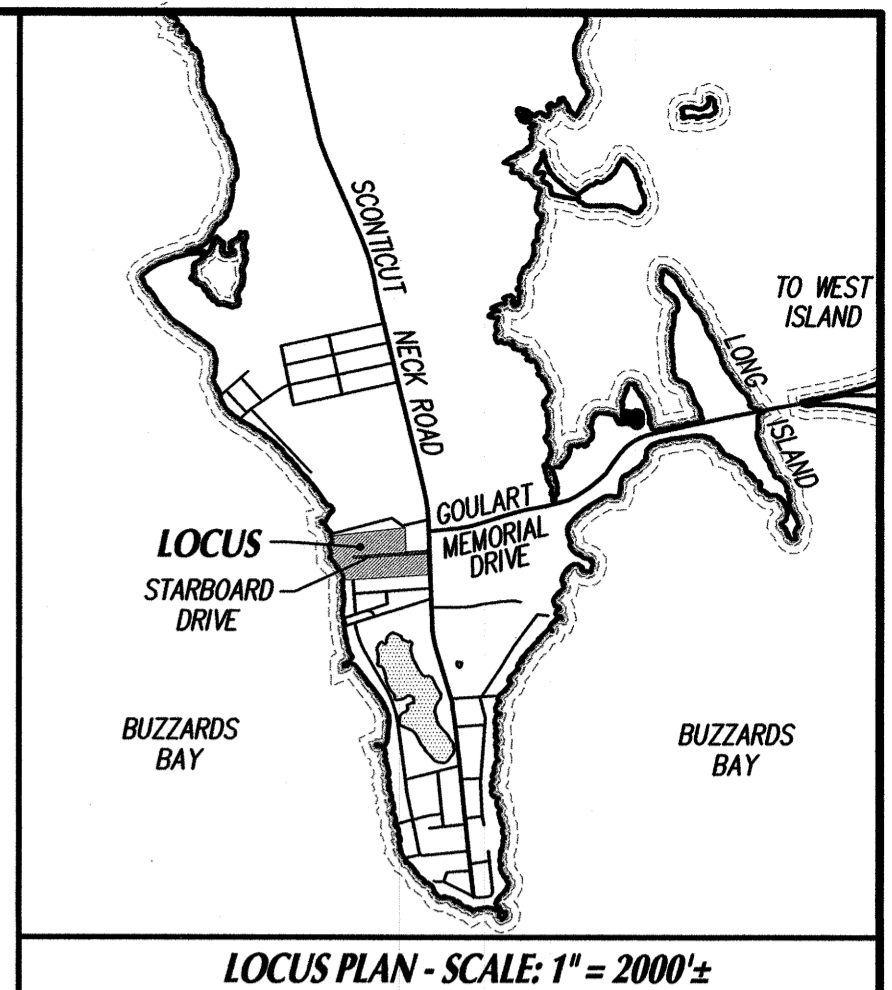


FOR REGISTRY OF DEEDS USE ONLY

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

Alvin Ajin
PREPARER

BUZZARDS BAY



LOCUS PLAN - SCALE: 1" = 2000'

PROPERTY INFORMATION:
 SITE ADDRESS - KNOWN AS:
 No. 2, 3, 5, 9 & 11 STARBOARD DRIVE
 OFF SCONTICUT NECK ROAD
 ASSESSORS MAP # 42
 ASSESSORS LOTS:
 No.: 9D, 9E & PORTION OF 9A
 LOT 3 @ PLAN BOOK 183 PAGE 29
 APPLICANT/DEVELOPER:
 STARBOARD DRIVE NOMINEE TRUST
 OWNER OF RECORD:
 STARBOARD DRIVE NOMINEE TRUST
 JOHN P. MATHIEU, TRUSTEE
 188 EIGHTH STREET
 NEW BEDFORD, MA 02740
 SEE DEED BOOK 13760, PAGE 279

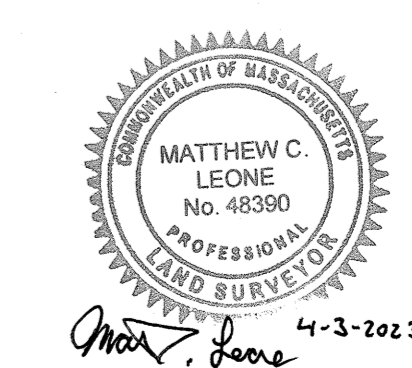
PLAN INDEX
 SHEET 1 COVER SHEET
 SHEET 2 LOTTING PLAN
 SHEET 3 EXISTING CONDITIONS PLAN
 SHEET 4 PROPOSED GRADING & UTILITY PLAN
 SHEET 5 ROADWAY PLAN AND PROFILE
 SHEET 6 ROADWAY PLAN AND PROFILE & DETAILS

Rev. #	DATE	BY	DESCRIPTION
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1	2-06-23	D.M.D.	PER PEER REVIEW COMMENTS

DEFINITIVE SUBDIVISION PLAN
 OF A DEVELOPMENT TO BE KNOWN AS
 "STARBOARD DRIVE ESTATES"
 off SCONTICUT NECK ROAD in
 FAIRHAVEN, MA
 PREPARED FOR
STARBOARD DRIVE NOMINEE TRUST
 SHEET 1 OF 6 SHEETS
 COVER SHEET

SCALE: 1"=100' DATE: SEPTEMBER 8, 2022
 0 50 100 200 300

SCHNEIDER, DAVIGNON & LEONE, INC.
 PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 P.O. Box 480, 81A COUNTY RD. UNIT G, MATTAPOISETT, MA
 02739 1-508-758-7866



Drawn By: D.M.D. Check By: M.C.L. Job No. 3474

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."

LOCUS VIEW
 SCALE: 1"=100'

ABBREVIATIONS:

- CB = CONCRETE BOUND
DH = DRILL HOLE
FND = FOUND
IP = IRON PIPE
LO = LAYOUT
LP = LEAD PLUG
PB = PLAN BOOK
PG = PAGE
SB = STONE BOUND
TD = TOTAL DISTANCE
TL = TOTAL LENGTH
UP = UTILITY POLE

PROPERTY IS SUBJECT TO A COVENANT 'FORM D' TO BE RECORDED HEREWITH: BOOK PAGE

FOR REGISTRY OF DEEDS USE ONLY

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

Signature of Matthew C. Leone, Professional Land Surveyor

NOTE: THE ROADWAY SHALL REMAIN 'PRIVATE' IN PERPETUITY.

