

OFFSTREET PARKING SCHEDULE (TABLE 921)

PROPOSED USE	NUMBER OF REQUIRED PARKING SPACES
2-FAMILY DWELLING	12 (2 SPACES PER DWELLING UNIT)
4-FAMILY DWELLING	8 (2 SPACES PER DWELLING UNIT)
REQUIRED TOTAL	20
PROVIDED TOTAL	36

DENSITY

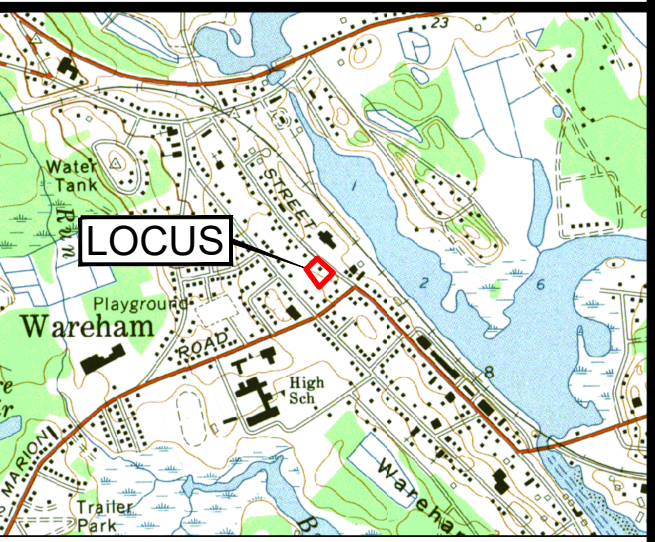
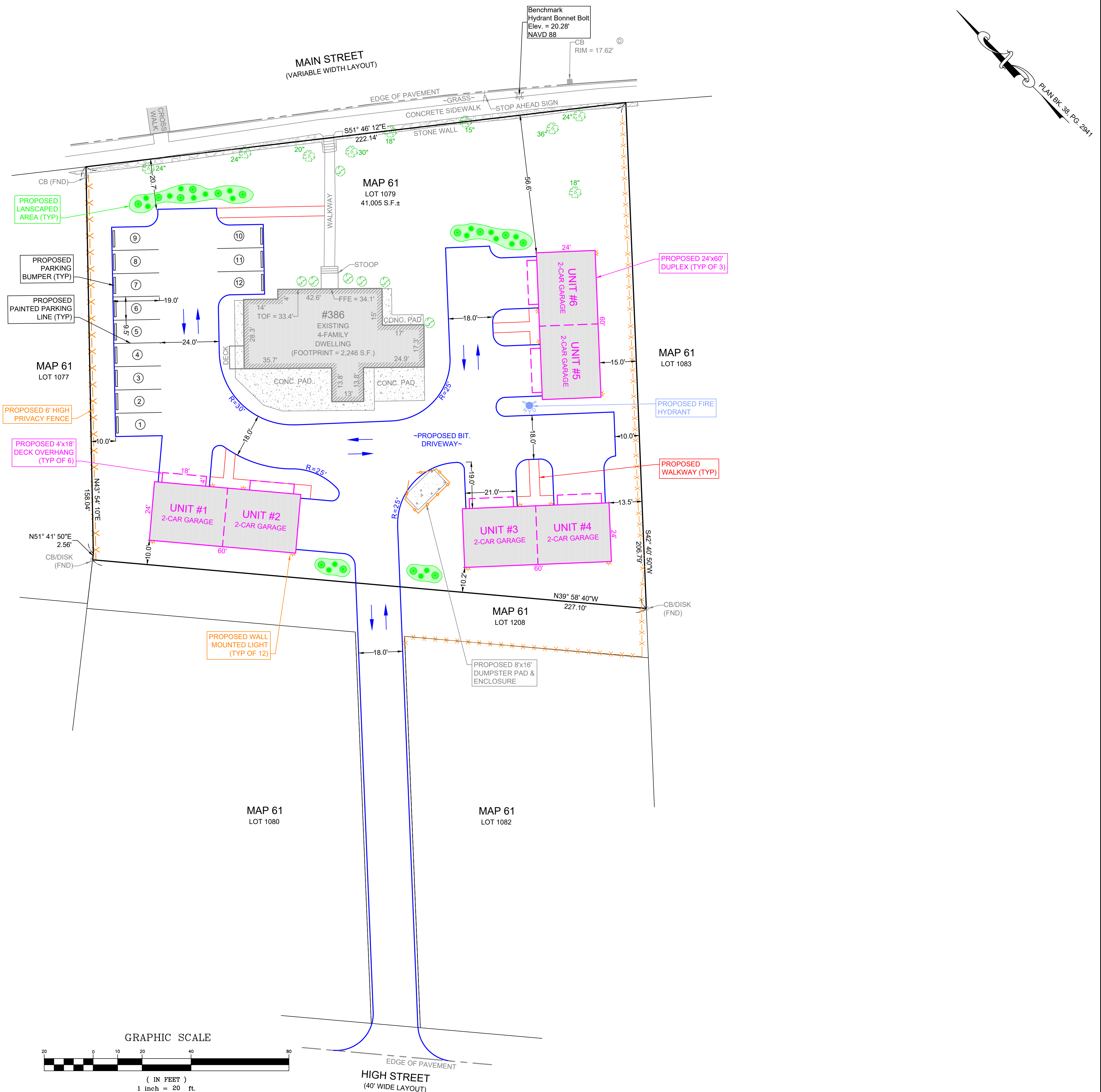
LOT AREA = 41,005 S.F.

