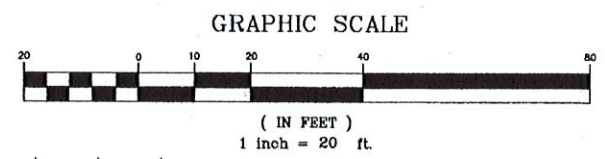


- P** Sweet pepperbush grows to 12' length 7 plants.
- L** Little bluestem - grows to 2' wide 8 plants - in groups of 2 between pepperbush
- B** Lowbush blueberry - grows 2.3ft wide 5 sets of 2 shrubs = 10 plants
- P** Pink tickberry - 2.3ft wide 4 plants - between clusters of blueberries
- W** Wildflower seeds
 - front corner of front yard around 1 sweet pepperbush
 - back right corner of back yard - around sweet pepperbush

BOULDER COURT

JOB BENCHMARK:
SMH RIM = 14.83
(N.A.V.D. 88)

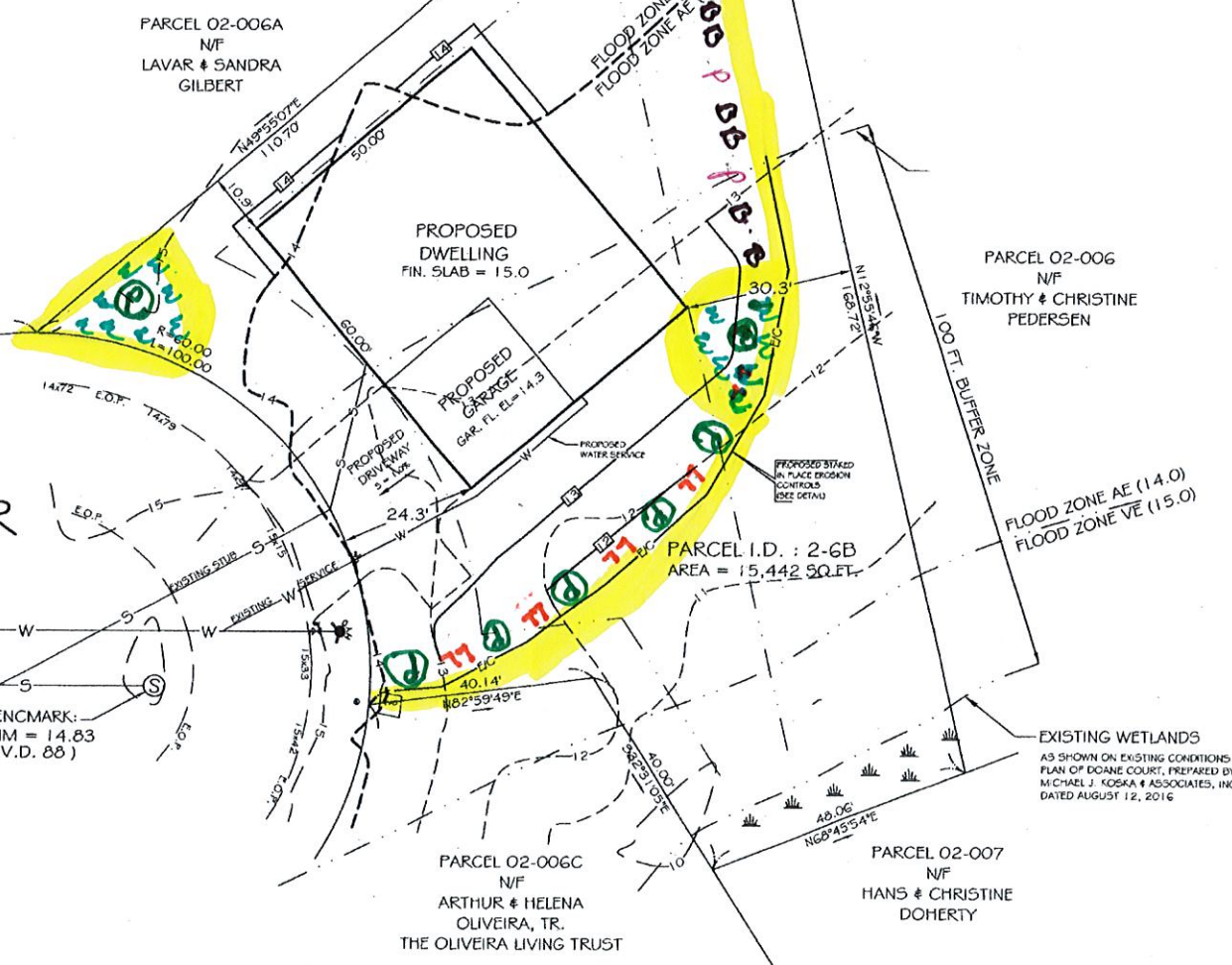


No.	Date	Chkd	Revisions

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.



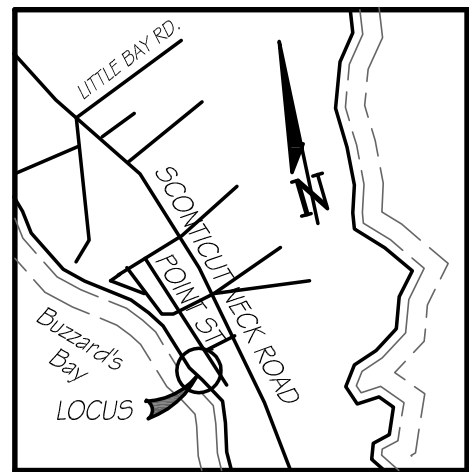
- LEGEND**
- IRON PIPE OR ROD FOUND
 - GAS VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - UTILITY POLE
 - LIGHT POLE
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - EXTERIOR SIGN
 - OBSERVATION WELL
 - FEENCE
 - STONE WALL
 - CURB
 - OVERHEAD WIRES
 - UNDERGROUND ELECTRIC
 - TELEPHONE LINES
 - WATER SERVICE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

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

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

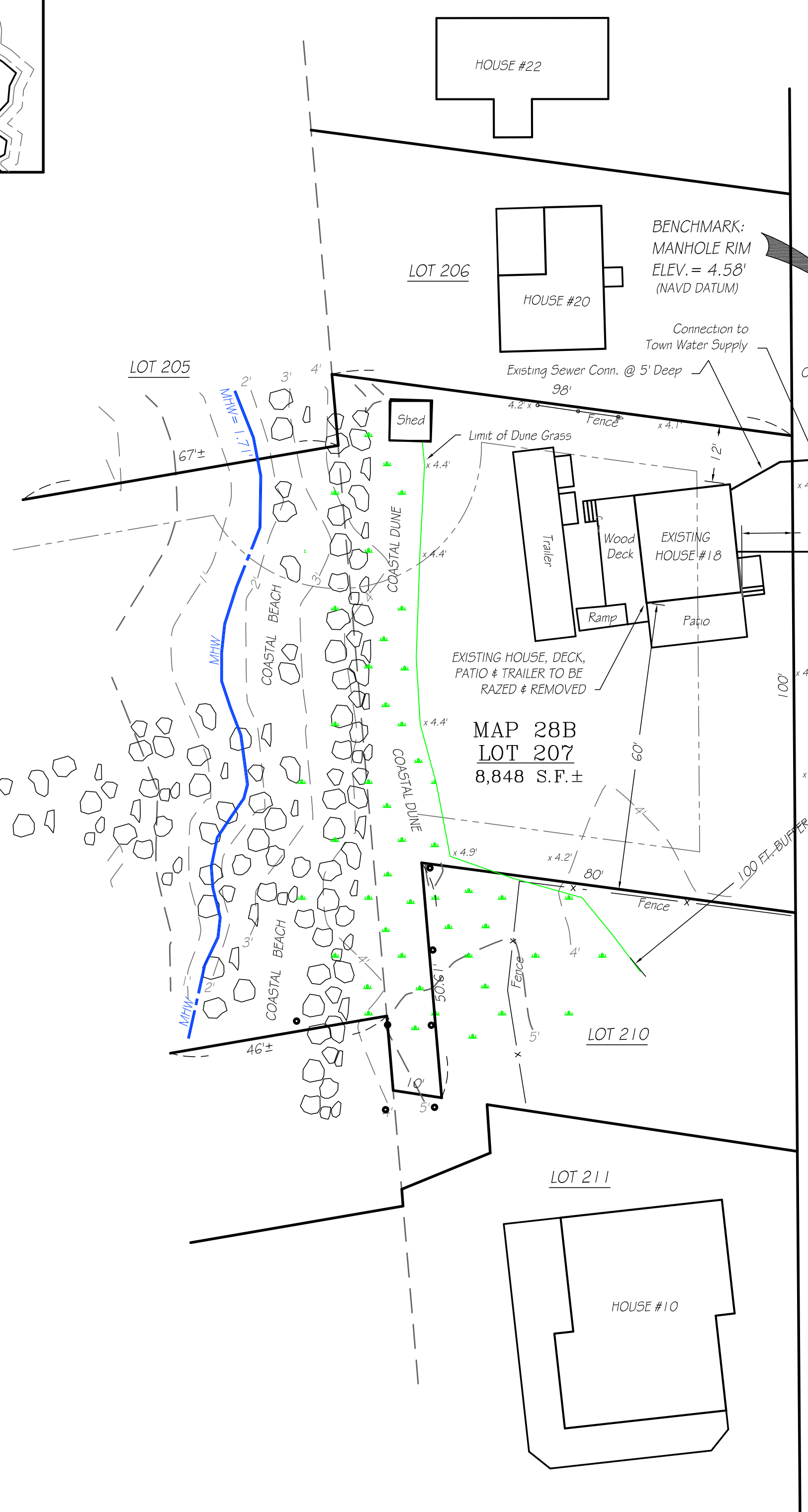
"PLOT PLAN OF LAND"
#4 BOULDER COURT
FAIRHAVEN, MASS.
PREPARED FOR
SHERRY KRAUTHAMER
SCALE: 1" = 20' SEPTEMBER 3, 2020

