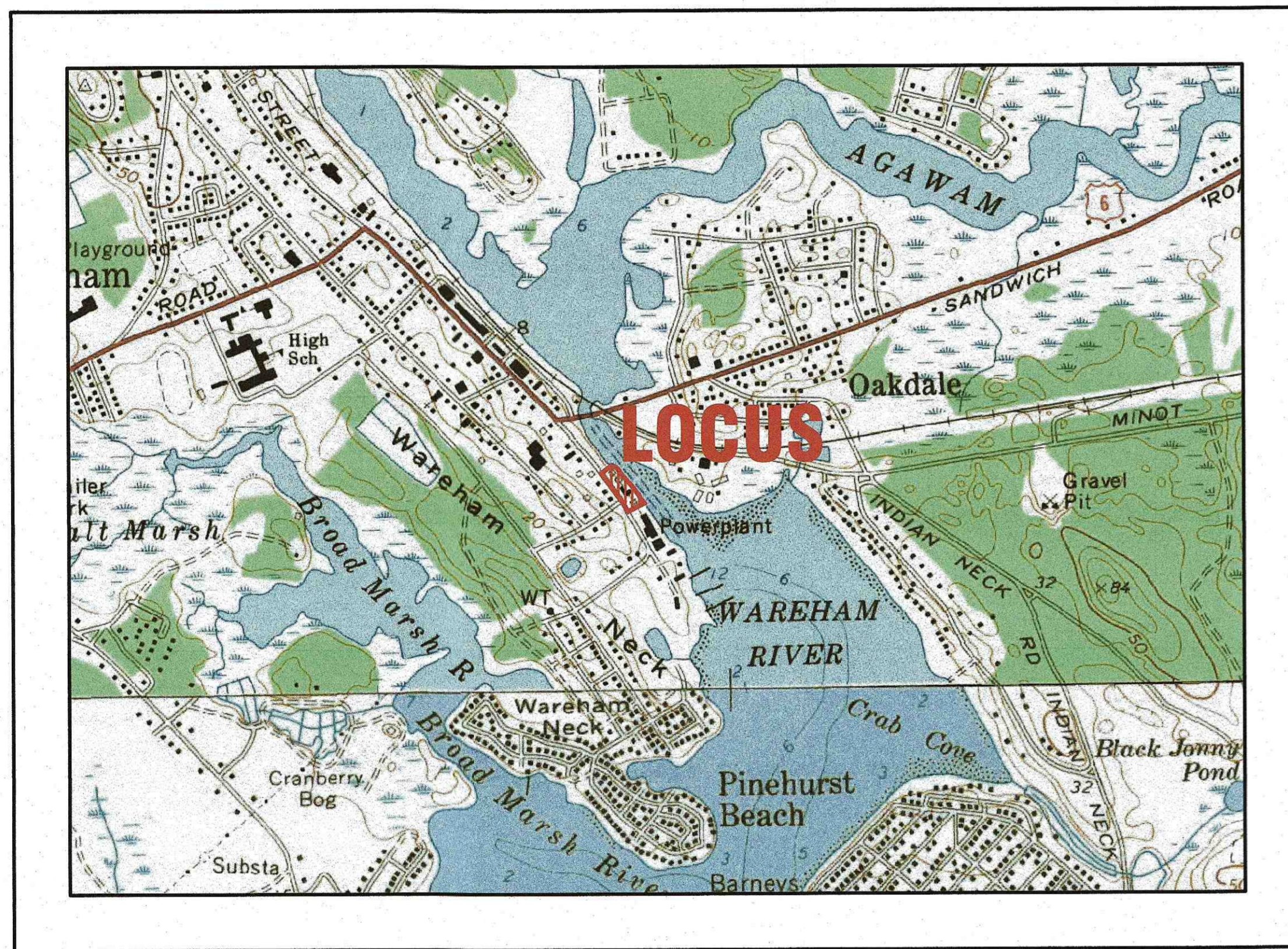


MAJOR MODIFICATION SITE DEVELOPMENT PLAN

59 MAIN STREET
WAREHAM, MASSACHUSETTS

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

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



— U.S.G.S. LOCUS PLAN —
SCALE: 1"=1000'



— AERIAL OVERVIEW —
SCALE: 1"=200'

ZONING DATA:

ZONE: WAREHAM VILLAGE 1 (WV1)
(WAREHAM VILLAGE 1 REINVESTMENT SUBDISTRICT)

SETBACKS:
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%
LANDSCAPE BUFFER: AS SHOWN ON PLANS

*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	ALLOWED	PROVIDED
LOT AREA:	5,000 S.F.	61,187± S.F.
*FRONT SETBACK:	*	53.5'
SIDE SETBACK:	10'	11.3'
REAR SETBACK:	10'	26.8'±
BUILDING COVERAGE:	30%	17.6%±
IMPERVIOUS SURFACE:	70%	62.3%±

PARKING DATA:

REQUIRED:
MARINA: 0.5 SPACE PER SLIP
24 SLIPs x 0.5 SPACE = 12 SPACES
RESTAURANT/FUNCTION HALL: 1 SPACE PER 5 SEATS
150 SEATS / 1 PER 5 SEATS = 30 SPACES
RESTURANT W/O SEATING = 3 SPACES
TOTAL NUMBER OF PARKING SPACES REQUIRED: 45
TOTAL PROVIDED: 46 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

NOVEMBER 22, 2021

PLAN INDEX:
SHEET NO.:

- 1
- 2
- 3
- 4
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- 7
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- 9
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- 11

DESCRIPTION:

- COVER SHEET
- GENERAL NOTES & LEGEND
- EX. CONDITIONS & DEMOLITION
- LAYOUT PLAN
- UTILITIES PLAN
- GRADING & DRAINAGE PLAN
- LANDSCAPING PLAN
- EROSION CONTROL PLAN
- DETAIL SHEET 1
- DETAIL SHEET 2
- DETAIL SHEET 3

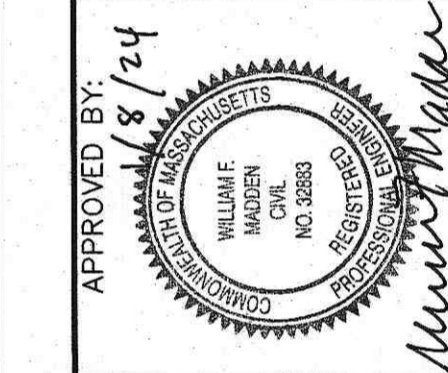
FLOOD ZONE DATA:

THE PROJECT IS LOCATED IN FLOOD ZONE AE-16 AS SHOWN ON
THE FEMA FLOOD INSURANCE RATE MAP NUMBER 25023C0489L,
DATED JULY 6, 2021. THE PROJECT IS ALSO WITHIN THE LIMIT
OF MODERATE WAVE ACTION (LIMWA) AREA.

REV.	DATE	BY	APP'D	DESCRIPTION
7	1/5/24	JMP	WFM	REV. ZONING DATA & PARKING TABLES
6	11/8/23	JMP	WFM	MAJOR MODIFICATION
5	7/5/23	JMP	WFM	SITE PLAN REVISIONS
4	6/23/22	JMP	WFM	SITE PLAN REVISIONS
3	2/15/22	JMP	WFM	REV. ZONING DATA TABLE
2	1/18/22	JMP	WFM	PER PEER REVIEW COMMENTS
1	1/4/22	JMP	WFM	REV. BLDG. & IMPERV. SURFACE COVERAGES

DATE: NOV. 22, 2021
DRAWN BY: JMP
CHECKED BY: WFM
JOB NO.: 20-9438
SCALE: AS NOTED

APPROVED BY:



G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
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MAJOR MODIFICATION
SITE DEVELOPMENT PLAN
COVER SHEET
WAREHAM, MA
59 MAIN STREET
PREPARED FOR:
WARREN QOZB, LLC
CARVER, MA
P.O. BOX 1206

JOB NO.: 20-9438
DWG.
1 OF 11

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...

CONSTRUCTION NOTES:

- 1. IN GENERAL, THE PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EVERY FITTING, CHANGE IN DIRECTION OR DETAIL OF CONSTRUCTION.

EROSION CONTROL NOTES:

- 1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENTATION CONTROL DEVICES ON SITE DURING CONSTRUCTION...

DRAINAGE OPERATION AND MAINTENANCE SCHEDULE:

THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PERIOD IS THE RESPONSIBILITY OF THE CONTRACTOR...

- 1. IN CONJUNCTION WITH THE SITE CONSTRUCTION, ALL DRAINAGE STRUCTURES SHALL BE INSTALLED AND THE AFFECTED AREAS STABILIZED (LOAM AND SEED, HYDROSEED, PLANTED, FIRE-RAP, ETC.)...

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...

- 1. PARKING LOT SWEEPING IS AN EFFECTIVE NONSTRUCTURAL SOURCE CONTROL THAT WILL REMOVE SEDIMENT FROM PAVED SURFACES...

DRAINAGE INSTALLATION NOTES:

- 1. ALL DRAINAGE PIPES, UNLESS OTHERWISE NOTED, ARE TO BE ADS N-12 PIPE WITH SOIL TIGHT JOINTS AND FITTINGS...

WATER INSTALLATION NOTES:

- 1. ALL WATER MAINS, SERVICES, GATE VALVES/GATE BOX, CURB STOPS, HYDRANTS, FITTINGS, ETC. & METHOD OF INSTALLATION SHALL CONFORM TO THE TOWN OF WAREHAM FIRE DISTRICT RULES & REGULATIONS.

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...

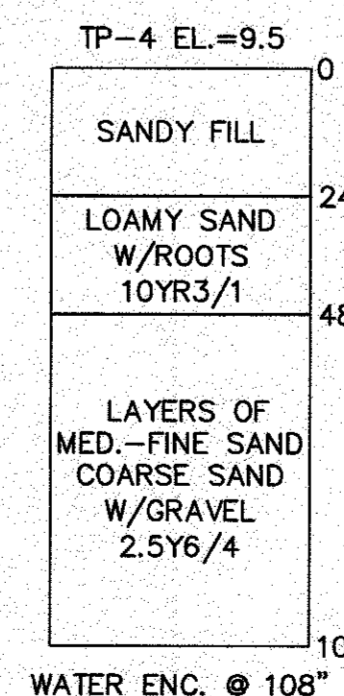
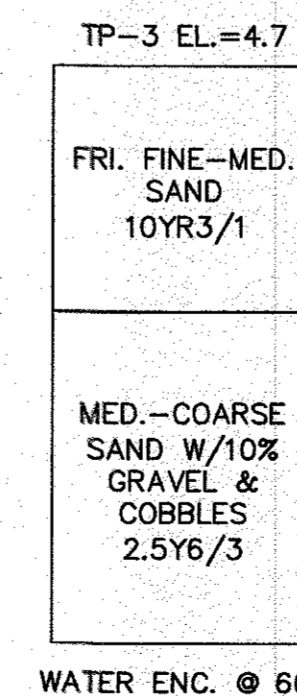
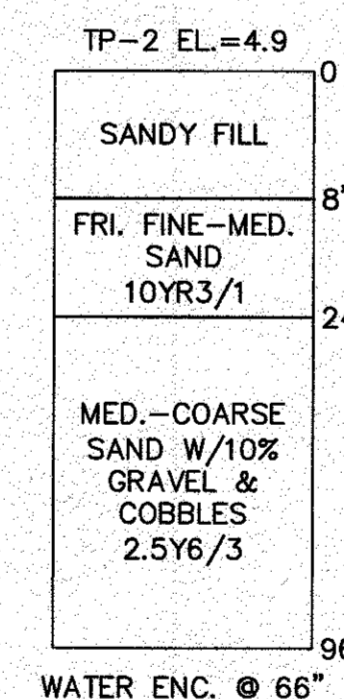
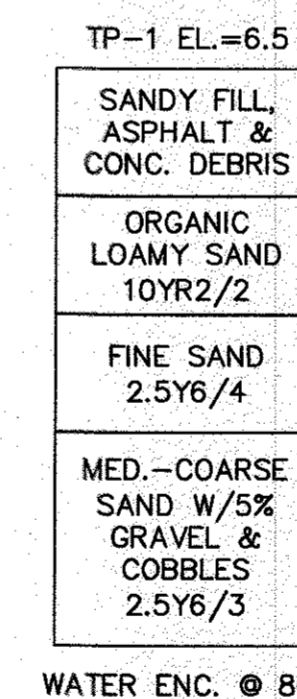
ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes terms like AC (Asbestos Concrete), ADS (Advanced Drainage System), and various pipe types.

Approval and revision table with columns: NO CHANGE THIS SHEET, MAJOR MODIFICATION, MISC. NOTES, SITE PLAN REVISIONS, MISC. NOTES, PER PEER REVIEW COMMENTS, ADDED TEST PIT DATA, and DESCRIPTION.

TEST PIT DATA

DATE OF TESTING: NOVEMBER 30, 2021 PERFORMED BY: BRIAN GRADY, G.A.F. ENGINEERING, INC. REFER TO EXISTING CONDITIONS & DEMOLITION PLAN FOR TEST PIT LOCATIONS



NOTE: WHERE REQUIRED THE CONTRACTOR TO REMOVE ALL UNSUITABLE SOILS AND REPLACE WITH CLEAN SAND AND GRAVEL APPROVED BY DESIGN ENGINEER.

LEGEND section containing symbols and descriptions for existing and proposed features like contours, wetlands, river banks, flood zones, utilities, and structures.

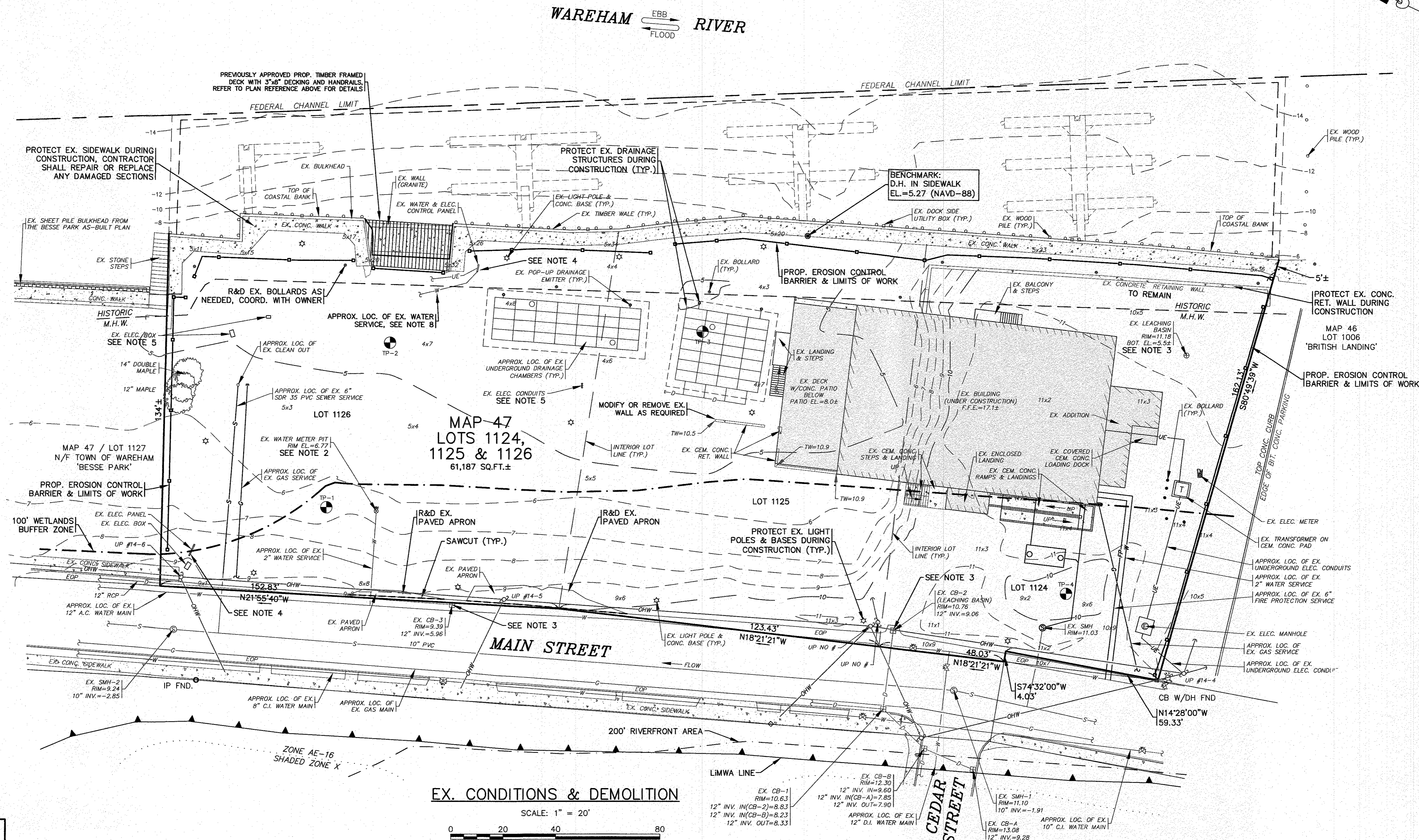
Professional Engineer and Land Surveyors information for G.A.F. ENGINEERING, INC. and Warren Qozb, LLC, including contact details and project name.

NOTES:

- CONTRACTOR SHALL PROVIDE AND MAINTAIN DOUBLE STAKED HAY BALES WITH SILT FENCE EROSION CONTROL BARRIER AS SHOWN ON THE PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL VEGETATION IS ESTABLISHED.
- CONTRACTOR SHALL CONFIRM LOCATION AND CONDITION OF EXISTING WATER METER PIT AND COORDINATE WITH THE TOWN OF WAREHAM WATER DEPARTMENT PRIOR TO CONSTRUCTION. PROVIDE NEW H.D.C.I. FRAME AND COVER TO FINISHED GRADE, COVER TO READ 'WATER'. CONTRACTOR SHALL PROTECT EXISTING WATER METER PIT DURING CONSTRUCTION.
- EXISTING CATCH BASINS SHALL HAVE A TEMPORARY SILT SACK OR AN APPROVED EQUAL INSTALLED WITHIN PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE SILT SACKS AT THE COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL CONFIRM THE LOCATIONS OF ALL EXISTING ABOVE OR UNDERGROUND UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRIC. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL SUB CONTRACTOR FOR RELOCATING THE EXISTING ELECTRIC BOX AND ANY ELECTRIC CONDUITS.
- ALL DEBRIS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED.
- ANY EXCAVATION/REMOVAL OF EXISTING FEATURES BELOW ADJACENT GRADE SHALL BE REFILLED WITH STRUCTURAL FILL AND COMPACTED.
- CONTRACTOR SHALL CONFIRM LOCATION OF EXISTING WATER SERVICE PRIOR TO CONSTRUCTION. EXISTING WATER SERVICE SHALL BE RELOCATED, CONTRACTOR SHALL COORDINATE WITH PLUMBER AND WATER DEPARTMENT FOR DETAILS ON RELOCATING THE WATER SERVICE.

PLAN REFERENCE:

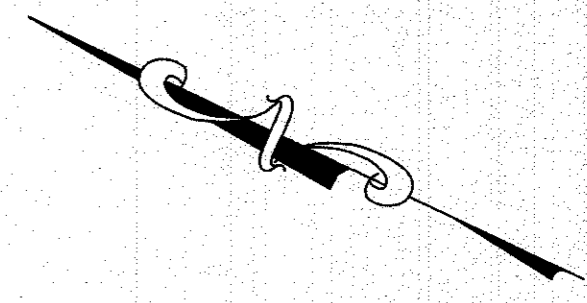
REFER TO A PLANS PREPARED BY G.A.F. ENGINEERING, INC. ENTITLED "PLANS ACCOMPANYING PETITION OF WARREN QOZB, LLC TO RECONFIGURE PREVIOUSLY LICENSED TIMBER PILES, RAMPS & FLOATS WITHIN THE EXISTING MARINA RECONFIGURATION ZONE AT 59 MAIN STREET, WAREHAM RIVER, WAREHAM, MA." DATED: DECEMBER 17, 2021 AND LAST REVISED JANUARY 10, 2022. REFER TO AN AMENDED ORDER OF CONDITIONS ISSUED BY THE TOWN OF WAREHAM CONSERVATION COMMISSION UNDER MASSDEP FILE No. SE76-2664, DATED: FEBRUARY 23, 2022.



EX. CONDITIONS & DEMOLITION

SCALE: 1" = 20'
0 20 40 80

WAREHAM RIVER
EBB FLOOD



REV.	DATE	BY	APP'D	DESCRIPTION
7	1/5/24	JMP	WFM	ADDED PLAN REF. & TIMBER DECK
6	11/8/23	JMP	WFM	MAJOR MODIFICATION
5	7/5/23	JMP	WFM	ADDED AS-BUILT ELEC. & TRANSFORMER LOCATIONS
4	6/23/22	JMP	WFM	SITE PLAN REVISIONS
3	2/15/22	JMP	WFM	NO CHANGE THIS SHEET
2	1/18/22	JMP	WFM	PER PEER REVIEW COMMENTS
1	1/4/22	JMP	WFM	ADDED TEST PIT LOCATIONS

DATE: NOV. 22, 2021
DRAWN BY: JMP
CHECKED BY: WFM
JOB NO.: 20-9438
SCALE: 1" = 20'

APPROVED BY:
11/8/24
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@gafeng.com

MAJOR MODIFICATION
SITE DEVELOPMENT PLAN
EX. CONDITIONS & DEMOLITION
WAREHAM, MA
59 MAIN STREET
WARREN QOZB, LLC
P.O. BOX 1206
WAREHAM, MA 02571
CARVER, MA

PREPARED FOR:
WARREN QOZB, LLC
P.O. BOX 1206
WAREHAM, MA 02571
CARVER, MA

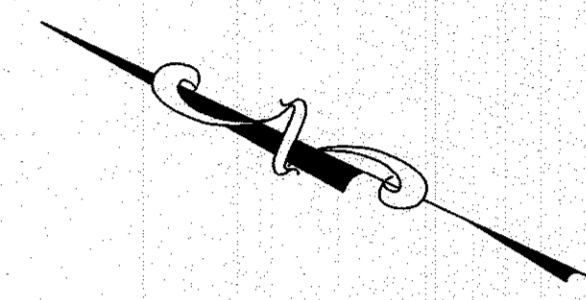
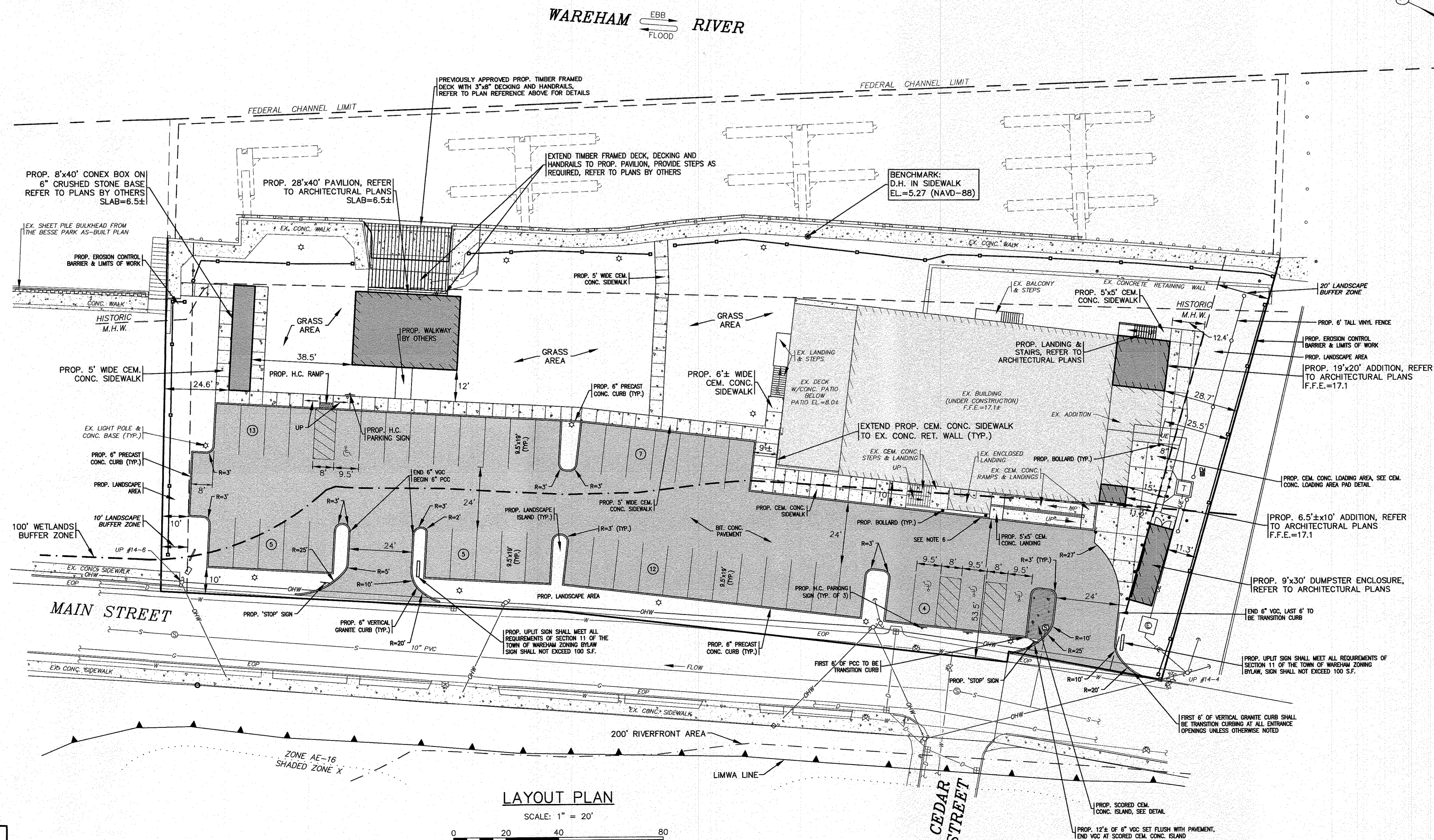
JOB NO.: 20-9438
DWG. 3 OF 11

