

### 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

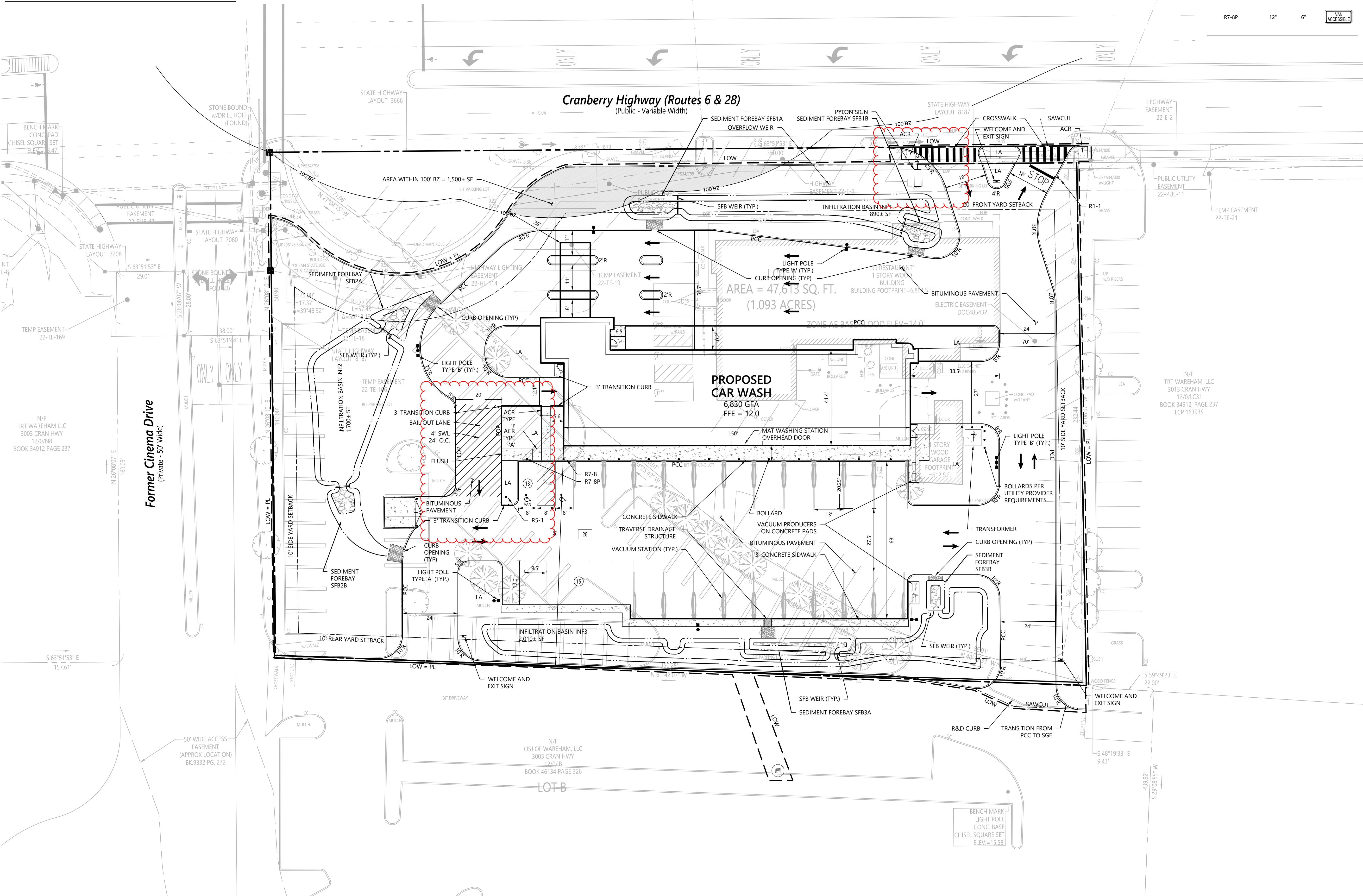
Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9.5 x 19	9.5 x 19	21	26
STANDARD ACCESSIBLE SPACES *	8 x 19	9 x 19	1	1
VAN ACCESSIBLE SPACES	8 x 19	9 x 19	1	1
<b>TOTAL SPACES</b>			<b>23</b>	<b>28</b>

