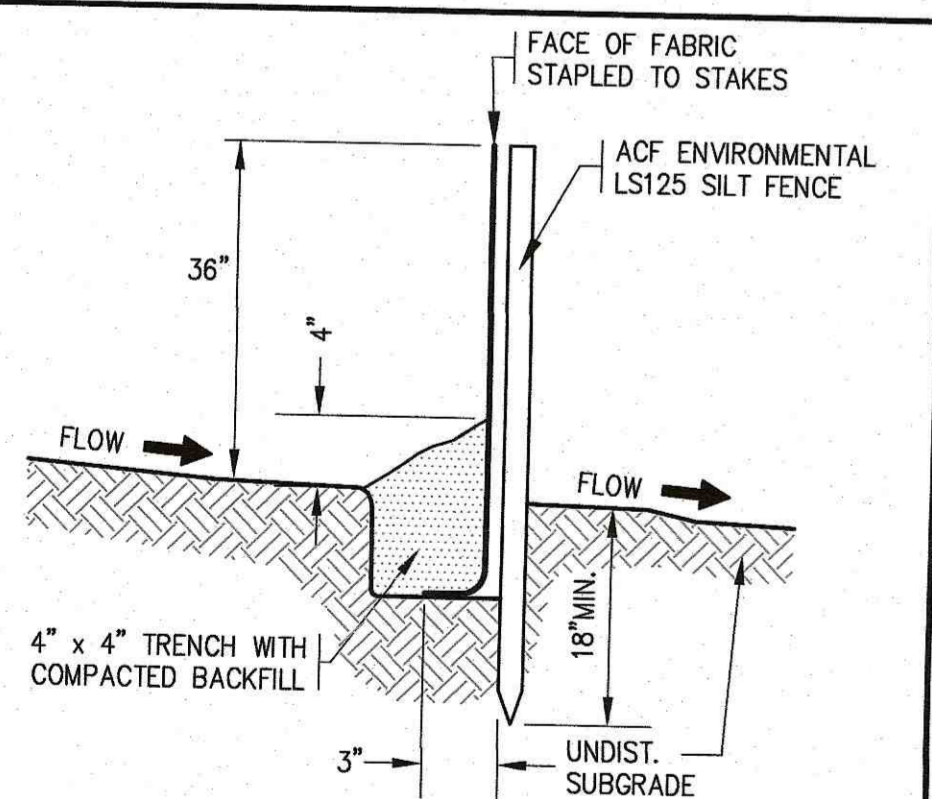
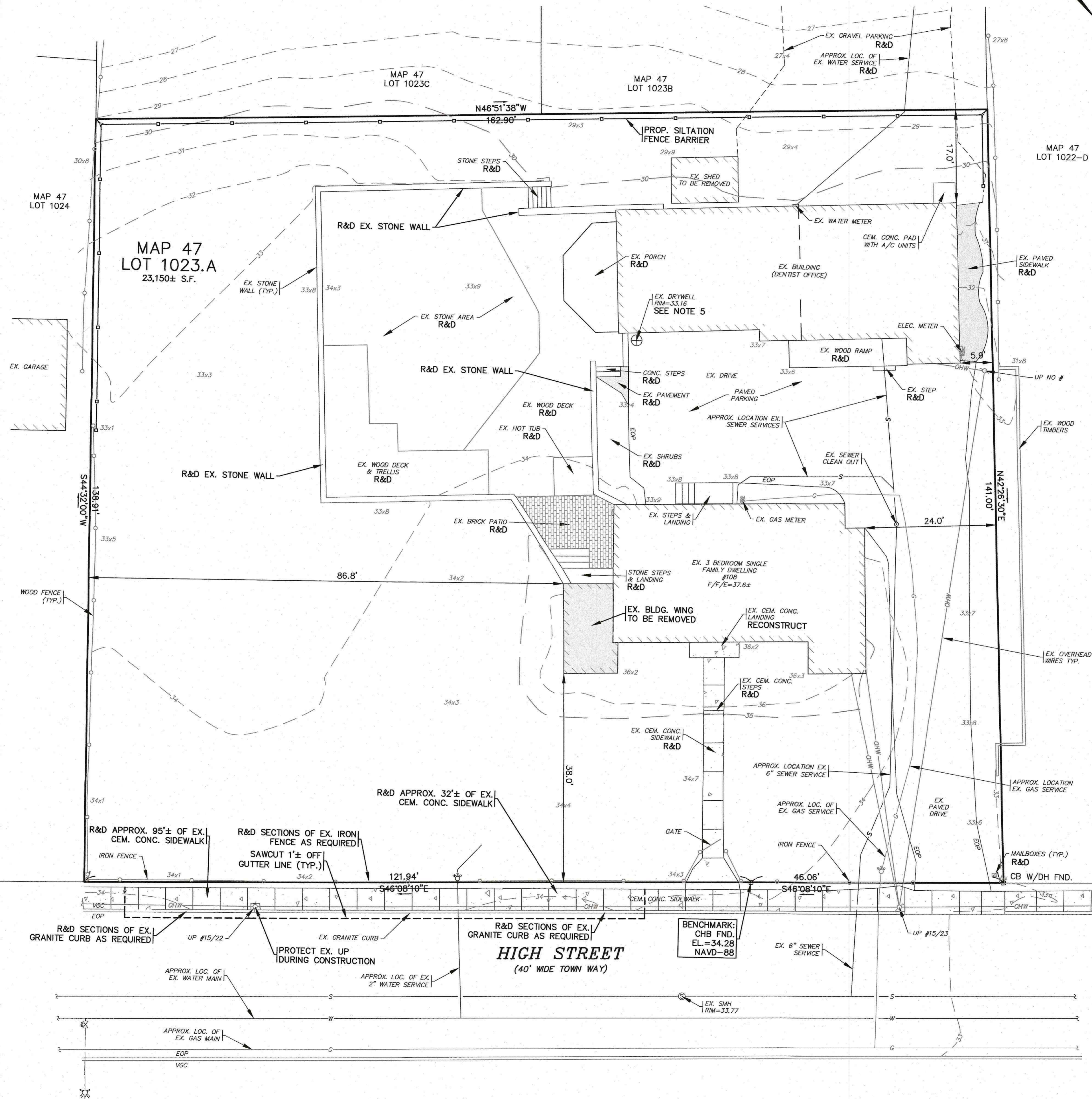


