



TOWN OF DIGHTON
PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715
Tel: (508) 669-6431, Ext. 114
Fax: (508) 669-4509

Jeff Carvalho, Chairman
Robert J. Woods, Vice Chairman
Joseph Figueiredo, Clerk
Christopher Cunha, Member
Daniel Higgins, Member

TOWN OF DIGHTON
NOTICE OF PUBLIC HEARING

In accordance with the provisions of the MGL Chapter 40A, Section 9, the Dighton Planning Board will hold a public hearing on January 15, 2025 at 7:00 PM in the Old Town Hall, 1111 Somerset Avenue, Dighton on the application of T&A Realty Trust, Antonio Almeida, Trustee requesting a Special Permit pursuant to Sections 4300 and 5300 of the Dighton Zoning Bylaws and a Definitive Subdivision pursuant to the Dighton Subdivision Control By Law, for property located at 0 Williams Street in Dighton, MA (Assessor's Map 21 Lot 20) in the Residential/Agricultural Zoning District. The applicant proposes a 17-lot subdivision consisting of 80.434 acres entitled Almeida Ridge under the Conservation Subdivision Bylaw.

Copies of the application and plan are available at the Planning Department for public review may be requested by email at keasterday@digton-ma.gov or by visiting the Town of Dighton Planning Board's website. Any person wishing to be heard on the above application should appear at the time and place designated for the public hearing.

DIGHTON PLANNING BOARD
Jeff Carvalho, Chairman

RECEIVED
Town Clerk-Dighton, MA
NOV 25 2024
Time: 12:19 pm
By: SC



TOWN OF DIGHTON

PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

09-24

PETITIONER:

NAME: T & A Realty Trust, Antonio Almeida, Trustee

ADDRESS: 851 State Road, Westport, MA 02790

LOCATION (from Assessors' Office)

PLAT AND
LOT NOS. Map 21, Lot 20

PRESENT
ZONING Resident + Agriculture

First Record Date
Planning Board Use Only

DATE OF THIS
DOCUMENT November 18, 2024

FILE:
TITLE:

APPLICATION FOR SPECIAL PERMIT

File two (2) completed copies of this application. One (1) copy with the Planning Board and one (1) copy with the Town Clerk in accordance with the Zoning Bylaws. The filing fee as calculated by Appendix A, made payable to the Town of Dighton.

To the Dighton Planning Board:

PROJECT NAME: Almeida Ridge

SUBJECT PROPERTY ADDRESS: 0 Williams Street

ASSESSOR'S MAP/LOT(s): Map 21, Lot 20

ALL APPLICABLE ZONING DISTRICT: _____

TITLE OF PLAN: Definitive Subdivision Almeida Ridge, Dighton, MA

PLAN DATED: Nov. 15, 2024

DESCRIBE WHAT IS PROPOSED FOR THIS PROPERTY:

A 17 lot Conservation Subdivision

STATE THE EXACT NATURE OF ACTION OR RELIEF REQUESTED BY THIS APPLICATION AND CITE THE APPLICABLE BYLAW(s) AND/OR BYLAW SECTION(s):

Approval of a Conservation Subdivision in accordance with Section 4300 of the Zoning Bylaw

DESCRIBE HOW THIS APPLICATION MEETS THE CRITERIA FOR A SPECIAL PERMIT AS DESCRIBED IN THE APPLICABLE SECTION(s) OF THE DIGHTON ZONING BYLAWS:

The prpopsed subdivion is more than 5 lots and is located in the residence district.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE INFORMATION ON THIS APPLICATION AND PLANS SUBMITTED HERewith IS CORRECT, AND THAT THE APPLICATION COMPLIES WITH ALL APPLICABLE PROVISIONS OF STATUTES, REGULATIONS AND BYLAWS TO THE BEST OF HIS/HER KNOWLEDGE.

THE ABOVE IS SUBSCRIBED TO AND EXECUTED BY THE UNDERSIGNED UNDER THE PENALTIES OF PERJURY IN ACCORDANCE WITH M.G.L. Ch. 268, §1-A.

Received by the Planning Board:

Date: **RECEIVED**

Time: _____

Signature: **NOV 20 2024**

By: Dighton Planning Board

Received by the Town Clerk:

Date: _____

Time: _____

Signature: _____

Applicant's Name T & A Realty Trust

Applicant's Address 851 State Road

Westport, MA 02790

Applicant's Phone # 508-617-3099

Signature: 

Owner's name, address and signature for authorization
(if other than applicant)

Owner's Name Same

Owner's Address _____

Owner's Phone# _____

Signature: _____

Checklist of items to be submitted with application.

1. X ✓ Application Form (x2)
2. X ✓ Application Fee (please refer to Fee Schedule)
3. X ✓ Project Review Fee (please refer to Fee Schedule) & Completed W-9
4. X ✓ Tax Status Application Form
5. X ✓ Plans (See applicable Zoning Bylaws for Specific Requirements)
6. X ✓ Certified Abutters List
7. _____ Completed Receipt for Special Permit Application/Site Plan Review (within 3 working days of the submittal date)

will be submitted w/ Form m

RECEIVED

Town Clerk-Dighton, MA

NOV 25 2024

Time: 12:18 PM

By: SC



09-24

TOWN OF DIGHTON

PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

PETITIONER:

NAME: T & A Realty Trust, Antonio Almeida Trustee

ADDRESS: 851 State Road, Westport, MA 02790

LOCATION (from Assessors' Office)

PLAT AND Map 21, Lot 20
LOT NOS.PRESENT
ZONING Resident + AgricultureFirst Record Date
Planning Board Use OnlyDATE OF THIS
DOCUMENT November 18, 2024File:
Title:**FORM C****APPLICATION FOR APPROVAL OF DEFINITIVE SUBDIVISION PLAN**

File three (3) completed copies of this application. One (1) copy with the Planning Board, one (1) copy with the Town Clerk and one (1) copy with the Board of Health in accordance with the Rules and Regulations Governing Subdivisions.

To the Dighton Planning Board:

The undersigned, being the applicant as defined under Chapter 41, §81L, for approval of a proposed subdivision shown on a plan entitled: Definitive Subdivision Almeida Ridge by River Hawk Environmental, LLC dated Nov. 15, 2024 and described as follows: Conservation Subdivision located 0 Williams Street, Dighton, MA number of lots proposed 17, total acreage of tract 80.434 hereby submits said plan as a **DEFINITIVE** plan in accordance with the Rules and Regulations of the Dighton Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from QuitClaim Deed from M.R. Souza + Bros. Limited Partnership by deed dated 12/30/2014 and recorded in the Bristol County District Registry of Deeds Book 22063, Page 346, registered in the Bristol County Registry District of the Land Court, Certificate of Title No. N/A; and said land is free of encumbrances except for the following: N/A

Said plan has () has not (X) evolved from a preliminary plan submitted to the Board on _____, 20____ and approved (with modifications) () (disapproved) () on _____, 20____.

The undersigned hereby applies for the approval of said **DEFINITIVE** plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations.

Received by the Planning Board
Date: _____
Time: _____
Payment Received: NOV 20 2024
Signature: _____
By: Dighton Planning Board

Applicant's Name: T & A Realty Trust
Applicant's Address: 851 State Road
Westport, MA 02790
Applicant's Phone#: 508-617-3099
Applicant's Email: stateroadautosales@gmail.com
Signature: _____

Received by the Town Clerk
Date: _____
Time: _____
Payment Received: _____
Signature: _____

Owner's name, address and signature for authorization (if other than applicant)
Owner's Name: Same as Above
Owner's Address: _____

Received by the Board of Health
Date: _____
Time: _____
Signature: _____

Signature: _____
Owner's Phone#: _____
Owner's Email: _____
Signature: _____

Checklist of items to be submitted with application.

1. X Application Form (x3) and any other required forms on file with the Board
2. X Plans (4 Prints) & electronic version in .pdf format
3. X Statements as required in Sections 3330 & 3340
4. X Application Fee (please refer to Fee Schedule)
5. X Project Review Fee (please refer to Fee Schedule) & completed W-9
6. X Certified Abutters List (obtained from the Assessor's Office)
7. X Tax Status Application Form
8. X Form M Receipt for Subdivision Plan

will submit w/ Form m

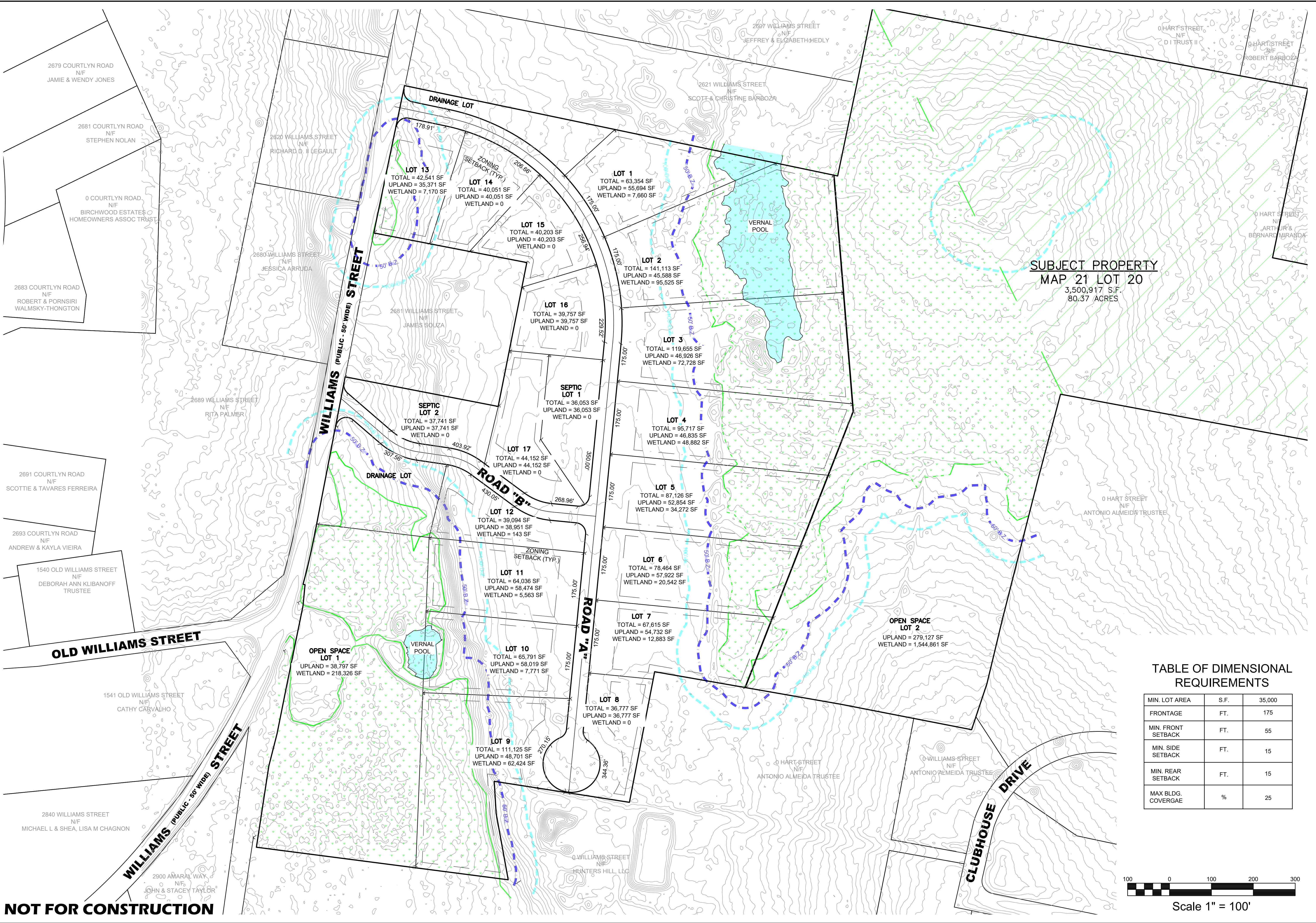
Note: The above checklist is only a recommendation. None of the above items can be required unless specifically required by the Planning Board's Rules and Regulations.

RECEIVED

Town Clerk-Dighton, MA

NOV 25 2024

Time: 12:18 PM
By: SC

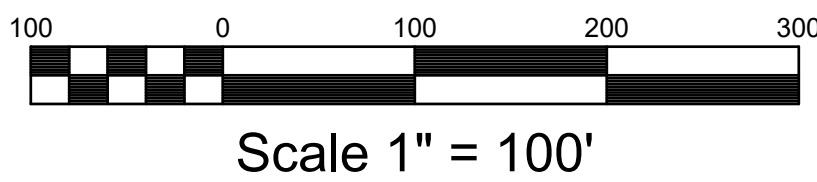


NOT FOR CONSTRUCTION

SUBJECT PROPERTY
MAP 21 LOT 20
3,500,917 S.F.
80.37 ACRES

TABLE OF DIMENSIONAL REQUIREMENTS

MIN. LOT AREA	S.F.	35,000
FRONTAGE	FT.	175
MIN. FRONT SETBACK	FT.	55
MIN. SIDE SETBACK	FT.	15
MIN. REAR SETBACK	FT.	15
MAX BLDG. COVERGAE	%	25



11/20/2024

OWNER/APPLICANT:

T&A REALTY TRUST
ANTONIO ALMEIDA, TRUSTEE
851 STATE ROAD
WESTPORT, MA 02790

DATE: APRIL 12, 2024

PROJECT NO. 002260101

SCALE: AS SHOWN

DESIGNED BY: RSR

CHECKED BY: RSR

APPROVED BY: RSR

MAP 21, LOT 20
"ALMEIDA RIDGE"
DIGHTON, MA

PROP. YIELD PLAN

CP1.1

CURRENT OWNER / APPLICANT
T&A REALTY TRUST
ANTONIO ALMEIDA, TRUSTEE
851 STATE ROAD
WESTPORT, MA 02790

SITE ADDRESS
0 WILLIAMS STREET
DIGHTON, MA, 02715

ASSESSORS' REFERENCE
MAP 21 - LOT 20

DEED REFERENCE
BK 22063 - PG. 346

PLAN REFERENCES
PB. 497 - PG. 26 PB. 497 - PG. 44

TOWN OF DIGHTON ZONING DESIGNATION
RESIDENCE & AGRICULTURE
MIXED USE OVERLAY 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 25005C0241F, EFF. DATE: 7/7/2009

☐ = PROPOSED MONUMENT

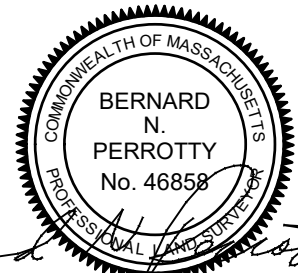
NOTES:

1. THIS PLAN DEPICTS THE RESULTS OF AN ON THE GROUND FIELD SURVEY PERFORMED ON 4/19/2023 - 9/11/2024. 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.

3. ADDITIONAL MATTERS INCLUDING, BUT NOT LIMITED TO, SUBSURFACE UTILITIES, BORDERING VEGETATED WETLANDS, AND REQUIREMENTS OF ZONING BY-LAWS MAY AFFECT THE PROPERTY. CONTACT SHOULD BE MADE TO THE CORRESPONDING TOWN OFFICES AND DIG SAFE PRIOR TO ANY SITE WORK.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



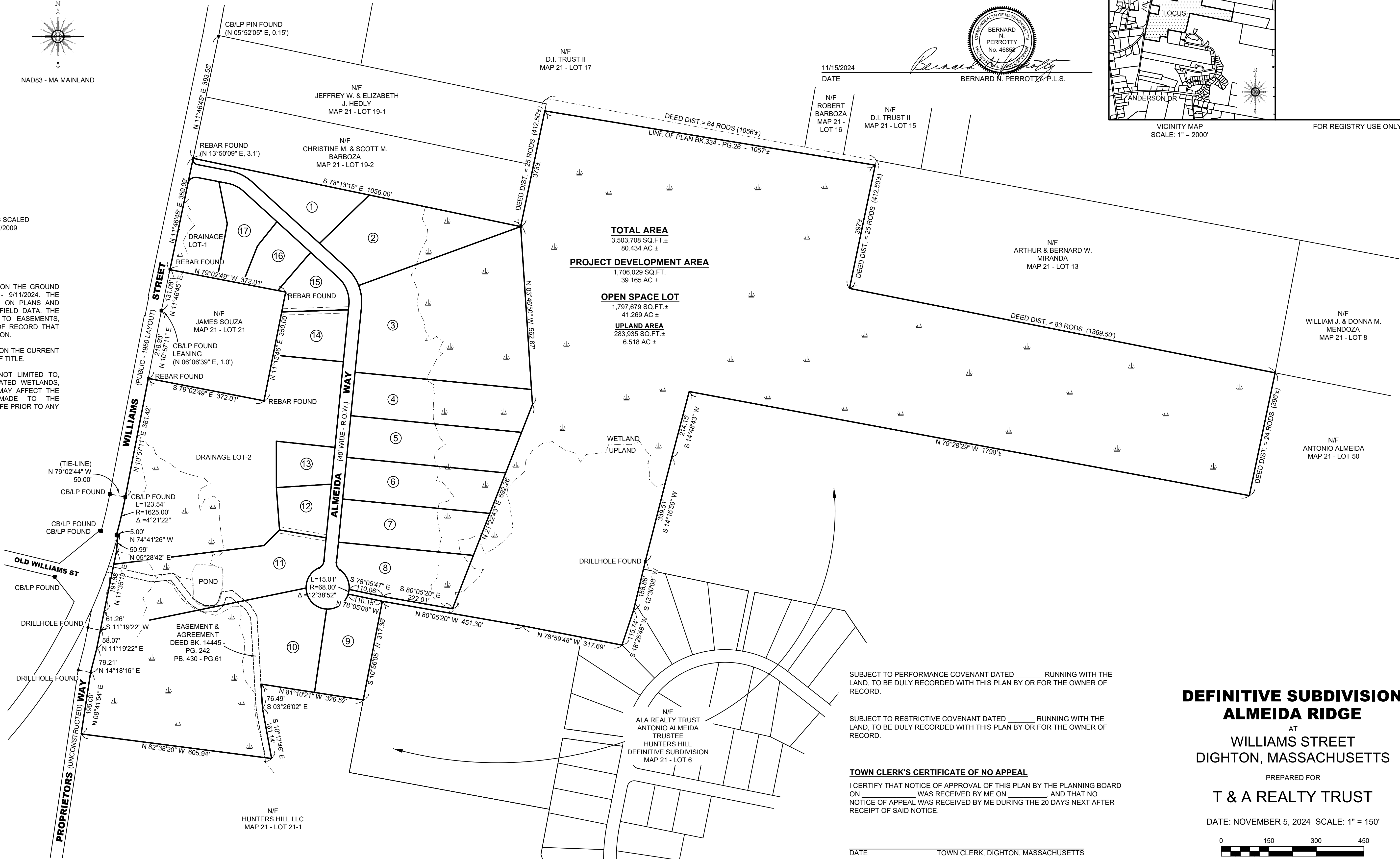
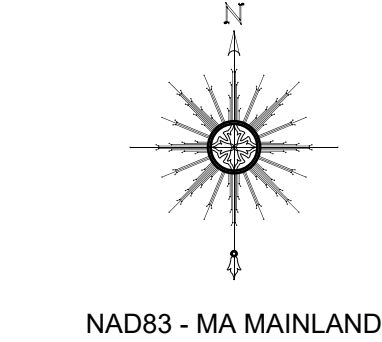
11/15/2024
DATE

BERNARD N. PERROTTY, P.L.S.