NOTES:

- REFER TO ARCHITECTURAL PLANS BY OTHERS FOR COMPLETE DIMENSIONS, CONSTRUCTION SPECIFICATIONS AND DETAILS OF THE PROPOSED PAVILION AND THE PROPOSED BUILDING ADDITIONS. CONTRACTOR SHALL CONFIRM FINISHED FLOOR ELEVATION WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL CONSTRUCTION SHALL COMPLY WITH ALL ASCE 24, MASSACHUSETTS AND INTERNATIONAL BUILDING CODE REQUIREMENTS, AS APPLICABLE FOR CONSTRUCTION IN FLOOD ZONES. REFER TO ARCHITECTURAL & STRUCTURAL PLANS BY OTHERS.
- REFER TO PLANS BY OTHERS FOR COMPLETE DIMENSIONS, CONSTRUCTION SPECIFICATIONS AND DETAILS OF THE PROPOSED 8'x40' CONEX BOX. ALL CONSTRUCTION SHALL COMPLY WITH ALL ASCE 24, MASSACHUSETTS AND INTERNATIONAL BUILDING CODE REQUIREMENTS, AS APPLICABLE FOR CONSTRUCTION IN FLOOD ZONES.
- REFER TO ARCHITECTURAL PLANS BY OTHERS FOR COMPLETE DIMENSIONS, CONSTRUCTION SPECIFICATIONS AND DETAILS OF THE PROPOSED DUMPSTER ENCLOSURE. CONTRACTOR SHALL CONFIRM SLAB ELEVATION WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL CONSTRUCTION SHALL COMPLY WITH ALL ASCE 24, MASSACHUSETTS AND INTERNATIONAL BUILDING CODE REQUIREMENTS, AS APPLICABLE FOR CONSTRUCTION IN FLOOD ZONES.
- REFER TO ARCHITECTURAL PLANS BY OTHERS FOR ALL PROPOSED HANDICAP RAMPS & LANDINGS DIMENSIONS, CONSTRUCTION SPECIFICATIONS AND DETAILS. ALL PROPOSED RAMPS & LANDINGS SHALL BE PROVIDED WITH HANDRAILS PER ADA AND BUILDING CODE REGULATIONS. ALL PROPOSED HANDICAP RAMPS & LANDINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL ADA AND BUILDING CODE REGULATIONS.
- REFER TO PLANS BY OTHERS FOR COMPLETE DIMENSIONS, CONSTRUCTION SPECIFICATIONS AND DETAILS OF ALL THE PROPOSED STAIRS AND LANDINGS. ALL CONSTRUCTION SHALL COMPLY WITH ALL ASCE 24, MASSACHUSETTS AND INTERNATIONAL BUILDING CODE REQUIREMENTS, AS APPLICABLE FOR CONSTRUCTION IN FLOOD ZONES.
- THE LAST 6' OF CURBING SHALL BE TRANSITION CURBING.
- TRANSFORMER ON CEMENT CONCRETE PAD, CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR FINAL LOCATION, SIZE, CONFIGURATION AND ALL CONSTRUCTION DETAILS OF TRANSFORMER. TRANSFORMER SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL FLOOD ZONE SPECIFICATIONS AND REGULATIONS, COORDINATE WITH LOCAL UTILITY COMPANY.

PLAN REFERENCE:

REFER TO A PLANS PREPARED BY G.A.F. ENGINEERING, INC. ENTITLED "PLANS ACCOMPANYING PETITION OF WARREN QOZB, LLC TO RECONFIGURE PREVIOUSLY LICENSED TIMBER PILES, RAMPS & FLOATS WITHIN THE EXISTING MARINA RECONFIGURATION ZONE AT 59 MAIN STREET, WAREHAM RIVER, WAREHAM, MA." DATED: DECEMBER 17, 2021 AND LAST REVISED JANUARY 10, 2022. REFER TO AN AMENDED ORDER OF CONDITIONS ISSUED BY THE TOWN OF WAREHAM CONSERVATION COMMISSION UNDER MASSDEP FILE No. SE76-2664, DATED: FEBRUARY 23, 2022.



REV.	DATE	BY	DESCRIPTION
7	1/5/24	JMP	WFM
6	11/8/23	JMP	WFM
5	7/5/23	JMP	WFM
4	6/23/22	JMP	WFM
3	2/15/22	JMP	WFM
2	1/16/22	JMP	WFM
1	1/4/22	JMP	WFM
		BY	APP'D

DATE: NOV. 22, 2021
 DRAWN BY: JMP
 CHECKED BY: WFM
 JOB NO.: 20-9438
 SCALE: 1" = 20'

APPROVED BY:

WILLIAM J. MURPHY
 PROFESSIONAL ENGINEER
 NO. 28383

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 266 MAIN STREET - WAREHAM, MA 02571
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 E-MAIL: info@gafenginc.com

MAJOR MODIFICATION
 SITE DEVELOPMENT PLAN
 LAYOUT PLAN

WARREN QOZB, LLC
 59 MAIN STREET
 WAREHAM, MA

CARVER, MA
 P.O. BOX 1206

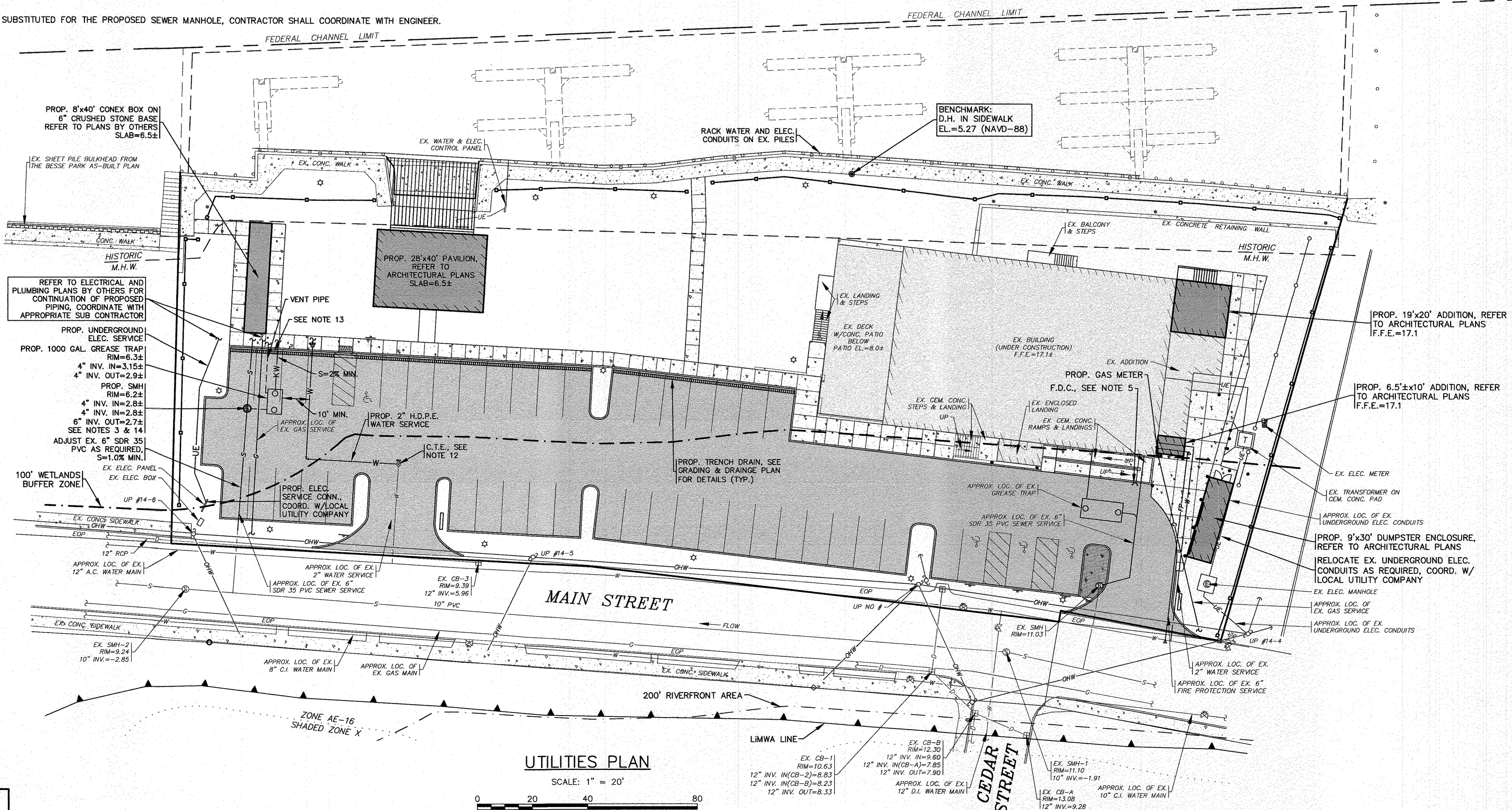
PERMIT SET
 (NOT FOR CONSTRUCTION)

H:\GAF DRAWINGS\2023 DRAWINGS\20-9438 (DANNY INHOFF)\9438 SITE PLAN_2023_MAJOR MOD.dwg

NOTES:

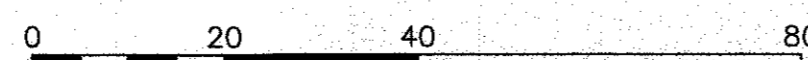
- EXTEND UTILITY SERVICES TO PROPOSED PAVILION AS REQUIRED. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE SUB CONTRACTOR FOR DETAILS.
- CONTRACTOR SHALL CONFIRM EXISTING 6" SDR 35 PVC SEWER LOCATION & ELEVATION PRIOR TO CONSTRUCTION. EXISTING 6" SEWER SHALL BE ADJUSTED AS REQUIRED, MAINTAIN 1.0% SLOPE.
- ALL SEWER WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF WAREHAM SEWER COMMISSIONERS RULES & REGULATIONS, AND MEET ALL FLOOD ZONE REQUIREMENTS.
- CONTRACTOR SHALL CONFIRM THE LOCATIONS OF ALL EXISTING ABOVE OR UNDERGROUND UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRIC. WHEN REQUIRED THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE SUB CONTRACTOR PRIOR TO RELOCATING ANY EXISTING UTILITY.
- CONTRACTOR TO COORDINATE WITH THE FIRE PROTECTION CONTRACTOR FOR ALL DETAILS ON THE PROPOSED BUILDING FIRE PROTECTION SYSTEM AND THE FIRE DEPARTMENT CONNECTION (F.D.C.).
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR FINAL LOCATION AND ALL CONSTRUCTION DETAILS OF THE ELECTRIC SERVICE CONNECTION. REFER TO ELECTRICAL PLANS BY OTHERS FOR FINAL LOCATIONS AND ALL CONSTRUCTION DETAILS ON THE PROPOSED UNDERGROUND ELECTRIC.
- THE FINAL LOCATIONS AND CONSTRUCTION DETAILS OF THE PROPOSED GAS METER SHALL BE DETERMINED BY THE LOCAL GAS COMPANY. CONTRACTOR SHALL COORDINATE WITH LOCAL GAS COMPANY PRIOR TO CONSTRUCTION.
- IF REQUIRED, AT ANY WATER AND SEWER LINE CROSSING ONE FULL LENGTH OF SEWER PIPE SHALL BE 200 PSI PRESSURE RATED PIPE CENTERED OVER WATER LINE MEETING LATEST AWWA STANDARDS AND SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS. WATER AND SEWER LINES SHALL HAVE A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN PIPES.
- THE PROPOSED GREASE TRAP SHALL BE PROVIDED WITH (2) BOLTED & GASKETED HEAVY DUTY CAST IRON (H.D.C.I.) FRAMES AND COVERS TO GRADE AS SHOWN. ALL COVERS SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS. COVERS TO READ 'SEWER'. FINAL DESIGN OF PROPOSED GREASE TRAPS AND VENTS BY OTHERS, COORDINATE WITH PLUMBING CONTRACTOR.
- CONTRACTOR SHALL COORDINATE WITH PLUMBING CONTRACTOR FOR BUILDING SEWER INVERTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS IN THE FIELD. ALL INTERIOR PLUMBING SHALL BE DESIGNED BY OTHERS.
- ALL WATER WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF WAREHAM WATER DEPARTMENT RULES AND REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH THE TOWN OF WAREHAM WATER DEPARTMENT PRIOR TO CONNECTION. PROVIDE NEW H.D.C.I. FRAME AND COVER TO FINISHED GRADE, COVER TO READ 'WATER'.
- ALL PROPOSED UTILITIES TO BE INSTALLED UNDER THE TRENCH DRAIN, CONTRACTOR SHALL COORDINATE ANY CONFLICTS WITH APPROPRIATE UTILITY SUB CONTRACTOR.
- A DOGHOUSE SEWER MANHOLE MAY BE SUBSTITUTED FOR THE PROPOSED SEWER MANHOLE, CONTRACTOR SHALL COORDINATE WITH ENGINEER.

WAREHAM RIVER
 EBB FLOOD



UTILITIES PLAN

SCALE: 1" = 20'



REV.	DATE	BY	APP'D	DESCRIPTION
7	1/5/24	JMP	WFM	RELOCATED CONEX. BOX, REV. PAVILION
6	11/8/23	JMP	WFM	MAJOR MODIFICATION
5	7/5/23	JMP	WFM	SITE PLAN REVISIONS
4	6/23/22	JMP	WFM	SITE PLAN REVISIONS
3	2/15/22	JMP	WFM	INCREASED NW DRIVEWAY TO 24' WIDE
2	1/18/22	JMP	WFM	PER PEER REVIEW COMMENTS
1	1/4/22	JMP	WFM	PER REV. BLDG. PLANS/TOWN COMMENTS

DATE: NOV. 22, 2021
 DRAWN BY: JMP
 CHECKED BY: WFM
 JOB NO.: 20-9438
 SCALE: 1" = 20'

APPROVED BY:

WILLIAM MADER
 REGISTERED PROFESSIONAL ENGINEER
 NO. 28883

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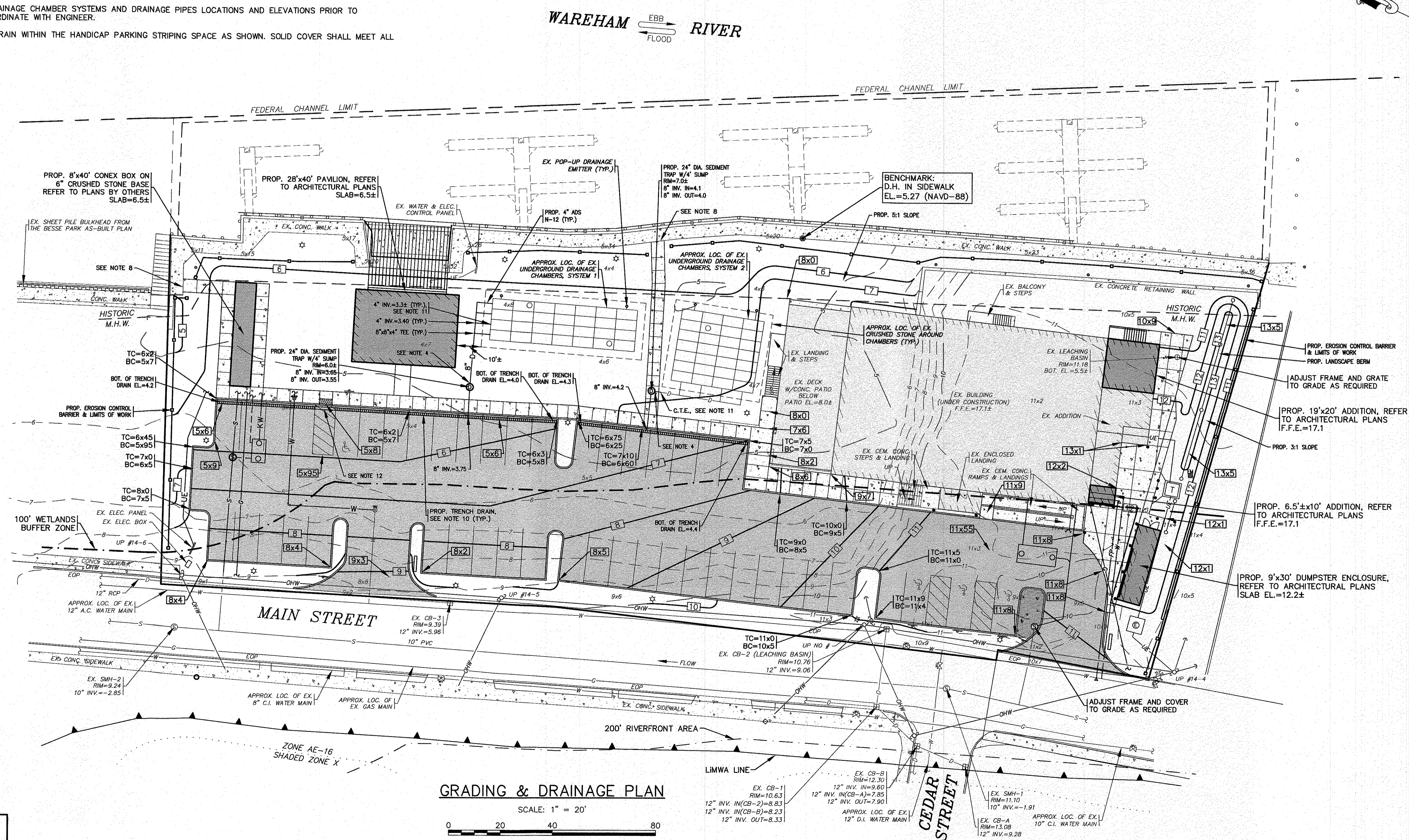
MAJOR MODIFICATION
 SITE DEVELOPMENT PLAN
 UTILITIES PLAN

PREPARED FOR:
WARREN QOZB, LLC
 59 MAIN STREET WAREHAM, MA
 P.O. BOX 1206 CARVER, MA

H:\GAF\DRAWINGS\2020 DRAWINGS\20-9438 (DRAFT) (REVISED) (6/23/24)\1418 SITE PLAN 2021.MXD

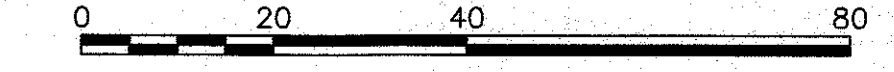
NOTES:

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- REFER TO PLANS BY OTHERS FOR COMPLETE DIMENSIONS, CONSTRUCTION SPECIFICATIONS AND DETAILS OF THE PROPOSED 8'x40' CONEX BOX. ALL CONSTRUCTION SHALL COMPLY WITH ALL ASCE 24, MASSACHUSETTS AND INTERNATIONAL BUILDING CODE REQUIREMENTS, AS APPLICABLE FOR CONSTRUCTION IN FLOOD ZONES.
- REFER TO ARCHITECTURAL PLANS BY OTHERS FOR COMPLETE DIMENSIONS, CONSTRUCTION SPECIFICATIONS AND DETAILS OF THE PROPOSED DUMPSTER ENCLOSURE. CONTRACTOR SHALL CONFIRM SLAB ELEVATION WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL CONSTRUCTION SHALL COMPLY WITH ALL ASCE 24, MASSACHUSETTS AND INTERNATIONAL BUILDING CODE REQUIREMENTS, AS APPLICABLE FOR CONSTRUCTION IN FLOOD ZONES.
- PROPOSED 24" DIA. SEDIMENT TRAP WITH 4" SUMP SHALL BE PROVIDED WITH BOLTED & GASKETED H.D.C.I. FRAME AND COVER TO FINISHED GRADE, COVER TO READ 'DRAIN'. ALL COVERS SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS. ALL OUTLET PIPES SHALL BE PROVIDED WITH A NYLOPLAST ENVIROHOOD OR AN APPROVED EQUAL.
- WATER MAIN/SERVICES SHALL BE INSTALLED A MINIMUM OF 18" BELOW ALL PROPOSED DRAINAGE LINES.
- DOWNPOUTS ON FRONT & BACK OF THE EXISTING BUILDING SHALL BE PIPED TO THE INFILTRATION DRAINAGE SYSTEM #2. DOWNPOUTS ON THE FRONT & BACK OF THE PROPOSED PAVILION BUILDING SHALL BE PIPED TO THE INFILTRATION DRAINAGE SYSTEM #1. REFER TO ARCHITECTURAL PLANS FOR ALL DOWNPOUT LOCATIONS AND SIZES.
- ALL STONE AROUND PRECAST CEMENT CONCRETE LEACHING CHAMBERS SHALL BE 1.5"-2" DOUBLE WASHED CRUSHED STONE.
- MATCH PROPOSED SIDEWALK INTO EXISTING SIDEWALK LINE AND GRADE.
- FOR COMPLETE DRAINAGE OPERATION AND MAINTENANCE NOTES SEE SHEET 2.
- PROPOSED TRENCH DRAIN SHALL BE PROVIDED WITH HEEL PROOF GRATE. BOTTOM OF TRENCH DRAIN SHALL SLOPE AT 0.5% MIN. TOWARDS OUTLET PIPES.
- CONTRACTOR TO CONFIRM EXISTING DRAINAGE CHAMBER SYSTEMS AND DRAINAGE PIPES LOCATIONS AND ELEVATIONS PRIOR TO CONNECTION. CONTRACTOR SHALL COORDINATE WITH ENGINEER.
- PROVIDE SOLID COVER OVER TRENCH DRAIN WITHIN THE HANDICAP PARKING STRIPING SPACE AS SHOWN. SOLID COVER SHALL MEET ALL ADA REGULATIONS.



