

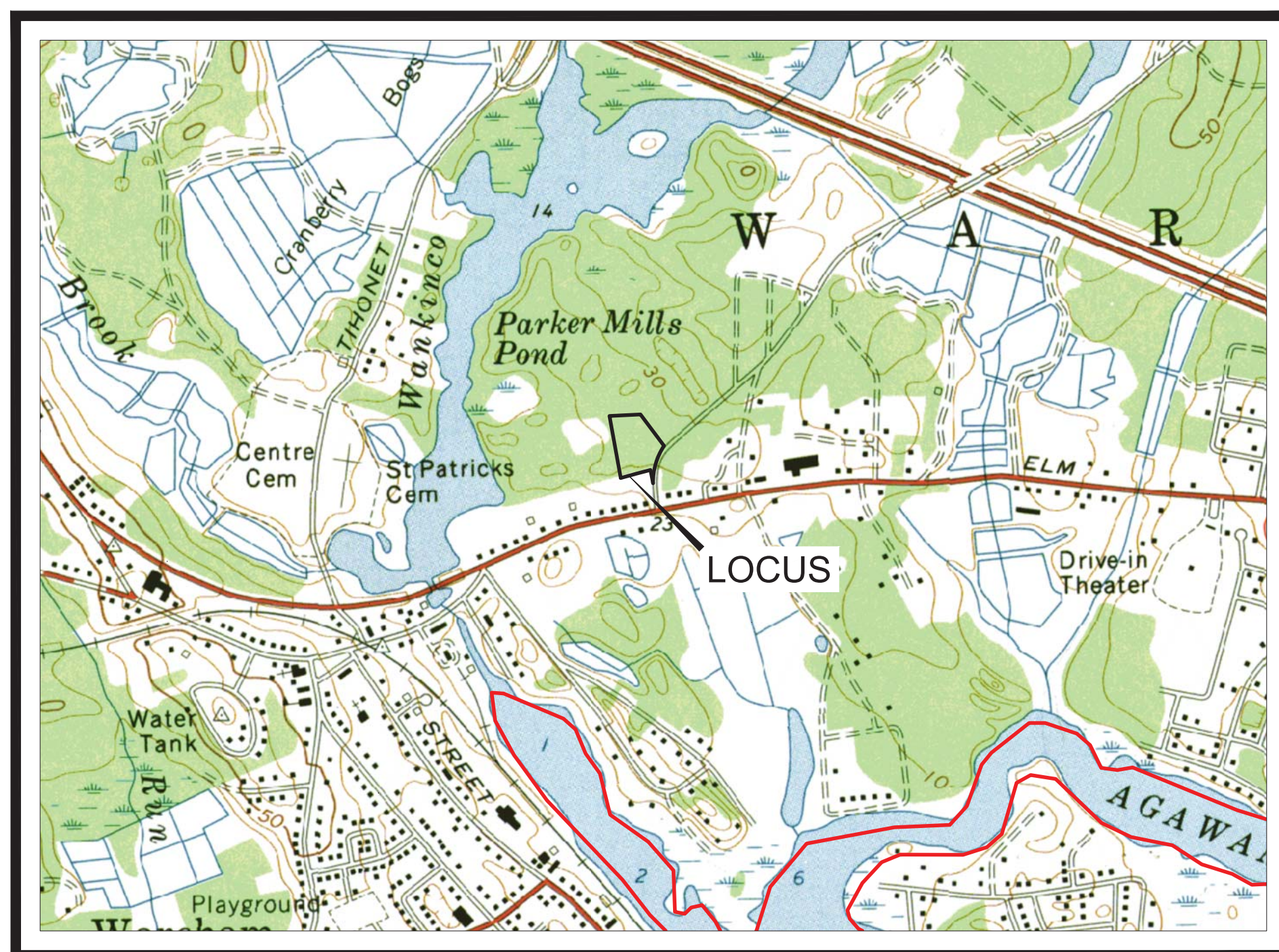
PROPOSED SITE PLAN

AT
8 & 10 CHARGE POND ROAD
WAREHAM, MASSACHUSETTS

DATE: DECEMBER 27, 2021

LIST OF DRAWINGS

SHEET NO.	TITLE
1 OF 8	COVER SHEET
2 OF 8	EXISTING CONDITIONS PLAN
3 OF 8	LAYOUT & LANDSCAPING PLAN
4 OF 8	GRADING, DRAINAGE & UTILITIES PLAN
5 OF 8	SEPTIC SYSTEM PLAN
6 OF 8	EMERGENCY ACCESS PLAN
7 OF 8	DETAIL SHEET
8 OF 8	DETAIL SHEET



U.S.G.S. MAP
SCALE 1" = 1000'



AERIAL MAP
SCALE 1" = 500'

LEGEND

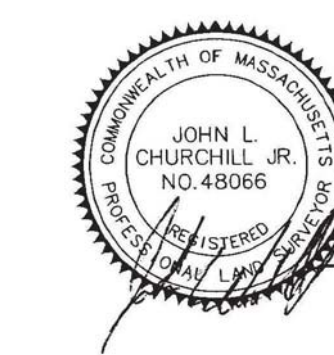
EXISTING WATERLINE SERVICE	
PROPOSED WATERLINE SERVICE	
EXISTING OVERHEAD UTILITIES	
PROPOSED UNDERGROUND UTILITIES	
PROPOSED GAS LINE	
PROPOSED DRAINAGE LINE	
PROPOSED WALL MOUNTED LIGHT	
PROPOSED LIGHT POST	
PROPOSED SPOT GRADE	
EXISTING SPOT GRADE	
PROPOSED CATCH BASIN	
PROPOSED CONTOUR	
EXISTING CONTOUR	
PROPOSED FENCE	

APPLICANT:
DAVID SERGI
21 PATTERSON BROOK ROAD
SUITE G
W. WAREHAM, MA 02576

REPRESENTATIVE:
JILIAN A. MORTON, ESQ.
THE LAW OFFICES OF BELLO & MORTON, LLC
184 MAIN STREET
WAREHAM, MA 02571
PH: 508-295-2522

CURRENT OWNER:
WILLIAM LEE JR.
BARBARA A. LEE
70 FULLER ROAD
TRUMBULL, CT 06611

CIVIL ENGINEER / SURVEYOR:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
PH: 508-273-0377



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



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

PROPOSED SITE PLAN

AT
8 & 10 CHARGE POND ROAD
IN
WAREHAM
MASSACHUSETTS
(PLYMOUTH COUNTY)

COVER SHEET

REVISIONS:

No.	DATE	DESC.
1	2-9-22	BUILDING LAYOUT
2	5-10-22	REVIEW COMMENTS

PREPARED FOR:
DAVID SERGI
21 PATTERSON BROOK ROAD
SUITE G
W. WAREHAM, MA 02576

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

DATE: DECEMBER 27, 2021

FIELD: CB/RB

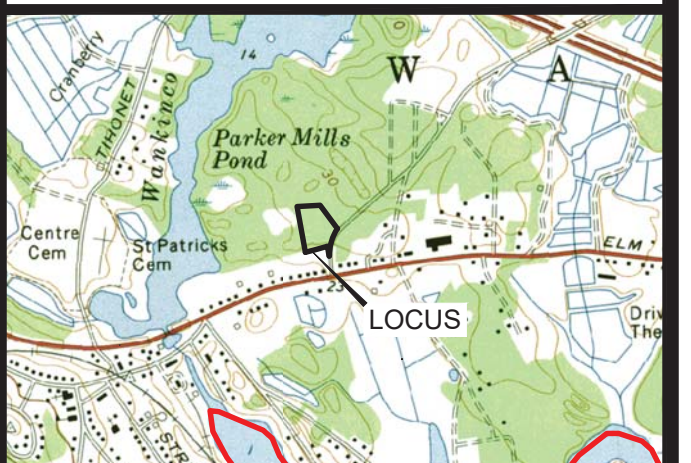
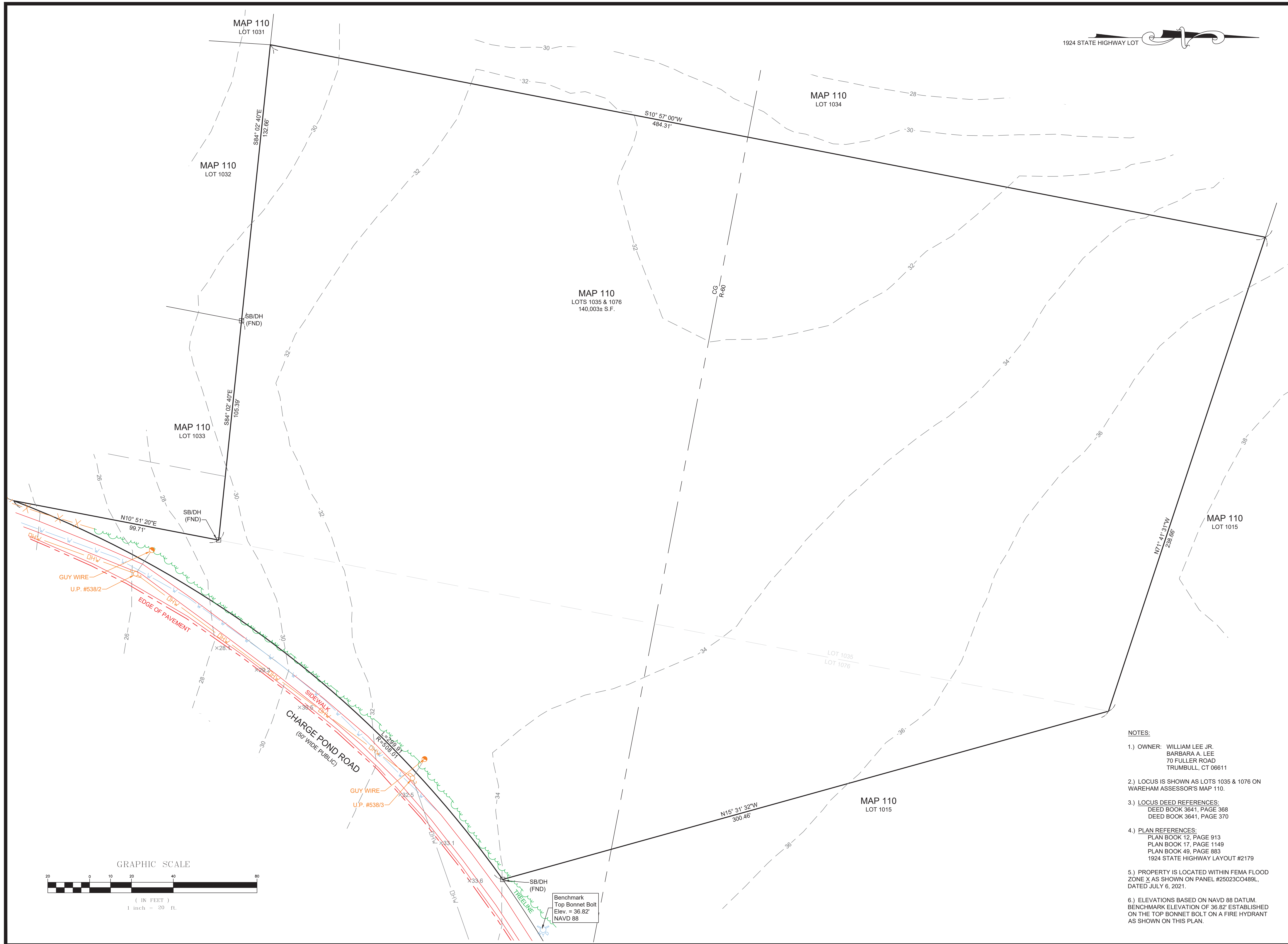
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DRAWN: SJI

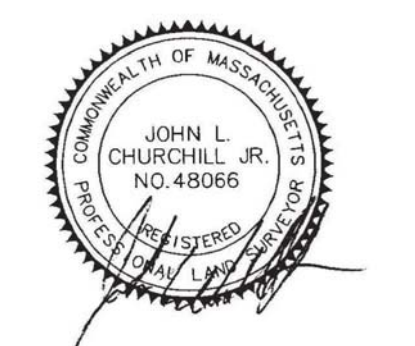
CHECK: JLC

JOB NO: 5942

SHEET 1 OF 8



LOCUS MAP
SCALE 1" = 2000'



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



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

PROPOSED SITE PLAN
AT
8 & 10 CHARGE POND ROAD
IN
WAREHAM
MASSACHUSETTS
(PLYMOUTH COUNTY)

EXISTING CONDITIONS

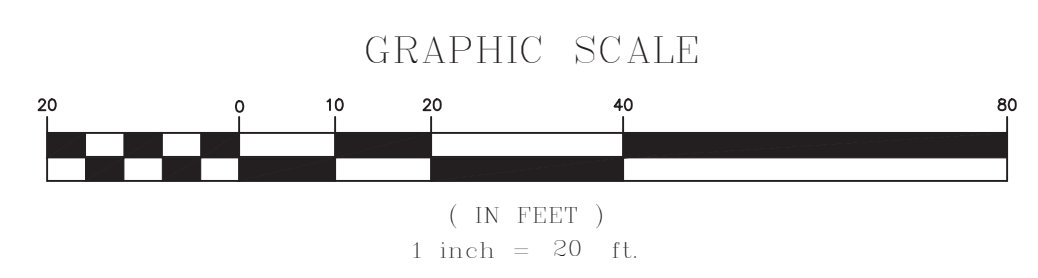
REVISIONS:

No.	DATE	DESC.
1	2-9-22	BUILDING LAYOUT
2	5-10-22	REVIEW COMMENTS

PREPARED FOR:
DAVID SERGI
21 PATTERSON BROOK ROAD
SUITE G
W. WAREHAM, MA 02576

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

- NOTES:**
- OWNER: WILLIAM LEE JR.
BARBARA A. LEE
70 FULLER ROAD
TRUMBULL, CT 06611
 - LOCUS IS SHOWN AS LOTS 1035 & 1076 ON WAREHAM ASSESSOR'S MAP 110.
 - LOCUS DEED REFERENCES:
DEED BOOK 3641, PAGE 368
DEED BOOK 3641, PAGE 370
 - PLAN REFERENCES:
PLAN BOOK 12, PAGE 913
PLAN BOOK 17, PAGE 1149
PLAN BOOK 49, PAGE 883
1924 STATE HIGHWAY LAYOUT #2179
 - PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE X AS SHOWN ON PANEL #25023CO489L, DATED JULY 6, 2021.
 - ELEVATIONS BASED ON NAVD 88 DATUM. BENCHMARK ELEVATION OF 36.82' ESTABLISHED ON THE TOP BONNET BOLT ON A FIRE HYDRANT AS SHOWN ON THIS PLAN.



DATE: DECEMBER 27, 2021
FIELD: CB/RB
CALC./DESIGN: SJI
DRAWN: SJI
CHECK: JLC
JOB NO: 5942



OFFSTREET PARKING SCHEDULE

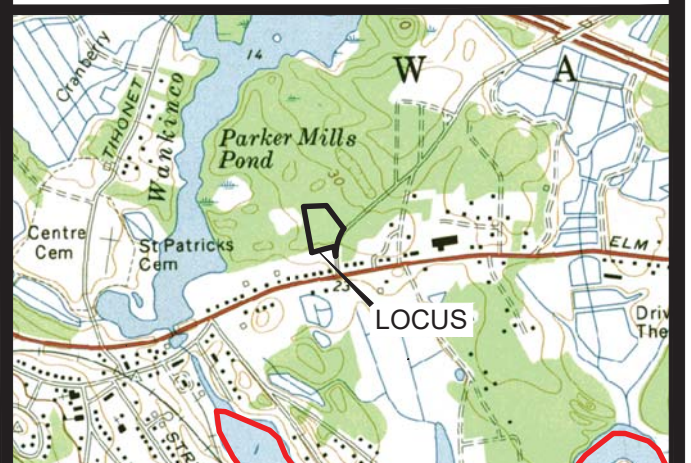
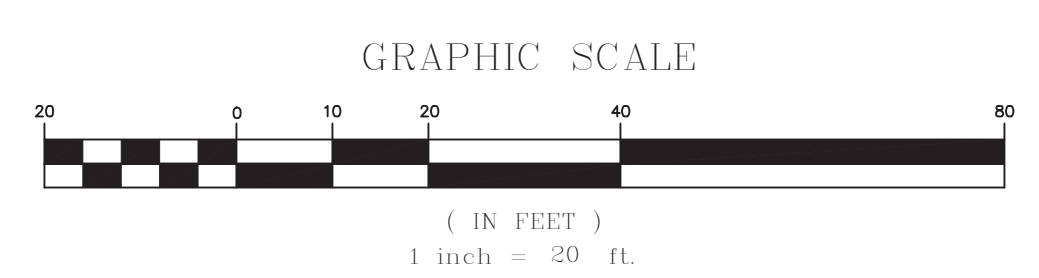
PROPOSED USE	NUMBER OF PARKING SPACES
INDUSTRIAL NON-MANUFACTURING	27 (1 SPACE PER 1.5 EMPLOYEES ON LARGEST SHIFT) *EXISTING & PROPOSED = 40 EMPLOYEES
	16 (1 SPACE PER VEHICLE STORED ON PREMISE) *EXISTING & PROPOSED = 16 VEHICLES
REQUIRED HANDICAP PROVIDED HANDICAP	2
REQUIRED TOTAL PROVIDED TOTAL	43 51

ZONING SCHEDULE
ZONING DISTRICT: CG

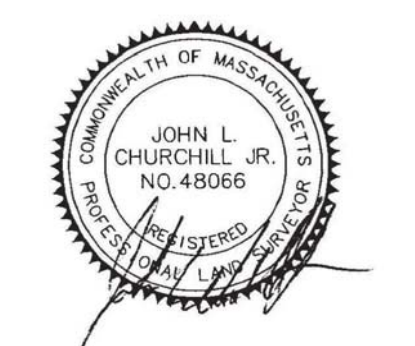
ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	140,003 S.F.
MIN. FRONTAGE	150'	299.91'
FRONT SETBACK	20' MIN/ 80' MAX	60.0'
MIN. SIDE SETBACK	15'	80.3'
MIN. REAR SETBACK	15'	128.9'
MAX. BUILDING HEIGHT	42' / 3 FLOORS	24'
MAX. BUILDING COVERAGE	40%	4.3%
MAX. LOT COVERAGE	60%	38.0%
MIN. DISTANCE FROM RES.	30'	30.3'
MAX. BUILDING FOOTPRINT	30,000 S.F.	6,100 S.F.

