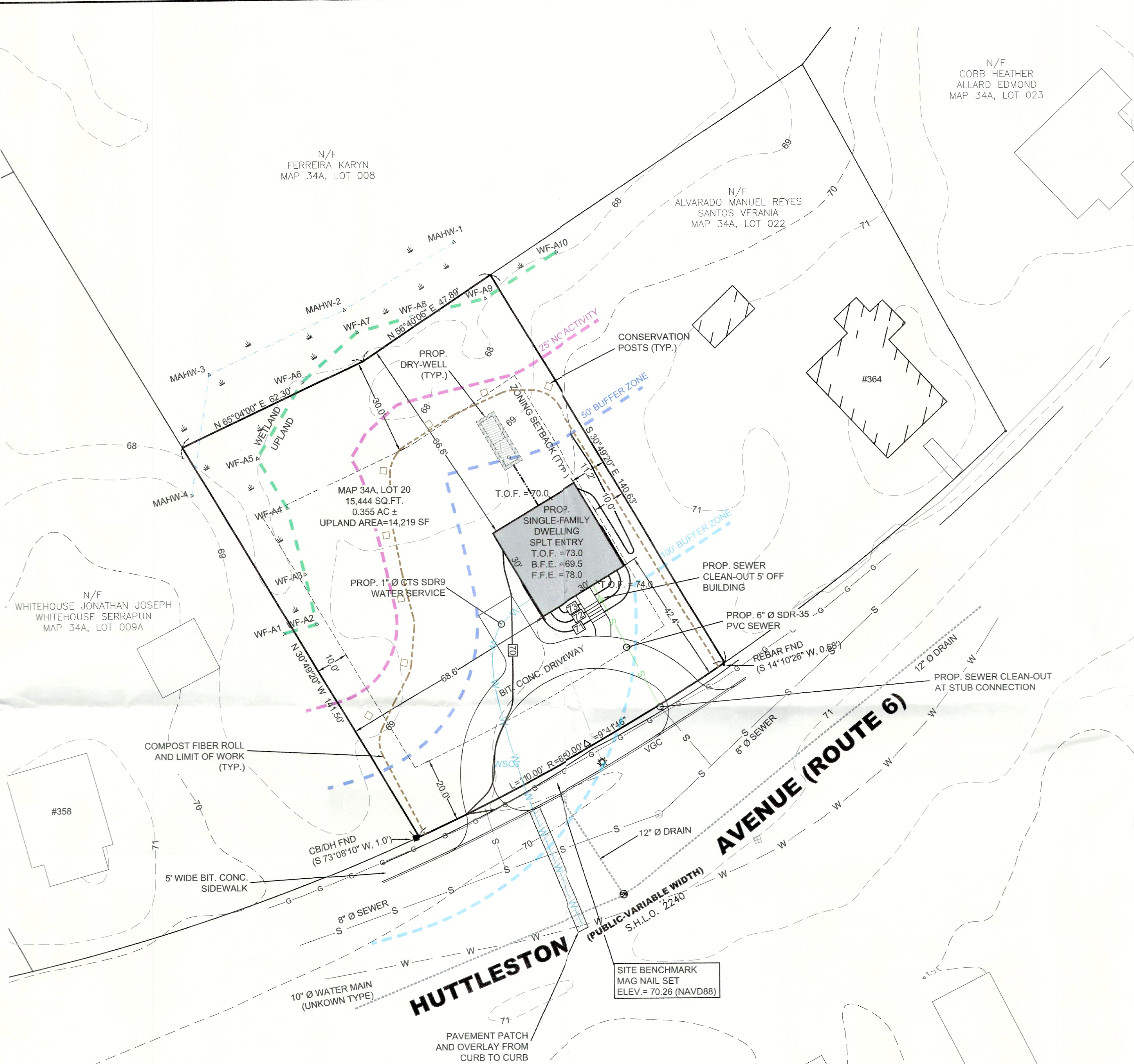


GENERAL NOTES:

1. NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR NON EXISTENCE OF ANY SUBSURFACE STRUCTURE/UTILITY NOT VISIBLE AND EVIDENCED FROM THE GROUND SURFACE.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO THE START ANY WORK.
3. THE VERTICAL DATUM IS NAVD88.
5. UNLESS SPECIFIED ALL MATERIALS SHALL BE COMPLIANT WITH THE TOWN OF FAIRHAVEN STANDARD SPECIFICATIONS.
6. MAINTAIN A MIN. DISTANCE OF 10' BETWEEN WATER AND SEWER LINES WHERE POSSIBLE. WHERE WATER AND SEWER LINES CROSS, SEWER LINE SHALL BE A MINIMUM OF 18" BELOW THE BOTTOM OF THE WATER LINE. THE ELEVATIONS OF BOTH PIPES SHALL BE VERIFIED AT ALL CROSSINGS.
7. WATERLINE AND WATER SERVICE MATERIALS MUST ADHERE TO TOWN OF FAIRHAVEN SPECIFICATIONS.
8. FLOWABLE FILL SHALL BE USED TO BACKFILL THE PROPOSED UTILITY TRENCHES (SEWER, WATER AND GAS) IN HUTTLESTON AVENUE.
9. WETLAND RESOURCE AREAS WERE DELINEATED BY ENVIRONEMTNAL CONSULTING + RESTORATION, LLC (ECR) IN MAY 2025.

