

LOCUS MAP

GENERAL NOTES :

ASSESSORS MAP : 60 PLOT : 1020 & 1022
 LOCUS DEED REFERENCE : BOOK 8022, PAGE 331
 ZONING : MULTIPLE RESIDENCE 30

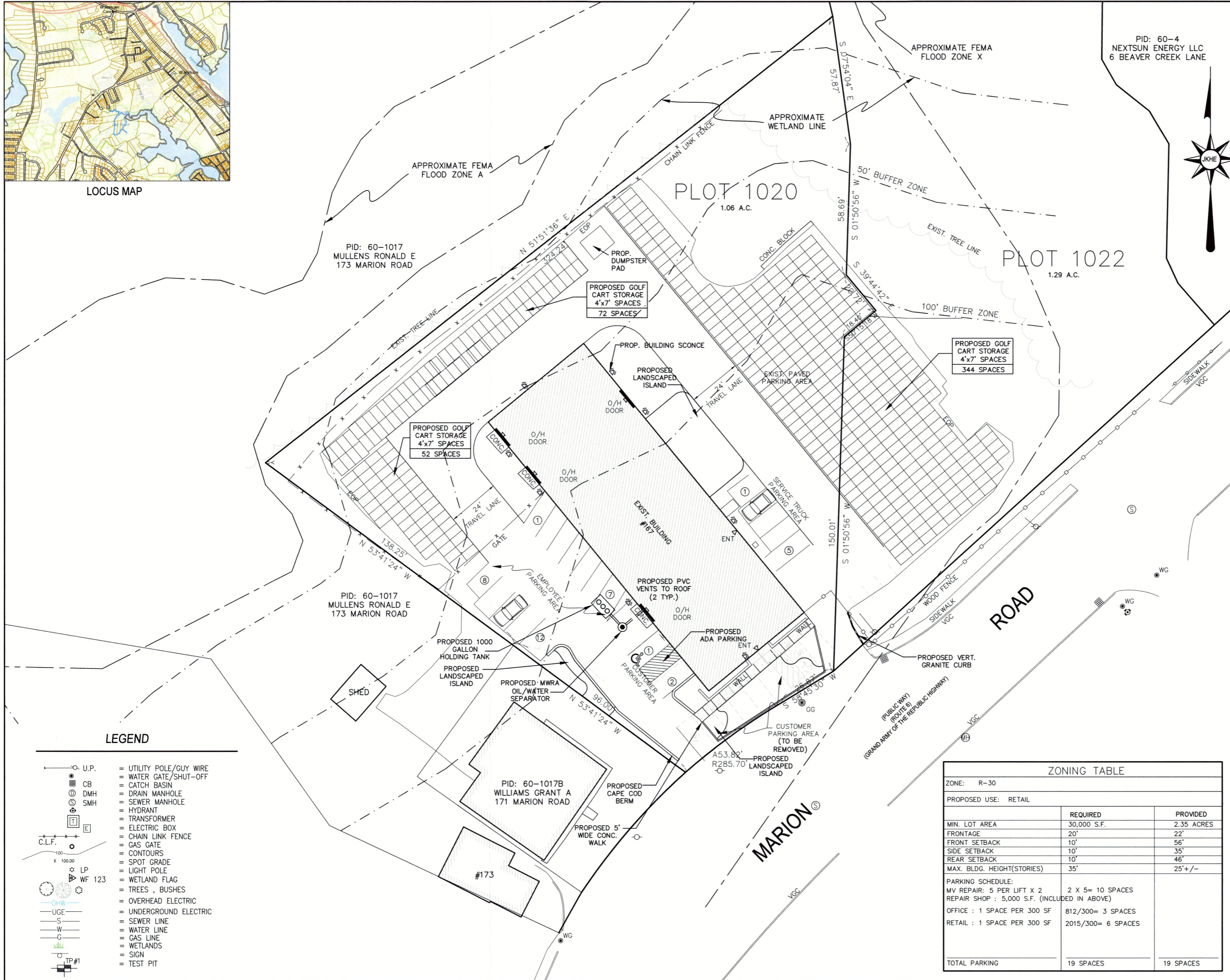
APPLICANT : FIVE STAR GOLF CARS
 61 SPLIT BROOK ROAD
 NASHUA, NH. 03060

OWNER : POWERS ANNE-MARIE TRUSTEE
 164 TIFFANY ROAD
 NORWELL, MA. 02061

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.

