

# CAPE COD COMMISSION

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BARNSTABLE, MA 02630  
508-362-3828  
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Date: June 11, 1992  
Applicant: White's Path Real Estate Trust  
Project #: TR92009

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Project: Coliseum Warehouse Expansion  
225-233 White's Path  
South Yarmouth, MA 02664

RE: Development of Regional Impact  
Cape Cod Commission Act, Section 12(c)

Book/Page: Book 795, Page 105, Book 542, Page 19  
Lot/Parcel: 87/M226, 88/B237, 88/M3

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## DECISION OF THE CAPE COD COMMISSION

### SUMMARY

The Cape Cod Commission (Commission) hereby approves with conditions the Development of Regional Impact (DRI) application of White's Path Real Estate Trust under Sections 12 and 13 of the Cape Cod Commission Act (Act), c. 716 of the Acts of 1989, as amended, for a proposed warehouse expansion in Yarmouth, MA. The decision is rendered pursuant to a vote of the Commission on May 28, 1992.

### PROJECT DESCRIPTION

The proposal calls for construction of a 151,884 square foot addition to an existing 118,580 square foot warehouse on White's Path in South Yarmouth, MA. The existing facility, site of the former Cape Cod Coliseum, is a warehouse and distribution center servicing thirteen Christmas Tree shops on Cape Cod and southeastern Massachusetts. The proposed addition would increase the total warehousing and distribution capability for the site to twenty-five stores. Most or all of the additional stores would be located off-Cape. Parking, drainage, utility and landscape improvements are also proposed for the project site. The site is zoned for industrial use, with private recreation facilities, self-storage and other light industrial uses to the east and west of the site. Route 6, the mid-Cape highway, is located directly north of the project site. Residential land use is located to the south, separated by a railroad right-of-way.

### PROCEDURAL HISTORY

The project was referred to the Commission as a DRI by the town of Yarmouth Building Inspector on February 7, 1992. A site visit was conducted by members of the subcommittee, applicant and interested public on March 11, 1992. Due to concerns expressed by abutters at the site visit and

Coliseum Warehouse Expansion - Yarmouth, MA  
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public hearing, subcommittee members individually made a second visit to the site and surrounding neighborhood.

A public hearing was scheduled for March 23, 1992. Due to the submission of an incomplete abutters list, this hearing was opened and continued until April 2, 1992, with subsequent notice provided. The April 2, 1992 hearing was conducted by a duly authorized subcommittee of the Commission in the Yarmouth Town Hall, Yarmouth, MA. This hearing was also continued to April 16, 1992. At the April 16, 1992 hearing, the subcommittee voted to close the hearing and allowing the record to remain open until the close of business on April 30, 1992. Public meetings were held on May 6, 1992 and May 21, 1992. At the May 6, 1992 public meeting, the record was re-opened until the close of business May 20, 1992 for the purpose of receiving additional written information on the project.

Based upon testimony received at the public hearings, application materials submitted by the applicant, written material submitted by all interested parties, and supporting technical information provided by staff, the subcommittee voted unanimously on May 21, 1992 to recommend to the full Commission that the proposed warehouse expansion be approved as a DRI, subject to conditions which had been agreed to by the applicant. A subcommittee report was presented to the full Commission on May 28, 1992. At this meeting, the Commission voted unanimously to approve the project as a DRI, subject to conditions.

Materials submitted for the record:

- Informal Project Submission, White's Path Real Estate Trusts, A.M. Wilson Associates, Inc., dated December 9, 1991
- DRI Application, Coliseum Warehouse Expansion, A.M. Wilson Associates, Inc., received February 5, 1992
- Proposed Coliseum Warehouse Addition rendering, undated
- Coliseum Warehouse Fixture Layout, Goodman Engineering, Inc., dated January 21, 1992
- Parking and Landscape Plan, A.M. Wilson Associates, Inc., sheet S-1, dated January 10, 1992, revised April 9, 1992, April 15, 1992, May 15, 1992
- Utility Plan, A.M. Wilson Associates, Inc., sheet S-2, dated January 16, 1992, revised April 9, 1992
- Grading Plan, A.M. Wilson Associates, Inc., sheet S-3, dated January 16, 1992, revised April 9, 1992, April 15, 1992
- Existing Conditions Plan, A.M. Wilson Associates, Inc., sheet S-4, dated January 16, 1992
- Preliminary Details, A.M. Wilson Associates, Inc., sheet S-5, dated January 16, 1992
- Compiled Plan of Land, A.M. Wilson Associates, Inc., sheet S-6, dated January 16, 1992
- Architectural Elevations,
- Location of Underground Storage Tank in Relationship to Existing Town Wellfields, Poly Services, Inc., dated March 9, 1987, revised February 2, 1988, 1 sheet
- Compiled Plan and Sections through Residences, A.M. Wilson Associates, Inc., 2 sheets, dated March 30, 1992
- Phase I construction schematic, A.M. Wilson Associates, Inc., dated May 15, 1992
- Traffic Impact Assessment, Vollmer Associates, February 1992
- Memorandum, Coliseum Warehouse Expansion, Murphy & Murphy, attorneys at law, dated April 2, 1992, 11 pages, including Exhibits I through IX
- Memorandum II, Coliseum Warehouse Expansion, Murphy & Murphy, attorneys at law, dated

April 16, 1992, 8 pages, including Exhibits 1 through 7

- Memorandum on White's Path pavement design, Vollmer Associates, received April 14, 1992
- Commonwealth of Massachusetts Underground Storage Facility Permit application, dated May 19, 1992
- Retention Basin Design memorandum, A.M. Wilson Associates, received April 6, 1992
- Fuel Tank Monitor Wells memoranda (3), A.M. Wilson Associates, dated April 16, 1992, and May 7, 1992
- ~~Groundwater gradient map, dated June 28, 1984~~
- letter from Rene L. Poyant, Inc. realtors, dated April 1, 1992
- letter from Intercity Alarms, dated May 20, 1992
- Draft Decision, Murphy&Murphy, dated May 21, 1992
- letter requesting fee waiver, Murphy&Murphy, dated January 29, 1992
- letter with attachments from A.M. Wilson Associates re: underground tanks to Commission staff, dated April 30, 1992

Additional materials:

- Subcommittee Meeting Minutes, dated March 23, 1992, April 2, 1992, April 16, 1992, May 6, 1992, May 21, 1992
- Cape Cod Commission staff report, dated March 25, 1992
- Cape Cod Commission subcommittee report, dated May 22, 1992
- DRI Referral Form, received February 10, 1992
- town of Yarmouth Board of Appeals application, received February 10, 1992
- letter from Colonial Gas Company, dated May 19, 1992
- letters from town of Yarmouth Planning Department, dated April 30, 1992, and May 19, 1992
- letter from Association for Preservation of Cape Cod, dated April 15, 1992
- letters from town of Yarmouth Board of Selectmen, dated February 13, 1992 and April 16, 1992
- letter with attachments from town of Yarmouth Engineering Department, dated April 15, 1992, and April 7, 1992
- letters from Robert C. Lawton, town of Yarmouth Executive Secretary, dated April 17, 1992 and April 24, 1992
- letter from town of Yarmouth Growth Policy Advisory Council, dated April 8, 1992
- letter from town of Yarmouth Planning Board, dated March 19, 1992
- letter from Massachusetts Historical Commission, dated January 30, 1992
- letter from Frederick Jones, chairman of Beacon St. residents, dated March 16, 1992
- letter from Theresa Stebbins, dated April 6, 1992
- letter from Jean Poole Savage, dated March 19, 1992
- letter from Mr. & Mrs. Zitzmann, dated March 23, 1992
- letter from John Leahy, dated March 14, 1992
- letters from Mr. & Mrs. Sheehan, received March 16, 1992, and April 1, 1992
- letter from Mr. & Mrs. Jones, dated March 25, 1992
- letter from Mr. & Mrs. McGrath, dated March 14, 1992
- letter from Mr. & Mrs. Molinari, dated March 16, 1992
- letter from Mr. & Mrs. O'Neil, dated March 13, 1992
- letter from Volly Zpurneek, received March 25, 1992
- letter from Edgar P. McIlhatten, dated March 16, 1992
- letter from Mr. & Mrs. Leopold, dated March 20, 1992
- letter from Charles Megargel, dated March 22, 1992
- letter from Warren Witzmann, dated March 15, 1992

