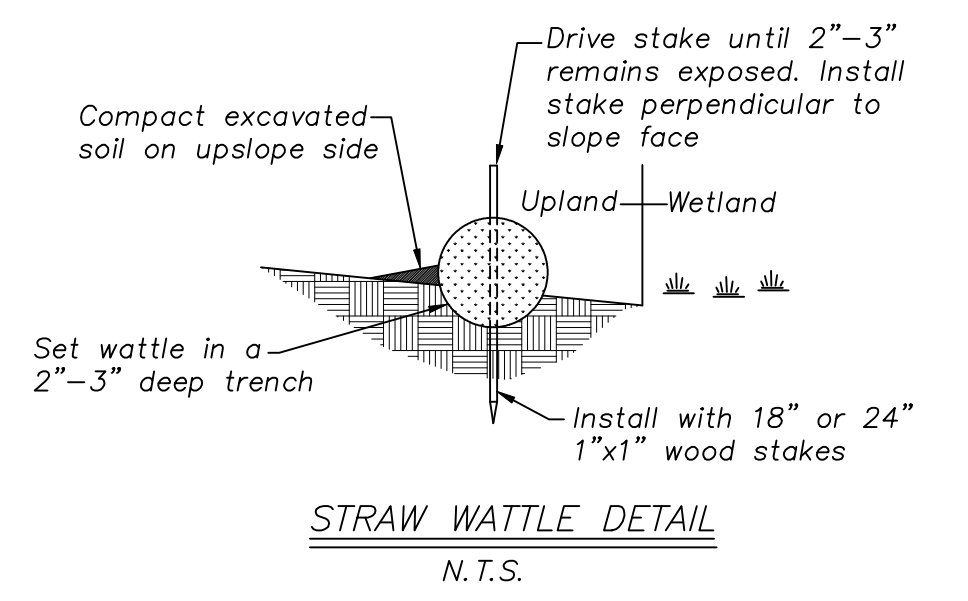
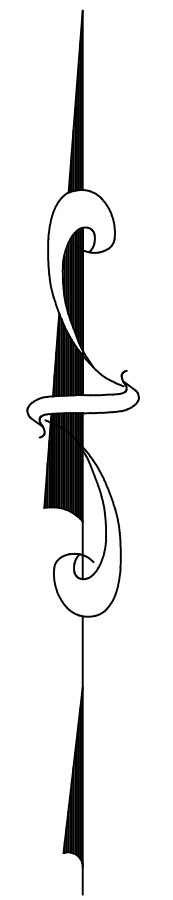
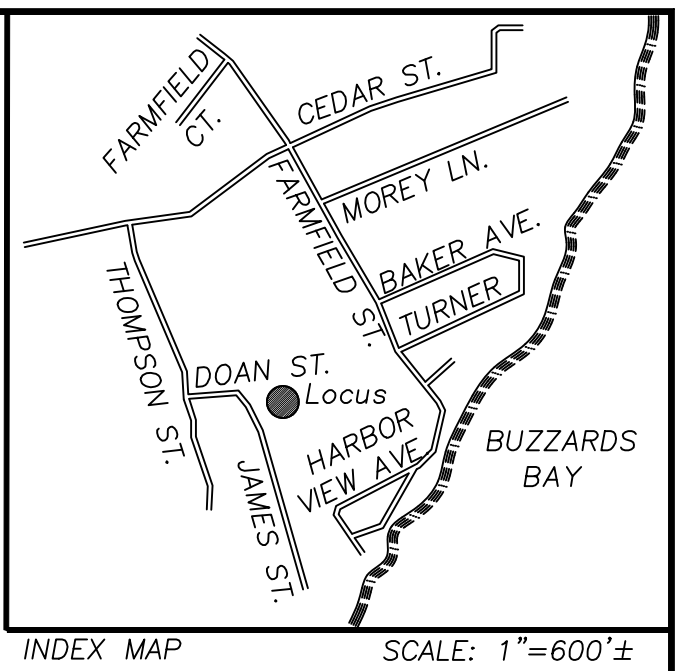


PROPOSED DWELLING ELEVATIONS
Not To Scale



STRAW WATTLE DETAIL
N.T.S.

ZONING	
SINGLE RESIDENCE DISTRICT - RA	
RESIDENTIAL USE	
LOT AREA	15,000 S.F.
LOT FRONTAGE	100 FT.
BUILDING SETBACKS	
FRONT	20 FT.
REAR	30 FT.
SIDE	10 FT.

