### **Zoning Summary Chart**

Zoning District(S):	Commercial Stri	p (CS)
Overlay District(S):	Zone AE Floodp	lain
Zoning Regulation Requirements	Required*	Provided
IINIMUM LOT AREA	0.7 Acres	1.8 Acres
RONTAGE	150 Feet	350.0 Feet
RONT YARD SETBACK	20 Feet	26 Feet
IDE YARD SETBACK	10 Feet	70 Feet
EAR YARD SETBACK	10 Feet	95 Feet
MAXIMUM BUILDING HEIGHT	40 Feet	27 Feet
MAXIMUM BUILDING COVERAGE	40.0 %	8.8 %
AAXIMUM IMPERVIOUS	65.0 %	55.0 %

## Parking Summary Chart

	Size		Spaces	
escription	Required	Provided	Required	Provided
TANDARD SPACES	9.5 x 19	9.5 x 19	21	26
ANDARD ACCESSIBLE SPACES *	8 x 19	9 x 19	1	1
AN ACCESSIBLE SPACES	8 x 19	9 x 19	1	1
OTAL SPACES			23	28

CTATE DECLUDENTENTS	

### Sign Summary

_	<u> </u>			
•	M.U.T.C.D.	Specif	ication	D
	Number	Width	Height	Desc.
	R1-1	30"	30"	ST0
 	R5-1	30"	30"	DONO
	R7-8	12"	18"	RESERVE PARKING