B Arthur F. Borden & Associates, Inc.
Professional Land Surveyors & Civil Engineers
#302 Broadway - Unit #4 - Raynham, Massachusetts 02767
(508) 880-3439 WWW.AFBOSURVEY.COM

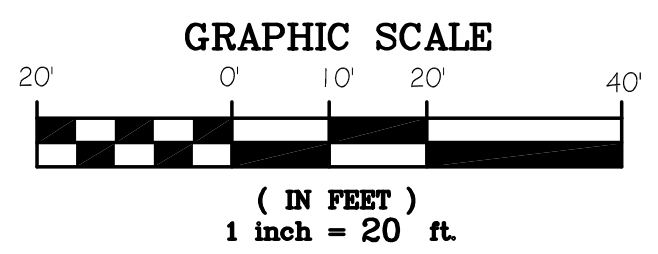


LOCUS PLAN
1" = 2000 FT. +/-

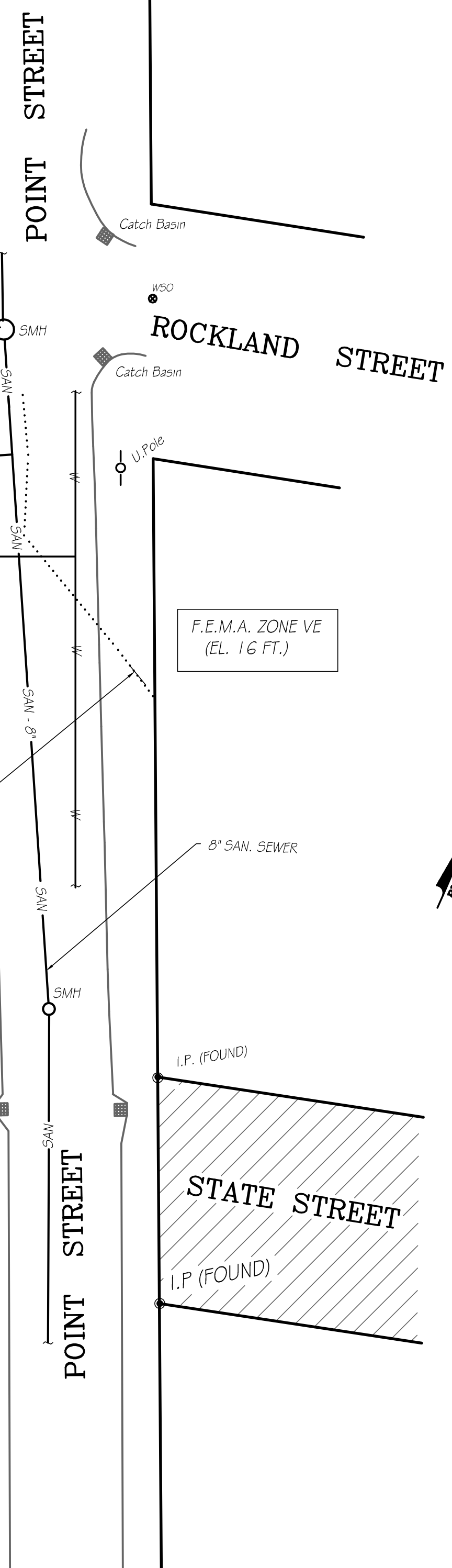
Priest's Cove



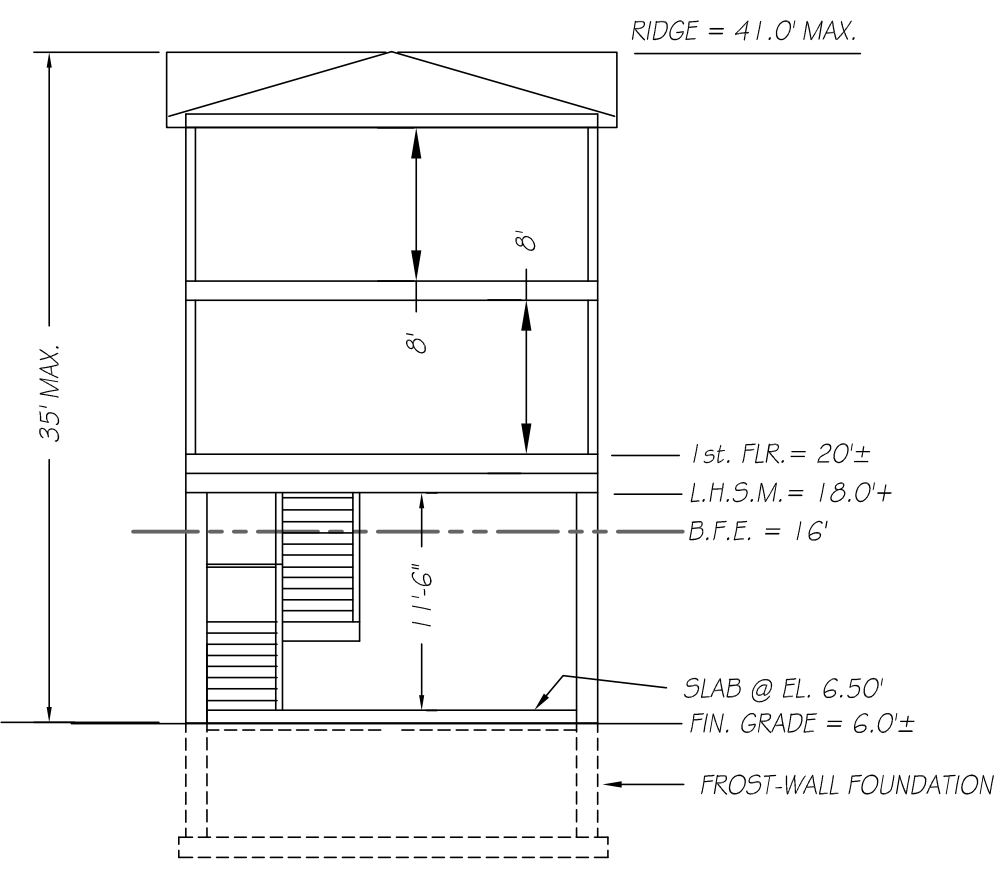
EXISTING SITE PLAN
SCALE: 1" = 20 FT.



- LEGEND:**
- EXISTING CONTOURS: [Symbol]
 - PROPOSED CONTOURS: [Symbol]
 - EDGE OF WETLANDS: [Symbol]
 - LIMIT OF BUFFER ZONE: [Symbol]
 - LIMITS OF F.E.M.A. ZONES: [Symbol]
 - MEAN HIGH WATER LINE: [Symbol]
 - LIMIT OF WORK: [Symbol]
 - SPOT ELEVATIONS: [Symbol]
 - TEST PIT LOCATION: [Symbol]
 - DELINEATION FLAG: [Symbol]



PROPOSED SITE PLAN
SCALE: 1" = 20 FT.



PROPOSED HOUSE ELEVATIONS
NOT TO SCALE
HOUSE SHOWN IS SCHEMATIC ONLY AND SHOWN TO ESTABLISH MINIMUM REQUIRED ELEVATIONS AND MAXIMUM BUILDING HEIGHT.

