

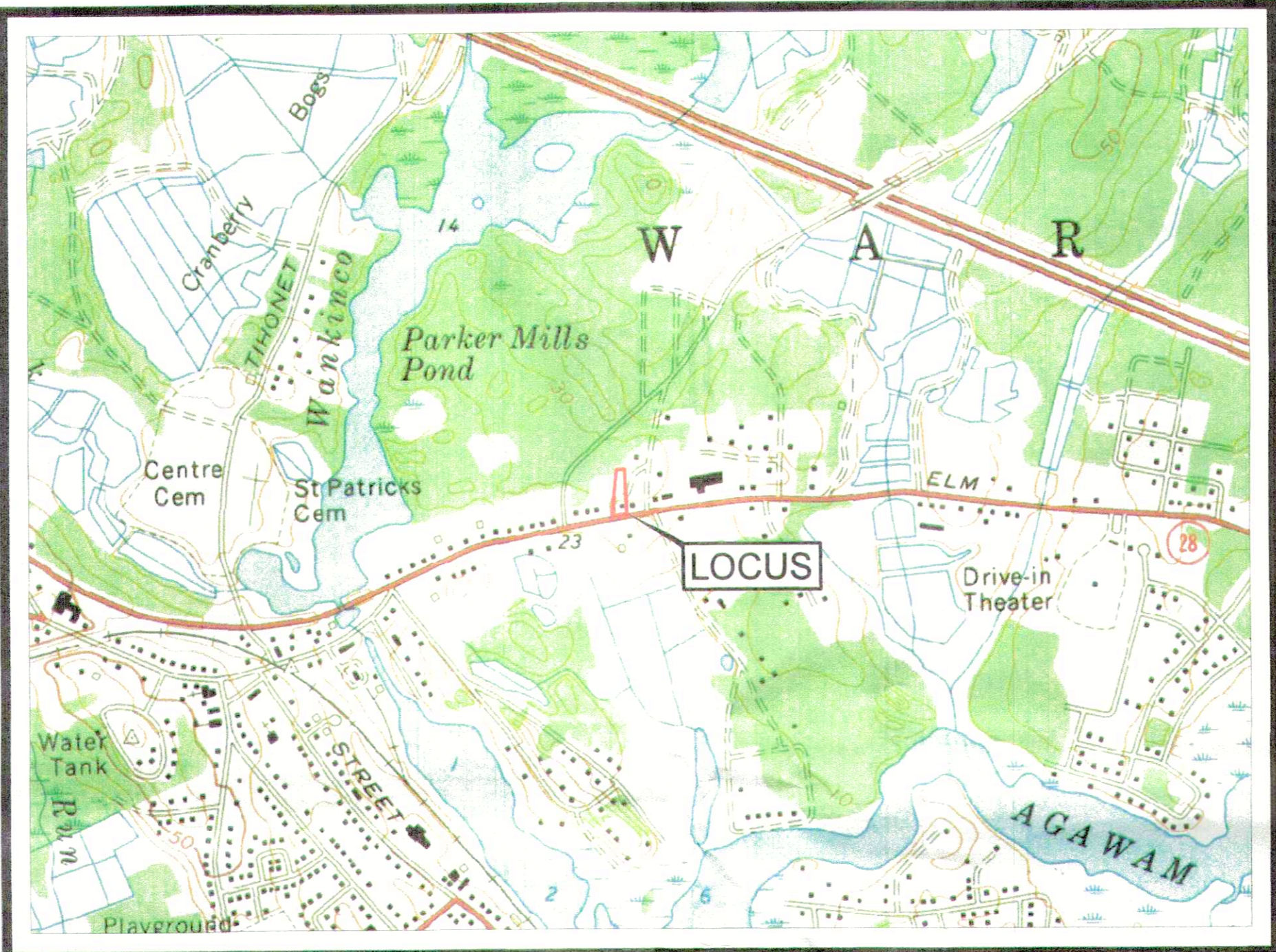
PROPOSED SITE PLAN

AT
 2618 CRANBERRY HIGHWAY
 WAREHAM, MASSACHUSETTS

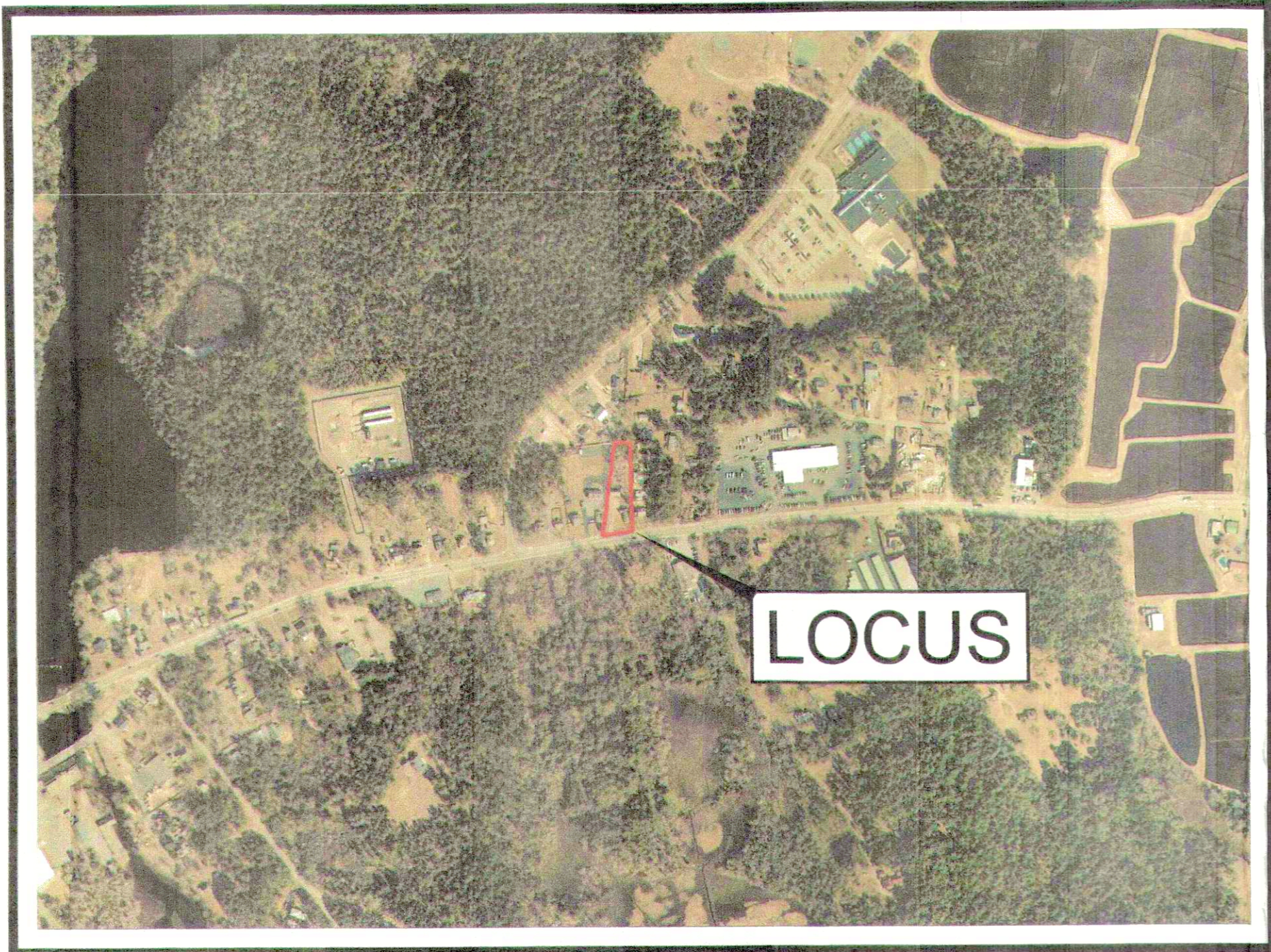
DATE: APRIL 24, 2023

LIST OF DRAWINGS

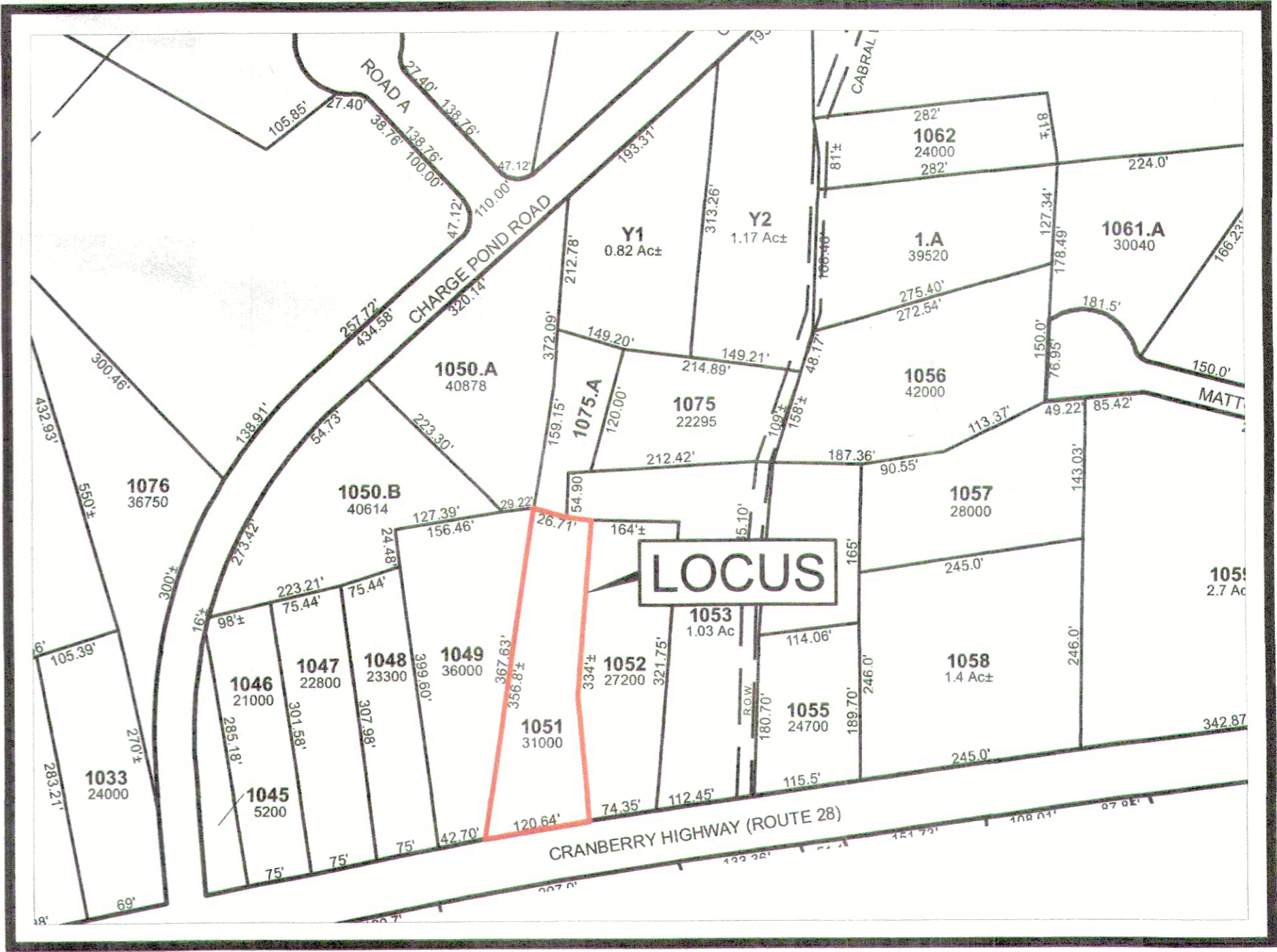
| SHEET NO. | TITLE |
|-----------|-------------------------------------|
| 1 OF 5 | COVER SHEET |
| 2 OF 5 | EXISTING CONDITIONS PLAN |
| 3 OF 5 | LAYOUT & LANDSCAPING PLAN |
| 4 OF 5 | GRADING, DRAINAGE, & UTILITIES PLAN |
| 5 OF 5 | EMERGENCY ACCESS PLAN |