ZONING SCHEDULE
ZONING DISTRICT: R-60

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	60,000 S.F.	140,003 S.F.
MIN. FRONTAGE	180'	299.91'
MIN. FRONT SETBACK	60'	60.0'
MIN. SIDE SETBACK	20'	80.3'
MIN. REAR SETBACK	20'	128.9'
MAX. BLDG HEIGHT	35'	24'
MAX. BLDG COVERAGE	N/A	4.3%
MAX. IMPERVIOUS SURFACE	N/A	38.0%



LOCUS MAP
SCALE 1" = 2000'



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



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

PROPOSED SITE PLAN
AT
8 & 10 CHARGE POND ROAD
IN
WAREHAM MASSACHUSETTS
(PLYMOUTH COUNTY)
LAYOUT & LANDSCAPING

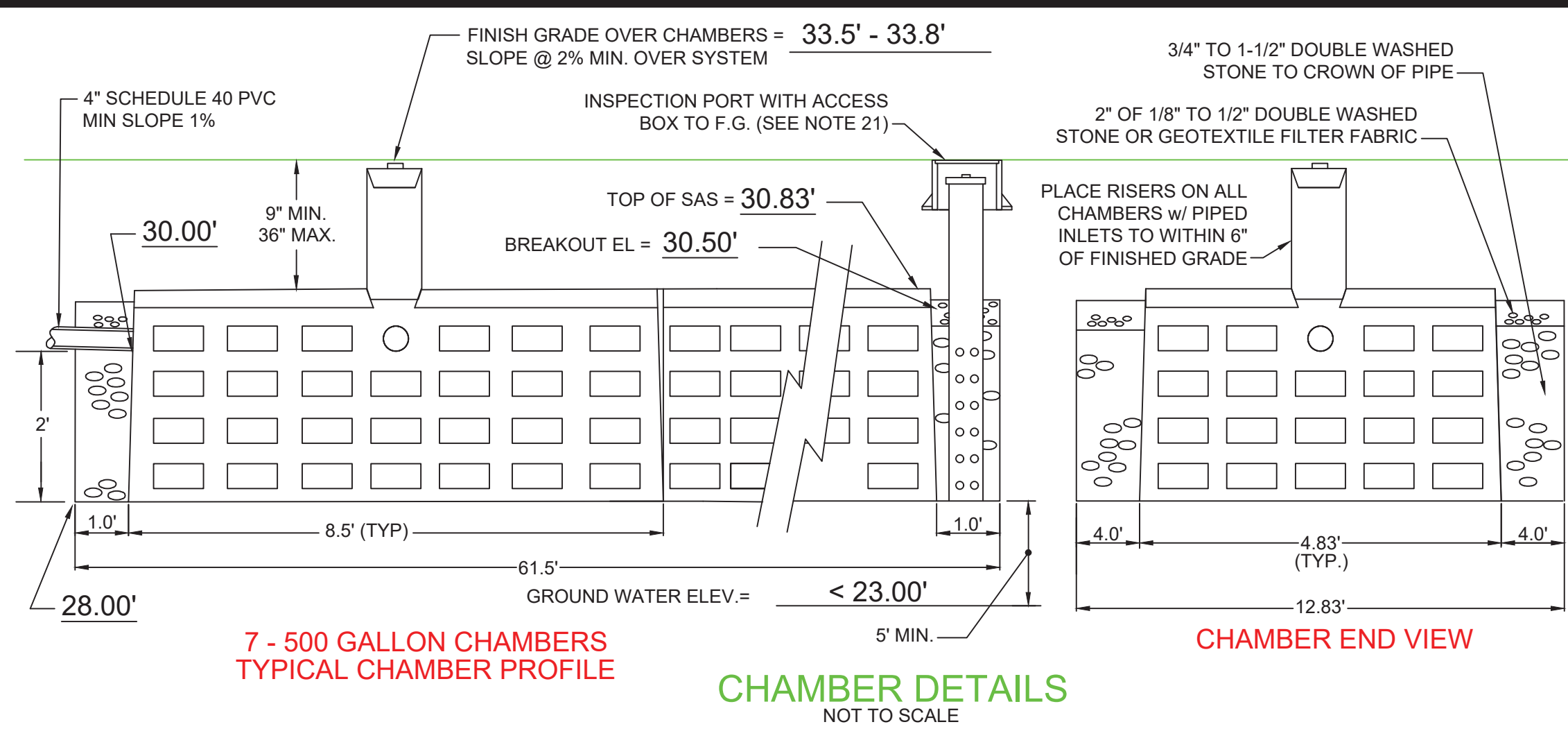
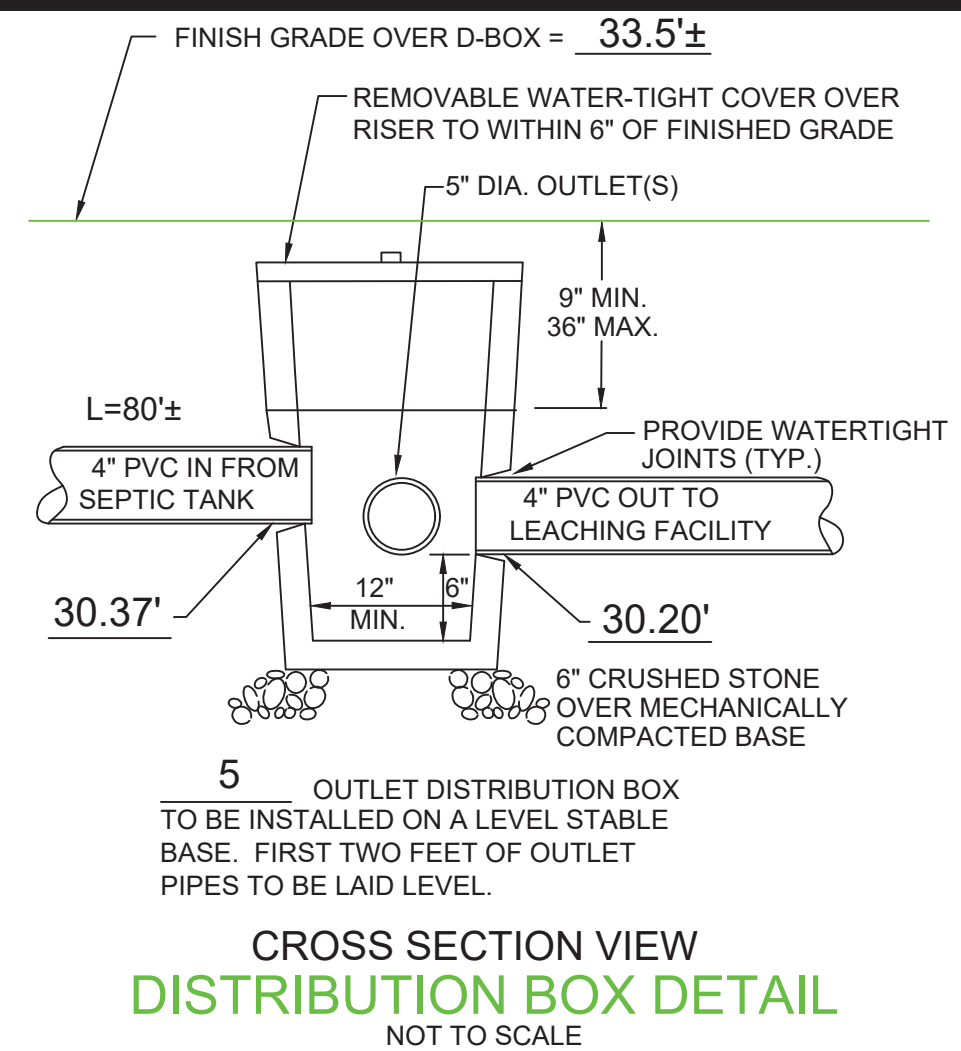
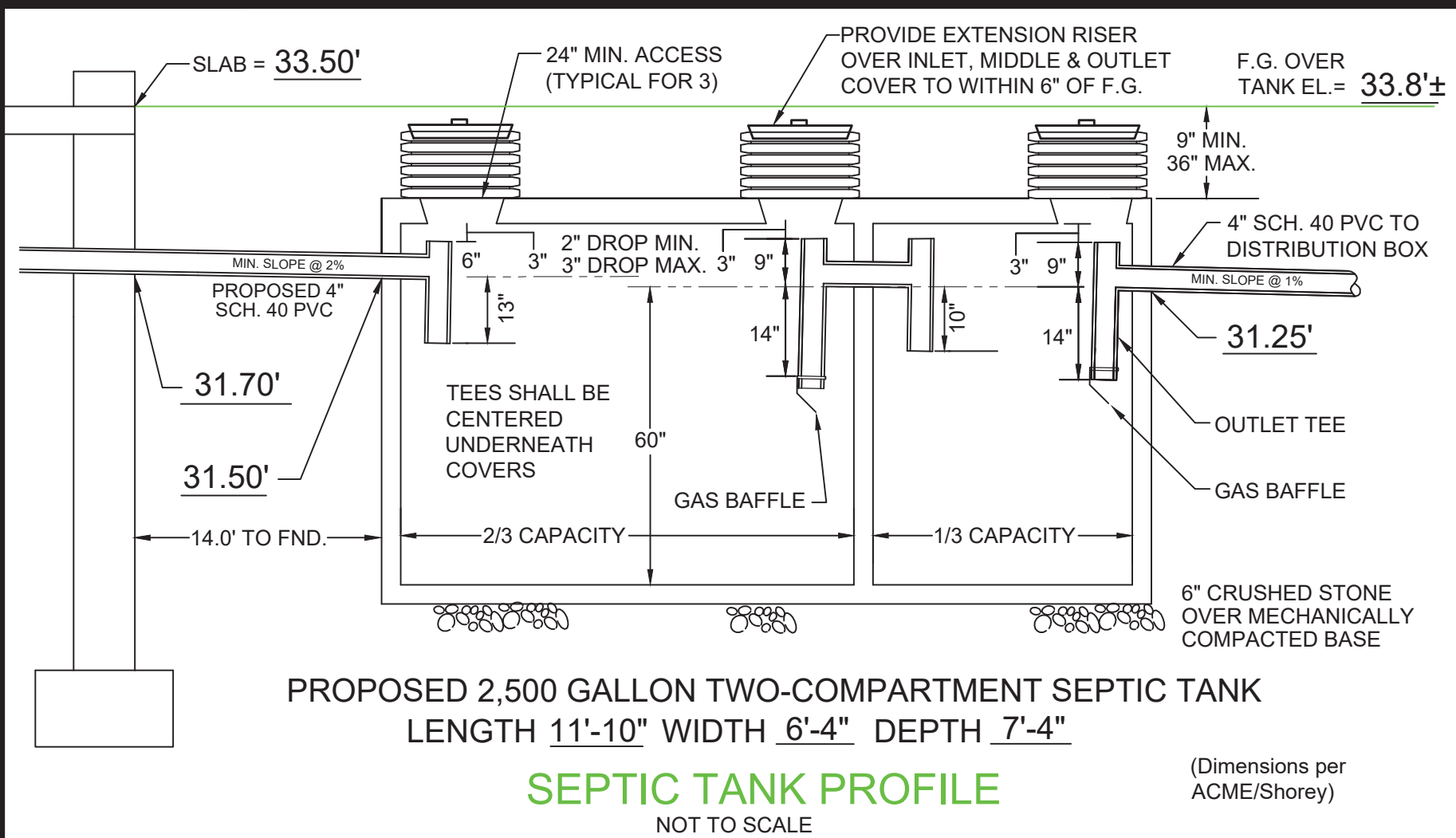
REVISIONS:

No.	DATE	DESC.
1	2-9-22	BUILDING LAYOUT
2	5-10-22	REVIEW COMMENTS

PREPARED FOR:
DAVID SERGI
21 PATTERSON BROOK ROAD
SUITE G
W. WAREHAM, MA 02576

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

DATE:	DECEMBER 27, 2021
FIELD:	CB/RB
CALC./DESIGN:	SJI
DRAWN:	SJI
CHECK:	JLC
JOB NO:	5942



TEST PIT DATA

INSPECTOR: Patrick MacDonald
 EVALUATOR: Bradley Bertolo, EIT, CSE
 DATE: December 2, 2021

TEST PIT #:	1
ELEV TOP =	33.00'
ELEV WATER =	< 23.00'
PERC RATE =	< 2 min./inch
DEPTH OF PERC =	32" - 50"
TEXTURAL CLASS:	1

TEST PIT DATA

INSPECTOR: Patrick MacDonald
 EVALUATOR: Bradley Bertolo, EIT, CSE
 DATE: December 2, 2021

TEST PIT #:	2
ELEV TOP =	33.00'
ELEV WATER =	< 23.00'
PERC RATE =	
DEPTH OF PERC =	
TEXTURAL CLASS:	1

0"	33.00'
O/A/E	Loamy Sand 10Yr 3/2
12"	32.00'
B	Loamy Sand 10Yr 5/6
32"	30.33'
Perc	
50"	28.83'
C	Fine Sand 2.5Y 6/3
120"	23.00'

No Mottling, Standing or Weeping Observed

0"	33.00'
O/A/E	Loamy Sand 10Yr 3/2
12"	32.00'
B	Loamy Sand 10Yr 5/6
32"	30.33'
C	Fine Sand 2.5Y 6/3
120"	23.00'

No Mottling, Standing or Weeping Observed

TEST PIT DATA

INSPECTOR: Patrick MacDonald
 EVALUATOR: Bradley Bertolo, EIT, CSE
 DATE: December 2, 2021

TEST PIT #:	3
ELEV TOP =	33.00'
ELEV WATER =	< 23.00'
PERC RATE =	< 2 min./inch
DEPTH OF PERC =	34" - 52"
TEXTURAL CLASS:	1

TEST PIT DATA

INSPECTOR: Patrick MacDonald
 EVALUATOR: Bradley Bertolo, EIT, CSE
 DATE: December 2, 2021

