

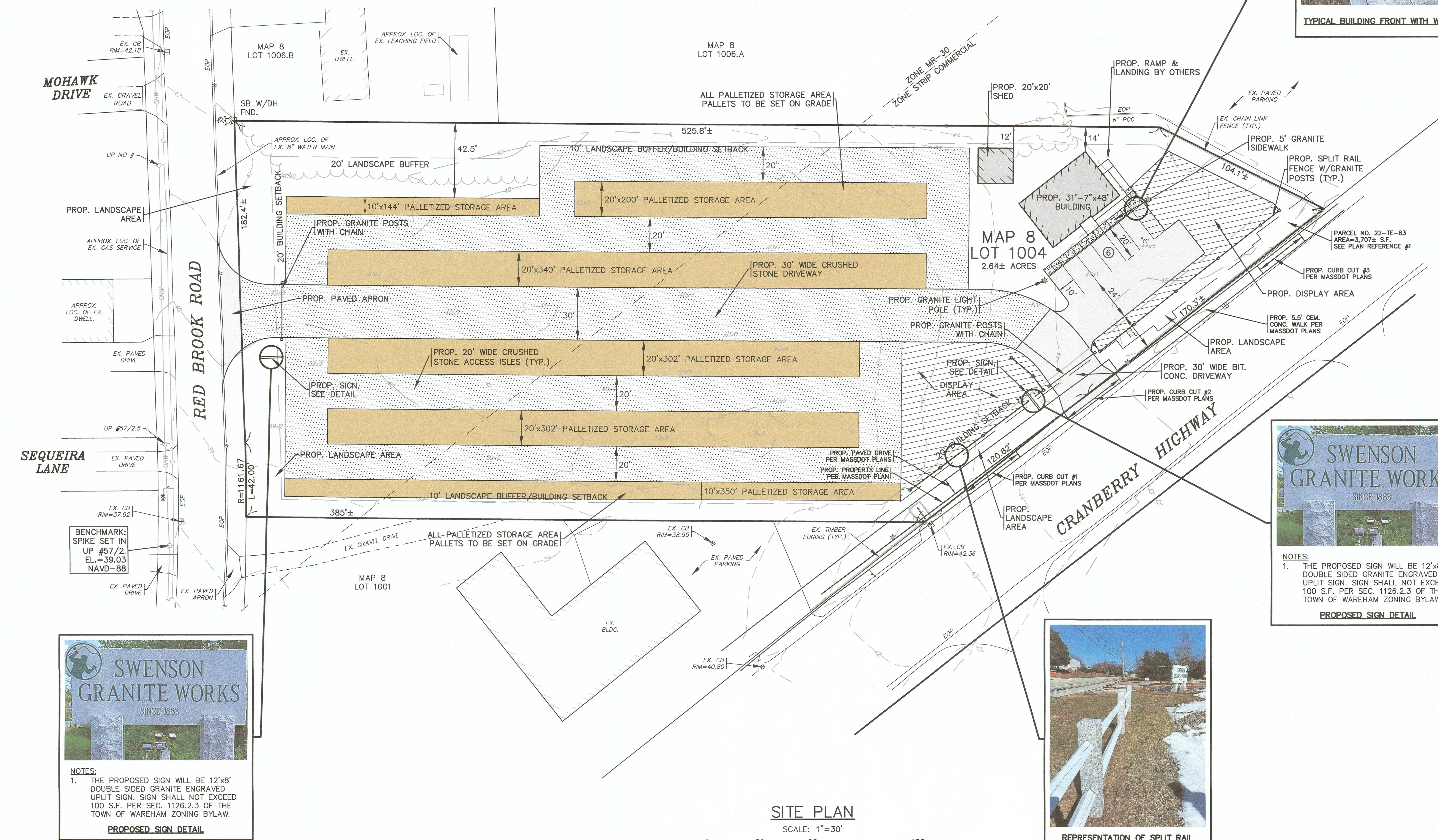
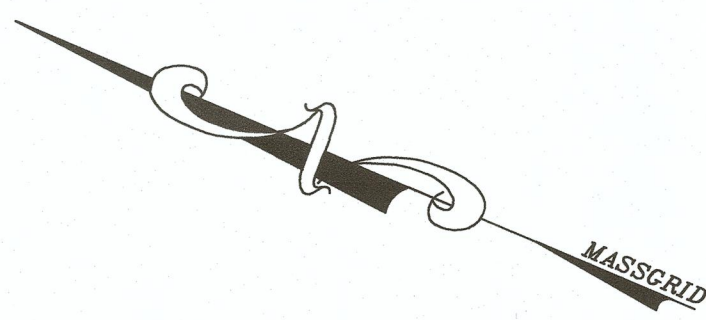
LOCUS MAP : SCALE 1" = 2000'

**NOTES:**

- 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., IN MARCH OF 2021.
- 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.
- ELEVATIONS ARE IN FEET AND TENTHS AND ARE BASED ON THE DATUM OF NAVD-88.
- ALL CRUSHED STONE ACCESS ISLES AND DRIVEWAY SHALL USE 3/4"-1/2" CRUSHED STONE.

**PLAN REFERENCES:**

- REFER TO A PLAN ENTITLED "WAREHAM-2018 ALTERATION-SHEET 15 & 16 OF 19 SHEETS, PROJECT FILE NO. 117106, LAYOUT NO. 8187" PREPARED BY VHB, INC. AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS STATE HIGHWAYS PLAN BOOK 05T15 PAGE 213.
- REFER TO THE MASSDOT UTILITY AND CONSTRUCTION PLANS FOR CRANBERRY HIGHWAY (ROUTES 6 & 28).