STORMWATER POLLUTION PREVENTION AND EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE COMMENCEMENT OF ANY LAND CLEARING, GRUBBING, EXCAVATION, FILLING, OR OTHER EARTH DISTURBING ACTIVITIES.
2. EROSION AND SEDIMENTATION CONTROLS SHALL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES AND SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED AS NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE.
3. DISTURBED AREAS SHALL BE LIMITED TO THE MINIMUM AREA NECESSARY FOR CONSTRUCTION ACTIVITIES. CLEARING AND GRADING SHALL BE PHASED TO MINIMIZE THE AMOUNT OF EXPOSED SOIL AT ANY ONE TIME.
4. EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE. AREAS DESIGNATED TO REMAIN UNDISTURBED SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
5. PERIMETER SEDIMENT CONTROLS, INCLUDING SILT FENCE, COMPOST FILTER TUBES, SEDIMENT BARRIERS, OR OTHER APPROVED CONTROLS, SHALL BE INSTALLED DOWNGRADIENT OF ALL DISTURBED AREAS AND MAINTAINED UNTIL FINAL STABILIZATION IS ACHIEVED.
6. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND MAINTAINED THROUGHOUT CONSTRUCTION TO MINIMIZE TRACKING OF SEDIMENT ONTO PUBLIC ROADWAYS.
7. ANY SEDIMENT TRACKED ONTO PUBLIC WAYS SHALL BE REMOVED BY SWEEPING OR OTHER APPROVED METHODS AT THE END OF EACH WORKDAY AND AS NECESSARY. SEDIMENT SHALL NOT BE WASHED INTO DRAINAGE SYSTEMS.
8. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED ON ALL CATCH BASINS AND DRAINAGE STRUCTURES RECEIVING RUNOFF FROM DISTURBED AREAS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
9. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE COURSES, WETLANDS, STORM DRAINS, AND PROPERTY LINES. STOCKPILES REMAINING FOR MORE THAN FOURTEEN (14) DAYS SHALL BE PROTECTED WITH TEMPORARY STABILIZATION MEASURES.
10. DUST SHALL BE CONTROLLED AT ALL TIMES THROUGH THE APPLICATION OF WATER OR OTHER APPROVED DUST SUPPRESSION MEASURES. DUST CONTROL ACTIVITIES SHALL NOT RESULT IN SEDIMENT-LADEN RUNOFF.
11. DEWATERING DISCHARGES SHALL BE DIRECTED THROUGH AN APPROVED SEDIMENT REMOVAL DEVICE, SEDIMENT BASIN, FILTER BAG, SETTLING TANK, OR OTHER APPROVED TREATMENT SYSTEM PRIOR TO DISCHARGE. DEWATERING DISCHARGES SHALL NOT CAUSE EROSION, SEDIMENTATION, OR TURBIDITY IN WETLANDS, WATER BODIES, DRAINAGE SYSTEMS, OR ADJACENT PROPERTIES.
12. CONCRETE WASHOUT, PAINT WASHOUT, AND SIMILAR CONSTRUCTION WASTES SHALL BE COLLECTED AND CONTAINED IN DESIGNATED AREAS. SUCH MATERIALS SHALL NOT BE DISCHARGED TO THE GROUND, STORM DRAINAGE SYSTEM, WETLANDS, OR WATER BODIES.
13. CONSTRUCTION MATERIALS, FUELS, LUBRICANTS, CHEMICALS, AND HAZARDOUS MATERIALS SHALL BE STORED IN A SECURE MANNER AND PROTECTED FROM PRECIPITATION AND STORMWATER CONTACT.
14. SPILL PREVENTION AND RESPONSE MATERIALS SHALL BE MAINTAINED ON-SITE AT ALL TIMES. ANY SPILLS SHALL BE IMMEDIATELY CONTAINED, CLEANED UP, AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.
15. SOLID WASTE, CONSTRUCTION DEBRIS, AND SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF REGULARLY IN APPROPRIATE CONTAINERS.
16. DISTURBED SOILS THAT WILL BE INACTIVE FOR FOURTEEN (14) DAYS OR MORE SHALL BE TEMPORARILY STABILIZED THROUGH SEEDING, MULCHING, EROSION CONTROL BLANKETS, OR OTHER APPROVED METHODS.
17. PERMANENT STABILIZATION SHALL BE INITIATED IMMEDIATELY UPON COMPLETION OF EARTH DISTURBING ACTIVITIES IN ANY AREA AND COMPLETED AS SOON AS PRACTICABLE.
18. FINAL STABILIZATION SHALL CONSIST OF ESTABLISHING A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF THE NATIVE BACKGROUND VEGETATIVE COVER OR EQUIVALENT PERMANENT STABILIZATION MEASURES.
19. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS FOLLOWING A STORM EVENT PRODUCING 0.25 INCHES OR MORE OF RAINFALL, UNLESS AN ALTERNATIVE INSPECTION SCHEDULE IS APPROVED UNDER THE PROJECT SWPPP.
20. INSPECTION REPORTS SHALL BE MAINTAINED ON-SITE AND MADE AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.
21. DEFICIENCIES IDENTIFIED DURING INSPECTIONS SHALL BE CORRECTED IMMEDIATELY. REPAIRS NOT REQUIRING SIGNIFICANT RECONSTRUCTION SHALL BE COMPLETED BY THE CLOSE OF THE NEXT BUSINESS DAY WHENEVER FEASIBLE.
22. IF EROSION, SEDIMENTATION, OR TURBID RUNOFF LEAVES THE PROJECT LIMITS, THE CONTRACTOR SHALL IMMEDIATELY CEASE THE ACTIVITY CAUSING THE DISCHARGE, IMPLEMENT CORRECTIVE MEASURES, REMOVE ACCUMULATED SEDIMENT, AND NOTIFY THE ENGINEER.
23. NO SEDIMENT-LADEN WATER, CONSTRUCTION WASTE, CONCRETE WASH WATER, FUELS, OILS, HAZARDOUS MATERIALS, OR OTHER POLLUTANTS SHALL BE DISCHARGED TO WETLANDS, WATER BODIES, DRAINAGE SYSTEMS, OR ADJACENT PROPERTIES.
24. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE EPA CONSTRUCTION GENERAL PERMIT, APPLICABLE LOCAL PERMITS, ORDERS OF CONDITIONS, AND ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL REGULATIONS.
25. EROSION AND SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE ACHIEVED FINAL STABILIZATION AND AUTHORIZATION IS RECEIVED FROM THE ENGINEER OR PERMITTING AUTHORITY FOR THEIR REMOVAL.