- GENERAL NOTES:**
- THE SCOPE OF WORK INCLUDES DEMOLITION OF EXISTING HOUSE #18 AND CONSTRUCTION OF NEW RESIDENCE ON FLOOD ZONE-COMPLIANT FOUNDATION, CONNECTIONS TO TOWN SEWER AND TOWN WATER SUPPLY, AND ASSOCIATED SITEWORK & LANDSCAPING.
 - THIS PARCEL IS SHOWN AS LOT 207 OF ASS5550R5 MAP 28.B ZONING: SINGLE RESIDENCE DISTRICT - RA DEED REFERENCE: BOOK 13322 PAGE 204
 - THE DWELLING SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD ZONE (ZONE VE, EL. 16') AS DELINEATED ON F.E.M.A. COMMUNITY PANEL 25005C0413F DATED JULY 7, 2009. PROPOSED RESIDENCE SHALL BE CONSTRUCTED ON OPEN PILE FOUNDATION IN ACCORDANCE WITH THE PROVISIONS OF THE MASS. STATE BUILDING CODE, 9th EDITION.
 - NOTIFY DIG-SAFE AND LOCAL UTILITIES PRIOR TO ANY EXCAVATION.
 - VERIFY LOCATION OF SITE UTILITIES PRIOR TO ANY WORK.
 - MINIMUM LOT REQUIREMENTS: 15,000 S.F. WITH 100 FT. FRONTAGE
FRONT SETBACK = 20 FT.
REAR SETBACK = 30 FT.
SIDE SETBACK = 10 FT.
MAXIMUM LOT COVERAGE = 50%
MAXIMUM BUILDING COVERAGE = 30%
EXISTING HOUSE, TRAILER & SHED = 1,220 S.F.
EXISTING BUILDING COVERAGE = 1,220 S.F. / 16,476 S.F. = 7.4%
PROPOSED HOUSE + SHED = 2,180 S.F.
PROPOSED BUILDING COVERAGE = 2,180 S.F. / 16,476 S.F. = 13.2%
 - MEAN HIGH WATER = 1.71' (BUZZARDS BAY NATIONAL ESTUARY PROGRAM TIDAL DATUM VIEWER)
 - CONCRETE DRIVEWAY SHALL BE REINFORCED WITH WELDED WIRE FABRIC.

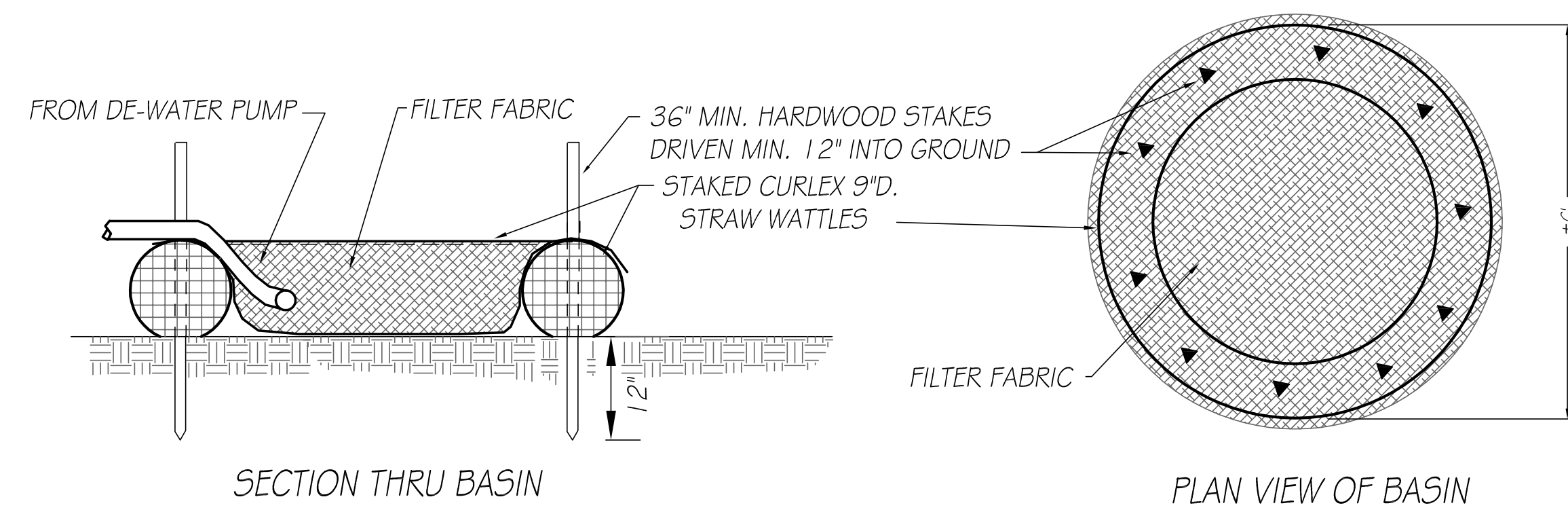
D.E.P. FILE NO.: 023 -

**SITE PLAN OF
PROPOSED HOUSE & UTILITIES**
PREPARED FOR
ANTONIO & DOREEN M. ALBUQUERQUE
18 POINT STREET
FAIRHAVEN, MASS.

CAI Charon Associates, Inc.
Consulting Engineers
323 Neck Road - Rochester, MA 02770
Tel: 508-763-8362 Fax: 508-763-9582

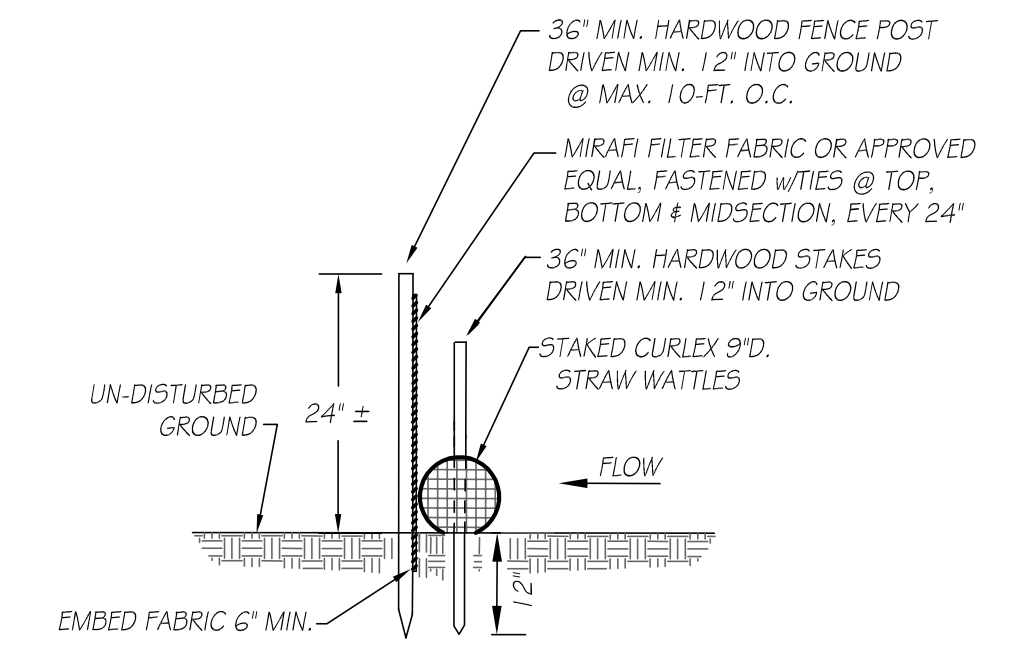
SCALE: AS NOTED
DATE: SEPTEMBER 14, 2020
REV. 1: OCT. 13, 2020

DWG. NO.
L-1



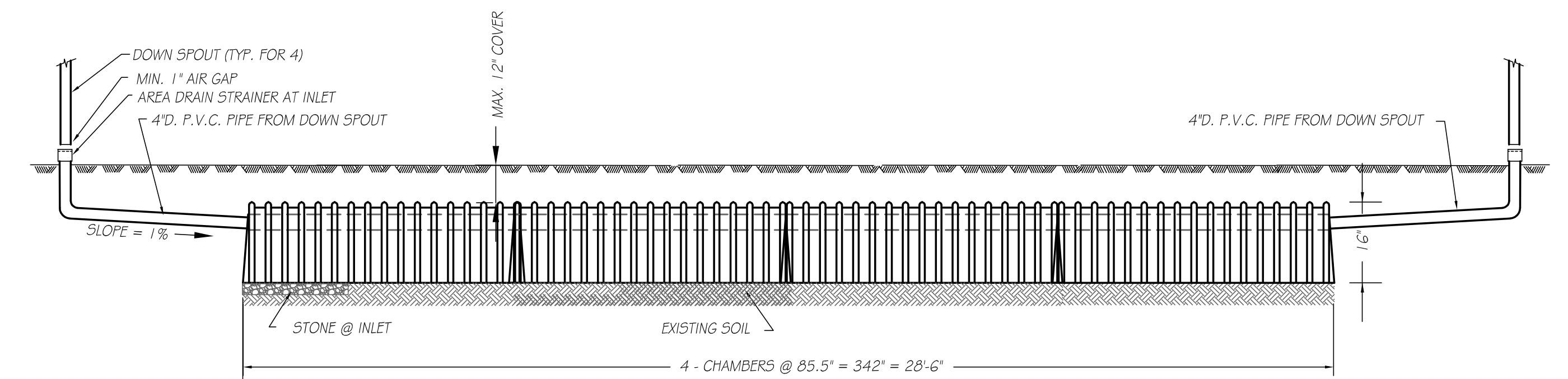
DE-WATERING SILT TRAP
NOT TO SCALE

NOTE:
1. ALL EXCAVATION BELOW THE GROUND WATER TABLE SHALL BE DE-WATERED WITH PUMP DISCHARGE TO DE-WATERING SILT TRAP.



NOTE: STRAW WATTLES SHALL BE COMPOSED OF STRAW FIBERS ENCASED IN DURABLE BIODEGRADABLE NETTING.

