

SITE PLAN

STARBUCKS



ASSESSORS MAP 26 # LOT # 13G & 13H FAIRHAVEN, MASSACHUSETTS

REVISIONS		
1	8/16/23	PLANNING BOARD COMMENTS
2	8/31/23	PLANNING BOARD COMMENTS



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● SITEWORK
● LAND SURVEYING
● DEVELOPMENT

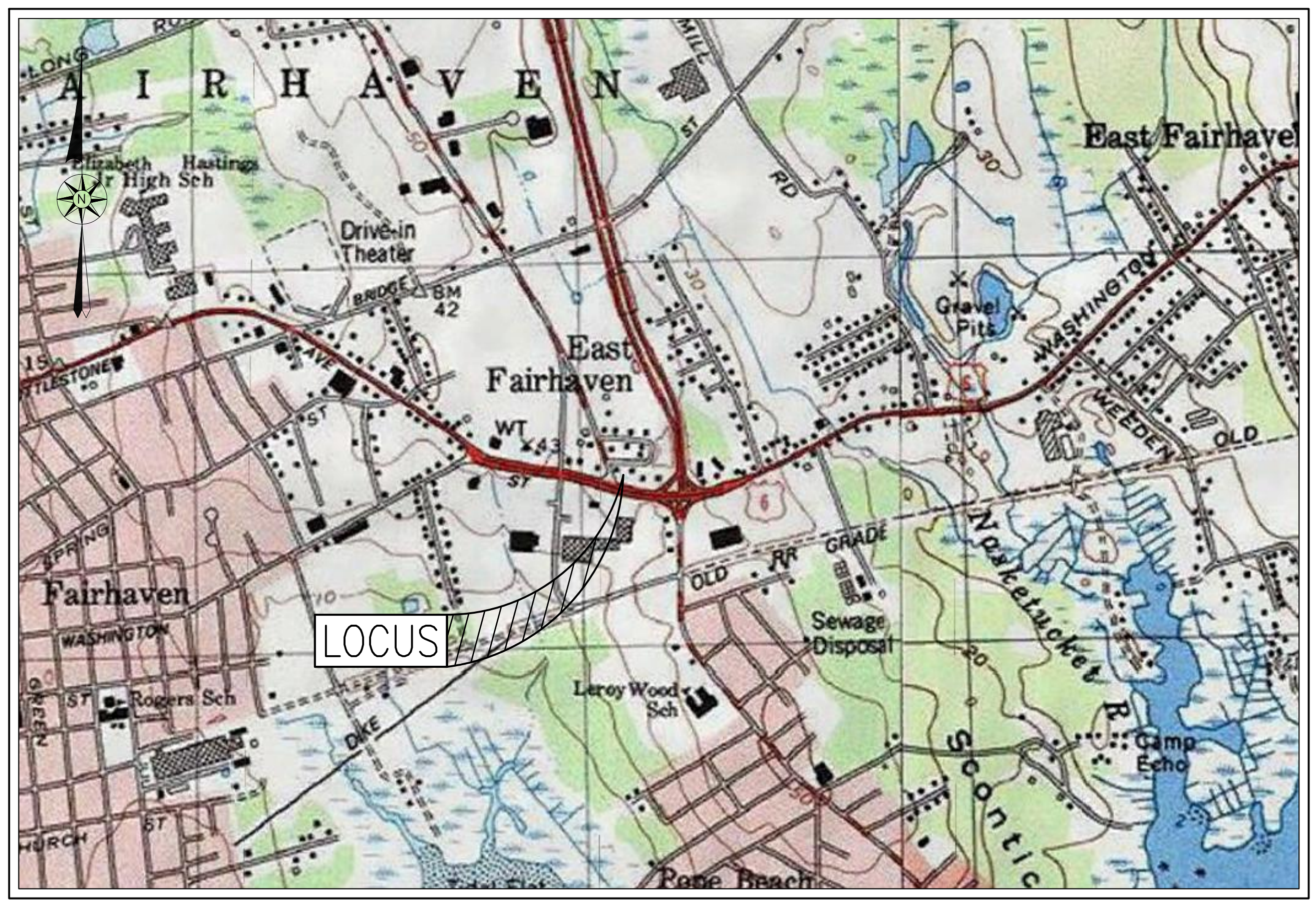
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SITE PLAN
 27 & 29 ALDEN ROAD
ASSESSORS MAP 26 LOT 13G & 13H
FAIRHAVEN, MASSACHUSETTS
 PREPARED: PANAGAKOS DEVELOPMENT
 FOR: 133 FAUNCE CORNER ROAD
 DARTMOUTH, MA 02747

JUNE 27, 2023
SCALE: AS NOTED
JOB NO. 23-083
LATEST REVISION:
AUGUST 31, 2023

COVER
SHEET 1 OF 9

— INDEX —	
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A101R	BUILDING FLOOR PLAN
A201-203	EXTERIOR ELEVATIONS



— ZONING DATA —			
DISTRICT: BUSINESS (B)			
DESCRIPTION	REQUIRED	EXISTING	PROVIDED
LOT AREA	15,000 S.F.	34,944 S.F.	34,944 S.F.
LOT FRONTAGE	100 FT	261.37 FT	261.37 FT
FRONT SETBACK	* FT	38.22 FT	54.0 FT
SIDE SETBACK	** FT	15.7 FT	42.2 FT
REAR SETBACK	** FT	16.3 FT	32.0 FT
BUILDING HEIGHT (MAXIMUM)	40 FT	18± FT	18± FT
BUILDING COVERAGE (MAXIMUM)	25 %	10.8 %	7.0 %
LOT COVERAGE (MAXIMUM)	70 %	9.1 %	72.0 %

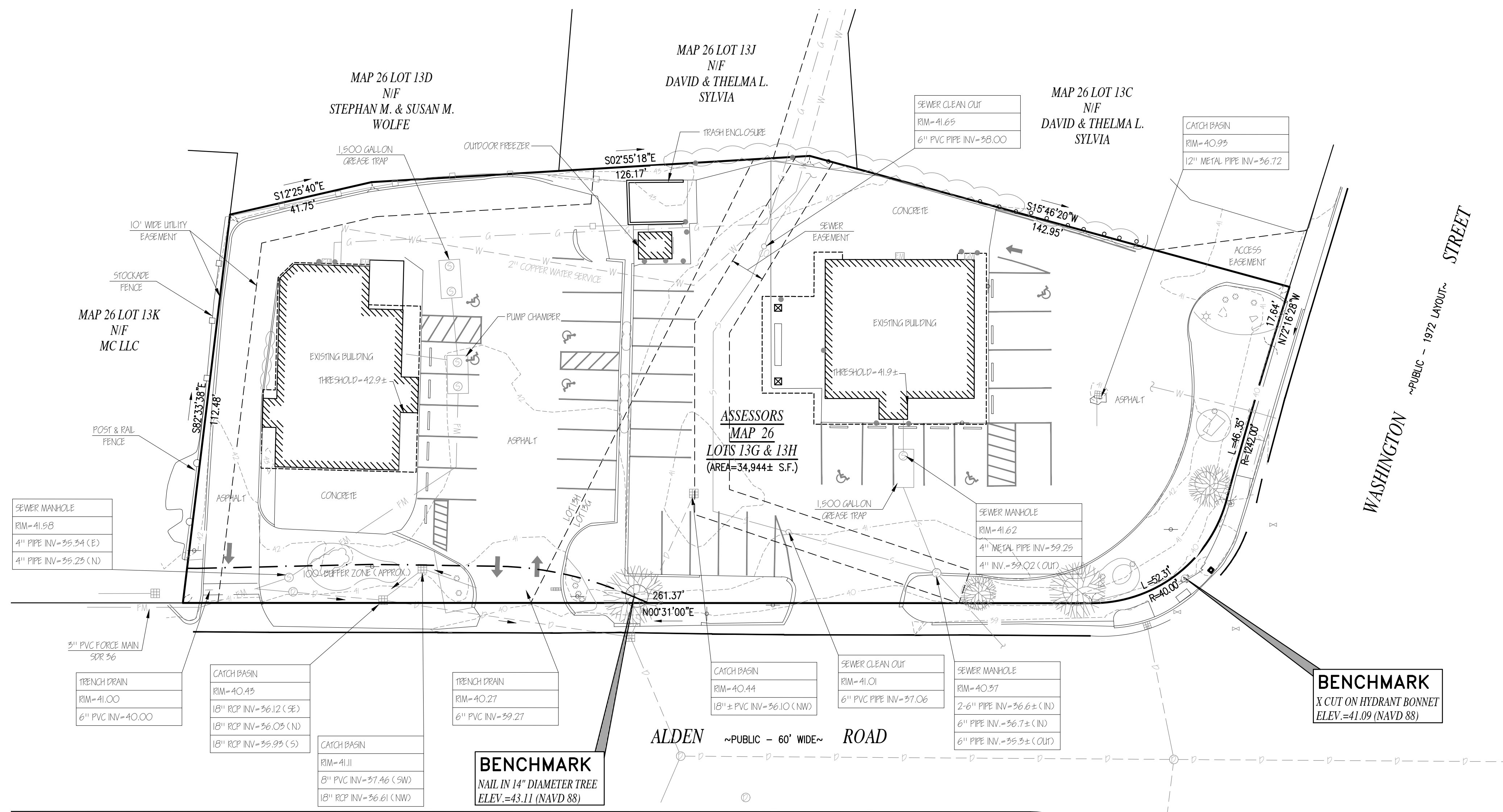
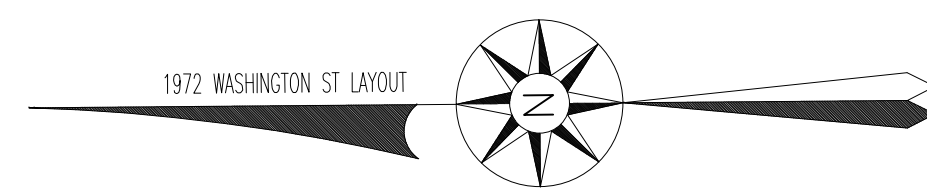
— PARKING REQUIREMENT —		
PRINCIPAL USE: RESTAURANT		
REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 2.5 FIXED SEATS; IF SEATS ARE NOT FIXED, ONE SPACE PER 2.5 OCCUPANTS	15 SPACES	21 SPACES

NOTES:
 * FRONT YARD REQUIREMENTS ESTABLISHED BY TOWN MEETING VOTES RECORDED ON PLATS ON FILE IN TOWN CLERK'S OFFICE. MINIMUM OF 20 FEET REQUIRED IF NONE SPECIFIED.
 ** WHEN ABUTTING A RESIDENCE DISTRICT, 10 FEET. NONE REQUIRED ELSEWHERE, PROVIDED THAT ACCESS TO THE REAR OF THE STRUCTURE AND SPACE FOR ANY REQUIRED OFF-STREET PARKING CAN BE GAINED BY OTHER MEANS.

— AREA MAP —
SCALE: 1"=1,000'±

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RECORD OWNER:
 ASSESSORS MAP 26 LOTS 13G & 13H
 MICHAEL W. PANAGAKOS
 133 FAUNCE CORNER ROAD
 DARTMOUTH, MA 02747
 DEED BOOK 1820 PAGE 917



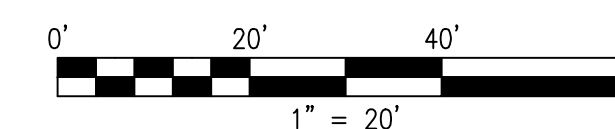
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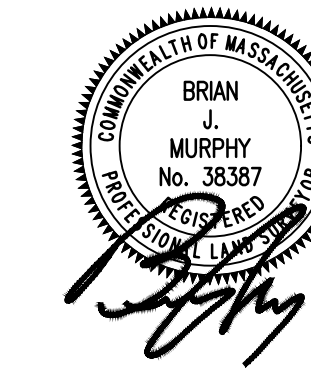
- APPROXIMATE LOCATIONS/ ELEVATIONS OF UNDERGROUND UTILITIES BASED ON OBSERVED EVIDENCE AND PLANS PROVIDED BY THE TOWN OF FAIRHAVEN DEPARTMENT OF PUBLIC WORKS. THESE LOCATIONS ARE NOT GUARANTEED TO BE EXACT OR COMPLETE.
- SURVEY LOCATIONS PERFORMED BY FARLAND CORP. IN APRIL 2023.
- SEE PAGE 7 FOR LEGEND.