LEGEND:

- EXISTING CONTOURS
- EXISTING TREELINE
- OVERHEAD WIRES
- UTILITY POLE W/ GUY WIRE
- WATER LINES
- SEWER LINES
- FENCE
- WETLAND LINE
- 25' NO TOUCH
- 50' BUFFER
- 100' BUFFER
- LIMIT OF WORK/ EROSION CONTROLS

ABBREVIATIONS:

- T.O.F. - TOP OF FOUNDATION
- B.F.E. - BASEMENT FLOOR ELEVATION
- G.F.E. - GARAGE FLOOR ELEVATION
- F.F.E. - FIRST FLOOR ELEVATION
- V.G.C. - VERTICAL GRANITE CURB
- BIT. CONC. - BITUMINOUS CONCRETE
- H - HEIGHT
- C.O. - CLEANOUT
- C.I. - CAST IRON



SITE LOCATION

1" = 2,000'

SITE ADDRESS
HUTTLESTON AVE.
FAIRHAVEN, MA, ZIP CODE

ASSESSORS' REFERENCE
MAP 34A - LOT 21

CURRENT OWNER
BART BRUFFEE
52 POPE POINT ROAD
CARVER, MA 02330

DEED REFERENCE
BK. 15054 - PG. 93

PLAN REFERENCE
PB. 106 - PG. 25

TOWN OF FAIRHAVEN ZONING DESIGNATION
RA - SINGLE RESIDENCE DISTRICT

VERTICAL DATUM SHOWN
NAVD88

HORIZONTAL DATUM SHOWN
NAD83 - MA MAINLAND

FEMA FLOODZONE DESIGNATION
ZONE X - AREA OF MINIMAL FLOOD HAZARD, AS SCALED FROM FIRM PANEL 25005C0413G, EFF. DATE: JULY 06, 2021

NOTES:

1. THIS PLAN DEPICTS THE RESULTS OF AN ON THE GROUND FIELD SURVEY PERFORMED ON 05/20/2026. THE BOUNDARY LINE AS DETERMINED IS BASED ON PLANS AND DEEDS OF RECORD AND CORRESPONDING FIELD DATA. THE PROPERTY AS SHOWN MAY BE SUBJECT TO EASEMENTS, RIGHTS OF OTHERS, OR OTHER MATTERS OF RECORD THAT MAY BE REVEALED BY A FULL TITLE EXAMINATION.
2. ABUTTING OWNER INFORMATION IS BASED ON THE CURRENT TAX RECORDS AND IS NOT A CERTIFICATION OF TITLE.

ZONING TABLE

ZONING DISTRICT: RA

REQUIREMENT	REQ'D	PROP.
MIN. AREA (SF)	15,000	15,444
MIN. LOT FRONTAGE (FT)	100	100.0
MIN. UPLAND (FT)	13,500	14,219
MIN. SETBACKS:		
FRONT (FT)	20	42.2
SIDE (FT)	10	68.6 & 11.2
REAR (FT)	30	66.8
MAX. BUILDING COVERAGE (%)	30	6
MAX. LOT COVERAGE (%)	50	14.4
BUILDING HEIGHT (FT)	35	23.4

COVERAGE SUMMARY TABLE

PROP. LOT COVERAGE	2,220 SF. (14.3%)
PROP. BUILDING COVERAGE	900 SF. (5.8%)
LOT AREA IN 100' BZ	13,392 SF. (86.7%)
WORK AREA IN 25' BZ	0 SF. (0%)
WORK AREA IN 25'-50' BZ	2,581 SF. (16.7%)
WORK AREA IN 50'-100' BZ	5,620 SF. (36.4%)
IMP. AREA IN 50'-100' BZ	2,033 SF. (13.1%)

06/09/2026

06/09/2026

APPROVED BY: RSR

06/09/2026

CHECKED BY: RSR

06/09/2026

DESIGNED BY: RSR

06/09/2026

DRAWN BY: HRR

06/09/2026

SCALE: AS SHOWN

06/09/2026

PROJECT NO: 00948-01-01

06/09/2026

DATE: JUNE 9, 2026

PROJ. SINGLE-FAMILY RESIDENCE
0 HUTTLESTON AVENUE
FAIRHAVEN, MA

SITE PLAN

EX 1.1