#### Parking Requirements:

BUSINESS, RETAIL	6,830 GFA	x	1 SPACES / 300 GFA	=	23 SPACES
<b>TOTAL PARKING REQUIRED = 23 SPACES</b>					

### LUMINAIRE SCHEDULE

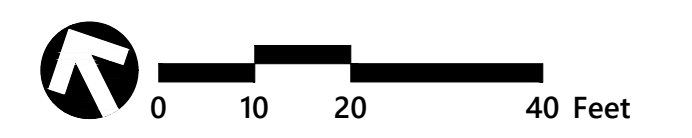
SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
⊗ A	5	SINGLE	17230	0.90	LED AREA FORWARD THROW LIGHT WITH SHIELD MOUNTED @ 25'; XGBM-FT-LED-SS-NW-HSS
⊗ B	1	DOUBLE @ 180	17230	0.90	LED AREA FORWARD THROW LIGHT MOUNTED @ 25'; XGBM-FT-LED-SS-NW



### Sign Summary

M.U.T.C.D. Number	Specification Width	Height	Desc.
R1-1	30"	30"	STOP
R5-1	30"	30"	DO NOT ENTER
R7-8	12"	18"	RESERVED PARKING
R7-8P	12"	6"	VAN ACCESSIBLE

- 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	Appr.
1	Response To Town Comments	9/15/2021	

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

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

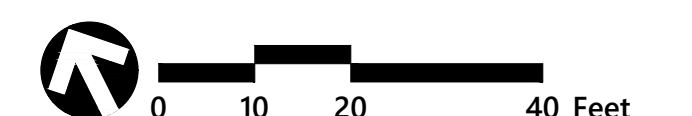
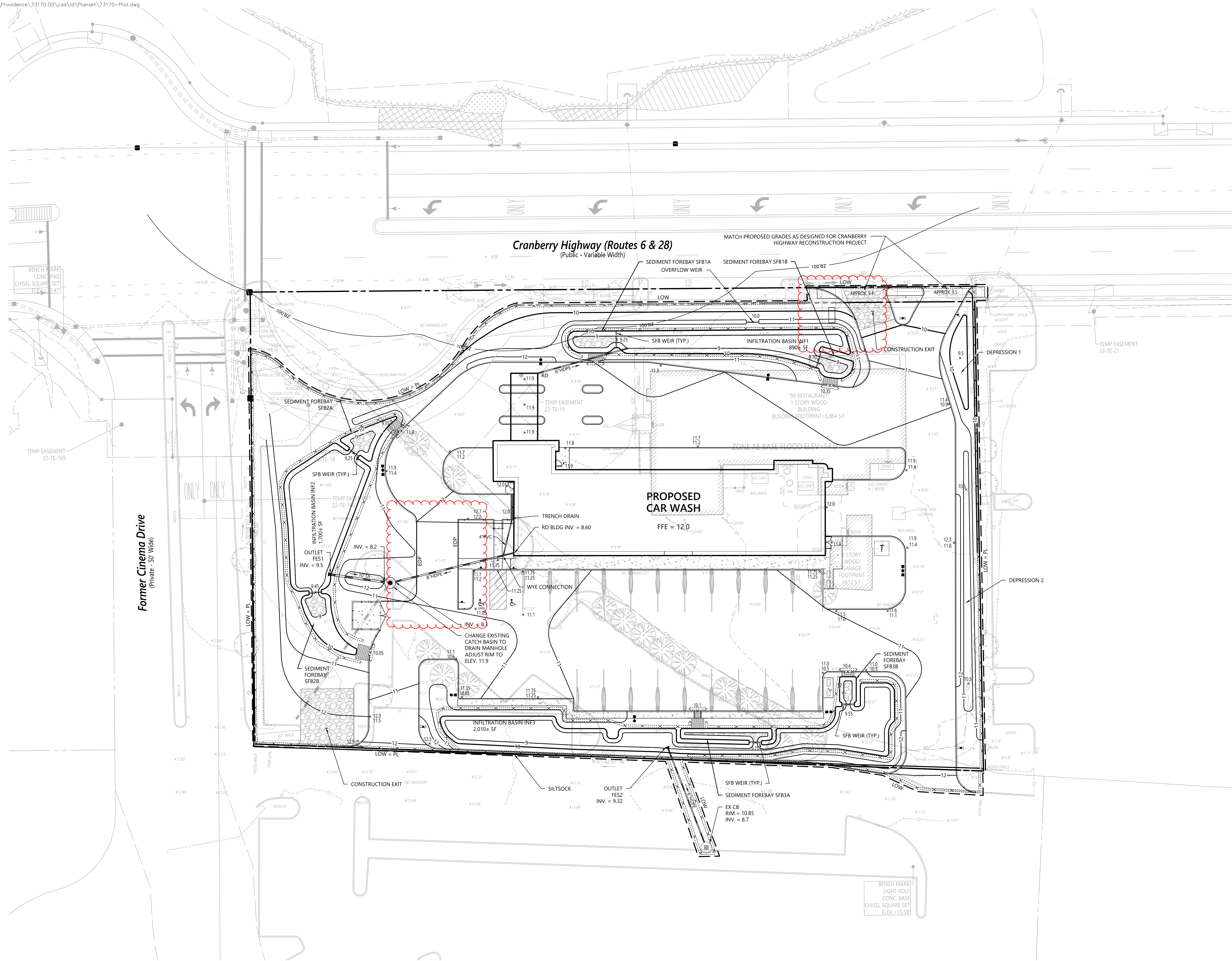
**C2.01**

