

WAIVERS REQUESTED:

REQUESTED WAIVERS FROM THE TOWN OF WAREHAM RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND ARE AS FOLLOWS:

SECTION VI - REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVISION:	
SEC. VI.A	REQUIRES CATCH BASINS BOTH SIDES OF STREET EVERY 400'
SEC. VI.C.5	REQUIRES 3' WIDE SHOULDERS ON EACH SIDE OF ROADWAY AND 3" IN HEIGHT ABOVE THE GUTTER LINE
SEC. VI.G	REQUIRES 5' WIDE SIDEWALK ON AT LEAST ONE SIDE OF THE STREET
SEC. VI.H	REQUIRES PRECAST CONCRETE OR GRANITE CURB ON EACH SIDE OF THE STREET
SEC. VI.K	REQUIRES INSTALLATION OF FIRE ALARM CIRCUIT AND 1 FIRE ALARM FOR EACH 500' OF STREET

FOR A COMPLETE DESCRIPTION OF THE REQUESTED WAIVERS REFER TO A LETTER FROM THIS OFFICE TO THE TOWN OF WAREHAM PLANNING BOARD DATED DECEMBER 7, 2021.

"MARITIME HAVEN"
DEFINITIVE SUBDIVISION PLAN
ROBINWOOD ROAD
WAREHAM, MASSACHUSETTS

OWNER: RESI, LLC
2 CHARLES STREET
PROVIDENCE, RI 02904

APPLICANT: RESI, LLC
2 CHARLES STREET
PROVIDENCE, RI 02904



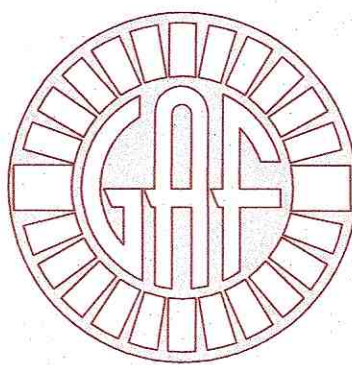
— U.S.G.S. LOCUS PLAN —
SCALE: 1"=1000'

LOT DATA:

ASSESSORS MAP 4 / LOTS A, B & C
ADDRESS: 36, 42 & 48 ROBINWOOD ROAD
OWNER: RESI, LLC
2 CHARLES STREET
PROVIDENCE, RI 02904

ZONING DATA:

ZONE: RESIDENCE 43 (R43)
MINIMUM LOT AREA: 43,000 S.F.
(MIN. 80% CONTIGUOUS UPLAND)
MINIMUM FRONTAGE: 180'
MINIMUM FRONT SETBACK: 40'
MINIMUM SIDE SETBACK: 20'
MINIMUM REAR SETBACK: 20'
MAXIMUM BUILDING HEIGHT: 35'



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

AUGUST 25, 2021



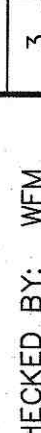
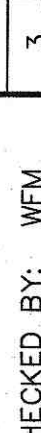
— AERIAL OVERVIEW —
SCALE: 1"=400'

PLAN INDEX:

SHEET NO.	DESCRIPTION:
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EX. CONDITIONS & DEMOLITION PLAN
4	LOTGING SHEET
5	UTILITIES PLAN
6	ROADWAY PLAN & PROFILE
7	EROSION CONTROL PLAN
8	DETAIL SHEET 1
9	DETAIL SHEET 2

FLOOD ZONE DATA:

FLOOD ZONE DATA COMES FROM FEMA
FLOOD MAP: COMMUNITY PANEL NUMBER
25023C0582K, DATED FEBRUARY 5, 2014.
NOTE LOCUS IS ALSO SUBJECT TO LIMIT OF
MODERATE WAVE ACTION (LIMWA).

JOB NO.: DWG. 1 OF 9		20-9600		2 CHARLES STREET		PROVIDENCE, RI		DATE: 12/2/21		REV. 1		BY WFM		DESCRIPTION PER PEER REVIEW LETTER									
36, 42, 48 ROBINWOOD ROAD		WAREHAM, MA		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				APPROVED BY: <i>William Maher</i>		DATE: AUGUST 25, 2021		DRAWN BY: JMP		CHECKED BY: WFM		JOB NO.: 20-9600		SCALE: AS NOTED					
PREPARED FOR: RESI, LLC		WAREHAM, MA		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				APPROVED BY: <i>William Maher</i>		DATE: AUGUST 25, 2021		DRAWN BY: JMP		CHECKED BY: WFM		JOB NO.: 20-9600		SCALE: AS NOTED					
DATE: 12/2/21		REV. 1		BY WFM		DESCRIPTION PER PEER REVIEW LETTER		DATE: 12/2/21		REV. 1		BY WFM		DESCRIPTION PER PEER REVIEW LETTER		DATE: 12/2/21		REV. 1		BY WFM		DESCRIPTION PER PEER REVIEW LETTER	

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. ACTUAL FIELD SURVEY WAS PERFORMED BY G.A.F. ENGINEERING, INC. ON VARIOUS DATES AND MOST RECENTLY IN MARCH OF 2021.
- 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 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.
- PERMANENT SEEDING (BEFORE SEPTEMBER 15) LIME TO PH OF 6.5 ACCORDING TO SOIL TEST OR APPLY AT THE RATE OF 100 TO 150 LBS. PER 1,000 SQUARE FEET. APPLY 10-20-20 FERTILIZER AT 1,000 LBS. PER ACRE. INCORPORATE LIME AND FERTILIZER IN TOP 4 INCHES OF SOIL. SEED 100 LBS. PER ACRE OF THE FOLLOWING SEED MIX.

PURE PERCENT	SEED
30-35%	CREeping RED FESCUE
30-35%	PERENNIAL RYEGRASS
20-25%	KENTUCKY BLUEGRASS
10-15%	ANNUAL RYEGRASS

HYDRO SEEDING IS AN ALTERNATIVE FOR THIS APPLICATION. A MIXTURE OF SEED WATER AND MULCH IS SPRAYED ON THE SEED BED COMBINING THREE (3) SEPARATE ACTIONS INTO ONE (1) OPERATION
- 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 5' MIN. DIAMETER RING 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:

- 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 WILL 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 ROADWAY CONSTRUCTION, ALL DRAINAGE STRUCTURES, INCLUDING THE DRAINAGE SWALES 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.
- A CONSTRUCTION ENTRANCE WILL NEED TO BE INSTALLED BEFORE ANY CONSTRUCTION ACTIVITY OCCURRING ON-SITE.
- INSPECT DRAINAGE SWALES WEEKLY DURING CONSTRUCTION AND AFTER ALL RAIN EVENTS FOR THE FIRST FEW MONTHS AFTER INSTALLATION TO MAKE SURE THAT VEGETATION IN THE SWALES BECOMES ADEQUATELY ESTABLISHED. IF THERE IS ANY SEDIMENT BUILDUP, THE AFFECTED AREA OR STRUCTURES SHALL BE CLEANED IMMEDIATELY, AND ALL MATERIAL REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- STONE FILLED TRENCHES SHALL BE COVERED WITH AN ADDITIONAL TEMPORARY LAYER OF FILTER FABRIC UNTIL THE ABOVE GRADIENT SLOPE IS STABILIZED. IF THERE IS ANY EVIDENCE OF SEDIMENT ENTERING THE TRENCHES, THE AFFECTED AREA OF THE TRENCH SHALL BE FULLY RECONSTRUCTED INCLUDING THE FILTER FABRIC.
- ALL AREAS SHALL BE INSPECTED WEEKLY, AND AFTER ALL 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 ROADWAY CONSTRUCTION, MAINTENANCE SHALL BE CONDUCTED BY RESI, LLC AND ITS SUCCESSORS OR THE HOME OWNER'S ASSOCIATION ON THE ROADWAY AND DRAINAGE FACILITIES. THE FOLLOWING SHALL BE CARRIED OUT BY THE RESPONSIBLE PARTY AND SHALL BE ADHERED TO ENSURE THE PROPER OPERATION OF THE DRAINAGE FACILITIES.