VICINITY MAP
SCALE: 1" = 2000'

FOR REGISTRY USE ONLY



TOTAL AREA

3,503,708 SQ.FT.±
80.434 AC ±

PROJECT DEVELOPMENT AREA

1,706,029 SQ.FT.

39.165 AC ±

OPEN SPACE LOT

1,797,679 SQ.FT.±

41.269 AC ±

UPLAND AREA

283,935 SQ.FT.±

6.518 AC ±

SUBJECT TO PERFORMANCE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

SUBJECT TO RESTRICTIVE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

TOWN CLERK'S CERTIFICATE OF NO APPEAL

I CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD ON _____ WAS RECEIVED BY ME ON _____, AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE 20 DAYS NEXT AFTER RECEIPT OF SAID NOTICE.

DATE _____ TOWN CLERK, DIGHTON, MASSACHUSETTS

APPROVED UNDER SUBDIVISION CONTROL LAW

SUBJECT TO TERMS AND CONDITIONS TO BE RECORDED HERewith

CHAIRMAN	PRELIM. PLAN FILED
CLERK	DEF. PLAN FILED
	PUBLIC HEARING
	DEF. PLAN APPROVED
	DEF. PLAN ENDORSED

**DEFINITIVE SUBDIVISION
ALMEIDA RIDGE**

AT
WILLIAMS STREET
DIGHTON, MASSACHUSETTS

PREPARED FOR

T & A REALTY TRUST

DATE: NOVEMBER 5, 2024 SCALE: 1" = 150'



PREPARED BY:

River Hawk
LAND SURVEY

RIVER HAWK LAND SURVEY LLC.
511 WEST GROVE ST., SUITE 301, MIDDLEBOROUGH, MA 02346
(774) 213 - 5429

AREA TABLE

TOTAL LOT AREA	3,503,705 SQ.FT.±	80.434 AC.±
PROJECT DEVELOPMENT AREA (P.D.A.)	1,706,029 SQ.FT.	39.165 AC.±
OPEN SPACE LOT REQUIRED (20% OF P.D.A.)	341,206 SQ.FT.	7.833 AC.±
OPEN SPACE LOT PROVIDED	1,797,679 SQ.FT.±	41.269 AC.±
REQUIRED OPEN SPACE UPLAND (75% OF REQ. OPEN SPACE)	255,905 SQ.FT.±	5.875 AC.±
OPEN SPACE UPLAND PROVIDED	283,935 SQ.FT.±	6.518 AC.±

SUBJECT TO PERFORMANCE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

SUBJECT TO RESTRICTIVE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

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DATE _____ TOWN CLERK, DIGHTON, MASSACHUSETTS

APPROVED UNDER SUBDIVISION CONTROL LAW

SUBJECT TO TERMS AND CONDITIONS TO BE RECORDED HEREWITH

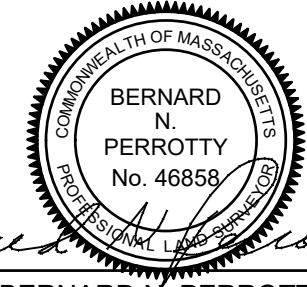
_____	PRELIM. PLAN FILED
CHAIRMAN	
_____	DEF. PLAN FILED
CLERK	
_____	PUBLIC HEARING

_____	DEF. PLAN APPROVED

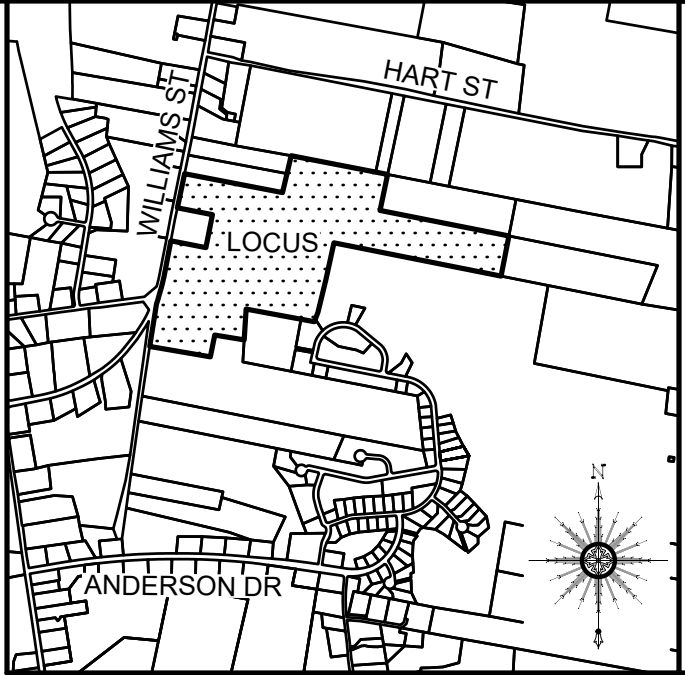
_____	DEF. PLAN ENDORSED

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

11/15/2024
DATE

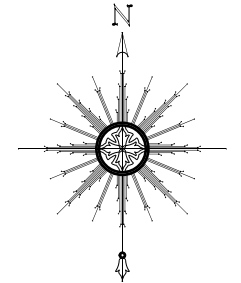


BERNARD N. PERROTTY, P.L.S.



VICINITY MAP
SCALE: 1" = 2000'

FOR REGISTRY USE ONLY



CURRENT OWNER / APPLICANT

T&A REALTY TRUST
ANTONIO ALMEIDA, TRUSTEE
851 STATE ROAD
WESTPORT, MA 02790

SITE ADDRESS

0 WILLIAMS STREET
DIGHTON, MA, 02715

ASSESSORS' REFERENCE

MAP 21 - LOT 20

DEED REFERENCE

BK. 22063 - PG. 346

PLAN REFERENCES

PB. 497 - PG. 26 PB. 497 - PG. 44

TOWN OF DIGHTON ZONING DESIGNATION

RESIDENCE & AGRICULTURE
MIXED USE OVERLAY 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 25005C0241F, EFF. DATE: 7/7/2009

☐ = PROPOSED MONUMENT

NOTES:

1. THIS PLAN DEPICTS THE RESULTS OF AN ON THE GROUND FIELD SURVEY PERFORMED ON 4/19/2023 - 9/11/2024. 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.

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OPEN SPACE LOT

1,797,876 SQ.FT. ±
41,269 AC ±
UPLAND AREA
283,935 SQ.FT.
6,518 AC ±

DEFINITIVE SUBDIVISION
ALMEIDA RIDGE

AT
WILLIAMS STREET
DIGHTON, MASSACHUSETTS

PREPARED FOR

T & A REALTY TRUST

DATE: NOVEMBER 5, 2024 SCALE: 1" = 60'



PREPARED BY:

River Hawk
LAND SURVEY

RIVER HAWK LAND SURVEY LLC.
511 WEST GROVE ST., SUITE 301, MIDDLEBOROUGH, MA 02346
(774) 213 - 5429



FOR REGISTRY USE ONLY

SITE ADDRESS
0 WILLIAMS STREET
DIGHTON, MA, 02715

DEED REFERENCE
BK. 22063 - PG. 346

TOWN OF DIGHTON ZONING DESIGNATION
RESIDENCE & AGRICULTURE
MIXED USE OVERLAY DISTRICT

HORIZONTAL DATUM SHOWN
NAD83 - MA MAINLAND

☐ = PROPOSED MONUMENT

1. THIS PLAN DEPICTS THE RESULTS OF AN ON THE GROUND FIELD SURVEY PERFORMED ON 4/18/2023 - 9/11/2024. 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.

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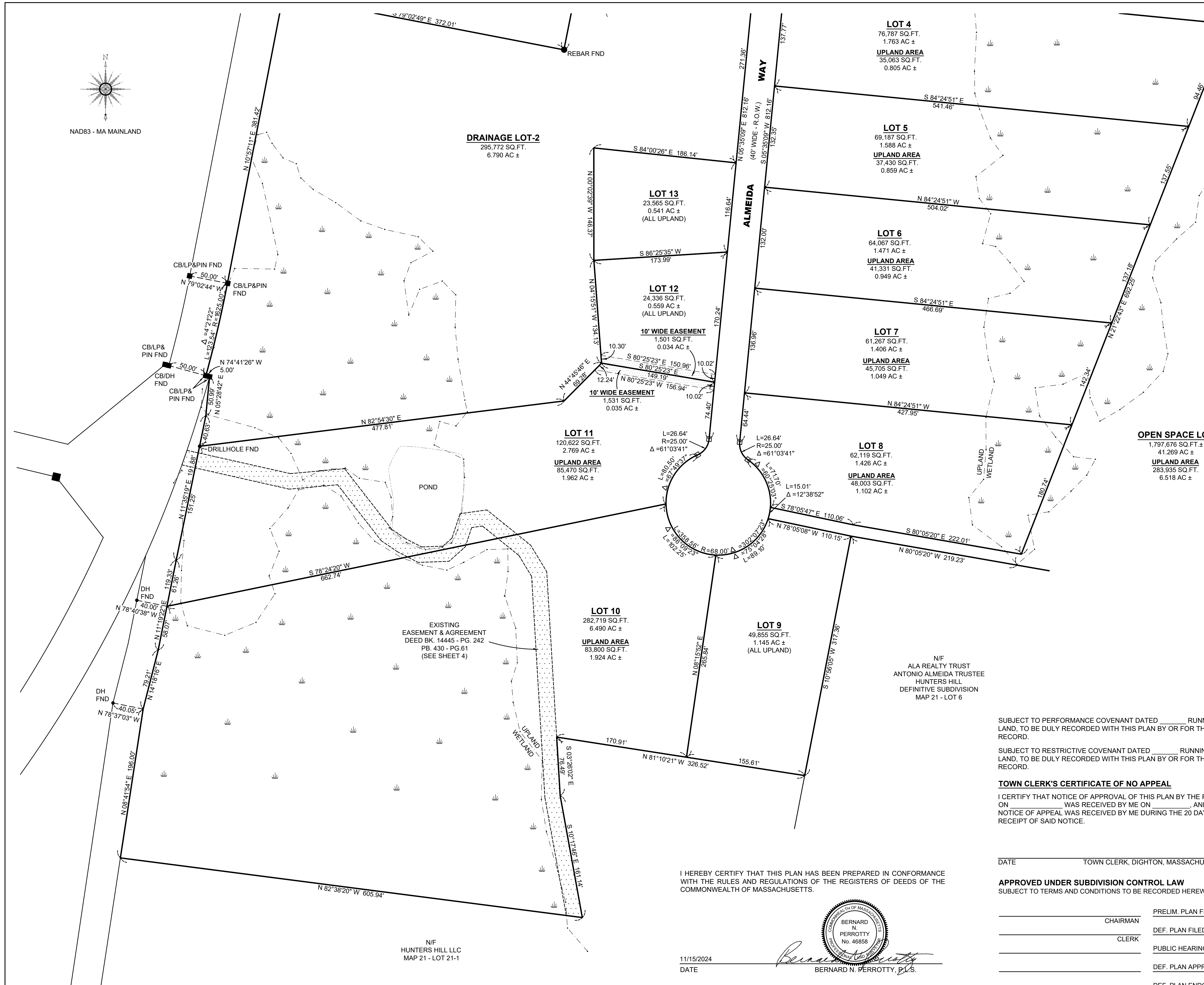
AT
WILLIAMS STREET
DIGHTON, MASSACHUSETTS

DATE: NOVEMBER 5, 2024 SCALE: 1" = 60'




River Hawk
LAND SURVEY

SHEET 3 OF 4




11/15/2024

DATE



BERNARD N. PERROTTY, P.L.S.

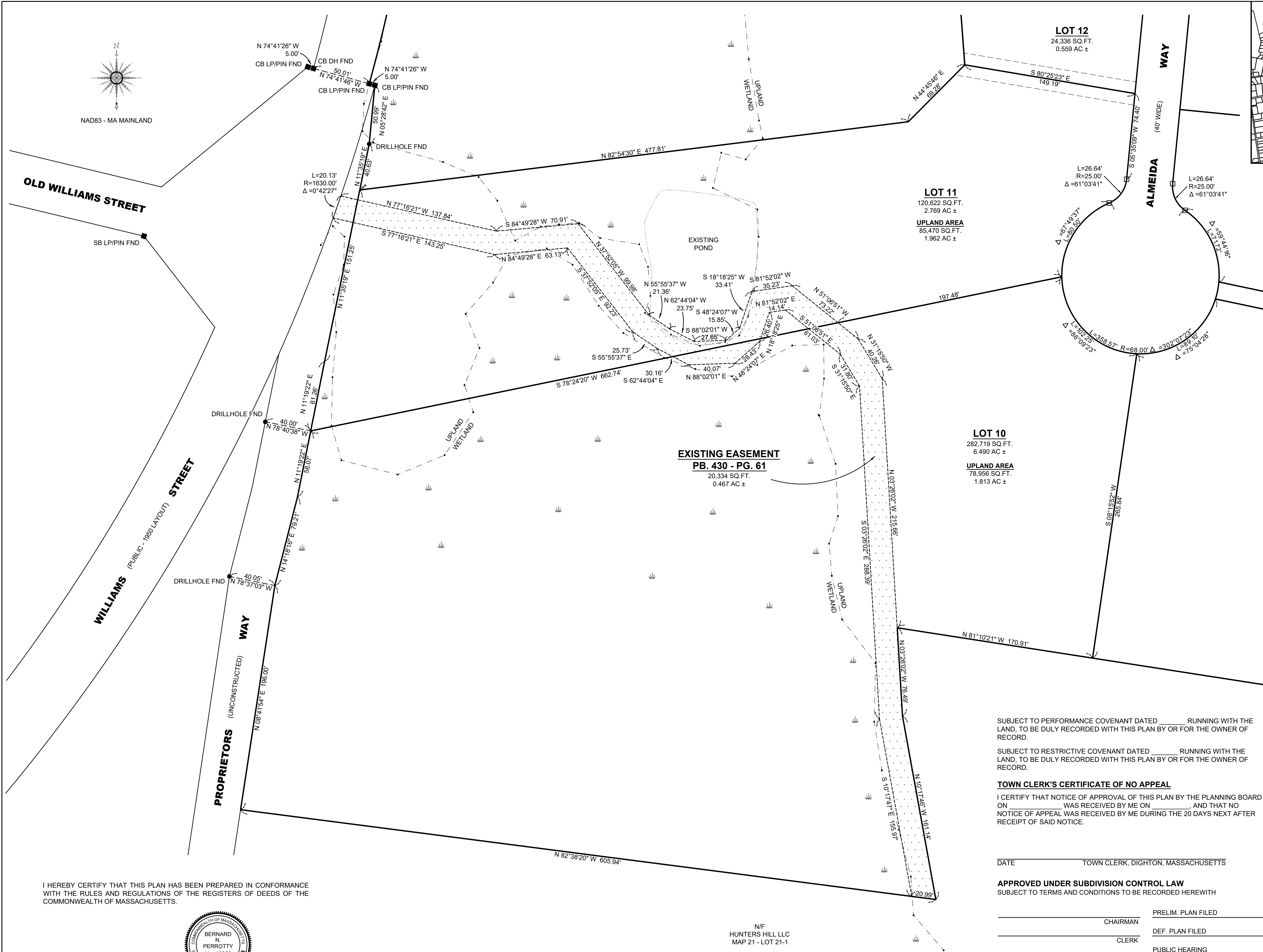


SUBJECT TO RESTRICTIVE COVENANT DATED _____ RUNNING WITH THE
LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF
RECORD.

I CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD
ON _____ WAS RECEIVED BY ME ON _____, AND THAT NO
NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE 20 DAYS NEXT AFTER
RECEIPT OF SAID NOTICE.

APPROVED UNDER SUBDIVISION CONTROL LAW
SUBJECT TO TERMS AND CONDITIONS TO BE RECORDED HERewith

	PRELIM. PLAN FILED
CHAIRMAN	
	DEF. PLAN FILED
CLERK	
	PUBLIC HEARING
	DEF. PLAN APPROVED
	DEF. PLAN ENDORSED



VICINITY MAP
SCALE: 1" = 200'

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE _____ PREPARER _____

CURRENT OWNER / APPLICANT
T&A REALTY TRUST
ANTONIO ALMEIDA, TRUSTEE
851 STATE ROAD
WESTPORT, MA 02790

SITE ADDRESS
0 WILLIAMS STREET
DIGHTON, MA, 02715

ASSESSORS' REFERENCE
MAP 21 - LOT 20

DEED REFERENCE
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TOWN OF DIGHTON ZONING DESIGNATION
RESIDENCE & AGRICULTURE
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FEMA FLOODZONE DESIGNATION
ZONE X - AREA OF MINIMAL FLOOD HAZARD, AS SCALED
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**DEFINITIVE SUBDIVISION
ALMEIDA RIDGE**

AT
WILLIAMS STREET
DIGHTON, MASSACHUSETTS

PREPARED FOR
T & A REALTY TRUST

DATE: NOVEMBER 5, 2024 SCALE: 1" = 40'

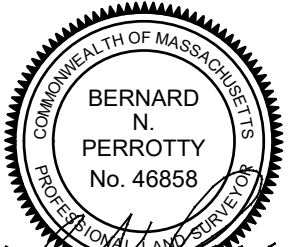


PREPARED BY:



RIVER HAWK LAND SURVEY LLC.
511 WEST GROVE ST., SUITE 301, MIDDLEBOROUGH, MA 02346
(774) 213 - 5429

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



11/15/2024
DATE
BERNARD N. PERROTTY, P.L.S.

