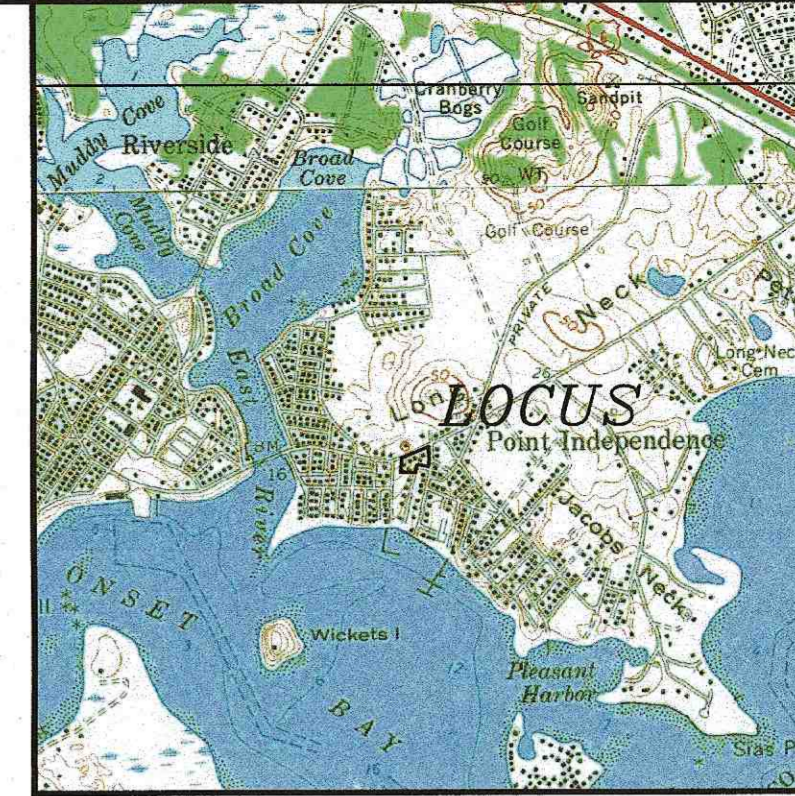
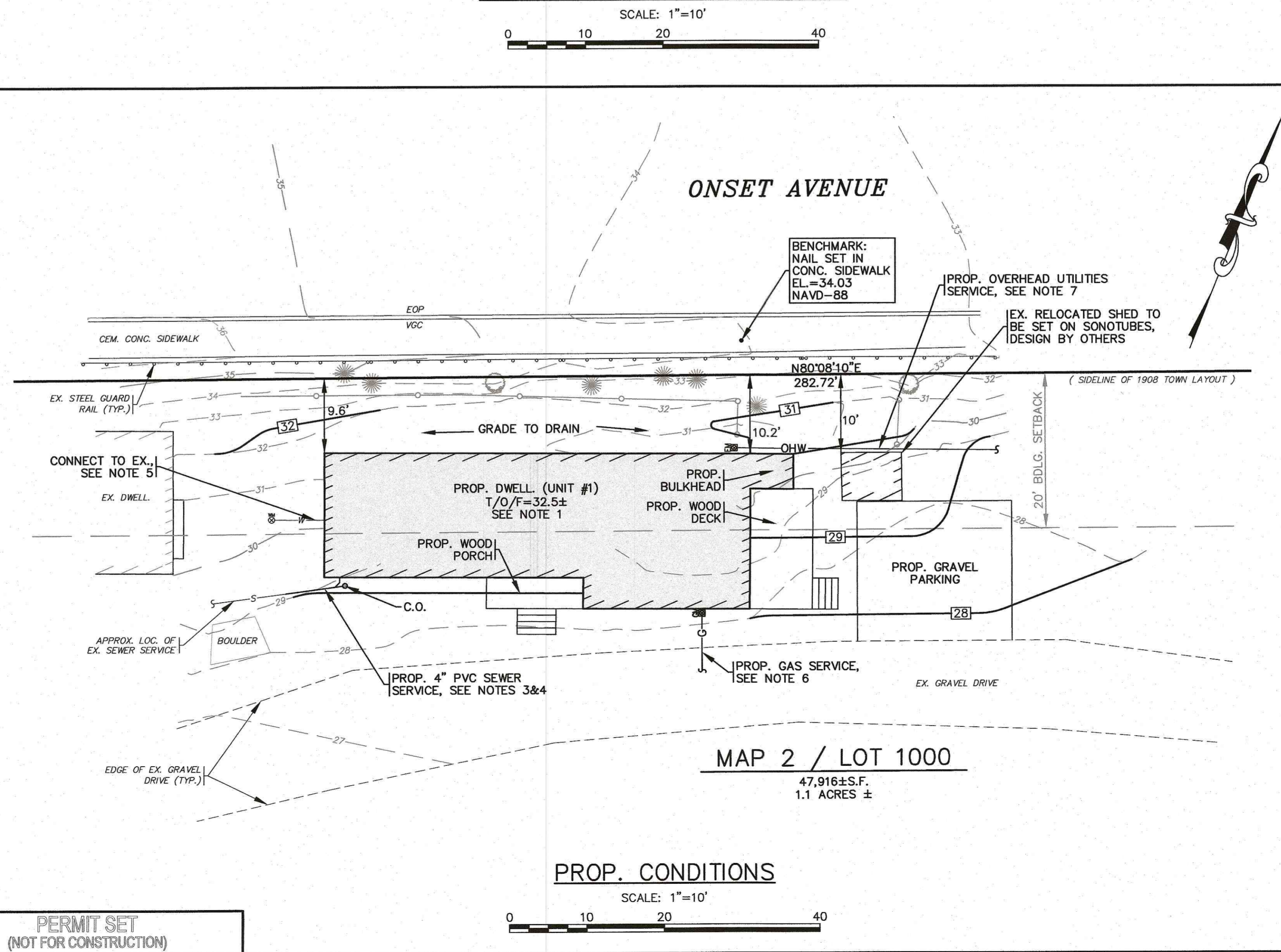
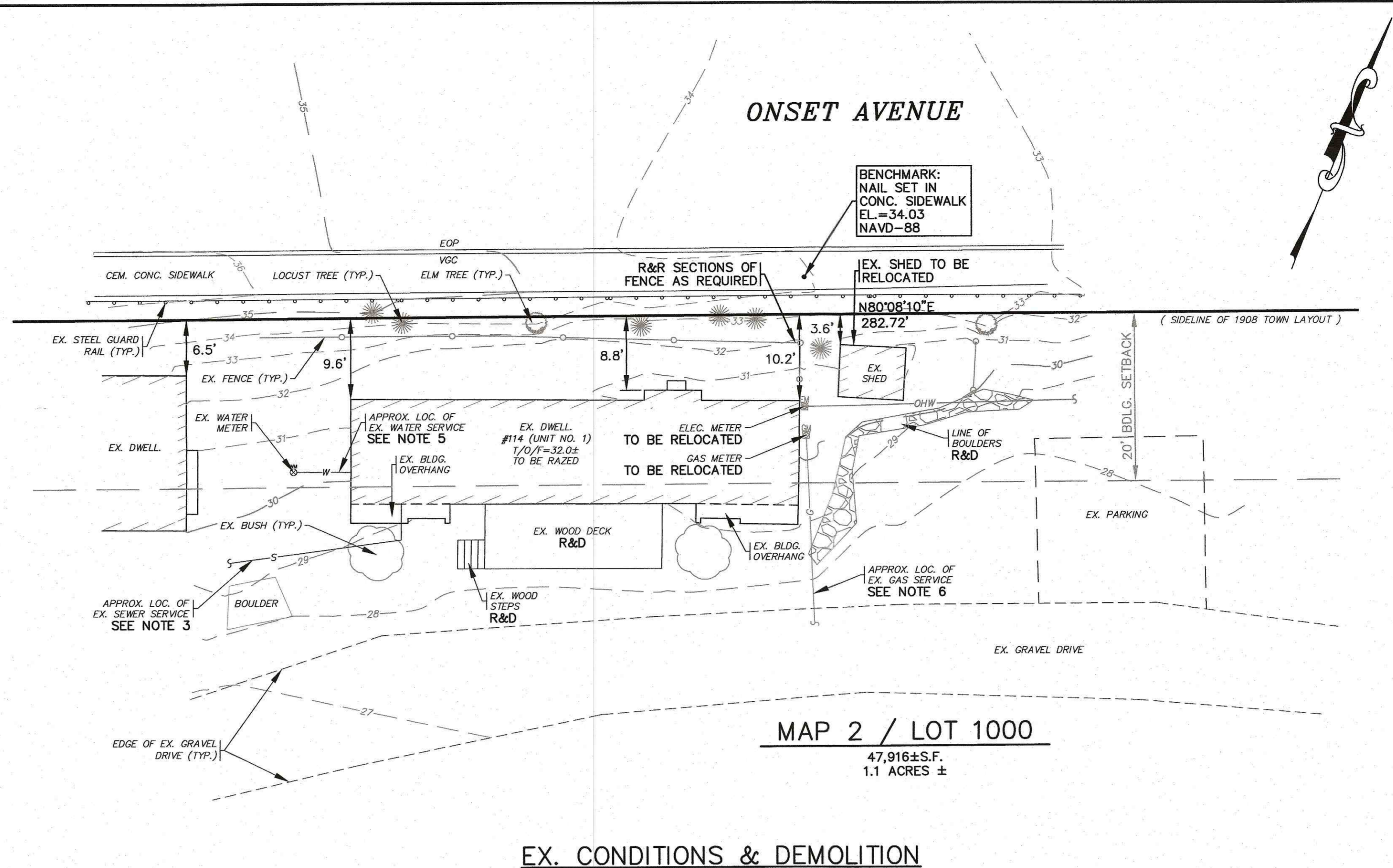