HOME OWNERS ASSOCIATION TO BE RECORDED BY THE OWNER WHICH SHALL RUN WITH THE LAND, TO OWN AND MAINTAIN THE PRIVATE ROADWAY, STORM DRAINAGE EASEMENT, ACCESS & UTILITY EASEMENT, GRADING EASEMENTS, WATER MAIN EASEMENT, PARCEL A, ASSOCIATED UTILITIES AND STORMWATER MANAGEMENT FACILITIES.

PROPERTY INFORMATION:

SITE ADDRESS - KNOWN AS: No. 2, 3, 5, 9 & 11 STARBOARD DRIVE OFF SCOTICUT NECK ROAD ASSESSORS MAP # 42...

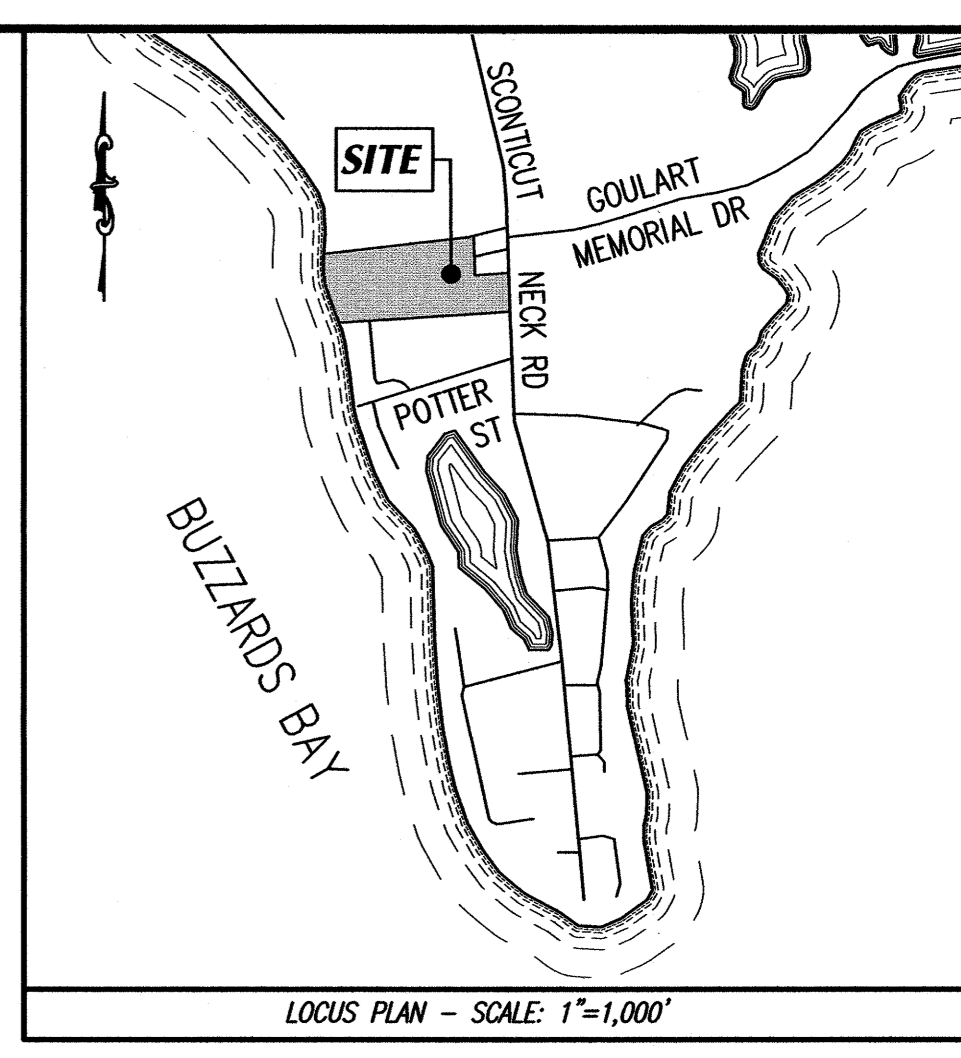
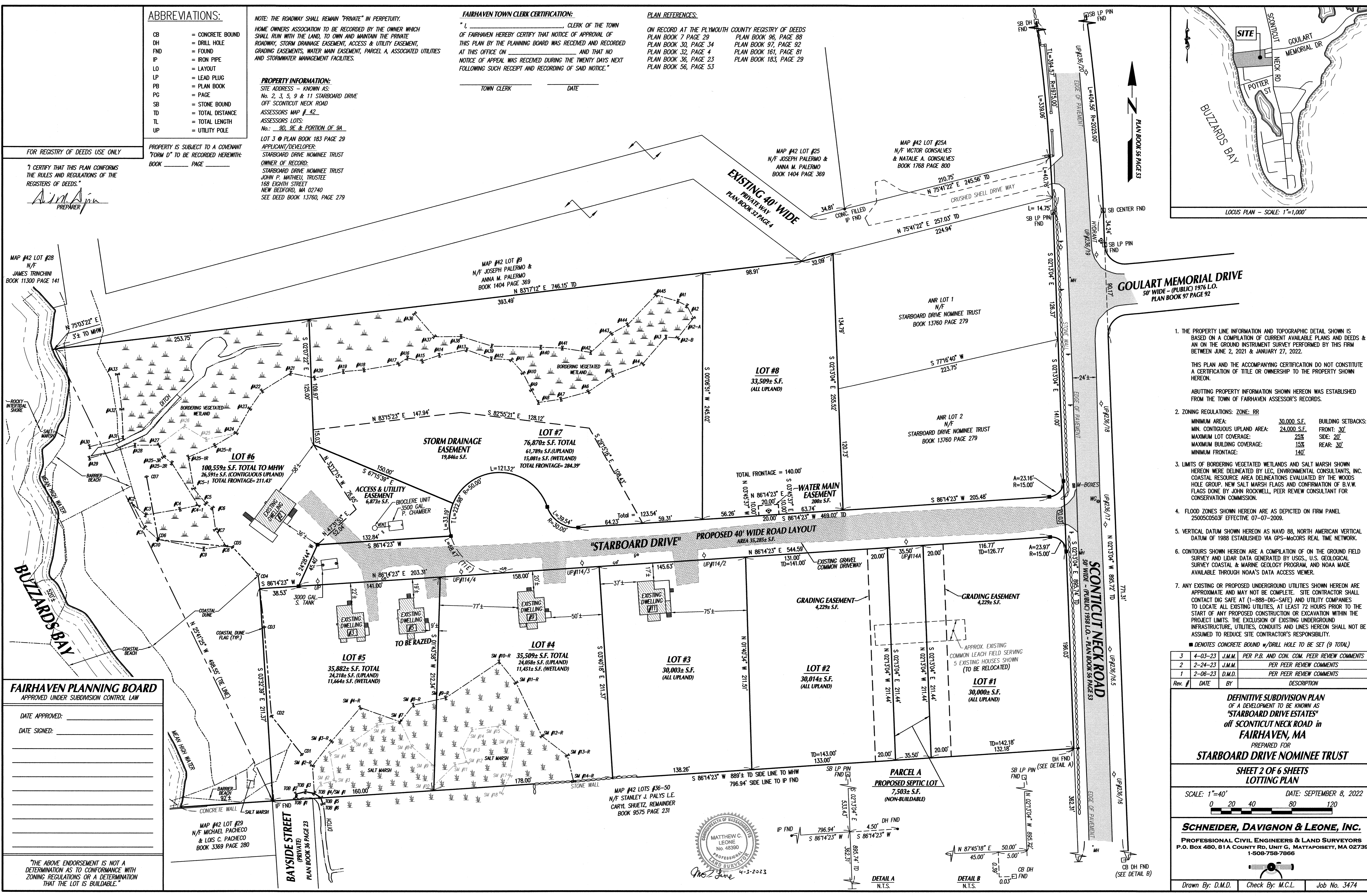
FAIRHAVEN TOWN CLERK CERTIFICATION:

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.

TOWN CLERK DATE

PLAN REFERENCES:

ON RECORD AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 7 PAGE 29 PLAN BOOK 30, PAGE 34 PLAN BOOK 32, PAGE 4 PLAN BOOK 36, PAGE 23 PLAN BOOK 56, PAGE 53...



1. THE PROPERTY LINE INFORMATION AND TOPOGRAPHIC DETAIL SHOWN IS BASED ON A COMPILATION OF CURRENT AVAILABLE PLANS AND DEEDS & AN ON THE GROUND INSTRUMENT SURVEY PERFORMED BY THIS FIRM BETWEEN JUNE 2, 2021 & JANUARY 27, 2022.

THIS PLAN AND THE ACCOMPANYING CERTIFICATION DO NOT CONSTITUTE A CERTIFICATION OF TITLE OR OWNERSHIP TO THE PROPERTY SHOWN HEREON.

ABUTTING PROPERTY INFORMATION SHOWN HEREON WAS ESTABLISHED FROM THE TOWN OF FAIRHAVEN ASSESSOR'S RECORDS.

2. ZONING REGULATIONS: ZONE: RR MINIMUM AREA: 30,000 S.F. BUILDING SETBACKS: MIN. CONTIGUOUS UPLAND AREA: 24,000 S.F. FRONT: 30' MAXIMUM LOT COVERAGE: 25% SIDE: 20' MAXIMUM BUILDING COVERAGE: 15% REAR: 30' MINIMUM FRONTAGE: 140'

3. LIMITS OF BORDERING VEGETATED WETLANDS AND SALT MARSH SHOWN HEREON WERE DELINEATED BY LECO, ENVIRONMENTAL CONSULTANTS, INC. COASTAL RESOURCE AREA DELINEATIONS EVALUATED BY THE WOODS HOLE GROUP. NEW SALT MARSH FLAGS AND CONFIRMATION OF B.V.W. FLAGS DONE BY JOHN ROCKWELL, PEER REVIEW CONSULTANT FOR CONSERVATION COMMISSION.

4. FLOOD ZONES SHOWN HEREON ARE AS DEPICTED ON FIRM PANEL 250050503P EFFECTIVE 07-07-2009.

5. VERTICAL DATUM SHOWN HEREON AS NAVD 88, NORTH AMERICAN VERTICAL DATUM OF 1988 ESTABLISHED VIA GPS-MCORS REAL TIME NETWORK.

6. CONTOURS SHOWN HEREON ARE A COMPILATION OF ON THE GROUND FIELD SURVEY AND LIDAR DATA GENERATED BY USGS, U.S. GEOLOGICAL SURVEY COASTAL & MARINE GEOLOGY PROGRAM, AND NOAA MADE AVAILABLE THROUGH NOAA'S DATA ACCESS VIEWER.

7. ANY EXISTING OR PROPOSED UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND MAY NOT BE COMPLETE. SITE CONTRACTOR SHALL CONTACT DIG SAFE AT (1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE ALL EXISTING UTILITIES, AT LEAST 72 HOURS PRIOR TO THE START OF ANY PROPOSED CONSTRUCTION OR EXCAVATION WITHIN THE PROJECT LIMITS. THE EXCLUSION OF EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES HEREON SHALL NOT BE ASSUMED TO REDUCE SITE CONTRACTOR'S RESPONSIBILITY.

■ DENOTES CONCRETE BOUND w/DRILL HOLE TO BE SET (9 TOTAL)

Table with 4 columns: Rev #, DATE, BY, DESCRIPTION. Contains revision history for the plan.

DEFINITIVE SUBDIVISION PLAN OF A DEVELOPMENT TO BE KNOWN AS 'STARBOARD DRIVE ESTATES' off SCOTICUT NECK ROAD in FAIRHAVEN, MA PREPARED FOR STARBOARD DRIVE NOMINEE TRUST SHEET 2 OF 6 SHEETS LOTTING PLAN

SCALE: 1"=40' DATE: SEPTEMBER 8, 2022

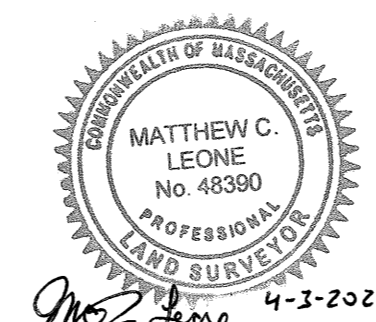
SCHNEIDER, DAVIGNON & LEONE, INC. PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS P.O. Box 480, 81A COUNTY RD., UNIT G., MATTAPOISETT, MA 02739 1-508-758-7866