N/F
HUNTERS HILL LLC
MAP 21 - LOT 21-1

SUBJECT TO PERFORMANCE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

SUBJECT TO RESTRICTIVE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

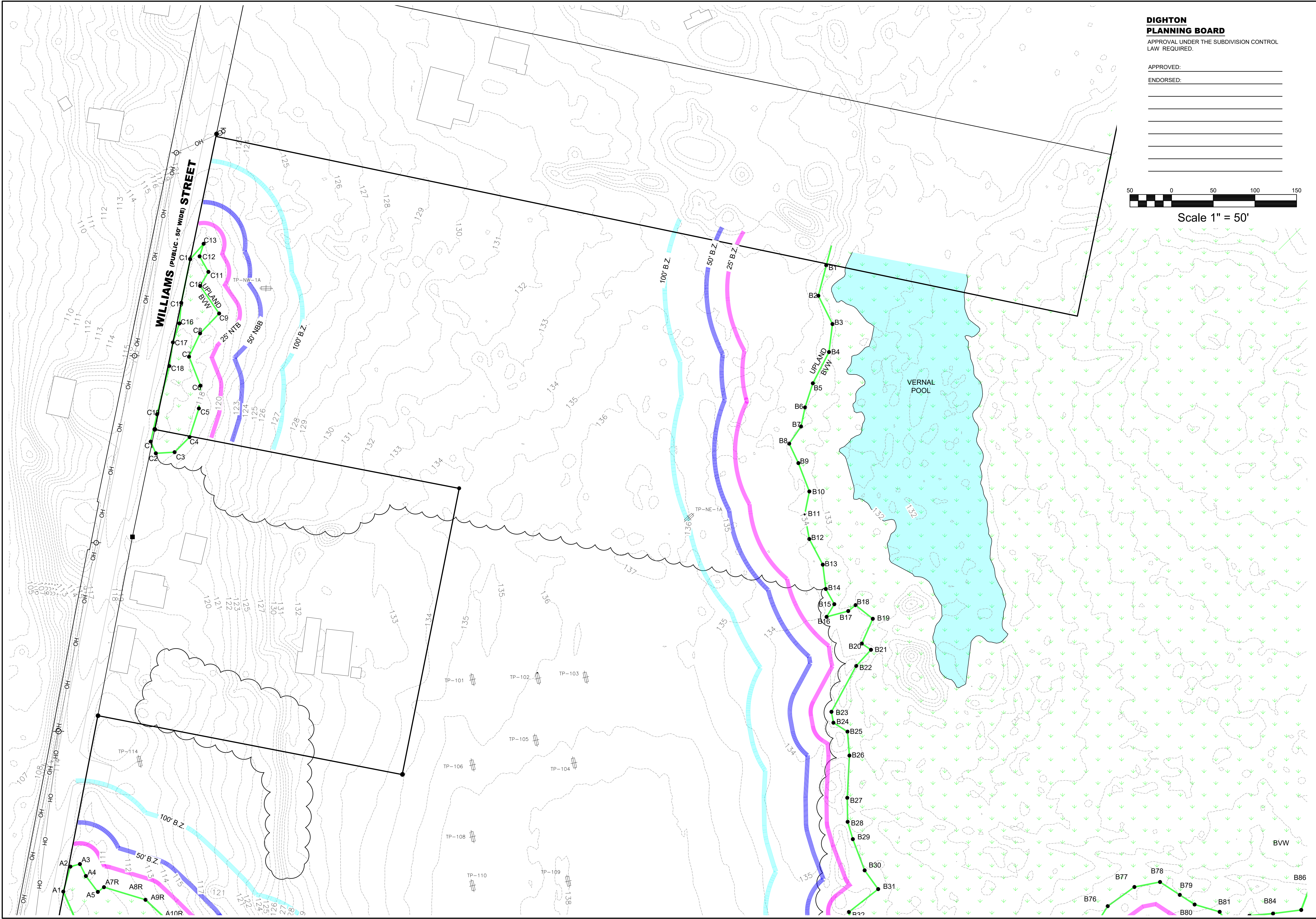
TOWN CLERK'S CERTIFICATE OF NO APPEAL

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DATE _____ TOWN CLERK, DIGHTON, MASSACHUSETTS

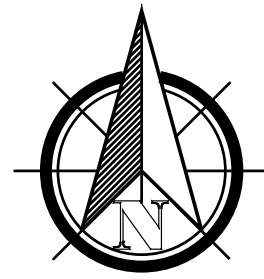
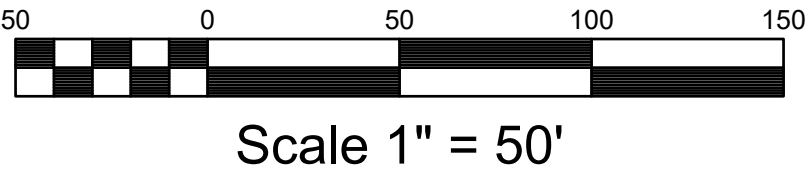
APPROVED UNDER SUBDIVISION CONTROL LAW
SUBJECT TO TERMS AND CONDITIONS TO BE RECORDED HEREWITH

_____	PRELIM. PLAN FILED
CHAIRMAN	_____
_____	DEF. PLAN FILED
CLERK	_____
_____	PUBLIC HEARING
_____	_____
_____	DEF. PLAN APPROVED
_____	_____
_____	DEF. PLAN ENDORSED
_____	_____



**DIGHTON
PLANNING BOARD**
APPROVAL UNDER THE SUBDIVISION CONTROL
LAW REQUIRED.

APPROVED: _____
ENDORSED: _____



RIVER HAWK LAND
SURVEY, LLC
511 WEST GROVE STREET
SUITE 301
MIDDLEBOROUGH, MA 02346

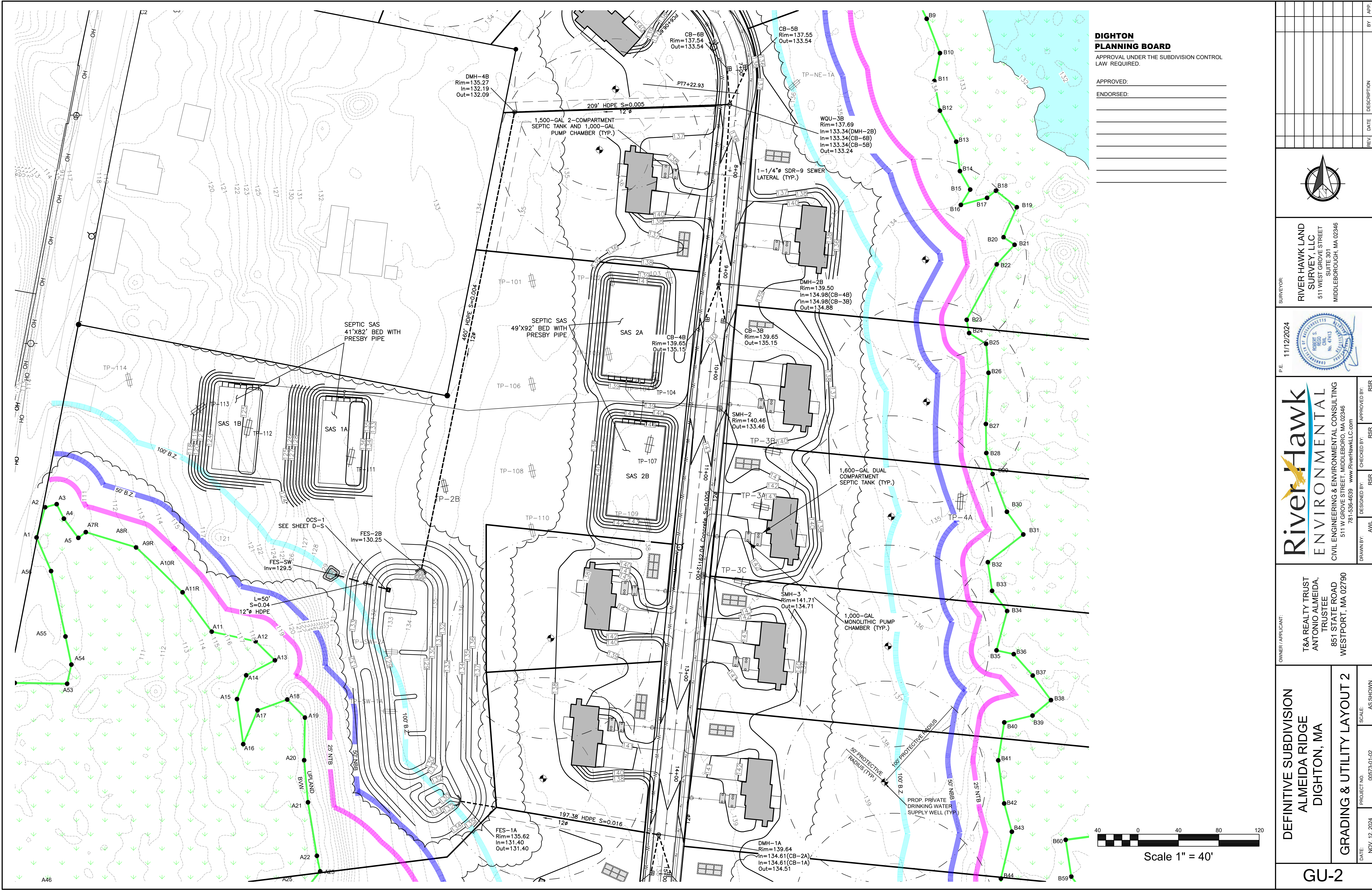


RiverHawk
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511 W GROVE STREET, MIDDLEBORO, MA 02346
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T&A REALTY TRUST
ANTONIO ALMEDIA,
TRUSTEE
851 STATE ROAD
WESTPORT, MA 02790

EX-2	DEFINITIVE SUBDIVISION ALMEIDA RIDGE DIGHTON, MA		
	EXISTING CONDITIONS 2		
	DATE: NOV. 12, 2024	PROJECT NO. 00573-01-02	SCALE: AS SHOWN

EX-2



**DIGHTON
PLANNING BOARD**

APPROVAL UNDER THE SUBDIVISION CONTROL
LAW REQUIRED.

APPROVED: _____

ENDORSED: _____

DATE: NOV. 12, 2024		PROJECT NO: 06573-01-02	SCALE: AS SHOWN
DEFINITIVE SUBDIVISION ALMEIDA RIDGE DIGHTON, MA			
GU-2			
OWNER, APPLICANT: T&A REALTY TRUST ANTONIO ALMEIDA, TRUSTEE 851 STATE ROAD WESTPORT, MA 02790			
DRAWN BY: AWL DESIGNED BY: RSR CHECKED BY: RSR APPROVED BY: RSR			
P.E. 11/12/2024 			
SURVEYOR: RIVER HAWK LAND SURVEY, LLC 511 WEST GROVE STREET SUITE 301 MIDDLEBOROUGH, MA 02346			
		DESCRIPTION	BY
			APP.

STORMWATER DISCHARGES FROM THIS CONSTRUCTION PROJECT ARE REGULATED UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PERMITTING PROGRAM. PRIOR TO THE START OF CONSTRUCTION, CONSTRUCTION OPERATORS MUST OBTAIN COVERAGE UNDER AN NPDES PERMIT, WHICH IS ADMINISTERED BY THE EPA. THE OWNER AND THE CONTRACTOR MUST FILE A NOTICE OF INTENT FOR COVERAGE UNDER THE EPA CONSTRUCTION GENERAL PERMIT (CGP). THE CGP REQUIRES OPERATORS OF CONSTRUCTION SITES TO MEET EFFLUENT LIMITS (I.E., THROUGH THE IMPLEMENTATION OF EROSION AND SEDIMENT CONTROLS) AND REQUIRES OPERATORS TO DEVELOP A SWPPP DETAILED EROSION AND SEDIMENT CONTROLS AND POLLUTION PREVENTION MEASURES THAT WILL BE IMPLEMENTED TO MEET THE REQUIREMENTS OF THE CGP. THE PLAN PRESENTED BELOW IS MEANT TO BE AN OVERVIEW OF THE EROSION AND SEDIMENT CONTROLS AND POLLUTION PREVENTION MEASURES TO BE IMPLEMENTED AND IS NOT CONSIDERED TO BE A COMPREHENSIVE SWPPP.

CONSTRUCTION OPERATION AND MAINTENANCE SCHEDULE

1. PRIOR TO CONSTRUCTION, THE STABILIZED CONSTRUCTION ENTRANCE, PERIMETER CONTROLS, AND STORM DRAIN INLET PROTECTION BMPS (EROSION CONTROL BMPS) SHALL BE INSTALLED PER THE APPROVED PLANS.

2. IN CONJUNCTION WITH THE SITE CONSTRUCTION, ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AND STABILIZED AS SOON AS POSSIBLE. METHODS OF STABILIZATION INCLUDE, BUT ARE NOT LIMITED TO, HYDROSEED, LOAM AND SEED, STRAW MULCH, EROSION CONTROL BLANKETS, ETC.

3. THE CATCH BASINS AND PROPRIETARY TREATMENT UNITS SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION. ANY SEDIMENT BUILDUP OF EIGHT (8) INCH DEPTH IN ANY OF THE STRUCTURES SHALL BE PROMPTLY REMOVED BY HAND OR MECHANICAL METHODS, AND ALL DEBRIS REMOVED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED, MAINTAINED, AND REMOVED IN ACCORDANCE WITH THE SPECIFICATIONS IN APPENDIX A OF THE CGP: EROSION AND SEDIMENT CONTROL SPECIFICATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION.

2. PRESERVE NATIVE TOPSOIL: NATIVE TOP SOIL WILL BE STOCKPILED AND RE-USED ONSITE.

3. PERIMETER CONTROLS: EROSION CONTROL BMPs [i.e., COMPOST FIBER ROLLS, SILT FENCES, OR A COMBINATION OF EACH], SHALL BE INSTALLED IN TOPOGRAPHICALLY LOW-LYING AREAS AT THE PERIMETER OF THE PROJECT PRIOR TO AND DURING THE CONSTRUCTION PERIOD. EROSION CONTROL BMPs SHALL BE PLACED IN A STURDY, UPRIGHT POSITION AND SUPPORTED/ANCHORED TO WITHSTAND THE FORCES OF THE ELEMENTS AND THE CIRCUMSTANCES OF CONSTRUCTION ACTIVITIES. THE BMPs SHALL BE INSTALLED IN A MANNER THAT WILL PREVENT STORMWATER RUNOFF FROM PASSING OVER, UNDER OR AROUND THE SEDIMENTATION BARRIER (i.e., ALL OF THE RUNOFF WILL PASS THROUGH THE SEDIMENTATION BARRIER). SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENTATION BARRIERS IN A FUNCTIONAL CONDITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ALSO REMOVE ANY LARGE ACCUMULATIONS OF SEDIMENT IN A TIMELY MANNER AND DISPOSE OF THE MATERIAL APPROPRIATELY.

4. SEDIMENT TRACK-OUT: PRIOR TO COMMENCING EARTHWORK ACTIVITIES (I.E., INSTALLATION OF THE UTILITIES AND PERMANENT STORMWATER CONTROLS), A STABILIZED CONSTRUCTION ENTRANCE/EXIT PAD SHALL BE INSTALLED. THE CRUSHED STONE BED SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN PROPER FUNCTION.

5. MINIMIZE DUST: THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF THEIR CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO, SPRINKLING OF WATER ON EXPOSED SOILS AND HAUL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC.

6. STOCKPILE MANAGEMENT: STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN FOURTEEN (14) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF SOIL STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF STRAWBALES. SIDE SLOPES SHALL NOT EXCEED 2:1.

7. STORM DRAIN INLET PROTECTION: CATCH BASINS WILL BE PROTECTED WITH UNDER GRATE SEDIMENT BAGS (SILT BAGS) THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SILT BAGS SHOULD BE INSTALLED UNDER GRATE OPENING UNTIL PAVEMENT IS IN PLACE AND GROUND SURFACE IS STABILIZED. SILT BAGS SHALL BE PLACED IN ALL CATCH BASINS WITHIN 100' OF THE CONSTRUCTION ENTRANCE.

8. DEWATERING CONTROLS: WHERE DE-WATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF A PUMPING OPERATION IS CAUSING TURBIDITY PROBLEMS, SAID OPERATION SHALL CEASE UNTIL SUCH TIME AS FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED. SAID DISCHARGE POINTS SHALL BE LOCATED OVER 100 FEET FROM THE DELINEATED WETLANDS AS INDICATED ON THIS PLAN.

1. AREAS THAT ARE NOT THE LOCATION OF ACTIVE CONSTRUCTION WHICH ARE TO BE LEFT BARE FOR OVER FOURTEEN (14) DAYS BEFORE FINISHED GRADING AND SEEDING IS ACHIEVED, SHALL BE MULCHED OR RECEIVE TEMPORARY STABILIZATION SUCH AS JUTE NETTING OR SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYEGRASS APPLIED TO A RATE OF 2 LBS./1,000 SQ. FT. LIMESTONE (EQUIVALENT TO BE 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 90 LBS./1,000 SQ. FT.

2. STABILIZATION OF SLOPES IN CUT AREAS (USING MULCH OR GRASS) AND THE INSTALLATION OF CONTROL LINE (STRAWBALE CHECK OR FILTER FABRIC) AT THE TOE OF SLOPE SHALL BE INITIATED IMMEDIATELY UPON COMPLETION.

3. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN. ALL LINEAR EROSION CONTROLS RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.

1. A SITE INSPECTION SHALL BE CONDUCTED EITHER (1) ONCE EVERY 7 CALENDAR DAYS, OR ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25 INCHES OR GREATER OF RAIN WITHIN A 24-HOUR PERIOD OR WITHIN 24 HOURS OF A DISCHARGE CAUSED BY SNOWMELT FROM A STORM EVENT THAT PRODUCES 3.25 INCHES OR MORE OF SNOW WITHIN A 24-HOUR PERIOD.

1. THE CONTRACTOR MUST ENSURE THAT ALL EROSION AND SEDIMENT CONTROLS AND POLLUTION PREVENTION PRACTICES REMAIN IN EFFECTIVE OPERATING CONDITION DURING PERMIT COVERAGE AND ARE PROTECTED FROM ACTIVITIES THAT WOULD REDUCE THEIR EFFECTIVENESS.