- STREET 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. STREET 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).
- DRAINAGE SWALES SHALL BE INSPECTED SEMI-ANNUALLY AND MAINTENANCE AND REPAIRS MADE AS NECESSARY. ADDITIONAL INSPECTIONS SHOULD BE SCHEDULED DURING THE FIRST FEW MONTHS TO MAKE SURE THE VEGETATION BECOMES ADEQUATELY ESTABLISHED. REPAIR AND RE-SEED AS REQUIRED. CHECK SWALES FOR SLOPE INTEGRITY, SOIL MOISTURE, VEGETATIVE HEALTH, SOIL STABILITY, SOIL COMPACTION, SOIL EROSION, PONDING AND SEDIMENTATION. REGULAR MAINTENANCE INCLUDES MOWING, FERTILIZING, LIMING, WATER, PRUNING AND WEED AND PEST CONTROL.
- MOW DRAINAGE SWALES AT LEAST ONCE PER YEAR. GRASS CLIPPINGS SHALL BE REMOVED. DO NOT CUT THE GRASS SHORTER THAN 3-4 INCHES, OTHERWISE THE EFFECTIVENESS OF THE VEGETATION IN REDUCING FLOW VELOCITY AND REMOVING POLLUTANTS MAY BE REDUCED. DO NOT LET THE GRASS HEIGHT EXCEED SIX INCHES. MANUALLY REMOVE SEDIMENT AND DEBRIS AT LEAST TWICE A YEAR AND PERIODICALLY RE-SEED IF NECESSARY TO MAINTAIN A DENSE GROWTH OF VEGETATION. SEDIMENT SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- STONE FILLED TRENCHES SHALL BE INSPECTED DURING AND 24 HOURS AFTER ALL MAJOR STORM EVENTS TO LOOK FOR PONDED WATER. IF THERE IS EVIDENCE OF PONDED WATER AT THE SURFACE OF THE TRENCH, IT IS LIKELY THAT THE TRENCH IS CLOGGED. REMOVE AND REPLACE THE FIRST LAYER OF STONE AGGREGATE AND FILTER FABRIC. IF WATER IS PONDED INSIDE THE TRENCH THEN THE TRENCH HAS FAILED. IN THIS CASE REMOVE ALL ACCUMULATED SEDIMENT, STONE AND FILTER FABRIC, THE BOTTOM OF THE TRENCH MUST BE SCARIFIED AND TILLED TO INDUCE INFILTRATION AND REPLACE WITH NEW STONE AND FILTER FABRIC. INSPECT STONE TRENCHES EVERY 6 MONTHS AND ROUTINELY REMOVE DEBRIS, TRASH, LEAVES, AND ANY SEDIMENT FROM THE SURFACE OF THE TRENCH, ADD STONE IF NECESSARY.
- CRUSHED STONE PADS AT PIPE ENDS SHALL BE CLEANED FOUR TIMES PER YEAR AND INSPECTED MONTHLY, ADD STONE IF NECESSARY. ALL SEDIMENTS AND HYDROCARBONS SHOULD BE REMOVED AND DISPOSED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- A CHECK DAM IS A SMALL DAM CONSTRUCTED ACROSS A DRAINAGE DITCH, SEDIMENT FOREBAY, SWALE OR CHANNEL TO LOWER THE VELOCITY OF FLOW. REDUCED RUNOFF VELOCITY REDUCES EROSION AND GULLING IN THE CHANNEL AND ALLOWS SEDIMENT TO SETTLE OUT. INSPECT CHECK DAMS AFTER SIGNIFICANT RAINFALL EVENT AND WHEN MAINTAINING THE SWALES. REPAIR ANY DAMAGE AND REMOVE SEDIMENT AS NEEDED. SEDIMENT SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

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

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.
- 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.
- 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.
- ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES AND PERSONS.
- PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.
- THE CONTRACTOR SHALL PROMPTLY REPAIR DAMAGES CAUSED BY DEMOLITION OPERATIONS TO ADJACENT FACILITIES AT NO COST TO THE OWNER.
- THE EXISTING BUILDING FOOTPRINT SHALL BE BACKFILLED WITH ORDINARY SANDY FILL AND COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY.

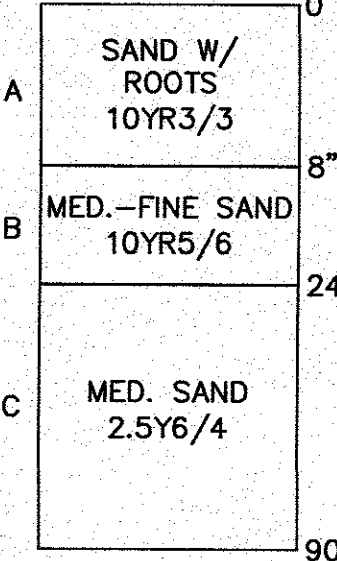
WATER INSTALLATION NOTES:

- ALL WATER MAINS, SERVICES, GATE VALVES/GATE BOX, CURB STOPS, HYDRANTS, FITTINGS, ETC. & METHOD OF INSTALLATION SHALL CONFORM TO THE ONSET FIRE DISTRICT AND ONSET WATER DEPARTMENTS RULES & REGULATIONS.
- WATER MAIN SHALL BE PRESSURE TESTED, FLUSHED & DISINFECTED IN ACCORDANCE WITH THE ONSET FIRE DISTRICT AND ONSET WATER DEPARTMENTS REQUIREMENTS.
- CONTRACTOR TO COORDINATE WITH THE ONSET FIRE DISTRICT AND THE ONSET WATER DEPARTMENT FOR THE INSPECTIONS OF THE WATER MAIN INSTALLATION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE INSTALLATION OF THE WATER SYSTEM.
- THE CONTRACTOR SHALL OBTAIN A COPY OF THE "ONSET FIRE DISTRICT, WATER DEPARTMENT GENERAL PROCEDURES, CONSTRUCTION SPECIFICATIONS & MATERIAL SPECIFICATIONS" FROM THE ONSET WATER DEPARTMENT BEFORE PROCEEDING WITH THE INSTALLATION OF THE WATER SYSTEM.
- ALL WATER MAINS SHALL BE 8" C-900 DR-18 CLASS 150 PIPE WITH DUCTILE IRON MECHANICAL JOINT FITTINGS, PRESSURE FITTINGS ARE NOT ALLOWED. REFER TO THE "ONSET FIRE DISTRICT, WATER DEPARTMENT GENERAL PROCEDURES, CONSTRUCTION SPECIFICATIONS & MATERIAL SPECIFICATIONS" FOR COMPLETE DETAILS.
- ALL SEWER SERVICE LINES SHALL BE INSTALLED A MINIMUM OF 10' FROM WATER SERVICE LINES.

TEST PIT DATA

DATE OF TESTING: MAY 4, 2021
PERFORMED BY: BRIAN GRADY, G.A.F. ENGINEERING INC.
REFER TO EXISTING CONDITIONS & DEMOLITION PLAN FOR TEST PIT LOCATIONS

TP D-1 EL.=7.5



MOTTLES ENC. @ 72"
WATER ENC. @ 84"

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.	CLEAN OUT
C.I.D.I.	CEMENT LINED DUCTILE IRON
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DIA	DIAMETER
DMH	DRAIN MANHOLE
D.I.	DUCTILE IRON
DCS	DRAINAGE CONTROL STRUCTURE
E	ELECTRIC
ELEV.,EL.	ELEVATION
EOP	END 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
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
UP	UTILITY POLE
UE	UNDERGROUND ELECTRIC
VGC	VERTICAL GRANITE CURB
W	WATER
WG,WV	WATER GATE, WATER VALVE
WQS	WATER QUALITY STRUCTURE

LEGEND

EXISTING	DESC.	PROPOSED
55	CONTOURS	55
53x5	SPOT GRADES	52x5
52x5	WETLANDS	52x5
.....	F.E.M.A. FLOOD ZONE	
D	DRAIN LINE	D
RD	PERFORATED DRAIN LINE	RD
⊕	ROOF DRAIN LINE	⊕
⊕	CATCH BASIN (CB)	⊕
⊕	DRAIN MANHOLE (DMH)	⊕
⊕	CLEAN OUT (C.O.)	⊕
⊕	ELECTRIC MANHOLE (EMH)	⊕
UE	UNDERGROUND UTILITIES	UE
OHW	OVERHEAD WIRES	OHW
⊕	UTILITY POLE	⊕
⊕	GUY POLE	⊕
⊕	WATER GATE VALVE	⊕
⊕	WATER SHUTOFF/CURB STOP	⊕
⊕	HYDRANT	⊕
⊕	POST INDICATOR VALVE	⊕
W	WATER LINE	W
FP	FIRE PROTECTION LINE	FP
S	SEWER MANHOLE (SMH)	S
S	SEWER LINE	S
FM	FORCE MAIN	FM
~	TREELINE	~
☆	LIGHT POST	☆
G	GAS LINE	G
⊕	GAS GATE/VALVE	⊕
⊕	GAS SHUTOFF	⊕
⊕	GAS METER	⊕
+	SIGN	+
—	FENCE	—
■	BOUND	■
⊕	TEST PIT/PERC TEST	⊕
—	SILT FENCE	—
—	GUARD RAIL	—
△	FLARED END SECTION	△
○	STONE WALL	○

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

"MARITIME HAVEN"
DEFINITIVE SUBDIVISION PLAN
GENERAL NOTES & LEGEND
WAREHAM, MA
36, 42, 48 ROBINWOOD ROAD
PREPARED FOR:
RESI, LLC
2 CHARLES STREET
PROVIDENCE, RI

JOB NO.: 20-9600
DWG.
2 OF 9

1. ALL WETLAND FLAG LOCATIONS DEPICTED ON THESE PLANS WERE
DELINEATED IN THE FIELD BY ENVIRONMENTAL CONSULTING &
RESTORATION, LLC (ECR) ON FEBRUARY 12, 2021 AND WERE FIELD
LOCATED BY G.A.F. ENGINEERING, INC. IN FEBRUARY OF 2021.



