

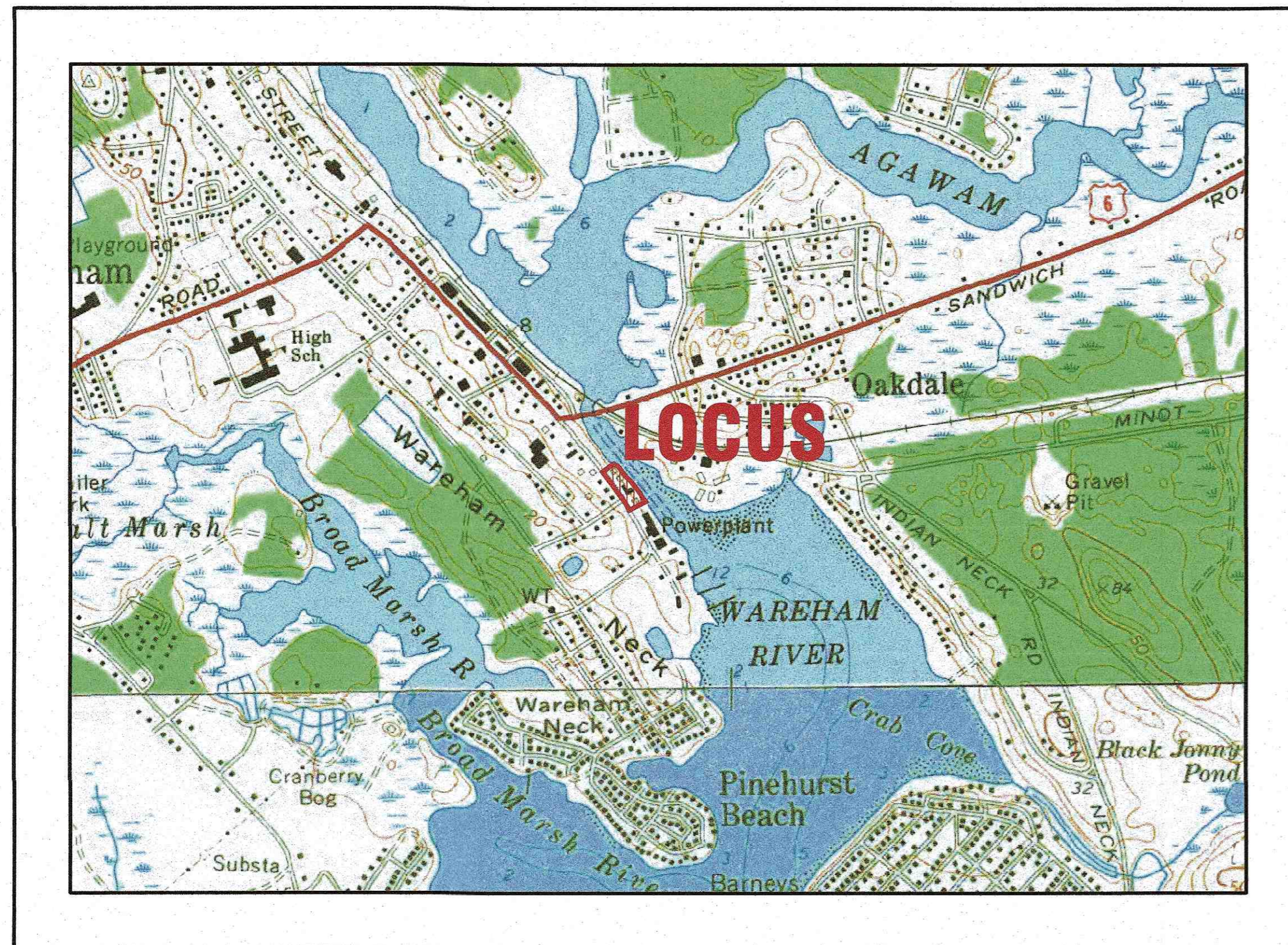
SITE DEVELOPMENT PLAN

59 MAIN STREET

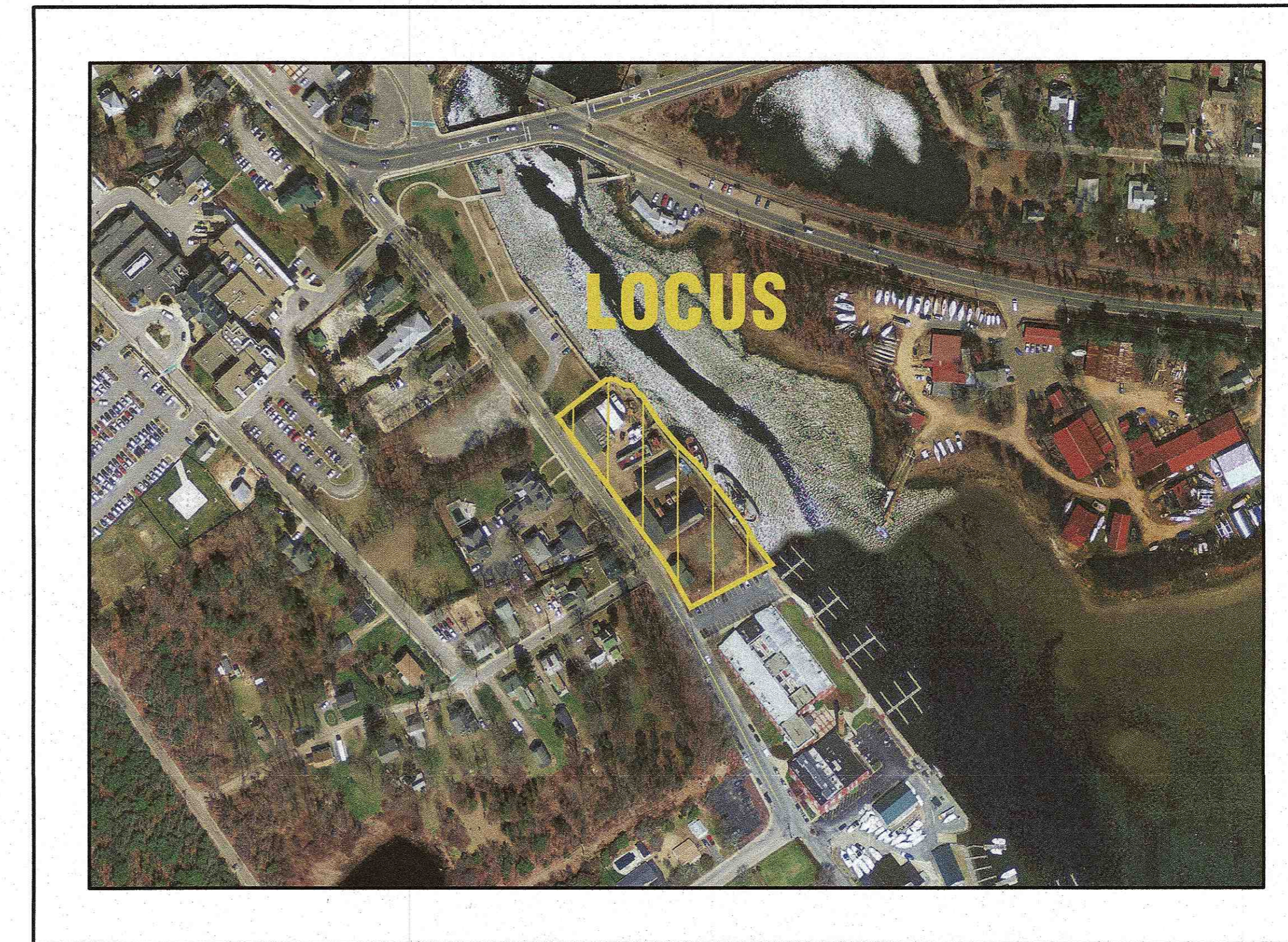
WAREHAM, MASSACHUSETTS

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)

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'	19.5'
REAR SETBACK:	10'	15±
BUILDING COVERAGE:	30%	17.1%±
IMPERVIOUS SURFACE:	70%	62.4%±

PARKING DATA:

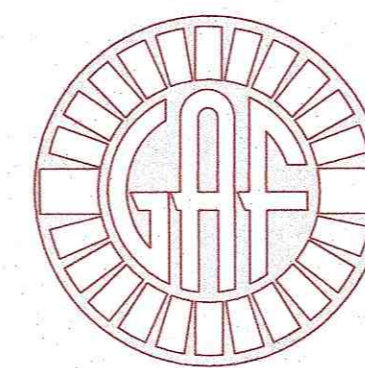
REQUIRED:
 (BUSINESS, RETAIL >1000 S.F.): 1 SPACE PER 300 S.F. G.F.A.
 1200 S.F./300 S.F.=4 SPACES
 MARINA: 0.5 SPACE PER SLIP
 24 SLIPSx0.5 SPACE=12 SPACES
 RESTURANT: 1 SPACE PER 5 SEATS
 150 SEATS/ 1 PER 5 SEATS=30 SPACES
 TOTAL NUMBER OF PARKING SPACES REQUIRED: 46
 TOTAL PROVIDED: 46 SPACES

PLAN INDEX:

SHEET NO.:	DESCRIPTION:
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EX. CONDITIONS & DEMOLITION
4	LAYOUT PLAN
5	UTILITIES PLAN
6	GRADING & DRAINAGE PLAN
7	LANDSCAPING PLAN
8	EROSION CONTROL PLAN
9	DETAIL SHEET 1
10	DETAIL SHEET 2
11	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.



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

DATE: NOV. 22, 2021	DATE	BY	APP'D	DESCRIPTION
DRAWN BY: JMP	6/23/22	JMP	WFM	SITE PLAN REVISIONS
CHECKED BY: WFM	2/15/22	JMP	WFM	REV. ZONING DATA TABLE
JOB NO.: 20-9438	1/18/22	JMP	WFM	PER PEER REVIEW COMMENTS
SCALE: AS NOTED	1/4/22	JMP	WFM	REV. BLDG. & IMPERV. SURFACE COVERAGES
APPROVED BY: <i>[Signature]</i>	REV.	DATE	BY	DESCRIPTION
<p>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</p> <p><small>COMPANY LICENSE NO. 25023-C0489L LICENSED PROFESSIONAL ENGINEER WILLOW MOORE LICENSE NO. 28863 REGISTERED PROFESSIONAL SURVEYOR</small></p>				
<p>SITE DEVELOPMENT PLAN COVER SHEET WAREHAM, MA PREPARED FOR: WARREN QOZB, LLC CARVER, MA P.O. BOX 1206</p>				
<p>JOB NO.: 20-9438 DWG. 1 OF 11</p>				

PERMIT SET
 (NOT FOR CONSTRUCTION)

GENERAL NOTES:

- ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS AND IN PART FROM FIELD SURVEY AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE MGL CHAPTER 370, ACTS OF 1963. CONTRACTORS MUST CALL DIG-SAFE AT (1-888-DIG-SAFE OR 811) G.A.F. ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
- EXISTING CONDITIONS INFORMATION IS BASED ON ACTUAL FIELD SURVEY, PRIVATE UTILITY PLANS, AND OTHER AVAILABLE SOURCES. FIELD SURVEY WAS PERFORMED BY G.A.F. ENGINEERING, INC., ON VARIOUS DATES AND MOST RECENTLY IN SEPTEMBER OF 2019.
- THE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL REQUIRED PERMITS, GIVE ALL NOTICES, COMPLY WITH ALL LAWS AND REGULATIONS, AND PAY ALL FEES ASSOCIATED WITH THE INSTALLATION OF THIS WORK.
- THE CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION ALL EXISTING UNDERGROUND UTILITY LOCATIONS AND POINTS OF INTERCONNECTION.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, SUPERVISION, TOOLS, EQUIPMENT, FUEL, POWER, SANITARY FACILITIES AND INCIDENTALS NECESSARY FOR THE FURNISHING, PERFORMANCE, TESTING, START-UP AND COMPLETION OF THIS WORK.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICTS DISCOVERED IN THE FIELD.
- ANY CHANGES TO THESE SITE PLANS THAT ARE MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS AND REPORTED TO THE OWNER AND ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN EXCAVATION AND TRENCH PERMIT PURSUANT TO 520 CMR 14.00 AS APPLICABLE PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION NOTES:

- IN GENERAL, THE PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EVERY FITTING, CHANGE IN DIRECTION OR DETAIL OF CONSTRUCTION.
- THE LOCATION OF UTILITIES WERE OBTAINED FROM VARIOUS SOURCES OF INFORMATION. THE EXACT LOCATION AND COMPLETENESS IS NOT GUARANTEED. THE CONTRACTOR MUST NOTIFY DIG SAFE PRIOR TO THE START OF CONSTRUCTION (1-888-DIG-SAFE OR 811). G.A.F. ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF PERSONNEL AND PROTECTION OF PROPERTY AT THE SITE OR ADJACENT THERETO INCLUDING TREES, SHRUBS, LAWNS, PAVEMENTS, ROADWAYS, STRUCTURES AND UNDERGROUND UTILITIES NOT DESIGNED FOR REMOVAL, RELOCATION, OR REPLACEMENT.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION REQUIRED FOR THE INSTALLATION OF THIS WORK.
- ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS AND OF GOOD QUALITY.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND OTHER DEBRIS RESULTING FROM THIS WORK.
- ALL PAVEMENT MARKINGS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AS PART OF THIS WORK.
- THE CONTRACTOR SHALL INSTITUTE ALL SAFETY MEASURES NECESSARY TO PROTECT THE PUBLIC SAFETY. THIS SHALL INCLUDE, BUT NOT LIMITED TO, BARRICADES, SIGNS, LIGHTING, FENCES, POLICE DETAILS, AND ANY OTHER MEANS AS DIRECTED. NO TRENCHES ARE TO REMAIN OPEN OVERNIGHT.
- ELEVATIONS ARE IN FEET AND TENTHS AND ARE BASED ON THE DATUM OF NAVD-88.
- SIDE SLOPE GRADING SHALL BE AS NOTED ON THE SITE PLANS.
- ALL SIDE SLOPES SHALL BE DRESSED WITH 4 INCHES OF TOPSOIL WHERE SIDE SLOPES EXCEED 3:1, PROVIDE AN EROSION CONTROL BLANKET OVER THE PLANTED SEED BED. SEE PLAN FOR LOCATIONS.
- ALL SEWER AND PLUMBING WORK SHALL CONFORM WITH 248 CMR 10.00 UNIFORM STATE PLUMBING CODE AND THE TOWN OF WAREHAM SEWER DEPARTMENTS SPECIFICATIONS.
- ALL METHODS AND MATERIALS SHALL CONFORM WITH MassDOT STANDARDS AND SPECIFICATIONS, AND THE REQUIREMENTS OF THE TOWN OF WAREHAM MUNICIPAL MAINTENANCE DEPARTMENT.
- ALL UTILITY INSTALLATIONS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE TOWN, STATE AND FEDERAL REQUIREMENTS & REGULATIONS.
- DEWATERING IF REQUIRED SHALL BE DIRECTED TO A 10' MIN. SQUARE OF HAYBALES OR A DIRTBAG. CONTRACTOR SHALL SIZE, PROVIDE AND MAINTAIN DEWATERING EQUIPMENT FOR THE CONTROL, COLLECTION AND DISPOSAL OF GROUND AND SURFACE WATER WHERE NECESSARY TO COMPLETE THE WORK.
- ALL 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 REGULATIONS.

EROSION CONTROL NOTES:

- THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENTATION CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS. ADDITIONAL PROTECTION: ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE SUFFICIENT EROSION AND SEDIMENT CONTROL, ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION CONTROL DEVICES WHICH BECOME INEFFECTIVE.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL GRADING AND OTHER LAND DISTURBING ACTIVITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT AND DEBRIS OUT OF ALL STORM DRAINAGE STRUCTURES UPON THE COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.
- CONTRACTOR SHALL PROVIDE TEMPORARY GROUND COVER FOR ALL AREAS WITH EXPOSED SOIL WHICH WILL NOT BE DISTURBED BY GRADING OPERATIONS FOR A PERIOD OF THIRTY DAYS OR MORE.
- IF WORK ON THIS PROJECT IS SUSPENDED FOR ANY REASON, THE CONTRACTOR SHALL MAINTAIN THE SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES IN GOOD CONDITION DURING THE SUSPENSION OF WORK.
- SPRINKLE OR APPLY DUST SUPPRESSERS TO MINIMIZE DUST AT THE CONSTRUCTION SITE. MAINTAIN DUST CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- THE CONTRACTOR WILL ALSO NEED TO COMPLY TO ANY ORDER OF CONDITIONS THAT MAY BE ISSUED BY THE TOWN OF WAREHAM CONSERVATION COMMISSION.

