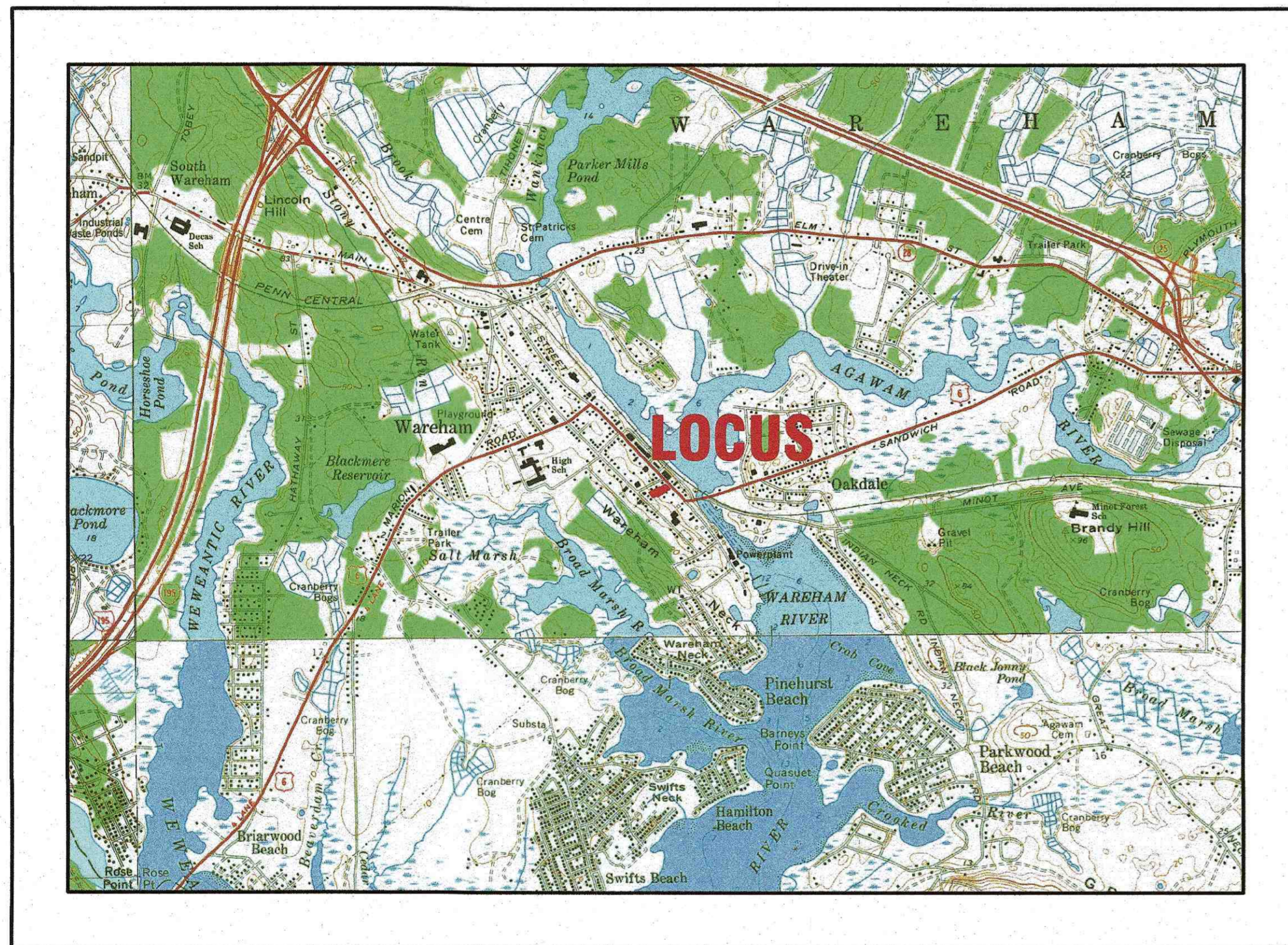


176 MAIN STREET SITE DEVELOPMENT

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%	67.3%±

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: 10
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 & LANDSCAPE 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	DRAWN BY: JMP	CHECKED BY: WFM	JOB NO.: 21-9822	SCALE: AS NOTED
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: info@gafenginc.com				
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SITE IMPROVEMENTS PLAN COVER SHEET	WAREHAM, MA	PREPARED FOR: WARREN 176 MAIN ST. QOZB, LLC P.O. BOX 1206 CARVER, MA	JOB NO.: 21-9822 DWG. 1 OF 8	

PERMIT SET
(NOT FOR CONSTRUCTION)

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...
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. ON VARIOUS DATES AND MOST RECENTLY IN MAY OF 2023.
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 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 INACURATELY 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. ALL SEWER AND PLUMBING WORK SHALL CONFORM WITH 248 CMR 10.00 UNIFORM STATE PLUMBING CODE AND THE TOWN OF WAREHAM SEWER DEPARTMENTS SPECIFICATIONS.
13. ALL METHODS AND MATERIALS SHALL CONFORM WITH MassDOT STANDARDS AND SPECIFICATIONS, AND THE REQUIREMENTS OF THE TOWN OF WAREHAM MUNICIPAL MAINTENANCE DEPARTMENT.
14. ALL UTILITY INSTALLATIONS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE TOWN, STATE AND FEDERAL REQUIREMENTS & REGULATIONS.
15. 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:

- 1. 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.
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 IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION CONTROL DEVICES WHICH BECOME INEFFECTIVE.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL GRADING AND OTHER LAND DISTURBING ACTIVITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.
5. CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT AND DEBRIS OUT OF ALL STORM DRAINAGE STRUCTURES UPON THE COMPLETION OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.
8. 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.
9. 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.
10. 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:

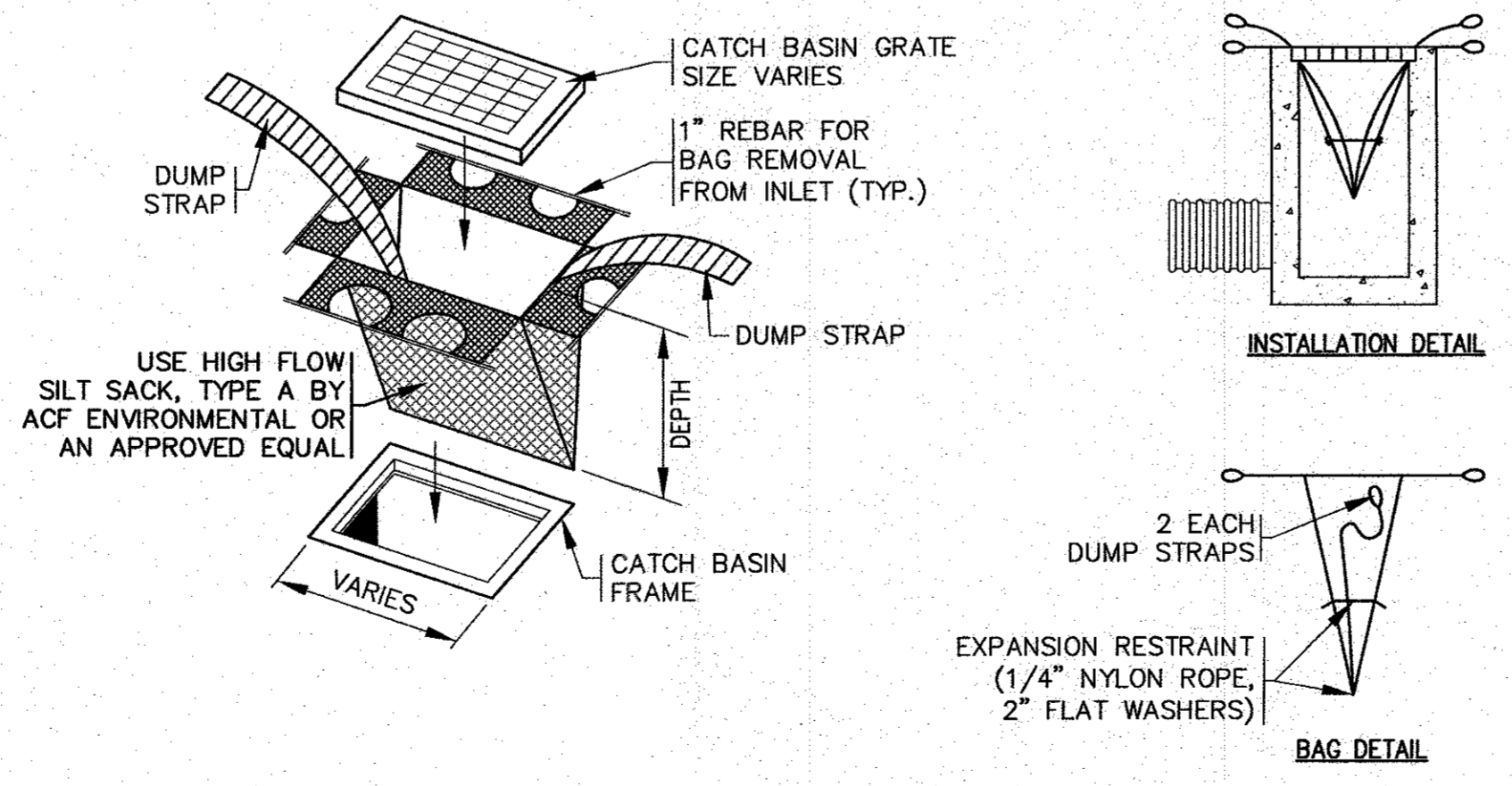
- THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PERIOD IS THE RESPONSIBILITY OF THE CONTRACTOR. THE OUTLINE BELOW SHALL BE FOLLOWED TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE FACILITIES.
1. IN CONJUNCTION WITH THE SITE CONSTRUCTION, ALL DRAINAGE STRUCTURES SHALL 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.
2. EROSION CONTROL SHALL BE PLACED ALONG THE LIMITS OF WORK AND WHERE SHOWN ON THE PLAN.
3. 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.
4. 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.
5. 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.
1. 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).
2. 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.
3. LEACHING PITS SHALL BE INSPECTED AFTER EVERY MAJOR STORM EVENT IN THE FIRST FEW 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 (HOUR). 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.
4. 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.
5. 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:

- 1. 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.
2. 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.
3. MINIMUM COVER ON PIPES SHALL NOT BE LESS THAN 1.5 FEET.
4. ALL PERFORATED PIPE SHALL BE ADS HDPE PIPE WITH AASHTO CLASS II PERFORATION PATTERN.
5. ALL WORK AND MATERIAL SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF WAREHAM MUNICIPAL MAINTENANCE DEPARTMENT.



- NOTES:
1. ALL PROPOSED CATCH BASINS SHALL HAVE TEMPORARY SILT SACKS INSTALLED IN THEM AS SOON AS THE STRUCTURE IS SET. SEE PLAN FOR LOCATIONS.
2. 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.

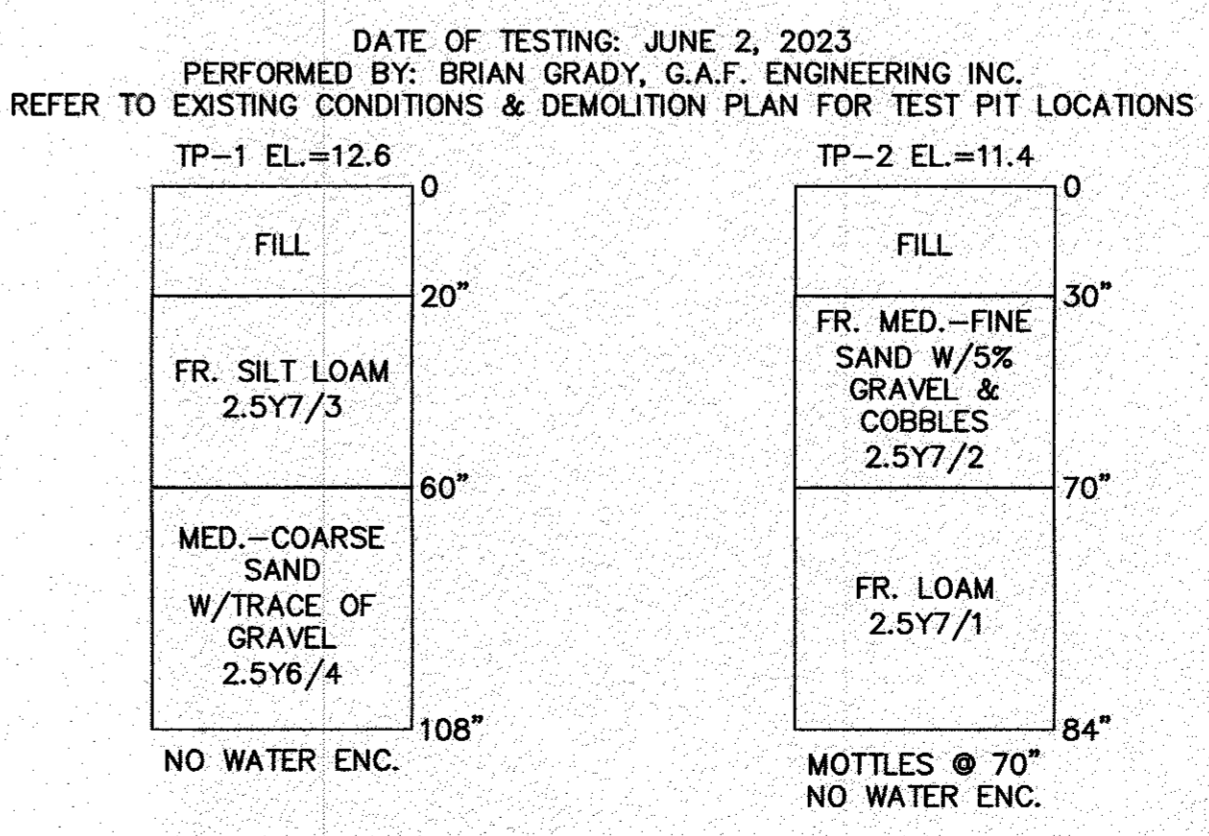
DEMOLITION NOTES:

- 1. 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.
2. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND APPURTENANCES 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES AND PERSONS.
9. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.
10. THE CONTRACTOR SHALL PROMPTLY REPAIR DAMAGES CAUSED BY DEMOLITION OPERATIONS TO ADJACENT FACILITIES AT NO COST TO THE OWNER.

WATER INSTALLATION NOTES:

- 1. 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.
2. WATER SERVICE SHALL BE FLUSHED TESTED & DISINFECTED IN ACCORDANCE WITH THE WAREHAM FIRE DISTRICT REQUIREMENTS.
3. CONTRACTOR TO COORDINATE WITH THE WAREHAM FIRE DISTRICT FOR THE INSPECTIONS OF THE WATER MAIN INSTALLATION.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE INSTALLATION OF THE WATER SERVICE.
5. 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

Table with columns for Abbreviation and Description. Includes entries like AC (ASBESTIC CONCRETE), ADS (ADVANCED DRAINAGE SYSTEM), BC (BOTTOM OF CURB), etc.

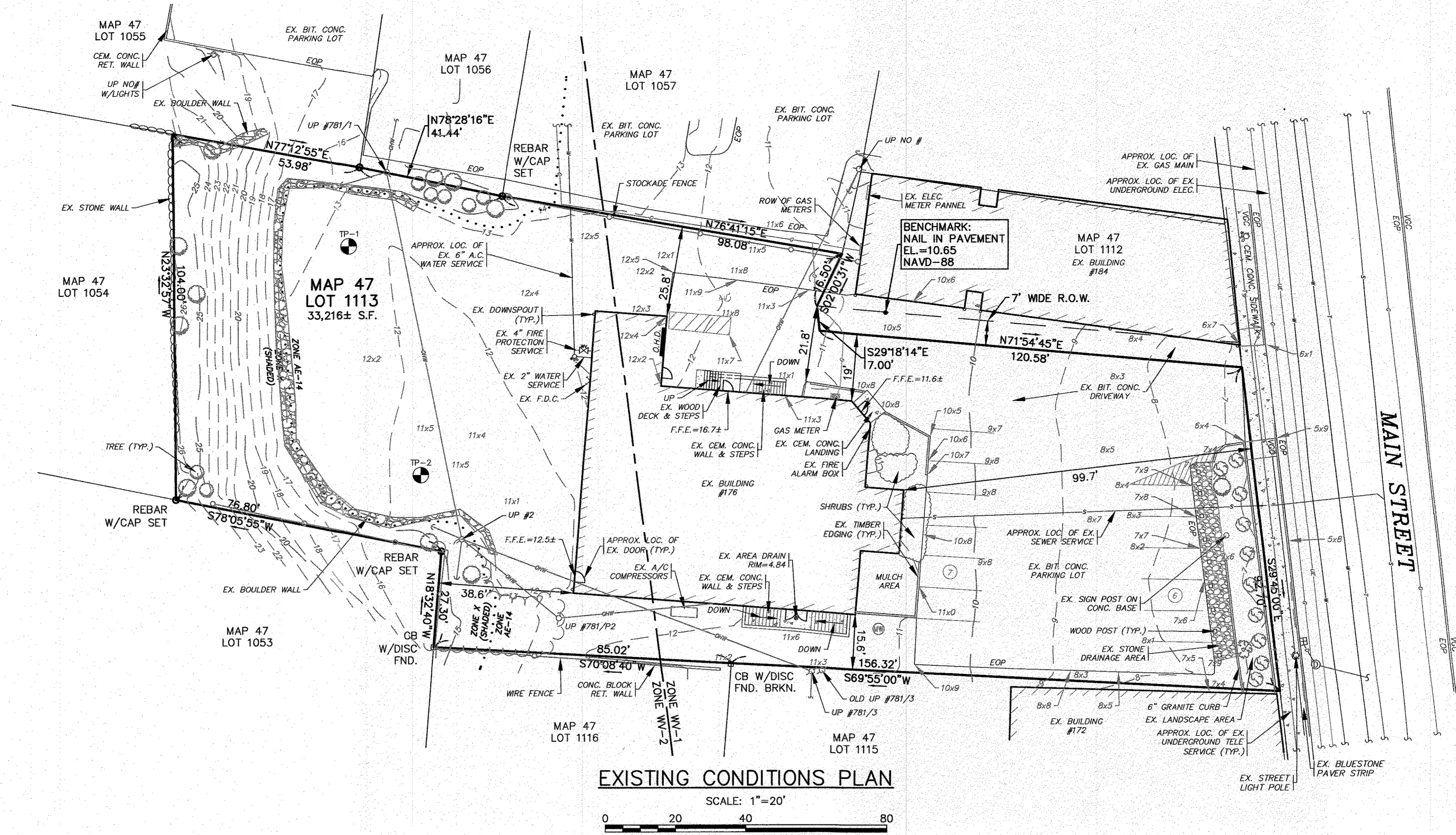
LEGEND table showing symbols for EXISTING and PROPOSED features like CONTOURS, SPOT GRADES, WETLANDS, DRAIN LINE, etc.

