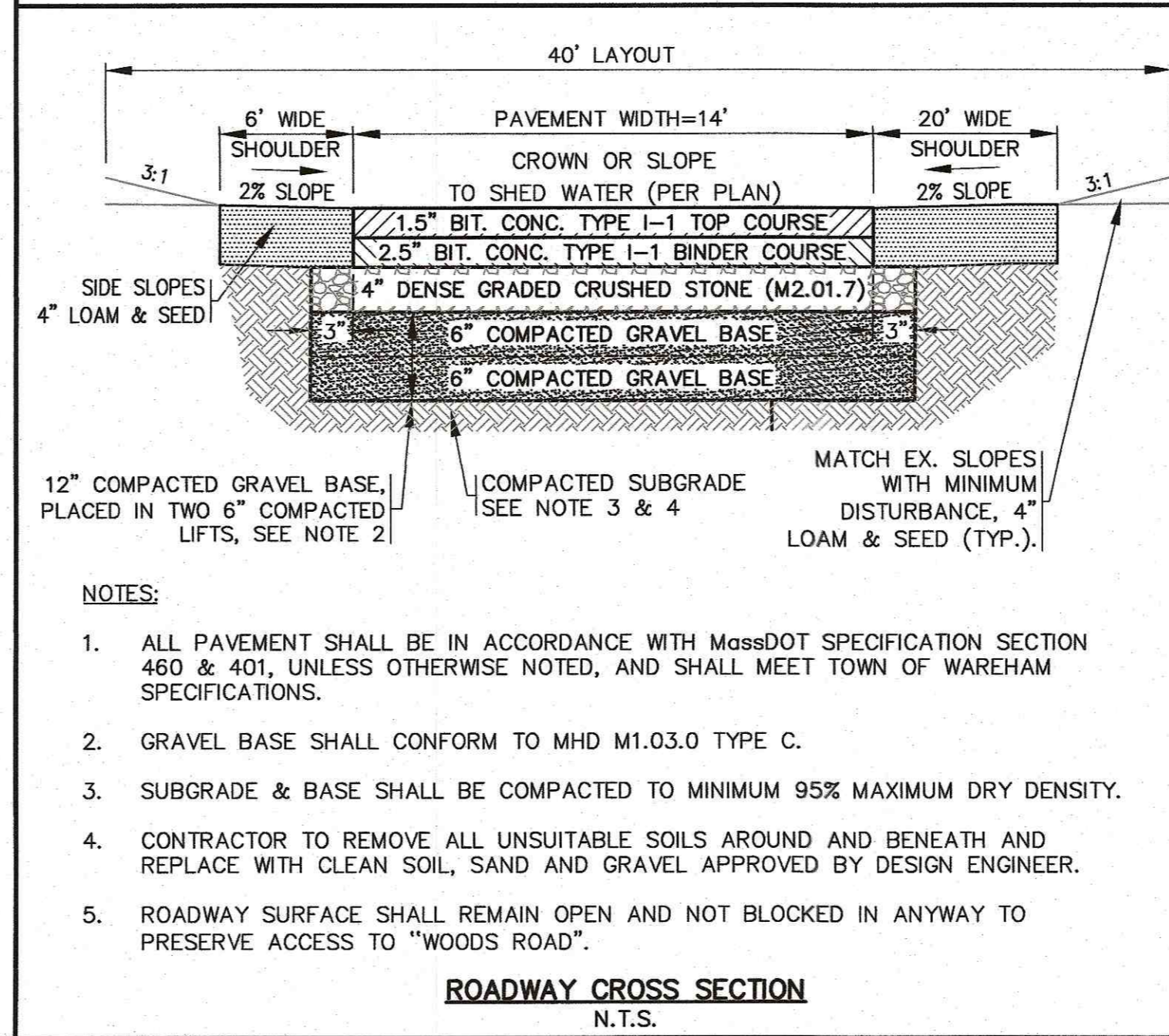
