

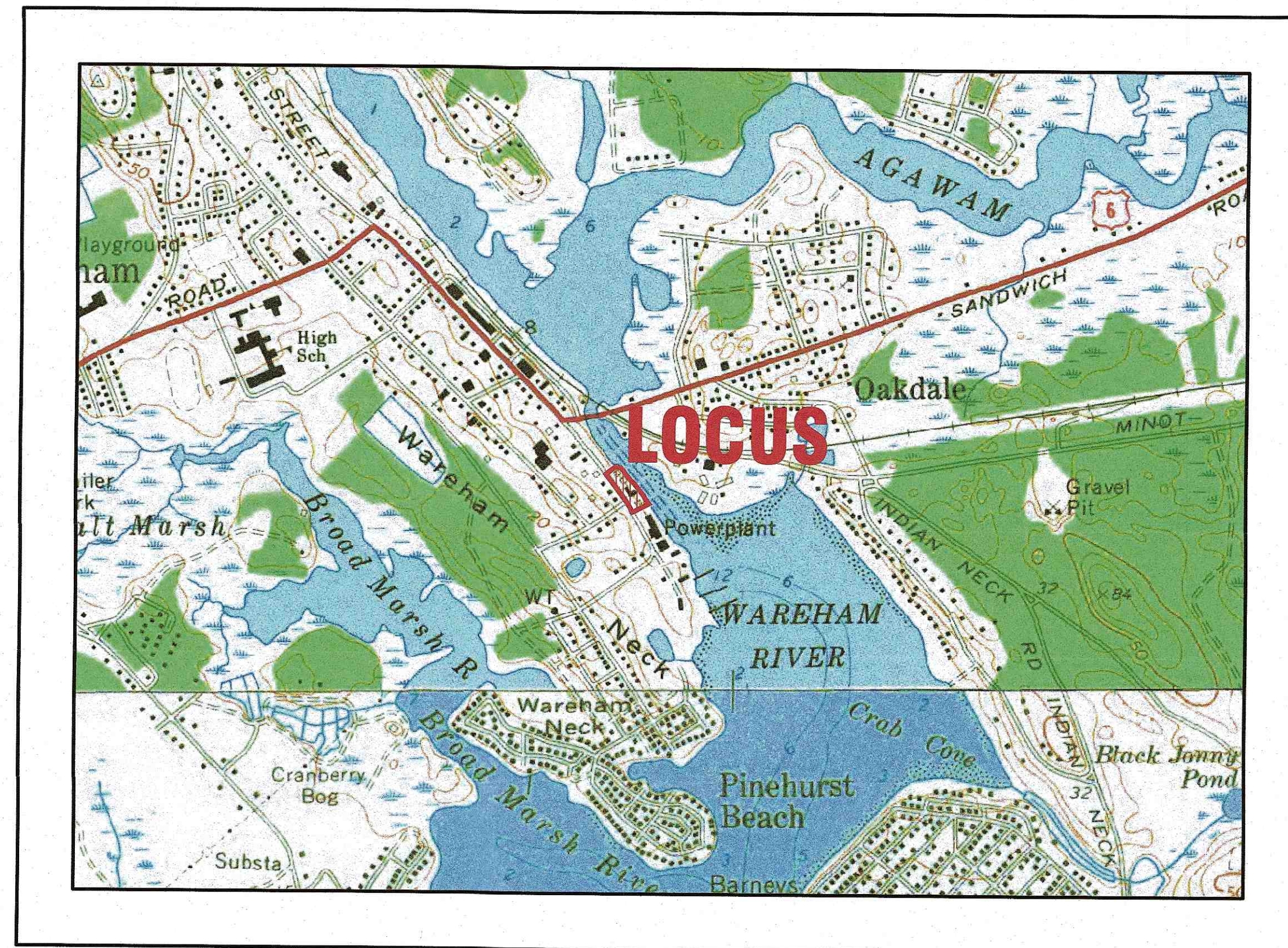
SITE DEVELOPMENT PLAN

59 MAIN STREET

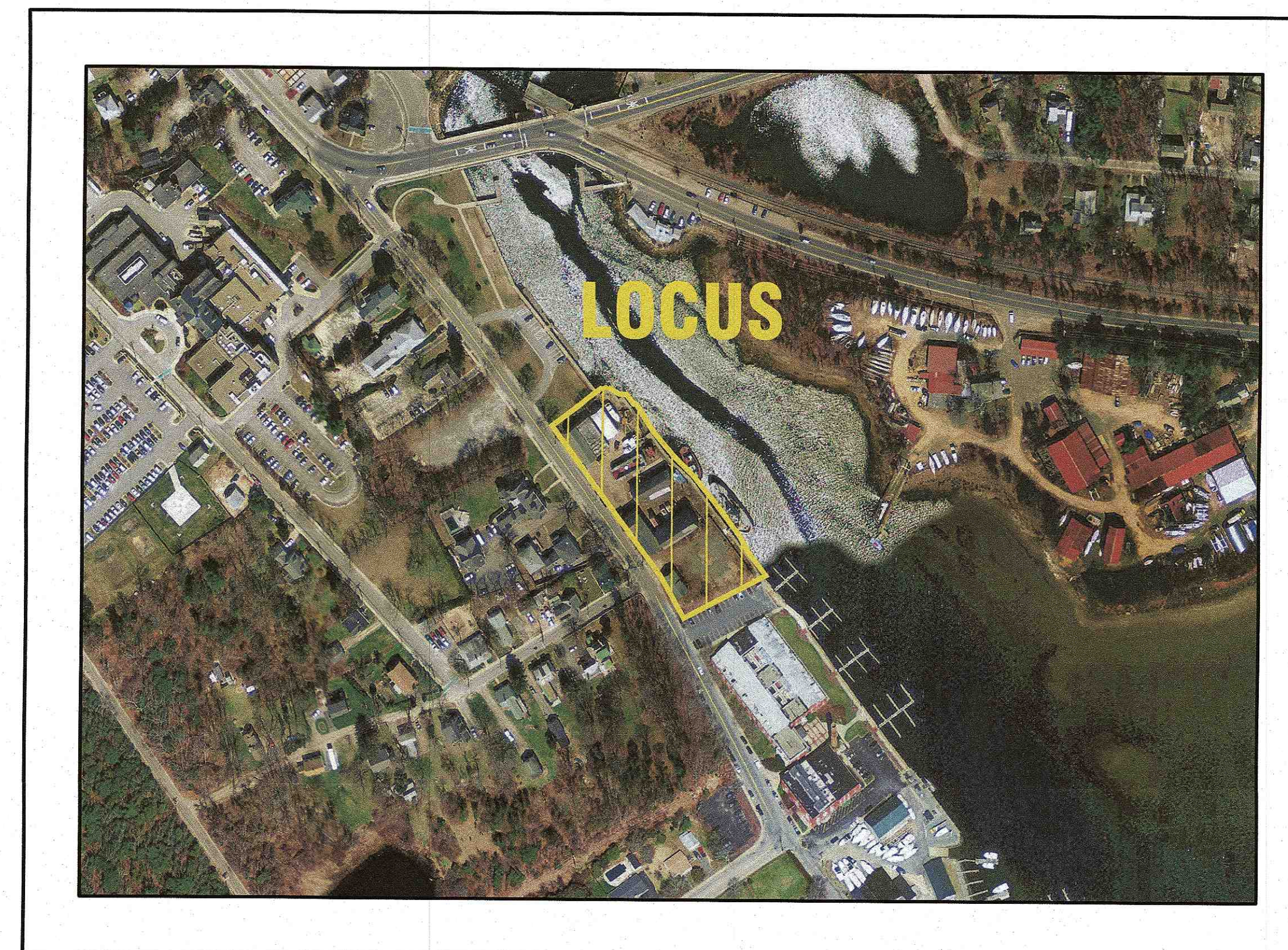
WAREHAM, MASSACHUSETTS

OWNER: WARREN QOZB, LLC
 P.O. BOX 1206
 CARVER, MA 02330

APPLICANT: WARREN QOZB, LLC
 P.O. BOX 1206
 CARVER, MA 02330



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



— AERIAL OVERVIEW —
 SCALE: 1"=200'

ZONING DATA:

ZONE: WAREHAM VILLAGE 1 (WV1)

SETBACKS:
 MINIMUM LOT AREA: 5,000 S.F.
 MINIMUM FRONTAGE: 75'
 MINIMUM FRONT SETBACK: *
 MINIMUM SIDE SETBACK: *
 MINIMUM REAR SETBACK: 10'
 MAXIMUM BUILDING HEIGHT: 40'
 MAXIMUM BUILDING COVERAGE: 30%
 MAXIMUM IMPERVIOUS SURFACE: 70%
 LANDSCAPE BUFFER: AS SHOWN ON PLANS

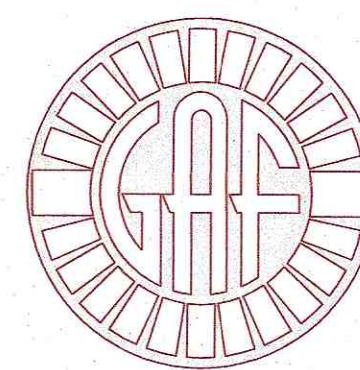
*THE FRONT SETBACKS IN VILLAGE DISTRICTS SHALL BE THE AVERAGE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF THE SUBJECT PROPERTY.

ZONING DATA TABLE:

ZONING TABLE	ALLOWED	PROVIDED
LOT AREA:	5,000 S.F.	61,187± S.F.
FRONT SETBACK:	*	53.5'
SIDE SETBACK:	10'	19.5'
REAR SETBACK:	10'	15'±
BUILDING COVERAGE:	30%	20.5%±
IMPERVIOUS SURFACE:	70%	64.0%±

PARKING DATA:

REQUIRED:
 (BUSINESS, RETAIL >1000 S.F.): 1 SPACE PER 300 S.F. G.F.A.
 1200 S.F./300 S.F.=4 SPACES
 MARINA: 0.5 SPACE PER SLIP
 24 SLIPs x 0.5 SPACE=12 SPACES
 RESTURANT: 1 SPACE PER 5 SEATS
 150 SEATS/ 1 PER 5 SEATS=30 SPACES
 TOTAL NUMBER OF PARKING SPACES REQUIRED: 46
 TOTAL PROVIDED: 46 SPACES



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
 NOVEMBER 22, 2021

PLAN INDEX:

SHEET NO.:	DESCRIPTION:
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EX. CONDITIONS & DEMOLITION
4	LAYOUT PLAN
5	UTILITIES PLAN
6	GRADING & DRAINAGE PLAN
7	LANDSCAPING PLAN
8	EROSION CONTROL PLAN
9	DETAIL SHEET 1
10	DETAIL SHEET 2
11	DETAIL SHEET 3

FLOOD ZONE DATA:

THE PROJECT IS LOCATED IN FLOOD ZONE AE-16 AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 25023C0489L, DATED JULY 6, 2021. THE PROJECT IS ALSO WITHIN THE LIMIT OF MODERATE WAVE ACTION (LIMWA) AREA.

DATE: NOV. 22, 2021	DRAWN BY: JMP	CHECKED BY: WFM	JOB NO.: 20-9438	SCALE: AS NOTED	REV.	DATE	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							
SITE DEVELOPMENT PLAN COVER SHEET	WAREHAM, MA	PREPARED FOR: WARREN QOZB, LLC P.O. BOX 1206 CARVER, MA					
PERMIT SET (NOT FOR CONSTRUCTION)							
DWG. 1 OF 11							

H:\GAF DRAWINGS\2020 DRAWINGS\20-9438 (WARREN QOZB)\9438 SITE PLAN 2021_A1-1.dwg

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. FIELD SURVEY WAS PERFORMED BY G.A.F. ENGINEERING, INC., ON VARIOUS DATES AND MOST RECENTLY IN SEPTEMBER OF 2019.
- 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.

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 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 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 MAY 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 SITE CONSTRUCTION, ALL DRAINAGE STRUCTURES 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.
- ALL EXISTING CATCH BASINS SHALL HAVE A TEMPORARY SILT SACK INSTALLED IN THEM PRIOR TO CONSTRUCTION. ALL PROPOSED CATCH BASINS AND WATER QUALITY CATCH BASINS SHALL HAVE TEMPORARY SILT SACK INSTALLED IN THEM AS SOON AS THE STRUCTURE IS SET. CONTRACTOR SHALL REMOVE AND DISPOSE OF THEM AT THE COMPLETION OF CONSTRUCTION. ALL EXISTING AND PROPOSED CATCH BASINS AND WATER QUALITY CATCH BASINS SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION. IF THERE IS ANY SEDIMENT BUILDUP, THE AFFECTED STRUCTURES SHALL BE CLEANED IMMEDIATELY, AND ALL MATERIAL REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- PEA 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.
- THE LEACHING CHAMBERS SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION. IF THERE IS ANY SEDIMENT BUILDUP, THE AFFECTED STRUCTURES SHALL BE CLEANED IMMEDIATELY, AND ALL MATERIAL REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- ALL AREAS SHALL BE INSPECTED WEEKLY, AND AFTER LARGE 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 CONSTRUCTION, MAINTENANCE SHALL BE CONDUCTED BY THE OWNER OR OWNER'S AGENT ON THE SITE. THE FOLLOWING SHALL BE CARRIED OUT BY THE RESPONSIBLE PARTY AND SHALL BE ADHERED TO ENSURE THE PROPER OPERATION OF THE DRAINAGE FACILITIES.

- PARKING LOT 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. PARKING LOT 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).
- PEA 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.
- LEACHING CHAMBERS SHALL BE INSPECTED AFTER EVERY MAJOR STORM EVENT IN THE FIRST FEW MONTHS AFTER CONSTRUCTION TO ENSURE PROPER STABILIZATION AND FUNCTION. THEREAFTER, THE LEACHING CHAMBERS SHALL BE INSPECTED AT LEAST ONCE PER YEAR. WATER DEPTH IN THE LEACHING CHAMBERS SHOULD BE OBSERVED AND MEASURED AT 0, 24, AND 48-HOUR INTERVALS AFTER A MAJOR STORM EVENT AT LEAST ONCE PER YEAR. INFILTRATION RATES ARE CALCULATED BY DIVIDING THE DROP IN THE WATER LEVEL (INCHES) BY THE ELAPSED TIME (HOUR). A COMPARISON OF INFILTRATION RATE MEASUREMENTS TAKEN OVER THE YEARS PROVIDE A USEFUL TOOL TRACKING ANY CLOGGING PROBLEMS WITH THE UNDERGROUND INFILTRATION SYSTEM.

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.
- MINIMUM COVER ON PIPES SHALL NOT BE LESS THAN 1.5 FEET, UNLESS OTHERWISE NOTED ON THE PLAN.
- WHERE REQUIRED ALL PIPE PERFORATIONS SHALL BE AASHTO CLASS II.
- ALL WORK AND MATERIAL SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF WAREHAM MUNICIPAL MAINTENANCE DEPARTMENT.
- WHERE REQUIRED CONTRACTOR TO REMOVE ALL UNSUITABLE SOILS AND REPLACE WITH CLEAN SAND AND GRAVEL APPROVED BY DESIGN ENGINEER.

WATER INSTALLATION NOTES:

- ALL WATER MAINS, SERVICES, GATE VALVES/GATE BOX, CURB STOPS, HYDRANTS, FITTINGS, ETC. & METHOD OF INSTALLATION SHALL CONFORM TO THE TOWN OF WAREHAM FIRE DISTRICT RULES & REGULATIONS.
- WATER MAIN SHALL BE FLUSHED, TESTED & DISINFECTED IN ACCORDANCE WITH THE TOWN OF WAREHAM FIRE DISTRICT REQUIREMENTS.
- CONTRACTOR TO COORDINATE WITH THE TOWN OF WAREHAM FIRE DISTRICT FOR THE INSPECTIONS OF THE WATER MAIN INSTALLATION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE INSTALLATION OF THE WATER SERVICE.
- THE CONTRACTOR SHALL OBTAIN A COPY OF THE REGULATIONS FROM THE TOWN OF WAREHAM FIRE DISTRICT BEFORE PROCEEDING WITH THE INSTALLATION OF THE WATER SERVICE.
- WATER MAIN/SERVICE SHALL BE INSTALLED A MINIMUM OF 1' BELOW ALL PROPOSED DRAINAGE LINES.

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.
- ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES AND PERSONS.
- THE CONTRACTOR SHALL PROMPTLY REPAIR DAMAGES CAUSED BY DEMOLITION OPERATIONS TO ADJACENT FACILITIES AT NO COST TO THE OWNER.

ABBREVIATIONS

AC	ASBESTIC CONCRETE
ADS	ADVANCED DRAINAGE SYSTEM
APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
BIT. CONC.	BITUMINOUS CONCRETE
BOLDERS	BOLDERS
BW	BOTTOM OF WALL
BWV	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.	CLEANOUT
C.L.D.I.	CEMENT LINED DUCTILE IRON
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
C.T.B.	CONCRETE THRUST BLOCK
DIA	DIAMETER
DMH	DRAIN MANHOLE
D.I.	DUCTILE IRON
DCS	DRAINAGE CONTROL STRUCTURE
E	ELECTRIC
ELEV., EL.	ELEVATION
EOP	EDGE OF PAVEMENT
EX.	EXISTING
F.D.C.	FIRE DEPARTMENT CONNECTION
F.E.S.	FINISHED END SECTION
F.F.E.	FINISHED FLOOR ELEVATION
FOUND.	FOUNDATION
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
RAP	RECYCLED ASPHALT PRODUCT
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 ELECTIC
VGC	VERTICAL GRANITE CURB
W	WATER
WG, WV	WATER GATE, WATER VALVE
WQS	WATER QUALITY STRUCTURE

DATE: NOV. 22, 2021
 DRAWN BY: JMP
 CHECKED BY: WFM
 JOB NO.: 20-9438
 SCALE: AS NOTED

APPROVED BY:

REV. BY DATE

TEST BORING DATA

DATE OF TESTING: FEBRUARY 26, 2020
 PERFORMED BY: OHI ENGINEERING, INC.

SB-1	SB-2	SB-3	SB-4
TAN TO BLACK FINE TO MED. SAND, SOME PEBBLE-DRY (FILL MATERIAL)	BRICK FRAGMENTS BLACK SAND TAN SAND (FILL MATERIAL)	DRY TAN SAND NEAR FMR. BLDG. (FILL MATERIAL)	FINE TAN SAND
0-2'	0-2'	0-2'	0-2'
TAN FINE SAND, SOME PEBBLE (FILL)	OLD WOOD PILING CRESOTE ODOR MOVED BORING SO. PUSH COBBLES (FILL MATERIAL)	DRY TAN FINE SAND, SOME PEBBLE	FINE TAN SAND LEASE BLACK 1" PULVERIZED COBBLE
4-6'	4-6'	4-6'	4-6'
TAN FINE TO COARSE SAND, PULVERIZED COBBLE (TILL)	'WET' FINE TO COARSE TAN/GREY SAND, TRACE PEBBLE (TILL)	NO RECOVERY 15/1'-3" CASE	'WET' TAN FINE SAND, (29-35-35-30) 3" CASE
9-11'	9-11'	9-11'	9-11'
TAN FINE 'WET' SAND, TRACE PEBBLE	'WET' MEDIUM TO COARSE SAND, (TILL)	FINE TAN SAND, OLD BEACH (SOFT)	NO RECOVERY PUSH ROCK (31-30-31-37-36) DRIVE 3" CASE
14-16'	14-16'	14-16'	14-16'
NO RECOVERY - WASH	COARSE SAND	FINE TAN SAND, OLD BEACH (SOFT)	NO RECOVERY
19-21'	19-21'	19-21'	19-21'
NO RECOVERY - WASH	NO RECOVERY - WASH	FINE TAN SAND, OLD BEACH (SOFT)	COARSE SAND SOME PEBBLES
24-26'	24-26'	24-26'	22-23'
NO WATER ENCOUNTERED AT 10' / TIDAL	NO WATER ENCOUNTERED AT 5' / TIDAL	NO WATER ENCOUNTERED	COARSE SAND SOME PEBBLES
			24-26'

LEGEND

EXISTING	DESC.	PROPOSED
55	CONTOURS	55
5.5x5	SPOT GRADES	52x5 52x5
	WETLANDS	
	TOP OF RIVER BANK	
	100' BUFFER ZONE	
	200' RIVERFRONT AREA	
	F.E.M.A. FLOOD ZONE	
D	DRAIN LINE	D
RD	ROOF DRAIN LINE	RD
CB	CATCH BASIN (CB)	CB
DMH	DRAIN MANHOLE (DMH)	DMH
EMH	ELECTRIC MANHOLE (EMH)	EMH
UE	UNDERGROUND UTILITIES	UE
OHW	OVERHEAD WIRES	OHW
UP	UTILITY POLE	UP
GUY	GUY POLE	GUY
WATER GATE VALVE	WATER GATE VALVE	WATER GATE VALVE
HYDRANT	HYDRANT	HYDRANT
POST INDICATOR VALVE	POST INDICATOR VALVE	POST INDICATOR VALVE
WATER LINE	WATER LINE	WATER LINE
FP	FIRE PROTECTION LINE	FP
SMH	SEWER MANHOLE (SMH)	SMH
S	SEWER LINE	S
TREE/BRUSH LINE	TREE/BRUSH LINE	TREE/BRUSH LINE
LIGHT POST	LIGHT POST	LIGHT POST
GAS LINE	GAS LINE	GAS LINE
GAS GATE/VALVE	GAS GATE/VALVE	GAS GATE/VALVE
GAS SHUTOFF	GAS SHUTOFF	GAS SHUTOFF
GAS METER	GAS METER	GAS METER
SIGN	SIGN	SIGN
FENCE	FENCE	FENCE
BOUND	BOUND	BOUND
TEST PIT/PERC TEST	TEST PIT/PERC TEST	TEST PIT/PERC TEST
SILT FENCE	SILT FENCE	SILT FENCE
GUARD RAIL	GUARD RAIL	GUARD RAIL
FLARED END SECTION	FLARED END SECTION	FLARED END SECTION
STONE WALL	STONE WALL	STONE WALL

G.A.F. ENGINEERING, INC.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
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WARREN QOZB, LLC
 59 MAIN STREET WAREHAM, MA
 PREPARED FOR: WARREN QOZB, LLC
 P.O. BOX 1206 CARVER, MA

