

PROPOSED SITE PLAN

AT
246 MARION ROAD
 WAREHAM, MASSACHUSETTS

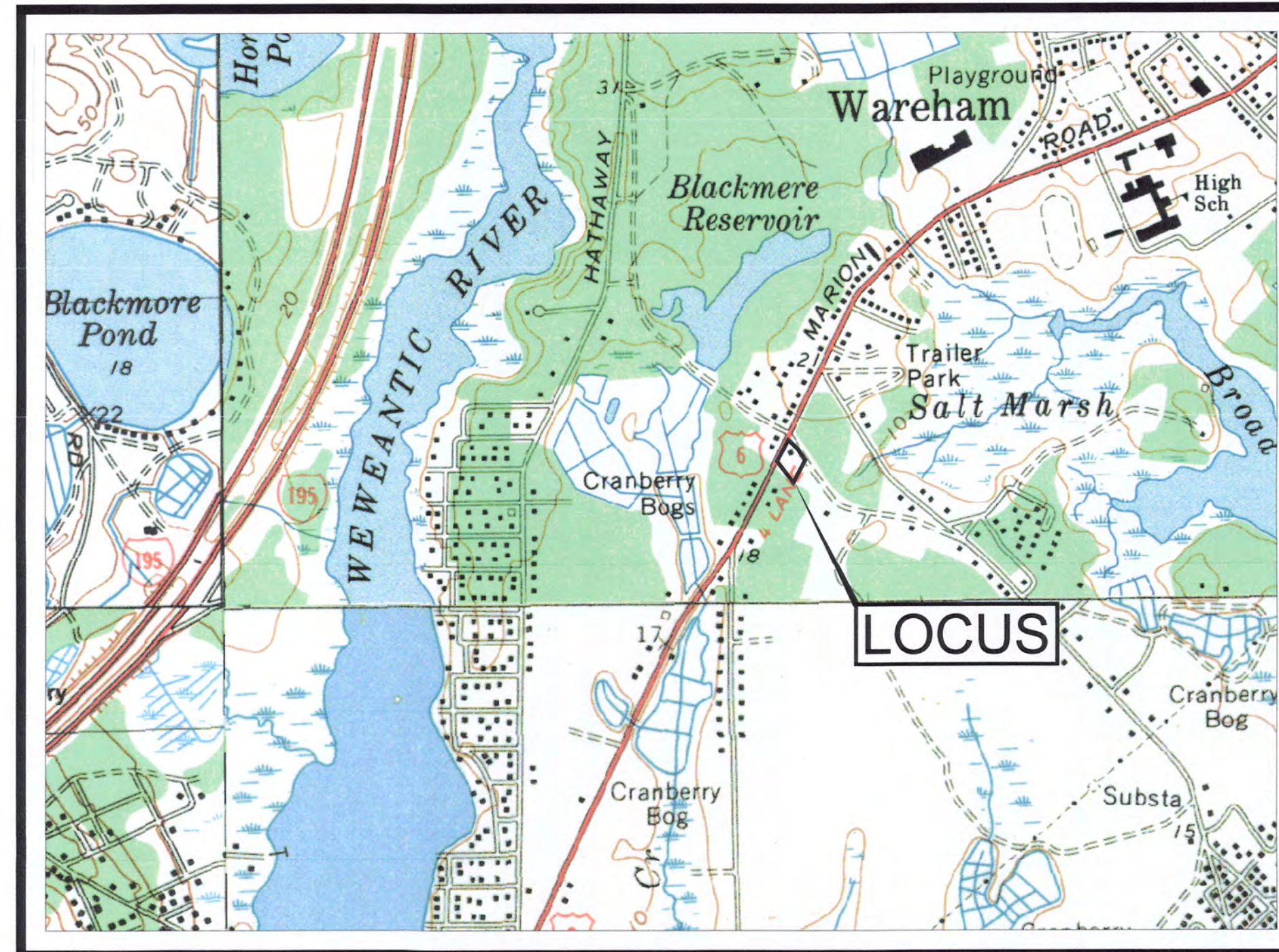
DATE: FEBRUARY 11, 2022

LIST OF DRAWINGS

SHEET NO.	TITLE
1 OF 5	COVERSHEET
2 OF 5	EXISTING CONDITIONS
4 OF 5	PROPOSED LAYOUT
4 OF 5	GRADING AND DRAINAGE
5 OF 5	DETAIL SHEET

OWNER/APPLICANT:
 246 MARION ROAD LLC
 7 FIELDSTONE LANE
 MARION, MA 02738

ENGINEER / SURVEYOR:
 JC ENGINEERING, INC.
 2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02538



U.S.G.S. MAP
 SCALE 1" = 1000'



AERIAL MAP
 SCALE 1" = 100'

LEGEND

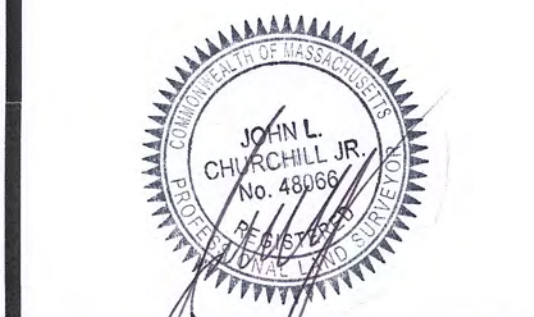
EXISTING WATERLINE SERVICE	— W —
EXISTING OVERHEAD UTILITIES	— OHW —
EXISTING SEWER LINE	— S —
EXISTING GAS PIPE	— G —
PROPOSED DRAINAGE PIPE	— D —
PROPOSED SPOT GRADE	97x5
EXISTING SPOT GRADE	97x5
EXISTING CATCH BASIN	□
PROPOSED CONTOUR	— 30 —
EXISTING CONTOUR	- - - 30 - - -
EXISTING UTILITY POLE	⊙



LOCUS MAP
 SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE



JOHN L. CHURCHILL, JR., P.L.S. DATE

PROPOSED SITE PLAN
 AT
246 MARION ROAD
 IN
 WAREHAM
 MASSACHUSETTS
 (PLYMOUTH COUNTY)

COVERSHEET

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
 246 MARION ROAD LLC
 7 FIELDSTONE LANE
 MARION, MA 02738