SCALE: 1"=40'

1. 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 VEGETATION IS ESTABLISHED.
2. THE EXACT LOCATION, ELEVATION AND CONSTRUCTION OF THE EXISTING SEWAGE DISPOSAL SYSTEM IS UNKNOWN. THE CONTRACTOR SHALL DETERMINE THE DETAILS OF CONSTRUCTION. THE EXISTING SYSTEM SHALL BE EXCAVATED AND DISPOSED OF OFF SITE. ANY EXISTING SEPTIC TANKS FOUND SHALL BE PUMPED DRY AND REMOVED FROM THE SITE.
3. THE EXACT LOCATION, ELEVATION AND CONSTRUCTION OF THE EXISTING CESSPOOL IS UNKNOWN. CONTRACTOR SHALL DETERMINE THE DETAILS OF CONSTRUCTION. THE EXISTING CESSPOOL AND ALL ASSOCIATED PIPING SHALL BE EXCAVATED AND DISPOSED OF OFF SITE.
4. CONTRACTOR SHALL CONFIRM THE LOCATIONS OF ALL EXISTING ABOVE OR UNDERGROUND UTILITIES, INCLUDING WATER, 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.
5. ALL DEBRIS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED.
6. ANY EXCAVATION/REMOVAL OF EXISTING FEATURES BELOW ADJACENT GRADE SHALL BE REFILLED WITH ORDINARY SANDY FILL AND COMPACTED.

**"MARITIME HAVEN"
DEFINITIVE SUBDIVISION PLAN
EX. CONDITIONS & DEMOLITION PLAN
36, 42, 48 ROBINWOOD ROAD
WAREHAM, MA**

PREPARED FOR:

RESI, LLC

2 CHARLES STREET
PROVIDENCE, RI

JOB NO.: 20-9600
DWG.
3 OF 9

REV:	1	DATE	JMP	BY	APP'D	DESCRIPTION
		12/22/21	JMP	RAB		PER PEER REVIEW LETTER
	2	1/4/22	JMP	WFM		ADDED SPOT GRADES ALONG LOT D1
	3	1/18/22	JMP	WFM		PER PEER REVIEW & TOWN COMMENTS

DATE: AUGUST 25, 2021
DRAWN BY: JMP
CHECKED BY: RAB
JOB NO.: 20-9600
SCALE: 1" = 40'

APPROVED BY:

APPROVED BY: *1/18/02*

COMMONWEALTH OF MASSACHUSETTS
WILLIAM F. MADDEN
MADDEN CIVIL
NO. 22883
REGISTRAR GENERAL
PROFESSIONAL EMERGENCY RESPONSE

Wm. F. Madden

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
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**"MARITIME HAVEN"
DEFINITIVE SUBDIVISION PLAN
EX. CONDITIONS & DEMOLITION PLAN
36, 42, 48 ROBINWOOD ROAD
WAREHAM, MA**

PREPARED FOR:

RESI, LLC

2 CHARLES STREET
PROVIDENCE, RI

JOB NO.: 20-9600
DWG.
3 OF 9

APPROVED BY THE TOWN OF WAREHAM
PLANNING BOARD

DATE APPROVED _____

DATE SIGNED _____

TOWN OF WAREHAM

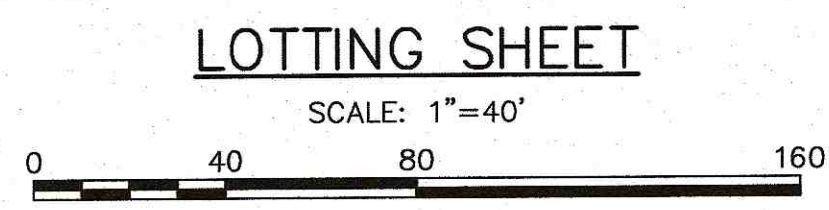
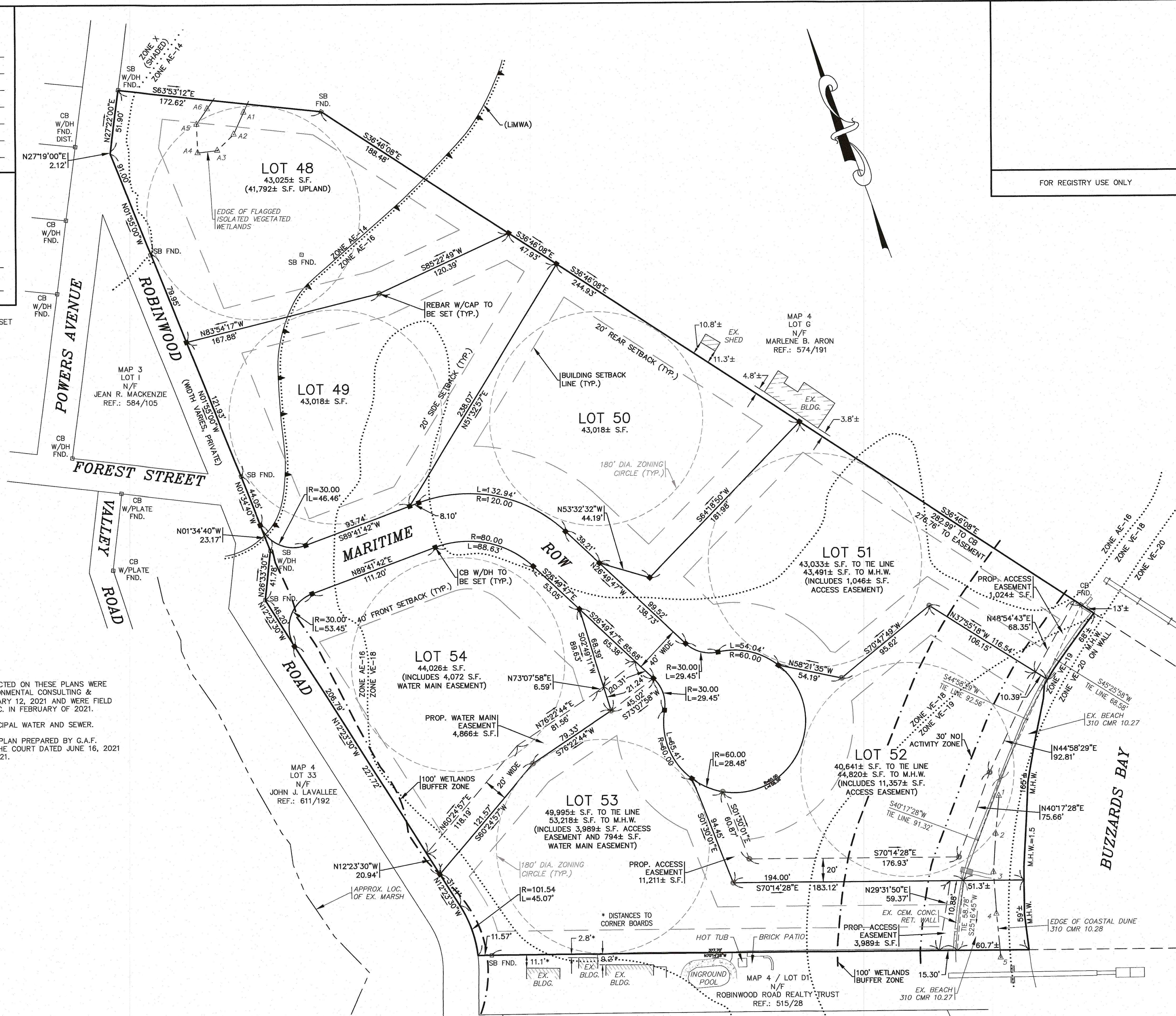
"I HEREBY CERTIFY THAT TWENTY DAYS
HAVE ELAPSED SINCE THE NOTICE OF
THE APPROVAL FROM THE PLANNING
BOARD WAS RECEIVED AND RECORDED,
AND THAT NO NOTICE OF APPEAL HAS
BEEN FILED IN THIS OFFICE"

TOWN CLERK _____

DATE SIGNED _____

- PROPOSED CONCRETE BOUND TO BE SET
- PROPOSED REBAR W/CAP TO BE SET

- NOTES:
- ALL WETLAND FLAG LOCATIONS DEPICTED ON THESE PLANS WERE DELINEATED IN THE FIELD BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC (ECR) ON FEBRUARY 12, 2021 AND WERE FIELD LOCATED BY G.A.F. ENGINEERING, INC. IN FEBRUARY OF 2021.
 - ALL LOTS WILL BE SERVED BY MUNICIPAL WATER AND SEWER.
 - REFER TO A LAND COURT PETITION PLAN PREPARED BY G.A.F. ENGINEERING, INC., AS FILED WITH THE COURT DATED JUNE 16, 2021 AND LAST REVISED DECEMBER 2, 2021.



FOR REGISTRY USE ONLY

LOCUS MAP : SCALE 1" = 2000'

LOT DATA:

ASSESSORS MAP 4 / LOTS A, B & C

ADDRESS: 36, 42 & 48 ROBINWOOD ROAD

OWNER: RESI, LLC
2 CHARLES STREET
PROVIDENCE, RI 02904

DEED REF: CERTIFICATE #131653

PLAN REF: LAND COURT PLAN NO. 2433D

"I CERTIFY THAT THIS PLAN WAS PREPARED
IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS."