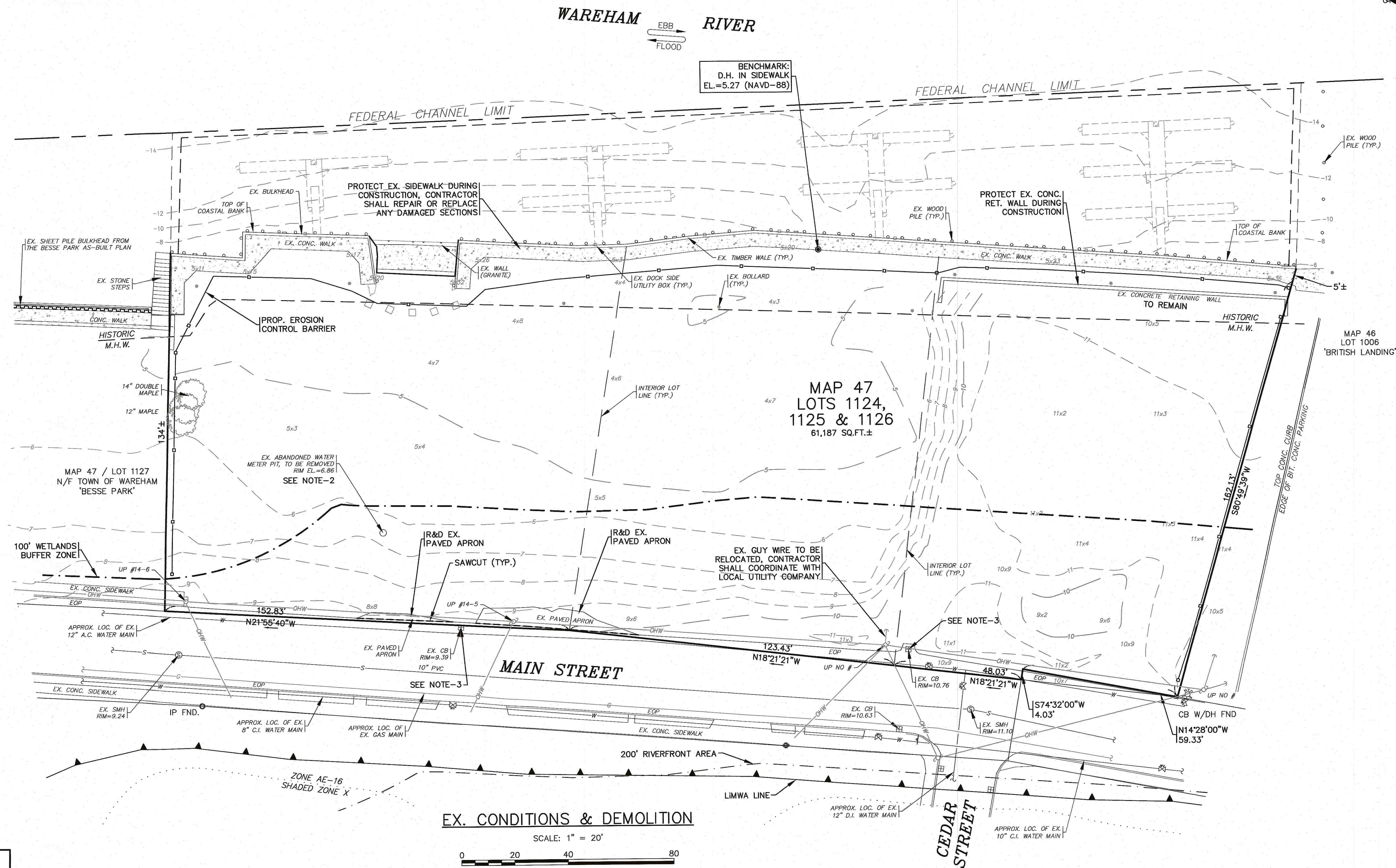
SITE DEVELOPMENT PLAN
GENERAL NOTES & LEGEND

JOB NO.: 20-9438
 DWG. 2 OF 11

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NOTES:

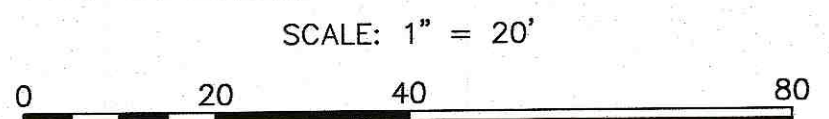
- CONTRACTOR SHALL PROVIDE AND MAINTAIN DOUBLE STAKED HAY BALES WITH SILT FENCE EROSION CONTROL BARRIER AS SHOWN ON THE PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
- EXISTING ABANDONED WATER METER PIT AND ANY ASSOCIATED PIPING SHALL BE REMOVED AND DISPOSED OF OFF SITE. CONTRACTOR SHALL COORDINATE WITH LOCAL WATER DEPARTMENT PRIOR TO CONSTRUCTION.
- EXISTING CATCH BASINS SHALL HAVE A TEMPORARY SILT SACK OR AN APPROVED EQUAL INSTALLED WITHIN PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE SILT SACKS AT THE COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL CONFIRM THE LOCATIONS OF ALL EXISTING ABOVE OR UNDERGROUND UTILITIES, INCLUDING WATER, SEWER, 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.
- ALL DEBRIS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED.
- ANY EXCAVATION/REMOVAL OF EXISTING FEATURES BELOW ADJACENT GRADE SHALL BE REFILLED WITH STRUCTURAL FILL AND COMPACTED.



BENCHMARK:
D.H. IN SIDEWALK
EL.=5.27 (NAVD-88)

MAP 47
LOTS 1124,
1125 & 1126
61,187 SQ.FT.±

EX. CONDITIONS & DEMOLITION



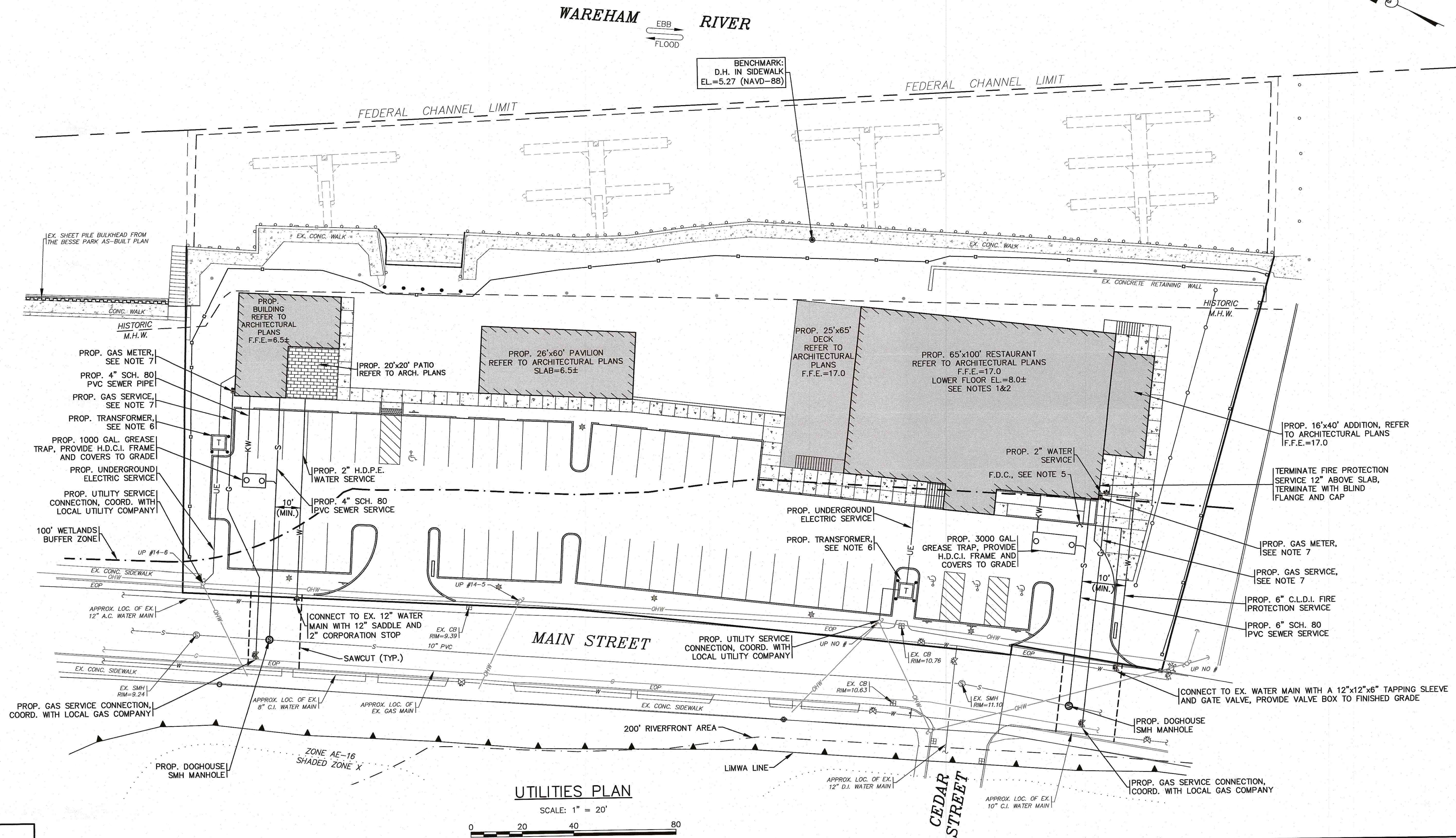
PERMIT SET
(NOT FOR CONSTRUCTION)

DATE: NOV. 22, 2021	APPROVED BY:		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@gafenginc.com
DRAWN BY: JMP	APPROVED BY: [Signature]		
CHECKED BY: WFM	DATE: 11/22/21	PREPARED FOR: WARREN QOZB, LLC 59 MAIN STREET WAREHAM, MA CARVER, MA	SITE DEVELOPMENT PLAN EX. CONDITIONS & DEMOLITION WAREHAM, MA
JOB NO.: 20-9438	REV. 1		
SCALE: 1" = 20'	DATE: 11/22/21	P.O. BOX 1206	DWG. 3 OF 11
	REV. 2		
	REV. 3		
	REV. 4		
	REV. 5		
	REV. 6		
	REV. 7		
	REV. 8		
	REV. 9		
	REV. 10		
	REV. 11		
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	REV. 18		
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	REV. 20		

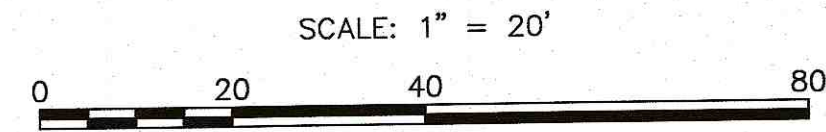
H:\GAF DRAWINGS\2020 DRAWINGS\20-9438 (DANNY WARREN)\438 SITE PLAN_2021.dwg

NOTES:

1. ALL SEWER WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF WAREHAM SEWER COMMISSIONERS RULES AND REGULATIONS.
2. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY PRIOR TO CONNECTION.
3. REFER TO PAVEMENT SAWCUT/TRENCH REPAIR DETAIL ON SHEET 9.
4. CONTRACTOR SHALL CONFIRM EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO COORDINATE WITH THE FIRE PROTECTION CONTRACTOR FOR ALL DETAILS ON THE PROPOSED BUILDING FIRE PROTECTION SYSTEM AND THE FIRE DEPARTMENT CONNECTION (F.D.C.).
6. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR FINAL LOCATION, SIZE AND CONFIGURATION OF TRANSFORMERS. PROTECT TRANSFORMERS WITH BOLLARDS AS SHOWN. TRANSFORMERS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL FLOOD ZONE SPECIFICATIONS AND REGULATIONS.
7. THE FINAL LOCATIONS, DEPTHS AND CONSTRUCTION DETAILS OF THE PROPOSED GAS SERVICE AND GAS METERS SHALL BE DETERMINED BY THE LOCAL GAS COMPANY. CONTRACTOR SHALL COORDINATE WITH LOCAL GAS COMPANY PRIOR TO CONSTRUCTION.
8. AT THE WATER AND SEWER LINE CROSSING ONE FULL LENGTH OF SEWER PIPE SHALL BE 200 PSI PRESSURE RATED PIPE CENTERED OVER WATER LINE MEETING LATEST AWWA STANDARDS AND SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS. WATER AND SEWER LINES SHALL HAVE A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN PIPES.



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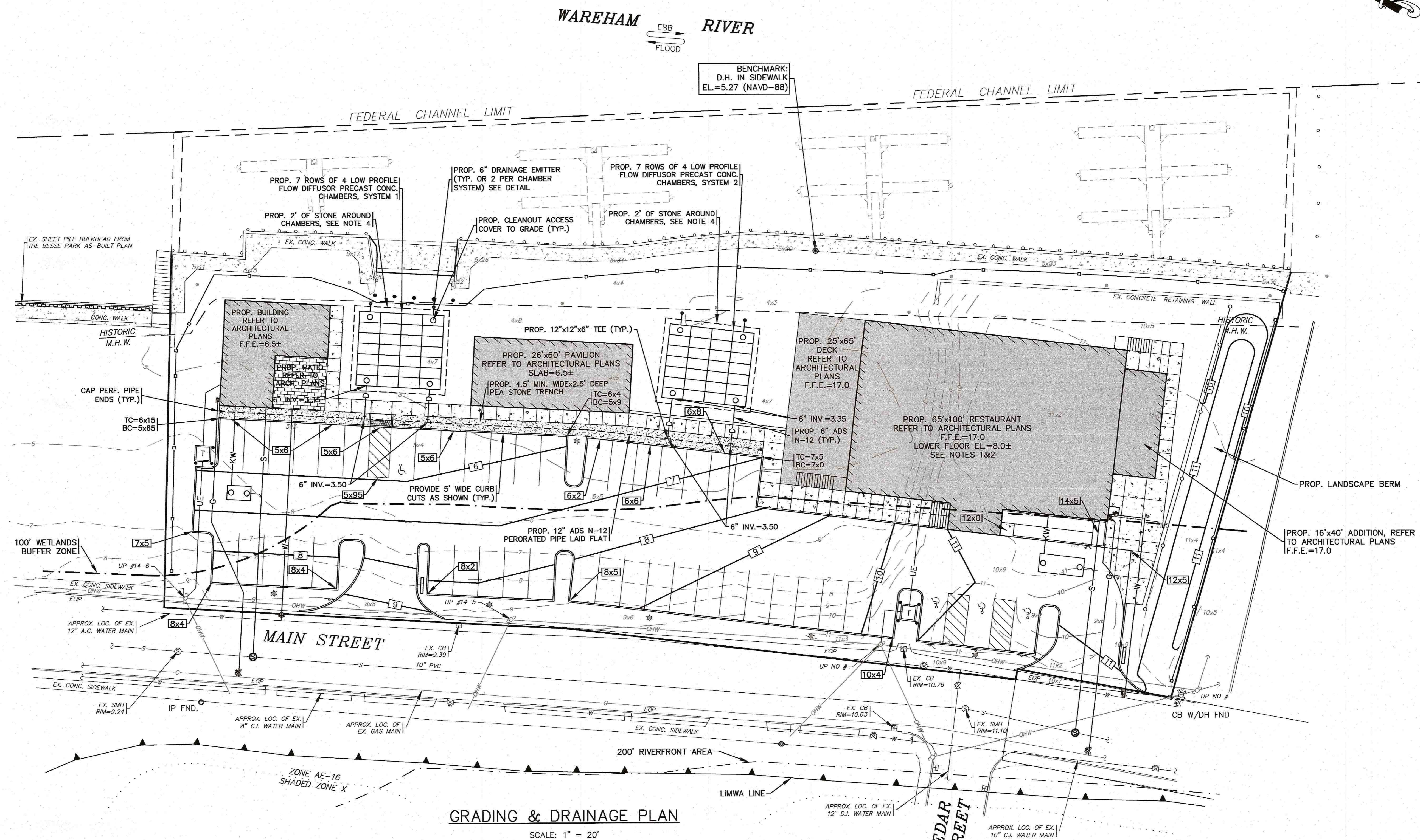


DATE: NOV. 22, 2021	APPROVED BY:	DATE: NOV. 22, 2021	REV.	DATE	BY	APP'D	DESCRIPTION
DRAWN BY: JMP		CHECKED BY: WFM	1				
JOB NO.: 20-9438		SCALE: 1" = 20'					
G.A.F. ENGINEERING, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS 266 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 295-6800 FAX: (508) 295-6634 E-MAIL: info@gafeng.com		WARREN GOZB, LLC 59 MAIN STREET WAREHAM, MA PREPARED FOR:		CARVER, MA P.O. BOX 1206		SITE DEVELOPMENT PLAN UTILITIES PLAN	
<small> COPYRIGHT © 2021 G.A.F. ENGINEERING, INC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED, OR TRANSMITTED IN ANY MANNER, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION SYSTEM, WITHOUT THE EXPRESS WRITTEN CONSENT OF G.A.F. ENGINEERING, INC. WITH THE EXCEPTING OF ANY OFFICIAL BUSINESS UNDER ITS JURISDICTION ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF G.A.F. ENGINEERING, INC. SHALL RENDER IT UNUSABLE. </small>		JOB NO.: 20-9438 DWG. 5 OF 11					

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NOTES:

1. PEA STONE FILLED TRENCHES SHALL BE COVERED WITH AN ADDITIONAL TEMPORARY LAYER OF FILTER FABRIC UNTIL THE COMPLETION OF CONSTRUCTION. IF THERE IS ANY EVIDENCE OF SEDIMENT ENTERING THE TRENCHES, THE AFFECTED AREA OF THE TRENCH SHALL BE FULLY RECONSTRUCTED INCLUDING THE FILTER FABRIC.
2. WATER MAIN/SERVICES SHALL BE INSTALLED A MINIMUM OF 18" BELOW ALL PROPOSED DRAINAGE LINES.
3. DOWNPOUTS ON FRONT OF THE PROPOSED RESTAURANT SHALL BE PIPED TO THE INFILTRATION SYSTEM #2. DOWNPOUTS FOR THE PROPOSED 1,200 S.F. BUILDING SHALL BE PIPED TO THE INFILTRATION SYSTEM #1. REFER TO ARCHITECTURAL PLANS FOR ALL DOWNPOUT LOCATIONS AND SIZES.
4. FOR COMPLETE DRAINAGE OPERATION AND MAINTENANCE NOTES SEE SHEET 2.



GRADING & DRAINAGE PLAN

SCALE: 1" = 20'
0 20 40 80

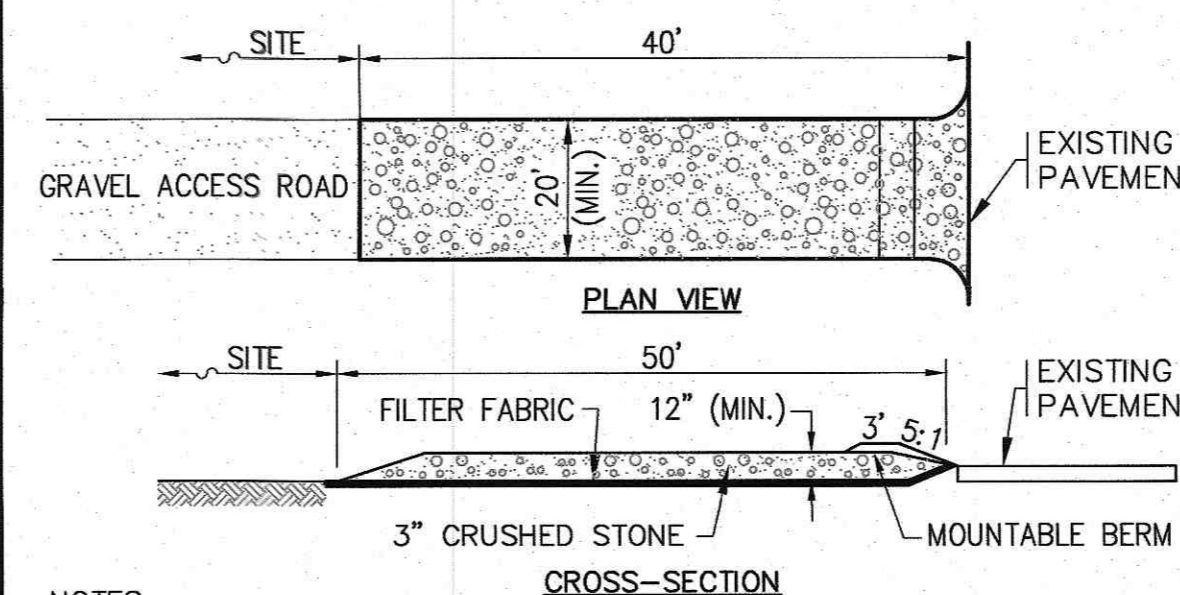
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(NOT FOR CONSTRUCTION)

DATE: NOV. 22, 2021	DRAWN BY: JIMP	CHECKED BY: WFM	JOB NO.: 20-9438	SCALE: 1" = 20'
APPROVED BY:				
APPROVED BY:				
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@gafeng.com	PREPARED FOR: WARREN GOZBE, LLC P.O. BOX 1206 CARVER, MA			
SITE DEVELOPMENT PLAN	WAREHAM, MA	WARREN GOZBE, LLC		
GRADING & DRAINAGE PLAN				
JOB NO.: 20-9438	DWG. 6 OF 11			
REV.	DATE	BY	APP'D	DESCRIPTION

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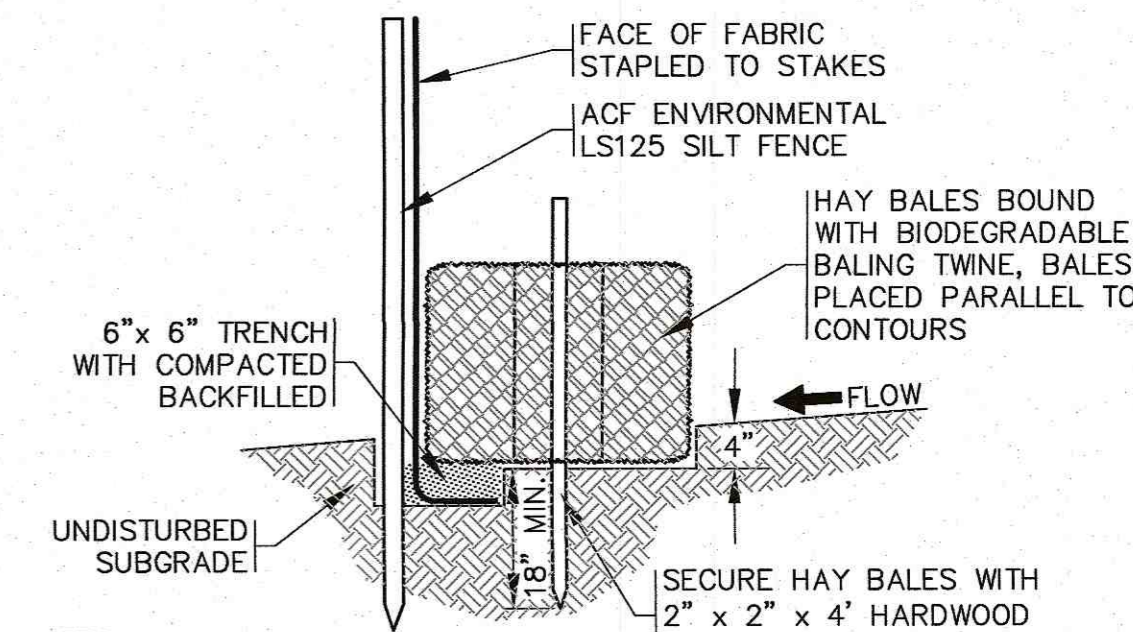
NOTES:

1. A CONSTRUCTION ENTRANCE WILL NEED TO BE INSTALLED BEFORE ANY CONSTRUCTION ACTIVITY OCCURRING ON-SITE.
2. 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.
3. EXISTING CATCH BASINS SHALL HAVE A TEMPORARY SILT SACK OR AN APPROVED EQUAL INSTALLED WITHIN PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE SILT SACKS AT THE COMPLETION OF CONSTRUCTION.
4. PEA STONE FILLED TRENCHES SHALL BE COVERED WITH AN ADDITIONAL TEMPORARY LAYER OF FILTER FABRIC UNTIL THE COMPLETION OF CONSTRUCTION. IF THERE IS ANY EVIDENCE OF SEDIMENT ENTERING THE TRENCHES, THE AFFECTED AREA OF THE TRENCH SHALL BE FULLY RECONSTRUCTED INCLUDING THE FILTER FABRIC.
5. 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. DEWATERING IF REQUIRED SHALL BE DIRECTED TO A DEWATERING BASIN OR A DIRTBAG. FINAL SIZE AND LOCATION OF DEWATERING EQUIPMENT SHALL BE DETERMINED BY THE CONTRACTOR AT TIME OF CONSTRUCTION.
6. CEMENT CONCRETE WASHOUT AREA SHALL BE A RING OF DOUBLE STAKED HAY BALES WITH SILTATION FENCE AND LINED WITH A 40 MIL. POLYETHYLENE BARRIER. SEE DETAIL. FINAL WASHOUT LOCATION SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AT TIME OF CONSTRUCTION.
7. THE FINAL LOCATION OF CONTRACTORS STAGING AREA SHALL BE DETERMINED BY THE CONTRACTOR AT TIME OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH OWNER.