- letter from Norman Remillard, received March 25, 1992
- letter from James Hall, dated March 13, 1992
- letter from Mr. & Mrs. Chandler, dated March 14, 1992
- letter from Mr. & Mrs. Jackson, dated March 13, 1992
- letter from Mr. & Mrs. Conner, dated March 13, 1992
- letter from Mrs. Roger Sylvester, received March 25, 1992
- letter from Mr. & Mrs. Bunting, dated March 16, 1992
- letter from Mrs. Favreau, received March 25, 1992
- letter from Mrs. Boehm, dated March 17, 1992
- letter from Mr. & Mrs. Byington, dated March 11, 1992

The application and notices of public hearings relative thereto, the Commission's staff notes, exhibits and correspondence, the transcript and minutes of the hearings and all written submissions received in the course of our proceedings are incorporated into the record by reference.

### TESTIMONY

At the April 2, 1992 public hearing, written and oral testimony was presented by attorney Larry Murphy on behalf of the applicant. Written and oral comments supporting the project were provided by the town of Yarmouth Board of Selectmen, the Yarmouth Chamber of Commerce, and the Yarmouth Planning Board. Abutters to the project submitted letters and testified as to their concerns for potential environmental and valuation impacts to their properties from the proposed expansion. Commission staff reported that there were several areas of non-conformance with the Regional Policy Plan which needed to be addressed by the applicant in order to fully assess the impacts of the project. The applicant submitted revised project plans at this hearing, including a revised landscape plan, in order to address Commission staff and abutters concerns for adequate screening of the project.

Questions from the subcommittee focused on the existing underground storage tank and whether safety measures should be increased in case of an accidental spill. Testimony from the town of Yarmouth Engineering Department focused on the need for additional pavement analysis of White's Path in Yarmouth, due to additional truck traffic created by the proposed expansion. The public hearing was continued to April 16, 1992.

At the April 16, 1992 continued hearing, additional testimony was received regarding a pavement analysis of White's Path by the applicant's consultant and town of Yarmouth Engineering Department. Information was also submitted by the applicant on existing monitoring wells surrounding the underground storage tank, a proposed upgrade of an existing alarm system, air quality analysis and revised stormwater drainage design. Commission staff reported that the applicant had agreed to re-schedule shift times and implement a carpooling program in order to mitigate traffic impacts. Staff also expressed concern for the impact of proposed building lighting on adjacent properties and Route 6. Abutters expressed concern for the location of proposed loading doors and the adequacy of proposed landscaping designed to screen the development.

At the May 6, 1992 public meeting, a letter from APCC was noted which expressed concern for groundwater protection and the environmental impacts of the expansion on neighboring uses. A second letter was received from the town of Yarmouth planning staff, which discussed regional/local cumulative traffic impacts and the need for adequate parking facilities in the event a change of use is

contemplated for the warehouse site. Commission staff provided an update on remaining issues related to the project. The applicant had agreed to provide voluntary reporting on the use of Cape Cod suppliers and sub-contractors. Landscape issues appeared to be satisfactorily addressed. The applicant had also provided a lighting detail which specified that the bulb mounting be at an angle of 40 degrees to minimize offsite glare. Additional specifications regarding the underground storage tank and monitoring wells were requested of the applicant. The written record was re-opened in order to receive this additional information.

At the May 21, 1992 public meeting, the subcommittee discussed proposed draft conditions prepared by staff. At this meeting, the subcommittee voted unanimously to recommend to the full Commission that the proposed expansion be approved as a DRI, subject to conditions which had been agreed to by the applicant.

### JURISDICTION

The coliseum warehouse expansion qualifies as a DRI under Section 12(c)(6) of the Cape Cod Commission Act (Act) as "any proposed retail or wholesale business...development...which (is) an addition greater than 5000 square feet."