U.S.G.S. MAP
 SCALE 1" = 1000'



AERIAL MAP
 SCALE 1" = 500'



ASSESSORS MAP
 NTS

CURRENT OWNER / APPLICANT:
 JOSHUA A. DEOLIM, TRUSTEE
 2618 CRANBERRY HIGHWAY REALTY TRUST
 101 ACUSHNET ROAD
 MATTAPOISETT, MA 02739

CIVIL ENGINEER / SURVEYOR:
 JC ENGINEERING, INC.
 2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02538
 PH: 508-273-0377

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

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

PROPOSED SITE PLAN
 AT
 2618 CRANBERRY HIGHWAY
 IN
 WAREHAM
 MASSACHUSETTS
 (PLYMOUTH COUNTY)

COVER SHEET

REVISIONS:

| No. | DATE | DESC. |
|-----|------|-------|
| | | |
| | | |
| | | |
| | | |

PREPARED FOR:
 JOSHUA DEOLIM
 101 ACUSHNET ROAD
 MATTAPOISETT, MA 02739

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

DATE: APRIL 24, 2023

FIELD: BM/JF

CALC./DESIGN: SJJ

DRAWN: SJJ

CHECK: JLC

JOB NO: 5786

OWNER OF RECORD:
 JOSHUA DEOLIM, TRUSTEE
 2618 CRANBERRY HIGHWAY REALTY TRUST
 101 ACUSHNET ROAD
 MATTAPOISETT, MA 02739

FEMA FLOOD ZONE (ENTIRE LOT):
 X

FEMA MAP NUMBER:
 25023C0489K

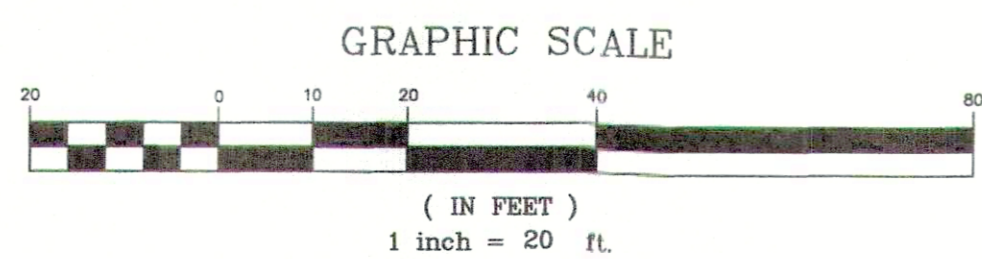
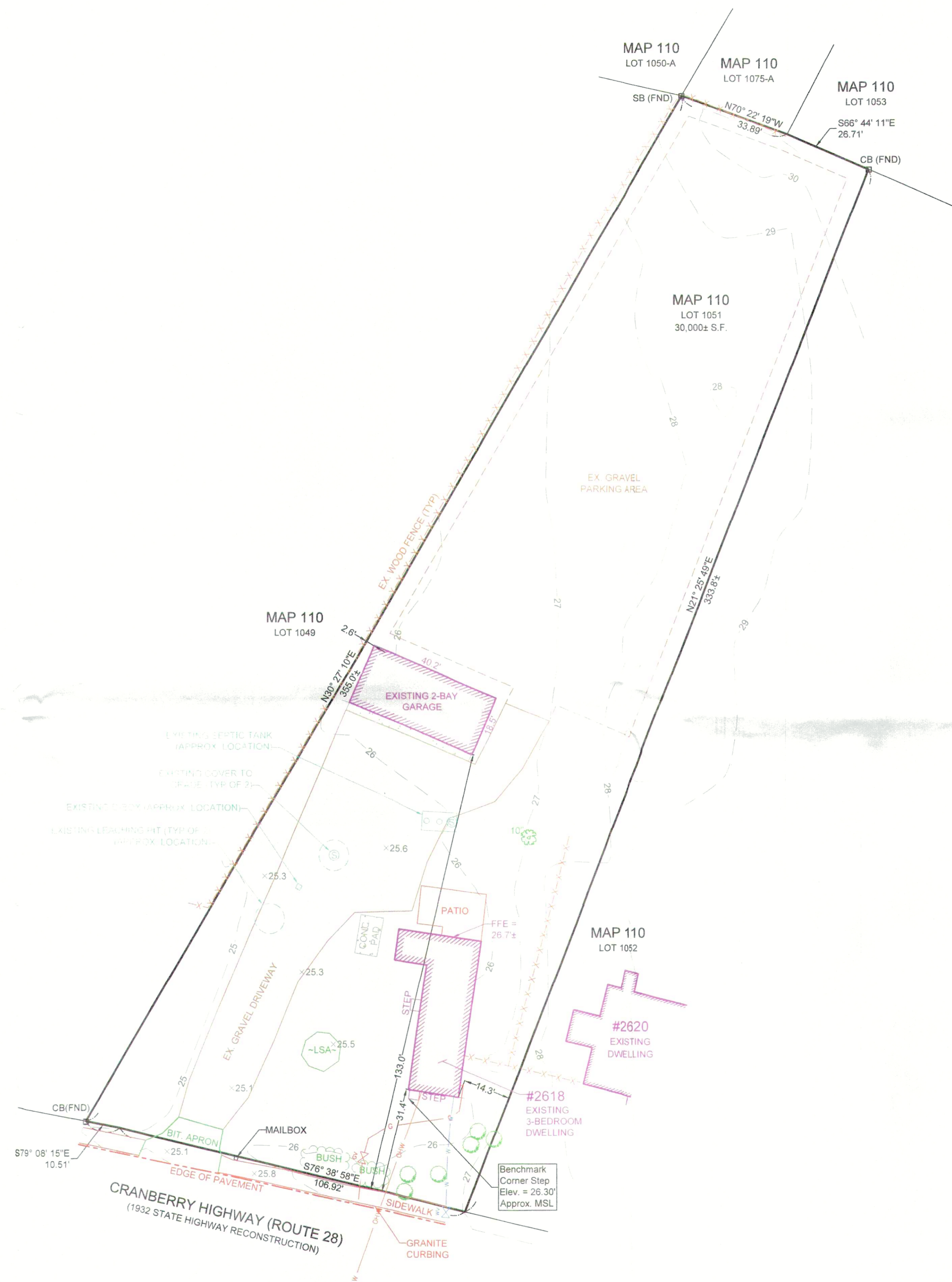
ASSESSOR'S MAP & LOT:
 MAP 110, LOT 1051

DEED REFERENCE:
 BOOK 54639, PAGE 248

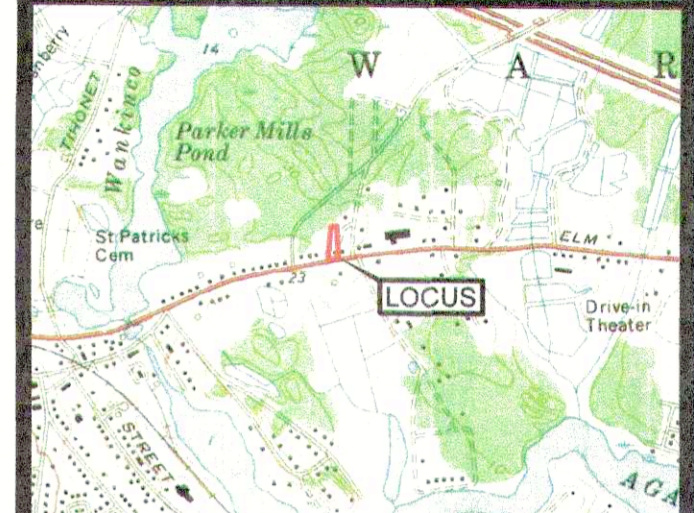
PLAN REFERENCES:
 PLAN BOOK 8, PAGE 276
 PLAN BOOK 33, PAGE 658
 1924 STATE HIGHWAY LAYOUT #2179

ZONING DISTRICT: COMMERCIAL GENERAL (CG)
 LOT AREA = 30,000± S.F.

| | REQUIRED | EXISTING CONDITIONS |
|-------------------------|--------------------|--|
| LOT AREA | 40,000 S.F. MIN. | 30,000 S.F. |
| FRONTAGE | 150' MIN. | 106.92' |
| FRONT SETBACK | 20' MIN / 60' MAX. | 31.4' (DWELLING) 133.0' (GARAGE) |
| REAR SETBACK | 15' MIN. | > 15' |
| SIDE SETBACK | 15' MIN. | 14.3' (DWELLING) 2.6' (GARAGE) |
| BUILDING HEIGHT | 42' MAX. | < 42' |
| BUILDING COVERAGE | 40% MAX. | 5.2% |
| LOT COVERAGE | 60% MAX. | 60.1% |
| DISTANCE FROM RES. ZONE | 30' MIN. | > 30' |
| BUILDING FOOTPRINT | 30,000 S.F. MAX. | 810 S.F. (DWELLING) 746 S.F. (GARAGE) |



1924 STATE HIGHWAY LAYOUT



LOCUS MAP
 SCALE 1" = 2000'

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

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

PROPOSED SITE PLAN
 AT
 2618 CRANBERRY HIGHWAY
 IN
 WAREHAM
 MASSACHUSETTS
 (PLYMOUTH COUNTY)

EXISTING CONDITIONS

REVISIONS:

| No. | DATE | DESC. |
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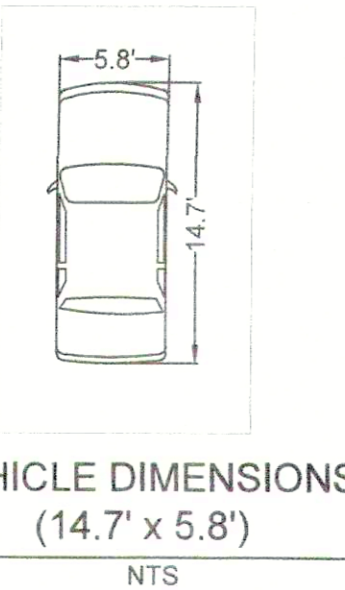
PREPARED FOR:
 JOSHUA DEOLIM
 101 ACUSHNET ROAD
 MATTAPOISETT, MA 02739