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

DATE: FEBRUARY 11, 2022

FIELD: JM/BS

CALC./DESIGN: BMB

DRAWN: BMB

CHECK: JLC

JOB NO: 5799

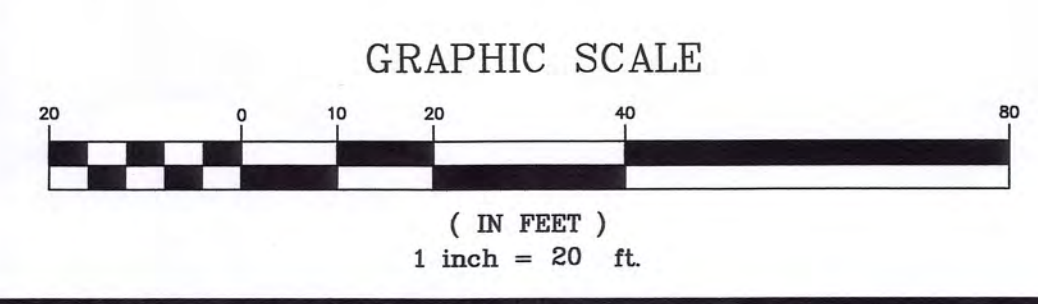
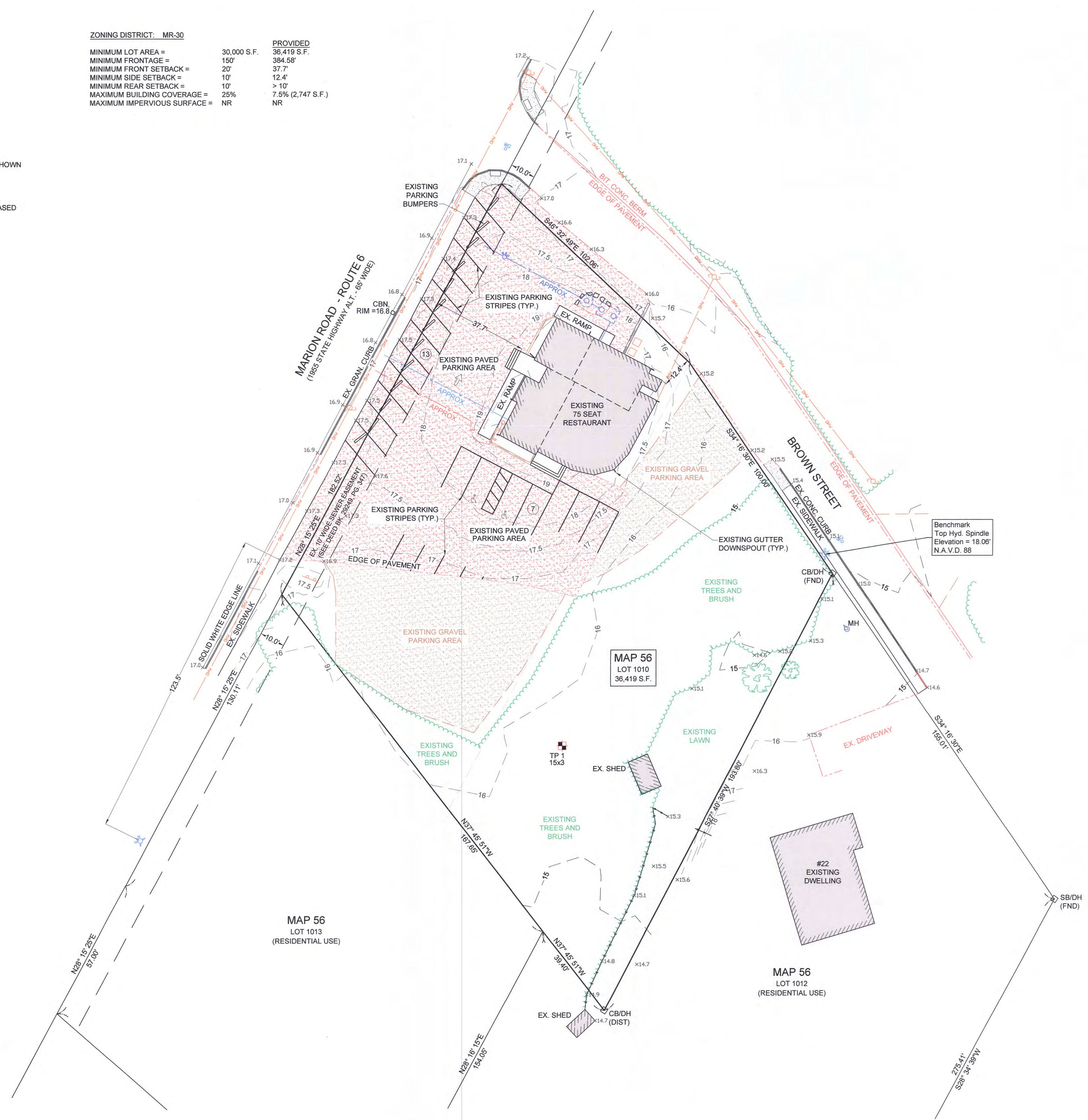
SHEET 1 OF 5

PLAN BOOK 36, PAGE 362

- NOTES:
- LOCUS IS SHOWN AS LOT 1010 ON WAREHAM ASSESSOR'S MAP 56.
 - OWNER OF RECORD:
246 MARION ROAD LLC
7 FIELDSTONE LANE
MARION, MA 02738
DEED BOOK 48375, PAGE 98
 - PLAN REFERENCES:
PLAN BOOK 36, PAGE 362
PLAN BOOK 48, PAGE 919
 - LOCUS IS WITHIN FLOOD ZONE X & X(SHADED) AS SHOWN ON FIRM PANEL 25023C0488K, DATED 07/06/2021.
 - ELEVATIONS ON N.A.V.D. 88 DATUM.
 - UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED UPON A VISUAL INSPECTION OF THE PROPERTY.

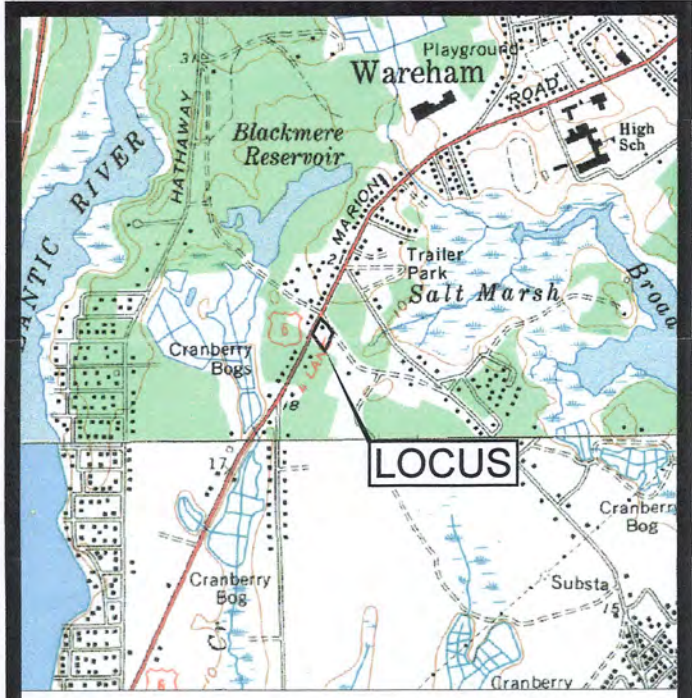
ZONING DISTRICT: MR-30

MINIMUM LOT AREA =	30,000 S.F.	PROVIDED	36,419 S.F.
MINIMUM FRONTAGE =	150'		384.58'
MINIMUM FRONT SETBACK =	20'		37.7'
MINIMUM SIDE SETBACK =	10'		12.4'
MINIMUM REAR SETBACK =	> 10'		> 10'
MAXIMUM BUILDING COVERAGE =	25%		7.5% (2,747 S.F.)
MAXIMUM IMPERVIOUS SURFACE =	NR		NR



Test Pit #. 1
Soil Evaluator:
Bradley M. Bertolo, E.I.T., C.S.E.
Date: November 5, 2021
Grade @ Test Pit: 15.3'

DEPTH	ELEV.
0"	15.3'
A	Sandy Loam 10YR 3/2
10"	14.5'
B	Sandy Loam 10YR 5/6
32"	Moistening at 32"
36"	12.3'
44"	Weeping at 44"
C	Fine Sand 2.5Y 6/3
72"	9.3'



LOCUS MAP
SCALE 1" = 2000'

JOHN L. CHURCHILL, JR. CIVIL ENGINEER
No. 4907
2/11/22
JOHN L. CHURCHILL, JR., P.E. DATE

JOHN L. CHURCHILL, JR. CIVIL ENGINEER
No. 4906
2/11/22
JOHN L. CHURCHILL, JR., P.L.S. DATE

PROPOSED SITE PLAN
AT
246 MARION ROAD
IN
WAREHAM MASSACHUSETTS
(PLYMOUTH COUNTY)

EXISTING CONDITIONS

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
246 MARION ROAD LLC
7 FIELDSTONE LANE
MARION, MA 02738

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

DATE:	FEBRUARY 11, 2022
FIELD:	JM/BS
CALC./DESIGN:	BMB
DRAWN:	BMB
CHECK:	JLC
JOB NO.:	5799
SHEET 2 OF 5	

NOTES:

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MAXIMUM IMPERVIOUS SURFACE =	NR		NR

