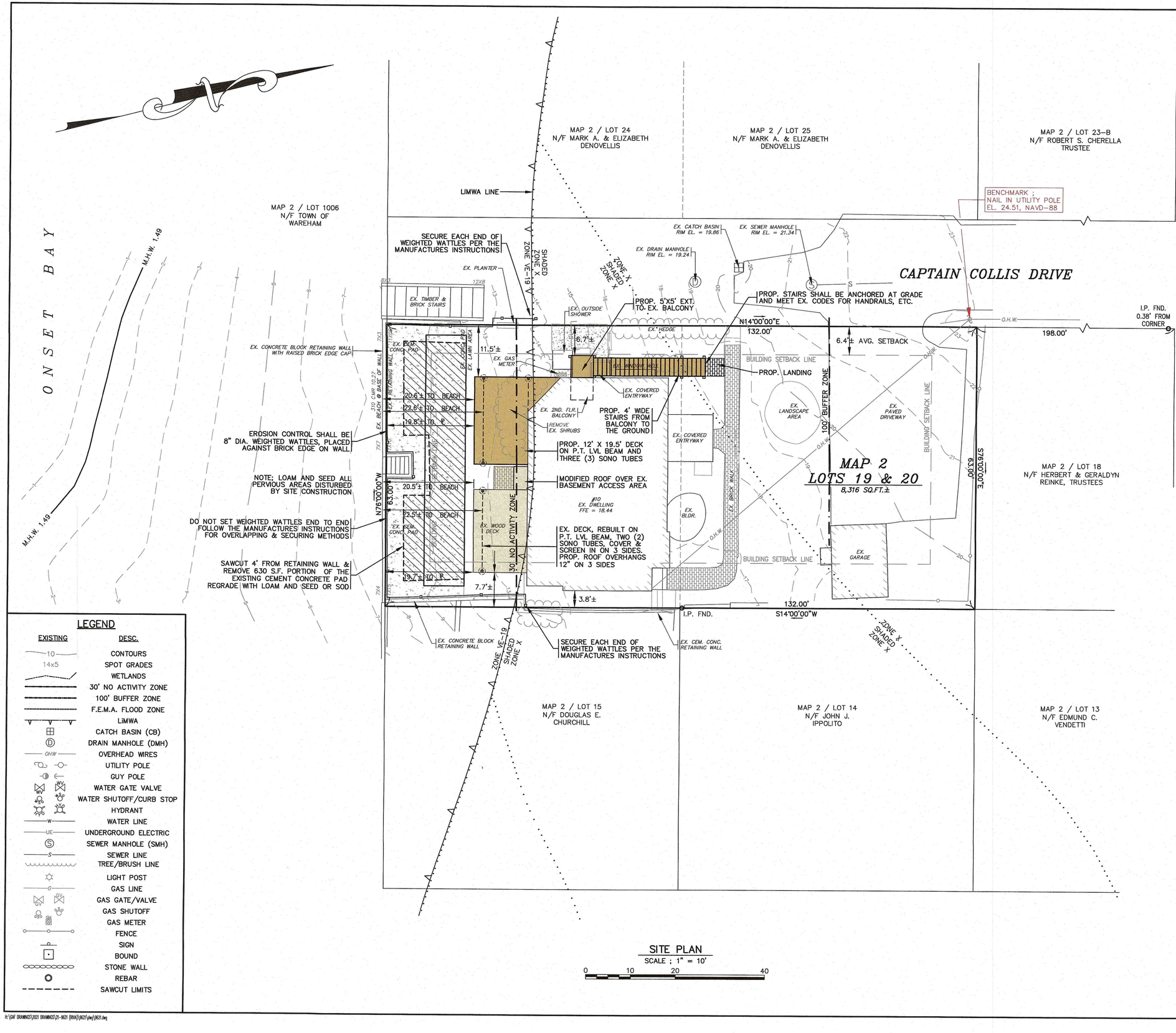

SITE PLAN

SCALE ; 1" = 10'

