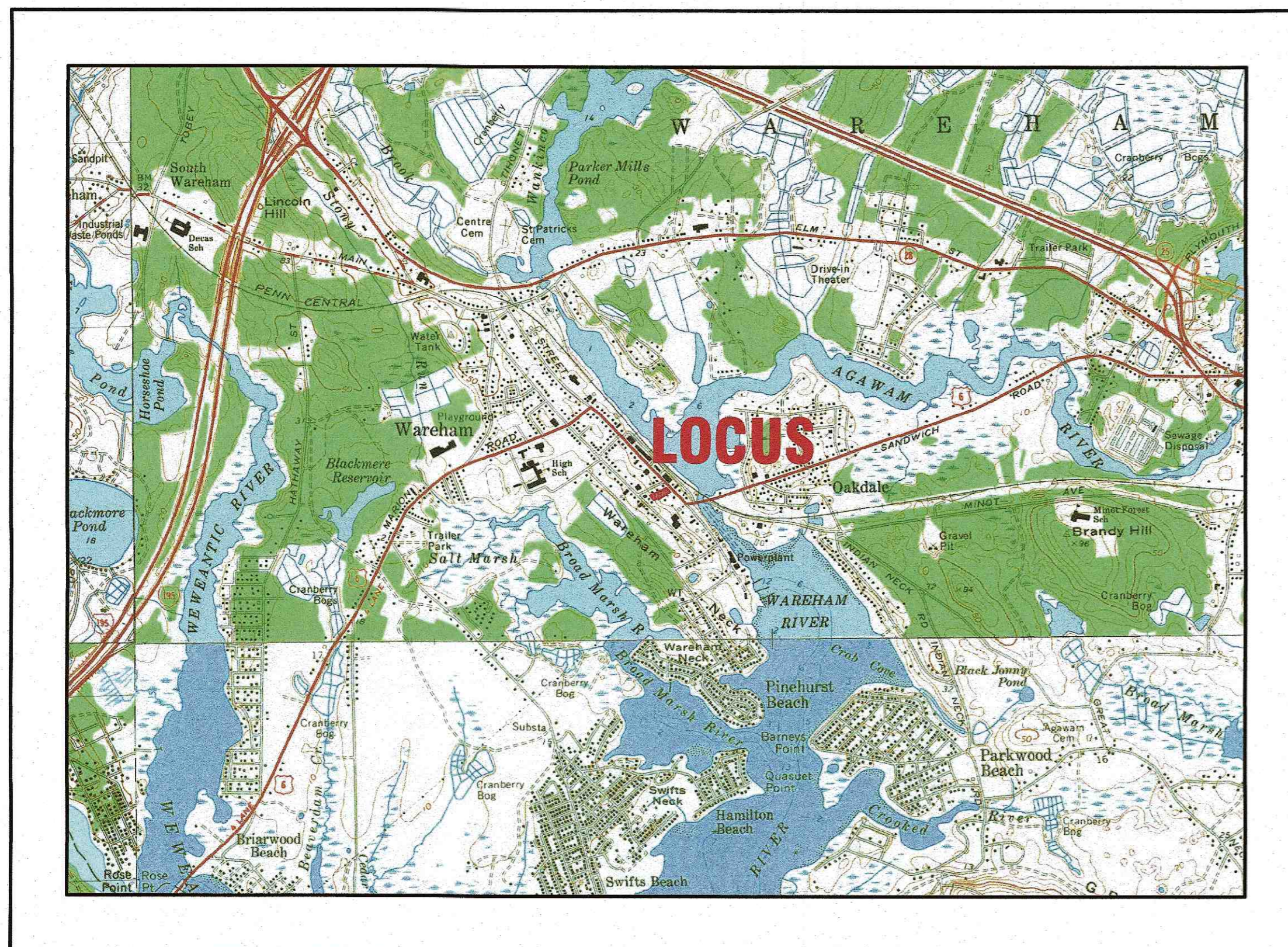


176 MAIN STREET SITE DEVELOPMENT

SITE IMPROVEMENTS PLAN 176 MAIN STREET WAREHAM, MASSACHUSETTS

OWNER: WARREN 176 MAIN ST. QOZB, LLC
P.O. BOX 1206
CARVER, MA 02330

APPLICANT: WARREN 176 MAIN ST. QOZB, LLC
P.O. BOX 1206
CARVER, MA 02330



— U.S.G.S. LOCUS PLAN —
SCALE: 1"=2000'



— AERIAL OVERVIEW —
SCALE: 1"=500'

ZONING DATA:
ZONE: WAREHAM VILLAGE 1 (WV1)
MINIMUM LOT AREA: 5,000 S.F.
MINIMUM FRONTAGE: 75'
MINIMUM FRONT SETBACK: *
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 10'
MAXIMUM BUILDING HEIGHT: 40'
MAXIMUM BUILDING COVERAGE: 30%
MAXIMUM IMPERVIOUS SURFACE: 70%

ZONE: WAREHAM VILLAGE 2 (WV2)
MINIMUM LOT AREA: 15,000 S.F.
MINIMUM FRONTAGE: 75'
MINIMUM FRONT SETBACK: *
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 10'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 20%
MAXIMUM IMPERVIOUS SURFACE: 50%

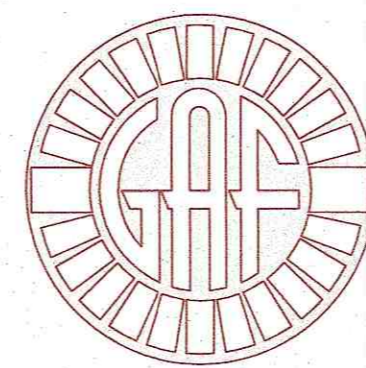
*THE FRONT SETBACKS IN VILLAGE DISTRICTS SHALL BE THE AVERAGE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF THE SUBJECT PROPERTY.

ZONING DATA TABLE:

ZONING TABLE	EXISTING	PROVIDED
LOT AREA:	33,216± S.F.	SAME AS EXISTING
*FRONT SETBACK:	99.7'	SAME AS EXISTING
SIDE SETBACK:	38.6'	SAME AS EXISTING
REAR SETBACK:	15.6'	SAME AS EXISTING
BUILDING COVERAGE:	16.4%	SAME AS EXISTING
IMPERVIOUS SURFACE:	46.0%	67.1%±

PARKING DATA:

REQUIRED:
RESTAURANT: 1 SPACE PER 5 SEATS
100 SEATS / 1 PER 5 SEATS=20 SPACES
TOTAL NUMBER OF PARKING SPACES REQUIRED: 20
EXISTING SPACES: 13
PROPOSED SPACES: 20
TOTAL PROVIDED: 23 SPACES



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@gafenginc.com

JULY 18, 2023

PLAN INDEX:

SHEET NO.	DESCRIPTION:
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EX. CONDITIONS & DEMOLITION
4	LAYOUT & UTILITIES
5	GRADING & DRAINAGE
6	EROSION CONTROL PLAN
7	DETAIL SHEET 1
8	DETAIL SHEET 2

FLOOD ZONE DATA:

THE PROJECT IS WITHIN FLOOD ZONE AE-14, ZONE X (SHADED) & ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0489L, DATED: JULY 6, 2021.

DATE: JULY 18, 2023	DATE	BY	APP'D	DESCRIPTION
DRAWN BY: JMP	REV.			
CHECKED BY: WFM				
JOB NO.: 21-9822				
SCALE: AS NOTED				
APPROVED BY: <i>[Signature]</i>				
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@gafenginc.com				
SITE IMPROVEMENTS PLAN COVER SHEET WAREHAM, MA PREPARED FOR: WARREN 176 MAIN ST. QOZB, LLC CARVER, MA P.O. BOX 1206				
JOB NO.: 21-9822				
PERMIT SET (NOT FOR CONSTRUCTION)				
DWG. 1 OF 8				

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. ON VARIOUS DATES AND MOST RECENTLY IN MAY OF 2023.
- 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 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 A 10"x10" MIN. SQUARE OF HAYBALES OR A DIRTBAG. CONTRACTOR SHALL SIZE, PROVIDE AND MAINTAIN DEWATERING EQUIPMENT FOR THE CONTROL, COLLECTION AND DISPOSAL OF GROUND AND SURFACE WATER WHERE NECESSARY TO COMPLETE THE WORK.
- ALL SEWER AND PLUMBING WORK SHALL CONFORM WITH 248 CMR 10.00 UNIFORM STATE PLUMBING CODE AND THE TOWN OF WAREHAM SEWER DEPARTMENTS 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.
- DEWATERING IF REQUIRED SHALL BE DIRECTED TO A 10"x10" MIN. SQUARE OF HAYBALES OR A DIRTBAG. CONTRACTOR SHALL SIZE, PROVIDE AND MAINTAIN DEWATERING EQUIPMENT FOR THE CONTROL, COLLECTION AND DISPOSAL OF GROUND AND SURFACE WATER WHERE NECESSARY TO COMPLETE THE WORK.

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.

DRAINAGE OPERATION AND MAINTENANCE SCHEDULE:

THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PERIOD IS THE RESPONSIBILITY OF THE CONTRACTOR. THE OUTLINE BELOW SHALL BE FOLLOWED TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE FACILITIES.

- IN CONJUNCTION WITH THE SITE CONSTRUCTION, ALL DRAINAGE STRUCTURES SHALL BE INSTALLED AND THE AFFECTED AREAS STABILIZED (LOAM AND SEED, HYDROSEED, PLANTED, RIP-RAP, ETC.). PERMANENT STABILIZATION OF THESE AREAS SHALL BE STARTED AS SOON AS POSSIBLE.
- EROSION CONTROL SHALL BE PLACED ALONG THE LIMITS OF WORK AND WHERE SHOWN ON THE PLAN.
- ALL PROPOSED CATCH BASINS SHALL HAVE TEMPORARY SILT SACK INSTALLED IN THEM AS SOON AS THE STRUCTURE IS SET. CONTRACTOR SHALL EMPTY WHEN NEEDED AND REMOVE AND DISPOSE OF THE SILT SACKS AT THE COMPLETION OF CONSTRUCTION. ALL EXISTING AND PROPOSED CATCH BASINS SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION. IF THERE IS ANY SEDIMENT BUILDUP, THE AFFECTED STRUCTURES SHALL BE CLEANED IMMEDIATELY, AND ALL MATERIAL REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- THE LEACHING PITS SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION. IF THERE IS ANY SEDIMENT BUILDUP, THE AFFECTED STRUCTURES SHALL BE CLEANED IMMEDIATELY, AND ALL MATERIAL REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- ALL AREAS SHALL BE INSPECTED WEEKLY, AND AFTER LARGE STORMS. IF THERE IS EVIDENCE OF EROSION, THE ERODED AREA SHALL BE RE-STABILIZED, AND MEASURES SHALL BE TAKEN TO PREVENT REOCCURRENCE. THIS SCHEDULE MUST BE ADHERED TO BY THE CONTRACTOR UNTIL THE PROJECT IS ACCEPTED BY THE OWNER.

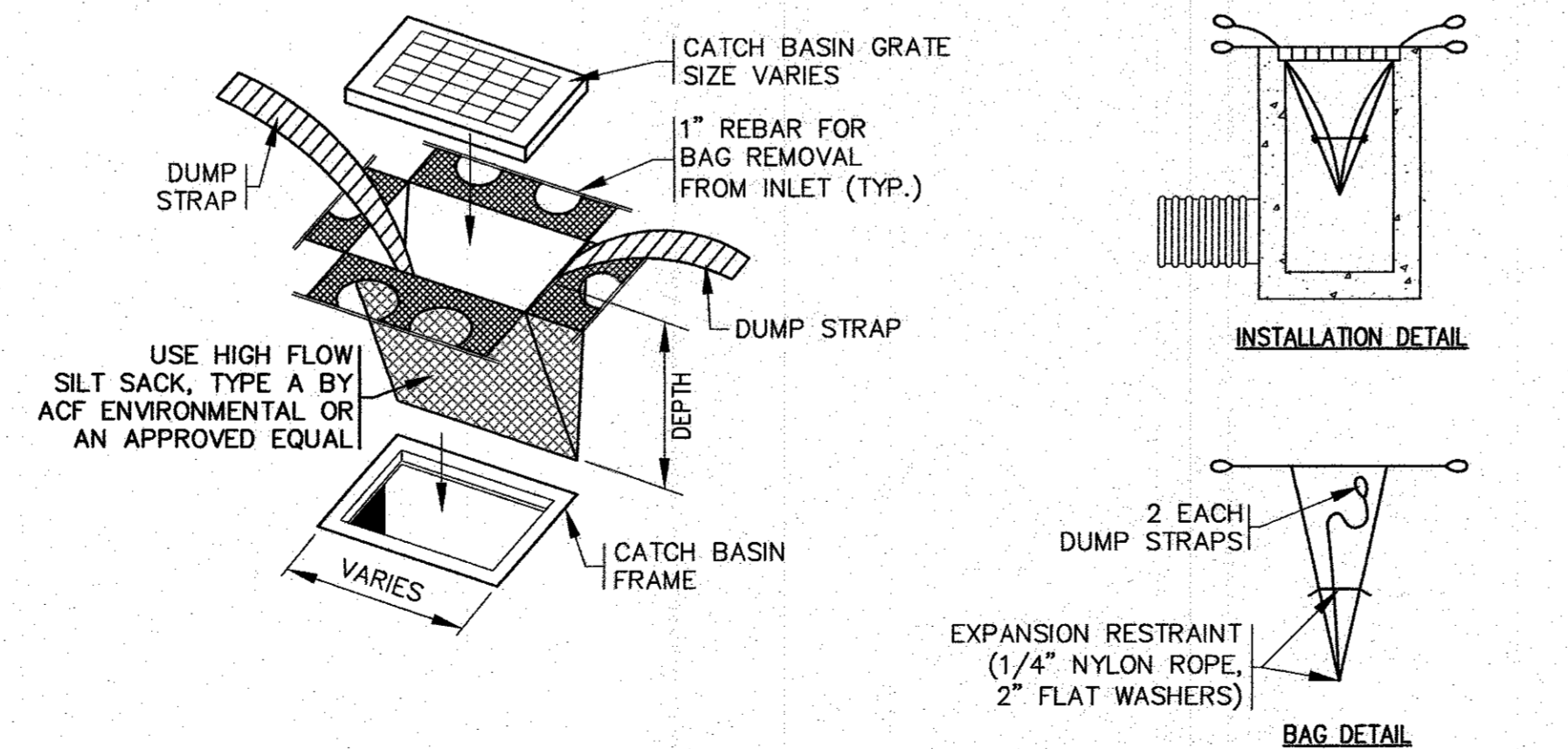
POST-CONSTRUCTION OPERATION AND MAINTENANCE PLAN:

UPON THE COMPLETION OF CONSTRUCTION, MAINTENANCE SHALL BE CONDUCTED BY THE OWNER OR OWNER'S AGENT ON THE SITE. THE FOLLOWING SHALL BE CARRIED OUT BY THE RESPONSIBLE PARTY AND SHALL BE ADHERED TO ENSURE THE PROPER OPERATION OF THE DRAINAGE FACILITIES.

- PARKING LOT SWEEPING IS AN EFFECTIVE NONSTRUCTURAL SOURCE CONTROL THAT WILL REMOVE SEDIMENT FROM PAVED SURFACES. PARKING LOT SWEEPING SHOULD BE DONE BY THE USE OF A HIGH EFFICIENCY VACUUM SWEEPER OR REGENERATIVE AIR SWEEPER. PARKING LOT SWEEPING SHALL BE DONE TWICE PER YEAR. ONCE REMOVED FROM PAVED SURFACES, THE SWEEPINGS MUST BE HANDLED AND DISPOSED OF PROPERLY IN ONE OF THE WAYS APPROVED BY MASSDEP (SEE POLICY # BAW-18-001: REUSE & DISPOSAL OF STREET SWEEPINGS).
- DEEP SUMP CATCH BASINS ARE UNDERGROUND RETENTION SYSTEMS DESIGNED TO REMOVE TRASH, DEBRIS AND COARSE SEDIMENT FROM STORMWATER RUNOFF AND SERVE AS TEMPORARY SPILL CONTAINMENT DEVICES FOR FLOATABLES SUCH AS OILS AND GREASE. INSPECT ALL CATCH BASINS MONTHLY AND CLEAN AT LEAST TWO TIMES PER YEAR AND AT THE END OF THE FOLIAGE AND SNOW-REMOVAL SEASONS. SEDIMENTS MUST ALSO BE REMOVED WHENEVER THE DEPTH OF DEPOSITS IS GREATER THAN OR EQUAL TO ONE HALF THE DEPTH FROM THE BOTTOM OF THE INVERT. SEDIMENT SHALL BE REMOVED THROUGH THE USE OF A VACUUM TRUCK. SEDIMENT MUST BE HANDLED AND DISPOSED OF PROPERLY IN ONE OF THE WAYS ALREADY APPROVED BY MASSDEP (SEE MASSDEP POLICY ON MANAGEMENT OF CATCH BASIN CLEANINGS). IF THERE IS ANY EVIDENCE THAT THEY HAVE BEEN CONTAMINATED BY A SPILL OR OTHER MEANS, THE CLEANINGS MUST BE EVALUATED IN ACCORDANCE WITH THE MASSDEP HAZARDOUS WASTE REGULATIONS, 310 CMR 30.00 AND HANDLED AS HAZARDOUS WASTE.
- LEACHING PITS SHALL BE INSPECTED AFTER EVERY MAJOR STORM EVENT IN THE FIRST FIVE MONTHS AFTER CONSTRUCTION TO ENSURE PROPER STABILIZATION AND FUNCTION. THEREAFTER, THE LEACHING PITS SHALL BE INSPECTED AT LEAST FOUR TIMES PER YEAR. WATER DEPTH IN THE LEACHING PITS SHOULD BE OBSERVED AND MEASURED AT 0, 24, AND 48-HOUR INTERVALS AFTER A MAJOR STORM EVENT AT LEAST ONCE PER YEAR. INFILTRATION RATES ARE CALCULATED BY DIVIDING THE DROP IN THE WATER LEVEL (INCHES) BY THE ELAPSED TIME (HOURS). A COMPARISON OF INFILTRATION RATE MEASUREMENTS TAKEN OVER THE YEARS PROVIDE A USEFUL TOOL TO DETERMINE ANY CLOGGING PROBLEMS WITH THE UNDERGROUND LEACHING PIT INFILTRATION SYSTEM.
- INSPECT POP-UP DRAINAGE EMITTERS DURING AND 24 HOURS AFTER ALL MAJOR STORM EVENTS. KEEP POP-UP DRAINAGE EMITTERS FREE AND CLEAR FROM BUILD UP OF DEBRIS ON THE LID. REMOVE SNOW WHEN REQUIRED. INSPECT THE POP-UP DRAINAGE EMITTER LID MONTHLY. REPAIR OR REPLACE AS NEEDED.
- THE CRUSHED STONE ACCESS & PARKING AREA SHALL BE INSPECTED ANNUALLY. REPLACE OR REPLENISH CRUSHED STONE TO MAINTAIN EXISTING GRADE AND THICKNESS IF NECESSARY. REMOVE AND DISPOSE OF ANY LEAVES OR DEBRIS WITHIN THE CRUSHED STONE ACCESS & PARKING AREA.

DRAINAGE INSTALLATION NOTES:

- ALL DRAINAGE PIPES, UNLESS OTHERWISE NOTED, ARE TO BE ADS N-12 PIPE AND FITTINGS WITH SOIL TIGHT JOINTS. REFER TO SITE PLAN FOR LOCATION, SIZES AND SLOPES.
- ALL ROOF DRAIN PIPES, UNLESS OTHERWISE NOTED, ARE TO BE 6" ADS N-12 PIPE AND FITTINGS WITH SOIL TIGHT JOINTS. MINIMUM PIPE SLOPE TO BE 1.00%, REFER TO SITE PLAN FOR LOCATIONS.
- MINIMUM COVER ON PIPES SHALL NOT BE LESS THAN 1.5 FEET.
- ALL PERFORATED PIPE SHALL BE ADS HDPE PIPE WITH AASHTO CLASS II PERFORATION PATTERN.
- ALL WORK AND MATERIAL SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF WAREHAM MUNICIPAL MAINTENANCE DEPARTMENT.



- NOTES:**
- ALL PROPOSED CATCH BASINS SHALL HAVE TEMPORARY SILT SACKS INSTALLED IN THEM AS SOON AS THE STRUCTURE IS SET. SEE PLAN FOR LOCATIONS.
 - CONTRACTOR SHALL EMPTY SILT SACKS WHEN NEEDED. SILT SACKS SHALL BE INSPECTED AFTER EVERY MAJOR RAIN EVENT, REMOVE SILT SACK TO EMPTY SEDIMENT AND THEN REINSTALL. SILT SACKS SHALL BE REMOVED & DISPOSED OF AT THE COMPLETION OF CONSTRUCTION.

SILT SACK DETAIL
N.T.S.