- General Notes:
- 1.-Entire Site Is Located Within A VE Zone, Elevation 15.0 As Shown The FEMA Flood Map 25005C0394G Dated 07/16/2014.
 - 2.-Disturbed Vegetated Areas Within Limit Of Work Will Be Loamed And Seeded. Landscaping Will Be Comprised Of Shrubs And Trees At Owners Discretion.
 - 3.-Lowest Horizontal Structural Member Will Be Set A Minimum 2 Feet Above VE Zone Elevation 15.0 + 2 Feet = 17.0 Minimum Elevation.
 - 4.-Deck Supports Will Be Placed On Sono Tube Footings. Foundation Will Be Designed By A Massachusetts Registered Structural Engineer.
 - 5.-Total Area Of Vegetation To Be Removed: 4,194 Square Feet.
 - 6.-A 2 Foot High Retaining Wall Will Be Constructed Along The Front Of The Proposed Dwelling To Direct Stormwater Runoff From Entering Building Area Beneath Dwelling.
 - 7.-The Total Area Of The 25 Foot Buffer Zone Is 7,437 Square Feet. Proposed Buffer Zone Disturbance Is 1,887 Square Feet (25.3%).

LEGEND	
○	EXISTING IRON PIPE
■	EXISTING CONCRETE BOUND
□	EXISTING CATCH BASIN
⊙	EXISTING DRAIN MANHOLE
⊗	EXISTING SEWER MANHOLE
⊕	WATER SHUTOFF
⊖	WATER GATE VALVE
—W—	PROPOSED WATER LINE
⊗	EXISTING FIRE HYDRANT
---	EDGE OF WETLAND
---	100 FOOT BUFFER ZONE
---	TREE LINE
---	STONEWALL
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
95x5	EXISTING SPOT GRADE
95.00	PROPOSED SPOT GRADE
---	EXISTING DRAINAGE PIPE

Tree Legend:	
(1)	18" White Oak
(2)	10" Tupelo
(3)	15" Red Oak
(4)	15" Tupelo
(5)	15" Tupelo
(6)	6"-7" Triple Maple
(7)	9" Tupelo
(8)	12" Sassafras
(9)	6" Tupelo
(10)	10" Tupelo
(11)	5" Tupelo
(12)	18" Maple
(13)	12" Hickory
(14)	8" Maple

Plant Schedule

Symbol	Common Name	Latin Name	Size	Quantity
⊗	Silky Dogwood	Cornus amomum	18-24 In	10
⊗	Arrow-wood	Viburnum dentatum	18-24 In	8
⊗	Highbush Blueberry	Vaccinium corymbosum	18-24 In	8

Seed with New England Wet Mix at 1 lb./2500 sq. ft (.5 lbs)

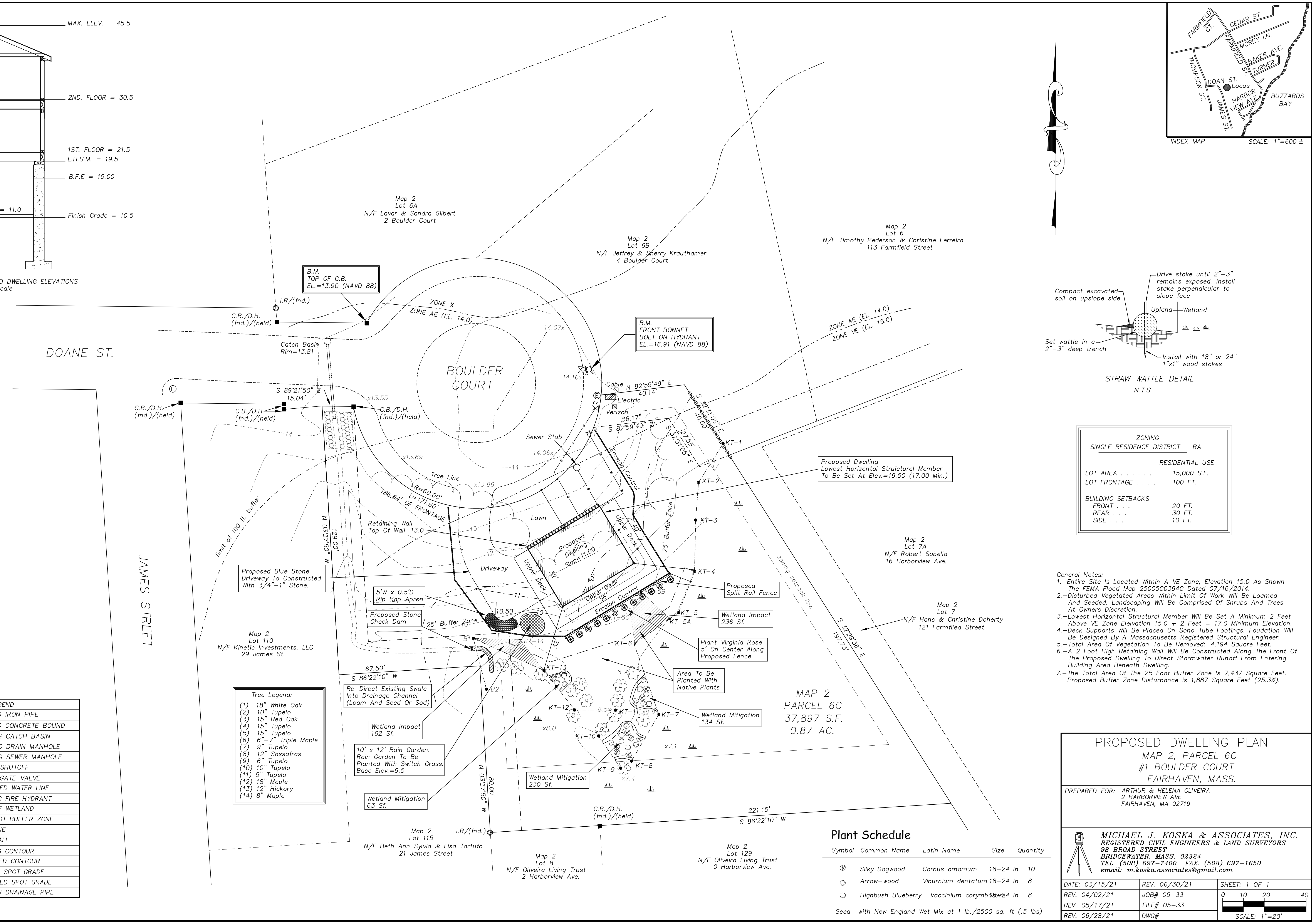
PROPOSED DWELLING PLAN
MAP 2, PARCEL 6C
#1 BOULDER COURT
FAIRHAVEN, MASS.

