

GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF:
ASSESSOR'S MAP 34A LOT 21
DEED BOOK: 15054 / PAGE: 93
OWNER OF RECORD: MAIN ST. DEVELOPMENT, LLC.
430 NEW PARK AVENUE, SUITE 102
HARTFORD, CT 06106
- PLAN REFERENCES:
WASHINGTON STREET (ROUTE 6) SEWER PLAN DATED MARCH 1987 BY FAY, SPOFFORD & THORNDIKE, INC. ENGINEERS.
PLAN BOOK 106 PAGE 25
- PROJECT BENCHMARKS:
BENCHMARK A - CONCRETE BOUND - ELEVATION = 70.02'
BENCHMARK B - IRON ROD W/CAP - ELEVATION = 70.96'
(DATUM: NAVD88)
- ZONING INFORMATION ZONING DISTRICT: SINGLE RESIDENCE DISTRICTS (RA)
MINIMUM / MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 15,000 SF
MIN. LOT FRONTAGE = 100'
MIN. BUILDING SETBACKS: FRONT = 20' SIDE = 10' REAR = 30'
MAX. BUILDING HEIGHT = 35'
MAX. BUILDING COVERAGE % = 30%
MAX. IMPERVIOUS AREA % = 50%
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY RIM ENGINEERING CO., INC., ON JUNE 1, 2025.
- COMMUNITY PANEL NUMBER: 25005C0413G (DATE: 7/6/2021) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE "X", AREA OF MINIMAL FLOOD HAZARD.
- WETLAND RESOURCE AREA DELINEATION WAS PERFORMED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC. (ECR) ON MAY 8, 2025 AND SURVEY LOCATED BY RIM ENGINEERING CO., INC.
- UTILITY INFORMATION SHOWN HEREON: THE CONTRACTOR SHALL CONTACT DIG SAFE (AT 1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE ALL EXISTING UTILITIES, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREON, AND HAVE BEEN RESEARCHED BASED ON THE AVAILABLE UTILITY RECORDS NOTED HEREON. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE SAID INFRASTRUCTURE AND UTILITIES EXACTLY. IF FIELD CONDITIONS DIFFER FROM PLAN INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- THIS DESIGN IS BASED ON THE FIELD WORK PERFORMED BY CRAIG CYGAWNOSKI, RLS OF RIM ENGINEERING CO., INC. THE CIVIL ENGINEER CERTIFYING THIS PLAN HAS NOT MADE ANY PROPERTY LINE DETERMINATIONS IN THE DEVELOPMENT OF THIS DESIGN AND IS RELYING ON THE EXISTING CONDITIONS AND PROPERTY LINE INFORMATION AS DETERMINED AND PROVIDED BY CRAIG CYGAWNOSKI, RLS OF RIM ENGINEERING CO., INC.

UTILITY NOTES:

- 12" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL UTILITY CROSSINGS.
- A MINIMUM 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SEWER LINES. WHERE WATER LINES CROSS SEWER LINES, THE SEWER LINE SHALL BE LOCATED WITH A MINIMUM VERTICAL CLEARANCE OF 18" BELOW THE WATER LINE. THE SEWER LINE JOINTS SHALL BE LOCATED EQUIDISTANT AND AS FAR AWAY FROM THE WATER LINE AS POSSIBLE. WHEN IT IS IMPOSSIBLE TO ACHIEVE HORIZONTAL AND/OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER LINE AND SEWER LINE AT THE CROSSING LOCATION SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT-LINED DUCTILE IRON PIPE FOR ONE FULL 20' PIPE LENGTH OR ANOTHER EQUIVALENT THAT IS WATERTIGHT AND STRUCTURALLY SOUND. THE JOINTS FOR BOTH PIPES SHALL BE LOCATED AS FAR AWAY FROM THE CROSSING AS POSSIBLE. BOTH PIPES SHOULD BE PRESSURE TESTED TO 150 PSI TO ENSURE THAT THEY ARE WATERTIGHT.
- SEWER BUILDING CONNECTIONS SHALL BE 4" MIN. SCH.40 PVC, UNLESS OTHERWISE NOTED, AT A SLOPE OF 2% MINIMUM FROM MAINLINE TO BUILDING UNIT WITH A CLEAN OUT SET AT A DISTANCE OF 10' (UNLESS OTHERWISE NOTED) OFF BUILDING FOUNDATION.
- TYPICAL COVER OVER WATER LINE SHALL BE 5'. IF LESS THAN 4' OF COVER IS PROVIDED, INSULATE WATER LINE AGAINST FREEZING.
- GAS, ELECTRIC, DATA/COM IS SHOWN SCHEMATICALLY HEREON. THESE UTILITIES SHALL BE INSTALLED WITH A MINIMUM COVER OF 3 FEET UNLESS OTHERWISE NOTED OR OTHERWISE DIRECTED BY THE CONTROLLING UTILITY COMPANY. CONTRACTOR SHALL COORDINATE FINAL LAYOUT WITH APPLICABLE UTILITY COMPANY.
- ALL UTILITY CUTS THROUGH EXISTING CONCRETE OR BITUMINOUS CONCRETE PAVED SURFACES SHALL BE SAW CUT. BACK FILLING OF TRENCH SHALL INCLUDE 12" IN DEPTH FLOWABLE FILL TO BE THE BASE COURSE OF THE SURFACE TREATMENT. THE SURFACE TREATMENT SHALL THEN BE REPLACED IN KIND. IF THE BITUMINOUS CONCRETE SURFACE IS WITHIN THE ROADWAY THE BITUMINOUS CONCRETE TOP COURSE SHALL BE FINISHED WITH INFRARED TREATMENT TO BLEND EXISTING & NEWLY PAVED SURFACES.

SEDIMENTATION CONTROL NOTES:

- MAINTAIN A STOCKPILE OF 50 STRAW BALES, 100 FEET OF SILT FENCE AND 3 CUBIC YARDS OF RIP-RAP ON SITE AT ALL TIMES UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
- STUMPS FROM THE CLEARING OPERATION SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
- DISTURBED AREAS SHALL BE PROTECTED AT ALL TIMES TO CONTROL SEDIMENT TRANSPORT BEYOND THE LIMIT OF WORK.
- DISTURBED AREAS SHALL BE TREATED WITH WATER DURING EXCAVATION, OR APPROVED ALTERNATIVE, FOR DUST CONTROL.
- ROADWAY MUST BE KEPT CLEAR OF DEMOLITION AND CONSTRUCTION MATERIALS. ANY DUST OR DEBRIS MUST BE SWEEPED OFF THE ROADWAY AT THE END OF EACH WORKING DAY TO PREVENT SEDIMENTATION INTO THE ROADWAY DRAINAGE SYSTEM AND NEARBY WETLAND RESOURCE AREAS.

