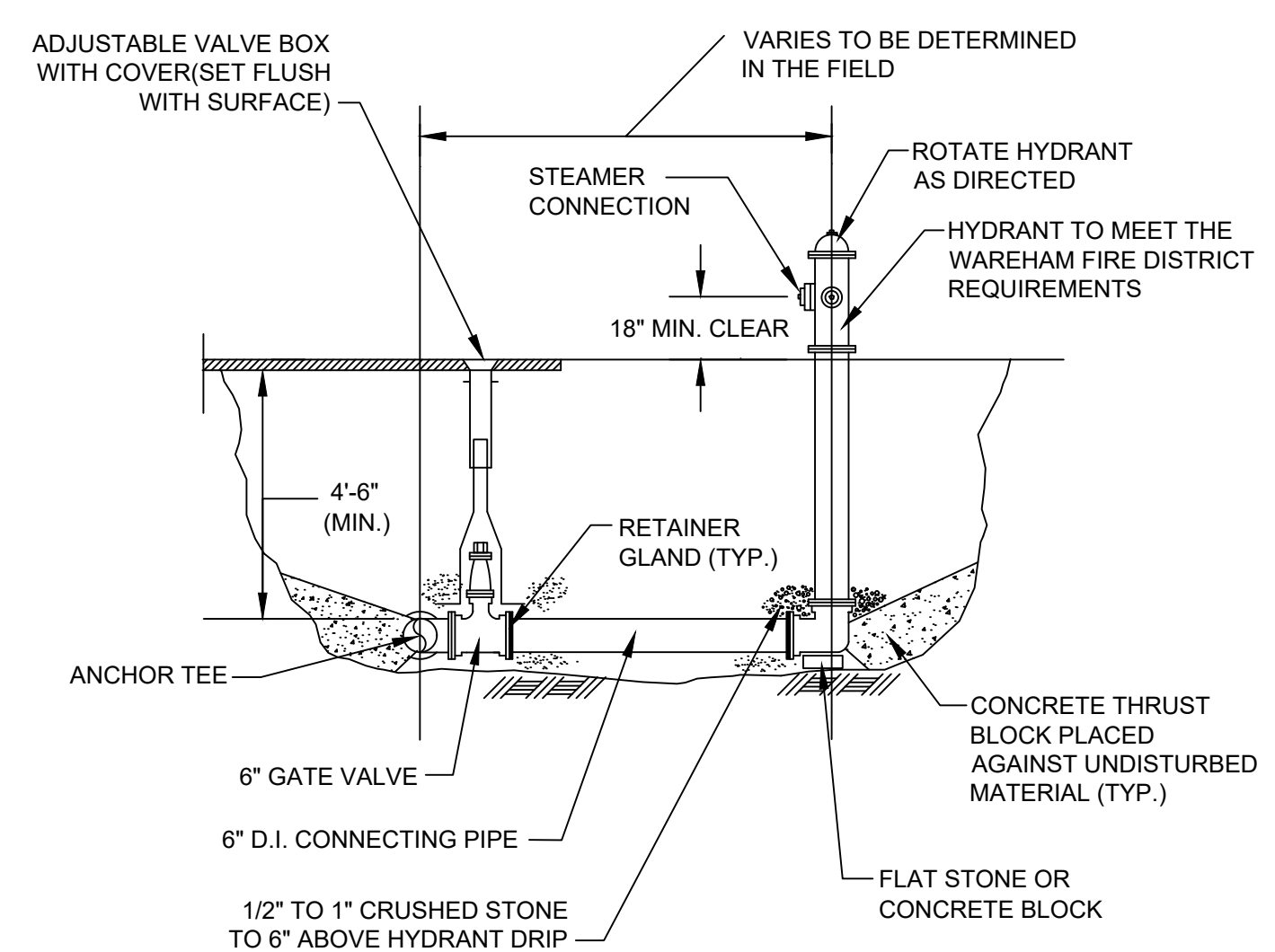
**GAS TRAP DETAIL (5' DIAMETER H-20)**

NOT TO SCALE



**PROPOSED 1,500 GALLON  
H-20 GREASE TRAP**

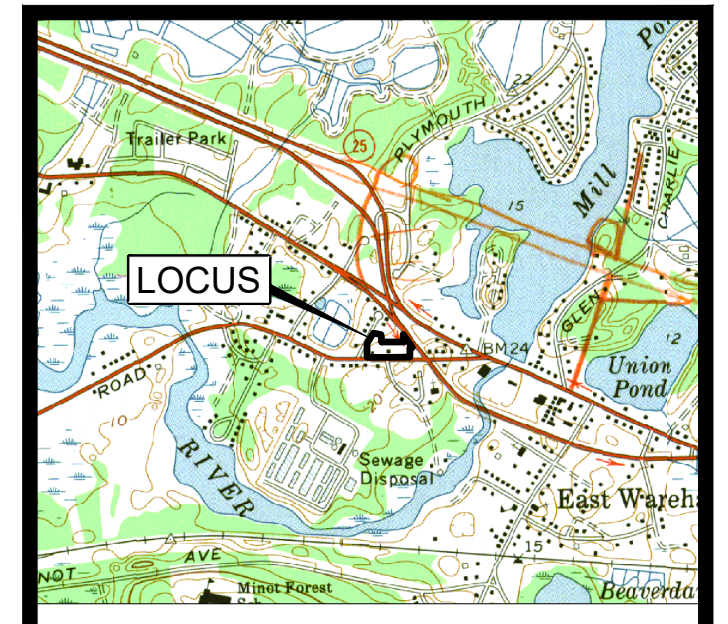
NOT TO SCALE



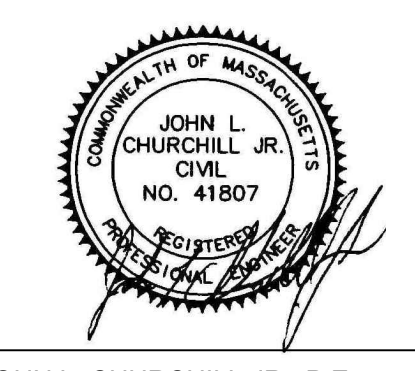
NOTE: DEPTH OF HYDRANT BURY TO SUIT INSTALLED DEPTH OF COVER OVER WATERMAIN.

**HYDRANT ASSEMBLY DETAIL**

NOT TO SCALE



LOCUS MAP  
SCALE 1" = 2000'



JOHN L. CHURCHILL JR., P.E. DATE 10/25/21

**CROSSROADS  
CARE CENTER**  
AT  
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**DETAIL SHEET**

**REVISIONS:**

No.	DATE	DESC.
3	10/25/21	No Changes
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1	9/10/21	Consultant Comments

**PREPARED FOR:**  
F.C. MANNIX  
P.O. BOX 85  
BOSTON, MA 02113

**PREPARED BY:**  
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2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
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DATE: MAY 25, 2021  
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