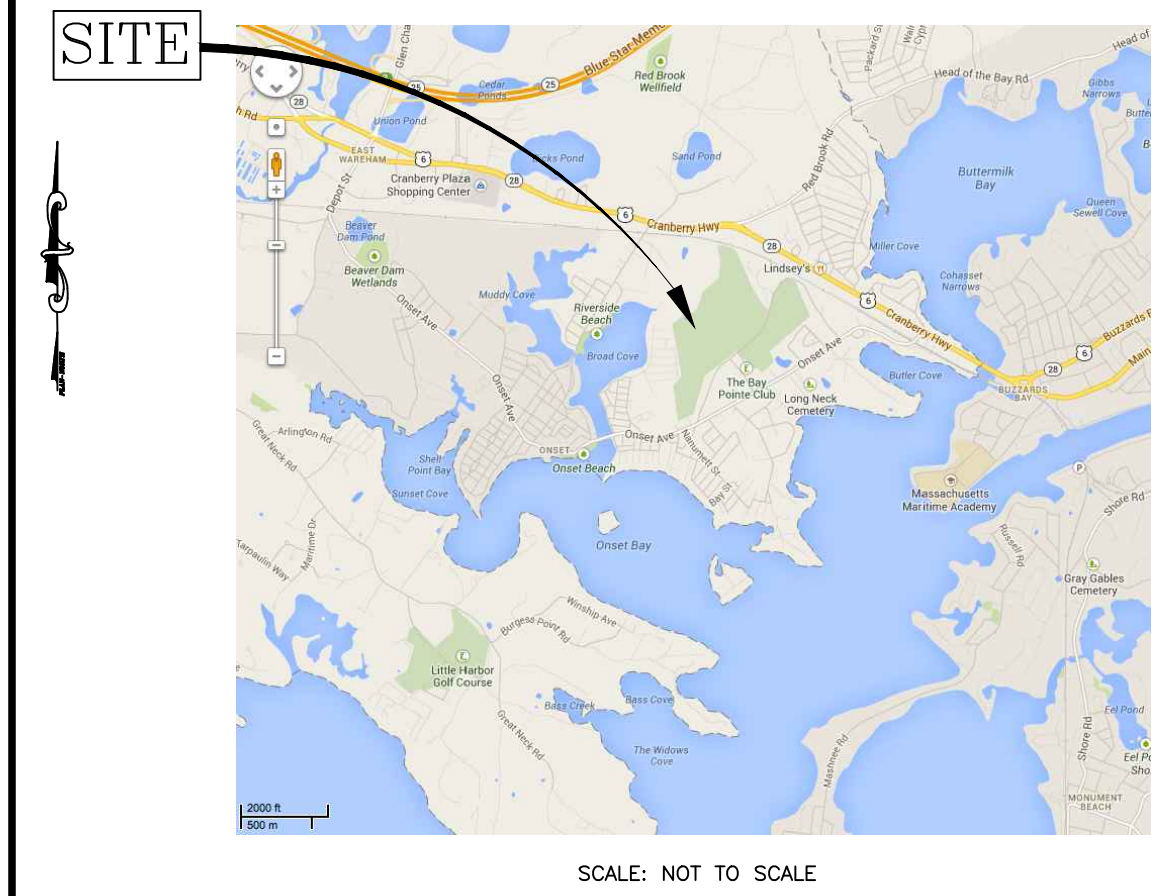




MODIFICATION TO SPECIAL USE PERMIT &  
 SITE PLAN APPROVAL  
 BAY POINTE CLUB MIXED USE  
 DEVELOPMENT PHASE IV  
 in  
 WAREHAM, MASSACHUSETTS

OWNER / APPLICANT:  
 BAY POINTE CLUB, LLC  
 C/O STONESTREET, CORP.  
 501 WAMPANOAG TRAIL, SUITE 400  
 EAST PROVIDENCE, RHODE ISLAND 02915  
 401.433.6900

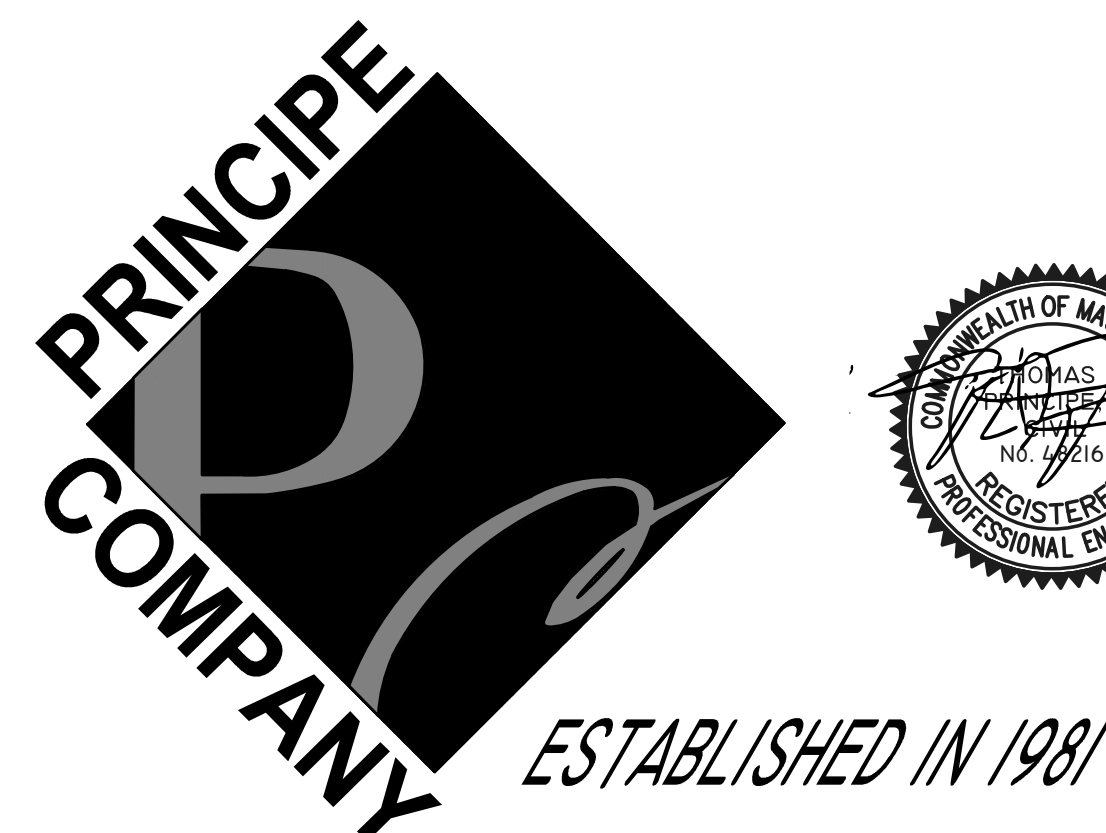
- LIST OF DRAWINGS
- 1) TITLE SHEET
  - 2) EXISTING CONDITIONS PLAN
  - 3) SITE LAYOUT PLAN
  - 4) GRADING & DRAINAGE PLAN
  - 5) UTILITY PLAN
  - 6-10) LANDSCAPE PLANS
  - 11-18) CONSTRUCTION DETAIL SHEETS



PROJECT DATA:

PLAT:	9	LOT:	1004.B
NUMBER OF CONDO BUILDINGS:	7		
BUILDING A:	8 UNITS		
BUILDING B:	6 UNITS		
BUILDING C:	9 UNITS		
BUILDING D:	7 UNITS		
BUILDING E:	8 UNITS		
BUILDING F:	8 UNITS		
BUILDING G:	6 UNITS		
NUMBER OF TOTAL DWELLING UNITS:	52		

ZONING CLASSIFICATION:  
 "CR" CONFERENCE RECREATIONAL DISTRICT



PREPARED BY:  
**PRINCIPE COMPANY, INC.**  
 ENGINEERING DIVISION

PO BOX 298  
 TIVERTON, RHODE ISLAND 02878  
 401.816.5385  
 PRINCIPEENGINEERING@GMAIL.COM

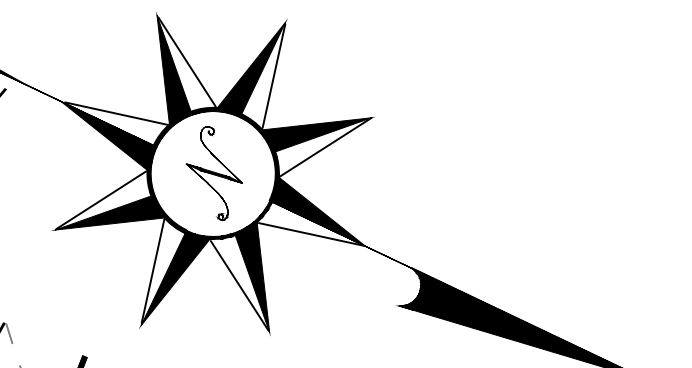
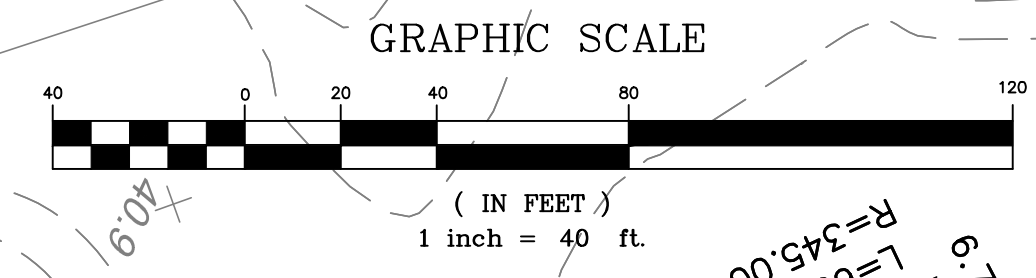
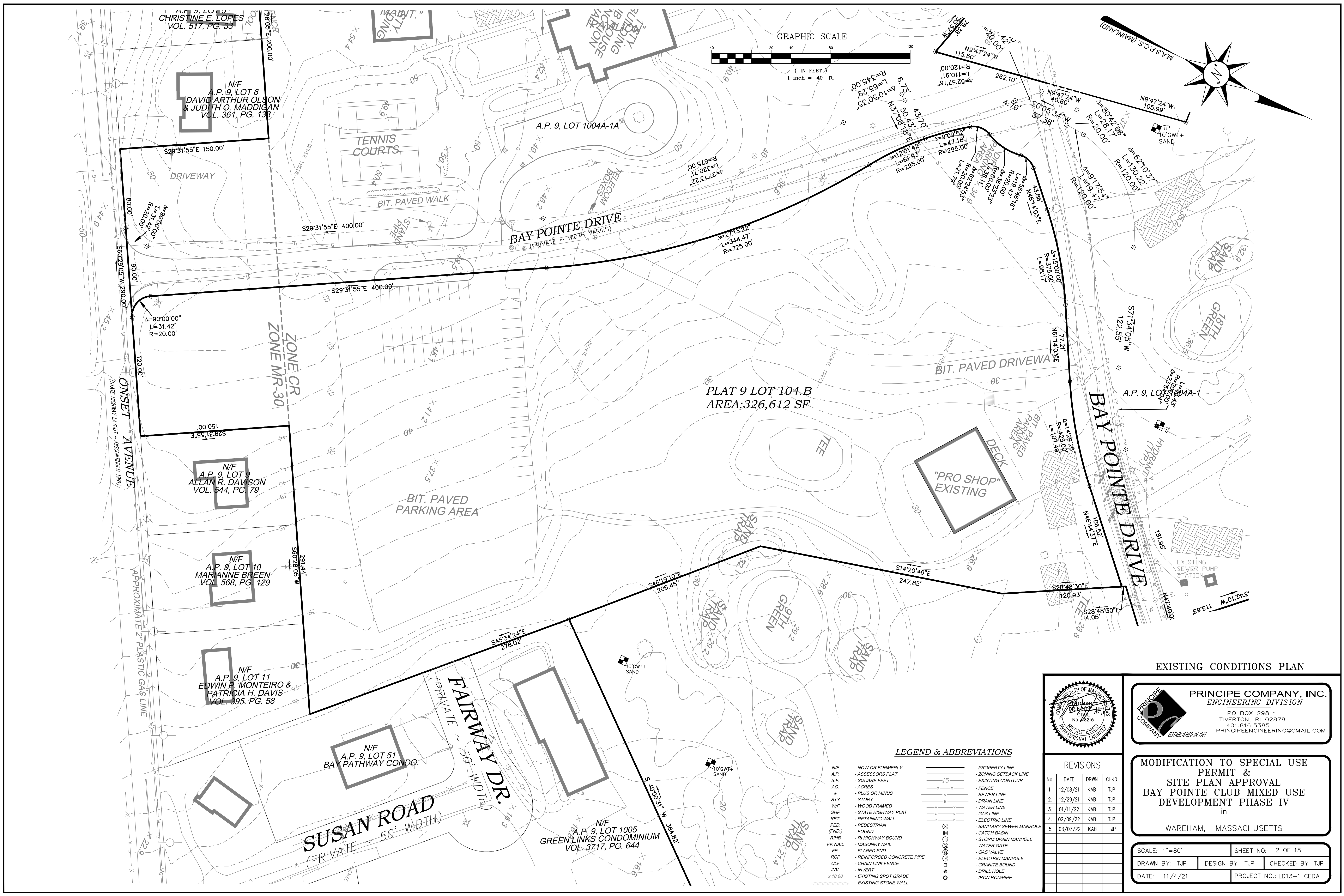
DATE: NOVEMBER 4, 2021  
 REVISED: DECEMBER 8, 2021  
 REVISED: DECEMBER 29, 2021  
 REVISED: JANUARY 11, 2022  
 REVISED: FEBRUARY 9, 2022  
 REVISED: MARCH 7, 2022  
 REVISED: APRIL 6, 2022  
 REVISED: MAY 5, 2022

EXISTING CONDITIONS AND PROPERTY LINE SURVEY BY:  
 RICHARD LIPSITZ, PLS  
 WATERMAN ENGINEERING COMPANY  
 46 SUTTON AVENUE  
 EAST PROVIDENCE, RHODE ISLAND 02914  
 PHONE: 401.438.5775  
 FAX: 401.438.5773

SITE PLAN APPROVAL GRANTED  
 BY: WAREHAM PLANNING BOARD  
 DATE APPROVED: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DATE SIGNED: \_\_\_\_\_

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE 20-DAY STATUTORY APPEAL PERIOD

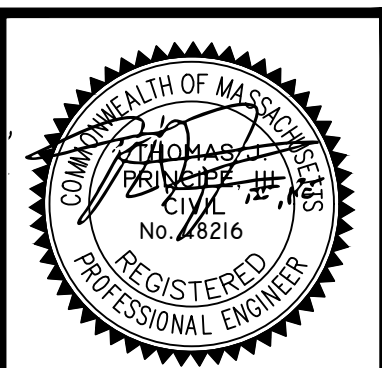
TOWN CLERK - WAREHAM MASSACHUSETTS



PLAT 9 LOT 104.B  
 AREA: 326,612 SF

LEGEND & ABBREVIATIONS

- |         |                            |       |                          |
|---------|----------------------------|-------|--------------------------|
| N/F     | - NOW OR FORMERLY          | —     | - PROPERTY LINE          |
| A.P.    | - ASSESSORS PLAT           | - - - | - ZONING SETBACK LINE    |
| S.F.    | - SQUARE FEET              | —     | - EXISTING CONTOUR       |
| AC.     | - ACRES                    | - - - | - FENCE                  |
| ±       | - PLUS OR MINUS            | - - - | - SEWER LINE             |
| STY     | - STORY                    | - - - | - DRAIN LINE             |
| W/F     | - WOOD FRAMED              | - - - | - WATER LINE             |
| SH.P.   | - STATE HIGHWAY PLAT       | - - - | - GAS LINE               |
| RET.    | - RETAINING WALL           | - - - | - ELECTRIC LINE          |
| PED.    | - PEDESTRIAN               | - - - | - SANITARY SEWER MANHOLE |
| (FND.)  | - FOUND                    | - - - | - CATCH BASIN            |
| R/HB    | - RI HIGHWAY BOUND         | - - - | - STORM DRAIN MANHOLE    |
| PK NAIL | - MASONRY NAIL             | - - - | - WATER GATE             |
| FE      | - FLARED END               | - - - | - GAS VALVE              |
| RCP     | - REINFORCED CONCRETE PIPE | - - - | - ELECTRIC MANHOLE       |
| CLF     | - CHAIN LINK FENCE         | - - - | - GRANITE BOUND          |
| INV.    | - INVERT                   | - - - | - DRILL HOLE             |
| x 10.80 | - EXISTING SPOT GRADE      | - - - | - IRON ROD/PIPE          |
| ○       | - EXISTING STONE WALL      | - - - |                          |



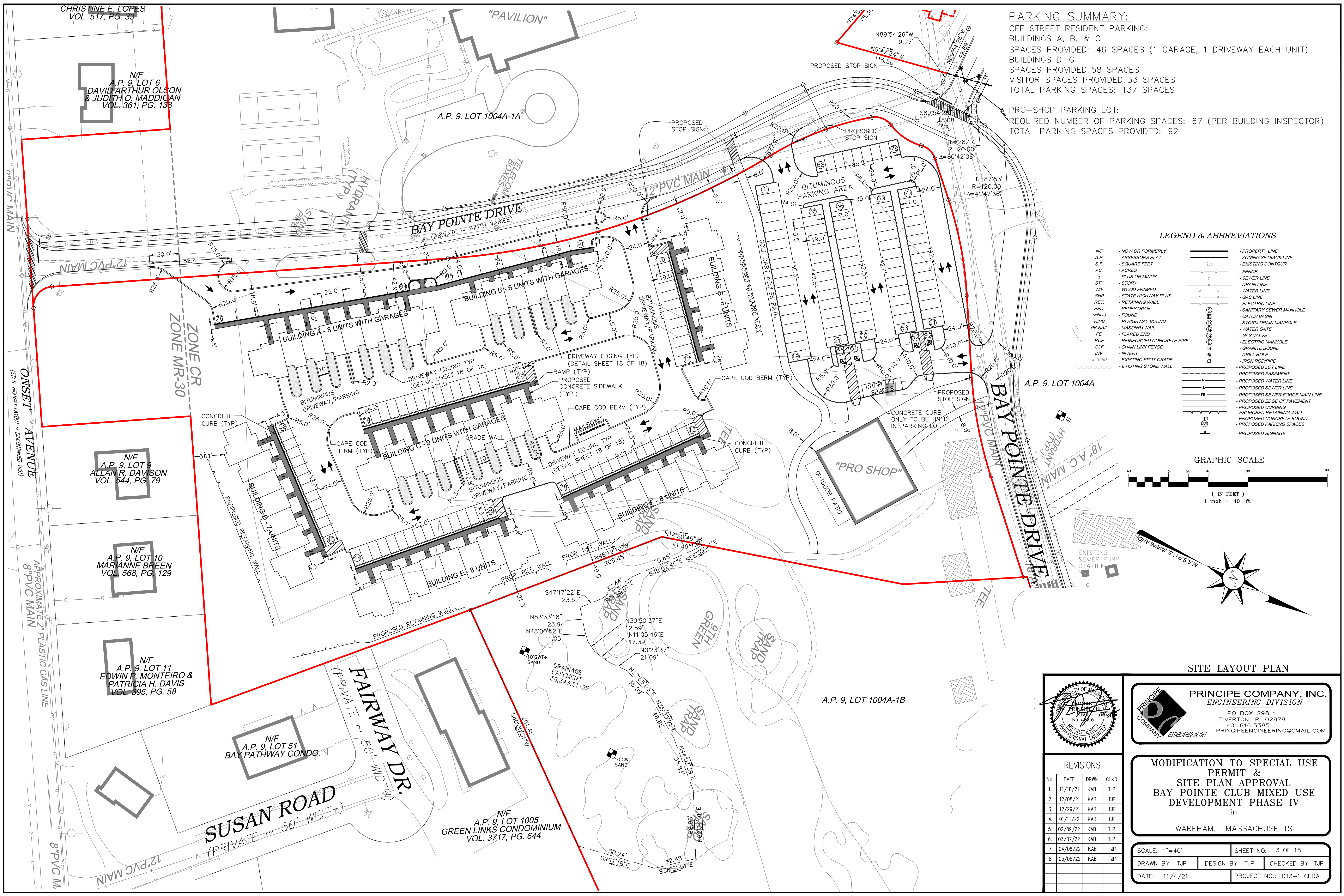
**PRINCIPE COMPANY, INC.**  
 ENGINEERING DIVISION  
 PO BOX 298  
 TIVERTON, RI 02878  
 401.816.5385  
 PRINCIPLEENGINEERING@GMAIL.COM

REVISIONS

No.	DATE	DRWN	CHKD
1.	12/08/21	KAB	TJP
2.	12/29/21	KAB	TJP
3.	01/11/22	KAB	TJP
4.	02/09/22	KAB	TJP
5.	03/07/22	KAB	TJP

**MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE IV**  
 in  
 WAREHAM, MASSACHUSETTS

SCALE: 1"=80'  
 SHEET NO: 2 OF 18  
 DRAWN BY: TJP    DESIGN BY: TJP    CHECKED BY: TJP  
 DATE: 11/4/21    PROJECT NO.: LD13-1 CEDA

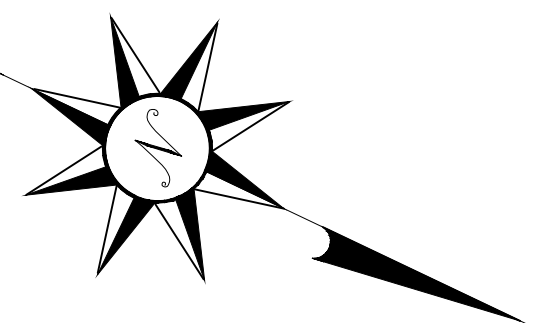
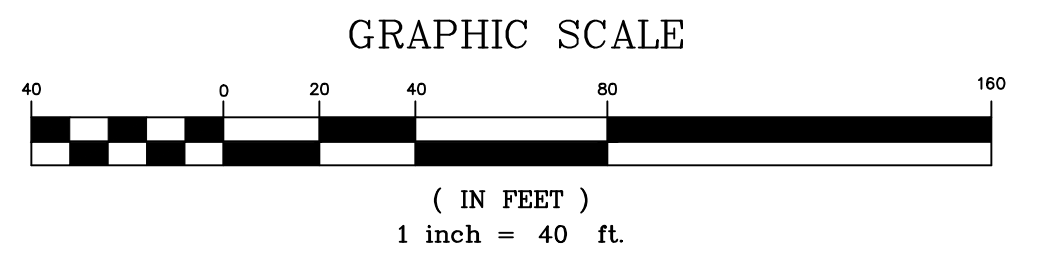


**PARKING SUMMARY:**  
 OFF STREET RESIDENT PARKING:  
 BUILDINGS A, B, & C  
 SPACES PROVIDED: 46 SPACES (1 GARAGE, 1 DRIVEWAY EACH UNIT)  
 BUILDINGS D-G  
 SPACES PROVIDED: 58 SPACES  
 VISITOR SPACES PROVIDED: 33 SPACES  
 TOTAL PARKING SPACES: 137 SPACES

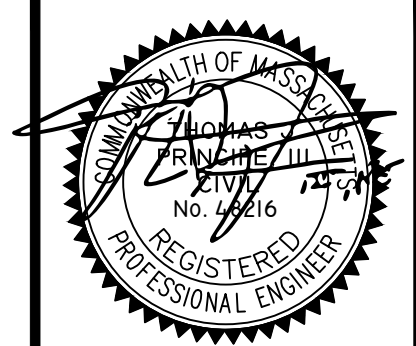
PRO-SHOP PARKING LOT:  
 REQUIRED NUMBER OF PARKING SPACES: 67 (PER BUILDING INSPECTOR)  
 TOTAL PARKING SPACES PROVIDED: 92

**LEGEND & ABBREVIATIONS**

- |         |                            |       |                                  |
|---------|----------------------------|-------|----------------------------------|
| N/F     | - NOW OR FORMERLY          | ---   | - PROPERTY LINE                  |
| A.P.    | - ASSESSORS PLAT           | - - - | - ZONING SETBACK LINE            |
| S.F.    | - SQUARE FEET              | ---   | - EXISTING CONTOUR               |
| AC.     | - ACRES                    | ---   | - FENCE                          |
| +       | - PLUS OR MINUS            | ---   | - DRAIN LINE                     |
| STY     | - STORY                    | ---   | - SEWER LINE                     |
| W/F     | - WOOD FRAMED              | ---   | - WATER LINE                     |
| SHP     | - STATE HIGHWAY PLAT       | ---   | - GAS LINE                       |
| RET.    | - RETAINING WALL           | ---   | - ELECTRIC LINE                  |
| PED.    | - PEDESTRIAN               | ---   | - SANITARY SEWER MANHOLE         |
| (FND.)  | - FOUND                    | ---   | - CATCH BASIN                    |
| R/HB    | - RI HIGHWAY BOUND         | ---   | - STORM DRAIN MANHOLE            |
| PK NAIL | - MASONRY NAIL             | ---   | - WATER GATE                     |
| FE.     | - FLARED END               | ---   | - GAS VALVE                      |
| RCP     | - REINFORCED CONCRETE PIPE | ---   | - ELECTRIC MANHOLE               |
| CLF     | - CHAIN LINK FENCE         | ---   | - GRANITE BOUND                  |
| INV.    | - INVERT                   | ---   | - DRILL HOLE                     |
| x 10.80 | - EXISTING SPOT GRADE      | ---   | - IRON ROD/PIPE                  |
| ---     | - EXISTING STONE WALL      | ---   | - PROPOSED LOT LINE              |
|         |                            | ---   | - PROPOSED GAS/SEWAGE            |
|         |                            | ---   | - PROPOSED WATER LINE            |
|         |                            | ---   | - PROPOSED SEWER LINE            |
|         |                            | ---   | - PROPOSED SEWER FORCE MAIN LINE |
|         |                            | ---   | - PROPOSED EDGE OF PAVEMENT      |
|         |                            | ---   | - PROPOSED CURBING               |
|         |                            | ---   | - PROPOSED RETAINING WALL        |
|         |                            | ---   | - PROPOSED CONCRETE BOUND        |
|         |                            | ---   | - PROPOSED PARKING SPACES        |
|         |                            | ---   | - PROPOSED SIGNAGE               |



**SITE LAYOUT PLAN**



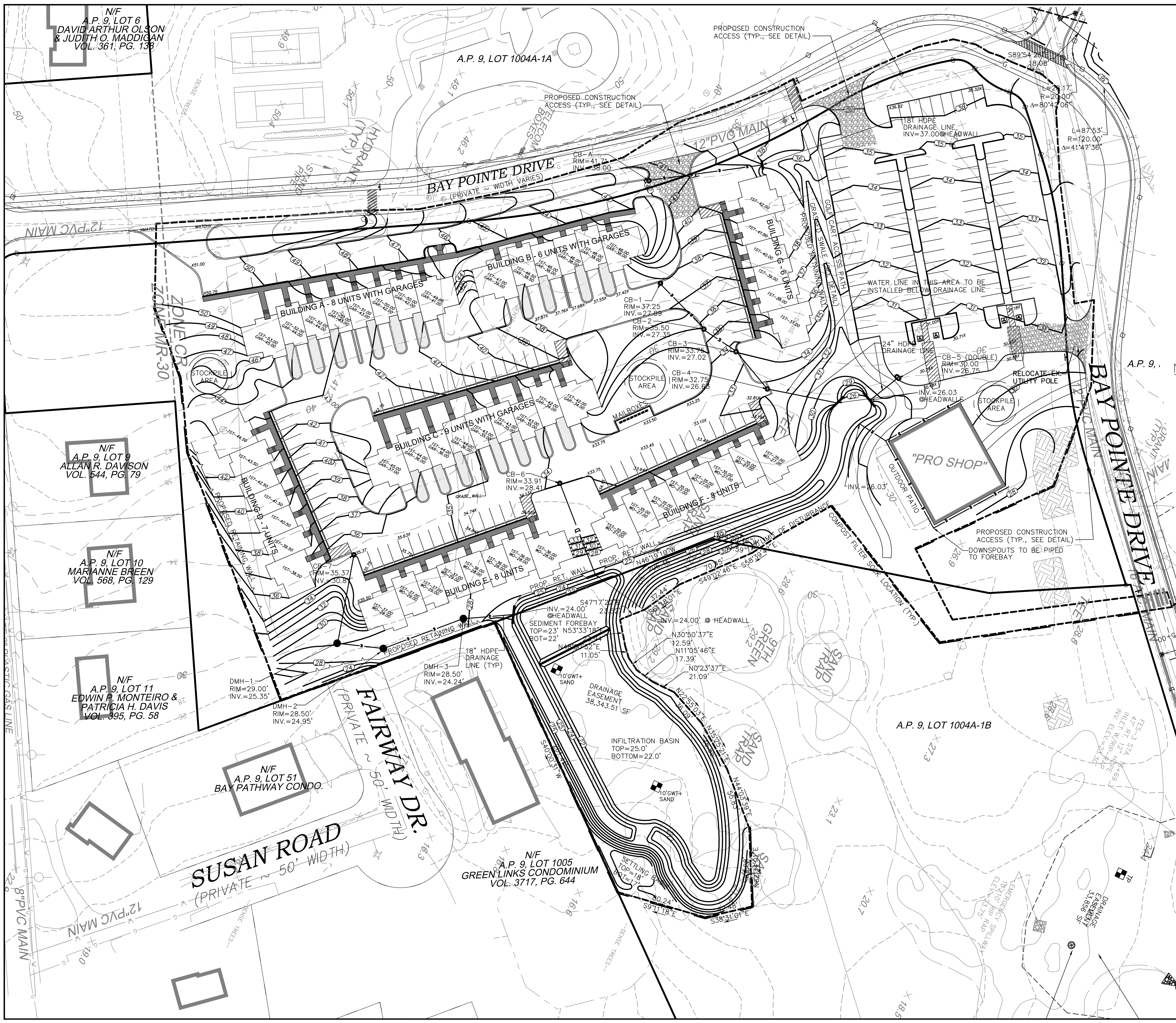
**PRINCIPE COMPANY, INC.**  
 ENGINEERING DIVISION  
 PO BOX 298  
 TIVERTON, RI 02878  
 401.816.5385  
 PRINCIPLEENGINEERING@GMAIL.COM

**REVISIONS**

No.	DATE	DRWN	CHKD
1.	11/18/21	KAB	TJP
2.	12/08/21	KAB	TJP
3.	12/29/21	KAB	TJP
4.	01/11/22	KAB	TJP
5.	02/09/22	KAB	TJP
6.	03/07/22	KAB	TJP
7.	04/06/22	KAB	TJP
8.	05/05/22	KAB	TJP

**MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE IV**  
 in  
 WAREHAM, MASSACHUSETTS

SCALE: 1"=40' SHEET NO.: 3 OF 18  
 DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP  
 DATE: 11/4/21 PROJECT NO.: LD13-1 CEDA



DRAINAGE PIPE SCHEDULE					
FROM/TO STRUCTURE	PIPE DIAMETER/MATERIAL	LENGTH	INV. 'FROM' EL.	INV. 'TO' EL.	SLOPE '/'
CB-A TO SWALE	18" HDPE	100'	38.00'	37.00'	0.01
CB-1 TO CB-2	18" HDPE	53'	27.89'	27.35'	0.01
CB-2 TO CB-3	18" HDPE	31'	27.35'	27.02'	0.01
CB-3 TO CB-4	18" HDPE	39'	27.02'	26.63'	0.01
CB-4 TO FOREBAY	24" HDPE	61'	26.63'	26.03'	0.01
CB-5 TO FOREBAY	24" HDPE	35'	26.75'	26.03'	0.02
CB-6 TO FOREBAY	18" HDPE	86'	28.41'	24.00'	0.05
CB-7 TO MH-1	18" HDPE	74'	30.87'	25.35'	0.075
MH-1 TO MH-2	18" HDPE	38'	25.35'	24.95'	0.01
MH-2 TO MH-3	18" HDPE	72'	24.95'	24.24'	0.01
MH-3 TO FOREBAY	18" HDPE	41'	24.24'	24.00'	0.006

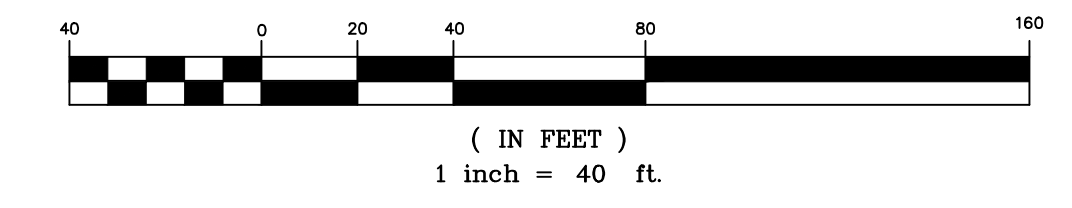
**NOTES:**

- ALL DRAIN LINES TO BE 18" HDPE UNLESS SPECIFIED OTHERWISE.
- HEADWALL DETAIL FOUND ON SHEET 18 OF 18.