DRAINAGE OPERATION AND MAINTENANCE SCHEDULE:

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

POST-CONSTRUCTION OPERATION AND MAINTENANCE PLAN:

- UPON THE COMPLETION OF CONSTRUCTION, MAINTENANCE SHALL BE CONDUCTED BY THE OWNER OR OWNER'S AGENT ON THE SITE. THE FOLLOWING SHALL BE CARRIED OUT BY THE RESPONSIBLE PARTY AND SHALL BE ADHERED TO ENSURE THE PROPER OPERATION OF THE DRAINAGE FACILITIES.
- PARKING LOT SWEEPING IS AN EFFECTIVE NONSTRUCTURAL SOURCE CONTROL THAT WILL REMOVE SEDIMENT FROM PAVED SURFACES. PARKING LOT SWEEPING SHOULD BE DONE BY THE USE OF A HIGH EFFICIENCY VACUUM SWEEPER OR REGENERATIVE AIR SWEEPER. PARKING LOT SWEEPING SHALL BE DONE TWICE PER YEAR. ONCE REMOVED FROM PAVED SURFACES, THE SWEEPINGS MUST BE HANDLED AND DISPOSED OF PROPERLY IN ONE OF THE WAYS APPROVED BY MASSDEP (SEE POLICY # BAW-18-001: REUSE & DISPOSAL OF STREET SWEEPINGS).
 - TRENCH DRAINS SHALL BE INSPECTED MONTHLY, AND SHALL BE CLEANED AT LEAST FOUR TIMES PER YEAR AND AT THE END OF THE FOLIAGE AND SNOW-REMOVAL SEASONS. ALL DEBRIS, SEDIMENTS AND HYDROCARBONS SHOULD BE HANDLED PROPERLY AND DISPOSED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL GUIDELINES AND REGULATIONS. IF THERE IS EVIDENCE THAT THEY HAVE BEEN CONTAMINATED BY A SPILL OR OTHER MEANS, THE CLEANINGS MUST BE EVALUATED IN ACCORDANCE WITH THE HAZARDOUS WASTE REGULATIONS, 310 CMR 30.00 AND HANDLED AS HAZARDOUS WASTE.
 - SEDIMENT TRAP WITH 4' SUMP STRUCTURES SHALL BE INSPECTED MONTHLY, AND SHALL BE CLEANED AT LEAST FOUR TIMES PER YEAR AND AT THE END OF THE FOLIAGE AND SNOW-REMOVAL SEASONS. ALL DEBRIS, SEDIMENTS AND HYDROCARBONS SHOULD BE HANDLED PROPERLY AND DISPOSED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL GUIDELINES AND REGULATIONS. IF THERE IS EVIDENCE THAT THEY HAVE BEEN CONTAMINATED BY A SPILL OR OTHER MEANS, THE CLEANINGS MUST BE EVALUATED IN ACCORDANCE WITH THE MASSDEP HAZARDOUS WASTE REGULATIONS, 310 CMR 30.00 AND HANDLED AS HAZARDOUS WASTE.
 - LEACHING CHAMBERS SHALL BE INSPECTED AFTER EVERY MAJOR STORM EVENT IN THE FIRST FEW MONTHS AFTER CONSTRUCTION TO ENSURE PROPER STABILIZATION AND FUNCTION. THEREAFTER, THE LEACHING CHAMBERS SHALL BE INSPECTED AT LEAST ONCE PER YEAR. WATER DEPTH IN THE LEACHING CHAMBERS SHOULD BE OBSERVED AND MEASURED AT 0, 24, AND 48-HOUR INTERVALS AFTER A MAJOR STORM EVENT AT LEAST ONCE PER YEAR. EXFILTRATION RATES ARE CALCULATED BY DIVIDING THE DROP IN THE WATER LEVEL (INCHES) BY THE ELAPSED TIME (HOUR). A COMPARISON OF EXFILTRATION RATE MEASUREMENTS TAKEN OVER THE YEARS PROVIDE A USEFUL TOOL TRACKING ANY CLOGGING PROBLEMS WITH THE UNDERGROUND INFILTRATION SYSTEM.
 - INSPECT POP-UP DRAINAGE EMITTERS DURING AND 24 HOURS AFTER ALL MAJOR STORM EVENTS. KEEP POP-UP DRAINAGE EMITTERS FREE AND CLEAR FROM BUILD UP OF DEBRIS ON THE LID. REMOVE SNOW WHEN REQUIRED. INSPECT THE POP-UP DRAINAGE EMITTER LID MONTHLY. REPAIR OR REPLACE AS NEEDED.

DRAINAGE INSTALLATION NOTES:

- ALL DRAINAGE PIPES, UNLESS OTHERWISE NOTED, ARE TO BE ADS N-12 PIPE WITH SOIL TIGHT JOINTS AND FITTINGS. REFER TO PLAN FOR LOCATION, SIZES AND SLOPES.
- ALL ROOF DRAIN PIPES, UNLESS OTHERWISE NOTED, ARE TO BE 4" ADS N-12 PIPE WITH SOIL TIGHT JOINTS AND FITTINGS. MINIMUM SLOPE TO BE 1.00%. REFER TO PLAN FOR LOCATION.
- MINIMUM COVER ON PIPES SHALL NOT BE LESS THAN 1.5 FEET, UNLESS OTHERWISE NOTED ON THE PLAN.
- WHERE REQUIRED ALL PIPE PERFORATIONS SHALL BE AASHTO CLASS II.
- ALL WORK AND MATERIAL SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF WAREHAM MUNICIPAL MAINTENANCE DEPARTMENT.
- WHERE REQUIRED CONTRACTOR TO REMOVE ALL UNSUITABLE SOILS AND REPLACE WITH CLEAN SAND AND GRAVEL APPROVED BY DESIGN ENGINEER.

WATER INSTALLATION NOTES:

- 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.
- WATER MAIN SHALL BE FLUSHED, TESTED & DISINFECTED IN ACCORDANCE WITH THE TOWN OF WAREHAM FIRE DISTRICT REQUIREMENTS.
- CONTRACTOR TO COORDINATE WITH THE TOWN OF WAREHAM FIRE DISTRICT FOR THE INSPECTIONS OF THE WATER MAIN INSTALLATION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE INSTALLATION OF THE WATER SERVICE.
- THE CONTRACTOR SHALL OBTAIN A COPY OF THE REGULATIONS FROM THE TOWN OF WAREHAM FIRE DISTRICT BEFORE PROCEEDING WITH THE INSTALLATION OF THE WATER SERVICE.
- WATER MAIN/SERVICE SHALL BE INSTALLED A MINIMUM OF 1' BELOW ALL PROPOSED DRAINAGE LINES.

DEMOLITION NOTES:

- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE HIS/HER OWN DETERMINATION OF SUBSURFACE CONDITIONS, INCLUDING THE LOCATION OF ROCK AND THE ACTUAL LOCATION OF UTILITIES OR OTHER FEATURES WHICH MAY AFFECT HIS/HER WORK. ANY UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION WILL BE REPORTED TO THE ENGINEER OF RECORD FOR RESOLUTION AND CONSTRUCTION METHOD.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND APPARATUS NECESSARY AND SHALL DO ALL WORK REQUIRED TO COMPLETE THE DEMOLITION, REMOVAL, AND ALTERATIONS OF EXISTING FACILITIES, INCLUDING PIPING SYSTEMS AND APPURTENANCES, DRAINAGE, PAVEMENT, LANDSCAPE AND SITE FEATURES ENCOUNTERED DURING THE INSTALLATION AS INDICATED ON THE DRAWINGS, AS HEREIN SPECIFIED, AND/OR AS DIRECTED BY THE DESIGN ENGINEER.
- ALL EQUIPMENT, PIPING, AND OTHER MATERIALS THAT ARE NOT TO BE RELOCATED OR TO BE RETURNED TO THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF BY HIM, AWAY FROM THE SITE OF THE WORK AND AT HIS OWN EXPENSE.
- ALL DEMOLITION OR REMOVAL OF EXISTING STRUCTURES, PAVEMENT, UTILITIES, EQUIPMENT, AND APPURTENANCES, LANDSCAPE AND SITE FEATURES SHALL BE ACCOMPLISHED WITHOUT DAMAGING THE INTEGRITY OF EXISTING STRUCTURES, EQUIPMENT, PAVEMENT, APPURTENANCES, AND TREES TO REMAIN.
- SUCH ITEMS THAT ARE DAMAGED SHALL BE EITHER REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO A CONDITION AT LEAST EQUAL TO THAT WHICH EXISTED PRIOR TO THE START OF HIS WORK TO THE SATISFACTION OF THE DESIGN ENGINEER AND/OR THE OWNER.
- ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES AND PERSONS.
- THE CONTRACTOR SHALL PROMPTLY REPAIR DAMAGES CAUSED BY DEMOLITION OPERATIONS TO ADJACENT FACILITIES AT NO COST TO THE OWNER.
- ANY DAMAGE TO PUBLIC WAYS DURING DEMOLITION AND/OR CONSTRUCTION OF THE PROJECT SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S AND/OR APPLICANTS EXPENSE TO THE SATISFACTION OF THE TOWN OF WAREHAM DIRECTOR OF MUNICIPAL MAINTENANCE.

ABBREVIATIONS

AC	ASBESTIC CONCRETE
ADS	ADVANCED DRAINAGE SYSTEM
APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
BIT. CONC.	BITUMINOUS CONCRETE
BLDRS	BOULDERS
BW	BOTTOM OF WALL
BVW	BORDERING VEGETATED WETLANDS
CB	CATCH BASIN
CB/DH	CONCRETE BOUND/DRILL HOLE
CCB	CAPE COD BERM
CEM.	CEMENT
C.I.	CAST IRON
CONC.	CONCRETE
C.O.	CLEANOUT
C.I.D.I.	CEMENT LINED DUCTILE IRON
CMF	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
C.T.B.	CONCRETE THRUST BLOCK
DIA	DIAMETER
DMH	DRAIN MANHOLE
D.I.	DUCTILE IRON
DCS	DRAINAGE CONTROL STRUCTURE
E.	ELEVATION
ELEV., EL.	ELEVATION
EOP	EDGE OF PAVEMENT
EX.	EXISTING
F.D.C.	FIRE DEPARTMENT CONNECTION
F.E.S.	FLARED END SECTION
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
FP	FIRE PROTECTION
G	GAS
GG/GV	GAS GATE, GAS VALVE
H.C.	HANDICAP PARKING
H.D.P.E.	HIGH DENSITY POLYETHYLENE
HYD	HYDRANT
INV.	INVERT
MAX	MAXIMUM
MED	MEDIUM
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRE
PCC	PRECAST CONCRETE CURBING
PVC	POLYVINYL CHLORIDE PIPE
PROP.	PROPOSED
RAP	RECYCLED ASPHALT PRODUCT
RCP	REINFORCED CONCRETE PIPING
R	RADIUS
R&D	REMOVE AND DISPOSE
R&S	REMOVE AND STOCK
SB/DH	STONE BOUND/DRILL HOLE
S	SEWER
SGC	SLOPED GRANITE CURBING
SMH	SEWER MANHOLE
STA	STATION
TC	TOP OF CURB
TW	TOP OF WALL
TYP.	TYPICAL
T/O/F	TOP OF FOUNDATION
UE	UTILITY POLE
UE	UNDERGROUND ELECTRIC
VGC	VERTICAL GRANITE CURB
W	WATER
WG, WV	WATER GATE, WATER VALVE
WQS	WATER QUALITY STRUCTURE

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

APPROVED BY: [Signature]

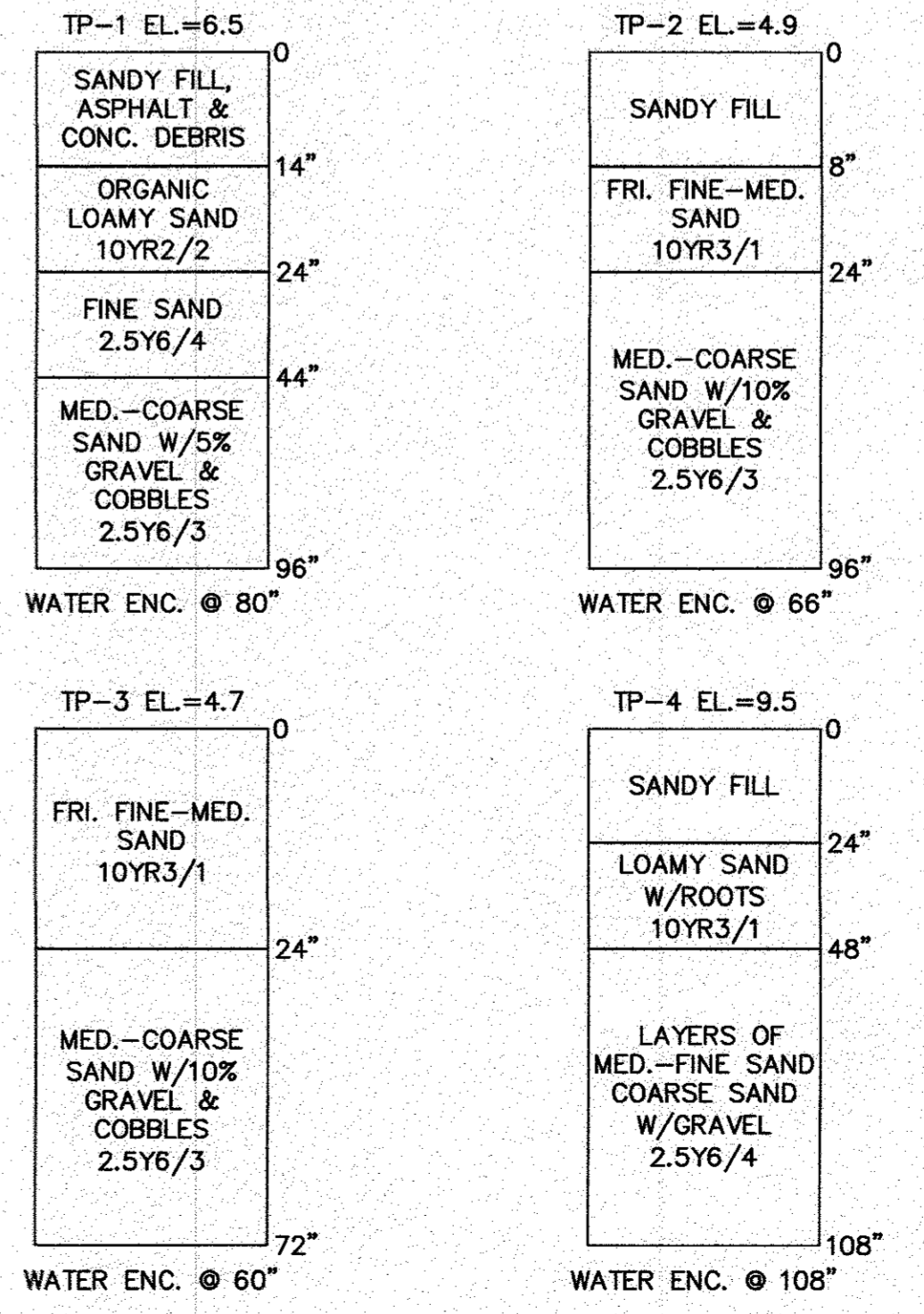
DATE: 6/23/22
 JMP
 DATE: 2/15/22
 JMP
 DATE: 1/18/22
 JMP
 DATE: 1/4/22
 JMP

REV. 4
 REV. 3
 REV. 2
 REV. 1

DESCRIPTION
 SITE PLAN REVISIONS
 MISC. NOTES
 PER PEER REVIEW COMMENTS
 ADDED TEST PIT DATA

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. SEE PLANS FOR DEPTHS AND LOCATIONS.

LEGEND

EXISTING	DESC.	PROPOSED
55	CONTOURS	55
5.5x5	SPOT GRADES	5.5x5, 5.2x5
	WETLANDS	
	TOP OF RIVER BANK	
	100' BUFFER ZONE	
	200' RIVERFRONT AREA	
	F.E.M.A. FLOOD ZONE	
D	DRAIN LINE	D
RD	ROOF DRAIN LINE	RD
CB	CATCH BASIN (CB)	CB
DMH	DRAIN MANHOLE (DMH)	DMH
EMH	ELECTRIC MANHOLE (EMH)	EMH
UE	UNDERGROUND UTILITIES	UE
OHW	OVERHEAD WIRES	OHW
UP	UTILITY POLE	UP
GP	GUY POLE	GP
WGV	WATER GATE VALVE	WGV
WSS	WATER SHUTOFF/CURB STOP	WSS
HYD	HYDRANT	HYD
W	POST INDICATOR VALVE	W
WL	WATER LINE	WL
FP	FIRE PROTECTION LINE	FP
S	SEWER LINE	S
SMH	SEWER MANHOLE (SMH)	SMH
TBL	TREE/BRUSH LINE	TBL
LP	LIGHT POST	LP
G	GAS LINE	G
GV	GAS GATE/VALVE	GV
GS	GAS SHUTOFF	GS
GM	GAS METER	GM
SIGN	SIGN	SIGN
F	FENCE	F
B	BOUND	B
TP	TEST PIT/PERC TEST	TP
SF	SILT FENCE	SF
GR	GUARD RAIL	GR
FL	FLARED END SECTION	FL
SW	STONE WALL	SW

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@gafengrnc.com

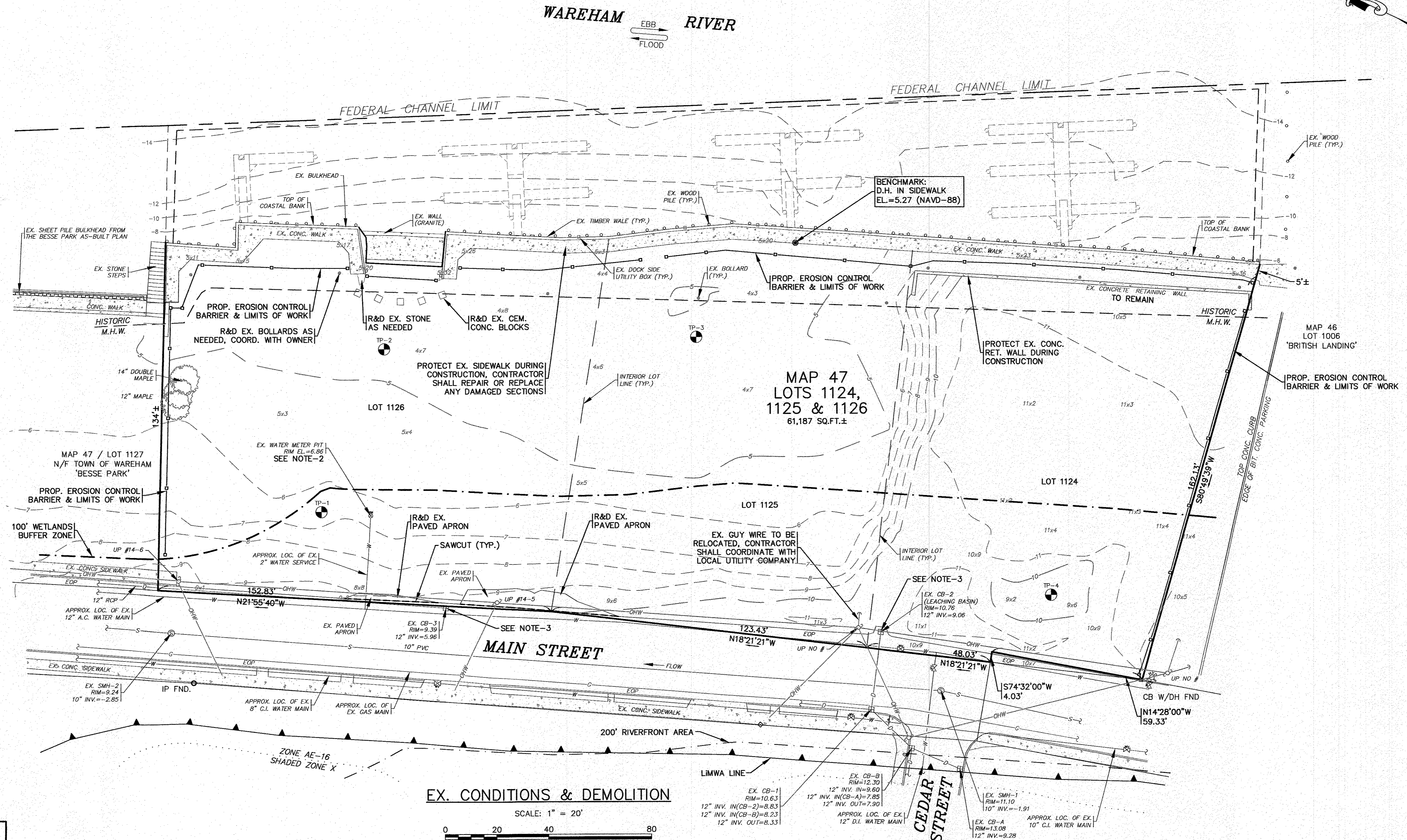
WARREN QOZB, LLC
 59 MAIN STREET WAREHAM, MA
 P.O. BOX 1206 CARVER, MA

PREPARED FOR:
 WARREN QOZB, LLC

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

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. 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. ALL EXISTING UTILITIES SHALL BE DISCONNECTED AND REMOVED FROM THE SITE. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- 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.