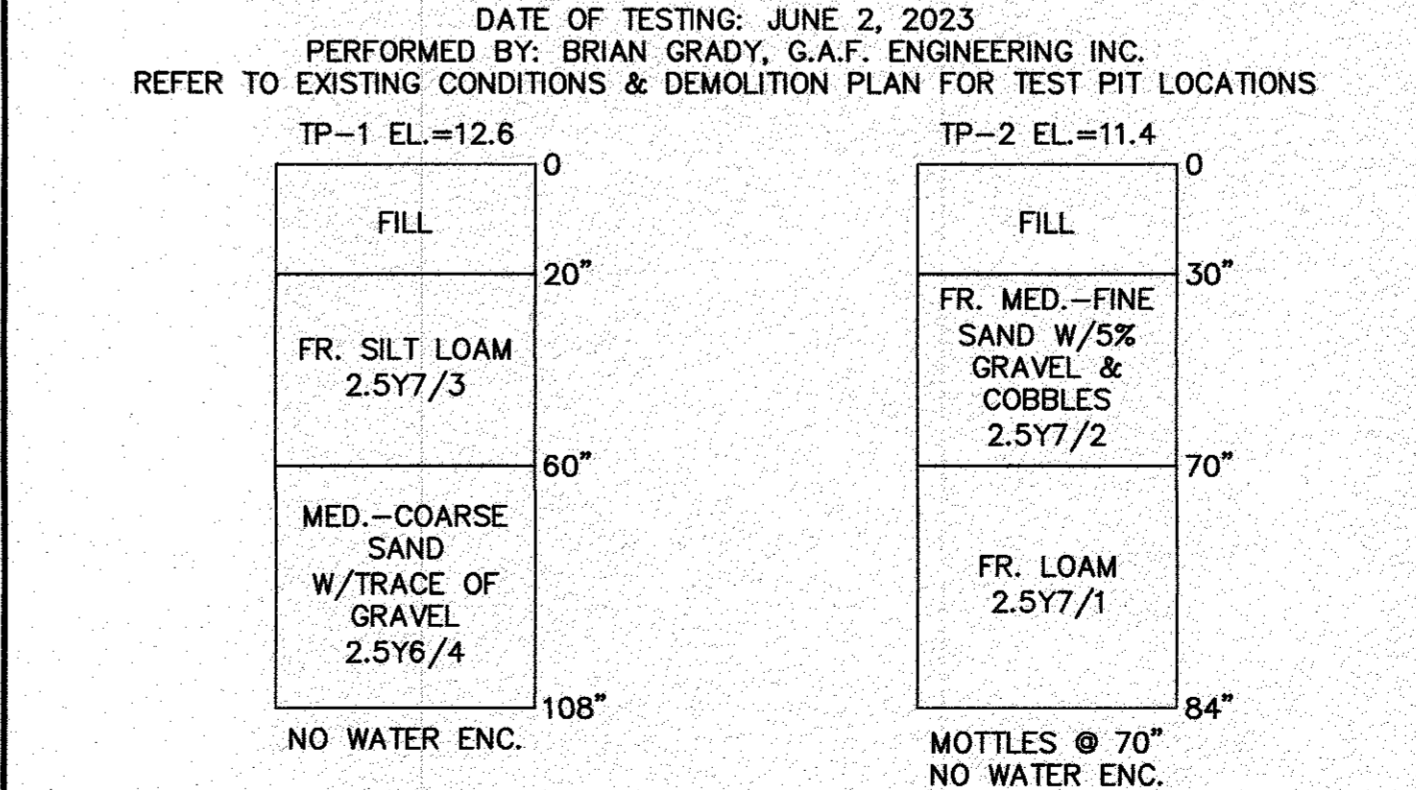
DEMOLITION NOTES:

- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE HIS/HER OWN DETERMINATION OF SUBSURFACE CONDITIONS, INCLUDING THE LOCATION OF ROCK AND THE ACTUAL LOCATION OF UTILITIES OR OTHER FEATURES WHICH MAY AFFECT HIS/HER WORK. ANY UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION WILL BE REPORTED TO THE ENGINEER OF RECORD FOR RESOLUTION AND CONSTRUCTION METHOD.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND APPARATUS NECESSARY AND SHALL DO ALL WORK REQUIRED TO COMPLETE THE DEMOLITION, REMOVAL, AND ALTERATIONS OF EXISTING FACILITIES, INCLUDING PIPING SYSTEMS AND APPURTENANCES, DRAINAGE, PAVEMENT, LANDSCAPE AND SITE FEATURES ENCOUNTERED DURING THE INSTALLATION AS INDICATED ON THE DRAWINGS, AS HEREIN SPECIFIED, AND/OR AS DIRECTED BY THE DESIGN ENGINEER.
- ALL EQUIPMENT, PIPING, AND OTHER MATERIALS THAT ARE NOT TO BE RELOCATED OR TO BE RETURNED TO THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF BY HIM, AWAY FROM THE SITE OF THE WORK AND AT HIS OWN EXPENSE.
- ALL DEMOLITION OR REMOVAL OF EXISTING STRUCTURES, PAVEMENT, UTILITIES, EQUIPMENT, AND APPURTENANCES, LANDSCAPE AND SITE FEATURES SHALL BE ACCOMPLISHED WITHOUT DAMAGING THE INTEGRITY OF EXISTING STRUCTURES, EQUIPMENT, PAVEMENT, APPURTENANCES, AND TREES TO REMAIN.
- SUCH ITEMS THAT ARE DAMAGED SHALL BE EITHER REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO A CONDITION AT LEAST EQUAL TO THAT WHICH EXISTED PRIOR TO THE START OF HIS WORK TO THE SATISFACTION OF THE DESIGN ENGINEER AND/OR THE OWNER.
- PROVIDE TWO (2) COPIES OF PROPOSED METHODS AND OPERATIONS OF DEMOLITION TO THE OWNER AND ENGINEER FOR REVIEW PRIOR TO THE START OF WORK. INCLUDE IN THE SCHEDULE THE COORDINATION FOR SHUTOFF, CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.
- PROVIDE A DETAILED SEQUENCE OF WORK TO THE DESIGN ENGINEER AND THE OWNER FOR DEMOLITION AND REMOVAL WORK TO ENSURE THE UNINTERRUPTED PROGRESS OF THE OWNER'S OPERATIONS.
- ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES AND PERSONS.
- PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.
- THE CONTRACTOR SHALL PROMPTLY REPAIR DAMAGES CAUSED BY DEMOLITION OPERATIONS TO ADJACENT FACILITIES AT NO COST TO THE OWNER.

WATER INSTALLATION NOTES:

- ALL WATER MAINS, SERVICES, GATE VALVES/GATE BOX, CURB STOPS, HYDRANTS, FITTINGS, ETC. & METHOD OF INSTALLATION SHALL CONFORM TO THE WAREHAM FIRE DISTRICT RULES & REGULATIONS.
- WATER SERVICE SHALL BE FLUSHED TESTED & DISINFECTED IN ACCORDANCE WITH THE WAREHAM FIRE DISTRICT REQUIREMENTS.
- CONTRACTOR TO COORDINATE WITH THE WAREHAM FIRE DISTRICT FOR THE INSPECTIONS OF THE WATER MAIN INSTALLATION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE INSTALLATION OF THE WATER SERVICE.
- THE CONTRACTOR SHALL OBTAIN A COPY OF THE REGULATIONS FROM THE WAREHAM FIRE DISTRICT BEFORE PROCEEDING WITH THE INSTALLATION OF THE WATER SERVICE.

TEST PIT DATA



NOTE:
WHERE REQUIRED THE CONTRACTOR TO REMOVE ALL UNSUITABLE SOILS AND REPLACE WITH CLEAN WASHED SAND AND GRAVEL APPROVED BY DESIGN ENGINEER. SEE PLANS FOR DEPTHS AND LOCATIONS.

ABBREVIATIONS

AC	ASBESTIC CONCRETE
ADS	ADVANCED DRAINAGE SYSTEM
APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
BLT. CONC.	BITUMINOUS CONCRETE
BLDRS	BOULDERS
BW	BOTTOM OF WALL
BVW	BORDERING VEGETATED WETLANDS
CB	CATCH BASIN
CB/CH	CONCRETE BOUND/DRILL HOLE
CCB	CAPE COD BERM
CEM.	CEMENT
C.I.	CAST IRON
CONC.	CONCRETE
C.O.	CLEAN OUT
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
D.CS	DRAINAGE CONTROL STRUCTURE
E	ELECTRIC
ELEV./EL.	ELEVATION
EOP	EDGE OF PAVEMENT
EX.	EXISTING
F.D.C.	FIRE DEPARTMENT CONNECTION
F.E.S.	FLARED END SECTION
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
FP	FIRE PROTECTION
G	GAS
GG,GV	GAS GATE, GAS VALVE
H.C.	HANDICAP PARKING
H.D.P.E.	HIGH DENSITY POLYETHYLENE
H.P.	HIGH POINT
HYD	HYDRANT
INV.	INVERT
L.P.	LOW POINT
MAX	MAXIMUM
MED	MEDIUM
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRE
POC	PRECAST CONCRETE CURBING
PVC	POLYVINYL CHLORIDE PIPE
PROP.	PROPOSED
PWW	PAVED WATERWAY
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
TYP.	TYPICAL
T/O/F	TOP OF FOUNDATION
UP	UTILITY POLE
UE	UNDERGROUND ELECTRIC
VGC	VERTICAL GRANITE CURB
W	WATER
WG,WW	WATER GATE, WATER VALVE
WQS	WATER QUALITY STRUCTURE
WQ CB	WATER QUALITY CAYCH BASIN

LEGEND

EXISTING	DESC.	PROPOSED
55	CONTOURS	55
5.3x5	SPOT GRADES	52x5 52x5
	WETLANDS	
D	F.E.M.A. FLOOD ZONE	
	DRAIN LINE	
RD	PERFORATED DRAIN LINE	
	ROOF DRAIN LINE	
	CATCH BASIN (CB)	
	DRAIN MANHOLE (DMH)	
	CLEAN OUT (C.O.)	
	ELECTRIC MANHOLE (EMH)	
	UNDERGROUND UTILITIES	
	OVERHEAD WIRES	
	UTILITY POLE	
	GUY POLE	
	WATER GATE VALVE	
	WATER SHUTOFF/CURB STOP	
	HYDRANT	
	POST INDICATOR VALVE	
	WATER LINE	
	FIRE PROTECTION LINE	
	SEWER MANHOLE (SMH)	
	SEWER LINE	
	FORCE MAIN	
	TREELINE	
	LIGHT POST	
	GAS LINE	
	GAS GATE/VALVE	
	GAS SHUTOFF	
	GAS METER	
	SIGN	
	FENCE	
	BOUND	
	TEST PIT/PERC TEST	
	SILT FENCE	
	GUARD RAIL	
	FLARED END SECTION	
	STONE WALL	

DATE: JULY 18, 2023
DRAWN BY: JMP
CHECKED BY: WFM
JOB NO.: 21-9822
SCALE: AS NOTED

APPROVED BY: [Signature]

MAINTENANCE DIVISION
WARREN
NO. 0080

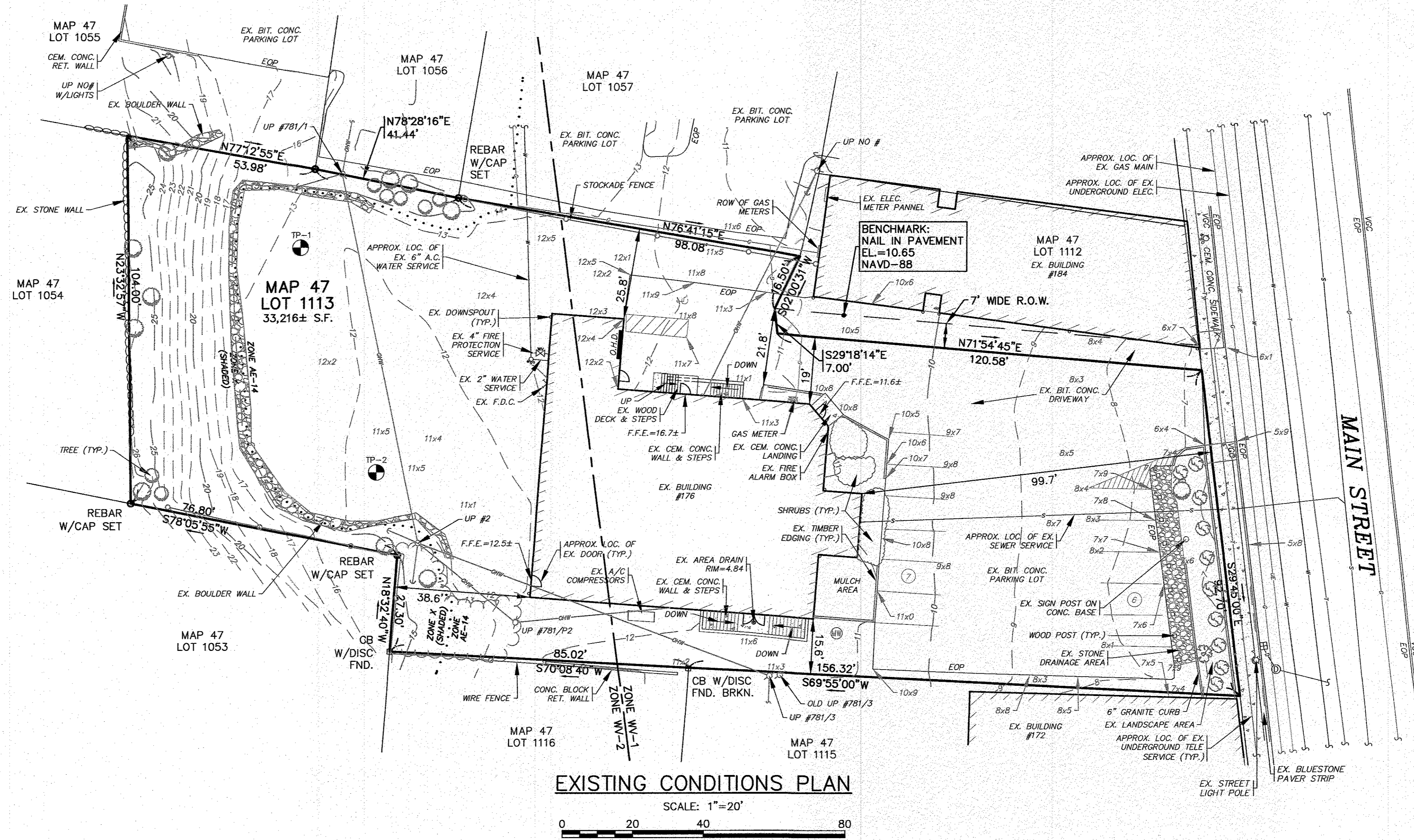
G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET - WAREHAM, MA 02571
TEL: (508) 295-6600 FAX: (508) 295-6634
E-MAIL: info@gafenginc.com

SITE IMPROVEMENTS PLAN
GENERAL NOTES & LEGEND
WAREHAM, MA

PREPARED FOR:
WARREN 176 MAIN ST. QOZB, LLC
CARYER, MA
P.O. BOX 1206

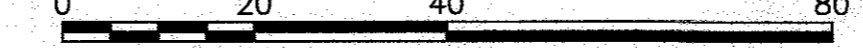
JOB NO.: 21-9822
DWG. 2 OF 8

LOT DATA:
 ASSESSORS MAP: 47 / LOT 1113
 ADDRESS: 176 MAIN STREET
 OWNER/APPLICANT:
 WARREN 176 MAIN ST QOZB, LLC
 P.O. BOX 1206
 CARVER, MA 02330
 DEED REF.: BOOK 54394, PAGE 77

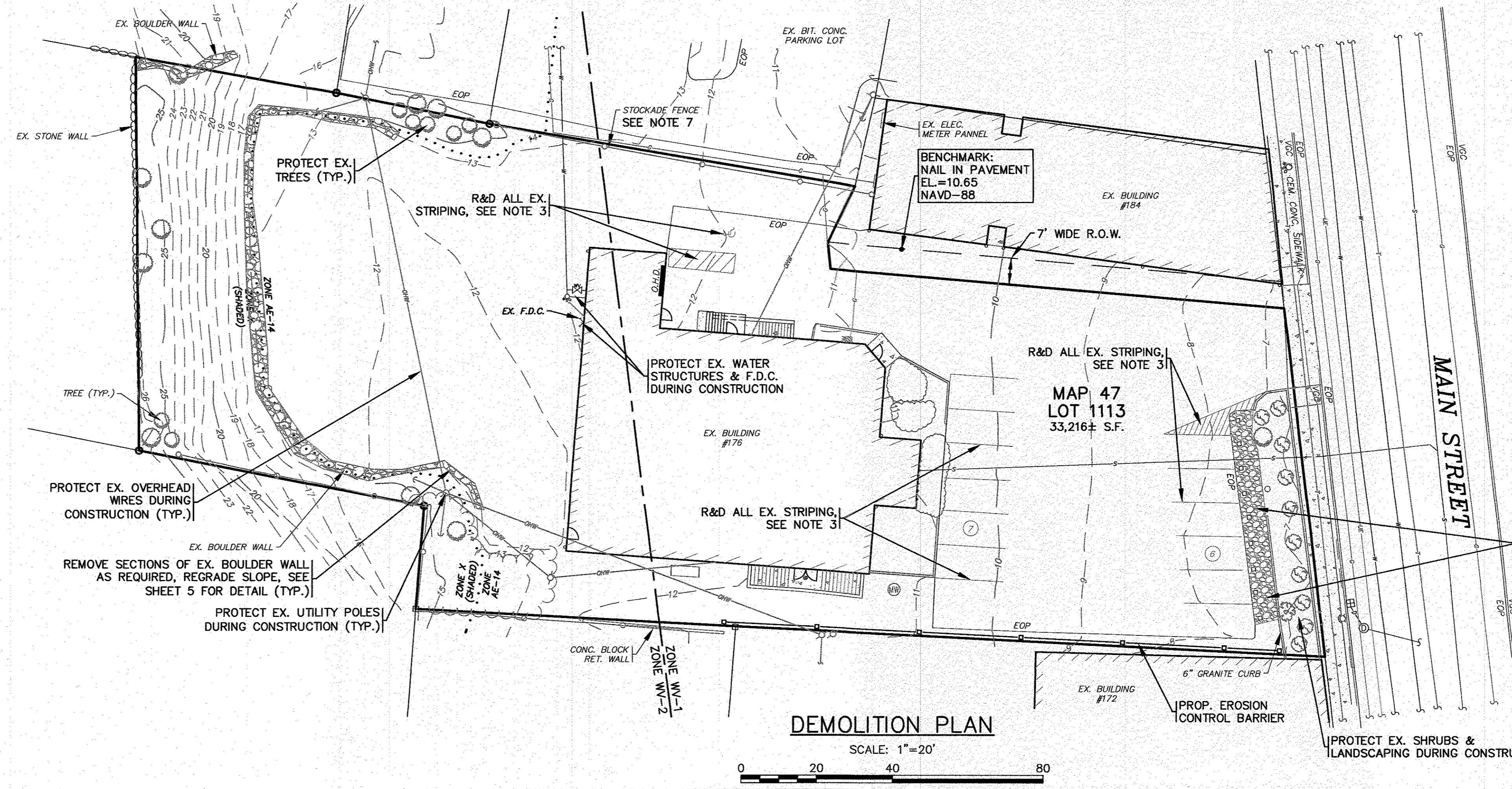


EXISTING CONDITIONS PLAN

SCALE: 1"=20'

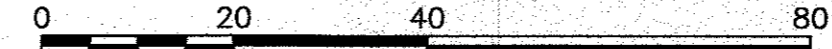


- NOTES:**
- CONTRACTOR SHALL PROVIDE AND MAINTAIN STAKED SILT FENCE EROSION CONTROL BARRIER AS SHOWN ON THE PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL VEGETATION IS ESTABLISHED.
 - CONTRACTOR SHALL CONFIRM THE LOCATIONS OF ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRIC. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
 - EXISTING PAVEMENT STRIPING TO BE REMOVED SHALL BE PRESSURE WASHED AND SHALL NOT DAMAGE THE UNDERLYING PAVEMENT. SEE THE LAYOUT AND UTILITIES SHEET FOR NEW PAVEMENT STRIPING LAYOUT.
 - ALL DEBRIS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED.
 - ANY EXCAVATION/REMOVAL OF EXISTING FEATURES BELOW ADJACENT GRADE SHALL BE FILLED WITH STRUCTURAL FILL AND COMPACTED.
 - INSPECT THE EXISTING STONE DRAINAGE AREA FOR ANY SIGNS OF EROSION AND SEDIMENT BUILD UP. CLEAN THE EXISTING STONE DRAINAGE AREA OF ANY UNWANTED GROWTH AND REMOVE ANY DEBRIS AND SEDIMENT BUILD UP. SUPPLEMENT EXISTING STONE AS NEEDED, ANY REPLACED STONE SHALL MATCH EXISTING. ALL STONE, DEBRIS AND SEDIMENT REMOVED SHALL BE DISPOSED OF OFF SITE. PROVIDE AND MAINTAIN A ROW OF 12" DIA. COMPOST FILTER SOCK ACROSS THE FRONT OF THE STONE DRAINAGE AREA, SEE THE EROSION CONTROL PLAN.
 - EXISTING STOCKADE FENCE SHALL BE REMOVED AND REPLACED IN THE SAME LOCATION WITH A NEW 6' TALL STOCKADE FENCE.
 - EXISTING TREES & VEGETATION SHALL REMAIN TO THE GREATEST EXTENT POSSIBLE.



DEMOLITION PLAN

SCALE: 1"=20'



DATE: JULY 18, 2023
 DRAWN BY: JMP
 CHECKED BY: WFM
 JOB NO.: 21-9822
 SCALE: 1" = 20'

APPROVED BY: *[Signature]*
 APPROVED BY: *[Signature]*
 APPROVED BY: *[Signature]*

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 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 286 MAIN STREET - WARREN, MA 02371
 TEL: (508) 295-8600 FAX: (508) 295-6634
 E-MAIL: info@gafinc.com
 REGISTERED PROFESSIONAL ENGINEER
 REGISTERED LAND SURVEYOR
 REGISTERED CIVIL ENGINEER
 REGISTERED SURVEYOR

SITE IMPROVEMENTS PLAN
EX. CONDITIONS & DEMOLITION
 WARREN, MA
 176 MAIN STREET
 PREPARED FOR:
 WARREN 176 MAIN ST. QOZB, LLC
 P.O. BOX 1206
 CARVER, MA

JOB NO.: 21-9822
 DWG. 3 OF 8

GREASE TRAP DESIGN:

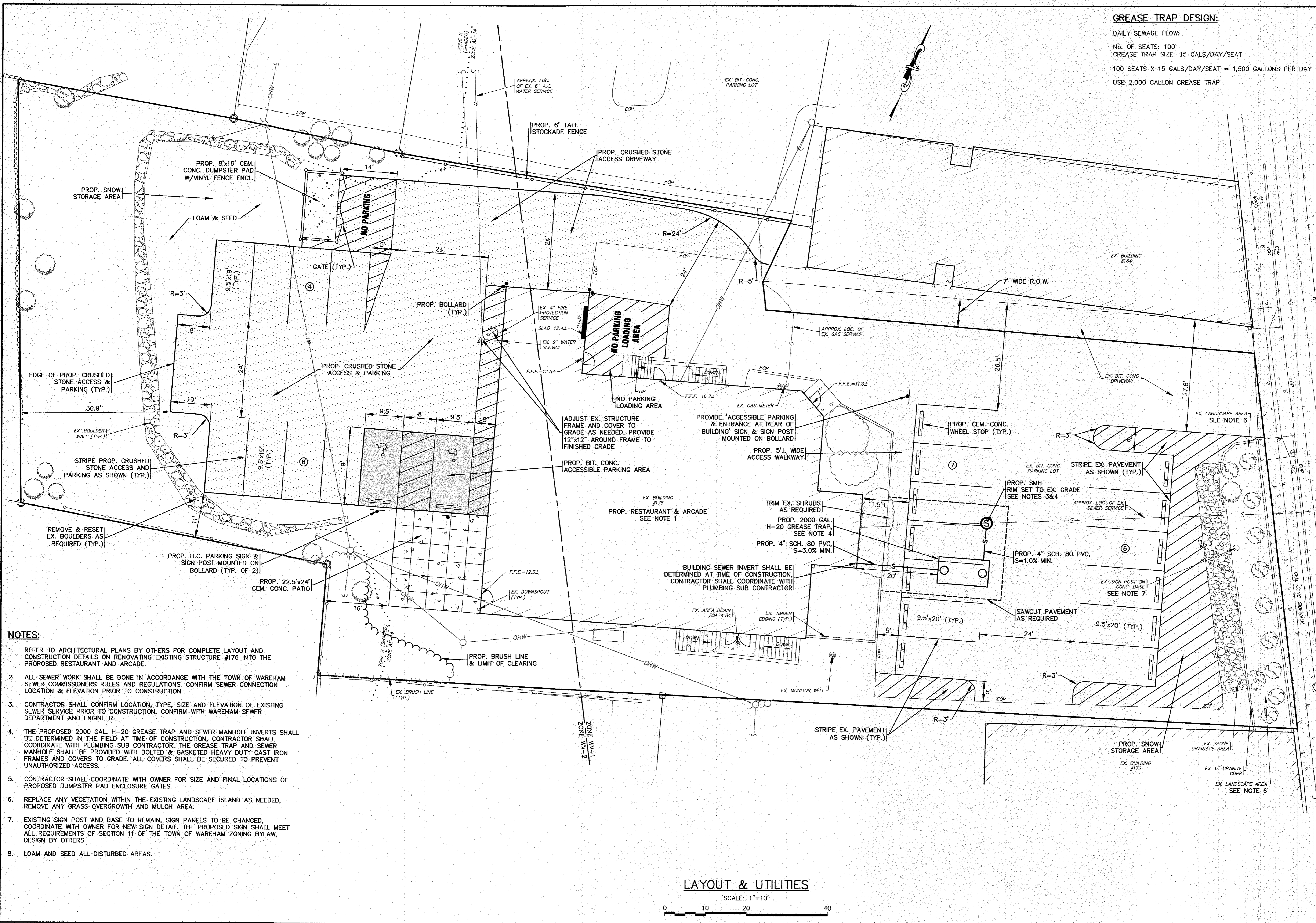
DAILY SEWAGE FLOW:

No. OF SEATS: 100

GREASE TRAP SIZE: 15 GALS/DAY/SEAT

100 SEATS X 15 GALS/DAY/SEAT = 1,500 GALLONS PER DAY

USE 2,000 GALLON GREASE TRAP



- NOTES:**
- REFER TO ARCHITECTURAL PLANS BY OTHERS FOR COMPLETE LAYOUT AND CONSTRUCTION DETAILS ON RENOVATING EXISTING STRUCTURE #176 INTO THE PROPOSED RESTAURANT AND ARCADE.
 - ALL SEWER WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF WAREHAM SEWER COMMISSIONERS RULES AND REGULATIONS. CONFIRM SEWER CONNECTION LOCATION & ELEVATION PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL CONFIRM LOCATION, TYPE, SIZE AND ELEVATION OF EXISTING SEWER SERVICE PRIOR TO CONSTRUCTION. CONFIRM WITH WAREHAM SEWER DEPARTMENT AND ENGINEER.
 - THE PROPOSED 2000 GAL. H-20 GREASE TRAP AND SEWER MANHOLE INVERTS SHALL BE DETERMINED IN THE FIELD AT TIME OF CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH PLUMBING SUB CONTRACTOR. THE GREASE TRAP AND SEWER MANHOLE SHALL BE PROVIDED WITH BOLTED & GASKETED HEAVY DUTY CAST IRON FRAMES AND COVERS TO GRADE. ALL COVERS SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS.
 - CONTRACTOR SHALL COORDINATE WITH OWNER FOR SIZE AND FINAL LOCATIONS OF PROPOSED DUMPSTER PAD ENCLOSURE GATES.
 - REPLACE ANY VEGETATION WITHIN THE EXISTING LANDSCAPE ISLAND AS NEEDED, REMOVE ANY GRASS OVERGROWTH AND MULCH AREA.
 - EXISTING SIGN POST AND BASE TO REMAIN, SIGN PANELS TO BE CHANGED, COORDINATE WITH OWNER FOR NEW SIGN DETAIL. THE PROPOSED SIGN SHALL MEET ALL REQUIREMENTS OF SECTION 11 OF THE TOWN OF WAREHAM ZONING BYLAW, DESIGN BY OTHERS.
 - LOAM AND SEED ALL DISTURBED AREAS.