**LEGEND & ABBREVIATIONS**

- N/F - NOW OR FORMERLY
- A.P. - ASSESSORS PLAT
- S.F. - SQUARE FEET
- AC. - ACRES
- + - PLUS OR MINUS
- STY - STORY
- WF - WOOD FRAMED
- SHP - STATE HIGHWAY PLAT
- RET. - RETAINING WALL
- PED. - PEDESTRIAN
- (FND.) - FOUND
- R/HB - RI HIGHWAY BOUND
- PK NAIL - MASONRY NAIL
- FE. - FLARED END
- RCP - REINFORCED CONCRETE PIPE
- CLF - CHAIN LINK FENCE
- INV. - INVERT
- x 10.00 - EXISTING SPOT GRADE
- - - - - EXISTING STONE WALL
- - - - - PROPERTY LINE
- - - - - ZONING SETBACK LINE
- - - - - EXISTING CONTOUR
- - - - - FENCE
- - - - - SEWER LINE
- - - - - DRAIN LINE
- - - - - WATER LINE
- - - - - GAS LINE
- - - - - ELECTRIC LINE
- - - - - SANITARY SEWER MANHOLE
- - - - - CATCH BASIN
- - - - - STORM DRAIN MANHOLE
- - - - - WATER GATE
- - - - - GAS VALVE
- - - - - ELECTRIC MANHOLE
- - - - - GRANITE BOUND
- - - - - DRILL HOLE
- - - - - IRON ROD/PIPE
- - - - - PROPOSED LOT LINE
- - - - - PROPOSED EASEMENT
- - - - - PROPOSED WATER LINE
- - - - - PROPOSED SEWER LINE
- - - - - PROPOSED EDGE OF PAVEMENT
- - - - - PROPOSED CURBING
- - - - - PROPOSED CONCRETE BOUND
- - - - - PROPOSED RETAINING WALL
- - - - - PROPOSED SIGNAGE

**GRAPHIC SCALE**



**GRADING & DRAINAGE PLAN**



**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
PO BOX 298  
TIVERTON, RI 02878  
401.816.5385  
PRINCIPEENGINEERING@GMAIL.COM

REVISIONS				
No.	DATE	DRWN	CHKD	
1.	11/18/21	KAB	TJP	
2.	12/08/21	KAB	TJP	
3.	12/29/21	KAB	TJP	
4.	01/11/22	KAB	TJP	
5.	02/09/22	KAB	TJP	
6.	03/07/22	KAB	TJP	
7.	04/06/22	KAB	TJP	
8.	05/05/22	JAR	TJP	

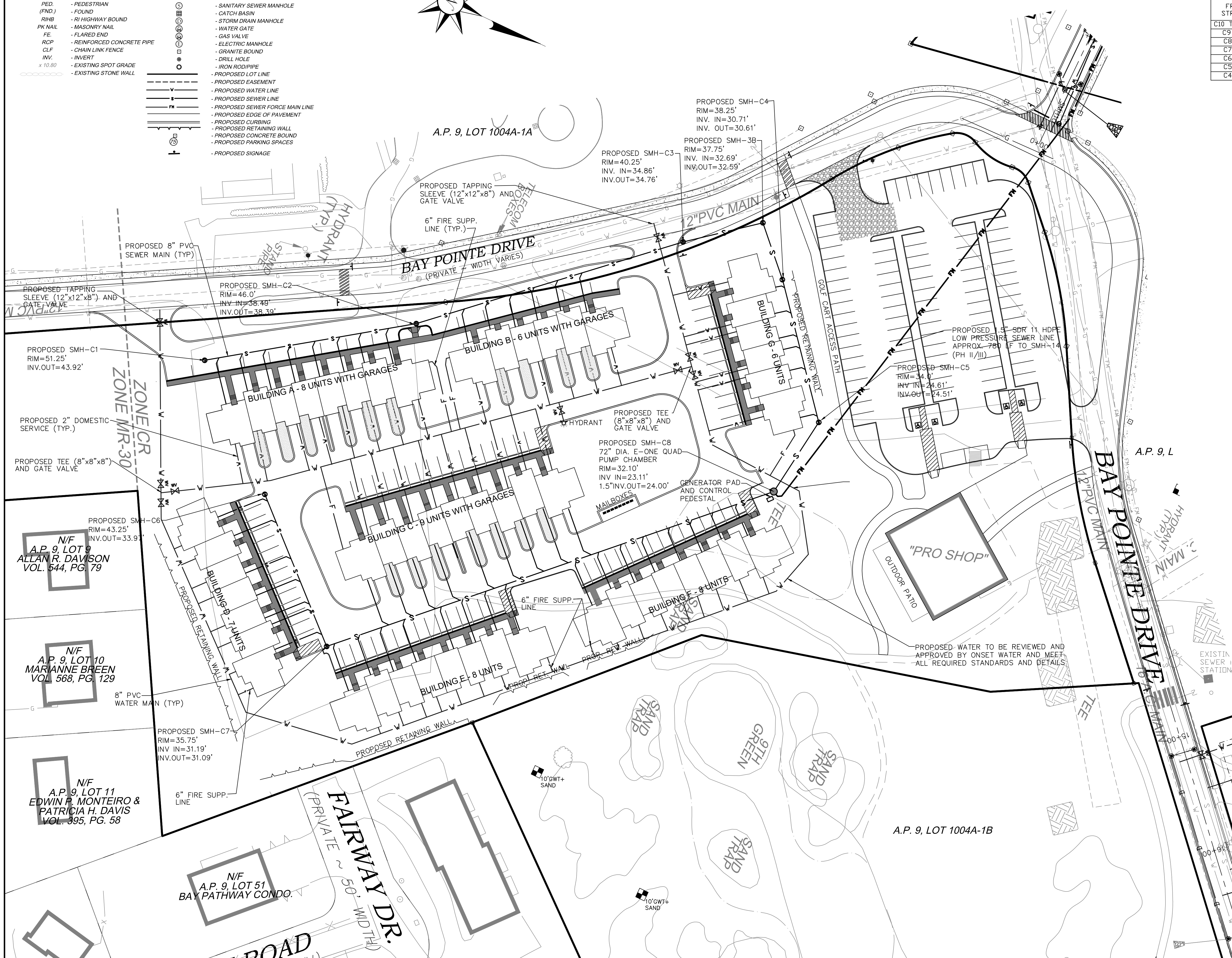
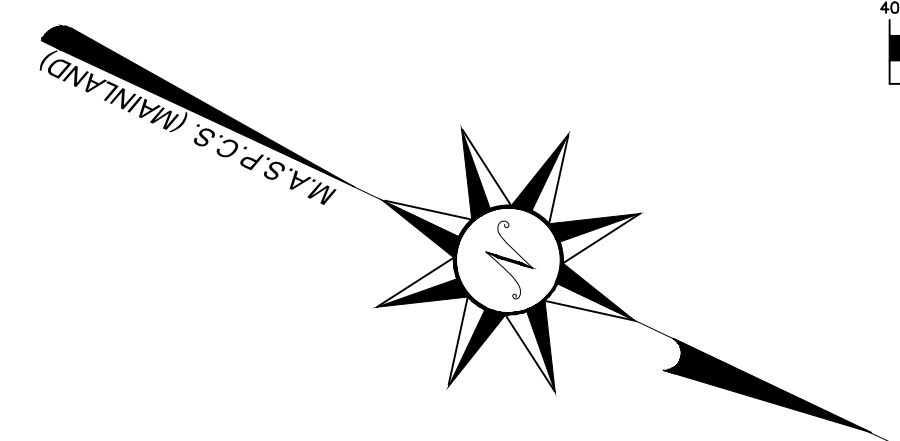
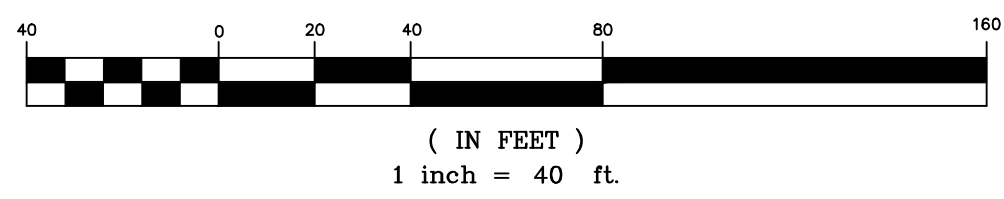
**MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE IV**  
in  
WAREHAM, MASSACHUSETTS

SCALE: 1"=40' SHEET NO: 4 OF 18  
DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP  
DATE: 11/4/21 PROJECT NO.: LD13-1 CEDA

**LEGEND & ABBREVIATIONS**

N/F	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	- - -	- EXISTING CONTOUR
AC.	- ACRES	- x - x -	- FENCE
±	- PLUS OR MINUS	- - -	- SEWER LINE
STY	- STORY	- - -	- DRAIN LINE
WF	- WOOD FRAMED	- - -	- WATER LINE
SWP	- STATE HIGHWAY PLAT	- - -	- GAS LINE
RET.	- RETAINING WALL	- - -	- ELECTRIC LINE
PED.	- PEDESTRIAN	- - -	- SANITARY SEWER MANHOLE
(FND.)	- FOUND	- - -	- CATCH BASIN
RHB	- RI HIGHWAY BOUND	- - -	- STORM DRAIN MANHOLE
PK NAIL	- MASONRY NAIL	- - -	- WATER GATE
FE.	- FLARED END	- - -	- GAS VALVE
ROP	- REINFORCED CONCRETE PIPE	- - -	- ELECTRIC MANHOLE
CLF	- CHAIN LINK FENCE	- - -	- GRANITE BOUND
INV.	- INVERT	- - -	- DRILL HOLE
x 10.00	- EXISTING SPOT GRADE	- - -	- IRON ROD/PIPE
	- EXISTING STONE WALL	- - -	- PROPOSED LOT LINE
		- - -	- PROPOSED EASEMENT
		- - -	- PROPOSED WATER LINE
		- - -	- PROPOSED SEWER LINE
		- - -	- PROPOSED SEWER FORCE MAIN LINE
		- - -	- PROPOSED EDGE OF PAVEMENT
		- - -	- PROPOSED CURBING
		- - -	- PROPOSED RETAINING WALL
		- - -	- PROPOSED CONCRETE BOUND
		- - -	- PROPOSED PARKING SPACES
		- - -	- PROPOSED SIGNAGE

**GRAPHIC SCALE**



**SEWER PIPE SCHEDULE (BUILDINGS A & B)**

FRDM/TO STRUCTURE	PIPE DIAMETER/MATERIAL	LENGTH	INV. OUT	INV. IN	SLOPE '"/>
C3B TO C4	8" PVC	51'	32.59'	30.71'	0.037
C3 TO C3B	8" PVC	69'	34.76'	32.69'	0.03
C2 TO C3	8" PVC	235'	38.39'	34.86'	0.015
C1 TO C2	8" PVC	181'	43.92'	38.49'	0.03

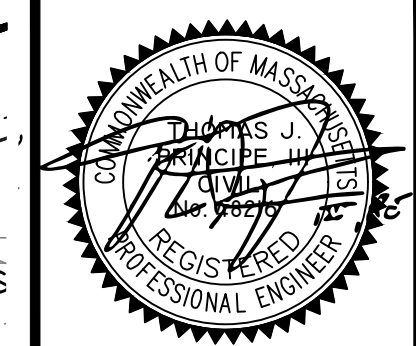
**SEWER PIPE SCHEDULE (BUILDINGS C-G)**

FRDM/TO STRUCTURE	PIPE DIAMETER/MATERIAL	LENGTH (FT)	INV. OUT (FT)	INV. IN (FT)	SLOPE '"/>
C10 TO EX SMH	8" PVC	193	19.56	18.79	0.004
C9 TO C10	8" PVC	168	20.33	19.66	0.004
C8 TO C9	8" PVC	86	23.01	20.43	0.03
C7 TO C8	8" PVC	399	31.09	23.11	0.02
C6 TO C7	8" PVC	139	33.97	31.19	0.02
C5 TO C6	8" PVC	70	24.51	23.11	0.02
C4 TO C5	8" PVC	122	30.61	24.61	0.05

**INVERT TABLE**

BUILDING	LENGTH	BUILDING INV	PIPE INV	PIPE SPECS.
<b>BUILDING A</b>				
1	40.39	46.35	43.53	4" PVC
2	32.68	45.21	42.92	4" PVC
3	34.93	44.77	42.33	4" PVC
4	32.52	43.97	41.70	4" PVC
5	31.09	43.24	41.06	4" PVC
6	30.68	42.58	40.43	4" PVC
7	25.86	41.69	39.88	4" PVC
8	30.66	41.32	39.18	4" PVC
<b>BUILDING B</b>				
1	29.44	45.32	43.26	4" PVC
2	23.93	44.62	42.95	4" PVC
3	28.41	44.62	42.63	4" PVC
4	28.3	44.31	42.34	4" PVC
5	26.52	43.88	42.02	4" PVC
6	33.79	44.07	41.70	4" PVC
<b>BUILDING C</b>				
1	43.34	33.43	29.96	4" PVC
2	50.01	33.53	29.53	4" PVC
3	47.54	32.93	29.13	4" PVC
4	52.68	32.91	28.70	4" PVC
5	53.66	32.37	28.08	4" PVC
6	52.41	31.81	27.62	4" PVC
7	48.15	31.05	27.20	4" PVC
8	51.93	30.92	26.77	4" PVC
9	44.8	29.94	26.36	4" PVC
<b>BUILDING D</b>				
1	45.32	37.44	33.81	4" PVC
2	38.55	36.51	33.42	4" PVC
3	41.46	36.08	32.76	4" PVC
4	40.04	35.55	32.35	4" PVC
5	40.63	35.19	31.94	4" PVC
6	36.9	34.75	31.80	4" PVC
7	42.84	34.82	31.39	4" PVC
<b>BUILDING E</b>				
1	41.92	33.86	30.93	4" PVC
2	35.44	32.97	30.49	4" PVC
3	39.12	32.83	30.09	4" PVC
4	37.94	32.34	29.68	4" PVC
5	37.38	31.65	29.03	4" PVC
6	38.39	31.33	28.64	4" PVC
7	34.69	30.66	28.23	4" PVC
8	40.72	30.72	27.87	4" PVC
<b>BUILDING F</b>				
1	41.09	29.50	26.63	4" PVC
2	32.96	28.53	26.23	4" PVC
3	34.67	28.25	25.83	4" PVC
4	32.19	27.68	25.43	4" PVC
5	29.65	27.04	24.96	4" PVC
6	29.5	26.63	24.57	4" PVC
7	23.81	25.86	24.20	4" PVC
8	28.18	25.74	23.77	4" PVC
<b>BUILDING G</b>				
1	8.13	30.99	30.34	4" PVC
2	14.5	30.40	29.24	4" PVC
3	15.83	29.48	28.21	4" PVC
4	14.62	28.88	27.71	4" PVC
5	13.81	27.89	26.79	4" PVC
6	15.0	25.96	24.76	4" PVC

**UTILITY PLAN**



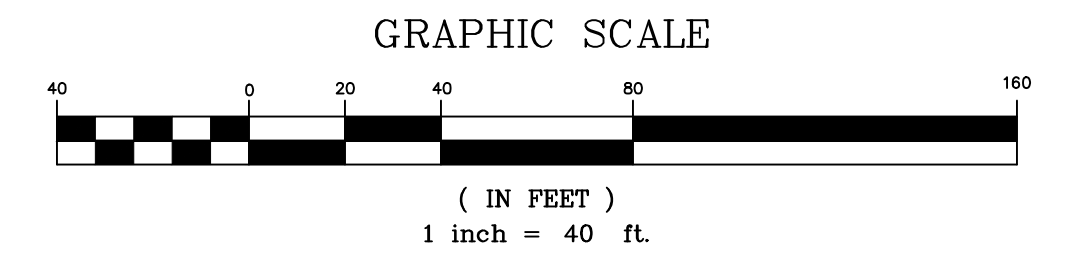
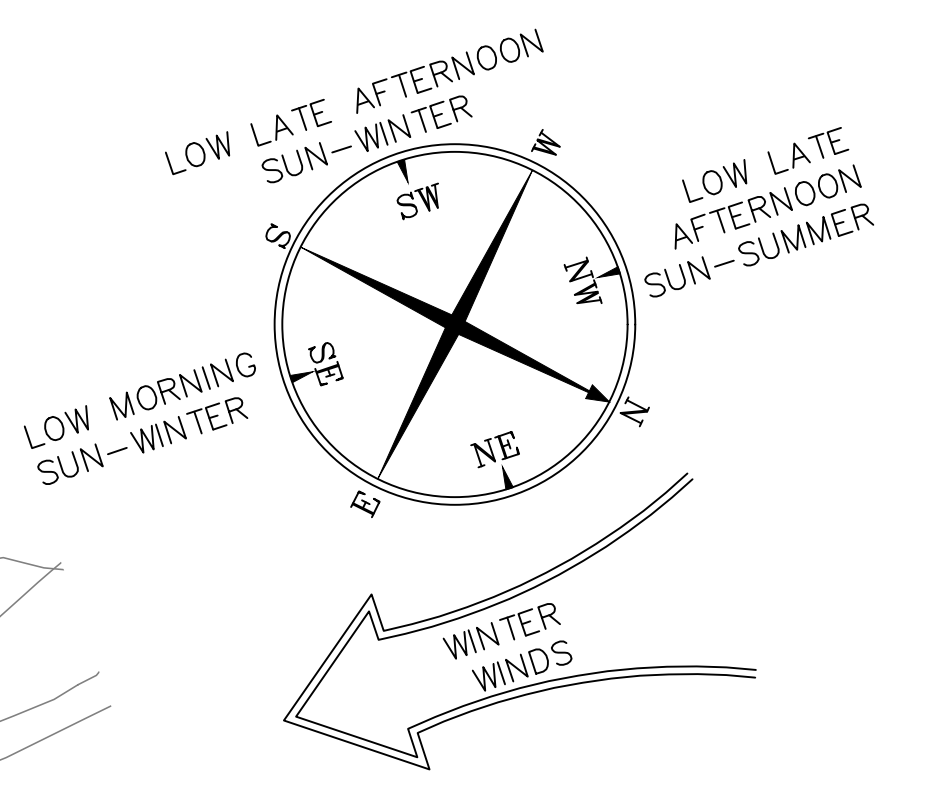
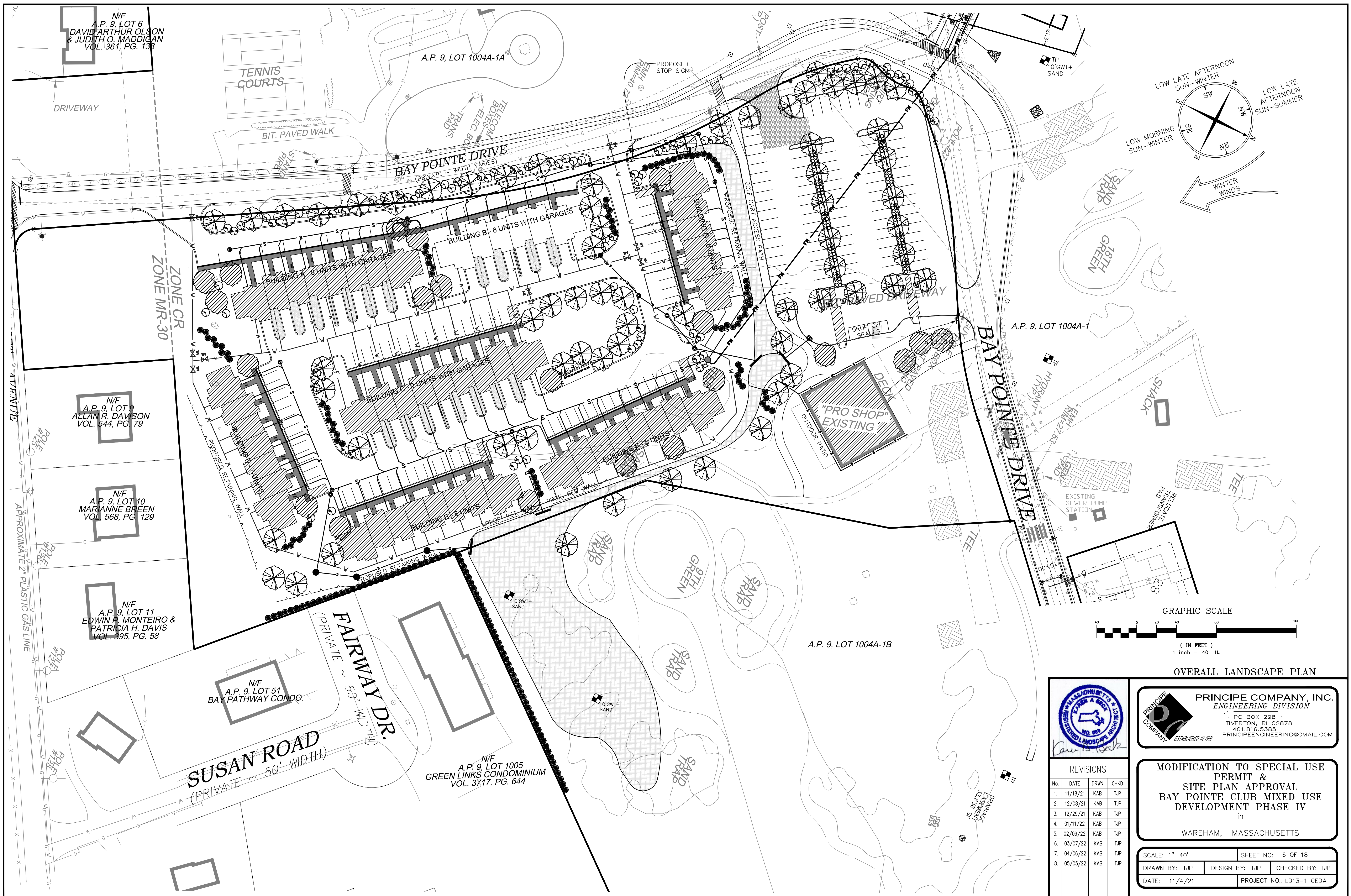
**PRINCIPE COMPANY, INC.**  
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**REVISIONS**

No.	DATE	DRWN	CHKD
1.	11/18/21	KAB	TJP
2.	12/08/21	KAB	TJP
3.	12/29/21	KAB	TJP
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7.	04/06/22	KAB	TJP
8.	05/05/22	JAR	TJP

**MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE IV**  
in  
WAREHAM, MASSACHUSETTS

SCALE: 1"=40'  
SHEET NO: 5 OF 18  
DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP  
DATE: 11/4/21 PROJECT NO.: LD13-1 CEDA



OVERALL LANDSCAPE PLAN



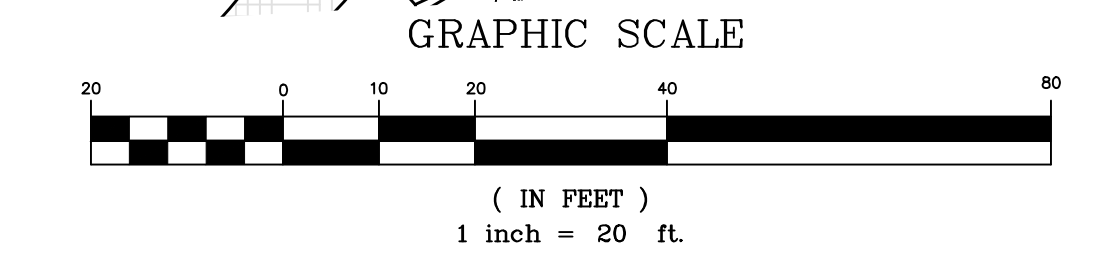
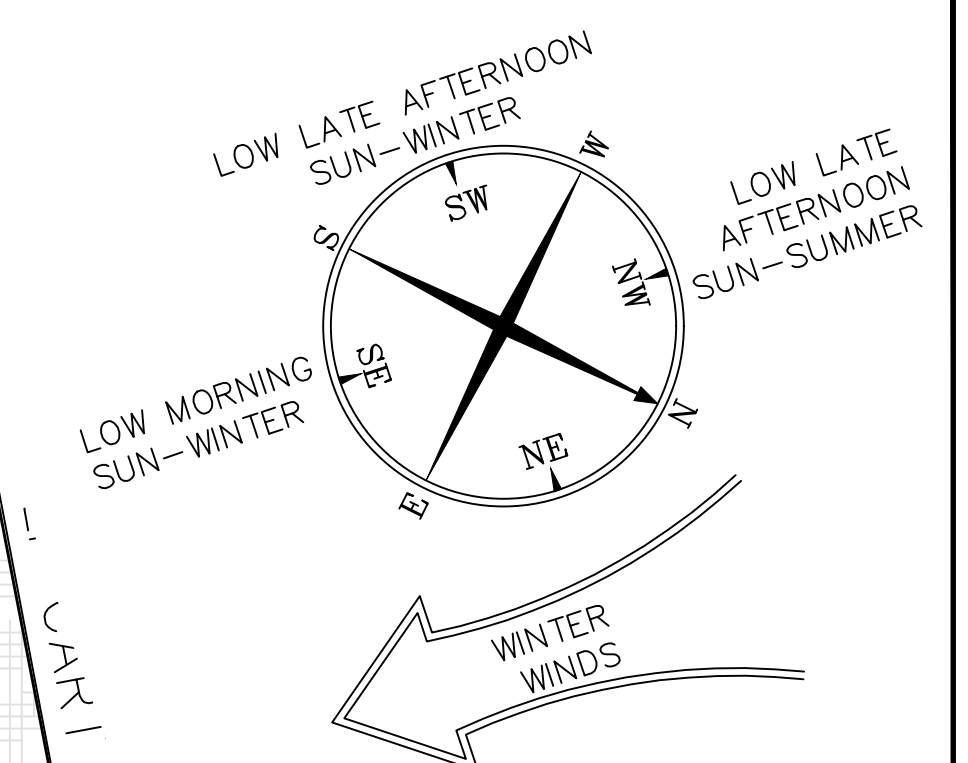
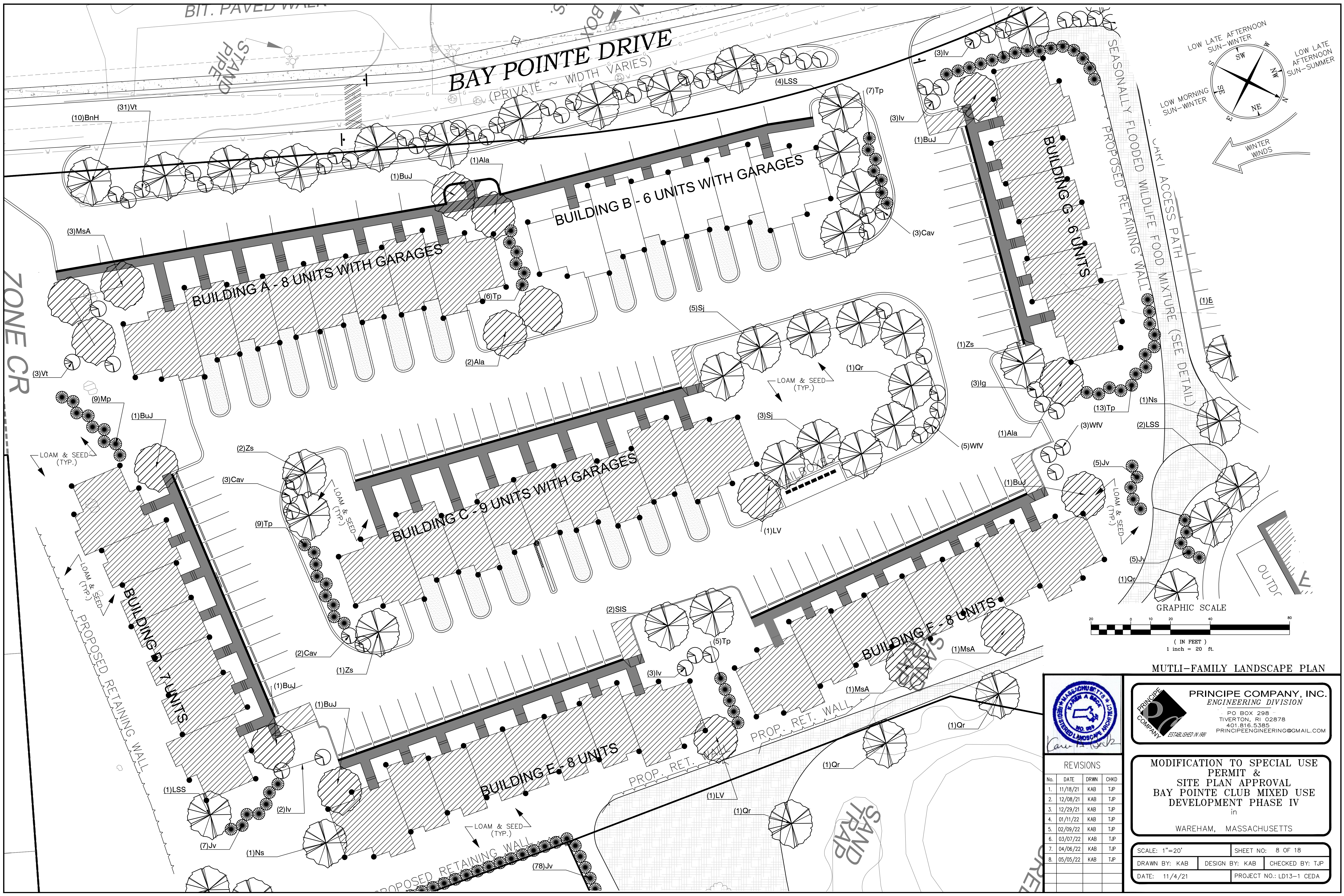
**PRINCIPE COMPANY, INC.**  
 ENGINEERING DIVISION  
 PO BOX 298  
 TIVERTON, RI 02878  
 401.816.5385  
 PRINCIPLEENGINEERING@GMAIL.COM

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**MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE IV**  
 in  
 WAREHAM, MASSACHUSETTS

SCALE: 1"=40' SHEET NO: 6 OF 18  
 DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP  
 DATE: 11/4/21 PROJECT NO.: LD13-1 CEDA





MULTI-FAMILY LANDSCAPE PLAN



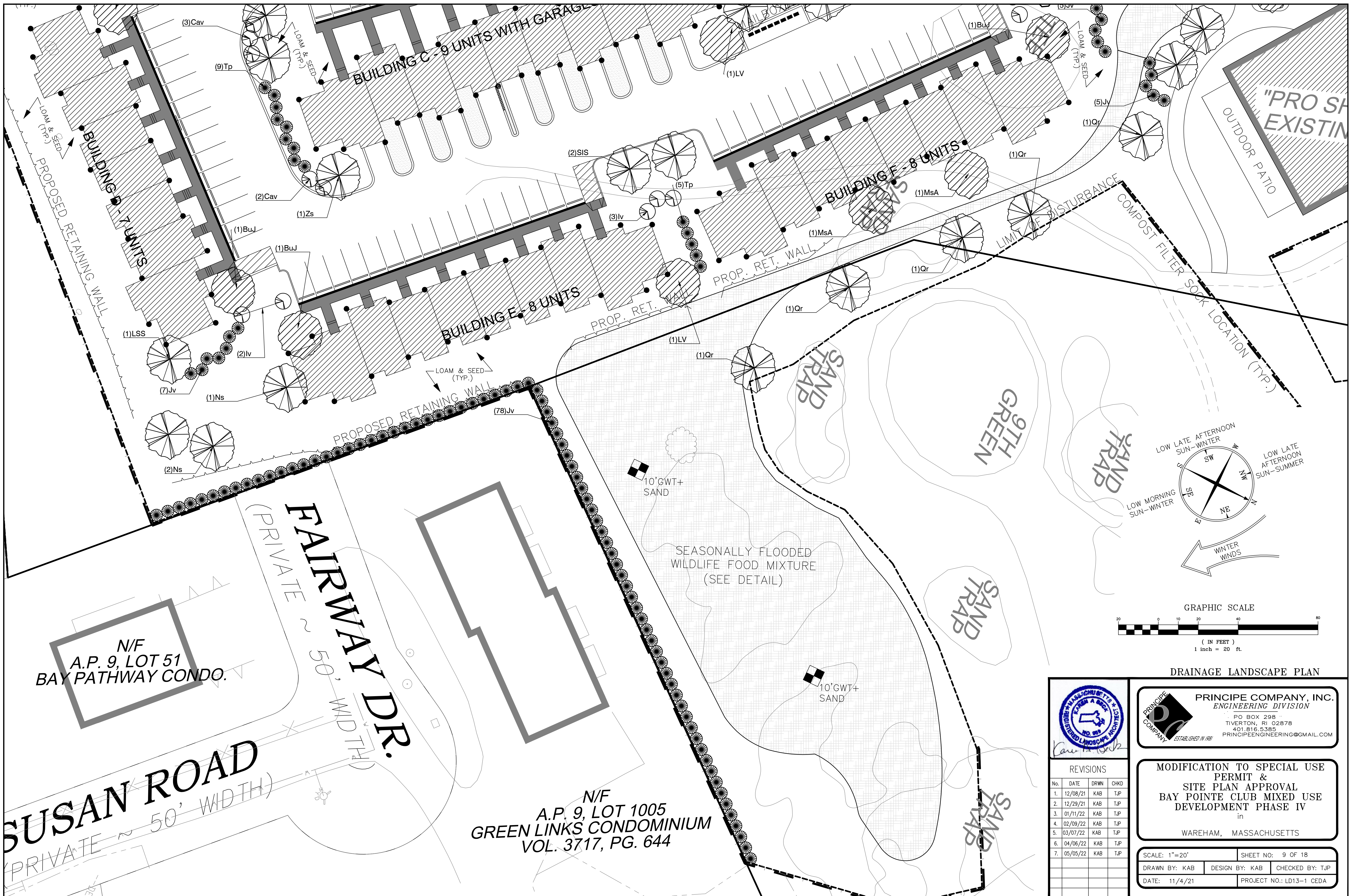
**PRINCIPE COMPANY, INC.**  
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 TIVERTON, RI 02878  
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 ESTABLISHED IN 1981

REVISIONS				
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MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL  
 BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE IV  
 in  
 WAREHAM, MASSACHUSETTS

SCALE: 1"=20' SHEET NO.: 8 OF 18  
 DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: TJP  
 DATE: 11/4/21 PROJECT NO.: LD13-1 CEDA





**DRAINAGE LANDSCAPE PLAN**



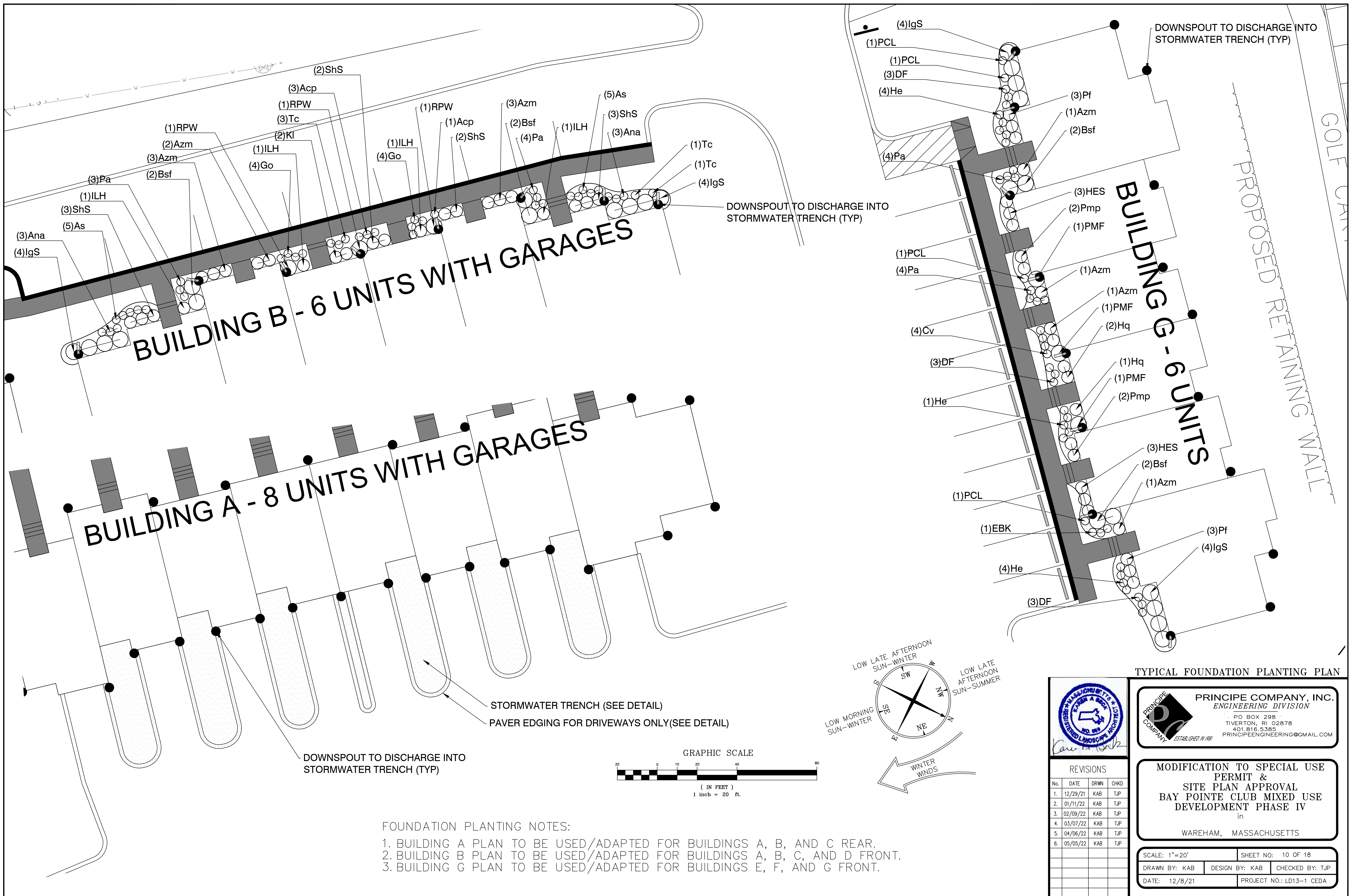
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**MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE IV**  
in  
WAREHAM, MASSACHUSETTS

SCALE: 1"=20' SHEET NO.: 9 OF 18  
DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: TJP  
DATE: 11/4/21 PROJECT NO.: LD13-1 CEDA



**BUILDING B - 6 UNITS WITH GARAGES**

**BUILDING A - 8 UNITS WITH GARAGES**

**BUILDING G - 6 UNITS**

PROPOSED RETAINING WALL

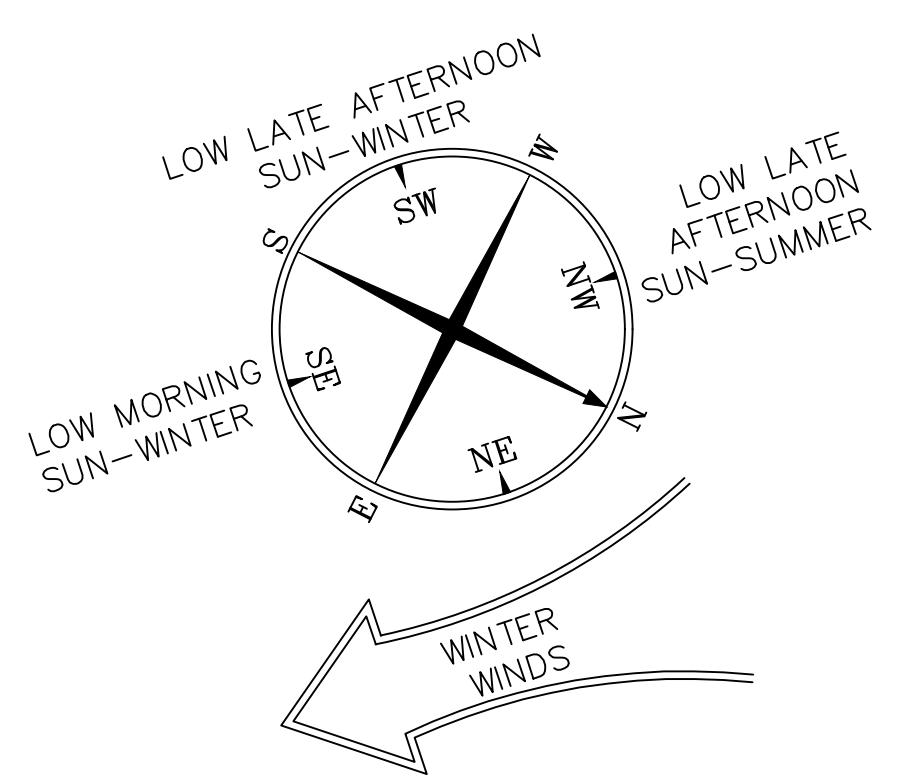
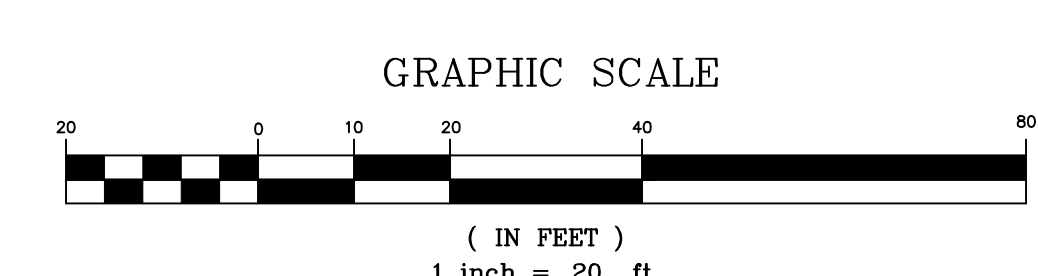
GOLF CART

STORMWATER TRENCH (SEE DETAIL)  
PAVER EDGING FOR DRIVEWAYS ONLY(SEE DETAIL)

DOWNSPOUT TO DISCHARGE INTO STORMWATER TRENCH (TYP)

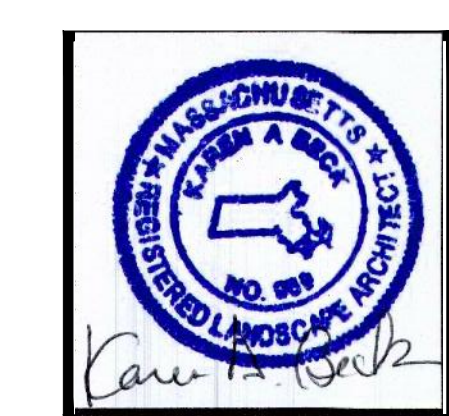
DOWNSPOUT TO DISCHARGE INTO STORMWATER TRENCH (TYP)

DOWNSPOUT TO DISCHARGE INTO STORMWATER TRENCH (TYP)



- FOUNDATION PLANTING NOTES:
1. BUILDING A PLAN TO BE USED/ADAPTED FOR BUILDINGS A, B, AND C REAR.
  2. BUILDING B PLAN TO BE USED/ADAPTED FOR BUILDINGS A, B, C, AND D FRONT.
  3. BUILDING G PLAN TO BE USED/ADAPTED FOR BUILDINGS E, F, AND G FRONT.