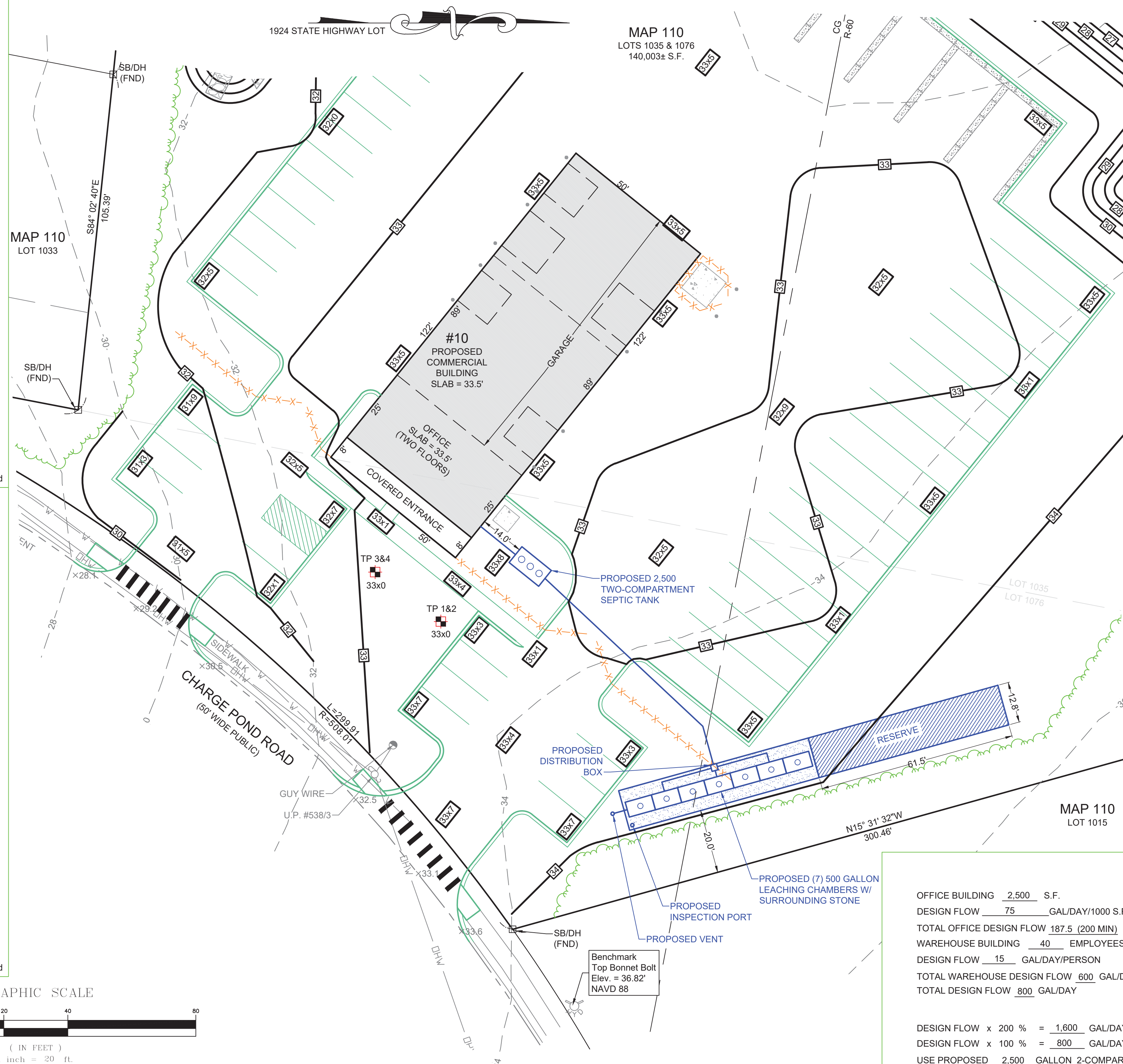
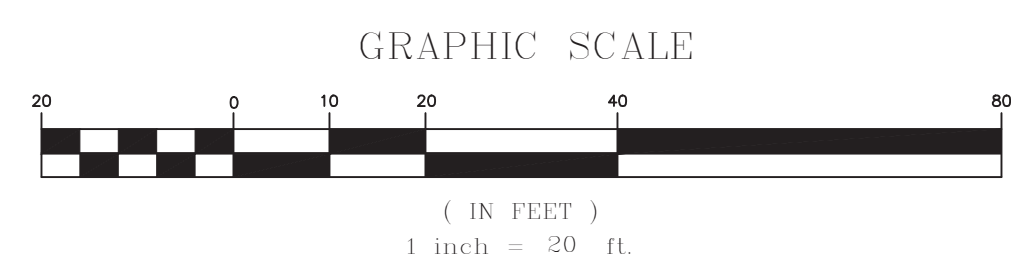
TEST PIT #:	3
ELEV TOP =	33.00'
ELEV WATER =	< 23.00'
PERC RATE =	
DEPTH OF PERC =	
TEXTURAL CLASS:	1

0"	33.00'
O/A/E	Loamy Sand 10Yr 3/2
10"	32.17'
B	Loamy Sand 10Yr 5/6
34"	30.17'
Perc	
52"	28.67'
C	Fine Sand 2.5Y 6/3
120"	23.00'

No Mottling, Standing or Weeping Observed

0"	33.00'
O/A/E	Loamy Sand 10Yr 3/2
10"	32.17'
B	Loamy Sand 10Yr 5/6
34"	30.17'
C	Fine Sand 2.5Y 6/3
120"	23.00'

No Mottling, Standing or Weeping Observed



- GENERAL NOTES**
- UNLESS OTHERWISE NOTED, ALL SYSTEM COMPONENTS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH TITLE 5 OF THE STATE ENVIRONMENTAL CODE AND ANY APPLICABLE LOCAL RULES.
 - ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE BOARD OF HEALTH AND THE DESIGN ENGINEER.
 - 4" SCHEDULE 40 PVC PIPE WITH WATER TIGHT JOINTS SHALL BE USED IN DISPOSAL SYSTEM UNLESS OTHERWISE NOTED.
 - TO PREVENT BREAKOUT, THE PROPOSED FINISHED GRADE SHALL NOT BE LESS THAN ELEVATION = 30.50' FOR A DISTANCE OF 15' AROUND THE PERIMETER OF THE SAS. UNLESS A 40 MIL GEOMEMBRANE LINER IS PLACE AT LEAST FIVE FEET FROM S.A.S. AND THE TOP OF THE LINER IS NOT LESS THAN THE BREAKOUT ELEVATION.
 - SLOPE ALL SOLID PIPE AT 1.0% MINIMUM.
 - THIS SYSTEM IS NOT DESIGNED FOR A GARBAGE DISPOSAL.
 - LOCAL BOARD OF HEALTH AND DESIGN ENGINEER TO BE NOTIFIED PRIOR TO BACK FILLING WHEN SYSTEM IS NEARLY COMPLETE AND READY FOR INSPECTION. SYSTEM IS NOT TO BE BACK FILLED WITHOUT FIRST OBTAINING APPROVAL FROM BOARD OF HEALTH AND DESIGN ENGINEER.
 - ELEVATIONS BASED ON NAVD 88 DATUM. SEE BENCHMARK ELEVATION SHOWN ON PLAN.
 - CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH DIG-SAFE AT LEAST 72 HOURS PRIOR TO COMMENCING WORK ON SITE AT 1-888-DIG-SAFE AND ANY OTHER APPLICABLE AGENCIES. REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER.
 - ALL JOINTS WHERE PIPE ENTERS AND EXITS CONC. STRUCTURES SHALL BE MADE WATERTIGHT.
 - NO DETERMINATION HAS BEEN MADE AS TO COMPLIANCE WITH DEEDED OR ZONING REGULATIONS. OWNER/APPLICANT IS TO OBTAIN SUCH DETERMINATION FROM APPROPRIATE AUTHORITY.
 - ALL SEPTIC SYSTEM COMPONENTS SHALL WITHSTAND H-10 LOADING UNLESS LOCATED UNDER MORE THAN 3 FEET OF COVER OR LOCATED UNDER PAVEMENT, DRIVES, OR TRAVELED WAYS IN WHICH CASE THEY SHALL WITHSTAND H-20 LOADING.
 - DOUBLE WASHED CRUSHED STONE SHALL BE FREE OF ALL DIRT, DUST AND FINES.
 - WHERE REQUIRED, CONTRACTOR SHALL REMOVE ALL LOAM, SUBSOIL AND UNSUITABLE MATERIAL IN AREA BENEATH AND FOR 5 FT. ON ALL SIDES OF LEACHING FACILITY. REPLACE ALL UNSUITABLE MATERIAL WITH CLEAN COARSE SAND FREE FROM CLAY, FINES OR OTHER UNSUITABLE MATERIAL IN ACCORDANCE WITH 310 CMR 15.255(3).
 - CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES FOUND IN SITE CONDITIONS FROM THOSE SHOWN PRIOR TO CONTINUATION OF WORK.
 - PROPOSED PROJECT IS LOCATED WITHIN:
 ASSESSOR'S MAP 110 LOT 1035 & 1076
 OWNER OF RECORD: WILLIAM LEE JR.
BARBARA A LEE
 ADDRESS: 70 FULLER ROAD
TRUMBULL, CT 06611
 FEMA FLOOD ZONE X
 COMMUNITY PANEL # 25023C0489L
 - DEED REFERENCES: BOOK 3641, PAGE 368
 BOOK 3641, PAGE 370
 - PLAN REFERENCE: PLAN BOOK 12, PAGE 913
 PLAN BOOK 17, PAGE 1149
 PLAN BOOK 49, PAGE 883
 1924 STATE HIGHWAY LAYOUT #2179
 - ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION.
 - PROPERTY LINE INFORMATION IS ONLY APPROXIMATE. THIS PLAN IS TO BE USED ONLY FOR SEPTIC SYSTEM UPGRADE. JC ENGINEERING WILL NOT ASSUME ANY LIABILITY FOR USES OF THIS PLAN OTHER THAN ITS INTENDED PURPOSE.
 - A 4" PERFORATED SCH. 40 PVC PIPE SHALL BE PLACED IN A VERTICAL POSITION TO A DEPTH OF THE BOTTOM OF THE SAS AND EXTEND TO WITHIN 3" OF FINISH GRADE. A REMOVABLE THREADED CAP SHALL BE PLACED ON THE TOP TO ALLOW FOR INSPECTIONS.
 - OWNER / APPLICANT / CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY AND ALL REQUIRED PERMITS AND APPROVALS FOR THIS PROJECT.

DESIGN DATA

OFFICE BUILDING	2,500	S.F.
DESIGN FLOW	75	GAL/DAY/1000 S.F.
TOTAL OFFICE DESIGN FLOW	187.5 (200 MIN)	GAL/DAY
WAREHOUSE BUILDING	40	EMPLOYEES
DESIGN FLOW	15	GAL/DAY/PERSON
TOTAL WAREHOUSE DESIGN FLOW	600	GAL/DAY
TOTAL DESIGN FLOW	800	GAL/DAY

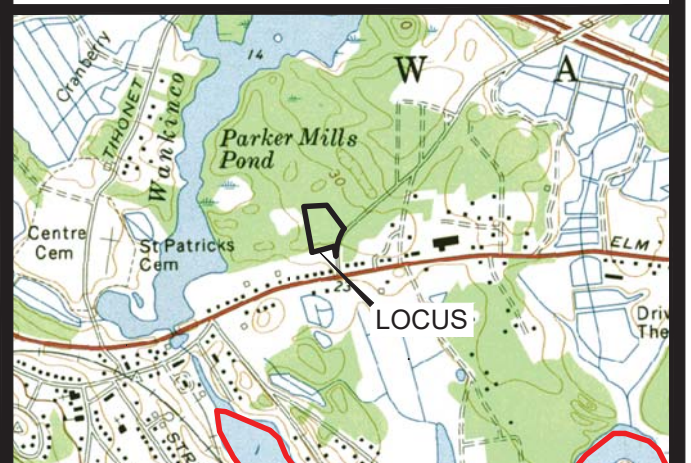
INSTALL 7 - 500 GAL. CHAMBERS W/ STONE

SIDEWALL CAPACITY	(LENGTH x WIDTH) (2 SIDES) (2' HIGH) (0.74 GPD/S.F.) = GAL/DAY
(61.5' x 12.83') (2) (2') (0.74 GPD/S.F.)	= 220.0 GAL/DAY
BOTTOM CAPACITY	(LENGTH x WIDTH) (0.74 GPD/S.F.) = GAL/DAY
(61.5' x 12.83') (0.74 GPD/S.F.)	= 583.9 GAL/DAY

TOTALS:

TOTAL NUMBER OF CHAMBERS	7
TOTAL LEACHING AREA	1086.4 SQ.FT.
TOTAL LEACHING CAPACITY	803.9 GAL/DAY

DESIGN FLOW x 200 % = 1,600 GAL/DAY
 DESIGN FLOW x 100 % = 800 GAL/DAY
 USE PROPOSED 2,500 GALLON 2-COMPARTMENT SEPTIC TANK



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

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

PROPOSED SITE PLAN
 AT
8 & 10 CHARGE POND ROAD
 IN
WAREHAM MASSACHUSETTS
 (PLYMOUTH COUNTY)
SEPTIC SYSTEM

REVISIONS:

No.	DATE	DESC.
1	2-9-22	BUILDING LAYOUT
2	5-10-22	REVIEW COMMENTS

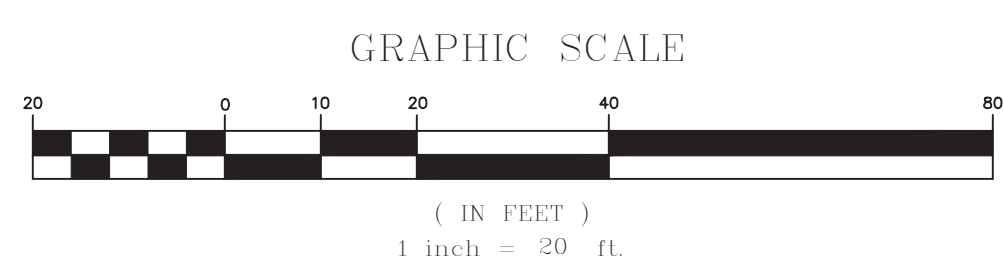
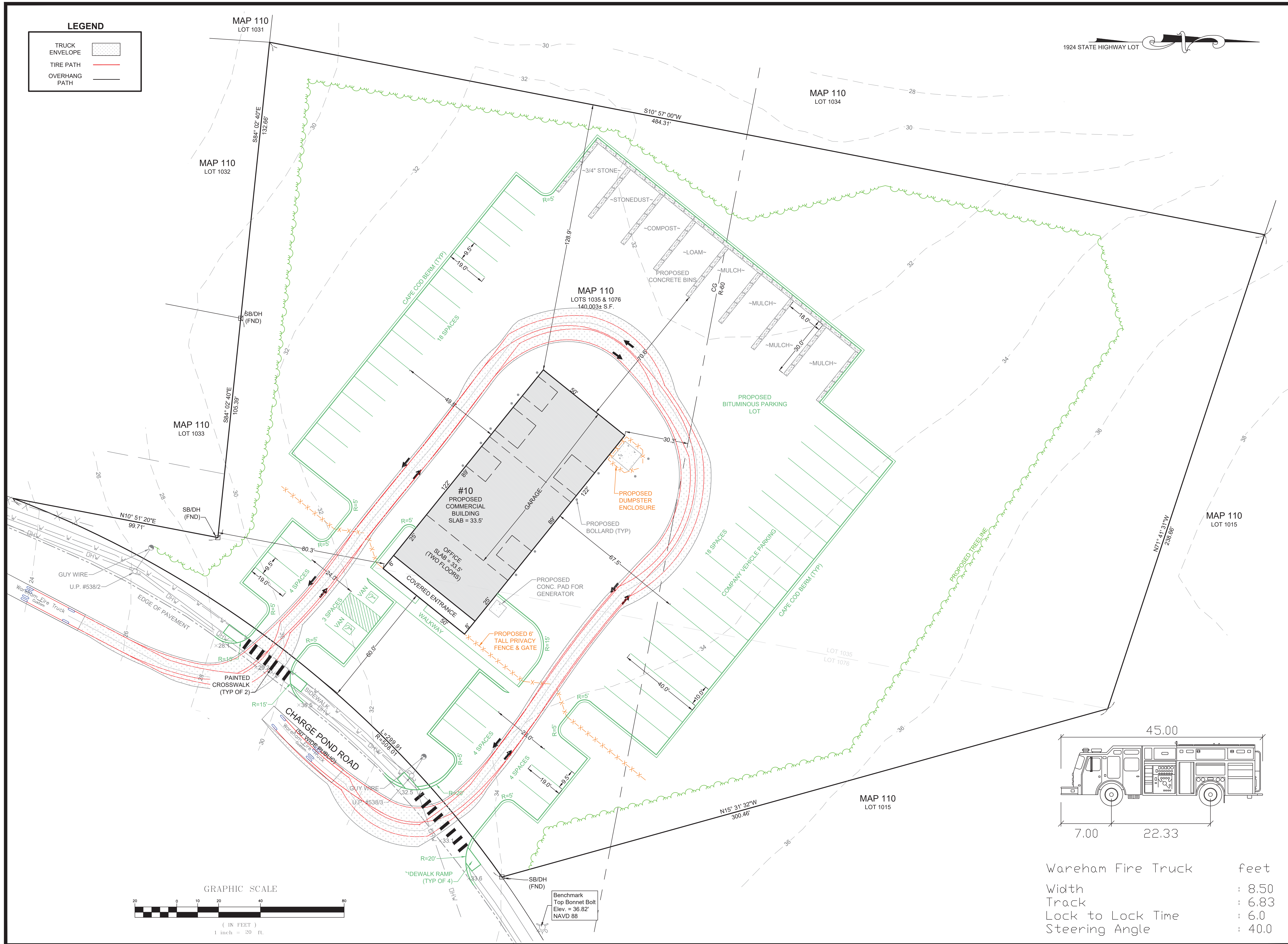
PREPARED FOR:
DAVID SERGI
 21 PATTERSON BROOK ROAD
 SUITE G
 W. WAREHAM, MA 02576