### FINDINGS

The Commission has considered the application of White's Path Real Estate Trust for the proposed warehouse expansion in Yarmouth, MA, and based on consideration of such application, the information presented at the public hearings and submitted for the record, the Commission makes the following findings subject to Sections 12 and 13 of the Act:

- 1). The expansion of this warehouse will generate 390 new vehicle trips per day (185 in/185 out). Ninety-six (96) of these new trips will be tractor/trailer trucks (48 in/48 out). Thirty (30) trips per day (15 in/15 out) are between the warehouse at 225 White's Path and the office at 261 White's Path, a 400 yard trip that does not impact area intersections other than the site drives. Consolidation of warehouse activities to 225 White's Path will reduce by 16 trips per day traffic between the site and existing warehouse facilities in Barnstable. The Barnstable sites will no longer be required by the Applicant.
- 2). The increase in peak hour traffic, prior to considering allowances for alternate transportation modes and travel demand management strategies, will violate level-of-service standards in Section 4.1.1.1 of the Regional Policy Plan (RPP) at the Route 6 Exit 8 off-ramps at peak times. Impacts at these off-ramps were fully mitigated and conformance with this standard achieved by scheduling work shifts to avoid morning and afternoon peak hours.
- 3). Minimum performance standards will not be exceeded at any other area intersections as a result of this project. In addition, the Applicant paid \$20,650.00 for its portion of the cost of road improvements in the area of the intersection of White's Path and Station Avenue in 1987.
- 4). Based on information available at the time of application, a reduction of approximately sixty (60) new non-trailer-truck trips per day (30 in/30 out) was required to meet Section 4.1.2.1 of the RPP (20% trip reduction). The applicant agreed to conform to this standard by implementing a company-wide carpooling program and promoting employee use of the Cape Cod Regional Transit

Authority B-bus.

- 5). The project is located within a Wellhead Protection Area to four Yarmouth public water supply wells. Section 4.2.2.3 of the RPP prohibits the use...storage...of hazardous materials, with the exception of retail sales and household quantities...within Wellhead Protection Areas. The project does not include the manufacturing of hazardous materials. It does involve the direct shipment of goods such as lamp oil, which are considered hazardous materials, to retail stores. ~~These materials will be stored in sealed containers on pallets and shipped directly to retail sites as a~~ unit. The use of these materials in this manner is in conformance with this section of the RPP.
- 6). Electrical forklifts are used exclusively for warehouse operations. This type of forklift poses a minor risk to groundwater during recharging operations. The applicant agreed to locate forklift recharge station(s) in designated location(s) within the building and will take adequate safety precautions during storage and recharge operations. In addition, the floor will be sealed with an impervious concrete sealer to prevent the leakage of any materials accidentally spilled inside the building.
- 7). The site contains an existing 6000-gallon underground storage tank used to refuel all delivery trucks. The tank and piping are of double-walled, fiberglass construction. The tank is equipped with a leak detection system consisting of a leak monitoring unit inside the double-walled tank, which is monitored inside the building. In addition, four groundwater monitoring wells are located adjacent to the tank. These wells were visually tested by the applicant on a routine basis. However, neither the wells nor alarm system were previously monitored by public agencies. In order to provide adequate monitoring of possible spills from the tank, the applicant agreed to tie the fluid detection system alarm into a central alarm system, maintained on a 24-hour basis, and monitored by an outside contractor. The applicant also agreed to conduct routine water quality analysis of the monitoring wells and provide this data to town and county officials.
- 8). Section 2.1.1.2.A of the RPP requires that projects within Wellhead Protection Areas meet a 5 ppm standard for nitrate-nitrogen loading. The proposed expansion will result in nitrate-nitrogen loading ranging from 1.76 ppm to 2.39 ppm, depending on the formula used. This loading rate meets the required performance standard of 5 ppm within a Wellhead Protection Area.
- 9). The proposed expansion will create a total of forty-four net new positions to staff the facility. These jobs will be at all skill levels, and will allow for advancement within the company.
- 10). In order to evaluate conformance with Section 3.1.2 of the Economic Development Review Policies of the RPP, the applicant agreed to provide a report to the Commission on the use of Cape Cod suppliers and sub-contractors in the construction of the expanded warehouse.
- 11). A minimal amount of solid waste will be generated by the proposed expansion. In order to achieve conformance with Section 4.2.1.3 of the RPP, construction and demolition debris will be removed and disposed of in accordance with the integrated solid waste management system.
- 12). Section 7.2.5 of the RPP prohibits unnecessarily bright lighting of a building or grounds. As proposed, lighting attached to the building would be visible from adjacent residential properties as well as Route 6, a regional roadway. To achieve conformance with this standard, the applicant revised the angle of proposed building lighting to reduce the visual impact to residential areas and

this roadway.