- GENERAL NOTES:**
- ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS AND IN PART FROM FIELD SURVEY AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD, BEFORE EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE MGL CHAPTER 370, ACTS OF 1963. CONTRACTORS MUST CALL DIG-SAFE AT (1-888-DIG-SAFE OR 811) G.A.F. ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
 - EXISTING CONDITIONS INFORMATION IS BASED ON ACTUAL FIELD SURVEY, PRIVATE UTILITY PLANS, AND OTHER AVAILABLE SOURCES. FIELD SURVEY WAS PERFORMED BY G.A.F. ENGINEERING, INC., ON VARIOUS DATES AND MOST RECENTLY IN OCTOBER OF 2020.
 - THE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL REQUIRED PERMITS, GIVE ALL NOTICES, COMPLY WITH ALL LAWS AND REGULATIONS, AND PAY ALL FEES ASSOCIATED WITH THE INSTALLATION OF THIS WORK.
 - THE CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION ALL EXISTING UNDERGROUND UTILITY LOCATIONS AND POINTS OF INTERCONNECTION.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICTS DISCOVERED IN THE FIELD.
 - ANY CHANGES TO THESE SITE PLANS THAT ARE MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS AND REPORTED TO THE OWNER AND ENGINEER.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN EXCAVATION AND TRENCH PERMIT PURSUANT TO 520 CMR 14.00 AS APPLICABLE PRIOR TO THE START OF CONSTRUCTION.

