

PROPOSED SITE PLAN

AT
246 MARION ROAD
 WAREHAM, MASSACHUSETTS

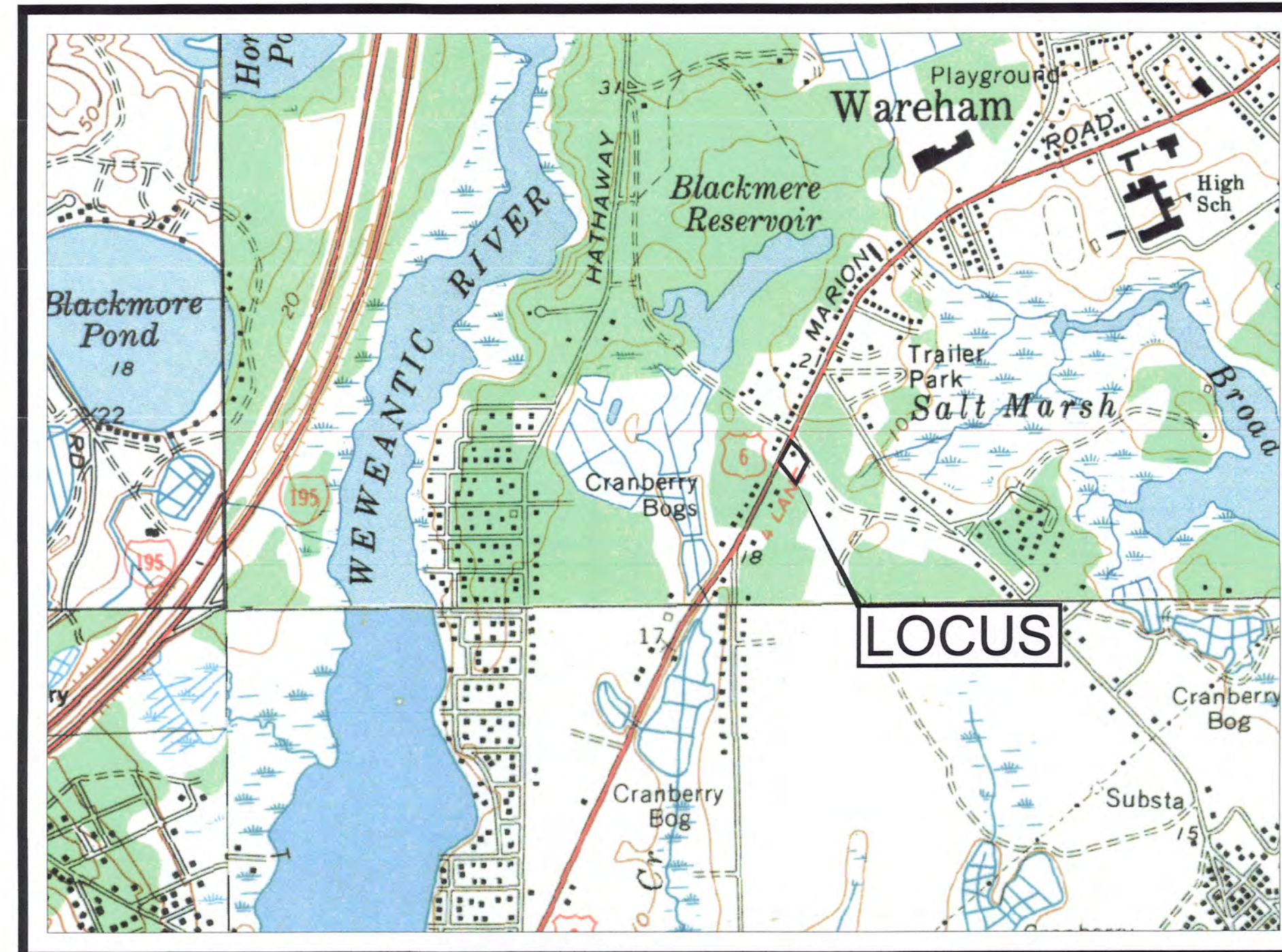
DATE: FEBRUARY 11, 2022

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'



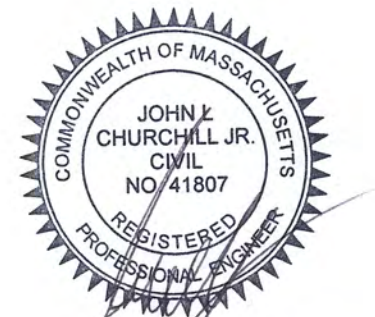
AERIAL MAP
 SCALE 1" = 100'

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 5/23/22



JOHN L. CHURCHILL, JR., P.L.S. DATE 5/23/22

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

COVERSHEET

REVISIONS:

No.	DATE	DESC.
1	5/23/22	REVIEW COMMENTS

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

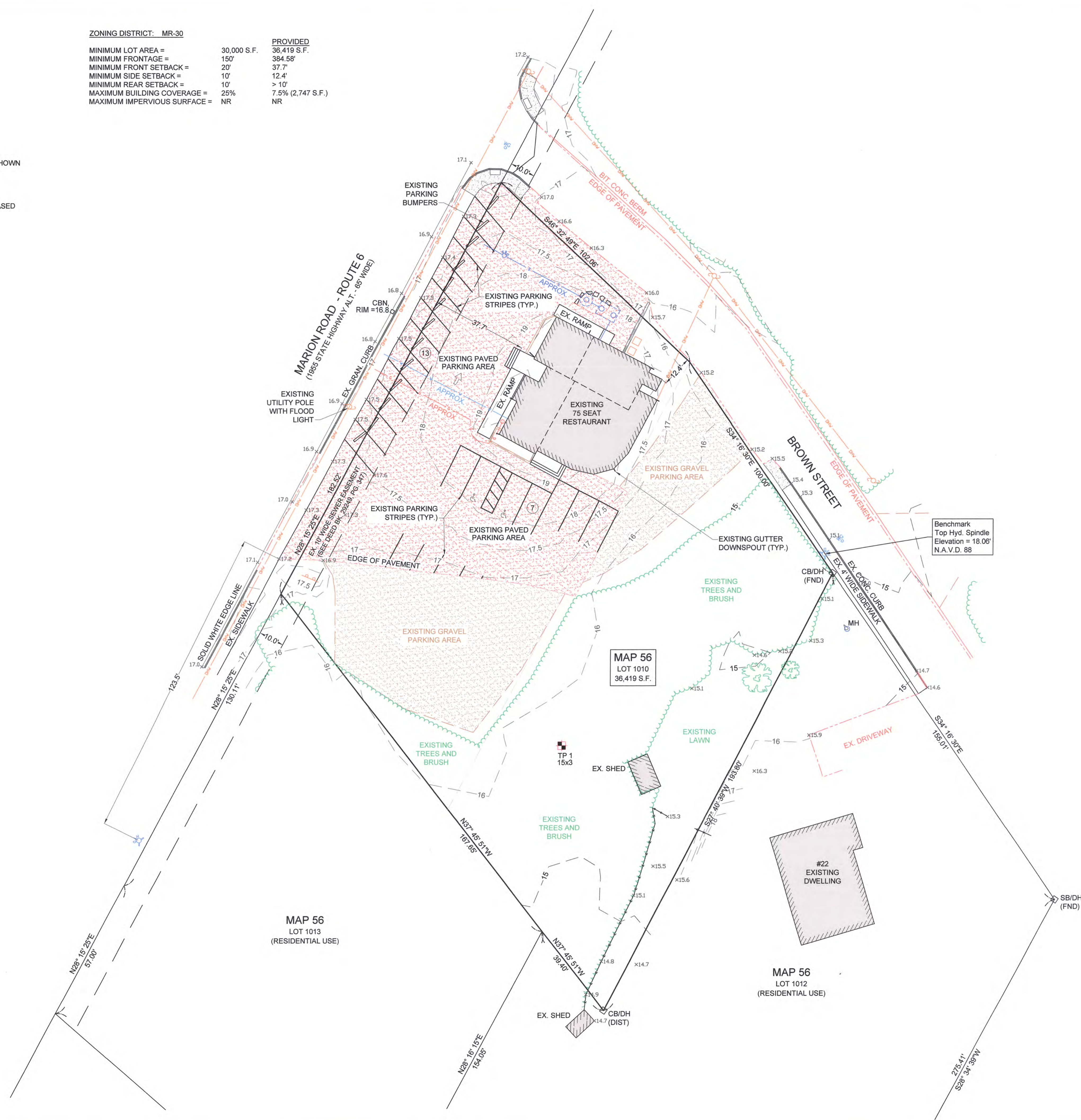
JOB NO: 5799

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



LOCUS MAP
SCALE 1" = 2000'

JOHN L. CHURCHILL, JR., P.E.
DATE 5/23/22

JOHN L. CHURCHILL, JR., P.L.S.
DATE 5/23/22

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

EXISTING CONDITIONS

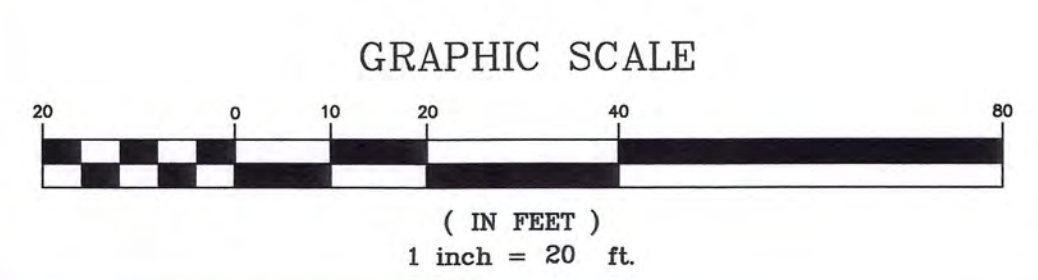
REVISIONS:

No.	DATE	DESC.
1	5/23/22	REVIEW COMMENTS

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



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"	12.6'
	▽ Mottling at 32"
36"	12.3'
44"	11.6'
	▽ Weeping at 44"
C	Fine Sand 2.5Y 6/3
72"	9.3'