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 133 FAUNCE CORNER ROAD
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 DEED BOOK 1820 PAGE 917
 PLAN BOOK 105 PAGE 37



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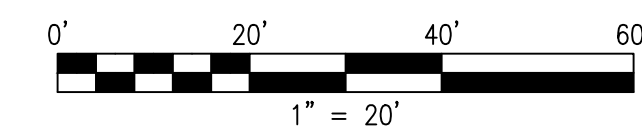
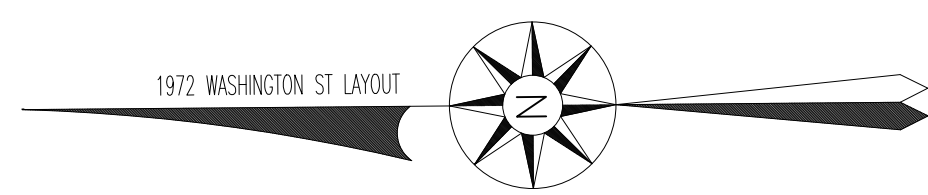
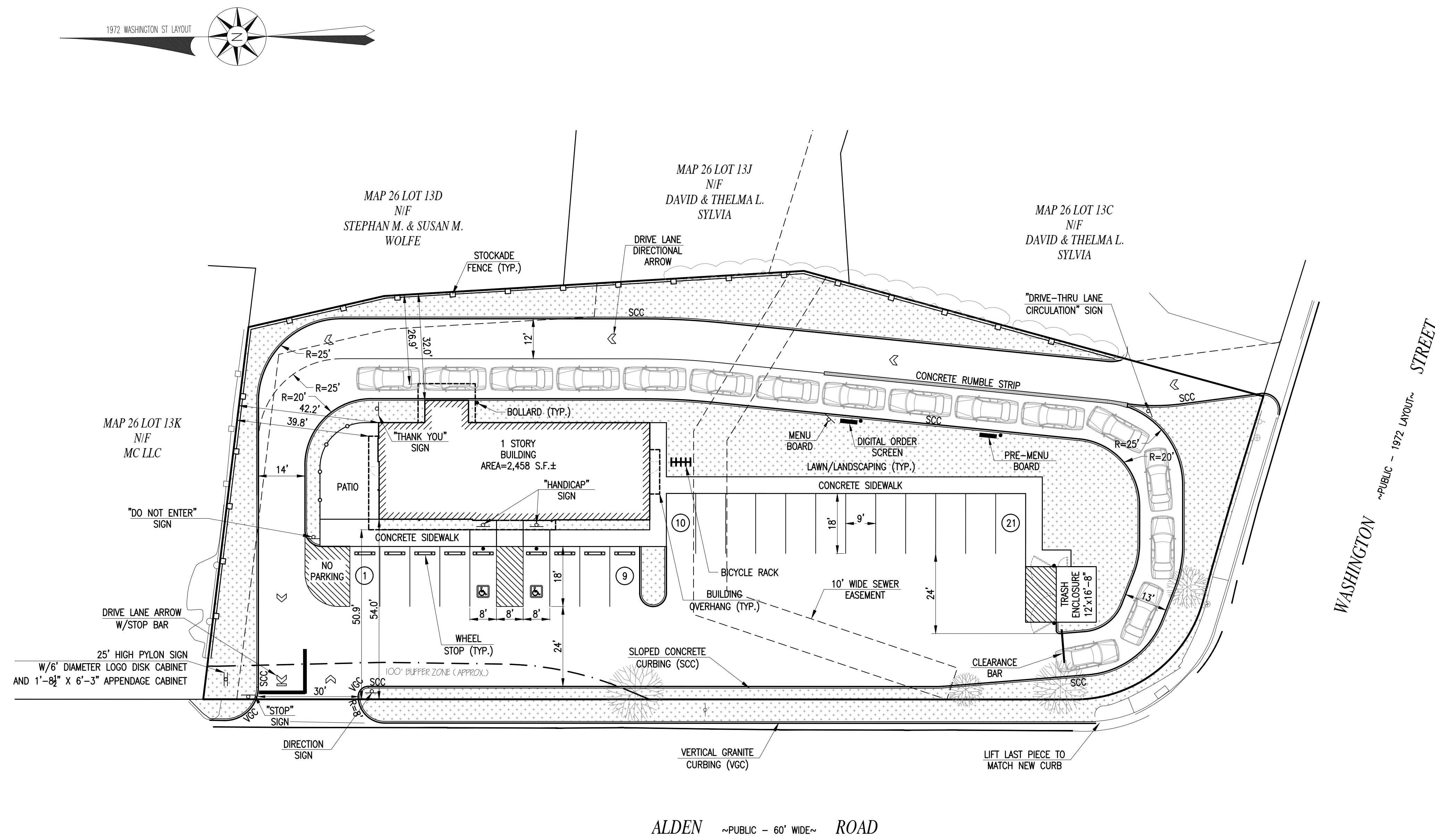
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EXISTING CONDITIONS
 SHEET 2 OF 9

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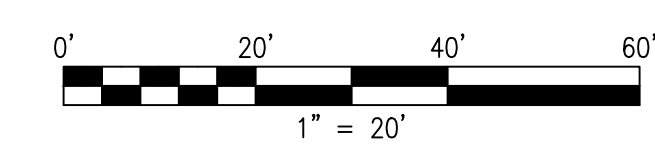
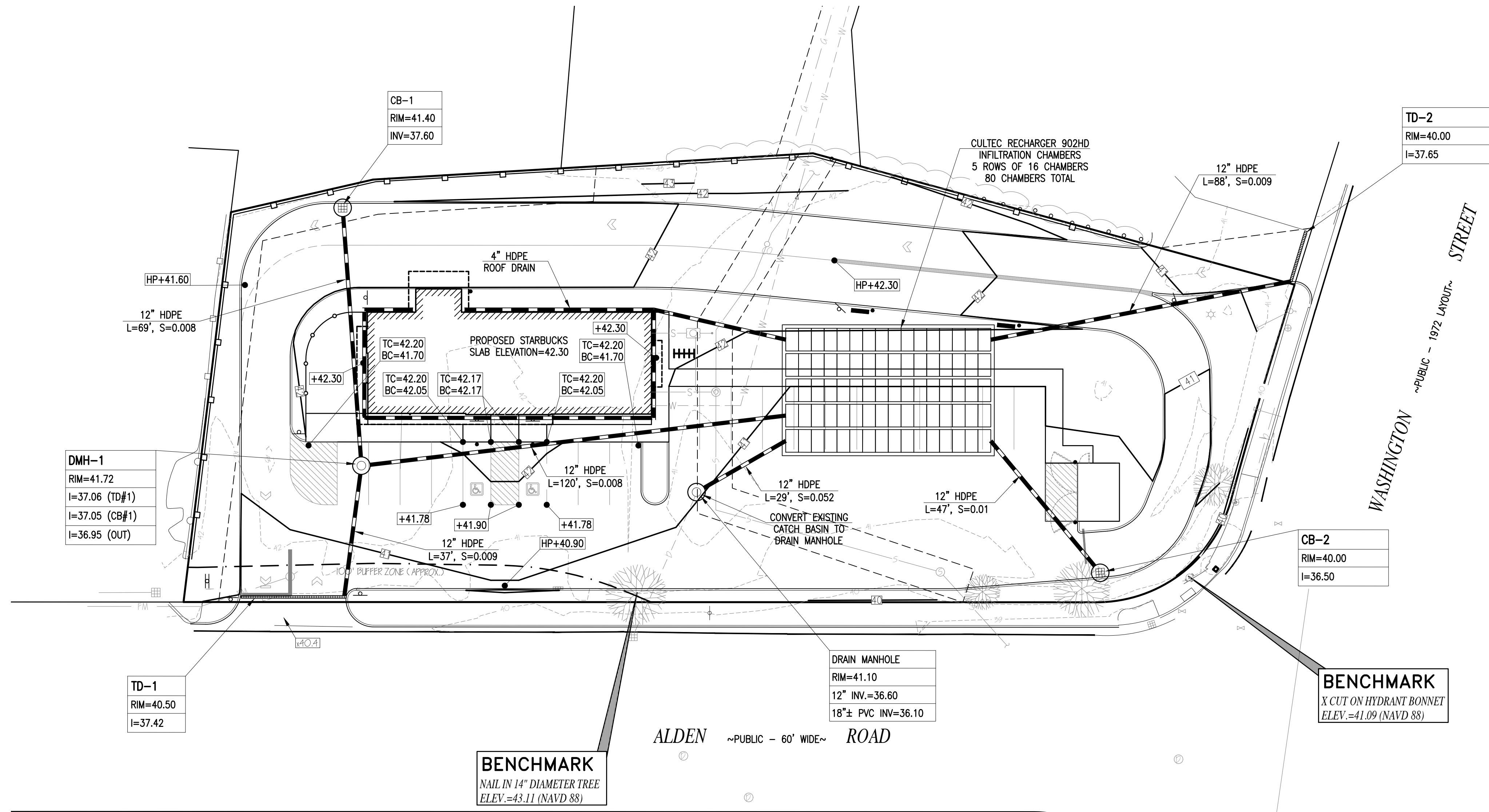
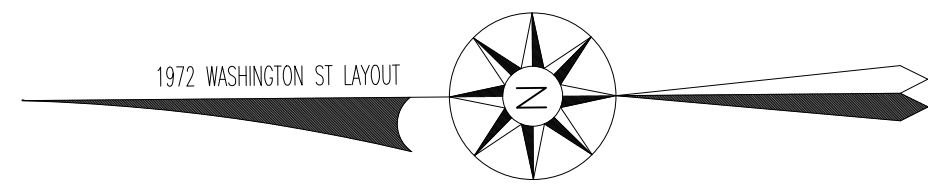
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LAYOUT
SHEET 3 OF 9

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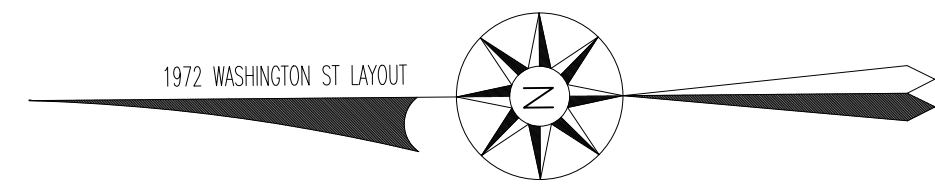
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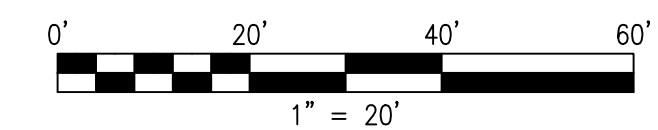
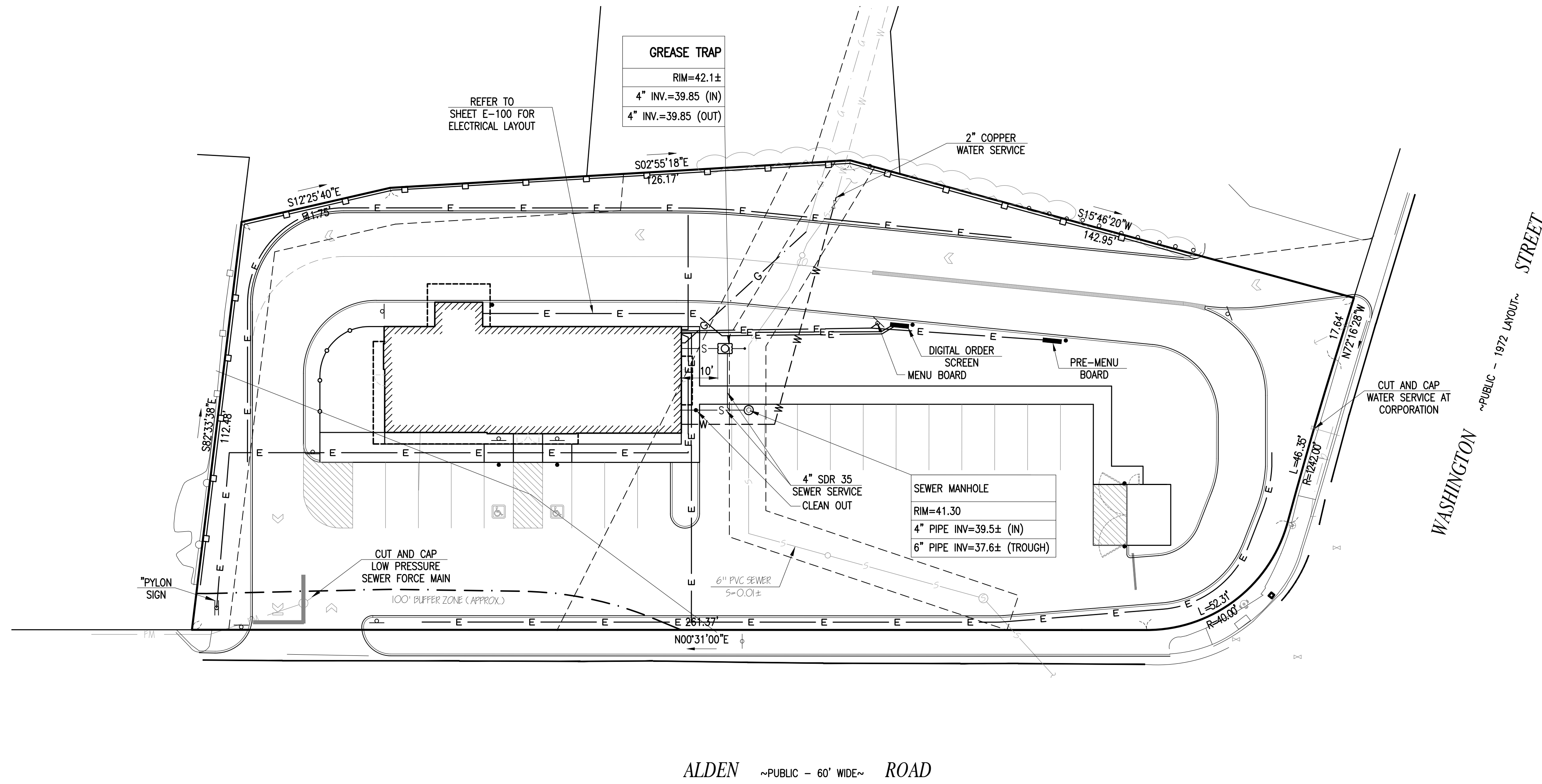
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GRADING & DRAINAGE
SHEET 4 OF 9

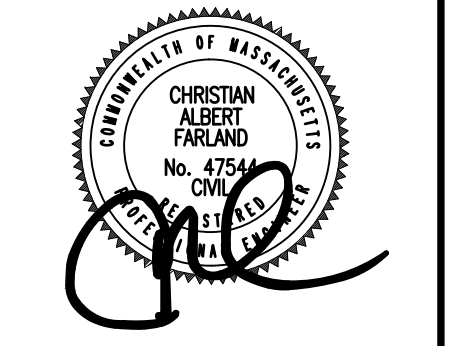
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NOTE:
UTILITIES TO BE ABANDONED SHALL BE CUT AND CAPPED PER FAIRHAVEN D.P.W. RECOMMENDATIONS.



