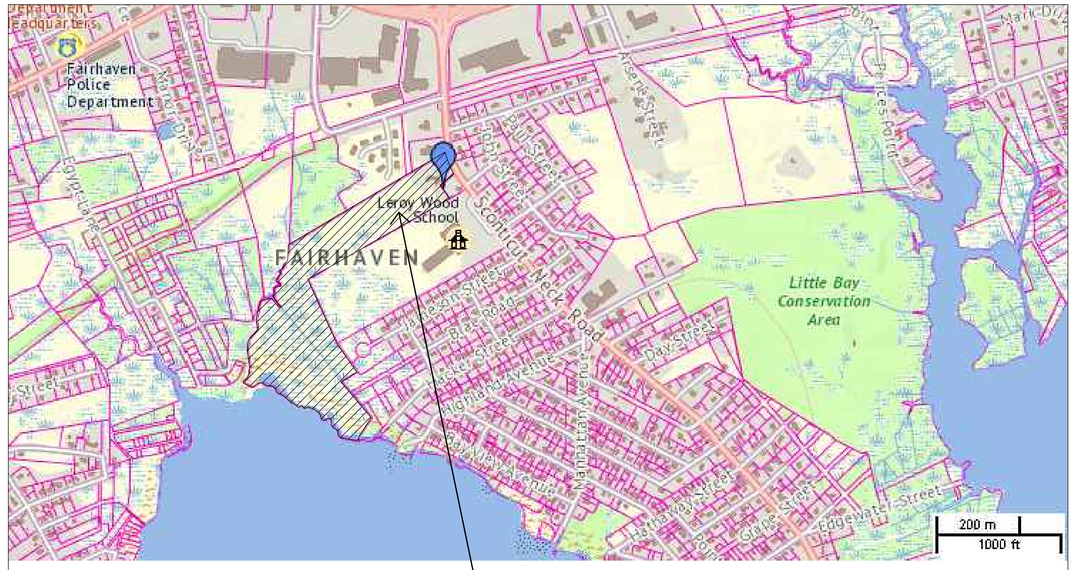
"RESIDENCE BY THE GIRLS CREEK"
DEFINITIVE SUBDIVISION PLAN

FOR REGISTRY OF DEEDS USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEED

PREPARER



LOCUS

ASSESSORS' ID:

MAP 28 LOT 24

OWNER OF RECORD:

JEAN JASON
33 BRIARWOOD DRIVE
WAREHAM, MA 02571

ZONING REQUIREMENTS:

MIN. LOT AREA (S.F.) 15,000
MIN. FRONTAGE (FT.) 100.00
CONTIGUOUS UPLAND 90% (13,500 S.F. MIN.)
FRONT SETBACK(FT.) 20.00
SIDE SETBACK (FT.) 10.00
REAR SETBACK(FT.) 30.00

DEED INFORMATION:

BOOK 11867 PAGE 309-311

DRAWING INDEX:

SHEET	DESCRIPTION
SHEET 1 OF 15	COVER SHEET
SHEET 2 OF 15	EXISTING CONDITIONS PLAN
SHEET 3 OF 15	EXISTING BOUNDARY PLAN
SHEET 4 OF 15	DEMOLITION & EROSION CONTROL PLAN
SHEET 5 OF 15	LOTTING PLAN
SHEET 6 OF 15	LAYOUT AND MATERIALS PLAN
SHEET 7 OF 15	GRADING PLAN
SHEET 8 OF 15	DRAINAGE AND UTILITY PLAN
SHEET 9 OF 15	BMP ACCESS AND DETAILS
SHEET 10 OF 15	INFILTRATION BASIN, CROSS SECTION AND DETAILS
SHEET 11 OF 15	ROADWAY AND UTILITY LAYOUT AND PROFILE PLAN
SHEET 12 OF 15	PLANTING PLAN
SHEET 13 OF 15	CONSTRUCTION DETAILS 1 OF 3
SHEET 14 OF 15	CONSTRUCTION DETAILS 2 OF 3
SHEET 15 OF 15	CONSTRUCTION DETAILS 3 OF 3

REV. #	DESCRIPTION	DATE
6.	REVISIONS PER LATEST ROUND OF PEER REVIEW.	3/15/21
5.	MAKE REVISIONS PER PLANNING BOARD COMMENTS DURING PRELIMINARY SUBDIVISION SUBMISSION	12/6/20
4.	REDUCE THE WETLAND FILL AMOUNT TO 1,130 S.F. PER WATER QUALITY/DEP COMMENTS.	4/1/20
3.	REVISIONS PER SECOND ROUND OF PEER REVIEW COMMENTS.	9/18/19
2.	REVISIONS PER PEER REVIEW COMMENTS.	8/10/19
1.	REVISED LOT 6. ADD LOT 7 BEING DONATED TO THE TOWN OF FAIRHAVEN FILL 2,380 S.F. OF WETLAND (TO BE RESTORED ON SITE)	6/10/19

FAIRHAVEN PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

DATE OF APPROVAL _____

DATE OF SIGNING _____

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

"DEFINITIVE SUBDIVISION PLAN"
OF DEVELOPMENT TO BE KNOWN AS
RESIDENCE BY THE GIRLS CREEK
OFF SCONTICUT NECK ROAD
IN FAIRHAVEN, MA

PREPARED FOR
ALEXANDER GRAY DEVELOPMENT, LLC
ACUSHNET, MA

SHEET 1 OF 15 - COVER SHEET

NESRA ENGINEERING, LLC

170 BUNGAY ROAD
N. ATTLEBORO, MA 02760
(617) 506-3772
WWW.NESRAENG.COM

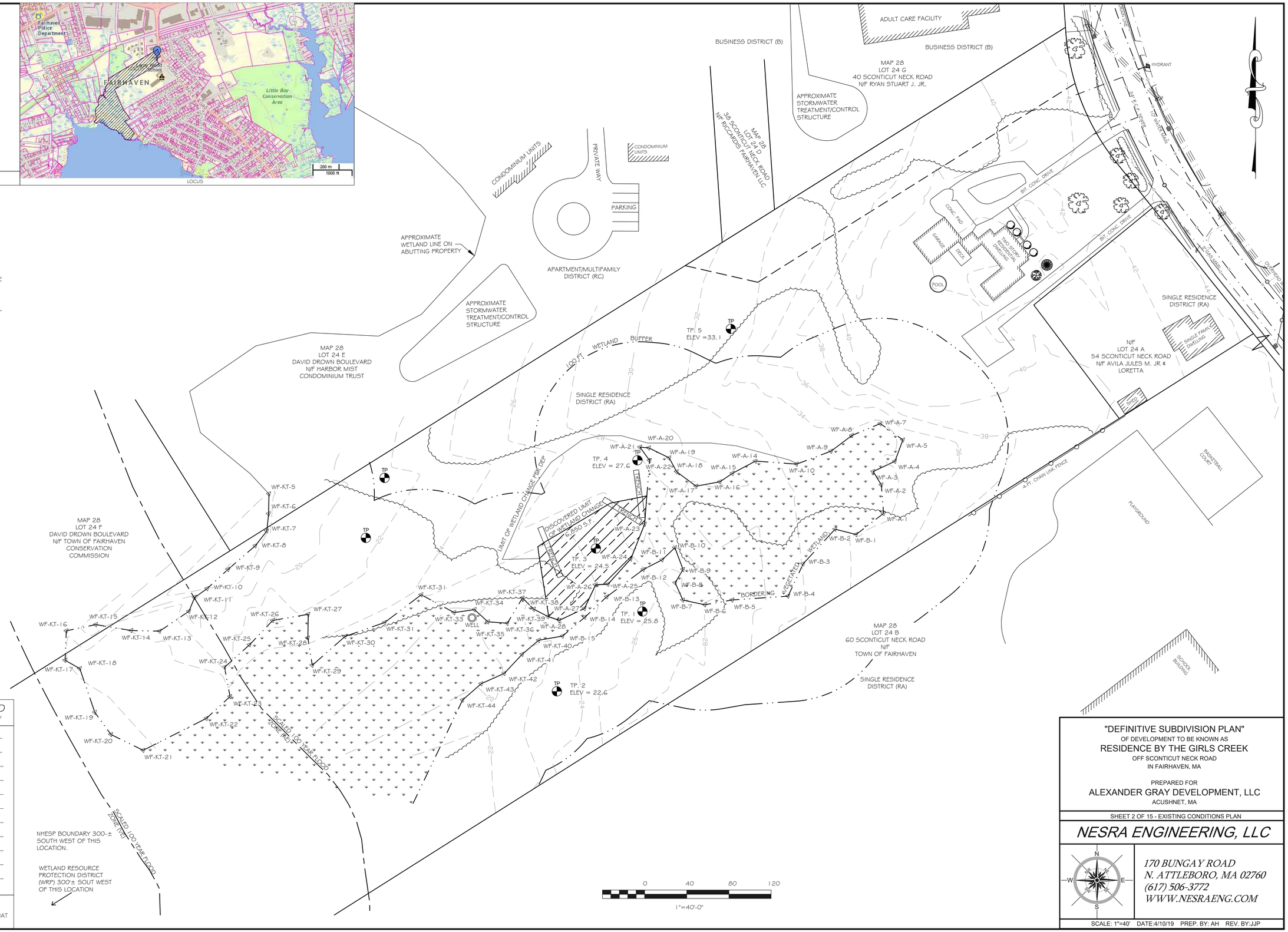
SCALE: AS NOTED DATE:4/10/19 PREP. BY: AH REV. BY:JJP

