

# PRELIMINARY SITE PLANS

FOR

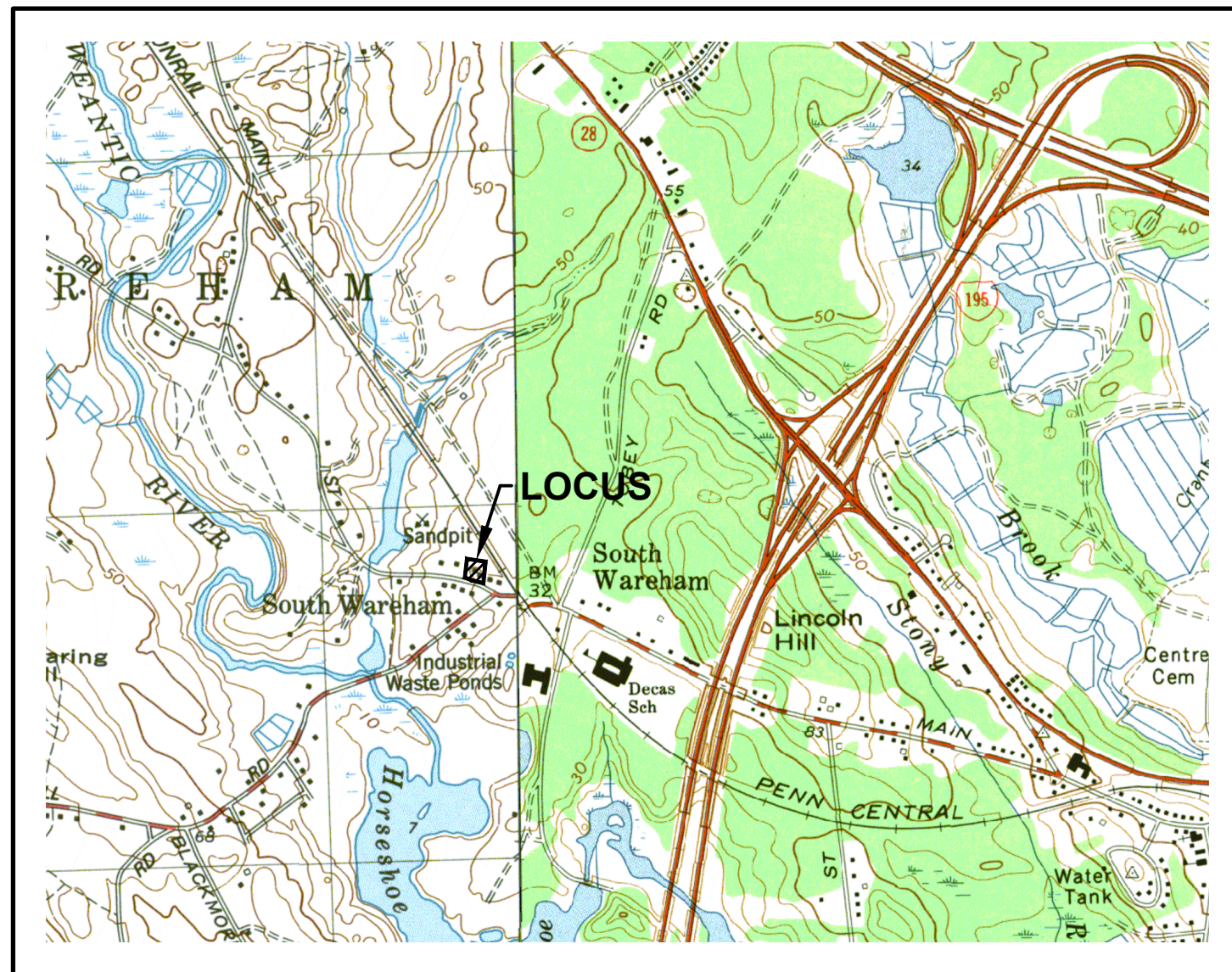
## 801 VILLAGE

LOCATED AT

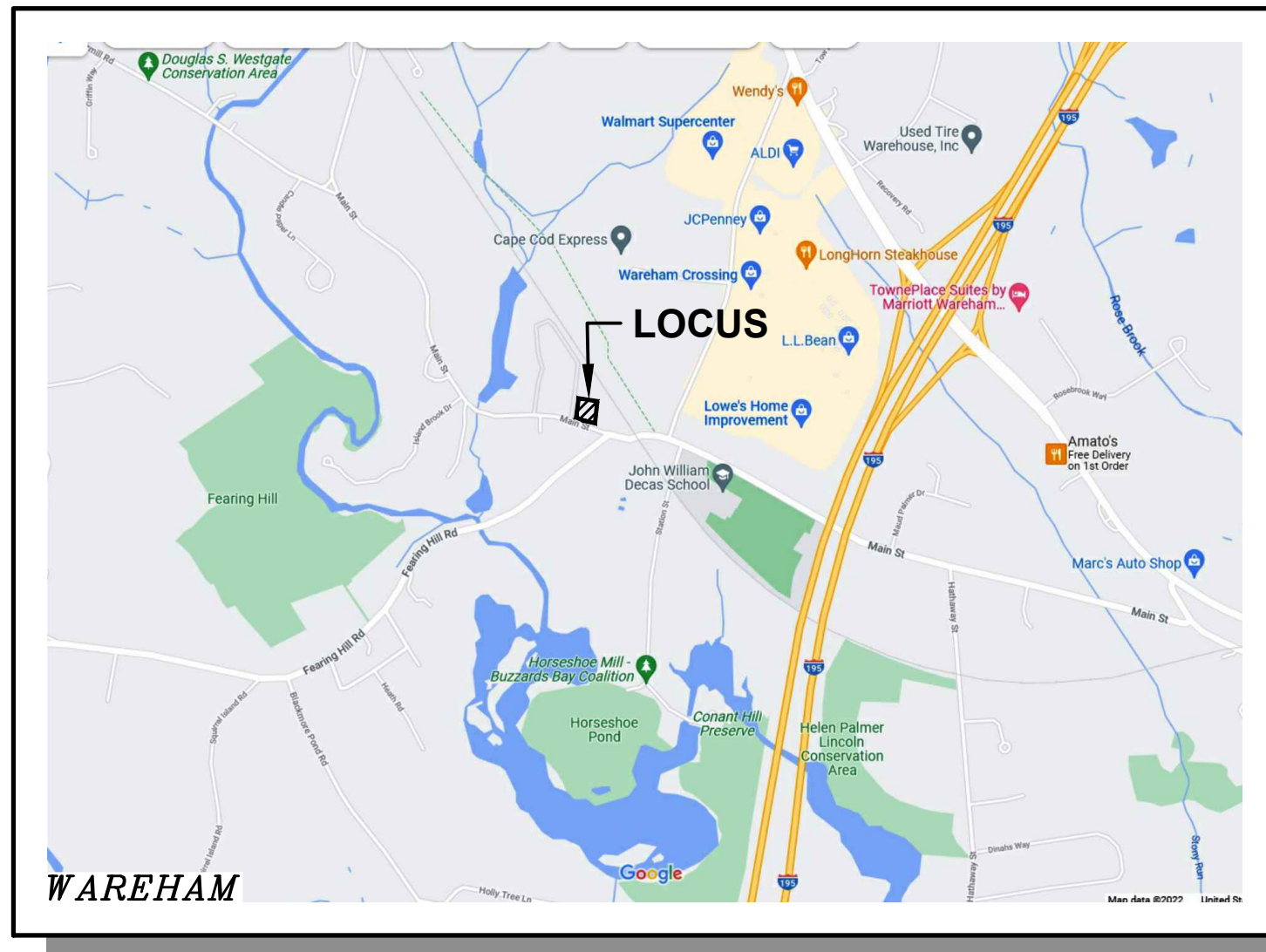
801 MAIN STREET

WAREHAM, MASSACHUSETTS 02571

DATE: JUNE 30, 2022



VICINITY MAP  
SCALE: 1" = 1,500'



LOCUS MAP  
SCALE: 1" = 1,500'



OVERALL LOCATION PLAN  
SCALE: 1" = 100'

INDEX OF PLANS		
SHEET NO.	TITLE	SCALE
1	COVER SHEET	1" = 100'
2	PRELIMINARY SITE PLAN	1" = 20'
3	PRELIMINARY DETAILS PLAN	N.T.S.

**APPLICANT:**

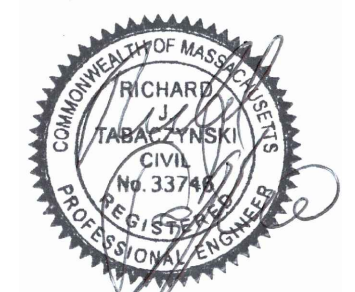
VILLAGES 801 MAIN STREET, LLC  
815 MAIN STREET – MGMT. OFFICE  
WAREHAM, MASSACHUSETTS 02571

**OWNER:**

VILLAGES 810 MAIN STREET, LLC  
15 FERNWOOD ROAD  
N. FALMOUTH, MASSACHUSETTS 02556

**ENGINEER:**

**Atlantic**<sup>®</sup>  
DESIGN ENGINEERS, INC.  
P.O. Box 1051, Sandwich, MA 02563  
(508) 888 - 9282



FILE: 3271.00-SITE-2

Sheet	of
1	3
JOB NUMBER	
3271.00	





PROPOSED SITE/AREA SUMMARY	
TOTAL SITE AREA = 0.75 ACRES	
16.0% OF SITE OCCUPIED BY BUILDINGS* AREA = 0.12 ACRES	
22.7% OF SITE OCCUPIED BY PAVED ROADWAY/DRIVEWAYS/SIDEWALK AREA = 0.17 ACRES	
61.3% OF SITE OCCUPIED BY WOODED/GRASSED GRAVEL AREAS AREA = 0.46 ACRES	

\*DOES NOT INCLUDE DECKS

PARKING REQUIREMENTS			
DWELLING:	AREA	REQUIRED	PROVIDED
2 SPACES/UNIT	8 UNIT	16.0 SPACES	19 SPACES
TOTAL:		16.0 SPACES	19 SPACES*

\*INCLUDES (1) HANDICAPPED ACCESSIBLE PARKING SPACE

SITE INFORMATION	
TOTAL AREA OF DEVELOPMENT = 0.75± ACRES	
TOTAL AREA OF WETLAND = N/A	
TOTAL NUMBER OF UNITS = 8	
NUMBER OF PARKING SPACES = 19	

PROPOSED BUILDING/UNIT TABULATION								
BUILDING TYPE	STORIES	NUMBER OF BUILDINGS	NUMBER OF UNITS	NUMBER OF AFFORDABLE UNITS	BEDROOMS	HEIGHT	FLOOR AREA*	GROUND COVERAGE *
ATTACHED AND DETACHED CONDOMINIUM UNITS	2	5	8	7	3 - 1 BEDROOM 2 - 2 BEDROOM 3 - 3 BEDROOM TOTAL ON SITE=16	± 20 FT.	±1,232 SF BRIDGEWATER STYLE ±2,366 SF SIMPSON STYLE ±2,212 SF EXISTING DWELLING ±1,511 SF CONVERTED BARN ±7,321 SF TOTAL SITE	±1,232 SF BRIDGEWATER STYLE ±1,183 SF SIMPSON STYLE ±2,212 SF EXISTING DWELLING ±1,238 SF CONVERTED BARN ±5,865 SF TOTAL SITE