THE CERTIFICATION MADE HEREON IS
INTENDED TO MEET THE REGISTRY OF DEEDS
REQUIREMENTS AND IS NOT A CERTIFICATION
TO THE TITLE OR OWNERSHIP OF THE
PROPERTY SHOWN.

ABUTTERS SHOWN ARE ACCORDING TO THE
TOWN OF WAREHAM TAX ASSESSMENT
RECORDS.

ROBERT A. BRAMAN, JR.
P.L.S. # 45850

ZONING DATA:

ZONE: RESIDENCE 43 (R43)

MINIMUM LOT AREA: 43,000 S.F.
(MIN. 80% CONTIGUOUS UPLAND)

MINIMUM FRONTAGE: 180'

MINIMUM FRONT SETBACK: 40'

MINIMUM SIDE SETBACK: 20'

MINIMUM REAR SETBACK: 20'

MAXIMUM BUILDING HEIGHT: 35'

A WAIVER FOR LOTS 48 & 52 IS GRANTED
FROM THE SHAPE FACTOR REQUIREMENT OF
ARTICLE 6, SECTION 615 OF THE WAREHAM
ZONING BYLAWS.

FLOOD ZONE DATA:

FLOOD ZONE DATA COMES FROM FEMA
FLOOD MAP COMMUNITY PANEL NUMBER
25023C0582K, DATED FEBRUARY 5, 2014.
NOTE LOCUS IS ALSO SUBJECT TO LIMIT OF
MODERATE WAVE ACTION (LIMWA).

PLAN STATEMENT:

THE PURPOSE OF THIS PLAN IS TO CREATE A
7 LOT SUBDIVISION OF LOTS A, B & C.

MARITIME ROW AS SHOWN IS A "PRIVATE WAY"
AND IS NOT TO BE CONSIDERED A PUBLIC
WAY AND IS INTENDED TO REMAIN A PRIVATE
WAY IN PERPETUITY. A 20' WIDE PAVED
ROADWAY IS PROPOSED WITHIN THE 40' ROAD
LAYOUT. OWNERSHIP OF THE ROAD WILL
REMAIN WITH THE NEW LOTS. THE OWNERS
WILL BE RESPONSIBLE FOR THE PRESERVATION
AND MAINTENANCE OF ALL INFRASTRUCTURE
IMPROVEMENTS AS SPECIFIED IN THE
SUBDIVISION PLAN INCLUDING BUT NOT LIMITED
TO SUBDIVISION ROADWAYS, WAYS, RIGHT OF
WAY, COMMON AREAS, OPEN SPACE,
SUBDIVISION UTILITIES, EASEMENTS, DRAINAGE
IMPROVEMENTS, SUBDIVISION IMPROVEMENTS
AND THE LIKE.

REFER TO A LETTER TO THE PLANNING BOARD
FOR THE LIST OF WAIVERS REQUESTED.

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"MARITIME HAVEN"
DEFINITIVE SUBDIVISION PLAN
LOTGING SHEET

WAREHAM, MA

36, 42, 48 ROBINWOOD ROAD

PREPARED FOR:
RESI, LLC

2 CHARLES STREET
PROVIDENCE, RI

DATE: AUGUST 25, 2021

DRAWN BY: JH/JMP

CHECKED BY: RAB

JOB NO.: 20-9600

SCALE: 1" = 40'

