



www.FarlandCorp.com
154 HUTTLESTON AVENUE
FAIRHAVEN, MA 02719
P. 508.717.3479
● ENGINEERING
● SITEWORK
● LAND SURVEYING
● DEVELOPMENT

DRAWN BY: BB/SB
DESIGNED BY: CAF
CHECKED BY: CAF/BJM

DEFINITIVE SUBDIVISION
— LINCOLN DRIVE & JASON TERRACE —
ASSESSORS MAP 30A LOTS 85M & 85N
FAIRHAVEN, MASSACHUSETTS
PREPARED BY: SEAPORT HOMES, LLC
FOR: 154 HUTTLESTON AVE
FAIRHAVEN, MA 02719

MARCH 13, 2023
SCALE: AS NOTED
JOB NO. 22-521
LATEST REVISION:

COVER
SHEET 1 OF 6

2-LOT DEFINITIVE SUBDIVISION

A SEAPORT HOMES DEVELOPMENT



RITA'S WAY

ASSESSORS MAP 30A # LOT # 85M & 85N

FAIRHAVEN, MASSACHUSETTS

FOR REGISTRY USE ONLY

FAIRHAVEN PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW
REQUIRED

DATE: _____
NO DETERMINATION AS TO THE COMPLIANCE WITH THE
FAIRHAVEN ZONING BYLAW REQUIREMENTS HAS BEEN MADE
OR INTENDED BY THE ABOVE ENDORSEMENT.

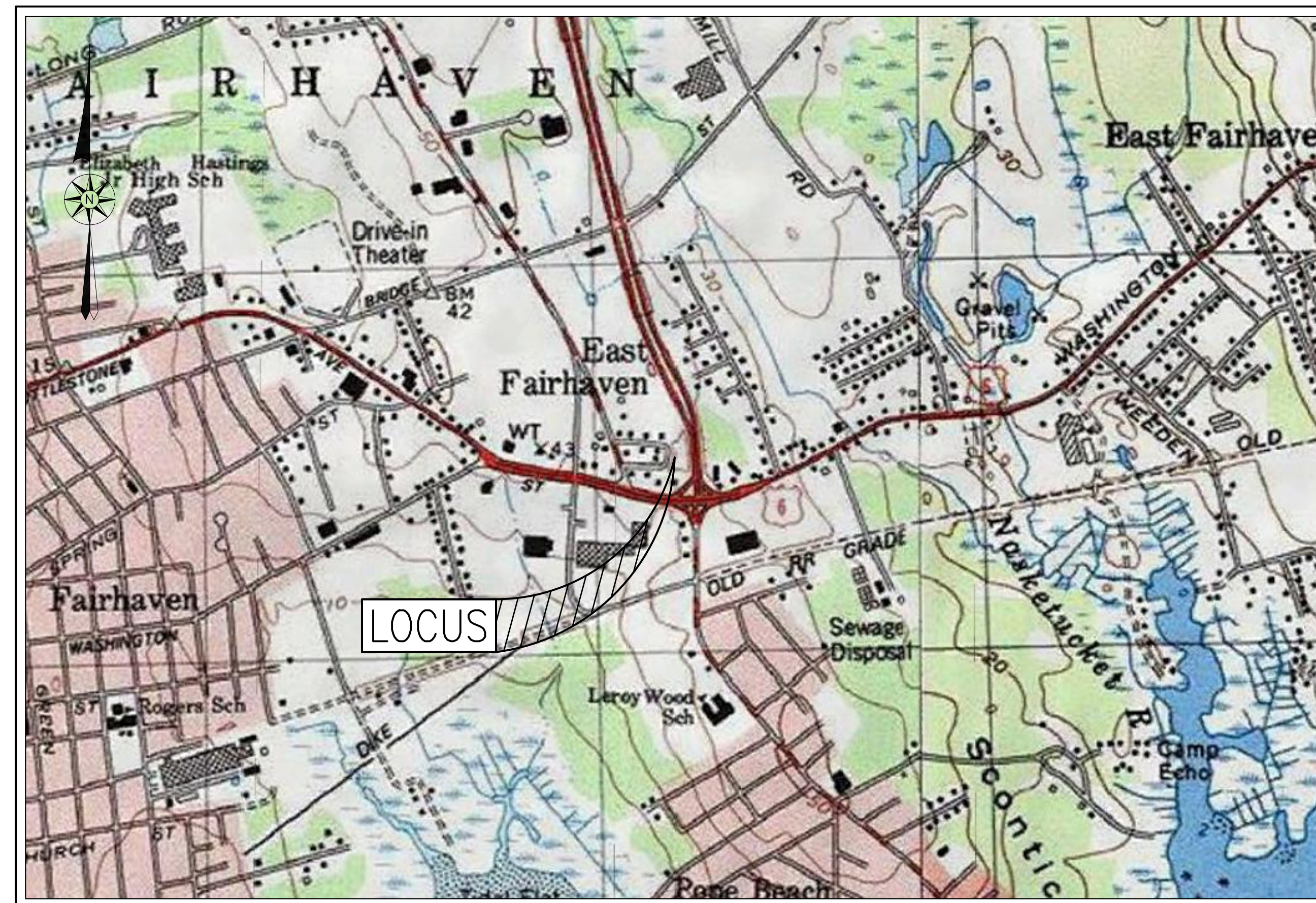
I, _____, CLERK OF THE TOWN OF FAIRHAVEN
HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE
PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE ON
_____ AND THAT NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND
RECORDING OF SAID NOTICE.

_____ TOWN CLERK _____ DATE _____

WAIVERS REQUESTED:

- SECTION 322-14 C. CONTENTS (22) - "PLAN AND PROFILE SHEET"
DUE TO THE MINOR ROADWAY EXTENSION THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING A PROFILE PLAN SHEET. THE APPLICANT HAS SHOWN THE WATER AND SEWER EXISTING AND PROPOSED UTILITIES.
- SECTION 322-14 D. ADDITIONAL SUBDIVISION REQUIREMENTS (8) - "STREET LIGHTING"
THE APPLICANT IS REQUESTING A WAIVER FROM THE STREET LIGHTING REQUIREMENTS DUE TO THE SIZE OF THE PROJECT. THE PROPOSED TWO DWELLINGS WILL HAVE A LIGHT ALONG THE FRONTAGE.
- SECTION 322-17 - "SIDEWALKS"
A WAIVER IS REQUESTED FOR SIDEWALKS AS THIS IS A MINOR ROADWAY EXTENSION AND MORE IMPORTANTLY THERE AREN'T SIDEWALKS WITHIN OR ABUTTING THE DEVELOPMENT. THE CLOSEST SIDEWALKS ARE ALONG ALDEN ROAD WHICH IS APPROXIMATELY OVER 1,300 LINEAL FEET AWAY.
- SECTION 322-30 - "STREETS AND ROADWAYS"
A WAIVER IS REQUESTED FOR A GRAVEL CONNECTION ROADWAY IN LIEU OF PAVED ROADWAY.
- SECTION 322-32 - "CURBING"
THE APPLICANT IS REQUESTING A WAIVER FROM CURBING TO KEEP CONSISTENCY WITHIN THE DEVELOPMENT AND MORE IMPORTANTLY TO ALLOW STORMWATER TO FLOW TO THE PROPOSED BIO-RETENTION AREA.