FAIRHAVEN

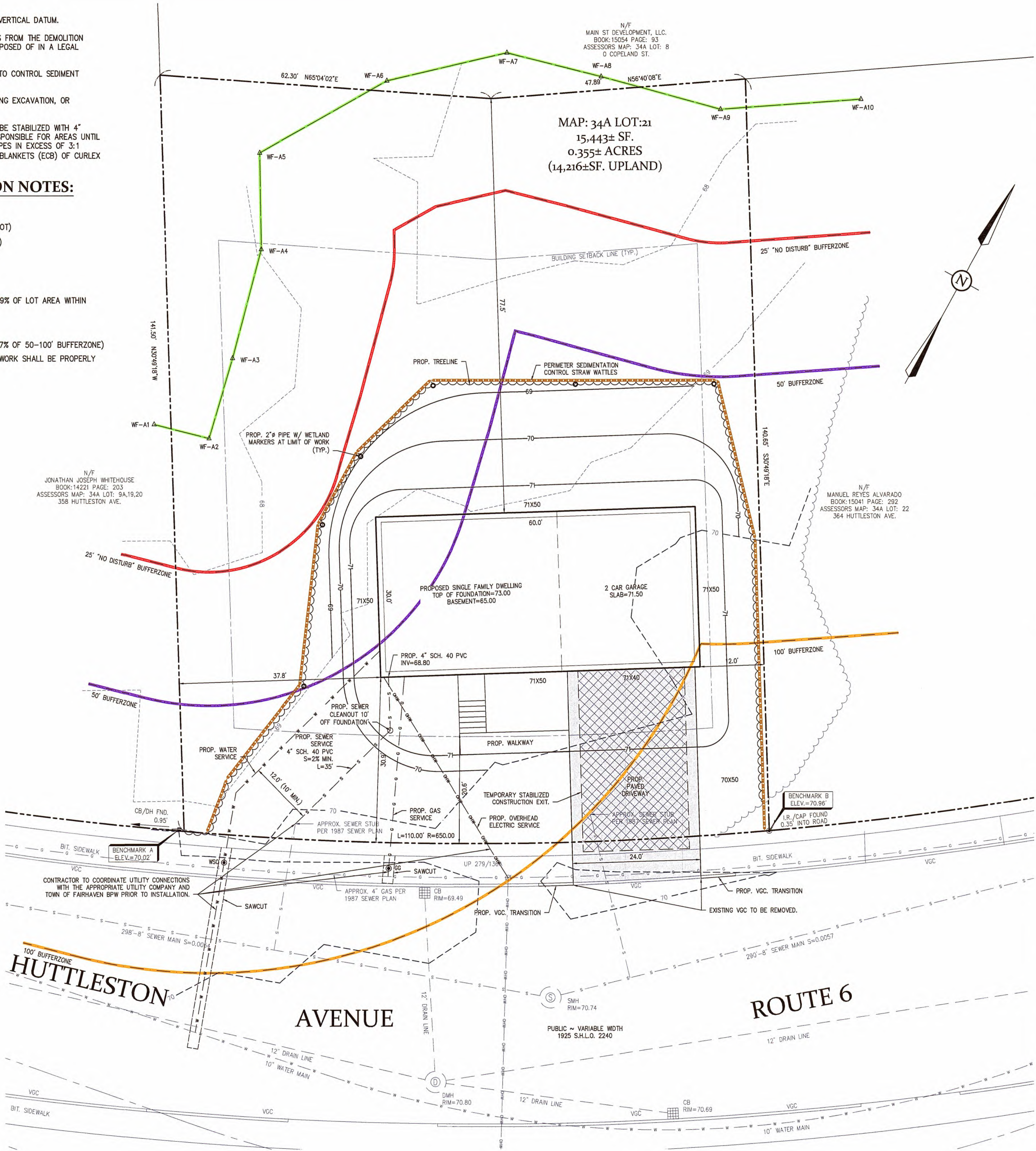
CONSERVATION COLOR CHART	
—	EDGE OF WETLAND
—	25' "NO DISTURB" BUFFERZONE
—	50' BUFFERZONE
—	100' BUFFERZONE
—	SEDIMENT CONTROL BARRIER

GRADING NOTES:

- THE PROJECT ELEVATIONS ARE BASED ON THE NAVD88 VERTICAL DATUM.
- DEMOLITION DEBRIS, EXCESS AND UNSUITABLE MATERIALS FROM THE DEMOLITION OPERATION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER BY THE CONTRACTOR.
- DISTURBED AREAS SHALL BE PROTECTED AT ALL TIMES TO CONTROL SEDIMENT TRANSPORT BEYOND THE LIMIT OF WORK.
- DISTURBED AREAS SHALL BE TREATED WITH WATER DURING EXCAVATION, OR APPROVED ALTERNATIVE, FOR DUST CONTROL.
- ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE STABILIZED WITH 4" LOAM, SEED, & MULCH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AREAS UNTIL VEGETATION HAS BEEN PERMANENTLY ESTABLISHED. SLOPES IN EXCESS OF 3:1 SHALL BE FURTHER STABILIZED WITH EROSION CONTROL BLANKETS (ECB) OF CURLEX OR EQUAL.

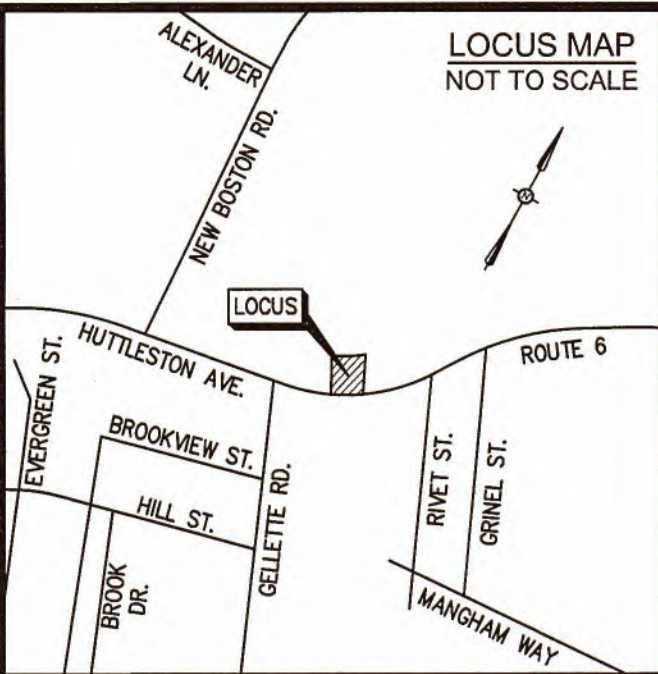
CONSERVATION COMMISSION NOTES:

PROPOSED LOT COVERAGE = 2,873 SF (18.6% OF LOT)
PROPOSED BUILDING LOT COVERAGE = 1,800 SF (11.7% OF LOT)
LOT AREA IN 100' BUFFERZONE = 13,376 SF (86.6% OF LOT)
LIMIT OF WORK IN 25' BUFFERZONE = 0 SF
LIMIT OF WORK IN 25-50' BUFFERZONE = 1,156 SF
LIMIT OF WORK IN 50-100' BUFFERZONE = 5,248 SF
TOTAL LIMIT OF WORK IN 100' BUFFERZONE = 6,404 SF (47.9% OF LOT AREA WITHIN 100' BUFFERZONE)
LOT AREA IN 50-100' BUFFERZONE = 5,828 SF
IMPERVIOUS AREA IN 50-100' BUFFERZONE = 2,083 SF (35.7% OF 50-100' BUFFERZONE)
INVASIVE SPECIES LOCATED WITHIN THE PROPOSED LIMIT OF WORK SHALL BE PROPERLY REMOVED AND DISPOSED OF PRIOR TO SITE CONSTRUCTION.