LAYOUT & UTILITIES
SCALE: 1"=10'
0 10 20 40

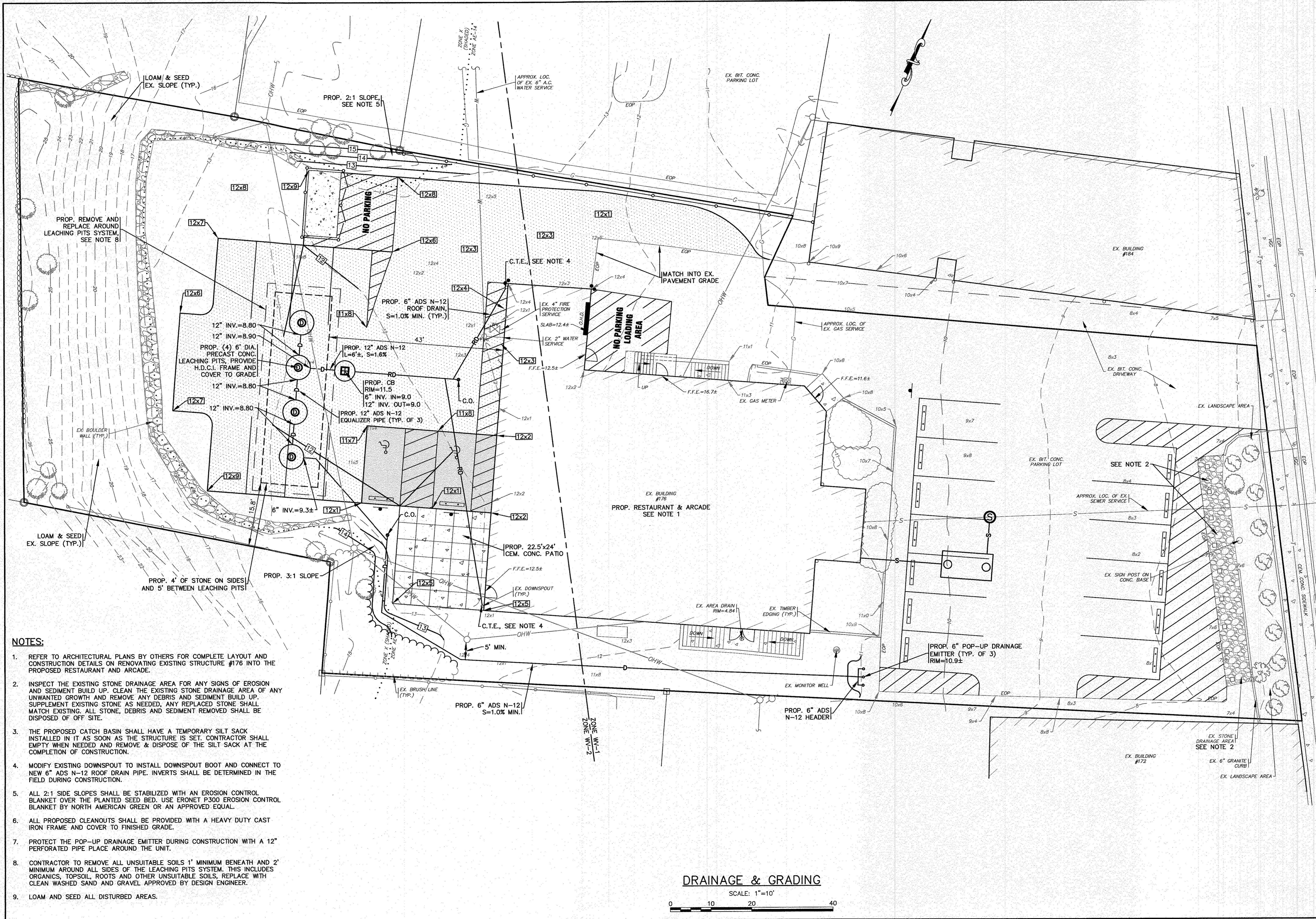
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DRAWN BY: JMP		APPROVED BY: <i>[Signature]</i>	
CHECKED BY: WFM		DATE:	DESCRIPTION:
JOB NO.: 21-9822		REV.:	
SCALE: 1" = 10'		BY:	

G.A.F. ENGINEERING, INC.
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E-MAIL: info@gafenginc.com

SITE IMPROVEMENTS PLAN LAYOUT & UTILITIES
WAREHAM, MA
PREPARED FOR:
WARREN 176 MAIN ST. Q02B, LLC
P.O. BOX 1206
CARVER, MA

JOB NO.: 21-9822
DWG. 4 OF 8

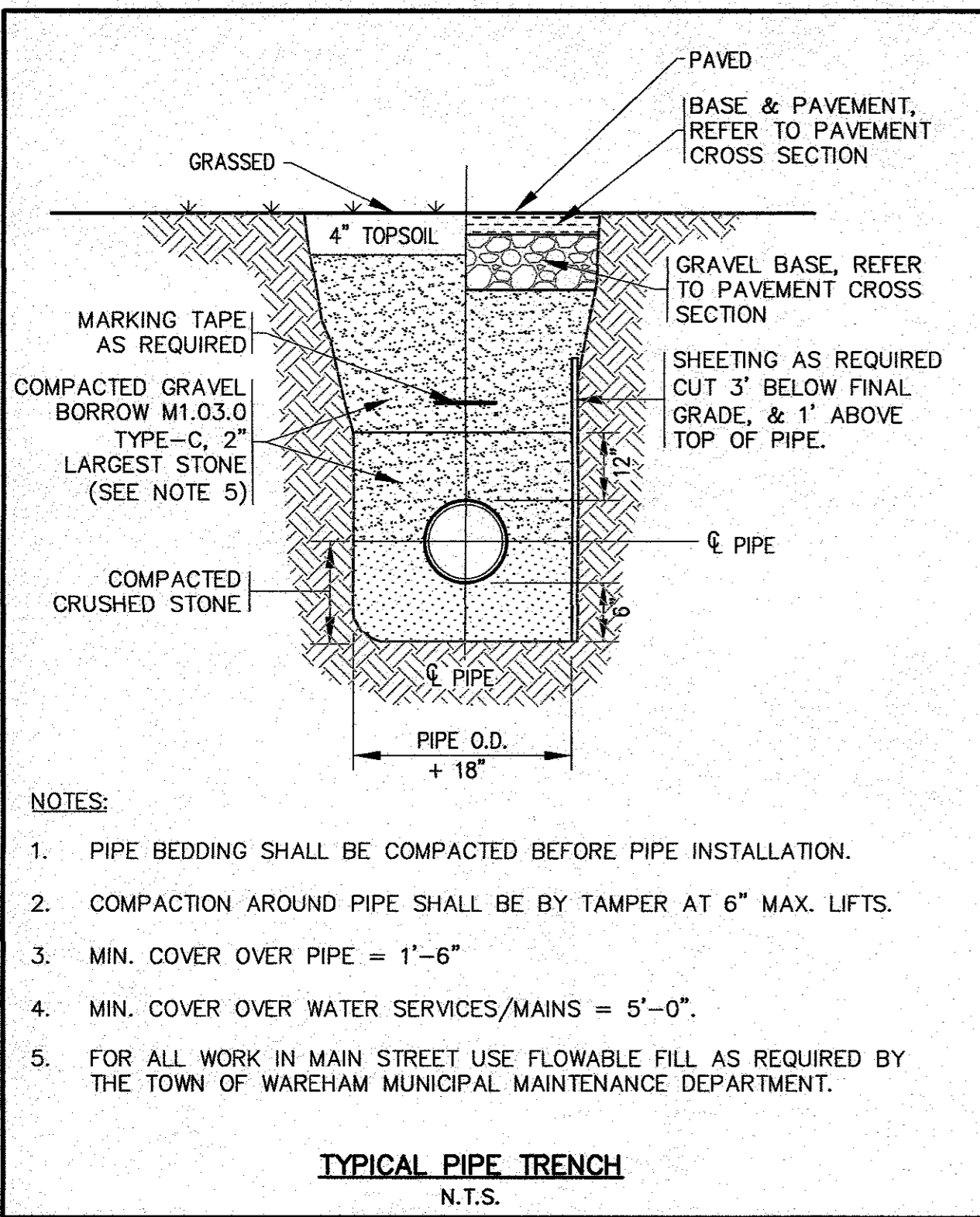
H:\CADD\DRAWINGS\2023\21-9822 (WARREN 176MAIN ST)\21-9822 SITE PLAN 2023.dwg



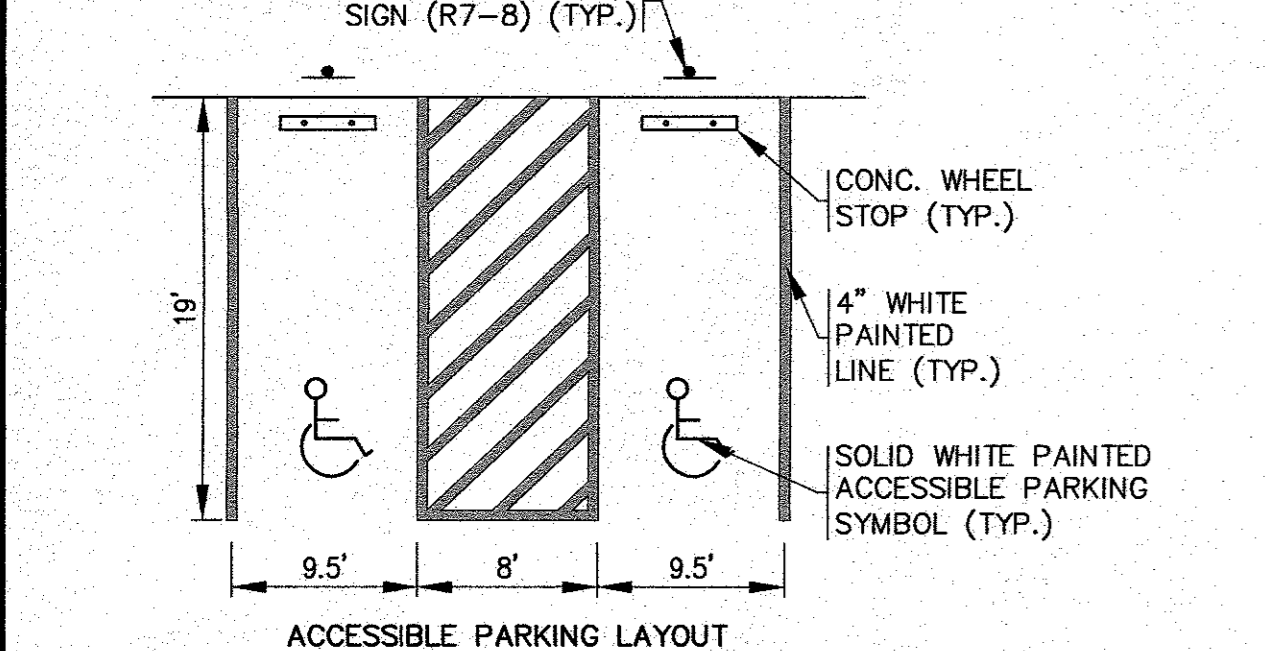
- NOTES:**
- REFER TO ARCHITECTURAL PLANS BY OTHERS FOR COMPLETE LAYOUT AND CONSTRUCTION DETAILS ON RENOVATING EXISTING STRUCTURE #176 INTO THE PROPOSED RESTAURANT AND ARCADE.
 - INSPECT THE EXISTING STONE DRAINAGE AREA FOR ANY SIGNS OF EROSION AND SEDIMENT BUILD UP. CLEAN THE EXISTING STONE DRAINAGE AREA OF ANY UNWANTED GROWTH AND REMOVE ANY DEBRIS AND SEDIMENT BUILD UP. SUPPLEMENT EXISTING STONE AS NEEDED, ANY REPLACED STONE SHALL MATCH EXISTING. ALL STONE, DEBRIS AND SEDIMENT REMOVED SHALL BE DISPOSED OF OFF SITE.
 - THE PROPOSED CATCH BASIN SHALL HAVE A TEMPORARY SILT SACK INSTALLED IN IT AS SOON AS THE STRUCTURE IS SET. CONTRACTOR SHALL EMPTY WHEN NEEDED AND REMOVE & DISPOSE OF THE SILT SACK AT THE COMPLETION OF CONSTRUCTION.
 - MODIFY EXISTING DOWNSPOUT TO INSTALL DOWNSPOUT BOOT AND CONNECT TO NEW 6" ADS N-12 ROOF DRAIN PIPE. INVERTS SHALL BE DETERMINED IN THE FIELD DURING CONSTRUCTION.
 - ALL 2:1 SIDE SLOPES SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET OVER THE PLANTED SEED BED. USE ERONET P300 EROSION CONTROL BLANKET BY NORTH AMERICAN GREEN OR AN APPROVED EQUAL.
 - ALL PROPOSED CLEANOUTS SHALL BE PROVIDED WITH A HEAVY DUTY CAST IRON FRAME AND COVER TO FINISHED GRADE.
 - PROTECT THE POP-UP DRAINAGE EMITTER DURING CONSTRUCTION WITH A 12" PERFORATED PIPE PLACE AROUND THE UNIT.
 - CONTRACTOR TO REMOVE ALL UNSUITABLE SOILS 1' MINIMUM BENEATH AND 2' MINIMUM AROUND ALL SIDES OF THE LEACHING PITS SYSTEM. THIS INCLUDES ORGANICS, TOPSOIL, ROOTS AND OTHER UNSUITABLE SOILS. REPLACE WITH CLEAN WASHED SAND AND GRAVEL APPROVED BY DESIGN ENGINEER.
 - LOAM AND SEED ALL DISTURBED AREAS.

DRAINAGE & GRADING
SCALE: 1"=10'

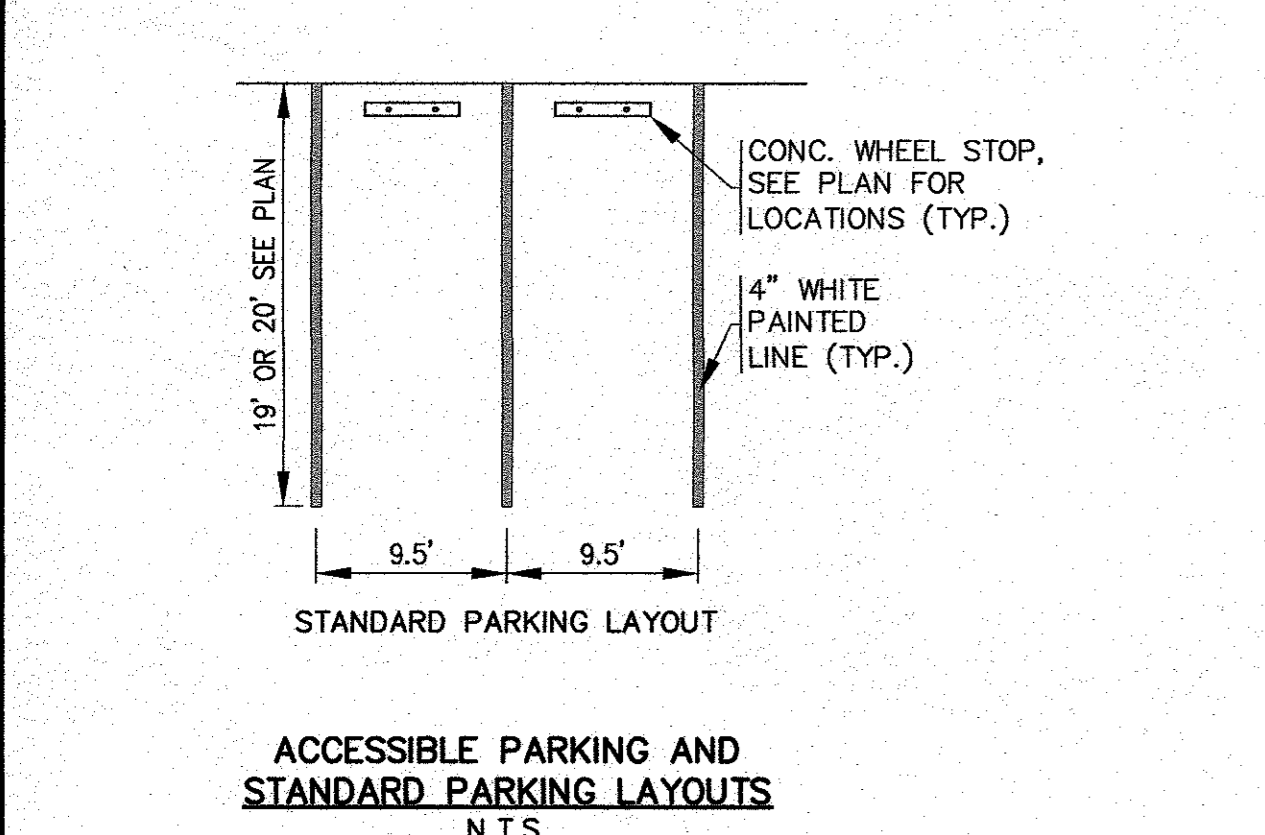
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APPROVED BY: <i>[Signature]</i>		APPROVED BY: <i>[Signature]</i>		APPROVED BY: <i>[Signature]</i>		APPROVED BY: <i>[Signature]</i>		APPROVED BY: <i>[Signature]</i>	
G.A.F. ENGINEERING, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS 286 MAIN STREET - WARREN, MA 02571 TEL: (508) 295-6600 FAX: (508) 295-6634 E-MAIL: info@gafenginc.com		SITING PLAN DRAINAGE & GRADING		WARREN, MA		PREPARED FOR: WARREN 176 MAIN ST. QOZB, LLC		P.O. BOX 1206 CARVER, MA	
COPYRIGHT © 2023 G.A.F. ENGINEERING, INC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED, OR TRANSMITTED IN ANY MANNER, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION SYSTEM, WITHOUT THE EXPRESS WRITTEN CONSENT OF G.A.F. ENGINEERING, INC. WITH THE EXCEPTION OF ANY OFFICIAL BUSINESS UNDER THE JURISDICTION OF THE COMMONWEALTH OF MASSACHUSETTS. ANY REVISIONS MADE TO THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF G.A.F. ENGINEERING, INC. SHALL RENDER IT UNUSABLE.		JOB NO.: 21-9822		DWG. 5 OF 8		REV. DATE BY APPD		DESCRIPTION	



