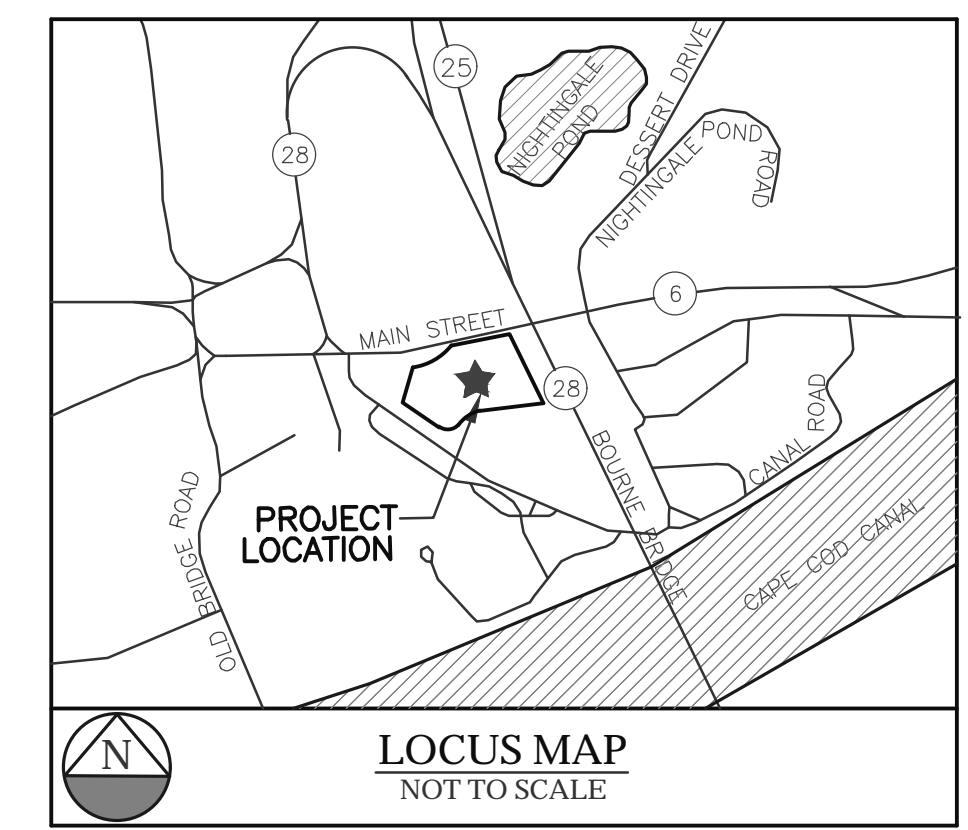
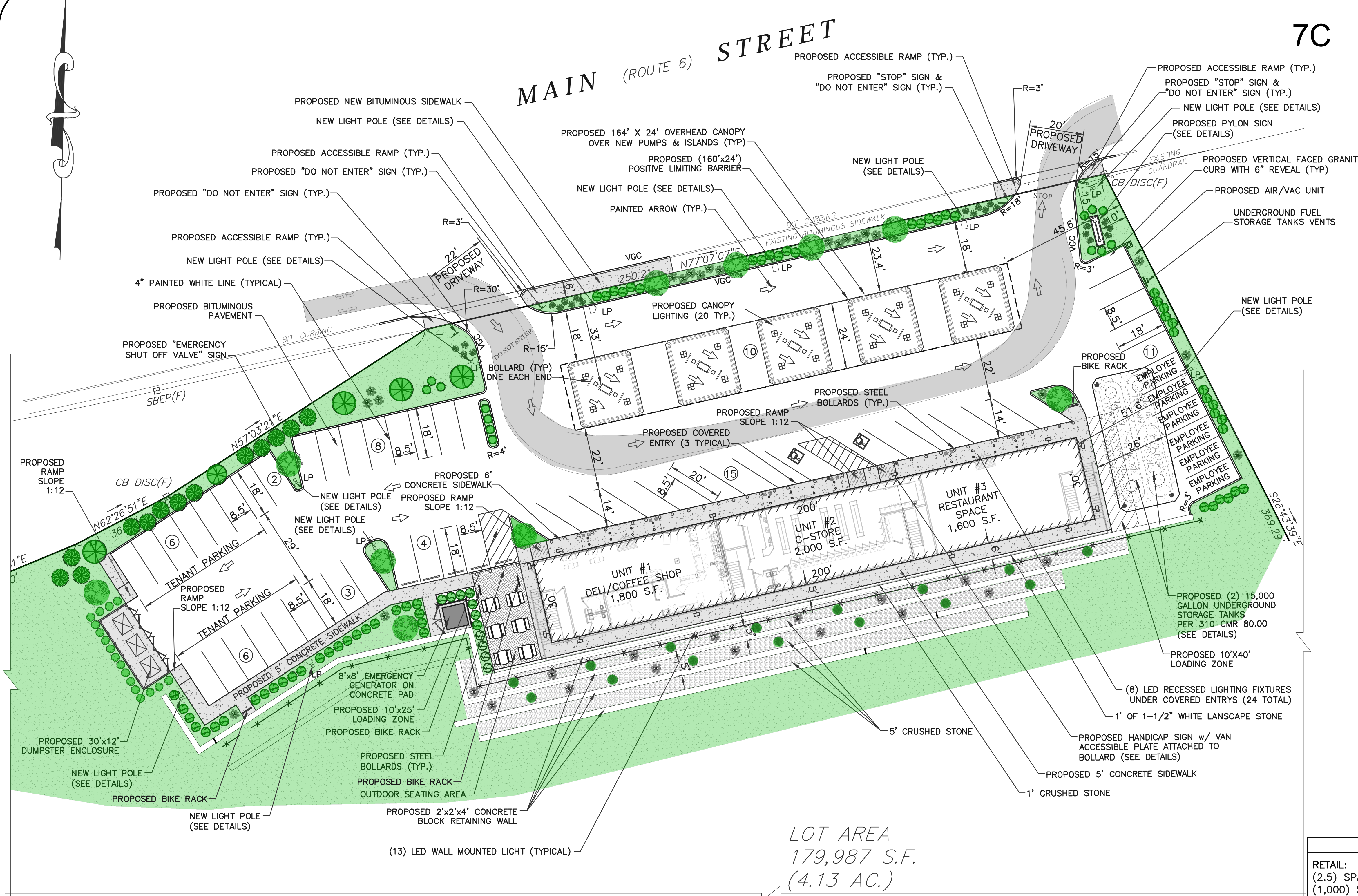