\*DOES NOT INCLUDE DECKS OR BASEMENTS OR ATTICS

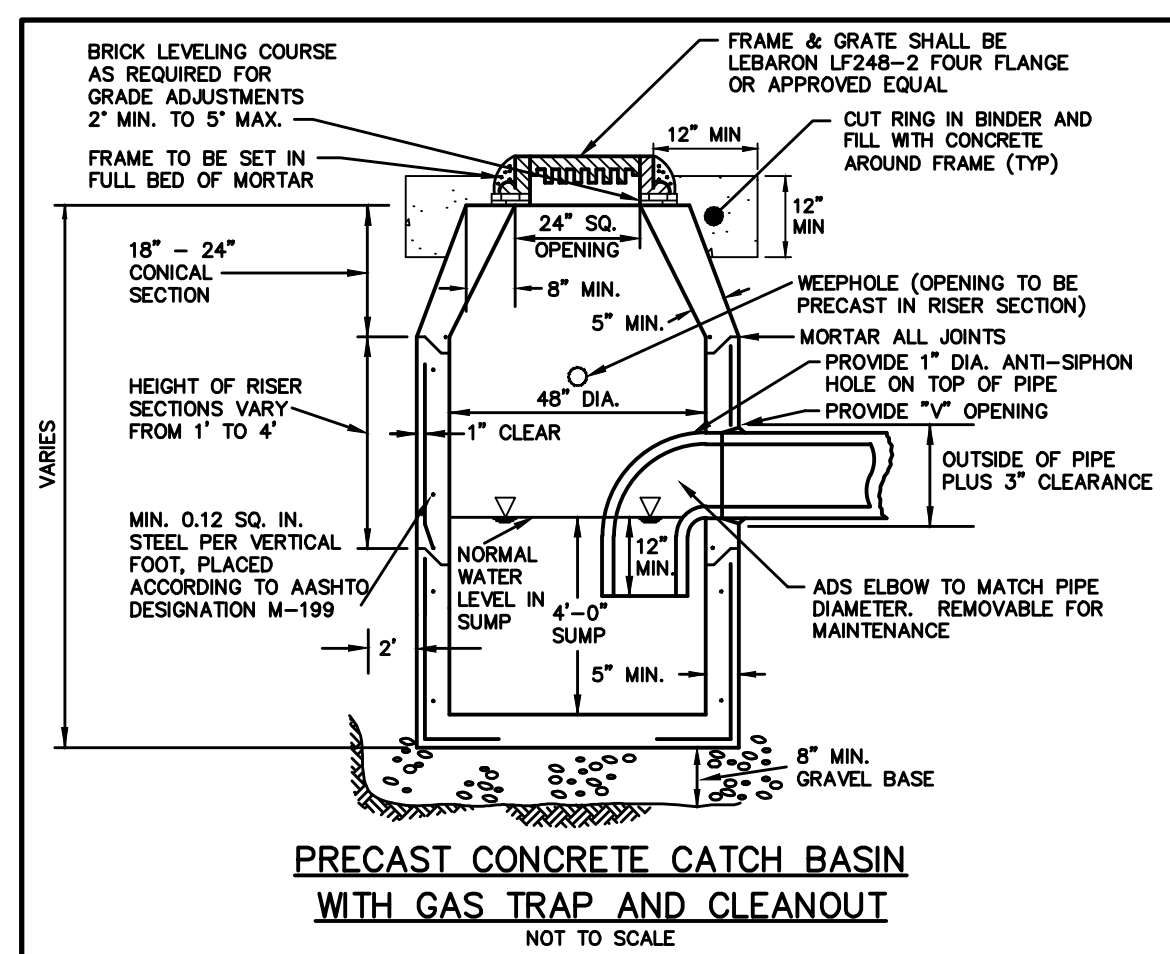
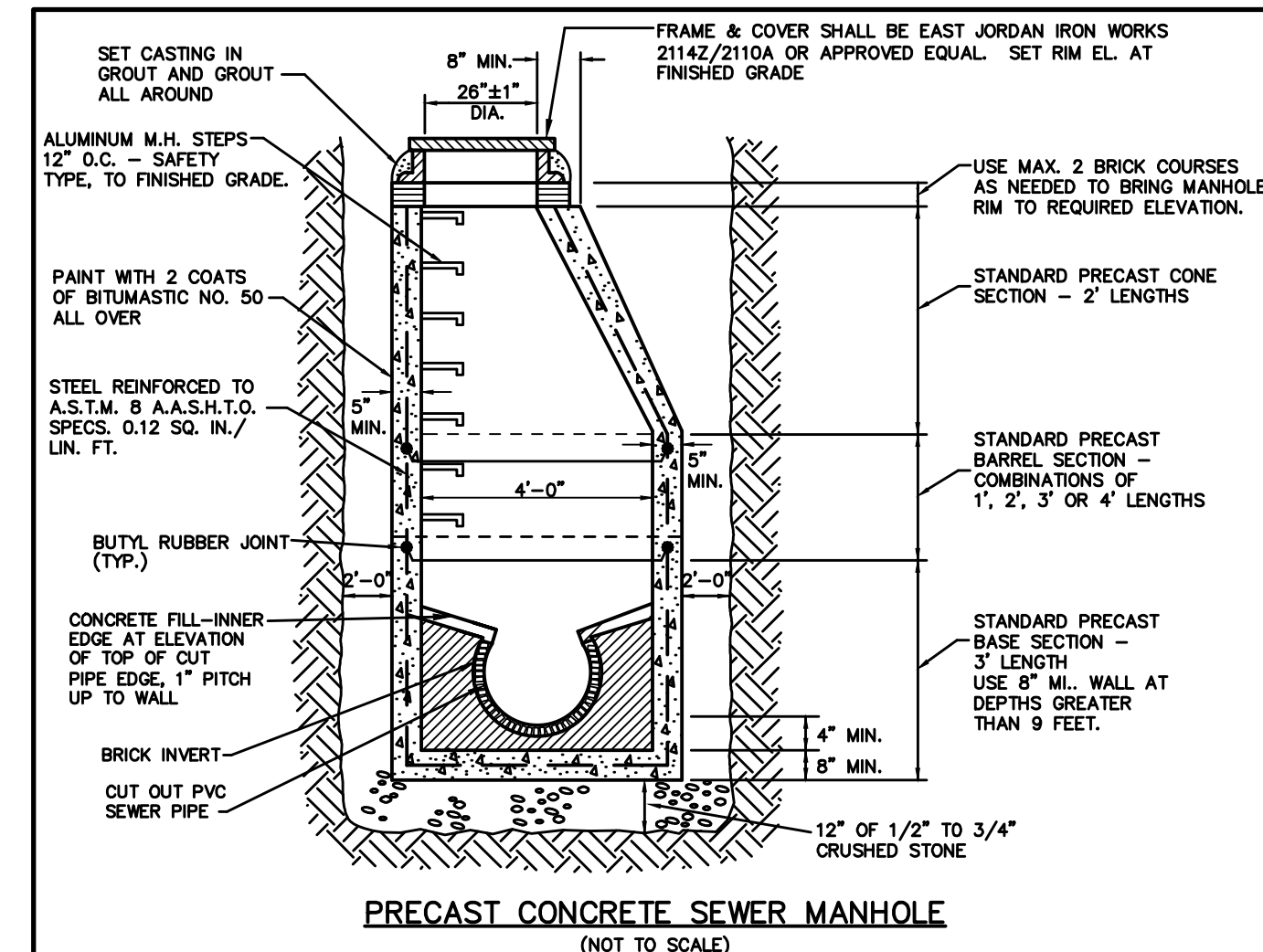
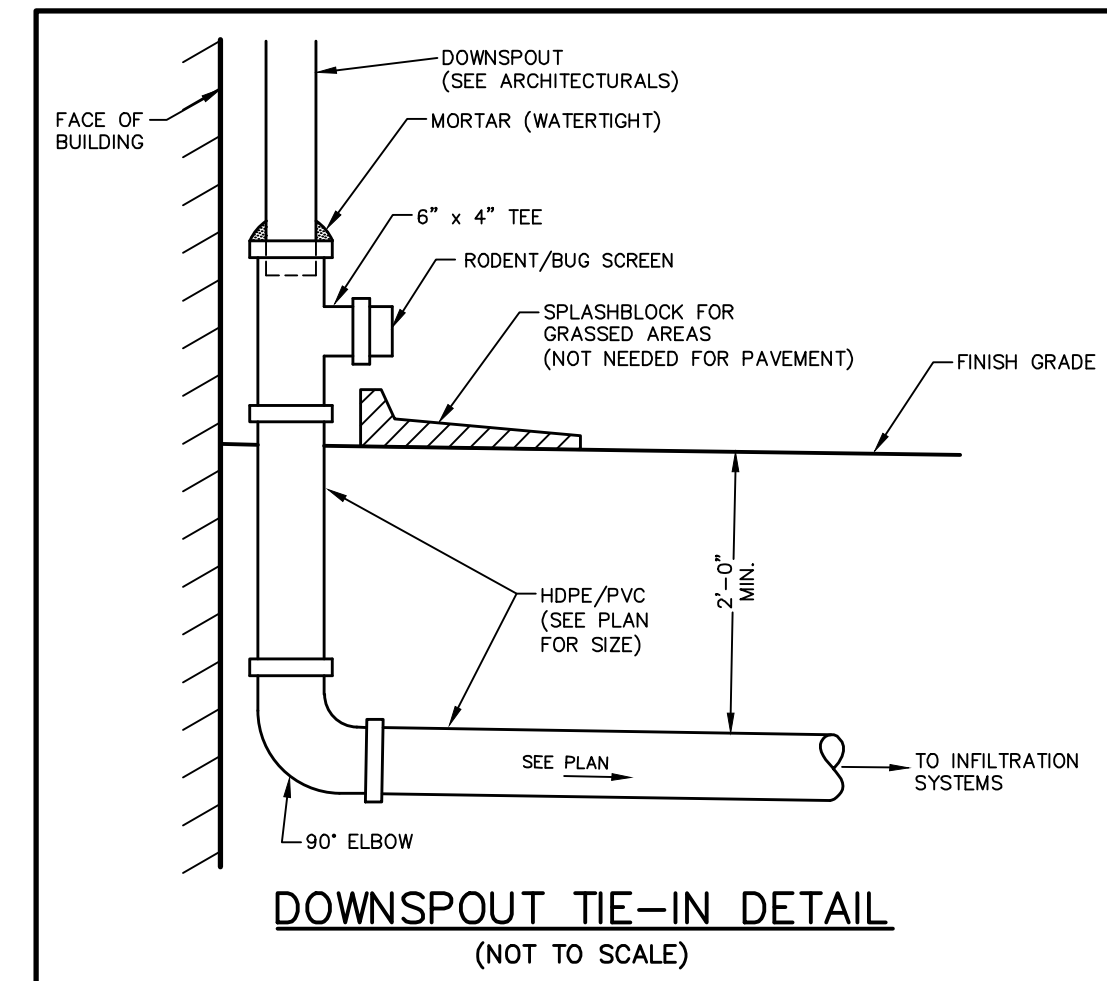
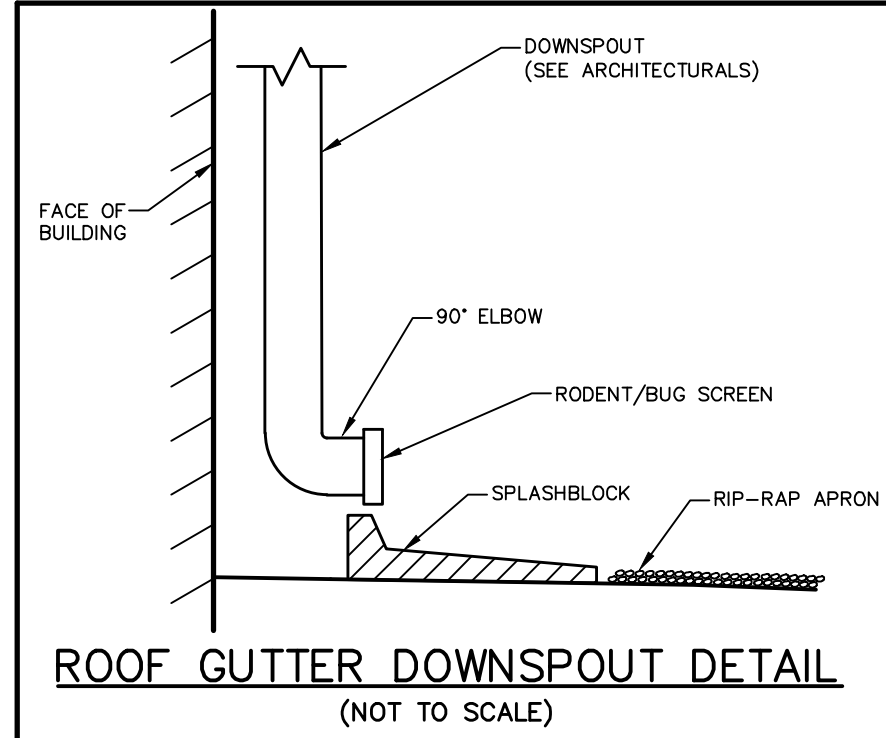
