



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

JOEL CORDERO  
 4 EARLE ST  
 FAIRHAVEN, MA 02719

Owner/Applicant

Consultant:

**ISSUED FOR NOI**  
 (NOT APPROVED FOR CONSTRUCTION)

Issue Type

**4 EARLE STREET**  
**FAIRHAVEN MA 02719**

Date	Description	By	REV
5.08.26	House Footprint Change	AK	3
3.30.26	Hammer Head Revision	AK	2
2.18.26	Per PB Comments	AK	1

**SUBDIVISION PLAN**  
**FOR 4 EARLE ST**

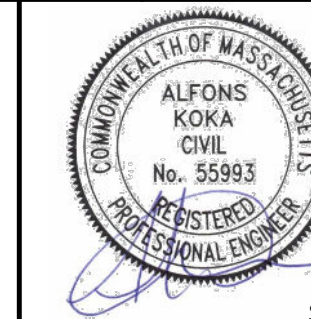
**PROPOSED SITE PLAN**  
**FOR 4 EARLE ST**  
**LOT 2**

Drawing Title

Project No. 25004	Checked AK	Date 12.03.2025
Designed AK/BB	Approved AK	Scale AS SHOWN

Drawing No.

**C-1**



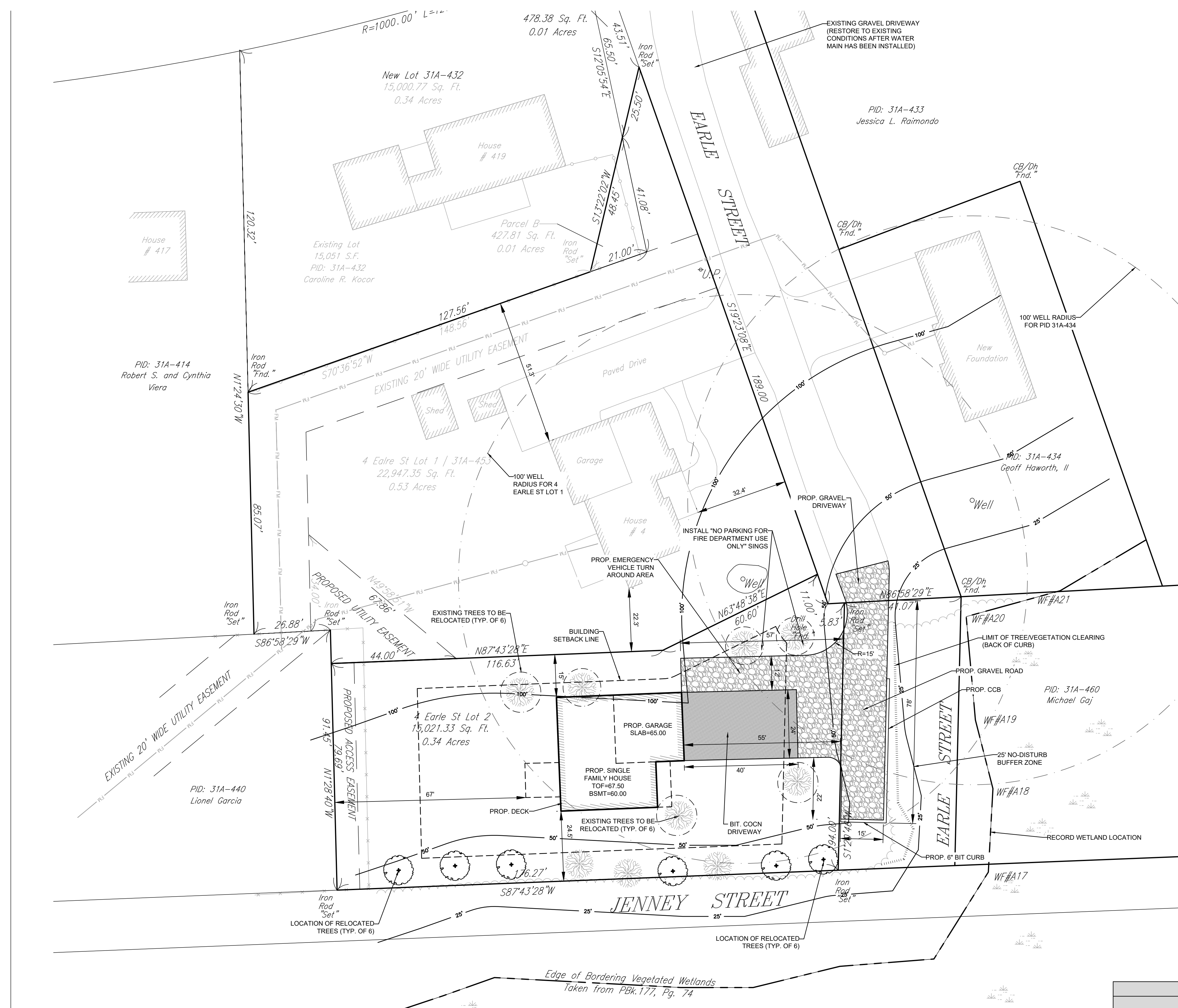
Seal

**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.



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	22,947 SF	YES	15,021 SF	YES
