

**KENNETH R. FERREIRA
ENGINEERING, INC.**

SUITE 2S, 46 FOSTER STREET
NEW BEDFORD, MA 02740
TEL: (508) 992-0020
FAX: (508) 992-3374

Issued For:		
Designed By: KW		
Drawn By: KW		
Check'd By: KRF		
Scale: 1" = 20'		
Date: NOV. 17, 2004		
Revisions		
No.	Description	Date

12-6-04

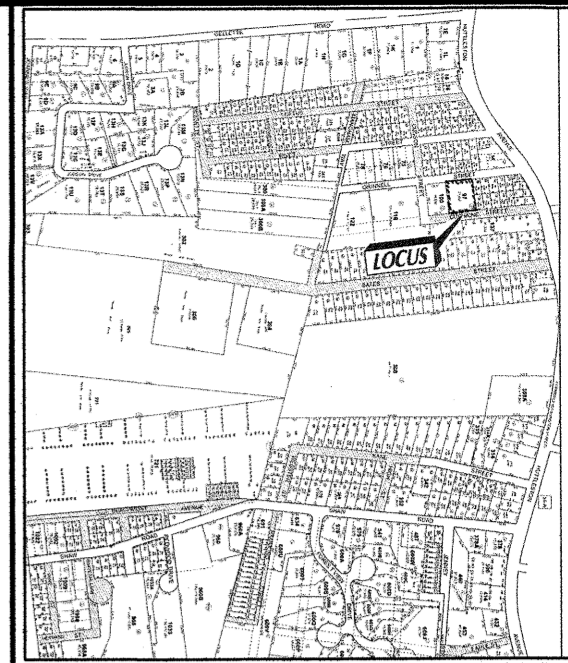
KENNETH R. FERREIRA, R.L.S., P.E. DATE

REET

N/F
ETHEL M. AND
RICHARD M. SMITH
MAP 29B ~ LOTS 631 & 632

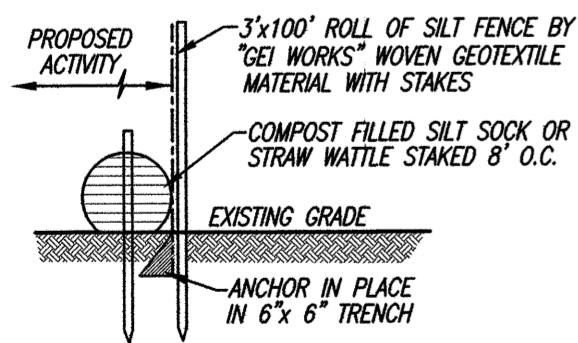
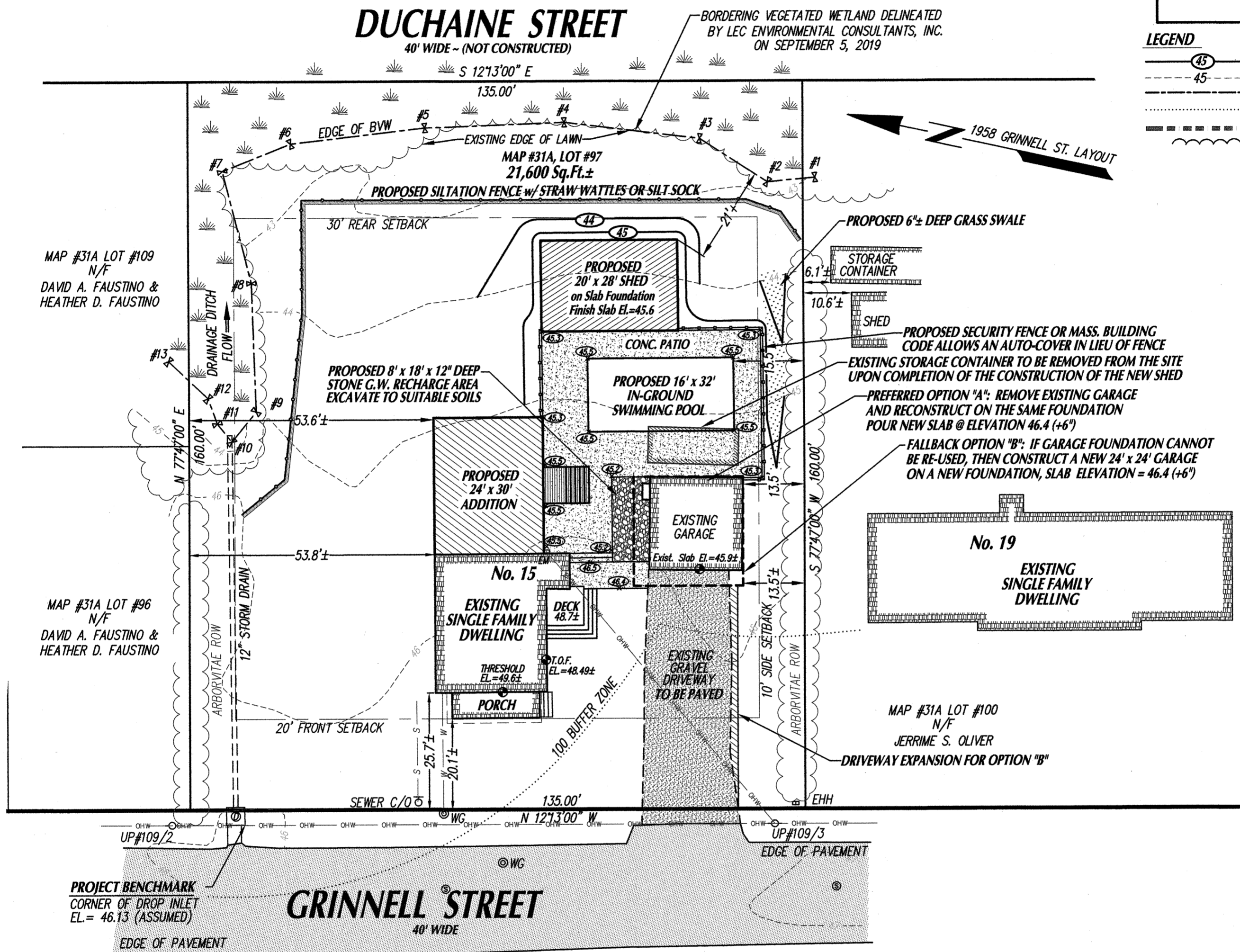
N/F
BAY STATE REALTY CORPORATION
MAP 29B ~ LOTS 585 - 588

Approved Site Plan



LOCUS PLAN
NOT TO SCALE

- LEGEND**
- (45)— PROPOSED CONTOURS
 - - - 45 - - - EXISTING CONTOURS
 - - - - - EDGE OF WETLAND
 - - - - - 100 FT. BUFFER ZONE
 - - - - - FLOOD ZONE LINES
 - - - - - TREELINE - EDGE OF LAWN



GENERAL NOTES:

- 1.) THE GENERAL CONTRACTOR AND/OR EXCAVATING CONTRACTOR SHALL REFER TO SEWER NOTE.
- 2.) CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH "DIG SAFE" AND OTHER APPROPRIATE AGENCIES, AND REPORT ANY DISCREPANCIES TO THIS OFFICE.
- 3.) CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY AND ALL DISCREPANCIES FOUND BETWEEN THE SITE CONDITIONS AND THOSE SHOWN ON THIS PLAN PRIOR TO CONTINUATION OF ANY WORK.
- 4.) ANY AND ALL CHANGES FROM THE SITE DESIGN LAYOUT SHOWN MUST BE APPROVED BY THIS OFFICE, AND OTHER APPROPRIATE LOCAL OFFICIALS.
- 5.) CONCRETE WASHOUT SHALL OCCUR WITHIN FOOTPRINT OF ADDITION, GARAGE OR PATIO AREAS.
- 6.) PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL INSTALL A STAKED EROSION CONTROL BARRIER SHOWN AND SHALL CONTACT THE CONSERVATION COMMISSION AGENT FOR AN INSPECTION.

SITE INFORMATION:

SITE ADDRESS: 15 GRINNELL STREET
ASSESSORS MAP # 31A
ASSESSORS LOT # 97

FEMA FLOOD ZONE: X EL. n/a
F.I.R.M. PANEL NO. 25023C0413F

CURRENT ZONING DISTRICT:
SINGLE RESIDENCE A (RA)
RA BUILDING SETBACKS:
FRONT: 20' REAR: 30'
SIDE: 10'

PROPOSED BUILDING COVERAGE = 12.5% < 25%
(HOUSE, PORCH, ADDITION, GARAGE, SHEDS)
PROPOSED LOT COVERAGE = 27.0% < 50%
(BUILDING COVERAGE + CONC. PATIO, PAVED DRIVEWAY AND INGROUND SWIMMING POOL)

OWNER/APPLICANT:
DAVID R. TOMASIA, JR.
15 GRINNELL STREET
FAIRHAVEN, MA 02719
SEE DEED BOOK 8962, PAGE 345

Rev. #	DATE	BY	DESCRIPTION
2	2-18-20	D.M.D.	MOVE 24'x24' NEW GARAGE LOCATION 2.5 NORTHERLY
1	2-13-20	D.M.D.	SUBSTITUTE 1-LARGE SHED FOR 2-SMALLER SHEDS UPDATE EROSION CONTROL, ADD SWALE

SITE PLAN
FOR PROPERTY LOCATED
at 15 GRINNELL STREET in
FAIRHAVEN, MA
PREPARED FOR THE
DAVID R. TOMASIA, JR.

SCALE: 1"=20' DATE: JANUARY 6, 2020

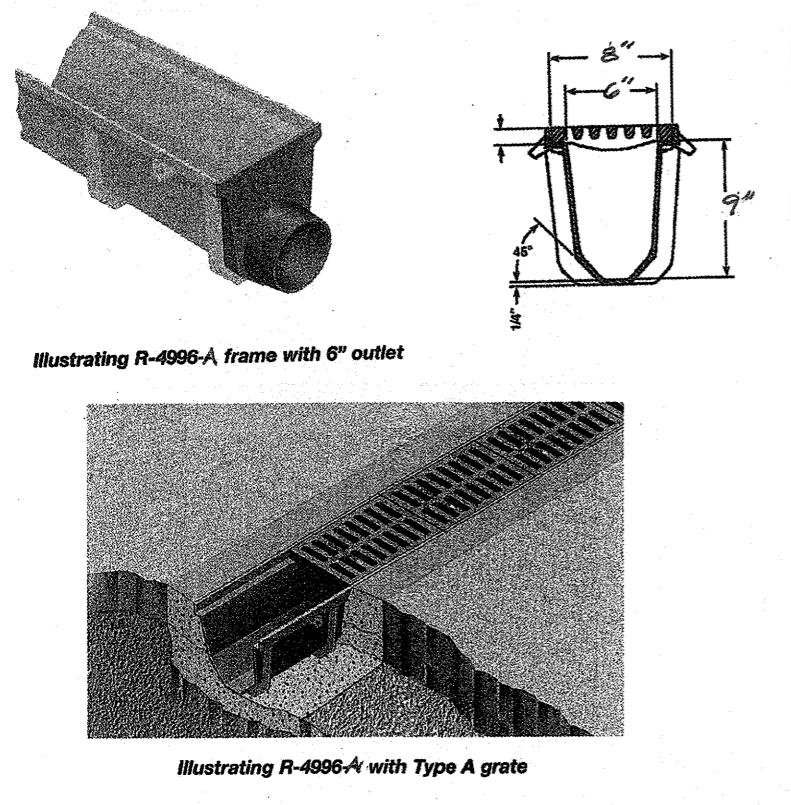
SCHNEIDER, DAVIGNON & LEONE, INC.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
1 COUNTY RD, P.O. BOX 480, MATTAPOISETT, MA 02739
1-508-758-7866

Drawn By: D.M.D. Check By: N.D.S. Job No. 1064

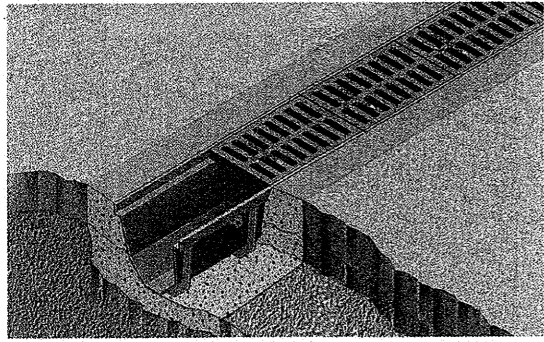


2-18-2020
David M. Davignon

Request for Amendment Site Plan

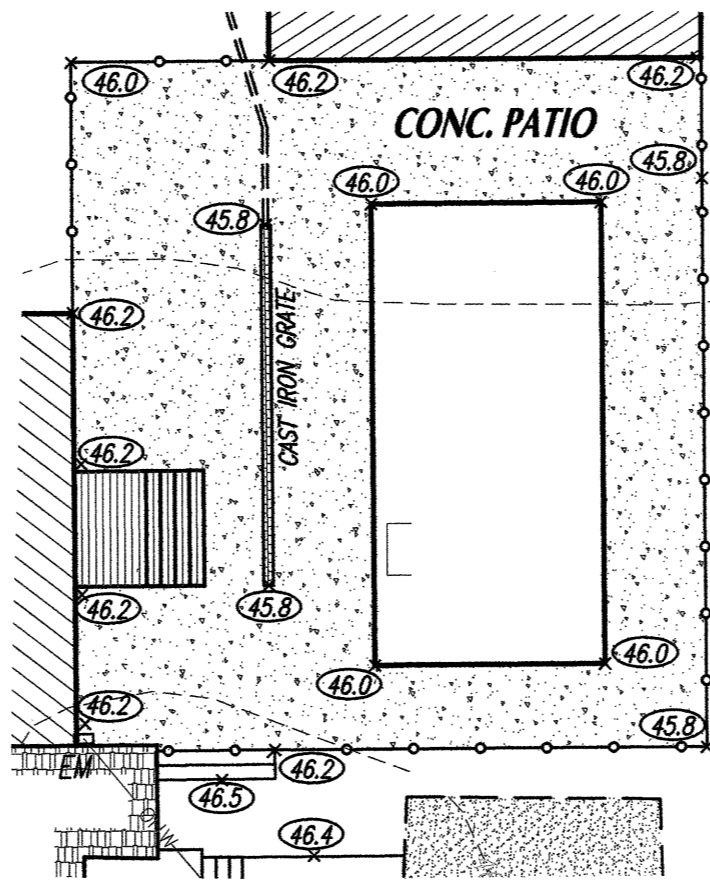


Illustrating R-4996-A frame with 6" outlet

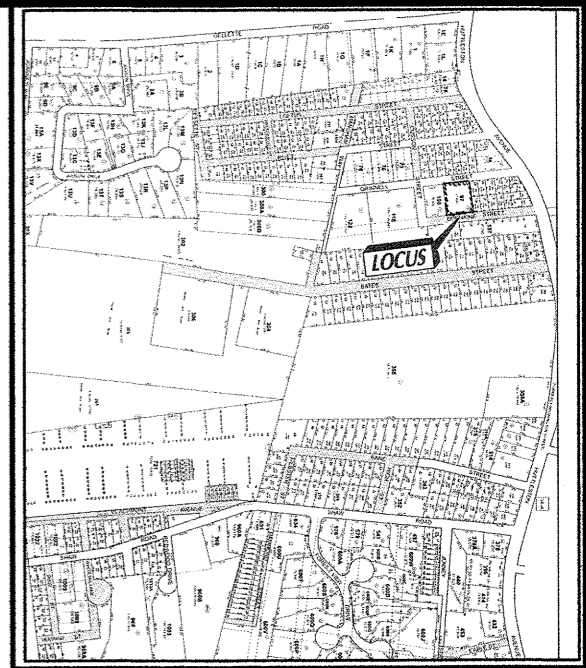


Illustrating R-4996-A with Type A grate

CAST IRON TRENCH GRATE DETAILS
NOT TO SCALE



POOL PATIO ENLARGED DETAIL VIEW
NOT TO SCALE



LOCUS PLAN
NOT TO SCALE

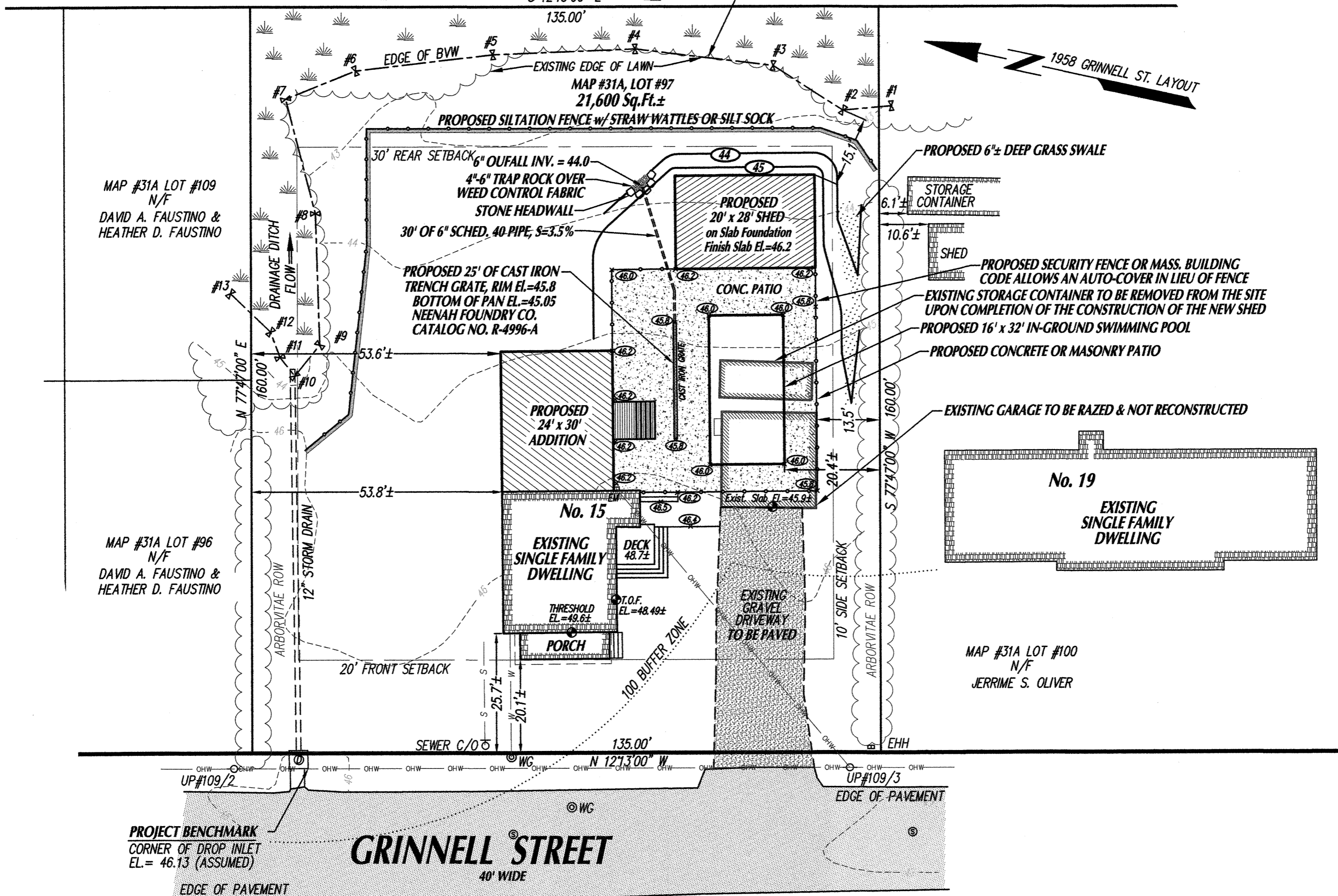
LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EDGE OF WETLAND
- 100 FT. BUFFER ZONE
- FLOOD ZONE LINES
- TREELINE - EDGE OF LAWN

