

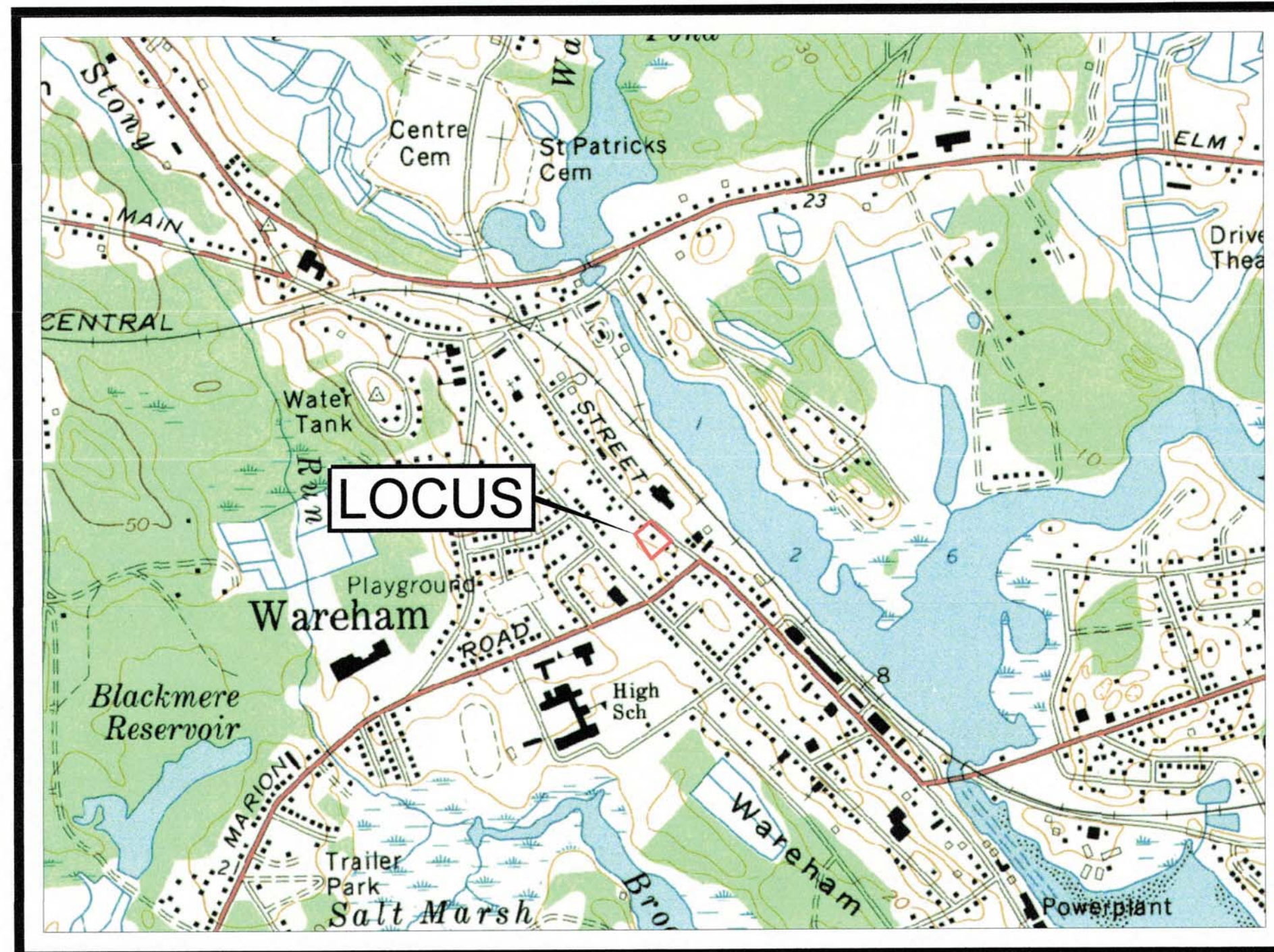
PROPOSED SITE PLAN

AT
386 MAIN STREET
WAREHAM, MASSACHUSETTS

DATE: MARCH 21, 2023

LIST OF DRAWINGS

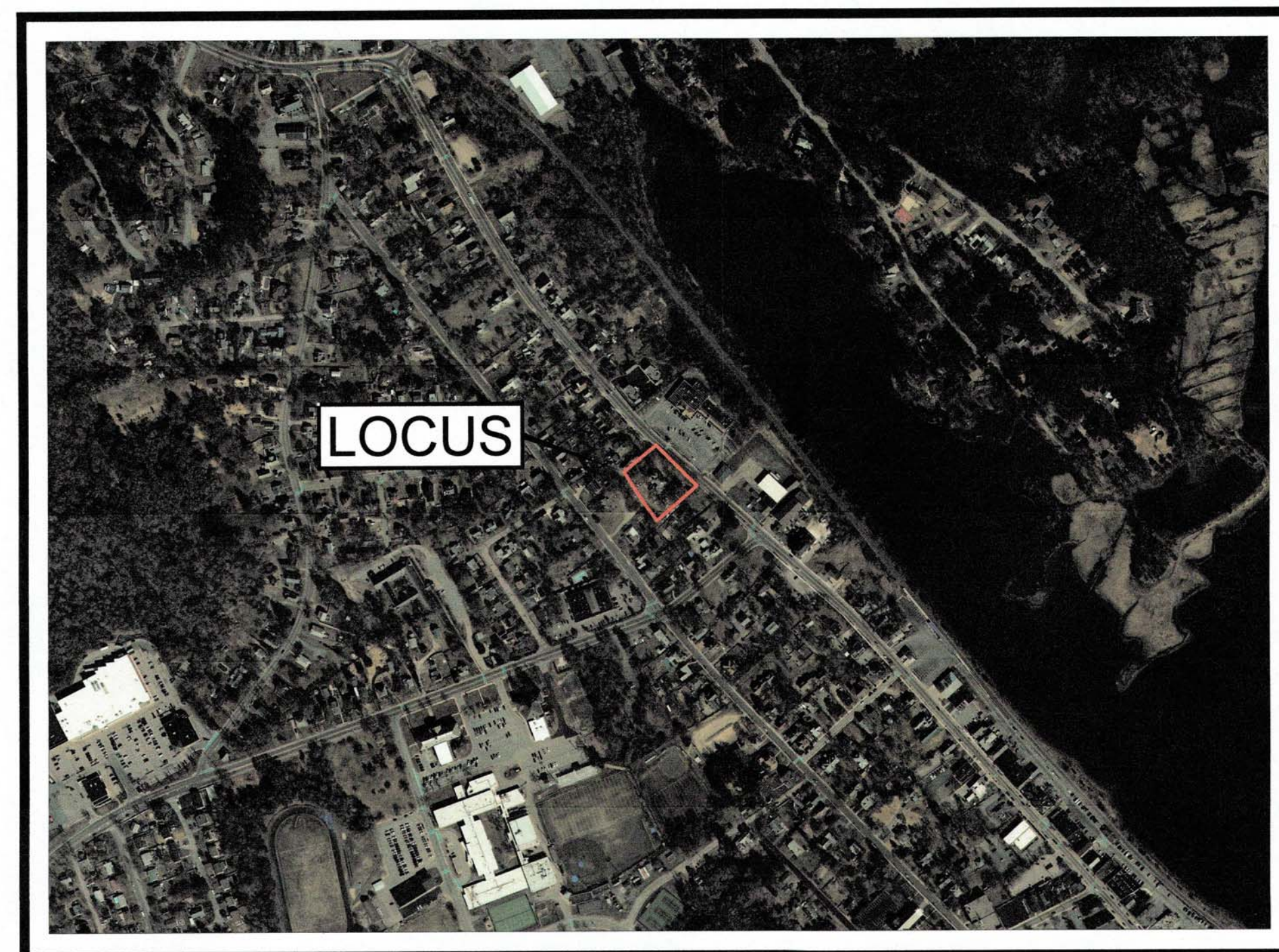
SHEET NO.	TITLE
1 OF 8	COVER SHEET
2 OF 8	EXISTING CONDITIONS PLAN
3 OF 8	LAYOUT & LANDSCAPING PLAN
4 OF 8	UTILITIES PLAN
5 OF 8	GRADING & DRAINAGE PLAN
6 OF 8	EMERGENCY ACCESS PLAN
7 OF 8	DETAIL SHEET
8 OF 8	DETAIL SHEET



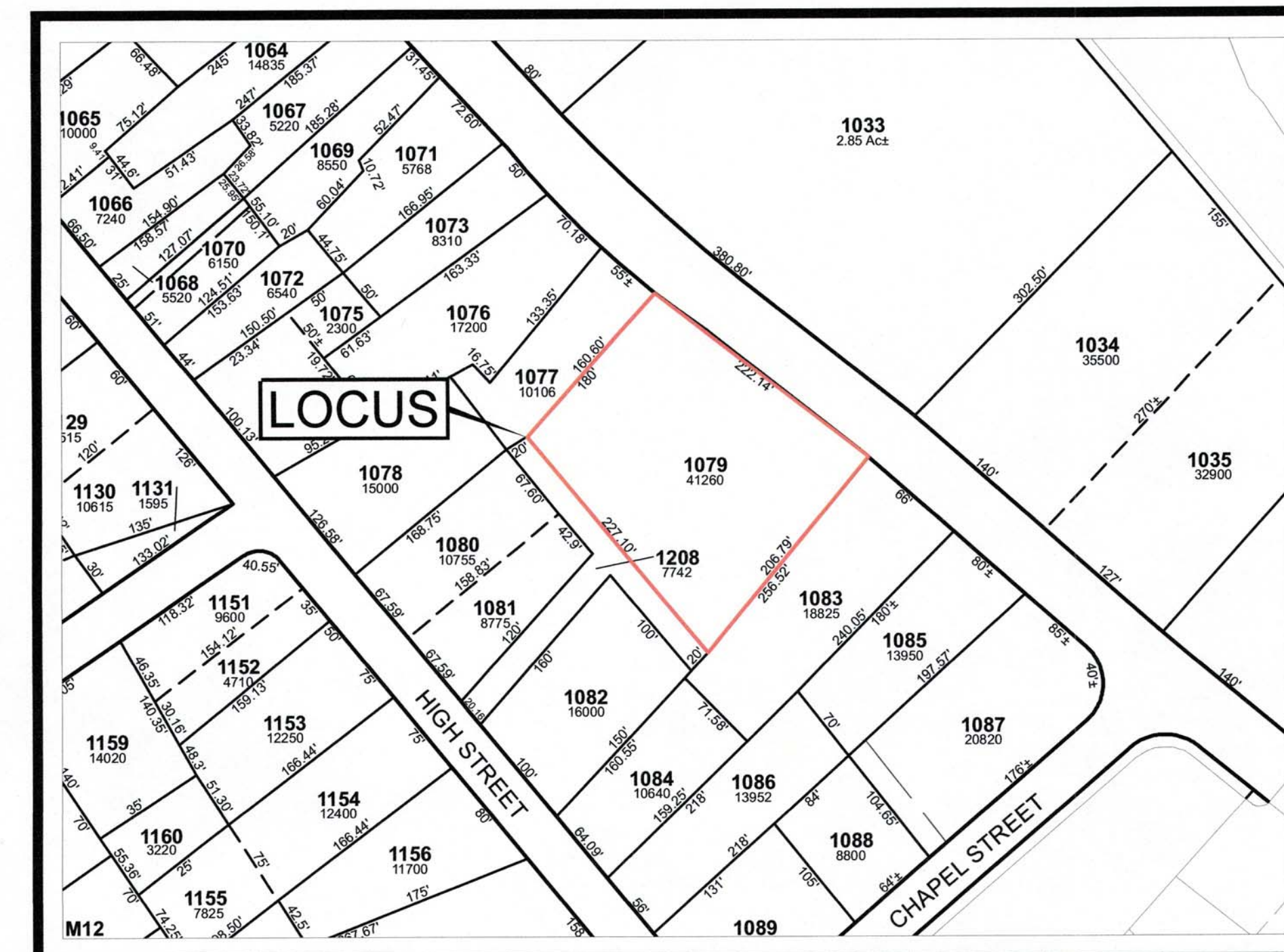
U.S.G.S. MAP
SCALE 1" = 1000'

LEGEND

PROPOSED SPOT GRADE	27x5
EXISTING SPOT GRADE	27x5
PROPOSED CONTOUR	22
EXISTING CONTOUR	22
EXISTING WATERLINE SERVICE	W-W
PROPOSED WATERLINE SERVICE	W-W
EXISTING OVERHEAD UTILITIES	O/H/W
PROPOSED OVERHEAD UTILITIES	O/H/W
PROPOSED UNDERGROUND UTILITIES	E/T/C
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING SEWER LINE	S-S
PROPOSED SEWER LINE	S-S
PROPOSED SEWER MANHOLE	S
PROPOSED DRAINAGE LINE	D-D
PROPOSED ROOF DRAINAGE LINE	RD-RD
PROPOSED WALL MOUNTED LIGHT	Light symbol
PROPOSED CATCH BASIN	CB symbol
PROPOSED FENCE	X-X-X
EXISTING FENCE	X-X-X



AERIAL MAP
SCALE 1" = 500'



ASSESSORS MAP
NTS

CURRENT OWNER / APPLICANT:
ANGELA MCKEOWN, TRUSTEE
388 MAIN STREET REALTY TRUST
484 LIBERTY STREET
ROCKLAND, MA 02370

CIVIL ENGINEER / SURVEYOR:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
PH: 508-273-0377



JOHN L. CHURCHILL JR., P.L.S. DATE 3/21/23



JOHN L. CHURCHILL JR., P.E. DATE 3/21/23

PROPOSED SITE PLAN

AT
386 MAIN STREET
IN
WAREHAM
MASSACHUSETTS
(PLYMOUTH COUNTY)

COVER SHEET

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:

ANGELA MCKEOWN
484 LIBERTY STREET
ROCKLAND, MA 02370

PREPARED BY:

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

DATE: MARCH 21, 2023

FIELD: BM/JF

CALC./DESIGN: SJJ

DRAWN: SJJ

CHECK: JLC

JOB NO: 6028

SHEET 1 OF 8

OWNER OF RECORD:
 388 MAIN STREET REALTY TRUST
 ANGELA MCKEOWN, TRUSTEE
 484 LIBERTY STREET
 ROCKLAND, MA 02370

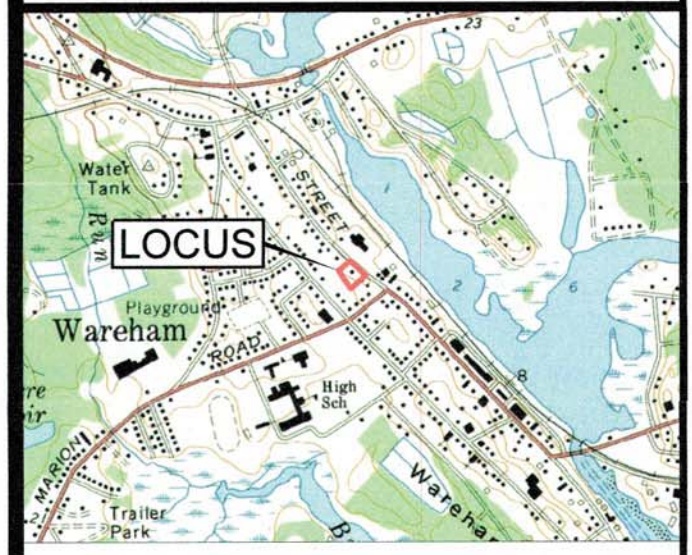
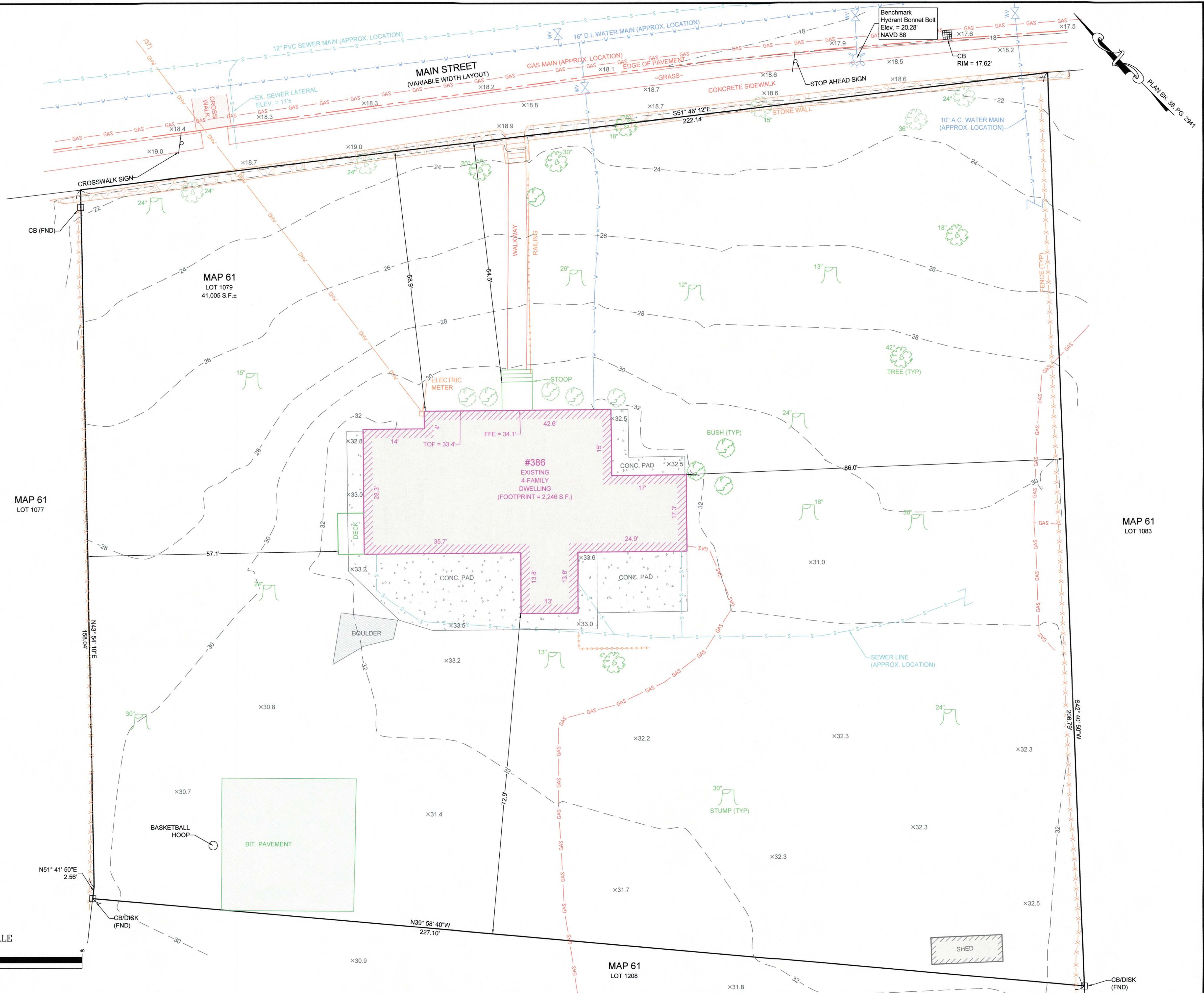
FEMA FLOOD ZONE (LOT):
 X

