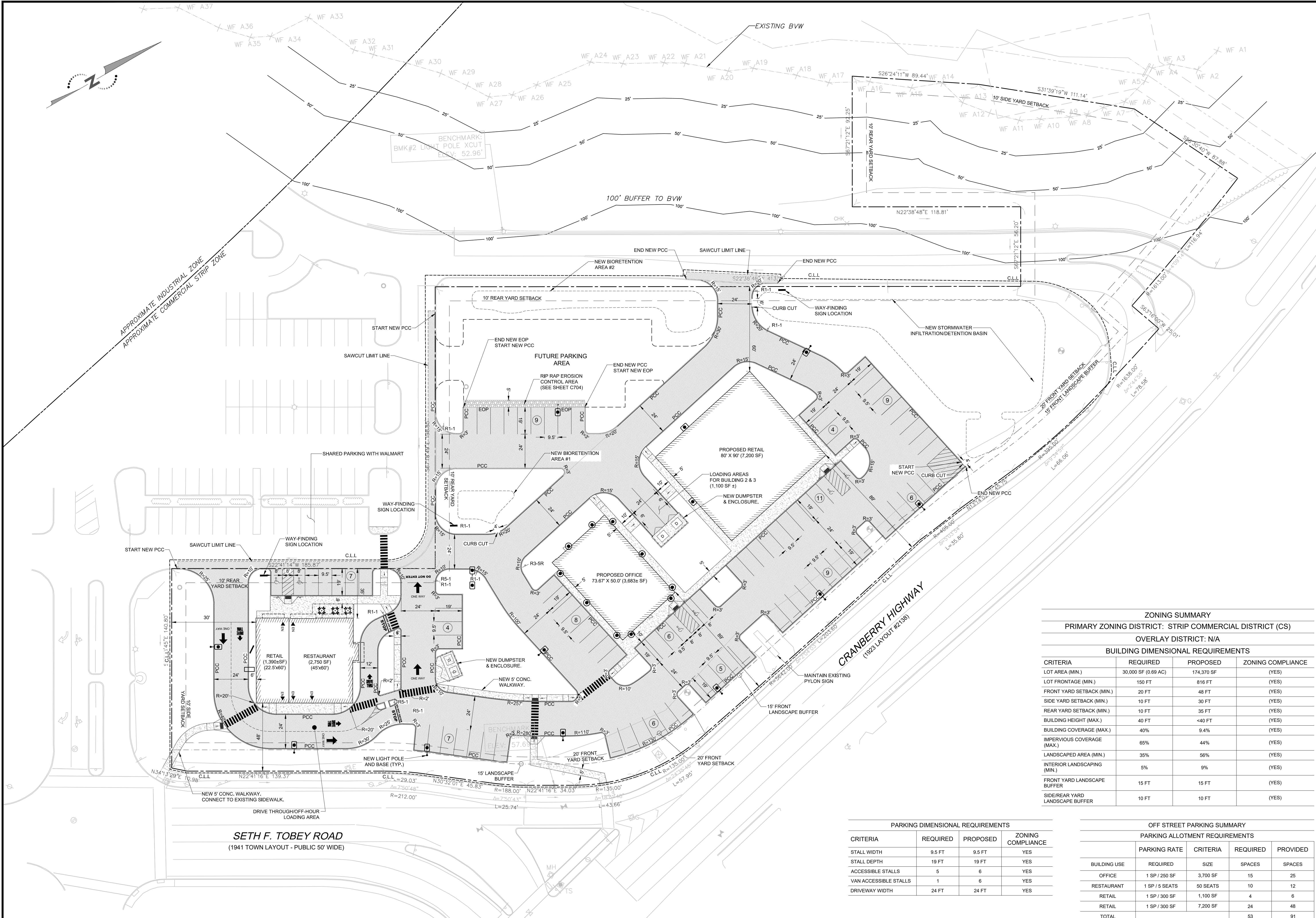




**WAREHAM RETAIL MANAGEMENT**  
**SITE DEVELOPMENT PROJECT**  
1 SETH F. TOBEY ROAD  
WAREHAM, MA  
OWNER/APPLICANT: WAREHAM RETAIL MANAGEMENT, LLC