- 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

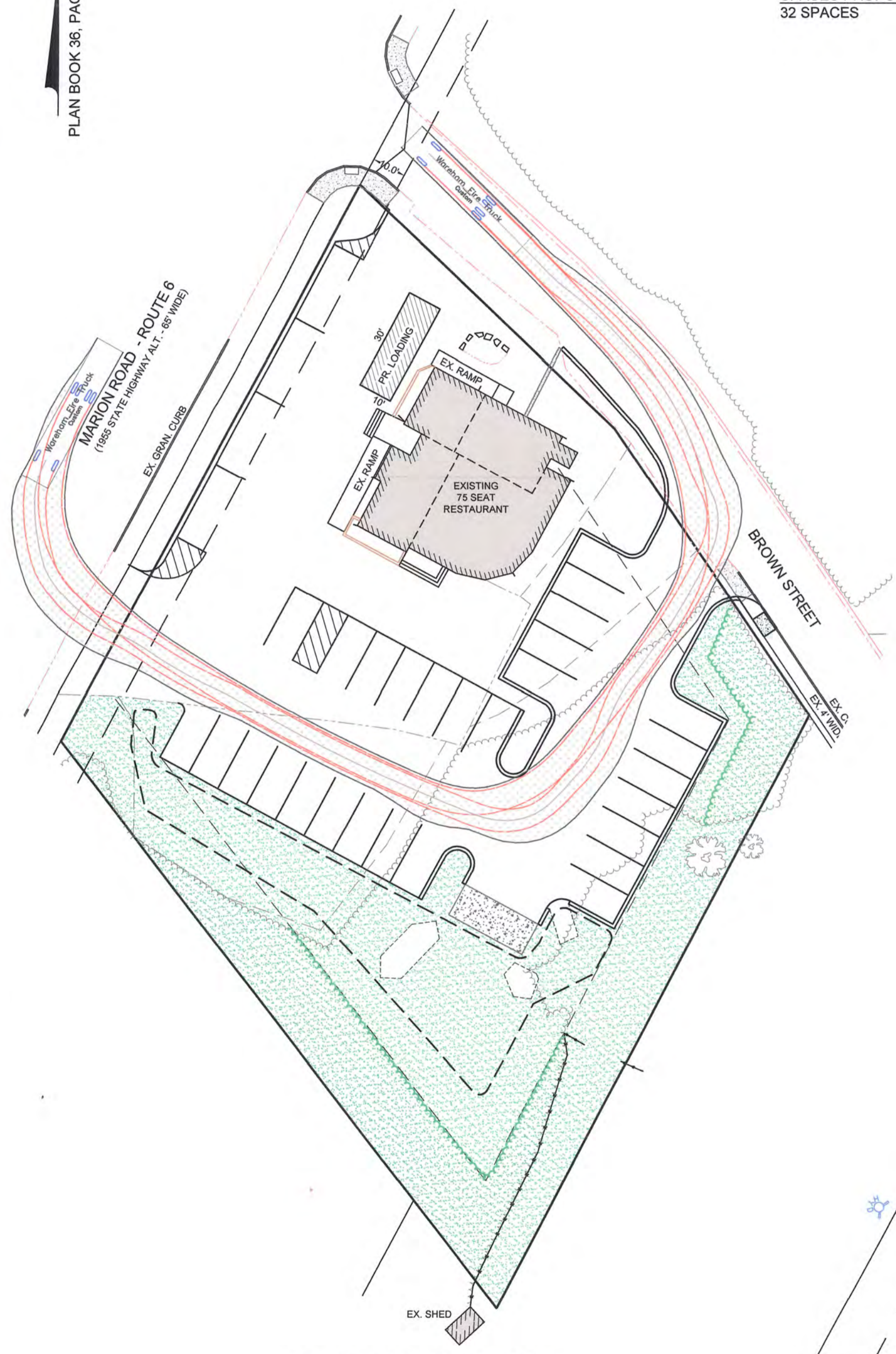
ARTICLE 9: PARKING
USE
RESTAURANT

DENSITY:
75 SEATS

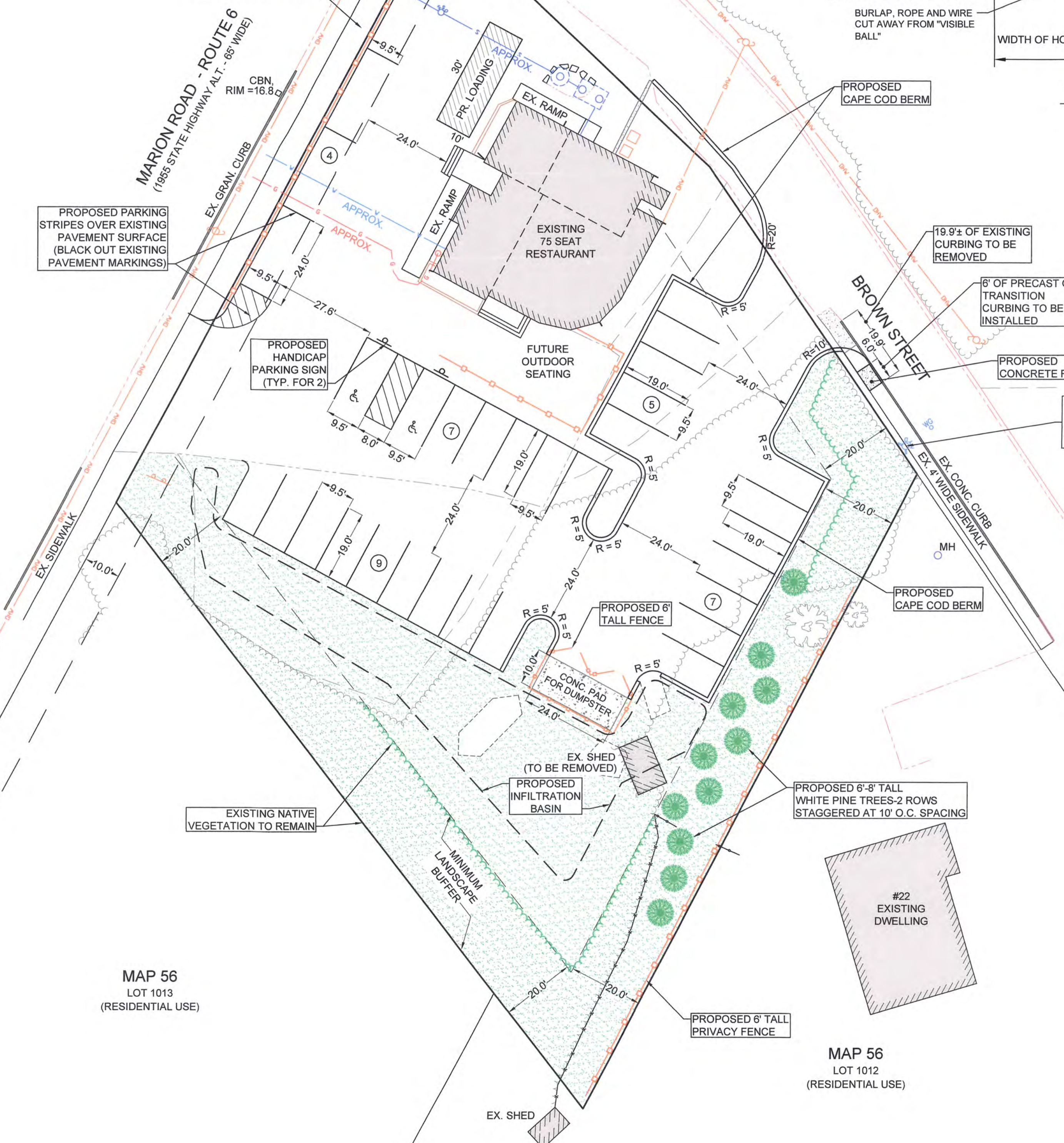
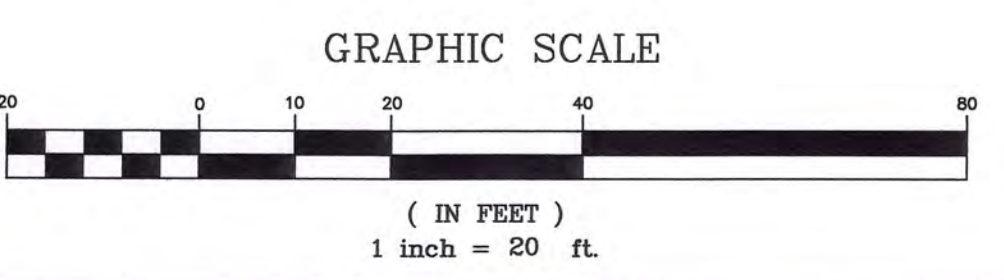
SPACES REQUIRED
15 SPACES (1 PER 5 SEATS)