13). A residential zone lies directly south of the proposed warehouse expansion, separated by a railroad right-of-way. This neighborhood consists of one and two-story single-family detached homes. Section 7.2.1 of the RPP requires that the height and scale of proposed development be compatible with existing surrounding development. While the height and scale of the proposed expansion is generally consistent with other development within the Industrial zone, the proposed ~~addition is not compatible with existing single-family development to the south.~~ In addition, the southernmost corner of the proposed building lies within 200 feet of this neighborhood. In order to mitigate the visual impact of the proposed addition from residential areas, the applicant agreed to provide earthen berms with substantial evergreen tree planting along the southernmost boundary of the site.

14). The proposed expansion originally included two drainage basins to accommodate stormwater runoff for the proposed building and parking areas. The construction of one of these basins would have required the removal of a substantial amount of existing tree cover which would have helped to screen the development from the residential neighborhood. Due to the proximity of the proposed expansion to the residential area, the stormwater drainage system was redesigned to provide the maximum retention of natural vegetation along the southernmost boundary, and to allow additional area for earthen berms to screen the development.

15). The proposed development will be constructed in phases. The applicant will take occupancy upon completion of each phase. A partial Certificate of Compliance will be issued for each phase of the development.

### CONCLUSION

Based upon the findings above, the Cape Cod Commission hereby concludes:

The benefits of the proposed project outweigh the detriments. This conclusion is supported by the facts that the project will provide the following benefits: reduction of local truck trips between the site and existing warehouse facilities in Barnstable; implementation of a company-wide carpooling program and promotion of employee use of the RTA B-bus service; improved groundwater monitoring of an existing underground storage tank on the project site; increased protection from a spill from the underground tank through an upgrade of its alarm system; redesign of stormwater drainage basins to provide the maximum retention of natural vegetation and additional screening; the addition of forty-four net new positions to staff the facility; voluntary reporting on the use of Cape Cod suppliers and sub-contractors in construction of the warehouse; and recycling of construction and demolition debris. These benefits outweigh the following detriments: visual and environmental impact of the warehouse expansion on an adjacent residential neighborhood, which was mitigated by provision of earthen berms with evergreen planting; and an increase in peak hour automobile traffic which was mitigated by revising work shift schedules for the warehouse.

The project is consistent with the Minimum Performance Standards of the Regional Policy Plan. The proposed project is not consistent with the town of Yarmouth zoning bylaws. Commission approval is granted with the understanding that it is necessary for the Applicant to seek a variance from the town of Yarmouth for driveway width and driveway separation distance. The granting of these variances, however, will not create a regional impact.

The Commission hereby approves with conditions the proposed Coliseum Warehouse expansion in Yarmouth, MA as a Development of Regional Impact, pursuant to Section 13 of the Act, provided that the following conditions are met:

**PROCEDURAL:**

- 1). Plans submitted and listed in this decision shall become a part of the written decision and ~~any changes to these plans which are deemed by the Commission staff to be material, shall be approved by the Cape Cod Commission or its designee.~~
- 2). If the project is constructed in phases, the Applicant shall obtain a partial Certificate of Compliance, with respect to each completed phase of the proposed development, from the Commission or its designee before the local official responsible for issuing Certificates of Occupancy may issue a temporary or permanent Certificate of Occupancy for such phase of the proposed development. Conditions #5, 6, 7, 9, and 11 of this decision shall be met prior to issuance of a partial Certificate of Compliance for the first phase of the proposed development. Conditions #12, 13, 16, and 17 of this decision, shall be met prior to issuance of a partial Certificate of Compliance for the first phase of the proposed development, with respect to improvements associated with phase I of the proposed development. A partial Certificate of Compliance shall be considered a full Certificate of Compliance with respect to the phase for which it is issued.
- 3). The Applicant shall obtain all necessary state and local permits for the project.
- 4). Any use other than warehousing, storage and distribution or related support facilities such as offices, restrooms, or lunchrooms as permitted by this decision, regardless of size, shall require review by the Commission as a Development of Regional Impact.