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

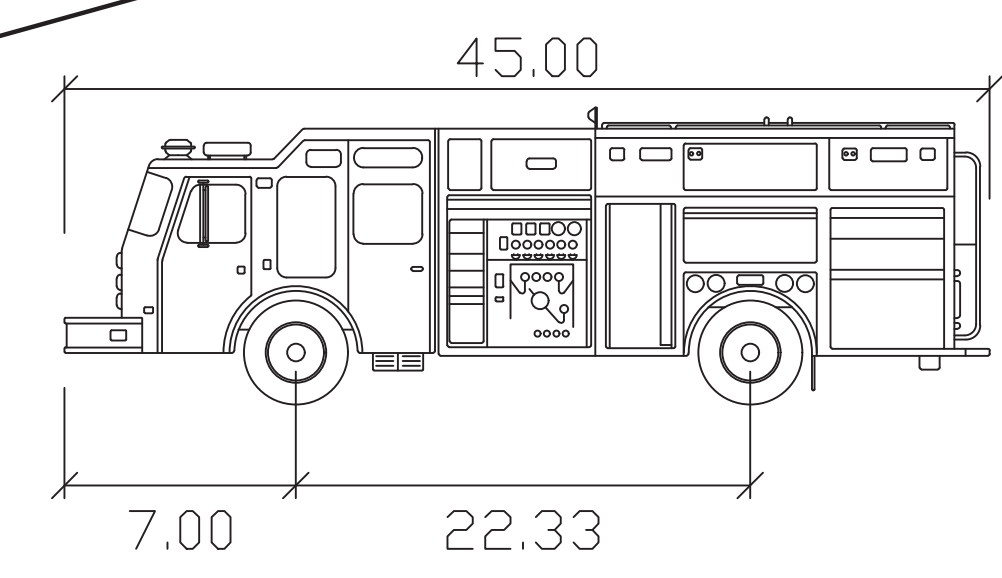
DATE: DECEMBER 27, 2021
 FIELD: CB/RB
 CALC./DESIGN: SJI
 DRAWN: SJI
 CHECK: JLC
 JOB NO: 5942
SHEET 5 OF 8

LEGEND

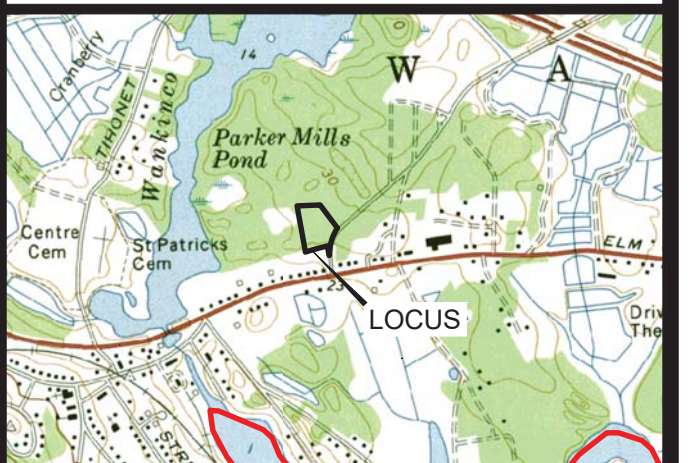
- TRUCK ENVELOPE
- TIRE PATH
- OVERHANG PATH



Benchmark
Top Bonnet Bolt
Elev. = 36.82'
NAVD 88



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.L.S. DATE



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

PROPOSED SITE PLAN
AT
8 & 10 CHARGE POND ROAD
IN
WAREHAM MASSACHUSETTS
(PLYMOUTH COUNTY)
EMERGENCY ACCESS

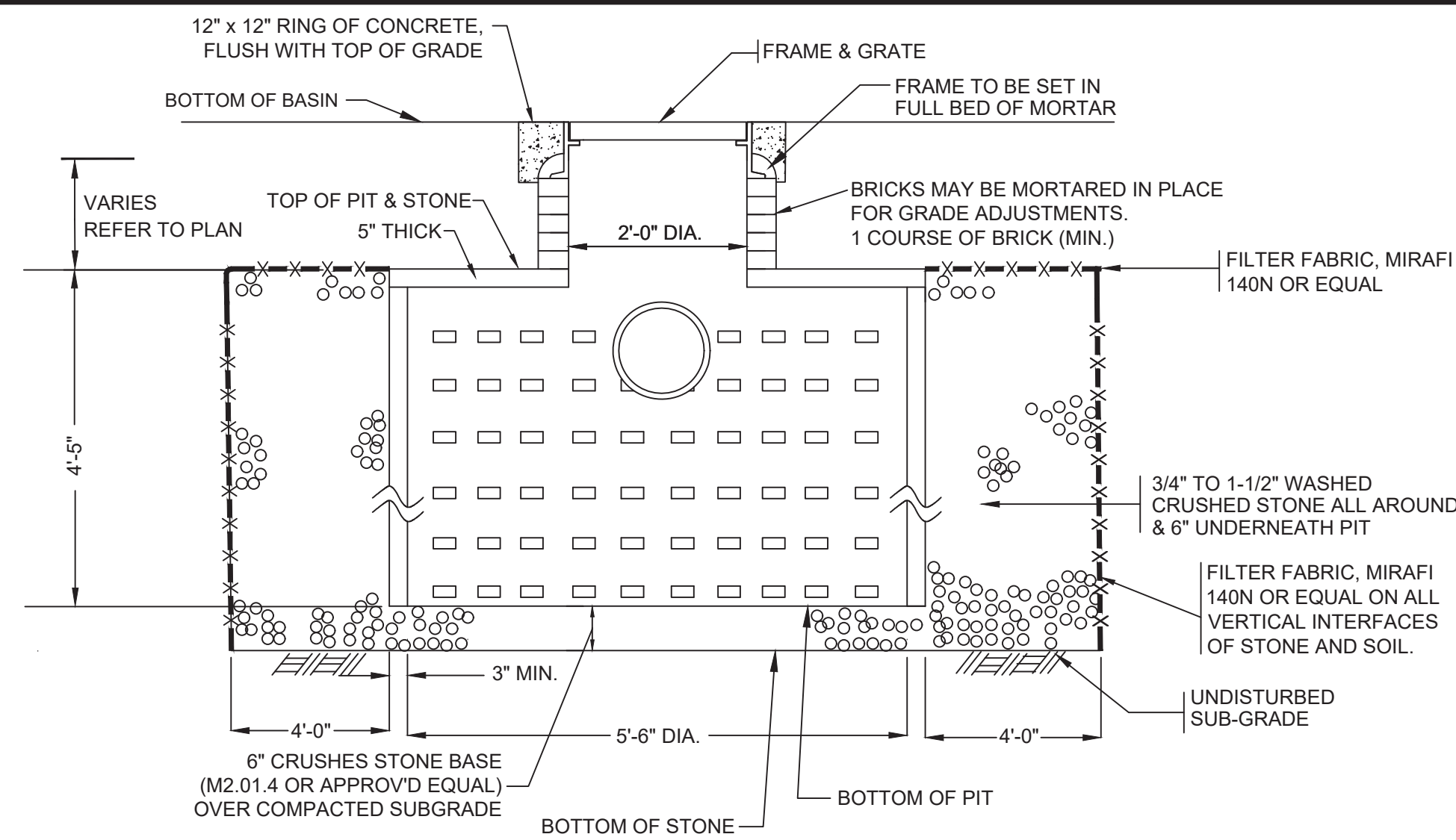
REVISIONS:

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2	5-10-22	REVIEW COMMENTS

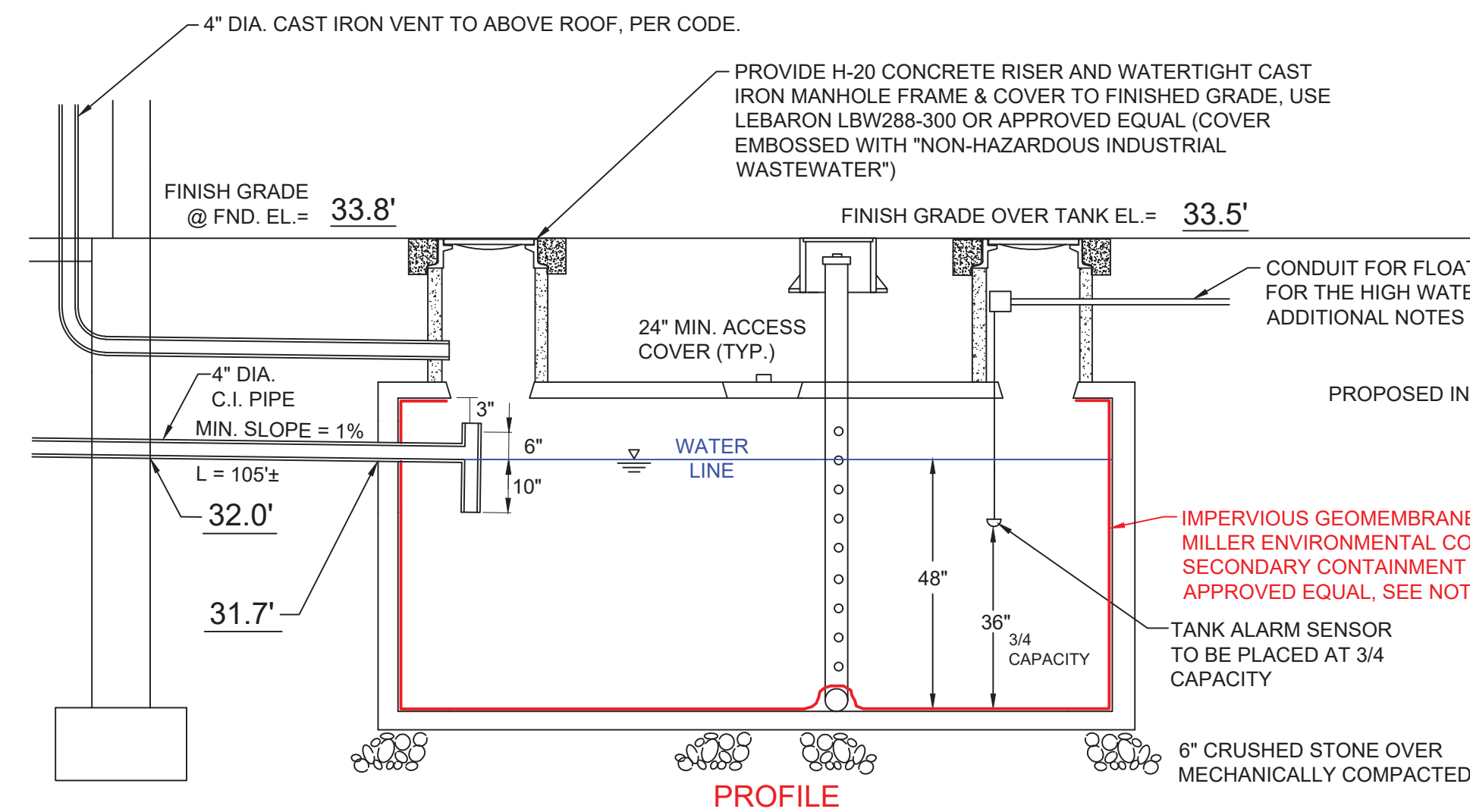
PREPARED FOR:
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W. WAREHAM, MA 02576

PREPARED BY:
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DATE:	DECEMBER 27, 2021
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SHEET 6 OF 8	



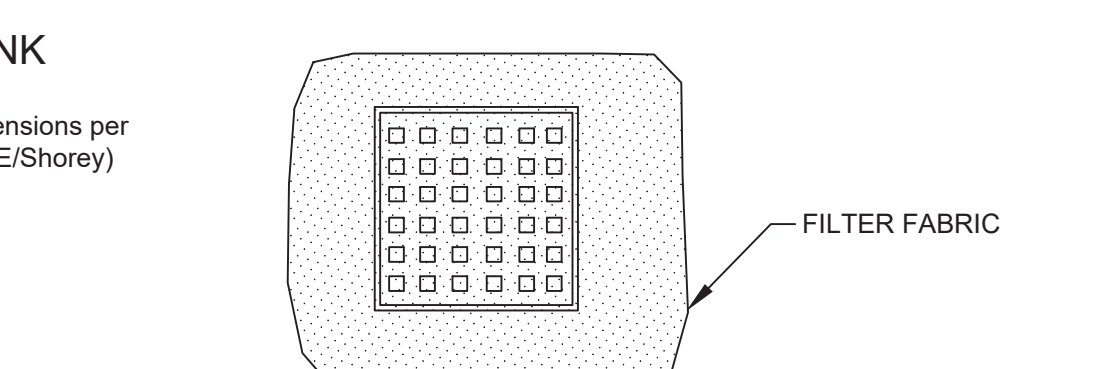
PRECAST CONCRETE 600 GALLON LEACHING PIT IN FIELD CONFIGURATION (REFER TO PLAN)
NOT TO SCALE



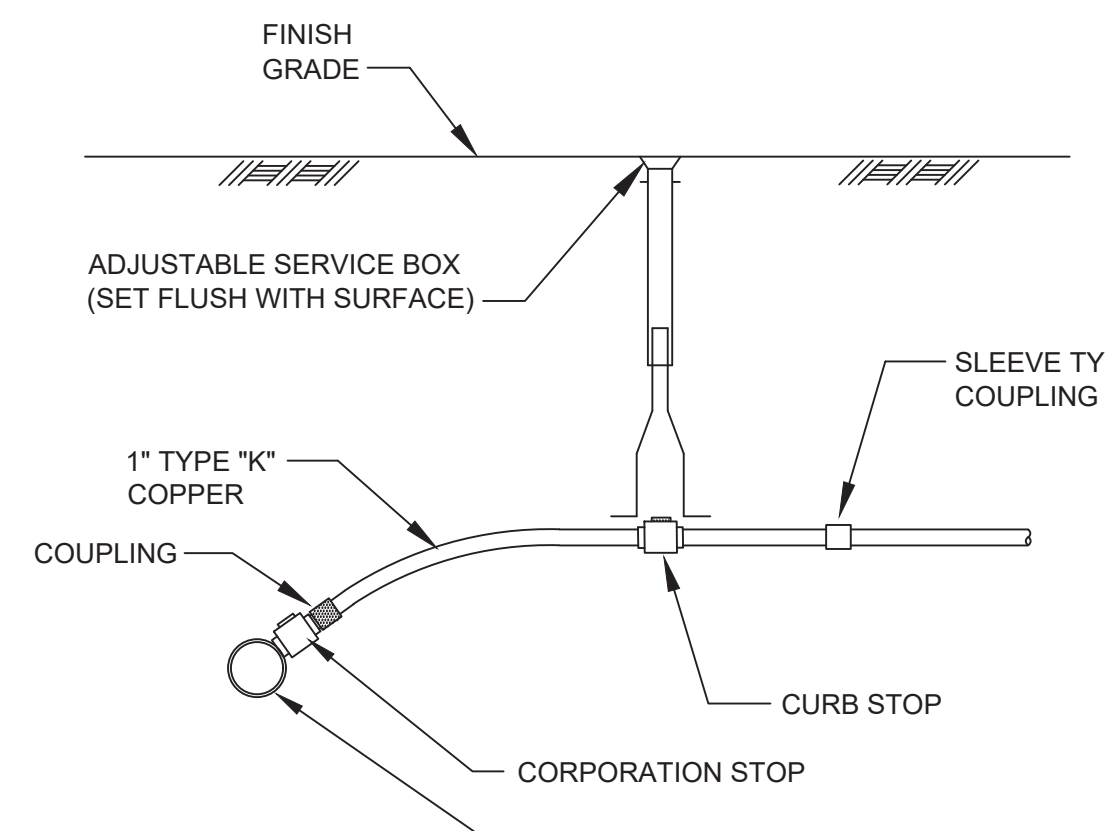
1. ALL STRUCTURES AND COMPONENTS USED FOR THIS SYSTEM SHALL BE HEAVY DUTY, AND H-20 RATED.
2. ALL PIPING USED SHALL BE 4" DIAMETER HEAVY DUTY CAST IRON, WITH PRODUCT APPROVED RESILIENT GASKETS.
3. THE HOLDING TANK SHALL BE MAINTAINED IN EFFICIENT OPERATING CONDITION BY THE PERIODIC REMOVAL OF ANY ACCUMULATED GREASE, OIL, SCUM, SILT OR OTHER SUBSTANCES.
4. THE HOLDING TANK SHALL HAVE A HIGH WATER ALARM, WITH BOTH AUDIBLE & VISUAL ALARMS, TO BE MOUNTED IN A CONTROL PANEL AT THE BUILDING. THE HOLDING TANK SHALL BE EMPTIED AS REQUIRED, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
5. PROPOSED IMPERVIOUS GEOMEMBRANE SECONDARY CONTAINMENT LINER TO BE PROVIDED BY MILLER ENVIRONMENTAL. CONTACT JASON MILLER AT (508) 378-3800.