TYPICAL FOUNDATION PLANTING PLAN

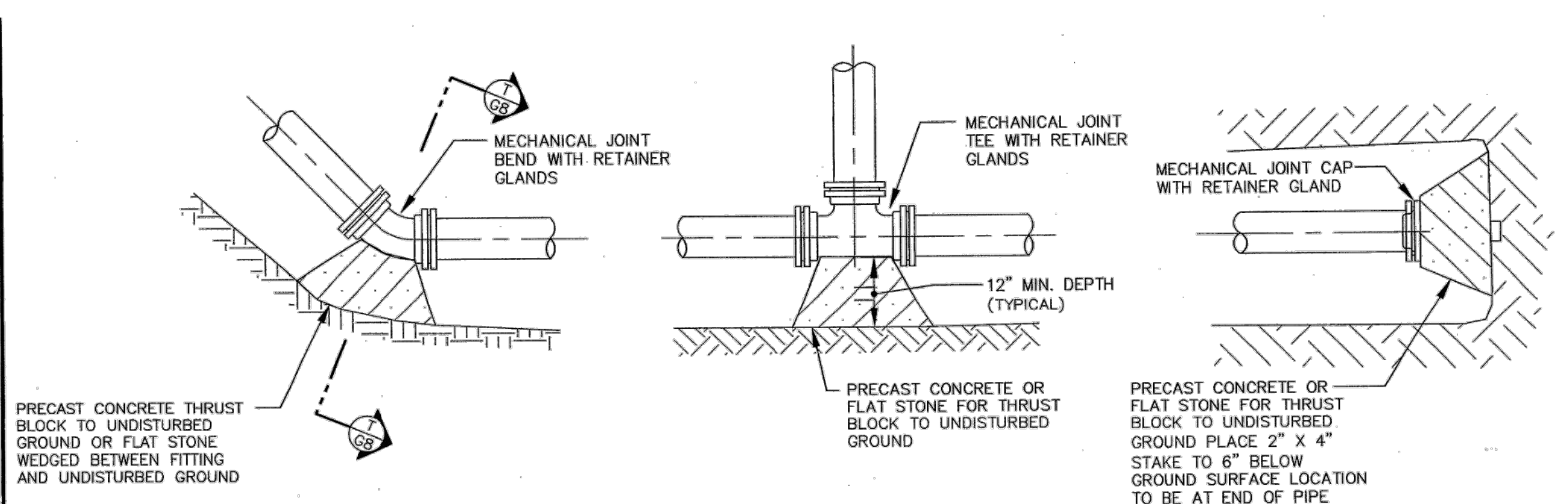


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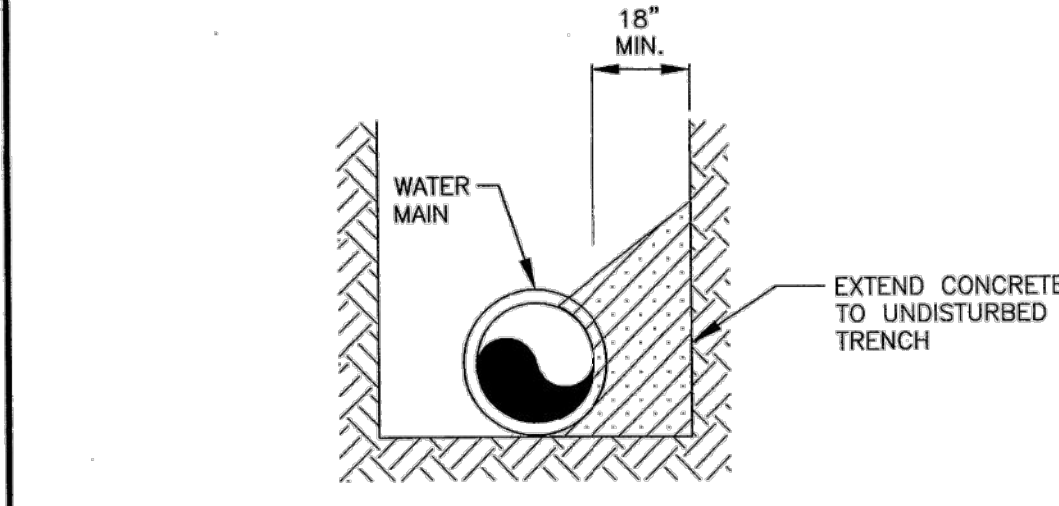
**MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE IV**  
in  
WAREHAM, MASSACHUSETTS

SCALE: 1"=20' SHEET NO.: 10 OF 18  
DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: TJP  
DATE: 12/8/21 PROJECT NO.: LD13-1 CEDA



**TYPICAL THRUST BLOCK DETAILS**

NOT TO SCALE



NOT TO SCALE

PIPE DIAMETER	BENDS				TEE
	11.25	22.5	45	90	
6	1	1	1	2	1.5
8	1	1	2	3	2.5
12	1	2	3.5	6.5	5

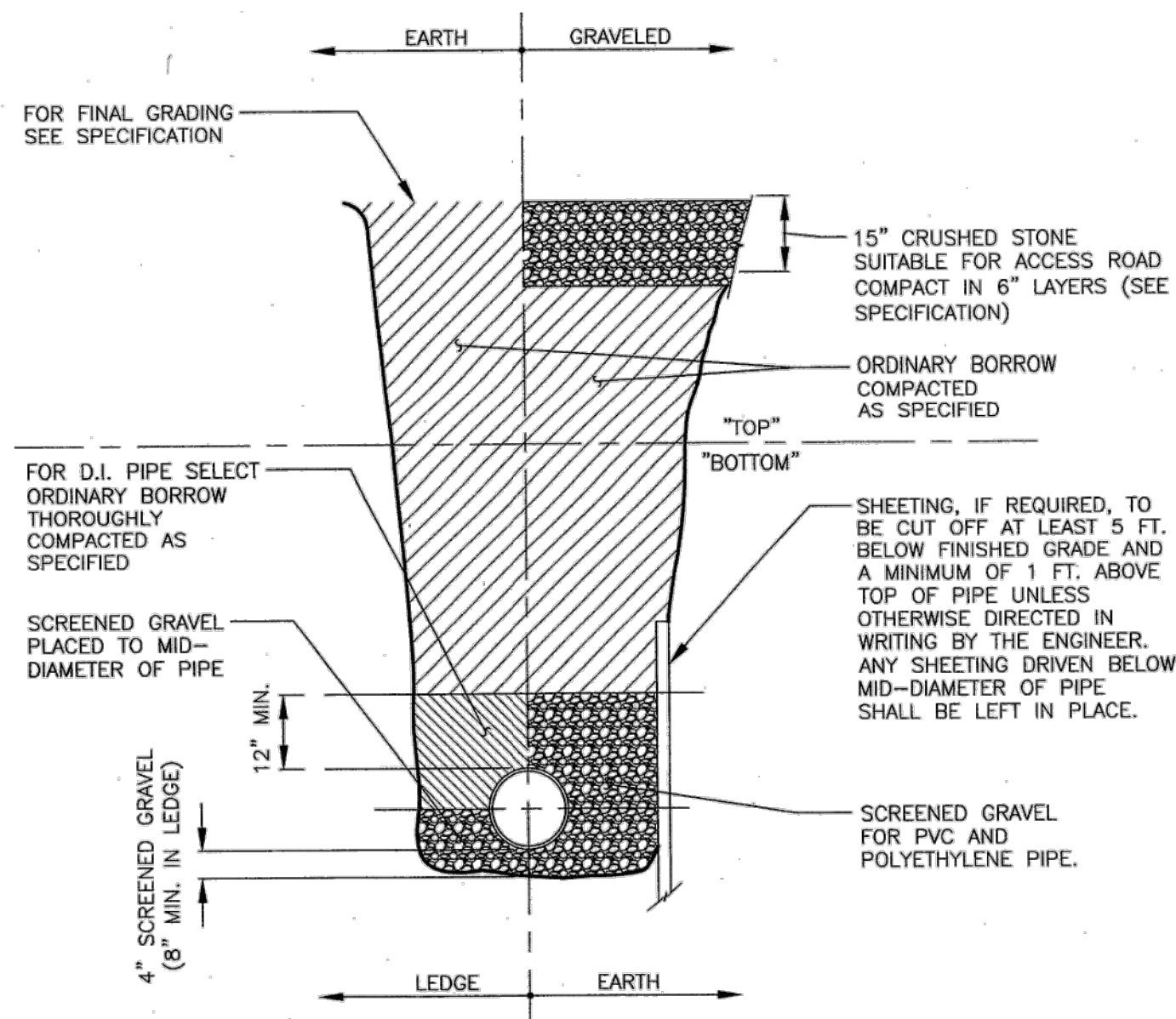
THRUST BLOCK BEARING AREA (SF)  
(BASED UPON 100 PSI WATER PRESSURE  
AND 3000 PSF BEARING LOAD CAPACITY)

**THRUST BLOCK TABLE**

	FITTINGS	RESTRAINED LENGTH (ft)
DUCTILE IRON WATER MAIN	8" 90° BEND	31
	8" 60° BEND	18
	8" 45° BEND	13
	8" 30° BEND	8
	8" 22.5° BEND	6
	8" 11.25° BEND	3
PVC WATER MAIN	8" x 8" TEE	52
	10" x 8" REDUCER	45
	8" x 6" REDUCER	34
	12" 90° BEND	58
	12" 60° BEND	35
	12" 45° BEND	24
	12" 30° BEND	16
	12" 22.5° BEND	12
	12" x 11.25° BEND	6
	12" x 12" TEE	87
12" x 8" REDUCER	59	
12" DEAD END	104	

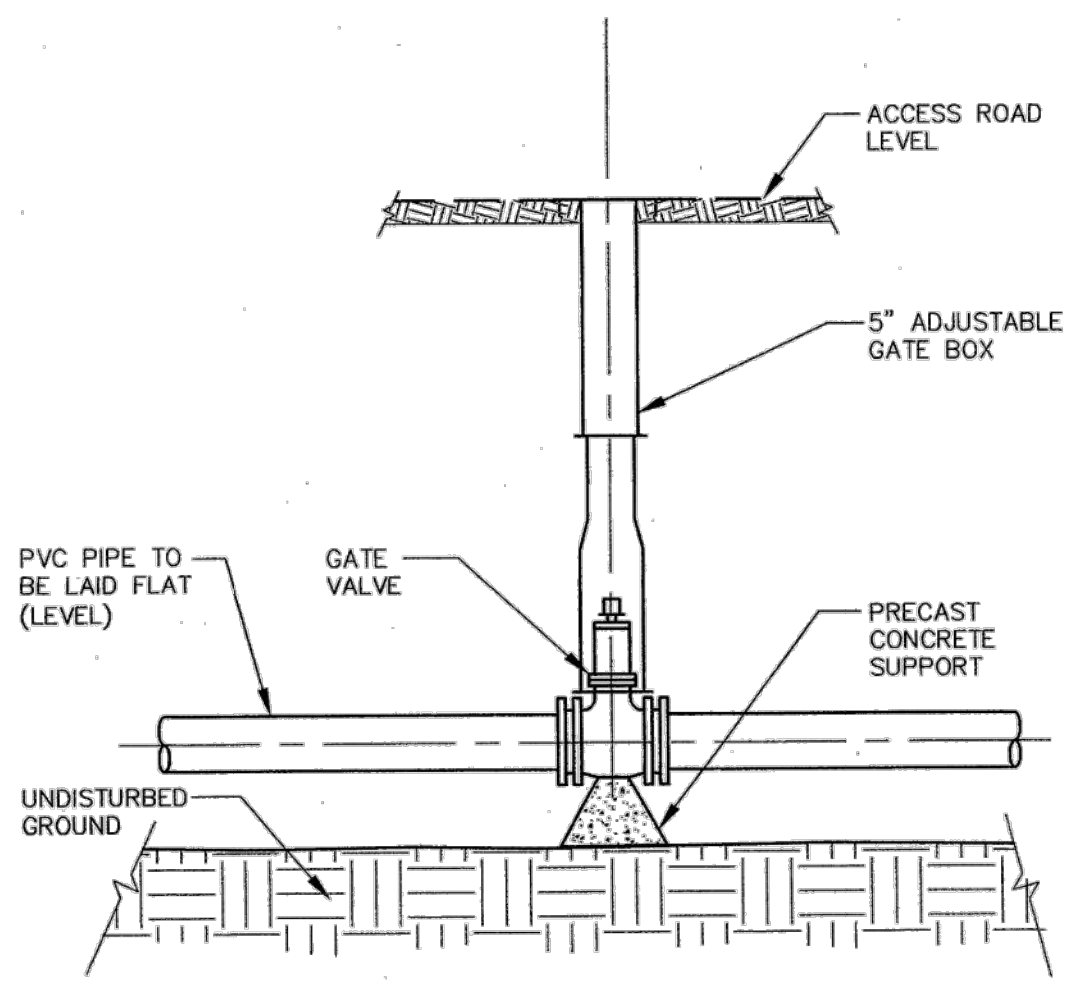
MINIMUM ONE RESTRAINED PIPE TO PIPE JOINT

**PUSH-ON-JOINT RESTRAINT TABLE**



**TYPICAL TRENCH**

NOT TO SCALE

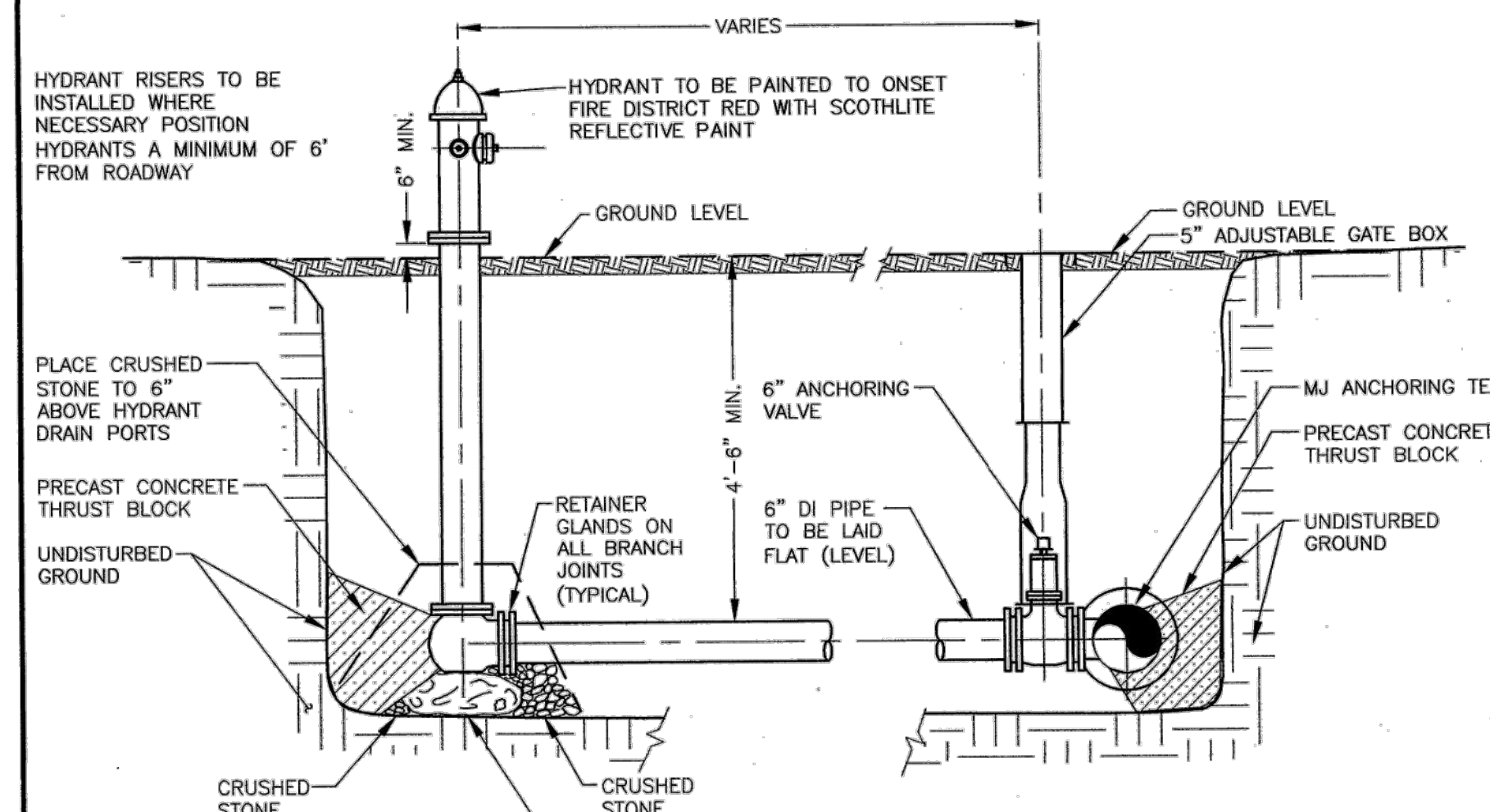


**TYPICAL GATE VALVE INSTALLATION**

NOT TO SCALE

**WATER NOTES:**

- GATE VALVES SHALL BE "OPEN LEFT".
- MUELLER HYDRANT SHALL BE "OPEN LEFT".

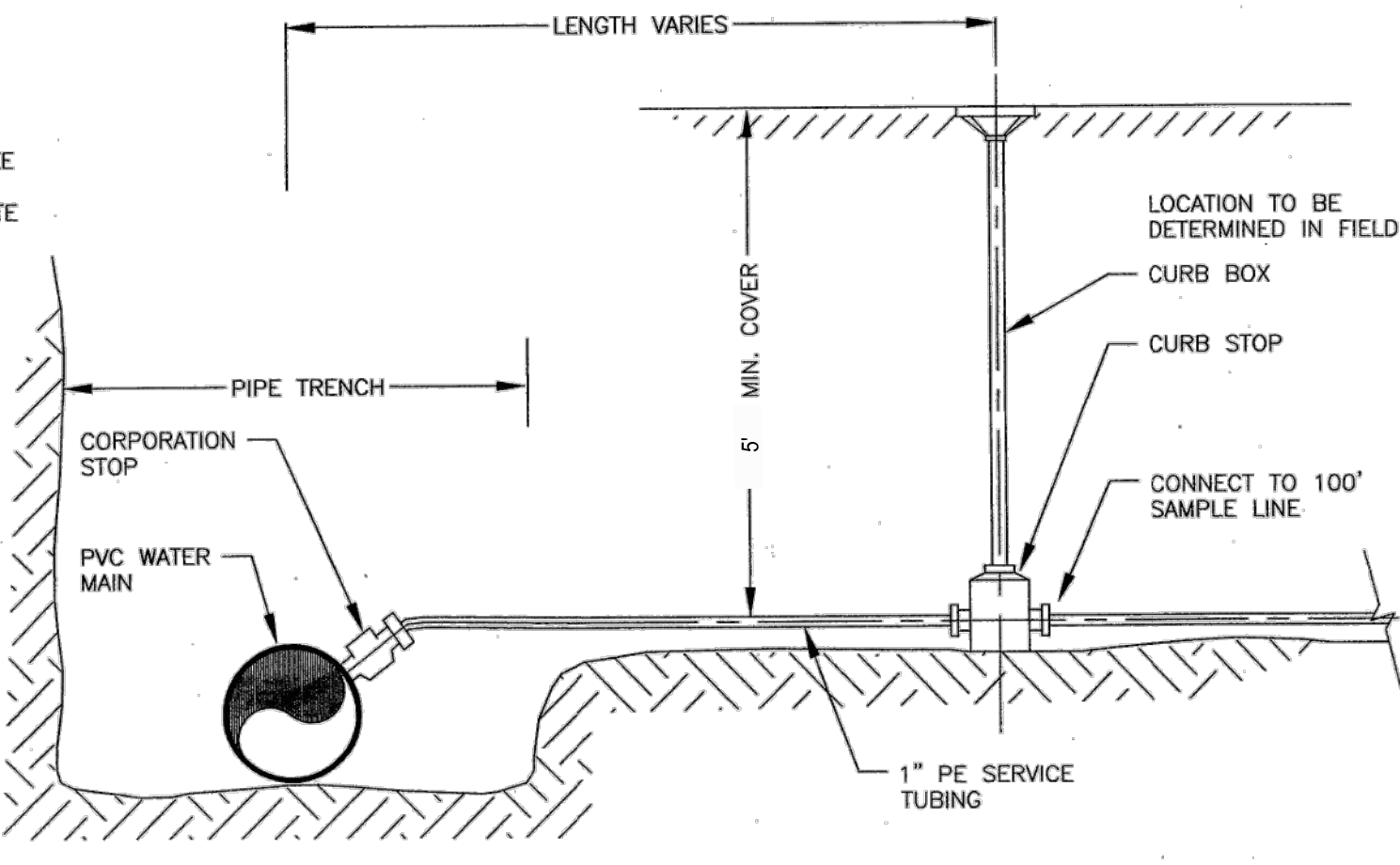


**TYPICAL HYDRANT ASSEMBLY INSTALLATION**

NOT TO SCALE

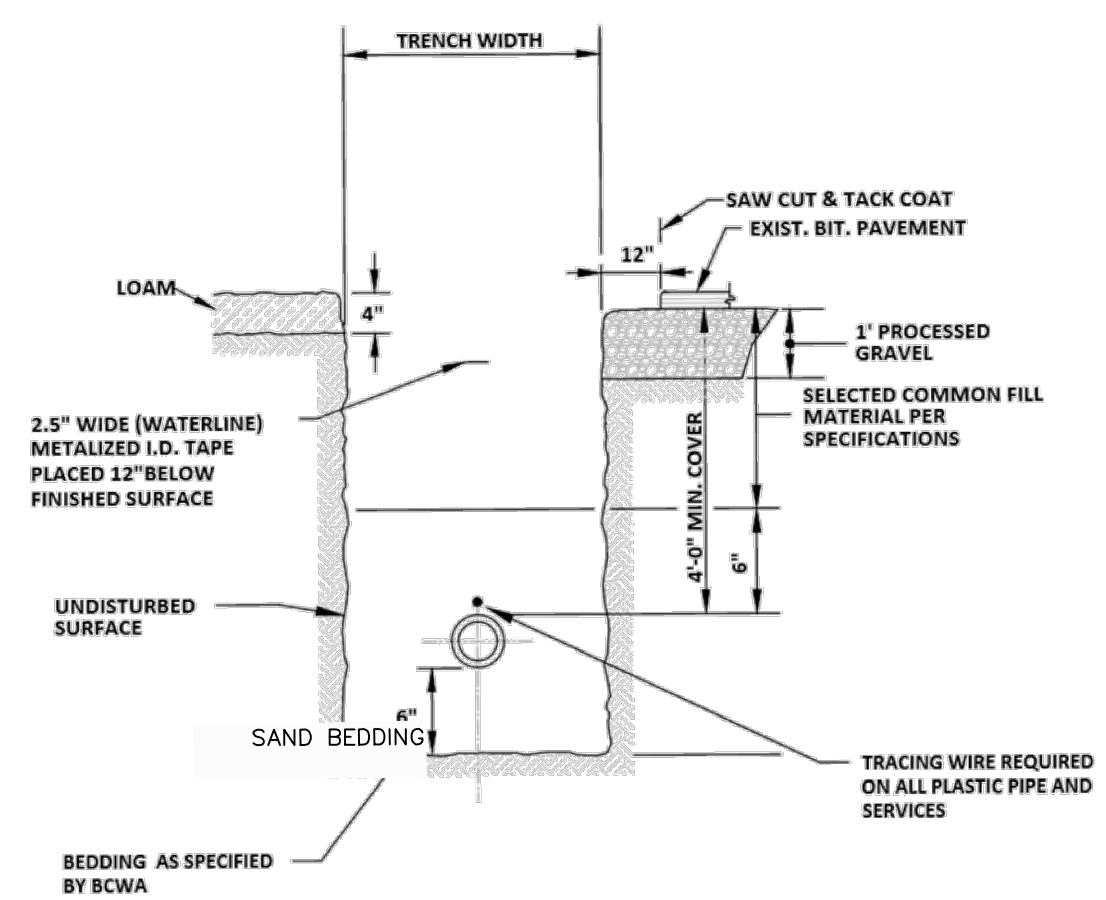
**NOTES:**

- FOR HYDRANTS INSTALLED AT DEAD END OF WATER MAINS: INSTALL VALVE WITH RESTRAINED JOINTS AND ONE FULL LENGTH OF PIPE BETWEEN VALVE AND HYDRANT WITH RESTRAINED JOINTS.



**100' SAMPLE LINE**

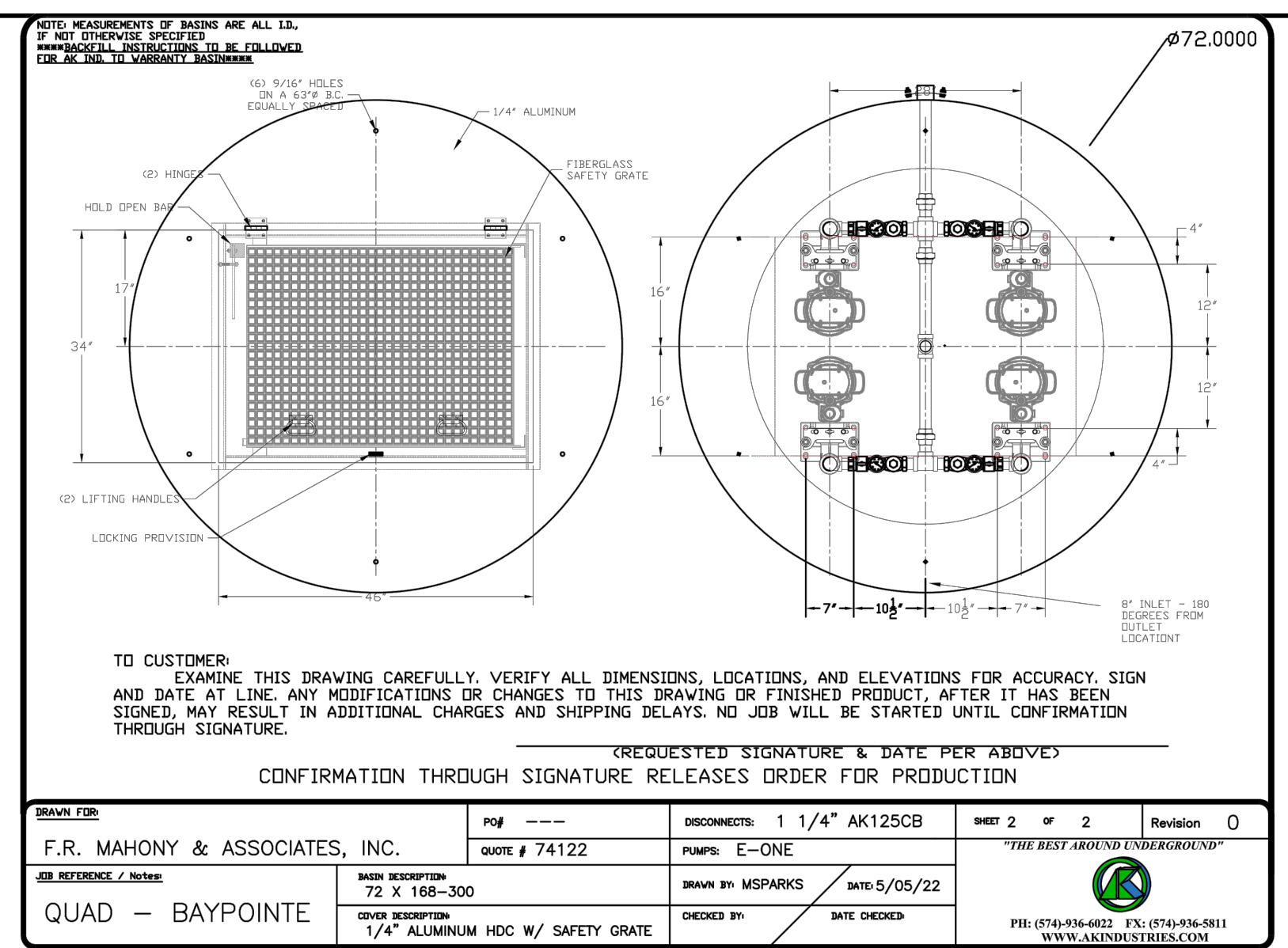
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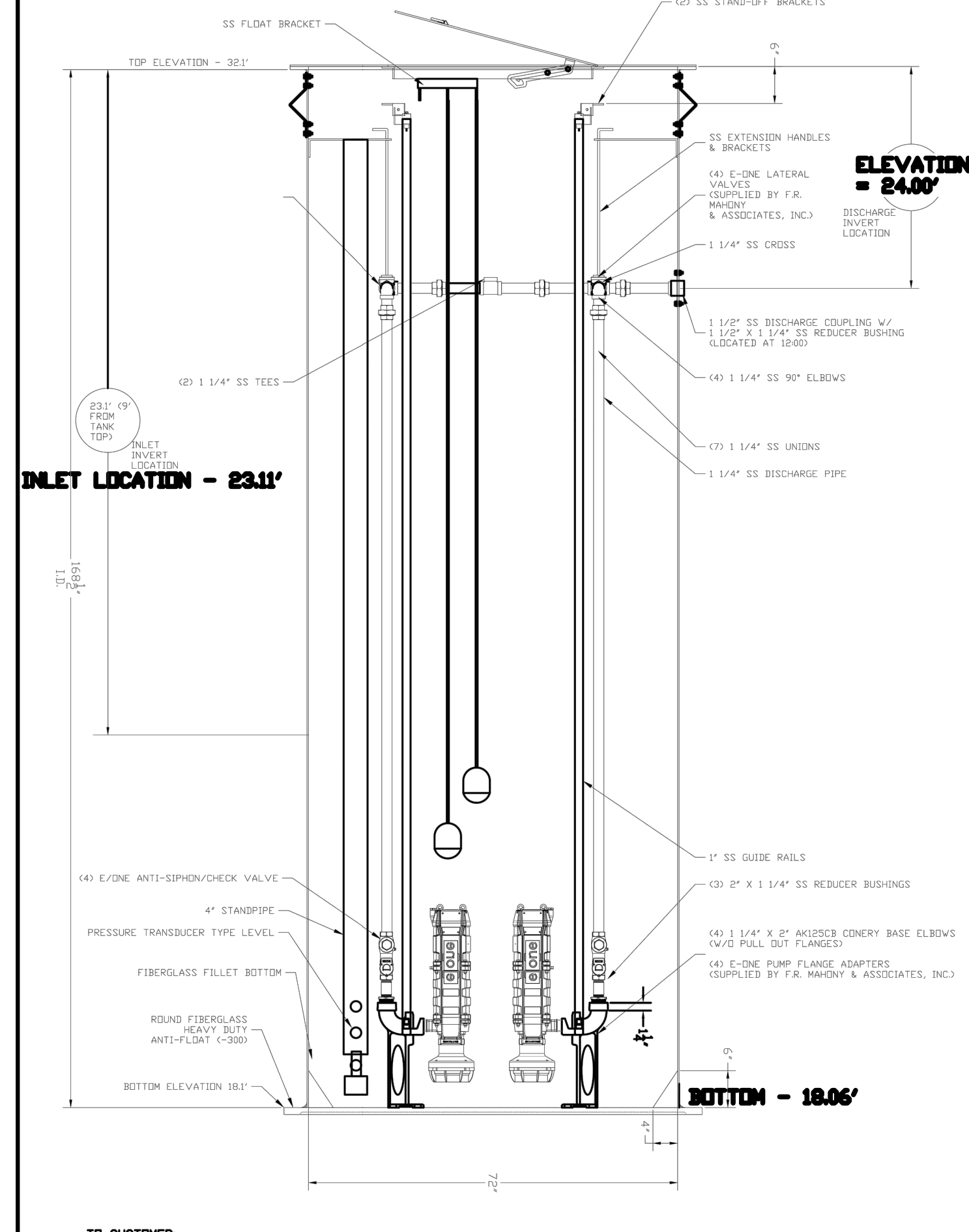
BEDDING AS SPECIFIED BY SCWA

**EONE NOTES:**

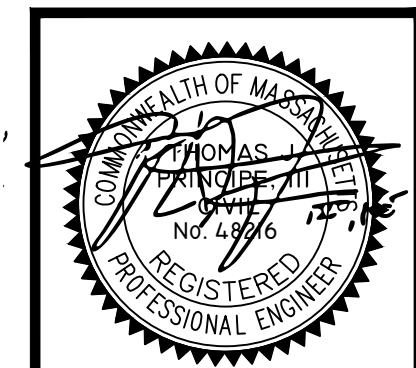
- SHOP DRAWING SUBMITTAL SHALL BE REVIEWED AND APPROVED BY FRMA AND ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



**EONE QUAD STATION DETAILS**



**DETAIL SHEET - 1**



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**MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE IV**  
in  
WAREHAM, MASSACHUSETTS

SCALE: AS NOTED SHEET NO: 11 OF 18  
DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP  
DATE: 11/4/21 PROJECT NO.: LD13-1 CEDA

**GENERAL NOTES:**

- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH ANY APPLICABLE LOCAL, STATE AND FEDERAL LAWS GOVERNING HIS INTENDED ACTIVITIES. OSHA REGULATIONS ARE APPLICABLE OF PROJECT SITE CONSTRUCTION ACTIVITIES.
- ALL CONSTRUCTION WILL BE UNDERTAKEN IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE TOWN OF WARREN.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
- IF THE MUNICIPALITY REQUIRES A PROJECT PRE-CONSTRUCTION CONFERENCE, THE PROJECT DEVELOPER AND THE PROJECT CONTRACTOR WILL ATTEND AND WILL PROVIDE ALL REQUESTED MATERIALS PRIOR TO COMMENCING ANY WORK.
- IF CEMENT CONCRETE MIX TRUCKS ARE TO BE WASHED OUT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A WASH OUT AREA WITH APPROPRIATE PROTECTION CONTROLS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.
- ALL REQUIRED SITE IMPROVEMENTS SHALL BE INSPECTED BY THE TOWN ENGINEER TO ENSURE SATISFACTORY COMPLETION. IN NO CASE SHALL THE INSTALLATION OF ANY IMPROVEMENTS BE STARTED UNTIL PRIOR NOTIFICATION IS GIVEN TO THE TOWN ENGINEER. AT LEAST A 48-HOUR NOTICE SHALL BE GIVEN TO THE TOWN ENGINEER PRIOR TO ANY SUCH START OF CONSTRUCTION. A FINAL INSPECTION OF ALL SITE IMPROVEMENTS, UTILITIES AND GRADING WILL BE MADE TO DETERMINE WHETHER THE WORK IS SATISFACTORY AND IN SUBSTANTIAL AGREEMENT WITH THE APPROVED FINAL CONSTRUCTION DRAWING AND THE TOWN SPECIFICATIONS.
- LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-800-344-7233) A MINIMUM OF 48 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY, BUT NOT LIMITED TO, THE COMMONWEALTH OF MASSACHUSETTS, THE FEDERAL GOVERNMENT, THE TOWN OF NORTH ATTLEBOROUGH AND ALL INDIVIDUAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
- ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
- FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).

