

SITE PLAN

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

— ZONING DATA —

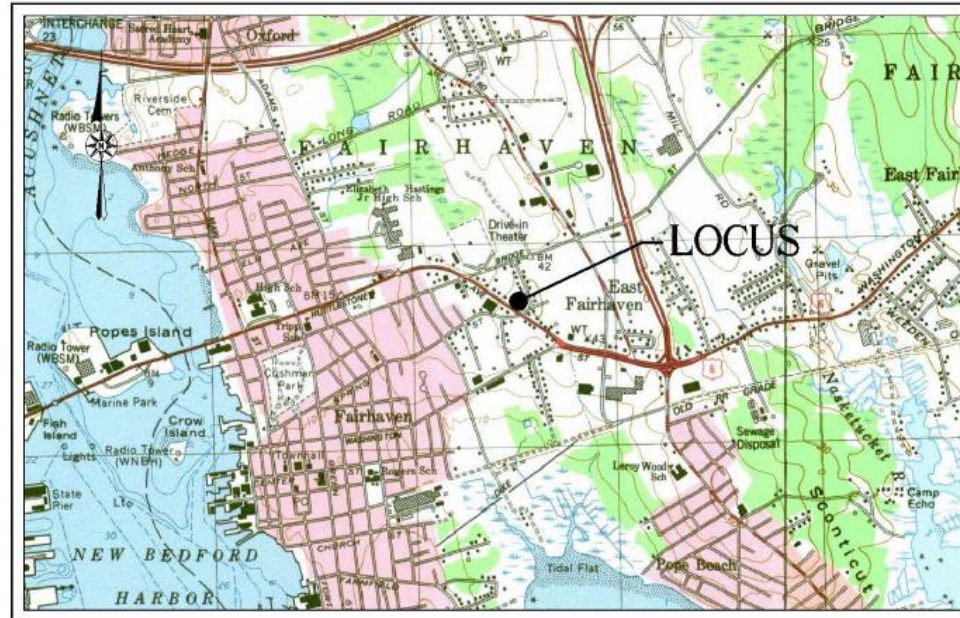
DISTRICT: BUSINESS (B)

DESCRIPTION	REQUIRED	EXISTING
LOT AREA	15,000 S.F.	96,600 S.F.
LOT FRONTAGE	100 FT	600.00 FT
FRONT SETBACK	0 FT	266 FT
SIDE SETBACK	0 FT	97 FT
REAR SETBACK	0 FT	409 FT
BUILDING COVERAGE (MAXIMUM)	25 %	99.6 %
GREEN SPACE	5 %	6.4 %

— PARKING REQUIREMENT —

PRINCIPAL USE: OFFICE / WAREHOUSE

REQUIREMENT	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



— AREA MAP —
SCALE: 1"=1000'

— INDEX —

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

REVISIONS

NO.	DATE	DESCRIPTION



www.FarlandCorp.com

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

DRAWN BY: AJT
DESIGNED BY: CAJ/DKG
CHECKED BY: CAJ/SJM

SITE PLAN
 154 HUTTLESTON AVENUE
 ASSESSORS MAP 26 LOT 96
 FAIRHAVEN, MASSACHUSETTS
 PREPARED BY: BMT, 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

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LIST OF REQUESTED WAIVERS:
§ 19B-27.B - PARKING SCHEDULE: PROPOSED 39 SPACES IN LIEU OF 49.

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

Special Permit: 2022-07 – 154 Huttleston Conversion to Office

- **Applicant:** MIHI, LLC, represented by Christian Farland & Brian Murphy of Farland Corp.
- **Project Location:** 154 Huttleston Avenue (Map 26 Lot 96). Currently “What a Find” Building.
- **Proposal:** To renovate the existing building and convert it to an office with a new gravel parking area in the rear of the building.
- **Zoning:** Business District (B).
- **Surrounding Land Uses:** Commercial strip plazas along Route 6. Residential behind.
- **Project History:** Applicants recently went through Street Discontinuance process to discontinue a portion of Alfred Street in order to accommodate parking behind the existing building. The Street was discontinued. The Applicant then submitted an ANR, as required by the Street Discontinuance process, that divided the portions of Alfred Street that were discontinued. The ANR has been endorsed.

Project Summary:

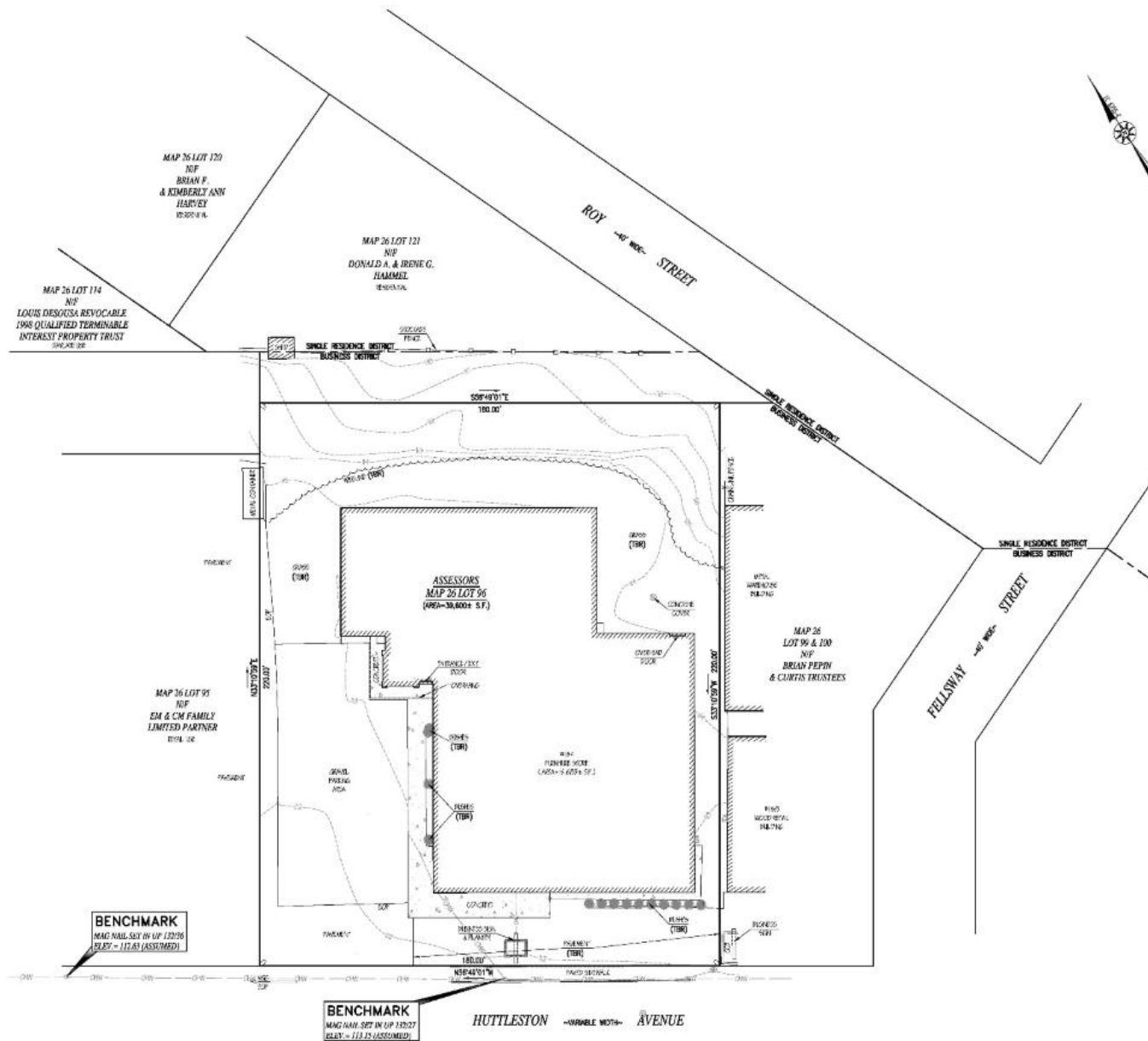
- **Site Plan:** The proposal includes creating 19 new gravel parking spots in the rear of the building on land that was recently reclaimed through a street discontinuance. The appearance in front has been improved with some landscaping.
- **Building Design:** Same.
- **Access/Circulation/Parking:**
 - Access is the same. Applicant seems amenable to increasing landscaping in front of parking spots.
 - Circulation has been extended in the back to the new parking.
 - The Applicant estimates they require 41 parking spaces based on the square feet of office and 8 spaces based on the warehouse sf for a total of 49 spaces. They are proposing 39 spaces and are requesting a waiver from the required parking for office and warehouse. Staff suggests they remove the two spots closest to Route 6 for safety and landscaping.
- **Landscape:**
 - Arborvitae in front will be replaced with Hydrangea, Beach Grass and Day Lillies.
 - Pavement in front will mostly be replaced with grass.
 - The rear of the property reclaimed through street discontinuance will have a retaining wall up to 4' high with a stockade fence above that.

Project Summary Continued:

- **Lighting:** No change.
- **Signage:** Existing sign in front will be renovated.
- **Noise:** Should not be an issue.
- **Utilities:** Served by Town water and sewer.
- **Waste Management:** No dumpster or enclosure is shown on the plan on this property. A metal container sits just over the line on a neighboring property.
- **Stormwater:** A catch basin and cultic subsurface recharge system is being added in the rear northeast corner of the lot. The proposal slightly decreases the amount of impervious surface.
- **Waivers:** To reduce number of parking spaces.
- **Administrative Summary:**
 - **Complete Filing Received:** June 27, 2022
 - **Advertisement:** FNN July 21 and 28, 2022
 - **Routing Sent:** July 29, 2022
 - **Public Hearing:** August 9, 2022

Comments from Town Departments:

- Fire Department: No concerns.
- Police Department: No concern.
- Public Works Department: No concerns
- Building: Building codes addressed at time of permitting.
- Planning: They are improving the font by replacing the Arborvitae with Hydrangea and Sea Grasses and replacing most of the pavement out front with grass. They should at least make the area between the 2 closest parking spots to Huttleston and the sidewalk a planted area. Although it is an existing situation, removing the 2 parking spots closest to Route 6 would be safer and improve the appearance. If someone is backing out of one of them while someone is trying to enter the lot from Huttleston it could cause a backup on Route 6.