Drawn By: D.M.D. Check By: M.C.L. Job No. 3474

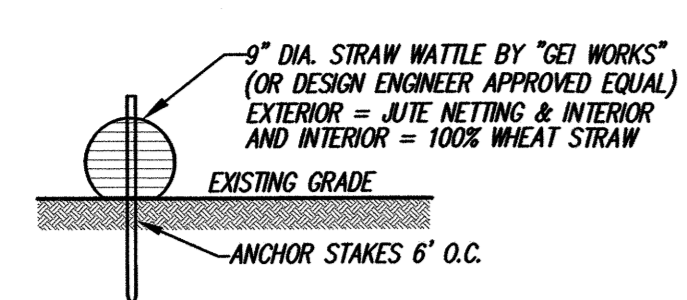
FAIRHAVEN PLANNING BOARD APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: DATE SIGNED: (Blank lines for signatures and dates)

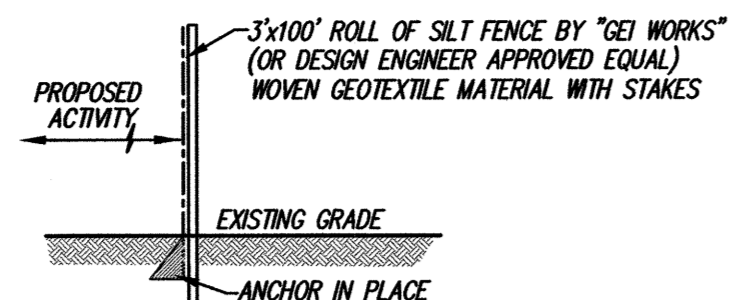
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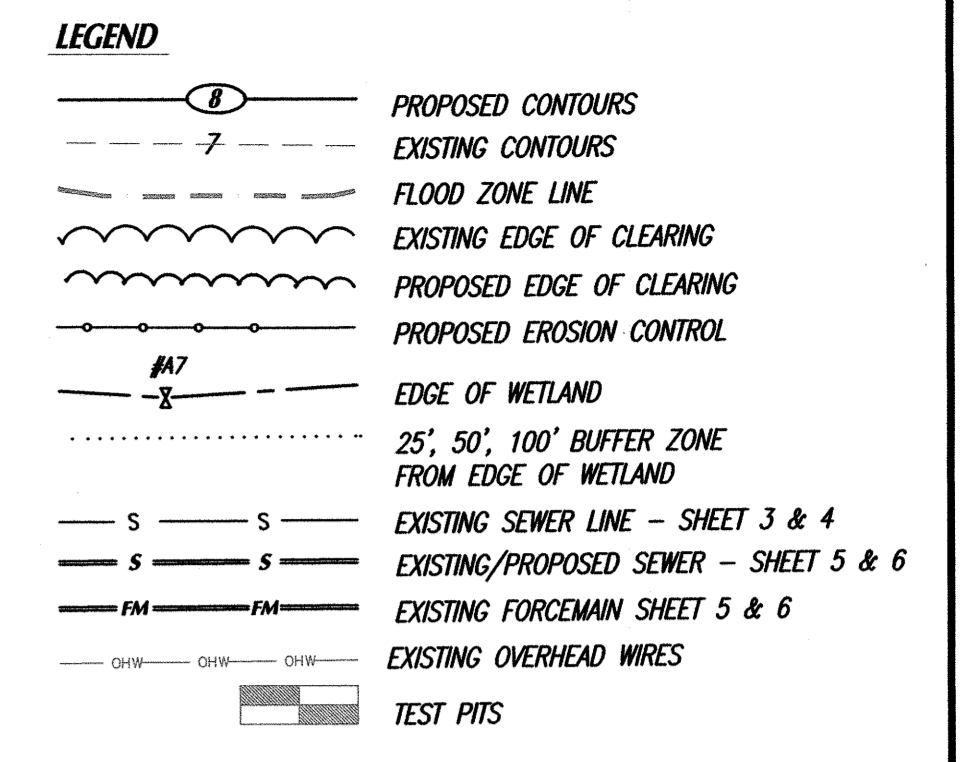
Signature of Matthew C. Leone, dated 9/8/2022



STRAW WATTLE DETAIL
Not to Scale
EROSION CONTROL - ALTERNATIVE NO. 1



SILTATION FENCE DETAIL
Not to Scale
EROSION CONTROL - ALTERNATIVE NO. 2



PROPERTY INFORMATION:
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ASSESSORS MAP # 42
ASSESSORS LOTS:
No.: 9D, 9E & PORTION OF 9A
LOT 3 @ PLAN BOOK 183 PAGE 29
APPLICANT/DEVELOPER:
STARBOARD DRIVE NOMINEE TRUST
OWNER OF RECORD:
STARBOARD DRIVE NOMINEE TRUST
JOHN J. MATHIEU, TRUSTEE
168 EIGHTH STREET
NEW BEDFORD, MA 02740
SEE DEED BOOK 13760, PAGE 279

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DEFINITIVE SUBDIVISION PLAN
OF A DEVELOPMENT TO BE KNOWN AS
"STARBOARD DRIVE ESTATES"
off SCONTICUT NECK ROAD in
FAIRHAVEN, MA
PREPARED FOR
STARBOARD DRIVE NOMINEE TRUST

SHEET 3 OF 6 SHEETS
EXISTING CONDITIONS/EROSION CONTROL PLAN

SCALE: 1"=40' DATE: SEPTEMBER 8, 2022
0 20 40 80 120

SCHNEIDER, DAVIGNON & LEONE, INC.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
P.O. Box 480, 81 A COUNTY RD. UNIT G, MATTAPOISETT, MA 02739
1-508-758-7866

Drawn By: D.M.D. Check By: M.C.L. Job No. 3474

FOR REGISTRY OF DEEDS USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

Matthew C. Leone
PREPARED

MAP #42 LOT #28
N/F JAMES TRINCINI
BOOK 11300 PAGE 141

MAP #42 LOT #9
N/F JOSEPH PALERMO & ANNA M. PALERMO
BOOK 1404 PAGE 369

MAP #42 LOT #25A
N/F VICTOR GONSALVES & NATALIE A. GONSALVES
BOOK 1768 PAGE 800

MAP #42 LOT #25
N/F JOSEPH PALERMO & ANNA M. PALERMO
BOOK 1404 PAGE 369

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MAP #42 LOT #25
N/F JOSEPH PALERMO & ANNA M. PALERMO
BOOK 1404 PAGE 369