# MAIN (ROUTE 6) STREET

7C



**SITE DATA :**  
ADDRESS: 340 MAIN STREET,  
(BUZZARDS BAY) BOURNE, MA  
ZONING DISTRICT: DOWNTOWN GATEWAY (DTG)  
TOTAL AREA: 179,987 Sq.Ft. (4.13 Acre)  
USE: GASOLINE FILLING STATION WITH RETAIL PLAZA

LEGEND	
SYMBOL	DESCRIPTION
---	EASEMENT LINE
---	PROPERTY LINE
○-○ UP	PROP. UTILITY POLE
○ LP	EXIST. LIGHT POLE
□ LP	PROP. LIGHT POLE
□	PROP. GAS PUMPS
EP	EXIST. EDGE OF PAVEMENT
EP	PROP. EDGE OF PAVEMENT
VGC	PROP. VERTICAL FACED CONCRETE CURB
□	PROP. PYLON SIGN
□	PROP. SIGN
○ G	EXIST. GATE
■ MA	MA HIGHWAY BOUND
□	PROPOSED SNOW STORAGE AREA

Choubah Engineering Group, p.c.  
**CEG**  
Consulting Professional Engineers  
112 STATE ROAD (ROUTE 6),  
No. DARTMOUTH, MA 02747  
TEL: (508) 858-5040 FAX: (508) 858-5041  
www.choubahgroup.com

Project:  
**PROPOSED FILLING STATION  
AND MIXED-USE BUILDING**  
340 MAIN STREET,  
BOURNE, MA 02532

Prepared For:  
340 MAIN STREET, LLC  
561 THOMAS B. LANDERS RD  
FALMOUTH, MA 02536

HALIM A. CHOUBAH  
CIVIL  
No. 38736  
REGISTERED  
PROFESSIONAL ENGINEER  
09/25/2019  
DATE  
HALIM A. CHOUBAH, P.E.

