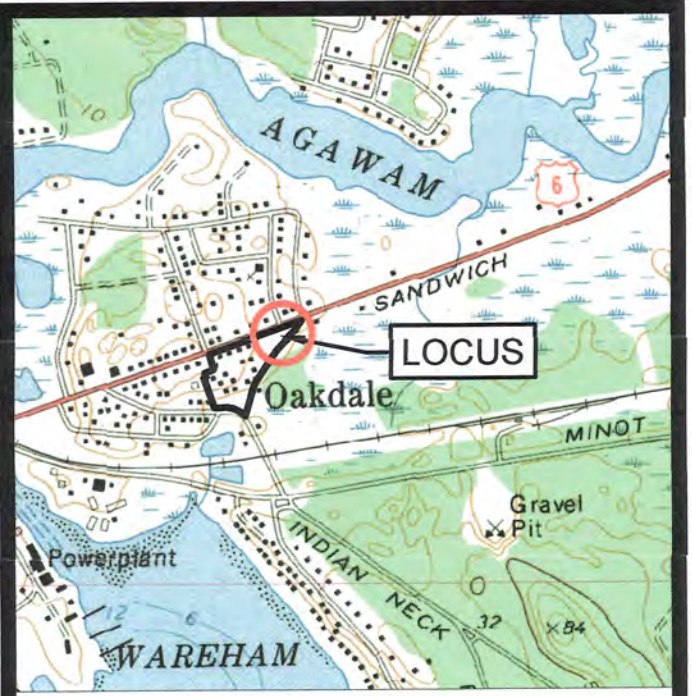
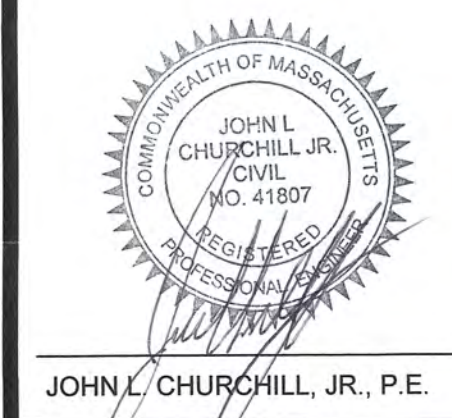


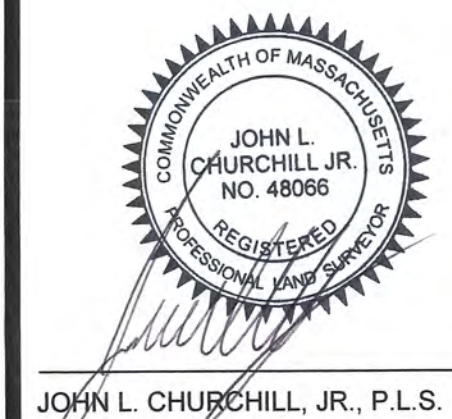
ZONING DISTRICT: MR-30  
 "OTHER RESIDENTIAL USE"  
 MINIMUM LOT AREA = 30,000 S.F. \*2  
 MINIMUM FRONTAGE = 250'  
 FRONT YARD SETBACK = 30'  
 SIDE YARD SETBACK = 20'  
 REAR YARD SETBACK = 20'  
 MAXIMUM HEIGHT = 35'  
 \*2 - FOR EACH ADDITIONAL UNIT  
 EXISTING UNIT COUNT (TOTAL): 40



LOCUS MAP  
 SCALE 1" = 1500'



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



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

**PROPOSED SITE PLAN**  
 AT  
**57 SANDWICH ROAD**  
**WAREHAM, MA**  
 FOR  
**WAREHAM HOUSING AUTHORITY**

**EXISTING CONDITIONS**

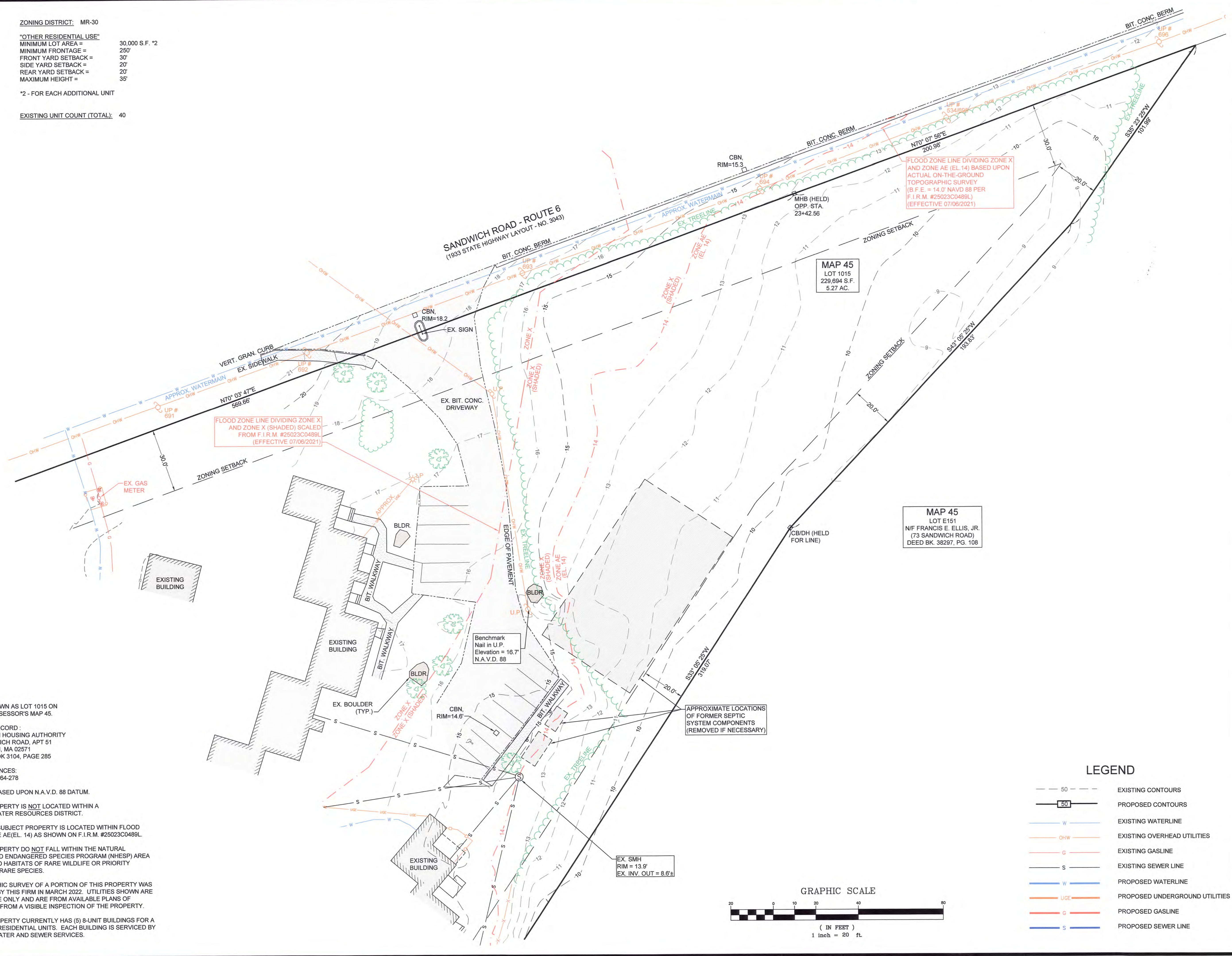
**REVISIONS:**

No.	DATE	DESC.
1	5/5/23	REVISED LAYOUT

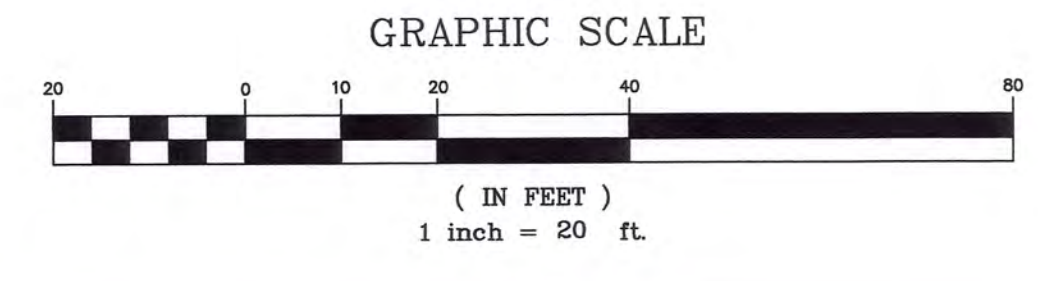
PREPARED FOR:  
**WAREHAM HOUSING AUTHORITY**  
 57 SANDWICH ROAD, APT 51  
 WAREHAM, MA 02571