LOCUS

FOR REGISTRY OF DEEDS USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEED

PREPARER



COMMONWEALTH OF MASSACHUSETTS
ARSEN JAMBAZIAN JR.
REGISTERED PROFESSIONAL ENGINEER

FAIRHAVEN PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

DATE OF APPROVAL _____

DATE OF SIGNING _____

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"DEFINITIVE SUBDIVISION PLAN"
OF DEVELOPMENT TO BE KNOWN AS
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OFF SCONTICUT NECK ROAD
IN FAIRHAVEN, MA

PREPARED FOR
ALEXANDER GRAY DEVELOPMENT, LLC
ACUSHNET, MA

SHEET 2 OF 15 - EXISTING CONDITIONS PLAN

NESRA ENGINEERING, LLC
170 BUNGAY ROAD
N. ATTLEBORO, MA 02760
(617) 506-3772
WWW.NESRAENG.COM

SCALE: 1"=40' DATE:4/10/19 PREP. BY: AH REV. BY:JJP

FOR REGISTRY OF DEEDS USE ONLY

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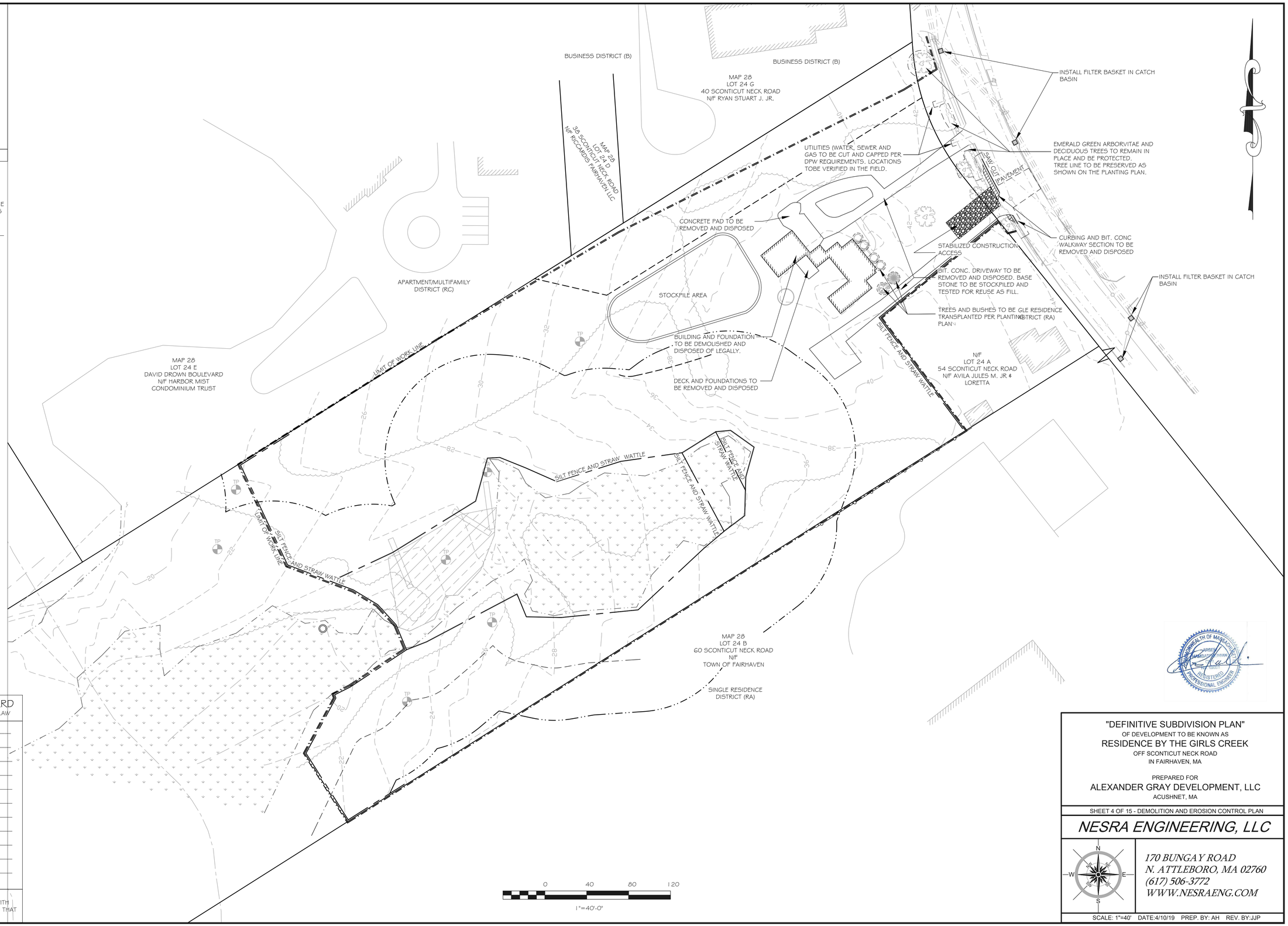
PREPARER



FAIRHAVEN PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

DATE OF APPROVAL _____

DATE OF SIGNING _____

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"DEFINITIVE SUBDIVISION PLAN"
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IN FAIRHAVEN, MA

