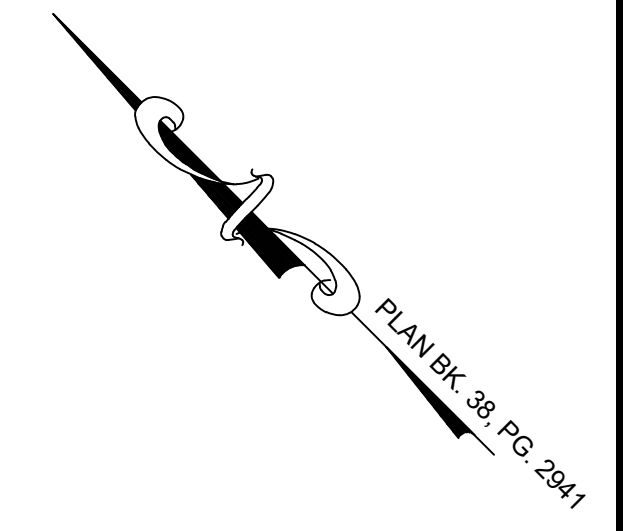


OFFSTREET PARKING SCHEDULE (TABLE 921)

PROPOSED USE	NUMBER OF REQUIRED PARKING SPACES
2-FAMILY DWELLING	16 (2 SPACES PER DWELLING UNIT)
4-FAMILY DWELLING	8 (2 SPACES PER DWELLING UNIT)
REQUIRED TOTAL	24
PROVIDED TOTAL	45



DENSITY

LOT AREA = 45,578 S.F.