APPROVED BY: [Signature] DATE: JULY 18, 2023. Includes G.A.F. ENGINEERING, INC. logo and project information.

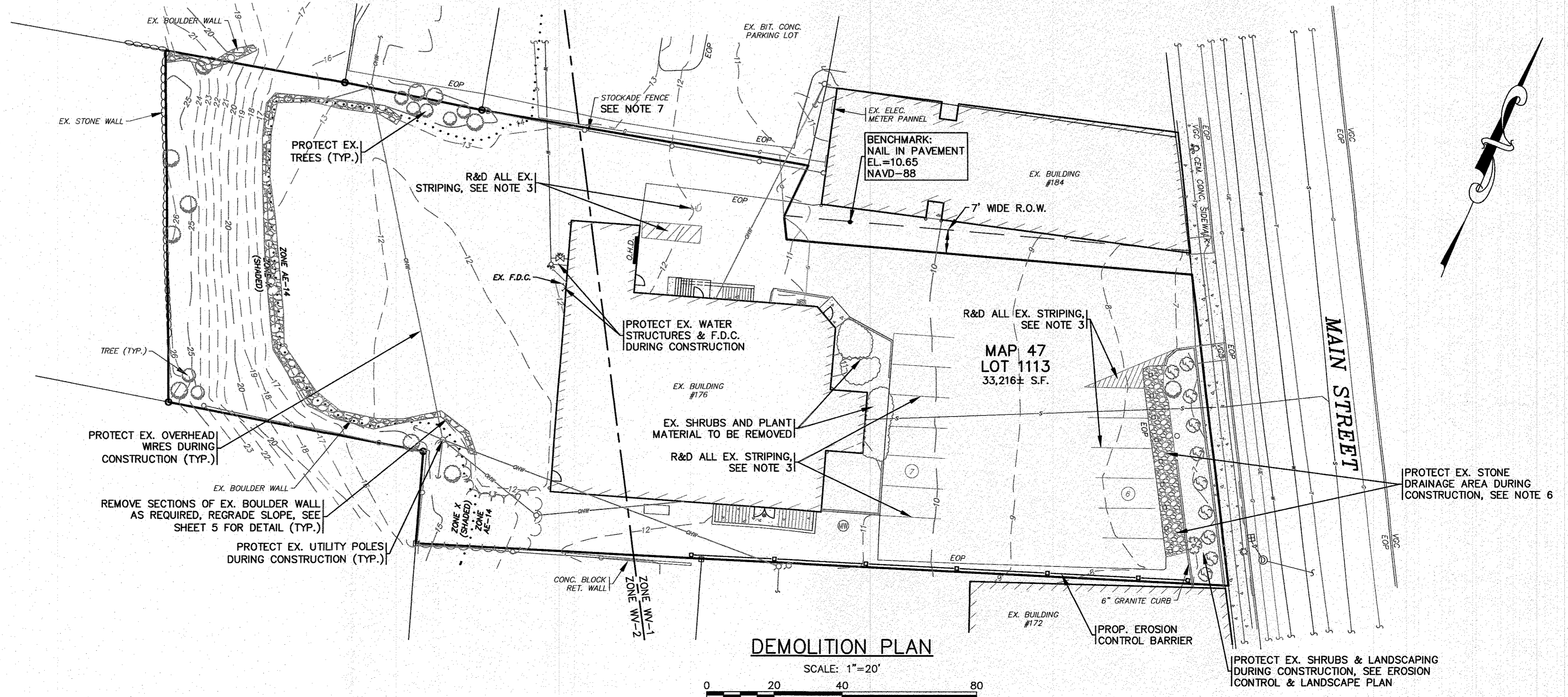
SITE IMPROVEMENTS PLAN GENERAL NOTES & LEGEND. PREPARED FOR: WARREN 176 MAIN ST. QOZB, LLC. P.O. BOX 1206 CARVER, MA.

PERMIT SET (NOT FOR CONSTRUCTION)

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



- 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 WHERE REQUIRED.



PERMIT SET
 (NOT FOR CONSTRUCTION)

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]	APPROVED BY: [Signature]	APPROVED BY: [Signature]
DATE: 9/22/23	REV: 2	DATE: 9/12/23	REV: 1	DATE: 8/29/23
DESCRIPTION: NOTE TO REMOVE EX. SHRUBS AT BUILDING	DESCRIPTION: WFM	DESCRIPTION: WFM	DESCRIPTION: WFM	DESCRIPTION: WFM
DATE: 9/12/23	REV: 1	DATE: 8/29/23	REV: 1	DATE: 8/29/23
DESCRIPTION: PER PEER REVIEW LETTER DATED 8/29/23	DESCRIPTION: WFM	DESCRIPTION: WFM	DESCRIPTION: WFM	DESCRIPTION: WFM

G.A.F. ENGINEERING, INC.
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 266 MAIN STREET - WAREHAM, MA 02571
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 E-MAIL: info@gafeng.com

SITE IMPROVEMENTS PLAN
EX. CONDITIONS & DEMOLITION
 WAREHAM, MA

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

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

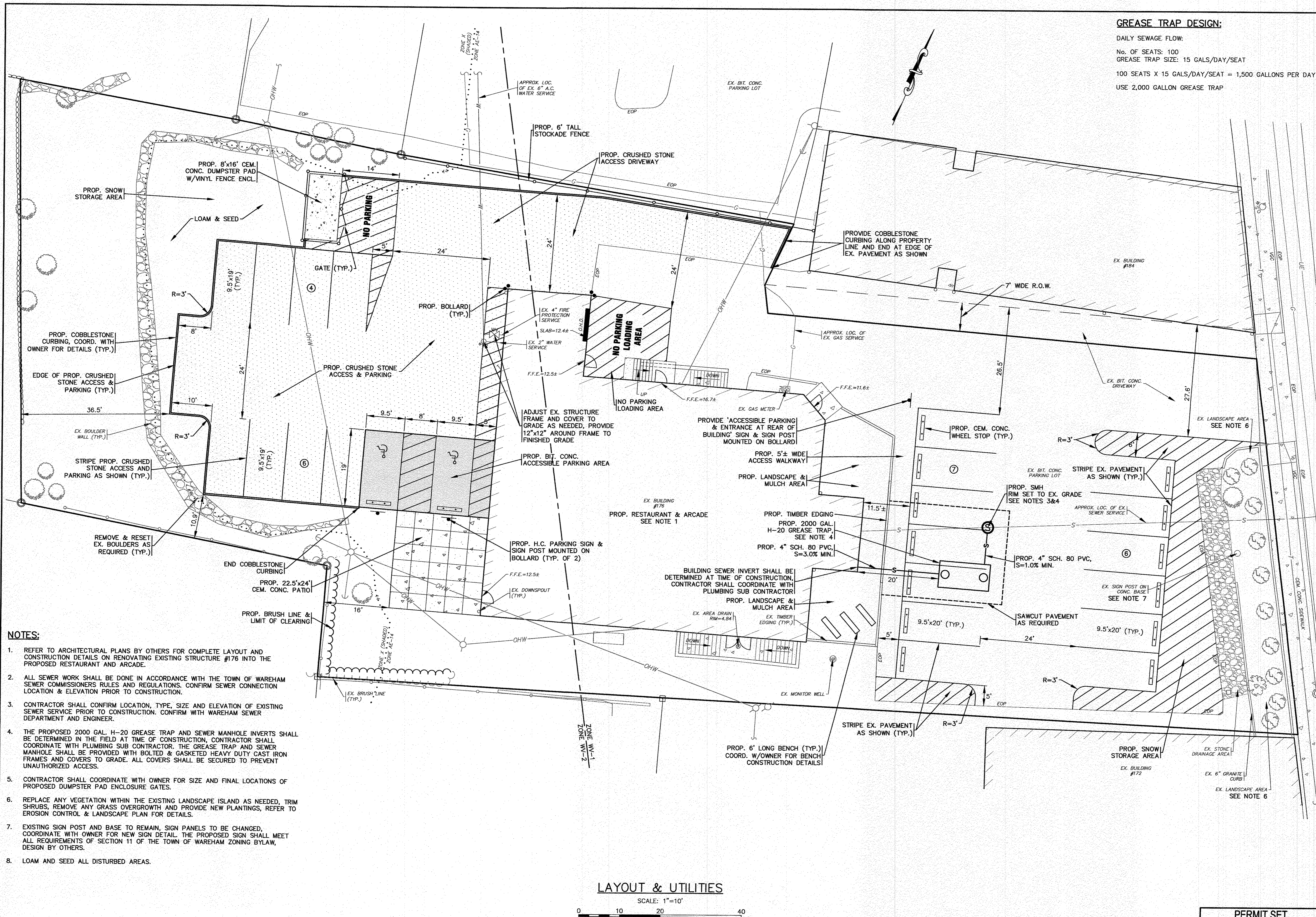
H:\OFF DRAWINGS\2021 DRAWINGS\21-9822 (WARREN 176)\2022\DWG\2022 SITE PLAN 2023 REV-2.dwg

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



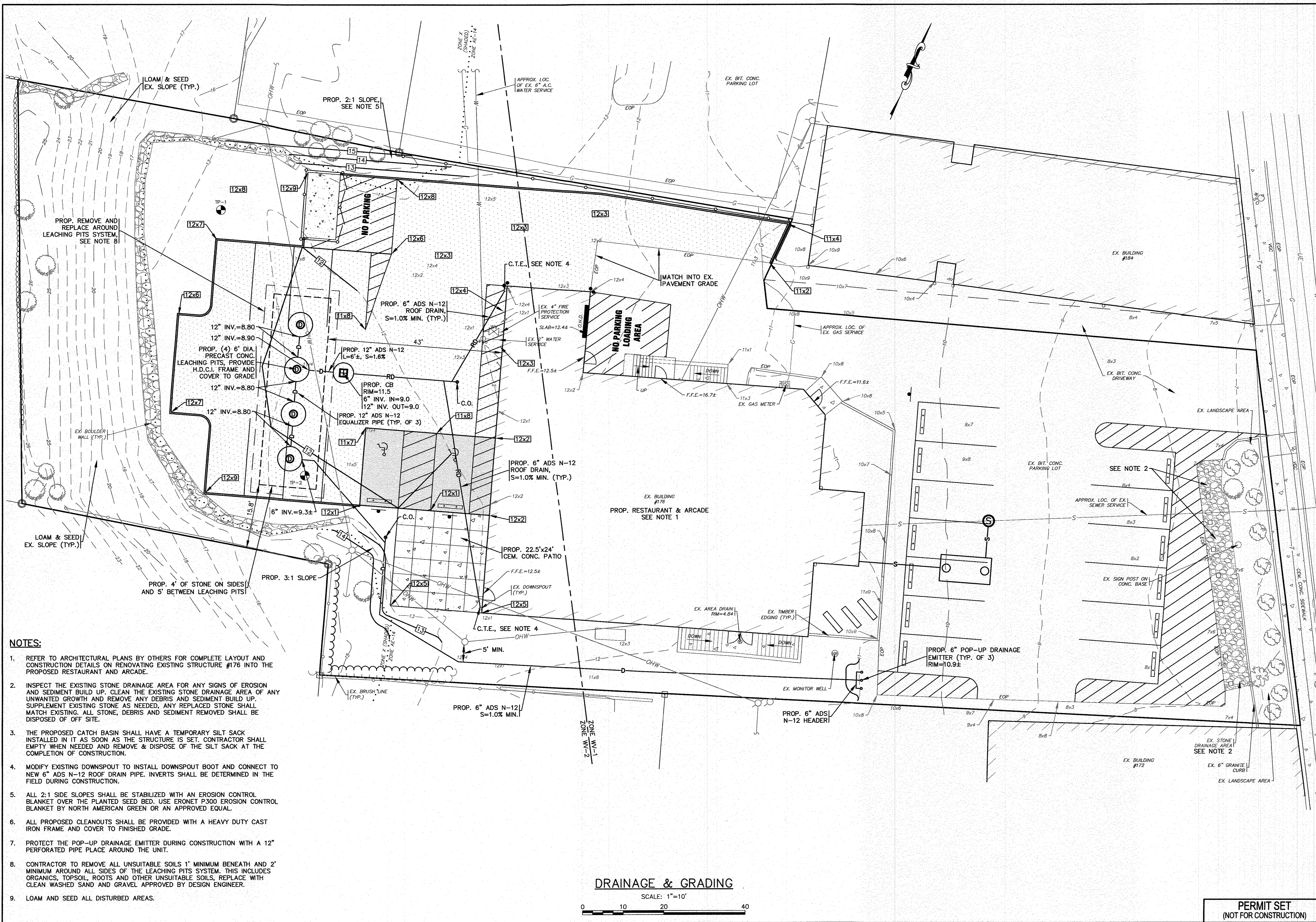
- NOTES:**
- REFER TO ARCHITECTURAL PLANS BY OTHERS FOR COMPLETE LAYOUT AND CONSTRUCTION DETAILS ON RENOVATING EXISTING STRUCTURE #176 INTO THE PROPOSED RESTAURANT AND ARCADE.
 - ALL SEWER WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF WAREHAM SEWER COMMISSIONERS RULES AND REGULATIONS. CONFIRM SEWER 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, TRIM SHRUBS, REMOVE ANY GRASS OVERGROWTH AND PROVIDE NEW PLANTINGS, REFER TO EROSION CONTROL & LANDSCAPE PLAN FOR DETAILS.
 - 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'

DATE: JULY 18, 2023	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: info@gafenginc.com
DRAWN BY: JMP	DATE: 9/12/23		
CHECKED BY: WFM	DATE: 9/12/23	WAREHAM, MA WARREN 176 MAIN ST. QOZB, LLC P.O. BOX 1206 CARVER, MA	PREPARED FOR: WARREN 176 MAIN ST. QOZB, LLC
JOB NO.: 21-9822	DATE: 9/12/23		
SCALE: 1" = 10'	DATE: 9/12/23	PERMIT SET (NOT FOR CONSTRUCTION)	DWG. 4 OF 8
REV. DATE BY APP'D	DATE BY APP'D		

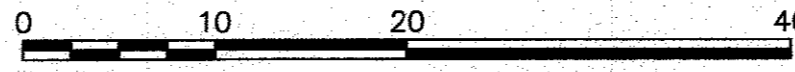
H:\CWF\DRAWINGS\2021\08\2021-9822 (DANNY WARREN)\0822\0822 SITE PLAN_2023_REV-2.dwg



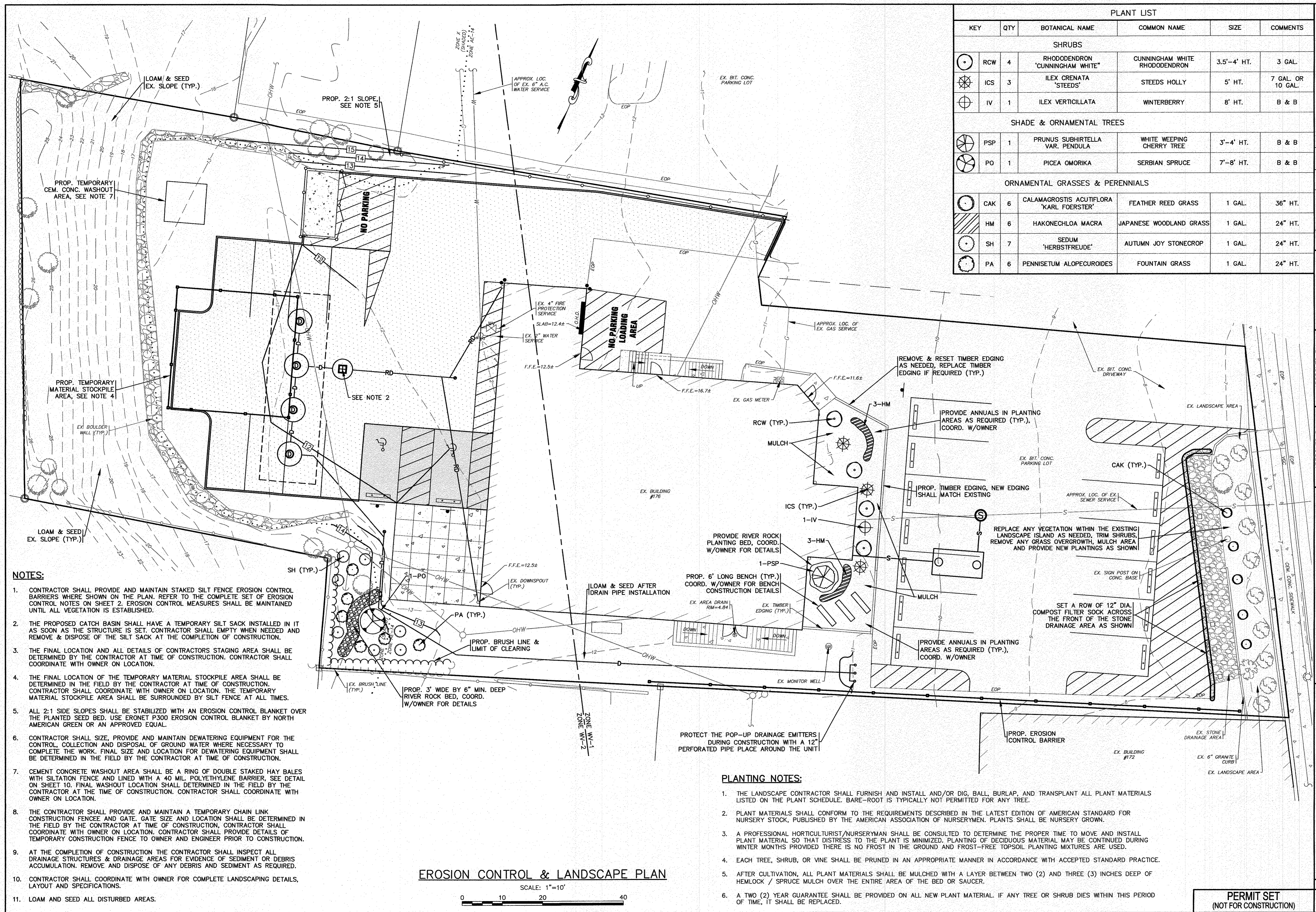
- NOTES:**
- REFER TO ARCHITECTURAL PLANS BY OTHERS FOR COMPLETE LAYOUT AND CONSTRUCTION DETAILS ON RENOVATING EXISTING STRUCTURE #176 INTO THE PROPOSED RESTAURANT AND ARCADE.
 - INSPECT THE EXISTING STONE DRAINAGE AREA FOR ANY SIGNS OF EROSION AND SEDIMENT BUILD UP. CLEAN THE EXISTING STONE DRAINAGE 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'