2. THE CONTRACTOR MUST COMPLETE CORRECTIVE ACTIONS IN ACCORDANCE WITH THE DEADLINES PRESENTED IN THE CGP. THE LINEAR EROSION CONTROLS SHALL BE INSPECTED PRIOR TO A LARGE STORM EVENT TO ENSURE THAT THE EROSION CONTROL WILL FUNCTION AS REQUIRED AND FOLLOWING A STORM TO INSPECT FOR DAMAGE TO THE EROSION CONTROL ELEMENTS. ANY DAMAGE OR IMPROPER INSTALLATION THAT IS NOTICED PRIOR TO OR FOLLOWING A STORM EVENT SHALL BE PROMPTLY REPLACED OR REPAIRED IN A SATISFACTORY MANNER SO AS TO PREVENT SEDIMENT FROM BYPASSING THE EROSION CONTROL BARRIER.



APPROVAL UNDER THE SUBDIVISION CONTROL
LAW REQUIRED.

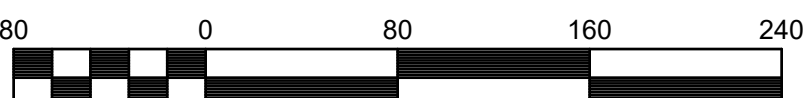
APPROVED:

ENDORSED:

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PROPOSED LINEAR EROSION CONTROL LINE

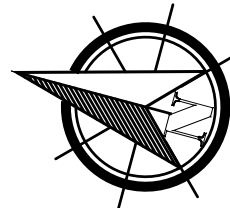
PROPOSED CATCH BASIN INLET PROTECTION

 PROPOSED STABILIZED CONSTRUCTION ENTRANCE

Scale 1" = 80'

[illegible]

P.L.S.



SURVEYOR:

RIVER HAWK LAND
SURVEY, LLC
511 WEST GROVE STREET
SUITE 301
MIDDLEBOROUGH, MA 02346

9.E.

The logo for RiverHawk Environmental. It features the word "RiverHawk" in a large, bold, black sans-serif font, with a stylized yellow hawk in flight positioned between the "i" and "v" of "River". Below "RiverHawk" is a thin blue horizontal line, and underneath that, the word "ENVIRONMENTAL" is written in a smaller, black, all-caps sans-serif font.

CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING
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OWNER / APPLICANT:

T&A REALTY TRUST
ANTONIO ALMEIDA,
TRUSTEE
851 STATE ROAD
WESTPORT, MA 02790

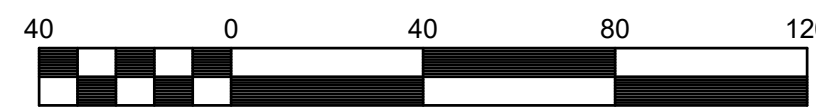
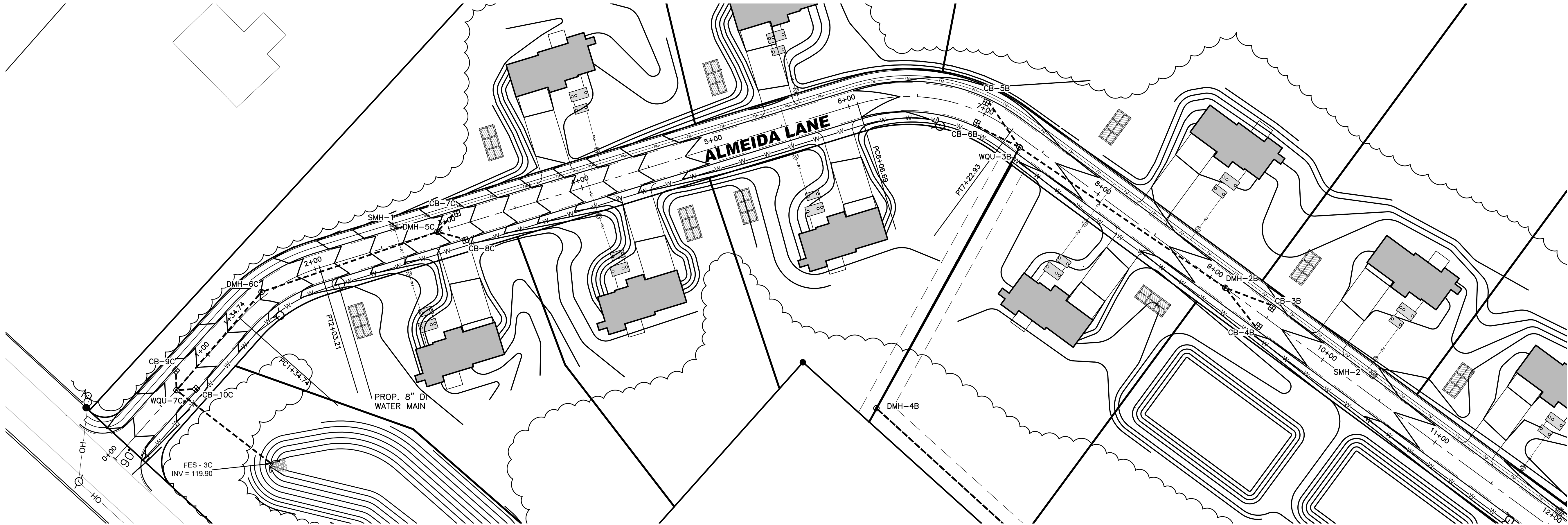
DEFINITIVE SUBDIVISION
ALMEIDA RIDGE
DIGHTON, MA

EROSION CONTROL PLAN

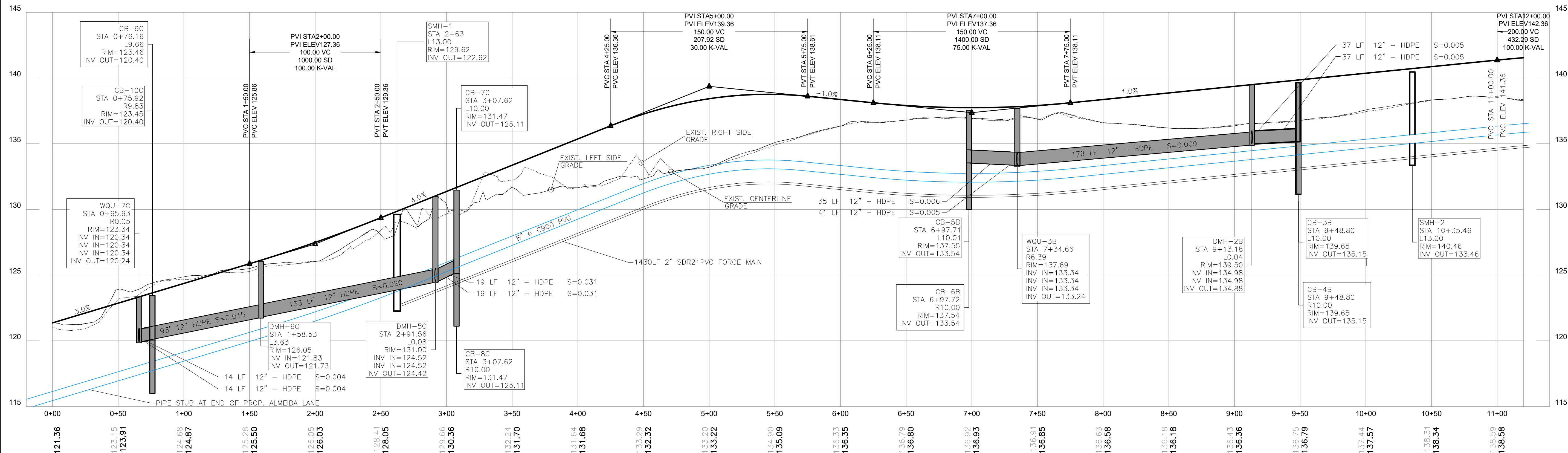
DATE:	PROJECT NO.	SCALE:
NOV. 12, 2024	00573-01-02	AS SHOWN

DATE: NOV. 12, 2024

EC-1

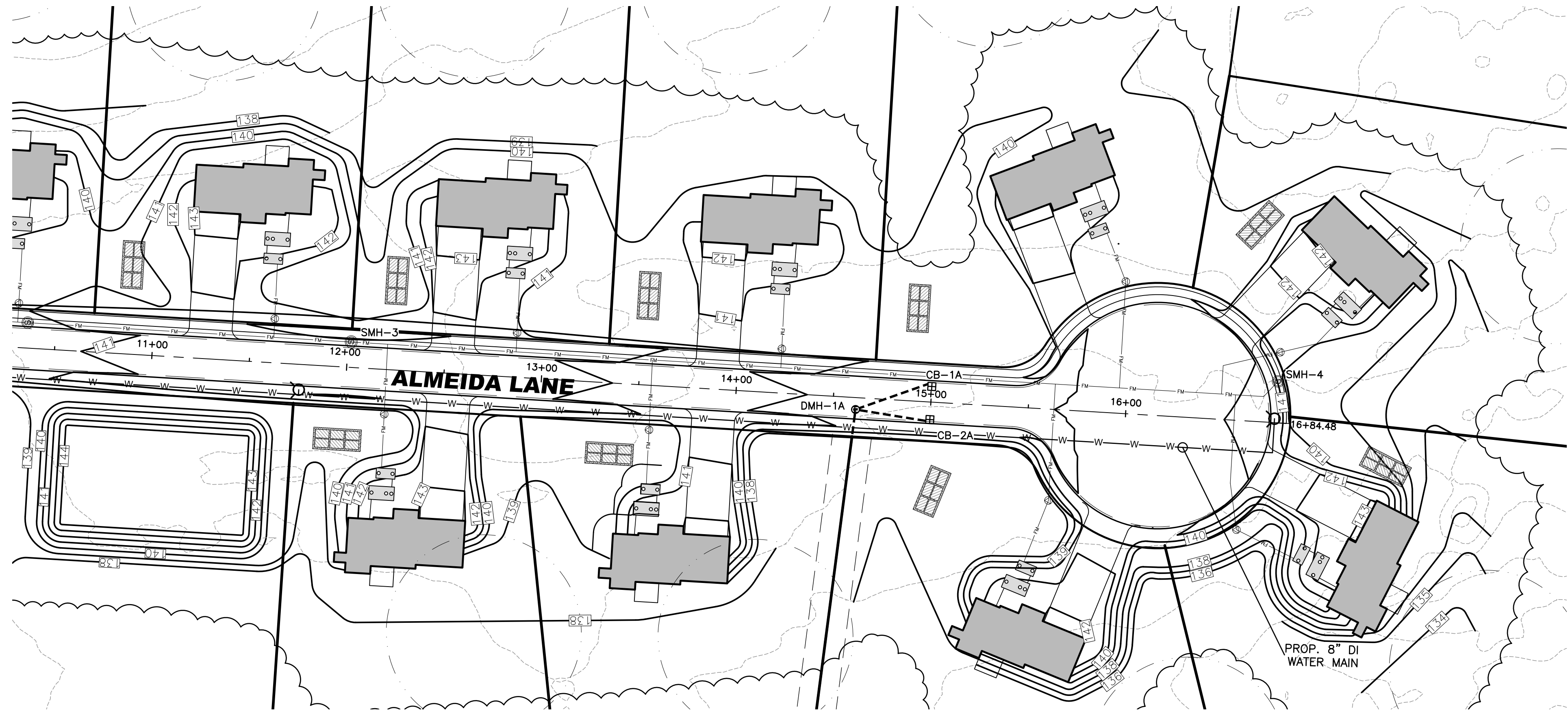


ALMEIDA LANE - PLAN VIEW
HORIZ. SCALE : 1" = 40'

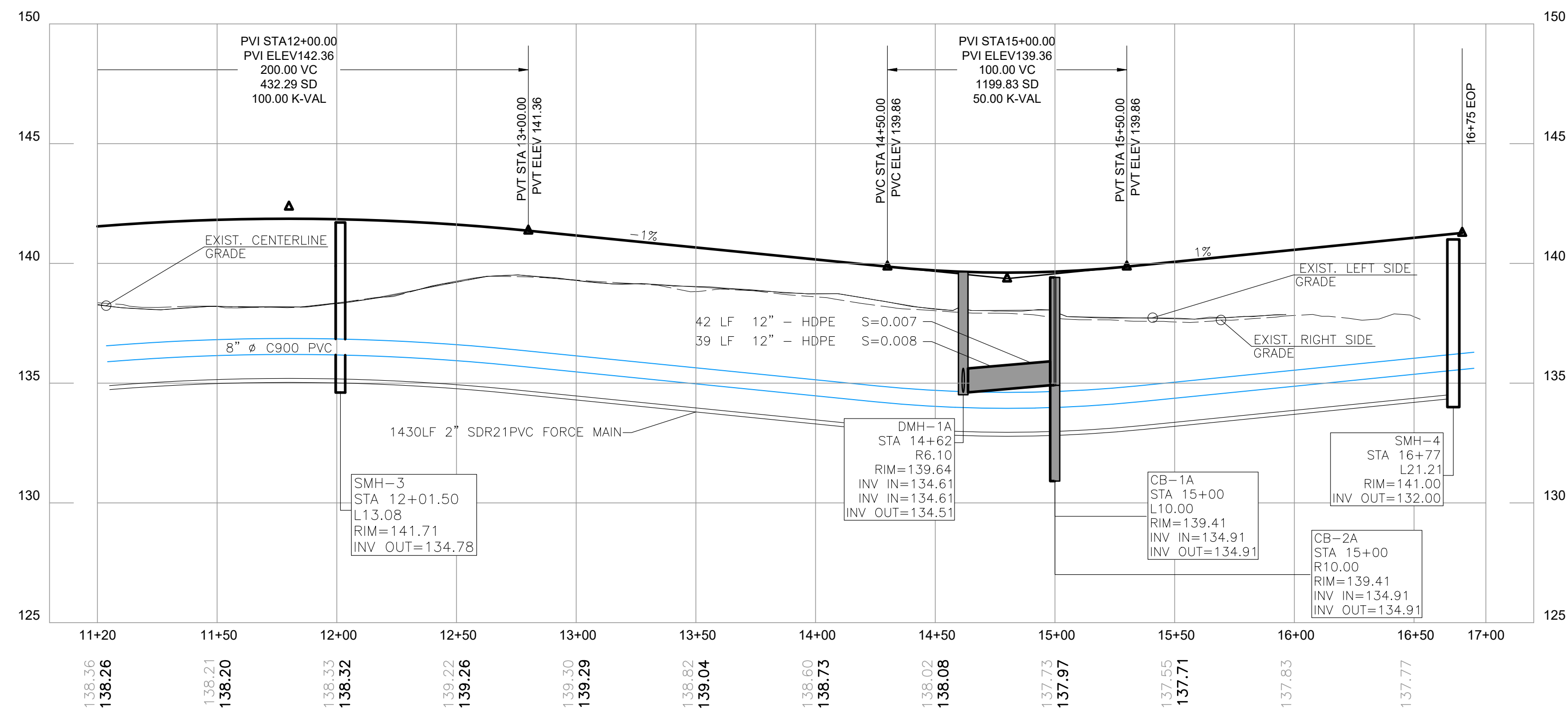


ALMEIDA LANE - PROFILE VIEW
HORIZ. SCALE : 1" = 40'
VERT. SCALE : 1" = 4'

DEFINITIVE SUBDIVISION ALMEIDA RIDGE DIGHTON, MA		PP-1	
PLAN AND PROFILE - ROAD A		SCALE: AS SHOWN	
DATE: NOV. 12, 2024	PROJECT NO: 00573-01-02	CHECKED BY: RSR	DESIGNED BY: AWL
OWNER / APPLICANT: T&A REALTY TRUST ANTONIO ALMEIDA, TRUSTEE 851 STATE ROAD WESTPORT, MA 02790		APPROVED BY: RSR	RSR
SURVEYOR: RIVER HAWK LAND SURVEY, LLC 511 WEST GROVE STREET SUITE 301 MIDDLEBOROUGH, MA 02346		P.E. 11/12/2024 	
		REV.	DATE
		BY	APP.