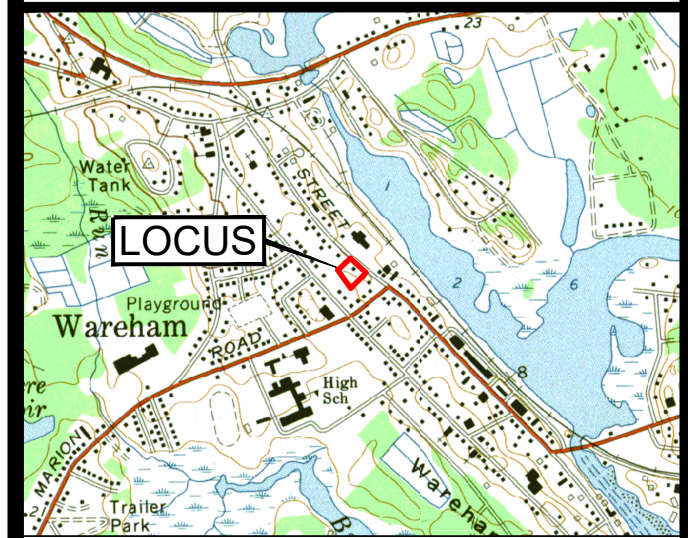
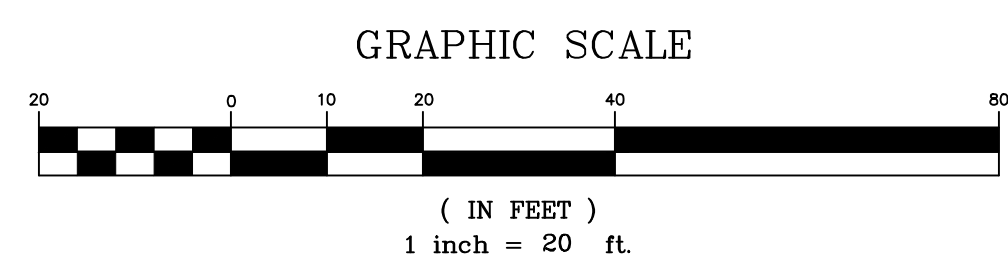
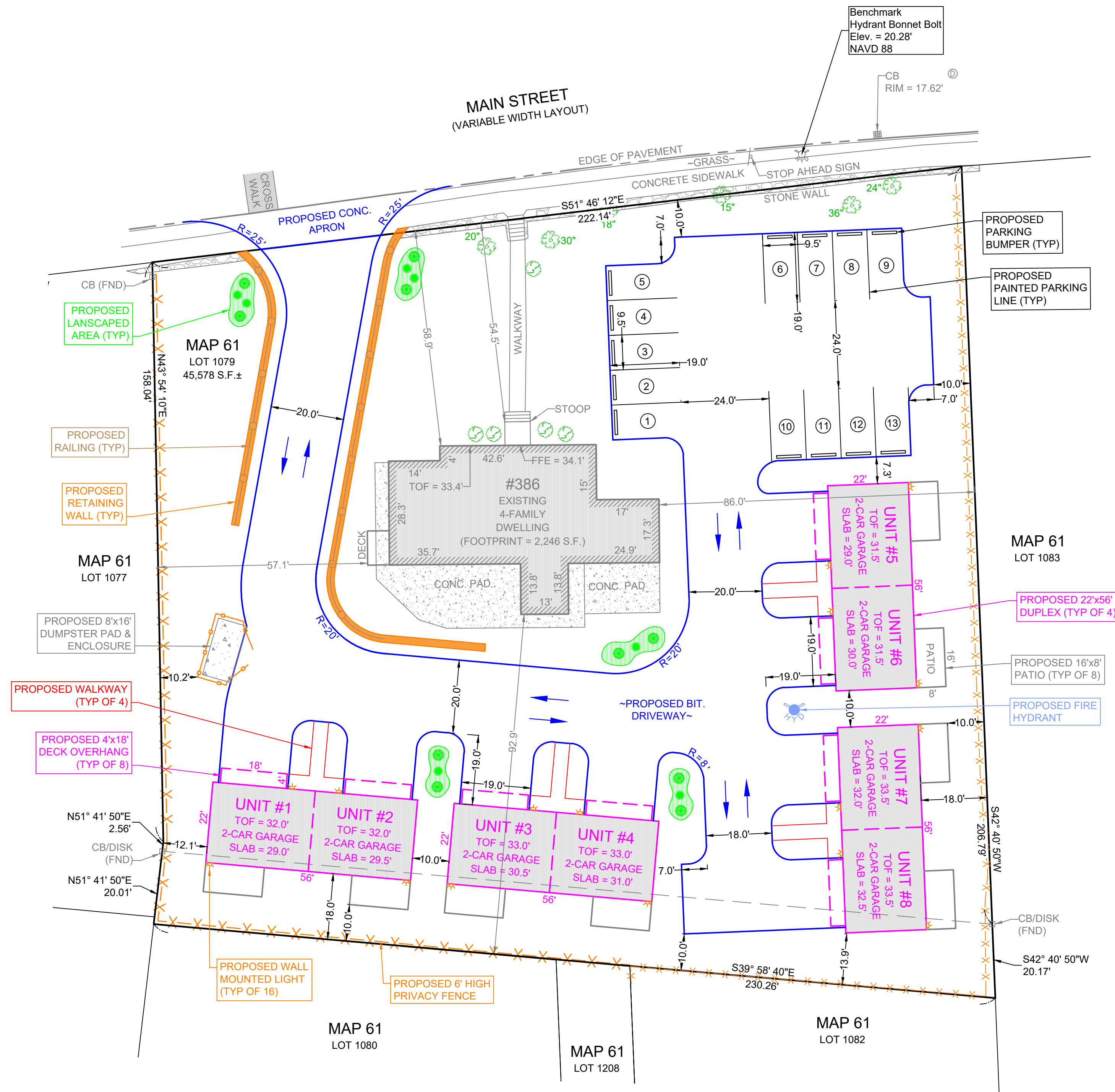
REQUIRED	PROVIDED
15,000 S.F. FOR FIRST DWELLING UNIT	1 DWELLING UNIT = 15,000 S.F.
2,000 S.F. FOR EACH ADDITIONAL UNIT	11 ADDITIONAL DWELLING UNITS = 11 x 2,000 S.F. = 22,000 S.F.
	TOTAL: 15,000 S.F. + 22,000 S.F. = 37,000 S.F. < 45,578 S.F.