DUCHAINE STREET

40' WIDE - (NOT CONSTRUCTED)

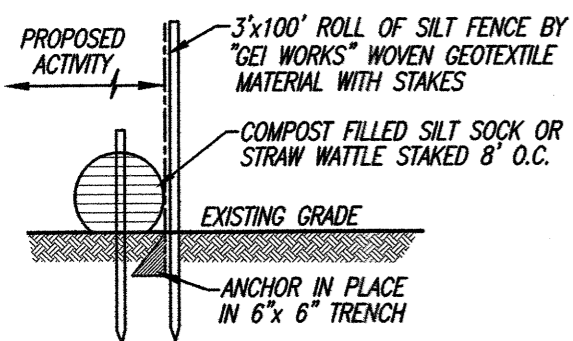
BORDERING VEGETATED WETLAND DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS, INC. ON SEPTEMBER 5, 2019



PROJECT BENCHMARK
CORNER OF DROP INLET
EL. = 46.13 (ASSUMED)

GRINNELL STREET

40' WIDE



EROSION CONTROL DETAIL
Not to Scale

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ASSESSORS MAP # 31A
ASSESSORS LOT # 97
FEMA FLOOD ZONE: X EL. n/a
F.I.R.M. PANEL NO. 25023C0413F
CURRENT ZONING DISTRICT:
SINGLE RESIDENCE A (RA)
RA BUILDING SETBACKS:
FRONT: 20' REAR: 30'
SIDE: 10'

PROPOSED BUILDING COVERAGE = 10.0% < 25%
(HOUSE, PORCH, ADDITION AND SHED)
PROPOSED LOT COVERAGE = 24.8% < 50%
(BUILDING COVERAGE + CONC. PATIO, PAVED DRIVEWAY AND INGROUND SWIMMING POOL)

OWNER/APPLICANT:
DAVID R. TOMASIA, JR.
15 GRINNELL STREET
FAIRHAVEN, MA 02719
SEE DEED BOOK 8962, PAGE 345

Rev. #	DATE	BY	DESCRIPTION
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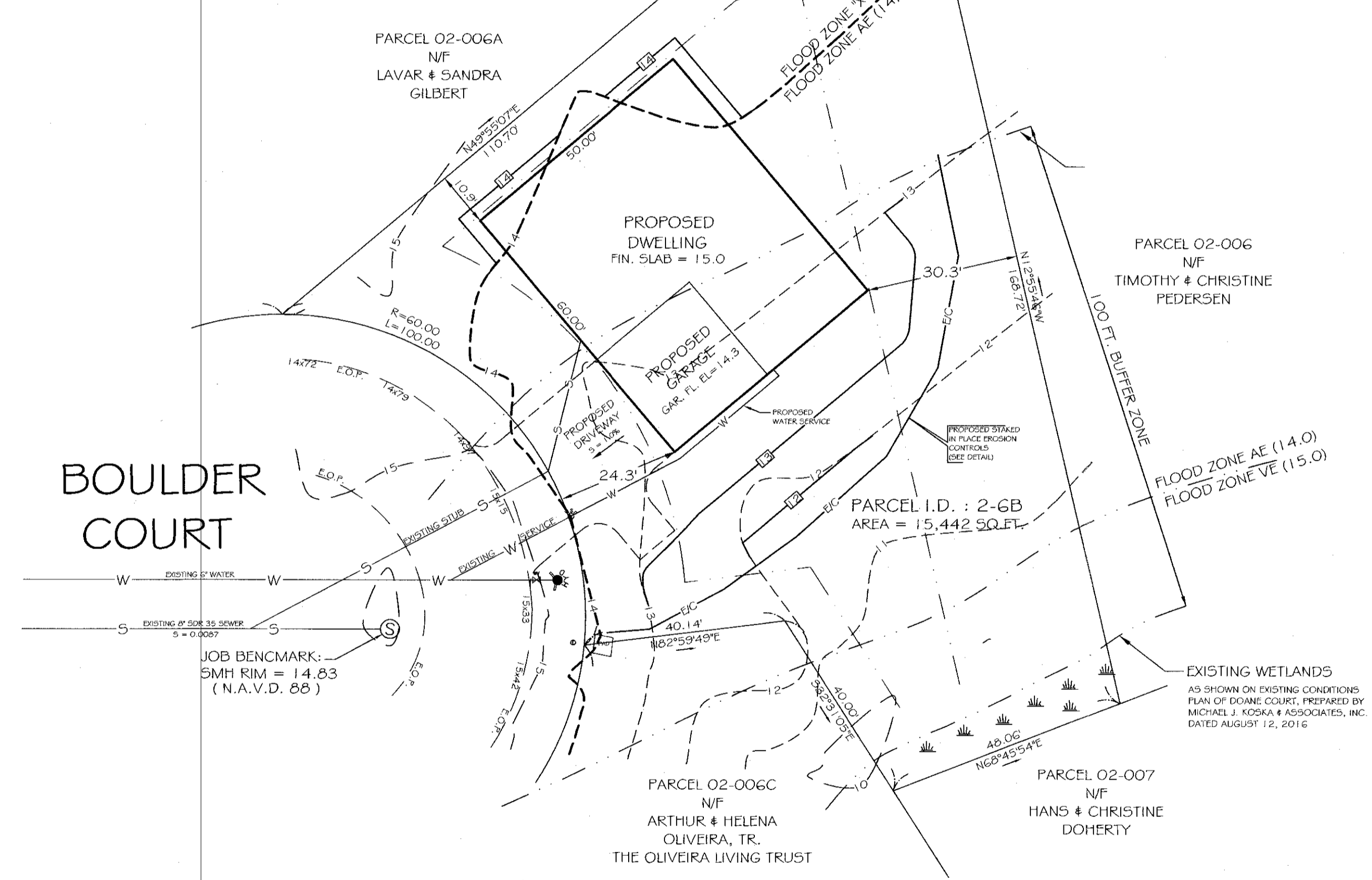
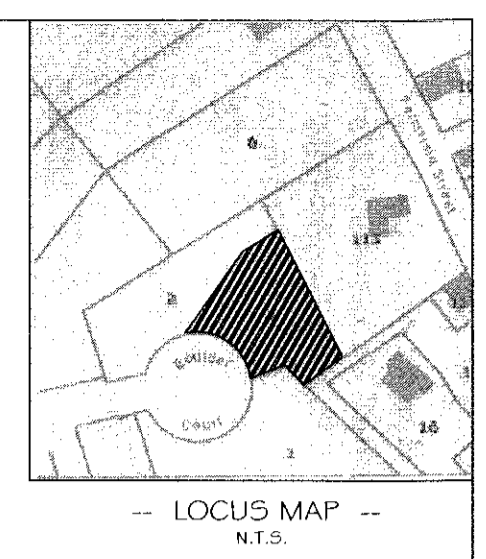
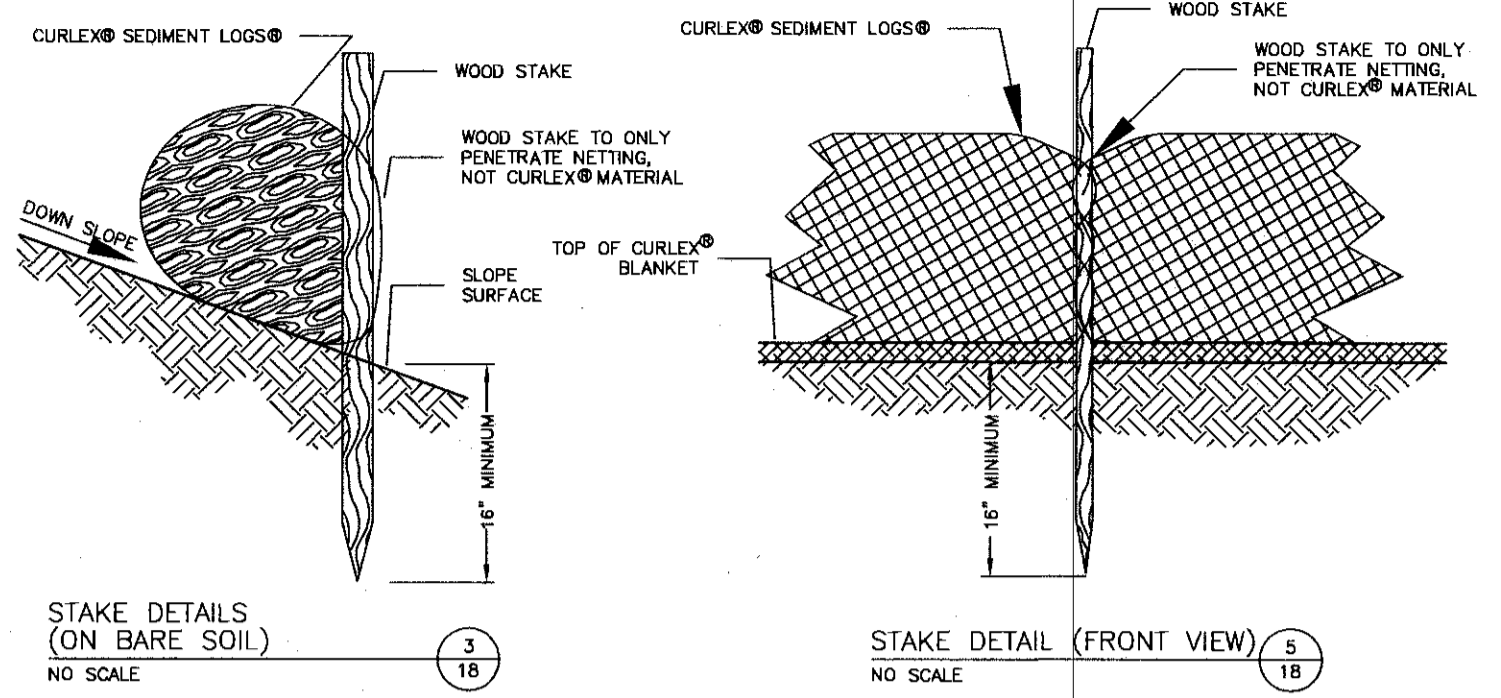
SITE PLAN
FOR PROPERTY LOCATED
at 15 GRINNELL STREET in
FAIRHAVEN, MA
PREPARED FOR THE
DAVID R. TOMASIA, JR.

SCALE: 1"=20' DATE: JANUARY 6, 2020

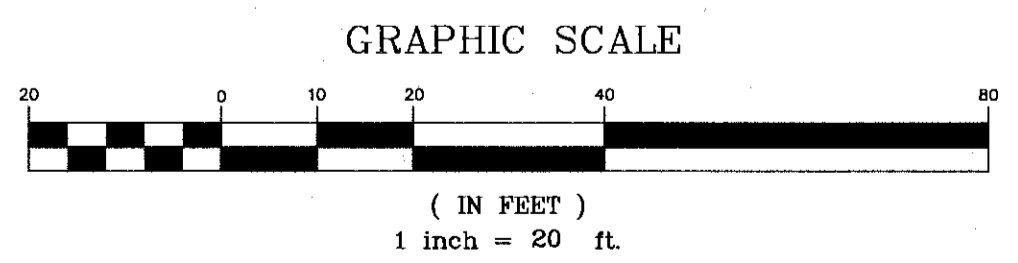
SCHNEIDER, DAVIGNON & LEONE, INC.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
1 COUNTY RD, P.O. Box 480, MATTAPOISETT, MA 02739
1-508-758-7866

Drawn By: D.M.D. Check By: D.M.D. Job No. 1064



- LEGEND**
- IRON PIPE OR ROD FOUND
 - GAS VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - UTILITY POLE
 - LIGHT POLE
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - EXTERIOR SIGN
 - OBSERVATION WELL
 - FENCE
 - STONE WALL
 - CURB
 - OVERHEAD WIRES
 - UNDERGROUND ELECTRIC
 - TELEPHONE LINES
 - WATER SERVICE
 - GAS SERVICE
 - SANITARY SEWER SERVICE
 - STORM DRAIN
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SPOT SHOT ELEVATIONS
 - TREE LINE



No.	Date	Chkd	Revisions
S:\Land Projects 2007\3072 - Krauthamer Fairhaven\dwg\Boulder Court Detail.dwg			



NOTE: THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE NOT WARRANTED TO BE CORRECT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY "DIG SAFE" @ 811, FOR ACTUAL ON-SITE MARKING, 72 HOURS PRIOR TO CONSTRUCTION.

JAMES E. MILLER
CIVIL
No. 31064
REGISTERED PROFESSIONAL ENGINEER
SEPT. 3, 2020
DATE

ARTHUR F. BORDEN
#35775
REGISTERED PROFESSIONAL LAND SURVEYOR
SEPT. 3, 2020
DATE

"PLOT PLAN OF LAND"
#4 BOULDER COURT
FAIRHAVEN, MASS.
PREPARED FOR
SHELLY KRAUTHAMER
SCALE: 1" = 20' SEPTEMBER 3, 2020
B Arthur F. Borden & Associates, Inc.
Professional Land Surveyors & Civil Engineers
#302 Broadway - Unit #4 - Raynham, Massachusetts 02767
(508) 860-3439 WWW.AFBOSURVEY.COM A-1655

LEWIS LANDING

PROPOSED MULTI-UNIT RESIDENTIAL DEVELOPMENT

HUTTLESTON AVE.

FAIRHAVEN, MASSACHUSETTS

APPLICANT/OWNER:

DANA LEWIS
18 TANNER LANE
FAIRHAVEN, MA 02719

LOCUS:

MAP 31 - LOT 117C AND LOT 115A
HUTTLESTON AVENUE
FAIRHAVEN, MA

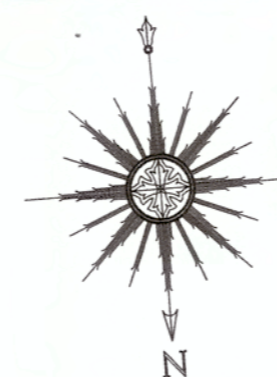


SCHEDULE OF DRAWINGS

SHEET NUMBER	PLAN TITLE
-	COVER SHEET
1	EXISTING CONDITIONS PLAN
2	SITE LAYOUT AND LANDSCAPING PLAN
3	GRADING & UTILITIES PLAN
4	EROSION CONTROL PLAN
5	DETAIL SHEET-1
6	DETAIL SHEET-2
7	ARCHITECTURALS

PLANNING BOARD WAIVERS REQUESTED FOR STORMWATER MANAGEMENT REGULATIONS

1. FAIRHAVEN ZONING BYLAW 198-31.1 (C) (2) (g) [6] REQUIRING BASINS AND PONDS TO HAVE 4:1 SIDE SLOPES AND SEDIMENT FOREBAYS TO HAVE 3:1 SIDE SLOPES.
2. FAIRHAVEN ZONING BYLAW 198-31.1 (A) (1) (a) [2] ALLOWING NO INCREASE IN THE 10-YEAR STORM RUNOFF VOLUME DUE TO SOILS UNSUITABLE FOR INFILTRATION.