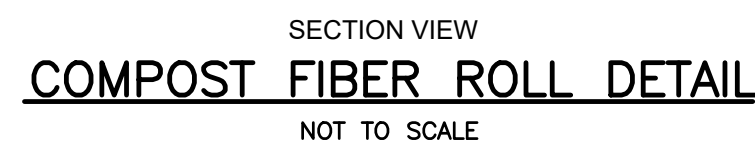


ALMEIDA LANE - PLAN VIEW
HORIZ. SCALE : 1" = 40'



ALMEIDA LANE - PROFILE VIEW
HORIZ. SCALE : 1" = 40'
VERT. SCALE : 1" = 4'

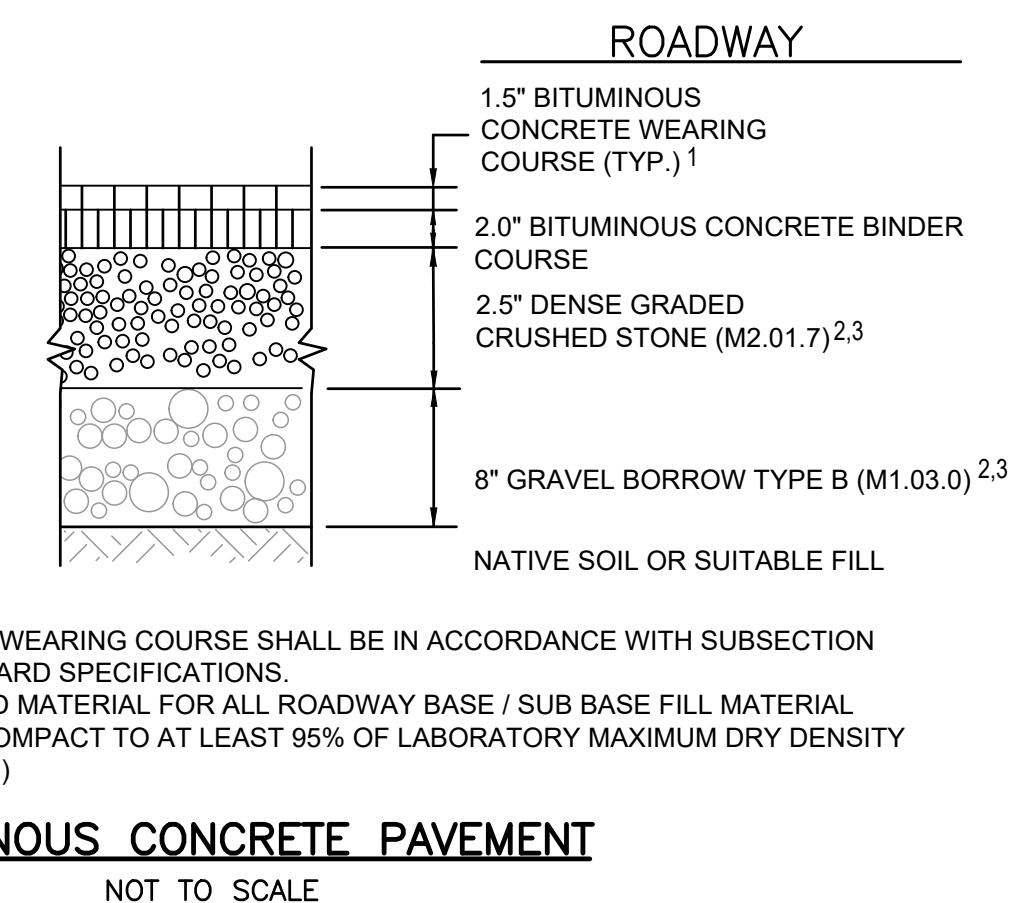
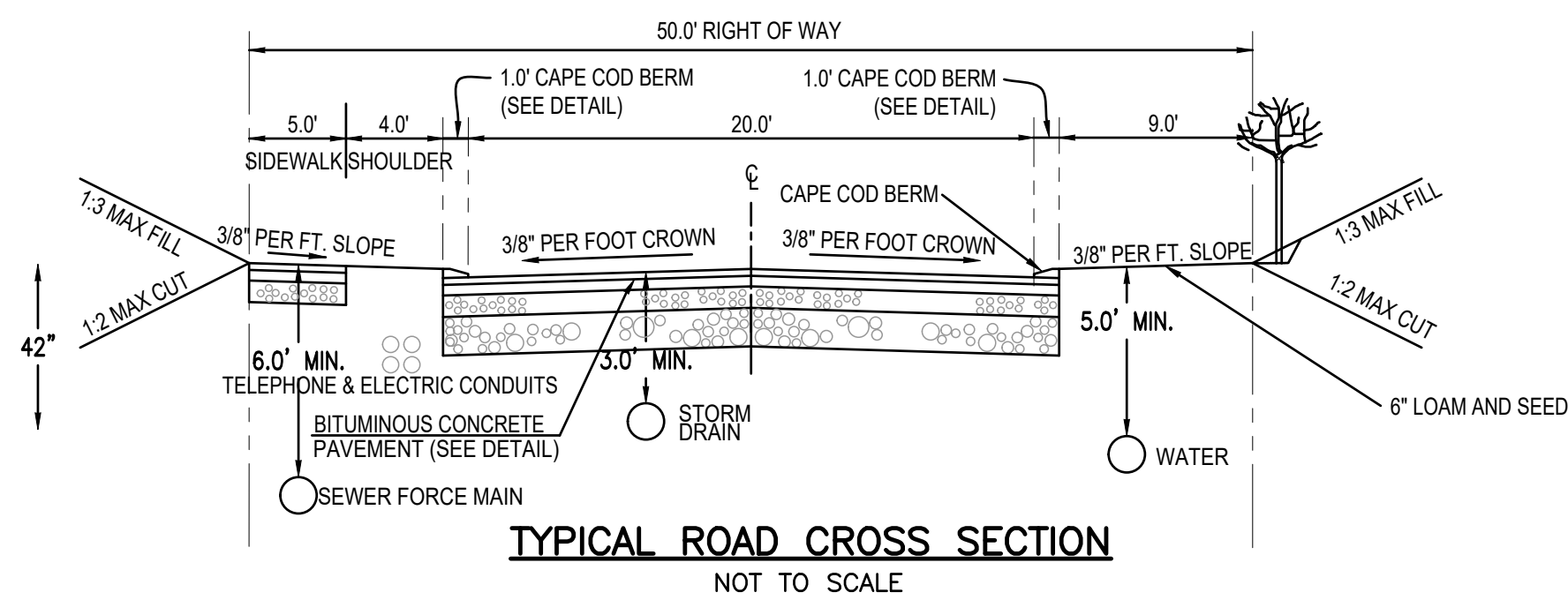
DATE: NOV. 12, 2024		PROJECT NO. 00573-01-02	SCALE: AS SHOWN
DEFINITIVE SUBDIVISION ALMEIDA RIDGE DIGHTON, MA PLAN AND PROFILE - ROAD A			
OWNER/APPLICANT: T&A REALTY TRUST ANTONIO ALMEIDA, TRUSTEE 851 STATE ROAD WESTPORT, MA 02790			
DRAWN BY: AWL		DESIGNED BY: RSR	CHECKED BY: RSR
APPROVED BY: RSR		APPROVED BY: RSR	
PE. 11/12/2024		SURVEYOR: RIVER HAWK LAND SURVEY, LLC 511 WEST GROVE STREET SUITE 301 MIDDLEBOROUGH, MA 02346	
PP-2			



P.L.S.

SURVEYOR:
RIVER HAWK LAND
SURVEY, LLC
511 WEST GROVE STREET
SUITE 301
MIDDLEBORO, MA 02346

P.E.
11/13/2024



- NOTES:**
1. BITUMINOUS CONCRETE WEARING COURSE SHALL BE IN ACCORDANCE WITH SUBSECTION 450 OF MASSDOT STANDARD SPECIFICATIONS.
 2. USE MASSDOT SPECIFIED MATERIAL FOR ALL ROADWAY BASE / SUB BASE FILL MATERIAL
 3. PLACE IN 6" LIFTS AND COMPACT TO AT LEAST 95% OF LABORATORY MAXIMUM DRY DENSITY (ASTM D 1557, METHOD D)

BITUMINOUS CONCRETE PAVEMENT

APPROVAL UNDER THE SUBDIVISION CONTROL
LAW REQUIRED.

APPROVED:

ENDORSED:

RiverHawk
ENVIRONMENTAL
CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING

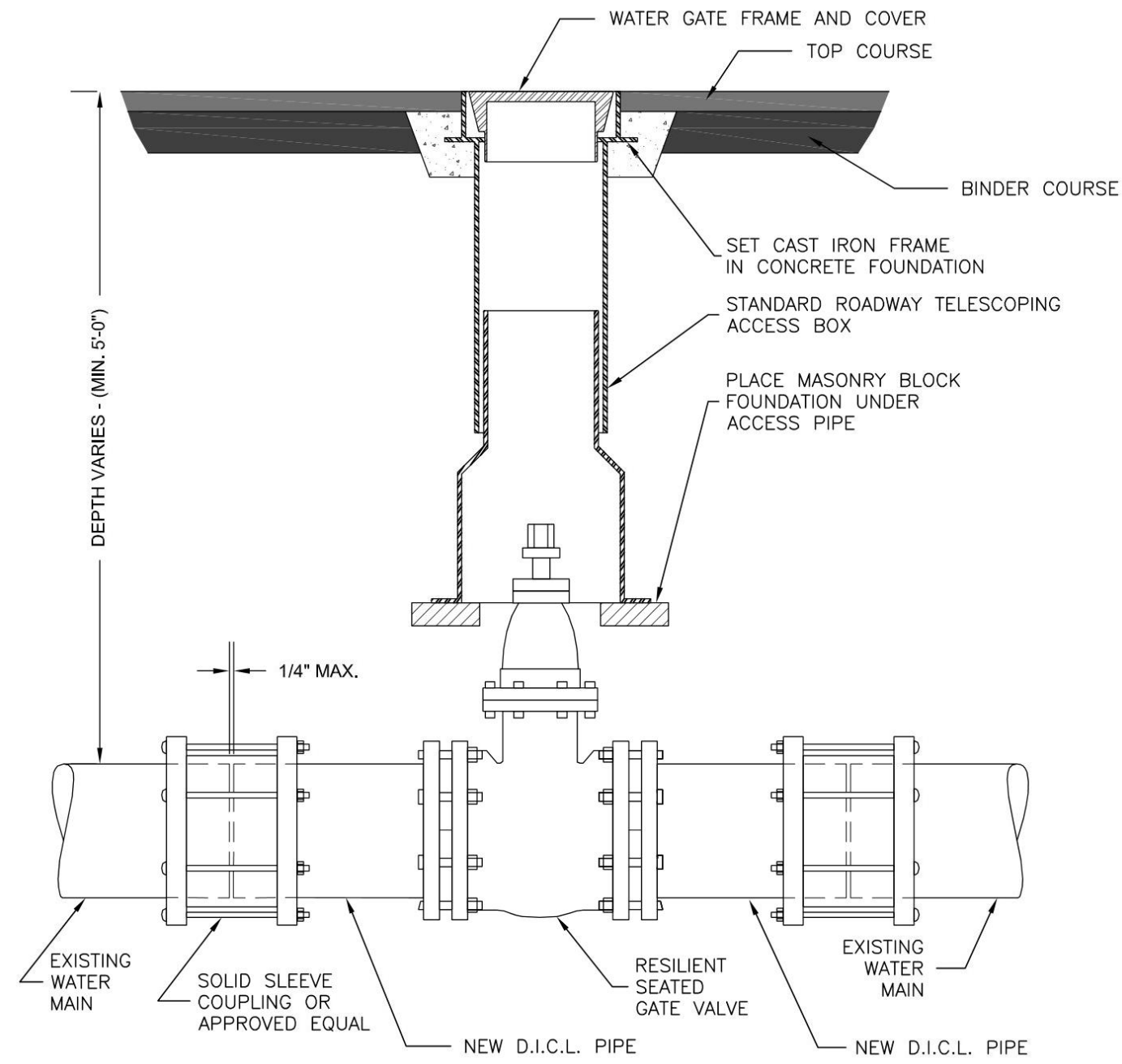
TRUSTEE
T&A REALTY TRUST
ANTONIO ALMEIDA,
851 STATE ROAD
WESTPORT, MA 02790

DEFINITIVE SUBDIVISION
ALMEIDA RIDGE
DIGHTON, MA

DETAILS-1

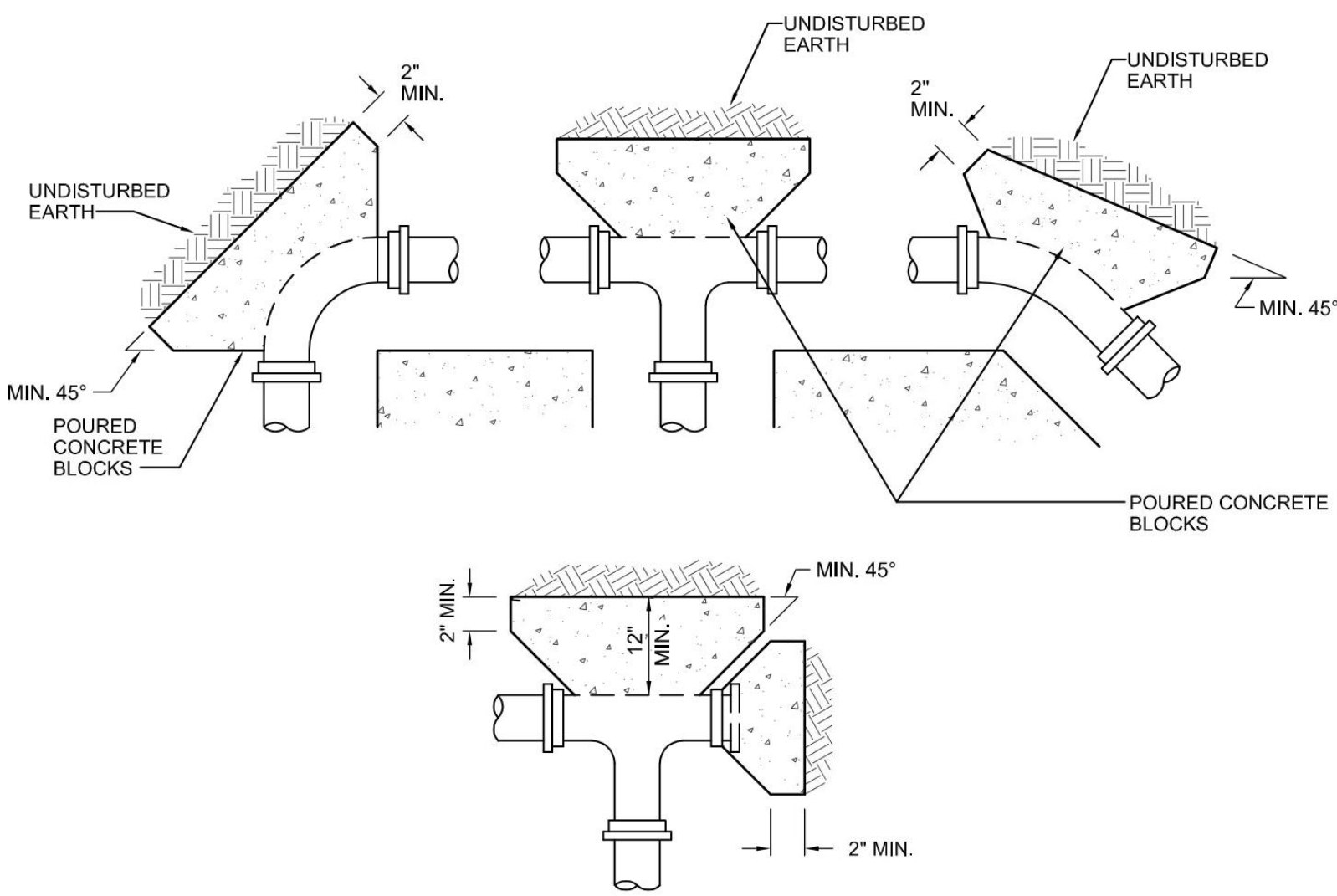
DATE:	PROJECT NO.
NOV. 14, 2024	005

DATE: NOV. 14, 2024



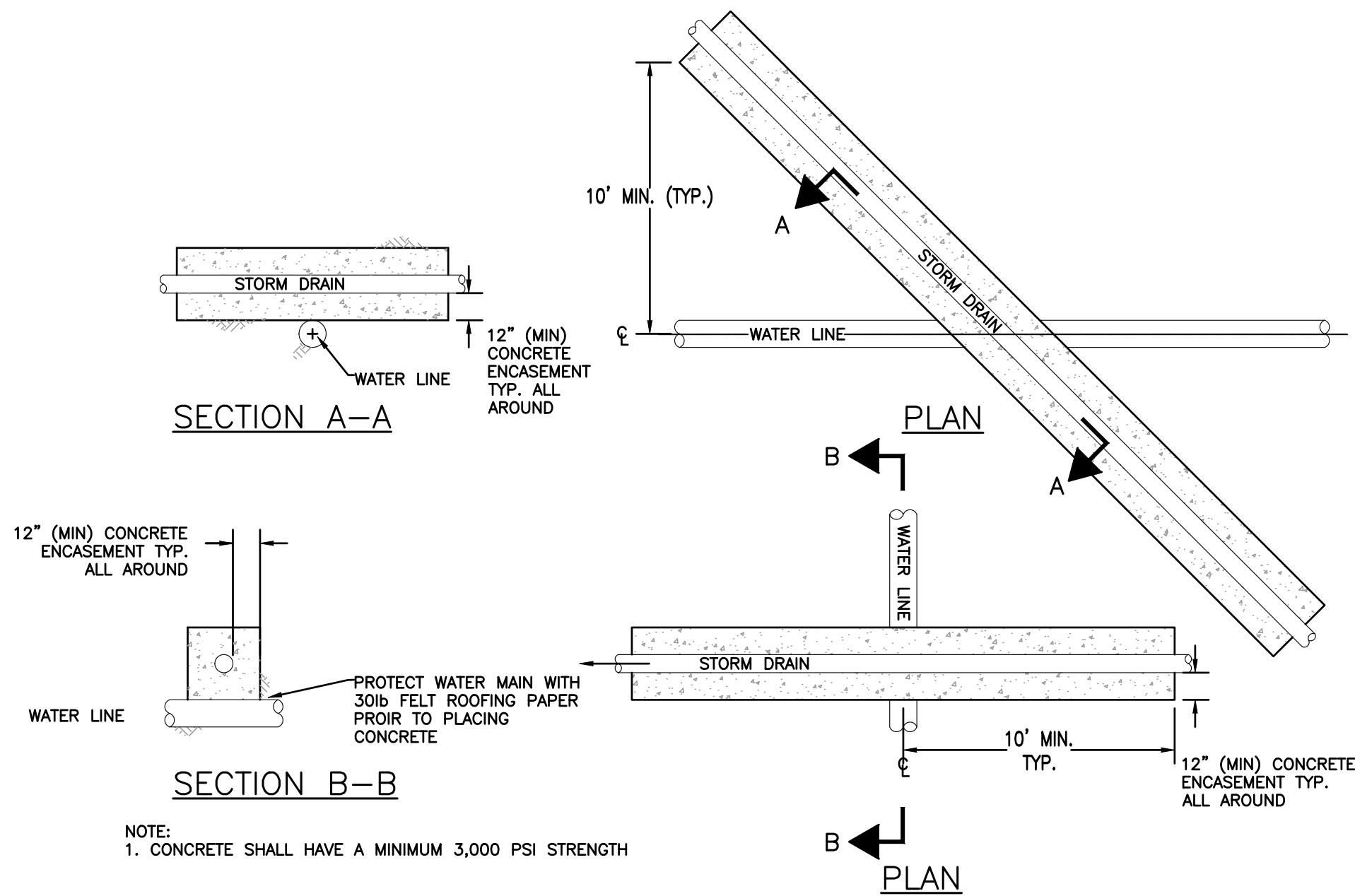
NOTE:
ALL EXCAVATION, BACKFILLING AND PAVING SHALL BE IN ACCORDANCE WITH THE TOWN OF EAST BRIDGEWATER REQUIREMENTS.