DATE: 1/18/22

DATE: 1/4/22

DATE: 12/2/21

DATE: 11/1/21

DATE: 10/1/21

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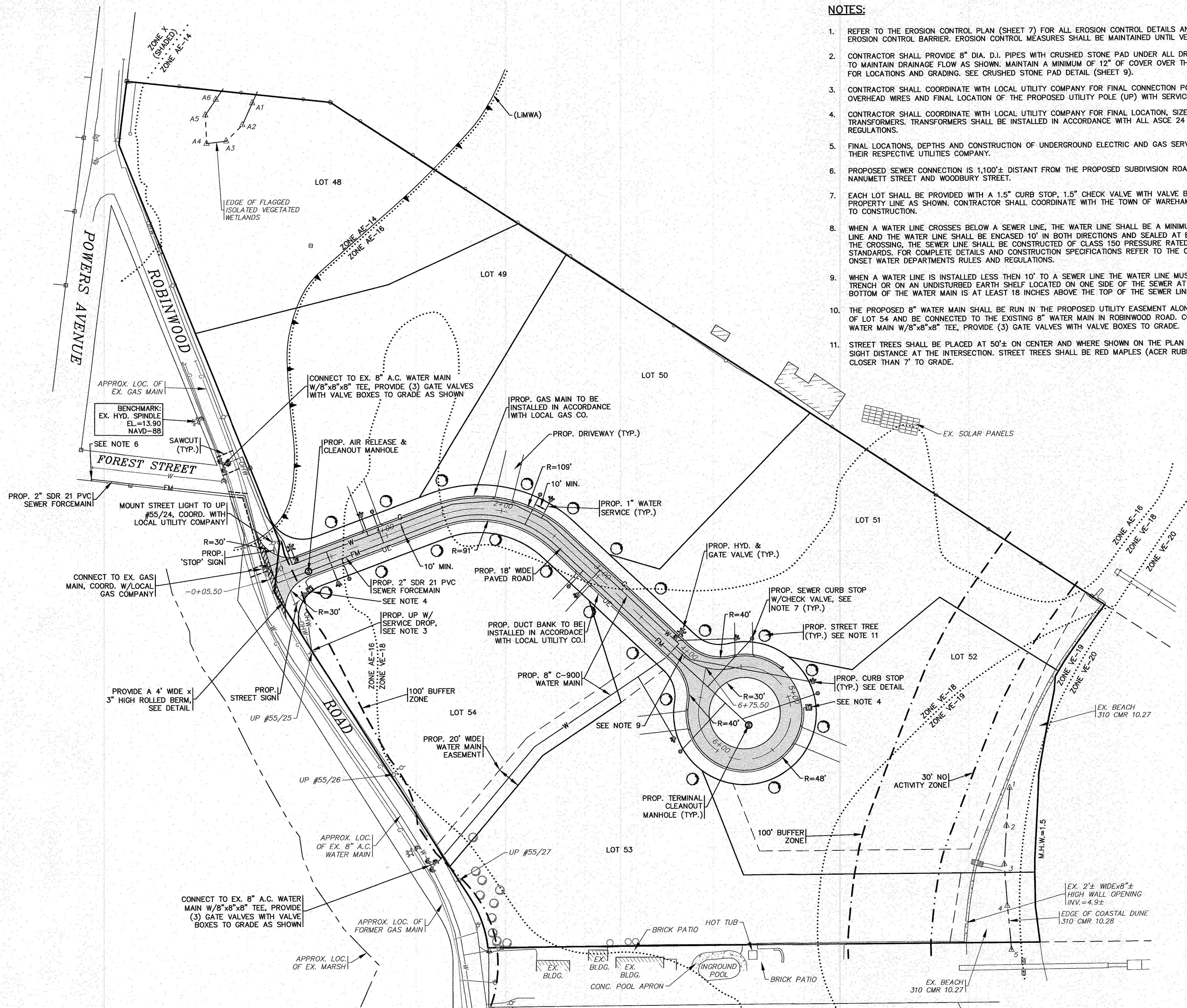
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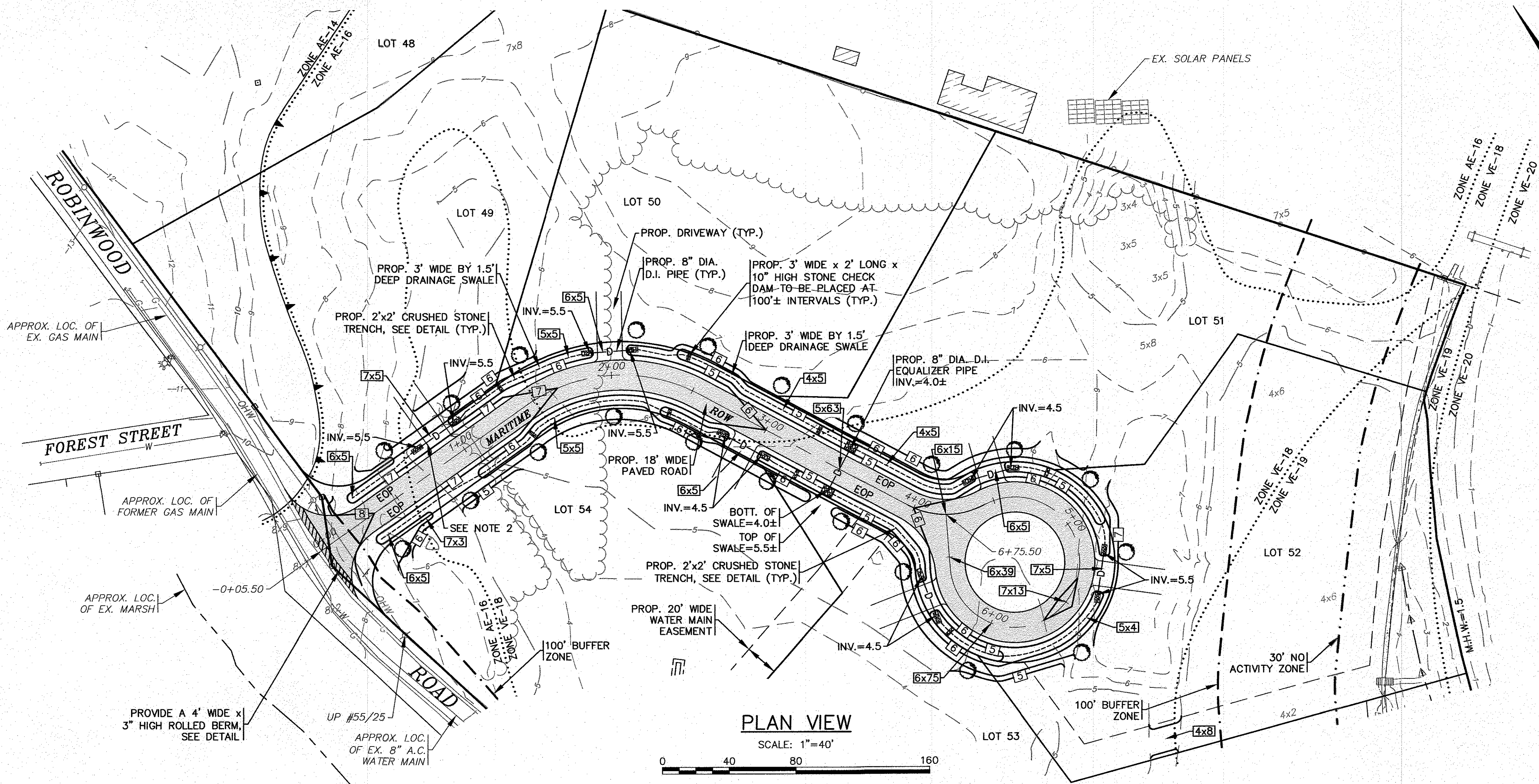
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- NOTES:**
- REFER TO THE EROSION CONTROL PLAN (SHEET 7) FOR ALL EROSION CONTROL DETAILS AND THE PLACEMENT OF THE EROSION CONTROL BARRIER. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
 - CONTRACTOR SHALL PROVIDE 8" DIA. D.I. PIPES WITH CRUSHED STONE PAD UNDER ALL DRIVEWAYS CROSSING THE SWALE TO MAINTAIN DRAINAGE FLOW AS SHOWN; MAINTAIN A MINIMUM OF 12" OF COVER OVER THE 8" D.I. PIPES. SEE SHEET 6 FOR LOCATIONS AND GRADING. SEE CRUSHED STONE PAD DETAIL (SHEET 9).
 - CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR FINAL CONNECTION POINT OF THE PROPOSED OVERHEAD WIRES AND FINAL LOCATION OF THE PROPOSED UTILITY POLE (UP) WITH SERVICE DROP.
 - CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR FINAL LOCATION, SIZE AND CONFIGURATION OF TRANSFORMERS. TRANSFORMERS SHALL BE INSTALLED IN ACCORDANCE WITH ALL ASCE 24 SPECIFICATIONS AND REGULATIONS.
 - FINAL LOCATIONS, DEPTHS AND CONSTRUCTION OF UNDERGROUND ELECTRIC AND GAS SERVICES SHALL BE DETERMINED BY THEIR RESPECTIVE UTILITIES COMPANY.
 - PROPOSED SEWER CONNECTION IS 1,100'± DISTANT FROM THE PROPOSED SUBDIVISION ROAD TO THE INTERSECTION OF NANUMETT STREET AND WOODBURY STREET.
 - EACH LOT SHALL BE PROVIDED WITH A 1.5" CURB STOP, 1.5" CHECK VALVE WITH VALVE BOX TO GRADE AT THE PROPERTY LINE AS SHOWN. CONTRACTOR SHALL COORDINATE WITH THE TOWN OF WAREHAM SEWER DEPARTMENT PRIOR TO CONSTRUCTION.
 - WHEN A WATER LINE CROSSES BELOW A SEWER LINE, THE WATER LINE SHALL BE A MINIMUM OF 18" BELOW THE SEWER LINE AND THE WATER LINE SHALL BE ENCASED 10' IN BOTH DIRECTIONS AND SEALED AT BOTH ENDS WITH CONCRETE. AT THE CROSSING, THE SEWER LINE SHALL BE CONSTRUCTED OF CLASS 150 PRESSURE RATED PIPE MEETING LATEST AWWA STANDARDS. FOR COMPLETE DETAILS AND CONSTRUCTION SPECIFICATIONS REFER TO THE ONSET FIRE DISTRICT AND ONSET WATER DEPARTMENTS RULES AND REGULATIONS.
 - WHEN A WATER LINE IS INSTALLED LESS THEN 10' TO A SEWER LINE THE WATER LINE MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE.
 - THE PROPOSED 8" WATER MAIN SHALL BE RUN IN THE PROPOSED UTILITY EASEMENT ALONG THE SOUTH PROPERTY LINE OF LOT 54 AND BE CONNECTED TO THE EXISTING 8" WATER MAIN IN ROBINWOOD ROAD. CONNECT TO EXISTING 8" A.C. WATER MAIN W/8"x8"x8" TEE, PROVIDE (3) GATE VALVES WITH VALVE BOXES TO GRADE.
 - STREET TREES SHALL BE PLACED AT 50'± ON CENTER AND WHERE SHOWN ON THE PLAN IN ORDER TO ALLOW MAXIMUM SIGHT DISTANCE AT THE INTERSECTION. STREET TREES SHALL BE RED MAPLES (ACER RUBRUM) WITH NO BRANCHES CLOSER THAN 7' TO GRADE.

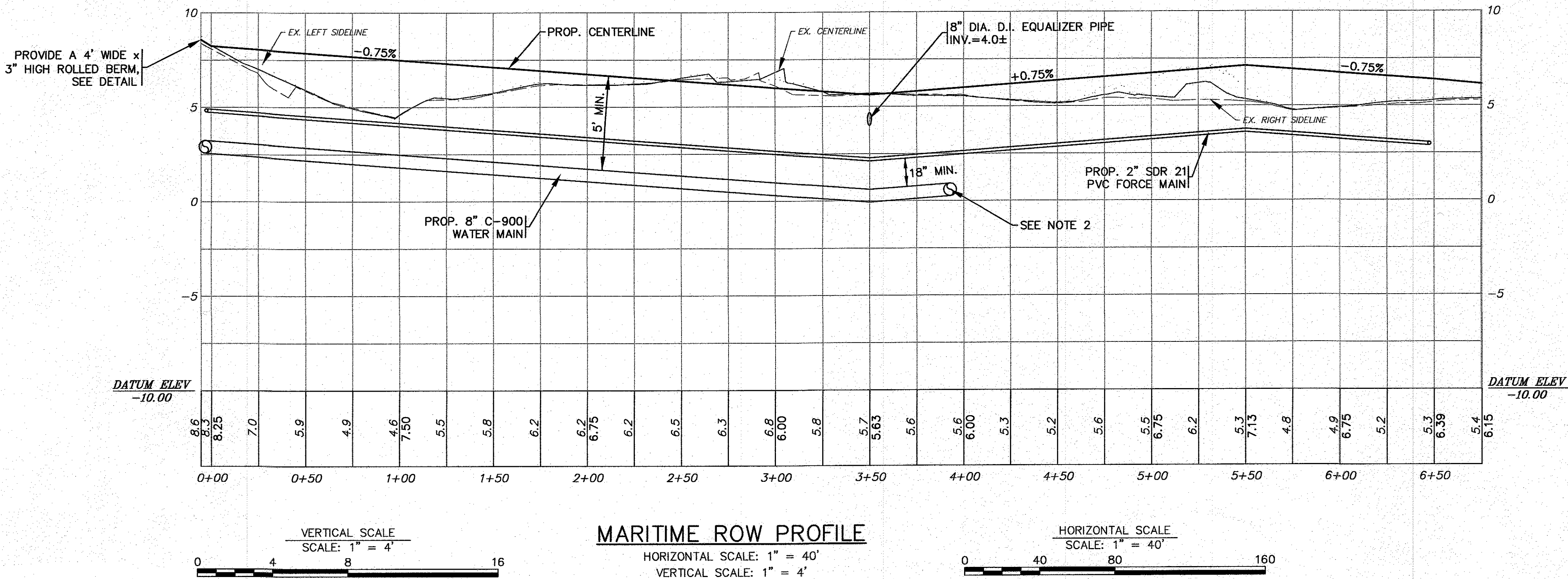
UTILITIES PLAN
SCALE: 1"=40'
0 40 80 160

