

# Site Development Plans

COVER - GENERAL NOTES - LEGEND SHEET

Issued for : Site Plan Review / Special Permit

Date Issued - March 17, 2022

Revised - May 19, 2022

Job Number - 2022-009

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Architectural Plans (by others)  
Sign Plan (by others)

## LEGEND

EXIST	PROP	EXIST	PROP

## GENERAL NOTES

- ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE. ALL PROPOSED SLOPES ON WALKWAYS TO BE LESS THAN 5%.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO J.K. HOLMGREN ENGINEERING. CONTRACTOR WILL REFER TO J.K. HOLMGREN ENGINEERING FOR ALL TECHNICAL COMMENTS FOR RESOLUTION OF THE CONFLICT.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE TERM "PROPOSED" (PROP) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE AND RESET". (R&R)
- JOINTS BETWEEN NEW BITUMINOUS CONCRETE ROADWAY PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSAND.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE THE START OF ANY WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE THE UTILITIES EXACTLY. THE CONTRACTOR SHALL PRESERVE ALL UNDERGROUND UTILITIES. THE CONTRACTOR MUST CALL "DIG SAFE" (AT 1-888-DIG-SAFE) AND THE CITY OF BROCKTON UTILITY DIVISION AT LEAST 72 HOURS TO MARK APPROPRIATE UTILITIES BEFORE THE START OF CONSTRUCTION. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO J.K. HOLMGREN ENGINEERING. CONTRACTOR WILL REFER TO J.K. HOLMGREN ENGINEERING FOR ALL TECHNICAL COMMENTS FOR RESOLUTION OF THE CONFLICT.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND. LAWN AREAS SHALL HAVE A MODIFIED LOAM BORROW PLACED AND SEEDED. THE MODIFIED LOAM BORROW SHALL HAVE A MINIMUM DEPTH OF 4" AND SHALL BE PLACED FLUSH WITH THE TOP OF ADJACENT CURB, EDGING, BERM, OR OTHER SURFACE.
- THE CONTRACTOR SHALL WATER, MOW, AND FERTILIZE LAWN AREAS UNTIL SATISFACTORY GRASS STANDS, AND/OR THE OWNER OR ITS REPRESENTATIVE IS SATISFIED.
- THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER, AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY FACILITIES DAMAGED BY CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF OPERATIONS TO THE OWNER AND ITS REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE OWNER, ITS ENGINEER OR REPRESENTATIVE.
- FINAL LAYOUT AND STAKING OF ALL PROPOSED FEATURES AND GRADING SHALL BE AS DESIGNED, REVIEWED AND APPROVED BY THE PLANNING BOARD.
- THE CONTRACTOR SHALL REMOVE ALL STUMPS, RUBBISH, AND DEBRIS FROM THE PROJECT SITE. STORAGE OF THESE ITEMS WILL NOT BE PERMITTED ON THE PROJECT SITE. THE CONTRACTOR SHALL LEAVE THE SITE IN A SAFE, CLEAN, AND LEVEL CONDITION AT THE COMPLETION OF THE SITE CLEARANCE WORK.
- ALL ELECTRICAL, TELEPHONE, AND LOCAL FIRE DEPARTMENT CONDUITS ARE TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR. TRENCHING, BACKFILLING AND CONCRETE AND STREET REPAIR SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. MUST COMPLY WITH NFPA 72 & 527 CMR 1.00
- PROPOSED MANHOLE RIMS & GRATES ARE TO BE SET FLUSH AND CONSISTENT WITH GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, GAS GATES, WATER GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN THE LIMITS OF THE SITE WORK. IF ANY CONFLICTS ARE DISCOVERED NOTIFY OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH THE APPROPRIATE UTILITY COMPANIES FOR POLE RELOCATION, AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CITY OF LEOMINSTER PUBLIC WORKS CONSTRUCTION LICENSE.
- A STABILIZED CONSTRUCTION EXIT TO BE PUT IN PLACE PRIOR TO THE START OF CONSTRUCTION.
- REMOVE SNOW FROM SITE AS NECESSARY AND DO NOT PLACE ON CITY PROPERTY.
- THE MAINTENANCE OF THE DRAINAGE SYSTEM IS THE OWNERS RESPONSIBILITY (POST-CONSTRUCTION). THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE SYSTEM DURING CONSTRUCTION.
- ANY HYDRANT, FIRE PROTECTION WATER SUPPLY LINE AND ASSOCIATED DEVICES ON SUBJECT PROPERTY SHALL BE MAINTAINED TO THE REQUIREMENTS OF NFPA 25. MUST COMPLY WITH 527 CMR 1.00, CH. 13, 16 & 19 AND NFPA 25
- THE SITE IS NOT LOCATED IN A DEP WELL HEAD PROTECTION DISTRICT.
- THE SITE IS NOT LOCATED IN A NHESP ESTIMATED OR PRIORITY HABITAT OF RARE SPECIES.

# Proposed Facility Upgrade Plan

2196 Cranberry Highway, Wareham,  
Plymouth County, Massachusetts

For :



Applicant :

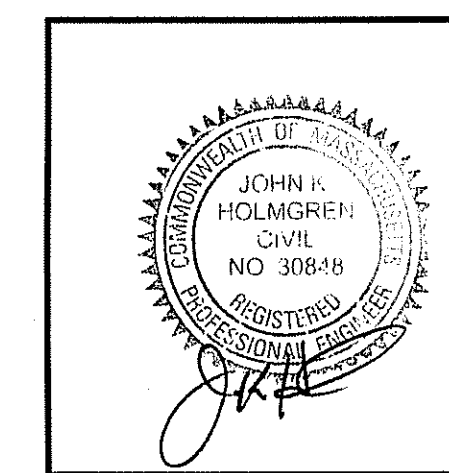
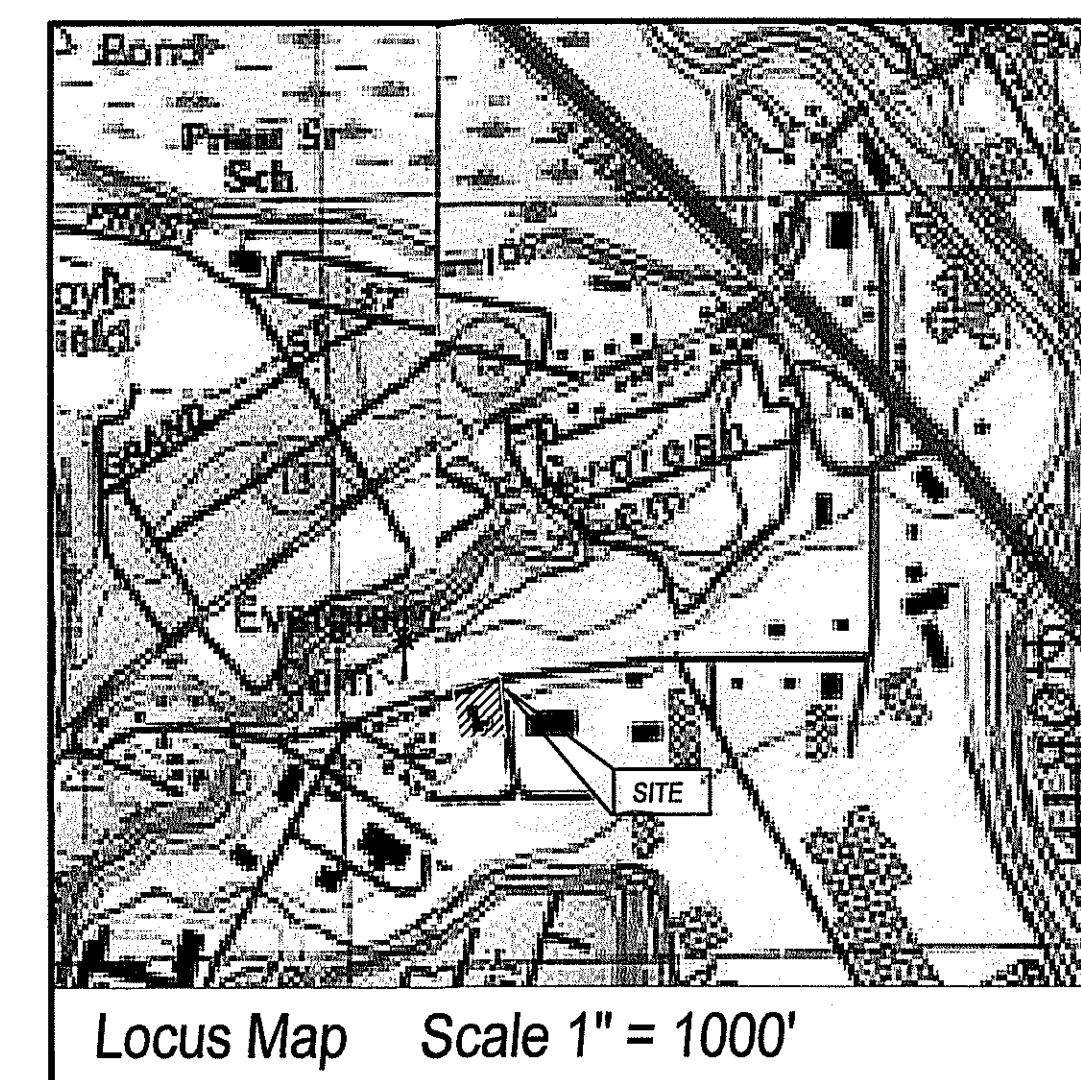
Enterprise Rent -A- Car Company of Boston  
405 West Street  
W. Bridgewater, MA 02379  
Phone - (508) 427-1009

Owner :

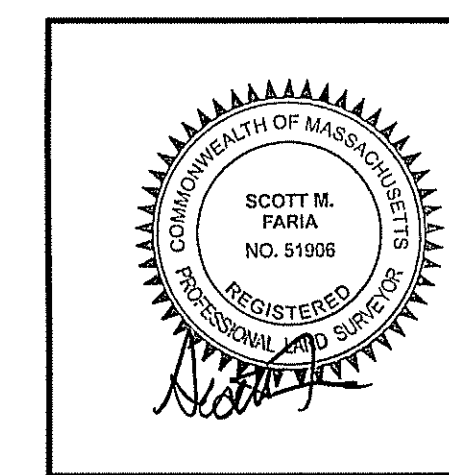
Ross Helga  
248 Knight Drive  
San Rafael, CA 94901

