

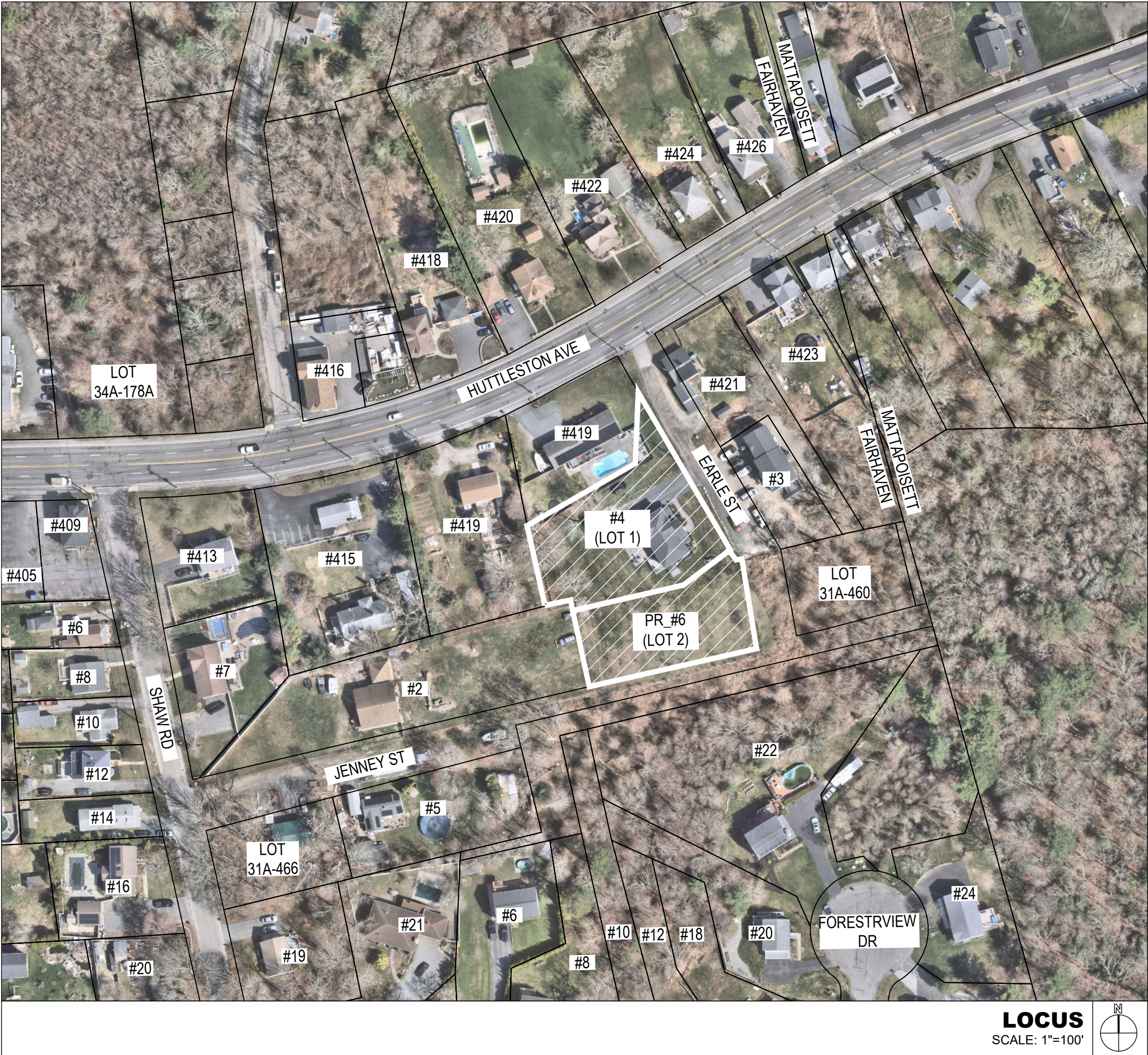
DEFINITIVE SUBDIVISION PLAN FOR

4 EARLE ST

4 EARLE ST FAIRHAVEN, MASSACHUSETTS 02719

SHEET INDEX

KBM DESIGN GROUP SHEET LIST	
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WAIVER REQUEST LIST:

322-16A GENERAL PROVISIONS

- A.7 WAIVER TO ALLOW CENTER LINE OF ROADWAY TO BE OFFSET FROM THE STREET RIGHT OF WAY.
A.13 WAIVER OF GRADING AND LOCATION OF ELEMENTS FROM THE STANDARD CROSS SECTION.

322-16B STREET DESIGN STANDARDS

WAIVER OF RIGHT OF WAY WIDTH, TRAVEL WAY, PAVEMENT/CAPE COD BERMS, SIDEWALK REQUIREMENTS, MINIMUM REVERSE CURVE TANGENT.
STREET CROSS SECTIONS: WAIVER OF C-9 TABLE A: RESIDENTIAL LANE WIDTH WITH CURB, RESIDENTIAL LANE WIDTH WITH CAPE COD BERM, PAVED SIDEWALK, MINIMUM CENTERLINE RADIUS, HAMMER HEAD TURNAROUND.

322-31D UTILITIES

WAIVER OF UNDERGROUND ELECTRIC, GAS AND TELECOM TO BE INSTALLED AT EACH LOT.

322-32 CURBING

WAIVER OF CURBING REQUIREMENTS.

322-49 ACCEPTANCE PLAN

EXISTING STREET IS PRIVATE AND IS PROPOSED TO REMAIN PRIVATE

PROPERTY INFORMATION

OWNER	APPLICANT
COASTAL VILLAGE PARTNERS LLC C/O JOEL CORDERO 4 Earle Street Fairhaven, MA 02719 Tel: (508) 317-1771	COASTAL VILLAGE PARTNERS LLC C/O JOEL CORDERO 4 Earle Street Fairhaven, MA 02719 Tel: (508) 317-1771

ASSESSOR'S INFORMATION

Map 31A, Lot 453

PROJECT TEAM

CIVIL ENGINEER	SURVEYOR
KBM Design Group LLC 77 N Water Street New Bedford MA 02740 Tel: (508) 730-9515	AMERICAN LAND SURVEYS 3 Sunset Lane Fairhaven, MA 02719 Tel: (508) 284-0699

SUBMISSION INFO

ISSUED FOR: PLANNING BOARD APPROVAL
DATE ISSUED: AUGUST 24, 2026

ZONING SUMMARY						
ZONING DISTRICT: RESIDENTIAL A (RA)						
SUB DISTRICT: N/A						
CRITERIA	REQUIRED	EXISTING	PROPOSED LOT 1	COMPLIANCE	PROPOSED LOT 2	COMPLIANCE
MIN. LOT AREA	15,000 SF	37,917 SF	22,896 SF	YES	15,021 SF	YES
CONTIGUOUS UPLAND	13,500 SF	37,917 SF	22,896 SF	YES	15,021 SF	YES
MIN. LOT FRONTAGE	100 FT	299.83	189.00	YES	100.83 FT	YES
MAX. BUILDING HEIGHT	35 FT	<35 FT	<35 FT	YES	<35 FT	YES
FRONT YARD	20 FT	32.4 FT	32.4 FT	YES	50 FT	YES
SIDE YARD	10 FT	51.3 FT	22.3 FT	YES	17.5 FT	YES
REAR YARD	30 FT	87.6 FT	87.6 FT	YES	72 FT	YES
LOT COVER (%)	50 %	4,269 SF (11.26%)	4,269 SF (18.6%)	YES	3,245 SF (21.6%)	YES
MAX BLDG COVER (%)	30 %	2,185 SF (5.7%)	2,185 SF (9.5%)	YES	1,375 SF (9.1%)	YES



102 State Rd | Unit #F
North Dartmouth, MA 02747
Tel: (508)-730-9515

COASTAL VILLAGE PARTNERS LLC
C/O JOEL CORDERO
4 EARLE ST
FAIRHAVEN, MA 02719

Owner/Applicant

AMERICAN LAND SURVEYS
3 SUNSET LANE
FAIRHAVEN, MA 02719

Consultant:

ISSUED FOR PLANNING
BOARD APPROVAL
(NOT APPROVED FOR CONSTRUCTION)

Issue Type

4 EARLE STREET
FAIRHAVEN MA 02719

Date	Description	By	REV

SUBDIVISION PLAN
FOR 4 EARLE ST

TITLE SHEET

Drawing Title

Project No. 25004	Checked AK	Date 08.24.2026
Designed AK/B8	Approved AK	Scale AS SHOWN
Drawing No. C-1		Seal

GENERAL NOTES

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

1. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, COUNTY, LOCAL AND OSHA CODES, MANDATED REGULATIONS AND REQUIREMENTS. THE MOST STRINGENT REGULATION SHALL GOVERN.
2. CONTRACTOR SHALL KEEP AN ACCURATE SET OF 'AS-BUILT' PLANS
3. ALL ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE 'AMERICANS WITH DISABILITIES ACT' (ADA) CODE OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT SHALL BE CONSTRUCTED.
4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THE ENGINEER BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ENGINEER, IN WRITING, IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
8. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
11. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
13. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
15. ALL CONCRETE SHALL BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
16. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
17. THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
18. THE ENGINEER WILL REVIEW THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT. THIS REVIEW IS FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE ENGINEER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. THE ENGINEER'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT THE ENGINEER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. THE ENGINEER WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
19. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM SHALL BE INCLUDED IN THE CONTRACTOR'S PRICE.
21. ALL SIGNING AND PAVEMENT STRIPING SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
22. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.
23. OWNER SHALL MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
24. ALL DIMENSIONS SHALL BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
25. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
26. CONTRACTOR AND OWNER SHALL INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
27. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.
28. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GRADING & UTILITY PLAN NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF ANY DISCREPANCIES SHALL IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR SHALL VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY SEWER AND STORMWATER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR SHALL USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.
4. THE CONTRACTOR SHALL LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
5. THE CONTRACTOR SHALL FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND SHALL BE RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
6. THE CONTRACTOR SHALL INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, SHALL BE RESPONSIBLE FOR COORDINATING THE UTILITY Tie-IN CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.
8. WATER LINE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER LINE SHALL INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR SHALL CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.
9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
10. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE COMPACTION REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE SHALL BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING SHALL COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES SHALL COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION SHALL, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
12. THE CONTRACTOR SHALL COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE 'MEANS AND METHODS' REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
13. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, SHALL EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS SHALL NOT BE PERMITTED.
14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
15. DURING THE INSTALLATION OF ALL UTILITIES, THE CONTRACTOR SHALL MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD SHALL BE KEPT ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR SHALL PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.
16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR SHALL EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORMWATER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR SHALL BE RESPONSIBLE. CONTRACTOR SHALL CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2x4, AND SHALL NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR SHALL PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.
17. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR SHALL CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY TO PREVENT PONDING. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, OF ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST, IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, SHALL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEYS' FEES AND THE LIKE WHICH RESULT FROM SAME.
18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF .075% GUTTER GRADE ALONG CURB FACE. IT SHALL BE THE CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.
19. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN SHALL TAKE PRECEDENCE AND CONTROL. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
20. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.
21. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.
22. STORM DRAINAGE PIPE: UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT SHALL CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION SHALL BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.
23. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.
24. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.
25. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, SHALL BE CONSTRUCTED OF STEEL, REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL. SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE. THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED.
26. WATER MAIN PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER COMPANY. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING SHALL BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES SHALL COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
27. CONTRACTOR SHALL ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS AND PARKING LOTS INCLUDING WATER AND ELECTRICAL CONDUITS, SHALL BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR SHALL COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
28. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

ADA INSTRUCTIONS TO CONTRACTOR:

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (ACCESSIBLE) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA AND/OR STATE ARCHITECTURAL ACCESS BOARD STANDARDS AND REGULATIONS BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, SHALL COMPLY WITH THESE ADA AND/OR ARCHITECTURAL ACCESS BOARD CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

• CURB RAMPS - SLOPE SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.

• LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS. SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

• PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP SHALL BE ADHERED TO, A MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM RISE OF 2.5 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND 'LEVEL' LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.

• DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.)

• WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS SHALL FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.

• THE CONTRACTOR SHALL VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ABBREVIATIONS

BC	BOTTOM CURB	PROP.	PROPOSED
TC	TOP CURB	TBR/R	TO BE REMOVED AND REPLACED
BOC	BACK OF CURB	TBR	TO BE REMOVED
BW	BOTTOM OF WALL GRADE	TPF	TREE PROTECTION FENCE
TW	TOP OF WALL	BLDG.	BUILDING
EXIST.	EXISTING	SF	SQUARE FEET
BM.	BENCHMARK	SMH	SEWER MAN-HOLE
EOP	EDGE OF PAVEMENT	DMH	DRAIN MANHOLE
CL	CENTERLINE	STM.	STORM
FF	FINISHED FLOOR	SAN.	SANITARY
V.I.F.	VERIFY IN FIELD	CONC.	CONCRETE
GC	GENERAL CONTRACTOR	ARCH.	ARCHITECTURAL
HP	HIGH POINT	DEP.	DEPRESSED
LP	LOW POINT	R	RADIUS
TYP.	TYPICAL	MIN.	MINIMUM
INT.	INTERSECTION	MAX.	MAXIMUM
PC.	POINT OF CURVATURE	No. / #	NUMBER
PT.	POINT OF TANGENCY	W.	WIDE
PI.	POINT OF INTERSECTION	DEC.	DECORATIVE
PVI.	POINT OF VERTICAL INTERSECTION	ELEV.	ELEVATION
STA.	STATION	UNG.	UNDERGROUND
GRT	GRATE	R.O.W.	RIGHT OF WAY
INV.	INVERT	LF	LINEAR FOOT
DIP	DUCTILE IRON PIPE	LOD	LIMIT OF DISTURBANCE
PVC	POLYVINYL CHLORIDE PIPE	LOW	LIMIT OF WORK
HDPE	HIGH DENSITY POLYETHYLENE PIPE	L.S.A.	LANDSCAPED AREA
RCP	REINFORCED CONCRETE PIPE	±	PLUS OR MINUS
S	SLOPE	°	DEGREE
ME	MEET EXISTING	Ø / DIA.	DIAMETER
M&P	MAINTAIN & PROTECT	R&D	REMOVE & DISPOSE



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SUBDIVISION PLAN
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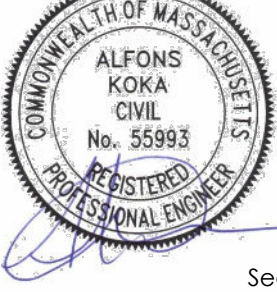
GENERAL NOTES

Drawing Title

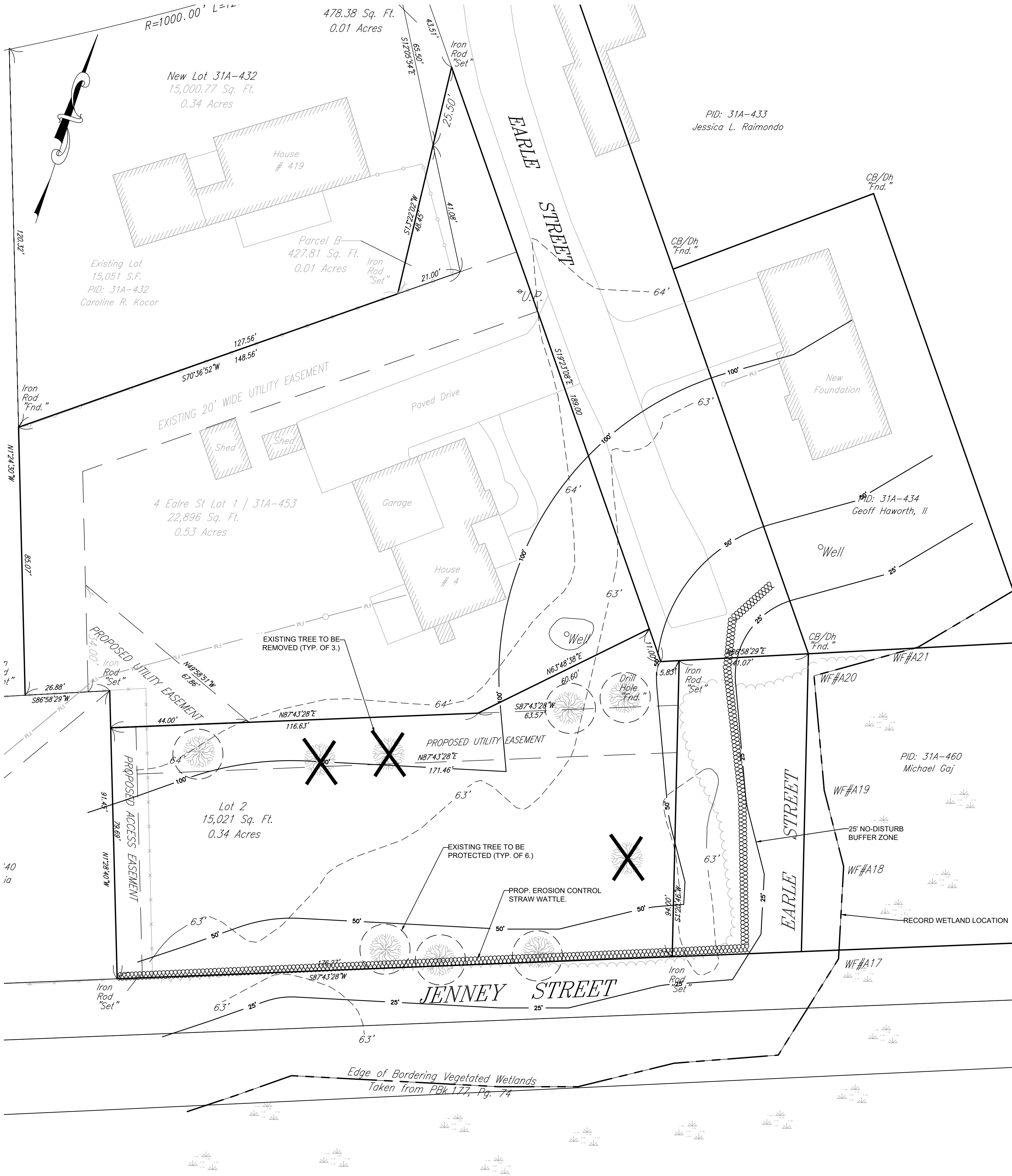
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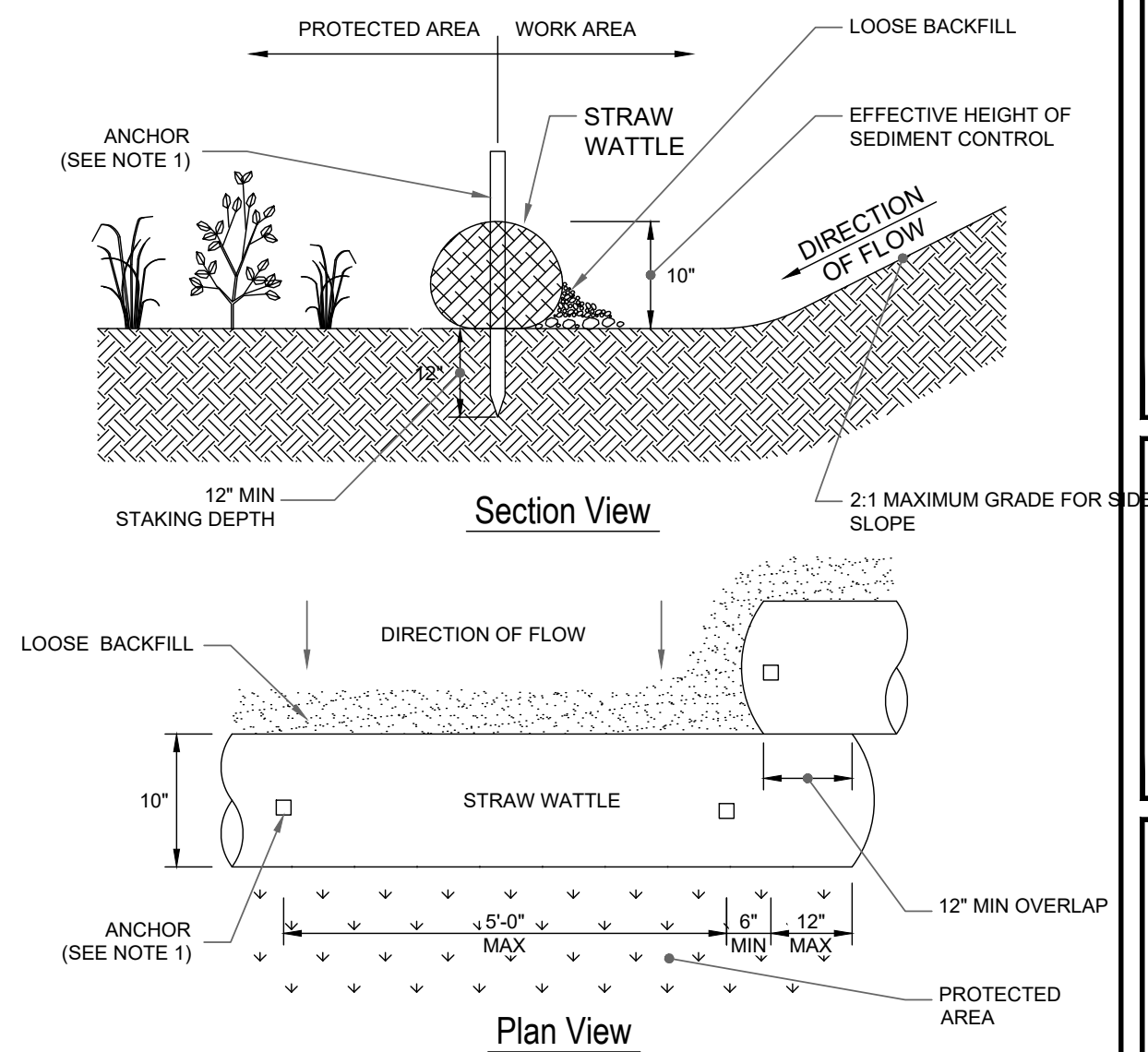


