

**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 AUGUST 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:**

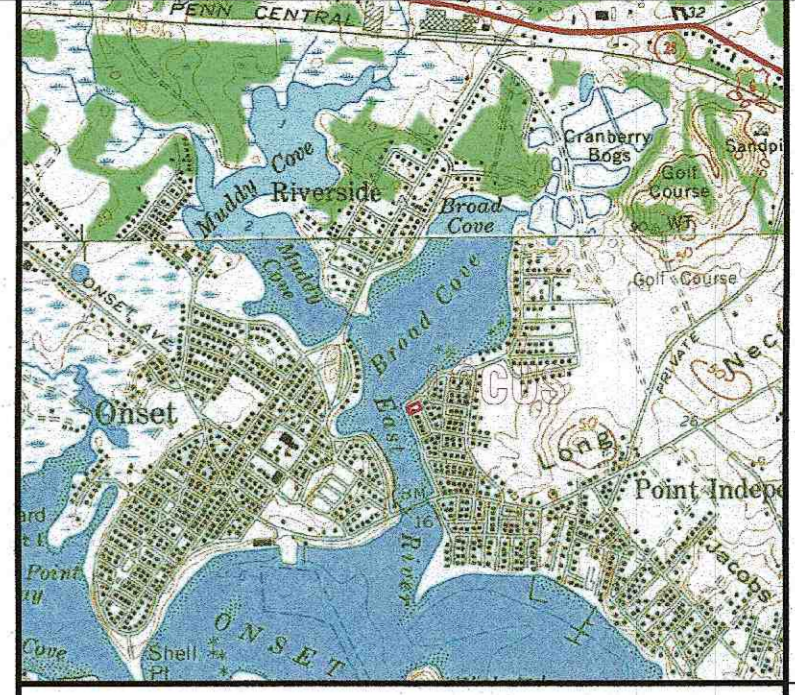
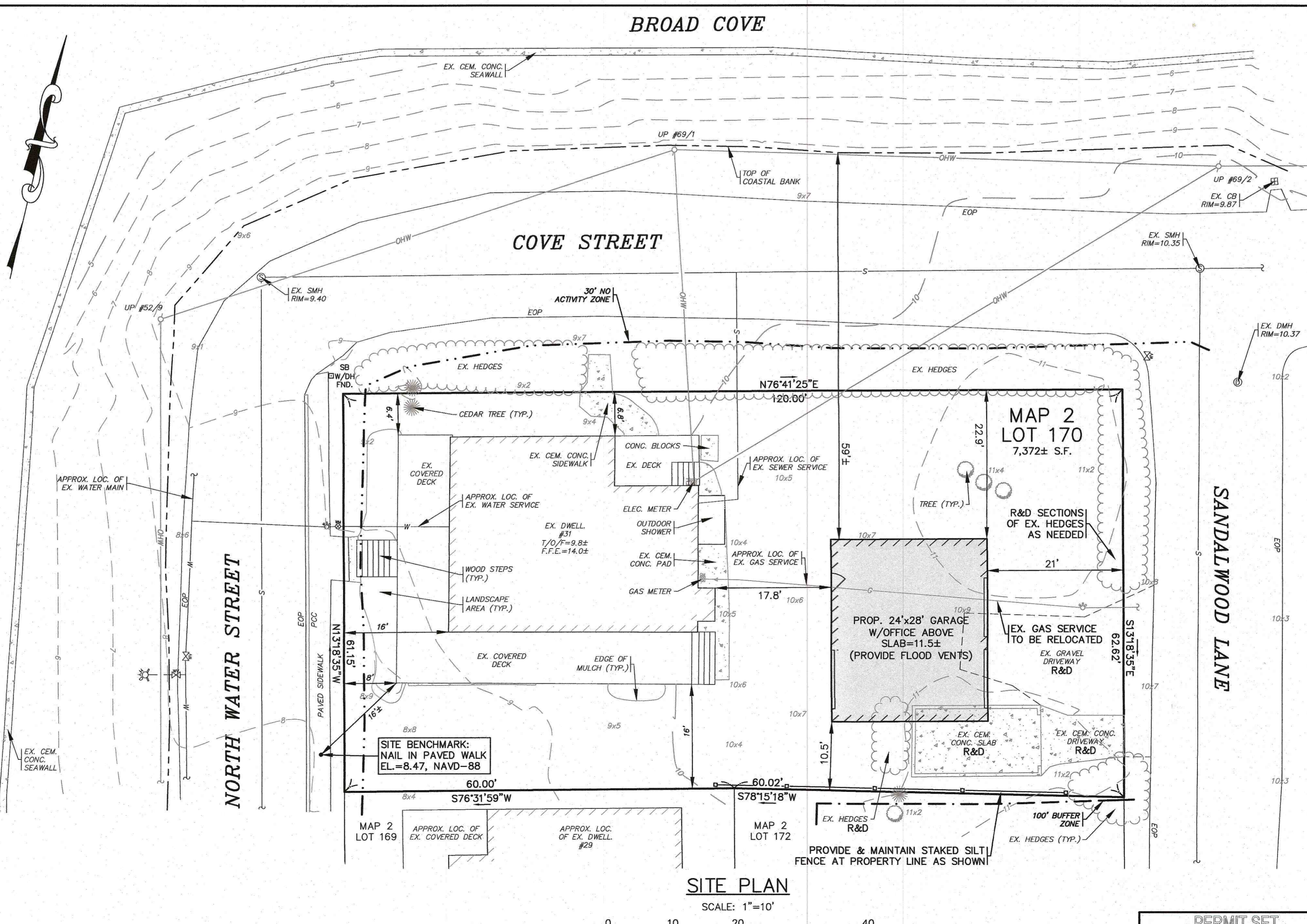
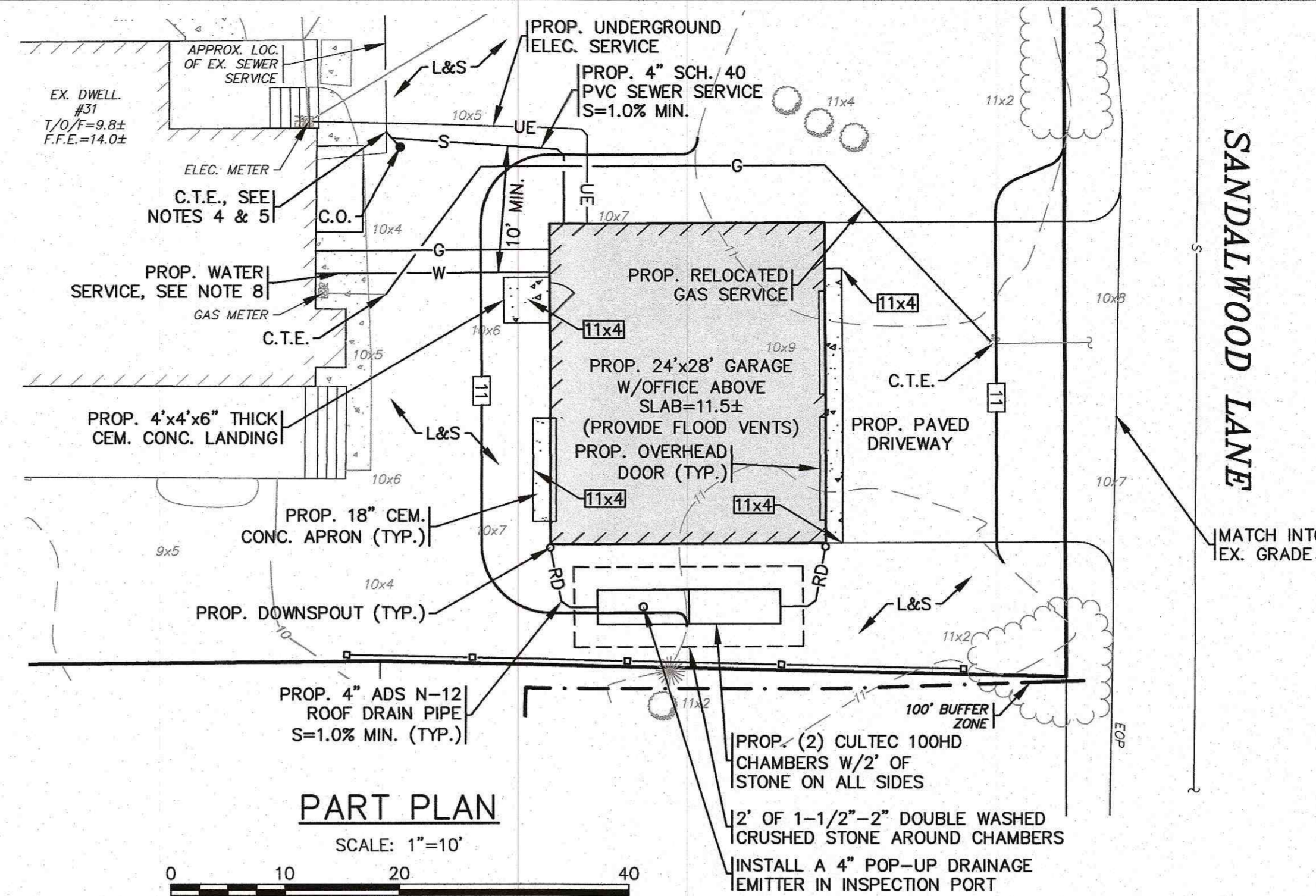
- IN GENERAL, THE PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EVERY FITTING, CHANGE IN DIRECTION OR DETAIL OF CONSTRUCTION.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE HIS/HER OWN DETERMINATION OF SUBSURFACE CONDITIONS, INCLUDING THE LOCATION OF ROCK AND THE ACTUAL LOCATION OF UTILITIES 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 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.
- 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.
- 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.