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

DATE: APRIL 24, 2023
 FIELD: BM/JF
 CALC./DESIGN: SJI
 DRAWN: SJI
 CHECK: JLC
 JOB NO: 5786

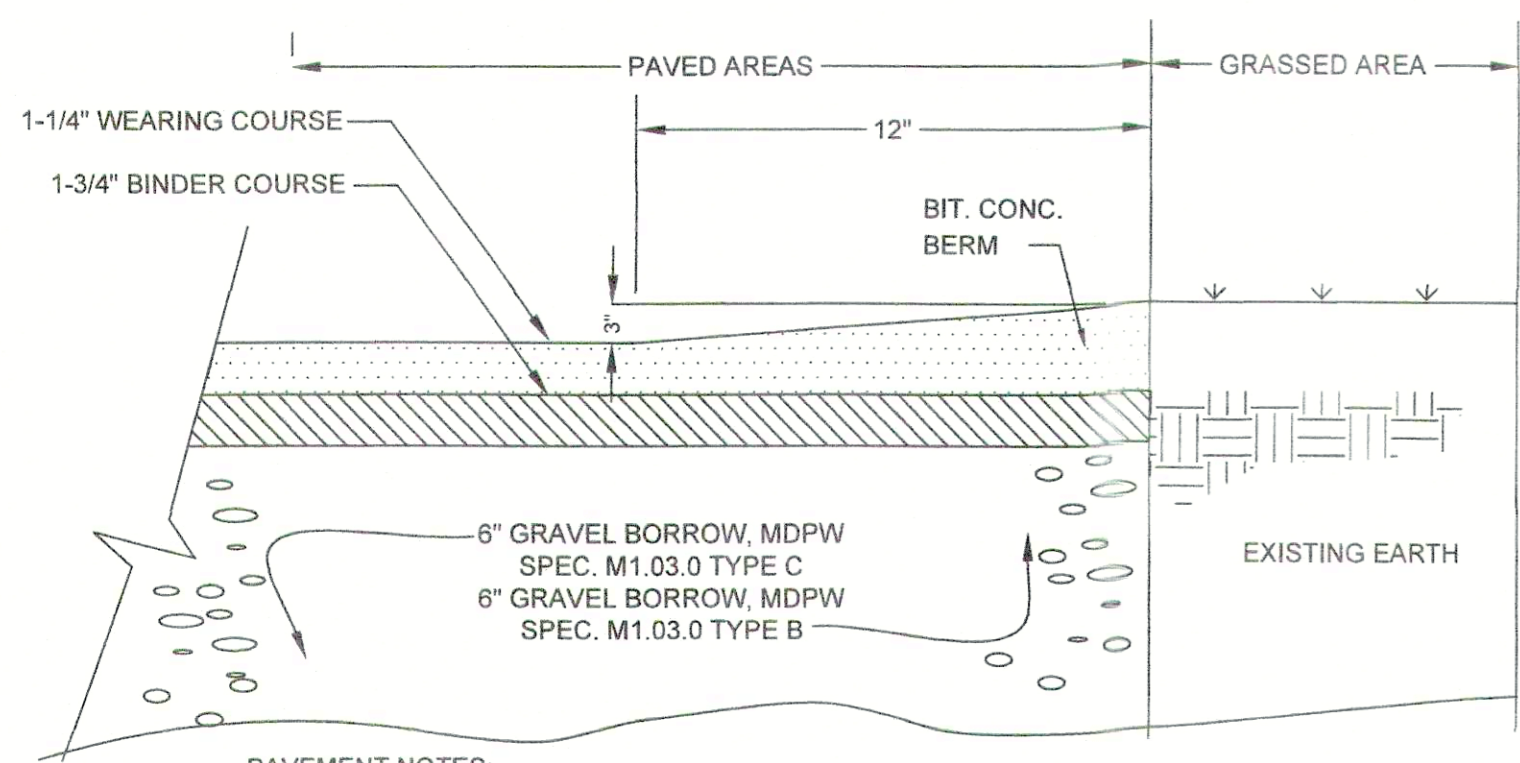
OFFSTREET PARKING SCHEDULE

| PROPOSED USE | NUMBER OF PARKING SPACES |
|-----------------------------|--|
| 1-FAMILY DWELLING | 2 (2 SPACES PER DWELLING UNIT) |
| BUSINESS RETAIL (CAR SALES) | 4 (1 PER 200 S.F. GFA) |
| REQUIRED TOTAL | 6 |
| PROVIDED TOTAL | 6 (INCLUDES 1 HANDICAP SPACE - VAN ACCESSIBLE) |



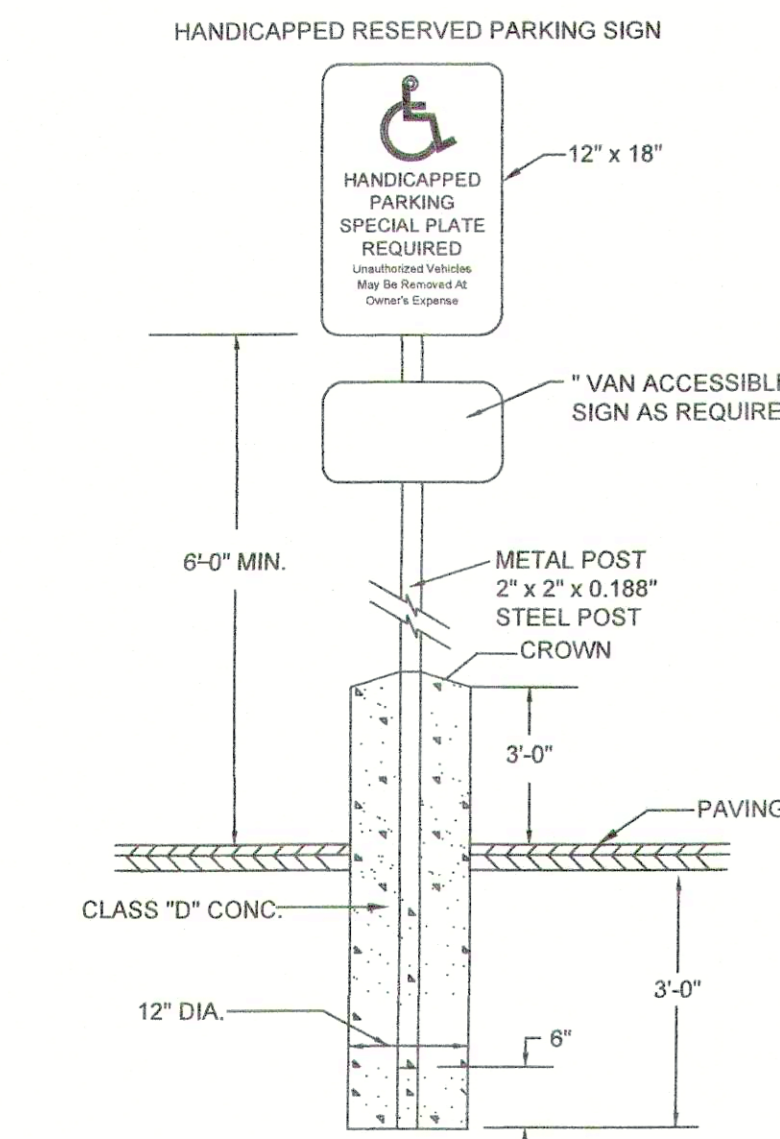
ZONING DISTRICT: COMMERCIAL GENERAL (CG)
LOT AREA = 30,000± S.F.

| | REQUIRED | EXISTING CONDITIONS | PROPOSED CONDITIONS |
|-------------------------|-------------------|--|--|
| LOT AREA | 40,000 S.F. MIN. | 30,000 S.F. | 30,000 S.F. |
| FRONTAGE | 150' MIN. | 106.92' | 106.92' |
| FRONT SETBACK | 20' MIN./80' MAX. | 31.4' (DWELLING) 133.0' (GARAGE) | 31.4' (DWELLING) 133.0' (GARAGE) |
| REAR SETBACK | 15' MIN. | >15' | >15' |
| SIDE SETBACK | 15' MIN. | 14.3' (DWELLING) 2.8' (GARAGE) | 14.3' (DWELLING) 2.8' (GARAGE) |
| BUILDING HEIGHT | 42' MAX. | <42' | <42' |
| BUILDING COVERAGE | 40% MAX. | 5.2% | 5.2% |
| LOT COVERAGE | 60% MAX. | 60.1% | 69.7% |
| DISTANCE FROM RES. ZONE | 30' MIN. | >30' | >30' |
| BUILDING FOOTPRINT | 30,000 S.F. MAX. | 810 S.F. (DWELLING) 746 S.F. (GARAGE) | 810 S.F. (DWELLING) 746 S.F. (GARAGE) |



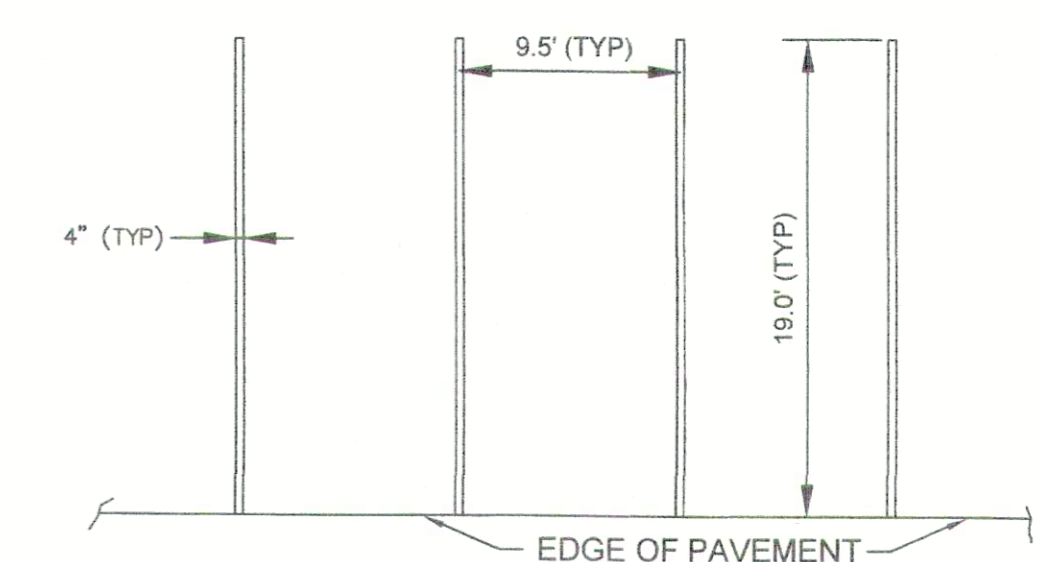
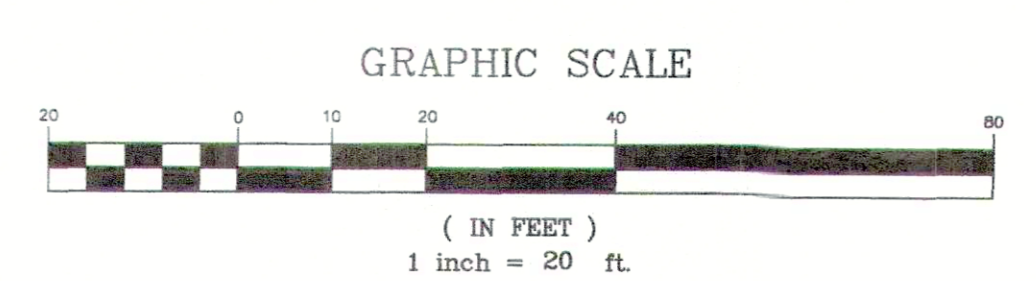
PAVEMENT NOTES:
1. SUBGRADE MATERIAL SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND/OR COARSE SAND, FREE FROM LOAM AND CLAY TO A DEPTH NOT LESS THAN 4-FT BELOW FINISHED GRADE ELEVATION. ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REMOVED PRIOR TO SUBGRADE INSTALLATION.
2. SUBGRADE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