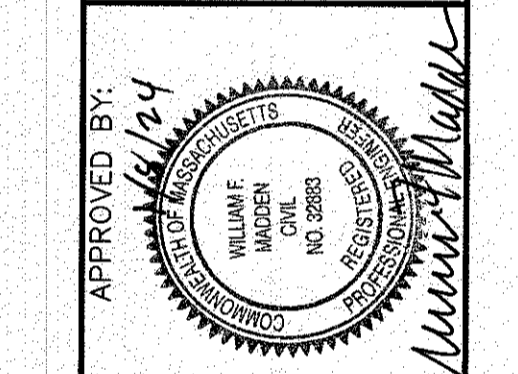
GRADING & DRAINAGE PLAN

SCALE: 1" = 20'



REV	DATE	BY	DESCRIPTION
7	1/5/24	JMP	WFM
6	11/8/23	JMP	WFM
5	7/5/23	JMP	WFM
4	6/23/22	JMP	WFM
3	2/15/22	JMP	WFM
2	1/18/22	JMP	WFM
1	1/4/22	JMP	WFM

DATE: NOV. 22, 2021
 DRAWN BY: JMP
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 JOB NO.: 20-943B
 SCALE: 1" = 20'



APPROVED BY: [Signature]
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 E-MAIL: info@gafenginc.com

PREPARED FOR:
WARREN QOZB, LLC
 59 MAIN STREET
 WAREHAM, MA
 P.O. BOX 1206
 CARVER, MA

JOB NO.: 20-943B
 DWG. NO.: 6 OF 11

H:\GAF DRAWINGS\2020 DRAWINGS\20-943B (DANNY WARREN)\943B.dwg (943B SITE PLAN 2023) WAZR.MXD

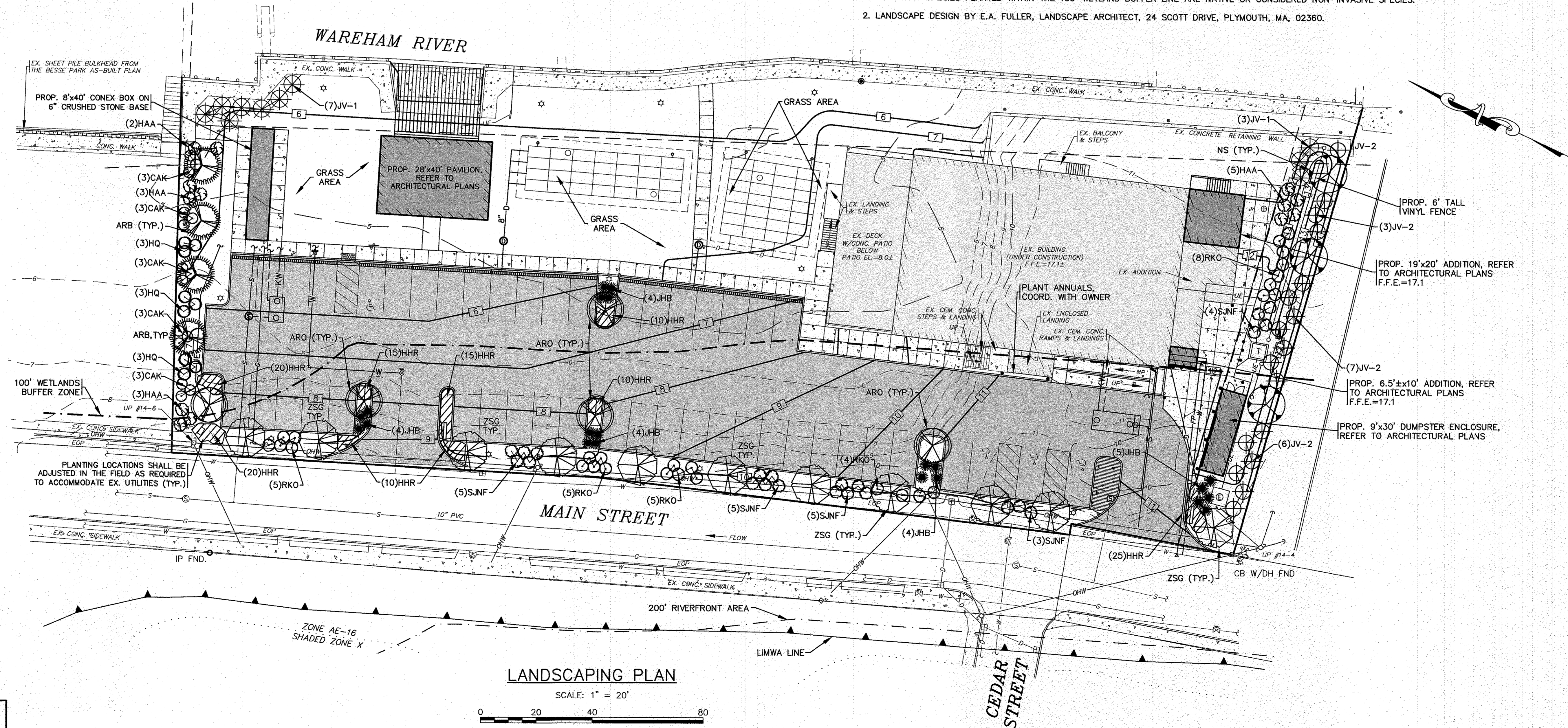
PLANTING STANDARDS:

- 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.
- PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE.
 - CALIPER MEASUREMENTS SHALL BE TAKEN SIX (6) INCHES ABOVE GRADE FOR TREES UNDER FOUR (4) INCHES IN DIAMETER AND TWELVE (12) INCHES ABOVE GRADE FOR TREES FOUR (4) INCHES IN DIAMETER AND LARGER.
 - MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX (6) FEET.
 - MINIMUM SIZE FOR SHADE TREES SHALL BE TWO AND ONE HALF (2.5) INCHES IN DIAMETER AND TWELVE (12) FEET IN HEIGHT.
 - MINIMUM SIZE FOR EVERGREEN TREES SHALL BE BETWEEN SIX (6) AND EIGHT (8) FEET IN HEIGHT
 - MINIMUM SIZE FOR SHRUBS SHALL BE THREE (3) FEET IN HEIGHT
- 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.
- A LANDSCAPE CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES, AND SHRUB BEDS AS FOLLOWS:
 - ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, WITH VERTICAL SIDES. THE TREE PIT SHALL BE DEEP ENOUGH TO ALLOW ONE-EIGHTH (1/8) OF THE BALL TO BE ABOVE THE EXISTING GRADE. PLANTS SHALL REST ON UNDISTURBED EXISTING SOIL OR WELL COMPACTED BACKFILL ON EVERY SIDE. THE TREE PITS MUST BE A MINIMUM OF 2 TIMES THE ROOT BALL DIAMETER.
 - IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE CULTIVATED TO AT LEAST EIGHTEEN (18) INCHES IN DEPTH. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE CULTIVATED TO AT LEAST TWELVE (12) INCHES IN DEPTH.
- EACH TREE, SHRUB, OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE.
- ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOD THAT HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SAUCERS, THE EDGE OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.
- 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.
- ALL AREAS THAT ARE NOT LANDSCAPED SHALL BE LOAMED AND SEEDDED.

PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	REMARKS
SHRUBS						
	13	HYDRANGEA ARBORESCENS 'ANNBELLE'	ANNAEELLE WHITE HYDRANGEA	24"-30' HT.	5 GAL. NATIVE SPECIES	PLANT 5' O.C.
	9	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	24"-30' HT.	5 GAL. NATIVE SPECIES	PLANT 5' O.C.
	21	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR GROUND JUNIPER	18"-24" SPR.	3 GAL. NATIVE SPECIES	PLANT 4' O.C.
	10	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7'-8' HT.	B & B NATIVE SPECIES	PLANT 6' O.C.
	17	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'-10' HT.	B & B NATIVE SPECIES	PLANT 8' O.C.
	27	ROSA HYBRID-'KNOCK OUT'	HYBRID SHRUB ROSE 5 WHITE & 10 RED	18"-24" HT.	3 GAL. NON-INVASIVE	PLANT 3' O.C.
	18	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH SPIREA	18"-24" HT.	3 GAL. NON-INVASIVE	PLANT 3' O.C.
SHADE & ORNAMENTAL TREES						
	5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL.	B & B NATIVE SPECIES	PLANT AS SHOWN
	4	ACER RUBRUM 'BOWHALL'	BOWHALL COLUMNAR SWAMP RED MAPLE	3" CAL.	B & B NATIVE SPECIES	PLANT AS SHOWN
	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	B & B NATIVE SPECIES	PLANT AS SHOWN
	11	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" CAL.	B & B	PLANT AS SHOWN
ORNAMENTAL GRASSES & PERENNIALS						
	15	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	36" HT. NON-INVASIVE	18" O.C.
	135	HEMEROCALIS 'HAPPY RETURNS'	HAPPY RETURNS DWARF YELLOW DAYLILY	1 GAL.	18" HT. NON-INVASIVE	12" O.C.

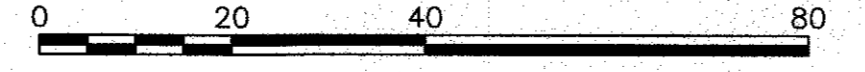
NOTES:

- ALL PLANT SPECIES PLANTED WITHIN THE 100' WETLAND BUFFER LINE ARE NATIVE OR CONSIDERED NON-INVASIVE SPECIES.
- LANDSCAPE DESIGN BY E.A. FULLER, LANDSCAPE ARCHITECT, 24 SCOTT DRIVE, PLYMOUTH, MA, 02360.



LANDSCAPING PLAN

SCALE: 1" = 20'



REV.	DATE	DESCRIPTION
7	1/5/24	RELOCATED CONEX BOX, REV. PAVILION
6	11/8/23	MAJOR MODIFICATION
5	7/5/23	SITE PLAN REVISIONS
4	6/23/22	SITE PLAN REVISIONS
3	2/15/22	INCREASED NW DRIVEWAY TO 24' WIDE
2	1/18/22	PER PEER REVIEW COMMENTS
1	1/4/22	PER REV. BLDG. PLANS/TOWN COMMENTS

DATE: NOV. 22, 2021
 DRAWN BY: JMP/JH
 CHECKED BY: EAF
 JOB NO.: 20-9438
 SCALE: 1" = 20'

APPROVED BY:

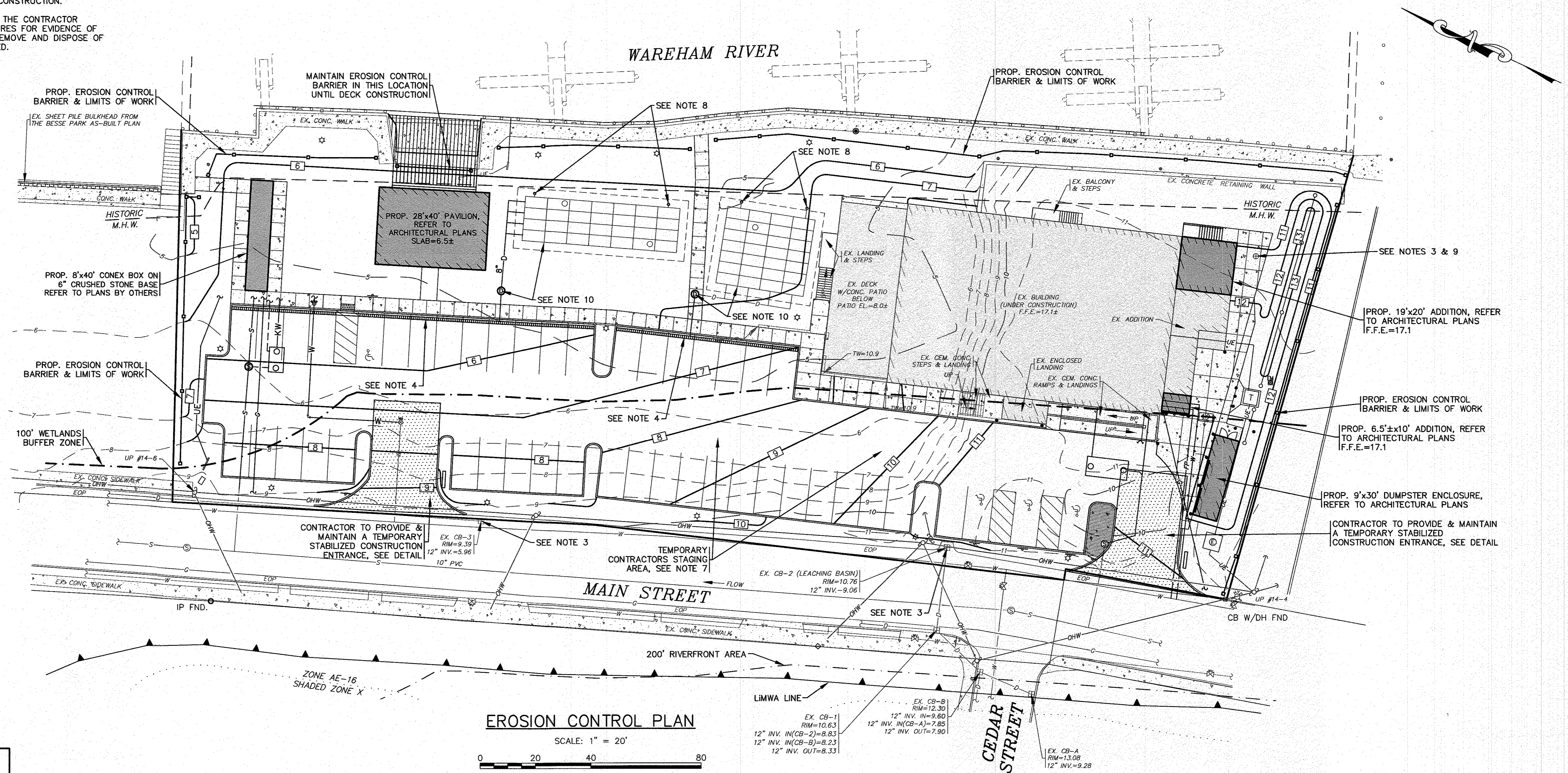
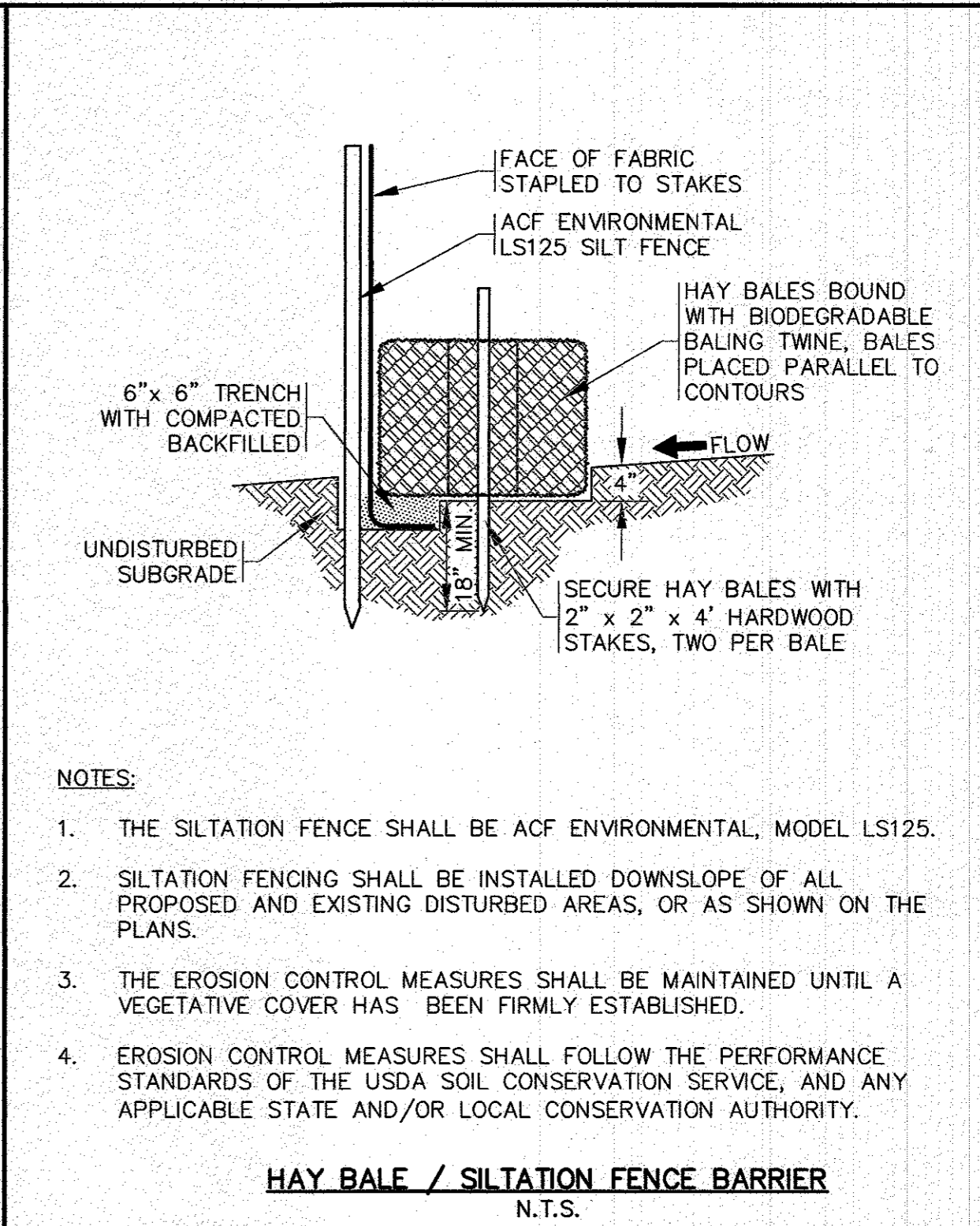
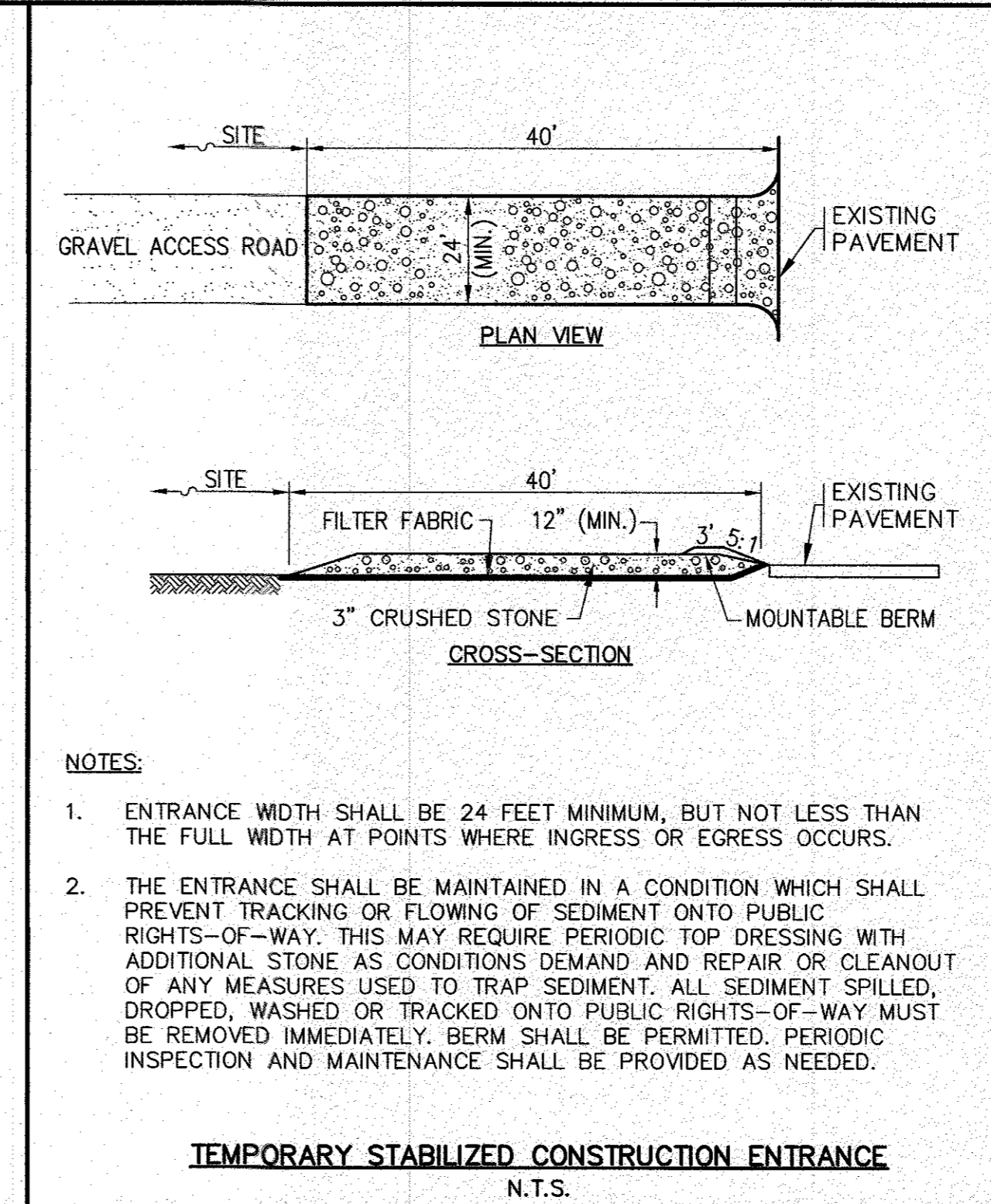
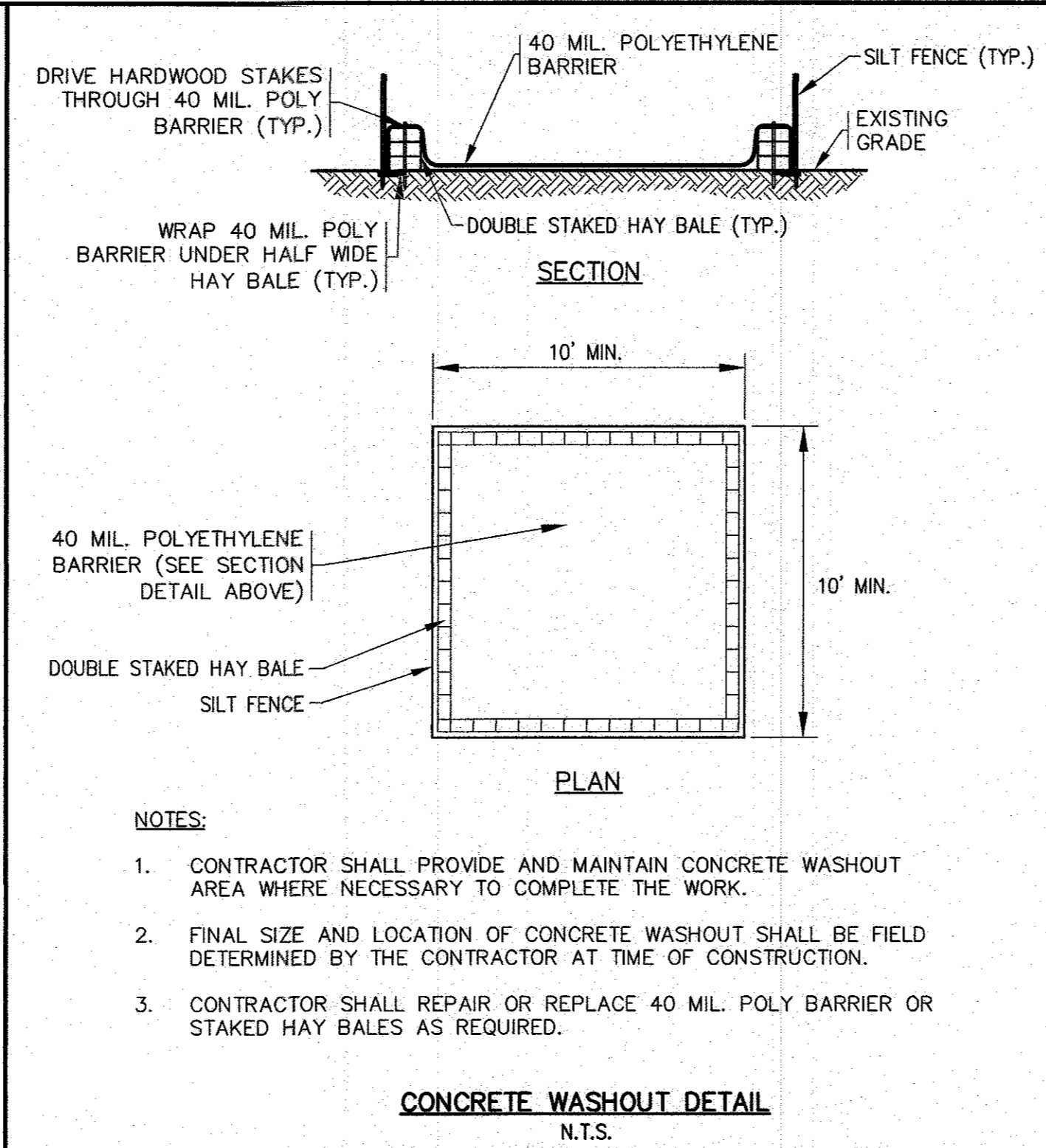
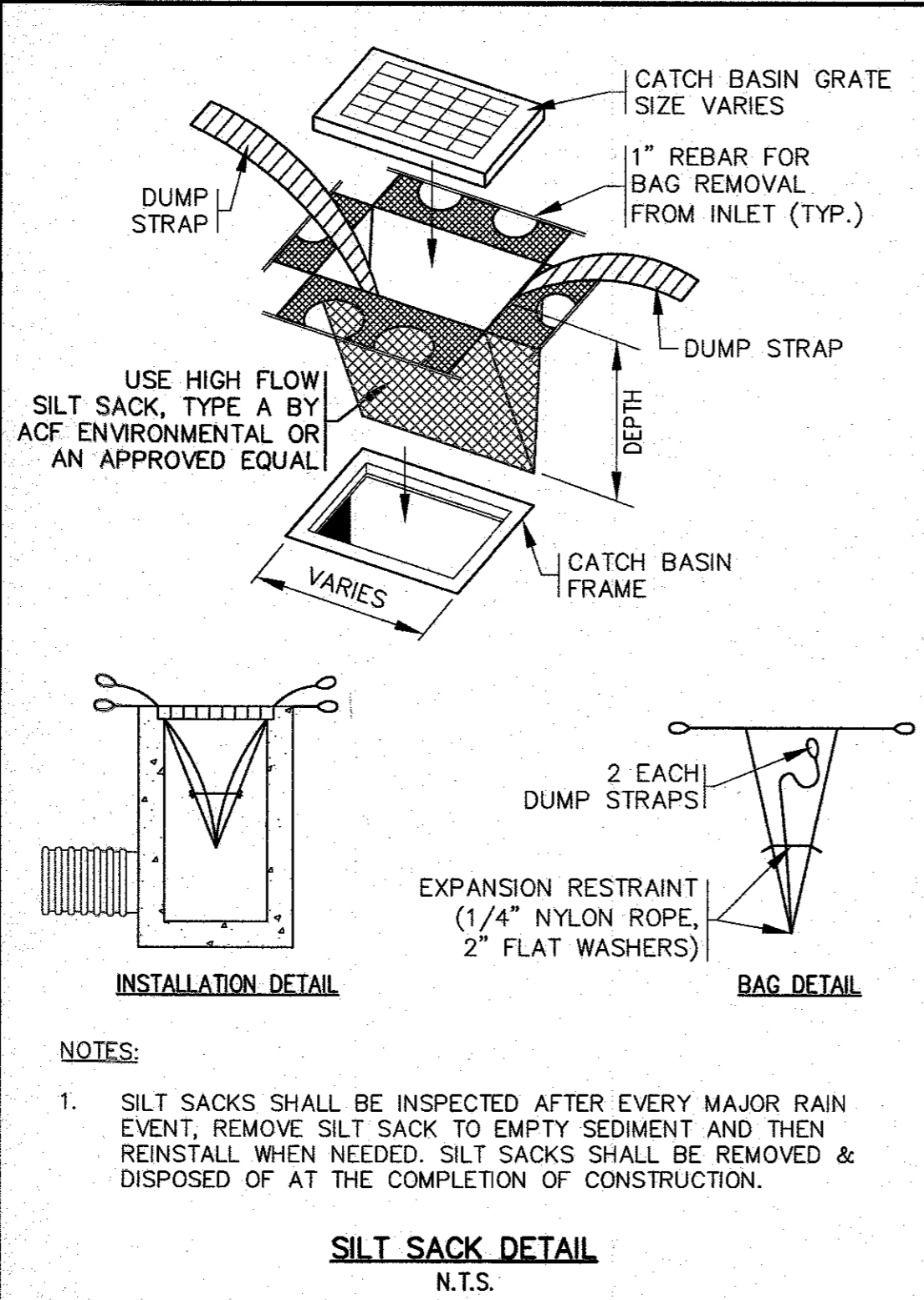
 William Fuller
 License No. 23893
 State of Massachusetts