AS SHOWN ON COMMUNITY PANEL:
 #25023C0488K (dated 7-6-2021)

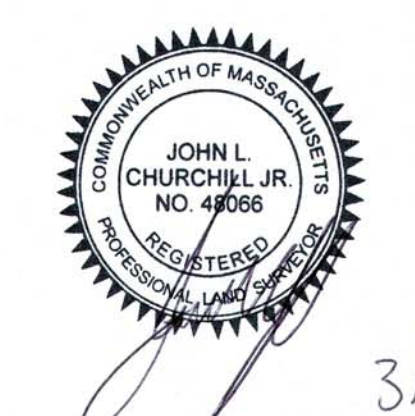
ASSESSOR'S MAP & LOT:
 MAP 61, LOT 1079

DEED REFERENCE:
 BOOK 55430, PAGE 277

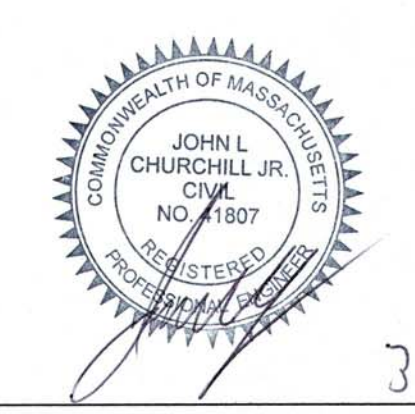
PLAN REFERENCES:
 BOOK 38, PAGE 2941
 BOOK 3385, PAGE 48



LOCUS MAP
 SCALE 1" = 2000'



JOHN L. CHURCHILL JR., P.L.S. DATE 3/21/23



JOHN L. CHURCHILL JR., P.E. DATE 3/21/23

PROPOSED SITE PLAN
 AT
386 MAIN STREET
 IN
WAREHAM
MASSACHUSETTS
 (PLYMOUTH COUNTY)

EXISTING CONDITIONS

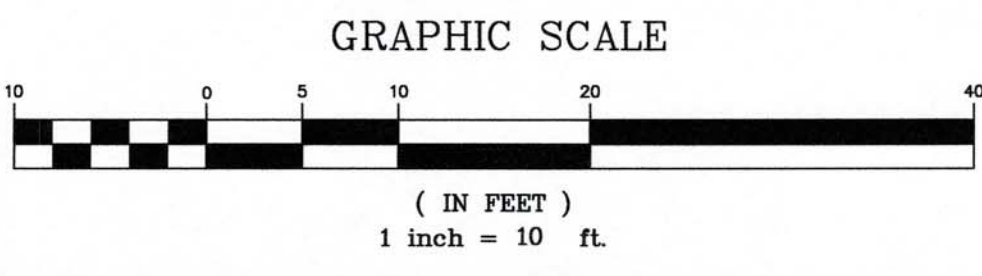
REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
 ANGELA MCKEOWN
 484 LIBERTY STREET
 ROCKLAND, MA 02370

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

DATE:	MARCH 21, 2023
FIELD:	BM/JF
CALC./DESIGN:	SJI
DRAWN:	SJI
CHECK:	JLC
JOB NO.:	6028



OFFSTREET PARKING SCHEDULE (TABLE 921)

PROPOSED USE	NUMBER OF REQUIRED PARKING SPACES
2-FAMILY DWELLING	20 (2 SPACES PER DWELLING UNIT)
4-FAMILY DWELLING	8 (2 SPACES PER DWELLING UNIT)
REQUIRED TOTAL	28
PROVIDED TOTAL	29

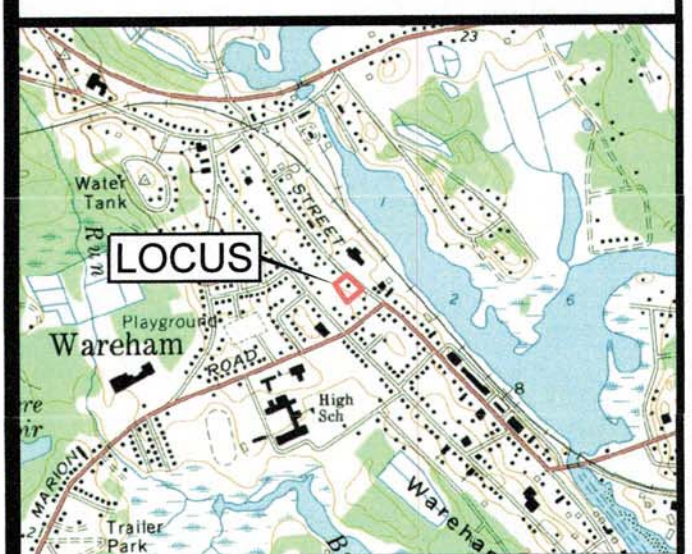
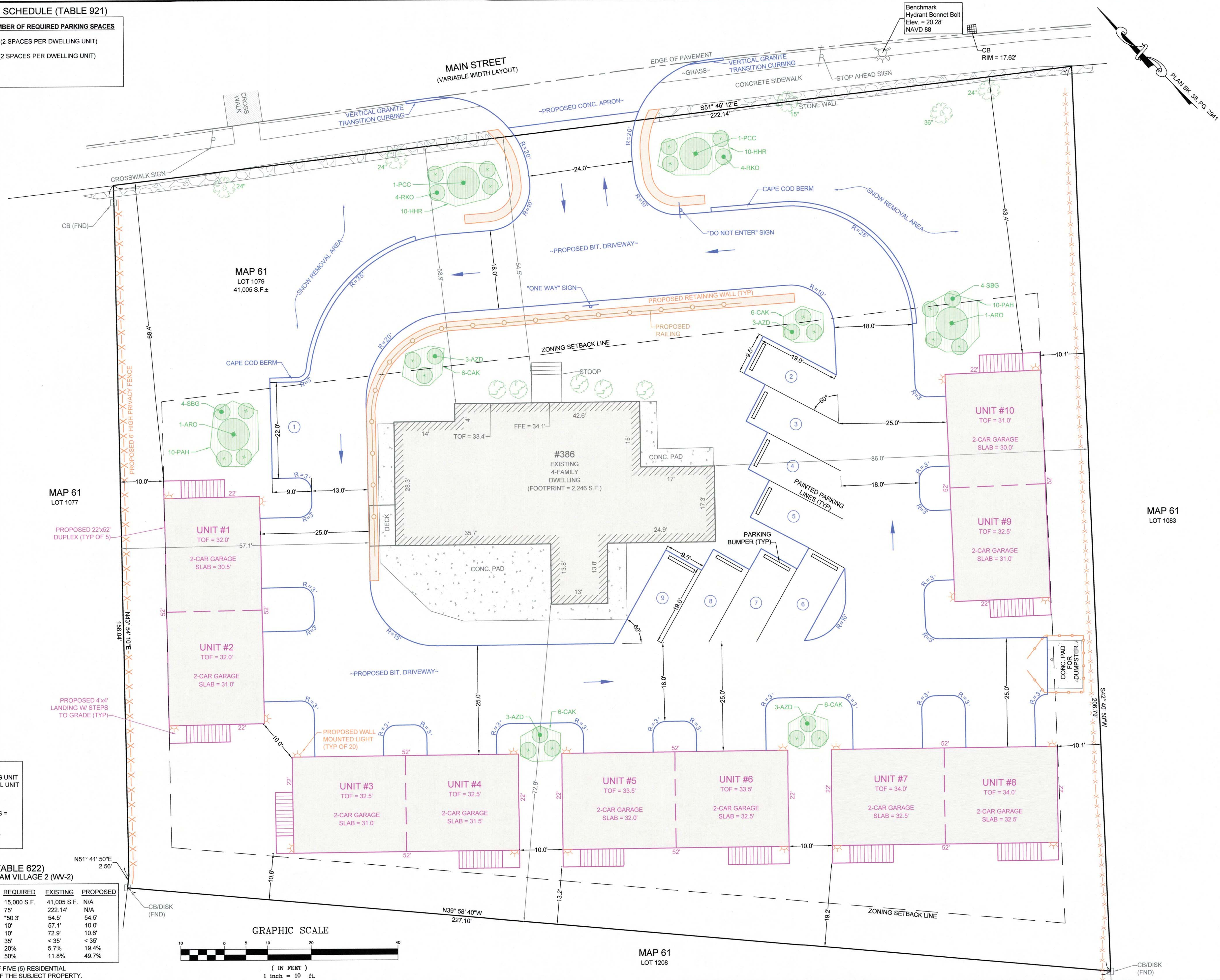
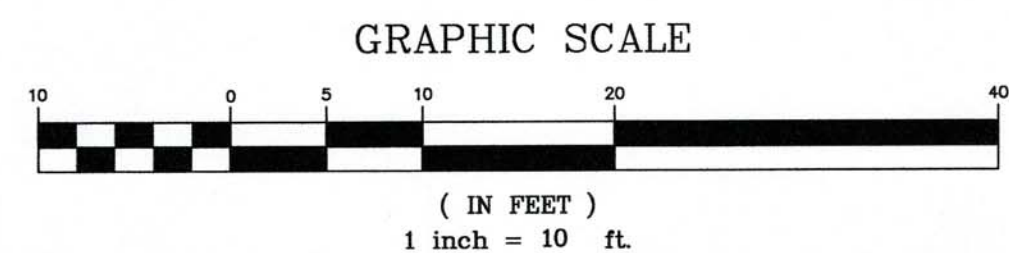
DENSITY
LOT AREA = 41,005 S.F.

REQUIRED	EXISTING	PROPOSED
15,000 S.F. FOR FIRST DWELLING UNIT	41,005 S.F.	N/A
2,000 S.F. FOR EACH ADDITIONAL UNIT	N/A	N/A
PROVIDED		
1 DWELLING UNIT = 15,000 S.F.		
13 ADDITIONAL DWELLING UNITS = 13 x 2,000 S.F. = 26,000 S.F.		
TOTAL: 15,000 S.F. + 26,000 S.F. = 41,000 S.F. < 41,005 S.F.		

ZONING SCHEDULE (TABLE 622)
ZONING DISTRICT: WAREHAM VILLAGE 2 (WV-2)

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 S.F.	41,005 S.F.	N/A
MIN. FRONTAGE	75'	222.14'	N/A
MIN. FRONT SETBACK	*50.3'	54.5'	54.5'
MIN. SIDE SETBACK	10'	57.1'	10.0'
MIN. REAR SETBACK	10'	72.9'	10.6'
MAX. BUILDING HEIGHT	35'	< 35'	< 35'
MAX. BUILDING COVERAGE	20%	5.7%	19.4%
MAX. LOT COVERAGE	50%	11.8%	49.7%

*AVERAGE OF THE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF THE SUBJECT PROPERTY.



LOCUS MAP
SCALE 1" = 2000'

JOHN L. CHURCHILL JR., P.L.S. DATE 3/21/23

JOHN L. CHURCHILL JR., P.E. DATE 3/21/23

PROPOSED SITE PLAN
AT
386 MAIN STREET
IN
WAREHAM MASSACHUSETTS
(PLYMOUTH COUNTY)

LAYOUT & LANDSCAPING

REVISIONS:

No.	DATE	DESC.

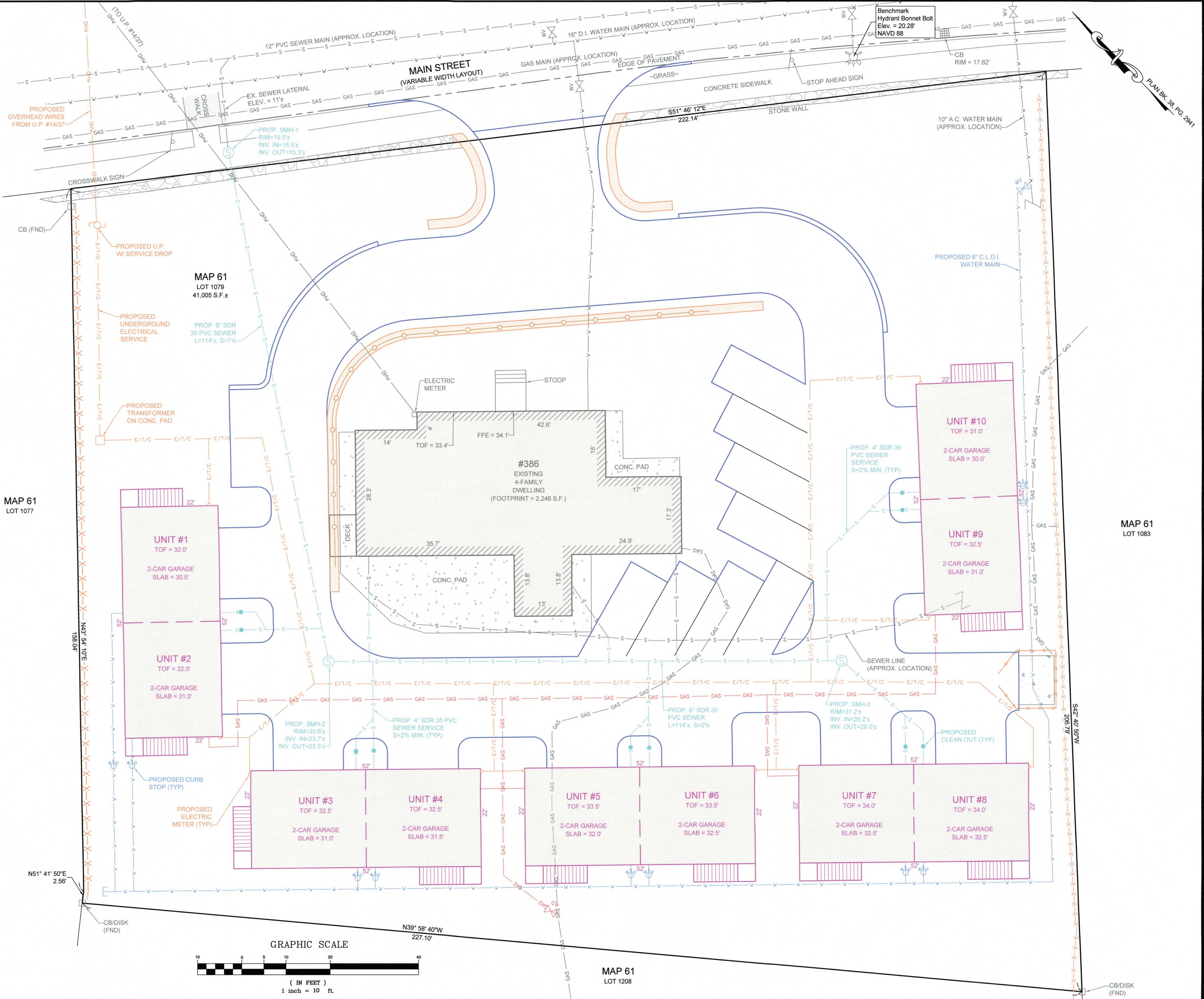
PREPARED FOR:
ANGELA MCKEOWN
484 LIBERTY STREET
ROCKLAND, MA 02370

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

DATE: MARCH 21, 2023
FIELD: BM/JF
CALC./DESIGN: SJJ
DRAWN: SJJ
CHECK: JLC
JOB NO: 6028

NOTES:

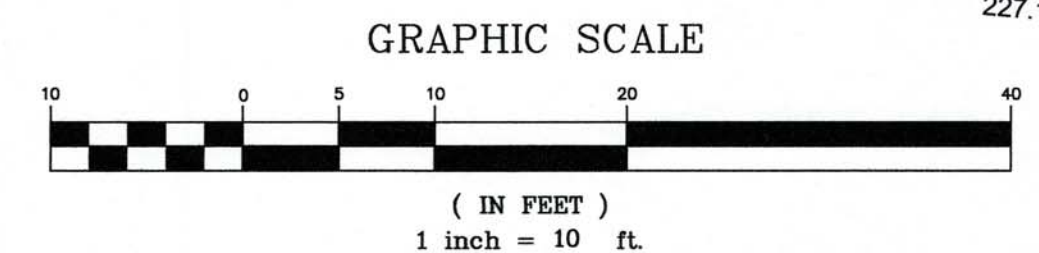
1. UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORD PLANS AVAILABLE AND FIELD LOCATED MARK OUTS PERFORMED BY THE RESPECTIVE UTILITY COMPANY. UTILITY LOCATIONS ON THIS PLAN SHALL BE CONSIDERED APPROXIMATE ONLY AND MAY NOT FULLY REPRESENT ALL UNDERGROUND UTILITIES LOCATED ON SITE. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ALL SEWER WORK SHALL COMPLY WITH THE TOWN OF WAREHAM SEWER COMMISSIONERS RULES AND REGULATIONS. CONTRACTOR TO CONFIRM SIZE & ELEVATION OF EXISTING SEWER SERVICE PRIOR TO CONSTRUCTION. FINAL BUILDING SEWER INVERTS SHALL BE DETERMINED AT TIME OF CONSTRUCTION.
3. ALL WATER LINES AND CONNECTIONS SHALL COMPLY WITH THE WAREHAM FIRE DISTRICT RULES AND REGULATIONS. CONTRACTOR TO CONFIRM LOCATION OF EXISTING WATER SERVICE LINE PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY & ELECTRICIAN FOR FINAL LOCATION, SIZE, & CONFIGURATION OF THE PROPOSED ELECTRICAL SERVICE.
5. CONTRACTOR SHALL COORDINATE WITH THE LOCAL GAS COMPANY FOR FINAL LOCATION, SIZE, & CONFIGURATION OF THE PROPOSED GAS SERVICE.