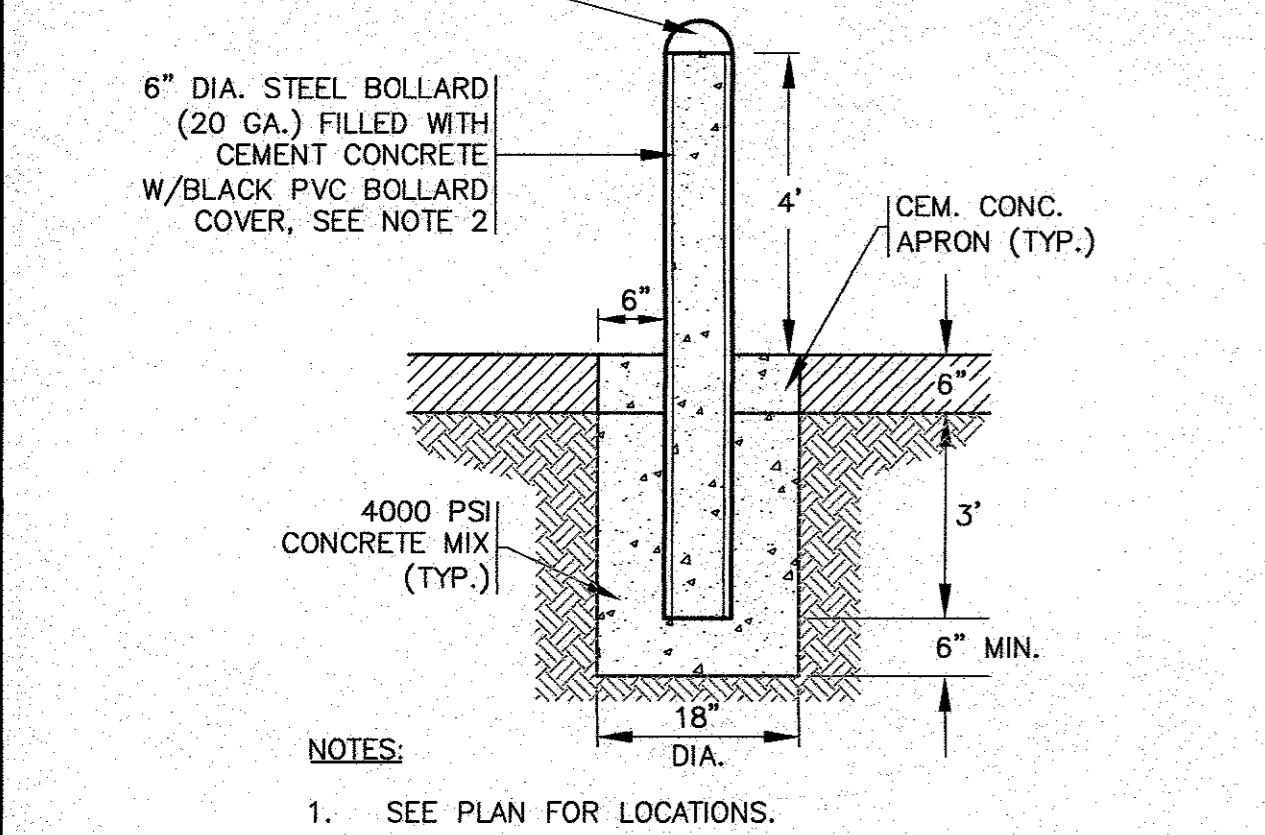
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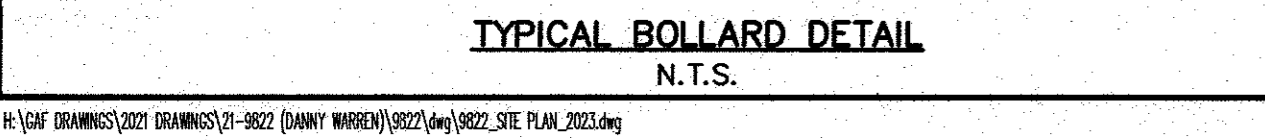
LOAM AND SEED DETAIL
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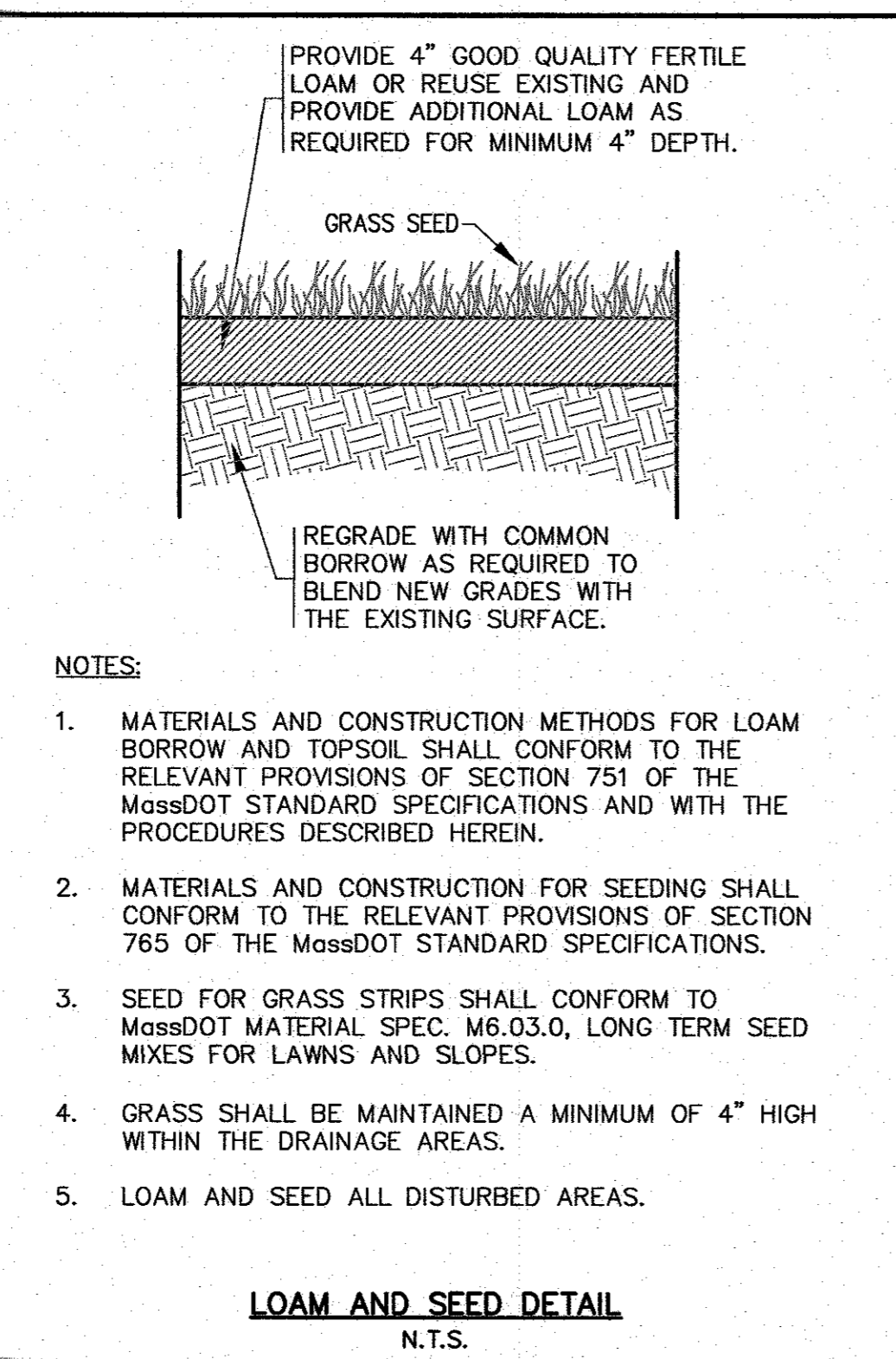
PAVEMENT SAWCUT / TRENCH REPAIR DETAIL
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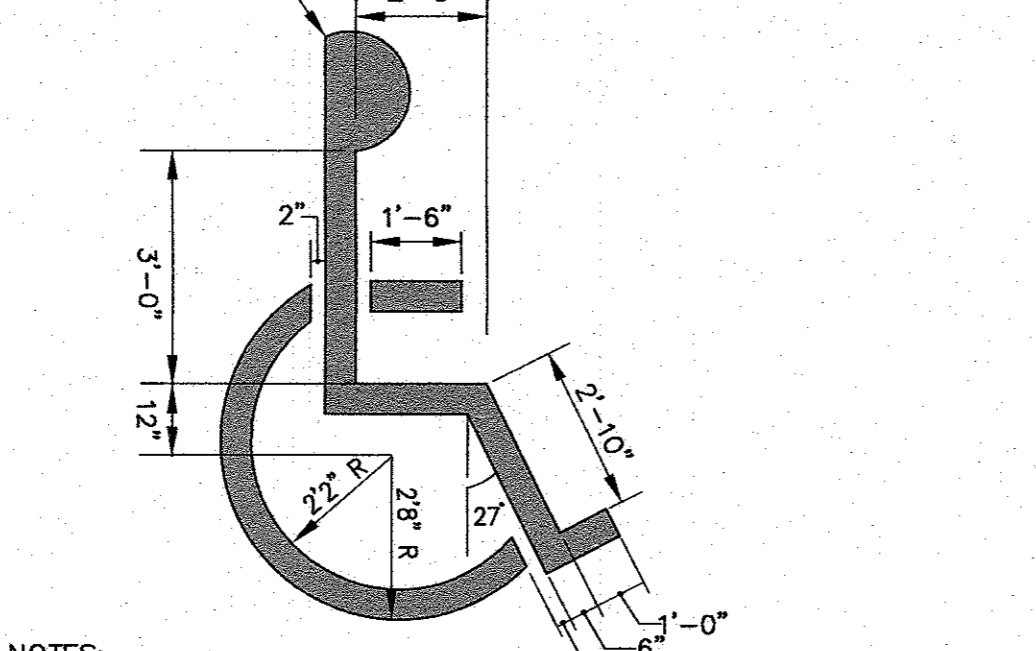
VINYL FENCE DETAIL
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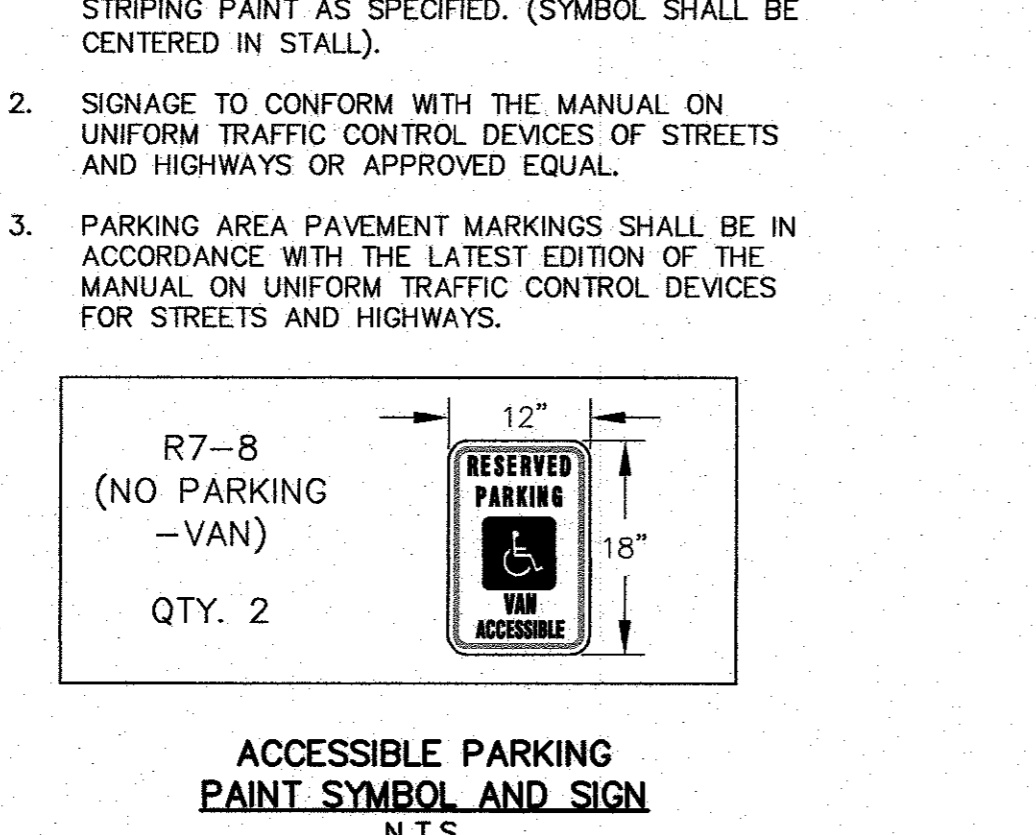
EROSION CONTROL BARRIER DETAIL
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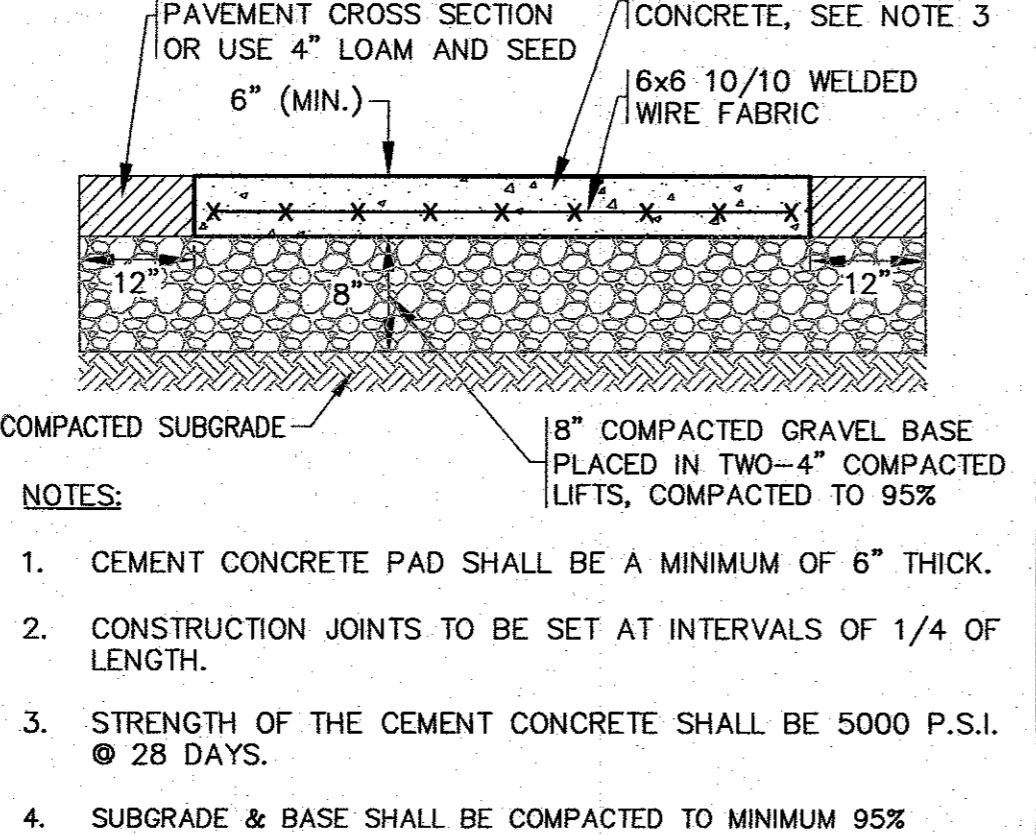
ACCESSIBLE PARKING LAYOUT



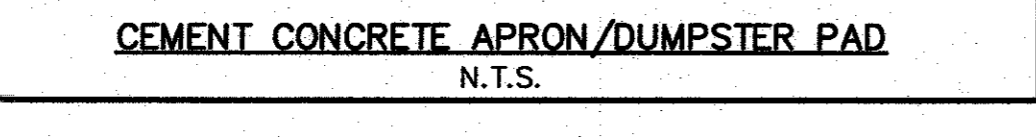
STANDARD PARKING LAYOUT



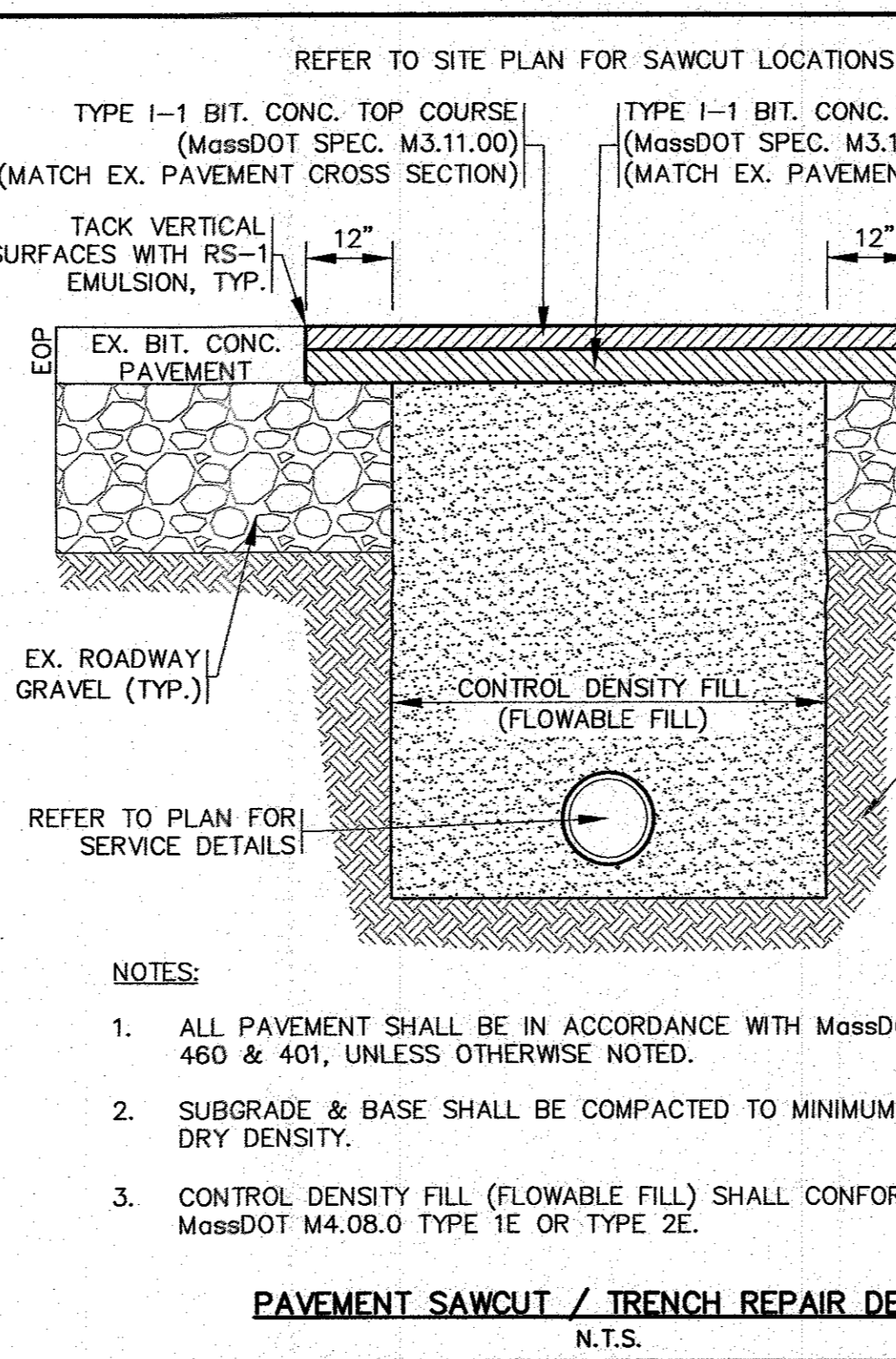
ACCESSIBLE PARKING PAINT SYMBOL AND SIGN
N.T.S.



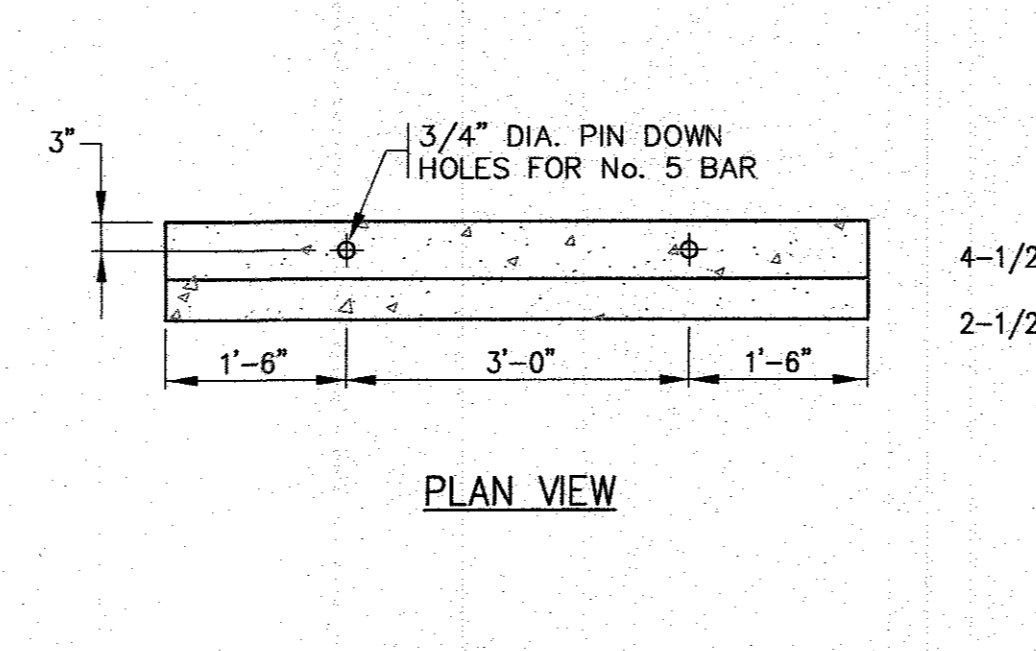
CONCRETE WHEEL STOP
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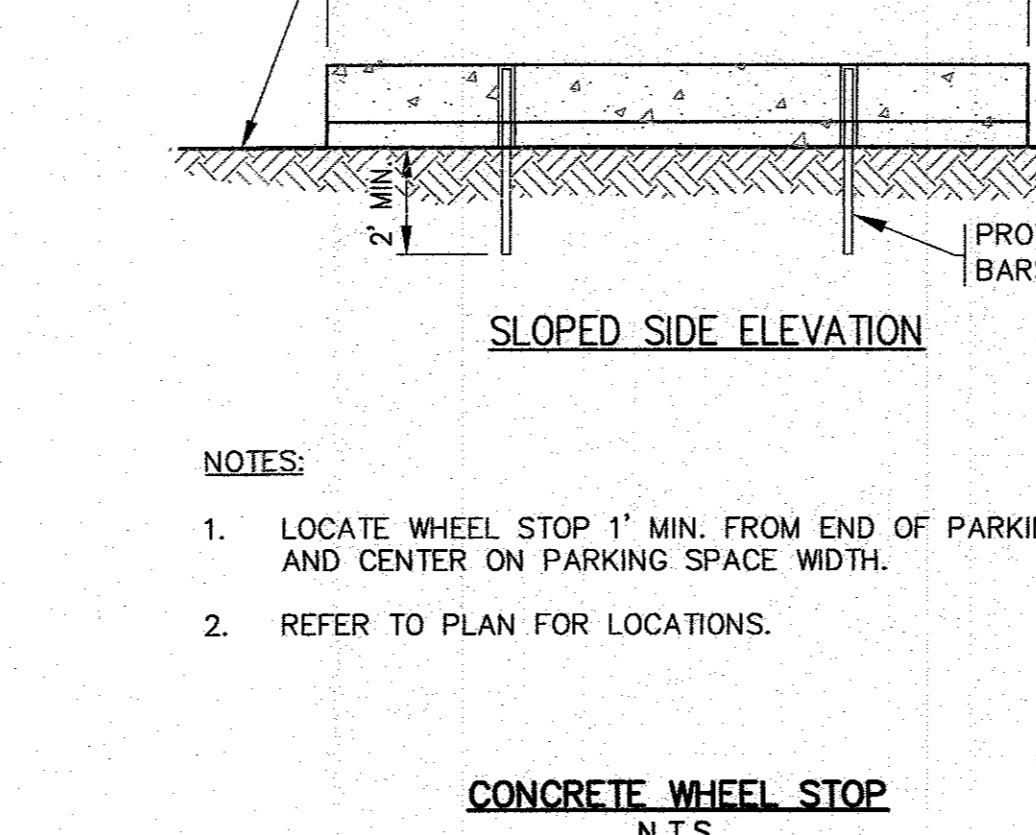
BOLLARD MOUNTED SIGN POST
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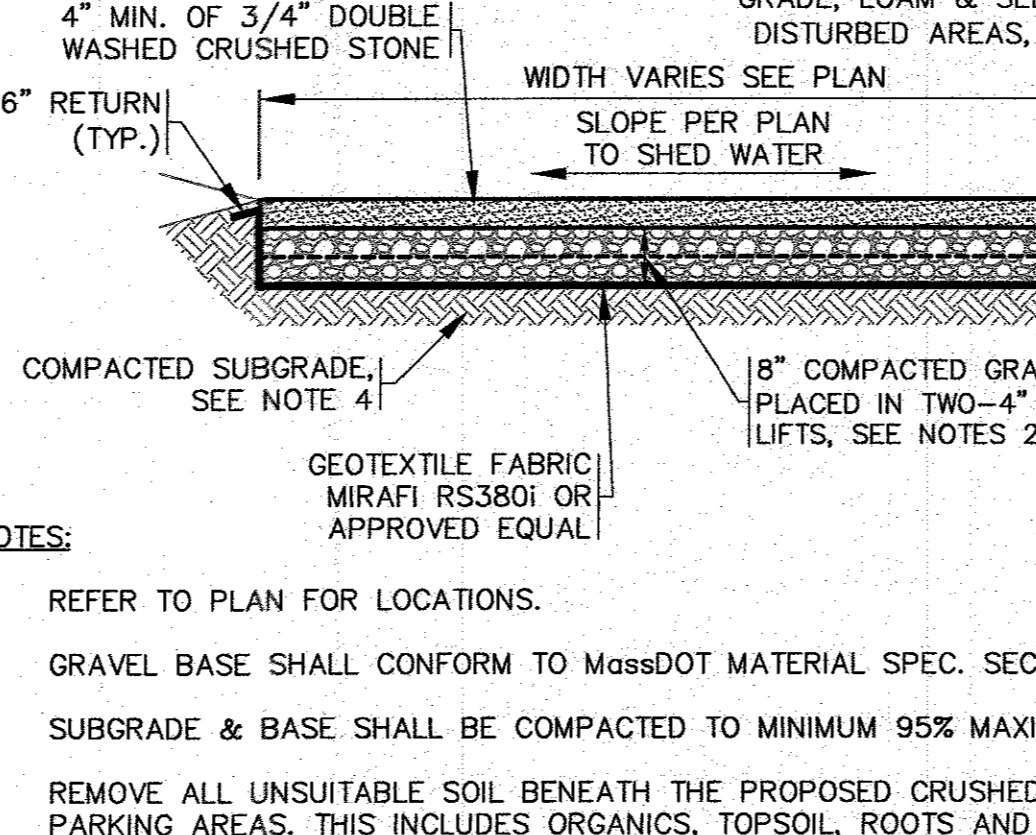
CRUSHED STONE ACCESS & PARKING DETAIL
N.T.S.