Seal



EROSION CONTROL NOTES

- DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH THE CRITERIA OUTLINED TO PREVENT OR MINIMIZE SOIL EROSION.
- THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 8-1-1 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND OBSERVED EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER, LOCAL DPW, UTILITY COMPANIES AND/OR PLANNING DEPARTMENT AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE OF MASSACHUSETTS AND FEDERAL REGULATIONS IN CONSTRUCTING THE EROSION AND SEDIMENTATION CONTROLS INDICATED ON THESE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF TEMPORARY DRAINAGE SWALES, TEMPORARY SEDIMENT BASINS AND OTHER METHODS TO MANAGE STORMWATER RUNOFF ON AND FROM THE SITE THROUGHOUT CONSTRUCTION.
- IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS FOR ALL WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE MULCH WATTLE EROSION CONTROL BARRIERS ALONG THE PERIMETER OF CUTS AND FILLS, MULCHING, AND PLANTING OF DISTURBED AREAS. EROSION CONTROL FEATURES SHALL BE REGULARLY INSPECTED AND ADJUSTED IF NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ROADS, CONTROLLING DUST, AND TAKING ALL NECESSARY MEASURES TO ENSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
- THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY MATERIALS STOCKPILE AREA AND CONCRETE WASHOUT. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL LOCATIONS OF MATERIAL STOCKPILES AS NEEDED FOR CONSTRUCTION. ALL WASHOUT ACTIVITIES WILL TAKE PLACE WITHIN AN IMPERVIOUS BERMED AREA. ALL WASTEWATER WILL BE DIRECTED TO THE LEAK-PROOF CONTAINER SO NO OVERFLOWS CAN OCCUR DUE TO INADEQUATE SIZING OR PRECIPITATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION, CLEANING, AND REPAIR OF EROSION AND SEDIMENT CONTROL DEVICES AT THE END OF EACH WORK DAY AND AFTER ALL RAINFALL EVENTS OF 1/4 INCH OR GREATER.
- ALL TEMPORARY SOIL STOCKPILE AREAS AND TRENCH EXCAVATION SPOILS SHALL BE PROTECTED WITH A EROSION CONTROL BARRIER AND SHALL BE COVERED WITH A SPREAD STRAW MULCH AND WOVEN NETTING (OR EXCELSIOR EROSION CONTROL MATTING) WHEN LEFT EXPOSED FOR MORE THAN 24 HOURS. ANY SUCH STOCKPILE AREAS SHALL BE COMPLETELY REMOVED PRIOR TO PROJECT CLOSE-OUT.
- ALL DISTURBED AREAS NOT IN ACTIVE USE FOR GREATER THAN 48 HOURS SHALL BE STABILIZED WITH TEMPORARY EROSION CONTROLS.
- IF A STOCKPILE OR DISTURBED AREA IS TO BE UNUSED FOR FOURTEEN (14) CALENDAR DAYS OR MORE, PROVIDE COVER OR APPROPRIATE TEMPORARY STABILIZATION USING GRASS SEED, MULCH OR STRAW APPLIED UNIFORMLY ACROSS THE DISTURBED AREA OR PILE TO MINIMIZE EROSION.
- INLET PROTECTION SILTSACKS SHALL BE INSTALLED AT ALL PROPOSED CATCH BASIN INLETS. SILTSACKS SHALL BE INSTALLED IN EXISTING CATCH BASINS AS SHOWN ON THIS PLAN. SILTSACKS TO REMAIN IN PLACE UNTIL SITE IS STABILIZED.
- CONTRACTOR SHALL KEEP ON SITE, AT ALL TIMES, ADDITIONAL STRAW WATTLES FOR EMERGENCY INSTALLATION OR FOR INSTALLATION AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE, THE ENGINEER, OR THE TOWN OF WINCHESTER REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY AND ALL REQUIRED INSPECTIONS ASSOCIATED WITH THE WORK SHOWN HEREON WITH THE DPW, WATER, SEWER, AND FIRE DEPARTMENTS OR ANY OTHER MUNICIPAL AUTHORITY AS REQUIRED BY LOCAL REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL VEHICULAR AND PEDESTRIAN SAFETY MEASURES ON SITE DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO PARKING PHASING, JERSEY BARRIERS, TEMPORARY WAYFINDING SIGNAGE, CONSTRUCTION FENCE SCREENING, AND TRAFFIC DETAILS.
- THE CONTRACTOR SHALL COORDINATE HAULING OF DEMOLISHED MATERIALS OFF SITE. HAULING OF EXCAVATION SPOILS OFF SITE SHALL BE CONDUCTED IN ACCORDANCE WITH MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, CURRENT EDITION.
- ALL DRAINAGE AND UTILITY INFRASTRUCTURE IS TO BE MAINTAINED AND PROTECTED UNLESS OTHERWISE INDICATED HEREON. THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND UTILITY INFRASTRUCTURE FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.
- WHERE CONSTRUCTION FENCE IS TO BE INSTALLED ON EXISTING PAVEMENT, SET FENCE DIRECTLY ON EXISTING PAVEMENT USING WEIGHTED BASES AS NECESSARY.
- THE CONTRACTOR SHALL AVOID PLACING CONSTRUCTION MATERIALS, DEMOLITION SPOILS, AND EXCAVATED MATERIALS DIRECTLY ON TOP OF EXISTING CATCH BASINS.
- MAINTAIN AREAS NOT SPECIFIED FOR DISTURBANCE. IF DAMAGED DURING CONSTRUCTION, CONTRACTOR TO RESTORE AREA TO ORIGINAL CONDITION.
- AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS AND BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED FROM THE SITE. EROSION CONTROL BARRIERS ARE TO BE REMOVED.
- AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN MANHOLES.
- THE CONTRACTOR SHALL COORDINATE SITE PREPARATION/CONSTRUCTION ACTIVITIES WITH PARCEL OWNER(S) THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.
- ALL EMBANKMENTS THAT EXCEED 3:1 SLOPE OR 10 FEET IN HEIGHT SHALL INSTALL SLOPE PROTECTION MEASURES SUCH AS JUTE MESH OR APPROVED EQUAL.
- ALL STUMPS, PEAT AND CONSTRUCTION DEBRIS AND OTHER DELETERIOUS MATERIALS ON THE SITE AT THE TIME OF CONSTRUCTION ARE TO BE REMOVED FROM THE SITE TO AN APPROVED LANDFILL. NO SUCH MATERIALS ARE TO BE BURIED OR OTHERWISE DISPOSED OF ON THE SITE. PARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION OR ANY SITE WORK.
- EROSION CONTROL BMPs SHALL CONFORM TO US EPA, NPDES, MA DEP AND MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS.
- MAINTENANCE SPECIFICATIONS FOR ALL EROSION AND SEDIMENTATION CONTROLS



CONSTRUCTION NOTES

- ANCHOR TO BE A 2" X 2" X 36" HARD WOOD STAKE, OR APPROVED EQUAL.
- EROSION CONTROL SHALL BE REMOVED ONCE VEGETATION HAS BEEN ESTABLISHED.
- STRAW WATTLE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN DAYS OR PER LOCAL AND STATE REQUIREMENTS. REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY, AS NEEDED.
- METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

STRAW WATTLE EROSION CONTROL BARRIER



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Issue Type

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FAIRHAVEN MA 02719

Date	Description	By	REV

SUBDIVISION PLAN
FOR 4 EARLE ST

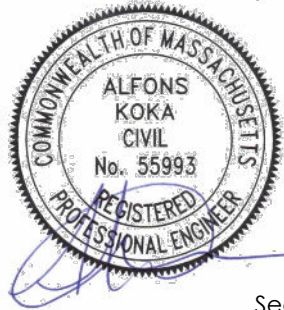
EROSION &
SEDIMENTATION
CONTROL PLAN

Drawing Title

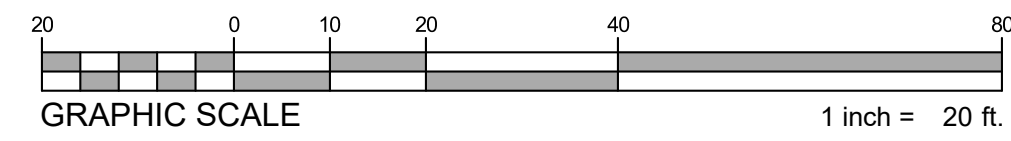
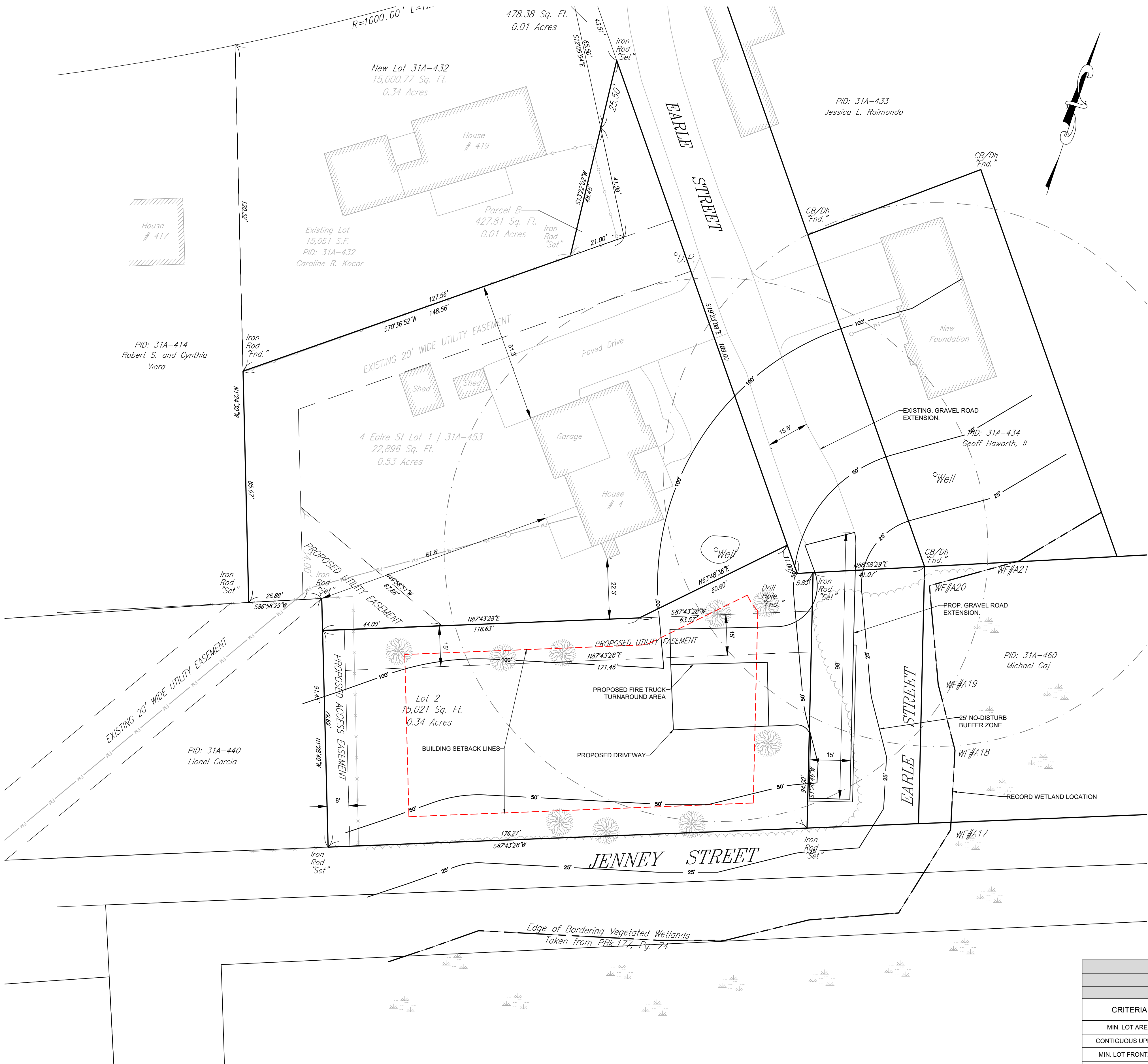
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Designed AK/B8	Approved AK	Scale AS SHOWN

Drawing No.