EX. CONDITIONS & DEMOLITION
SCALE: 1" = 20'

PERMIT SET
(NOT FOR CONSTRUCTION)

16 OF DRAWINGS (2020 DRAWINGS) 20-9438 (WARREN) (4/20/24) (WARREN) SITE PLAN 2021 JUL-1 REV-1.dwg

REV	DATE	BY	APP'D	DESCRIPTION
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'
---------------------	---------------	-----------------	------------------	-----------------

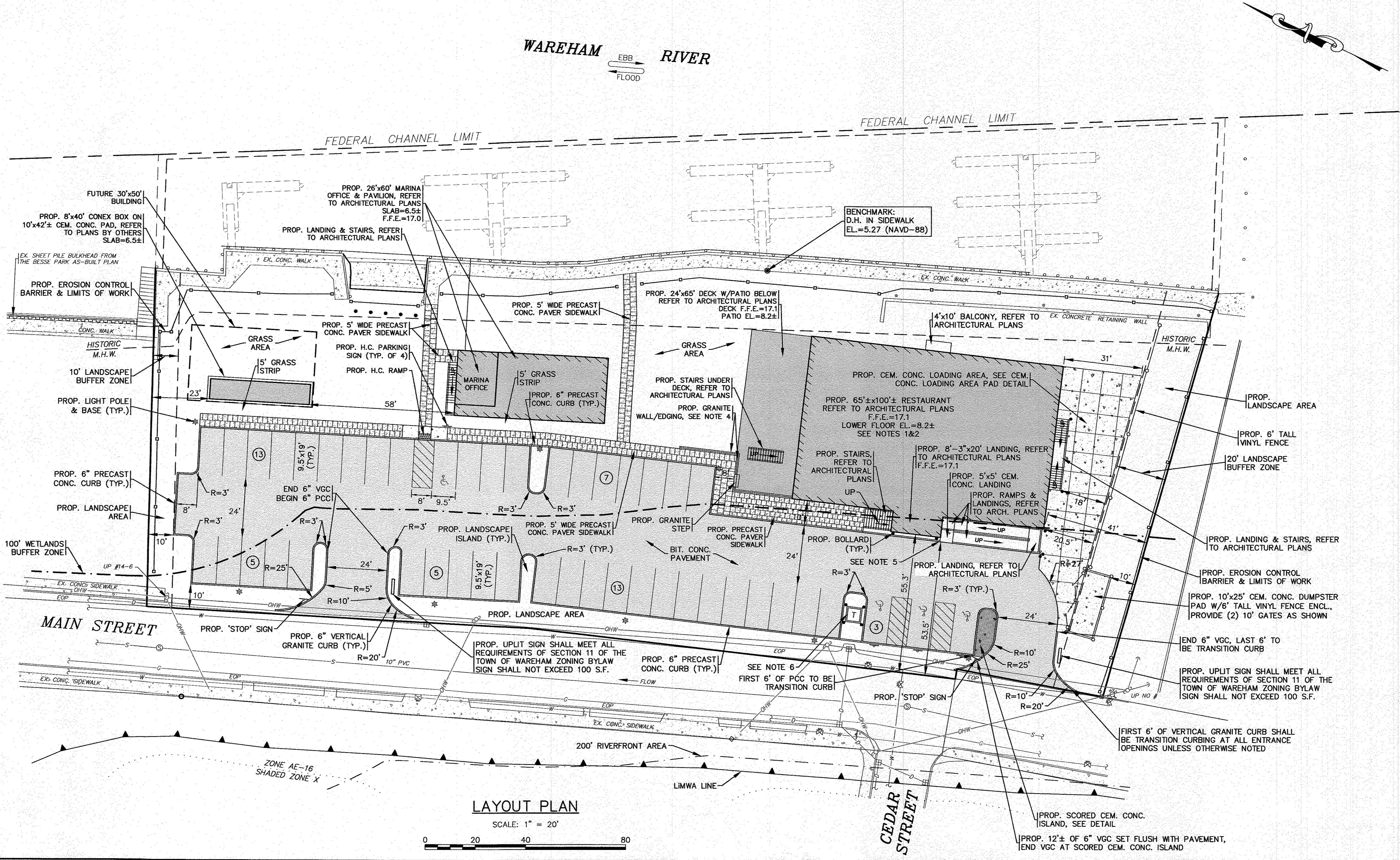
APPROVED BY:	APPROVED BY:
<i>[Signature]</i>	<i>[Signature]</i>

G.A.F. ENGINEERING, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS 286 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 295-6600 FAX: (508) 295-6634 E-MAIL: info@gafeng.com	WARREN QOZB, LLC 59 MAIN STREET WAREHAM, MA P.O. BOX 1206 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 BUILDING AND MARINA OFFICE & PAVILION. 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 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 REGULATIONS.
- 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.
- SITE CONTRACTOR SHALL COORDINATE WITH OWNER FOR FINAL DESIGN OF THE PROPOSED GRANITE WALL/EDGING AND GRANITE STEP. PROVIDE HANDRAILS ALONG THE ENTIRE LENGTH OF THE PROPOSED WALL. HANDRAILS SHALL BE DESIGNED IN ACCORDANCE WITH ALL LOCAL AND STATE BUILDING CODES.
- THE LAST 6' OF CURBING SHALL BE TRANSITION CURBING.
- PROPOSED TRANSFORMER ON CEMENT CONCRETE PAD. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR FINAL LOCATION, SIZE AND CONFIGURATION OF TRANSFORMER. PROTECT TRANSFORMER WITH BOLLARDS AS SHOWN. TRANSFORMER SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL FLOOD ZONE SPECIFICATIONS AND REGULATIONS, COORDINATE WITH LOCAL UTILITY COMPANY.
- FOR THE COMPLETE LIGHTING DESIGN REFER TO LIGHTING DESIGN PLANS BY RAB.



LAYOUT PLAN

SCALE: 1" = 20'



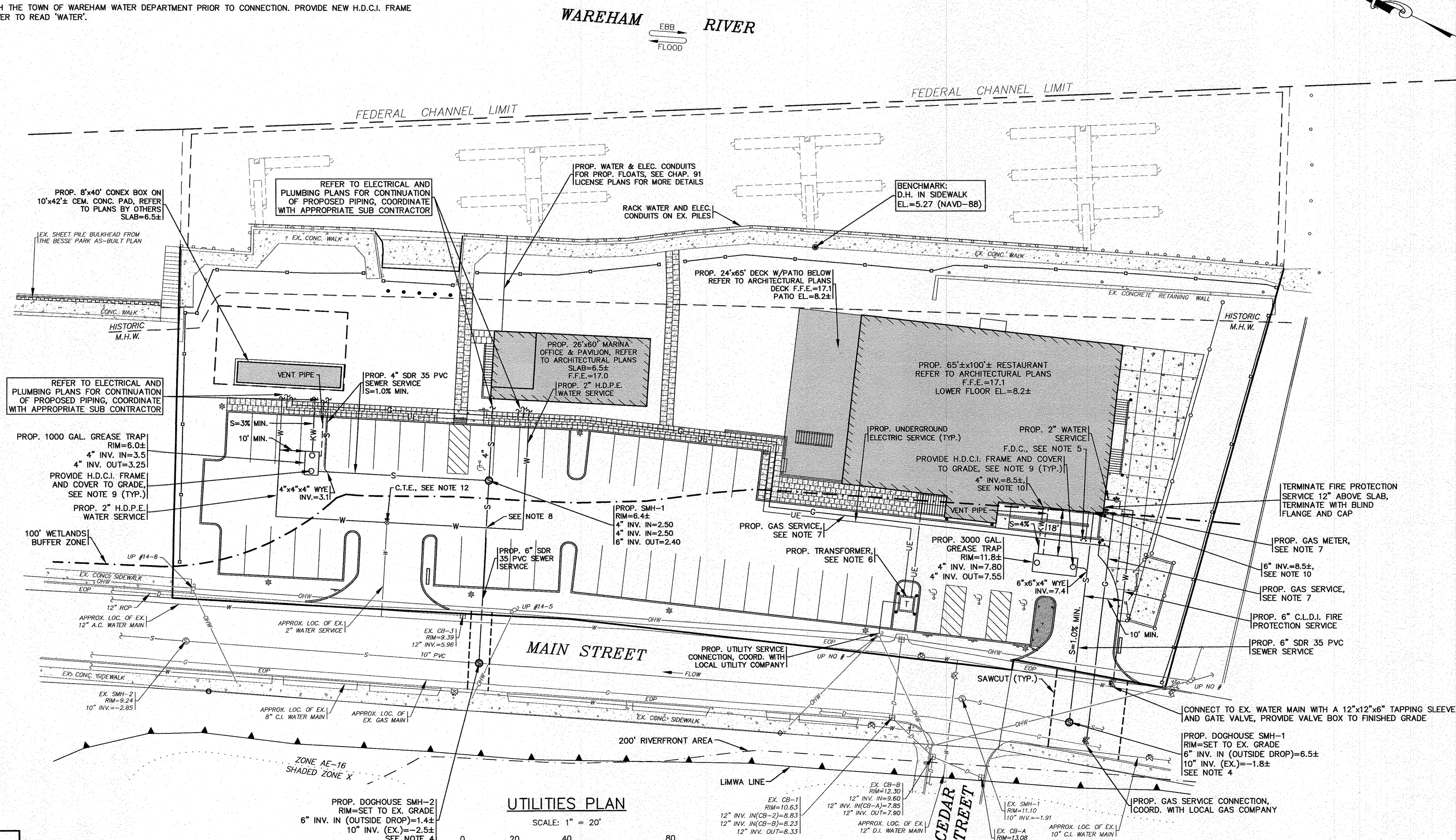
**PERMIT SET
(NOT FOR CONSTRUCTION)**

H:\04\DRAWINGS\2020\DRAWINGS\20-9438 (DRAFT) (4/21/20)\438 SITE PLAN 2021.dwg - 1 REV - 4.dwg

DATE: NOV. 22, 2021	APPROVED BY:		DATE: NOV. 22, 2021	APPROVED BY:	
DRAWN BY: JMP	DATE: NOV. 22, 2021		DATE: NOV. 22, 2021	APPROVED BY:	
CHECKED BY: WFM	DATE: NOV. 22, 2021		DATE: NOV. 22, 2021	APPROVED BY:	
JOB NO.: 20-9438	DATE: NOV. 22, 2021		DATE: NOV. 22, 2021	APPROVED BY:	
SCALE: 1" = 20'					
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		WARREN QOZB, LLC 59 MAIN STREET WAREHAM, MA P.O. BOX 1206 CARVER, MA			
SITE DEVELOPMENT PLAN LAYOUT PLAN		JOB NO.: 20-9438 DWG. 4 OF 11			

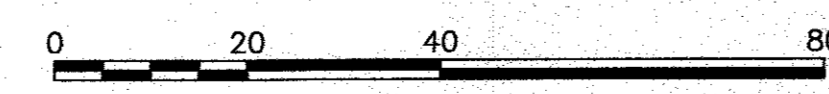
NOTES:

- ALL SEWER WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF WAREHAM SEWER COMMISSIONERS RULES AND REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY PRIOR TO CONNECTION.
- REFER TO PAVEMENT SAWCUT/TRENCH REPAIR DETAIL ON SHEET 9.
- CONTRACTOR SHALL CONFIRM EXISTING SEWER ELEVATIONS PRIOR TO CONSTRUCTION.
- 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, SIZE AND CONFIGURATION OF TRANSFORMER. PROTECT TRANSFORMER WITH BOLLARDS AS SHOWN. TRANSFORMER SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL FLOOD ZONE SPECIFICATIONS AND REGULATIONS, COORDINATE WITH LOCAL UTILITY COMPANY.
- THE FINAL LOCATIONS, DEPTHS AND CONSTRUCTION DETAILS OF THE PROPOSED GAS SERVICE AND GAS METERS SHALL BE DETERMINED BY THE LOCAL GAS COMPANY. CONTRACTOR SHALL COORDINATE WITH LOCAL GAS COMPANY PRIOR TO CONSTRUCTION.
- AT THE 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.
- ALL PROPOSED GREASE TRAPS 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 CONFIRM ALL PROPOSED SEWER INVERTS WITH PLUMBING CONTRACTOR 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'.



UTILITIES PLAN

SCALE: 1" = 20'



PERMIT SET
(NOT FOR CONSTRUCTION)

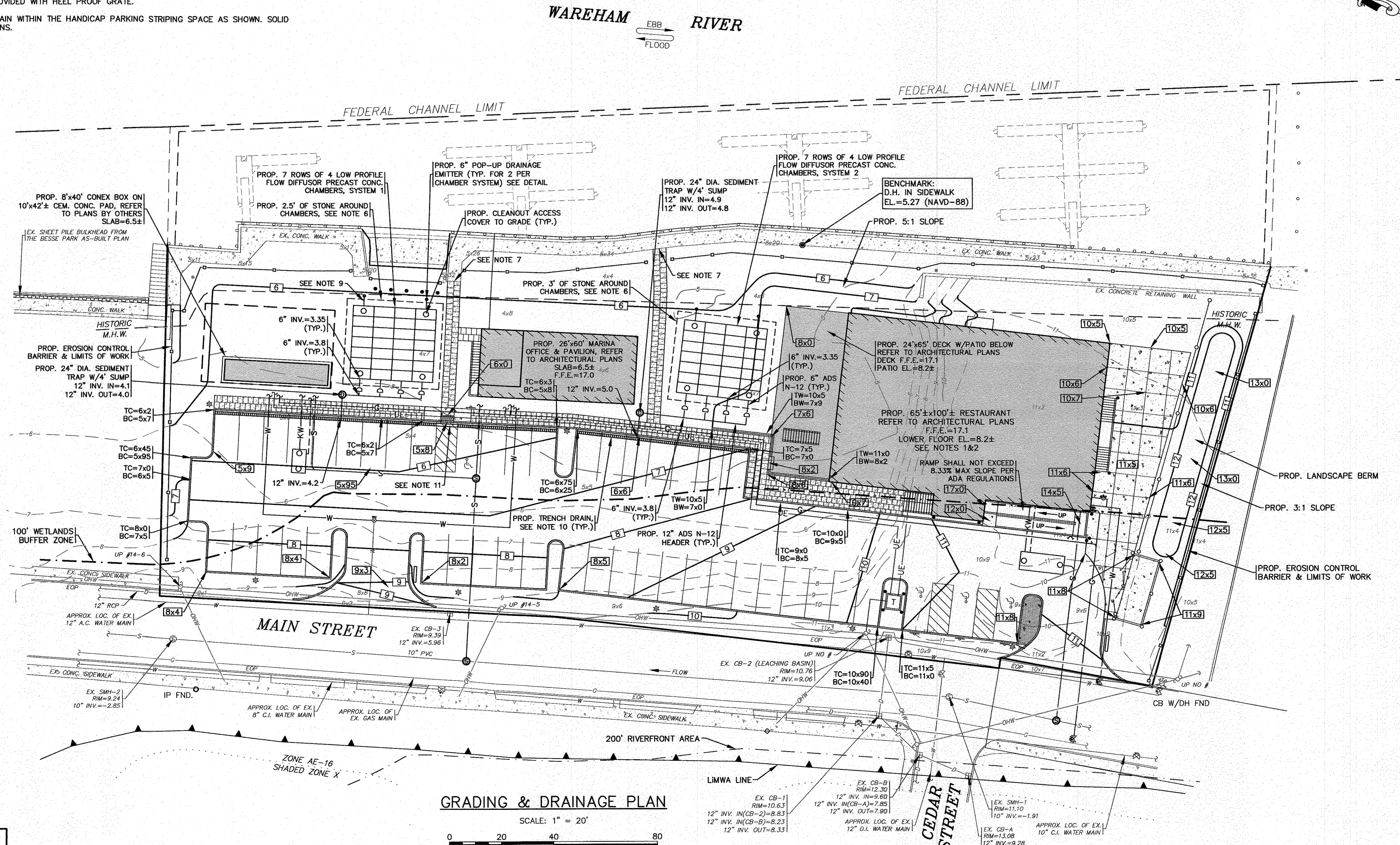
DATE: NOV. 22, 2021	DATE: 6/23/22	DATE: 2/15/22	DATE: 1/18/22	DATE: 1/4/22	DATE: BY	DATE: APP'D
DRAWN BY: JMP	JMP	JMP	JMP	JMP	REV	APP'D
CHECKED BY: WFM	WFM	WFM	WFM	WFM	REV	APP'D
JOB NO.: 20-9438	20-9438	20-9438	20-9438	20-9438	REV	APP'D
SCALE: 1" = 20'	1" = 20'	1" = 20'	1" = 20'	1" = 20'	REV	APP'D

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@gafengr.com	WARREN QOZB, LLC WAREHAM, MA CARVER, MA P.O. BOX 1206
PREPARED FOR:	JOB NO.: 20-9438
WARREN QOZB, LLC	DWG. 5 OF 11

H:\CADD\DRAWINGS\20-9438 (BARRY WAREHAM)\9438 SITE PLAN_2021_ALT-1_REV-1.dwg

NOTES:

- REFER TO ARCHITECTURAL PLANS BY OTHERS FOR COMPLETE DIMENSIONS, CONSTRUCTION SPECIFICATIONS AND DETAILS OF THE PROPOSED BUILDING AND MARINA OFFICE & PAVILION. 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 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 REGULATIONS.
- 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.
- WATER MAIN/SERVICES SHALL BE INSTALLED A MINIMUM OF 18" BELOW ALL PROPOSED DRAINAGE LINES.
- DOWNPOUTS ON FRONT & BACK OF THE PROPOSED RESTAURANT SHALL BE PIPED TO THE INFILTRATION SYSTEM #2. DOWNPOUTS FOR THE MARINA OFFICE & PAVILION BUILDING SHALL BE PIPED TO THE INFILTRATION 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.
- PROVIDE A 6" ADS N-12 PIPE WITH A MINIMUM SLOPE OF 2% FROM THE PROPOSED CHAMBERS TO THE PROPOSED 6" POP-UP DRAINAGE EMITTERS. SEE DRAINAGE EMITTER DETAIL.
- PROPOSED TRENCH DRAIN SHALL BE PROVIDED WITH HEEL PROOF GRATE.
- 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'
 0 20 40 80