SCALE: 1"=100'

SEPTEMBER 9, 2019

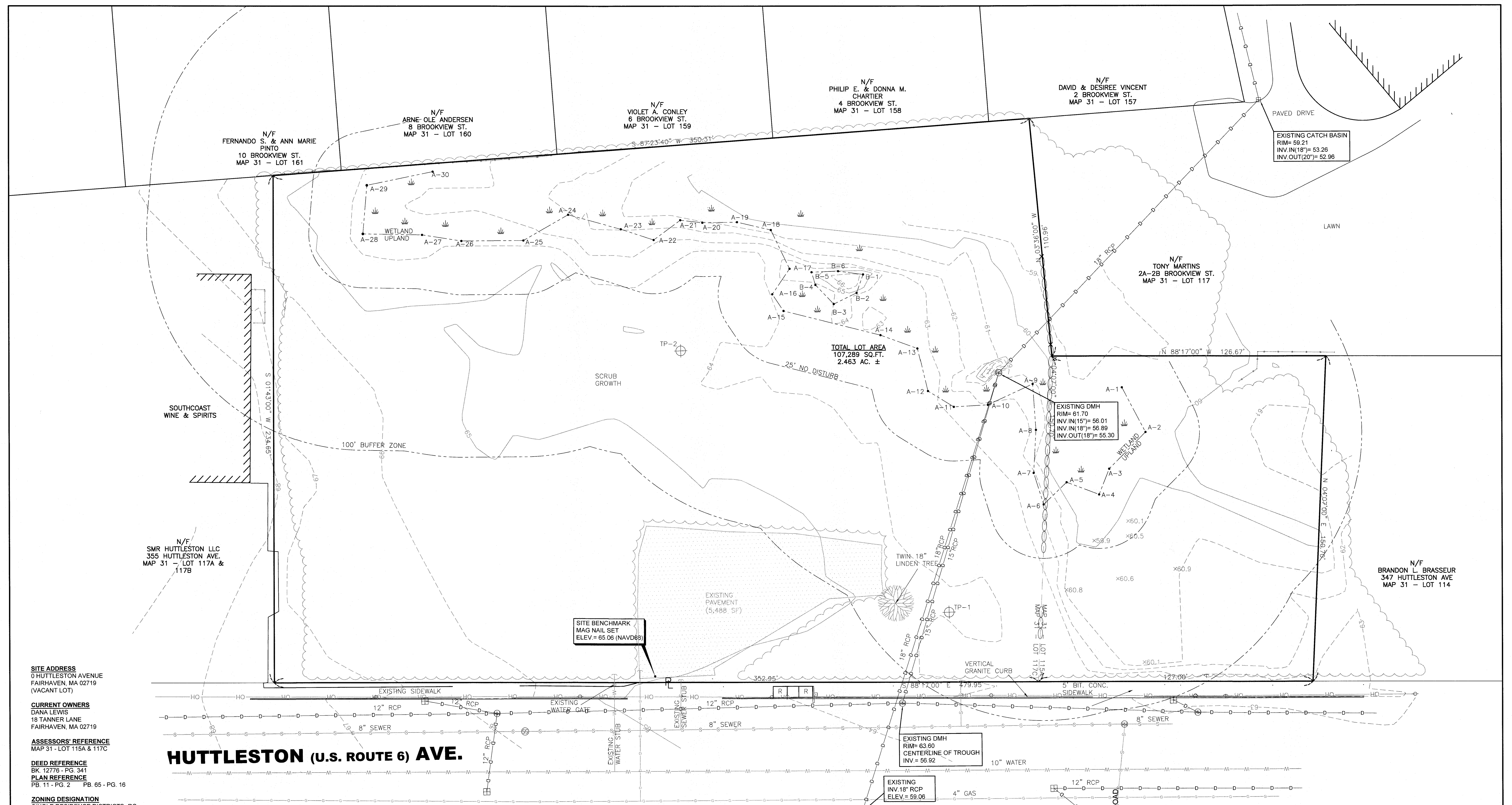
REVISED JULY 8, 2020

PREPARED BY:



CIVIL ENGINEERING—LAND SURVEYING—ENVIRONMENTAL ASSESSMENT
P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347
TEL: 508.947.0050 FAX: 508.947.2004





SITE ADDRESS
 0 HUTTLESTON AVENUE
 FAIRHAVEN, MA 02719
 (VACANT LOT)

CURRENT OWNERS
 DANA LEWIS
 18 TANNER LANE
 FAIRHAVEN, MA 02719

ASSESSORS' REFERENCE
 MAP 31 - LOT 115A & 117C

DEED REFERENCE
 BK. 12776 - PG. 341

PLAN REFERENCE
 PB. 11 - PG. 2 PB. 65 - PG. 16

ZONING DESIGNATION
 SINGLE RESIDENCE DISTRICTS- RC

VERTICAL DATUM SHOWN
 NAVD88

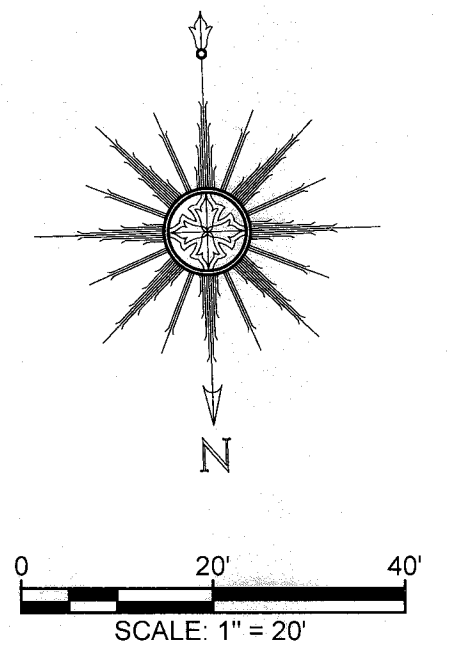
FEMA FLOODZONE DESIGNATION
 ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER: 25005-C-0413F, EFFECTIVE DATE: 7/7/2009

NOTE:
 THE WETLAND DELINEATION LINE SHOWN HEREON WAS BASED ON A PLAN BY ALLEN D. QUINTIN, DATED JANUARY 11, 2017 AND WAS NOT FIELD LOCATED BY PRIME ENGINEERING INC. DELINEATION APPROVED BY FAIRHAVEN CONSERVATION COMMISSION.

HUTTLESTON (U.S. ROUTE 6) AVE.

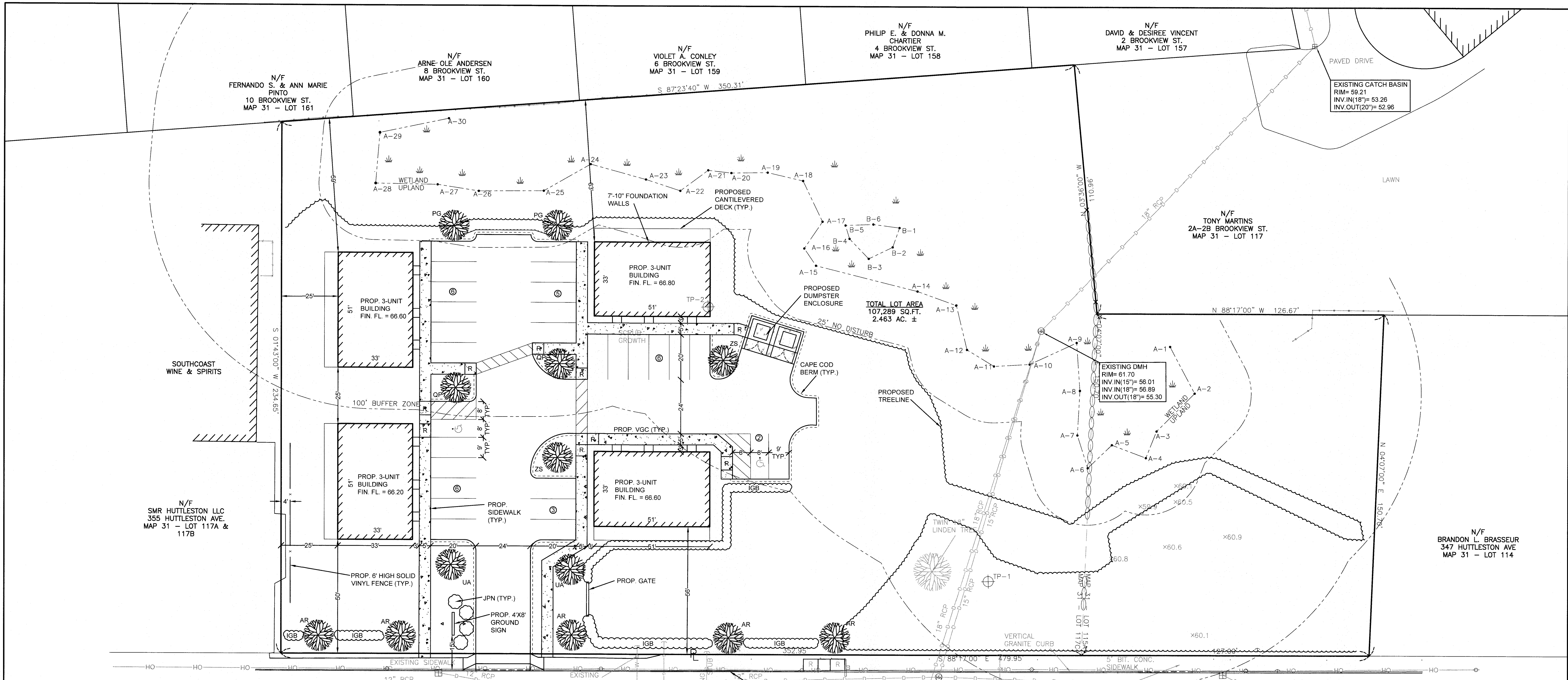
ELEV. (FEET)	TP-1	DEPTH (INCHES)	ELEV. (FEET)	TP-2	DEPTH (INCHES)
64.3		0	64.2		0
59.30	SL FILL	60	59.20	SL FILL	60
58.30	MUCK	72	58.20	MUCK	72
58.30	DENSE TILL	96	56.20	FS	96
58.30		96	55.20	DENSE TILL	108

SEEPAGE ENCOUNTERED @ 60"



REV	DATE	DESCRIPTION	BY	APP.
6	7/8/2020	GENERAL REVISIONS	SWL	RJR
5	6/25/2020	RESPONSE TO COMMENTS	SWL	RJR
4	2/14/2020	RESPONSE TO COMMENTS	SWL	RJR
3	1/22/2020	RESPONSE TO COMMENTS	SWL	RJR
2	12/4/2019	RESPONSE TO COMMENTS	SWL	RJR
1	11/8/2019	RESPONSE TO COMMENTS	SWL	RJR

DRAWING TITLE EXISTING CONDITIONS PLAN		SCALE: 1" = 20'
PROJECT MAP 31- LOT 117C FAIRHAVEN, MASSACHUSETTS		DATE: SEPT. 9, 2019
CLIENT DANA LEWIS FAIRHAVEN, MASSACHUSETTS		DRAWN BY: SWL
DESIGNED BY: RJR		CHECKED BY: RJR
APPROVED BY: RJR		SHEET NO. 1 OF 7
P.O. BOX 1088 360 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004 PRIME ENGINEERING		PROJECT NO. 2729-01-01



HUTTLESTON (U.S. ROUTE 6) AVE.

SITE ADDRESS
 0 HUTTLESTON AVENUE
 FAIRHAVEN, MA 02719
 (VACANT LOT)

CURRENT OWNERS
 DANA LEWIS
 18 TANNER LANE
 FAIRHAVEN, MA 02719

ASSESSORS' REFERENCE
 MAP 31 - LOT 115A & 117C

DEED REFERENCE
 BK 12776 - PG. 341

PLAN REFERENCE
 PB 11 - PG. 2 PB 65 - PG. 16

ZONING DESIGNATION
 SINGLE RESIDENCE DISTRICTS- RC

VERTICAL DATUM SHOWN
 NAVD83

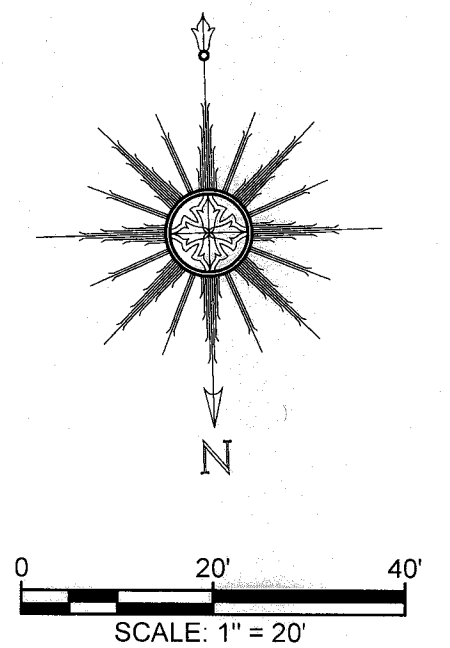
FEMA FLOODZONE DESIGNATION
 ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 25005-C-0413F. EFFECTIVE DATE: 7/7/2009

NOTE:
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LOT 2 PLANTING SCHEDULE (REQUIRED TREES ONLY)						
DECIDUOUS TREES						
SYMBOL	QUANTITY	% OF TOTAL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT / MATURE WIDTH
AR	5	40%	ACER RUBRUM 'RED SUNSET'	RED MAPLE	2.5"-3" CAL.	60' / 40'
QP	2	15%	QUERCUS PALUSTRIS	PIN OAK	2.5"-3" CAL.	65' / 50'
UA	2	15%	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	2.5"-3" CAL.	70' / 60'
ZS	2	15%	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	2.5"-3" CAL.	60' / 60'
% DECIDUOUS TREES: 85%						
EVERGREEN TREES						
PG	2	15%	PICEA GLAUCA	BLUE SPRUCE	4'-6' HT.	75' / N/A
DECIDUOUS SHRUBS						
IGB	75	-	ILEX GABRA	INKBERRY HOLLY	GAL	4' / 4'
JPN	4	-	JUNIPER PROCUMBENS NANA	DWARF JAPANESE JUIPER	GAL	1' / 3'

RC ZONING TABLE

REQUIREMENT	REQUIRED	PROVIDED
MINIMUM FRONTAGE	100 L.F.	479.95 L.F.
MINIMUM LOT AREA	15,000 S.F.	107,289 S.F.
MINIMUM SETBACKS:		
FRONT	50 FT	50.0 FT
SIDES	25 FT	25.0 FT
REAR	50 FT	59.4 FT
MINIMUM CONTIGUOUS UPLAND	70,000 S.F.	85,151 S.F.
MAXIMUM LOT COVERAGE	50%	21.9%
MAXIMUM BUILDING COVERAGE	25%	6.3%

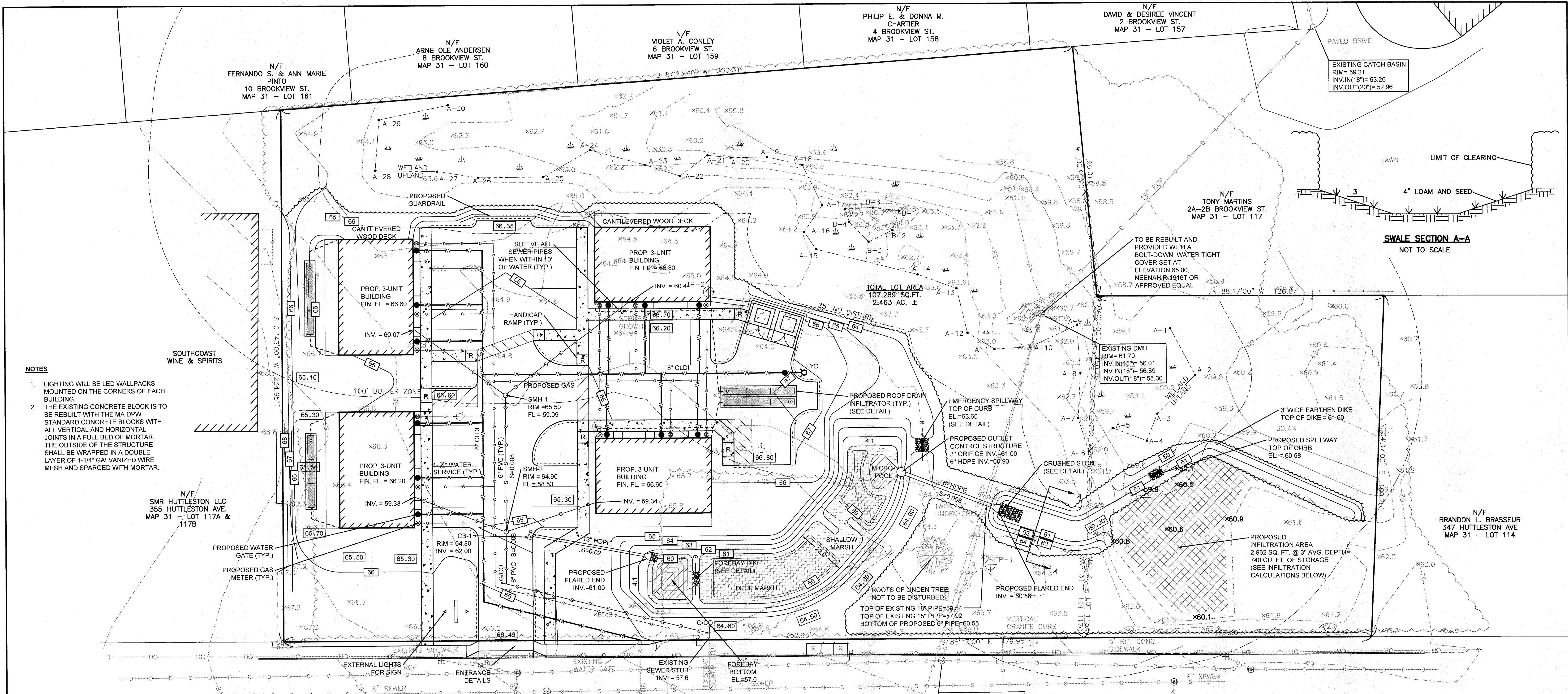


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DRAWING TITLE SITE LAYOUT AND LANDSCAPING PLAN		SCALE 1" = 20'
PROJECT MAP 31-LOT 117C FAIRHAVEN, MASSACHUSETTS		DATE SEPT. 9, 2019
CLIENT DANA LEWIS FAIRHAVEN, MASSACHUSETTS		DRAWN BY: SWL
DESIGNED BY: RJR		CHECKED BY: RJR
APPROVED BY: RJR		PROJECT NO. 2729-01-01

PRIME ENGINEERING
 P.O. BOX 1088
 350 BEDFORD ST.
 LAKEVILLE, MA 02347
 TEL: 508.947.0050
 FAX: 508.947.2004

2 OF 7



- NOTES**
- LIGHTING WILL BE LED WALLPACKS MOUNTED ON THE CORNERS OF EACH BUILDING.
 - THE EXISTING CONCRETE BLOCK IS TO BE REBUILT WITH THE MA DPW STANDARD CONCRETE BLOCKS WITH ALL VERTICAL AND HORIZONTAL JOINTS IN A FULL BED OF MORTAR. THE OUTSIDE OF THE STRUCTURE SHALL BE WRAPPED IN A DOUBLE LAYER OF 1-1/4" GALVANIZED WIRE MESH AND SPARGED WITH MORTAR.