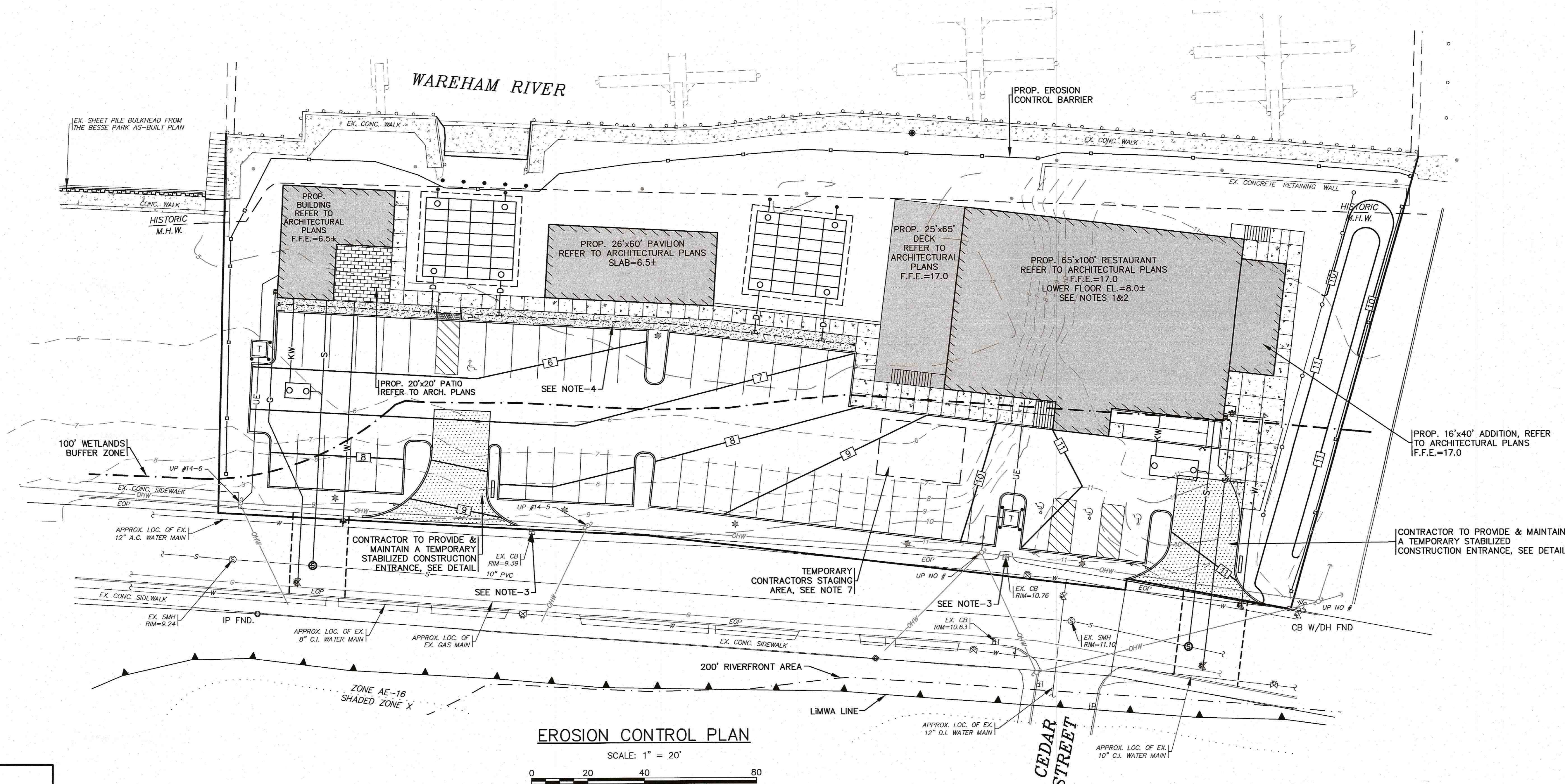
- NOTES:**
1. ENTRANCE WIDTH SHALL BE 20 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



- NOTES:**
1. THE SILTATION FENCE SHALL BE ACF ENVIRONMENTAL, MODEL LS125.
 2. SILTATION FENCING SHALL BE INSTALLED DOWNSLOPE OF ALL PROPOSED AND EXISTING DISTURBED AREAS, OR AS SHOWN ON THE PLANS.
 3. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL A VEGETATIVE COVER HAS BEEN FIRMLY ESTABLISHED.
 4. EROSION CONTROL MEASURES SHALL FOLLOW THE PERFORMANCE STANDARDS OF THE USDA SOIL CONSERVATION SERVICE, AND ANY APPLICABLE STATE AND/OR LOCAL CONSERVATION AUTHORITY.

HAY BALE / SILTATION FENCE BARRIER
N.T.S.



EROSION CONTROL PLAN

SCALE: 1" = 20'
0 20 40 80

PERMIT SET
(NOT FOR CONSTRUCTION)

DATE: NOV. 22, 2021
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JOB NO.: 20-9438
SCALE: 1" = 20'

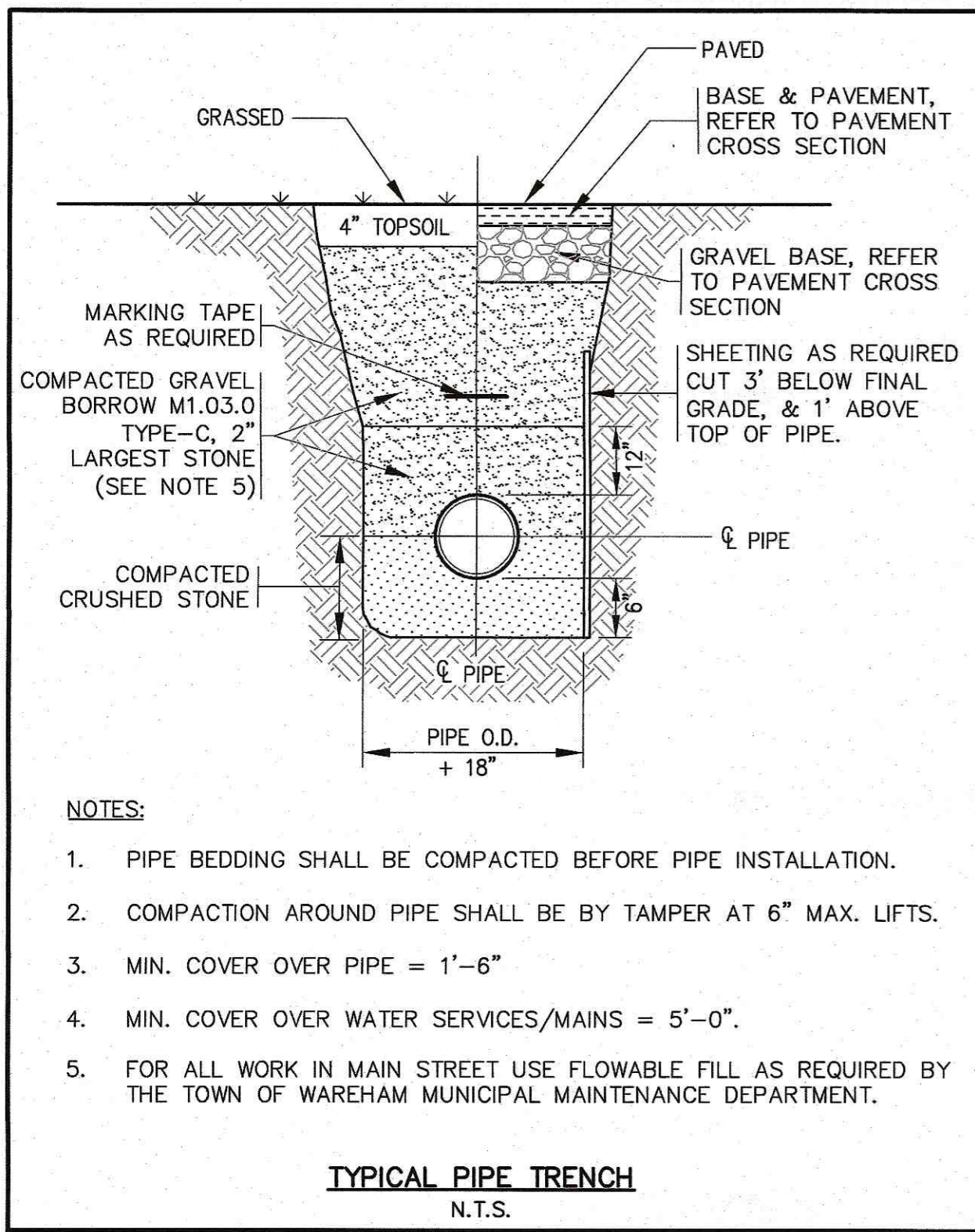
APPROVED BY: [Signature]

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
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WARREN QOZB, LLC
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PREPARED FOR: WARREN QOZB, LLC
P.O. BOX 1206 CARVER, MA

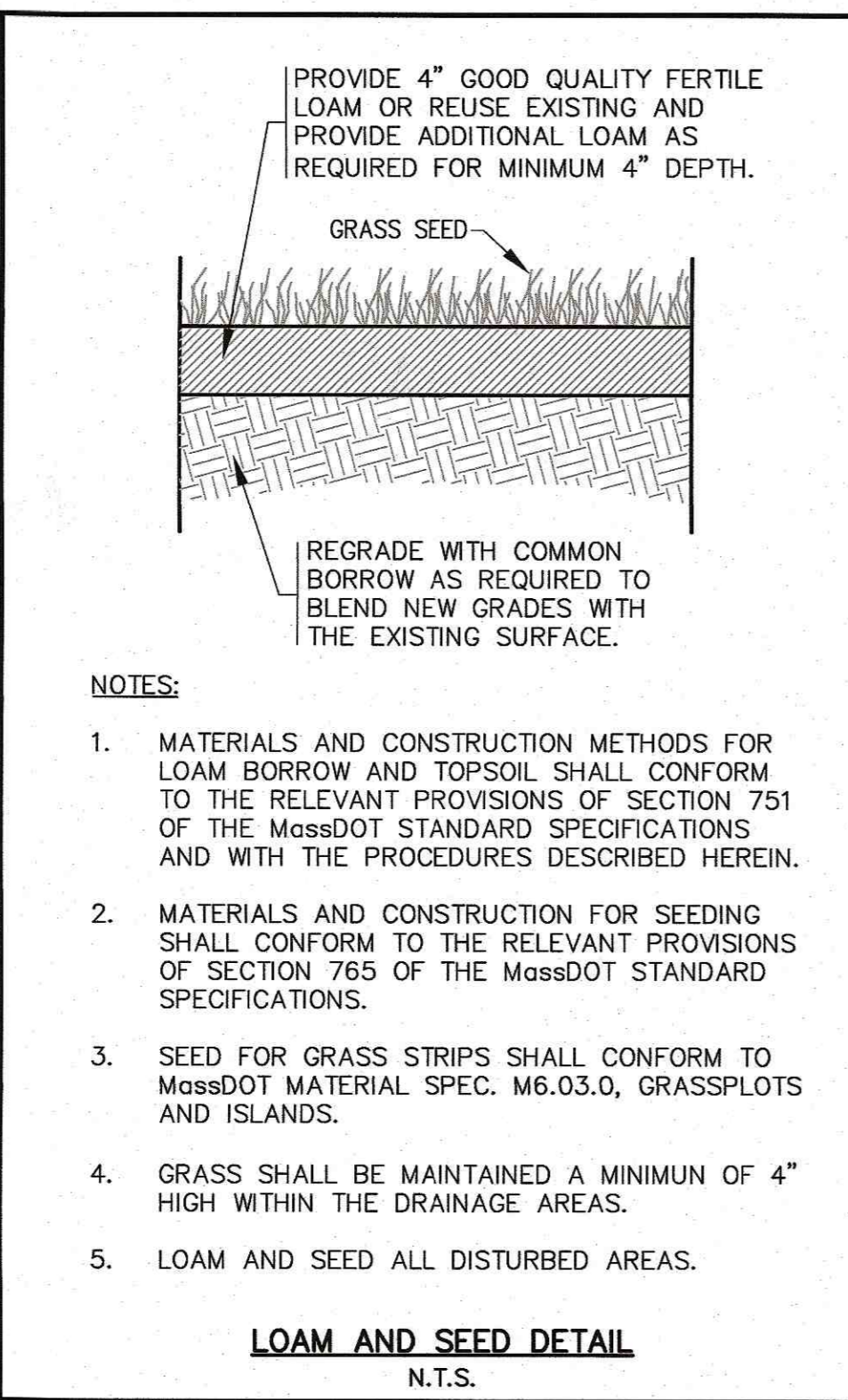
JOB NO.: 20-9438
DWG. NO.: 8 OF 11

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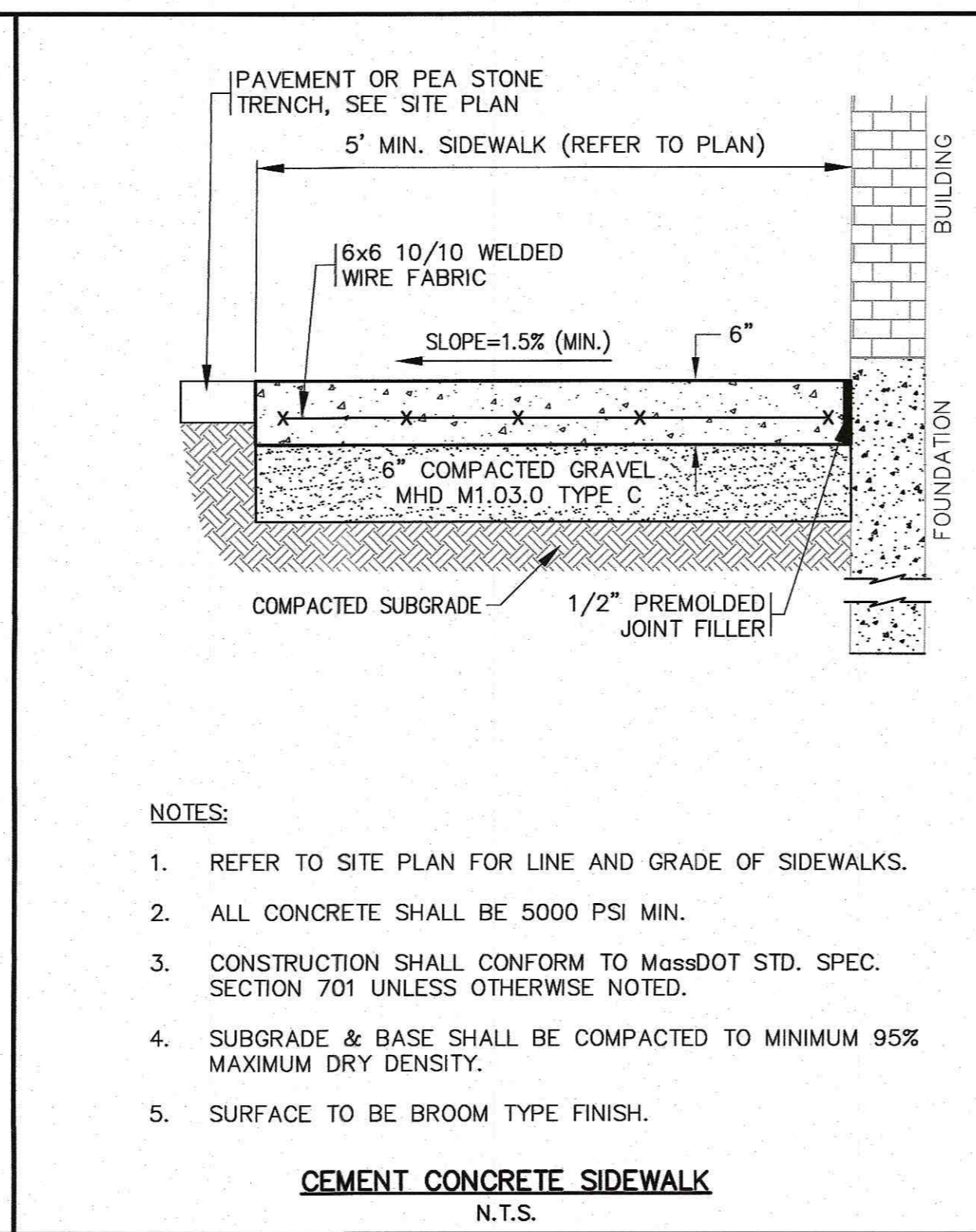
- NOTES:**
- PIPE BEDDING SHALL BE COMPACTED BEFORE PIPE INSTALLATION.
 - COMPACTION AROUND PIPE SHALL BE BY TAMPER AT 6" MAX. LIFTS.
 - MIN. COVER OVER PIPE = 1'-6"
 - MIN. COVER OVER WATER SERVICES/MAINS = 5'-0"
 - FOR ALL WORK IN MAIN STREET USE FLOWABLE FILL AS REQUIRED BY THE TOWN OF WAREHAM MUNICIPAL MAINTENANCE DEPARTMENT.

TYPICAL PIPE TRENCH
N.T.S.



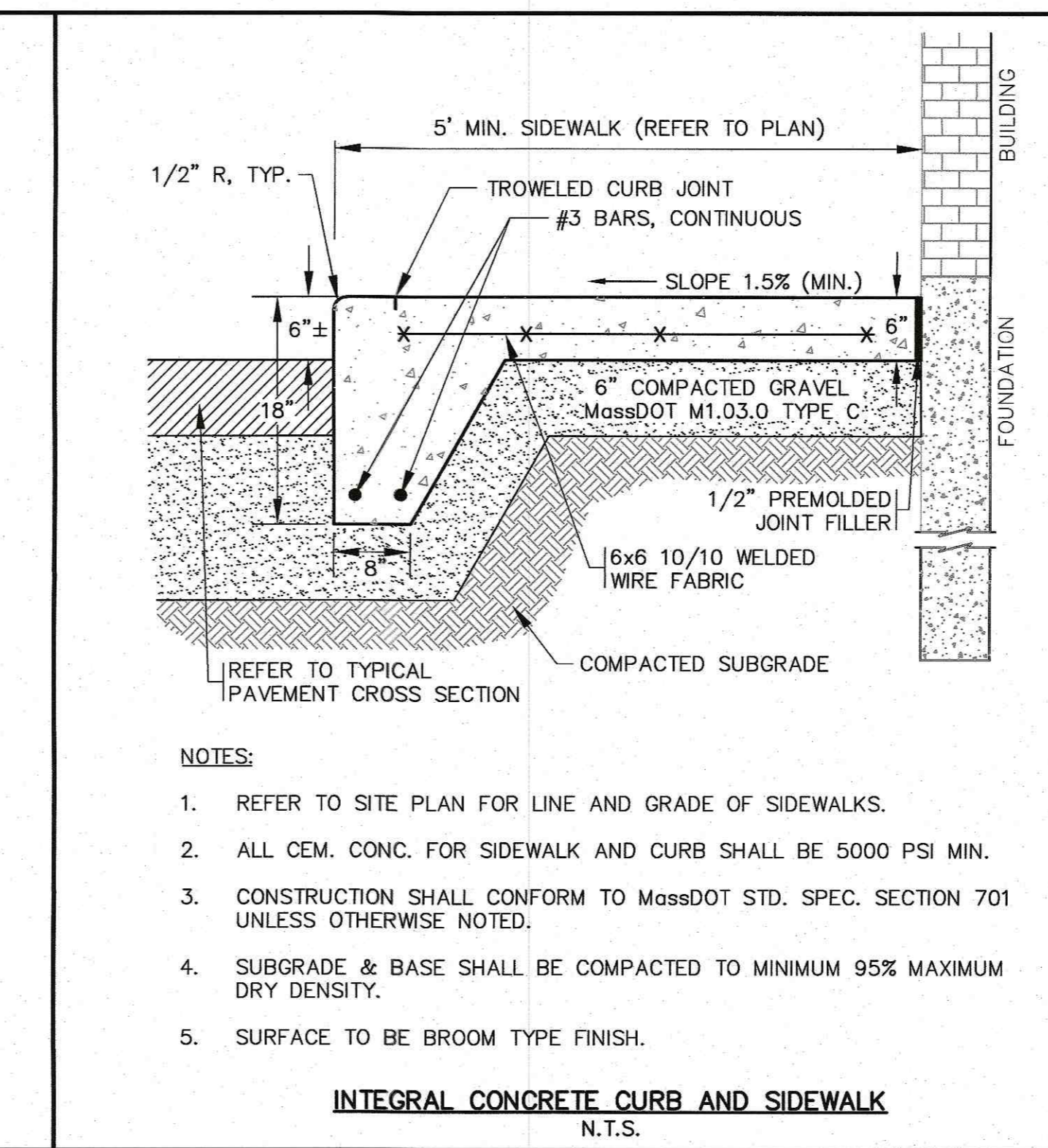
- NOTES:**
- MATERIALS AND CONSTRUCTION METHODS FOR LOAM BORROW AND TOPSOIL SHALL CONFORM TO THE RELEVANT PROVISIONS OF SECTION 751 OF THE MassDOT STANDARD SPECIFICATIONS AND WITH THE PROCEDURES DESCRIBED HEREIN.
 - MATERIALS AND CONSTRUCTION FOR SEEDING SHALL CONFORM TO THE RELEVANT PROVISIONS OF SECTION 765 OF THE MassDOT STANDARD SPECIFICATIONS.
 - SEED FOR GRASS STRIPS SHALL CONFORM TO MassDOT MATERIAL SPEC. M6.03.0, GRASSPLOTS AND ISLANDS.
 - GRASS SHALL BE MAINTAINED A MINIMUM OF 4" HIGH WITHIN THE DRAINAGE AREAS.
 - LOAM AND SEED ALL DISTURBED AREAS.