NOTES:

1. ALL DEBRIS FROM DEMOLITION INCLUDING PIPE REMOVAL, PAVEMENT AND STONE/GRAVEL REMOVAL, TREE CLEARING, STUMPING, GRUBBING, ETC. SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED.
2. PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE AND MAINTAIN SILT FENCE EROSION CONTROL BARRIER AS SHOWN ON THE PLAN.
4. THE FOOTPRINT OF THE EXISTING BUILDING WING TO BE REMOVED SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% MAXIMUM DENSITY.
5. CONTRACTOR SHALL INSPECT THE EXISTING DRYWELL FOR EVIDENCE OF CLOGGING OR SEDIMENT ACCUMULATION. REMOVE AND DISPOSE OF ANY DEBRIS AND SEDIMENT AS REQUIRED. PROVIDE NEW FRAME AND GRATE TO GRADE.



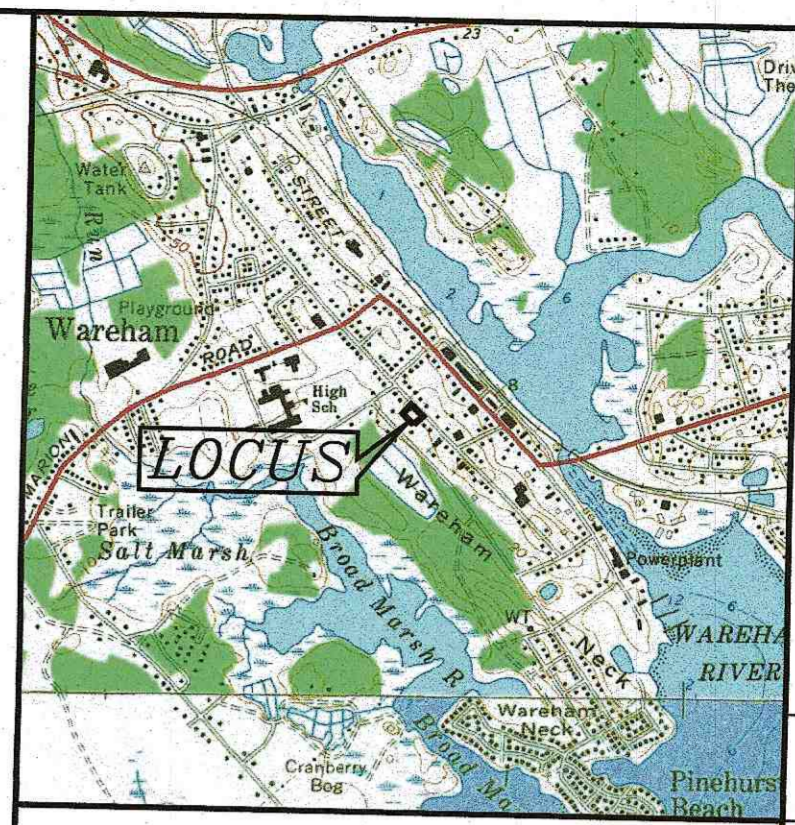
- NOTES:**
1. SILTATION FENCE SHALL BE ACF ENVIRONMENTAL LS125 SILT FENCE OR AN APPROVED EQUAL.
 2. SILTATION FENCING SHALL BE INSTALLED DOWNSLOPE OF ALL PROPOSED AND EXISTING DISTURBED AREAS, OR AS SHOWN ON THE PLANS.
 3. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATIVE OR STABILIZED COVER HAS BEEN FIRMLY ESTABLISHED.
 4. EROSION CONTROL MEASURES SHALL FOLLOW THE PERFORMANCE STANDARDS OF THE USDA SOIL CONSERVATION SERVICE, AND ANY APPLICABLE STATE/LOCAL CONSERVATION AUTHORITY.