Design Engineer/Surveyor :

J.K. HOLMGREN ENGINEERING INC.  
Registered Professional Engineers and Land Surveyors  
1024 Pearl Street, Brockton, MA. 02301  
Phone - (508) 583-2595 Fax - (508) 588-7518  
Email: sfaria@jkholmgren.com



ENGINEER:  
JOHN K. HOLMGREN  
MASSACHUSETTS REGISTERED  
PROFESSIONAL ENGINEER REG# 30848



SURVEYOR:  
SCOTT M. FARIA  
MASSACHUSETTS REGISTERED  
PROFESSIONAL LAND SURVEYOR REG# 51906

DATE: 03/17/2022

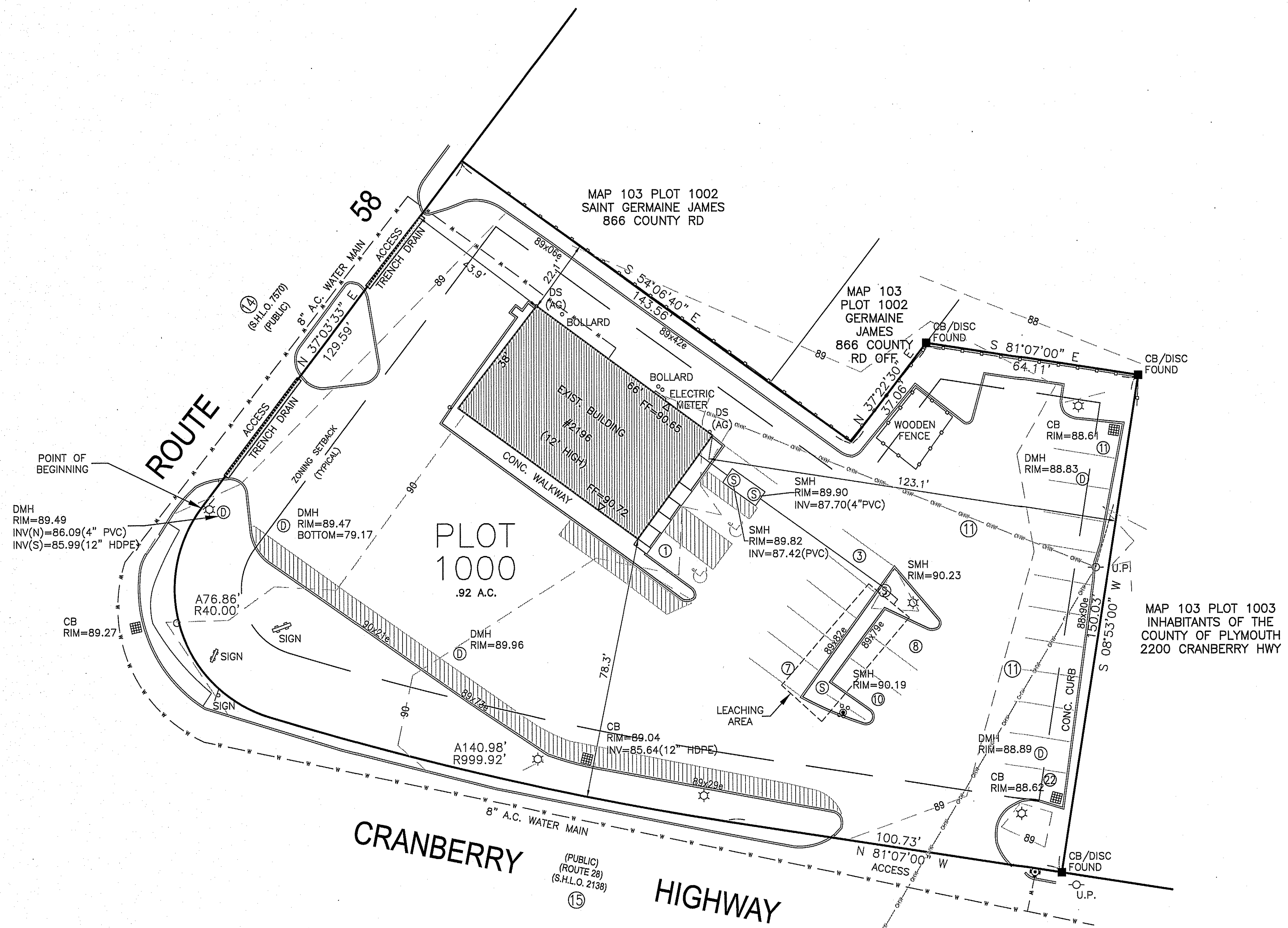
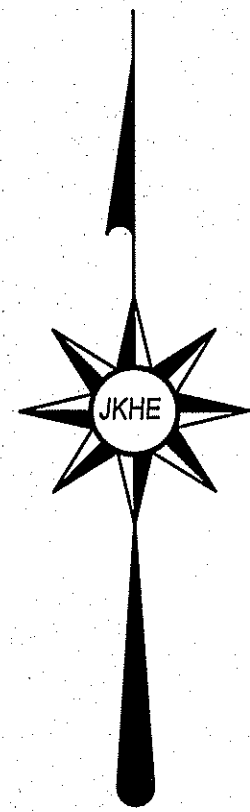


○	Construction Revision
□	Submittal Action
△	Plan Revision

REV.	BY:	DATE:	REMARKS
1	SSR	05.19.22	REVS. PER ZBA

**C-1**  
DRAWING NUMBER

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2020-009



**LEGEND**

- = UTILITY POLE/GUY WIRE
- = WATER GATE/SHUT-OFF
- = CATCH BASIN
- = DRAIN MANHOLE
- = SEWER MANHOLE
- = HYDRANT
- = TRANSFORMER
- = ELECTRIC BOX
- = CHAIN LINK FENCE
- = GAS GATE
- = CONTOURS
- = SPOT GRADE
- = LIGHT POLE
- = WETLAND FLAG
- = TREES, BUSHES
- = OVERHEAD ELECTRIC
- = UNDERGROUND ELECTRIC
- = SEWER LINE
- = WATER LINE
- = GAS LINE
- = WETLANDS
- = SIGN
- = TEST PIT

**GENERAL NOTES :**

ASSESSORS MAP : 103 PLOT : 1000  
 LOCUS DEED REFERENCE : BOOK 41130, PAGE 141  
 ZONING : SC

APPLICANT : ENTERPRISE RENT A CAR COMPANY OF BOSTON  
 405 WEST STREET  
 W. BRIDGEWATER, MA 02379

OWNER : ROSS HELGA  
 248 KNIGHT DRIVE  
 SAN RAFAEL, CA 94901

THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA MAPPED AS PRIORITY HABITAT & ESTIMATED HABITAT FOR RARE SPECIES ACCORDING TO THE MASSACHUSETTS NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM.

THE PROJECT SITE IS NOT LOCATED WITHIN A ZONE II WELLHEAD PROTECTION ZONE.

PROPOSED USE:  
 AUTOMOTIVE & TRUCK  
 RENTAL FACILITY

Assessors Map: 103 Plot: 1000  
 2196 Cranberry Highway, Wareham, Massachusetts

PREPARED FOR

**ENTERPRISE RENT-A-CAR**

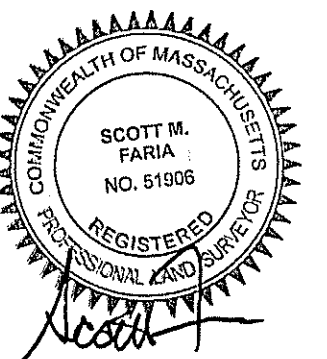
TITLE

**EXISTING CONDITIONS PLAN**

**J.K. HOLMGREN ENGINEERING, INC.**

Registered Professional Engineers and Land Surveyors  
 1024 Pearl Street, Brockton, MA. 02301  
 Phone - (508) 583-2595 Fax - (508)-588-7518  
 Email : sfaria@jkholmgren.com

**JKE** J.K. Holmgren Engineering  
 Registered Professional Engineers & Land Surveyors



SCALE: 1" = 20'

DATE: 03/17/2022

NO.	BY	DATE	REMARKS
1	SSR	5.19.22	REVS. PER ZBA

**C-2**

DRAWING NUMBER

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 2022-009



**GENERAL NOTES :**

ASSESSORS MAP : 103 PLOT : 1000  
 LOCUS DEED REFERENCE : BOOK 41130, PAGE 141  
 ZONING : SC

APPLICANT : ENTERPRISE RENT A CAR COMPANY OF BOSTON  
 405 WEST STREET  
 W. BRIDGEWATER, MA 02379  
 OWNER : ROSS HELGA  
 248 KNIGHT DRIVE  
 SAN RAFAEL, CA 94901

THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA MAPPED AS PRIORITY HABITAT & ESTIMATED HABITAT FOR RARE SPECIES ACCORDING TO THE MASSACHUSETTS NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM.  
 THE PROJECT SITE IS NOT LOCATED WITHIN A ZONE II WELLHEAD PROTECTION ZONE.