ARTICLE 9: PARKING

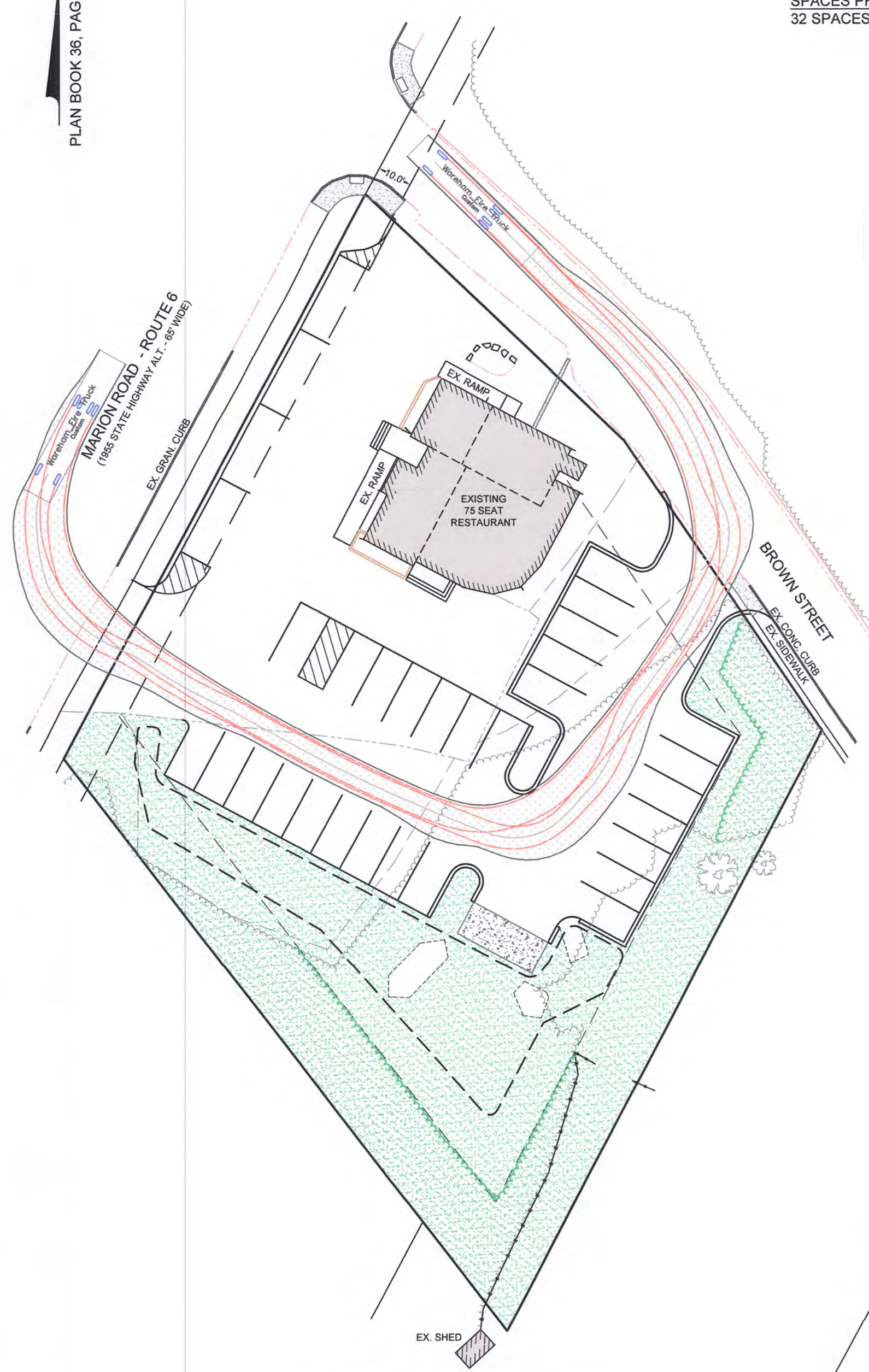
USE:
RESTAURANT

DENSITY:
75 SEATS

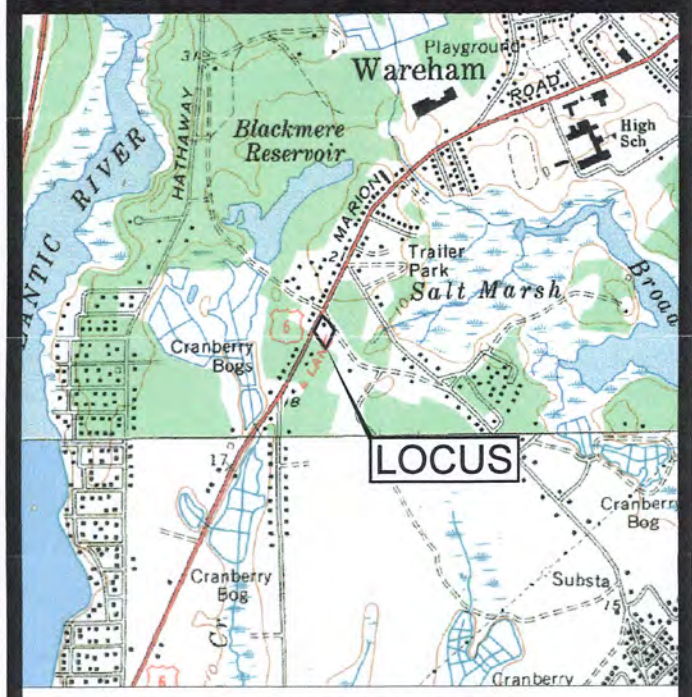
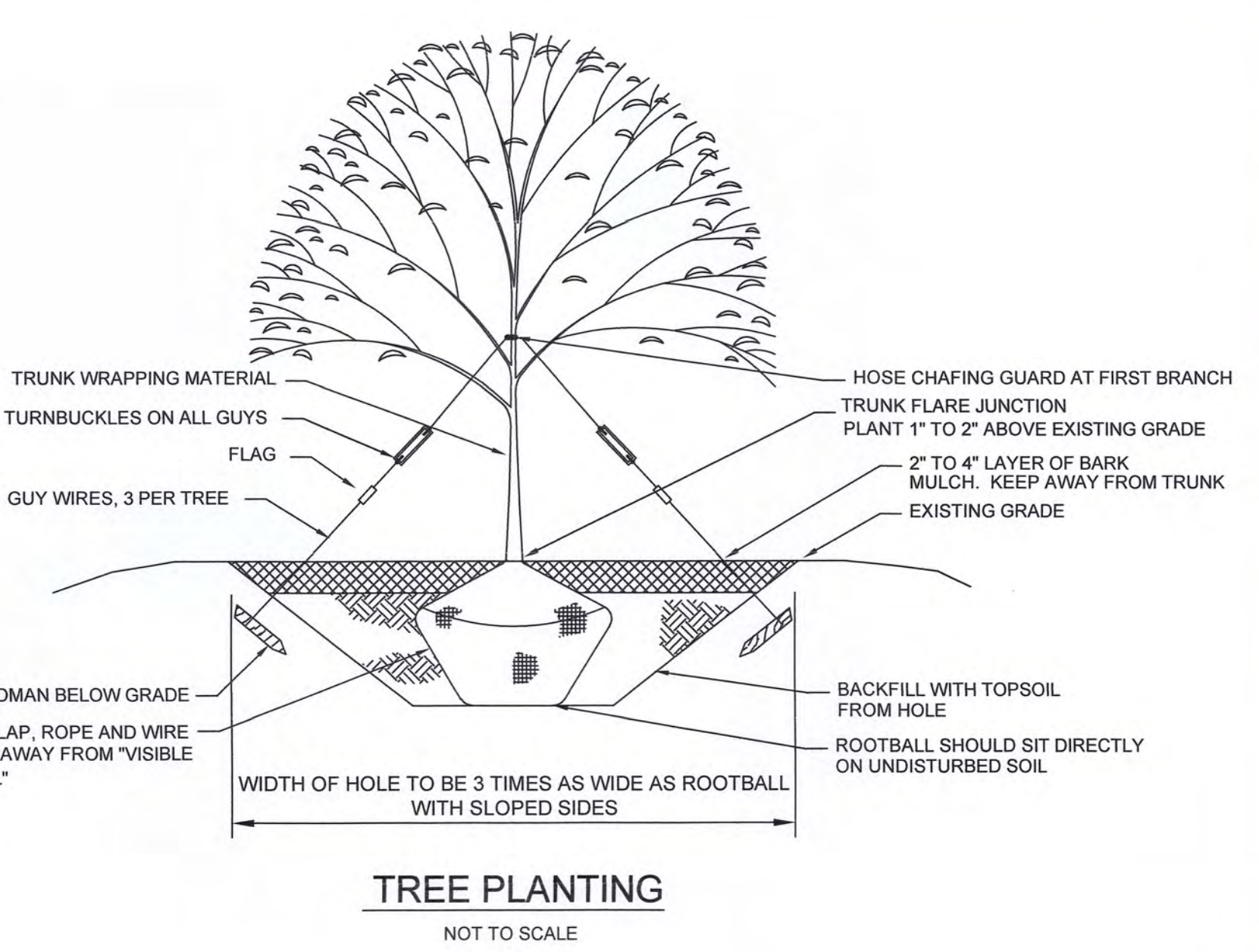