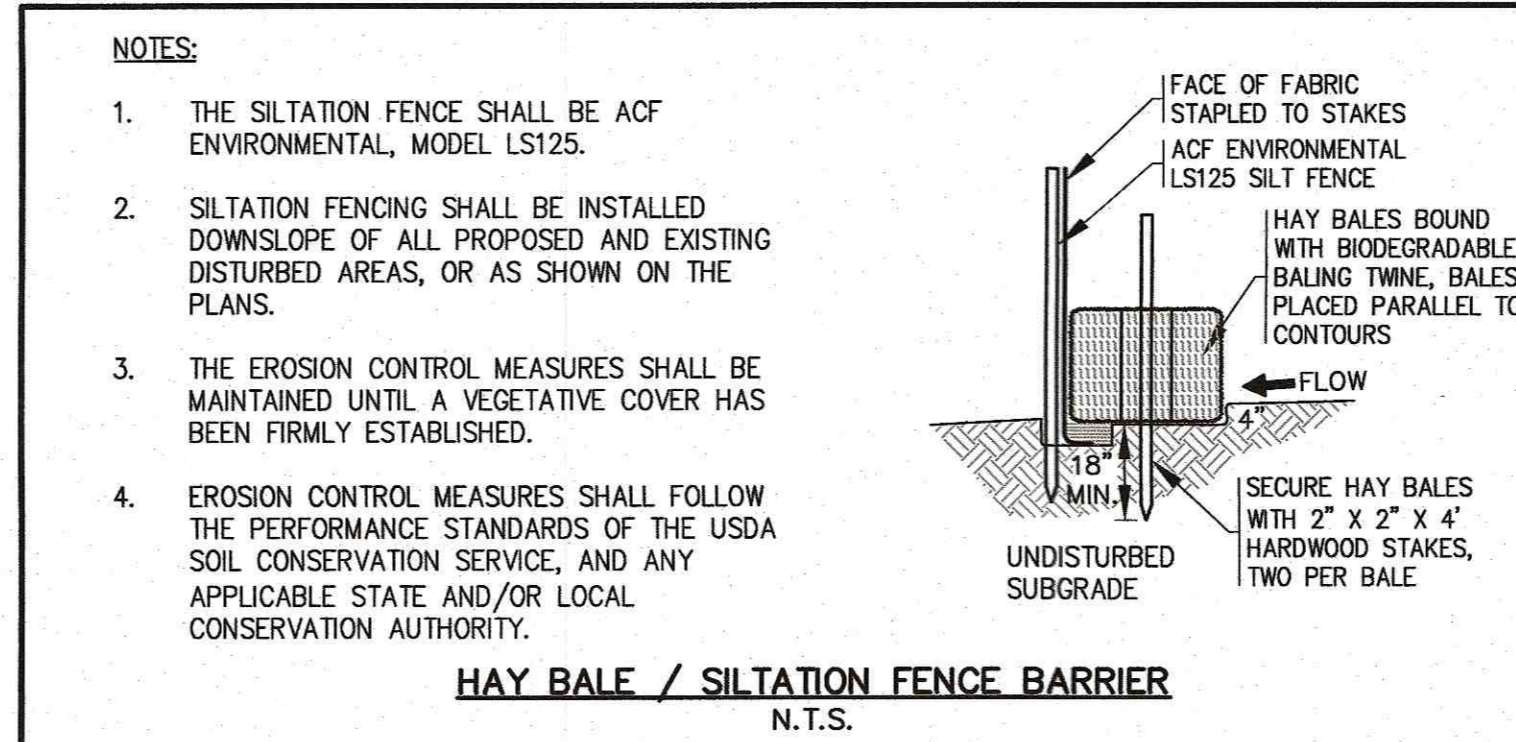
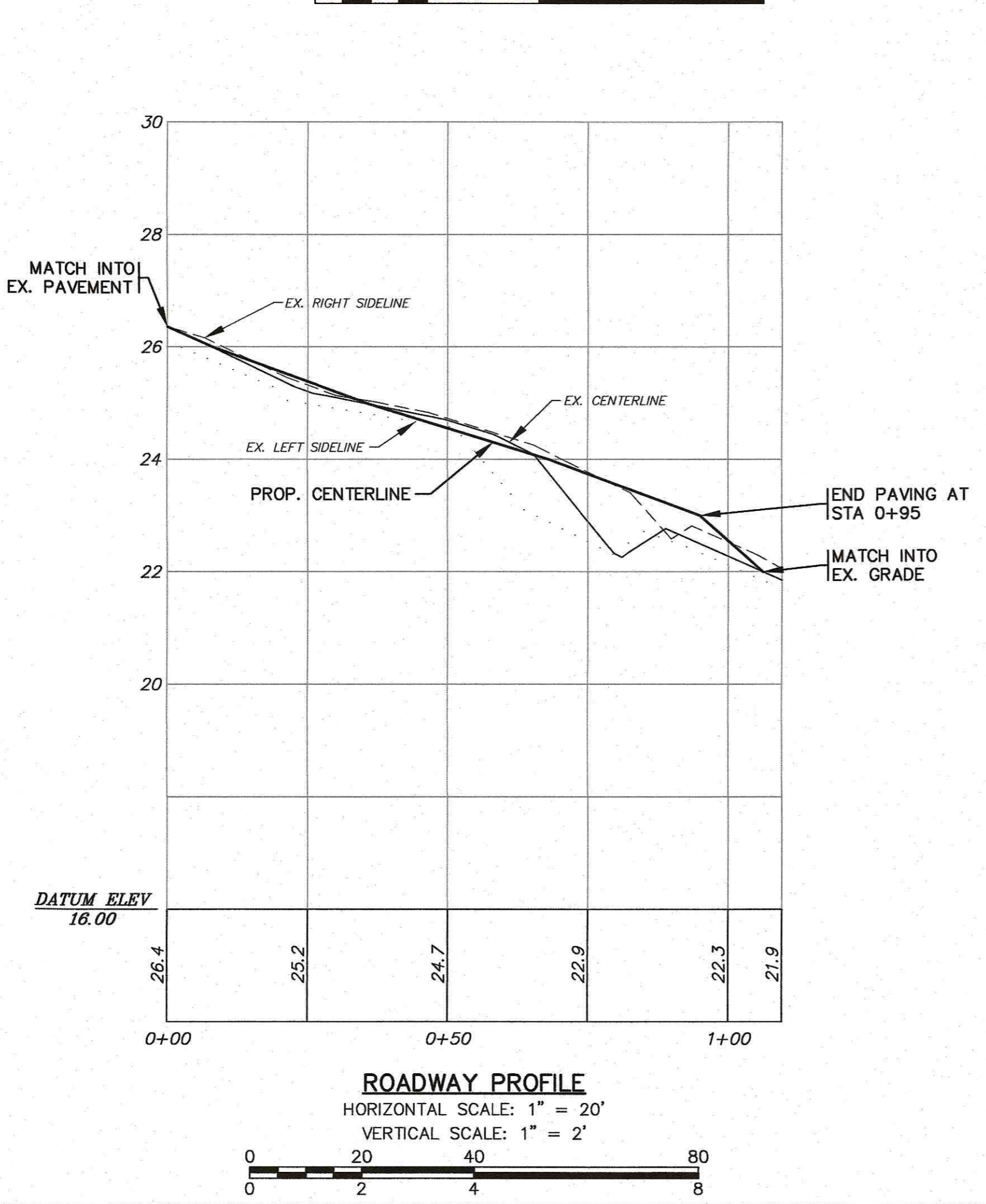