PAVEMENT SECTION & CAPE COD BERM
NOT TO SCALE



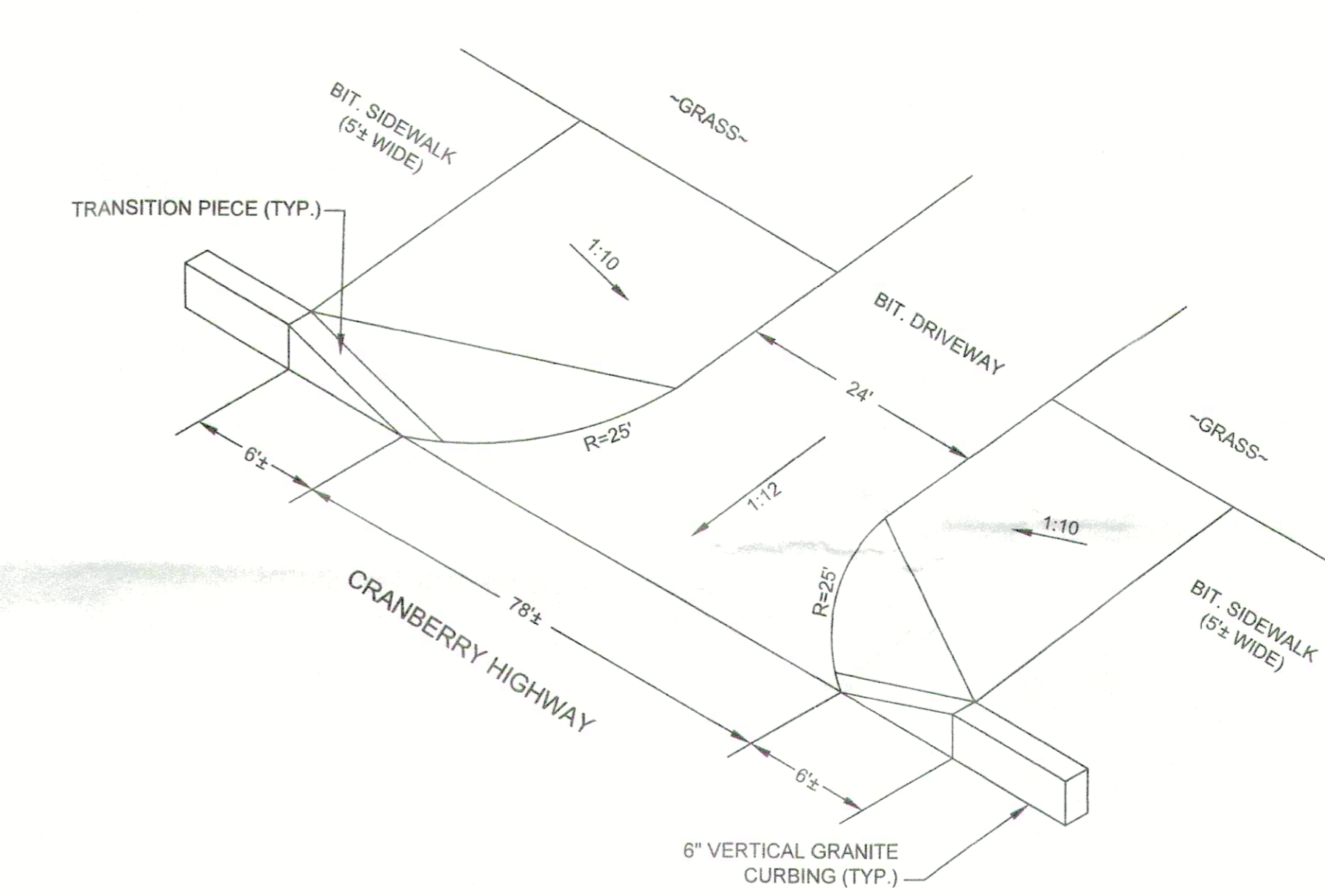
NOTE:
1. SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE STANDARD.
2. TO BE LOCATED ON SITE AS DIRECTED.
3. METAL POST TO BE PAINTED 2 COATS OF EXTERIOR GREEN ENAMEL.
4. TO BE LOCATED AT APPROPRIATE SPACES.

HANDICAP SIGN DETAIL
NOT TO SCALE

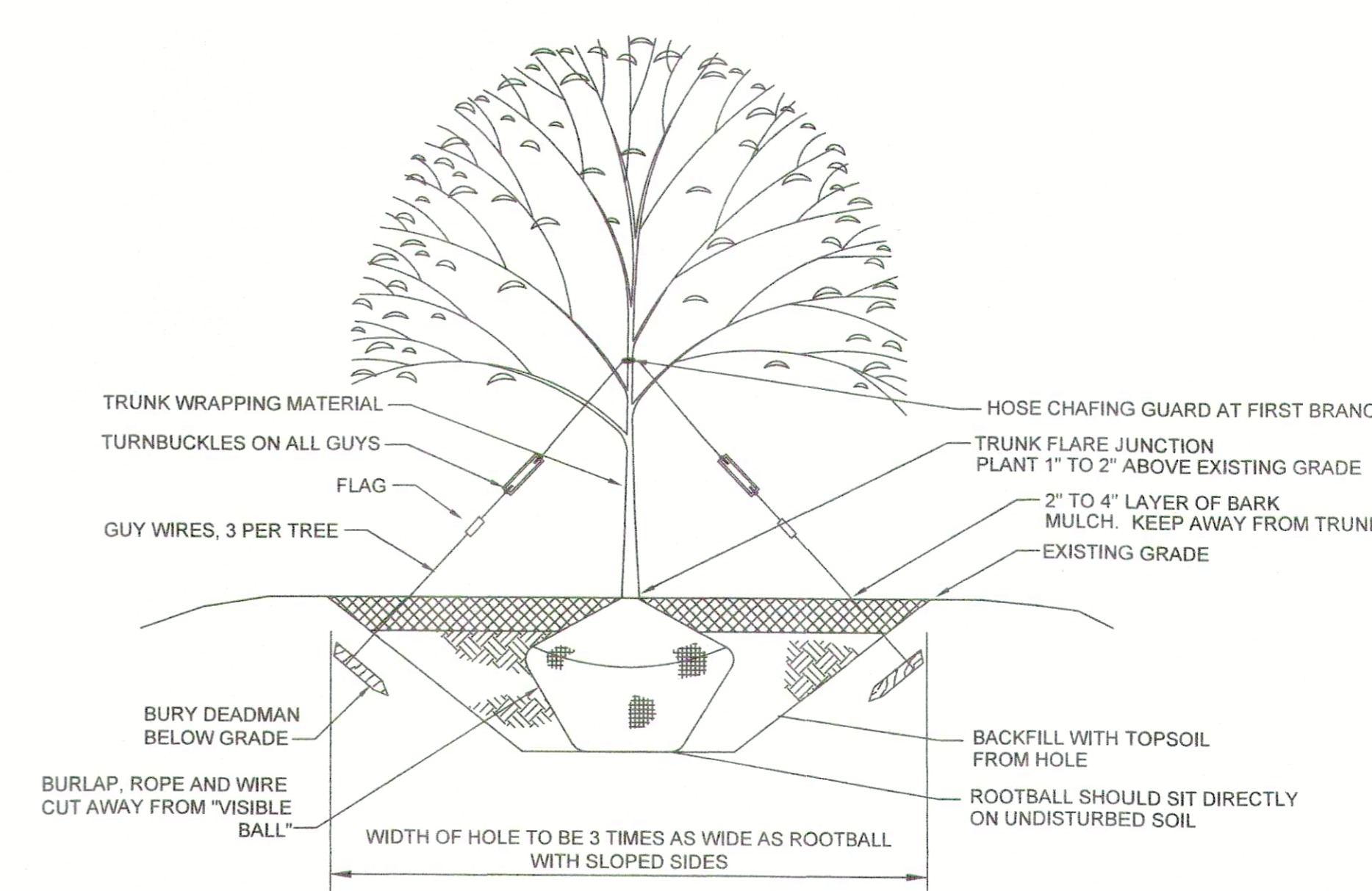


NOTES:
(1) STRIPING SHALL BE 4" WIDE STRAIGHT LINES OF WHITE TRAFFIC PAINT, TO BE INSTALLED AS SHOWN ON LAYOUT AND PARKING PLAN.
(2) DIMENSIONS AS SHOWN APPLY ONLY TO OUTDOOR SURFACE PARKING AREAS ONLY.

