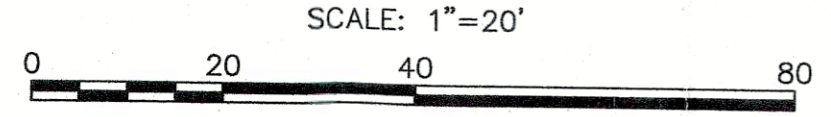
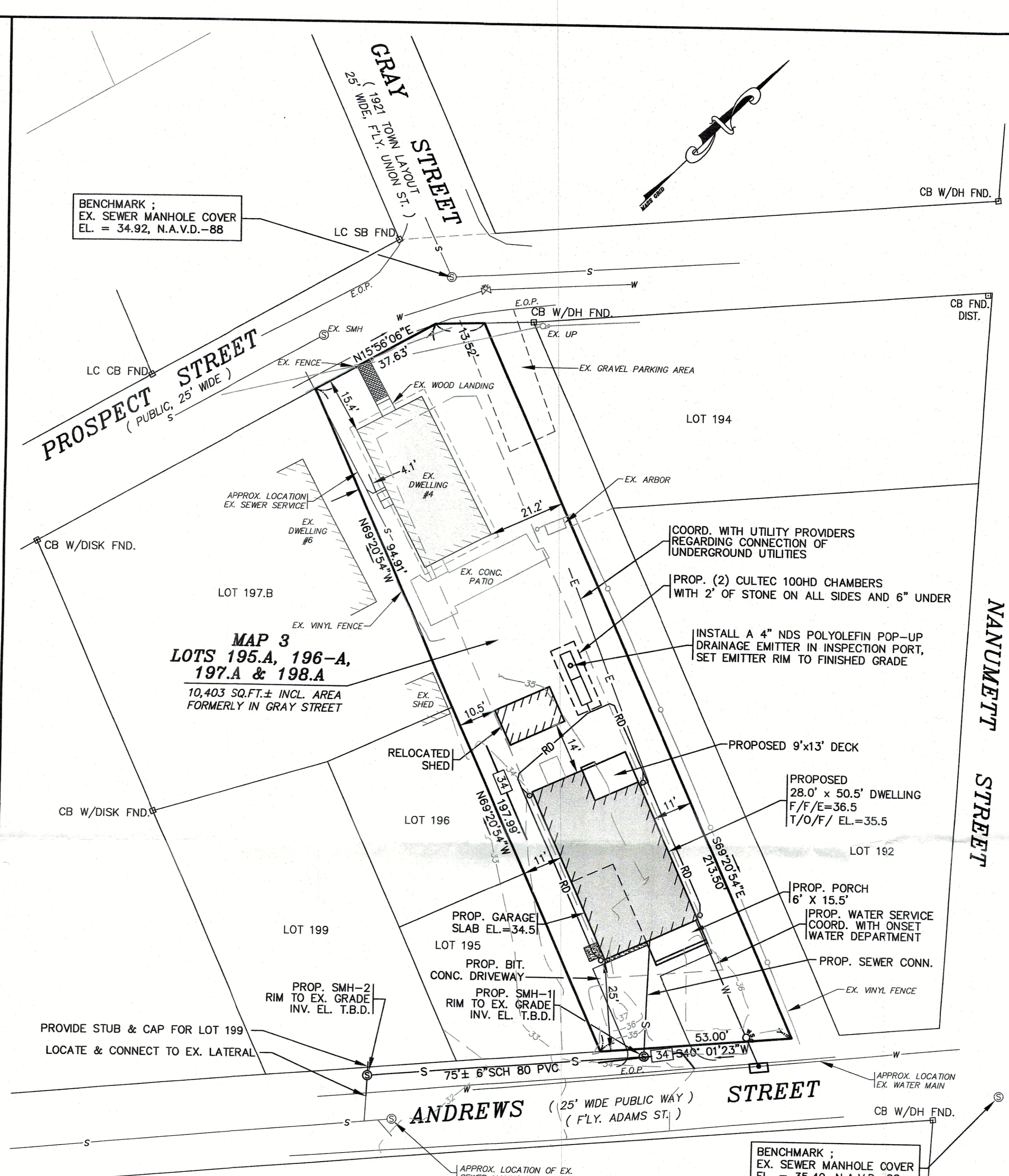


