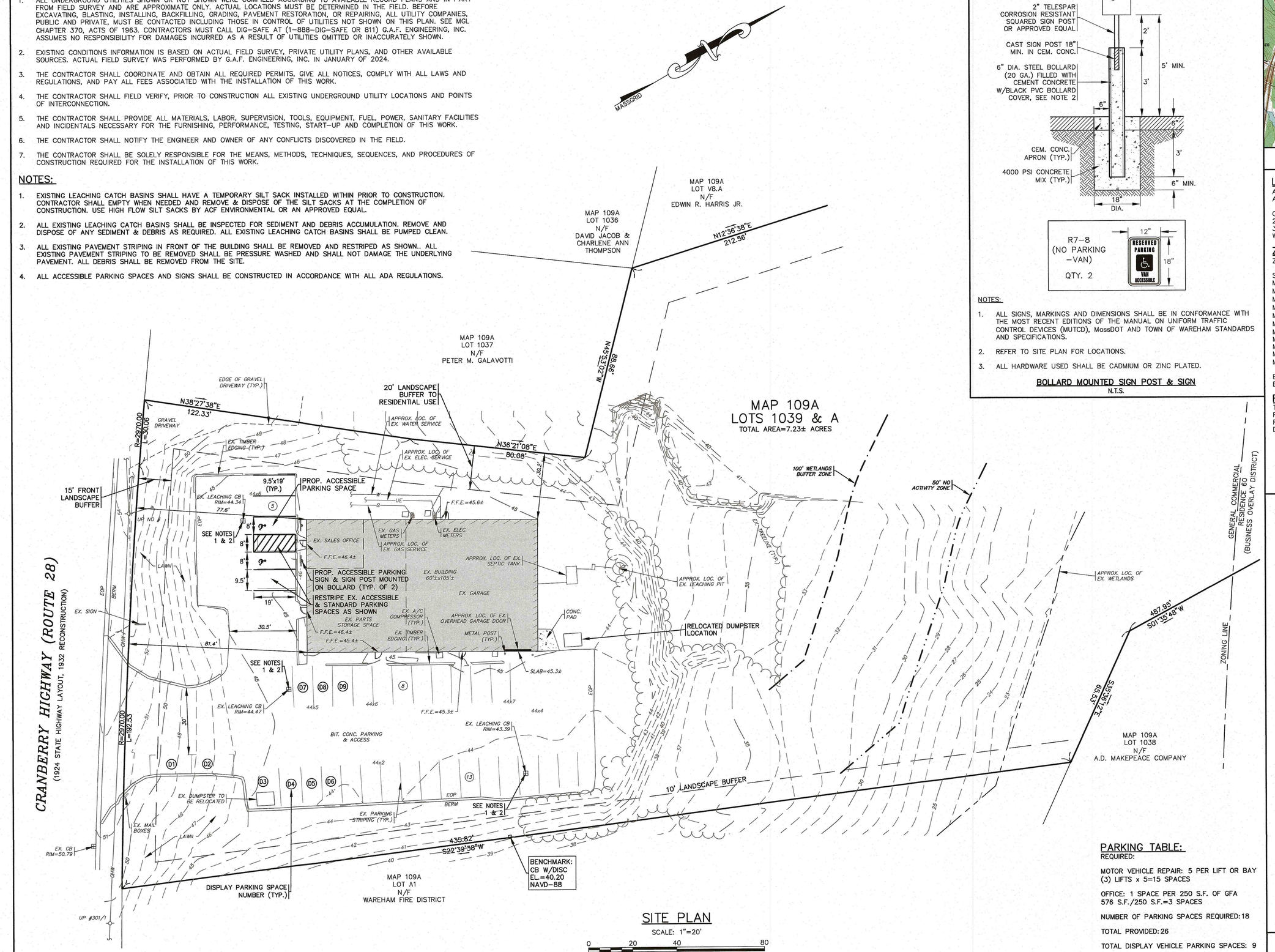
GENERAL NOTES:

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. ACTUAL FIELD SURVEY WAS PERFORMED BY G.A.F. ENGINEERING, INC. IN JANUARY OF 2024.
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. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION REQUIRED FOR THE INSTALLATION OF THIS WORK.

NOTES:

1. EXISTING LEACHING CATCH BASINS SHALL HAVE A TEMPORARY SILT SACK INSTALLED WITHIN PRIOR TO CONSTRUCTION. CONTRACTOR SHALL EMPTY WHEN NEEDED AND REMOVE & DISPOSE OF THE SILT SACKS AT THE COMPLETION OF CONSTRUCTION. USE HIGH FLOW SILT SACKS BY ACF ENVIRONMENTAL OR AN APPROVED EQUAL.
2. ALL EXISTING LEACHING CATCH BASINS SHALL BE INSPECTED FOR SEDIMENT AND DEBRIS ACCUMULATION. REMOVE AND DISPOSE OF ANY SEDIMENT & DEBRIS AS REQUIRED. ALL EXISTING LEACHING CATCH BASINS SHALL BE PUMPED CLEAN.
3. ALL EXISTING PAVEMENT STRIPING IN FRONT OF THE BUILDING SHALL BE REMOVED AND RESTRIPED AS SHOWN.. ALL EXISTING PAVEMENT STRIPING TO BE REMOVED SHALL BE PRESSURE WASHED AND SHALL NOT DAMAGE THE UNDERLYING PAVEMENT. ALL DEBRIS SHALL BE REMOVED FROM THE SITE.
4. ALL ACCESSIBLE PARKING SPACES AND SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL ADA REGULATIONS.