PROPOSED USE:  
 AUTOMOTIVE & TRUCK  
 RENTAL FACILITY

Assessors Map: 103 Plot: 1000  
 2196 Cranberry Highway, Wareham, Massachusetts

**ENTERPRISE RENT-A-CAR**

**LAYOUT & MATERIALS PLAN**

**J.K. HOLMGREN ENGINEERING, INC.**

Registered Professional Engineers and Land Surveyors  
 1024 Pearl Street, Brockton, MA. 02301  
 Phone - (508) 583-2585 Fax - (508)-588-7518  
 Email : sfaria@jkholmgren.com

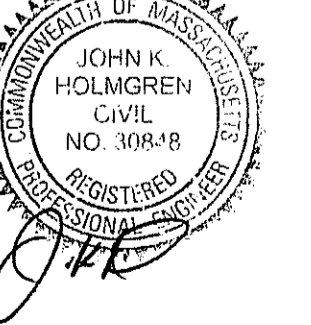
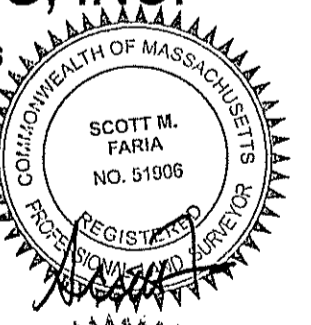
**JKE** J.K. Holmgren Engineering  
 Registered Professional Engineers & Land Surveyors



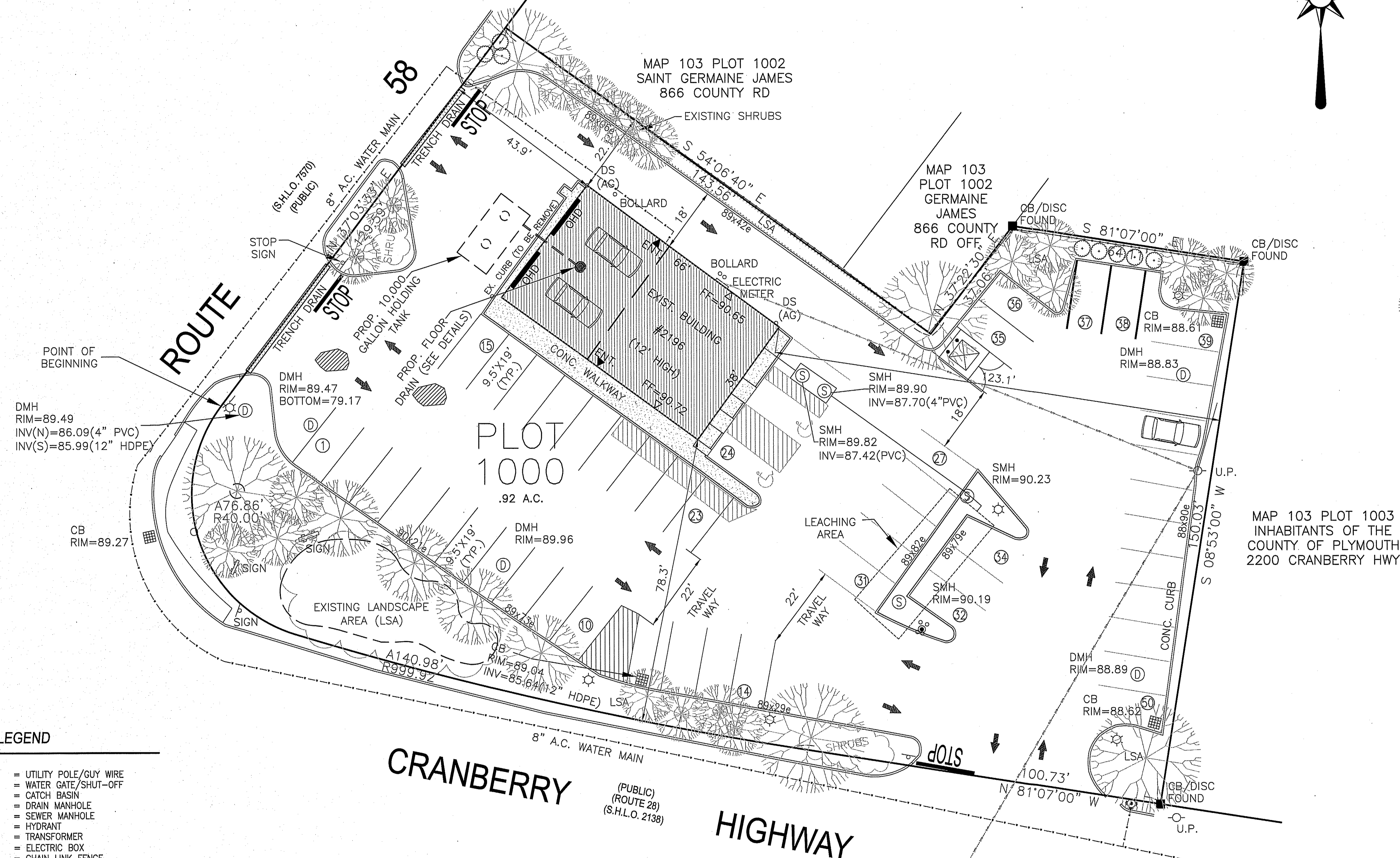
SCALE: 1" = 15'

DATE: 03/17/2022

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**C-3**  
DRAWING NUMBER



**LEGEND**

- = UTILITY POLE/GUY WIRE
- = WATER GATE/SHUT-OFF
- = CATCH BASIN
- = DRAIN MANHOLE
- = SEWER MANHOLE
- = HYDRANT
- = TRANSFORMER
- = ELECTRIC BOX
- = CHAIN LINK FENCE
- = GAS GATE
- = CONTOURS
- = SPOT GRADE
- = LIGHT POLE
- = WETLAND FLAG
- = TREES, BUSHES
- = OVERHEAD ELECTRIC
- = UNDERGROUND ELECTRIC
- = SEWER LINE
- = WATER LINE
- = GAS LINE
- = WETLANDS
- = SIGN
- = TEST PIT

**CRANBERRY HIGHWAY**  
 (PUBLIC) (ROUTE 28) (S.H.L.O. 2138)

**PLOT 1000**  
 .92 A.C.

MAP 103 PLOT 1002  
 SAINT GERMAINE JAMES  
 866 COUNTY RD

MAP 103 PLOT 1002  
 GERMAINE JAMES  
 866 COUNTY RD OFF

MAP 103 PLOT 1003  
 INHABITANTS OF THE  
 COUNTY OF PLYMOUTH  
 2200 CRANBERRY HWY

**GENERAL NOTES :**

ASSESSORS MAP : 103 PLOT : 1000  
 LOCUS DEED REFERENCE : BOOK 41130, PAGE 141  
 ZONING : SC

APPLICANT : ENTERPRISE RENT A CAR COMPANY OF BOSTON  
 405 WEST STREET  
 W. BRIDGEWATER, MA 02379

OWNER : ROSS HELGA  
 248 KNIGHT DRIVE  
 SAN RAFAEL, CA 94901

THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA MAPPED AS PRIORITY HABITAT & ESTIMATED HABITAT FOR RARE SPECIES ACCORDING TO THE MASSACHUSETTS NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM.

THE PROJECT SITE IS NOT LOCATED WITHIN A ZONE II WELLHEAD PROTECTION ZONE.

PROPOSED USE:  
 AUTOMOTIVE & TRUCK RENTAL FACILITY

**SPECIAL NOTES:**

- EXISTING PARKING AREA TO RECEIVE POT HOLE REPAIR (4 AREAS MINIMUM), CRACK FILLER, AND DRIVEWAY SEALER. NEW PARKING STRIPING TO BE PERFORMED.
- EXISTING CONCRETE WALKS AND CURBING TO BE POWER-WASHED. CONCRETE CURBS TO BE RE-SET (3 PLACES MINIMUM).
- EXISTING LAWN AREA TO BE HATCHED, AERATED AND MOWED. LAWN TO RECEIVE FERTILIZER & WEED CONTROL TREATMENT.
- EXISTING LANDSCAPE BED TO HAVE DAMAGED OR DEAD JUNIPERS, ETC. REMOVED. BED TO RECEIVE NEW PERENNIAL PLANTINGS (DAYLILLIES, HOSTA) AS WELL AS ANNUAL MIX.

Assessors Map: 103 Plot: 1000  
 2196 Cranberry Highway, Wareham, Massachusetts

PREPARED FOR

**ENTERPRISE RENT-A-CAR**

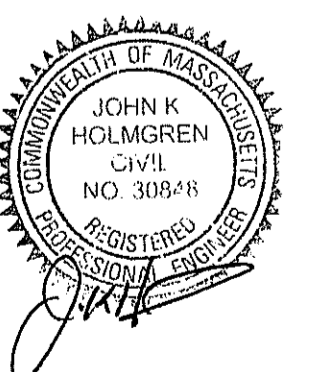
TITLE

**LANDSCAPE DEVELOPMENT PLAN**

**J.K. HOLMGREN ENGINEERING, INC.**

Registered Professional Engineers and Land Surveyors  
 1024 Pearl Street, Brockton, MA. 02301  
 Phone - (508) 583-2595 Fax - (508)-588-7518  
 Email : sfaria@kholmengren.com