LOAM AND SEED DETAIL
N.T.S.



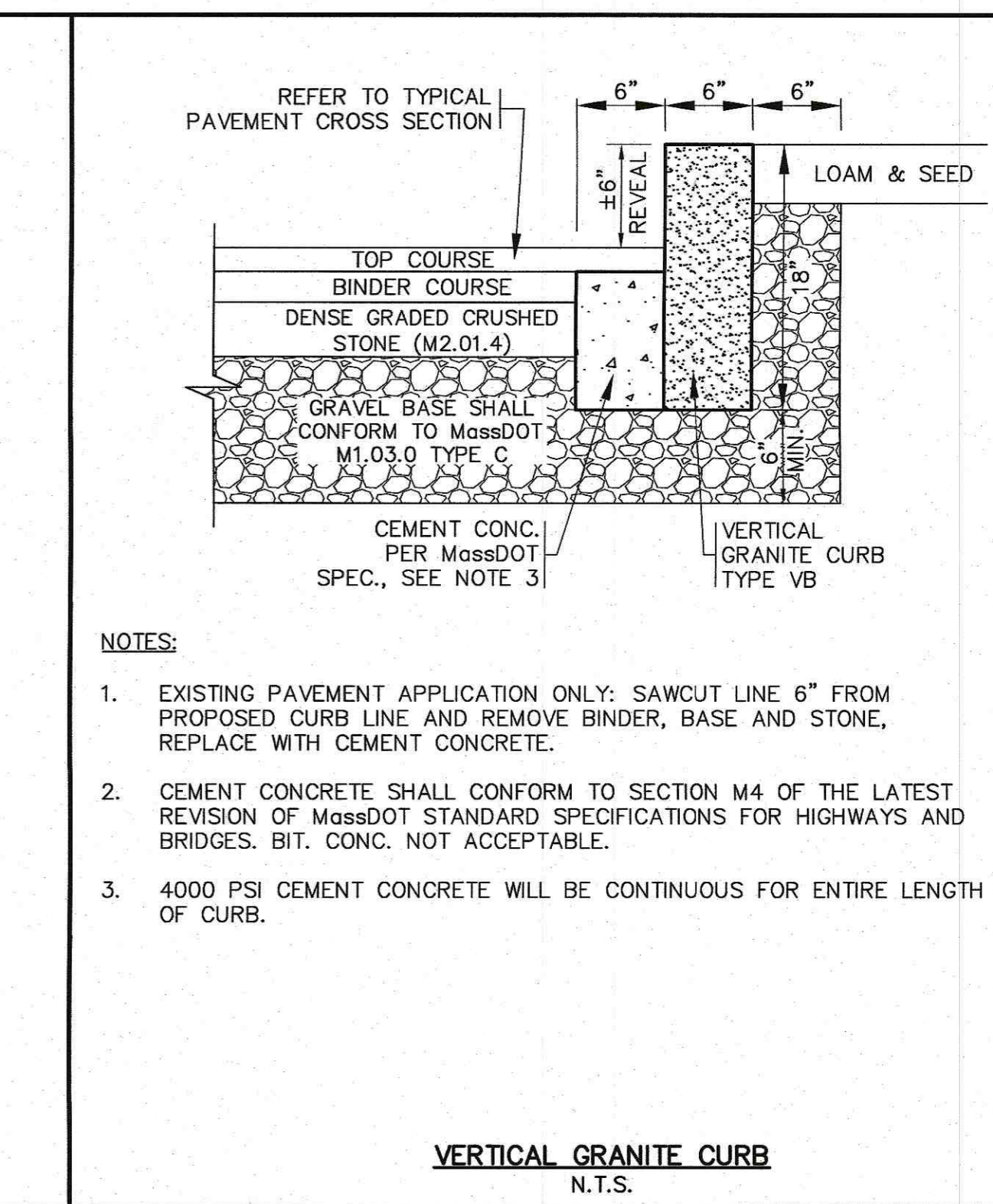
- NOTES:**
- REFER TO SITE PLAN FOR LINE AND GRADE OF SIDEWALKS.
 - ALL CONCRETE SHALL BE 5000 PSI MIN.
 - CONSTRUCTION SHALL CONFORM TO MassDOT STD. SPEC. SECTION 701 UNLESS OTHERWISE NOTED.
 - SUBGRADE & BASE SHALL BE COMPACTED TO MINIMUM 95% MAXIMUM DRY DENSITY.
 - SURFACE TO BE BROOM TYPE FINISH.

CEMENT CONCRETE SIDEWALK
N.T.S.



- NOTES:**
- REFER TO SITE PLAN FOR LINE AND GRADE OF SIDEWALKS.
 - ALL CEM. CONC. FOR SIDEWALK AND CURB SHALL BE 5000 PSI MIN.
 - CONSTRUCTION SHALL CONFORM TO MassDOT STD. SPEC. SECTION 701 UNLESS OTHERWISE NOTED.
 - SUBGRADE & BASE SHALL BE COMPACTED TO MINIMUM 95% MAXIMUM DRY DENSITY.
 - SURFACE TO BE BROOM TYPE FINISH.

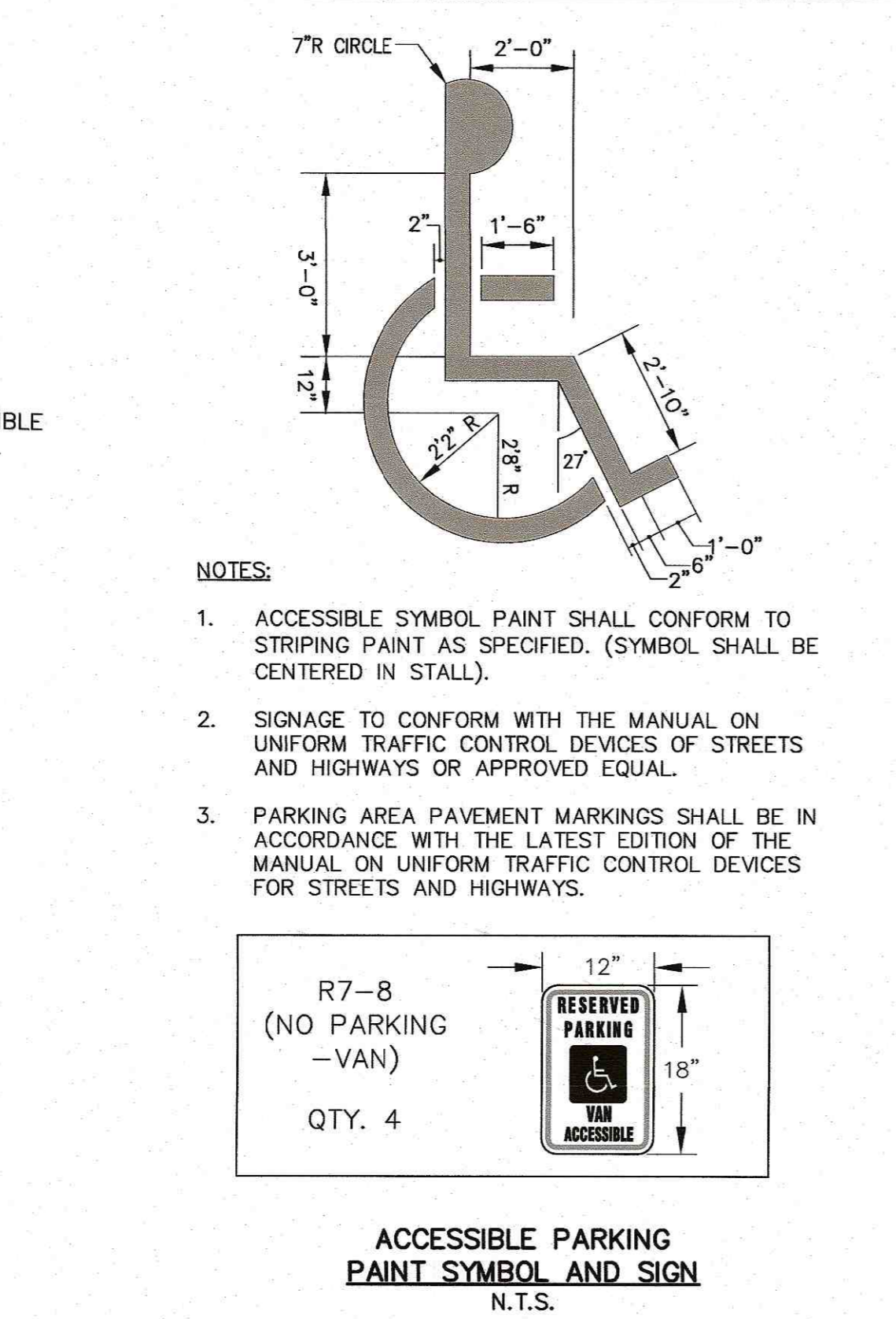
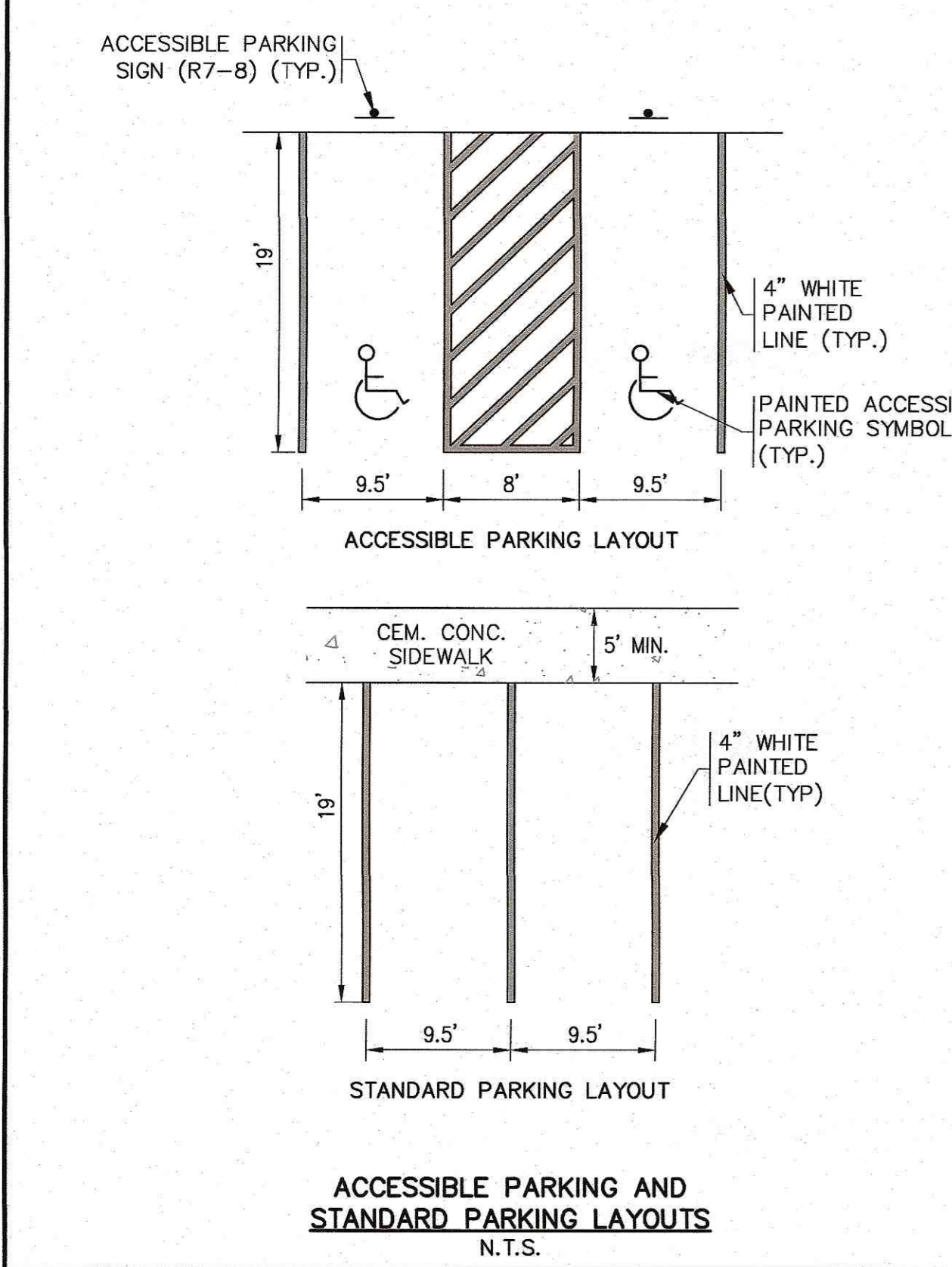
INTEGRAL CONCRETE CURB AND SIDEWALK
N.T.S.



- NOTES:**
- EXISTING PAVEMENT APPLICATION ONLY: SAWCUT LINE 6" FROM PROPOSED CURB LINE AND REMOVE BINDER, BASE AND STONE, REPLACE WITH CEMENT CONCRETE.
 - CEMENT CONCRETE SHALL CONFORM TO SECTION M4 OF THE LATEST REVISION OF MassDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES. BIT. CONC. NOT ACCEPTABLE.
 - 4000 PSI CEMENT CONCRETE WILL BE CONTINUOUS FOR ENTIRE LENGTH OF CURB.

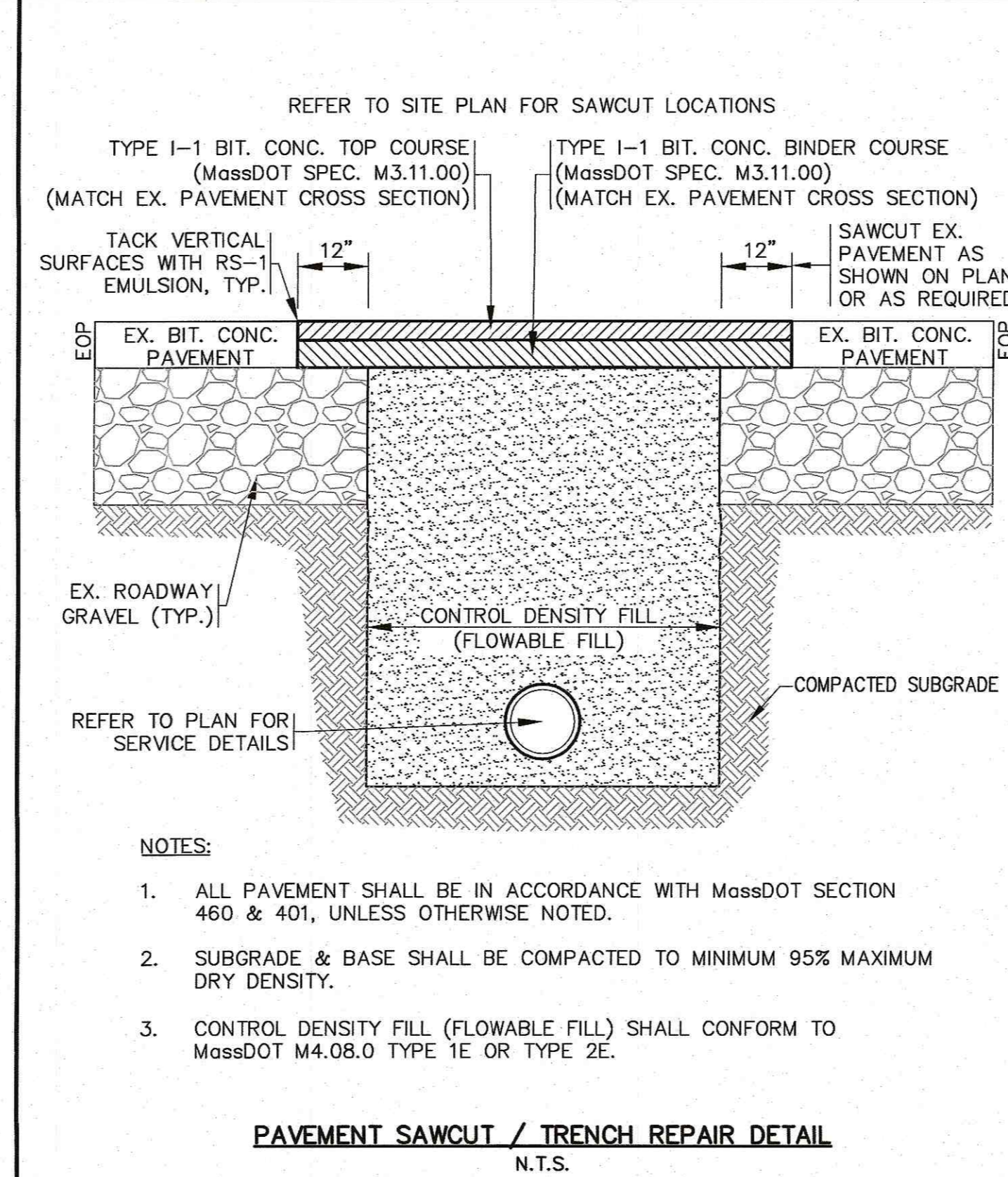
VERTICAL GRANITE CURB
N.T.S.

DATE: NOV. 22, 2021	DRAWN BY: J.M.P.	CHECKED BY: W.F.M.	JOB NO.: 20-9438	SCALE: N.T.S.	REV.	DATE	BY	APP'D	DESCRIPTION



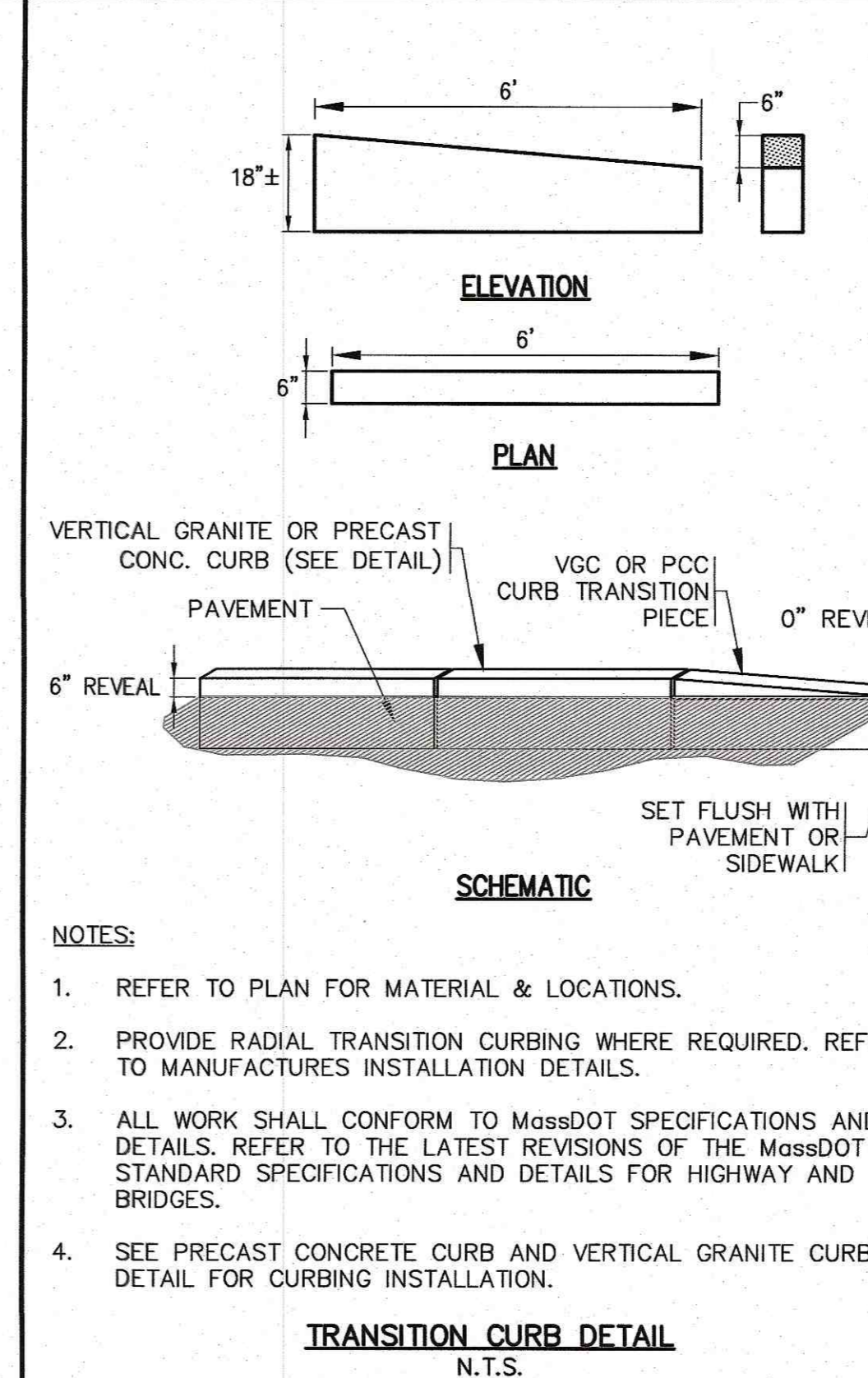
- NOTES:**
- ACCESSIBLE SYMBOL PAINT SHALL CONFORM TO STRIPING PAINT AS SPECIFIED. (SYMBOL SHALL BE CENTERED IN STALL).
 - SIGNAGE TO CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OF STREETS AND HIGHWAYS OR APPROVED EQUAL.
 - PARKING AREA PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

ACCESSIBLE PARKING PAINT SYMBOL AND SIGN
N.T.S.