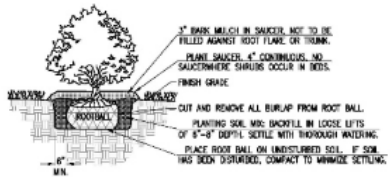
NOTES:
 1. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN APRIL OF 2022.
 2. VERTICAL ELEVATIONS REFER TO AN ASSUMED DATUM.
 3. ONLY VISIBLE UTILITIES SHOWN.

BENCHMARK
 MAG NAIL SET IN UP 122/26
 ELEV. = 117.61 (ASSUMED)

BENCHMARK
 MAG NAIL SET IN UP 122/27
 ELEV. = 117.15 (ASSUMED)

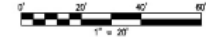
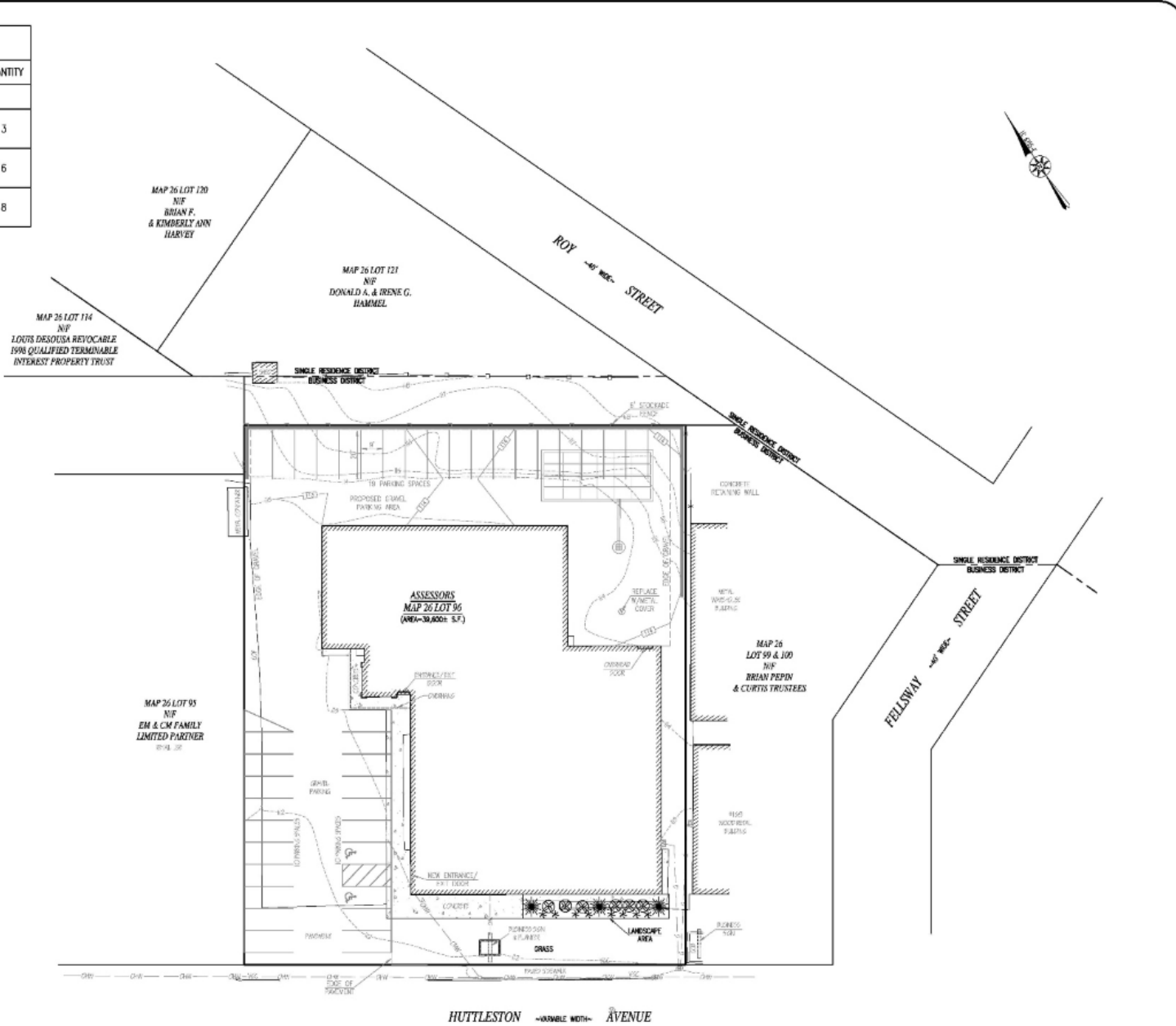
REVISIONS	
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21 VENTURA DRIVE DARTMOUTH, MA 02747 P. 508.717.3479 • ENGINEERING • SITEWORK • LAND SURVEYING • DEVELOPMENT	
DRAWN BY:	ALT
DESIGNED BY:	CAF/CGG
CHECKED BY:	CAF/BLW
SITE PLAN 154 HUTTLESTON AVENUE ASSESSORS MAP 26 LOT 96 FAIRHAVEN, MASSACHUSETTS PREPARED FOR: ART LLC 1000 MAIN STREET NORTH DARTMOUTH, MA 02747	
DATE:	JUNE 24, 2022
SCALE:	1"=20'
JOB NO.:	22-170
LATEST REVISION:	
EXISTING CONDITIONS	
SHEET 2 OF 5	

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

SHRUB PLANTING
NOT TO SCALE.



