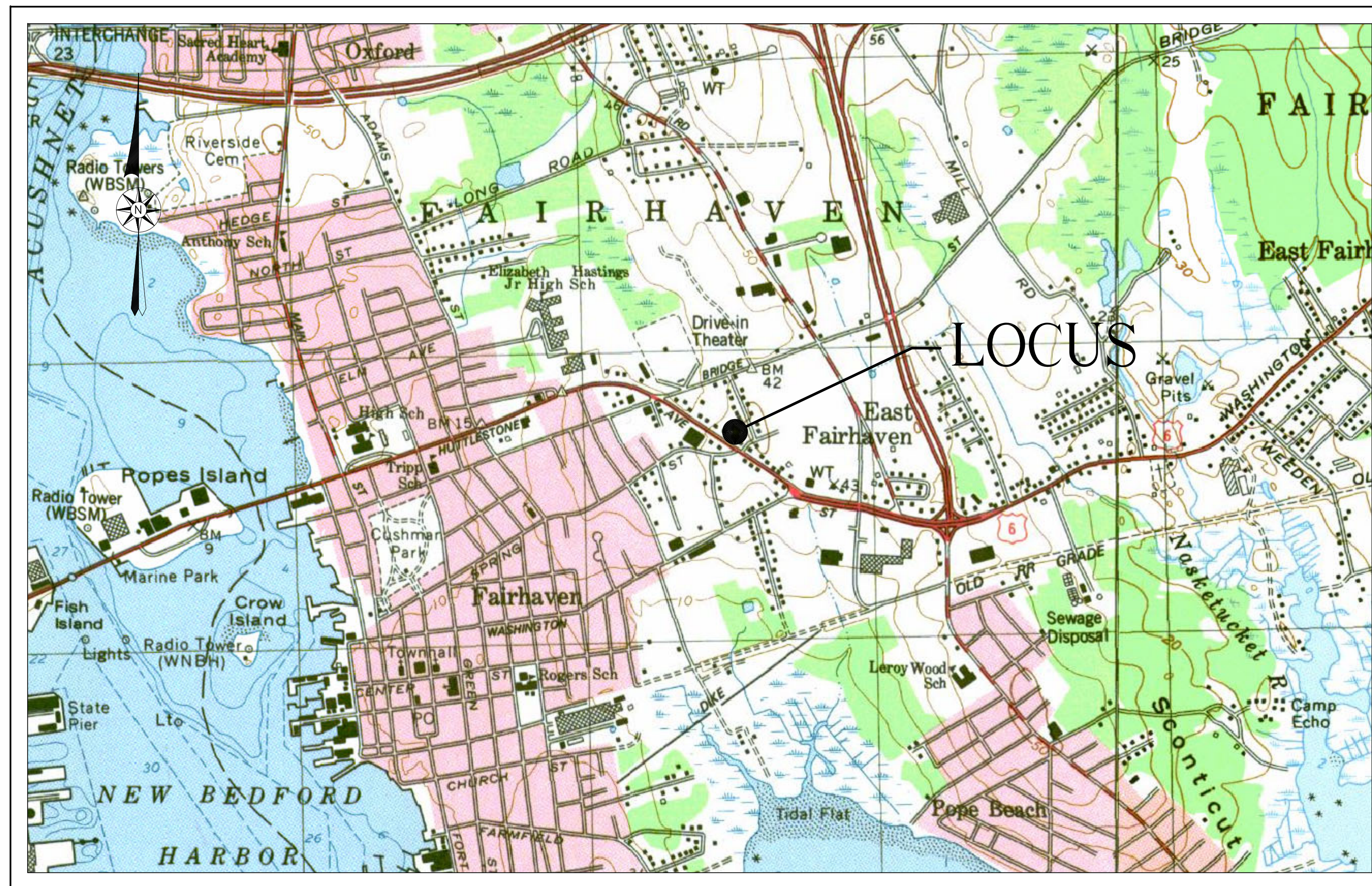


# SITE PLAN

## 154 HUTTLESTON AVENUE

### ASSESSORS MAP 26 - LOT 96

### FAIRHAVEN, MASSACHUSETTS



— AREA MAP —  
SCALE: 1"=1000'

**— ZONING DATA —**

DISTRICT: BUSINESS (B)

DESCRIPTION	REQUIRED	EXISTING
LOT AREA	15,000 S.F.	39,600 S.F.
LOT FRONTAGE	100 FT	180.00 FT
FRONT SETBACK	0 FT	26.6 FT
SIDE SETBACK	0 FT	9.7 FT
REAR SETBACK	0 FT	40.9 FT
BUILDING COVERAGE (MAXIMUM)	25 %	39.6 %
GREEN SPACE	5 %	8.4 %

**— PARKING REQUIREMENT —**

PRINCIPAL USE: OFFICE / WAREHOUSE

REQUIREMENT — OFFICE	REQUIRED	PROVIDED
1 SPACE PER 300 S.F.	41 SPACES	37 SPACES

REQUIREMENT — WAREHOUSE	REQUIRED	PROVIDED
1 SPACE PER 500 S.F.	8 SPACES	2 SPACES

**— INDEX —**

SHEET	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS
3	SITE PLAN
4	LANDSCAPE
5	NOTES AND DETAILS

REVISIONS


*CAF*

www.FarlandCorp.com

21 VENTURA DRIVE  
DARTMOUTH, MA 02747  
P.508.717.3479

- ENGINEERING
- SITEWORK
- LAND SURVEYING
- DEVELOPMENT

DRAWN BY: AJT  
DESIGNED BY: CAF/CKG  
CHECKED BY: CAF/BJM

SITE PLAN  
 154 HUTTLESTON AVENUE  
 ASSESSORS MAP 26 LOT 96  
 FAIRHAVEN, MASSACHUSETTS  
 PREPARED BY: MIHT LLC  
 FOR: 21 VENTURA DRIVE  
 NORTH DARTMOUTH, MA 02747

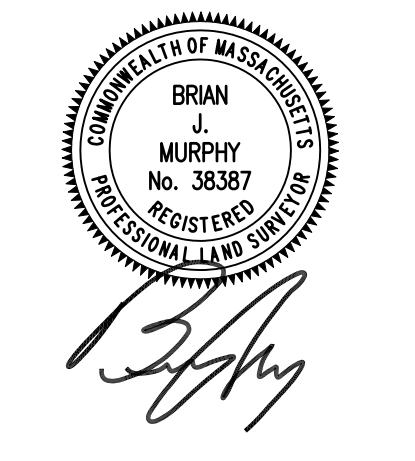
JUNE 24, 2022  
SCALE: AS NOTED  
JOB NO. 22-170  
LATEST REVISION:

COVER  
SHEET 1 OF 5

**RECORD OWNER:**  
ASSESSORS MAP 26 LOT 96  
LINDA A. AND LEIF B. JOHANNESSEN  
20 PHOENIX STREET  
FAIRHAVEN, MA 02719  
DEED BOOK 87 PAGE 277

COPYRIGHT © 2022 FARLAND CORP. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF FARLAND CORP. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION MADE TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL RENDER IT INVALID AND UNUSABLE.

