

PARKING SCHEDULE

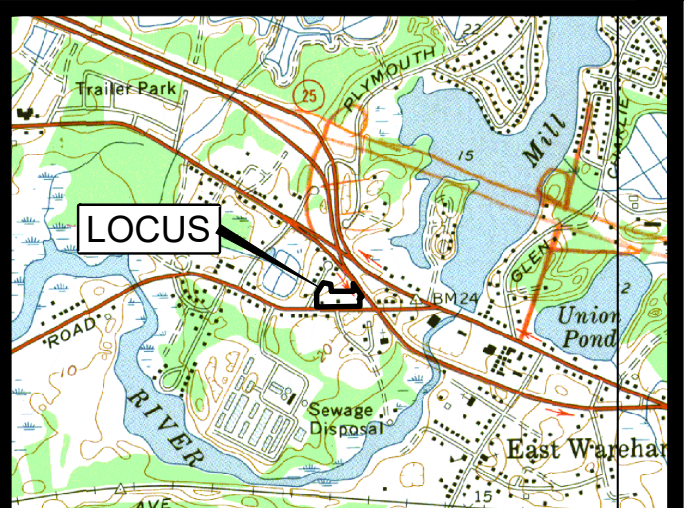
REQUIRED	PROPOSED
*60 SPACES	64 SPACES

*IN CONSULTATION WITH TOWN OF WAREHAM BUILDING COMMISSIONER.

