

SITE NOTES:

1. THE SITE IS LISTED ON THE TOWN OF FAIRHAVEN ASSESSORS PROPERTY RECORD CARDS AS PARCEL ID 30A-087 AND 30A-87A.
2. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC.
3. BRISTOL SOUTH COUNTY REGISTRY OF DEEDS:
DEED REFERENCE: BOOK 13503 PAGE 338
PLAN REFERENCES:
BOOK 51 PAGE 54
LAND COURT PLANS 2728 C, 2728 K & 2728 N
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF BRISTOL COUNTY, MASSACHUSETTS, MAP NUMBER 250050394H, MAP REVISED JULY 6, 2021.
THE SITE IS NOT LOCATED IN A PRIORITY HABITAT AND ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST, 2021.
6. THE WETLAND LINE SHOWN IS DERIVED FROM AN ORDER OF CONDITIONS THAT WAS ISSUED ON SEPTEMBER 11, 2017 BY THE FAIRHAVEN CONSERVATION COMMISSION. DEP FILE NUMBER SE23-1246 RECORDED IN BRISTOL SOUTH COUNTY REGISTRY OF DEEDS BOOK 12318 PAGE 186. THE ORDER OF CONDITIONS WAS EXTENDED ON AUGUST 24, 2020 WITH THE EXTENSION RECORDED IN BRISTOL SOUTH COUNTY REGISTRY OF DEEDS BOOK 13360 PAGE 305.
7. THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
8. THE SITE IS NOT LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
9. THE SITE IS NOT IN A ZONE A TO A SURFACE WATER SUPPLY AREA.
10. THE SITE IS NOT LOCATED IN AN OUTSTANDING RESOURCE WATER AREA (ORW).

CONSTRUCTION NOTES:

1. A NPDES PERMIT MUST BE OBTAINED FOR THIS PROJECT PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN. IT IS THE CONTRACTORS' RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) PRIOR TO THE COMMENCEMENT OF WORK AND ALL UNDERGROUND UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS.
5. SITE IS TO BE SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
6. ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
7. PROPOSED UTILITIES AND CONSTRUCTION METHODS UNDER AREAS SUBJECT TO TRAFFIC LOADING SHALL BE INSTALLED TO WITHSTAND H-20 LOADING TRAFFIC STANDARDS. CONTRACTOR SHALL VERIFY THAT ALL STRUCTURES COMPLY TO THIS STANDARD.
8. WHERE ALL CONCRETE STRUCTURES INTERCEPT THE SEASONAL HIGH GROUNDWATER TABLE, THE CONTRACTOR SHALL SEAL THE ENTIRE STRUCTURE WITH WATERPROOF SEALER.
9. IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
10. ALL WORK SHALL CONFORM TO THE TOWN OF FAIRHAVEN RULES AND REGULATIONS AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND BRIDGES, MOST CURRENT VERSION OF PLAN SET.

SITE PLAN

MAP 30A LOTS 87 & 87A

BRIDGE STREET

FAIRHAVEN, MASSACHUSETTS

ZONING SUMMARY AND COMPLIANCE TABLE (BUSINESS DISTRICT)		
CRITERIA	REQUIRED	PROPOSED
LOT AREA	15,000 S.F.	143,536± S.F.
FRONTAGE	100'	204.28'
FRONT BUILDING SETBACK	20'	26.3'
SIDE BUILDING SETBACK	10'	14.8'
REAR BUILDING SETBACK	10'	53.3'
BUILDING HEIGHT	40'	<40'
MAX. LOT COVERAGE	70%	36.5% (25,008 S.F.)
MAX. BLDG. COVERAGE	25%	4.1% (5,850 S.F.)

SCHEDULE OF DRAWINGS		
SHEET ID	PLAN TITLE	LATEST REVISION DATE
C	COVER SHEET	7/24/2023
X	EXISTING CONDITIONS PLAN	7/24/2023
L	LAYOUT PLAN	7/24/2023
G	GRADING AND DRAINAGE PLAN	7/24/2023
E	EROSION CONTROL PLAN	7/24/2023
E2	EROSION CONTROL PLAN	7/24/2023
D	SITE DETAILS	7/24/2023
D2	SITE DETAILS	7/24/2023