LAND SURVEYING CONSULTANT:

RIM
ENGINEERING CO., INC.
P.O. BOX 32 MANSFIELD, MA. 02048
(508) 339-3731 RIMENGINEERING@VERIZON.NET



PERMITTING SET

REVISIONS		
No.	DATE	DESCRIPTION

DRAWN BY: JVW
CHECKED BY: GWD/CEC
DESIGNED BY: GWD/JVW

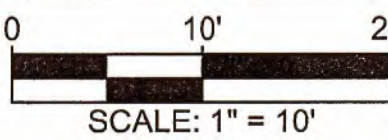
NOTICE OF INTENT & BUILDING PERMIT PLOT PLOT

0 HUTTLESTON AVENUE
IN
FAIRHAVEN
(BRISTOL COUNTY)
MASSACHUSETTS

JULY 3, 2025

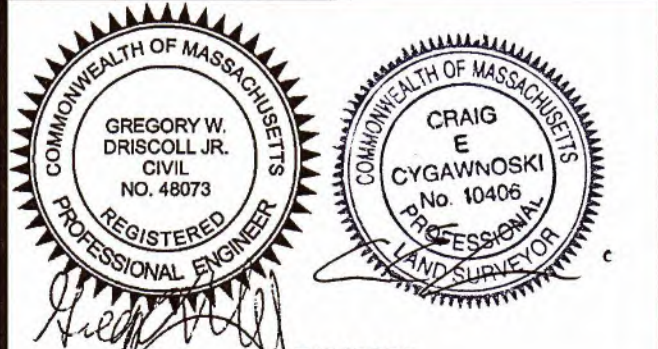
PREPARED FOR:

LINO TEIXEIRA
22 GLENWOOD STREET
BROCKTON
MASSACHUSETTS 02301



JDE
CIVIL

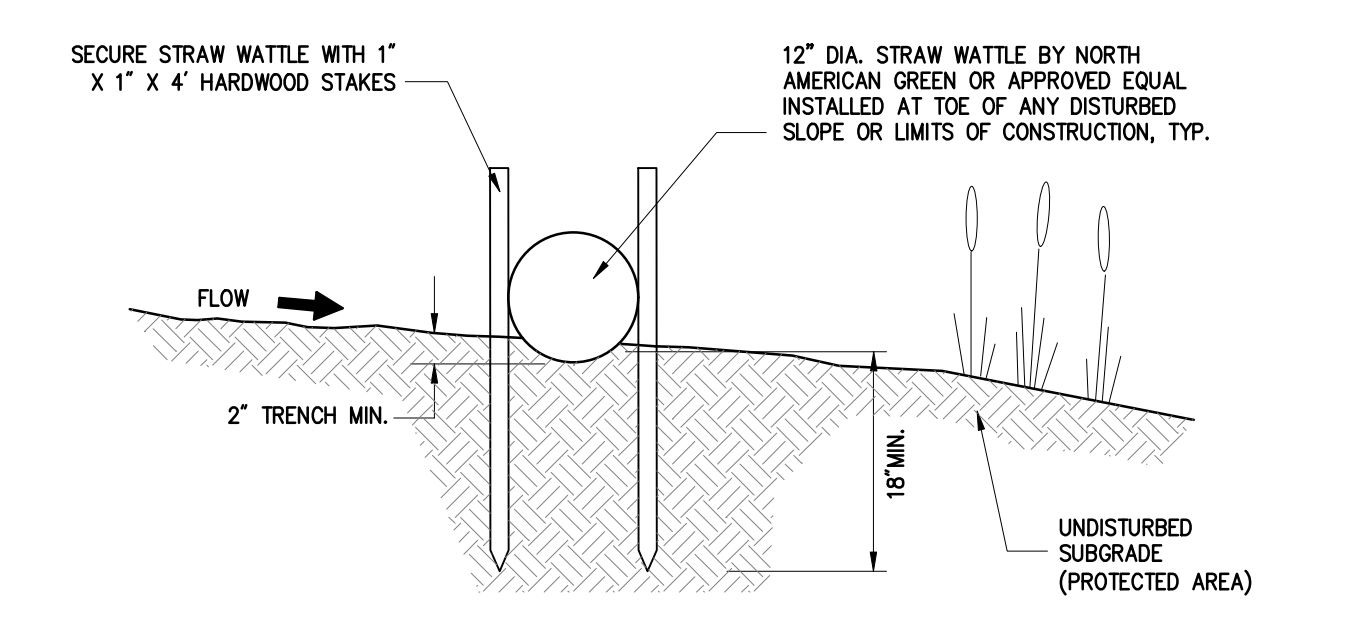
140 East Main Street, Norton, MA 02766
PO Box 15, 300 Main Street, North Easton, MA 02356
Phone: 508-297-9999
www.JDECivil.com