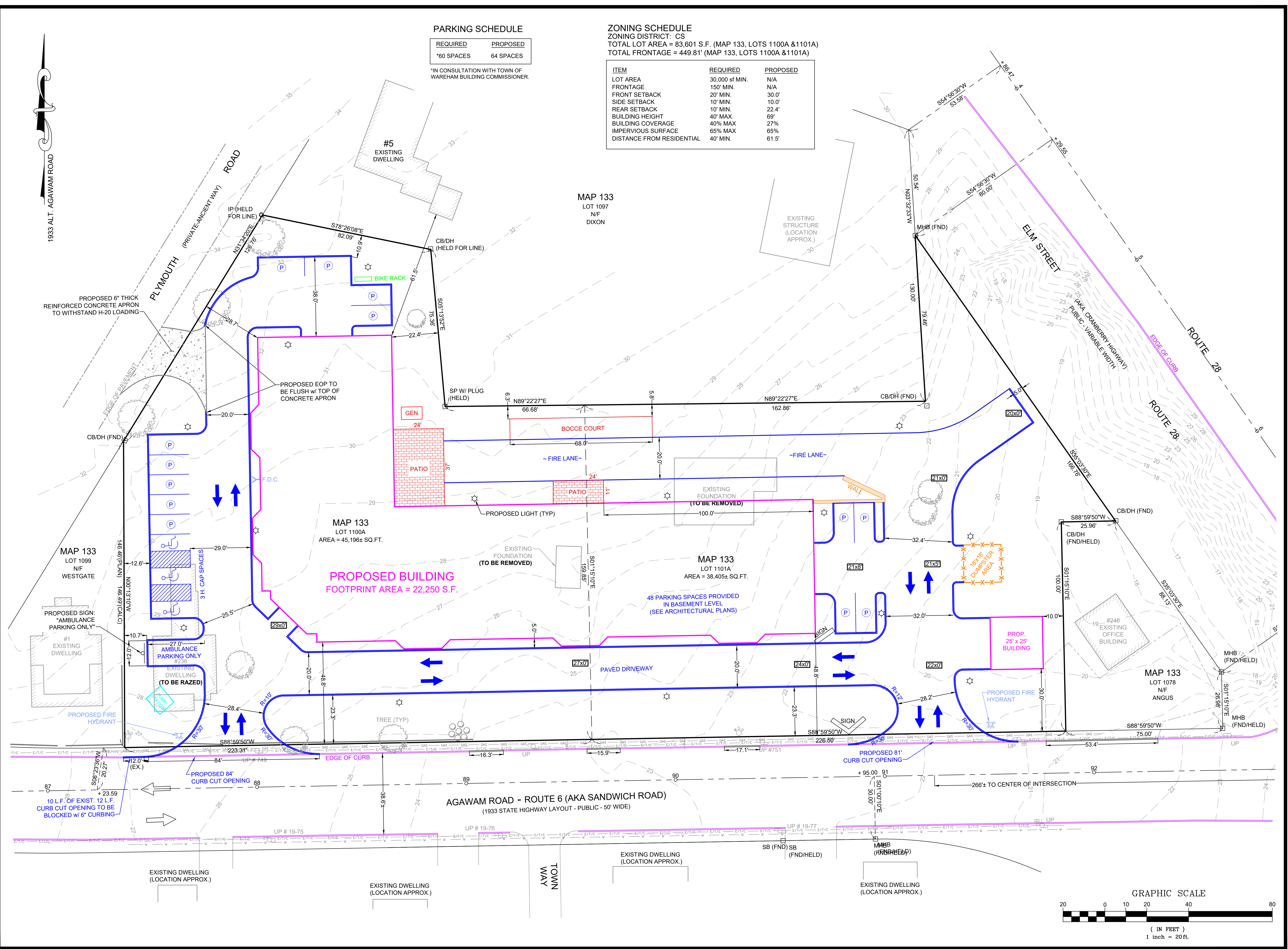
ZONING SCHEDULE

ZONING DISTRICT: CS
 TOTAL LOT AREA = 83,601 S.F. (MAP 133, LOTS 1100A & 1101A)
 TOTAL FRONTAGE = 449.81' (MAP 133, LOTS 1100A & 1101A)

ITEM	REQUIRED	PROPOSED
LOT AREA	30,000 sq. MIN.	N/A
FRONTAGE	150' MIN.	N/A
FRONT SETBACK	20' MIN.	30.0'
SIDE SETBACK	10' MIN.	10.0'
REAR SETBACK	10' MIN.	22.4'
BUILDING HEIGHT	40' MAX.	69'
BUILDING COVERAGE	40% MAX.	27%
IMPERVIOUS SURFACE	65% MAX.	65%
DISTANCE FROM RESIDENTIAL	40' MIN.	61.5'



LOCUS MAP
 SCALE 1" = 2000'



JOHN L. CHURCHILL JR., PE, PLS DATE

SITE PLAN
 AT
238+240 SANDWICH ROAD
 IN
WAREHAM MASSACHUSETTS
 (PLYMOUTH COUNTY)
SITE LAYOUT

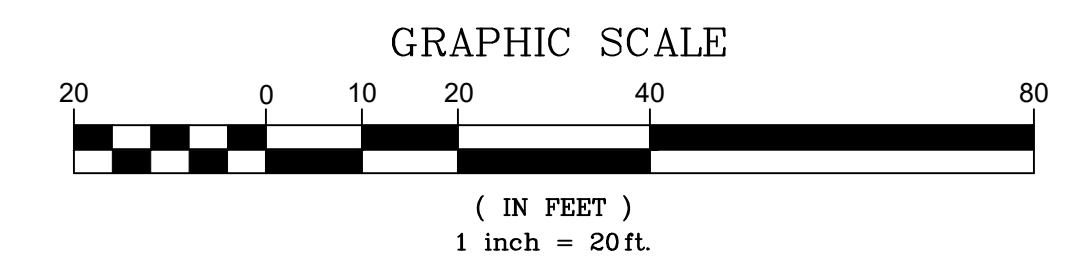
REVISIONS:

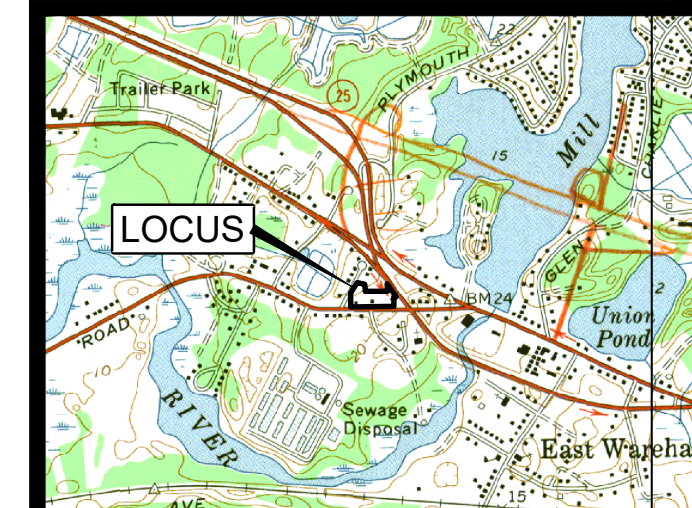
No.	DATE	DESC.
1	1-19-21	Blgd & drives & entrance

PREPARED FOR:
F.C. MANNIX
 PO BOX 85
 BOSTON, MA 02113
 617-792-5539

PREPARED BY:
JC ENGINEERING, INC
 2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02538
 508-273-0377

DATE:	JULY 22, 2020
FIELD:	CB/RB
CALC./DESIGN:	MCP
DRAWN:	MCP
CHECK:	JLC
JOB NO.:	435
SHEET 1 OF 2	





LOCUS MAP
SCALE 1" = 2000'