**JKE** J.K. Holmgren Engineering  
 Registered Professional Engineers & Land Surveyors

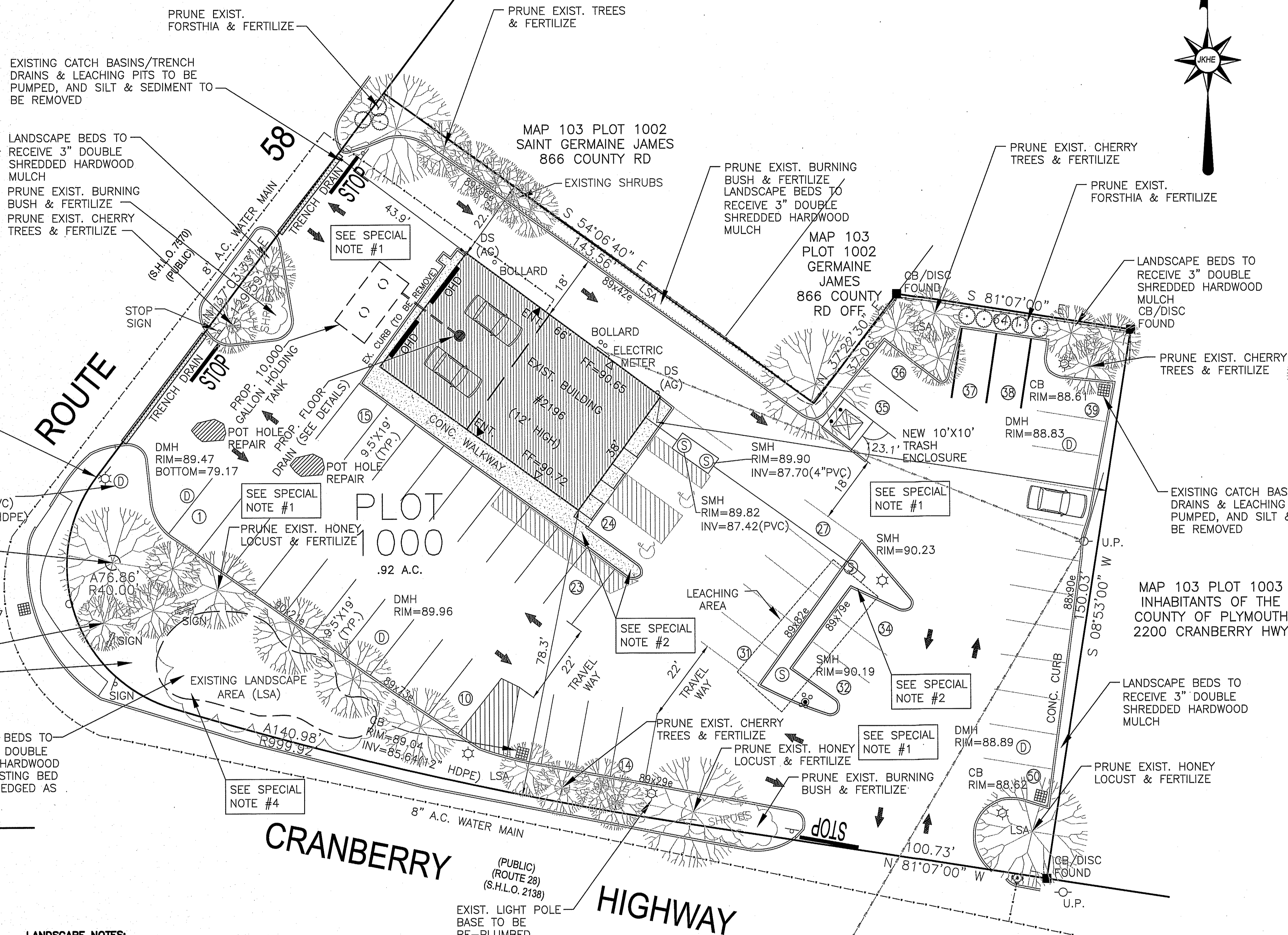


15 0 15 30  
 SCALE IN FEET

SCALE: 1" = 15'

DATE: 03/17/2022

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**LEGEND**

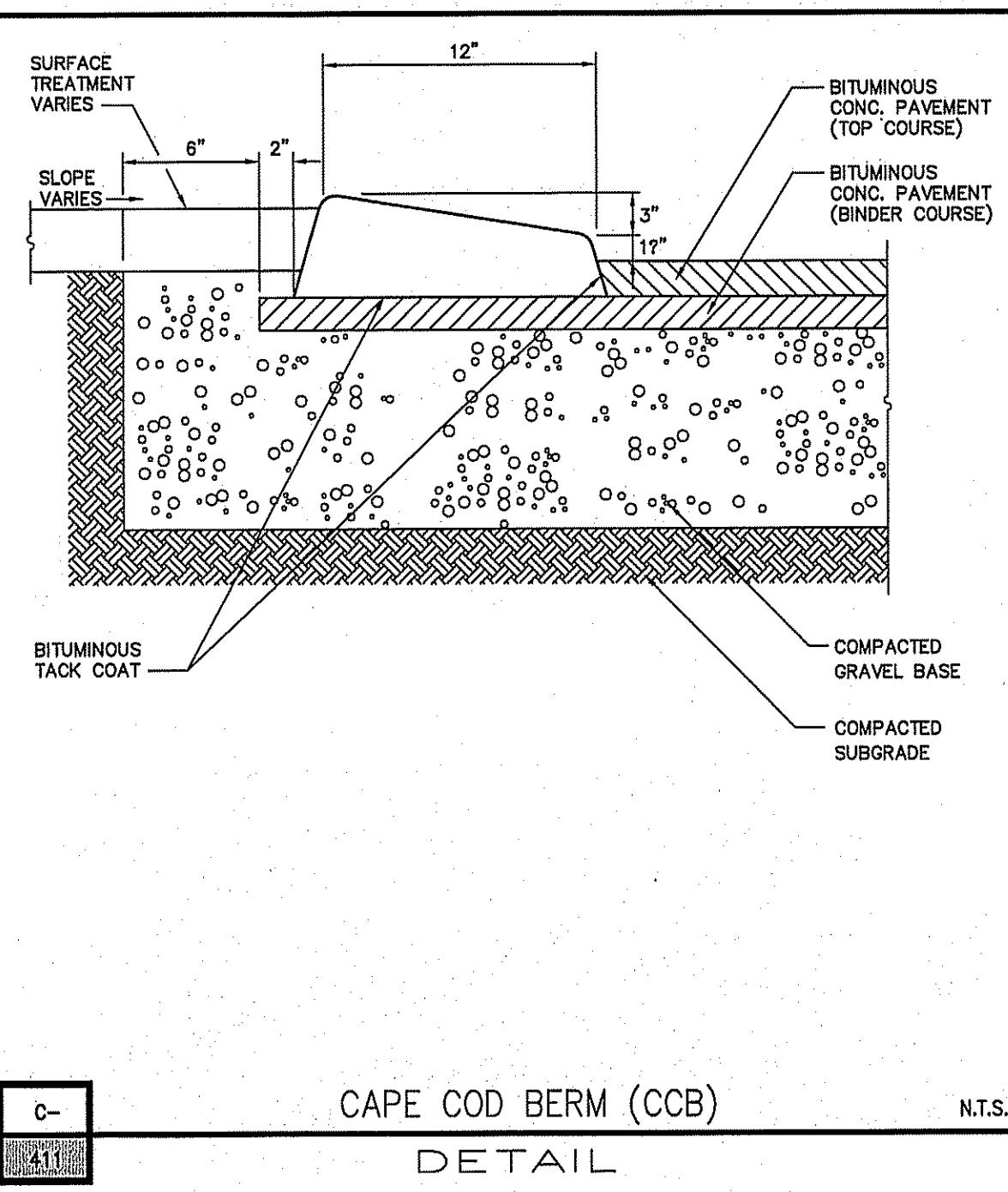
- = UTILITY POLE/GUY WIRE
- = WATER GATE/SHUT-OFF
- = CATCH BASIN
- = DRAIN MANHOLE
- = SEWER MANHOLE
- = HYDRANT
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- = UNDERGROUND ELECTRIC
- = SEWER LINE
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- = GAS LINE
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- = SIGN
- = TEST PIT

**LANDSCAPE NOTES:**

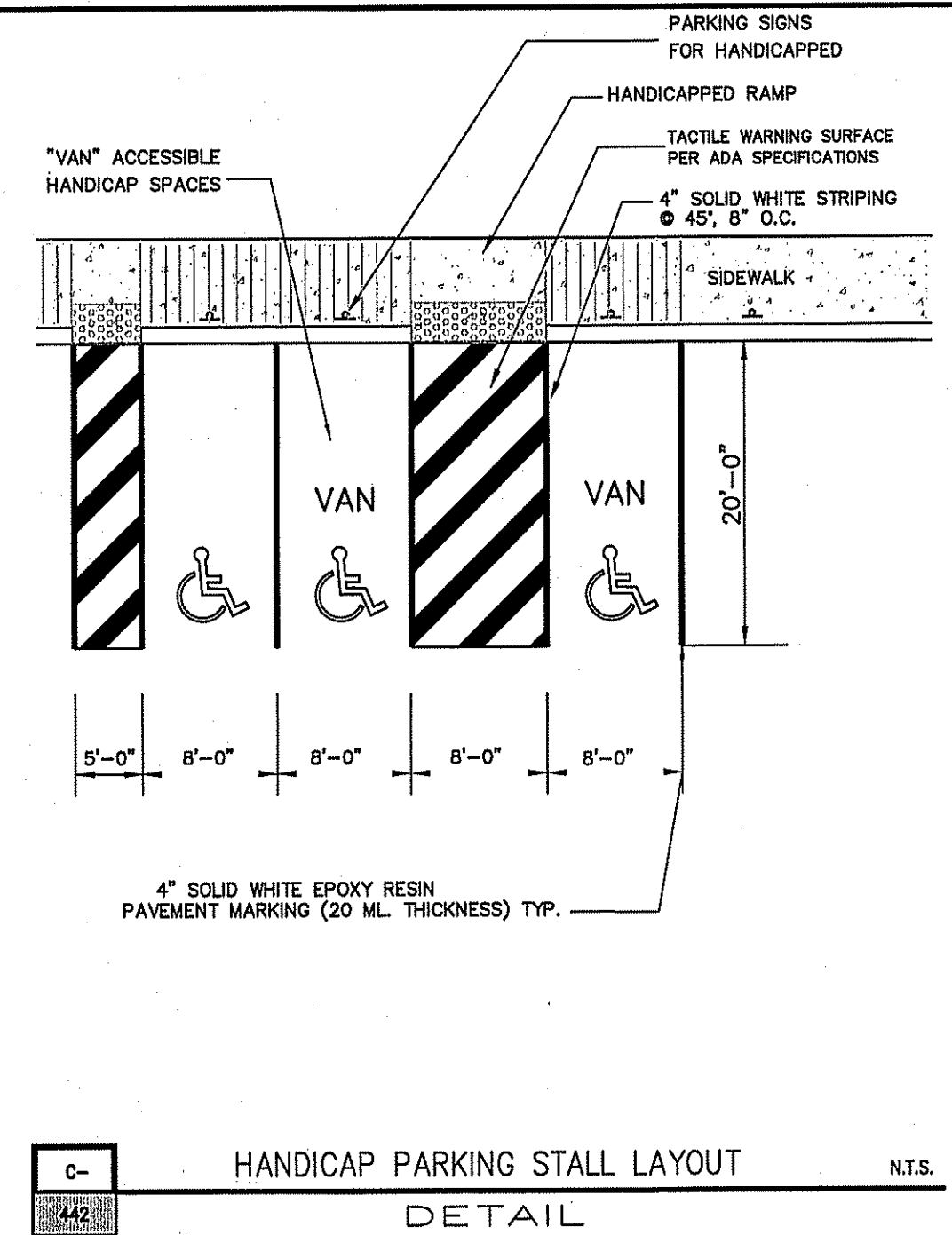
- CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS AND EQUIPMENT IN ORDER TO COMPLETE THE WORK.
- ALL SEEDED AND / OR SOD AREAS SHALL RECEIVE 6" OF LOAM OR TOPSOIL.
- ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF DOUBLE SHREDDED HARDWOOD MULCH.
- PLANTING SOIL MIX SHALL CONSIST OF 1/3 SPHAGNUM PEAT MOSS AND 2/3 FERTILE FIELD LOAM BY VOLUME.
- ALL PLANTINGS AT DRIVEWAY ENTRANCES WILL BE MAINTAINED TO A HEIGHT OF THREE FEET OR LESS AS TO NOT OBSCURE TRAFFIC VISIBILITY.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING GROWING SEASON.
- REFERENCE IS MADE TO THE "MULCH LAW", THE REVISED REGULATION, 527 CMR 1 - 10.14.10.4, PROHIBITS THE NEW APPLICATION OF MULCH WITHIN 18 INCHES AROUND COMBUSTIBLE EXTERIORS OF BUILDINGS, SUCH AS WOOD OR VINYL, BUT NOT BRICK OR CONCRETE. AN 18" STRIP OF 1 1/2" - 2 1/2" STONE SHALL BE PLACED AT A DEPTH OF 6" AROUND EXISTING WOOD AND VINYL BUILDINGS.