PREPARED FOR
ALEXANDER GRAY DEVELOPMENT, LLC
ACUSHNET, MA

SHEET 4 OF 15 - DEMOLITION AND EROSION CONTROL PLAN

NESRA ENGINEERING, LLC

170 BUNGAY ROAD
N. ATTLEBORO, MA 02760
(617) 506-3772
WWW.NESRAENG.COM

SCALE: 1"=40' DATE:4/10/19 PREP. BY: AH REV. BY:JJP

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEED

PREPARER

FOR REGISTRY OF DEEDS USE ONLY

FAIRHAVEN PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

DATE OF APPROVAL _____

DATE OF SIGNING _____

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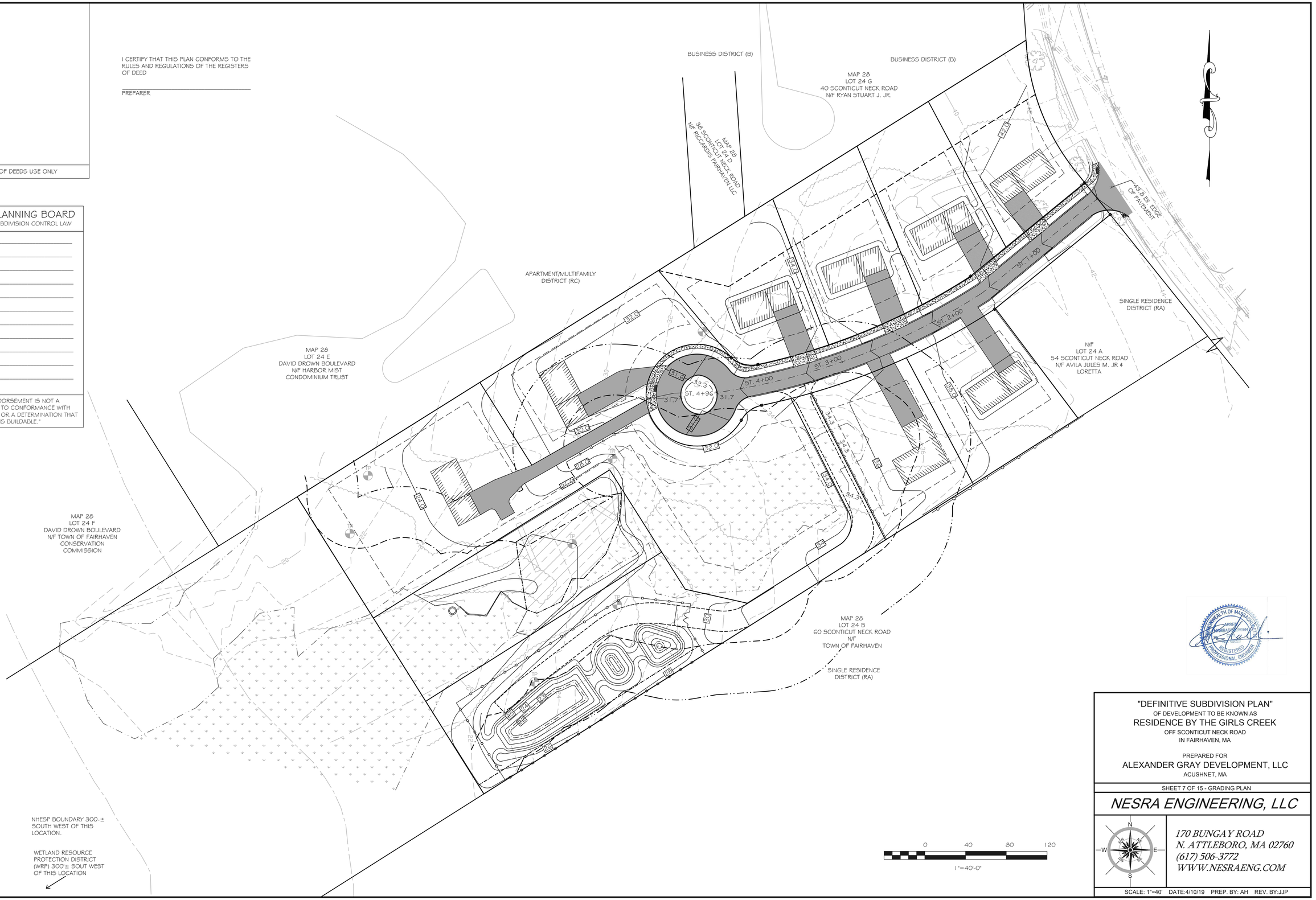

"DEFINITIVE SUBDIVISION PLAN"
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OFF SCONTICUT NECK ROAD
IN FAIRHAVEN, MA

PREPARED FOR
ALEXANDER GRAY DEVELOPMENT, LLC
ACUSHNET, MA

SHEET 7 OF 15 - GRADING PLAN

NESRA ENGINEERING, LLC

170 BUNGAY ROAD
N. ATTLEBORO, MA 02760
(617) 506-3772
WWW.NESRAENG.COM

SCALE: 1"=40' DATE:4/10/19 PREP. BY: AH REV. BY:JJP

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEED

PREPARER

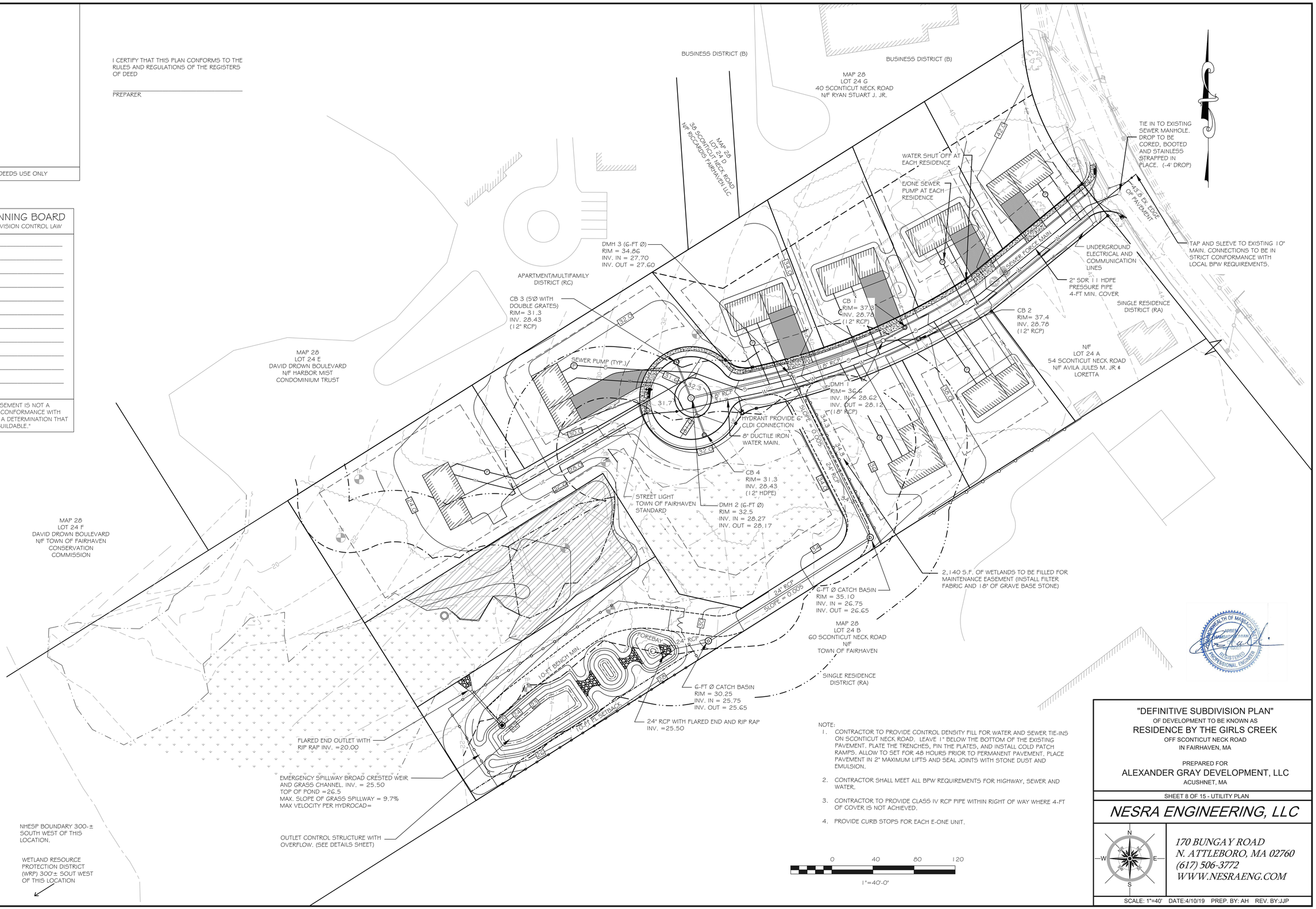
FOR REGISTRY OF DEEDS USE ONLY

FAIRHAVEN PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

DATE OF APPROVAL

DATE OF SIGNING

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



NOTE:

1. CONTRACTOR TO PROVIDE CONTROL DENSITY FILL FOR WATER AND SEWER TIE-INS ON SCONTICUT NECK ROAD. LEAVE 1" BELOW THE BOTTOM OF THE EXISTING PAVEMENT. PLATE THE TRENCHES, PIN THE PLATES, AND INSTALL COLD PATCH RAMPS. ALLOW TO SET FOR 48 HOURS PRIOR TO PERMANENT PAVEMENT. PLACE PAVEMENT IN 2" MAXIMUM LIFTS AND SEAL JOINTS WITH STONE DUST AND EMULSION.
2. CONTRACTOR SHALL MEET ALL BPW REQUIREMENTS FOR HIGHWAY, SEWER AND WATER.
3. CONTRACTOR TO PROVIDE CLASS IV RCP PIPE WITHIN RIGHT OF WAY WHERE 4-FT OF COVER IS NOT ACHIEVED.
4. PROVIDE CURB STOPS FOR EACH E-ONE UNIT.

"DEFINITIVE SUBDIVISION PLAN"
OF DEVELOPMENT TO BE KNOWN AS
RESIDENCE BY THE GIRLS CREEK
OFF SCONTICUT NECK ROAD
IN FAIRHAVEN, MA

PREPARED FOR
ALEXANDER GRAY DEVELOPMENT, LLC
ACUSHNET, MA

SHEET 8 OF 15 - UTILITY PLAN

NESRA ENGINEERING, LLC
170 BUNGAY ROAD
N. ATTLEBORO, MA 02760
(617) 506-3772
WWW.NESRAENG.COM

SCALE: 1"=40' DATE:4/10/19 PREP. BY: AH REV. BY:JJP

FOR REGISTRY OF DEEDS USE ONLY

FAIRHAVEN PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

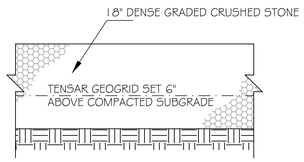
DATE OF APPROVAL _____

DATE OF SIGNING _____

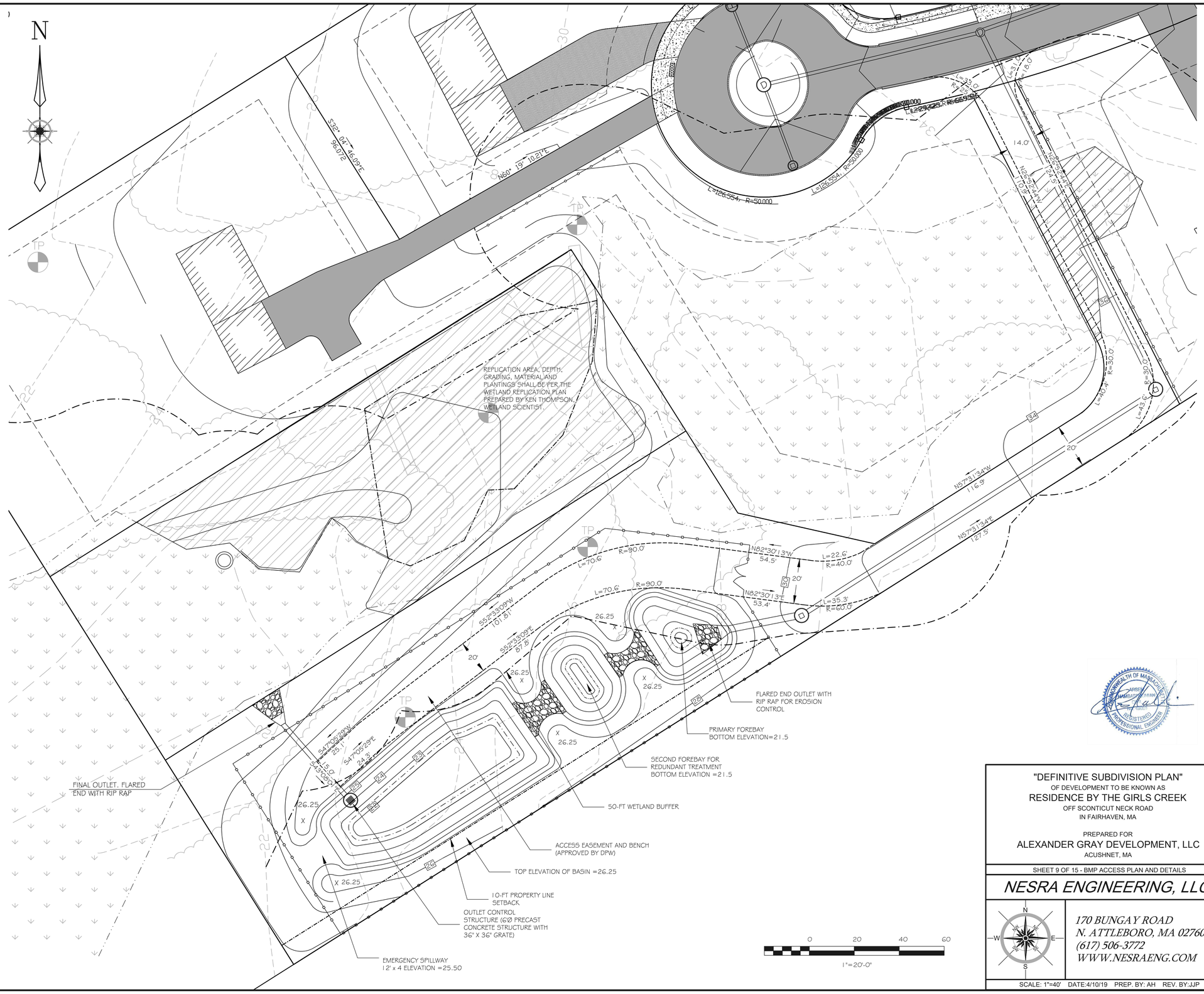
"THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS OR A DETERMINATION THAT THE LOT IS BUILDABLE."