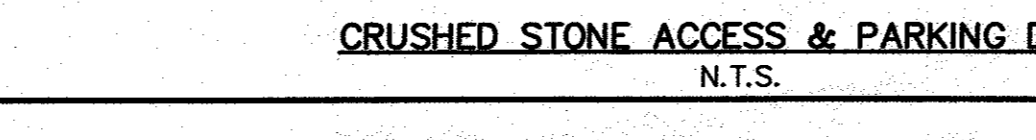
TYPICAL PAVEMENT SECTION
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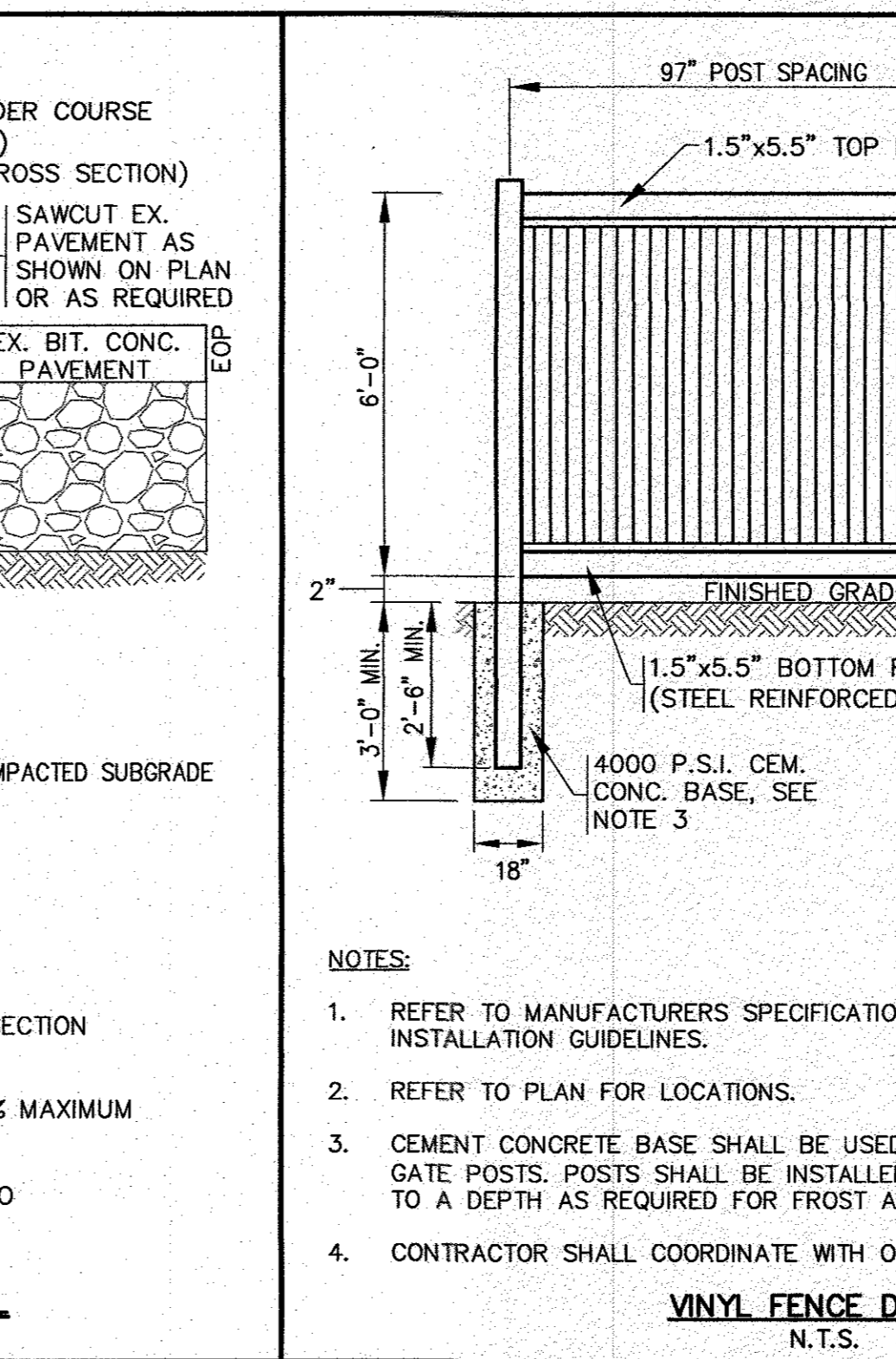
CEMENT CONCRETE APRON/DUMPSTER PAD
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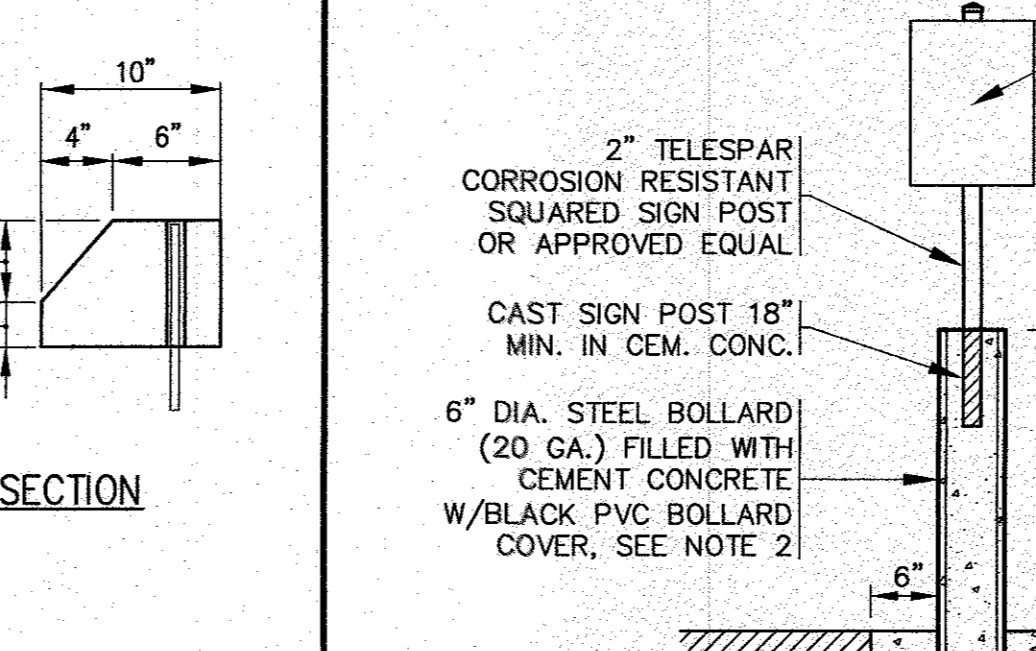
TYPICAL BOLLARD DETAIL
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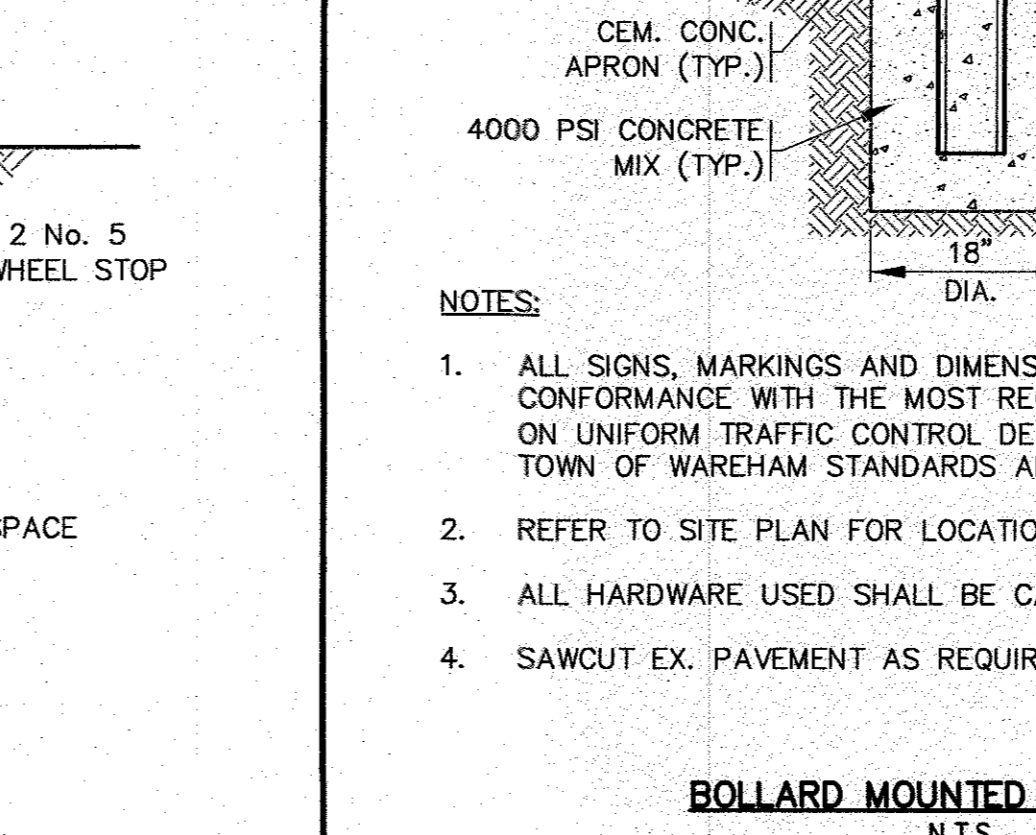
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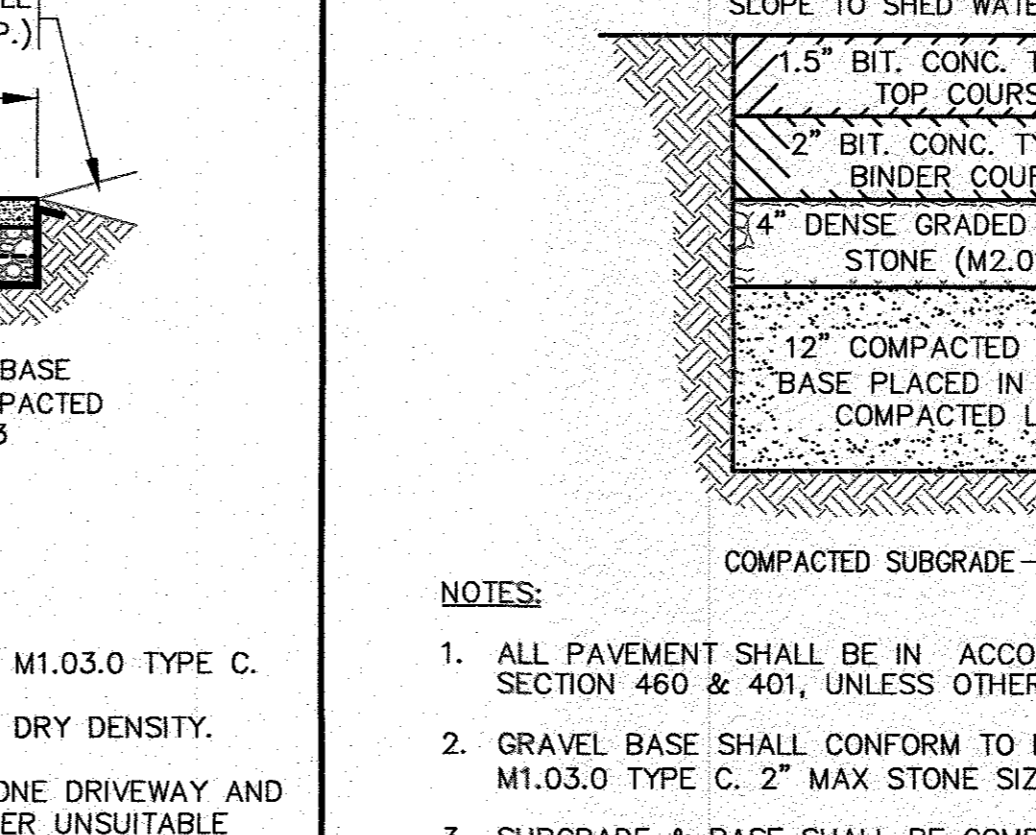
CRUSHED STONE ACCESS & PARKING DETAIL
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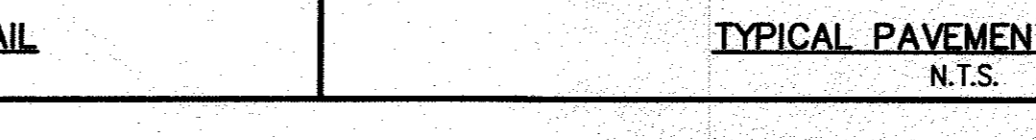
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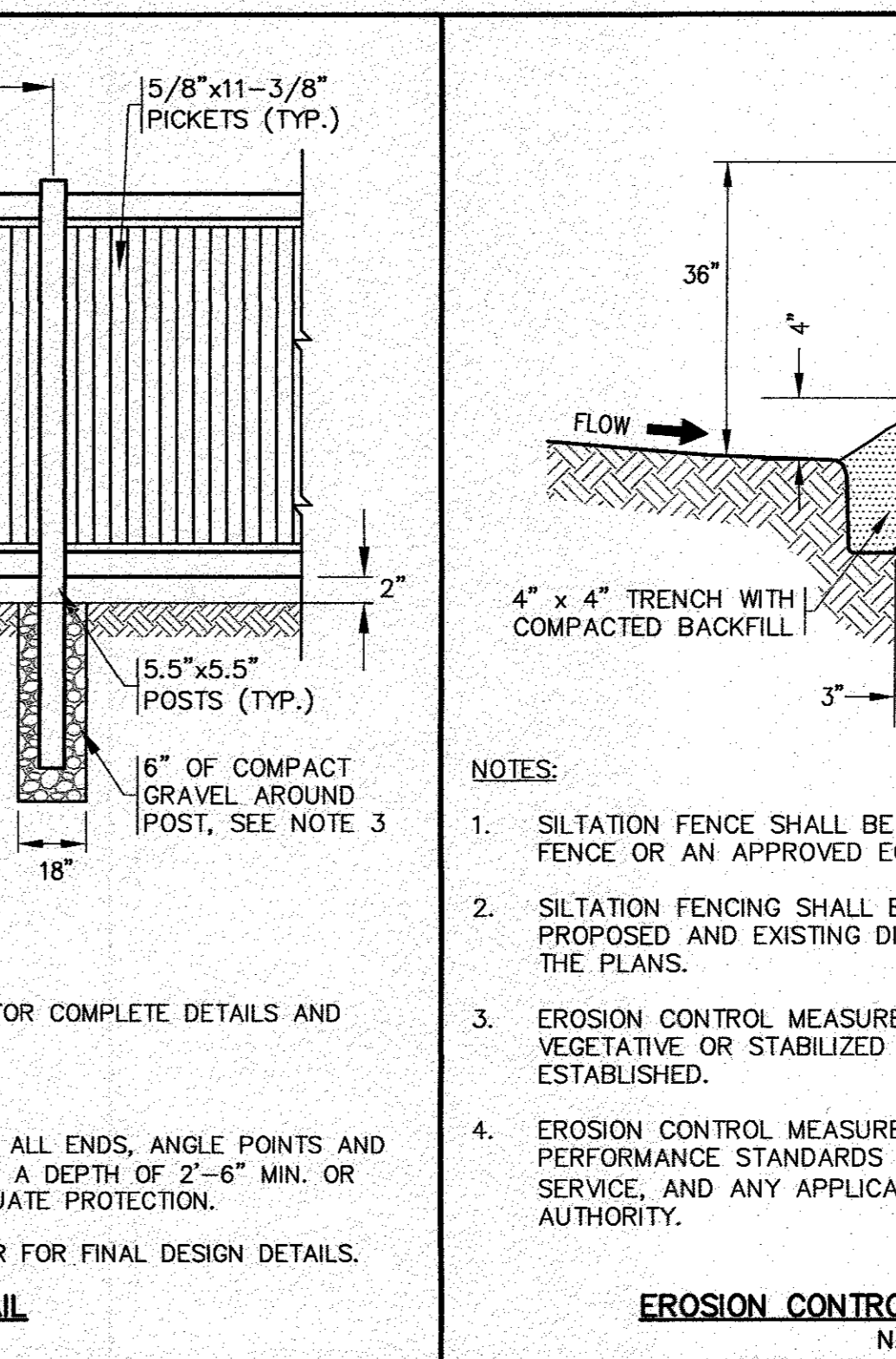
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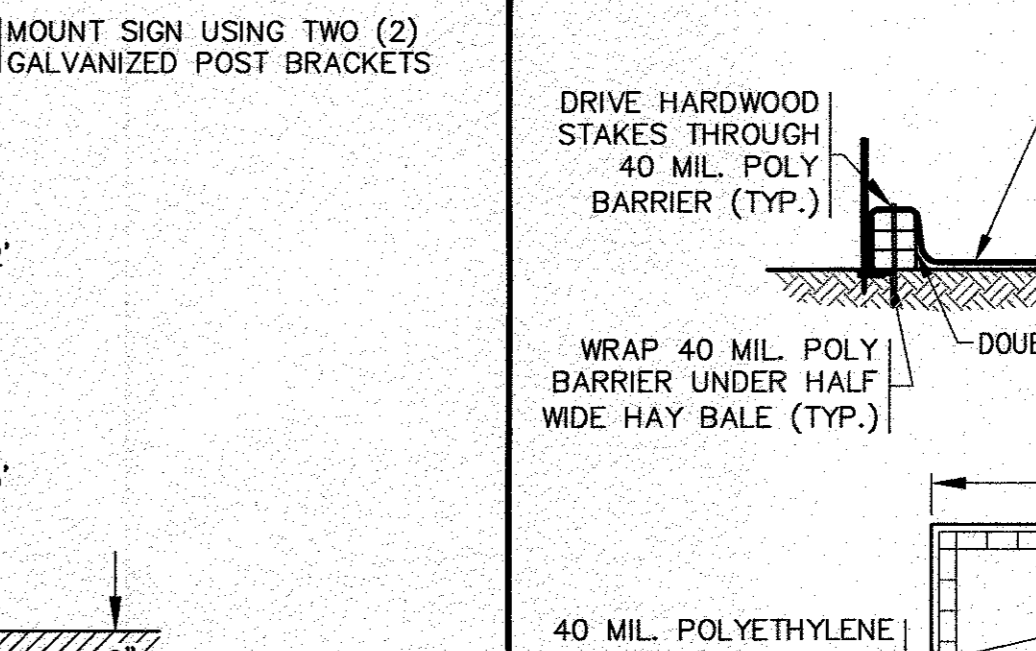
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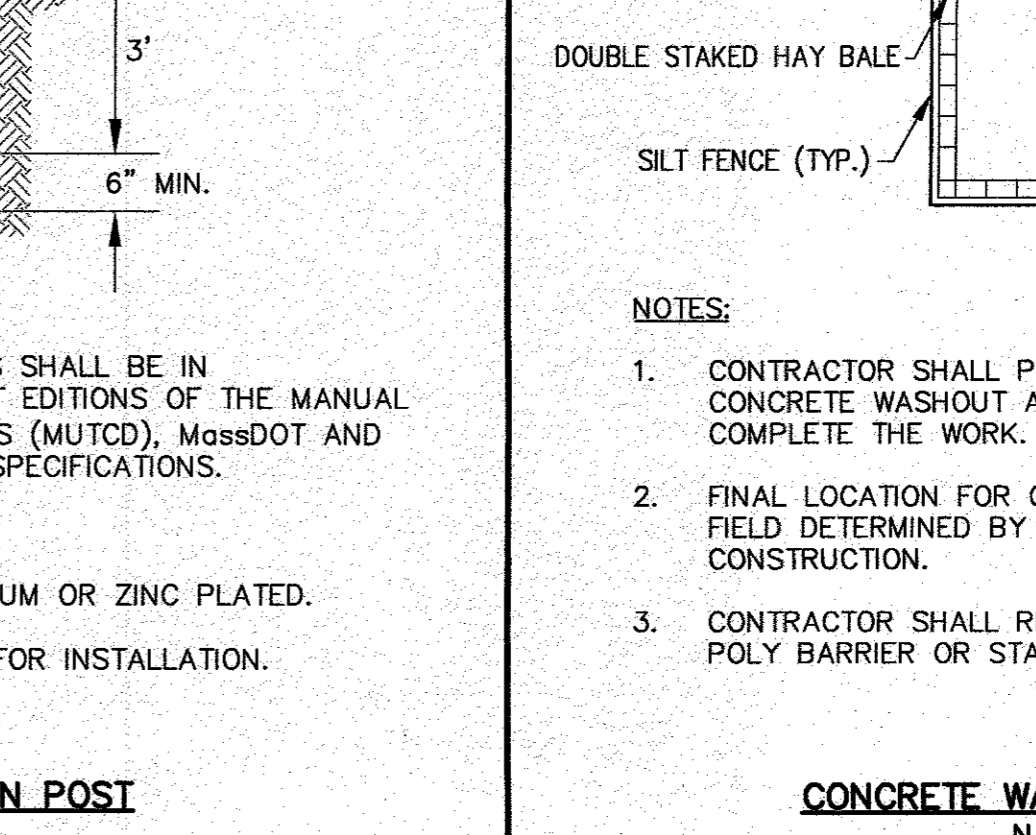
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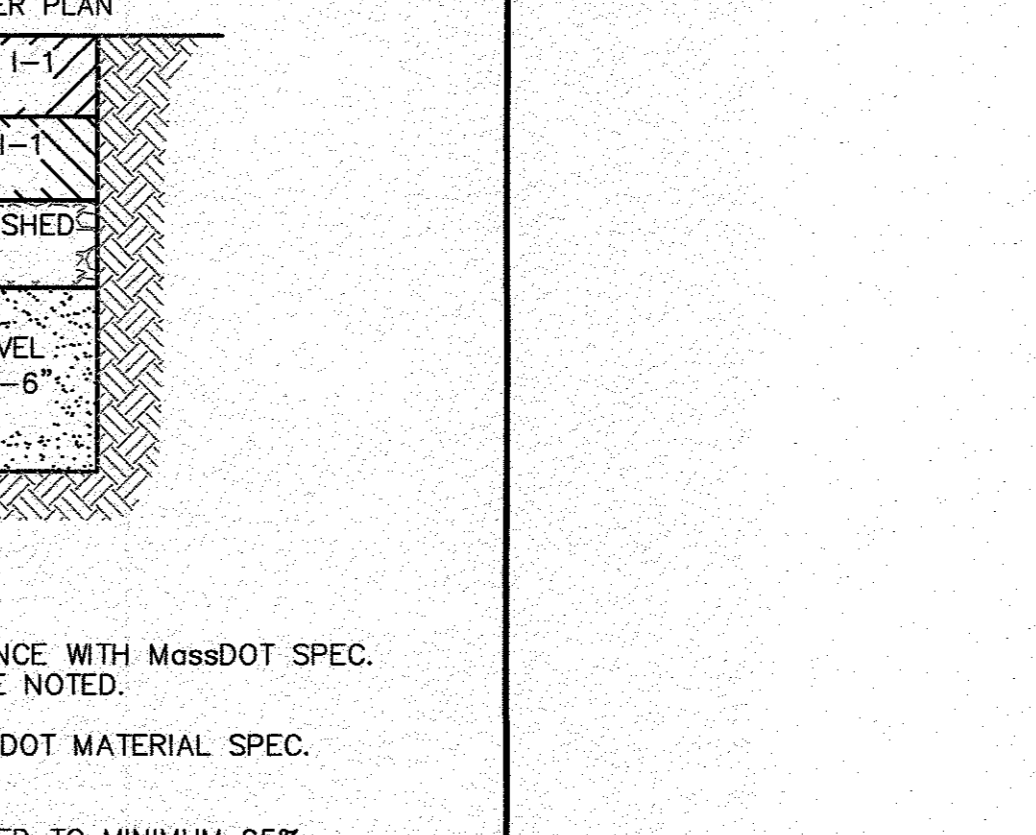
CRUSHED STONE ACCESS & PARKING DETAIL
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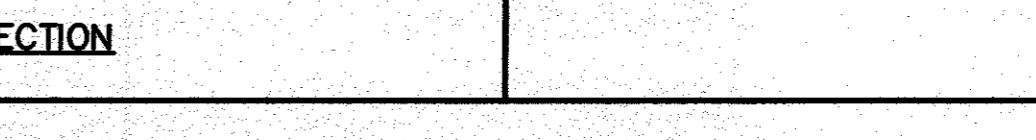
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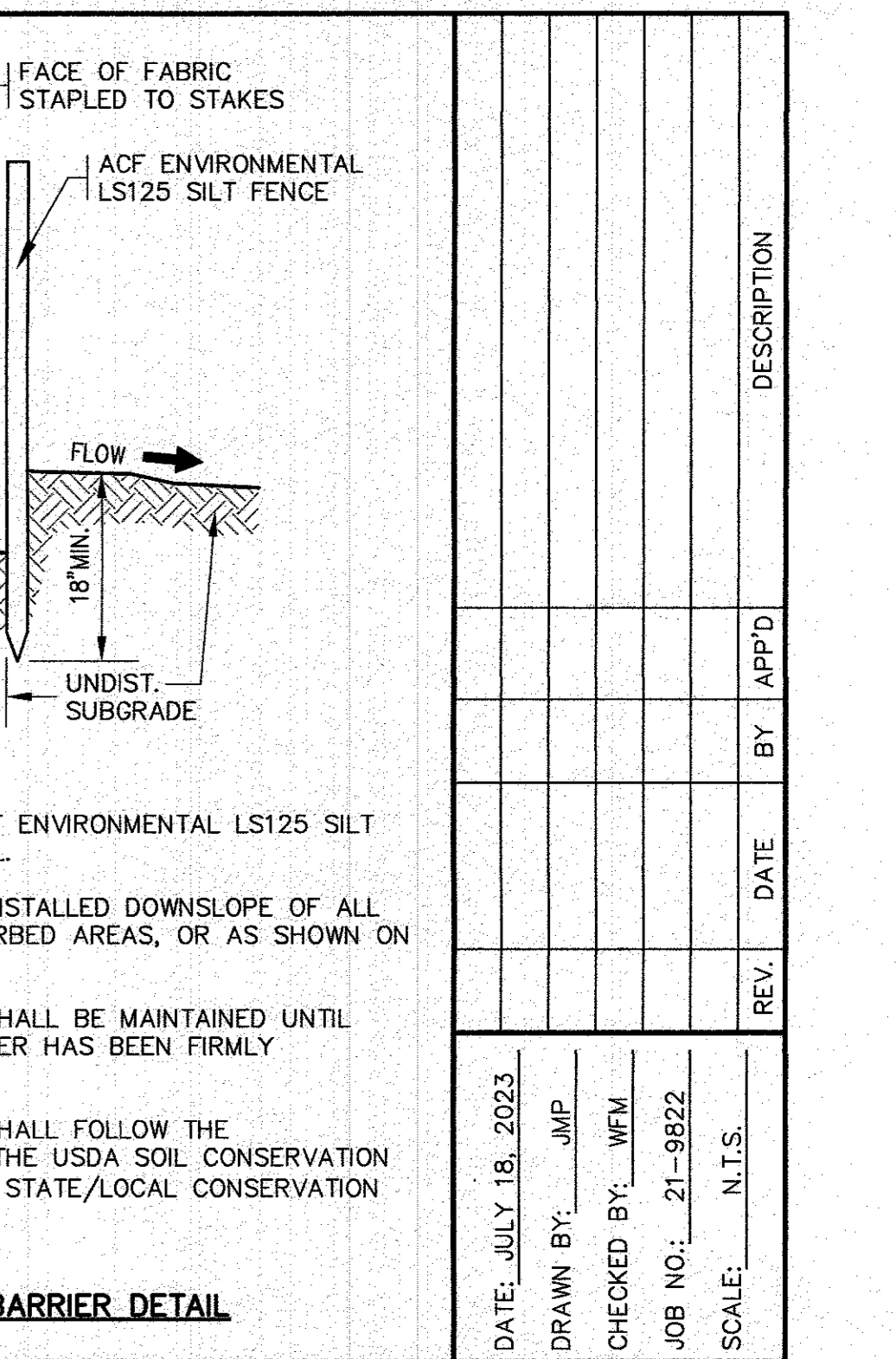
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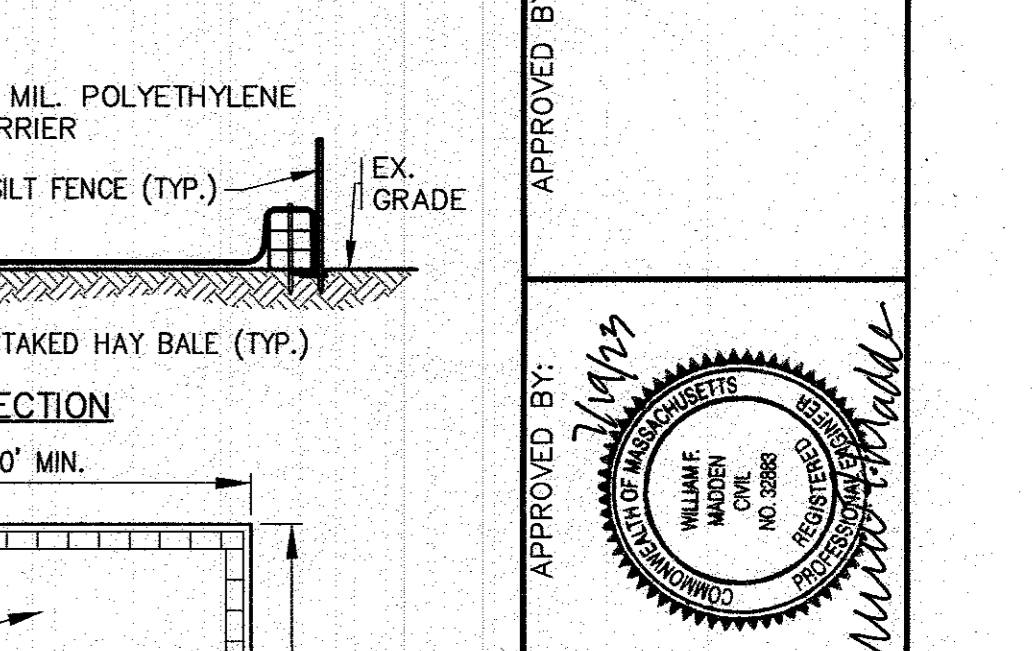
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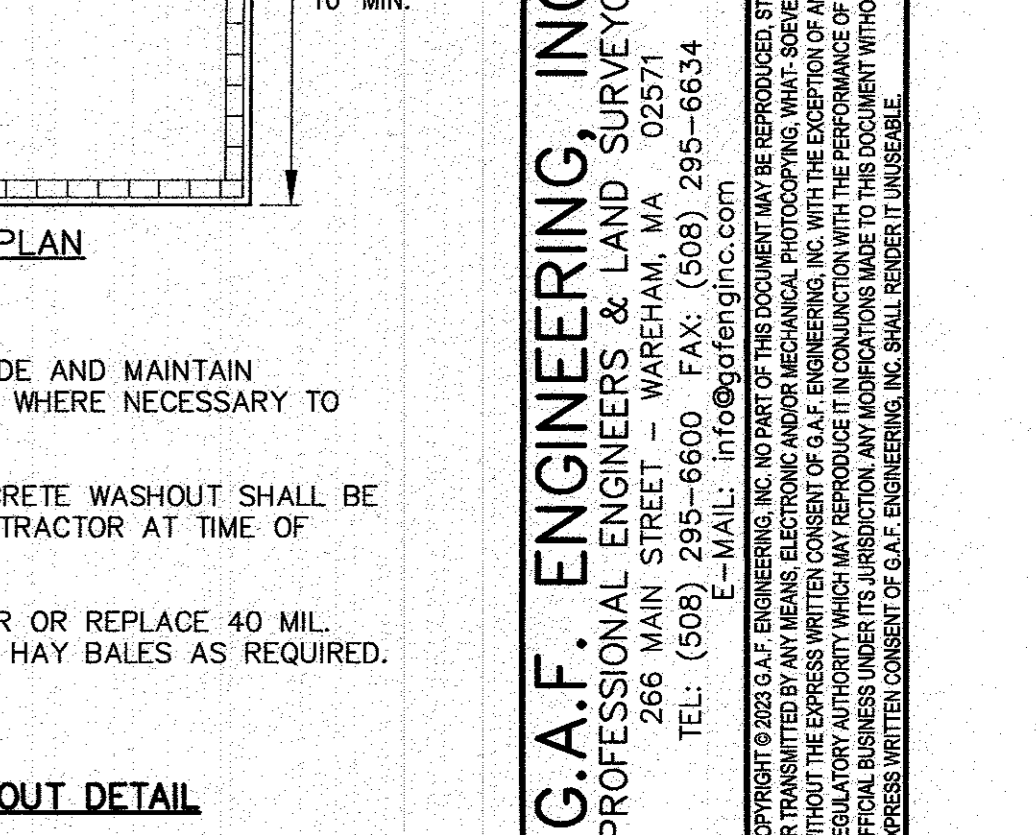
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N.T.S.



