GENERAL NOTES:

- 1. 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.
- 2. 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.
- 3. 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.
- 4. THE CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION ALL EXISTING UNDERGROUND UTILITY LOCATIONS AND POINTS OF INTERCONNECTION.
- 5. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, SUPERVISION, TOOLS, EQUIPMENT, FUEL, POWER, SANITARY FACILITIES AND INCIDENTALS NECESSARY FOR THE FURNISHING, PERFORMANCE, TESTING, START-UP AND COMPLETION OF THIS WORK
- 6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICTS DISCOVERED IN THE FIELD.
- 7. 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.
- 8. 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:

- 1. IN GENERAL, THE PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EVERY FITTING, CHANGE IN DIRECTION OR DETAIL OF CONSTRUCTION.
- 2. 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.
- 3. 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.
- 4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION REQUIRED FOR THE INSTALLATION OF THIS WORK.
- 5. ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS AND OF GOOD QUALITY.
- 6. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND OTHER DEBRIS RESULTING FROM THIS WORK.
- 7. ALL PAVEMENT MARKINGS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AS PART OF THIS WORK.
- 8. 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.
- 9. ELEVATIONS ARE IN FEET AND TENTHS AND ARE BASED ON THE DATUM OF NAVD-88.
- 10. SIDE SLOPE GRADING SHALL BE AS NOTED ON THE SITE PLANS.
- 11. 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.
- 12. PERMANENT SEEDING (BEFORE SEPTEMBER 15) LIME TO PH OF 6.5 ACCORDING TO SOIL TEST OR APPLY AT THE RATE OF 100 TO 150 LBS. PER 1,000 SQUARE FEET. APPLY 10-20-20 FERTILIZER AT 1,000 LBS. PER ACRE. INCORPORATE LIME AND FERTILIZER IN TOP 4 INCHES OF SOIL. SEED 100 LBS. PER ACRE OF THE FOLLOWING SEED MIX.

PURE PERCENT
30-35%
CREEPING RED FESCUE
30-35%
PERENNIAL RYEGRASS
20-25%
KENTUCKY BLUEGRASS
10-15%
ANNUAL RYEGRASS

10-15% ANNUAL RYEGRASS
HYDRO SEEDING IS AN ALTERNATIVE FOR THIS APPLICATION. A MIXTURE OF SEED WATER AND MULCH IS SPRAYED ON
THE SEED BED COMBINING THREE (3) SEPARATE ACTIONS INTO ONE (1) OPERATION

- 13. ALL SEWER AND PLUMBING WORK SHALL CONFORM WITH 248 CMR 10.00 UNIFORM STATE PLUMBING CODE AND THE TOWN OF WAREHAM SEWER DEPARTMENT SPECIFICATIONS.
- 14. ALL METHODS AND MATERIALS SHALL CONFORM WITH MassDOT STANDARDS AND SPECIFICATIONS, AND THE REQUIREMENTS OF THE TOWN OF WAREHAM MUNICIPAL MAINTENANCE DEPARTMENT.
- 15. ALL UTILITY INSTALLATIONS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE TOWN, STATE AND FEDERAL REQUIREMENTS & REGULATIONS.
- 16. DEWATERING IF REQUIRED SHALL BE DIRECTED TO A 5' MIN. DIAMETER RING OF HAYBALES OR A DIRTBAG. CONTRACTOR SHALL PROVIDE AND MAINTAIN DEWATERING EQUIPMENT FOR THE CONTROL, COLLECTION AND DISPOSAL OF GROUND AND SURFACE WATER WHERE NECESSARY TO COMPLETE THE WORK.

NOTES:

- FOR COMPLETE DWELLING DIMENSIONS, ELEVATIONS AND CONSTRUCTION DETAILS REFER TO ARCHITECTURAL & STRUCTURAL PLANS BY OTHERS.
- 2. ALL DEBRIS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED.
- 3. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF THE EXISTING SEWER AND WATER SERVICES PRIOR TO CONSTRUCTION.
- 4. REMOVE EXISTING PAVEMENT UP TO PROPERTY LINE AS SHOWN. AREA SHALL LANDSCAPED. CONTRACTOR SHALL COORDINATE WITH OWNER FOR PLANTING DETAILS AND SPECIFICATIONS.
- 5. REMOVE EXISTING SECTIONS OF CONCRETE PATIO AS SHOWN. AREAS SHALL BE LANDSCAPED. CONTRACTOR SHALL COORDINATE WITH OWNER FOR PLANTING DETAILS AND SPECIFICATIONS.
- 6. PROTECT EXISTING FENCES AND CONCRETE RETAINING WALLS DURING CONSTRUCTION.
- 7. LOAM AND SEED ALL AREAS DISTURBED BY CONSTRUCTION.