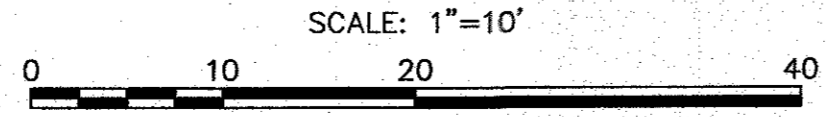
DATE: JULY 18, 2023		DRAWN BY: JMP		CHECKED BY: WFM		JOB NO.: 21-9822		SCALE: 1" = 10'	
APPROVED BY:		APPROVED BY:		APPROVED BY:		APPROVED BY:		APPROVED BY:	
G.A.F. ENGINEERING, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS 266 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 295-6600 FAX: (508) 295-6634 E-MAIL: info@gafenginc.com		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		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		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		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 DRAINAGE & GRADING		SITE IMPROVEMENTS PLAN DRAINAGE & GRADING		SITE IMPROVEMENTS PLAN DRAINAGE & GRADING		SITE IMPROVEMENTS PLAN DRAINAGE & GRADING		SITE IMPROVEMENTS PLAN DRAINAGE & GRADING	
PREPARED FOR: WARREN 176 MAIN ST. QOZB, LLC P.O. BOX 1206 CARVER, MA		PREPARED FOR: WARREN 176 MAIN ST. QOZB, LLC P.O. BOX 1206 CARVER, MA		PREPARED FOR: WARREN 176 MAIN ST. QOZB, LLC P.O. BOX 1206 CARVER, MA		PREPARED FOR: WARREN 176 MAIN ST. QOZB, LLC P.O. BOX 1206 CARVER, MA		PREPARED FOR: WARREN 176 MAIN ST. QOZB, LLC P.O. BOX 1206 CARVER, MA	
JOB NO.: 21-9822		JOB NO.: 21-9822		JOB NO.: 21-9822		JOB NO.: 21-9822		JOB NO.: 21-9822	
PERMIT SET (NOT FOR CONSTRUCTION)		PERMIT SET (NOT FOR CONSTRUCTION)		PERMIT SET (NOT FOR CONSTRUCTION)		PERMIT SET (NOT FOR CONSTRUCTION)		PERMIT SET (NOT FOR CONSTRUCTION)	
DWG. 5 OF 8		DWG. 5 OF 8		DWG. 5 OF 8		DWG. 5 OF 8		DWG. 5 OF 8	



PLANT LIST					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHRUBS					
RCW	4	RHODODENDRON 'CUNNINGHAM WHITE'	CUNNINGHAM WHITE RHODODENDRON	3.5'-4' HT.	3 GAL.
ICS	3	ILEX CRENATA 'STEEDS'	STEEDS HOLLY	5' HT.	7 GAL. OR 10 GAL.
IV	1	ILEX VERTICILLATA	WINTERBERRY	8' HT.	B & B
SHADE & ORNAMENTAL TREES					
PSP	1	PRUNUS SUBHIRTELLA VAR. PENDULA	WHITE WEeping CHERRY TREE	3'-4' HT.	B & B
PO	1	PICEA OMORIKA	SERBIAN SPRUCE	7'-8' HT.	B & B
ORNAMENTAL GRASSES & PERENNIALS					
CAK	6	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	36" HT.
HM	6	HAKONECHLOA MACRA	JAPANESE WOODLAND GRASS	1 GAL.	24" HT.
SH	7	SEDUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	1 GAL.	24" HT.
PA	6	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL.	24" HT.

- NOTES:**
- CONTRACTOR SHALL PROVIDE AND MAINTAIN STAKED SILT FENCE EROSION CONTROL BARRIERS WHERE SHOWN ON THE PLAN. REFER TO THE COMPLETE SET OF EROSION CONTROL NOTES ON SHEET 2. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL VEGETATION IS ESTABLISHED.
 - 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.
 - THE FINAL LOCATION AND ALL DETAILS OF CONTRACTORS STAGING AREA SHALL BE DETERMINED BY THE CONTRACTOR AT TIME OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH OWNER ON LOCATION.
 - THE FINAL LOCATION OF THE TEMPORARY MATERIAL STOCKPILE AREA SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AT TIME OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH OWNER ON LOCATION. THE TEMPORARY MATERIAL STOCKPILE AREA SHALL BE SURROUNDED BY SILT FENCE AT ALL TIMES.
 - 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.
 - CONTRACTOR SHALL SIZE, PROVIDE AND MAINTAIN DEWATERING EQUIPMENT FOR THE CONTROL, COLLECTION AND DISPOSAL OF GROUND WATER WHERE NECESSARY TO COMPLETE THE WORK. FINAL SIZE AND LOCATION FOR DEWATERING EQUIPMENT SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AT TIME OF CONSTRUCTION.
 - CEMENT CONCRETE WASHOUT AREA SHALL BE A RING OF DOUBLE STAKED HAY BALES WITH SILTATION FENCE AND GATE. GATE SIZE AND LOCATION SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AT TIME OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH OWNER ON LOCATION.
 - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY CHAIN LINK CONSTRUCTION FENCE AND GATE. GATE SIZE AND LOCATION SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AT TIME OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH OWNER ON LOCATION. CONTRACTOR SHALL PROVIDE DETAILS OF TEMPORARY CONSTRUCTION FENCE TO OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
 - AT THE COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL INSPECT ALL DRAINAGE STRUCTURES & DRAINAGE AREAS FOR EVIDENCE OF SEDIMENT OR DEBRIS ACCUMULATION. REMOVE AND DISPOSE OF ANY DEBRIS AND SEDIMENT AS REQUIRED.
 - CONTRACTOR SHALL COORDINATE WITH OWNER FOR COMPLETE LANDSCAPING DETAILS, LAYOUT AND SPECIFICATIONS.
 - LOAM AND SEED ALL DISTURBED AREAS.

EROSION CONTROL & LANDSCAPE PLAN



PLANTING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP, AND TRANSPLANT ALL PLANT MATERIALS LISTED ON THE PLANT SCHEDULE. BARE-ROOT IS TYPICALLY NOT PERMITTED FOR ANY TREE.
- PLANT MATERIALS SHALL CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTS SHALL BE NURSERY GROWN.
- A PROFESSIONAL HORTICULTURIST/NURSERYMAN SHALL BE CONSULTED TO DETERMINE THE PROPER TIME TO MOVE AND INSTALL PLANT MATERIAL SO THAT DISTRESS TO THE PLANT IS MINIMIZED. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING WINTER MONTHS PROVIDED THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL PLANTING MIXTURES ARE USED.
- EACH TREE, SHRUB, OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE.
- AFTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MULCHED WITH A LAYER BETWEEN TWO (2) AND THREE (3) INCHES DEEP OF HEMLOCK / SPRUCE MULCH OVER THE ENTIRE AREA OF THE BED OR SAUCER.
- A TWO (2) YEAR GUARANTEE SHALL BE PROVIDED ON ALL NEW PLANT MATERIAL IF ANY TREE OR SHRUB DIES WITHIN THIS PERIOD OF TIME, IT SHALL BE REPLACED.

DATE: JULY 18, 2023
 DRAWN BY: J.M.P.
 CHECKED BY: W.F.M.
 JOB NO.: 21-9822
 SCALE: 1" = 10'

APPROVED BY: [Signature]

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@gafeng.com

SITE IMPROVEMENTS PLAN
EROSION CONTROL & LANDSCAPE PLAN
 178 MAIN STREET WARREN, MA

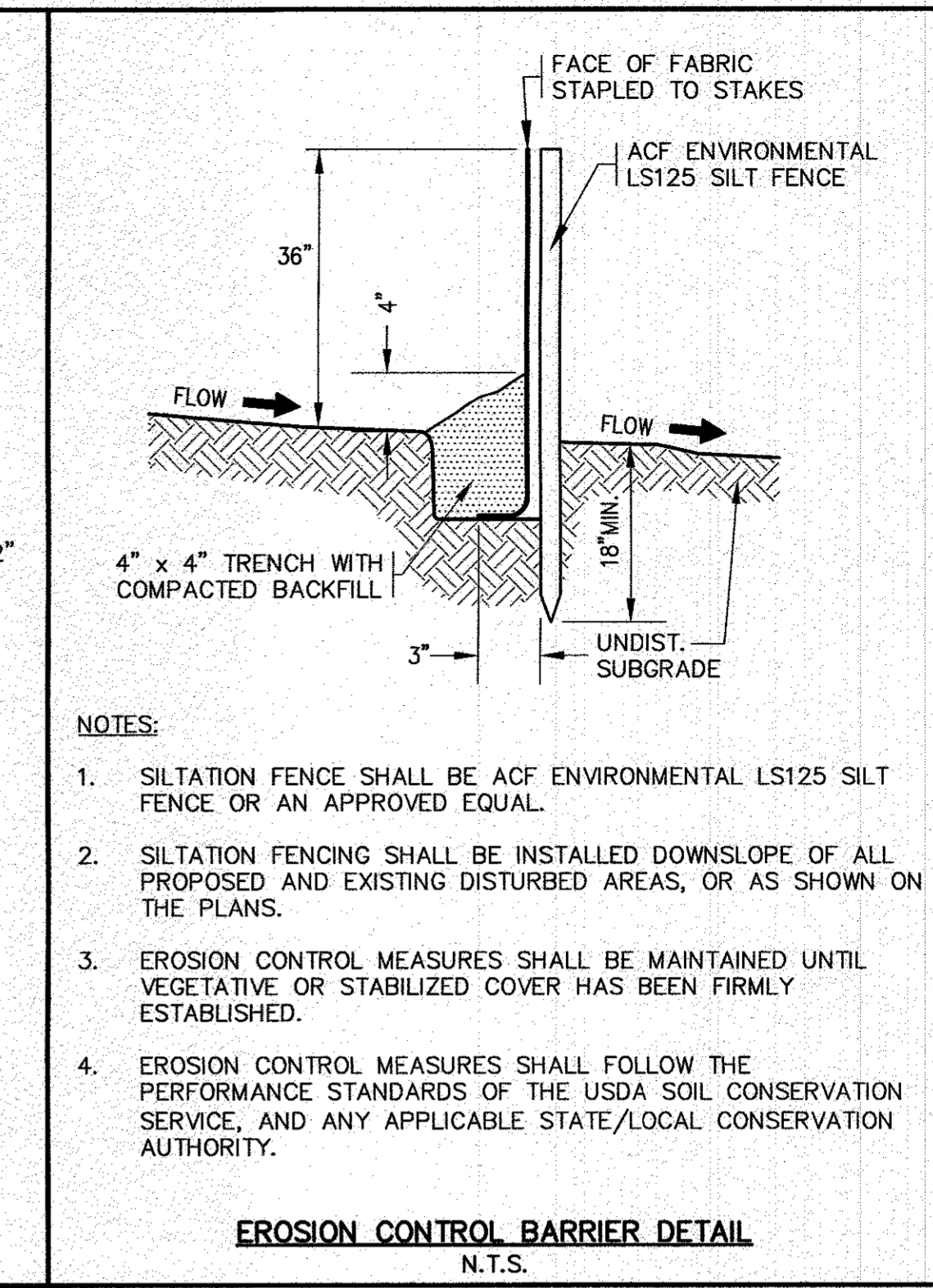
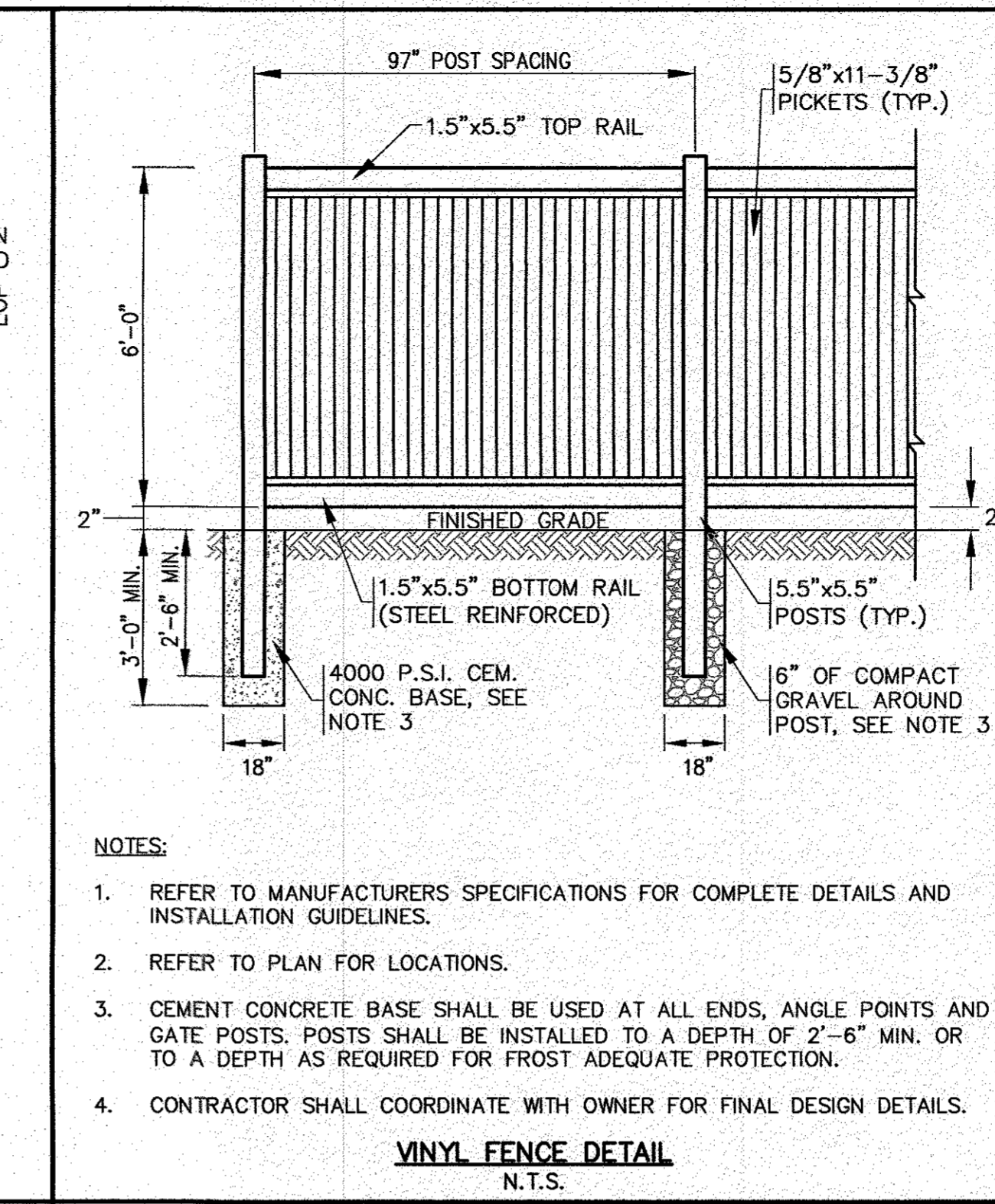
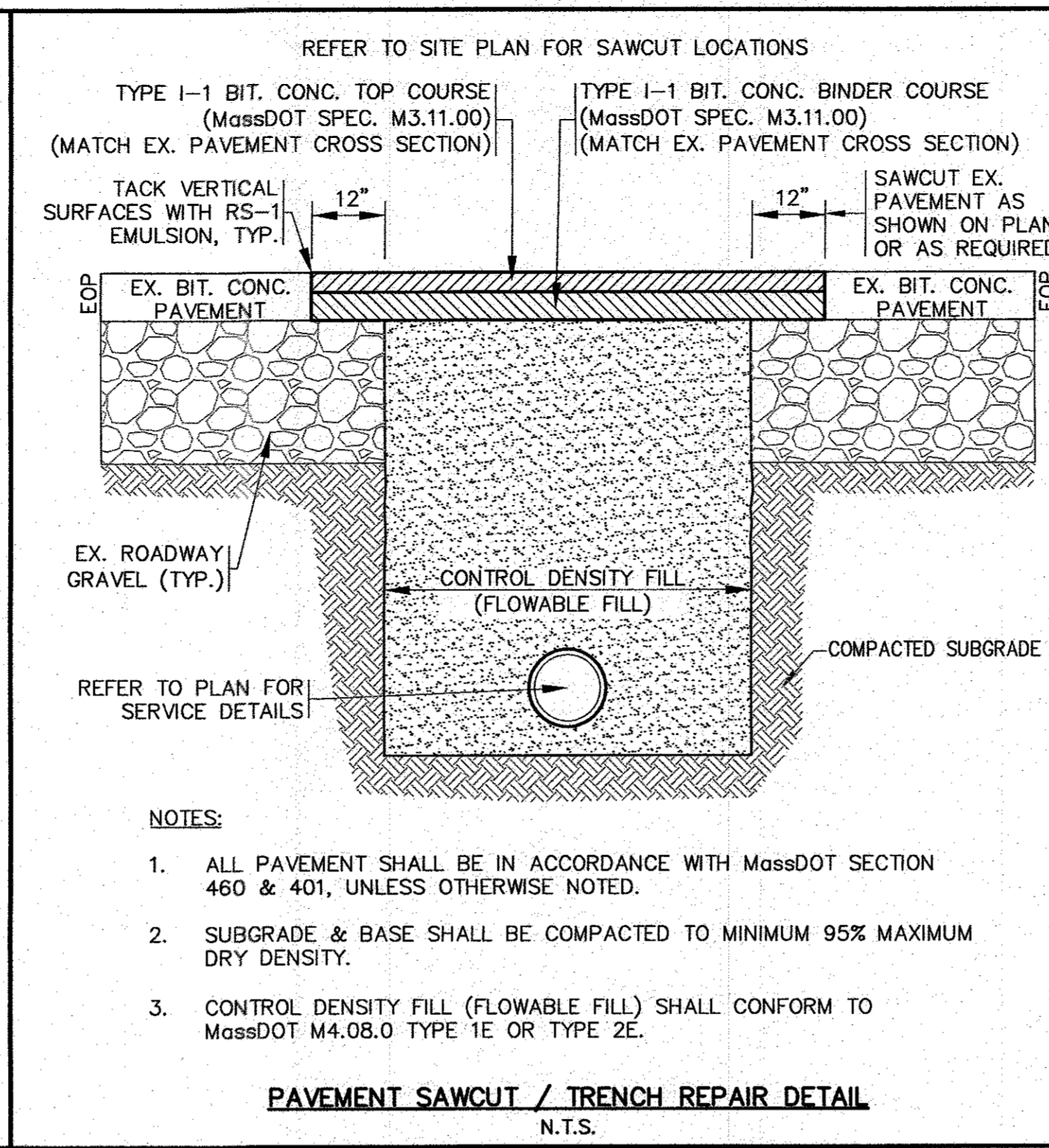
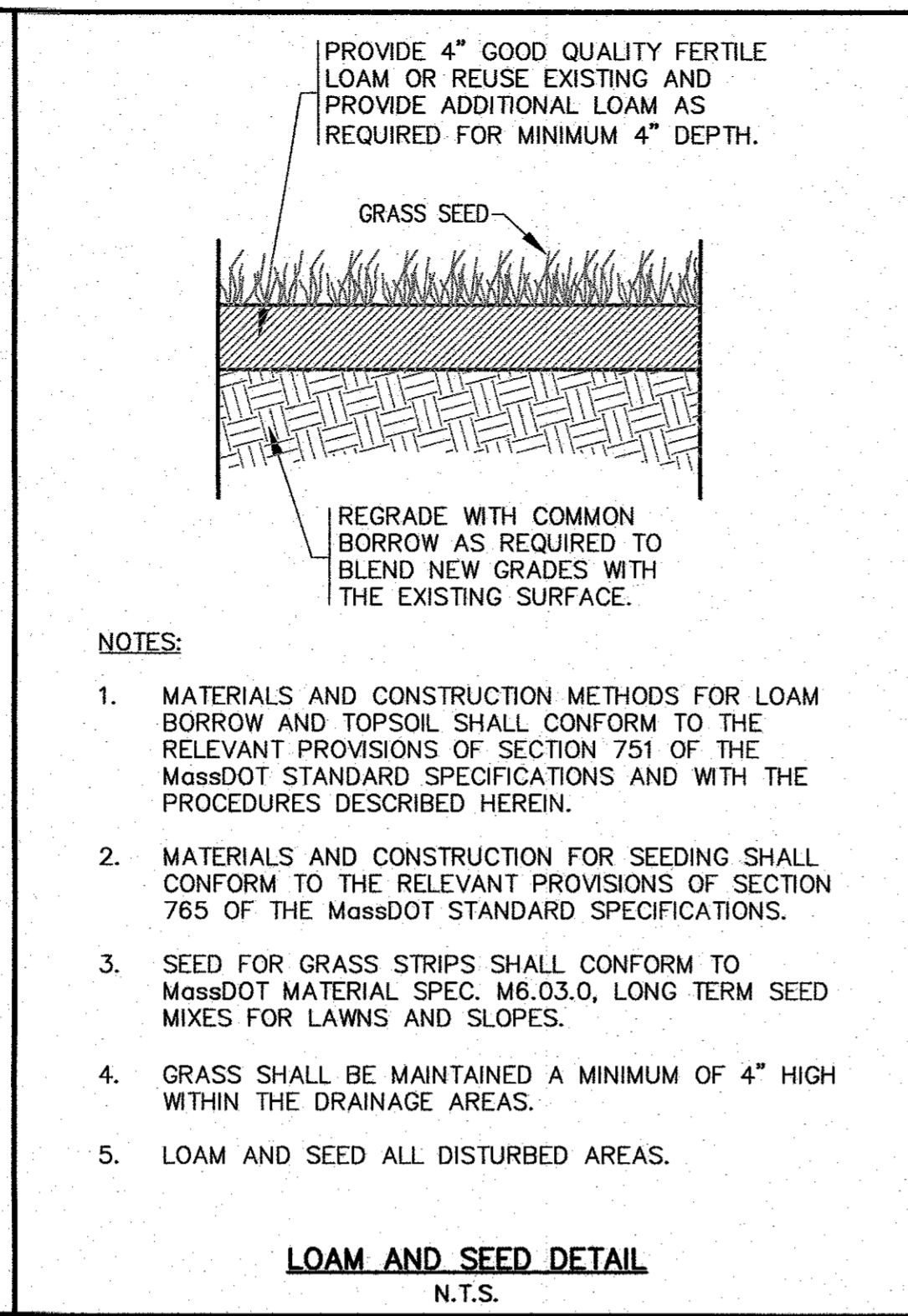
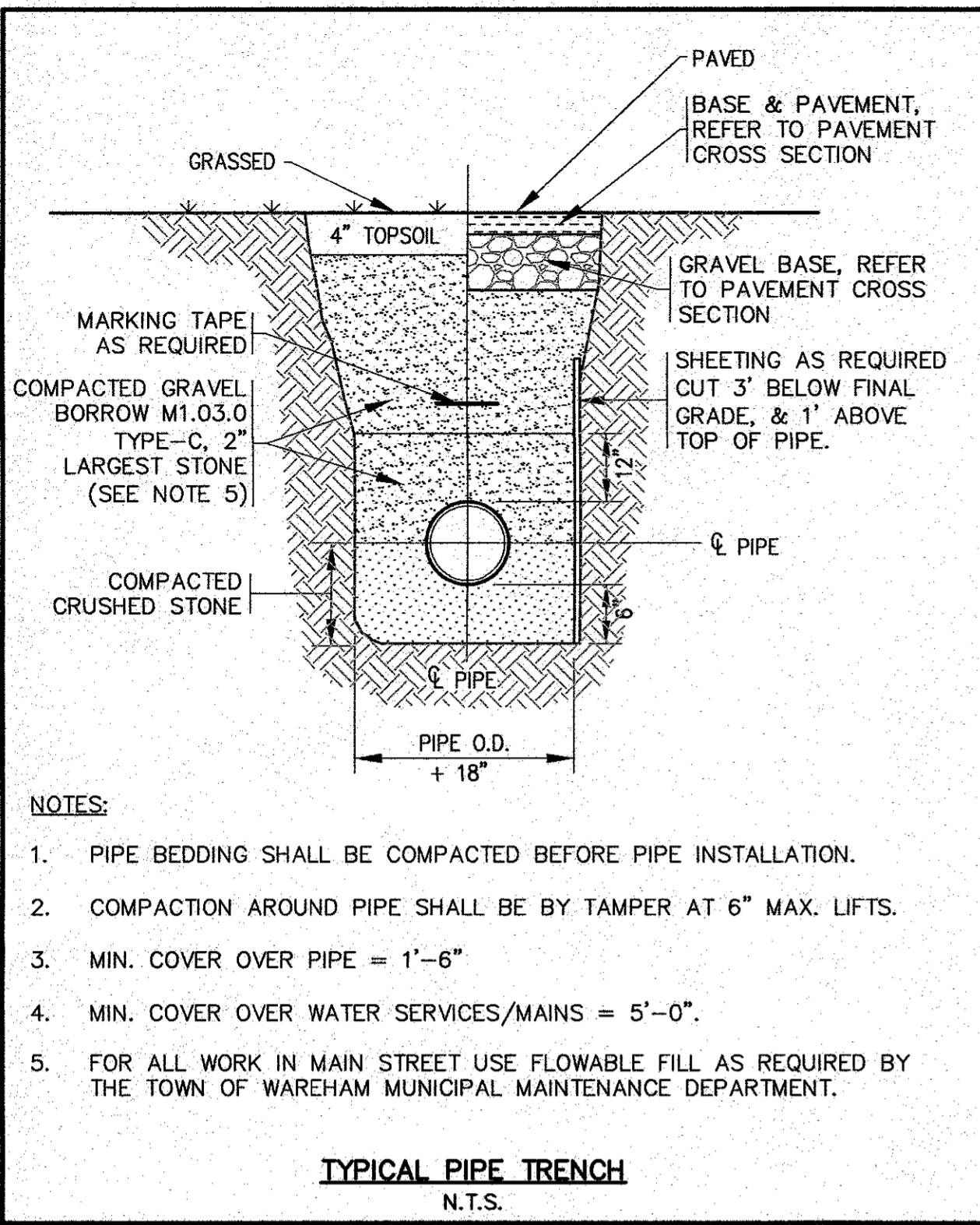
PREPARED FOR:
WARREN 176 MAIN ST. QOZB, LLC
 P.O. BOX 1206 CARVER, MA