ZONING SCHEDULE (TABLE 622)

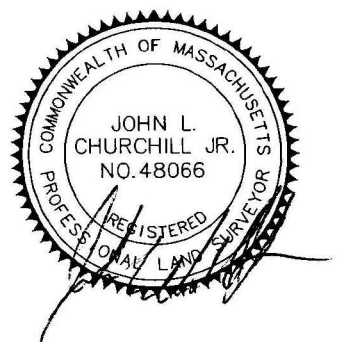
ZONING DISTRICT: WAREHAM VILLAGE 2 (WV-2)

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 S.F.	41,005 S.F.	45,578
MIN. FRONTAGE	75'	222.14'	N/A
MIN. FRONT SETBACK	50.3'	54.5'	54.5'
MIN. SIDE SETBACK	10'	57.1'	12.1'
MIN. REAR SETBACK	10'	72.9'	13.9'
MAX. BUILDING HEIGHT	35'	< 35'	< 35'
MAX. BUILDING COVERAGE	20%	5.7%	17.0%
MAX. LOT COVERAGE	50%	11.8%	54.4%

\*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



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

PROPOSED SITE PLAN

AT  
386 MAIN STREET  
IN  
WAREHAM  
MASSACHUSETTS  
(PLYMOUTH COUNTY)

LAYOUT & LANDSCAPING

REVISIONS:

No.	DATE	DESC.
1	7-11-23	MEETING COMMENTS

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

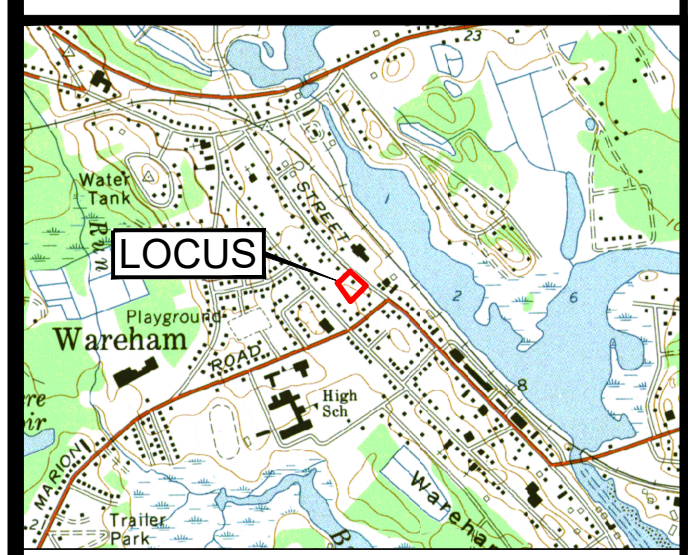
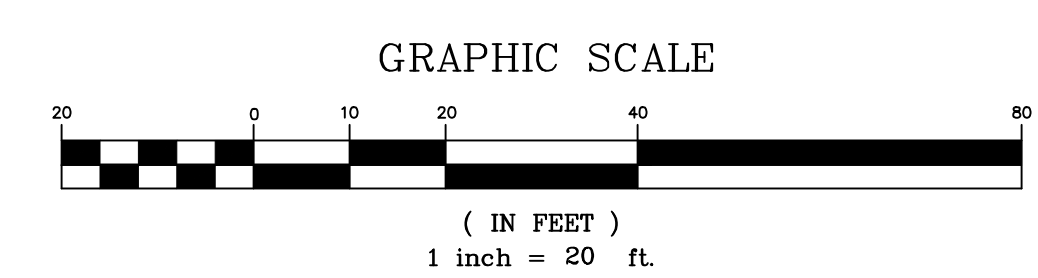
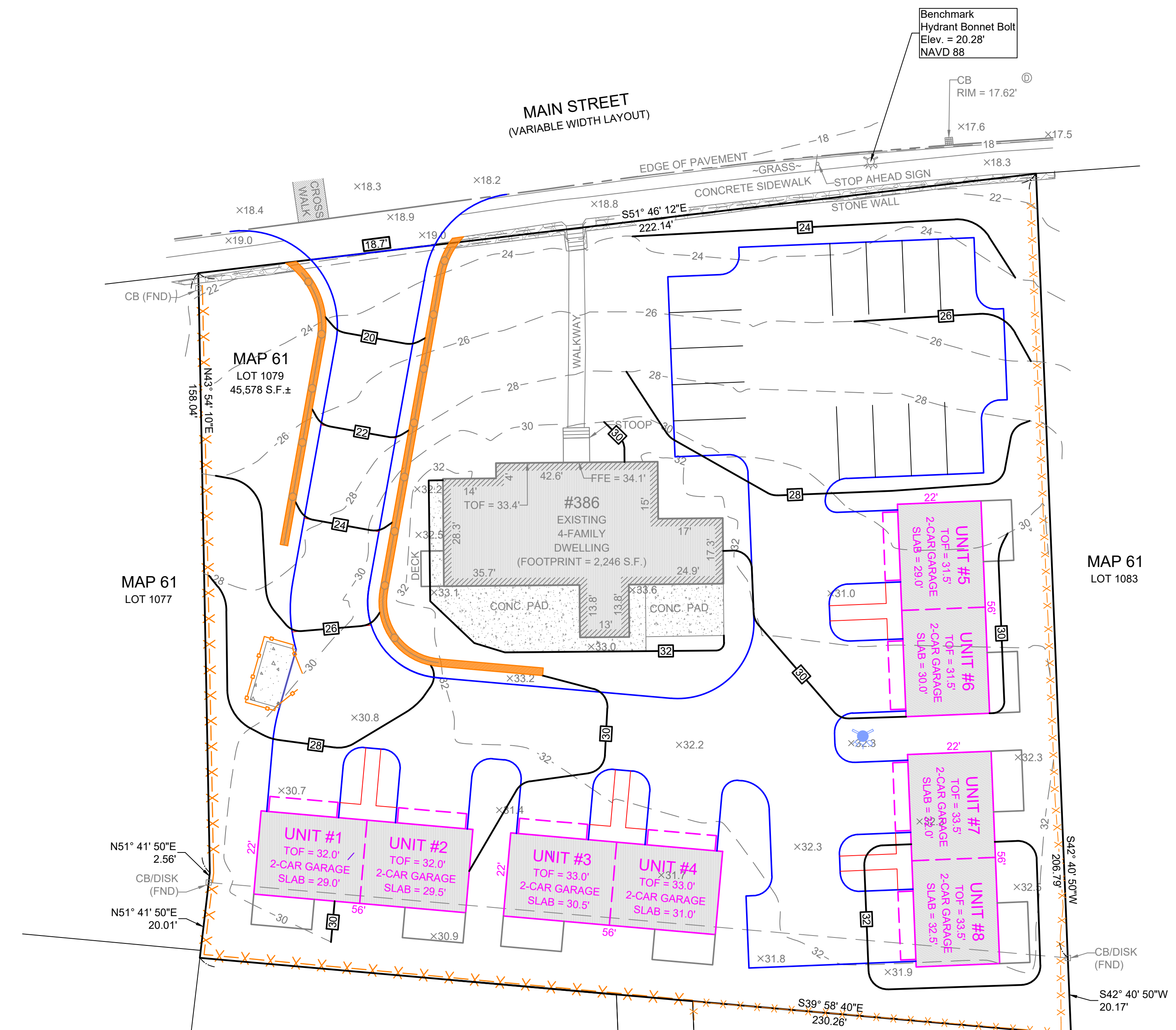
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CALC./DESIGN: SJI