JOHN L. CHURCHILL JR., PE, PLS DATE

SITE PLAN
AT
238+240 SANDWICH ROAD
IN
WAREHAM MASSACHUSETTS
(PLYMOUTH COUNTY)
FIRE TRUCK ACCESS

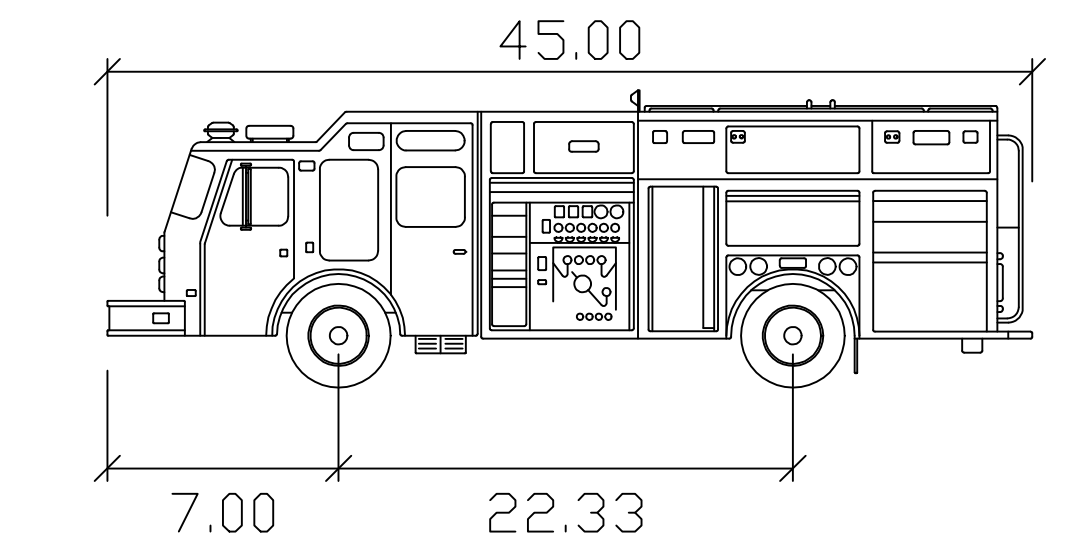
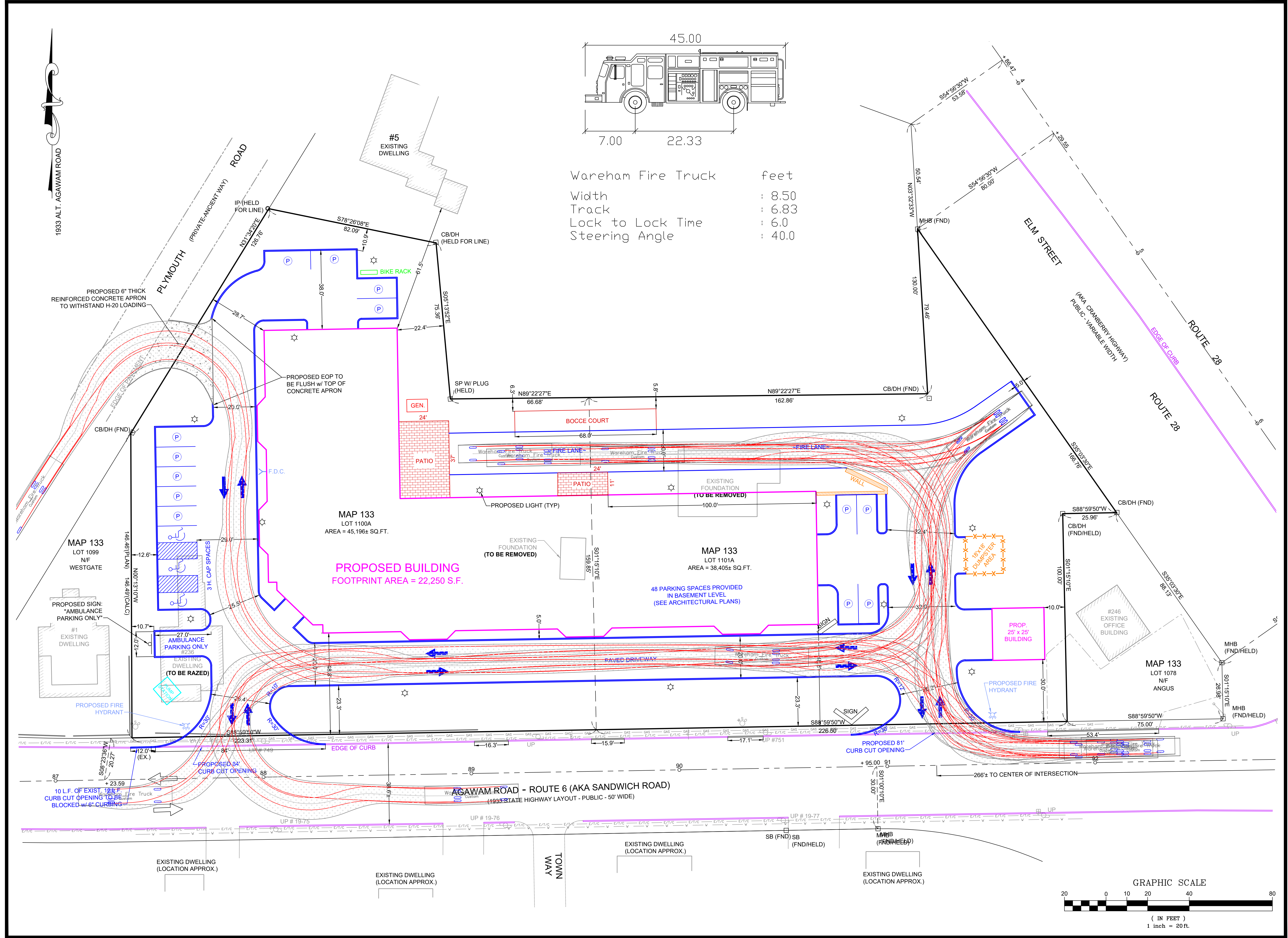
REVISIONS:

No.	DATE	DESC.
1	1-28-21	Bldg & drives & entrance

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EAST WAREHAM, MA 02538
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DATE: JULY 22, 2020
FIELD: CB/RB
CALC./DESIGN: MCP
DRAWN: MCP
CHECK: JLC
JOB NO: 435
SHEET 2 OF 2



Wareham Fire Truck feet
Width : 8.50
Track : 6.83
Lock to Lock Time : 6.0
Steering Angle : 40.0