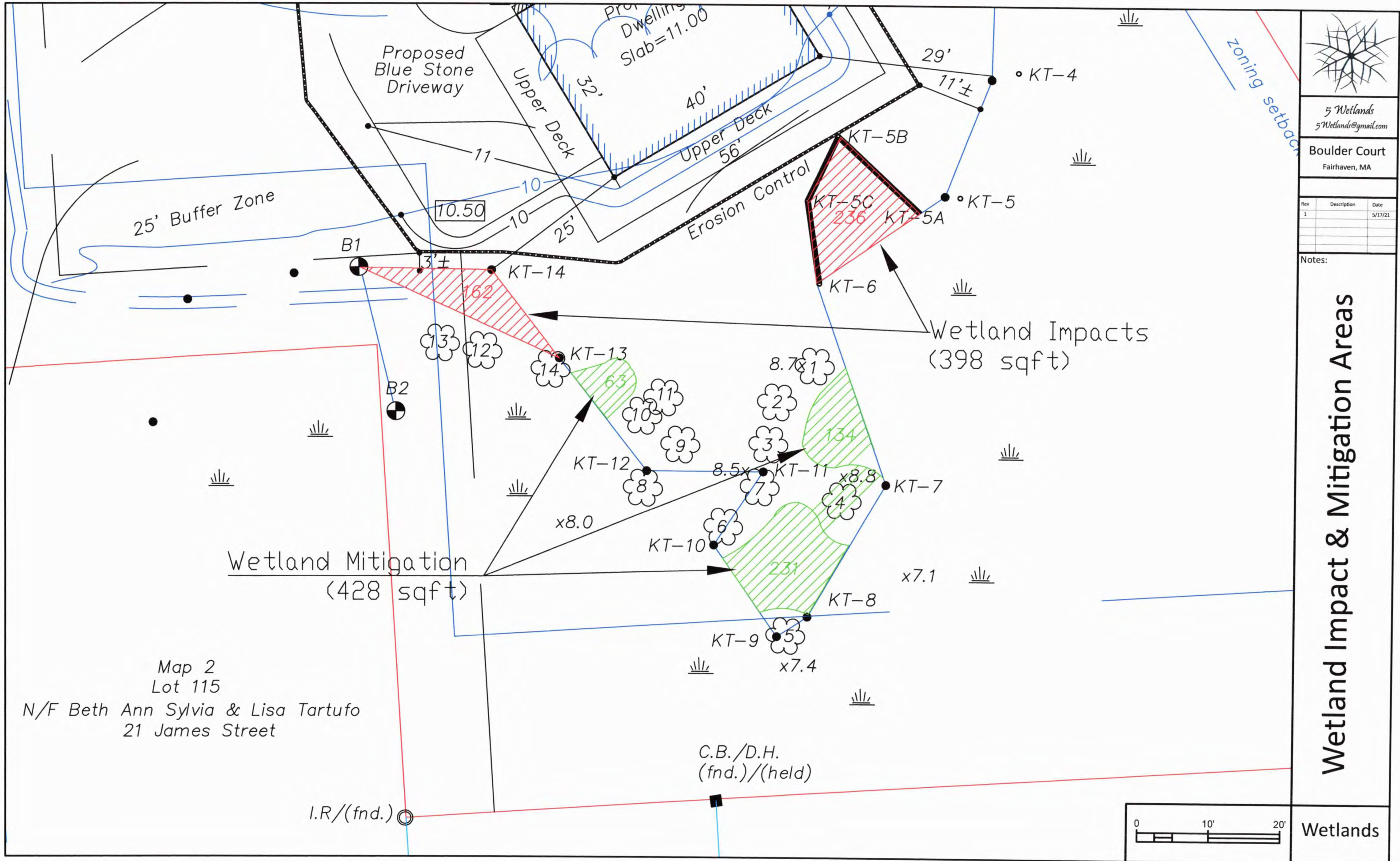
PREPARED FOR: ARTHUR & HELENA OLIVEIRA
2 HARBORVIEW AVE
FAIRHAVEN, MA 02719

MICHAEL J. KOSKA & ASSOCIATES, INC.
REGISTERED CIVIL ENGINEERS & LAND SURVEYORS
98 BROAD STREET
BRIDGEWATER, MASS. 02324
TEL. (508) 697-7400 FAX. (508) 697-1650
email: m.koska.associates@gmail.com

DATE: 03/15/21 REV. 06/30/21 SHEET: 1 OF 1
REV. 04/02/21 JOB# 05-33 0 10 20 40
REV. 05/17/21 FILE# 05-33
REV. 06/28/21 DWG#

SCALE: 1"=20'





5 Wetlands
5Wetlands@gmail.com

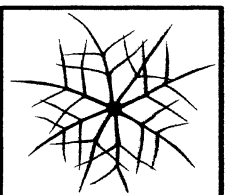
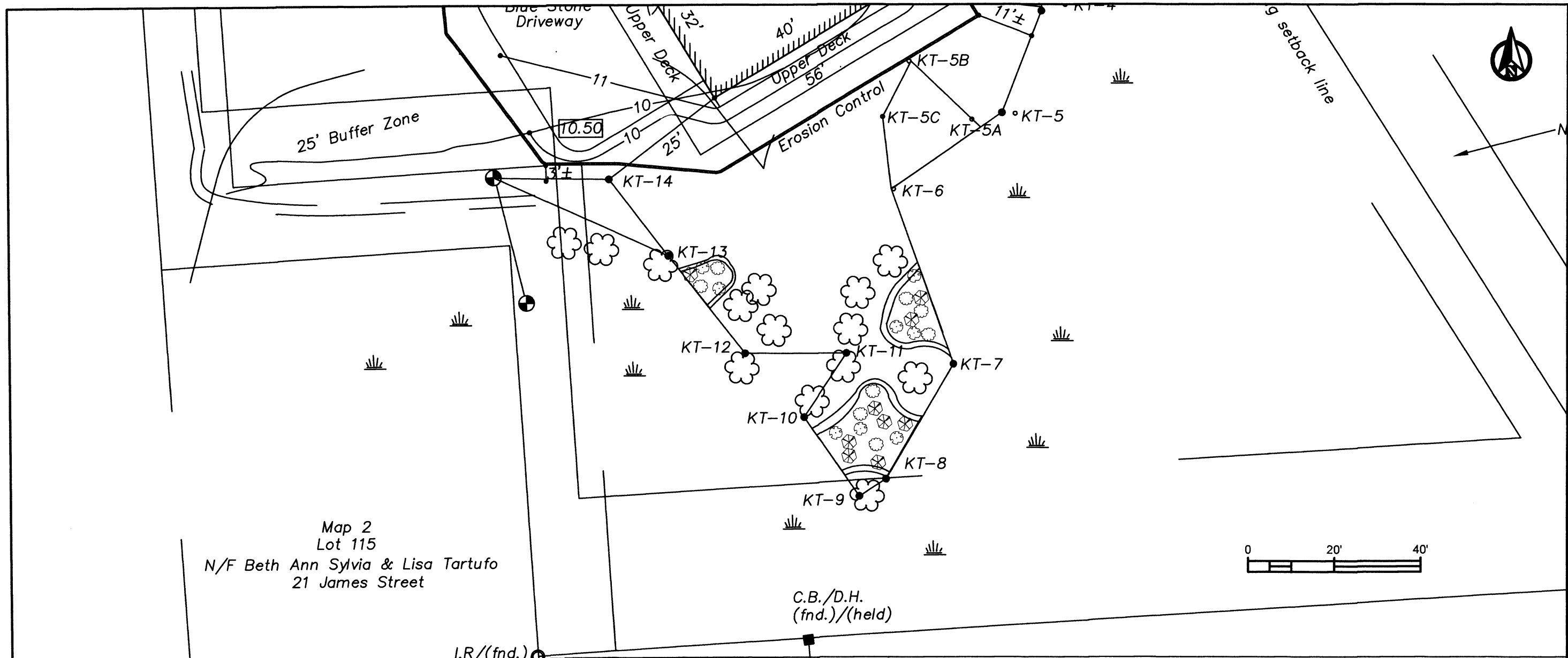
Boulder Court
Fairhaven, MA