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEED

_____
PREPARER



GRAVEL ACCESS ROAD DETAIL



"DEFINITIVE SUBDIVISION PLAN"
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IN FAIRHAVEN, MA

PREPARED FOR
ALEXANDER GRAY DEVELOPMENT, LLC
ACUSHNET, MA

SHEET 9 OF 15 - BMP ACCESS PLAN AND DETAILS

NESRA ENGINEERING, LLC

170 BUNGAY ROAD
N. ATTLEBORO, MA 02760
(617) 506-3772
WWW.NESRAENG.COM

SCALE: 1"=40' DATE:4/10/19 PREP. BY: AH REV. BY:JJP

FOR REGISTRY OF DEEDS USE ONLY

FAIRHAVEN PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

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DATE OF SIGNING _____

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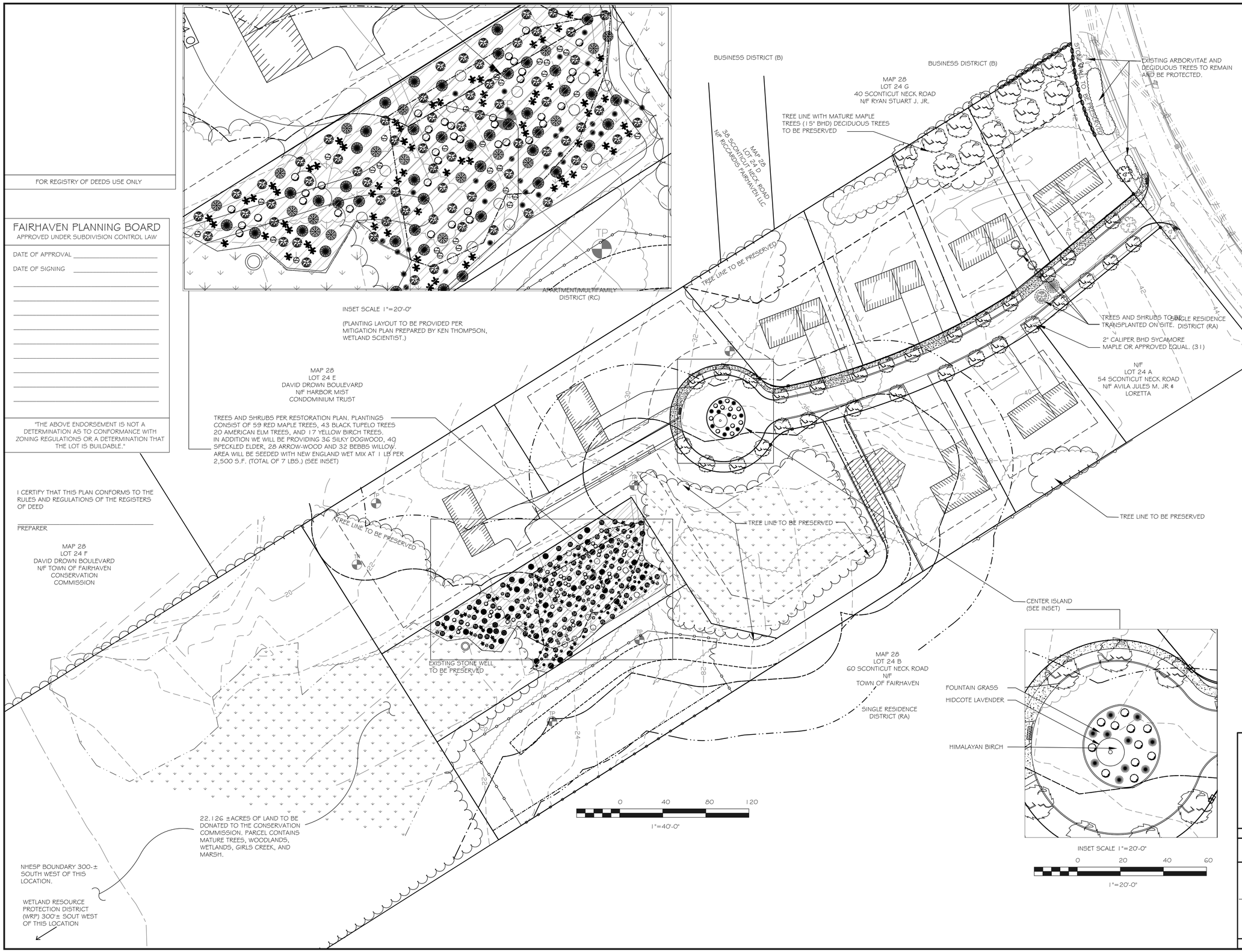
PREPARER



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IN FAIRHAVEN, MA

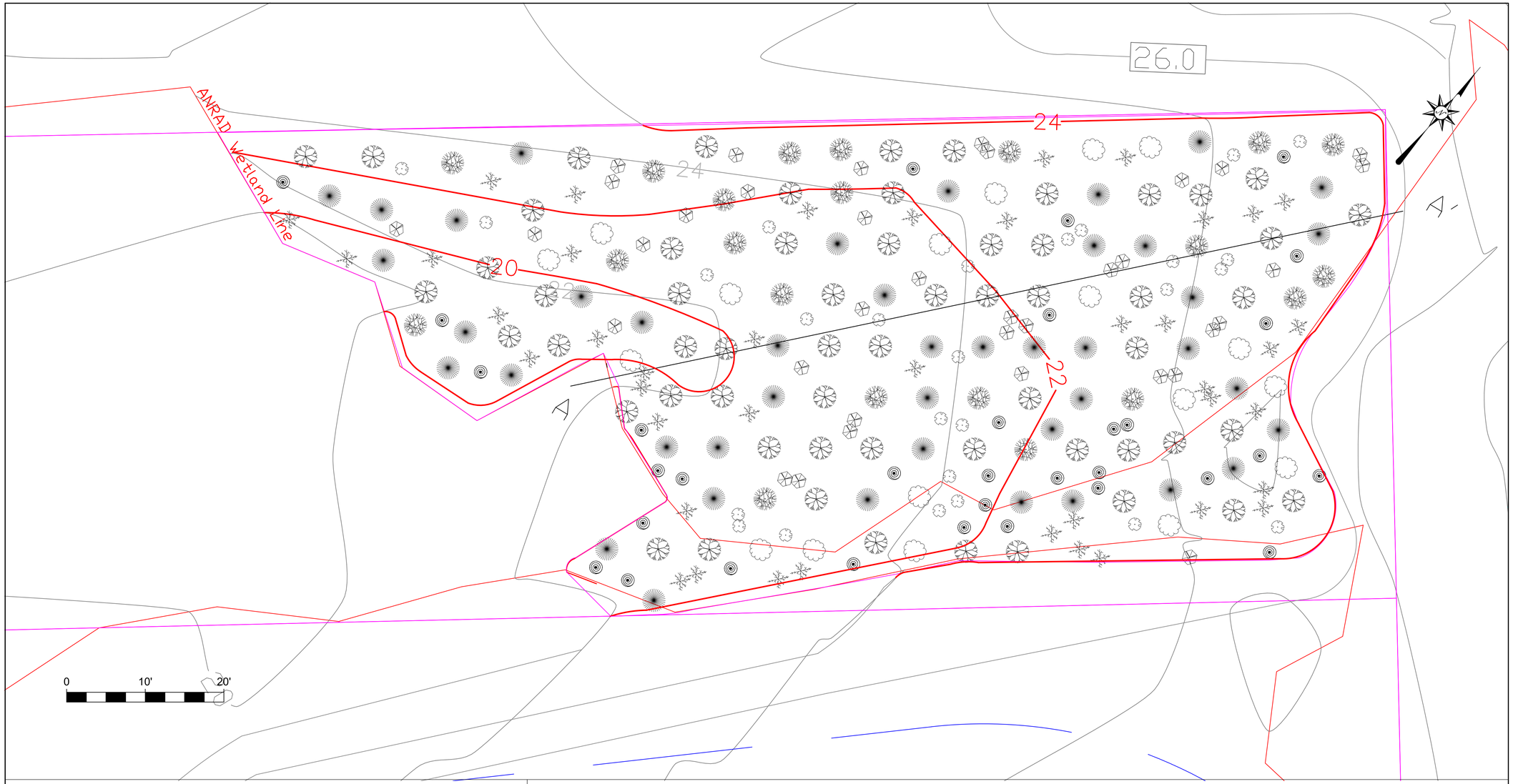
PREPARED FOR
ALEXANDER GRAY DEVELOPMENT, LLC
ACUSHNET, MA

SHEET 12 OF 15 - PLANTING PLAN

NESRA ENGINEERING, LLC

170 BUNGAY ROAD
N. ATTLEBORO, MA 02760
(617) 506-3772
WWW.NESRAENG.COM

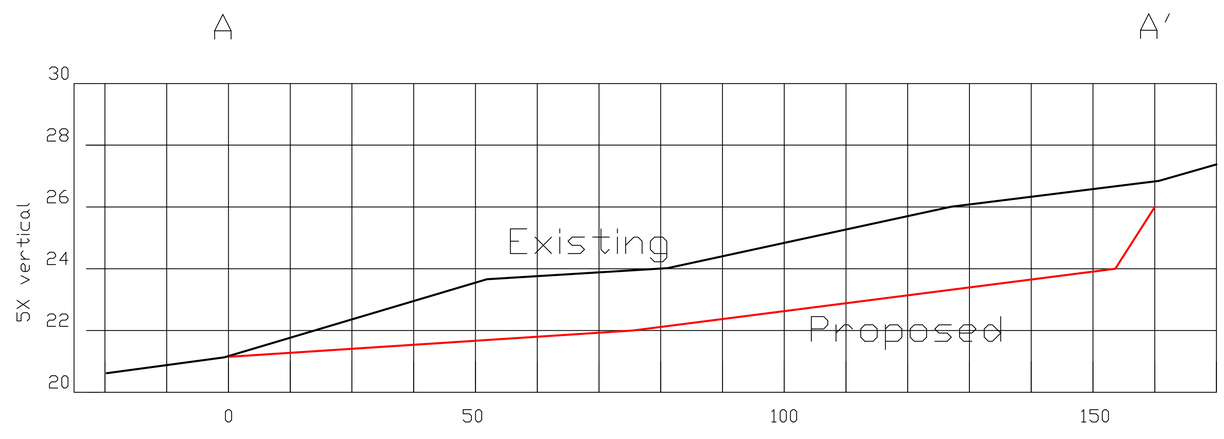
SCALE: 1"=40' DATE:4/10/19 PREP. BY: AH REV. BY:JJP