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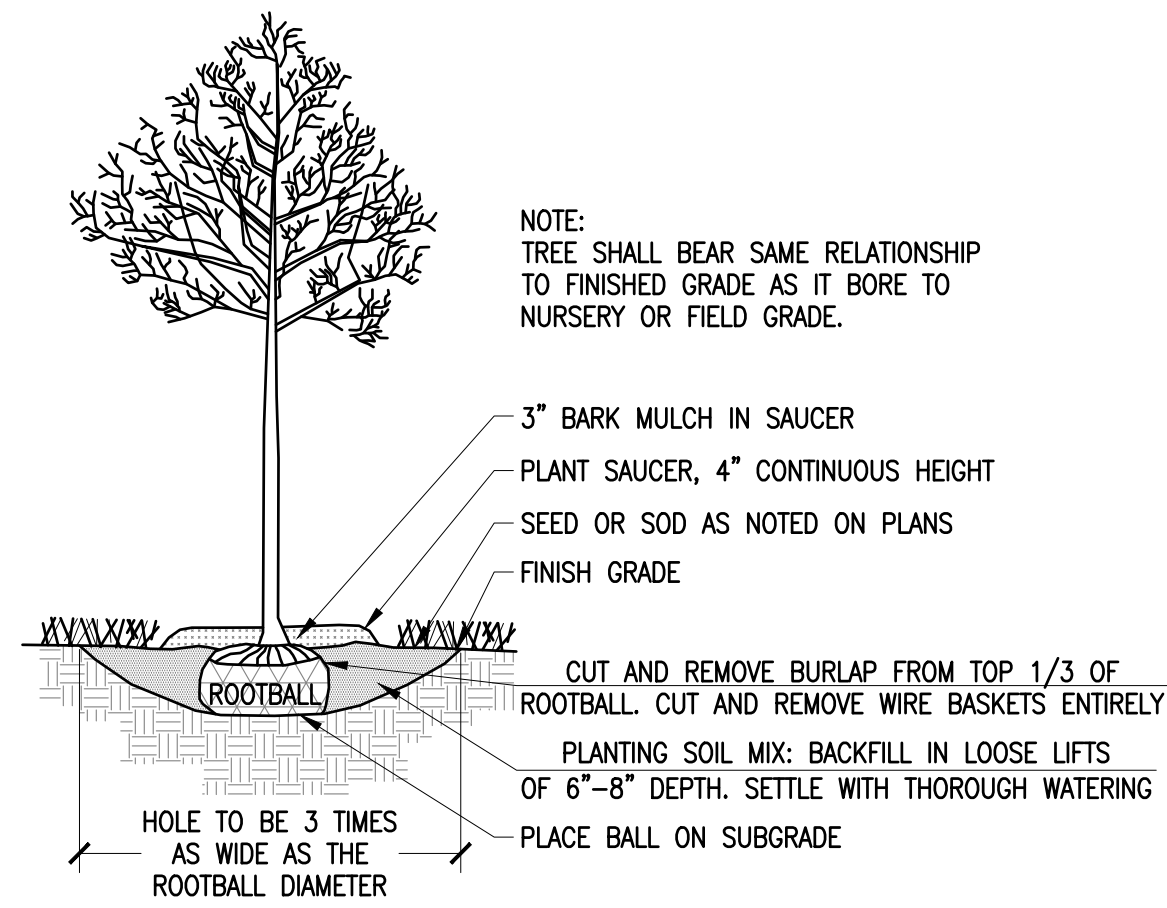
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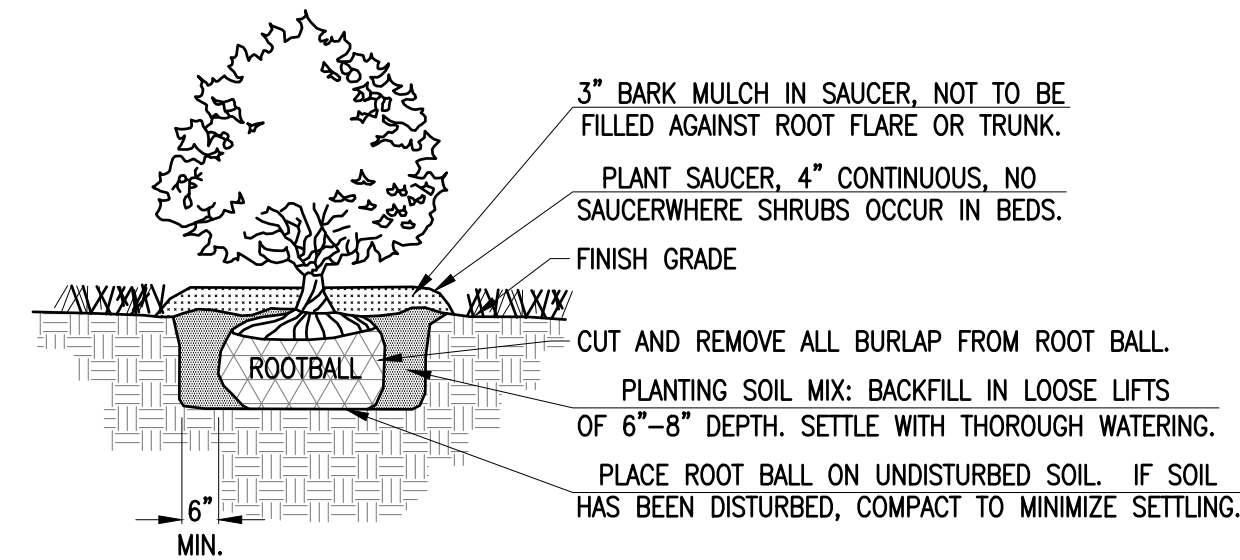
UTILITIES

SHEET 5 OF 9



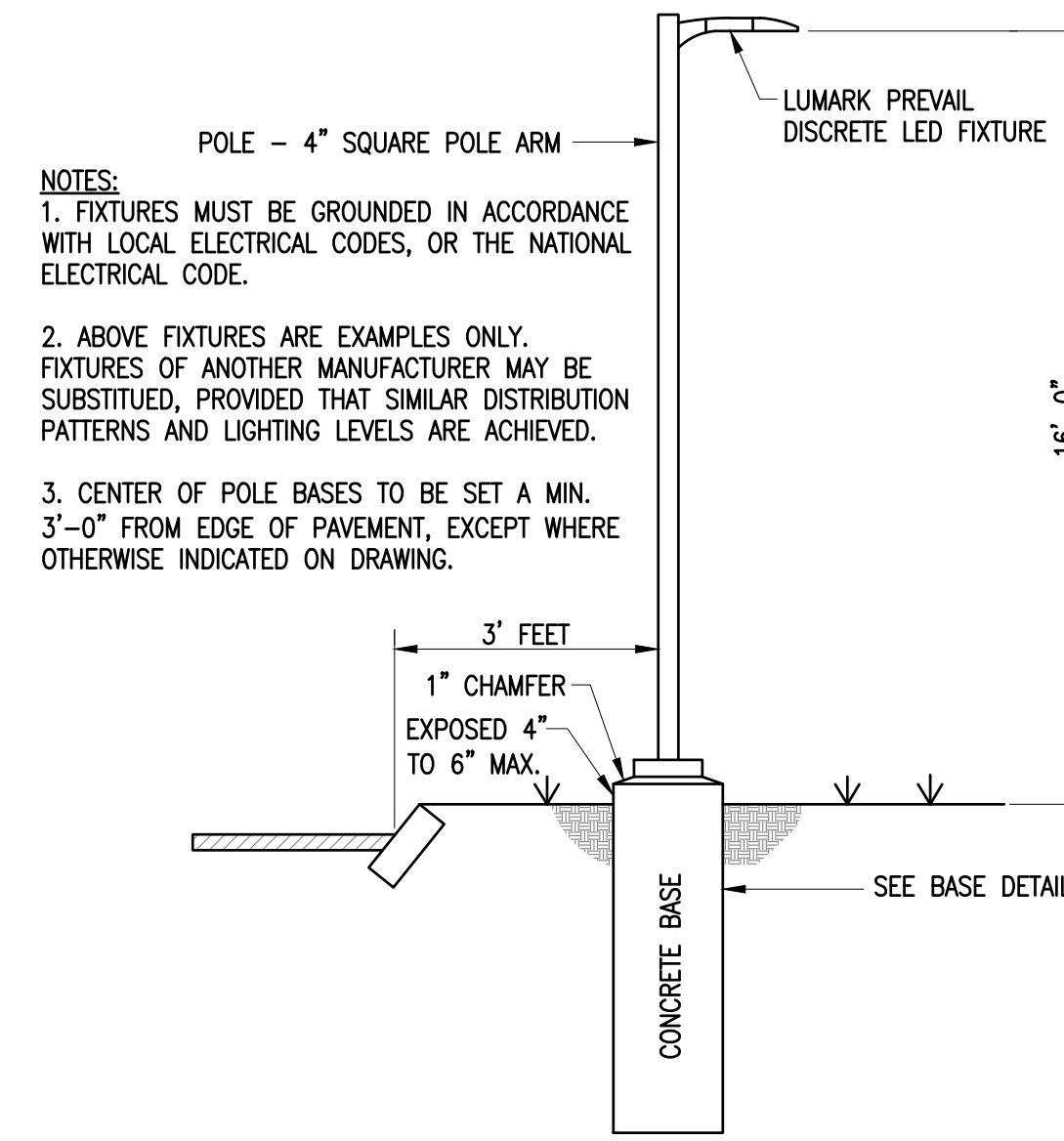
TREE PLANTING

NOT TO SCALE



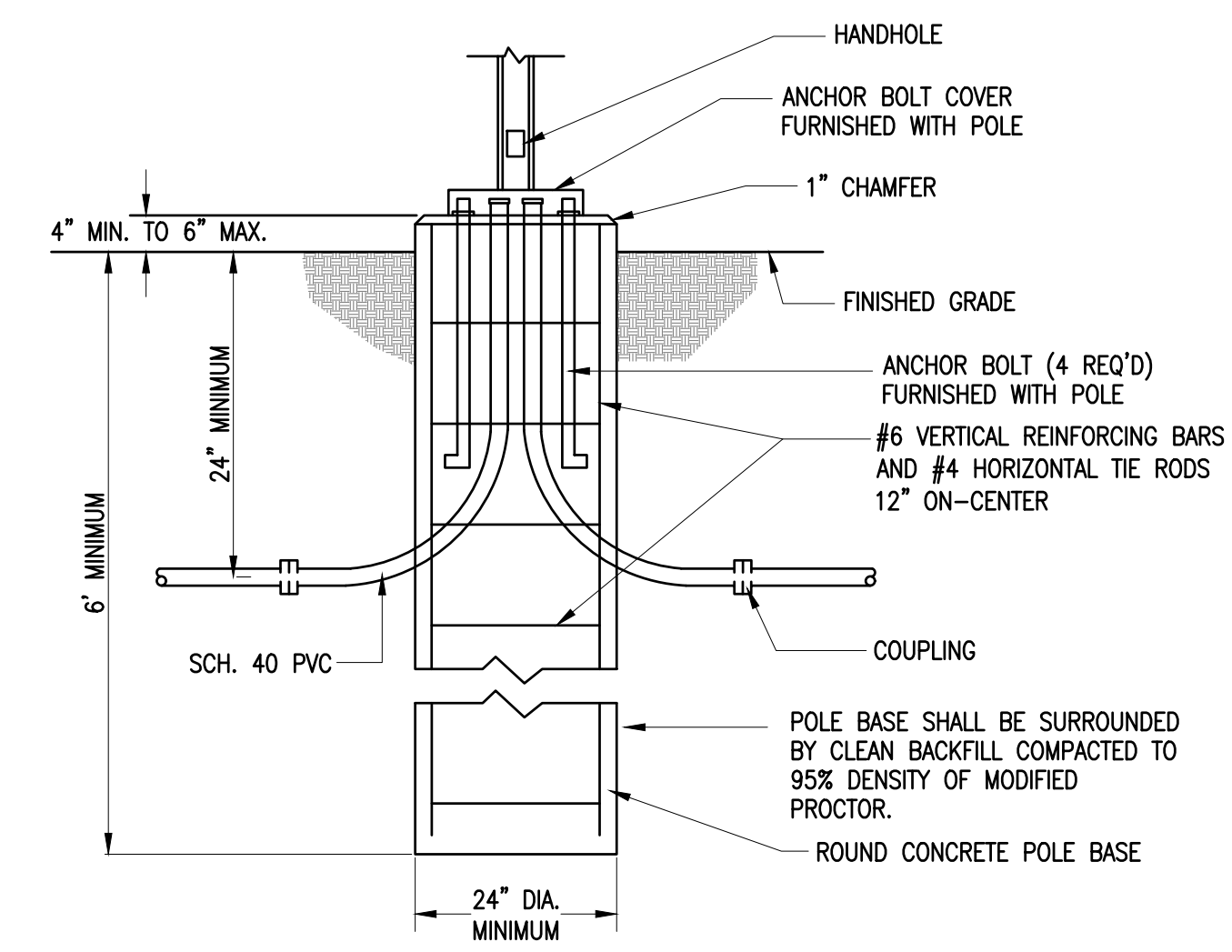
SHRUB PLANTING

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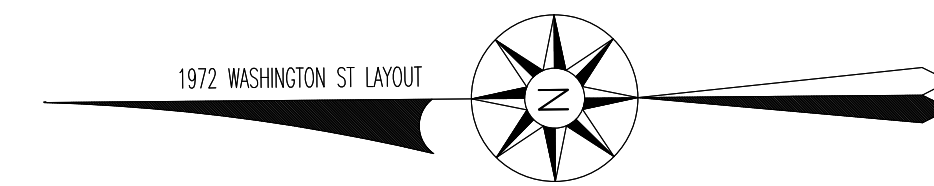
LIGHT POLE