C-3



Seal



GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO MODIFY THE RIGHT OF WAY FOR EARLE STREET AND TO CREATE PHYSICAL ACCESS TO A NEW LOT (4 EARLE ST LOT 2)
2. NEW LOT (4 EARLE ST LOT 2) WILL BE CREATED BY SUBDIVIDING 4 EARLE ST MAP 31A LOT 453 INTO TWO (2) NEW LOTS
3. EXISTING CONDITIONS HEREON DERIVED FROM ON THE GROUND TOPOGRAPHICAL SURVEY PERFORMED BY AMERICAN LAND SURVEYS MARCH 2025.
4. WETLANDS SHOWN HEREON WERE DERIVED RECORD DESIGN PLANS AND ON SITE OBSERVATIONS FROM GODDARD CONSULTING NOVEMBER 2025.
5. THE PROJECT AREA IS NOT WITHIN A FEMA ZONE A
6. THE PROJECT IS NOT WITHIN A ZONE II RESOURCE OR WELLHEAD PROTECTION AREA.
7. THE PROJECT IS NOT WITHIN A ZONE A SURFACE WATER PROTECTION AREA.

WETLAND NOTES:

1. ANY DISTURBED UPLAND AREAS SHALL BE SEEDED WITH CONSERVATION/WILDLIFE SEED MIX.
2. PROPOSED DEAN END GRAVEL ROAD SHALL BE LOCATED OUTSIDE THE 25' WETLAND BUFFER ZONE.
3. EROSION CONTROL BARRIER SHALL REMAIN FOR THE DURATION OF CONSTRUCTION ACTIVITIES.

Approval Required Under The
Subdivision Control Law
Date: _____

Fairhaven Planning Board

ZONING SUMMARY						
ZONING DISTRICT: RESIDENTIAL A (RA)						
SUB DISTRICT: N/A						
CRITERIA	REQUIRED	EXISTING	PROPOSED LOT 1	COMPLIANCE	PROPOSED LOT 2	COMPLIANCE
MIN. LOT AREA	15,000 SF	37,917 SF	22,896 SF	YES	15,021 SF	YES
CONTIGUOUS UPLAND	13,500 SF	37,917 SF	22,896 SF	YES	15,021 SF	YES
MIN. LOT FRONTAGE	100 FT	299.83	189.00	YES	100.83 FT	YES
MAX. BUILDING HEIGHT	35 FT	<35 FT	<35 FT	YES	<35 FT	YES
FRONT YARD	20 FT	32.4 FT	32.4 FT	YES	50 FT	YES
SIDE YARD	10 FT	51.3 FT	22.3 FT	YES	17.5 FT	YES
REAR YARD	30 FT	87.6 FT	87.6 FT	YES	72 FT	YES
LOT COVER (%)	50 %	4,269 SF (11.26%)	4,269 SF (18.6%)	YES	3,245 SF (21.6%)	YES
MAX BLDG COVER (%)	30 %	2,185 SF (5.7%)	2,185 SF (9.5%)	YES	1,375 SF (9.1%)	YES



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SUBDIVISION PLAN
FOR 4 EARLE ST

LOTING PLAN

Drawing Title

Project No. 25004	Checked AK	Date 08.24.2026
Designed AK/B8	Approved AK	Scale AS SHOWN

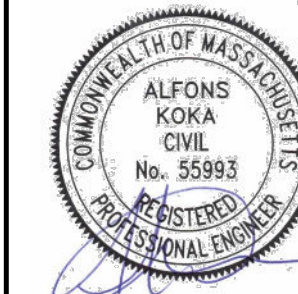
Drawing No.

C-4

Seal



ZONING SUMMARY						
ZONING DISTRICT: RESIDENTIAL A (RA)						
SUB DISTRICT: N/A						
CRITERIA	REQUIRED	EXISTING	PROPOSED LOT 1	COMPLIANCE	PROPOSED LOT 2	COMPLIANCE
MIN. LOT AREA	15,000 SF	37,917 SF	22,896 SF	YES	15,021 SF	YES
CONTIGUOUS UPLAND	13,500 SF	37,917 SF	22,896 SF	YES	15,021 SF	YES
MIN. LOT FRONTAGE	100 FT	299.83	189.00	YES	100.83 FT	YES
MAX. BUILDING HEIGHT	35 FT	<35 FT	<35 FT	YES	<35 FT	YES
FRONT YARD	20 FT	32.4 FT	32.4 FT	YES	50 FT	YES
SIDE YARD	10 FT	51.3 FT	22.3 FT	YES	17.5 FT	YES
REAR YARD	30 FT	87.6 FT	87.6 FT	YES	72 FT	YES
LOT COVER (%)	50 %	4,269 SF (11.26%)	4,269 SF (18.6%)	YES	3,245 SF (21.6%)	YES
MAX BLDG COVER (%)	30 %	2,185 SF (5.7%)	2,185 SF (9.5%)	YES	1,375 SF (9.1%)	YES



Sec



102 State Rd | Unit #F
North Dartmouth, MA 02747
Tel: (508)-730-9515

COASTAL VILLAGE PARTNERS LLC
C/O JOEL CORDERO
4 EARLE ST
FAIRHAVEN, MA 02719

Owner/Applicant

AMERICAN LAND SURVEYS
3 SUNSET LANE
FAIRHAVEN, MA 02719

Consultant:

ISSUED FOR PLANNING
BOARD APPROVAL
(NOT APPROVED FOR CONSTRUCTION)

Issue Type

4 EARLE STREET
FAIRHAVEN MA 02719

Date	Description	By	REV

SUBDIVISION PLAN
FOR 4 EARLE ST

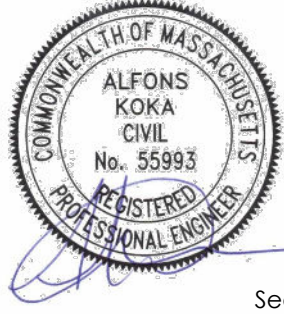
PROPOSED GRADING
& UTILITY PLAN

Drawing Title

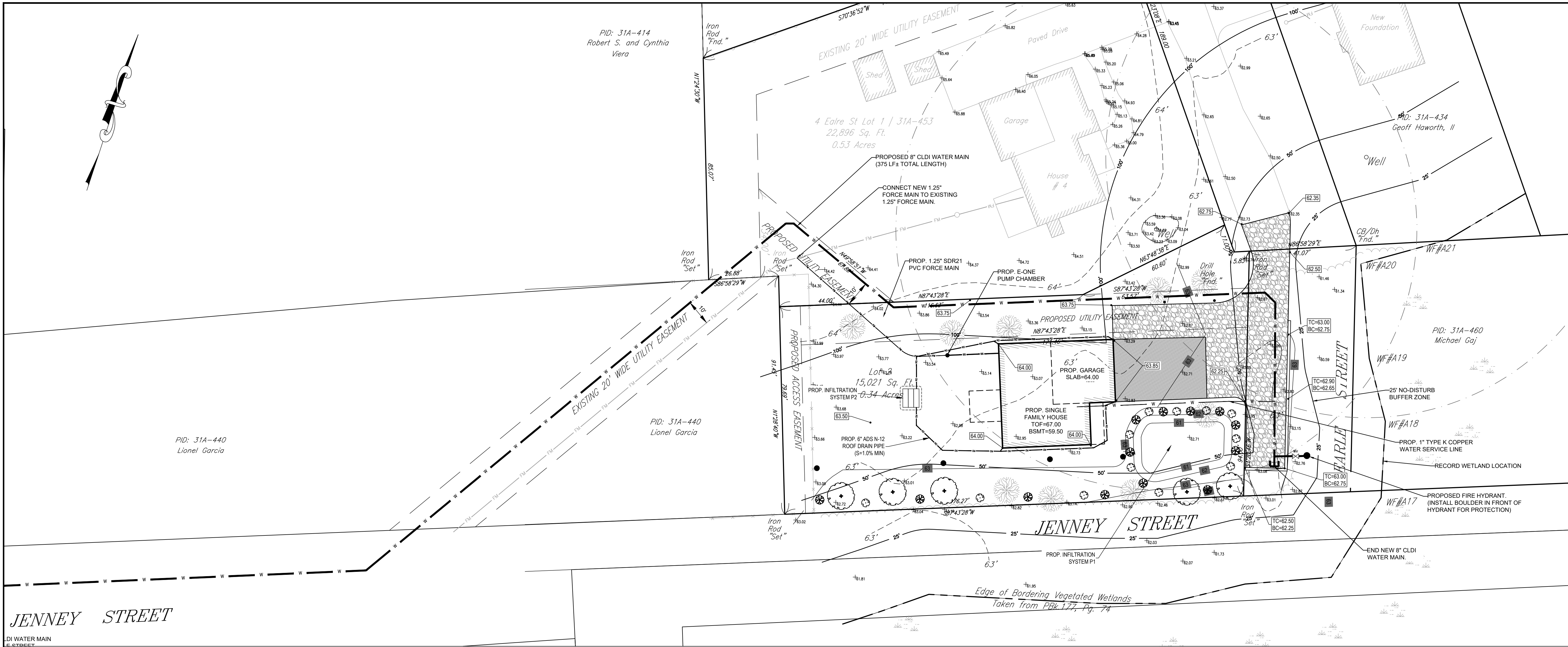
Project No. 25004	Checked AK	Date 08.24.2026
Designed AK/B8	Approved AK	Scale AS SHOWN

Drawing No.

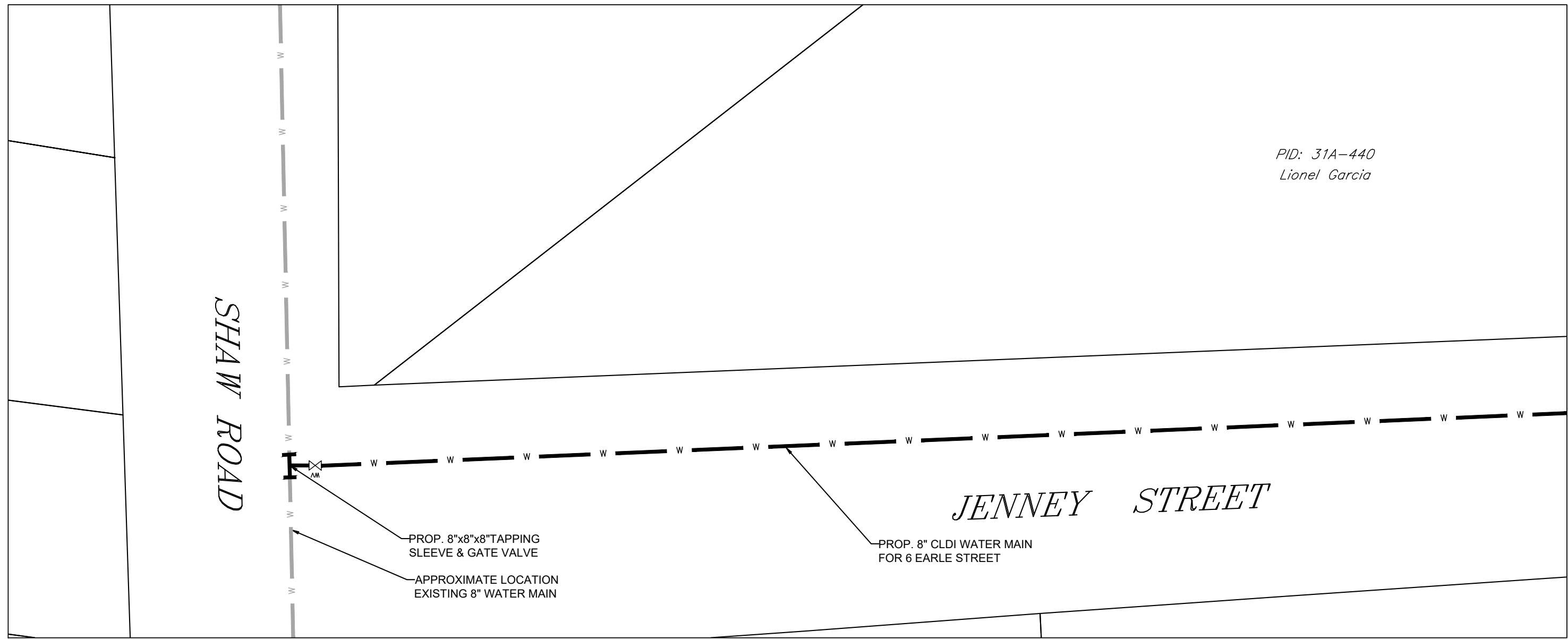
C-6



Seal



DI WATER MAIN
E STREET



HYDROLOGIC CALCULATIONS

IMPERVIOUS AREA TO BE INFILTRATED.