SITE ADDRESS
 0 HUTTLESTON AVENUE
 FAIRHAVEN, MA 02719
 (VACANT LOT)

CURRENT OWNERS
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 18 TANNER LANE
 FAIRHAVEN, MA 02719

HUTTLESTON (U.S. ROUTE 6) AVE.

ASSESSORS' REFERENCE
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PLAN REFERENCE
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ZONING DESIGNATION
 SINGLE RESIDENCE DISTRICTS- RC

VERTICAL DATUM SHOWING
 NAVD83

FEMA FLOODZONE DESIGNATION
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DEEP MARSH PLANTINGS

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
NUPHAR LUTEUM	YELLOW WATER LILY	TUBERS	10
NYMPHAEA ODORATA	WHITE WATER LILY	TUBERS	10
PONTEDERIA CORDATA	PICKEREL WEED	2" PLUG	10
POTAMOGETON NODOSUS	LONG LEAF PONDWEED	RHIZOMES	10
POTAMOGETON	SAGO PONDWEED	TUBERS	10
PECTINATUS			
VALLISNERIA AMERICANA	WILD CELERY	TUBERS	10

SHALLOW MARSH PLANTINGS

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
ACORUS AMERICANA	SWEET FLAG	2" PLUG	10
ALISMA	WATER PLANTAIN	2" PLUG	10
SUBCORDATUM	SWAMP ASTER	2" PLUG	20
SYMPHYOTRICHUM	PUNICUM	2" PLUG	20
CALAMAGROSTIS CANADENSIS	BLUE JOINT GRASS	2" PLUG	20
CAREX COMOSA	BEARDED SEDGE	2" PLUG	20
CAREX STRICTA	TUSsock SEDGE	2" PLUG	20

DETENTION BASIN PLANTING SCHEDULE

ROOF DRAIN CALCULATIONS

ALL ROOF DRAINAGE TO FLOW TO UNDERGROUND INFILTRATORS.

REQUIRED STORM CATCHMENT = 0.25"/SF OF IMP. AREA

INFILTRATION REQUIREMENT = 23,449 SF IMP. X 0.25"/SF = 489 CF

CULTEC 150XLHD INFILTRATOR W/ 12" CRUSHED STONE BOTTOM = 56.8 CF STORAGE

489 CF / 56.8 CF/CHAMBER = 9 CHAMBERS REQUIRED (MIN.)

CHAMBERS PROVIDED = 12, TOTAL STORM CATCHMENT PROVIDED = 682 CF

TOP OF PIPE CALCULATIONS

EXISTING 15" RCP

SLOPE = (56.92 - 56.01) / 159 FT = .0057 SLOPE

INV. AT PIPE CROSSING = 56.92 - (66 FT TO BASIN X .0057) = 56.54

TOP EL. OF PIPE AT CROSSING = 56.54 + 1.25 FT DIAM. + .21 PIPE THICKNESS = 58.00

EXISTING 18" RCP

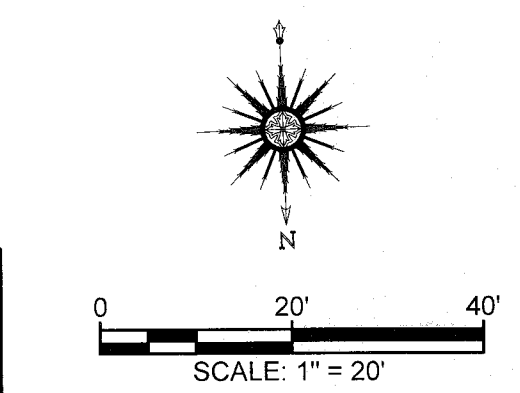
SLOPE = (59.06 - 58.89) / 209 FT = .0103 SLOPE

INV. AT BASIN = 59.06 - (119 FT TO BASIN X .0103) = 57.83

TOP EL. OF PIPE AT CROSSING = 57.83 + 1.5 FT DIAM. + .21 PIPE THICKNESS = 59.54

LEGEND

100	EXISTING CONTOURS
x 98.5	EXISTING SPOT ELEVATION
TP-101	OBSERVATION HOLE LOCATION
100	PROPOSED CONTOURS
100.0	PROPOSED SPOT ELEVATION
---	PROPOSED WATER
---	EXISTING TREELINE
---	PROPOSED TREELINE
R	HANDICAP RAMP
---	PROPOSED GAS
---	PROPOSED SEWER



INFILTRATION CALCULATIONS

INFILTRATION REQUIREMENT = 23,449 SF IMP. X 65% = 15,242 SF

MINUS ROOF AREA (100% INFILTRATED) = 15,242 - 6,732 = 8,510 SF REQUIRED

VOLUME = .25" RAINFALL X 8,510 SF = 178 CF REQUIRED

740 CF PROVIDED > 178 CF REQUIRED

GRADING AND UTILITIES PLAN

MAP 31- LOT 117C
 FAIRHAVEN, MASSACHUSETTS

DANA LEWIS
 FAIRHAVEN, MASSACHUSETTS

PRIME ENGINEERING

P.O. BOX 1088
 350 BEDFORD ST.
 LAKEVILLE, MA 02347
 TEL: 508.947.0050
 FAX: 508.947.2004

DATE	DESCRIPTION	BY	APP.
6/7/2020	GENERAL REVISIONS	SWL	RJR
6/25/2020	RESPONSE TO COMMENTS	SWL	RJR
2/14/2020	RESPONSE TO COMMENTS	SWL	RJR
1/22/2020	RESPONSE TO COMMENTS	SWL	RJR
12/4/2019	RESPONSE TO COMMENTS	SWL	RJR
11/8/2019	RESPONSE TO COMMENTS	SWL	RJR

DRAWING TITLE: GRADING AND UTILITIES PLAN

SCALE: 1" = 20"

DATE: SEPT. 9, 2019

DRAWN BY: SWL

DESIGNED BY: RJR

CHECKED BY: RJR

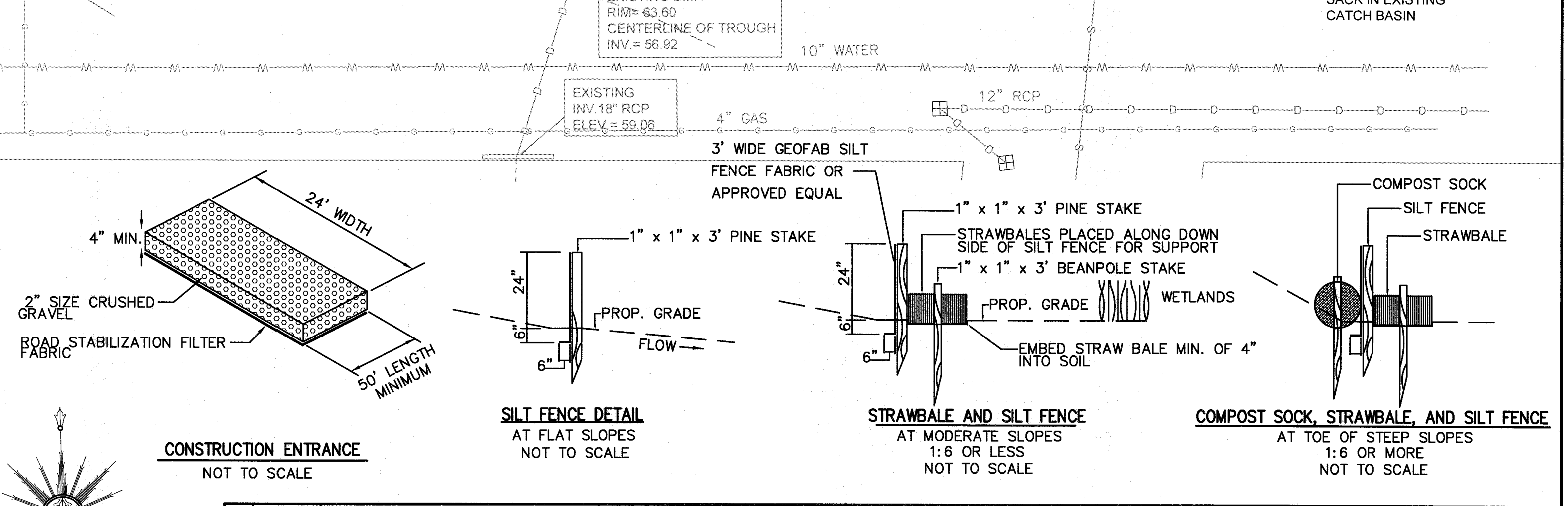
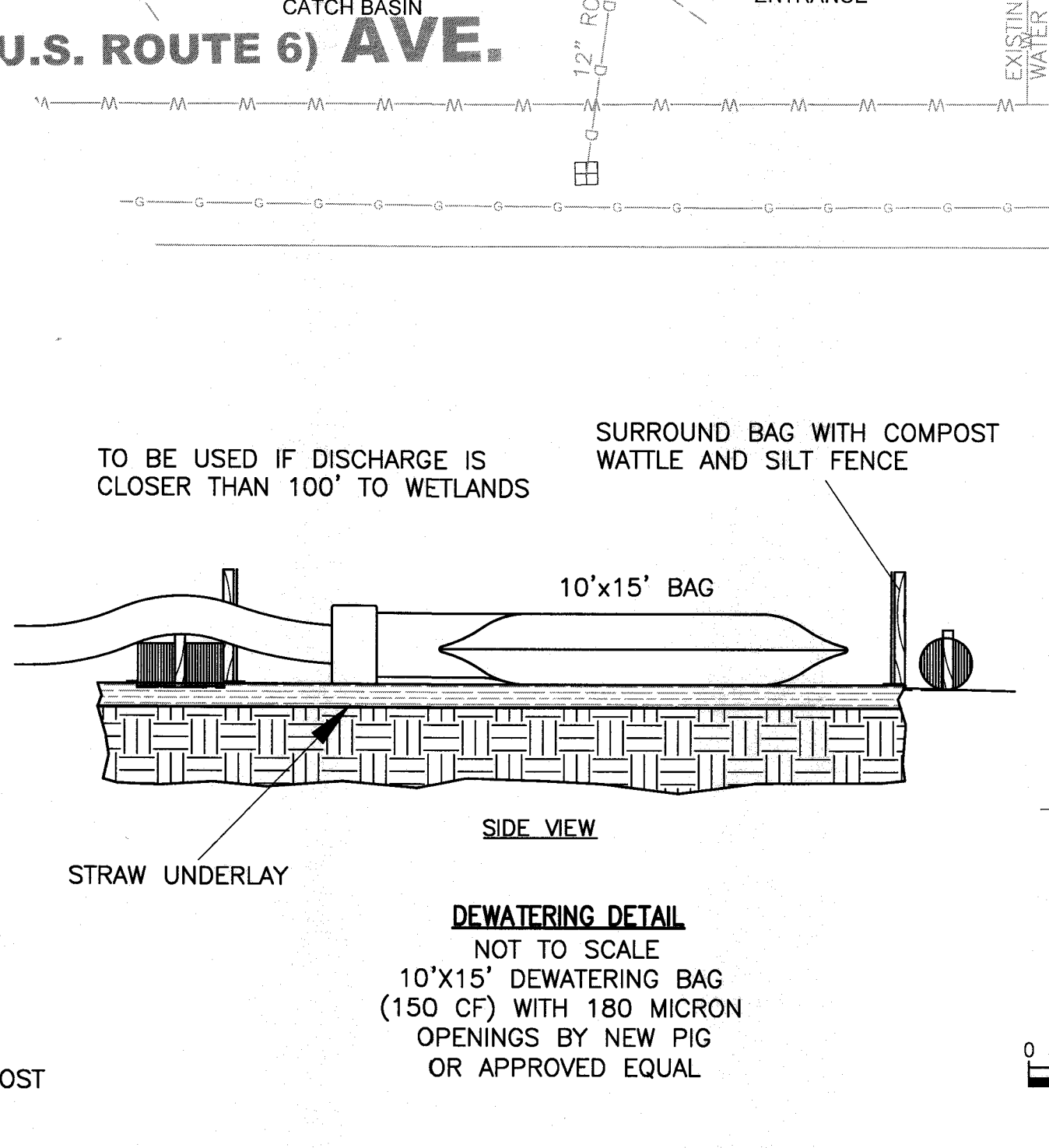
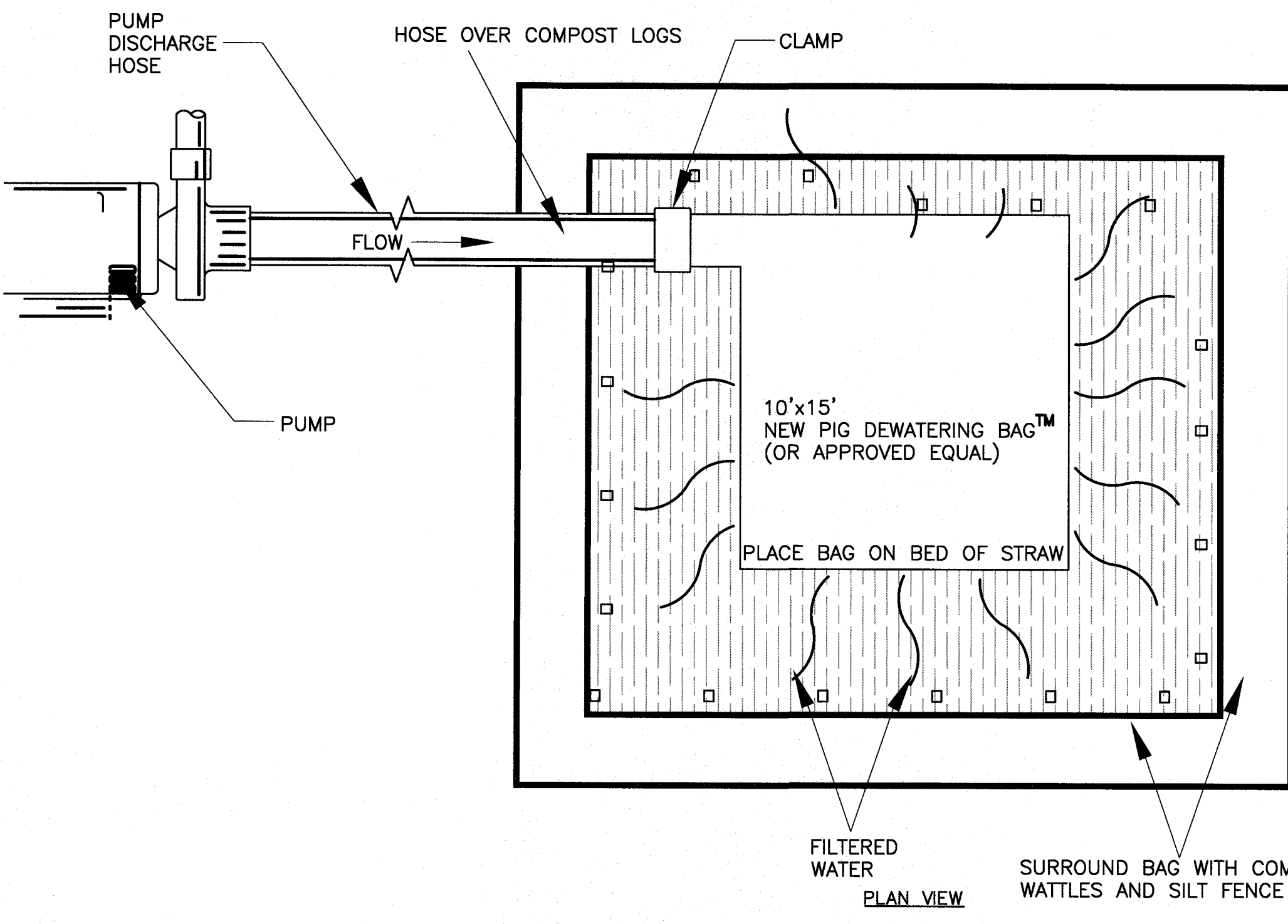
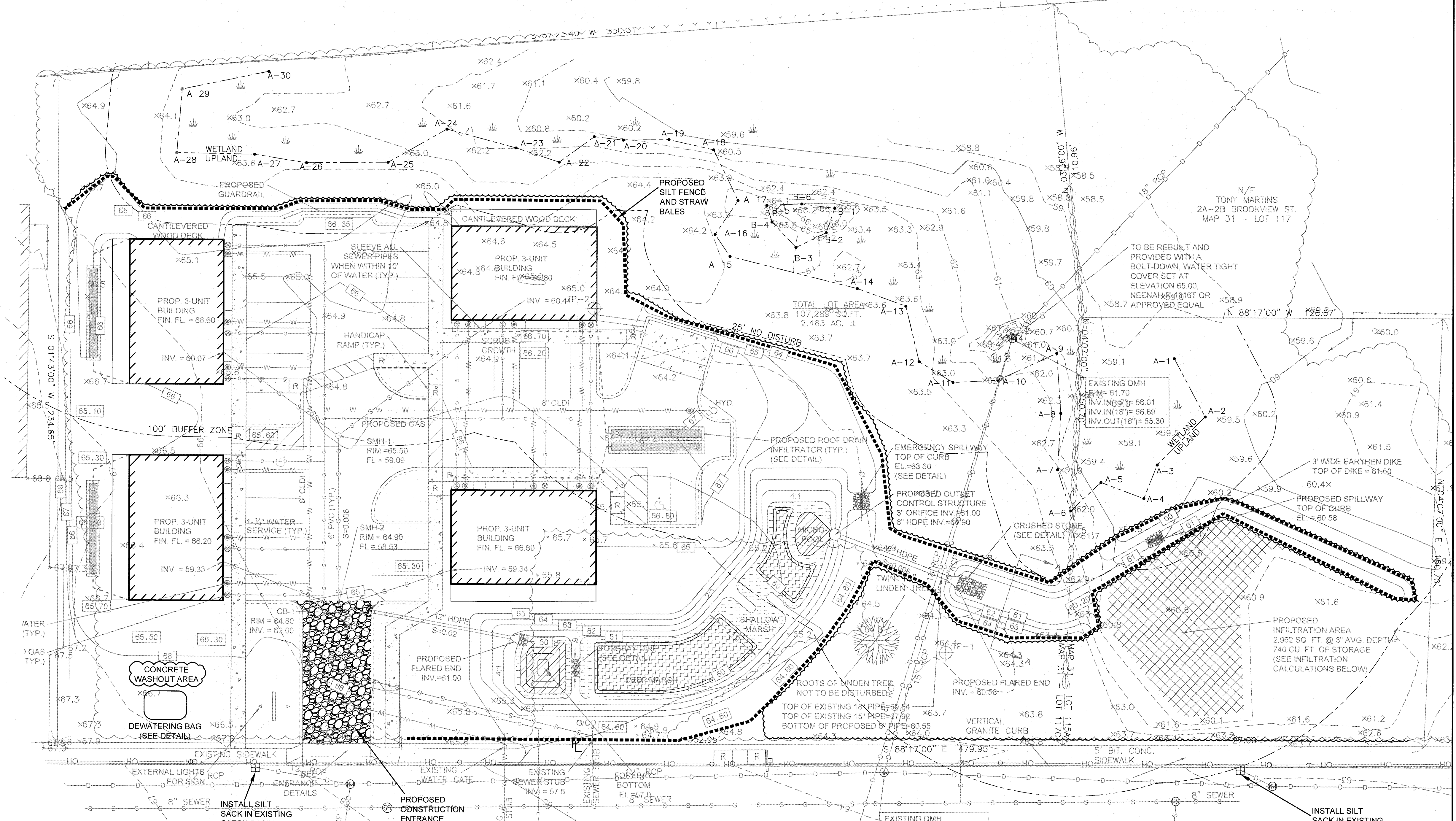
APPROVED BY: RJR