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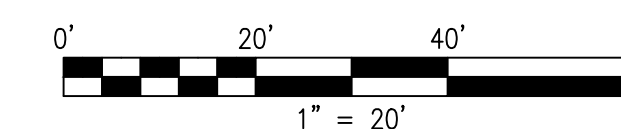
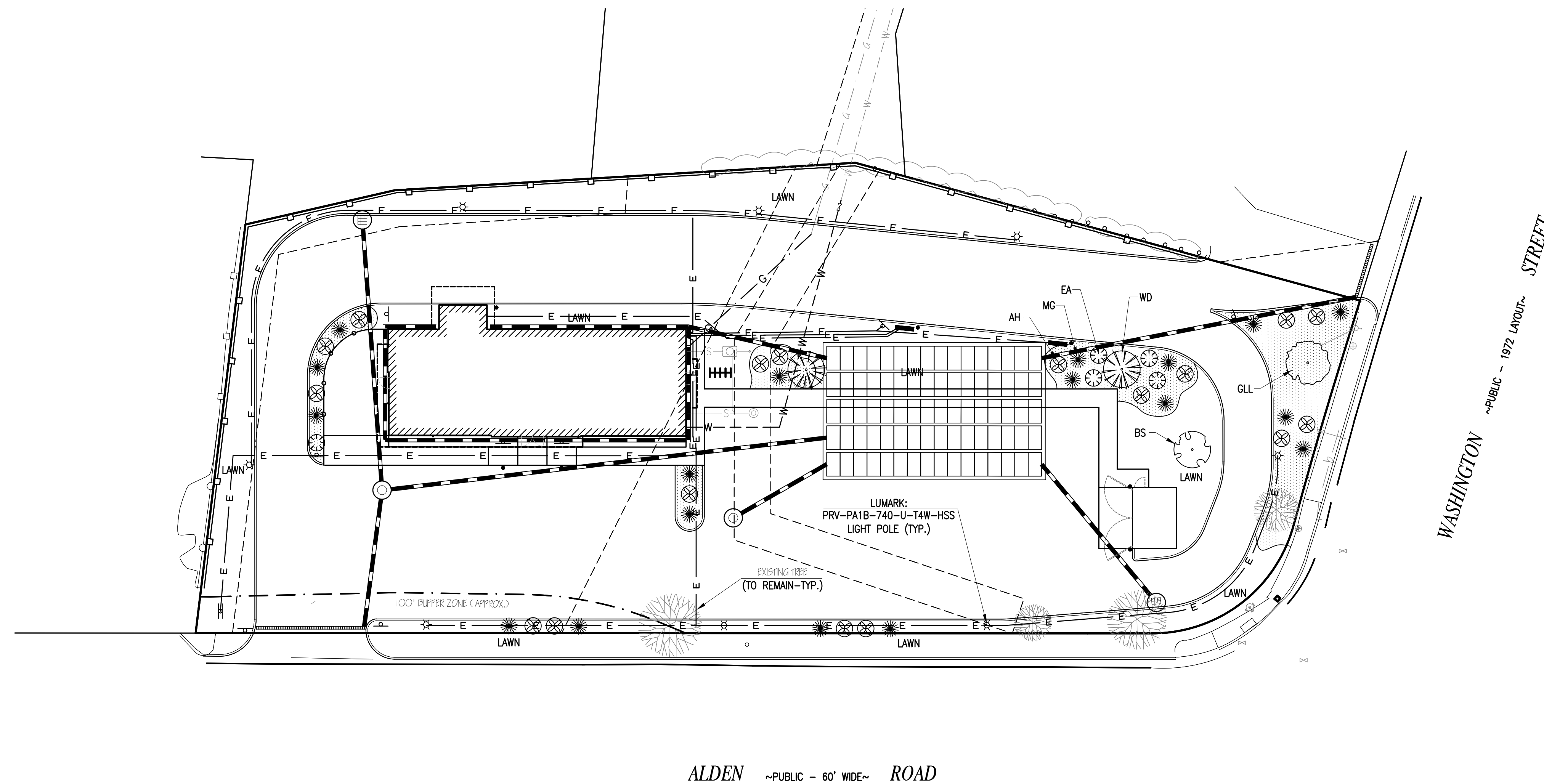
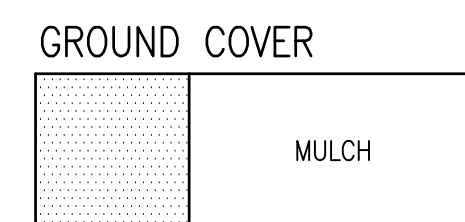


CONCRETE LIGHT POLE BASE

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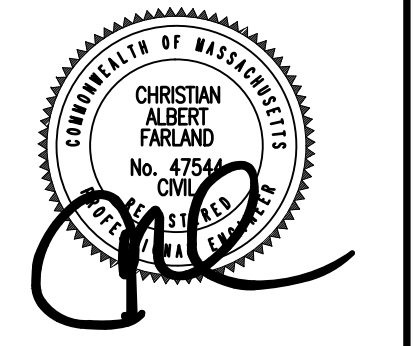


LANDSCAPE TABLE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
	<i>Picea pungens</i> 'COLORADO GREEN'	BLUE SPRUCE (BS)	5'-6'	1
	<i>Tilia cordata</i> 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN (GLL)	10'-12'	1
	<i>CORNUS KOUSA</i>	WHITE DOGWOOD (WD)	5'-6'	2
SHRUBS				
	<i>HYDRANGEA ABORESCENS</i>	ANNABELLE HYDRANGEA (AH)	5 GALLON	17
	<i>RHODODENDRON ROBLEZA</i>	ENCORE AZALEA (EA)	5 GALLON	5
GRASSES				
	<i>MISCANTHUS GRACILLIMUS</i>	MAIDEN GRASS (MG)		18



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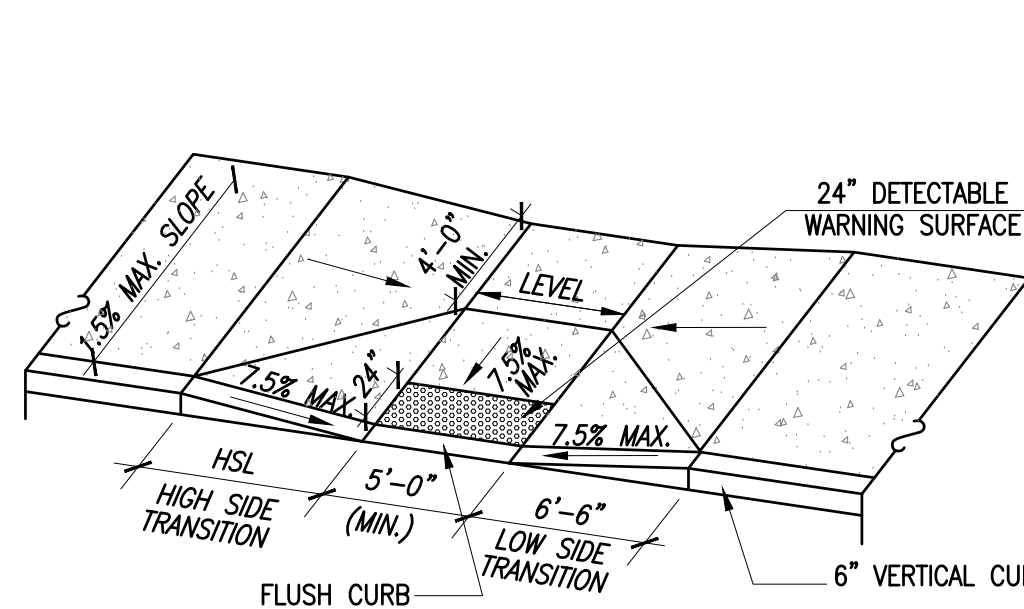
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LANDSCAPE & LIGHTING
SHEET 6 OF 9

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TRANSITION CURB LENGTH	
ROADWAY PROFILE GRADE %	HIGH SIDE TRANSITION LENGTH
0%	6'-6"
>0% TO 1%	7'-8"
>1% TO 2%	9'-0"
>2% TO 3%	11'-0"
>3% TO 4%	14'-0"
>4% TO 5%	15'-0" (MAX.)

NOTE: BASED ON DESIGN SLOPE OF 7.5% AND A 6" CURB REVEAL

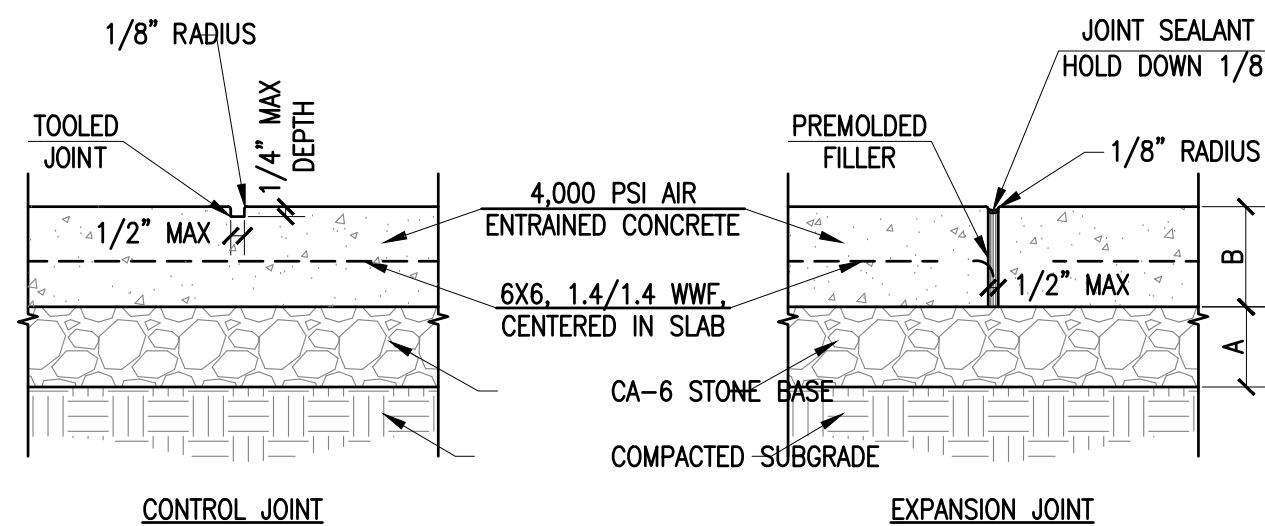
- NOTES:
- RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK, I.E. DEPTH OF SURFACE AND FOUNDATION.
 - DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH ADA MAAB REQUIREMENTS.
 - PROVIDE EXPANSION JOINTS AT TOPS OF RAMP AND AT BACK OF WALK AT INTERFACE OF CURB.
 - PROVIDE HEAVY BROOM FINISH ON RAMP AND SIDE SLOPES PERPENDICULAR TO FLOW OF TRAFFIC.
 - MINIMUM WALK DIMENSIONS ARE FROM BACK OF CURB.
 - TRANSITION CURB LENGTH AS REQUIRED TO MEET CODE.
 - FIXED OBJECTS (I.E. UTILITY POLES, HYDRANTS, ETC.) MUST NOT ENCROACH ON ANY PART OF A WHEELCHAIR RAMP, INCLUDING TRANSITION SLOPES.
 - AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP, EXCLUDING CURB TRANSITIONS, TO BE LOCATED OUTSIDE OF THE CROSSWALK.

ACCESSIBLE RAMP TYPE B

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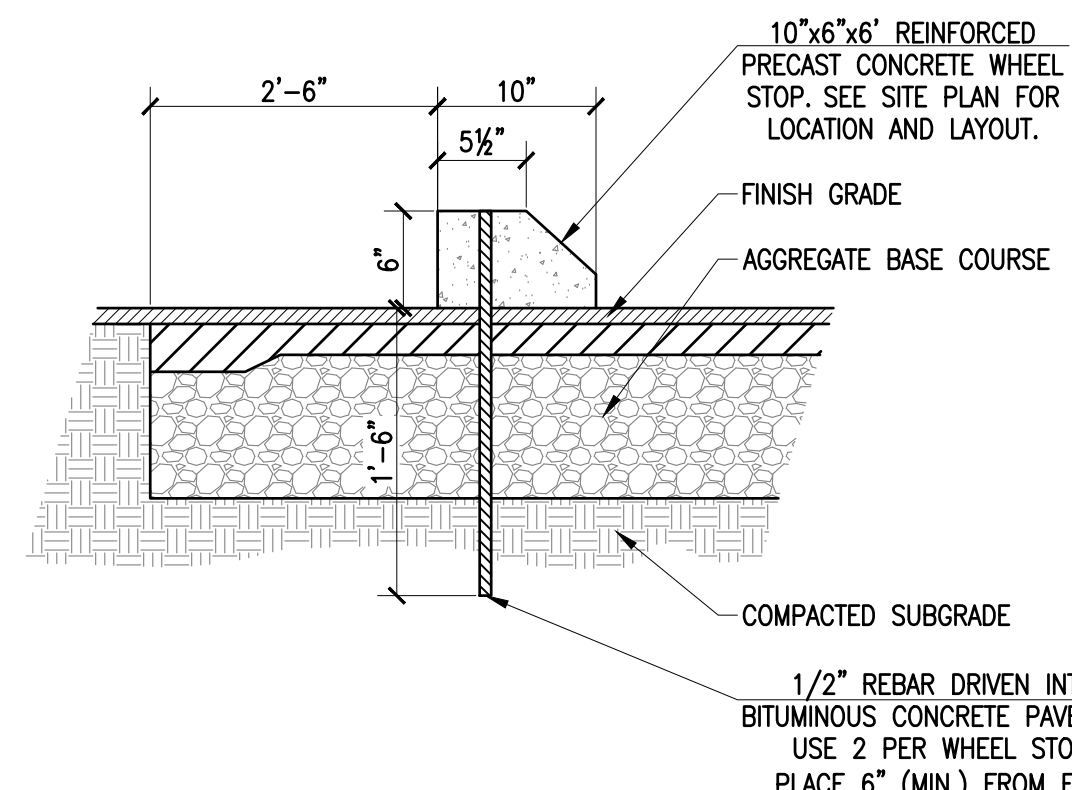


NOTE: UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. AND EXPANSION JOINTS TO BE 40'-0" O.C. MAX., OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.