PROPOSED 1,000 GALLON H-20 CONCRETE HOLDING TANK
**LENGTH 8'-6" WIDTH 4'-10" DEPTH 5'-8"

FLOOR DRAIN TANK
NOT TO SCALE

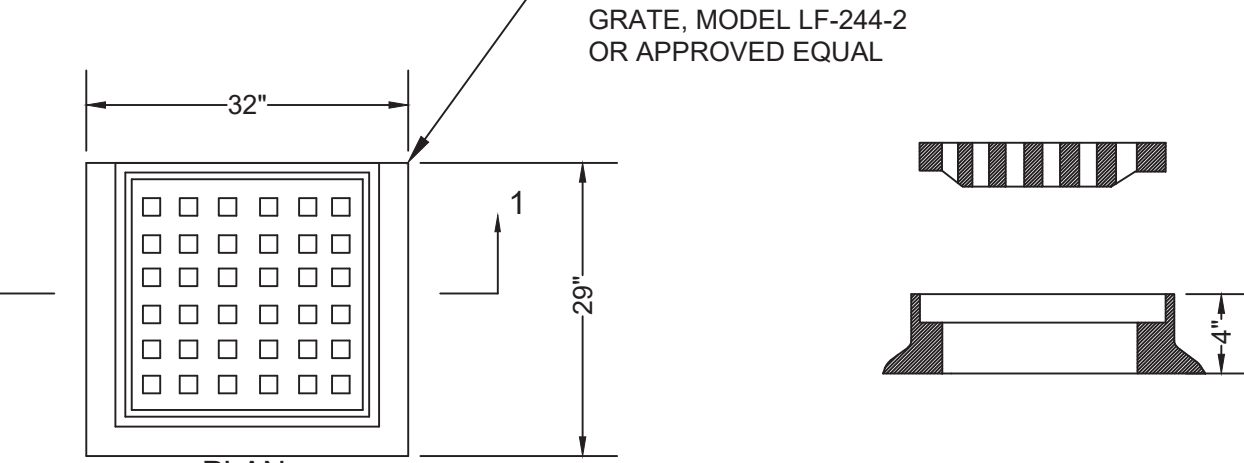


PLAN



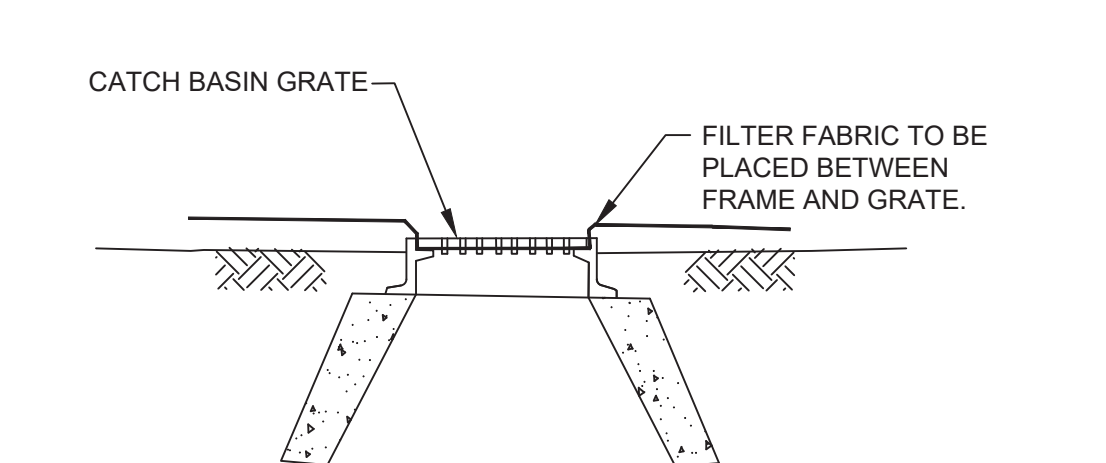
WATER SERVICE CONNECTION
NOT TO SCALE

NOTE:
1.) 4 FLANGE ON SIDE WITH CAPE COD BERM.



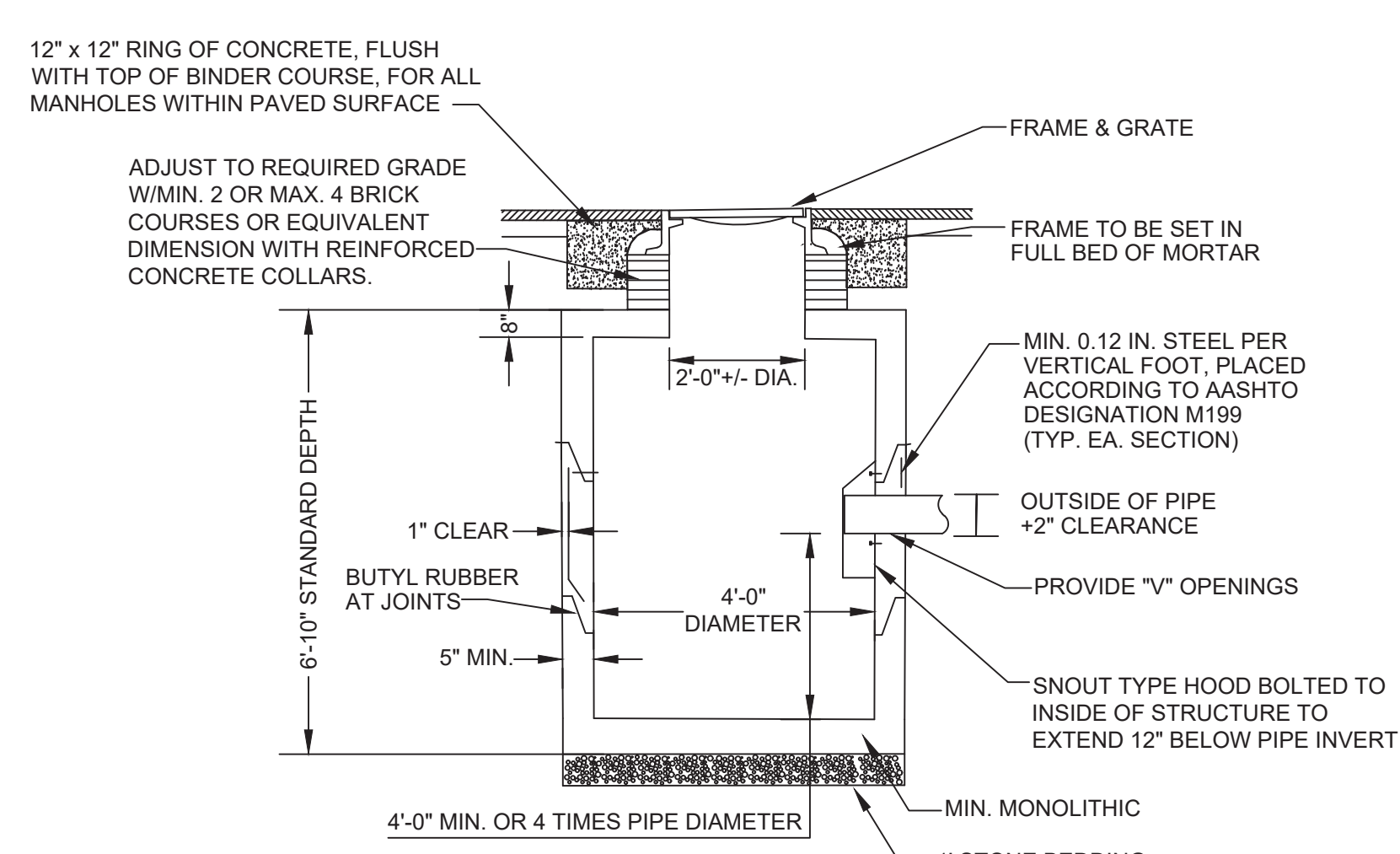
CATCH BASIN FRAME & GRATE (H-20)
NOT TO SCALE

SECTION 1-1



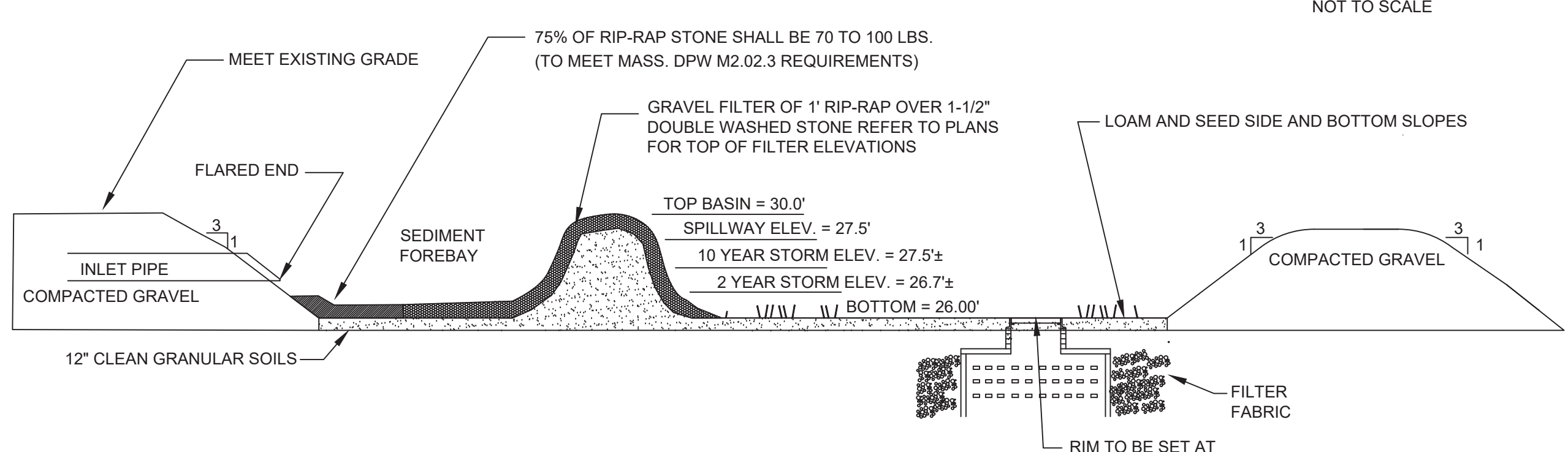
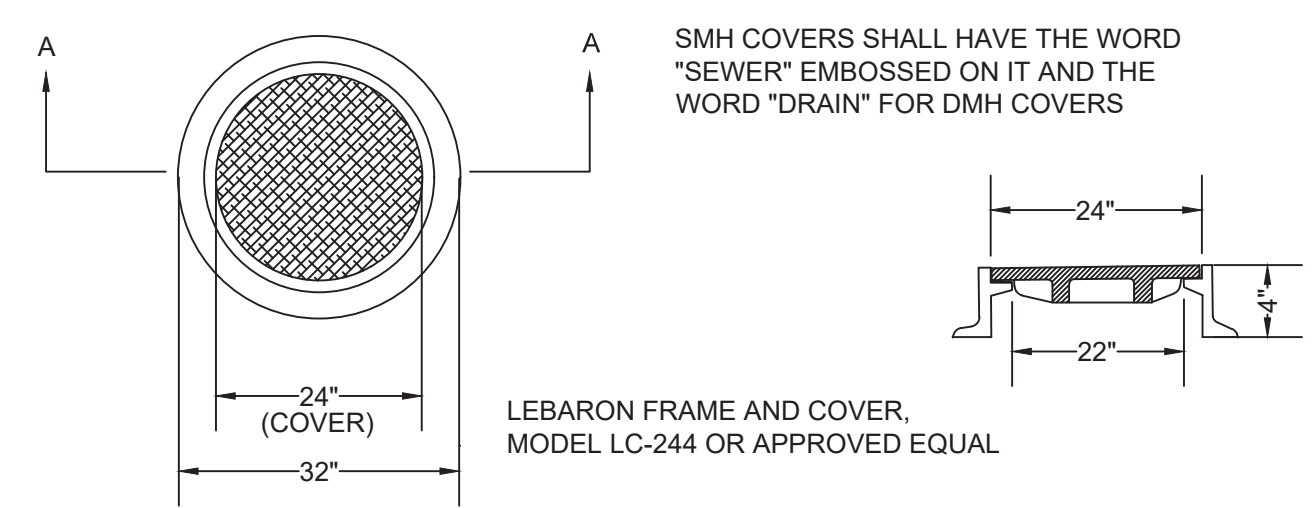
SECTION VIEW