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	9 ADDITIONAL DWELLING UNITS = 9 x 2,000 S.F. = 18,000 S.F.
	TOTAL: 15,000 S.F. + 18,000 S.F. = 33,000 S.F. < 41,005 S.F.

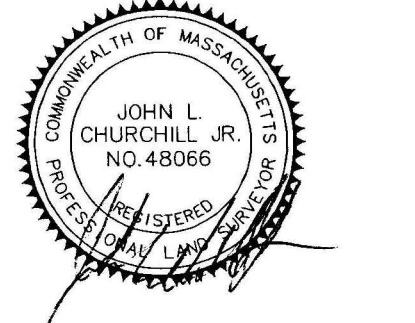
ZONING SCHEDULE (TABLE 622)
ZONING DISTRICT: WAREHAM VILLAGE 2 (WV-2)

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'	13.5'
MIN. REAR SETBACK	10'	72.9'	10.0'
MAX. BUILDING HEIGHT	35'	< 35'	< 35'
MAX. BUILDING COVERAGE	20%	5.7%	17.1%
MAX. LOT COVERAGE	50%	11.8%	49.4%

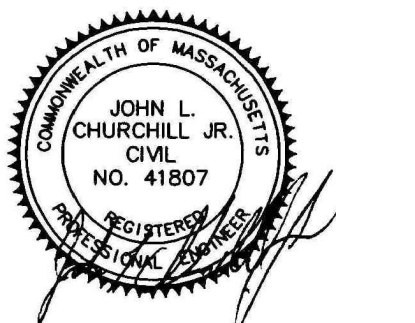
*AVERAGE OF THE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF THE SUBJECT PROPERTY.