REVISIONS

NO.	DATE	DESCRIPTION



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

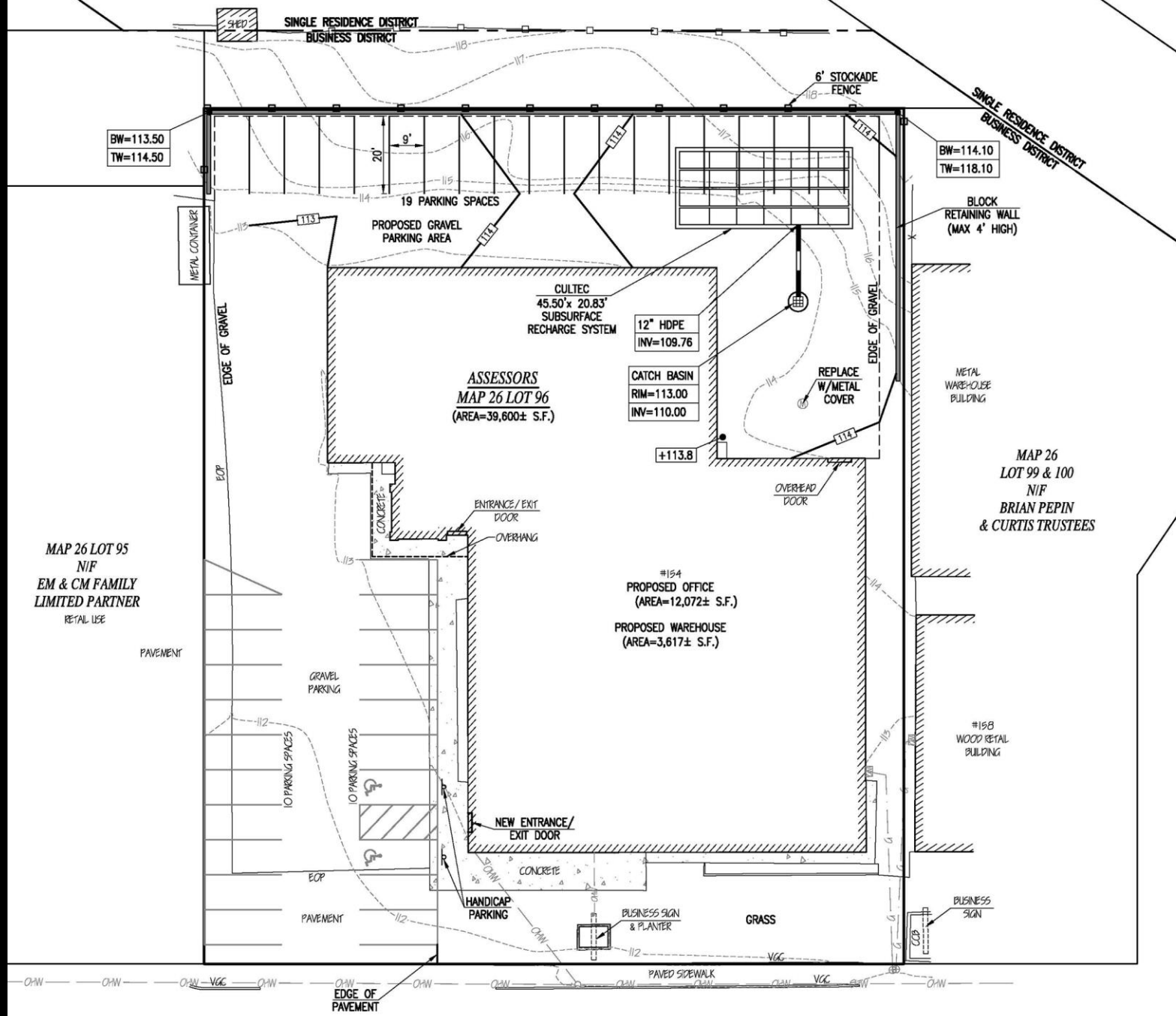
DRAWN BY: AJT
DESIGNED BY: CAF/CGG
CHECKED BY: CAF/RLW

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

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

LANDSCAPE PLAN
SHEET 4 OF 5

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BW=113.50
TW=114.50

BW=114.10
TW=118.10

ASSESSORS
MAP 26 LOT 96
(AREA=39,600± S.F.)