1 Cedar Street Suite 400 Providence, RI 02903 401.272.8100



1. RIGHT IN/RIGHT OUT DRIVEWAY CONFIGURATION IS SUBJECT TO CHANGE. REQUIRES MADOT APPROVAL.

# Reign Car Wash,

Wareham 3013 Cranberry Highway Wareham, Massachusetts

1	Response To Town Comments	9/15/2021	_
			_
			_

issueu ioi	Date
Issued for	Date
Designed by	Checked by

Not Approved for Construction

Layout and **Materials Plan** 

FRONT YARD SETBACK SIDE YARD SETBACK	20 Feet 10 Feet	26 Feet 70 Feet	h + +	+ + + +			DO NOT
REAR YARD SETBACK MAXIMUM BUILDING HEIGHT	10 Feet 40 Feet	95 Feet 27 Feet	Parking Requirements:				RS-1 30 30 ENTER
MAXIMUM BUILDING COVERAGE MAXIMUM IMPERVIOUS	40.0 % 65.0 %	8.8 % 55.0 %	BUSINESS, RETAIL 6,830 GFA x 1 SPACES / 300 GFA = 23 SPACES		CONC. BOUND (NOT FOUND)		R7-8 12" 18"
* Zoning regulation requirements as specified in Town o	Wareham Zoning By-Law	/S.	TOTAL PARKING REQUIRED = 23 SPACES	***	=		
							R7-8P 12" 6" VAN ACCESSIBLE
	_		-8-				
->-							······································
		STONE BOUND	STATE HIGHWAY — LAYOUT 3666	Cranberry Highway (Routes 9.04 (Public - Variable Width)	6 & 28) PYLON SIGN -	STATE HIGHWAY	HIGHWAY
BENCH N ARK		w/DRILL HOLE (FOUND)	×	9.04 (Public - Variable Width)	SEDIMENT FOREBAY SFB1A SEDIMENT FOREBAY SFB1B -  OVERFLOW WEIR -	CROSSWALK — SAWCUT  WELCOME AND ACR	22-E-2
CONC PAD CHISEL SQUAR SET				8.71 8.68 × 8.70 9.21 GRAVEL	8.92 / 9.45 63°51/53" E / 9.65 350.00'	ACR 7 CC EXIT SIGN 9.45	#534/800
	_		UP#534/798	GRAVEL   BIT, ISLAND   UP#54/799   P#534/799	LOW	LA 18, S	GRAVEL 1
======	=====	STOPLINE F	AREA WITHIN 100' BZ = 1,500± SF  BIT PARKING LOT	PUBLIC UT LITY	HIGHWY EASEMENT 22-E-1	EOP BITTARKING LOT 4'R	PUBLIC UTILITY  EASEMENT  22-PUE-11
	EASEMENT	γ γ γ γ γ γ γ γ γ γ γ γ γ γ γ γ γ γ γ	WRISERS 9.84 GRASS 9.75 W 100/82	THE	SFB WEIR (TYP.) INFILTRATION BASI	NYMPY 20' FRONT YARD SETBACK 90± SF CONC. WALK	1-1 GRASS TEMP EASEMENT 22-TE-21
		STATE HIGHWAY - LAYOUT 7060	30R	=	LSA PCC	30'R	
TY STATE HIGHWAY LAYOUT 7208		нн	BOULDERS BOU	2'R	LIGHT POLE		22
E-8/	√S 63°51'53" E 29.01'	STONE BOUND	"OCEAN STATE JOB 9.98  OCT & CARDIS" SEDIMENT FOREBAY SFB2A  SFB2A  22-HL 114	TEMP EASEMENT 22-TE-19	TYPE 'A' (TYP.)  CURB OPENING (TYP)	9 RESTAUR INT"  STORY WOOD  BUILDING	UP w/3 RISERS