**SEEDING SPECIFICATIONS:**

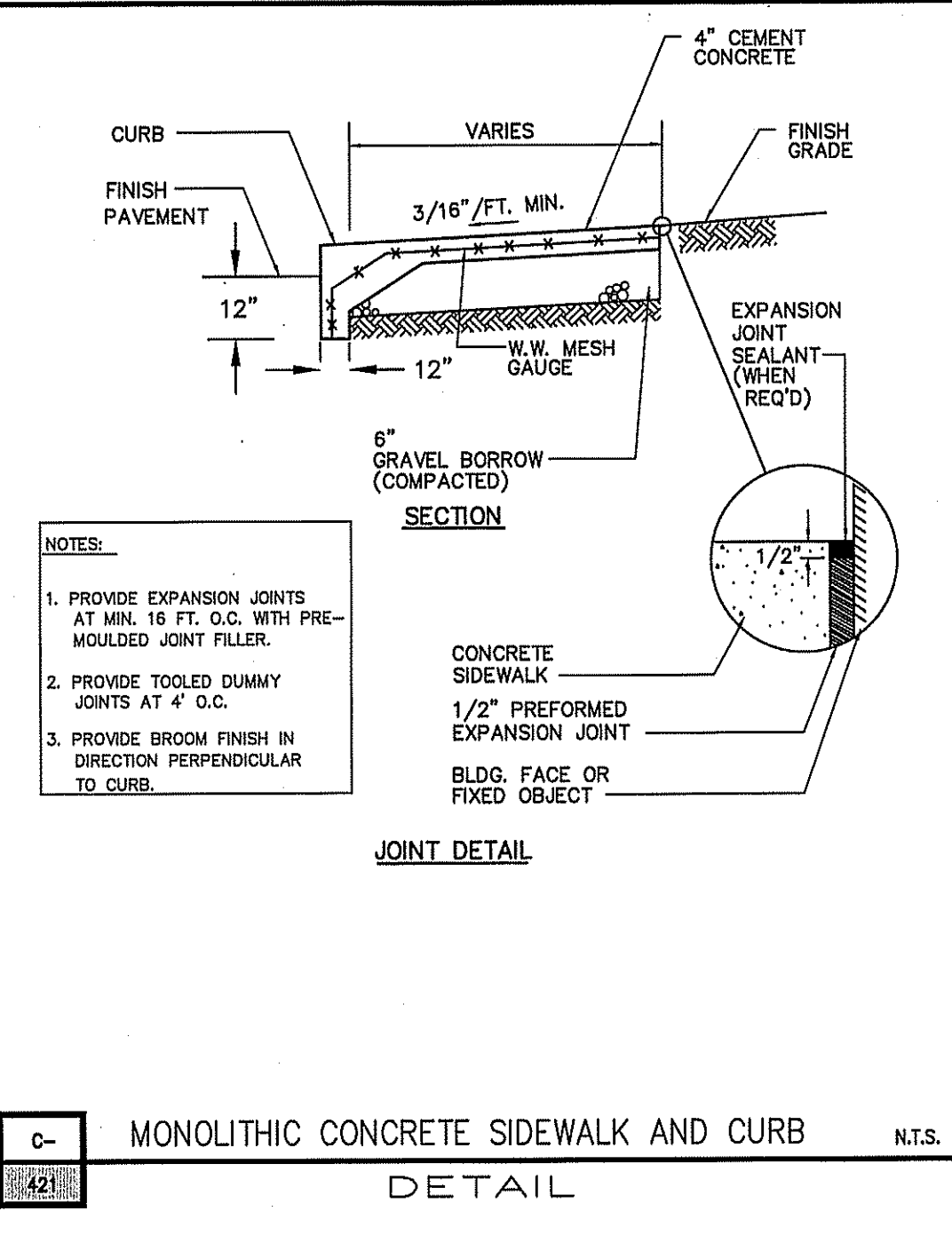
- TEMPORARY SEEDING:**  
 SEED MIXTURE:  
 RYEGRASS  
 APPLICATION RATE:  
 1 LB/1000 SF
- PERMANENT SEEDING IN LANDSCAPED AREAS:**  
 SEED MIXTURE:  
 PERENNIAL RYEGRASS  
 CREEPING RED FESCUE  
 REDTOP  
 APPLICATION RATE:  
 85 LBS/1000 SF  
 52 LBS/1000 SF  
 7 LBS/1000 SF
- PERMANENT SEEDING IN SLOPED AREAS:**  
 SEED MIXTURE:  
 PERENNIAL RYEGRASS  
 CREEPING RED FESCUE  
 REDTOP  
 ALSOE CLOVER  
 BIRDSFOOT TREFLOIL  
 APPLICATION RATE:  
 30 LBS/1000 SF  
 35 LBS/1000 SF  
 5 LBS/1000 SF  
 5 LBS/1000 SF  
 5 LBS/1000 SF



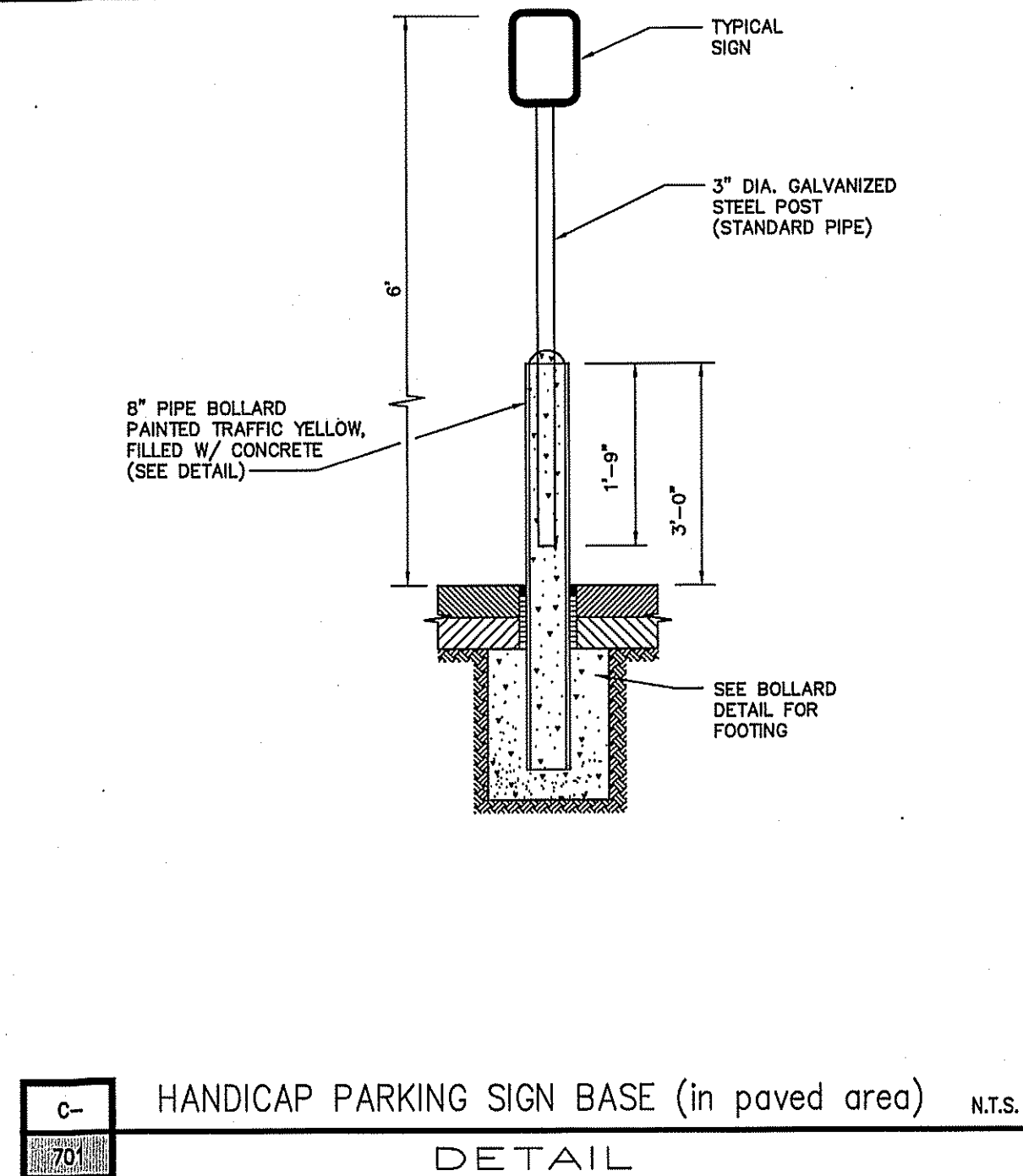
C-11 CAPE COD BERM (CCB) DETAIL N.T.S.



