

PROPOSED GROSS FLOOR AREA OF ADDITIONS:
 PROPOSED G.F.A. - PHASE 1 = 7,000 Sq. Ft. 1st Floor + 3,000 Sq. Ft. 2nd Floor; G.F.A. = 10,000 Sq. Ft.
 PROPOSED G.F.A. - PHASE 2 = 20,000 Sq. Ft. 1st Floor + 20,000 Sq. Ft. 2nd Floor; G.F.A. = 40,000 Sq. Ft.

PARKING CALCULATION TABLE		PROPOSED - PHASE 1	
EXISTING	REQUIRED/ALLOWED	PHASE 1 = 10,000 Sq. Ft.	PHASE 2 = 40,000 Sq. Ft.
BUILDING GROSS FLOOR AREA (G.F.A.)	N/A - PRE-EXISTING	PHASE 1 = 178 > 150	TOTAL = 279 > 250
TOTAL PARKING SPACES	WAREHAM REG. 921: 1/200 Sq. Ft. ACTUAL USE = 1/400 Sq. Ft. PHASE 1: 60,000 Sq. Ft./400 = 150 PHASE 2: 40,000 Sq. Ft./400 = 100 TOTAL: 100,000 Sq. Ft./400 = 250	EXISTING LOT = 6	PROPOSED LOTS = 2
HANDICAP SPACES	REQUIRED NUMBER FOR 151-200 SPACES = 6 201-300 SPACES = 7	REQUIRED = 1 PER 6 H.P. SPACES 8 H.P. SPACES = 2 REQUIRED	PROVIDED = 4 > 2
HANDICAP VAN SPACES	1	TOTAL REQUIRED SPACES = 250 20% OF 250 = 50 SPACES	8x15' SPACES = 21 9x18' SPACES = 17 TOTAL = 38 < 50
COMPACT SPACES	0		

SHEET NO.	SHEET DESCRIPTION
1	EXISTING CONDITIONS PLAN
2	PROPOSED CONDITIONS PLAN
3	NORTH PARKING, GRADING & UTILITY SCHEMATIC
4	EAST PARKING, GRADING & UTILITY SCHEMATIC
5	SOUTH PARKING, GRADING & UTILITY SCHEMATIC
6	CONSTRUCTION DETAILS
7	CONSTRUCTION DETAILS
8	LANDSCAPE ARCHITECT PLAN
9	ARCHITECTURAL PLAN

OWNER OF RECORD: SMITHERS WAREHAM REAL ESTATE, LLC
 SEE DEED BOOK 211807, PAGE 71
 APPROXIMATE PRE CONSTRUCTION DEVELOPMENT AREA = 4 Acres
 APPROXIMATE POST CONSTRUCTION DEVELOPMENT AREA = 6.7 Acres