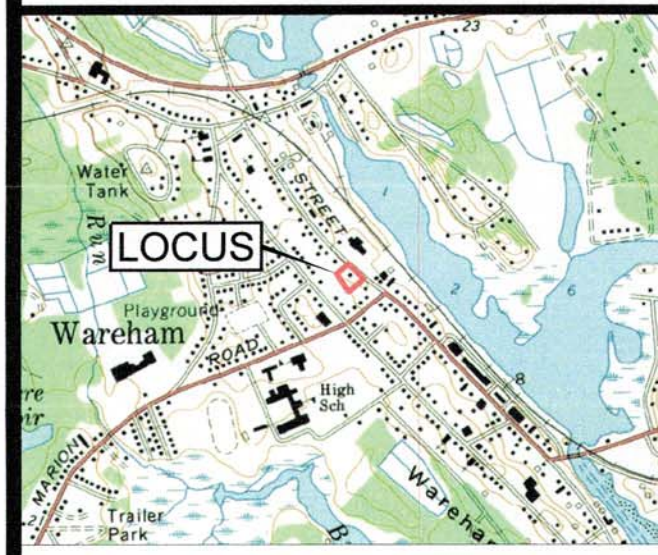
MAP 61
LOT 1077

MAP 61
LOT 1079
41,005 S.F.±

MAP 61
LOT 1083



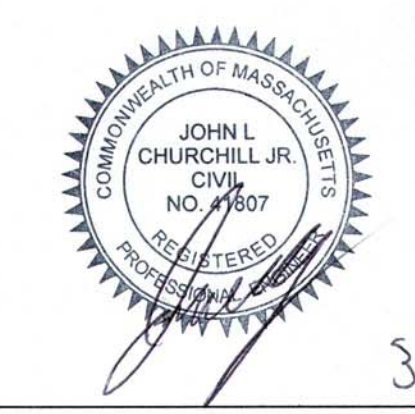
MAP 61
LOT 1208



LOCUS MAP
SCALE 1" = 2000'



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



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

PROPOSED SITE PLAN
AT
386 MAIN STREET
IN
WAREHAM
MASSACHUSETTS
(PLYMOUTH COUNTY)
UTILITIES

REVISIONS:

No.	DATE	DESC.

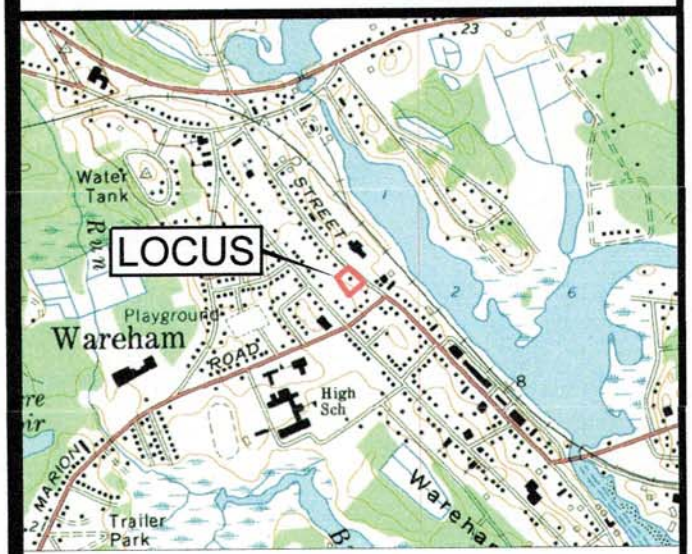
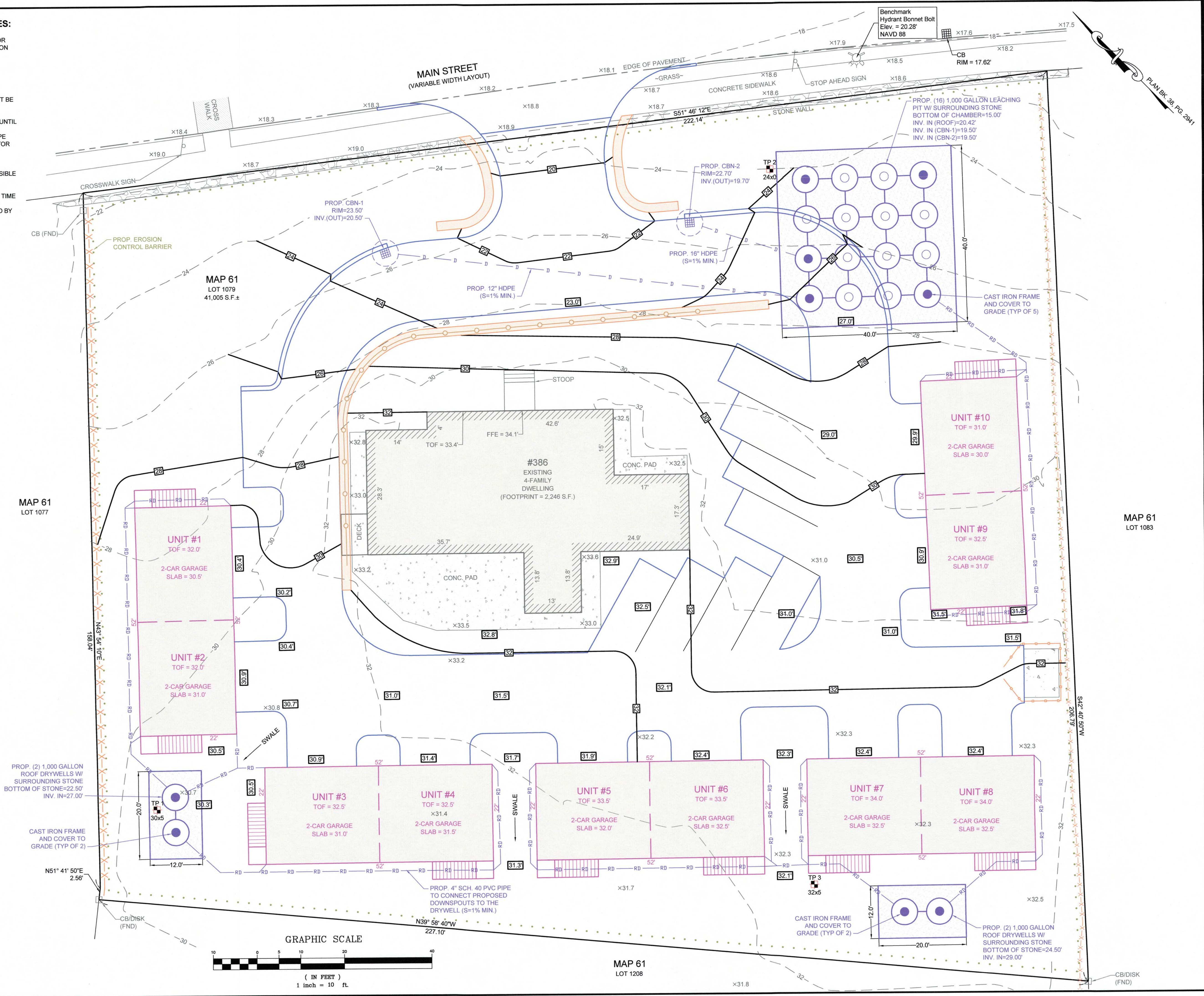
PREPARED FOR:
ANGELA MCKEOWN
484 LIBERTY STREET
ROCKLAND, MA 02370

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

DATE:	MARCH 21, 2023
FIELD:	BM/JF
CALC./DESIGN:	SJI
DRAWN:	SJI
CHECK:	JLC
JOB NO.:	6028

GRADING & DRAINAGE NOTES:

1. ALL CUT & FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED ON THIS PLAN.
2. EXISTING AND PROPOSED GRADE CONTOURS ARE SHOWN AT 2-FT INTERVALS.
3. MINIMUM COVER OVER PIPE SHALL NOT BE LESS THAN 1.0 FEET.
4. THE DRIVEWAY SHALL NOT BE PAVED UNTIL THE ENTIRE PERMANENT DRAINAGE SYSTEM HAS BEEN INSTALLED AND PIPE CONNECTIONS COMPLETE. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO BACKFILL FOR INSPECTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSPECTION AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES UNTIL SUCH TIME THAT THE DRIVEWAY, BUILDINGS, AND ASSOCIATED UTILITIES ARE ACCEPTED BY THE OWNER.



LOCUS MAP
SCALE 1" = 2000'

COMMONWEALTH OF MASSACHUSETTS
JOHN L. CHURCHILL JR.
NO. 48086
REGISTERED PROFESSIONAL ENGINEER
3/21/23
DATE

COMMONWEALTH OF MASSACHUSETTS
JOHN L. CHURCHILL JR.
NO. 41607
REGISTERED PROFESSIONAL ENGINEER
3/21/23
DATE

PROPOSED SITE PLAN
AT
386 MAIN STREET
IN
WAREHAM MASSACHUSETTS
(PLYMOUTH COUNTY)
GRADING & DRAINAGE

REVISIONS:

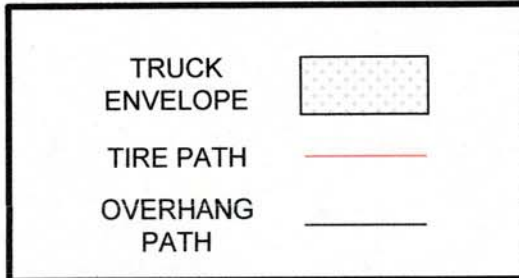
No.	DATE	DESC.

PREPARED FOR:
ANGELA MCKEOWN
484 LIBERTY STREET
ROCKLAND, MA 02370

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

DATE:	MARCH 21, 2023
FIELD:	BM/JF
CALC./DESIGN:	SJI
DRAWN:	SJI
CHECK:	JLC
JOB NO.:	6028
SHEET 5 OF 8	

LEGEND



Wareham Fire Truck
Custom

MAIN STREET
(VARIABLE WIDTH LAYOUT)

Benchmark
Hydrant Bonnet Bolt
Elev. = 20.28'
NAVD 88

CB
RIM = 17.62'

EDGE OF PAVEMENT

-GRASS-

CONCRETE SIDEWALK

STOP AHEAD SIGN

S51° 46' 12" E

222.14'

STONE WALL

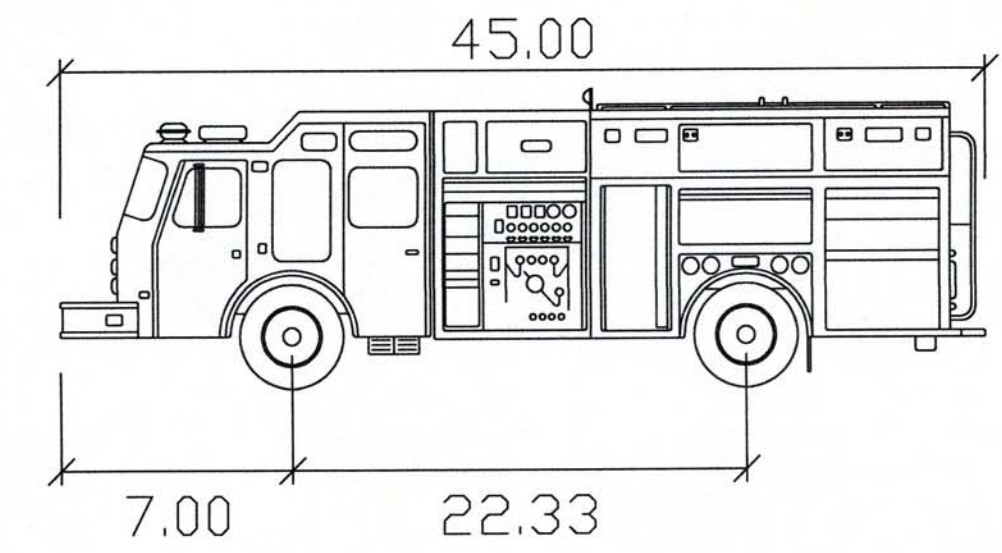
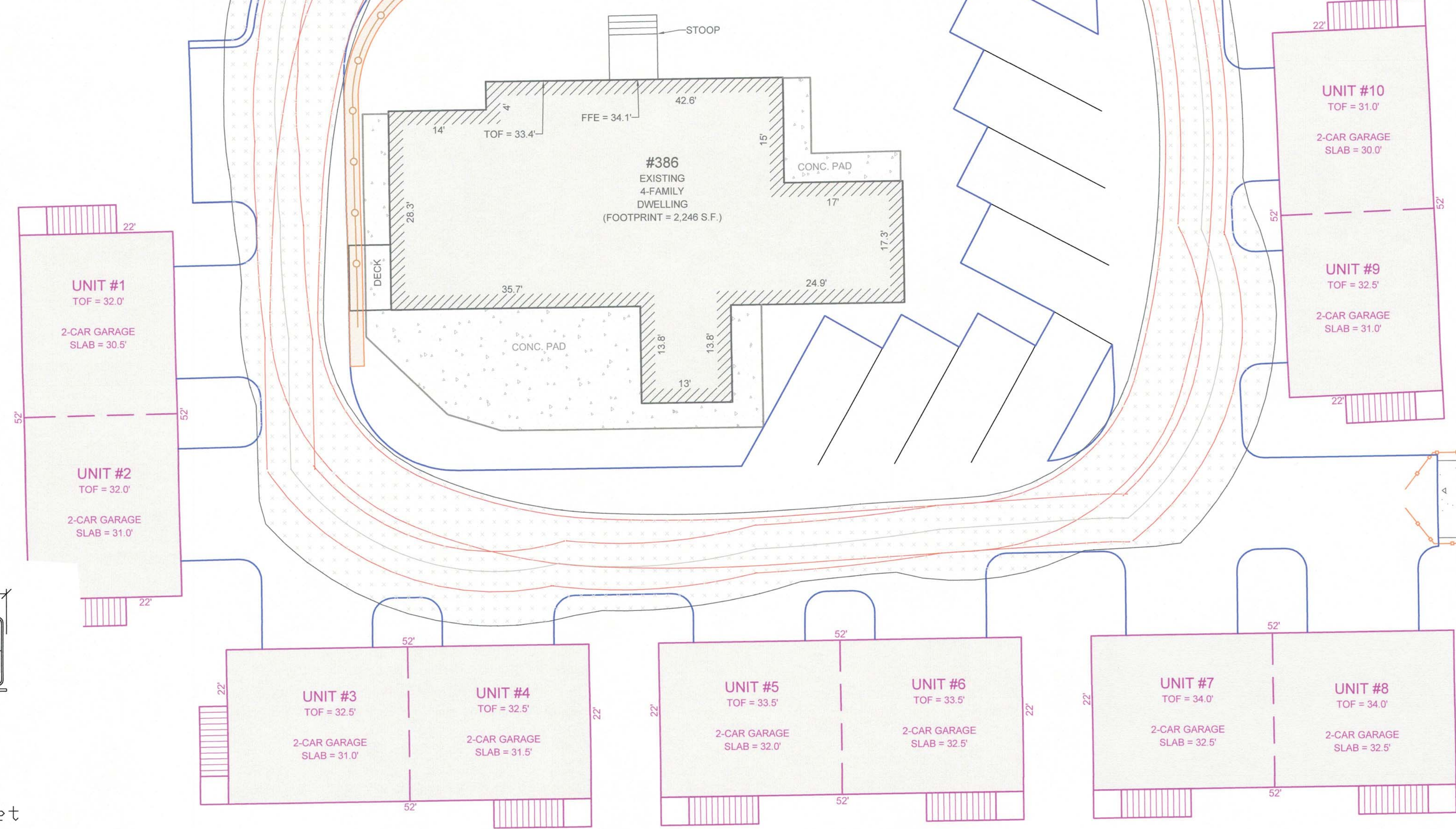
CROSSWALK SIGN