CONTIGUOUS UPLAND	13,500 SF	37,917 SF	22,947 SF	YES	15,021 SF	YES
MIN. LOT FRONTAGE	100 FT	299.83	189.00	YES	110.83 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	55 FT	YES
SIDE YARD	10 FT	51.3 FT	22.3 FT	YES	24.5 FT	YES
REAR YARD	30 FT	87.6 FT	87.6 FT	YES	67 FT	YES
LOT COVER (%)	50 %	4,269 SF (11.26%)	4,269 SF (18.6%)	YES	3,725 SF (25%)	YES
MAX BLDG COVER (%)	30 %	2,185 SF (5.7%)	2,185 SF (9.5%)	YES	1,680 SF (11%)	YES





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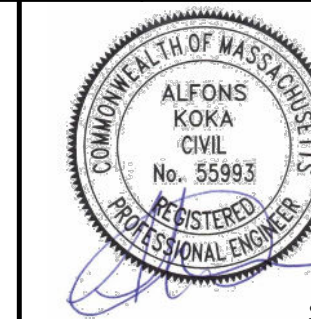
**PROPOSED GRADING**  
**& UTILITY FOR 4 EARLE ST**  
**LOT 2**

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**C-2**



Seal

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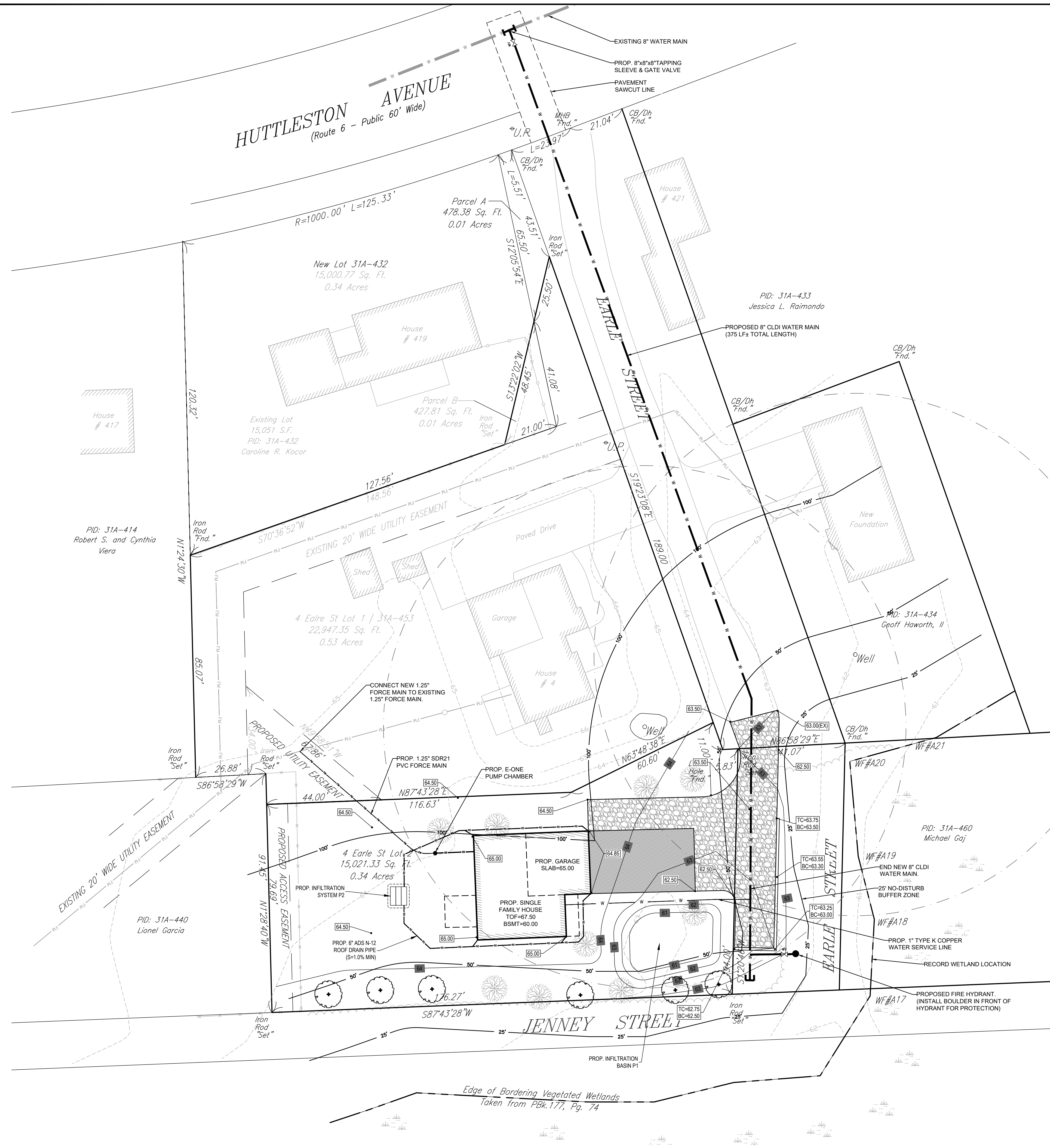
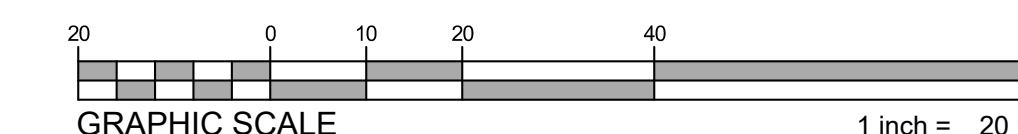
**STORMWATER NOTES:**