Plant Schedule

Symbol	Common Name	Latin Name	Size	Quantity
	Red Maple	Acer Rubrum	4-6 Ft.	59
	Black Tupelo	Nyssa sylvatica	4-6 Ft.	43
	American Elm	Ulmus americana	4-6 Ft.	20
	Yellow Birch	Betula alleghaniensis	4-6 Ft.	17
	Silky Dogwood	Cornus amomum	18-24 In	36
	Speckled Alder	Alnus incana	18-24 In	40
	Arrow-wood	Viburnium dentatum	18-24 In	28
	Bebbs Willow	Salix bebbiana	18-24 In	32

Seed with New England Wet Mix (or equivalent) at 1 lb./2500 sq. ft (7 lbs)



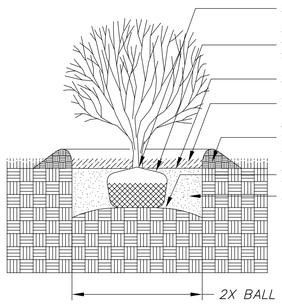
5 Wetlands

Mitigation Area
46 Scontiut Neck Road, Fairhaven, MA

4/9/19	Rev 1
6/13/19	Additional buffer mitigation
8/10/19	Revised Mitigation Planting
5/29/2020	Revised Mitigation Planting
3/16/2021	Revised Mitigation Planting

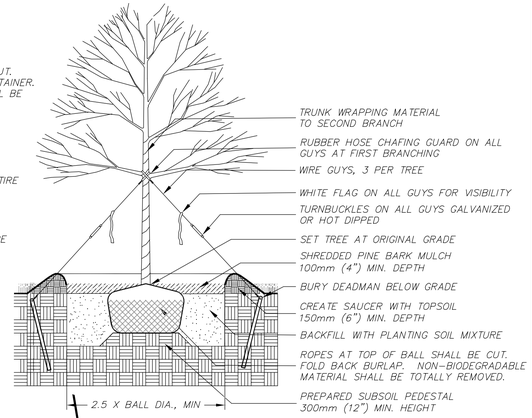
Design by:
Ken Thomson Botanist
5wetlands@gmail.com
781 929 1203

Mitigation



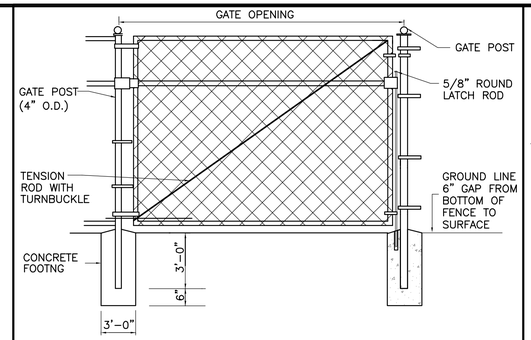
SHRUB PLANTING

NOT TO SCALE



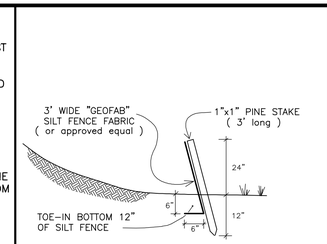
DECIDUOUS TREE PLANTING

NOT TO SCALE



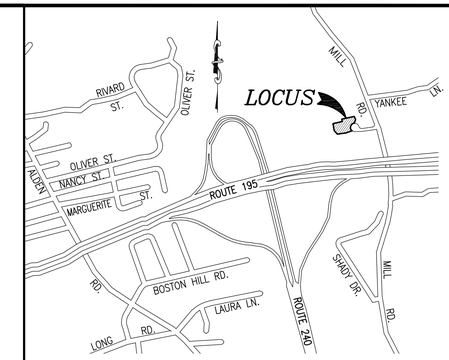
CHAIN LINK FENCE & GATE DETAIL

NOT TO SCALE



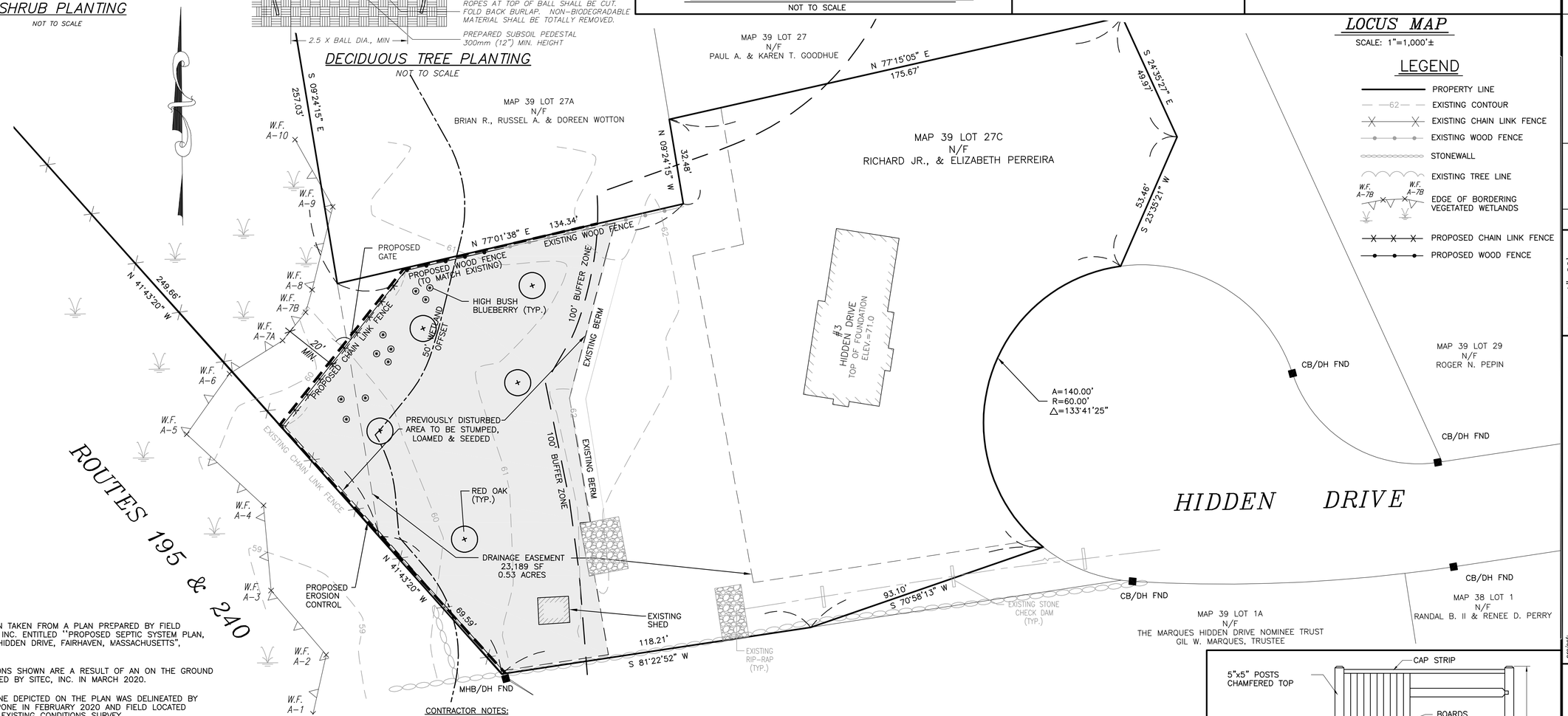
EROSION CONTROL SILT FENCE DETAIL

NOT TO SCALE



LOCUS MAP

SCALE: 1"=1,000'±



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- STONEWALL
- EXISTING TREE LINE
- EDGE OF BORDERING VEGETATED WETLANDS
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE

NOTES:

1.) BASE INFORMATION TAKEN FROM A PLAN PREPARED BY FIELD ENGINEERING CO. INC. ENTITLED "PROPOSED SEPTIC SYSTEM PLAN, PHO LE TIEU, 3 HIDDEN DRIVE, FAIRHAVEN, MASSACHUSETTS", REV. 11/15/13.

2.) EXISTING CONDITIONS SHOWN ARE A RESULT OF AN ON THE GROUND SURVEY PERFORMED BY SITEC, INC. IN MARCH 2020.

3.) THE WETLANDS LINE DEPICTED ON THE PLAN WAS DELINEATED BY CHRISTOPHER CAPONE IN FEBRUARY 2020 AND FIELD LOCATED AS PART OF THE EXISTING CONDITIONS SURVEY.

		PLANT LIST	
symbol	quantity	name	size/notes
QR	5	QUERCUS RUBRA	2.5" CAL
		RED OAK	B&B
WF	10	VACCIMIUM CORYMBOSSOM	3 GAL. CONTRAINERS
		HIGH BUSH BLUEBERRY	

CONTRACTOR NOTES:

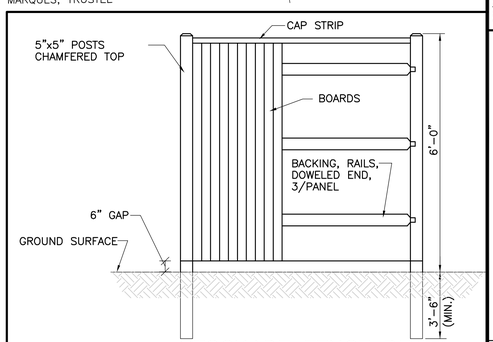
1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF THE WORK AND MAINTAINED UNTIL ALL DISTURBED SLOPES HAVE BEEN STABILIZED.

2. PROPOSED WORK:
   A. THE REMNANTS OF THE PREVIOUSLY DISTURBED VEGETATION SHALL BE REMOVED AND LEGALLY DISPOSED OF.
   B. A CHAIN LINK FENCE WITH A GATE ALONG WITH A WOODEN FENCE ARE PROPOSED, AS SHOWN.
   C. APPLY LOAM AND RESEED BACKYARD AREA. NO EXPANSION OF THE EXISTING LAWN AREA IS PROPOSED.
   D. PLANTINGS SHALL BE ADDED AS SHOWN.
   E. AFTER ALL PLANTINGS HAVE BEEN COMPLETED, ALL DISTURBED AREAS SHALL BE SEEDED WITH NEW ENGLAND WETMIX (WETLAND SEED MIX) AS PREPARED BY NEW ENGLAND WETLAND PLANTS, INC., 820 WEST STREET, AMHERST, MA 01002, (413) 548-8000, WWW.NEWP.COM OR APPROVED EQUAL.

3. THE CONSERVATION COMMISSION SHALL BE NOTIFIED PRIOR TO THE START OF THE RESTORATION WORK.

4. WE PROPOSE TO MONITOR THE REPLICATION AREAS AND SUBMIT REPORTS AFTER THE FIRST AND SECOND GROWING SEASON. THE OBJECTIVE WILL BE TO ACHIEVE 75% PLANT ESTABLISHMENT SUCCESS AFTER THE FIRST GROWING SEASON. MONITORING REPORTS SHALL BE SUBMITTED TO THE CONSERVATION COMMISSION AT THE END OF EACH SEASON WHICH FOLLOWS THE FORMAT SUGGESTED IN THE DEP WETLAND REPLICATION GUIDELINES.

5. ALL WORK SHALL BE CARRIED OUT BY A QUALIFIED NURSERY OR LANDSCAPE CONTRACTOR UNDER THE DIRECT SUPERVISION OF A WETLANDS SCIENTIST.



STOCKADE FENCE DETAIL

NOT TO SCALE

No.	Date	Revision Description	Chkd. by	Appvd. by
1	MARCH 11, 2021	REVISED PER CONSERVATION COMMISSION COMMENTS	SDG	SDG
1	FEB. 20, 2021	ADDED RESTORATION PLANTINGS	SDG	SDG

scale: 1"=20'
date: NOV. 30, 2020
drawn: NAD
checked: SDG
approved: SDG
sheet 1 of 1
drawing number: L-1

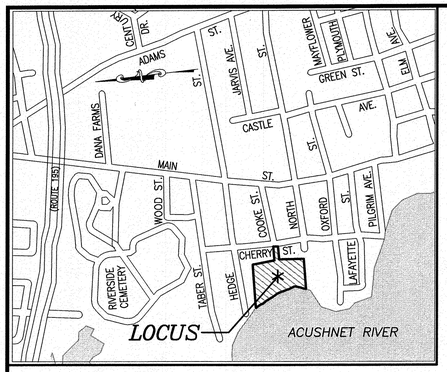
project: MAP 39 LOT 27C
3 HIDDEN DRIVE
FAIRHAVEN, MASSACHUSETTS

client: RICHARD, JR. & ELIZABETH PERREIRA

drawing title: LANDSCAPE IMPROVEMENT PLAN

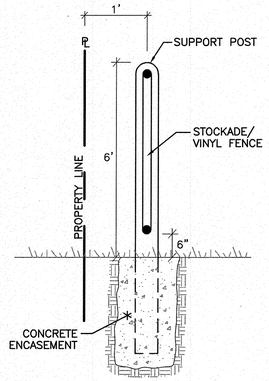
SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM
SITEC
Civil and Environmental Engineering
Land Use Planning