**TRANSPORTATION:**

- 5). The Applicant shall schedule work shifts at the warehouse to avoid shift changes during the morning (7:30 a.m. to 8:30 a.m.) and afternoon (4:30 p.m. to 5:30 p.m.) peak hour at the Route 6 off-ramps at Exit 8.
- 6). The Applicant shall designate an employee of the personnel department as a Transportation Coordinator. The duties of this position shall include the promotion, enhancement and monitoring of carpooling and other alternate modes of transportation on a company-wide basis. Promotional information and employee incentives shall be developed and implemented. The Applicant shall report to the Cape Cod Commission annually for three (3) years from the date of receipt of a Certificate of Compliance regarding carpooling and alternative transportation participation by its employees.
- 7). Bicycle racks and locker facilities shall be provided at the warehouse site.
- 8). The Applicant shall work with area transit operators to implement bus stops, where feasible, at retail stores owned by the Company on Cape Cod and provide promotional literature regarding alternative transportation at these retail locations.

**WATER RESOURCES:**

- 9). Provided the town of Yarmouth agrees, the Applicant shall complete stormwater drainage improvements as per the Utility Plan prepared by A.M. Wilson Associates, revised April 15, 1992,



sheet S-2. If the town of Yarmouth does not approve said plans, then the Applicant shall complete stormwater drainage improvements in accordance with the directives of the town of Yarmouth.

10). The applicant shall monitor water quality on an annual basis in the four existing observation wells, according to the standard Massachusetts Department of Environmental Protection protocol. The samples shall be taken by a qualified consultant and analyzed by an EPA certified lab using method 524 for volatile organic compounds. Copies of all well sampling results shall be forwarded to the ~~Barnstable County Health Department and the Yarmouth Board of Health.~~

11). The Fluid Detection alarm system for the underground storage tank shall be tied into a central alarm system and operate on a 24-hour basis. The alarm system shall be monitored by Intercity Alarms or an equivalent public or private entity.

**SITE DESIGN/LANDSCAPING:**

12). Prior to the issuance of a building permit for any phase of proposed construction, the Applicant shall complete all Phase I grading and landscape improvements as per sheets S-1 & S-3, landscape and grading plans prepared by A.M. Wilson Associates, revised May 15, 1992, and April 15, 1992, respectively. Plant materials shall be protected from damage during site and building construction with construction fencing or other protective measures. The Applicant may obtain a foundation permit prior to completing landscape improvements for the purpose of utilizing existing fill for construction of earth berms related to these improvements. Prior to issuance of a partial or final Certificate of Compliance, all site/landscape improvements shall be substantially in all material respects completed as per landscape plans as listed above. Any substantial deviations from the plans as submitted shall be approved by Commission staff.

13). To reduce the visual impact of lighting fixtures on regional roadways, proposed building lighting shall be 400W Polyquad Type II/III or equivalent, with the bulb mounting installed at an angle of approximately 40°, with placement according to Exhibit 4, Memorandum II, submitted by the applicant on April 16, 1992. Prior to the issuance of a Certificate of Compliance, proposed building lighting will be inspected for approval by Commission staff.

**ECONOMIC DEVELOPMENT:**

14). The Applicant shall provide a report to the Commission on the use of Cape Cod suppliers and sub-contractors prior to issuance of a Certificate of Compliance from the Commission.

**SOLID/HAZARDOUS WASTE:**

15). The Applicant shall assure the recycling of construction and demolition debris to the greatest extent possible.

16). Electrical forklift storage and battery recharging shall be performed at designated location(s) within the building. Prior to issuance of a building permit for each phase of the proposed development, floor plans indicating the designated location(s) shall be submitted to the Cape Cod Commission or its designee for approval.

17). The building shall be constructed with a poured concrete floor and sealed with an impervious concrete sealer designed to prevent leakage of hazardous materials through the floor.

The Commission hereby grants White's Path Real Estate Trust an approval with conditions as a Development of Regional Impact, pursuant to Section 13 of the Act, for a proposed warehouse expansion in Yarmouth, MA.


  
Richard S. Armstrong, Chairman

6/11/92  
Date


Commonwealth of Massachusetts

Barnstable, ss.

Subscribed and sworn to before me this 11<sup>th</sup> day of June 1992

  
Name, Notary Public

My commission expires:

 My Commission Expires December 5, 1997

**NOTES: FOR PHASING PURPOSES:**

Shaded areas are included in Phase I. Future phase areas will be rough graded and seeded with rough grass mix or meadow mix to provide temporary soil stabilization.