Rev	Description	Date
1		5/17/21

Notes:

Wetland Impact & Mitigation Areas

Wetlands



5 Wetlands
5Wetlands@gmail.com

Boulder Court
Fairhaven, MA

Rev	Description	Date
1		6/3/21

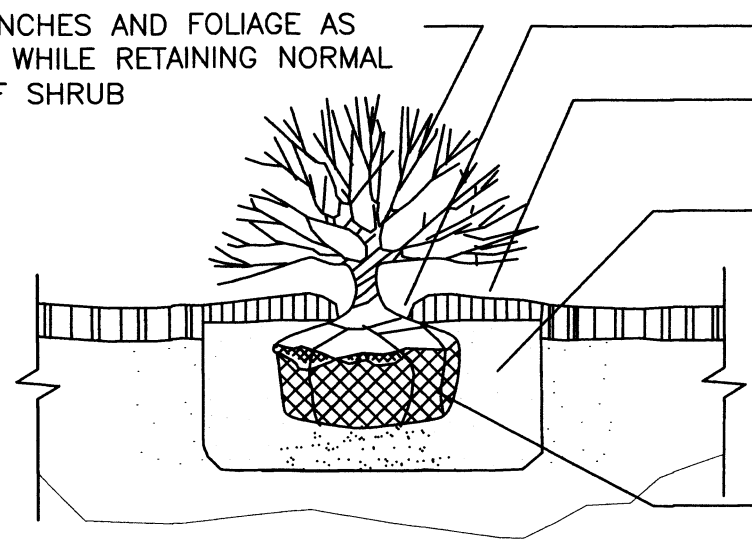
Notes:

Plant Schedule

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⊙	Highbush Blueberry	Vaccinium corymbosum	18-24 In	8

Seed with New England Wet Mix at 1 lb./2500 sq. ft (.5 lbs)