Seasonally Flooded Wildlife Food Mix (LIMITS SHOWN ON LANDSCAPE PLAN SHEETS 5-8).

Mix Composition  
 21.5% Panicum clandestinum, Tioga (Deertongue, Tioga)  
 20.0% Elymus virginicus, Madison-NY Ecotype (Virginia Wildrye, Madison-NY Ecotype)  
 16.6% Andropogon gerardii, 'Niagara' (Big Bluestem, Niagara)  
 15.0% Echinochloa crusgalli var. frumentacea (Japanese Millet)  
 10.0% Carex vulpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)  
 8.0% Panicum virgatum, 'Shawnee' (Switchgrass, Shawnee)  
 4.0% Chamaecrista fasciculata, PA Ecotype (Partridge Pea, PA Ecotype)  
 1.5% Verbena hastata, PA Ecotype (Blue Vervain, PA Ecotype)  
 1.0% Helianthus annuus, PA Ecotype (Oxeye Sunflower, PA Ecotype)  
 1.0% Juncus effusus (Soft Rush)  
 0.8% Agrostis perennans, Albany Pine Bush-NY Ecotype (Autumn Bentgrass, Albany Pine Bush-NY Ecotype)  
 0.1% Asclepias incarnata, PA Ecotype (Swamp Milkweed, PA Ecotype)  
 0.1% Aster novae-angliae, PA Ecotype (New England Aster, PA Ecotype)  
 0.1% Eupatorium fistulosum, PA Ecotype (Joe Pye Weed, PA Ecotype)  
 0.1% Eupatorium perfoliatum, PA Ecotype (Boneset, PA Ecotype)  
 0.1% Monarda fistulosa, Fort Indiantown Gap-PA Ecotype (Wild Bergamot, Fort Indiantown Gap-PA Ecotype)  
 0.1% Pycnanthemum tenuifolium (Narrowleaf Mountainmint)

General Product Information:  
 This combination of annual and perennial grasses, forbs and grass-like plants provide food and cover in wet or flooded riparian areas as well as in draw-down areas in retention basins or wetlands. Seed from October-May. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

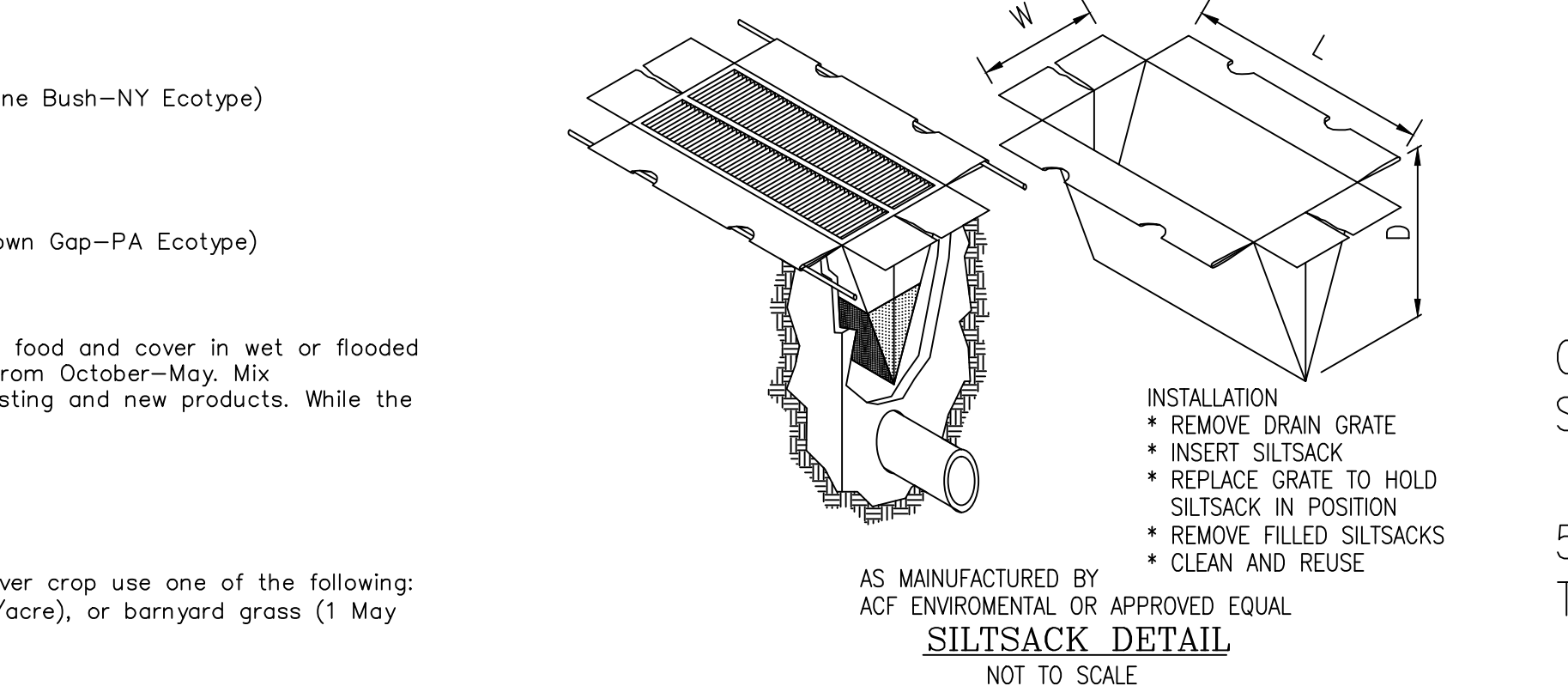
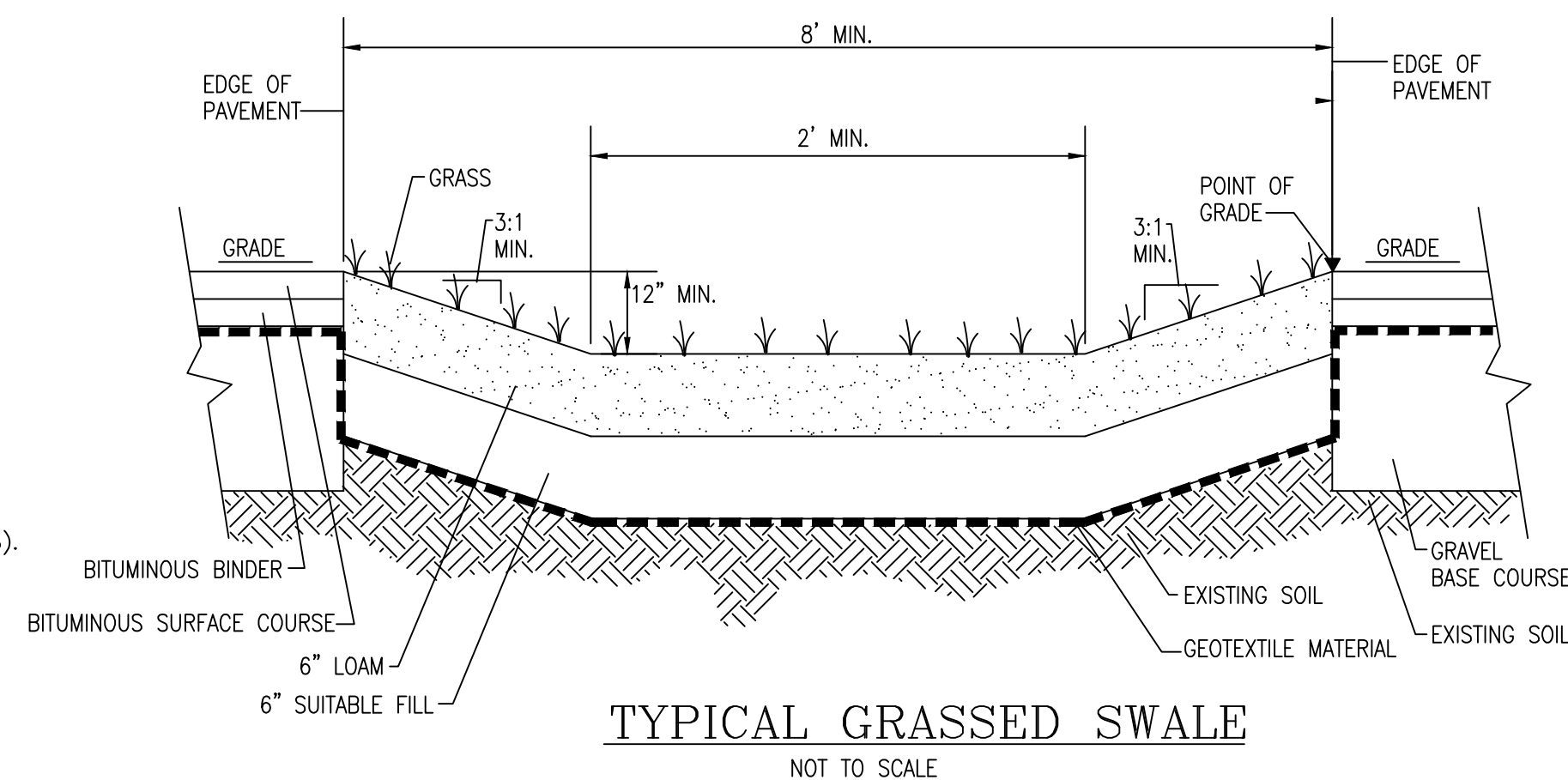
Item Number: ERNMX-128  
 Product Categories:  
 Wet Meadows & Wetlands, Wildlife Habitat & Food Plots  
 Height: 0.3 - 7.0 Ft  
 Seeding Rate: 20 lb per acre, or 1/2 lb per 1,000 sq ft with a cover crop. For a cover crop use one of the following: grain rye (1 Sep to 30 Apr; 30 lbs/acre), Japanese millet (1 May to 31 Aug; 10 lbs/acre), or barnyard grass (1 May to 31 Aug; 10 lbs/acre).

**VEGETATIVE COVER AND PLANTING**

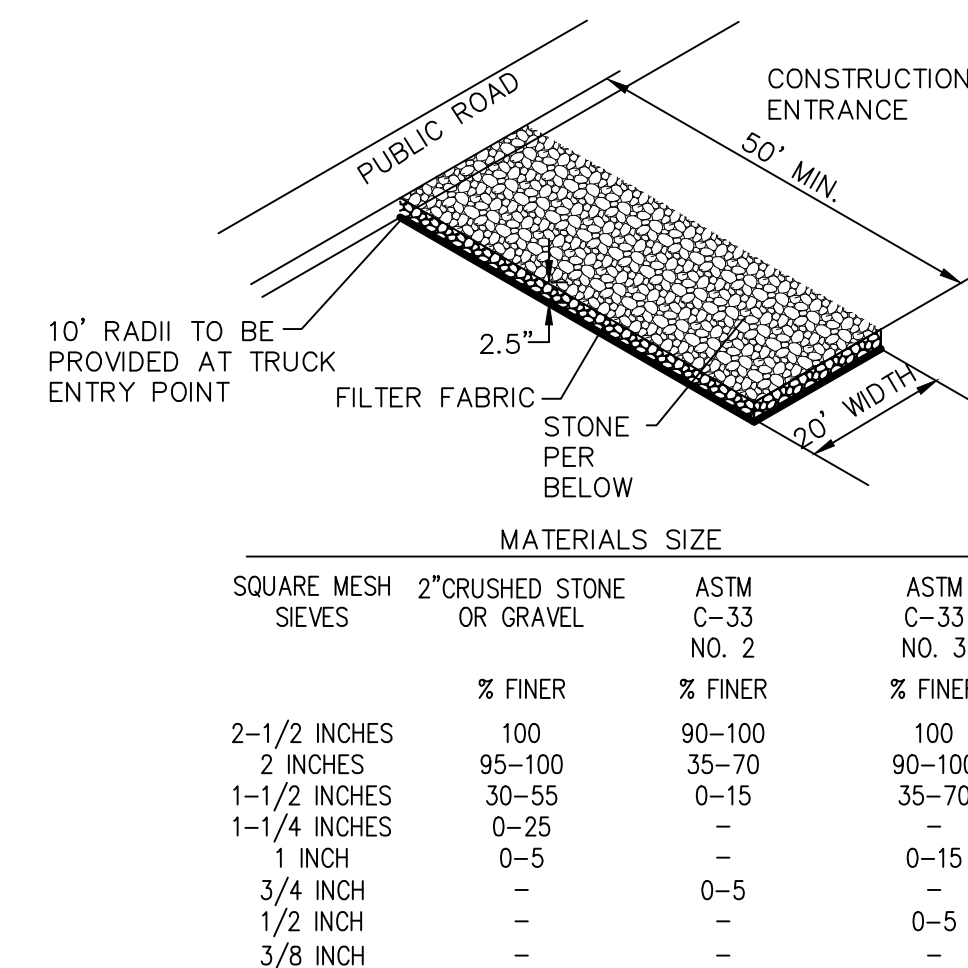
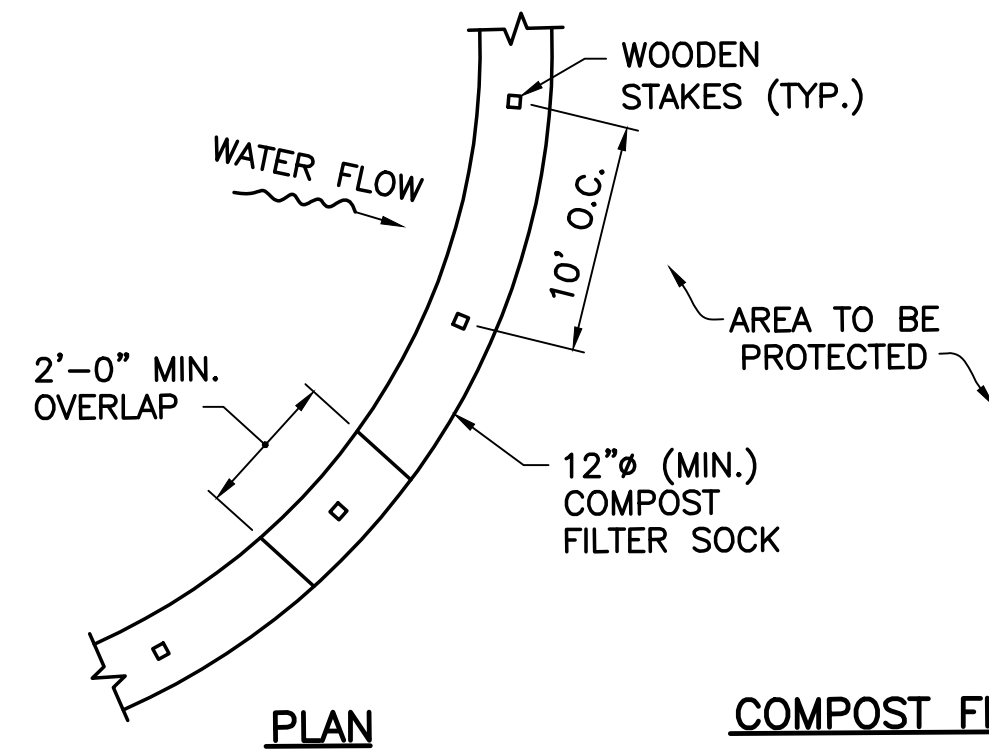
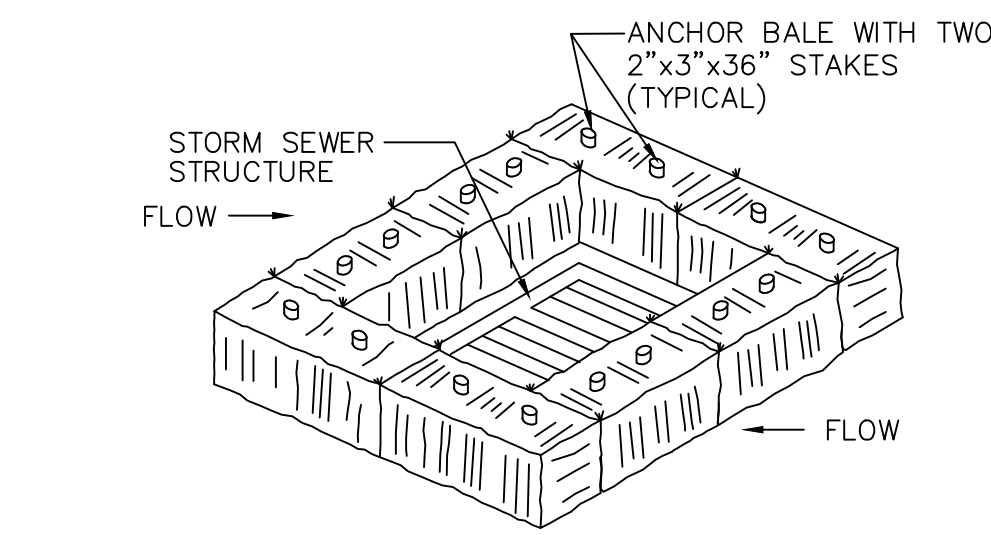
- THE NORMAL ACCEPTABLE SEASONABLE SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
- TOP SOIL FOR PERMANENT OR LONG TERM TEMPORARY SEEDING SHOULD HAVE A SANDY LOAM TEXTURE, RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS. TOP SOIL SHALL CONFORM WITH RHODE ISLAND SPECIFICATIONS M18.01.
- THE DESIGN SEED MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDDED SHALL BE COMPRISED OF THE FOLLOWING:  

TYPE	% BY WEIGHT	SEEDING DATE
CREEPING RED FESCUE	70	
ASTORIA BENTGRASS	5	APRIL 1 - JUNE 15
BIRDFOOT TREFLOIL	15	AUG. 15 - OCT. 15
PERENNIAL RYE GRASS	10	

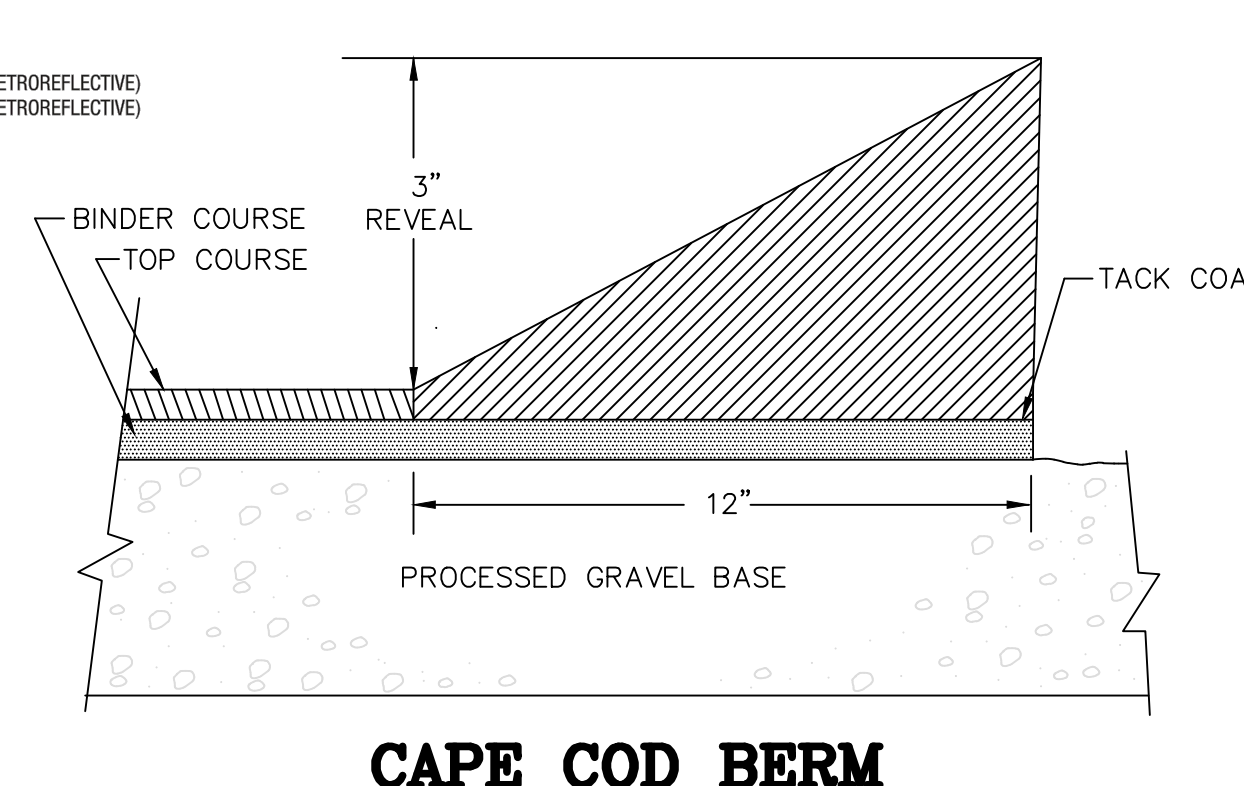
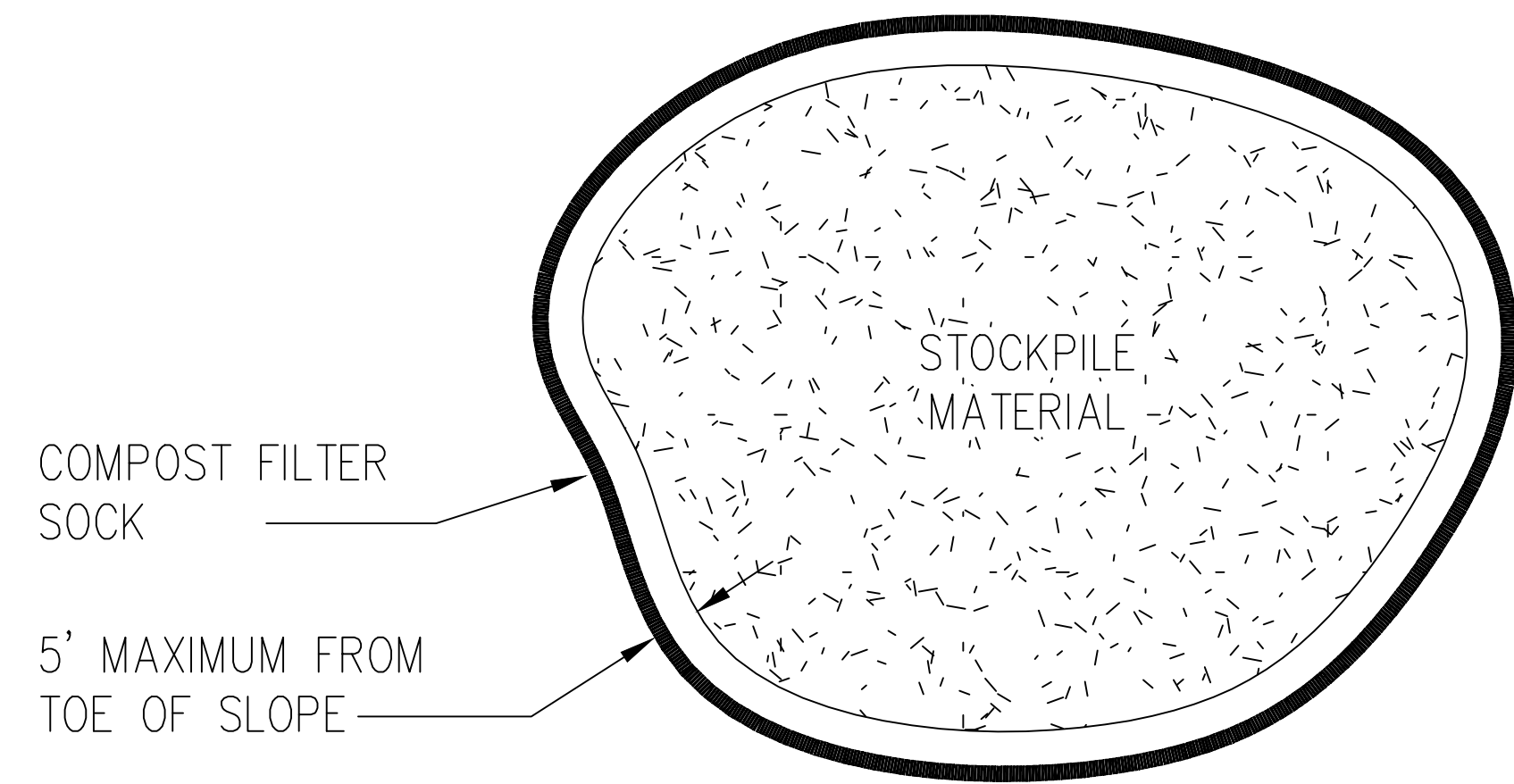
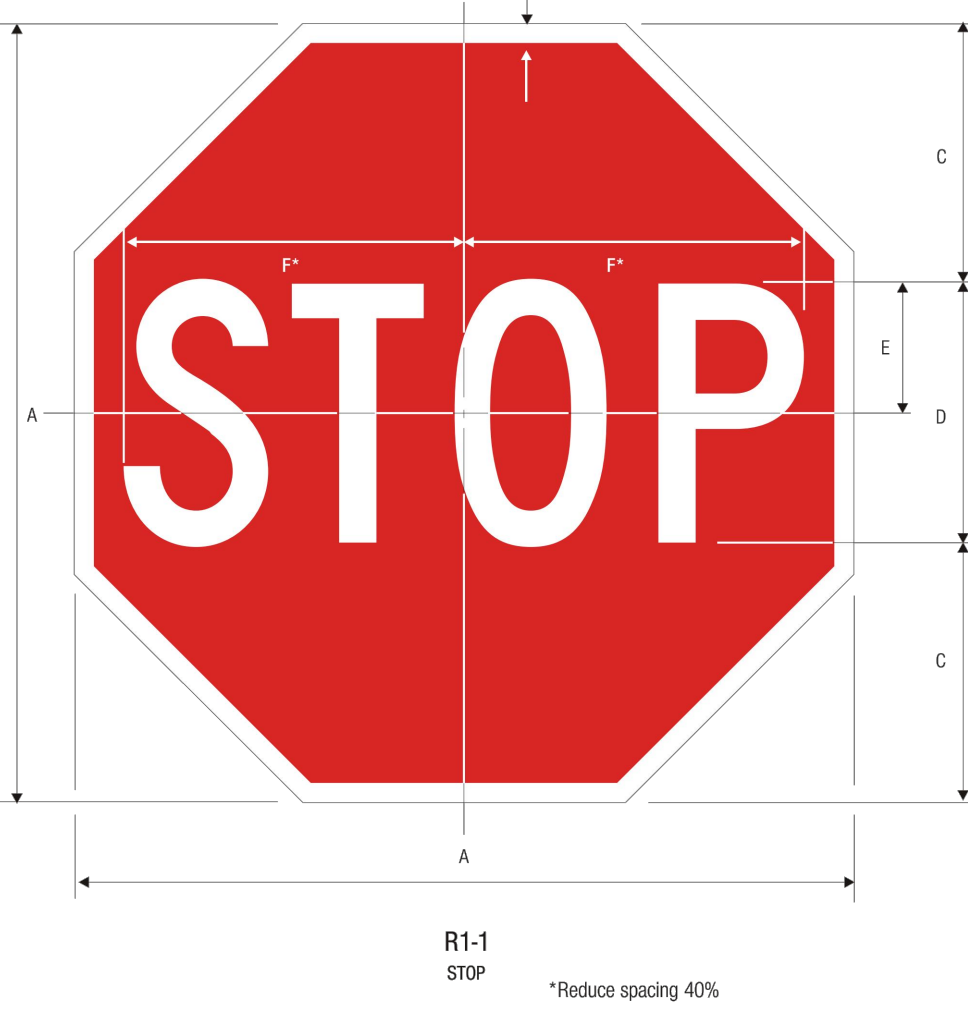
APPLICATION RATE - 100 LBS PER ACRE  
 SEED MIX SHALL BE INOCULATED WITHIN 24 - HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULATION FOR EACH SEED VARIETY. ALTERNATE SEED TYPES DUE TO SITE SPECIFIC CONDITIONS AND SOILS ARE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.  
 4. IN TOPSOIL SEEDING AREAS, THE CONTRACTOR WILL LIME AND FERTILIZE AS REQUIRED TO COMPLIMENT OR UPGRADE SOIL CONDITIONS.  
 5. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY PERMANENT VEGETATIVE COVER AREAS THAT DO NOT DEVELOP OR WHICH ERODE WITHIN A ONE (1) YEAR PERIOD.



NOTE: WHERE INDICATED ON THE PLANS, CATCH BASIN GRATE SHALL INITIALLY BE SET 1'-0" HIGHER THAN DESIGN ELEVATION TO ALLOW FOR SEDIMENTATION. AFTER VEGETATIVE COVER HAS BEEN ESTABLISHED, RIM SHALL BE LOWERED TO DESIGN ELEVATION.