TYPICAL STRIPING DETAIL
NOT TO SCALE

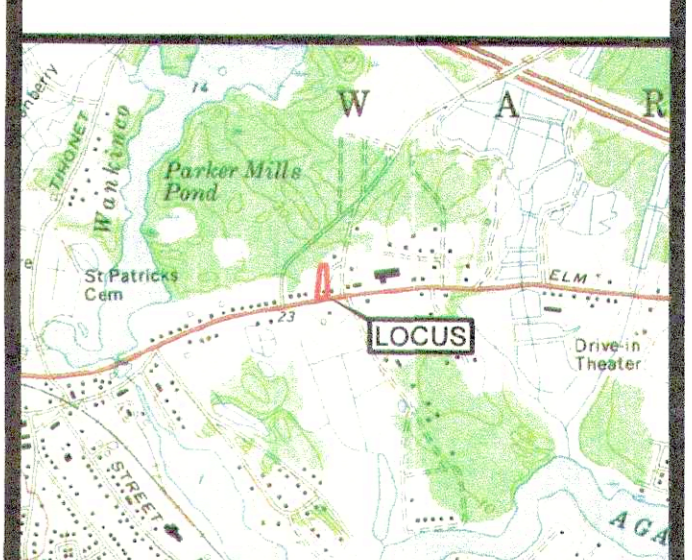


DRIVEWAY APRON
NOT TO SCALE



TREE PLANTING
NOT TO SCALE

192A STATE HIGHWAY LAYOUT



LOCUS MAP
SCALE 1" = 2000'

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

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

PROPOSED SITE PLAN
AT
2618 CRANBERRY HIGHWAY
IN
WAREHAM MASSACHUSETTS
(PLYMOUTH COUNTY)
LAYOUT & LANDSCAPING

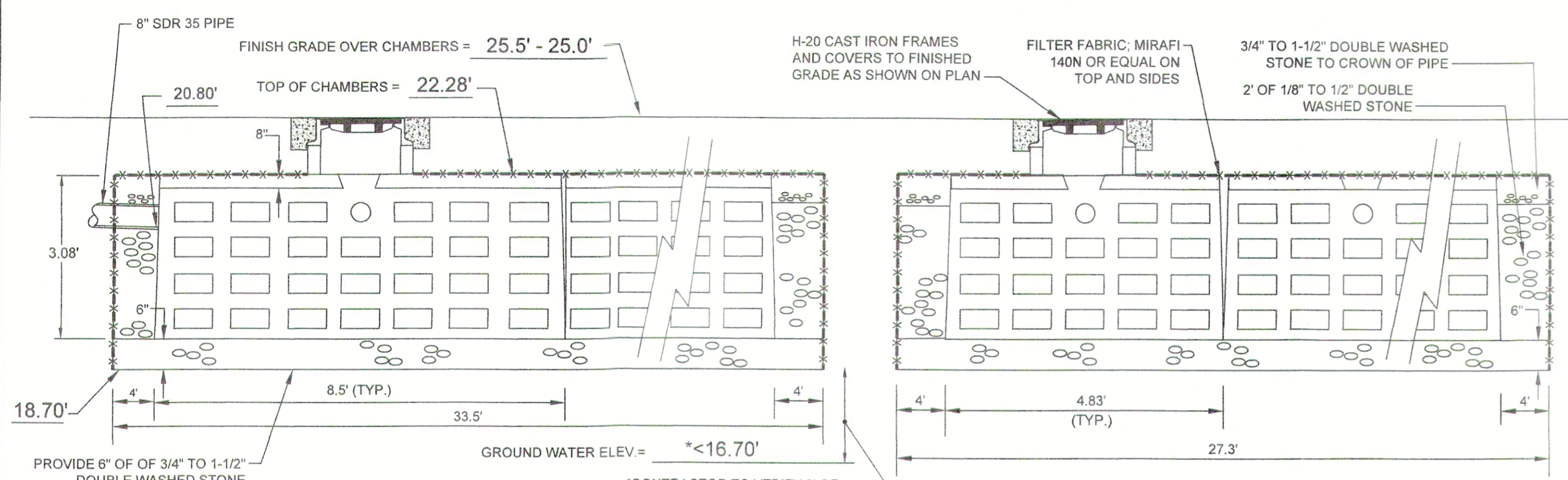
REVISIONS:

| No. | DATE | DESC. |
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PREPARED FOR:
JOSHUA DEOLIM
101 ACUSHNET ROAD
MATTAPAN, MA 02739

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

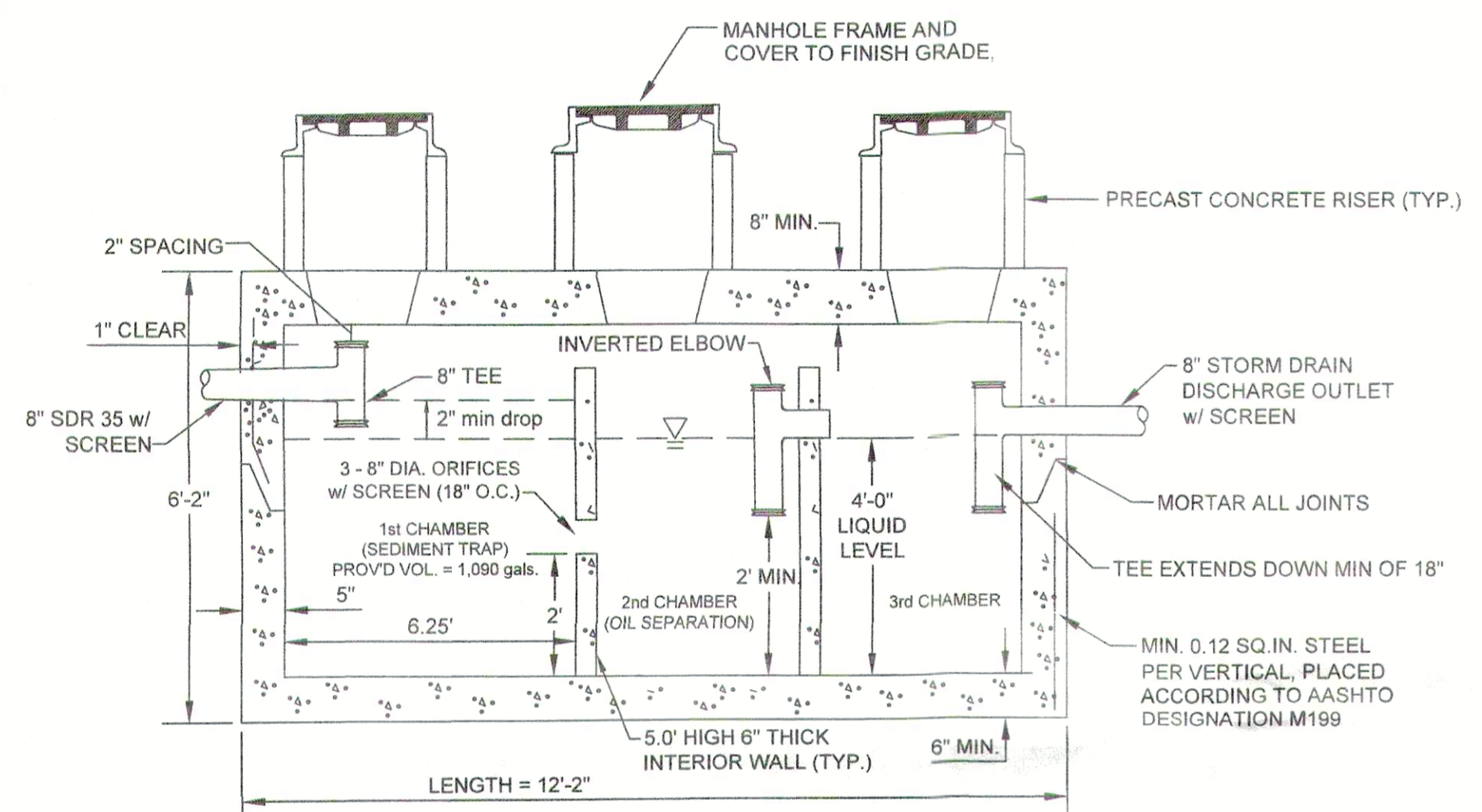
DATE: APRIL 24, 2023
FIELD: BM/JF
CALC./DESIGN: SJI
DRAWN: SJI
CHECK: JLC
JOB NO: 5786