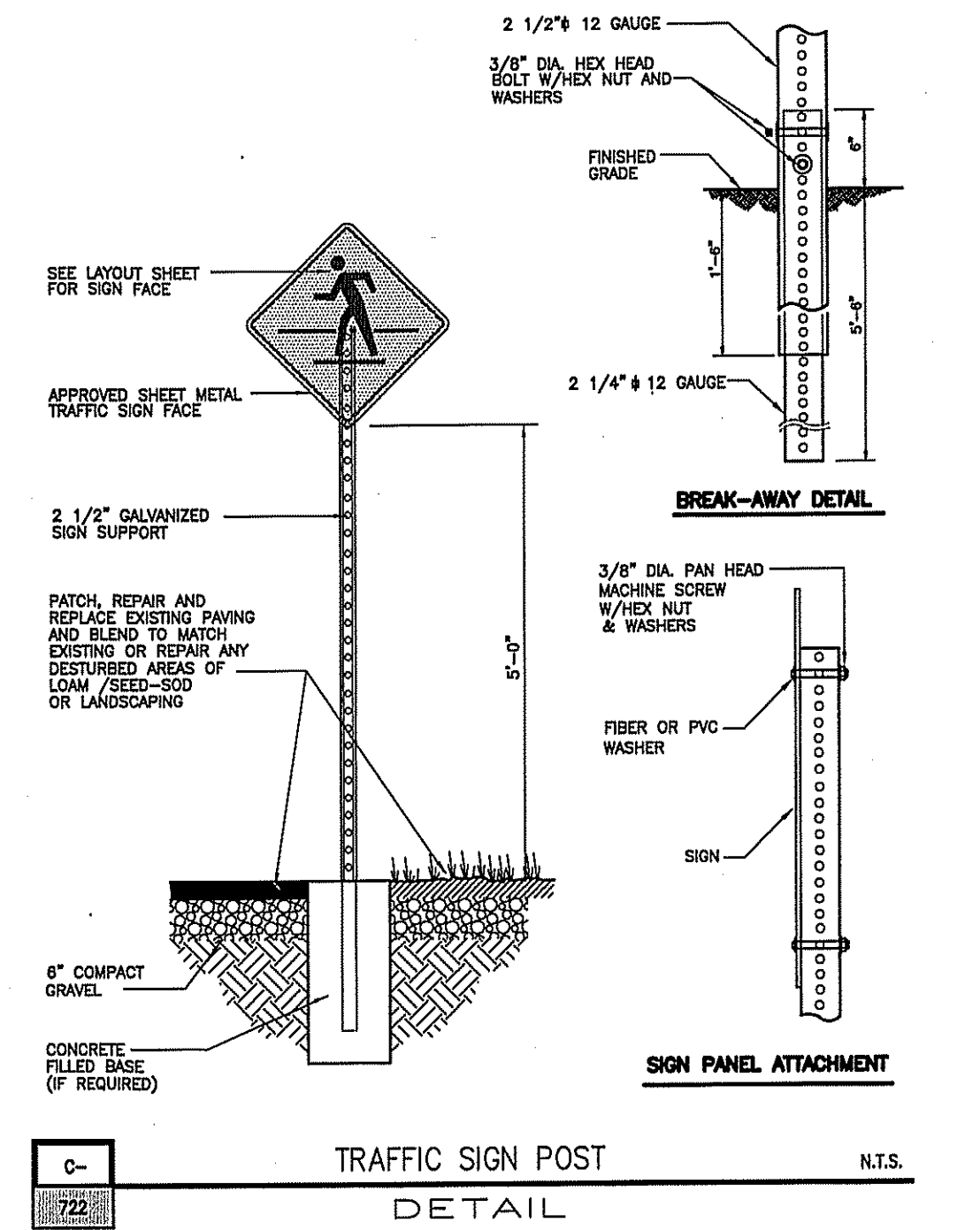
C-12 HANDICAP PARKING STALL LAYOUT DETAIL N.T.S.



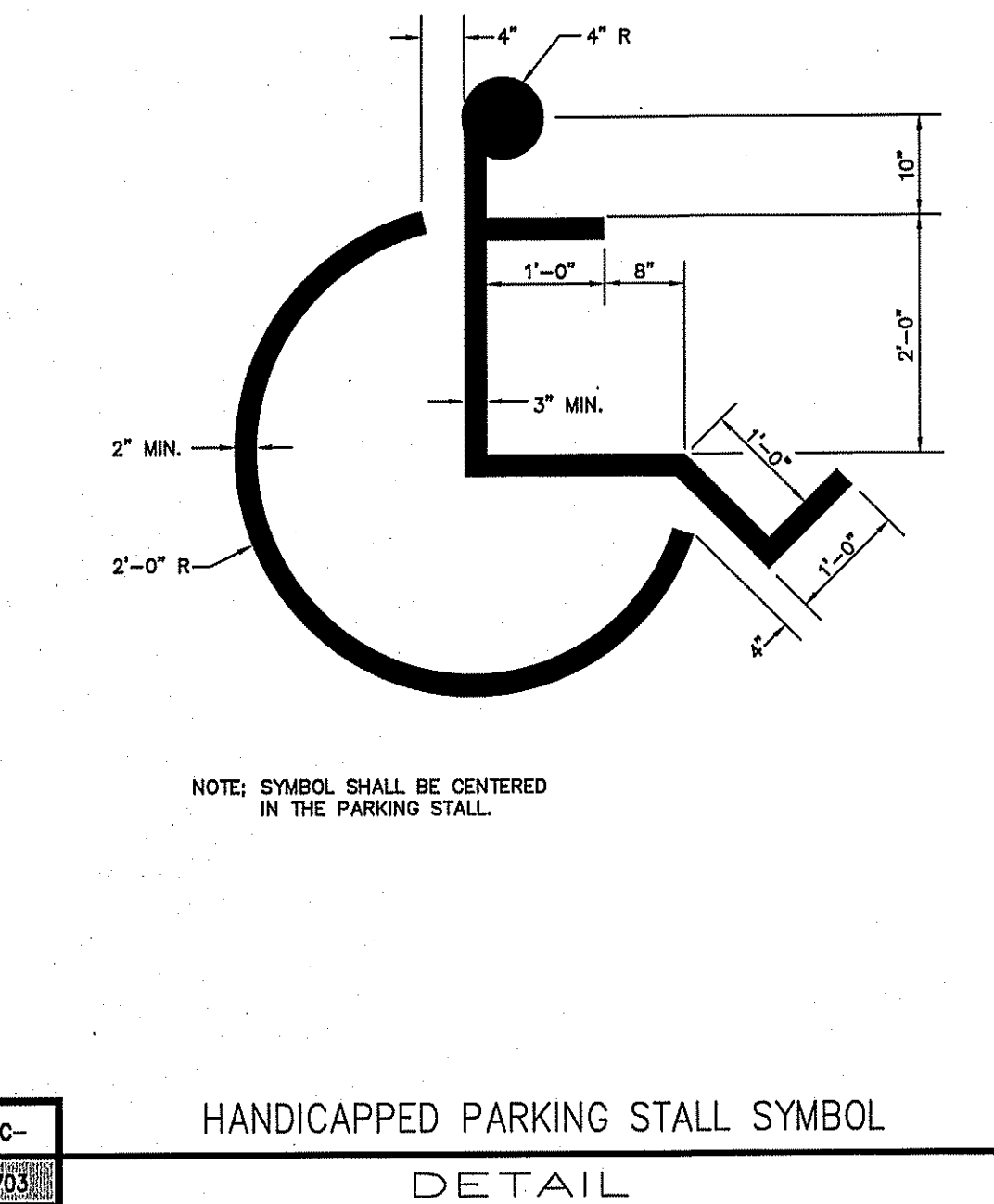
C-13 MONOLITHIC CONCRETE SIDEWALK AND CURB DETAIL N.T.S.



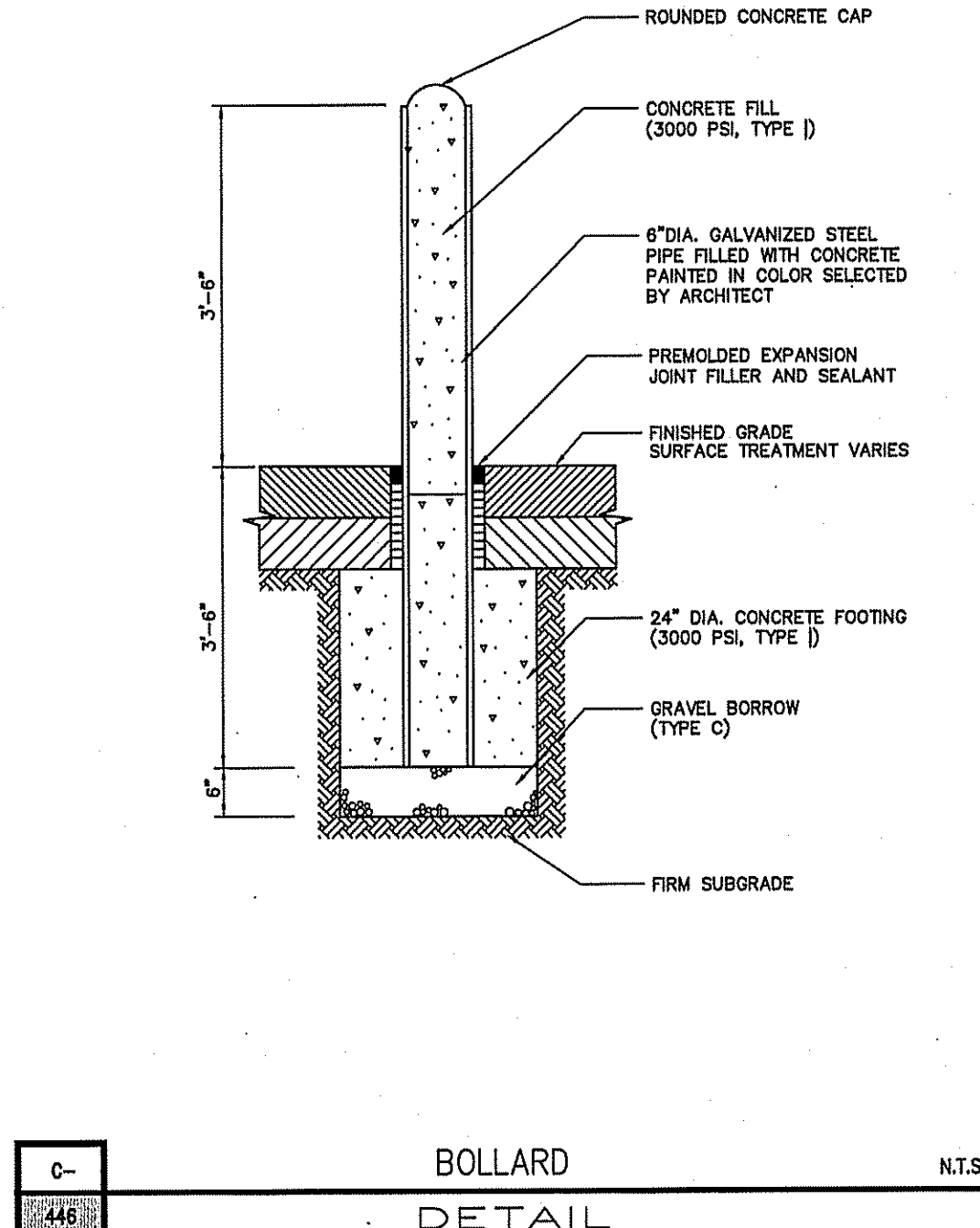
C-14 HANDICAP PARKING SIGN BASE (in paved area) DETAIL N.T.S.