**PERMIT SET
 (NOT FOR CONSTRUCTION)**

H:\04\DRAWINGS\2020 DRAWINGS\20-9438 (WARREN)\20-9438 SITE PLAN 2021 JUL-1 REV-1.dwg

DATE: NOV. 22, 2021		DRAWN BY: JMP		SITE PLAN REVISIONS	
CHECKED BY: WFM		JOB NO.: 20-9438		INCREASED NW DRIVEWAY TO 24' WIDE	
SCALE: 1" = 20'		REV.		PER PEER REVIEW COMMENTS	
DATE		BY		DESCRIPTION	
4	6/23/22	JMP	WFM		
3	2/15/22	JMP	WFM		
2	1/18/22	JMP	WFM		
1	1/4/22	JMP	WFM		

APPROVED BY:	DATE:	SCALE:
<i>[Signature]</i>	NOV. 22, 2021	1" = 20'

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

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

JOB NO.: 20-9438
 DWG. 6 OF 11

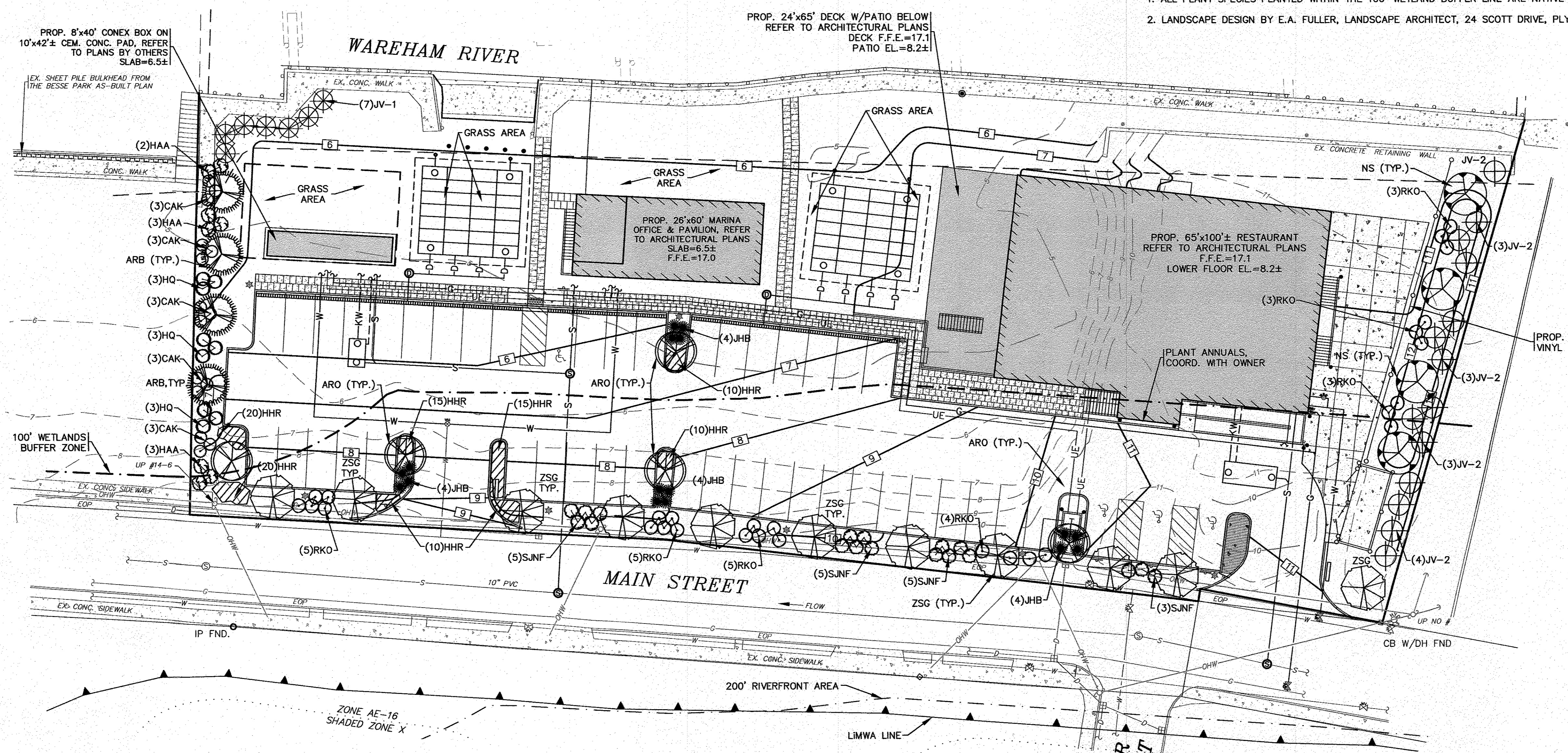
PLANTING STANDARDS:

- 1. 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.
- 2. 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.
- 3. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE.
 - A) 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.
 - B) MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX (6) FEET.
 - C) MINIMUM SIZE FOR SHADE TREES SHALL BE TWO AND ONE HALF (2.5) INCHES IN DIAMETER AND TWELVE (12) FEET IN HEIGHT.
 - D) MINIMUM SIZE FOR EVERGREEN TREES SHALL BE BETWEEN SIX (6) AND EIGHT (8) FEET IN HEIGHT
 - E) MINIMUM SIZE FOR SHRUBS SHALL BE THREE (3) FEET IN HEIGHT
- 4. 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.
- 5. A LANDSCAPE CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES, AND SHRUB BEDS AS FOLLOWS:
 - A) 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.
 - B) 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.
- 6. EACH TREE, SHRUB, OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. ALL AREAS THAT ARE NOT LANDSCAPED SHALL BE LOAMED AND SEEDED.

PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	REMARKS
SHRUBS						
	9	HYDRANGEA ARBORESCENS 'ANNBELLE'	ANNBELLE WHITE HYDRANGEA	24'-30' HT.	5 GAL. NATIVE SPECIES	PLANT 5' O.C.
	8	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	24'-30' HT.	5 GAL. NATIVE SPECIES	PLANT 5' O.C.
	16	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR GROUND JUNIPER	18"-24" SPR.	3 GAL. NATIVE SPECIES	PLANT 4' O.C.
	7	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7'-8' HT.	B & B NATIVE SPECIES	PLANT 6' O.C.
	14	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'-10' HT.	B & B NATIVE SPECIES	PLANT 8' O.C.
	28	ROSA HYBRID-'KNOCK OUT'	HYBRID SHRUB ROSE 5 WHITE & 10 RED	18"-24" HT.	3 GAL. NON-INVASIVE	PLANT 3' O.C.
	20	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
	4	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.
	120	HEMEROCALIS 'HAPPY RETURNS'	HAPPY RETURNS DWARF YELLOW DAYLILY	1 GAL.	18" HT. NON-INVASIVE	12" O.C.

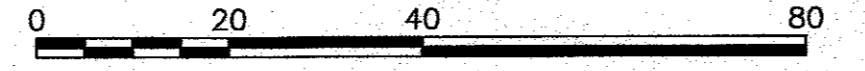
NOTES:

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



LANDSCAPING PLAN

SCALE: 1" = 20'



APPROVED BY:
 DATE: NOV. 22, 2021
 DRAWN BY: J.M.P./J.H.
 CHECKED BY: E.A.F.
 JOB NO.: 20-9438
 SCALE: 1" = 20'
 PER REV. BLDG. REVIEWS/TOWN COMMENTS
 PER PEER REVIEW COMMENTS
 INCREASED NW DRIVEWAY TO 24' WIDE
 SITE PLAN REVISIONS
 DESCRIPTION
 DATE
 REV.

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@gafengr.com

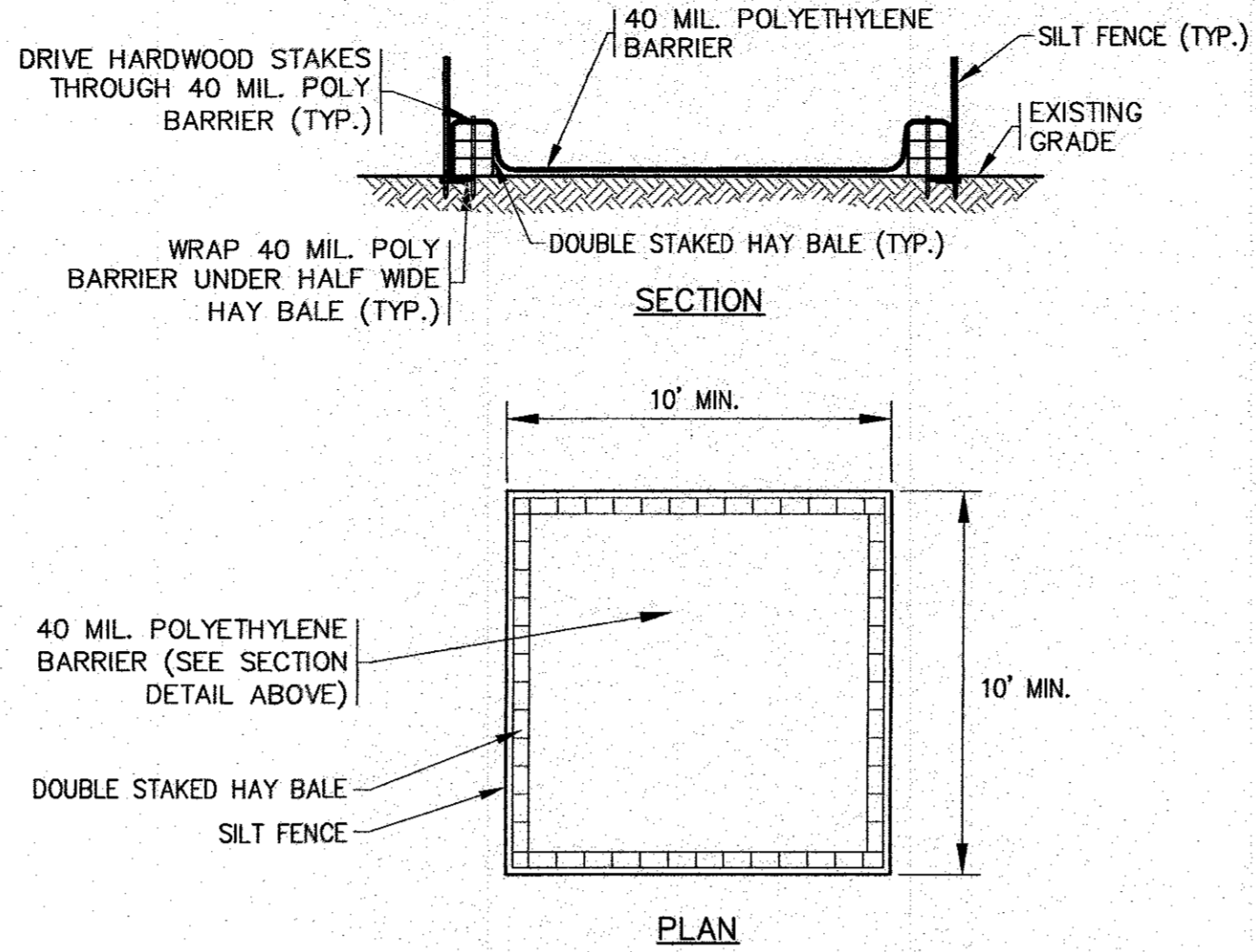
WARREN QOZB, LLC
 59 MAIN STREET WAREHAM, MA
 PREPARED FOR:

P.O. BOX 1206 CARVER, MA
 DWG. 7 OF 11
 JOB NO.: 20-9438

H:\DWG\DRAWINGS\2020 DRAWINGS\20-9438 (DANNY WOODY)\20-9438 SITE PLAN_2021_A11-REV-1.dwg

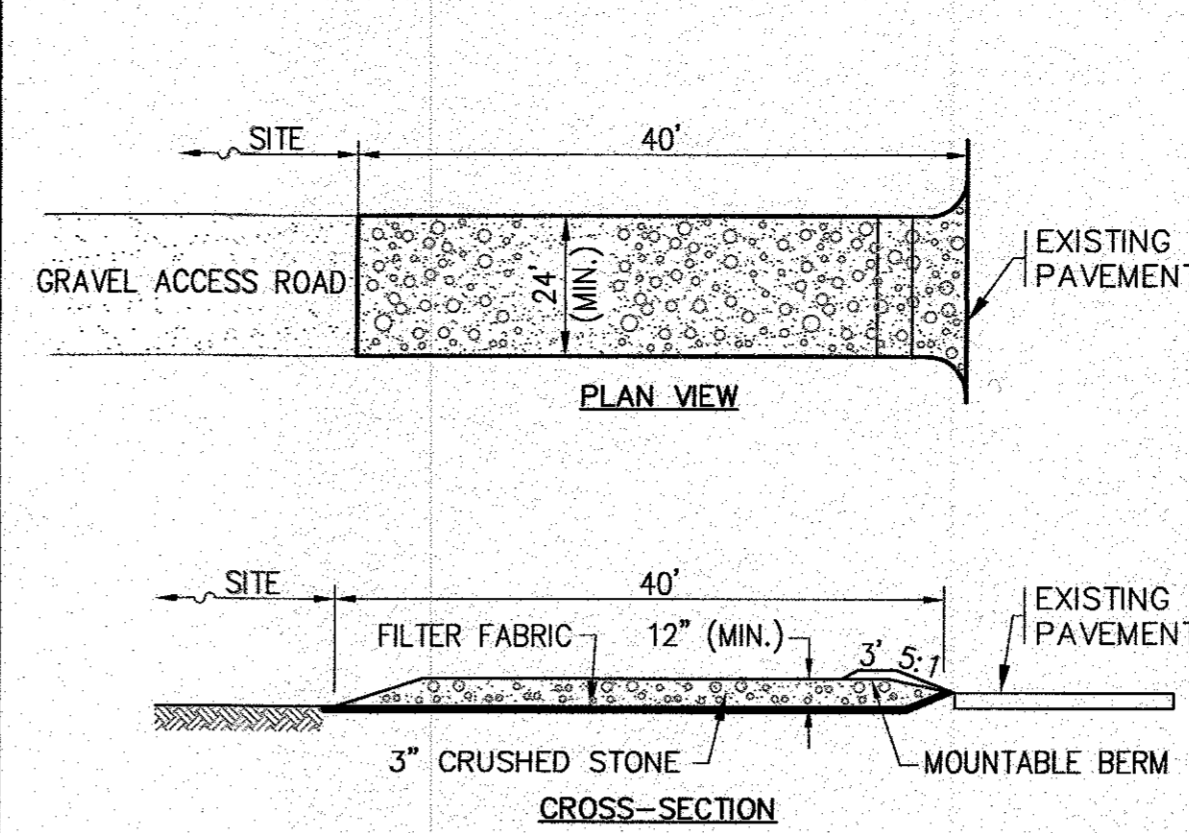
NOTES:

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.



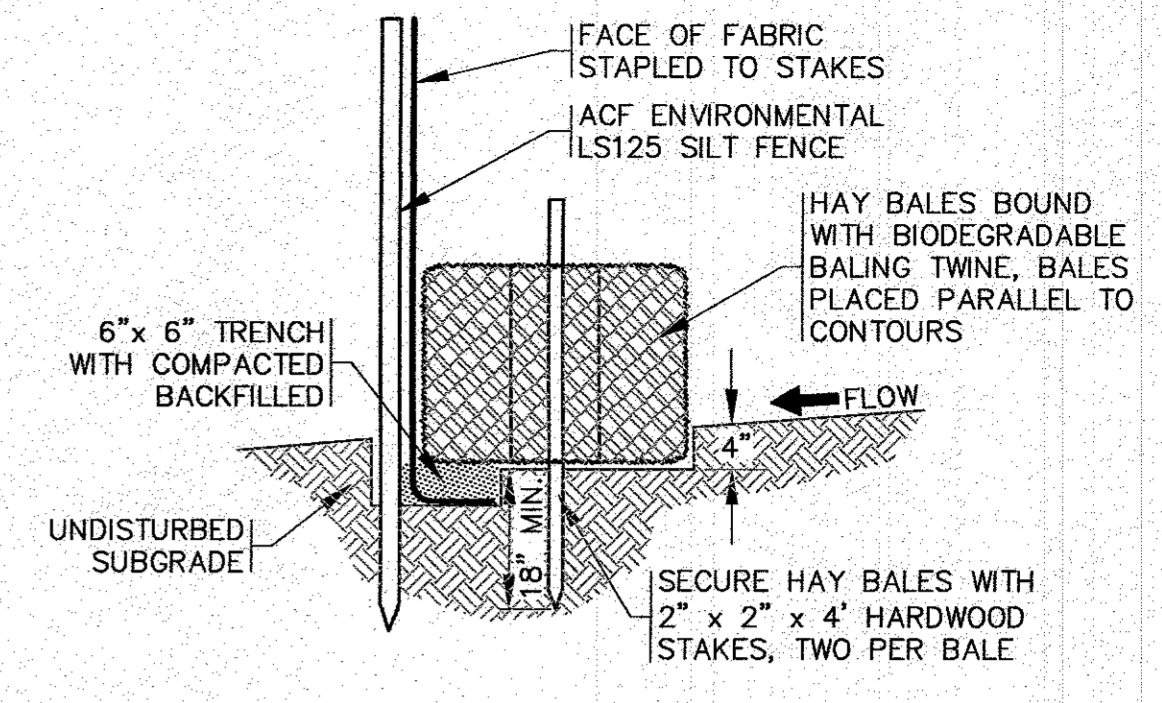
- NOTES:**
1. CONTRACTOR SHALL PROVIDE AND MAINTAIN CONCRETE WASHOUT AREA WHERE NECESSARY TO COMPLETE THE WORK.
 2. FINAL SIZE AND LOCATION OF CONCRETE WASHOUT SHALL BE FIELD DETERMINED BY THE CONTRACTOR AT TIME OF CONSTRUCTION.
 3. CONTRACTOR SHALL REPAIR OR REPLACE 40 MIL. POLY BARRIER OR STAKED HAY BALES AS REQUIRED.

CONCRETE WASHOUT DETAIL
N.T.S.