12 - 500 GAL. H-20 CHAMBERS
TYPICAL CHAMBER PROFILE

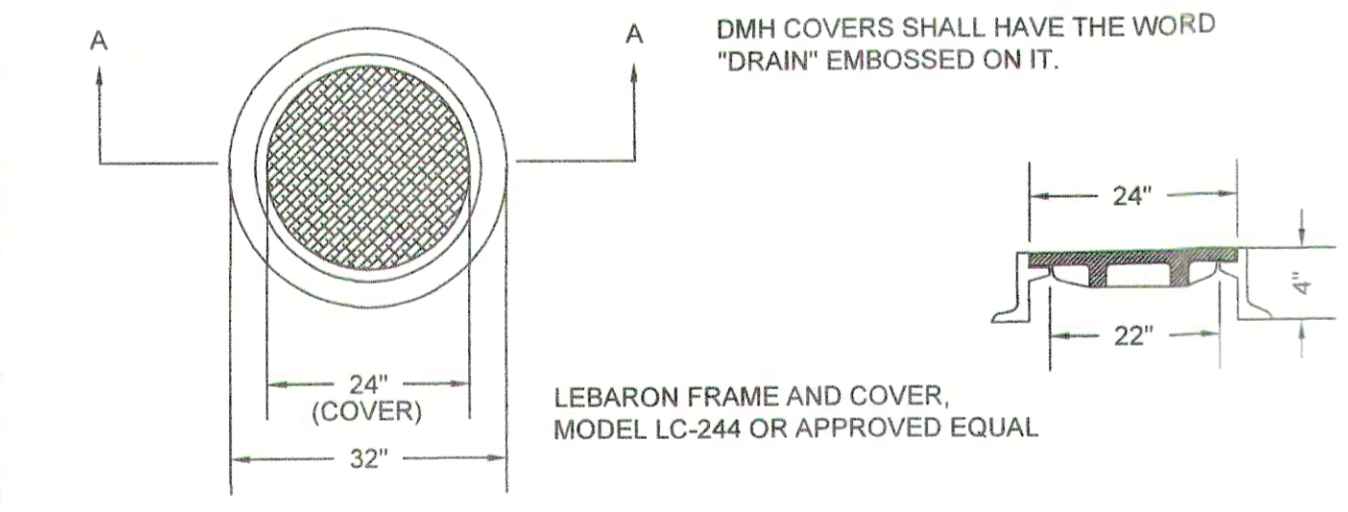
CHAMBER DETAILS (H-20)
NOT TO SCALE

CHAMBER END VIEW

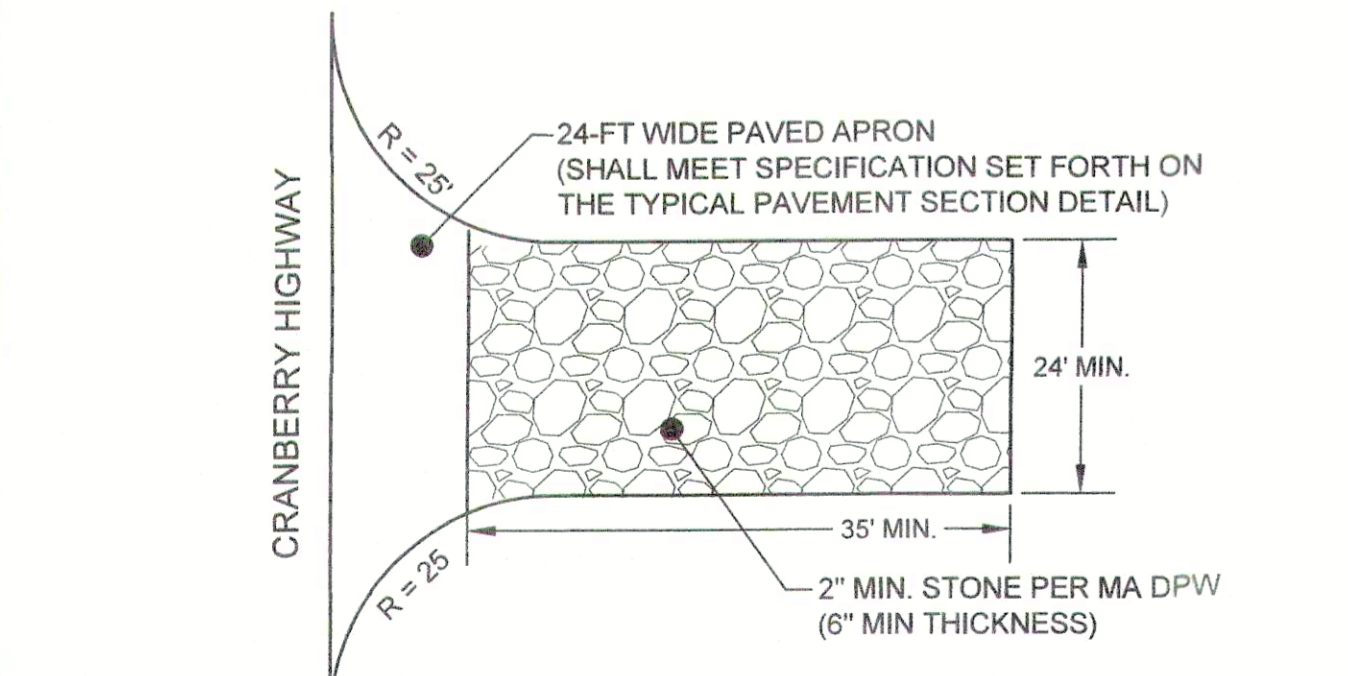


2,000 GALLON OIL / GRIT SEPARATOR TANK

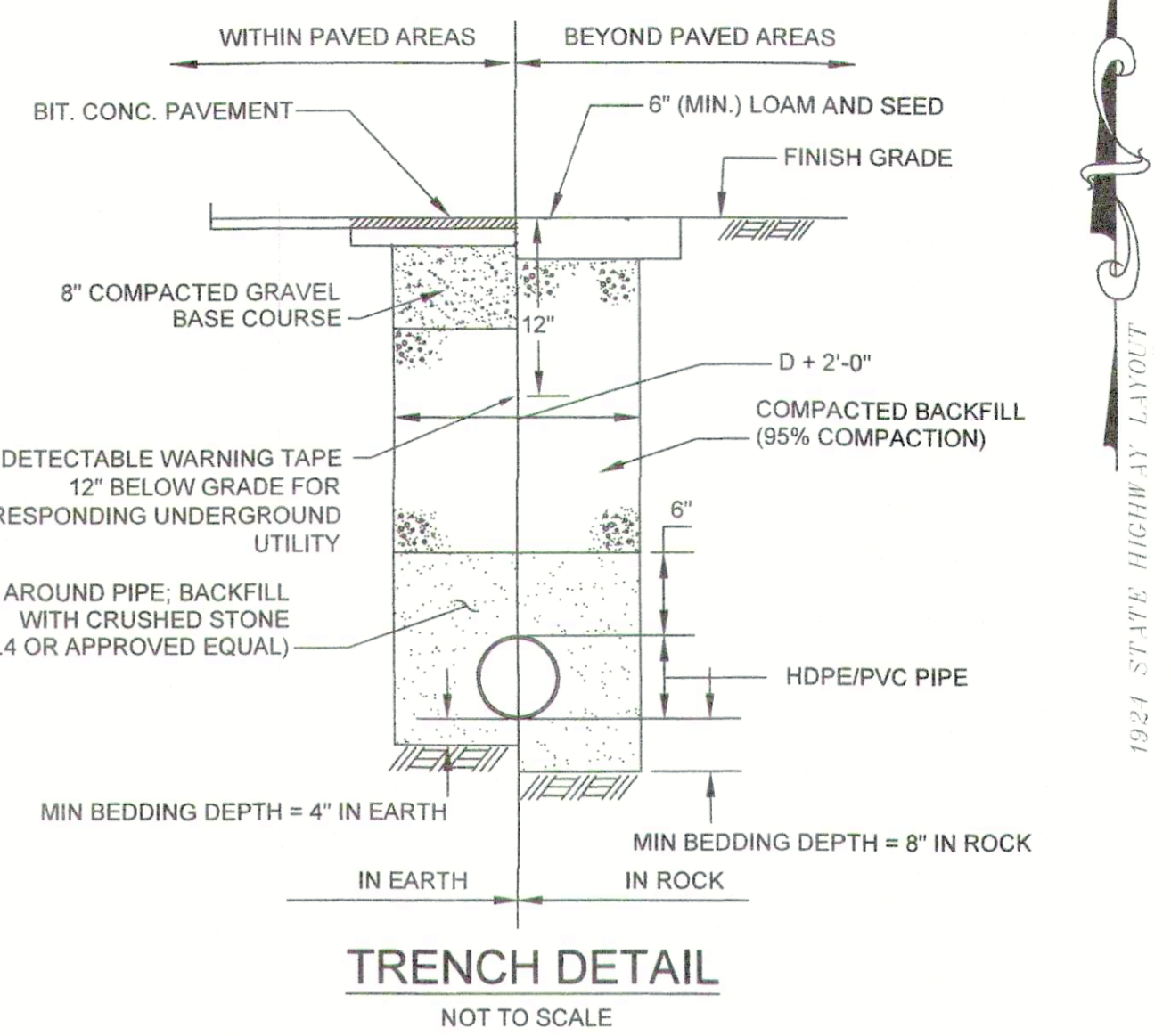
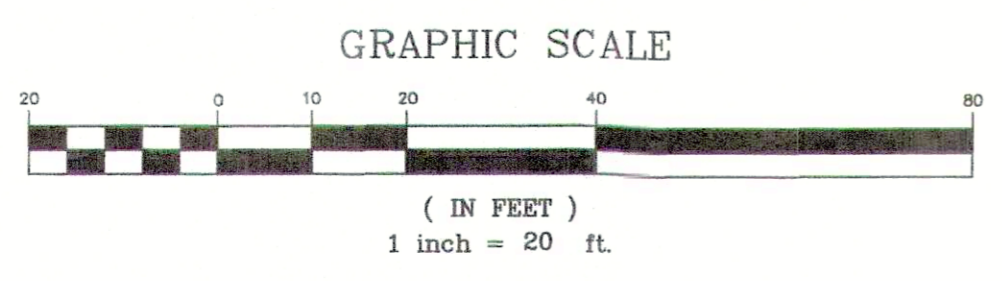
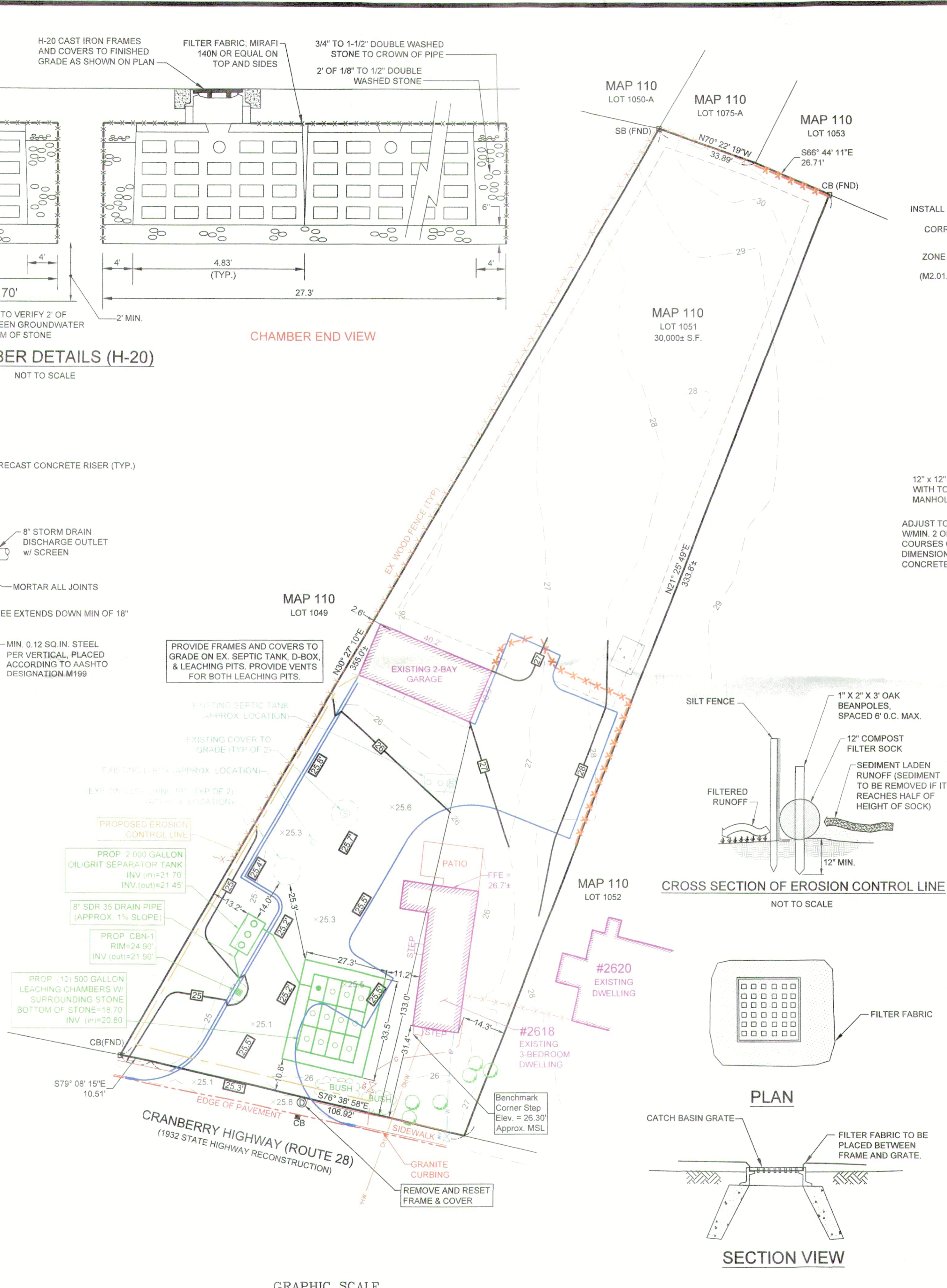
LENGTH = 12'-2" WIDTH = 6'-8" DEPTH = 6'-2"
NOT TO SCALE