THIN BRANCHES AND FOLIAGE AS DIRECTED WHILE RETAINING NORMAL SHAPE OF SHRUB



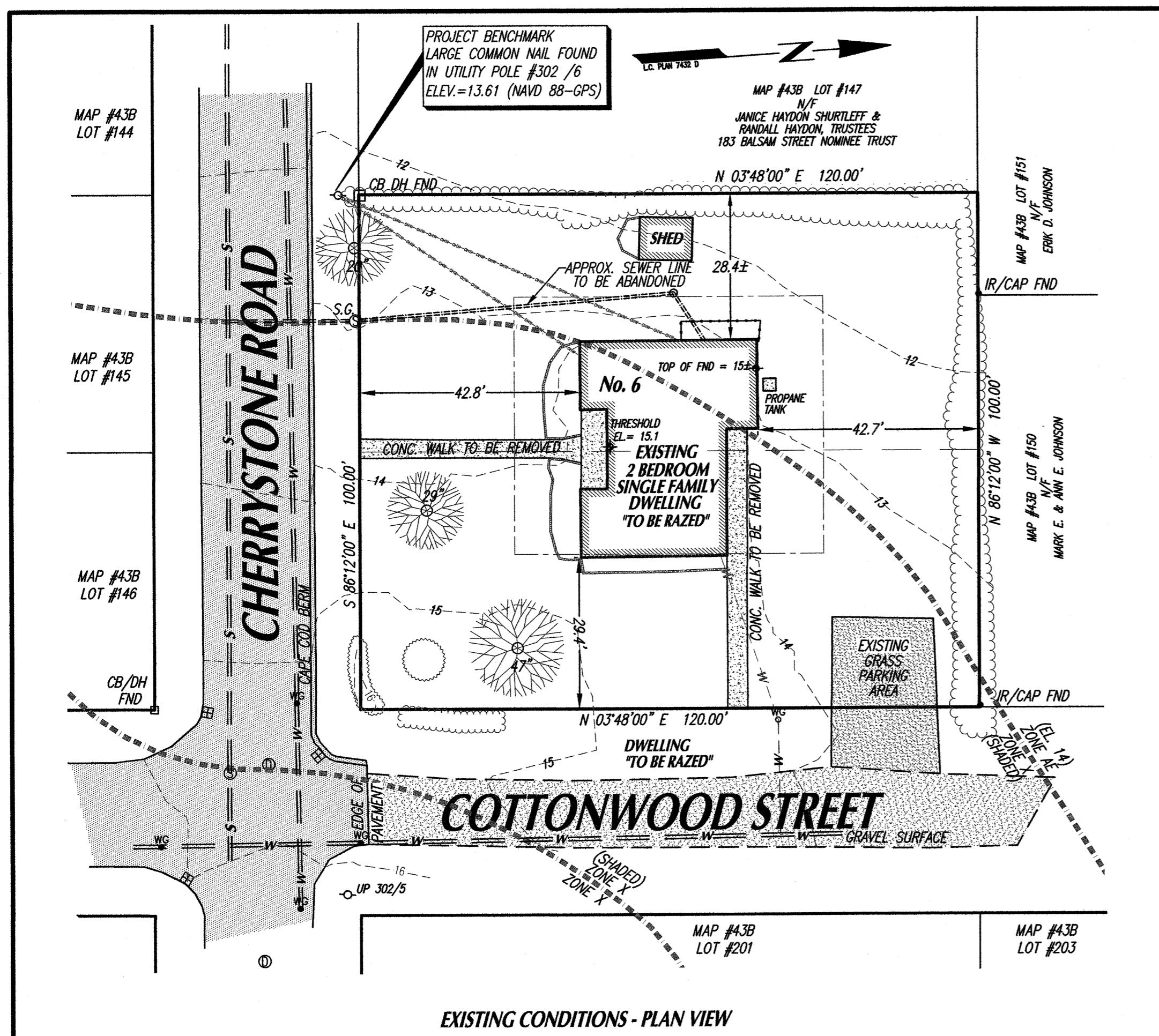
PLACE PLANT 2" ABOVE SURROUNDING GRADE
3" DEPTH MULCH (PULL BACK AWAY FROM BASE OF SHRUB)