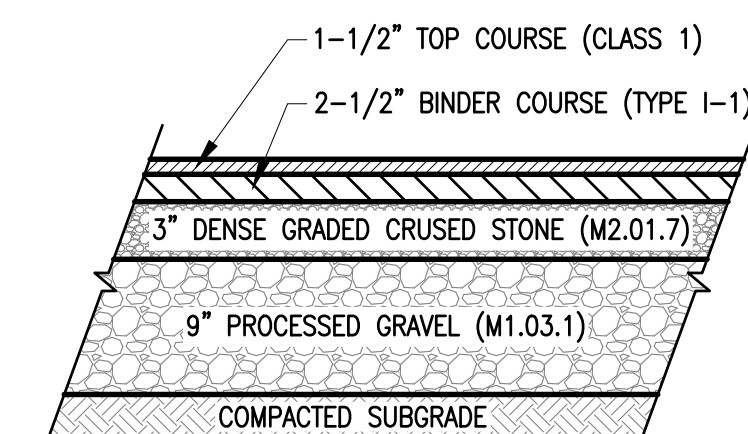
CONCRETE PAVEMENT SIDEWALK

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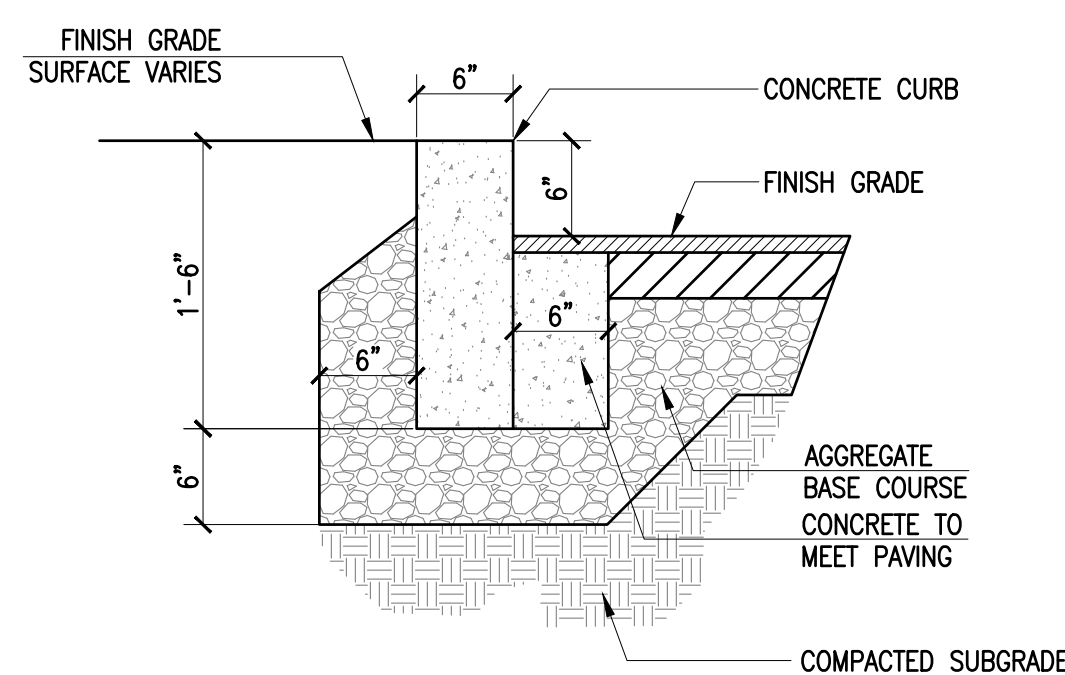
PRECAST CONCRETE WHEEL STOP

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BITUMINOUS CONCRETE PAVEMENT

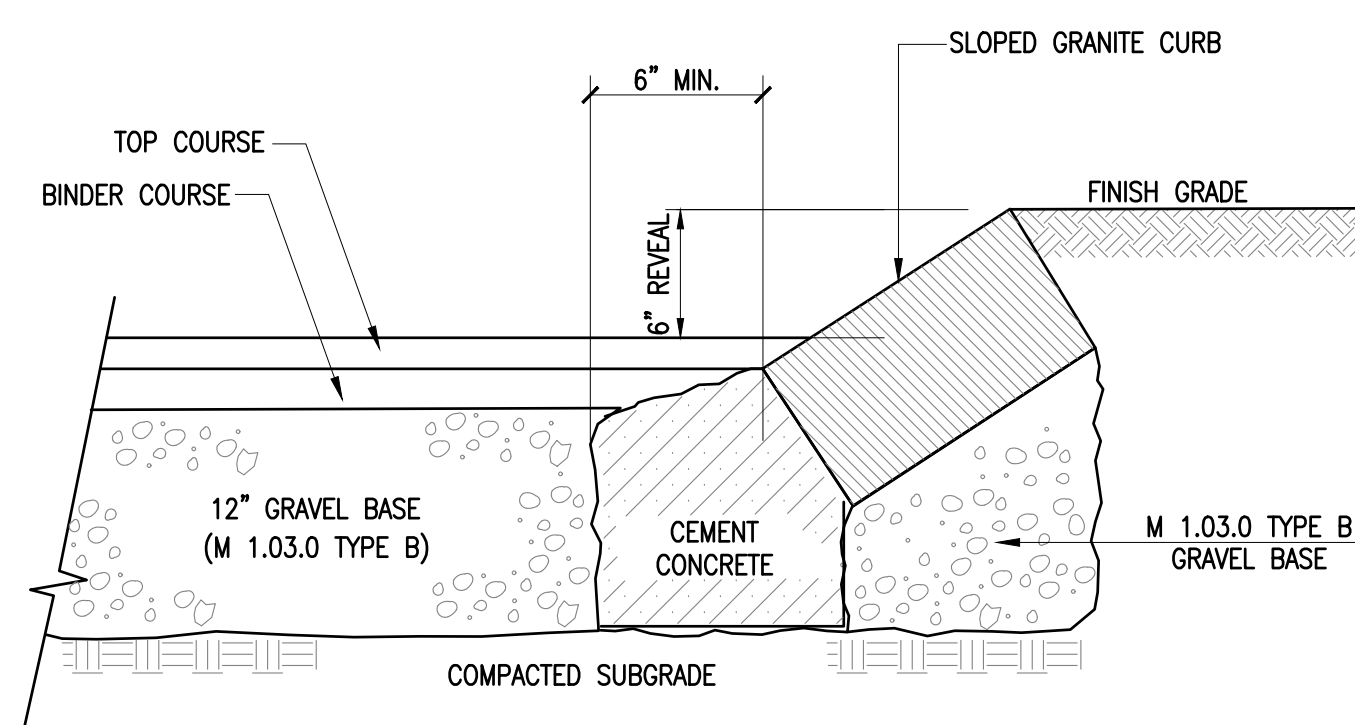
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NOTE: ADDITIONAL CONCRETE SHALL BE ADDED TO THE FRONT OF GRANITE CURBING AT ALL RADIUS AREAS.

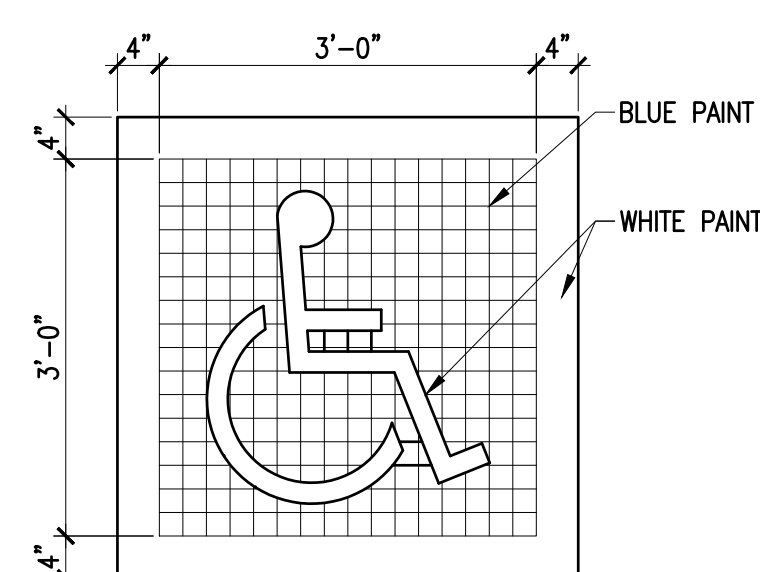
VERTICAL CONCRETE CURB

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SLOPED GRANITE CURB

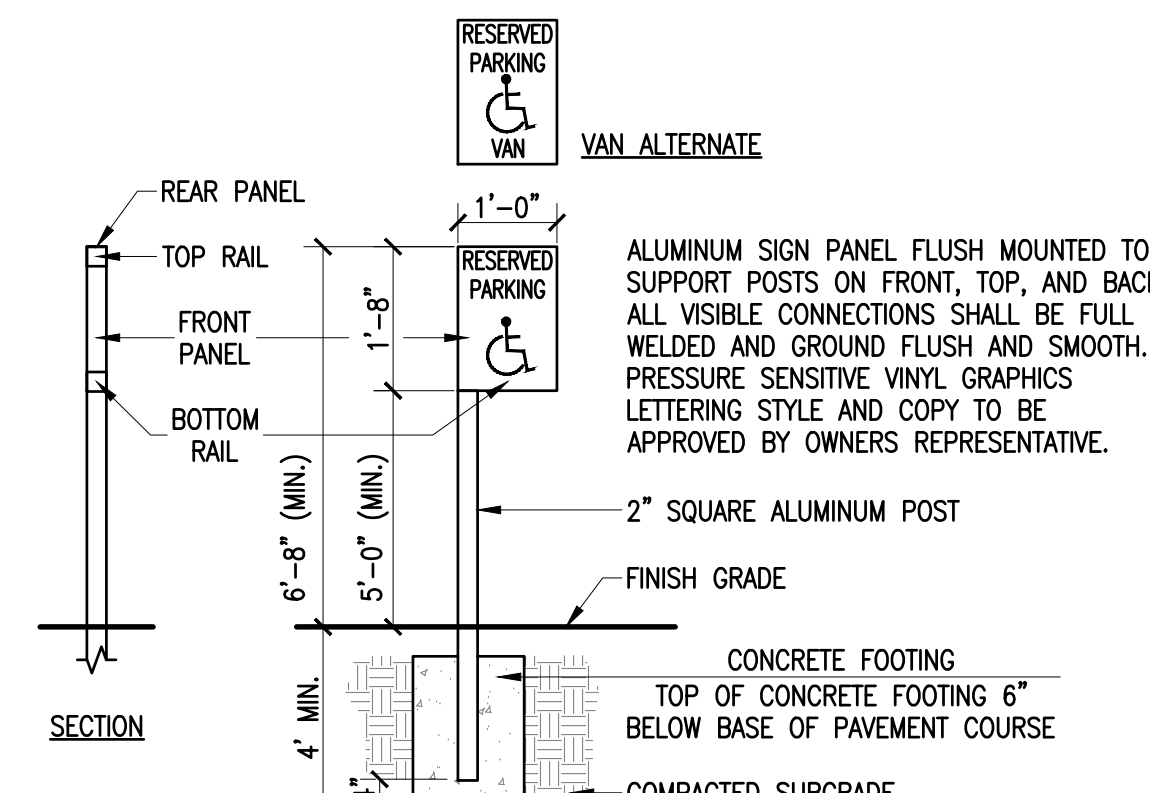
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DETAIL NOTE: GRID SQUARES ARE 2 1/4" RE: ANSI A117.1, FIG. 703.6.3.1