EROSION CONTROL DURING CONSTRUCTION
NOT TO SCALE

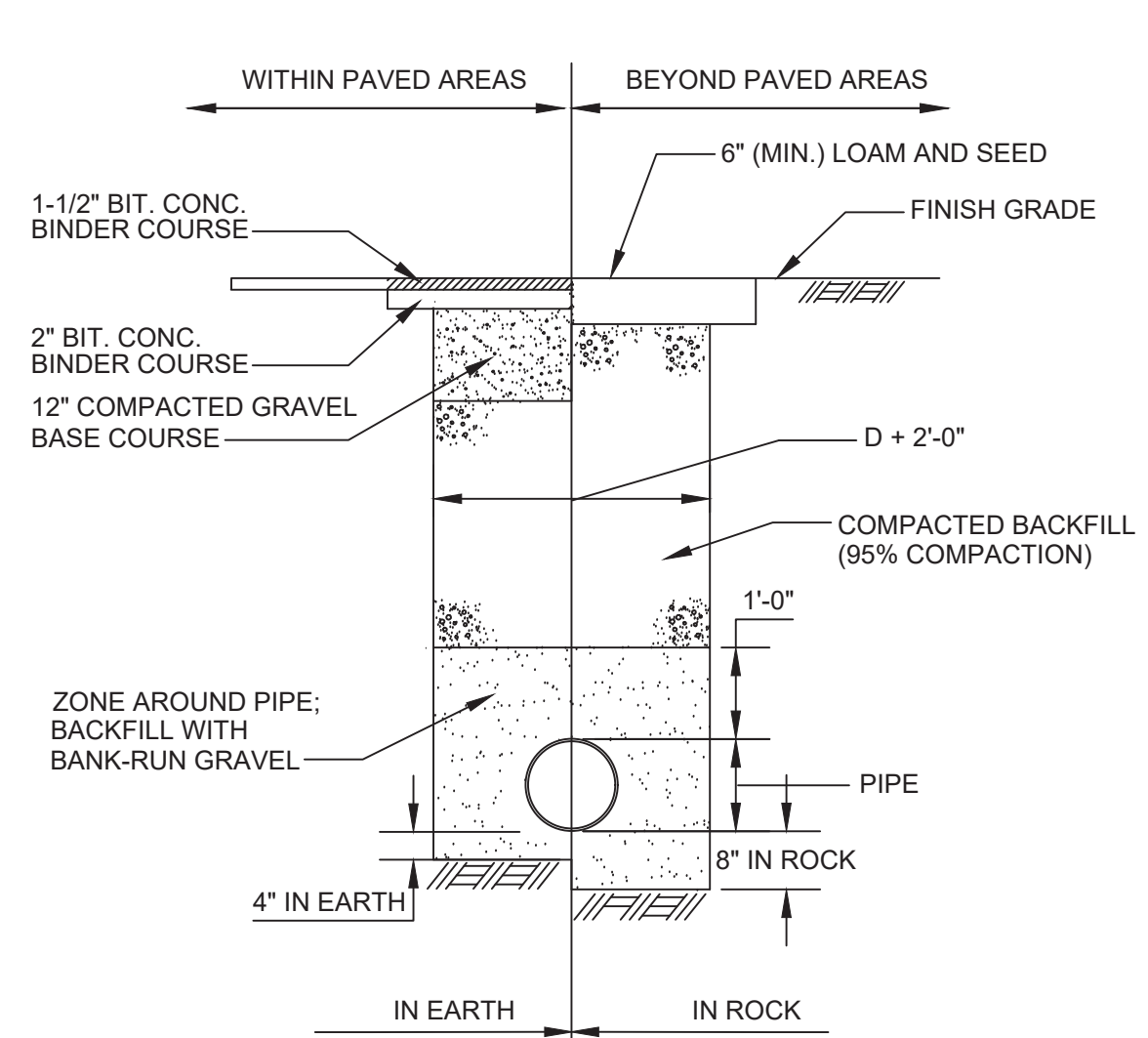


PRECAST CONCRETE CATCH BASIN (H-20)
NOT TO SCALE

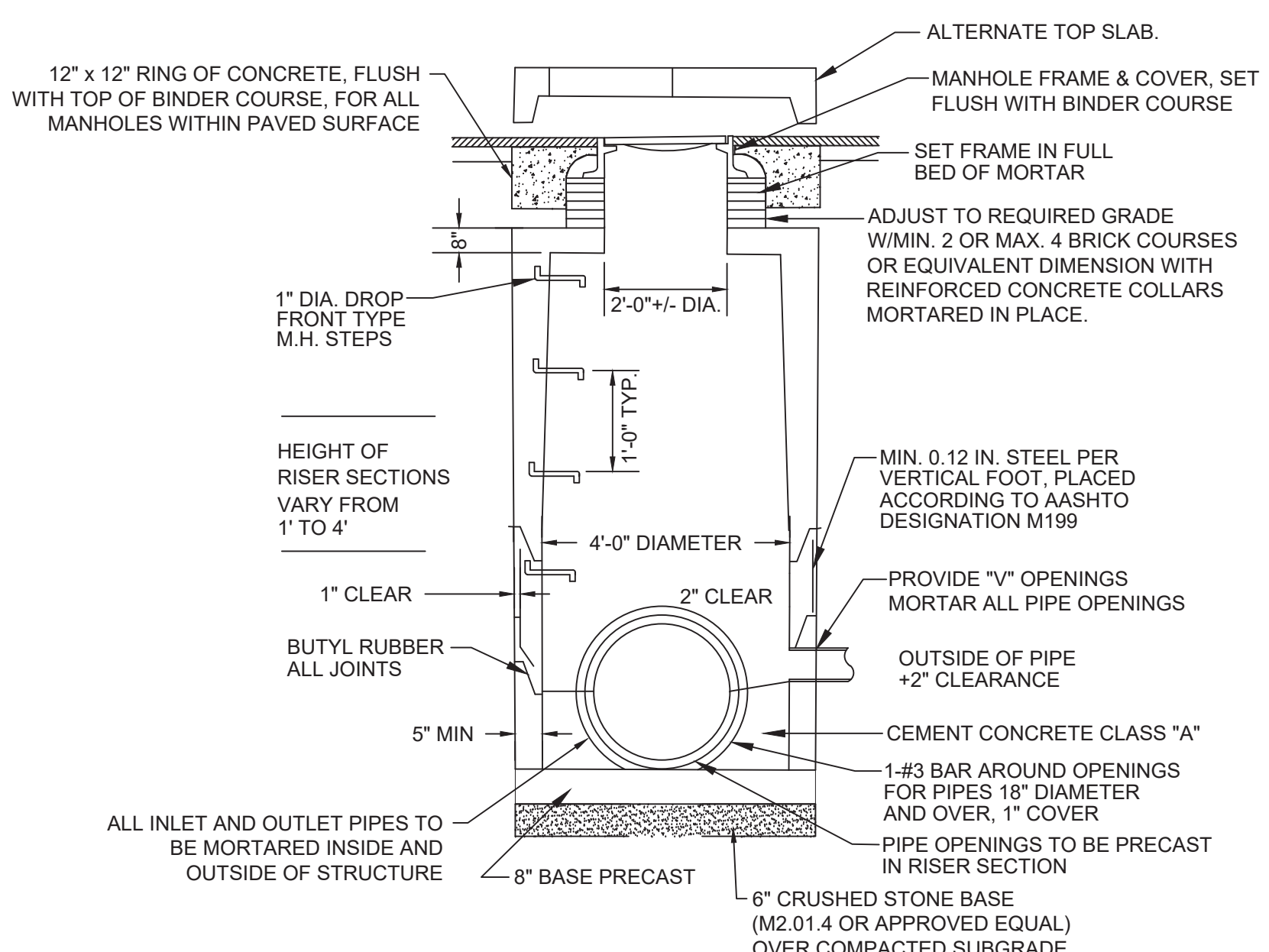
STANDARD MANHOLE FRAME & COVER (H-20)
NOT TO SCALE



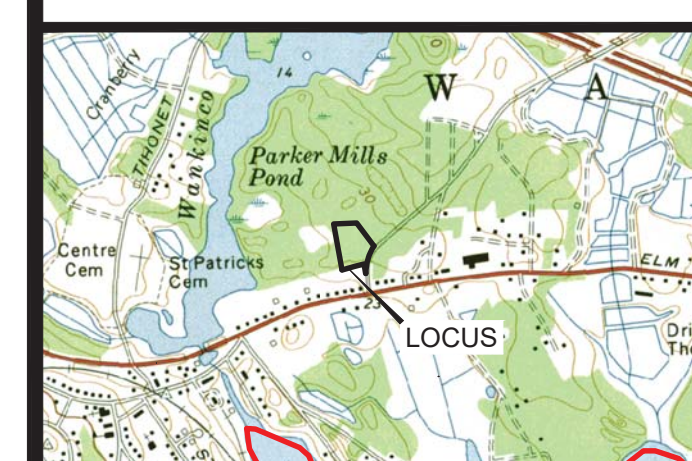
- NOTES:
1. DETENTION BASINS ARE DESIGNED TO INFILTRATE.
 2. 12" OF CLEAN GRANULAR SOIL IS TO BE USED IN THE INFILTRATION AREA OF DETENTION BASINS AND FOREBAYS.
 3. DETENTION BASINS ARE TO BE CONSTRUCTED PRIOR TO ROADWAY AND ANY ASSOCIATED UTILITIES.
 4. LIGHT EARTH MOVING EQUIPMENT IS TO BE USED DURING CONSTRUCTION TO REDUCE COMPACTION OF BASIN BOTTOM.
 5. BASIN FLOOR IS TO BE DEEPLY TILLED AFTER FINAL GRADING.
 6. PROPER EROSION SEDIMENT CONTROLS SHOULD BE UTILIZED DURING CONSTRUCTION TO PREVENT SEDIMENT AND/OR DEBRIS FROM ENTERING THE BASIN.
 7. SOIL TYPE FOR DETENTION BASIN INCLUDES THE AU GRES and WAREHAM LOAMY SANDS (AuA), WHICH EXHIBITS A HYDROLOGICAL CLASSIFICATION GROUP "C".



TRENCH DETAIL
NOT TO SCALE



PRECAST DRAIN MANHOLE (H-20)
NOT TO SCALE



LOCUS MAP
SCALE 1" = 2000'

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



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

PROPOSED SITE PLAN
AT
8 & 10 CHARGE POND ROAD
IN
WAREHAM MASSACHUSETTS
(PLYMOUTH COUNTY)
DETAIL

REVISIONS:

No.	DATE	DESC.
1	2-9-22	BUILDING LAYOUT
2	5-10-22	REVIEW COMMENTS

PREPARED FOR:
DAVID SERGI
21 PATTERSON BROOK ROAD
SUITE G
W. WAREHAM, MA 02576

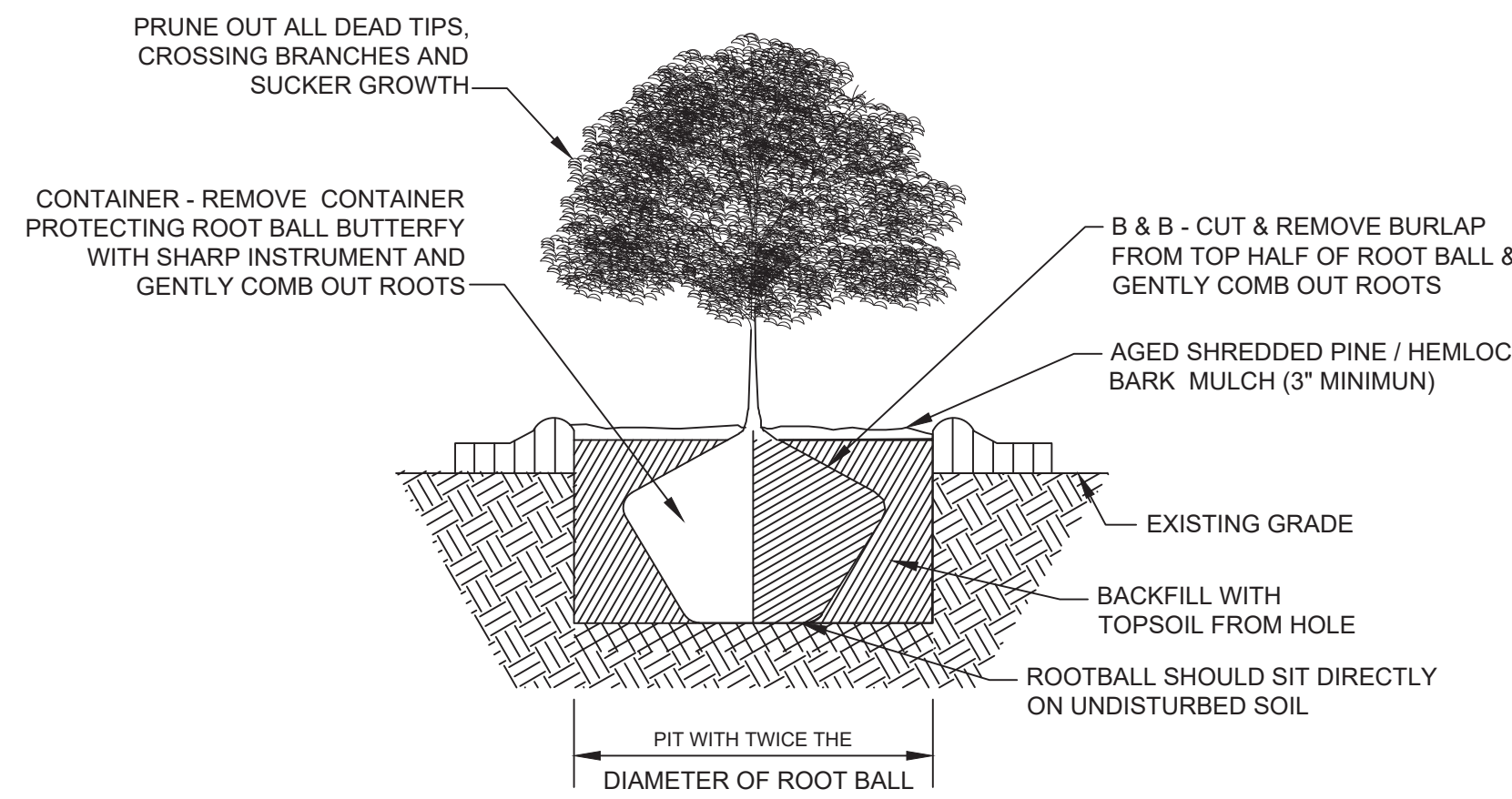
PREPARED BY:
JC ENGINEERING, INC
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

DATE: DECEMBER 27, 2021
FIELD: CB/RB
CALC./DESIGN: SJJ
DRAWN: SJJ
CHECK: JLC
JOB NO: 5942

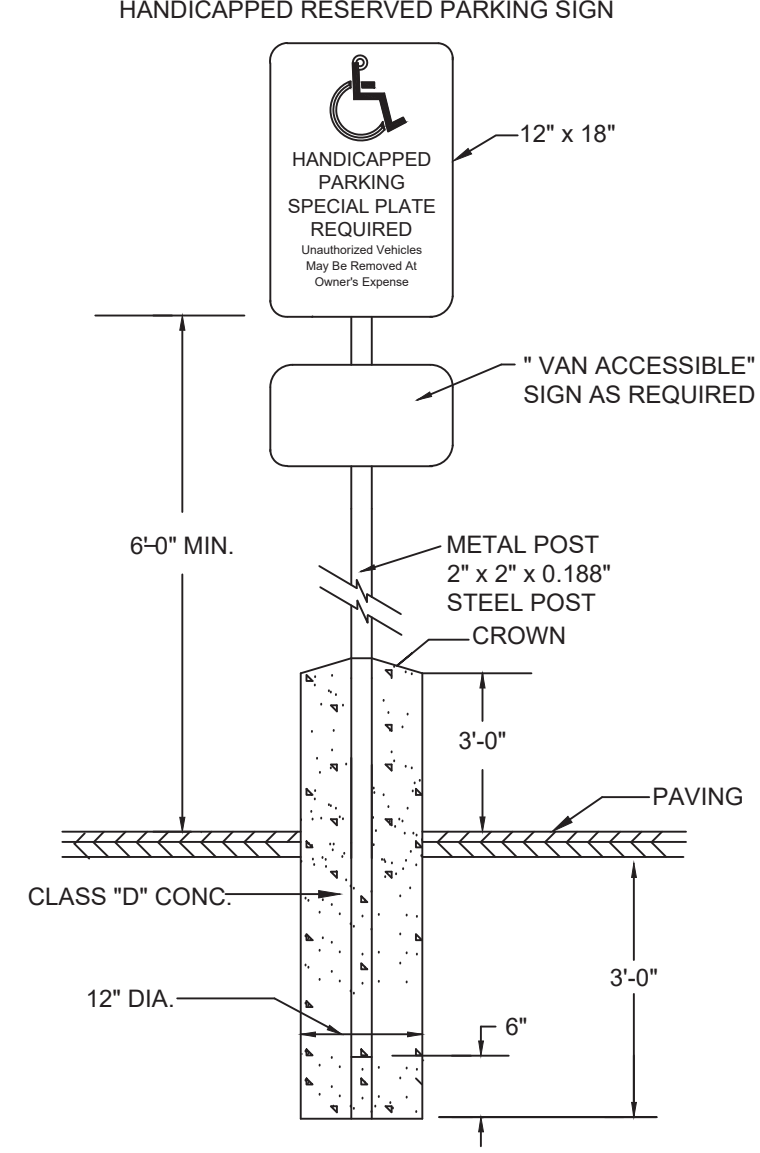
GENERAL PLANTING NOTES

- 1) ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE.
- 2) ALL PLANT MATERIAL SHALL BE PROPERLY STAKED AND PLANTED IN CONFORMANCE WITH THE SPECIFICATIONS. PROVIDE THREE STAKES PER TREE UNLESS NOTED OTHERWISE. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL.
- 3) PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
- 4) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN THE NURSERY.
- 5) NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL NEW PLANTS.
- 6) ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT THE EXPENSE CONTRACTOR.
- 7) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 6" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 2"-0" OF TOPSOIL IN ALL PLANTING AREAS.
- 8) ALL DISTURBED AREAS SHALL BE TOPSOILED AND SEEDED UNLESS OTHERWISE DIRECTED.
- 9) ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED PINE BARK.
- 10) ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
- 11) ALL TREE, SHRUB AND SOD AREAS SHALL BE WATERED WITH AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM.
- 12) PLANTING BEDS SHALL BE GENTLY MOUNDED 12" - 24" AS DIRECTED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- 13) FINAL PLANT SPECIES SELECTION TO BE APPROVED BY LANDSCAPE ARCHITECT BASED ON AVAILABILITY AND SEASONAL ALLOWANCE.
- 14) FINAL PLANT PLACEMENT WILL BE DIRECTED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- 15) LANDSCAPING DESIGN PREPARED BY E.A. FULLER AND ASSOCIATES (CARVER, MA).

PLANT SCHEDULE				
TREES	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	Acer rubrum "October Glory"	October Glory Red Maple	3" cal.	B & B
	Pyrus calleryana "Chanticleer"	Cleveland Select Callery Pear	3" cal.	B & B
	Picea abies	Norway Spruce	7' - 8' ht.	B & B
	Pinus strobus	White Pine	6' - 8' ht.	B & B
SHRUBS				
	Juniperus scopulorum "Wichita Blue"	Wichita Blue Juniper	5' - 6' ht.	B & B
	Juniperus virginiana	Common Red Cedar	6' - 7' ht.	B & B
	Rosa hybrid "Knock Out"	Red Shrub Rose - Knock Out	18" - 24" ht.	3 gal.
	Spiraea x bumaldi "Goldmound"	Goldmound Spirea	18" - 24" spr	3 gal.
GRASSES & PERENNIALS				
	Hemerocallis "Happy Returns"	Happy Returns Daylily	1 gal.	18" o.c.
	Calamagrostis acutiflora	Karl Foerster Feather Reed Grass	1 gal.	18" o.c.
	Pennisetum alopecuroides "Hamelin"	Hamelin Dwarf Fountain Grass	1 gal.	18" o.c.