		28.00° (1 mm)	R=25.50' R=55.50' R=57.70'	2'R COL TEPS	AREA = $47,613$ SQ. FT. BUILDING (1.093 ACRES)	FOOTPRINT=6,86\(\text{S.F}\) BITUMINOUS PAVEMENT  ELECTRIC EASEMENT	
TEMP EASEMENT		38.00'	Δ=39°48'32"	CONC. RAMP	ZONE AE BASPCELO	OD ELEV-14.0'	
22-TE-169		S 63°51'44" E	22-TE-18	M/KAILS W/KAILS	DOOR SHRUBS	70'	
			SEB WEIR (TYP.) — LIGHT POLE TYPE B (TYP.)		A/C UNIT	CONC.  A/C UNIT  DOOR  S  ELEC CASINET  38.5½ 2 RISERS	N/F
		UNLI UNLI	TEMP EASEVENT 22-TE-1/6	3' TRANSITION CURB	PROPOSED SALE BOLLARDS SALE BO	BOLLARDS EOP CONC. PAD W/TRANS.	TRT WAREHAM, LLC 3013 CRAN HWY 12/0/LC31
N/F	rive	WAULCH	BIT PARVING LOT  ACR  TYPE  TY	5.6'	6,830 GFA FFE = 12.0	W/TRANS. W/T	BOOK 34912, PAGE 237 LCP 16393S
TRT WAREHAM LLC 3003 CRAN HWY 12/0/N8	<b>1a D</b> Nide)		BAILOUT LANE  4" SWL 24" O.C.  TYPE  ACR TYPE  LATER TO SERVICE TO		150' MAT WASHING STATION OVERHEAD DOOR	LIGHT POLE	
BOOK 34912 PAGE 237	<b>Cinema</b> ate - 50' Wide		FLUSH FLUSH			TYPE 'B' (TYP.)	
N 26°08'	ner C		MULCH X LA (3)	R7-8	G LOT	FOOTPRINT A =612 S.F.	
	Forn		BITUMINOUS		7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	BOLLARDS PER UTILITY PROVIDER REQUIREMENTS	F
	_		PAVEMENT  8'  3' TRANSITION CURB  R	S-1 CONCRETE SIDWALK	BOLLARD 13' VACUUM PRODUCERS	TRANSFORMER	
			CURB CURB	28 STRUCTURE VACUUM STATION (TYP.)	ON CONCRETE PADS  BITUMINOUS PAVEMENT  S	© CURB OPENING (TYP)	
			OPENING (TYP)  SEDIMENT LIGHT POLE		3 CONCRETE SIDWALK	SEDIMENT FOREBAY SFB3B	N CC
 		H	FOREBAY SFB2B TYPE A' (TYP.)	15	MULCH 1/33,69,20		<del>-</del>
		WILL	LA MULCH WULCH				
			10 REAR YARD SETBACK NILLO 24 CC INFILTI	TATION BASIN INF3 · · · · · · · · · · · · · · · · · · ·		24	
S 63°51'53" E			BIT. WALK	MULCH S	BIT PARKING LOT	SFB WEIR (TYP.) 86.01	GRASS  Is:
157.61'			LOW = PL  WELCOME AND	350.25' N 61°42'07" W		SO CRACS	S 59°49'23" E 22.00'
			EXIT SIGN BIT DRIVEWAY		SFB WEIR (TYP.)	LON SAWCHT 2	WELCOME AND EXIT SIGN
			CC MULCH		SEDIMENT FOREBAY SFB3A		
	\	—50' WIDE ACCESS— EASEMENT	0510	N/F DF WAREHAM, LLC	\ \ \ \	R&D CURB — TRANSITION FROM — PCC TO SGE	
		(APPROX LOCATION) BK.9332 PG. 272	31	005 CRAN HWY — 12/0/ B K 46134 PAGE 326			-S 48°19'33" E  9.43'    ≥
				LOT B			439.92
						BENCH MARK	\(\sigma_{\sigma}\)
	1					LIGHT POLE CONC. BASE CHISEL SQUARE SET	
						ELEV.=15.58'	