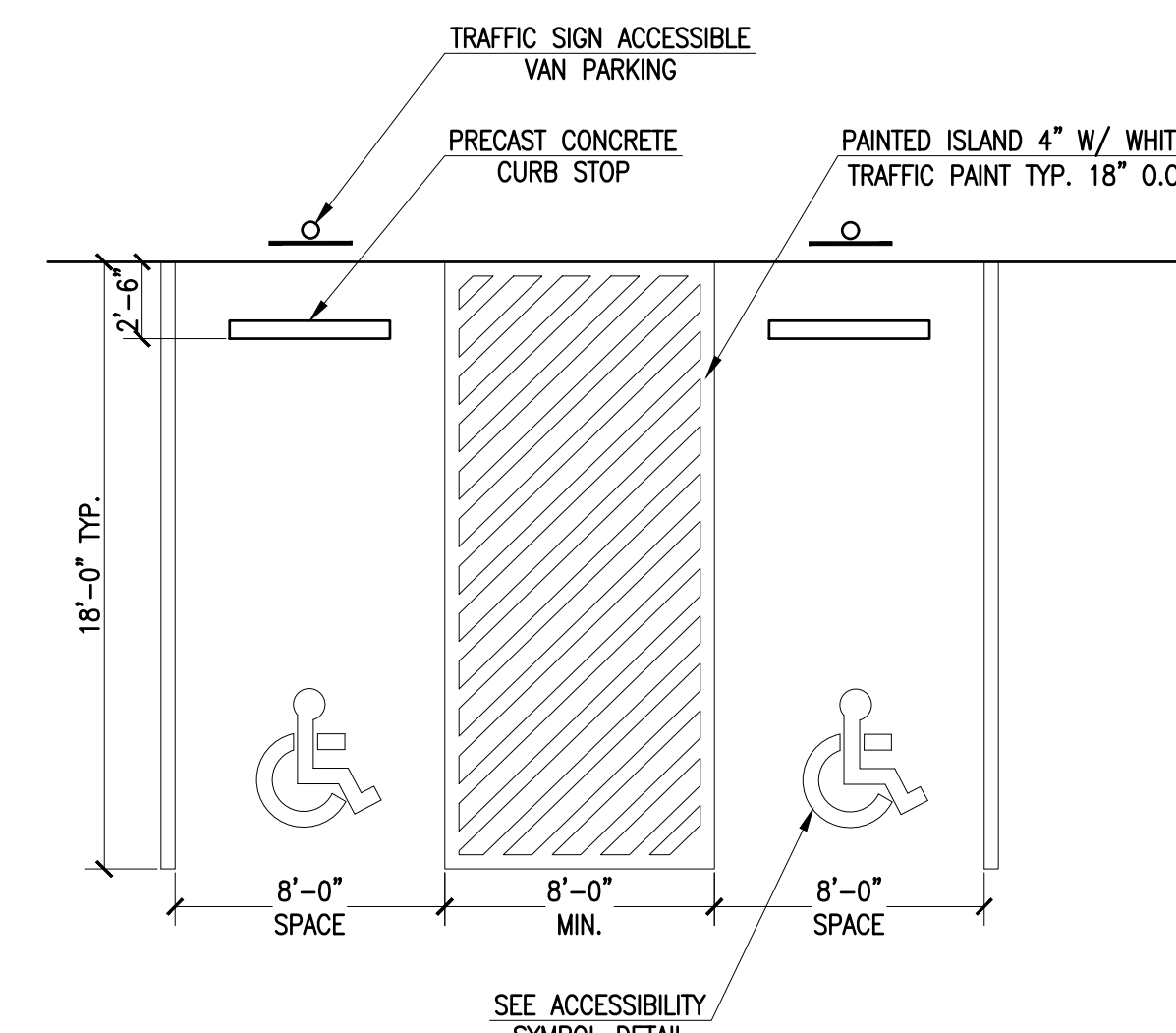
ACCESSIBLE PARKING SYMBOL

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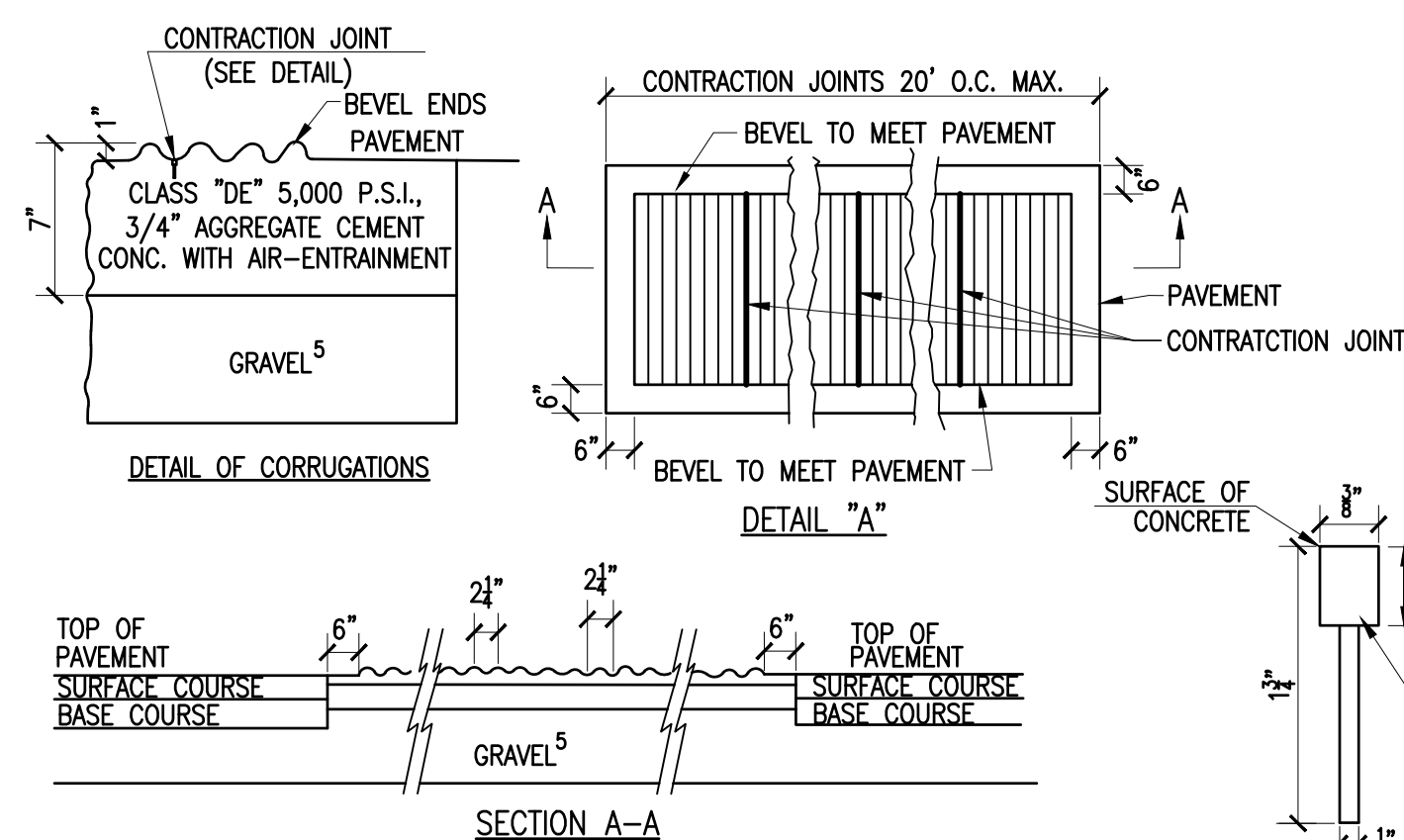
ACCESSIBLE PARKING SIGN

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ACCESSIBLE PARKING LAYOUT

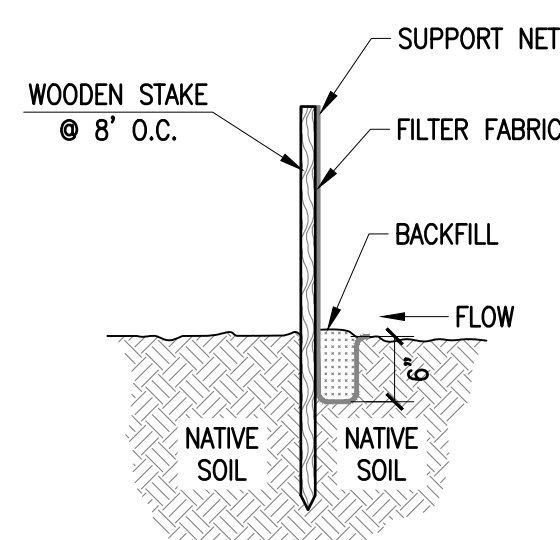
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- NOTES:
- CONTRACTION JOINTS ARE TO BE SPACED AT A MAXIMUM OF 20 FEET APART.
 - THE JOINTS ARE TO BE SAWED AND LOCATED IN THE DEPRESSIONS OF THE CORRUGATIONS (SEE DETAIL OF CORRUGATIONS).
 - END OF CORRUGATION RIDGES TO BE BEVELED.
 - FOR DESCRIPTION OF MATERIAL AND CONSTRUCTION METHODS SEE MASSDOT STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
 - THE DEPTH OF THE GRAVEL IS TO BE SUCH THAT ITS BOTTOM LINE MEETS THE BOTTOM OF THE GRAVEL LINE OF THE CONTIGUOUS PAVEMENT.

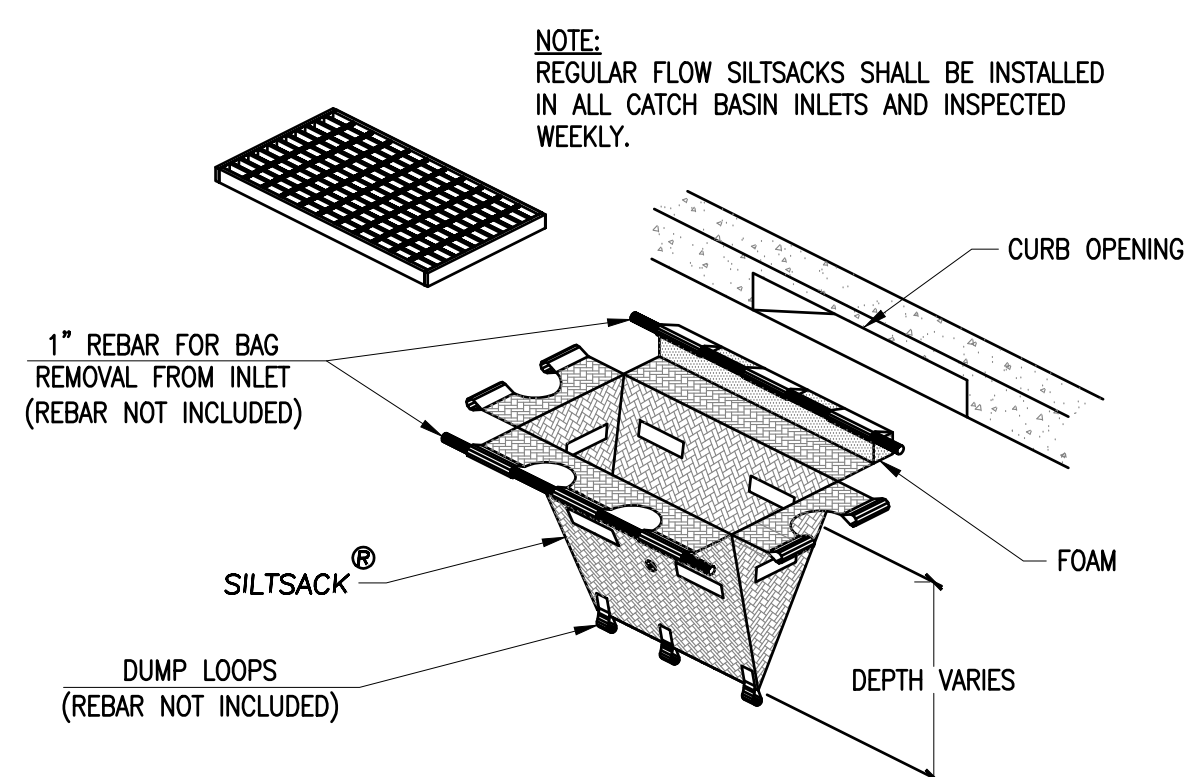
SCORED CONCRETE/RUMBLE STRIP

NOT TO SCALE



SILT FENCE

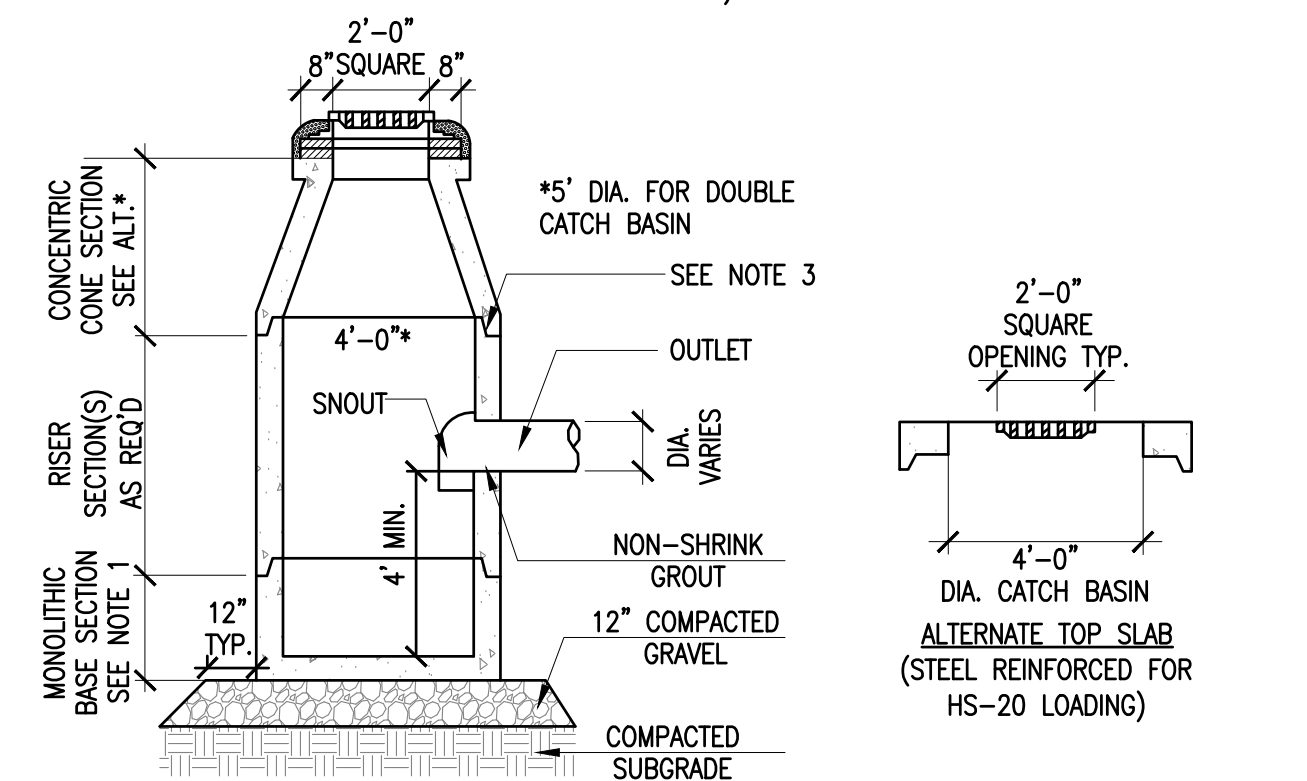
NOT TO SCALE



REGULAR FLOW SILTSACK®

NOT TO SCALE

- NOTES:
- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 - PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 - JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 - CATCH BASIN FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR. (2 BRICK COURSES MIN. 5 BRICK COURSES MAX.)
 - FRAME AND GRATE TO BE EQUAL TO LEBARON LK 120 (3 FLANGE) OR LK 121 (4 FLANGE) WITH SG-1 GRATE. DOUBLE FRAME AND GRATE SHALL BE LEBARON TYPE R-3531 B OR APPROVED EQUAL BY THE ENGINEER.