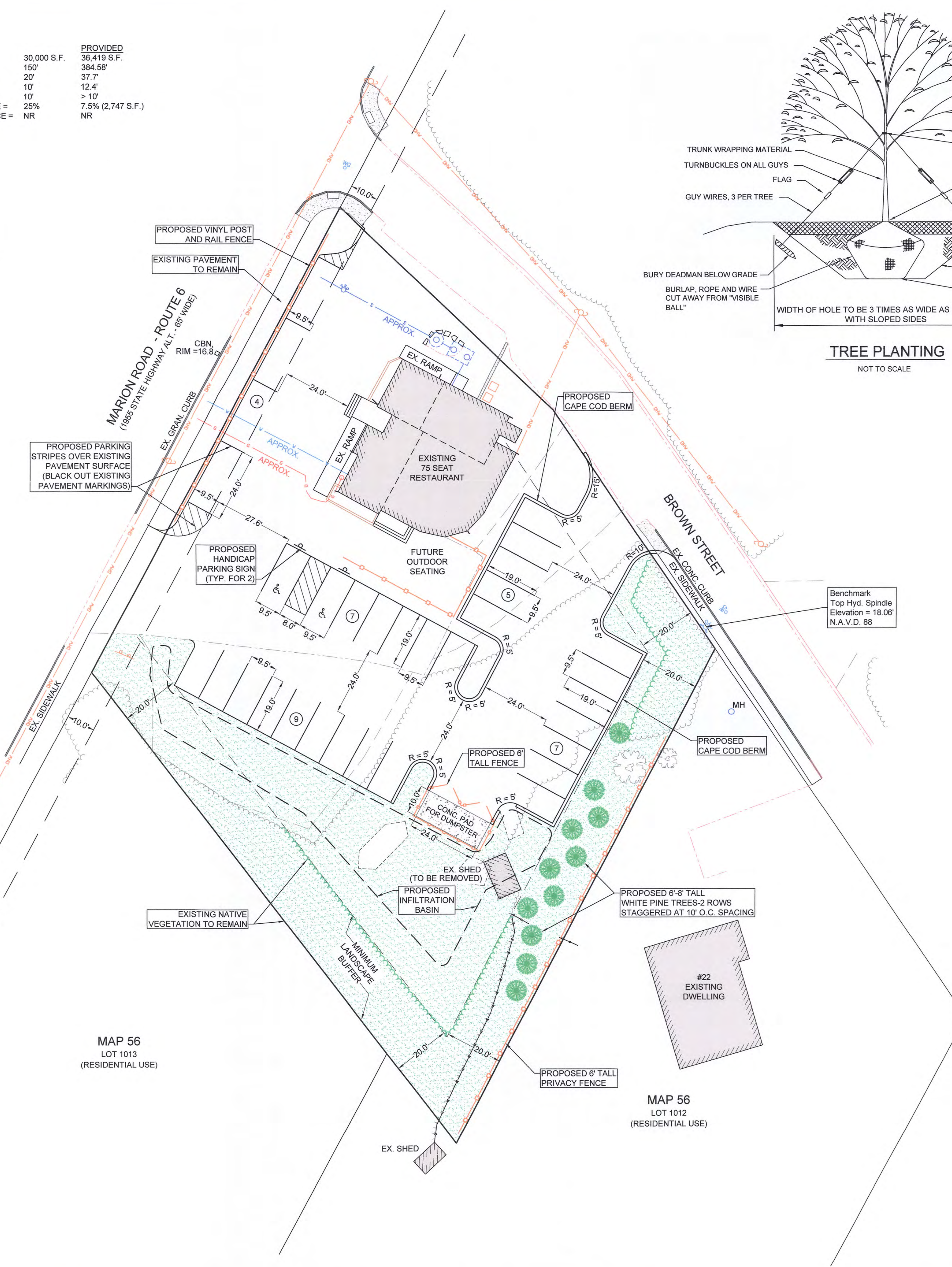
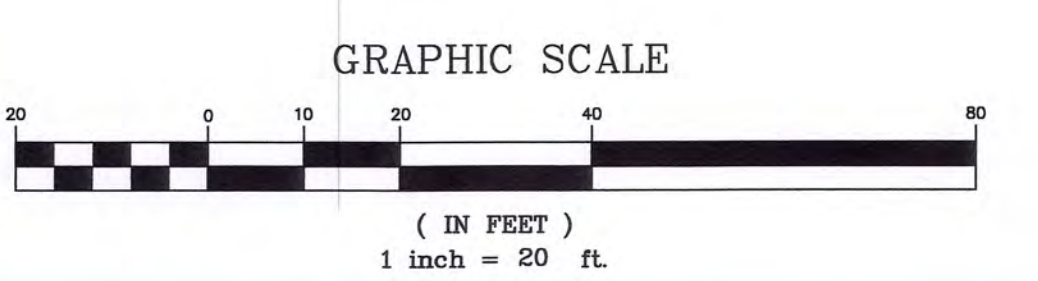
SPACES REQUIRED
15 SPACES (1 PER 5 SEATS)
SPACES EXISTING (APPROX.)
27 SPACES