PROJECT NO: 2729-01-01

SHEET NO: 3 OF 7

EROSION & SEDIMENT CONTROL NOTES:

- THE FOLLOWING IS THE MINIMUM REQUIREMENTS THE CONTRACTOR SHALL FOLLOW TO PREVENT IMPACTS CAUSED BY EROSION AND SEDIMENTATION DURING CONSTRUCTION. THE CONTRACTOR MAY, AT HIS DISCRETION, IMPLEMENT ADDITIONAL MEASURES IF NECESSARY.
1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO STUMP REMOVAL AND CONSTRUCTION. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
 2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL MUNICIPAL REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION. A STAKED STRAW BALE DAM SHALL BE INSTALLED DOWN GRADIENT OF ALL DRAINAGE OUTFALLS.
 3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER OR AGENTS OF THE OWNER.
 4. CATCH BASINS WILL BE PROTECTED WITH STRAW BALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. FILTER FABRIC SHOULD BE INSTALLED UNDER GRATE OPENING UNTIL PAVEMENT IS IN PLACE AND GROUND SURFACE IS STABILIZED.
 5. SEEDING MIXTURE FOR FINISHED GRASSED AREAS WILL BE AS FOLLOWS:
 KENTUCKY BLUE GRASS 45%
 CREEPING RED FESCUE 45%
 PERENNIAL RYEGRASS 10%
 SEED TO BE APPLIED AT A RATE OF 4 LBS./1000 SQ. FT.
 FERTILIZER SHALL BE APPLIED AT A RATE OF 2 LBS./1000 SQ. FT.
 PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 1. AFTER OCTOBER 1, AREAS WILL BE STABILIZED WITH STRAWBALE CHECK, FILTER FABRIC, OR WOODCHIP MULCH, AS REQUIRED, TO CONTROL EROSION.
 6. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING IS ACHIEVED, SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYEGRASS APPLIED TO A RATE OF 2 LBS./1,000 SQ. FT. AT A DEPTH OF 1/2 INCH 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. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 1, WHERE GRASS PREDOMINATES. FERTILIZE ACCORDING TO A SOIL TEST AT A MINIMUM APPLICATION RATE OF 1 LB. OF NITROGEN PER 1,000 SQ. FT. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COARSE MATTER, TREATED WITH 1-2, LBS. NITROGEN PER TON, APPLIED AT A RATE OF 185-275 LBS./1,000 SQ. FT.
 7. AT ALL PROPOSED FILL AREAS WHICH ARE NOT CURRENTLY SHOWN ON THESE PLANS, THE CONTRACTOR SHALL ESTABLISH AN EROSION CONTROL LINE (STRAW BALE CHECK OR FILTER FABRIC) ABOUT TEN (10) FEET FROM TOE TO SLOPE OF PROPOSED FILL AREAS PRIOR TO BEGINNING FILL INSTALLATION. STABILIZATION OF SLOPES IN FILL AREAS (USING MULCH OR GRASS) SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF FILL INSTALLATION.
 8. STABILIZATION OF SLOPES IN CUT AREAS (USING MULCH OR GRASS) AND THE INSTALLATION OF CONTROL LINE (STRAW BALE CHECK OR FILTER FABRIC) AT THE TOE OF SLOPE SHALL BE INITIATED WITHIN THIRTY (30) FEET.
 9. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN. ALL STRAW BALES OR SILT FENCE RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.
 10. CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PROPER TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
 11. THE CONTRACTOR SHALL SECURE THE SERVICES OF A PROFESSIONAL ENGINEER, WHO SHALL VERIFY IN THE FIELD THAT THE CONTROLS REQUIRED BY THIS PLAN ARE PROPERLY INSTALLED, SHALL MAKE INSPECTION OF SUCH FACILITIES NOT LESS FREQUENTLY THAN EVERY 14 DAYS OR AFTER A RAINFALL IN EXCESS OF 1/4 INCH, WHICHEVER OCCURS FIRST.
 12. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN THIRTY (30) 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 STRAW BALES. SIDE SLOPES SHALL NOT EXCEED 2:1.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO SPRINKLING OF WATER ON EXPOSED SOILS AND HAUL ROADS AS NEEDED. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC.
 14. IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN THIRTY (30) DAYS AFTER LAND DISTURBANCES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS.
 15. STRAW BALES SHALL BE USED ONLY AS A TEMPORARY MEASURE WHERE CONTROL MEASURES WILL BE REQUIRED FOR LONGER THAN SIXTY (60) DAYS. FILTER FABRIC SHALL BE USED.
 16. WHERE DEWATERING 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.
 17. THE CONTRACTOR SHALL OBTAIN AN NPDES PERMIT PRIOR TO THE START OF CONSTRUCTION.



REV	DATE	DESCRIPTION	BY	APP.
6	7/8/2020	GENERAL REVISIONS	SWL	RJR
5	6/25/2020	RESPONSE TO COMMENTS	SWL	RJR
4	2/14/2020	RESPONSE TO COMMENTS	SWL	RJR
3	1/22/2020	RESPONSE TO COMMENTS	SWL	RJR
2	12/4/2019	RESPONSE TO COMMENTS	SWL	RJR
1	11/8/2019	RESPONSE TO COMMENTS	SWL	RJR

DRAWING TITLE		EROSION CONTROL PLAN	
PROJECT		MAP 31- LOT 117C FAIRHAVEN, MASSACHUSETTS	
CLIENT		DANA LEWIS FAIRHAVEN, MASSACHUSETTS	
DESIGNED BY		RJR	
CHECKED BY		RJR	
APPROVED BY		RJR	

SCALE:	1" = 20'
DATE:	SEPT 9, 2019
DRAWN BY:	SWL
DESIGNED BY:	RJR
CHECKED BY:	RJR
APPROVED BY:	RJR
PROJECT NO.:	2729-01-01

ZONING SUMMARY CHART
GENERAL RESIDENCE DISTRICT - RB

ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA - 15,000 S.F. ¹	22,500 S.F.	6,400± S.F.	6,400± S.F.
MINIMUM LOT FRONTAGE	100'	100.42'	100.42'
CONTIGUOUS UPLAND	13,500 S.F.	6,244 S.F.	6,244 S.F.
MINIMUM FRONT SETBACK ^{1,6}	20'	0.4'	15.75'
MINIMUM SIDE SETBACK	10'	0.3'	11.0'
MINIMUM REAR SETBACK ⁷	30'	5.0'	25.75'
MAXIMUM BUILDING HEIGHT	35'	15±	34.9'
MAXIMUM LOT COVERAGE ¹⁰	50%	53.0%	44.8%
MAXIMUM BUILDING COVERAGE ⁹	30%	49.1%	27.1%

FOOTNOTES:

- INCREASE FIFTY PERCENT (50%) FOR PERMITTED SEMIDETACHED AND TWO FAMILY DWELLINGS.
- NO NEW BUILDING NEED PROVIDE YARDS GREATER THAN THE AVERAGE OF THOSE EXISTING OR ABUTTING LOTS ON THE SAME STREET. FRONT DECK AND/OR PORCH SETBACKS MAY CONFORM TO THE AVERAGE SETBACKS OF THOSE EXISTING ON THE SAME STREET, CORNER OR THROUGH LOTS SHALL OBSERVE FRONT YARD REQUIREMENTS FROM BOTH STREETS.
- A NONCOVERED PORCH, DECK OR LANDING NOT EXCEEDING 72 SF, NOT EXTENDING MORE THAN 6-FT INTO A REQUIRED FRONT YARD, AND ATTACHED TO A PRINCIPAL BUILDING, SHALL BE EXEMPT FROM THIS REQUIREMENT. THIS EXEMPTION APPLIES ONLY TO ZONING DISTRICTS RR, RA AND AG.
- A NONCOVERED PORCH, DECK OR LANDING NOT EXCEEDING 450 SF, NOR EXTENDING MORE THAN 15-FT INTO A REQUIRED REAR YARD, AND ATTACHED TO A PRINCIPAL BUILDING, SHALL BE EXEMPT FROM THIS REQUIREMENT. THIS EXEMPTION ONLY APPLIES TO ZONING DISTRICTS RR, RA AND AG.
- MAXIMUM BUILDING COVERAGE - SEE DEFINITIONS SECTION 198-33.
- MAXIMUM LOT COVERAGE - SEE DEFINITIONS SECTION 198-33.

NOTE:

- THE LOCUS RECEIVED A VARIANCE FROM THE TOWN OF FAIRHAVEN BOARD OF APPEALS ON JUNE 7, 2005 RECORDED IN THE BRISTOL COUNTY SOUTH REGISTRY OF DEEDS IN BOOK 7670 PAGE 279. THE VARIANCE GRANTED (S-0) A REDUCTION OF THE REQUIRED LOT AREA TO THE EXISTING AREA, REDUCED FRONT SETBACK TO 15-FT AND THE REAR SETBACK TO 25-FT.

RESOURCE AREAS:

- COASTAL BANK - CLOSETS RESOURCE FLAGGED GC1 - GC6 IN THE FIELD
- SALT MARSH - NOT FLAGGED
- COASTAL BEACH/TIDAL FLAT - NOT FLAGGED
- LAND SUBJECT TO COASTAL STORM FLOWAGE (ZONE AE)
- RIVERFRONT AREA - 200-FT RIVERFRONT AREA IS LOCATED OFFSITE. ENTIRE LOT IS LOCATED WITHIN THE 100-FT INNER RIPARIAN ZONE.

LEGEND

PROPERTY LINE	
BUILDING	
BUILDING ARCHITECTURE	
CURB	
RETAINING WALL	
SIDEWALK	
PAVER PATIO	
SAW-CUT LINE	
DECORATIVE FENCE	
FLOODPLAIN	
WETLAND BUFFER 100'	
EROSION CONTROL	
10' CONTOUR	
2' CONTOUR	
SPOT GRADE	
SEWER CLEANOUT	
SEWER LINE	
WATER LINE	
WATER VALVE	
GAS LINE	
GAS VALVE	
OVER HEAD WIRE	

GENERAL NOTES:

- AN EXISTING CONDITIONS SURVEY WAS CONDUCTED BY ALLEN & MAJOR ASSOCIATES, INC. IN MAY 2020.
- THIS PROJECT WILL BE SERVED BY MUNICIPAL WATER AND SEWER, NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY. BEFORE UTILITY WORK BEGINS, THE CONTRACTOR WILL COORDINATE WITH THE LOCAL MUNICIPALITY & UTILITY COMPANIES FOR THE APPROPRIATE PERMIT AND INSPECTION FEES.
- ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.
- APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAG MEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROLS SHALL BE IMPLEMENTED AND OPERATED ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
- DISPOSAL OF ALL DEMOLISHED MATERIALS INCLUDING EXISTING MISC. CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS AT NO ADDITIONAL COST.
- EXISTING UTILITIES & STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PROTECTED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
- EXISTING PAVEMENT SHALL BE SAW-CUT AND PAVEMENT JOINT SHALL BE INSTALLED WHERE NECESSARY TO ENSURE A SMOOTH CONTINUOUS GRADE.
- ALL GRADING OPERATIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
- IN LANDSCAPED AREAS THE TOP ELEVATION OF MANHOLES SHALL MATCH THE FINISH GRADE OF THE TOPSOIL. IN PAVED AREAS THE TOP ELEVATIONS OF MANHOLES SHALL MATCH FINISH GRADE.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS SOON AS POSSIBLE UPON COMPLETION OF CONSTRUCTION WORK IN THE AREA.
- ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL & SEED, AND BE MAINTAINED UNTIL ESTABLISHED & ACCEPTED.
- IF ANY EXISTING UTILITY STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER AT NO ADDITIONAL COST.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER, SEWER, GAS AND ELECTRICAL AND TELECOMMUNICATIONS LINES.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- ACCORDING TO THE SOIL MANAGEMENT PLAN PREPARED BY SITEC, INC., DATED JUNE 6, 2018 THE SUBJECT PROPERTY CONTAINS HISTORIC FILL MATERIAL WHICH CONTAINS WOOD ASH AND COAL ASH. THEREFORE ALL EXCAVATIONS SHALL FOLLOW THE PROCEDURES OUTLINED IN THE SOIL MANAGEMENT PLAN.



Paul G. Matos
Professional Engineer
09-21-20
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	REVISION
2	09/18/20	BUILDING & PLANTING AREA
1	08/31/20	COASTAL PLANTINGS & PATIO

APPLICANT/OWNER:

108 SYCAMORE STREET REALTY TRUST
12 VENTURA DRIVE
DARTMOUTH, MA 02747

PROJECT:

PROPOSED 2-FAMILY DWELLING
108 SYCAMORE STREET
FAIRHAVEN, MA

PROJECT NO. 2759-01 DATE: 07-31-2020

SCALE: 1" = 10' DWG. NAME: C2759-01_

DESIGNED BY: CHECKED BY: PLC

PREPARED BY:

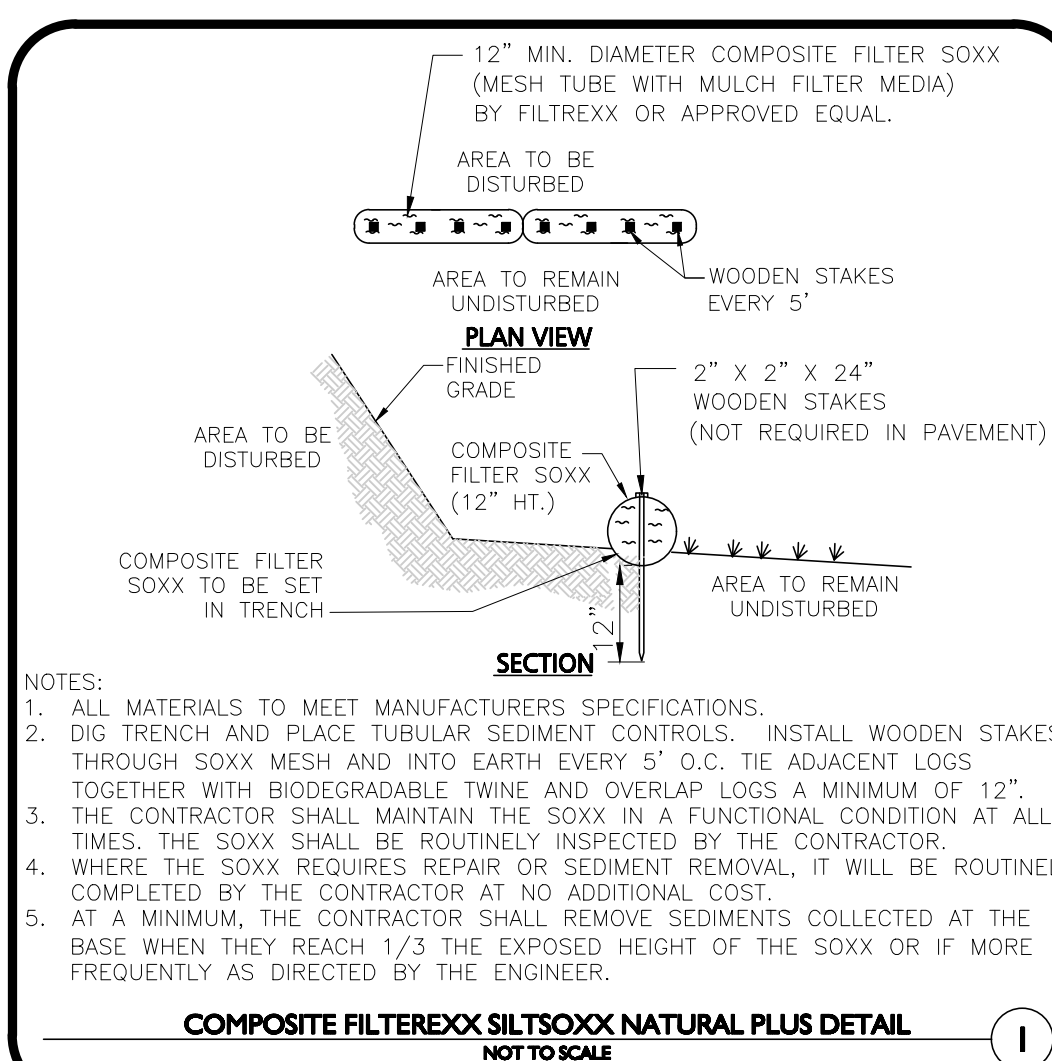
ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting • landscape architecture
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LAKEVILLE MA 02347
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FAX: (508) 923-6809
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DRAWING TITLE: SHEET No.