JOB NO.: 21-9822
 DWG. 6 OF 8

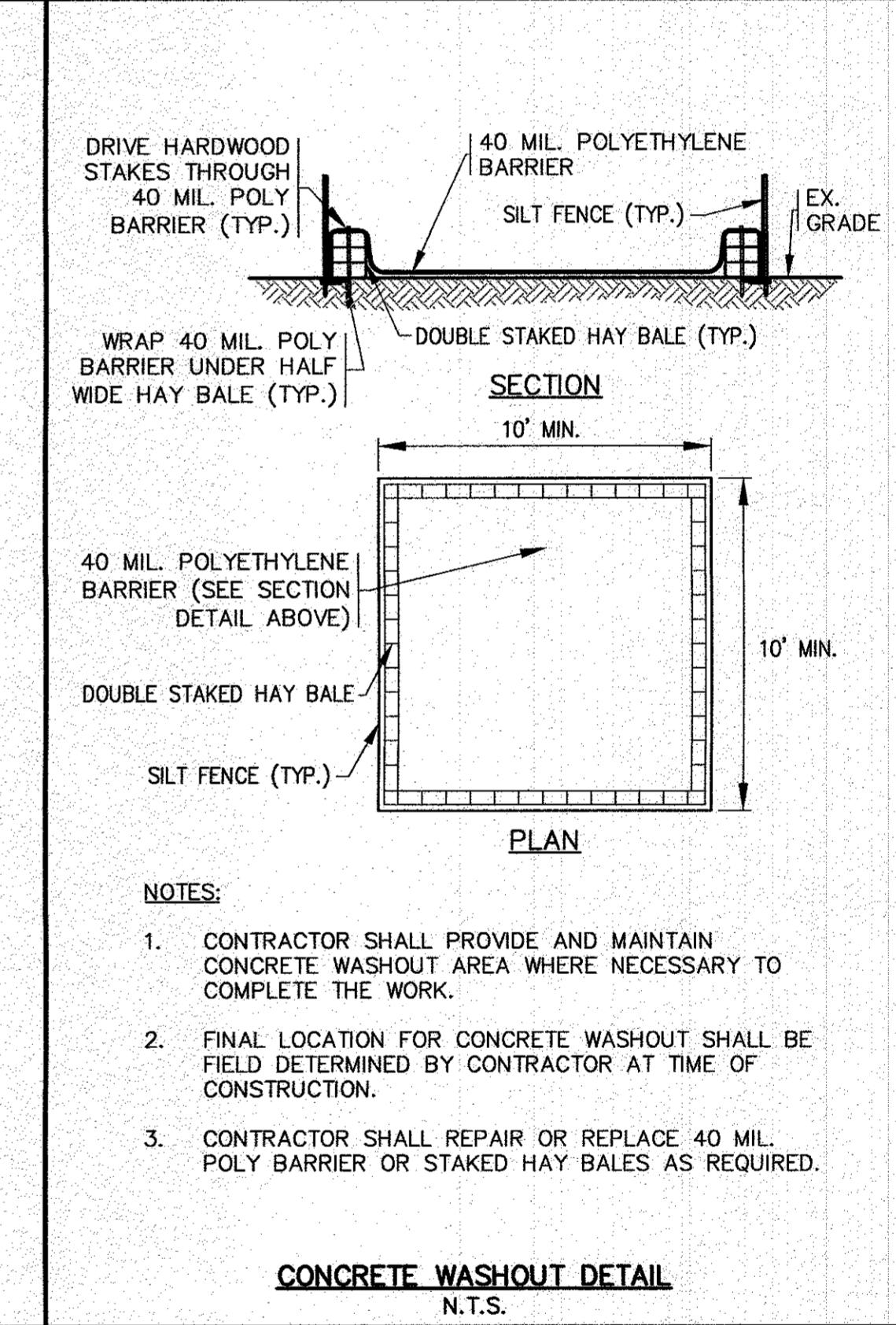
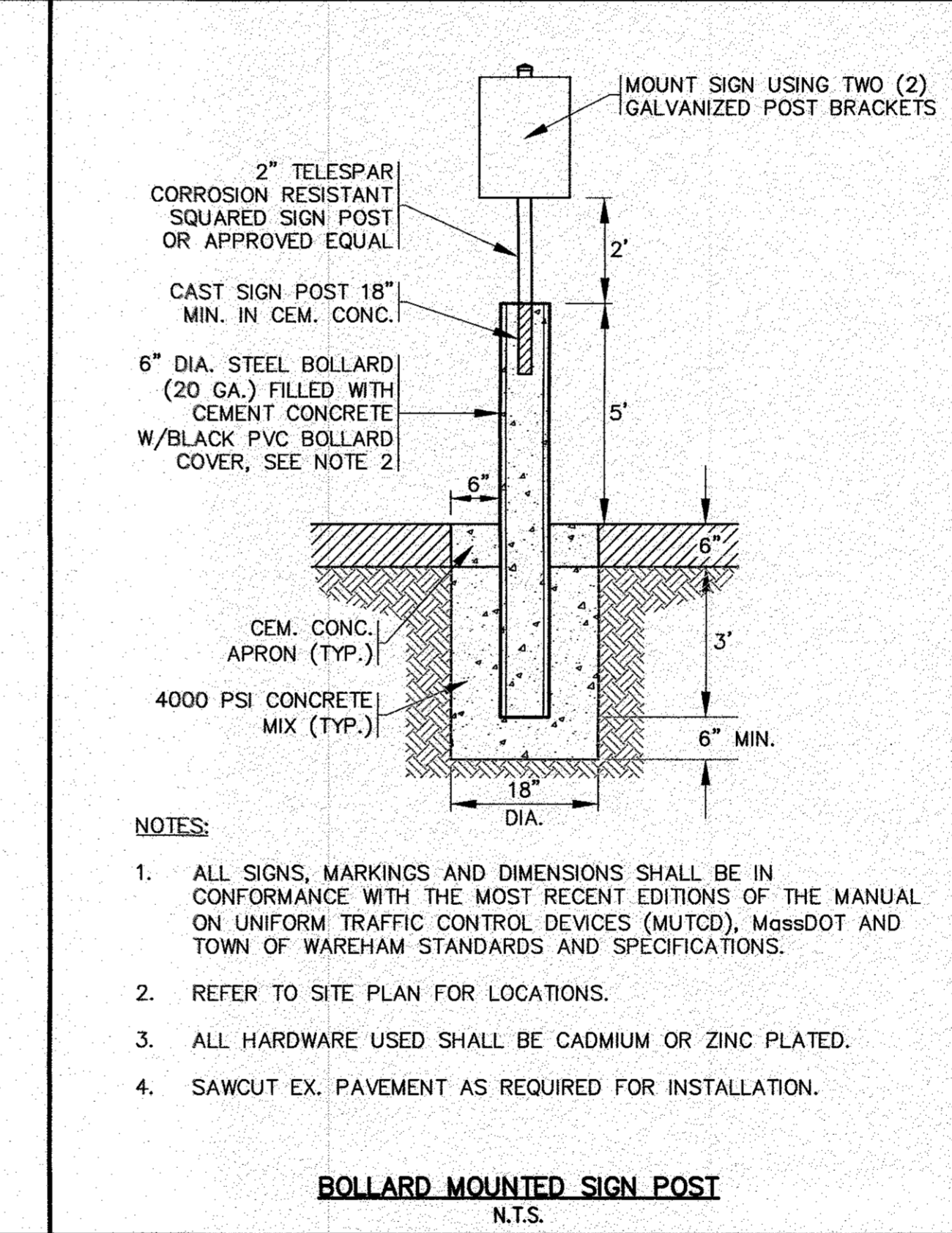
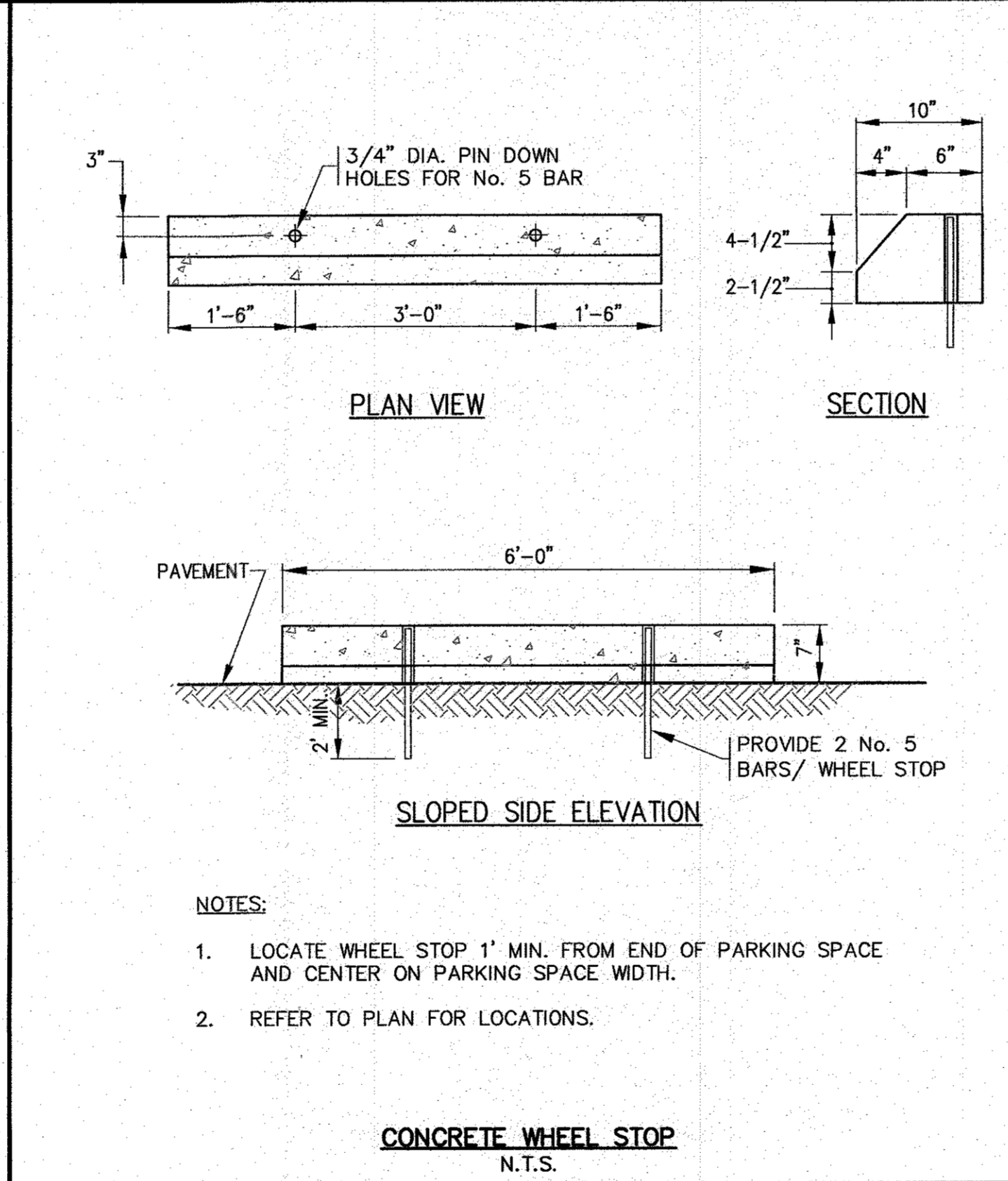
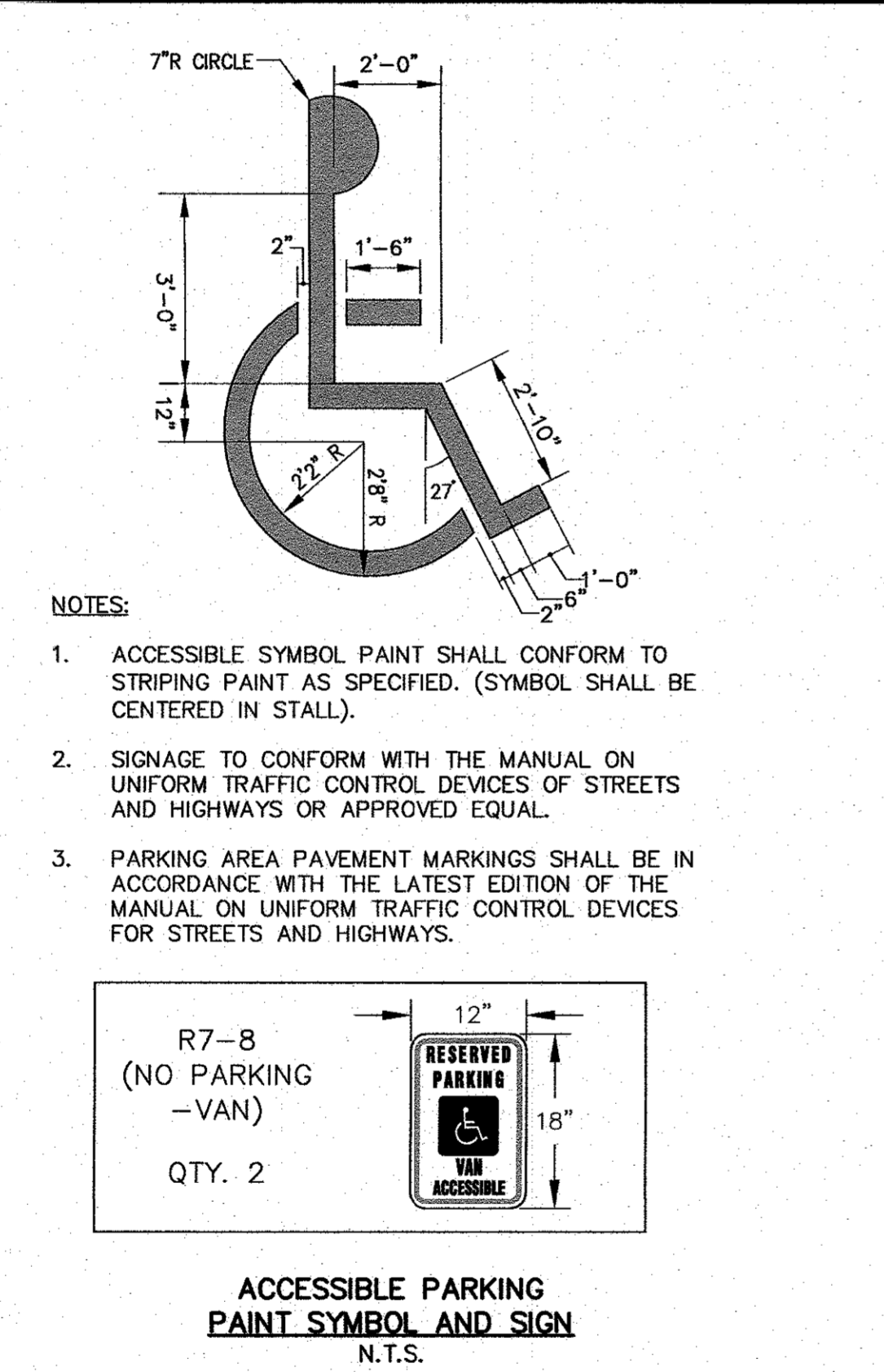
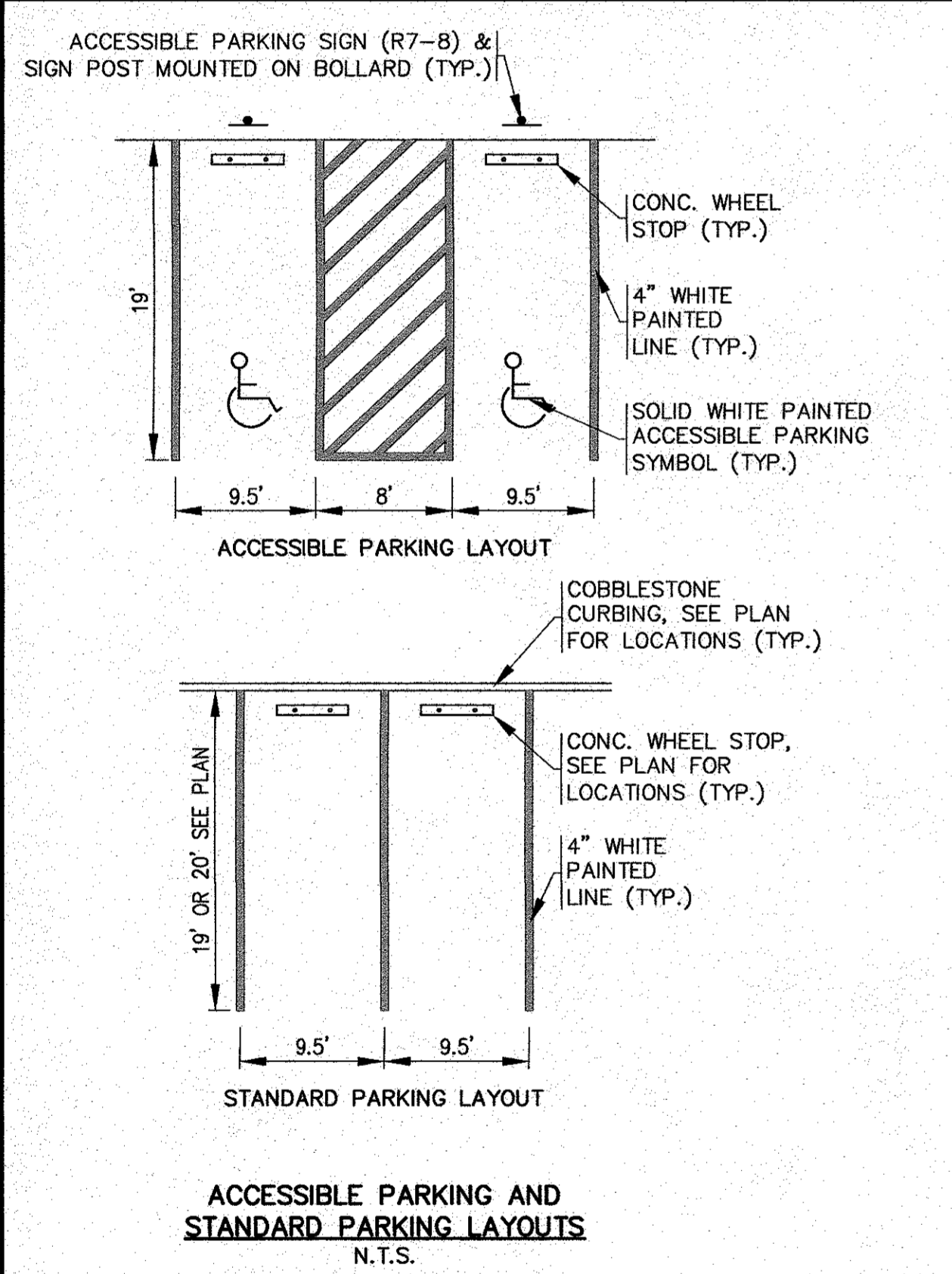
PERMIT SET (NOT FOR CONSTRUCTION)

ADDED BENCHES & LANDSCAPING LAYOUT
 PER PEER REVIEW LETTER DATED 8/29/23
 W.F.M.
 J.M.P.
 W.F.M.
 J.M.P.
 W.F.M.
 J.M.P.

H:\VAP\DRAWINGS\2021 DRAWINGS\21-9822 (DANNY WARREN)\8222.dwg (8/22/23) SITE PLAN 2023_REV - 2.dwg



DATE: JULY 18, 2023	APPROVED BY:	BY:
DRAWN BY: JMP	DATE:	DATE:
CHECKED BY: WFM	REV.:	DATE:
JOB NO.: 21-9822	REV.:	DATE:
SCALE: N.T.S.	REV.:	DATE:

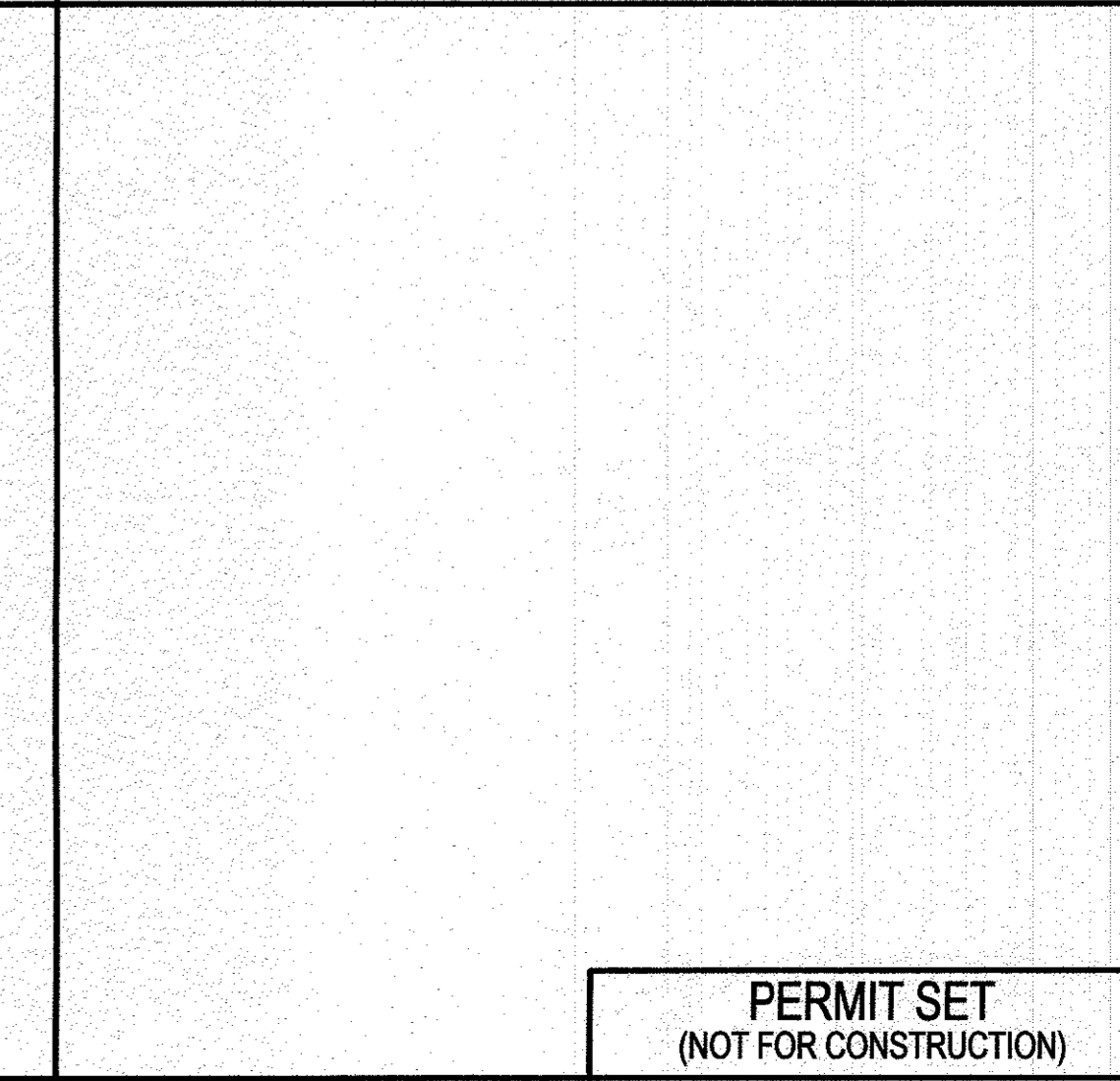
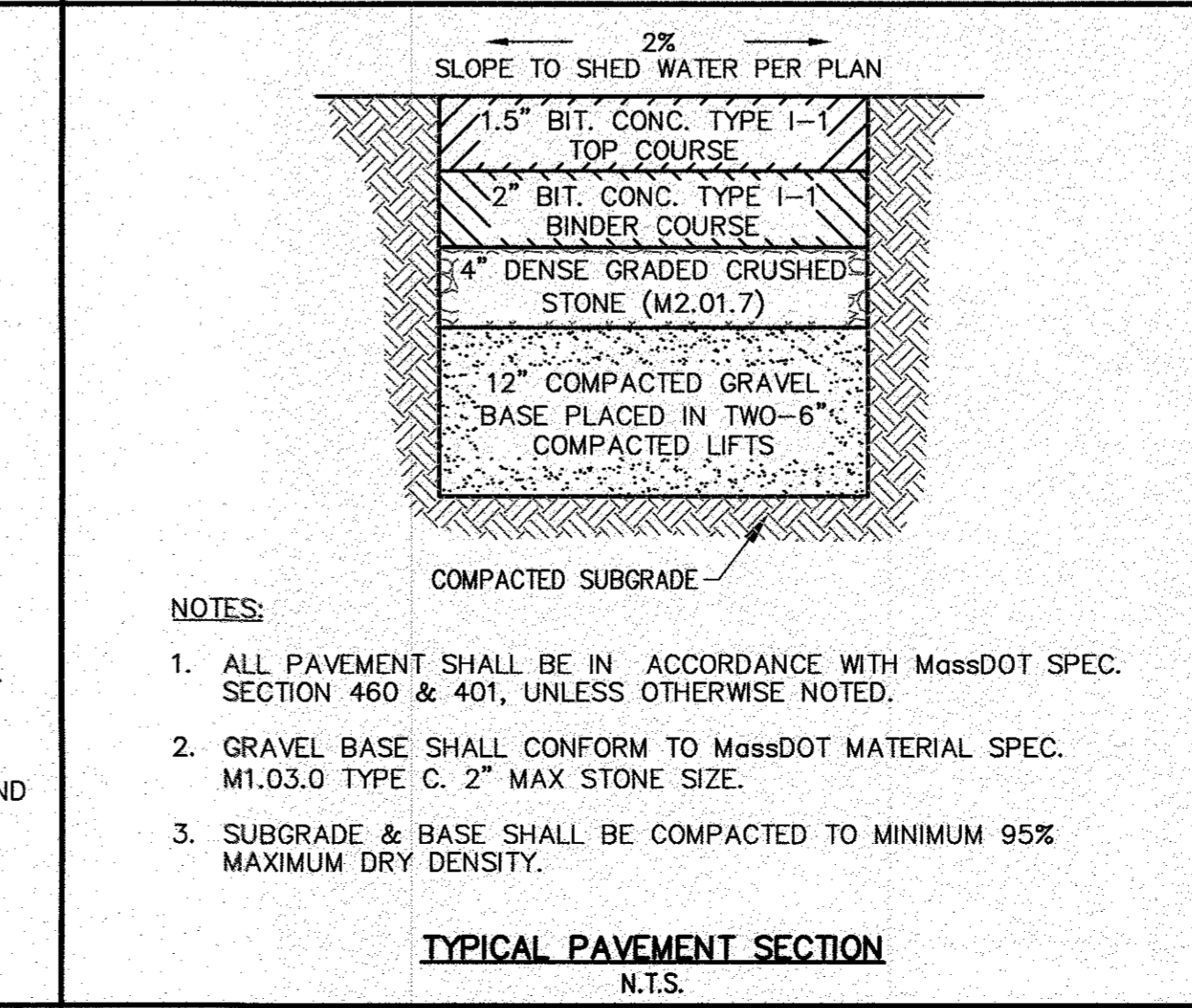
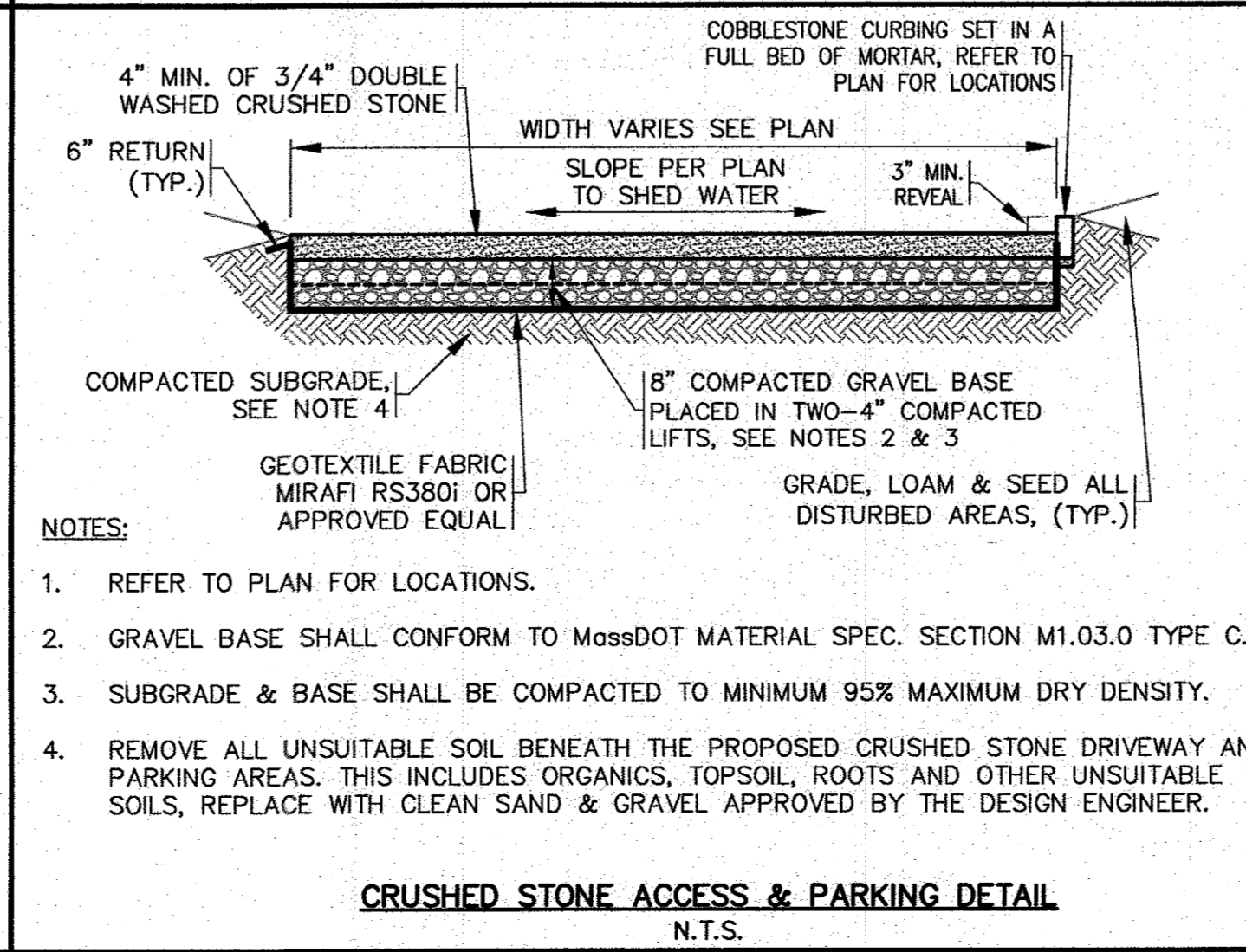
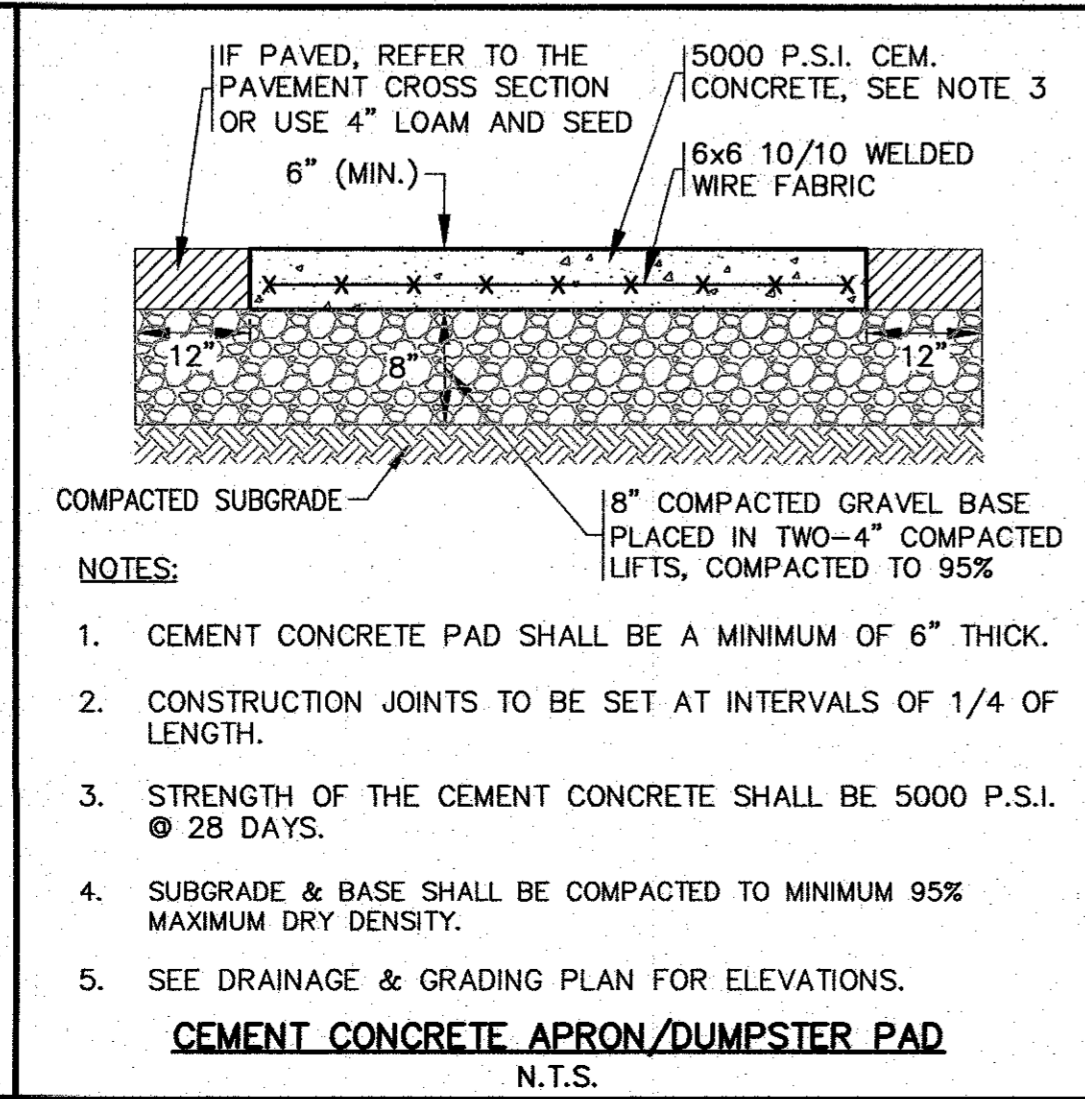
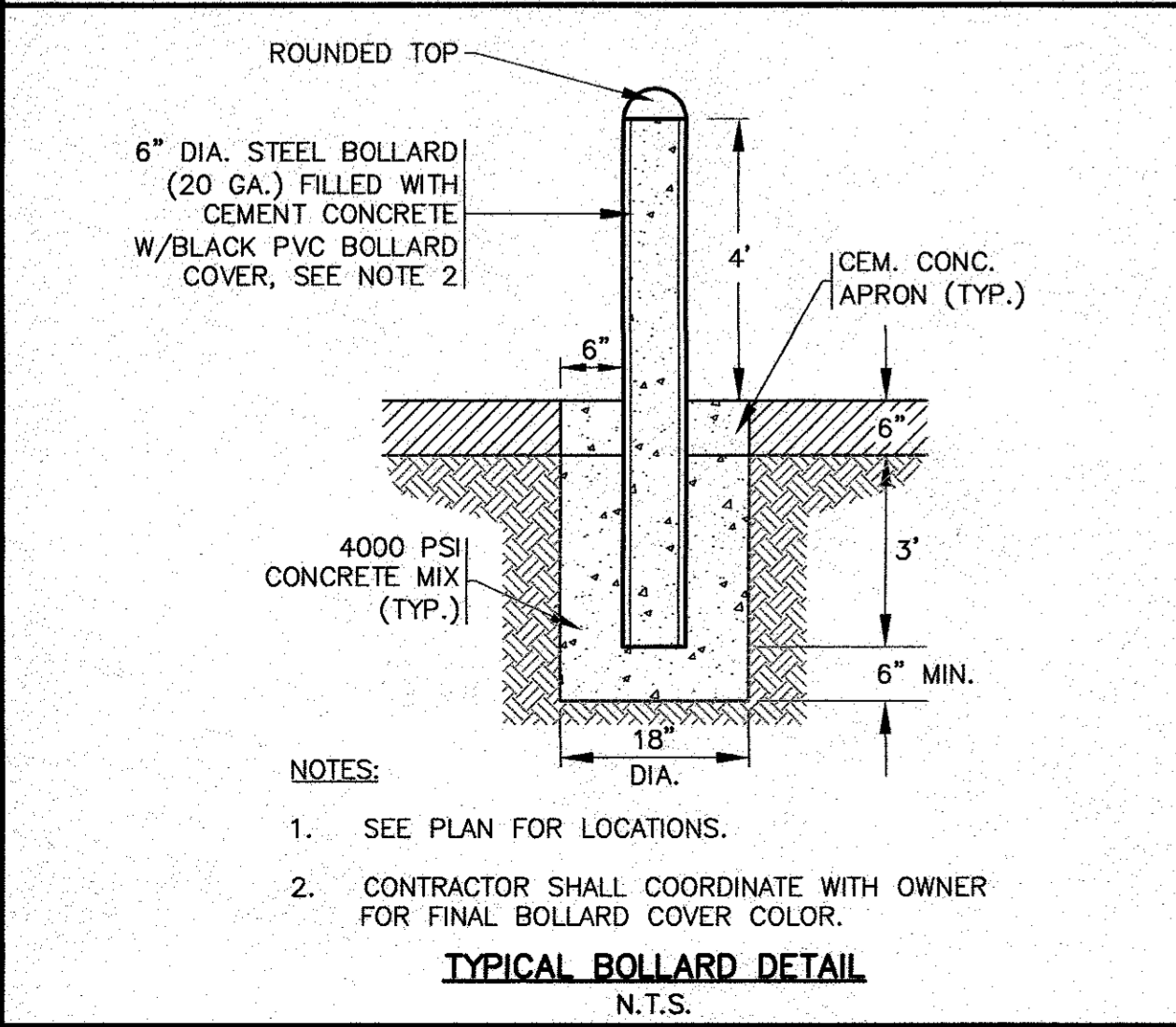


APPROVED BY: [Signature]