7/3/2025

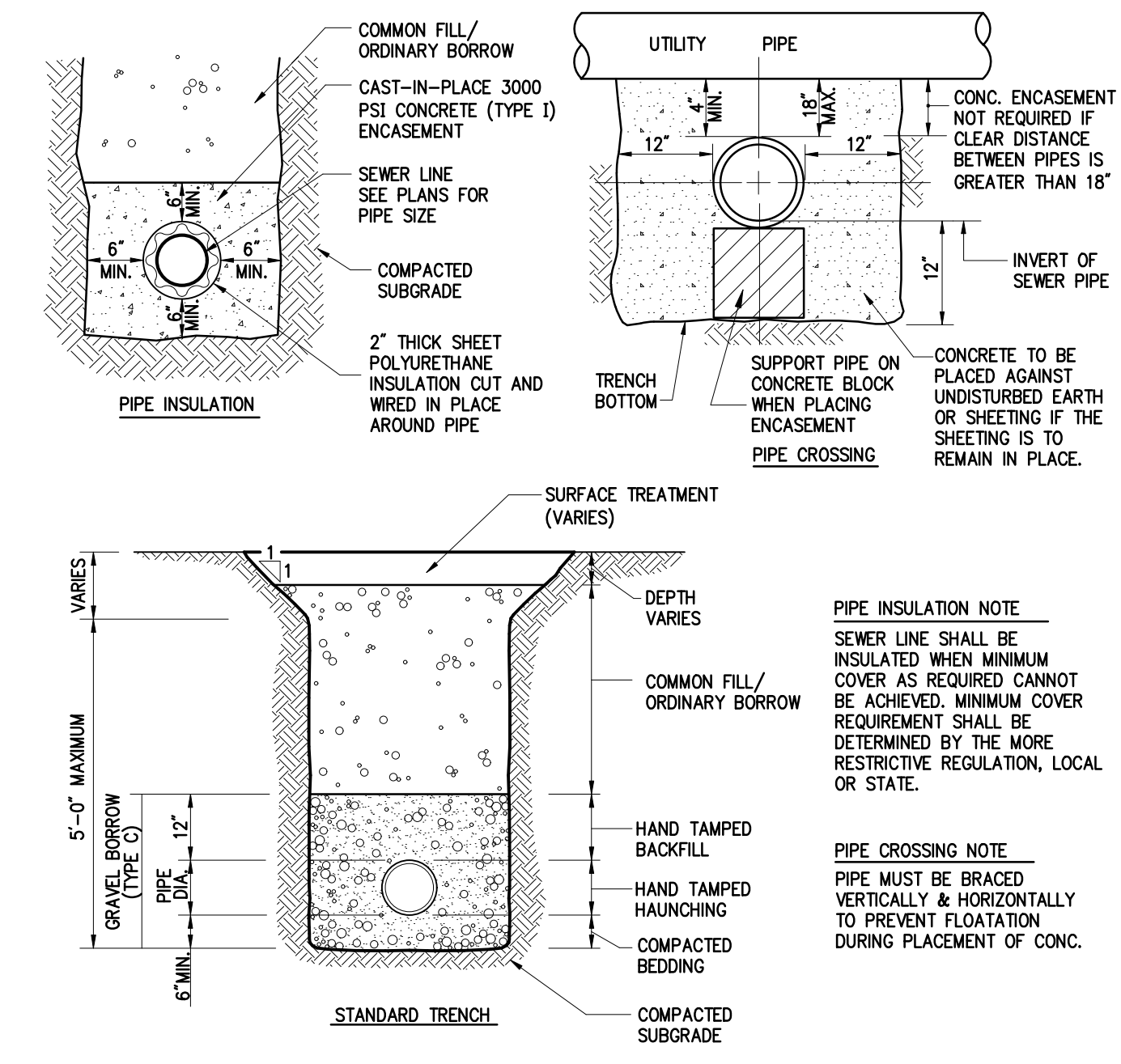
SHEET 1 OF 2

JOB NUMBER: 25-023

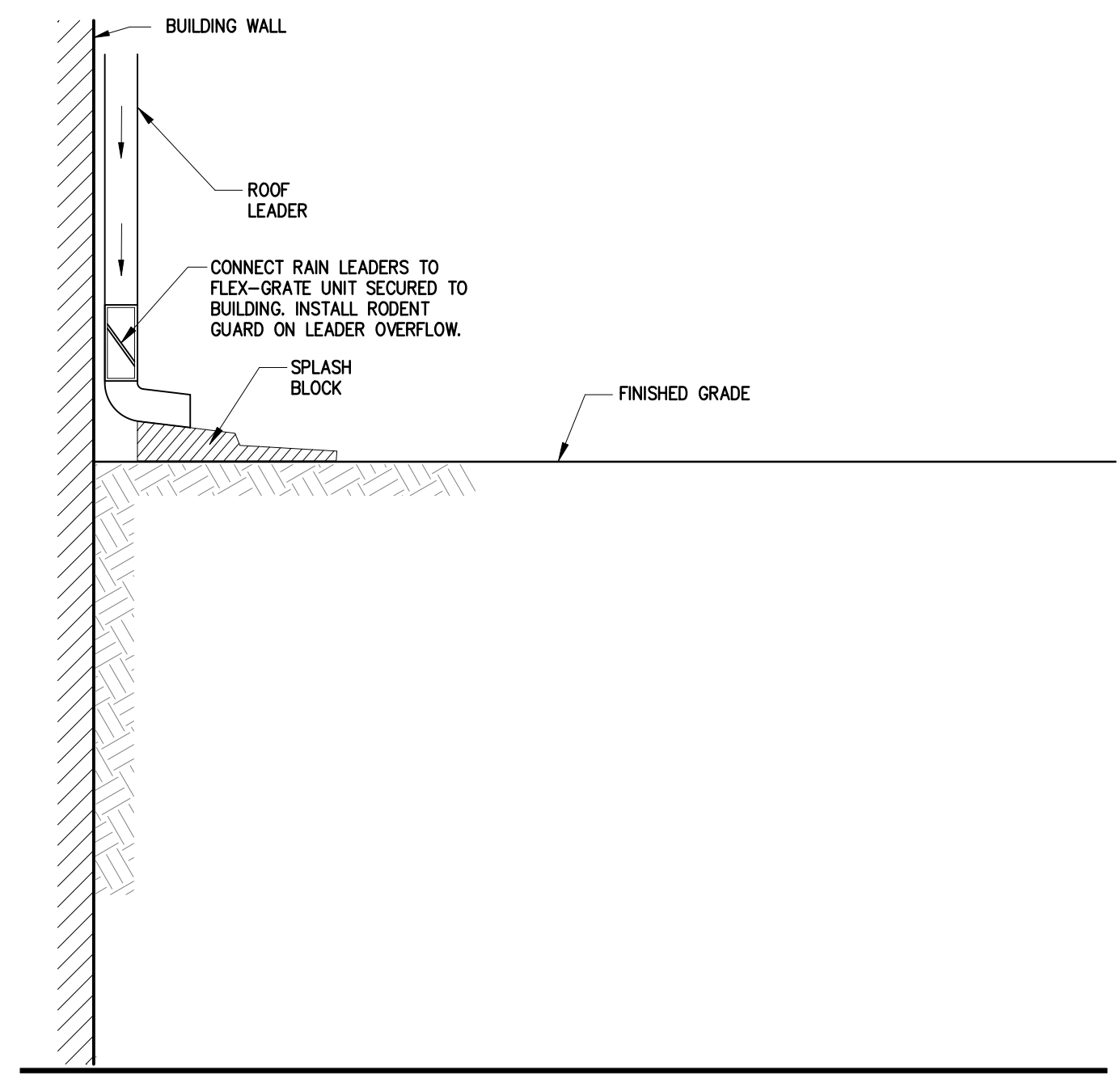


- NOTES:**
1. PRIOR TO INSTALLATION, CLEAR ALL OBSTRUCTIONS INCLUDING ROCKS, CLODS, AND DEBRIS GREATER THAN ONE INCH THAT MAY INTERFERE WITH PROPER FUNCTION OF STRAW WATTLE.
 2. INSTALL STRAW WATTLES PERPENDICULAR TO THE FLOW DIRECTION AND PARALLEL TO THE SLOPE WITH THE BEGINNING AND END OF THE INSTALLATION POINTING SLIGHTLY UP THE SLOPE CREATING A "J" SHAPE AT EACH END TO PREVENT BYPASS. EXCAVATE A 4" DEEP X 9" WIDE TRENCH, EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
 3. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT OR OVERLAP.
 4. SECURE WATTLES WITH 1"x1"x24" STAKES EVERY 3'-4' AND WITH STAKES AT EACH END. STAKES SHOULD BE DRIVEN ON EITHER SIDE OF THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
 5. STRAW WATTLE TO BE 12" DIA. MANUFACTURED BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
 6. SEDIMENT CONTROL MEASURES SHALL FOLLOW THE PERFORMANCE STANDARDS OF THE USDA SOIL CONSERVATION SERVICE, AND ANY APPLICABLE STATE/LOCAL CONSERVATION AUTHORITY.