- INDEX -	
SHEET	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS
3	LOTING PLAN
4	UTILITIES & GRADING
5	DETAILS
6	NOTES & LEGEND



— AREA MAP —
SCALE: 1"=1,000'±

RECORD OWNER:
ASSESSORS MAP 30A LOT 85M & 85N
ROGER W. JASON & JEANNINE M. JASON
46 SCOTICUT NECK RD
FAIRHAVEN, MA 02719
DEED BOOK 9529 PAGE 42 &
DEED BOOK 1567 PAGE 346

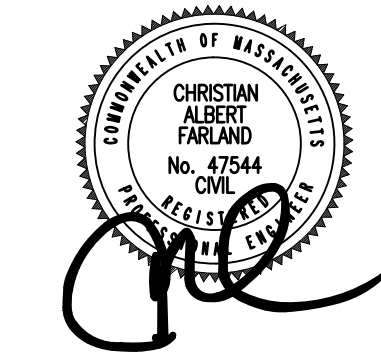
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FAIRHAVEN PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
REQUIRED

DATE: _____
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OR INTENDED BY THE ABOVE ENDORSEMENT.

REVISIONS



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PREPARED SEAPORT HOMES, LLC
FOR: 154 HUTTLESTON AVE
FAIRHAVEN, MA 02719

MARCH 13, 2023

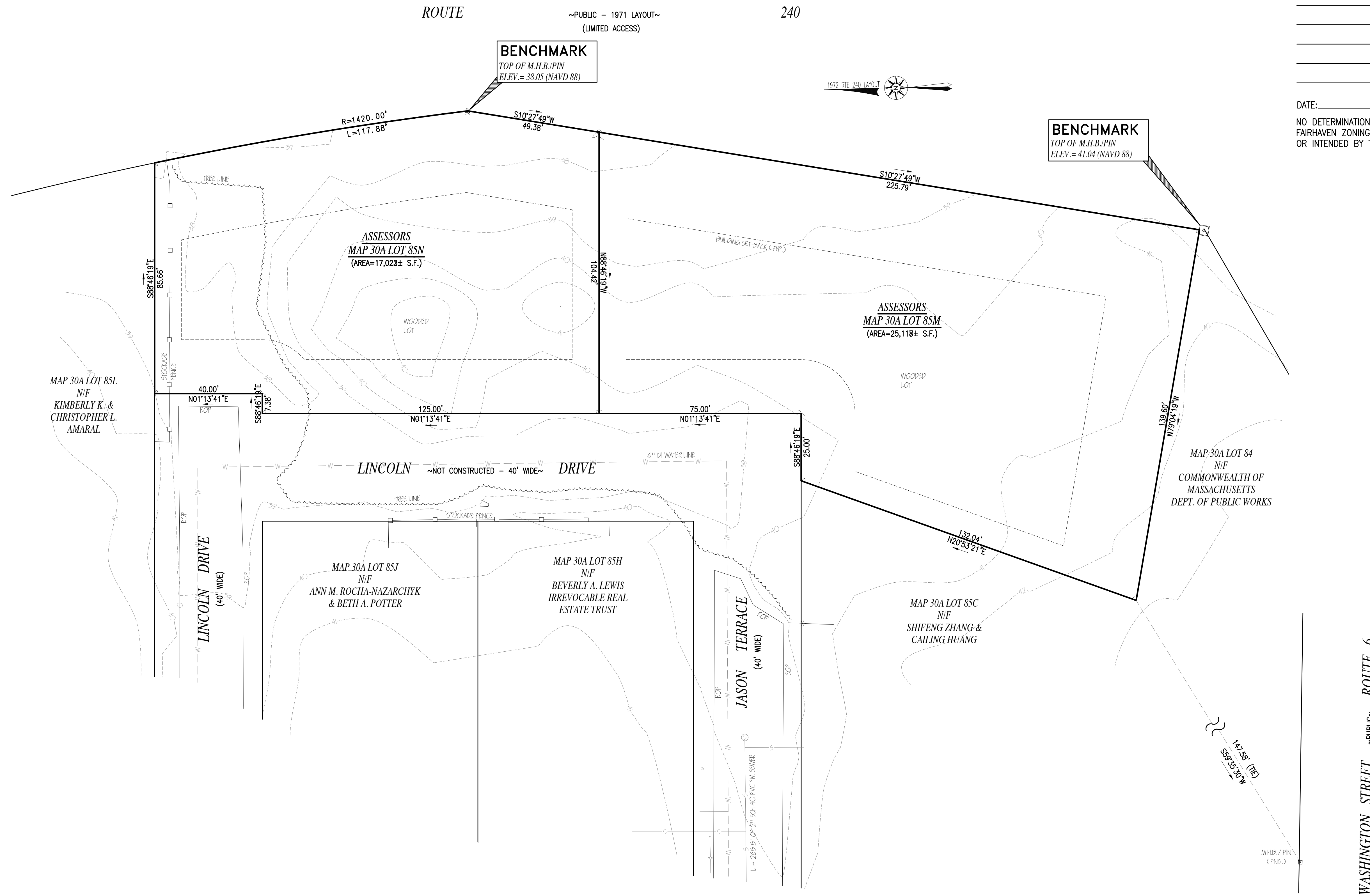
SCALE: 1"=20'

JOB NO. 22-521

LATEST REVISION:

EXISTING CONDITIONS

SHEET 2 OF 6



ROUTE 240
~PUBLIC - 1971 LAYOUT~
(LIMITED ACCESS)

BENCHMARK
TOP OF M.H.B./PIN
ELEV. = 38.05 (NAVD 88)