CB (FND)

MAP 61
LOT 1079
41,005 S.F. ±

MAP 61
LOT 1077

MAP 61
LOT 1083



Wareham Fire Truck feet

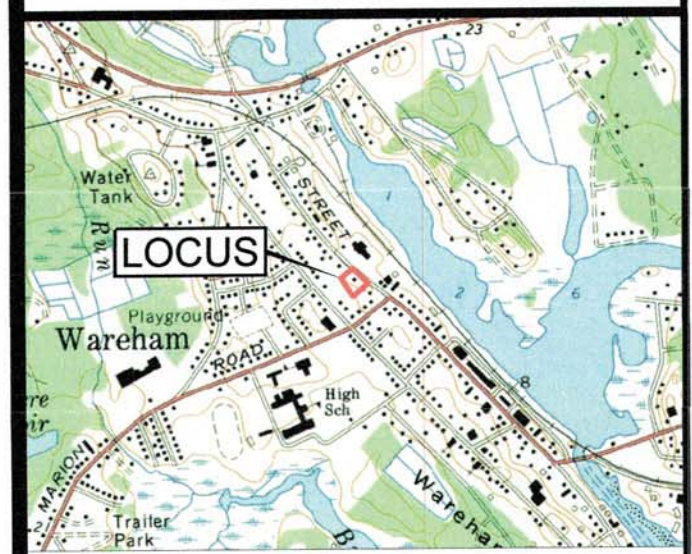
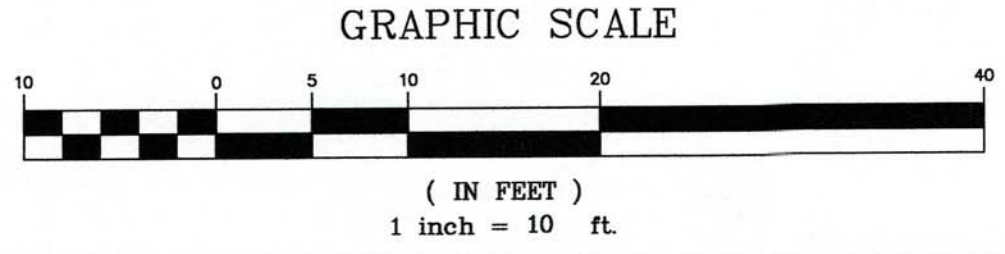
Width : 8.50

Track : 6.83

Lock to Lock Time : 6.0

Steering Angle : 40.0

N39° 58' 40" W
227.10'



LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL JR., P.L.S. DATE 3/21/23



JOHN L. CHURCHILL JR., P.E. DATE 3/21/23

PROPOSED SITE PLAN
AT
386 MAIN STREET
IN
WAREHAM
MASSACHUSETTS
(PLYMOUTH COUNTY)
EMERGENCY ACCESS

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
ANGELA MCKEOWN
484 LIBERTY STREET
ROCKLAND, MA 02370

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

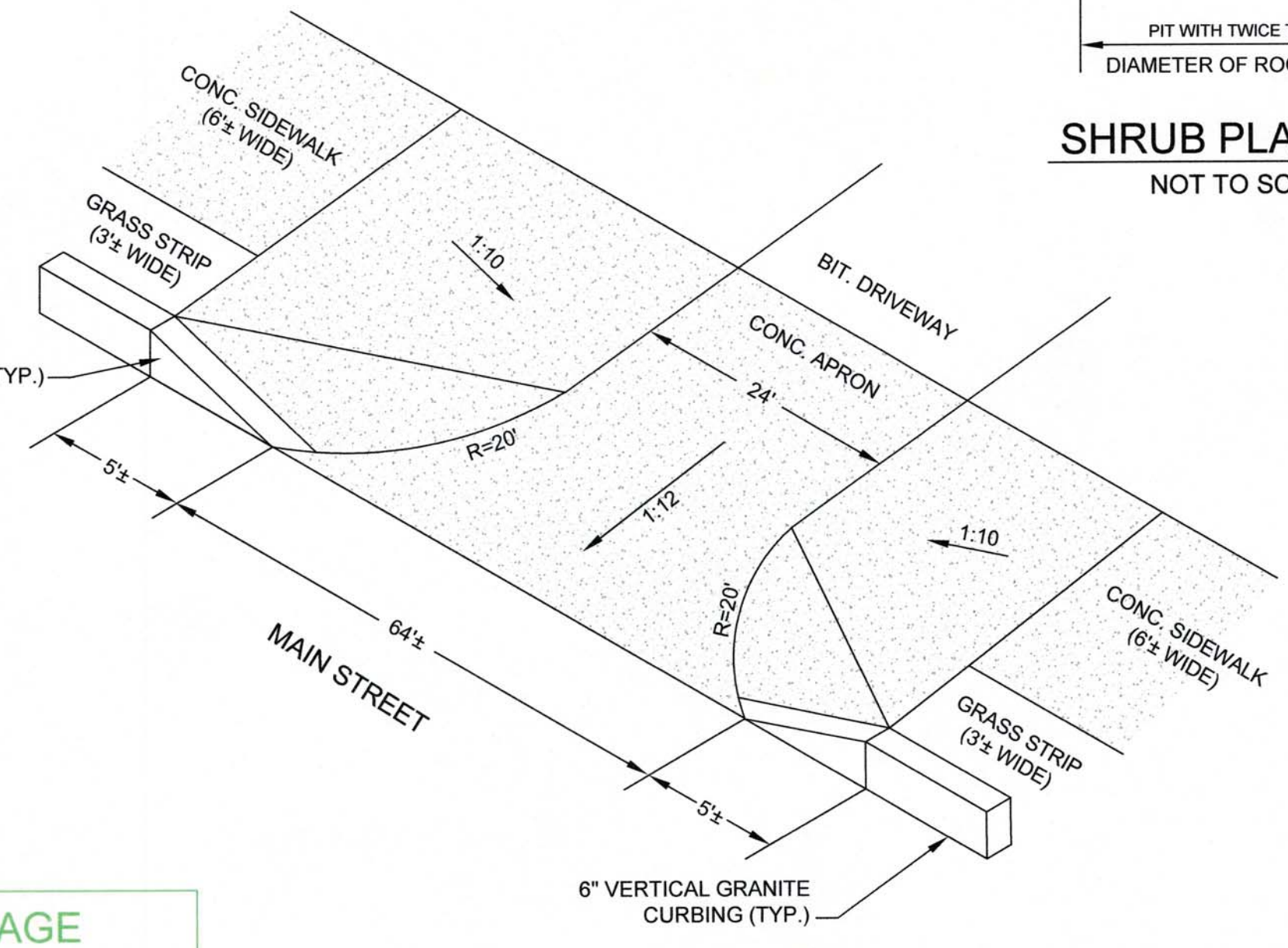
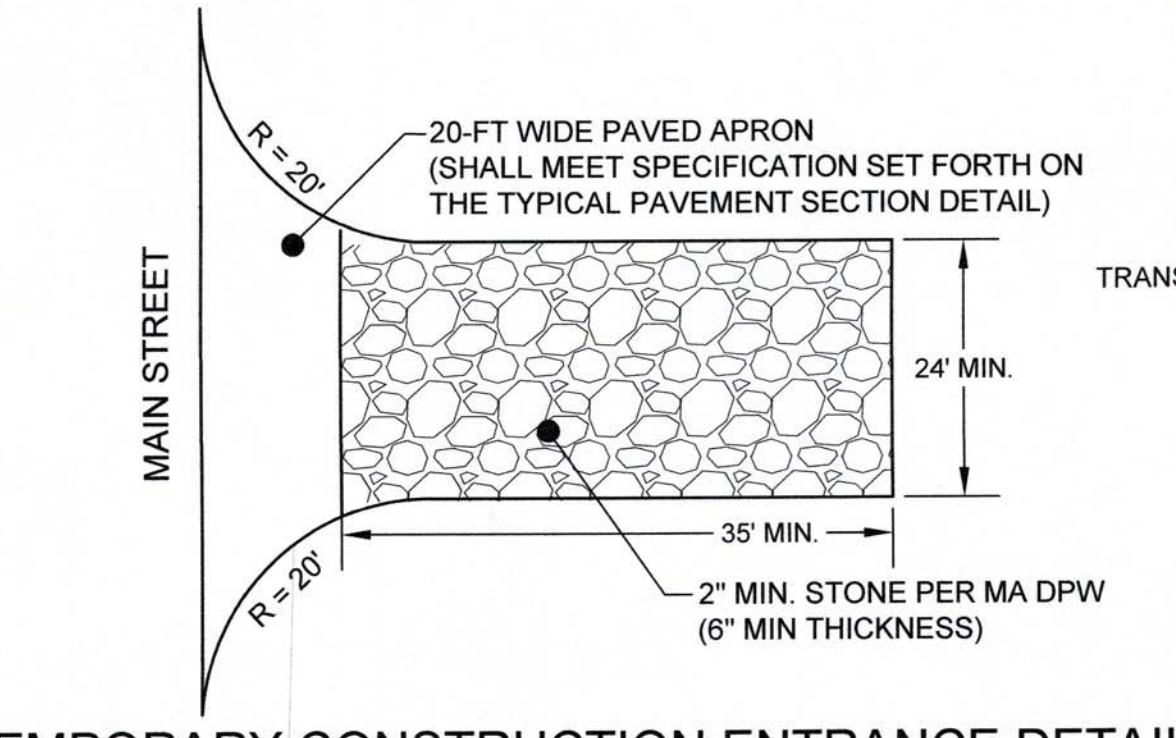
DATE:	MARCH 21, 2023
FIELD:	BM/JF
CALC./DESIGN:	SJI
DRAWN:	SJI
CHECK:	JLC
JOB NO:	6028

PLANTING NOTES:

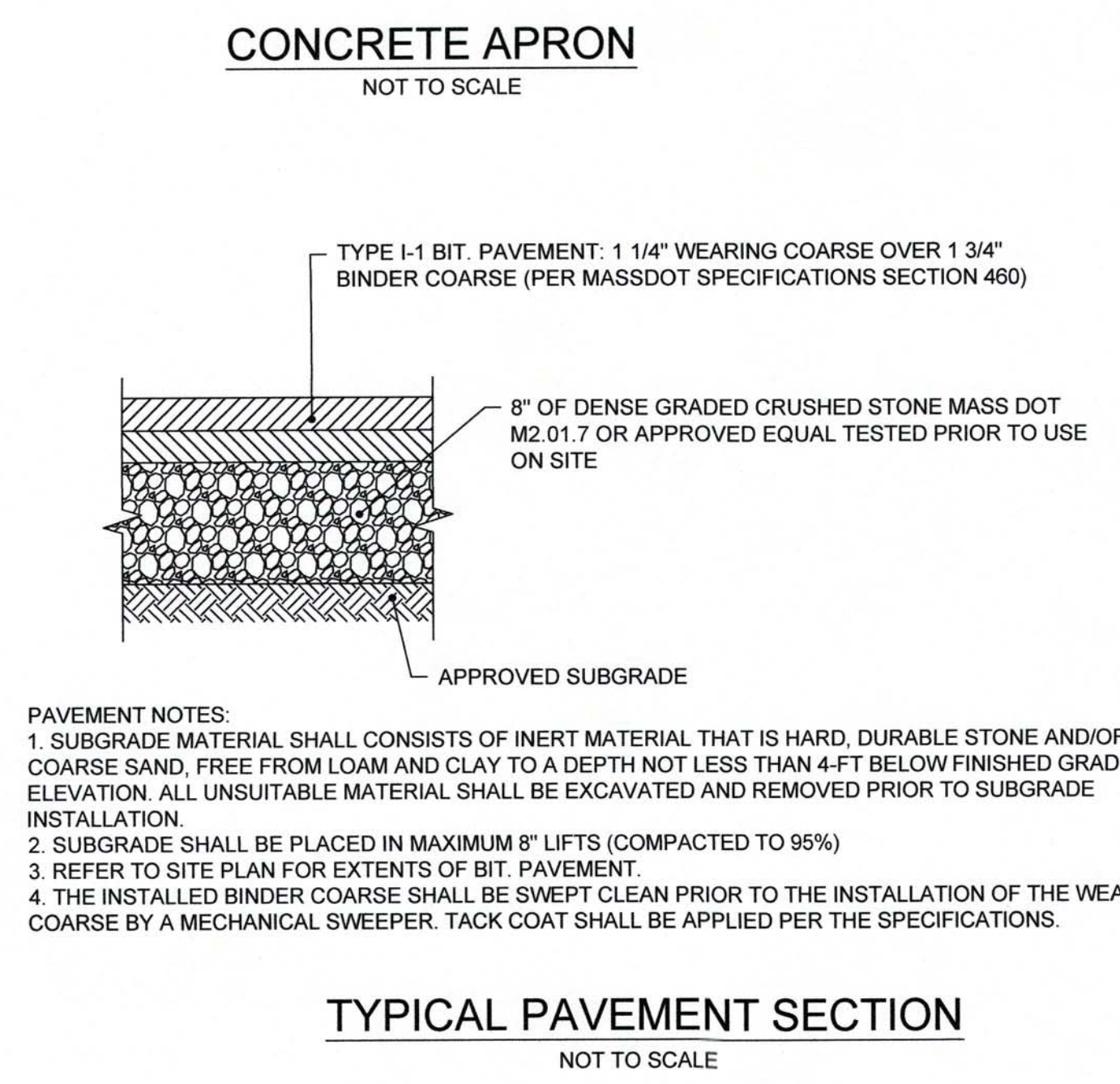
1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN ANSI Z260.1 OR THE LATEST EDITION. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE AND SHALL BE CERTIFIED DISEASE AND INSECT FREE AT THE TIME OF DELIVERY TO THE SITE. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE OR REJECT THE PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT SHALL SPECIFY AN ACCEPTABLE REPLACEMENT SHOULD ANY PLANT MATERIAL BE UNAVAILABLE AT TIME OF DELIVERY.
3. ALL PLANT MATERIAL SHALL BE PROPERLY PLANTED AND STAKED IN CONFORMANCE WITH THE DETAILS PROVIDED. PROVIDE THREE (3) STAKES PER TREE UNLESS OTHERWISE NOTED. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE OR GRADES THAT HAVE BEEN ESTABLISHED DURING CONSTRUCTION AND APPROVED BY THE LANDSCAPE ARCHITECT. FURNISH ALL PLANT MATERIAL IN APPROVED CONTAINERS OR BALLED AND BURLAPPED. CUT AND REMOVE BURLAP FROM THE TOP ONE-THIRD (1/3) OF THE ROOT BALL. ENTIRELY REMOVE ALL WIRE ROOT BALL BASKETS FROM THE PLANTING PIT PRIOR TO FINAL BACKFILLING OF PLANTING PIT.
4. PROVIDE PLANTING PITS AS INDICATED ON THE PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, ONE PART PEAT MOSS OR COMPOSTED LEAF MATTER (TWO YEARS OLD), AND ONE PART EXISTING SOILS ON THE SITE. IF IN THE OPINION OF THE LANDSCAPE ARCHITECT EXCESSIVELY WET SOIL CONDITIONS EXIST, THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND TO THE BOTTOM OF THE PLANT PIT. A SLOW RELEASE FERTILIZER SHALL BE ADDED TO THE BACKFILL MIX IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR NEW TRANSPLANTS.
5. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF THE INSTALLATION AND AGAIN WITHIN 24 HOURS OF THE INSTALLATION. REGULAR WATERING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR TO ENSURE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
6. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT THAT DIES WITHIN THE GUARANTEE PERIOD SHALL BE REMOVED (INCLUDING THE ROOT BALL) AND REPLACED WITH A SPECIMEN OF THE SAME VARIETY AND SIZE AS THE ORIGINALLY SPECIFIED PLANT, AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
7. THE LANDSCAPE CONTRACTOR SHALL FURNISH A MINIMUM OF 24" OF TOPSOIL IN ALL PLANTING BEDS. A COMPLETE SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDSCAPE CONTRACTOR PRIOR TO PLANTING TO DETERMINE THE EXTENT OF MODIFICATIONS NECESSARY TO THE PH AND NUTRIENT LEVELS OF THE PLANTING SOIL TO ENSURE SURVIVAL OF THE PLANTS. THE CONTRACTOR SHALL FURNISH THE TEST RESULTS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PLANTING.
8. ALL PLANTING BEDS AND TREE WELLS SHALL RECEIVE A 3" MINIMUM LAYER OF FINELY SHREDDED PINE BARK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE MULCH TO THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY OF THE MULCH TO THE SITE.
9. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
10. IN THE CASE OF A DISCREPANCY BETWEEN THE QUANTITIES LISTED IN THE PLANT SCHEDULE AND THOSE ILLUSTRATED IN THE PLAN, THE PLAN SHALL RULE.
11. ALL LANDSCAPE AREAS NOT PLANTED WITH TREES, SHRUBS, GROUND COVER OR SOD SHALL BE RESTORED WITH 6" OF TOPSOIL AND SHALL BE SEEDED AS INDICATED ON THE PLANS. (T & S)