TOTAL ROOF AREA = 1,680± SF

- UNDERGROUND STORMWATER INFILTRATION SYSTEM HAS BEEN DESIGNED TO FULLY INFILTRATE THE 2 YEAR STORM EVENT (3.20" OF RAINFALL) OF THE ROOF.
- SOILS INFILTRATION RATE OF 2.41 IN/HR IS BASED ON RAWLS RATE FOR LOAMY SANDY SOILS.

IMPERVIOUS AREAS WITHIN BUFFER ZONES

0'-25' BUFFER ZONE:	NO DISTURBANCE.
25'-50' BUFFER ZONE:	1,630 SF OF GRAVEL ROAD
50'-100' BUFFER ZONE:	980 SF OF GRAVEL ROAD, 835 SF OF PAVED DRIVEWAY 1,610 SF OF ROOF AREA

DRAINAGE SCHEDULE

INFILTRATION/DETENTION SYSTEM #P2
3 - 150HD CULTREC RECHARGER
BOTTOM OF STONE: 61.00
BOTTOM OF CHAMBER: 61.50
TOP OF CHAMBER: 63.00
TOP OF STONE: 63.50
INV(IN 6"): 62.00

GENERAL NOTES:

- THE INTENT OF THIS PLAN IS TO MODIFY THE RIGHT OF WAY FOR EARLE STREET AND TO CREATE PHYSICAL ACCESS TO A NEW LOT (4 EARLE ST LOT 2)
- NEW LOT (4 EARLE ST LOT 2) WILL BE CREATED BY SUBDIVIDING 4 EARLE ST MAP 31A LOT 453 INTO TWO (2) NEW LOTS
- EXISTING CONDITIONS HEREON DERIVED FROM ON THE GROUND TOPOGRAPHICAL SURVEY PERFORMED BY AMERICAN LAND SURVEYS MARCH 2025.
- WETLANDS SHOWN HEREON WERE DERIVED RECORD DESIGN PLANS AND ON SITE OBSERVATIONS FROM GODDARD CONSULTING NOVEMBER 2025.
- THE PROJECT AREA IS NOT WITHIN A FEMA ZONE A
- THE PROJECT IS NOT WITHIN A ZONE II RESOURCE OR WELLHEAD PROTECTION AREA.
- THE PROJECT IS NOT WITHIN A ZONE A SURFACE WATER PROTECTION AREA.

WETLAND NOTES:

- ANY DISTURBED UPLAND AREAS SHALL BE SEEDED WITH CONSERVATION/WILDLIFE SEED MIX.
- PROPOSED DEAN END GRAVEL ROAD SHALL BE LOCATED OUTSIDE THE 25' WETLAND BUFFER ZONE.
- EROSION CONTROL BARRIER SHALL REMAIN FOR THE DURATION OF CONSTRUCTION ACTIVITIES.

STORMWATER NOTES:

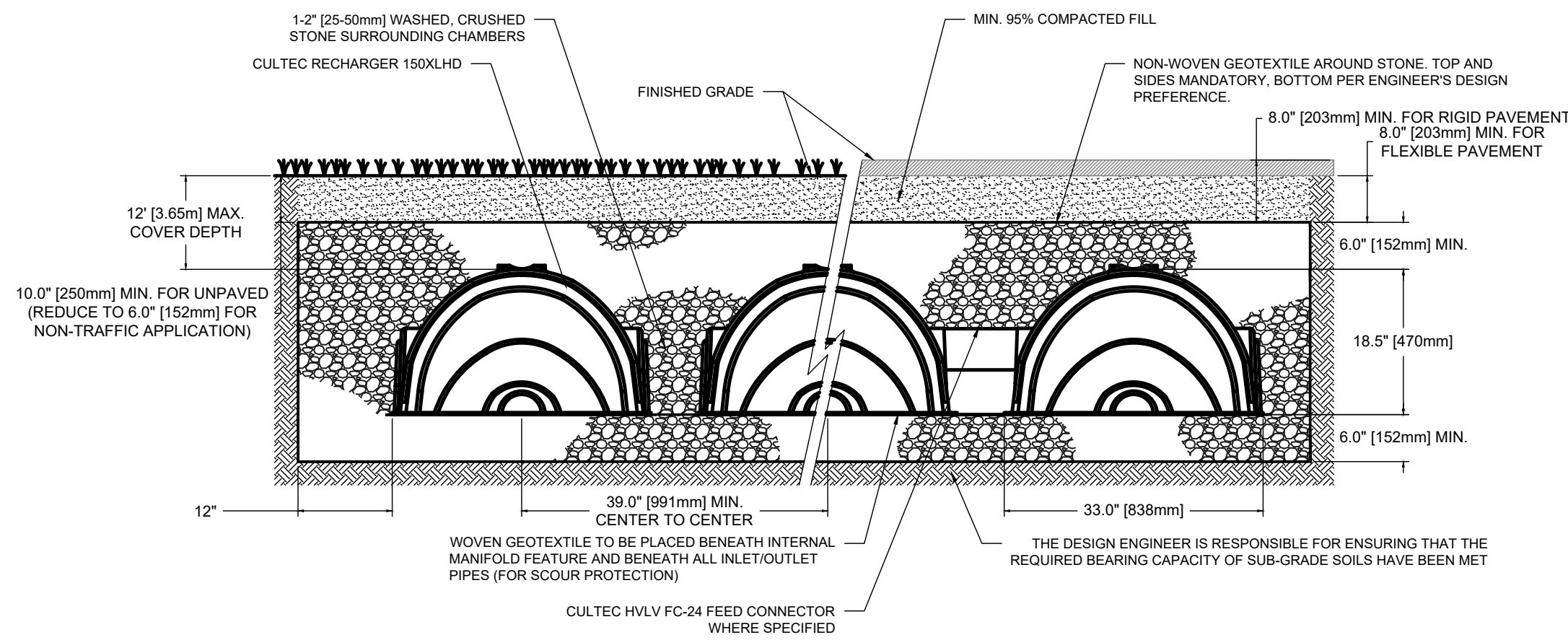
- PROPOSED INFILTRATION SYSTEM HAS BEEN DESIGNED TO CAPTURE RUNOFF FROM PROPOSED GRAVEL ROAD EXTENSION AND PROPOSED PAVED DRIVEWAY