PLAN TO ACCOMPANY NOTICE OF INTENT C-101

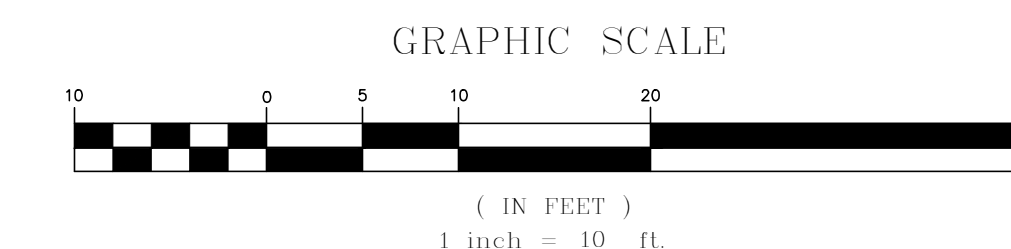
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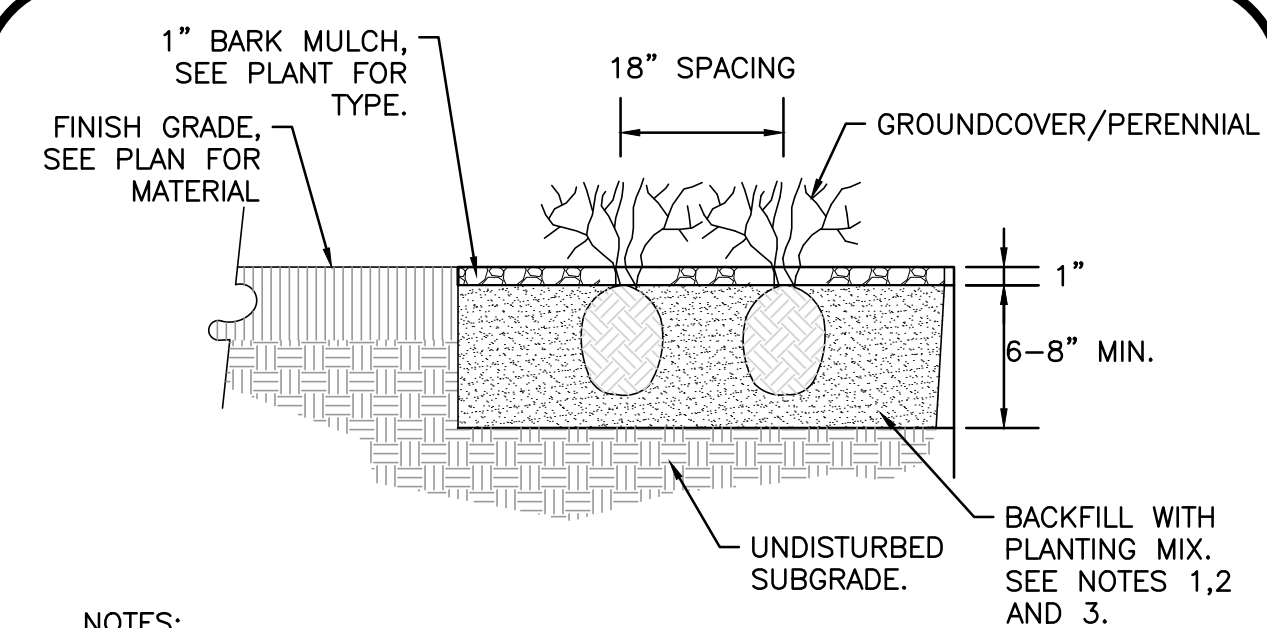
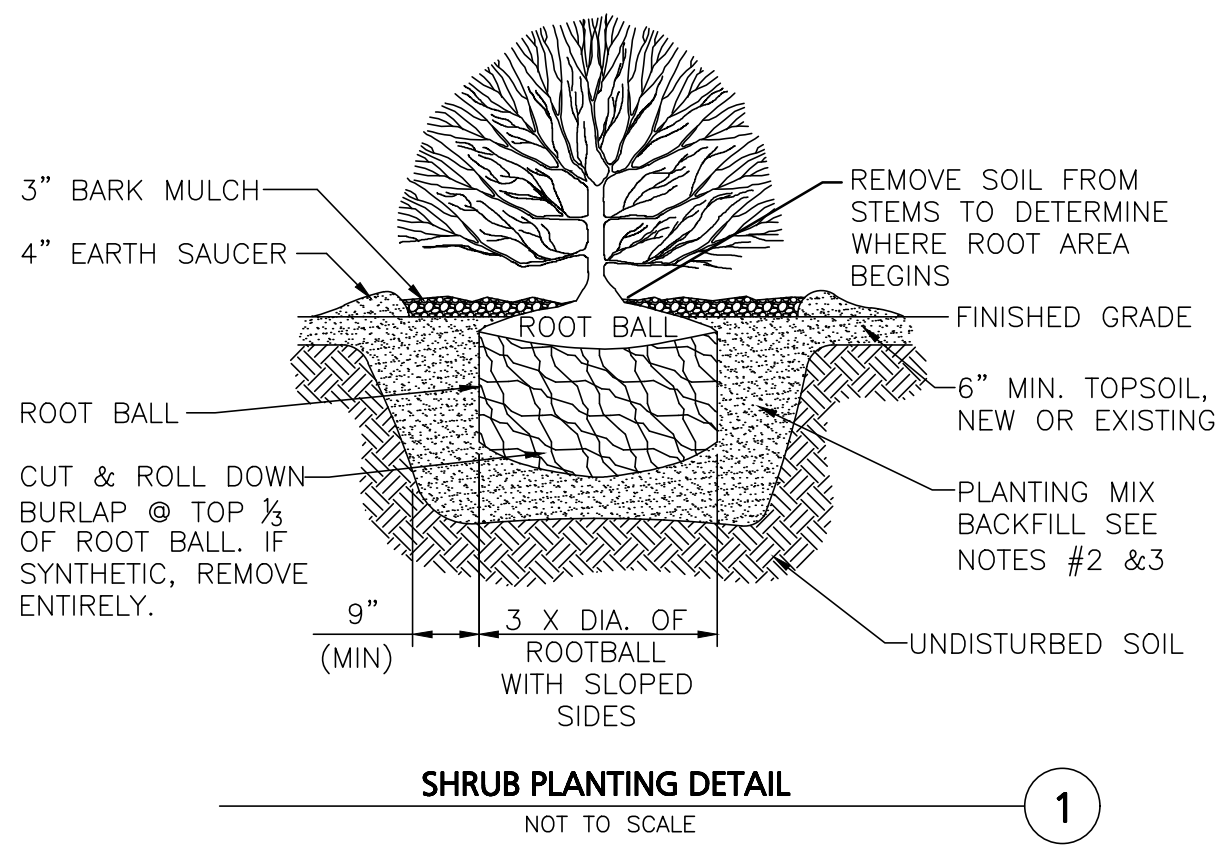


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 2. ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 18" MINIMUM DEPTH OF TOPSOIL. EIGHTEEN INCHES OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED OR LOAM & SOD TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY A&M PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 18" MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO OWNER. SEE TOPSOIL DETAIL.

PLANTING SCHEDULE						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
SALTMARSH EROSION CONTROL PLANTS						
AC	3	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	5-6' HT.	AS SHOWN	B&B
MP	12	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	2-2.5'	AS SHOWN	B&B
SS	90	SOLIDAGO SEMPERVIVONS	SEASIDE GOLDENROD	2" PLUG	18"	PLUG
PM	6	PRUNUS MARITIMA	BEACH PLUM	#5	AS SHOWN	CONTAINER
RV	27	ROSA VIRGINIANA	VIRGINIA ROSE	#3	AS SHOWN	CONTAINER
SL	29	SPIREA LATIFOLIA (ALBA)	MEADOWSWEET	18-24"	30"	CONTAINER

* NATIVE PLANTINGS FROM NE WETLAND PLANTS, LOCAL NURSERY OR EQUAL. WWW.NEWP.COM
 * NATIVE PLANTINGS CAN NOT BE SUBSTITUTED WITH A CULTIVAR

- NOTES:**
1. ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. SET SHRUB 1"-2" ABOVE FINISH GRADE.
 2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
 3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.
 4. SHRUB BEDS TO HAVE 24" MIN. OF CONTINUOUS PLANTING SOIL.



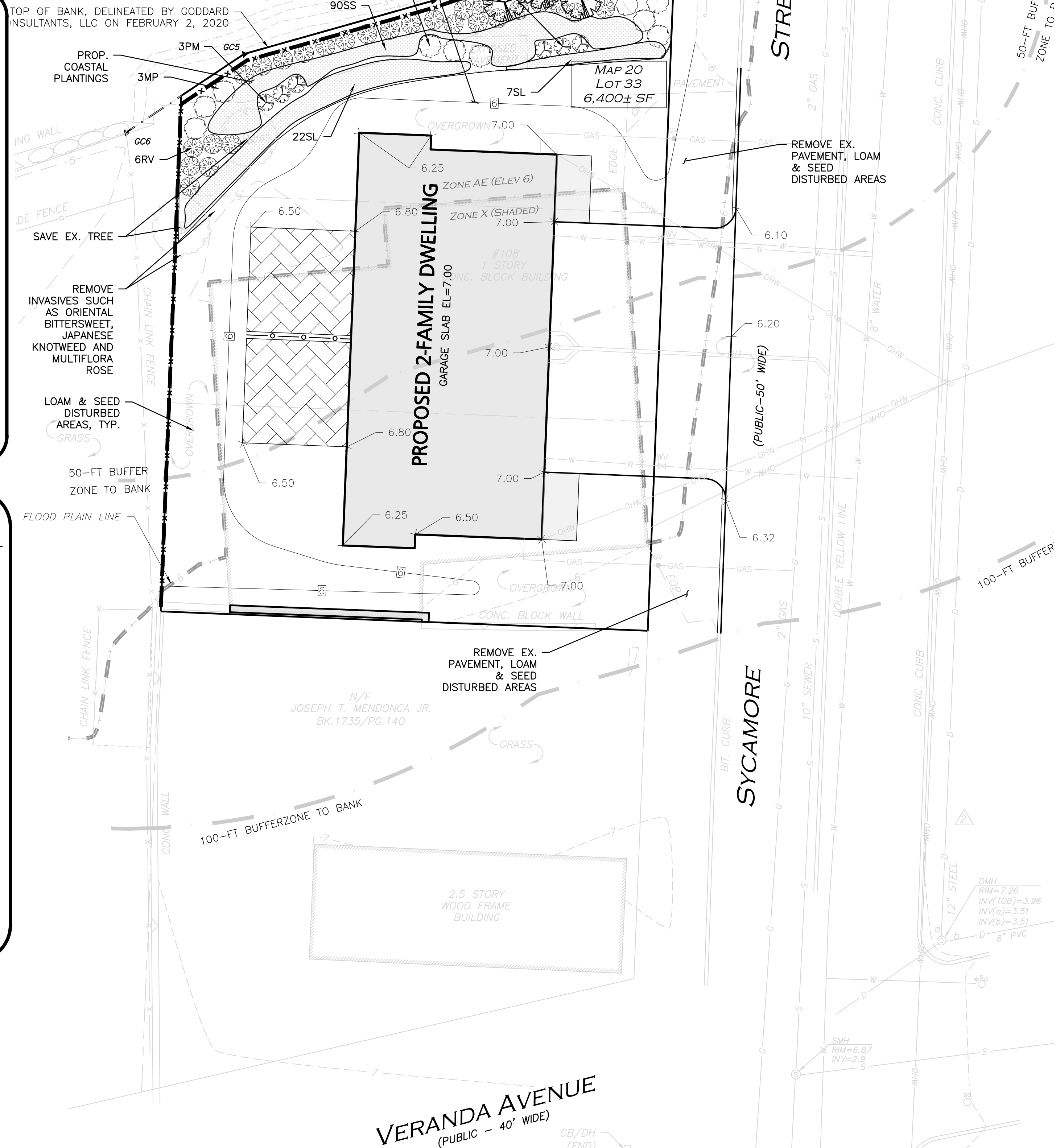
- NOTES:**
1. ALL GROUNDCOVER/PERENNIALS SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING.
 2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% BLENDED AND GROUND COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH OR TOXIC MATERIALS) 20% PEAT MOSS, 10% SAND.
 3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

2\"/>

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LANDSCAPE NOTES

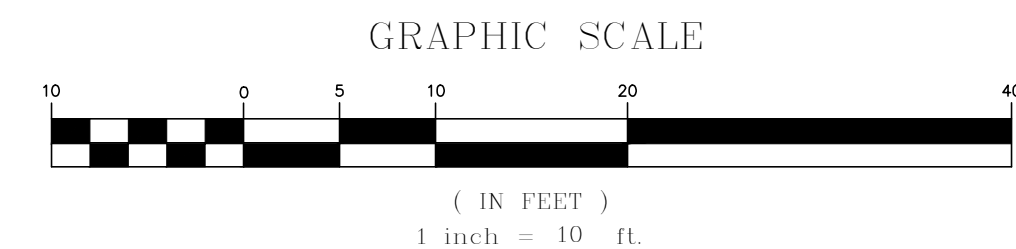
- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF FAIRHAVEN, MA.
1. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS IN WRITING.
 3. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA, ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
 4. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
 5. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
 6. ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 7. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
 8. ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED. LAWNS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
 9. ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
 10. ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH.
 11. CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
 12. SOIL SAMPLES, TESTS, AND SHOP DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

LOAM AND SEEDING NOTES:

CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN PER SPECIFICATIONS BELOW

SCIENTIFIC NAME	COMMON NAME	PROPORTION BY WEIGHT	PURITY	GERMINATION
FESTUCA RUBRA "RUBRA"	CREeping RED FESCUE	37%	95%	90%
PAO PRAENTENSIS "BARON"	BARON KENTUCKY BLUEGRASS	40%	85%	90%
LOLIUM PERENNE "PALMER"	PALMER PERENNIAL RYEGRASS	15%	95%	90%
FESTUCA RUBRA COMMUTATA WILMA	WILMA CHEWINGS	8%	95%	80%

1. SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.
2. SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER. HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.
3. COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIZE SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
4. LAWN AREAS TO BE SEED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS PER 1000 SQUARE FEET.
5. CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.