EXCAVATE SHRUB BED TO REQUIRED DEPTH AND BACKFILL WITH WETLAND SOIL MIX.

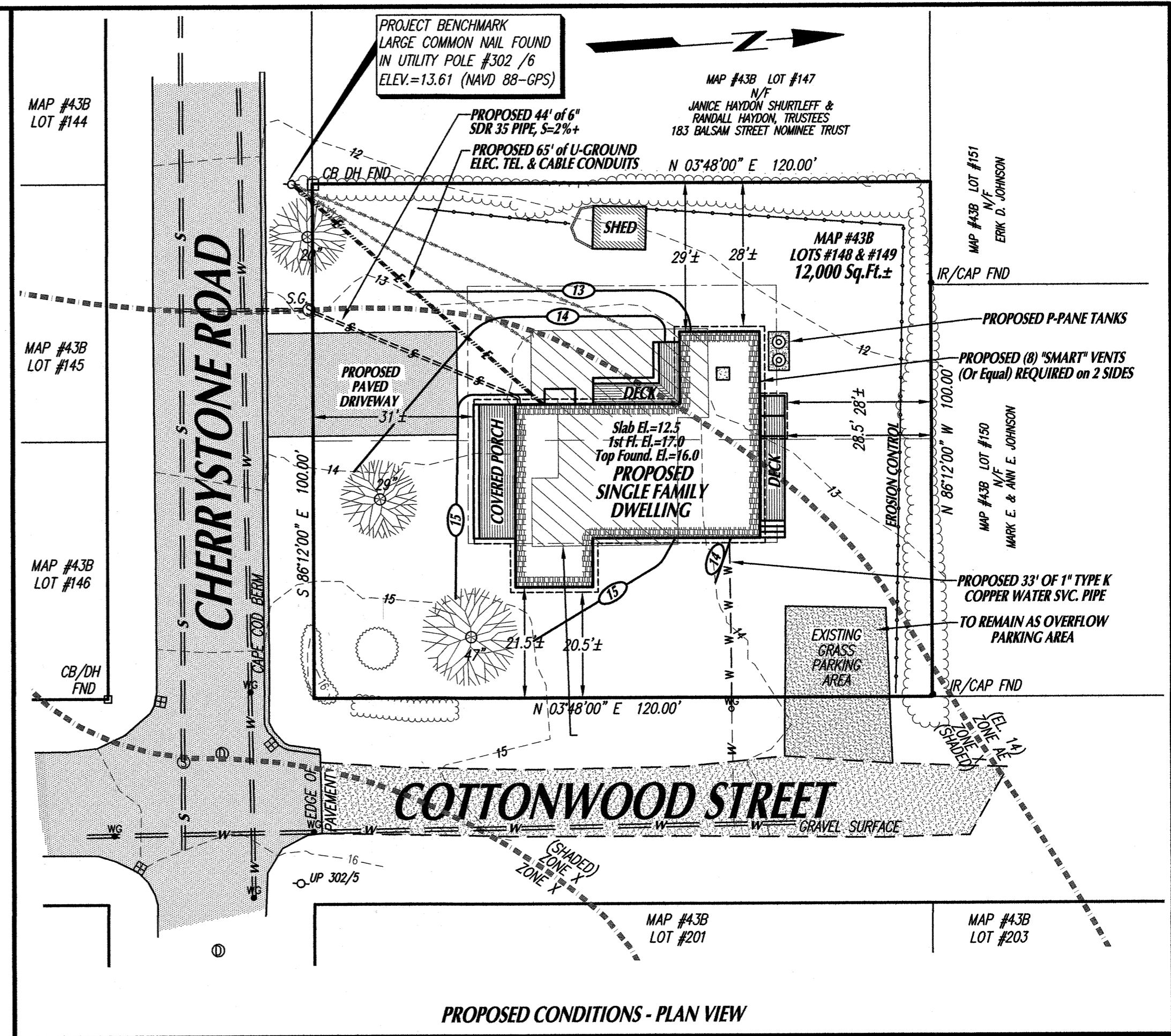
ROLL BURLAP BACK FROM TOP 1/3 OF ROOTBALL BEFORE BACKFILLING. UNTIE ROPE FROM TRUNK