TYPICAL BUILDING FRONT WITH WALK

BENCHMARK:  
SPIKE SET IN  
UP #57/2.  
EL.=39.03  
NAVD-88

**PROPOSED SIGN DETAIL**

NOTES:  
1. THE PROPOSED SIGN WILL BE 12'x8' DOUBLE SIDED GRANITE ENGRAVED UPLIT SIGN. SIGN SHALL NOT EXCEED 100 S.F. PER SEC. 1126.2.3 OF THE TOWN OF WAREHAM ZONING BYLAW.

**PROPOSED SIGN DETAIL**

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REPRESENTATION OF SPLIT RAIL FENCE W/GRANITE POSTS

**SITE PLAN**  
SCALE: 1"=30'

**LOT DATA:**  
ASSESSORS MAP: 8/ LOT 1004  
ADDRESS: 3120 CRANBERRY HIGHWAY  
TOTAL LOT AREA = 2.64± ACRES

OWNER:  
THE LPY REALTY TRUST  
44 CANTERBURY DRIVE  
PLYMOUTH, MA 02360

APPLICANT:  
SWENSON GRANITE WORKS  
369 N. STATE STREET  
CONCORD, NH 03301

**ZONING DATA:**  
ZONE: STRIP COMMERCIAL (CS)  
TOTAL LOT AREA IN CS = 68,600± S.F.  
DENSITY:  
MINIMUM LOT AREA: 30,000 S.F.  
MINIMUM FRONTAGE: 150'  
MINIMUM FRONT SETBACK: 20'  
MINIMUM SIDE SETBACK: 10'  
MINIMUM REAR SETBACK: 10'  
MAXIMUM BUILDING HEIGHT: 40'  
MAXIMUM BUILDING COVERAGE: 40%  
MAXIMUM IMPERVIOUS COVERAGE: 65%  
DISTANCE FROM RESIDENTIAL: 40'

ZONE: MULTIPLE RESIDENCE 30 (MR-30)  
TOTAL LOT AREA IN MR-30 = 46,400± S.F.  
DENSITY (NONRESIDENTIAL USE):  
MINIMUM LOT AREA: 30,000 S.F.  
MINIMUM FRONTAGE: 150'  
MINIMUM FRONT SETBACK: 20'  
MINIMUM SIDE SETBACK: 10'  
MINIMUM REAR SETBACK: 10'  
MAXIMUM BUILDING HEIGHT: 35'  
MAXIMUM BUILDING COVERAGE: 25%  
MAXIMUM IMPERVIOUS COVERAGE: NR  
NR=NO REGULATION

**OVERLAY DISTRICT:** GROUND WATER PROTECTION OVERLAY DISTRICT (ZONE II)  
MAXIMUM IMPERVIOUS COVERAGE: 15% OR 2,500 S.F. WHICHEVER IS GREATER.

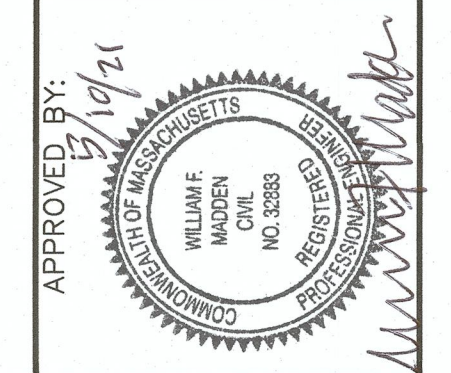
**FLOOD ZONE DATA:**  
THE PROJECT IS WITHIN FLOOD ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0494J, DATED: JULY 17, 2012.

**LEGEND**

EXISTING	DESC.
10	CONTOURS
14x5	SPOT GRADES
(Symbol)	WETLANDS
(Symbol)	30' NO BUILDING ZONE
(Symbol)	100' BUFFER ZONE
(Symbol)	F.E.M.A. FLOOD ZONE
(Symbol)	CATCH BASIN (CB)
(Symbol)	DRAIN MANHOLE (DMH)
(Symbol)	DRAIN LINE
(Symbol)	OVERHEAD WIRES
(Symbol)	UTILITY POLE
(Symbol)	GUY POLE
(Symbol)	WATER GATE VALVE
(Symbol)	WATER SHUTOFF/CURB STOP
(Symbol)	HYDRANT
(Symbol)	WATER LINE
(Symbol)	UNDERGROUND ELECTRIC
(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)	SIGN
(Symbol)	BOUND
(Symbol)	STONE WALL
(Symbol)	DESC.
(Symbol)	CONTOURS
(Symbol)	SPOT GRADES
(Symbol)	FENCE
(Symbol)	CHAIN LINK FENCE
(Symbol)	UNDERGROUND ELECTRIC
(Symbol)	REMOVE & DISPOSE

DATE: MARCH 25, 2021  
DRAWN BY: JMP  
CHECKED BY: WFM  
JOB NO.: 21-9651  
SCALE: 1" = 30'

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@gafengrnc.com

PLAN TO ACCOMPANY  
VARIANCE APPLICATION  
3120 CRANBERRY HIGHWAY WAREHAM, MA  
PREPARED FOR:  
**SWENSON GRANITE WORKS**  
44 CANTERBURY DRIVE CONCORD, NH

JOB NO.: 21-9651  
DWG. 1 OF 1