

Site Plans

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| Issued for | Permits |
| Date Issued | June 28, 2021 |
| Latest Issue | June 28, 2021 |

Reign Car Wash, Wareham

3013 Cranberry Highway
Wareham, Massachusetts



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Lot 1 Owner

Andrew C. Caradimos, Et Al
3013 Cranberry Highway
Wareham, Massachusetts
Assessors 12/0/LC1
Doc 166698
Cert 55371

Proposed Lot B-2 Owner

OSJ of Wareham, LLC
3005 Cranberry Highway
Wareham, Massachusetts
Assessors 12/0/.B
Book 46134 Page 326

Applicant

First Hartford Realty Corporation
149 Colonial Road
Manchester, Connecticut 06042

Parcel ID:

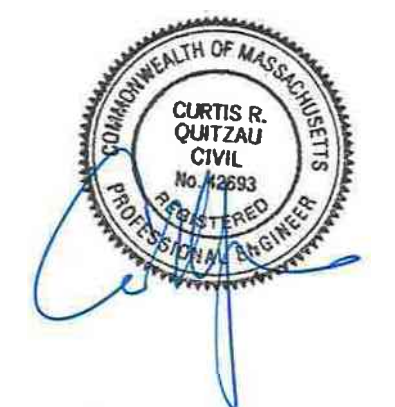
12-0-LC1, 12-0-B

Sheet Index

| No. | Drawing Title | Latest Issue |
|-------|---|---------------|
| C1.01 | Legend and General Notes | June 28, 2021 |
| C2.01 | Layout and Materials Plan | June 28, 2021 |
| C3.01 | Grading, Drainage, and Erosion Control Plan | June 28, 2021 |
| C4.01 | Utility Plan | June 28, 2021 |
| C5.01 | Site Details 1 | June 28, 2021 |
| C5.02 | Site Details 2 | June 28, 2021 |
| C6.01 | Fire Access Plan | June 28, 2021 |
| L1.01 | Planting Plan | June 28, 2021 |
| L2.01 | Planting Details | June 28, 2021 |

Reference Drawings

| No. | Drawing Title | Latest Issue |
|-------|-----------------------------|------------------|
| Sv-1 | ALTA/NSPS Land Title Survey | February 3, 2021 |
| ANR-1 | Subdivision Plan of Land 1 | March 9, 2021 |
| ANR-2 | Subdivision Plan of Land 2 | March 9, 2021 |





1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Legend

Legend table with columns for Exist. and Prop. symbols and descriptions for various site features like property lines, easements, curbs, and utilities.

Abbreviations

Abbreviations table with columns for General and Utility symbols and descriptions for terms like ABAN, ACR, ADJ, APPROX, BIT, BS, etc.

Notes

- Notes section containing 10 numbered items detailing construction requirements, safety protocols, and utility handling procedures.

Reign Car Wash, Wareham

Table with columns: No., Revision, Date, Apprd. for drawing revisions.

Designed by: Checked by: Issued for: Date: Permits June 28, 2021

Not Approved for Construction

Legend and General Notes section with drawing title and sheet information.

C1.01 Sheet 1 of 7. Includes professional seal for Curtis R. Quinzani, Professional Engineer No. 42893.

Zoning Summary Chart

| | | |
|--------------------------------|-----------------------|------------|
| Zoning District(S): | Commercial Strip (CS) | |
| Overlay District(S): | Zone AE Floodplain | |
| Zoning Regulation Requirements | Required* | Provided |
| MINIMUM LOT AREA | 0.7 Acres | 1.8 Acres |
| FRONTAGE | 150 Feet | 350.0 Feet |
| FRONT YARD SETBACK | 20 Feet | 26 Feet |
| SIDE YARD SETBACK | 10 Feet | 70 Feet |
| REAR YARD SETBACK | 10 Feet | 95 Feet |
| MAXIMUM BUILDING HEIGHT | 40 Feet | 27 Feet |
| MAXIMUM BUILDING COVERAGE | 40.0 % | 8.8 % |
| MAXIMUM IMPERVIOUS | 65.0 % | 55.0 % |

* Zoning regulation requirements as specified in Town of Wareham Zoning By-Laws.

Parking Summary Chart

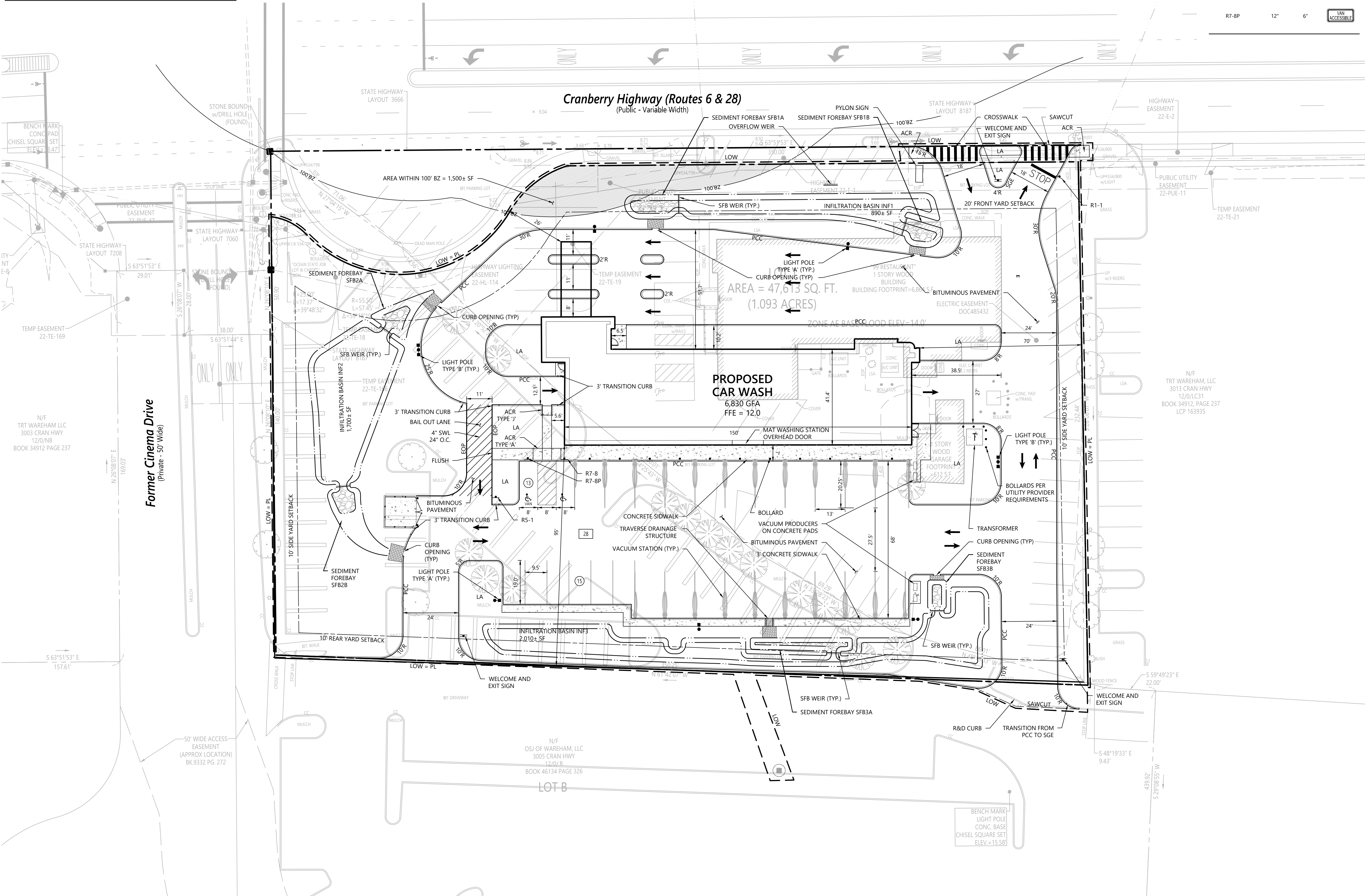
| Description | Size | | Spaces | |
|------------------------------|----------|----------|----------|----------|
| | Required | Provided | Required | Provided |
| STANDARD SPACES | 9.5 x 19 | 9.5 x 19 | 21 | 26 |
| STANDARD ACCESSIBLE SPACES * | 8 x 19 | 9 x 19 | 1 | 1 |
| VAN ACCESSIBLE SPACES | 8 x 19 | 9 x 19 | 1 | 1 |
| TOTAL SPACES | | | 23 | 28 |

Parking Requirements:

| | | | | | |
|---|-----------|---|--------------------|---|-----------|
| BUSINESS, RETAIL | 6,830 GFA | x | 1 SPACES / 300 GFA | = | 23 SPACES |
| TOTAL PARKING REQUIRED = 23 SPACES | | | | | |

LUMINAIRE SCHEDULE

| SYMBOL | QTY | ARRANGEMENT | LUMENS | LLF | DESCRIPTION |
|--------|-----|--------------|--------|------|---|
| ⊗ A | 5 | SINGLE | 17230 | 0.90 | LED AREA FORWARD THROW LIGHT WITH SHIELD MOUNTED @ 25'; XGBM-FT-LED-SS-NW-HSS |
| ⊗ B | 1 | DOUBLE @ 180 | 17230 | 0.90 | LED AREA FORWARD THROW LIGHT MOUNTED @ 25'; XGBM-FT-LED-SS-NW |

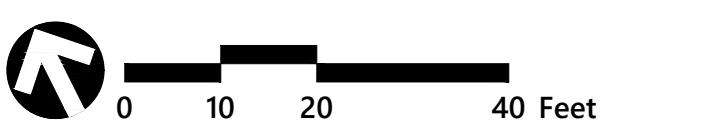


Sign Summary

| M.U.T.C.D. Number | Specification Width | Height | Desc. |
|-------------------|---------------------|--------|------------------|
| R1-1 | 30" | 30" | STOP |
| RS-1 | 30" | 30" | DO NOT ENTER |
| R7-8 | 12" | 18" | RESERVED PARKING |
| R7-8P | 12" | 6" | VAN ACCESSIBLE |

1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

- NOTES**
- RIGHT IN/RIGHT OUT DRIVEWAY CONFIGURATION IS SUBJECT TO CHANGE. REQUIRES MADOT APPROVAL.



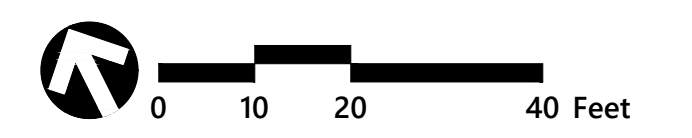
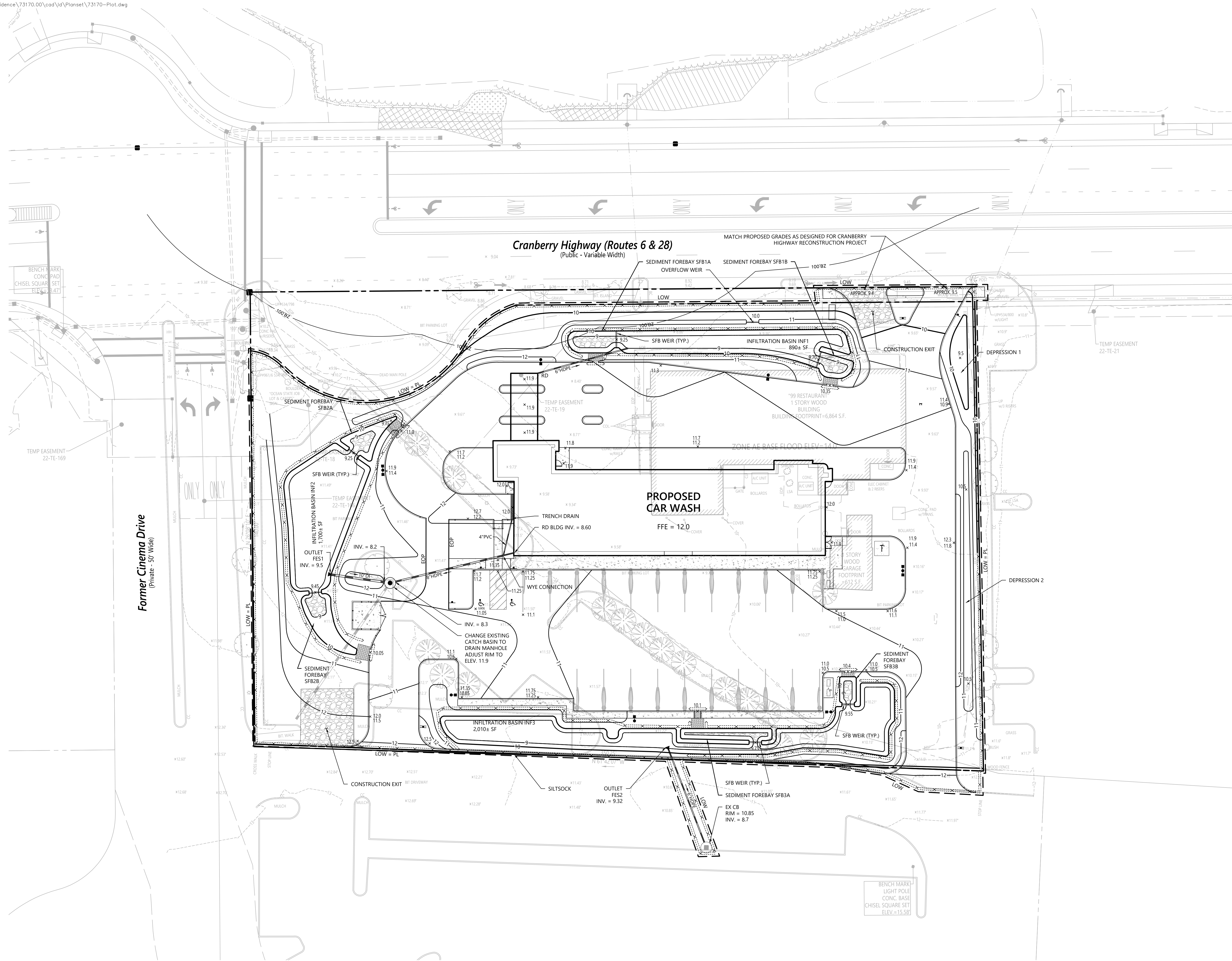
Reign Car Wash, Wareham
3013 Cranberry Highway
Wareham, Massachusetts

| No. | Revision | Date | App'd. |
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Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
Permits June 28, 2021

Not Approved for Construction
Drawing Title: **Layout and Materials Plan**
Drawing Number: _____

C2.01
Sheet 2 of 7
Project Number: 73170.00



**Reign Car Wash,
Wareham**
3013 Cranberry Highway
Wareham, Massachusetts

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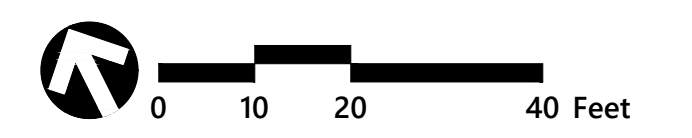
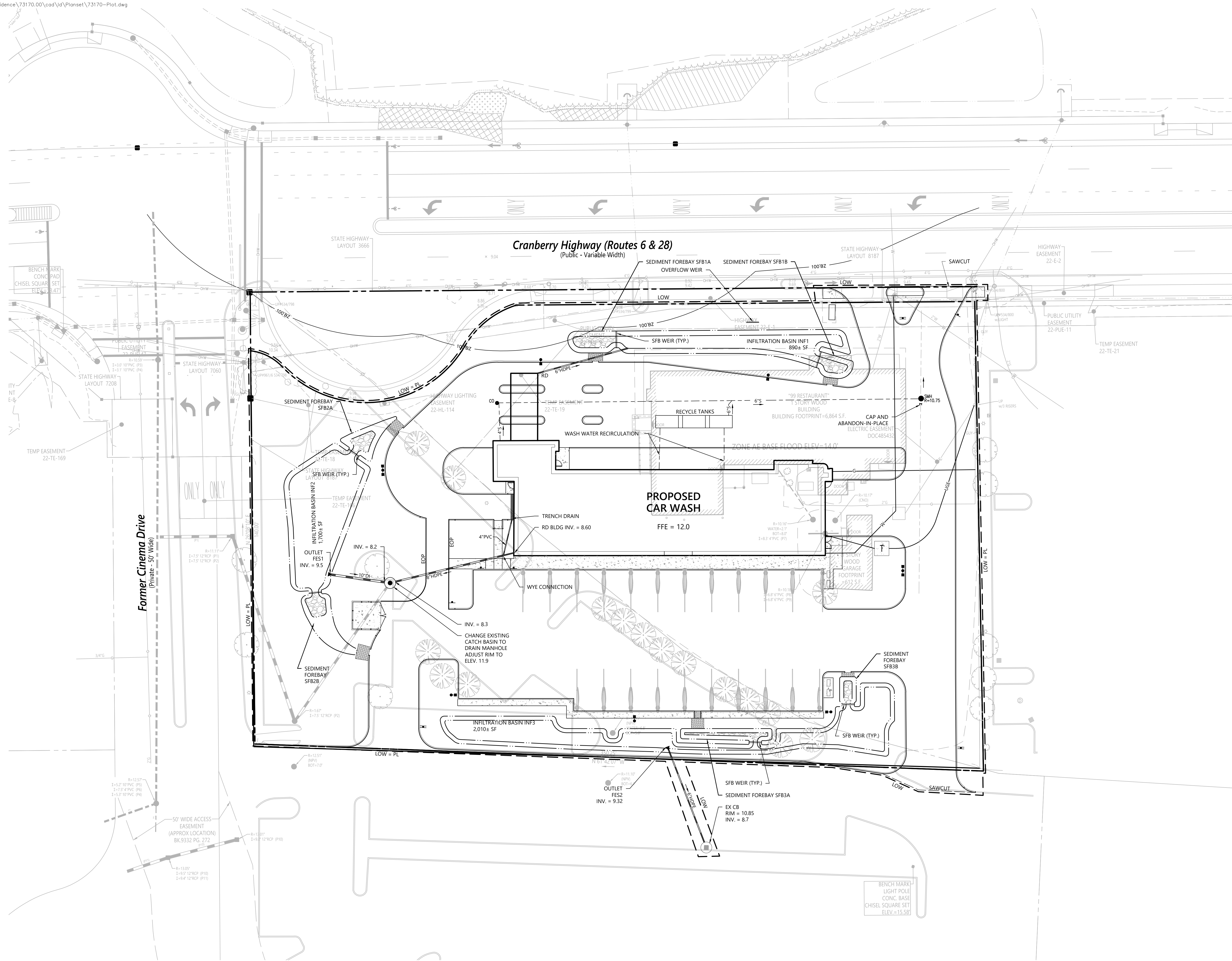
Not Approved for Construction
Drawing Title: **Grading, Drainage, and Erosion Control Plan**



Drawing Number: **C3.01**

Sheet 3 of 7

Project Number: 73170.00



Reign Car Wash, Wareham
3013 Cranberry Highway
Wareham, Massachusetts

| No. | Revision | Date | Appr. |
|-----|--------------|-----------|-------|
| 1 | Sewer Review | 3/26/2021 | |
| | | | |
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Issued for: _____ Date: June 28, 2021
Permits

