

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 MAY OF 2022.
- THE CONTRACTOR SHALL COORDINATE & OBTAIN ALL REQUIRED PERMITS, GIVE ALL NOTICES, COMPLY WITH ALL LAWS & REGULATIONS, & 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 & OWNER OF ANY CONFLICTS DISCOVERED ON SITE.
- 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.

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.



LOCUS MAP : SCALE 1" = 2083'

LOT DATA:

ASSESSORS MAP: 6
 LOTS W19, W20, W24 & W25
 ADDRESS: 3178 CRANBERRY HIGHWAY
 OWNER: RONY'S REALTY LLC
 ADDRESS: 190 MT. PLEASANT STREET
 NEW BEDFORD, MA 02741

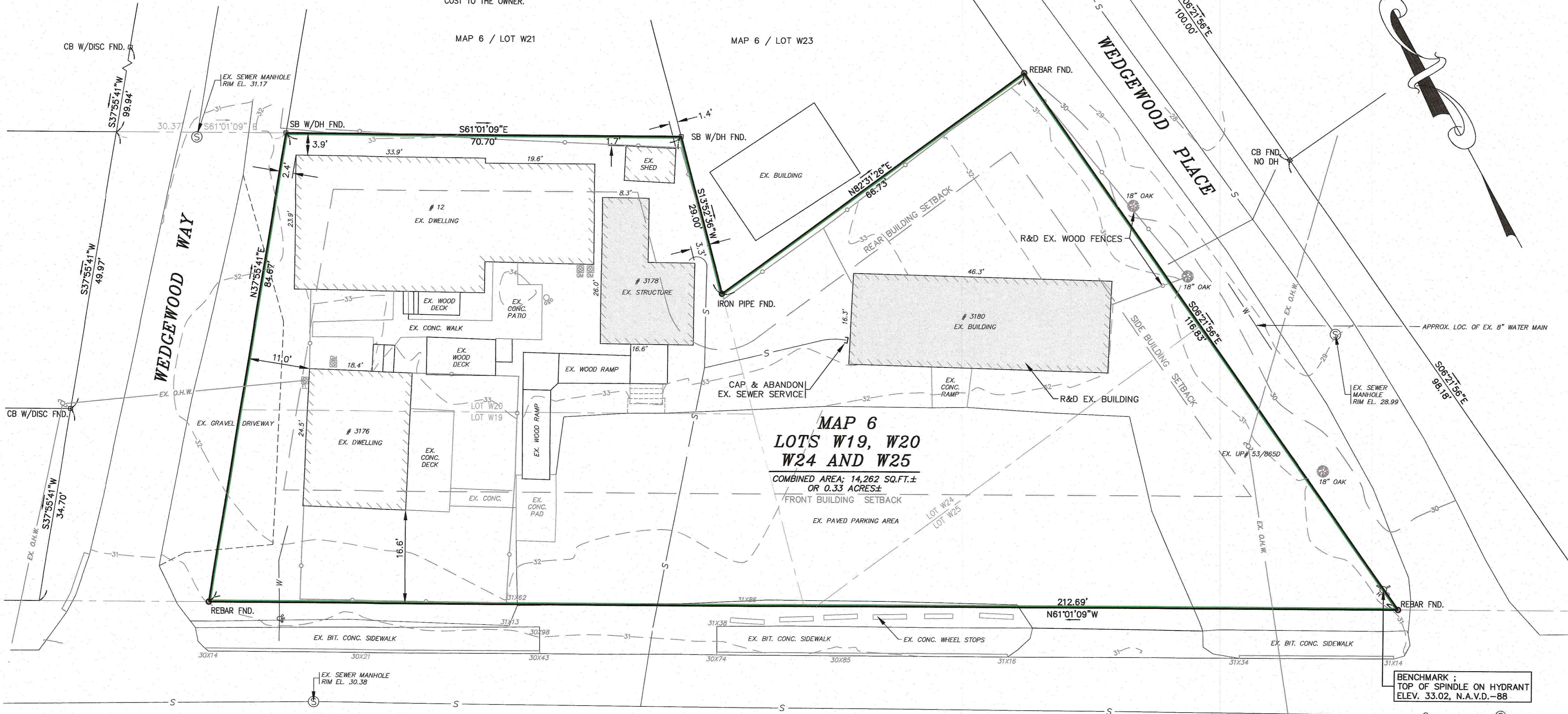
ZONING DATA:

ZONE: CS STRIP COMMERCIAL; SETBACKS:
 MINIMUM LOT AREA: 30,000 SQ.FT. (SINGLE FAMILY & NON-RESIDENTIAL USE OR 45,000 2 FAMILY)
 MINIMUM FRONTAGE: 150' (SINGLE FAMILY & NON-RESIDENTIAL USE, OR 200' 2 FAMILY)
 MINIMUM FRONT SETBACK: 20'
 MINIMUM SIDE SETBACK: 10'
 MINIMUM REAR SETBACK: 10'
 MAXIMUM BUILDING HEIGHT: 40'
 MAXIMUM BUILDING COVER: 40%
 MAXIMUM IMPERVIOUS COVER: 60%
 DISTANCE FROM RESIDENTIAL USE: 40'
 ACCESSORY BUILDINGS;
 MINIMUM FRONT SETBACK: 20'
 MINIMUM SIDE SETBACK: 10'
 MINIMUM REAR SETBACK: 15'
 MAXIMUM BUILDING HEIGHT: 30'

CALCULATED DATA:

MAXIMUM BUILDING COVER: 40%
 EXISTING BUILDING COVER: 19.33%
 MAXIMUM IMPERVIOUS COVER: 60%
 EXISTING IMPERVIOUS COVER: 49.95%

DATE: NOV. 29, 2022	DRAWN BY: JH	CHECKED BY: WFM	JOB NO.: 21-9794	SCALE: 1" = 10'
APPROVED BY: [Signature]	[Signature]			
REV.	DATE	BY	APP'D	DESCRIPTION

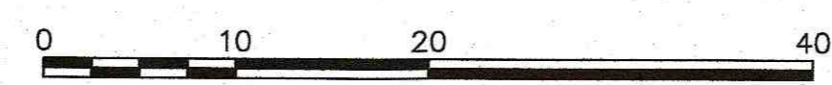


**MAP 6
 LOTS W19, W20
 W24 AND W25**
 COMBINED AREA: 14,262 SQ.FT.±
 OR 0.33 ACRES±

ROUTES 6 & 28 (1949 STATE HIGHWAY ALTERATION, 70' WIDE, PUBLIC) CRANBERRY HIGHWAY

EXISTING CONDITIONS PLAN

SCALE: 1" = 10'



ABBREVIATIONS

ADS	ADVANCED DRAINAGE SYSTEM
APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
BIT. CONC.	BITUMINOUS CONCRETE
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.L.D.I.	CEMENT LINED DUCTILE IRON
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DIA	DIAMETER
DMH	DRAIN MANHOLE
D.I.	DUCTILE IRON
E.	ELECTRIC
ELEV./EL.	ELEVATION
EOP	EDGE OF PAVEMENT
EX.	EXISTING
F.D.C.	FIRE DEPARTMENT CONNECTION
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
FP	FIRE PROTECTION
G	GAS
GC/GV	GAS GATE, GAS VALVE
H.C.	HANDICAP PARKING
H.D.P.E.	HIGH DENSITY POLYETHYLENE
HYD	HYDRANT
INV.	INVERT
MAX	MAXIMUM
MIN.	MINIMUM
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRE
PCC	PRECAST CONCRETE CURBING
PVC	POLYVINYL CHLORIDE PIPE
PROP.	PROPOSED
PWW	PAVED WATERWAY
R&D	REMOVE AND DISPOSE
R&S	REMOVE AND STOCK
SB/DH	STONE BOUND/DRILL HOLE
S	SLOPED GRANITE CURBING
SGC	SLOPED GRANITE CURBING
SMH	SEWER MANHOLE
STA	STATION
TC	TOP OF CURB
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
WQ CB	WATER QUALITY CATCH BASIN

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

**EXISTING CONDITIONS
 SITE PLAN**
 PREPARED FOR:
RONY'S REALTY LLC
 190 MT. PLEASANT STREET
 NEW BEDFORD, MA

PERMIT SET
 (NOT FOR CONSTRUCTION)

JOB NO.: 21-9794

DWG.
 1 OF 2

CONSTRUCTION NOTES:

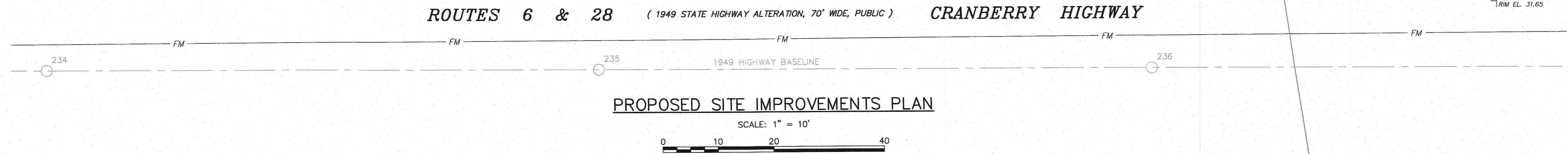
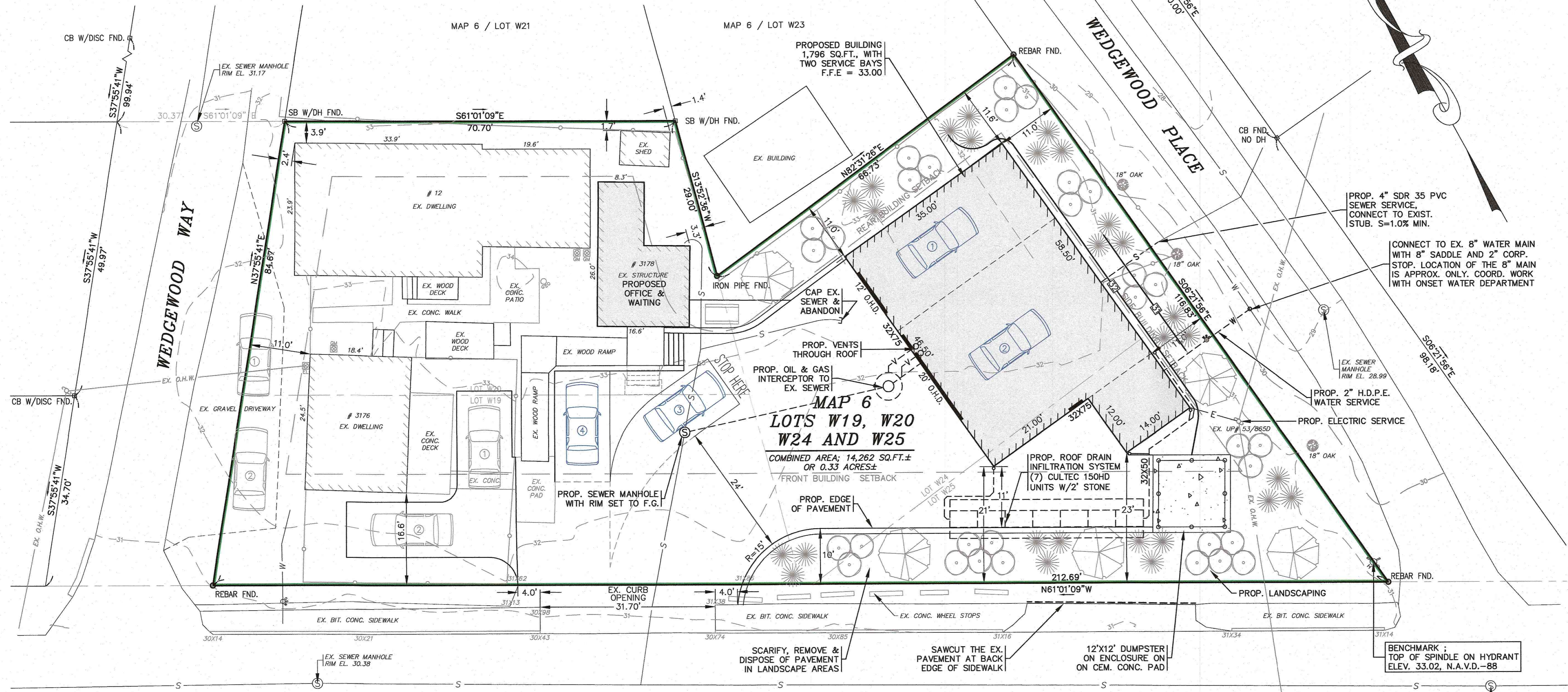
1. IN GENERAL, THE PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EVERY FITTING, CHANGE IN DIRECTION OR DETAIL OF CONSTRUCTION.
2. THE LOCATION OF UTILITIES WERE OBTAINED FROM VARIOUS SOURCES OF INFORMATION. THE EXACT LOCATION AND COMPLETENESS IS NOT GUARANTEED. THE CONTRACTOR MUST NOTIFY DIG SAFE 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.
3. 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.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION REQUIRED FOR THE INSTALLATION OF THIS WORK.
5. ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS AND OF GOOD QUALITY.
6. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND OTHER DEBRIS RESULTING FROM THIS WORK.
7. ALL PAVEMENT MARKINGS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AS PART OF THIS WORK.
8. 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.
9. ELEVATIONS ARE IN FEET AND TENTHS AND ARE BASED ON THE DATUM OF NAVD-88.
10. ALL SEWER AND PLUMBING WORK SHALL CONFORM WITH 248 CMR 10.00 UNIFORM STATE PLUMBING CODE AND THE TOWN OF WAREHAM SEWER DEPARTMENTS SPECIFICATIONS.
11. ALL METHODS AND MATERIALS SHALL CONFORM WITH MASSDOT STANDARDS AND SPECIFICATIONS, AND THE REQUIREMENTS OF THE TOWN OF WAREHAM MUNICIPAL MAINTENANCE DEPARTMENT.
12. ALL UTILITY INSTALLATIONS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE TOWN, STATE AND FEDERAL REQUIREMENTS & REGULATIONS.