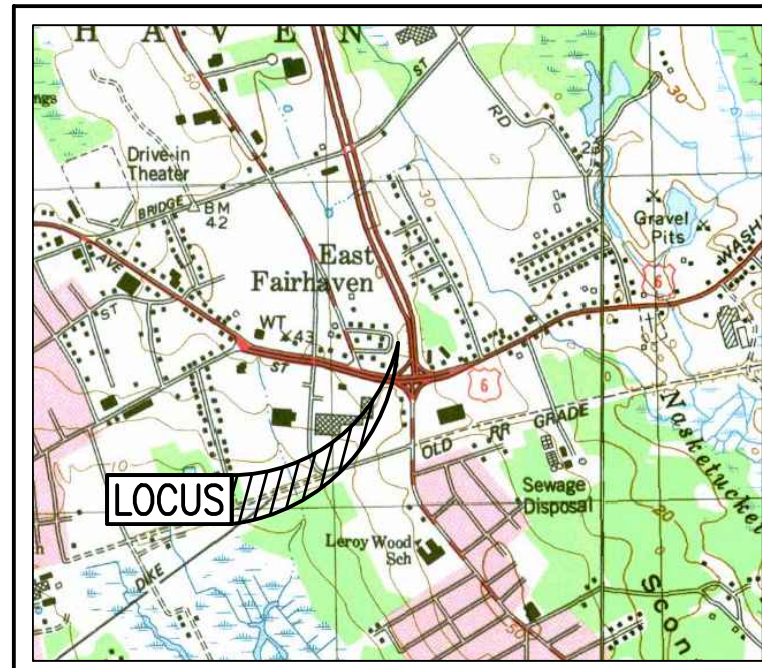
BENCHMARK
TOP OF M.H.B./PIN
ELEV. = 41.04 (NAVD 88)

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RECORD OWNER:
ASSESSORS MAP 30A LOT 85M
MARY L. JASON
C/O WHITNEY ESQUIRE LYNN
179 WILLIAM STREET
NEW BEDFORD, MA 02740
DEED BOOK 1597 PAGE 346

NOTES:
1. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN AUGUST OF 2022.
2. VERTICAL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 (NAVD 88) AND HORIZONTAL LOCATIONS REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83).

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE PROPERTY DEPICTED ON THIS PLAN FALLS IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP 25005C0394H, EFFECTIVE ON JULY 6, 2021.



LOCUS MAP SCALE: 1"=2,000'±

— ZONING DATA —
DISTRICT: RA

DESCRIPTION	REQUIRED
LOT AREA	15,000 S.F.
LOT FRONTAGE	100 FT
FRONT SETBACK	20 FT
SIDE SETBACK	10 FT
REAR SETBACK	30 FT

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

Brian J. Murphy
BRIAN J. MURPHY, P.L.S. 2/3/23
DATE

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

Brian J. Murphy
BRIAN J. MURPHY, P.L.S. 2/3/23
DATE

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REVISIONS

NO.	DATE	DESCRIPTION

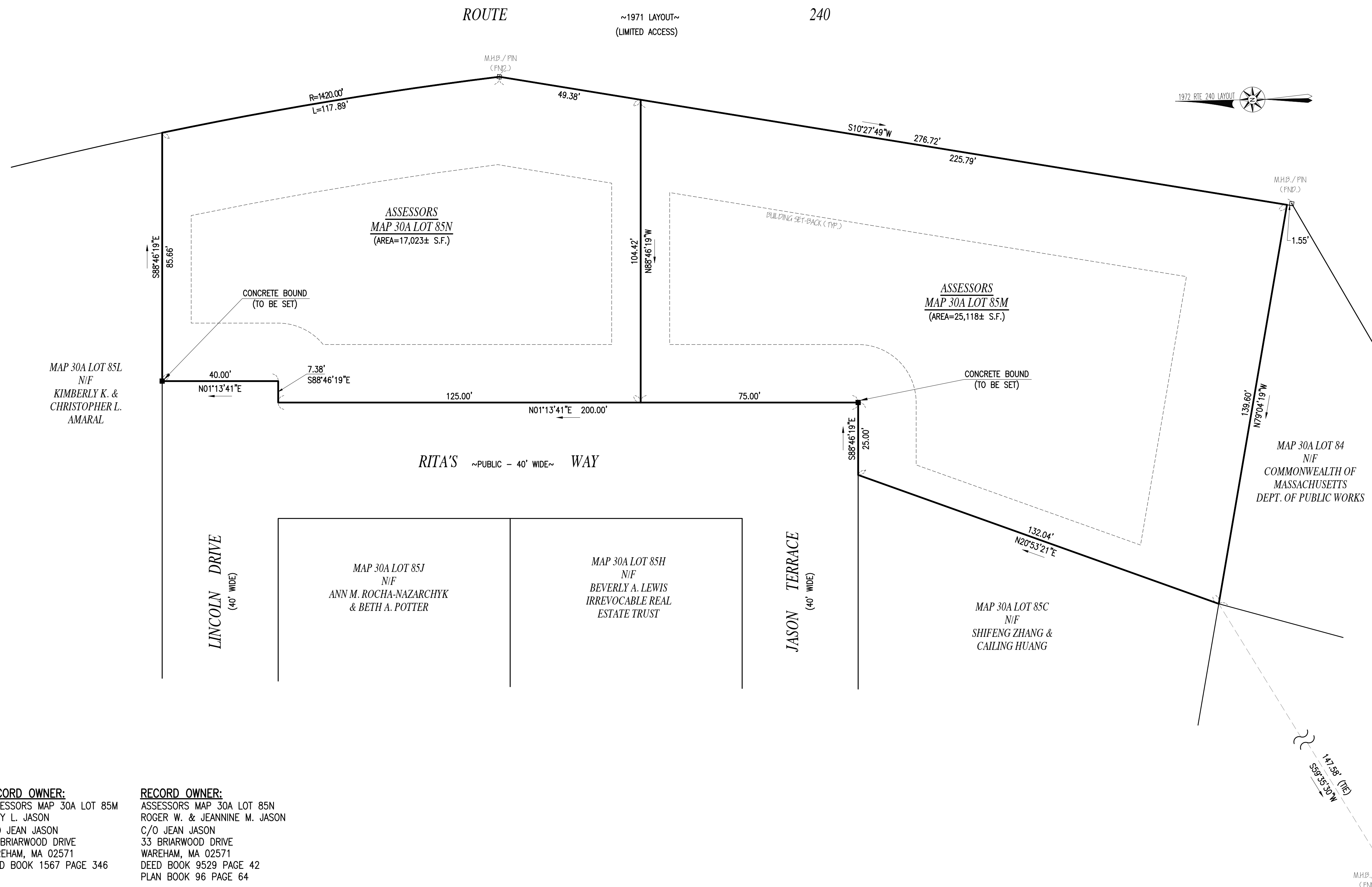
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MARCH 13, 2023
SCALE: 1"=20'
JOB NO. 22-521
LATEST REVISION:

LOTING
SHEET 3 OF 6



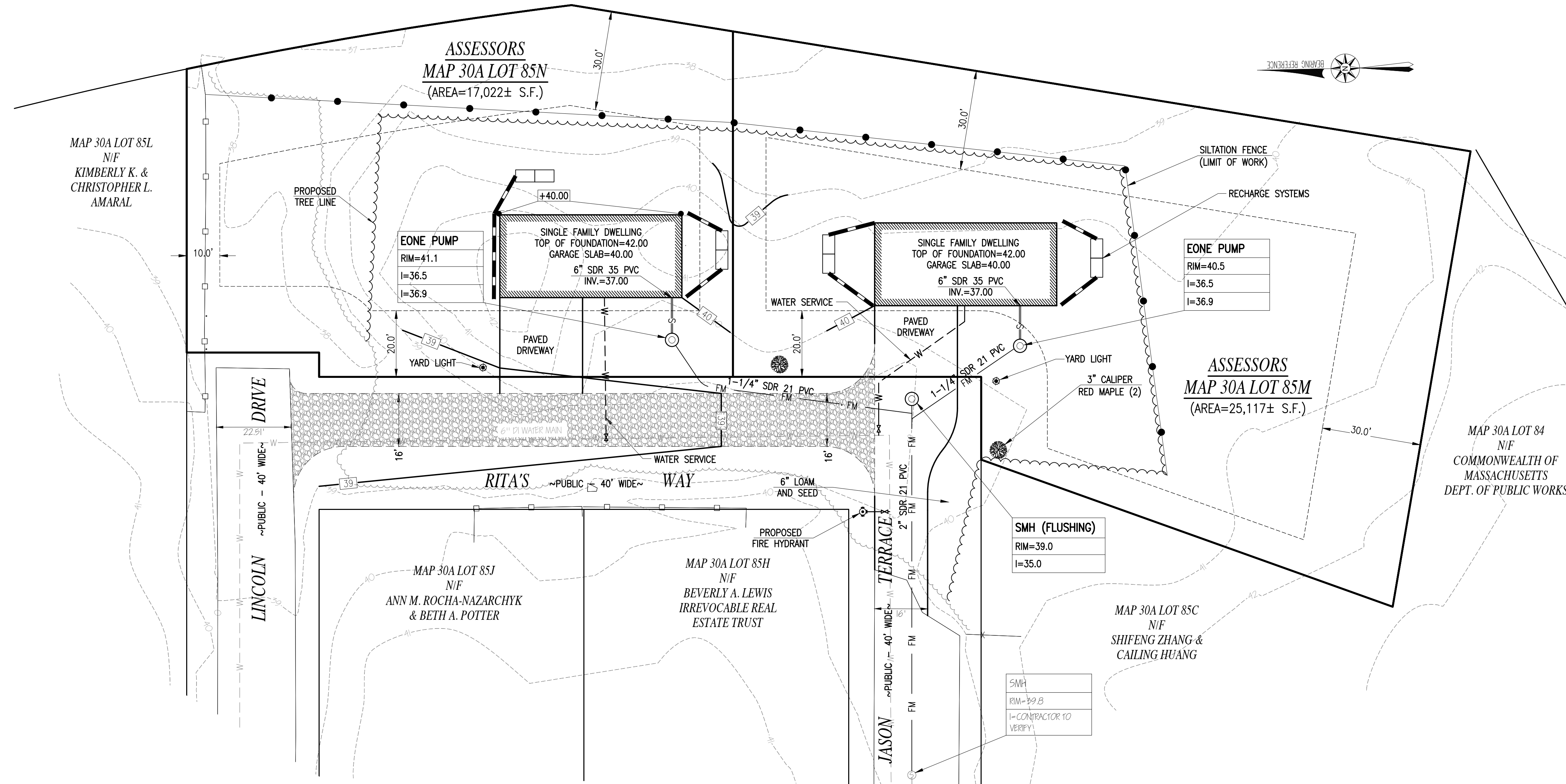
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RECORD OWNER:
ASSESSORS MAP 30A LOT 85M
MARY L. JASON
C/O JEAN JASON
33 BRIARWOOD DRIVE
WAREHAM, MA 02571
DEED BOOK 1567 PAGE 346

RECORD OWNER:
ASSESSORS MAP 30A LOT 85N
ROGER W. & JEANNINE M. JASON
C/O JEAN JASON
33 BRIARWOOD DRIVE
WAREHAM, MA 02571
DEED BOOK 9529 PAGE 42
PLAN BOOK 96 PAGE 64

NOTES:
1. SURVEY LOCATIONS PERFORMED BY FARLAND CORP. IN SEPTEMBER OF 2022.

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FAIRHAVEN PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW
REQUIRED

DATE: _____
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I, _____, CLERK OF THE TOWN OF FAIRHAVEN HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE ON _____ AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE

_____ TOWN CLERK _____ DATE

REVISIONS



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154 HUTTLESTON AVE
FAIRHAVEN, MA 02719

MARCH 13, 2023
SCALE: 1"=20'
JOB NO. 22-521
LATEST REVISION:

GRADING AND UTILITIES

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 PLANS.
2. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN 2022.
3. VERTICAL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND HORIZONTAL LOCATIONS REFER TO THE NORTH AMERICAN DATUM (NAD) OF 1983.
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. WHERE PROPOSED PAVEMENT AND WALKS ARE TO MEET EXISTING, THE CONTRACTOR SHALL SAWCUT A NEAT LINE AND MATCH GRADE. SEAL ALL JOINTS WITH HOT BITUMINOUS ASPHALT JOINT SEALER.
8. CURBING TO BE AS INDICATED ON THE PLANS.
9. 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.
10. 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.
11. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES ACCORDING TO THE LOCAL AUTHORITY'S SPECIFICATIONS. SERVICES SHALL BE CAPPED OFF WHERE SAME ENTER THE PERIMETER OF THE PROPERTY LINE.
12. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
13. 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. THESE PLANS ARE PERMITTING PLANS AND SHALL NOT TO 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.