- NOTES:**
1. ENTRANCE WIDTH SHALL BE 24 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT UNDER PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

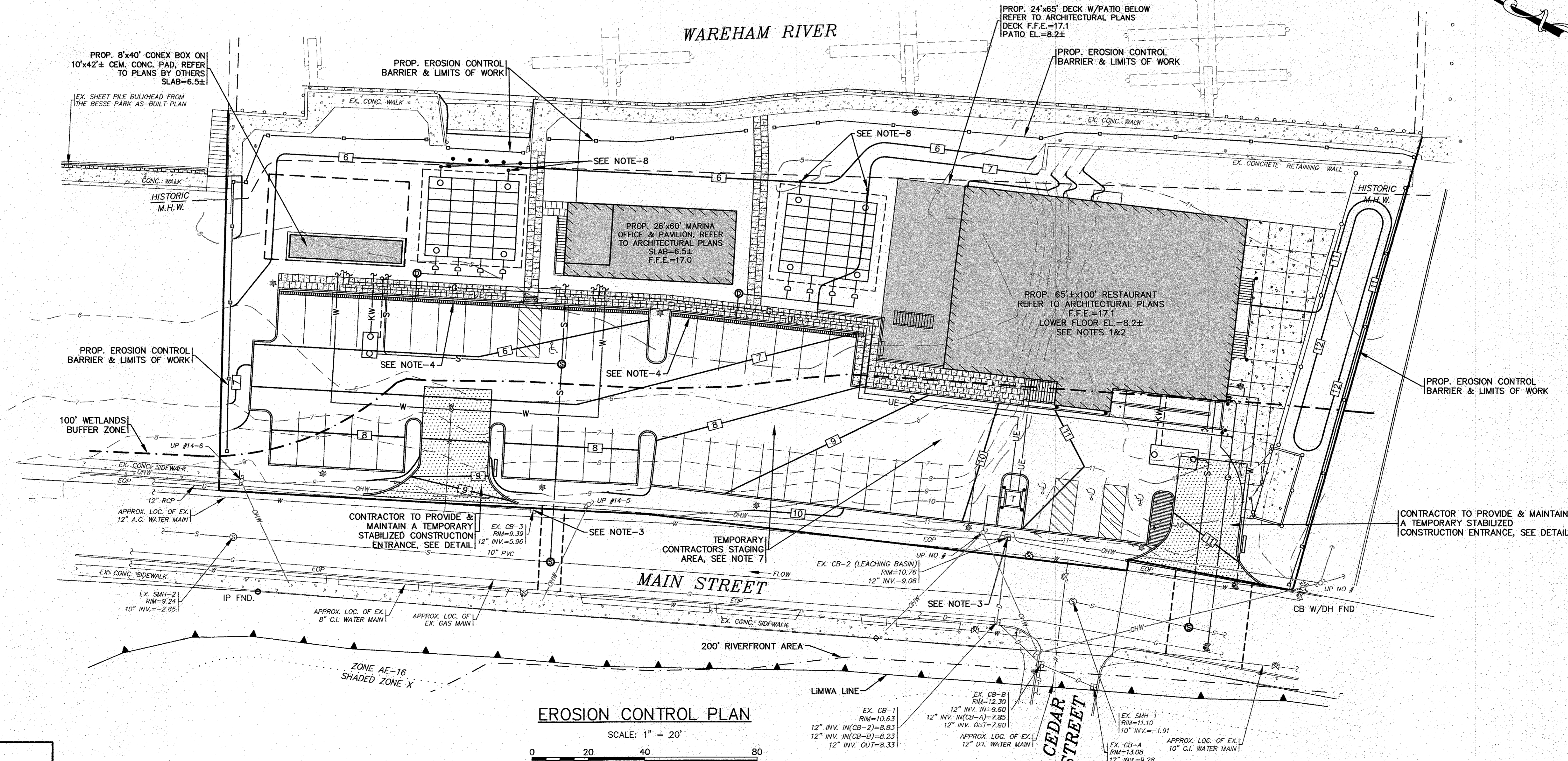
TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



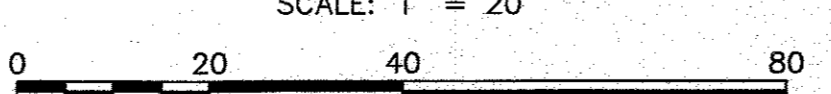
- NOTES:**
1. THE SILTATION FENCE SHALL BE ACF ENVIRONMENTAL, MODEL LS125.
 2. SILTATION FENCING SHALL BE INSTALLED DOWNSLOPE OF ALL PROPOSED AND EXISTING DISTURBED AREAS, OR AS SHOWN ON THE PLANS.
 3. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL A VEGETATIVE COVER HAS BEEN FIRMLY ESTABLISHED.
 4. EROSION CONTROL MEASURES SHALL FOLLOW THE PERFORMANCE STANDARDS OF THE USDA SOIL CONSERVATION SERVICE, AND ANY APPLICABLE STATE AND/OR LOCAL CONSERVATION AUTHORITY.

HAY BALE / SILTATION FENCE BARRIER
N.T.S.

DATE	BY	APP'D	DESCRIPTION
NOV. 22, 2021	JMP		DATE
NOV. 22, 2021	JMP		REV.
NOV. 22, 2021	JMP		DATE
NOV. 22, 2021	JMP		REV.
NOV. 22, 2021	JMP		DATE
NOV. 22, 2021	JMP		REV.
NOV. 22, 2021	JMP		DATE
NOV. 22, 2021	JMP		REV.
NOV. 22, 2021	JMP		DATE
NOV. 22, 2021	JMP		REV.

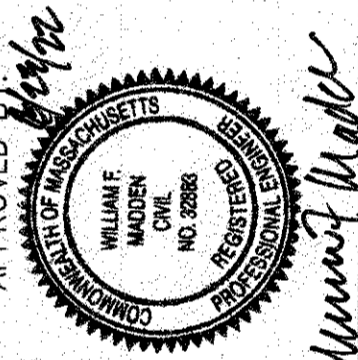


EROSION CONTROL PLAN
SCALE: 1" = 20'



PERMIT SET
(NOT FOR CONSTRUCTION)

APPROVED BY:

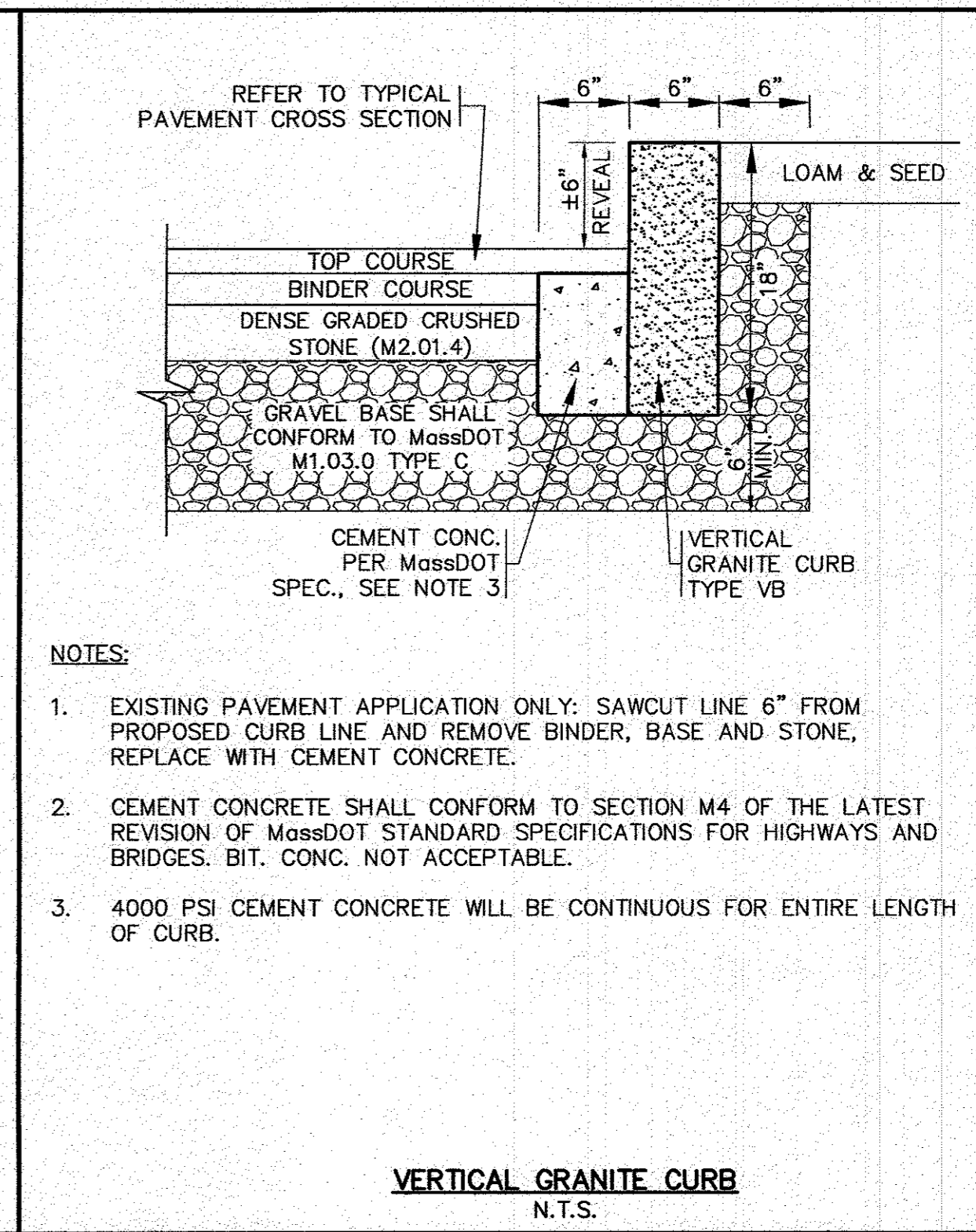
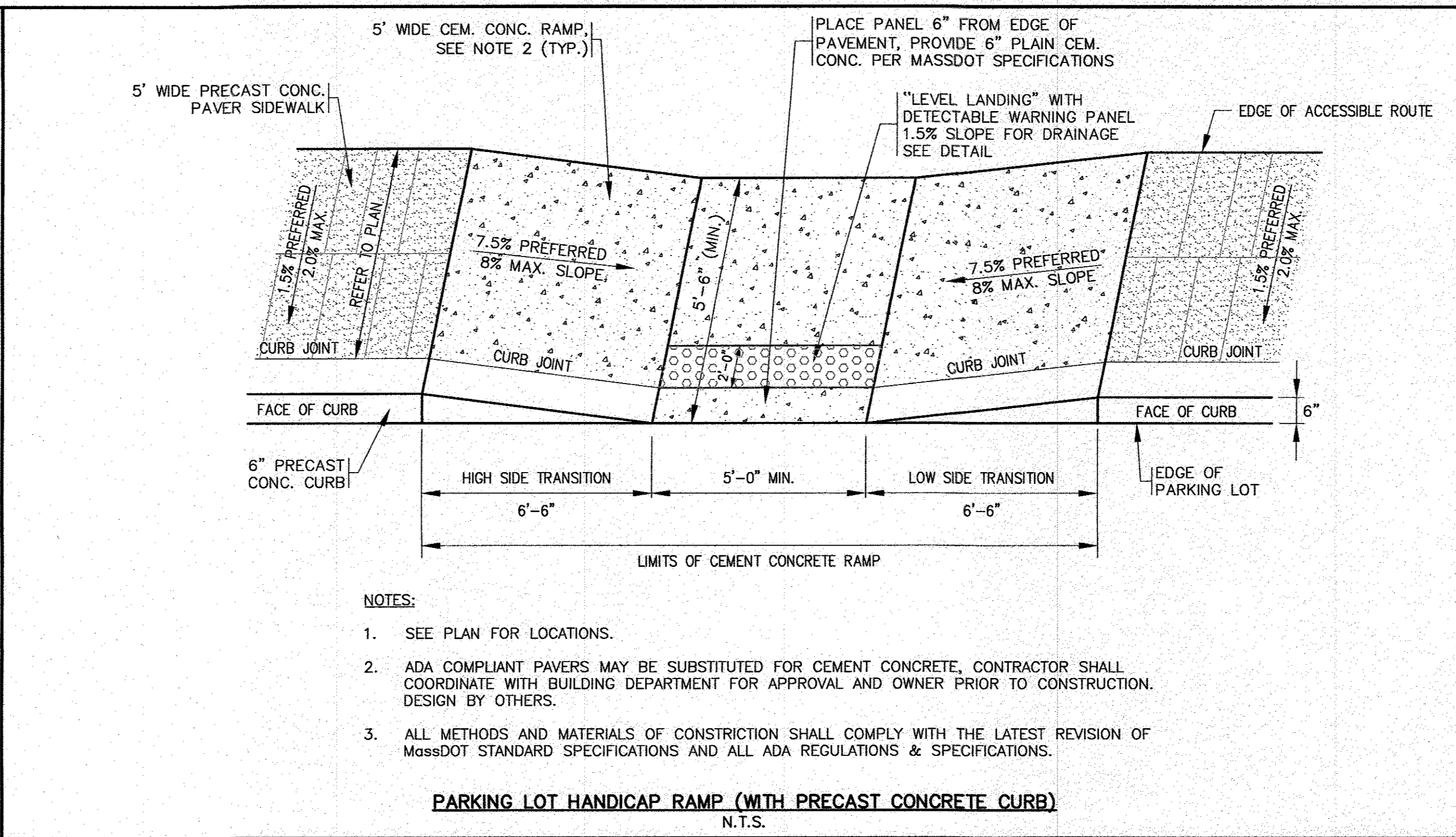
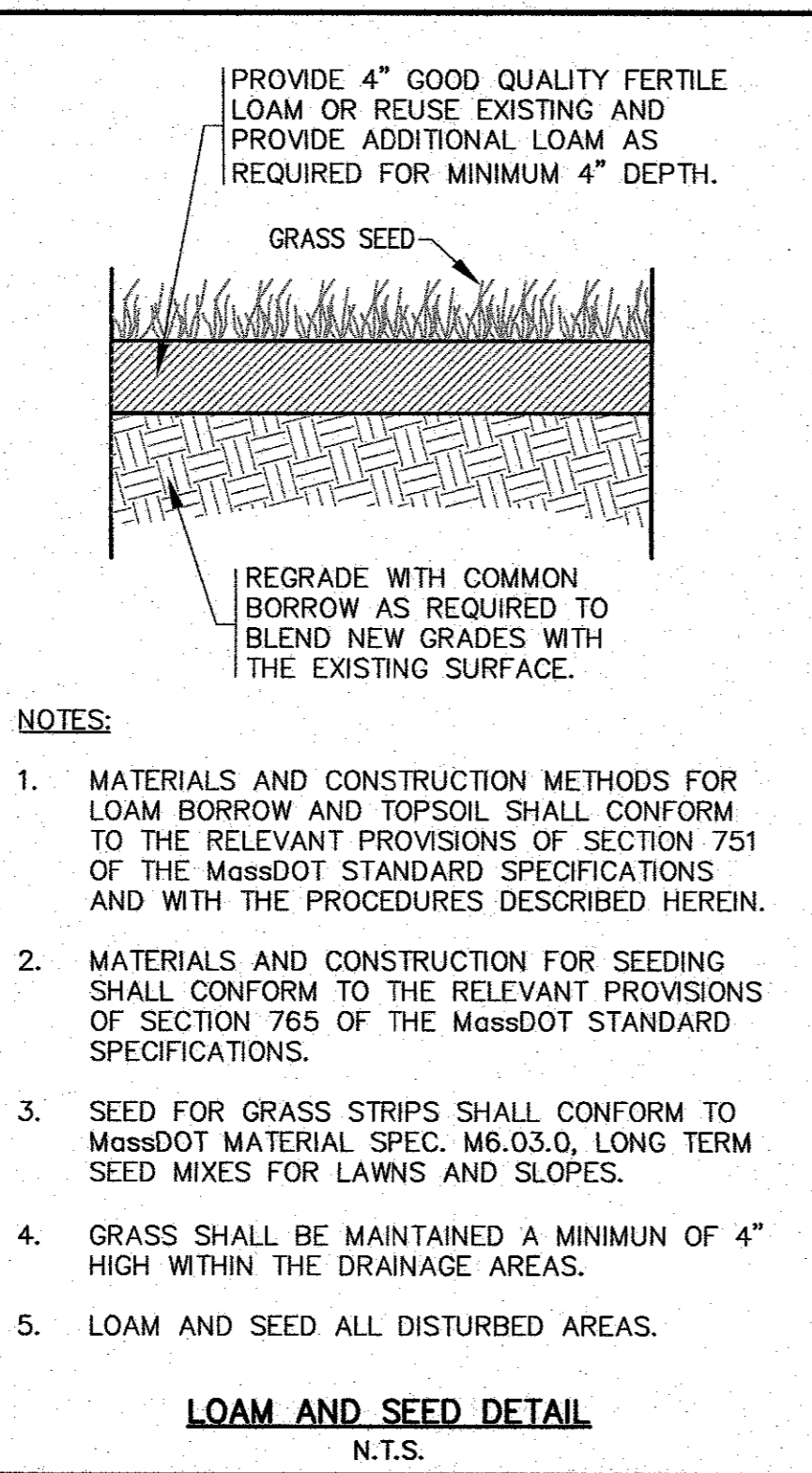
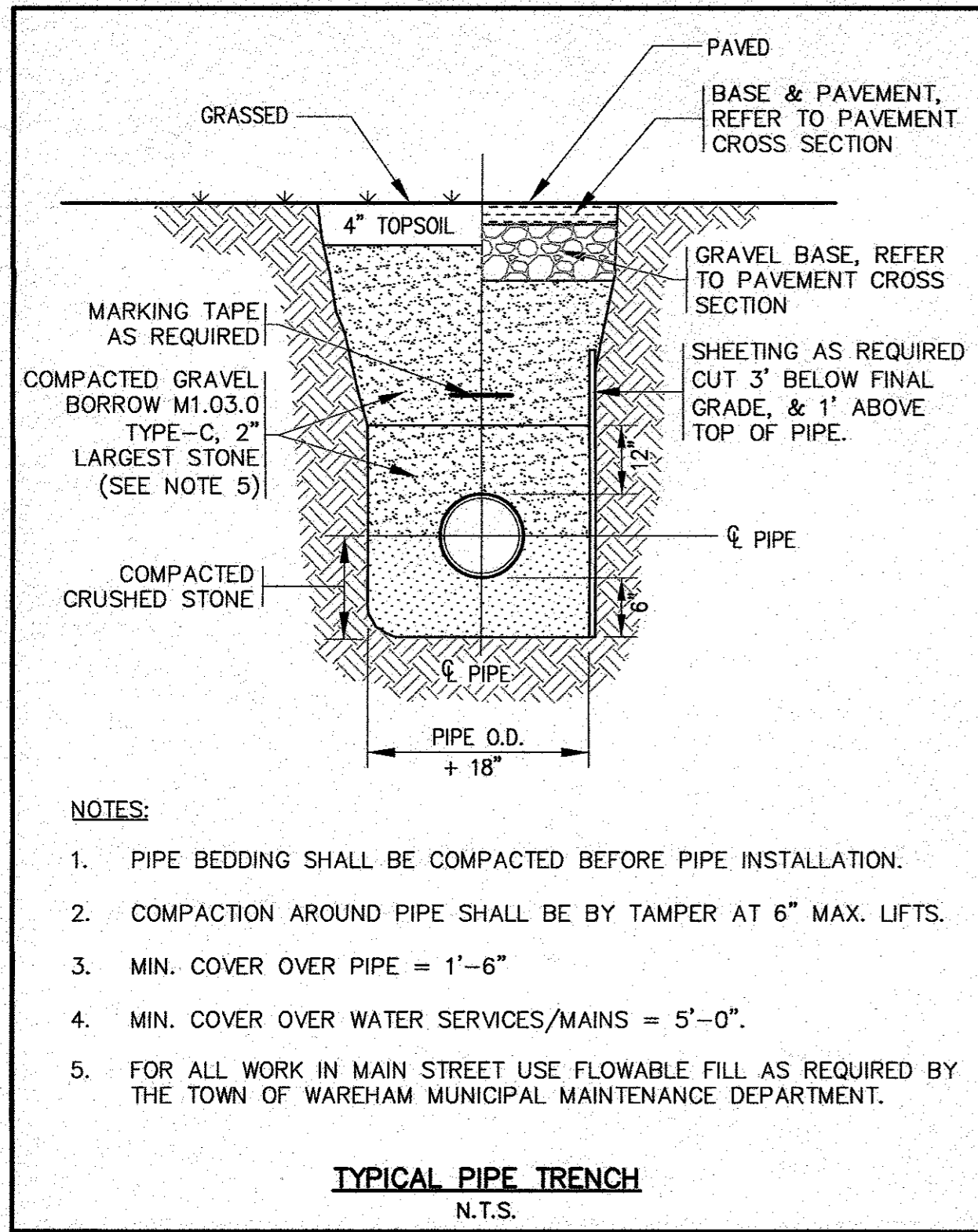