FLOOD ZONE DATA: THE PROJECT IS WITHIN FLOOD ZONE X (SHADED) AND ZONE AE-14. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0581K, DATED: EX. DWELL. #64 FEBRUARY 5, 2014. NOTE THE LOCUS IS ALSO SUBJECT TO LIMIT OF MODERATE WAVE ACTION (LIMWA). EX. WOOD | LOT 687 STAIRS DECK 370± S.F. OF SHOWER EX. PAVEMENT, EX. PROPANE | LOT 690 SEE NOTE 4 EX. WATER SERVICE, SEE NOTE 3 R&D EX. CONC. 30' NO S68°27'51"E PATIO/WALKWAY ACTIVITY ZONE EX. PAVED SAWCUTI APPROX. LOC. OF IR&D 13.1'±x6.2'± PORTION APPROX. LOC. OF EX. SEWER SERVICE, EX. SEWER MAIN (TYP.) OF EX. DWELLING SEE NOTE 3 IEX. ROOF OVERHANG LOCUS MAP : SCALE 1" = 1000' LANDING IR&D APPROX. 260± S.F. OF EX. CHIMNEY -HEX. CONC. PATIO/WALKWAY EX. DWELLING LOT DATA: #66 F.F.E.=13.0± ISEE NOTE 5 ASSESSORS MAP: 1/ LOT 688 EX. LANDSCAPE ADDRESS: 66 WEST BLVD. EX. CONC. THE RED CLOUD REALTY TRUST EX. SCREENED PORCH 3 WESTCOTT DRIVE HOPKINTON, MA APPROX. EDGE OF COASTAL BEACH ZONING DATA: 100' WETLANDS **IBUFFER ZONE** ZONE: ONSET VILLAGE 2 (OV2) LOT 688 EX. CONC. | 3055 S.F.± WALKWAY MINIMUM LOT AREA: 10,000 S.F. CB/FND LOT 689 MINIMUM FRONTAGE: 50' RIM = 7.55MINIMUM FRONT SETBACK: * MINIMUM SIDE SETBACK: 10' MINIMUM REAR SETBACK: 10' MAXIMUM BUILDING HEIGHT: 35' SITE BENCHMARK HYDRANT SPINDLE EL.=10.70 MAXIMUM BUILDING COVERAGE: 20% MAXIMUM IMPERVIOUS SURFACE: 50% (NAVD-88) MAXIMUM FLOOR AREA RATIO: 25% EX. BUILDING COVERAGE: 33.3% EX. DRIVEWAY PROP. BUILDING COVERAGE: 35.5% EX. IMPERVIOUS SURFACE: 68.3% PROP. IMPERVIOUS SURFACE: 49.9% EX. FLOOR AREA RATIO: 36.2% PROP. FLOOR AREA RATIO: 41.0% * THE FRONT SETBACKS IN VILLAGE DISTRICTS SHALL BE THE AVERAGE OF THE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EX. CONDITIONS & DEMOLITION EITHER SIDE OF THE SUBJECT PROPERTY. SCALE: 1"=10" - DESTA LEGEND EX. DWELL. Z LOT 687 **EXISTING** DECK CONTOURS JPROP. LANDSCAPE SPOT GRADES 8x5 LOT 690 WETLANDS 30' NOI 30' NO ACTIVITY ZONE S68°27'51"E ACTIVITY ZONE 100' BUFFER ZONE 68.30 F.E.M.A. FLOOD ZONE LiMWA 200' RIVERFRONT AREA CATCH BASIN (CB) IPROP. ROOF TOVERHANG DRAIN MANHOLE (DMH) OVERHEAD WIRES ----OHW-----IPROP. ADDITION F.F.E. TO MATCH EX. 0-0-UTILITY POLE LIMITS OF MODIFIED SEE NOTE 1 DRIVEWAY -O (**GUY POLE** EX. DWELLING ELECTRIC METER #66 F.F.E.=13.0± PROP. LANDSCAPE UNDERGROUND ELECTRIC EX. LANDSCAPE \bowtie WATER GATE VALVE WATER SHUTOFF/CURB STOP EX. CONC. 0 **HYDRANT** EX. SCREENED PORCH Z O ₹ WATER LINE JAPPROX. EDGE OF WATER METER PIT COASTAL BEACH 100' WETLANDS S SEWER MANHOLE (SMH) MAP BUFFER ZONE E SEWER LINE LOT 688 EX. CONC. 1 TREE/BRUSH LINE WALKWAY 3055 S.F.± OMP CB/FND D LIGHT POST LOT 689 GAS LINE RIM = 7.5524."OAK N N GAS GATE/VALVE GAS SHUTOFF SITE BENCHMARK GAS METER 0 1 ō EX. LANDSCAP **FENCE** (NAVD-88) 0 BOUND ∞ STONE WALL IRON PIPE (I.P.) REMOVE & DISPOSE PROPOSED CONDITIONS JOB NO.: 20-9573

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