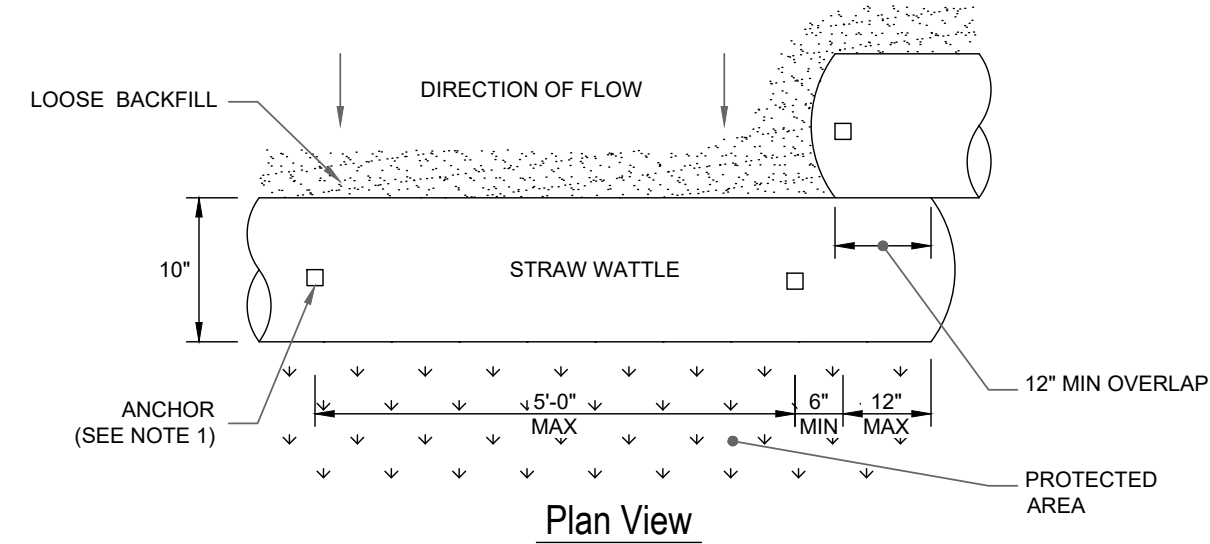
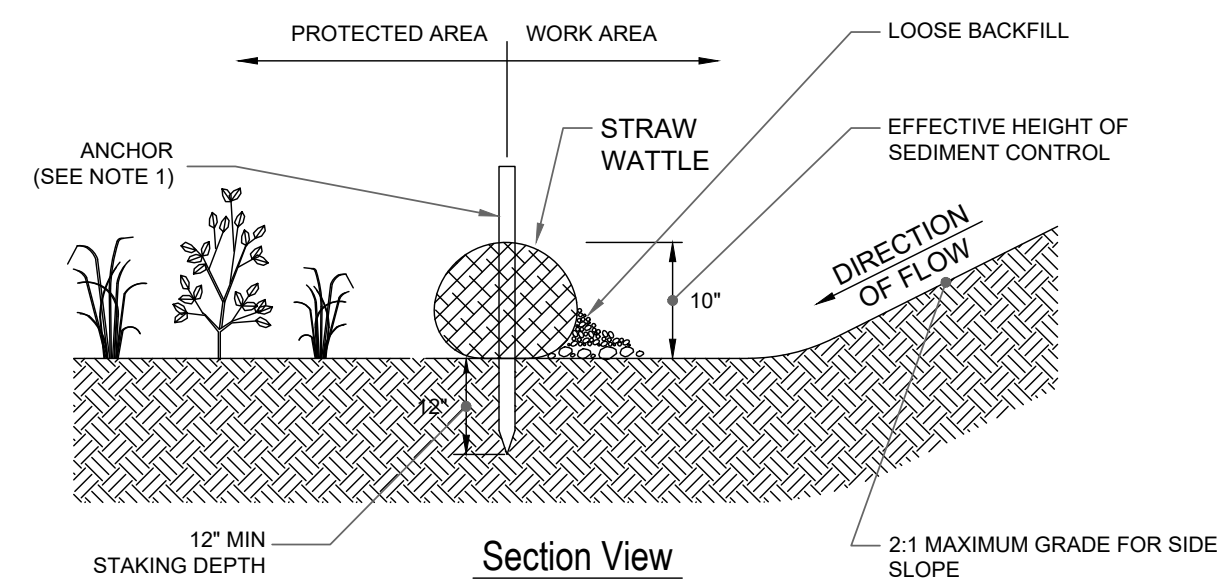
- PROPOSED INFILTRATION SYSTEM HAS BEEN DESIGNED TO CAPTURE RUNOFF FROM PROPOSED GRAVEL ROAD EXTENSION AND PROPOSED PAVED DRIVEWAY