MAP #42 LOT #29
N/F MICHAEL PACHECO & LOIS C. PACHECO
BOOK 3369 PAGE 280

MAP #42 LOTS #36-50
N/F STANLEY J. PALYS L.E.
CARYL SHUETZ, REMAINDER
BOOK 9575 PAGE 231



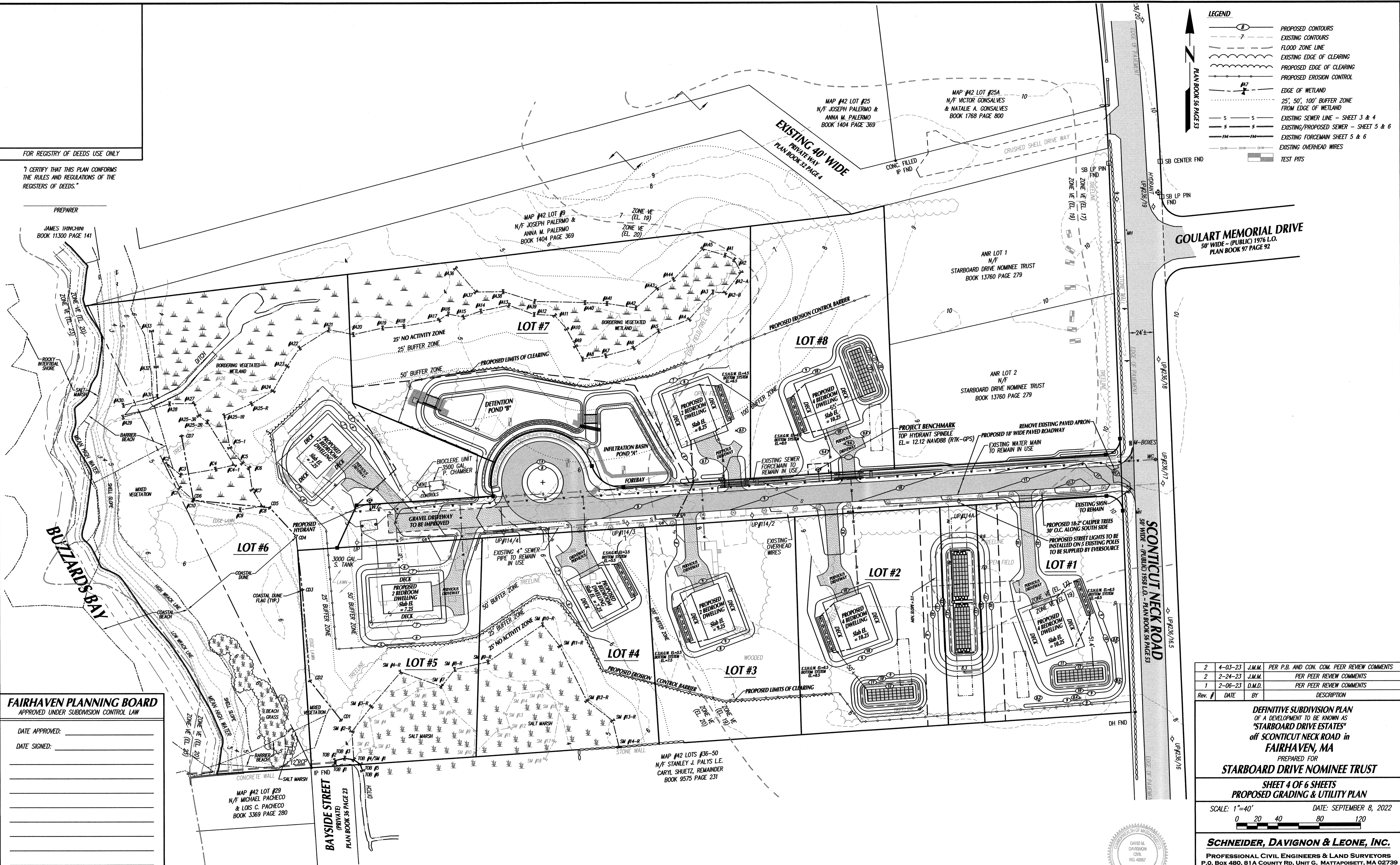
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PREPARER

JAMES IKINCHINI
BOOK 11300 PAGE 141



LEGEND

- 8 - PROPOSED CONTOURS
- 7 - EXISTING CONTOURS
- FLOOD ZONE LINE
- EXISTING EDGE OF CLEARING
- PROPOSED EDGE OF CLEARING
- PROPOSED EROSION CONTROL
- EDGE OF WETLAND
- 25', 50', 100' BUFFER ZONE FROM EDGE OF WETLAND
- S - S - EXISTING SEWER LINE - SHEET 3 & 4
- S - S - EXISTING/PROPOSED SEWER - SHEET 5 & 6
- FM - FM - EXISTING FORCEMAIN SHEET 5 & 6
- EXISTING OVERHEAD WIRES
- TEST PITS