SPACES PROPOSED
32 SPACES

PLAN BOOK 36, PAGE 362



FIRE ACCESS DETAIL
SCALE: 1" = 30'



JOHN L. CHURCHILL, JR., P.E. DATE 2/11/22

JOHN L. CHURCHILL, JR., P.L.S. DATE 2/11/22

PROPOSED SITE PLAN
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PROPOSED LAYOUT

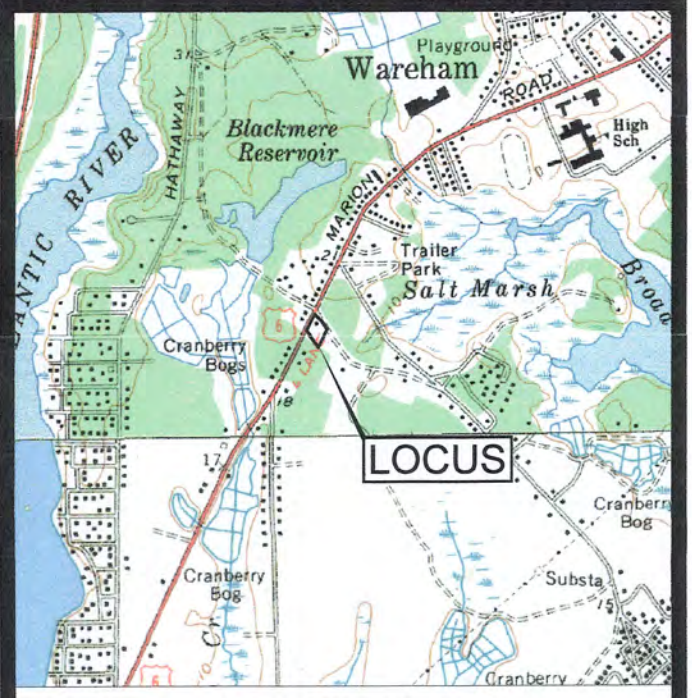
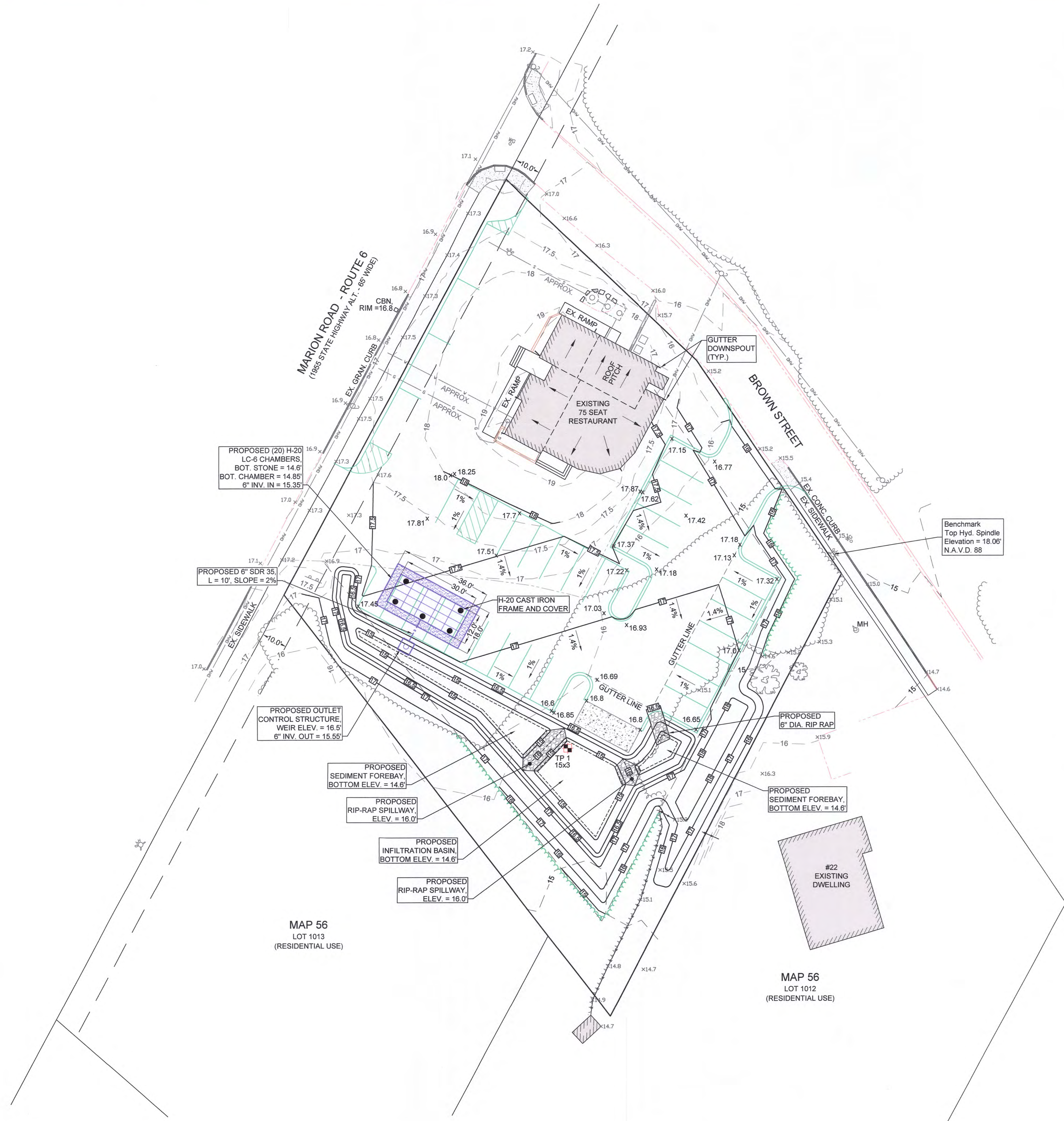
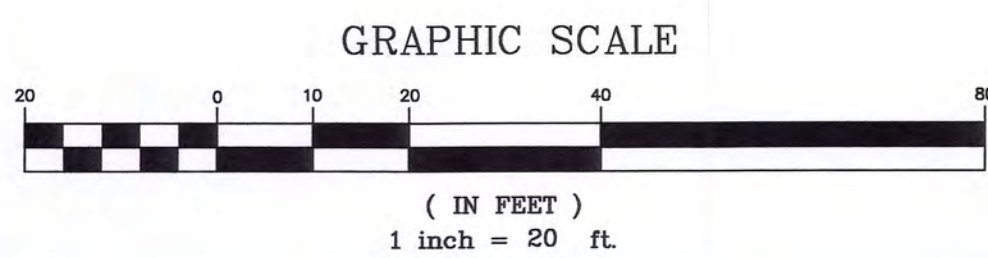
REVISIONS:

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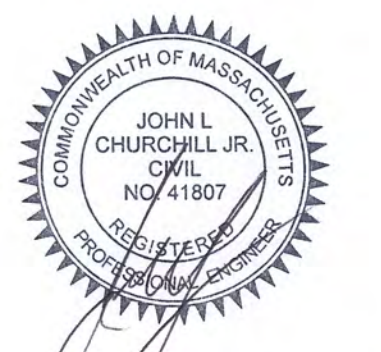
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LOCUS MAP
SCALE 1" = 2000'



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PROPOSED SITE PLAN
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GRADING AND DRAINAGE