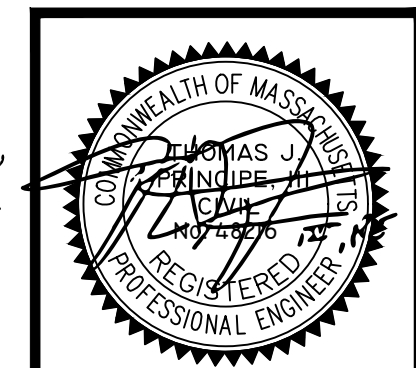
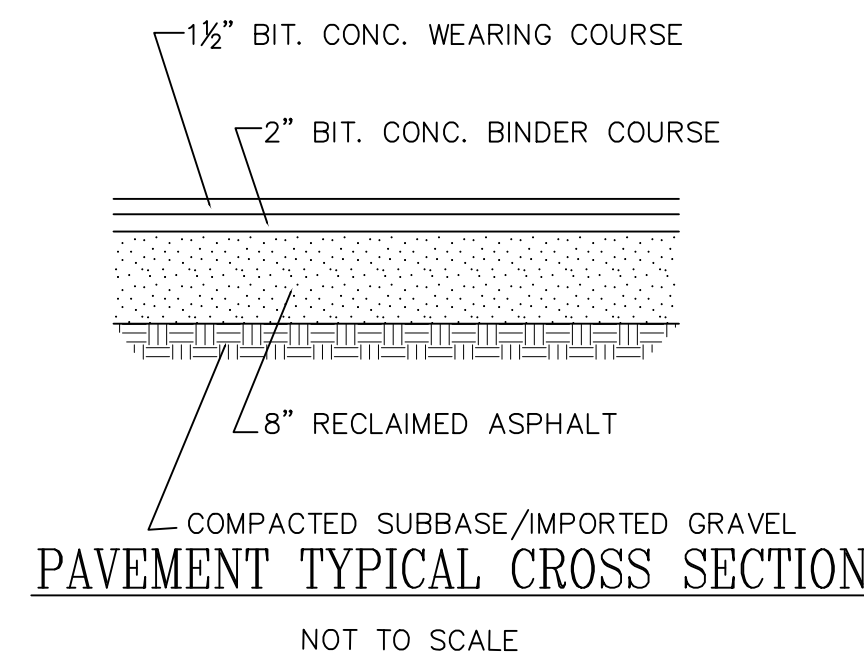


MATERIALS SIZE			
SQUARE MESH SIEVES	2" CRUSHED STONE OR GRAVEL	ASTM C-33 NO. 2	ASTM C-33 NO. 3
	% FINER	% FINER	% FINER
2-1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1-1/2 INCHES	30-55	0-15	35-70
1-1/4 INCHES	0-25	-	-
1 INCH	0-5	-	0-15
3/4 INCH	-	0-5	-
1/2 INCH	-	-	0-5
3/8 INCH	-	-	-



**EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN**

- PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING, DEMOLITION OR EARTHWORK ACTIVITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS ARE TO BE INSTALLED BY THE CONTRACTOR.
- CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRUBBING OR EARTHWORK ACTIVITY.
- EXISTING CATCH BASINS ARE TO BE PROTECTED WITH HAY BALES AND/OR SILT SACKS PRIOR TO THE START OF SITE GRUBBING, EARTHWORK OR UNDERGROUND UTILITY AND DRAINAGE INFRASTRUCTURE INSTALLATION TO SERVE THE DEVELOPMENT SITE.
- THE PROJECT CONSTRUCTION SEQUENCE, TO THE EXTENT PRACTICAL, SHOULD REQUIRE THE INSTALLATION OF DOWN GRADE AND OFF SITE STORM DRAINAGE SYSTEM IMPROVEMENTS BEFORE THE START OF SITE GRUBBING AND EARTHWORK ACTIVITY.
- TEMPORARY SITE SLOPE TREATMENTS FOR SOIL STABILIZATION SHALL CONSIST OF HAY, STRAW, FIBER MULCH, RIP RAP OR PROTECTIVE COVERS SUCH AS MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, AND EXCELSIOR OR EQUAL PRODUCTS). THESE AND OTHER ACCEPTABLE MEASURES SHALL BE INCORPORATED INTO THE SITE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- CONSTRUCTION SITES ARE DYNAMIC. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND OR MOVEMENT AND MAINTENANCE OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL MEASURES AS NEEDED TO MAXIMIZE THE INTENT OF THE PLAN FOR ALL SITE CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL DEVICES UNTIL AN ACCEPTABLE PERMANENT VEGETATIVE GROWTH IS ESTABLISHED. THE CONTRACTOR SHALL MAINTAIN A DETAIL LOG OF ALL EROSION CONTROL INSPECTIONS, COMPLAINTS RELATED TO EROSION OR SEDIMENT, AND CORRECTIVE REMEDIAL MEASURES TAKEN THROUGHOUT THE COURSE OF THE PROJECT CONSTRUCTION.
- SOIL EROSION AND SEDIMENT CONTROL IS NOT LIMITED TO DAMAGES CAUSED BY WATER BUT ALSO INCLUDES EROSION AND SEDIMENT RESULTING FROM WINDS. MEASURES, SUCH AS TEMPORARY GROUND COVERS, WATER AND CALCIUM APPLICATIONS ARE TO BE UNDERTAKEN AS NEEDED TO MINIMIZE WIND RELATED SOIL AND DUST CONTROL.
- STOCK PILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. STOCK PILES SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%). STOCK PILES SHALL BE SURROUNDED ON THE DOWN GRADIENT OF THE EXISTING GROUND SURFACE BY HAY BALES OR SILT FENCE. THE STOCK PILES SHALL ALSO BE SEEDDED OR STABILIZED IN SOME MANNER TO PREVENT SOIL EROSION.
- THE SMALLEST POSSIBLE SITE AREAS SHALL BE DISTURBED OR EXPOSED AT ONE TIME AND DENUDE SLOPES OR WORK AREAS SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS INACTIVE PERIODS OR SITE WORK SHUT DOWNS.
- TO THE EXTENT POSSIBLE, ALL DISTURBED AREAS MUST BE SEEDDED OR STABILIZED WITHIN THE CONSTRUCTION SEASON. STABILIZATION OF ONE FORM OR ANOTHER SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
- EXPOSED STEEP OR LONG SLOPES SHOULD BE TREATED WITH "CRIMPING" OR "TRACKING" TO REDUCE EROSION AND SEDIMENT AND TO TACK DOWN SEEDING OR MULCH APPLICATIONS.
- IF CONCRETE IS TO BE USED ON SITE, THE CONTRACTOR MUST ESTABLISH AND MAINTAIN SPECIFIC WASHOUT AREAS FOR THE CONCRETE TRUCKS WITH APPROPRIATE PROTECTION CONTROLS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.
- EXISTING TREES AND VEGETATION WILL BE RETAINED WHENEVER FEASIBLE.
- SITE SOIL EROSION AND SOIL STABILIZATION AND SEDIMENT CONTROLS MUST CONFORM TO ALL REQUIREMENTS OF THE APPLICABLE LOCAL COMMUNITY ORDINANCES AND STATE REGULATIONS.



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**REVISIONS**

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**MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE IV**  
 in  
 WAREHAM, MASSACHUSETTS

SCALE: AS NOTED SHEET NO: 12 OF 18  
 DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP  
 DATE: 11/4/21 PROJECT NO.: LD13-1 CEDA

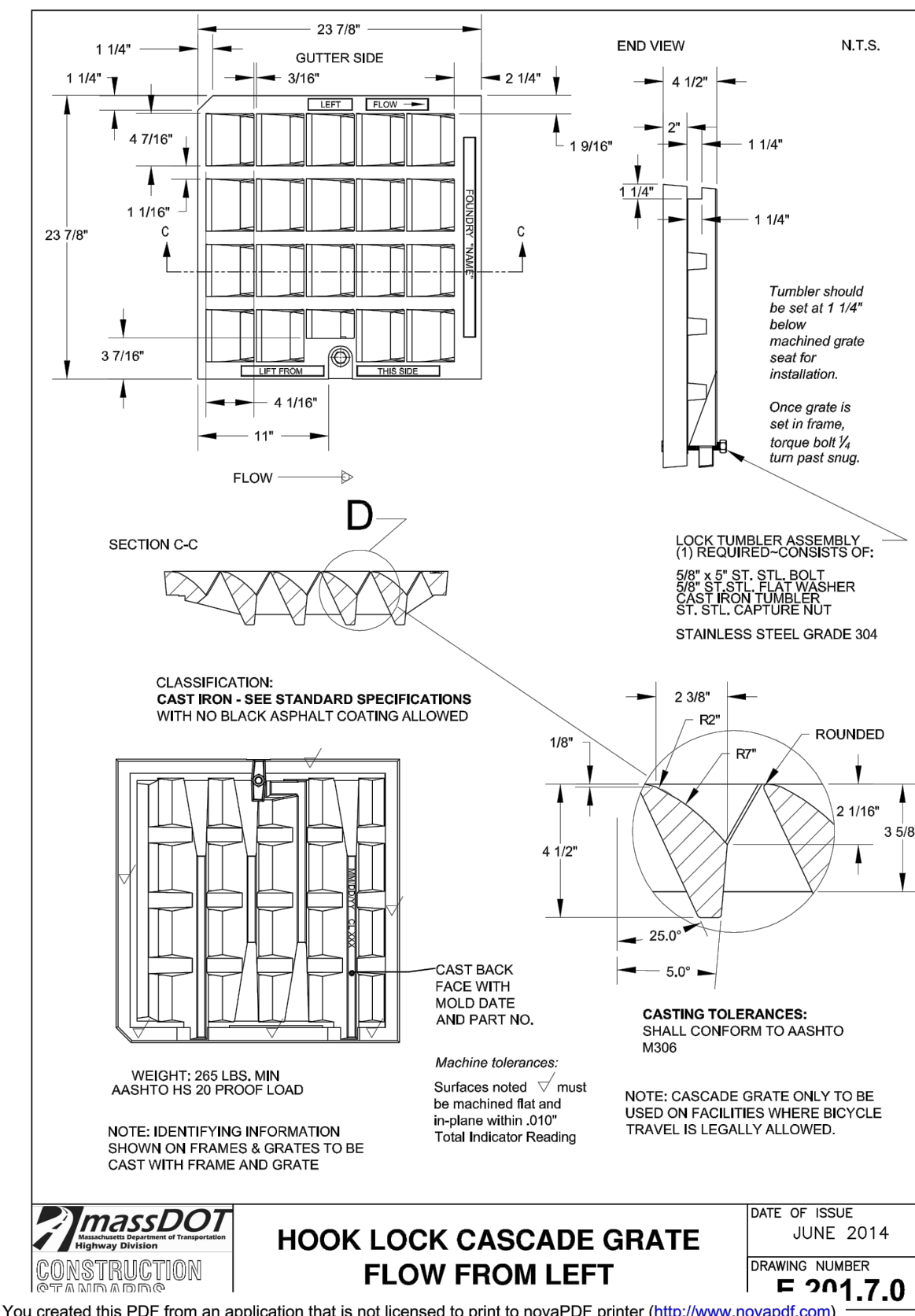
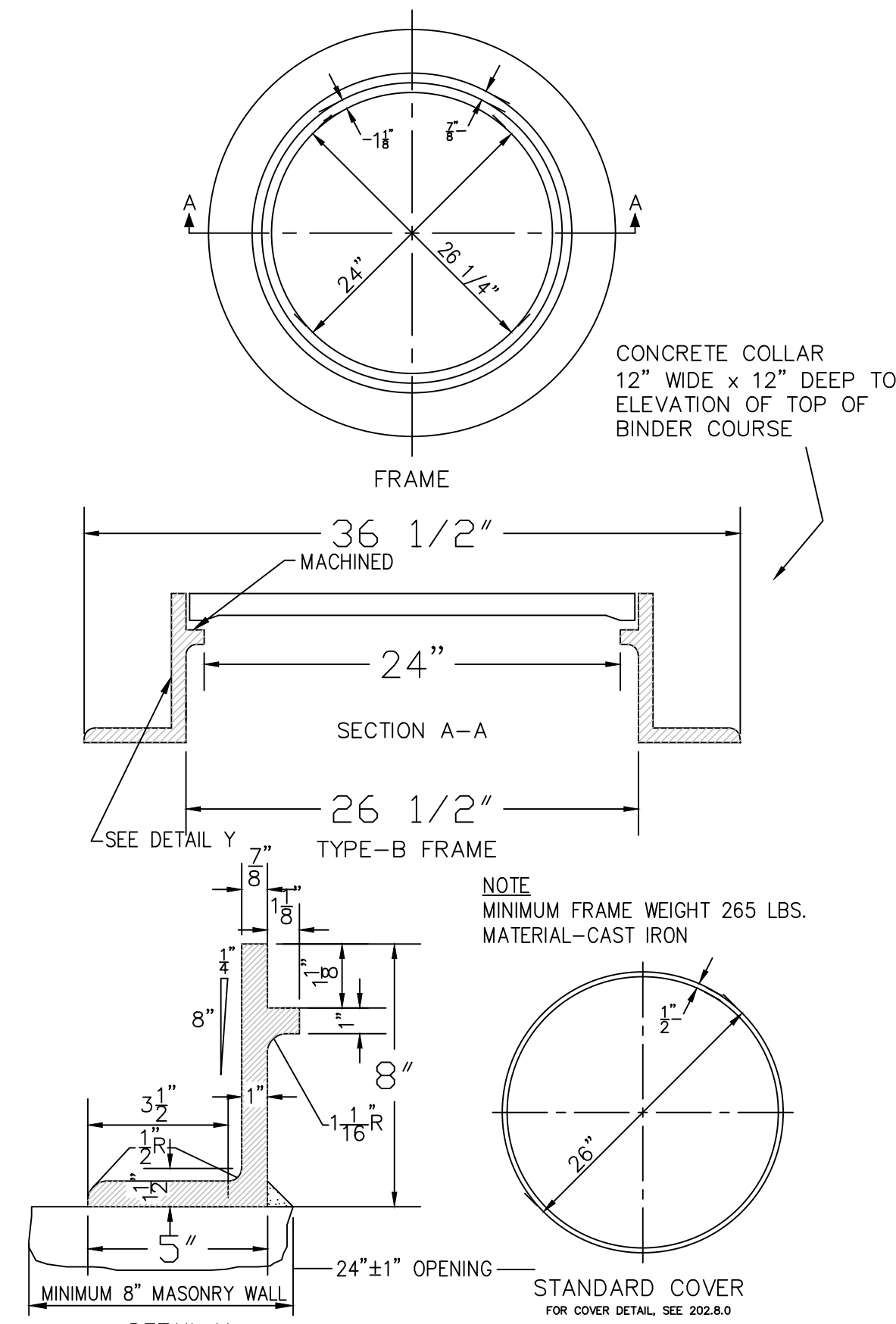
**STORM DRAINAGE SYSTEM MAINTENANCE PLAN:**

THE FOLLOWING LIST OF MAINTENANCE TASKS AND FREQUENCIES MUST BE ADHERED TO IN ORDER TO INSURE A SUCCESSFUL LONG TERM OPERATION OF THE STORM DRAINAGE SYSTEM.

1. DURING CONSTRUCTION ACTIVITIES ALL EROSION CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER AN EVENT WHICH GENERATES AT LEAST 0.25 INCHES OF RAIN IN A TWENTY FOUR (24) HOUR PERIOD.
2. SEDIMENTS SHALL BE REMOVED FROM ALL BASINS IMMEDIATELY AFTER SITE STABILIZATION.
3. ALL TRASH, LITTER AND OTHER DEBRIS SHALL BE REMOVED FROM ALL STORM WATER INLET AND OUTLET STRUCTURES A MINIMUM OF TWICE PER YEAR. THESE STRUCTURES SHALL ALSO BE INSPECTED TWICE PER YEAR. INSPECTIONS SHALL BE PERFORMED SEVERAL TIMES WITHIN THE FIRST SIX MONTHS OF OPERATION.
4. INSPECTIONS OF ALL CATCH BASINS SHALL OCCUR ON AN ANNUAL BASIS TO CHECK FOR DEBRIS REMOVAL (SEDIMENT AND HYDROCARBONS) AND STRUCTURAL INTEGRITY OR DAMAGE. SUCH DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.
5. REPAIRS OR REPLACEMENT OF INLET/OUTLET STRUCTURES OR ANY ELEMENT OF THE FACILITY SHALL BE DONE WITHIN THIRTY (30) DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT THEN REPAIR/REPLACEMENT SHALL BE DONE IMMEDIATELY TO AVERT FAILURE OR DANGER TO NEARBY RESIDENTS.
6. MAKE REPAIRS IMMEDIATELY USING APPROPRIATE STONE SIZES. DO NOT PLACE STONES ABOVE FINISHED GRADE.
7. ALL REMOVED SEDIMENTS AND DEBRIS SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
8. ALL OUTLET STRUCTURES AND OUTFLOW CHANNELS WILL BE INSPECTED ANNUALLY. INSPECTIONS WILL BE ACCOMPLISHED SEVERAL TIMES DURING THE FIRST SIX MONTHS OF OPERATION, ESPECIALLY AFTER RAINFALL EVENTS TO CHECK FOR CLOGGING OR, CONVERSELY, TOO RAPID OF A RELEASE.
9. REPAIRS OR REPLACEMENT OF INLET/OUTLET STRUCTURES, RIP-RAP CHANNELS, FENCES, OR OTHER ELEMENTS OF THE FACILITY WILL BE DONE WITHIN 30 DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT THEN REPAIR/REPLACEMENT MUST BE DONE IMMEDIATELY TO AVERT FAILURE OR DANGER TO NEARBY RESIDENTS.
10. ALL SEDIMENT GENERATED DURING CONSTRUCTION AND AS A RESULT OF MAINTENANCE OF THE DRAINAGE SYSTEM MUST BE DISPOSED OF PROPERLY. SEDIMENT SHALL NOT BE DISPOSED OF IN OR NEAR STATE OR FEDERAL REGULATED WATERS.
11. ADDITIONAL BMP INSPECTION/MAINTENANCE MEASURES OUTLINED WITHIN THE PROJECT STORMWATER POLLUTION PREVENTION PLAN SHALL BE ADHERED TO.

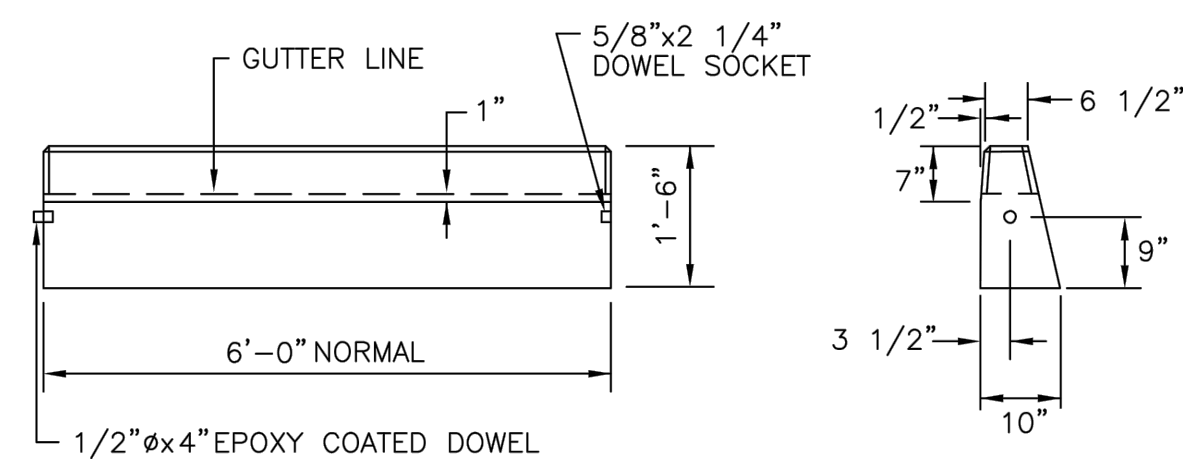
**DRAINAGE AND UTILITY NOTES:**

1. UTILITY LOCATION VERIFICATION IS TO INCLUDE TEST HOLES AS NEEDED.
2. WATER MAINS AND APPURTENANCES, INCLUDING SERVICE CONNECTIONS SHALL BE INSTALLED IN CONFORMITY WITH THE SPECIFICATIONS OF THE ONSET WATER DEPARTMENT AND IN ACCORDANCE WITH THE TOWN'S MASTER OR STUDY WATER PLAN.
3. THE CONTRACTOR IS REQUIRED TO SCHEDULE AND COORDINATE WATER SERVICE INSTALLATIONS, SHUT DOWNS AND DISRUPTIONS WHICH AFFECT THE SITE AND SITE ADJACENT USERS WITH THE LOCAL WATER AUTHORITY AND THE LOCAL FIRE DEPARTMENT.
4. UNDERGROUND UTILITIES, ELECTRIC, TELEPHONE, FIRE ALARM CABLE, TELEVISION AND GAS SERVICES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE APPLICABLE SITE UTILITY PROVIDER
5. METALLIC WARNING TAPE SHALL BE INSTALLED 12" ABOVE ALL STORM DRAIN AND OTHER UTILITIES.
6. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.

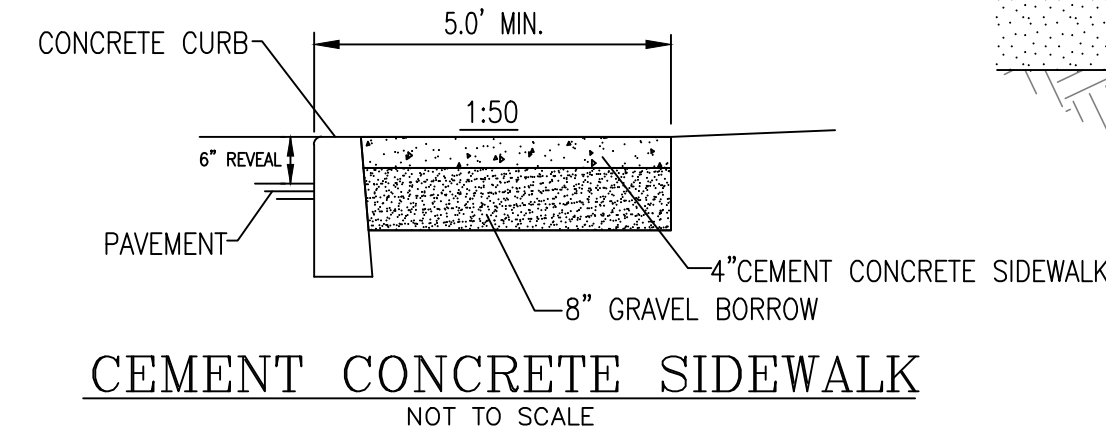
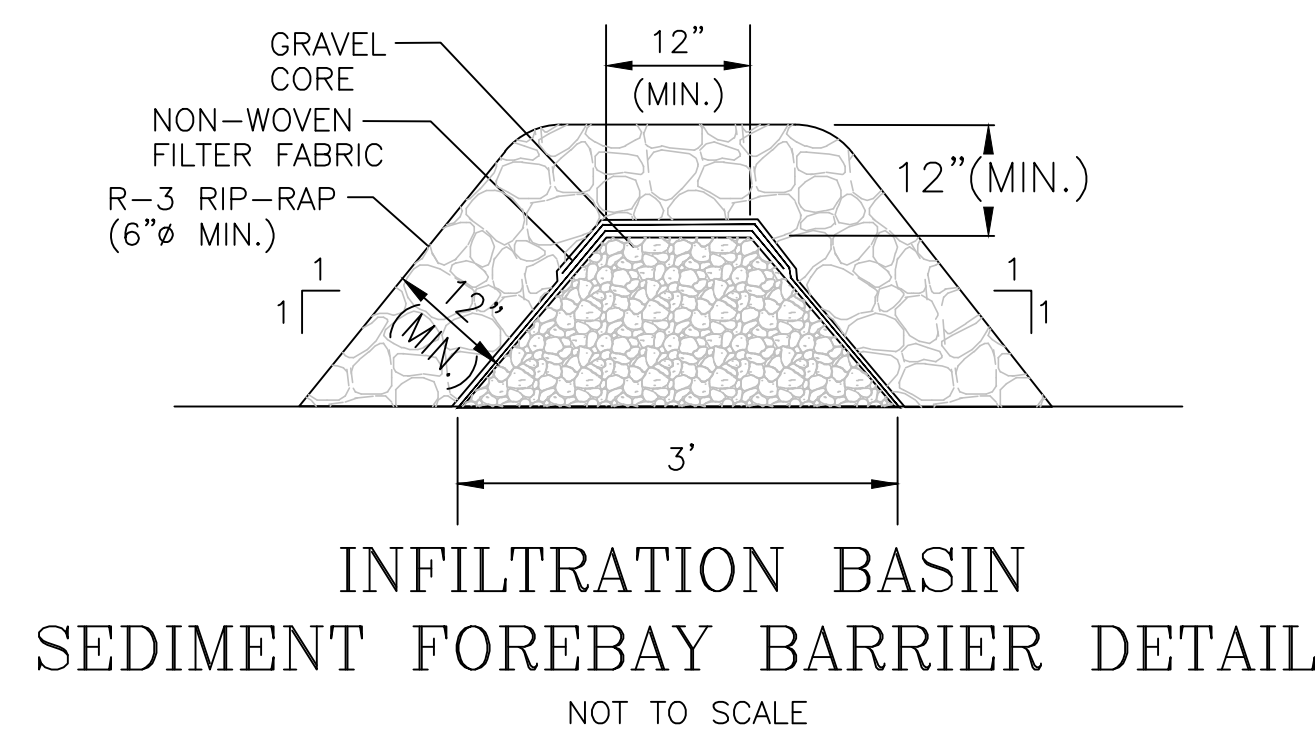
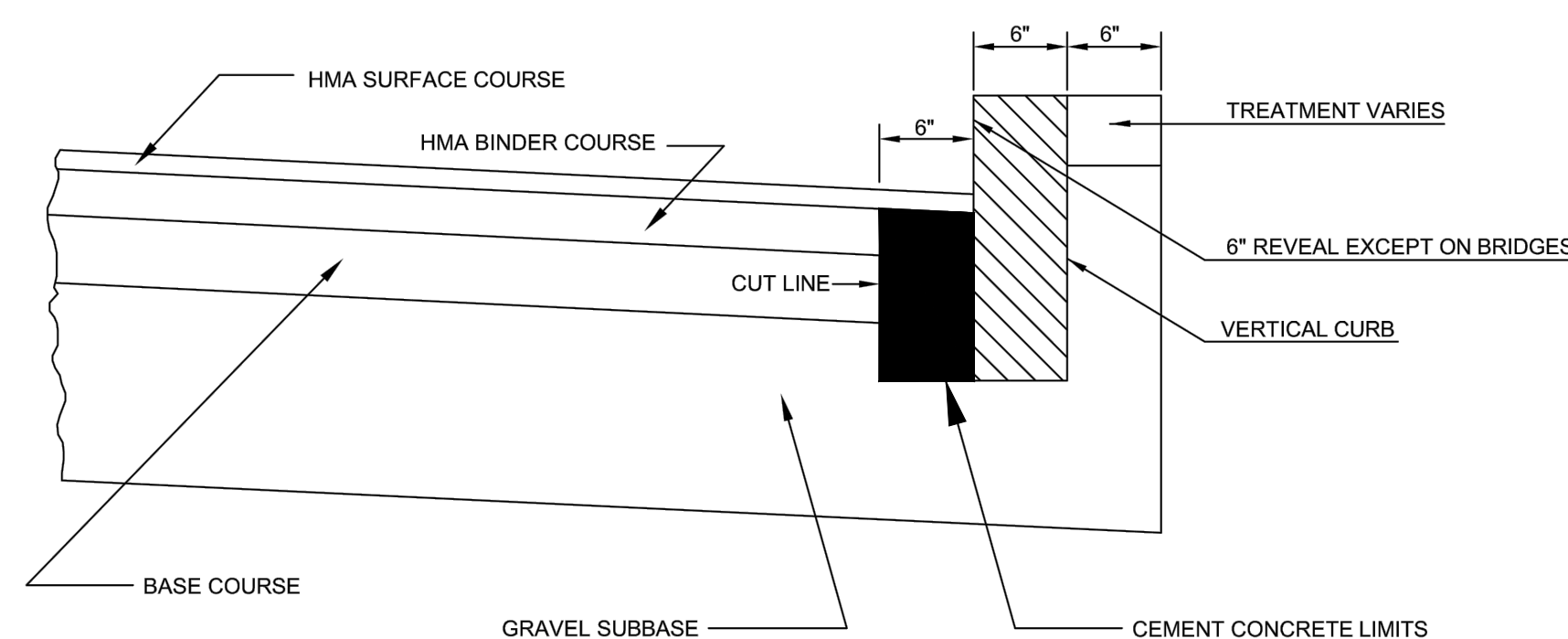
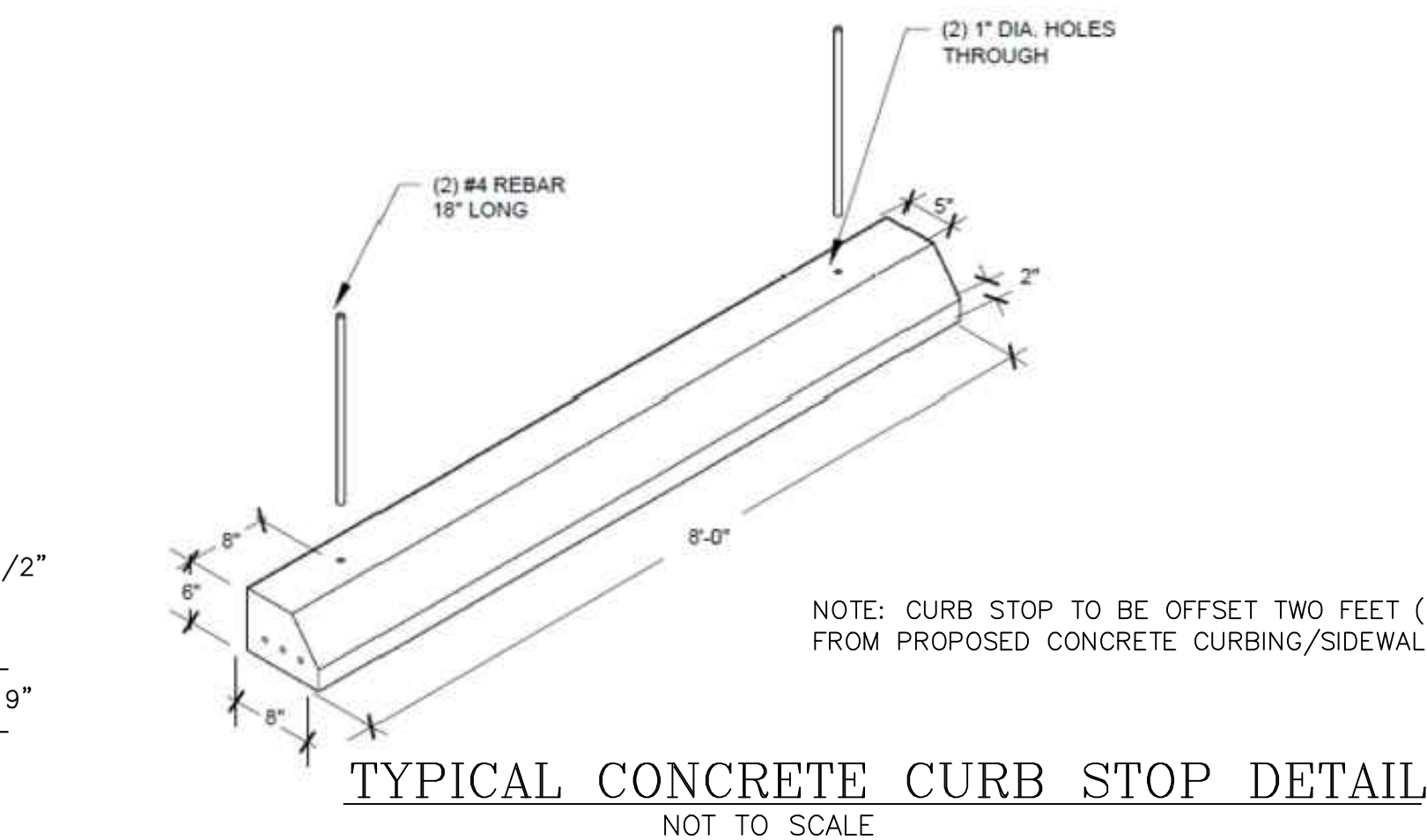


- NOTES:**
1. THE MASSACHUSETTS STANDARD FRAME IS TO BE USED, DETAILS AND DIMENSIONS NOT SHOWN ABOVE ARE TO BE THE SAME AS THOSE SHOWN ON CONSTRUCTION STANDARD 201.6.0.
  2. A (3)THREE FLANGE FRAME IS TO BE USED WHEN A CURB INLET IS REQUIRED.
  3. GRATE DETAILS ARE SHOWN ON CONSTRUCTION STANDARD 201.7.0.
  4. THE GRATE AS PLACED ABOVE IS FOR WATER COMING FROM THE RIGHT. TURN THE GRATE 180° FOR A WATER FLOW FROM THE LEFT. SEE NOTE No. 2 ON CONSTRUCTION STANDARD 201.7.0. (TO BE USED AT ALL CATCH BASINS)
  5. THE GRATE IS ONLY SHOWN SCHEMATICALLY.

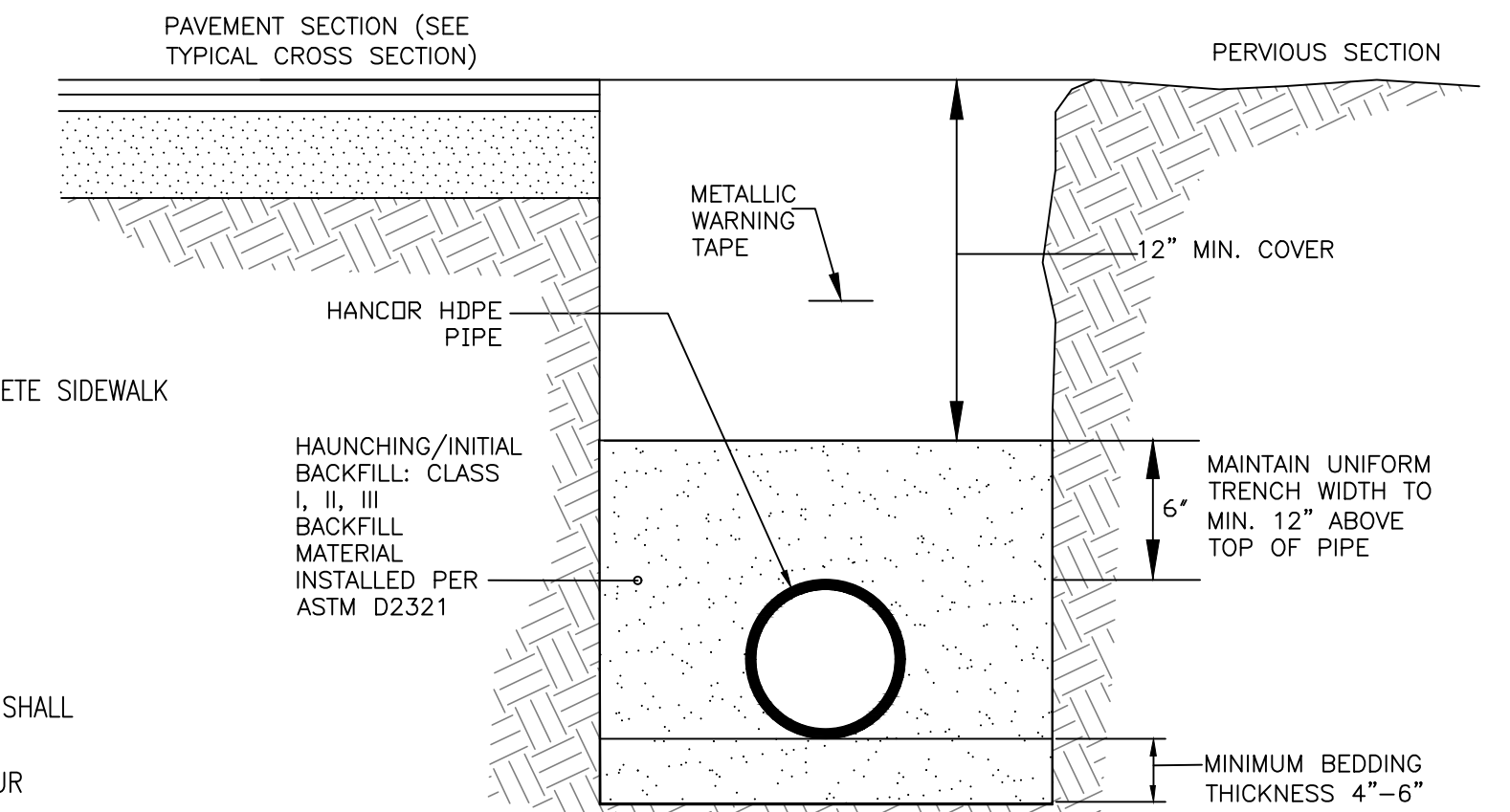
**FRAME FOR MASSACHUSETTS CASCADE GRATE**  
NOT TO SCALE



**TYPICAL CONCRETE CURB DETAILS**  
NOT TO SCALE



- NOTES:**
1. CONCRETE SCORING PATTERN TO BE APPROVED BY OWNER.
  2. UNLESS SPECIFIED ON PROJECT DRAWINGS, CONTROL JOINTS SHALL OCCUR AT THE SAME DIMENSION AS THE SIDEWALK WIDTH.
  3. UNLESS SPECIFIED OTHERWISE, ISOLATION JOINTS SHALL OCCUR AT THE FOLLOWING LOCATIONS:
    - BETWEEN CURB AND WALK
    - INTERSECTION OF WALKS
    - BETWEEN WALK AND BUILDING WALLS
    - BETWEEN WALK AND ALL STRUCTURES, I.E., WALLS AND PLANTERS
    - ON CONTINUOUS WALKS, ISOLATION JOINTS SHALL BE AT A MAXIMUM OF (30') THIRTY FEET APART.
  4. CONCRETE WALKS AND DRIVEWAYS SHALL BE ACCORDANCE WITH SECTION MASSDOT SPECIFICATIONS.
  5. CONCRETE SHALL BE 5% AIR ENTRAINED, 4000 PSI WITH 3/4" STONE.
  6. SAME REQUIREMENT WITHOUT CURB



NOTE: METALLIC WARNING TAPE SHALL BE INSTALLED 4-6" ABOVE ALL STORM DRAIN LINES.