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
2	7-25-23	MEETING COMMENTS

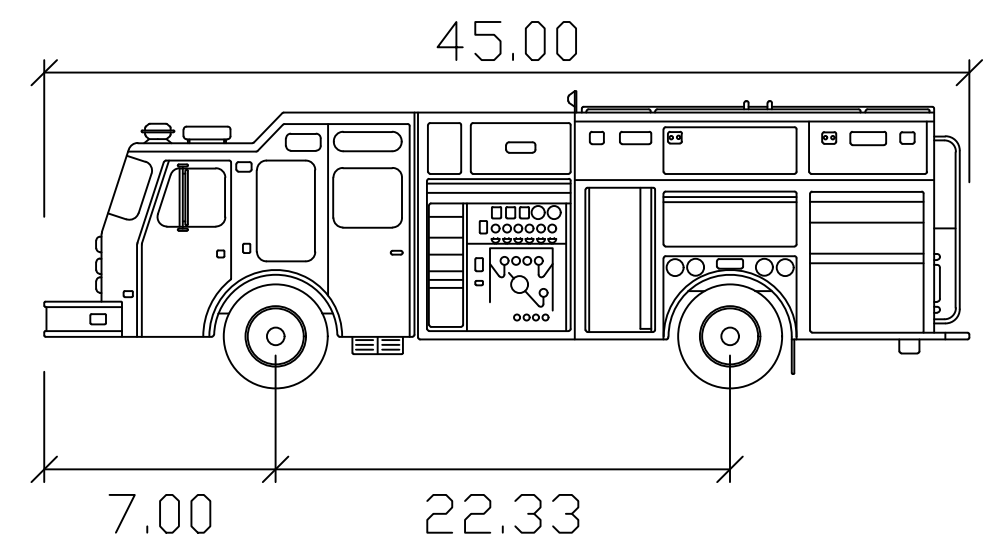
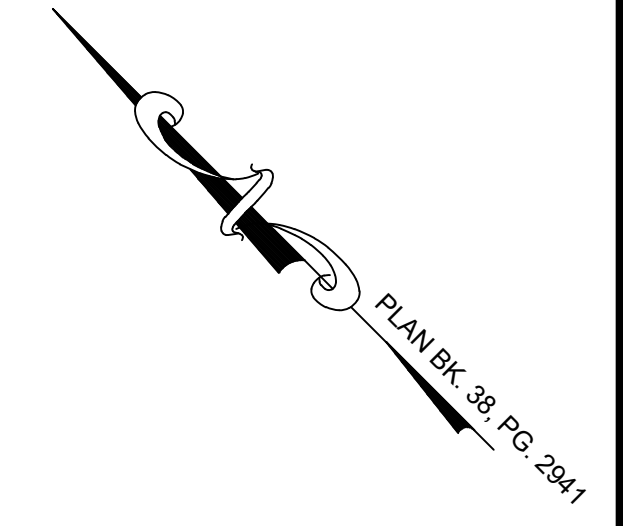
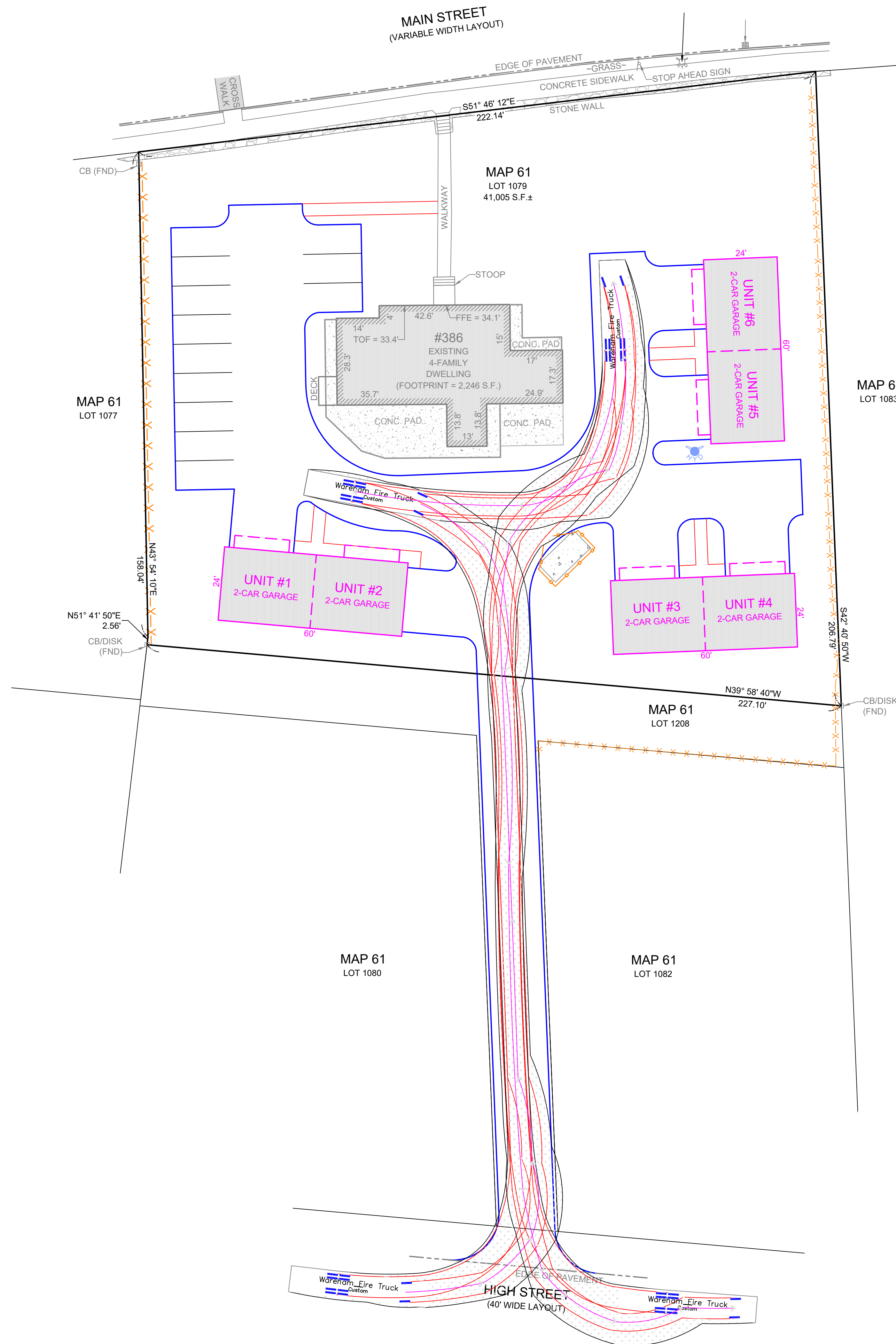
PREPARED FOR:
ANGELA MCKEOWN
484 LIBERTY STREET
ROCKLAND, MA 02370