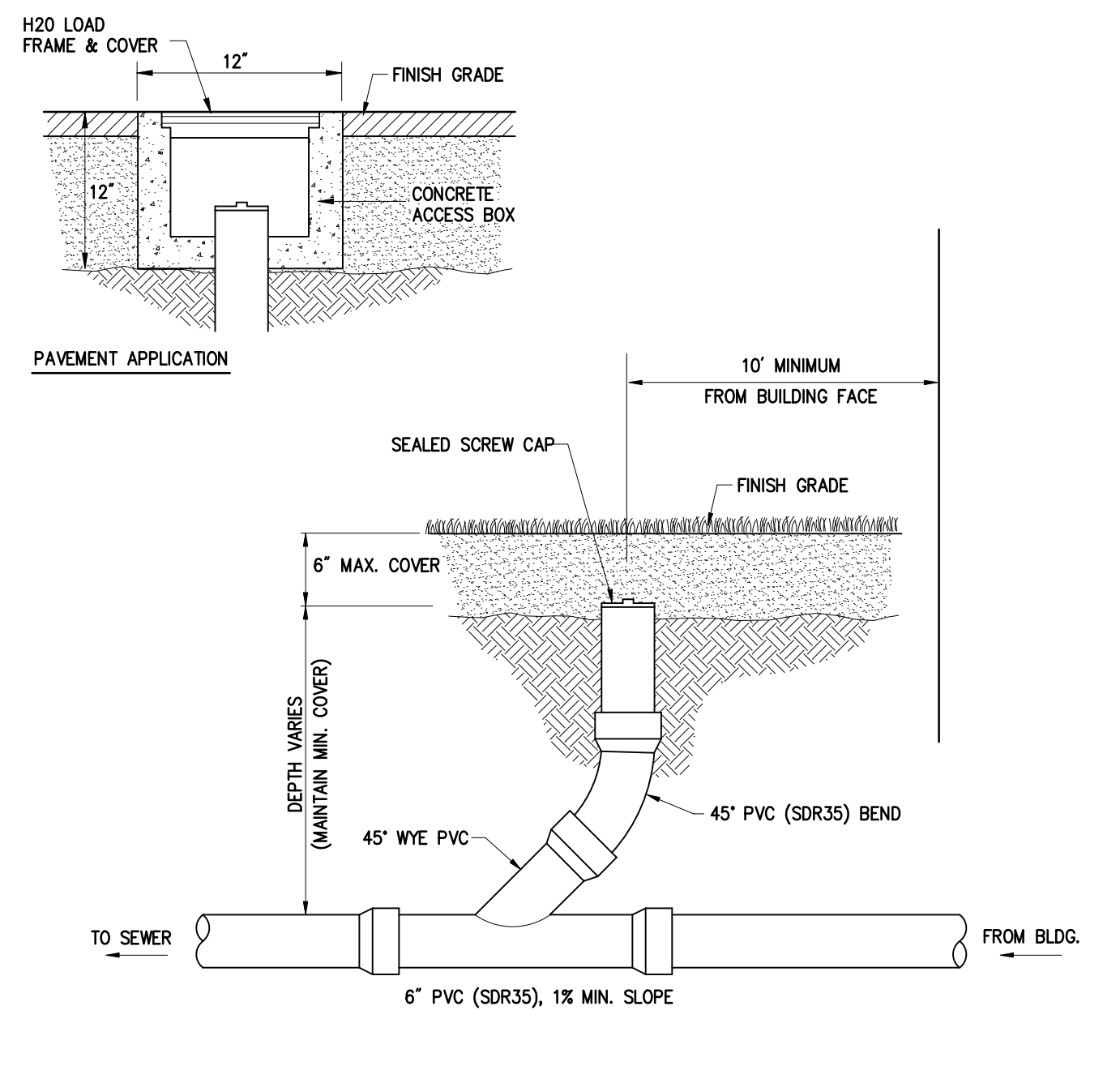
DETAIL # 519 STRAW WATTLE SEDIMENTATION CONTROL JDE