Approval Required Under The
Subdivision Control Law

Date: _____

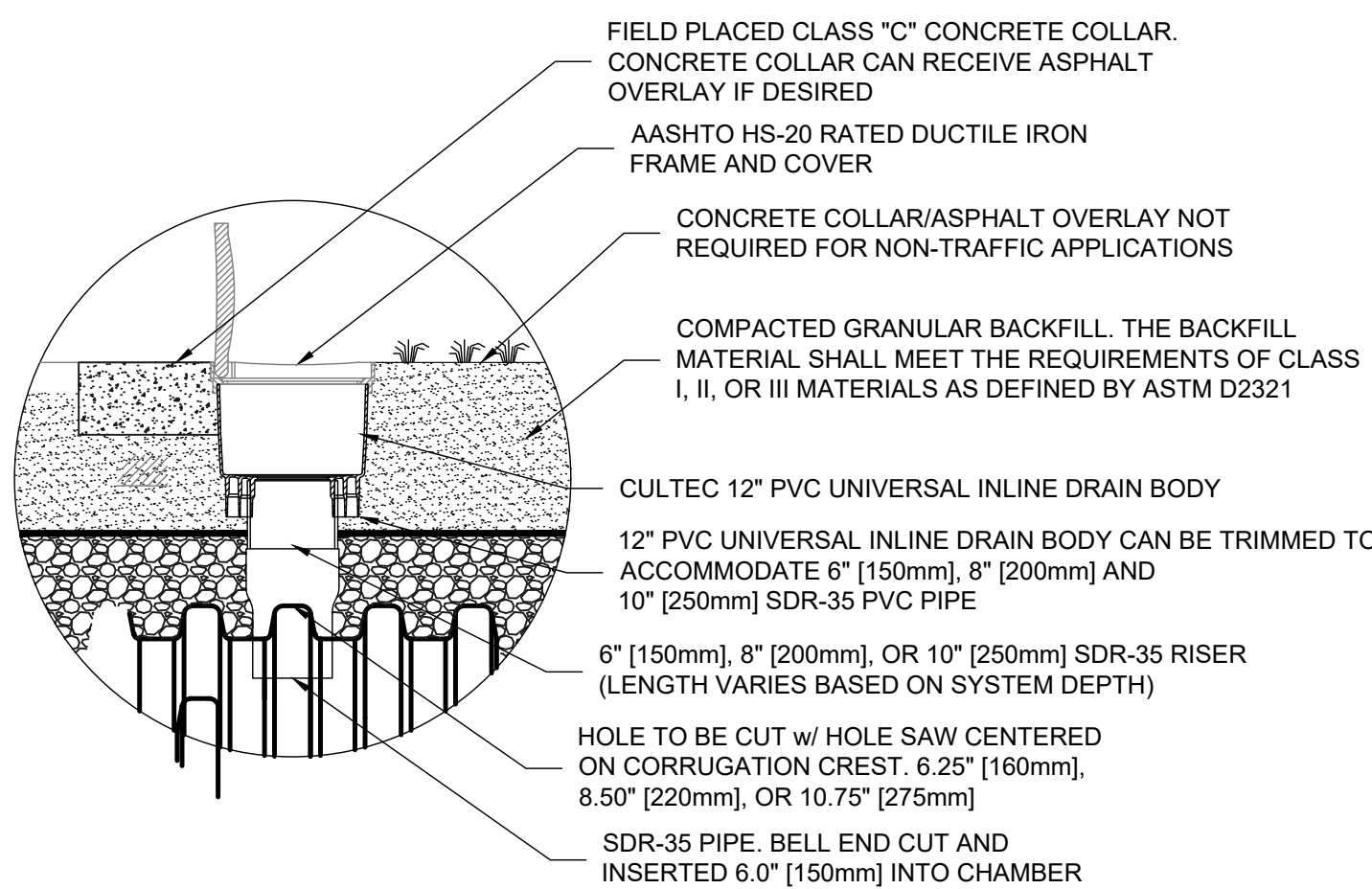
Fairhaven Planning Board





CULTEC RECHARGER 150 HD CROSS SECTION

NOT TO SCALE



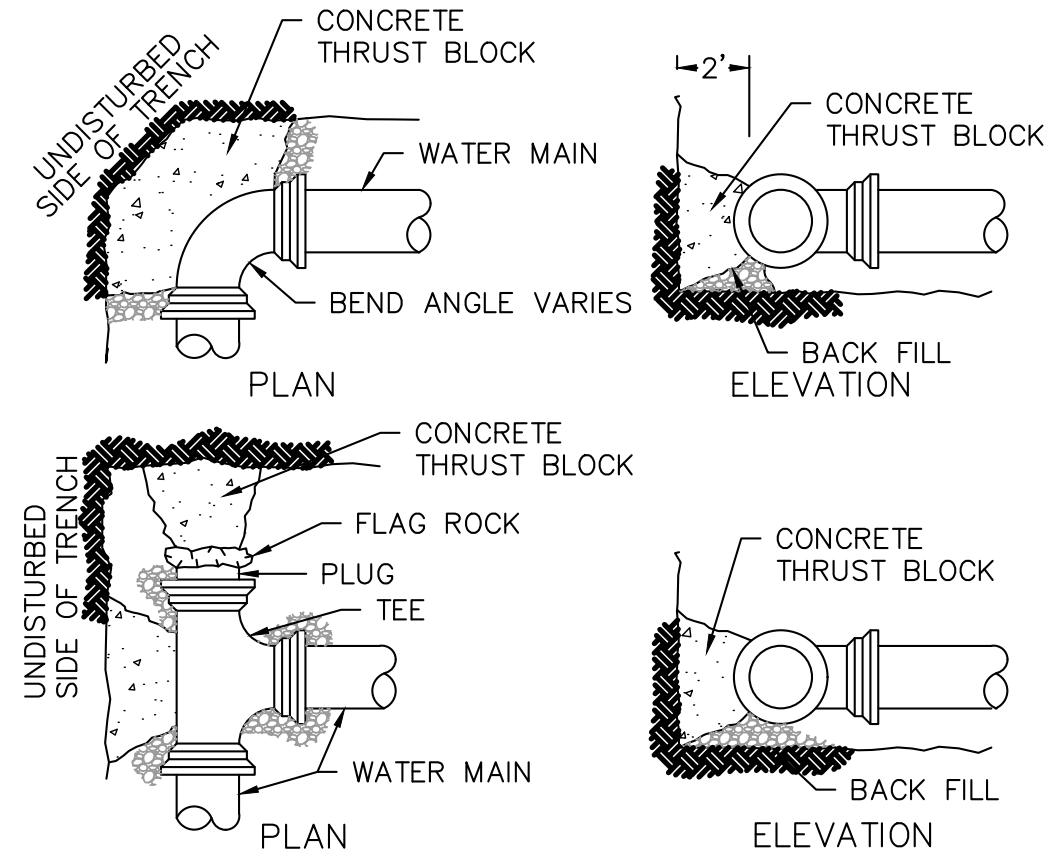
CULTEC RECHARGER 150 HD INSPECTION PORT

NOT TO SCALE

- NOTES:
1. ALL WATER MAIN FITTINGS, BENDS, TEES, PLUGS ETC. SHALL BE RESTRAINED W/ THRUST BLOCKS EXCEPT WHERE NOTED.
 2. ALL THRUST BLOCKS & COLLARS SHALL BE INSTALLED SO THAT THEY BEAR AGAINST UNDISTURBED EARTH.
 3. SIZE OF CONCRETE THRUST BLOCKS SHALL BE AS NOTED BELOW.
 4. MINIMUM COMPRESSIVE STRENGTH OF THRUST BLOCK CONCRETE SHALL BE 3,000 P.S.I.
 5. KEEP CONCRETE CLEAR OF MECHANICAL JOINTS.
 6. THE BELOW PREDICATED ON A WATER PRESSURE OF 225 PSI AND A SOIL RESISTANCE OF 2000 PSF (TILL). FOR OTHER SOILS THE VALUES IN THE ABOVE TABLE SHALL BE MULTIPLIED BY:

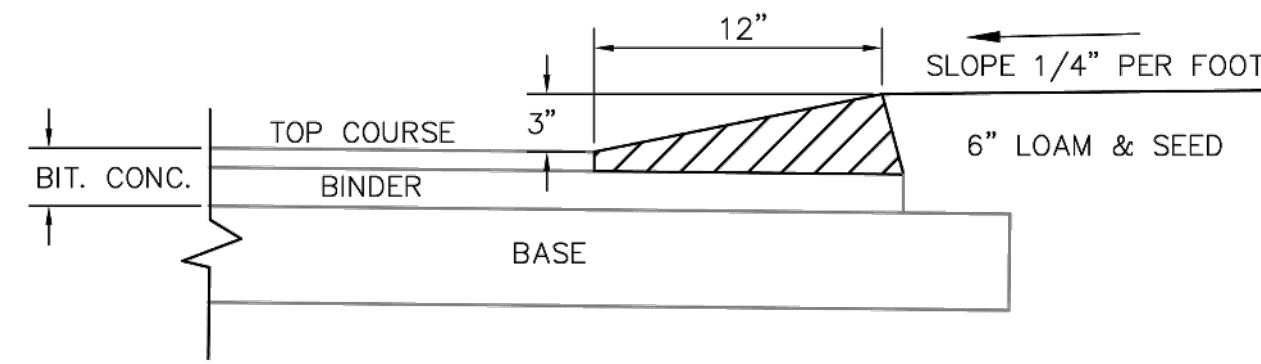
SOFT CLAY	4
SAND	2
SAND & GRAVEL	1.33
SHALE	0.4

MINIMUM THRUST BLOCK BEARING AREAS					TEES, PLUGS, CAPS & HYDRANTS (SQ.FT.)
PIPE DIAMETER	90° BEND (SQ. FT.)	45° BEND (SQ. FT.)	22.5° BEND (SQ. FT.)		
6"	5	3	3		4
8"	9	6	3		9
10"	13	7	4		12
12"	20	10	5		16