SPACES EXISTING (APPROX.)
27 SPACES

SPACES PROPOSED
32 SPACES

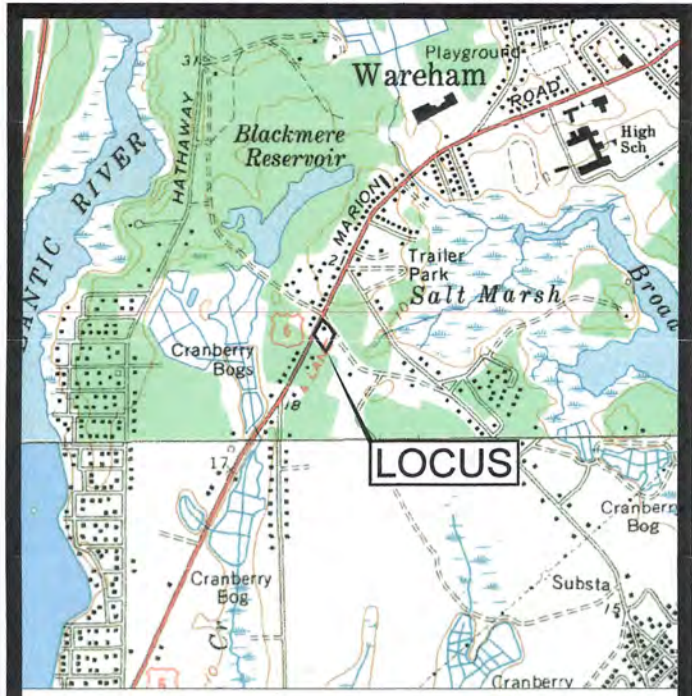
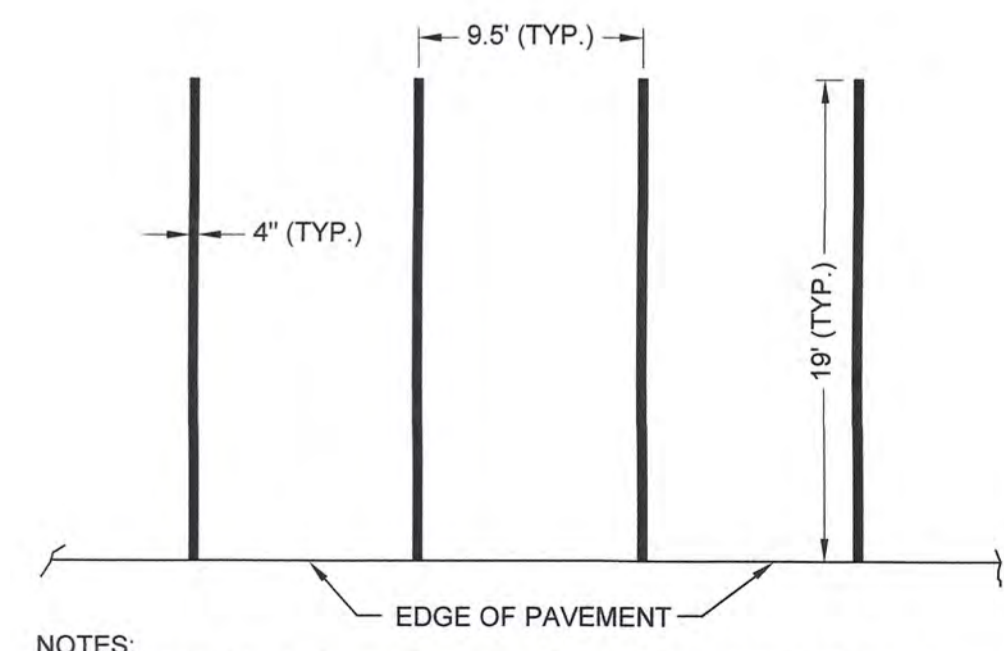
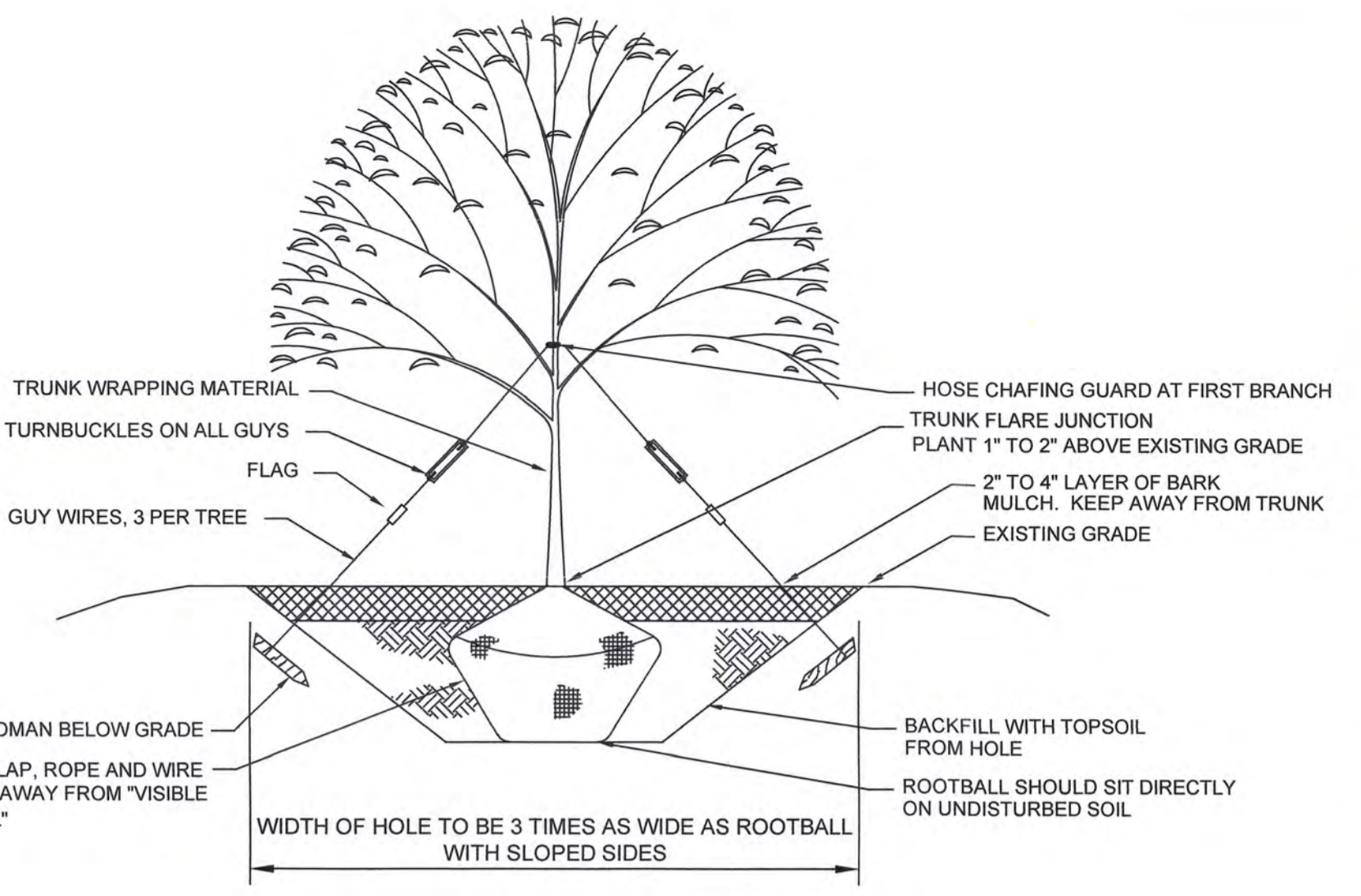


FIRE ACCESS DETAIL
SCALE: 1" = 30'



MAP 56
LOT 1013
(RESIDENTIAL USE)

MAP 56
LOT 1012
(RESIDENTIAL USE)



JOHN L. CHURCHILL, JR., P.E.
DATE 5/23/22

JOHN L. CHURCHILL, JR., P.L.S.
DATE 5/23/22

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

PROPOSED LAYOUT

REVISIONS:

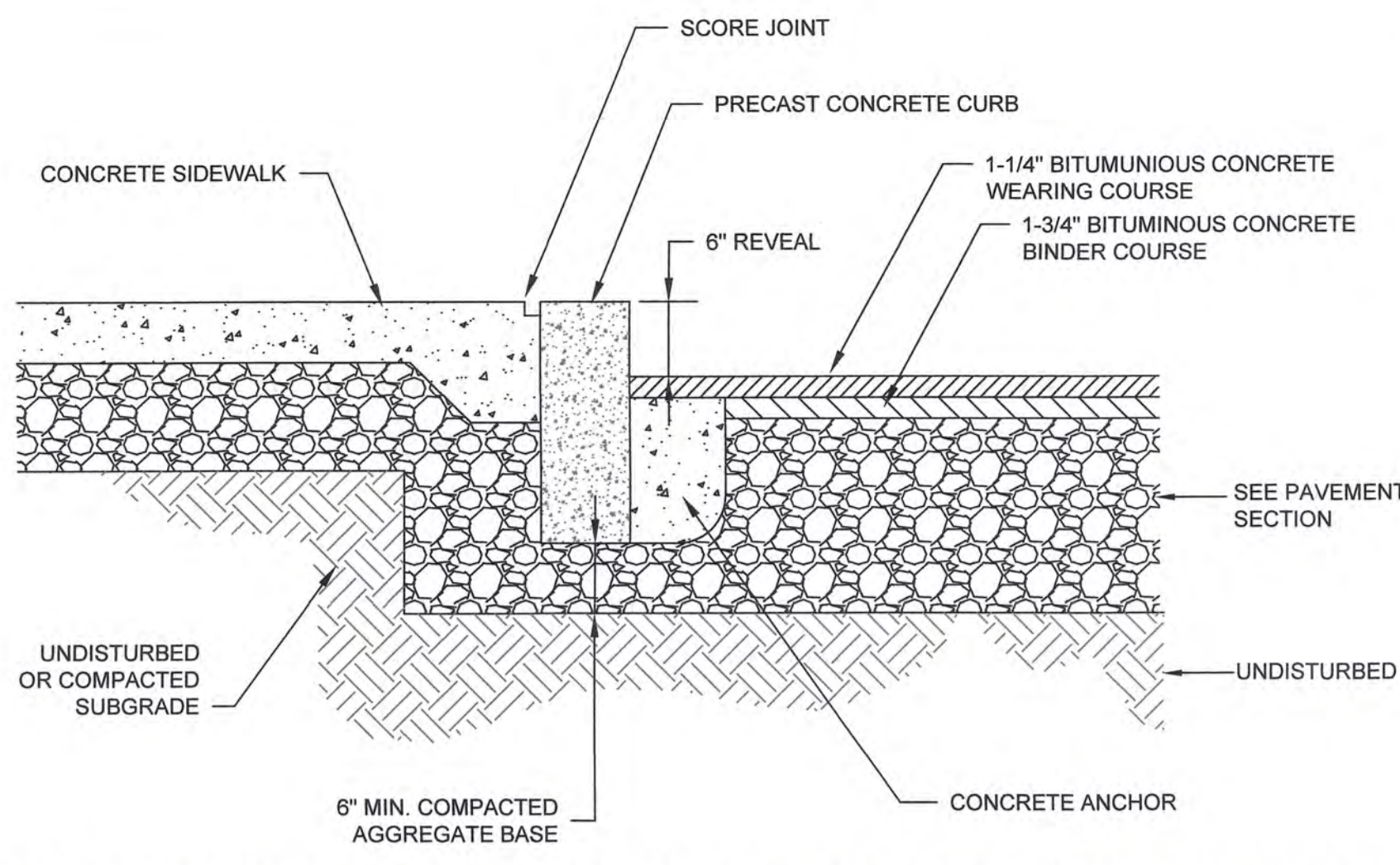
No.	DATE	DESC.
1	5/23/22	REVIEW COMMENTS

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

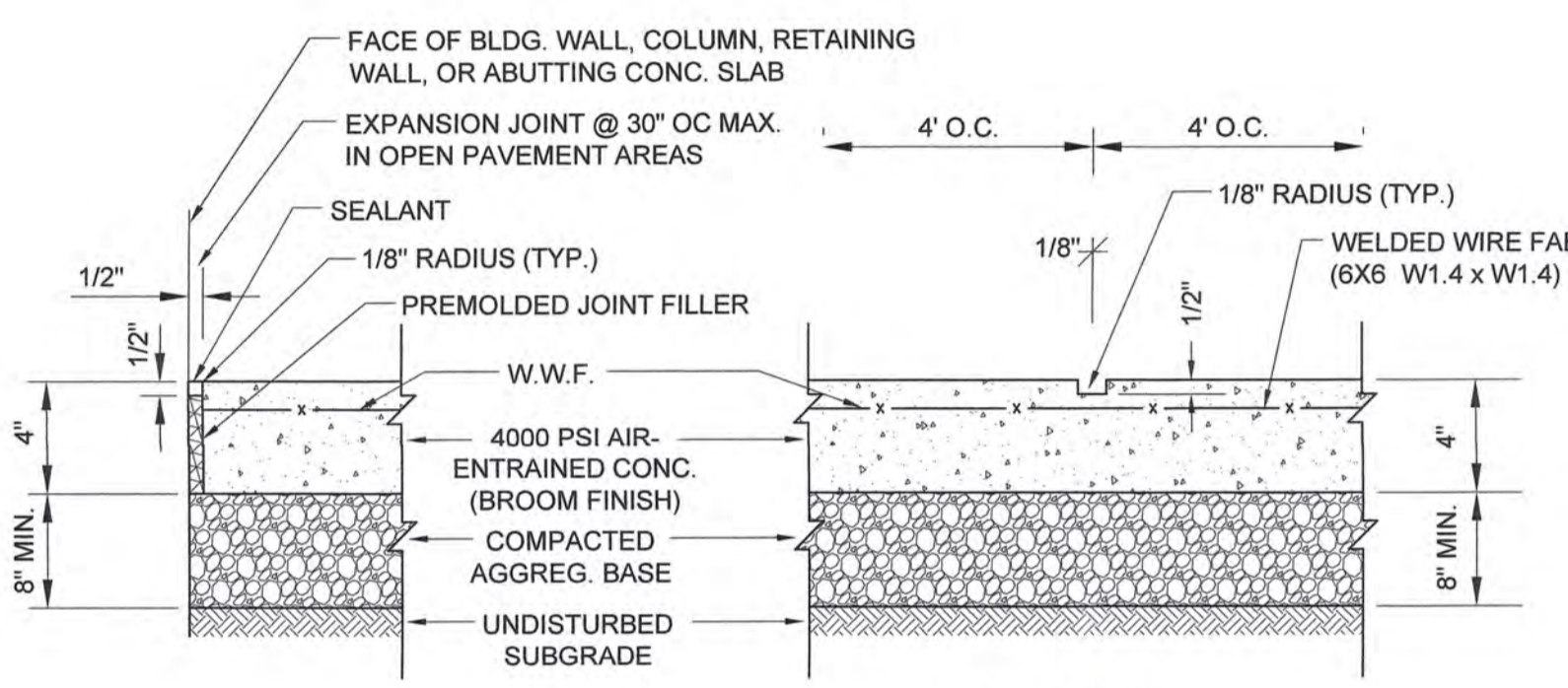
ENGINEERING BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