HYDROLOGIC CALCULATIONS	
IMPERVIOUS AREA TO BE INFILTRATED.	
TOTAL ROOF AREA = 1,680± SF	
1)	UNDERGROUND STORMWATER INFILTRATION SYSTEM HAS BEEN DESIGNED TO FULLY INFILTRATE THE 2 YEAR STORM EVENT (3.20" OF RAINFALL) OF THE ROOF.
2)	SOILS INFILTRATION RATE OF 2.41 IN/HR IS BASED ON RAWLS RATE FOR LOAMY SANDY SOILS.

DRAINAGE SCHEDULE	
INFILTRATION/DETENTION SYSTEM #P2	
3 - 150HD CULTEC 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

IMPERVIOUS AREAS WITHIN BUFFER ZONES	
0'-25' BUFFER ZONE:	NO DISTURBANCE.
25'-50' BUFFER ZONE:	1,540 SF OF GRAVEL ROAD
50'-100' BUFFER ZONE:	945 SF OF GRAVEL ROAD, 965 SF OF PAVED DRIVEWAY 1,610 SF OF ROOF AREA



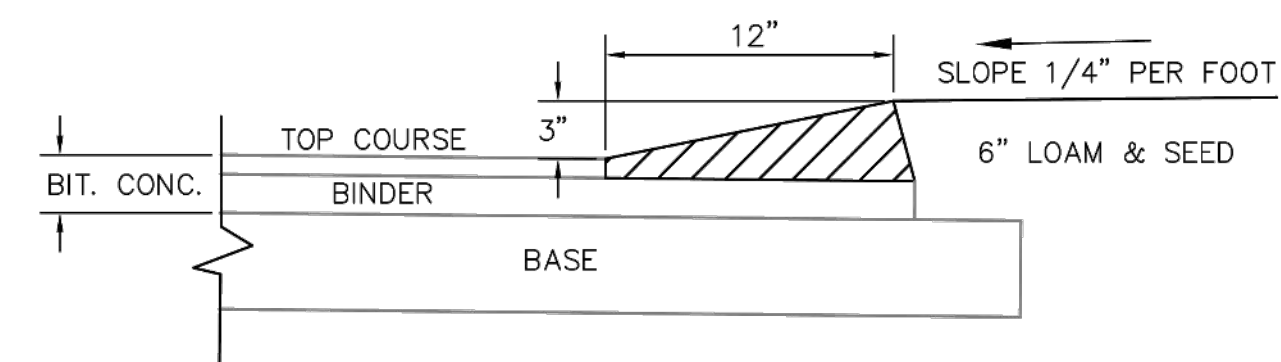


**CONSTRUCTION NOTES**

1. ANCHOR TO BE A 2" X 2" X 36" HARD WOOD STAKE, OR APPROVED EQUAL.
2. EROSION CONTROL SHALL BE REMOVED ONCE VEGETATION HAS BEEN ESTABLISHED.
3. 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.
4. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