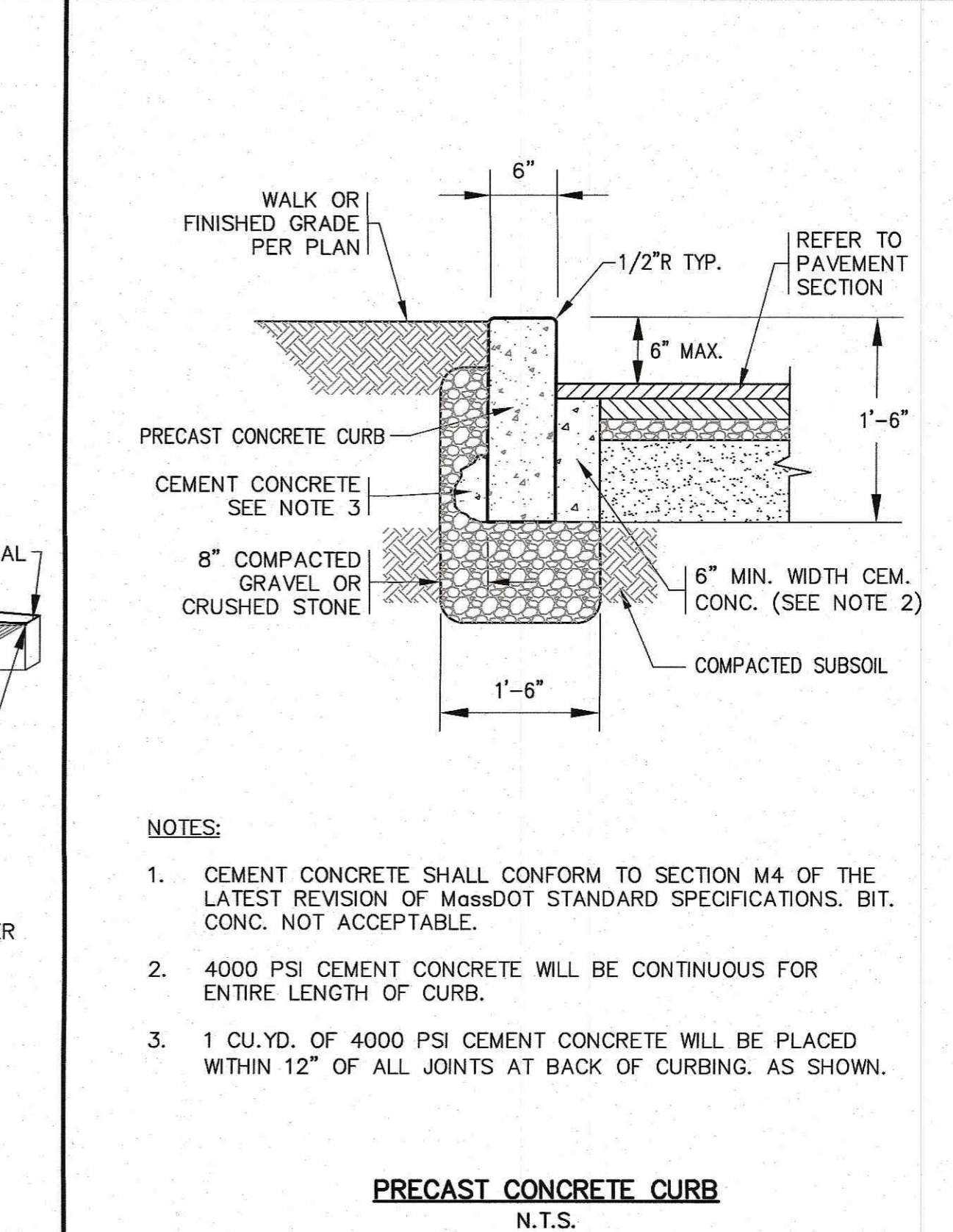
- NOTES:**
- ALL PAVEMENT SHALL BE IN ACCORDANCE WITH MassDOT SECTION 460 & 401, UNLESS OTHERWISE NOTED.
 - SUBGRADE & BASE SHALL BE COMPACTED TO MINIMUM 95% MAXIMUM DRY DENSITY.
 - CONTROL DENSITY FILL (FLOWABLE FILL) SHALL CONFORM TO MassDOT M4.08.0 TYPE 1E OR TYPE 2E.

PAVEMENT SAWCUT / TRENCH REPAIR DETAIL
N.T.S.



- NOTES:**
- REFER TO PLAN FOR MATERIAL & LOCATIONS.
 - PROVIDE RADIAL TRANSITION CURBING WHERE REQUIRED. REFER TO MANUFACTURER'S INSTALLATION DETAILS.
 - ALL WORK SHALL CONFORM TO MassDOT SPECIFICATIONS AND DETAILS. REFER TO THE LATEST REVISIONS OF THE MassDOT STANDARD SPECIFICATIONS AND DETAILS FOR HIGHWAY AND BRIDGES.
 - SEE PRECAST CONCRETE CURB AND VERTICAL GRANITE CURB DETAIL FOR CURBING INSTALLATION.

TRANSITION CURB DETAIL
N.T.S.



- NOTES:**
- CEMENT CONCRETE SHALL CONFORM TO SECTION M4 OF THE LATEST REVISION OF MassDOT STANDARD SPECIFICATIONS. BIT. CONC. NOT ACCEPTABLE.
 - 4000 PSI CEMENT CONCRETE WILL BE CONTINUOUS FOR ENTIRE LENGTH OF CURB.
 - 1 CU.YD. OF 4000 PSI CEMENT CONCRETE WILL BE PLACED WITHIN 12" OF ALL JOINTS AT BACK OF CURBING. AS SHOWN.

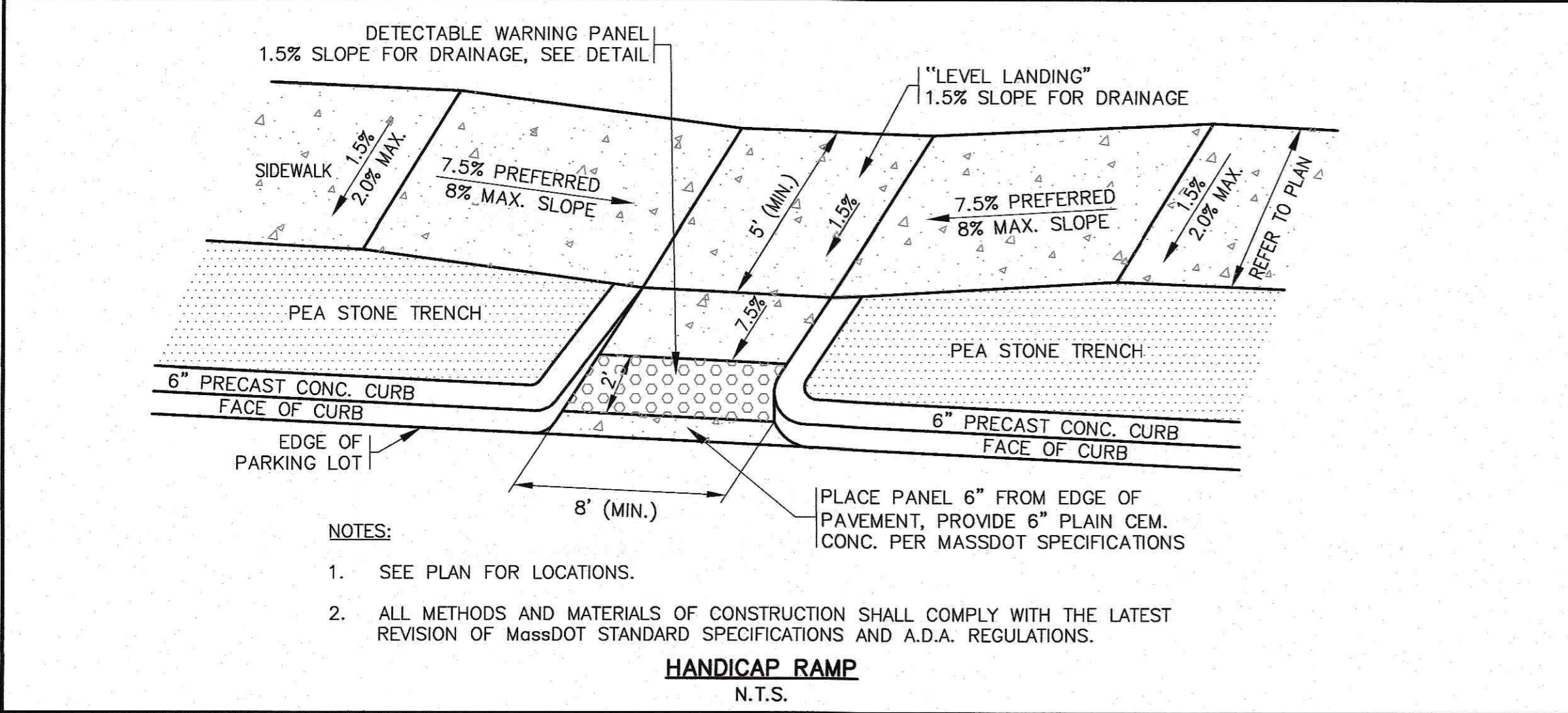
PRECAST CONCRETE CURB
N.T.S.

APPROVED BY: *[Signature]*

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET, WAREHAM, MA 02571
TEL: (508) 298-6600 FAX: (508) 295-6634

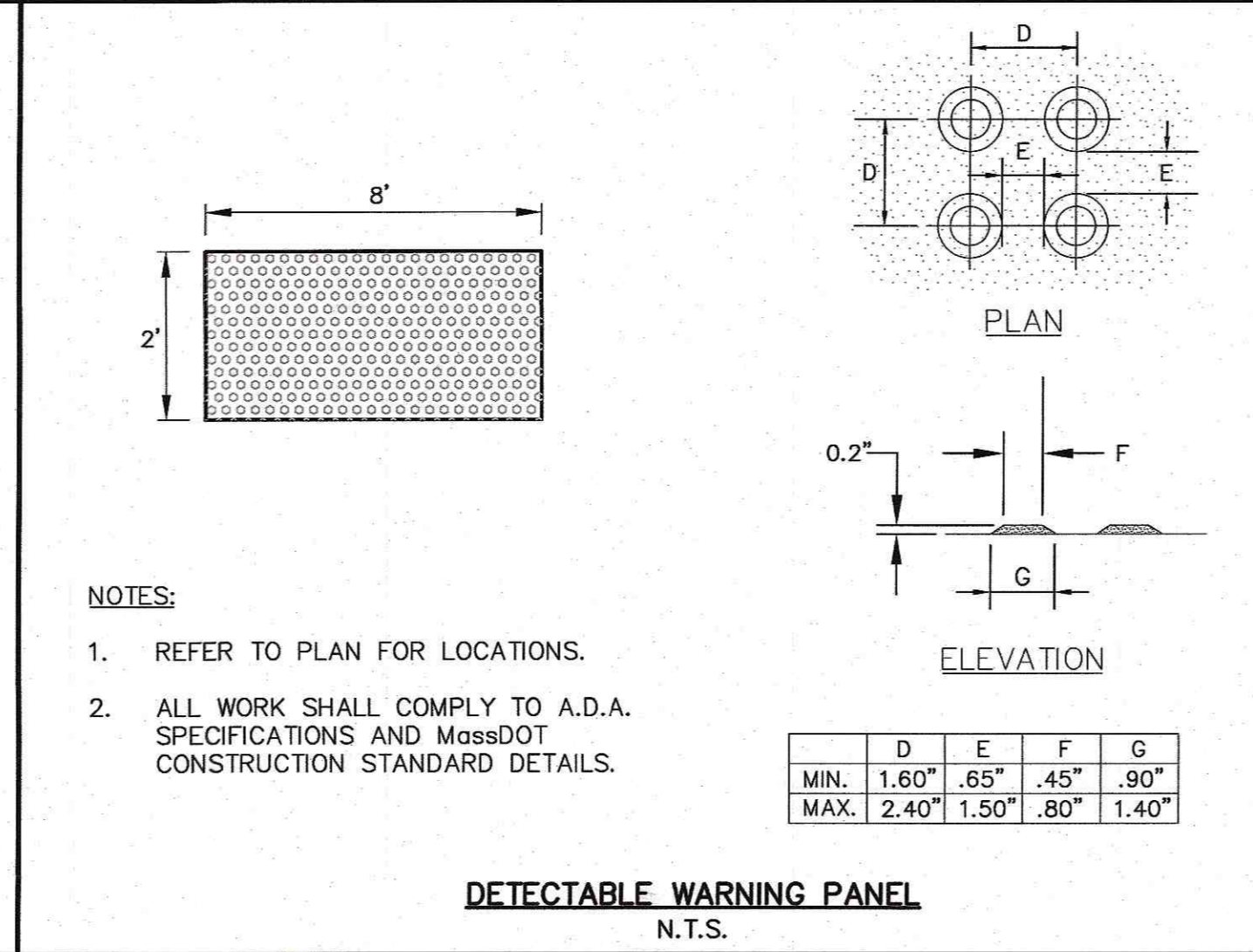
APPROVED BY: *[Signature]*

WARREN QOZB, LLC
59 MAIN STREET, WAREHAM, MA
P.O. BOX 1206, CARVER, MA



- NOTES:**
- SEE PLAN FOR LOCATIONS.
 - ALL METHODS AND MATERIALS OF CONSTRUCTION SHALL COMPLY WITH THE LATEST REVISION OF MassDOT STANDARD SPECIFICATIONS AND A.D.A. REGULATIONS.

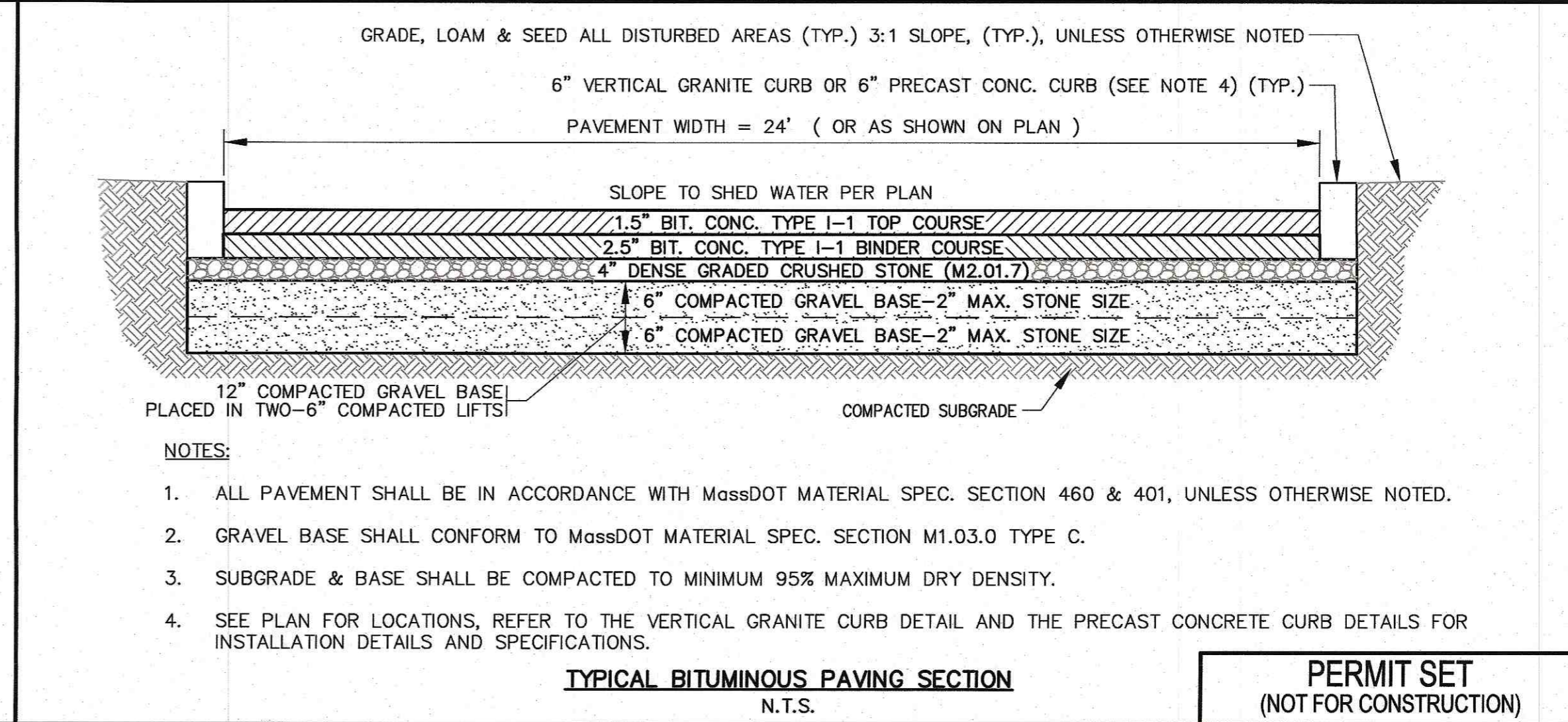
HANDICAP RAMP
N.T.S.



- NOTES:**
- REFER TO PLAN FOR LOCATIONS.
 - ALL WORK SHALL COMPLY TO A.D.A. SPECIFICATIONS AND MassDOT CONSTRUCTION STANDARD DETAILS.

	D	E	F	G
MIN.	1.60"	.65"	.45"	.90"
MAX.	2.40"	1.50"	.80"	1.40"

DETECTABLE WARNING PANEL
N.T.S.



- NOTES:**
- ALL PAVEMENT SHALL BE IN ACCORDANCE WITH MassDOT MATERIAL SPEC. SECTION 460 & 401, UNLESS OTHERWISE NOTED.
 - GRAVEL BASE SHALL CONFORM TO MassDOT MATERIAL SPEC. SECTION M1.03.0 TYPE C.
 - SUBGRADE & BASE SHALL BE COMPACTED TO MINIMUM 95% MAXIMUM DRY DENSITY.
 - SEE PLAN FOR LOCATIONS, REFER TO THE VERTICAL GRANITE CURB DETAIL AND THE PRECAST CONCRETE CURB DETAILS FOR INSTALLATION DETAILS AND SPECIFICATIONS.

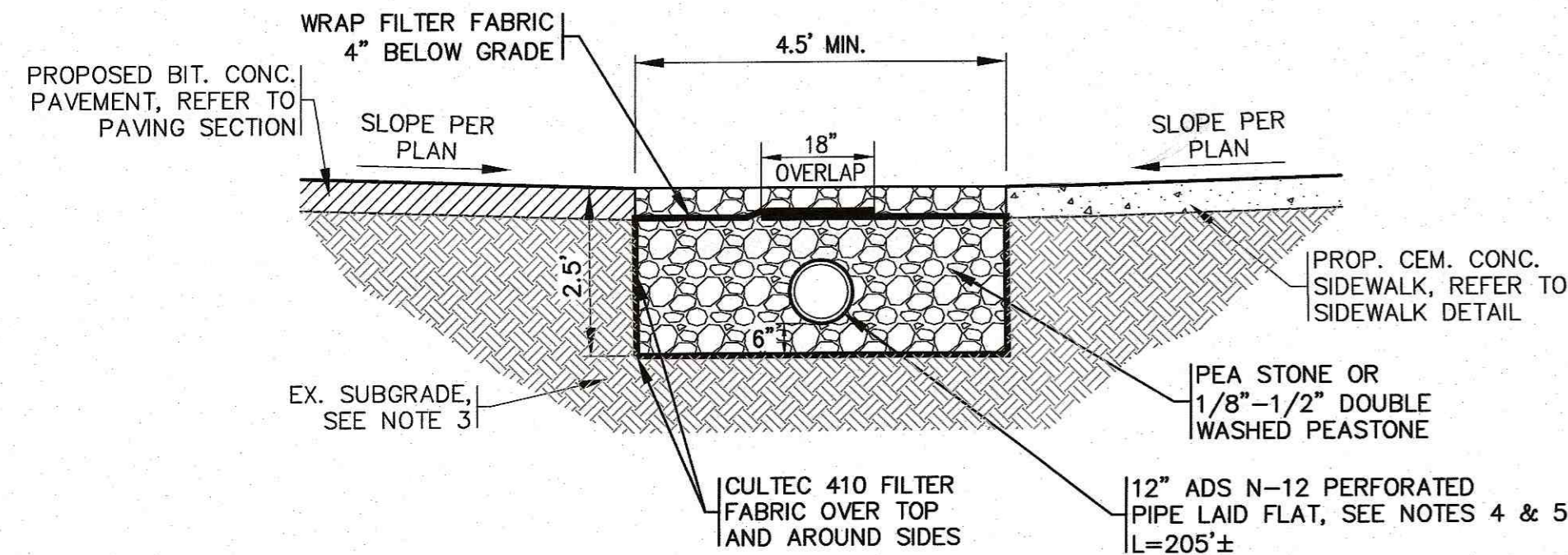
TYPICAL BITUMINOUS PAVING SECTION
N.T.S.