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. ALL PERMANENT DITCHES AND SWALES ARE TO BE STABILIZED WITH VEGETATION OR RIP RAP PRIOR TO DIRECTING RUNOFF TO THEM.
4. CLEAR CUT, DEMOLISH AND DISPOSE OF EXISTING SITE ELEMENTS NOT TO REMAIN.
5. STORMWATER SHALL NOT BE DIRECTED TOWARDS THE INFILTRATION BASINS UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. GRADE AND GRAVEL ALL PAVED AREAS. ALL PROPOSED PAVED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
7. BEGIN ALL PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
8. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES AND MULCH AND SEED AS REQUIRED.
9. FINISH PAVING ALL HARD SURFACE AREAS.
10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
12. REMOVE TEMPORARY EROSION CONTROL MEASURES.
13. THE CONSTRUCTION SEQUENCE SHALL BE CONFINED TO THE LIMIT OF WORK AS SHOWN ON THE DRAWINGS.
14. 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 COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
8. 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.

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 ASHOTO 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 HANCOR HI Q PIPE AS MANUFACTURED BY HANCOR, 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. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER AND A MAXIMUM OF 6 FEET OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE. GREATER DEPTHS ARE PERMITTED WHERE REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES.
6. GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSE. THE CONTRACTOR SHALL NOTE THAT NOT ALL FITTINGS ARE NOTED, SHOWN OR INDICATED.
7. ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
8. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.
9. PRIMARY WATER METER AND BACKFLOW PREVENTER SHALL BE LOCATED AT THE POINT WHERE THE WATER LINE ENTERS THE BUILDING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
10. ALL GRAVITY SEWER PIPE SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1784 WITH RUBBER GASKET JOINTS.
11. WHERE SANITARY SEWERS CROSS WATER LINES, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST EIGHTEEN INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT. THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AS THE SEWER AS POSSIBLE. IF MECHANICAL JOINT PIPE IS NOT USED THAN BOTH THE WATER MAIN AND SANITARY SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
12. DUE TO THE SMALL SCALE OF THE SITE WORK DRAWINGS, EXACT LOCATION OF UTILITY STUBS FOR BUILDING CONNECTIONS SHALL BE VERIFIED WITH THE BUILDING DRAWINGS. SERVICE STUBS TO THE BUILDING SHALL BE INSTALLED TO A POINT 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
13. BEFORE THE DEVELOPMENT SITE IS GRADED, THE AREA OF THE DRAINAGE BASINS SHOULD BE FENCED OFF TO PREVENT HEAVY EQUIPMENT FROM COMPACTING THE UNDERLYING SOIL.
14. 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.
15. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
16. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
17. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
18. 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.
19. 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.
20. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
21. ELECTRICAL DUCT BANK LOCATION IS SHOWN FOR COORDINATION PURPOSES, REFER TO ELECTRICAL PLANS FOR SECTIONS AND DETAILS OF THE UTILITY DUCT BANK.
22. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE AND ELECTRICAL). FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.

LAYOUT AND MATERIAL NOTES

1. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
2. 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.
3. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
4. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES, WHICH IS MORE STRINGENT.
5. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING.
ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS.
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

FOR REGISTRY USE ONLY

FAIRHAVEN PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
REQUIRED

DATE: _____

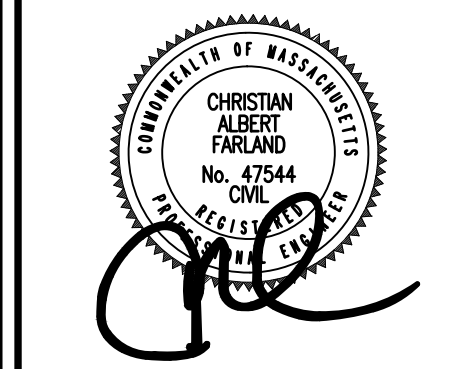
NO DETERMINATION AS TO THE COMPLIANCE WITH THE FAIRHAVEN ZONING BYLAW REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE ABOVE ENDORSEMENT.

I, _____, CLERK OF THE TOWN OF FAIRHAVEN
HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE
PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE ON
_____ AND THAT NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND
RECORDING OF SAID NOTICE