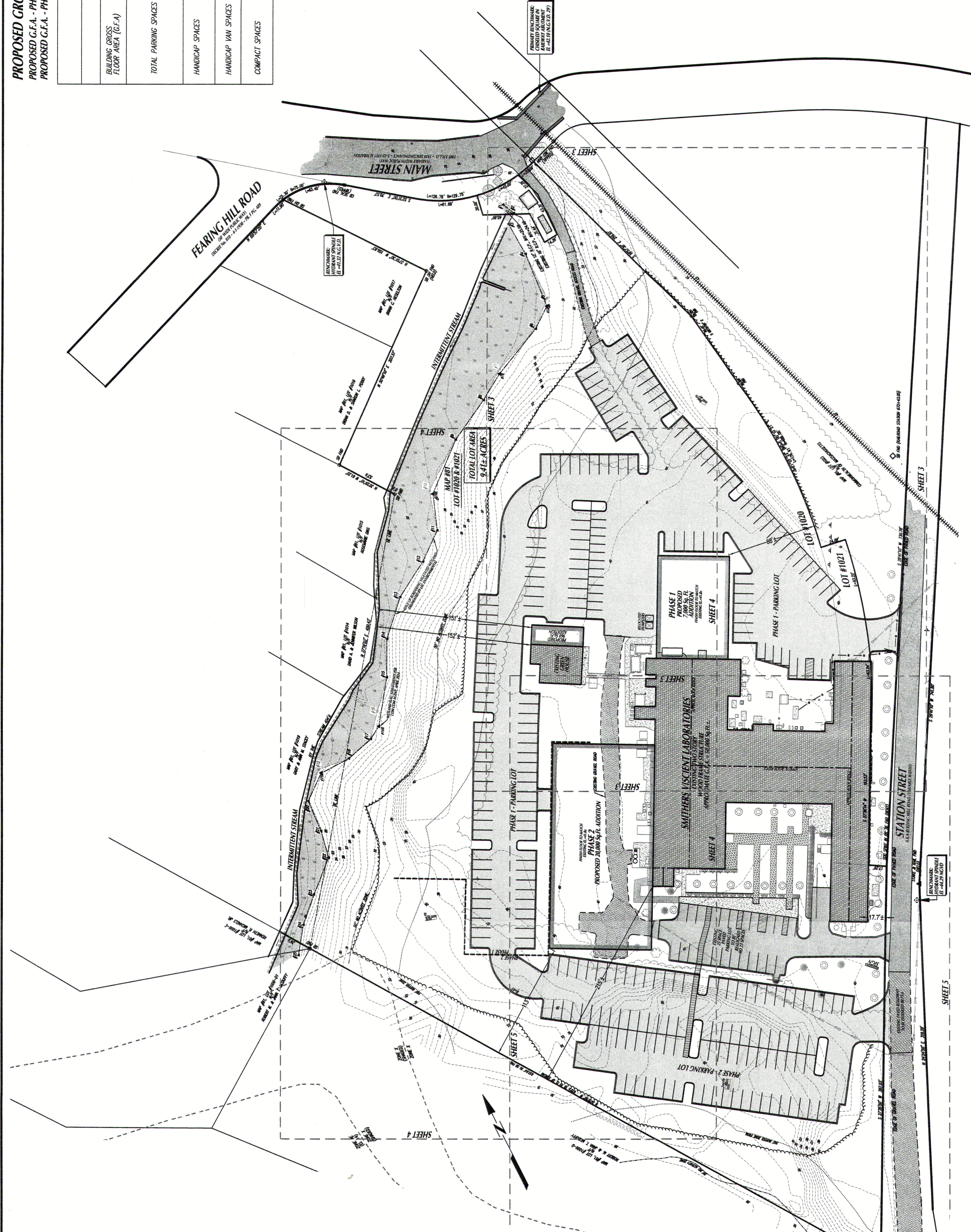
Rev.	DATE	BY	DESCRIPTION
2	5-13-14	D.M.D.	PER FEER REVIEW
1	5-06-14	D.M.D.	PER FEER REVIEW

SITE DEVELOPMENT PLAN
 SITUATED AT
 790 MAIN STREET a.k.a. 13 STATION STREET
 WAREHAM, MA
 PREPARED FOR
SMITHERS VISCIENT, LLC
COVER SHEET

SCALE: 1"=50'
 DATE: MARCH 6, 2014

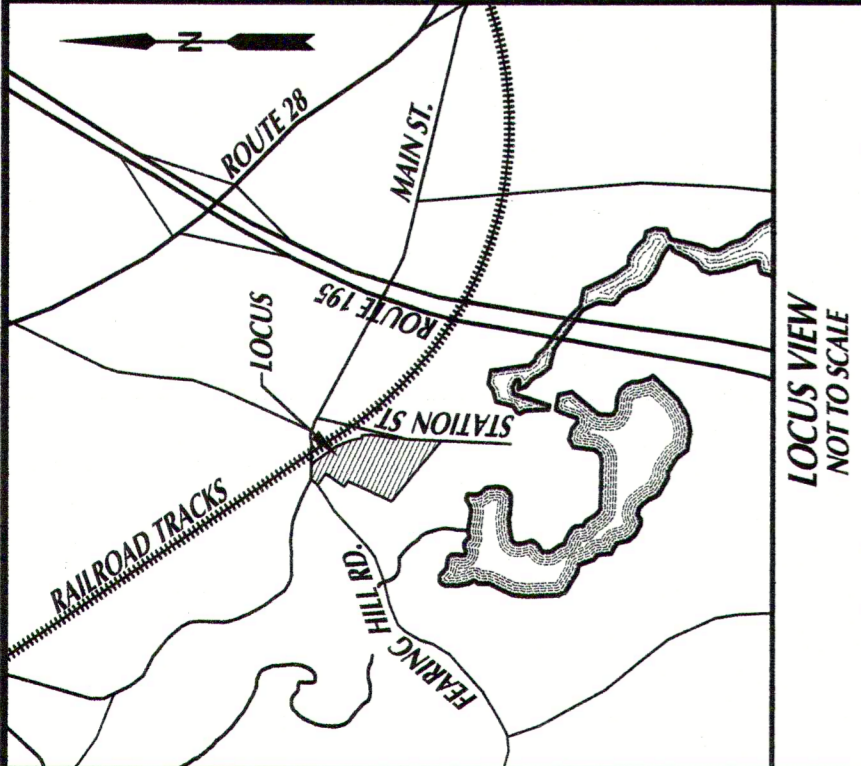
N. Douglas Schneider & Associates, Inc.
 PROFESSIONAL CIVIL ENGINEER
 LICENSE NO. 368-940
 1 COUNTRY P.O. BOX 484 MATTAPOISETT, MA 02040
 1-508-758-7865