GATE VALVE
NOT TO SCALE



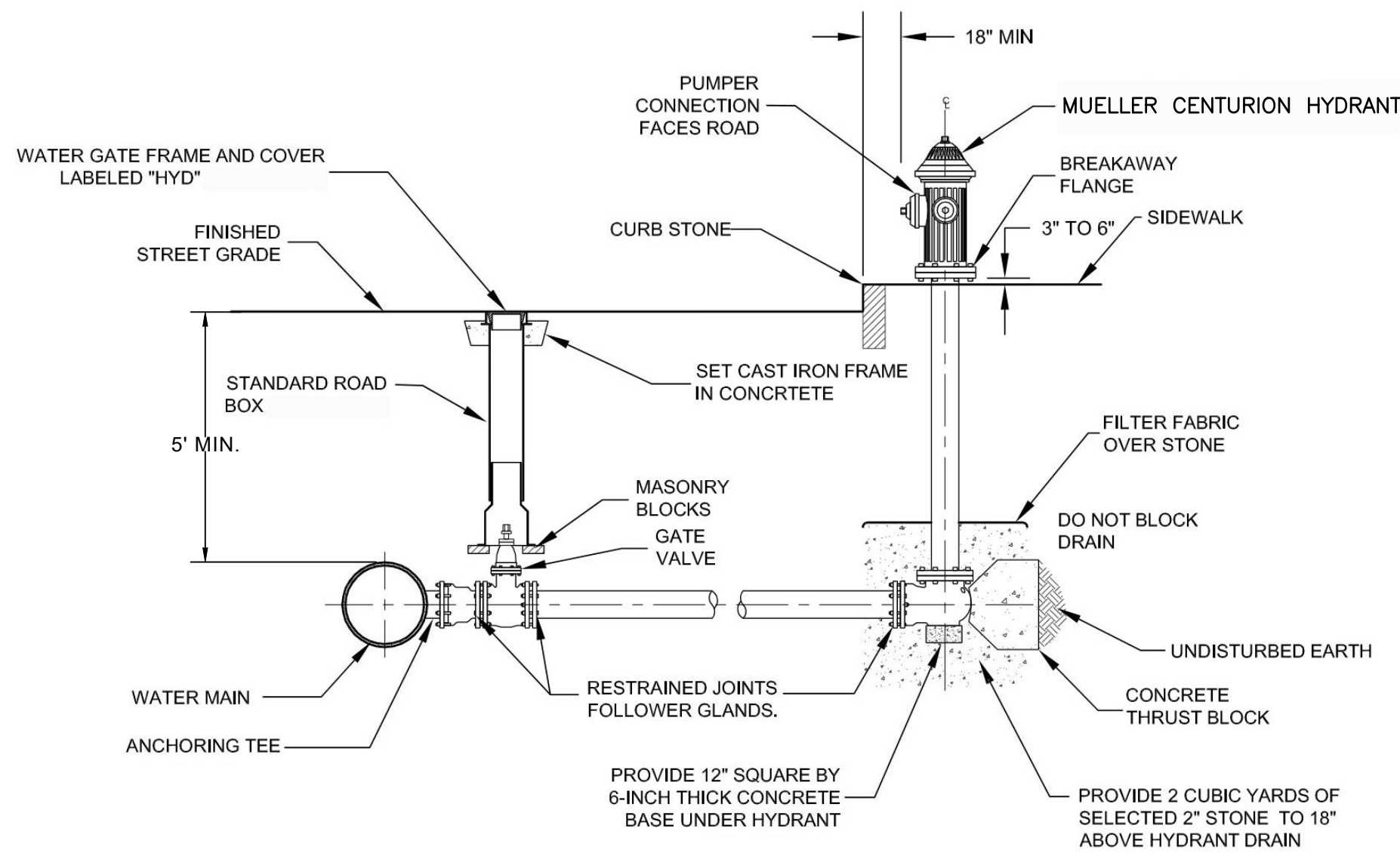
- NOTES:
- SPECIFIC THRUST BLOCK SHALL CONFORM TO AWWA GUIDELINES.
 - PLACE 4 MIL. POLYETHYLENE BETWEEN CONCRETE AND FITTINGS (CONCRETE SHALL NOT INTERFERE WITH JOINT).
 - MINIMUM CONCRETE THICKNESS SHALL BE 12 INCHES.
 - THRUST BLOCK ORIENTATION SHALL BE SUCH THAT THE CENTER OF THE FITTING CORRESPONDS WITH THE CENTER OF THE THRUST BLOCK
 - THE MINIMUM ALLOWABLE ANGLE (EITHER VERTICAL OR HORIZONTAL) SHALL BE 45 DEGREES.

TYP. THRUST BLOCK DETAIL
NOT TO SCALE

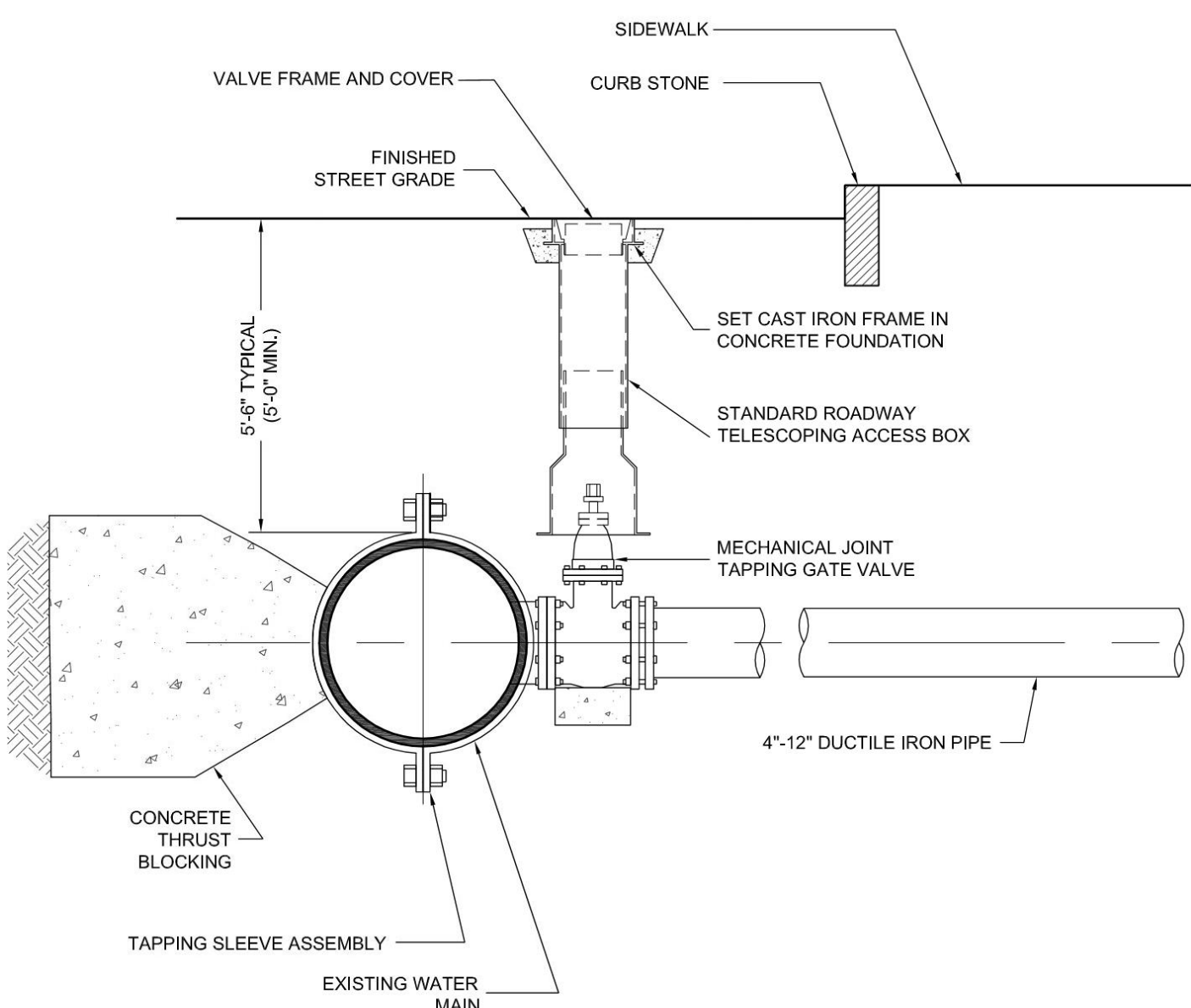


NOTE:
1. CONCRETE SHALL HAVE A MINIMUM 3,000 PSI STRENGTH

SEWER CROSSING
NOT TO SCALE

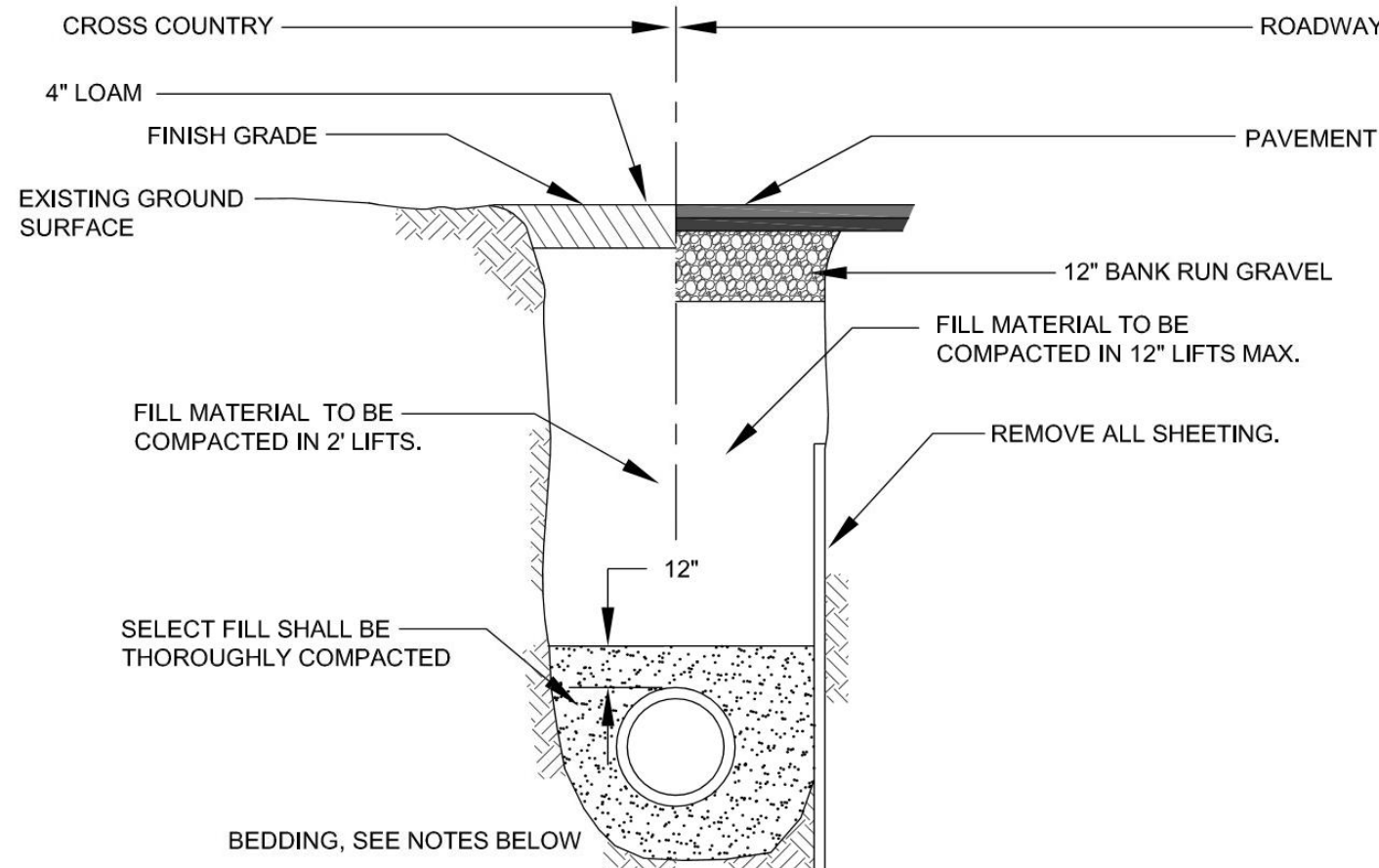


FIRE HYDRANT
NOT TO SCALE



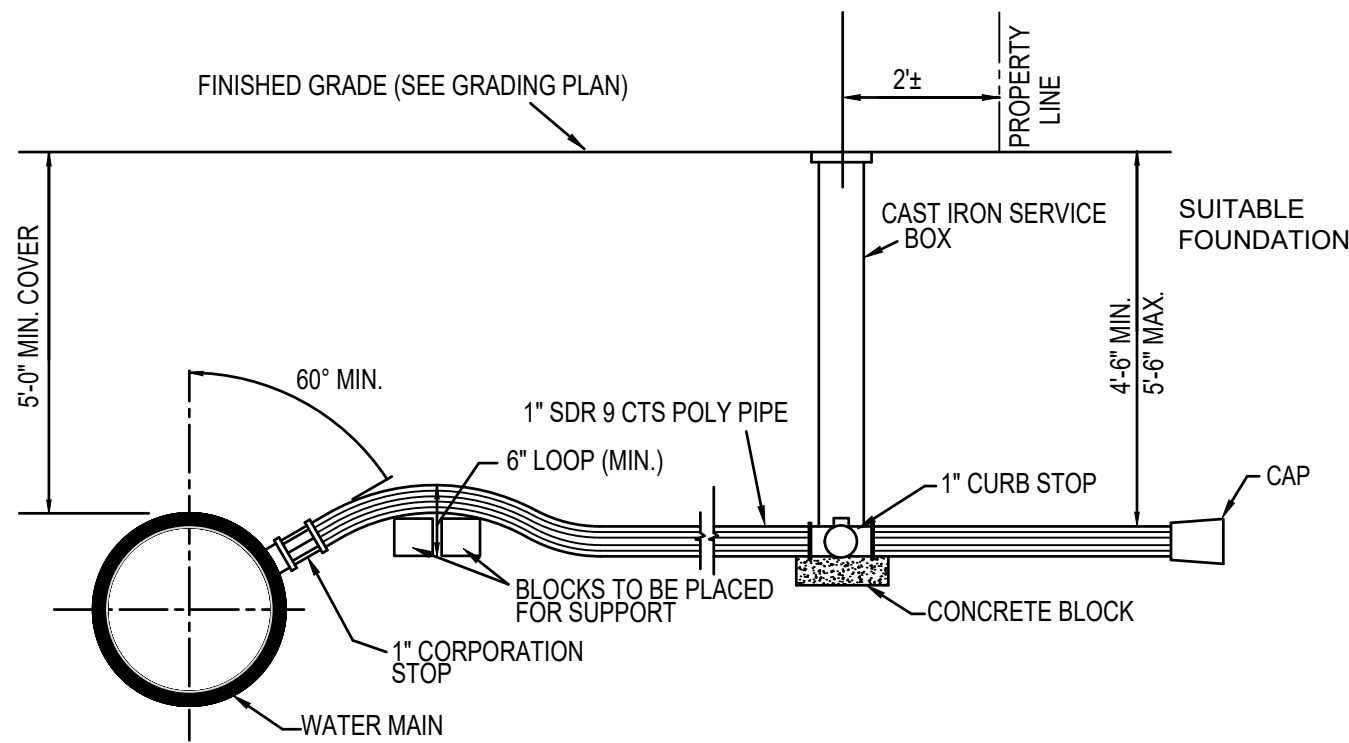
- NOTES:
- LUG RESTRAINTS ON ALL MECHANICAL JOINTS.

TYP. CONNECTION (TAPPING SLEEVE)
NOT TO SCALE



- NOTES:
- FOR LOCATIONS WHERE LEDGE IS NOT ENCOUNTERED IN TRENCH, PIPE CAN LAY ON UNDISTURBED EARTH, OR ON SAN BEDDING CONSISTENT WITH AWWA GUIDELINES.
 - FOR LOCATIONS WHERE LEDGE IS ENCOUNTERED, SAND BEDDING SHALL BE MIN. OF 12\"/>

WATER MAIN TRENCH DETAIL
NOT TO SCALE



WATER SERVICE DETAIL
NOT TO SCALE

REV	DATE	DESCRIPTION	BY	APP.

P.L.S.

SURVEYOR:

P.E. 11/12/2024

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DEFINITIVE SUBDIVISION
ALMEIDA RIDGE
DIGHTON, MA

DETAILS-2

D-2

**DIGHTON
PLANNING BOARD**

APPROVAL UNDER THE SUBDIVISION CONTROL
LAW REQUIRED.

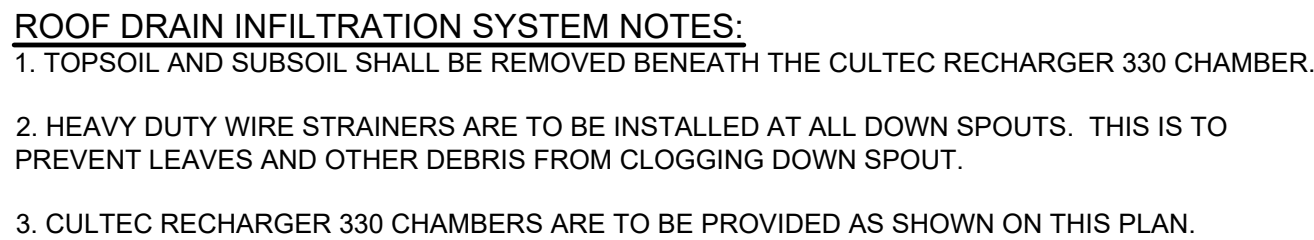
APPROVED:

ENDORSED:

DATE:
NOV. 14, 2024

PROJECT NO.
06573-01-02

SCALE:
AS SHOWN

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SURVEYOR:

9.E.