EROSION CONTROL BARRIER DETAIL
N.T.S.

EXISTING CONDITIONS & DEMOLITION

SCALE: 1"=10'
0 10 20 40

PERMIT SET
(NOT FOR CONSTRUCTION)



LOCUS MAP : SCALE 1" = 2000'

LOT DATA:
ASSESSORS MAP: 47/ LOT 1023.A
ADDRESS: 108 HIGH STREET

OWNER: ELEETE DEVELOPMENT, LLC
DEED BOOK 56495, PAGE 255

ADDRESS: 10 POND EDGE TRAIL
WAREHAM, MA 02571

ZONING DATA:
ZONE: WAREHAM VILLAGE 2 (WV2)

SETBACKS:
MINIMUM LOT AREA: 15,000 S.F.
*EACH ADDITIONAL UNIT 2,000 S.F.
MINIMUM FRONTAGE: 75'
MINIMUM FRONT SETBACK: *
MINIMUM REAR SETBACK: 10'
MINIMUM SIDE SETBACK: 10'
MAX. BUILDING COVERAGE: 20%
MAX. IMPERVIOUS COVERAGE: 50%

EX. BUILDING COVERAGE=13.0%
EX. IMPERVIOUS COVERAGE: 33.0%

* THE FRONT SETBACKS IN THE VILLAGE DISTRICTS SHALL BE THE AVERAGE OF THE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF THE SUBJECT PROPERTY.

FLOOD ZONE DATA:
THE PROJECT IS WITHIN FLOOD ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0489L, DATED: JULY 6, 2021.

EXISTING	DESC.
35	CONTOURS
34x5	SPOT GRADES
CB	CATCH BASIN (CB)
DMH	DRAIN MANHOLE (DMH)
D	DRAIN LINE
OHW	OVERHEAD WIRES
UP	UTILITY POLE
GV	GUY POLE
WGV	WATER GATE VALVE
WSS	WATER SHUTOFF/CURB STOP
WL	WATER LINE
UE	UNDERGROUND ELECTRIC
EM	ELECTRIC METER
SMH	SEWER MANHOLE (SMH)
S	SEWER LINE
TB	TREE/BRUSH LINE
LP	LIGHT POST
GL	GAS LINE
GV	GAS GATE/VALVE
GS	GAS SHUTOFF
GM	GAS METER
F	FENCE
S	SIGN
B	BOUND
R	REBAR
PROPOSED	DESC.
35	CONTOURS
34x50	SPOT GRADES
34x50	EROSION CONTROL
CLF	CHAIN LINK FENCE
R&D	REMOVE & DISPOSE
UE	UNDERGROUND ELECTRIC
EM	ELECTRIC METER
SMH	SEWER MANHOLE (SMH)
S	SEWER LINE
W	WATER LINE
WSS	WATER SHUTOFF/CURB STOP
RD	ROOF DRAIN

DATE	BY	DESCRIPTION
DEC. 23, 2021	JMP	DRAWN BY
	WFM	CHECKED BY
		JOB NO.: 21-9759
		SCALE: 1" = 10'
		APPROVED BY:
		DATE: 3/7/22
		REV. 1
		DATE: 3/7/22
		BY: WFM
		APP'D: WFM
		OWNER: ELEETE DEVELOPMENT, LLC
		10 POND EDGE TRAIL
		WAREHAM, MA
		JOB NO.: 21-9759
		DWG. 1 OF 3