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

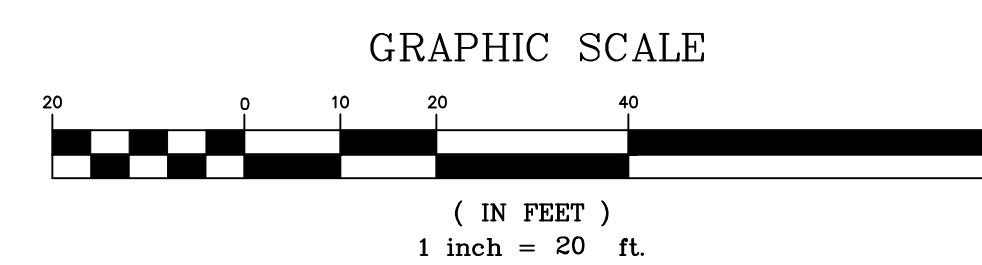
DATE:	MARCH 21, 2023
FIELD:	BM/JF
CALC./DESIGN:	SJI
DRAWN:	SJI
CHECK:	JLC
JOB NO:	6028

LEGEND

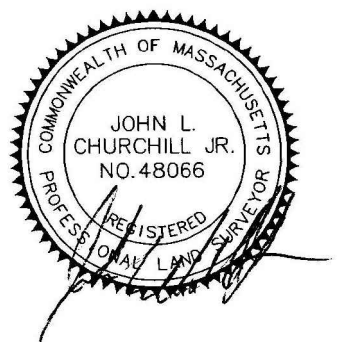
TRUCK ENVELOPE	
TIRE PATH	
OVERHANG PATH	



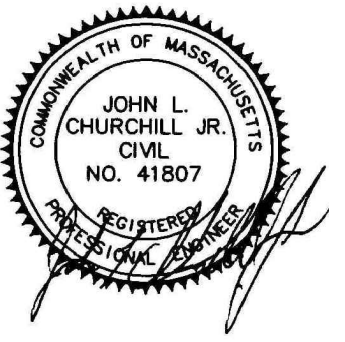
Wareham Fire Truck	feet
Width	: 8.50
Track	: 6.83
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



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
2	7-25-23	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