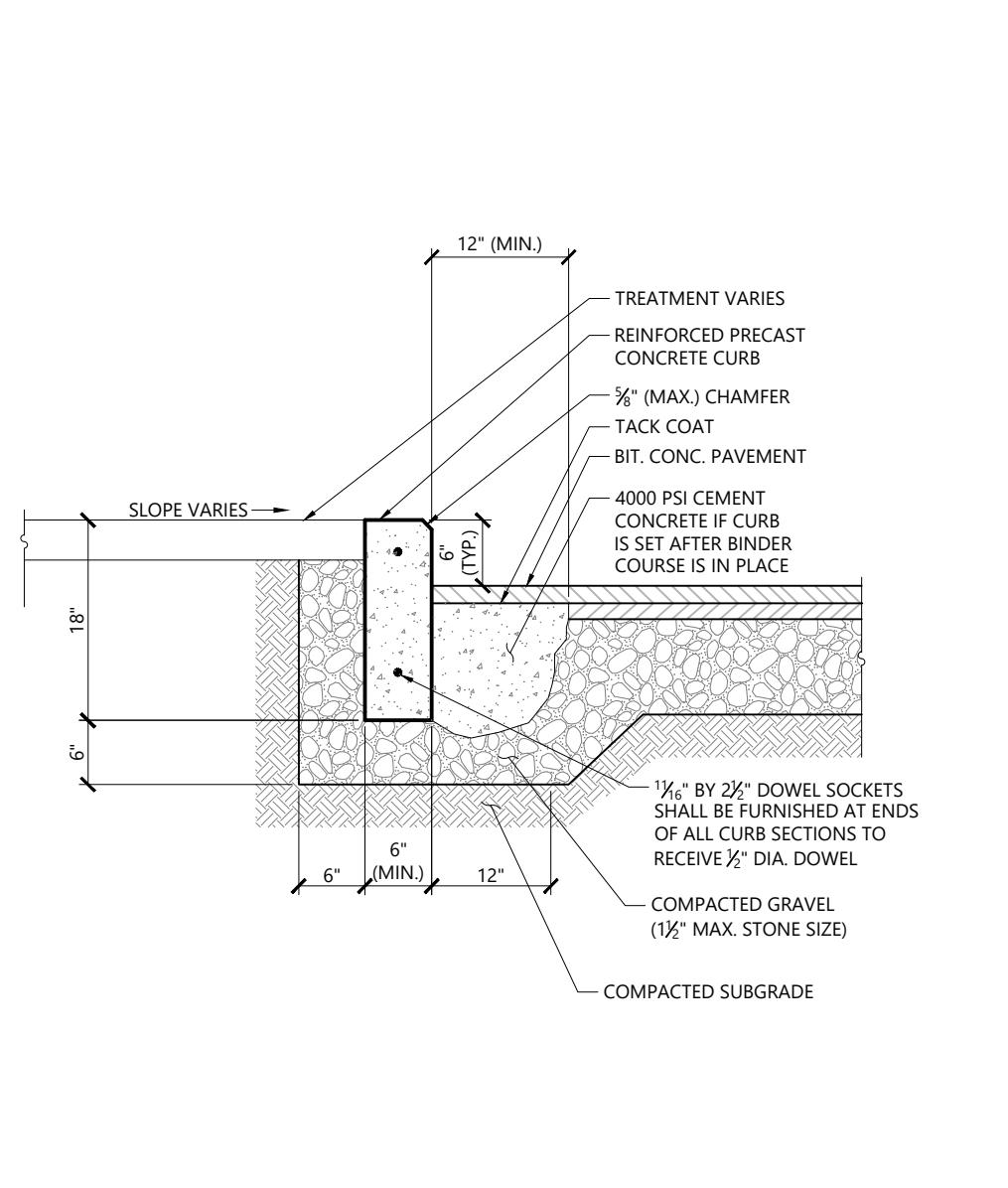
Not Approved for Construction
Drawing Title: **Utility Plan**
Drawing Number: _____



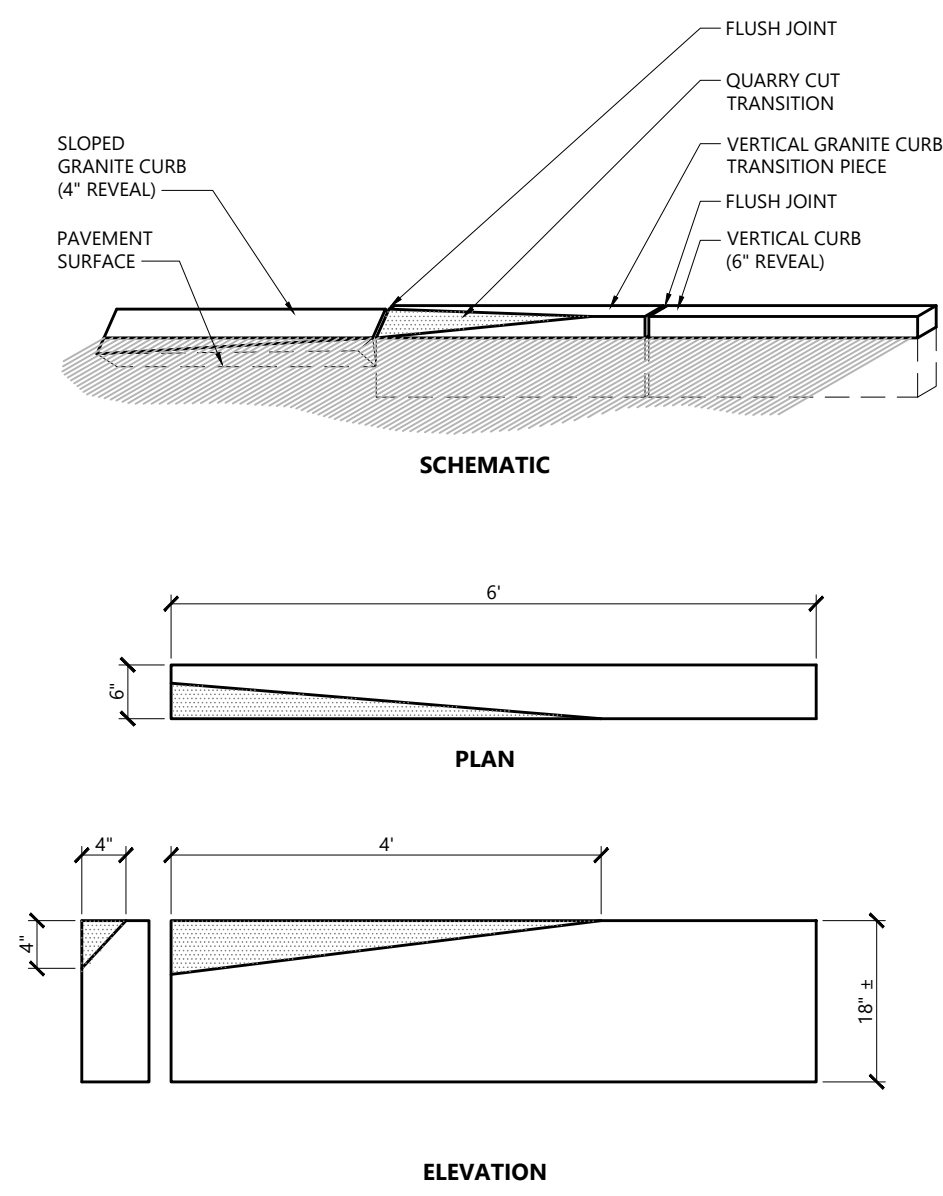
C4.01

Sheet 4 of 7

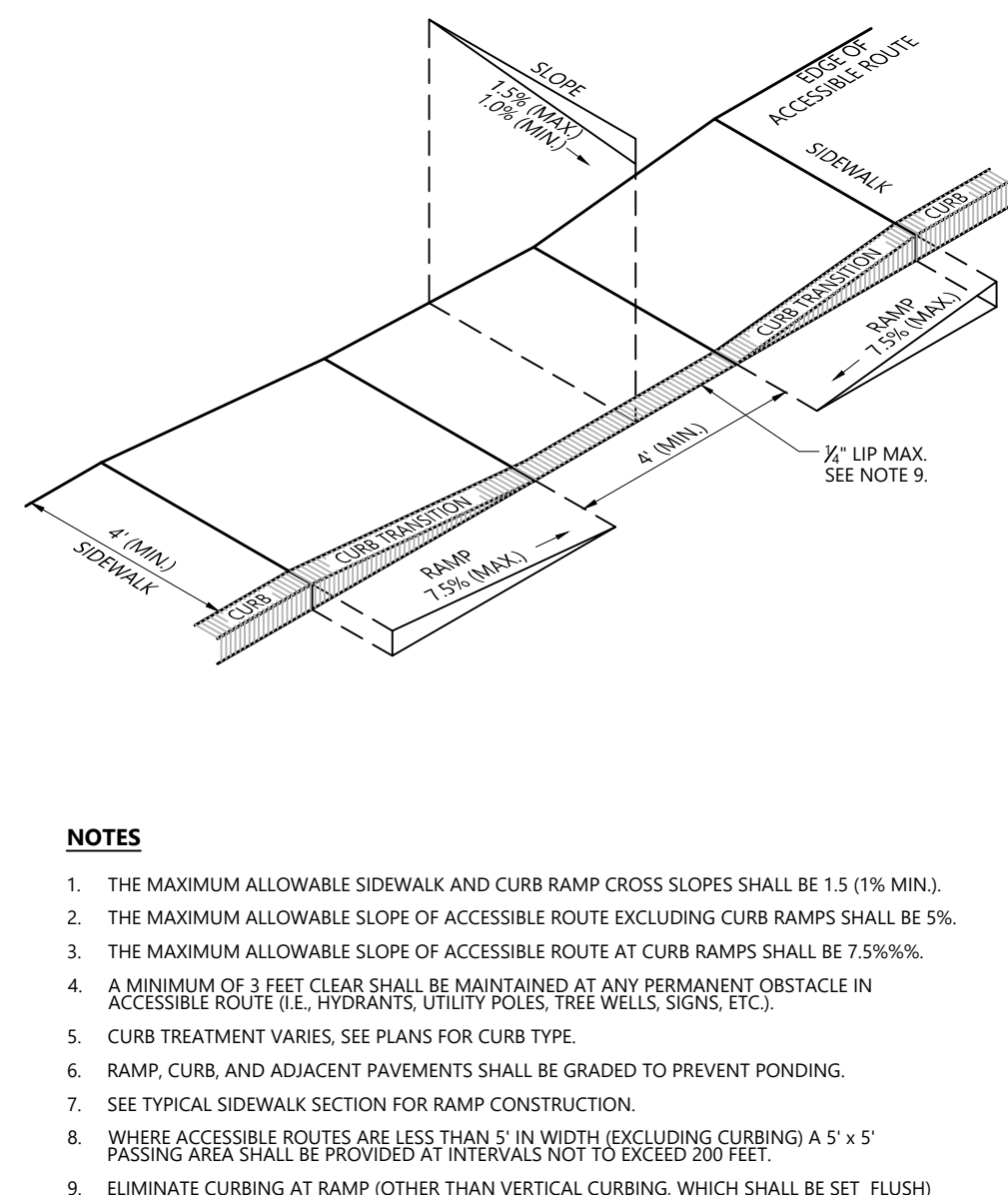
Project Number: 73170.00



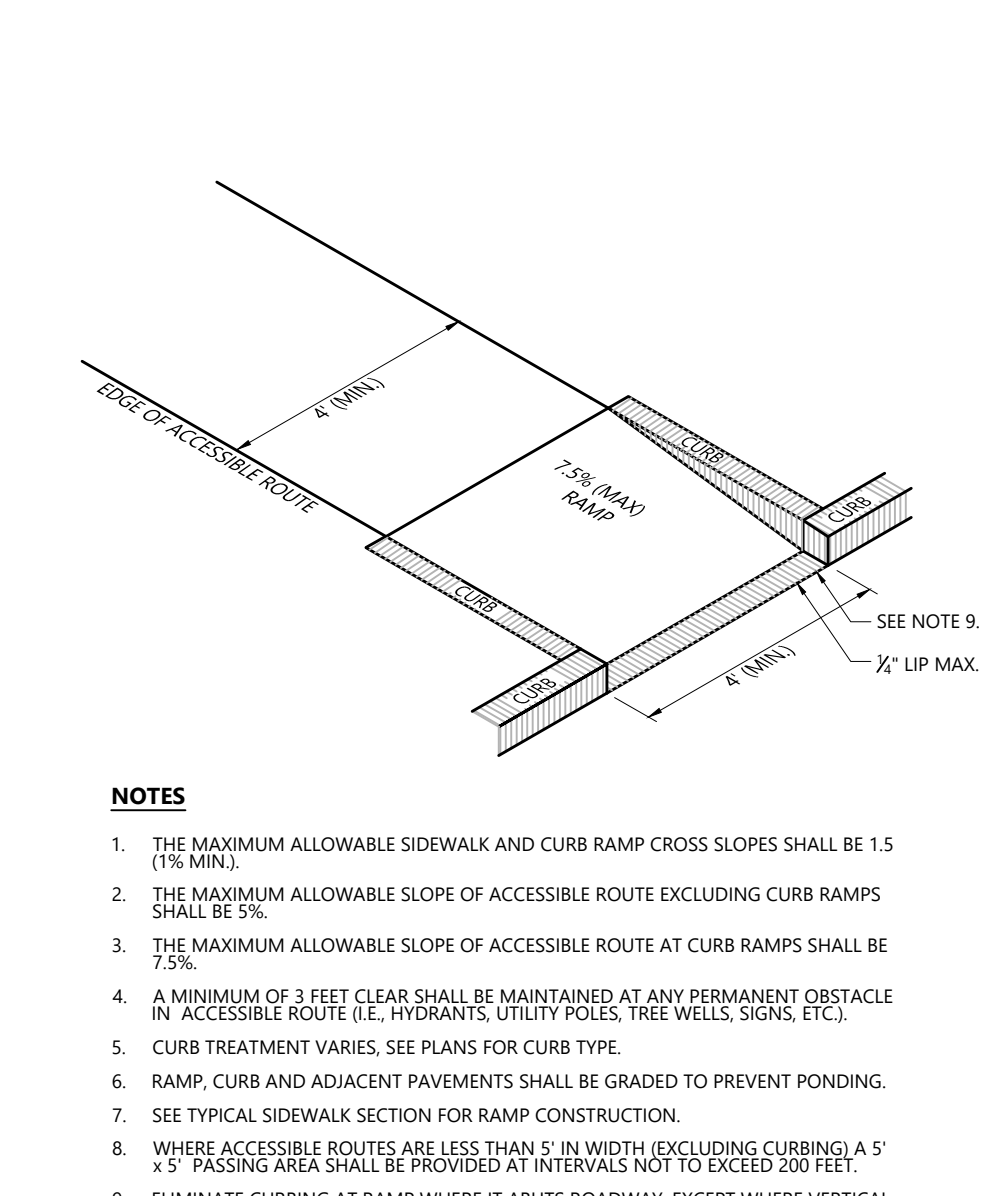
Precast Concrete Curb (PCC) 1/16
N.T.S. Source: VHB LD_404



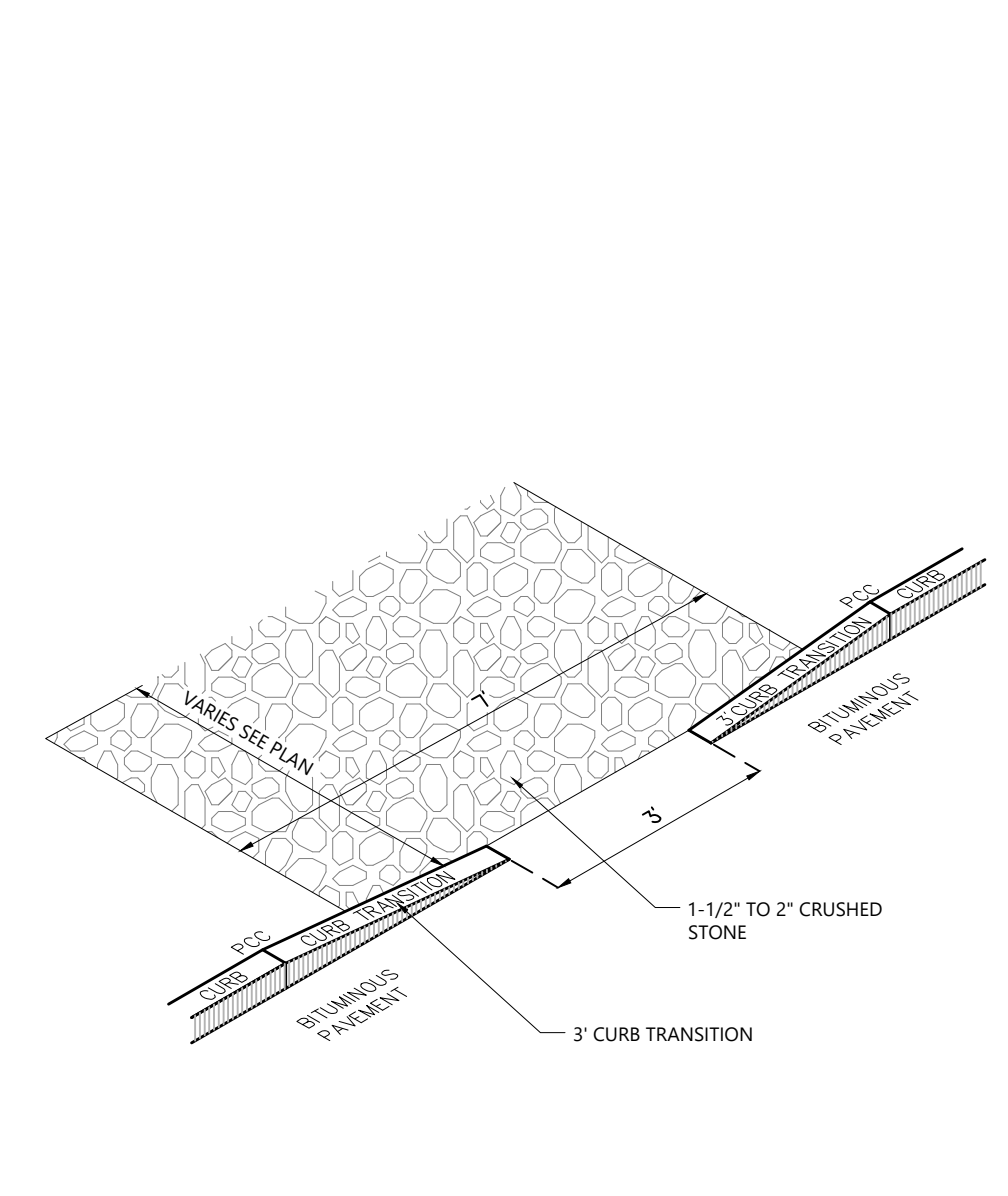
Vertical Granite Curb (VGC) Transition 1/16
N.T.S. Source: VHB LD_415



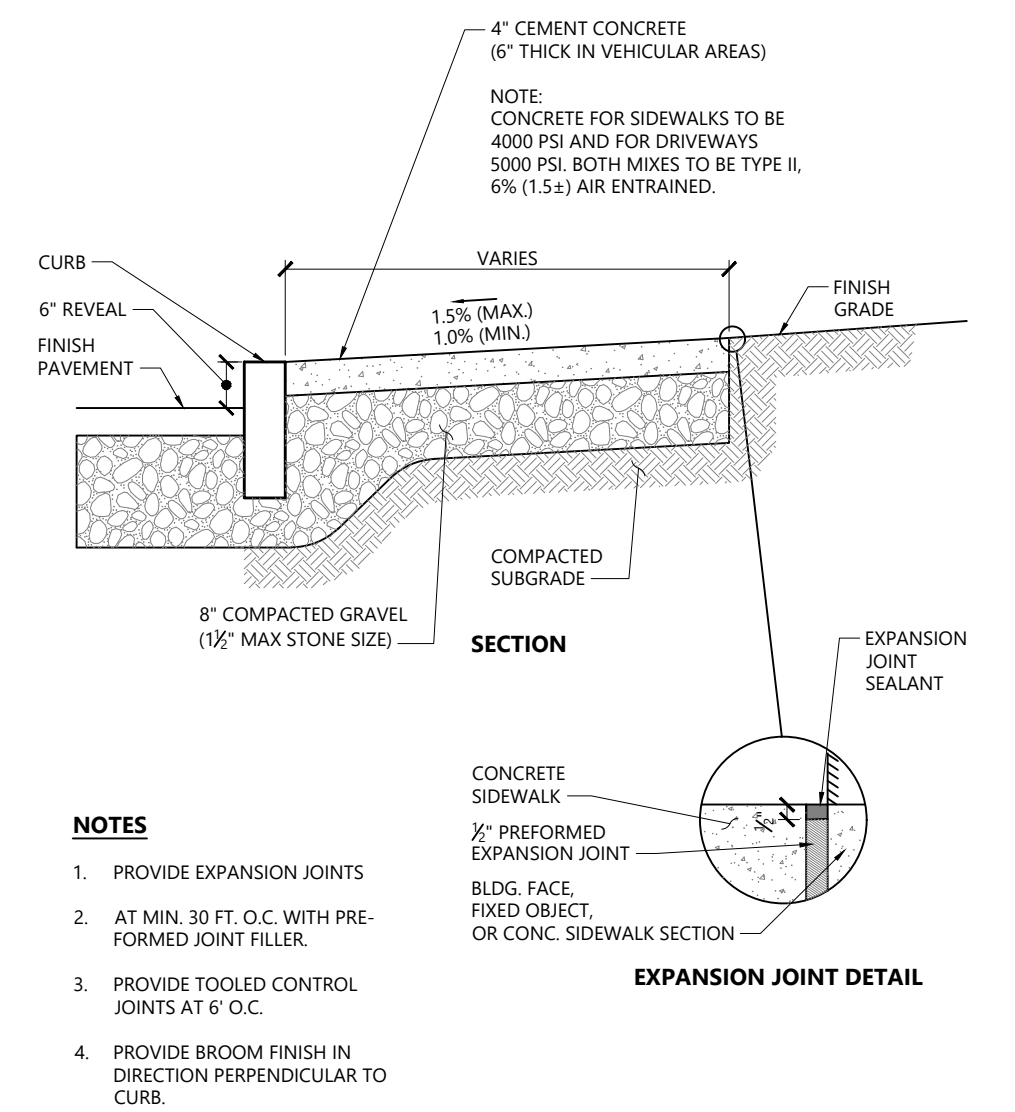
Accessible Curb Ramp (ACR) Type 'A' 1/16
N.T.S. Source: VHB LD_500