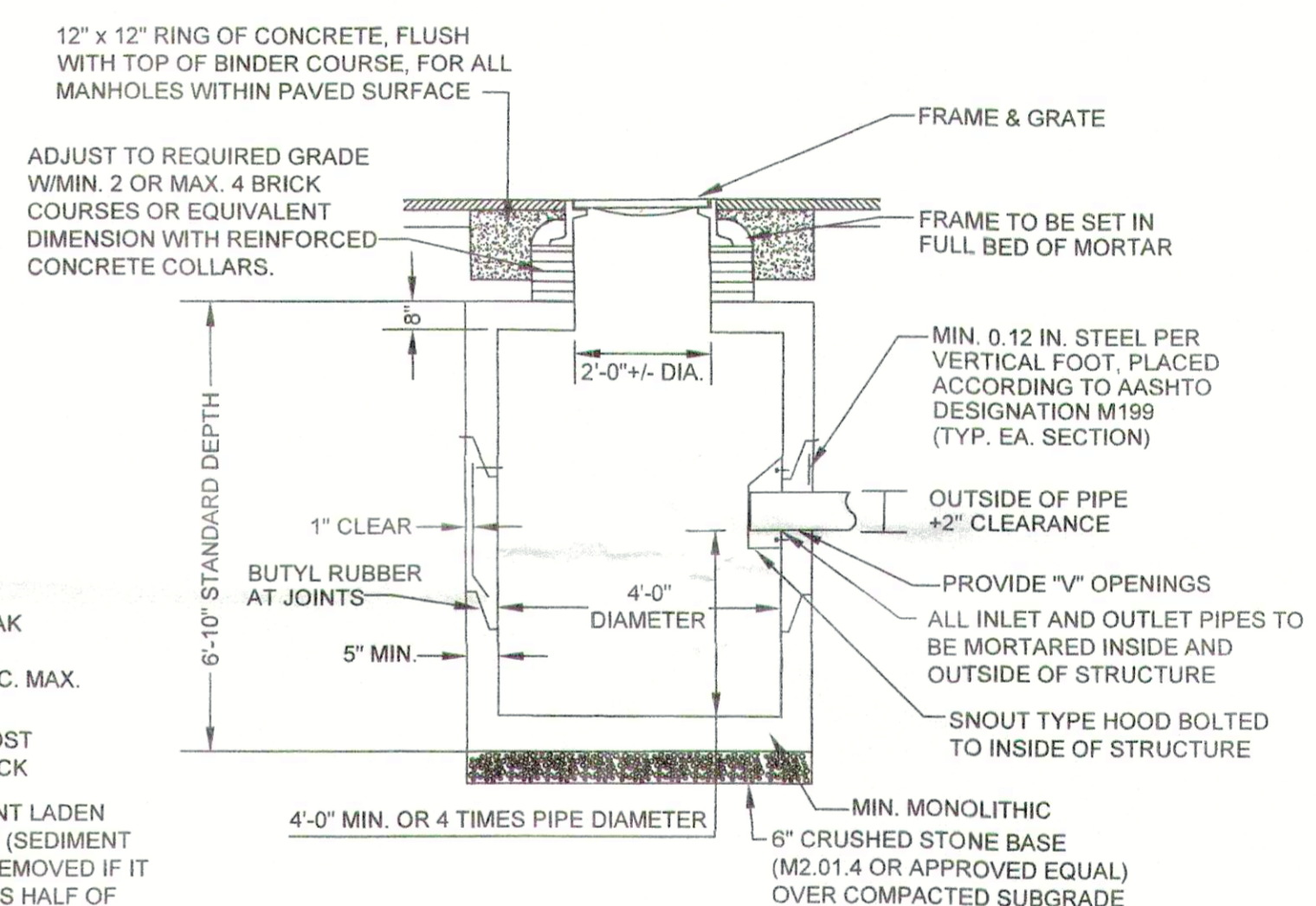
STANDARD FRAME & COVER (H-20)
NOT TO SCALE



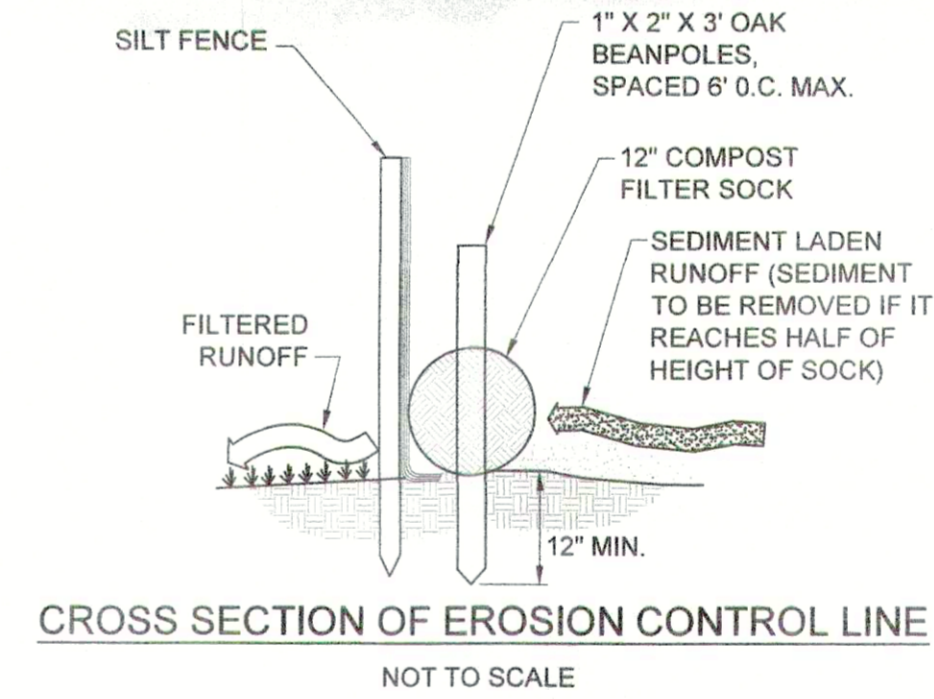
TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