EXISTING	DESCRIPTION	PROPOSED
	BUILDING	
	CONTOUR	100
	SPOT GRADE	100X0
	DRAINAGE BOUNDARY	
	TIME OF CONCENTRATION	
	SILTY FENCE/SILTY SOCK	
	HAYBALE LINE	
	CHAINLINK FENCE	
	STOCKADE FENCE	
	WIRE FENCE	X
	GUARDRAIL	
	RAILROAD TRACKS	
	SIGN	
	MAILBOX	
	TEST PIT	
	UNKNOWN MANHOLE	
	DRAINAGE PIPE	D
	ROOF DRAIN PIPE	RD
	CATCH BASIN	
	DOUBLE GRATE CATCH BASIN	
	CURB INLET	
	DRAIN MANHOLE	
	FLARED END	
	GAS MAIN	C
	GAS SERVICE	GS
	GAS MANHOLE	
	GAS GATE/VALVE	
	GAS METER	
	CABLE	
	ELEC/TELE/CABLE	ETC
	OVERHEAD WIRES	OHW
	UNDERGROUND ELECTRIC	UE
	UNDERGROUND TELEPHONE	UT
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	HANDHOLE	
	ELECTRIC METER	
	TRANSFORMER	
	UTILITY POLE	
	GUY POLE	
	GUY WIRE	
	LIGHT POLE	
	FLOOD LIGHT	
	TRAFFIC SIGNAL	
	GRAVITY SEWER MAIN	S
	FORCE SEWER MAIN	FSM
	SEWER SERVICE	SS
	SEWER MANHOLE	
	SEWER VALVE	
	FIRE SUPPRESSION SERVICE	FS
	WATER MAIN	W
	WATER SERVICE	WS
	HYDRANT	
	WATER GATE/VALVE	
	WATER SHUTOFF	
	WELL	
	WATER MANHOLE	
	MONITORING WELL	
	TREELINE	
	STONEWALL	
	WETLAND LINE	
	TOP OF BANK	
	FLOOD ZONE	
	EDGE OF WATER	
	ZONE A BOUNDARY	
	NATURAL HERITAGE BOUNDARY	
	WRPD BOUNDARY	
	25' BUFFER	
	50' BUFFER	
	75' BUFFER	
	100' BUFFER	
	150' BUFFER	
	100' RIPARIAN ZONE	
	200' RIPARIAN ZONE	
	WETLAND FLAG	
	BENCHMARK	
	CONTROL POINT	
	MAG NAIL	
	DRILLHOLE	
	CONCRETE BOUND	
	STONE BOUND	
	IRON PIPE	
	REBAR	

SURVEY COMPANY OF RECORD:



William Joseph McGovern July 24, 2023
PROFESSIONAL LAND SURVEYOR, PLS DATE

LOCUS PLAN

SCALE: 1"=500'

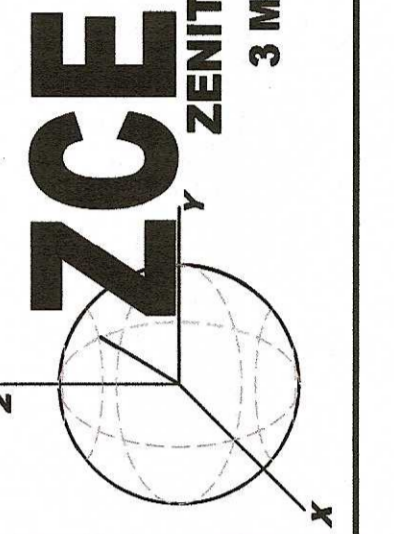
OWNER
240B LLC
275 MARTINE STREET
FALL RIVER, MA 02724

APPLICANT
CARRICORP INDUSTRIES, LTD.
275 MARTINE STREET, SUITE 110
FALL RIVER, MA 02724

JULY 24, 2023



ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208



REV.	DATE	DESCRIPTION	BY	APP.