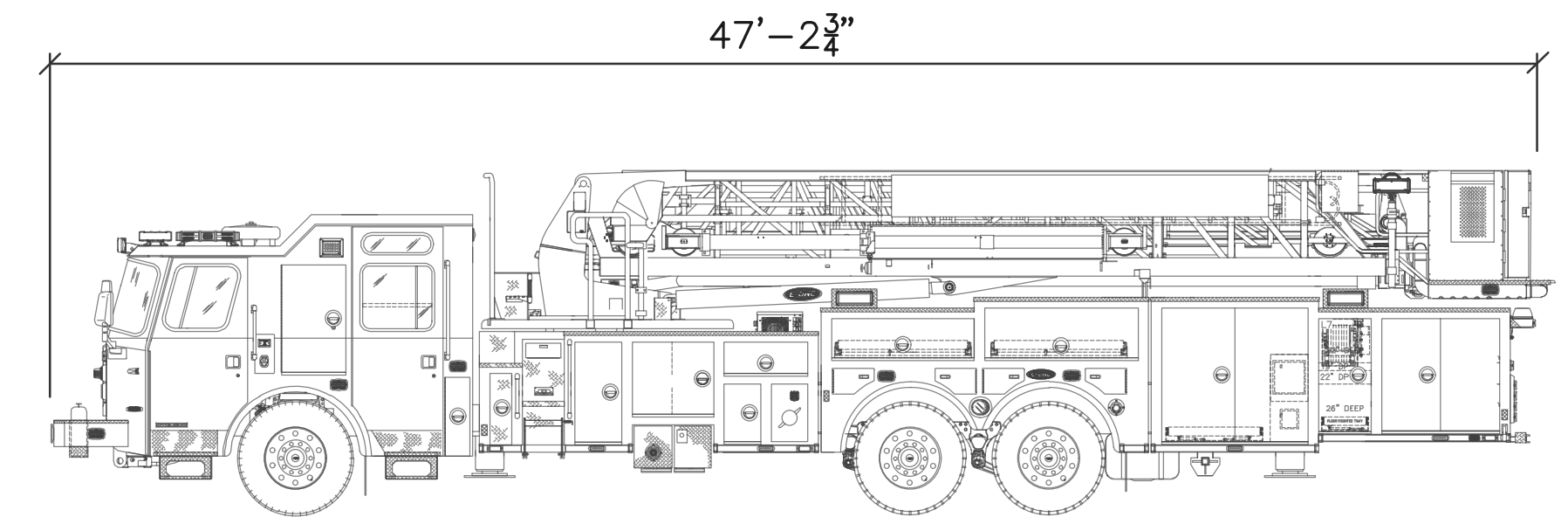
Issue Date: 09/25/2019

Revisions		
No.	Date	Description
1	01/28/2020	Peer Review Comments
2	02/13/2020	Peer Review Comments
3	12/03/2020	Relocated Underground Fuel Storage Tanks

Project Number: 15-427  
Scale: AS SHOWN  
Designed By: CMS  
Drawn By: CMS    Checked By: HC

Sheet Title:  
**SITE LAYOUT  
&  
FIRE TRUCK ACCESS PLAN**

Sheet Number. 5 OF 22



Width : 98"  
Inside Turning Radius : 35.71'  
Curb To Curb Turning Radius : 49.00'  
Wall To Wall Turning Radius : 52.65'

**TOWN OF BOURNE FIRE TRUCK 126 DETAIL**  
NOT TO SCALE

340 MAIN STREET, BOURNE, MA ZONING ANALYSIS TABLE (DTG) DOWNTOWN GATEWAY DISTRICT			
ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	3,500 S.F.	179,987 S.F.	179,987 S.F.
NO MIN. LOT SIZE WITH SPECIAL PERMIT BY THE PLANNING BOARD			
MIN. LOT WIDTH	40'	592.3' +/-	592.3' +/-
500' WITH SPECIAL PERMIT BY THE PLANNING BOARD			
MAX. LOT COVERAGE	80%	4.0%	17.5%
100% WITH SPECIAL PERMIT BY THE PLANNING BOARD			
MAX. FLOOR AREA RATIO	2:1	0.5%	4.0%
3:1 WITH SPECIAL PERMIT BY THE PLANNING BOARD			
MIN. FRONT SETBACK	0'	22.1'	23.4'
MIN. REAR SETBACK	10'	284.1' +/-	235.7' +/-
MIN. SIDE SETBACK	0'	37.5'	45.6'
MAX. BUILDING HEIGHT	35' (2 STORIES)	18' +/-	35'

PARKING DATA	
<b>RETAIL:</b> (2.5) SPACES PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA	TOTAL AREA = 2,000 S.F./1,000 X 2.5 = 5 SPACES
<b>RESTAURANT:</b> (10) SPACES PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA	TOTAL AREA = 1,800 S.F./10 SPACES = 18 SPACES
<b>RESTAURANT:</b> (10) SPACES PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA	TOTAL AREA = 1,600 S.F./10 SPACES = 16 SPACES
<b>ACCESSORY DWELLING OR LIVE/WORK UNIT:</b> MINIMUM (1) SPACE PER DWELLING UNIT.	TOTAL NUMBER OF UNITS (6) = 6 SPACES
TOTAL PARKING REQUIRED	= 45 SPACES
<b>PROVIDED:</b> PARKING SPACES PLUS 10 SPACE @ PUMPS	= 55 SPACES = 10 SPACES
TOTAL PARKING PROVIDED:	= 65 SPACES