



PROPOSED BUILDING/UNIT TABULATION								
BUILDING TYPE	STORIES	NUMBER OF BUILDINGS	NUMBER OF UNITS	NUMBER OF AFFORDABLE UNITS	BEDROOMS	HEIGHT	FLOOR AREA*	GROUND COVERAGE*
ATTACHED AND DETACHED CONDOMINIUM UNITS	2	5	8	7	3 - 1 BEDROOM 2 - 2 BEDROOM 3 - 3 BEDROOM TOTAL ON SITE=16	± 20 FT.	±1,232 SF 1 BEDROOM ±2,366 SF 2+3 BEDROOM ±2,212 SF EXISTING DWELLING ±1,511 SF CONVERTED BARN ±7,321 SF TOTAL SITE	±1,232 SF 1 BEDROOM ±1,183 SF 2+3 BEDROOM ±2,212 SF EXISTING DWELLING ±1,238 SF CONVERTED BARN ±5,865 SF TOTAL SITE

*DOES NOT INCLUDE DECKS OR BASEMENTS OR ATTICS

PROPOSED SITE/AREA SUMMARY			
TOTAL SITE AREA = 0.75 ACRES			
16.0% OF SITE OCCUPIED BY BUILDINGS* AREA = 0.12 ACRES			
22.7% OF SITE OCCUPIED BY PAVED ROADWAY/DRIVEWAYS/SIDEWALK AREA = 0.17 ACRES			
61.3% OF SITE OCCUPIED BY WOODED/GRASSED GRAVEL AREAS AREA = 0.46 ACRES			

*DOES NOT INCLUDE DECKS

PARKING REQUIREMENTS			
DWELLING:	AREA	REQUIRED	PROVIDED
2 SPACES/UNIT	8 UNIT	16.0 SPACES	19 SPACES
TOTAL:		16.0 SPACES	19 SPACES*

*INCLUDES (1) HANDICAPPED ACCESSIBLE PARKING SPACE

SITE INFORMATION	
TOTAL AREA OF DEVELOPMENT = 0.75± ACRES	TOTAL AREA OF WETLAND = N/A
TOTAL NUMBER OF UNITS = 8	NUMBER OF PARKING SPACES = 19

ZONING REQUIREMENTS		
TOWN OF WAREHAM ZONING BYLAWS; REVISED OCTOBER 9, 2019		
MULTIPLE RESIDENCE 30 (MR-30)		
MINIMUM LOT SIZE	REQUIRED	PROPOSED
MINIMUM LOT FRONTAGE	30,000 SF	32,771 SF
MINIMUM YARDS:	150 FEET	179 FEET
FRONT YARD	20 FEET	14.7 FEET
SIDE YARD	10 FEET	12.9 FEET
REAR YARD	10 FEET	10.0 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET
MAXIMUM % OF LOT COVERED BY BUILDINGS	25%	20%
MAXIMUM % OF LOT COVERED BY IMPERVIOUS AREA	NR	NR
ACCESSORY BUILDINGS:		
FRONT YARD	*	*
SIDE YARD	10 FEET	N/A
REAR YARD	15 FEET	N/A
HEIGHT	20 FEET	N/A

* FRONT SETBACKS OF ACCESSORY BUILDINGS SHALL BE EQUAL TO OR GREATER THAN THE EXISTING PRINCIPAL BUILDING'S FRONT SETBACK.