SILT BARRIER DETAIL
N.T.S.



RE-CHARGE SYSTEM
N.T.S.

RE-CHARGE SYSTEM CALCULATION:
TOTAL ROOF AREA = 1,350 S.F.
ROOF AREA PER SYSTEM = 1,350 S.F. x 1/2 = 675 S.F.
VOLUME PER SYSTEM = ROOF AREA x 1/12 = 675 x 1/12 = 56 CU. FT.
VOLUME PER CHAMBER = 14.7 CU. FT.
NO. OF CHAMBERS PER SYSTEM = 56 CU. FT. / 14.7 = 3.8 CHAMBERS PER SYSTEM
USE 4 CHAMBERS PER SYSTEM

CHAMBERS SHALL BE 'STORMTECH' MODEL SC-310.
STRAINER SCREEN SHALL BE CLEANED ON A MONTHLY BASIS TO REMOVE LEAVES AND DEBRIS THAT MAY CLOG THE LEACHING SURFACES OF THE CHAMBERS.

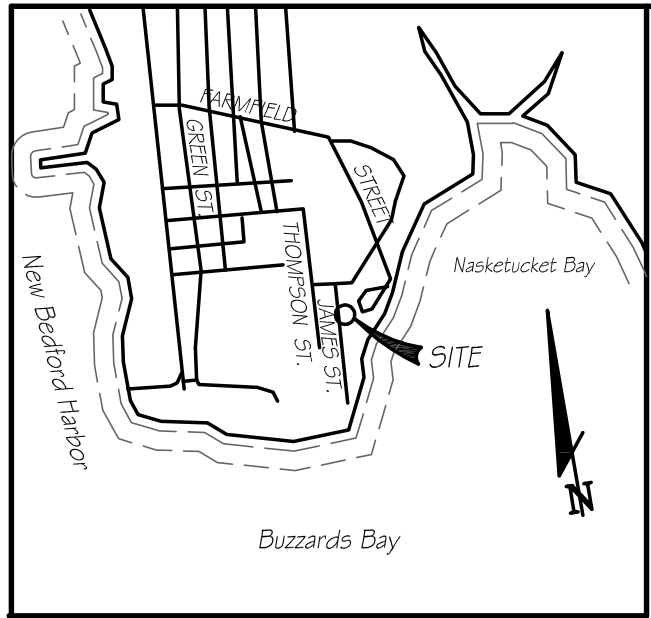
D.E.P. FILE NO.: 023 -

**SITE PLAN OF
PROPOSED HOUSE & UTILITIES**
PREPARED FOR
ANTONIO & DOREEN M. ALBUQUERQUE
18 POINT STREET
FAIRHAVEN, MASS.

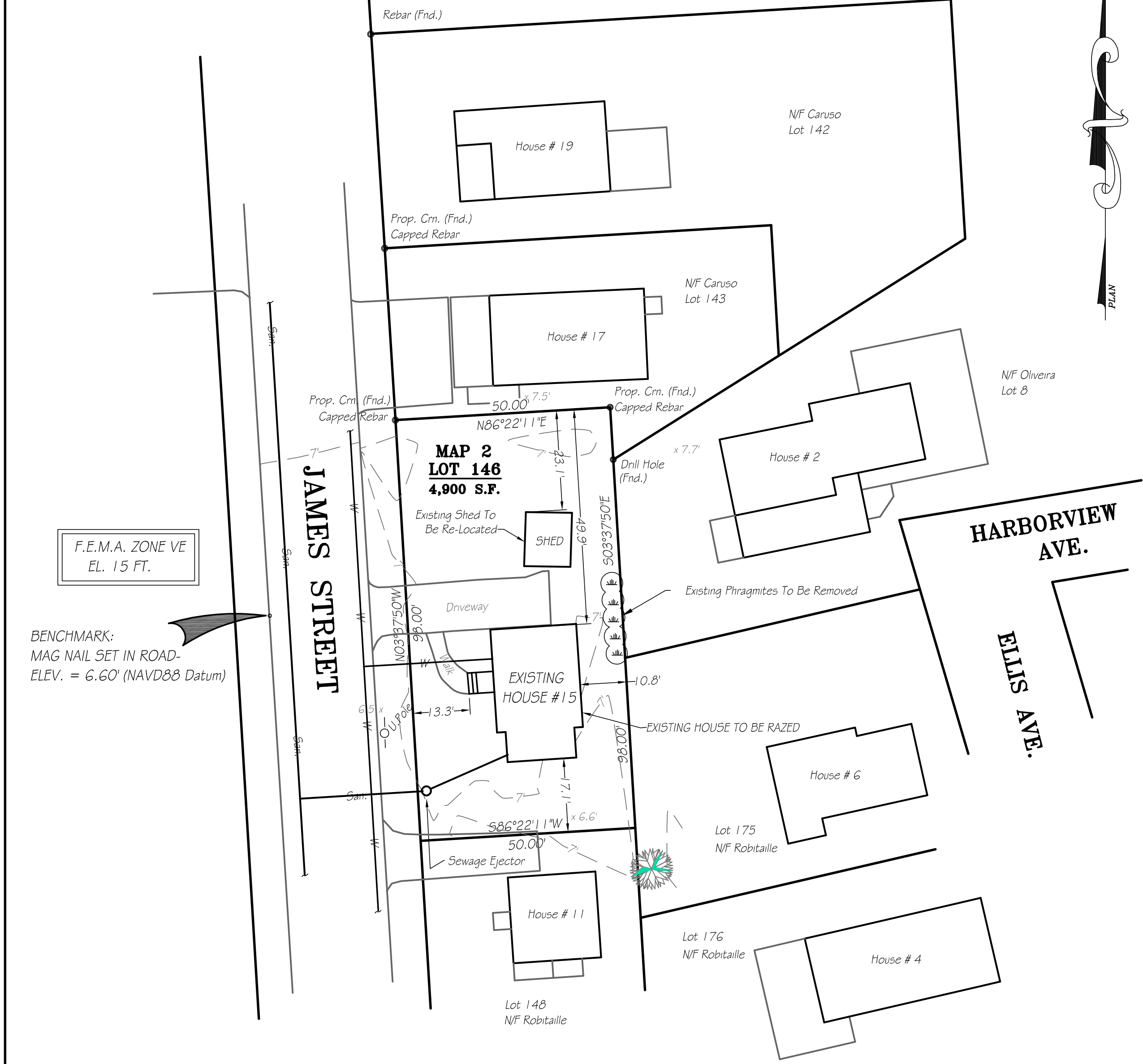
CAI Charon Associates, Inc.
Consulting Engineers
323 Neck Road - Rochester, MA 02770
Tel: 508-763-8362 Fax: 508-763-9582