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

DATE:	AUGUST 10, 2022
FIELD:	BM/JF
CALC./DESIGN:	BMB
DRAWN:	BMB
CHECK:	JLC
JOB NO.:	2742



- NOTES:**
- LOCUS IS SHOWN AS LOT 1015 ON WAREHAM ASSESSOR'S MAP 45.
  - OWNER OF RECORD - WAREHAM HOUSING AUTHORITY, 57 SANDWICH ROAD, APT 51, WAREHAM, MA 02571, DEED BOOK 3104, PAGE 285.
  - PLAN REFERENCES: PLAN NO. '64-278.
  - CONTOURS BASED UPON N.A.V.D. 88 DATUM.
  - SUBJECT PROPERTY IS NOT LOCATED WITHIN A ZONE II OR WATER RESOURCES DISTRICT.
  - PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE AE(EL. 14) AS SHOWN ON F.I.R.M. #25023C0489L.
  - SUBJECT PROPERTY DO NOT FALL WITHIN THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) AREA OF ESTIMATED HABITATS OF RARE WILDLIFE OR PRIORITY HABITATS OF RARE SPECIES.
  - A TOPOGRAPHIC SURVEY OF A PORTION OF THIS PROPERTY WAS COMPLETED BY THIS FIRM IN MARCH 2022. UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE FROM AVAILABLE PLANS OF RECORD AND FROM A VISIBLE INSPECTION OF THE PROPERTY.
  - SUBJECT PROPERTY CURRENTLY HAS (5) 8-UNIT BUILDINGS FOR A TOTAL OF 40 RESIDENTIAL UNITS. EACH BUILDING IS SERVICED BY MUNICIPAL WATER AND SEWER SERVICES.



**LEGEND**

	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING WATERLINE
	EXISTING OVERHEAD UTILITIES
	EXISTING GASLINE
	EXISTING SEWER LINE
	PROPOSED WATERLINE
	PROPOSED UNDERGROUND UTILITIES
	PROPOSED GASLINE
	PROPOSED SEWER LINE

ZONING DISTRICT: MR-30

"OTHER RESIDENTIAL USE"

MINIMUM LOT AREA = 30,000 S.F. \*2  
MINIMUM FRONTAGE = 250'  
FRONT YARD SETBACK = 30'  
SIDE YARD SETBACK = 20'  
REAR YARD SETBACK = 20'  
MAXIMUM HEIGHT = 35'

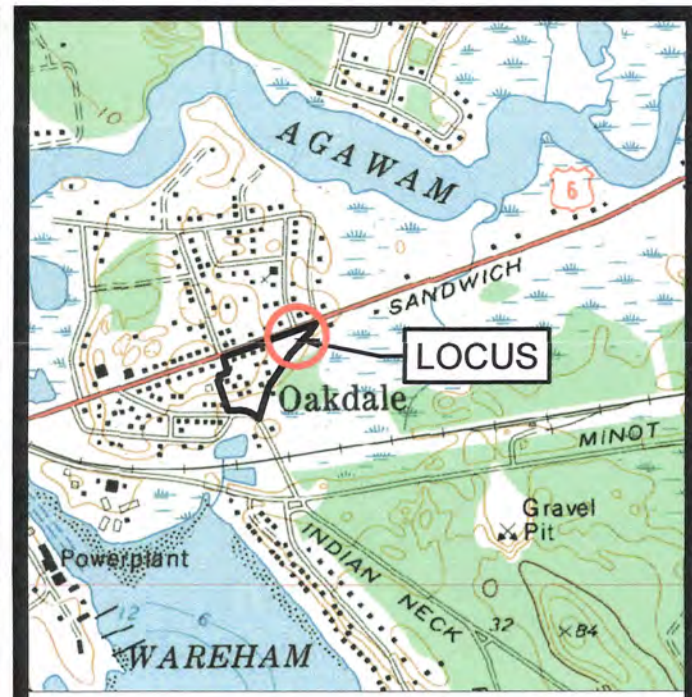
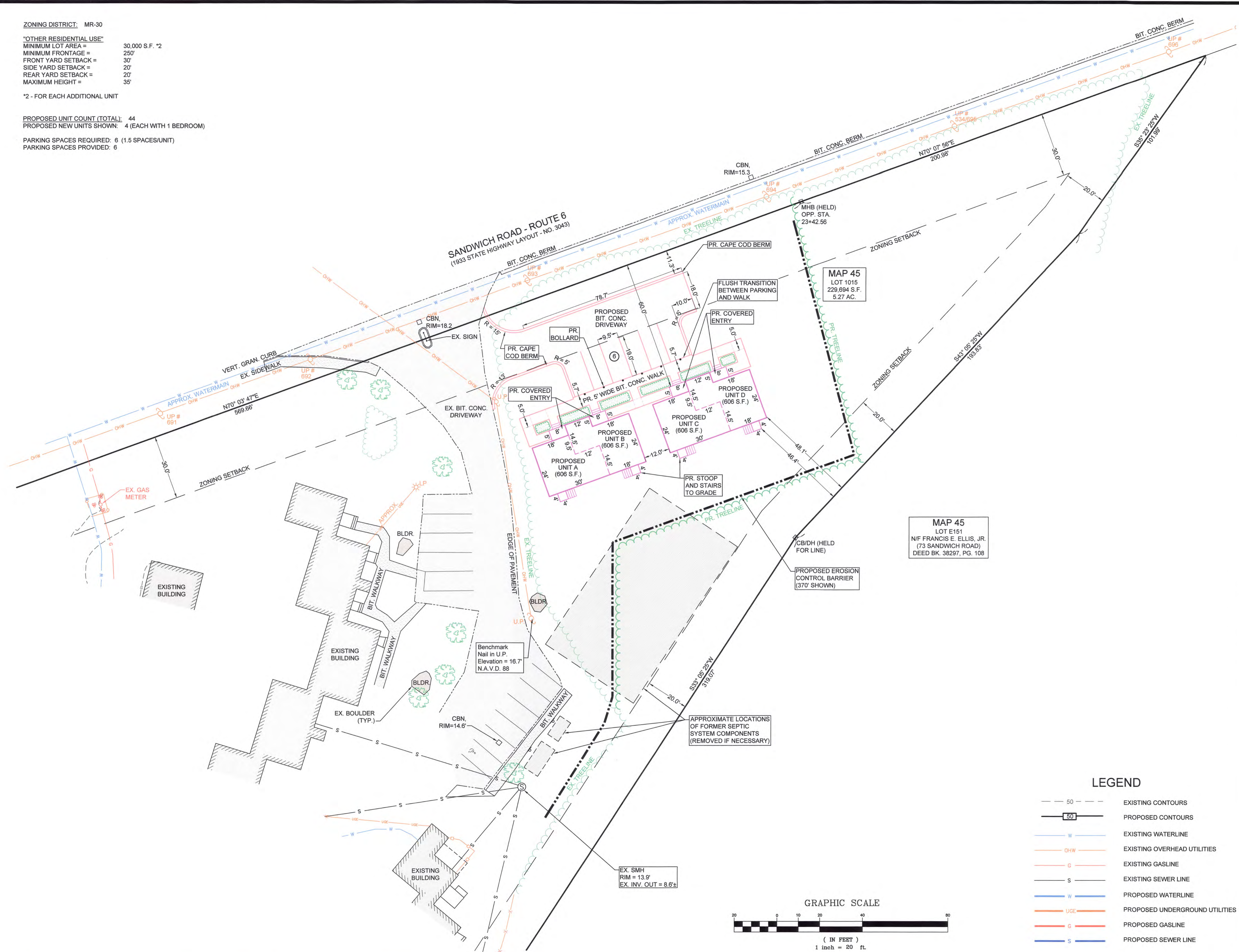
\*2 - FOR EACH ADDITIONAL UNIT