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET - WAREHAM, MA 02571
TEL: (508) 295-6600 FAX: (508) 295-6634
E-MAIL: info@gafeng.com

PLAN TO ACCOMPANY ZONING BOARD OF APPEALS APPLICATION
108 HIGH STREET WAREHAM, MA

PREPARED FOR:
ELEETE DEVELOPMENT, LLC
10 POND EDGE TRAIL WAREHAM, MA

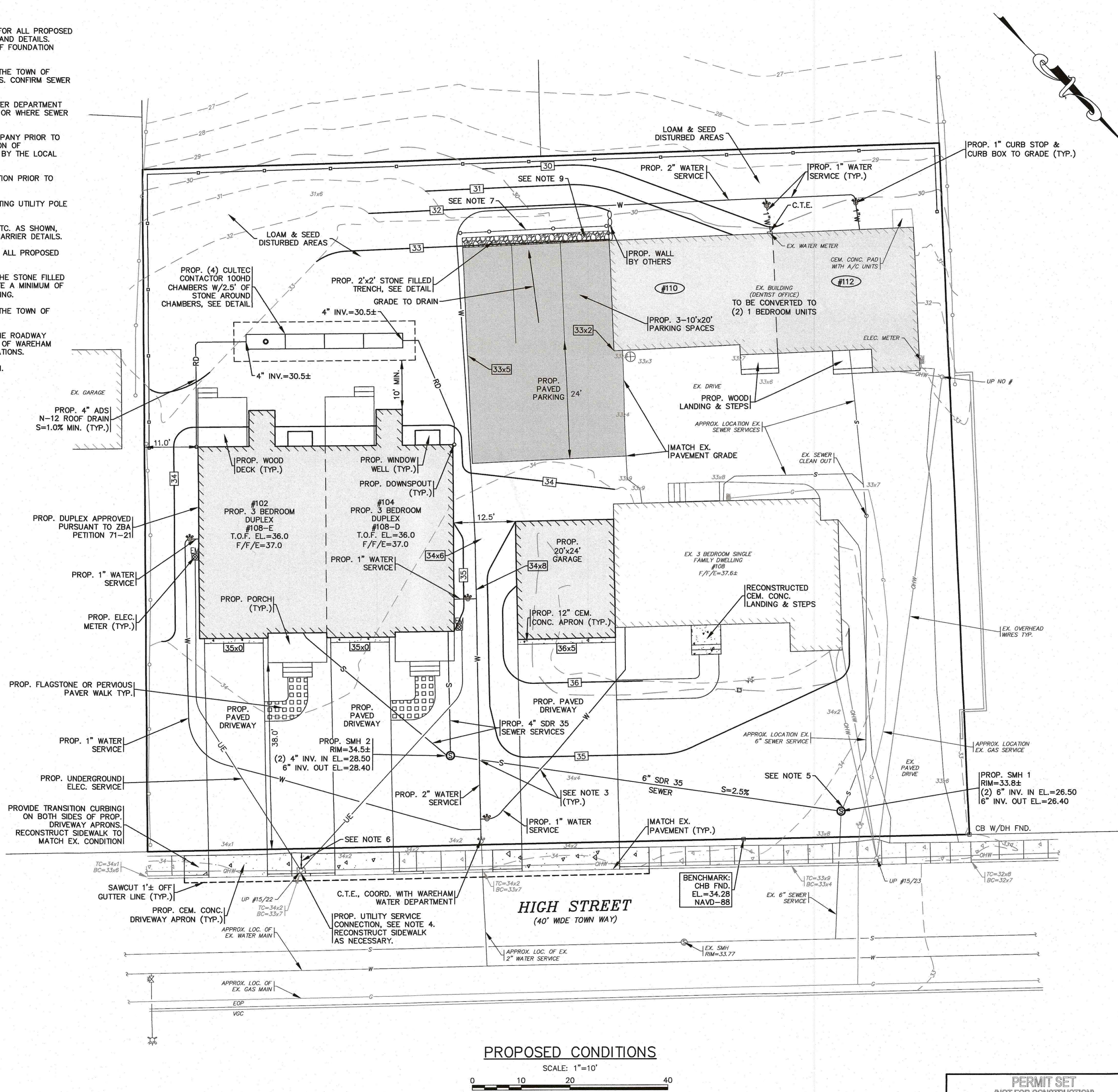
NOTES:

- REFER TO ARCHITECTURAL PLANS PREPARED BY OTHERS FOR ALL PROPOSED DUPLEX AND GARAGE DIMENSIONS, CONSTRUCTION NOTES AND DETAILS. CONTRACTOR SHALL CONFIRM FINISHED FLOOR AND TOP OF FOUNDATION ELEVATIONS WITH OWNER PRIOR TO CONSTRUCTION.
- ALL SEWER WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF WAREHAM SEWER COMMISSIONERS RULES AND REGULATIONS. CONFIRM SEWER CONNECTION ELEVATION PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH THE WAREHAM WATER DEPARTMENT WHERE SEWER IS LESS THAN 10 FEET TO WATER SERVICE OR WHERE SEWER MUST CROSS WATER SERVICE.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY PRIOR TO CONNECTION. FINAL LOCATIONS, DEPTHS AND CONSTRUCTION OF UNDERGROUND ELECTRIC SERVICES SHALL BE DETERMINED BY THE LOCAL UTILITY COMPANY.
- CONTRACTOR SHALL CONFIRM THE EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- PROVIDE A MINIMUM OF 3' OF CLEAR WIDTH AROUND EXISTING UTILITY POLE AS SHOWN.
- PROVIDE BARRIER, POST & RAIL FENCE, BOULDER WALL, ETC. AS SHOWN. CONTRACTOR SHALL COORDINATE WITH OWNER ON FINAL BARRIER DETAILS.
- REFER TO ARCHITECTURAL PLANS FOR THE LOCATIONS OF ALL PROPOSED DOWNSPOUT SIZES AND LOCATIONS.
- WHERE THE PROPOSED WATER SERVICE CROSSES UNDER THE STONE FILLED TRENCH ENCASE THE WATER SERVICE IN CEMENT CONCRETE A MINIMUM OF 24" IN EACH DIRECTION FOR 5' EACH SIDE OF THE CROSSING.
- ALL WATER WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF WAREHAM WATER DEPARTMENT RULES AND REGULATIONS.
- ALL TRENCHING, BACKFILL AND PAVEMENT REPAIR WITH THE ROADWAY LAYOUT SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF WAREHAM MUNICIPAL MAINTENANCE DEPARTMENT RULES AND REGULATIONS.
- LOAM AND SEED ALL AREAS DISTURBED BY CONSTRUCTION.

PARKING DATA:

REQUIRED:
 2 PARKING SPACES FOR EACH SINGLE OR TWO FAMILY DWELLING UNIT
 1.5 SPACES FOR EACH 1-BEDROOM DWELLING UNIT
 3 DWELLING UNITS=6 PARKING SPACES
 (2) 1-BEDROOM UNITS=3 SPACES
 TOTAL REQUIRED=9 PARKING SPACES

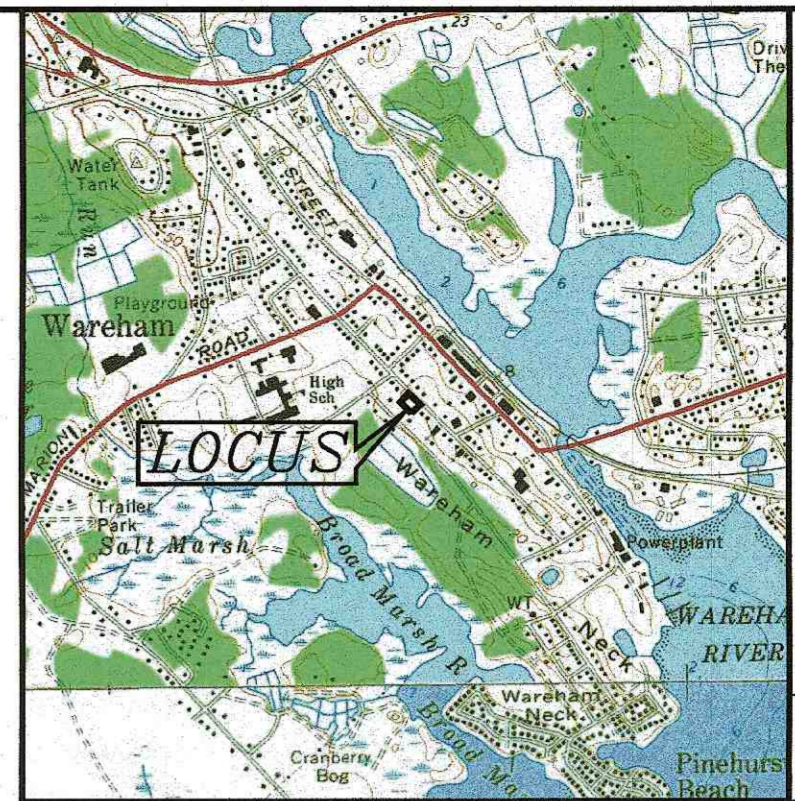
PROVIDED:
 11 PARKING SPACES
 2 (1) CAR GARAGES=2 PARKING SPACES
 1 (2) CAR GARAGE=2 PARKING SPACES
 7 ADDITIONAL PARKING SPACES
 TOTAL PROVIDED=11 PARKING SPACES