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MAJOR MODIFICATION SITE DEVELOPMENT PLAN LANDSCAPING PLAN
 WAREHAM, MA
 PREPARED FOR:
WARREN QOZB, LLC
 59 MAIN STREET WAREHAM, MA
 P.O. BOX 1206 CARVER, MA
 JOB NO.: 20-9438
 DWG. 7 OF 11

NOTES:

1. A CONSTRUCTION ENTRANCE WILL NEED TO BE INSTALLED BEFORE ANY CONSTRUCTION ACTIVITY OCCURRING ON-SITE.
2. CONTRACTOR SHALL PROVIDE AND MAINTAIN DOUBLE STAKED HAY BALES WITH SILT FENCE EROSION CONTROL BARRIER AS SHOWN ON THE PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL VEGETATION IS ESTABLISHED.
3. EXISTING CATCH BASINS SHALL HAVE A TEMPORARY SILT SACK OR AN APPROVED EQUAL INSTALLED WITHIN PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE SILT SACKS AT THE COMPLETION OF CONSTRUCTION.
4. ALL TRENCH DRAINS 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. 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. DEWATERING IF REQUIRED SHALL BE DIRECTED TO A DEWATERING BASIN OR A DIRTBAG. FINAL SIZE AND LOCATION OF DEWATERING EQUIPMENT SHALL BE DETERMINED BY THE CONTRACTOR AT TIME OF CONSTRUCTION.
6. CEMENT CONCRETE WASHOUT AREA SHALL BE A RING OF DOUBLE STAKED HAY BALES WITH SILTATION FENCE AND LINED WITH A 40 MIL. POLYETHYLENE BARRIER. SEE DETAIL. FINAL WASHOUT SIZE AND LOCATION SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AT TIME OF CONSTRUCTION.
7. THE FINAL LOCATION OF CONTRACTORS STAGING AREA SHALL BE DETERMINED BY THE CONTRACTOR AT TIME OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH OWNER.
8. PROTECT THE POP-UP DRAINAGE EMITTER DURING CONSTRUCTION WITH A 12" PERFORATED PIPE PLACE AROUND THE UNIT DURING CONSTRUCTION.
9. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL INSPECT THE EXISTING LEACHING BASIN FOR ANY DEBRIS OR SEDIMENT ACCUMULATION. REMOVE AND DISPOSE OF ANY DEBRIS AND SEDIMENT AS REQUIRED. EXISTING LEACHING BASIN SHALL BE PUMPED CLEAN UPON COMPLETION OF CONSTRUCTION.
10. AT THE COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL INSPECT ALL DRAINAGE STRUCTURES FOR EVIDENCE OF SEDIMENT OR DEBRIS ACCUMULATION. REMOVE AND DISPOSE OF ANY DEBRIS AND SEDIMENT AS REQUIRED.



REV.	DATE	BY	APP'D	DESCRIPTION
7	1/5/24	JMP	WFM	RELOCATED CONEX BOX, REV. PAVILION
6	1/18/23	JMP	WFM	MAJOR MODIFICATION
5	7/5/23	JMP	WFM	SITE PLAN REVISIONS
4	6/23/22	JMP	WFM	SITE PLAN REVISIONS
3	2/15/22	JMP	WFM	INCREASED NW DRIVEWAY TO 24' WIDE
2	1/18/22	JMP	WFM	PER PEER REVIEW COMMENTS
1	1/4/22	JMP	WFM	PER PEER REVIEW COMMENTS

APPROVED BY: [Signature]