G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET - WAREHAM, MA 02571
TEL: (508) 295-6600 FAX: (508) 295-6634
E-MAIL: info@gafeng.com

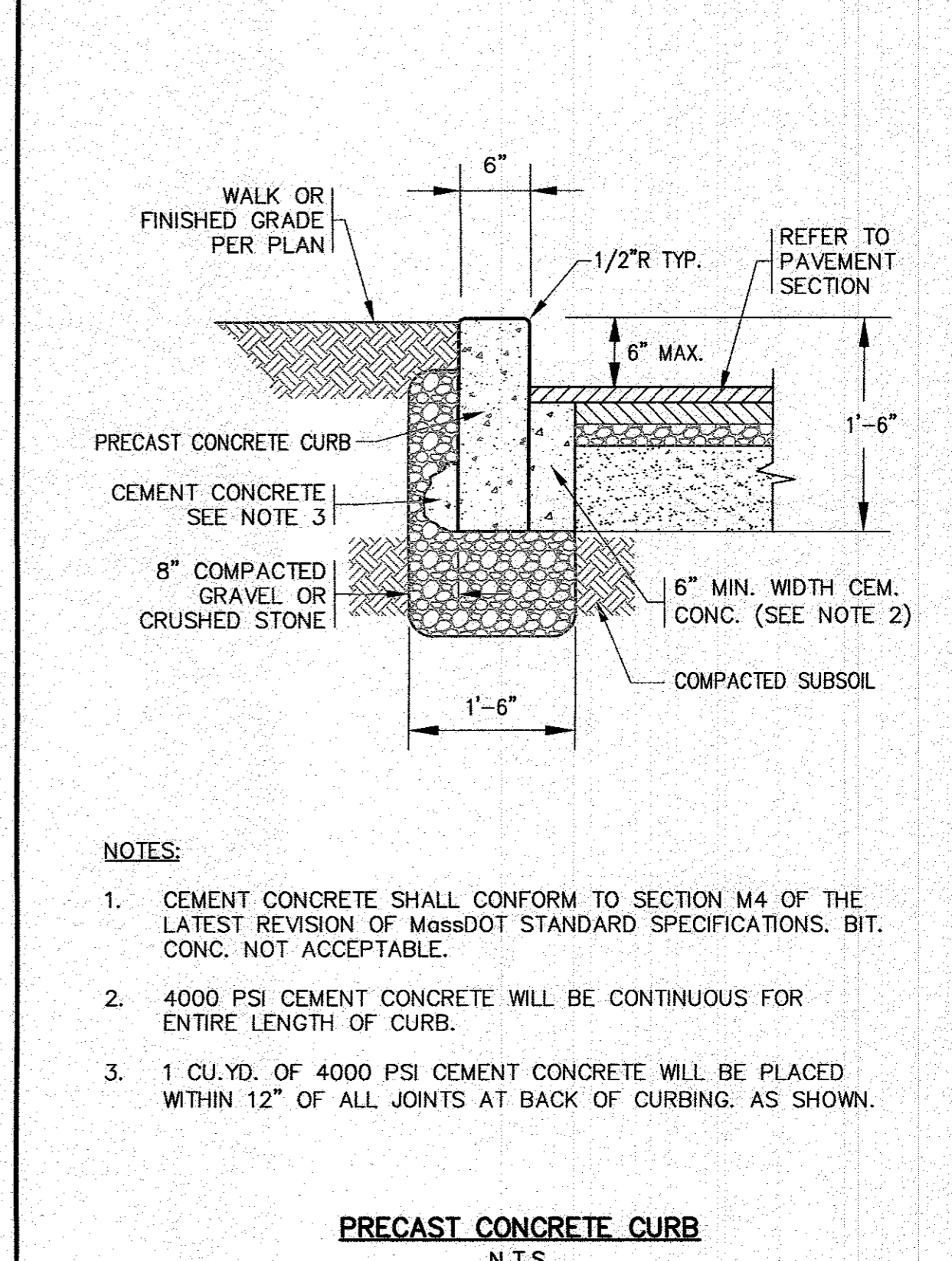
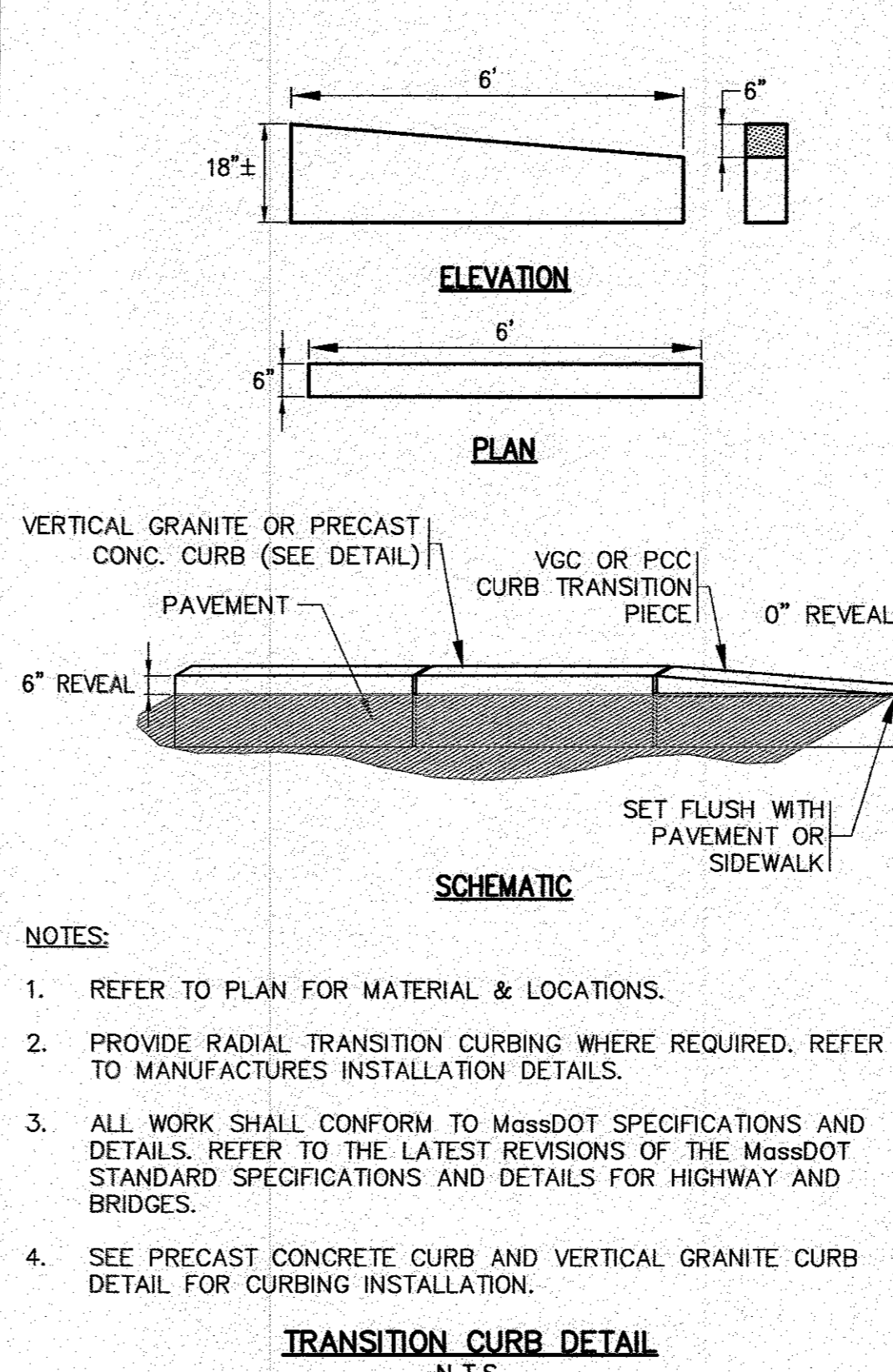
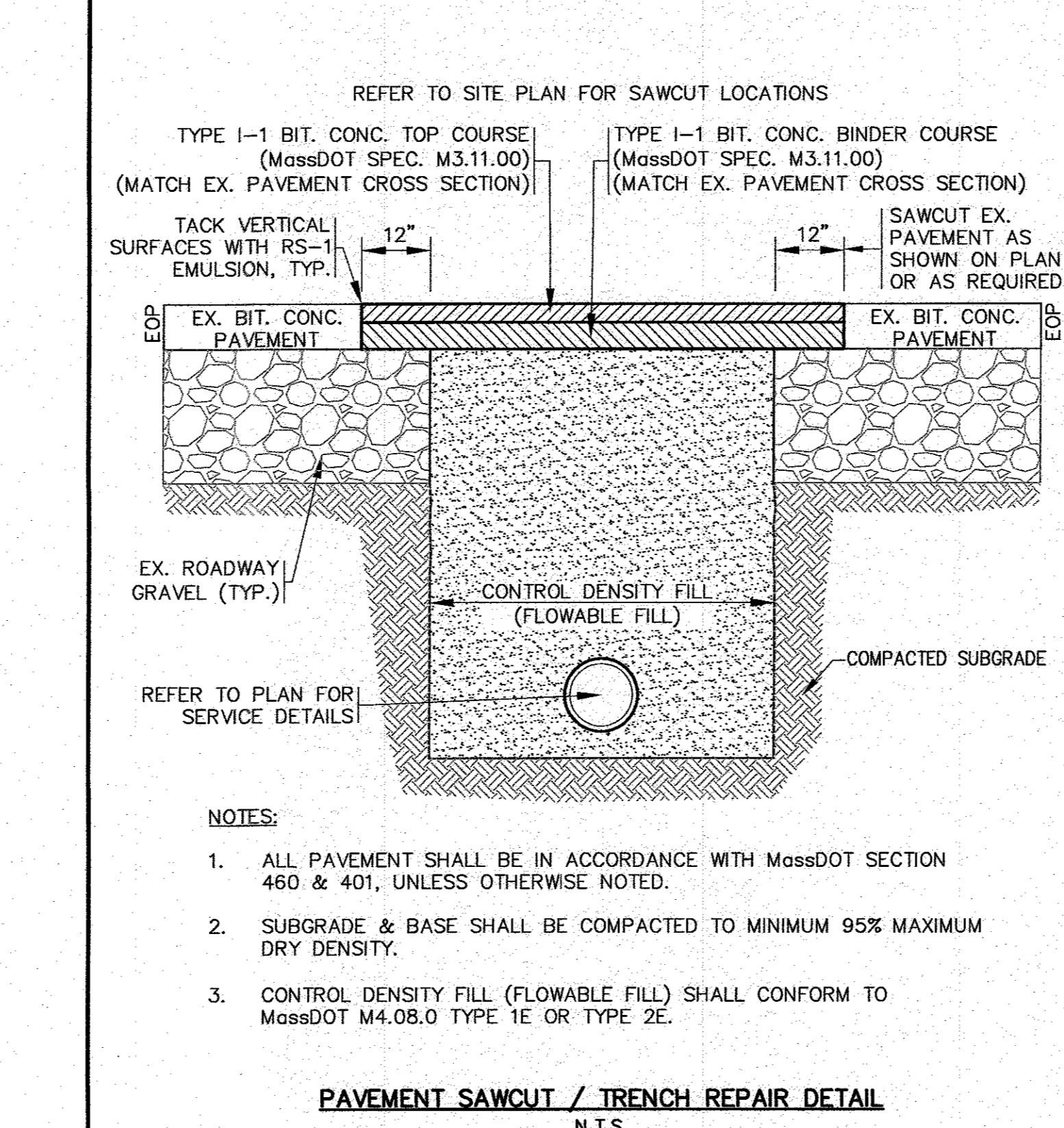
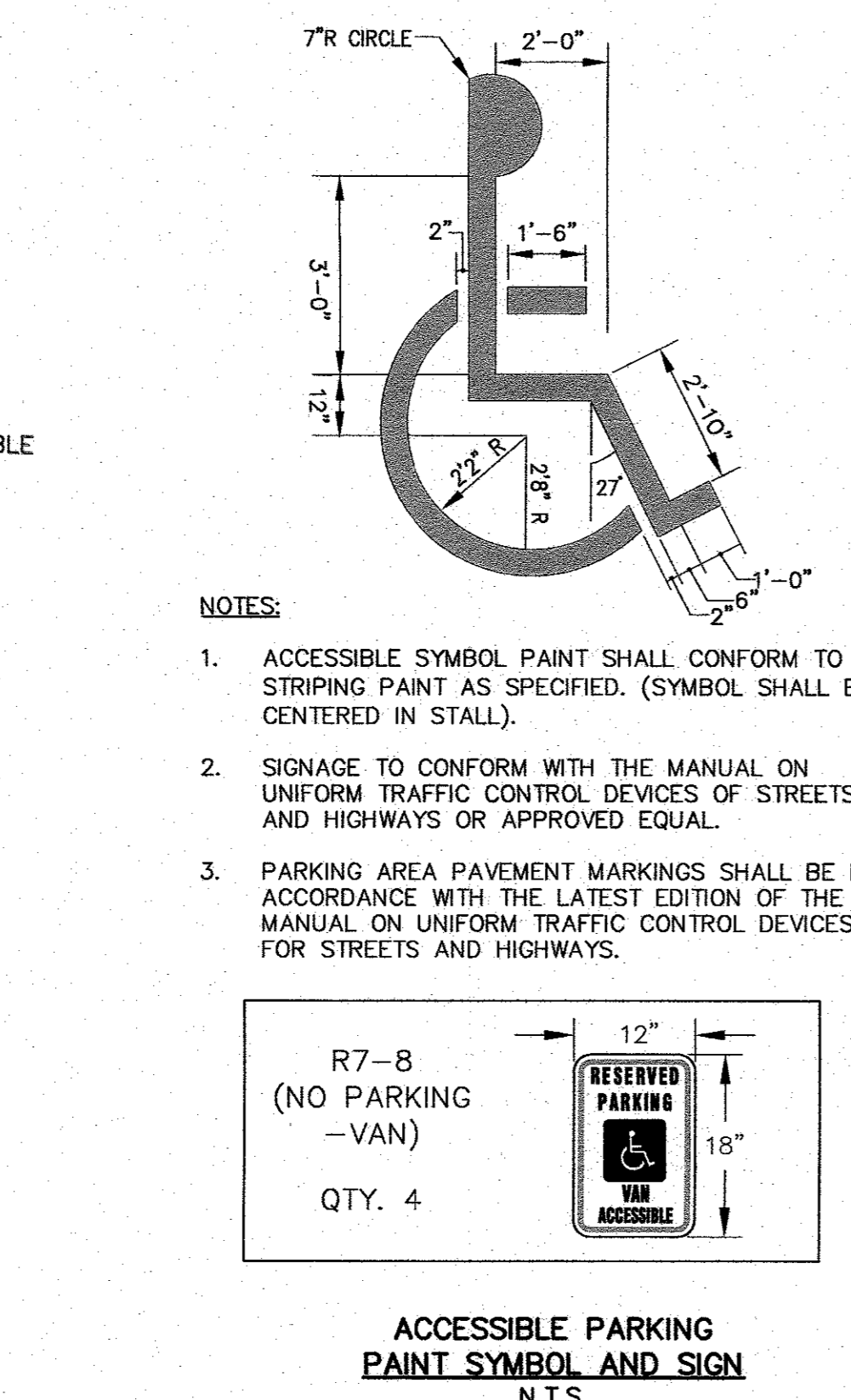
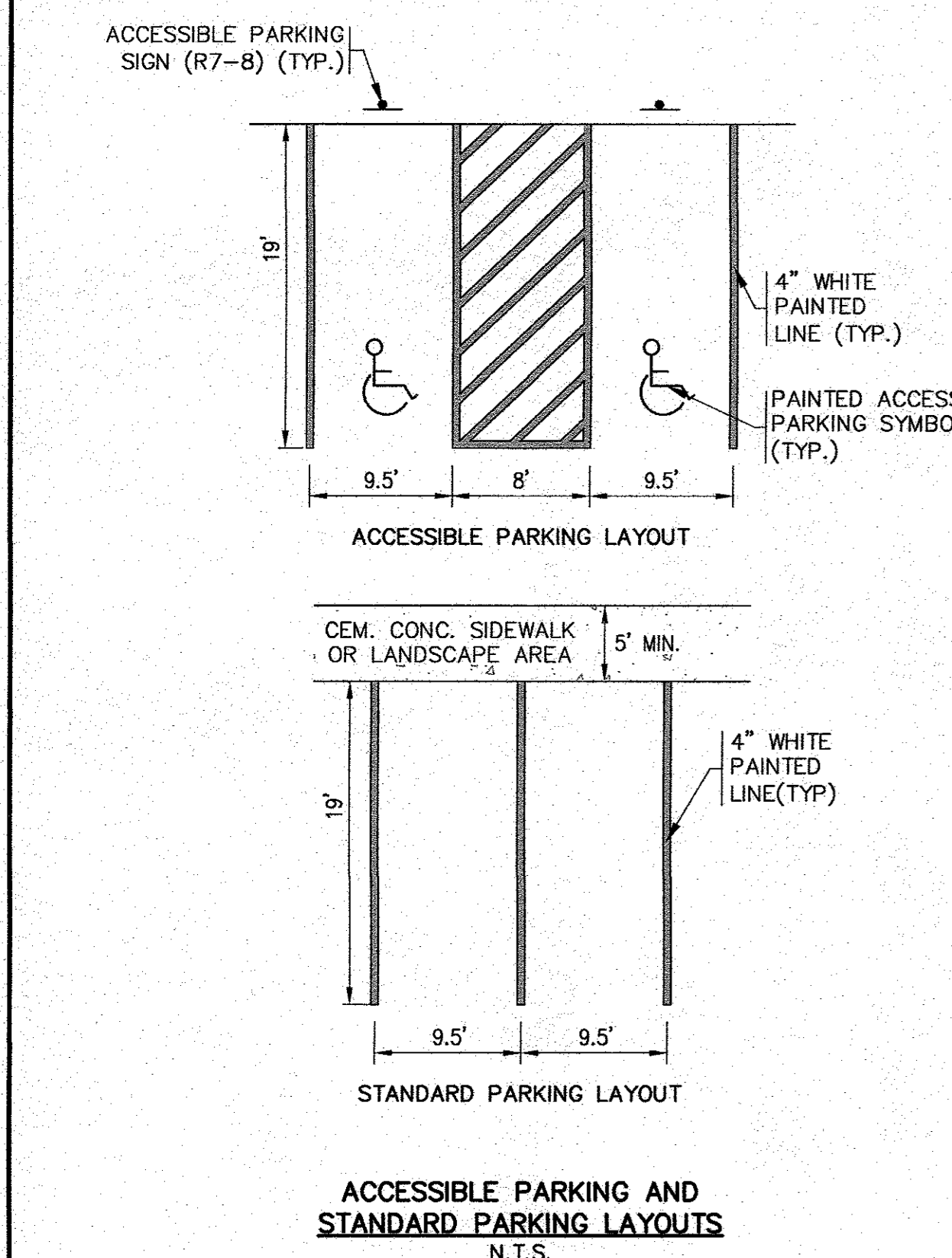
SITE DEVELOPMENT PLAN
EROSION CONTROL PLAN
WARREN QOZB, LLC
99 MAIN STREET WAREHAM, MA
P.O. BOX 1206 CARVER, MA