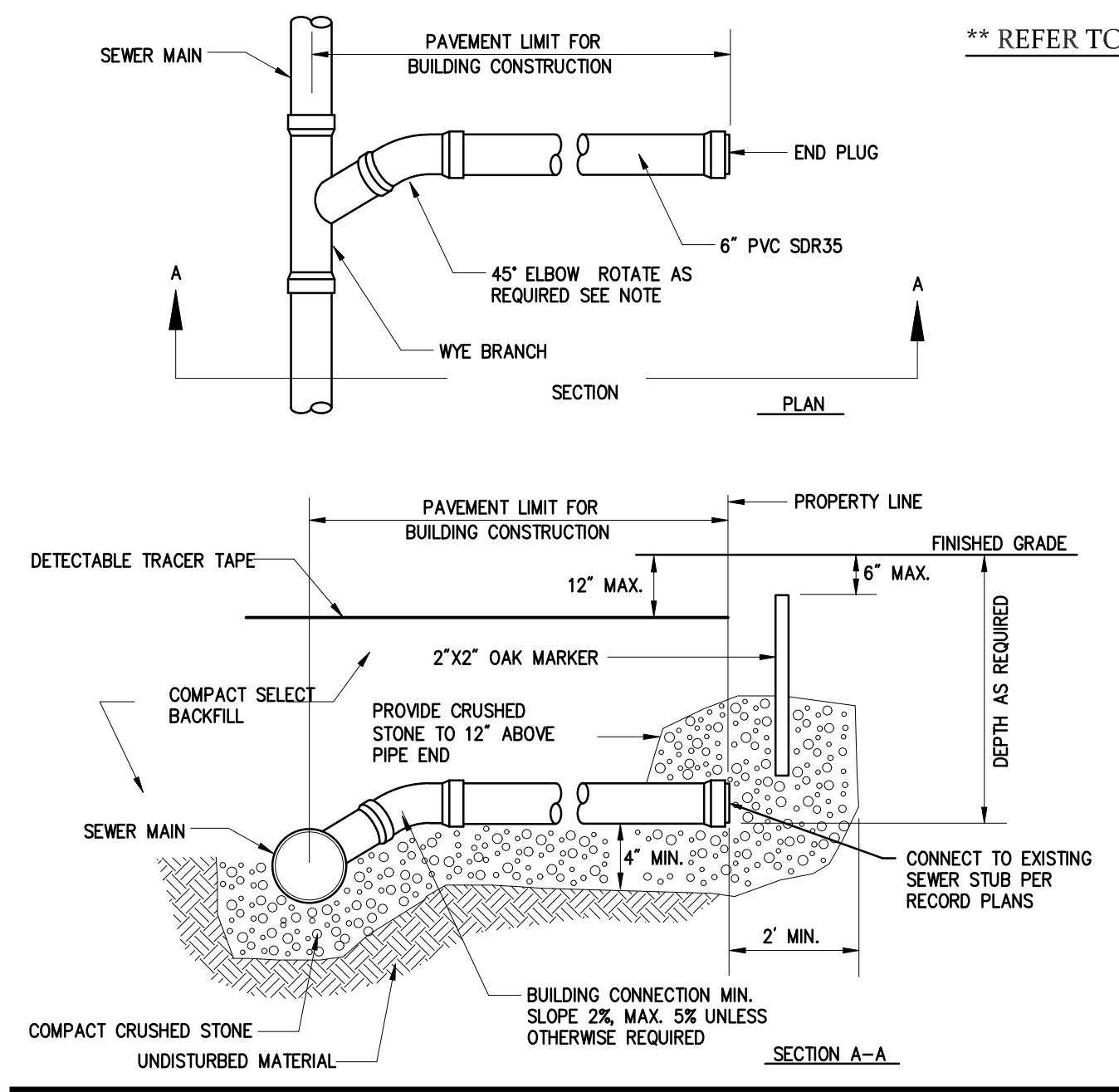
DETAIL #018 UTILITY TRENCH JDE



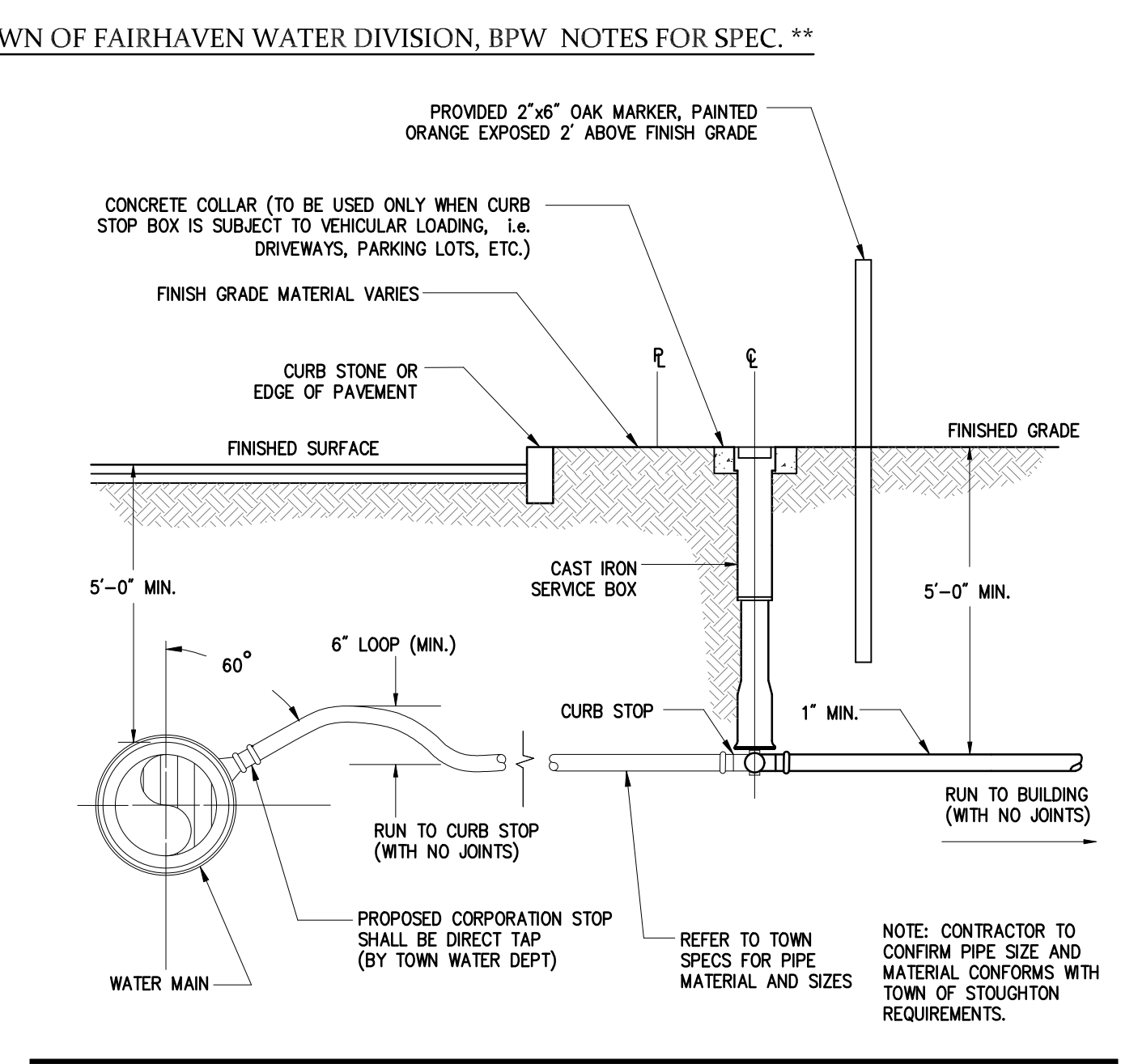
DETAIL # 172 ROOF DRAIN JDE



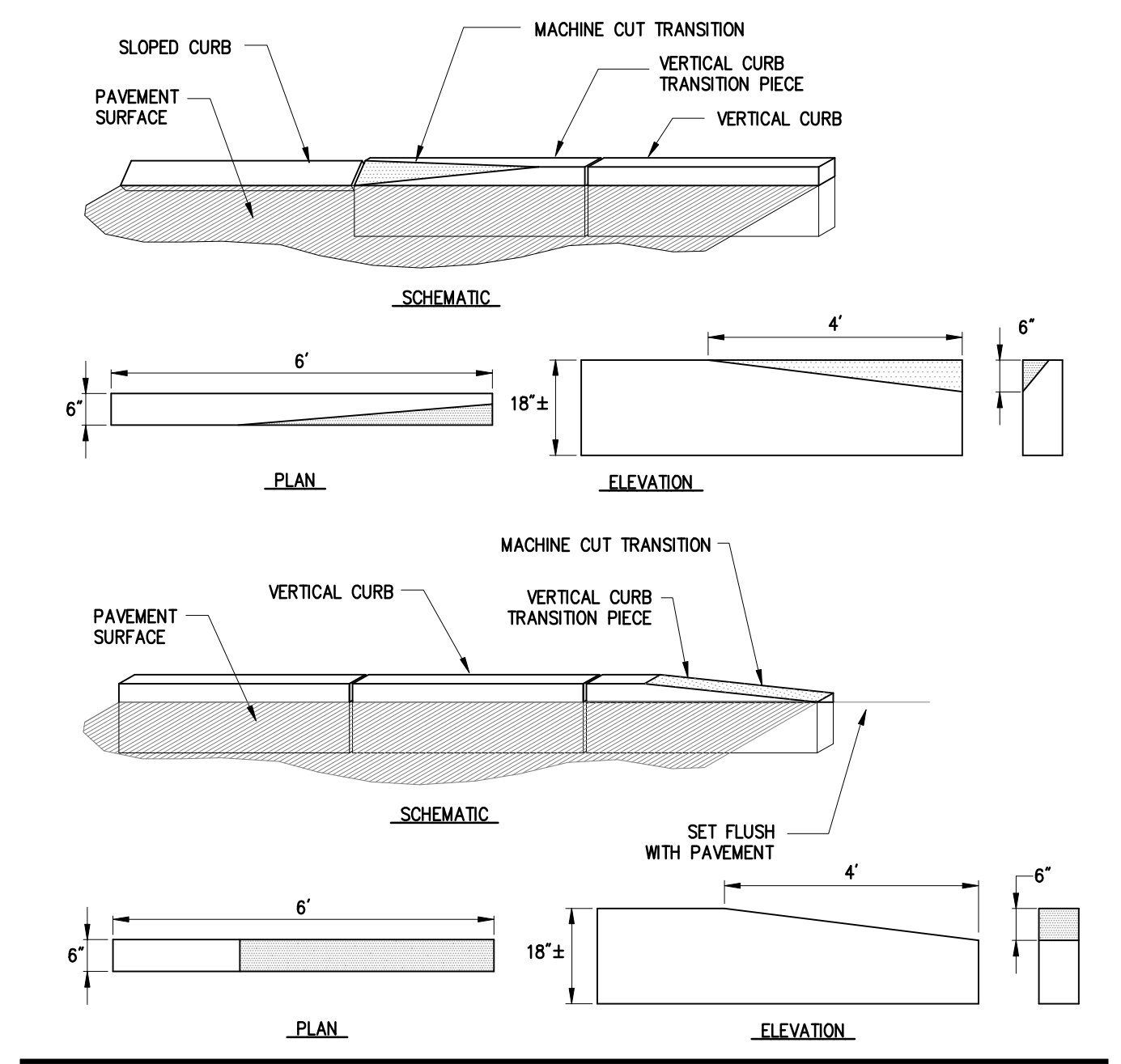
DETAIL # 204 SEWER SERVICE CLEAN-OUT (CO) JDE