Acad No. FVN 20-7539 LIP.DWG
File No. 20-7539



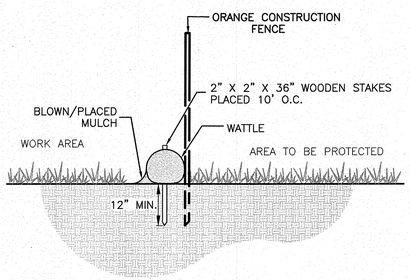
LOCUS MAP

SCALE: 1"=600'±



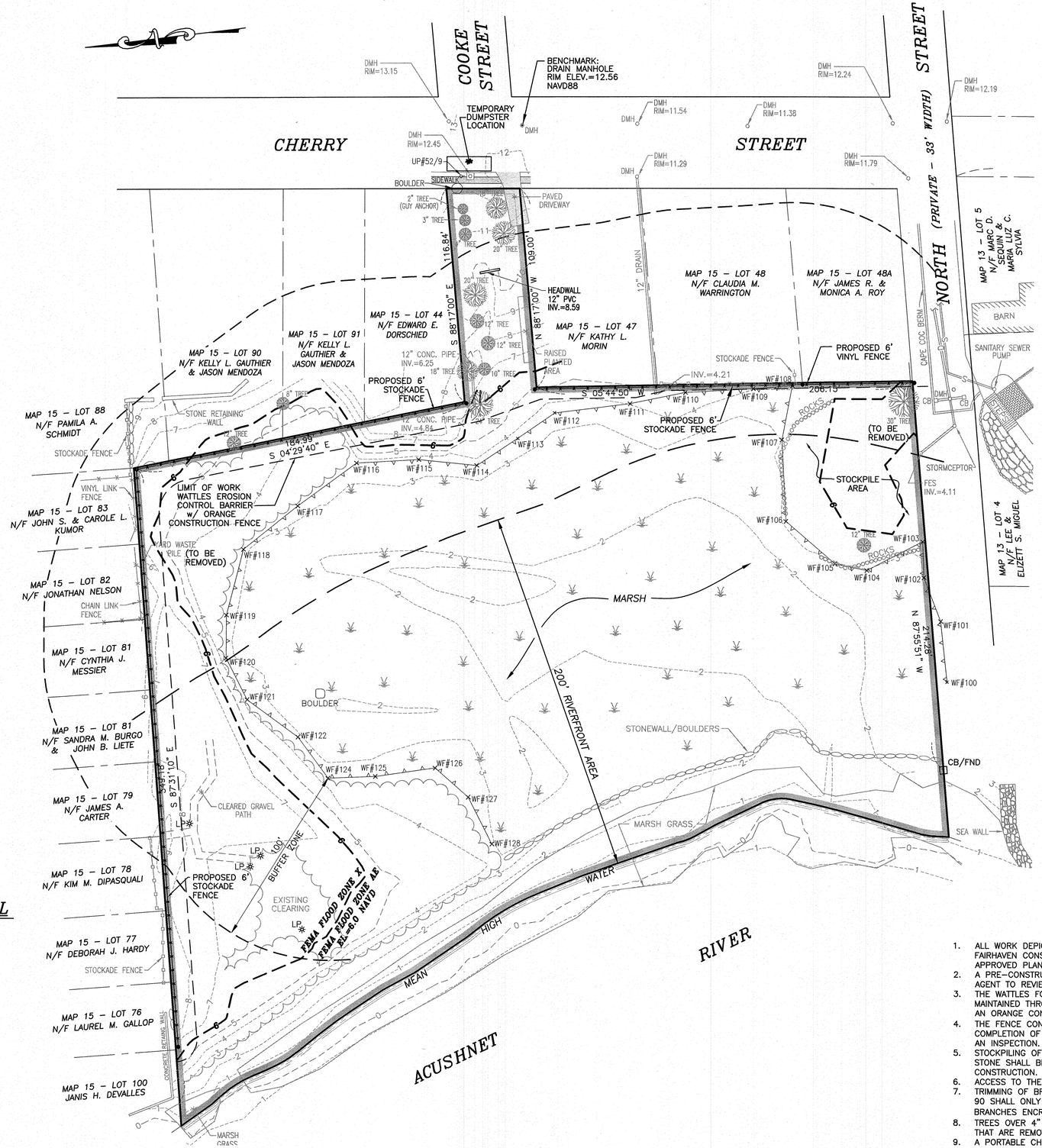
FENCE DETAIL

(NOT TO SCALE)



WATTLE EROSION CONTROL DETAIL

(NOT TO SCALE)



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- STONEWALL
- SEWER LINE
- DRAINAGE LINE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- UTILITY POLE
- LAMP POST
- CHAIN LINK FENCE
- STOCKADE FENCE
- TREE LINE/BRUSH LINE
- TREE
- EDGE OF BORDERING VEGETATED WETLANDS

0' 30' 60' 90'

SCALE: 1"=30'

OWNER/APPLICANT:

LEE & ELIZETT S. MIGUEL
3 NORTH STREET
FAIRHAVEN, MA 02719

CONSTRUCTION NOTES

1. ALL WORK DEPICTED ON THIS PLAN IS SUBJECT TO ALL ORDER OF CONDITIONS ISSUED BY THE FAIRHAVEN CONSERVATION COMMISSION. THE CONTRACTOR SHALL HAVE A COPY OF THE ORDER AND APPROVED PLAN ONSITE AT ALL TIME DURING THE CONSTRUCTION PROVIDED.
2. A PRE-CONSTRUCTION MEETING WILL BE SCHEDULED BY THE CONTRACTOR WITH THE CONSERVATION AGENT TO REVIEW THE REQUIREMENTS OUTLINED IN THE ORDER OF CONDITIONS.
3. THE WATTLES FOR EROSION CONTROL SHALL BE SET PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS UNTIL ALL DISTURBED AREAS ARE STABILIZED. AN ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED BEHIND THE WATTLES.
4. THE FENCE CONTRACTOR SHALL MARK ANY TREES OVER 4" DIAMETER PRIOR TO CLEARING. UPON COMPLETION OF MARKING THE CONTRACTOR SHALL NOTIFY THE CONSERVATION OFFICE TO SCHEDULE AN INSPECTION.
5. STOCKPILING OF MATERIALS SHALL BE LIMITED TO THE DESIGNATED UPLAND AREA. CLEAN CRUSHED STONE SHALL BE RE-SPREAD OVER THE STOCKPILE AREA AT THE CONCLUSION OF THE CONSTRUCTION.
6. ACCESS TO THE SITE SHALL BE THROUGH THE CHERRY STREET FRONTAGE
7. TRIMMING OF BRANCHES, AS NEEDED, FROM THE TREE LOCATED ON THE BOUNDARY AT MAP 15-LOT 90 SHALL ONLY BE COMPLETED BY A QUALIFIED ARBORIST. TRIMMING SHALL BE LIMITED TO BRANCHES ENCROACHING ON APPLICANT'S PROPERTY TO THE EXTENT NEEDED TO INSTALL THE FENCE.
8. TREES OVER 4" IN DIAMETER SHALL NOT BE REMOVED UNLESS DIRECTLY ON FENCE LINE. ANY TREES THAT ARE REMOVED SHALL BE REPLACED WITH LEYLAND CYPRESS OR APPROVED EQUAL.
9. A PORTABLE CHIPPER SHALL BE USED TO CREATE MULCH FROM MATERIAL CUT IN THE WORK ZONE.
10. EQUIPMENT USED TO COMPLETE THE FENCE INSTALLATION SHALL BE LIMITED TO HAND TOOLS AND HAND AUGER. THE FENCE ALONG THE WEST LINE OF LOTS 47, 48, 48A, AS SHOWN, SHALL BE INSTALLED USING HAND TOOLS AND HAND AUGER ONLY.
11. EXCESS SOILS SHALL BE SPREAD NEAR THE FENCE POSTS, AND THE AREA SEEDED FOR STABILIZATION. IF REQUIRED, THE SOILS WILL BE AMENDED WITH ORGANIC TOPSOIL TO FACILITATE GRASS GROWTH.
12. IF REQUIRED, A LINED CONCRETE WASHOUT PIT SHALL BE SET IN THE STOCKPILE AREA WITH SILT FENCING SET ALONG THE DOWNGRADIENT PERIMETER OF THE PIT.

COMMONWEALTH OF MASSACHUSETTS
STEVEN D. GOUDEY
CIVIL
NO. 32166
REGISTERED PROFESSIONAL ENGINEER

No.	Date	Revision Description	Chkd. by	Appvd. by
4	MARCH 15, 2021	MODIFY CONSTRUCTION NOTES	SDG	SDG
3	FEBRUARY 26, 2021	ADD CONSTRUCTION NOTES	SDG	SDG
2	DECEMBER 28, 2020	ELIMINATE PORTION OF FENCE	SDG	SDG
1	DECEMBER 07, 2020	REVISIONS PER CONSERVATION COMMISSION COMMENTS	SDG	SDG

scale: 1"=30'
date: JULY 2, 2020
drawn: KJ
checked: SDG
approved: SDG
sheet 1 of 1
drawing number: SP-1

project: ASSESSORS MAP 15, LOT 43
NORTH STREET / CHERRY STREET
FAIRHAVEN, MASSACHUSETTS

client: LEE & ELIZETT MIGUEL

drawing title: SITE PLAN

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