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

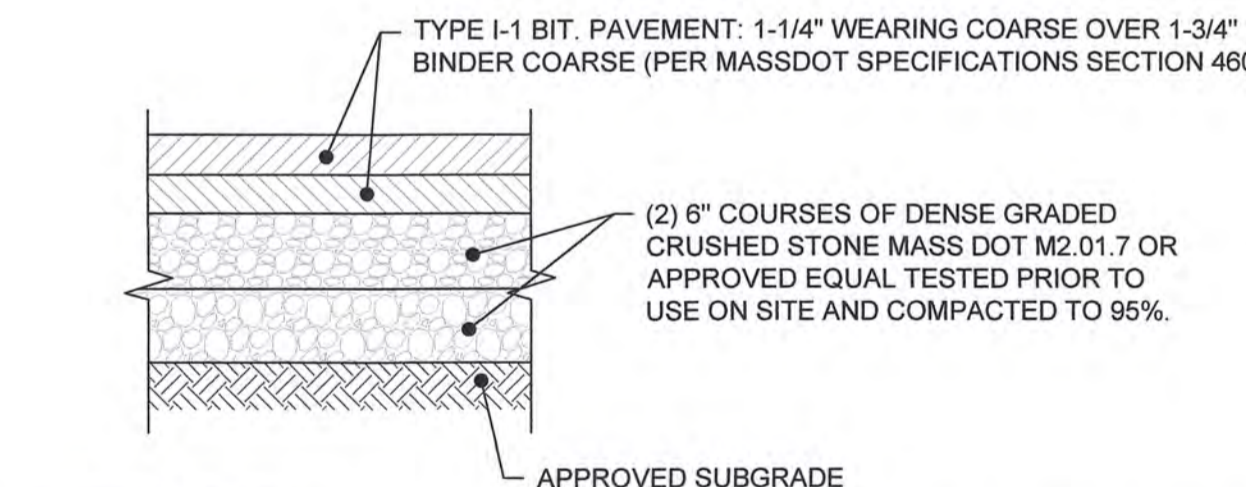
PLAN BOOK 36, PAGE 362



PRECAST CONCRETE CURB AND BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE

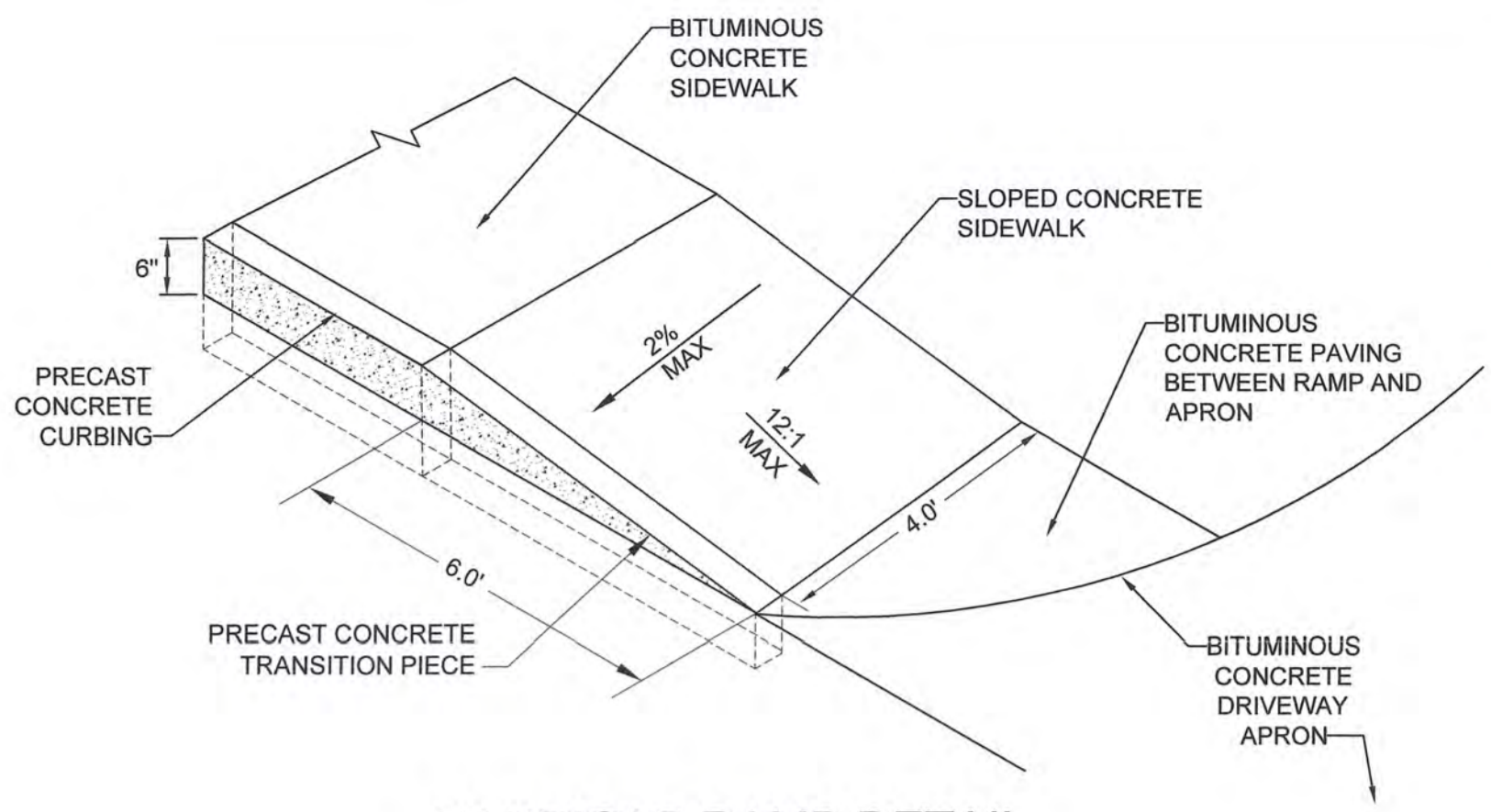
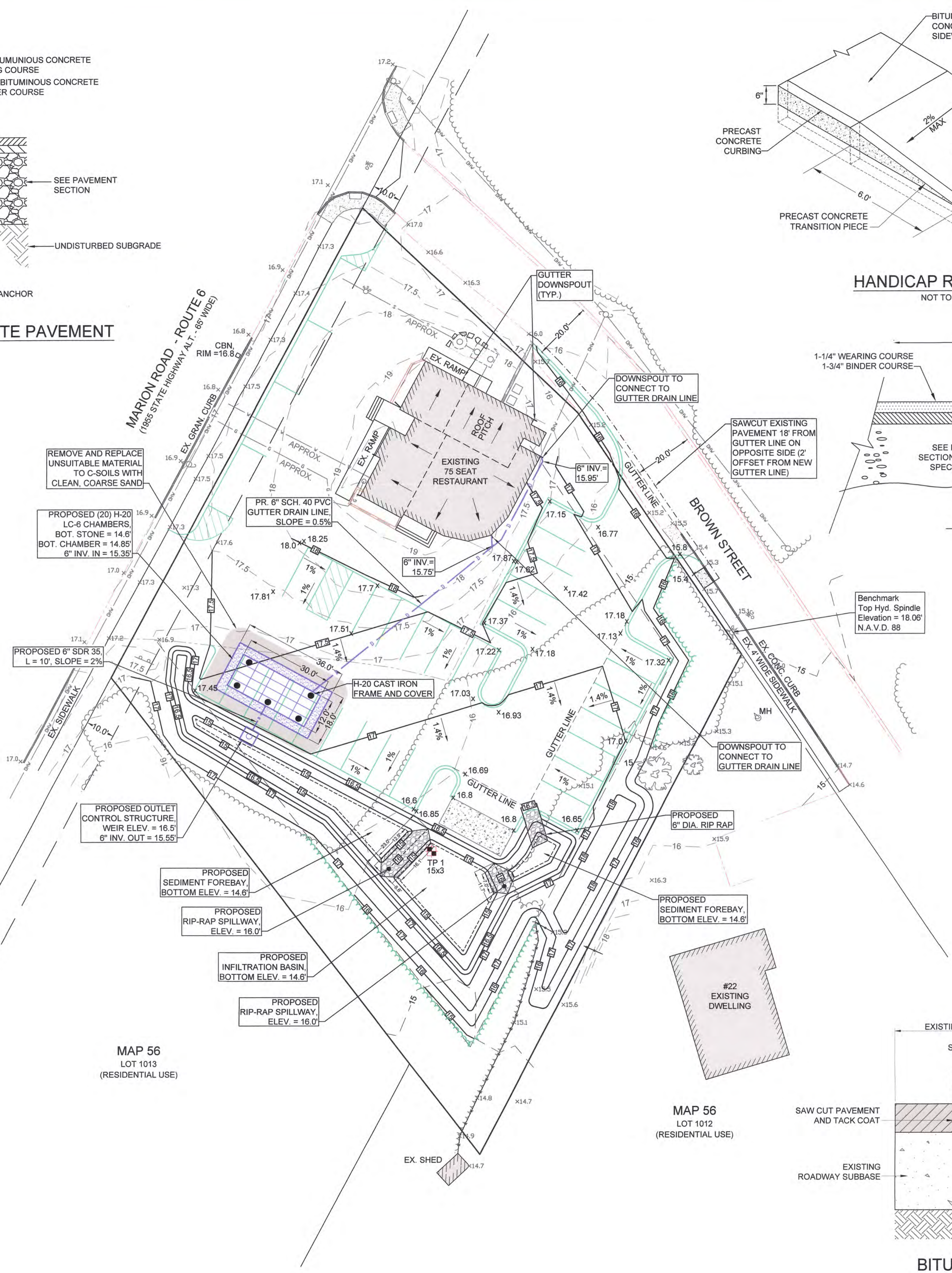
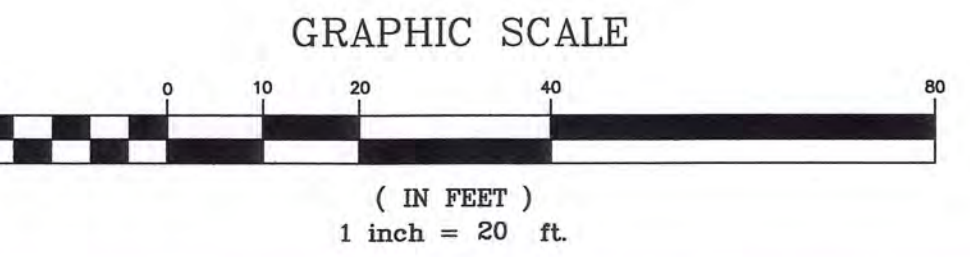