SCALE: AS NOTED
DATE: SEPTEMBER 14, 2020
REV. 1: OCT. 13, 2020

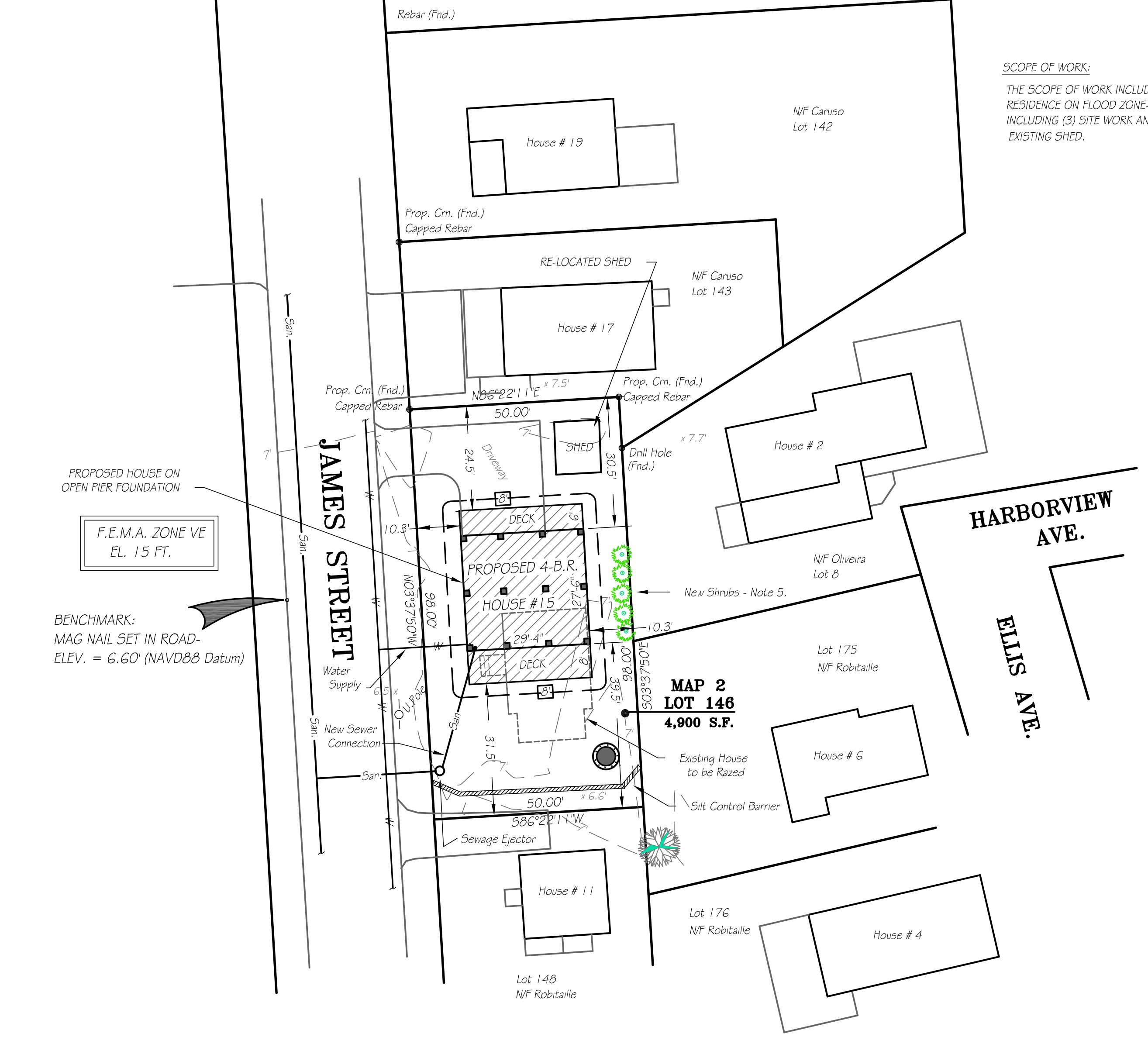
DWG. NO.
L-2



LOCUS PLAN
SCALE: 1" = 2000'±



EXISTING SITE PLAN
SCALE: 1" = 20 FEET



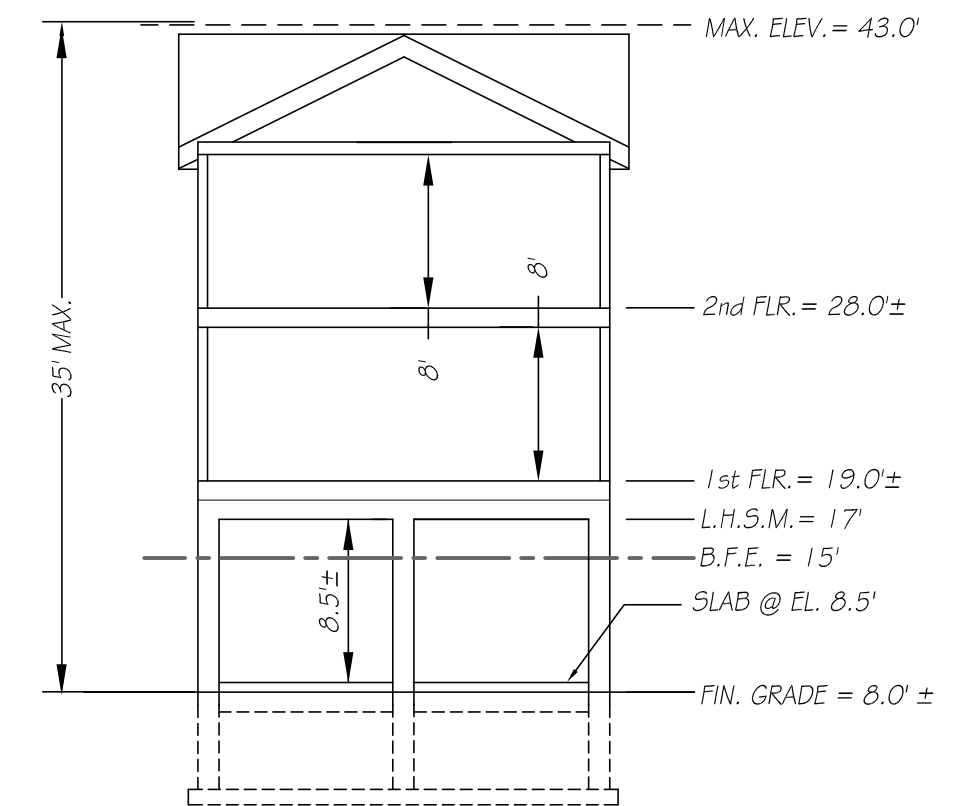
PROPOSED SITE PLAN
SCALE: 1" = 20 FEET

GENERAL NOTES:

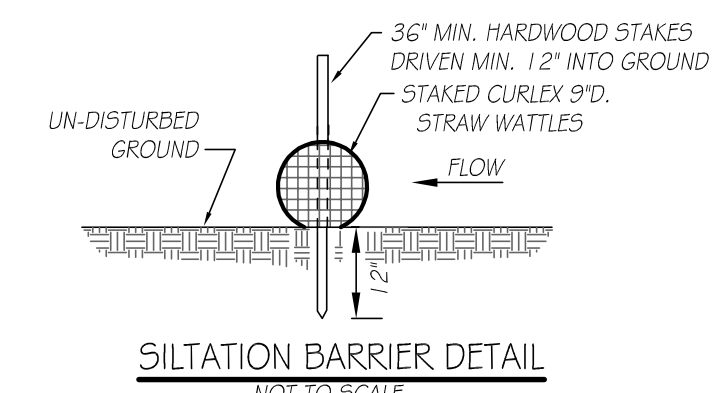
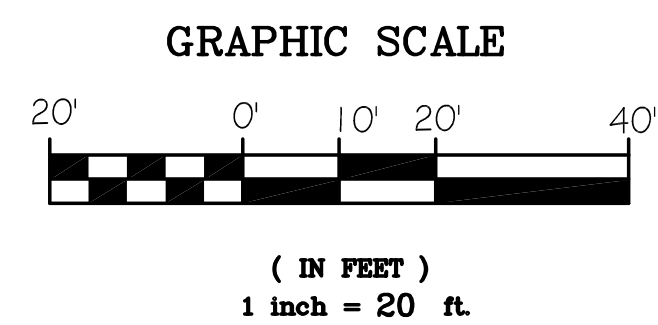
1. THIS PARCEL IS SHOWN AS LOT 146 OF ASSESSORS MAP 2.
2. THE DWELLING SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, F.E.M.A. ZONE VE, EL. 15' AS DELINEATED ON F.E.M.A. COMMUNITY PANEL 25005C0394G DATED JULY 16, 2014.
3. DEED REFERENCE: BOOK 12838 PAGE 280
4. ZONING DISTRICT: RESIDENCE A (RA) WITH MIN. 15,000 S.F. AREA, 100' FRONTAGE
CURRENT BUILDING SETBACKS: FRONT = 20', SIDE = 10', REAR = 30'; MAX. BLDG. COVERAGE = 30%; MAX. LOT COVERAGE = 50%
EXISTING BLDG. COVERAGE = (HOUSE @ 621 S.F. + SHED @ 135 S.F.) / 4,900 S.F. = 756 S.F. / 4,900 S.F. = 15.4%
EXISTING LOT COVERAGE = ((BLDGS. @ 756 S.F.) + (DRIVEWAY & WALK @ 453 S.F.)) / 4,900 S.F. = 1,209 S.F. / 4,900 S.F. = 24.7%
PROPOSED BLDG. COVERAGE = (NEW HOUSE @ 1,217 S.F.) + (SHED @ 135 S.F.) = 1,352 S.F. / 4,900 S.F. = 27.6%
PROPOSED LOT COVERAGE = (BLDGS. @ 1,352 S.F.) + (DRIVEWAY @ 538 S.F.) = 1,890 S.F. / 4,900 S.F. = 38.6%
5. NEW SHRUBS TO BE CEDAR OR OTHER NATIVE SPECIES APPROVED BY THE CONSERVATION COMMISSION.