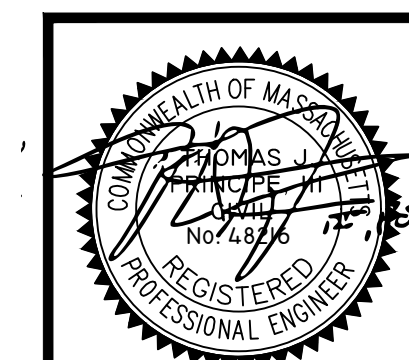
REFERENCE ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS."

RECOMMENDED MINIMUM TRENCH WIDTH

PIPE DIAMETER IN. (MM)	TRENCH WIDTH IN. (M)	PIPE DIAMETER IN. (MM)	TRENCH WIDTH IN. (M)
4 - 8 (100-200)	*	30 (750)	60 (1.5)
10 (250)	24 (0.6)	36 (900)	65 (1.7)
12 (300)	28 (0.7)	42 (1050)	84 (2.1)
15 (375)	35 (0.9)	48 (1200)	91 (2.3)
18 (450)	43 (1.1)	54 (1350)	97 (2.5)
24 (600)	56 (1.4)	60 (1500)	103 (2.6)

\* USUALLY BASED ON SMALLEST BUCKET SIZE AVAILABLE

**DETAIL SHEET - 3**



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**REVISIONS**

No.	DATE	DRWN	CHKD
1.	12/08/21	KAB	TJP
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**MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE IV**  
in  
WAREHAM, MASSACHUSETTS

SCALE: AS NOTED | SHEET NO: 13 OF 18  
DRAWN BY: TJP | DESIGN BY: TJP | CHECKED BY: TJP  
DATE: 11/4/21 | PROJECT NO.: LD13-1 CEDA

**INFILTRATION BASIN NOTES:**

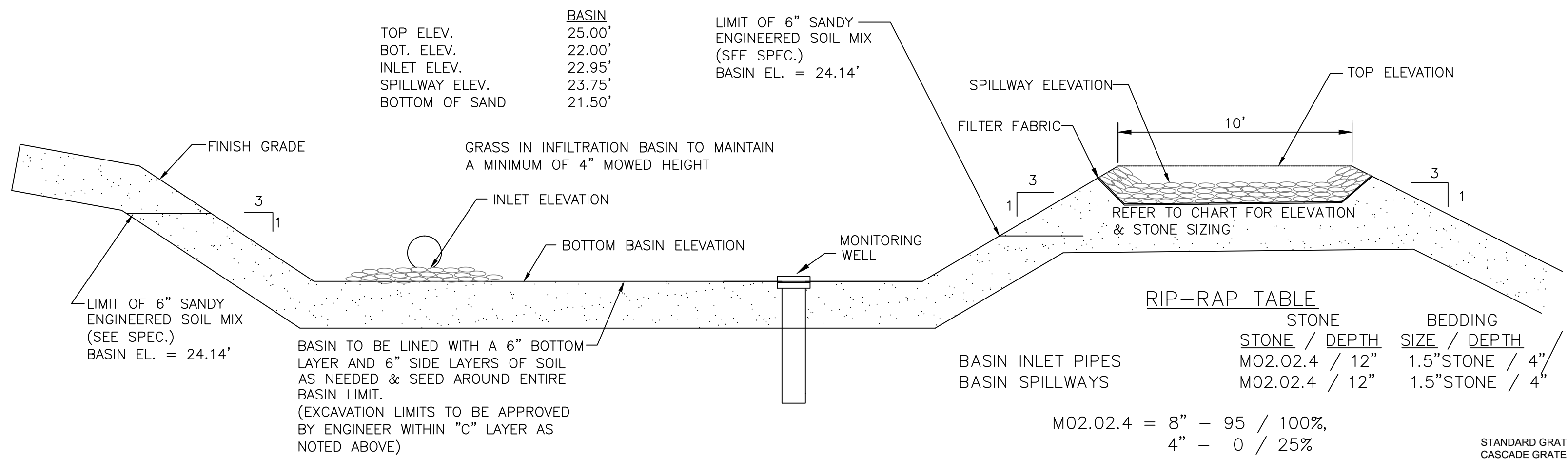
1) DURING CONSTRUCTION HEAVY EQUIPMENT SHALL NOT TRAVERSE THE INFILTRATION AREA IN ORDER TO PREVENT DETRIMENTAL COMPACTION.  
 2) SHOP DRAWING SUBMITTAL AND APPROVAL BY DESIGN ENGINEER REQUIRED FOR EACH INFILTRATION BASIN PRIOR TO CONSTRUCTION.

**SOIL TESTING NOTE:**

DATE: FRIDAY, SEPTEMBER 12, 2014.  
 CONDUCTED BY: THOMAS J. PRINCIPE, III, PE (LICENSED MASS. SOIL EVALUATOR)  
 PREVIOUS SOIL EVALUATIONS AND PERCOLATION TESTING FOR THE DRAINAGE MITIGATION SYSTEMS PROPOSED CONCLUDED CONSISTENT <2MPI PERCOLATION RATES FOR THE SANDY SUBSOIL. OUTWASH MATERIAL, ESTIMATED SEASONAL HIGH GROUNDWATER TABLES >10FT. ALL TESTING AREAS WERE DRY AT 12" FT EXCAVATION DEPTHS WITH NO SIGNS OF RE-DOXYMORPHIC MORPHOLOGY IN THE SOIL.  
 BASIN  
 A, 0"-6" (FSL)  
 Bw, 6"-22" (SL)  
 C, 22"-120" (SAND)

**ENGINEERED SOIL MIX:**  
 A UNIFORM MIX SHALL BE IMPORTED TO THE SITE CONSISTING OF:

40% SAND (ASTM D 422)  
 20-30% SAND LOAM TOPSOIL  
 MIN. 3% ORGANIC MATERIAL  
 <5% CLAY  
 <500 PPM SOLUBLE SALTS  
 30-40% COMPOST WITHOUT BIOSOLIDS  
 pH 5.5-6.5  
 FREE OF STONES & ORGANIC MATTER >2"  
 FREE OF ANY SYNTHETIC MATERIAL



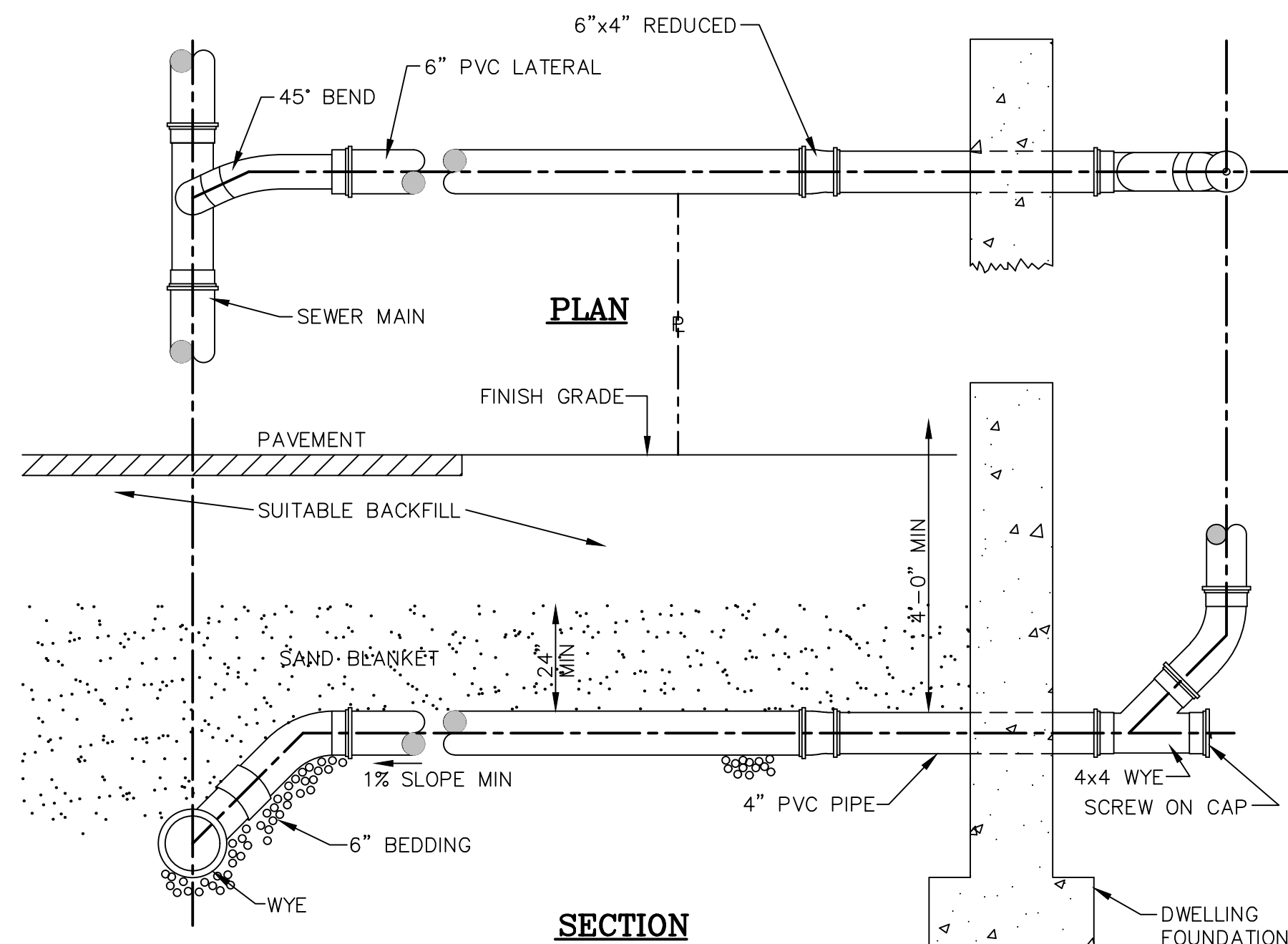
**Maintenance**

Activity	Frequency
<b>Preventative maintenance</b>	Twice a year
Inspect to ensure proper functioning	After every major storm during first 3 months of operation and twice a year thereafter and when there are discharges through the high outlet orifice.
Mow the buffer area, side slopes, and basin bottom if grassed floor; rake if stone bottom; remove trash and debris; remove grass clippings and accumulated organic matter	Twice a year
Inspect and clean pretreatment devices	Every other month recommended and at least twice a year and after every major storm event.

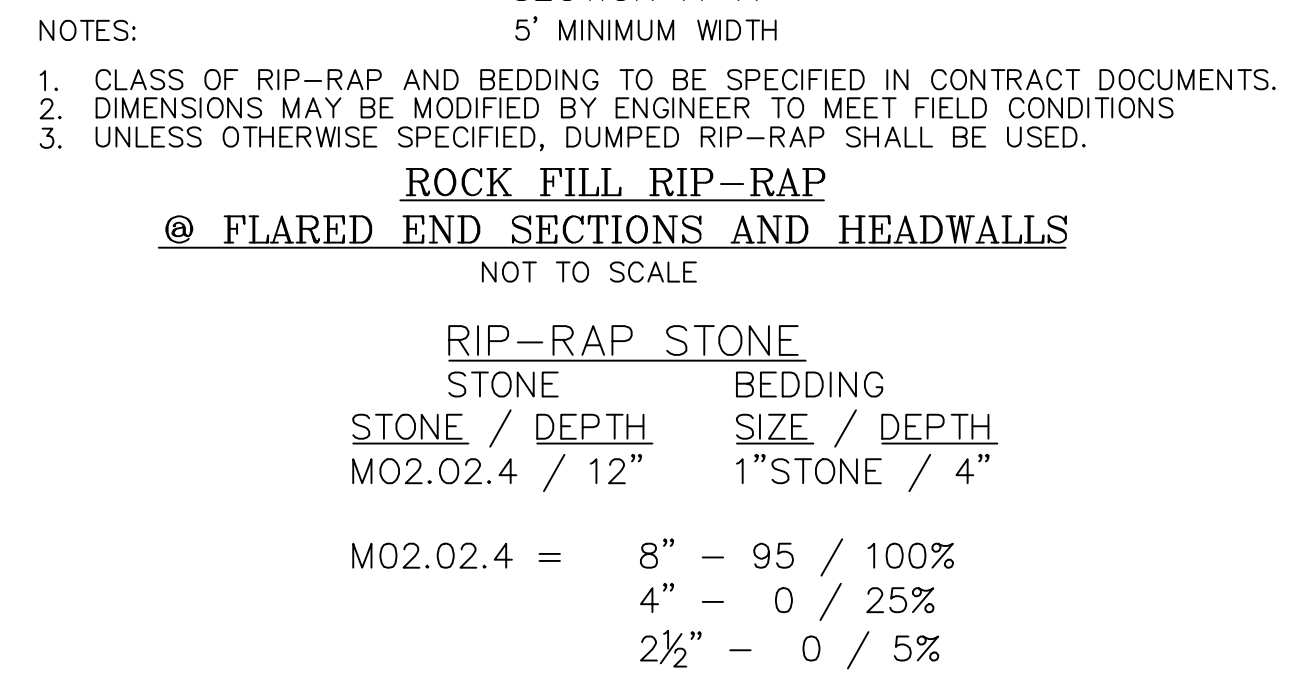
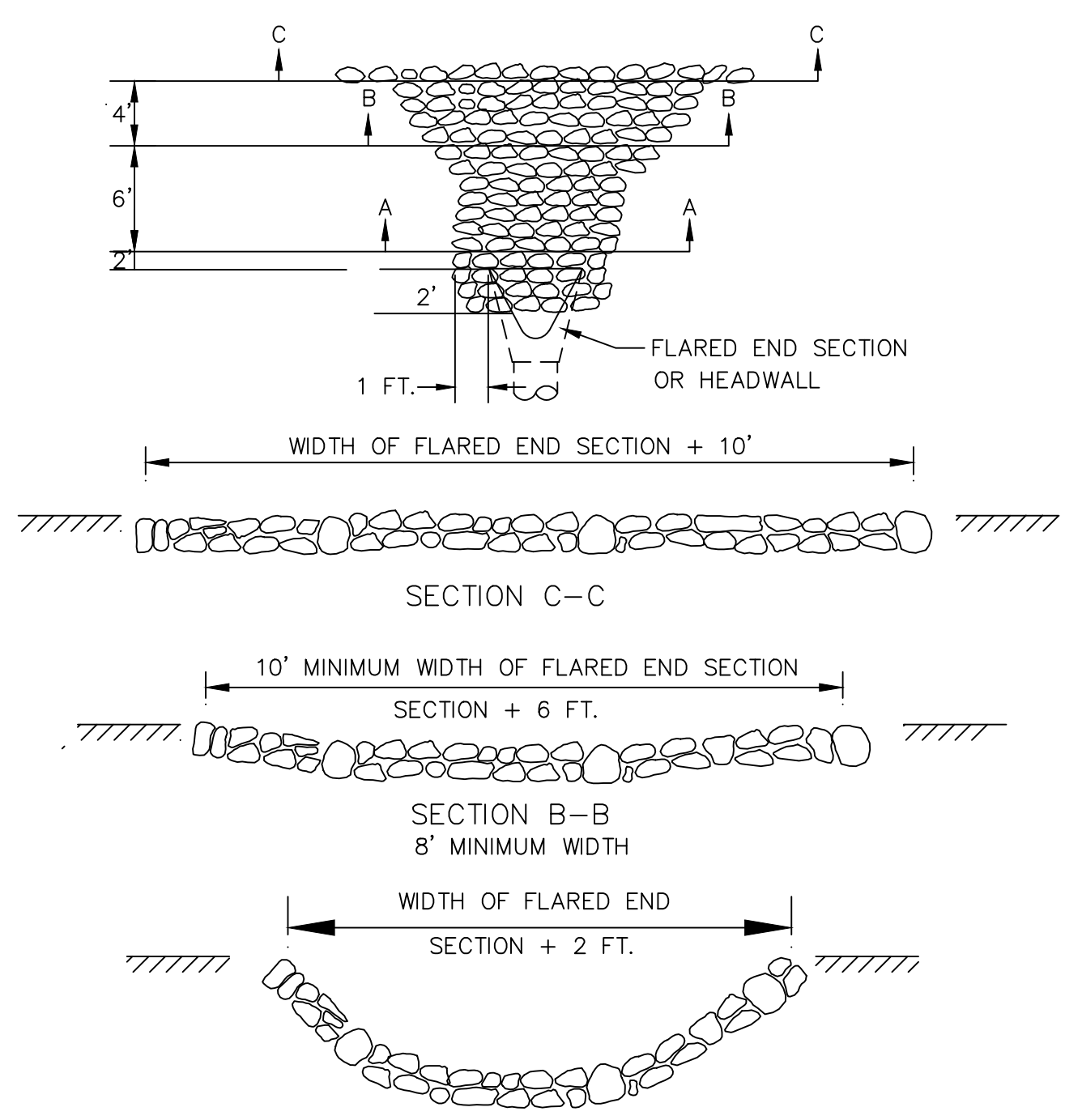
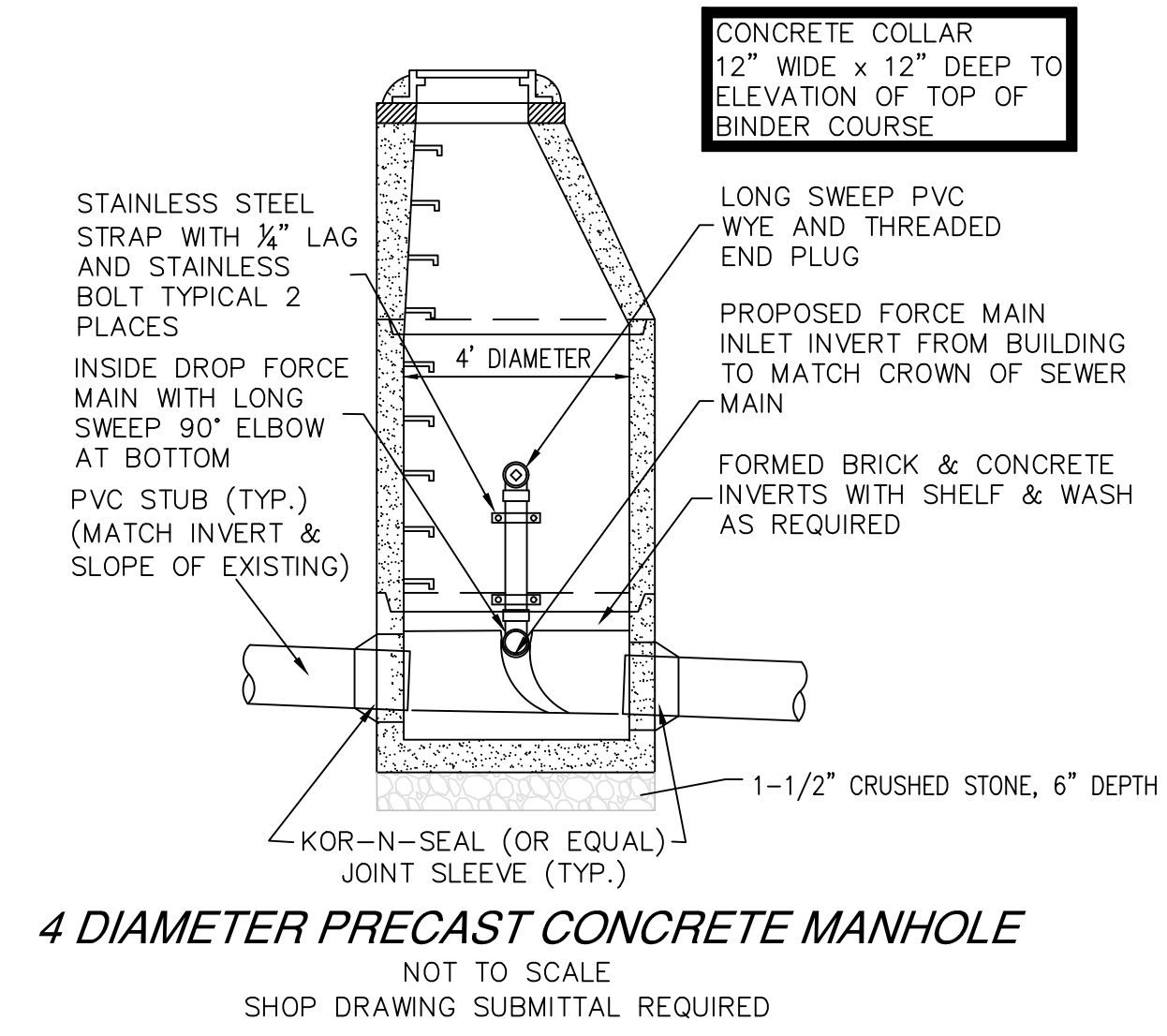
**Special Features:** High failure rate without adequate pretreatment and regular maintenance.

**MAINTENANCE RESPONSIBILITY**

1. THE APPLICANT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE STRUCTURES.

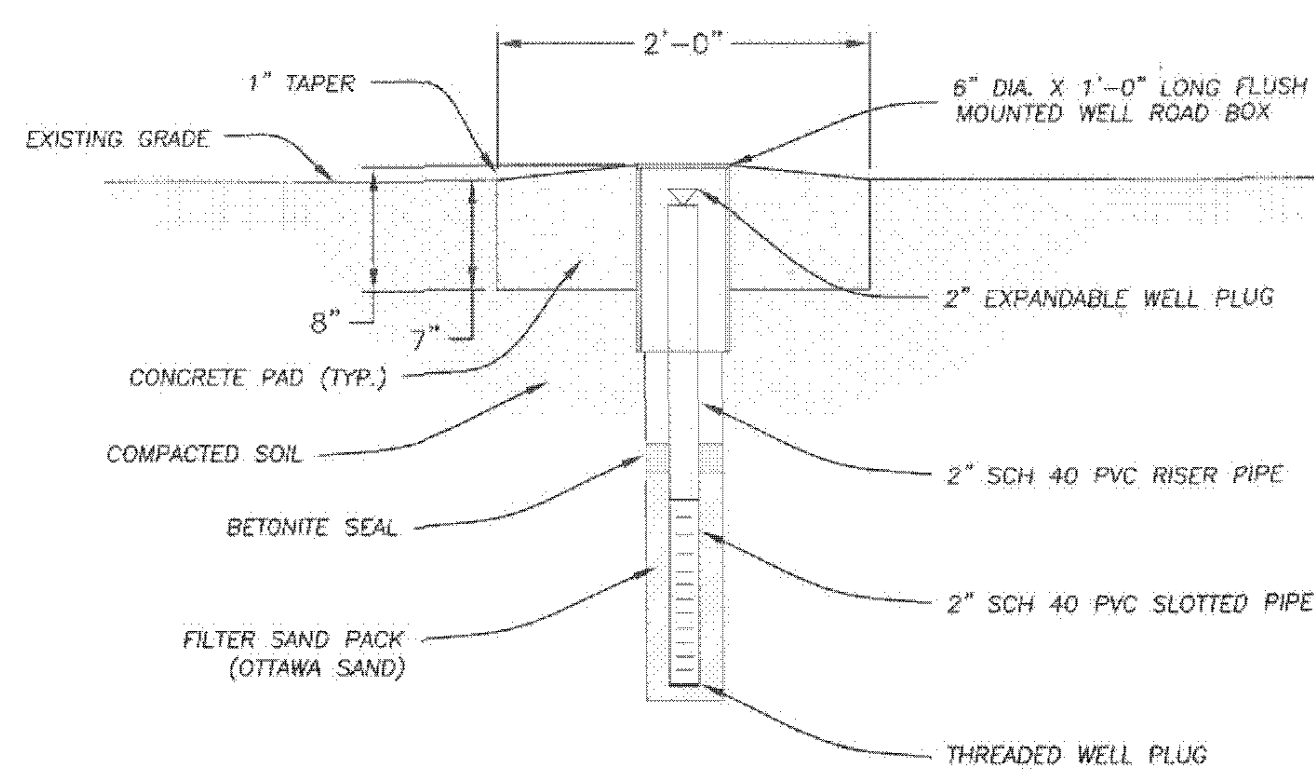


FOR AN EXISTING SEWER MAIN THAT DOES NOT HAVE A WYE INSTALLED, THE CONTRACTOR SHALL INSTALL A PIPE SADDLE.

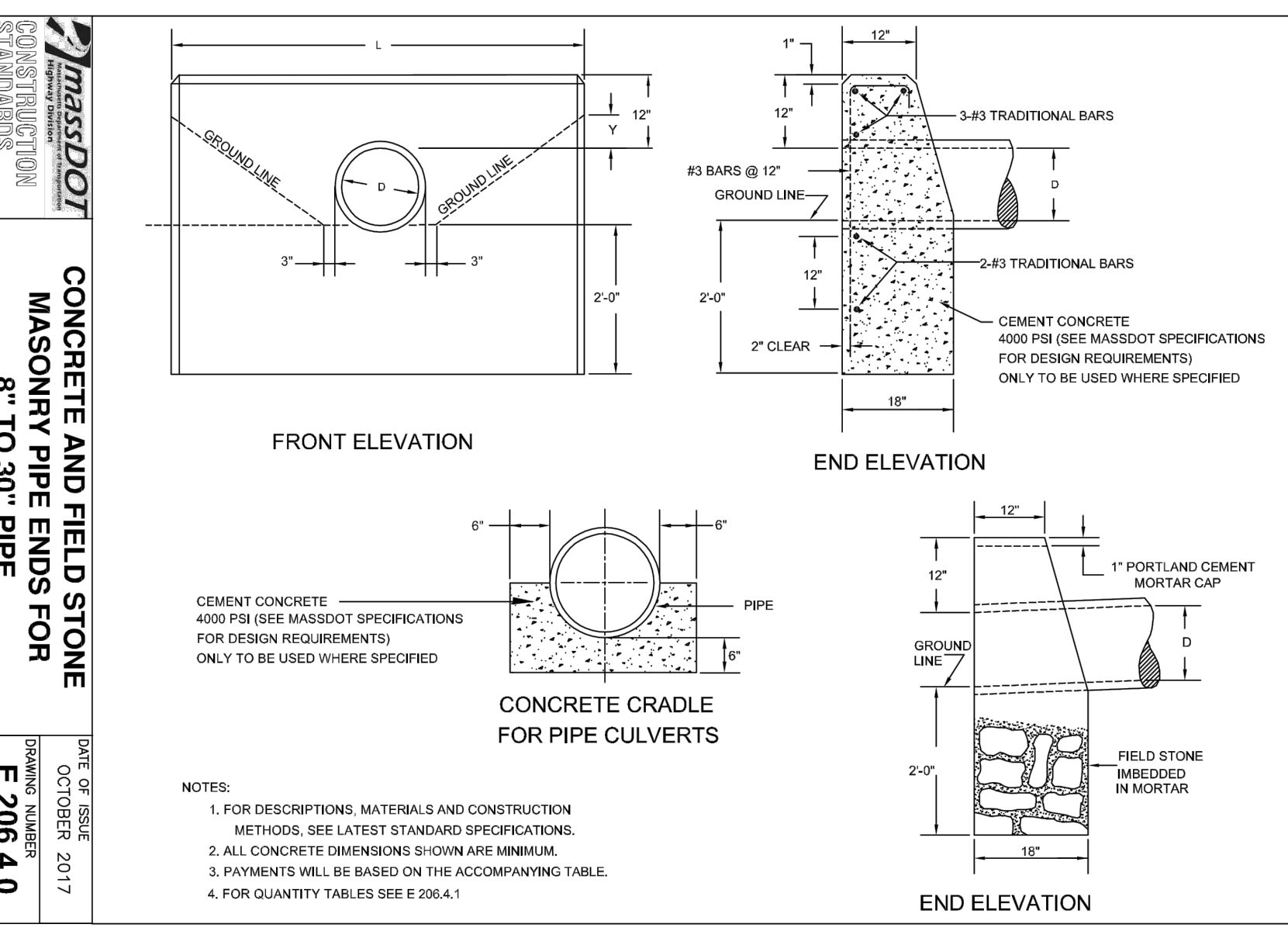


**NOTES:**

- CLASS OF RIP-RAP AND BEDDING TO BE SPECIFIED IN CONTRACT DOCUMENTS.
- DIMENSIONS MAY BE MODIFIED BY ENGINEER TO MEET FIELD CONDITIONS
- UNLESS OTHERWISE SPECIFIED, DUMPED RIP-RAP SHALL BE USED.



NOTE:  
 MONITOR WELL DEPTH FROM FINISH GRADE TO BE 20 FEET OR REFUSAL, WHICHEVER COMES FIRST



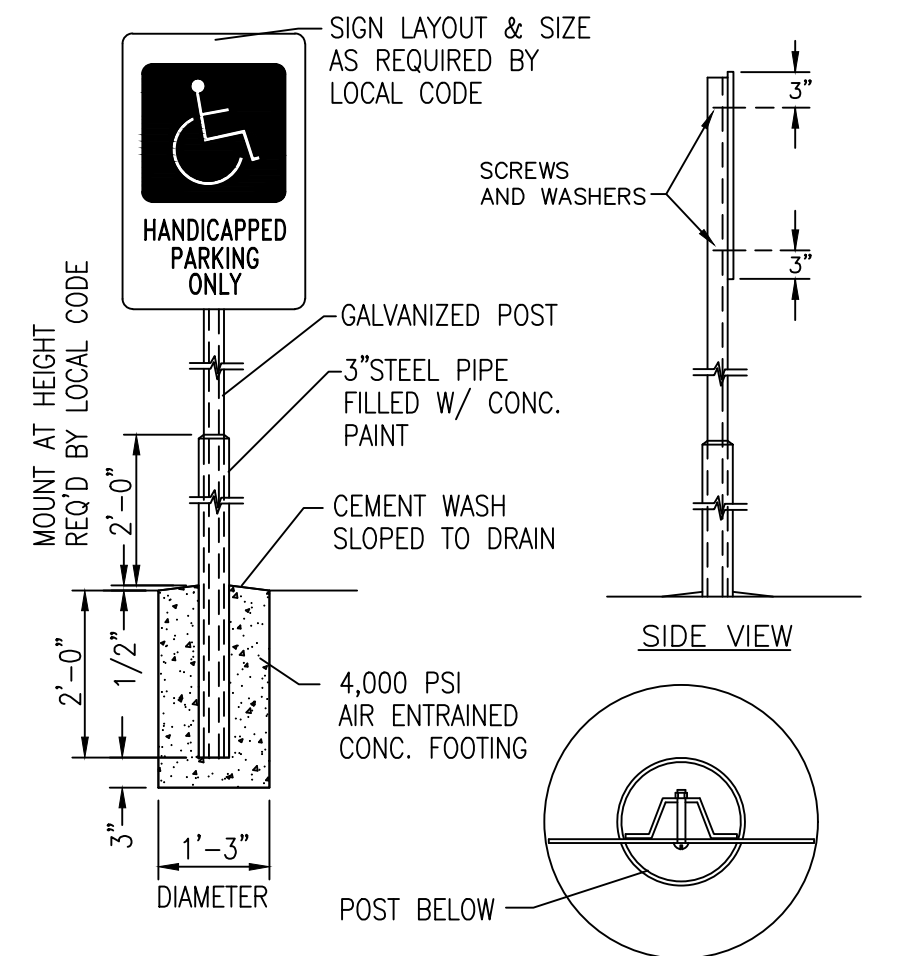
**DETAIL SHEET - 4**

**PRINCIPE COMPANY, INC.**  
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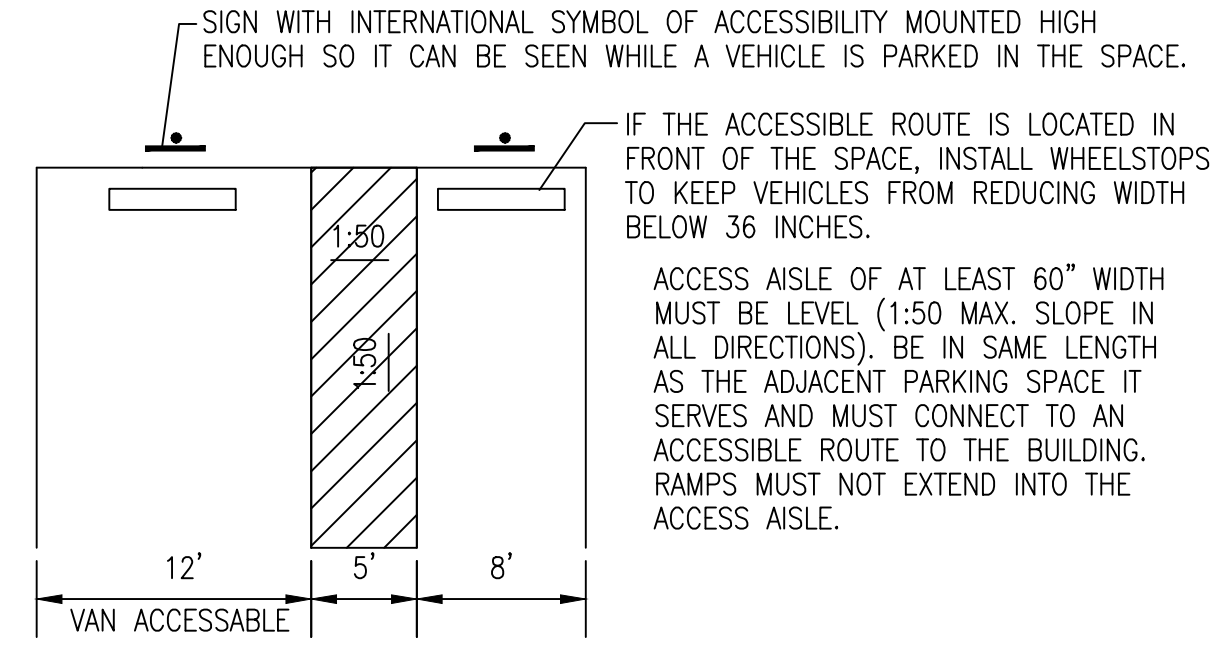
**MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE IV**  
 in  
 WAREHAM, MASSACHUSETTS

REVISIONS			
No.	DATE	DRWN	CHKD
1.	12/08/21	KAB	TJP
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7.	05/05/22	KAB	TJP