DATE: AUGUST 25, 2021		DRAWN BY: JMP		CHECKED BY: WFM		JOB NO.: 20-9600		SCALE: 1" = 40'	
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	
"MARITIME HAVEN" DEFINITIVE SUBDIVISION PLAN UTILITIES PLAN		WAREHAM, MA		WAREHAM, MA		WAREHAM, MA		WAREHAM, MA	
36, 42, 48 ROBINWOOD ROAD		WAREHAM, MA		WAREHAM, MA		WAREHAM, MA		WAREHAM, MA	
PREPARED FOR:		RESI, LLC		RESI, LLC		RESI, LLC		RESI, LLC	
2 CHARLES STREET		PROVIDENCE, RI		PROVIDENCE, RI		PROVIDENCE, RI		PROVIDENCE, RI	
JOB NO.: 20-9600		JOB NO.: 20-9600		JOB NO.: 20-9600		JOB NO.: 20-9600		JOB NO.: 20-9600	
DWG. 5 OF 9		DWG. 5 OF 9		DWG. 5 OF 9		DWG. 5 OF 9		DWG. 5 OF 9	



- NOTES:**
- REFER TO THE EROSION CONTROL PLAN (SHEET 7) FOR ALL EROSION CONTROL DETAILS AND THE PLACEMENT OF THE EROSION CONTROL BARRIER. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
 - CONTRACTOR SHALL PROVIDE 8" DIA. D.I. PIPES WITH CRUSHED STONE PAD UNDER ALL DRIVEWAYS CROSSING THE SWALE TO MAINTAIN DRAINAGE FLOW AS SHOWN. MAINTAIN A MINIMUM OF 12" OF COVER OVER THE 8" D.I. PIPES. SEE CRUSHED STONE PAD DETAIL.
 - THE 2'x2' CRUSHED STONE TRENCH SHALL BE INSTALLED AT THE BOTTOM OF ALL SWALES, SEE DETAIL ON SHEET 9.
 - FOR ALL PROPOSED ROADWAY UTILITIES SEE THE UTILITIES PLAN (SHEET 5).
 - ALL FUTURE PROPOSED DWELLINGS SHALL COLLECT ROOF RUNOFF AND DIRECT TO A MINIMUM OF FOUR (4) CULTEC RECHARGER R150XLHD UNITS WITH A MINIMUM OF 2' OF DOUBLE WASHED CRUSHED STONE ON ALL SIDES AND 6" BELOW THE UNIT INSTALLED PER THIS DETAIL FOR EVERY 2,500 S.F. OF ROOF AREA. SEE DETAIL ON SHEET 9.

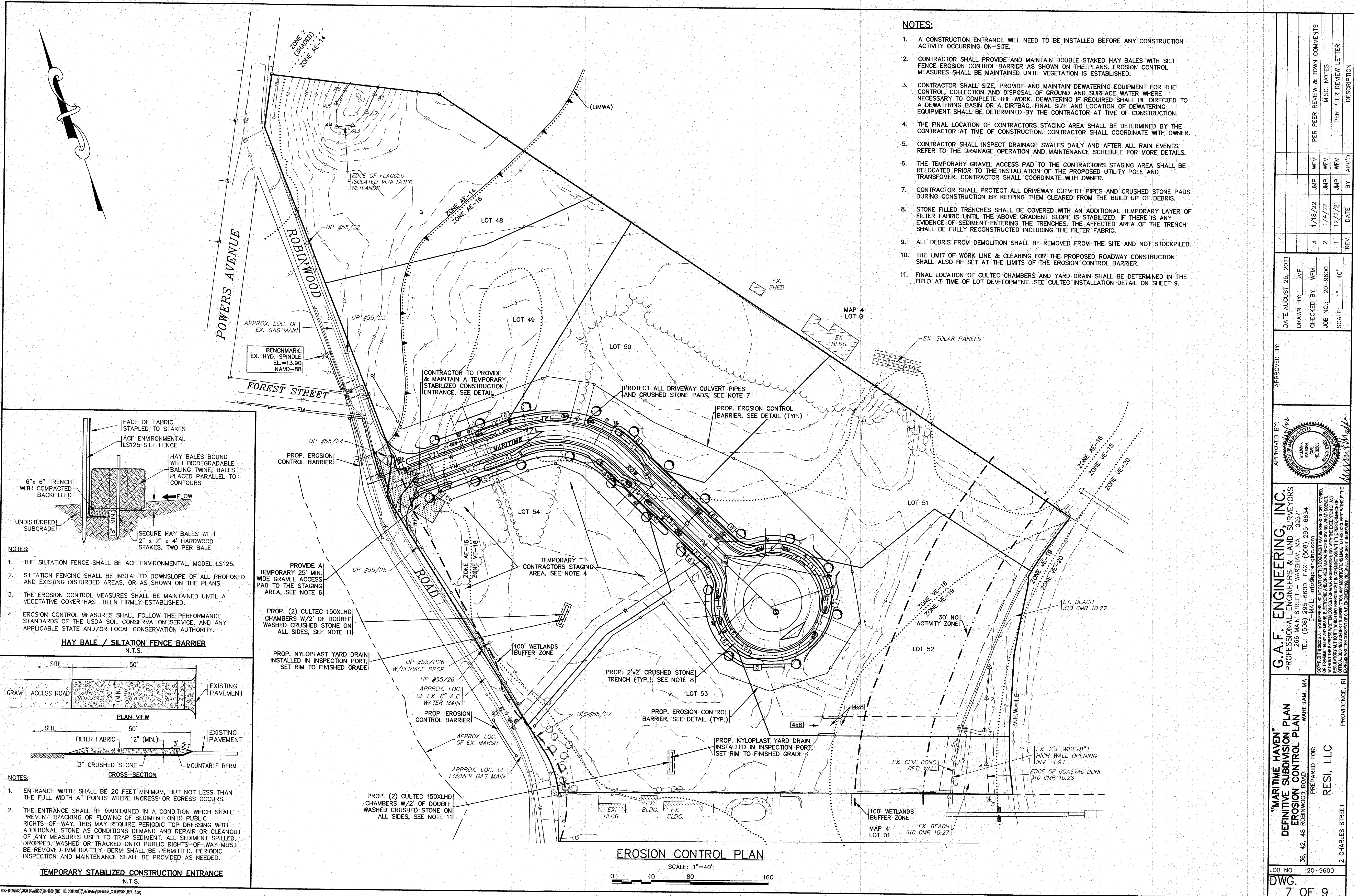
- NOTES:**
- THE PROPOSED SEWER FORCE MAIN IS SHOWN OFFSET FOR CLARITY. THE FORCE MAIN SHALL KEEP A MINIMUM 10' HORIZONTAL SEPARATION FROM THE WATER MAIN OR SERVICE. REFER TO PLAN VIEW ABOVE. SEE NOTE 8 ABOVE FOR WHEN A SEWER FORCE MAIN CROSSES ABOVE A WATER MAIN OR SERVICE.
 - THE PROPOSED 8" WATER MAIN SHALL BE RUN IN THE PROPOSED UTILITY EASEMENT ALONG THE SOUTH PROPOERTY LINE OF LOT 54 AND BE CONNECTED TO THE EXISTING 8" WATER MAIN IN ROBINWOOD ROAD. CONNECT TO EXISTING 8" A.C. WATER MAIN W/8"x8"x8" TEE, PROVIDE (3) GATE VALVE WITH VALVE BOX TO GRADE. SEE UTILITIES PLAN FOR LOCATION (SHEET 5).

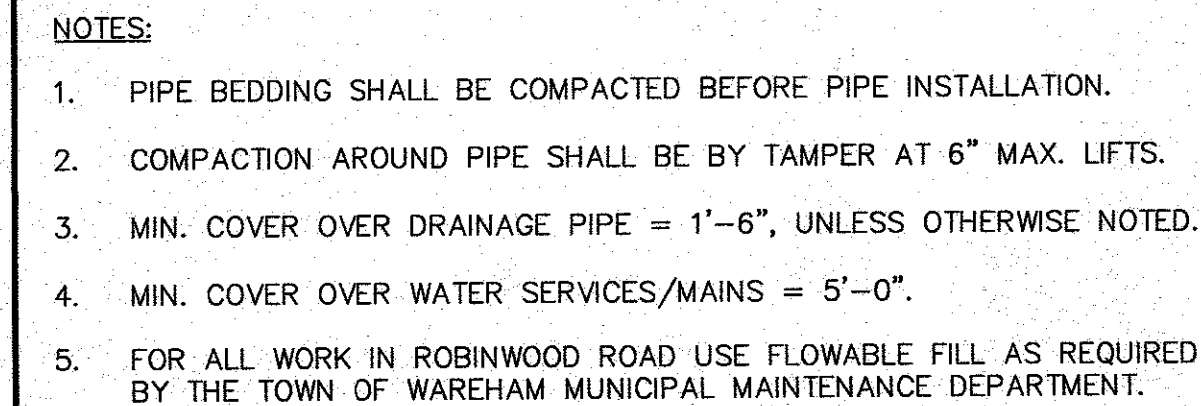


G.A.F. ENGINEERING, INC.			
PROFESSIONAL ENGINEERS & LAND SURVEYORS			
286 MAIN STREET - WAREHAM, MA 02571			
TEL: (508) 295-6600 FAX: (508) 295-6634			
E-MAIL: info@gaf-inc.com			
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DATE: AUGUST 25, 2021		DRAWN BY: JMP	
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REV.		DATE	
BY		APP'D	
DESCRIPTION			

