

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. IN SEPTEMBER OF 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 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:

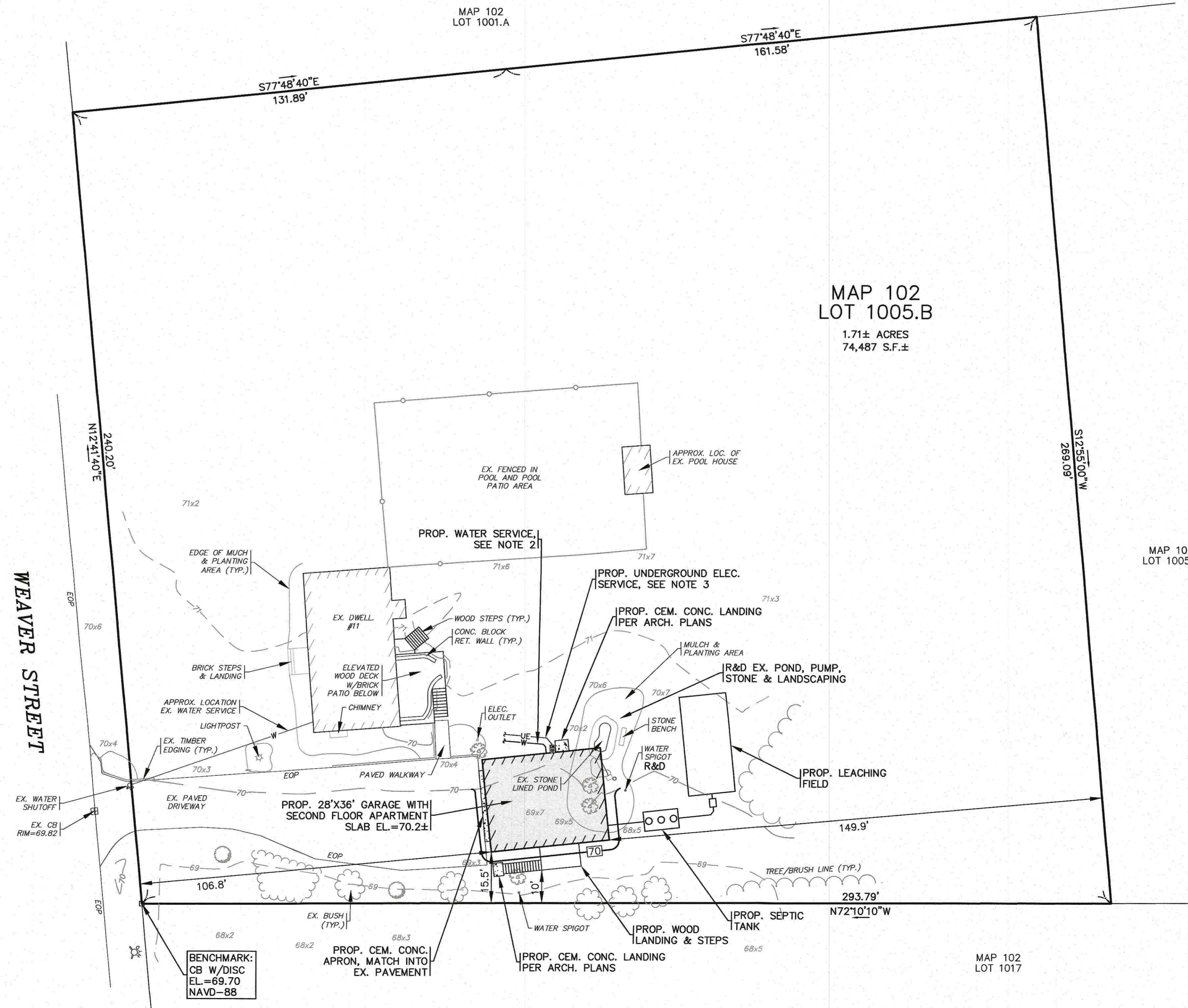
- IN GENERAL, THE PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EVERY FITTING, CHANGE IN DIRECTION OR DETAIL OF CONSTRUCTION.
- THE LOCATION OF UTILITIES WERE OBTAINED FROM VARIOUS SOURCES OF INFORMATION. THE EXACT LOCATION AND COMPLETENESS IS NOT GUARANTEED. THE CONTRACTOR MUST NOTIFY DIG SAFE 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.

NOTES:

- REFER TO ARCHITECTURAL PLANS BY OTHERS FOR COMPLETE GARAGE DIMENSIONS AND CONSTRUCTION DETAILS. CONTRACTOR SHALL COORDINATE SLAB ELEVATION WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH PLUMBER FOR FINAL WATER SERVICE CONNECTION LOCATION. CONTRACTOR SHALL COORDINATE WITH THE WAREHAM WATER DEPARTMENT PRIOR TO WATER SERVICE CONNECTION.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR FINAL LOCATION OF ELECTRIC SERVICE CONNECTION AND FOR ALL DETAILS OF ELECTRIC SERVICE CONNECTION.
- ALL DEBRIS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED.
- CONTRACTOR SHALL REMOVE OR RELOCATE EXISTING STONE BENCH, COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.
- SEPTIC SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH THE TOWN OF WAREHAM BOARD OF HEALTH RULES AND REGULATIONS AND WITH MASSACHUSETTS TITLE V REQUIREMENTS.
- LOAM AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY.



PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS FOR SUBMISSION TO THE WAREHAM ZONING BOARD OF APPEALS REQUESTING A SPECIAL PERMIT FOR THE GARAGE WITH SECOND FLOOR APARTMENT.

MAP 102
LOT 1001.A

MAP 102
LOT 1005.B

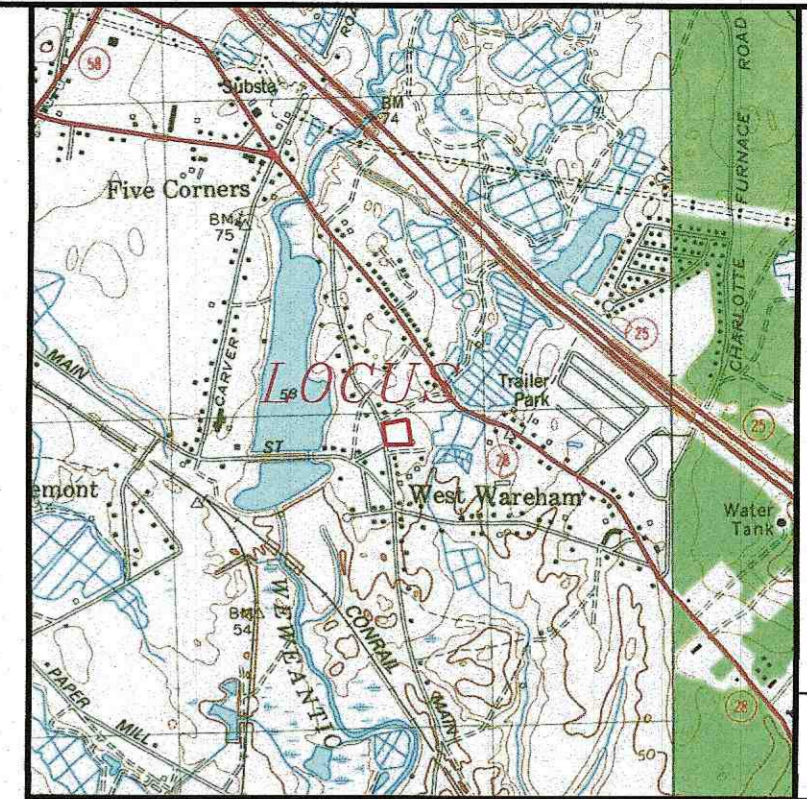
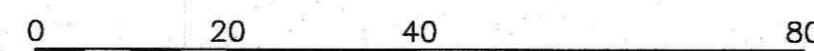
1.71± ACRES
74,487 S.F.±

MAP 102
LOT 1005.A

MAP 102
LOT 1017

SITE PLAN

SCALE: 1"=20'



LOCUS MAP : SCALE 1" = 2000'

LOT DATA:

ASSESSORS MAP: 102 / LOT 1005.B
ADDRESS: 11 WEAVER STREET

OWNER:
CHESTER O. & DEBRA M. RUSINOSKI
11 WEAVER STREET
WAREHAM, MA 02576

ZONING DATA:

ZONE: MULTIPLE RESIDENCE 30 (MR-30)	REQUIRED	PROVIDED
MIN. LOT AREA:	30,000S.F.	74,487S.F.
MIN. FRONTAGE:	150'	240.20'
MIN. FRONT SETBACK:	20'	106.8'
MIN. SIDE SETBACK:	10'	10.0'
MIN. REAR SETBACK:	10'	149.9'
MAX. BUILDING HEIGHT:	35'	30'
MAX. BUILDING COVERAGE:	25%	3.7%

FLOOD ZONE DATA:

THE PROJECT IS WITHIN FLOOD ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0467K, DATED: JULY 6, 2021.

LEGEND

EXISTING	DESC.
70	CONTOURS
70x5	SPOT GRADES
CB	CATCH BASIN (CB)
DMH	DRAIN MANHOLE (DMH)
D	DRAIN LINE
OHW	OVERHEAD WIRES
UP	UTILITY POLE
WGV	WATER GATE VALVE
WSS	WATER SHUTOFF/CURB STOP
H	HYDRANT
W	WATER LINE
UE	UNDERGROUND ELECTRIC
SMH	SEWER MANHOLE (SMH)
S	SEWER LINE
TBL	TREE/BRUSH LINE
LP	LIGHT POST
GL	GAS LINE
GV	GAS GATE/VALVE
GM	GAS SHUTOFF
GM	GAS METER
F	FENCE
S	SIGN
B	BOUND
R	REBAR
DESC	DESC.
C	CONTOURS
R&D	REMOVE & DISPOSE
W	CHAIN LINK FENCE
W	WATER SERVICE
UE	UNDERGROUND ELECTRIC

DATE: FEB. 8, 2023	APPROVED BY:	DATE	BY	APP'D	DESCRIPTION
DRAWN BY: JMP		REV.			
CHECKED BY: WFM					
JOB NO.: 22-9929					
SCALE: 1" = 20'					
<p>G.A.F. ENGINEERING, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS 266 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 295-6600 FAX: (508) 295-6654 E-MAIL: info@gafeng.com</p>					
<p>PLAN TO ACCOMPANY SPECIAL PERMIT APPLICATION WAREHAM, MA 11 WEAVER STREET</p>					
<p>PREPARED FOR: CHESTER RUSINOSKI WAREHAM, MA 11 WEAVER STREET</p>					
<p>JOB NO.: 22-9929</p>					
<p>PERMIT SET (NOT FOR CONSTRUCTION) DWG. 1 OF 1</p>					