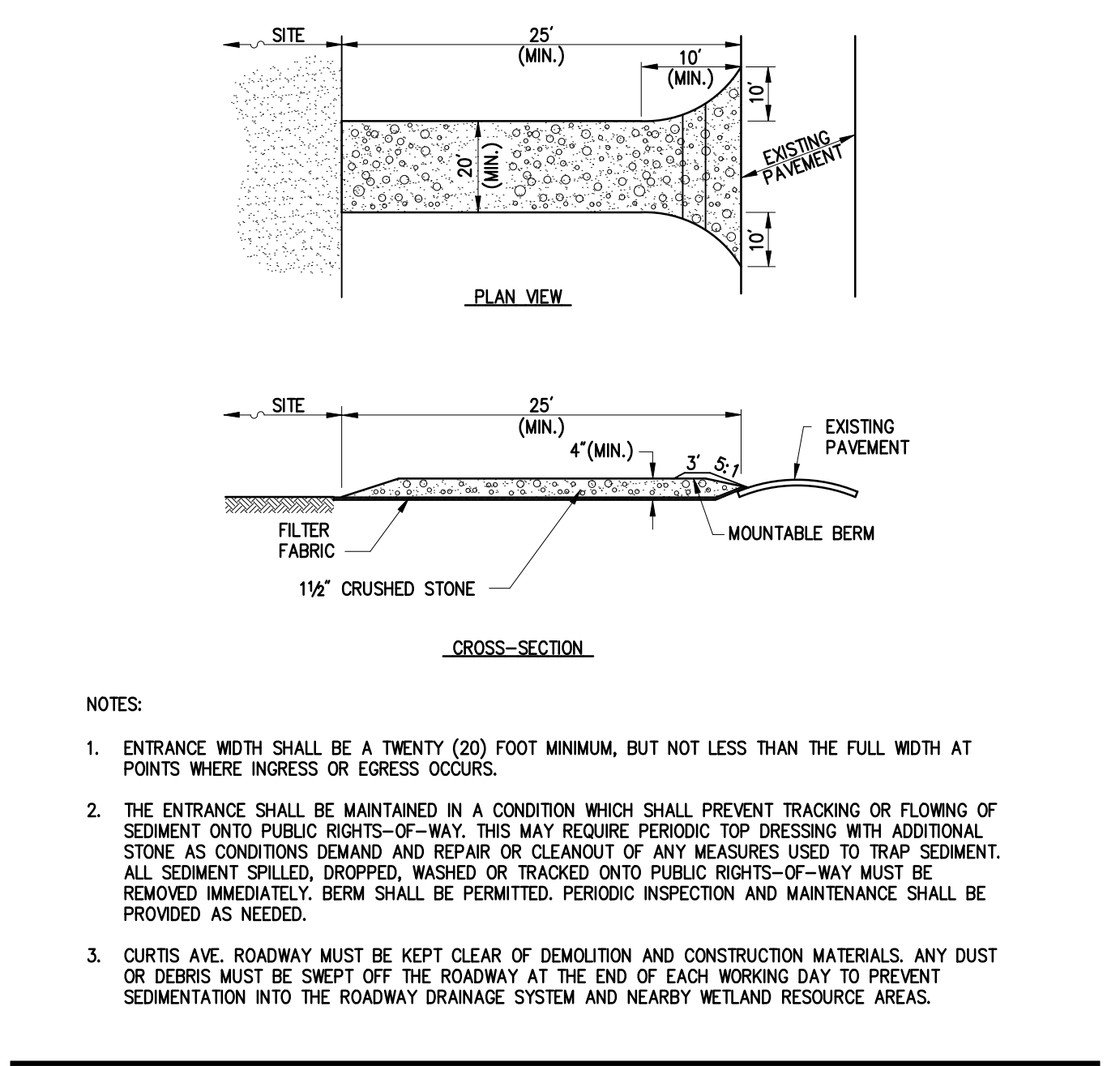
DETAIL # 218 SEWER LINE CONNECTION JDE



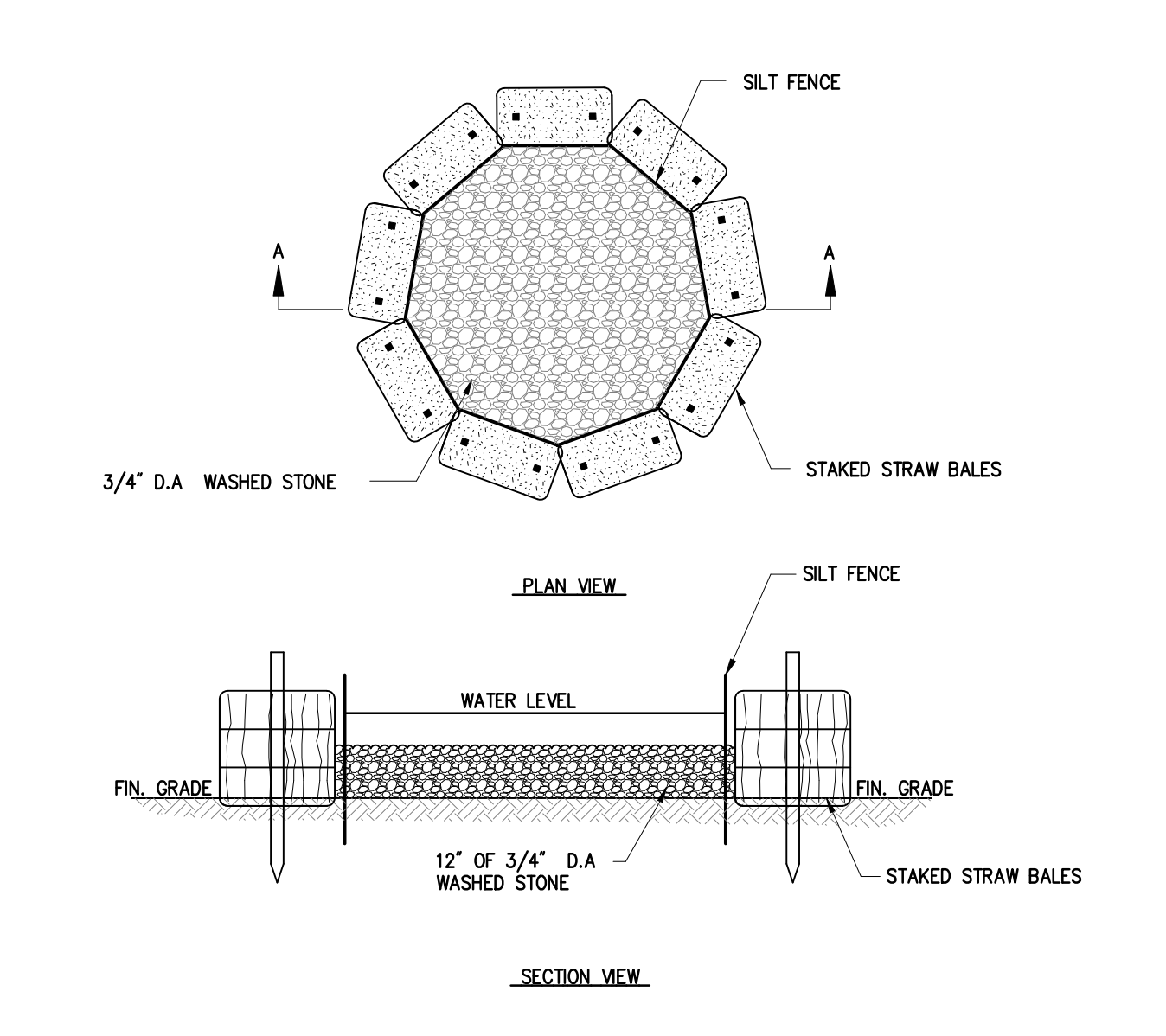
DETAIL # 304 WATER SERVICE CONNECTION JDE