**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.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.
- 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.

**NOTES:**

- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF ALL ABOVE AND UNDERGROUND UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRIC PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES.
- ALL DEBRIS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED.
- FOR COMPLETE PROPOSED GARAGE WITH OFFICE ABOVE DIMENSIONS, CONSTRUCTION DETAILS AND SPECIFICATIONS REFER TO ARCHITECTURAL PLANS BY OTHERS. CONTRACTOR SHALL CONFIRM SLAB ELEVATION WITH ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. ALL CONSTRUCTION SHALL COMPLY WITH ALL ASCE 24, MASSACHUSETTS AND INTERNATIONAL BUILDING CODE REQUIREMENTS, AS APPLICABLE FOR CONSTRUCTION IN FLOOD ZONES.
- CONTRACTOR SHALL CONFIRM EXACT LOCATION AND ELEVATION OF THE EXISTING SEWER SERVICE PRIOR TO CONNECTION.
- ALL SEWER WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF WAREHAM SEWER DEPARTMENT RULES AND REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH LOCAL GAS COMPANY FOR FINAL LOCATION AND ALL DETAILS OF CONSTRUCTION FOR THE RELOCATED GAS SERVICE AND NEW GAS SERVICE.
- CONTRACTOR SHALL PROVIDE NEW UNDERGROUND ELECTRIC SERVICE TO PROPOSED GARAGE. COORDINATE WITH ELECTRICAL CONTRACTOR.
- CONTRACTOR SHALL COORDINATE WITH PLUMBER FOR FINAL LOCATION AND ALL CONSTRUCTION DETAILS OF THE PROPOSED WATER SERVICE.
- REFER TO THE CULTEC MANUFACTURERS DETAILS AND SPECIFICATIONS FOR CULTEC INSTALLATION.
- CONTRACTOR TO RESTORE CEMENT CONCRETE LANDING AFTER THE INSTALLATION OF THE PROPOSED WATER SERVICE.
- LOAM AND SEE ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY.