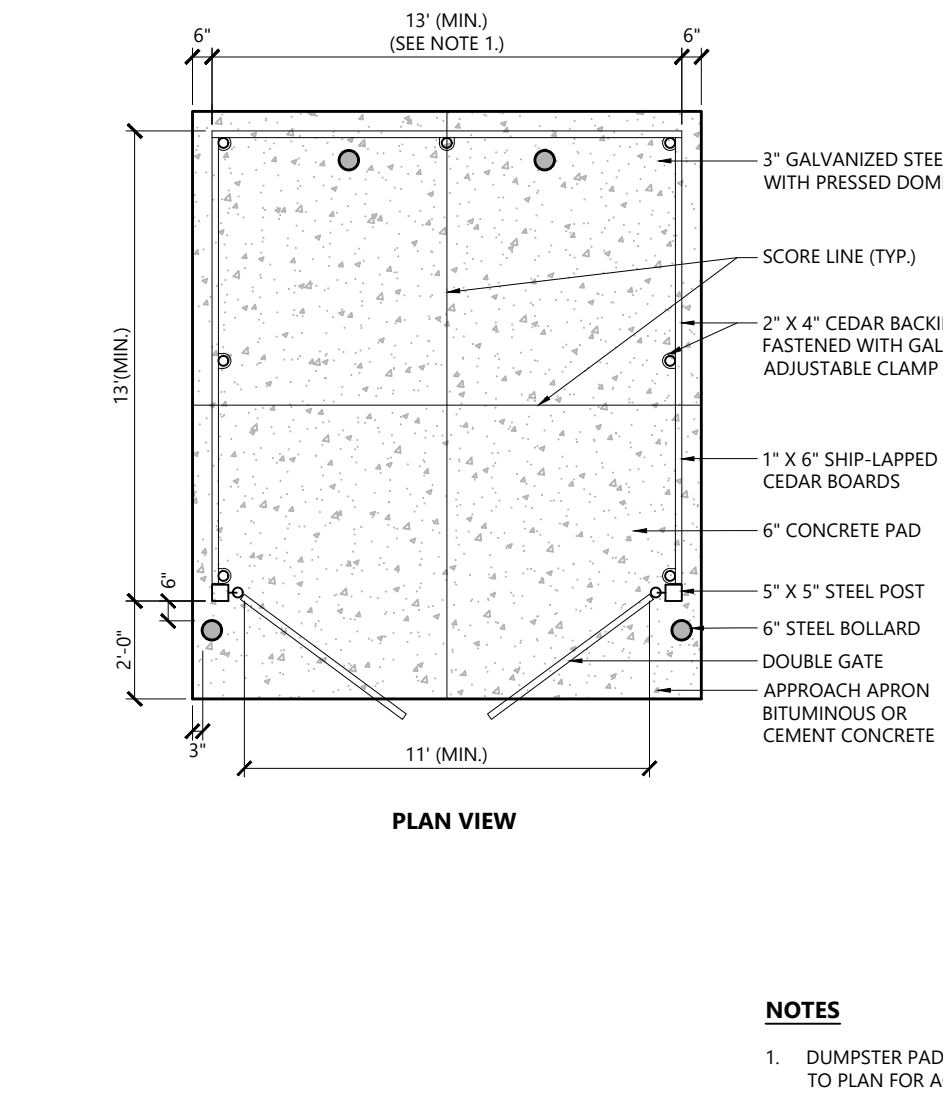
Accessible Curb Ramp (ACR) Type 'J' 1/16
N.T.S. Source: VHB LD_509



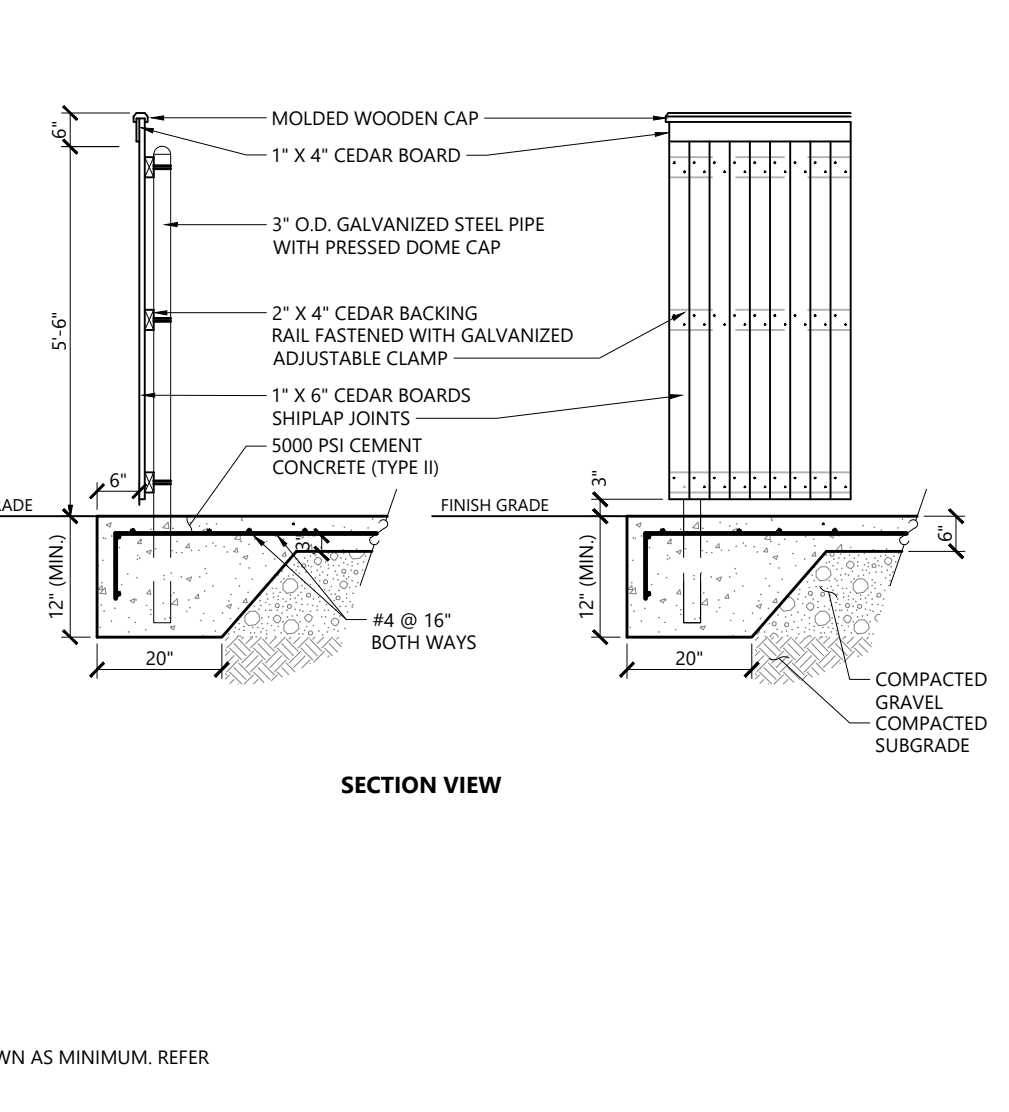
Curb Opening 1/16
N.T.S. Source: VHB LD_500 rev



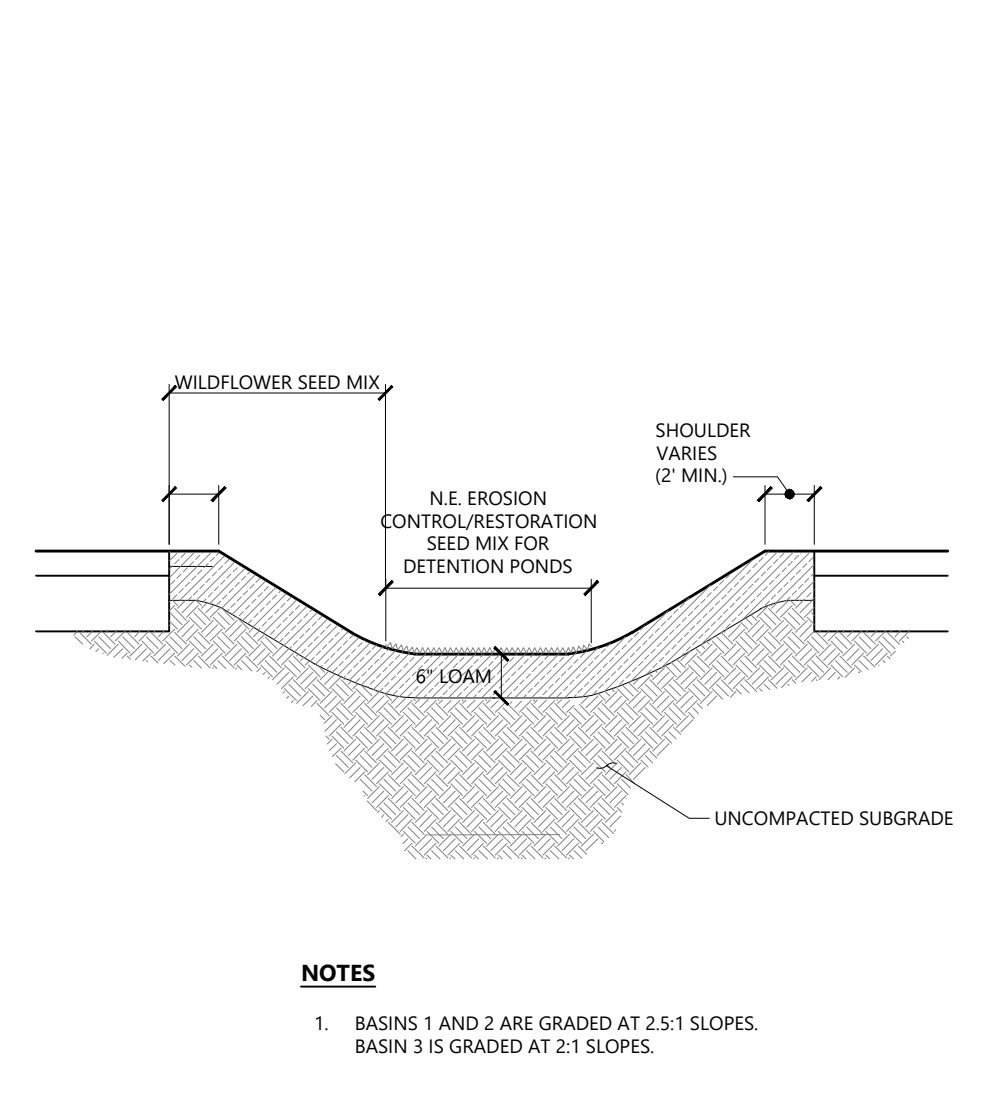
Concrete Sidewalk 1/16
N.T.S. Source: VHB LD_420



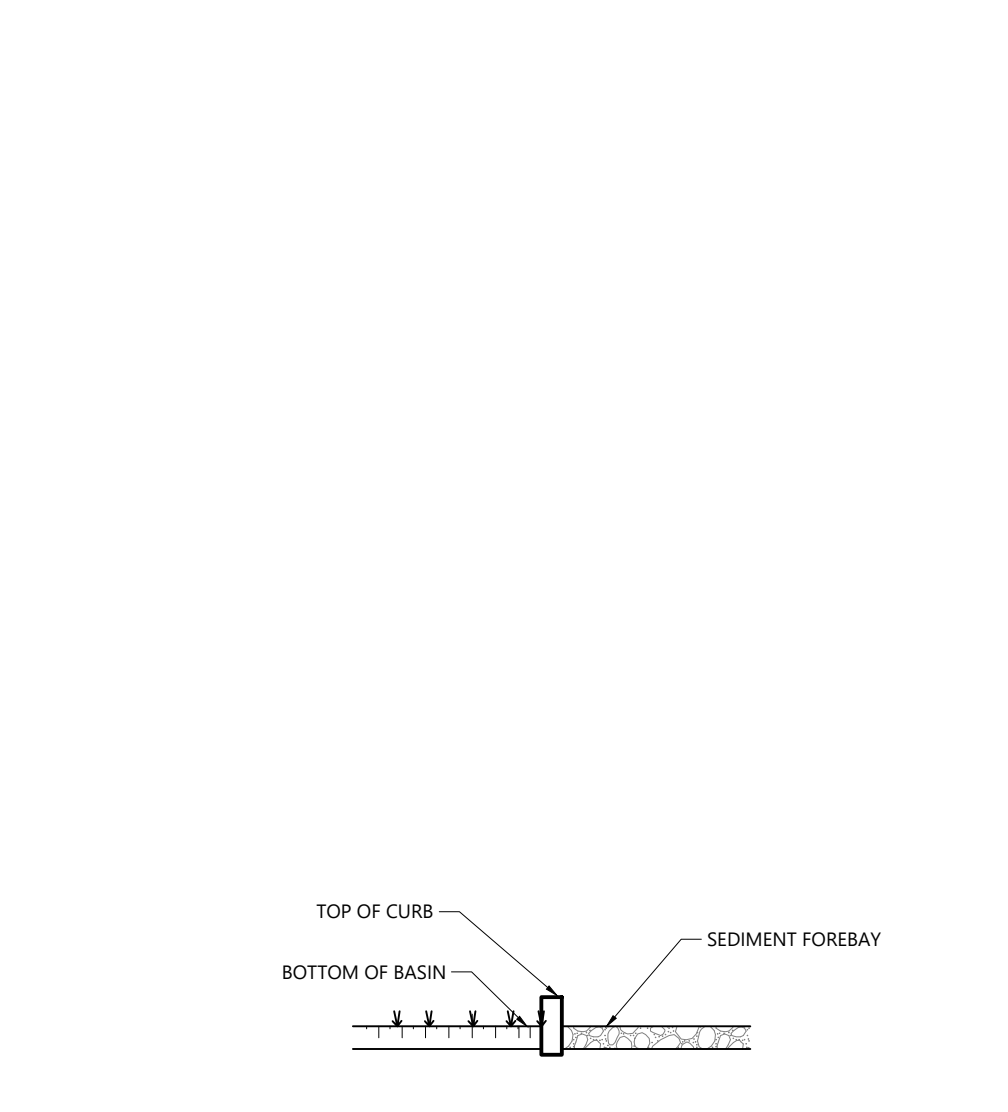
Dumpster Pad w/ Enclosure 1/16
N.T.S. Source: VHB LD_713



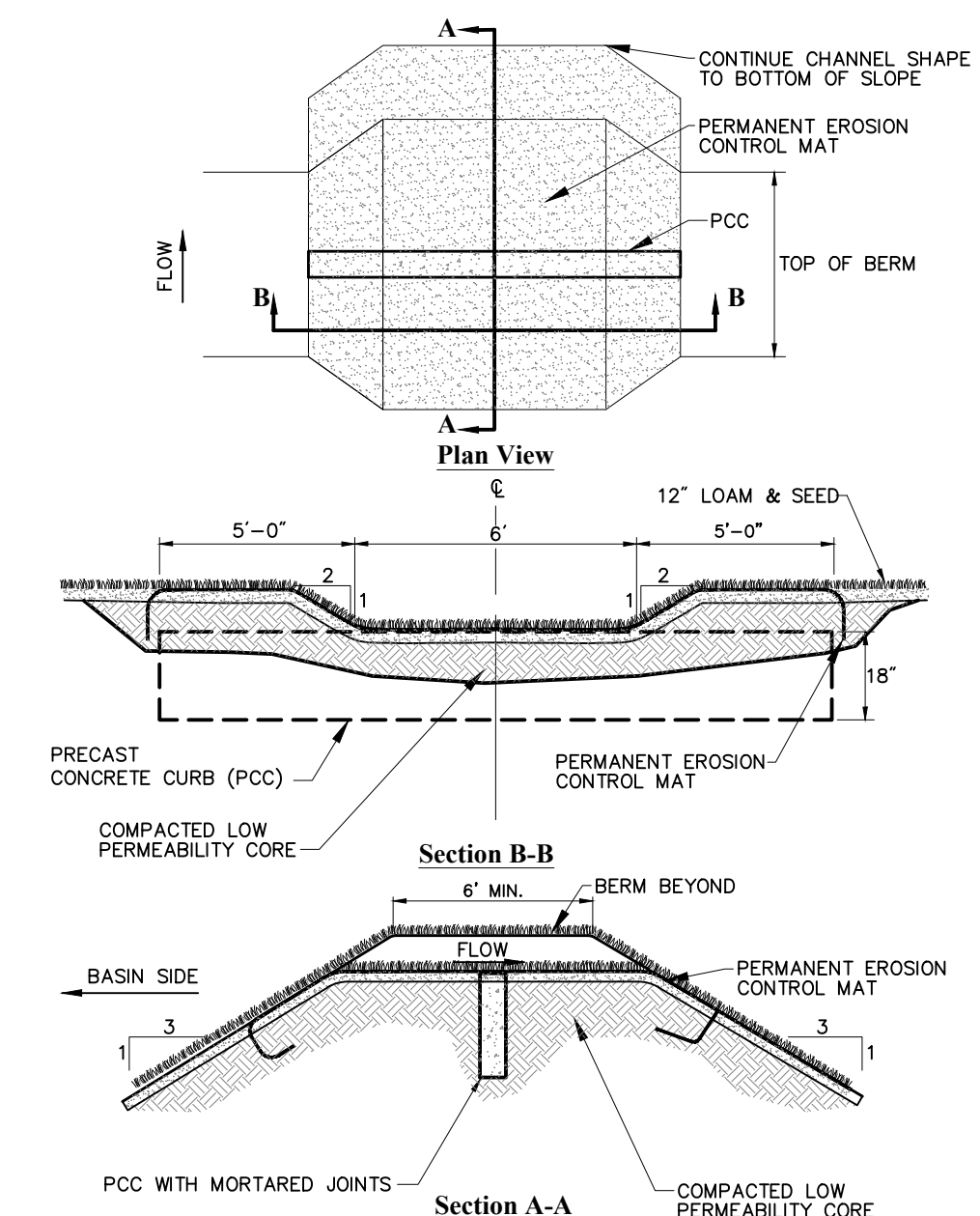
Sanitary Sewer Manhole (SMH) 1/16
N.T.S. Source: VHB LD_200