MAP 26
LOT 99 & 100
N/F
BRIAN PEPIN
& CURTIS TRUSTEES

MAP 26 LOT 95
N/F
EM & CM FAMILY
LIMITED PARTNER
RETAIL USE

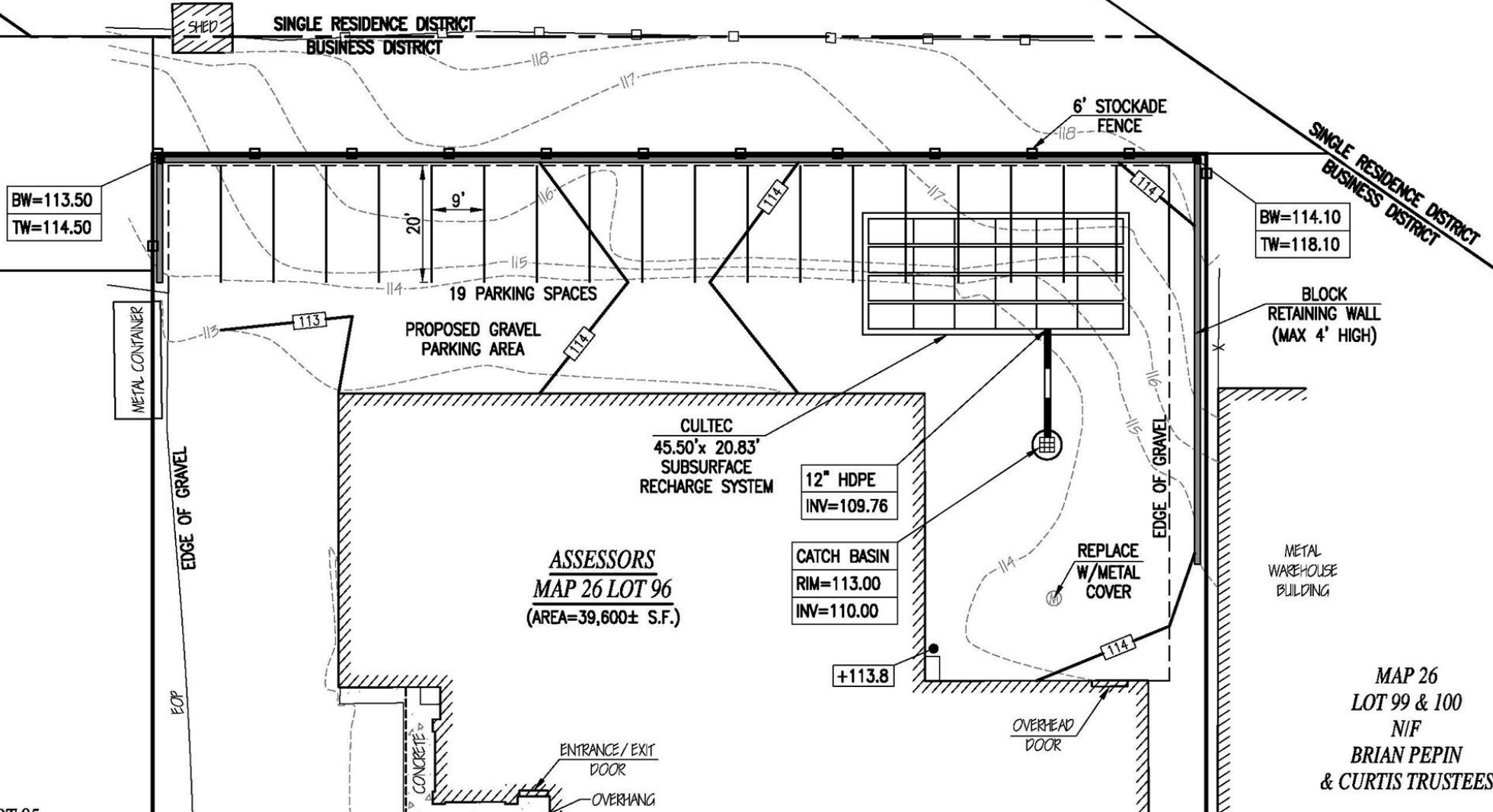
#154
PROPOSED OFFICE
(AREA=12,072± S.F.)
PROPOSED WAREHOUSE
(AREA=3,617± S.F.)

#158
WOOD RETAIL
BUILDING

MAP 26 LOT 121
N/F
DONALD A. & IRENE G.
HAMMEL

MAP 26 LOT 114
N/F
LOUIS DESOUSA REVOCABLE
998 QUALIFIED TERMINABLE
INTEREST PROPERTY TRUST

ROY STREET
~40' WIDE~



BW=113.50
TW=114.50

BW=114.10
TW=118.10

12" HDPE
INV=109.76

CATCH BASIN
RIM=113.00
INV=110.00

ASSESSORS
MAP 26 LOT 96
(AREA=39,600± S.F.)

+113.8

MAP 26
LOT 99 & 100
N/F
BRIAN PEPIN
& CURTIS TRUSTEES



SINGLE RESIDENCE DISTRICT
BUSINESS DISTRICT

BW=113.50
TW=114.50

6' STOCKADE
FENCE

BW=114.10
TW=118.10

SINGLE RESIDENCE DISTRICT
BUSINESS DISTRICT

BLOCK
RETAINING WALL
(MAX 4' HIGH)

METAL CONTAINER

19 PARKING SPACES

PROPOSED GRAVEL
PARKING AREA

CULTEC
45.50' x 20.83'
SUBSURFACE
RECHARGE SYSTEM

12" HDPE
INV=109.76

CATCH BASIN
RIM=113.00
INV=110.00

REPLACE
W/METAL
COVER

METAL
WAREHOUSE
BUILDING

ASSESSORS
MAP 26 LOT 96
(AREA=39,600± S.F.)