PROPOSED UNIT COUNT (TOTAL): 44

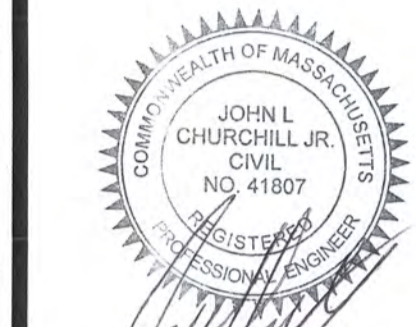
PROPOSED NEW UNITS SHOWN: 4 (EACH WITH 1 BEDROOM)

PARKING SPACES REQUIRED: 6 (1.5 SPACES/UNIT)

PARKING SPACES PROVIDED: 6



LOCUS MAP  
SCALE 1" = 1500'



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



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

**PROPOSED SITE PLAN**  
AT  
**57 SANDWICH ROAD**  
**WAREHAM, MA**  
FOR  
**WAREHAM HOUSING AUTHORITY**

**PROPOSED LAYOUT**

**REVISIONS:**

No.	DATE	DESC.
1	5/5/23	REVISED LAYOUT

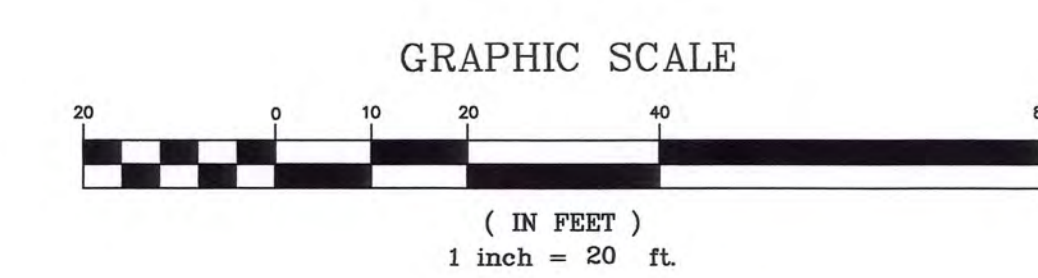
PREPARED FOR:  
**WAREHAM HOUSING AUTHORITY**  
57 SANDWICH ROAD, APT 51  
WAREHAM, MA 02571

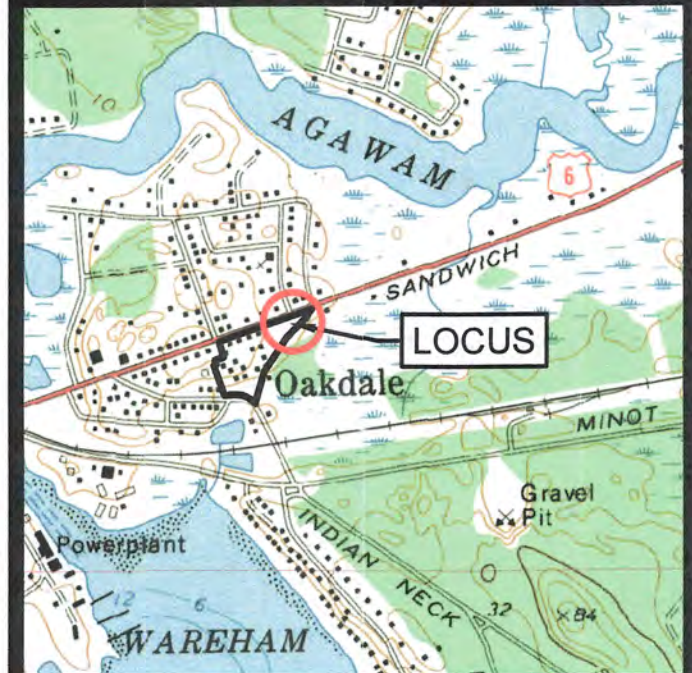
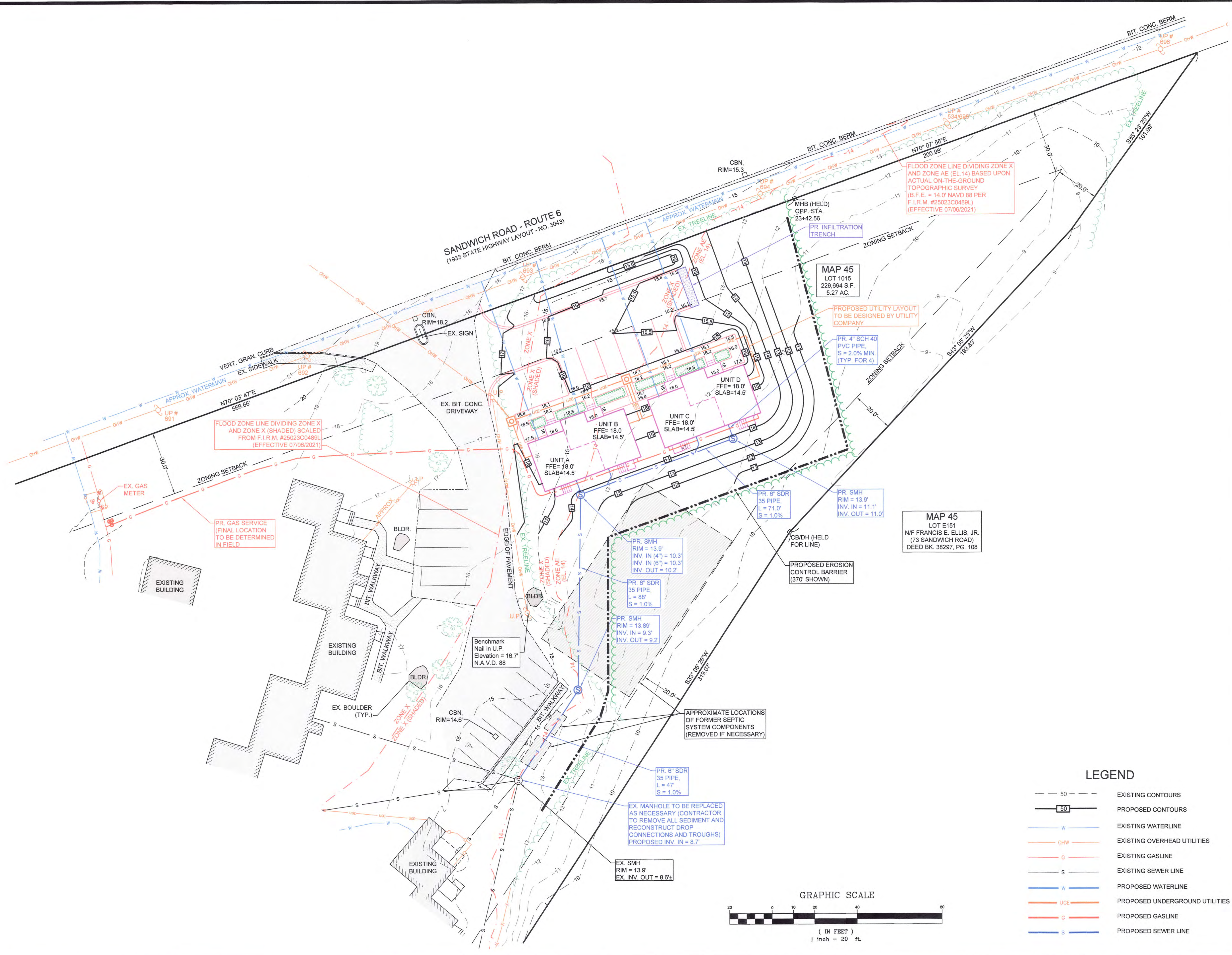
PREPARED BY:  
**JC ENGINEERING, INC.**  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

DATE:	AUGUST 10, 2022
FIELD:	BM/JF
CALC./DESIGN:	BMB
DRAWN:	BMB
CHECK:	JLC
JOB NO.:	2742

**LEGEND**

	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING WATERLINE
	EXISTING OVERHEAD UTILITIES
	EXISTING GASLINE
	EXISTING SEWER LINE
	PROPOSED WATERLINE
	PROPOSED UNDERGROUND UTILITIES
	PROPOSED GASLINE
	PROPOSED SEWER LINE





LOCUS MAP  
SCALE 1" = 1500'