PERMIT SET
(NOT FOR CONSTRUCTION)

SITE DEVELOPMENT PLAN
DETAIL SHEET 1

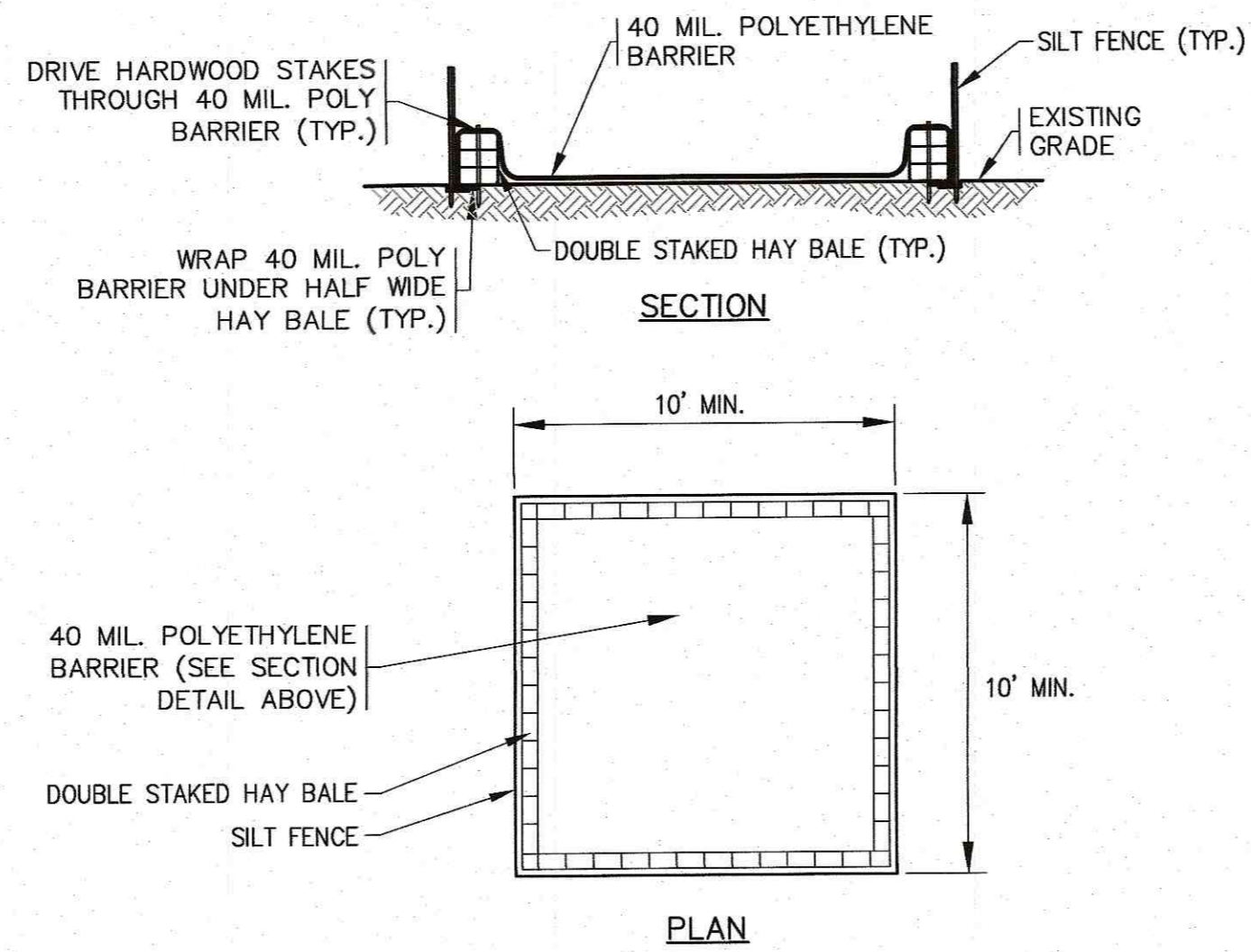
PREPARED FOR:
WARREN QOZB, LLC

JOB NO.: 20-9438
DWG. 9 OF 11



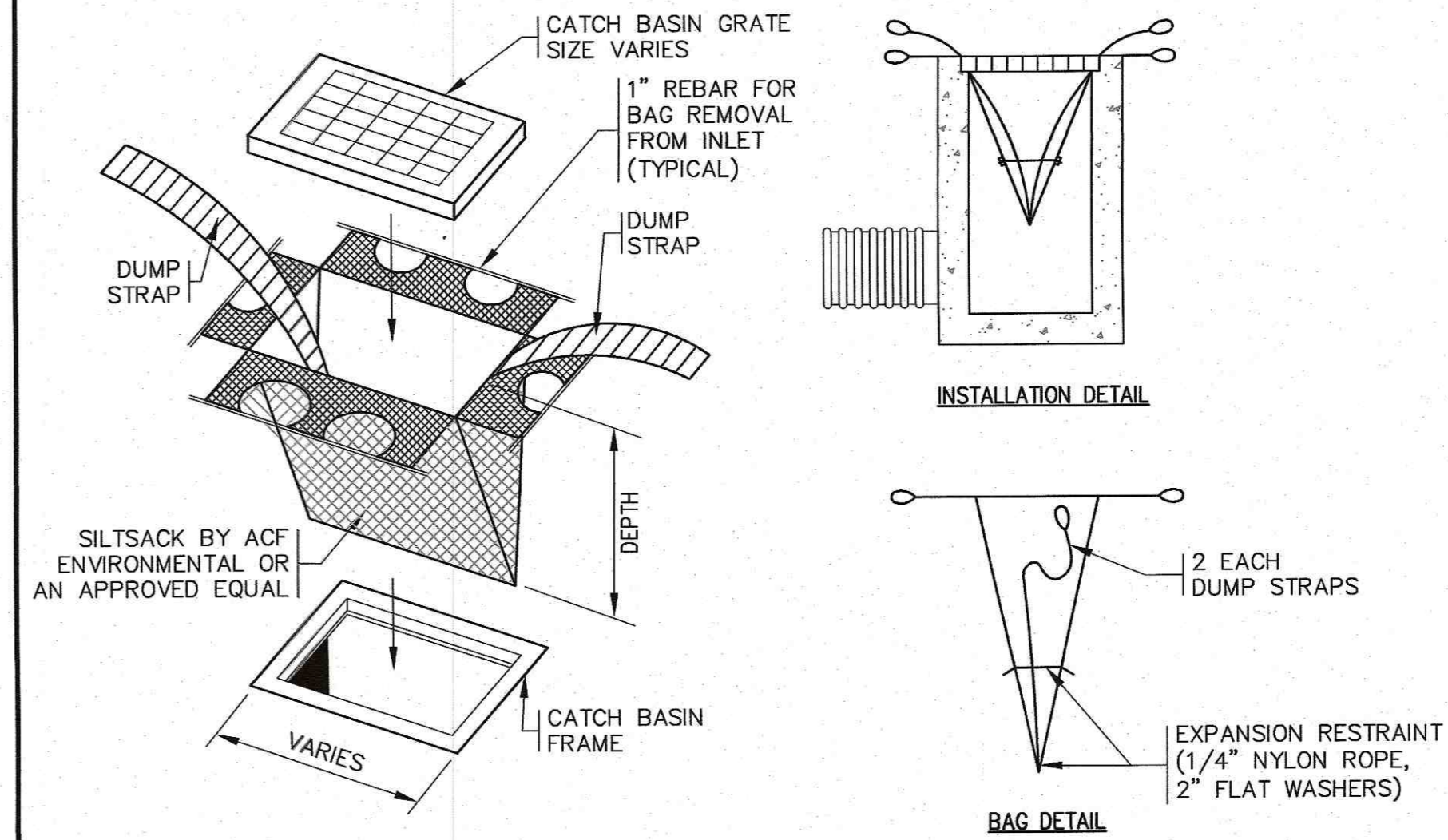
- NOTES:**
- REFER TO PLAN FOR LOCATIONS.
 - COVER PEA STONE TRENCHES WITH AN ADDITIONAL TEMPORARY LAYER OF FILTER FABRIC UNTIL THE COMPLETION OF CONSTRUCTION.
 - REMOVE UNSUITABLE SOIL 2' MINIMUM BENEATH AND AROUND ALL SIDES OF THE PROPOSED PEA STONE TRENCH. THIS INCLUDES ORGANICS, TOPSOIL, ROOTS AND OTHER UNSUITABLE SOILS REPLACE WITH CLEAN SAND AND GRAVEL APPROVED BY DESIGN ENGINEER.
 - ALL PIPES SHALL HAVE SOIL TIGHT JOINTS AND FITTINGS.
 - PIPE PERFORATION PATTERN SHALL BE AASHTO CLASS II.

PEA STONE TRENCH
N.T.S.

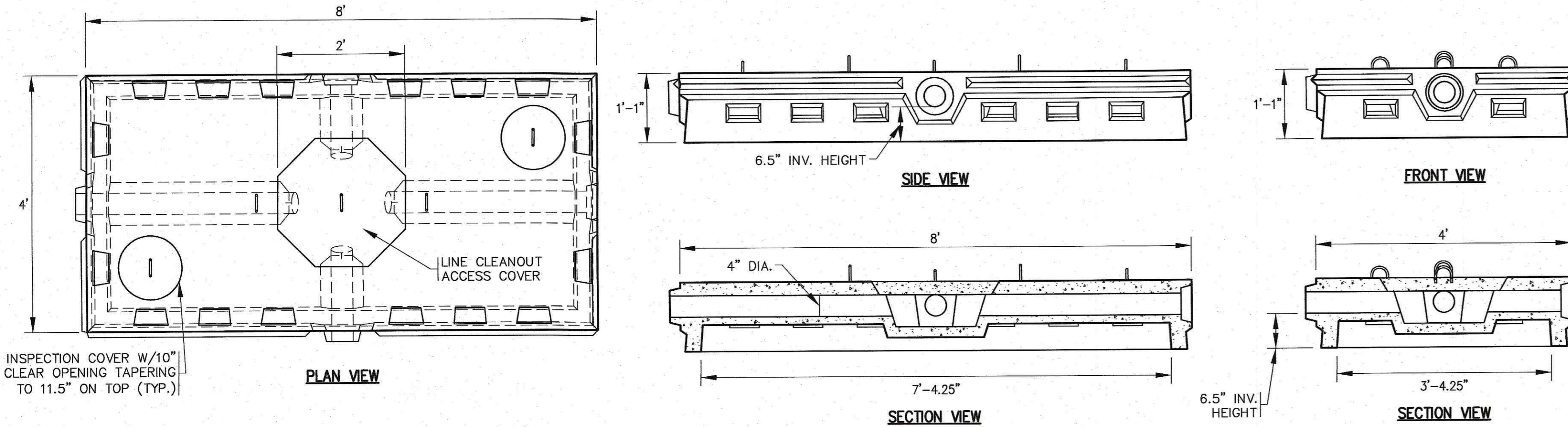


- NOTES:**
- CONTRACTOR SHALL PROVIDE AND MAINTAIN CONCRETE WASHOUT AREA WHERE NECESSARY TO COMPLETE THE WORK.
 - FINAL LOCATION FOR CONCRETE WASHOUT SHALL BE FIELD DETERMINED BY CONTRACTOR AT TIME OF CONSTRUCTION.
 - CONTRACTOR SHALL REPAIR OR REPLACE 40 MIL. POLY BARRIER OR STAKED HAY BALES AS REQUIRED.

CONCRETE WASHOUT DETAIL
N.T.S.



SILT SACK DETAIL
N.T.S.



CROSS SECTION

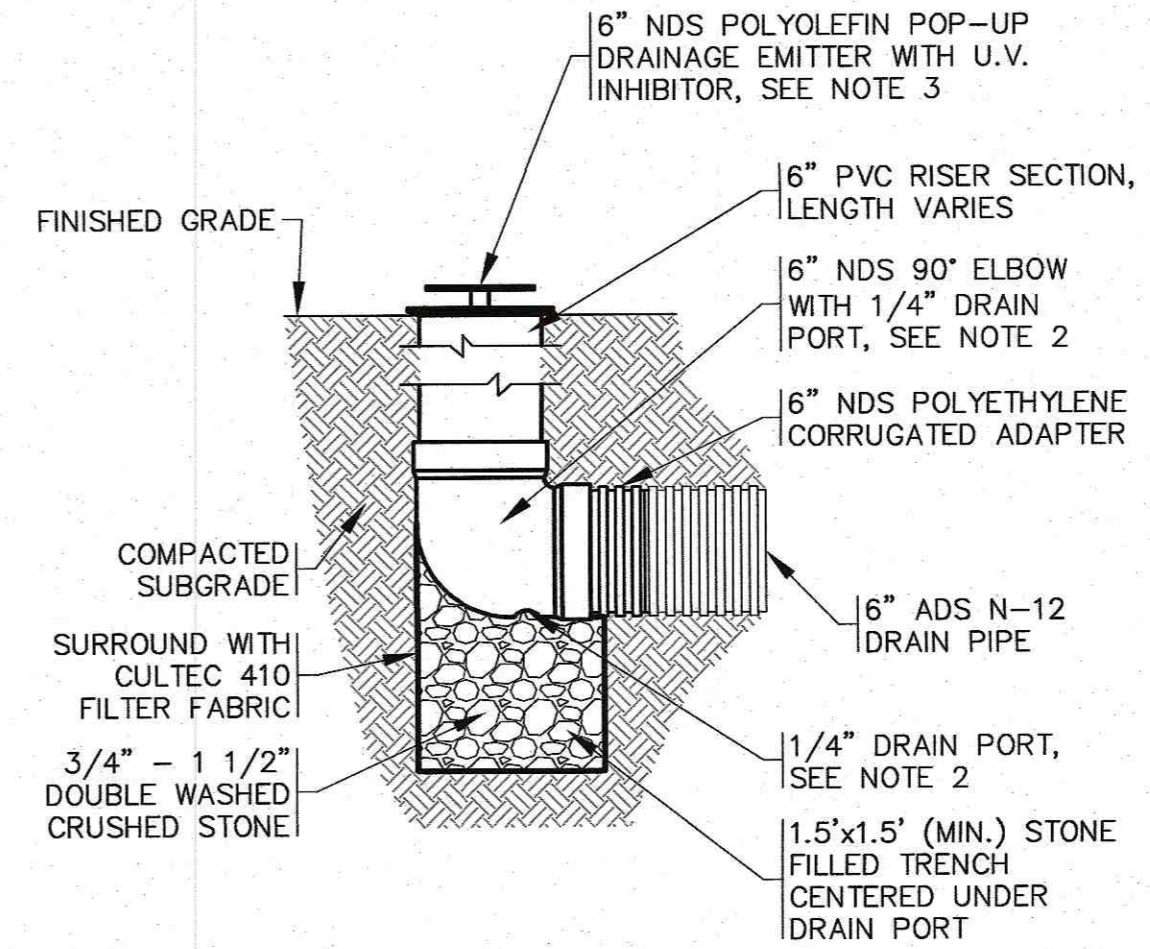
LOW PROFILE FLOW DIFFUSOR NOTES:

- CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
- DESIGNED FOR HS-20 LOADING.
- CONTRACTOR SHALL COORDINATE WITH MANUFACTURER FOR INSTALLATION OF INSPECTION AND ACCESS COVERS.
- REFER TO GRADING AND DRAINAGE SHEET FOR FLOW DIFFUSOR INVERTS.
- USE ON SITE BACKFILL OVER CONC. FLOW DIFFUSORS WHERE FLOW DIFFUSORS ARE NOT UNDER PAVEMENT. WHEN FLOW DIFFUSOR CHAMBERS ARE UNDER PAVEMENT REFER TO PAVEMENT CROSS SECTION.
- FILL ANY GAPS BETWEEN FLOW DIFFUSOR CHAMBERS WITH 1-1/2\"/>

SYSTEM ELEVATIONS:

DESC./EL.	BOTTOM OF STONE	BOTTOM OF CHAMBER	TOP OF CHAMBER	TOP OF STONE
SYSTEM 1	1.8	2.8	3.9	4.4
SYSTEM 2	1.8	2.8	3.9	4.4

LOW PROFILE FLOW DIFFUSOR CHAMBERS
N.T.S.



- NOTES:**
- REFER TO SITE PLAN FOR LOCATION.
 - INCREASE THE 1/4\"/>

DRAINAGE EMITTER
N.T.S.

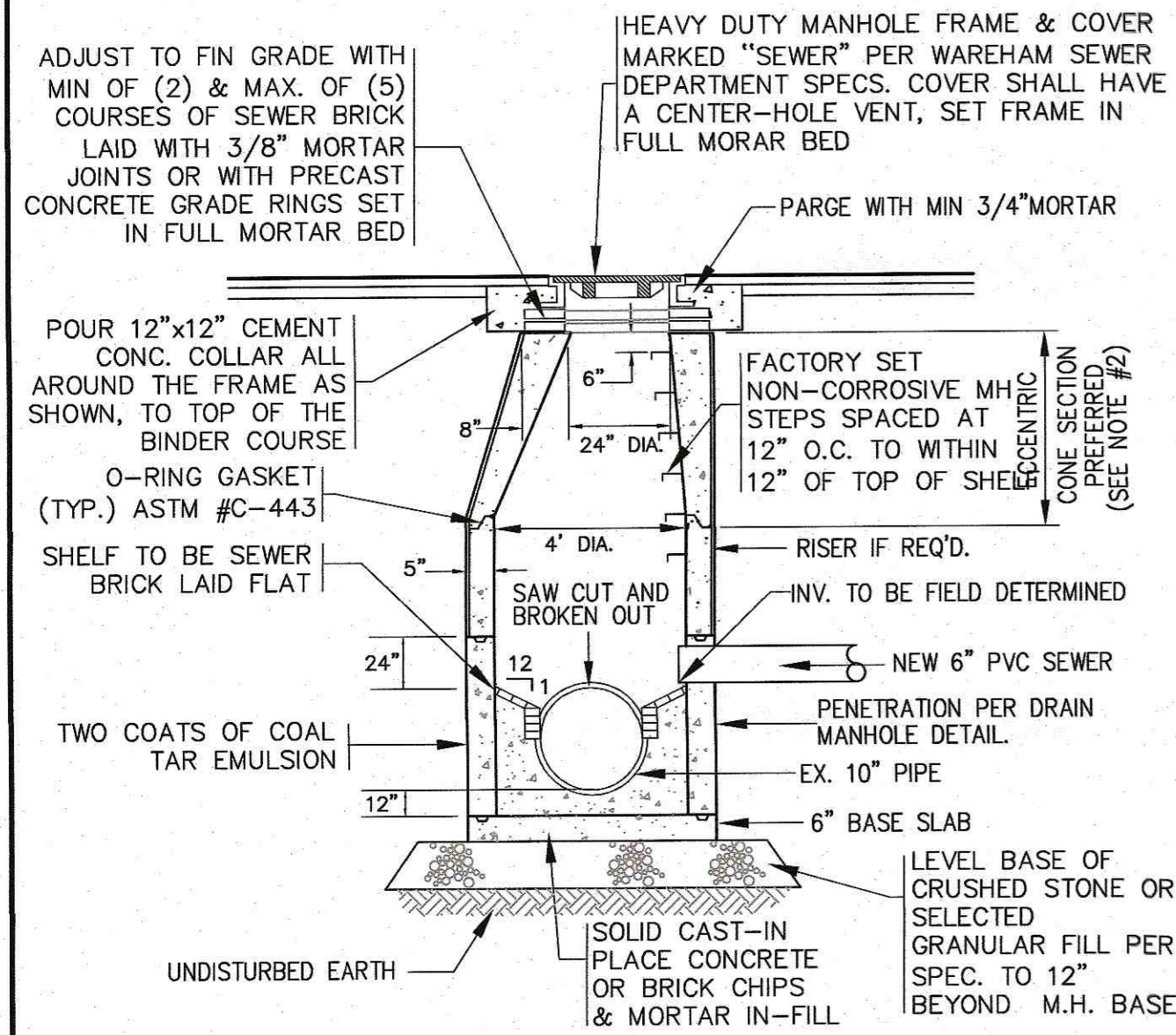
PERMIT SET
(NOT FOR CONSTRUCTION)

DATE	NOV. 22, 2021	DESCRIPTION
DRAWN BY:	JMP	
CHECKED BY:	WEM	
JOB NO.:	20-9438	
SCALE:	N.T.S.	
REV.		
DATE		
BY		
APP'D		

APPROVED BY: *[Signature]*
 APPROVED BY: *[Signature]*
 DATE: NOV. 22, 2021
 DRAWN BY: JMP
 CHECKED BY: WEM
 JOB NO.: 20-9438
 SCALE: N.T.S.

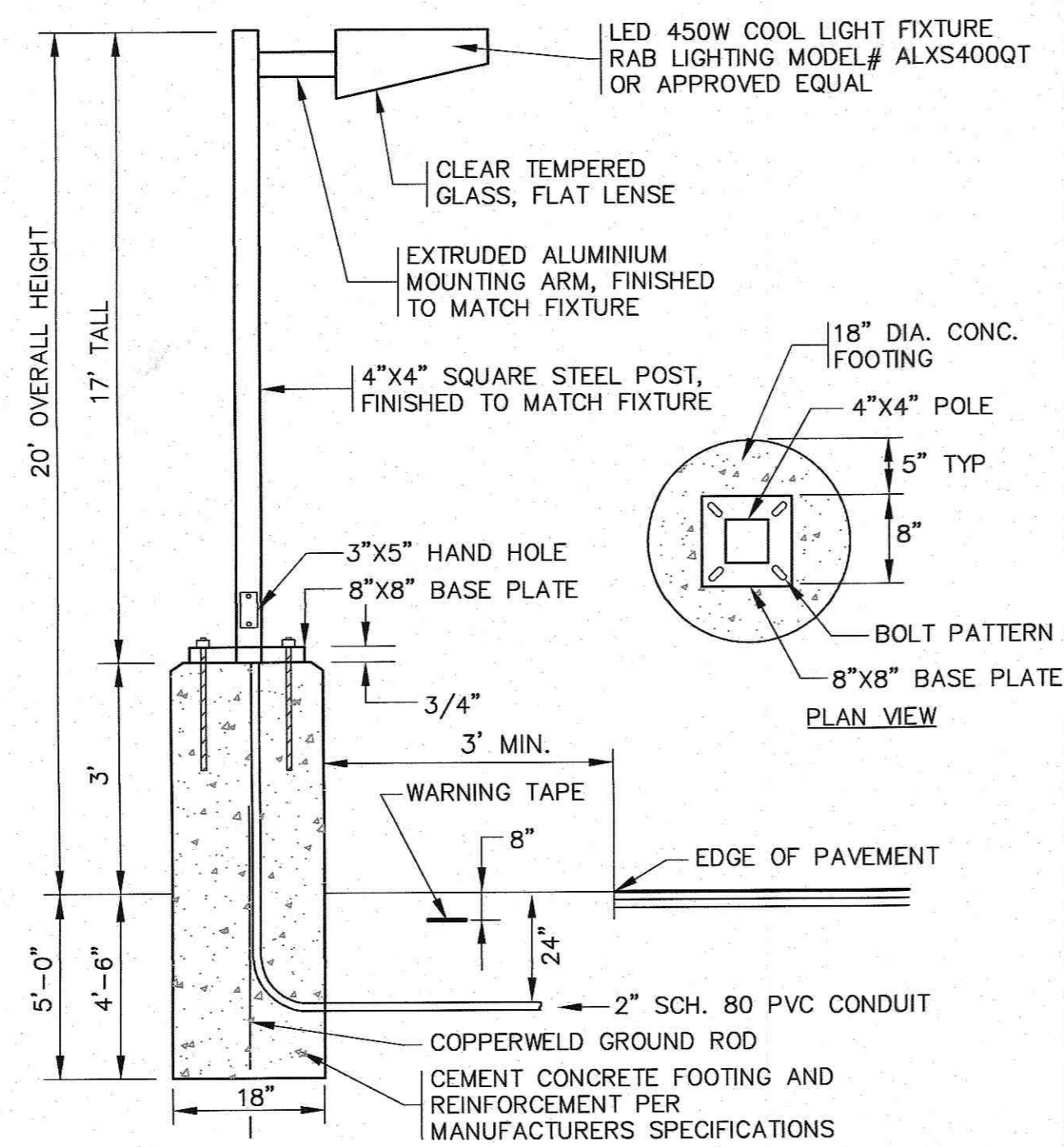
G.A.F. ENGINEERING, INC.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 266 MAIN STREET - WAREHAM, MA 02571
 TEL: (508) 295-6600 FAX: (508) 295-6634
 E-MAIL: info@gafenginc.com