Drawn By: D.M.D. Check By: N.D.S. Job No. 1978



ZONING INFORMATION:
 CURRENT ZONING DISTRICT: MR-30
 CURRENT USE: LABORATORY OFFICE
 MINIMUM LOT AREA (NON-RESIDENTIAL USE) = 30,000 Sq. Ft. PROVIDED = 408,823 Sq. Ft. (or 9.41 Acres)
 MINIMUM FRONTAGE (NON-RESIDENTIAL USE) = 150 FT. PROVIDED = 387' (ALONG STATION STREET)
 MINIMUM FRONT SETBACK (NON-RESIDENTIAL USE) = 30 FT. PROVIDED = 177' (EXISTING) - NO PROPOSED CHANGE
 MINIMUM SIDE/REAR SETBACK (NON-RESIDENTIAL USE) = 10 FT. PROVIDED = > 0' (EXISTING); NO PROPOSED CHANGE
 10 FT. LANDSCAPE BUFFER FROM PARKING FIELD PROVIDED
 20 FT. LANDSCAPE BUFFER FROM PARKING FIELD PROVIDED ABUTTING TRANSPORTATION USE
 MAXIMUM BUILDING HEIGHT = 35 FT. PROPOSED = < 35 FT.
 MAXIMUM BUILDING COVERAGE (NON-RESIDENTIAL USE), ARTICLE 6 - SECTION 21 IS SLEWY; PROPOSED = 83,123 Sq. Ft. (20.3%)
 MAXIMUM LOT COVERAGE IMPERVIOUS (NON-RESIDENTIAL USE); = NO REGULATION; PROPOSED = 23,218 Sq. Ft. (56.6%)

GENERAL NOTES:
 1. BEING SHOWN AS LOTS #1020 AND #1021 ON ASSESSORS MAP #R1
 2. OFFSITE FLOOD ZONE LINES ARE AS SHOWN ON FIRM COMMUNITY PANEL NO. 2502302465J AND 2502302485J
 3. THE SUBJECT LOT DOES NOT FALL WITHIN A MAPPED HABITAT AREA PER 2008 NHESP EDITION
 4. ALL ELEVATIONS SHOWN ARE BASED FROM A PRIMARY NVD 1929 BENCHMARK, A CHISELED SQUARE IN THE STONE RAILWAY ABUTMENT, MASS GEODETIC SURVEY MARK I.B.M. #218. ELEVATION = 42.10 (NVD 1929)
 5. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND MAY NOT BE COMPLETE. THE SITE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE AND ALL APPLICABLE UTILITY COMPANIES TO LOCATE ALL EXISTING UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. THE EXCLUSION OF EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES HEREON SHALL NOT BE ASSUMED TO REDUCE THE SITE CONTRACTOR'S RESPONSIBILITY.



LEGEND

---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	OVERHEAD WIRES
---	WETLAND FLAG
---	FLOOD ZONE LINE
---	STEEL GUARD RAIL
---	STOCKADE FENCE
---	EXISTING TREE LINE
---	CHAIN LINK FENCE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	BUILDING ENTRANCE
---	LOADING DOCK
---	OVERHEAD DOOR
---	BOLLARD/POST
---	SIGN
---	DOUBLE SIGN
---	CONCRETE
---	PAVEMENT
---	SPOT ELEVATION
---	TRANSFORMER PAD
---	CATCH BASIN
---	WATER GATE
---	FIRE HYDRANT
---	MONITORING WELL
---	IRRIGATION CONTROL BOX
---	GAS GATE
---	GAS METER
---	ELECTRIC BOX
---	ELECTRIC METER
---	DRAIN MANHOLE
---	SEWER MANHOLE
---	MANHOLE
---	UTILITY POLE/GUY WIRE
---	FIRE ALARM PULL BOX
---	TREES
---	SHRUBS

ABBREVIATIONS

AC	AIR CONDITIONING UNIT
CB	CENTER BACK EDGE
CONC	CONCRETE
CVR	COVER
C/D	CLEAN OUT
DH	DRILL HOLE
EL	ELEVATION
FND	FOUND
GEN	GENERATOR
GG	GAS VALVE
LCB	LEACHING CATCH BASIN
MFB	MASSACHUSETTS HIGHWAY BOUND
SB	STONE BOUND
TD	TOTAL DISTANCE
UP	UTILITY POLE