FAIRHAVEN PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: _____
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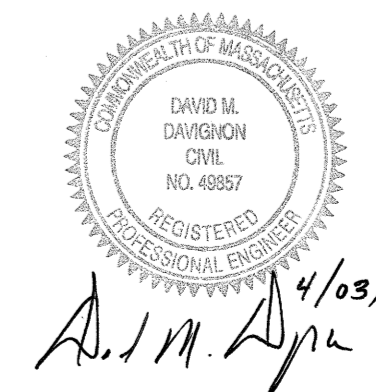
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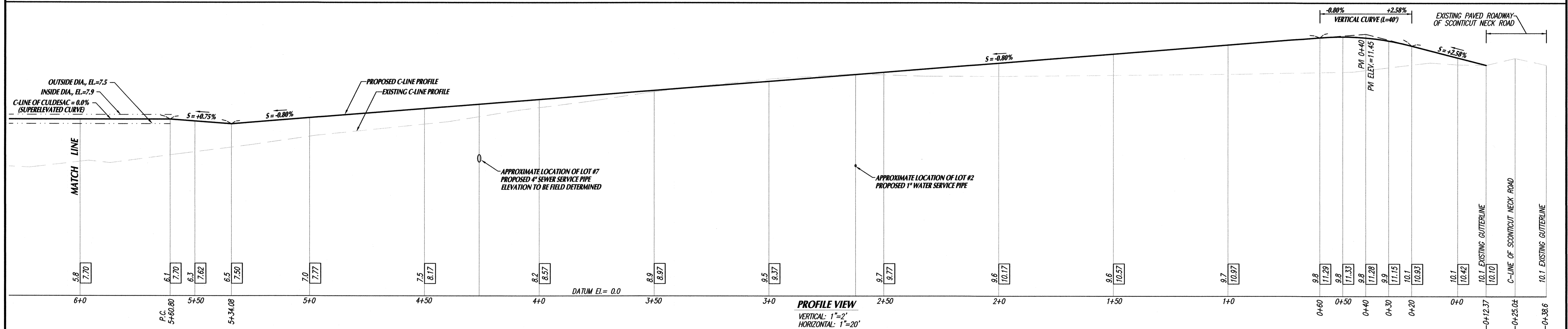
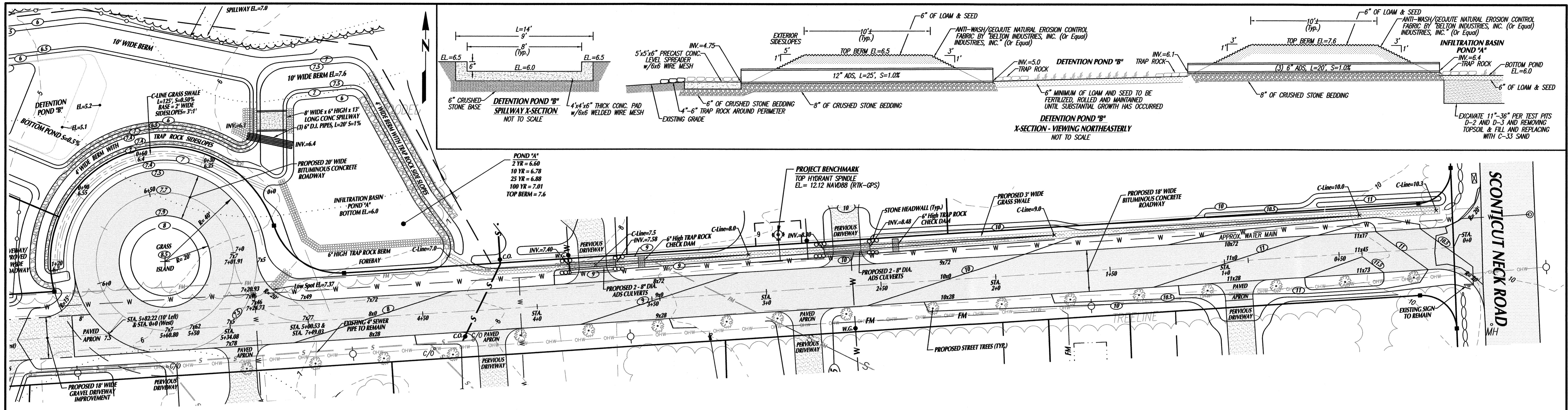
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Drawn By: D.M.D. Check By: M.C.L. Job No. 3474