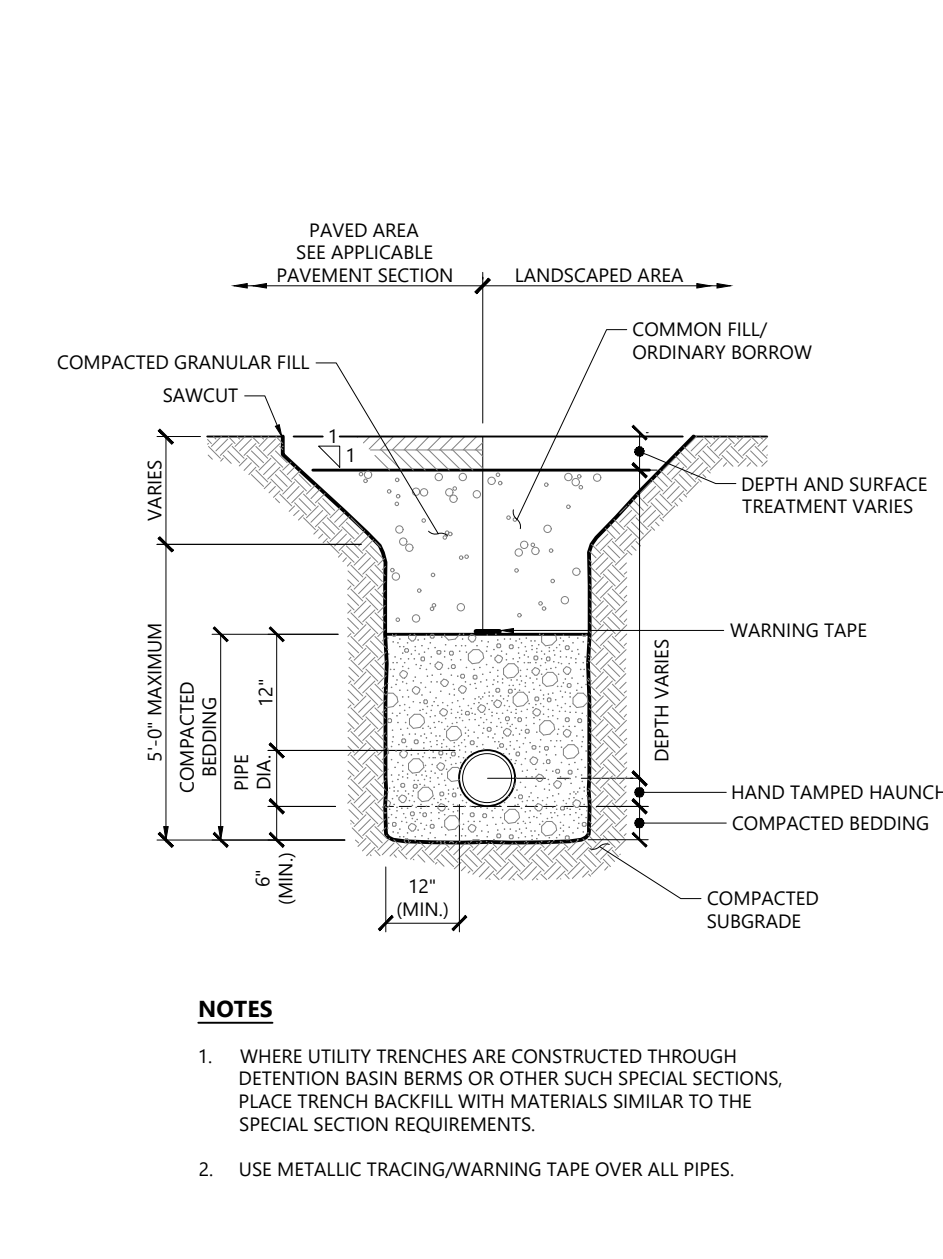
Infiltration/Detention Basin 1/16
N.T.S. Source: VHB REV LD_354



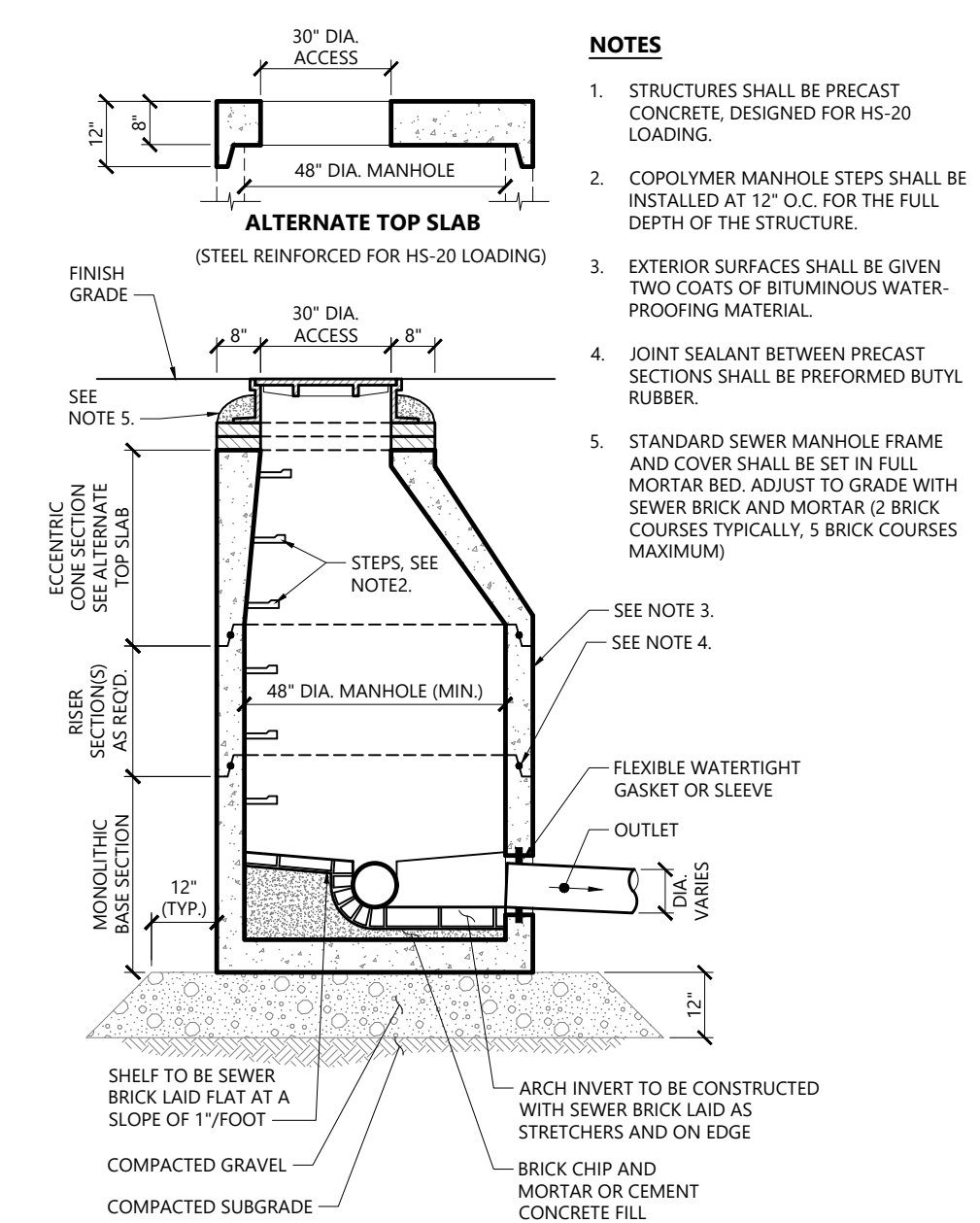
Sediment Forebay Weir 1/16
N.T.S. Source: VHB



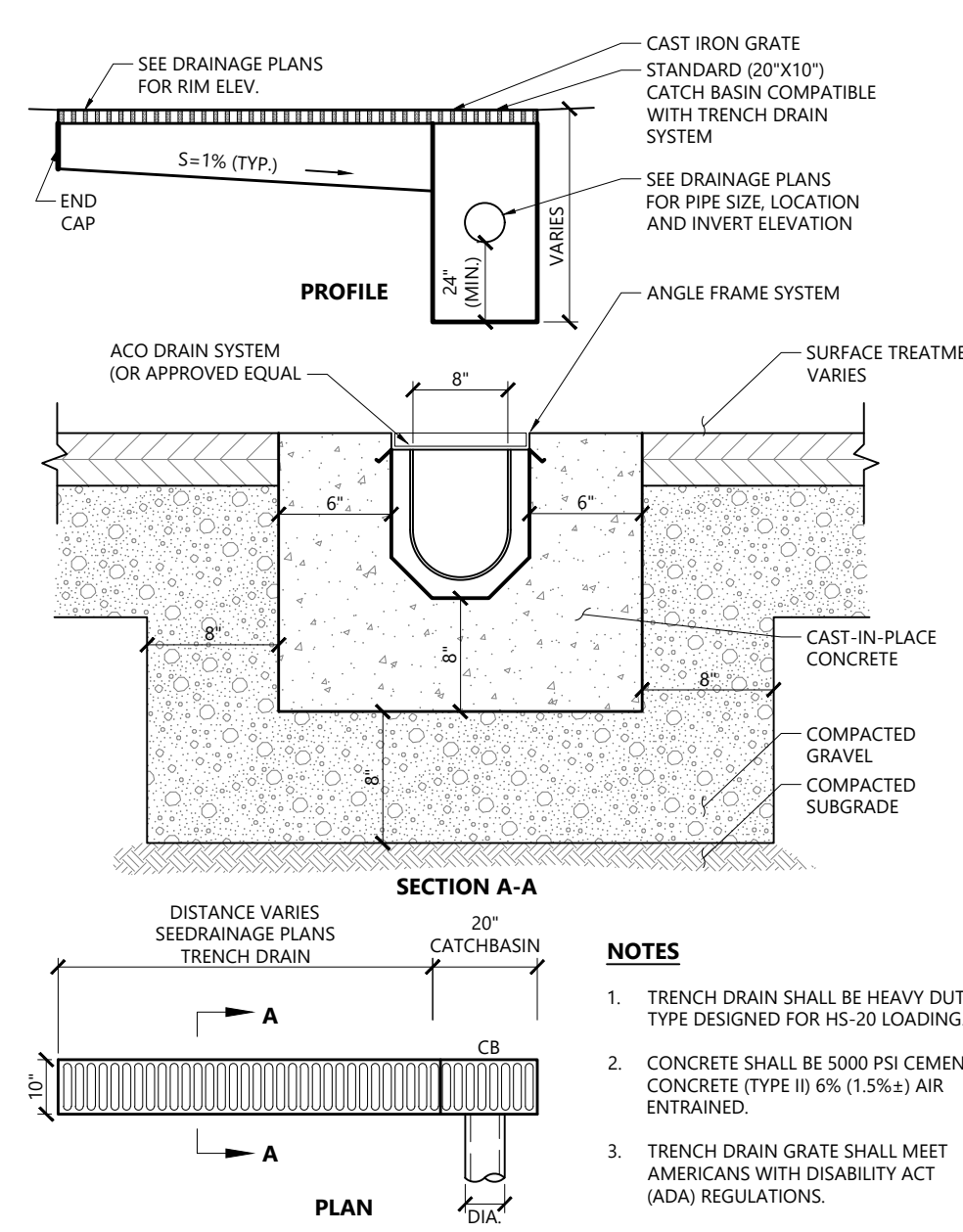
Overflow Weir 1/16
N.T.S. Source: VHB LD_161



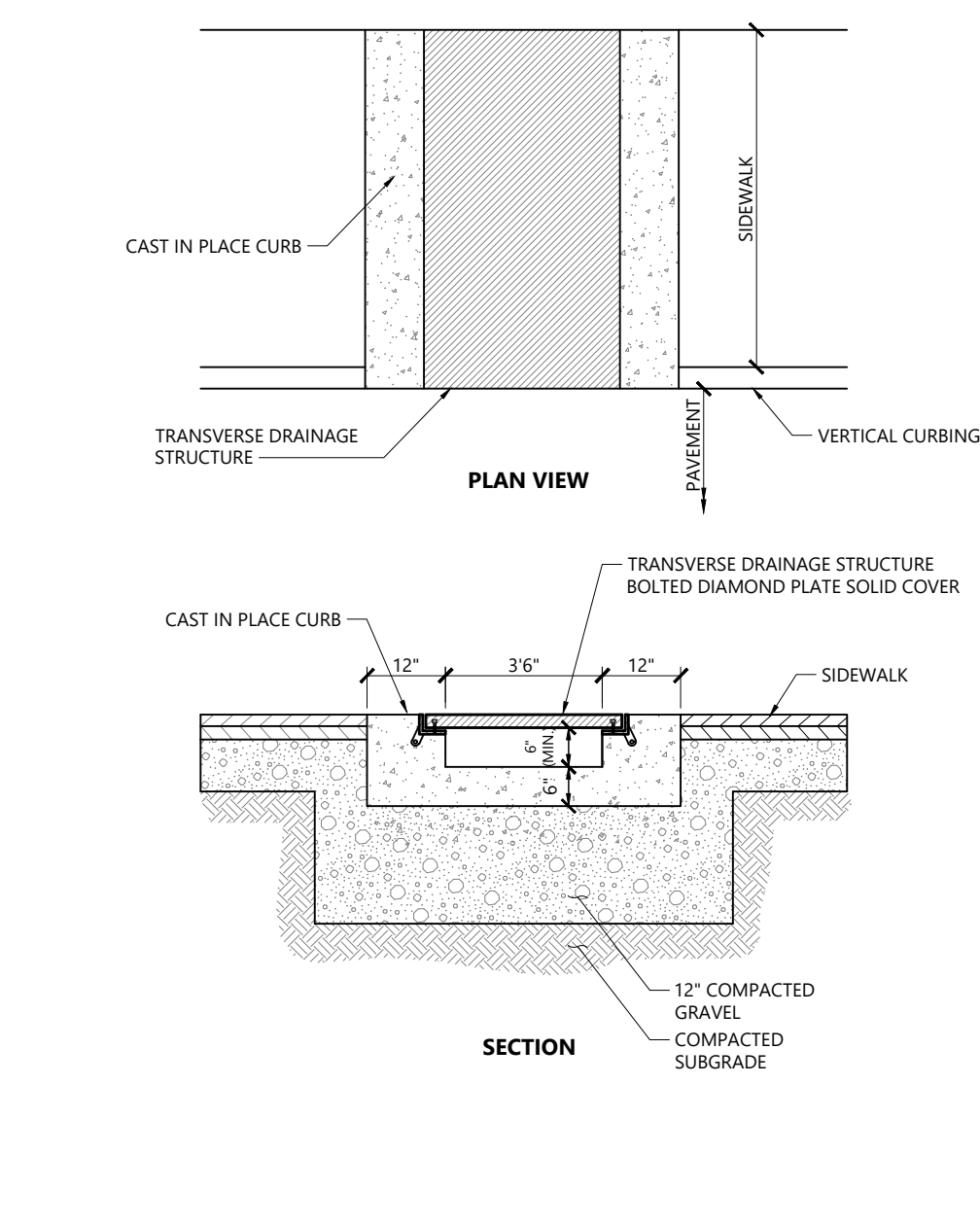
Utility Trench 1/16
N.T.S. Source: VHB LD_300



Sanitary Sewer Manhole (SMH) 1/16
N.T.S. Source: VHB LD_200



Trench Drain (Type A) 1/16
N.T.S. Source: VHB LD_190-A



Traverse Drainage Structure 5/17
N.T.S. Source: VHB REV LD_192 Rev

Reign Car Wash, Wareham
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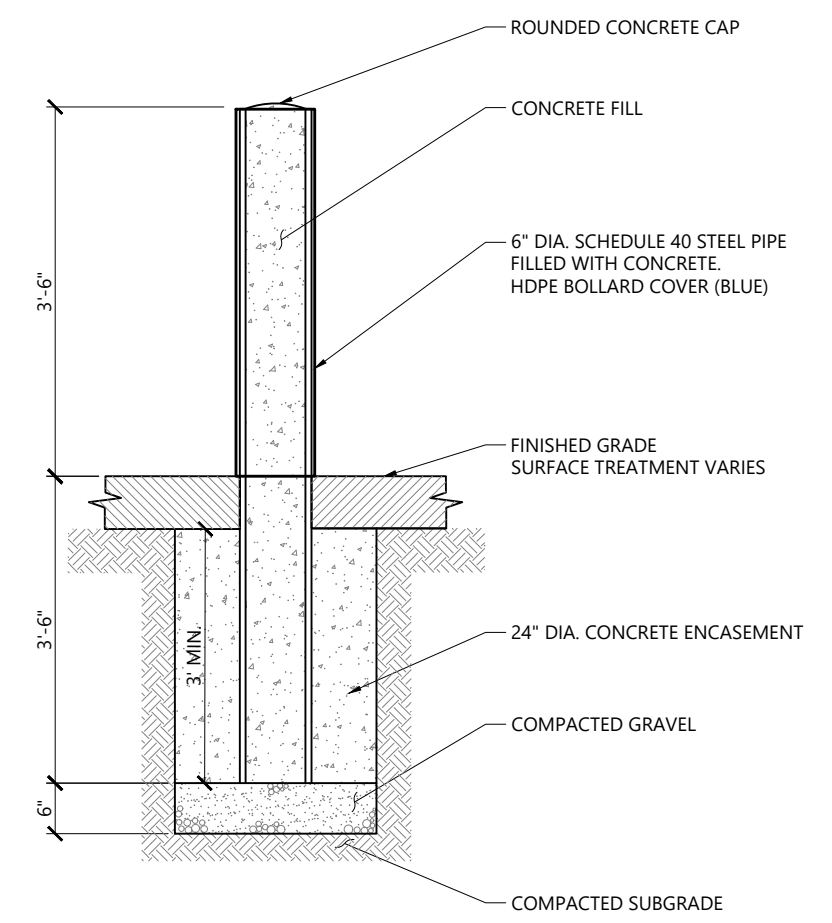
Not Approved for Construction
Drawing Title
Site Details 1
Drawing Number

Professional Engineer Seal for Curtis R. Quinzani, Civil Engineer, No. 48893, State of Massachusetts.
C5.01
Sheet 5 of 7
Project Number: 73170.00

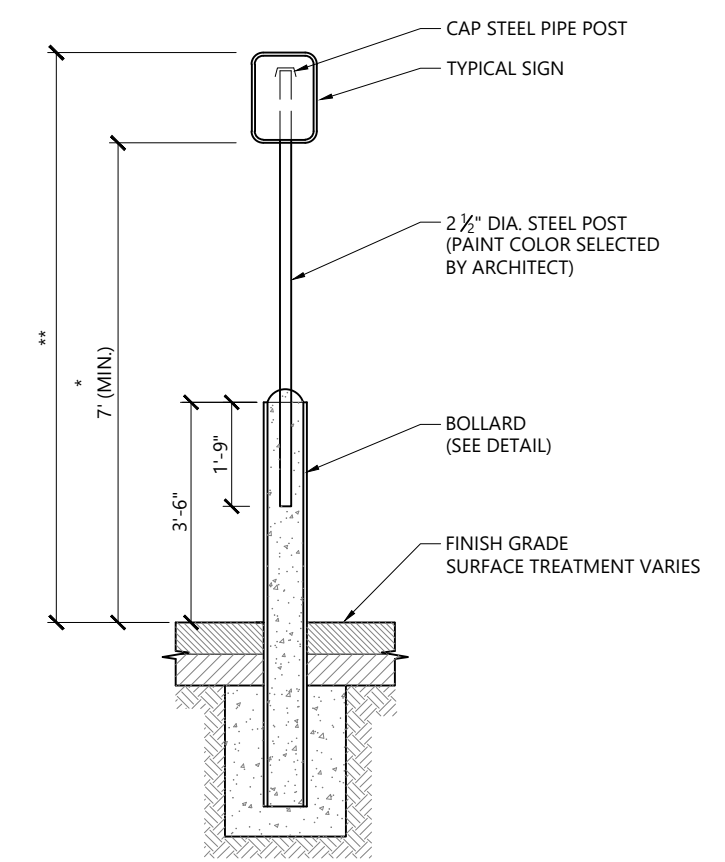
Saved Thursday, June 24, 2021 12:54:54 PM SPEREIRA, Plotted Thursday, June 24, 2021 3:03:04 PM Stephen Pereris



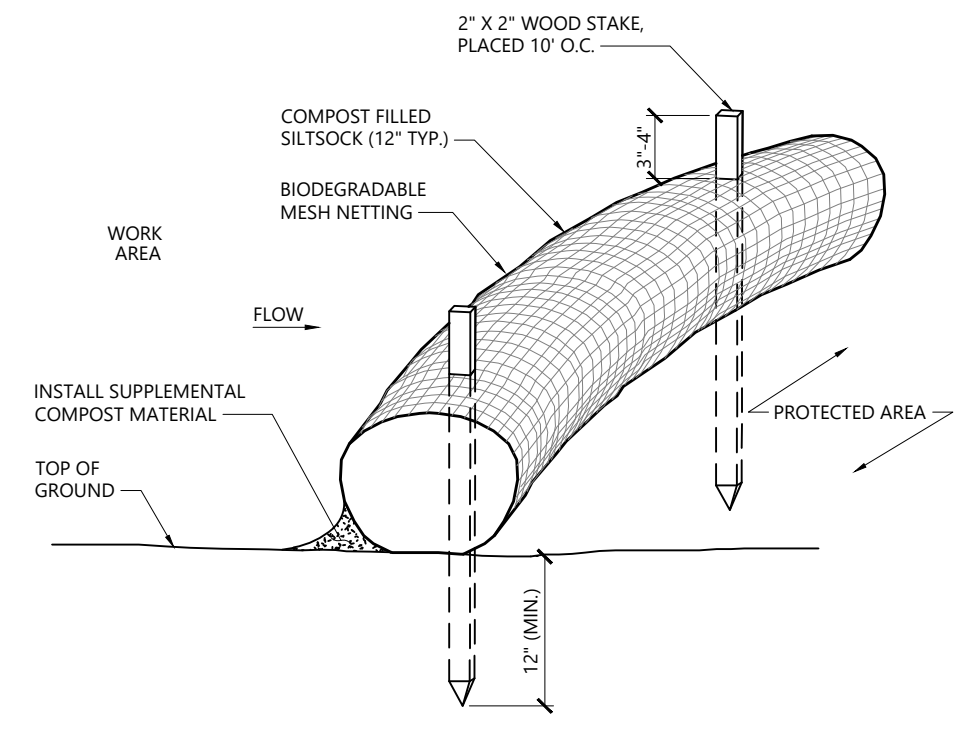
1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