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Assessors Map: 60 Plot: 1020 and 1022
 161 & 167 Marion Road, Wareham, Massachusetts

PREPARED FOR

FIVE STAR GOLF CARS

TITLE

PROPOSED PARKING LOT LAYOUT

J.K. HOLMGREN ENGINEERING, LLC

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



SCALE: 1" = 20' DATE: 01/05/2024

3	JEG	4.12.24	REVS. PER BLDG. DEPARTMENT
2	SF	4.10.24	REVS. PER BLDG. DEPARTMENT
1	SSR	4.4.24	REVS. PER BLDG. INSPECTOR
NO.	BY	DATE	REMARKS

C-1

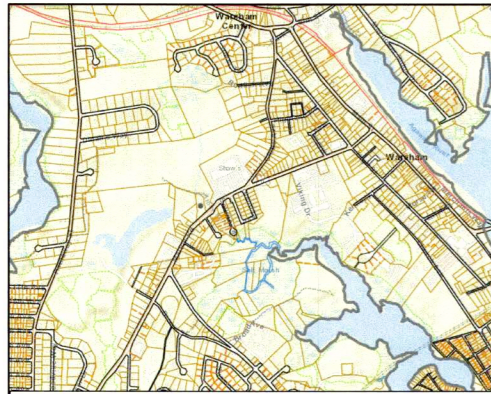
DRAWING NUMBER

H:\2023\2023-174 Five Star Golf Cars, 161-167 Marion Rd., Wareham\SURVEY\2023-174EC3dwg.dwg
 2023-174