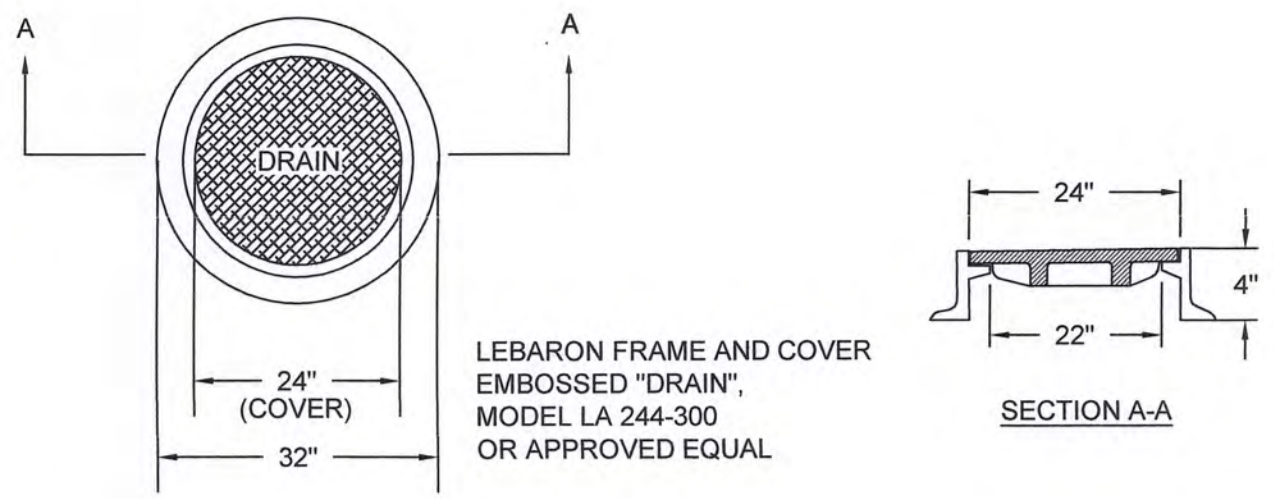
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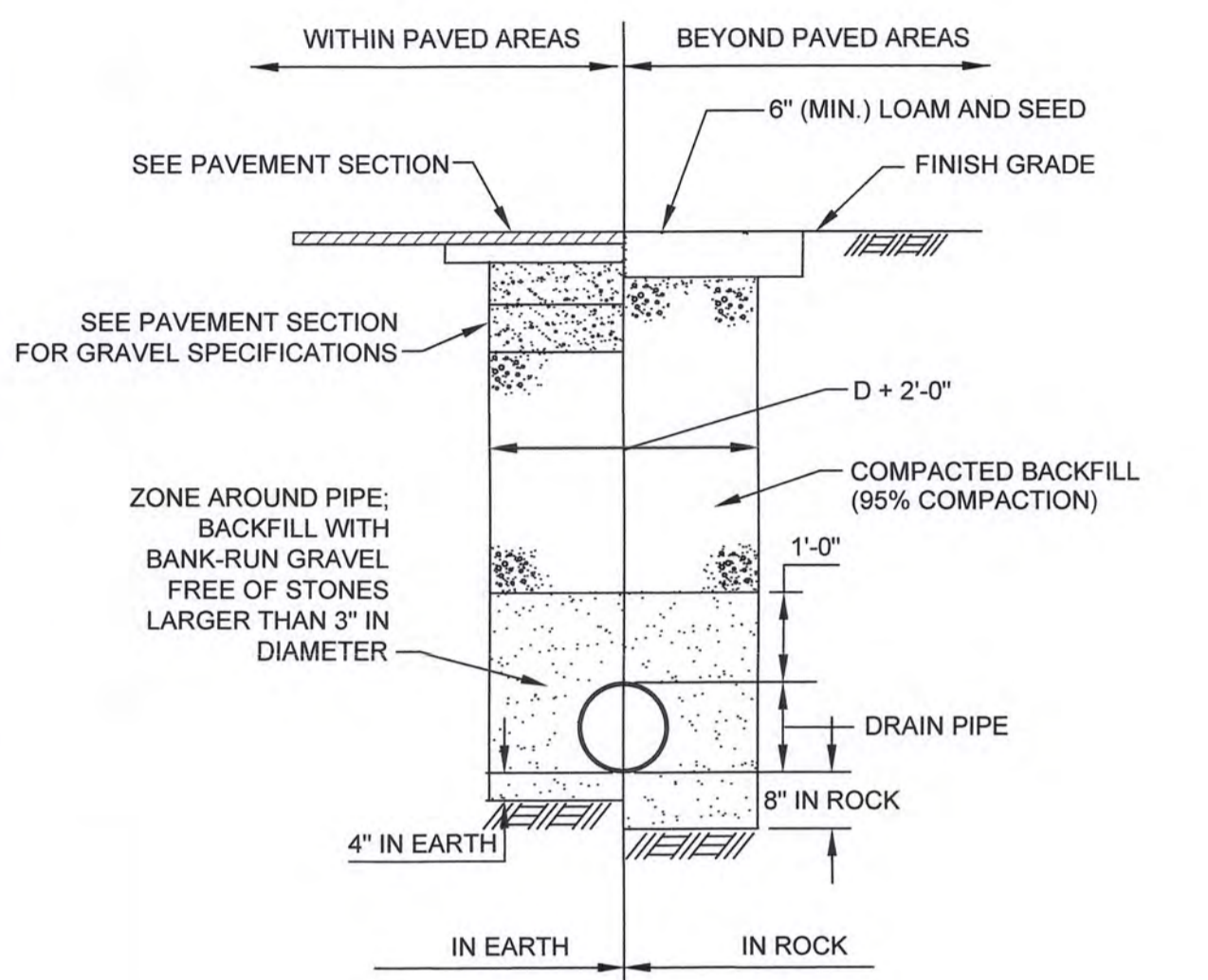
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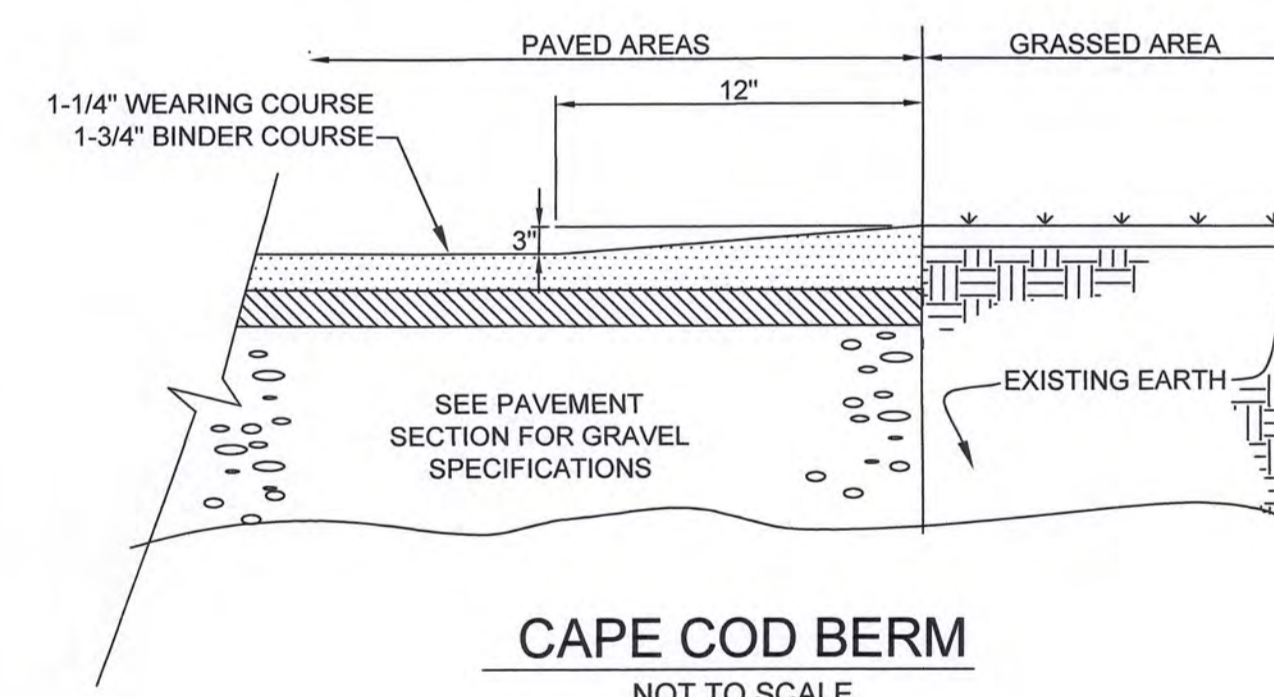
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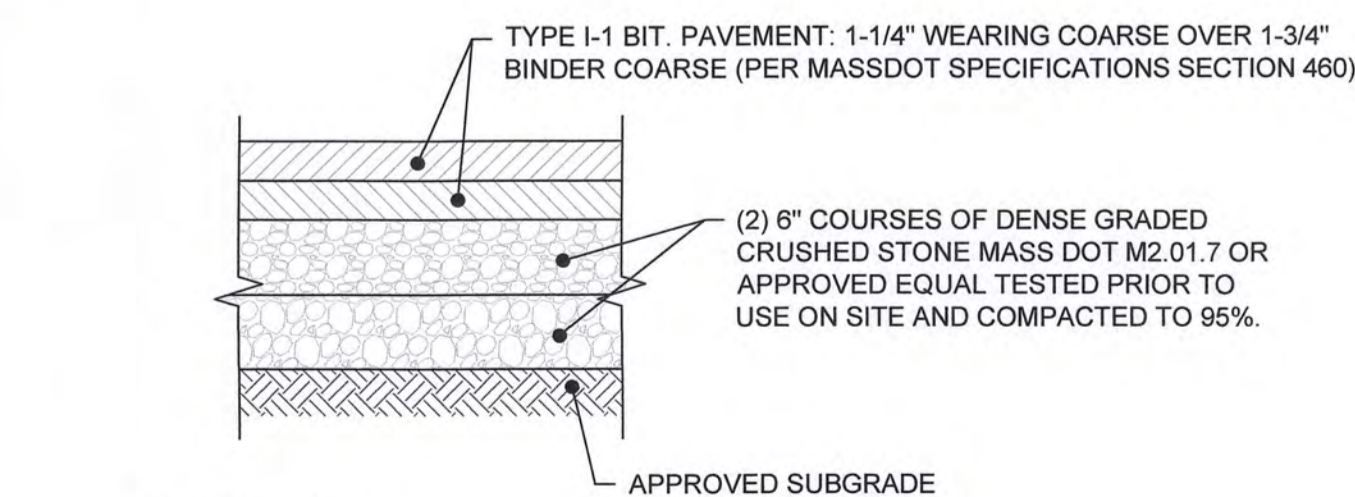
STANDARD MANHOLE FRAME & COVER(H-20)
NOT TO SCALE