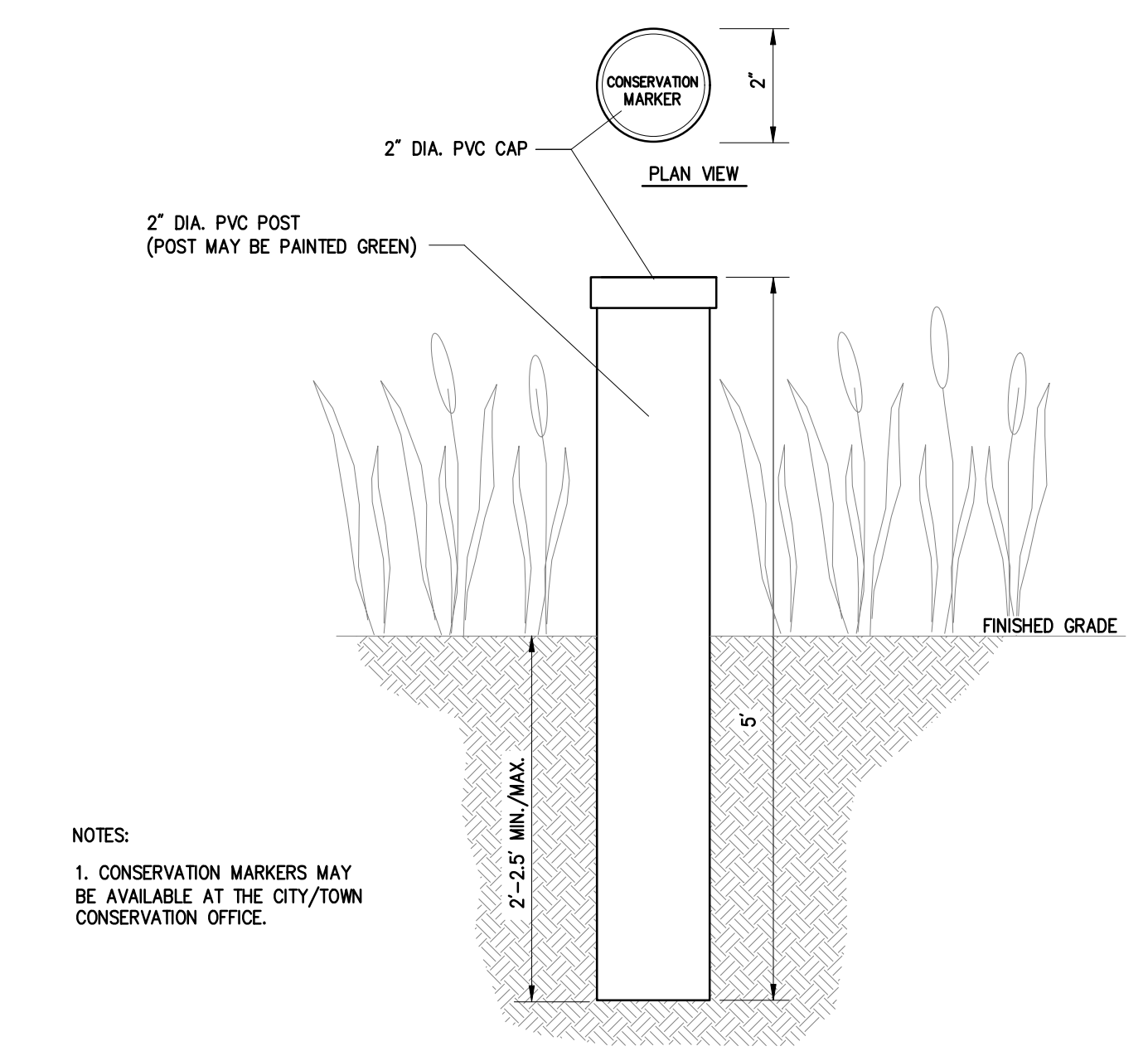
DETAIL # 414 TRANSITIONAL CURB TYPES JDE



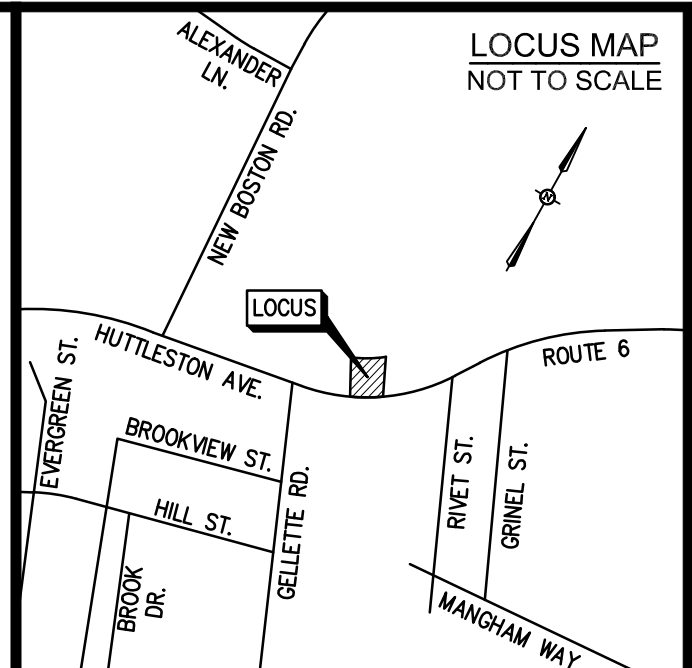
DETAIL # 509 STABILIZED CONSTRUCTION EXIT JDE



DETAIL # 518 DE-WATERING SEDIMENT BASIN JDE



DETAIL # 019 CONSERVATION MARKER JDE



PERMITTING SET		
REVISIONS		
No.	DATE	DESCRIPTION

DRAWN BY: JVV
CHECKED BY: GWD/CEC
DESIGNED BY: GWD/JVV

CONSTRUCTION DETAILS

0 HUTTLESTON AVENUE
IN
FAIRHAVEN
(BRISTOL COUNTY)
MASSACHUSETTS

JULY 3, 2025

PREPARED FOR:

LINO TEIXEIRA
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BROCKTON
MASSACHUSETTS 02301

JDE
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REGISTERED
PROFESSIONAL ENGINEER

7/3/2025