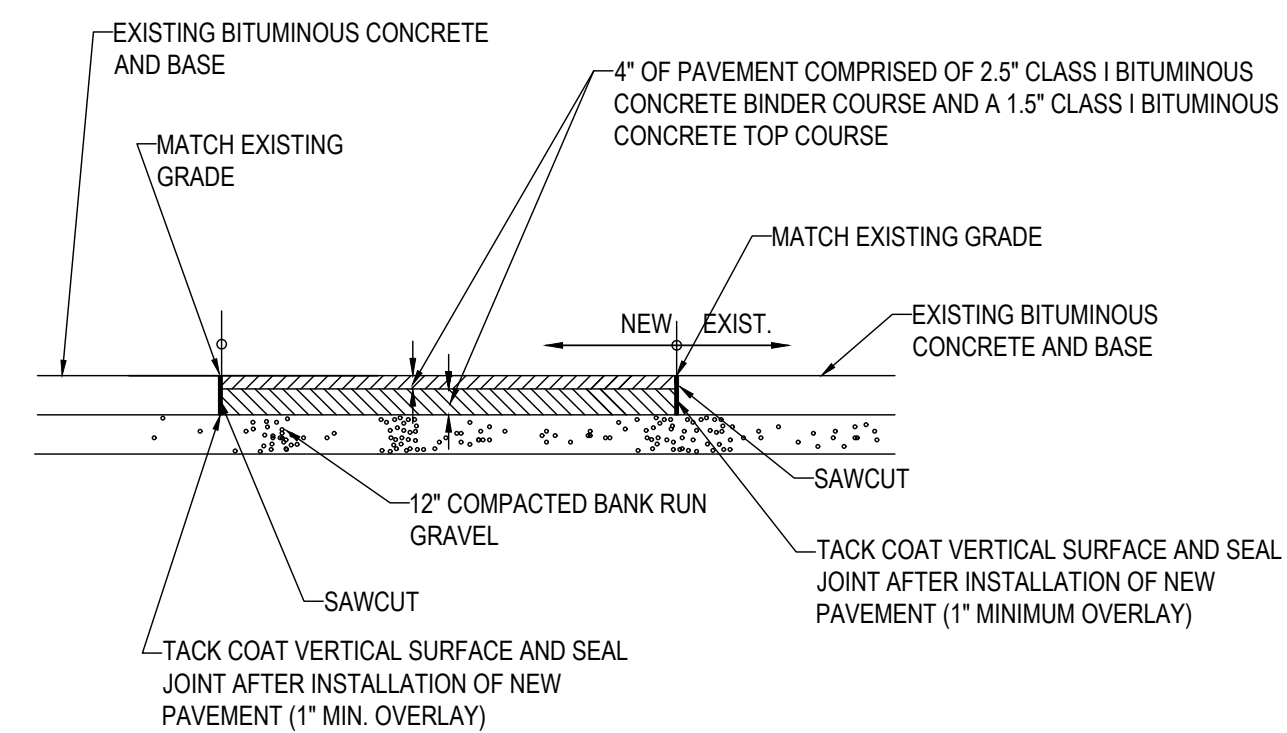
**STRAW WATTLE EROSION CONTROL BARRIER**