**LIST OF REQUESTED WAIVERS:**  
§ 198-27.B - PARKING SCHEDULE: PROPOSED 39 SPACES IN LIEU OF 49.



www.FarlandCorp.com

21 VENTURA DRIVE  
DARTMOUTH, MA 02747  
P.508.717.3479

- ENGINEERING
- SITEWORK
- LAND SURVEYING
- DEVELOPMENT

DRAWN BY: AJT

DESIGNED BY: CAF/CKG

CHECKED BY: CAF/BJM

**SITE PLAN**  
154 HUTTLESTON AVENUE  
ASSESSORS MAP 26 LOT 96  
FAIRHAVEN, MASSACHUSETTS

PREPARED BY: MHI LLC  
FOR: 21 VENTURA DRIVE  
NORTH DARTMOUTH, MA 02747

JUNE 24, 2022

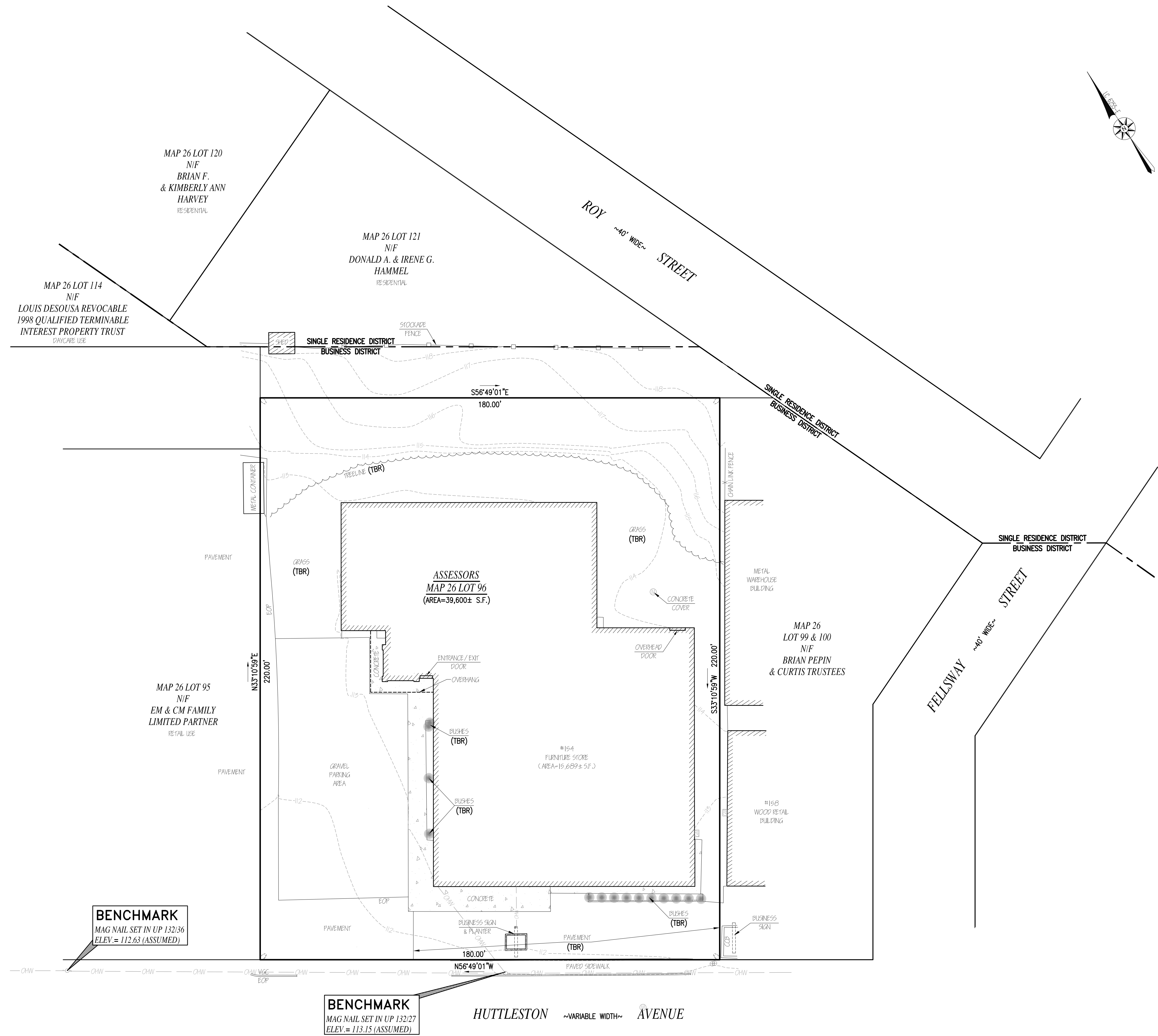
SCALE: 1"=20'

JOB NO. 22-170

LATEST REVISION:

EXISTING CONDITIONS

SHEET 2 OF 5



**BENCHMARK**  
MAG NAIL SET IN UP 132/36  
ELEV. = 112.63 (ASSUMED)

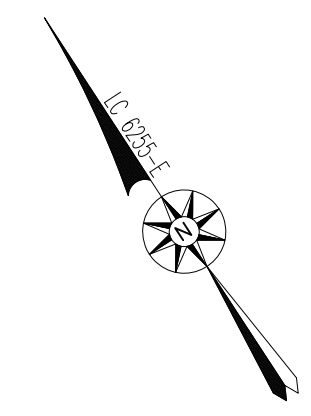
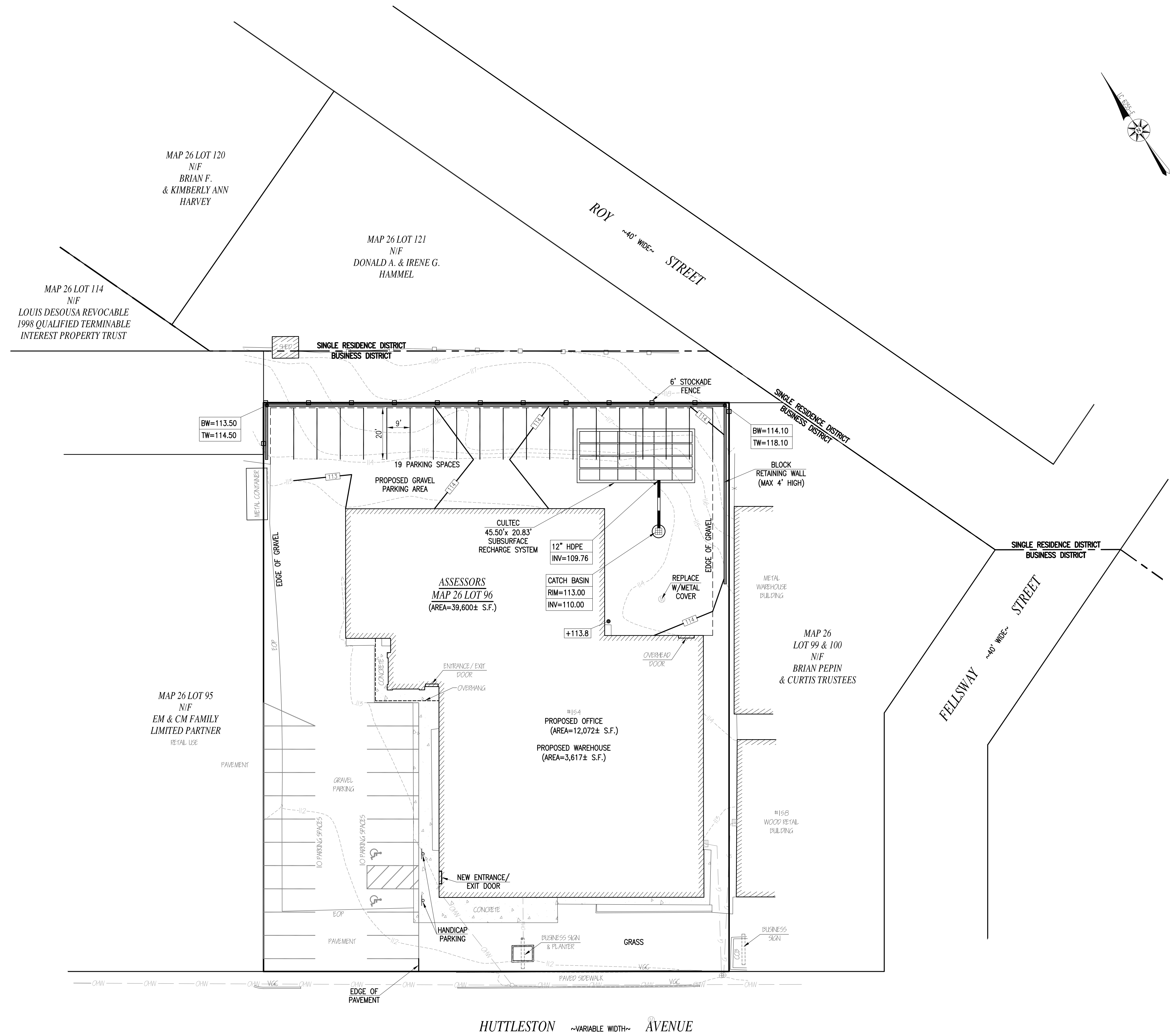
**BENCHMARK**  
MAG NAIL SET IN UP 132/27  
ELEV. = 113.15 (ASSUMED)

COPYRIGHT © 2022, FARLAND CORP. ALL RIGHTS RESERVED.  
 NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC,  
 MECHANICAL, PHOTOCOPIING, RECORDING OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF FARLAND CORP.  
 MECHANICAL REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL RENDER IT INVALID AND UNUSABLE.

- NOTES:**
1. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN APRIL OF 2022
  2. VERTICAL ELEVATIONS REFER TO AN ASSUMED DATUM.
  3. ONLY VISIBLE UTILITIES SHOWN.

**-- ZONING DATA --**  
**DISTRICT:** BUSINESS (B)  
**-- PARKING REQUIREMENT --**  
**PRINCIPAL USE:** OFFICE / WAREHOUSE

REQUIREMENT -- OFFICE	REQUIRED	PROVIDED
1 SPACE PER 300 S.F.	41 SPACES	37 SPACES
REQUIREMENT -- WAREHOUSE	REQUIRED	PROVIDED
1 SPACE PER 500 S.F.	8 SPACES	2 SPACES



REVISIONS


**FARLAND CORP.**  
[www.FarlandCorp.com](http://www.FarlandCorp.com)

21 VENTURA DRIVE  
 DARTMOUTH, MA 02747  
 P.508.717.3479  
 • ENGINEERING  
 • SITEWORK  
 • LAND SURVEYING  
 • DEVELOPMENT

DRAWN BY: AJT  
 DESIGNED BY: CAF/CKG  
 CHECKED BY: CAF/BJM

**SITE PLAN**

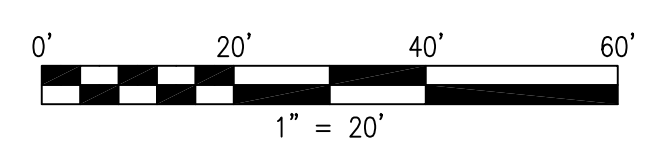
154 HUTTLESTON AVENUE  
**ASSESSORS MAP 26 LOT 96**  
**FAIRHAVEN, MASSACHUSETTS**

PREPARED BY: MIH1 LLC  
 FOR: 21 VENTURA DRIVE  
 NORTH DARTMOUTH, MA 02747

JUNE 24, 2022  
 SCALE: 1"=20'  
 JOB NO. 22-170  
 LATEST REVISION:

**SITE PLAN**  
 SHEET 3 OF 5

COPYRIGHT © 2022 FARLAND CORP. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF FARLAND CORP. ANY REPRODUCTIONS MADE TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL BEHELD AS UNLAWFUL AND UNUSABLE.





www.FarlandCorp.com

21 VENTURA DRIVE  
DARTMOUTH, MA 02747  
P.508.717.3479

- ENGINEERING
- SITEWORK
- LAND SURVEYING
- DEVELOPMENT

DRAWN BY: AJT

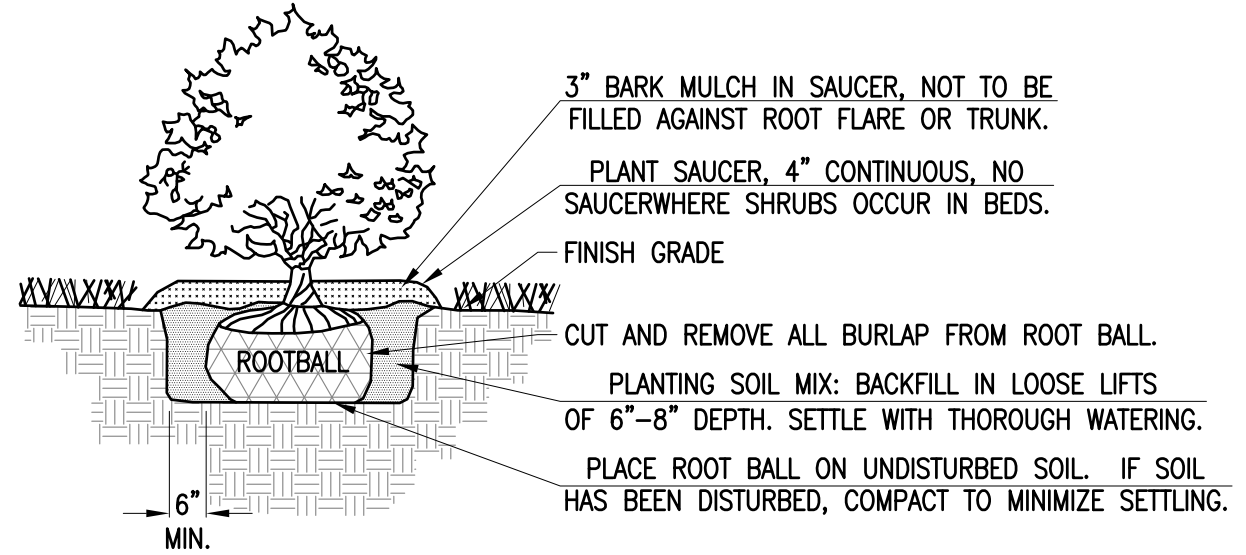
DESIGNED BY: CAF/CKG

CHECKED BY: CAF/BJM

**SITE PLAN**  
 154 HUTTLESTON AVENUE  
**ASSESSORS MAP 26 LOT 96**  
**FAIRHAVEN, MASSACHUSETTS**  
 PREPARED BY: MIH1 LLC  
 FOR: 21 VENTURA DRIVE  
 NORTH DARTMOUTH, MA 02747

JUNE 24, 2022  
 SCALE: 1"=20'  
 JOB NO. 22-170  
 LATEST REVISION:

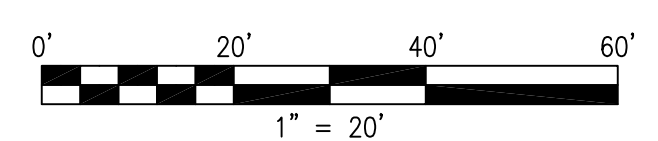
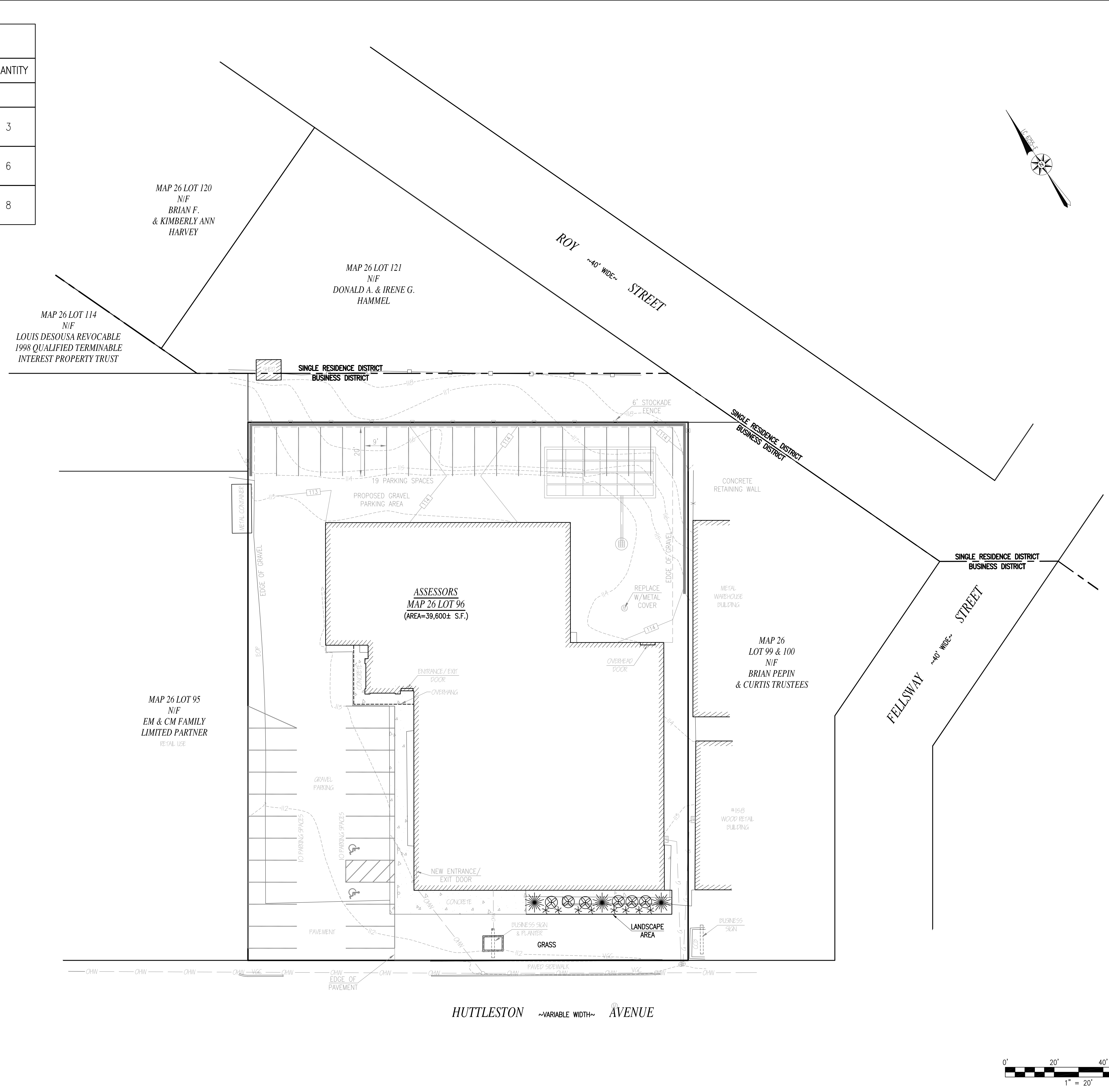
LANDSCAPE TABLE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
SHRUBS				
☼	MISCANTHUS	AUTUMN ANTHEM	2 GAL.	3
⊗	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	2 GAL.	6
*	HEMEROCALLIS	DAYLILY	2 GAL.	8