A.J.M. 4/03/23



FAIRHAVEN PLANNING BOARD
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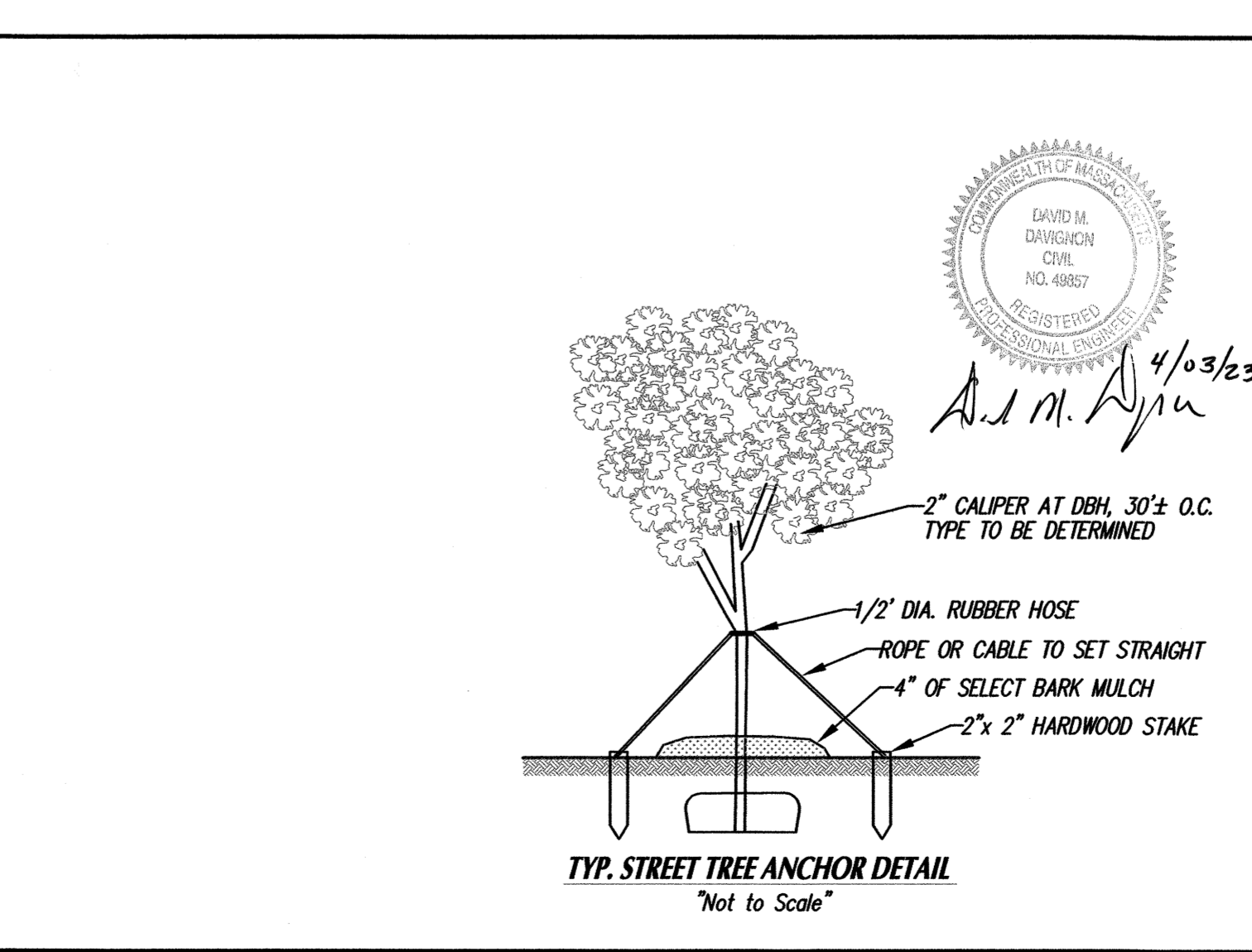
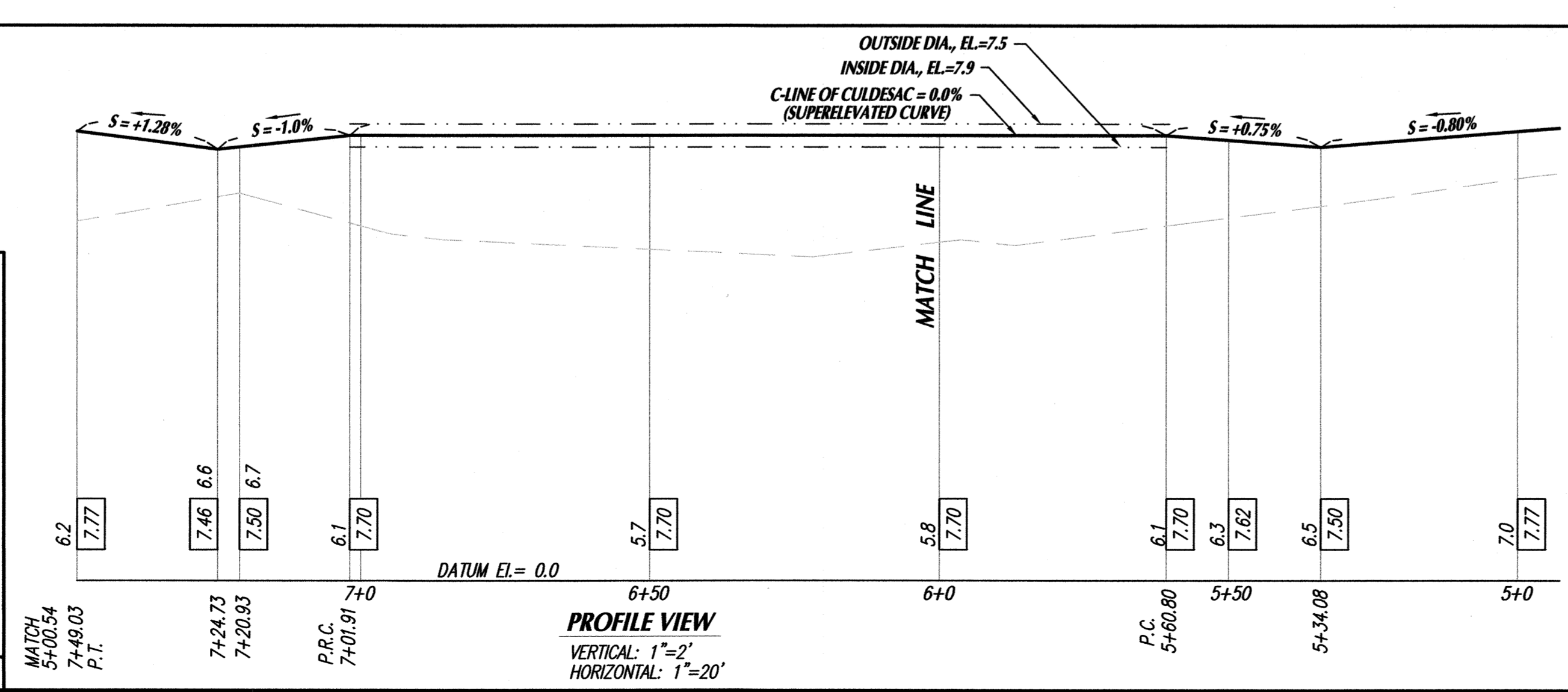
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A.M. Ajin
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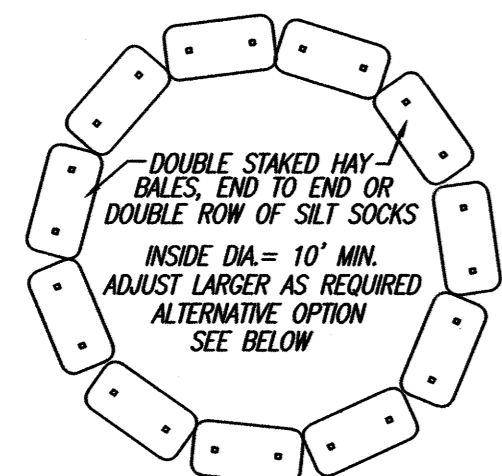
SHEET 5 OF 6 SHEETS
ROADWAY PLAN AND PROFILE