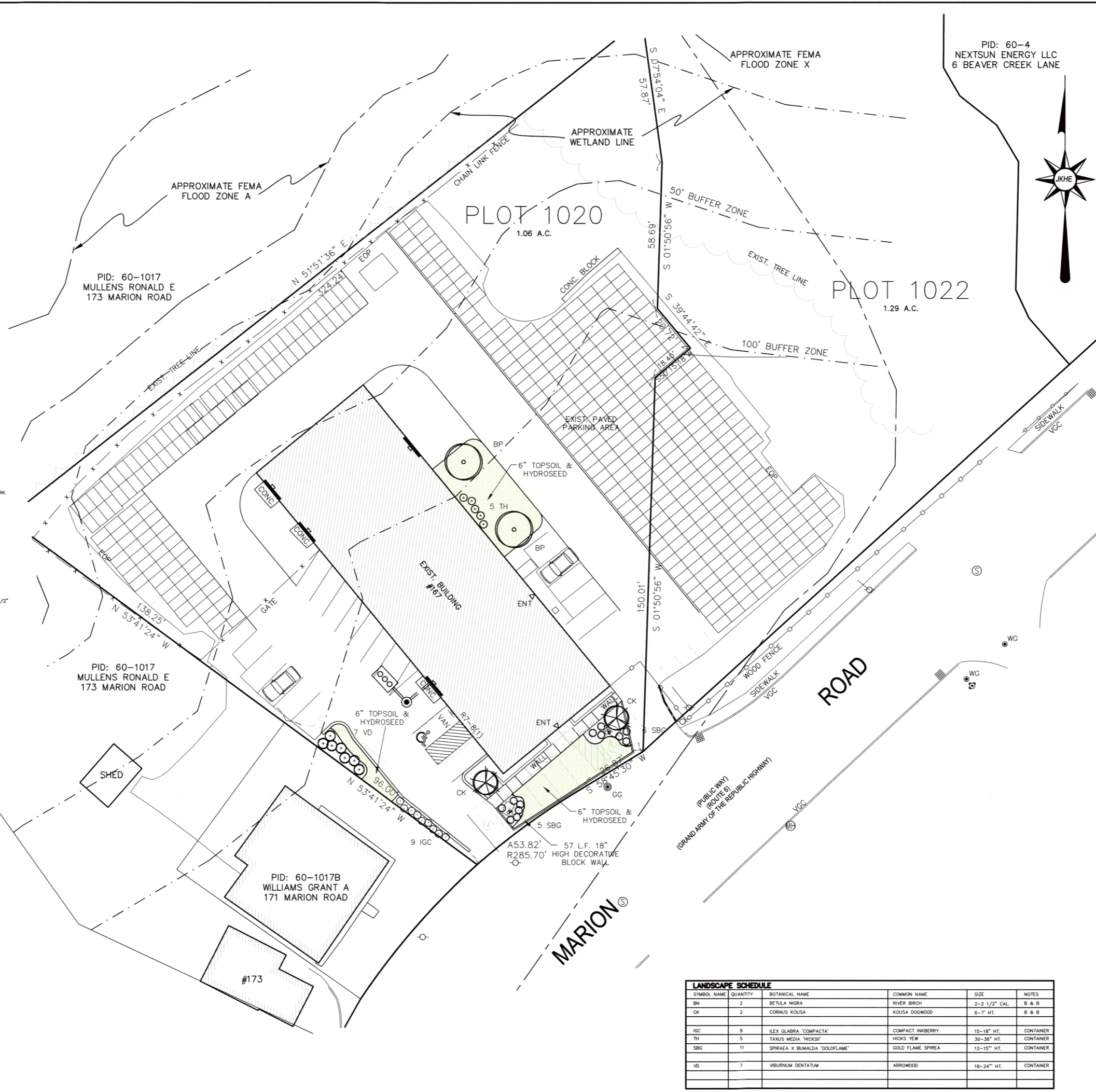
LEGEND

- U.P. = UTILITY POLE/GUY WIRE
- CB = WATER GATE/SHUT-OFF
- DMH = DRAIN MANHOLE
- SMH = SEWER MANHOLE
- HYDRANT = HYDRANT
- TRANSFORMER = TRANSFORMER
- ELECTRIC BOX = ELECTRIC BOX
- CHAIN LINK FENCE = CHAIN LINK FENCE
- GAS GATE = GAS GATE
- CONTOURS = CONTOURS
- SPOT GRADE = SPOT GRADE
- LP = LIGHT POLE
- WF 123 = WETLAND FLAG
- TREES, BUSHES = TREES, BUSHES
- OVERHEAD ELECTRIC = OVERHEAD ELECTRIC
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- GAS LINE = GAS LINE
- WETLANDS = WETLANDS
- SIGN = SIGN
- TEST PIT = TEST PIT

ZONING TABLE		
ZONE:	R-30	
PROPOSED USE:	RETAIL	
MIN. LOT AREA	30,000 S.F.	2.35 ACRES
FRONTAGE	20'	22'
FRONT SETBACK	10'	56'
SIDE SETBACK	10'	35'
REAR SETBACK	10'	46'
MAX. BLDG. HEIGHT(STORIES)	35'	25'+/-
PARKING SCHEDULE:		
MV REPAIR: 5 PER LIFT X 2	2 X 5= 10 SPACES	
REPAIR SHOP : 5,000 S.F. (INCLUDED IN ABOVE)		
OFFICE : 1 SPACE PER 300 SF	812/300= 3 SPACES	
RETAIL : 1 SPACE PER 300 SF	2015/300= 6 SPACES	
TOTAL PARKING	19 SPACES	19 SPACES



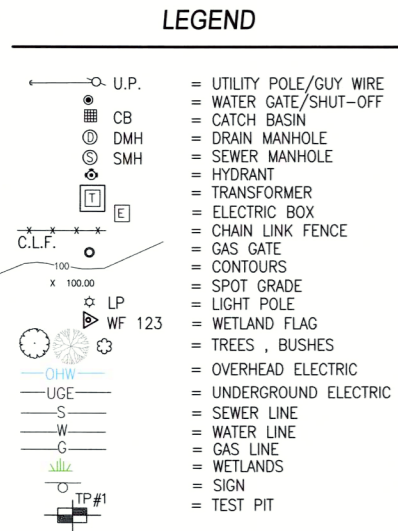
LOCUS MAP



- LANDSCAPE NOTES:**
- CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS AND EQUIPMENT IN ORDER TO COMPLETE THE WORK.
 - ALL SEEDED AND / OR SOO 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 RATES