12. APPLICATION OF GRASS SEED FERTILIZER AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST OR HYDRO SEEDING AT THE RATES OUTLINED BELOW:
 LIMESTONE: 100 LBS / 1000 SF
 FERTILIZER: USE LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZER 1000 LBS/ACRE

SEED MIX	LBS/ACRE
CREEPING RED FESCUE	20
TALL FESCUE	15
PERENNIAL RYE	5
RED TOP	2



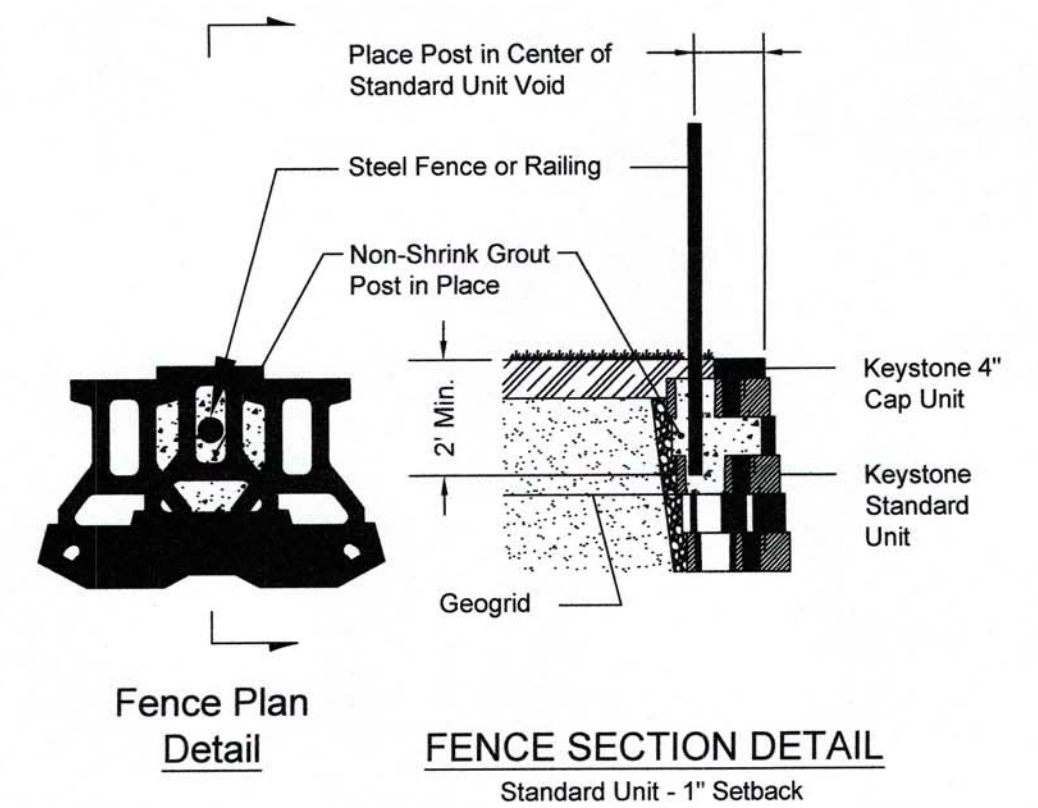
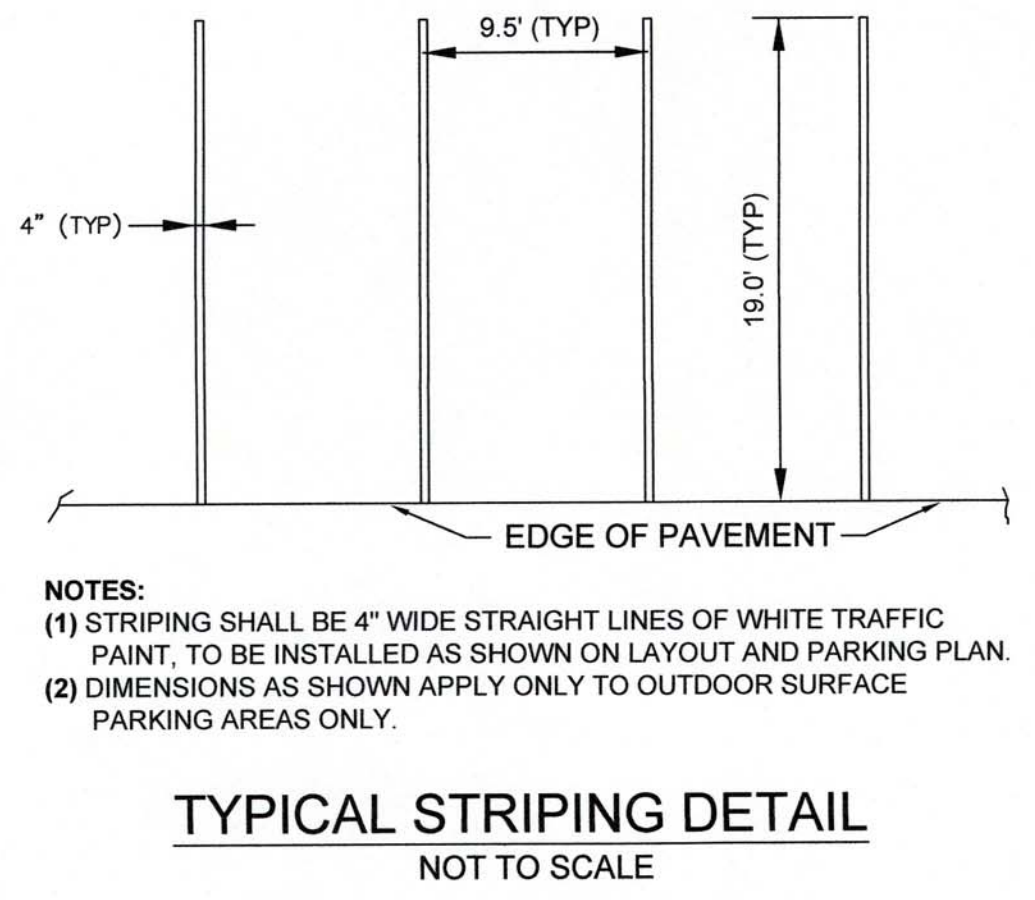
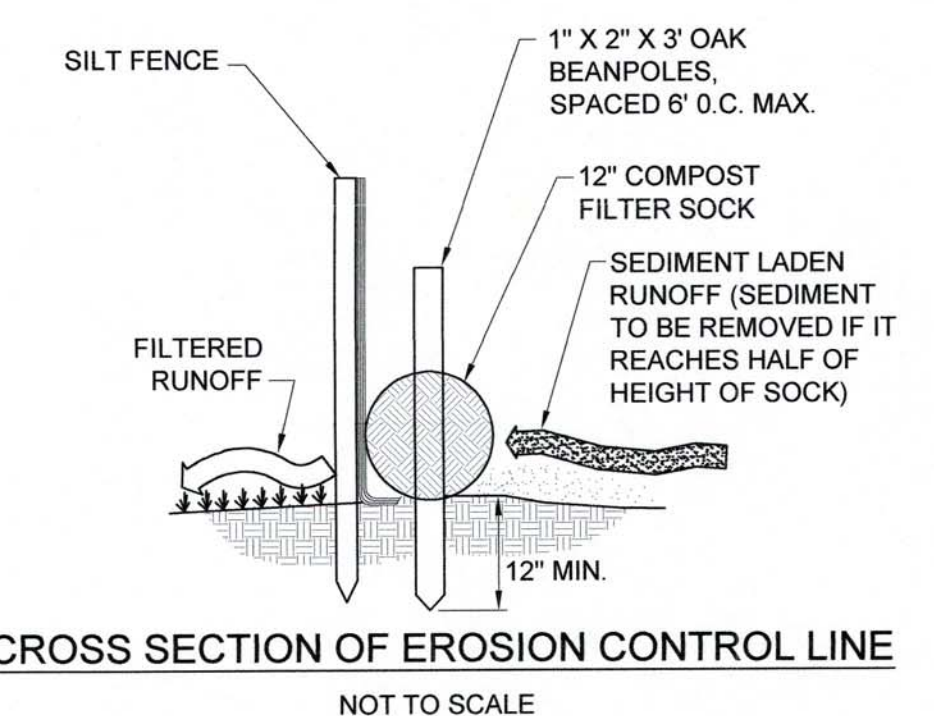
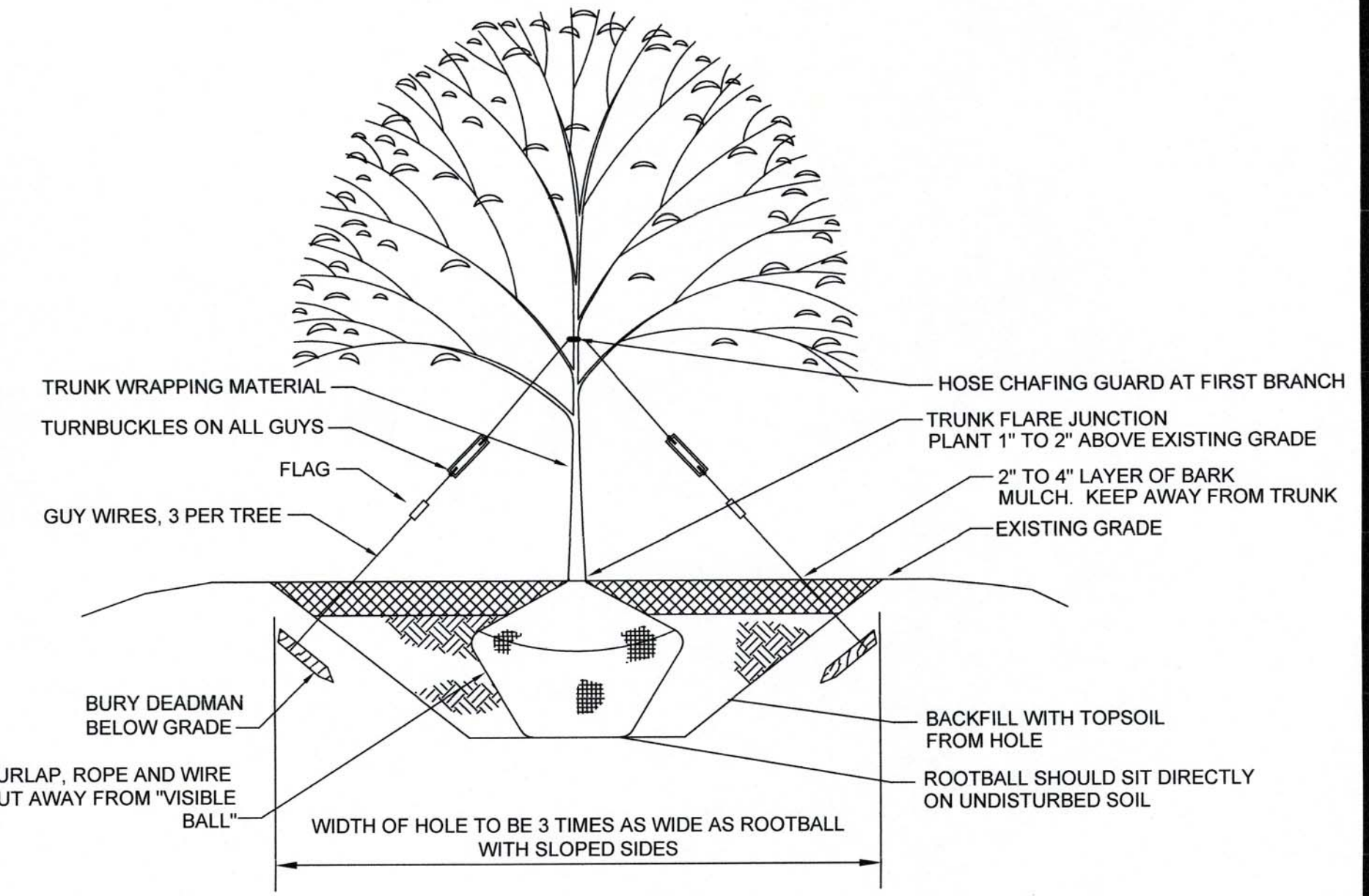
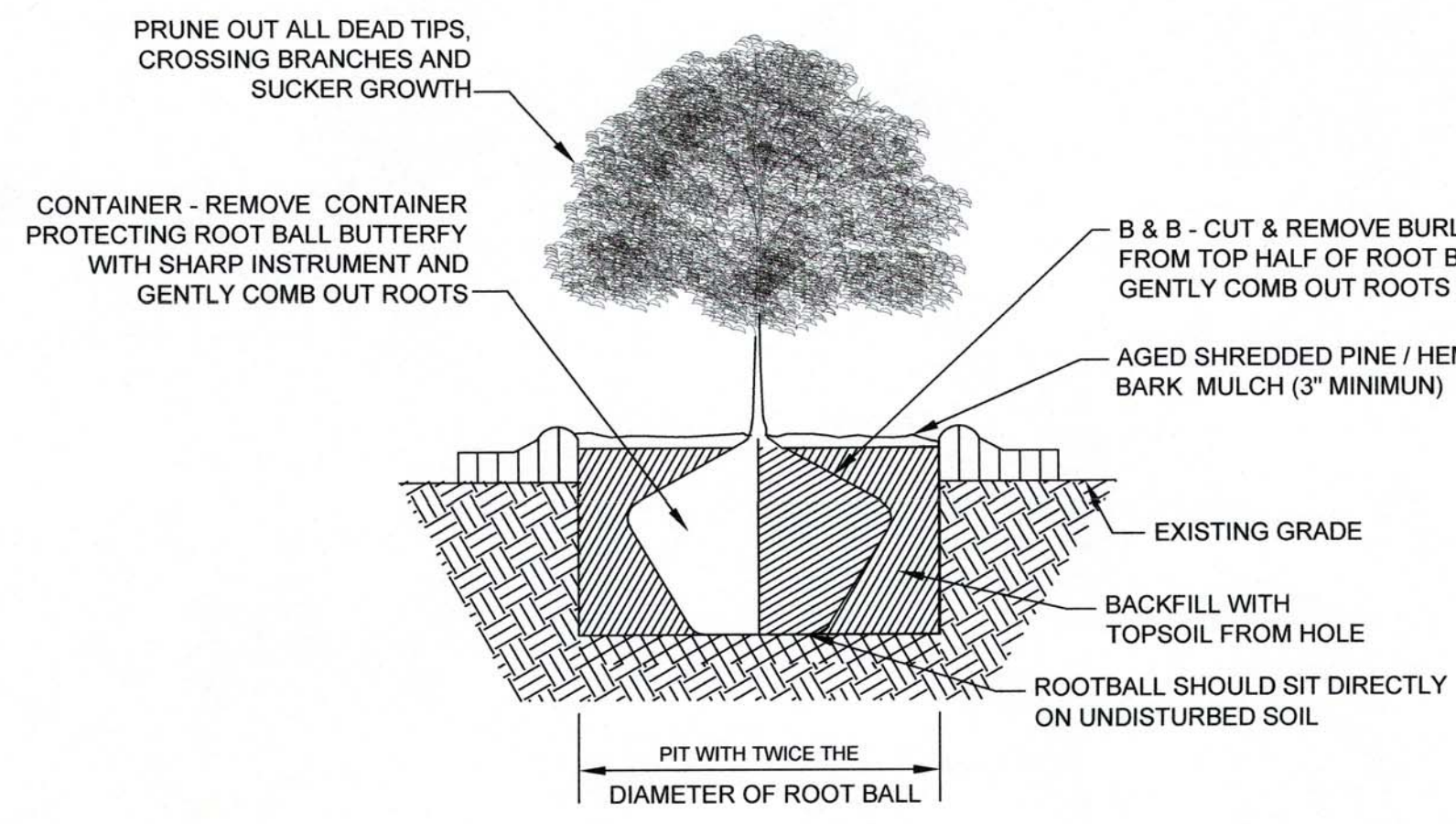
DRAINAGE TEST PIT DATA		DRAINAGE TEST PIT DATA		DRAINAGE TEST PIT DATA	
INSPECTOR: Unwitnessed	INSPECTOR: Unwitnessed	INSPECTOR: Unwitnessed	INSPECTOR: Unwitnessed	INSPECTOR: Unwitnessed	INSPECTOR: Unwitnessed
EVALUATOR: Bradley Bertolo, EIT, CSE	EVALUATOR: Bradley Bertolo, EIT, CSE	EVALUATOR: Bradley Bertolo, EIT, CSE	EVALUATOR: Bradley Bertolo, EIT, CSE	EVALUATOR: Bradley Bertolo, EIT, CSE	EVALUATOR: Bradley Bertolo, EIT, CSE
DATE: January 6, 2023	DATE: January 6, 2023	DATE: January 6, 2023	DATE: January 6, 2023	DATE: January 6, 2023	DATE: January 6, 2023
TEST PIT #: 1	TEST PIT #: 2	TEST PIT #: 3	TEST PIT #: 4	TEST PIT #: 5	TEST PIT #: 6
ELEV TOP = 30.50'	ELEV TOP = 24.00'	ELEV TOP = 32.50'	ELEV TOP = 28.00'	ELEV TOP = 26.50'	ELEV TOP = 21.50'
ELEV WATER = < 21.50'	ELEV WATER = < 14.00'	ELEV WATER = < 21.50'	ELEV WATER = < 14.00'	ELEV WATER = < 21.50'	ELEV WATER = < 14.00'
PERC RATE =	PERC RATE =	PERC RATE =	PERC RATE =	PERC RATE =	PERC RATE =
DEPTH OF PERC =	DEPTH OF PERC =	DEPTH OF PERC =	DEPTH OF PERC =	DEPTH OF PERC =	DEPTH OF PERC =
TEXTURAL CLASS: 1	TEXTURAL CLASS: 1	TEXTURAL CLASS: 1	TEXTURAL CLASS: 1	TEXTURAL CLASS: 1	TEXTURAL CLASS: 1
0" - 30.50' Fill	0" - 24.00' Sandy Loam 10Yr 3/2	0" - 32.50' Fill	0" - 28.00' Fill	0" - 26.50' Sandy Loam 10Yr 5/6	0" - 21.50' Fine Loamy Sand 2.5Y 6/2
20" - 28.83' Sandy Loam 10Yr 3/2	8" - 23.33' Sandy Loam 10Yr 5/6	36" - 29.50' Loamy Sand 10Yr 5/6	6" - 28.00' Loamy Sand 10Yr 5/6	8" - 20.83' Loamy Sand 2.5Y 6/3	120" - 14.00' Loamy Sand 2.5Y 6/2
A - 28.33' Sandy Loam 10Yr 5/6	38" - 20.83' Loamy Sand 2.5Y 6/3	54" - 28.00' Loamy Sand 2.5Y 6/2	108" - 21.50' Loamy Sand 2.5Y 6/2	108" - 14.00' Loamy Sand 2.5Y 6/2	
B - 26.50' Fine Loamy Sand 2.5Y 6/2					
108" - 21.50' Some Cobbles & Boulders					
No Mottling, Standing or Weeping Observed	No Mottling, Standing or Weeping Observed	No Mottling, Standing or Weeping Observed	No Mottling, Standing or Weeping Observed	No Mottling, Standing or Weeping Observed	No Mottling, Standing or Weeping Observed