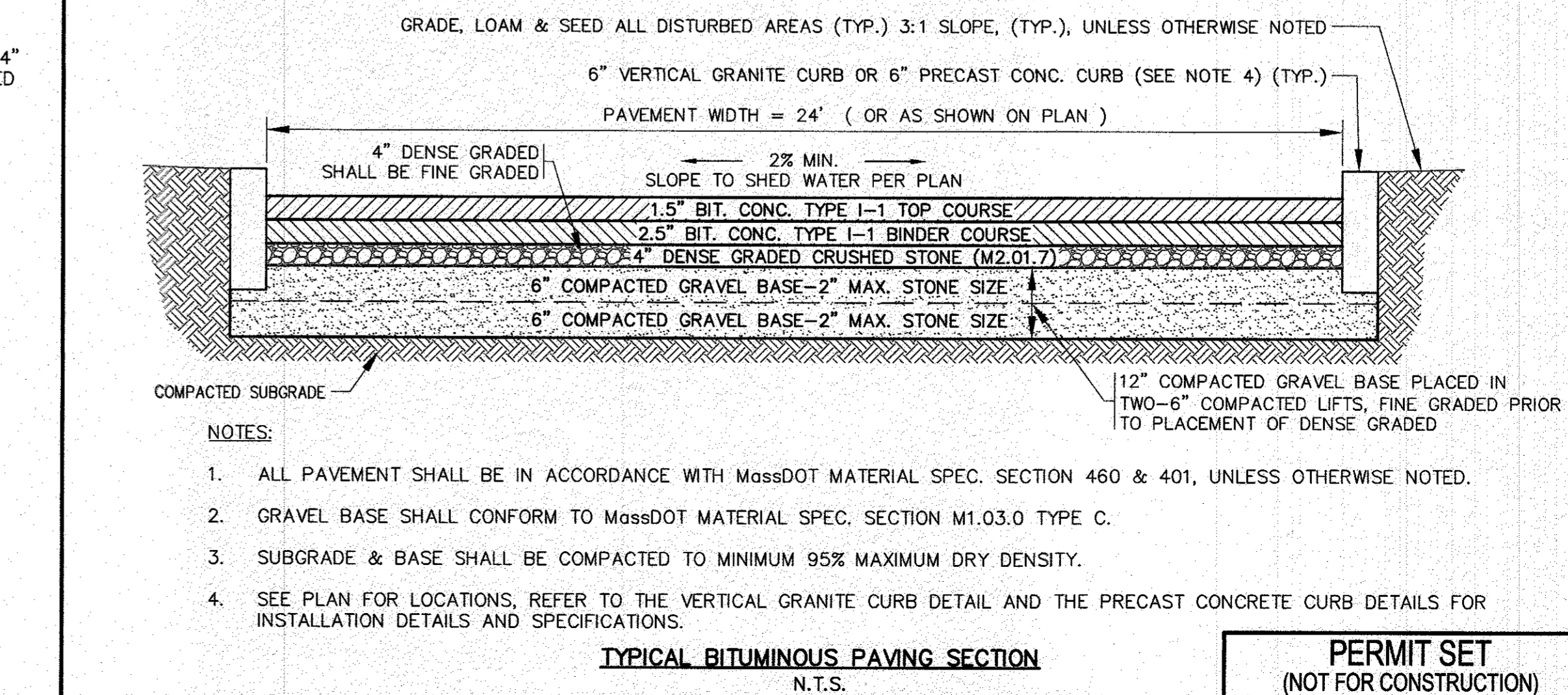
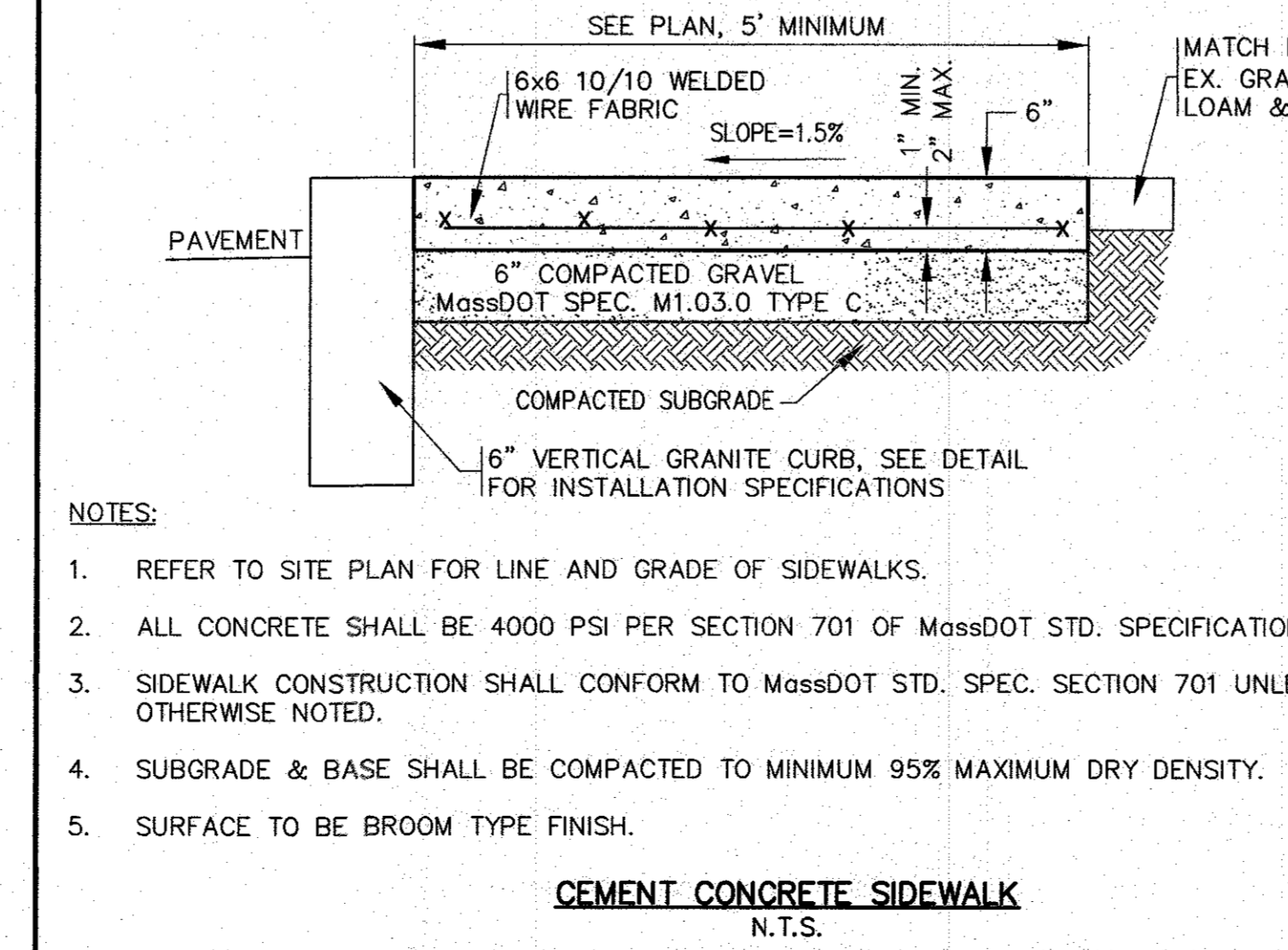
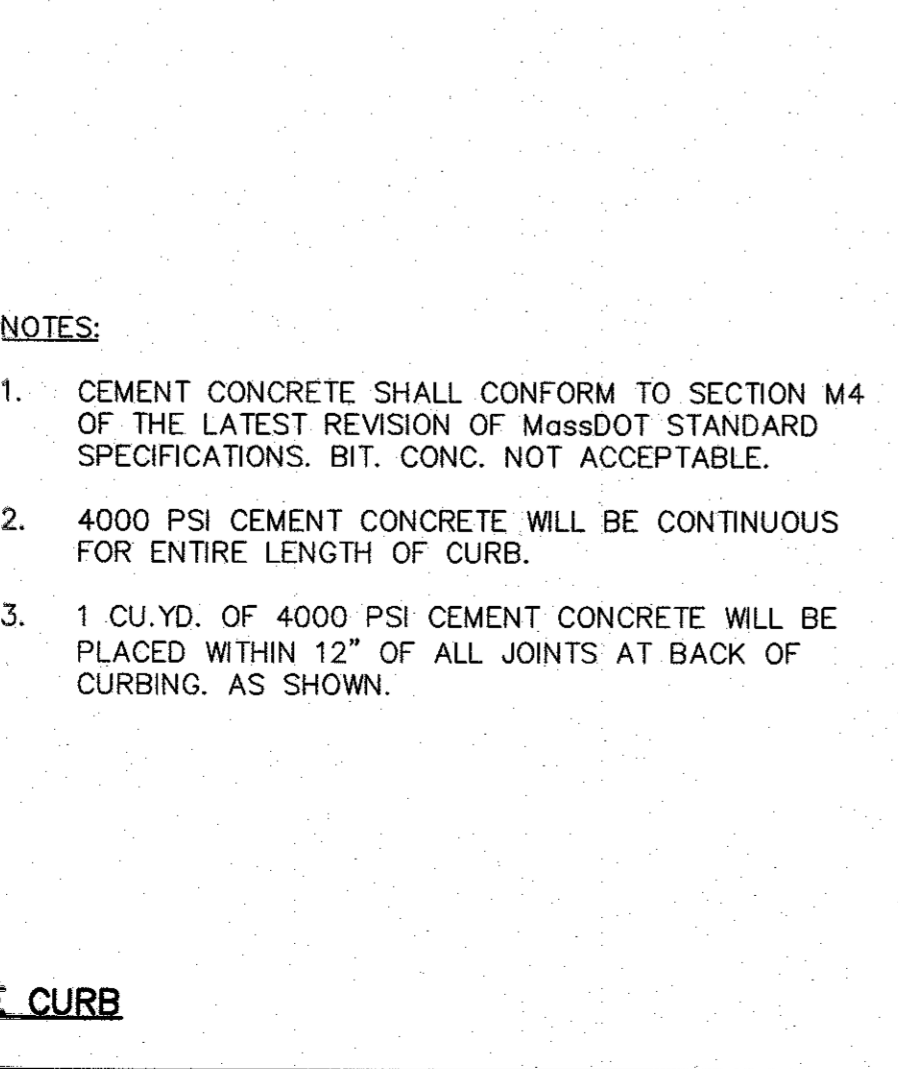
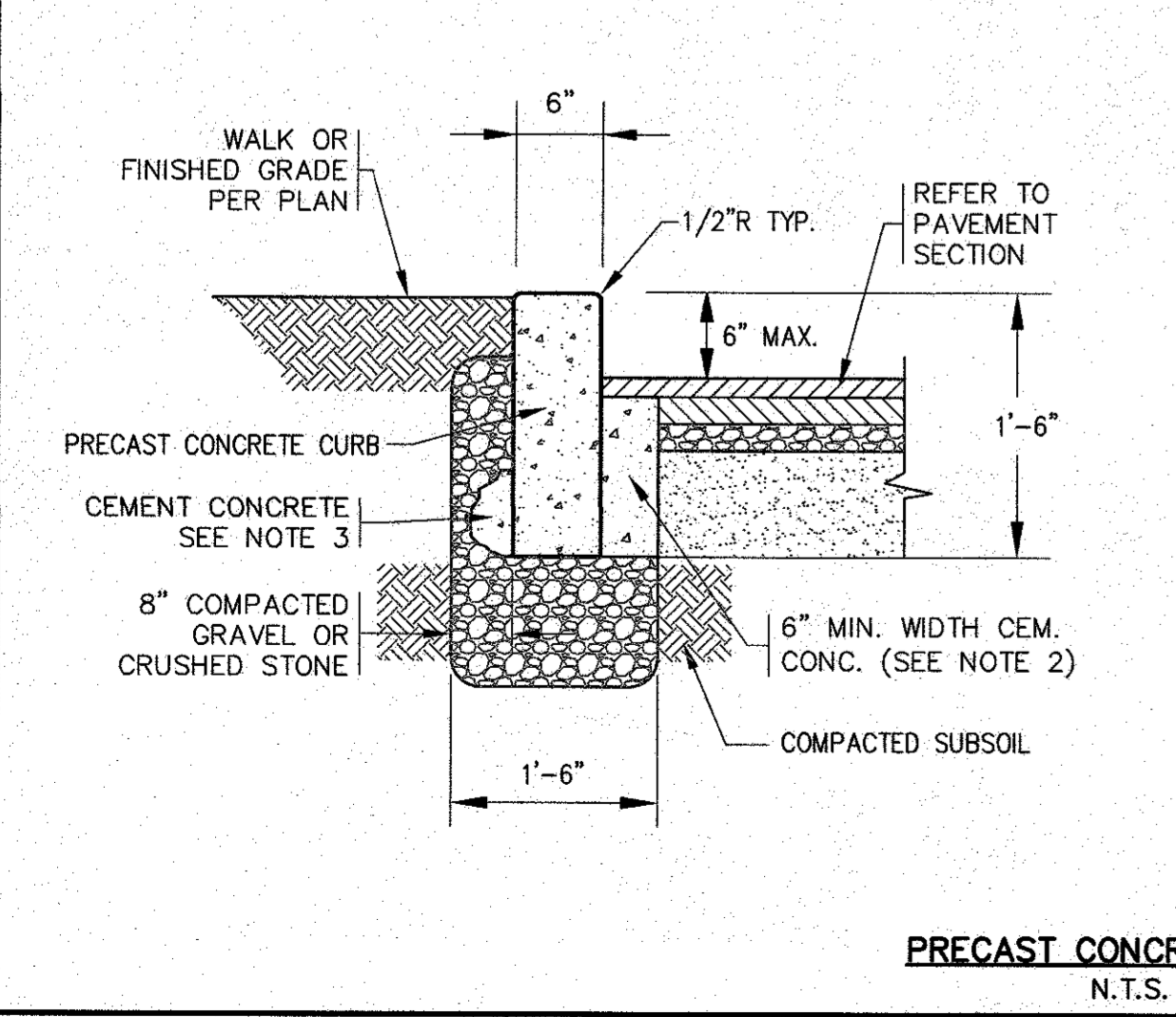
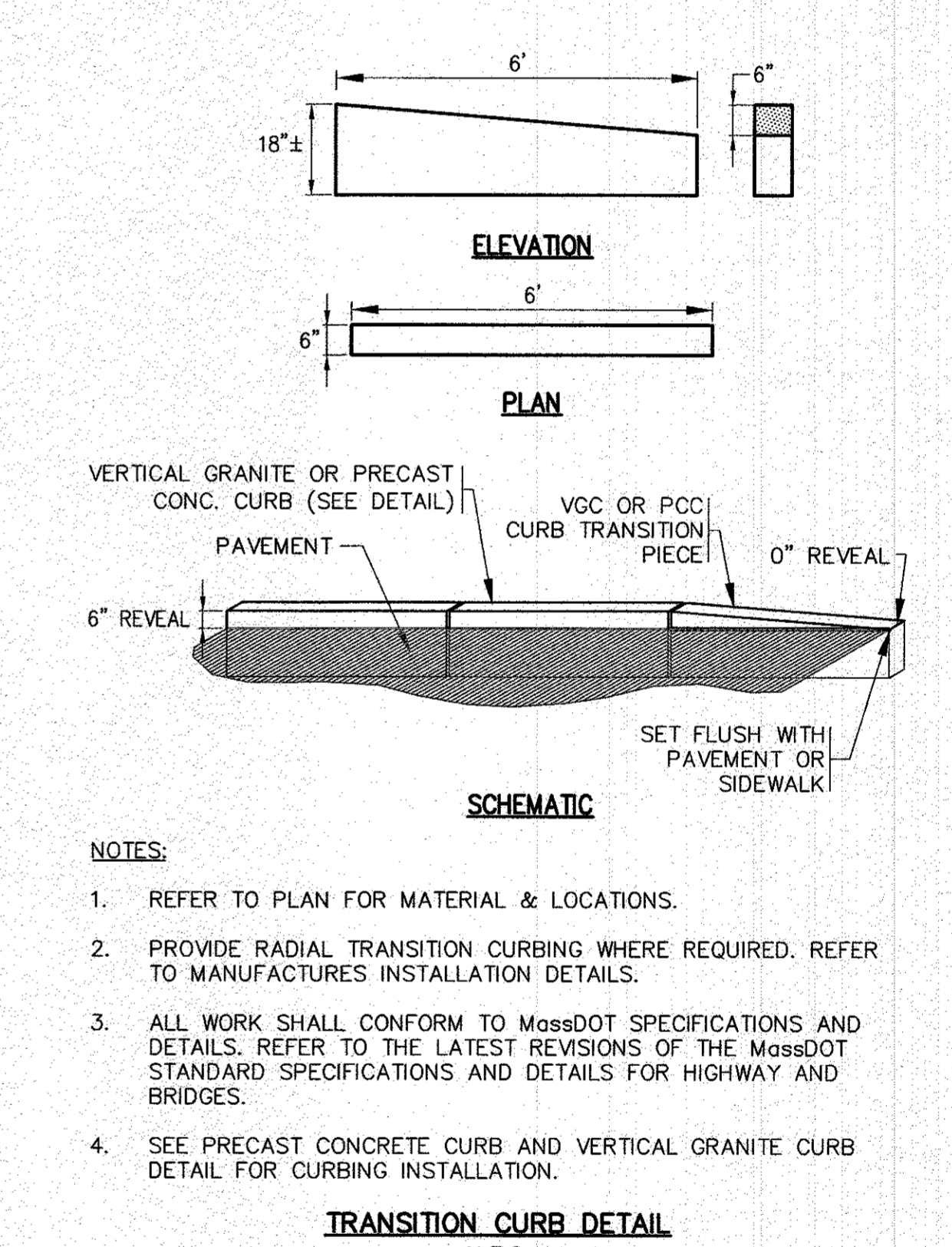
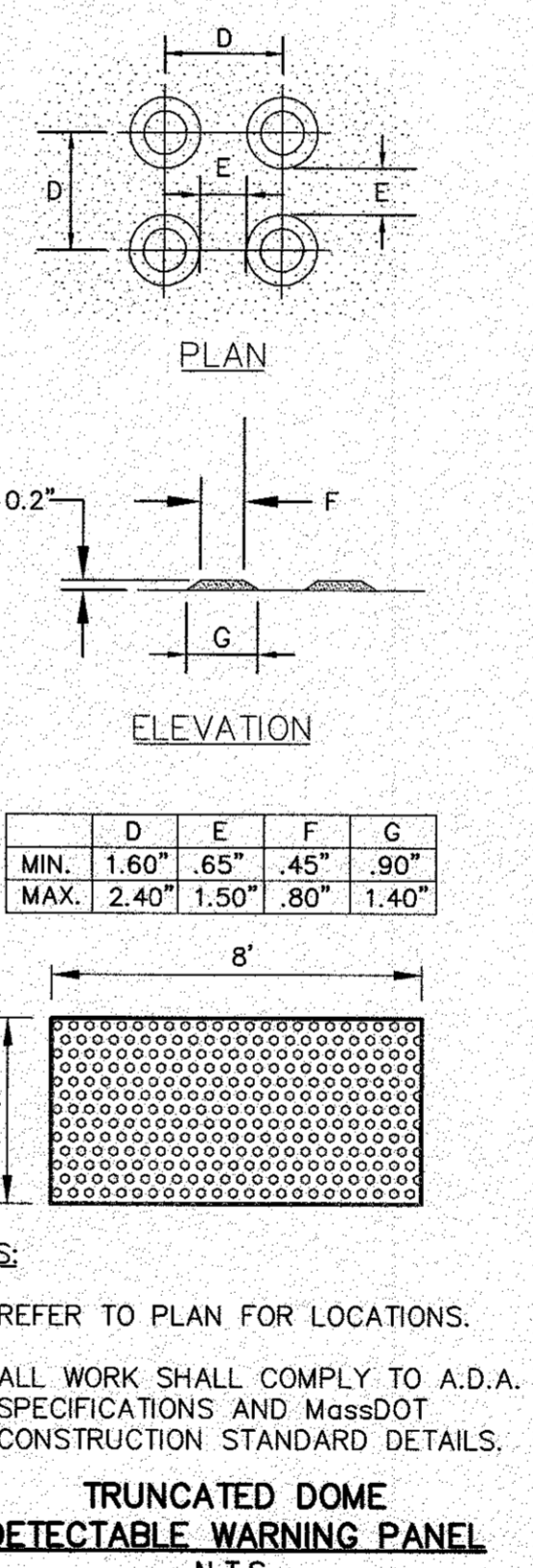
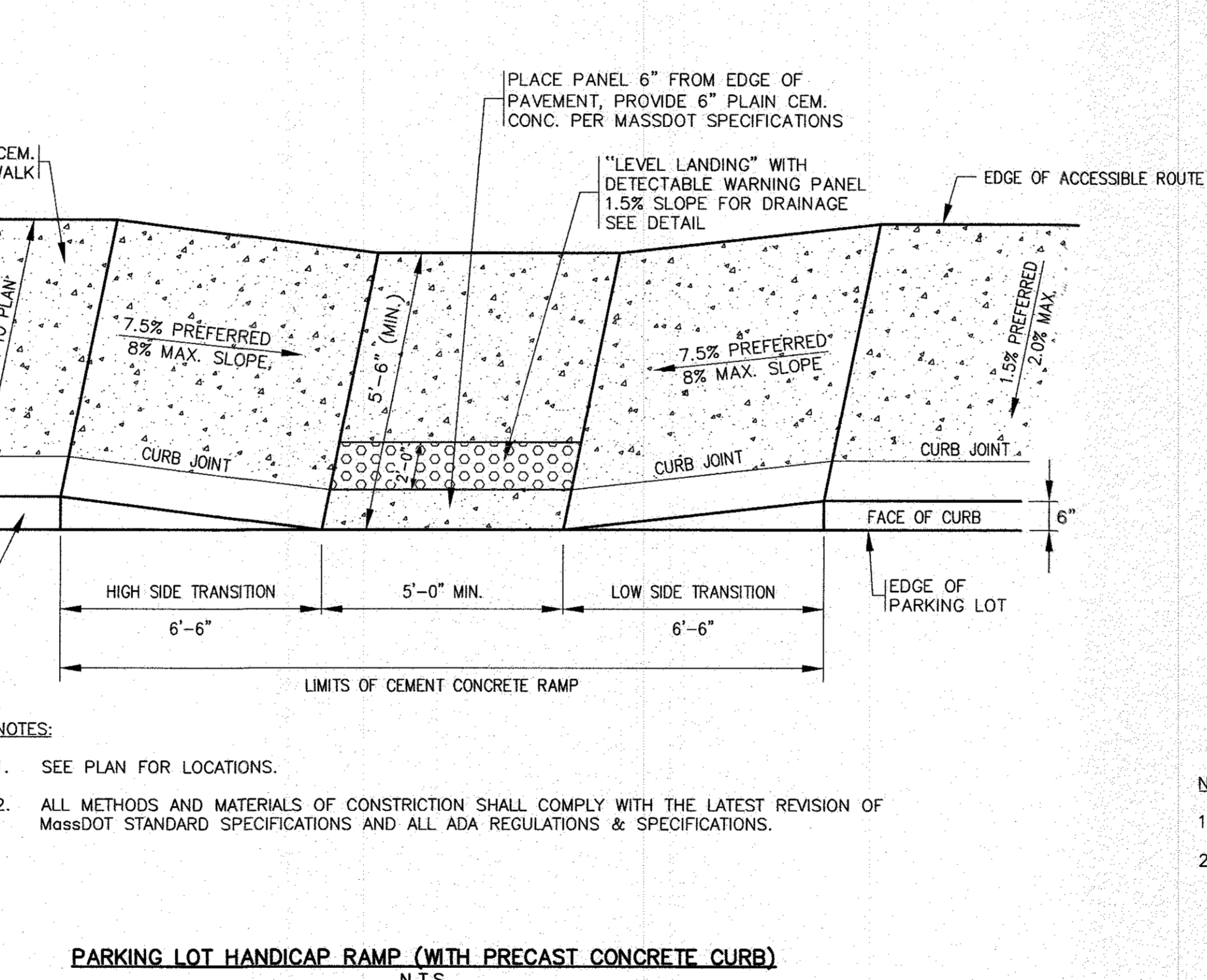
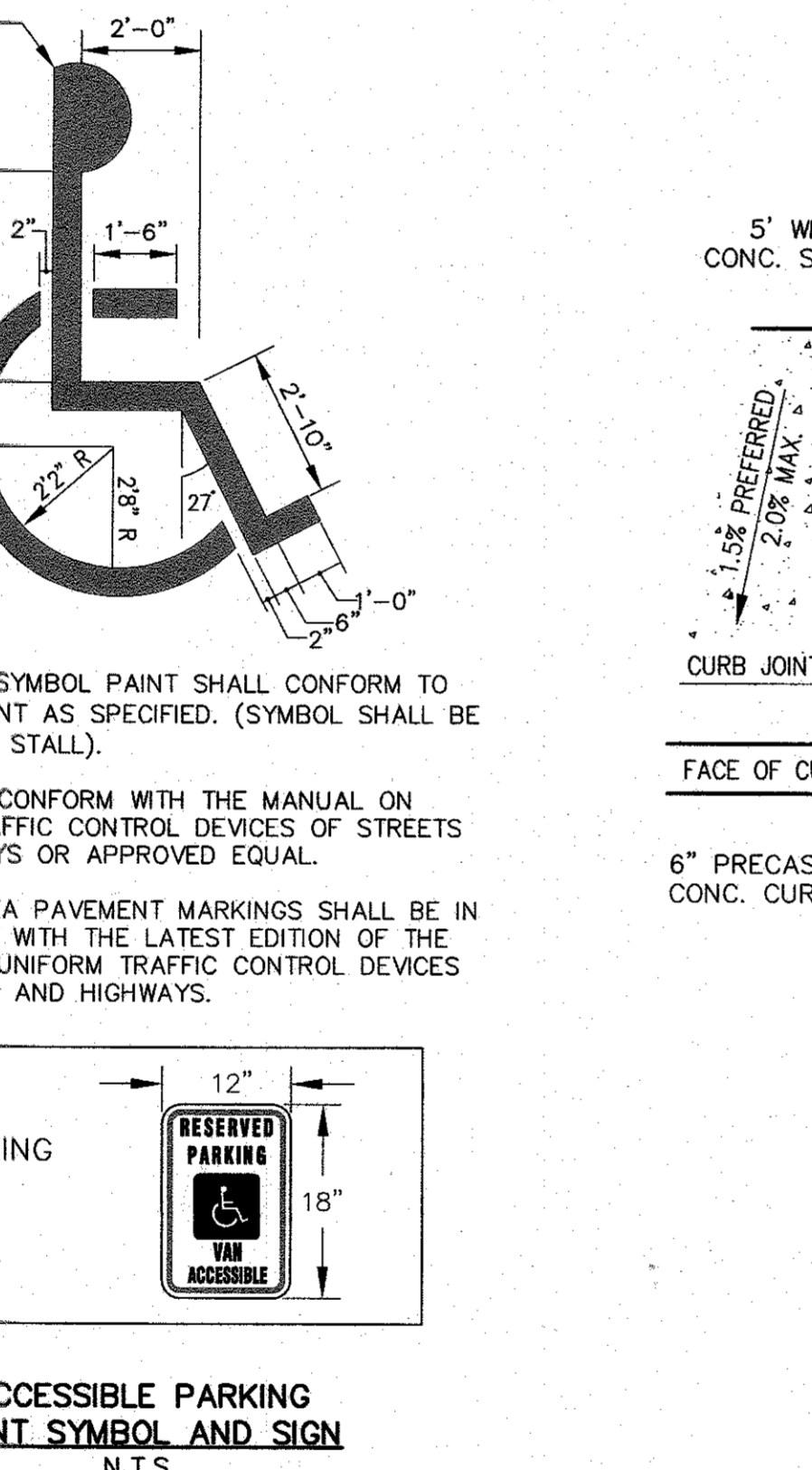
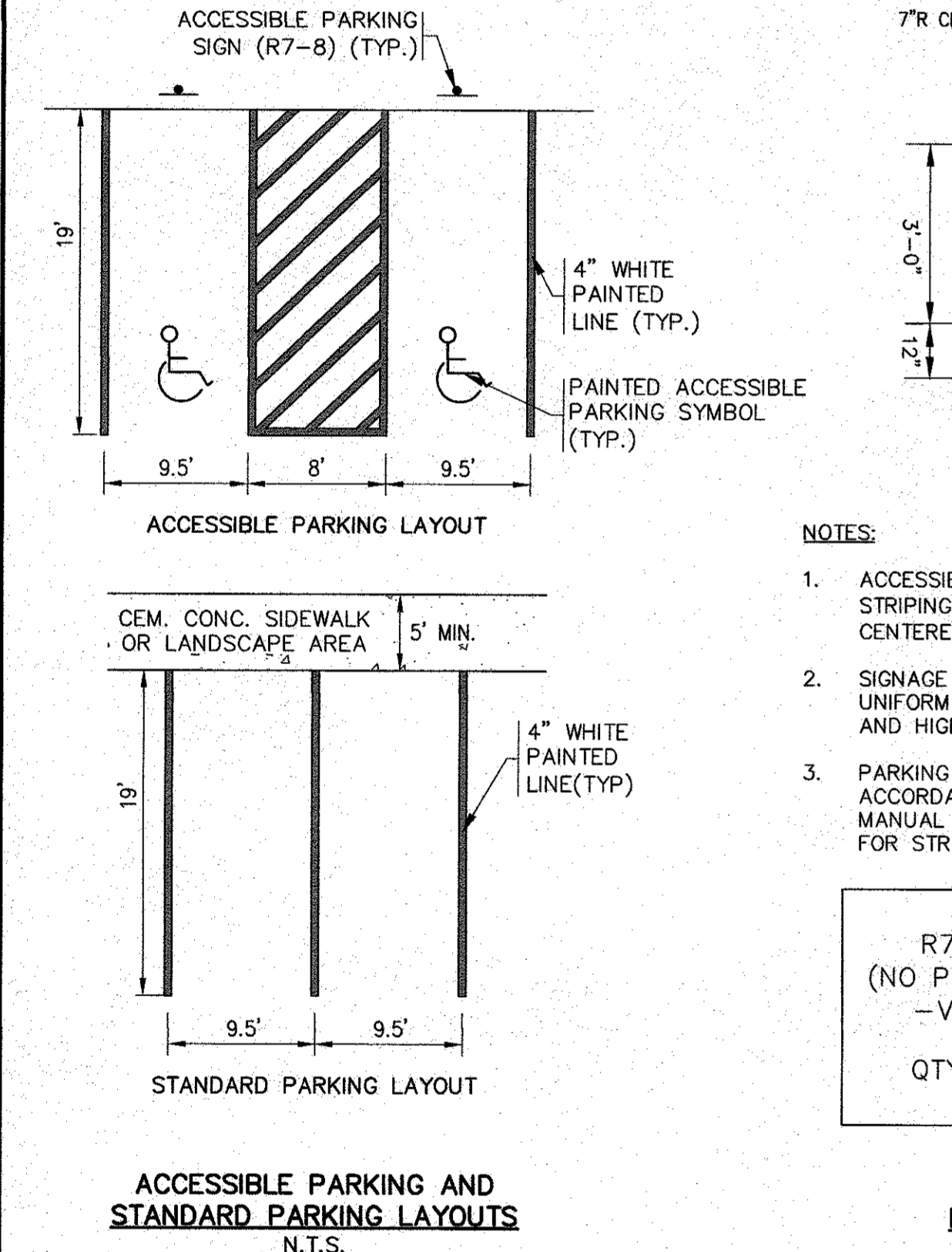
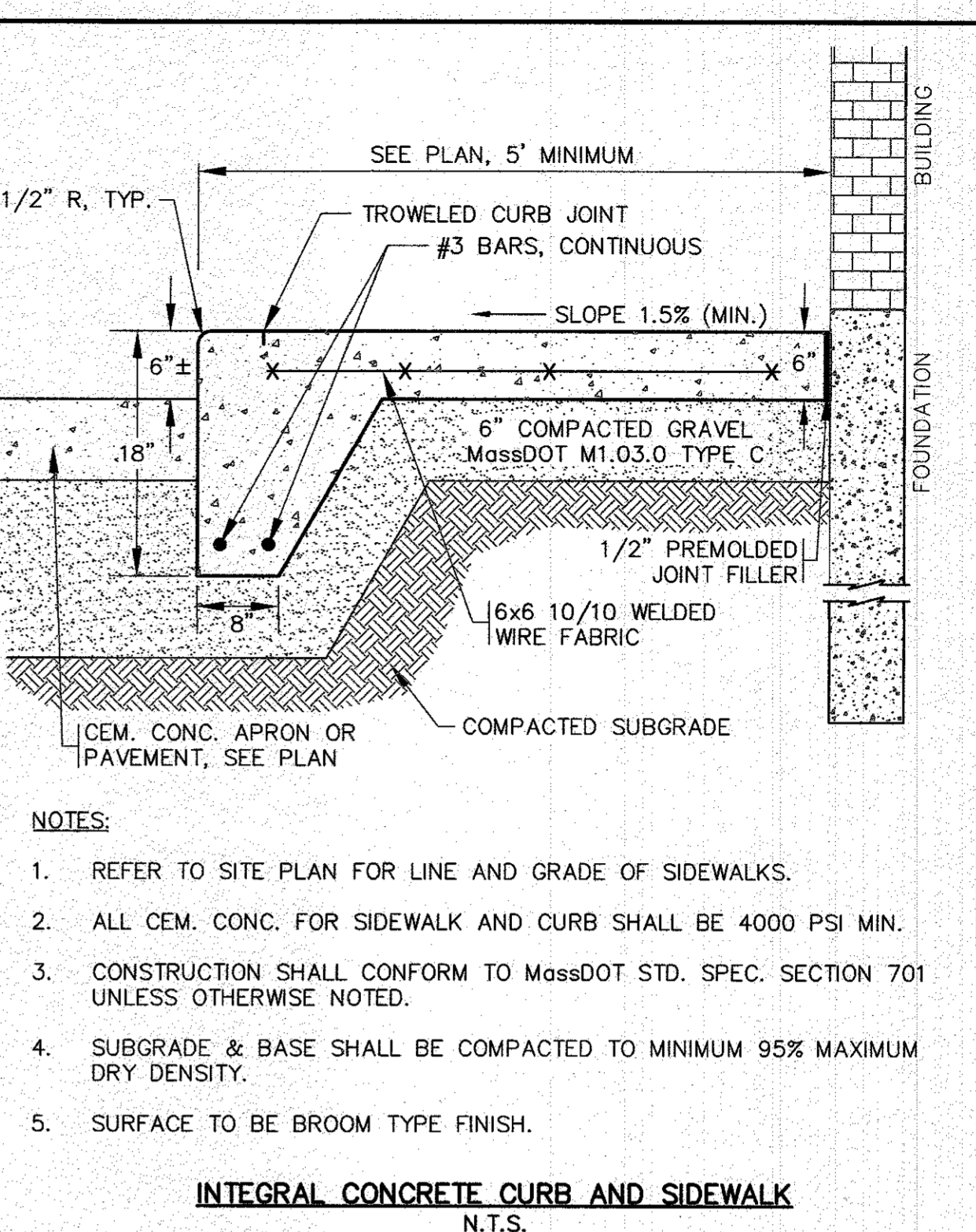
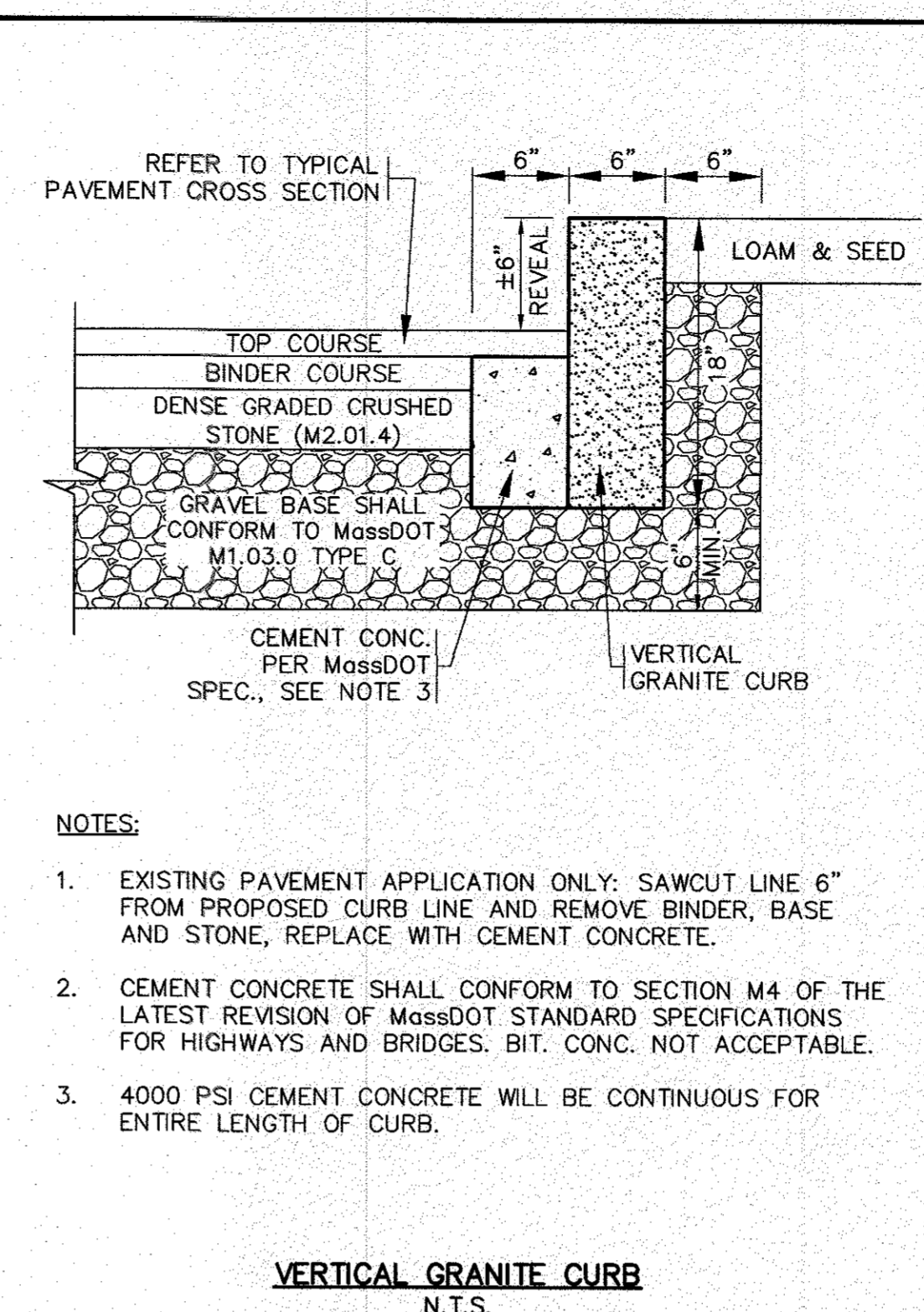
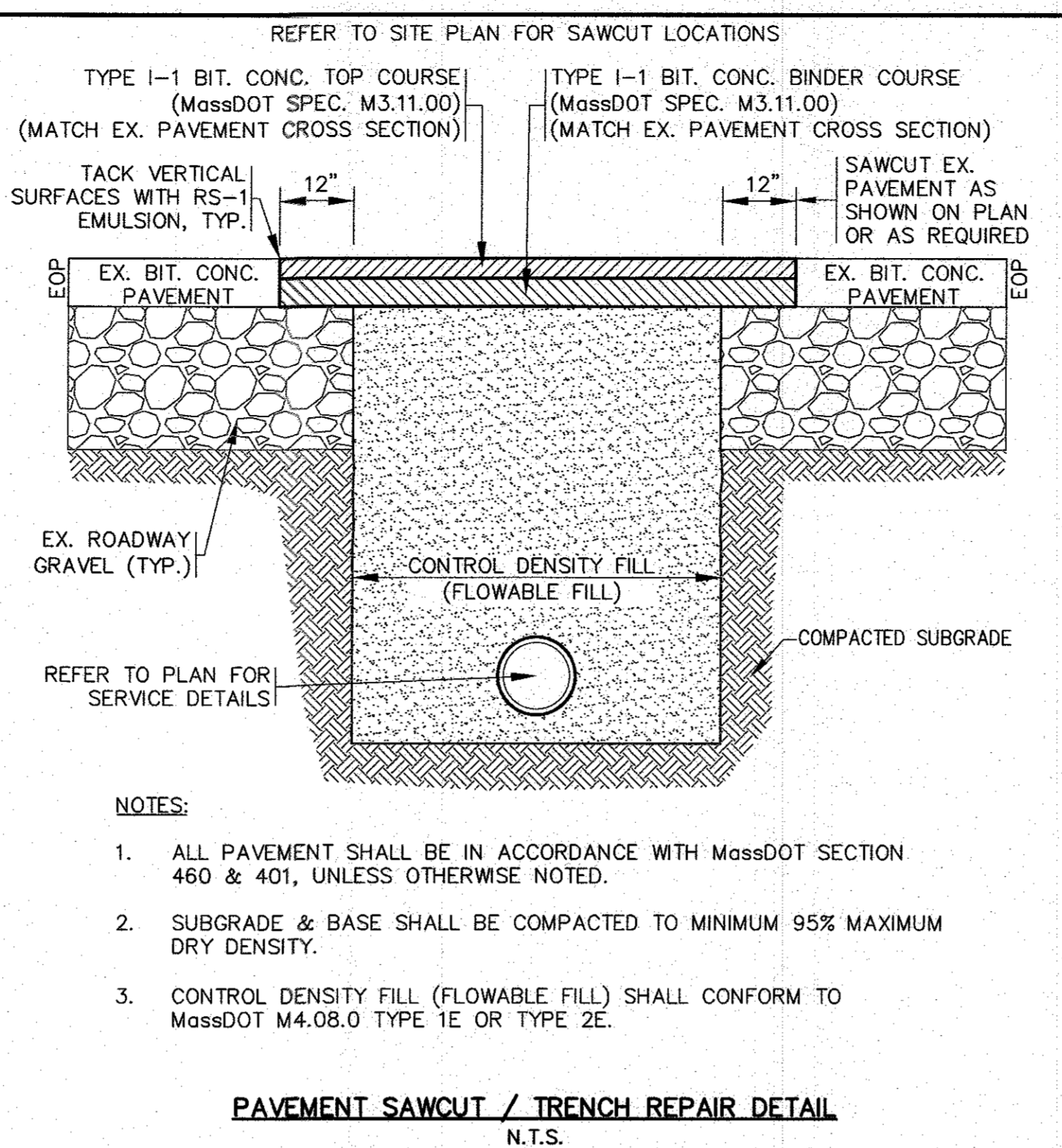
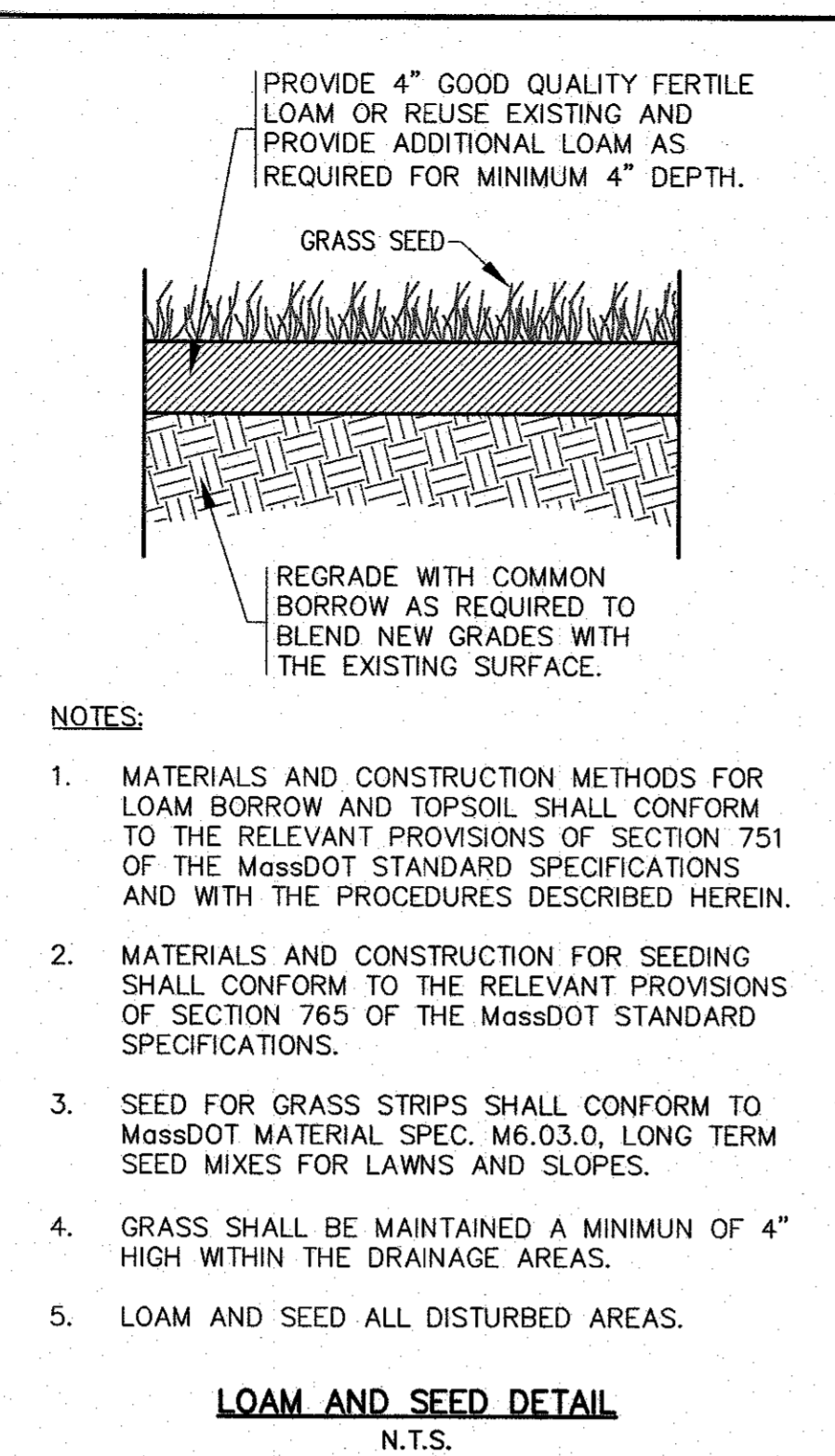
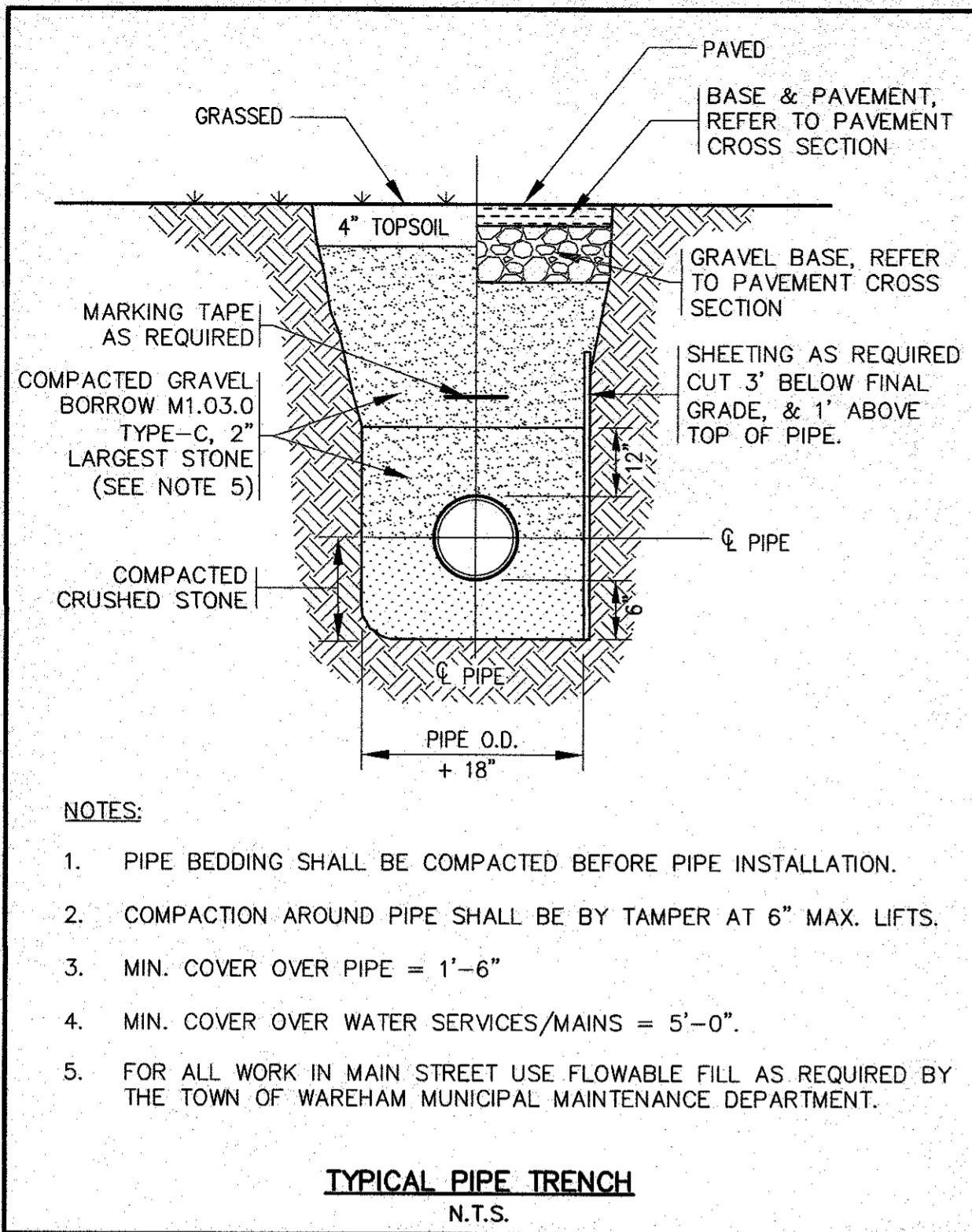
G.A.F. ENGINEERING, INC.
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206 MAIN STREET - WAREHAM, MA 02571
TEL: (509) 295-9600 FAX: (508) 295-6634
E-MAIL: info@gafeng.com