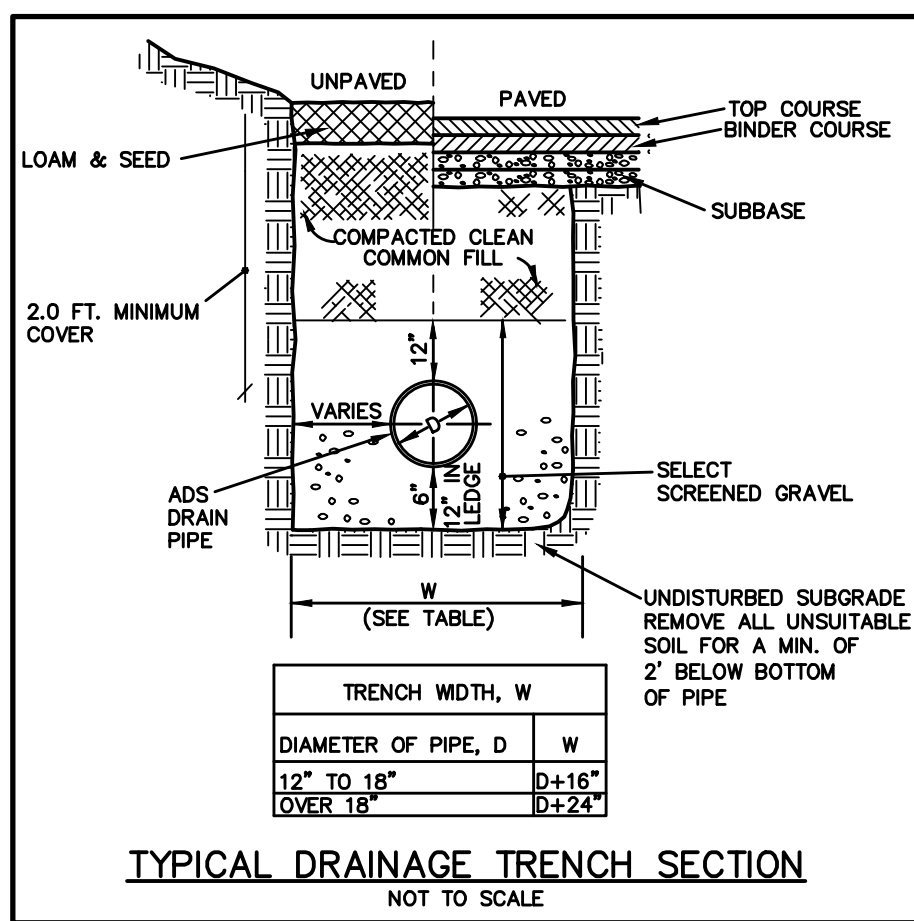
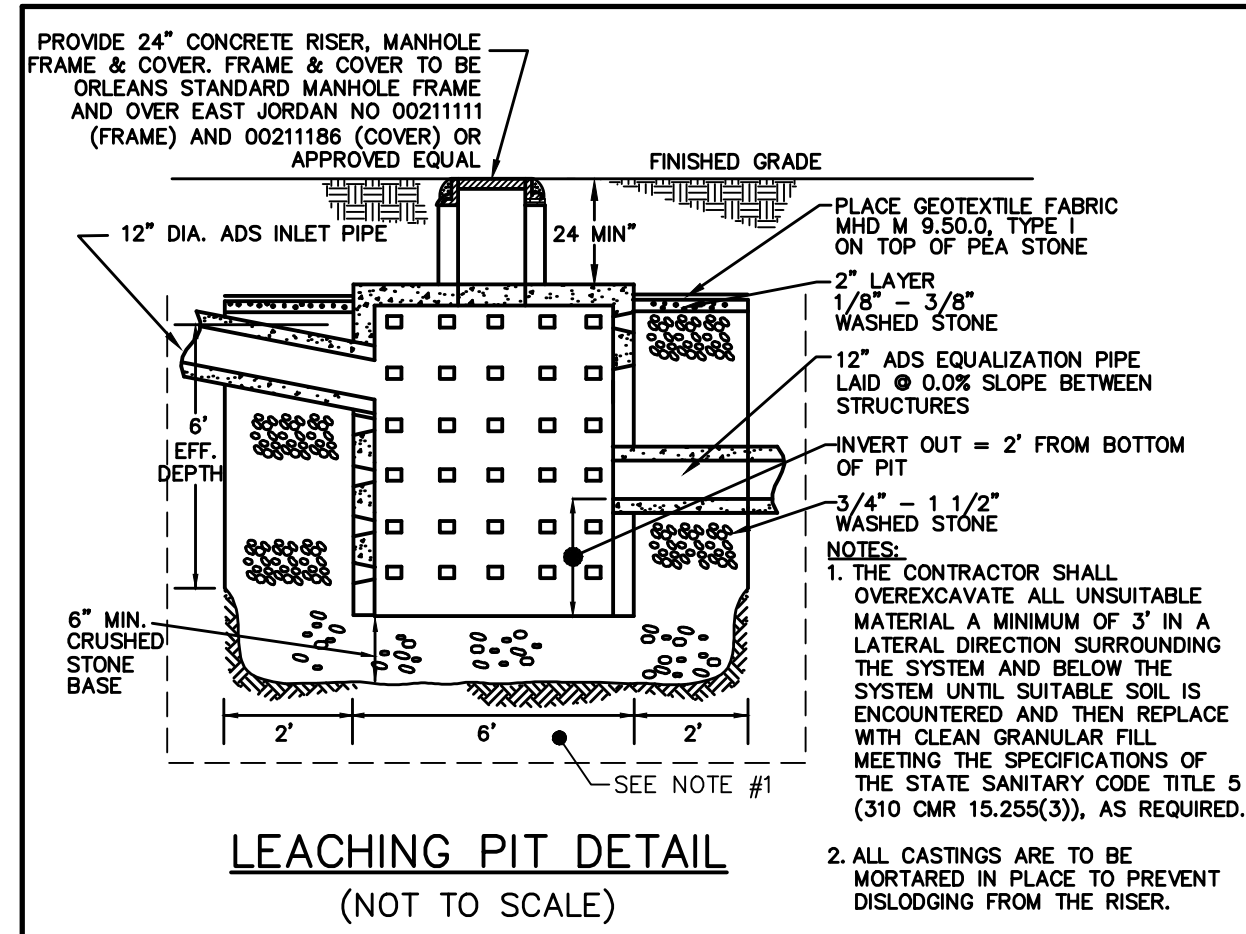
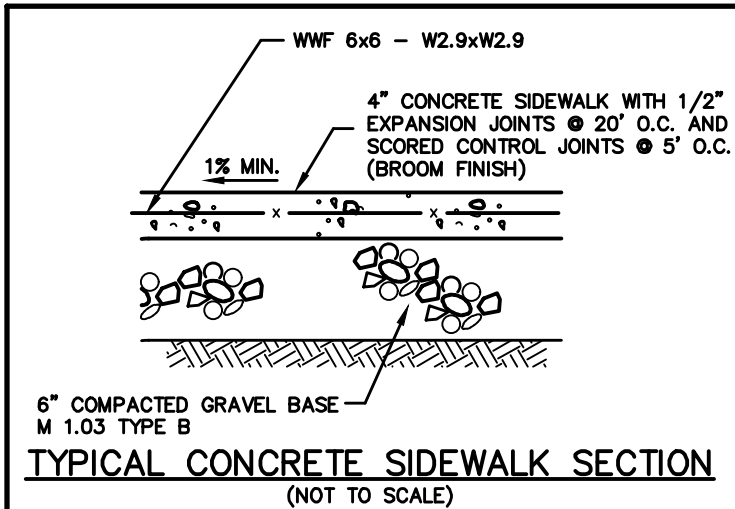
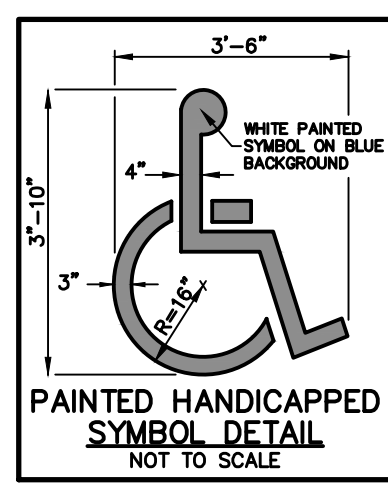
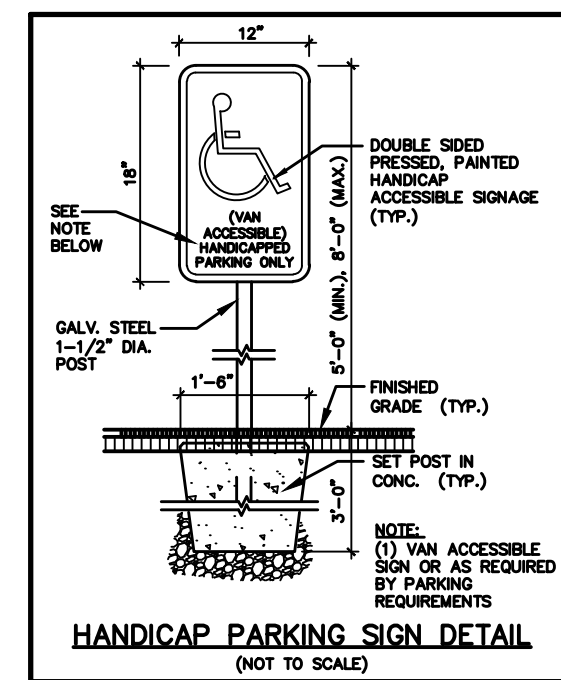