CONCRETE SIDEWALK
NOT TO SCALE

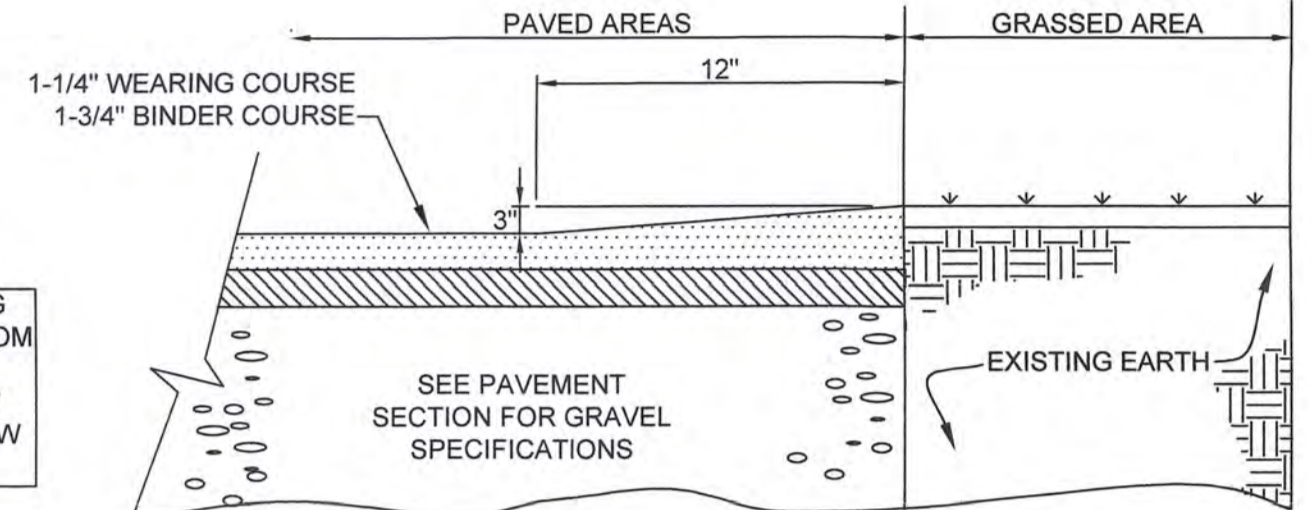


TYPICAL PAVEMENT SECTION
NOT TO SCALE

- 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 COARSE SHALL BE SWEEPED CLEAN PRIOR TO THE INSTALLATION OF THE WEARING COARSE BY A MECHANICAL SWEEPER. TACK COAT SHALL BE APPLIED PER THE SPECIFICATIONS.

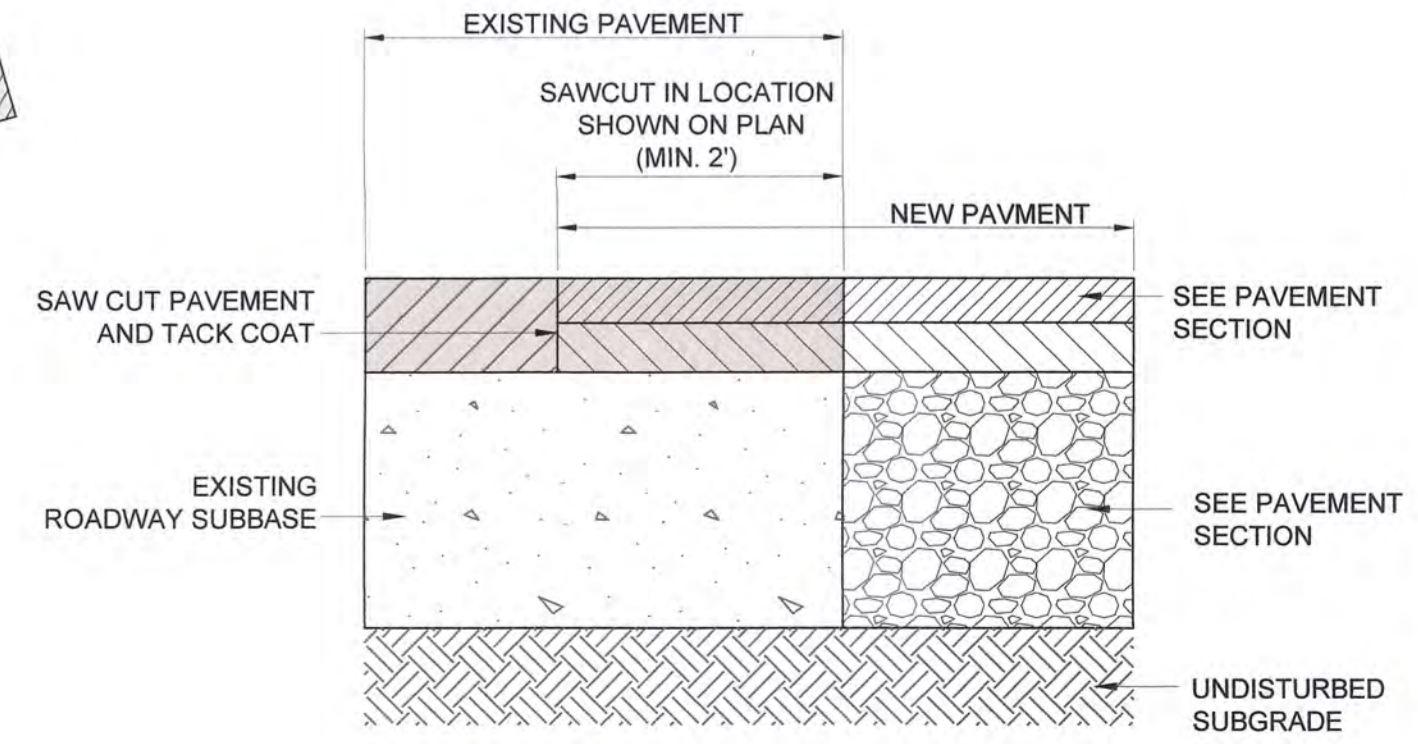


HANDICAP RAMP DETAIL
NOT TO SCALE

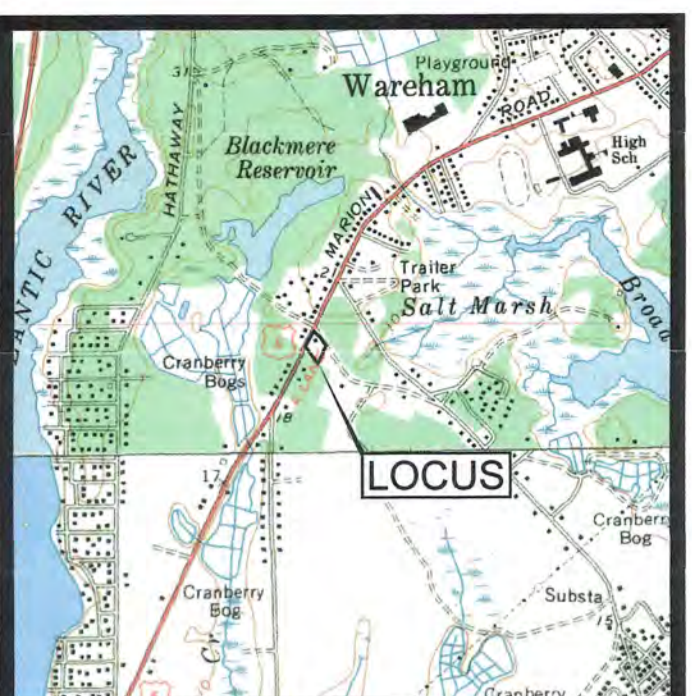


CAPE COD BERM
NOT TO SCALE

Benchmark
Top Hyd. Spindle
Elevation = 18.05'
N.A.V.D. 88



BITUMINOUS BUTT JOINT
NOT TO SCALE



LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 5/23/22

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

GRADING AND DRAINAGE

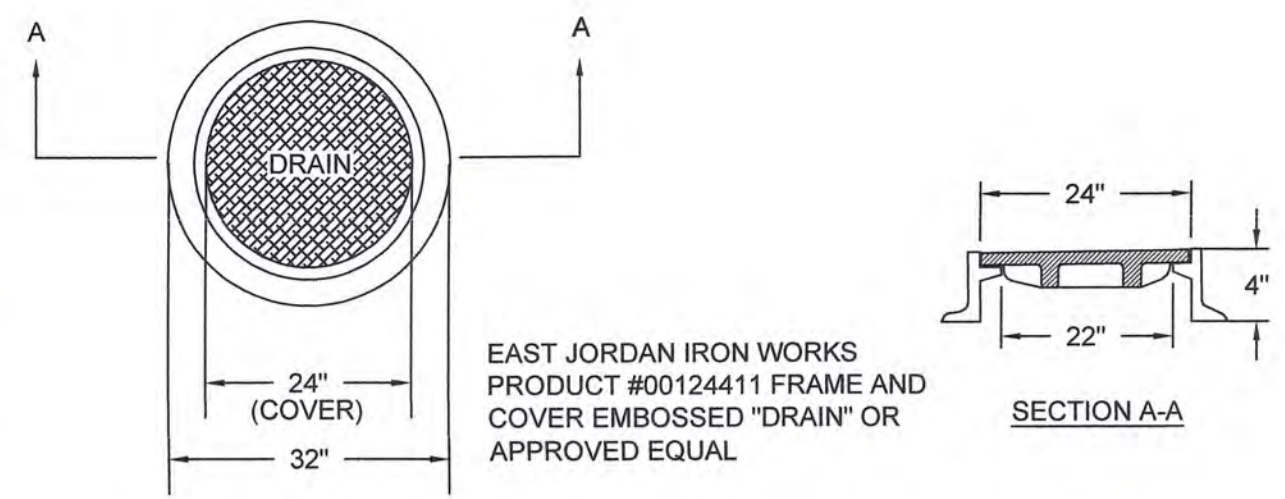
REVISIONS:

No.	DATE	DESC.
1	5/23/22	REVIEW COMMENTS

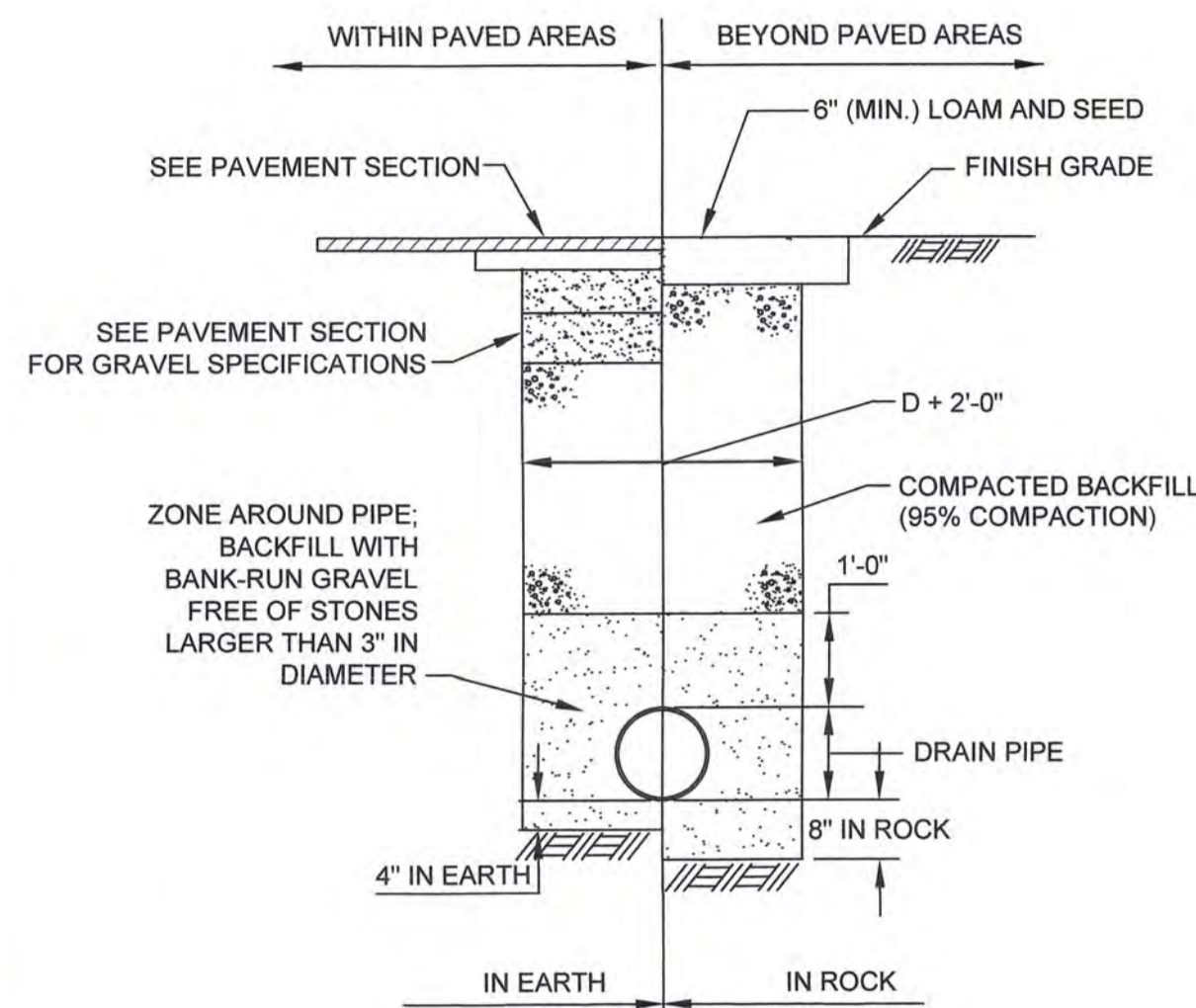
PREPARED FOR:
246 MARION ROAD LLC
7 FIELDSTONE LANE
MARION, MA 02738

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

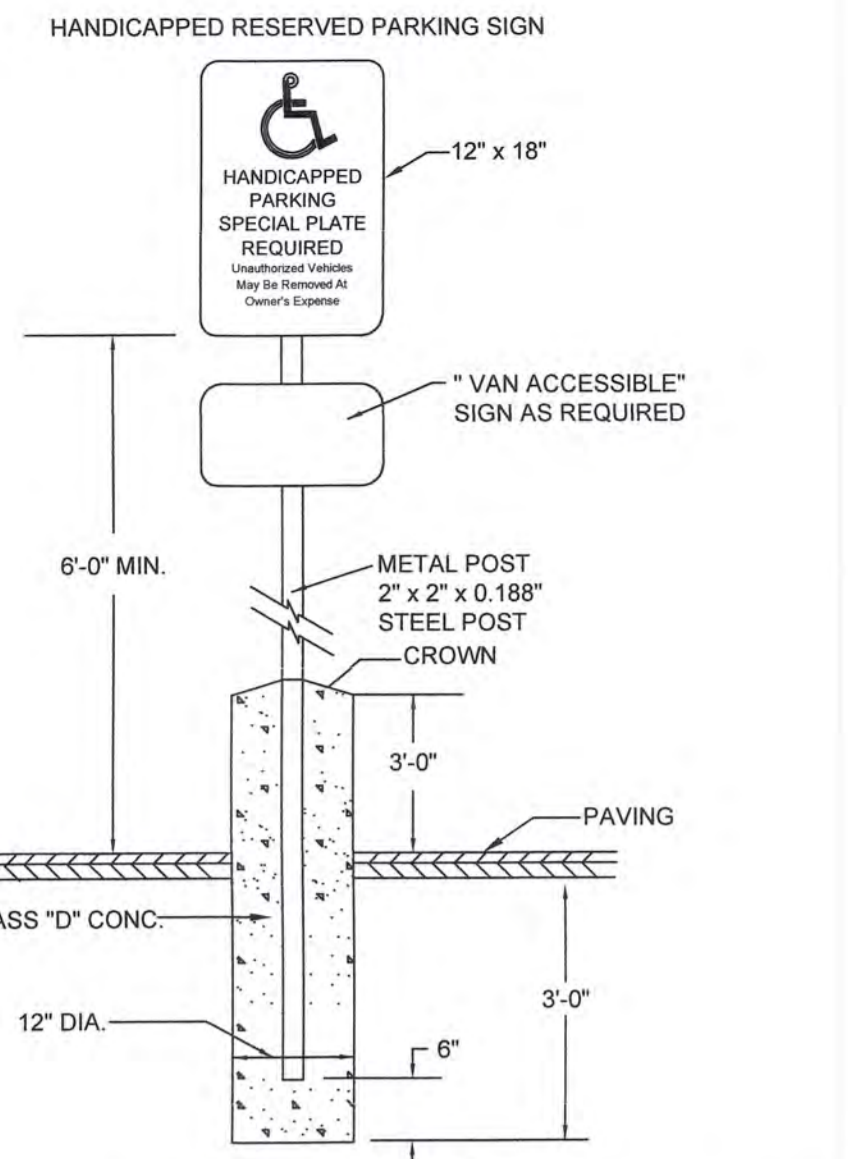
DATE: FEBRUARY 11, 2022
FIELD: JM/BS
CALC./DESIGN: BMB
DRAWN: BMB
CHECK: JLC
JOB NO: 5799



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

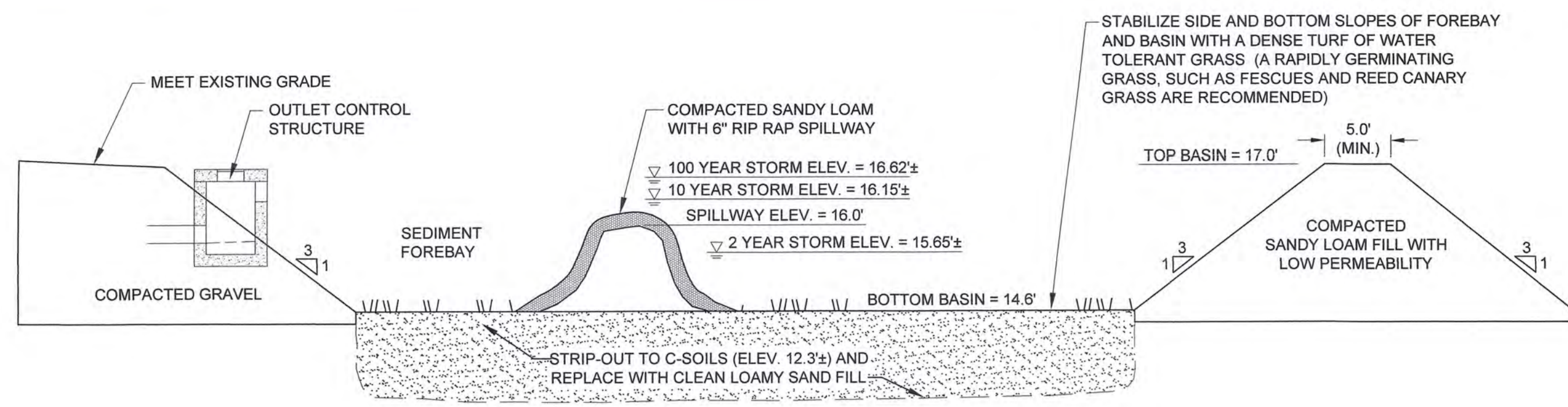


TRENCH DETAIL
NOT TO SCALE



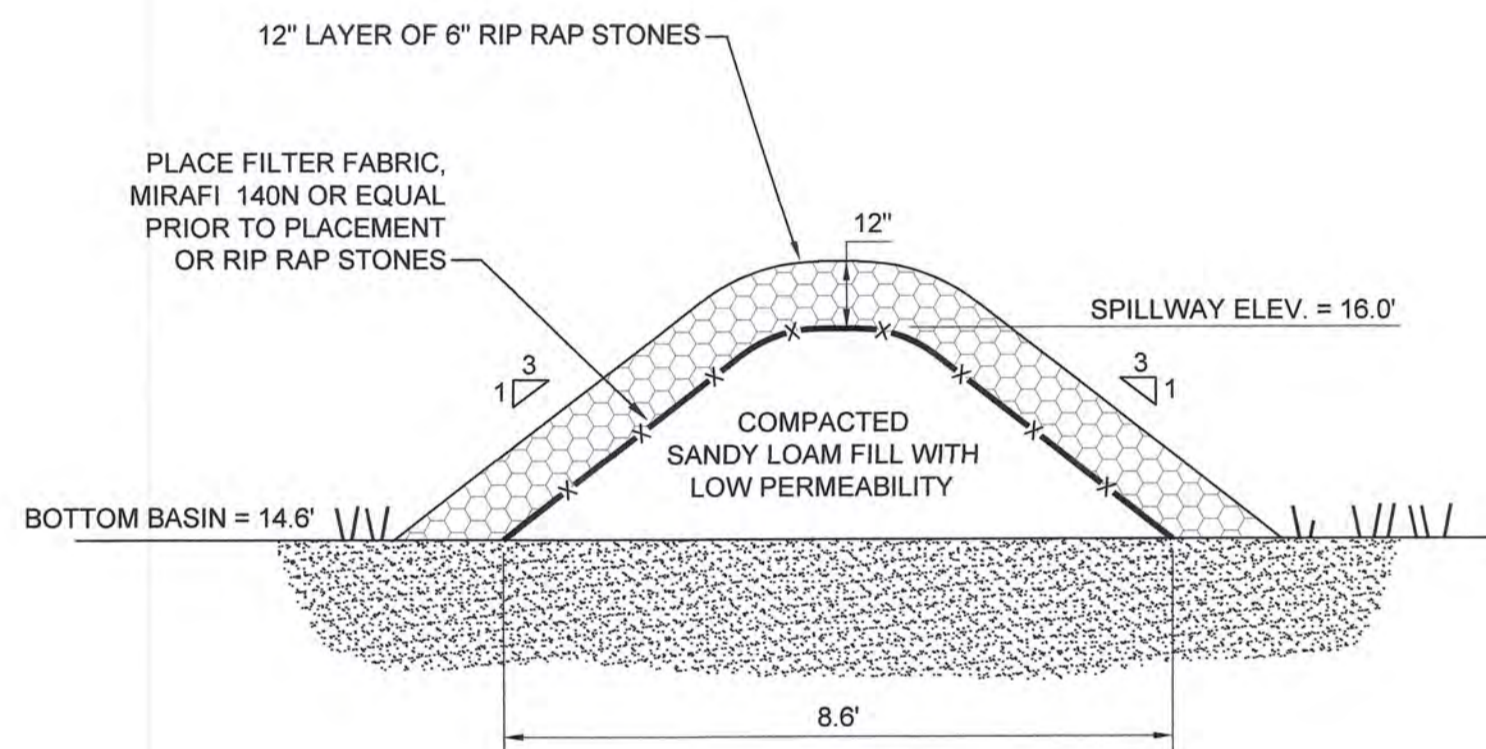
- NOTE:
1. SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE STANDARD.
 2. TO BE LOCATED ON SITE AS DIRECTED.
 3. METAL POST TO BE PAINTED 2 COATS OF EXTERIOR YELLOW ENAMEL.
 4. TO BE LOCATED AT APPROPRIATE SPACES.