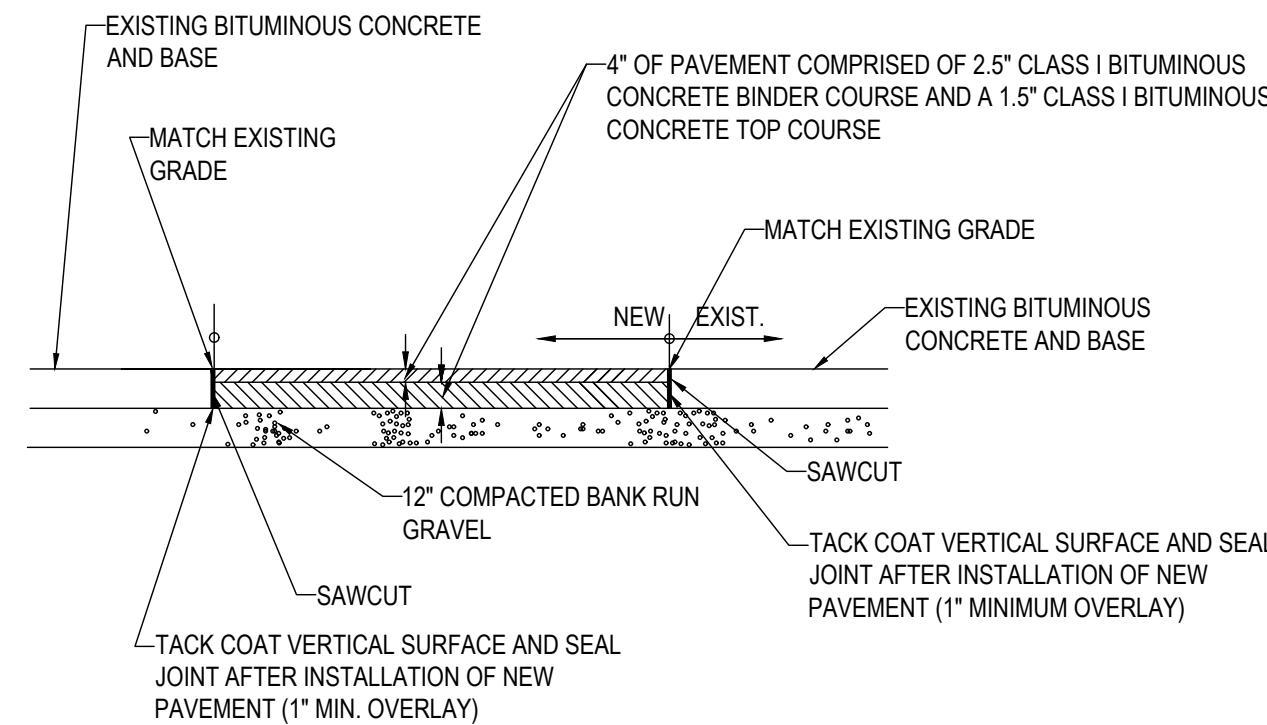
TYPICAL THRUST BLOCK DETAIL

NOT TO SCALE



BITUMINOUS CONCRETE BERM DETAIL

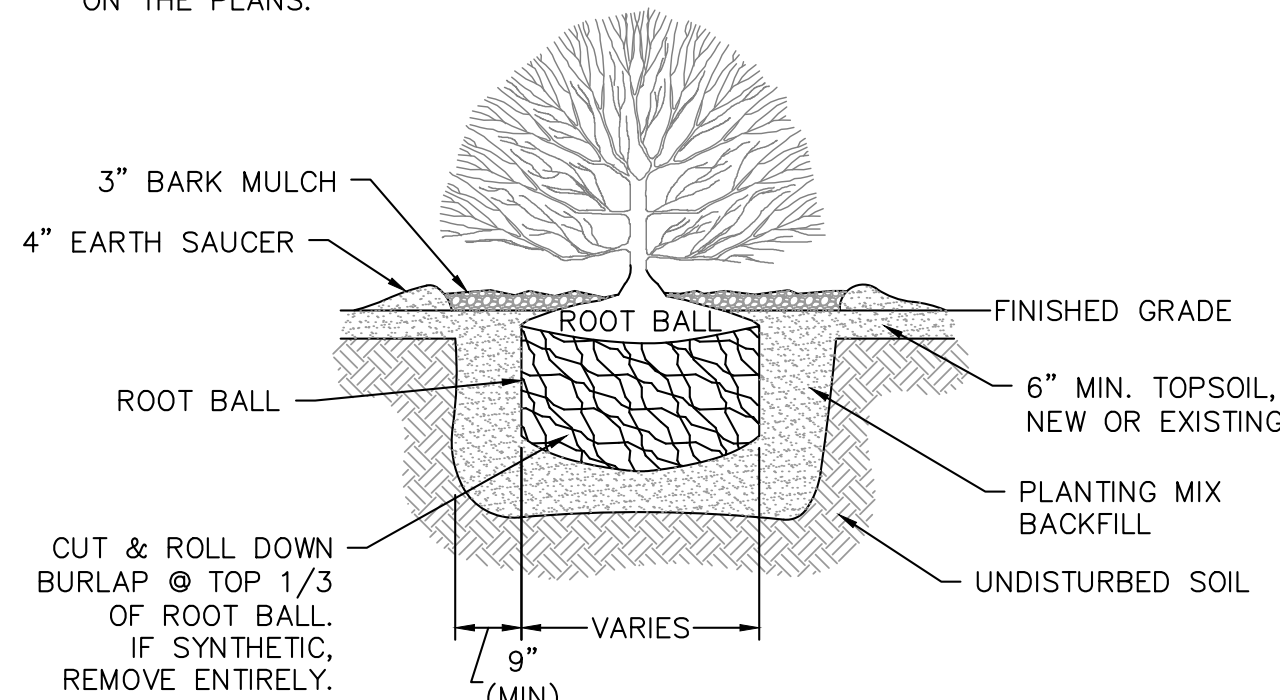
NOT TO SCALE



ROADWAY PATCHING DETAIL

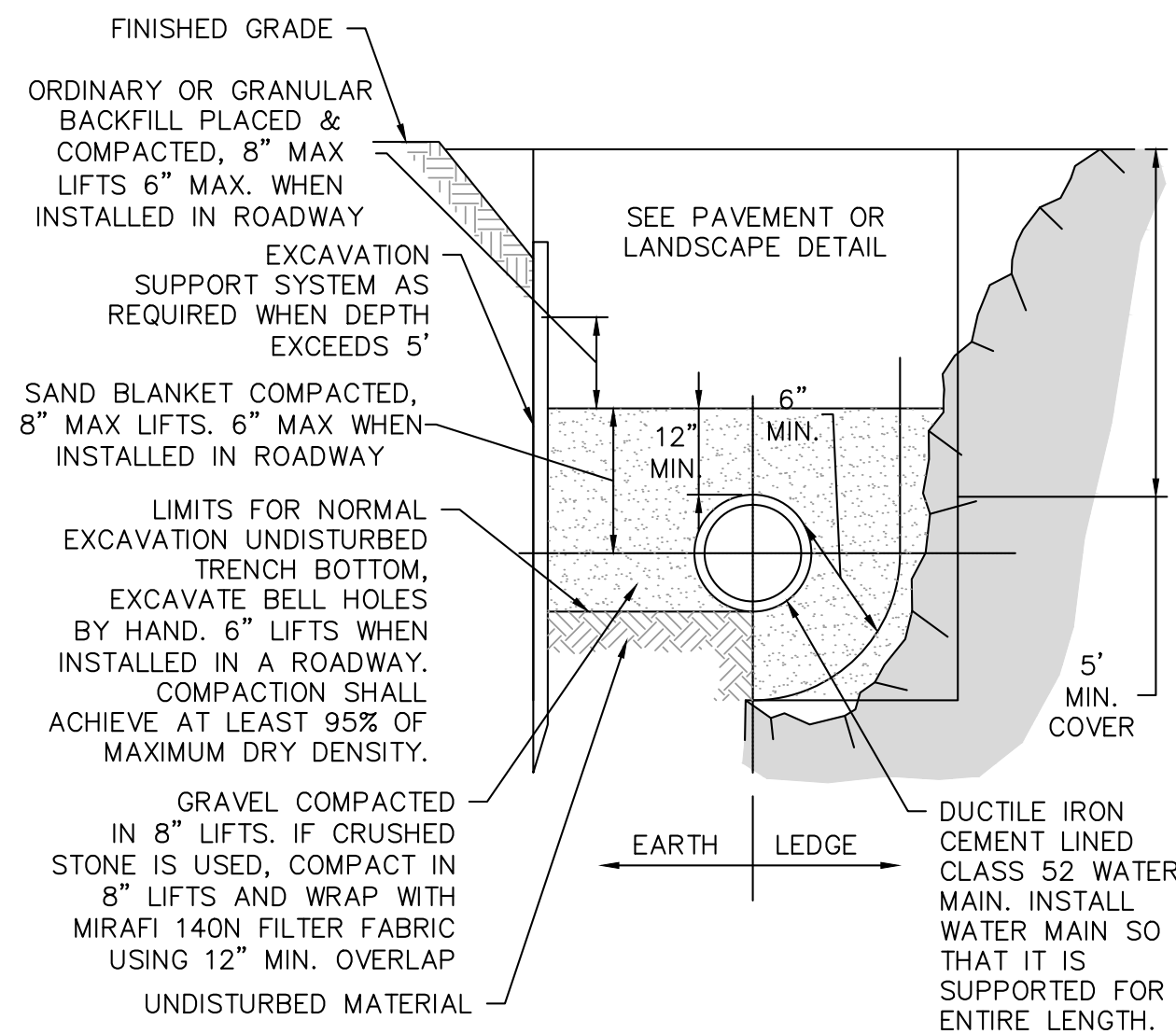
NOT TO SCALE

- NOTE:
1. ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING.
 2. ALL SHRUBS ARE TO BE PLANTED AT 3'-0" O.C. OR AS SPECIFIED ON THE PLANS.