0 10 20 40

LEGEND

EXISTING	DESC.
10	CONTOURS
14x5	SPOT GRADES
	WETLANDS
	30' NO ACTIVITY ZONE
	100' BUFFER ZONE
	F.E.M.A. FLOOD ZONE
V V V	LiMWA
	CATCH BASIN (CB)
D	DRAIN MANHOLE (DMH)
OHW	OVERHEAD WIRES
	UTILITY POLE
	GUY POLE
	WATER GATE VALVE
	WATER SHUTOFF/CURB STOP
	HYDRANT
W	WATER LINE
UE	UNDERGROUND ELECTRIC
S	SEWER MANHOLE (SMH)
S	SEWER LINE
	TREE/BRUSH LINE
	LIGHT POST
G	GAS LINE
GV	GAS GATE/VALVE
GV	GAS SHUTOFF
	GAS METER
	FENCE
	SIGN
	BOUND
	STONE WALL
	REBAR
	SAWCUT LIMITS

LOCUS MAP : SCALE 1" = 2083'

LOT DATA:

ASSESSORS MAP : 2 / LOTS 19 & 20
DEED REF ; BOOK 48588, PAGE 20
SITE ; 10 CAPTAIN COLLIS DRIVE

RANDALL J. & DIANE M. RIVA
21 WEDGEMERE AVENUE
WINCHESTER, MA 01890

ZONING DATA:

ZONE : ONSET VILLAGE RESIDENTIAL (OV2)
SETBACKS:
MINIMUM LOT AREA: 10,000 SQ.FT.
MINIMUM FRONTAGE: 50'
MINIMUM FRONT SETBACK: AVERAGE OF 5 ADJACENT STRUCTURES, SHOWN AS 6.4'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 10'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE : 20%
MAXIMUM IMPERVIOUS COVERAGE : 50%

EXISTING BUILDING COVERAGE : 21.21%
PROPOSED BUILDING COVERAGE : 25.41%
EXISTING IMPERVIOUS COVERAGE : 54.83%
PROPOSED IMPERVIOUS COVERAGE : 49.32%

FLOOD ZONE DATA:

THIS PROJECT IS WITHIN ZONE VE-19, SHADED ZONE X AND ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0582-K, DATED: FEBRUARY 5, 2014.

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 ARE BASED ON ACTUAL FIELD SURVEY, PERFORMED BY G.A.F. ENGINEERING, INC., IN FEBRUARY OF 2021.
3. THE PROPOSED WORK IS SUBJECT TO AN ORDER OF CONDITIONS, ISSUED BY THE WAREHAM CONSERVATION COMMISSION. THE CONTRACTOR OR OWNER SHALL COORDINATE & OBTAIN ALL REQUIRED PERMITS, GIVE ALL NOTICES, COMPLY WITH ALL LAWS AND REGULATIONS, AND PAY ALL FEES ASSOCIATED WITH THE INSTALLATION OF THIS WORK.

EROSION CONTROL NOTES:

1. THE CONTRACTOR OR OWNER 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.
2. 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 OR OWNER IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION CONTROL DEVICES WHICH BECOME INEFFECTIVE.

PERMIT SET
(NOT FOR CONSTRUCTION)

REV.	DATE	BY	APP'D	DESCRIPTION
4	6-16-21	JH	WFM	ADJUST CONC. PAD REMOVAL
3	6-11-21	JH	WFM	REV. TO DECK & SCREEN PORCH SIZE
2	6-1-21	JH	WFM	REV. TO REDUCE # SONO TUBES & USE LVL BEAM
1	5-19-21	JH	WFM	REV. TO REMOVE PART OF CONC. PAD/NOTES/ETC.

DATE: APRIL 14, 2021
DRAWN BY: JH
CHECKED BY: WFM
JOB NO.: 21-9621
SCALE: 1" = 10'

APPROVED BY:

APPROVED BY: WILLIAM F. MADDEN CIVIL NO. 35883 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET - WAREHAM, MA 02571
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PLAN TO ACCOMPANY NOTICE OF INTENT

10 CAPTAIN COLLIS DRIVE, WAREHAM, MA

PREPARED FOR:

RANDALL J. & DIANE M. RIVA
21 WEDGEMERE AVENUE, WINCHESTER, MA

JOB NO.: 21-9621

DWG. 1 OF 1

H:\GAF DRAWINGS\2021 DRAWINGS\21-9621 (RIVA)\9621.dwg\9621.dwg