Bollard 9/17
N.T.S. Source: VHB LD_700

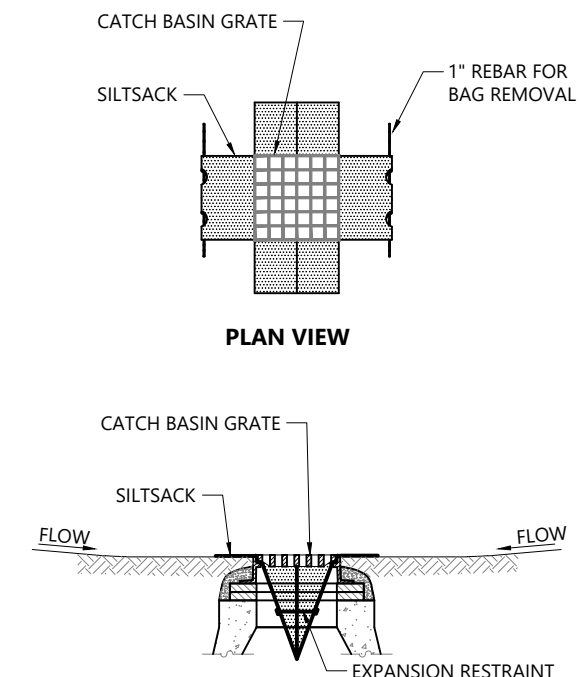


Bollard Mounted Sign 1/16
N.T.S. Source: VHB LD_703



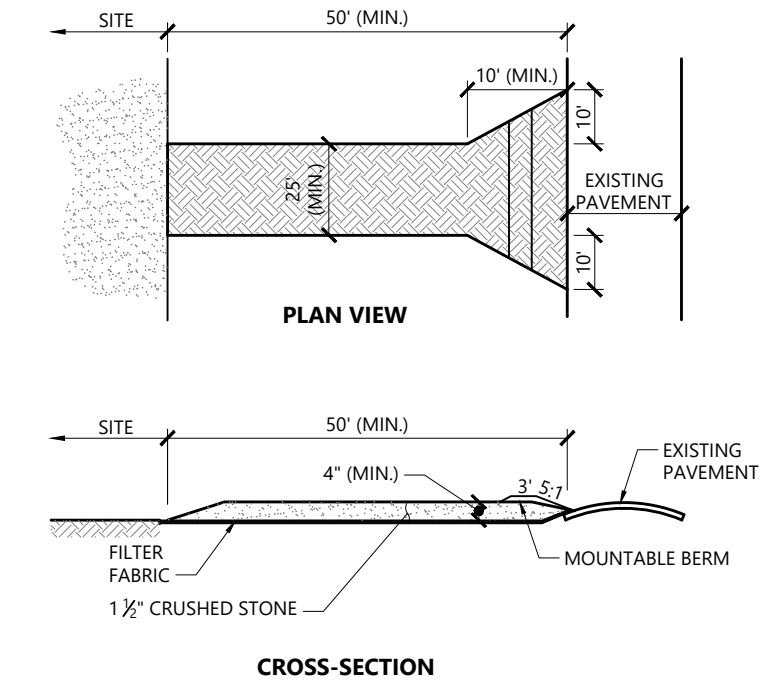
- NOTES**
- SILTSOCK SHALL BE FILTREXX SILTSOCK, OR APPROVED EQUAL.
 - SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
 - SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
 - COMPOST MATERIAL SHALL BE DISPOSED ON SITE, AS DETERMINED BY THE ENGINEER.
 - IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Siltsack - Erosion Control Barrier 1/16
N.T.S. Source: VHB LD_658



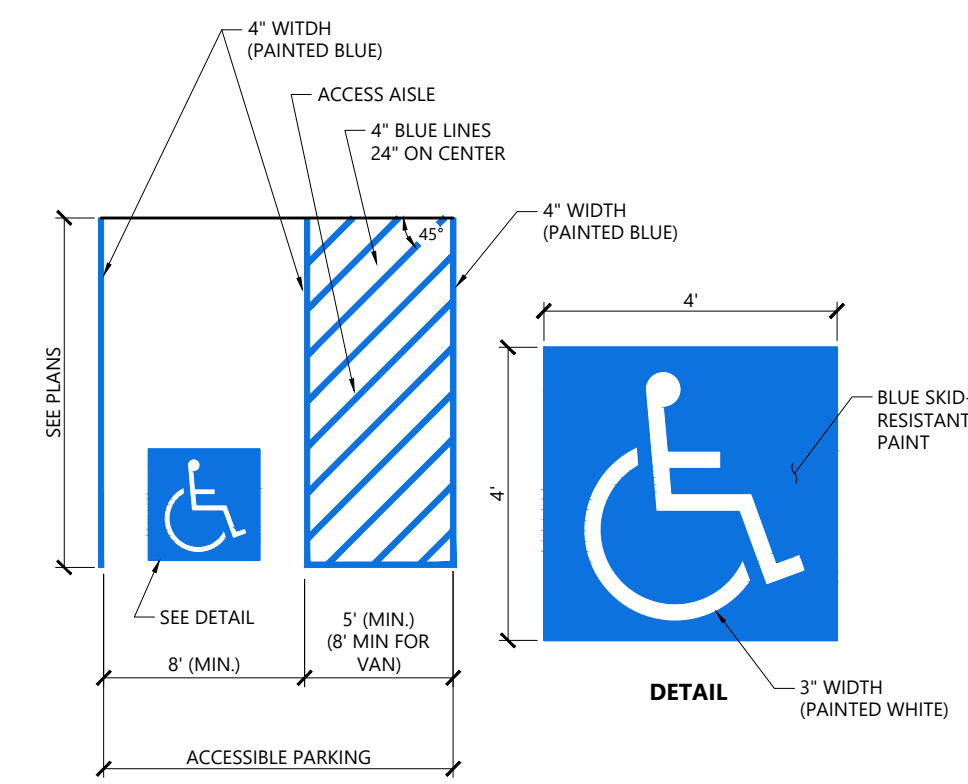
- NOTES**
- INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
 - GRATE TO BE PLACED OVER SILTSACK.
 - SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

Siltsack Sediment Trap 1/16
N.T.S. Source: VHB LD_674



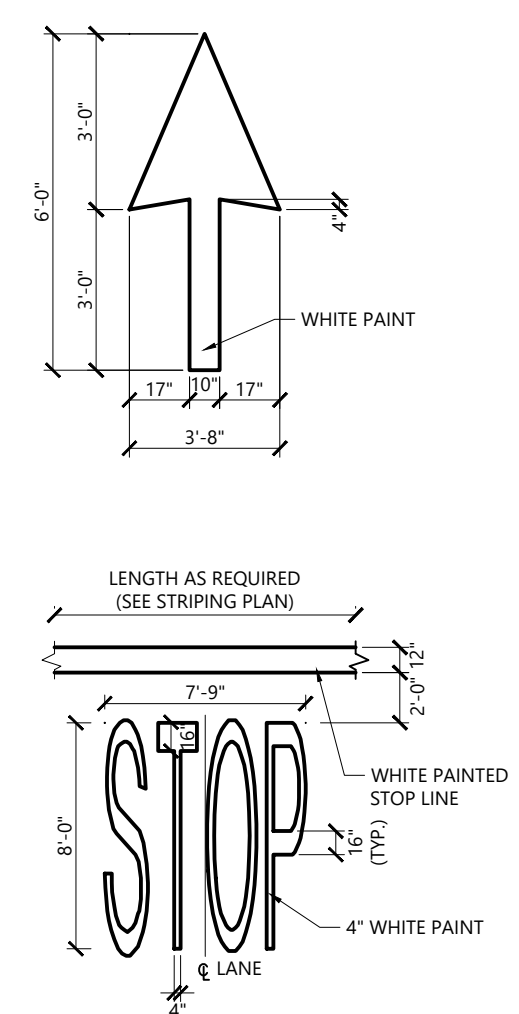
- NOTES**
- EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
 - STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit 1/16
N.T.S. Source: VHB LD_682



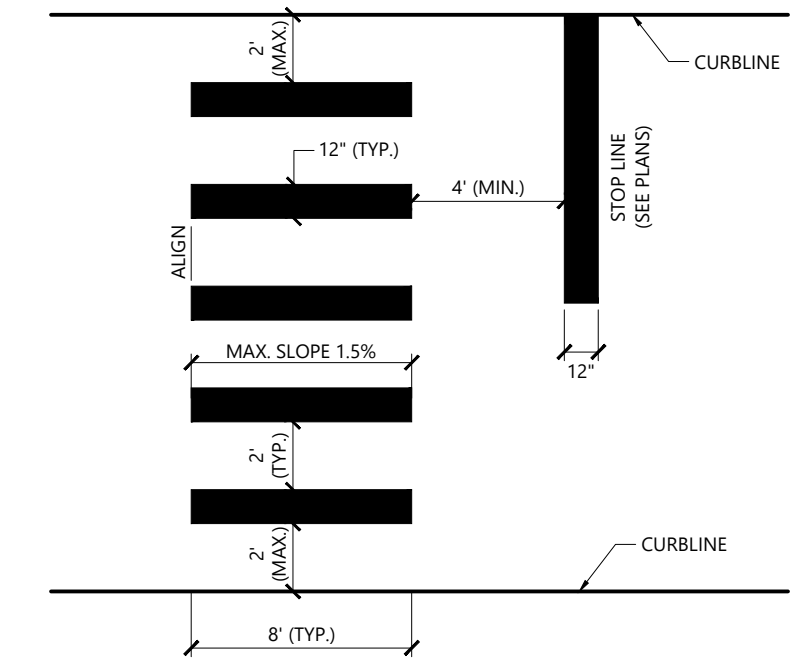
- NOTES**
- ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
 - 8" STALL WIDTH REFERS TO 8" CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
 - ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.
 - ACCESS AISLE MEASURED BETWEEN OUTSIDE EDGES OF PAVEMENT MARKINGS.

Accessible Parking Space 1/16
N.T.S. Source: VHB LD_552B



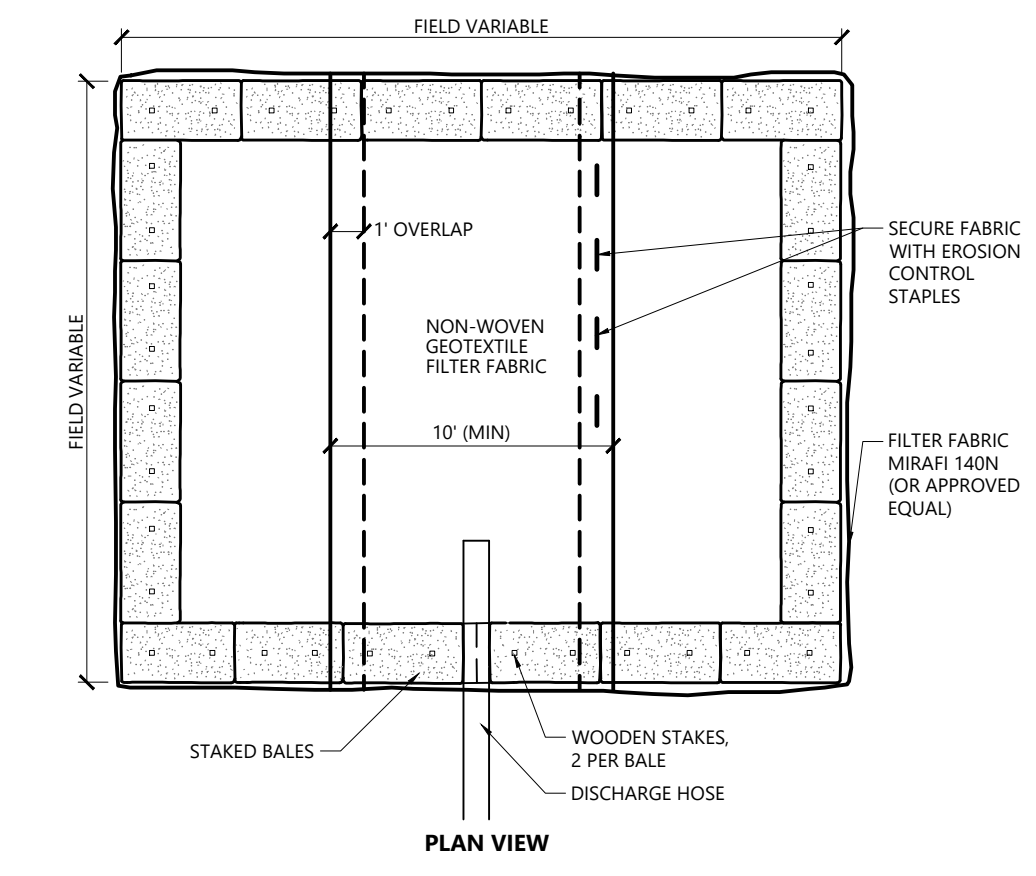
- NOTES**
- PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

Painted Pavement Markings - On Site 1/16
N.T.S. Source: VHB LD_554



- NOTES**
- TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
 - LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
 - ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.
 - CROSS WALK SLOPE SHALL NOT EXCEED 1.5%.

Crosswalk 1/16
N.T.S. Source: VHB LD_553



- NOTES**
- NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS.
 - THE BASIN TO BE SIZED TO PREVENT DISCHARGE WATER FROM OVERTOPPING BASIN.

Dewatering Straw Bale Basin 1/16
N.T.S. Source: VHB LD_690

Reign Car Wash, Wareham
3013 Cranberry Highway
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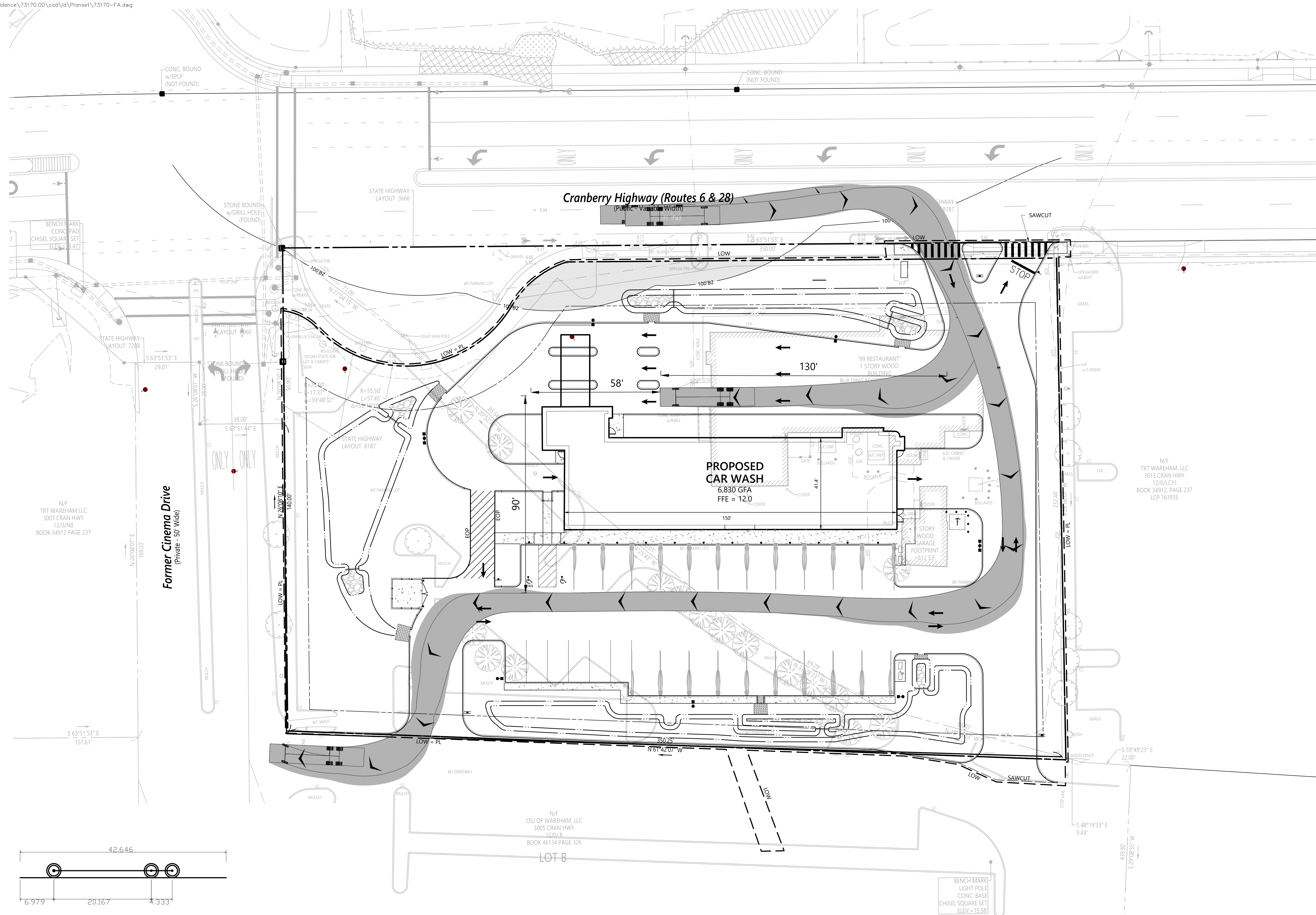
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Drawing Title
Site Details 2
Drawing Number



C5.02

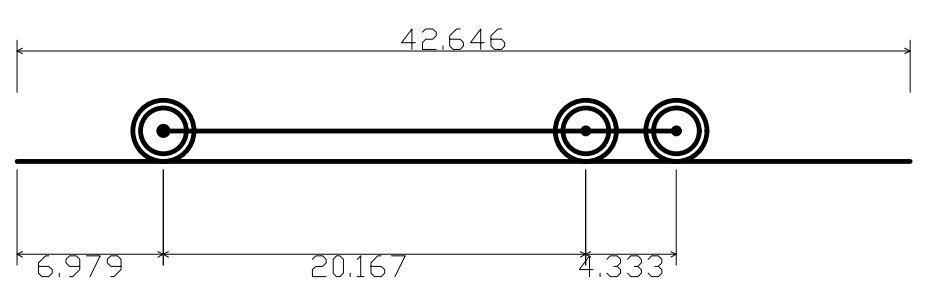
Sheet 6 of 7

Project Number
73170.00

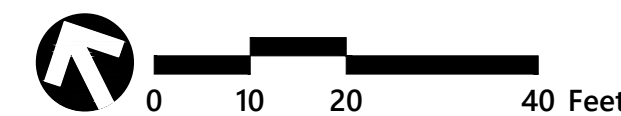


N/F
TRT WAREHAM, LLC
3013 CRAN HWY
12/0/LC31
BOOK 34912, PAGE 237
LCP 163935

N/F
OSI OF WAREHAM, LLC
3005 CRAN HWY
12/0/LB
BOOK 46134 PAGE 326



Fire Truck
Overall Length 42.646ft
Overall Width 8.333ft
Overall Body Height 1.458ft
Min Body Ground Clearance 1.458ft
Track Width 8.333ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 39.750ft



**Reign Car Wash,
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Not Approved for Construction
Drawing Title
Fire Access Plan