TOWN CLERK

DATE

REVISIONS	



www.FarlandCorp.com

154 HUTTLESTON AVENUE
FAIRHAVEN, MA 02719
P.508.717.3479

- ENGINEERING
- SITEWORK
- LAND SURVEYING
- DEVELOPMENT

DRAWN BY: BB/SB
DESIGNED BY: CAF
CHECKED BY: CAF

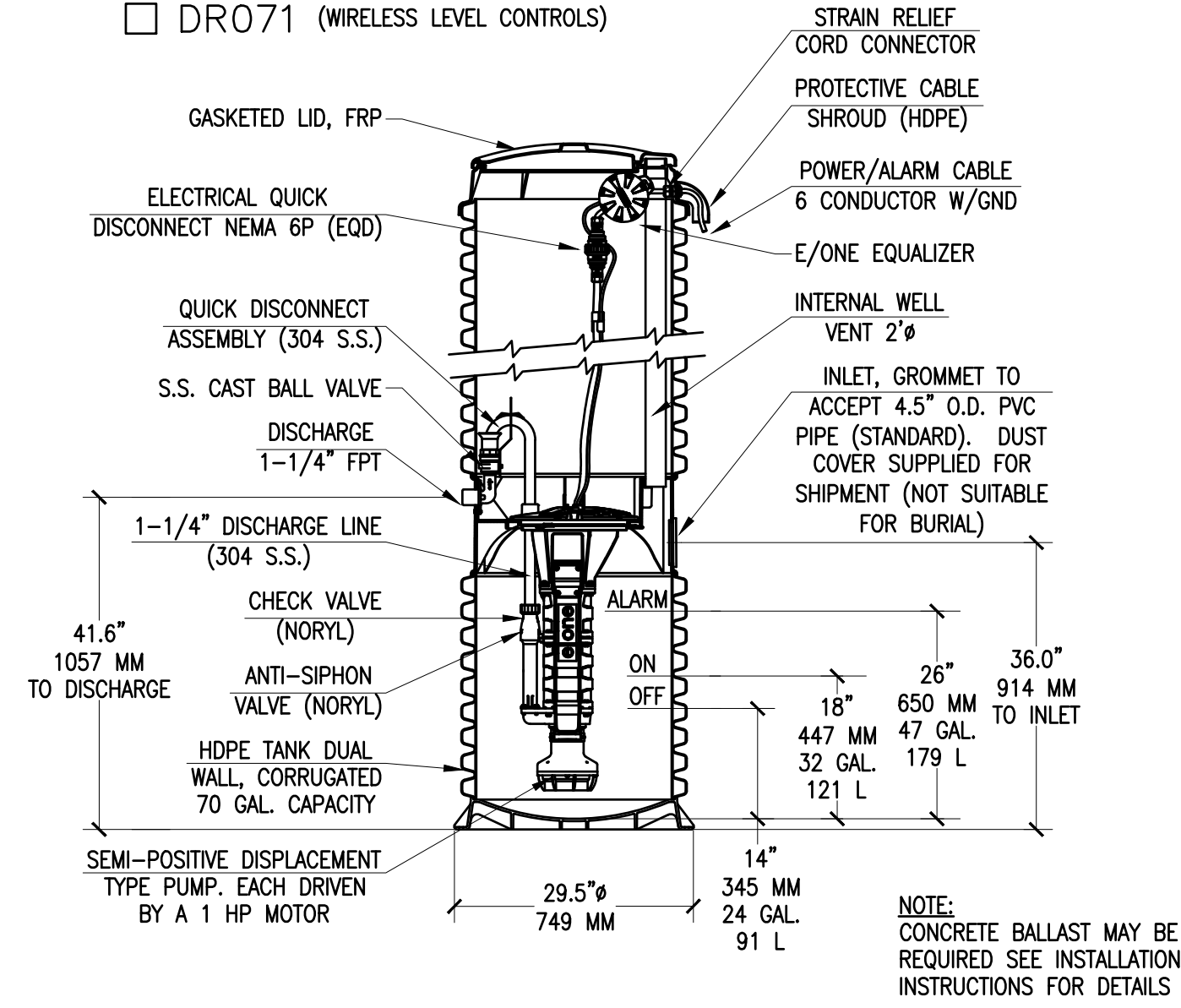
DEFINITIVE SUBDIVISION
— LINCOLN DRIVE & JASON TERRACE —
ASSESSORS MAP 30A LOTS 85M & 85N
FAIRHAVEN, MASSACHUSETTS
PREPARED SEAPORT HOMES, LLC
FOR: 154 HUTTLESTON AVE
FAIRHAVEN, MA 02719

MARCH 13, 2023
SCALE: AS NOTED
JOB NO. 22-521
LATEST REVISION:

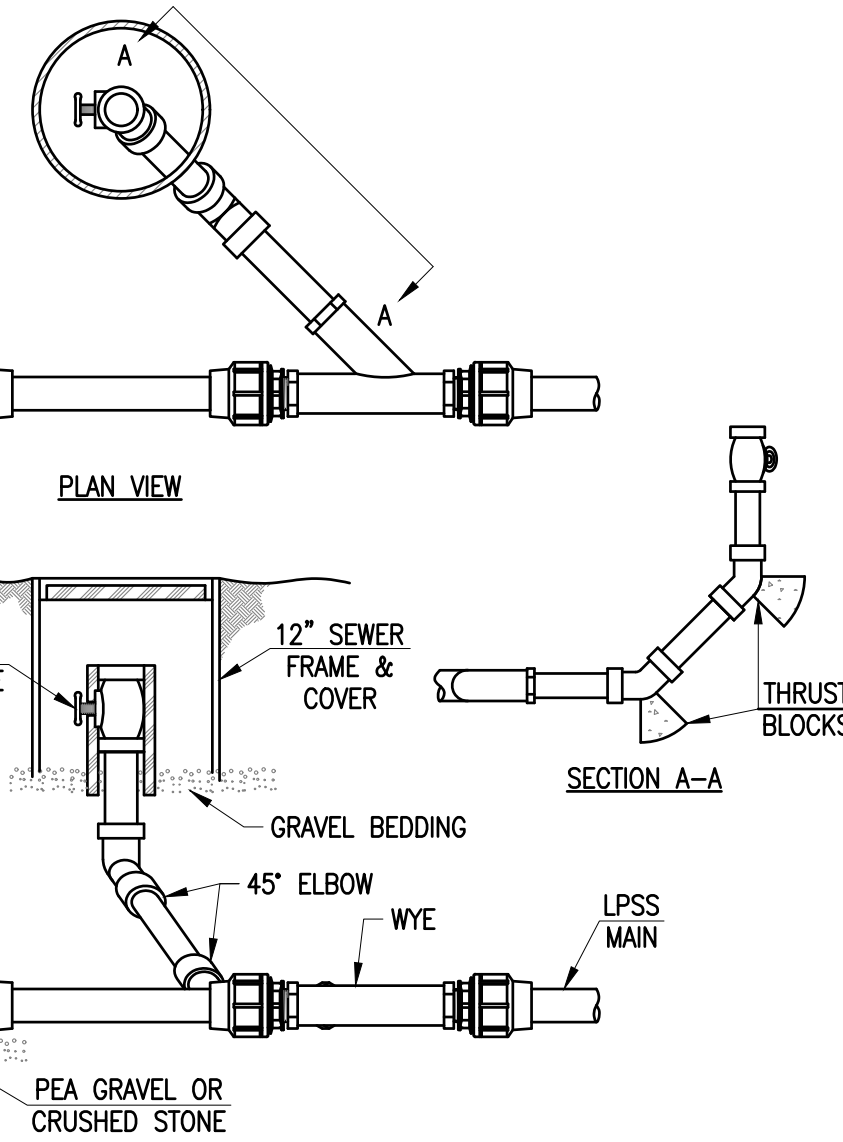
NOTES
SHEET 5 OF 6

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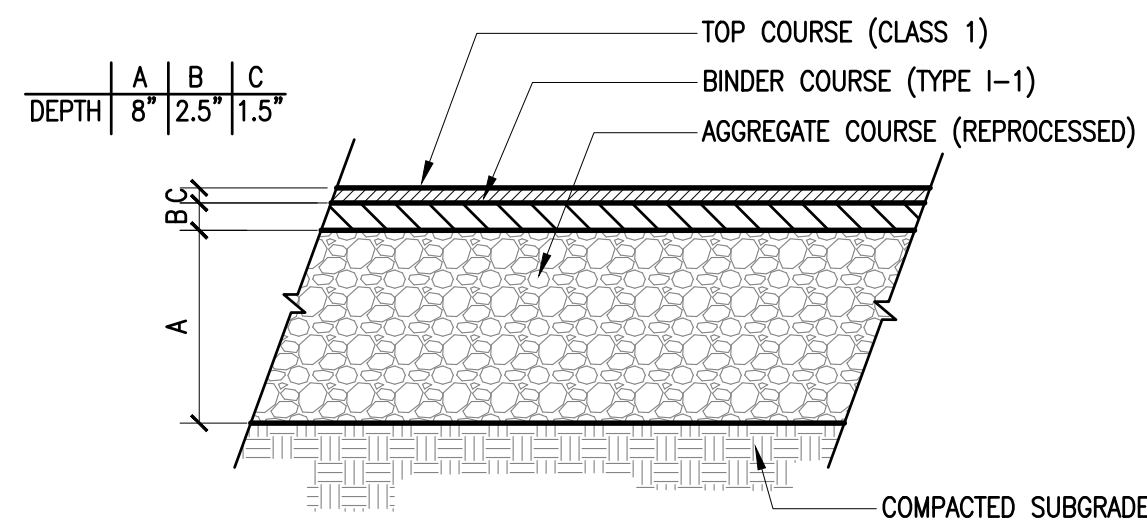
OPTIONS: DH071 (HARD WIRED LEVEL CONTROLS)
 DR071 (WIRELESS LEVEL CONTROLS)



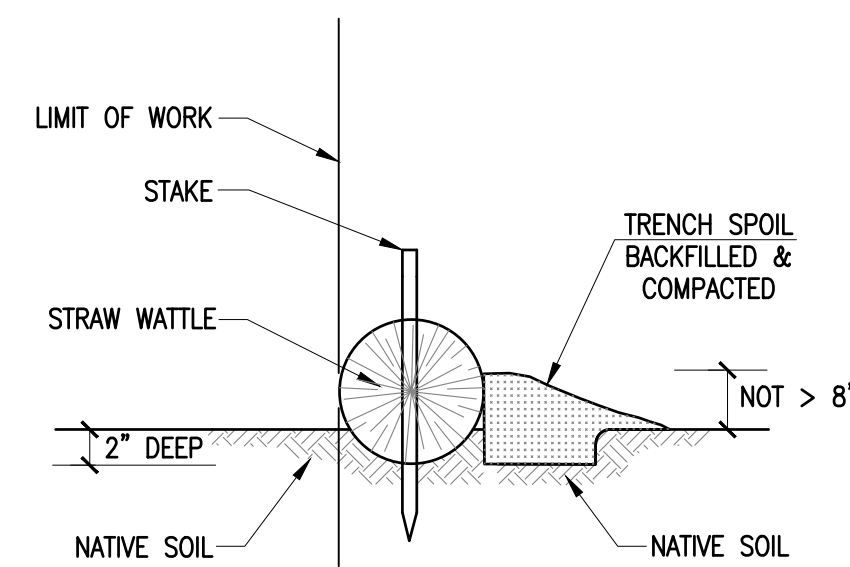
E-ONE GRINDER PUMP
NOT TO SCALE



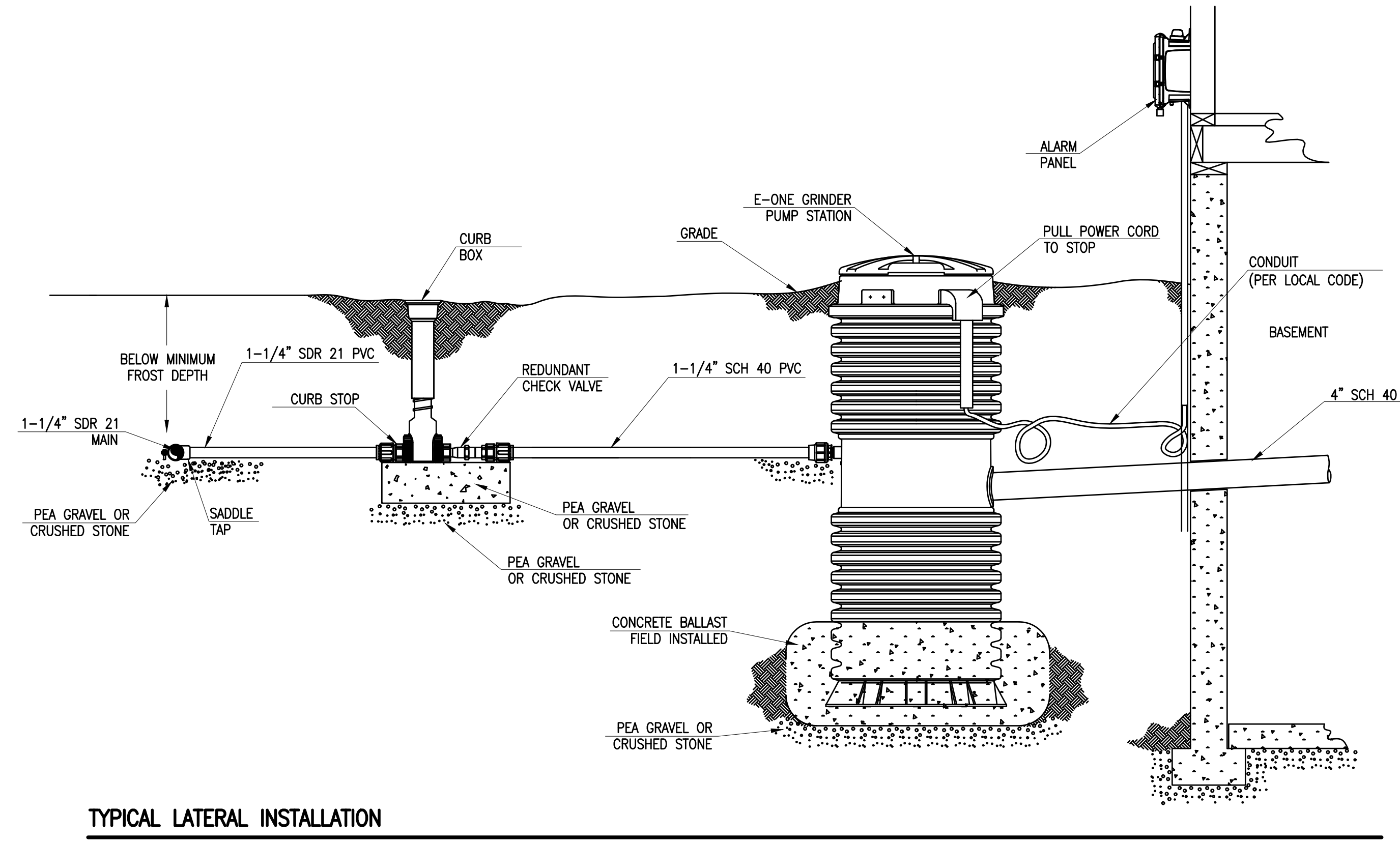
TYPICAL FLUSHING CONNECTION ON LPSS MAIN
NOT TO SCALE