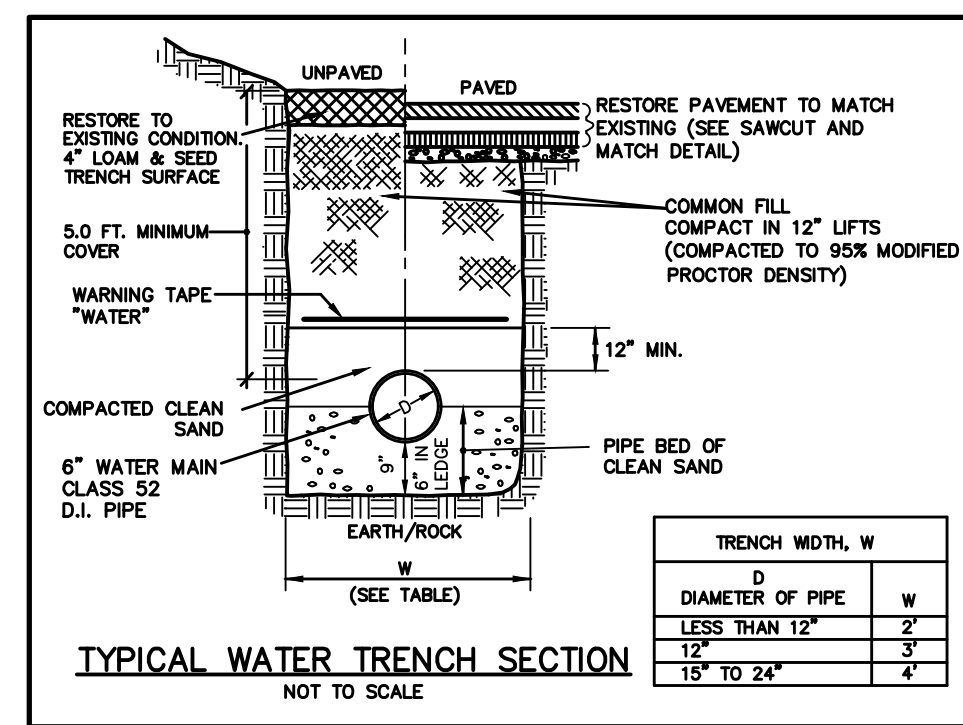
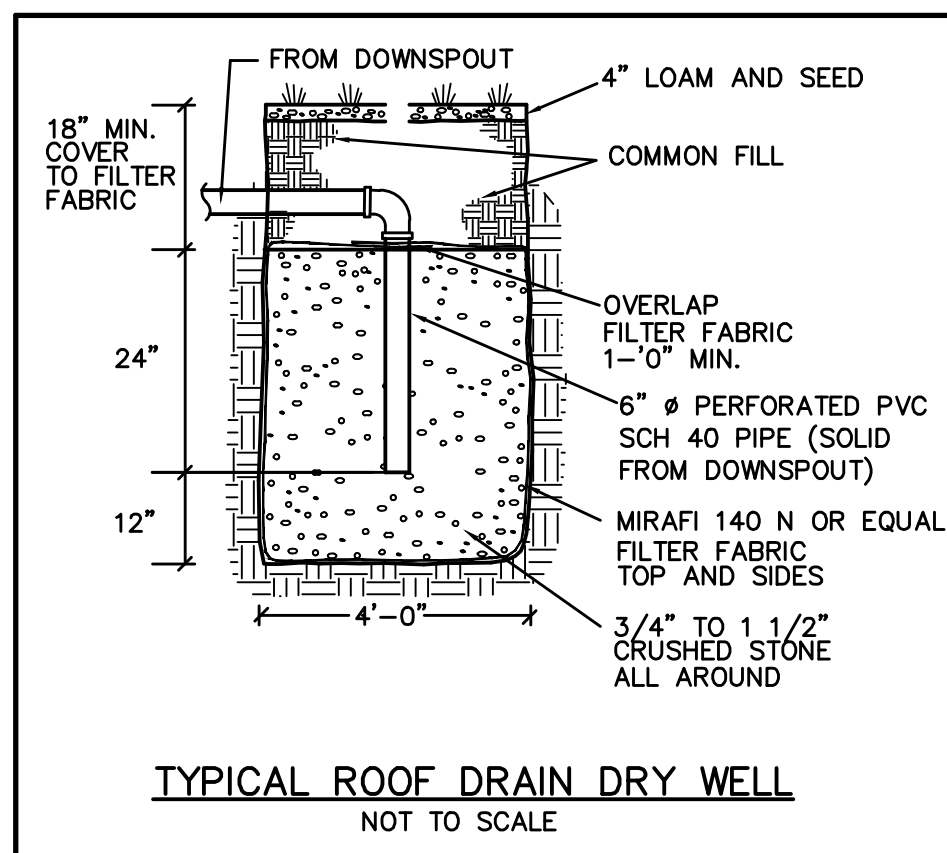
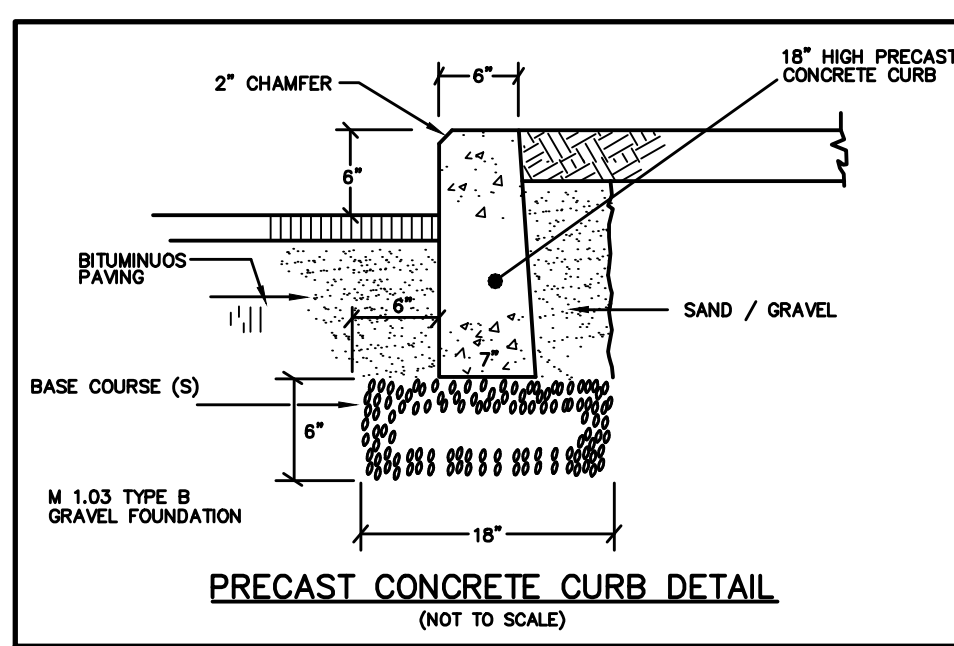
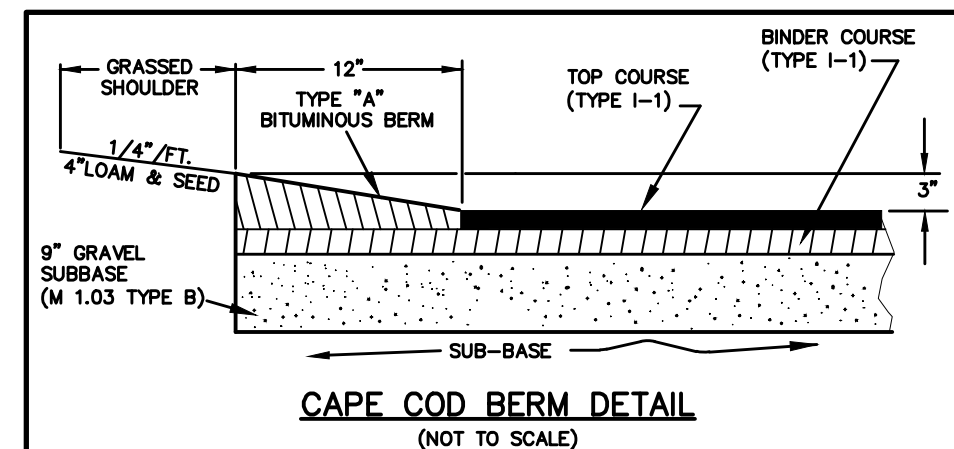
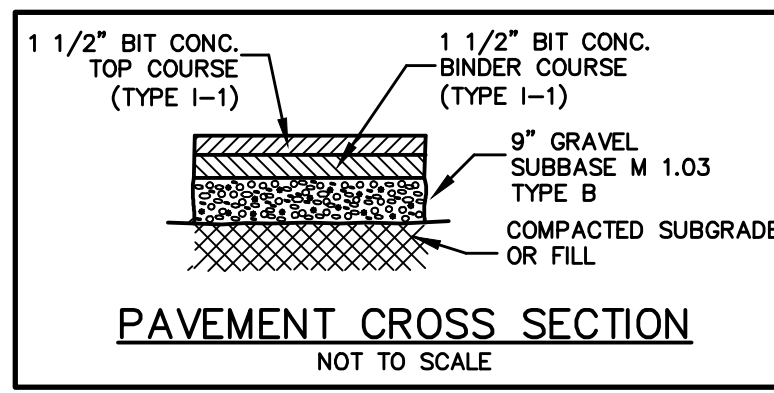