PROPOSED CONDITIONS

SCALE: 1"=10'
 0 10 20 40

PERMIT SET
 (NOT FOR CONSTRUCTION)



LOCUS MAP : SCALE 1" = 2000'

LOT DATA:

ASSESSORS MAP: 47 / LOT 1023.A
 ADDRESS: 108 HIGH STREET
 OWNER: ELETTE DEVELOPMENT, LLC
 ADDRESS: 10 POND EDGE TRAIL
 WAREHAM, MA 02571

ZONING DATA:

ZONE: WAREHAM VILLAGE 2 (WV2)
 SETBACKS:
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 *EACH ADDITIONAL UNIT 2,000 S.F.
 MINIMUM FRONTAGE: 75'
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 MINIMUM SIDE SETBACK: 10'
 MINIMUM REAR SETBACK: 10'
 MAX. BUILDING COVERAGE: 20%
 MAX. IMPERVIOUS COVERAGE: 50%

EX. BUILDING COVERAGE=13.0%
 PROP. BUILDING COVERAGE=24.7%
 EX. IMPERVIOUS COVERAGE=33.0%
 PROP. IMPERVIOUS COVERAGE=49.5%

* THE FRONT SETBACKS IN THE VILLAGE DISTRICTS SHALL BE THE AVERAGE OF THE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF THE SUBJECT PROPERTY.

FLOOD ZONE DATA:

THE PROJECT IS WITHIN FLOOD ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0489L, DATED: JULY 6, 2021.

LEGEND

EXISTING	DESC.
35	CONTOURS
34x5	SPOT GRADES
CB	CATCH BASIN (CB)
DMH	DRAIN MANHOLE (DMH)
DL	DRAIN LINE
OHW	OVERHEAD WIRES
UP	UTILITY POLE
GP	GUY POLE
WGV	WATER GATE VALVE
WSS	WATER SHUTOFF/CURB STOP
HYD	HYDRANT
WL	WATER LINE
UE	UNDERGROUND ELECTRIC
EM	ELECTRIC METER
SMH	SEWER MANHOLE (SMH)
SL	SEWER LINE
TBL	TREE/BRUSH LINE
LP	LIGHT POST
GL	GAS LINE
GV	GAS GATE/VALVE
GS	GAS SHUTOFF
GM	GAS METER
F	FENCE
S	BOUND
R	REBAR
DESC.	DESC.
35	CONTOURS
34x50	SPOT GRADES
EC	EROSION CONTROL
CLF	CHAIN LINK FENCE
R&D	REMOVE & DISPOSE
UE	UNDERGROUND ELECTRIC
EM	ELECTRIC METER
SMH	SEWER MANHOLE (SMH)
SL	SEWER LINE
WL	WATER LINE
WSS	WATER SHUTOFF/CURB STOP
RD	ROOF DRAIN

DATE: DEC. 23, 2021	DRAWN BY: JMP	CHECKED BY: WFM	JOB NO.: 21-9759	SCALE: 1" = 10'
APPROVED BY: [Signature]				
<p>G.A.F. ENGINEERING, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS 286 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 295-6600 FAX: (508) 295-6634 E-MAIL: info@gafengr.com</p>				
<p>PLAN TO ACCOMPANY ZONING BOARD OF APPEALS APPLICATION</p>				
<p>PREPARED FOR: ELETTE DEVELOPMENT, LLC 108 HIGH STREET WAREHAM, MA 10 POND EDGE TRAIL WAREHAM, MA</p>				
JOB NO.: 21-9759 DWG. 2 OF 3				