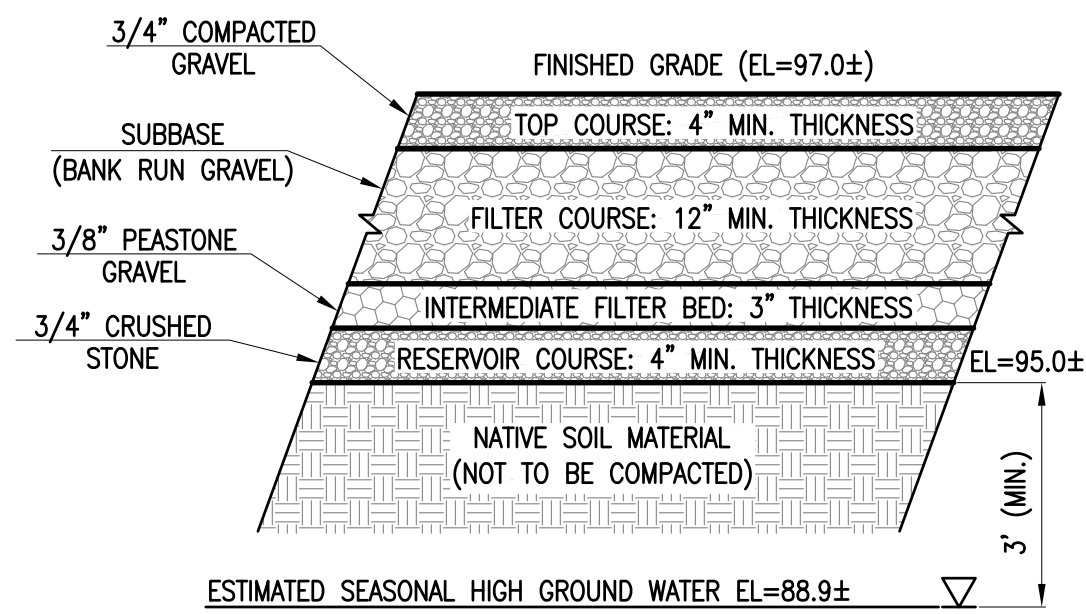


- NOTES:
1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE.
  2. WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE 2" DEEP CONTINUOUS LOAM BED.

**SHRUB PLANTING**  
NOT TO SCALE

COPYRIGHT © 2022 FARLAND CORP. ALL RIGHTS RESERVED.  
 NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF FARLAND CORP.  
 ANY REVISIONS MADE TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL RENDER IT INVALID AND UNUSABLE.