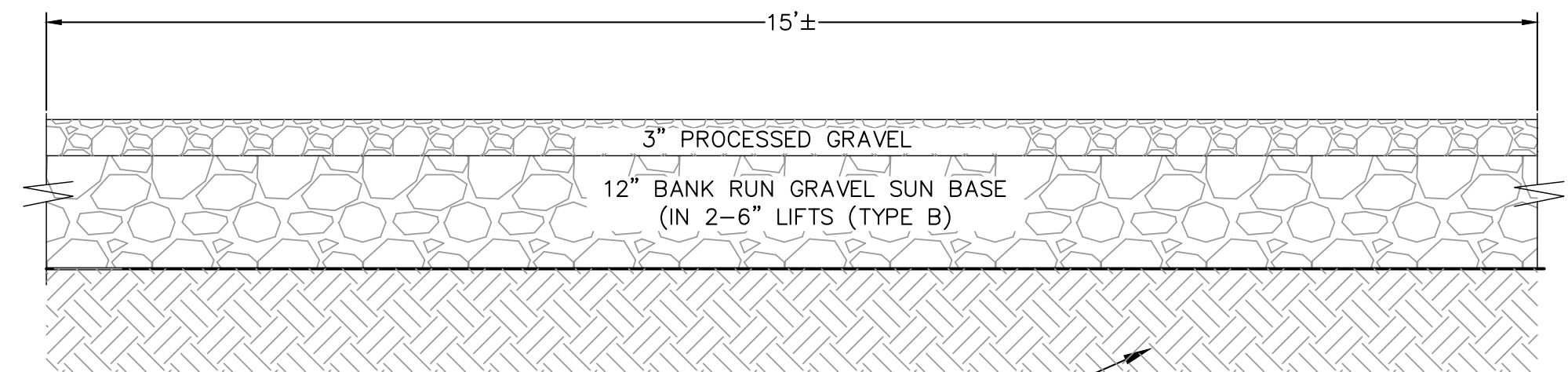
SHRUB PLANTING DETAIL

NOT TO SCALE



TYPICAL WATER TRENCH DETAIL

NOT TO SCALE

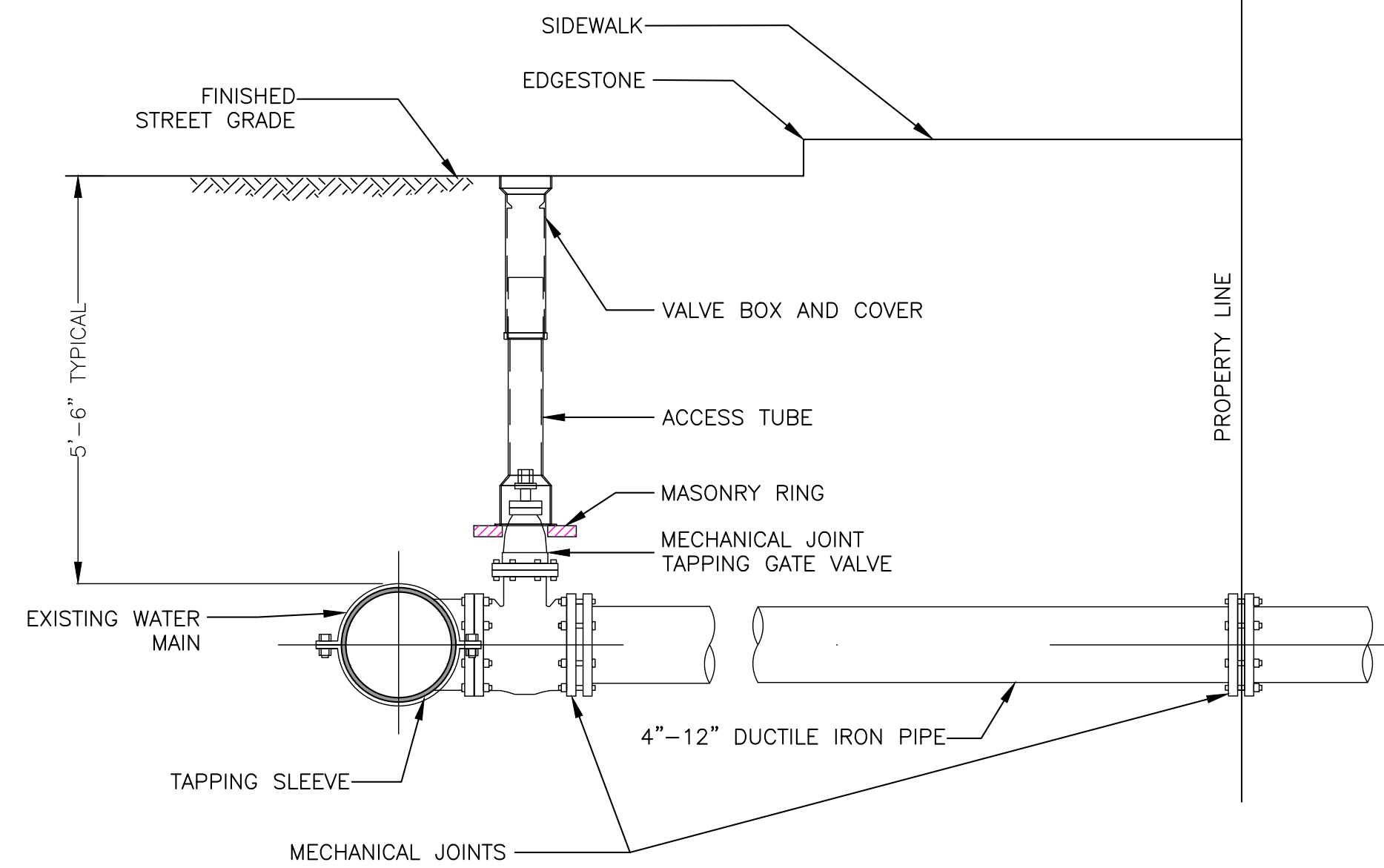


GRAVEL ROAD DETAIL

NOT TO SCALE

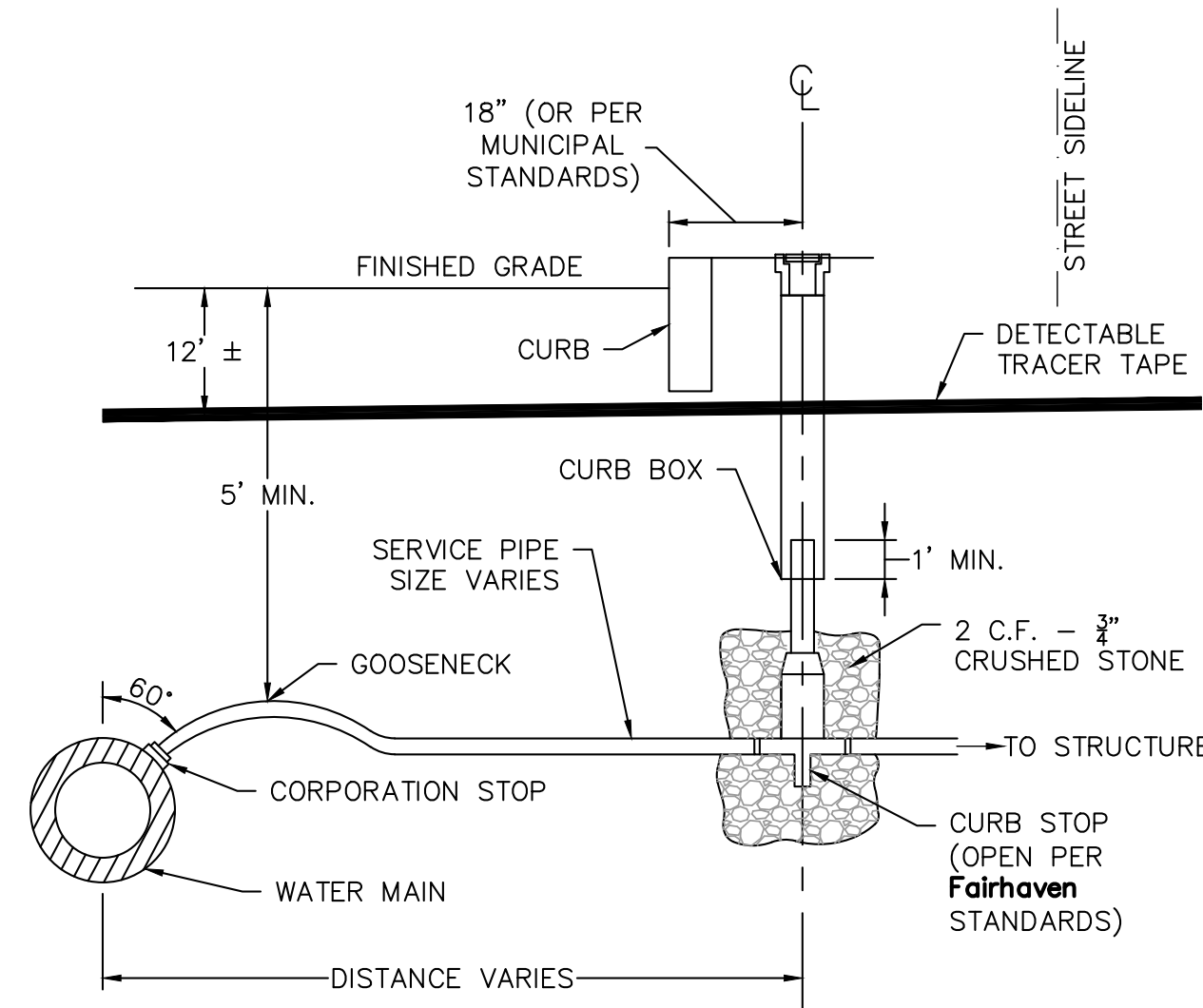
- NOTES:
1. REFER TO SHEET C3 FOR GRADING DETAILS.

- NOTES:
1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH
 2. USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE
 3. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS



TAPPING SLEEVE & GATE VALVE

NOT TO SCALE



- NOTE:
1. WATER SERVICES LARGER THAN 1" ARE TO BE RESTRAINED TO WATER MAIN W/ APPROVED SADDLE.

WATER CONNECTION DETAIL

NOT TO SCALE



102 State Rd | Unit #F
North Dartmouth, MA 02747
Tel: (508)-730-9515

COASTAL VILLAGE PARTNERS LLC
C/O JOEL CORDERO
4 EARLE ST
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Owner/Applicant

AMERICAN LAND SURVEYS
3 SUNSET LANE
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Consultant:

ISSUED FOR PLANNING
BOARD APPROVAL
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Issue Type

4 EARLE STREET
FAIRHAVEN MA 02719

Date	Description	By	REV

SUBDIVISION PLAN
FOR 4 EARLE ST

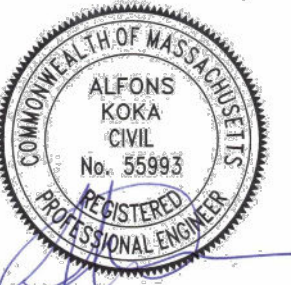
DETAILS

Drawing Title

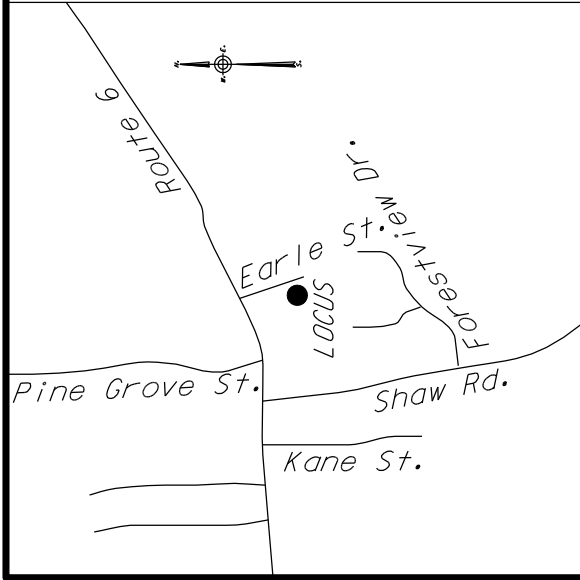
Project No. 25004	Checked AK	Date 08.24.2026
Designed AK/BB	Approved AK	Scale AS SHOWN

Drawing No.

C-7



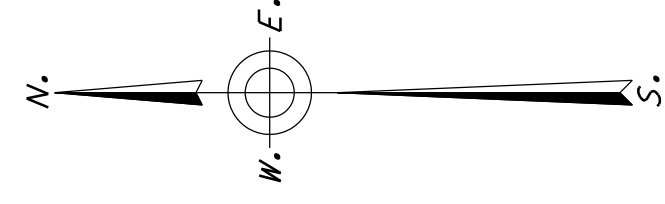
Seal



Approval Under Subdivision
Control Law Not Required.

Date: _____

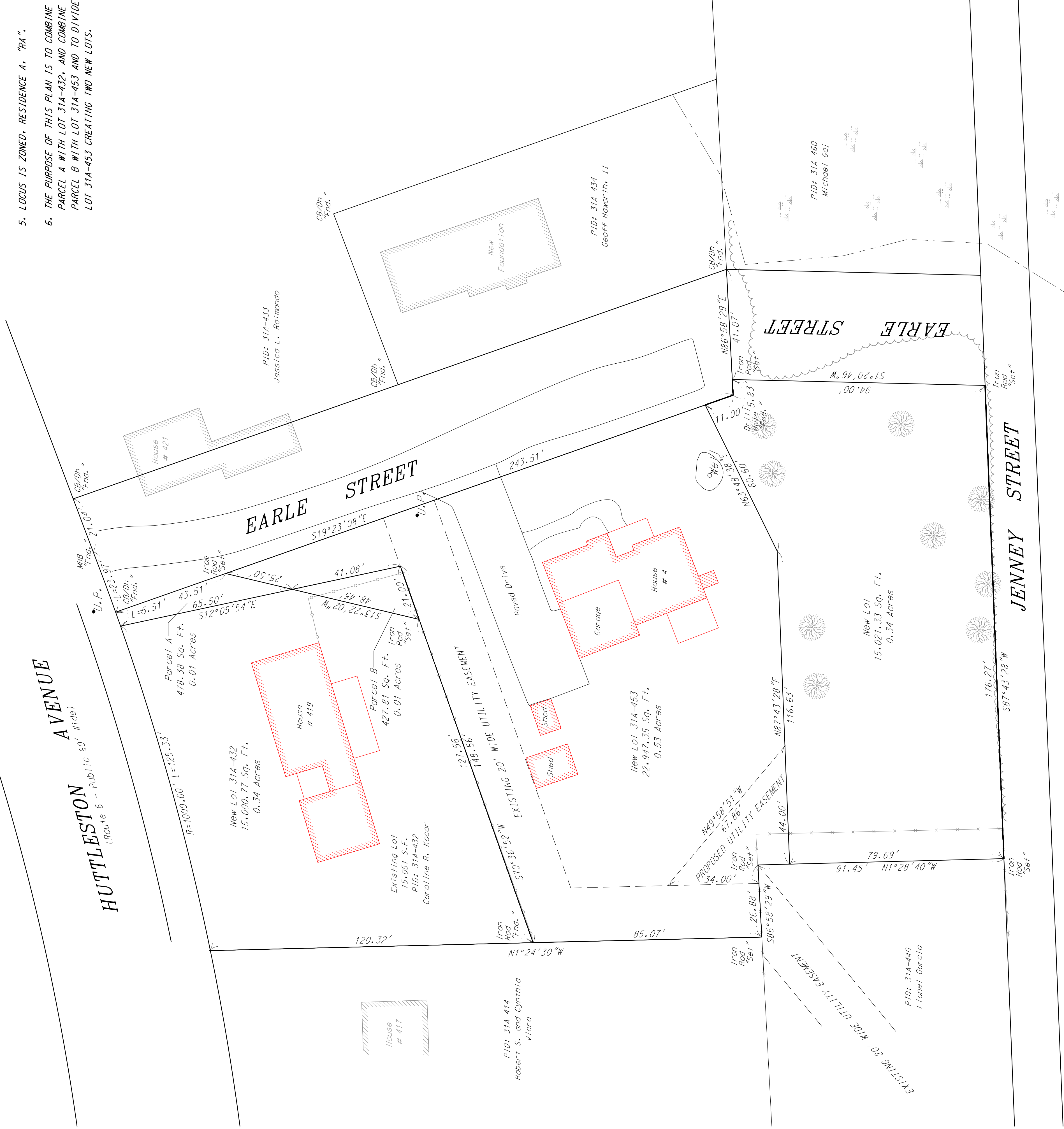
Fairhaven Planning Board



- NOTES:
1. PROPERTY OWNERS: JOEL & TASHA R. CORDERO
4 EARLE STREET
FAIRHAVEN, MA 02719
PID 314-453
DEED BK. 12926, PG. 80

CAROLINE R. KOCOR
419 HUTTLESTON AVE.
FAIRHAVEN, MA 02719
PID 314-432
DEED BK. 7789, PG. 152

2. LAND SURVEYOR: RUSSELL A. FIRTH, P.L.S.
AMERICAN LAND SURVEYS
3 SUNSET LANE
FAIRHAVEN, MA 02719
 3. LOCUS IS SHOWN AS LOTS 432, 453,
PLAT 31A OF THE TOWN OF FAIRHAVEN
ASSESSOR'S MAPS.
 4. PLAN REFERENCE: PLAN BOOK 177, PAGE 74.
 5. LOCUS IS ZONED, RESIDENCE A, "RA".
 6. THE PURPOSE OF THIS PLAN IS TO COMBINE
PARCEL A WITH LOT 31A-432, AND COMBINE
PARCEL B WITH LOT 31A-453 AND TO DIVIDE
LOT 31A-453 CREATING TWO NEW LOTS.

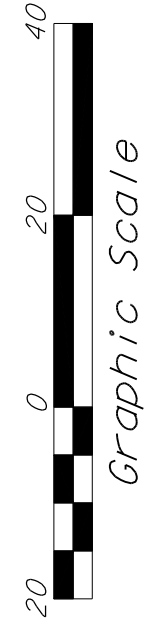


"PRELIMINARY DRAFT"
APPROVAL NOT REQUIRED PLAN
DRAWN FOR:

JOEL CORDERO
IN
FAIRHAVEN, MASSACHUSETTS

SCALE: 20 feet to an inch March 21, 2025
American Land Surveys
3 Sunset Lane
Fairhaven, Massachusetts

Zone: Rural Residential
District (RA)
Setbacks:
Front 20'
Side 10'
Rear 30'
Building Height=35'
Lot Area=15,000 S.F.
Frontage=100'
Contiguous Upland=13,500 S.F.
Percent Min. Lot Area=90%
Coverage:
Lot=50%, Proposed=27%
Building=30%, Proposed=14%
Accessory Structure
Requirements:
Building Setback 5'
Building Area= 700 S.F.
Building Height= 20'



FOR REGISTRY USE ONLY

I certify that this plan has been prepared
in conformity with the rules and regulations
of the Registers of Deeds of the Commonwealth
of Massachusetts.

03/21/2025
Date Professional Land Surveyor