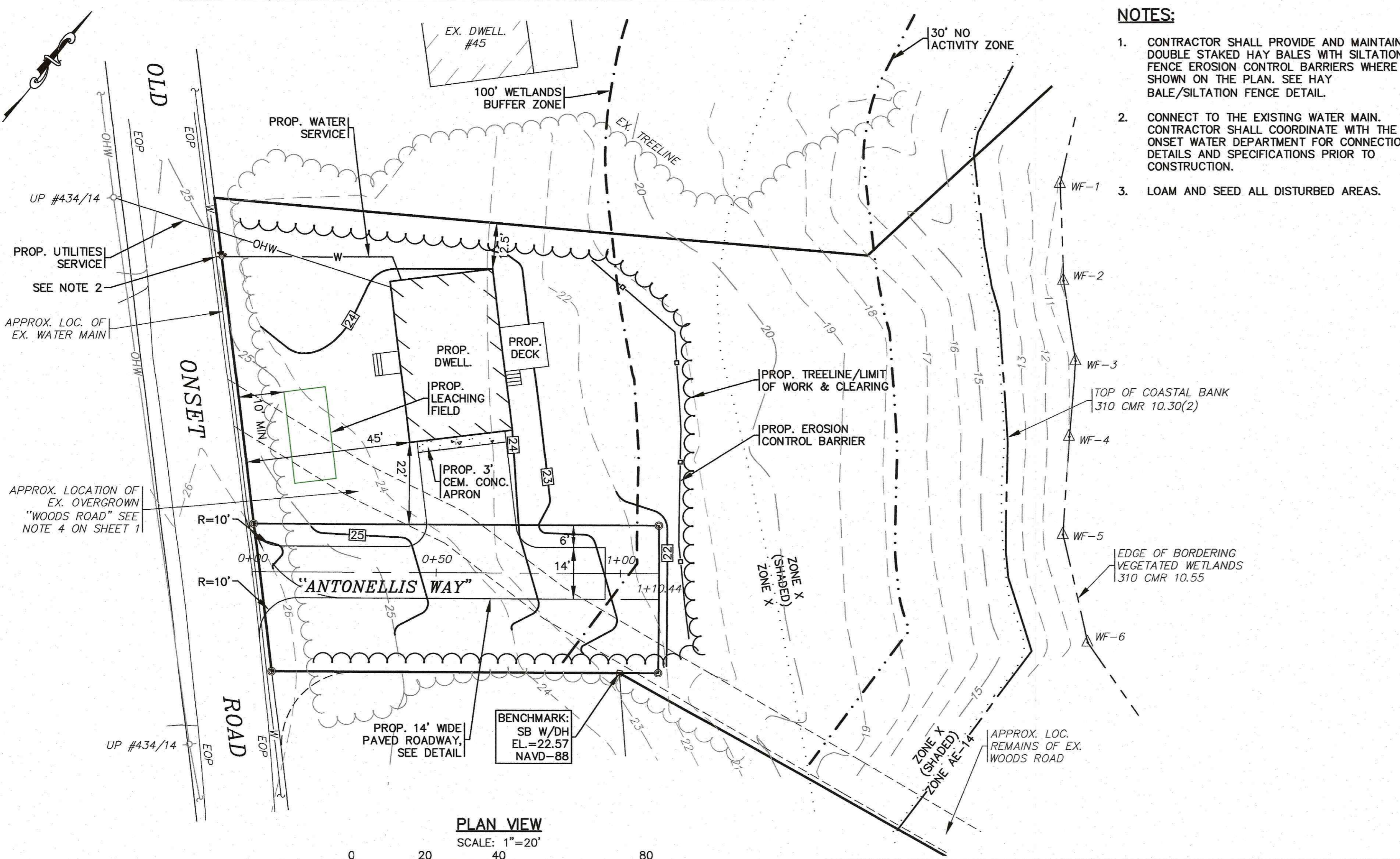