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

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

**PROPOSED SITE PLAN**  
AT  
**57 SANDWICH ROAD**  
**WAREHAM, MA**  
FOR  
**WAREHAM HOUSING AUTHORITY**

**PROPOSED GRADING AND UTILITIES**

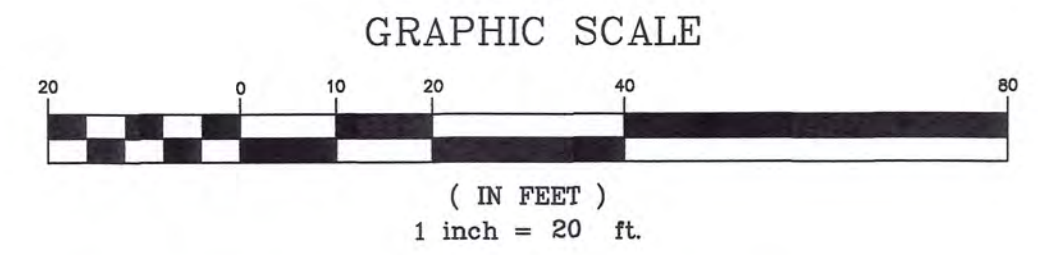
**REVISIONS:**

No.	DATE	DESC.
1	5/5/23	REVISED LAYOUT

PREPARED FOR:  
**WAREHAM HOUSING AUTHORITY**  
57 SANDWICH ROAD, APT 51  
WAREHAM, MA 02571

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**LEGEND**

	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING WATERLINE
	EXISTING OVERHEAD UTILITIES
	EXISTING GASLINE
	EXISTING SEWER LINE
	PROPOSED WATERLINE
	PROPOSED UNDERGROUND UTILITIES
	PROPOSED GASLINE
	PROPOSED SEWER LINE

**CONSTRUCTION PERIOD POLLUTION PREVENTION**

THE CONTRACTOR MUST INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND DETAILS PRIOR TO STARTING ANY OTHER WORK ON THE SITE CONSTRUCTION. EROSION CONTROL MUST BE INSTALLED AT EVERY INLET STRUCTURE AND INLET SWALE AND MAINTAINED FOR THE DURATION OF THE PROJECT. SILT FENCE AND/OR HAYBALES AS SHOWN ON PLANS SHALL BE INSPECTED, REPAIRED AND/OR MAINTAINED BY THE CONTRACTOR WEEKLY AND WITHIN 12 HOURS OF EACH STORM EVENT.

SEDIMENT SHALL BE CONTAINED WITHIN THE CONSTRUCTION SITE AND SHALL BE REMOVED WHEN THEY REACH A DEPTH OF 6 INCHES.

STABILIZE SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, OR ROCK RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.

CLEAN OUT CATCH BASINS, DRAIN MANHOLES AND STORM DRAIN PIPES AFTER COMPLETION OF CONSTRUCTION.

NO STORMWATER SHALL BE ALLOWED TO ENTER THE STRUCTURES UNTIL ALL CATCHBASINS, DRAIN MANHOLES AND STORMDRAIN PIPES HAVE BEEN CLEANED, THE BINDER COURSE IS INSTALLED AND ALL DISTURBED AREAS ARE STABILIZED.

IF THE BINDER COURSE IS IN PLACE FOR MORE THAN 3 MONTHS WITHOUT A WEARING COURSE, THE CONTRACTOR SHALL SET THE RIM ELEVATION OF THE DRAINAGE STRUCTURES LEVEL WITH THE BINDER COURSE. THE RIM ELEVATIONS SHALL BE RESET JUST PRIOR TO PLACING THE WEARING COURSE.

THE CONTRACTOR IS RESPONSIBLE FOR ALL STORMWATER BEST MANAGEMENT PRACTICES BEING IN PLACE TO CONTAIN STORMWATER IN THE EVENT THAT DRAINAGE STRUCTURES ARE NOT AT PAVEMENT GRADE DURING A STORM EVENT, AND ALL CLEANUP IN THE EVENT THAT SUCH MEASURES FAIL DURING SAID STORM EVENT.

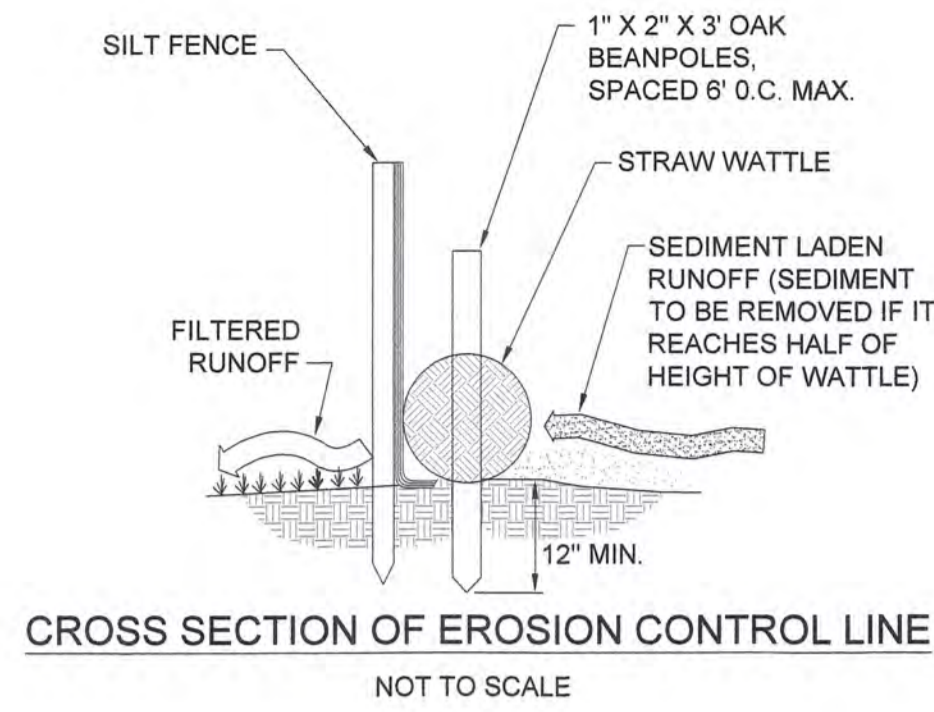
TEMPORARY SURFACES SHOULD BE STABILIZED WITH AS SOON AS ACTIVE GRADING IS SUSPENDED. TEMPORARY MEASURES INCLUDE SEEDING WITH GRASS, JUTE NETTING, OR STRAW MULCH. PERMANENT STABILIZATION SHOULD BE ESTABLISHED EARLY IN THE FALL TO ALLOW GOOD COVER BEFORE COLD WEATHER COMES.

A RIP-RAP CONSTRUCTION ENTRANCE NO LESS THAN 20' IN DEPTH SHALL BE INSTALLED AT THE ENTRANCE OF THE NEW DRIVEWAY TO PREVENT SEDIMENTS FROM BEING TRACKED OFFSITE.