Wetland Mitigation

MITIGATION

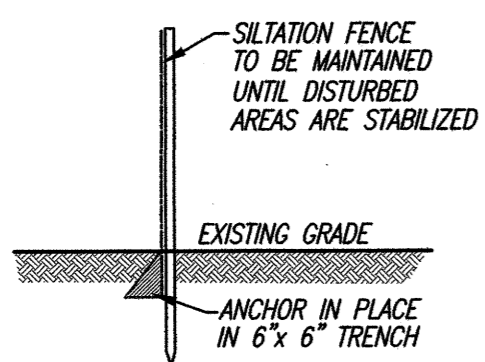


EXISTING CONDITIONS - PLAN VIEW



PROPOSED CONDITIONS - PLAN VIEW

- LEGEND**
- PROPOSED CONTOURS
 - EXISTING CONTOURS
 - BUILDING SETBACK LINE
 - PROPOSED WATER SVC.
 - EXISTING WATER SVC.
 - EXISTING OVERHEAD WIRES
 - EXISTING EDGE OF BRUSH



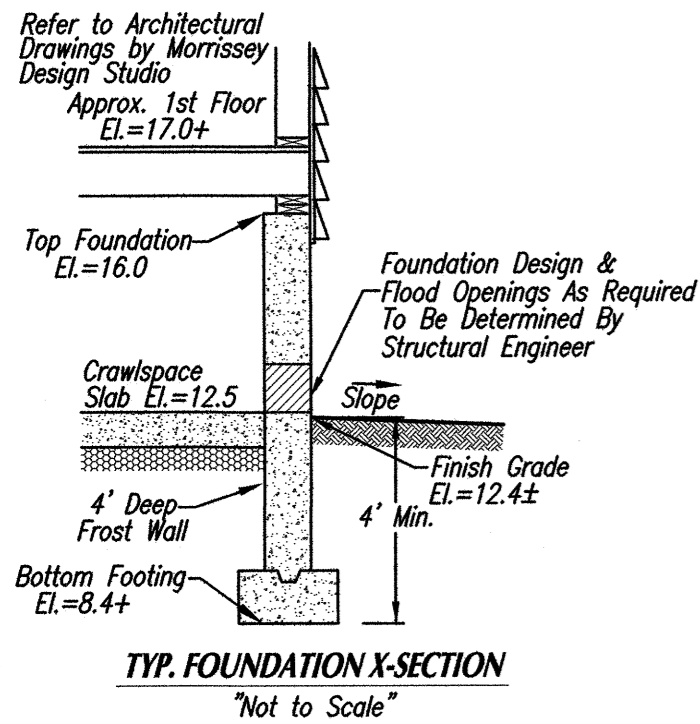
SILTATION FENCE
Not to Scale
NOTE: STRAW WATTLES OR SILT SOCK ARE OPTIONAL

FOUNDATION-FLOOD PLAIN NOTES:

- 1.) THE PROPOSED HOUSE IS LOCATED WITHIN FLOOD ZONE AE (EL. 14).
- 2.) THE MINIMUM TOP OF FOUNDATION ELEVATION = 16.0.
- 3.) THE ESTIMATED PROPOSED FIRST FLOOR ELEVATION = 17.0±.
- 4.) FLOOD OPENINGS ARE REQUIRED ON 2 WALLS PER F.E.M.A. REQUIREMENTS
- 5.) FOUNDATION AND WALL CONNECTIONS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER IN COMPLIANCE WITH MASS. BUILDING CODE AND F.E.M.A. REQUIREMENTS.