Drawing Number
C6.01

Sheet 7 of 7



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Plant Maintenance Notes

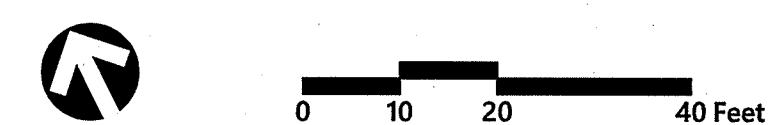
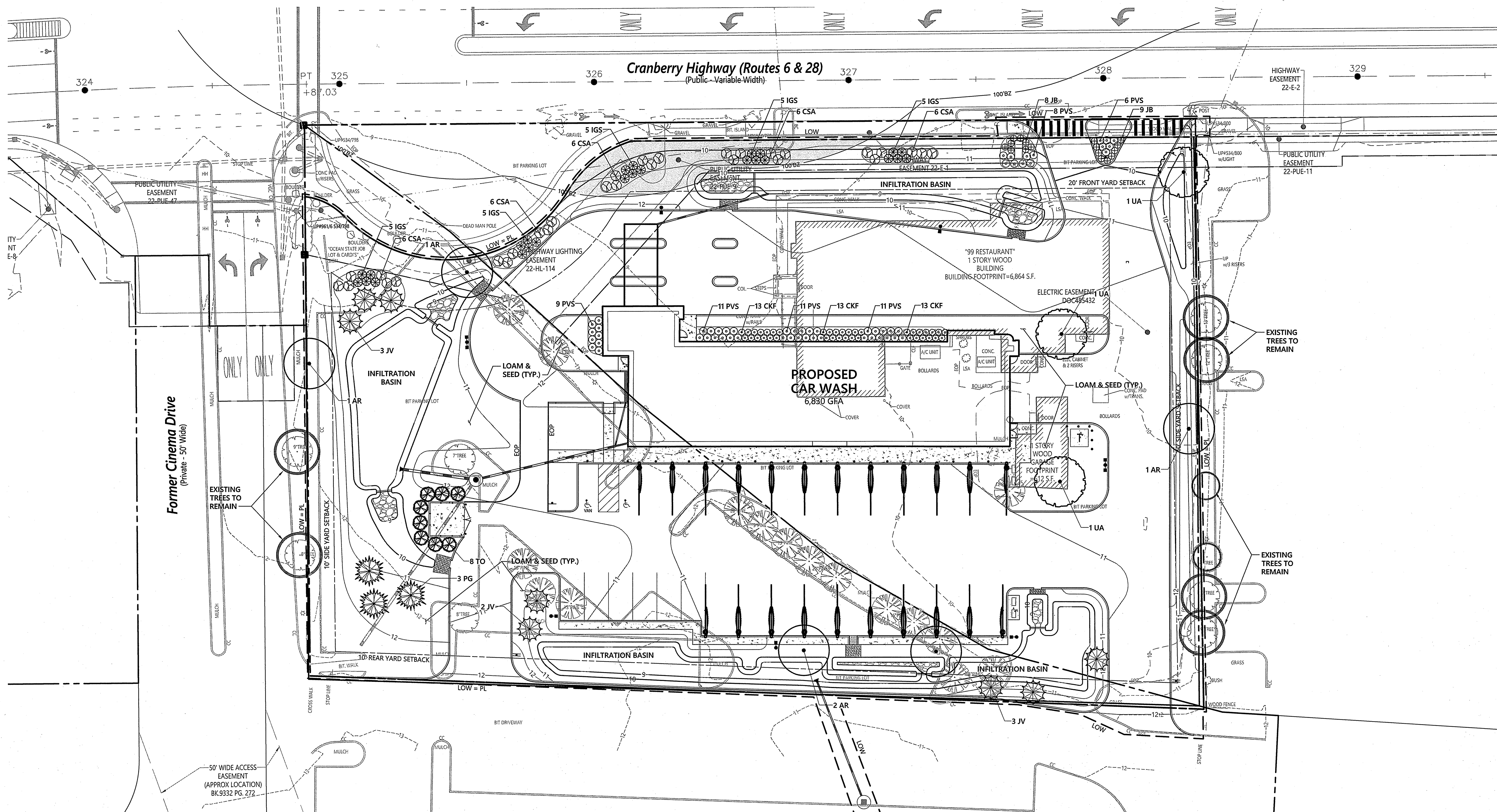
- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

PLANT SCHEDULE

| DECIDUOUS TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|-----------------|-----|--|----------------------------------|-----------------|
| AR | 5 | Acer rubrum 'October Glory' | October Glory Maple | 2 1/2 - 3" CAL. |
| UA | 3 | Ulmus americana 'Princeton' | Princeton American Elm | 3 - 3 1/2" CAL. |
| EVERGREEN TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
| JV | 8 | Juniperus virginiana | Eastern Red Cedar | 7 - 8' HT. |
| PG | 3 | Picea glauca | White Spruce | 6 - 7' HT. |
| TO | 8 | Thuja occidentalis 'Nigra' | Dark American Arborvitae | 6 - 7' HT. |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
| CSA | 30 | Cornus sericea 'Arctic Fire' | Arctic Fire Red Twig Dogwood | 3 GAL. |
| IGS | 25 | Ilex glabra 'Shamrock' | Shamrock Inkberry | 5 GAL. |
| JB | 17 | Juniperus horizontalis 'Bar Harbor' | Bar Harbor Creeping Juniper | 2 GAL. |
| GRASSES | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
| CKF | 39 | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | #2 POT |
| PVS | 56 | Panicum virgatum 'Shenandoah' | Shenandoah Switch Grass | #2 POT |

Seed Mixes

- AREAS INDICATED AS "INFILTRATION BASIN" ARE TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DETENTION PONDS AND MOIST AREAS, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com, OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

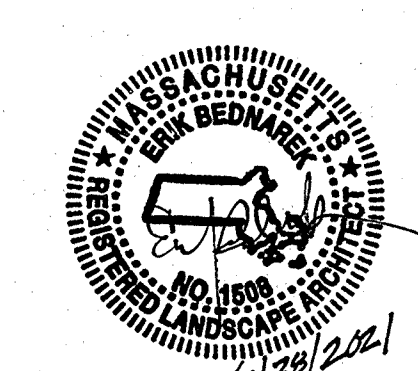


**Reign Car Wash,
Wareham**
3013 Cranberry Highway
Wareham, Massachusetts

| No. | Revision | Date | Appr. |
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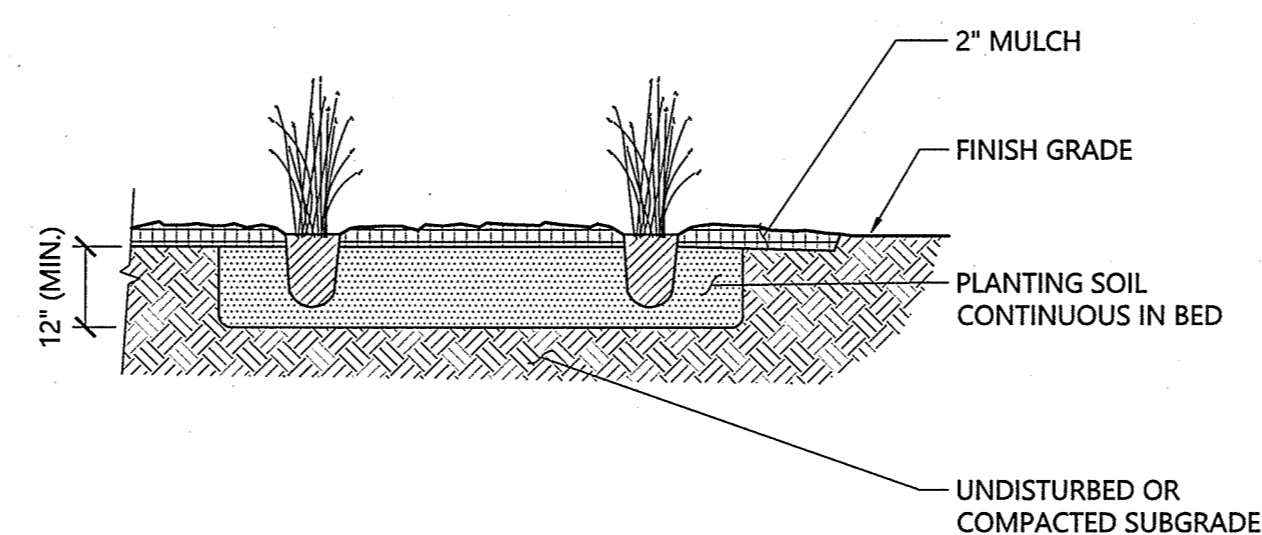
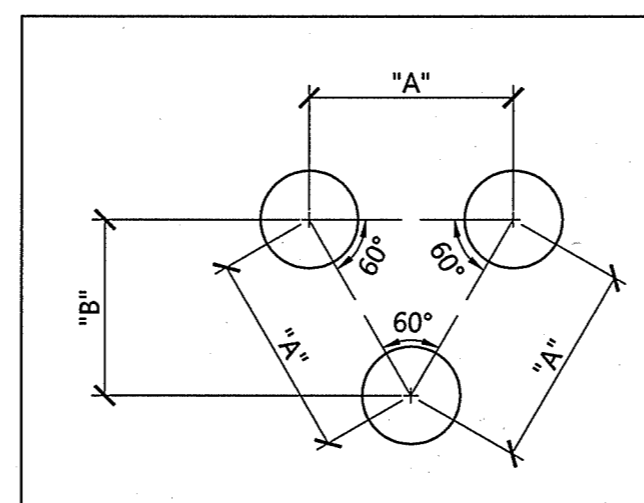
Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
Permits June 28, 2021

Not Approved for Construction
Drawing Title: **Planting Plan**

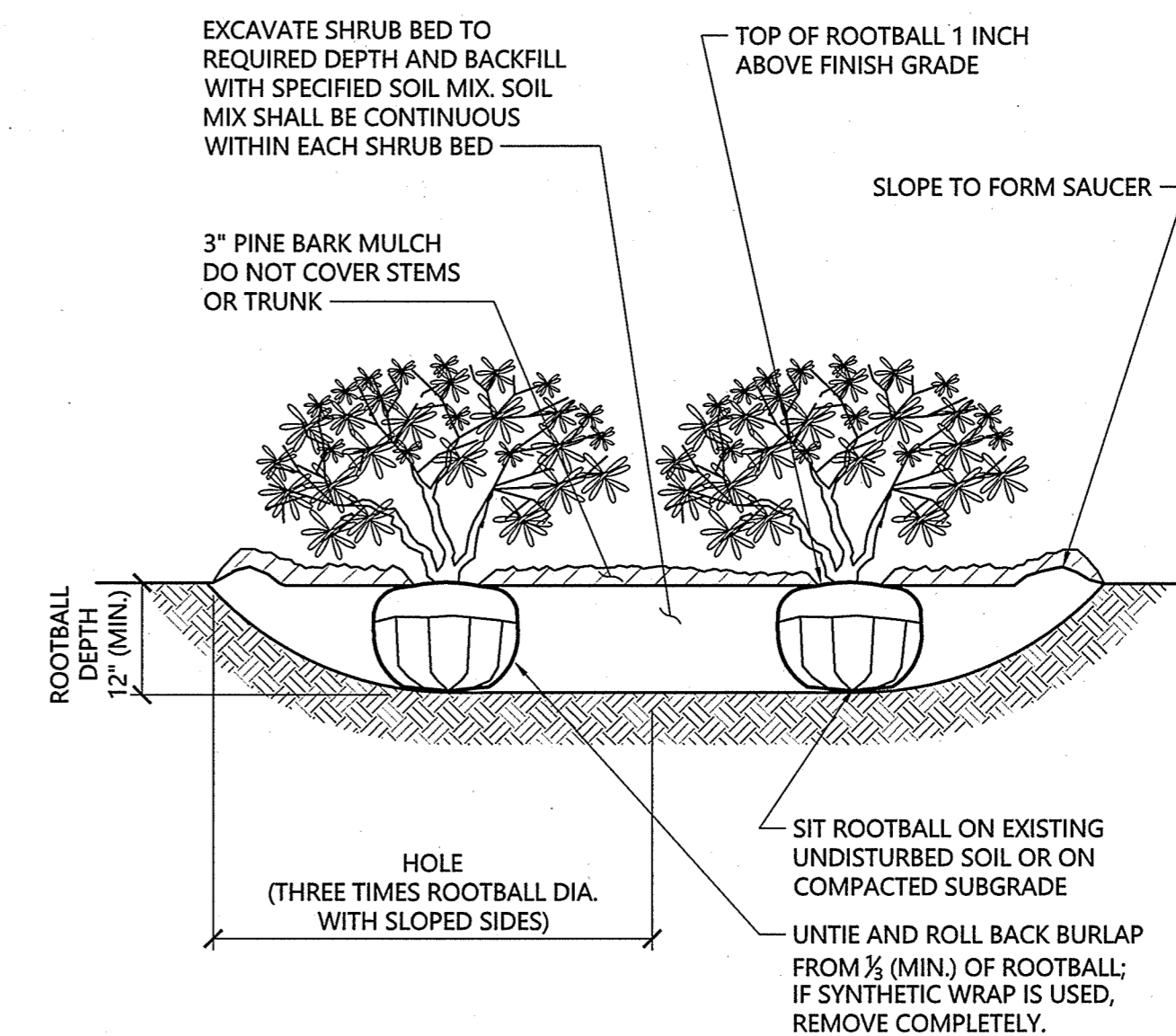


L1.01

| PLANT SPACING | |
|---------------------|-------------------|
| PLANT SPACING ("A") | ROW SPACING ("B") |
| 6 IN. O.C. | 5 IN. O.C. |
| 8 IN. O.C. | 7 IN. O.C. |
| 10 IN. O.C. | 8 1/2 IN. O.C. |
| 12 IN. O.C. | 10 1/2 IN. O.C. |
| 15 IN. O.C. | 13 IN. O.C. |
| 18 IN. O.C. | 16 IN. O.C. |
| 24 IN. O.C. | 21 IN. O.C. |
| 30 IN. O.C. | 26 IN. O.C. |
| 36 IN. O.C. | 30 IN. O.C. |
| 48 IN. O.C. | 42 IN. O.C. |
| 54 IN. O.C. | 48 IN. O.C. |
| 60 IN. O.C. | 54 IN. O.C. |

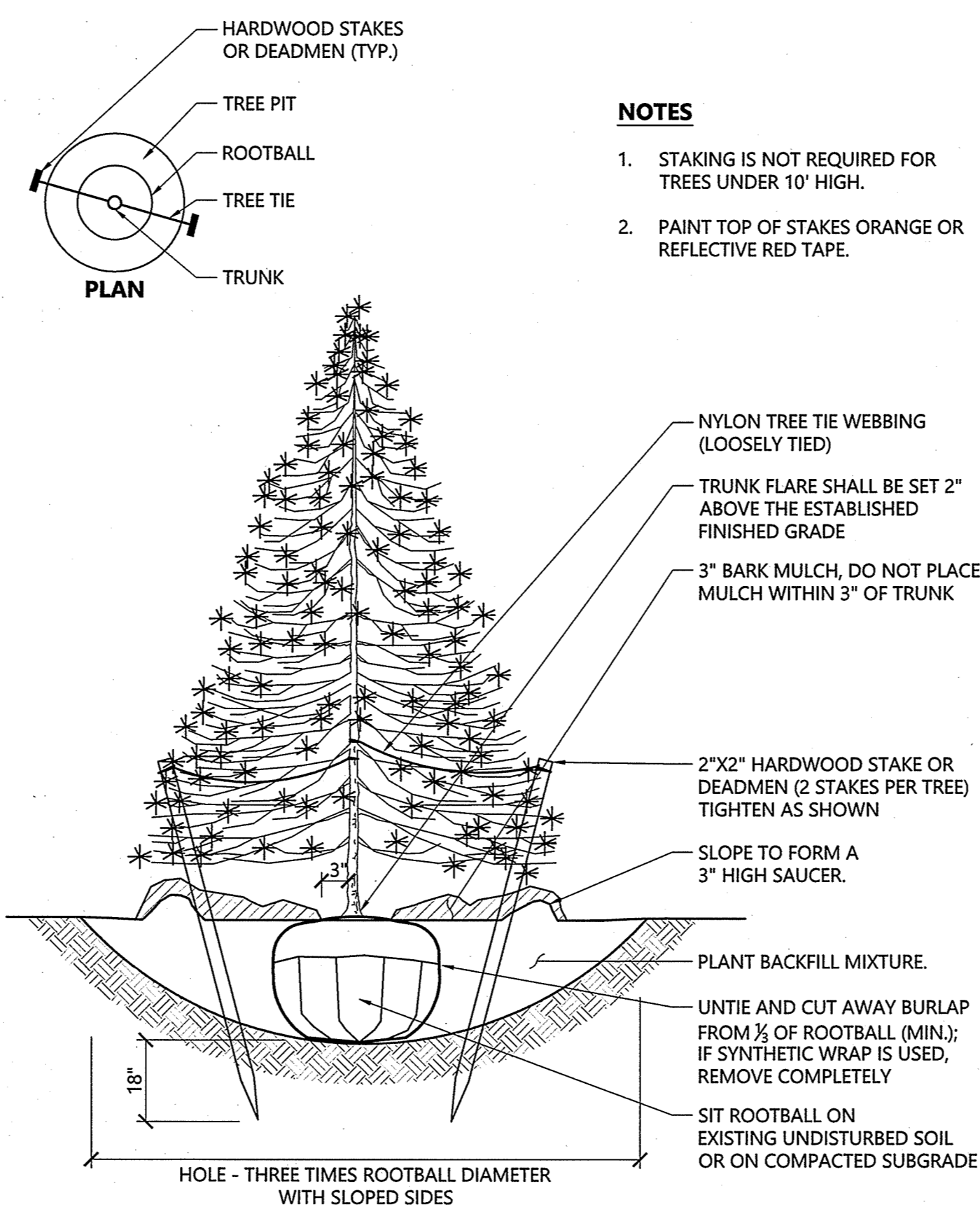


Perennial and Ornamental Grass Planting 1/16
N.T.S. Source: VHB LD_618



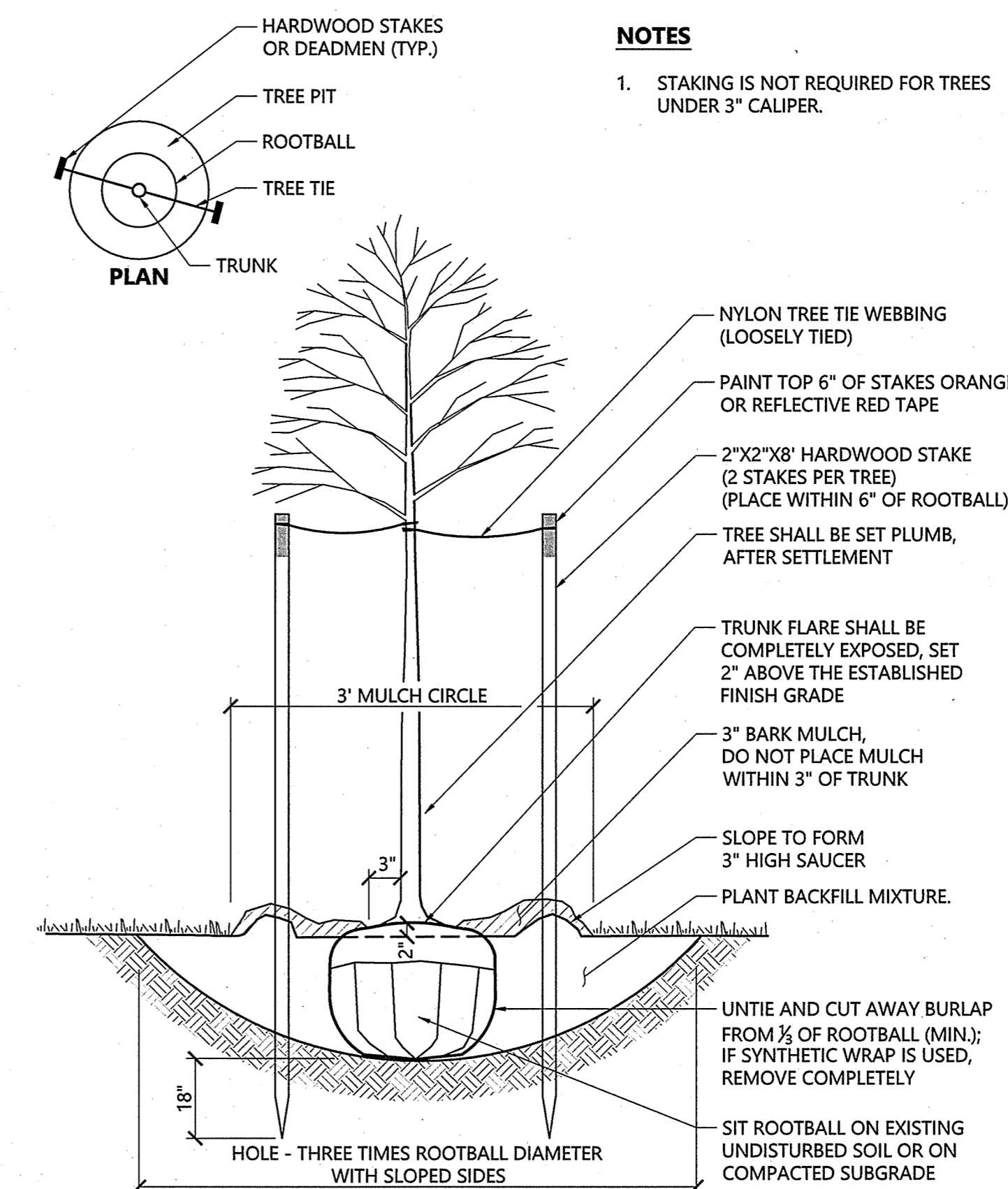
NOTES
1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Shrub Bed Planting 1/16
N.T.S. Source: VHB LD_601



NOTES
1. STAKING IS NOT REQUIRED FOR TREES UNDER 10' HIGH.
2. PAINT TOP OF STAKES ORANGE OR REFLECTIVE RED TAPE.