ABBREVIATIONS	
ADS	ADVANCED DRAINAGE SYSTEM
APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
BIT. CONC.	BITUMINOUS CONCRETE
BLDRS	BOULDERS
BW	BOTTOM OF WALL
BVW	BORDERING VEGETATED WETLANDS
CB	CATCH BASIN
CB/DH	CONCRETE BOUND/DRILL HOLE
CCB	CAPE COD BERM
CEM.	CEMENT
C.I.	CAST IRON
CONC.	CONCRETE
C.L.D.I.	CEMENT LINED DUCTILE IRON
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DIA	DIAMETER
DMH	DRAIN MANHOLE
D.I.	DUCTILE IRON
DCS	DRAINAGE CONTROL STRUCTURE
E	ELECTRIC
ELEV., EL.	ELEVATION
EOP	EDGE OF PAVEMENT
EX.	EXISTING
F.E.S.	FLARED END SECTION
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
FP	FIRE PROTECTION
G	GAS
GGGV	GAS GATE, GAS VALVE
H.C.	HANDICAP PARKING
H.D.P.E.	HIGH DENSITY POLYETHYLENE
HYD	HYDRANT
INV.	INVERT
MAX	MAXIMUM
MED	MEDIUM
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRE
PCC	PRECAST CONCRETE CURBING
PVC	POLYVINYL CHLORIDE PIPE
PROP.	PROPOSED
RCP	REINFORCED CONCRETE PIPING
R	RADIUS
R&D	REMOVE AND DISPOSE
R&S	REMOVE AND STOCK
SB/DH	STONE BOUND/DRILL HOLE
S	SEWER
SGC	SLOPED GRANITE CURBING
SMH	SEWER MANHOLE
STA	STATION
TC	TOP OF CURB
TW	TOP OF WALL
TP.	TYPICAL
T/O/F	TOP OF FOUNDATION
UP	UTILITY POLE
UE	UNDERGROUND ELECTRIC
VGC	VERTICAL GRANITE CURB
W	WATER
WG,WV	WATER GATE, WATER VALVE