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

H:\GAF DRAWINGS\2020 DRAWINGS\20-9438 (WARREN QOZB)\9438-04\9438 SITE PLAN_2021_11-1-21.dwg

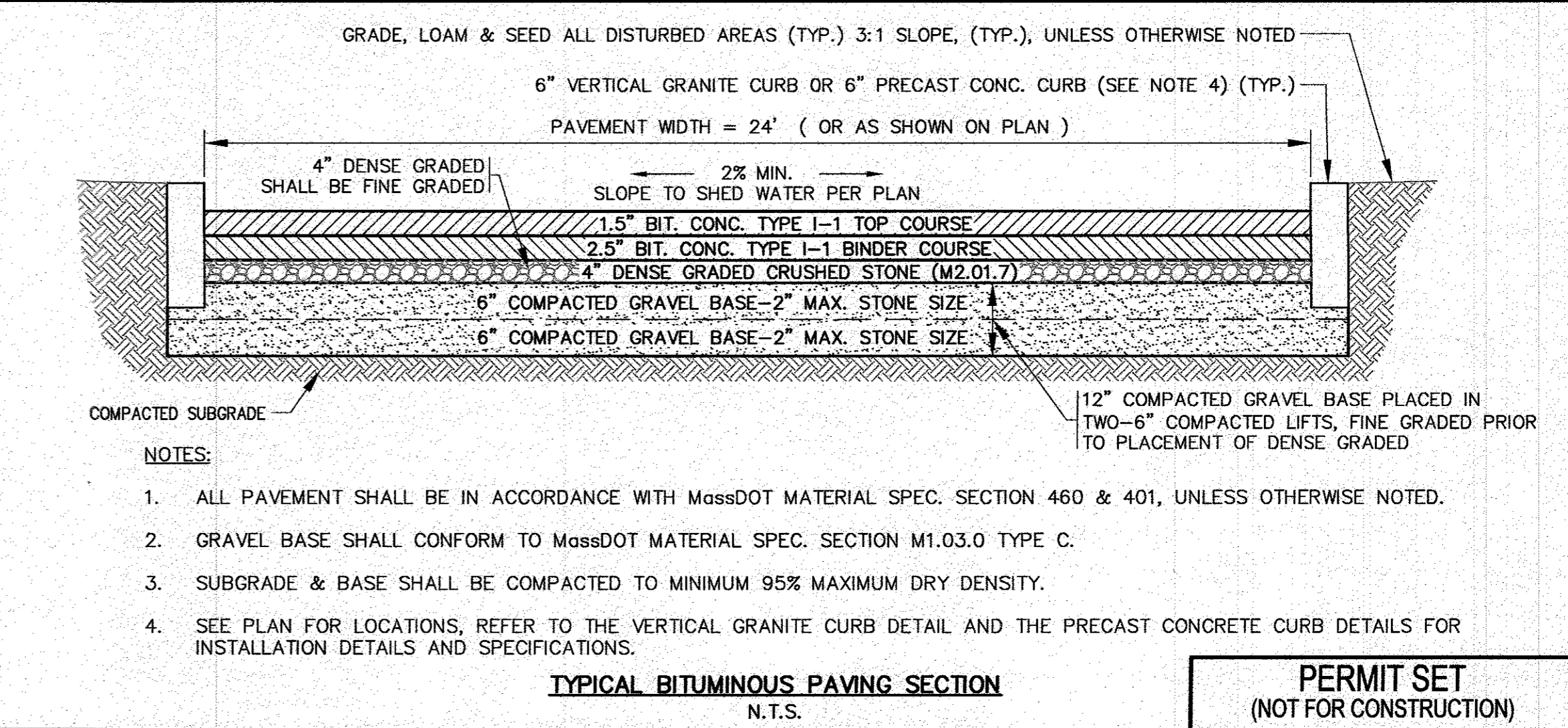
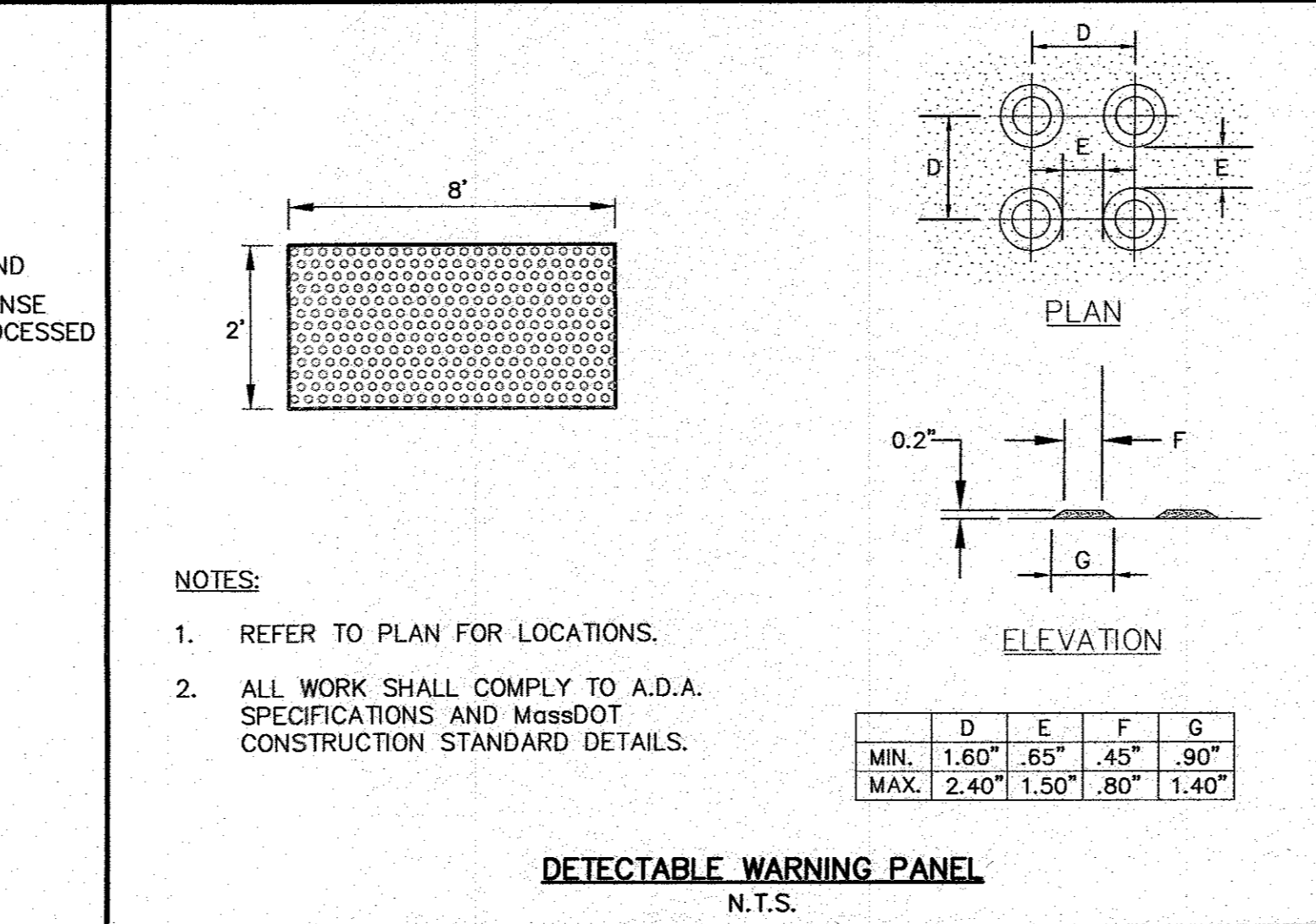
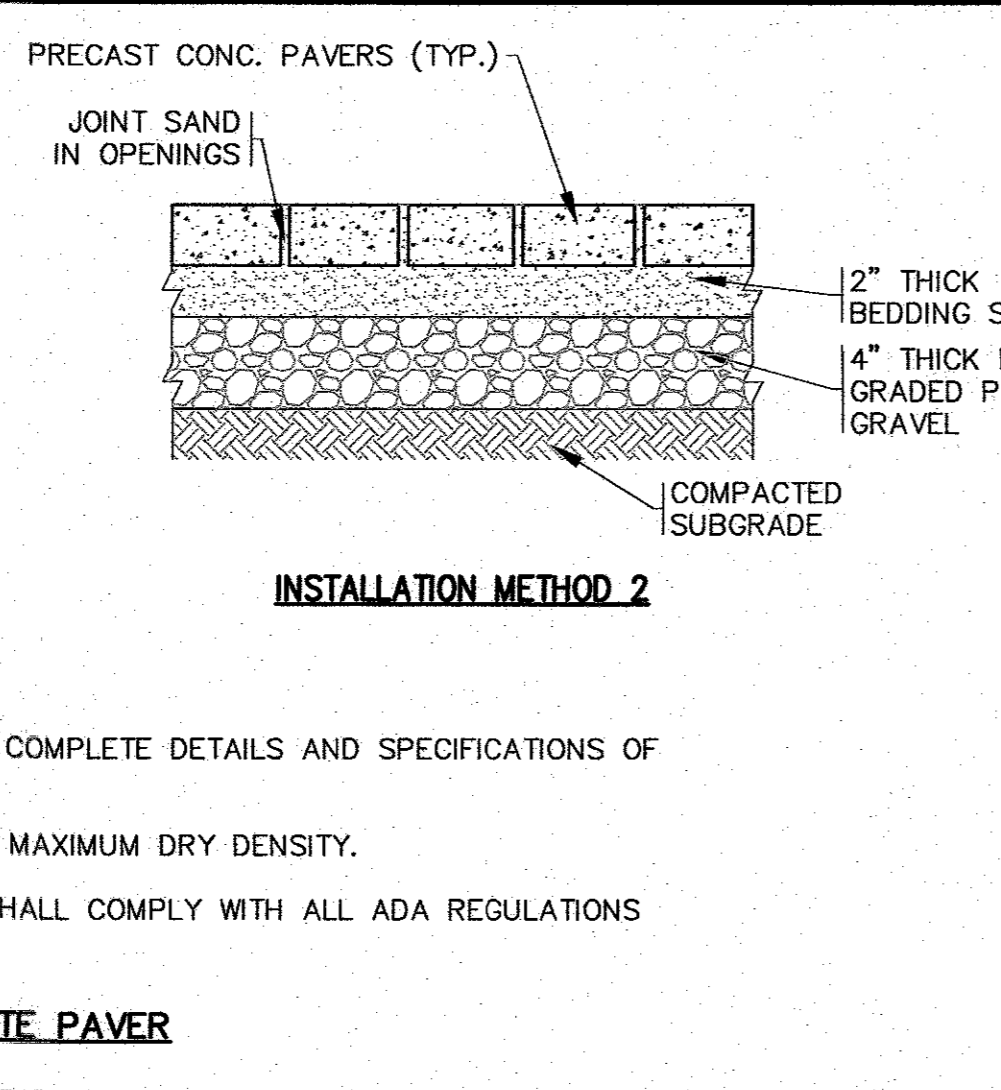
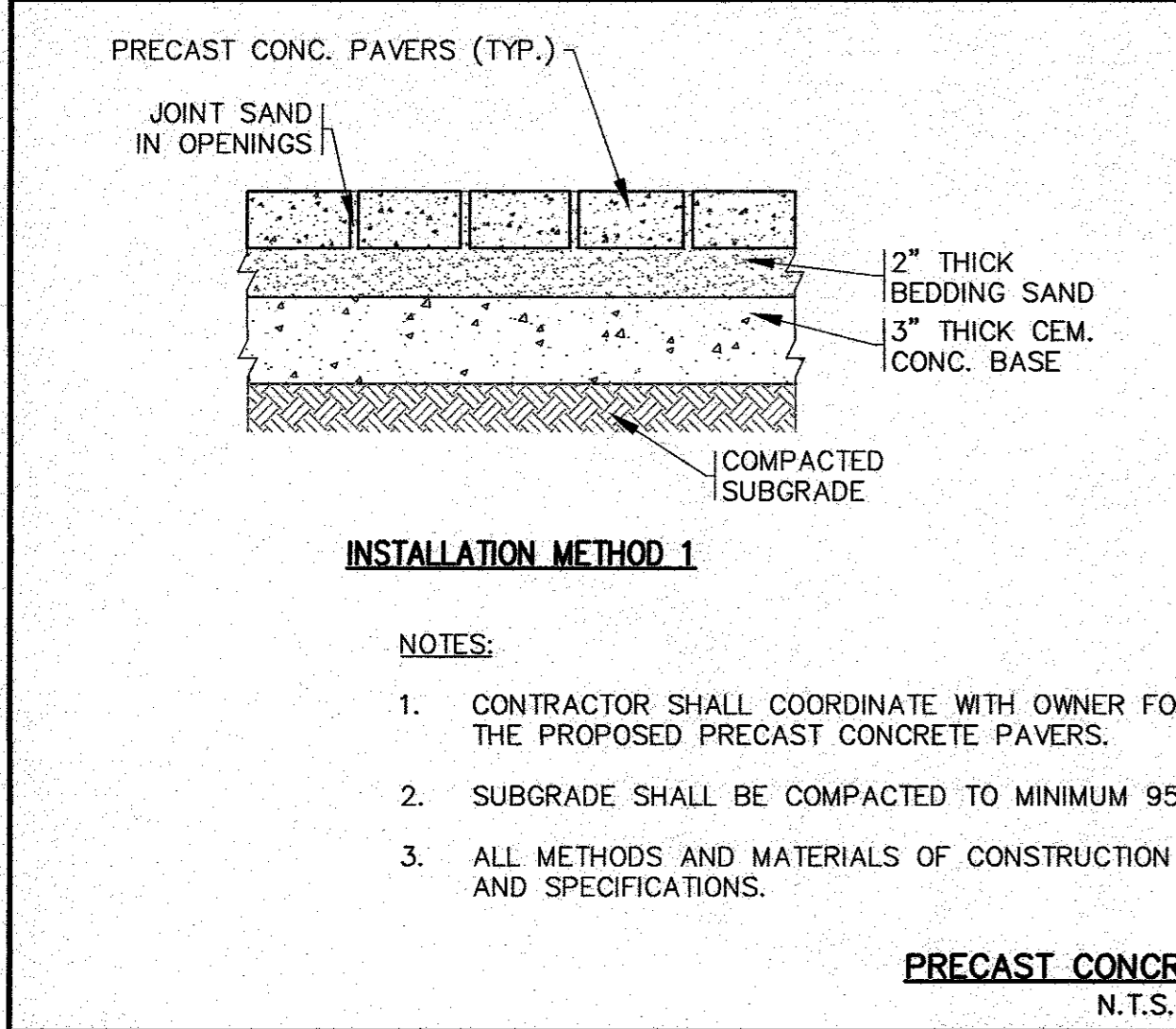


DATE	REV.	BY	DATE	DESCRIPTION
NOV. 22, 2021		JMP		
	4	JMP	6/23/22	NO CHANGE THIS SHEET
	3	JMP	2/15/22	NO CHANGE THIS SHEET
	2	JMP	1/18/22	NO CHANGE THIS SHEET
	1	JMP	1/4/22	NO CHANGE THIS SHEET