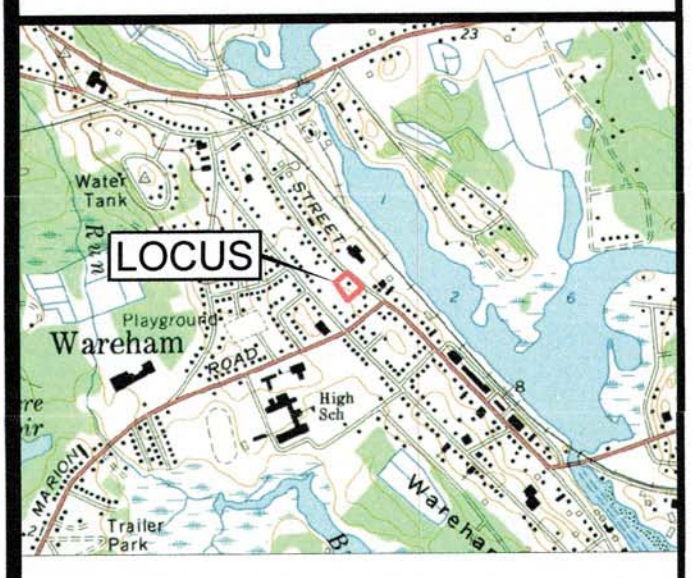
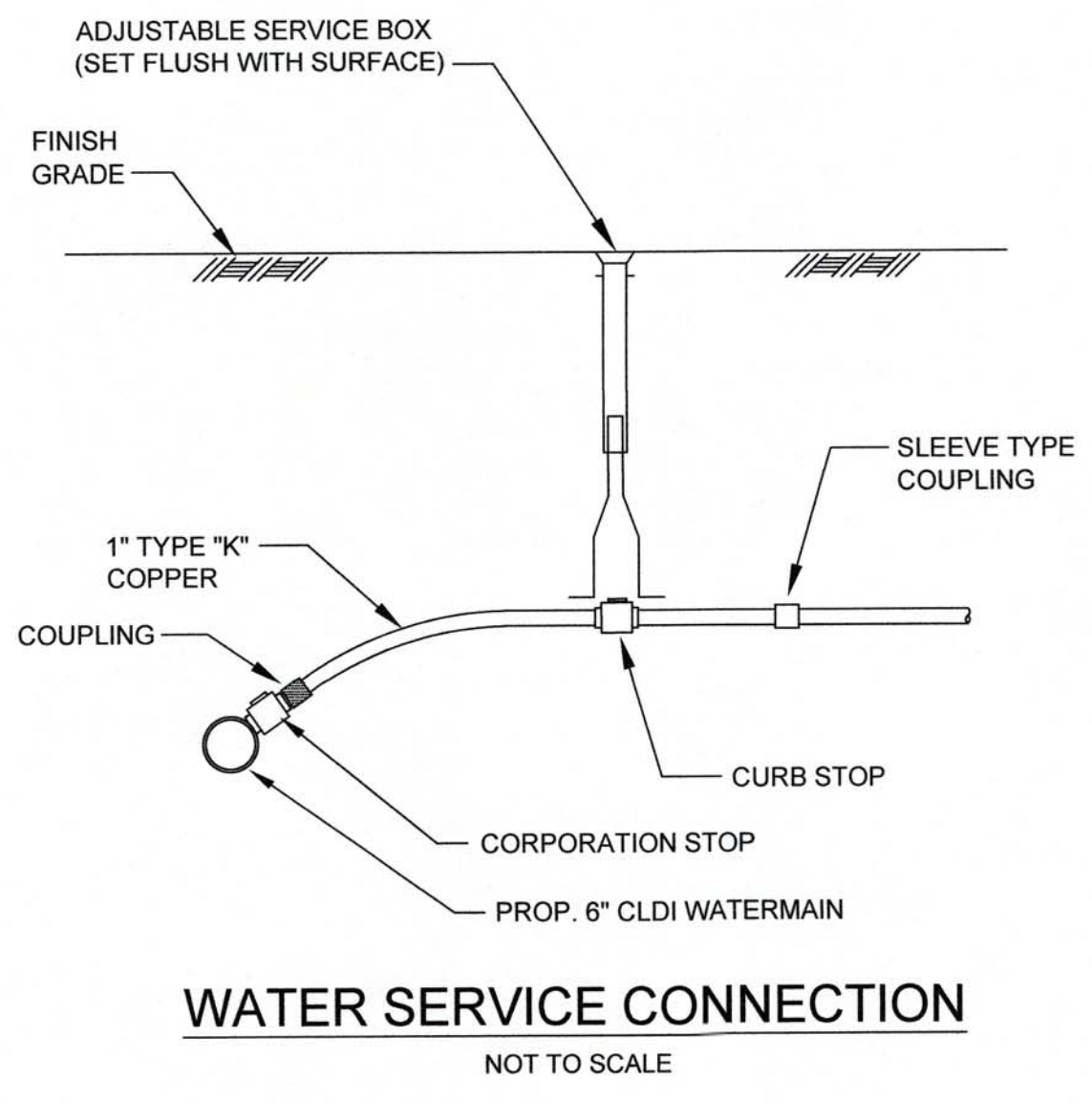
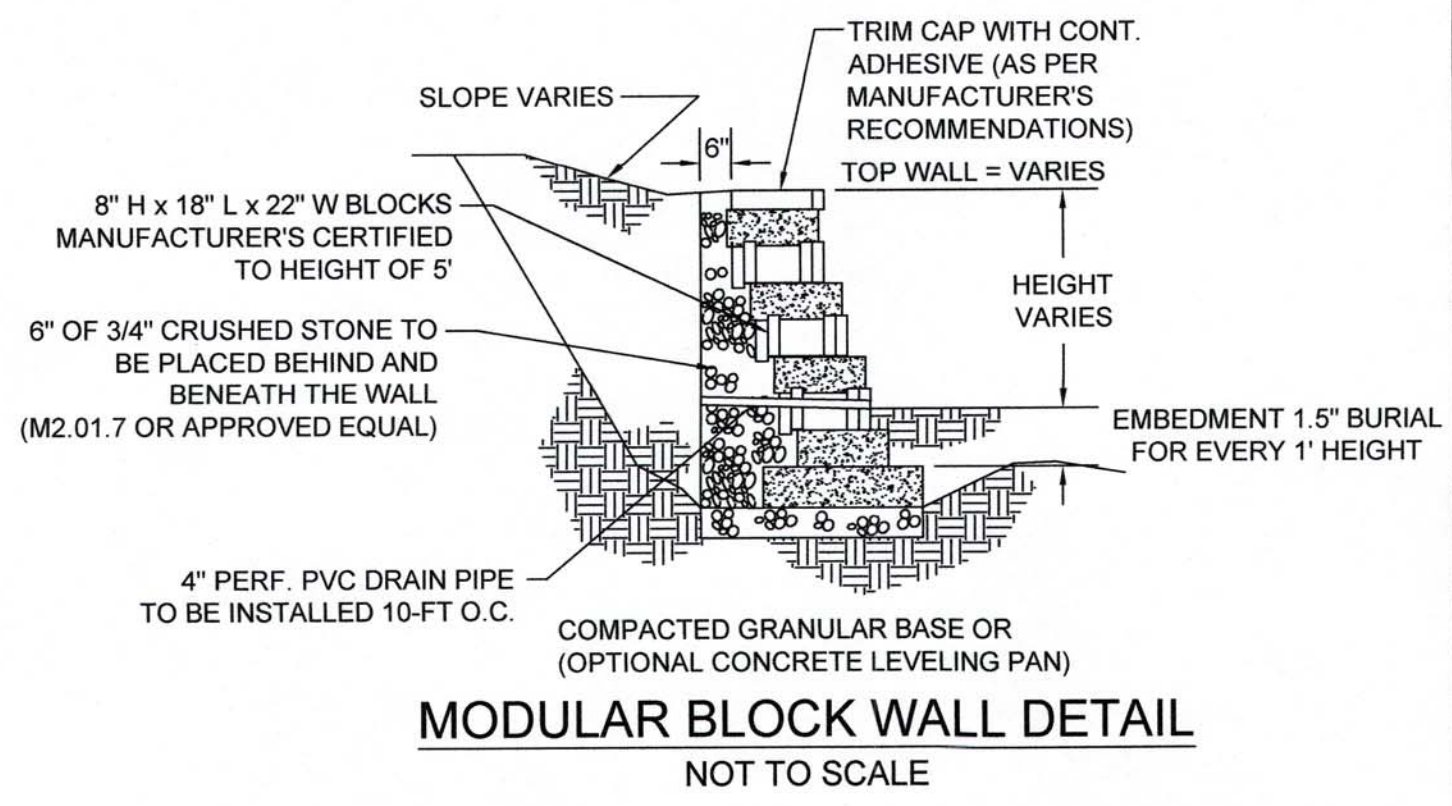
- PAVEMENT NOTES:**
1. SUBGRADE MATERIAL SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND/OR COARSE SAND, FREE FROM LOAM AND CLAY TO A DEPTH NOT LESS THAN 4-FT BELOW FINISHED GRADE ELEVATION. ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REMOVED PRIOR TO SUBGRADE INSTALLATION.
 2. SUBGRADE SHALL BE PLACED IN MAXIMUM 8" LIFTS (COMPACTED TO 95%)
 3. REFER TO SITE PLAN FOR EXTENTS OF BIT PAVEMENT.
 4. 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.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
TREES					
ARO	Acer rubrum "October Glory"	October Glory Red Maple	3" cal.	2	B & B
PCC	Pyrus calleryana "Chanticleer"	Cleveland Select Callery Pear	3" cal.	2	B & B
SHRUBS					
AZD	Azalea hyb. "Delaware Valley"	Delaware Valley White Evergreen Azalea	18" - 24" ht.	12	3 gal.
RKO	Rosa hybrid "Knock Out"	Red Shrub Rose - Knock Out	18" - 24" ht.	8	3 gal.
SBG	Spiraea x bumaldi "Goldmound"	Goldmound Spirea	18" - 24" spr	8	3 gal.
GRASSES & PERENNIALS					
HHR	Hemerocallis "Happy Returns"	Happy Returns Daylily	1 gal.	20	18" o.c.
CAK	Calamagrostis acutiflora	Karl Foerster Feather Reed Grass	1 gal.	24	18" o.c.
PAH	Pennisetum alopecuroides "Hamelin"	Hamelin Dwarf Fountain Grass	1 gal.	20	18" o.c.



- WALL & RAILING NOTES:**
1. FINAL WALL DESIGN AND STYLE TO BE DETERMINED BY OWNER/GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
 2. WALLS IN EXCESS OF 4 FEET IN HEIGHT AND THOSE THAT REQUIRE THE PLACEMENT OF A SAFETY RAILING SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING INSPECTOR.



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

PROPOSED SITE PLAN

AT
386 MAIN STREET
 IN
WAREHAM MASSACHUSETTS
 (PLYMOUTH COUNTY)

DETAIL

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

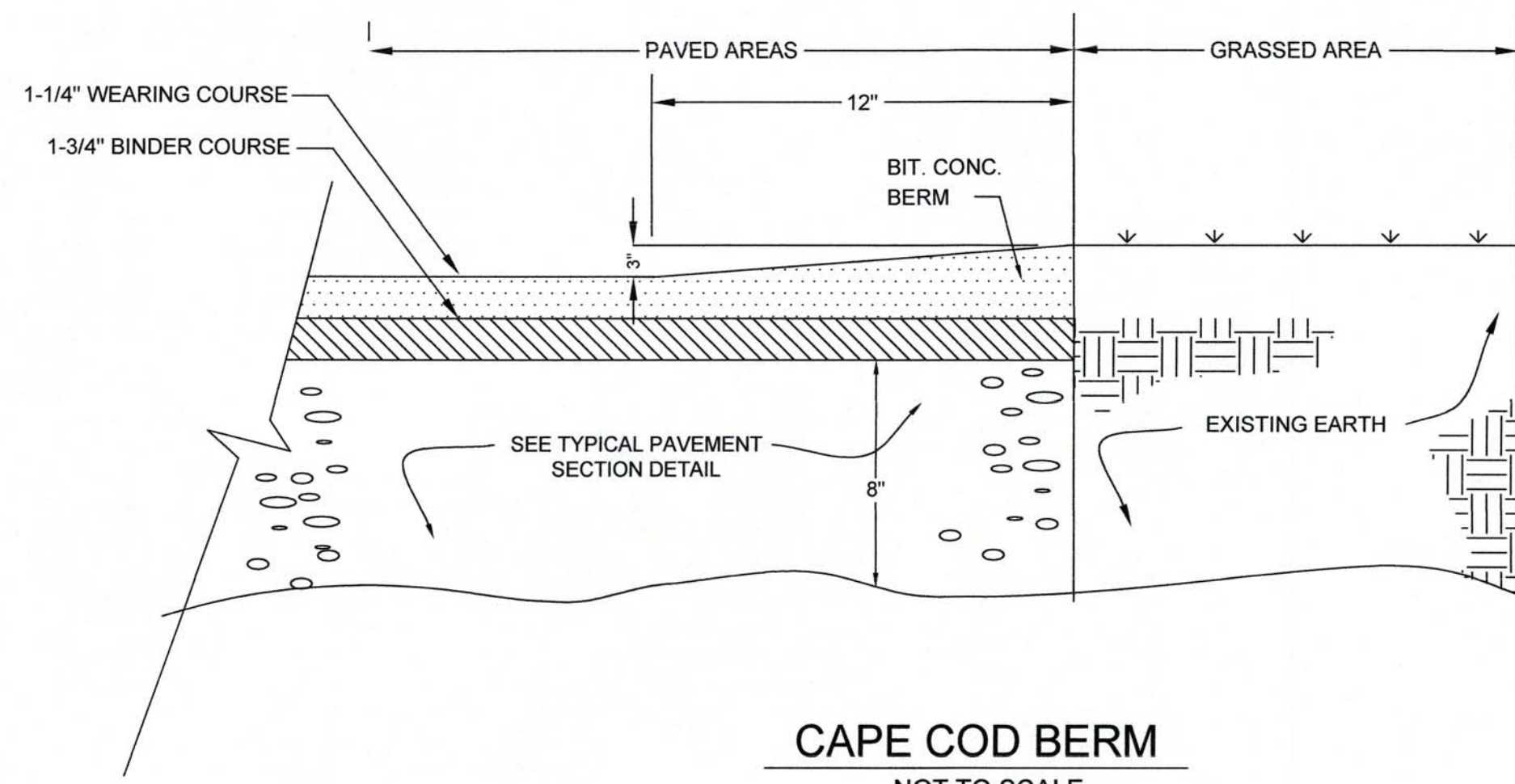
REVISIONS:

No.	DATE	DESC.