CATCH BASIN

NOT TO SCALE

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SCALE: AS NOTED
JOB NO. 23-083
LATEST REVISION:
AUGUST 31, 2023

DETAILS AND NOTES
SHEET 8 OF 9

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REVISIONS	
1	8/16/23 PLANNING BOARD COMMENTS
2	8/31/23 PLANNING BOARD COMMENTS

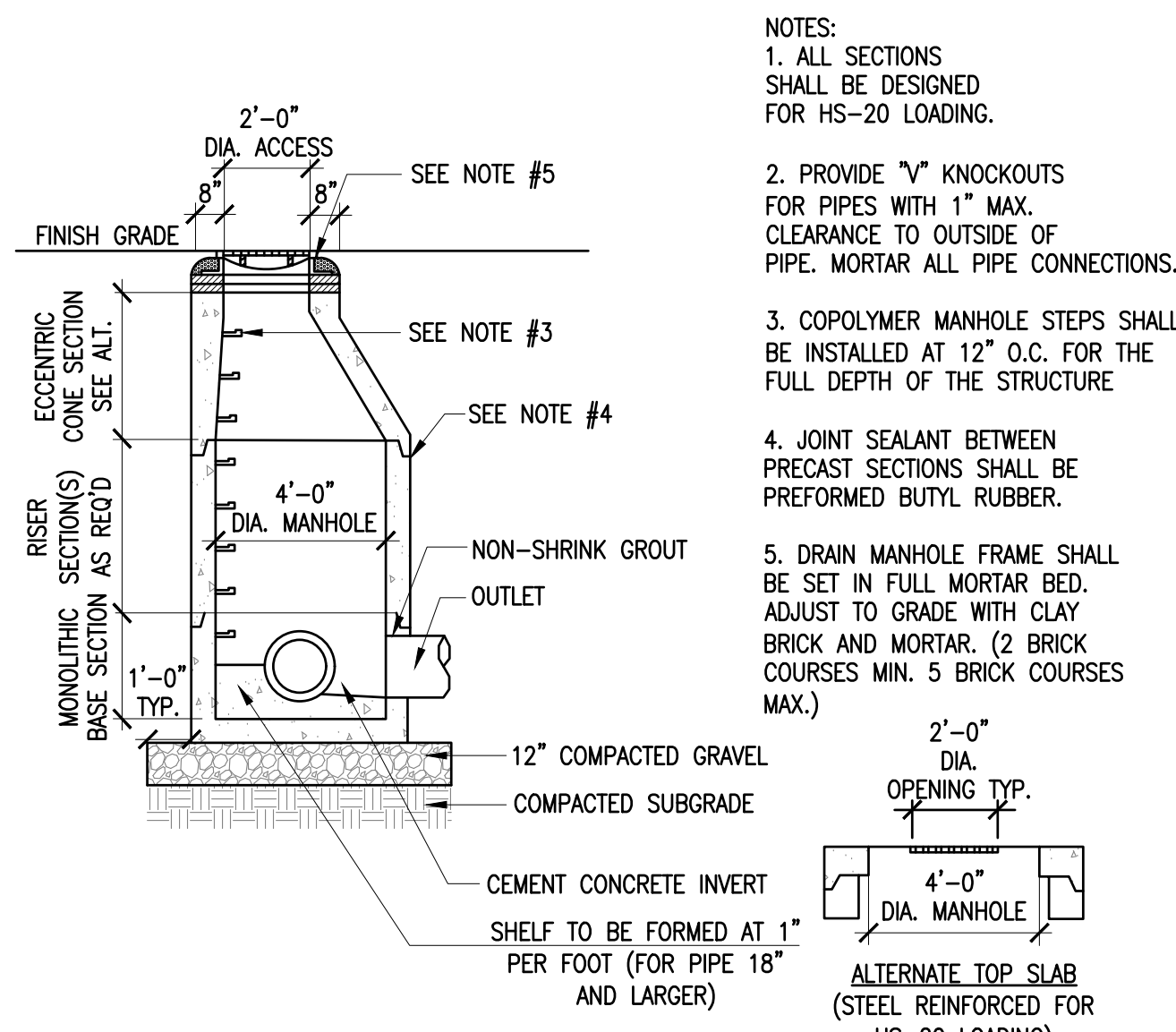


www.FarlandCorp.com
 154 HUTTLESTON AVENUE
 FAIRHAVEN, MA 02719
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 • ENGINEERING
 • SITEWORK
 • LAND SURVEYING
 • DEVELOPMENT

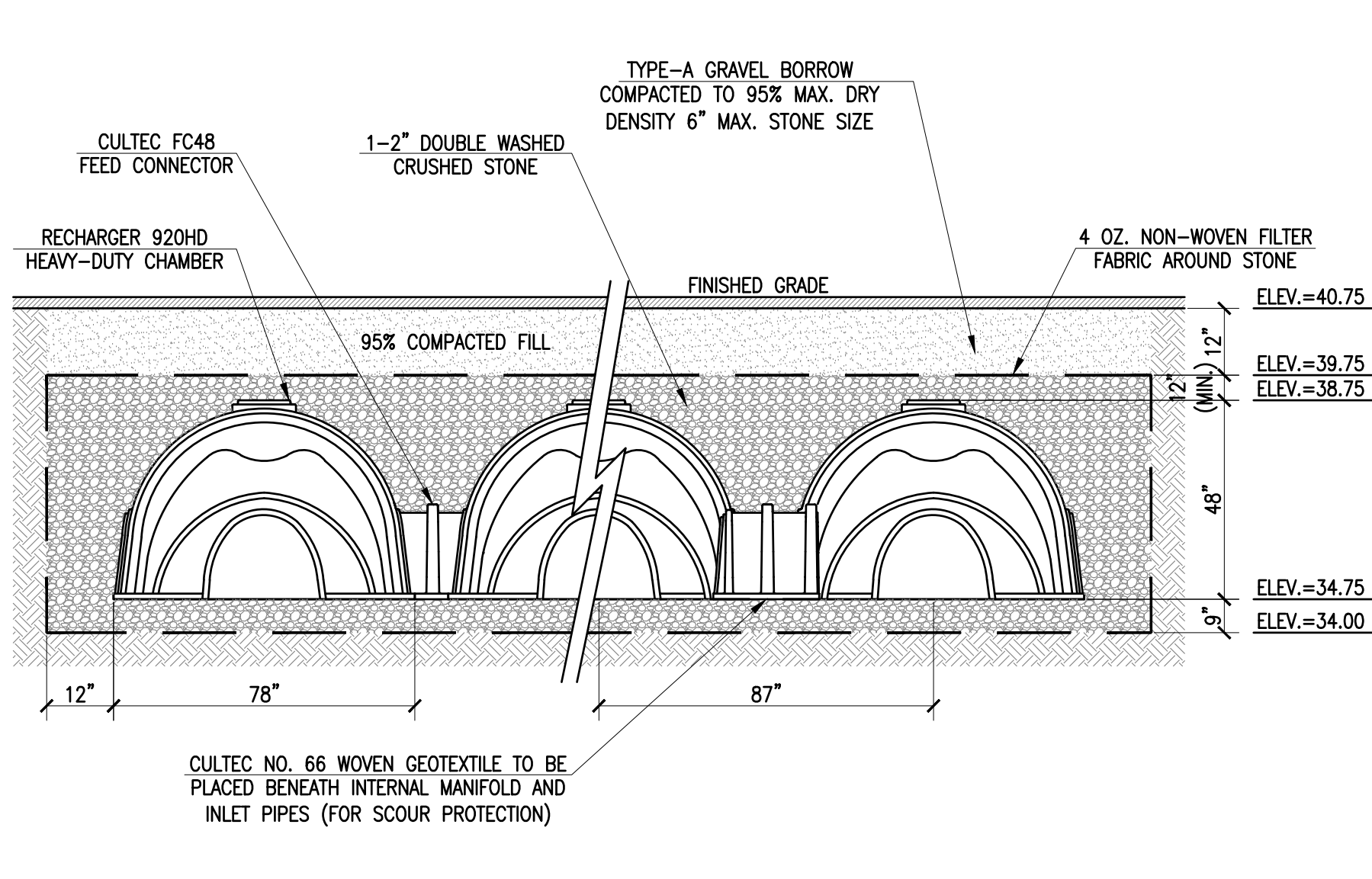
DRAWN BY: SC/SD
 DESIGNED BY: SC/SD
 CHECKED BY: CAF/BM

SITE PLAN
 27 & 29 ALDEN ROAD
 ASSESSORS MAP 26 LOT 13G & 13H
 FAIRHAVEN, MASSACHUSETTS
 PREPARED FOR: PANAGAKOS DEVELOPMENT
 133 FAUNCE CORNER ROAD
 DARTMOUTH, MA 02747

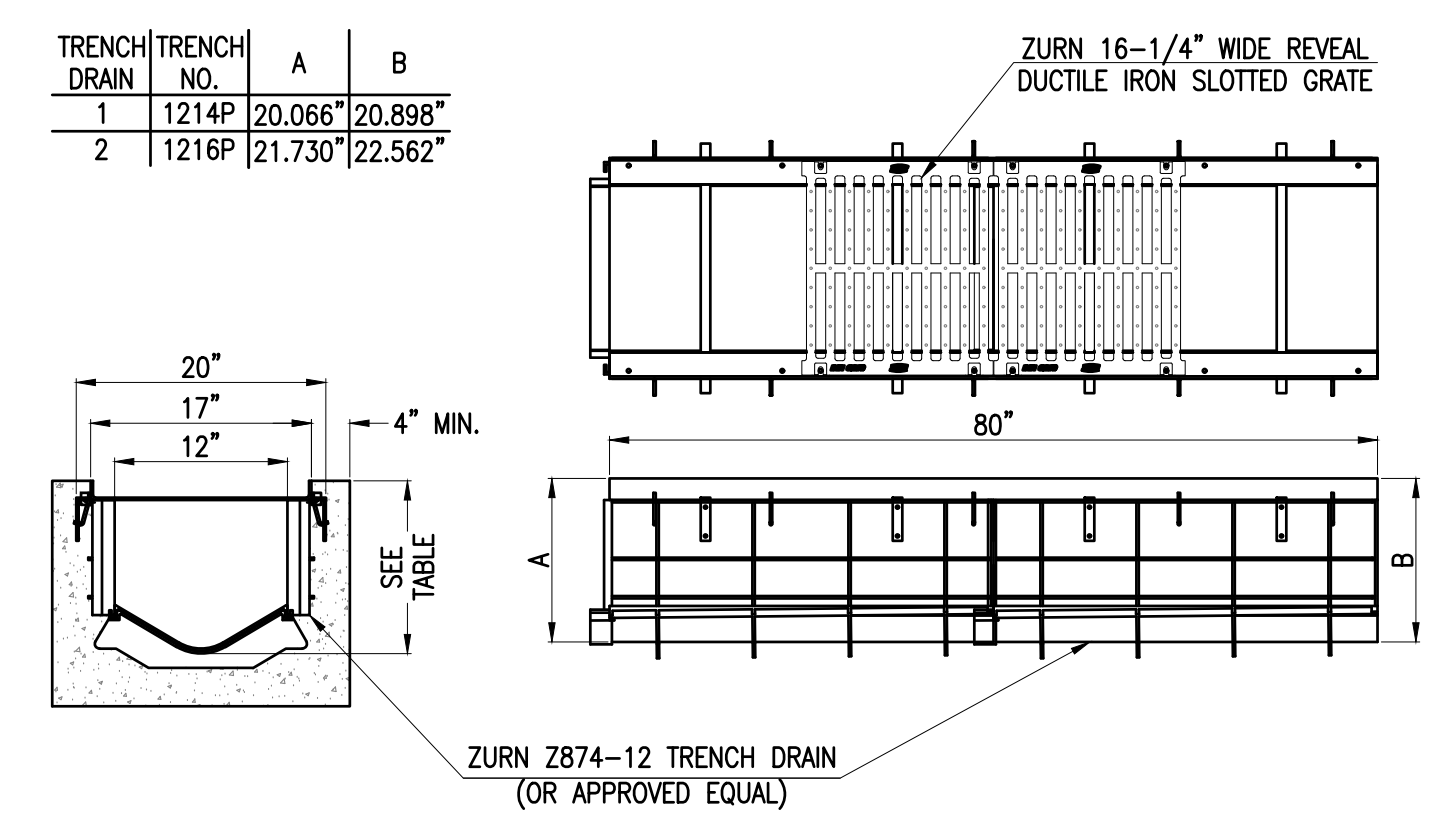
JUNE 27, 2023
 SCALE: AS NOTED
 JOB NO. 23-083
 LATEST REVISION:
 AUGUST 31, 2023
 DETAILS AND NOTES
 SHEET 9 OF 9