MAJOR MODIFICATION
SITE DEVELOPMENT PLAN
EROSION CONTROL PLAN

PREPARED FOR:
WARREN QOZB, LLC
WAREHAM, MA

P.C. BOX 1206
CARYER, MA

JOB NO.: 20-9438
DWG. 8 OF 11



DATE: NOV. 22, 2021
 DRAWN BY: JMP
 CHECKED BY: WFM
 JOB NO.: 20-9438
 SCALE: N.T.S.

APPROVED BY: [Signature]

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MAJOR MODIFICATION SITE DEVELOPMENT PLAN DETAIL SHEET 1

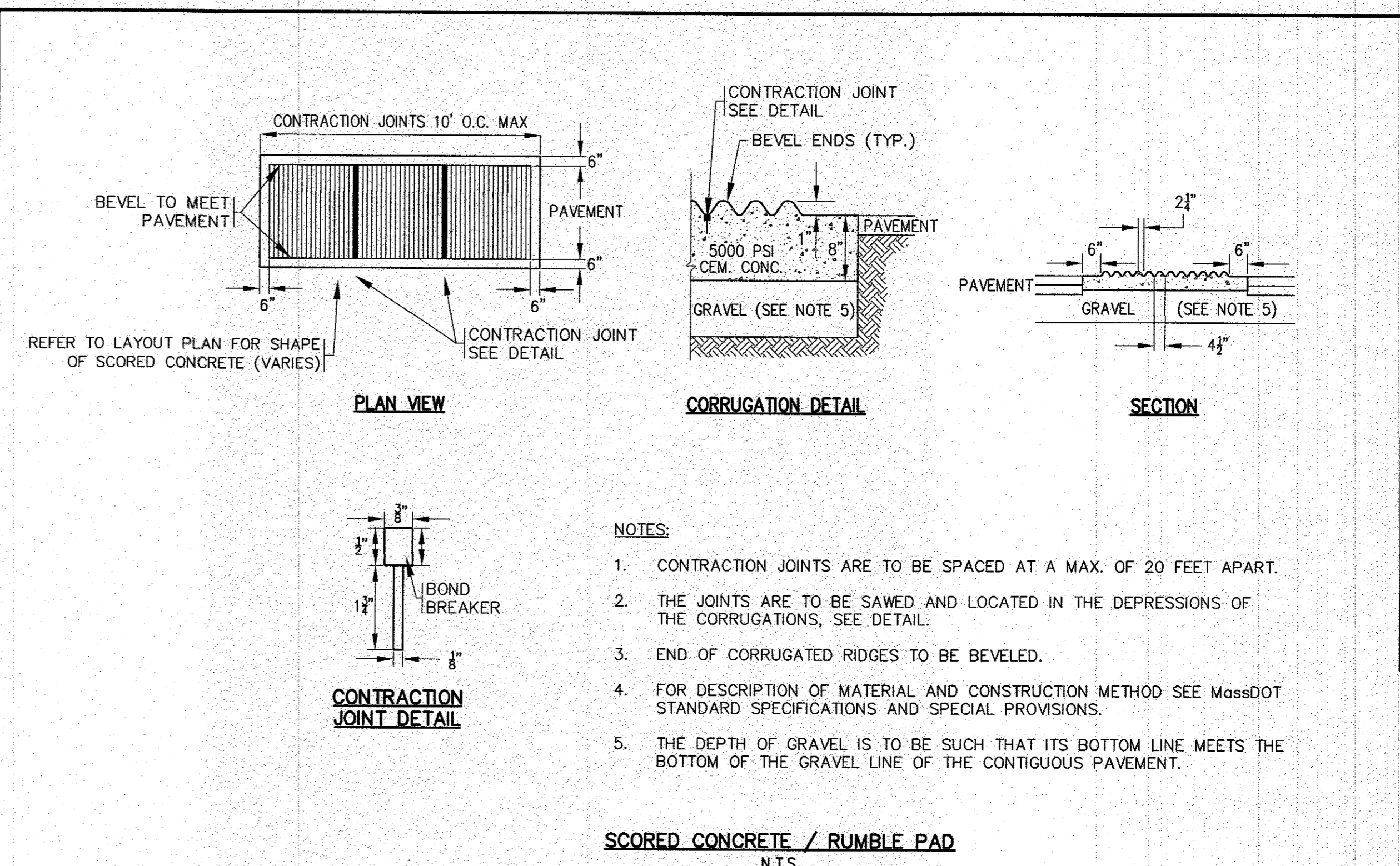
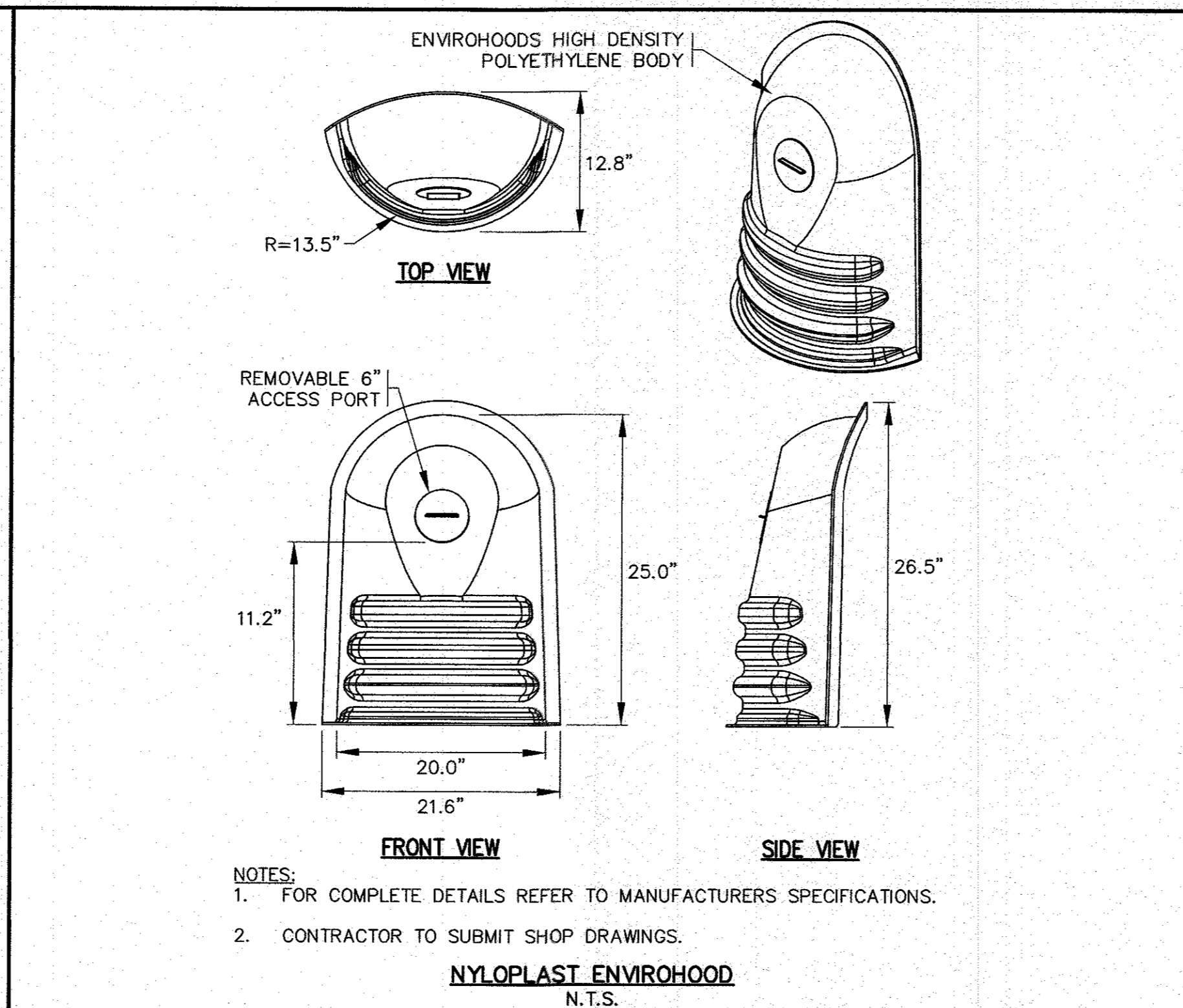
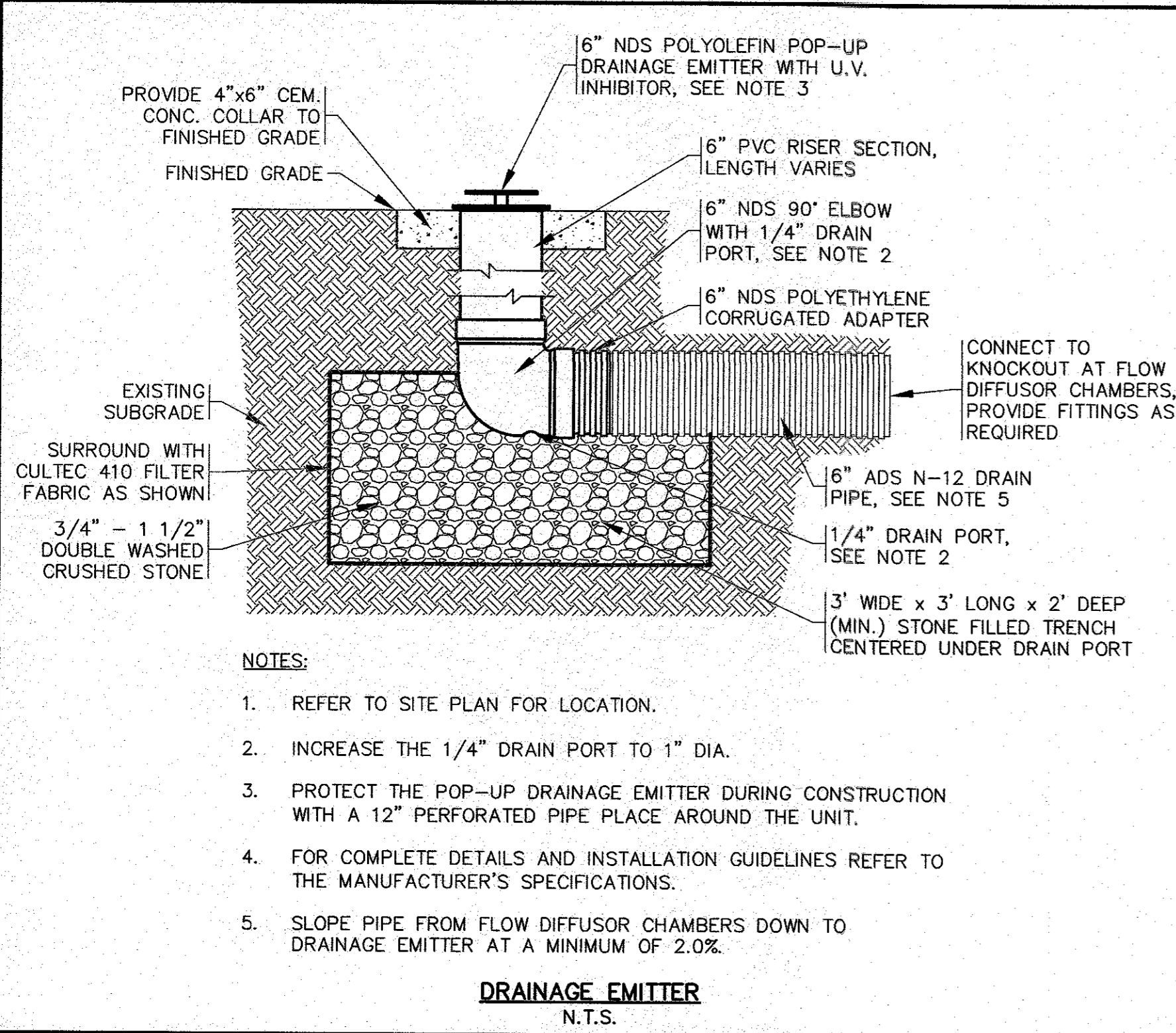
PREPARED FOR: WARREN QOZB, LLC