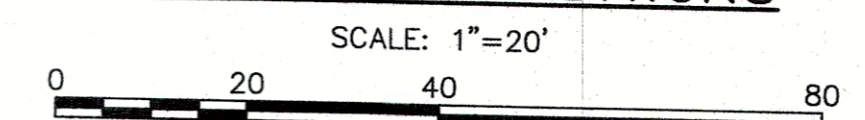
EXISTING CONDITIONS/DEMOLITION



- 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 INACCUATELY 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. IN BETWEEN APRIL 22 AND MAY 2, 2022.
 - 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.
 - 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.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION REQUIRED FOR THE INSTALLATION OF THIS WORK.

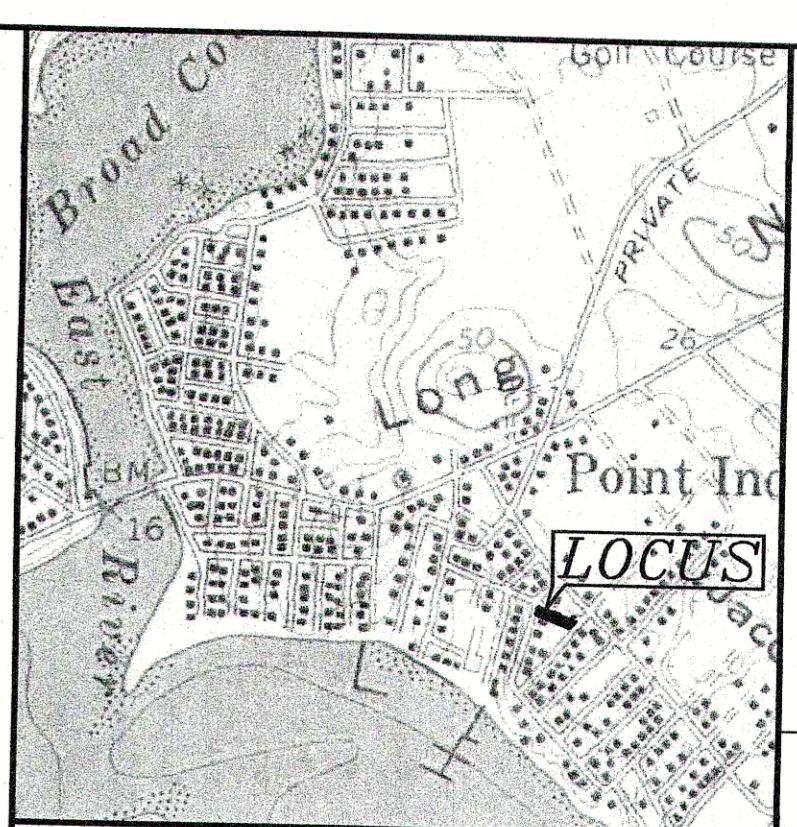


PROPOSED CONDITIONS



- NOTES:**
- FOR COMPLETE DWELLING DIMENSIONS AND CONSTRUCTION STANDARDS REFER TO ARCHITECTURAL PLANS BY OTHERS. CONTRACTOR SHALL CONFIRM FINISHED FLOOR ELEVATION, GARAGE SLAB ELEVATION AND TOP OF FOUNDATION ELEVATION WITH HOMEOWNER PRIOR TO CONSTRUCTION.
 - CONTRACTOR AND HOMEOWNER SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR FINAL LOCATION AND CONNECTION POINT OF THE PROPOSED UNDERGROUND UTILITIES.
 - CONTRACTOR SHALL COORDINATE WITH THE ONSET WATER DEPARTMENT REGARDING LOCATION OF EXISTING WATER MAIN AND FOR DETAILS OF CONNECTION.
 - CONTRACTOR SHALL COORDINATE WITH THE WAREHAM SEWER DEPARTMENT REGARDING LOCATION OF EXISTING SEWER MAIN, SEWER MANHOLE AND STUB AND FOR DETAILS OF CONNECTION.
 - CONSTRUCTION DRAWING DETAILS WILL BE PREPARED UPON APPROVAL OF THE WAREHAM ZONING BOARD OF APPEALS.
 - LOAM AND SEED ALL DISTURBED AREAS.

PERMIT SET
(NOT FOR CONSTRUCTION)



LOT DATA:
 ASSESSORS:
 MAP 3, LOTS 195.A, 196.A, 197.A, 198.A
 ADDRESS:
 4 PROSPECT ST., 0 GRAY ST. WAREHAM, MA
 OWNER:
 THOMAS F. & SUSAN E. DALY
 DEED REFERENCE:
 BOOK 11983, PAGE 120 &
 BOOK 18231, PAGE 299
 NOTE: DWELLINGS TO BE SERVED BY MUNICIPAL SEWER AND WATER.

ZONING DATA:
 ZONE: MR-30 SETBACKS:
 MINIMUM LOT AREA: 30,000 SQ.FT.
 MINIMUM FRONTAGE: 150'
 MINIMUM FRONT SETBACK: 20'
 MINIMUM SIDE SETBACK: 10'
 MINIMUM REAR SETBACK: 10'
 MAXIMUM BUILDING HEIGHT: 35'
 FLOOR AREA RATIO: 17%
 DIMENSIONAL STANDARDS FOR EXISTING SMALL LOTS / 10,001 SQ.FT. TO 15,000 SQ.FT.
 MINIMUM FRONT SETBACK: 20'
 MINIMUM SIDE SETBACK: 10'
 MINIMUM REAR SETBACK: 10'
 MAXIMUM F.A.R 17%

FLOOR AREA RATIO:
 EXISTING:
 EX. DWELLING=1280 SQ.FT.
 EX. COTTAGE = 343 SQ.FT.
 TOTAL=1623 SQ.FT.
 DIVIDED BY LOT AREA = 15.6%
 PROPOSED:
 PROP. DWELLING=1497 SQ.FT.
 EX. DWELLING=1280 SQ.FT.
 TOTAL=2777 SQ.FT.
 DIVIDED BY LOT AREA=26.7%

FLOOD ZONE DATA:
 THIS SITE IS WITHIN ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0582-K, DATED: FEBRUARY 5, 2014.

EXISTING	DESC.
—O—	OVERHEAD WIRES
—U—	UTILITY POLE
—G—	GUY POLE
—W—	WATER GATE VALVE
—S—	WATER SHUTOFF/CURB STOP
—H—	HYDRANT
—W—	WATER LINE
—UE—	UNDERGROUND ELECTRIC
—S—	SEWER MANHOLE (SMH)
—S—	SEWER LINE
—F—	FENCE
—B—	BOUND
—C—	CONTOURS
—G—	SPOT GRADES
—UE—	UNDERGROUND UTILITIES
—W—	WATER LINE
—S—	SEWER MANHOLE (SMH)
—S—	SEWER LINE
—R&D—	REMOVE & DISPOSE
—RD—	ROOF DRAIN LINE

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: [Signature]

DATE: OCT. 16, 2023
DRAWN BY: JH
CHECKED BY: WFM
JOB NO.: 21-9819
SCALE: 1" = 20'

PLAN TO ACCOMPANY BOARD OF APPEALS APPLICATION
 WAREHAM, MA
 PREPARED FOR:
THOMAS F. & SUSAN E. DALY
 4 PROSPECT STREET
 ONSET, MA

JOB NO.: 21-9819
DWG.: 1 OF 1