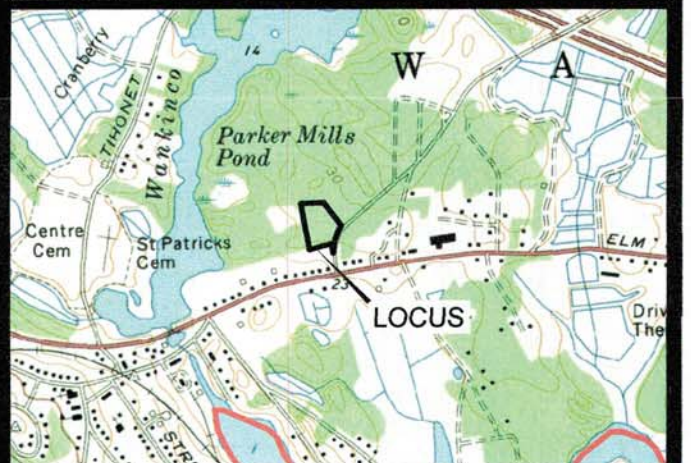


OFFSTREET PARKING SCHEDULE

PROPOSED USE	NUMBER OF PARKING SPACES
INDUSTRIAL	27 (1 SPACE PER 1.5 EMPLOYEES ON LARGEST SHIFT)
NON-MANUFACTURING	*EXISTING & PROPOSED = 40 EMPLOYEES
	16 (1 SPACE PER VEHICLE STORED ON PREMISE)
	*EXISTING & PROPOSED = 16 VEHICLES
REQUIRED HANDICAP	2
PROVIDED HANDICAP	2
REQUIRED TOTAL	43
PROVIDED TOTAL	50



LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL JR., P.L.S. DATE 12/20/22



JOHN L. CHURCHILL JR., P.E. DATE 12/20/22

PROPOSED SITE PLAN
AT
8 & 10 CHARGE POND ROAD
IN
WAREHAM MASSACHUSETTS
(PLYMOUTH COUNTY)
LAYOUT & LANDSCAPING

REVISIONS:

No.	DATE	DESC.
1	2-9-22	BUILDING LAYOUT
2	5-10-22	REVIEW COMMENTS
3	5-23-22	BOARD COMMENTS
4	12-20-22	ADDED GRAVEL AREAS

PREPARED FOR:
DAVID SERGI
21 PATTERSON BROOK ROAD
SUITE G
W. WAREHAM, MA 02576

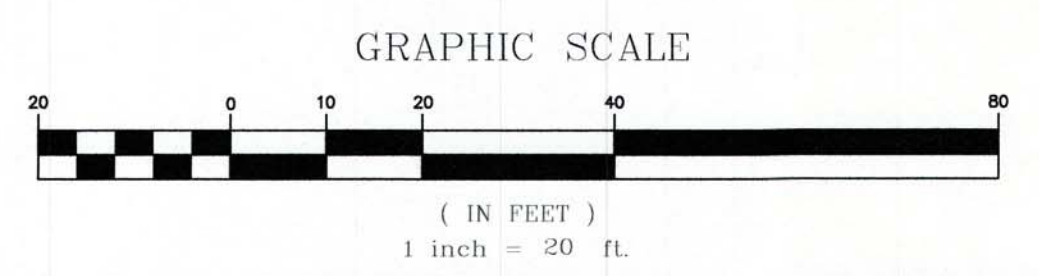
PREPARED BY:
JC ENGINEERING, INC
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

ZONING SCHEDULE
ZONING DISTRICT: CG

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	140,003 S.F.
MIN. FRONTAGE	150'	299.91'
FRONT SETBACK	20' MIN/ 80' MAX	60.0'
MIN. SIDE SETBACK	15'	80.3'
MIN. REAR SETBACK	15'	128.9'
MAX. BUILDING HEIGHT	42' / 3 FLOORS	24'
MAX. BUILDING COVERAGE	40%	4.3%
MAX. LOT COVERAGE	60%	46.2%
MIN. DISTANCE FROM RES.	30'	30.3'
MAX. BUILDING FOOTPRINT	30,000 S.F.	6,100 S.F.

ZONING SCHEDULE
ZONING DISTRICT: R-60

ITEM	REQUIRED
MIN. LOT AREA	60,000 S.F.
MIN. FRONTAGE	180'
MIN. FRONT SETBACK	60'
MIN. SIDE SETBACK	20'
MIN. REAR SETBACK	20'
MAX. BLDG HEIGHT	35'
MAX. BLDG COVERAGE	N/A
MAX. IMPERVIOUS SURFACE	N/A



DATE: DECEMBER 27, 2021
FIELD: CB/RB
CALC./DESIGN: SJI
DRAWN: SJI
CHECK: JLC
JOB NO: 5942
SHEET 1 OF 1