PLAN TITLE
COVER SHEET

PROJECT SITE: MAP 30A - LOT 87 & 87A BRIDGE ST., FAIRHAVEN, MASSACHUSETTS

CLIENT INFO: CARRICORP INDUSTRIES, LTD., 275 MARTINE STREET, SUITE 110 FALL RIVER, MA 02724

DRAWN BY: RLG
DESIGNED BY: RLG
CHECKED BY: RNF
APPROVED BY: JLB

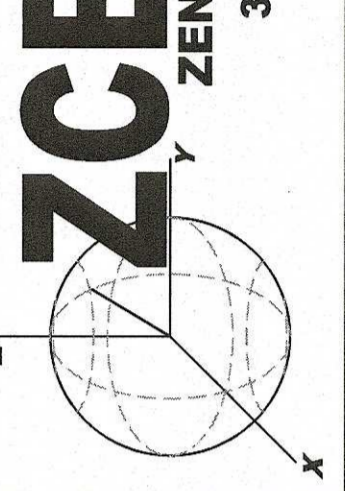
DATE: 7/24/2023
PROJECT NUMBER: 1057-01-01
DRAWING SCALE: 1" = 500'
SHEET ID: C

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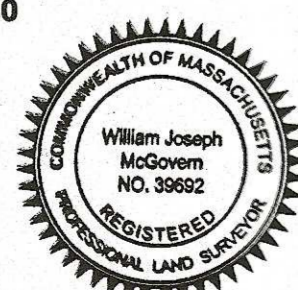
REV.	DATE	DESCRIPTION	BY	APP.

DATE: 7/24/2023	PROJECT NUMBER: 1057-01-01	DRAWING SCALE: 1" = 30'	SHEET ID: X
DRAWN BY: RLG	DESIGNED BY: RLG	CHECKED BY: RME	APPROVED BY: JLB
SITE PLAN EXISTING CONDITIONS PLAN MAP 30A - LOT 87 & 87A BRIDGE ST. FAIRHAVEN, MASSACHUSETTS CARRICORP INDUSTRIES, LTD. 275 MARTINE STREET, SUITE 110 FALL RIVER, MA 02724			

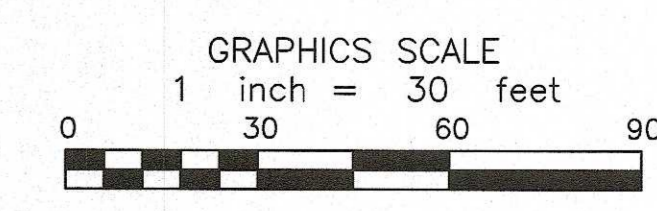
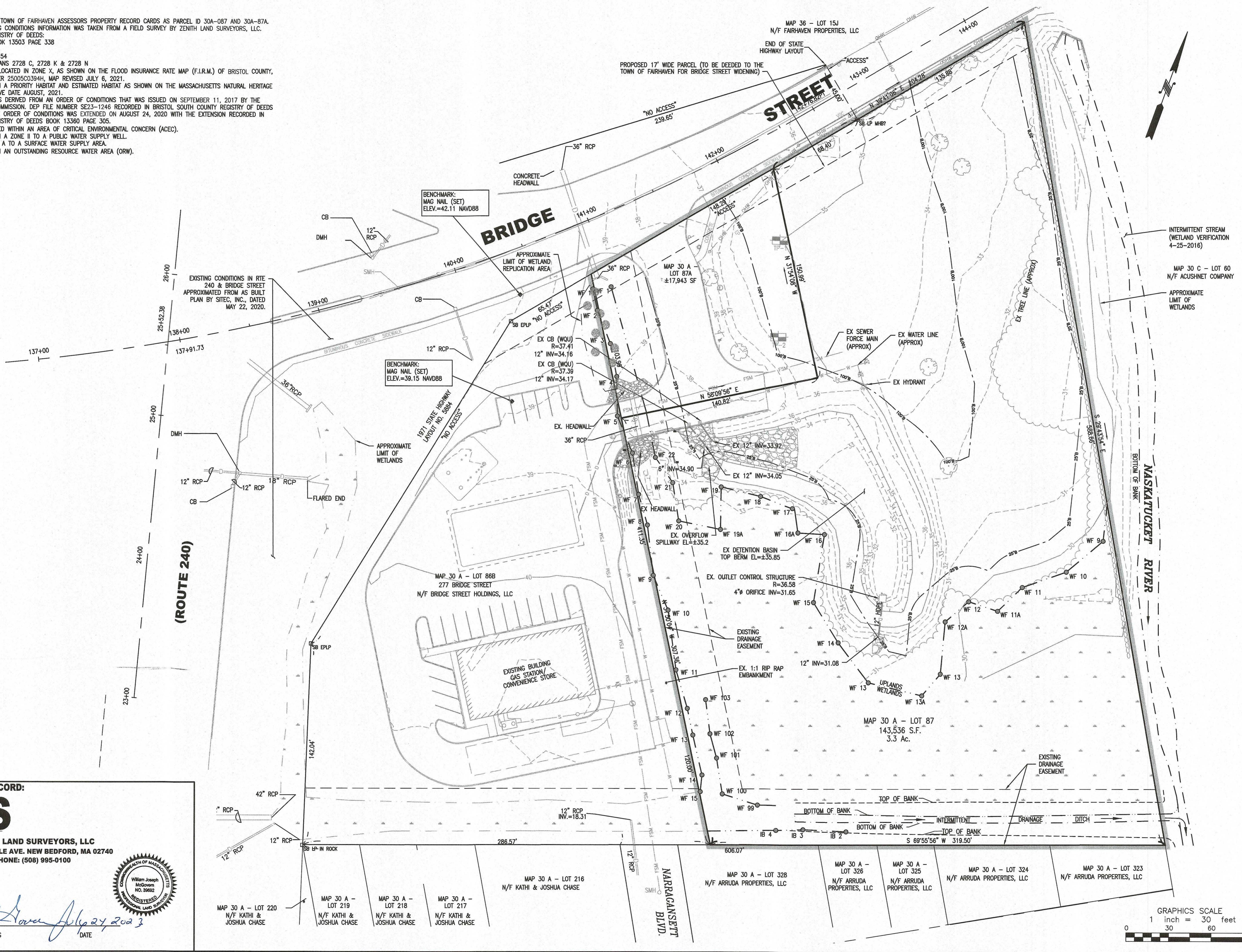
SURVEY COMPANY OF RECORD:



ZENITH LAND SURVEYORS, LLC
1162 ROCKDALE AVE. NEW BEDFORD, MA 02740
PHONE: (508) 995-0100

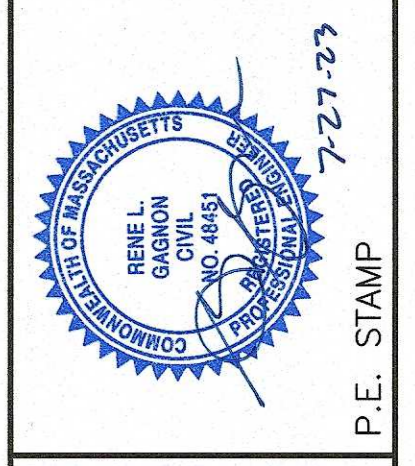
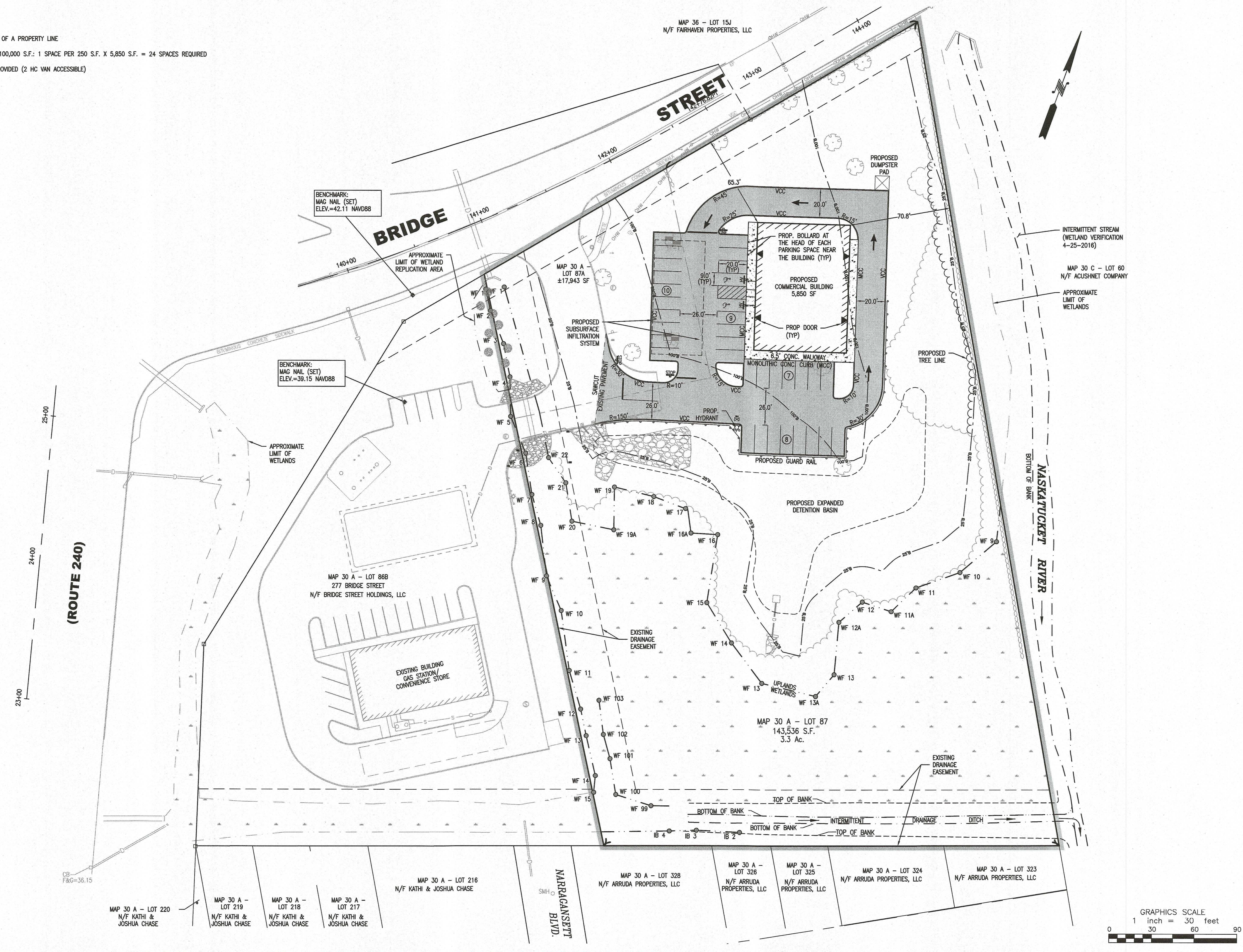