Project No.	11.00
Client	White's Path
Location	South Yarmouth, MA
Date	11/17/92
Author	J. M. [unclear]
Scale	1" = 1000'

Project No.  
**Coliseum Warehouse**  
 225  
 White's Path  
 South Yarmouth, MA

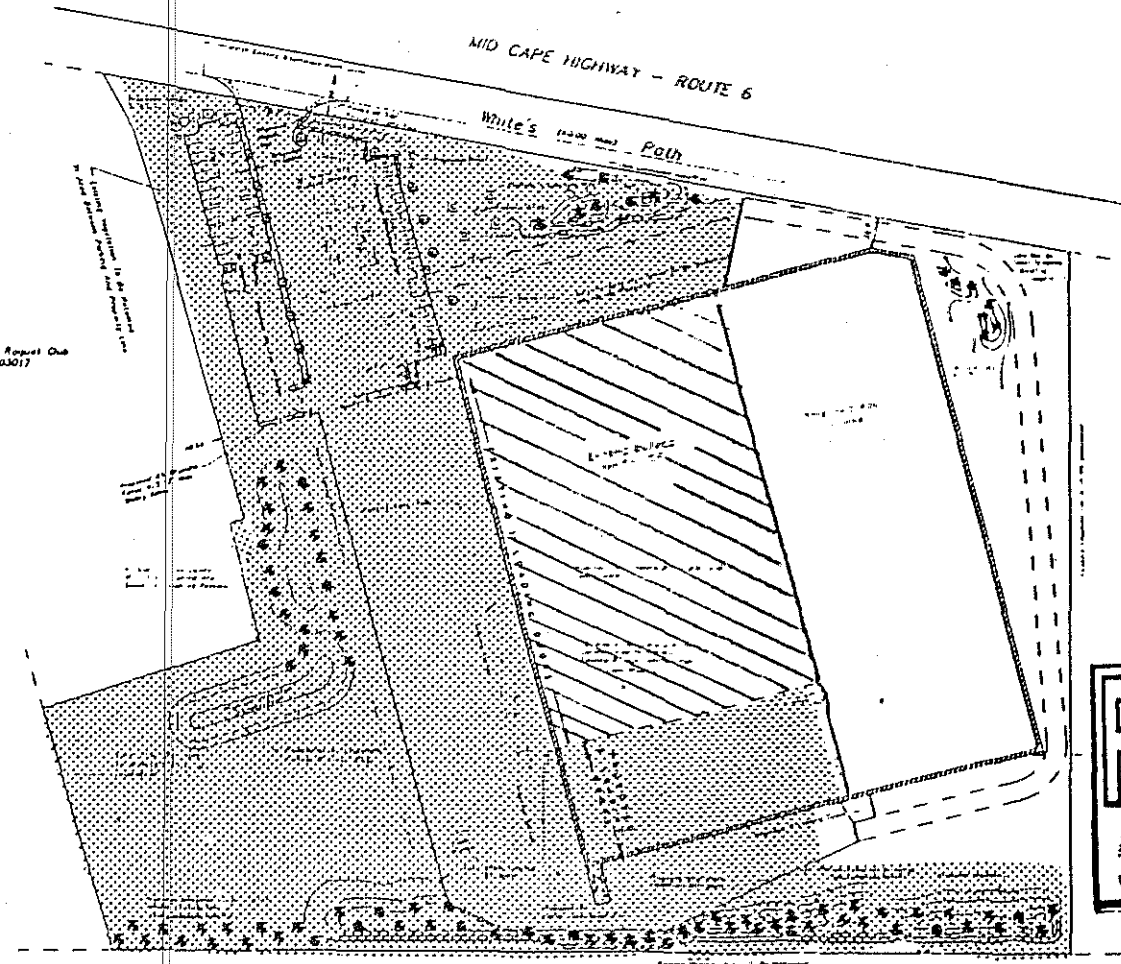
White's Path  
 Real Estate Dist 1 & 2



Approved by:  
 Date: 11/17/92

**PHASE I PLAN**

Scale	1" = 100'
Date	11/17/92
Sheet	P-1
Project	11.00



The base for this drawing is the "Parking and Landscape Plan" revised 5/15/92.