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APPROVED BY: [Signature]

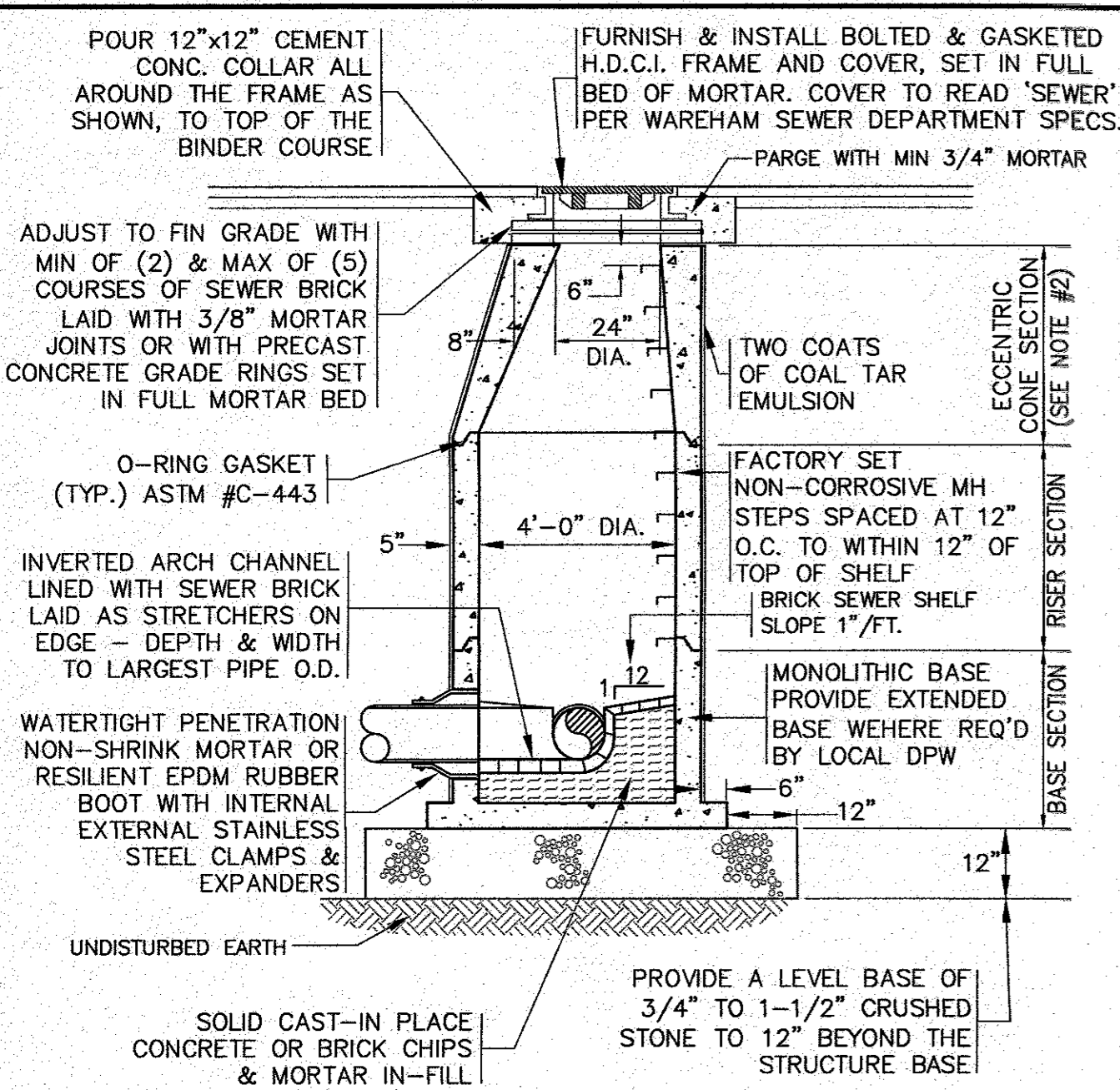
C.A.F. ENGINEERING, INC.
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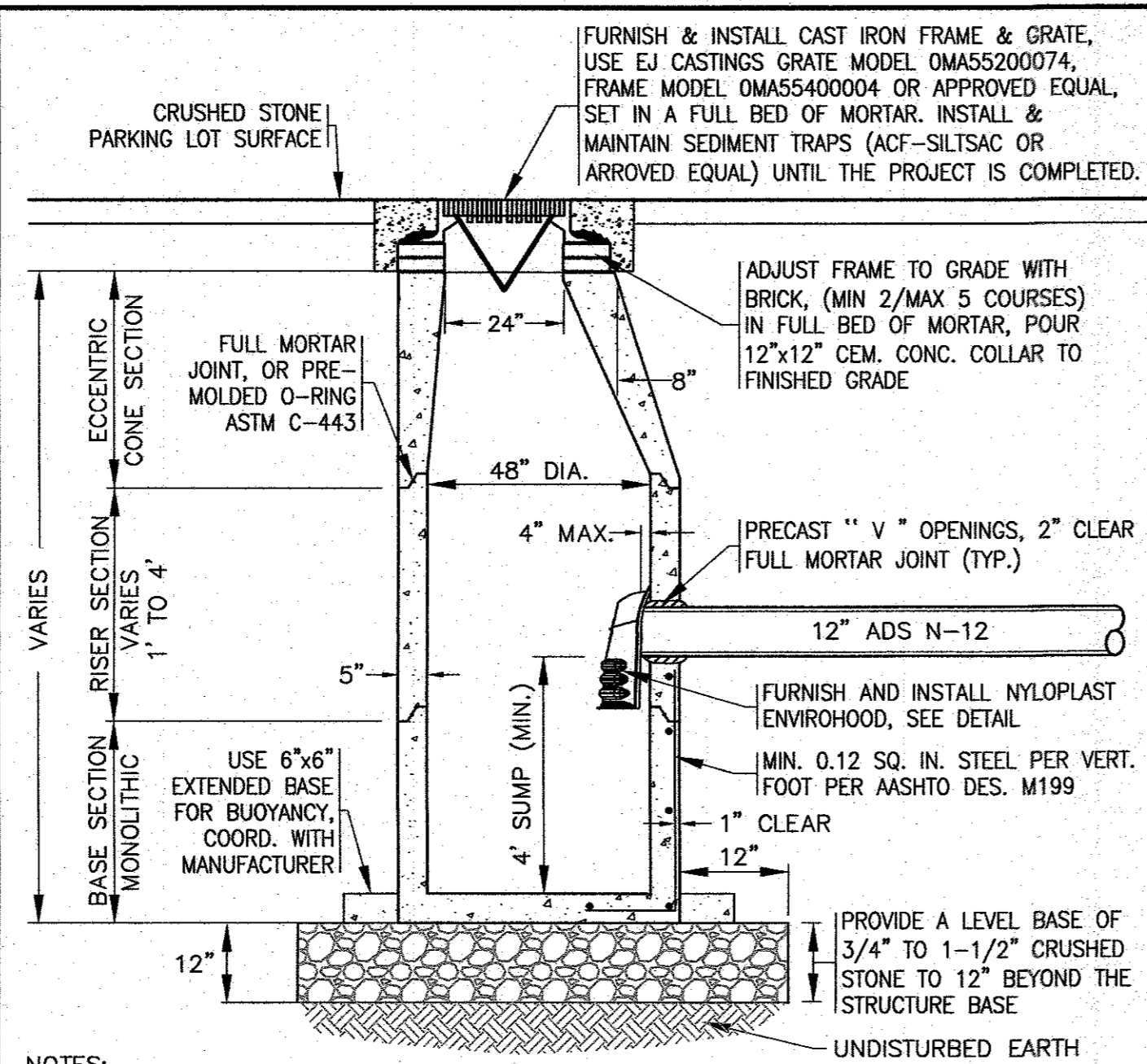
SITE IMPROVEMENTS PLAN DETAIL SHEET 1