William Joseph McGovern
7/24/2023
PROFESSIONAL LAND SURVEYOR, PLS DATE



PARKING SUMMARY:

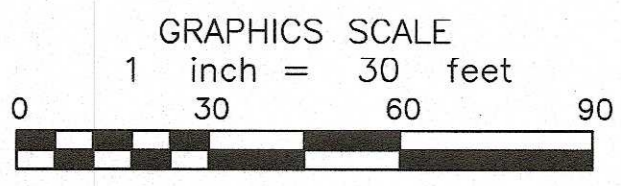
NO PARKING SPACE SHALL BE WITHIN 6' OF A PROPERTY LINE
 NUMBER OF SPACES REQUIRED:
 RETAIL/SHOPPING CENTER UNDER 100,000 S.F.: 1 SPACE PER 250 S.F. X 5,850 S.F. = 24 SPACES REQUIRED
 TOTAL SPACES PROVIDED: 34 SPACES PROVIDED (2 HC VAN ACCESSIBLE)



ZCE ZENITH CONSULTING ENGINEERS, LLC
 3 MAIN STREET LAKEVILLE, MA 02347
 PHONE: (508) 947-4208

REV.	DATE	DESCRIPTION	BY	APP.

SITE PLAN LAYOUT PLAN
MAP 30A - LOT 87 & 87A BRIDGE ST. FAIRHAVEN, MASSACHUSETTS
 CARRICORP INDUSTRIES, LTD.
 275 MARTINE STREET, SUITE 110
 FALL RIVER, MA 02724



(ROUTE 240)

NASKETUCKET RIVER
 BOTTOM OF BANK

MAP 30 A - LOT 220
 N/F KATHI & JOSHUA CHASE

MAP 30 A - LOT 219
 N/F KATHI & JOSHUA CHASE

MAP 30 A - LOT 218
 N/F KATHI & JOSHUA CHASE

MAP 30 A - LOT 217
 N/F KATHI & JOSHUA CHASE

MAP 30 A - LOT 216
 N/F KATHI & JOSHUA CHASE

NARRAGANSETT BLVD.

MAP 30 A - LOT 328
 N/F ARRUDA PROPERTIES, LLC

MAP 30 A - LOT 326
 N/F ARRUDA PROPERTIES, LLC

MAP 30 A - LOT 325
 N/F ARRUDA PROPERTIES, LLC

MAP 30 A - LOT 324
 N/F ARRUDA PROPERTIES, LLC

MAP 30 A - LOT 323
 N/F ARRUDA PROPERTIES, LLC

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