TRENCH DETAIL
NOT TO SCALE

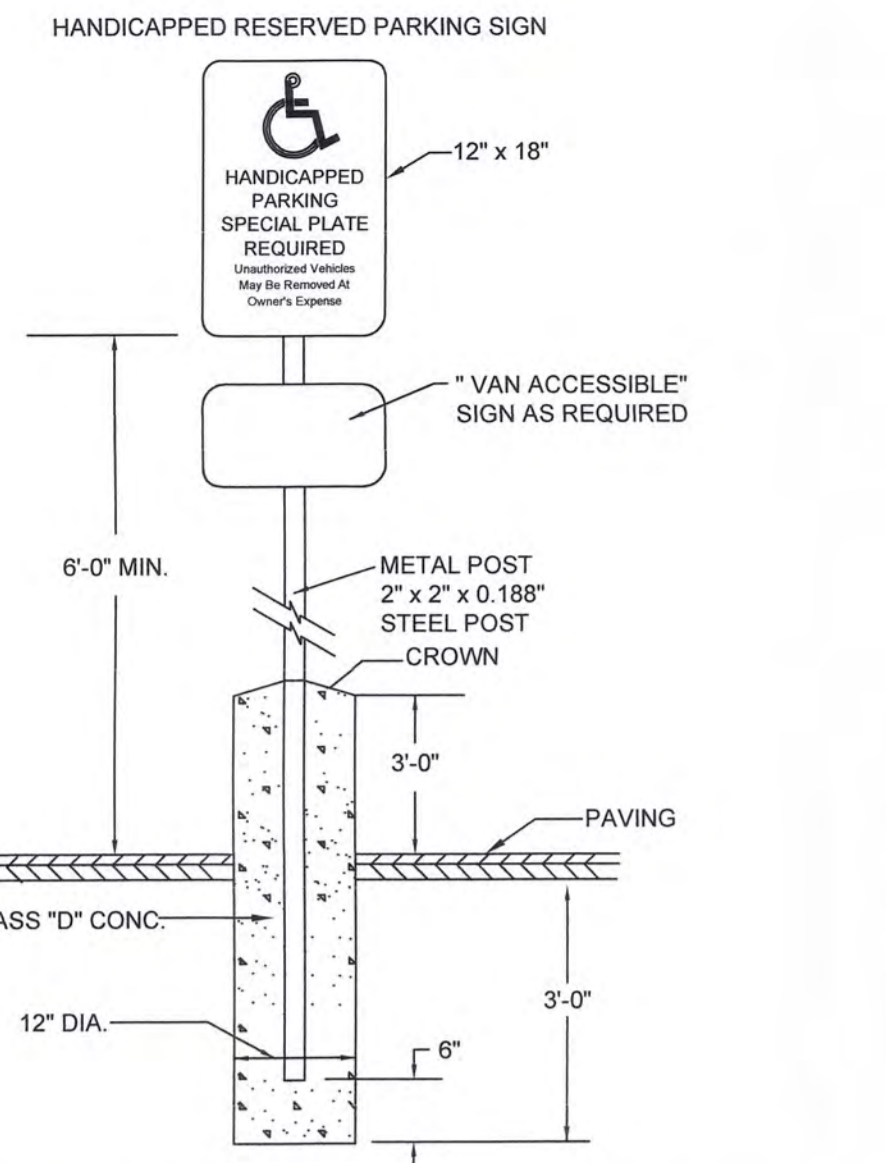


CAPE COD BERM
NOT TO SCALE



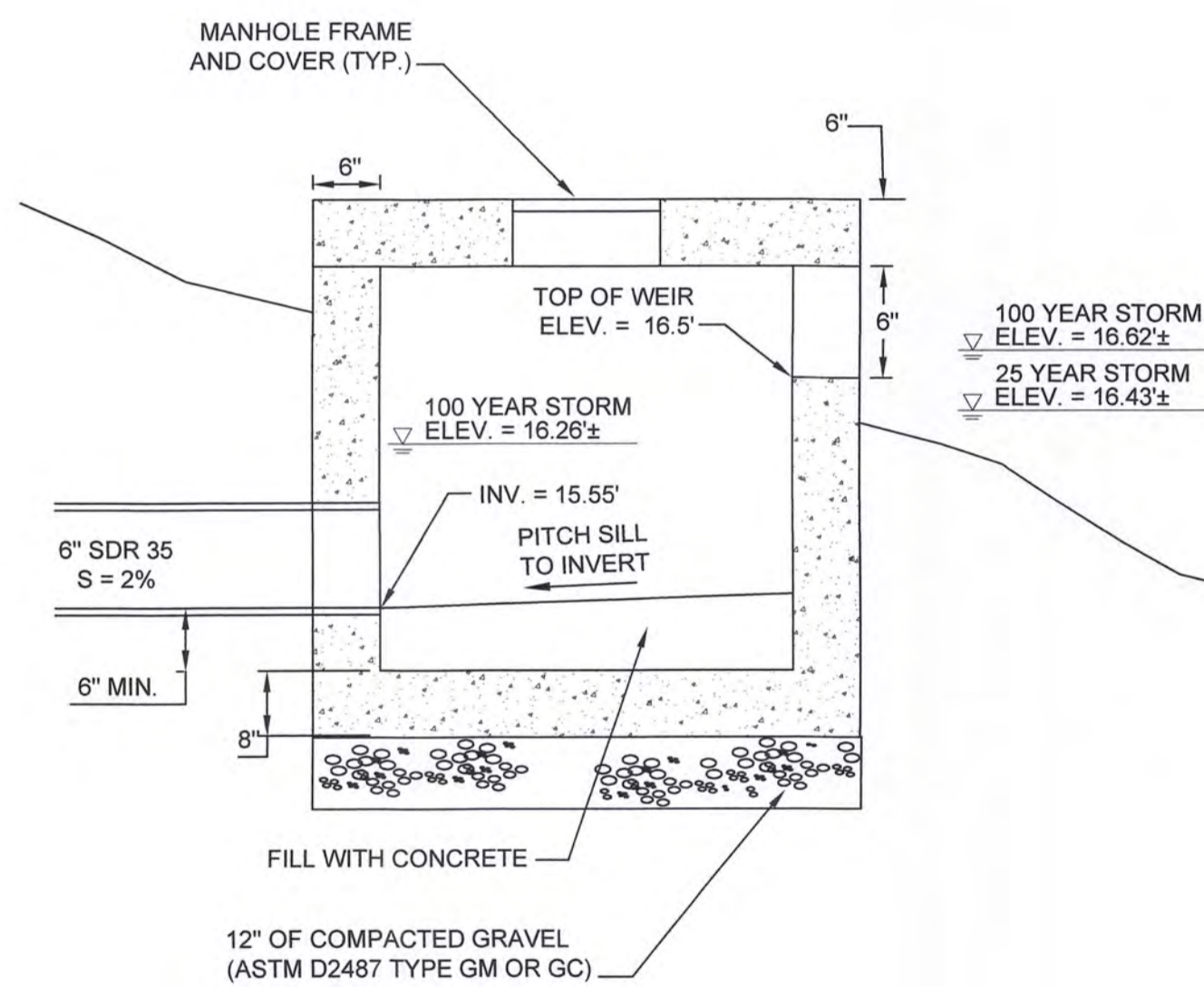
- PAVEMENT NOTES:**
- SUBGRADE MATERIAL SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND/OR COARSE SAND, FREE FROM LOAM AND CLAY TO A DEPTH NOT LESS THAN 4-FT BELOW FINISHED GRADE ELEVATION. ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REMOVED PRIOR TO SUBGRADE INSTALLATION.
 - SUBGRADE SHALL BE PLACED IN MAXIMUM 8" LIFTS, (COMPACTED TO 95%)
 - REFER TO SITE PLAN FOR EXTENTS OF BITUMINOUS PAVEMENT.
 - THE INSTALLED BINDER COURSE SHALL BE SWEEPED CLEAN PRIOR TO THE INSTALLATION OF THE WEARING COURSE BY A MECHANICAL SWEEPER. TACK COAT SHALL BE APPLIED PER THE SPECIFICATIONS.

TYPICAL PAVEMENT SECTION
NOT TO SCALE

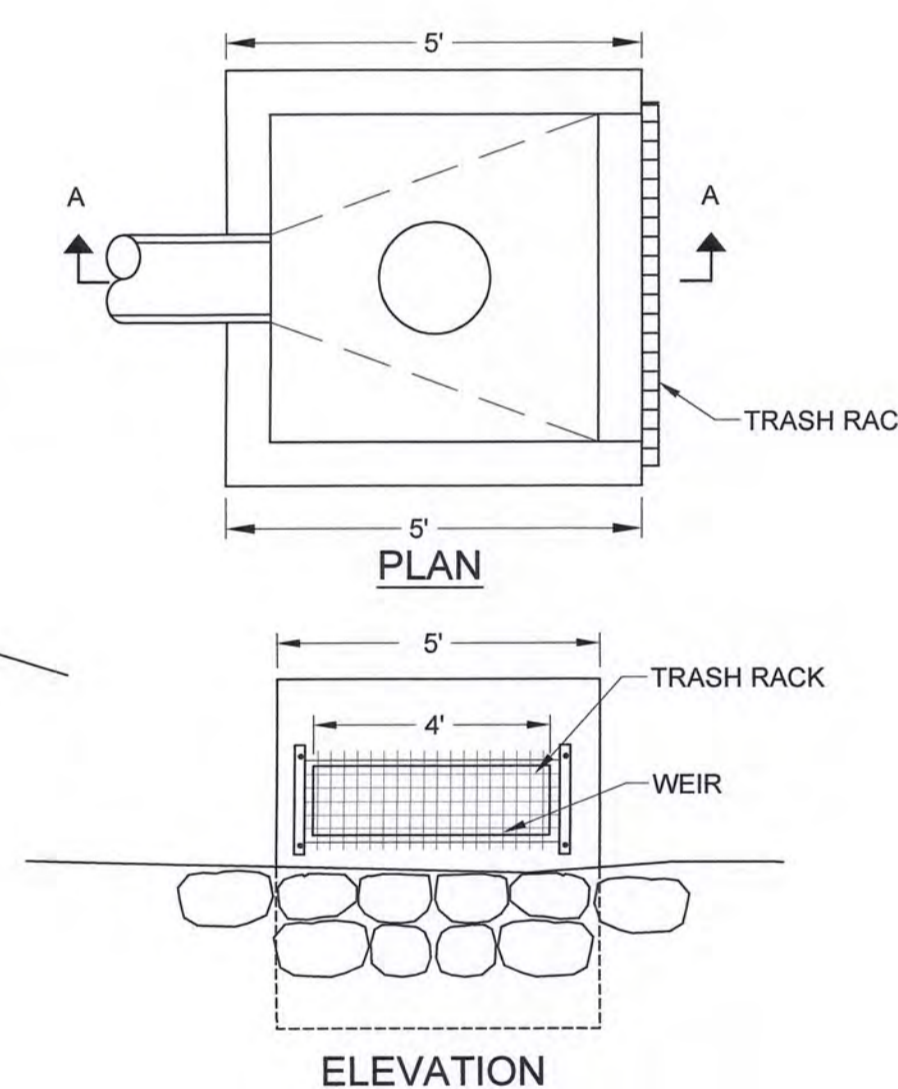


- NOTE:**
- SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE STANDARD.
 - TO BE LOCATED ON SITE AS DIRECTED.
 - METAL POST TO BE PAINTED 2 COATS OF EXTERIOR YELLOW ENAMEL.
 - TO BE LOCATED AT APPROPRIATE SPACES.