SEEDING METHOD	APPLICATION RATE
TEMPORARY SEEDING	1 LB/1000 SF
PERMANENT SEEDING IN LANDSCAPE AREAS	85 LB/1000 SF
PERMANENT SEEDING IN SLOPED AREAS	30 LB/1000 SF
PERMANENT SEEDING IN SLOPED AREAS	30 LB/1000 SF
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LANDSCAPE SCHEDULE

SYMBOL	NAME	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
BN		2	BETULA NIGRA	RIVER BIRCH	2-2 1/2" CAL.	B & B
CK		2	CORNUS KOUSA	KOUSA DOGWOOD	8-7" HT.	B & B
IGC		9	ILEX GLABRA 'COMPACTA'	COMPACT HIBERNY	15-18" HT.	CONTAINER
TH		5	TAXUS MEDIA 'HECKS'	HICKS' YEW	30-36" HT.	CONTAINER
SBG		11	SPIRAEA x BUMBALDA 'GOLDFLAME'	GOLD FLAME SPIREA	12-15" HT.	CONTAINER
VD		7	VIBURNUM DENTATUM	ARROWWOOD	18-24" HT.	CONTAINER

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FIVE STAR GOLF CARS

LANDSCAPE DEVELOPMENT PLAN

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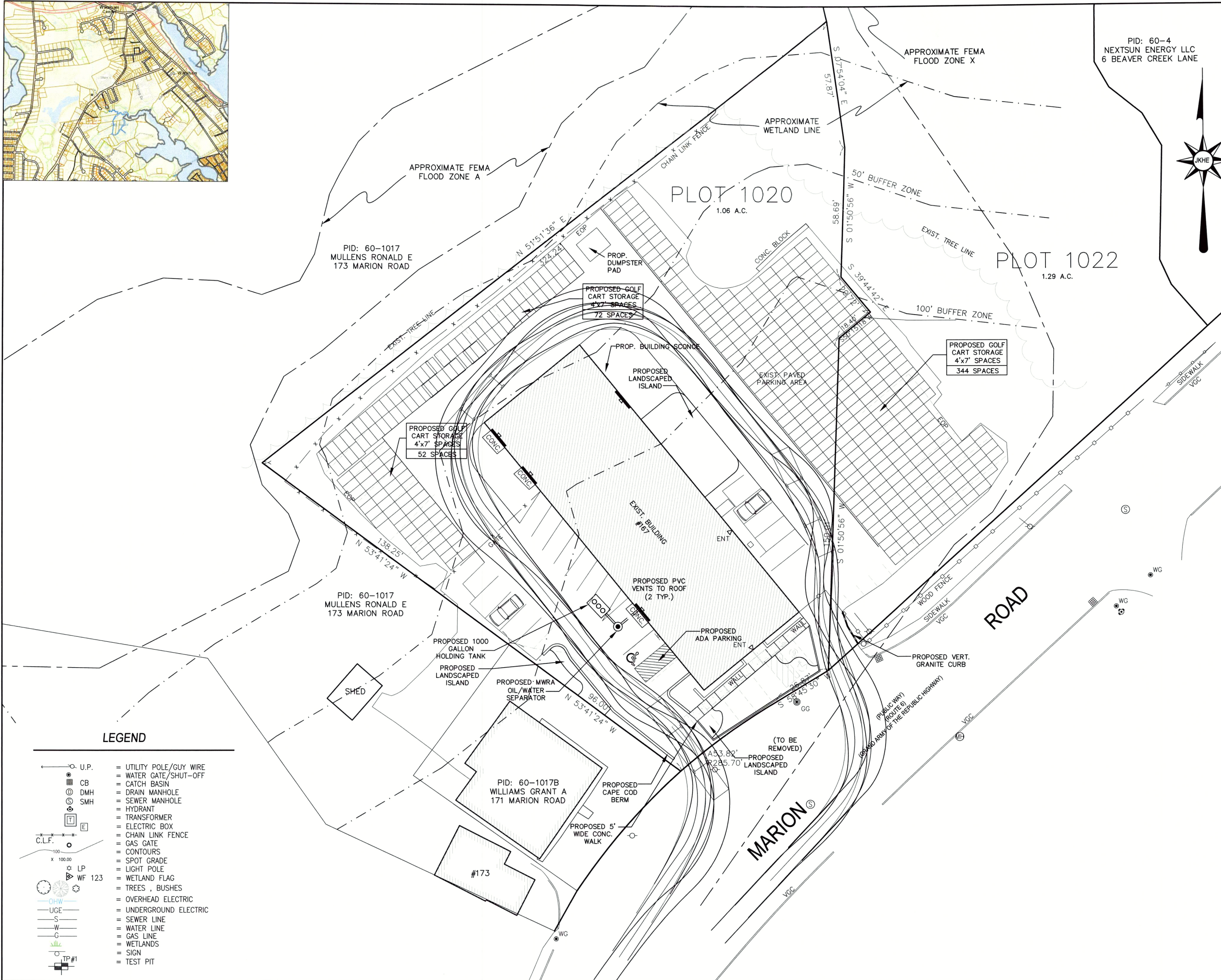
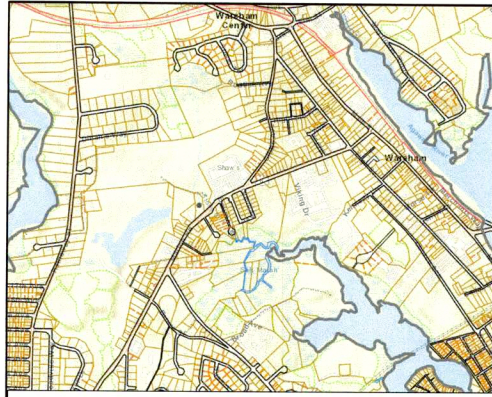
SCALE: 1" = 20'