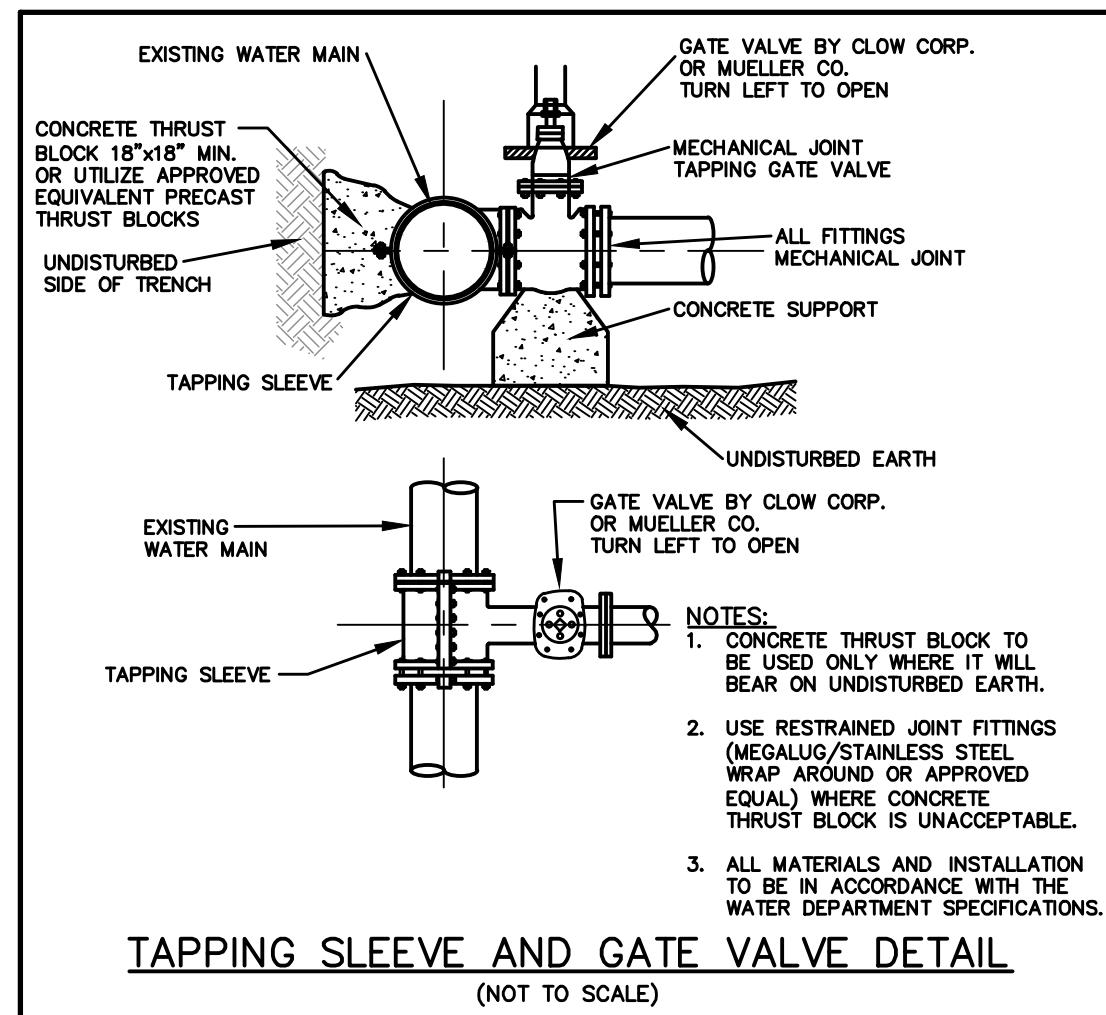
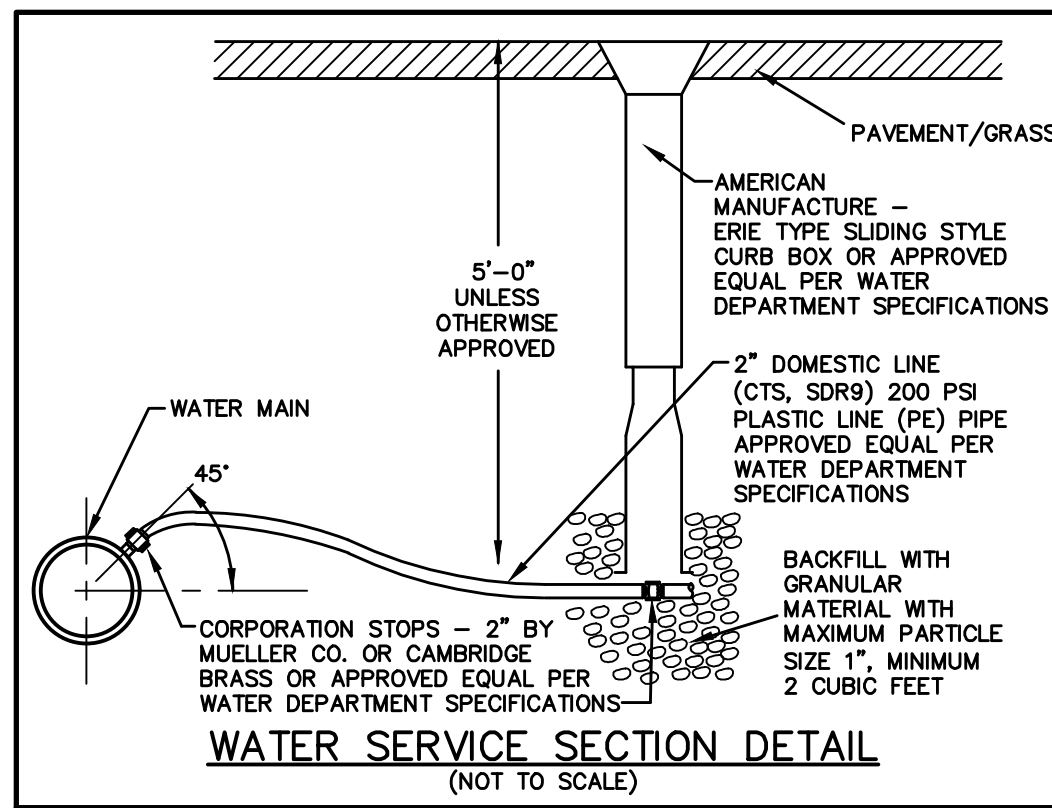
ZONING REQUIREMENTS		
TOWN OF WAREHAM ZONING BYLAWS; REVISED OCTOBER 9, 2019		
MULTIPLE RESIDENCE 30 (MR-30)		
	REQUIRED	PROPOSED
MINIMUM LOT SIZE	30,000 SF	32,771 SF
MINIMUM LOT FRONTAGE	150 FEET	179 FEET
MINIMUM YARDS:		
FRONT YARD	20 FEET	14.7 FEET
SIDE YARD	10 FEET	12.9 FEET
REAR YARD	10 FEET	10.0 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET
MAXIMUM % OF LOT COVERED BY BUILDINGS	25%	20%
MAXIMUM % OF LOT COVERED BY IMPERVIOUS AREA	NR	NR
ACCESSORY BUILDINGS:		
FRONT YARD	*	*
SIDE YARD	10 FEET	N/A
REAR YARD	15 FEET	N/A
HEIGHT	20 FEET	N/A