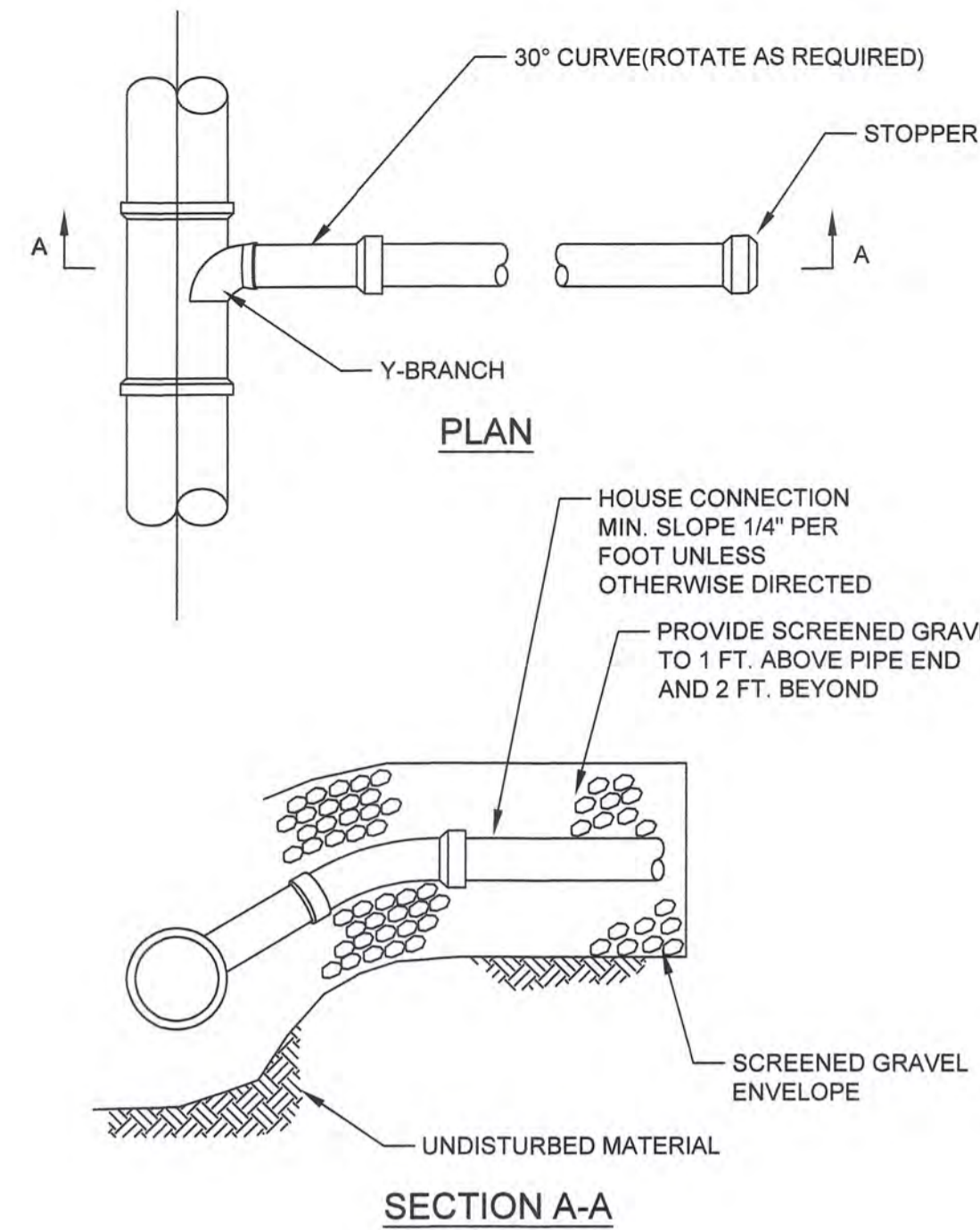
UPON ESTABLISHMENT OF PERMANENT VEGETATION OVER DISTURBED AREAS, REMOVE AND DISPOSE OF EROSION CONTROL BARRIER, STAKES, AND SILT FENCE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND SUPPLEMENT THE SPECIFIED SEDIMENTATION CONTROLS. AS NECESSARY TO PREVENT SEDIMENTATION OF OFF-SITE AREAS AND/OR ANY REGULATED RESOURCE AREAS. FAILURE BY THE CONTRACTOR TO CONTROL EROSION, POLLUTION AND/OR SILTATION SHALL BE CAUSE FOR THE OWNER TO EMPLOY OUTSIDE ASSISTANCE OR TO USE HIS OWN FORCES TO PROVIDE THE NECESSARY CORRECTIVE MEASURES, THE COST OF SUCH ASSISTANCE PLUS PROJECT ENGINEERING COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.

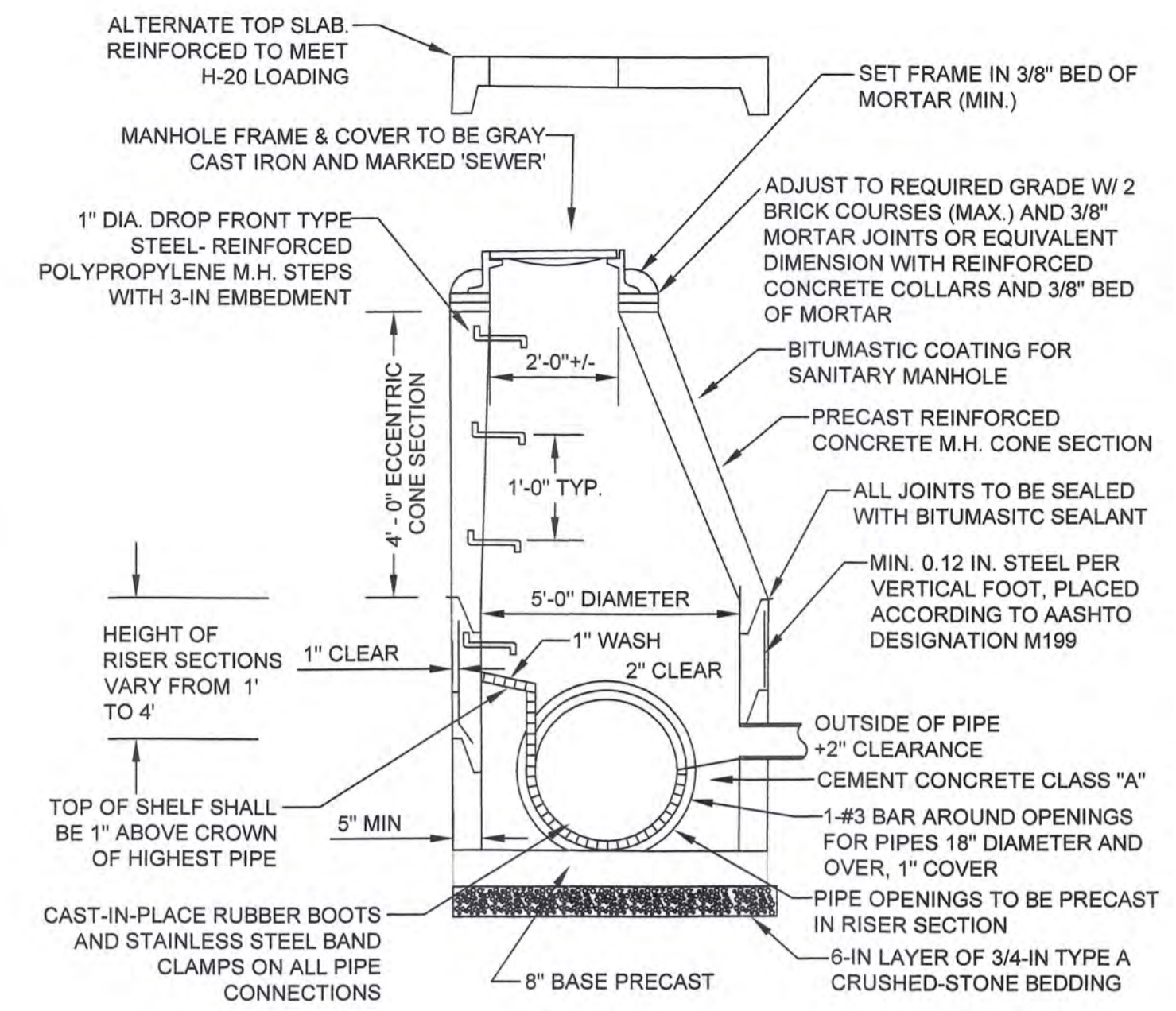
HAYBALES SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:  
TOE OF SLOPE OF EMBANKMENT CONSTRUCTION, TOE OF TEMPORARY EARTHWORK STOCKPILES.