- CONSTRUCTION NOTES:**
- IN GENERAL, THE PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EVERY FITTING, CHANGE IN DIRECTION OR DETAIL OF CONSTRUCTION.
 - THE LOCATION OF UTILITIES WERE OBTAINED FROM VARIOUS SOURCES OF INFORMATION. THE EXACT LOCATION AND COMPLETENESS IS NOT GUARANTEED. THE CONTRACTOR MUST NOTIFY DIG SAFE PRIOR TO THE START OF CONSTRUCTION (1-888-DIG-SAFE OR 811). G.A.F. ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF PERSONNEL AND PROTECTION OF PROPERTY AT THE SITE OR ADJACENT THERETO INCLUDING TREES, SHRUBS, LAWNS, PAVEMENTS, ROADWAYS, STRUCTURES AND UNDERGROUND UTILITIES NOT DESIGNED FOR REMOVAL, RELOCATION, OR REPLACEMENT.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION REQUIRED FOR THE INSTALLATION OF THIS WORK.
 - ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS AND OF GOOD QUALITY.
 - THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND OTHER DEBRIS RESULTING FROM THIS WORK.
 - THE CONTRACTOR SHALL INSTITUTE ALL SAFETY MEASURES NECESSARY TO PROTECT THE PUBLIC SAFETY. THIS SHALL INCLUDE, BUT NOT LIMITED TO, BARRICADES, SIGNS, LIGHTING, FENCES, POLICE DETAILS, AND ANY OTHER MEANS AS DIRECTED. NO TRENCHES ARE TO REMAIN OPEN OVERNIGHT.
 - ELEVATIONS ARE IN FEET AND TENTHS AND ARE BASED ON THE DATUM OF NAVD-88.
 - ALL SIDE SLOPES SHALL BE DRESSED WITH 4 INCHES OF TOPSOIL. WHERE SIDE SLOPES EXCEED 3:1, PROVIDE AN EROSION CONTROL BLANKET OVER THE PLANTED SEED BED. SEE PLAN FOR LOCATIONS.
 - ALL SEWER AND PLUMBING WORK SHALL CONFORM WITH 248 CMR 10.00 UNIFORM STATE PLUMBING CODE AND THE TOWN OF WAREHAM SEWER DEPARTMENT SPECIFICATIONS.
 - ALL METHODS AND MATERIALS SHALL CONFORM WITH MassDOT STANDARDS AND SPECIFICATIONS, AND THE REQUIREMENTS OF THE TOWN OF WAREHAM MUNICIPAL MAINTENANCE DEPARTMENT.
 - ALL UTILITY INSTALLATIONS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE TOWN, STATE AND FEDERAL REQUIREMENTS & REGULATIONS.