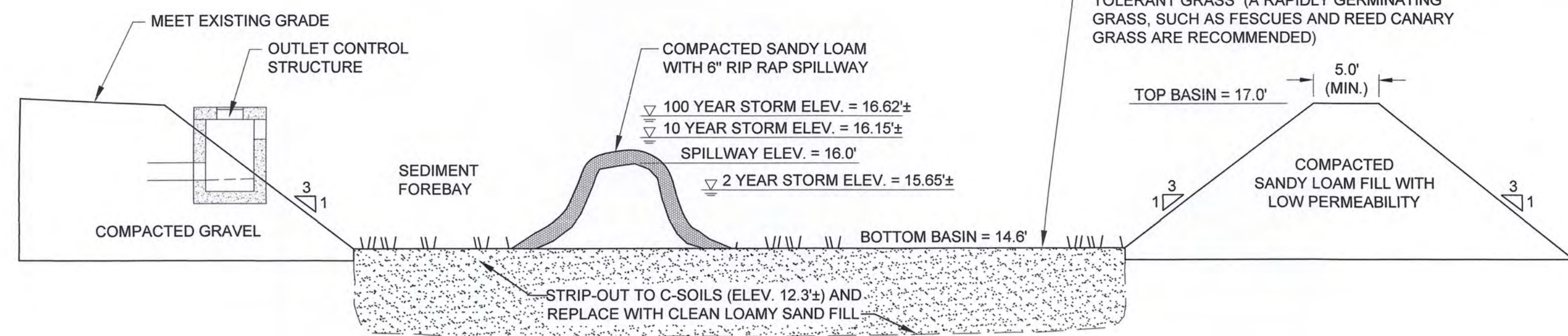
HANDICAP SIGN DETAIL
NOT TO SCALE



OUTLET CONTROL STRUCTURE WITH WEIR
NOT TO SCALE

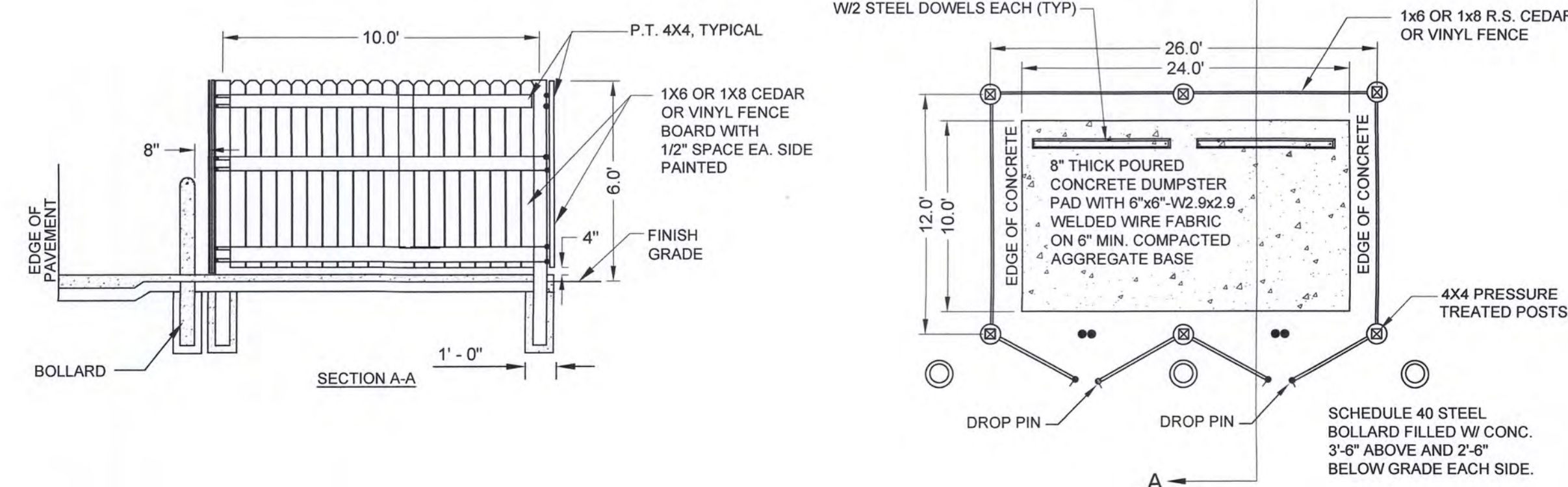


PRECAST CONCRETE LC-6 CHAMBER (H-20)
NOT TO SCALE

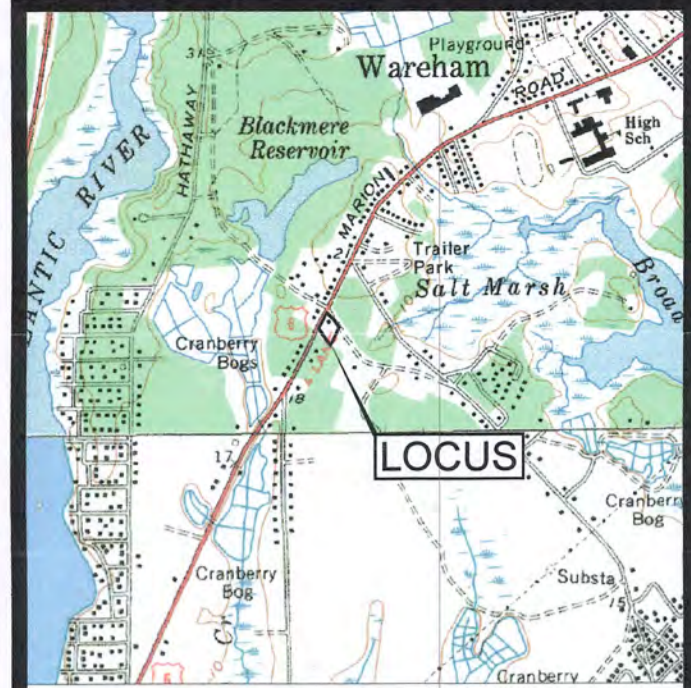


- NOTES:**
- DETENTION BASIN IS DESIGNED TO INFILTRATE.
 - CLEAN GRANULAR SOIL IS TO BE USED IN THE INFILTRATION AREA OF DETENTION BASINS AND FOREBAYS.
 - LIGHT EARTH MOVING EQUIPMENT IS TO BE USED DURING CONSTRUCTION TO REDUCE COMPACTION OF BASIN BOTTOM.
 - PROPER EROSION SEDIMENT CONTROLS SHOULD BE UTILIZED DURING CONSTRUCTION TO PREVENT SEDIMENT AND/OR DEBRIS FROM ENTERING THE BASIN.
 - SOIL TYPE FOR DETENTION BASIN INCLUDES DEEFIELD LOAMY FINE SAND (256A), WHICH EXHIBITS A HYDROLOGICAL CLASSIFICATION GROUP "A".

SEDIMENT FOREBAY / INFILTRATION BASIN
NOT TO SCALE



DUMPSTER & RECYCLE AREA DETAIL
NOT TO SCALE



LOCUS MAP
SCALE 1" = 200'



JOHN L. CHURCHILL, JR., P.E. DATE 2/11/22

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DETAIL SHEET

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SHEET 5 OF 5