LUMINAIRE SCHEDULE

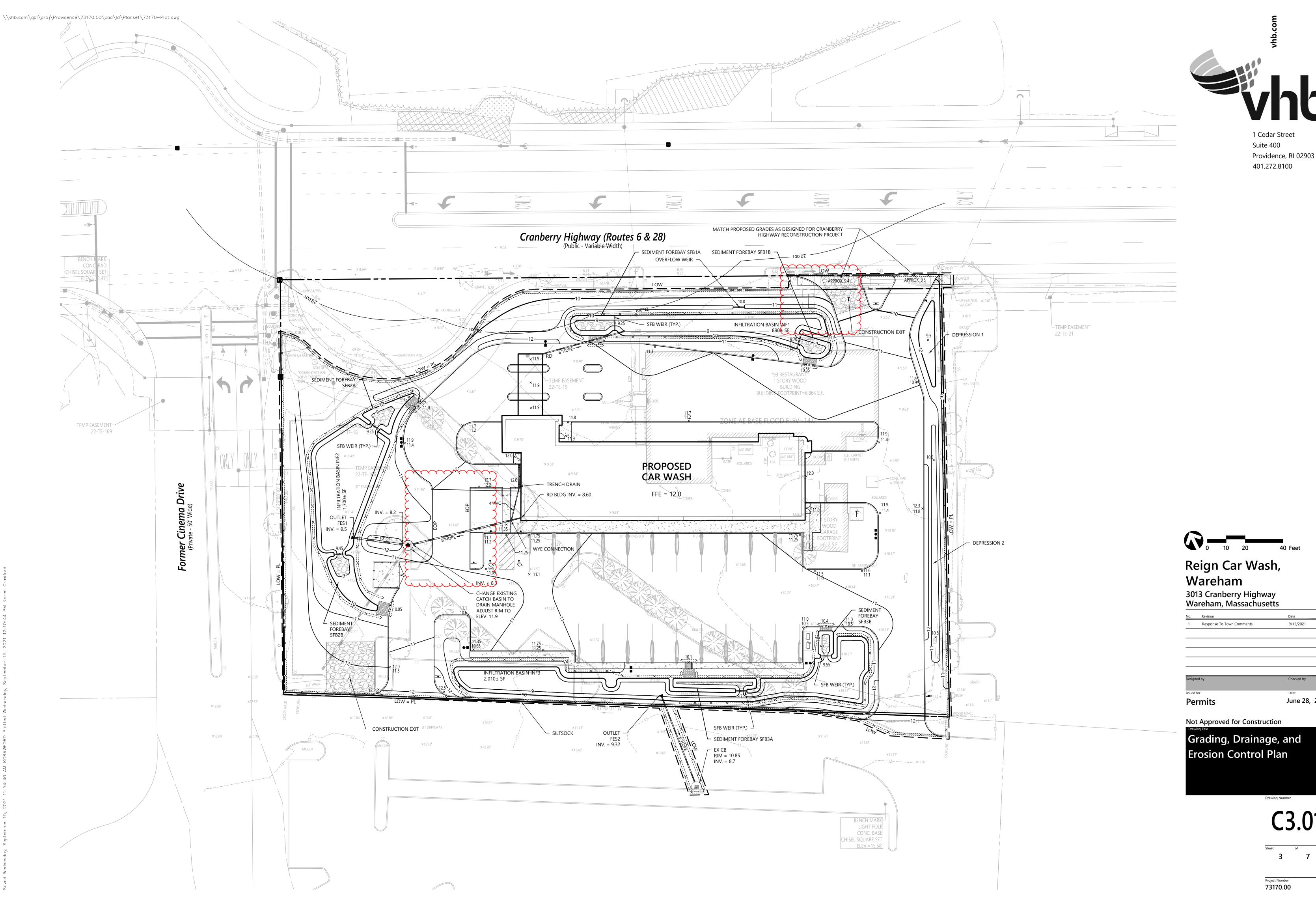
B 1 DOUBLE @ 180 17230 0.90 LED AREA FORWARD THROW LIGHT MOUNTED @ 25'; XGBM-FT-LED-SS-NW