Paul G. Matos 09-21-20
 PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	REVISION
2	09/18/20	BUILDING & PLANTING AREA
1	08/31/20	COASTAL PLANTINGS & PATIO

APPLICANT/OWNER:
108 SYCAMORE STREET REALTY TRUST
 12 VENTURA DRIVE
 DARTMOUTH, MA 02747

PROJECT:
PROPOSED 2-FAMILY DWELLING
 108 SYCAMORE STREET
 FAIRHAVEN, MA

PROJECT NO. 2759-01 DATE: 07-31-2020

SCALE: 1" = 10' DWG. NAME: C2759-01_

DESIGNED BY: BD CHECKED BY: PLC

PREPARED BY:



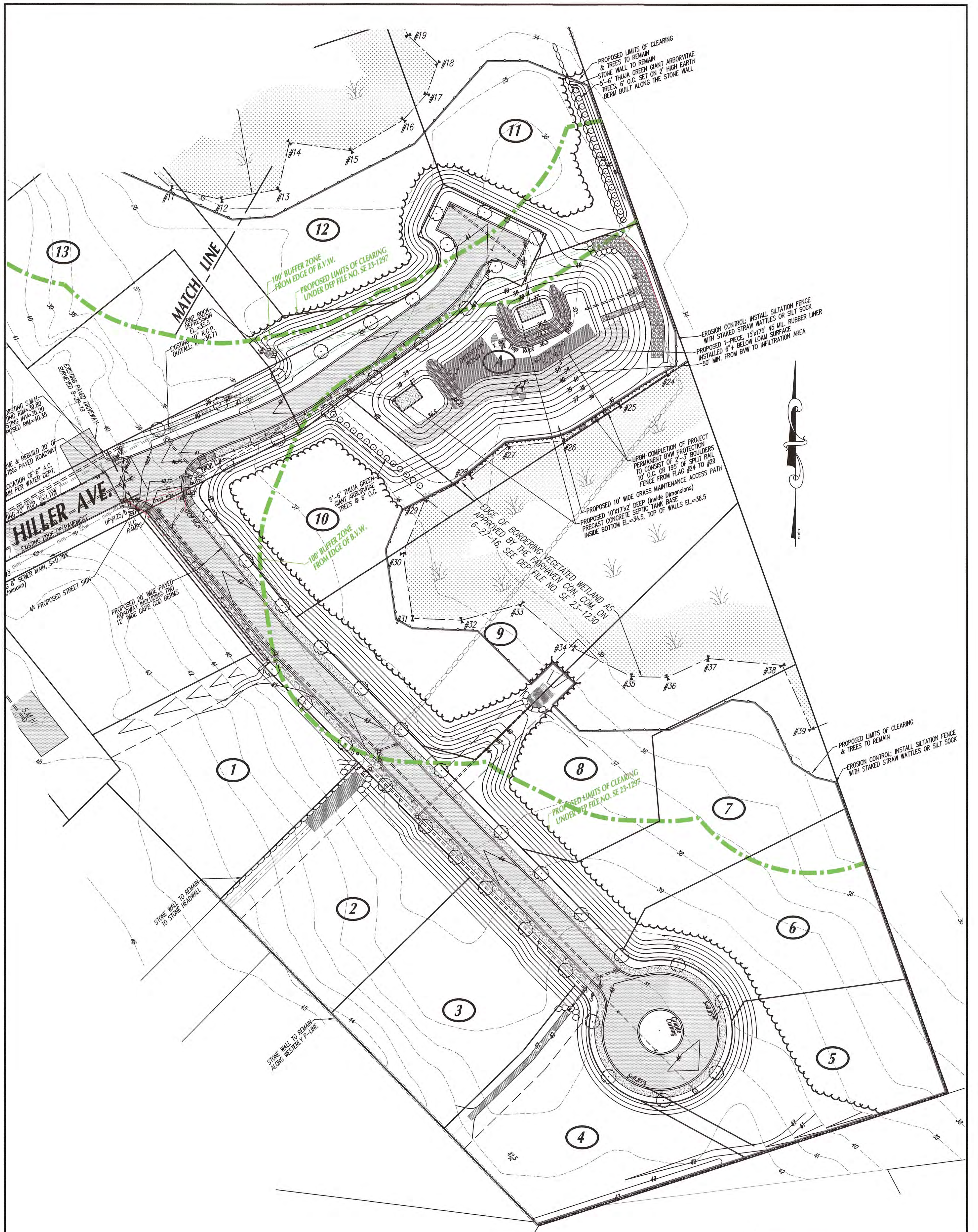
ALLEN & MAJOR ASSOCIATES, INC.

civil engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com
 10 MAIN STREET
 LAKEVILLE MA 02347
 TEL: (508) 923-1010
 FAX: (508) 923-6309

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: **LANDSCAPE PLAN TO ACCOMPANY NOTICE OF INTENT** SHEET No. **L-101**
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CONSERVATION COMMISSION EXHIBIT PLAN
 DEPICTING WORK PROPOSED UNDER DEP FILE NO. SE 23-1297

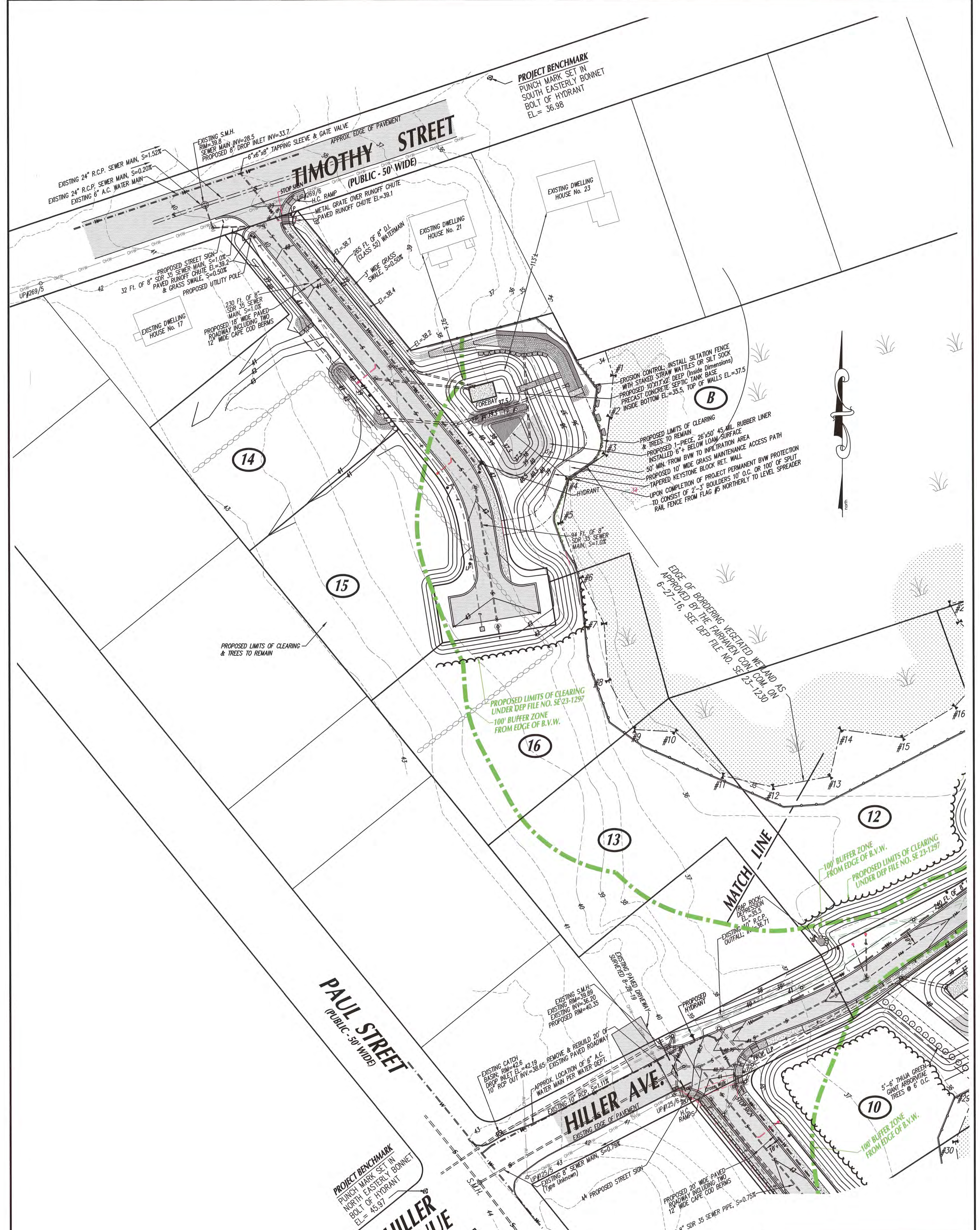
"DEFINITIVE SUBDIVISION PLAN"
 OF DEVELOPMENT TO BE KNOWN AS
"SCONTICUT NECK WOODS"
 OFF
HILLER AVENUE and TIMOTHY STREET
 IN
FAIRHAVEN, MA
 PREPARED FOR
ROBERT RODERIGUES

SHEET 1 OF 2 SHEETS

SCALE: 1"=30'
 0 30 60 90
 DATE: SEPTEMBER 25, 2020

SCHNEIDER, DAVIGNON & LEONE, INC.
 PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 1 COUNTY RD. P.O. BOX 480, MATTAPOISETT, MA 02739
 1-508-758-7966

Drawn By: D.M.D. Check By: N.D.S. Job No. 3072



CONSERVATION COMMISSION EXHIBIT PLAN
 DEPICTING WORK PROPOSED UNDER DEP FILE NO. SE 23-1297

"DEFINITIVE SUBDIVISION PLAN"
 OF DEVELOPMENT TO BE KNOWN AS
"SCONTICUT NECK WOODS"
 OFF
HILLER AVENUE and TIMOTHY STREET
 IN
FAIRHAVEN, MA
 PREPARED FOR
ROBERT RODERIGUES

SHEET 2 OF 2 SHEETS

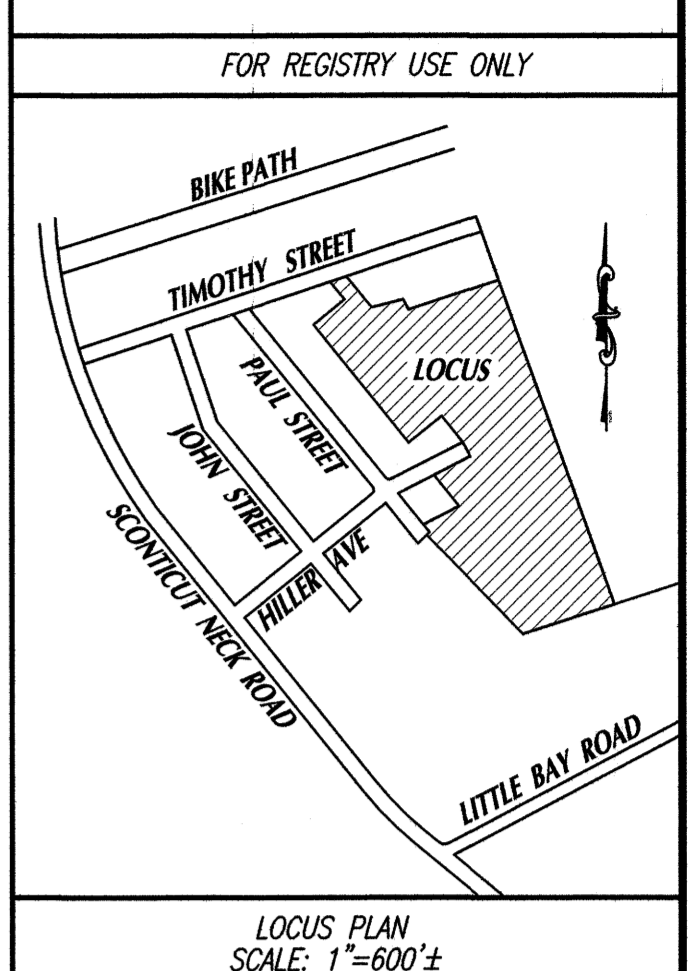
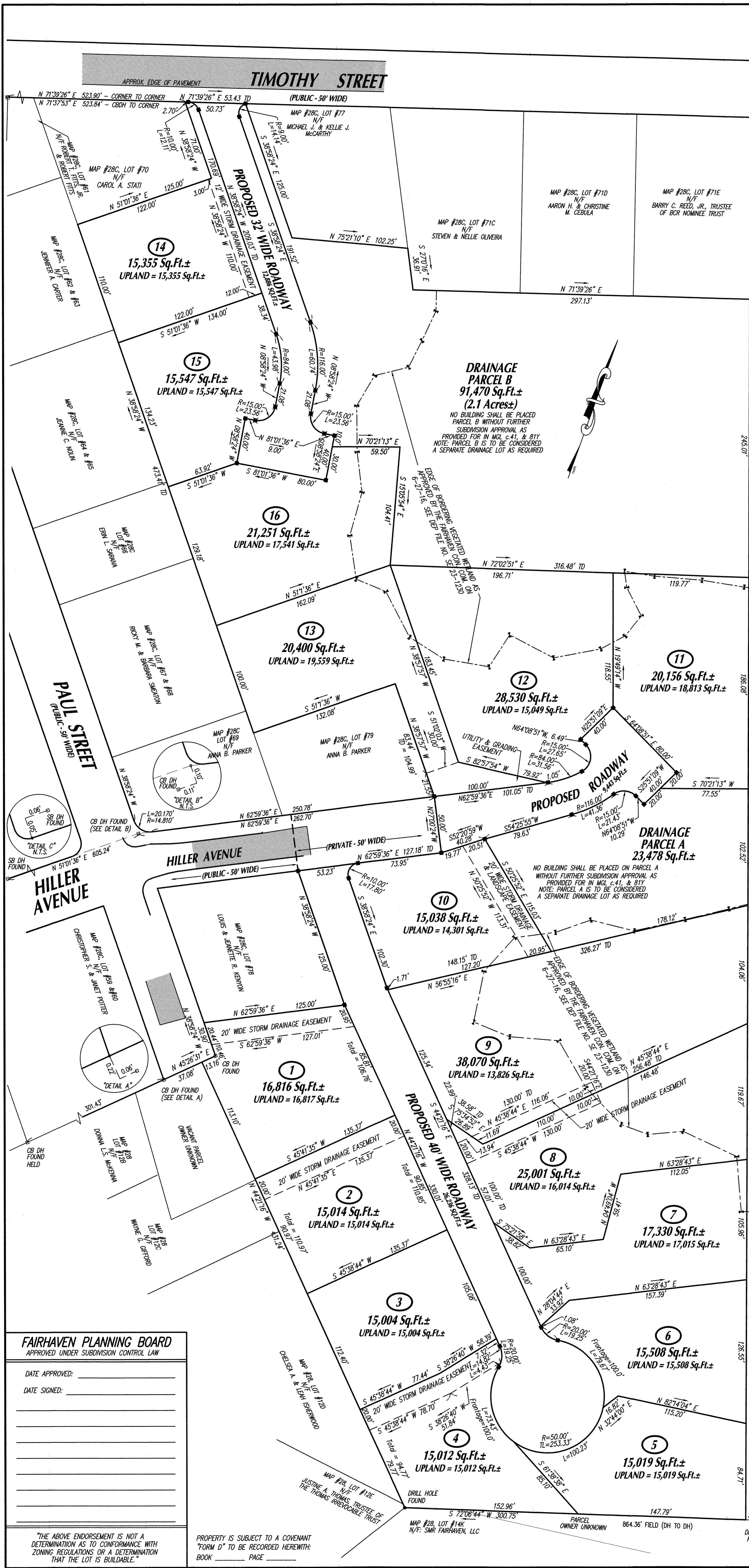
SCALE: 1"=30' DATE: SEPTEMBER 25, 2020

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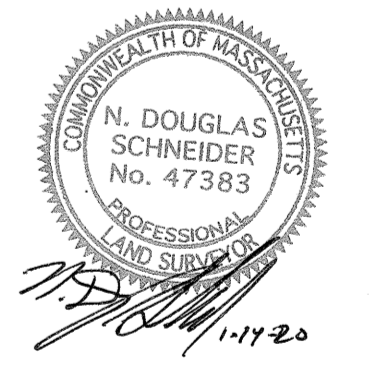
Drawn By: D.M.D. Check By: N.D.S. Job No. 3072

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
 A. M. A. PREPARER



PROPERTY INFORMATION:
 ASSESSORS MAP: #28C
 ASSESSORS LOT: #71 and #71A
 LOCATION: HILLER STREET & TIMOTHY STREET
 APPLICANTS/OWNERS:
 JIMMY A. PAPAS & NICKOLAS L. PAPAS
 c/o: JIMMY PAPAS, 14 BELMONT STREET
 NEW BEDFORD, MA 02744
 DEED BOOK 3956, PAGE 132
 DEVELOPER:
 ROBERT RODERIGUES
 ZONING DISTRICT:
 RESIDENCE A (RA)
 MINIMUM LOT AREA: 15,000 Sq.Ft.
 MIN. CONTIGUOUS UPLAND: 13,500 Sq.Ft.
 MINIMUM FRONTAGE: 100.00 FT.
 MINIMUM BUILDING SETBACKS:
 FRONT: 20' SIDE: 10'
 REAR: 30'
 MAXIMUM LOT COVERAGE = 50%
 MAXIMUM BUILDING COVERAGE = 30%
 TOTAL PROJECT/SITE LOT AREA = 10.85± ACRES
 FEMA FLOOD ZONE: ZONE X
 F.I.R.M. PANEL No.: 25005C0394G
 NOTE: TWO PERMANENT CONCRETE MARKERS MUST BE PLACED ON THE SITE PRIOR TO CONSTRUCTION

LEGEND
 IR = IRON ROD
 DH = DRILL HOLE
 FND = FOUND
 CB = CONCRETE BOUND
 SB = STONE BOUND
 TD = TOTAL DISTANCE
 ■ = CONCRETE BOUNDS TO BE SET



FAIRHAVEN TOWN CLERK CERTIFICATION:
 I, _____, CLERK OF THE TOWN OF FAIRHAVEN HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE ON _____ AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Rev. #	DATE	BY	DESCRIPTION
5	1-13-20	D.M.D.	PEER REVIEW
4	12-02-19	D.M.D.	PEER REVIEW
3	8-30-19	D.M.D.	PEER REVIEW
2	5-17-19	D.M.D.	ADD ROAD PROFILES, CONSTRUCTION DETAILS CHANGE COMPANY NAME, PRELIMINARY TO DEFINITIVE
1	4-11-19	D.M.D.	REVISE GRADING & OMIT WAIVERS

"DEFINITIVE SUBDIVISION PLAN"
 OF DEVELOPMENT TO BE KNOWN AS
"SCONTICUT NECK WOODS"
 OFF
HILLER AVENUE AND TIMOTHY STREET
 IN
FAIRHAVEN, MA
 PREPARED FOR
ROBERT RODERIGUES

SHEET 2 OF 11 SHEETS
 "LOTING PLAN - NORTH & SOUTH"

SCALE: 1"=40' DATE: NOVEMBER 8, 2018
 0 20 40 80 120

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 1 COUNTY RD, P.O. BOX 480, MATTAPOISETT, MA 02739
 1-508-758-7866