A. Site Information			
Robert F. Kearnes	Owner Name	MA	02571
801 Main Street	Street Address or Lot #	State	Zip Code
Wareham			
David D. Coughanowr, ASE #461	Contact Person (if different from Owner)	508 364-0894	Telephone Number

B. Test Results			
11/18/2021	11:30 AM	11/18/2021	11:50 AM
Date	Time	Date	Time
2		4	
Observation Hole #			
Depth of Perc	62 in	54 in	
Start Pre-Soak	0-00	0-00	
End Pre-Soak	5-31	8-20	
Time at 12"	n/a	n/a	
Time at 9"	n/a	n/a	
Time at 6"	n/a	n/a	
Time (9"-6")	n/a	n/a	
Rate (Min./Inch)	less than 2 mpi in C soils	less than 2 mpi in C soils	
Test Passed:	<input checked="" type="checkbox"/>	Test Passed:	<input checked="" type="checkbox"/>
Test Failed:	<input type="checkbox"/>	Test Failed:	<input type="checkbox"/>
David D. Coughanowr	Test Performed By:	Patrick MacDonald	Witnessed By:

- GENERAL NOTES:**
- OWNER OF RECORD: VILLAGES 810 MAIN STREET, LLC
15 FERNWOOD ROAD
N. FALMOUTH, MASSACHUSETTS 02556
BOOK 56106 PAGE 264
 - THE SUBJECT PROPERTY IS IDENTIFIED AS LOT 1011-A, ON THE TOWN OF WAREHAM ASSESSOR MAP 88. TOTAL LAND AREA IS 0.75± ACRES.
 - BASED UPON A REVIEW OF THE TOWN OF WAREHAM ZONING MAP AND PROPERTY CARDS, THE SUBJECT PROPERTY LIES WITHIN THE MULTIPLE RESIDENCE 30 (MR-30) DISTRICT AND DOES NOT LIE WITHIN ANY OVERLAY DISTRICTS.
 - THE PROPERTY LINES SHOWN HEREON, ARE BASED UPON PLAN ENTITLED "APPROVAL NOT REQUIRED PLAN OF LAND AT 801 MAIN STREET, WAREHAM, MA" PREPARED BY JC ENGINEERING, INC. DATED AUGUST 21, 2018, RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 63, PAGE 63, DEEDS OF RECORD AND A FIELD SURVEY BY ATLANTIC DESIGN ENGINEERS IN JANUARY AND FEBRUARY OF 2022 AND ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83).
 - EXISTING CONDITIONS DEPICTED HEREON ARE BASED FIELD SURVEYS BY ATLANTIC DESIGN ENGINEERS IN JANUARY AND FEBRUARY OF 2022. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - THE PROPERTY LIES WITHIN A FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 25023C0469K, DATED JULY 6, 2021.
 - THE PROPERTY IS NOT LOCATED WITHIN A ZONE II OR AN INTERIM WELLHEAD PROTECTION AREA BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM AND TOWN ZONING MAP.
 - THE PROPERTY DOES NOT LIE WITHIN AN ESTIMATED HABITAT OF RARE WILDLIFE AND/OR A PRIORITY HABITAT OF RARE SPECIES BASED UPON A REVIEW OF THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM MAPS OBSERVED ON THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
 - THE PROPERTY DOES NOT LIE WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC) BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
 - ALL UNITS TO BE SERVED BY TOWN WATER AND A COMMON ON-SITE SEPTIC SYSTEM.

Deep Observation Hole Number: 2											
Depth (in.)	Soil Horizon/ Layer	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features (mottles)			Soil Texture (USDA)	Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
			Depth	Color	Percent		Gravel	Cobbles & Stones			
0-12	Ap	10 YR 3/2				Loam					Friable
12-32	Bw	10 YR 4/6				Loamy Sand					Friable
32-84	C1	10 YR 5/4				Med-Cse Sand					Loose
84-120	C2	10 YR 6/3				Medium Sand					Loose

Deep Observation Hole Number: 4											
Depth (in.)	Soil Horizon/ Layer	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features (mottles)			Soil Texture (USDA)	Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
			Depth	Color	Percent		Gravel	Cobbles & Stones			
0-10	Ap	10 YR 2/2				Loam					Friable
10-30	Bw	10 YR 4/6				Loamy Sand					Friable
30-80	C1	10 YR 6/4				Medium Sand					Loose
80-120	C2	10 YR 6/3				Medium Sand					Loose