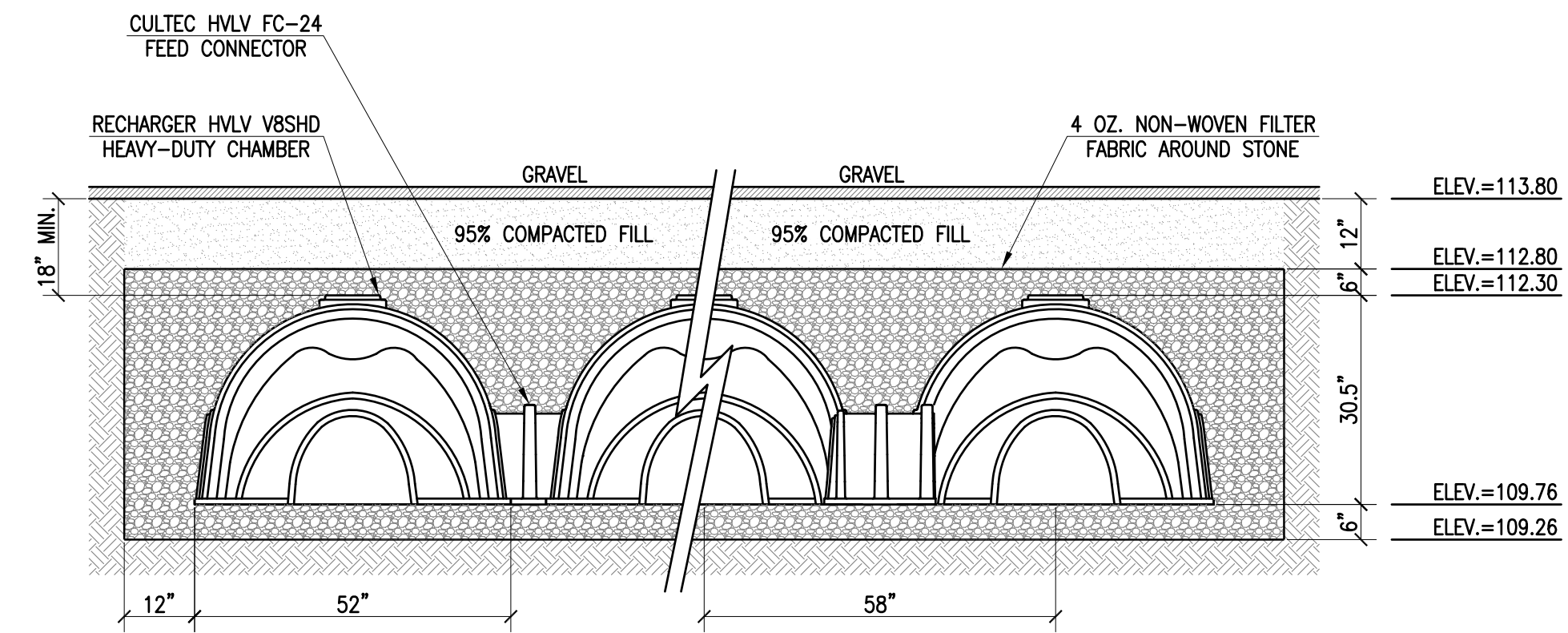




NOTE:  
BOTTOM OF RESERVOIR COURSE  
MUST BE LEVEL TO ALLOW  
FOR UNIFORM INFILTRATION  
TO UNDERLYING SOILS

**GRAVEL PARKING AREA CROSS-SECTION**

NOT TO SCALE



**CULTEC RECHARGER 330XLHD CROSS SECTION**

NOT TO SCALE

**CULTEC SUBSURFACE RECHARGE UNIT SIZING CALCULATIONS:**

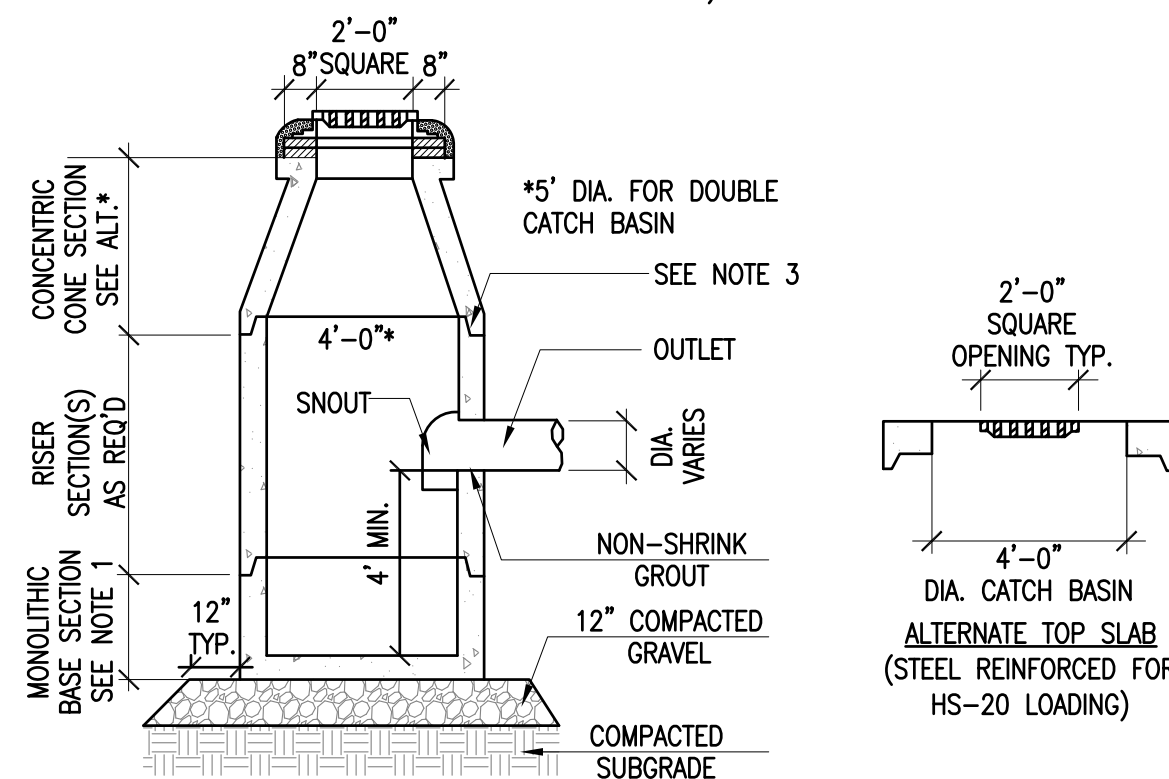
INFLOW AREA = 5,384 SF, 0.00% IMPERVIOUS, INFLOW DEPTH = 6.52" FOR 100-YEAR STORM EVENT  
 INFLOW = 1.00 CFS @ 12.01 HRS, VOLUME = 2,919 CF  
 OUTFLOW = 0.02 CFS @ 9.04 HRS, VOLUME = 1,960 CF, ATTEN = 98%, LAG = 0.0 MIN  
 DISCARDED = 0.02 CFS @ 9.04 HRS, VOLUME = 1,960 CF

ROUTING BY DYN-STOR-IND METHOD, TIME SPAN = 0.00-30.00 HRS, DT = 0.01 HRS / 3  
 PEAK ELEV = 111.86' @ 16.06 HRS SURF AREA = 948 SF REQUIRED STORAGE = 1,728 CF

VOLUME #1	INVERT	AVAIL STORAGE	STORAGE DESCRIPTION
109.25'	824 CF	20.83'W X 45.50'L X 3.54'H PRISMATOID X 1	
#2	109.75'	1,296 CF	52.0'W X 30.5'H X 8.50'L PARABOLIC ARCH WITH 1.50' OVERLAP

TOTAL AVAILABLE STORAGE = 2,121 CF >>> 1,728 CF

- NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
  2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
  3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
  4. 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.)
  5. 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