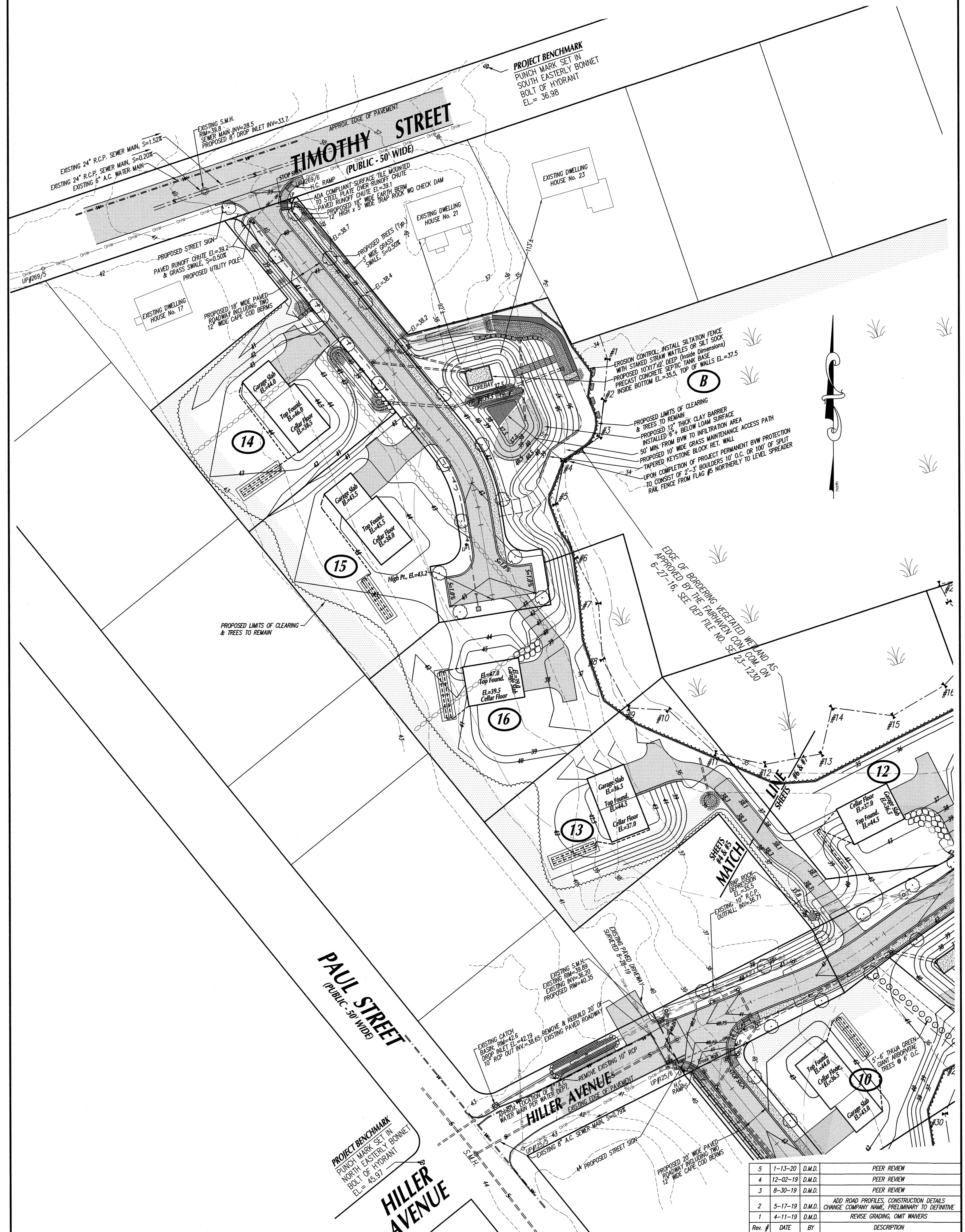
Drawn By: D.M.D. Check By: N.D.S. Job No. 3072

FAIRHAVEN PLANNING BOARD
 APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: _____
 DATE SIGNED: _____

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS OR A DETERMINATION THAT THE LOT IS BUILDABLE.

PROPERTY IS SUBJECT TO A COVENANT "FORM D" TO BE RECORDED HERewith: BOOK _____ PAGE _____



Rev. #	DATE	BY	DESCRIPTION
5	1-13-20	D.M.D.	PEER REVIEW
4	12-02-19	D.M.D.	PEER REVIEW
3	8-30-19	D.M.D.	PEER REVIEW
2	5-17-19	D.M.D.	ADD ROAD PROFILES, CONSTRUCTION DETAILS CHANGE COMPANY NAME, PRELIMINARY TO DEFINITIVE
1	4-11-19	D.M.D.	REVISE GRADING, OMT WAIVERS

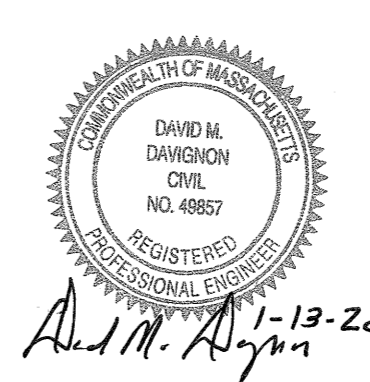
FAIRHAVEN PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: _____

DATE SIGNED: _____

I CERTIFY THAT THIS PLAN
CONFORMS WITH THE RULES
AND REGULATIONS OF THE
REGISTERS OF DEEDS.

David M. Davignon
PREPARED BY



"DEFINITIVE SUBDIVISION PLAN"
OF DEVELOPMENT TO BE KNOWN AS
"SCONTICUT NECK WOODS"
OFF
HILLER AVENUE AND TIMOTHY STREET
IN
FAIRHAVEN, MA
PREPARED FOR
ROBERT RODRIGUES

SHEET 4 OF 11 SHEETS
"PROPOSED TOPOGRAPHICAL PLAN - NORTH"

SCALE: 1"=30' DATE: NOVEMBER 8, 2018

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1 COUNTY RD., P.O. BOX 480, MATTAPOISETT, MA 02739
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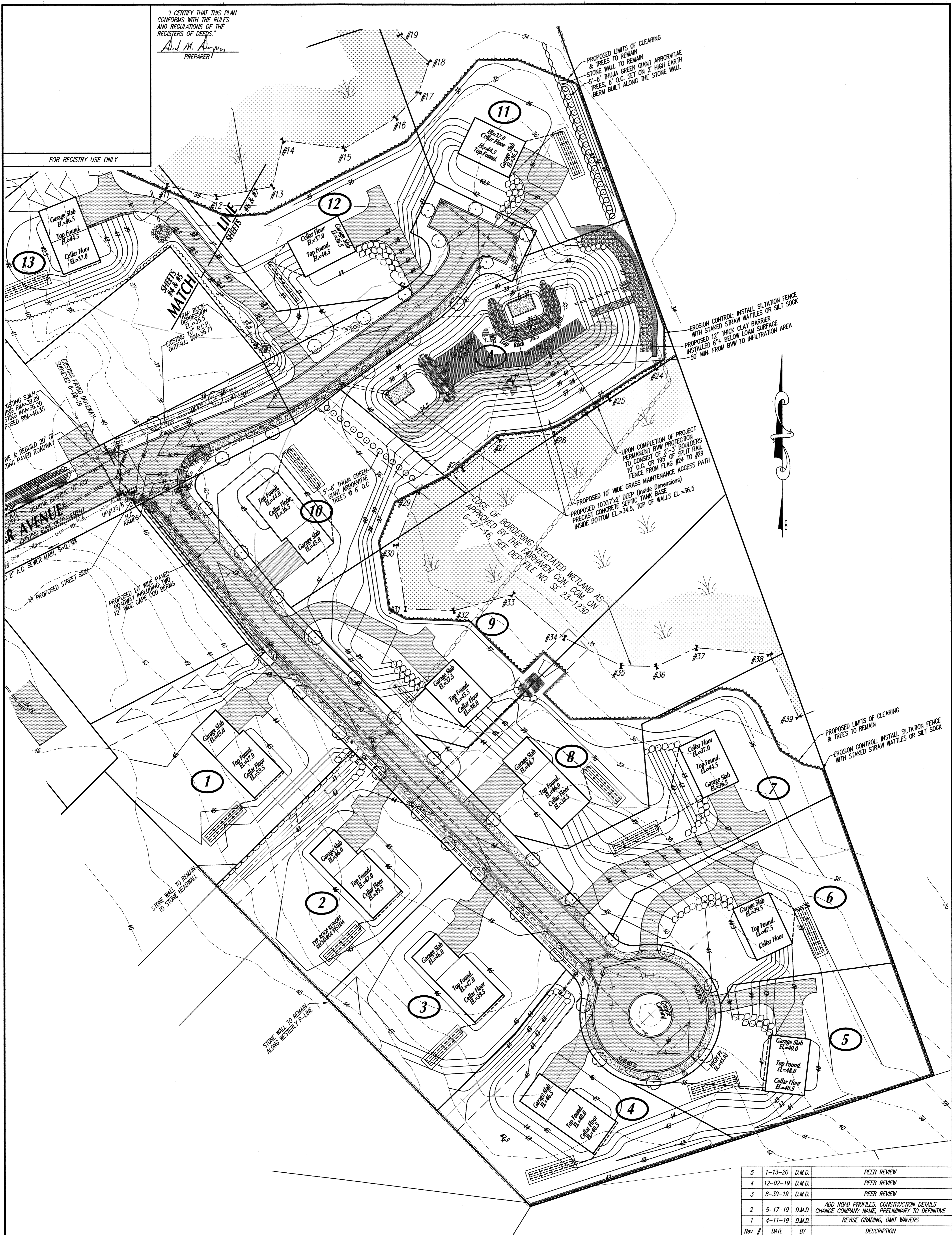
Drawn By: D.M.D. Check By: N.D.S. Job No. 3072

"THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS OR A DETERMINATION THAT THE LOT IS BUILDABLE."

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
D. J. M. Davignon
 PREPARER

FOR REGISTRY USE ONLY



FAIRHAVEN PLANNING BOARD
 APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: _____
 DATE SIGNED: _____

"THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS OR A DETERMINATION THAT THE LOT IS BUILDABLE."

5	1-13-20	D.M.D.	PEER REVIEW
4	12-02-19	D.M.D.	PEER REVIEW
3	8-30-19	D.M.D.	PEER REVIEW
2	5-17-19	D.M.D.	ADD ROAD PROFILES, CONSTRUCTION DETAILS CHANGE COMPANY NAME, PRELIMINARY TO DEFINITIVE
1	4-11-19	D.M.D.	REVISE GRADING, OMIT WAIVERS
Rev. #	DATE	BY	DESCRIPTION

"DEFINITIVE SUBDIVISION PLAN"
 OF DEVELOPMENT TO BE KNOWN AS
"SCONTICUT NECK WOODS"
 OFF
HILLER AVENUE AND TIMOTHY STREET
 IN
FAIRHAVEN, MA
 PREPARED FOR
ROBERT RODRIGUES

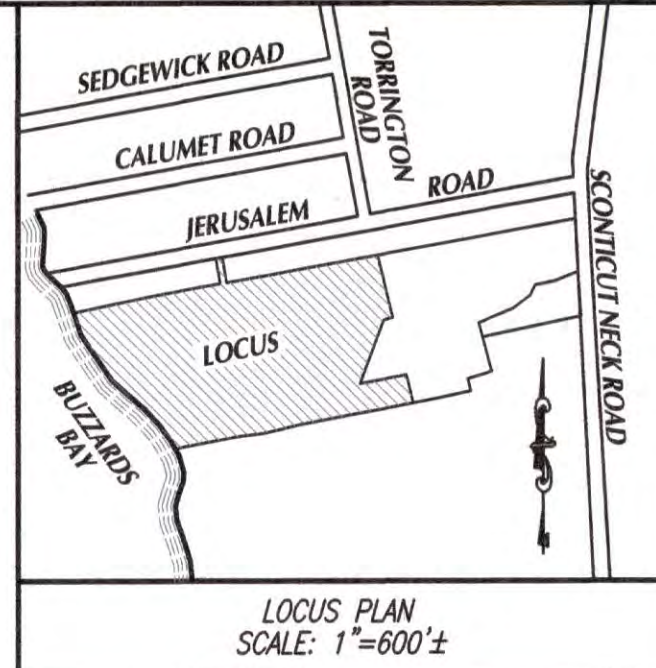
SHEET 5 OF 11 SHEETS
"PROPOSED TOPOGRAPHICAL PLAN - SOUTH"

SCALE: 1"=30' DATE: NOVEMBER 8, 2018

0 30 60 90

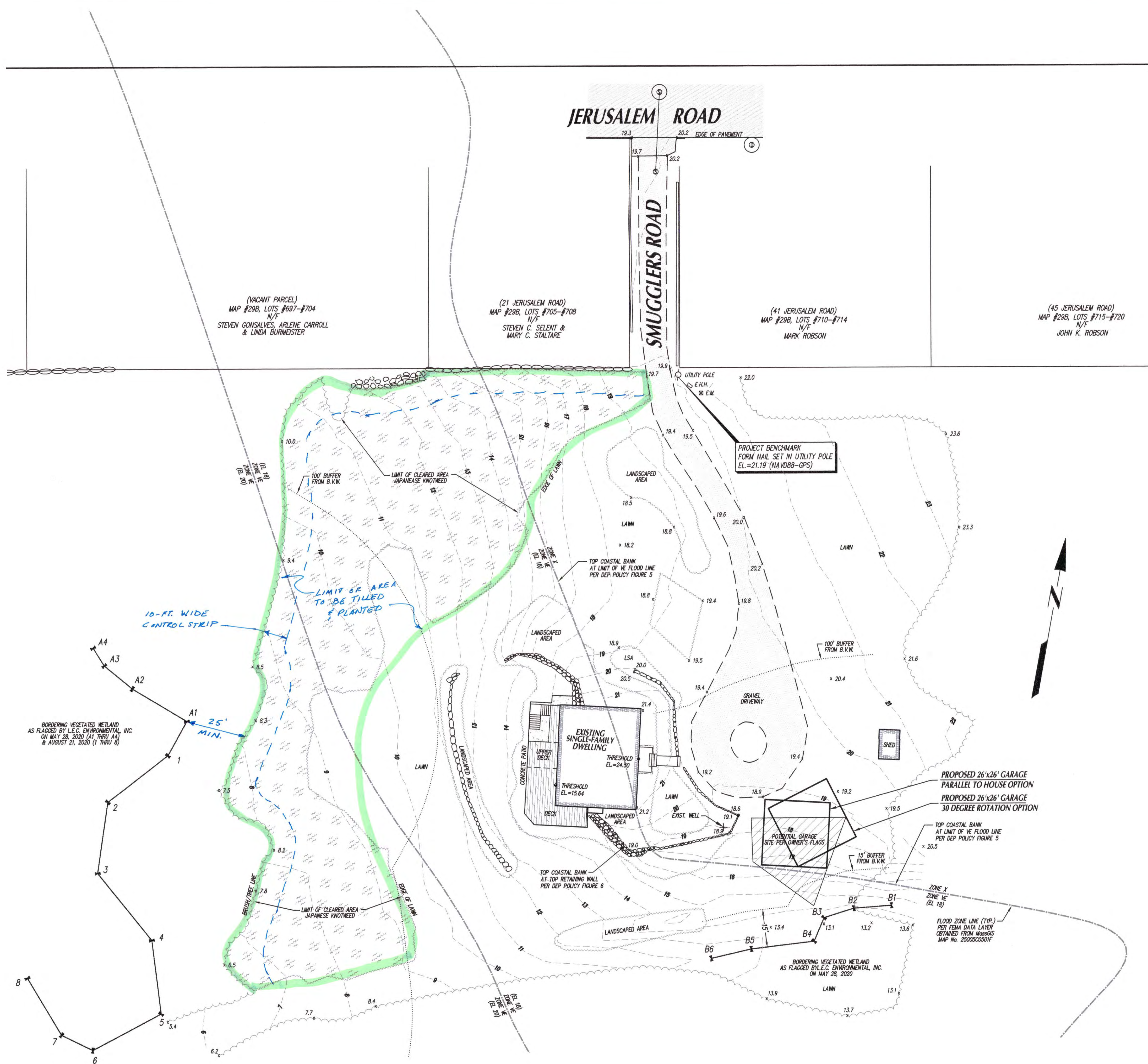
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 1-508-758-7866

D. J. M. Davignon 1-13-20
 Drawn By: D.M.D. Check By: N.D.S. Job No. 3072



PROPERTY INFORMATION:
 ASSESSORS MAP: #29
 ASSESSORS LOT: #1
 LOCATION: 1 SMUGGLERS ROAD
 OWNER/APPLICANT:
 KEITH & KIMBERLY DECKER
 1 SMUGGLERS ROAD
 FAIRHAVEN, MA 02719
 DEED BOOK 12872 PAGE 292

CURRENT ZONING DISTRICT:
 RURAL RESIDENCE (RR)
 MINIMUM LOT AREA: 30,000 Sq.Ft.
 MINIMUM FRONTAGE: 140.00 Ft.
 MIN. CONTIGUOUS UPLAND: 24,000 Sq.Ft.
 MINIMUM BUILDING SETBACKS:
 FRONT: 30' SIDE: 20'
 REAR: 30'



Rev. #	DATE	BY	DESCRIPTION
1	8-24-20	J.M.M.	ADD WETLAND FLAGS 1 THRU 8

EXISTING CONDITIONS WORKSHEET
 OF LAND KNOWN AS
 LOT #1 ON ASSESSOR'S MAP #29
 at 1 SMUGGLERS ROAD in
 FAIRHAVEN, MA
 PREPARED FOR
 KEITH & KIMBERLY DECKER
 Sheet 1 of 1 Sheets

SCALE: 1"=20' DATE: JULY 31, 2020
 0 10 20 40 60

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 1 COUNTY RD, P.O. BOX 480, MATTAPOISETT, MA 02739
 1-508-758-7866

Drawn By: J.M.M. Check By: XXX Job No. 3297