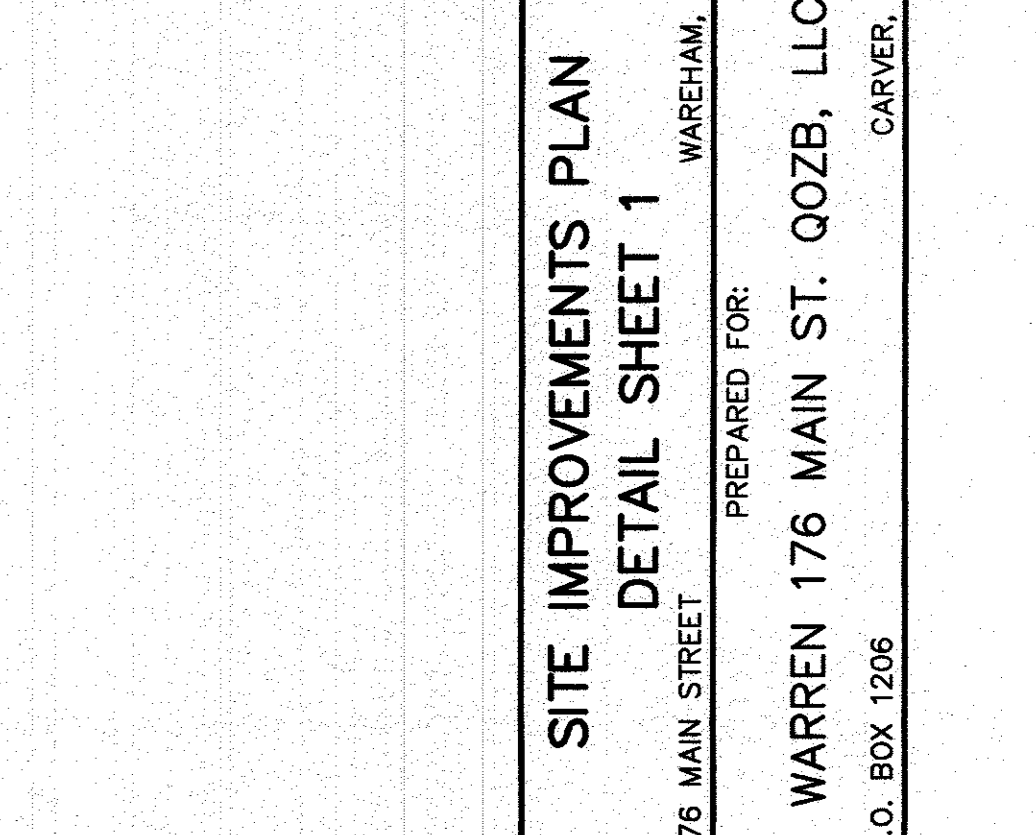
CRUSHED STONE ACCESS & PARKING DETAIL
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.



CEMENT CONCRETE APRON/DUMPSTER PAD
N.T.S.



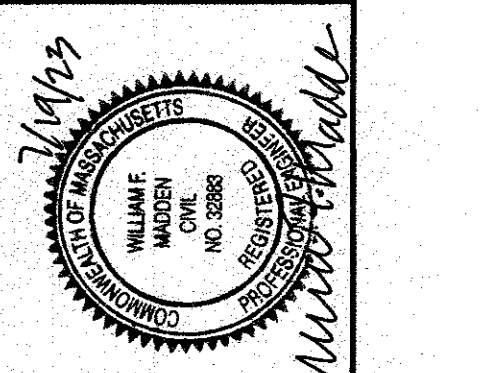
TYPICAL BOLLARD DETAIL
N.T.S.



CEMENT CONCRETE APRON/DUMPSTER PAD
N.T.S.

DATE: JULY 18, 2023	DRAWN BY: JMP	CHECKED BY: WFM	JOB NO.: 21-9822	SCALE: N.T.S.
APPROVED BY:				
REV.	DATE	BY	APP'D	DESCRIPTION

APPROVED BY: *[Signature]*

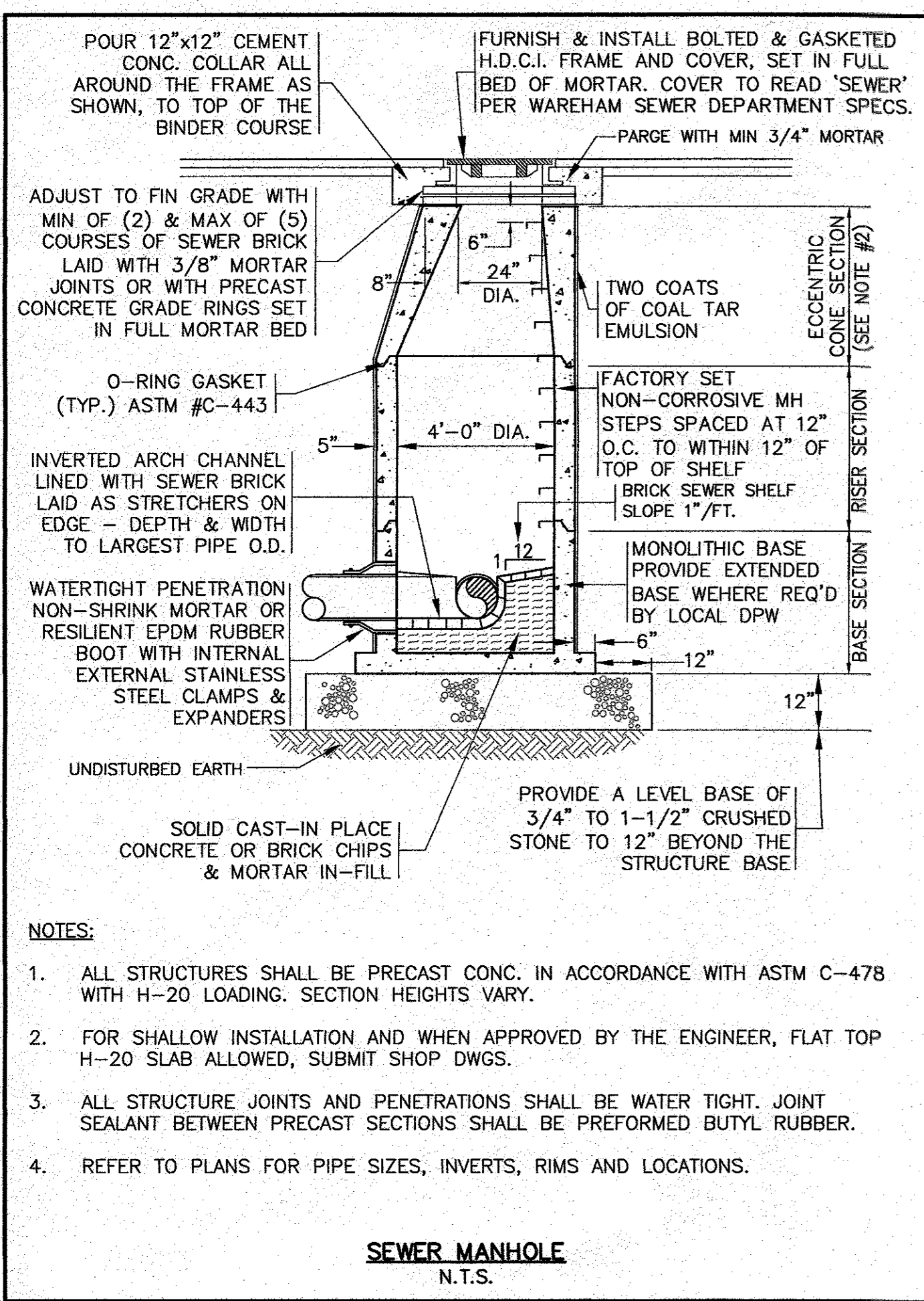


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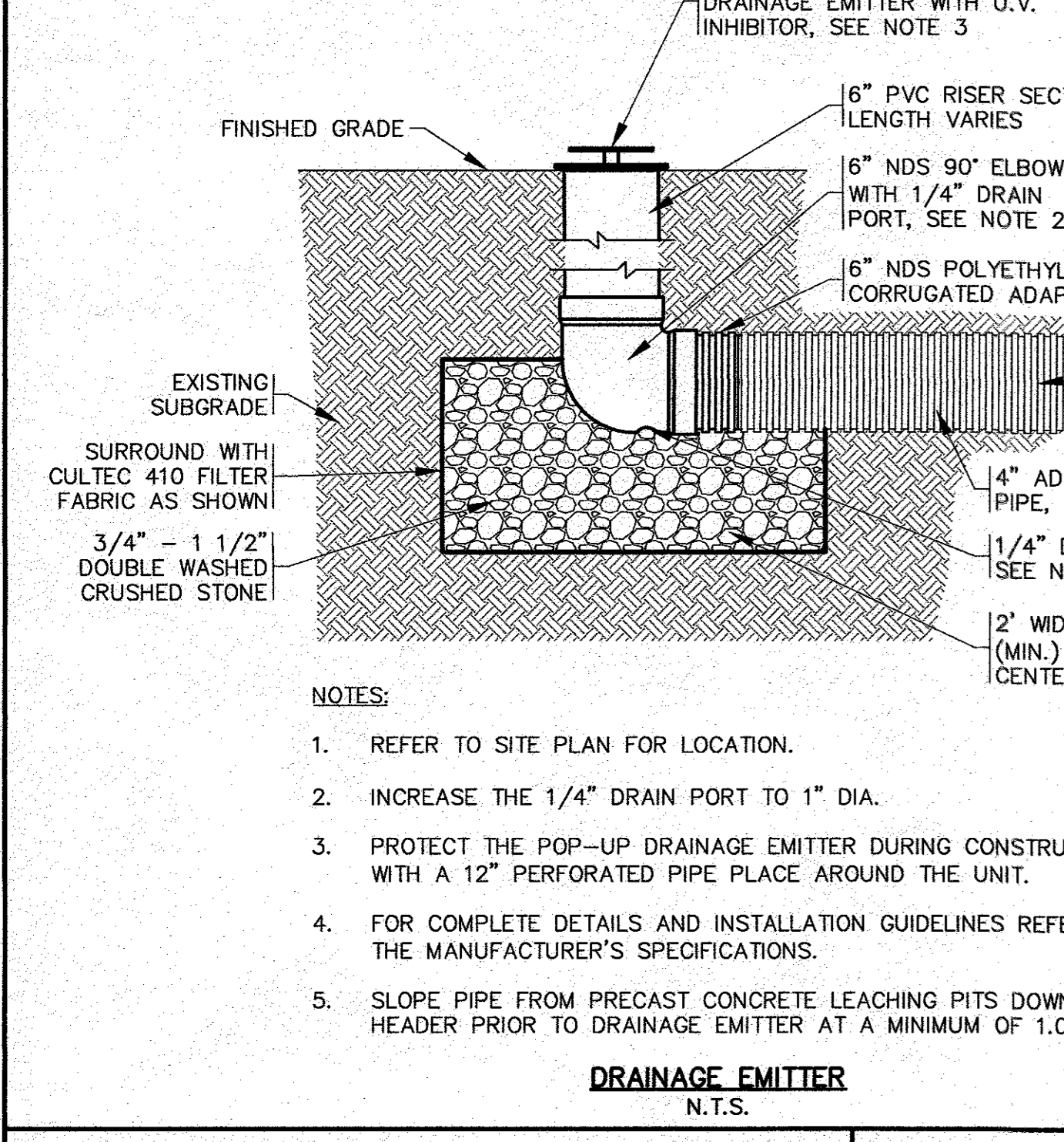
SITE IMPROVEMENTS PLAN
DETAIL SHEET 1
176 MAIN STREET WARREN, MA
PREPARED FOR:
WARREN 176 MAIN ST. QOZB, LLC
CARVER, MA
P.O. BOX 1206