LEGEND	
	10' CONTOURS
	14x5 SPOT GRADES
	WETLANDS
	30' NO ACTIVITY ZONE
	100' BUFFER ZONE
	F.E.M.A. FLOOD ZONE
	LIMWA
	CATCH BASIN (CB)
	DRAIN MANHOLE (DMH)
	OVERHEAD WIRES
	UTILITY POLE
	GUY POLE
	WATER GATE VALVE
	WATER SHUTOFF/CURB STOP
	HYDRANT
	WATER LINE
	UNDERGROUND ELECTRIC
	SEWER MANHOLE (SMH)
	SEWER LINE
	TREE/BRUSH LINE
	LIGHT POST
	GAS LINE
	GAS GATE/VALVE
	GAS SHUTOFF
	GAS METER
	FENCE
	SIGN
	BOUND
	STONE WALL
	REBAR
	PROPOSED CONTOURS
	12x50 SPOT GRADES
	EROSION CONTROL
	CHAIN LINK FENCE
	WATER LINE
	WATER GATE VALVE
	WATER SHUTOFF/CURB STOP
	HYDRANT
	UNDERGROUND ELECTRIC
	OVERHEAD WIRES
	GAS LINE
	TREE/BRUSH LINE
	REBAR W/CAP



- NOTES:**
- CONTRACTOR SHALL PROVIDE AND MAINTAIN DOUBLE STAKED HAY BALES WITH SILTATION FENCE EROSION CONTROL BARRIERS WHERE SHOWN ON THE PLAN. SEE HAY BALE/SILTATION FENCE DETAIL.
 - CONNECT TO THE EXISTING WATER MAIN. CONTRACTOR SHALL COORDINATE WITH THE ONSET WATER DEPARTMENT FOR CONNECTION DETAILS AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
 - LOAM AND SEED ALL DISTURBED AREAS.