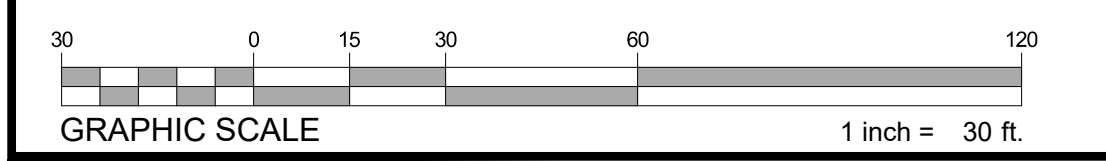


ZONING SUMMARY			
PRIMARY ZONING DISTRICT: STRIP COMMERCIAL DISTRICT (CS)			
OVERLAY DISTRICT: N/A			
BUILDING DIMENSIONAL REQUIREMENTS			
CRITERIA	REQUIRED	PROPOSED	ZONING COMPLIANCE
LOT AREA (MIN.)	30,000 SF (0.69 AC)	174,370 SF	(YES)
LOT FRONTAGE (MIN.)	150 FT	816 FT	(YES)
FRONT YARD SETBACK (MIN.)	20 FT	48 FT	(YES)
SIDE YARD SETBACK (MIN.)	10 FT	30 FT	(YES)
REAR YARD SETBACK (MIN.)	10 FT	35 FT	(YES)
BUILDING HEIGHT (MAX.)	40 FT	<40 FT	(YES)
BUILDING COVERAGE (MAX.)	40%	9.4%	(YES)
IMPERVIOUS COVERAGE (MAX.)	65%	44%	(YES)
LANDSCAPED AREA (MIN.)	35%	56%	(YES)
INTERIOR LANDSCAPING (MIN.)	5%	9%	(YES)
FRONT YARD LANDSCAPE BUFFER	15 FT	15 FT	(YES)
SIDE/REAR YARD LANDSCAPE BUFFER	10 FT	10 FT	(YES)

PARKING DIMENSIONAL REQUIREMENTS			
CRITERIA	REQUIRED	PROPOSED	ZONING COMPLIANCE
STALL WIDTH	9.5 FT	9.5 FT	YES
STALL DEPTH	19 FT	19 FT	YES
ACCESSIBLE STALLS	5	6	YES
VAN ACCESSIBLE STALLS	1	6	YES
DRIVEWAY WIDTH	24 FT	24 FT	YES

OFF STREET PARKING SUMMARY				
PARKING ALLOTMENT REQUIREMENTS				
BUILDING USE	REQUIRED	SIZE	SPACES	PROVIDED
OFFICE	1 SP / 250 SF	3,700 SF	15	25
RESTAURANT	1 SP / 5 SEATS	50 SEATS	10	12
RETAIL	1 SP / 300 SF	1,100 SF	4	6
RETAIL	1 SP / 300 SF	7,200 SF	24	48
<b>TOTAL</b>			<b>53</b>	<b>91</b>

- NOTES**
- REFER TO SHEET C200 (LEGEND & NOTES PLAN) FOR SITE SPECIFIC NOTES AND LEGEND
  - ALL CURBING SHALL BE VERTICAL PRECAST CONCRETE CURB UNLESS OTHERWISE NOTED



REV	DATE	DESCRIPTION
1	03/17/2020	REVISED STARBUCKS LOCATION

ISSUE TYPE:  
**SITE PLAN REVIEW**  
ISSUE DATE:  
**12/23/2019**  
PROJECT NUMBER:  
**18045**

DRAWN BY: AK  
CHECKED BY: DBR  
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SHEET TITLE:  
**LAYOUT & MATERIALS PLAN**

SHEET NUMBER:  
**C400**