**GENERAL CONSTRUCTION NOTES**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN APRIL OF 2022.
3. VERTICAL ELEVATIONS REFER TO AN ASSUMED DATUM.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS AND REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
6. ALL BENCHMARKS SHOWN ON THIS PLAN ARE TO BE CHECKED FOR CONSISTENCY BY THE CONTRACTOR. ANY DISCREPANCIES MUST BE RESOLVED BY THIS OFFICE PRIOR TO CONSTRUCTION.
7. ALL EXISTING TREES, SHRUBS AND GROUND COVER WHERE NATURAL GRADE IS TO BE RETAINED SHALL BE KEPT IN THEIR EXISTING STATE UNLESS REMOVAL IS REQUIRED FOR CONSTRUCTION PURPOSES.
8. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT TO BE PAVED OR OTHERWISE TREATED AS NOTED ON PLAN SHALL BE TREATED WITH 4" OF LOAM, SEEDED AND HAY MULCHED FOR EROSION CONTROL.
9. SITE IMPROVEMENTS SHALL CONFORM TO A.D.A. SPECIFICATIONS.
10. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
11. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
12. THESE PLANS ARE PERMITTING PLANS AND SHALL NOT BE USED FOR CONSTRUCTION. A FINAL SET OF STAMPED PLANS FOR CONSTRUCTION WILL BE ISSUED AFTER RECEIVING FINAL APPROVAL FROM THE LOCAL AND/OR STATE DEPARTMENTS.

**UTILITY AND GRADING NOTES**

1. ALL ON-SITE STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR RCP, UNLESS NOTED OTHERWISE.
2. HDPE PIPE SHALL CONFORM WITH AASHTO DESIGNATIONS M294 AND M252, SHALL BE MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC AND SHALL BE ADS N-12 PIPE AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEM, INC. OR HANGOR HI Q PIPE AS MANUFACTURED BY HANGOR, INC. OR APPROVED EQUAL UNLESS OTHERWISE NOTED OR DETAILED.
3. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES.
4. ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO A POINT OF 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
5. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
7. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
9. CONTRACTOR SHALL ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
10. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION OF THE CONFLICT.

**SOIL EROSION AND SEDIMENT CONTROL NOTES**

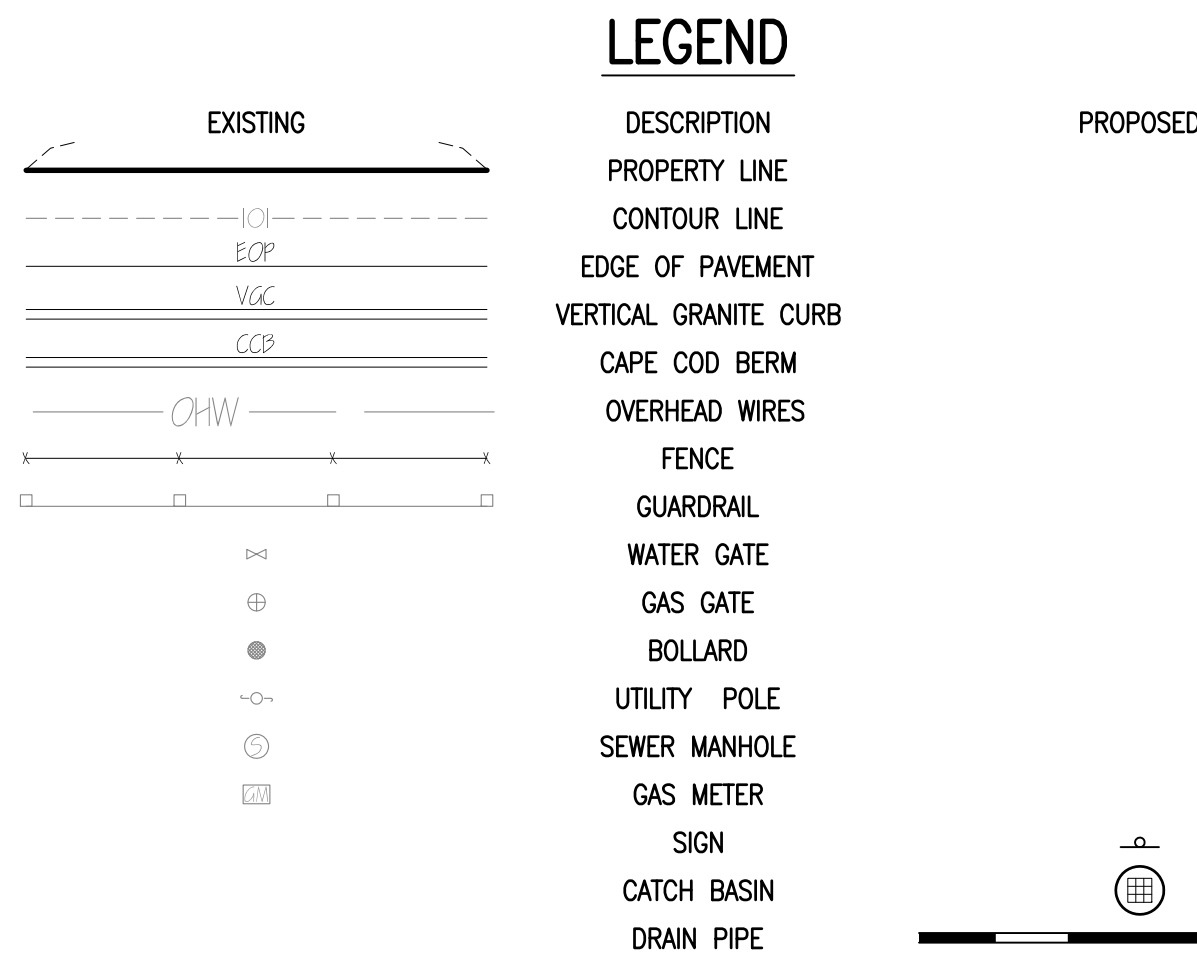
1. THE CONSERVATION COMMISSION SHALL BE NOTIFIED, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
2. A COPY OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
3. SOIL EROSION AND SEDIMENT CONTROL PRACTICES IN THE PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
4. ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY DEMOLITION GRADING OPERATIONS AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
5. ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
6. ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
7. THE MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL MEASURES AND FACILITIES DURING AND IMMEDIATELY AFTER CONSTRUCTION RESTS WITH THE GENERAL CONTRACTOR. UPON ACCEPTANCE OF THE PROJECT, THE OWNER SHALL BECOME RESPONSIBLE FOR MAINTENANCE OF ANY REMAINING MEASURES AND FACILITIES.
8. OFF SITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE ENGINEER.
9. THE CONSERVATION COMMISSION AND/OR ENGINEER MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
10. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS AT ALL TIMES.
11. THE CONTRACTOR SHALL UTILIZE ALL METHODS NECESSARY TO PREVENT BLOWING AND MOVEMENT OF DUST FROM THE EXPOSED SOIL SURFACES.
12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13. A CRUSHED STONE TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ENTRANCE EXISTS. SEE LOCATION DETAIL ON PLAN.
14. ALL CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS DETAILED ON THE PLAN, IF APPLICABLE.
15. ALL STORM DRAINAGE OUTLETS SHALL BE PROTECTED AS REQUIRED HEREON BEFORE DISCHARGE POINTS BECOME OPERATIONAL.
16. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
17. LAND AREAS EXPOSED AT ANY ONE TIME AND THE LENGTH OF EXPOSURE SHALL BE KEPT TO A PRACTICAL MINIMUM. THEY SHALL BE LEFT IN A NEAT AND FINISHED APPEARANCE AND PROTECTED FROM EROSION.
18. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTRIBUTED AREAS SHALL BE MULCHED.
19. ALL CRITICAL AREAS SUBJECT TO EROSION SHALL RECEIVE A TEMPORARY SEEDING AND BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS IMMEDIATELY FOLLOWING ROUGH GRADING.
20. IMMEDIATELY AFTER COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, SEED THE STOCKPILE WITH ANNUAL RYE GRASS. STABILIZE TOPSOIL STOCKPILES WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING.
21. SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF WETLANDS, THE FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITIES. THE BASE OF ALL STOCKPILES SHALL BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE. LOCATIONS ARE DELINEATED ON THE PLAN.
22. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
23. ALL AREAS NOT STABILIZED BY CONSTRUCTION, SODDING OR LANDSCAPING SHALL BE SEEDED AND STABILIZED IN ACCORDANCE WITH THE SEEDING AND MULCHING SPECIFICATIONS.
24. MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATIVE COVER.
25. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTRATION DEVICE. THE SEDIMENT FILTER MUST BE CAPABLE OF FILTERING THE SEDIMENT AND BE PLACED SO AS NOT TO CAUSE EROSION OF THE DOWNSTREAM AREA.