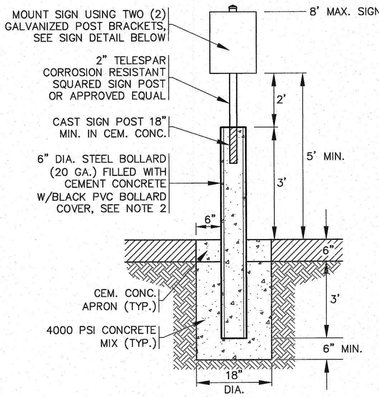


SITE PLAN

SCALE: 1"=20'

0 20 40 80

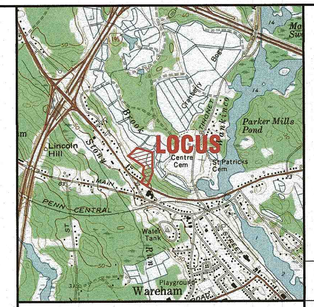
MOUNT SIGN USING TWO (2) GALVANIZED POST BRACKETS, SEE SIGN DETAIL BELOW



NOTES:

1. ALL SIGNS, MARKINGS AND DIMENSIONS SHALL BE IN CONFORMANCE WITH THE MOST RECENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), MassDOT AND TOWN OF WAREHAM STANDARDS AND SPECIFICATIONS.
2. REFER TO SITE PLAN FOR LOCATIONS.
3. ALL HARDWARE USED SHALL BE CADMIUM OR ZINC PLATED.

BOLLARD MOUNTED SIGN POST & SIGN
N.T.S.



LOCUS MAP : SCALE 1" = 2000'

LOT DATA:

ASSESSORS MAP: 109A / LOTS 1039 & A
ADDRESS: 2546 CRANBERRY HIGHWAY

OWNER:
2544 & 2546 CRANBERRY REALTY TRUST
392 ASH STREET
WEST BRIDGEWATER, MA 02379

ZONING DATA:

ZONE: GENERAL COMMERCIAL (CG)

SETBACKS:
MINIMUM LOT AREA: 40,000 S.F.
MINIMUM FRONTAGE: 150'
MINIMUM FRONT SETBACK: 20'
MAXIMUM FRONT SETBACK: 80'
MINIMUM SIDE SETBACK: 15'
MINIMUM REAR SETBACK: 15'
MAXIMUM BUILDING HEIGHT: 42'
MAXIMUM BUILDING FOOTPRINT: 30,000 S.F.
MAXIMUM BUILDING COVERAGE: 40%
MAXIMUM IMPERVIOUS SURFACE: 60%
MINIMUM DISTANCE FROM RESIDENTIAL: 30'

EXISTING BUILDING COVERAGE: 2.0%
EXISTING IMPERVIOUS SURFACE: 7.4%

FLOOD ZONE DATA:

THE PROJECT IS WITHIN FLOOD ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0488K, DATED: JULY 6, 2021.

PARKING TABLE:

REQUIRED:

MOTOR VEHICLE REPAIR: 5 PER LIFT OR BAY (3) LIFTS x 5=15 SPACES

OFFICE: 1 SPACE PER 250 S.F. OF GFA
576 S.F./250 S.F.=3 SPACES

NUMBER OF PARKING SPACES REQUIRED: 18

TOTAL PROVIDED: 26

TOTAL DISPLAY VEHICLE PARKING SPACES: 9

LEGEND

EXISTING	DESC.
10	CONTOURS
14x5	SPOT GRADES
	WETLANDS
	50' NO ACTIVITY ZONE
	100' BUFFER ZONE
	F.E.M.A. FLOOD ZONE
	LiMWA
	CATCH BASIN (CB)
	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
	GAS GATE/VALVE
	GAS SHUTOFF
	GAS METER
	FENCE
	SIGN
	BOUND
	STONE WALL
	REBAR

PROPOSED	DESC.
	SIGN MOUNTED ON BOLLARD
D1	DISPLAY PARKING SPACE

PERMIT SET
(NOT FOR CONSTRUCTION)

REV.	DATE	BY	APP'D	DESCRIPTION

DATE: JAN. 29, 2024
DRAWN BY: JMP
CHECKED BY: WFM
JOB NO.: 24-10120
SCALE: 1" = 20'

APPROVED BY:

APPROVED BY: 4/29/24
COMMONWEALTH OF MASSACHUSETTS WILLIAM F. MCGINN CIVIL NO. 32882 REGISTERED PROFESSIONAL ENGINEER

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET - WAREHAM, MA 02571
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PLAN TO ACCOMPANY
SPECIAL PERMIT APPLICATION
2546 CRANBERRY HIGHWAY — WAREHAM, MA

PREPARED FOR:
GATEWAY AUTO CLINIC
2546 CRANBERRY HIGHWAY — WAREHAM, MA

JOB NO.: 24-10120

DWG.
1 OF 1

H:\GAF DRAWINGS\2024 DRAWINGS\24-10120 (GATEWAY AUTO)\10120_ES.dwg