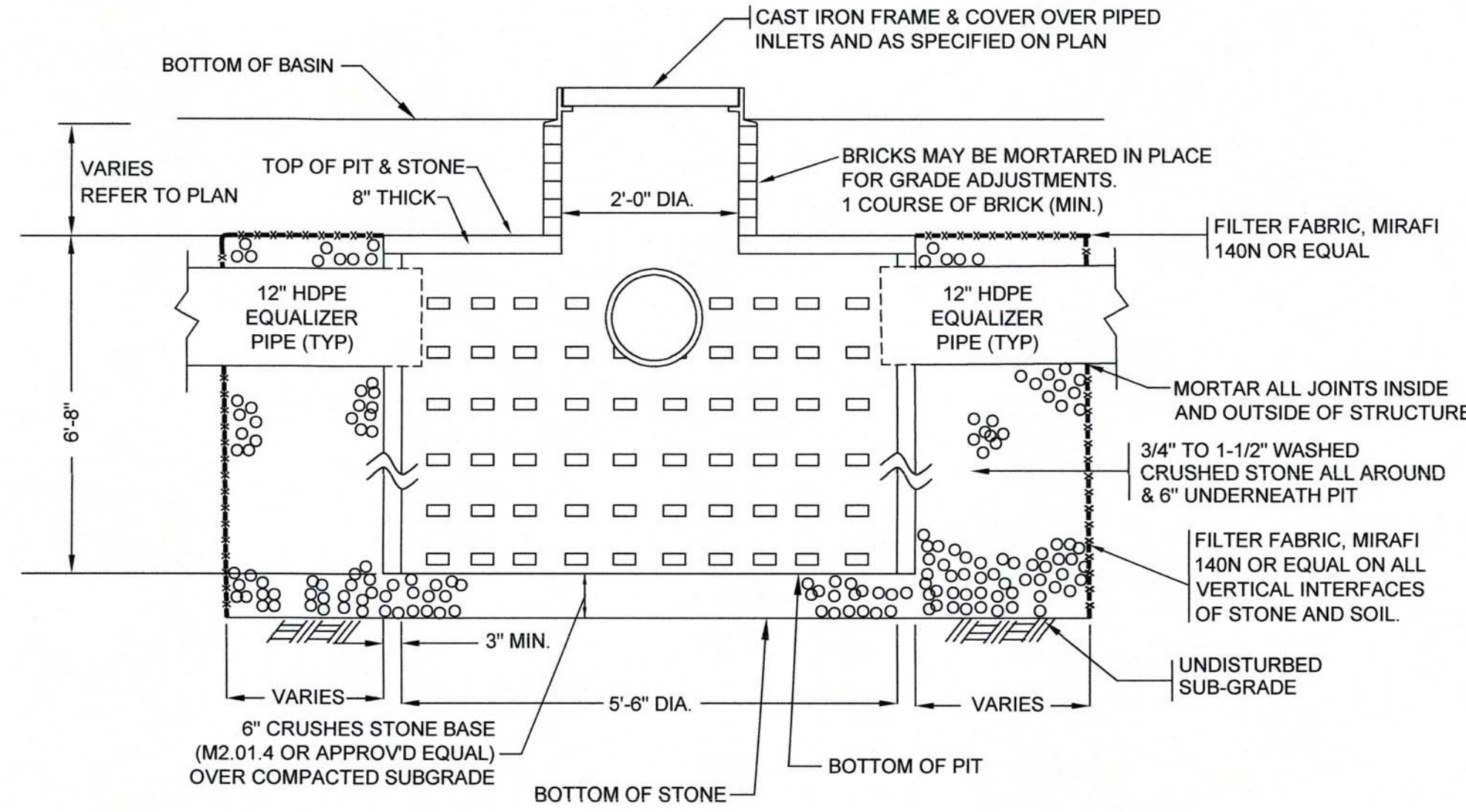
PREPARED FOR:
ANGELA MCKEOWN
 484 LIBERTY STREET
 ROCKLAND, MA 02370

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

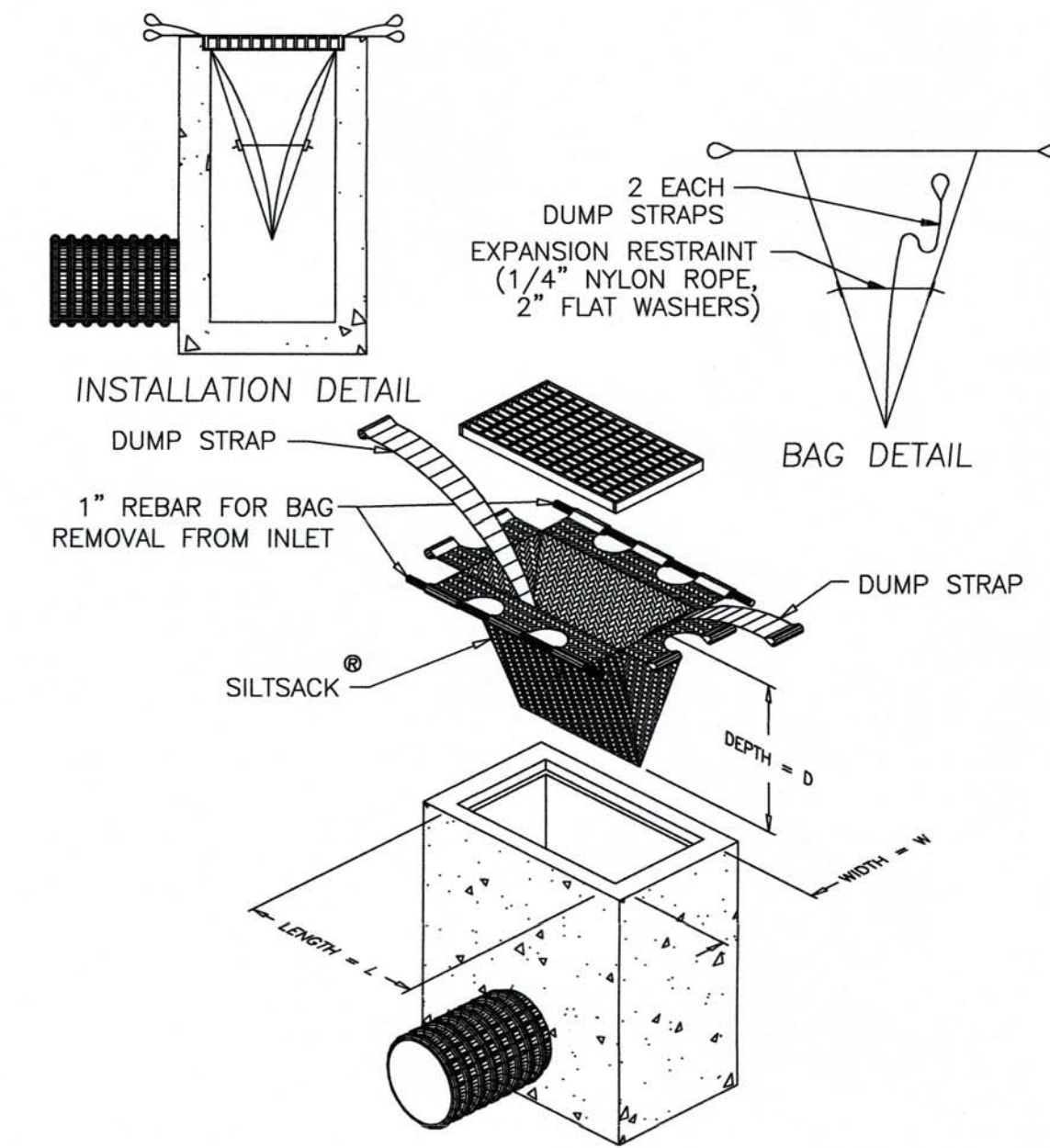
DATE:	MARCH 21, 2023
FIELD:	BM/JF
CALC./DESIGN:	SJI
DRAWN:	SJI
CHECK:	JLC
JOB NO:	6028
SHEET 7 OF 8	



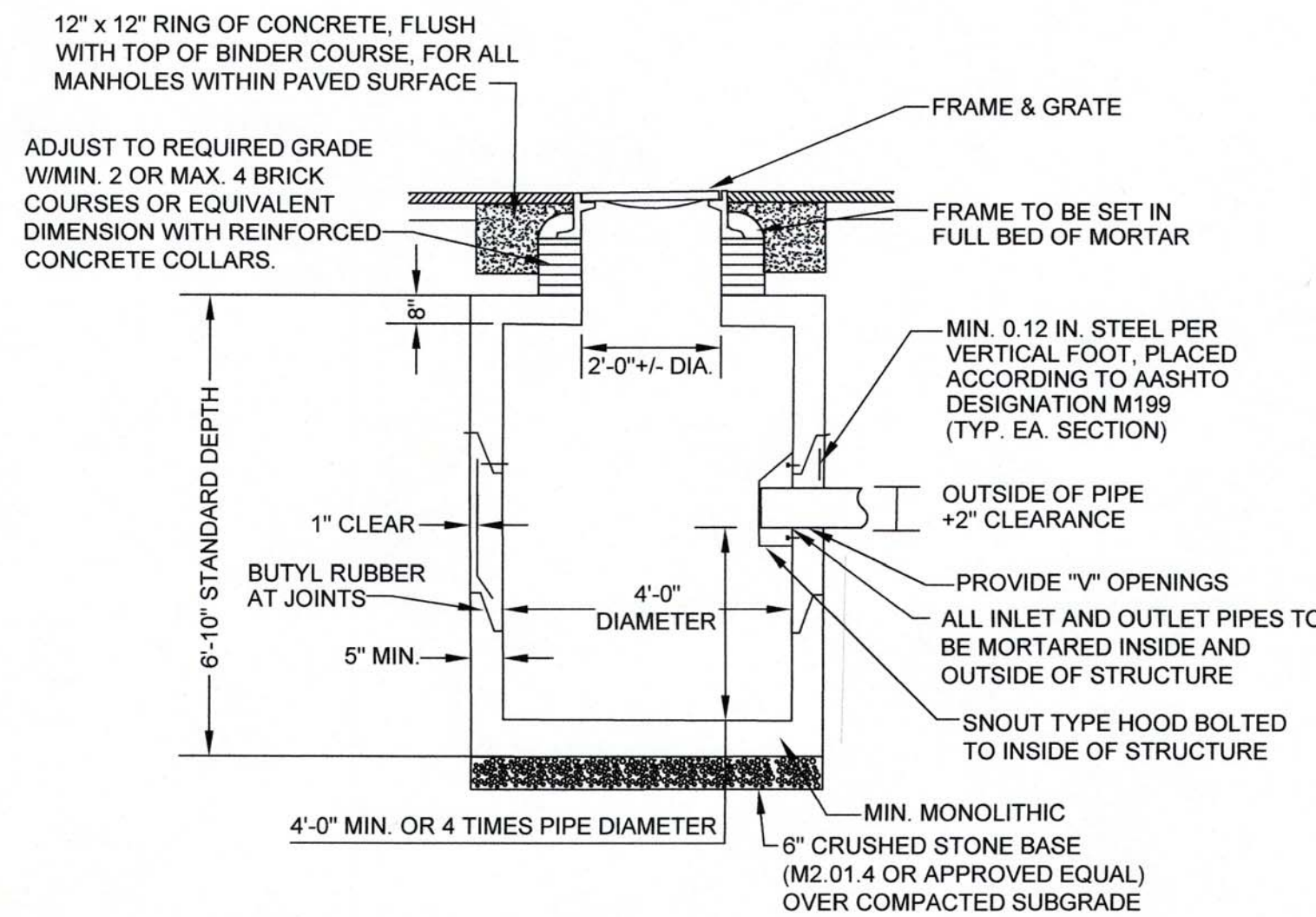
CAPE COD BERM
NOT TO SCALE



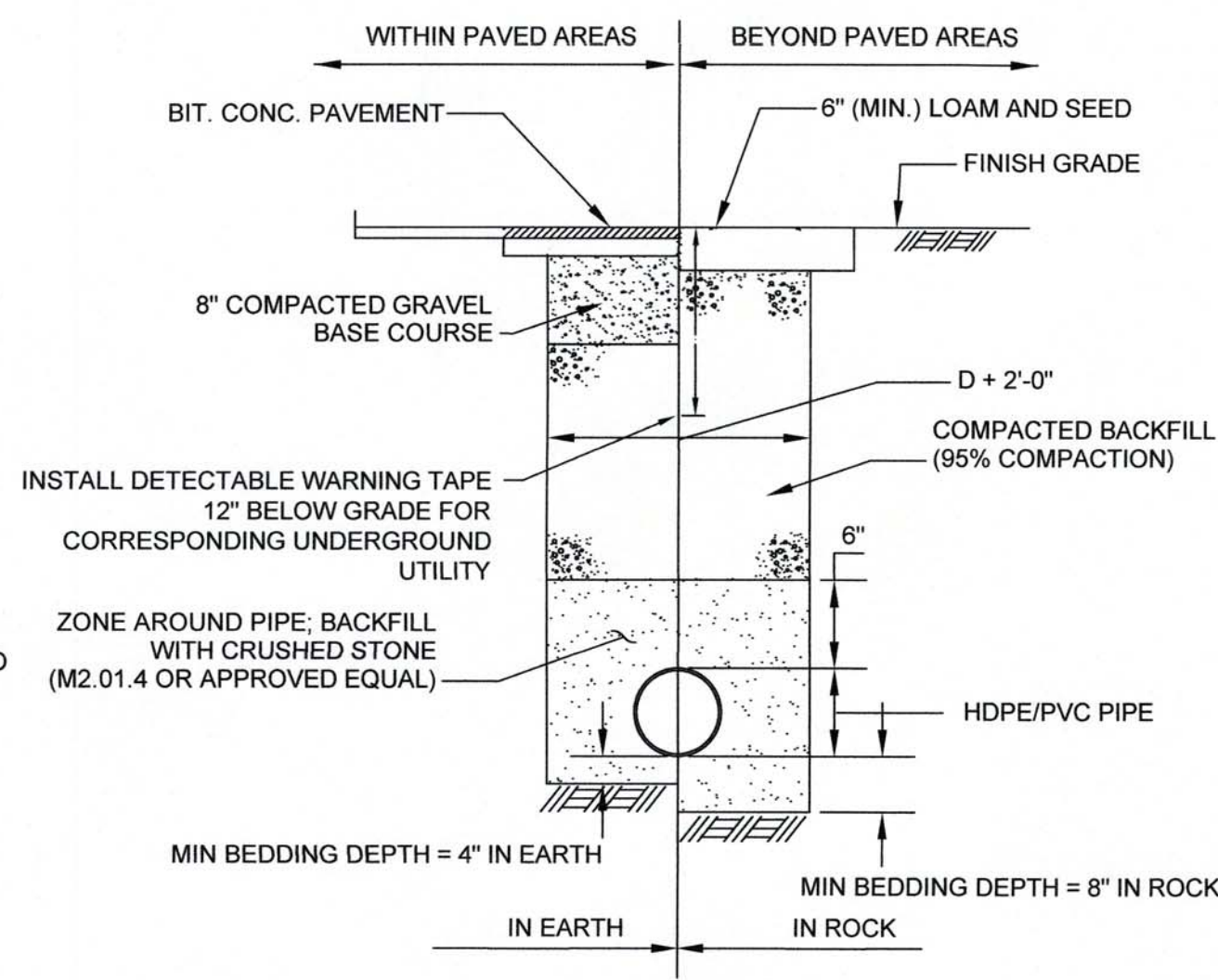
PRECAST CONCRETE 1000 GALLON H-20 LEACHING PIT
IN FIELD CONFIGURATION (REFER TO PLAN)
NOT TO SCALE



DETAIL OF SILT SACK SEDIMENT CONTROL DEVICE
NOT TO SCALE



PRECAST CONCRETE CATCH BASIN (H-20)
NOT TO SCALE



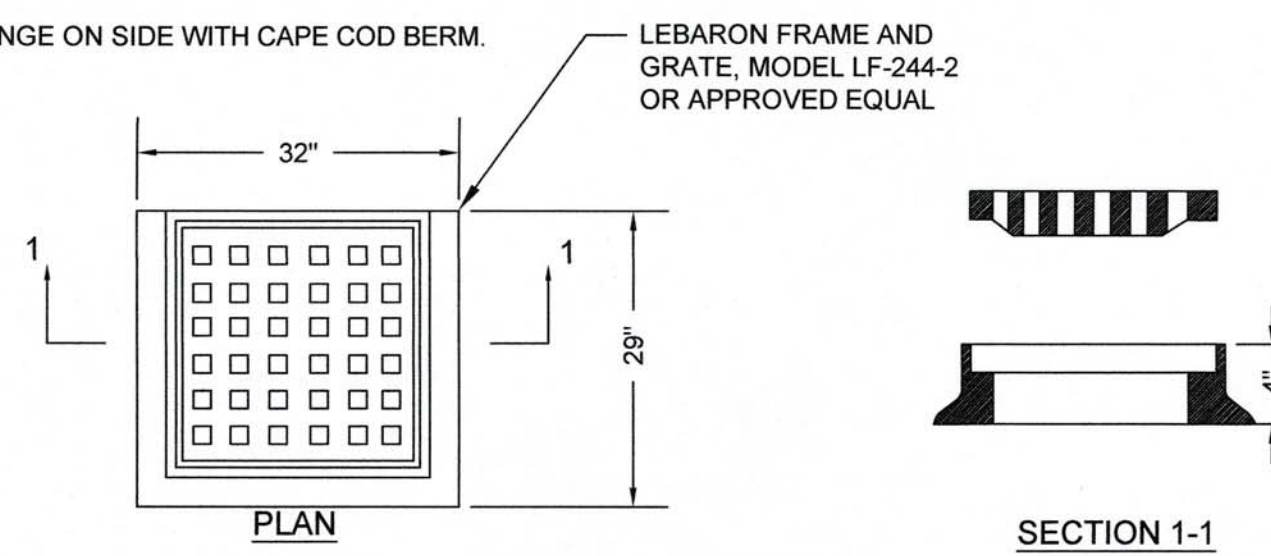
TRENCH DETAIL
NOT TO SCALE

NOTES:

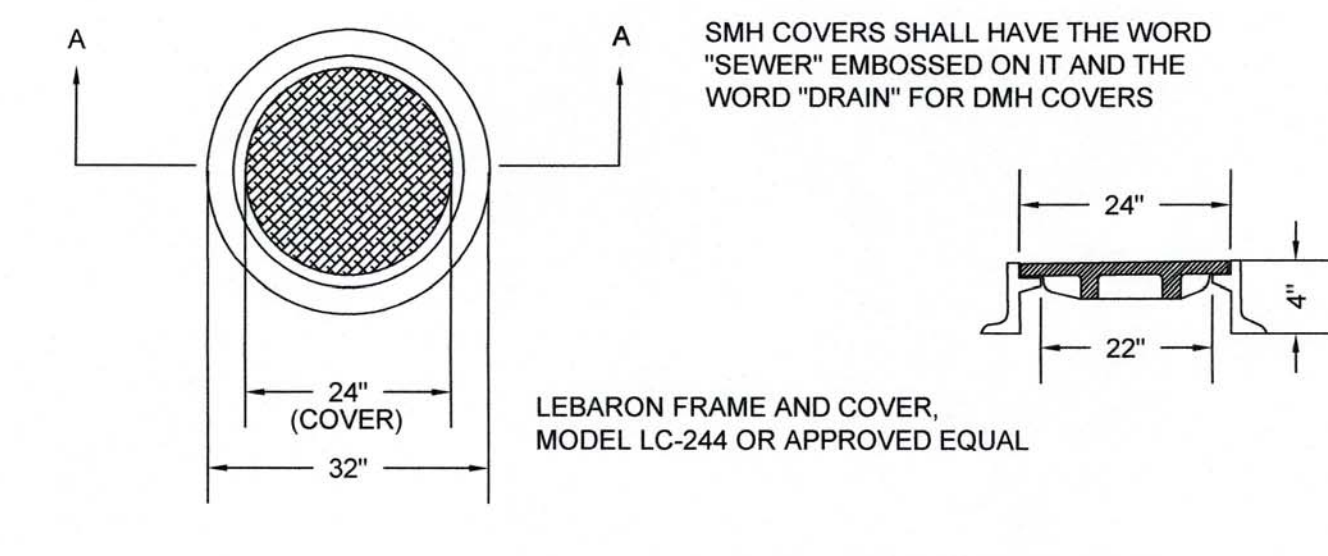
- 1.) FILTER FABRIC SHALL BE INSPECTED EVERY DAY DURING CONSTRUCTION TO ENSURE INTEGRITY OF FABRIC IS INTACT AND NO SEDIMENTATION IS COLLECTED IN CATCH-BASINS.
- 2.) CONTRACTOR SHALL REMOVE AND REPLACE FILTER FABRIC AT ANY TIME DETERIORATION IS OBSERVED.

NOTE:

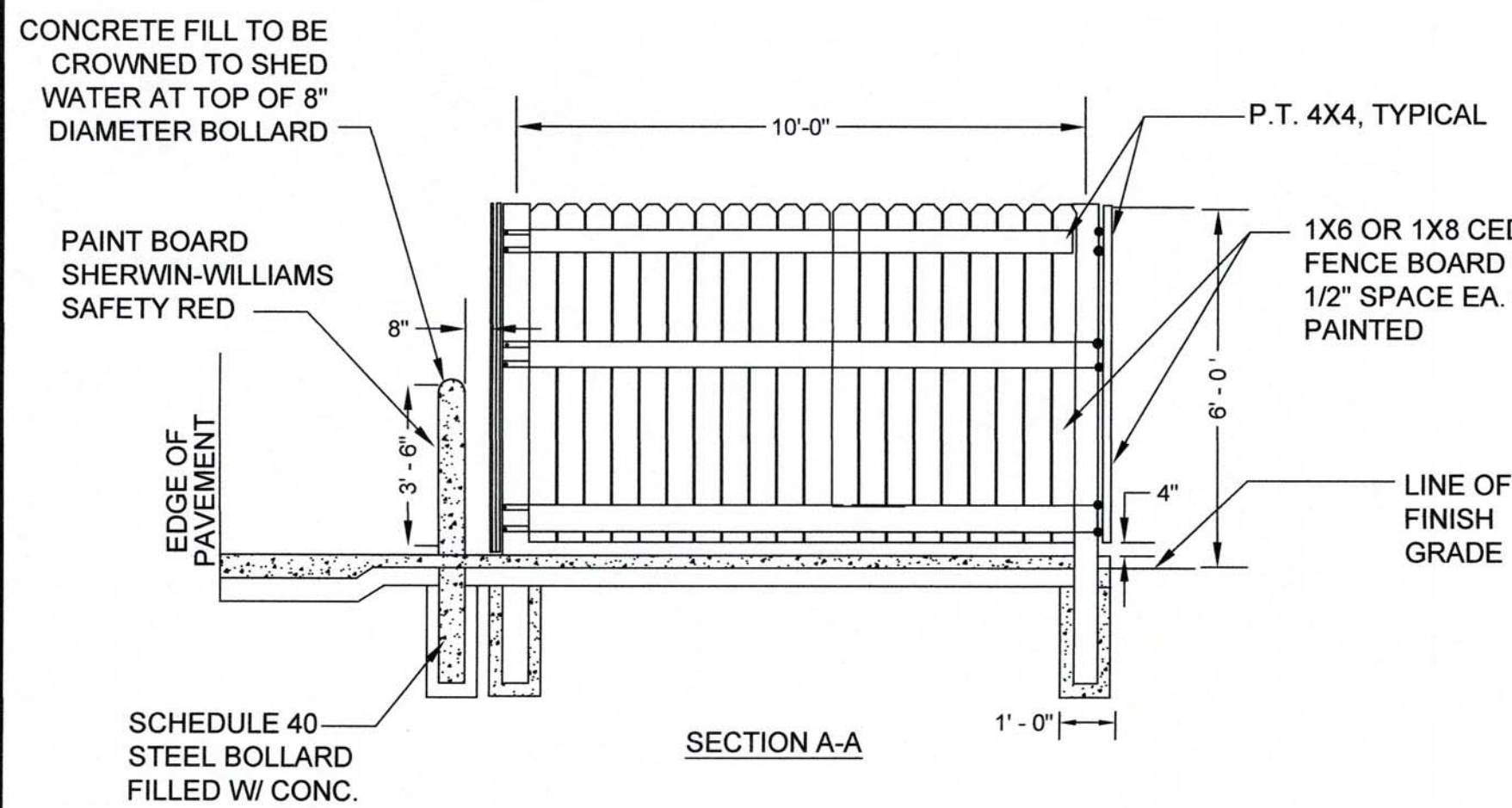
- 1.) 4 FLANGE ON SIDE WITH CAPE COD BERM.



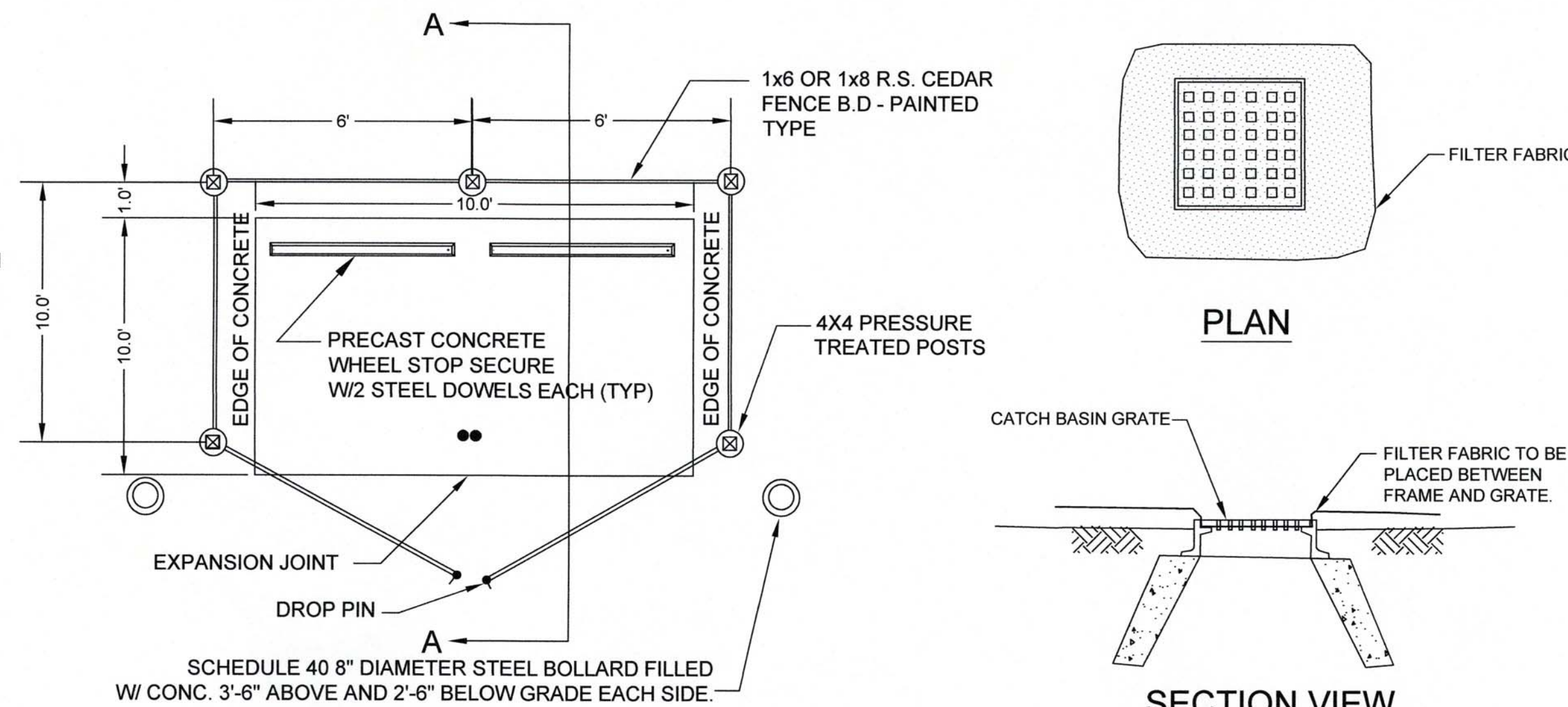
CATCH BASIN FRAME & GRATE (H-20)
NOT TO SCALE



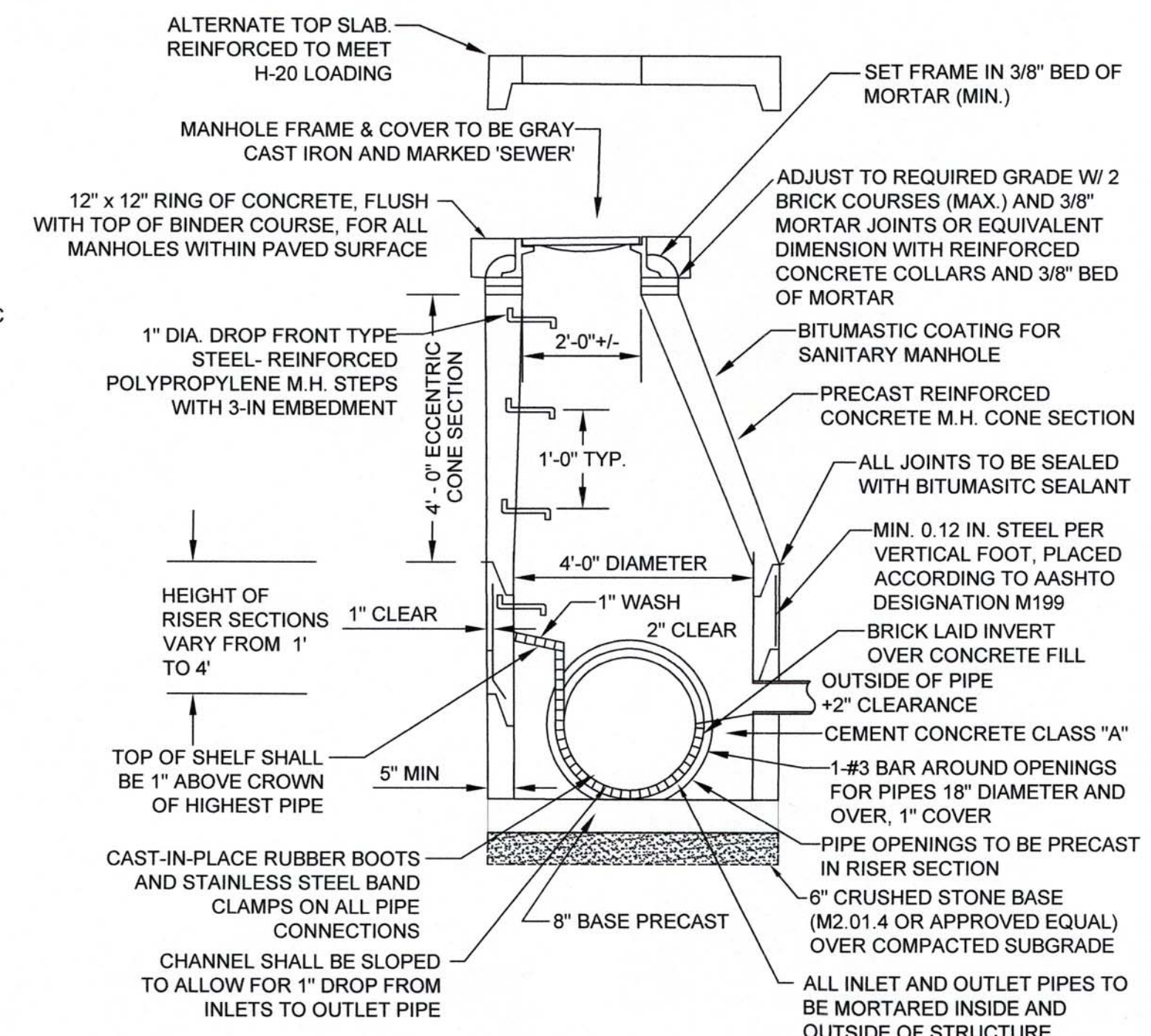
STANDARD MANHOLE FRAME & COVER (H-20)
NOT TO SCALE



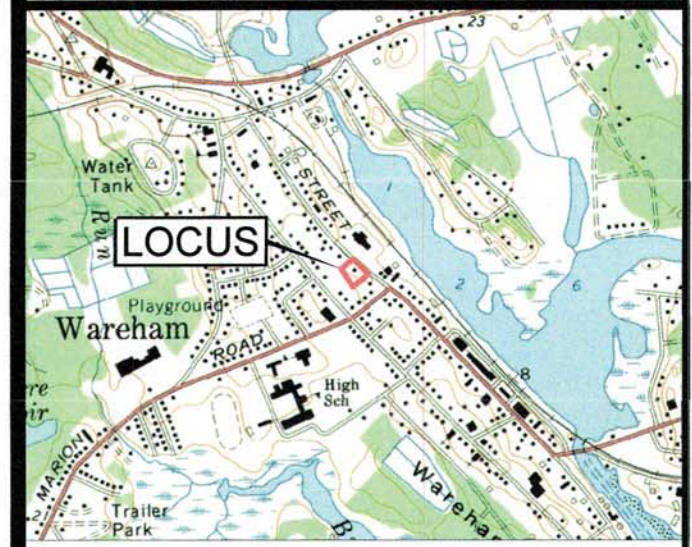
WOOD FENCE, BOLLARD, & PAD DETAIL AT DUMPSTER ENCLOSURE
NOT TO SCALE



EROSION CONTROL DURING CONSTRUCTION
NOT TO SCALE

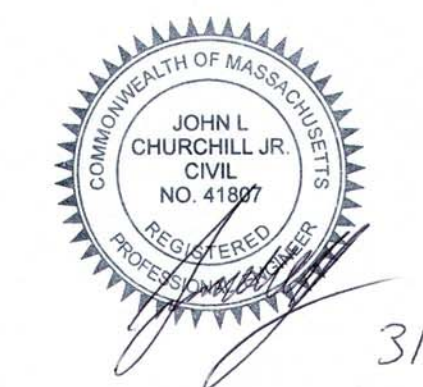


PRECAST SEWER MANHOLE (H-20)
NOT TO SCALE



LOCUS MAP
SCALE 1" = 2000'

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



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

PROPOSED SITE PLAN

AT
386 MAIN STREET
IN
WAREHAM
MASSACHUSETTS
(PLYMOUTH COUNTY)

DETAIL

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
ANGELA MCKEOWN
484 LIBERTY STREET
ROCKLAND, MA 02370

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

DATE: MARCH 21, 2023

FIELD: BM/JF

CALC./DESIGN: SJJ

DRAWN: SJJ

CHECK: JLC

JOB NO: 6028