JOB NO.: 21-9822
DWG. 7 OF 8

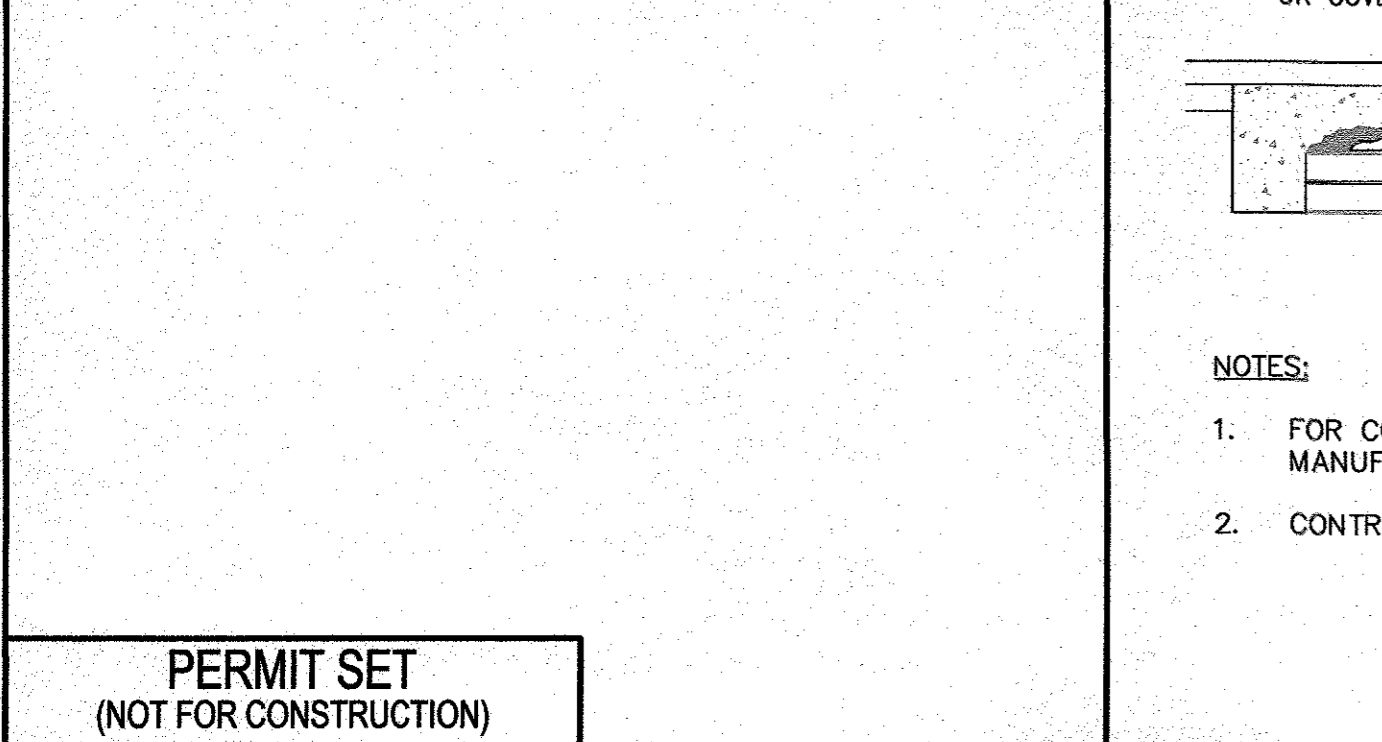
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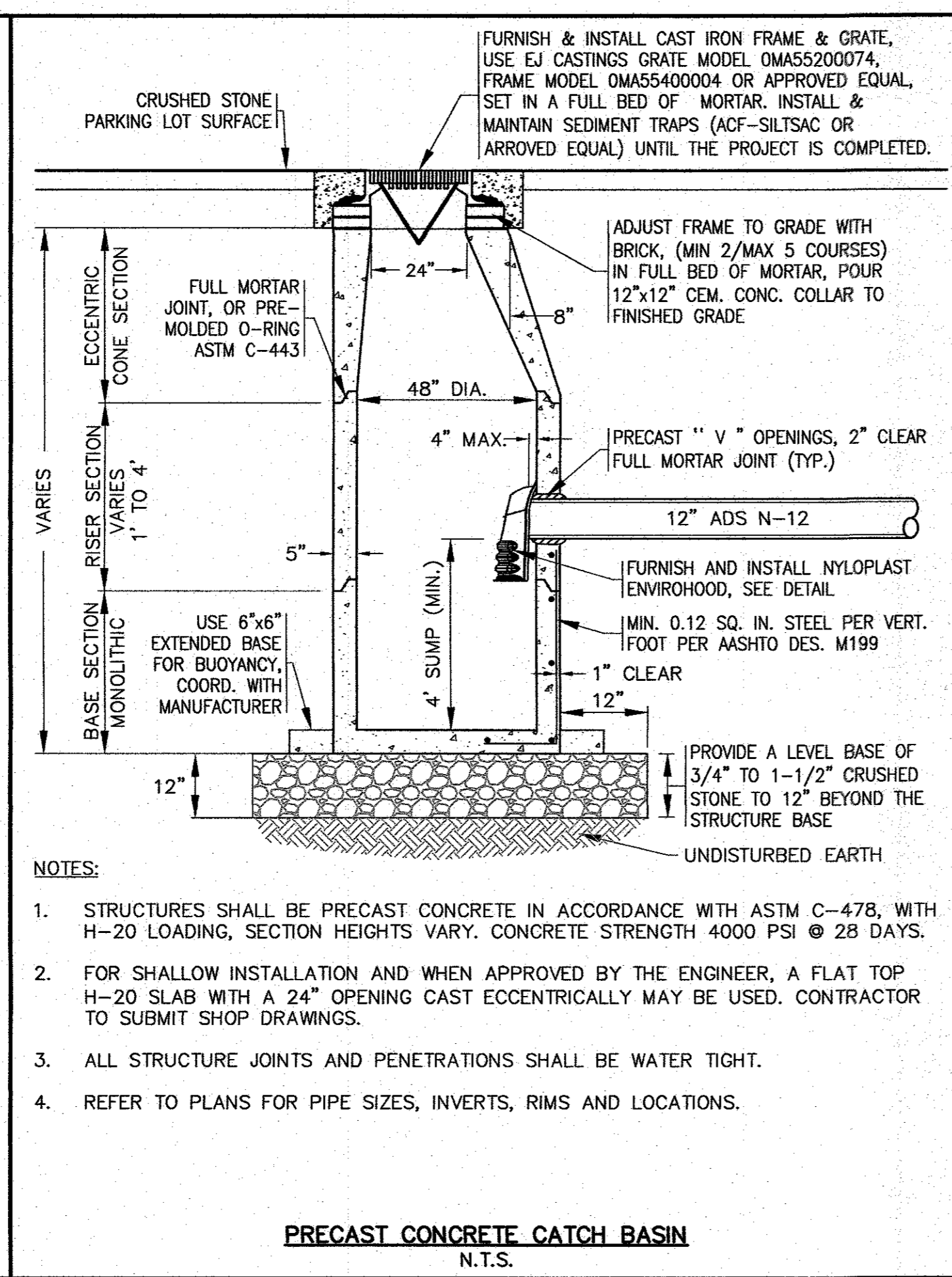
SEWER MANHOLE
N.T.S.



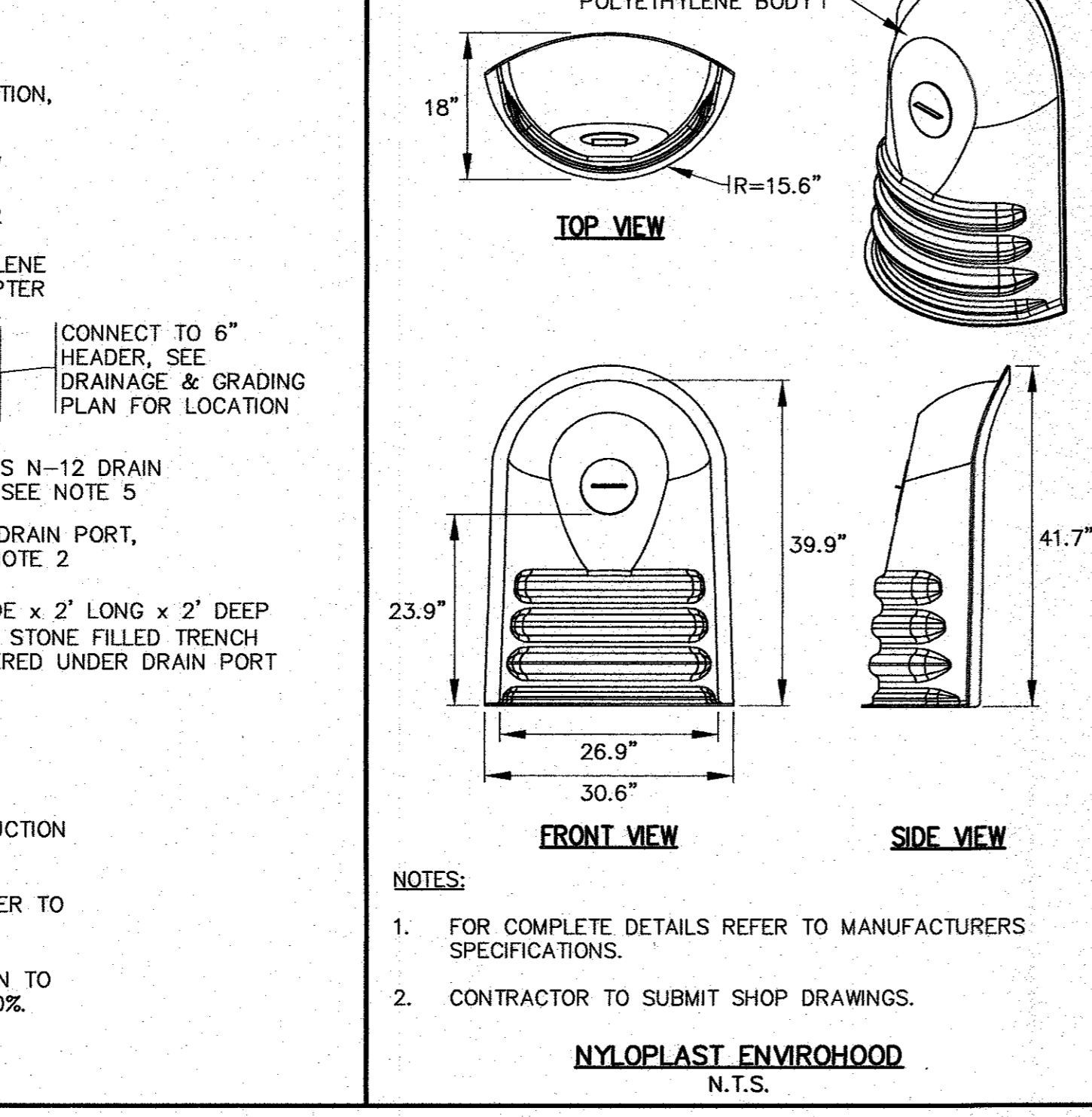
DRAINAGE EMITTER
N.T.S.



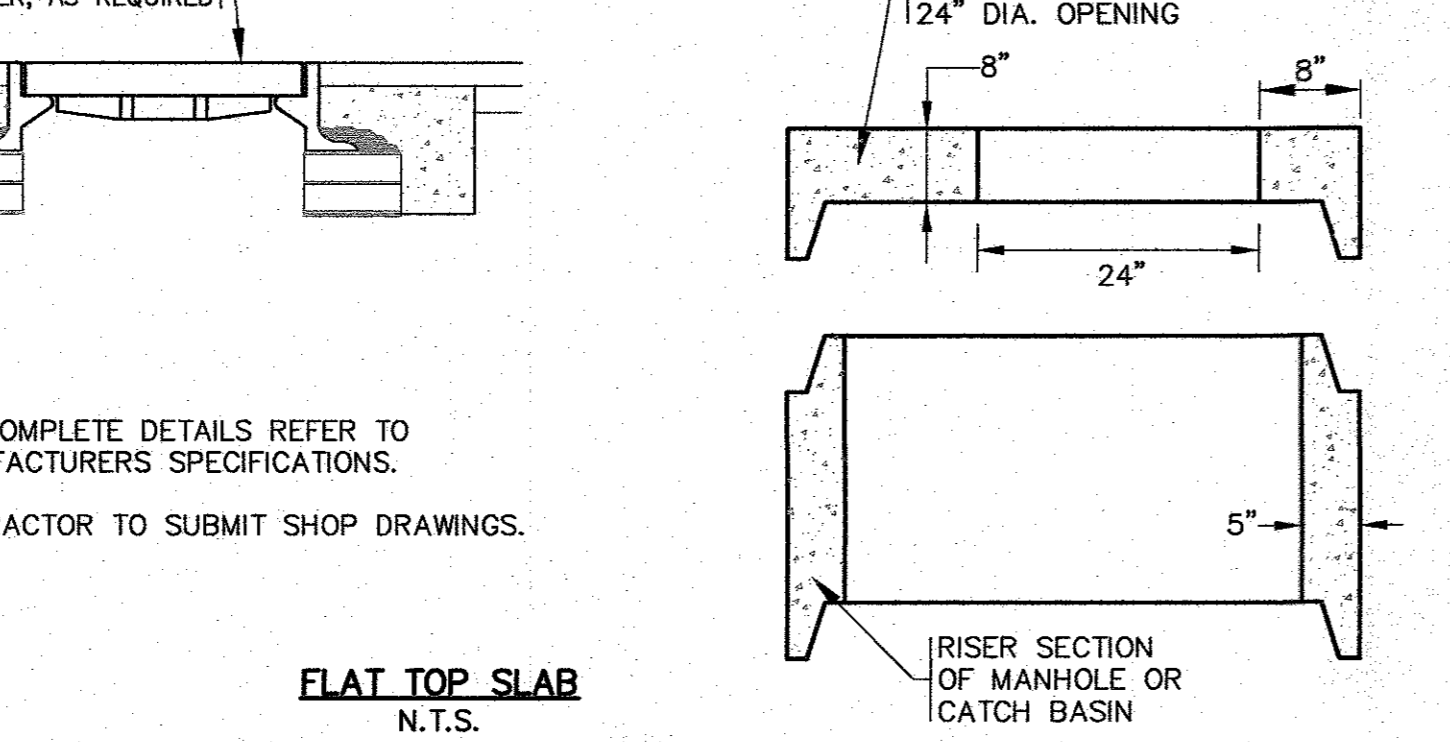
FLAT TOP SLAB
N.T.S.



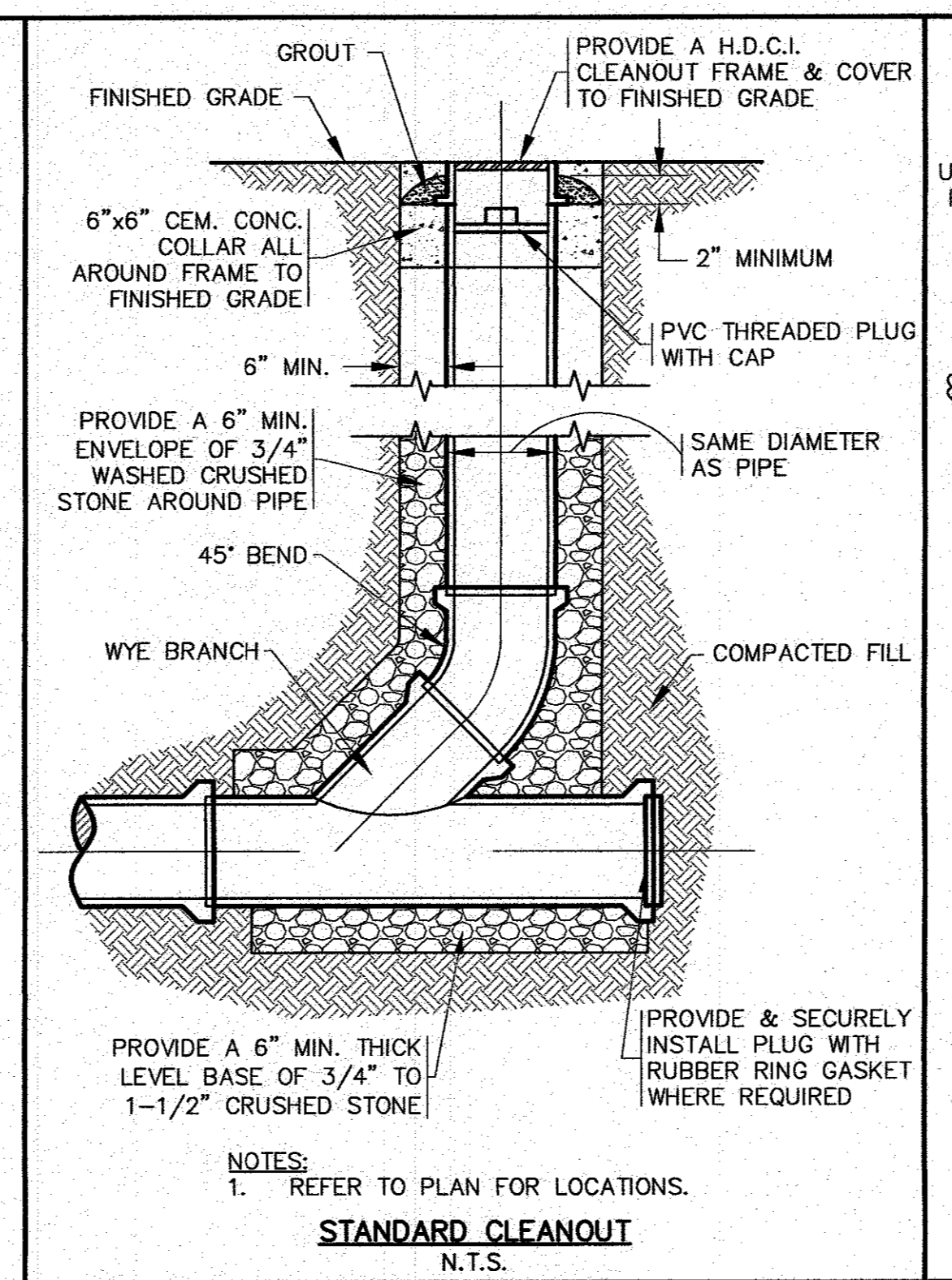
PRECAST CONCRETE CATCH BASIN
N.T.S.



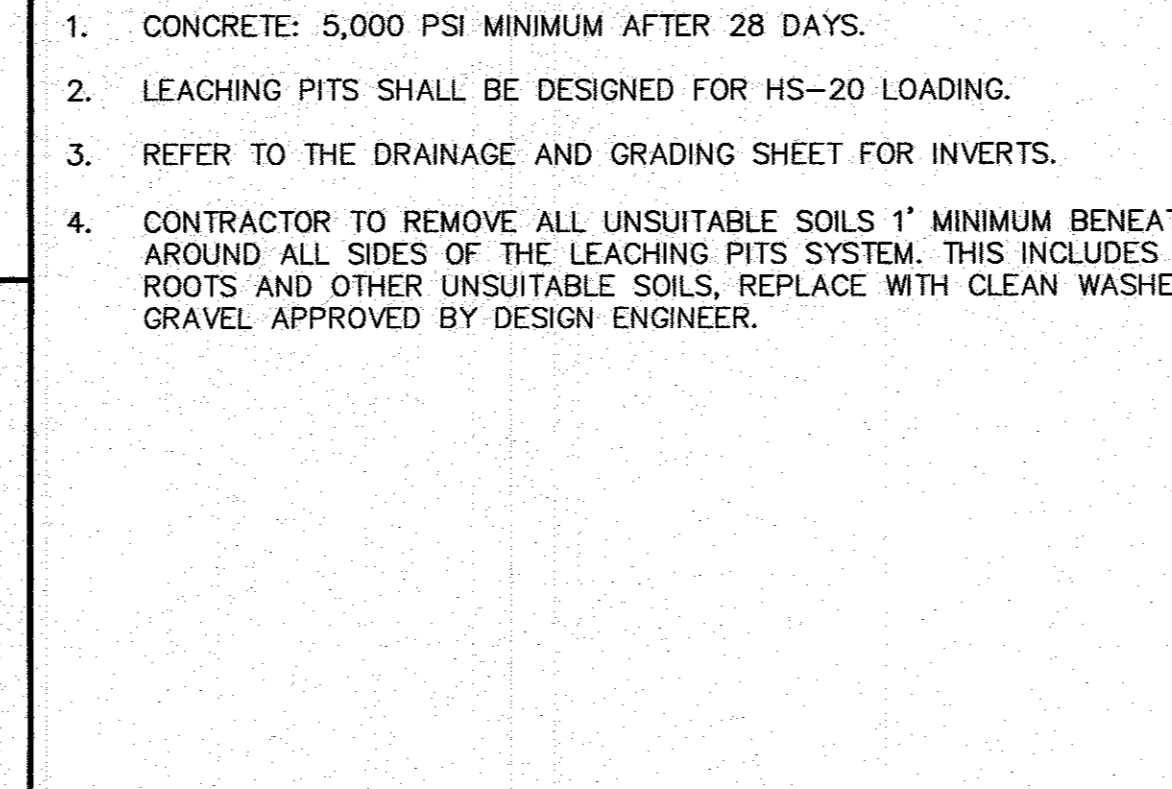
NYLOPLAST ENVIROHOOD
N.T.S.



PERMIT SET
(NOT FOR CONSTRUCTION)



STANDARD CLEANOUT
N.T.S.



GREASE TRAP PROFILE
N.T.S./H-20 LOADING REQUIRED

NOTES:

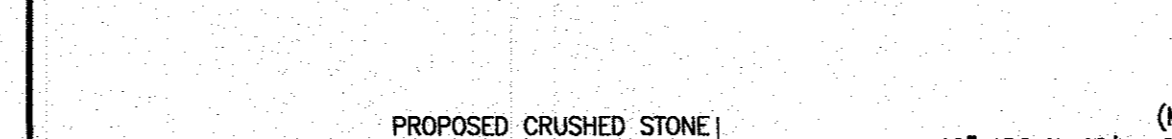
- TANK SHALL BE MONOLITHIC, WATER TIGHT.
- TANK SHALL MEET ALL REQUIREMENTS OF 310 CMR 15.230 AND MASS. PLUMBING CODE 248 CMR 10.00 AS APPLICABLE.
- INVERTS SHALL BE DETERMINED IN THE FIELD AT TIME OF CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH PLUMBING SUB CONTRACTOR.