Evergreen Tree Planting 1/16
N.T.S. Source: VHB LD_604



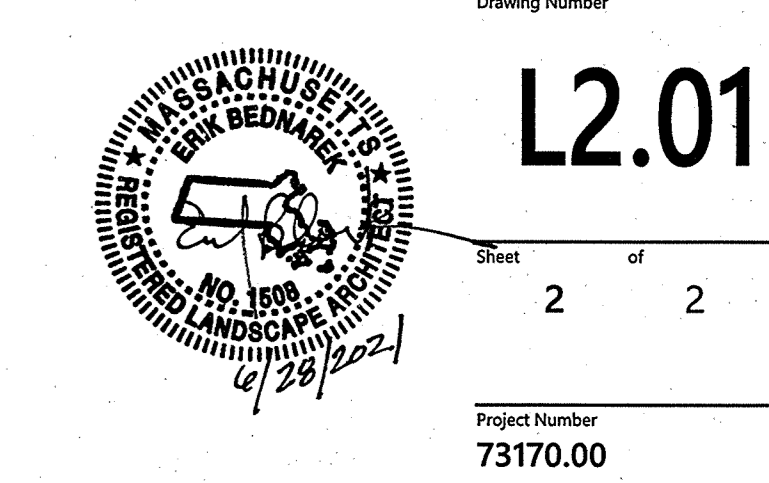
NOTES
1. STAKING IS NOT REQUIRED FOR TREES UNDER 3" CALIPER.

Tree Planting (For Trees Under 4" Caliper) 9/18
N.T.S. Source: VHB LD_602

Reign Car Wash, Wareham
3013 Cranberry Highway
Wareham, Massachusetts

| No. | Revision | Date | App'd. |
|-----|----------|------|--------|
| | | | |
| | | | |
| | | | |

Designed by _____ Checked by _____
Issued for **Permits** Date **June 28, 2021**
Not Approved for Construction
Drawing Title **Planting Details**



Drawing Number **L2.01**
Sheet 2 of 2
Project Number 73170.00

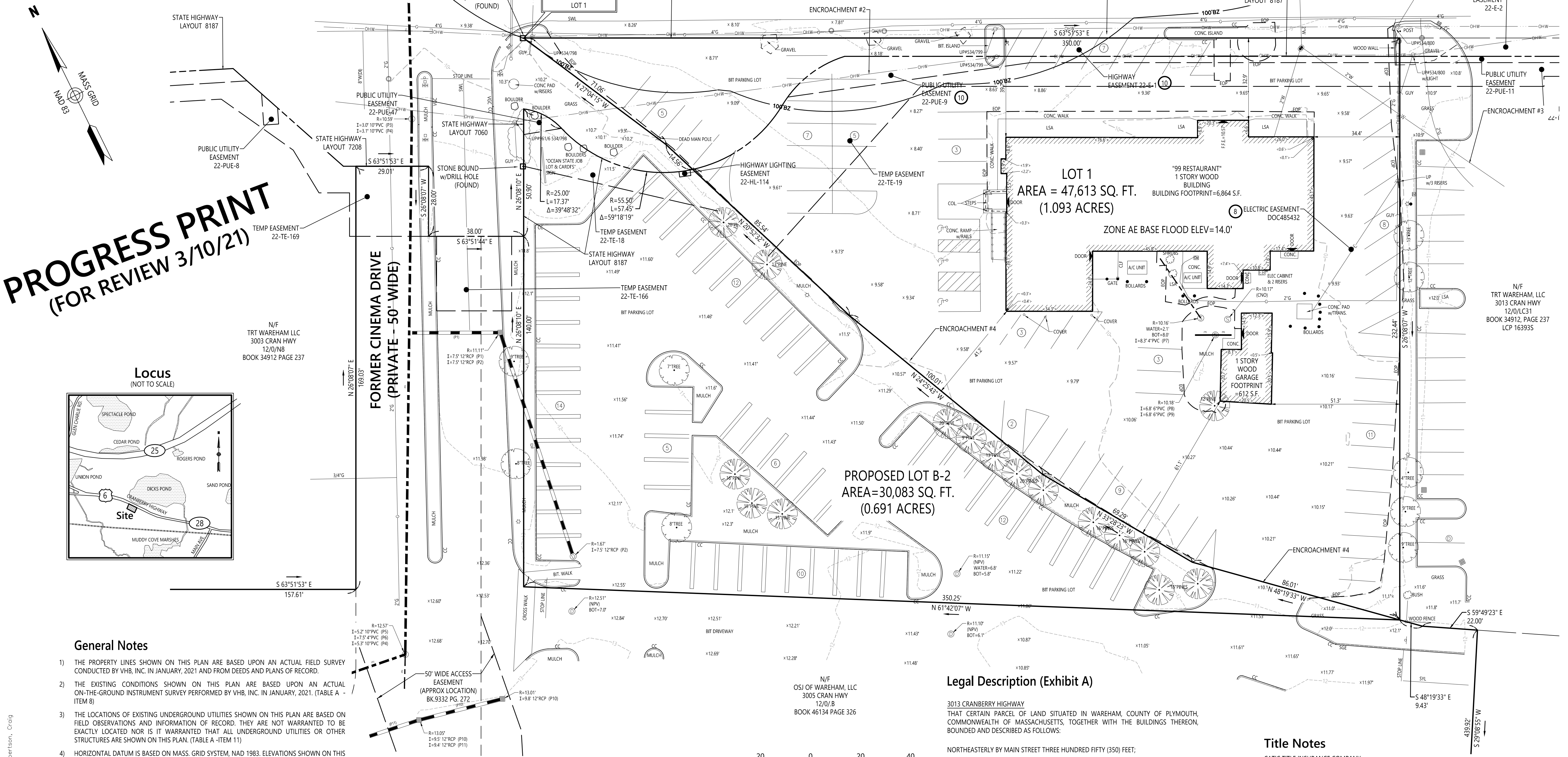


101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

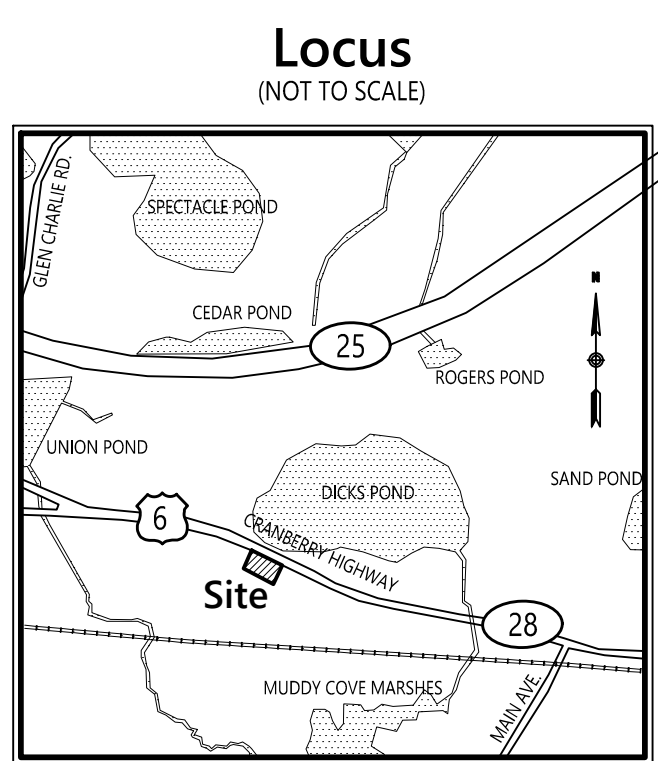
Legend

- ⑩ DRAIN MANHOLE
⑪ CATCH BASIN
⑫ SEWER MANHOLE
⑬ ELECTRIC MANHOLE
⑭ TELEPHONE MANHOLE
⑮ MANHOLE
⑯ HAND HOLE
⑰ WATER GATE
⑱ FIRE HYDRANT
⑲ GAS GATE
⑳ BOLLARD w/LIGHT
㉑ STREET SIGN
㉒ LIGHT POLE
㉓ UTILITY POLE
㉔ GUY WIRE
㉕ GUY WIRE MONITORING WELL
㉖ FLOOD LIGHT
㉗ WELL
㉘ MARSH
㉙ F.F.E.=45.27'
㉚ FINISHED FLOOR ELEVATION
㉛ COULD NOT OPEN
㉜ NO PIPES VISIBLE
㉝ DOUBLE YELLOW LINE
㉞ DASHED WHITE LINE
㉟ SINGLE YELLOW LINE
㊱ LANDSCAPED AREA
㊲ EDGE OF PAVEMENT
㊳ CONCRETE CURB
㊴ VERTICAL GRANITE CURB
㊵ SLOPED GRANITE EDGE
㊶ BITUMINOUS BERM
㊷ BITUMINOUS CURB
㊸ GUARD RAIL
㊹ CHAIN LINK FENCE
㊺ DRAINAGE LINE
㊻ SEWER LINE
㊼ OVERHEAD WIRE
㊽ UNDERGROUND ELECTRIC
㊾ TELEPHONE LINE
㊿ GAS LINE
⓪ WATER LINE
⓫ STONE WALL
⓬ TREE LINE
100' BZ 100-FT BUFFER ZONE

CRANBERRY HWY (ROUTES 6 & 28) (PUBLIC- VARIABLE WIDTH)



PROGRESS PRINT (FOR REVIEW 3/10/21)



N/F TRT WAREHAM LLC 3003 CRAN HWY 12/0/N8 BOOK 34912 PAGE 237

General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN JANUARY, 2021 AND FROM DEEDS AND PLANS OF RECORD.
2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN JANUARY, 2021. (TABLE A - ITEM 8)
3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. (TABLE A - ITEM 11)
4) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988. (TABLE A - ITEM 5)
5) THE LOTS LIE ENTIRELY WITHIN ZONE AE (BASE FLOOD ELEVATION DETERMINED) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR PLYMOUTH COUNTY, MASSACHUSETTS, MAP NUMBER 25023C0493J, EFFECTIVE DATE JULY 17, 2012. (TABLE A - ITEM 3)
6) THE LOTS LIE ENTIRELY WITHIN THE COMMERCIAL STRIP DISTRICT (CS) AS SHOWN ON THE "TOWN OF WAREHAM, ZONING", DATED MAY 14, 2007. DIMENSIONAL REQUIREMENTS FOR A (AS AT THE TIME OF THIS SURVEY ARE:

Table with 2 columns: Requirement and Value. Includes rows for Minimum Lot Area (30,000 S.F.), Minimum Frontage (150 FEET), Minimum Front Yard Setback (20 FEET), etc.

- 7) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
8) THERE ARE 66 PARKING SPACES ON LOT 1 (INCL. 3 HANDICAPPED SPACES) AND 59 PARKING SPACES ON LOT B-2 (TABLE A - ITEM 9)
9) THE LOTS ARE AT THE INTERSECTION OF CRANBERRY HIGHWAY AND FORMER CINEMA DRIVE (A PRIVATE WAY), (TABLE A - ITEM 14)
10) AT THE TIME OF THE FIELD CHECK THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. (TABLE A - ITEM 16)
11) PROPOSED CHANGES TO STREET RIGHT OF WAY LINES WERE DETERMINED AND EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED. (TABLE A - ITEM 17)
12) PLOTTABLE OFFSITE EASEMENTS ARE SHOWN ON THE PLAN (TABLE A - ITEM 19)
13) VHB AGREES TO CARRY PROFESSIONAL LIABILITY INSURANCE WITH A LIMIT OF \$1,000,000 PER CLAIM AND IN THE AGGREGATE. (SEE VHB STANDARD TERMS AND CONDITIONS) (TABLE A - ITEM 20)

Record Owner

LOT 1 ANDREW C. CARADIMOS, ET AL 3013 CRANBERRY HIGHWAY WAREHAM, MASS. ASSESSORS 12/0/LC1 DOC 166698 CERT 55371

Proposed Lot B-2

OSI OF WAREHAM, LLC 3005 CRANBERRY HIGHWAY WAREHAM, MASS. ASSESSORS 12/0/B BOOK 46134 PAGE 326

Certification

TO: FIRST HARTFORD REALTY CORPORATION CATIC TITLE INSURANCE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 7(a), 7(b)(1), 8, 9, 11, 13, 14, 16, 17, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 22, 2021

DATE PROFESSIONAL LAND SURVEYOR

Plan References

REGISTRY OF DEEDS PLAN BOOK 19 PLAN 4 PLAN BOOK 29 PLAN 836 PLAN BOOK 36 PLAN 349

LAND COURT LCP 16393 D & S

STATE HIGHWAY LAYOUT LO 3666 LO 7060 LO 7208 LO 8187

Encroachments

- 1) PARKING SPACES ENCROACH INTO CRANBERRY HIGHWAY ON NORTHERLY SIDELINE.
2) OVERHEAD WIRES CROSS PROPERTY.
3) WATER LINE CROSSES TO SERVICE WESTERLY ABUTTER.
4) NO ACCESS AGREEMENT TO CROSS ABUTTERS LAND ALONG SOUTHERLY SIDELINE.



Legal Description (Exhibit A)

3013 CRANBERRY HIGHWAY THAT CERTAIN PARCEL OF LAND SITUATED IN WAREHAM, COUNTY OF PLYMOUTH, COMMONWEALTH OF MASSACHUSETTS, TOGETHER WITH THE BUILDINGS THEREON, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHEASTERLY BY MAIN STREET THREE HUNDRED FIFTY (350) FEET; SOUTHEASTERLY BY LAND NOW OR FORMERLY OF JAMES O. BANGS ET AL TRS. TWO HUNDRED THIRTY-TWO AND 44/100 (232.44) FEET; AND

SOUTHWESTERLY BY LAND NOW OR FORMERLY OF WHITEHEAD BROTHERS COMPANY, BEING THE MIDDLE LINE OF AN OLD ROAD, FOUR HUNDRED TWENTY-SIX AND 45/100 (426.45) FEET.

SAID PARCEL IS SHOWN AS LOT 1 ON SUBDIVISION PLAN #16393D, DRAWN BY WALTER E. ROWLEY, SURVEYOR, DATED SEPTEMBER 20, 1953, AND FILED WITH CERTIFICATE OF TITLE NO. 6444.

INSOFAR AS THE FOLLOWING ARE IN FORCE AND EFFECT:

SAID LOT IS SUBJECT TO AN AGREEMENT TO RESTRICT AS SET FORTH IN A DEED GIVEN BY OUTRAM BANGS TO ROY B. REED, DATED MARCH 1, 1928, DULY RECORDED IN BOOK 1553, PAGE 158.

SAID LOT IS ALSO SUBJECT TO AN AGREEMENT TO RESTRICT AS SET FORTH IN TWO DEEDS, ONE GIVEN BY FRANCIS REGINALD BANGS TO ROY B. REED, DATED JULY 10, 1928, DULY RECORDED IN BOOK 1558, PAGE 49, AND THE OTHER GIVEN BY ROBERT H. GARDINER, TRUSTEE, TO ROY B. REED ET AL, DATED JULY 12, 1928, DULY RECORDED IN BOOK 1558, PAGE 50.

SO MUCH OF THE ABOVE DESCRIBED LAND AS IS INCLUDED IN ANY OF THE WAYS OR ROADS SHOWN ON SAID PLAN, IS SUBJECT TO THE RIGHTS OF ALL PERSONS LAWFULLY ENTITLED THERETO IN AND OVER THE SAME.

SAID LOT IS ALSO SUBJECT TO A TAKING BY THE COUNTY COMMISSIONERS, DATED NOVEMBER 15, 1949 FILED AND REGISTERED AS DOCUMENT #32734.

THERE IS APPURTENANT TO THE ABOVE DESCRIBED LAND RIGHTS AS SET FORTH IN A STIPULATION BETWEEN FRANCIS R. BANGS ET AL AND HOWARD S. PALMER ET AL TRUSTEES, FILED WITH THE PAPERS IN THIS CASE ON MARCH 30, 1938, A COPY OF WHICH IS FILED AS DOCUMENT #15184.

BEING THE SAME PREMISES AS CONVEYED TO ANDREW CARADIMOS, GEORGE CARADIMOS AND MICHAEL C. CARADIMOS D/B/A CARADIMOS COMPANY BY VIRTUE OF A DEED FROM ANDREW CARADIMOS AND MICHAEL CARADIMOS, DATED SEPTEMBER 12, 1975 AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY DISTRICT OF THE LAND COURT AS DOCUMENT NO. 166698, CERTIFICATE OF TITLE NO. 55371.

Title Notes

CATIC TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCSH 20-2585, DATED NOVEMBER 24, 2020 SURVEY RELATED ITEMS ONLY

4) SUBJECT TO THOSE CERTAIN RESTRICTIONS SET FORTH IN DEEDS, AS STILL MAY BE IN FORCE AND APPLICABLE, IN BOOK 1553, PAGE 158, BOOK 1558, PAGE 49, BOOK 1558, PAGE 50, AND AS AFFECTED BY RELEASE DATED OCTOBER 21, 1953 RECORDED IN THE PLYMOUTH COUNTY REGISTRY AS DOCUMENT NO. 46772. (NOT PLOTTABLE - RESTRICTIONS ON USE OF LAND)

5) SUBJECT TO THAT ORDER OF TAKING BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS DATED NOVEMBER 15, 1949 RECORDED IN THE PLYMOUTH COUNTY REGISTRY DISTRICT OF THE LAND COURT AS DOCUMENT 32734. (AS SHOWN ON PLAN - LOCUS ABUTS CRANBERRY HIGHWAY LAYOUT)

6) SUBJECT TO RIGHTS OF LAND APPURTENANT TO THE INSURED PREMISES AS SET FORTH IN STIPULATION AND AGREEMENT BETWEEN FRANCIS R. BANGS ET AL AND HOWARD S. PALMER ET AL TRUSTEES, FILED ON MARCH 30, 1938, AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY DISTRICT OF THE LAND COURT AS DOCUMENT NO. 15184. (RIGHTS AFFECTS LOCUS AS BEING A PORTION OF FORMER LOT B)

7) SUBJECT TO THAT CERTAIN AGREEMENT WITH BUZZARDS BAY GAS COMPANY DATED DECEMBER 12, 1964 AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY DISTRICT OF THE LAND COURT AS DOCUMENT NO. 100724. (NOT SURVEY RELATED)

8) SUBJECT TO THAT CERTAIN GRANT OF EASEMENT FROM ANDREW C. CARADIMOS AND MICHAEL C. CARADIMOS TO COMMONWEALTH ELECTRIC COMPANY DATED MAY 22, 2001 AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY DISTRICT OF THE LAND COURT AS DOCUMENT NO. 485432. (AS SHOWN ON PLAN - AFFECTS LOCUS)

9) SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN ANDREW C. CARADIMOS AND MICHAEL C. CARADIMOS AND ELAINE CARADIMOS, LESSORS, AND 99 RESTAURANTS OF BOSTON, LLC, AS LESSEE, DATED SEPTEMBER 8, 2003 AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY DISTRICT OF THE LAND COURT AS DOCUMENT NO. 562797. (REFERS TO LOCUS - NOT SURVEY RELATED)

10) SUBJECT TO THAT ORDER OF TAKING BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS RECORDED IN THE PLYMOUTH COUNTY REGISTRY DISTRICT OF THE LAND COURT AS DOCUMENT NO. 777904. (AS SHOWN ON PLAN - PERMANENT EASEMENTS 22-E-1 & 22-PUE-9 AFFECT LOCUS. TEMPORARY EASEMENT 22-TE-19, AFFECT LOCUS UNTIL EXPIRATION 5 YEARS AFTER RECORDING OF DOCUMENT - OCTOBER 2023)

11) SUBJECT TO MATTERS REFERENCED IN CERTIFICATE OF TITLE NO. 55371, SO MUCH AS MAY STILL BE ENFORCEABLE. (REFERS TO LOCUS)

First Hartford Realty Corporation Car Wash 3013 Cranberry Highway Wareham, Massachusetts

Table with 4 columns: No., Revision, Date, Apprd. for project tracking.