- 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. ACTUAL FIELD SURVEY WAS PERFORMED BY G.A.F. ENGINEERING, INC. IN MARCH 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 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.
 - 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.
 - ALL PAVEMENT MARKINGS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AS PART OF 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.
 - SIDE SLOPE GRADING SHALL BE AS NOTED ON THE SITE PLANS.
 - 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.
 - 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.

- EROSION CONTROL NOTES:**
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENTATION CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS. ADDITIONAL PROTECTION: ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
 - EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE SUFFICIENT EROSION AND SEDIMENT CONTROL, ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION CONTROL DEVICES WHICH BECOME INEFFECTIVE.
 - CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL GRADING AND OTHER LAND DISTURBING ACTIVITIES PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT AND DEBRIS OUT OF ALL STORM DRAINAGE STRUCTURES UPON THE COMPLETION OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.
 - CONTRACTOR SHALL PROVIDE TEMPORARY GROUND COVER FOR ALL AREAS WITH EXPOSED SOIL WHICH WILL NOT BE DISTURBED BY GRADING OPERATIONS FOR A PERIOD OF THIRTY DAYS OR MORE.
 - IF WORK ON THIS PROJECT IS SUSPENDED FOR ANY REASON, THE CONTRACTOR SHALL MAINTAIN THE SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES IN GOOD CONDITION DURING THE SUSPENSION OF WORK.
 - SPRINKLE OR APPLY DUST SUPPRESSERS TO MINIMIZE DUST AT THE CONSTRUCTION SITE. MAINTAIN DUST CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
 - THE CONTRACTOR WILL ALSO NEED TO COMPLY TO ANY ORDER OF CONDITIONS THAT MAY BE ISSUED BY THE TOWN OF WAREHAM CONSERVATION COMMISSION.

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@gafe.com

DEFINITIVE SUBDIVISION PLAN & ROAD PROFILE
 PREPARED FOR:
ANTHONY & ANN ANTONELLIS
 43 ELM AVE. HOLBROOK, MA

DATE: APRIL 30, 2020
 DRAWN BY: JMP
 CHECKED BY: RAB
 JOB NO.: 19-9386
 SCALE: AS NOTED

APPROVED BY:

REV. ROADWAY CROSS SECTION DETAIL

JOB NO.: 19-9386
 DWG. 2 OF 2

APPROVED BY THE TOWN OF WAREHAM PLANNING BOARD

DATE APPROVED _____

DATE SIGNED _____

TOWN OF WAREHAM

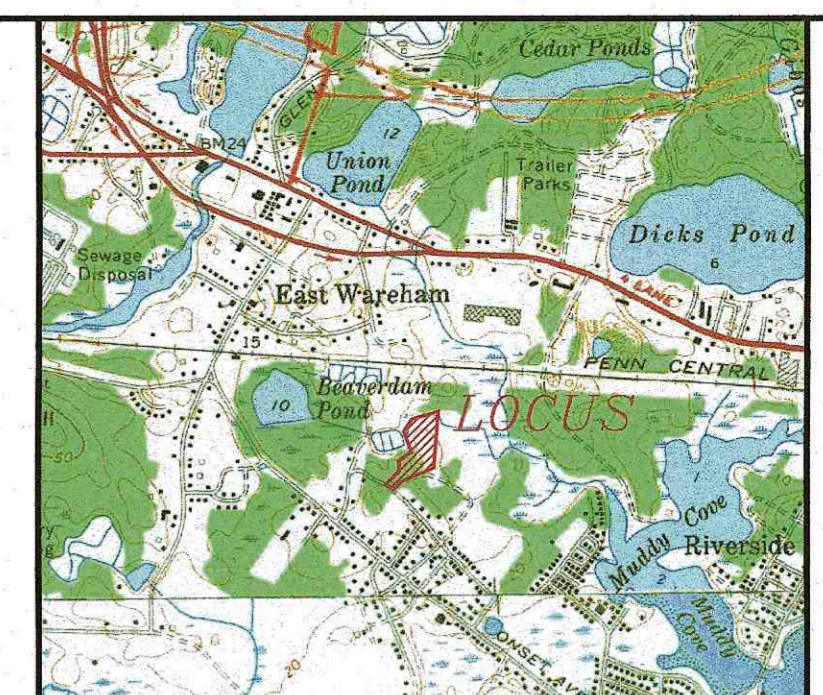
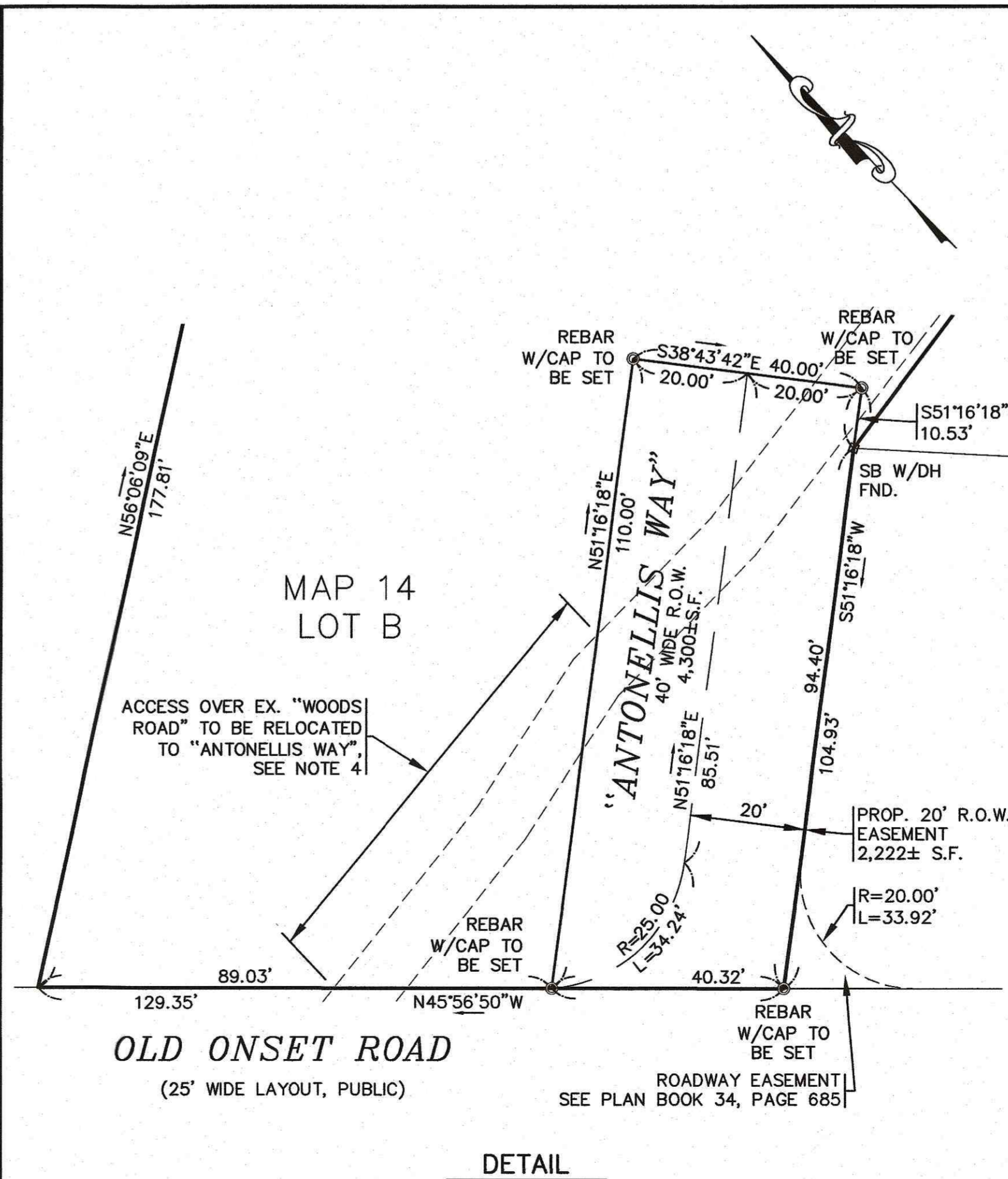
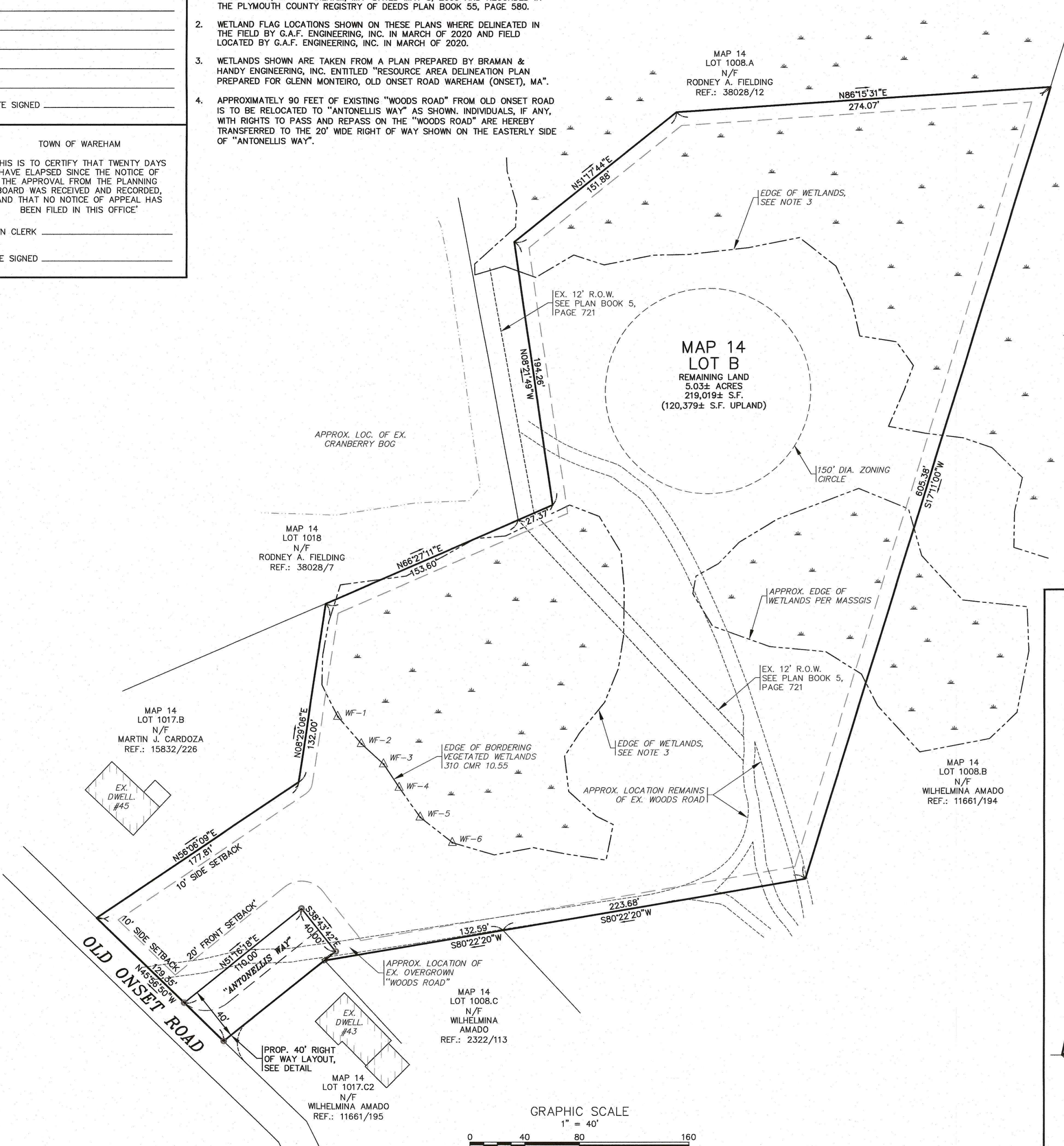
'THIS IS TO CERTIFY THAT TWENTY DAYS HAVE ELAPSED SINCE THE NOTICE OF THE APPROVAL FROM THE PLANNING BOARD WAS RECEIVED AND RECORDED, AND THAT NO NOTICE OF APPEAL HAS BEEN FILED IN THIS OFFICE'