DRAINAGE INSTALLATION NOTES:

1. 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.
2. ALL ROOF DRAIN PIPES, UNLESS OTHERWISE NOTED, ARE TO BE 6" ADS N-12 PIPE WITH SOIL TIGHT JOINTS AND FITTINGS. MINIMUM SLOPE TO BE 1.00%. REFER TO PLAN FOR LOCATIONS.
3. MINIMUM COVER ON PIPES SHALL NOT BE LESS THAN 1.5 FEET.
4. ALL PERFORATED PIPE SHALL BE ADS HDPE PIPE WITH AASHTO CLASS II PERFORATION PATTERN.
5. ALL WORK AND MATERIAL SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF WAREHAM MUNICIPAL MAINTENANCE DEPARTMENT.

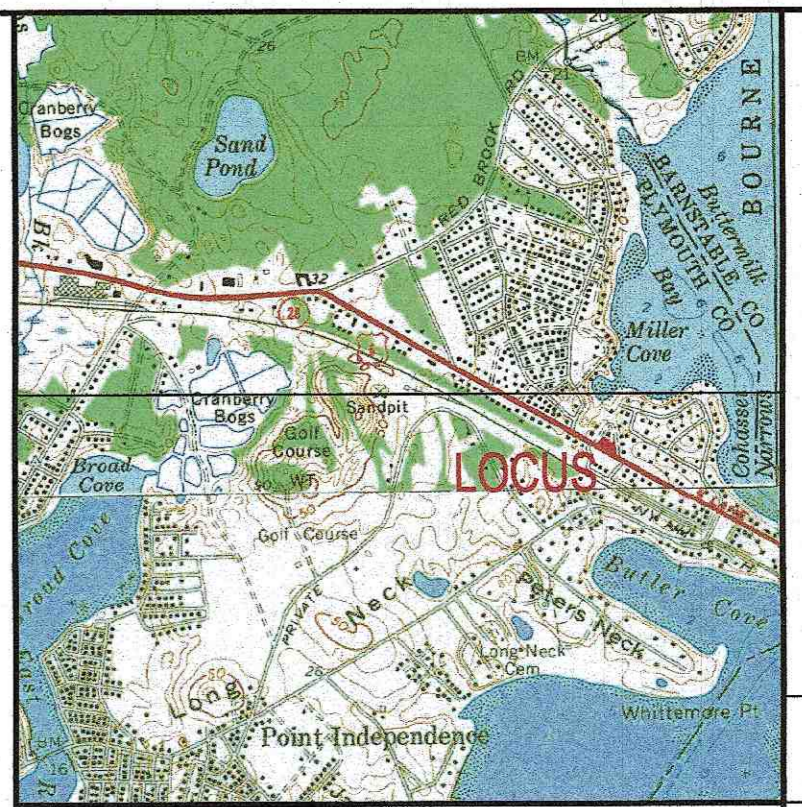
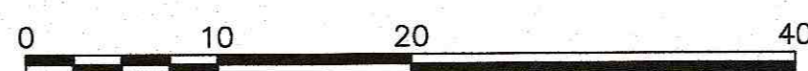
WATER INSTALLATION NOTES:

1. ALL WATER MAINS, SERVICES, GATE VALVES/GATE BOX, CURB STOPS, HYDRANTS, FITTINGS, ETC. & METHOD OF INSTALLATION SHALL CONFORM TO THE ONSET FIRE DISTRICT RULES & REGULATIONS.
2. WATER SERVICE SHALL BE FLUSHED TESTED & DISINFECTED IN ACCORDANCE WITH THE WAREHAM FIRE DISTRICT REQUIREMENTS.
3. CONTRACTOR TO COORDINATE WITH THE ONSET FIRE DISTRICT FOR THE INSPECTIONS OF THE WATER MAIN INSTALLATION.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE INSTALLATION OF THE WATER SERVICE.
5. THE CONTRACTOR SHALL OBTAIN A COPY OF THE REGULATIONS FROM THE ONSET FIRE DISTRICT BEFORE PROCEEDING WITH THE INSTALLATION OF THE WATER SERVICE.



PROPOSED SITE IMPROVEMENTS PLAN

SCALE: 1" = 10'



LOCUS MAP : SCALE 1" = 2083'

LOT DATA:
 ASSESSORS MAP: 6
 LOTS W19, W20, W24 & W25
 ADDRESS: 3178 CRANBERRY HIGHWAY
 OWNER: RONY'S REALTY LLC
 ADDRESS: 190 MT. PLEASANT STREET
 NEW BEDFORD, MA 02741

ZONING DATA:
 ZONE: CS STRIP COMMERCIAL; SETBACKS:
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 MINIMUM FRONTAGE: 150' (SINGLE FAMILY & NON-RESIDENTIAL USE, OR 200' 2 FAMILY)
 MINIMUM FRONT SETBACK: 20'
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 MINIMUM REAR SETBACK: 10'
 MAXIMUM BUILDING HEIGHT: 40'
 MAXIMUM BUILDING COVER: 40%
 MAXIMUM IMPERVIOUS COVER: 65%
 DISTANCE FROM RESIDENTIAL USE: 40'
 ACCESSORY BUILDINGS :
 MINIMUM FRONT SETBACK: 20'
 MINIMUM SIDE SETBACK: 10'
 MINIMUM REAR SETBACK: 15'
 MAXIMUM BUILDING HEIGHT: 30'

CALCULATED DATA:
 MAXIMUM BUILDING COVER: 40%
 PROPOSED BUILDING COVER: 26.24%
 MAXIMUM IMPERVIOUS COVER: 65%
 PROPOSED IMPERVIOUS COVER: 60.95%

FLOOD ZONE DATA:
 THE ENTIRE PROJECT IS WITHIN ZONE X, NOT A FLOOD HAZARD ZONE. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0494-K, DATED: JULY 6, 2021.

LEGEND	
EXISTING	DESC.
10	CONTOURS
14x5	SPOT GRADES
	WETLANDS
	CATCH BASIN (CB)
	DRAIN MANHOLE (DMH)
	OVERHEAD WIRES
	UTILITY POLE
	GUY POLE
	WATER GATE VALVE
	WATER SHUTOFF/CURB STOP
	HYDRANT
	WATER LINE
	UNDERGROUND ELECTRIC
	SEWER MANHOLE (SMH)
	SEWER LINE
	TREE/BRUSH LINE
	LIGHT POST
	GAS LINE
	GAS GATE/VALVE
	GAS SHUTOFF
	GAS METER
	FENCE
	SIGN
	BOUND

DATE: NOV. 29, 2022	APPROVED BY: [Signature]
DRAWN BY: JH	DATE: 11/29/22
CHECKED BY: WFM	SCALE: 1" = 10'
JOB NO.: 21-9794	BY: APPD
	REV. DATE
<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>PROPOSED IMPROVEMENTS SITE PLAN</p>	
<p>PREPARED FOR: RONY'S REALTY LLC 3178-3180 CRANBERRY HIGHWAY WAREHAM, MA 190 MT. PLEASANT STREET NEW BEDFORD, MA</p>	
<p>JOB NO.: 21-9794</p>	
<p>PERMIT SET (NOT FOR CONSTRUCTION)</p>	
<p>DWG. 2 OF 2</p>	