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C-2
DRAWING NUMBER

H:\2023\2023-174 Five Star Golf Cars, 161-167 Marion Rd., Wareham\SURVEY\2023-174EC3dwg.dwg
 2023-174



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FIRE DEPARTMENT NOTES :

1. ANY HYDRANT, FIRE PROTECTION WATER SUPPLY LINE AND ASSOCIATED DEVICES ON SUBJECT PROPERTY SHALL BE MAINTAINED TO MEET THE REQUIREMENTS OF NFPA 25.
2. BOTH THE HYDRANTS AND THE FIRE DEPARTMENT CONNECTIONS (FDC) SHALL HAVE CONCRETE OR BITUMINOUS CONCRETE SURFACES LEADING TO EACH.
3. ANY FIRE LANES MUST MEET THE REQUIREMENTS OF 527 CMR AND 780 CMR.



Assessors Map: 60 Plot: 1020 and 1022
 161 & 167 Marion Road, Wareham, Massachusetts

FIVE STAR GOLF CARS

TRUCK TURN PLAN

J.K. HOLMGREN ENGINEERING, LLC

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C-3
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- UGE = UNDERGROUND ELECTRIC
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- G = GAS LINE
- WETLANDS = WETLANDS
- SIGN = SIGN
- TP #1 = TEST PIT

RESCOM
ARCHITECTURAL, INC

RESIDENTIAL &
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ARCHITECTURE
118 WATERHOUSE ROAD
BOURNE, MA 02532

PHONE: (508) 759-9828
FAX: (508) 759-9802

www.rescomarch.com

PROJECT:

FIVE STAR GOLF CARS
167 Marion Road
Wareham, MA

CONTRACTOR:

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NOTE:



DRAWING TITLE:

PROPOSED FLOOR PLAN

REVISIONS

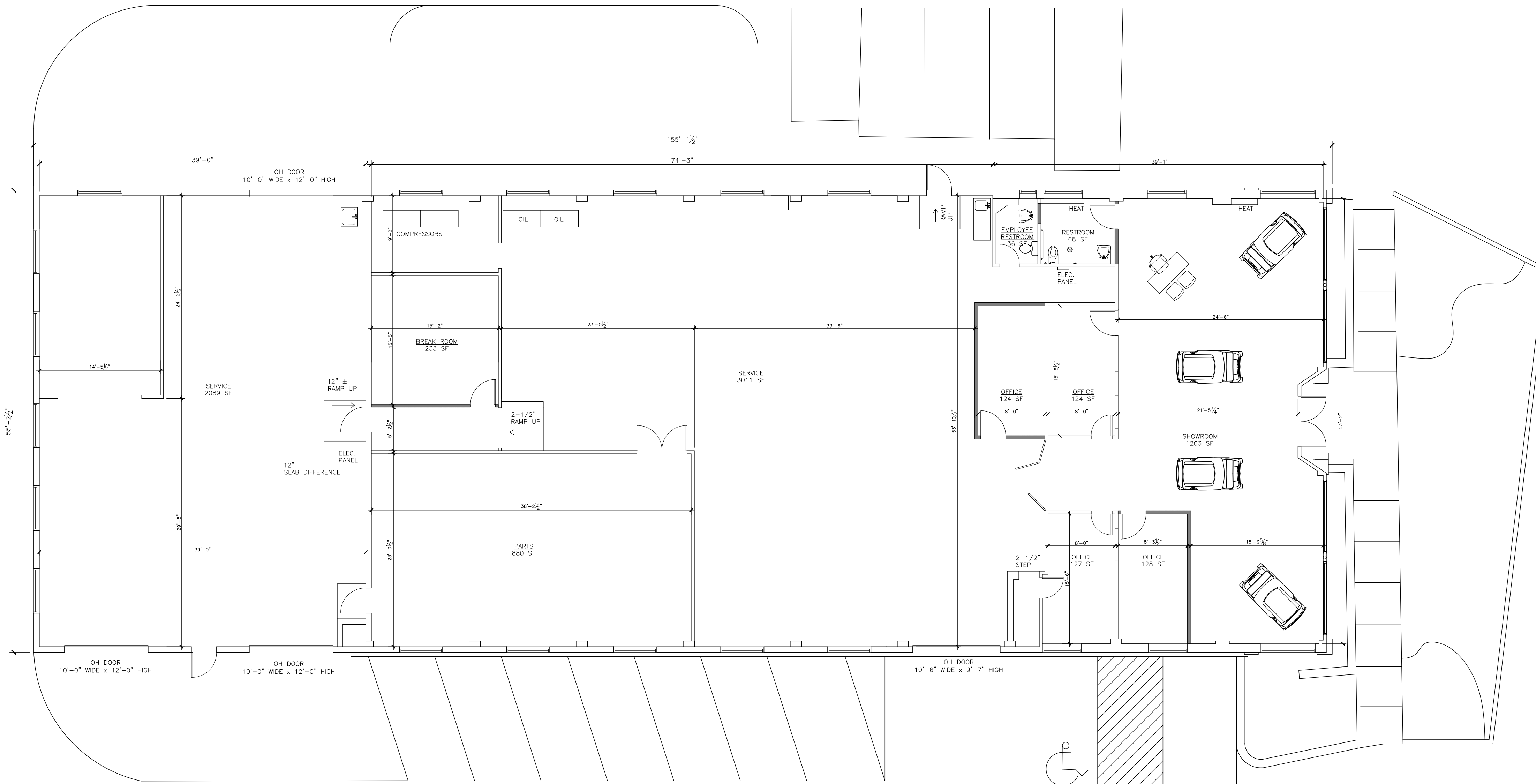
NO.	DATE	DESCRIPTION

DATE OF ISSUE: **04-16-2024**

DRAWN BY: **MRH** CHECKED BY: **GBS**

DRAWING NUMBER:

A1.0



1 PROPOSED FLOOR PLAN
A1.0 SCALE: 3/16"=1'-0" 8,493 SF

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NOTE:



DRAWING TITLE:

PROPOSED ELEVATIONS

REVISIONS

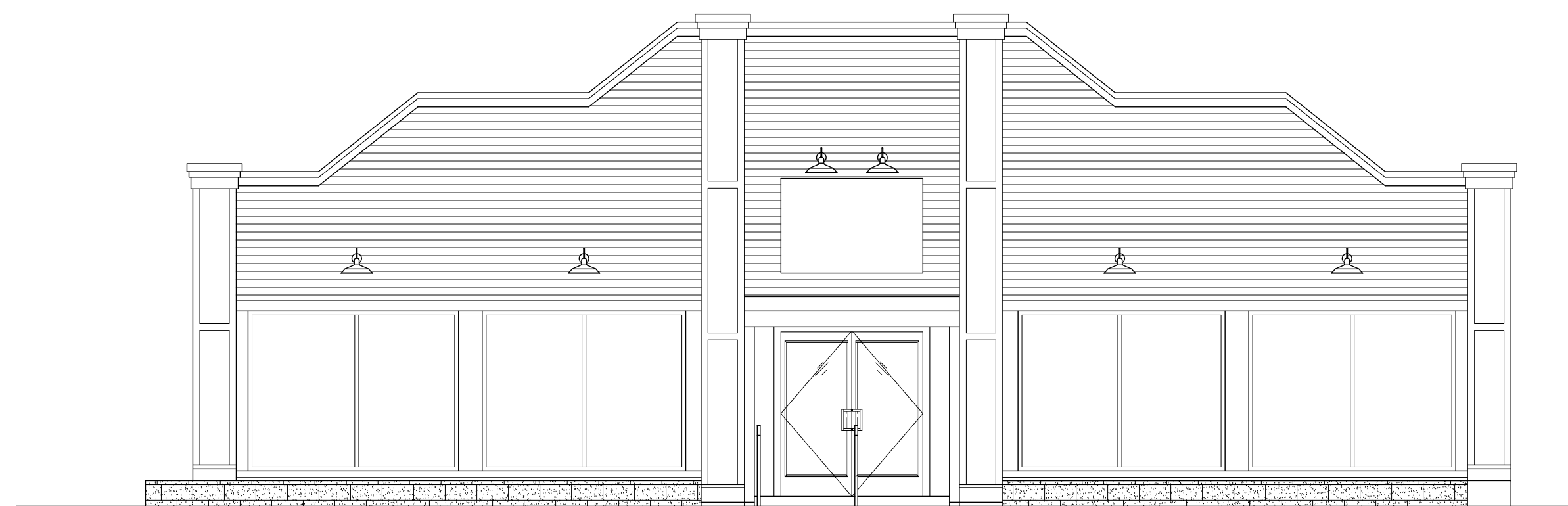
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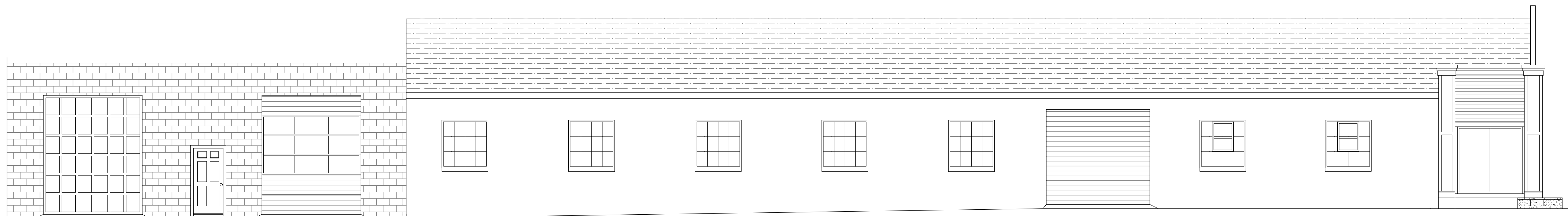
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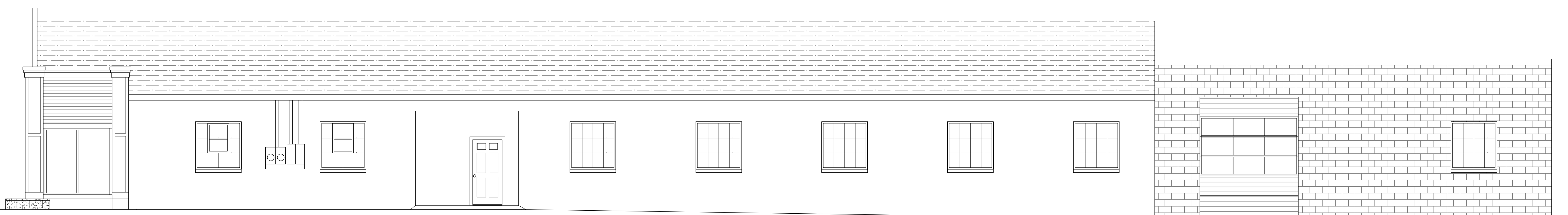
A1.2



1 FRONT ELEVATION
A1.2 SCALE: 3/16"=1'-0"



2 LEFT SIDE ELEVATION
A1.2 SCALE: 3/16"=1'-0"



3 RIGHT SIDE ELEVATION
A1.2 SCALE: 3/16"=1'-0"