SCOPE OF WORK:

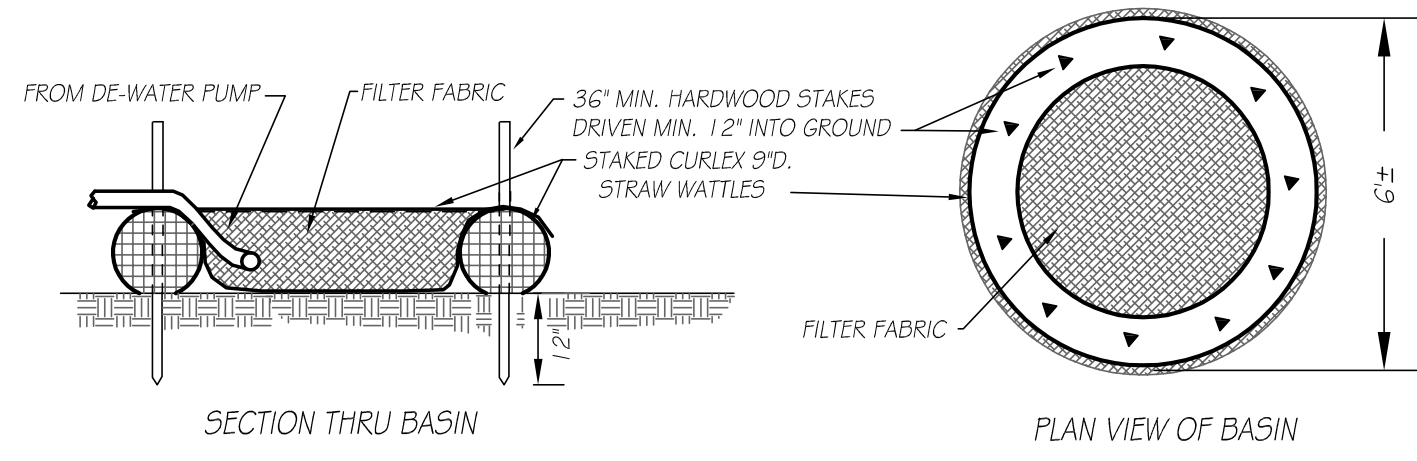
THE SCOPE OF WORK INCLUDES (1) REMOVAL OF EXISTING HOUSE & FOUNDATION, (2) CONSTRUCTION OF NEW RESIDENCE ON FLOOD ZONE-COMPLIANT FOUNDATION PER MASS. STATE BUILDING CODE 9TH. EDITION, INCLUDING (3) SITE WORK AND CONNECTIONS TO TOWN SEWER AND WATER & OTHER UTILITIES, AND (4) RE-LOCATE EXISTING SHED.



PROPOSED HOUSE ELEVATIONS
NOT TO SCALE



NOTE: STRAW WATTLES SHALL BE COMPOSED OF STRAW FIBERS ENGAGED IN DURABLE BIODEGRADABLE NETTING.



DE-WATERING SILT TRAP
NOT TO SCALE

NOTE:
1. ALL EXCAVATION BELOW THE GROUND WATER TABLE SHALL BE DE-WATERED WITH PUMP DISCHARGE TO DE-WATERING SILT TRAP.

- LEGEND:
- EXISTING CONTOURS: - - - - -
 - PROPOSED CONTOURS: - - - - -
 - EDGE OF WETLANDS: - - - - -
 - LIMIT OF BUFFER ZONE: - - - - -
 - LIMITS OF F.E.M.A. ZONES: - - - - -
 - SPOT ELEVATIONS: x53.9
 - TEST PIT LOCATION: [Symbol]
 - SEPTIC TANK: [Symbol]
 - DELINEATION FLAG: [Symbol]

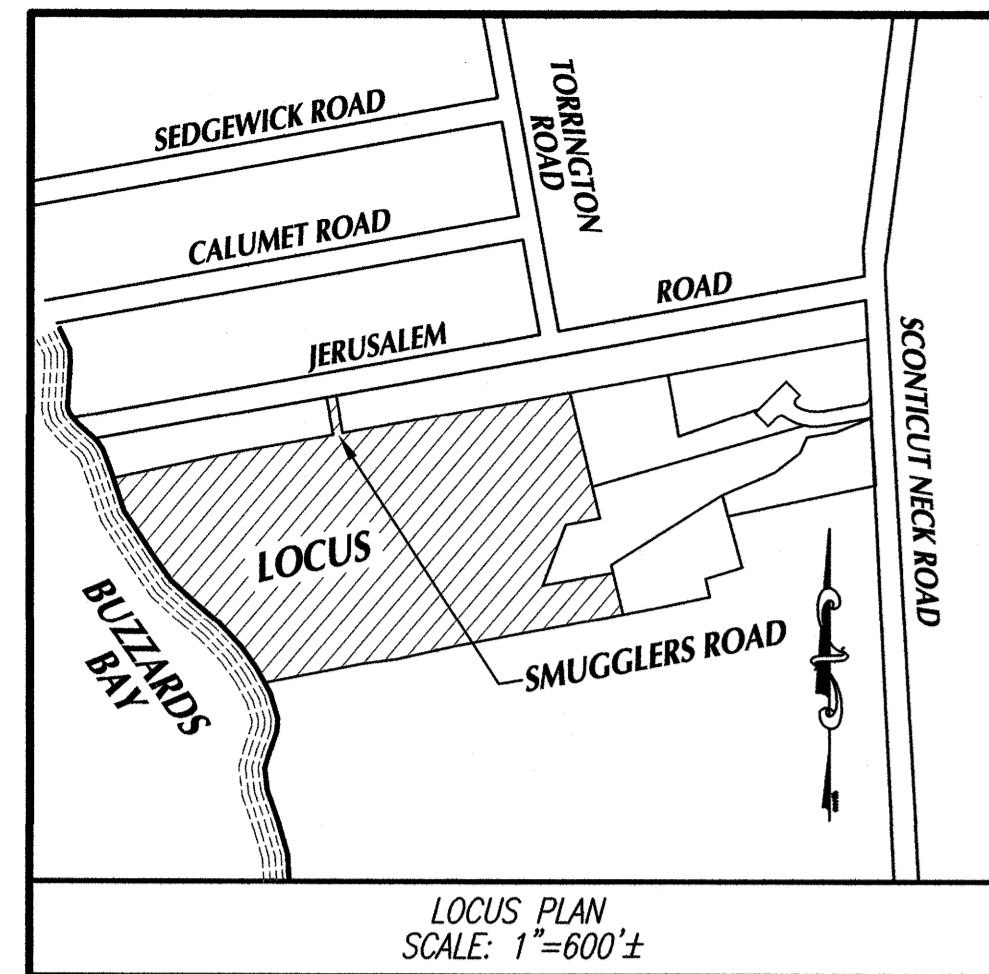
D.E.P. FILE NO.: SE 023-1334

PLAN OF SITE & PROPOSED NEW RESIDENCE PREPARED FOR KYLE COSTA 15 JAMES STREET FAIRHAVEN, MASS.

CAI Charon Associates, Inc.
Consulting Engineers
323 Neck Road - Rochester, MA 02770
Tel: 508-763-8362 Fax: 508-763-9582