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TRUSTEE
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DEFINITIVE SUBDIVISION
ALMEIDA RIDGE
DIGHTON, MA

DETAILS-3

D-3



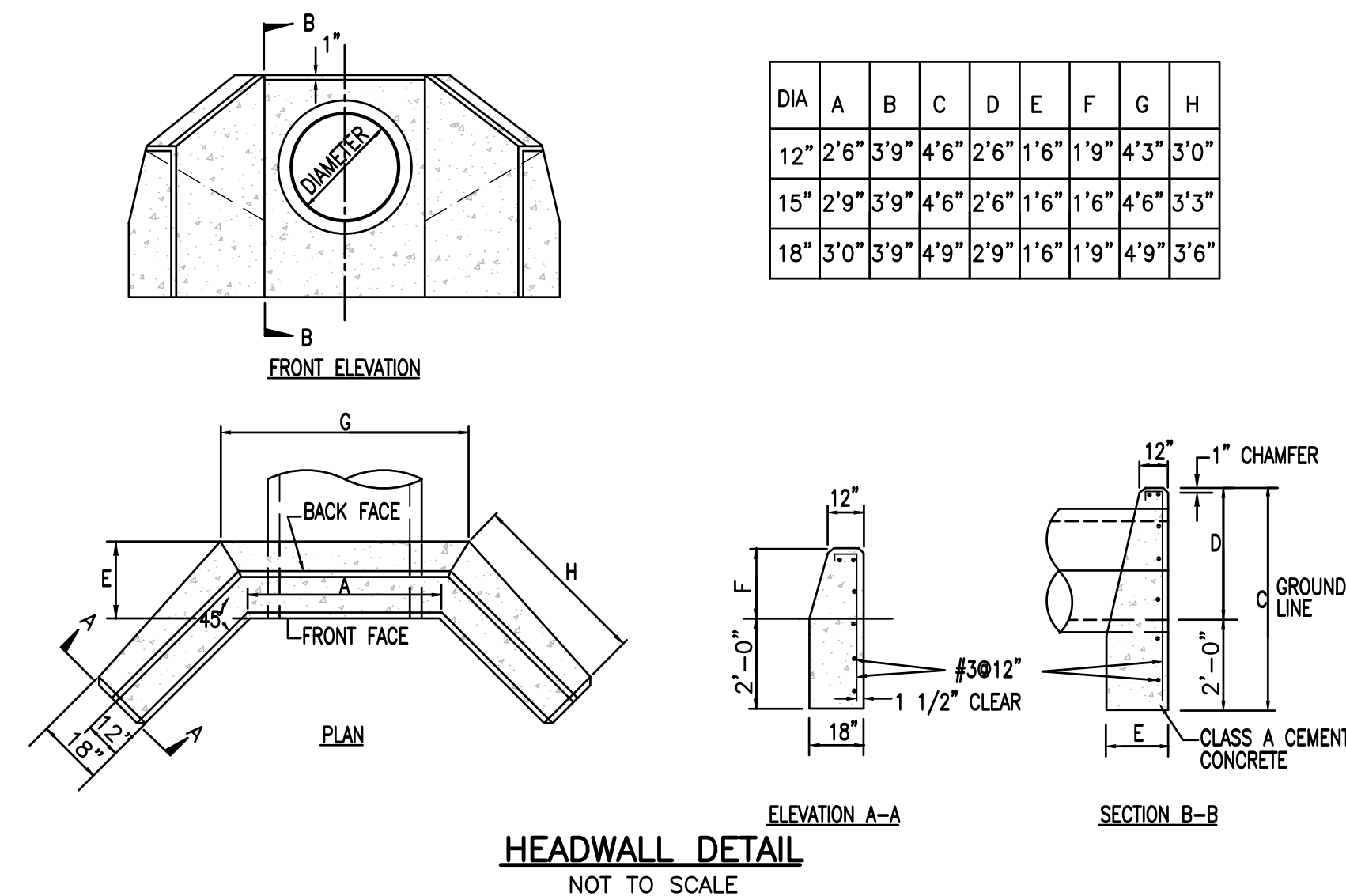
NOTES:

1. MANHOLES 3 THROUGH 7 REQUIRE 48" DIA. STRUCTURES



NOTES:

1. MANHOLE 1 AND MANHOLE 2 REQUIRE 60" DIA. STRUCTURES



DIGHTON
PLANNING BOARD

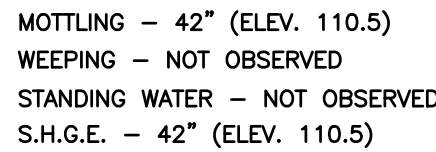
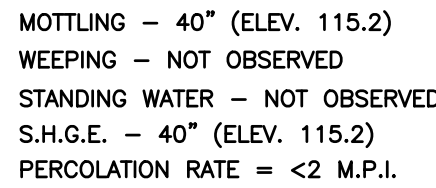
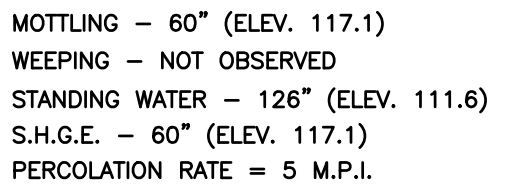
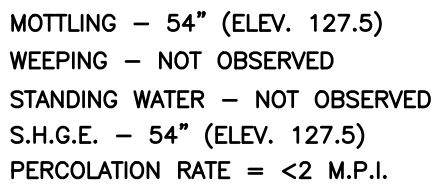
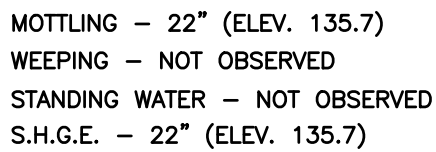
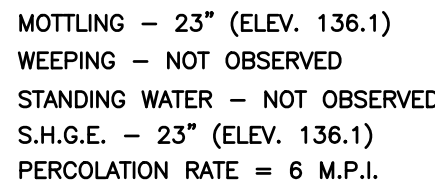
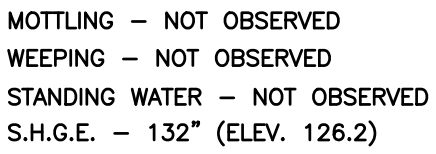
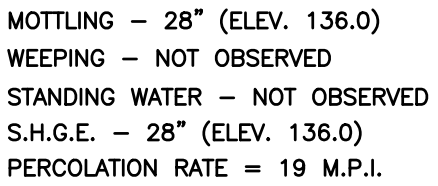
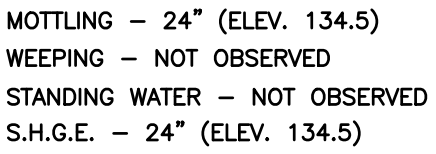
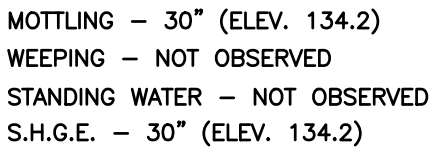
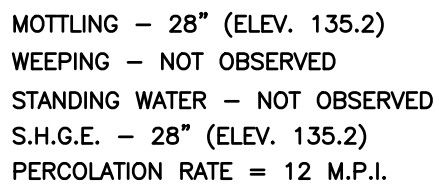
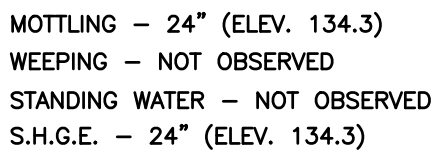
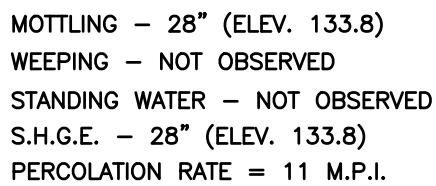
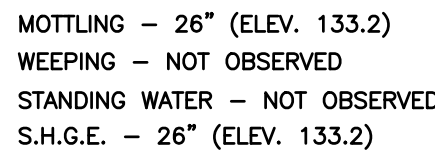
APPROVAL UNDER THE SUBDIVISION CONTROL
LAW REQUIRED.

APPROVED:

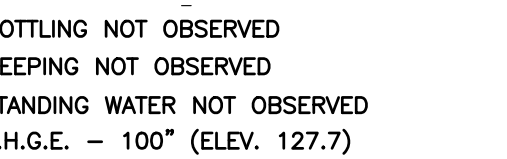
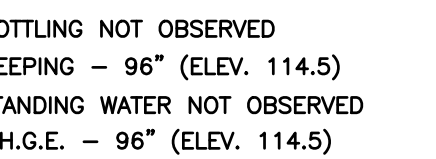
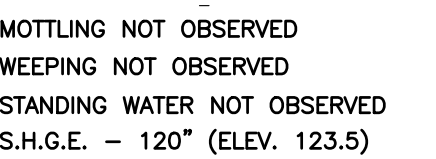
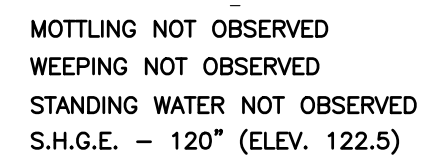
ENDORSED:

DATE:	PROJECT NO:	SCALE:
NOV. 14, 2024	00573-01-02	AS SHOWN

DATE: 10/05/2022
BOB REGO, P.E., SE#2019 (RIVER HAWK ENVIRONMENTAL. LLC.)
WITNESSED BY DIGHTON BOARD OF HEALTH, TODD PILLING



DATE: 09/23/2024
BOB REGO, P.E., SE#2019 (RIVER HAWK ENVIRONMENTAL. LLC.)
WITNESSED BY DIGHTON BOARD OF HEALTH, GERRY BERNARD



DETAILS-5 & TEST PIT LOGS

D-5



SAS 1A

40-MIL. IMPERVIOUS BARRIER BY MILLER ENVIRONMENTAL PRODUCTS
TOP OF LINER=123.85

SEE DIFFERENTIAL VENTING DETAIL SHEET SSD1.2

INSPECTION PORT

2% SLOPE (MIN.)

TOP OF C-33 SAND
EL. (B) = 123.85

MIN. 10" COVER OVER ENVIRO-SEPTIC PIPE

DENSE SOIL BLANKET

3

1

BOTTOM EXTERIOR OF ENVIRO SEPTIC PIPE TO BE SET LEVEL AT EL. = 122.60

15' MIN. TO BREAKOUT

BOTTOM OF C-33 SAND (BREAKOUT ELEVATION)
EL. = 122.10

BOTTOM OF LINER=118.85

EL. = 123.60

DISTRIBUTION BOX
SEE NOTE #9

EL. = 123.18

EL. = 123.43

4" SOLID PVC SCH. 40

3" OF ASTM C-33 SAND AROUND ENVIRO-SEPTIC PIPE

ENVIRO-SEPTIC PIPE
SEE DETAIL SHEET SSD1.3

6" OF ASTM C-33 SAND AROUND ENVIRO-SEPTIC PIPE
SEE ENVIRO SEPTIC NOTES AND DETAILS (SHEET SSD1.3)

START OF PIPE TO END OF PIPE = 80"

START OF C-33 SAND BED TO END OF SAND BED = 82"

REMOVE UNSUITABLE SOIL & REPLACE WITH CLEAN FILL IN ACCORDANCE WITH 310 CMR 15.255(3)

SEE ENVIRO SEPTIC NOTES AND DETAILS (SHEET SSD-3)

DEPTH TO GROUNDWATER
5" MINIMUM

GROUNDWATER EL. = 117.10



BASED ON TP-112 (FOR SAS)

BUILDING	TOP OF FND (A)	HOUSE OUT (B)	SEPTIC TANK IN (C)	SEPTIC TANK OUT (D)	PUMP CHAMBER IN (E)	PUMP CHAMBER OUT (F)
1	138	134	133.79	133.54	133.41	133.16
2	142	138	137.79	137.54	137.41	137.16
3	142.5	138.5	138.29	138.04	137.91	137.66
4	144	140	139.79	139.54	139.41	139.16
5	146	142	141.79	141.54	141.41	141.16
6	145	141	140.79	140.54	140.41	140.16
7	144	140	139.79	139.54	139.41	139.16
8	144	140	139.79	139.54	139.41	139.16
9	145	141	140.79	140.54	140.41	140.16
10	145	141	140.79	140.54	140.41	140.16
11	144	140	139.79	139.54	139.41	139.16
12	144	140	139.79	139.54	139.41	139.16
13	145	141	140.79	140.54	140.41	140.16
14	142	138	137.79	137.54	137.41	137.16
15	142	138	137.79	137.54	137.41	137.16
16	139	135	134.79	134.54	134.41	134.16
17	135	131	130.79	130.54	130.41	130.16

SSD-1	DEFINITIVE SUBDIVISION ALMEIDA RIDGE DIGHTON, MA		 ENVIRONMENTAL CIVIL ENGINEERING & ENVIRONMENTAL ASSESSMENT 511 WEST GROVE STREET, SUITE 301, MIDDLEBOROUGH, MA 781-536-4839 www.RiverHawkLLC.com		11/12/2024	T&A REALTY TRUST ANTONIO ALMEIDA, TRUSTEE 851 STATE ROAD WESTPORT, MA 02790			
	DATE: NOV. 12, 2024	PROJECT NO. 00106-06-01	SCALE: AS SHOWN	DRAWN BY: DESIGNED BY: CHECKED BY: APPROVED BY:	RSR RSR RSR RSR	REV	DATE	DESCRIPTION	BY
SEPTIC SYSTEM DETAILS - 1									
Empty row for details									



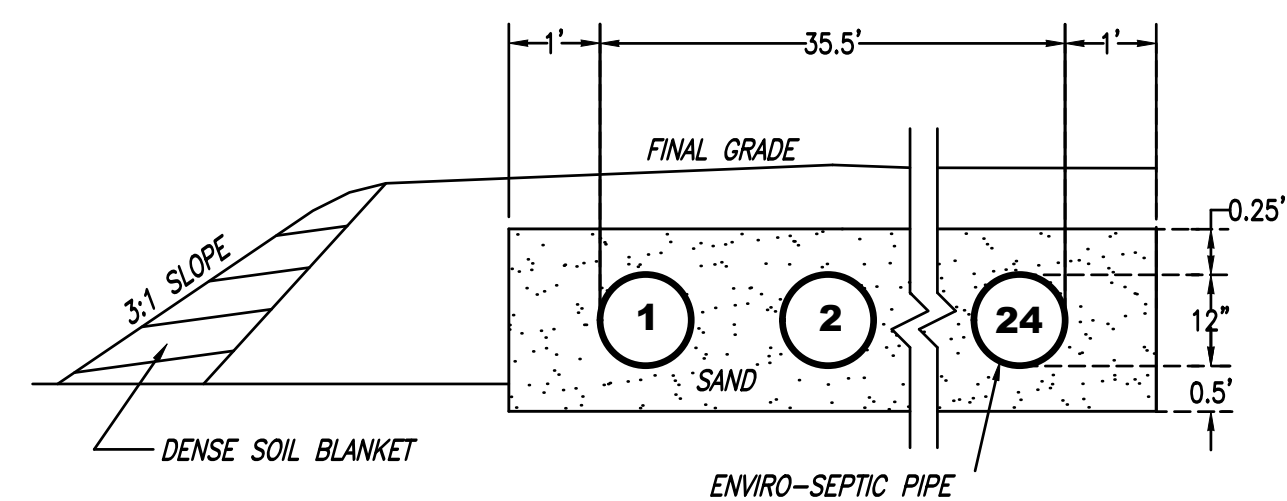
ENVIRO-SEPTIC LEACHING SYSTEM
NOT TO SCALE

DEFINITIVE SUBDIVISION ALMEIDA RIDGE DIGHTON, MA			SSD-2								
SEPTIC SYSTEM DETAILS - 2											
DATE: NOV. 12, 2024	PROJECT NO. 00106-06-01	SCALE: AS SHOWN	DRAWN BY: RSR	DESIGNED BY: RSR	CHECKED BY: RSR	APPROVED BY: RSR					
<div><div><div>CIVIL ENGINEERING & ENVIRONMENTAL ASSESSMENT</div><div>511 WEST GROVE STREET, SUITE 301, MIDDLEBOROUGH, MA</div><div>781-536-4639 www.RiverHawkLLC.com</div></div></div>			11/12/2024			<div></div>			T&A REALTY TRUST ANTONIO ALMEIDA, TRUSTEE 851 STATE ROAD WESTPORT, MA 02790		

NOTE: WHERE WATER AND SEWER LINES CROSS, SEWER LINE SHALL BE A MINIMUM OF 18" BELOW THE BOTTOM OF THE WATER LINE.