HANDICAP SIGN DETAIL
NOT TO SCALE

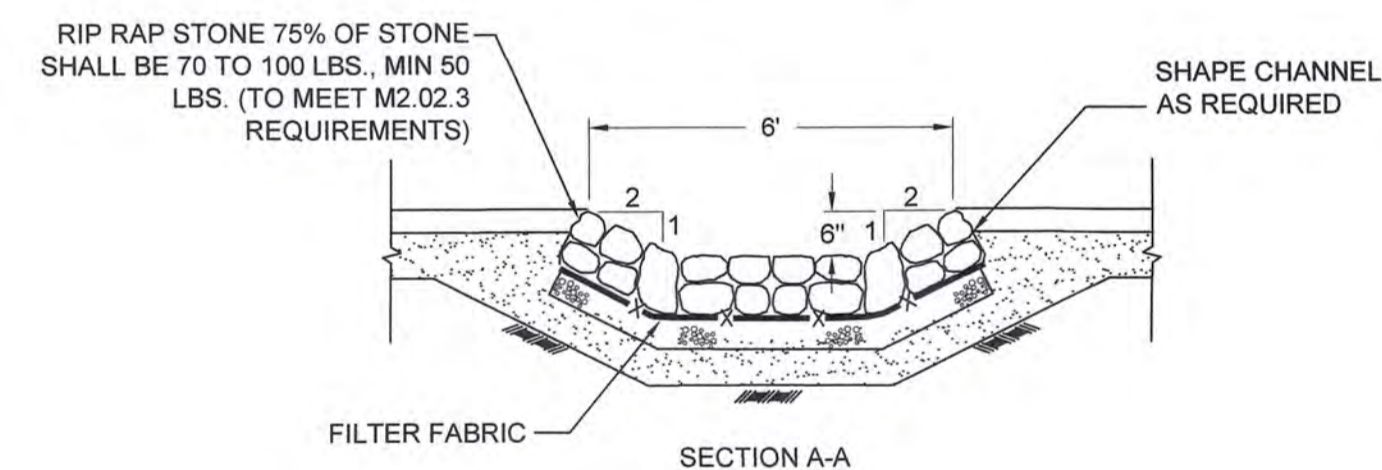
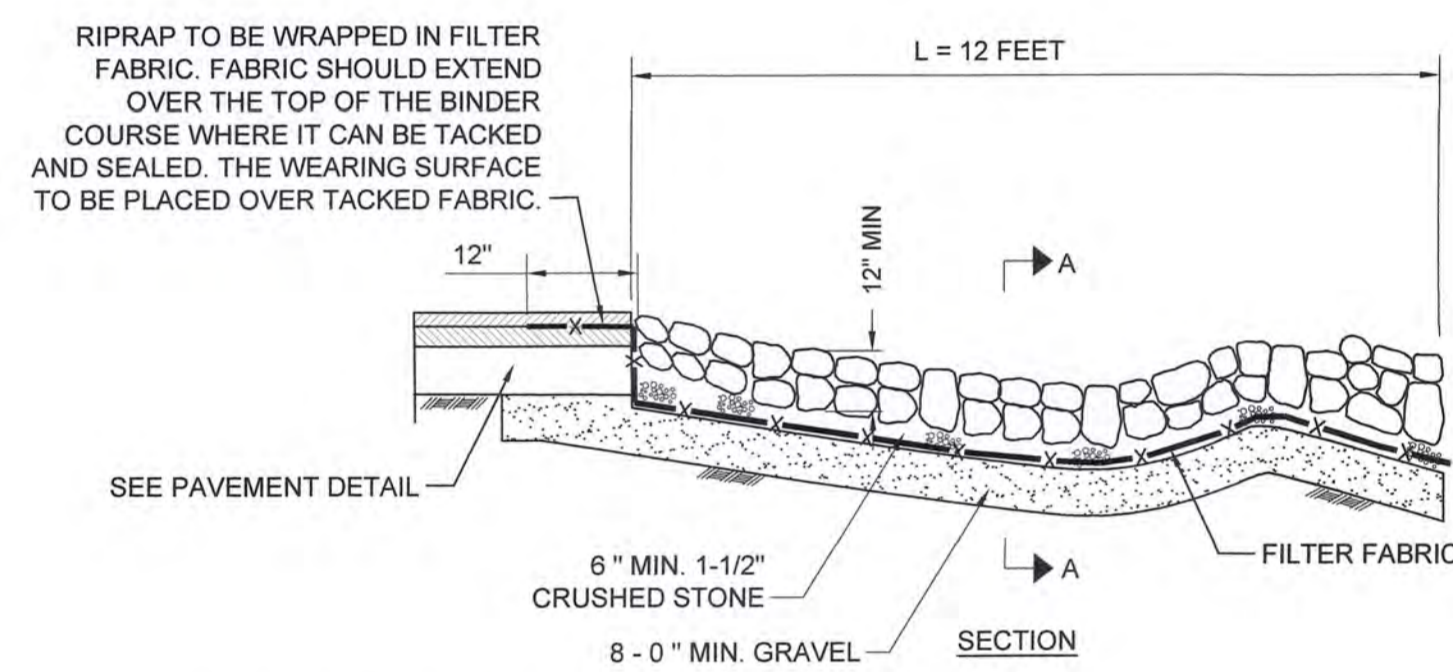


- NOTES:
1. DETENTION BASIN IS DESIGNED TO INFILTRATE.
 2. CLEAN GRANULAR SOIL IS TO BE USED IN THE INFILTRATION AREA OF DETENTION BASINS AND FOREBAYS.
 3. LIGHT EARTH MOVING EQUIPMENT IS TO BE USED DURING CONSTRUCTION TO REDUCE COMPACTION OF BASIN BOTTOM.
 4. PROPER EROSION SEDIMENT CONTROLS SHOULD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

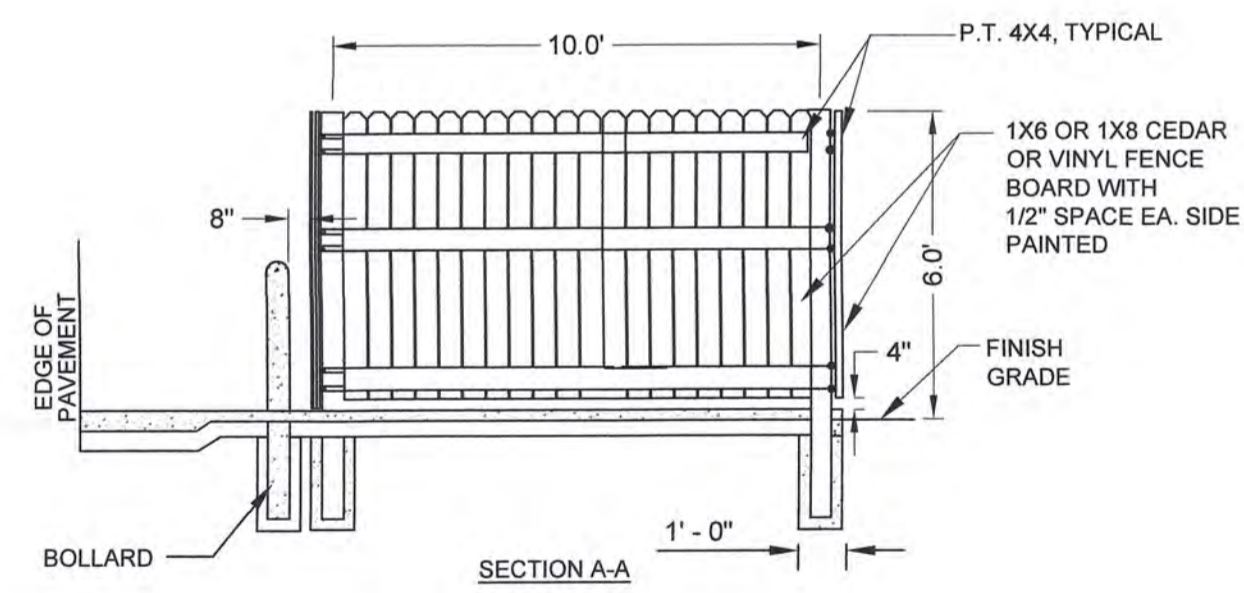
SEDIMENT FOREBAY / INFILTRATION BASIN
NOT TO SCALE