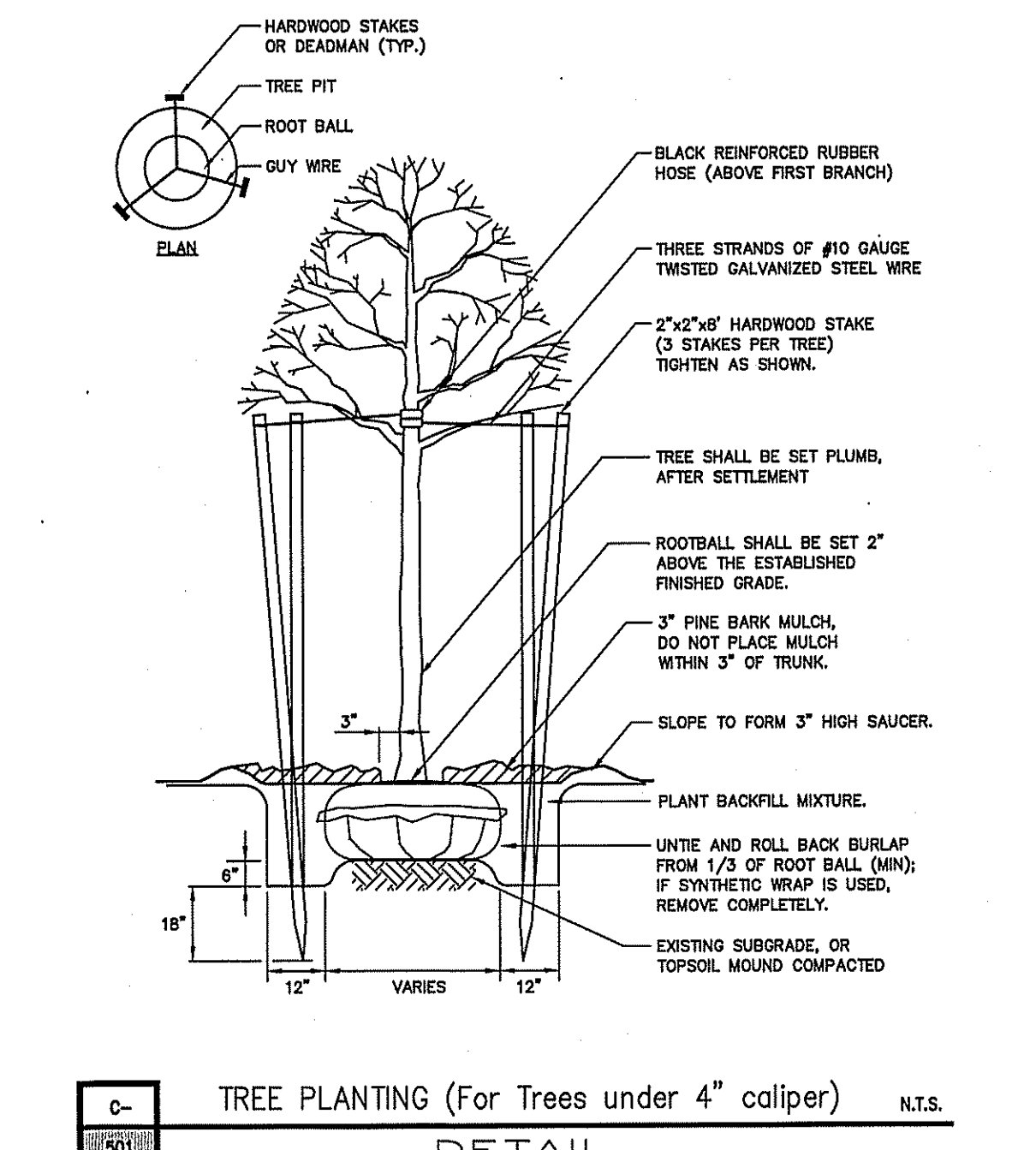
C-15 TRAFFIC SIGN POST DETAIL N.T.S.



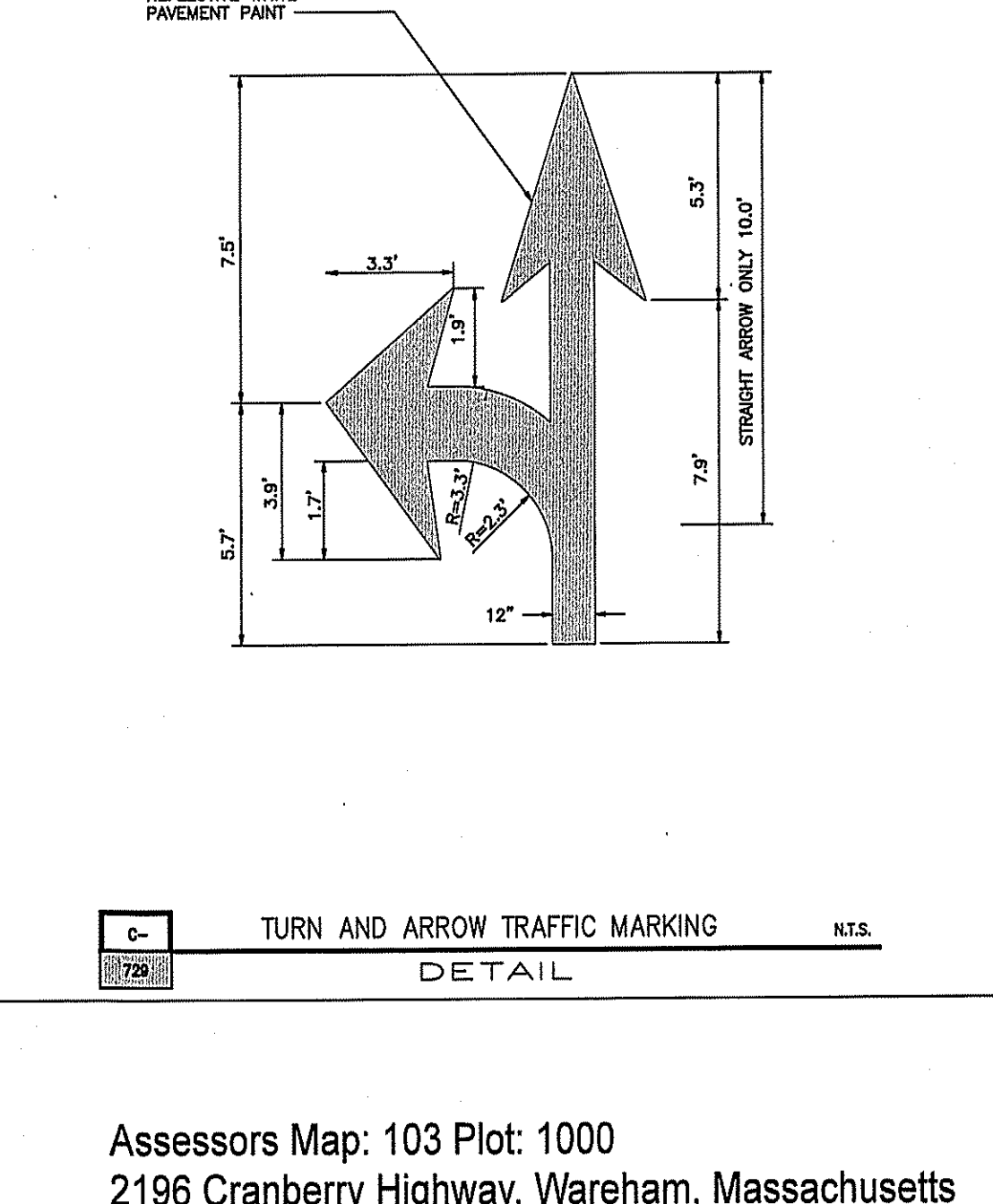
C-16 HANDICAP PARKING STALL SYMBOL DETAIL N.T.S.



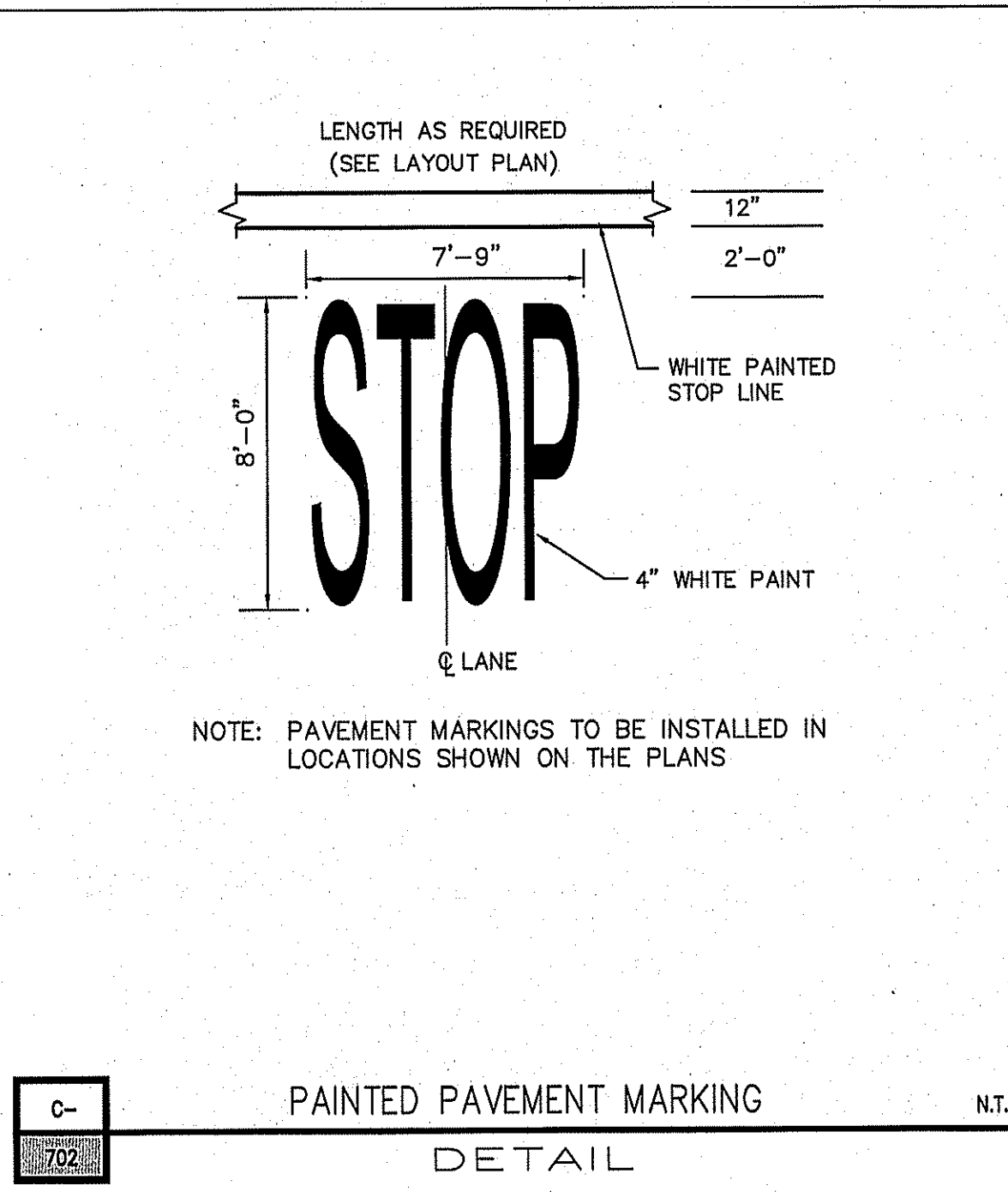
C-17 BOLLARD DETAIL N.T.S.