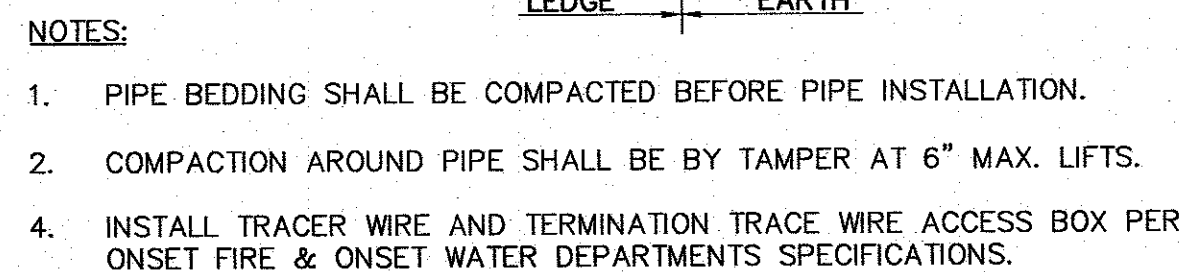
"MARITIME HAVEN" DEFINITIVE SUBDIVISION PLAN & ROADWAY PROFILE	
36, 42, 48 ROBINWOOD ROAD WAREHAM, MA	
PREPARED FOR: RESI, LLC	
2 CHARLES STREET PROVIDENCE, RI	