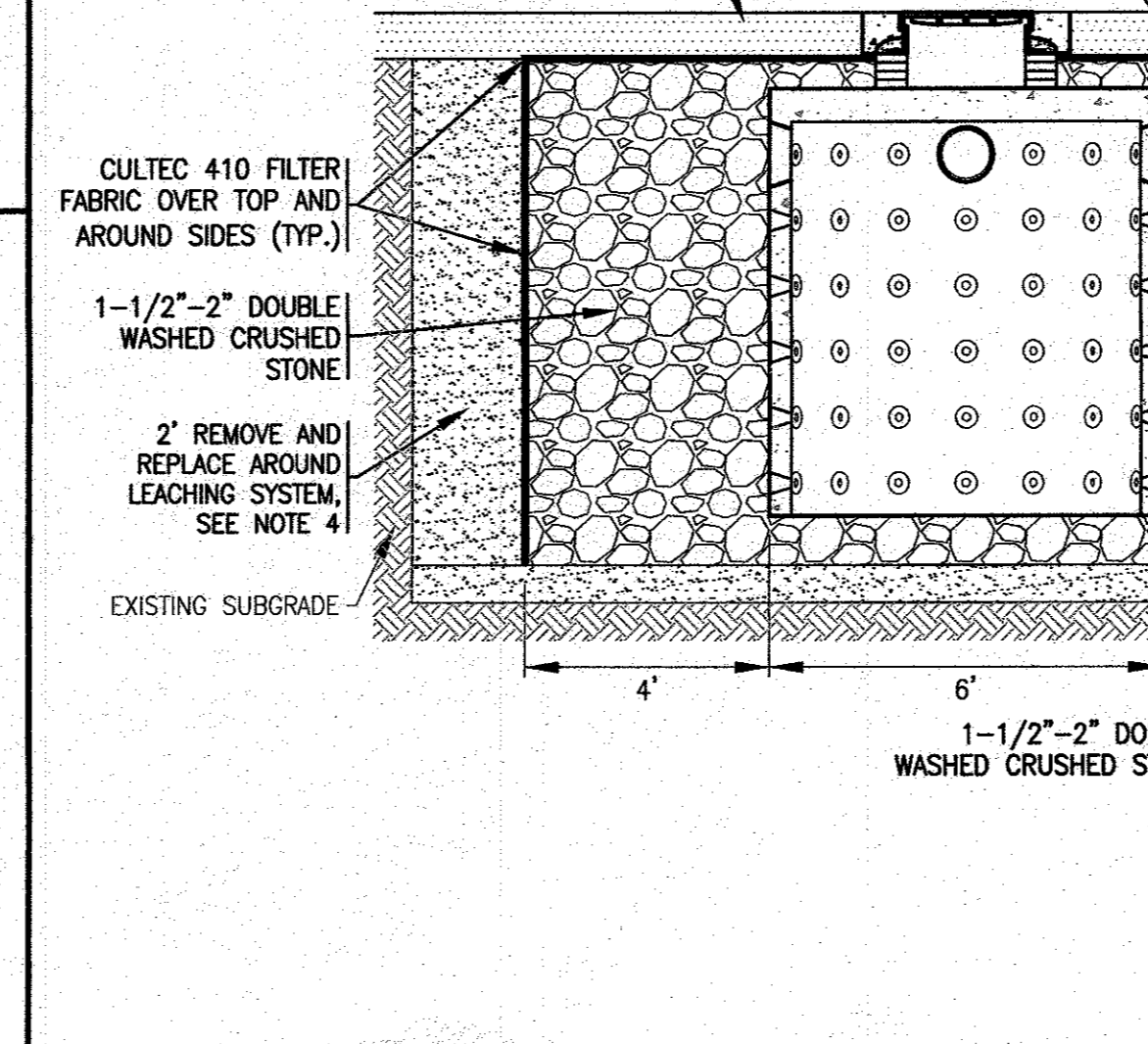
PLAN VIEW

SYSTEM ELEVATIONS:

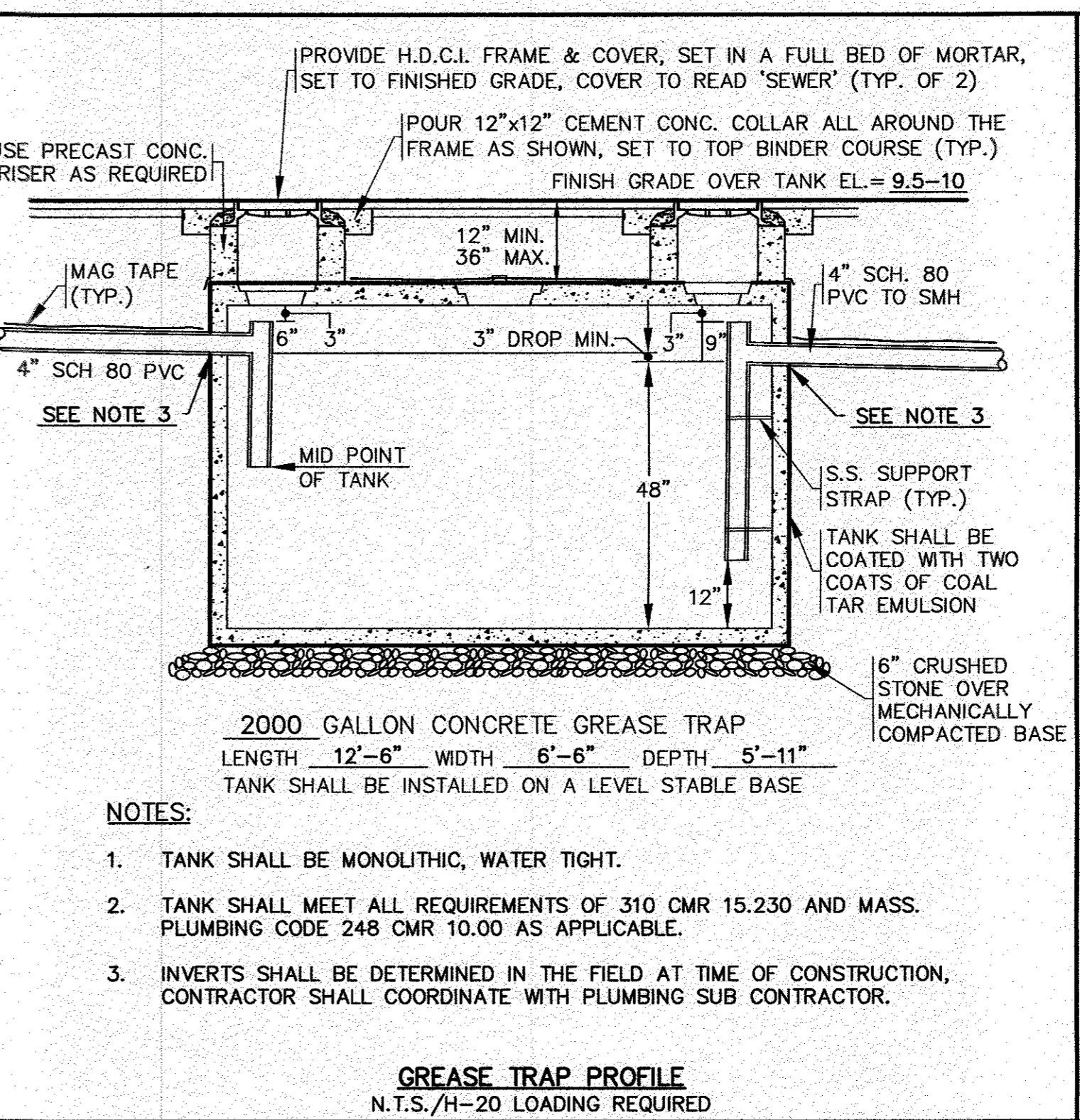
DESC.	BOTTOM OF STONE	BOTTOM OF PIT	TOP OF PIT	TOP OF STONE
SYSTEM EL.	3.00	4.00	10.50	11.00



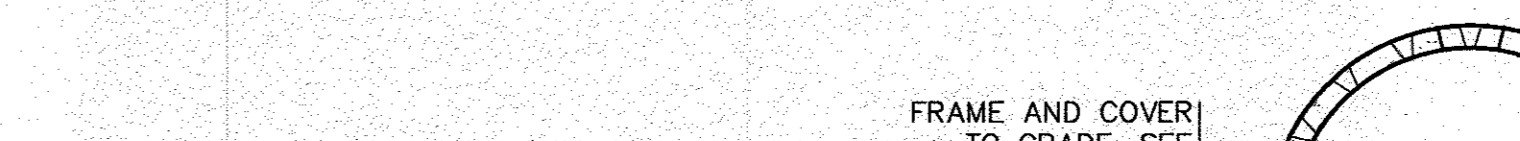
SECTION VIEW



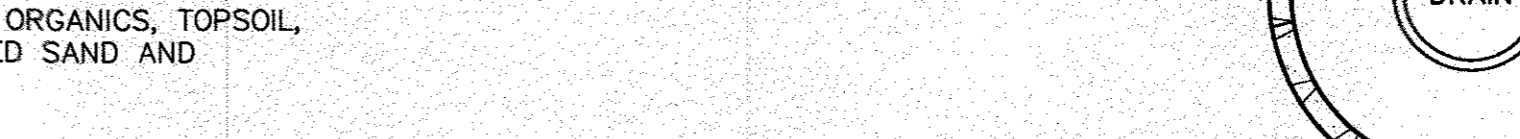
PRECAST CONCRETE LEACHING PIT
N.T.S.



DOWNSPOUT DETAIL
N.T.S.



CONNECT EX. DOWNSPOUT TO THE CAST IRON DOWNSPOUT BOOT



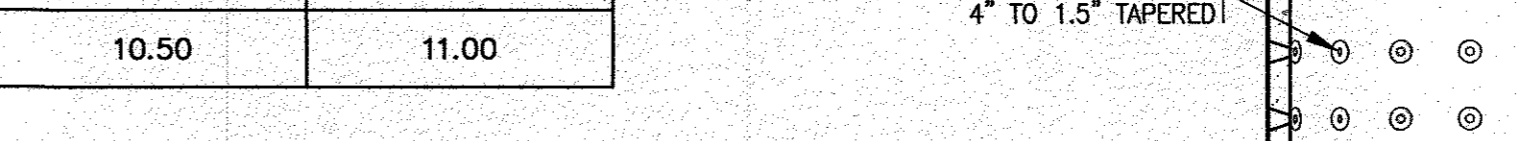
CLEAN OUT COVER WITH GASKET



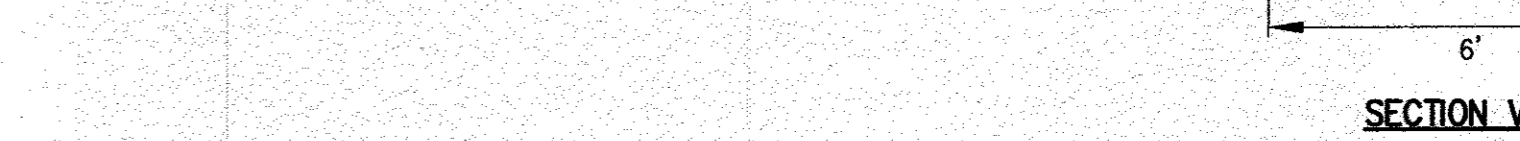
SECURE TO BLDG.



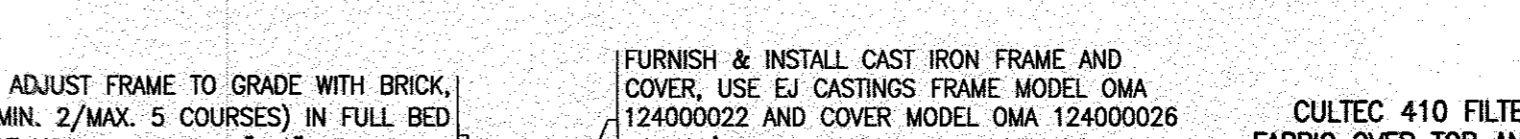
FINISHED GRADE



RUBBER ADAPTER AS REQUIRED



TO LEACHING PITS

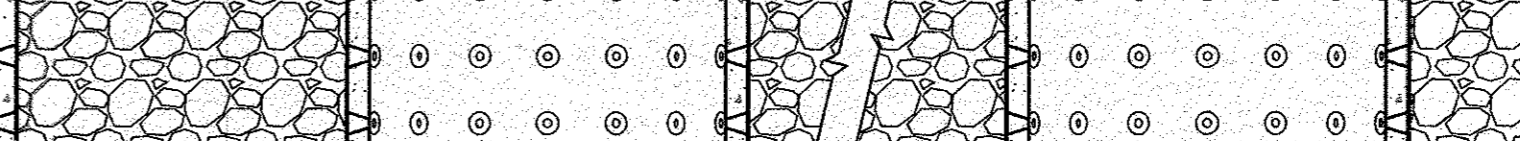


ADDS N-12 PIPE, REFER TO PLAN FOR PIPE SIZE & ELEVATION



NOTES:

- REFER TO SITE PLAN FOR LOCATIONS, PIPE SIZES, INVERTS, ETC.
- MODIFY EXISTING DOWNSPOUTS AS NEEDED.



DATE: JULY 18, 2023



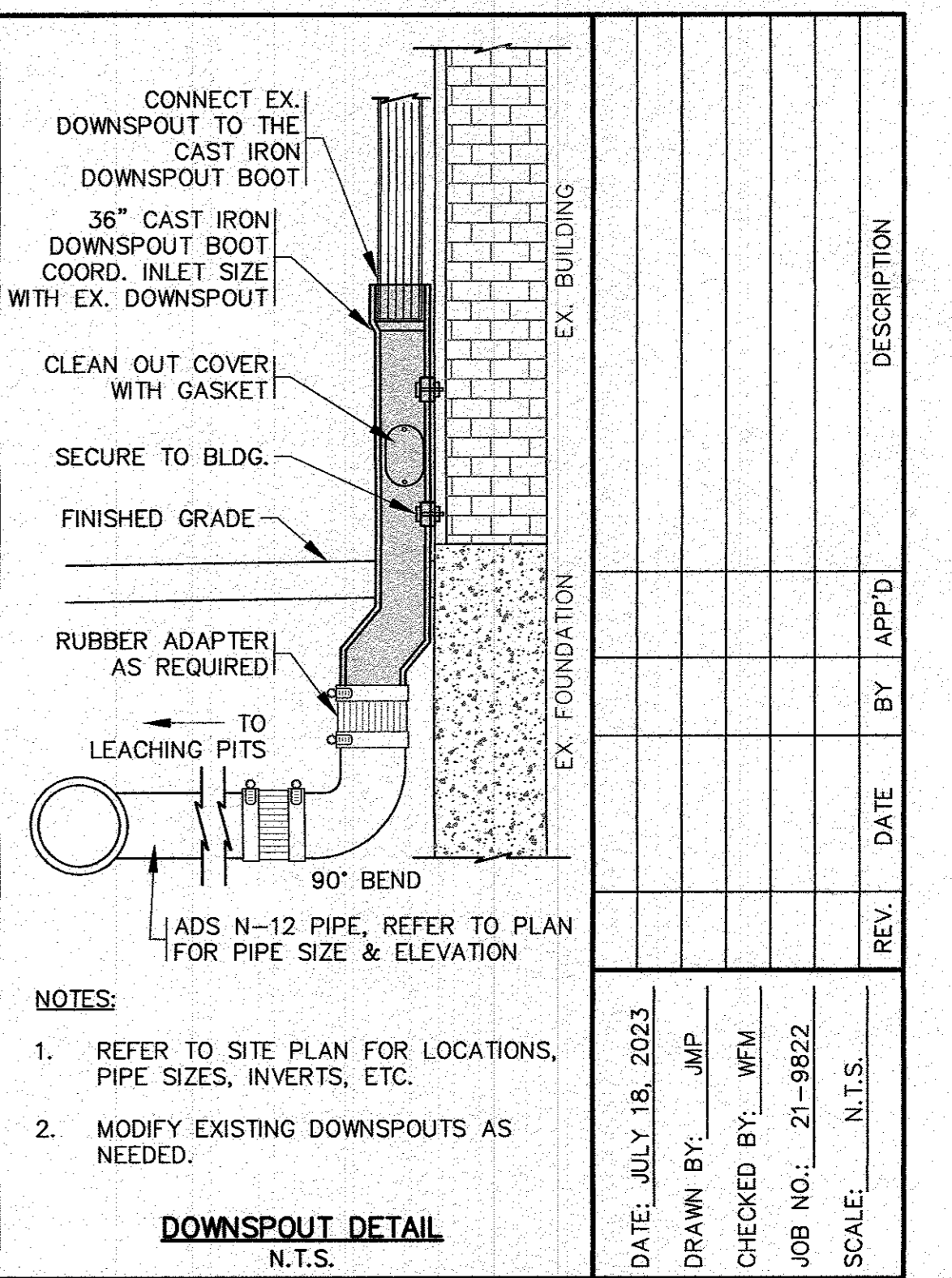
DRAWN BY: JMP



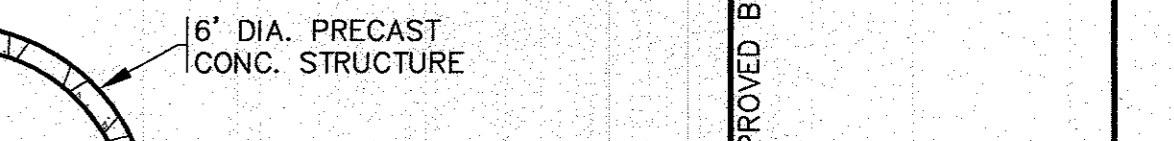
CHECKED BY: WFM



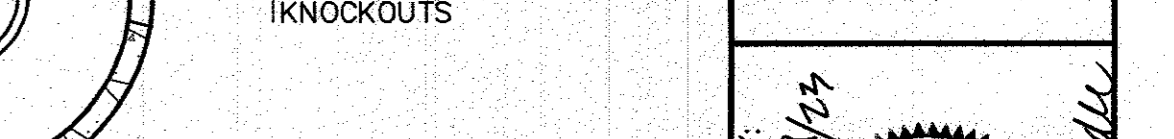
JOB NO.: 21-9822



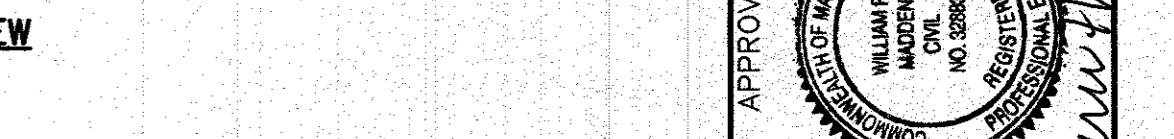
SCALE: N.T.S.



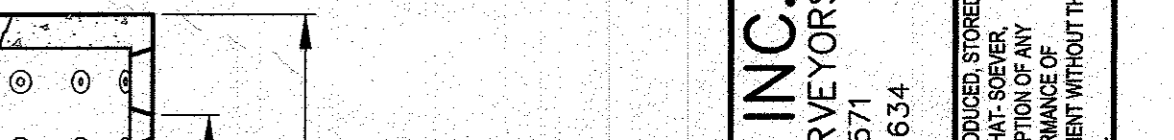
REV. DATE BY APP'D



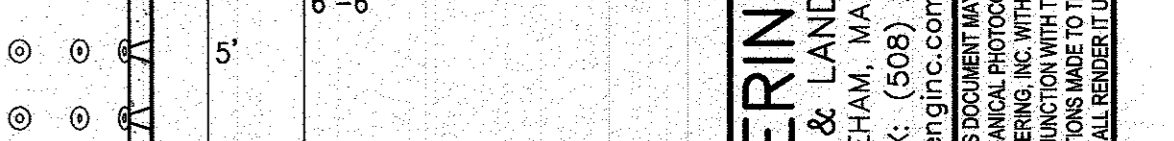
DESCRIPTION



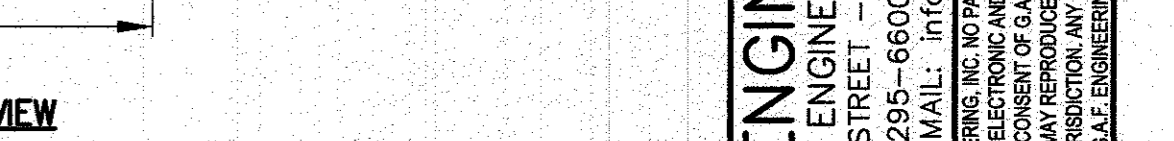
APPROVED BY:



APPROVED BY: 1/19/23



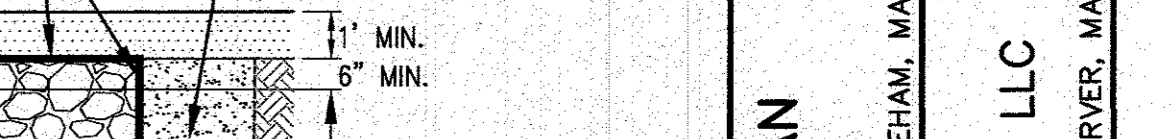
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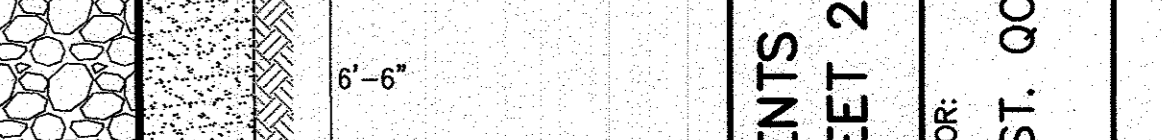
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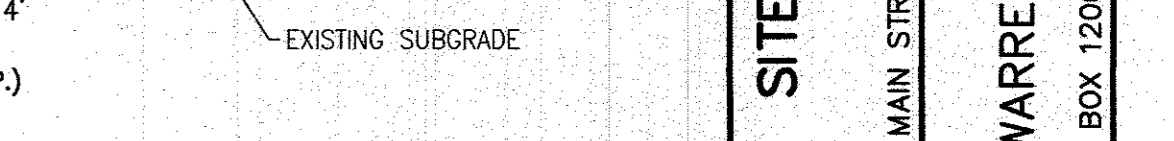
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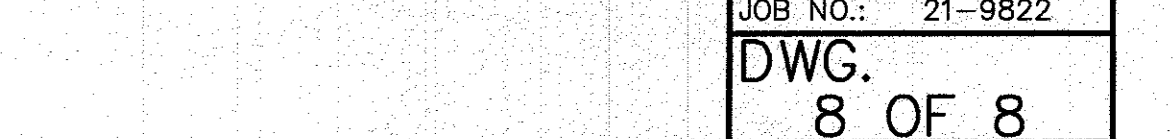
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APPROVED BY: [Signature]

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WARREN 176 MAIN ST. QOZB, LLC
P.O. BOX 1206
CARYER, MA

SITE IMPROVEMENTS PLAN
DETAIL SHEET 2

PREPARED FOR:
WARREN 176 MAIN ST. QOZB, LLC
176 MAIN STREET
WARREN, MA

JOB NO.: 21-9822
DWG.: 8 OF 8