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Project Number: 73170.00







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









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**

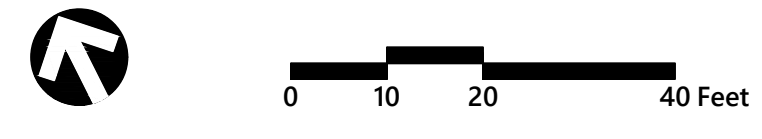
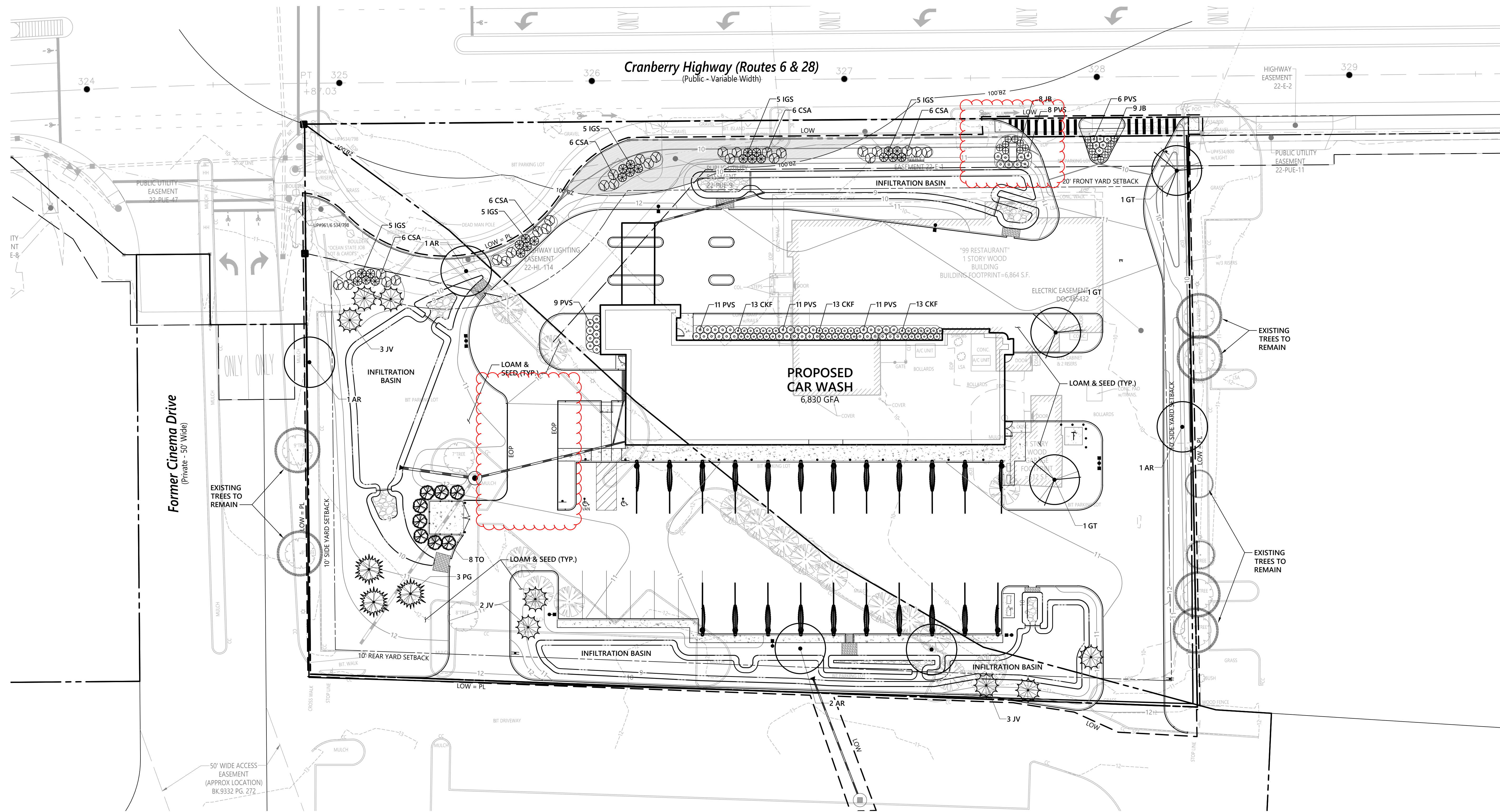
- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT 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.
GT	3	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2 1/2 - 3" 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.



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**L1.01**

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