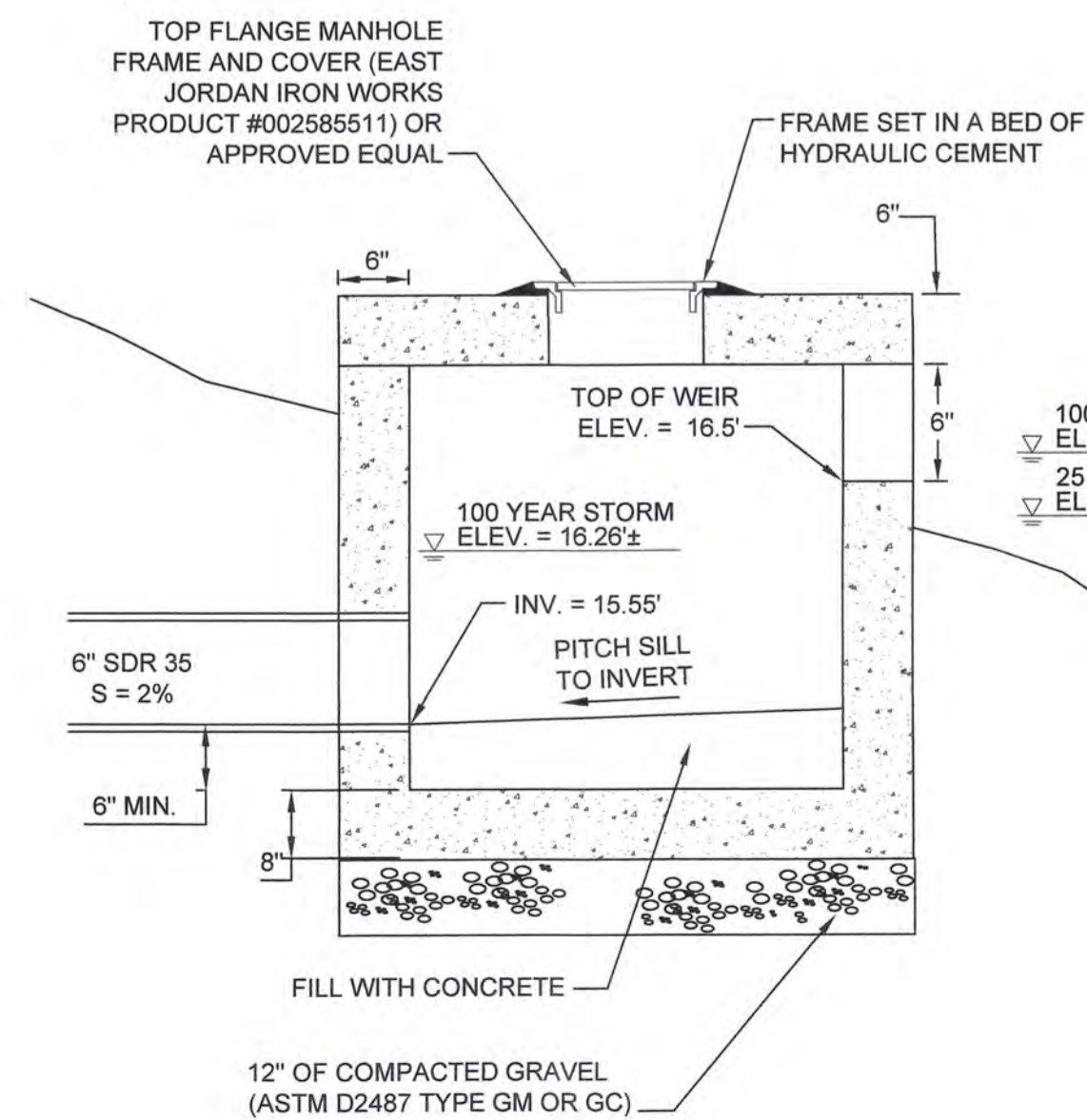
SPILLWAY DETAIL
NOT TO SCALE



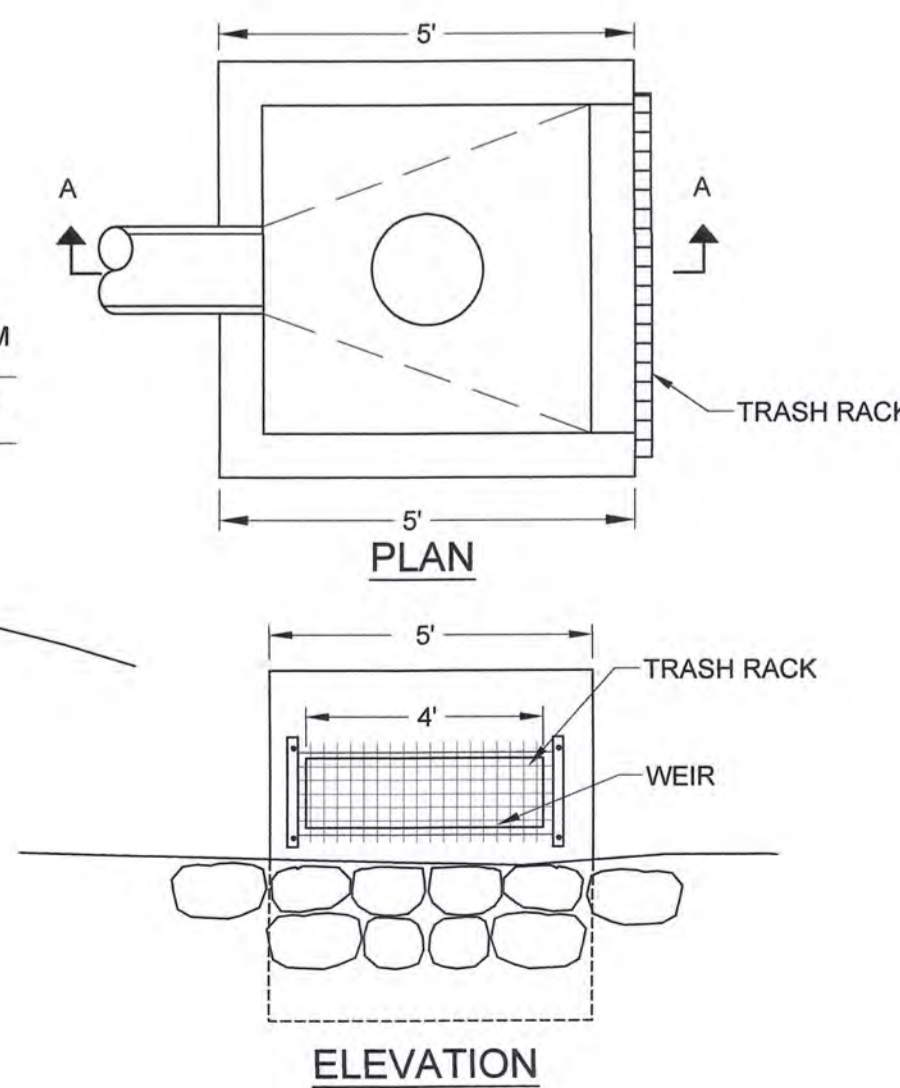
RIP-RAP
NOT TO SCALE



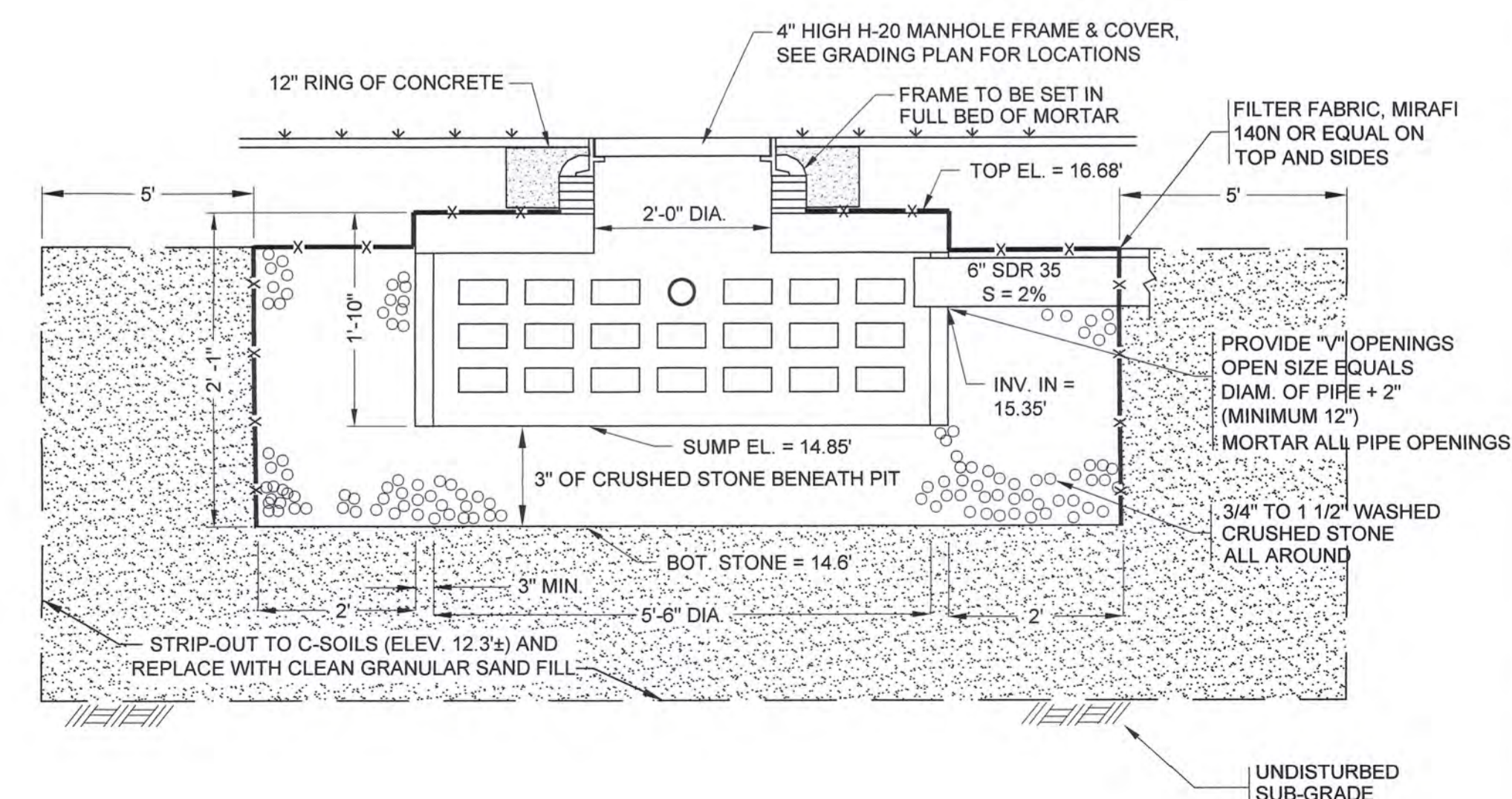
DUMPSTER & RECYCLE AREA DETAIL
NOT TO SCALE



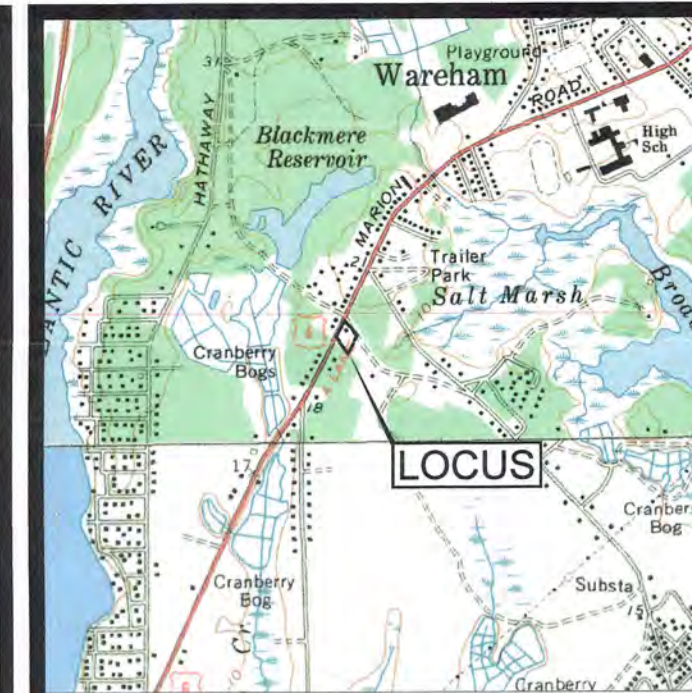
OUTLET CONTROL STRUCTURE WITH WEIR
NOT TO SCALE



ELEVATION



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



LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 5/23/22

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

DETAIL SHEET

REVISIONS:

No.	DATE	DESC.
1	5/23/22	REVIEW COMMENTS

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 5 OF 5