NOT TO SCALE



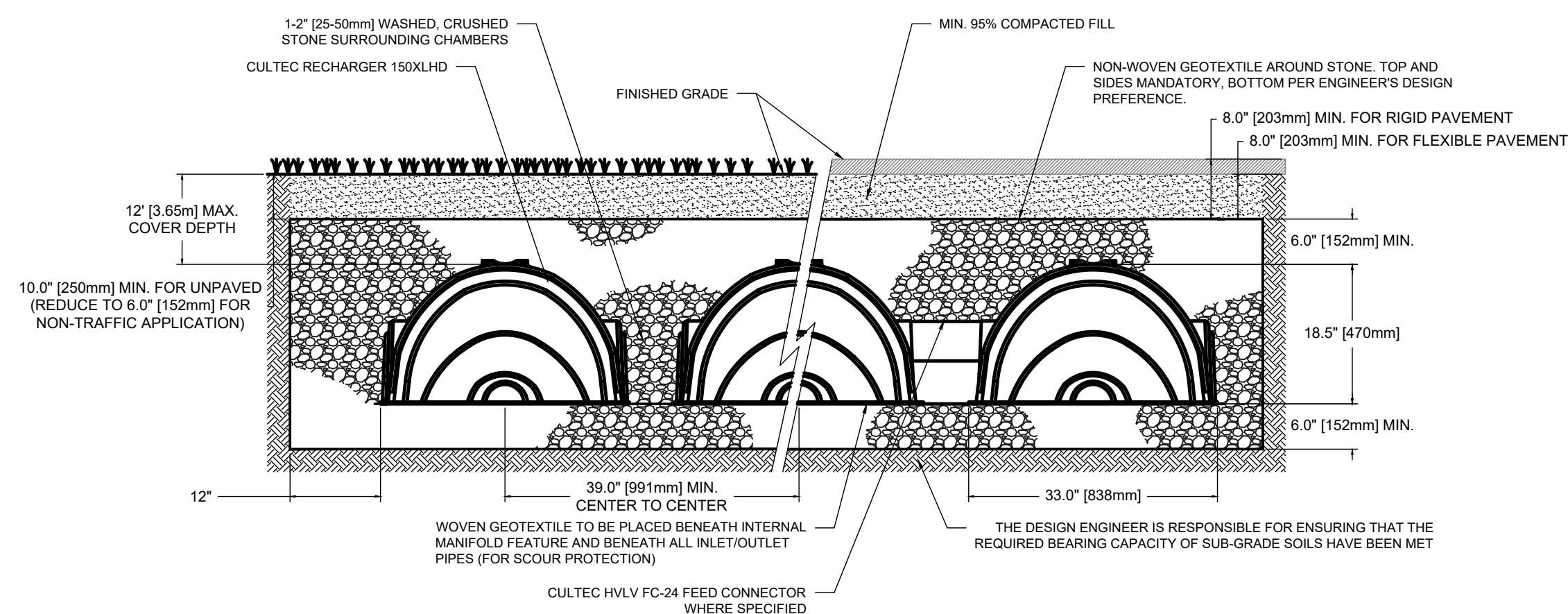
**CAPE COD BERM DETAIL**

NOT TO SCALE



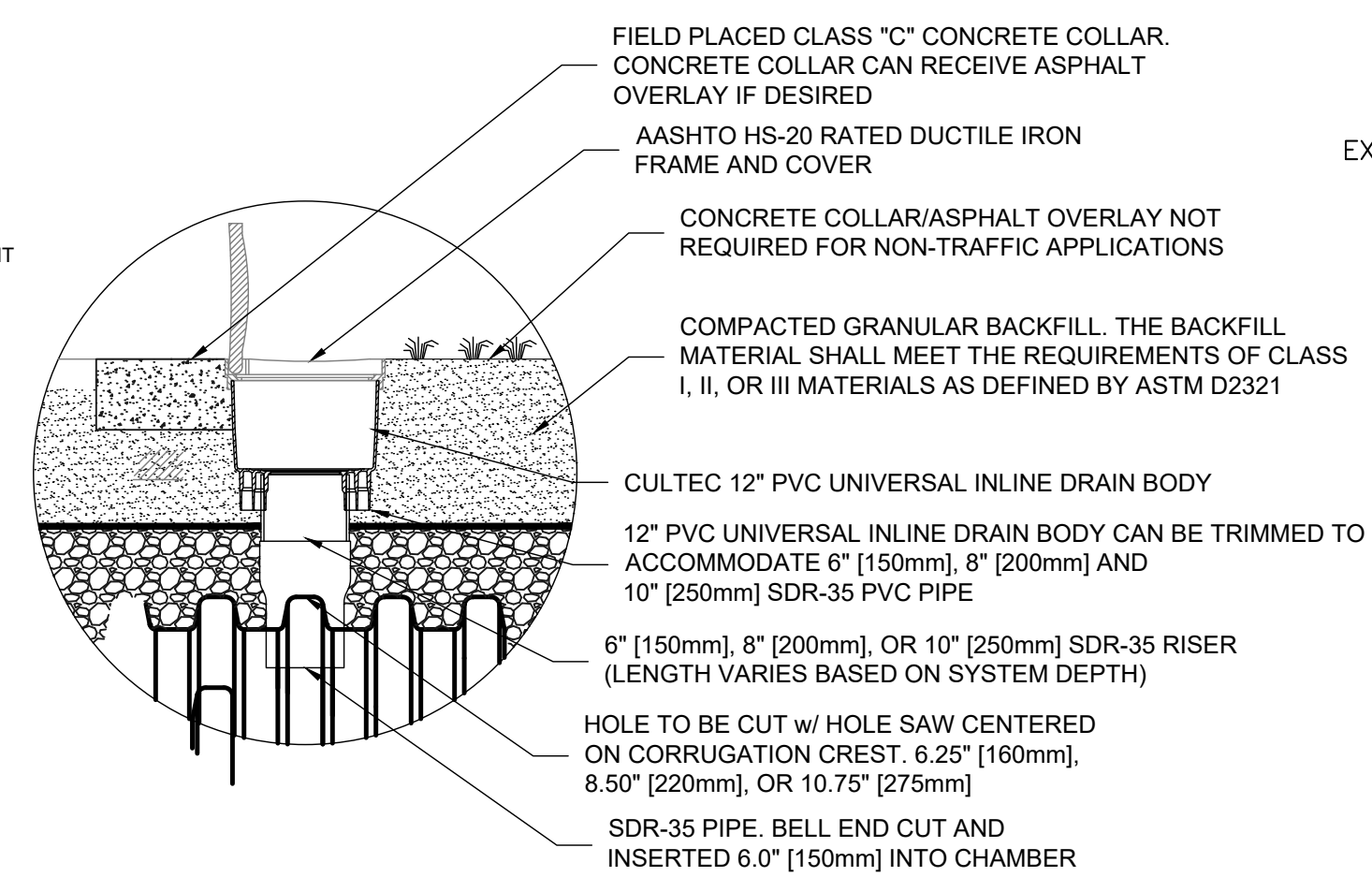