APPROVED BY: *William G. F. Engineering, Inc.*

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

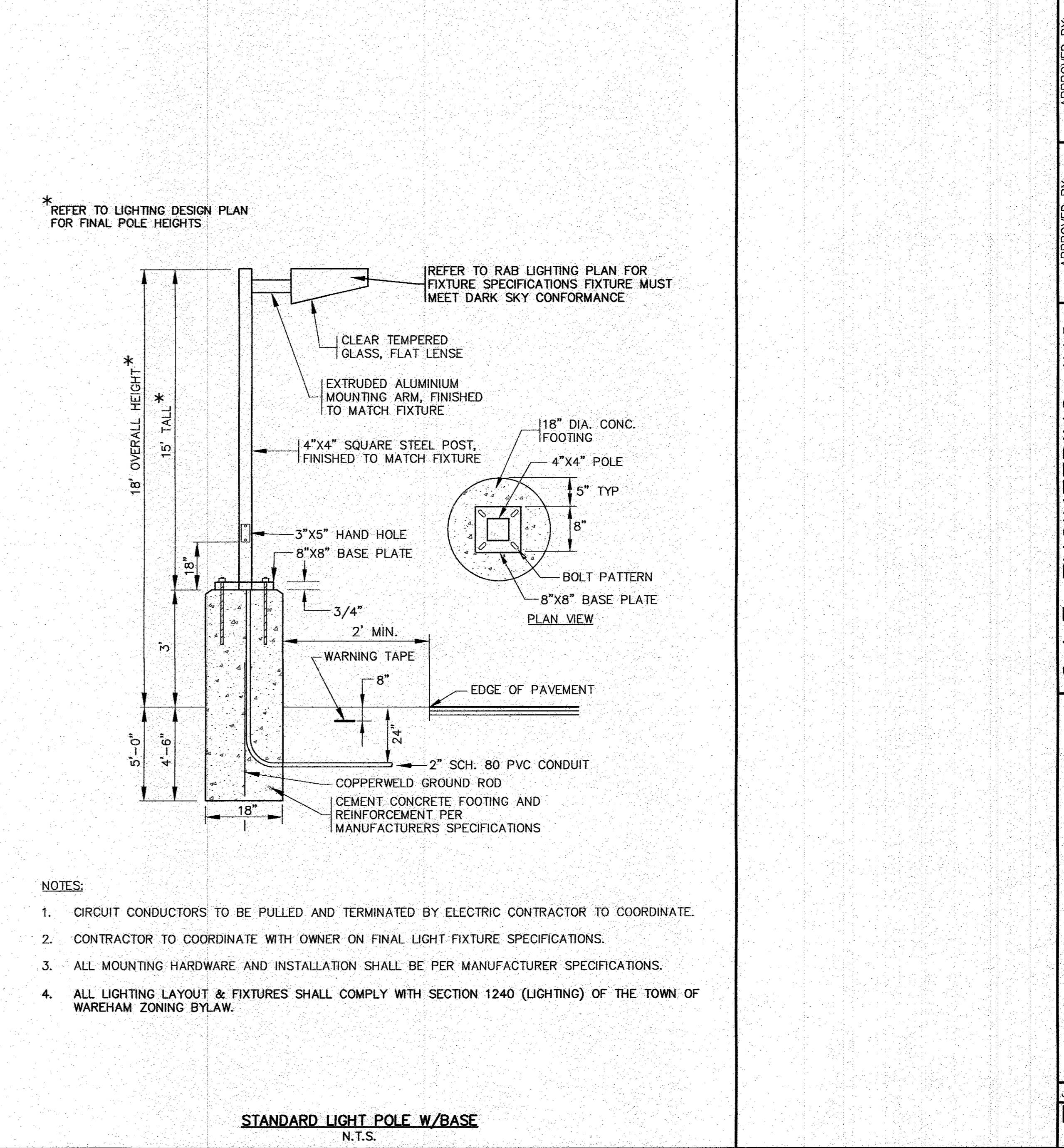
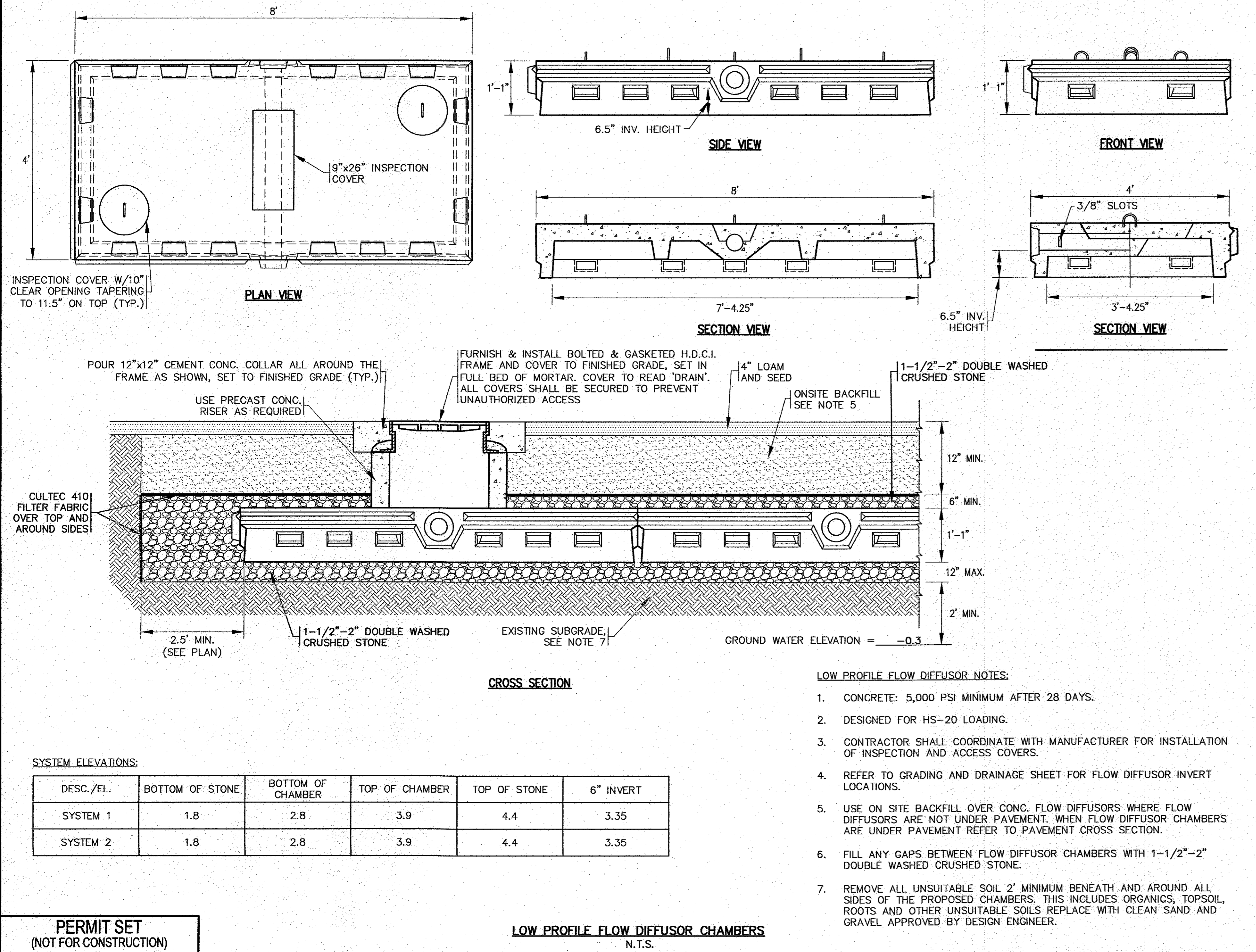
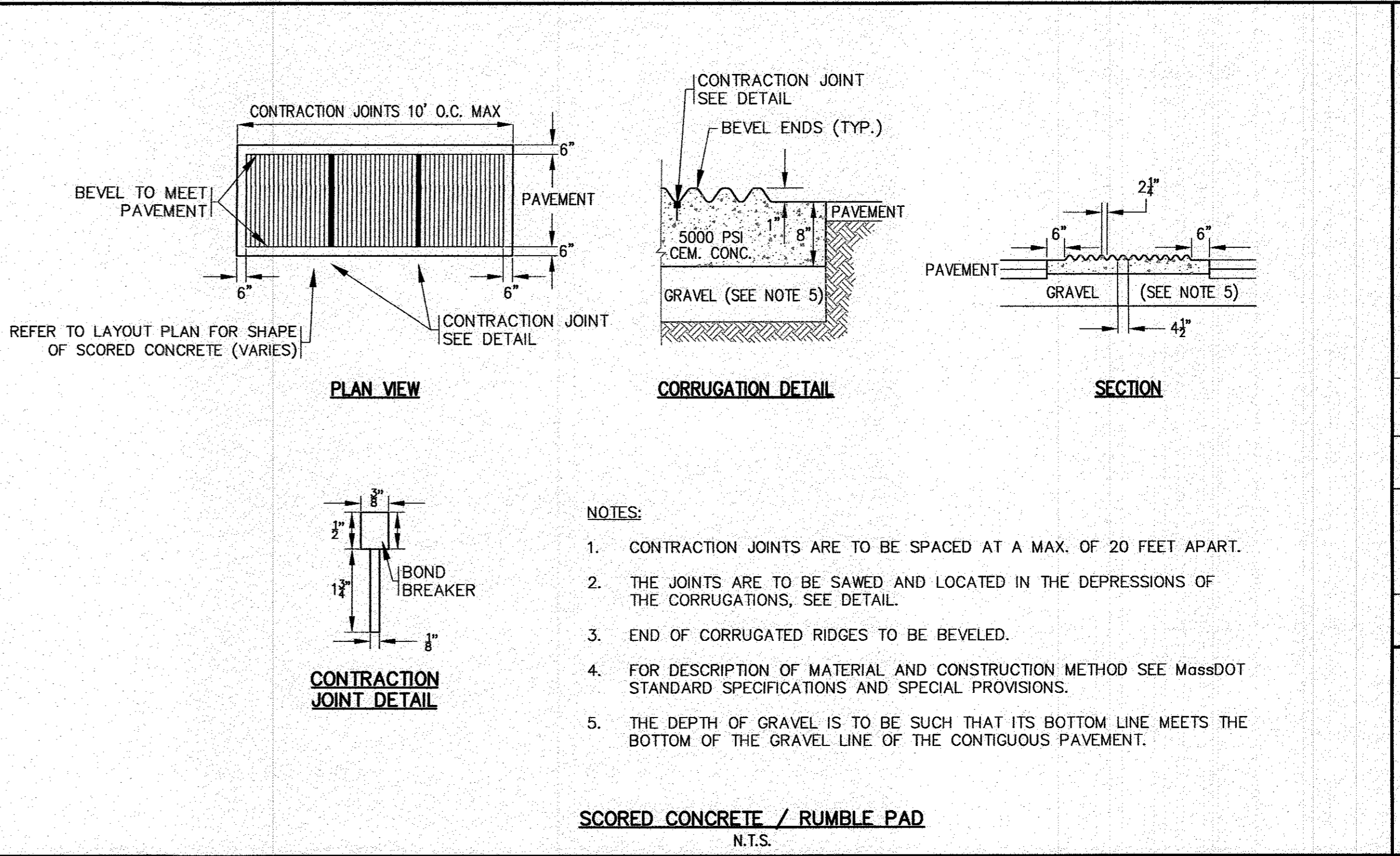
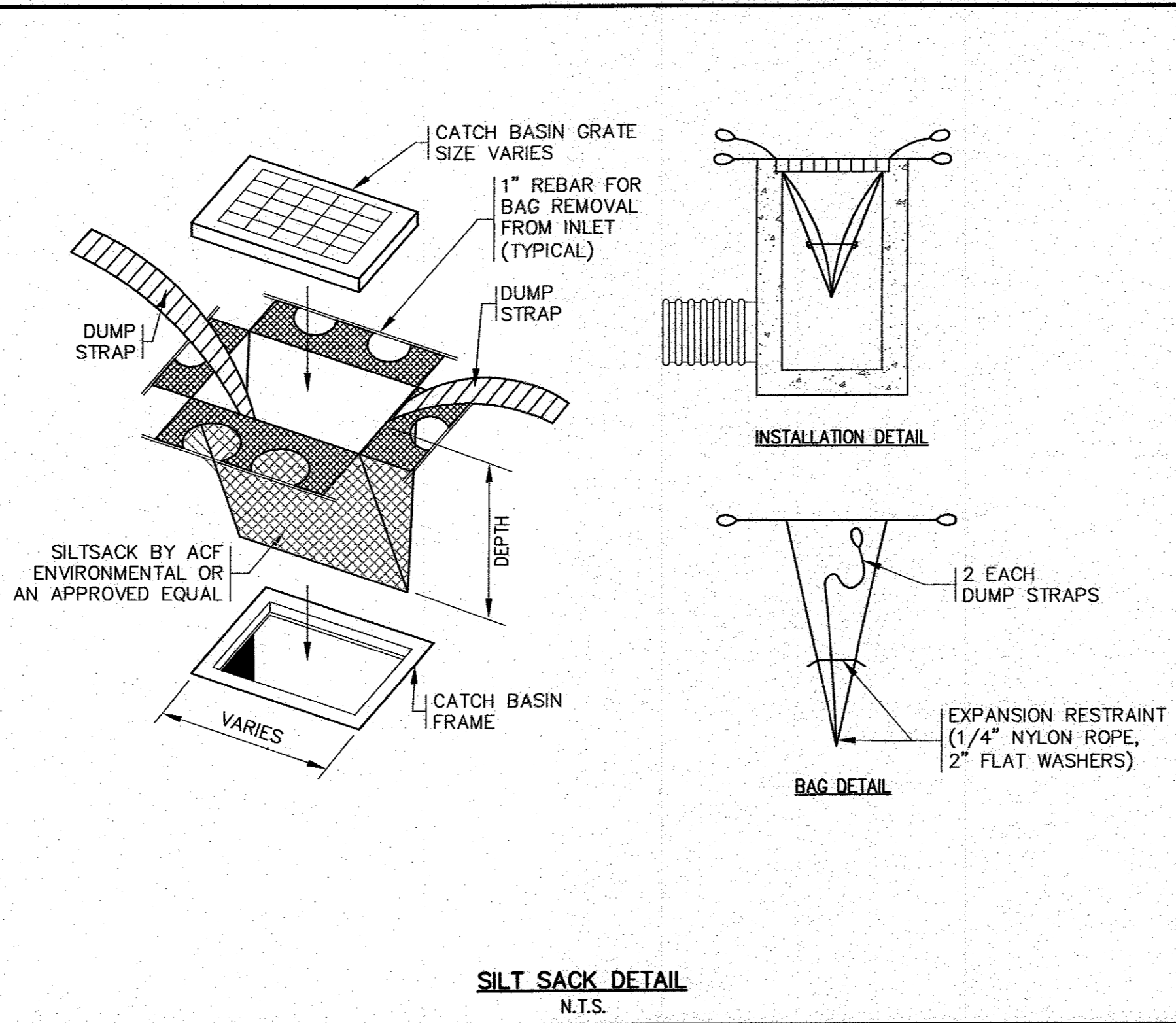
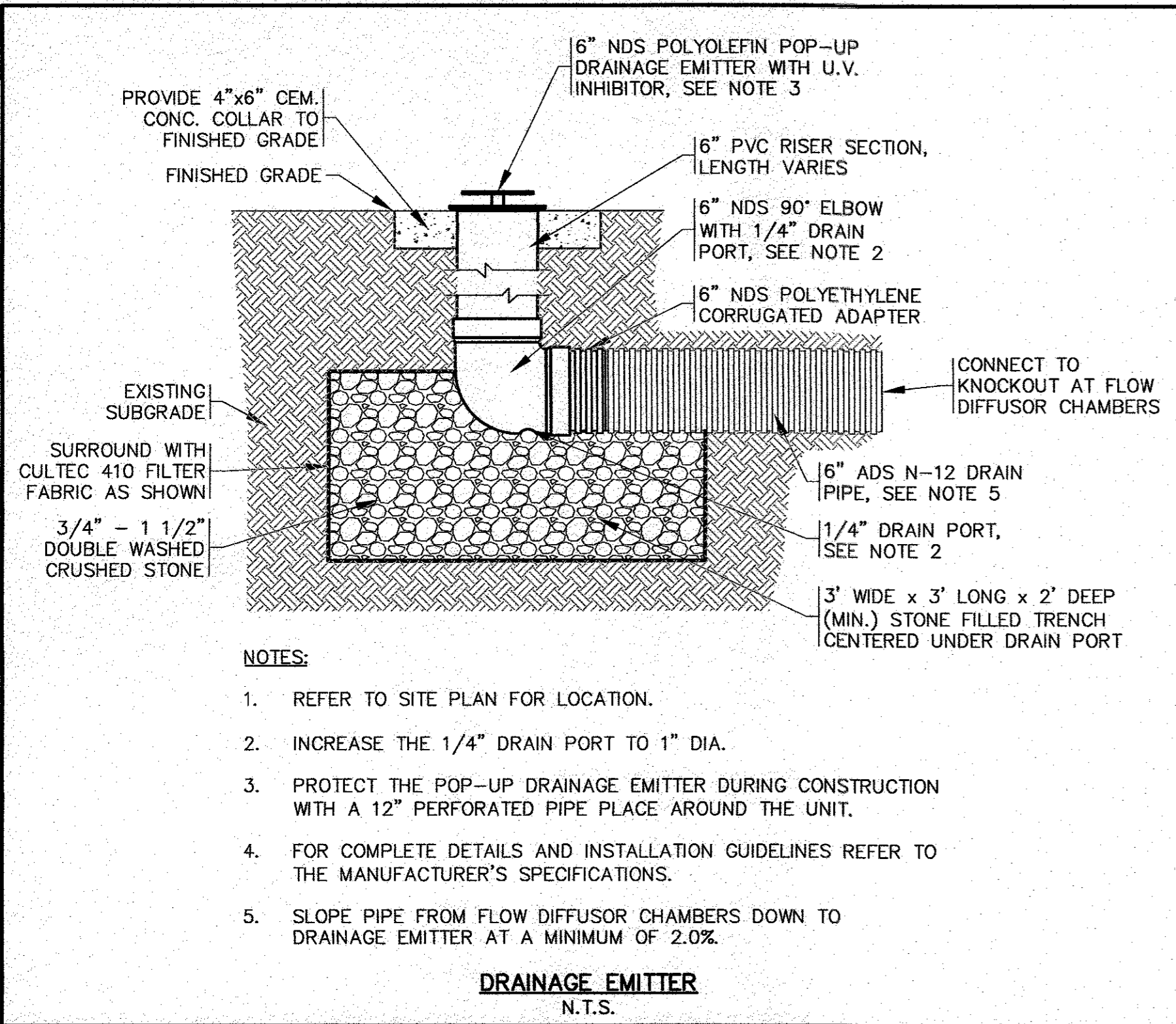


SITE DEVELOPMENT PLAN
 DETAIL SHEET 1

PREPARED FOR: **WARREN QOZB, LLC**

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

JOB NO.: 20-9438
 DWG. 9 OF 11



DATE	NOV. 22, 2021	REV.	DATE	DESCRIPTION
DRAWN BY	JMP	1	1/4/22	APP'D
CHECKED BY	WFM	2	1/18/22	WFM
JOB NO.	20-9438	3	2/15/22	PER PEER REVIEW COMMENTS
SCALE	N.T.S.	4	6/23/22	PER PEER REVIEW COMMENTS
				SITE PLAN REVISIONS

APPROVED BY: *[Signature]*

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

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

JOB NO.: 20-9438
DWG. 10 OF 11