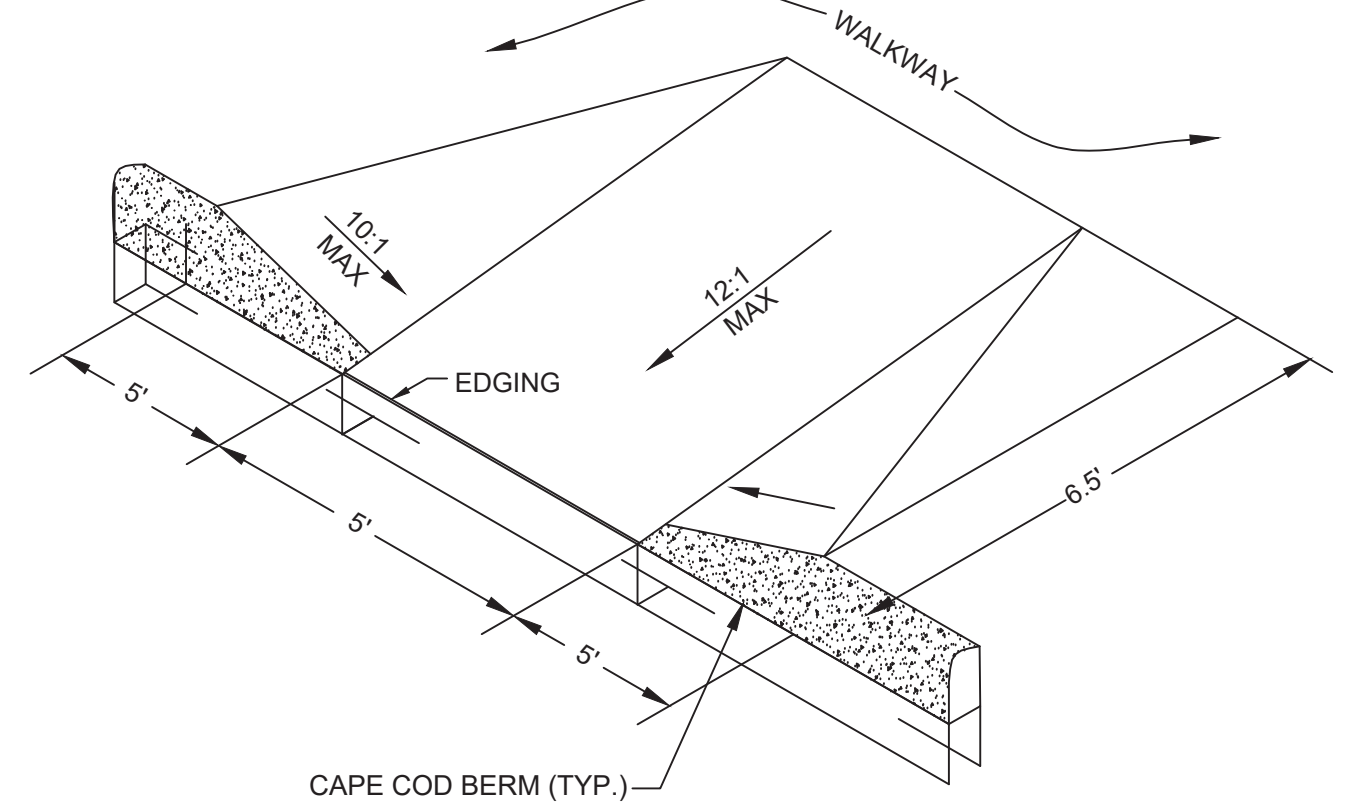


SHRUB PLANTING
NOT TO SCALE

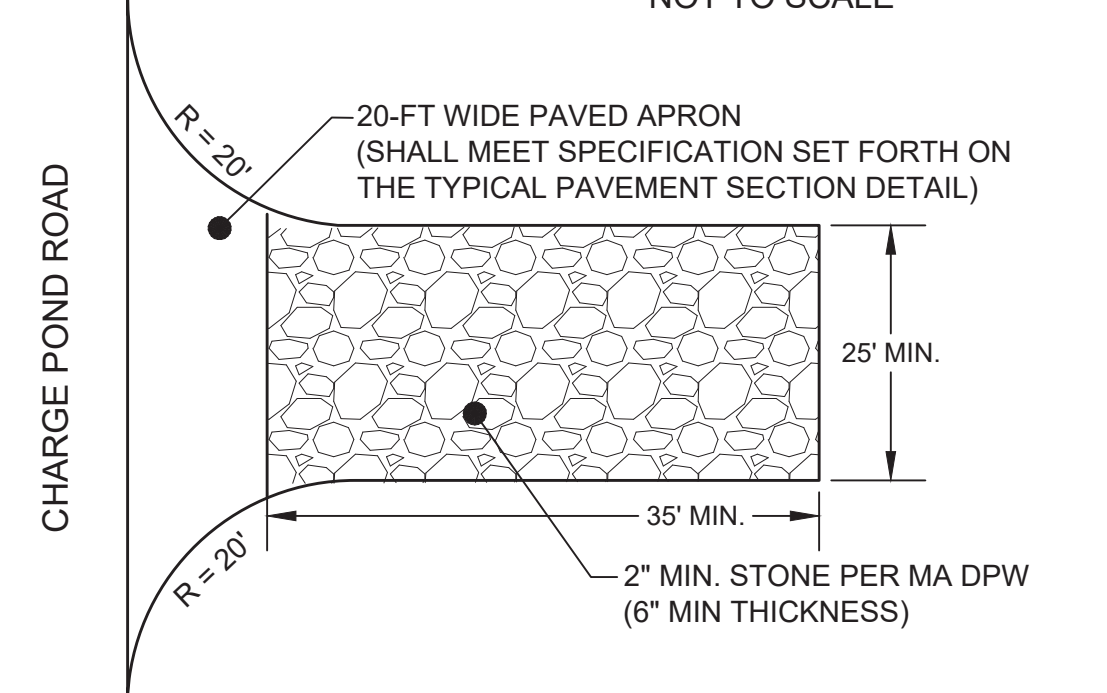


- NOTE:
1. SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE STANDARD.
 2. TO BE LOCATED ON SITE AS DIRECTED.
 3. METAL POST TO BE PAINTED 2 COATS OF EXTERIOR GREEN ENAMEL.
 4. TO BE LOCATED AT APPROPRIATE SPACES.

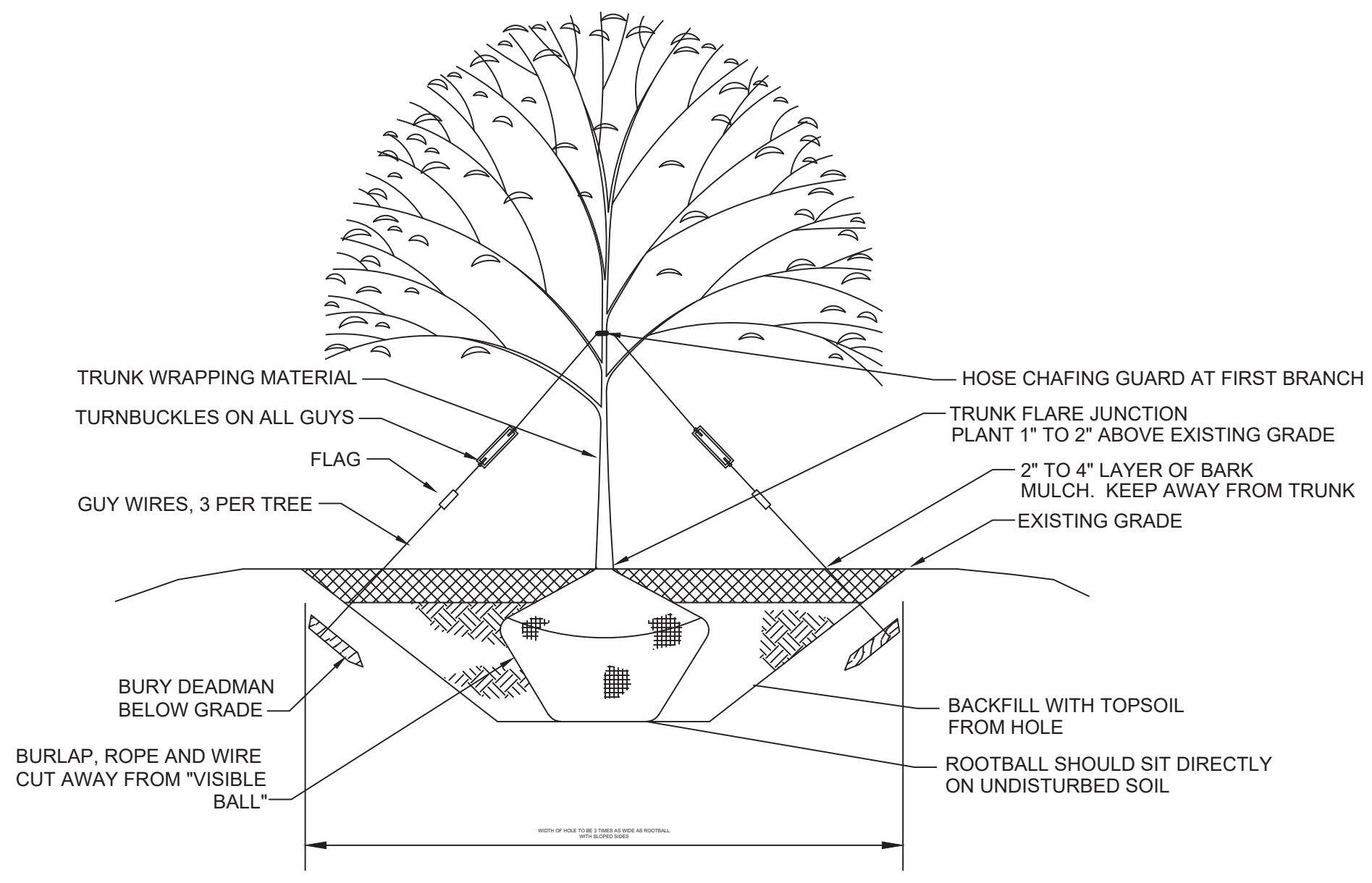
HANDICAP SIGN DETAIL
NOT TO SCALE



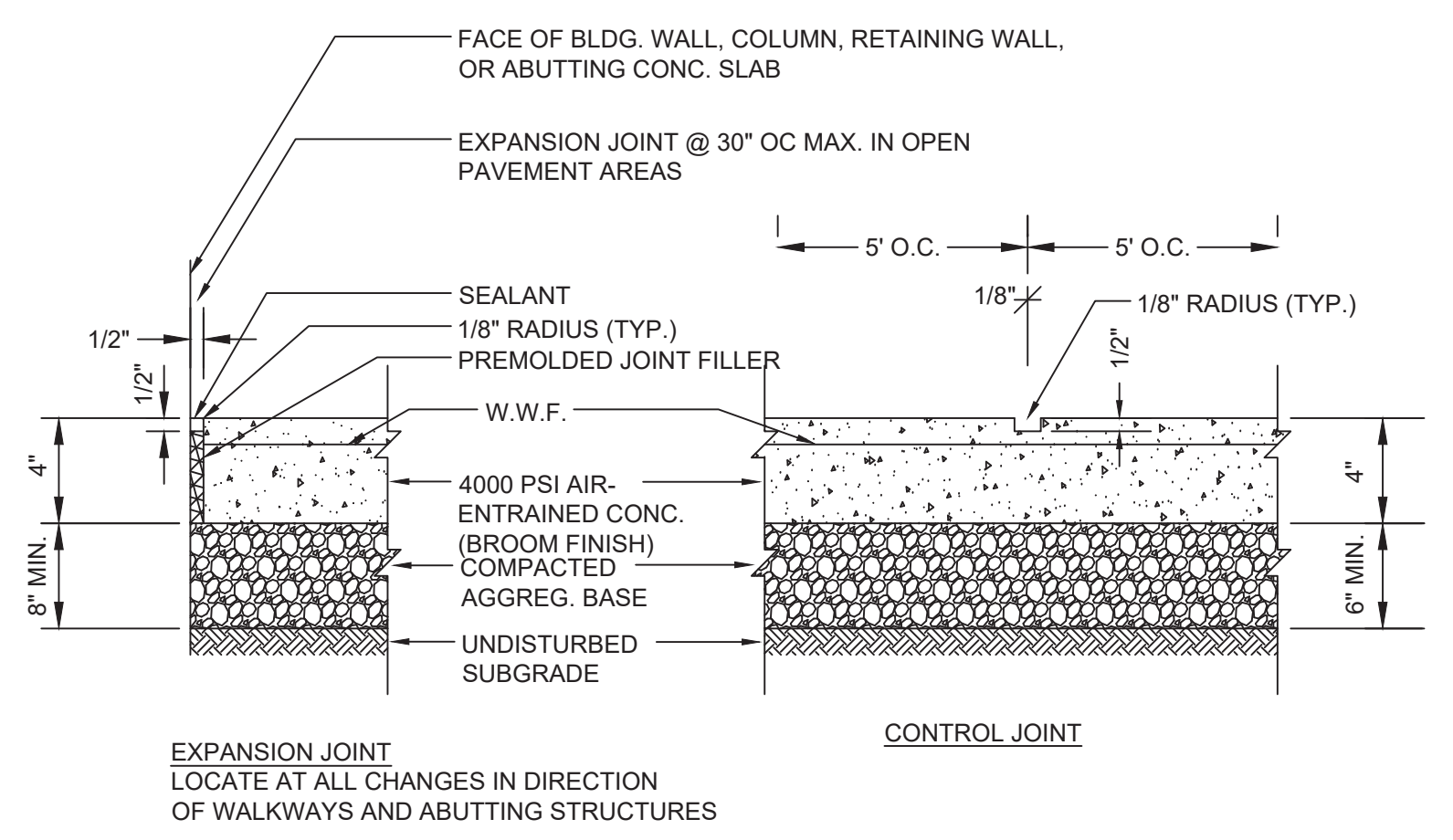
HANDICAPPED RAMP
NOT TO SCALE



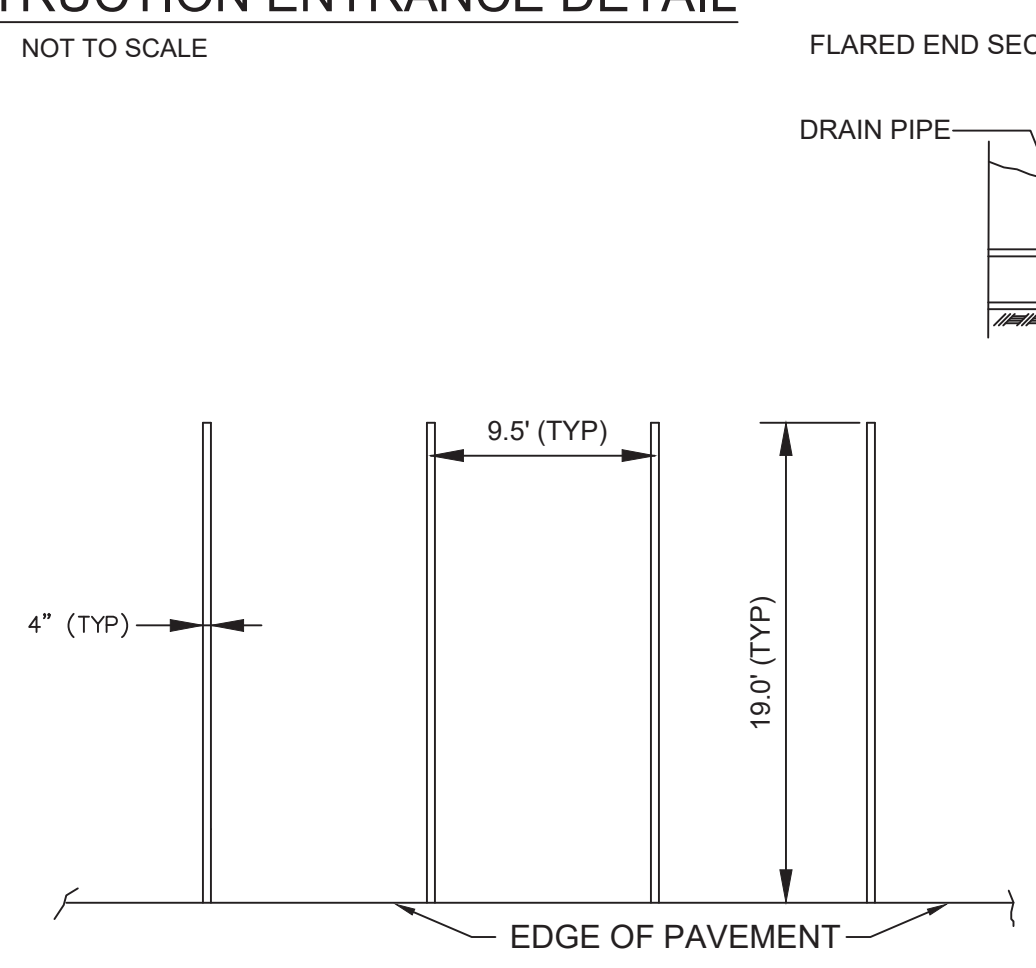
TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