WARREN QOZB, LLC
 59 MAIN STREET WAREHAM, MA
 PREPARED FOR:
 P.O. BOX 1206 CARVER, MA



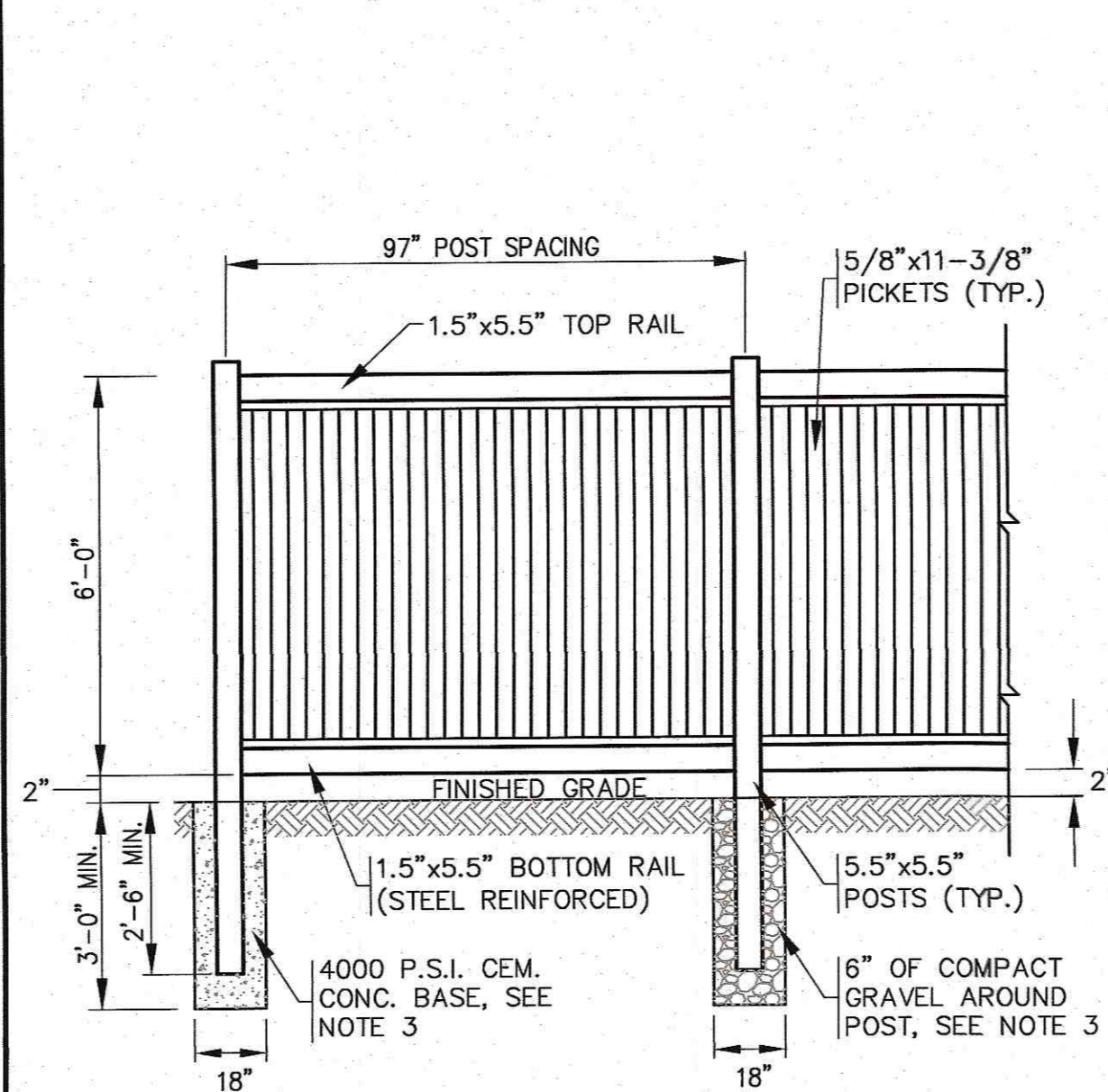
- NOTES:**
1. ALL STRUCTURES SHALL BE PRECAST CONC. IN ACCORDANCE WITH ASTM C-478 WITH H-20 LOADING. SECTION HEIGHTS VARY.
 2. FOR SHALLOW INSTALLATION AND WHEN APPROVED BY THE ARCHITECT/ENGINEER, FLAT TOP H-20 SLAB ALLOWED. SUBMIT SHOP DWGS.
 3. ALL STRUCTURE JOINTS AND PENETRATIONS SHALL BE WATER TIGHT.
 4. REFER TO PLANS FOR PIPE SIZES, INVERTS, RIMS AND LOCATIONS.

DOGHOUSE SEWER MANHOLE
N.T.S.



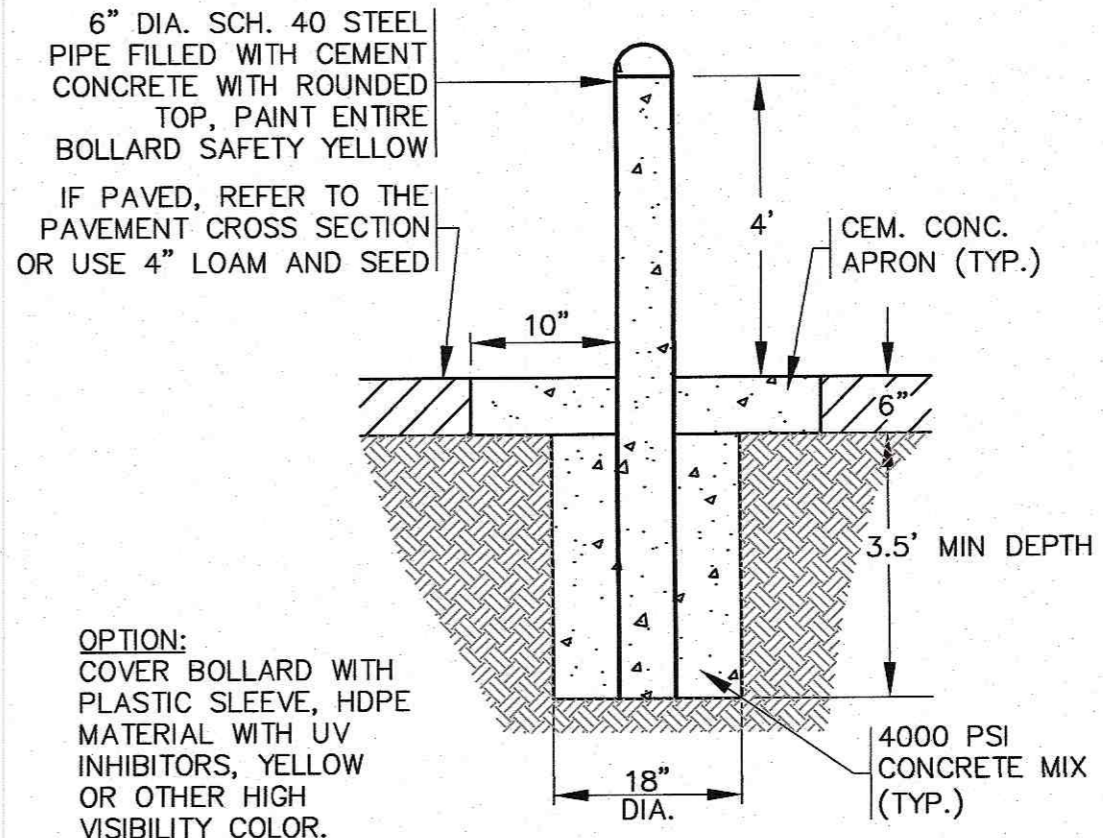
- NOTES:**
1. CIRCUIT CONDUCTORS TO BE PULLED AND TERMINATED BY ELECTRIC CONTRACTOR TO COORDINATE.
 2. CONTRACTOR TO COORDINATE WITH OWNER ON FINAL LIGHT FIXTURE SPECIFICATIONS.
 3. ALL MOUNTING HARDWARE AND INSTALLATION SHALL BE PER MANUFACTURER SPECIFICATIONS.

STANDARD LIGHT POLE W/BASE
N.T.S.



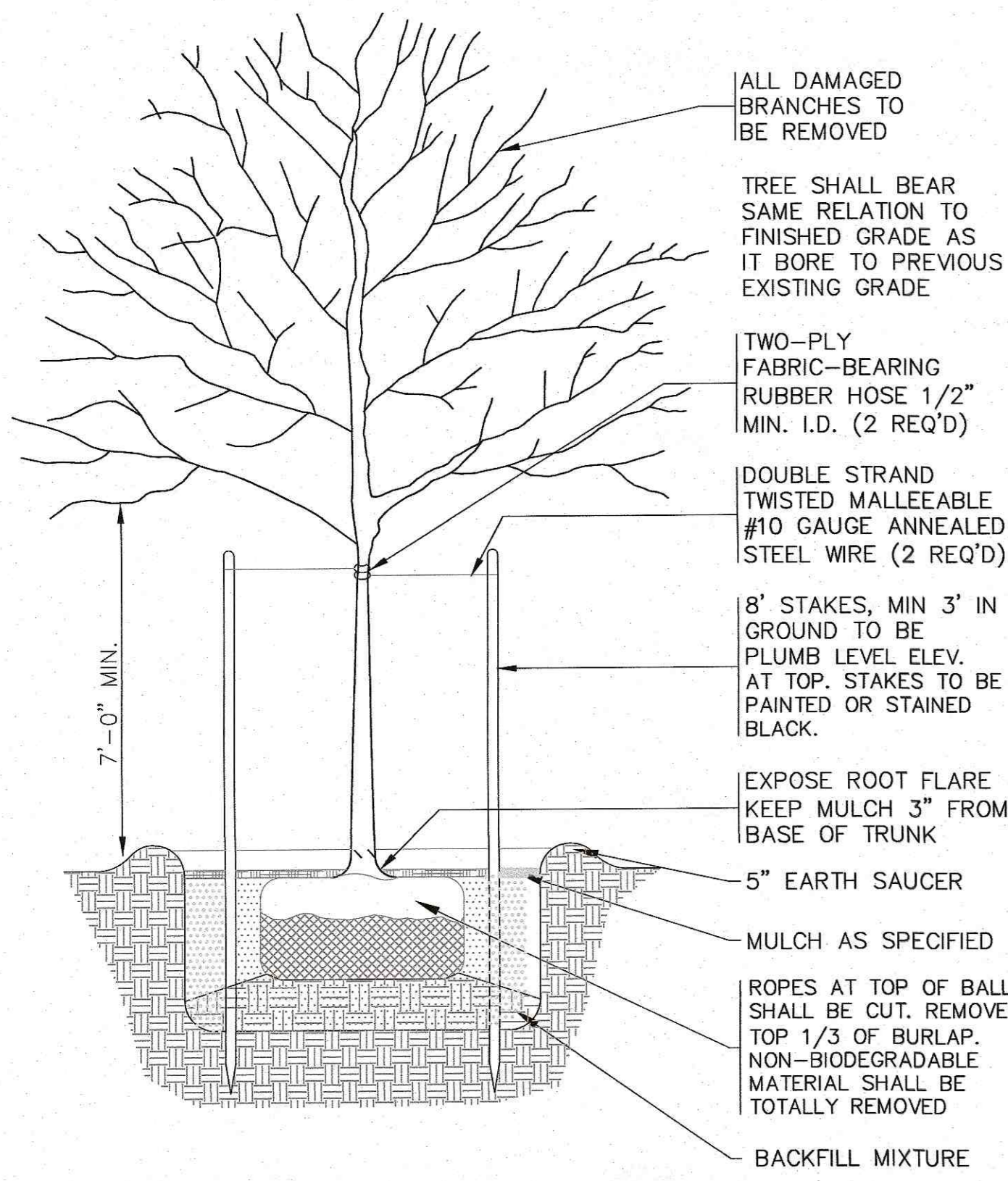
- NOTES:**
1. REFER TO MANUFACTURERS SPECIFICATIONS FOR COMPLETE DETAILS AND INSTALLATION GUIDELINES.
 2. REFER TO PLAN FOR LOCATIONS.
 3. CEMENT CONCRETE BASE SHALL BE USED AT ALL ENDS, ANGLE POINTS AND GATE POSTS. POSTS SHALL BE INSTALLED TO A DEPTH OF 2'-6" MIN. OR TO A DEPTH AS REQUIRED FOR FROST ADEQUATE PROTECTION.

VINYL FENCE DETAIL
N.T.S.



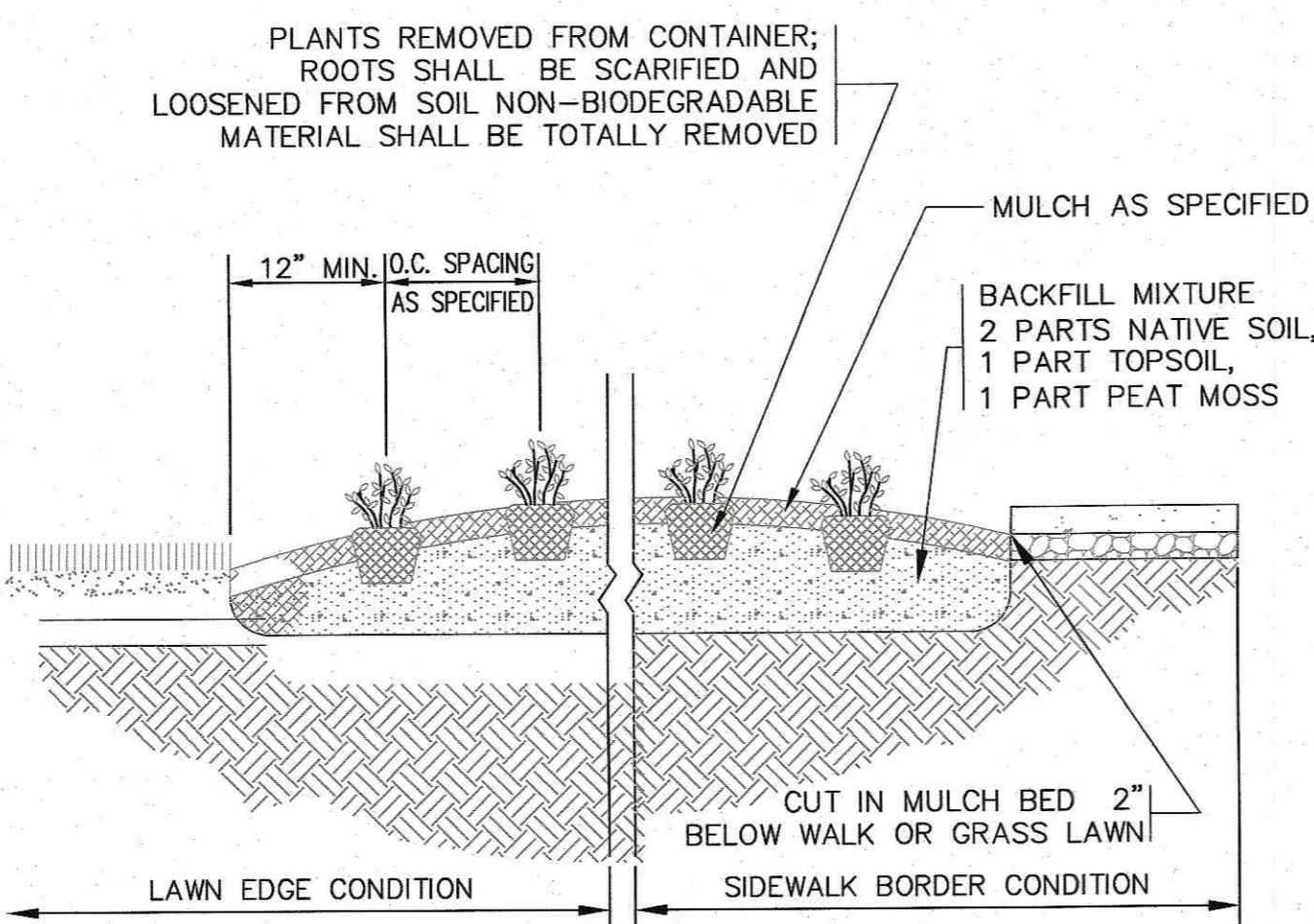
- OPTION:**
COVER BOLLARD WITH PLASTIC SLEEVE, HDPE MATERIAL WITH UV INHIBITORS, YELLOW OR OTHER HIGH VISIBILITY COLOR.
- NOTES:**
1. SEE PLAN FOR LOCATIONS.

TYPICAL BOLLARD DETAIL
N.T.S.

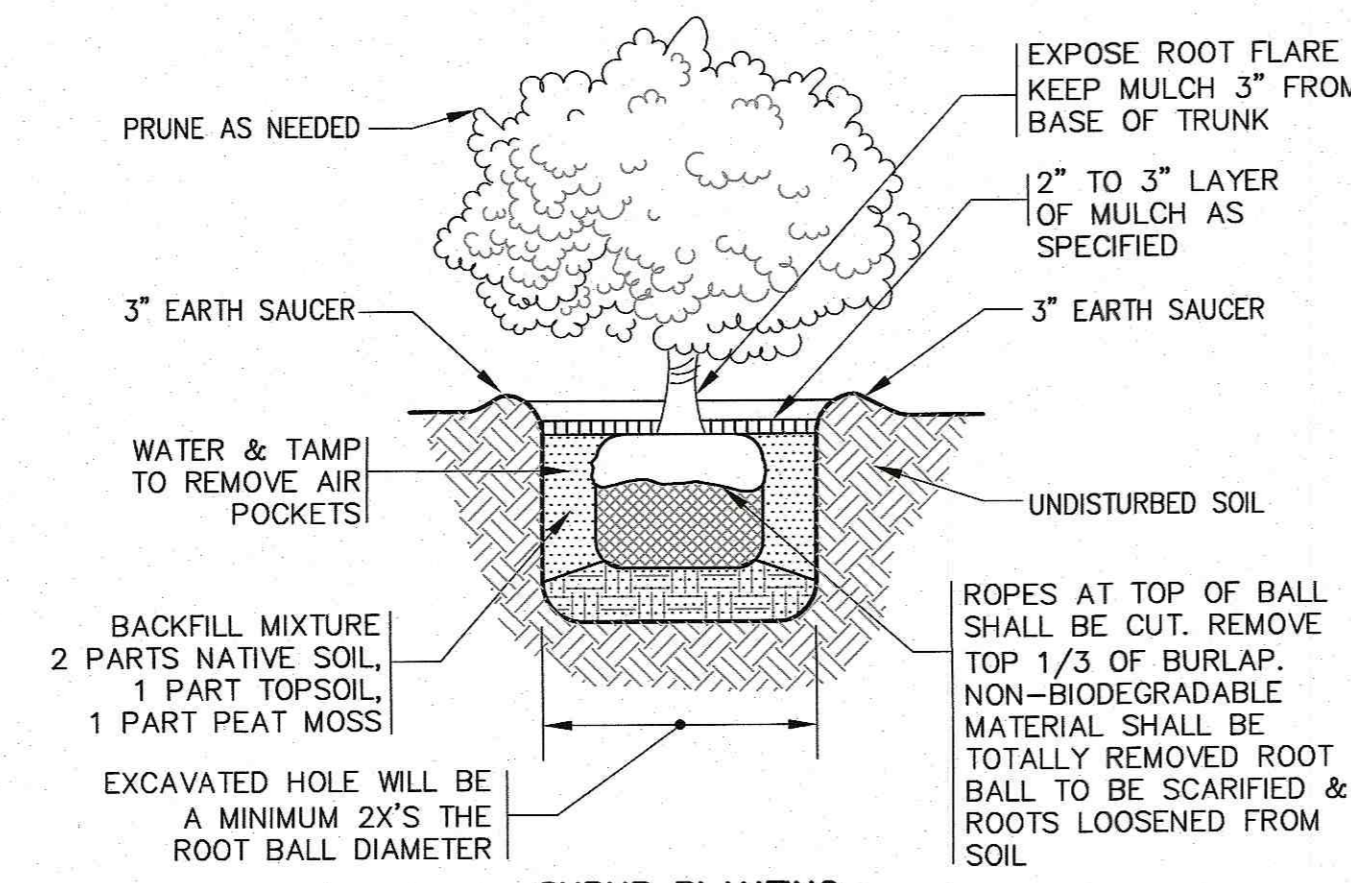


- NOTES:**
1. REFER TO LANDSCAPING PLAN FOR PLANTING LOCATIONS.

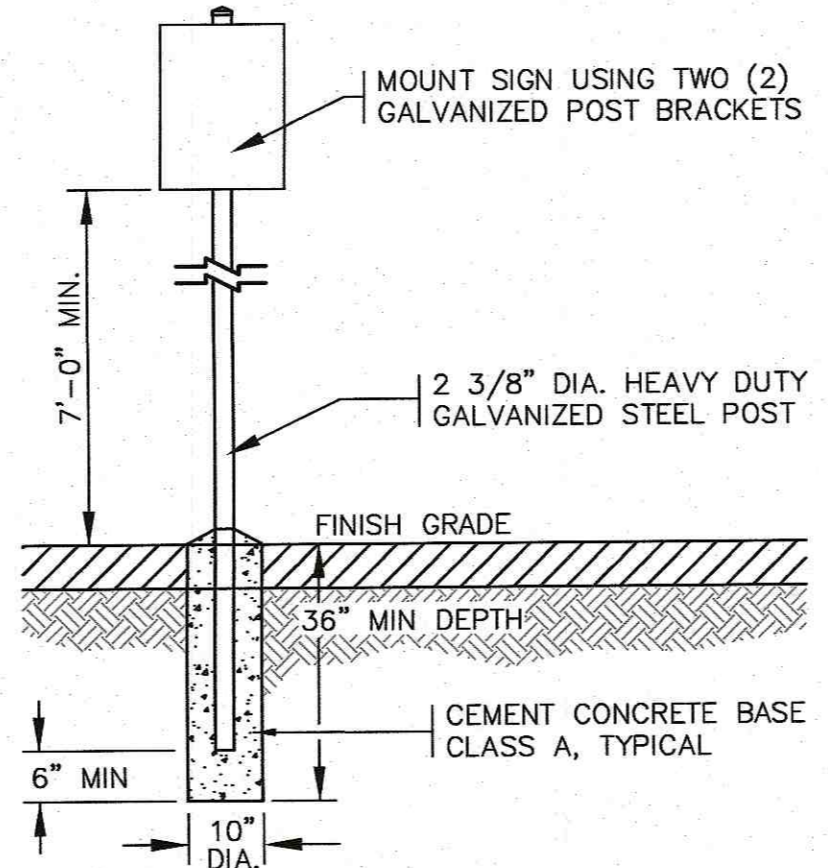
SHADE TREE PLANTING DETAIL
N.T.S.