\* FRONT SETBACKS OF ACCESSORY BUILDINGS SHALL BE EQUAL TO OR GREATER THAN THE EXISTING PRINCIPAL BUILDING'S FRONT SETBACK.

**GENERAL NOTES:**

- OWNER OF RECORD:  
VILLAGES 810 MAIN STREET, LLC  
15 FERNWOOD ROAD  
N. FALMOUTH, MASSACHUSETTS 02556  
BOOK 56106 PAGE 264
- THE SUBJECT PROPERTY IS IDENTIFIED AS LOT 1011-A, ON THE TOWN OF WAREHAM ASSESSOR MAP 88. TOTAL LAND AREA IS 0.75± ACRES.
- BASED UPON A REVIEW OF THE TOWN OF WAREHAM ZONING MAP AND PROPERTY CARDS, THE SUBJECT PROPERTY LIES WITHIN THE MULTIPLE RESIDENCE 30 (MR-30) DISTRICT AND DOES NOT LIE WITHIN ANY OVERLAY DISTRICTS.
- THE PROPERTY LINES SHOWN HEREON, ARE BASED UPON PLAN ENTITLED "APPROVAL NOT REQUIRED PLAN OF LAND AT 801 MAIN STREET, WAREHAM, MA" PREPARED BY JC ENGINEERING, INC. DATED AUGUST 21, 2018, RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 63, PAGE 63, DEEDS OF RECORD AND A FIELD SURVEY BY ATLANTIC DESIGN ENGINEERS IN JANUARY AND FEBRUARY OF 2022 AND ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83).
- EXISTING CONDITIONS DEPICTED HEREON ARE BASED FIELD SURVEYS BY ATLANTIC DESIGN ENGINEERS IN JANUARY AND FEBRUARY OF 2022. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
- THE PROPERTY LIES WITHIN A FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 25023C0469K, DATED JULY 6, 2021.
- THE PROPERTY IS NOT LOCATED WITHIN A ZONE II OR AN INTERIM WELLHEAD PROTECTION AREA BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM AND TOWN ZONING MAP.
- THE PROPERTY DOES NOT LIE WITHIN AN ESTIMATED HABITAT OF RARE WILDLIFE AND/OR A PRIORITY HABITAT OF RARE SPECIES BASED UPON A REVIEW OF THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM MAPS OBSERVED ON THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
- THE PROPERTY DOES NOT LIE WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC) BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
- ALL UNITS TO BE SERVED BY TOWN WATER AND A COMMON ON-SITE SEPTIC SYSTEM.





**DESIGN FORMULA:**  
NO GARBAGE GRINDER ALLOWED WITH THIS DESIGN

SYSTEM	REQUIRED	PROVIDED
<b>DAILY FLOW:</b> 16 BEDROOMS @ 110 GPD/BEDROOM	1760 GPD	
<b>LEACHING AREA:</b> (6) 65' x 2' LEACHING TRENCHES 2' EFFECTIVE DEPTH SIDEWALL: (2 x (2' x (65' + 2'))) x 6 BOTTOM: (65' x 2') x 6		1608 SF 780 SF 2388 SF
<b>LEACHING CAPACITY:</b> SIDEWALL: 1608 SF x 0.74 GAL/SF BOTTOM: 780 SF x 0.74 GAL/SF		1189.9 GPD 577.2 GPD 1767.1 GPD
<b>SEPTIC TANK (2 COMPARTMENT):</b> 1ST COMPARTMENT = 2 x DAILY FLOW 2ND COMPARTMENT = 1 x DAILY FLOW	3,520 GAL 1,760 GAL 5,280 GAL	4,000 GAL 2,000 GAL 6,000 GAL