- NOTES:**
- THIS IS UNIT NO. 1 OF THE "SHIPS-A-SHORE" CONDOMINIUM. REFER TO PLAN ENTITLED "PLAN OF LAND PREPARED FOR WILLIAM RAWLS, SHIPS A SHORE, ONSET AVENUE & MAPLE STREET, ONSET, MASS." PREPARED BY WALTER E. ROWLEY AND ASSOCIATES, INC. AND DATED JANUARY 19, 1976.
 - FOR COMPLETE DWELLING DIMENSIONS, FINISHED FLOOR & TOP OF FOUNDATION ELEVATIONS AND CONSTRUCTION DETAILS REFER TO ARCHITECTURAL & STRUCTURAL PLANS BY OTHERS.
 - ALL DEBRIS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED.
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF THE EXISTING SEWER SERVICE PRIOR TO CONSTRUCTION. THE PROPOSED INVERT WILL BE DETERMINED BY THE CONTRACTOR AT TIME OF CONSTRUCTION. ALL SEWER WORK SHALL BE DONE IN ACCORDANCE WITH WAREHAM SEWER DEPARTMENTS RULES AND REGULATIONS.
 - PROVIDE SEWER CLEANOUT AS SHOWN. CLEANOUT SHALL BE PROVIDED WITH A H.D.C.I. FRAME AND COVER TO FINISHED GRADE.
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE EXISTING WATER SERVICE PRIOR TO CONSTRUCTION. ALL WATER SERVICE INSTALLATION SHALL BE IN ACCORDANCE WITH THE WAREHAM WATER DEPARTMENTS RULES AND REGULATIONS.
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE EXISTING GAS SERVICE & GAS MAIN PRIOR TO CONSTRUCTION. COORDINATE WITH LOCAL GAS COMPANY FOR FINAL CONNECTION POINT FOR THE PROPOSED GAS SERVICE AND LOCATION OF RELOCATED GAS METER.
 - CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR FINAL CONNECTION POINT FOR THE PROPOSED OVERHEAD UTILITIES. FINAL LOCATION FOR RELOCATED ELECTRIC METER SHALL BE FIELD DETERMINED.
 - REMOVE EXISTING TREES AS REQUIRED. CONTRACTOR SHALL COORDINATE WITH OWNER.
 - LOAM AND SEED ALL AREAS DISTURBED BY CONSTRUCTION.