WAREHAM, MA
 59 MAIN STREET
 P.O. BOX 1206
 CARVER, MA

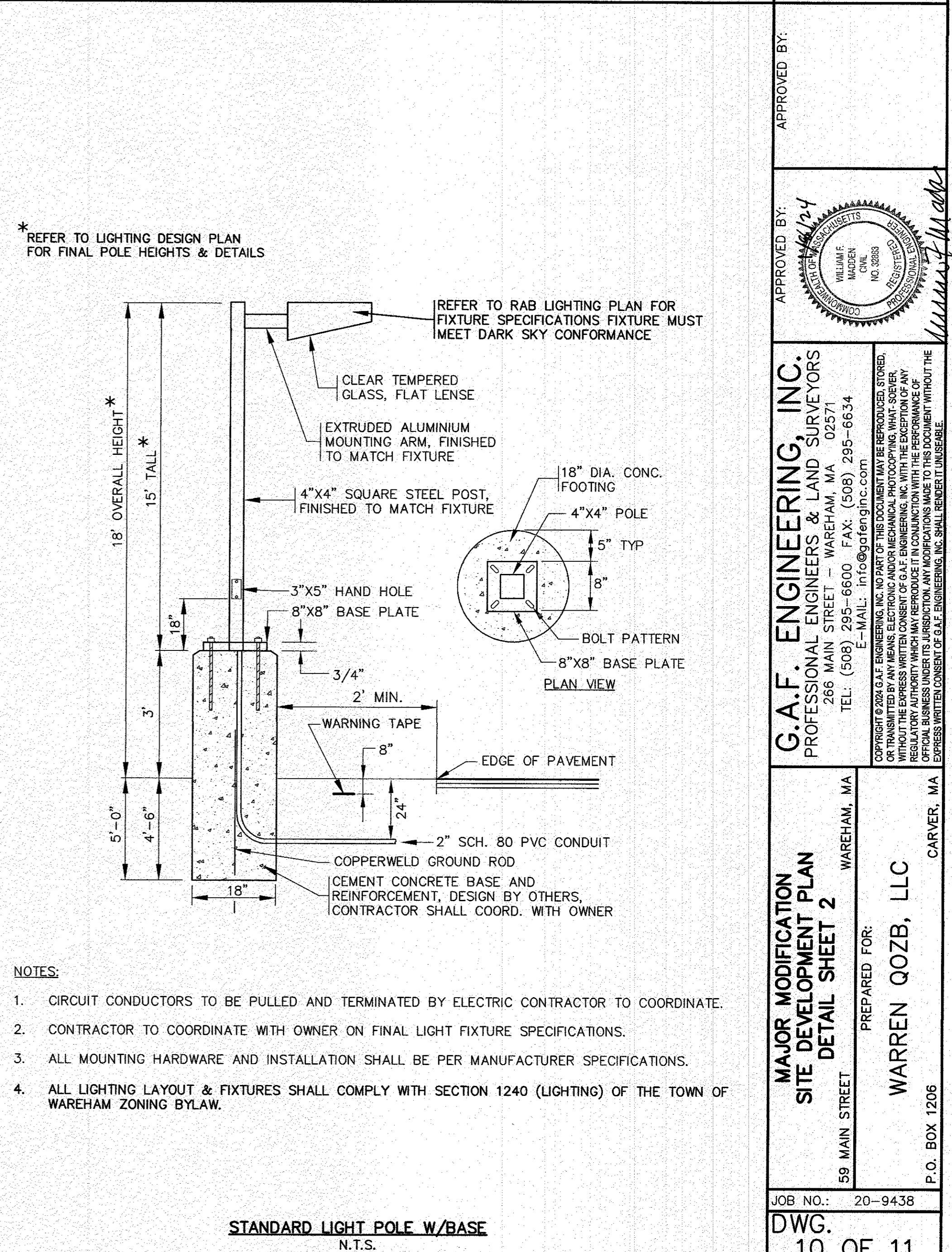
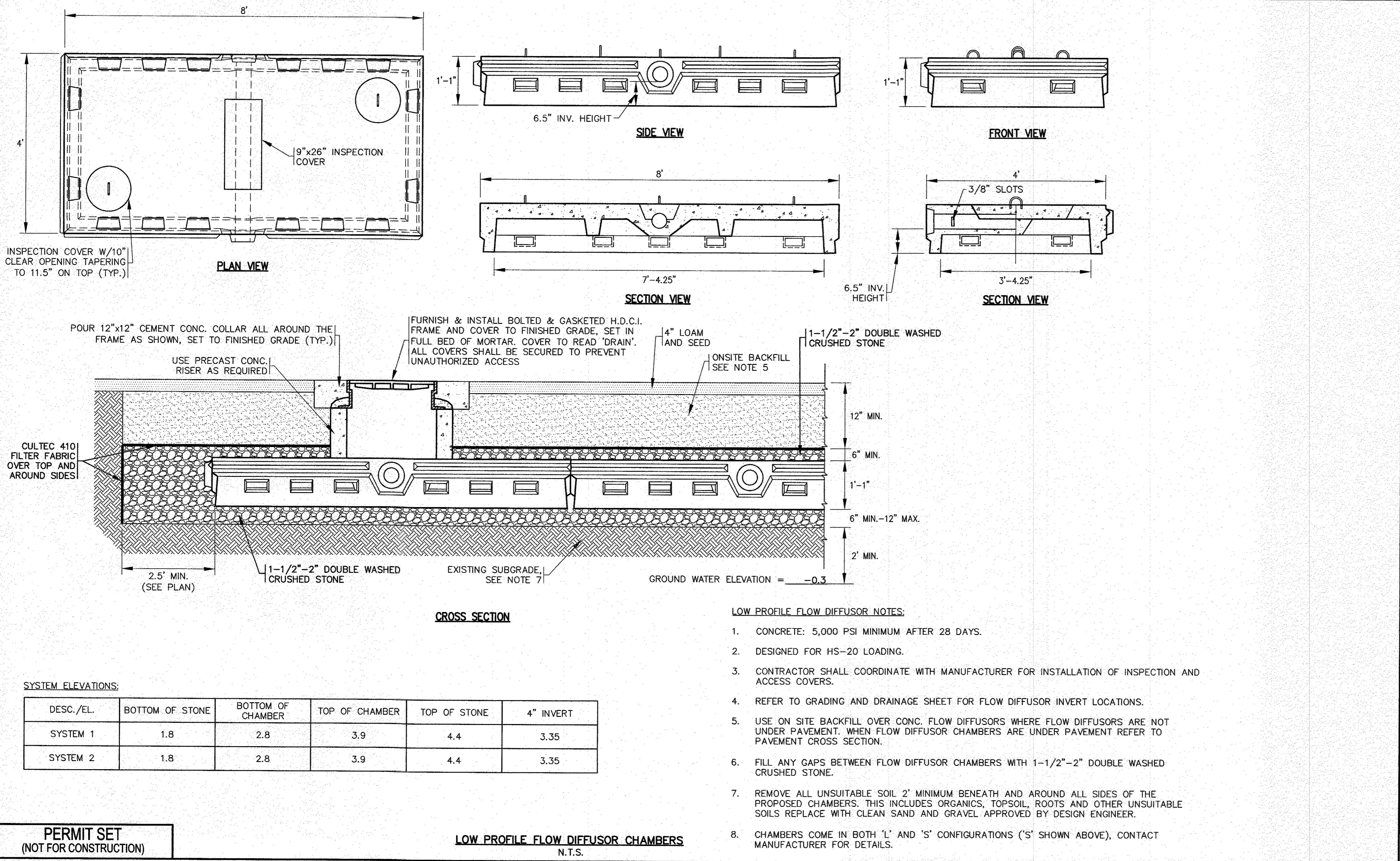
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DATE: 1/5/24
 REV: 7
 BY: JMP
 DATE: 11/28/23
 REV: 6
 BY: WFM
 DATE: 6/23/22
 REV: 4
 BY: WFM
 DATE: 2/15/22
 REV: 3
 BY: WFM
 DATE: 1/18/22
 REV: 2
 BY: WFM
 DATE: 1/4/22
 REV: 1
 BY: WFM

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NO. CHANGE THIS SHEET	DATE	BY	DESCRIPTION
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6	11/8/23	JMP	WFM
5	7/5/23	JMP	WFM
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1	1/4/22	JMP	WFM
REV.	N.T.S.		



APPROVED BY: *[Signature]*

DATE: NOV. 22, 2021

DRAWN BY: JMP

CHECKED BY: WFM

JOB NO.: 20-9438

SCALE: N.T.S.

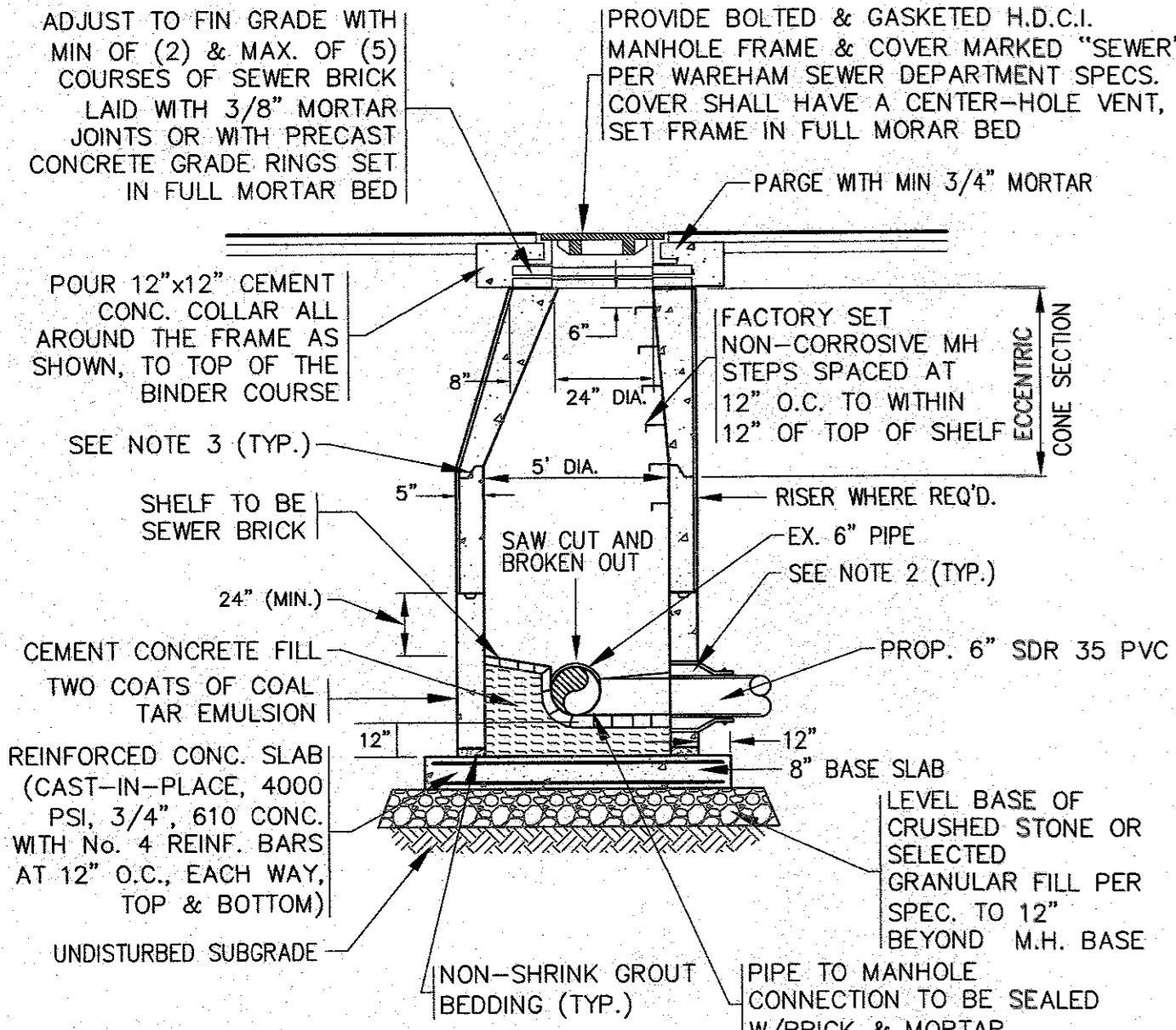
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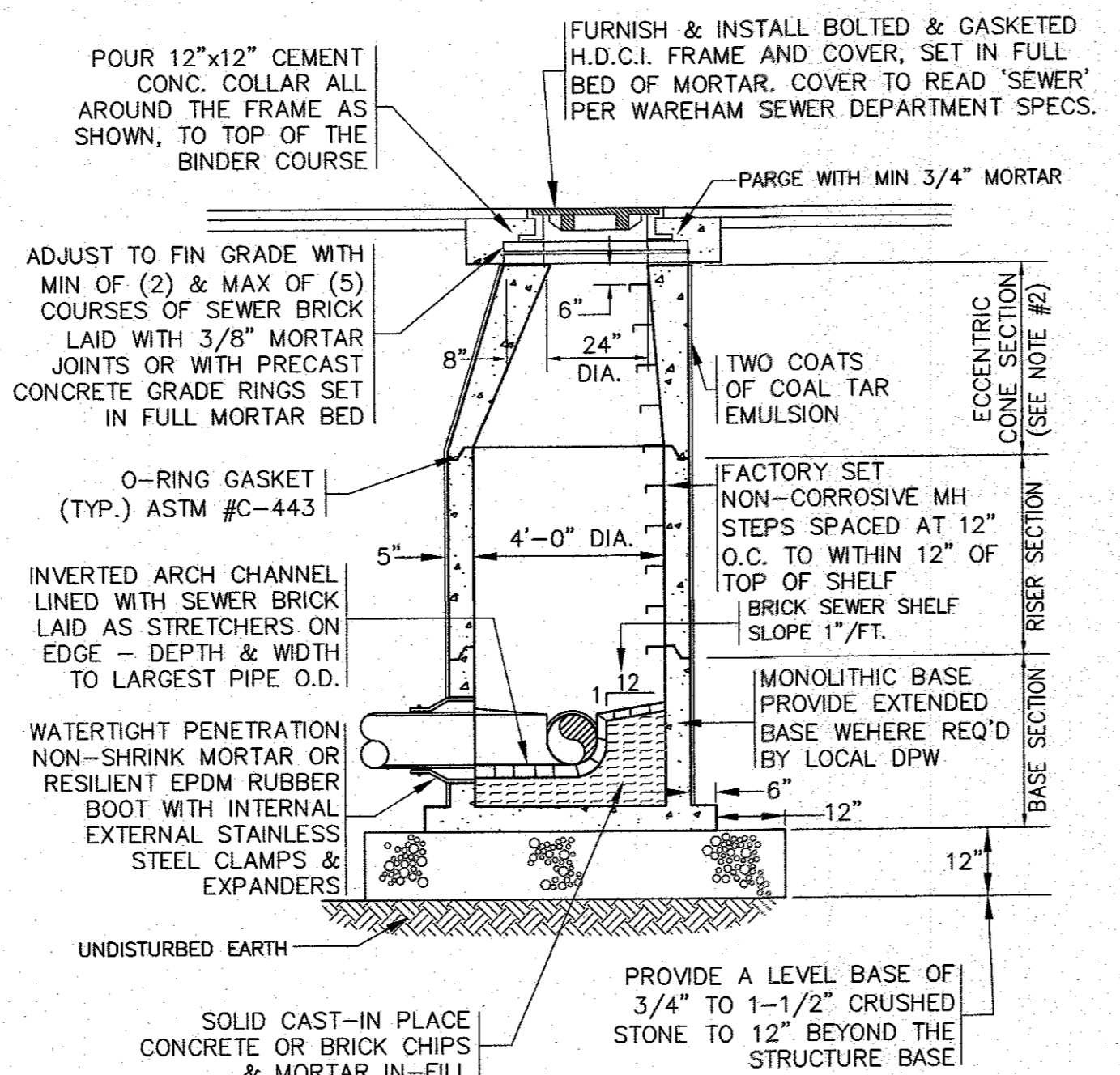
DWG. NO. 10 OF 11

**PERMIT SET
(NOT FOR CONSTRUCTION)**



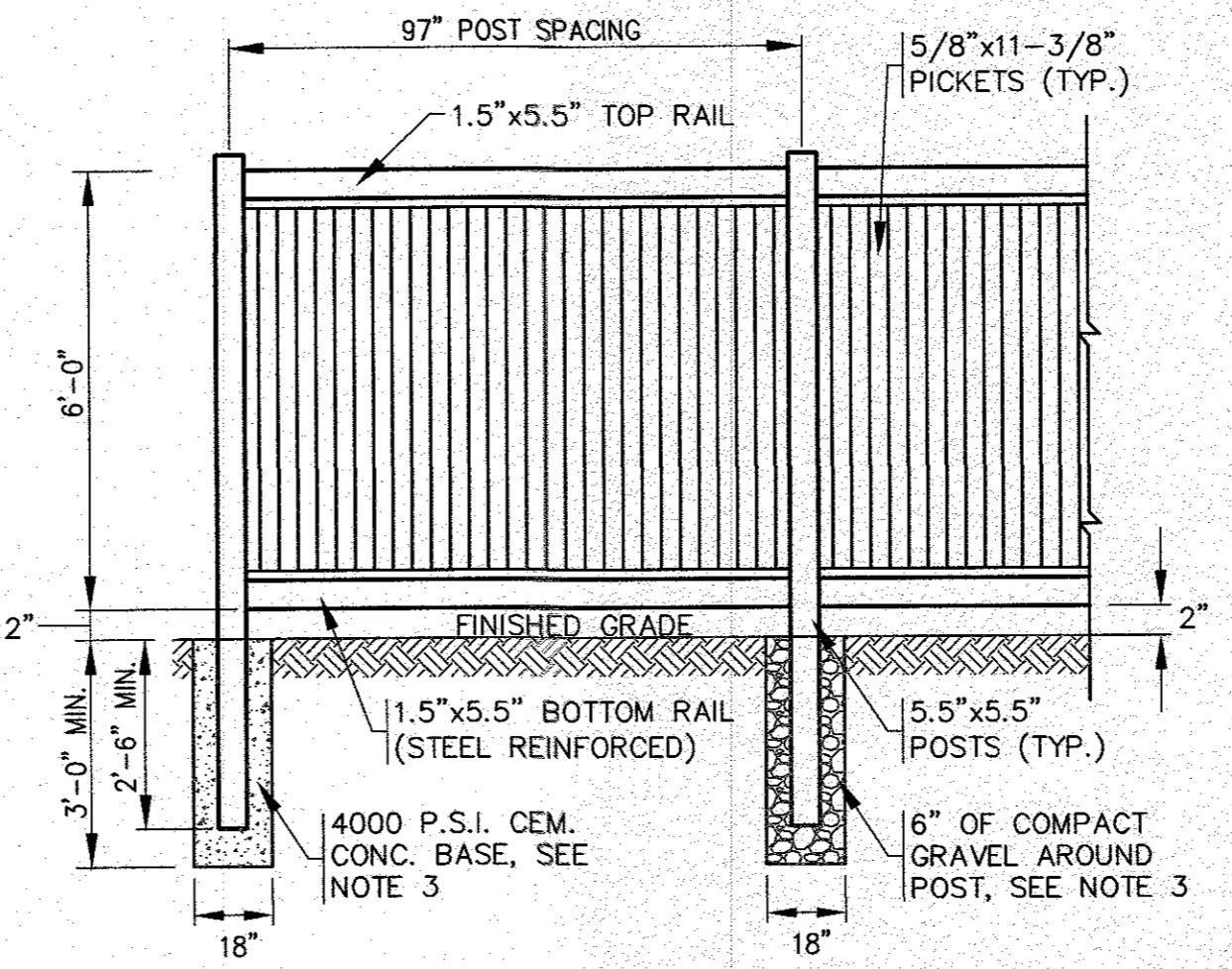
- NOTES:**
1. ALL STRUCTURES SHALL BE PRECAST CONCRETE AND BE DESIGNED FOR HS-20 LOADING. SECTION HEIGHTS VARY.
 2. USE WATERTIGHT PENETRATION NON-SHRINK MORTAR OR RESILIENT EPDM RUBBER BOOT WITH INTERNAL EXTERNAL STAINLESS STEEL CLAMPS & EXPANDERS.
 3. ALL STRUCTURE JOINTS AND PENETRATIONS SHALL BE WATER TIGHT. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 4. REFER TO PLANS FOR PIPE SIZES, INVERTS, RIMS AND LOCATIONS.

**DOGHOUSE SEWER MANHOLE
N.T.S.**



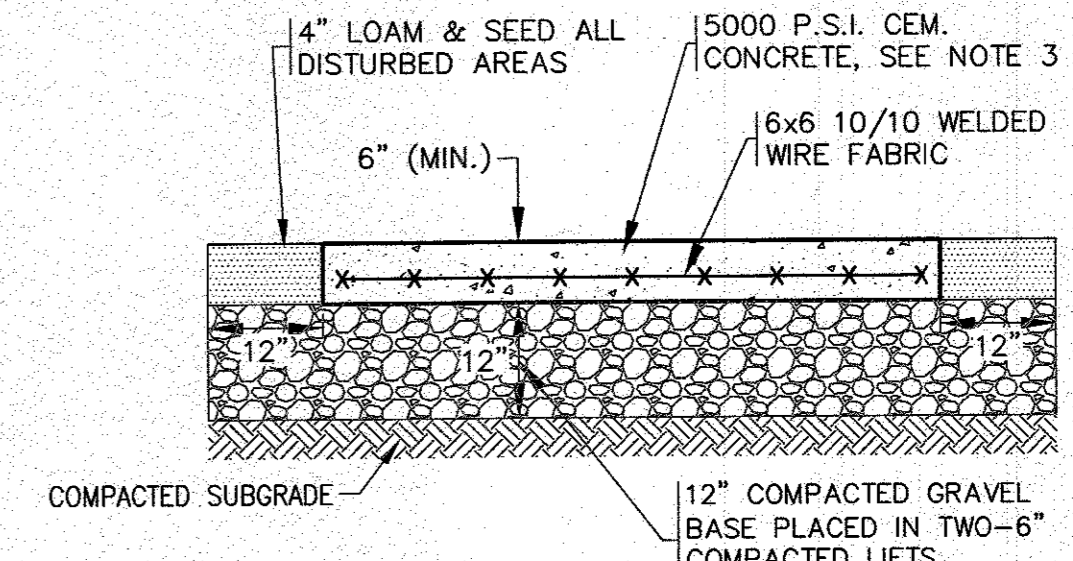
- NOTES:**
1. ALL STRUCTURES SHALL BE PRECAST CONC. IN ACCORDANCE WITH ASTM C-478 WITH H-20 LOADING. SECTION HEIGHTS VARY.
 2. FOR SHALLOW INSTALLATION AND WHEN APPROVED BY THE ENGINEER, FLAT TOP H-20 SLAB ALLOWED, SUBMIT SHOP DWGS.
 3. ALL STRUCTURE JOINTS AND PENETRATIONS SHALL BE WATER TIGHT. JOINT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