SCALE: AS NOTED	SHEET NO: 14 OF 18	
DRAWN BY: TJP	DESIGN BY: TJP	CHECKED BY: TJP
DATE: 11/4/21	PROJECT NO.: LD13-1 CEDA	



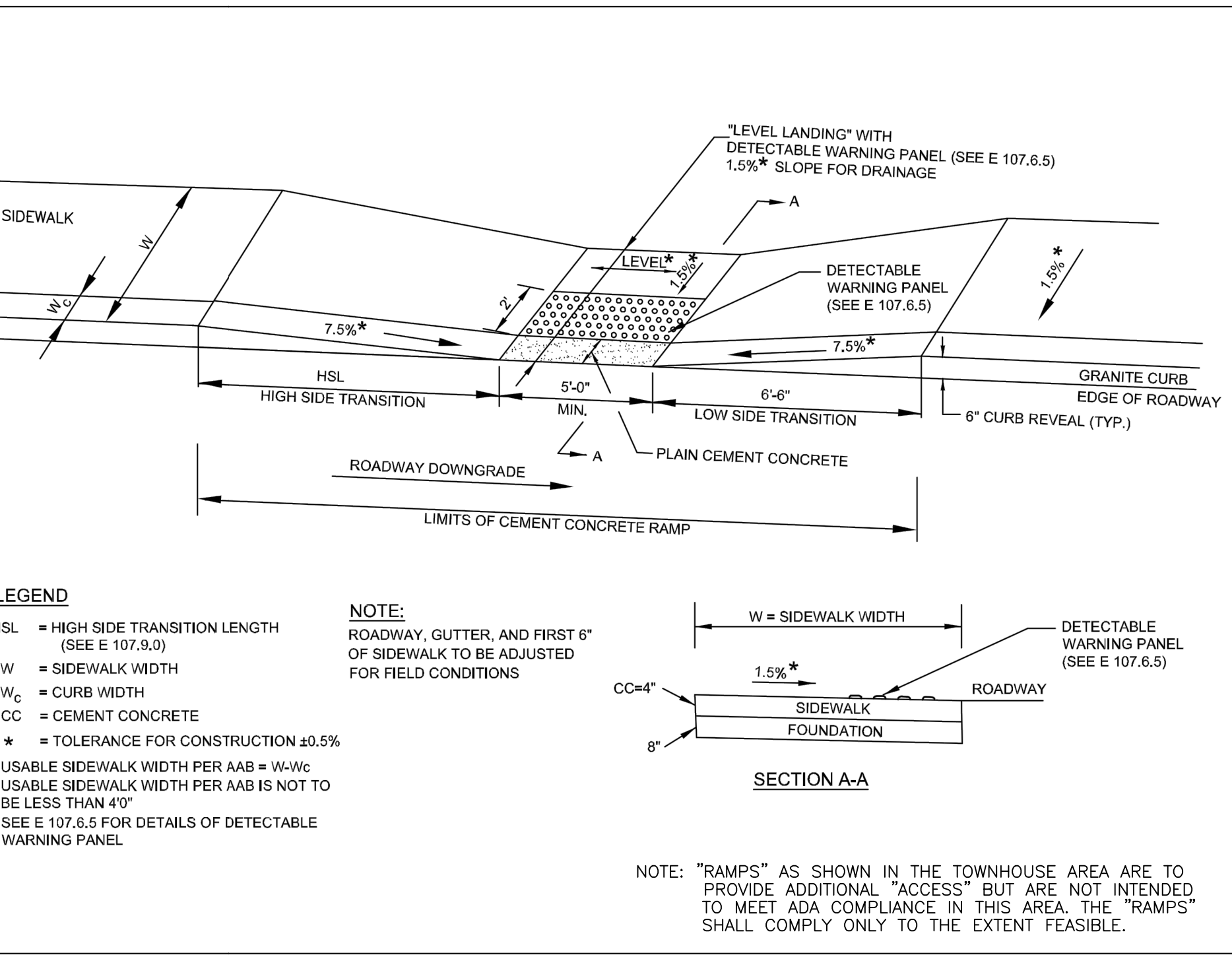
**HANDICAPPED PARKING SIGN**  
NOT TO SCALE



**HANDICAP PARKING SPACES**  
NOT TO SCALE

THESE DETAILS FOR PRO-SHOP PARKING AREA ONLY  
NOT INTENDED FOR TOWNHOUSE AREA

**massDOT CONSTRUCTION STANDARDS**  
**WHEELCHAIR RAMP ON NARROW SIDEWALK WITH DETECTABLE WARNING PANEL**  
E 107.2.1  
DATE OF ISSUE: OCTOBER 2017  
DRAWING NUMBER: E 107.2.1

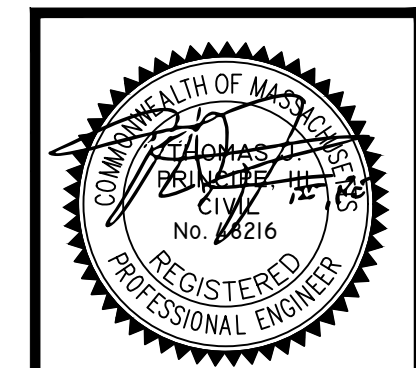


**LEGEND**  
HSL = HIGH SIDE TRANSITION LENGTH (SEE E 107.9.0)  
W = SIDEWALK WIDTH  
W<sub>c</sub> = CURB WIDTH  
CC = CEMENT CONCRETE  
\* = TOLERANCE FOR CONSTRUCTION ±0.5%

**NOTE:**  
ROADWAY, GUTTER, AND FIRST 6" OF SIDEWALK TO BE ADJUSTED FOR FIELD CONDITIONS

**SECTION A-A**  
W = SIDEWALK WIDTH  
DETECTABLE WARNING PANEL (SEE E 107.6.5)

**NOTE:** "RAMPS" AS SHOWN IN THE TOWNHOUSE AREA ARE TO PROVIDE ADDITIONAL "ACCESS" BUT ARE NOT INTENDED TO MEET ADA COMPLIANCE IN THIS AREA. THE "RAMPS" SHALL COMPLY ONLY TO THE EXTENT FEASIBLE.



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**MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE IV**  
in  
WAREHAM, MASSACHUSETTS

SCALE: AS NOTED	SHEET NO: 15 OF 18
DRAWN BY: TJP	DESIGN BY: TJP
CHECKED BY: TJP	
DATE: 11/4/21	PROJECT NO.: LD13-1 CEDA

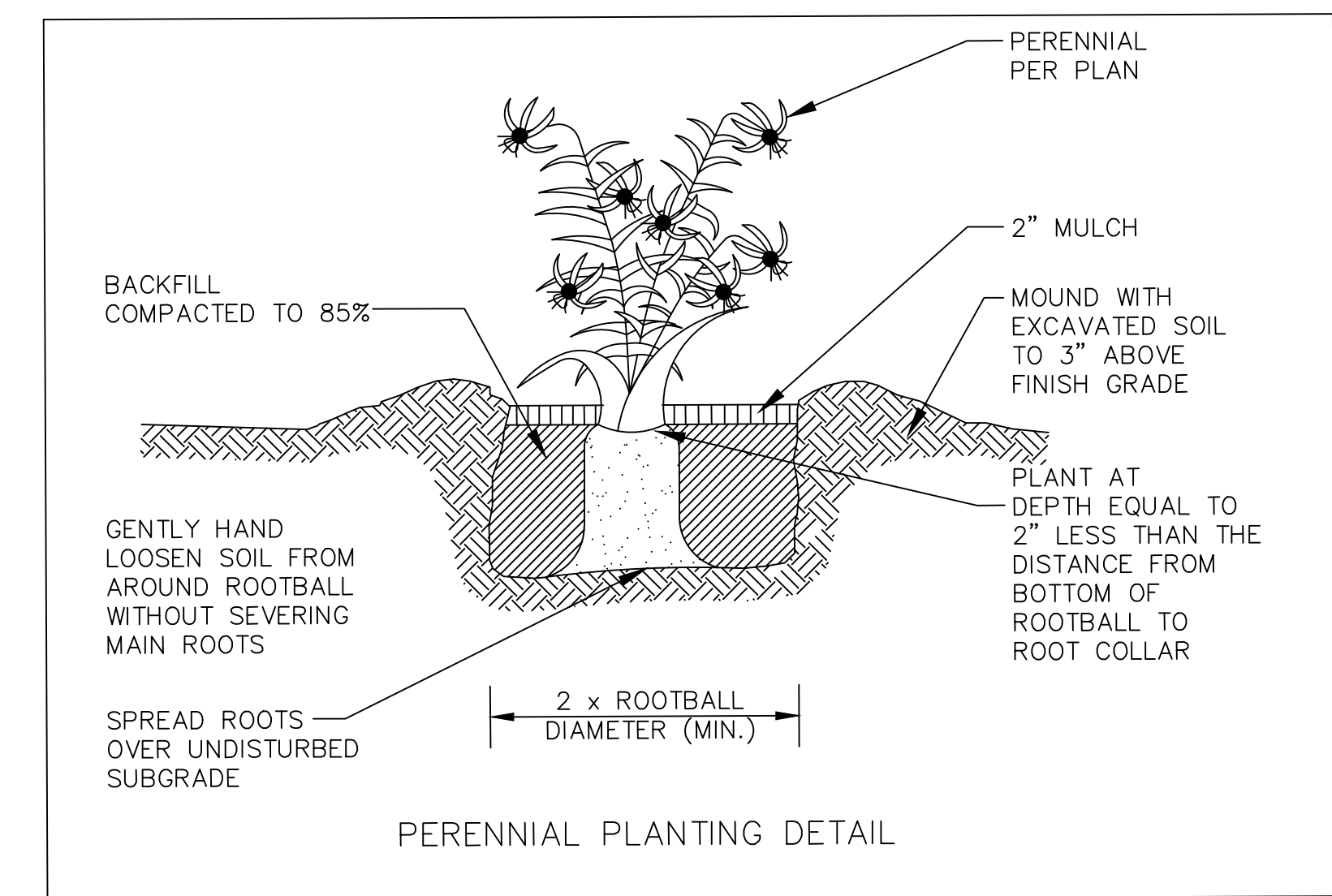
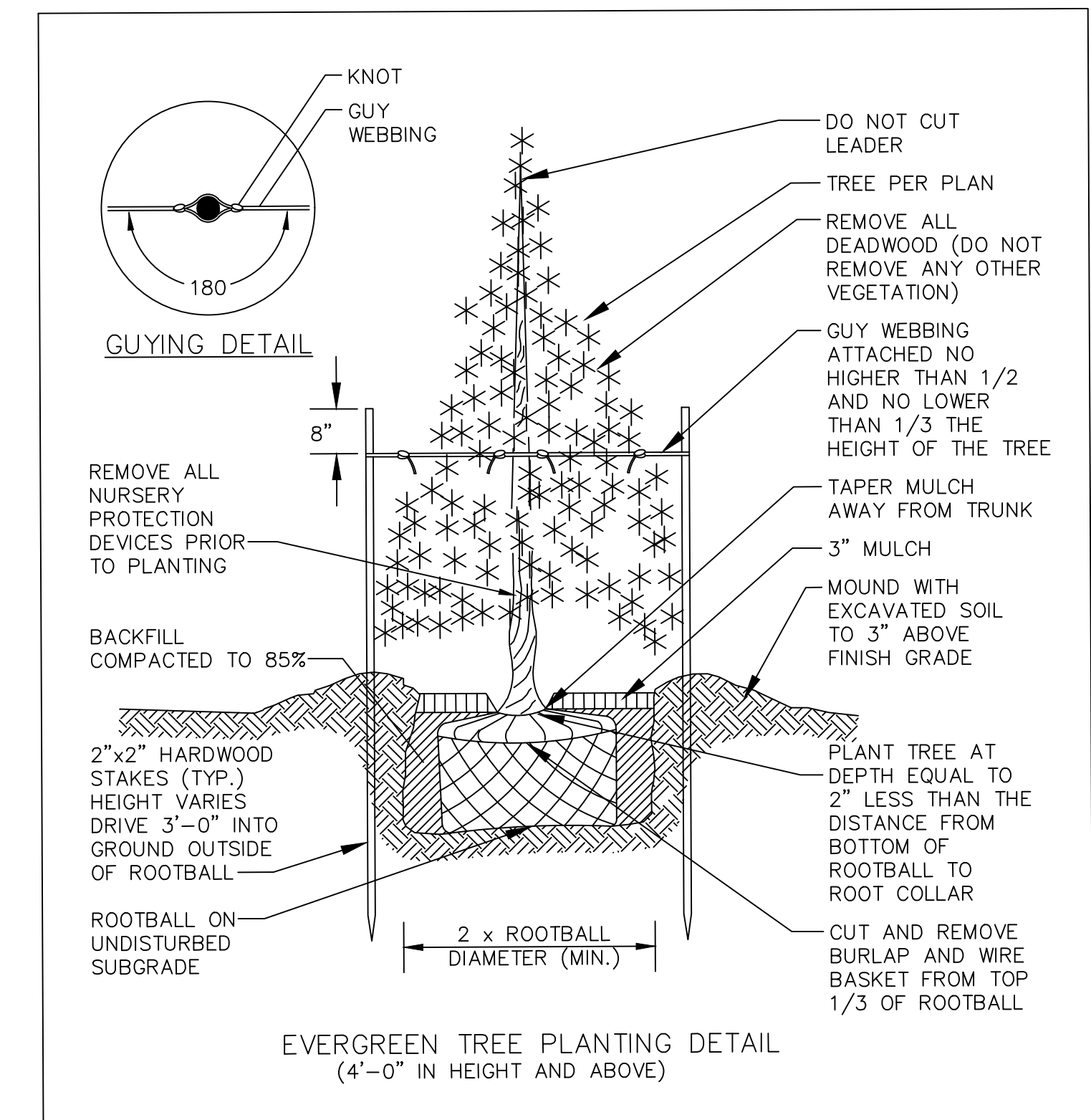
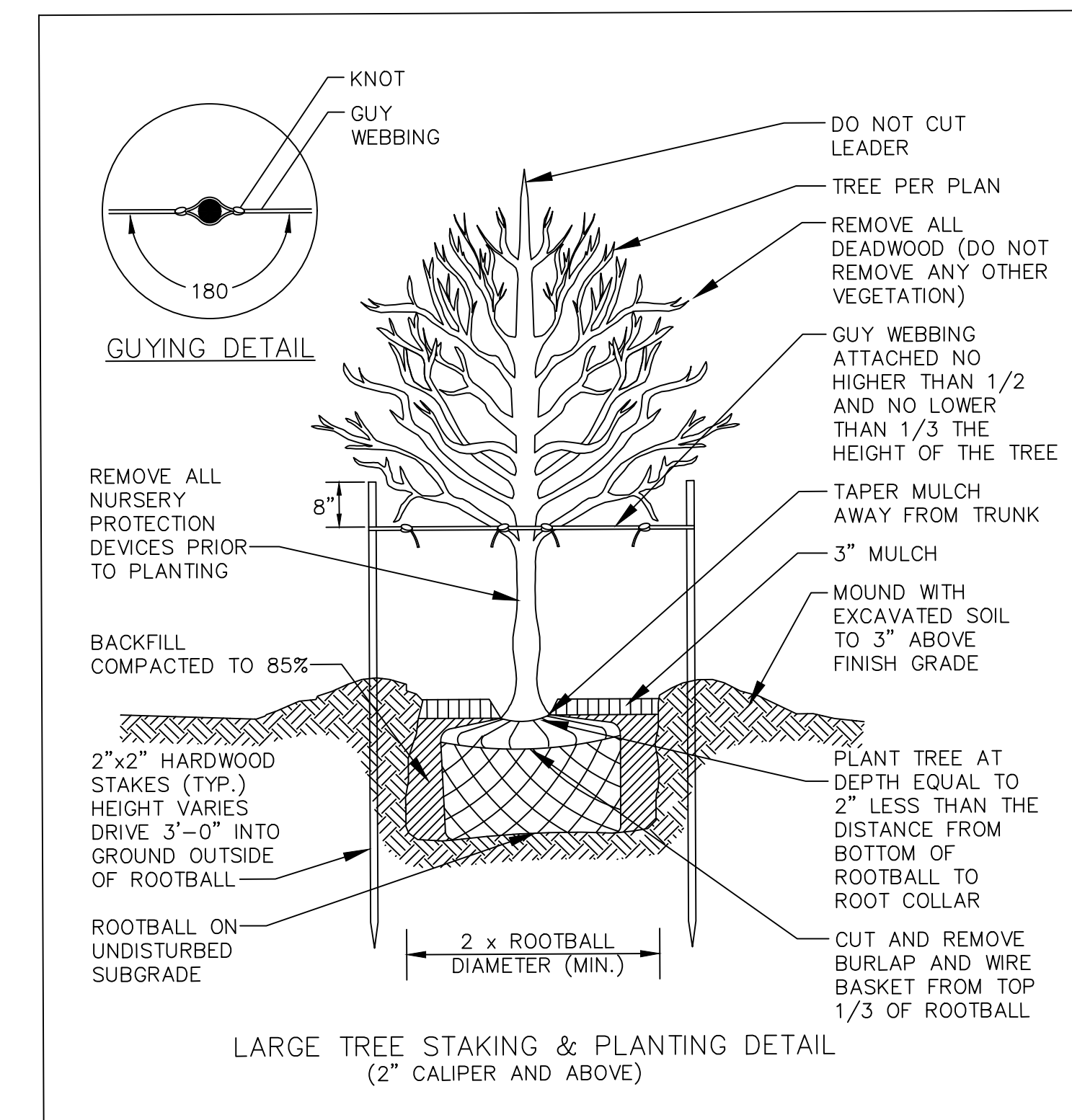
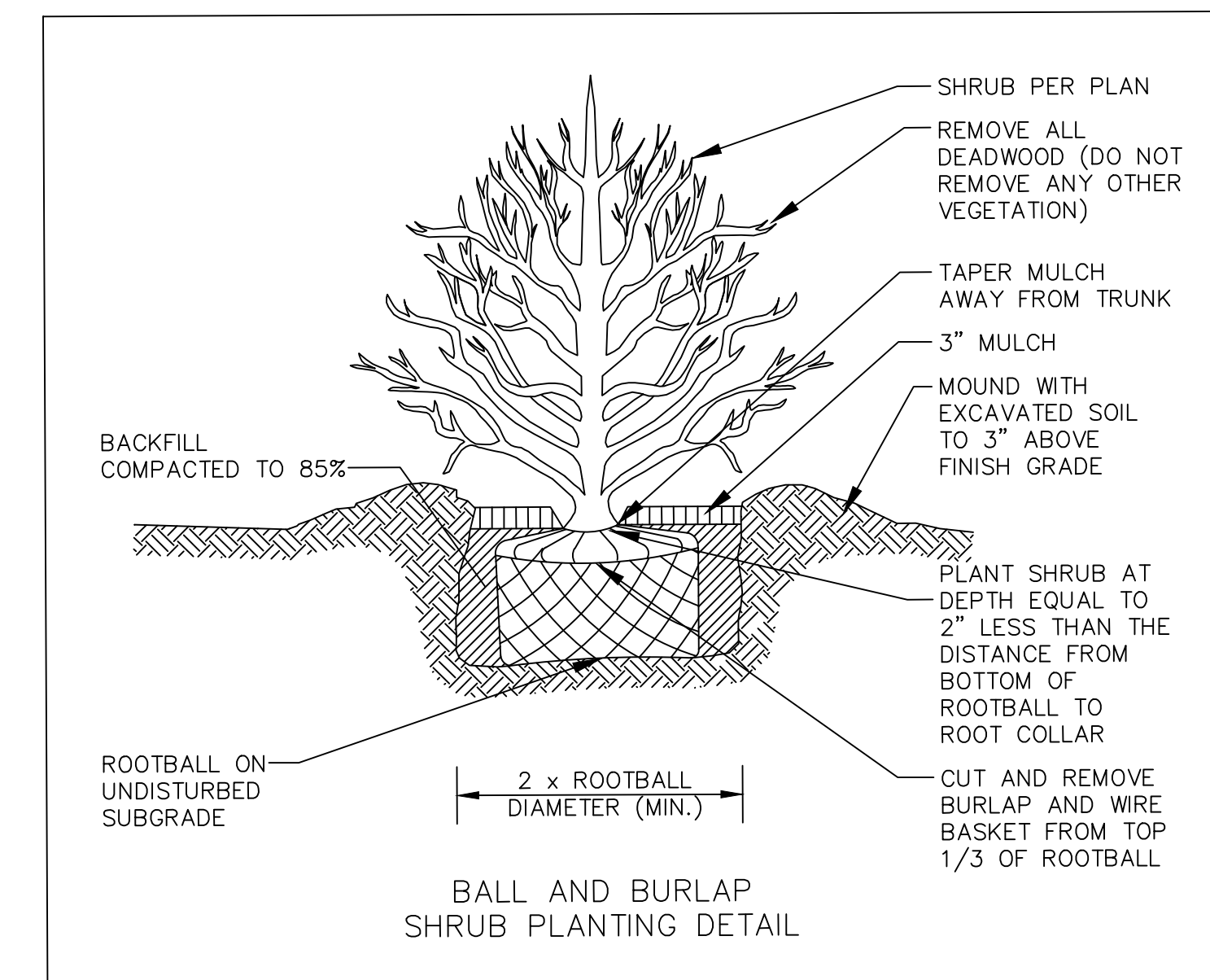
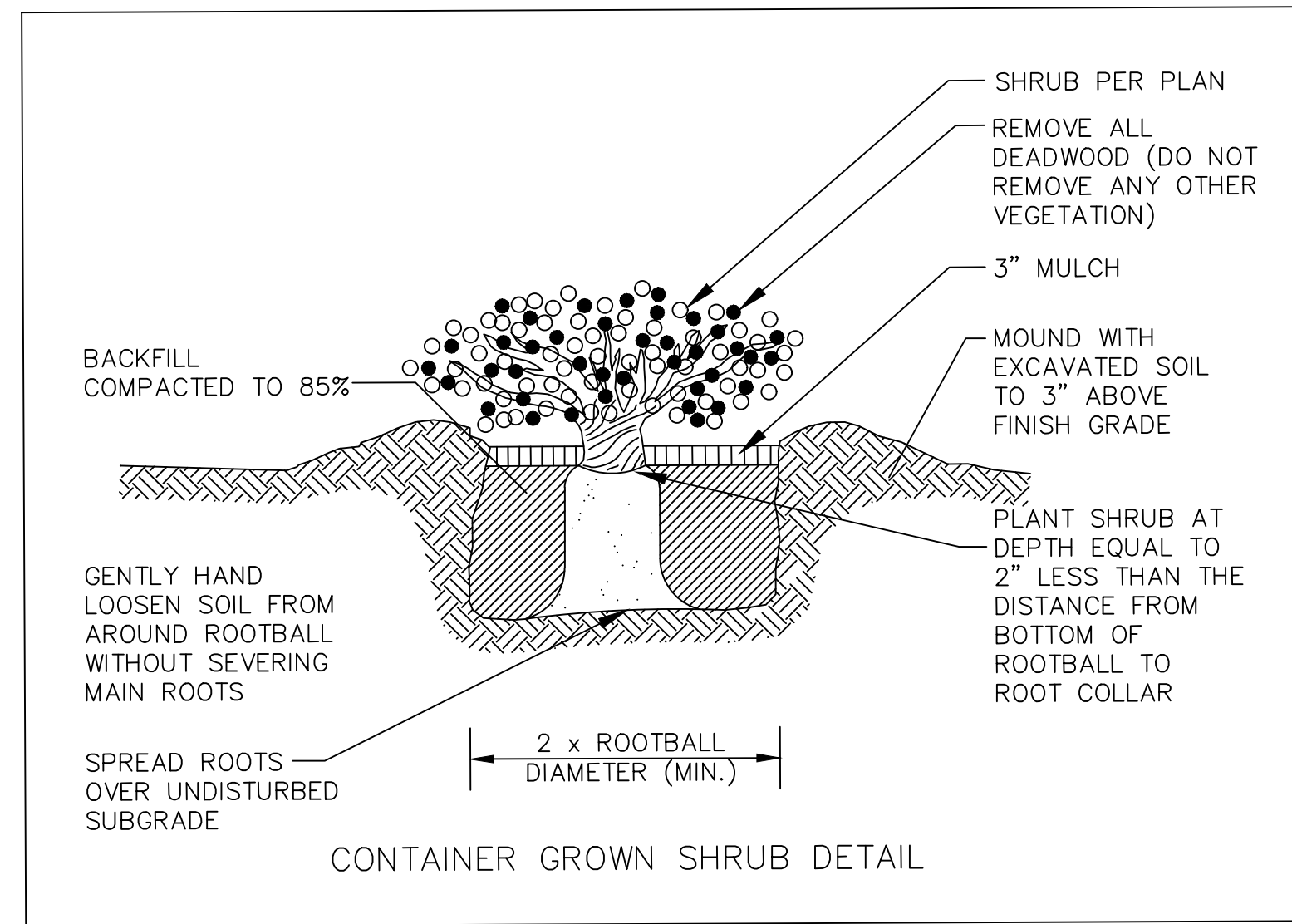
MASTER PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Ala	7	Amelanchier laevis	Alleghany shadblow	5-6' clump	B&B	SPECIMEN
As	30	Asarum splendens	Splendens ginger	#1	CAN	---
Ana	18	Aster novae-angliae	New England aster	#1	CAN	---
Acp	45	Astilbe chinensis pumila	False spiraea	#1	CAN	---
Azm	40	Azalea ReBloom Marie Hoffman	Marie Hoffman azalea	#2	CAN	---
BnH	14	Betula nigra Cully	Heritage river birch	7-8' clump	B&B	SPECIMEN
BuJ	6	Betula utilis Jacquemontii	Himalayan birch	8-10'	B&B	SPECIMEN
Bsf	28	Buxus sempervirens fastigiata	Upright common boxwood	2.5-3'	B&B	---
CKF	108	Calamagrostis Karl Foerster	Karl Foerster feather reed grass	#2	CAN	---
Cv	16	Coreopsis verticillata Zagreb	Zagreb tickseed	#1	CAN	---
Cov	12	Cornus alba variegata	Variiegated redbwig dogwood	#5	CAN	---
DF	36	Dianthus Firewitch	Firewitch pink	#1	CAN	---
EBK	12	Echinacea Butterfly Kisses	Butterfly Kisses coneflower	#1	CAN	---
Go	24	Galium odoratum	Sweet woodruff	#1	CAN	---
He	52	Hemerocallis Stella D'Oro	Stella D'Oro daylily	#1	CAN	---
HES	24	Hydrangea macro. Endless Summer	Endless Summer hydrangea	#2	CAN	---
Hq	12	Hydrangea quercifolia PeeWee	PeeWee oakleaf hydrangea	#2	CAN	---
IgS	65	Ilex glabra Shamrock	Shamrock inkberry	2.5-3'	B&B	---
Iv	11	Ilex verticillata	Winterberry	#3	CAN	---
ILH	12	Itea virginica Little Henry	Little Henry sweetspire	#3	CAN	---
Jv	78	Juniperus virginiana Emerald Sentinel	Emerald Sentinel red cedar	6-7'	B&B	---
KI	6	Kalmia latifolia Minuet	Minuet mountain laurel	#3	CAN	---
LV	3	Laburnum x. watereri Vossi	Vossi hybrid goldenchain tree	#25	CAN	SPECIMEN
LSS	13	Liquidambar styraciflua Slender Silhouette	Slender Silhouette sweetgum	2-2.5' cal.	B&B	SPECIMEN
MsA	5	Magnolia x. soulangeana Alexandrina	Alexandrina magnolia	7-8' clump	B&B	SPECIMEN
Mp	20	Myrica pensylvanica	Bayberry	2.5-3'	B&B	---
--	500	Narcissus	Daffodils	---	bulb	---
Ns	4	Nyssa sylvatica	Tupelo	7-8'	B&B	---
PCL	16	Paeonia ltoh Cora Louise	Cora Louise ltoh peony	#2	CAN	---
PMF	12	Pieris Mountain Fire	Mountain Fire andromeda	#3	CAN	---
Pmp	16	Pinus mugo pumilio	Dwarf mugo pine	#3	CAN	---
Pa	53	Polystichum acrostichoides	Christmas fern	#1	CAN	---
Pf	24	Potentilla fruticosa Goldfinger	Goldfinger potentilla	#2	CAN	SPECIMEN
Qr	10	Quercus rubra	Red oak	2.5-3" cal.	B&B	5' STD.
RPW	9	Rhododendron Percy Wiseman	Percy Wiseman rhododendron	#3	CAN	---
ShS	30	Sarcococca humilis Sarsid1	Fragrant Valley sweet box	#3	CAN	---
SIS	7	Syringa reticulata Ivory Silk	Ivory Silk tree lilac	2.5-3" cal.	B&B	5' STD.
Sj	7	Styphnolobium japonicum Regent	Regent scholar tree	2.5-3" cal.	B&B	5' STD.
Tp	55	Thuja plicata Green Giant	Green Giant arbor-vitae	7-8'	B&B	---
Tc	15	Tiarella cordifolia	Foamflower	#1	CAN	---
Vt	34	Viburnum trilobum	Highbush cranberry	#7	CAN	---
WfV	8	Weigela florida Variegatum	Variiegated weigela	#3	CAN	---
Zs	8	Zelkova serrata Green Vase	Green Vase zelkova	2.5-3" cal.	B&B	5' STD.

\*\*\*Narcissus to be planted randomly in all plant beds.

LANDSCAPE NOTES:

- 1) ALL PLANT MATERIAL TO CONFORM TO AAN/ANSI STANDARDS.
- 2) ALL PLANT MATERIAL TO RECEIVE THREE INCHES OF SHREDDED PINE BARK MULCH, EXCEPT FOR THOSE PLANT MATERIALS WITHIN THE AREAS TO BE GRAVEL MULCHED.
- 3) GRAVEL MULCH AREAS TO RECEIVE THREE INCHES OF 3/8" INCH CRUSHED STONE, TAN IN COLOR. COLOR SAMPLE TO BE APPROVED BY LANDSCAPE ARCHITECT.
- 4) ALL PLANT MATERIAL TO BE GUARANTEED TO SURVIVE AT LEAST ONE GROWING SEASON, OR THEY SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- 5) ALL PLANT MATERIAL SUBJECT TO VERIFICATION AS TO LOCATION AND SPECIES.
- 6) THERE WILL BE NO PLANT MATERIAL SUBSTITUTIONS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- 7) DISTURBED SOILS WITHIN THE PROJECT LIMITS ARE TO BE LOAMED AND SEEDED WITH APPLICABLE MIXTURE.
- 8) PROPOSED LANDSCAPE STONES/BOULDERS ARE TO BE NATURALLY-COLORED, BURIED AT LEAST ONE-THIRD OF THEIR OVERALL HEIGHT AND APPROVED IN PLACE BY THE LANDSCAPE ARCHITECT.