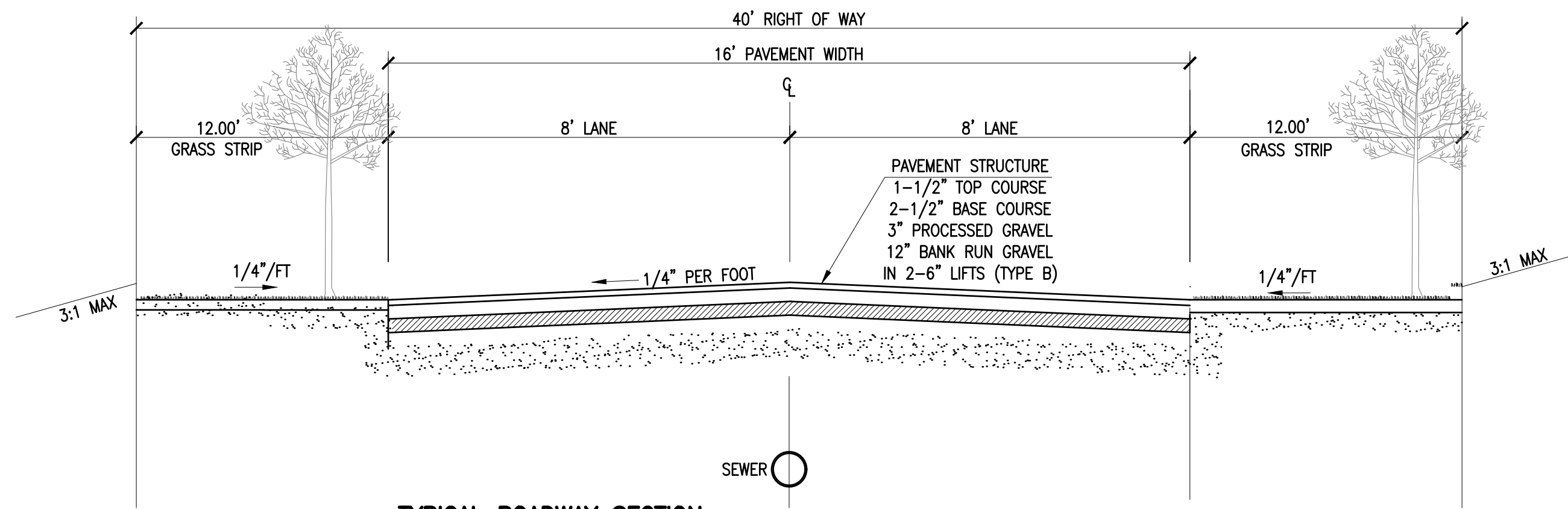
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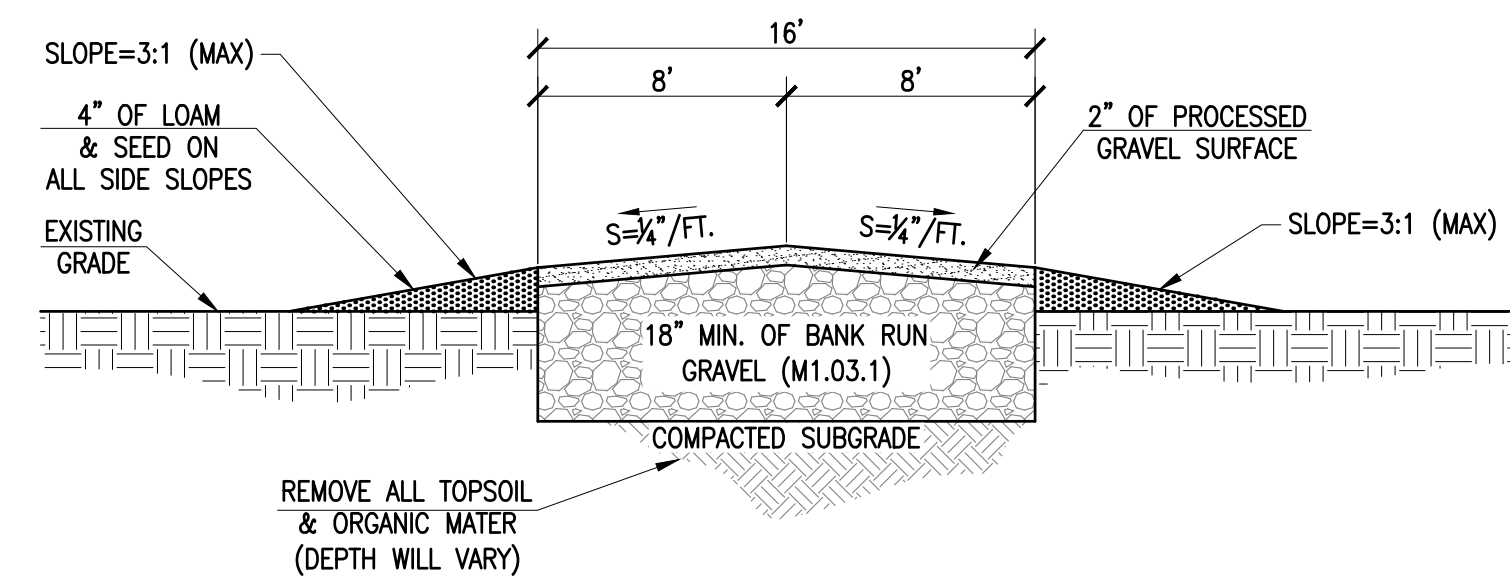
STAKED STRAW WATTLE
NOT TO SCALE



TYPICAL LATERAL INSTALLATION
NOT TO SCALE



TYPICAL ROADWAY SECTION
NOT TO SCALE



TYPICAL CROSS SECTION OF GRAVEL ROADWAY
NOT TO SCALE

REVISIONS

FOR REGISTRY USE ONLY

FAIRHAVEN PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW
REQUIRED

DATE: _____
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