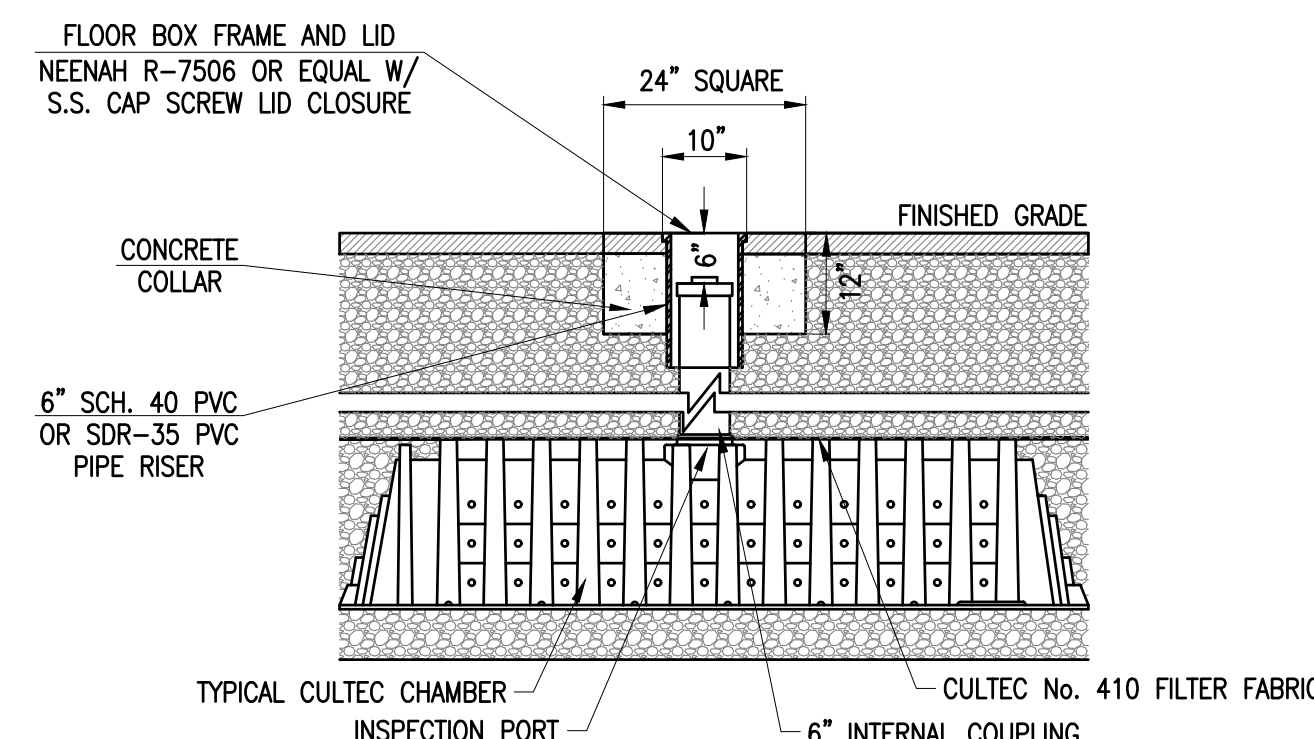
DRAIN MANHOLE
 NOT TO SCALE



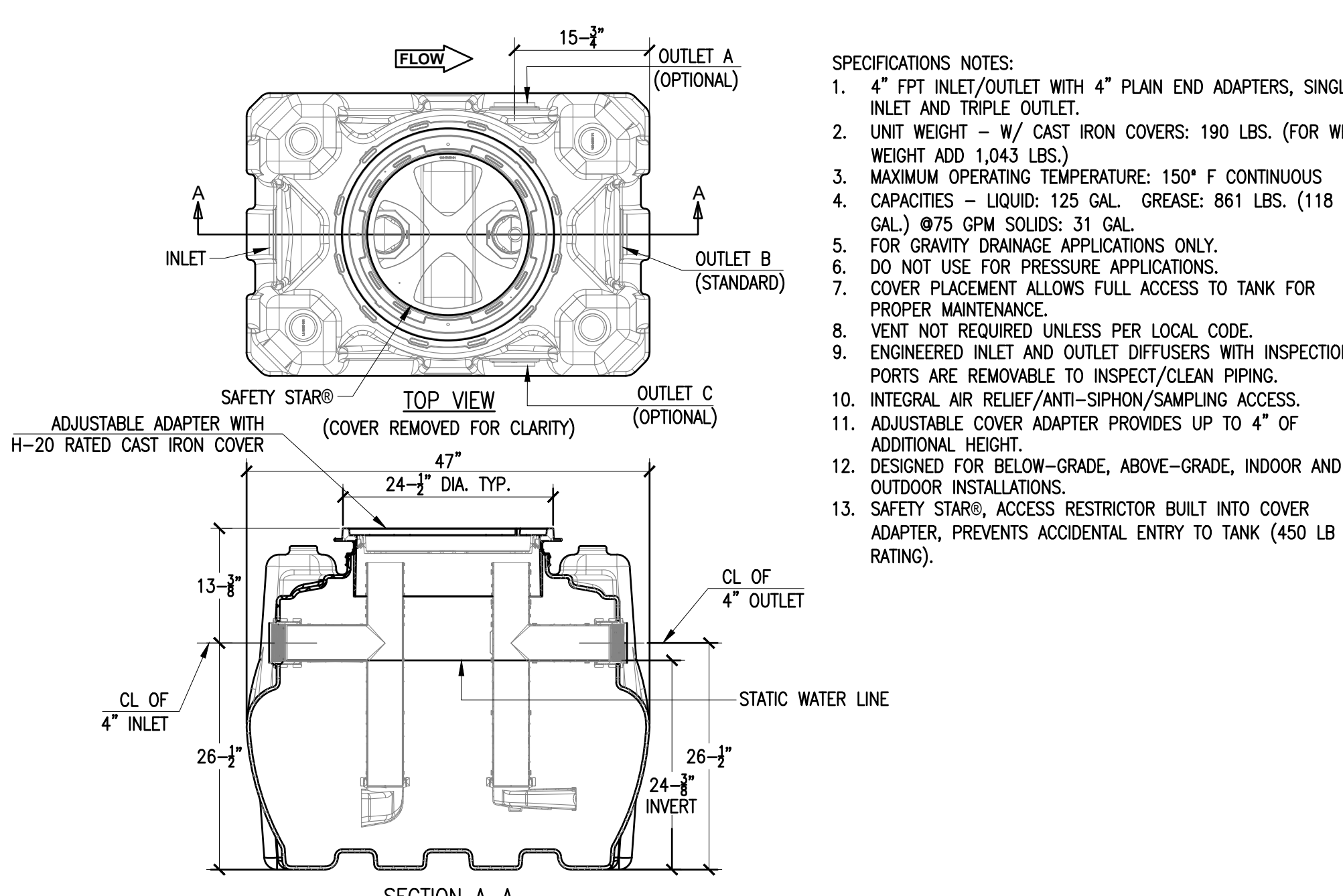
CULTEC RECHARGER 920HD HEAVY DUTY CROSS SECTION
 NOT TO SCALE



TRENCH DRAIN DETAIL
 NOT TO SCALE

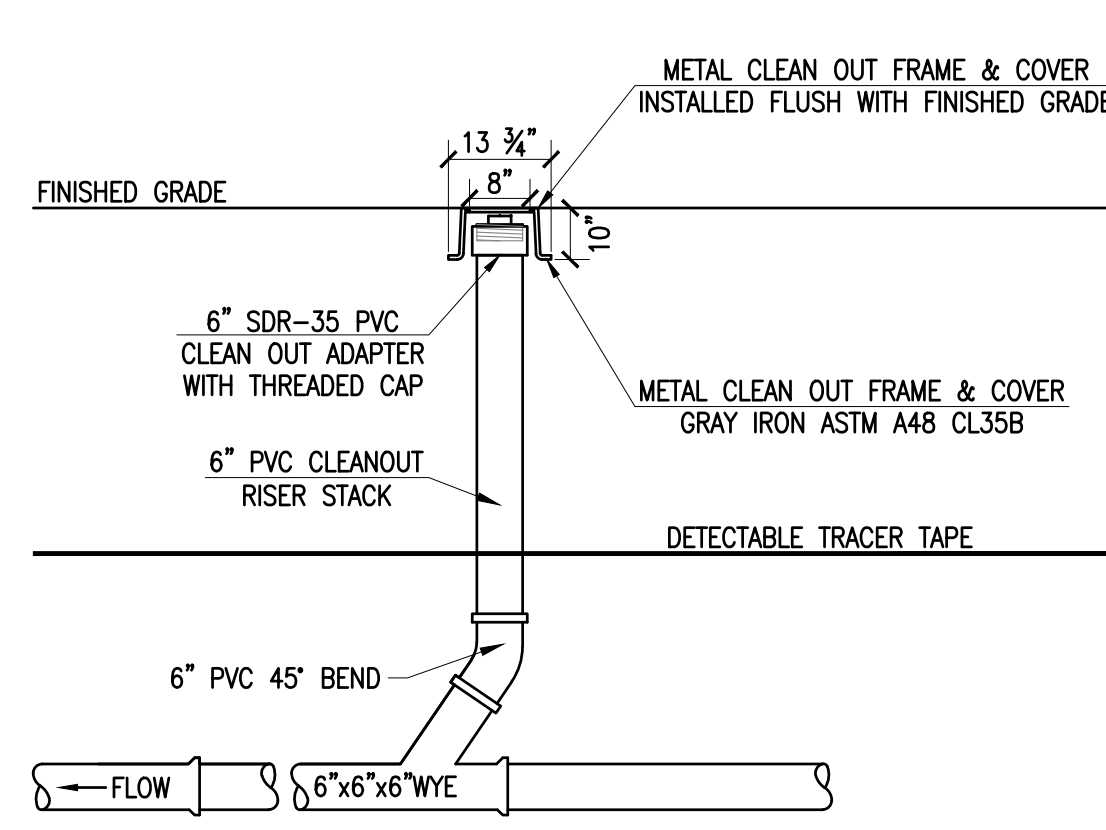


H2O LOADING INSPECTION PORT
 NOT TO SCALE

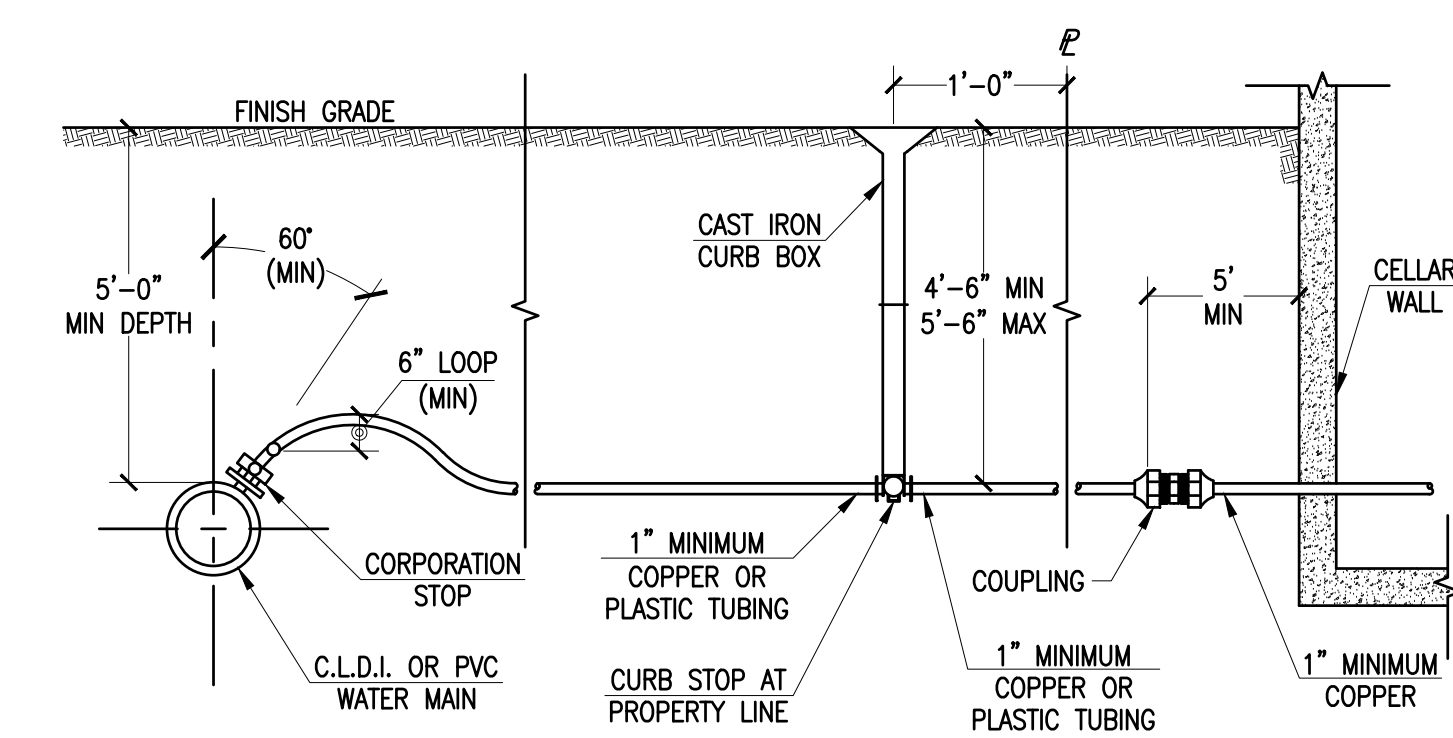


GREASE TRAP
 NOT TO SCALE

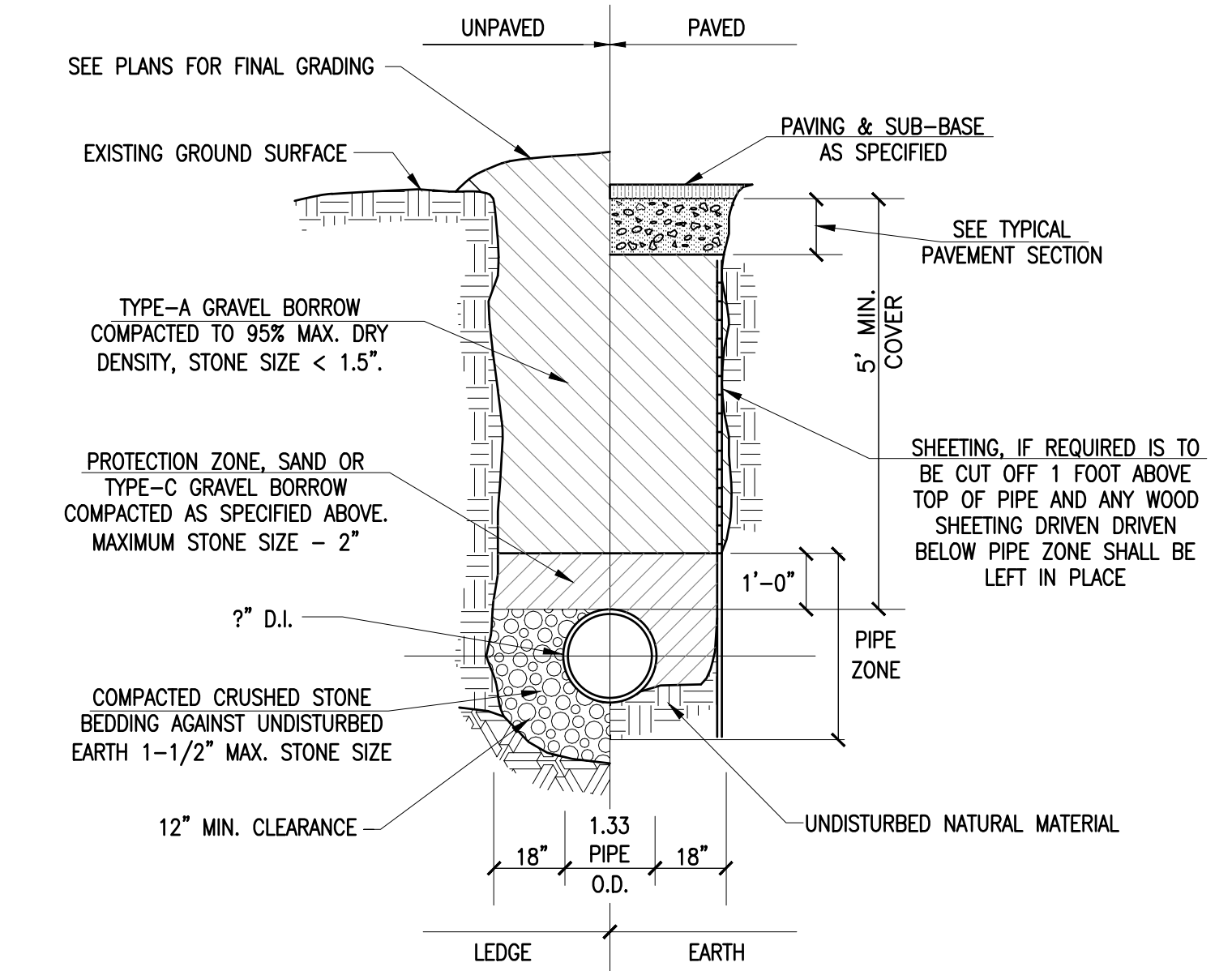
GREASE TRAP SHALL BE GB-75 GREASE INTERCEPTOR 75 GPM. 4" INLET/OUTLET, H-20 RATED CAST IRON COVER; BY SCHIER OR APPROVED COMPARABLE SUBSTITUTE



SEWER SERVICE CLEANOUT
 NOT TO SCALE



WATER SERVICE CONNECTION
 NOT TO SCALE



TYPICAL WATER TRENCH
 NOT TO SCALE

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