TOWN CLERK _____

DATE SIGNED _____

NOTES:

- REFER TO A PLAN PREPARED BY BRAMAN SURVEYING & ASSOC., LLC ENTITLED "APPROVAL NOT REQUIRED PLAN PREPARED FOR 26 AUNT HANNAH'S LANE REALTY TRUST & B AND J REALTY TRUST, AUNT HANNAH'S LANE & OLD ONSET ROAD, EAST WAREHAM, MA" DATED MAY 8, 2009 AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 55, PAGE 580.
- WETLAND FLAG LOCATIONS SHOWN ON THESE PLANS WHERE DELINEATED IN THE FIELD BY G.A.F. ENGINEERING, INC. IN MARCH OF 2020 AND FIELD LOCATED BY G.A.F. ENGINEERING, INC. IN MARCH OF 2020.
- WETLANDS SHOWN ARE TAKEN FROM A PLAN PREPARED BY BRAMAN & HANDY ENGINEERING, INC. ENTITLED "RESOURCE AREA DELINEATION PLAN PREPARED FOR GLENN MONTEIRO, OLD ONSET ROAD WAREHAM (ONSET), MA".
- APPROXIMATELY 90 FEET OF EXISTING "WOODS ROAD" FROM OLD ONSET ROAD IS TO BE RELOCATED TO "ANTONELLIS WAY" AS SHOWN. INDIVIDUALS, IF ANY, WITH RIGHTS TO PASS AND REPASS ON THE "WOODS ROAD" ARE HEREBY TRANSFERRED TO THE 20' WIDE RIGHT OF WAY SHOWN ON THE EASTERLY SIDE OF "ANTONELLIS WAY".



FOR REGISTRY USE ONLY

LOCUS MAP : SCALE 1" = 2000'

PLAN STATEMENT:

THE PURPOSE OF THIS PLAN IS TO CREATE A 1 LOT SUBDIVISION OF LOT B.

A 14' WIDE PAVED DRIVEWAY WITH 3' SHOULDERS IS PROPOSED WITHIN THE 40' ROAD LAYOUT. OWNERSHIP OF THE ROAD WILL REMAIN WITH LOT B.

REFER TO A LETTER TO THE PLANNING BOARD FOR THE LIST OF WAIVERS REQUESTED.

"I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

THE CERTIFICATION MADE HEREON IS INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

ABUTTERS SHOWN ARE ACCORDING TO THE TOWN OF WAREHAM TAX ASSESSMENT RECORDS

ROBERT A. BRAMAN, JR.
P.L.S. # 45850

REV.	DATE	BY	DESCRIPTION
1	7/20/20	JMP	ADDED NOTE 4, REV. DETAIL

DATE: APRIL 30, 2020	DRAWN BY: JMP	CHECKED BY: RAB	JOB NO.: 19-9386	SCALE: 1" = 40'
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APPROVED BY: _____

APPROVED BY: _____

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

ANTHONY & ANN ANTONELLIS
49 ELM AVE.
HOLBROOK, MA 02343

LOT DATA:

ASSESSORS MAP 14, LOT B
ADDRESS: 0 OLD ONSET ROAD
DEED REF.: 10531/73

OWNER:
JEANNETTE V. MONTEIRO JR. TR. OF
B&J REALTY TRUST
24 CONNOLLY STREET
RANDOLPH, MA 02368

APPLICANT:
ANTHONY & ANN ANTONELLIS
49 ELM AVE.
HOLBROOK, MA 02343

ZONING DATA:

ZONE: MULTIPLE RESIDENCE 30 (MR-30)

SETBACKS (1 FAMILY DWELLING):
MINIMUM LOT AREA: 30,000 S.F.*
MINIMUM FRONTAGE: 150'
MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 10'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 25%

* (80% OF THE MINIMUM REQUIRED LOT AREA MUST BE CONTIGUOUS UPLAND)

LOT B WILL BE SERVED BY MUNICIPAL WATER AND ON SITE SEWAGE DISPOSAL SYSTEM.

FLOOD ZONE DATA:

THE LOCUS IS WITHIN FLOOD ZONE X, ZONE X SHADED AND ZONE AE-14 REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C049J3, DATED JULY 17, 2012.

DEFINITIVE SUBDIVISION PLAN OF LAND
PREPARED FOR:
ANTHONY & ANN ANTONELLIS
43 ELM AVE.
HOLBROOK, MA

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