**SEWER MANHOLE
N.T.S.**



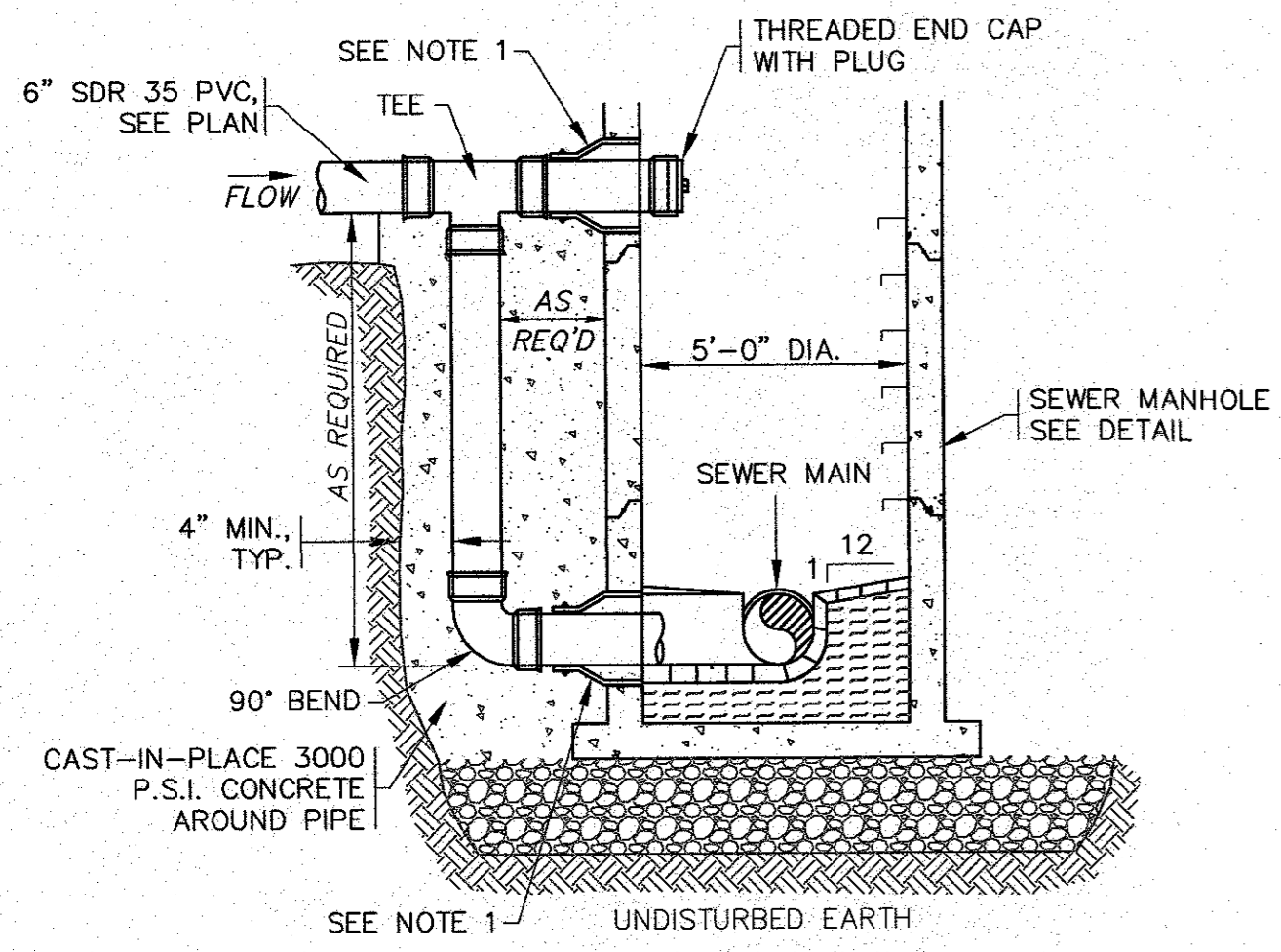
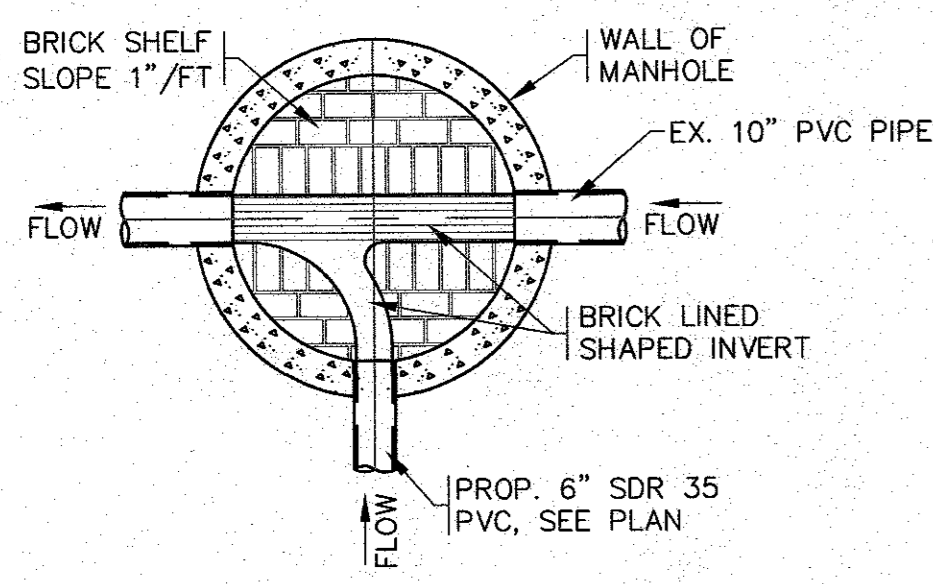
- NOTES:**
1. REFER TO MANUFACTURERS SPECIFICATIONS FOR COMPLETE DETAILS AND INSTALLATION GUIDELINES.
 2. REFER TO PLAN FOR LOCATIONS.
 3. CEMENT CONCRETE BASE SHALL BE USED AT ALL ENDS, ANGLE POINTS AND GATE POSTS. POSTS SHALL BE INSTALLED TO A DEPTH OF 2'-6" MIN. OR TO A DEPTH AS REQUIRED FOR FROST ADEQUATE PROTECTION.

**VINYL FENCE DETAIL
N.T.S.**



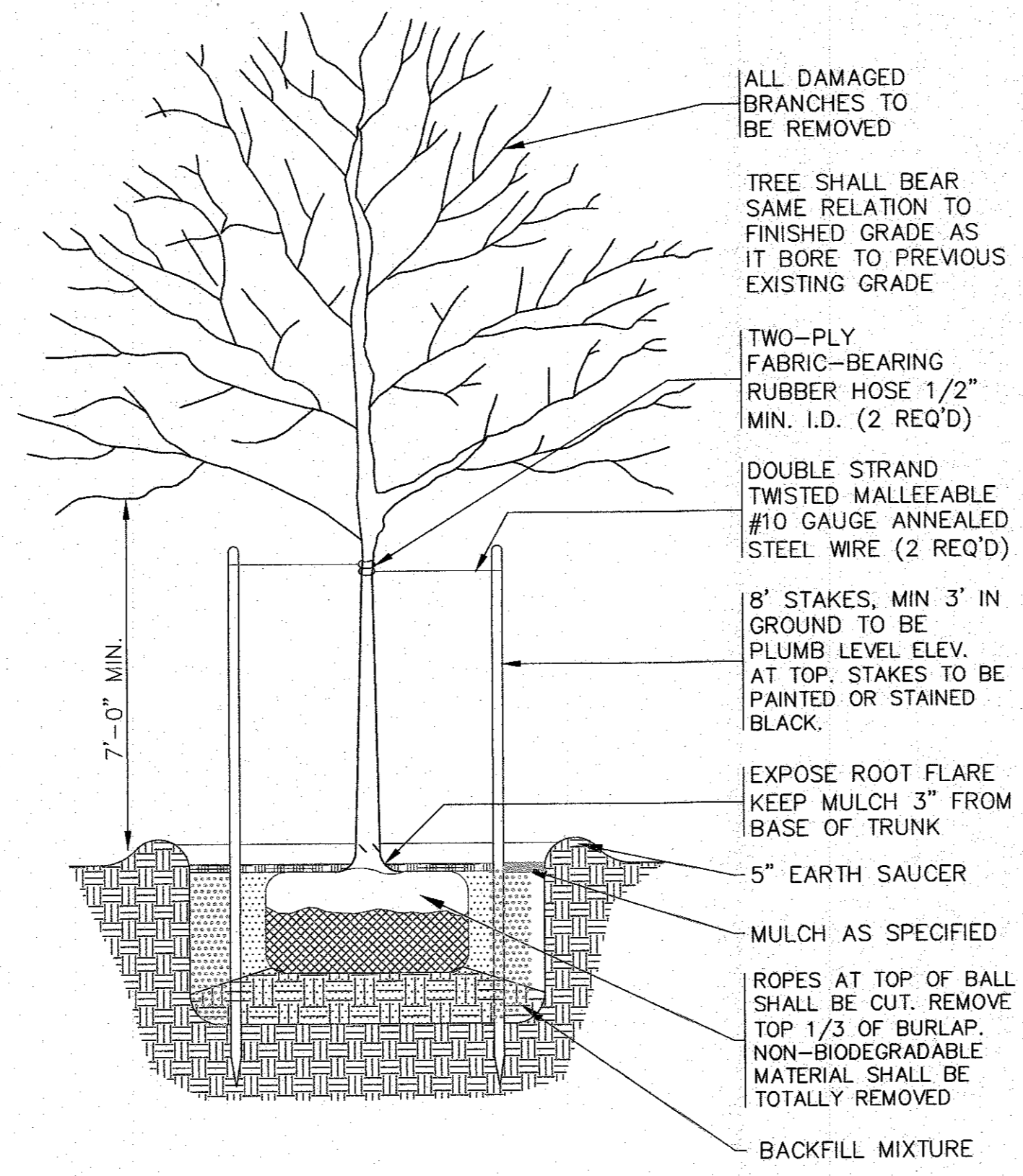
- NOTES:**
1. CEMENT CONCRETE PAD SHALL BE 6" THICK.
 2. CONSTRUCTION JOINTS TO BE SET AT INTERVALS OF 1/4 OF LENGTH.
 3. STRENGTH OF THE CEMENT CONCRETE SHALL BE 5000 P.S.I. @ 28 DAYS.
 4. SUBGRADE & BASE SHALL BE COMPACTED TO MINIMUM 95% MAXIMUM DRY DENSITY.
 5. SEE PLAN FOR LOCATIONS.
 6. SEE GRADING & DRAINAGE PLAN FOR ELEVATIONS.

**CEMENT CONCRETE LOADING AREA
N.T.S.**



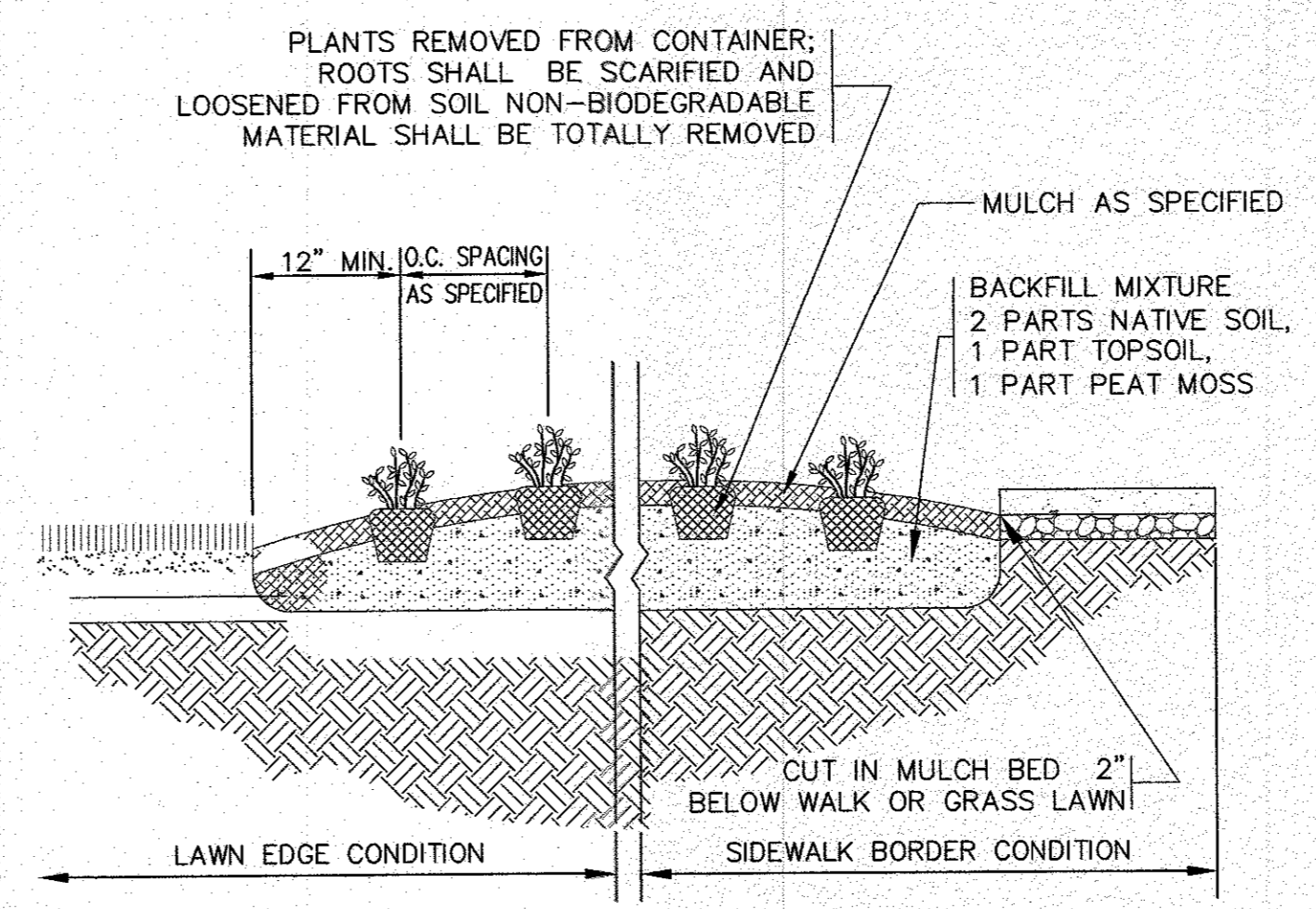
- NOTES:**
1. USE WATERTIGHT PENETRATION NON-SHRINK MORTAR OR RESILIENT EPDM RUBBER BOOT WITH INTERNAL EXTERNAL STAINLESS STEEL CLAMPS & EXPANDERS.
 2. ALL STRUCTURE JOINTS AND PENETRATIONS SHALL BE WATER TIGHT.
 3. REFER TO PLANS FOR PIPE SIZES, INVERTS, RIMS AND LOCATIONS.

**OUTSIDE DROP - SEWER MANHOLE (IF REQUIRED)
N.T.S.**

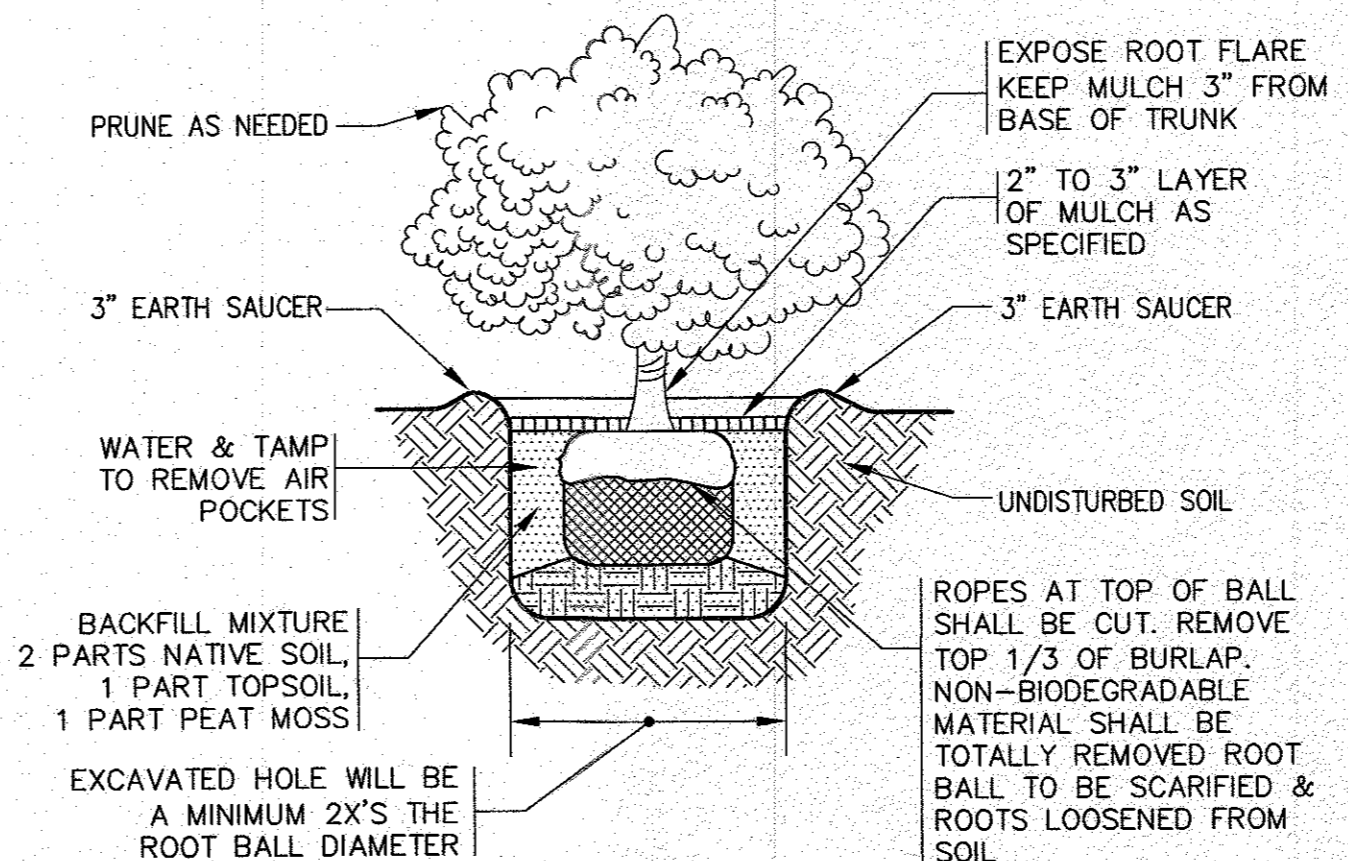


- NOTES:**
1. REFER TO LANDSCAPING PLAN FOR PLANTING LOCATIONS.

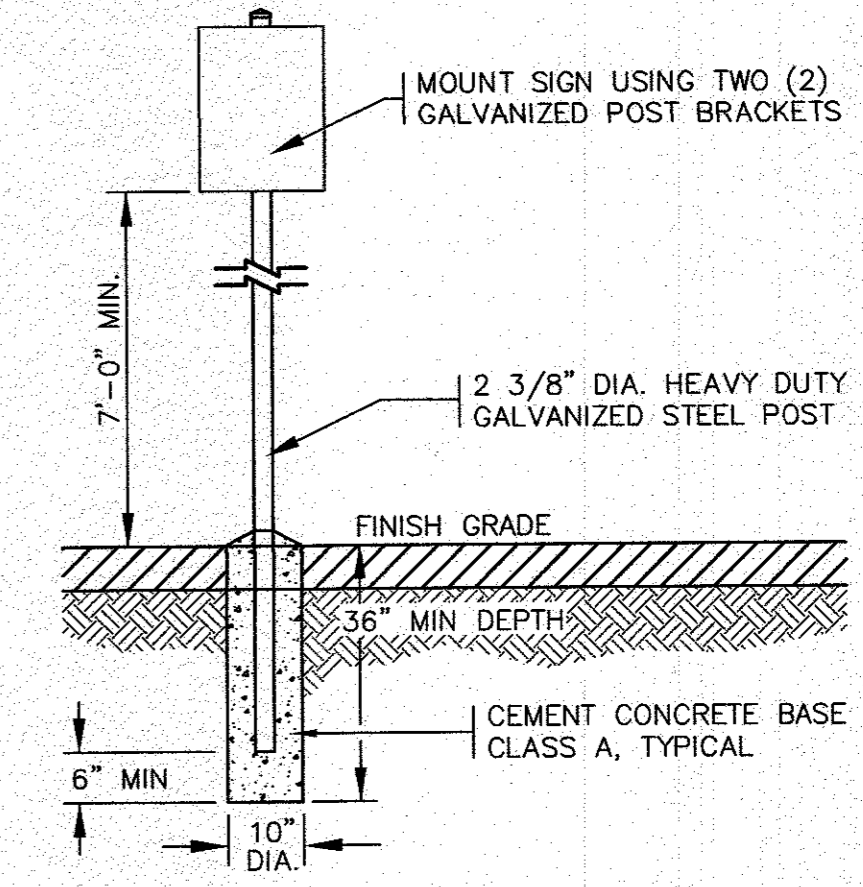
**SHADE TREE PLANTING DETAIL
N.T.S.**



**GROUNDCOVER PLANTING DETAIL
N.T.S.**

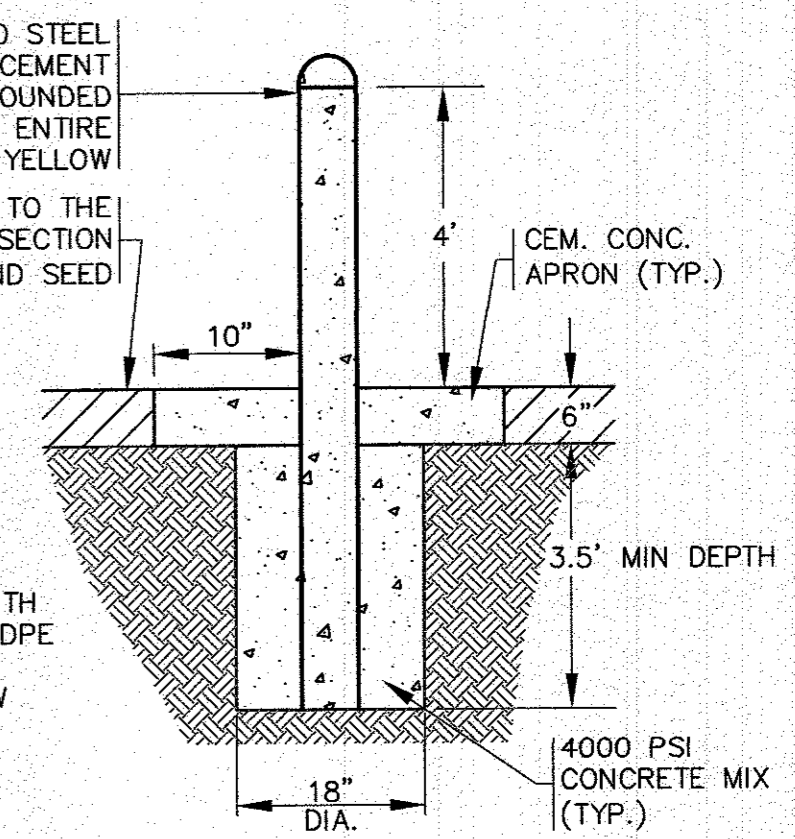


**SHRUB PLANTING
N.T.S.**



- 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. ALL HARDWARE USED SHALL BE CADMIUM OR ZINC PLATED.

**TYPICAL SIGN POST
N.T.S.**

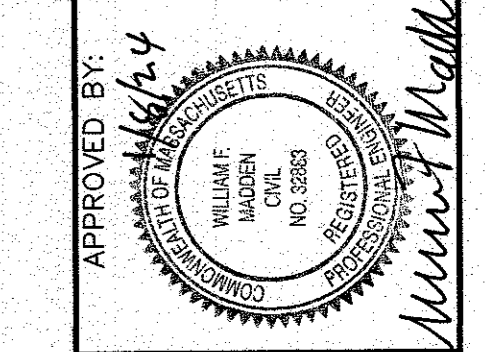


- NOTES:**
1. SEE PLAN FOR LOCATIONS.

**TYPICAL BOLLARD DETAIL
N.T.S.**

NO.	DATE	BY	REV.	DESCRIPTION
7	1/5/24	JMP		
6	11/9/23	JMP		
5	7/5/23	JMP		
4	6/23/22	JMP		
3	2/15/22	JMP		
2	1/16/22	JMP		
1	1/4/22	JMP		

DATE: NOV. 22, 2021
 DRAWN BY: JMP
 CHECKED BY: WFM
 JOB NO.: 20-9438
 SCALE: N.T.S.



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 E-MAIL: info@gafenginc.com

MAJOR MODIFICATION
 SITE DEVELOPMENT PLAN
 DETAIL SHEET 3
 WAREHAM, MA
 PREPARED FOR:
WARREN QOZB, LLC
 P.O. BOX 1206
 CARVER, MA
 JOB NO.: 20-9438
DWG.
 11 OF 11