+113.8

OVERHEAD
DOOR

EDGE OF GRAVEL

EDGE OF GRAVEL

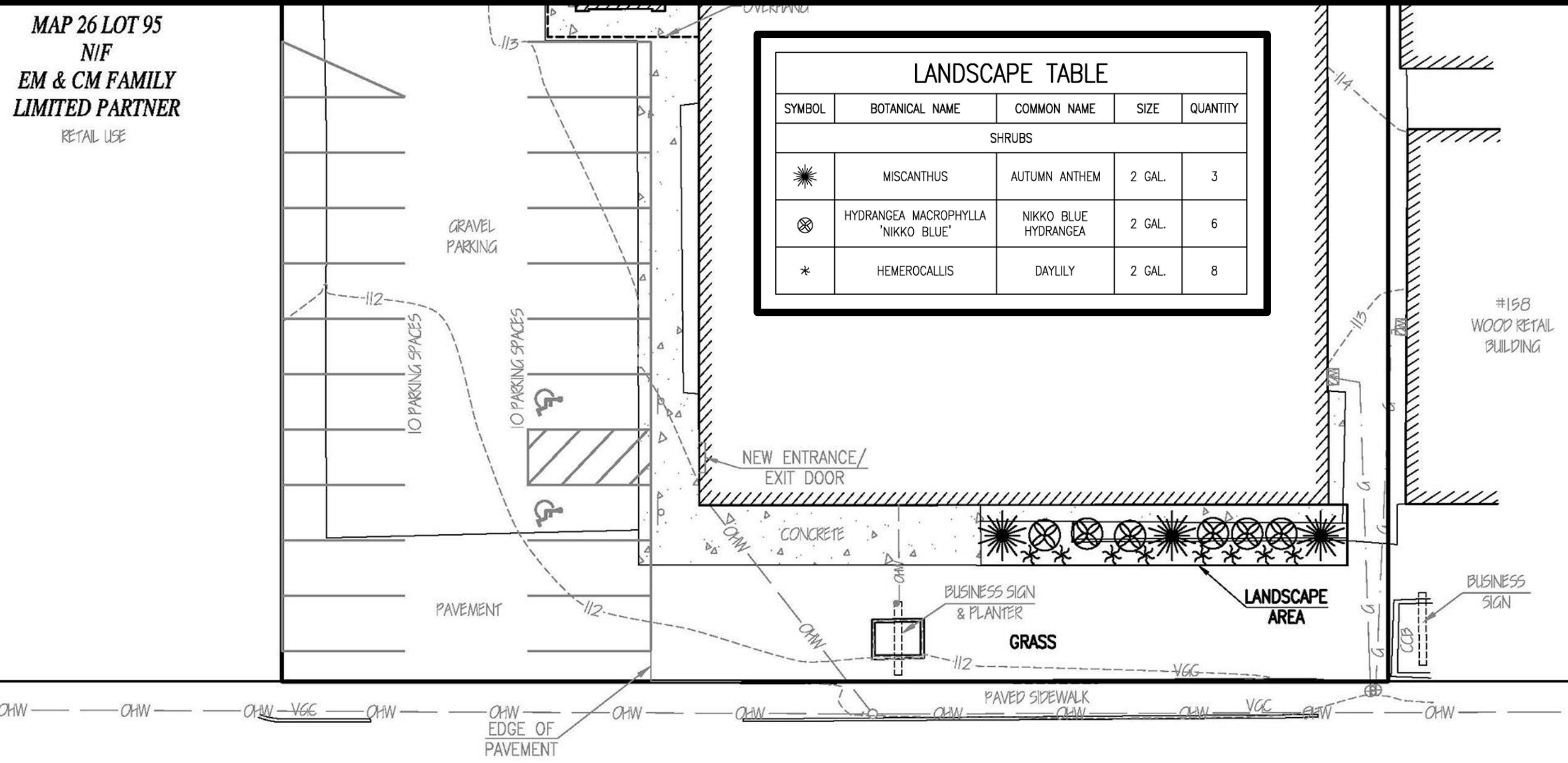
EOP

ENTRANCE/EXIT

MAP 26
LOT 99 & 100
NIF
BRIAN PEPIN

MAP 26 LOT 95
 N/F
 EM & CM FAMILY
 LIMITED PARTNER
 RETAIL USE

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



#158
 WOOD RETAIL
 BUILDING

HUTTLESTON ~VARIABLE WIDTH~ AVENUE

— ZONING DATA —

DISTRICT: BUSINESS (B)