GENERAL NOTES:

- 1.) ALL ELEVATIONS SHOWN REFER TO NAVD OF 1988
- 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.) PRIOR TO BACKFILL, ALL WATER SERVICE PIPE AND CONNECTIONS SHALL BE INSPECTED BY THE TOWN OF FAIRHAVEN WATER DEPARTMENT.
- 6.) PRIOR TO BACKFILL, ALL SEWER SERVICE PIPE AND CONNECTIONS SHALL BE INSPECTED BY THE TOWN OF FAIRHAVEN SEWER DEPARTMENT.



TYP. FOUNDATION X-SECTION
"Not to Scale"

ZONING INFORMATION:

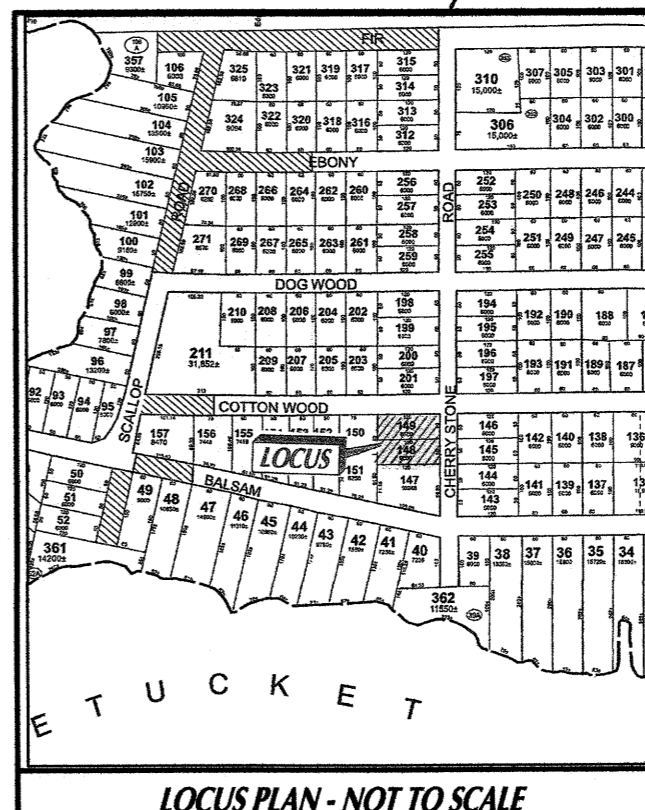
ZONING DISTRICT: RURAL RESIDENCE
CURRENT BUILDING SETBACKS:
FRONT: 30'
REAR: 30' SIDE: 20'
MINIMUM LOT AREA: 30,000 Sq.Ft.
MIN. CONTIGUOUS UPLAND: 24,000 Sq.Ft.
MINIMUM FRONTAGE: 140'
FEMA FLOOD ZONE: AE ELEV. 14.0
F.I.R.M. PANEL NO. 25005C0502F
MAXIMUM ALLOWABLE BUILDING COVERAGE: 15.0%
EXISTING BUILDING COVERAGE: 10.1%
PROPOSED BUILDING COVERAGE: 15.7%
MAXIMUM ALLOWABLE LOT COVERAGE: 25.0%
EXISTING LOT COVERAGE: 14.5%
PROPOSED LOT COVERAGE: 22.6%

SITE INFORMATION:

OWNERS/APPLICANTS:
ALEXANDER T. & SHEILA MAY
18 ELLIS FARM LANE
MELROSE, MA 02176
LAND COURT CERT. NO. 24282
ASSESSORS MAP # 43B
ASSESSORS LOTS # 148 & 149



David M. Davignon
6/11/21



LOCUS PLAN - NOT TO SCALE

Rev. #	DATE	BY	DESCRIPTION
1	6-11-21	D.M.D.	MINOR HOUSE FOOTPRINT & ORIENTATION MODIFICATIONS

SITE PLAN
FOR PROPERTY LOCATED
as 6 CHERRYSTONE ROAD in
FAIRHAVEN, MA
PREPARED FOR
ALEXANDER T. & SHEILA R. MAY

SCALE: 1"=20'
DATE: JUNE 3, 2021

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. 3287