LOT DATA:
ASSESSORS MAP: 2/ LOT 1000A
ADDRESS: 114 ONSET AVENUE, UNIT #1

OWNER:
MARIA S. COLELLA NOMINEE TRUST
83 DOWNEY STREET
HOPKINGTON, MA 01748

ZONING DATA:
ZONE: MULTIPLE RESIDENCE 30 (MR-30)

SETBACKS:
MINIMUM LOT AREA: 30,000 S.F.
MINIMUM FRONTAGE: 250'
MINIMUM FRONT SETBACK: 30'
MINIMUM SIDE SETBACK: 20'
MINIMUM REAR SETBACK: 20'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 25%

FLOOD ZONE DATA:
THE PROJECT IS WITHIN FLOOD ZONE X.
REFER TO THE F.E.M.A. FLOOD INSURANCE
RATE MAP PANEL NUMBER 25023C0582K,
DATED: FEBRUARY 5, 2014.

LEGEND

EXISTING	DESC.
---10---	CONTOURS
8x5	SPOT GRADES
WETLANDS	WETLANDS
30' NO ACTIVITY ZONE	30' NO ACTIVITY ZONE
100' BUFFER ZONE	100' BUFFER ZONE
F.E.M.A. FLOOD ZONE	F.E.M.A. FLOOD ZONE
LIMWA	LIMWA
200' RIVERFRONT AREA	200' RIVERFRONT AREA
CATCH BASIN (CB)	CATCH BASIN (CB)
DRAIN MANHOLE (DMH)	DRAIN MANHOLE (DMH)
OVERHEAD WIRES	OVERHEAD WIRES
UTILITY POLE	UTILITY POLE
GUY POLE	GUY POLE
ELECTRIC METER	ELECTRIC METER
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
WATER GATE VALVE	WATER GATE VALVE
WATER SHUTOFF/CURB STOP	WATER SHUTOFF/CURB STOP
HYDRANT	HYDRANT
WATER LINE	WATER LINE
WATER METER PIT	WATER METER PIT
SEWER MANHOLE (SMH)	SEWER MANHOLE (SMH)
SEWER LINE	SEWER LINE
TREE/BRUSH LINE	TREE/BRUSH LINE
LIGHT POST	LIGHT POST
GAS LINE	GAS LINE
GAS GATE/VALVE	GAS GATE/VALVE
GAS SHUTOFF	GAS SHUTOFF
GAS METER	GAS METER
FENCE	FENCE
SIGN	SIGN
BOUND	BOUND
STONE WALL	STONE WALL
IRON PIPE (I.P.)	IRON PIPE (I.P.)
PROPOSED	DESC.
30x50	CONTOURS
30x50	SPOT GRADES
EROSION CONTROL	EROSION CONTROL
CHAIN LINK FENCE	CHAIN LINK FENCE
W	WATER LINE
S	SEWER LINE
UE	UNDERGROUND ELECTRIC
OHW	OVERHEAD WIRES
G	GAS LINE
C	CLEAN OUT (C.O.)
R&D	REMOVE & DISPOSE

DATE: NOV. 11, 2020
DRAWN BY: J.M.P.
CHECKED BY: R.A.B.
JOB NO.: 20-9548
SCALE: 1" = 10'

APPROVED BY: [Signature]

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: gaf@gaf-eng.com

PLAN TO ACCOMPANY
BUILDING PERMIT APPLICATION
114 ONSET AVENUE, UNIT #1
WAREHAM, MA

PREPARED FOR:
MARIA COLELLA, TR.
83 DOWNEY STREET
HOPKINGTON, MA

JOB NO.: 20-9548
DWG. 1 OF 1