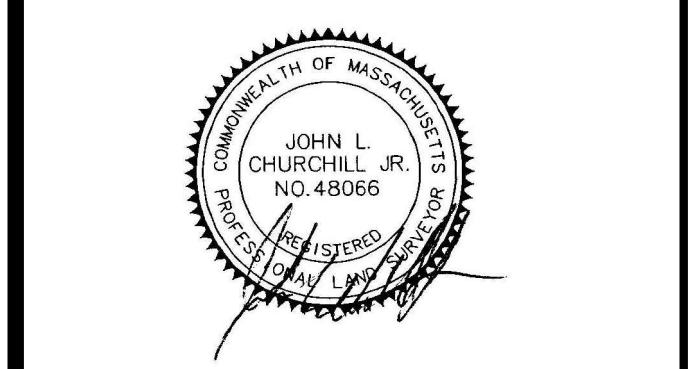
DRAWN: SJI

CHECK: JLC

JOB NO: 6028



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)  
**GRADING**

**REVISIONS:**

No.	DATE	DESC.
1	7-11-23	MEETING COMMENTS

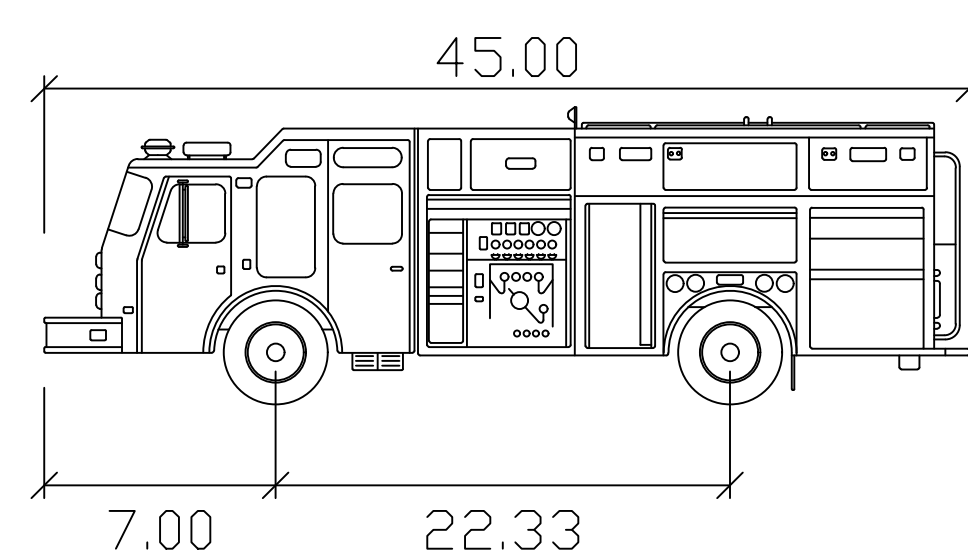
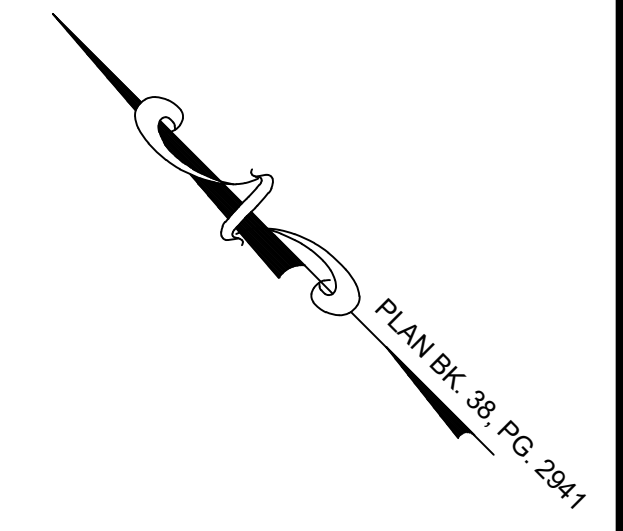
PREPARED FOR:  
ANGELA MCKEOWN  
484 LIBERTY STREET  
ROCKLAND, MA 02370

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

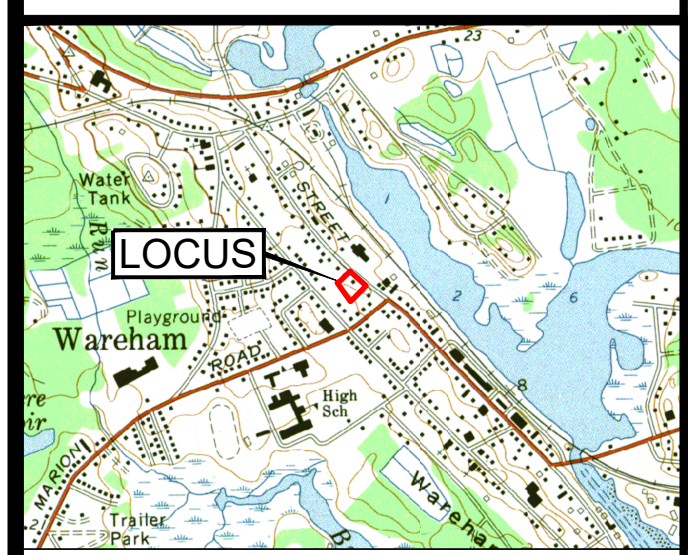
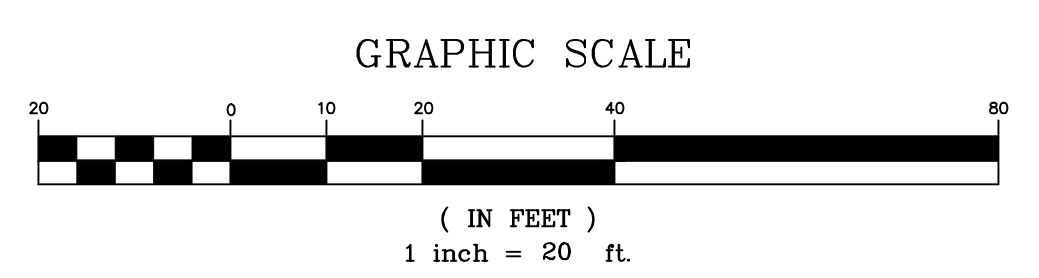
DATE:	MARCH 21, 2023
FIELD:	BM/JF
CALC./DESIGN:	SJI
DRAWN:	SJI
CHECK:	JLC
JOB NO:	6028