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

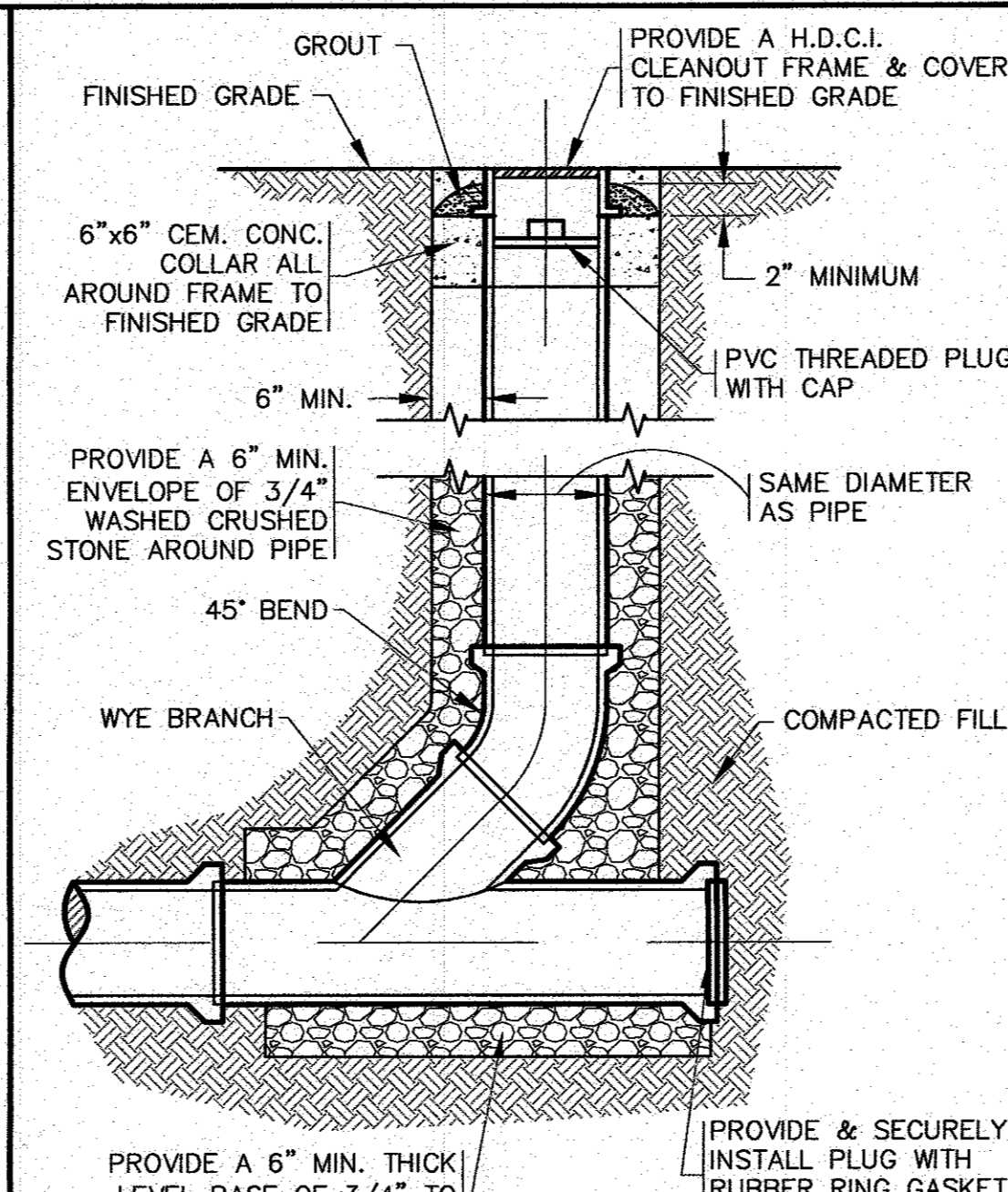
JOB NO.: 21-9822



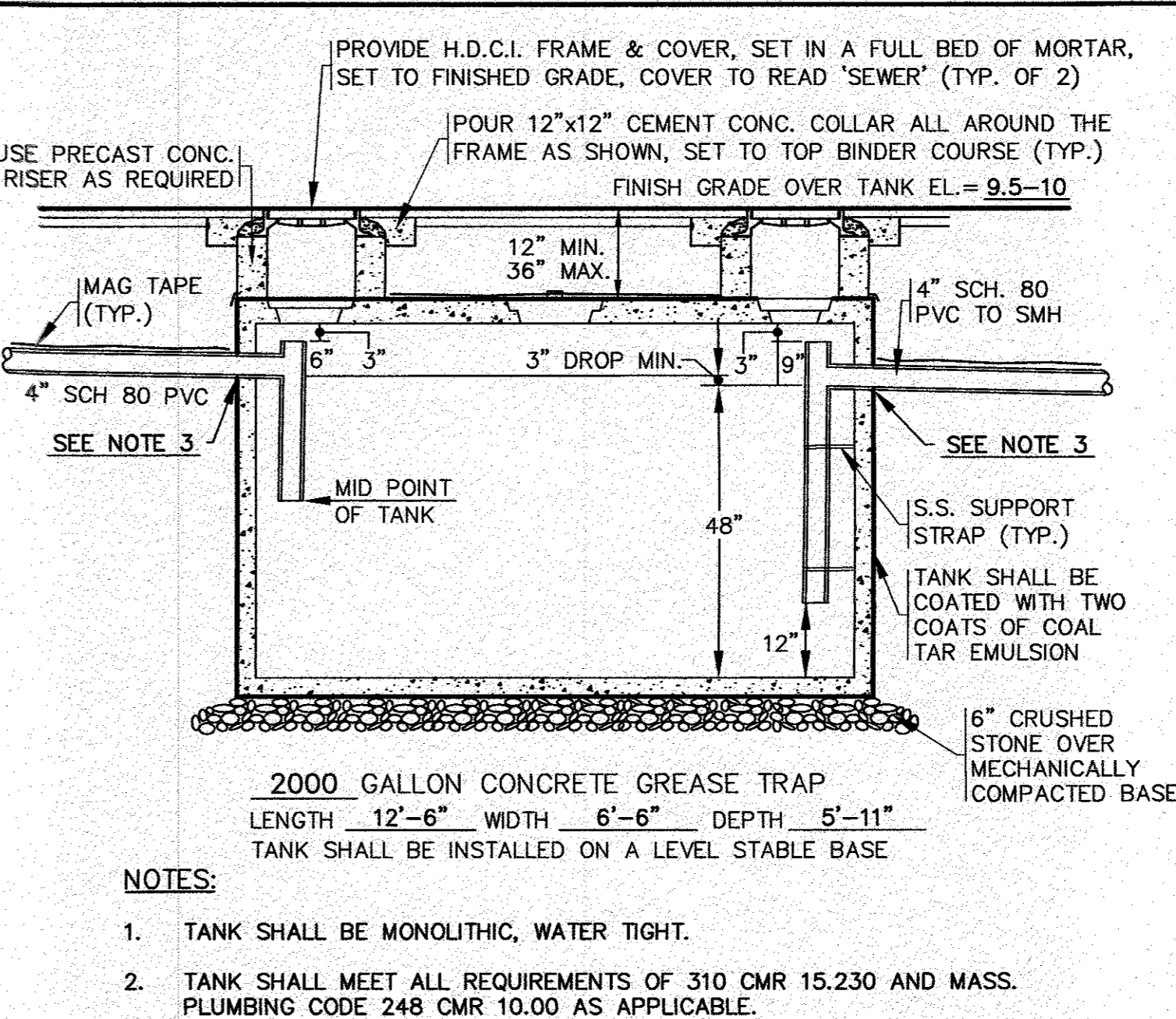
- NOTES:
- ALL STRUCTURES SHALL BE PRECAST CONC. IN ACCORDANCE WITH ASTM C-478 WITH H-20 LOADING. SECTION HEIGHTS VARY.
 - FOR SHALLOW INSTALLATION AND WHEN APPROVED BY THE ENGINEER, FLAT TOP H-20 SLAB ALLOWED, SUBMIT SHOP DWGS.
 - ALL STRUCTURE JOINTS AND PENETRATIONS SHALL BE WATER TIGHT. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 - REFER TO PLANS FOR PIPE SIZES, INVERTS, RIMS AND LOCATIONS.



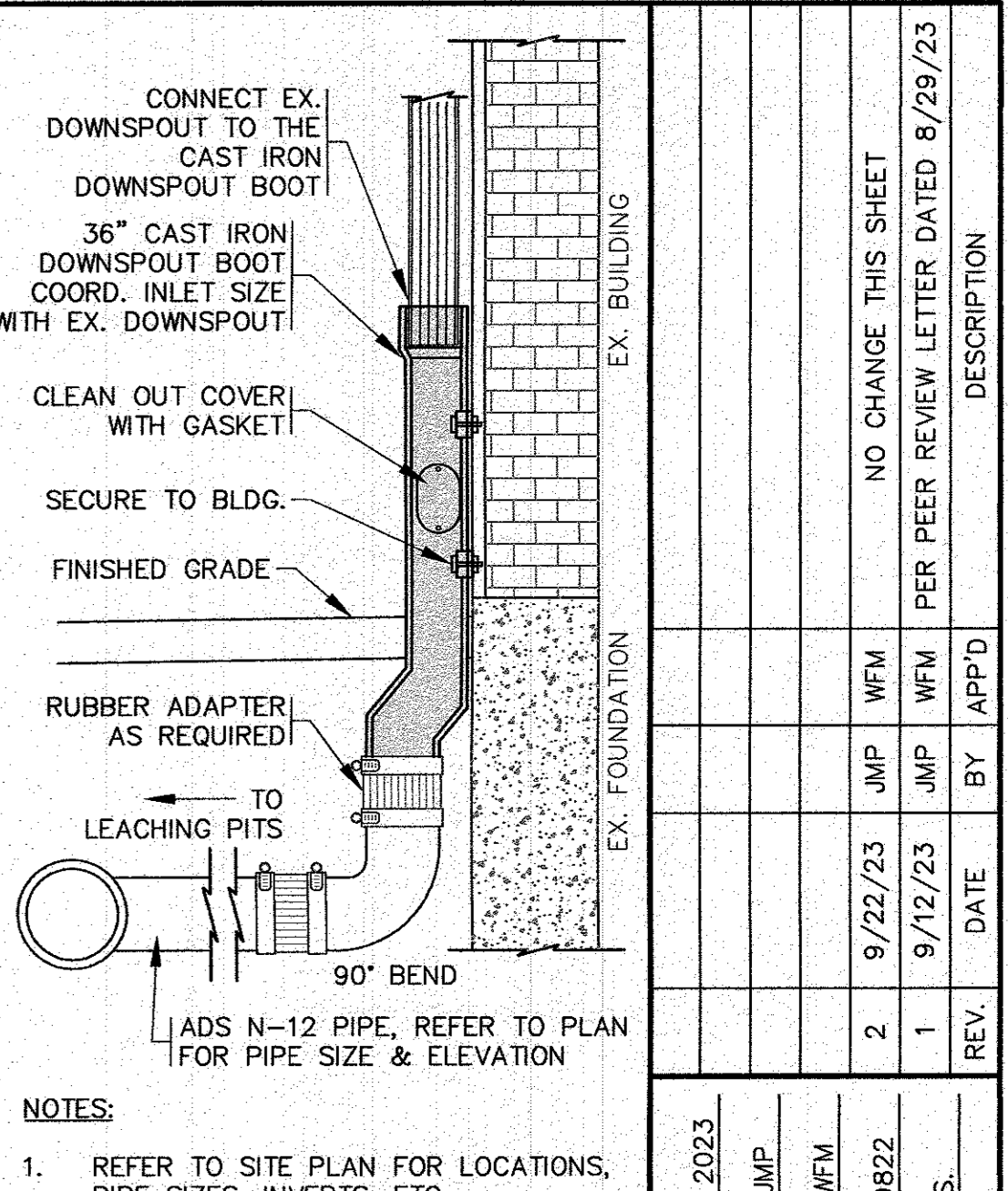
- NOTES:
- STRUCTURES SHALL BE PRECAST CONCRETE IN ACCORDANCE WITH ASTM C-478, WITH H-20 LOADING, SECTION HEIGHTS VARY. CONCRETE STRENGTH 4000 PSI @ 28 DAYS.
 - FOR SHALLOW INSTALLATION AND WHEN APPROVED BY THE ENGINEER, A FLAT TOP H-20 SLAB WITH A 24" OPENING CAST ECCENTRICALLY MAY BE USED. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
 - ALL STRUCTURE JOINTS AND PENETRATIONS SHALL BE WATER TIGHT.
 - REFER TO PLANS FOR PIPE SIZES, INVERTS, RIMS AND LOCATIONS.



- NOTES:
- CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 - LEACHING PITS SHALL BE DESIGNED FOR HS-20 LOADING.
 - REFER TO THE DRAINAGE AND GRADING SHEET FOR INVERTS.
 - 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.



- 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.