**ROADWAY PATCHING DETAIL**

NOT TO SCALE



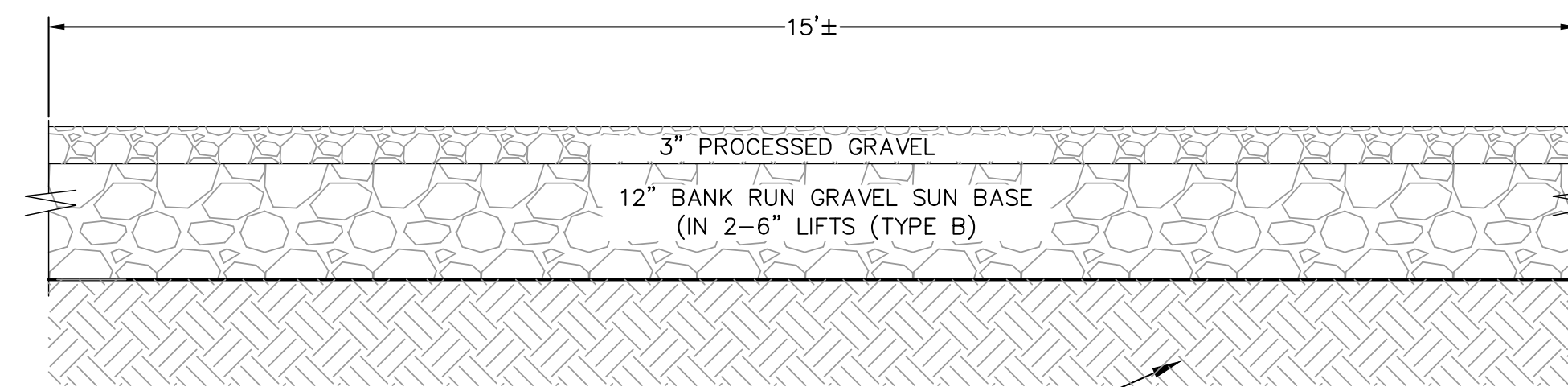
**CULTEC RECHARGER 150 HD CROSS SECTION**