JOB NO.: 20-9600	
DWG. 6 OF 9	

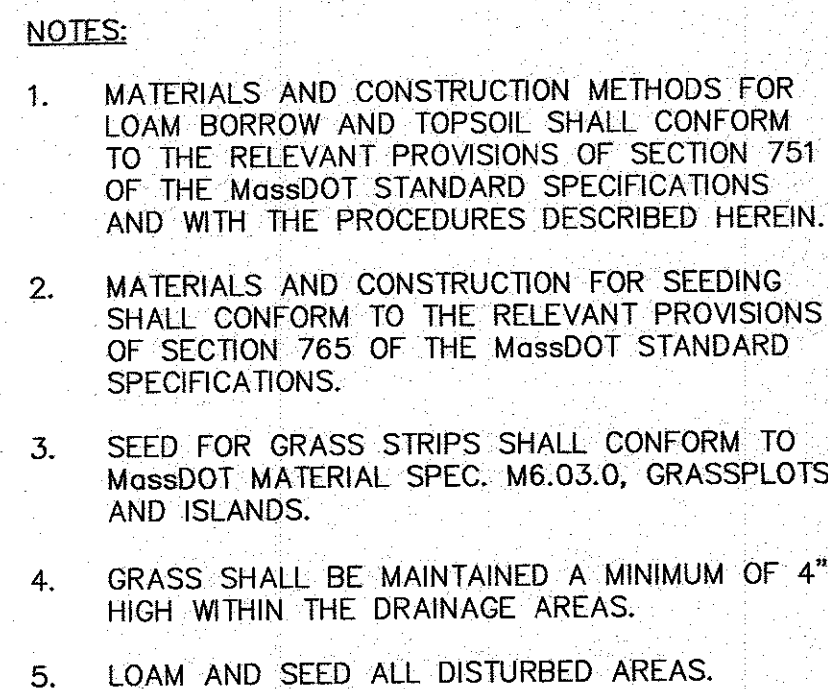




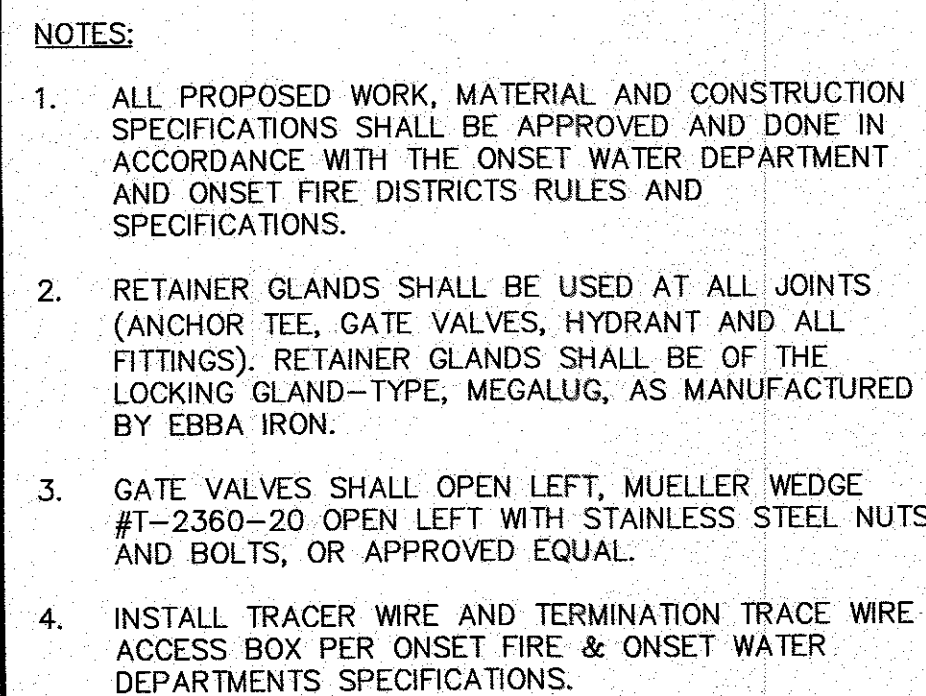
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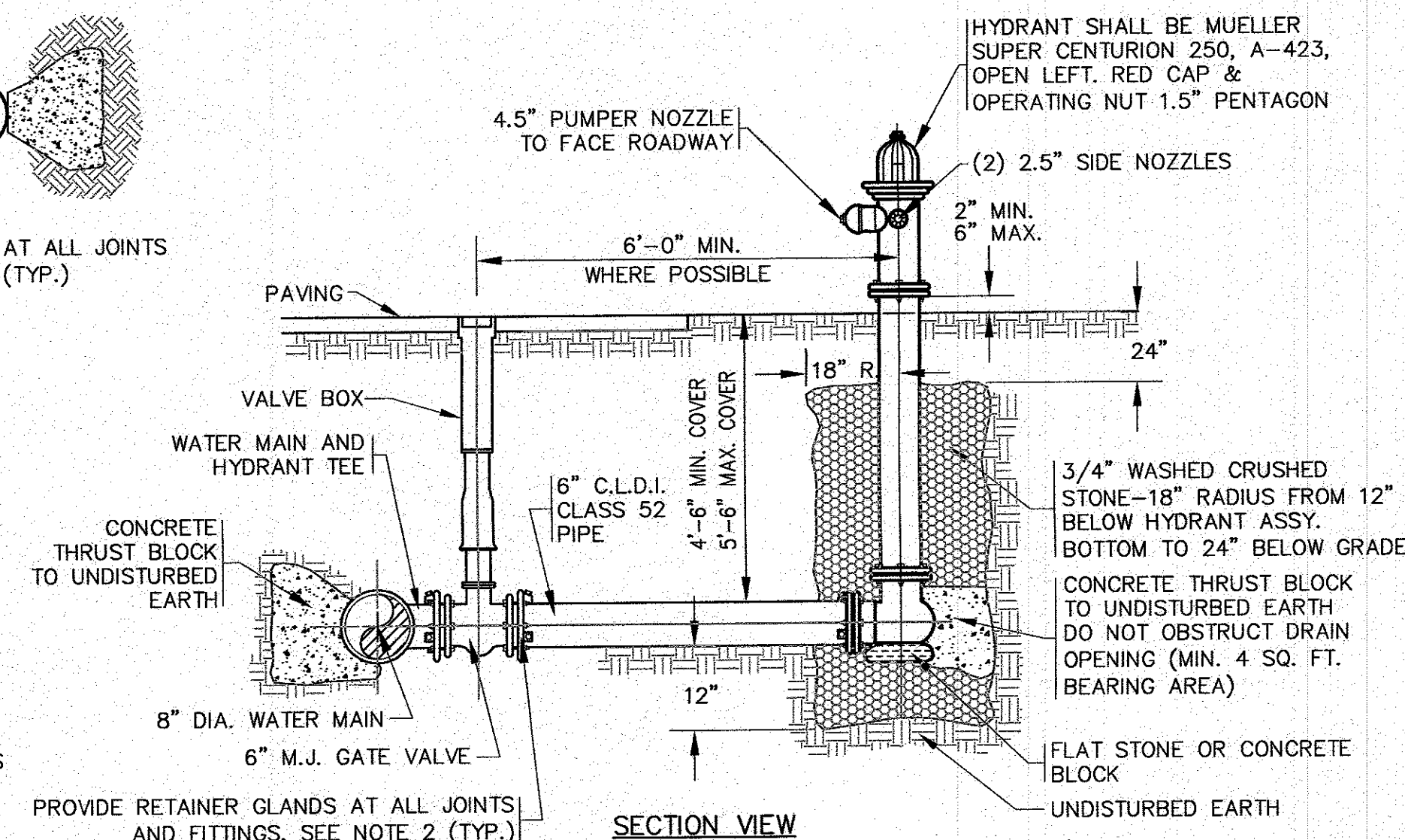
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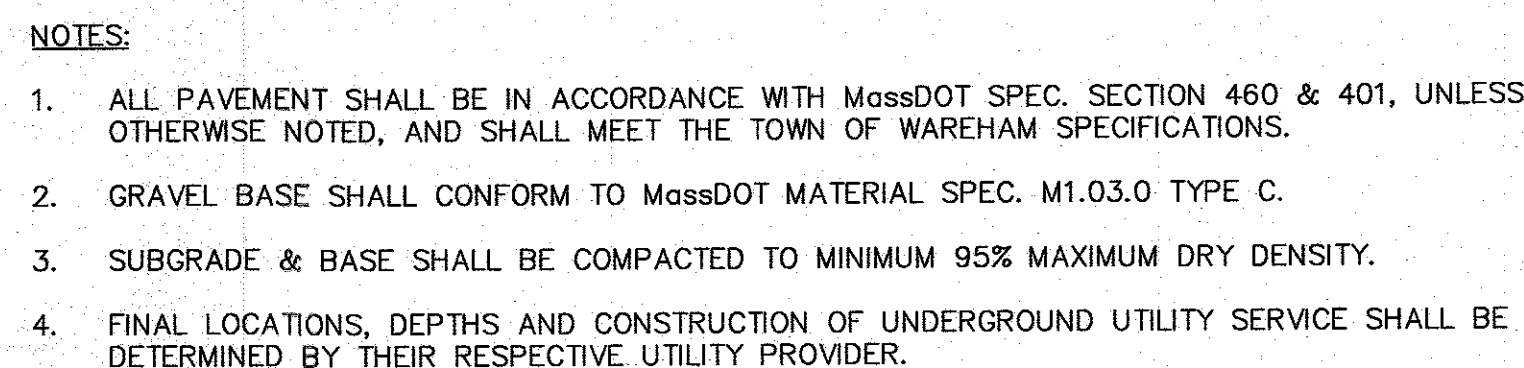
LOAM AND SEED DETAIL
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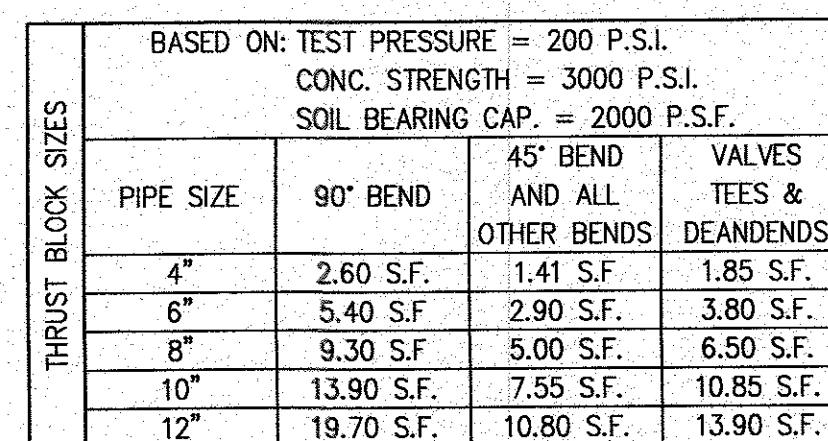
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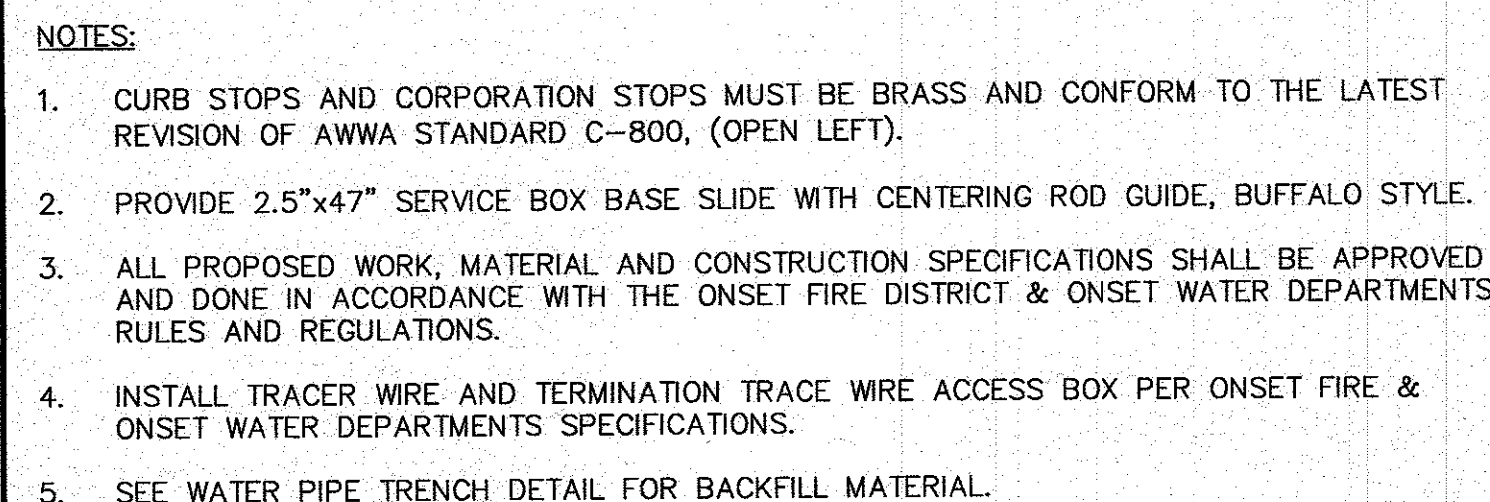
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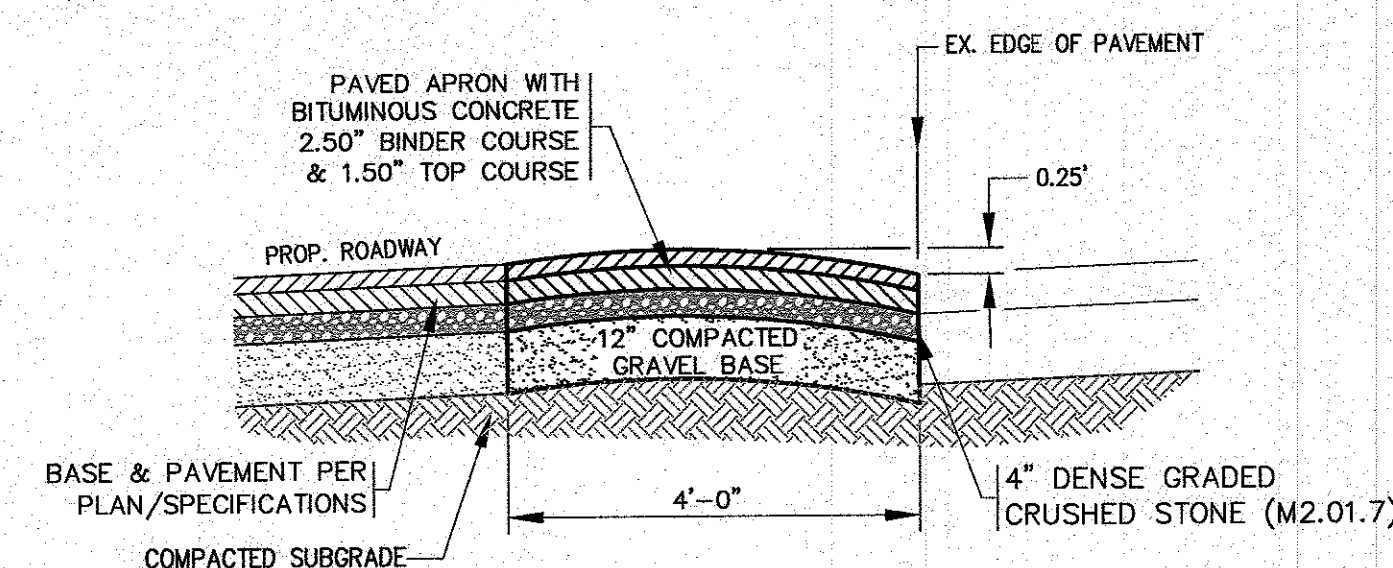
TYPICAL STREET CROSS SECTION
N.T.S.



CONCRETE THRUST BLOCK
N.T.S.




WATER SERVICE CONNECTION / CURB STOP
N.T.S.



ROLLED BERM
N.T.S.

[illegible]

APPROVED BY: 

G.A.F. ENGINEERING, INC.
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TEL: (508) 295-8600 FAX: (508) 299-6634
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"MARITIME HAVEN"
 DEFINITIVE SUBDIVISION PLAN
 DETAIL SHEET 1
 36, 42, 48 ROBINWOOD ROAD
 WAREHAM, MA
 PREPARED FOR:
 RESI, LLC