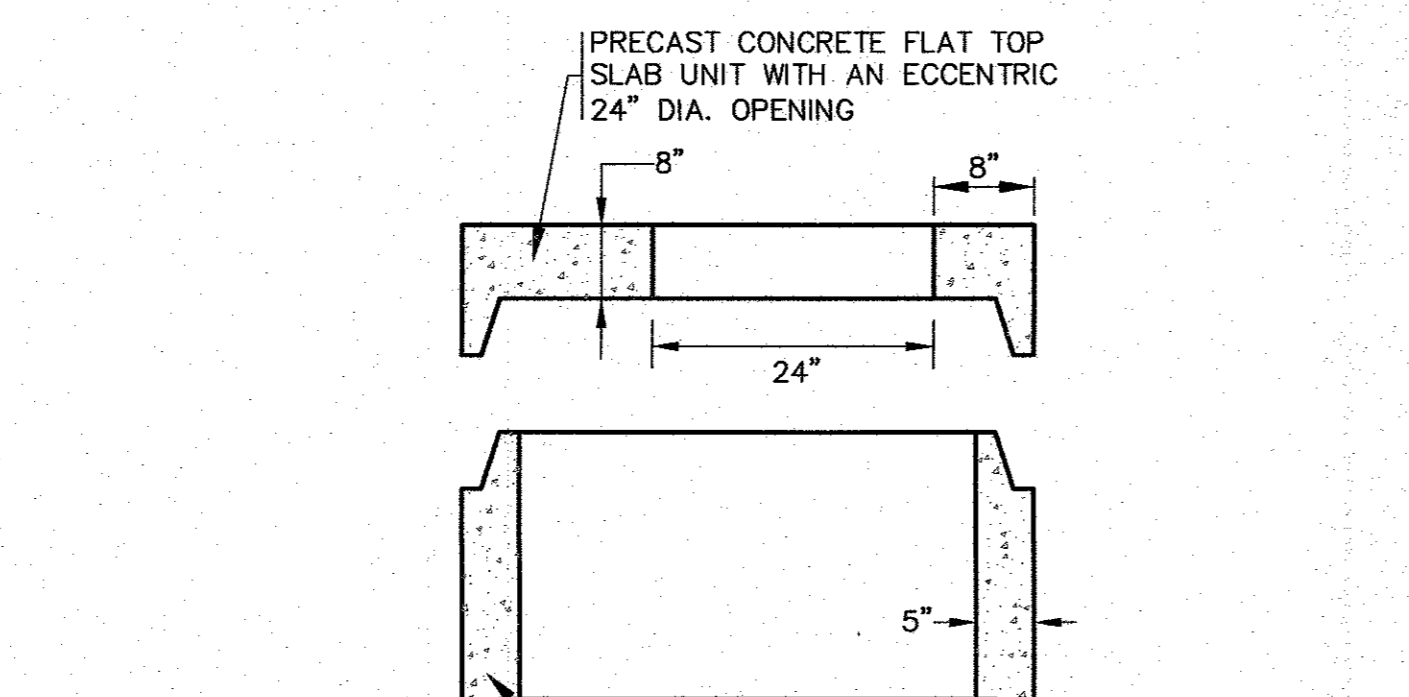
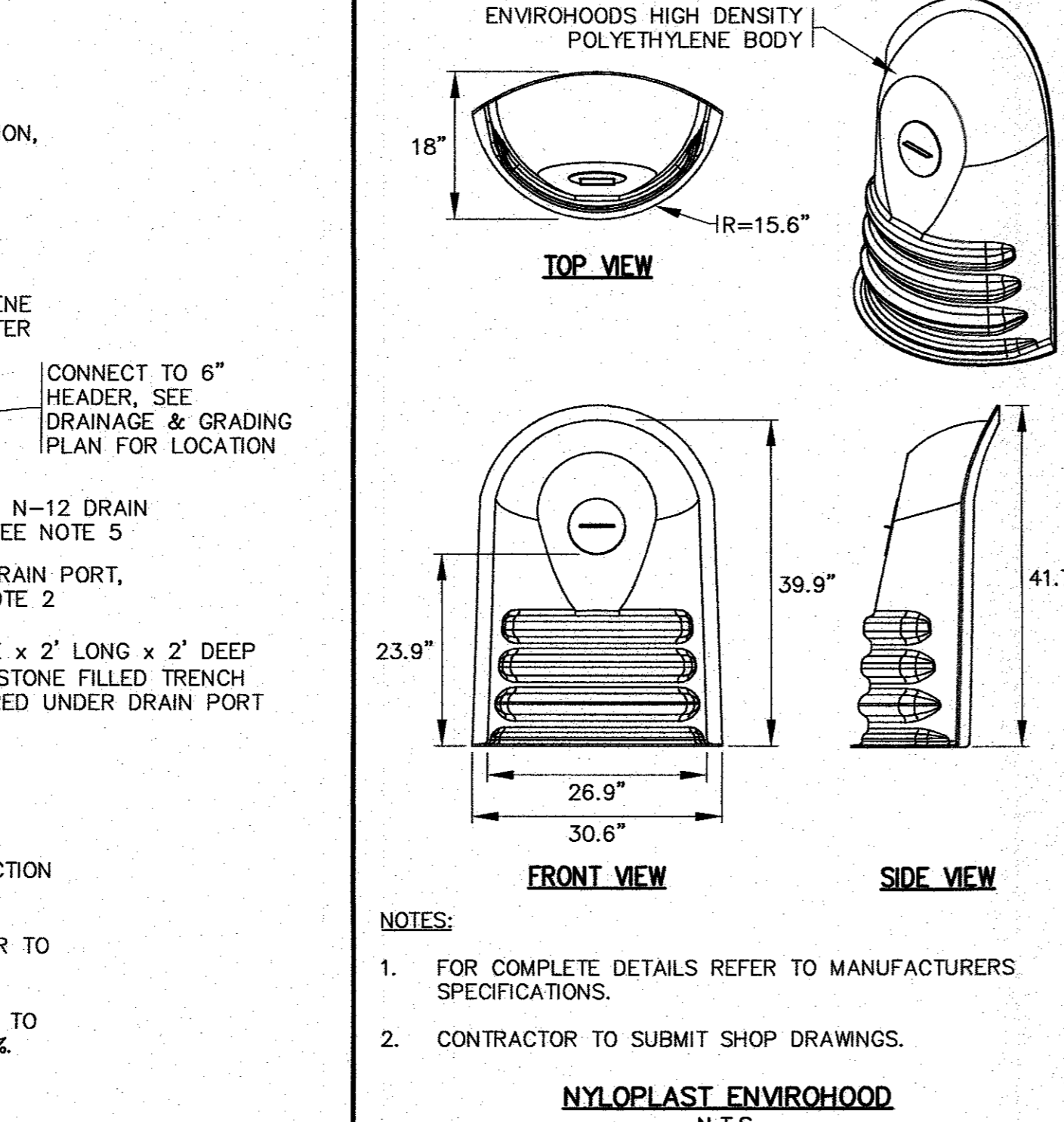
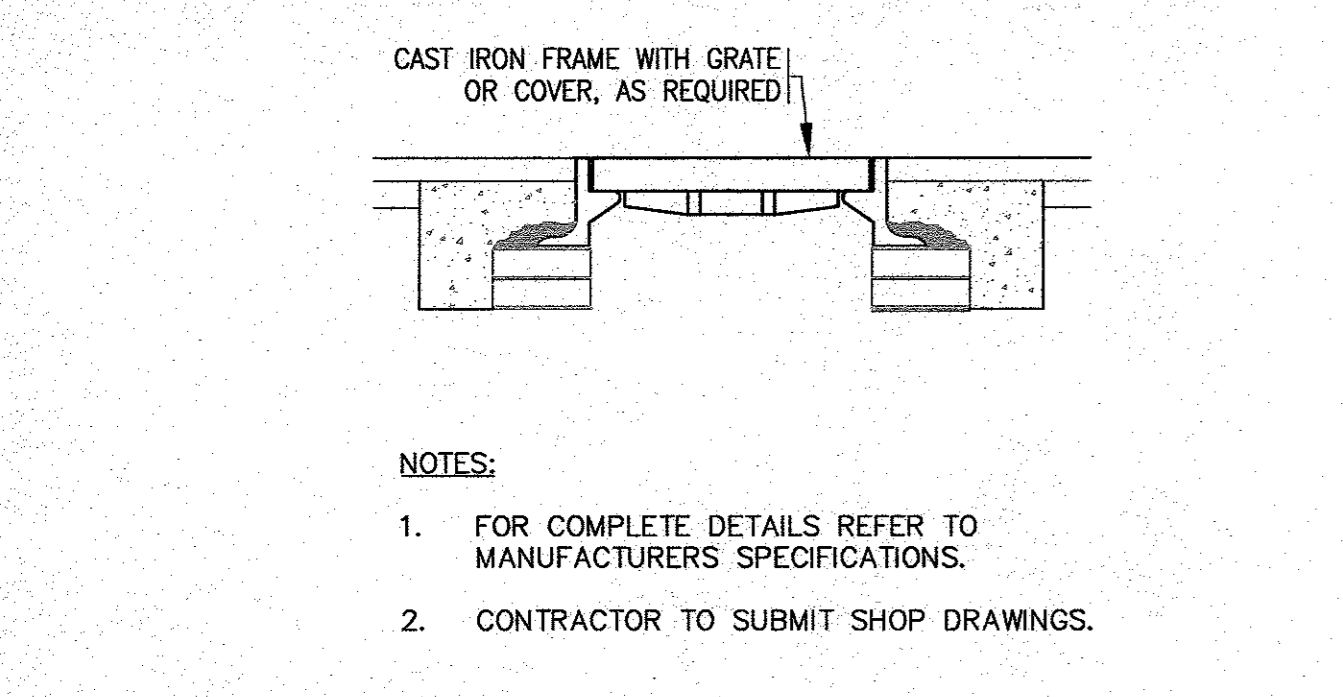
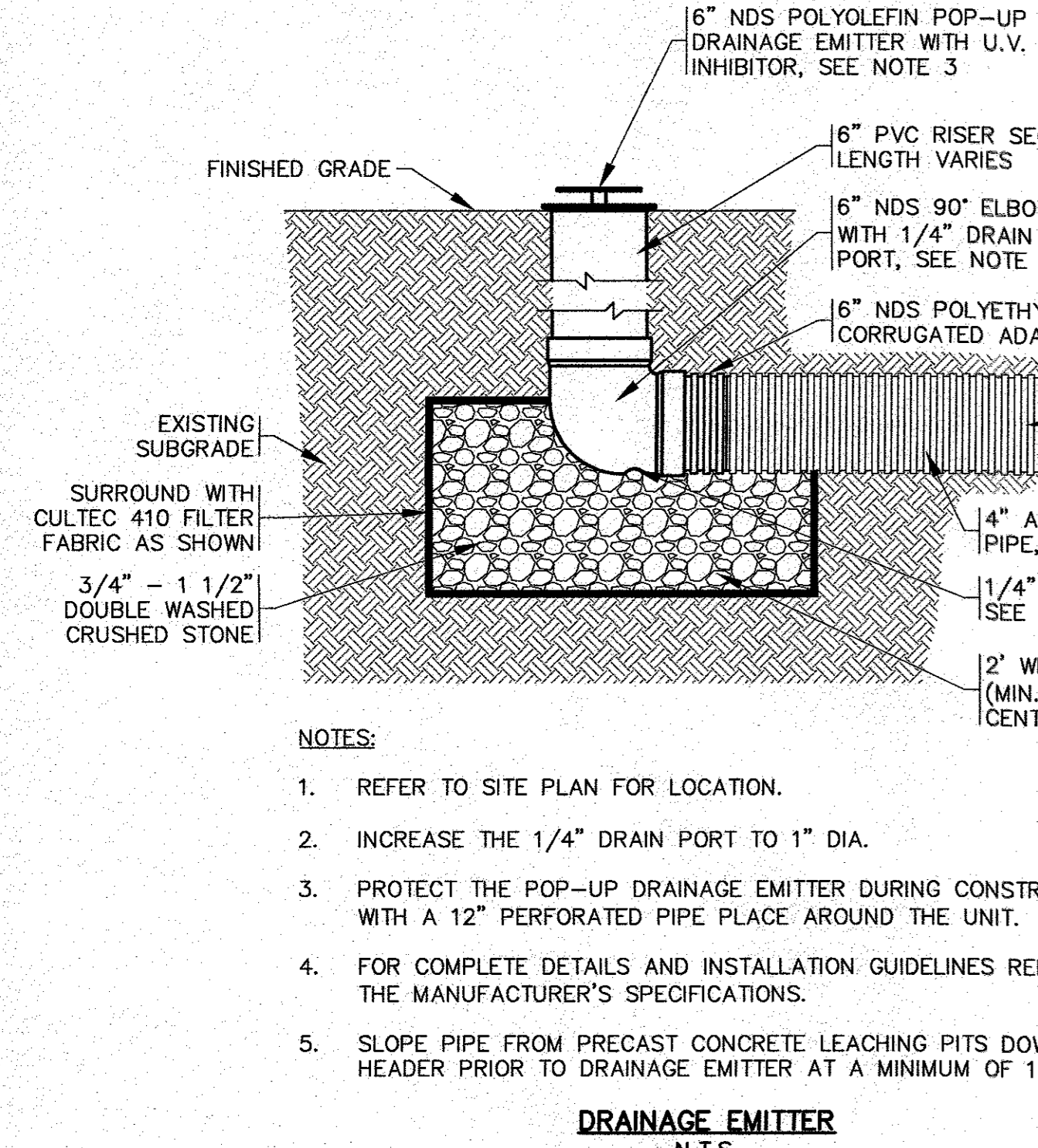


- NOTES:
- REFER TO SITE PLAN FOR LOCATIONS, PIPE SIZES, INVERTS, ETC.
 - MODIFY EXISTING DOWNSPOUTS AS NEEDED.

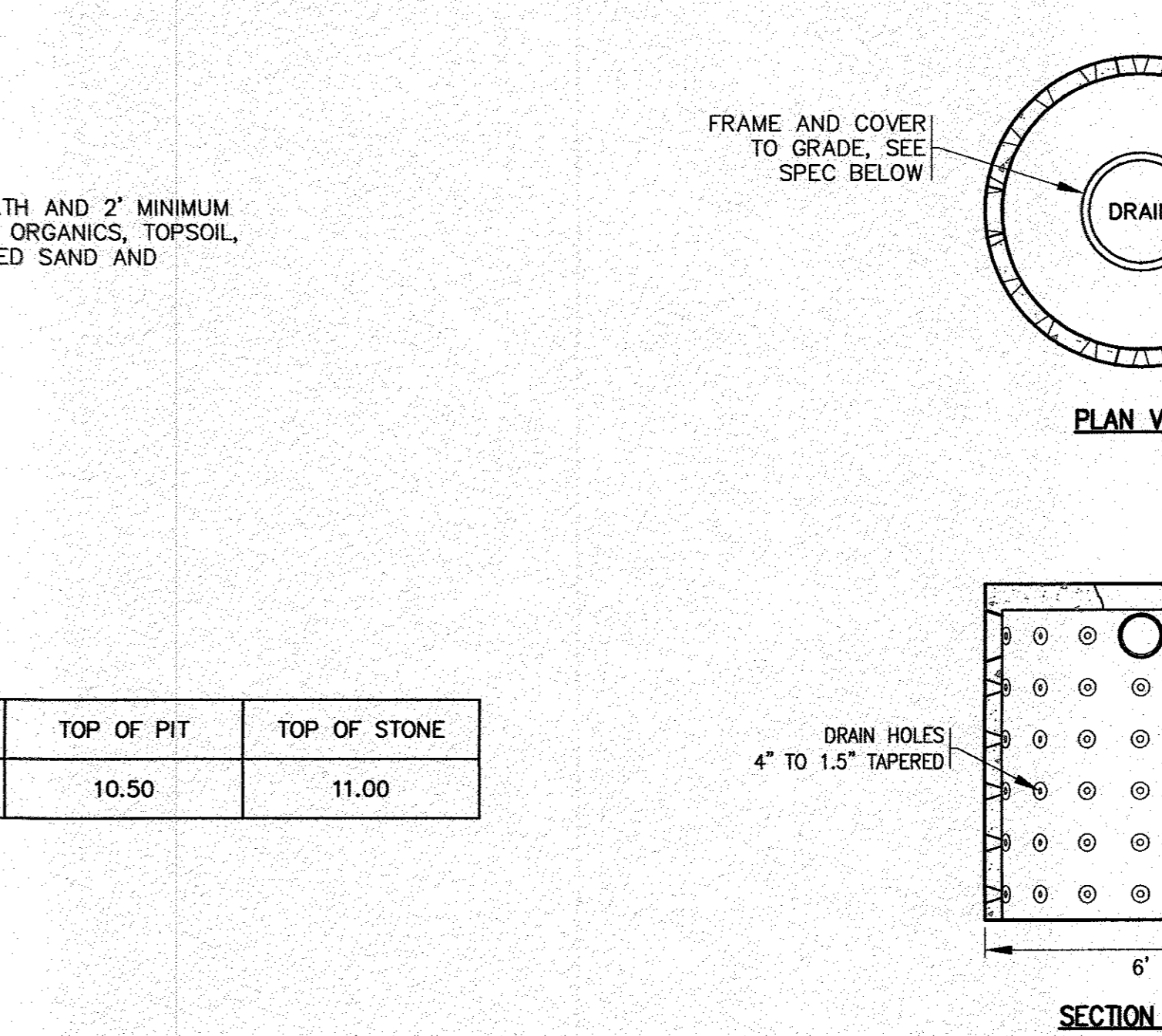
SEWER MANHOLE
N.T.S.

PRECAST CONCRETE CATCH BASIN
N.T.S.

- NOTES:
- CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 - LEACHING PITS SHALL BE DESIGNED FOR HS-20 LOADING.
 - REFER TO THE DRAINAGE AND GRADING SHEET FOR INVERTS.
 - 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.

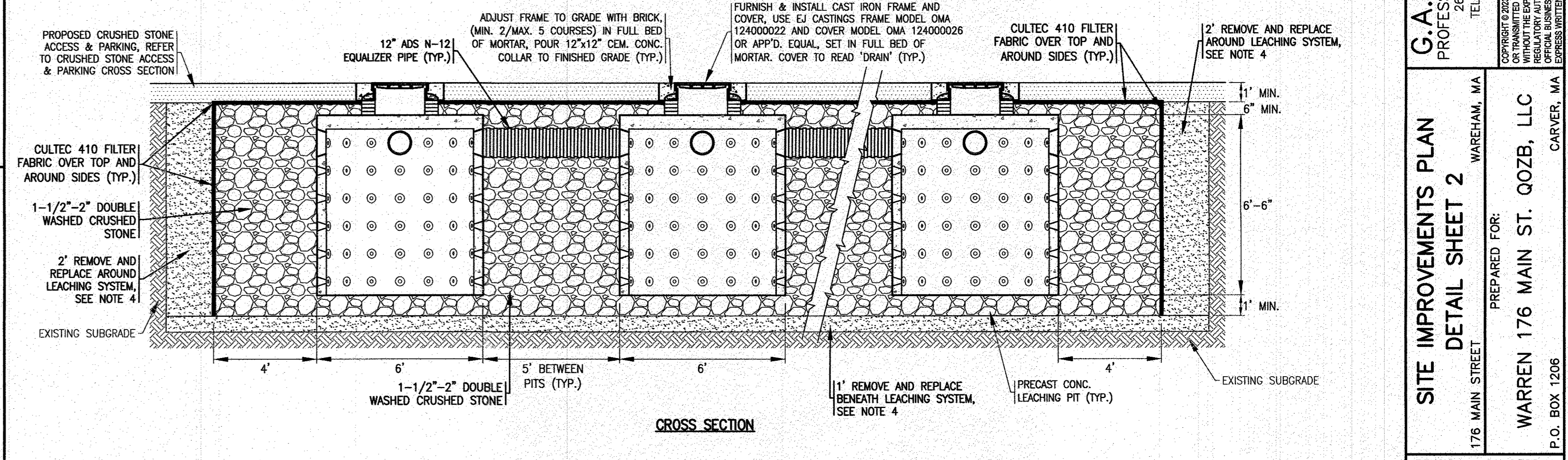


- NOTES:
- CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 - LEACHING PITS SHALL BE DESIGNED FOR HS-20 LOADING.
 - REFER TO THE DRAINAGE AND GRADING SHEET FOR INVERTS.
 - CONTRACTOR TO REMOVE ALL UNSUITABLE SOILS 1" MINIMUM BENEATH AND 2" MINIMUM AROUND ALL SIDES OF THE LEACHING PITS SYSTEM. THIS INCLUDES ORGANICS, TOPSOIL, ROOTS AND OTHER UNSUITABLE SOILS, REPLACE WITH CLEAN WASHED SAND AND GRAVEL APPROVED BY DESIGN ENGINEER.



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



PRECAST CONCRETE LEACHING PIT
N.T.S.

PERMIT SET
(NOT FOR CONSTRUCTION)

DATE: JULY 18, 2023
DRAWN BY: JWP
CHECKED BY: WFM
JOB NO.: 21-9822
SCALE: N.T.S.

NO CHANGE THIS SHEET
PER PEER REVIEW LETTER DATED 8/29/23

DATE BY APP'D

APPROVED BY: *[Signature]*

DATE: 9/25/23

Professional Engineer Seal: STATE OF MASSACHUSETTS, LICENSE NO. 20860

G.A.F. ENGINEERING, INC.
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SITE IMPROVEMENTS PLAN
DETAIL SHEET 2
176 MAIN STREET
WAREHAM, MA
WARREN 176 MAIN ST. QOZB, LLC
CARVER, MA
PREPARED FOR:

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

H:\GAF DRAWINGS\2023 DRAWINGS\21-9822 (WARREN)\2023 SITE PLAN_2023_8/21-2.dwg