**LEGEND**

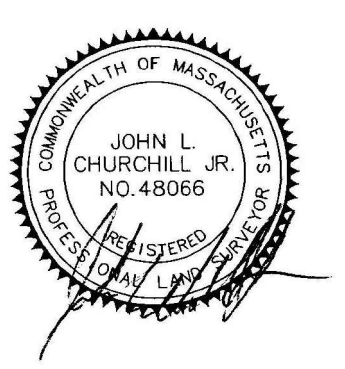
TRUCK ENVELOPE	
TIRE PATH	
OVERHANG PATH	



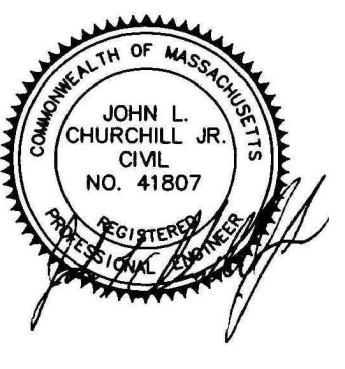
Wareham Fire Truck	feet
Width	: 8.50
Track	: 6.83
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



**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)

**EMERGENCY ACCESS**

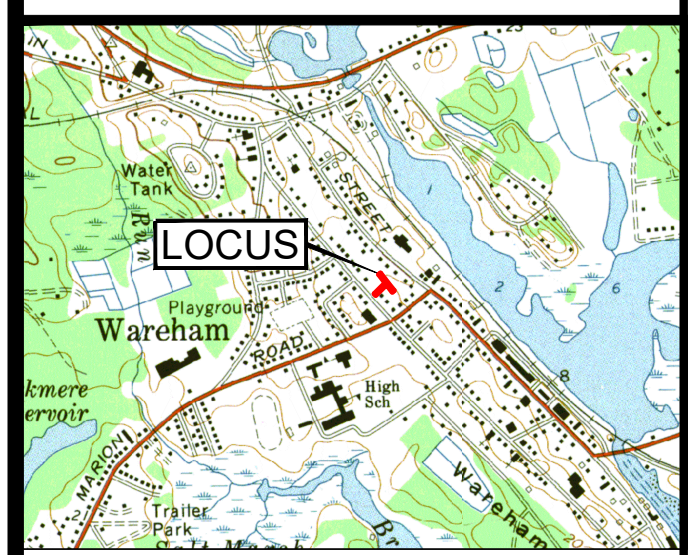
**REVISIONS:**

No.	DATE	DESC.
1	7-11-23	MEETING COMMENTS

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



**LOCUS MAP**  
SCALE 1" = 2000'

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

JOHN L. CHURCHILL JR., P.E.      DATE

**APPROVAL NOT  
REQUIRED**  
PLAN OF LAND  
AT  
**0 HIGH STREET**  
IN  
**WAREHAM**  
MASSACHUSETTS  
(PLYMOUTH COUNTY)

**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: JULY 11, 2023

FIELD: BM/JF

CALC./DESIGN: SJI

DRAWN: SJI

CHECK: JLC

JOB NO: 6028