NOT TO SCALE



**CULTEC RECHARGER 150 HD INSPECTION PORT**

NOT TO SCALE

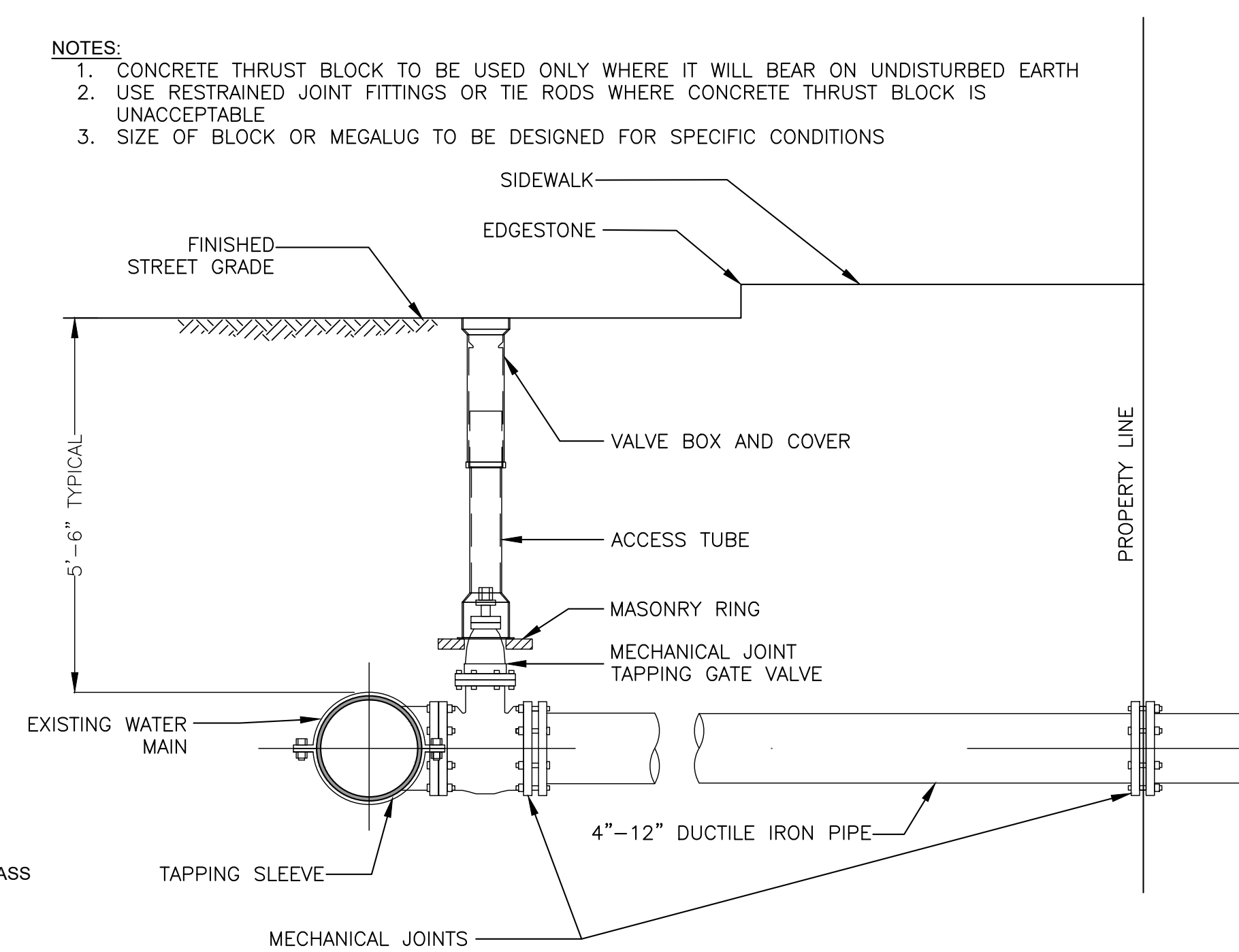


**GRAVEL ROAD DETAIL**

NOT TO SCALE

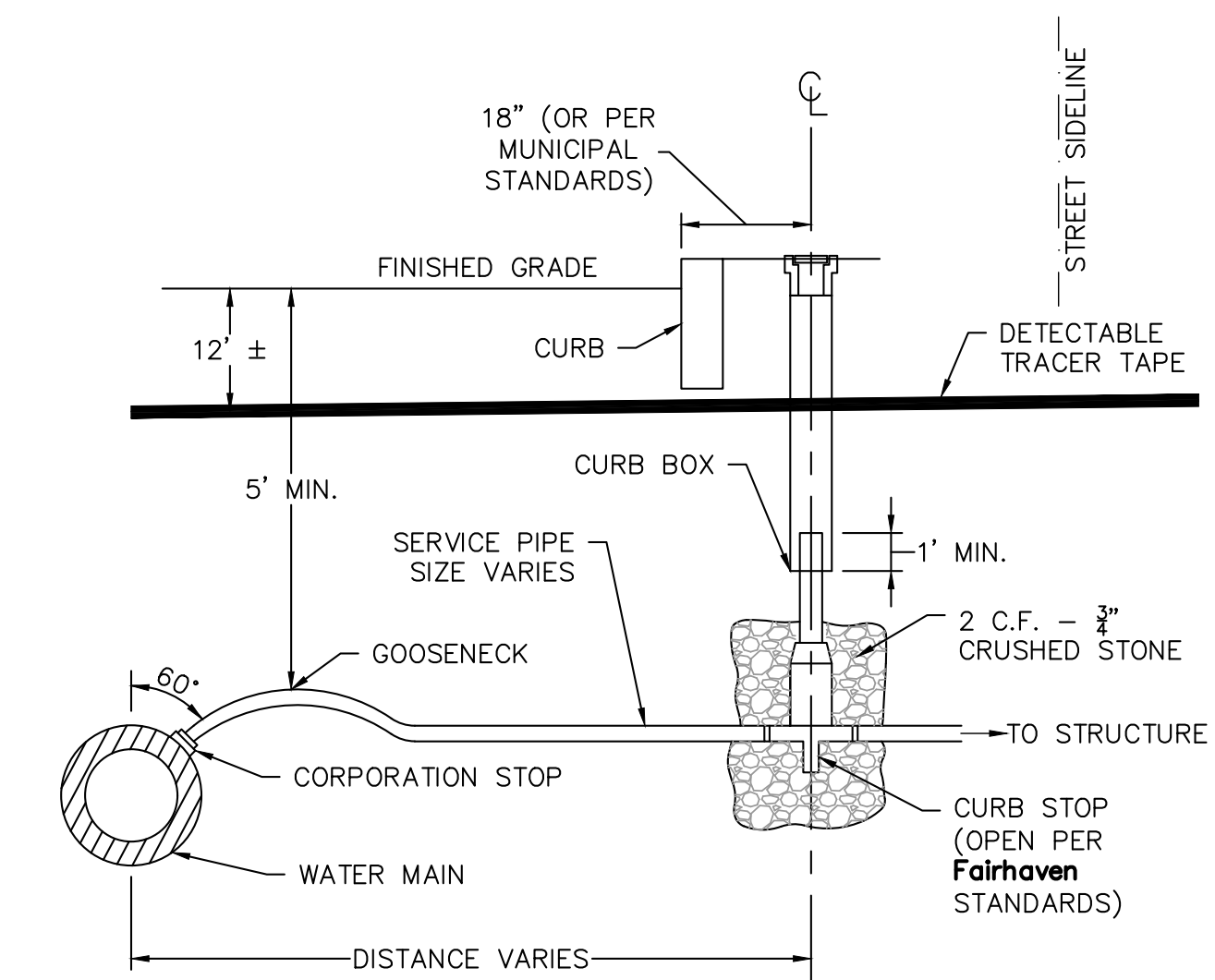
**NOTES:**

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

**WATER CONNECTION DETAIL**

NOT TO SCALE



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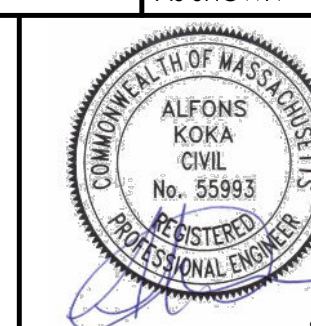
**DETAILS**

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