— PARKING REQUIREMENT —

PRINCIPAL USE: OFFICE / WAREHOUSE

REQUIREMENT — OFFICE

1 SPACE PER 300 S.F.

REQUIREMENT — WAREHOUSE

1 SPACE PER 500 S.F.

REQUIRED

41 SPACES

REQUIRED

8 SPACES

PROVIDED

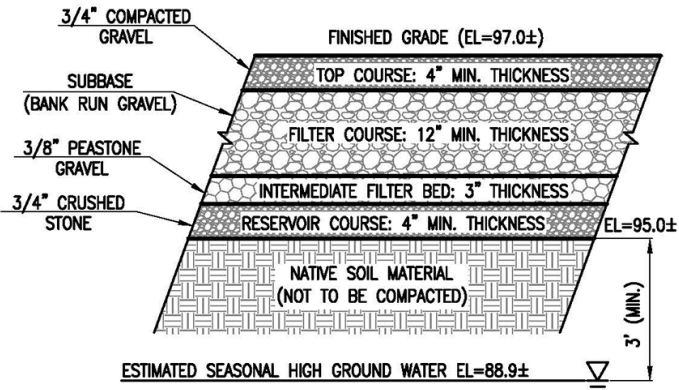
37 SPACES

PROVIDED

2 SPACES

LANDSCAPE TABLE

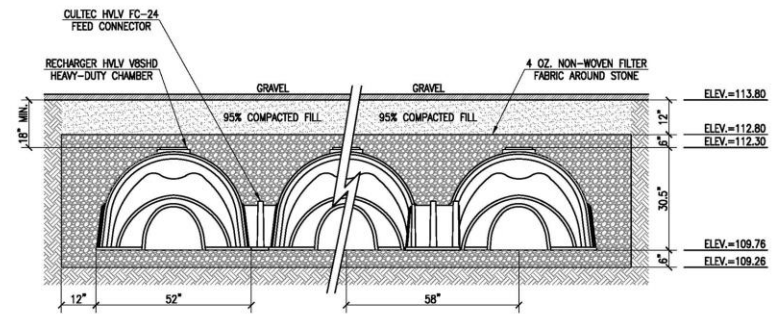
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
SHRUBS				
✱	MISCANTHUS	AUTUMN ANTHEM	2 GAL.	3
⊗	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	2 GAL.	6
✱	HEMEROCALLIS	DAYLILY	2 GAL.	8



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

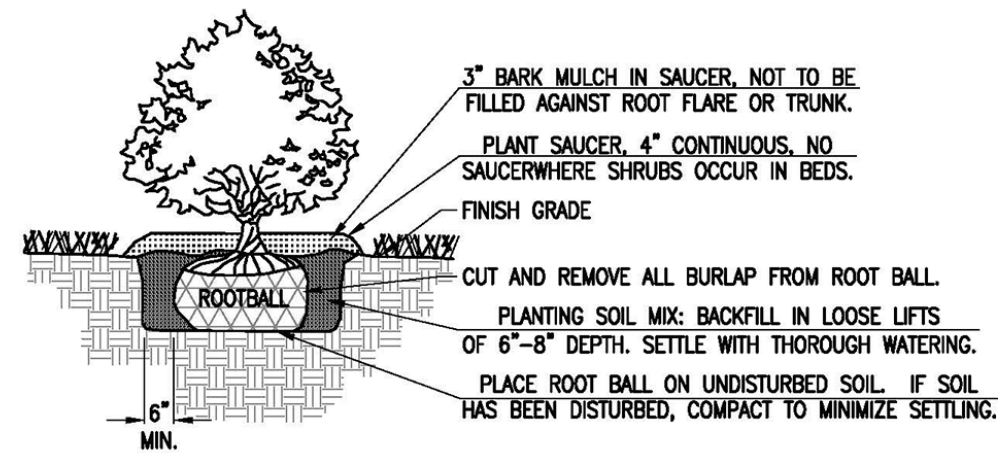
GRAVEL PARKING AREA CROSS-SECTION

NOT TO SCALE



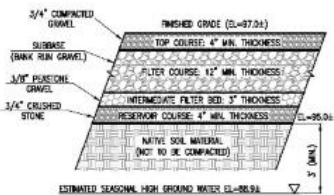
CULTEC RECHARGER 330XLHD CROSS SECTION

NOT TO SCALE



NOTES:

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



GRAVEL PARKING AREA CROSS-SECTION
NOT TO SCALE

CULTEC RECHARGER 330XLHD CROSS SECTION
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 WORKING UTILITIES 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 GOVERNMENT 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 REMEDIATION 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 APRIL OF 2022.
3. VERTICAL ELEVATIONS REFER TO AN ASSUMED DATUM. ALL APPLICABLE STATE AND LOCAL STANDARDS AND REGULATIONS.
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 THE OWNER 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 LEGAL SEEDS AND MAY 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 BEGINNING 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.

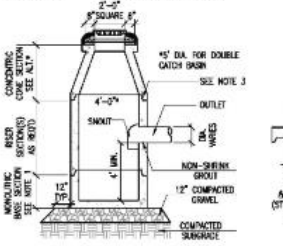
CONSTRUCTION SEQUENCING NOTES

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, DEBUSH AND REMOVE 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 FINISHING.
6. BEGIN ALL PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDS AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
7. ONLY OR AS REQUIRED, CONSTRUCT TEMPORARY DRAINAGE 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 LIMITED 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 DEMOLISH ALL CONCRETE PAVEMENT, STRIPED/PAINTED CONCRETE PAVEMENT, BRICK PAVEMENT, TOP SOIL, MULCH, TRASH, DEAD TREES AND STUMPS, SURFACE/SUBSURFACE CURB LINE, FENCE POSTS, RAILS, FENCING, GATES, TOOTHING 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 REMOVE THE WORK ON TOP OF THE CONSTRUCTION BEFORE ANY WORK SHALL BEGIN.
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 CHANGES TO EXISTING CONDITIONS TO REMAIN THAT ARE THE RESULT OF 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 TRACES OF UTILITIES AND STRUCTURES TO BE MAINTAINED OR ABANDONED TO NEW FINISHED GRADES AND ALL APPURTENANCES, BOLLARDS, POSTS, CONCRETE FOOTINGS AND FOUNDATIONS, WALLS AND CURBS UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER'S REPRESENTATIVE.

- NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR 16-20 LOADING.
 2. PROMOTE 1" MINIMUM CLEARANCE TO OUTSIDE OF PIPE, INCLUDING 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 DESIGNER ILL 100 (3 FLANGED OR ILL 121 (4 FLANGED) WITH SD-1 GRATE. DOUBLE FRAME AND GRATE SHALL BE DESIGN TYPE R-3031 B OR APPROVED EQUAL BY THE DESIGNER.



CATCH BASIN
NOT TO SCALE

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	CONTOUR LINE	
	EDGE OF PAVEMENT	
	VERTICAL GRANITE CURB	
	CURB CUT RETURN	
	OVERHEAD WIRES	
	FENCE	
	GUTTERING	
	WATER GATE	
	GAS GATE	
	WALLING	
	UTILITY POLE	
	CATCH MANHOLE	
	GAS METER	
	SIGN	
	CATCH BASIN	
	DRAIN PIPE	

CULTEC SUBSURFACE RECHARGE UNIT SIZING CALCULATIONS:

INFLOW AREA	= 5.384 SF @ 0.008 IMPERVIOUS	INFLOW DEPTH = 6.50\"/>
TOP COURSE	= 1.580 SF @ 0.010 HRS	VOLUME = 2,819 CF
MIDDLE COURSE	= 0.02 CFS @ 9.04 HRS	VOLUME = 1,860 CF
BOTTOM COURSE	= 0.02 CFS @ 9.04 HRS	VOLUME = 1,860 CF

ROUTING BY DYN-STOR-NO METHOD, TIME SPAN= 0.00-30.00 HRS DT= 0.01 HRS / 3
 FROM ELEV= 111.60' @ 16.00 HRS TO ELEV= 108.26' @ 30.00 HRS. REQUIRED STORAGE= 1,728 CF

VOLUME	INLET	RAIL STORAGE	STORAGE DESCRIPTION
#1	106.25'	824 CF	20.87W X 45.50\"/>
#2	106.25'	1,298 CF	32.07W X 30.57\"/>

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

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 ASHRAE DESIGNATIONS 4004 AND 4052. SHALL BE MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC AND SHALL BE HDPE 18\"/>
3. A MINIMUM OF 18\"/>
4. ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO A POINT OF 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAIL.
5. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. POURING 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. CONTRACTOR SHALL ADJUST UTILITY ELEVATION TO BE FLUSH WITH GRADE THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, UNLESS SPECIFICALLY NOTED ON PLANS OR NOT.
9. 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 CONSTRUCTION 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 OR CONSTRUCTION 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 SHALL BE 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 CONSTRUCTION COMMISSION AND/OR ENGINEER MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED AS PRESCRIBED BY THE DESIGN PROFESSIONAL.
10. ADJACENT 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 TREE CLEARING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ENTRANCE EXISTS. SEE LOCATION DETAIL ON PLAN.
14. ALL CATCH BASIN INLETS SHALL BE PROTECTED DURING INTERFERENCE AS DEFINED ON THE PLAN, IF APPLICABLE.
15. ALL STORM DRAINAGE OUTLETS SHALL BE PROTECTED AS REQUIRED HEREIN BEFORE DISCHARGE POINTS BECOME OPERATIONAL.
16. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIRECTED 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 60(60) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED 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 REAR-GRADE.
20. IMMEDIATELY AFTER COMPLETION OF SERRING AND STOCKPIPING OF TOPSOIL, SEED THE STOCKPILE WITH ANNUAL RYE GRASS, FERTILIZED, INITIAL STOCKPILES WITH STOW 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, HIGHWAY OR DRAINAGE FACILITIES. THE SLOPE OF ALL STOCKPILES SHALL BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE. LOCATIONS ARE DETAILED 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, SEEDING OR LANDSCAPING SHALL BE SEEDS AND STABILIZED IN ACCORDANCE WITH THE SEEDING AND MULCHING SPECIFICATIONS.
24. MULCHING IS REQUIRED ON ALL SLOPED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLY VEGETATIVE COVER.
25. ALL SEDIMENTING STRUCTURES MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTRATION DEVICE. THE SEDIMENT FILTER MUST BE CAPABLE OF FILTERING THE SEDIMENT AND BE PACKED SO AS NOT TO CAUSE EROSION OF THE DOWNSTREAM AREA.

REVISIONS

NO.	DATE	DESCRIPTION

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- ENGINEERING
- SITEWORK
- LAND SURVEYING
- DEVELOPMENT

DRAWN BY: AJT
 DESIGNED BY: CAF/CGG
 CHECKED BY: CAF/BLW

SITE PLAN

154 HITTLESTON AVENUE
ASSESSORS MAP 26 LOT 96
FAIRHAVEN, MASSACHUSETTS

PREPARED BY:
 MATT LEE, PROJECT ENGINEER
 JOHN W. BROWN, PROJECT ENGINEER
 DANIEL J. FARLAND, PROJECT ENGINEER

PREPARED: 02/24/2022
 SCALE: AS NOTED
 JOB NO. 22-170
 LATEST REVISION:
 NOTES & DETAILS
 SHEET 5 OF 5







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