DESCRIPTION

17230 0.90 LED AREA FORWARD THROW LIGHT WITH SHIELD MOUNTED @ 25'; XGBM-FT-LED-SS-NW-HSS

SYMBOL QTY ARRANGEMENT LUMENS LLF

⊕ A 5







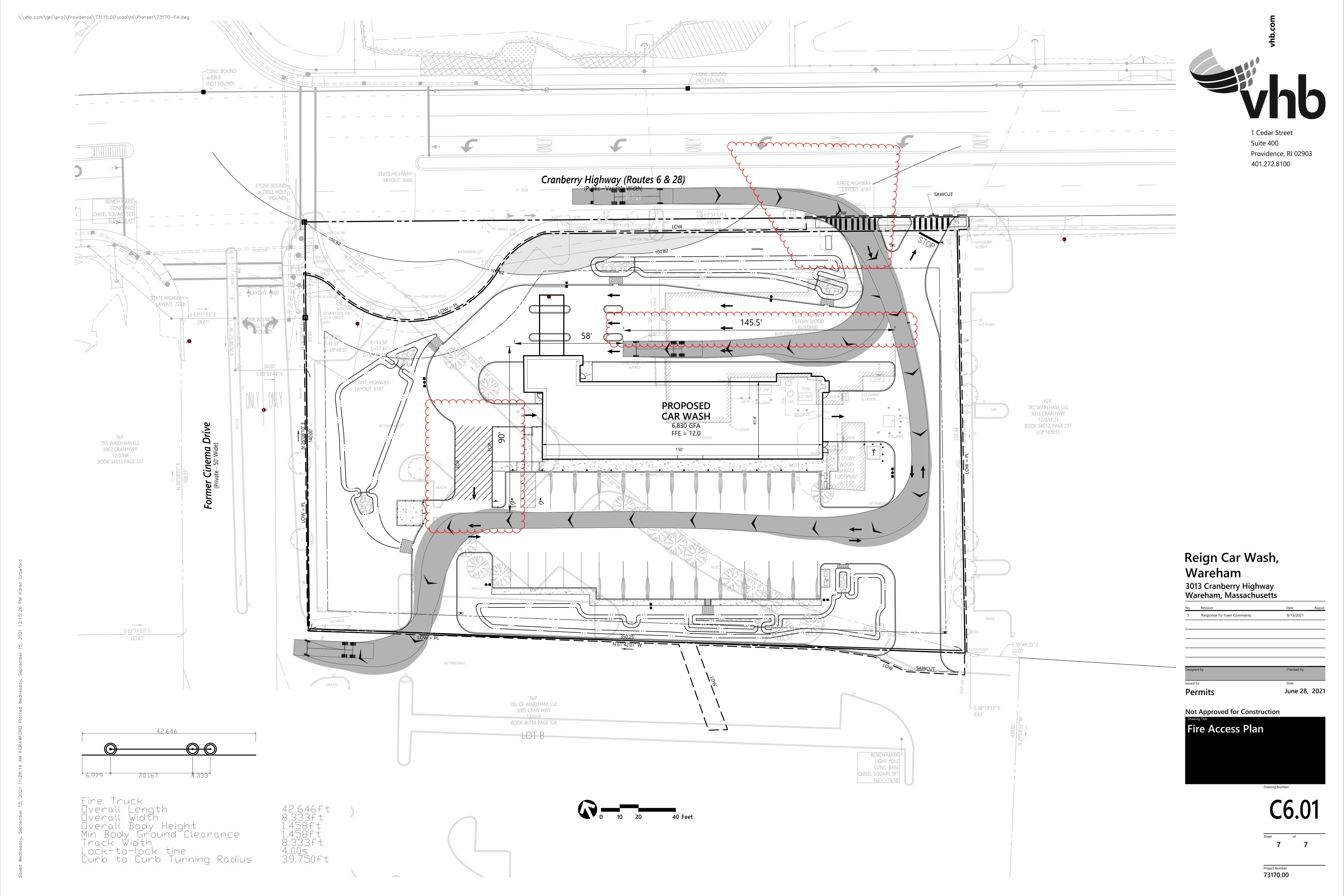
## Reign Car Wash,

Issued for	Date
Permits	June 28, 202

Grading, Drainage, and **Erosion Control Plan** 



Project Number 73170.00



#### **Planting Notes**

- 1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- 3. 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.
- 4. 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.
- 5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- 6. 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.

(APPROX LOCATION) BK.9332 PG. 272

- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- 8. 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.
- 10. 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.
- 11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S
- 12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

#### **Plant Maintenance Notes**

- 1. 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.
- 3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- 4. 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