GROUNDCOVER PLANTING DETAIL
N.T.S.



SHRUB PLANTING
N.T.S.



- NOTES:**
1. ALL SIGNS, MARKINGS AND DIMENSIONS SHALL BE IN CONFORMANCE WITH THE MOST RECENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), MassDOT AND TOWN OF WAREHAM STANDARDS AND SPECIFICATIONS.
 2. ALL HARDWARE USED SHALL BE CADMIUM OR ZINC PLATED.

TYPICAL SIGN POST
N.T.S.

DATE	BY	APP'D	DESCRIPTION
NOV. 22, 2021	JMP		
DRAWN BY:	JMP		
CHECKED BY:	WFM		
JOB NO.:	20-9438		
SCALE:	N.T.S.		

DATE	REV.	DATE	BY	APP'D	DESCRIPTION

APPROVED BY:	
DATE:	NOV. 22, 2021
DRAWN BY:	JMP
CHECKED BY:	WFM
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SCALE:	N.T.S.

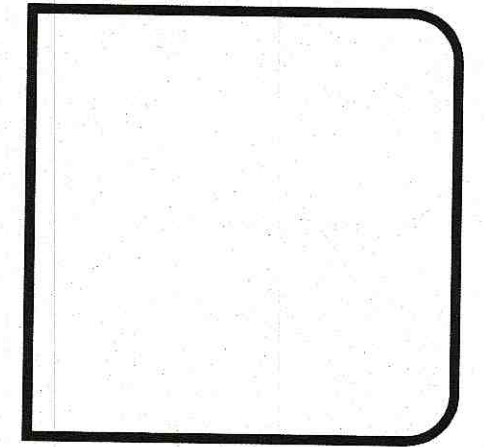
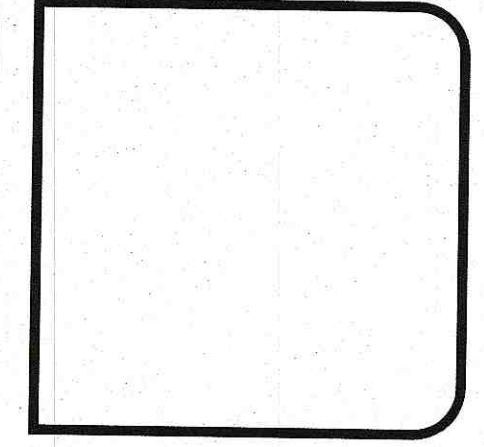
G.A.F. ENGINEERING, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS 266 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 295-6800 FAX: (508) 295-6634 E-MAIL: info@gafenginc.com	WARREN QOZB, LLC 59 MAIN STREET WAREHAM, MA
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SITE DEVELOPMENT PLAN DETAIL SHEET 3	WARREN QOZB, LLC 59 MAIN STREET WAREHAM, MA
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PREPARED FOR:	WARREN QOZB, LLC
JOB NO.:	20-9438
P.O. BOX 1206	CARVER, MA

PERMIT SET (NOT FOR CONSTRUCTION)	DWG. 11 OF 11
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ASAP Engineering & Design Co., Inc.
 Suite Three - 155 East Grove Street - Route 28
 Middleborough, MA 02346
 Telephone 508-946-3561 - Fax 508-946-1653

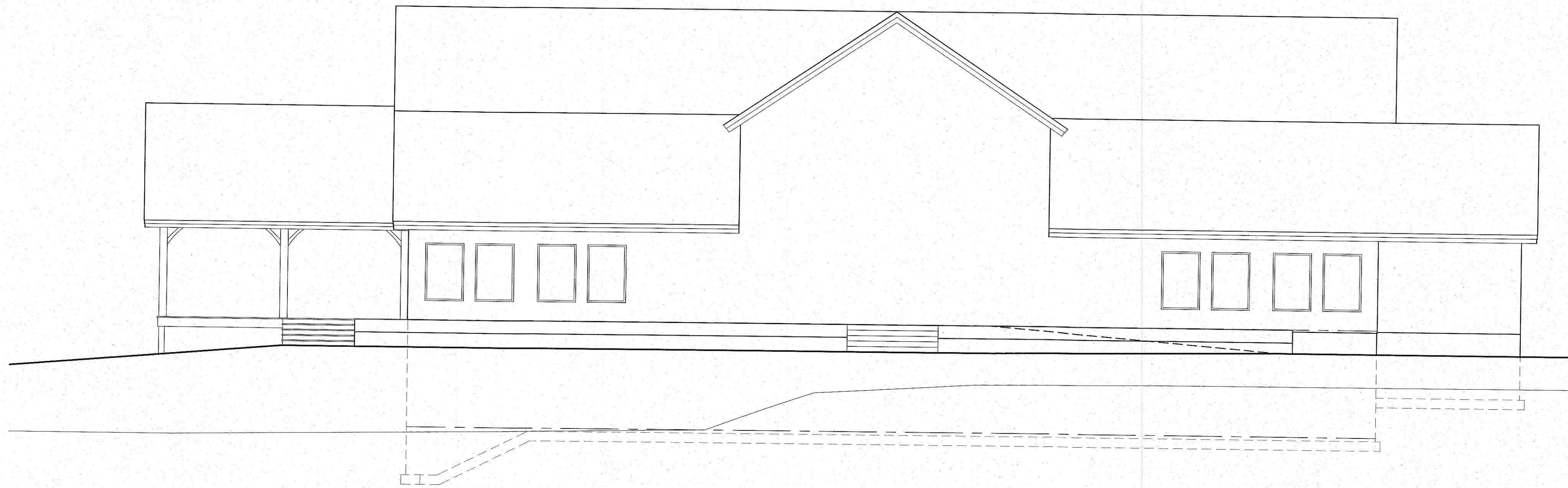


EXTERIOR ELEVATIONS

DANNY WARREN
 59 MAIN STREET
 WAREHAM, MA

Sheet Title	Project Name and Address		
ORIGINAL	MDT	11-18-21	
Revision	Name	Date	

Contract	Sheet
2020-089	A2.03
Project	
Danny Warren	
Date	
Nov. 16, 2021	



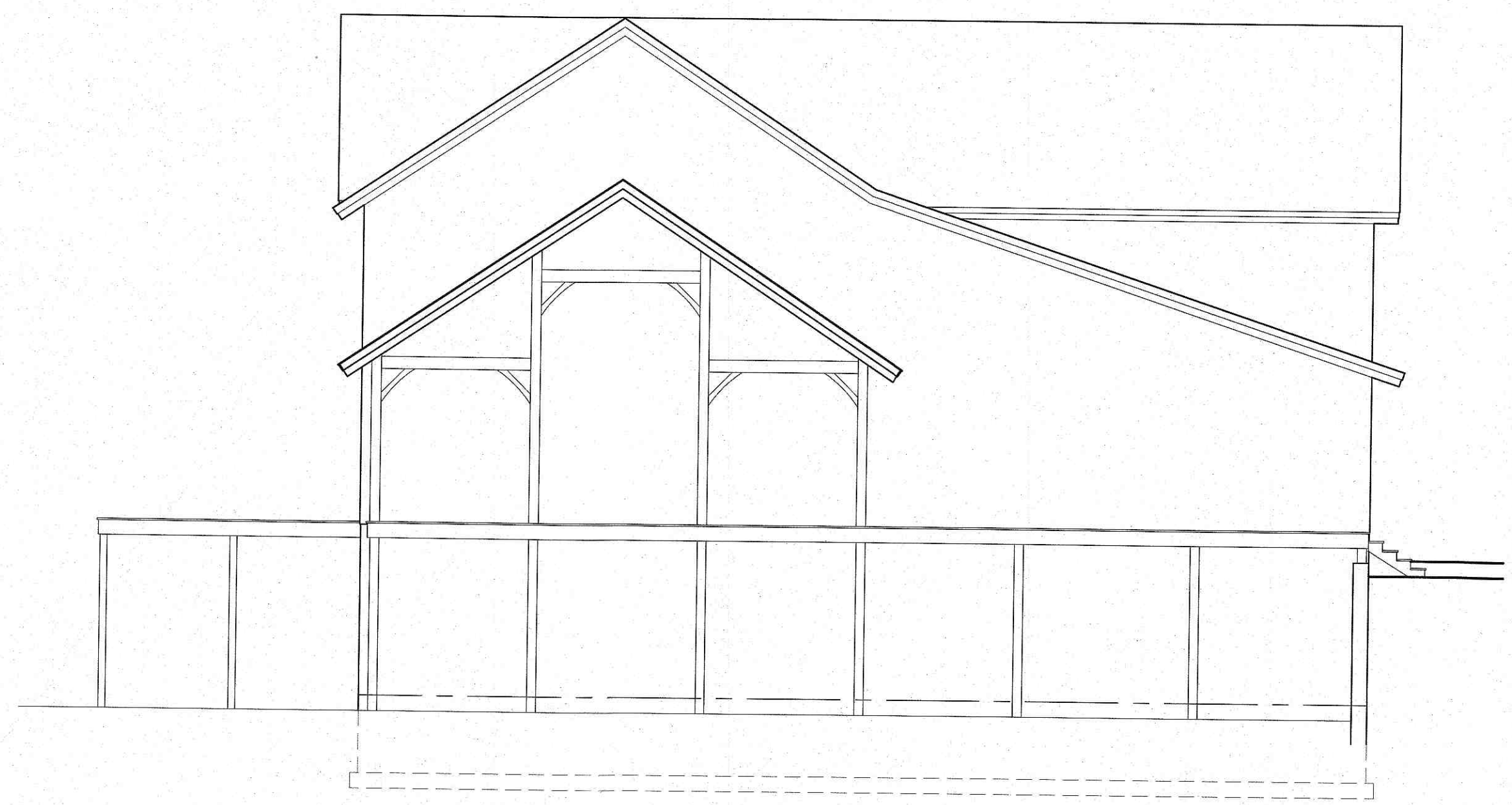
T.O. CONC. SLAB 17.08
 FLOOD ELEV. AE16

12'-1"

TOP OF SLAB 6.0'
 LOW GRADE 5.0'

SEA LEVEL 0.0'

07-06-2121 FEMA FLOOD MAP
 AE16



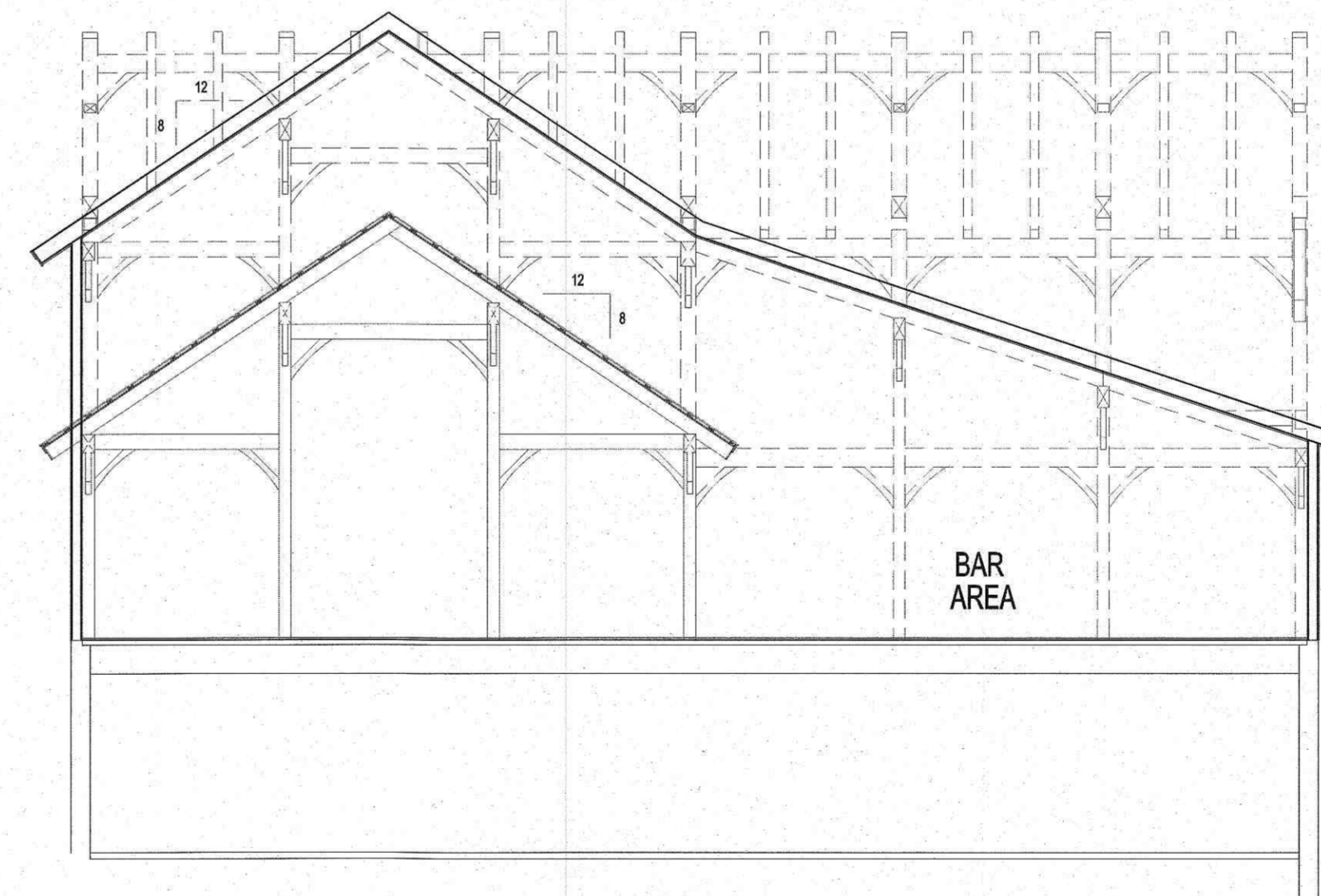
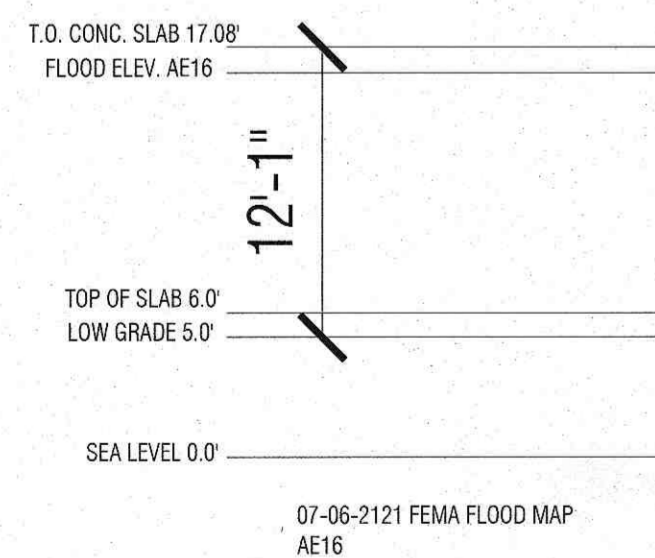
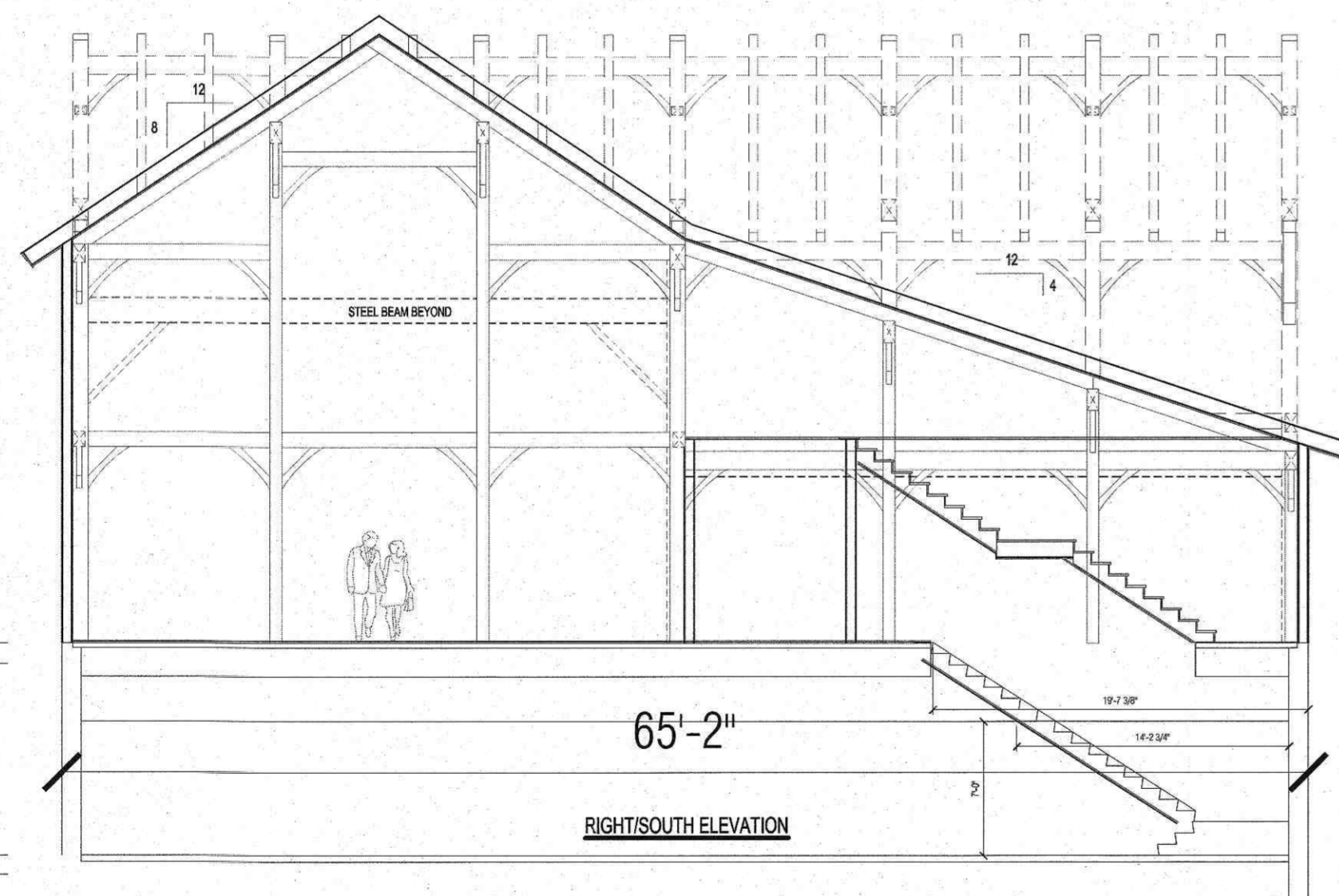
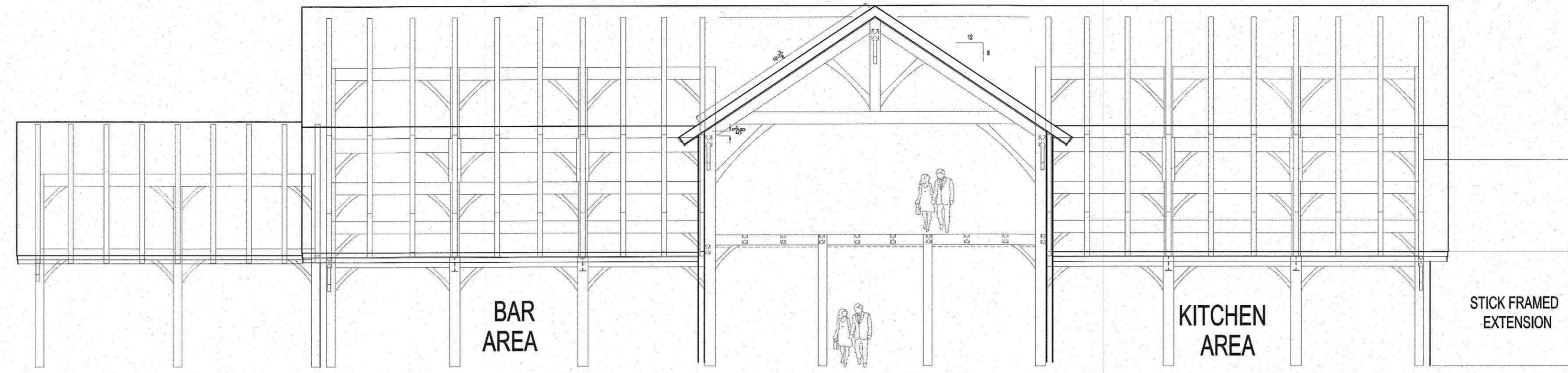
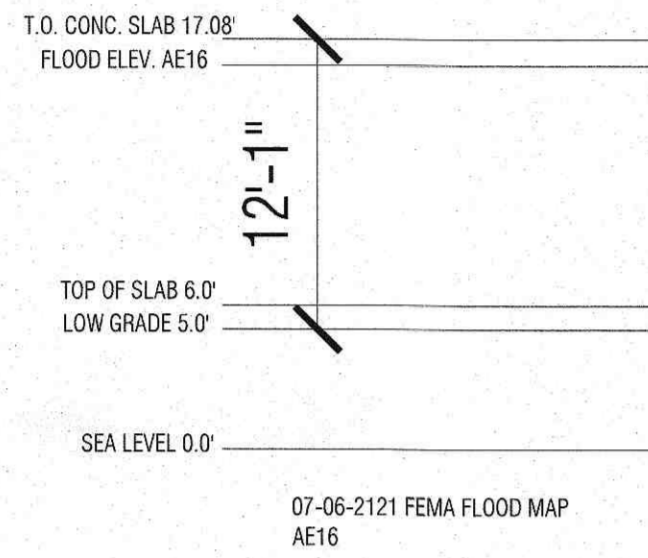
T.O. CONC. SLAB 17.08
 FLOOD ELEV. AE16

12'-1"

TOP OF SLAB 6.0'
 LOW GRADE 5.0'

SEA LEVEL 0.0'

07-06-2121 FEMA FLOOD MAP
 AE16



ASAP Engineering & Design Co., Inc.

Suite Three - 155 East Grove Street - Route 28
 Middleborough, MA 02346
 Telephone 508-946-3561 - Fax 508-946-1653

PAVILION ENTRY LEVEL FLOOR PLAN

DANNY WARREN
 59 MAIN STREET
 WAREHAM, MA

Revision	Name	Date
ORIGINAL	MDT	11-18-21

Contract 2020-089	Sheet
Project Danny Warren	A1.01
Date Nov. 18, 2021	