SCALE: AS NOTED
DATE: SEPTEMBER 16, 2020
REV. 1: OCT. 13, 2020

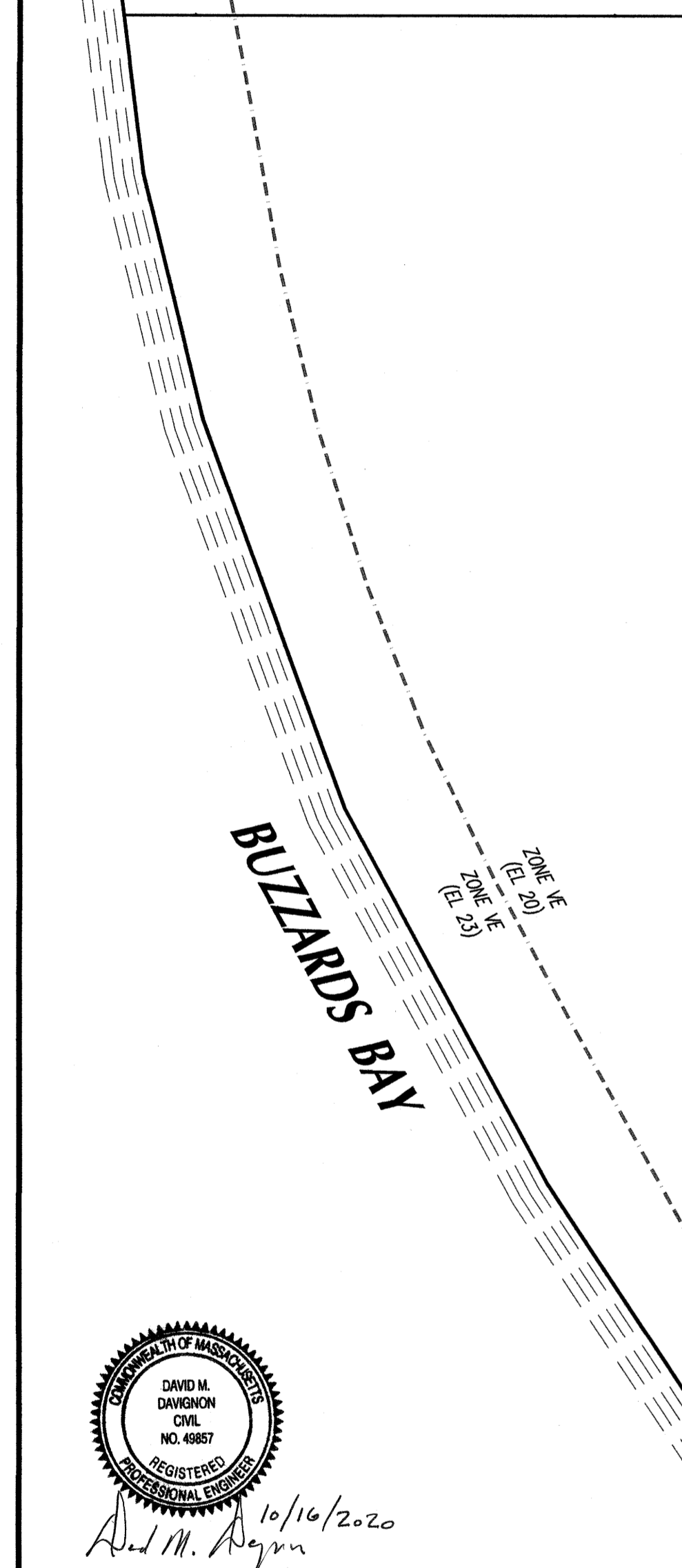
DWG. NO. L-1



LEGEND

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

LOCUS PLAN
SCALE: 1"=600'±



Rev. #	DATE	BY	DESCRIPTION
1			

SITE PLAN
FOR PROPERTY LOCATED
at 1 SMUGGLERS ROAD in
FAIRHAVEN, MA
PREPARED FOR
KEITH A. & KIMBERLY J. DECKER

SCALE: 1"=20' DATE: OCTOBER 15, 2020

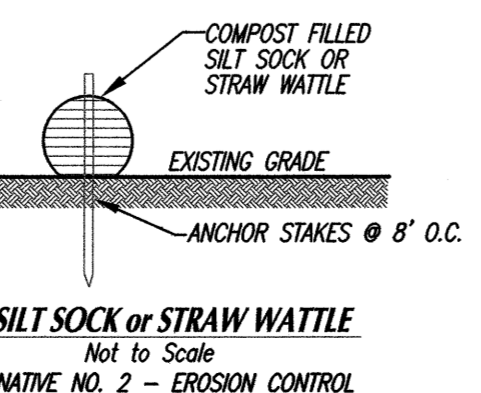
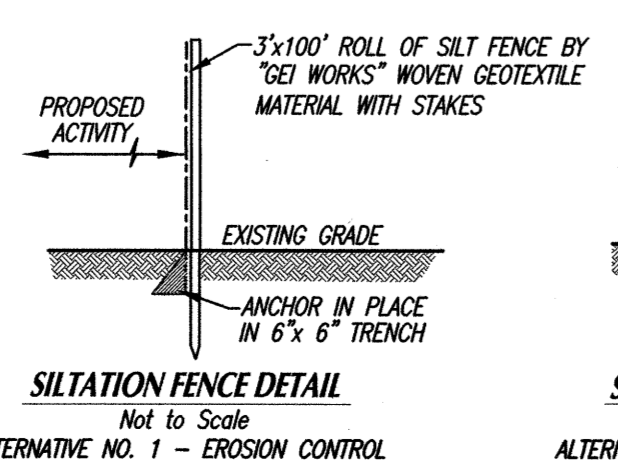
SCHNEIDER, DAVIGNON & LEONE, INC.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
1 COUNTY RD, P.O. BOX 480, MATTAPOISETT, MA 02739
1-508-758-7866

APPLICANT/OWNER OF RECORD:
KEITH A. & KIMBERLY J. DECKER
1 SMUGGLERS ROAD
FAIRHAVEN, MA 02719
DEED BOOK 12872, PAGE 292

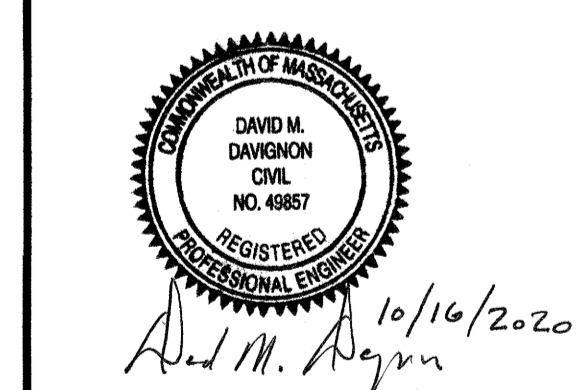
Drawn By: D.M.D. Check By: D.M.D. Job No. 3297

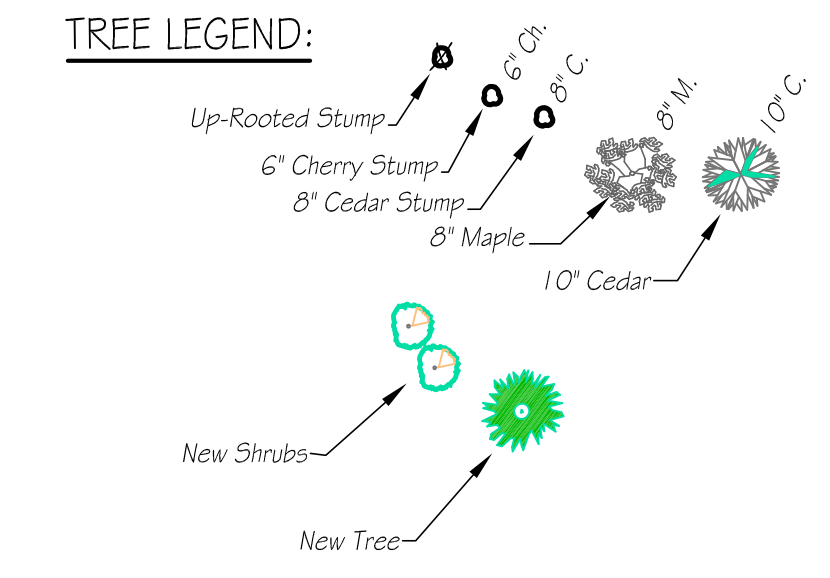
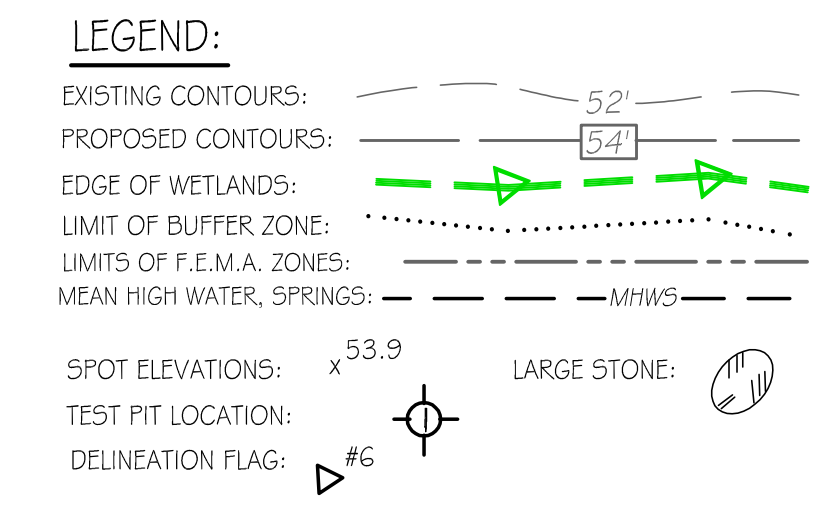
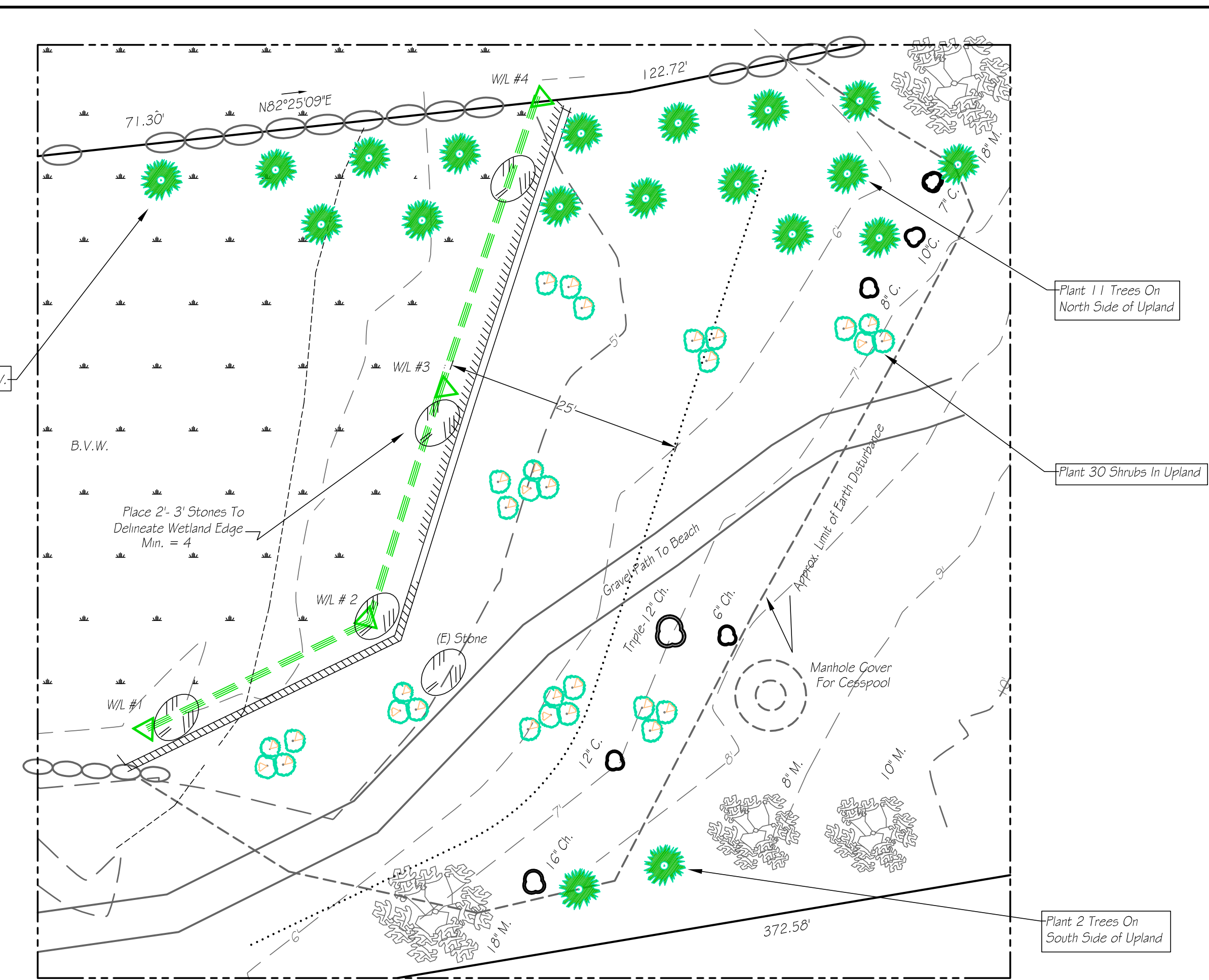
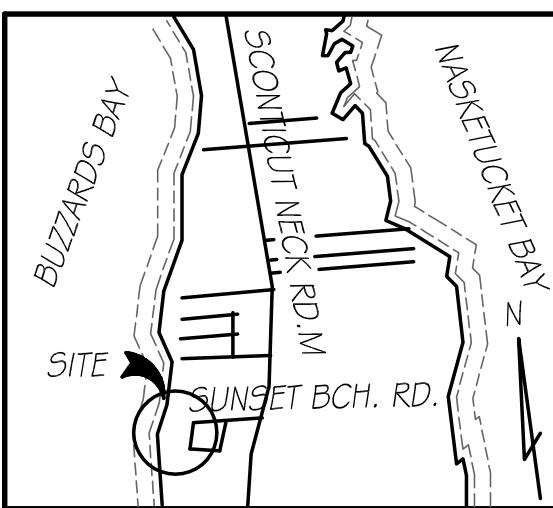
SITE INFORMATION:
SITE ADDRESS: 1 SMUGGLERS ROAD
ASSESSORS MAP # 1
ASSESSORS LOT # 29
FEMA FLOOD ZONE: X EL. N/A
AND FLOOD ZONES: VE EL. 18, 20
F.I.R.M. PANEL NO. 25023C0501F
ZONING DISTRICT:
RURAL RESIDENCE (RR)