**CONSTRUCTION SEQUENCING NOTES**

1. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES. EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING.
2. TREE PROTECTION FENCE SHALL BE INSTALLED AND APPROVED BY THE OWNER REPRESENTATIVE PRIOR TO ANY EARTH MOVING.
3. CLEAR CUT, DEMOLISH AND DISPOSE OF EXISTING SITE ELEMENTS NOT TO REMAIN.
4. STORMWATER SHALL NOT BE DIRECTED TOWARDS THE INFILTRATION BASINS UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
5. GRADE AND GRAVEL ALL PAVED AREAS. ALL PROPOSED PAVED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
6. BEGIN ALL PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
7. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES AND MULCH AND SEED AS REQUIRED.
8. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
9. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
10. REMOVE TEMPORARY EROSION CONTROL MEASURES.
11. THE CONSTRUCTION SEQUENCE SHALL BE CONFINED TO THE LIMIT OF WORK AS SHOWN ON THE DRAWINGS.
12. UPON COMPLETION OF CONSTRUCTION THE OWNER SHALL AGREE TO MAINTAIN AND CLEAN ALL DRAINAGE STRUCTURES AS REQUIRED.

**SITE PREPARATION NOTES**

1. WITHIN THE LIMIT OF WORK LINE AS NOTED ON THE SITE PLANS, REMOVE AND DISCARD ALL CONCRETE PAVEMENT, BITUMINOUS CONCRETE PAVEMENT, BRICK PAVEMENT, TOP SOIL, MULCH, TRASH, DEAD TREES AND STUMPS, SHRUBBERY, CHAIN LINK FENCE POSTS, RAILS, FABRIC GATES, FOOTINGS AND ALL APPURTENANCES, BOLLARDS, POSTS, CONCRETE FOOTINGS AND FOUNDATIONS, WALLS AND CURBS UNLESS OTHERWISE NOTED.
2. THE OWNER'S REPRESENTATIVE SHALL BE CONSULTED AND WILL REVIEW THE WORK ON SITE WITH THE CONTRACTOR BEFORE ANY WORK SHALL COMMENCE.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
5. ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS EFFORTS OF THE DEMOLITION WITH ALL TRADES.
7. THE CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADES AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER'S REPRESENTATIVE.



**LEGEND**

- EXISTING
- PROPOSED
- DESCRIPTION
  - PROPERTY LINE
  - CONTOUR LINE
  - EDGE OF PAVEMENT
  - VERTICAL GRANITE CURB
  - CAPE COD BERM
  - OVERHEAD WIRES
  - FENCE
  - GUARDRAIL
  - WATER GATE
  - GAS GATE
  - BOLLARD
  - UTILITY POLE
  - SEWER MANHOLE
  - GAS METER
  - SIGN
  - CATCH BASIN
  - DRAIN PIPE

REVISIONS




www.FarlandCorp.com

21 VENTURA DRIVE  
DARTMOUTH, MA 02747  
P.508.717.3479

- ENGINEERING
- SITEWORK
- LAND SURVEYING
- DEVELOPMENT

DRAWN BY: AJT  
DESIGNED BY: CAF/CKG  
CHECKED BY: CAF/BJM

**SITE PLAN**

154 HUTTLESTON AVENUE  
ASSESSORS MAP 26 LOT 96  
FAIRHAVEN, MASSACHUSETTS

PREPARED BY: MHH LLC  
FOR: 21 VENTURA DRIVE, NORTH DARTMOUTH, MA 02747

JUNE 24, 2022  
SCALE: AS NOTED  
JOB NO. 22-170  
LATEST REVISION:

NOTES & DETAILS  
SHEET 5 OF 5

CONTRACT NO. 2022-0002 - FARLAND CORP. IS THE ENGINEER OF RECORD FOR THIS PROJECT. ANY REVISIONS TO THESE PLANS SHALL BE MADE BY THE ENGINEER OF RECORD. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF FARLAND CORP. ANY REVISIONS MADE TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL BE UNLAWFUL AND UNENFORCEABLE.