SEWER/WATER MAIN CROSSING DETAIL

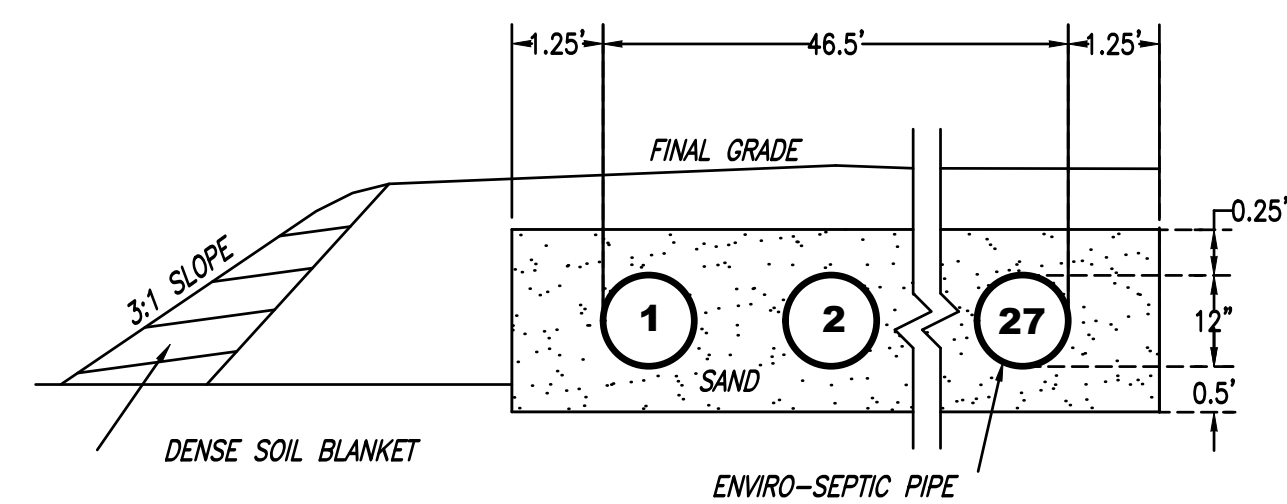
NOT TO SCALE



NOTES:
NUMBER OF ENVIRO-SEPTIC LINES: 24
CENTER TO CENTER SPACING: 1.5'

CROSS-SECTION OF SAS-1

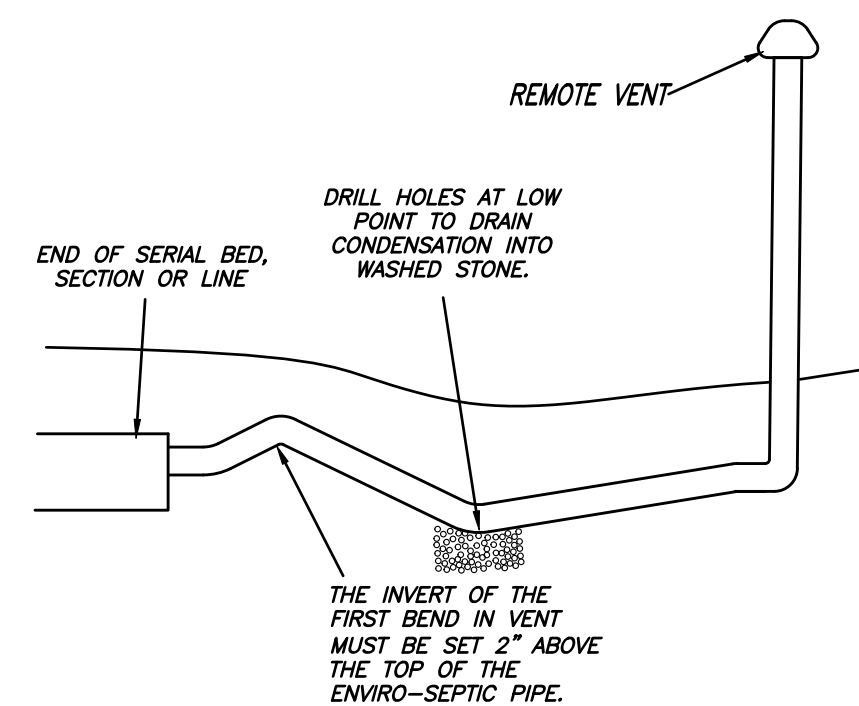
NOT TO SCALE



NOTES:
NUMBER OF ENVIRO-SEPTIC LINES: 27
CENTER TO CENTER SPACING: 1.75'

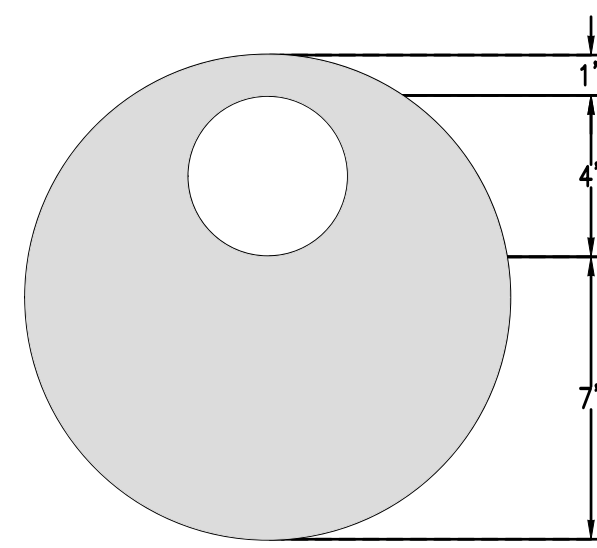
CROSS-SECTION OF SOIL ABSORPTION SYSTEMS

NOT TO SCALE



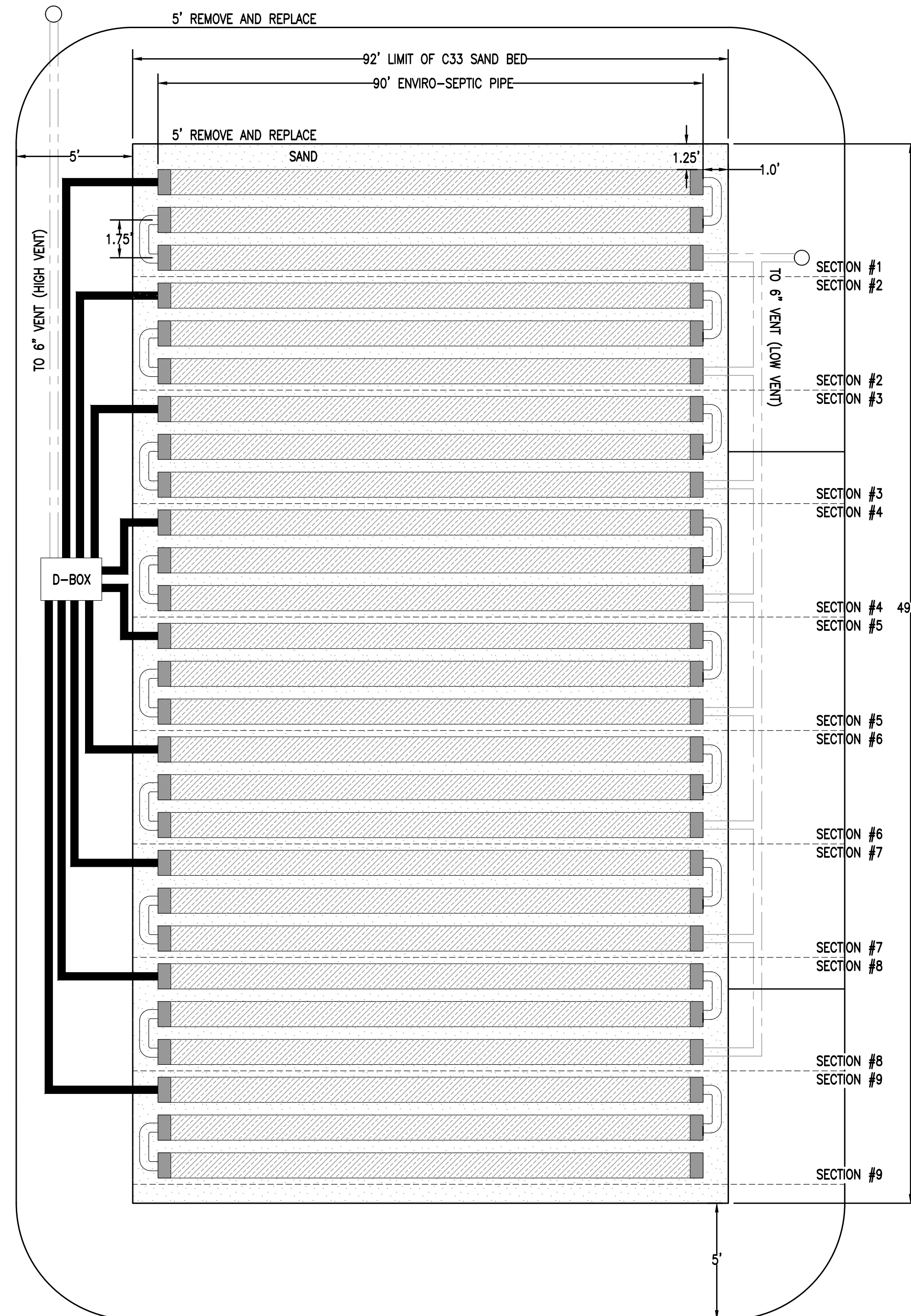
REMOTE LOW VENT DETAIL

NOT TO SCALE



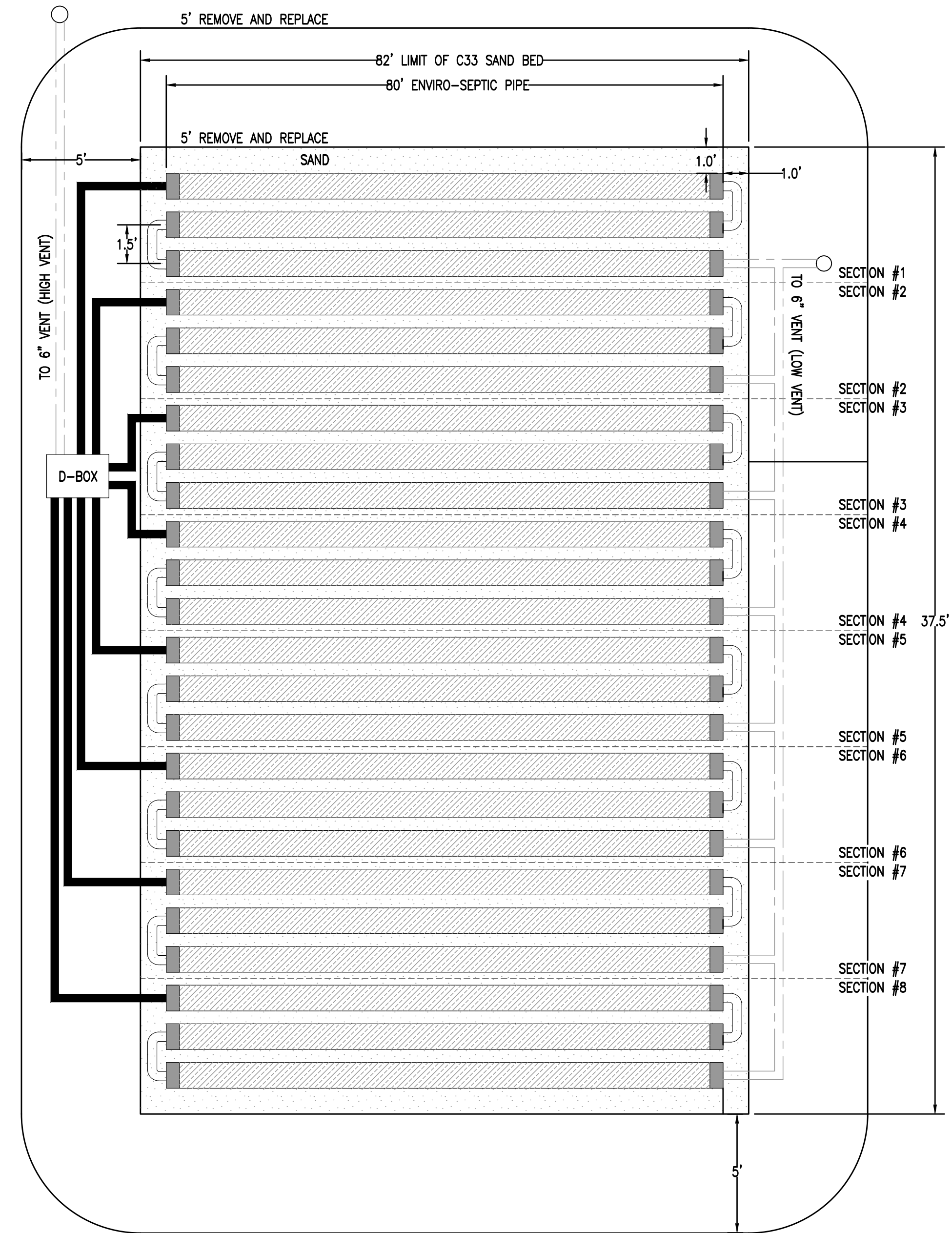
OFFSET ADAPTER

NOT TO SCALE



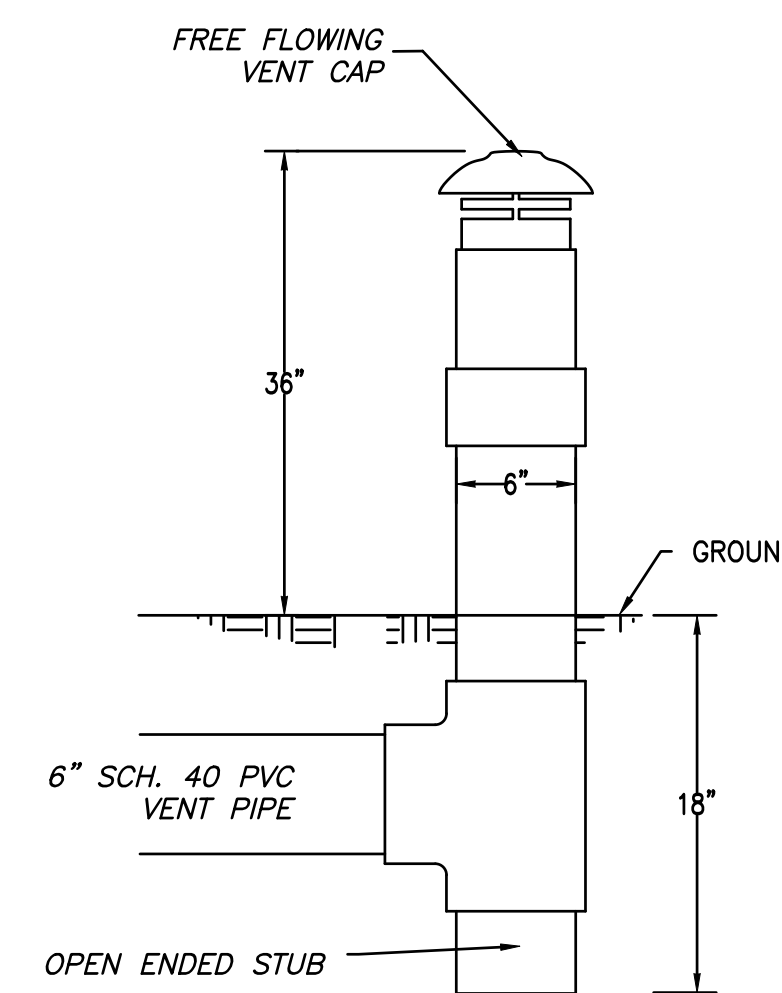
RESERVE SOIL ABSORPTION SYSTEM (SAS-2)

NOT TO SCALE



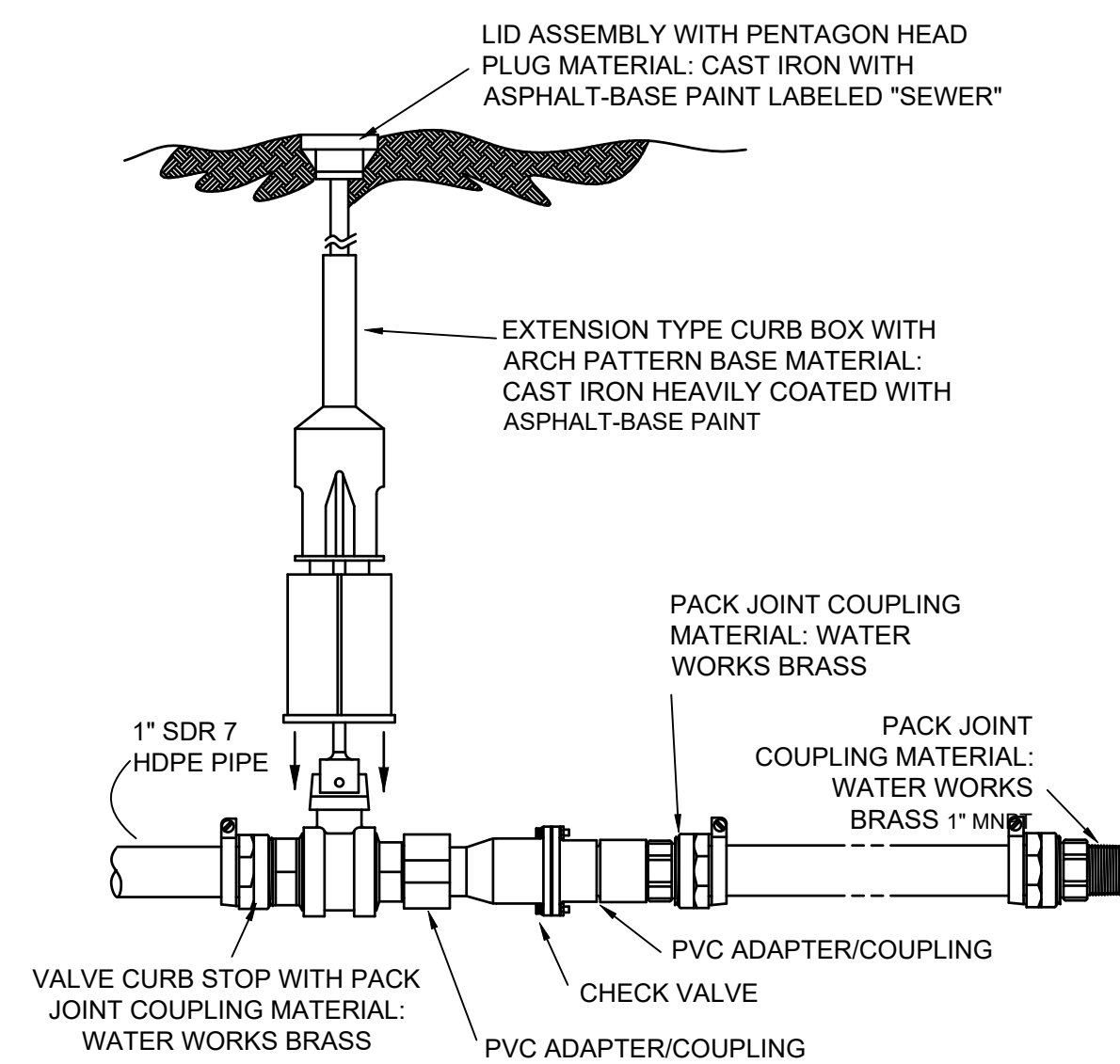
PRIMARY SOIL ABSORPTION SYSTEM (SAS-1)

NOT TO SCALE



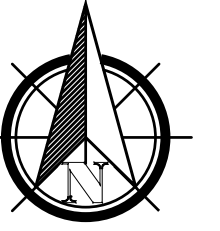
LOW VENT DETAIL

NOT TO SCALE



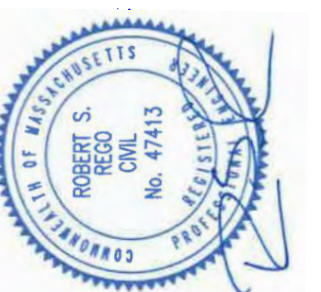
LATERAL ASSEMBLY

N.T.S.

[illegible]

T&A REALTY TRUST
ANTONIO ALMEIDA, TRUSTEE
851 STATE ROAD
WESTPORT, MA 02790

11/12/2024



RiverHawk
ENVIRONMENTAL
CIVIL ENGINEERING & ENVIRONMENTAL ASSESSMENT

CIVIL ENGINEERING & ENVIRONMENTAL ASSESSMENT
 511 WEST GROVE STREET, SUITE 301, MIDDLEBOROUGH, MA
 781-536-4639 www.RiverHawkLLC.com

OWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
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DEFINITIVE SUBDIVISION
ALMEIDA RIDGE
DIGHTON, MA

SEPTIC SYSTEM DETAILS - 3

DATE:	PROJECT NO.	SCALE:
NOV. 12, 2024	00106-06-01	AS SHOWN

SSD-3

SSD-4