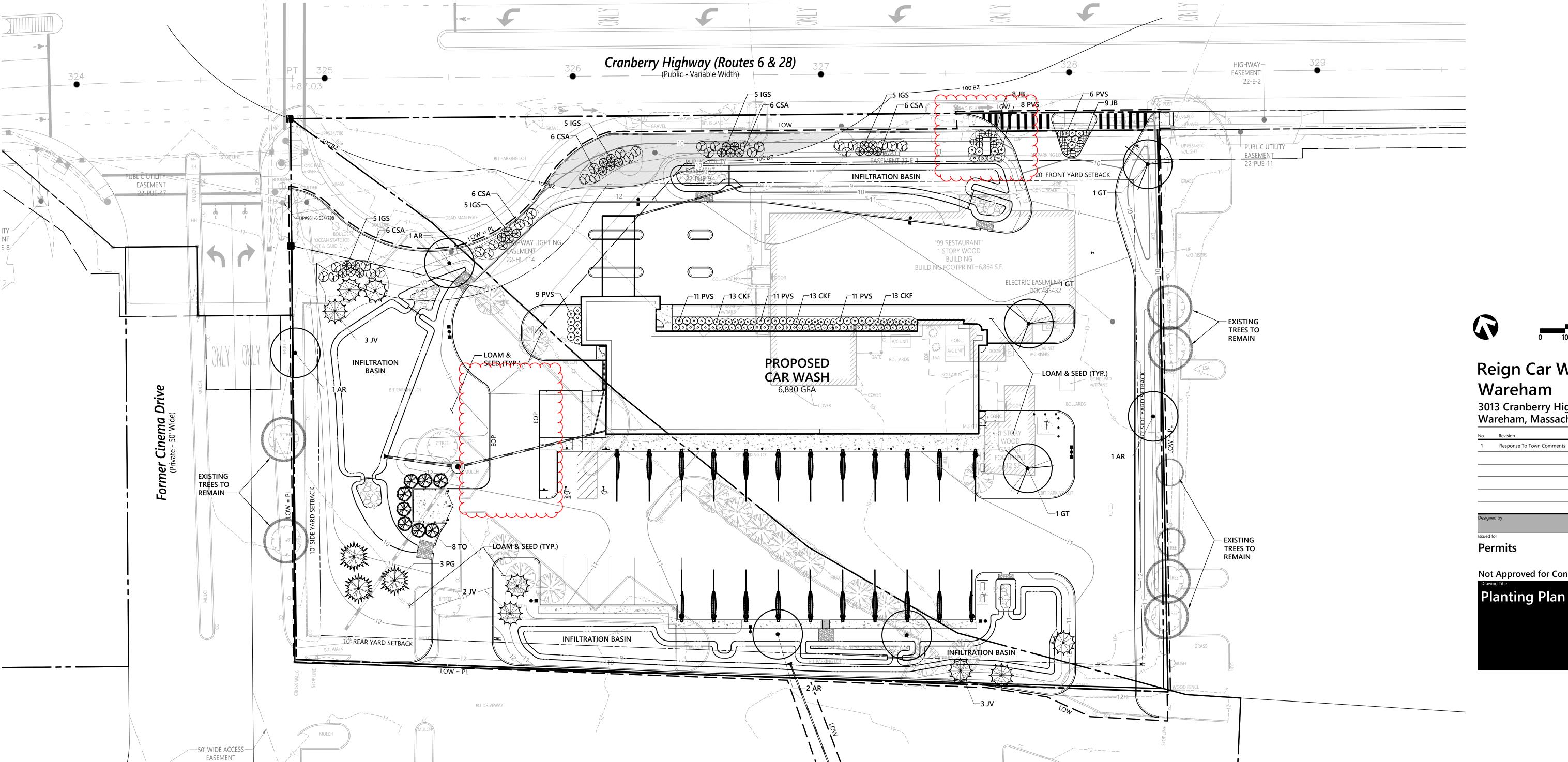
DECIDUOUS TREES AR GT	OTY 5 3	Acer rubrum 'October Glory' Gleditsia triacanthos 'Shademaster'	COMMON NAME October Glory Maple Shademaster Honeylocust	SIZE 2 1/2 - 3" CAL. 2 1/2 - 3" CAL.
EVERGREEN TREES  JV  PG  TO	Q1Y 8 3 8	BOTANICAL NAME Juniperus virginiana Picea glauca Thuja occidentalis `Nigra`	COMMON NAME Eastern Red Cedar White Spruce Dark American Arborvitae	SIZE 7 - 8` HT. 6 - 7` HT. 6 - 7` HT.
SHRUBS CSA IGS JB	QTY 30 25 17	BOTANICAL NAME Cornus sericea `Arctic Fire` Ilex glabra `Shamrock` Juniperus horizontalis `Bar Harbor`	COMMON NAME Arctic Fire Red Twig Dogwood Shamrock Inkberry Bar Harbor Creeping Juniper	SIZE 3 GAL. 5 GAL. 2 GAL.
GRASSES CKF PVS	QTY 39 56	BOTANICAL NAME Calamagrostis x acutiflora `Karl Foerster` Panicum virgatum `Shenandoah`	COMMON NAME Karl Foerster Feather Reed Grass Shenendoah Switch Grass	SIZE #2 POT #2 POT

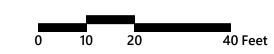
#### Seed Mixes

1. 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.



Suite 400 Providence, RI 02903 401.272.8100





9/15/2021

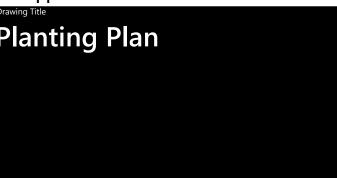
## Reign Car Wash, Wareham

3013 Cranberry Highway Wareham, Massachusetts

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

Not Approved for Construction

**Planting Plan** 



Project Number 73170.00