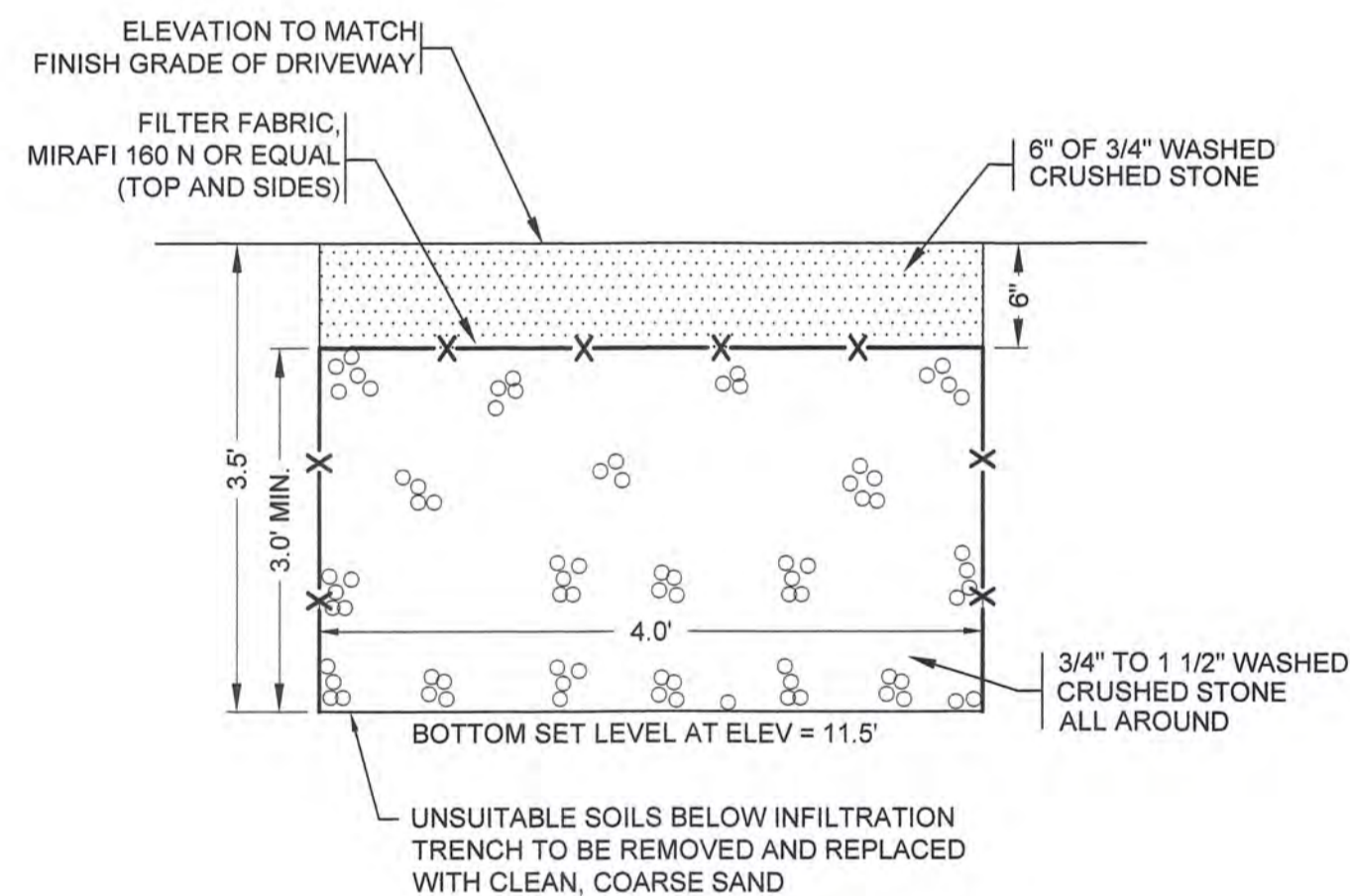
**CROSS SECTION OF EROSION CONTROL LINE**  
NOT TO SCALE



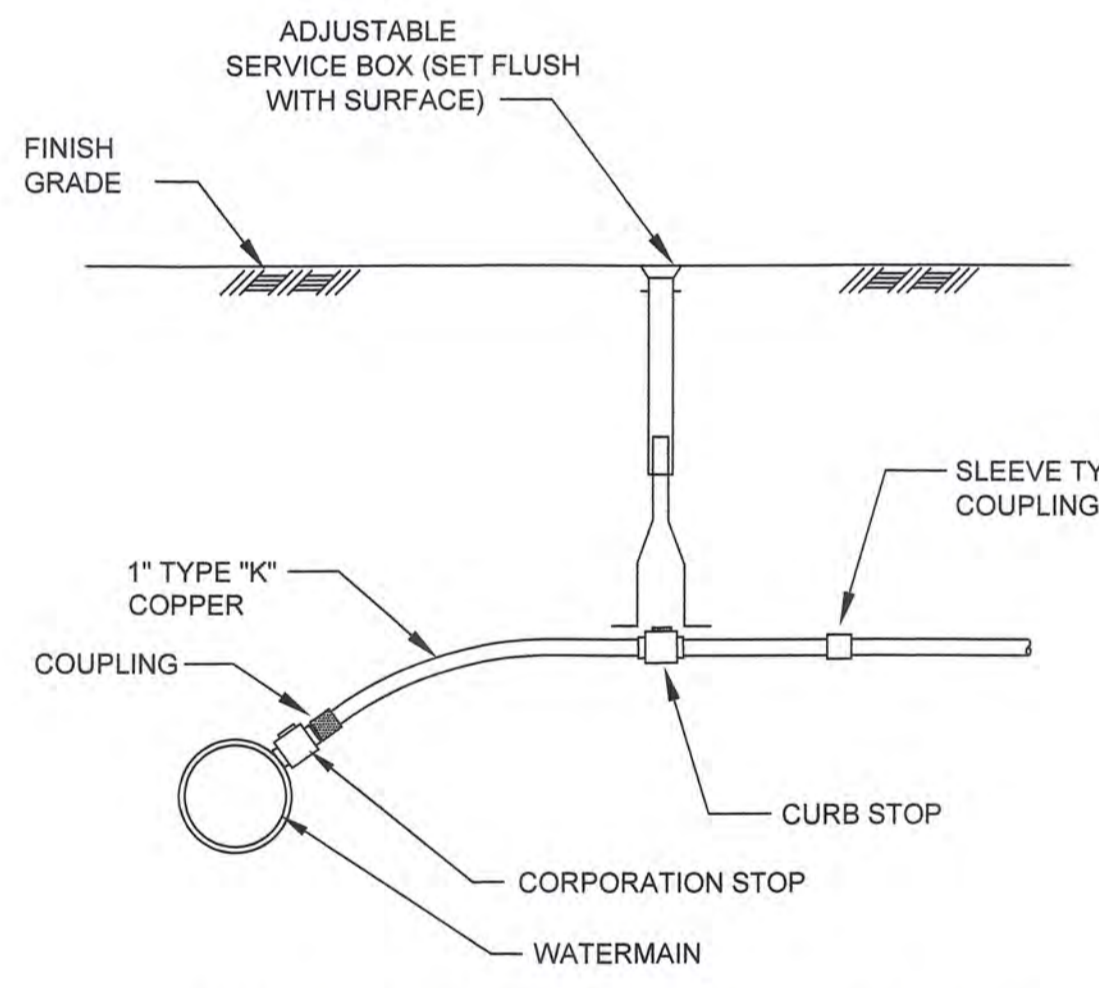
**SEWER SERVICE CONNECTION**  
NOT TO SCALE



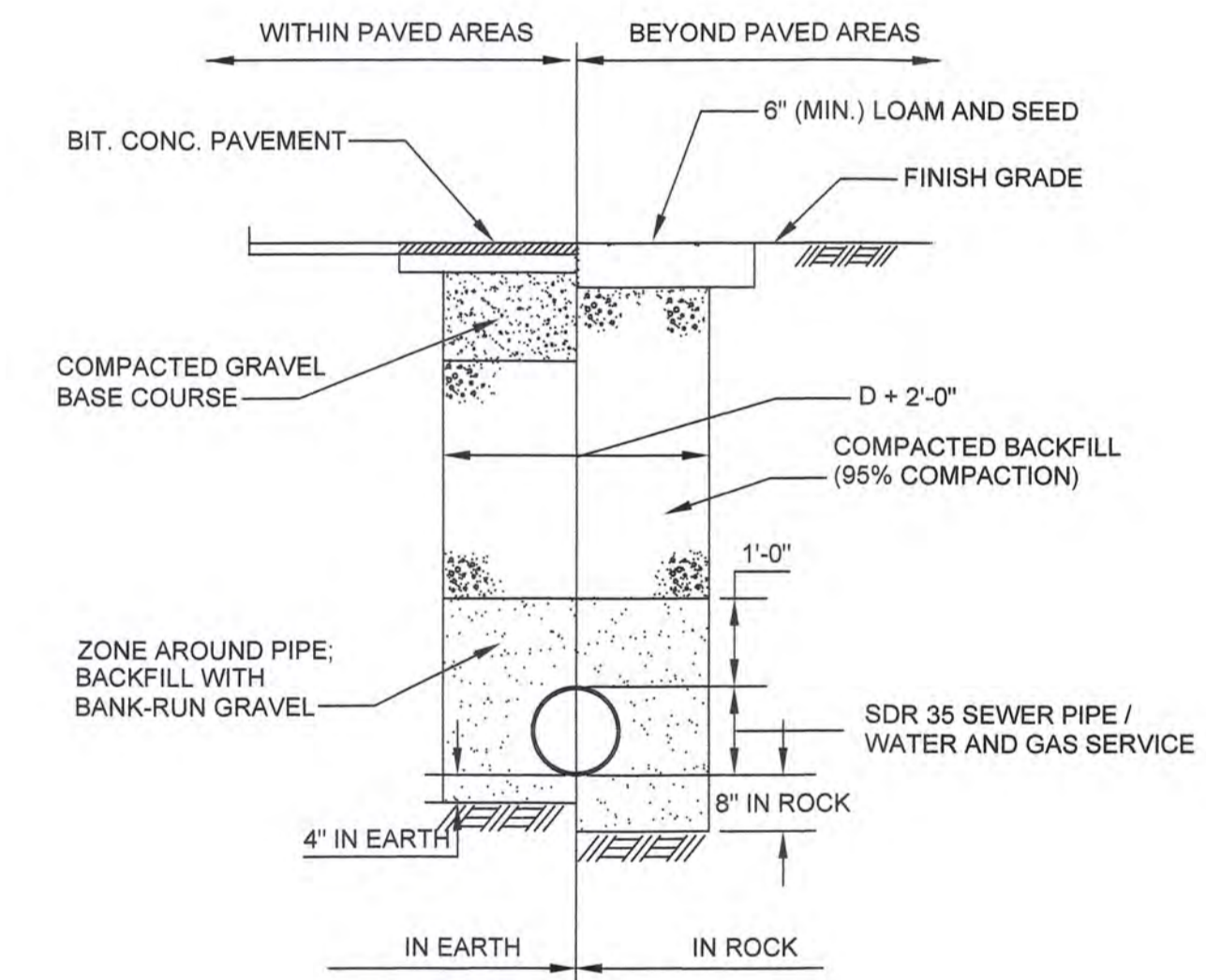
**PRECAST CONCRETE MANHOLE (H-20)**  
NOT TO SCALE