LANDSCAPE DETAILS



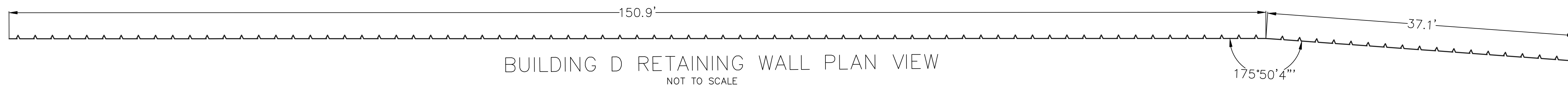
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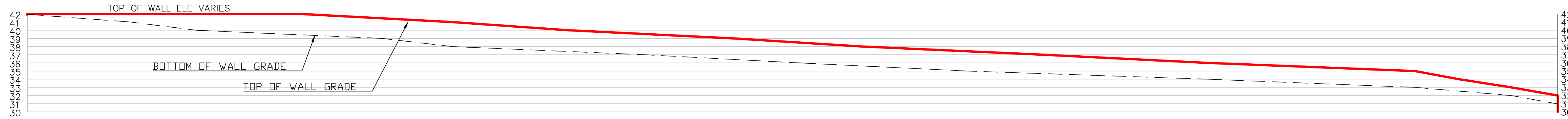
**MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE IV**  
 in  
 WAREHAM, MASSACHUSETTS

SCALE: AS NOTED SHEET NO: 16 OF 18  
 DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: TJP  
 DATE: 11/4/21 PROJECT NO.: LD13-1 CEDA

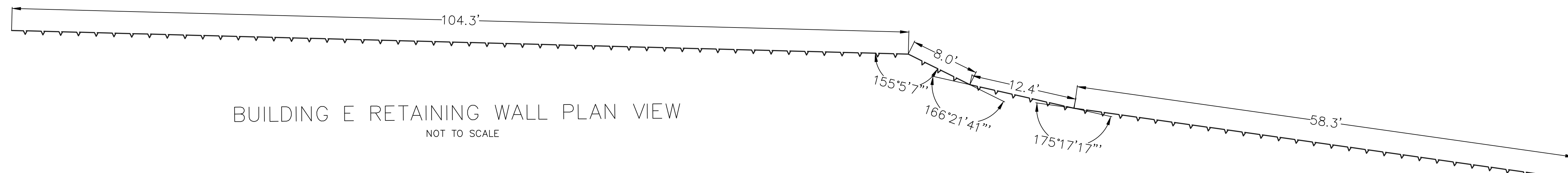




BUILDING D RETAINING WALL PLAN VIEW  
NOT TO SCALE



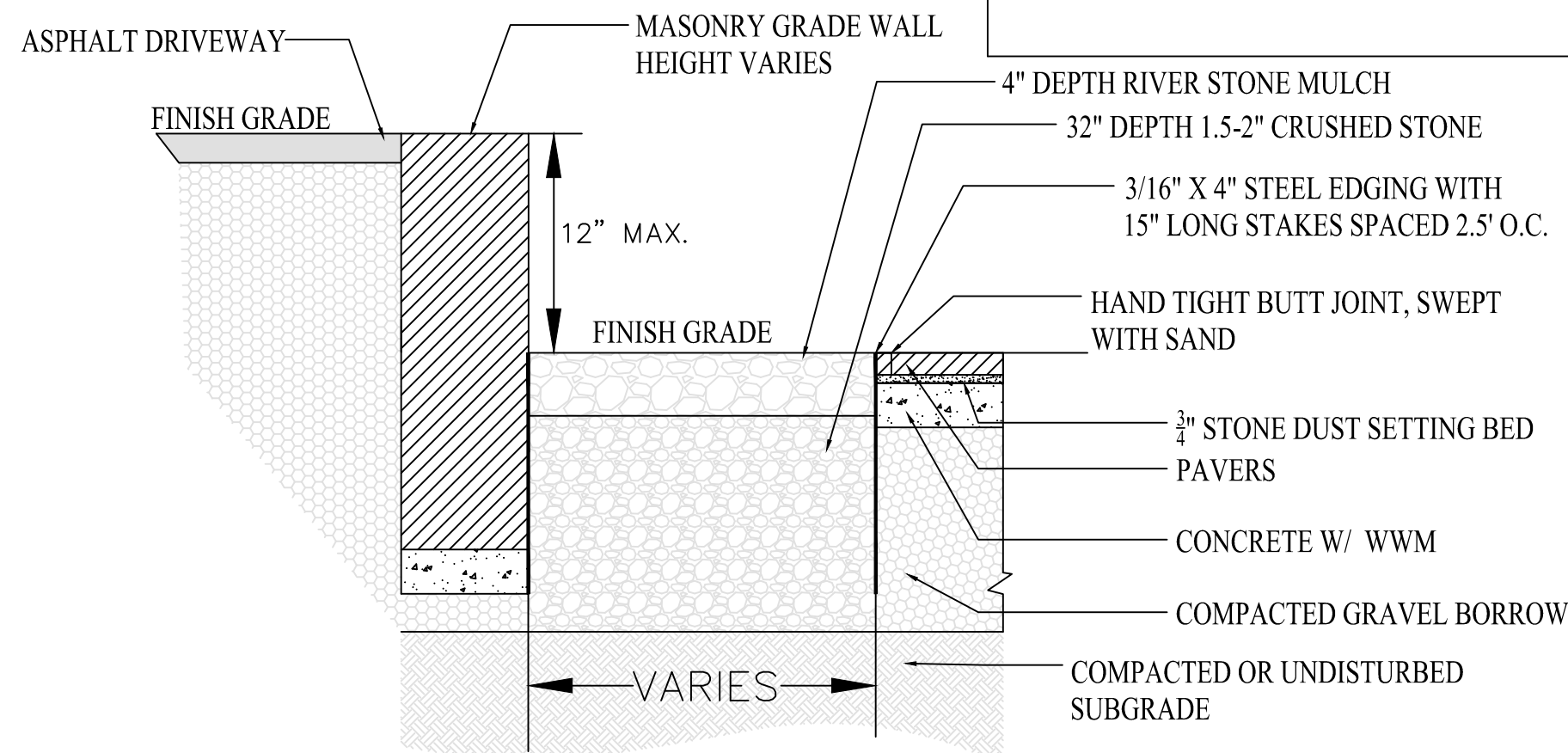
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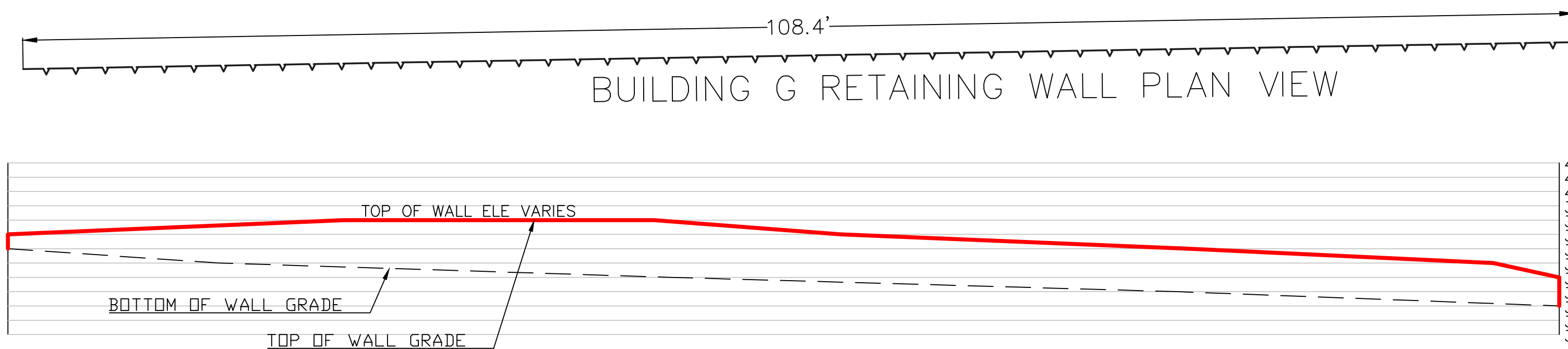
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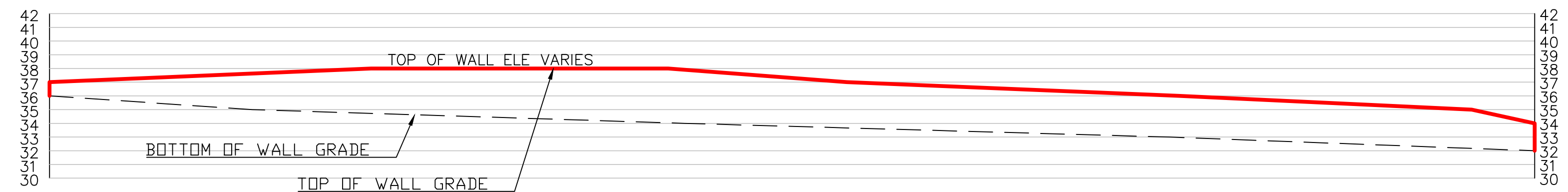
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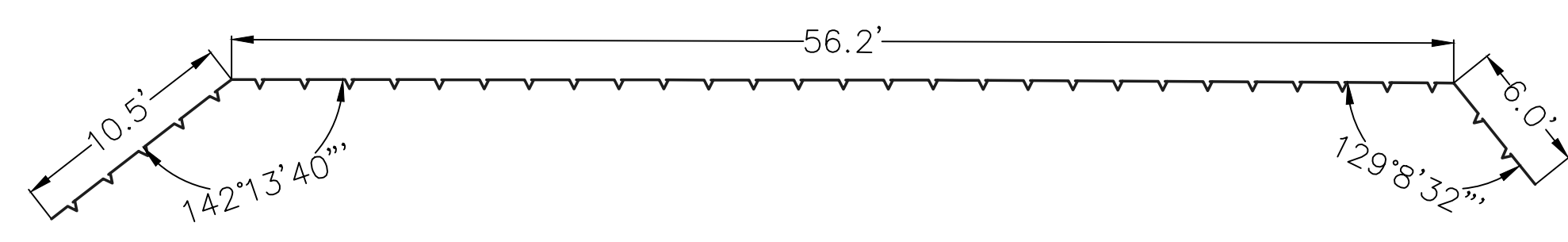
PROPOSED GRADE WALL X-SECTION  
NOT TO SCALE



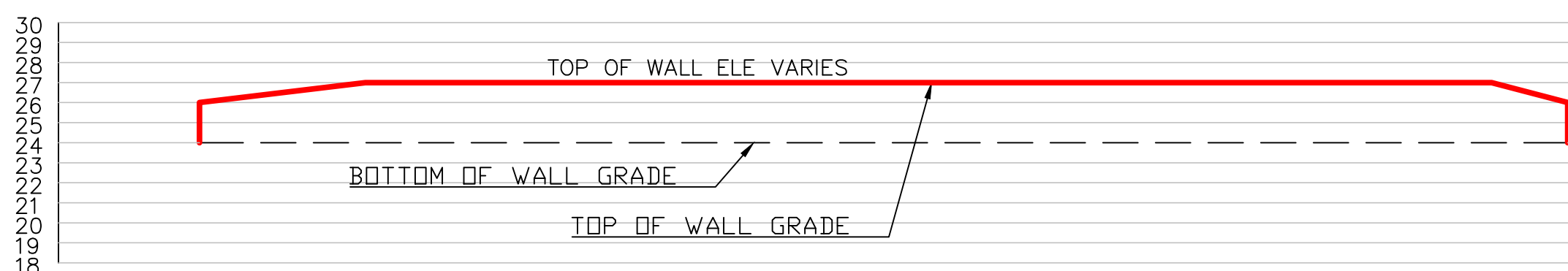
BUILDING G RETAINING WALL PLAN VIEW



BUILDING G RETAINING WALL ELEVATION VIEW  
NOT TO SCALE

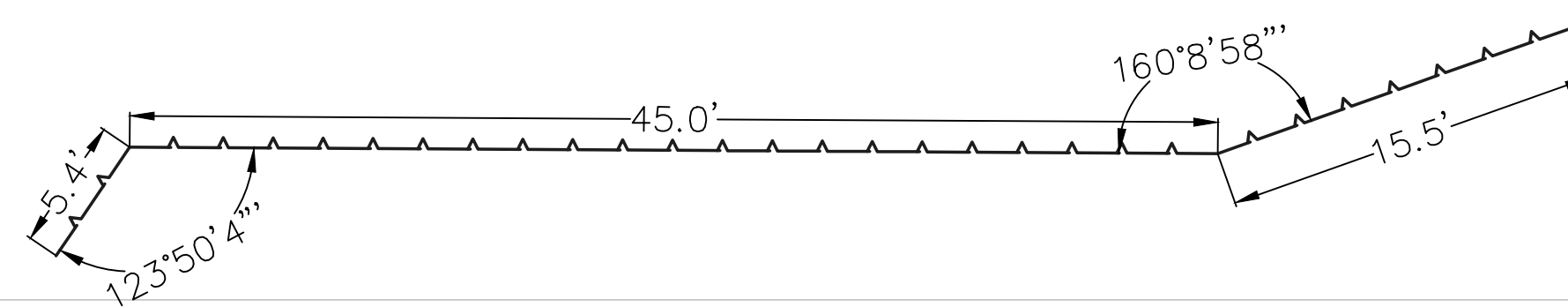


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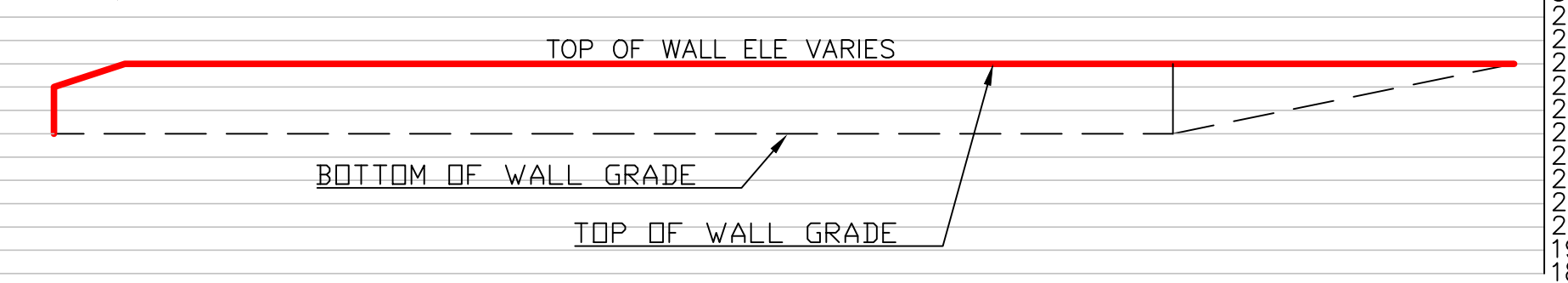


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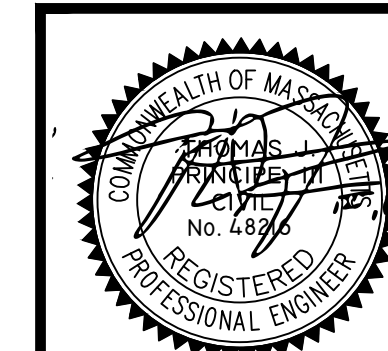
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BUILDING F RETAINING WALL ELEVATION VIEW  
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LANDSCAPE DETAILS

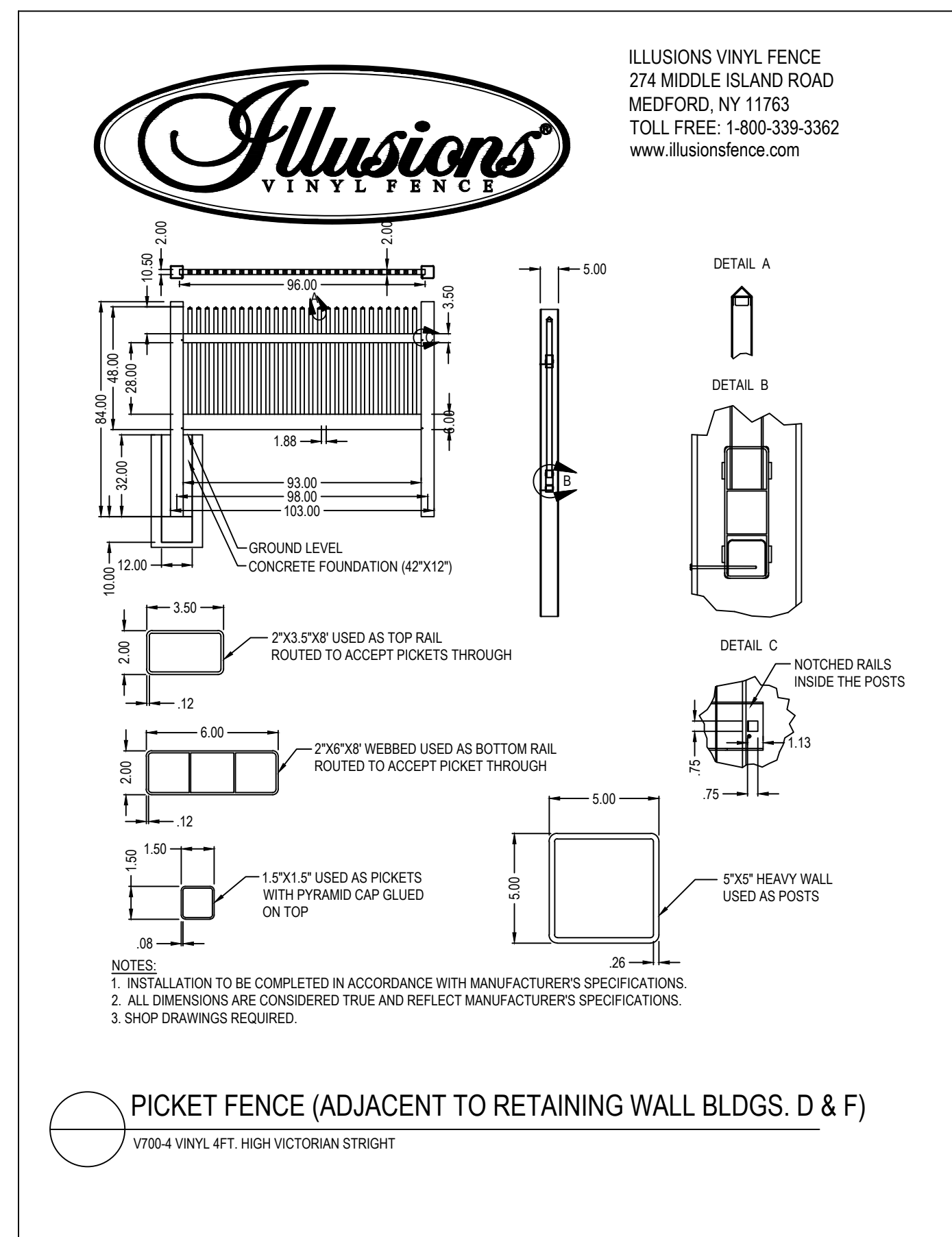


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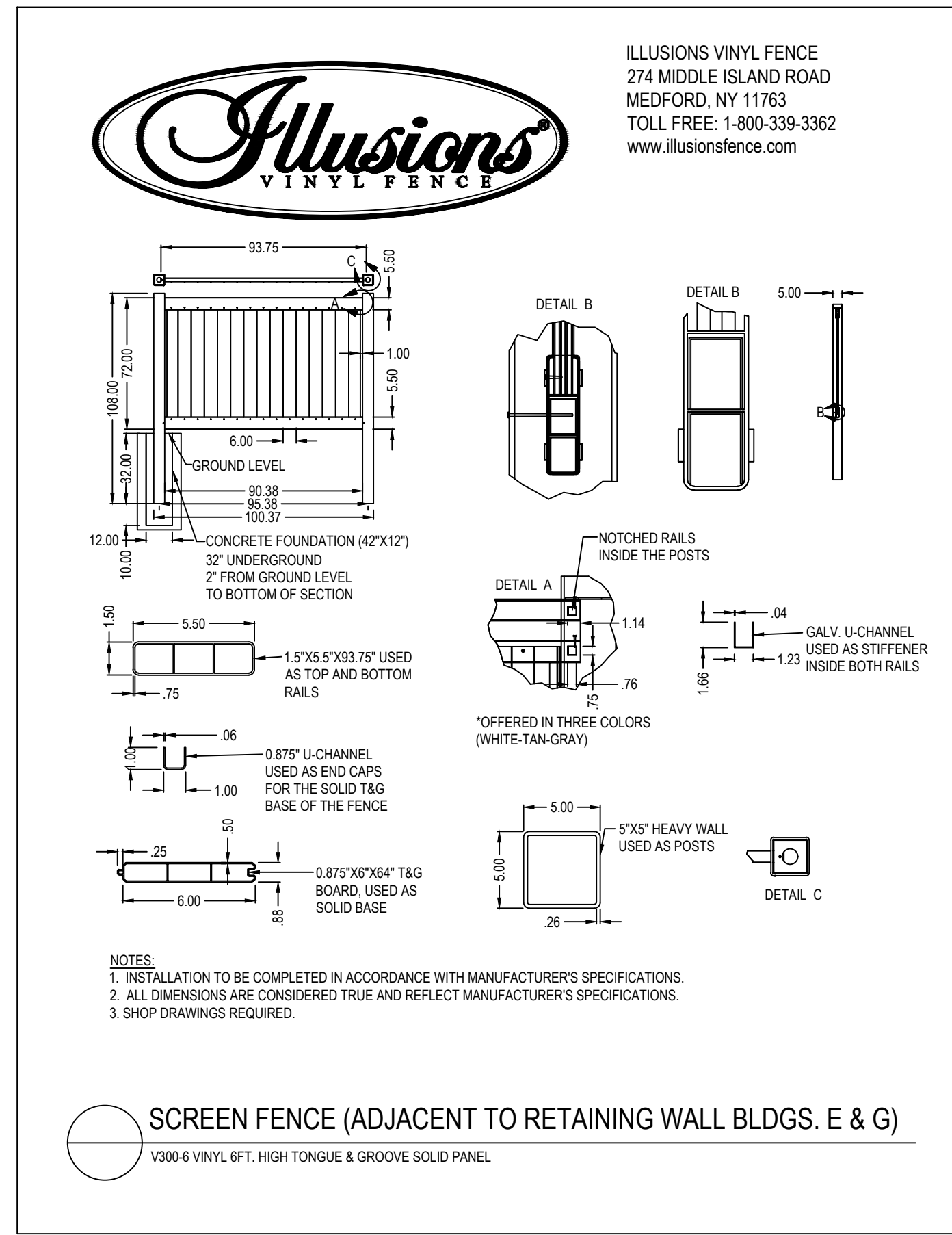
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MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE IV in WAREHAM, MASSACHUSETTS

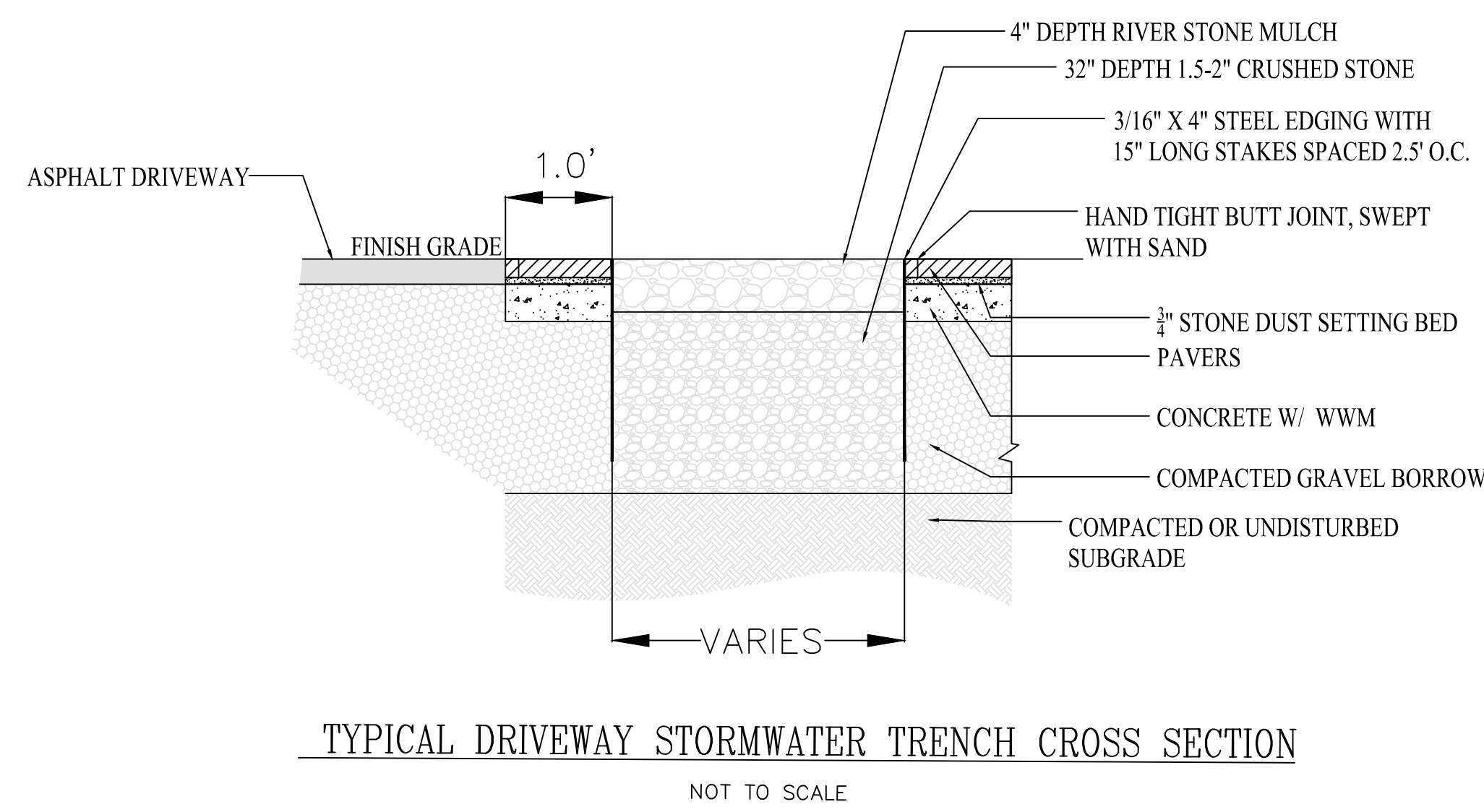
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DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: TJP  
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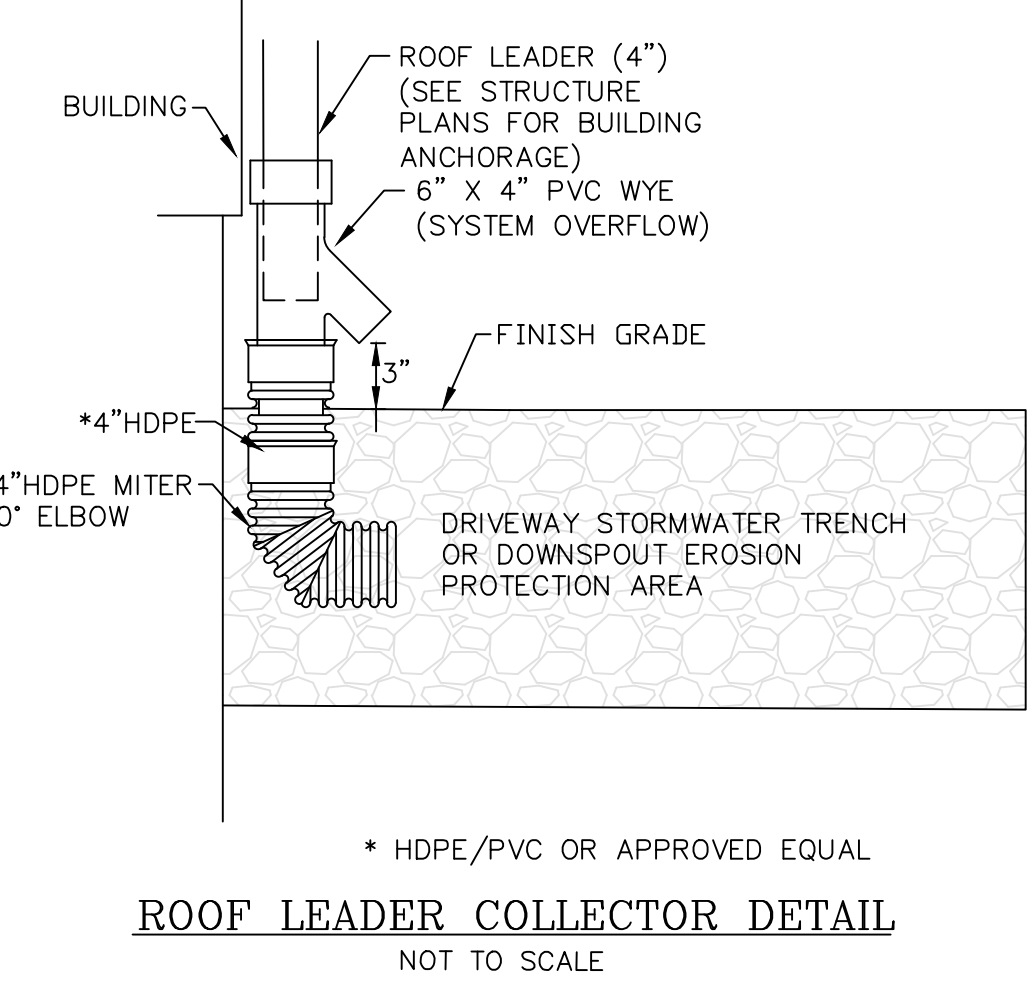
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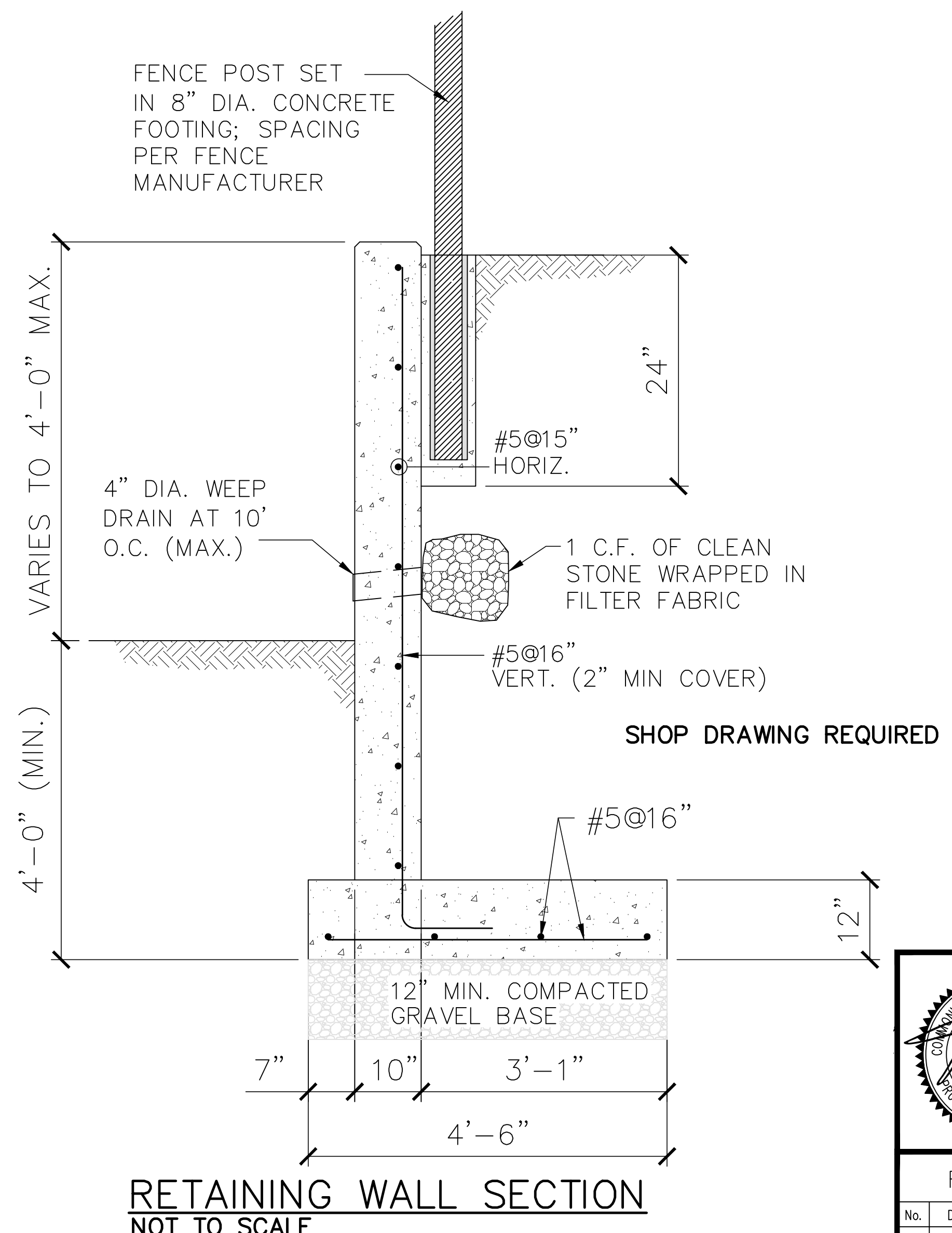


TYPICAL DRIVEWAY STORMWATER TRENCH CROSS SECTION  
NOT TO SCALE

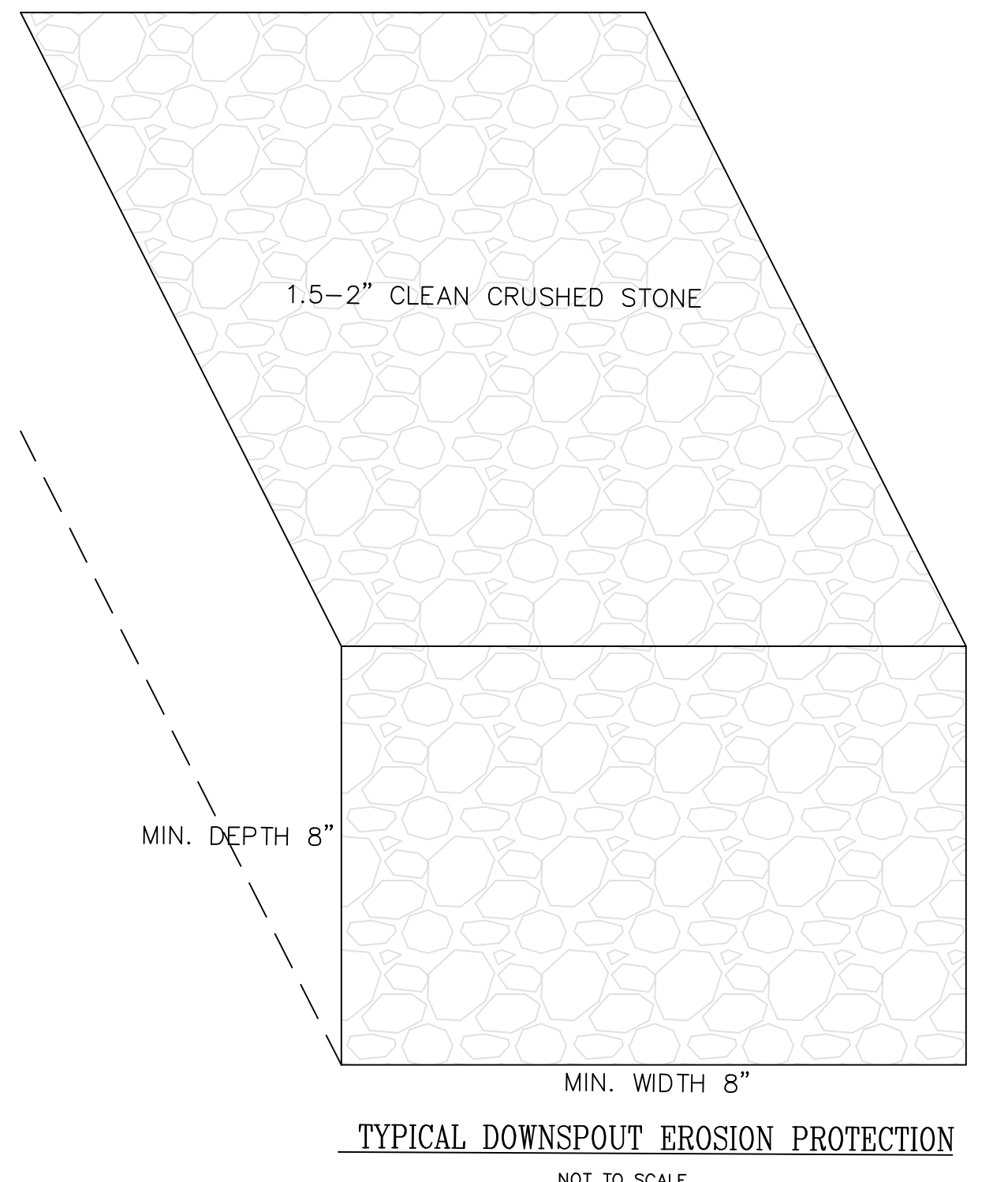


ROOF LEADER COLLECTOR DETAIL  
NOT TO SCALE

**FENCE & RETAINING WALL NOTE:**  
FENCE MANUFACTURER, INSTALLATION DETAILS AND RETAINING WALL DETAILS SHOWN FOR INFORMATION PURPOSES ONLY. MODIFICATIONS VIA SHOP DRAWING SHALL BE APPROVED BY THE OWNER AND DESIGN ENGINEER.



RETAINING WALL SECTION  
NOT TO SCALE



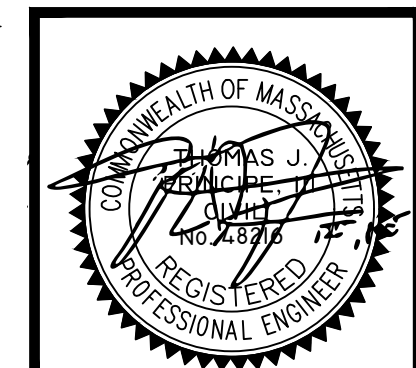
TYPICAL DOWNSPOUT EROSION PROTECTION  
NOT TO SCALE

MIN. LENGTH FROM DOWNSPOUT 3 FEET OR WIDTH OF LANDSCAPE MULCH BED, WHICHEVER IS GREATER

Seasonally Flooded Wildlife Food Mix

- Mix Composition
- 21.5% Panicum clandestinum, Tioga (Deertongue, Tioga)
  - 20.0% Elymus virginicus, Madison-NY Ecotype (Virginia Wildrye, Madison-NY Ecotype)
  - 16.6% Andropogon gerardii, 'Niagara' (Big Bluestem, 'Niagara')
  - 15.0% Echinochloa crusgalli var. frumentacea (Japanese Millet)
  - 10.0% Carex vulpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)
  - 8.0% Panicum virgatum, 'Shawnee' (Switchgrass, 'Shawnee')
  - 4.0% Chamaecrista fasciculata, PA Ecotype (Partridge Pea, PA Ecotype)
  - 1.5% Verbena hastata, PA Ecotype (Blue Vervain, PA Ecotype)
  - 1.0% Helianthus annuus, PA Ecotype (Oxeye Sunflower, PA Ecotype)
  - 1.0% Juncus effusus (Soft Rush)
  - 0.8% Agrostis perennans, Albany Pine Bush-NY Ecotype (Autumn Bentgrass, Albany Pine Bush-NY Ecotype)
  - 0.1% Asclepias incarnata, PA Ecotype (Swamp Milkweed, PA Ecotype)
  - 0.1% Aster novae-angliae, PA Ecotype (New England Aster, PA Ecotype)
  - 0.1% Eupatorium fistulosum, PA Ecotype (Joe Pye Weed, PA Ecotype)
  - 0.1% Eupatorium perfoliatum, PA Ecotype (Boneset, PA Ecotype)
  - 0.1% Monarda fistulosa, Fort Indiantown Gap-PA Ecotype (Wild Bergamot, Fort Indiantown Gap-PA Ecotype)
  - 0.1% Pycnanthemum tenuifolium (Narrowleaf Mountainmint)

Item Number: ERNMX-128  
Product Categories:  
Wet Meadows & Wetlands, Wildlife Habitat & Food Plots  
Height: 0.3 - 7.0 Ft  
Seeding Rate: 20 lb per acre, or 1/2 lb per 1,000 sq ft with a cover crop. For a cover crop use one of the following: grain rye (1 Sep to 30 Apr; 30 lbs/acre), Japanese millet (1 May to 31 Aug; 10 lbs/acre), or barnyard grass (1 May to 31 Aug; 10 lbs/acre).



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**MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE IV**  
in  
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