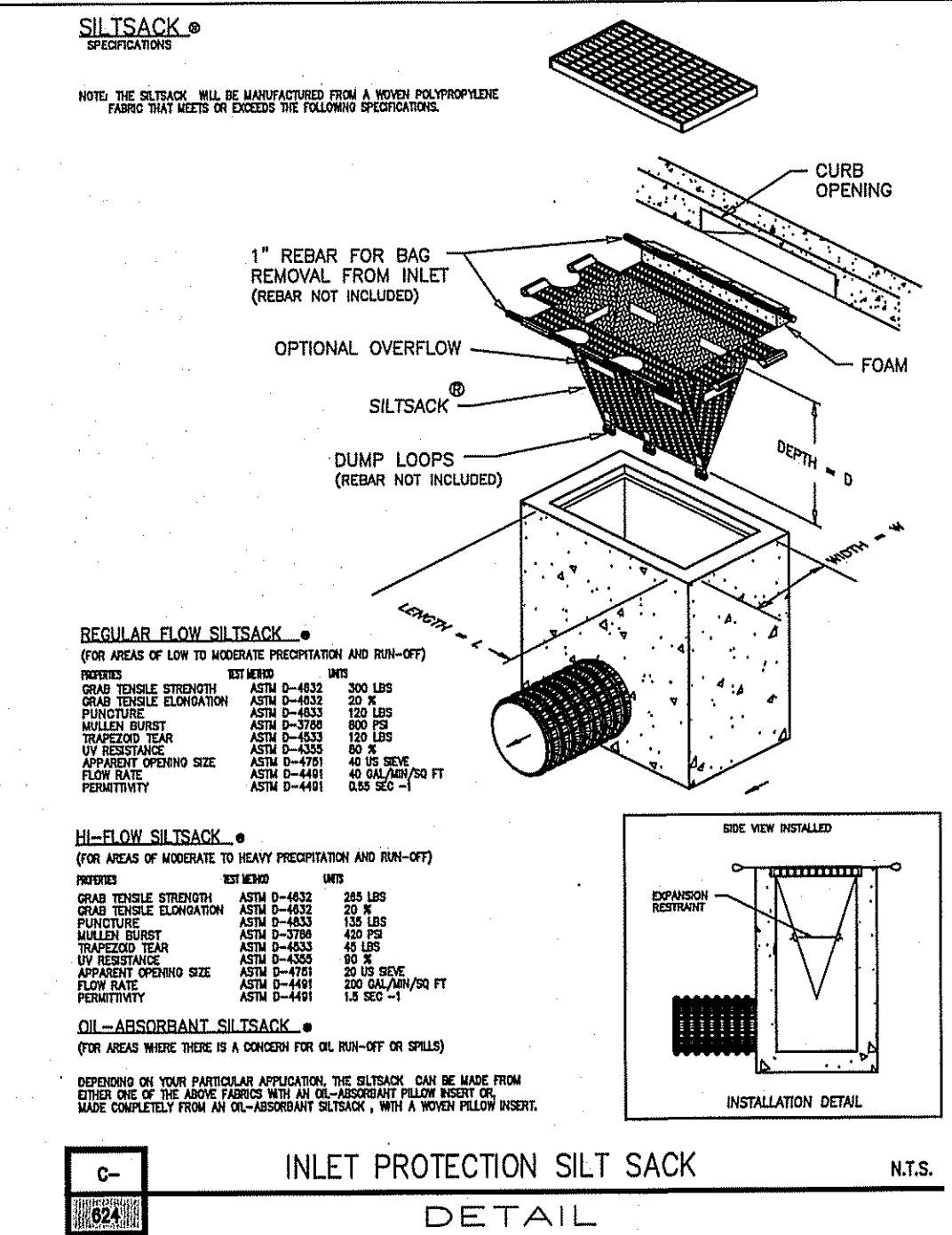
C-18 TREE PLANTING (For Trees under 4" caliper) DETAIL N.T.S.



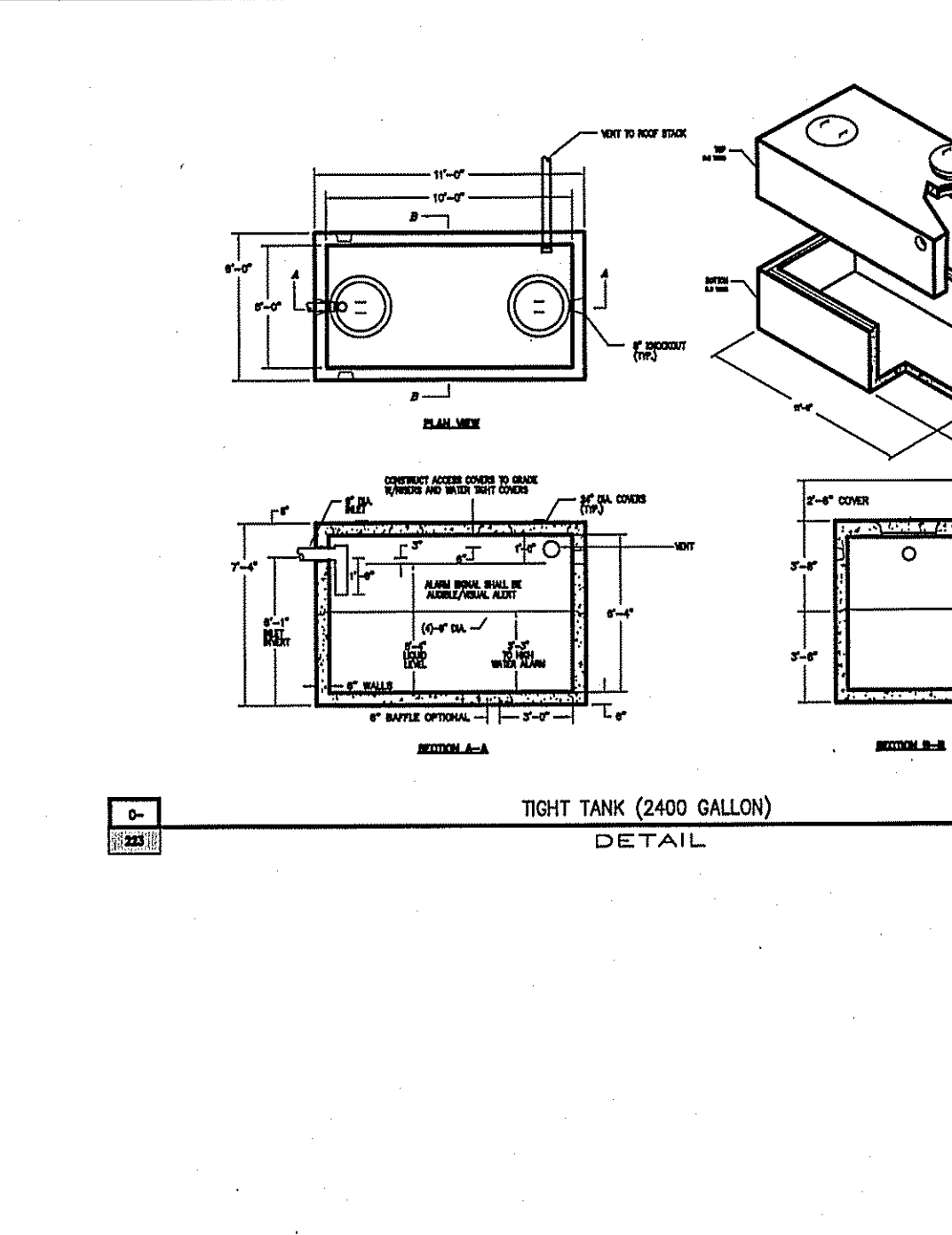
C-19 TURN AND ARROW TRAFFIC MARKING DETAIL N.T.S.



C-20 PAINTED PAVEMENT MARKING DETAIL N.T.S.



C-21 INLET PROTECTION SILT SACK DETAIL N.T.S.



C-22 TIGHT TANK (2400 GALLON) DETAIL N.T.S.

**J.K. Holmgren Engineering**  
Registered Professional  
Engineers & Land Surveyors

Assessors Map: 103 Plot: 1000  
2196 Cranberry Highway, Wareham, Massachusetts

PREPARED FOR

**ENTERPRISE RENT-A-CAR**

TITLE

**DETAIL SHEET**

**J.K. HOLMGREN ENGINEERING, INC.**  
Registered Professional Engineers and Land Surveyors  
1024 Pearl Street, Brockton, MA. 02301  
Phone - (508) 583-2595 Fax - (508)-588-7518  
Email : sfaria@jkholmgren.com

DATE: 03/17/2022

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**C-5**  
DRAWING NUMBER