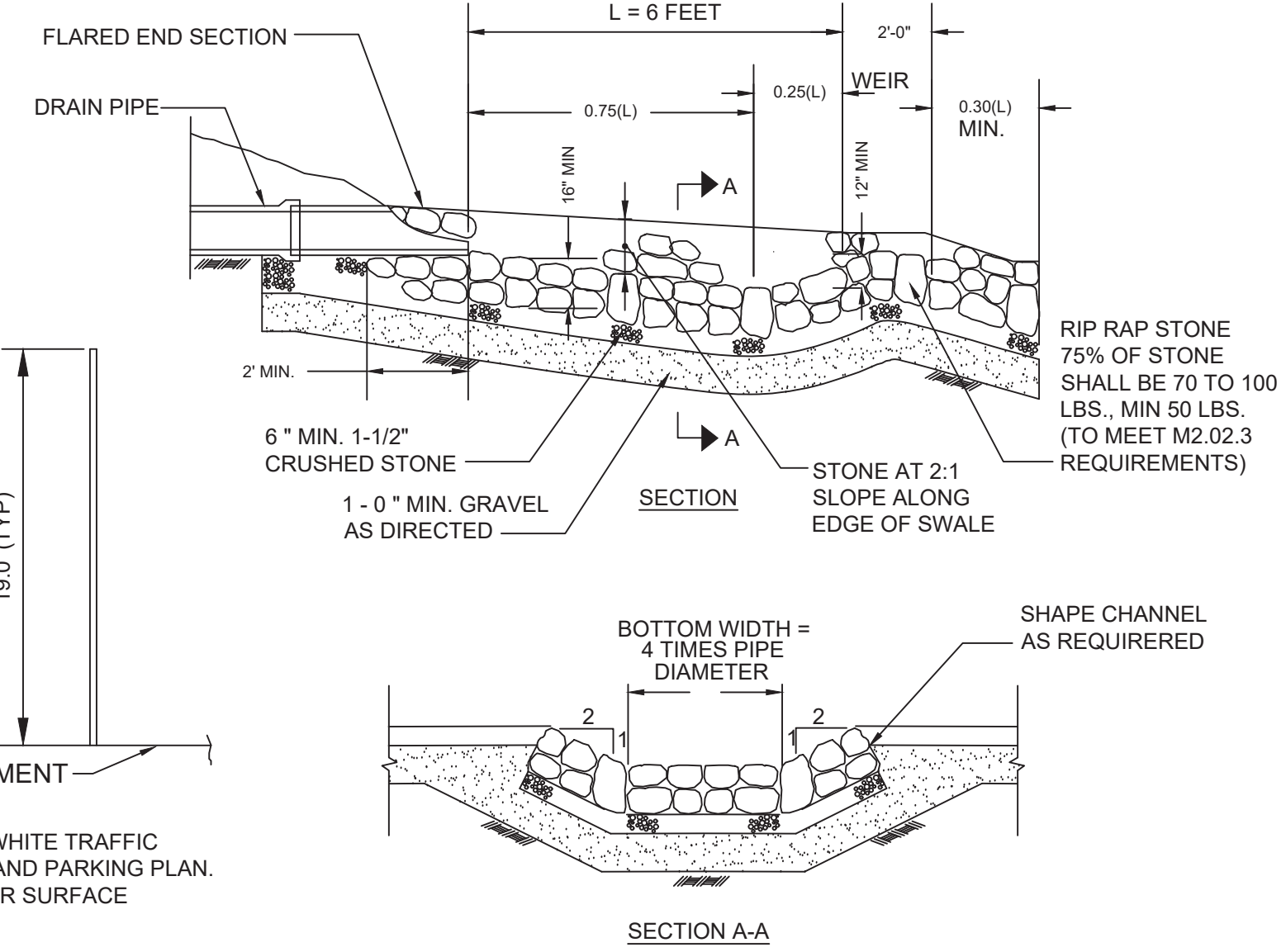
TREE PLANTING
NOT TO SCALE



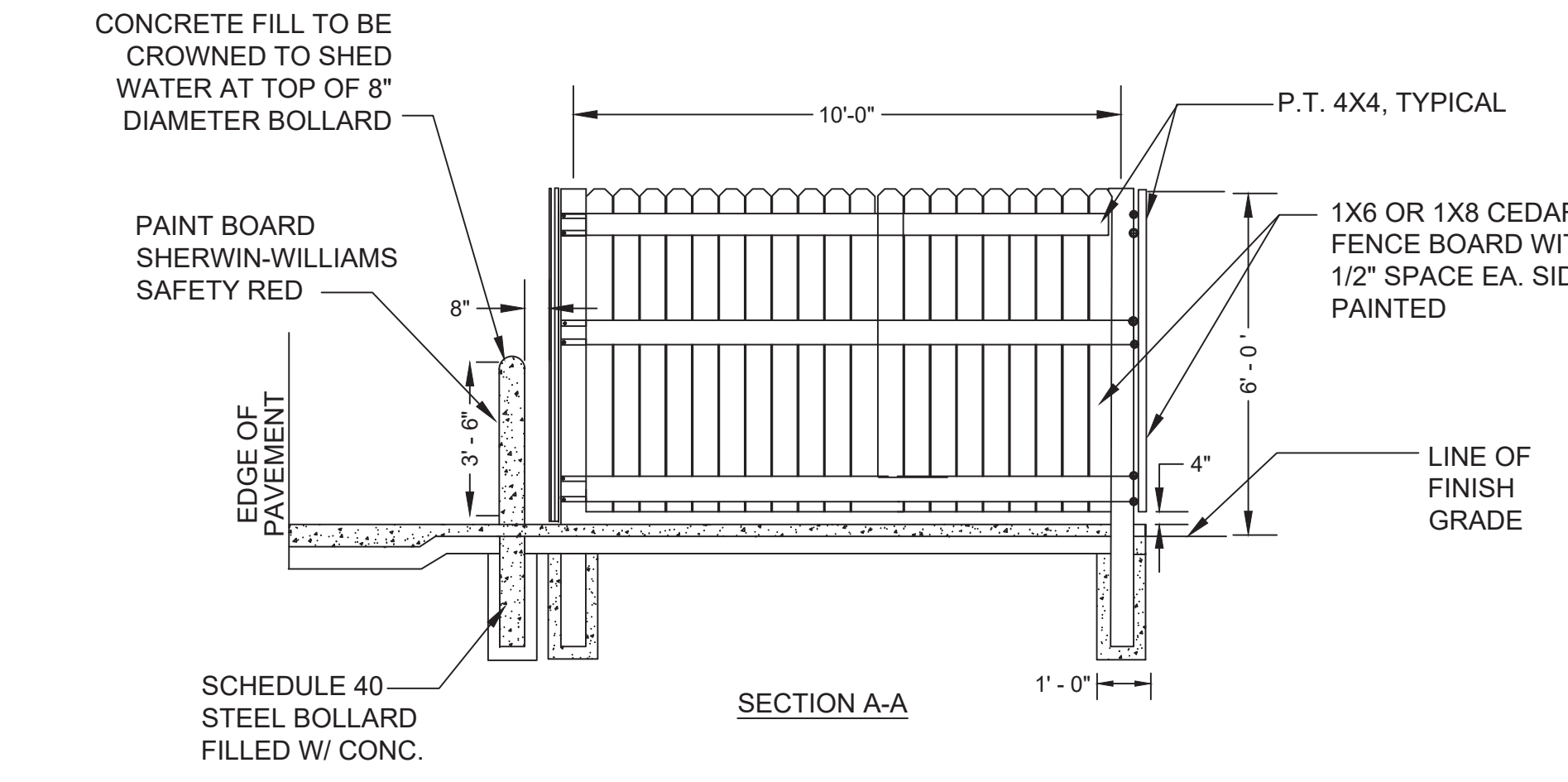
CONCRETE SIDEWALK
NOT TO SCALE



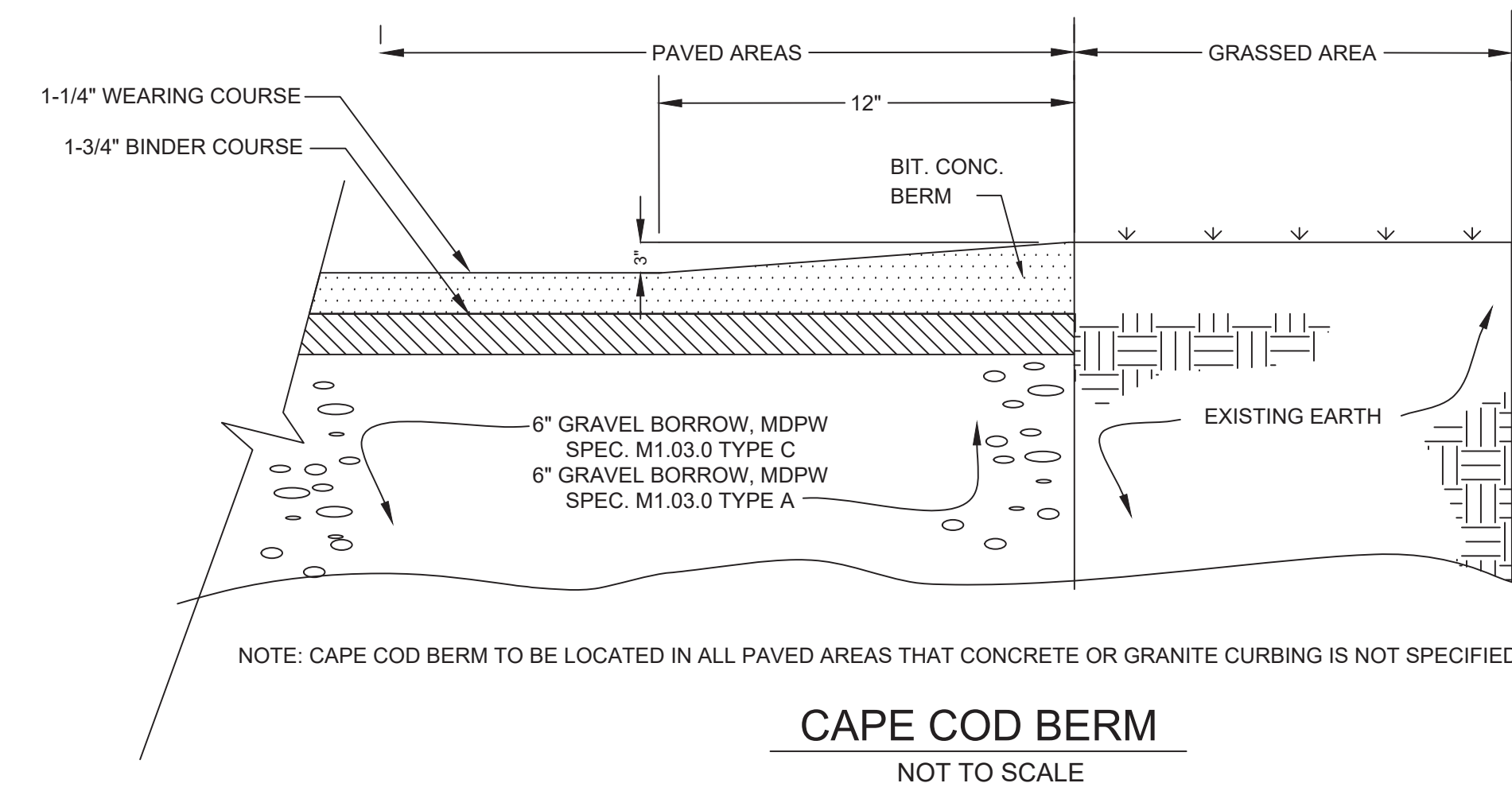
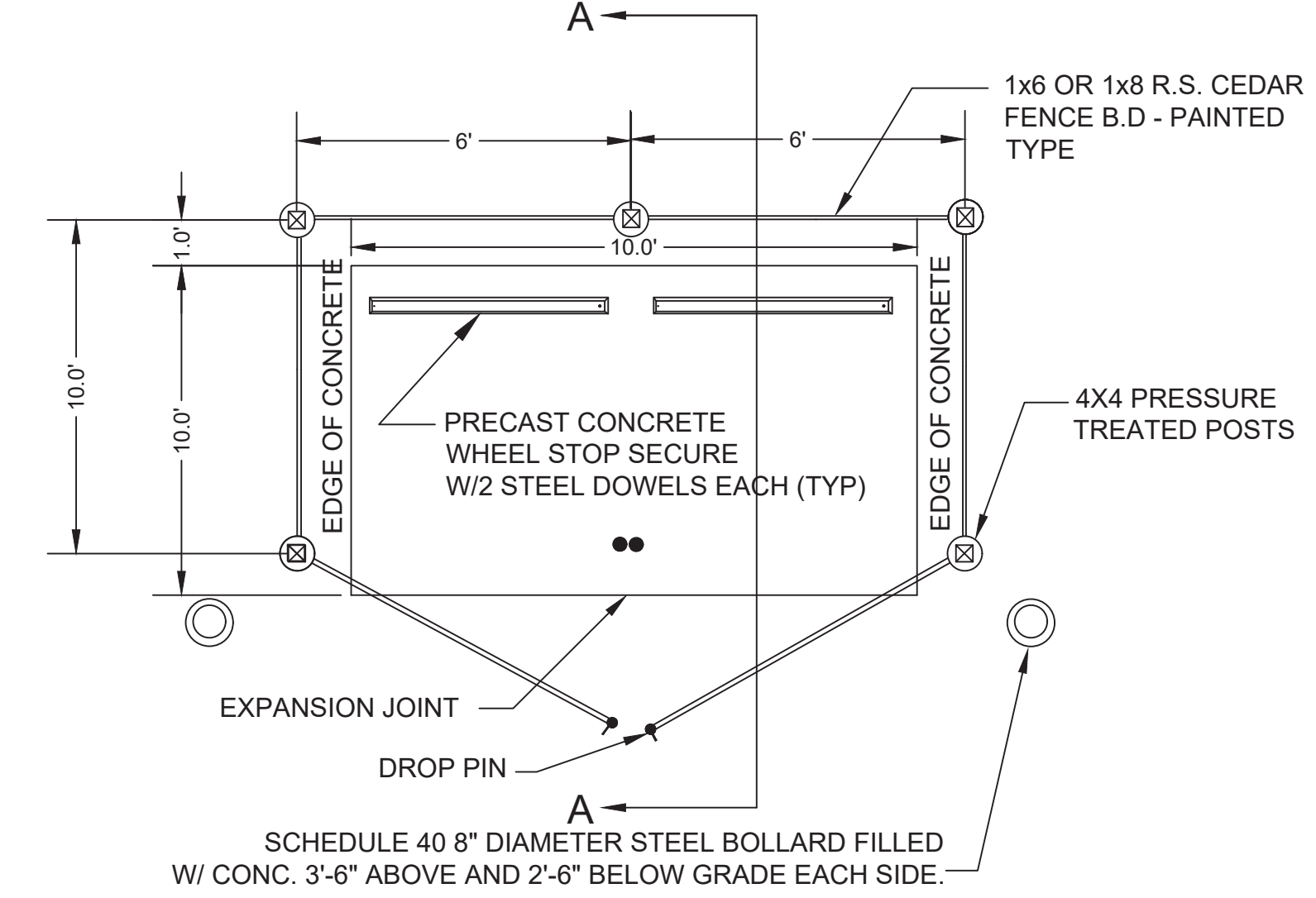
TYPICAL STRIPING DETAIL
NOT TO SCALE



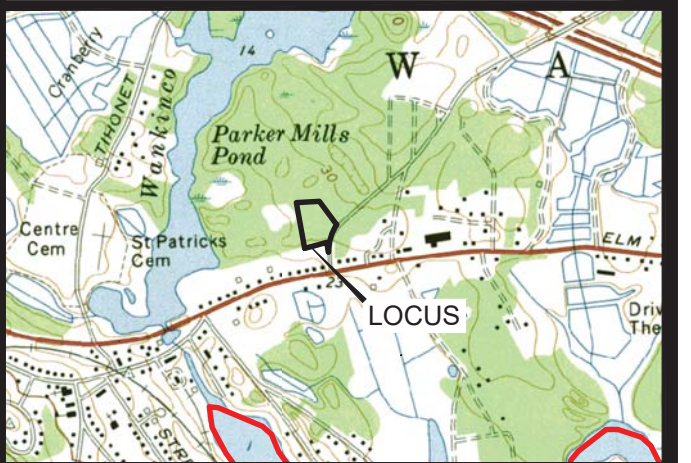
RIP-RAP
NOT TO SCALE



WOOD FENCE, BOLLARD, & PAD DETAIL AT DUMPSTER ENCLOSURE
NOT TO SCALE



CAPE COD BERM
NOT TO SCALE



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



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