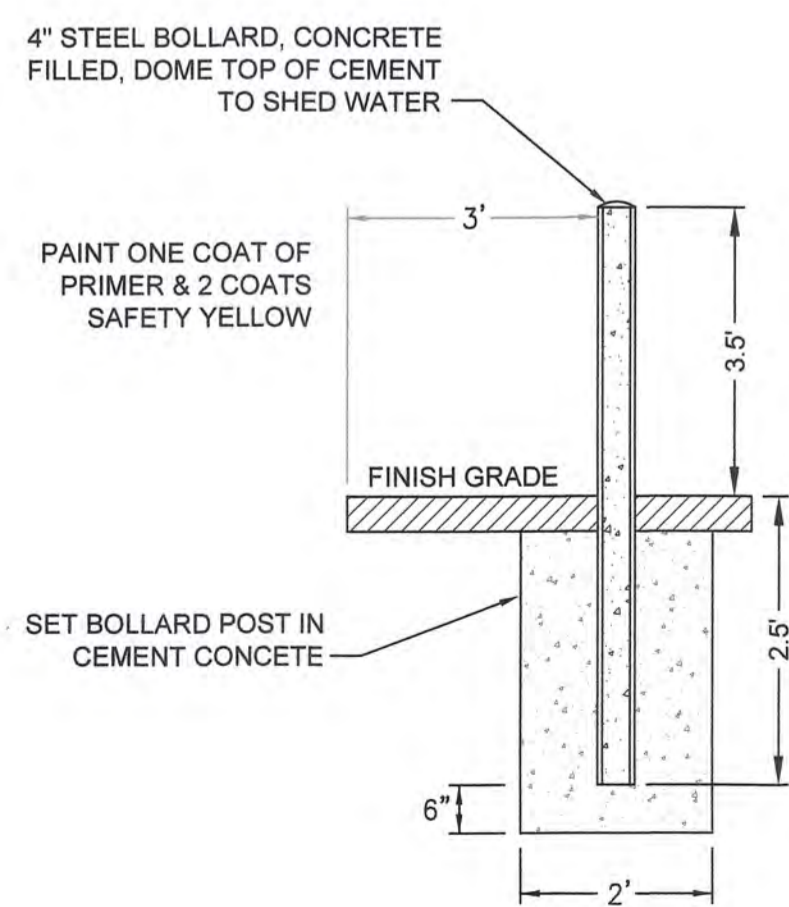
**INFILTRATION TRENCH**  
NOT TO SCALE



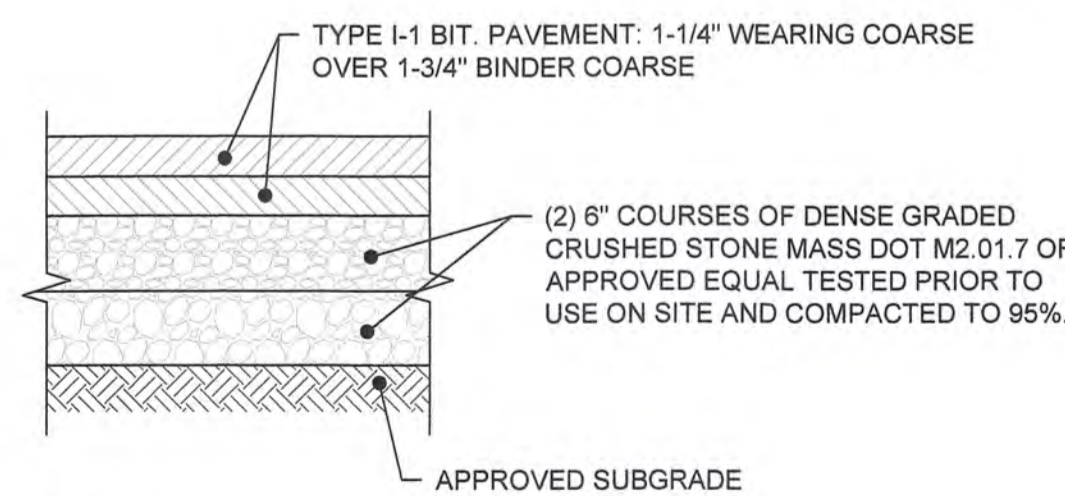
**WATER SERVICE CONNECTION**  
NOT TO SCALE