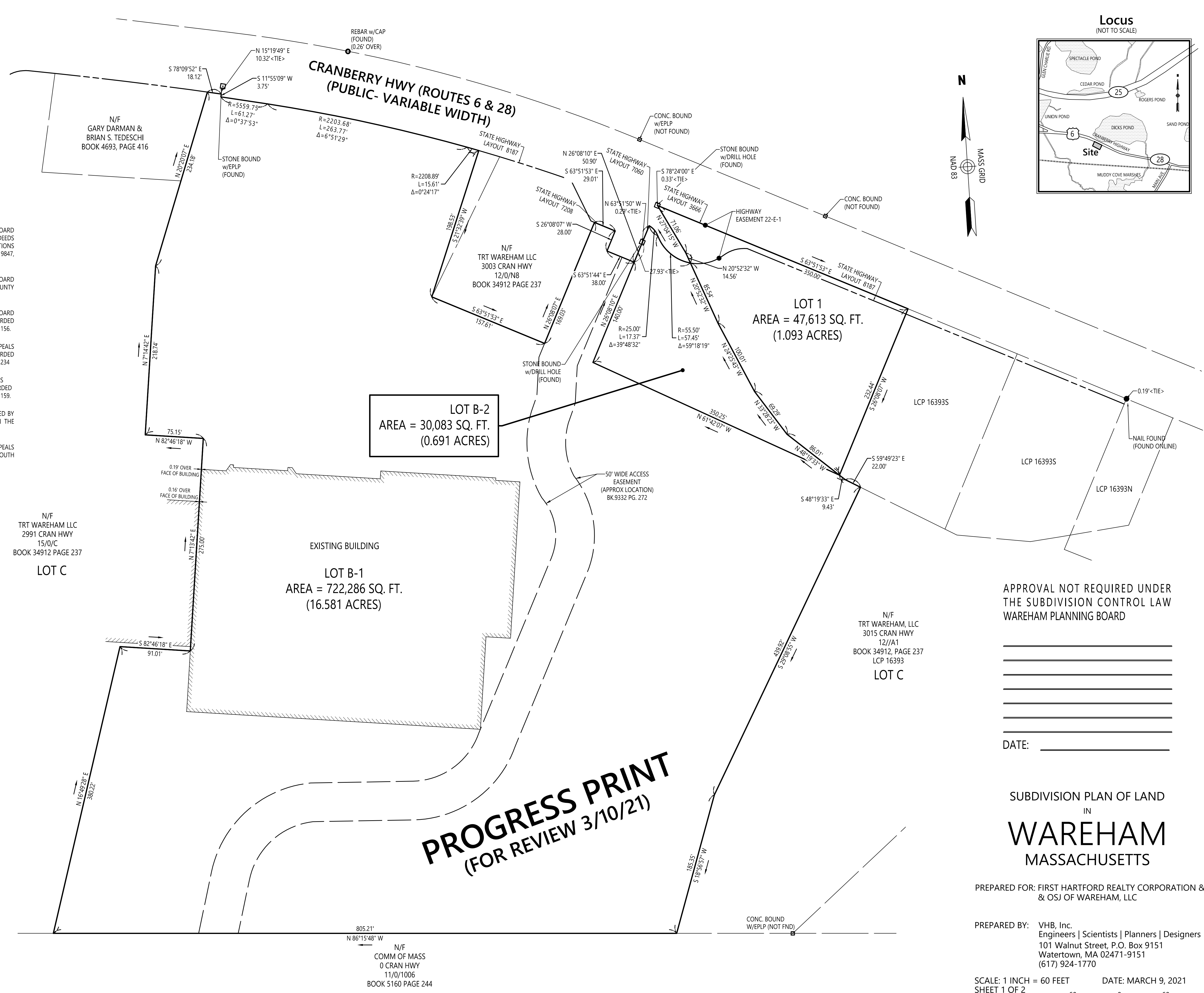
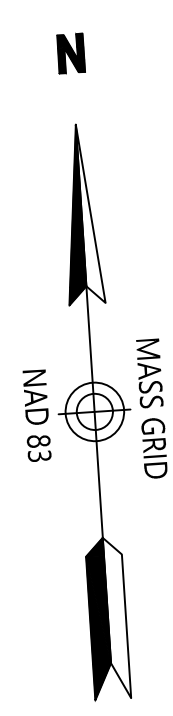
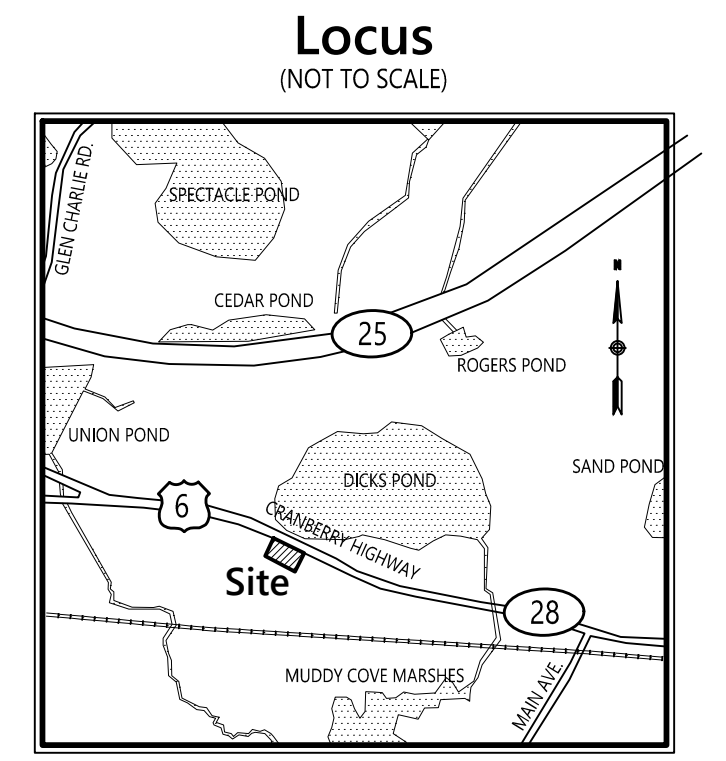
Designed by Checked by February 3, 2021

ALTA/NSPS Land Title Survey logo and drawing number information.

Sv-1

Sheet 1 of 1

Project Number 73170.00



PROGRESS PRINT
(FOR REVIEW 3/10/21)

APPROVAL NOT REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
WAREHAM PLANNING BOARD

DATE: _____

SUBDIVISION PLAN OF LAND
IN
WAREHAM
MASSACHUSETTS

PREPARED FOR: FIRST HARTFORD REALTY CORPORATION & OSJ OF WAREHAM, LLC

PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 60 FEET DATE: MARCH 9, 2021
SHEET 1 OF 2

RESERVED FOR REGISTRY USE ONLY

Record Owner

LOT 1
ANDREW C. CARADIMOS, ET AL
3013 CRANBERRY HIGHWAY
WAREHAM, MASS.
ASSESSORS 12/0/LC1
DOC 166698
CERT 55371

LOT B
OSJ OF WAREHAM, LLC
3005 CRANBERRY HIGHWAY
WAREHAM, MASS.
ASSESSORS 12/0/B
BOOK 46134 PAGE 326

Plan References

REGISTRY OF DEEDS
PLAN BOOK 35 PLAN 1190
PLAN BOOK 36 PLAN 349

LAND COURT
LCP 16393 A, D, N & S

STATE HIGHWAY LAYOUT
LO 3666
LO 6284
LO 7060
LO 7208
LO 8187

General Notes

- THE RIGHT OF WAY AND PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN NOVEMBER 2013 AND VERIFIED IN JANUARY, 2021 AND FROM DEEDS AND PLANS OF RECORD.
- HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983.
- THE LOTS LIE ENTIRELY WITHIN THE COMMERCIAL STRIP DISTRICT (CS) AS SHOWN ON THE "TOWN OF WAREHAM, ZONING", DATED MAY 14, 2007.
- THE LOT LIES ENTIRELY WITHIN ZONE AE (BASE FLOOD ELEVATION DETERMINED) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR PLYMOUTH COUNTY, MASSACHUSETTS, MAP NUMBER Z5023C04933, EFFECTIVE DATE JULY 17, 2012.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT B INTO LOT B-1 & B-2. LOT B-2 IS A NON-BUILDABLE LOT AND WILL BE CONVEYED TO FIRST HARTFORD REALTY CORPORATION AND COMBINED WITH LOT 1.
- EXCEPT HIGHWAY EASEMENT 22-E-1 & 50' WIDE ACCESS EASEMENT, ALL OTHER EASEMENTS, BOTH PERMANENT & TEMPORARY ARE NOT SHOWN FOR CLARITY.
- SEE SHEET 2 FOR EXISTING CONDITIONS ON LOT B-2.

Planning Board Notes

- ALL OTHER EASEMENTS, BOTH PERMANENT & TEMPORARY ARE NOT SHOWN FOR CLARITY.
- THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.
- THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE WAREHAM TOWN BY-LAWS IN ACCORDANCE WITH DIVISION VI, ARTICLE I AND ITS IMPLEMENTING WETLANDS PROTECTION REGULATIONS AS WELL AS MASSACHUSETTS WETLANDS PROTECTION ACT, MGL CH 131 § 40 AND ITS IMPLEMENTING REGULATIONS, 310 CMR 10.00 FOR ALL LOTS AFFECTED.
- THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE ZONING BY-LAWS RELATIVE TO IRREGULARLY-SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE IN ACCORDANCE WITH ARTICLE 6, § 615; ARTICLE 6, § 612; ARTICLE 10, ARTICLE 1, § 620 FOR ALL LOTS AFFECTED.
- THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE EARTH REMOVAL REGULATIONS IN ACCORDANCE WITH DIVISION IV, ARTICLE II OF THE TOWN BY-LAWS FOR ALL LOTS AFFECTED.

Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE _____ PROFESSIONAL LAND SURVEYOR

Variations/Special Permits

SUBJECT TO THAT CERTAIN TOWN OF WAREHAM PLANNING BOARD APPROVAL RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 4194, PAGE 516, AS AFFECTED BY RELEASE OF RESTRICTIONS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 9847, PAGE 29.

SUBJECT TO THAT CERTAIN TOWN OF WAREHAM PLANNING BOARD SPECIAL PERMIT DECISION AS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 9630, PAGE 266.

SUBJECT TO THAT CERTAIN TOWN OF WAREHAM PLANNING BOARD SPECIAL PERMIT DECISION, DATED DECEMBER 10, 1992 AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 11629, PAGE 156.

SUBJECT TO THAT CERTAIN TOWN OF WAREHAM BOARD OF APPEALS DECISION GRANTING OF A VARIANCE OR SPECIAL PERMIT, AS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 12202, PAGE 234

SUBJECT TO THAT CERTAIN TOWN OF WAREHAM BOARD OF APPEALS DECISION GRANTING OF A VARIANCE OR SPECIAL PERMIT, AS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 17899, PAGE 159.

SUBJECT TO THAT CERTAIN NOTICE OF SITE PLAN APPROVAL ISSUED BY THE TOWN OF WAREHAM PLANNING BOARD, AS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 22842, PAGE 191.

SUBJECT TO THAT CERTAIN TOWN OF WAREHAM BOARD OF APPEALS DECISION GRANTING OF A VARIANCE AS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 46572, PAGE 87.

N/F
TRT WAREHAM LLC
2991 CRAN HWY
15/0/C
BOOK 34912 PAGE 237

LOT C

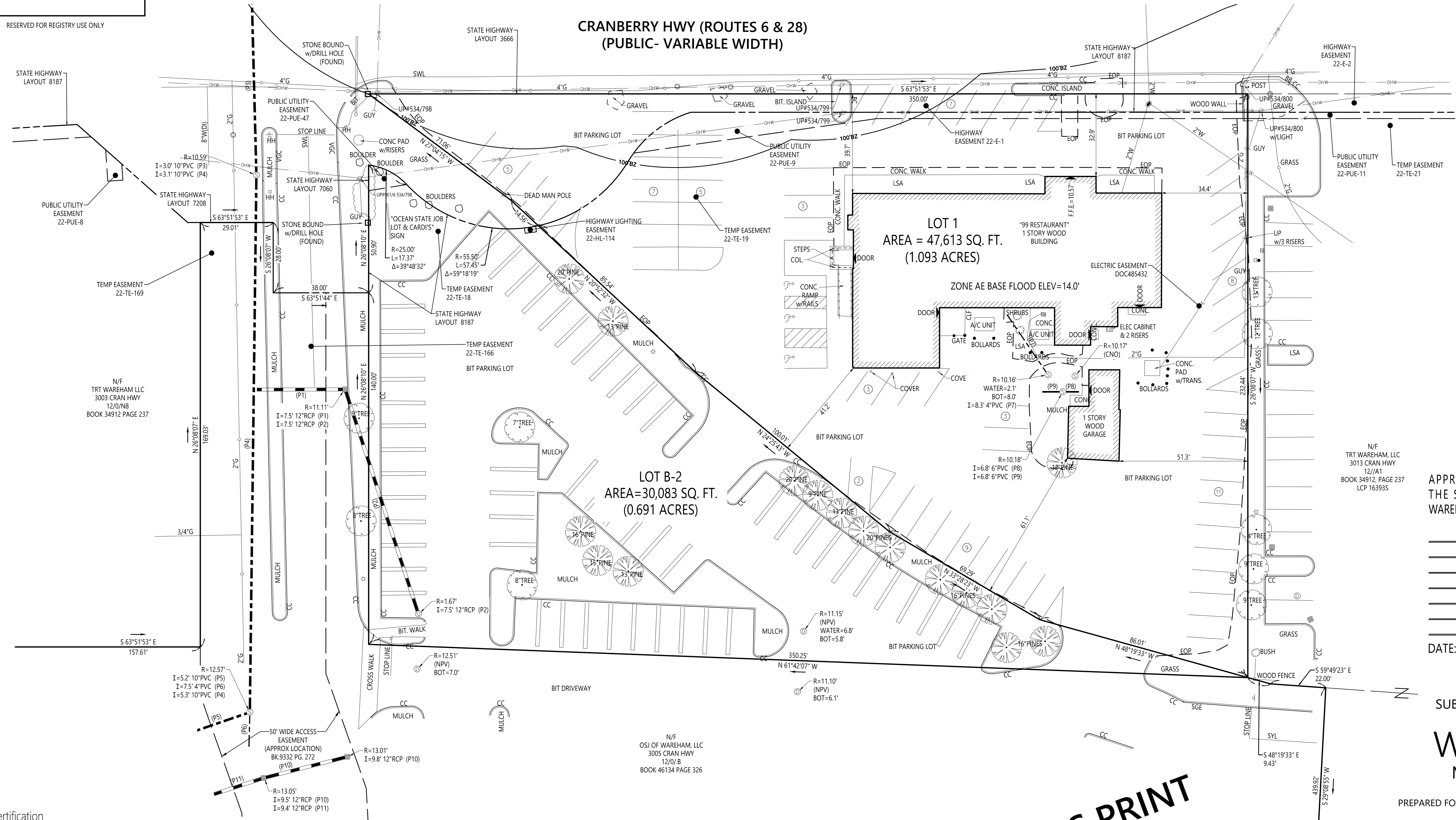
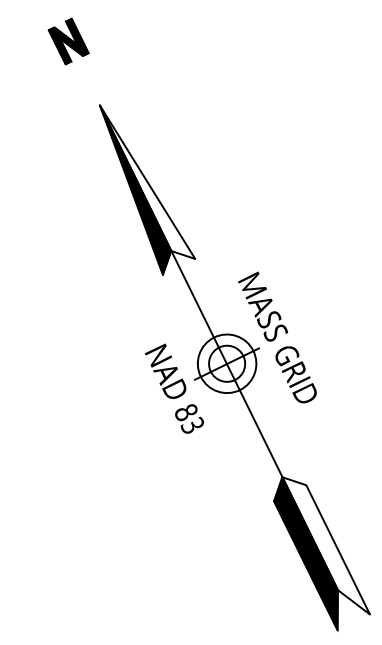
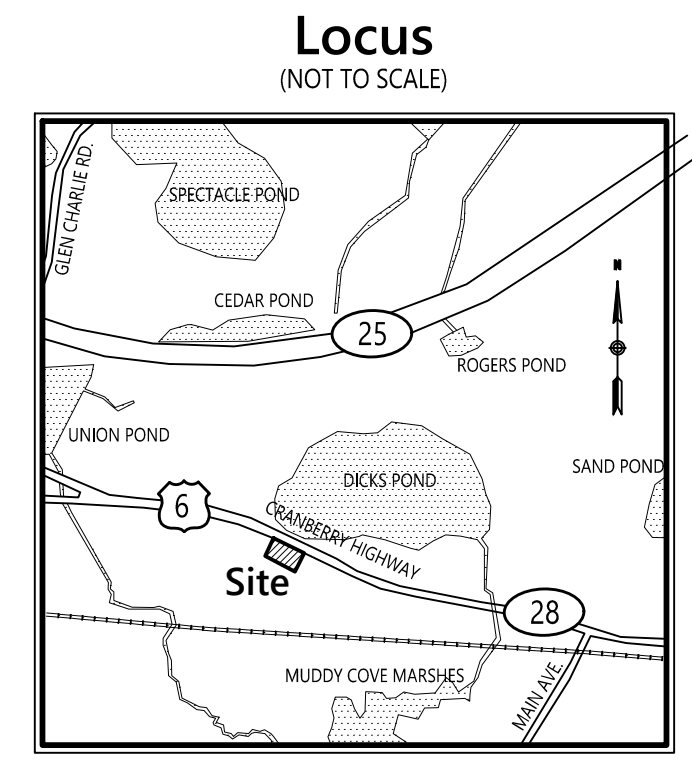
EXISTING BUILDING
LOT B-1
AREA = 722,286 SQ. FT.
(16.581 ACRES)

LOT B-2
AREA = 30,083 SQ. FT.
(0.691 ACRES)

LOT 1
AREA = 47,613 SQ. FT.
(1.093 ACRES)

N/F
TRT WAREHAM, LLC
3015 CRAN HWY
12//A1
BOOK 34912, PAGE 237
LCP 16393
LOT C

N/F
COMM OF MASS
0 CRAN HWY
11/0/1006
BOOK 5160 PAGE 244



**CRANBERRY HWY (ROUTES 6 & 28)
(PUBLIC- VARIABLE WIDTH)**

**LOT 1
AREA = 47,613 SQ. FT.
(1.093 ACRES)**

**LOT B-2
AREA=30,083 SQ. FT.
(0.691 ACRES)**

APPROVAL NOT REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
WAREHAM PLANNING BOARD

SUBDIVISION PLAN OF LAND
IN
WAREHAM
MASSACHUSETTS

PREPARED FOR: FIRST HARTFORD REALTY CORPORATION &
& OSJ OF WAREHAM, LLC

PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 20 FEET DATE: MARCH 9, 2021
SHEET 2 OF 2



PROGRESS PRINT
(FOR REVIEW 3/10/21)

RESERVED FOR REGISTRY USE ONLY

Certification
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

- Notes**
- 1) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN JANUARY, 2021.
 - 2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
 - 3) SEE SHEET 1 FOR OWNER REFERENCES, GENERAL NOTES AND PLAN REFERENCES.

DATE _____ PROFESSIONAL LAND SURVEYOR