LOCUS MAP : SCALE 1" = 2000'

**LOT DATA:**

ASSESSORS MAP: 2/ LOT 170  
 ADDRESS: 31 NORTH WATER STREET

OWNER:  
 CASA MARE, LLC  
 P.O. BOX 375  
 10 SCHOOLHOUSE ROAD  
 EDGARTOWN, MA 02539

**ZONING DATA:**

ZONE: ONSET VILLAGE 2 (OV2)

SETBACKS:  
 MINIMUM LOT AREA: 10,000 S.F.  
 MINIMUM FRONTAGE: 50'  
 MINIMUM FRONT SETBACK: 10'  
 MINIMUM SIDE SETBACK: 10'  
 MINIMUM REAR SETBACK: 10'  
 MAXIMUM BUILDING HEIGHT: 35'  
 MAXIMUM ACCESSORY BUILDING HEIGHT: 20'  
 MAXIMUM BUILDING COVERAGE: 20%  
 MAXIMUM IMPERVIOUS SURFACE: 50%  
 MAXIMUM FLOOR AREA RATIO: 20%

EXISTING BUILDING COVERAGE: 23.8%  
 EXISTING IMPERVIOUS COVERAGE: 36.1%  
 EXISTING FLOOR AREA RATIO: 26.1%

PROPOSED BUILDING COVERAGE: 32.9%  
 PROPOSED IMPERVIOUS COVERAGE: 44.9%  
 PROPOSED FLOOR AREA RATIO: 35.2%

\* THE FRONT SETBACKS IN VILLAGE DISTRICTS SHALL BE THE AVERAGE OF THE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF THE SUBJECT PROPERTY.

**FLOOD ZONE DATA:**

THE PROJECT IS WITHIN FLOOD ZONE AE-14. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0582K, DATED: FEBRUARY 5, 2014.

**LEGEND**

EXISTING	DESC.
10	CONTOURS
8x5	SPOT GRADES
(Symbol)	WETLANDS
(Symbol)	30' NO ACTIVITY ZONE
(Symbol)	100' BUFFER ZONE
(Symbol)	F.E.M.A. FLOOD ZONE
(Symbol)	CATCH BASIN (CB)
(Symbol)	DRAIN MANHOLE (DMH)
(Symbol)	OVERHEAD WIRES
(Symbol)	UTILITY POLE
(Symbol)	GUY POLE
(Symbol)	ELECTRIC METER
(Symbol)	UNDERGROUND ELECTRIC
(Symbol)	WATER GATE VALVE
(Symbol)	WATER SHUTOFF/CURB STOP
(Symbol)	HYDRANT
(Symbol)	WATER LINE
(Symbol)	WATER METER PIT
(Symbol)	SEWER MANHOLE (SMH)
(Symbol)	SEWER LINE
(Symbol)	TREE/BRUSH LINE
(Symbol)	LIGHT POST
(Symbol)	GAS LINE
(Symbol)	GAS GATE/VALVE
(Symbol)	GAS SHUTOFF
(Symbol)	GAS METER
(Symbol)	FENCE
(Symbol)	BOUND
(Symbol)	REMOVE & DISPOSE
(Symbol)	DESC.
(Symbol)	CONTOURS
(Symbol)	UNDERGROUND ELECTRIC
(Symbol)	WATER SERVICE
(Symbol)	SEWER SERVICE
(Symbol)	GAS SERVICE
(Symbol)	ROOF DRAIN
(Symbol)	C.T.E.
(Symbol)	CONNECT TO EXISTING CLEAN OUT (C.O.)
(Symbol)	LOAM & SEED

**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

**DATE:** OCT. 31, 2022  
**DRAWN BY:** J.M.P.  
**CHECKED BY:** W.F.M.  
**JOB NO.:** 21-9742  
**SCALE:** 1" = 10'

**APPROVED BY:** [Signature]

**PREPARED FOR:**  
**GEORGE GAKIDIS**  
 31 NORTH WATER STREET WAREHAM, MA  
 215 ONSET AVENUE WAREHAM, MA

**SITE PLAN SHOWING PROPOSED GARAGE**

**PERMIT SET (NOT FOR CONSTRUCTION)**

**DWG. 1 OF 1**

**REV. DATE BY APP'D**

11/16/2023 09:52:00 DIMENSIONS: 12-1/2 (ELECTRICAL) 1/16/2023