**TRENCH DETAIL**  
NOT TO SCALE

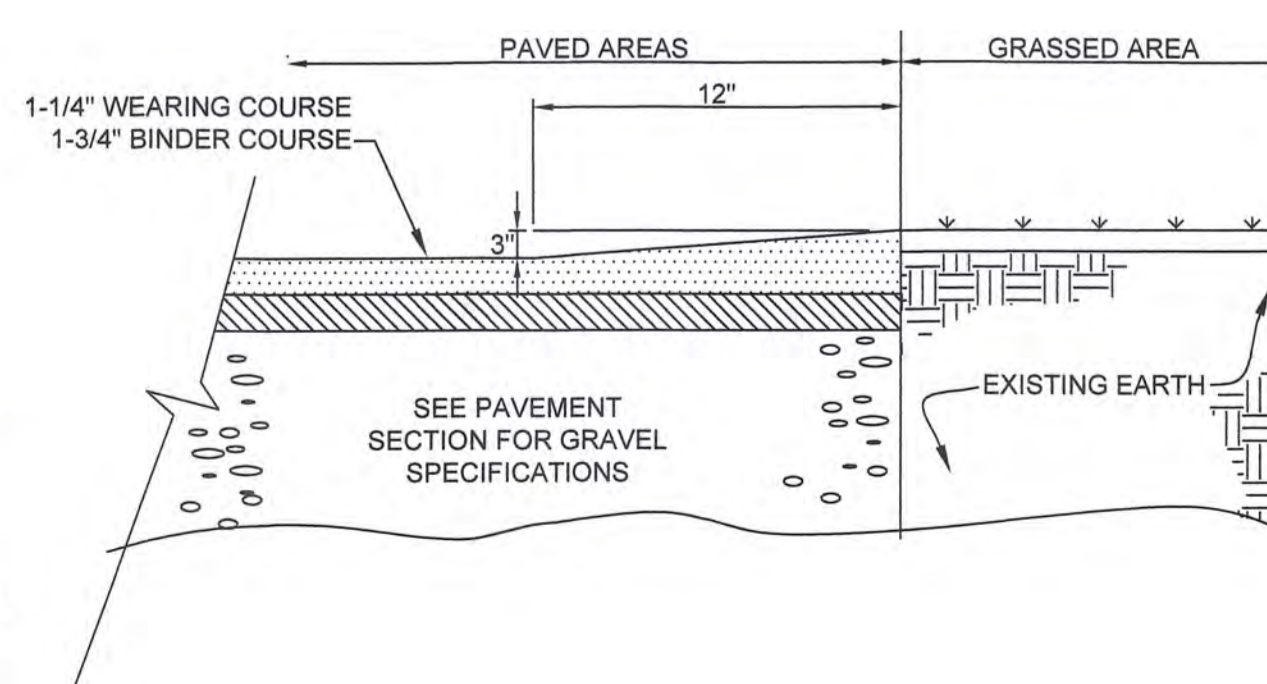


**BOLLARD DETAIL**  
NOT TO SCALE

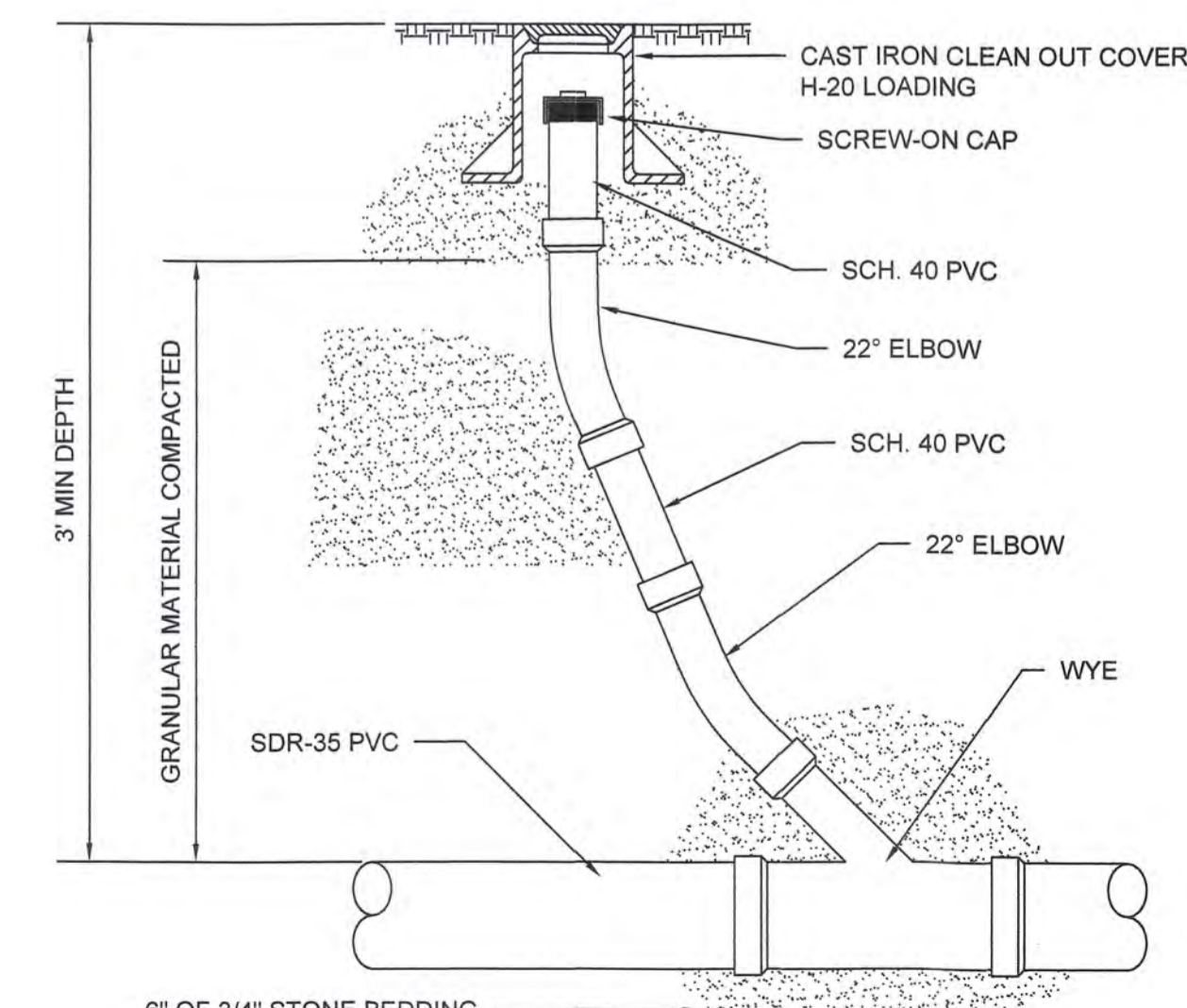


- PAVEMENT NOTES:**
1. SUBGRADE MATERIAL SHALL CONSISTS OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND/OR COARSE SAND, FREE FROM LOAM AND CLAY TO A DEPTH NOT LESS THAN 4-FT BELOW FINISHED GRADE ELEVATION. ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REMOVED PRIOR TO SUBGRADE INSTALLATION.
  2. SUBGRADE SHALL BE PLACED IN MAXIMUM 8" LIFTS (COMPACTED TO 95%)
  3. REFER TO SITE PLAN FOR EXTENTS OF BITUMINOUS PAVEMENT.
  4. THE INSTALLED BINDER COURSE SHALL BE SWEEPED CLEAN PRIOR TO THE INSTALLATION OF THE WEARING COURSE BY A MECHANICAL SWEEPER. TACK COAT SHALL BE APPLIED PER THE SPECIFICATIONS.

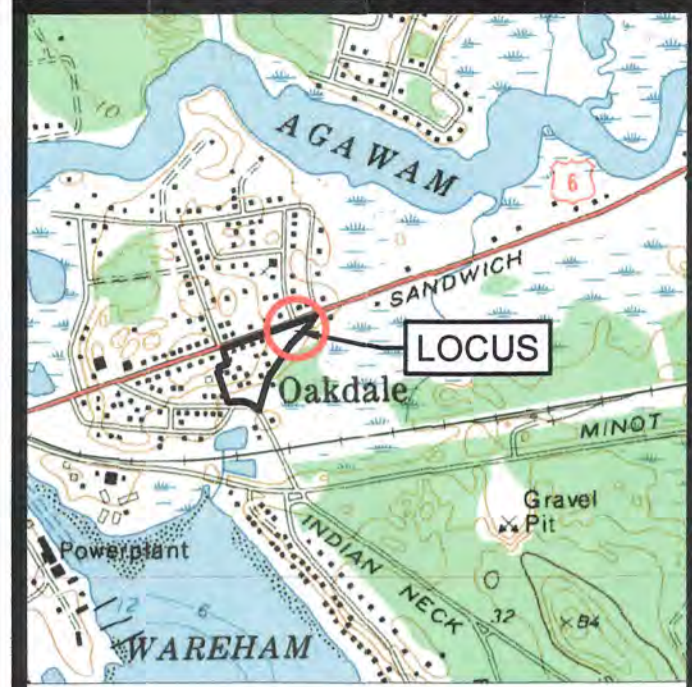
**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE



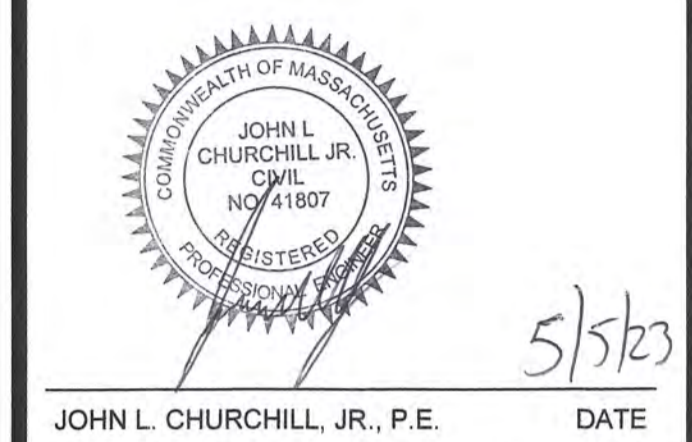
**CAPE COD BERM**  
NOT TO SCALE



**SEWER CLEANOUT**  
NOT TO SCALE



**LOCUS MAP**  
SCALE 1" = 1500'



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

**PROPOSED SITE PLAN**  
AT  
**57 SANDWICH ROAD**  
**WAREHAM, MA**  
FOR  
**WAREHAM HOUSING AUTHORITY**

**DETAIL SHEET**

**REVISIONS:**

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