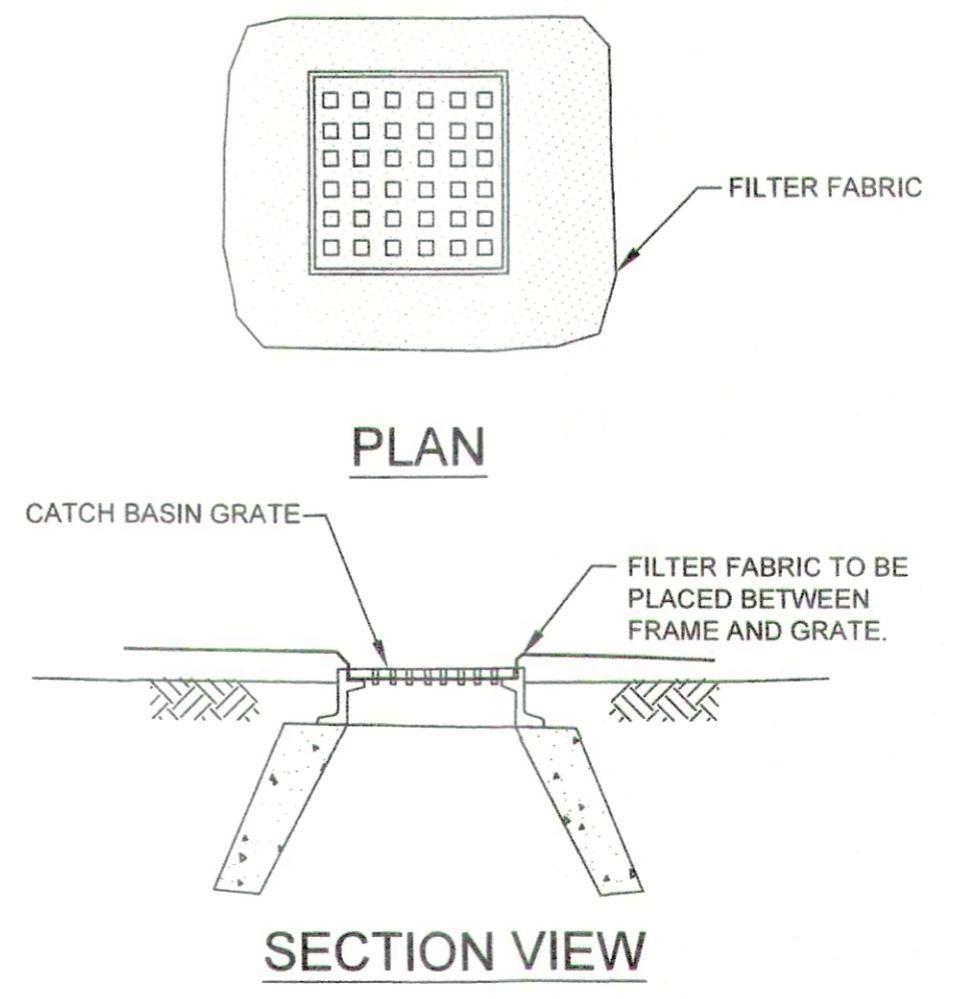
TRENCH DETAIL
NOT TO SCALE



PRECAST CONCRETE CATCH BASIN (H-20)
NOT TO SCALE

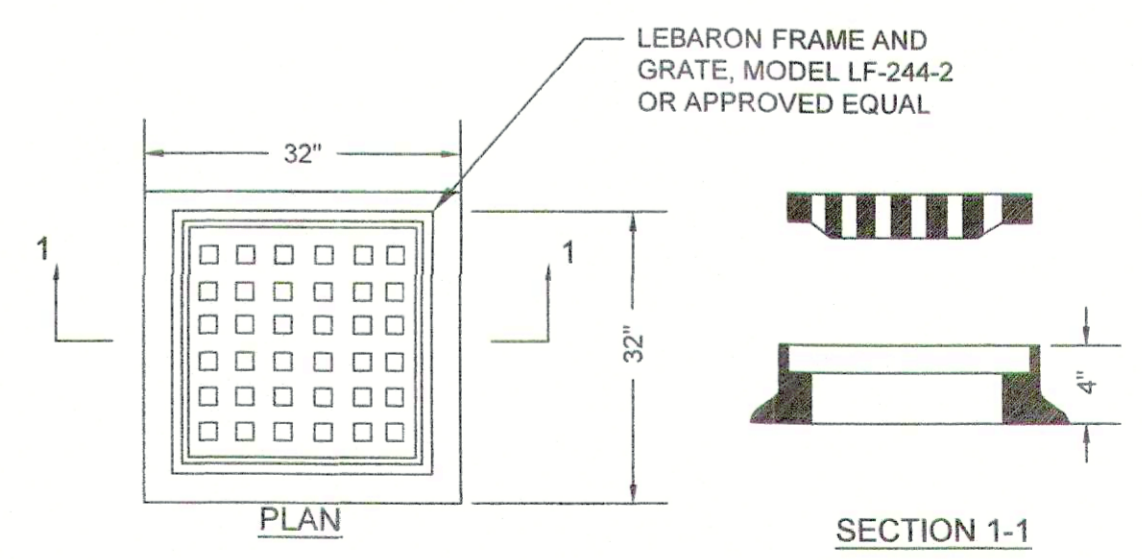


CROSS SECTION OF EROSION CONTROL LINE
NOT TO SCALE

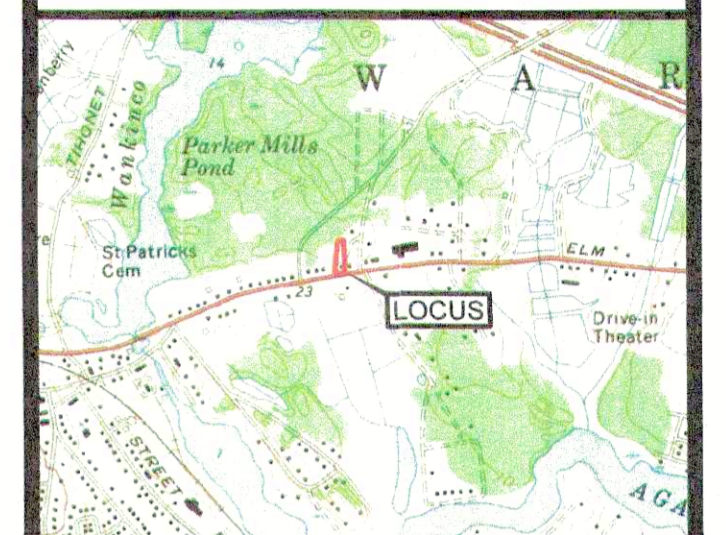


EROSION CONTROL DURING CONSTRUCTION
NOT TO SCALE

- NOTES:
- 1.) FILTER FABRIC SHALL BE INSPECTED EVERY DAY DURING CONSTRUCTION TO ENSURE INTEGRITY OF FABRIC IS INTACT AND NO SEDIMENTATION IS COLLECTED IN CATCH-BASINS.
 - 2.) CONTRACTOR SHALL REMOVE AND REPLACE FILTER FABRIC AT ANY TIME DETERIORATION IS OBSERVED.



CATCH BASIN FRAME & GRATE (H-20)
NOT TO SCALE



LOCUS MAP
SCALE 1" = 2000'

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

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

PROPOSED SITE PLAN
AT
2618 CRANBERRY HIGHWAY
IN
WAREHAM MASSACHUSETTS
(PLYMOUTH COUNTY)
GRADING, DRAINAGE, & UTILITIES

REVISIONS:

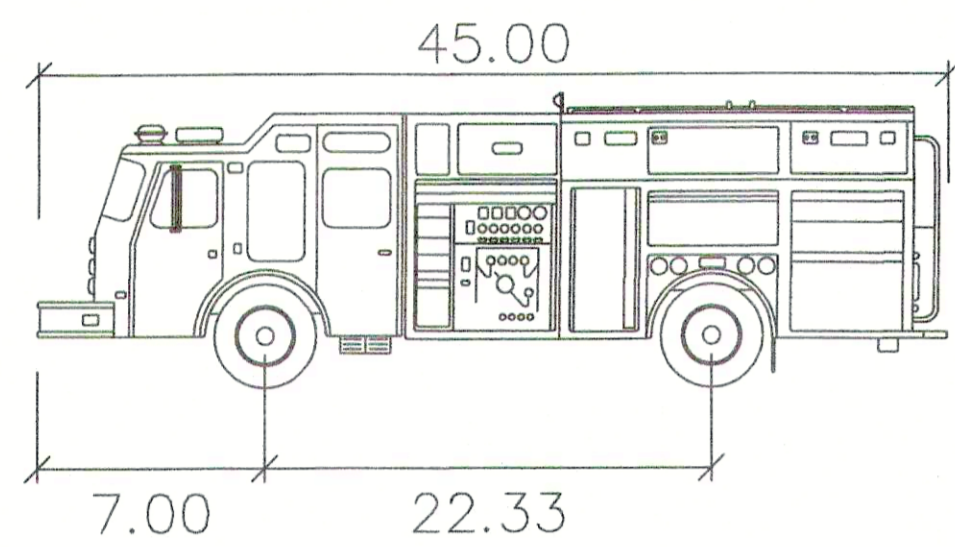
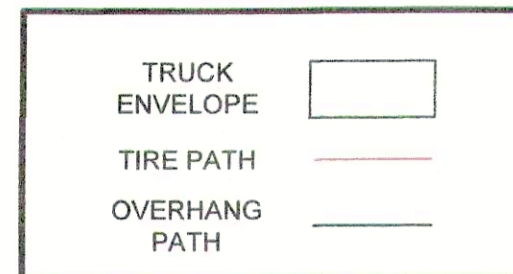
| No. | DATE | DESC. |
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PREPARED FOR:
JOSHUA DEOLIM
101 ACUSHNET ROAD
MATTAPoisETT, MA 02739

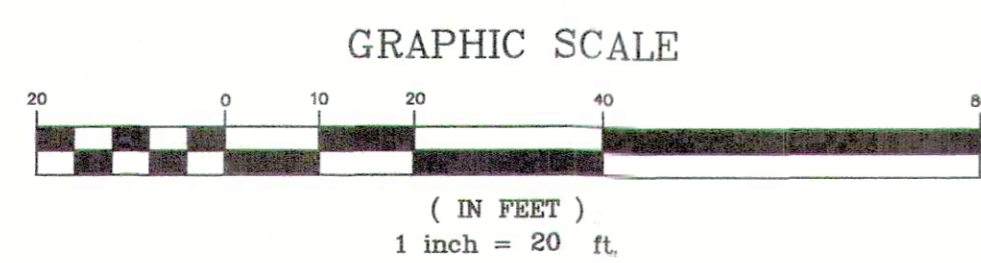
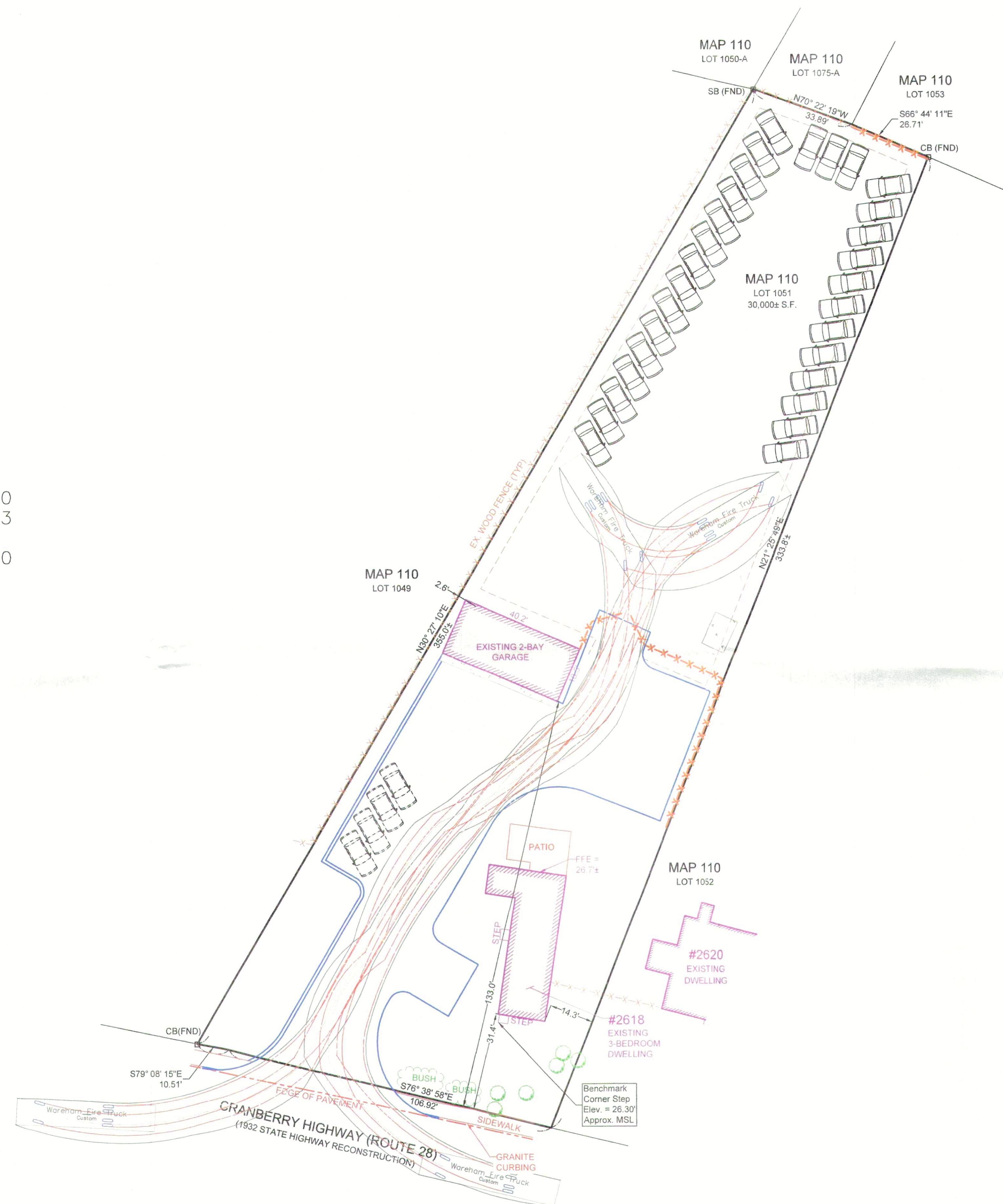
PREPARED BY:
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2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
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DATE: APRIL 24, 2023
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JOB NO: 5786

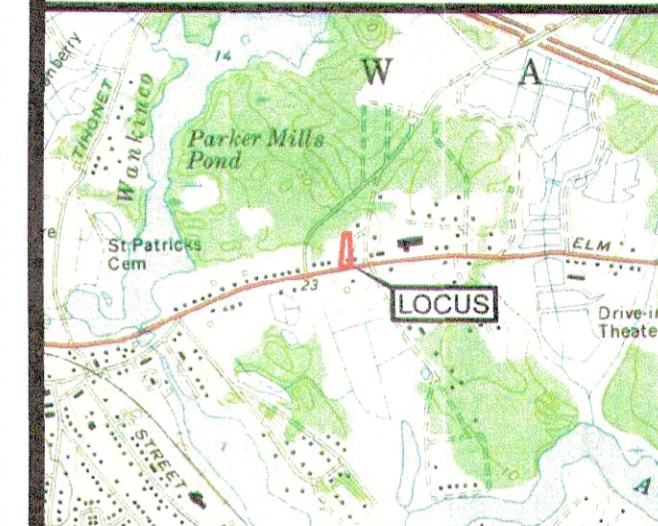
LEGEND



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



1924 STATE HIGHWAY LAYOUT



LOCUS MAP
SCALE 1" = 2000'

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

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

PROPOSED SITE PLAN
 AT
2618 CRANBERRY HIGHWAY
 IN
WAREHAM
MASSACHUSETTS
 (PLYMOUTH COUNTY)
EMERGENCY ACCESS

REVISIONS:

| No. | DATE | DESC. |
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