MINIMUM BUILDING SETBACKS:
FRONT: 30' SIDE: 20'
REAR: 30'

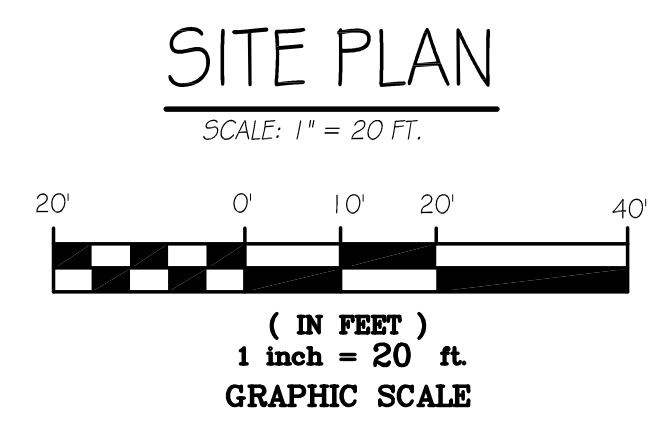
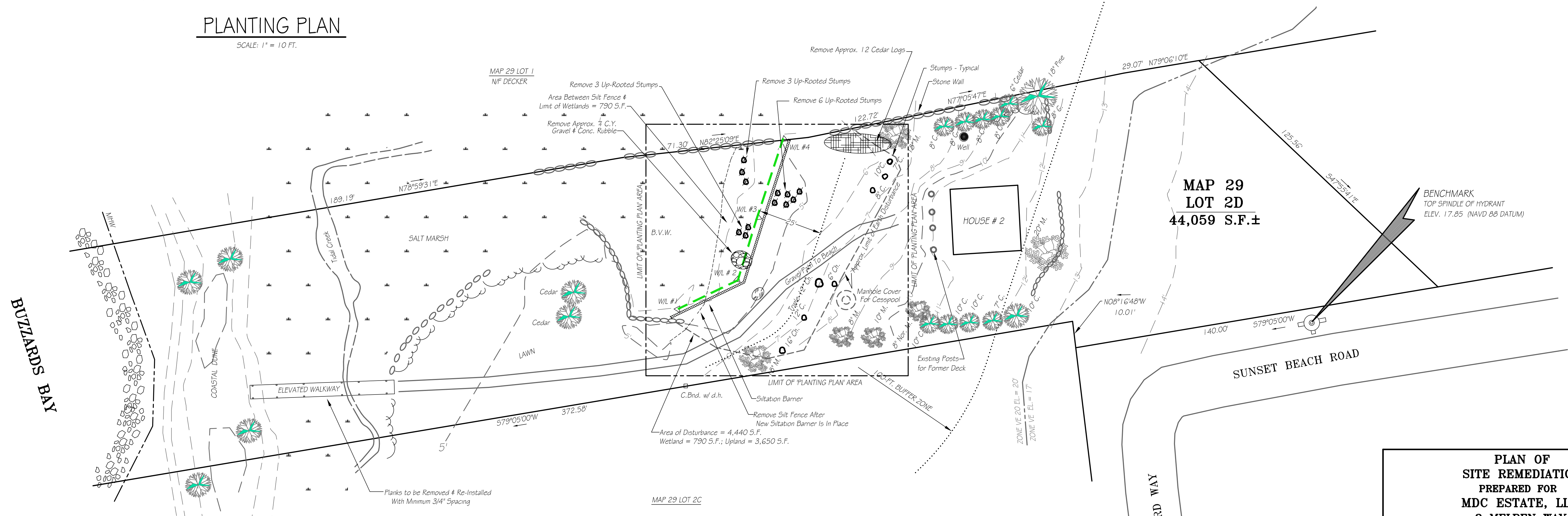


- GENERAL NOTES:**
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH "DIG SAFE" AND OTHER APPROPRIATE AGENCIES, AND REPORT ANY DISCREPANCIES TO THIS OFFICE.
 - CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY AND ALL DISCREPANCIES FOUND BETWEEN THE SITE CONDITIONS AND THOSE SHOWN ON THIS PLAN PRIOR TO CONTINUATION OF ANY WORK.
 - ANY AND ALL CHANGES FROM THE SITE DESIGN LAYOUT SHOWN MUST BE APPROVED BY THIS OFFICE, AND OTHER APPROPRIATE LOCAL OFFICIALS.
 - CONCRETE WASHOUT SHALL OCCUR WITHIN FOOTPRINT OF THE GARAGE FOUNDATION.
 - PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL INSTALL A STAKED EROSION CONTROL BARRIER SHOWN AND SHALL CONTACT THE CONSERVATION COMMISSION AGENT FOR AN INSPECTION.





- NOTES:**
- 1) THIS PARCEL IS SHOWN AS LOT 2D OF ASSESSORS MAP 29.
 - 2) THE DWELLING SHOWN HEREON LIES WITHIN A SPECIAL HAZARD FLOOD ZONE AS DELINEATED ON F.E.M.A. COMMUNITY PANEL 25005C0501 F DATED JULY 7, 2009. ZONE VE EL. = 20'.
 - 3) NOTIFY DIG-SAFE AND LOCAL UTILITIES PRIOR TO ANY EXCAVATION.
 - 4) WETLANDS DELINEATION PERFORMED BY BOB GRAY, C.W.S. OF SABATIA INC.
 - 5) REFER TO WETLAND RESTORATION PLAN DATED OCTOBER 31, 2020 BY SABATIA INC. FOR SPECIES OF NEW TREES AND SHRUBS. TREES SHALL BE 8' TO 10' HIGH AND 3" - 3.5" CALIPER. SHRUBS SHALL BE 2' TO 3' TALL.



MAP 29
LOT 2D
44,059 S.F.±

BENCHMARK
TOP SPINDLE OF HYDRANT
ELEV. 17.85 (NAVD 88 DATUM)

**PLAN OF
SITE REMEDIATION
PREPARED FOR
MDC ESTATE, LLC
2 MELPEN WAY
FAIRHAVEN, MASS.**

CAI Charon Associates, Inc.
Consulting Engineers
323 Neck Road - Rochester, MA 02770
Tel: 508-763-8362 Fax: 508-763-9582

SCALE: AS NOTED
DATE: OCTOBER 30, 2020

DWG. NO.
L-1