SCALE: 1"=20' OR AS NOTED DATE: SEPTEMBER 8, 2022

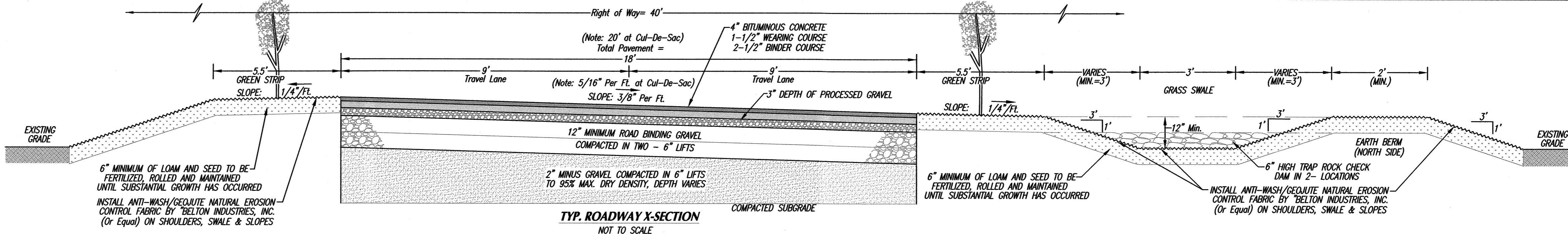
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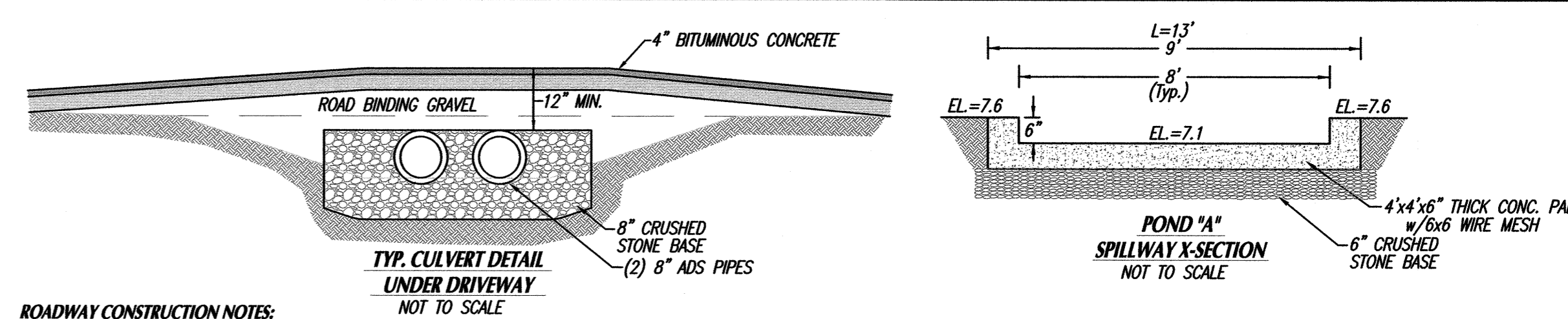
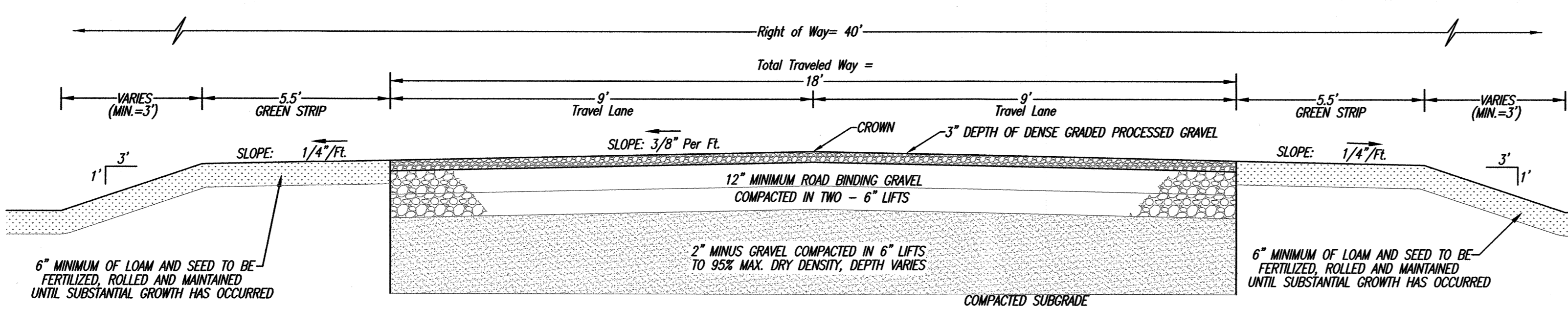
ALTERNATIVE OPTION: USE THE "DIRTY BAG" PUMPED SILT CONTROL SYSTEM BY "PAC" DISTRIBUTOR: A.H. HARRIS & SONS, INC.
TYP. DEWATERING HAY BALE RING
 Not to Scale



FOR REGISTRY OF DEEDS USE ONLY

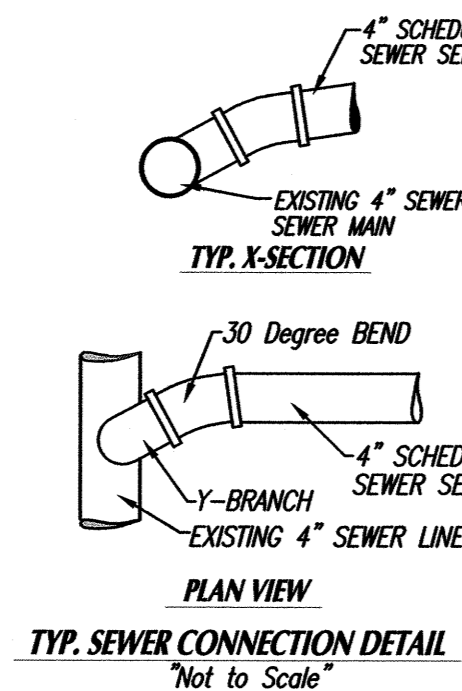
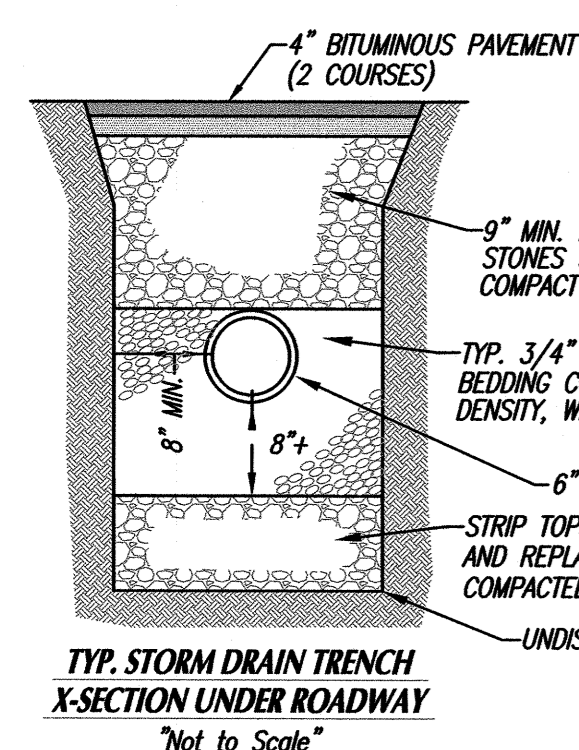
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PREPARED BY: [Signature]

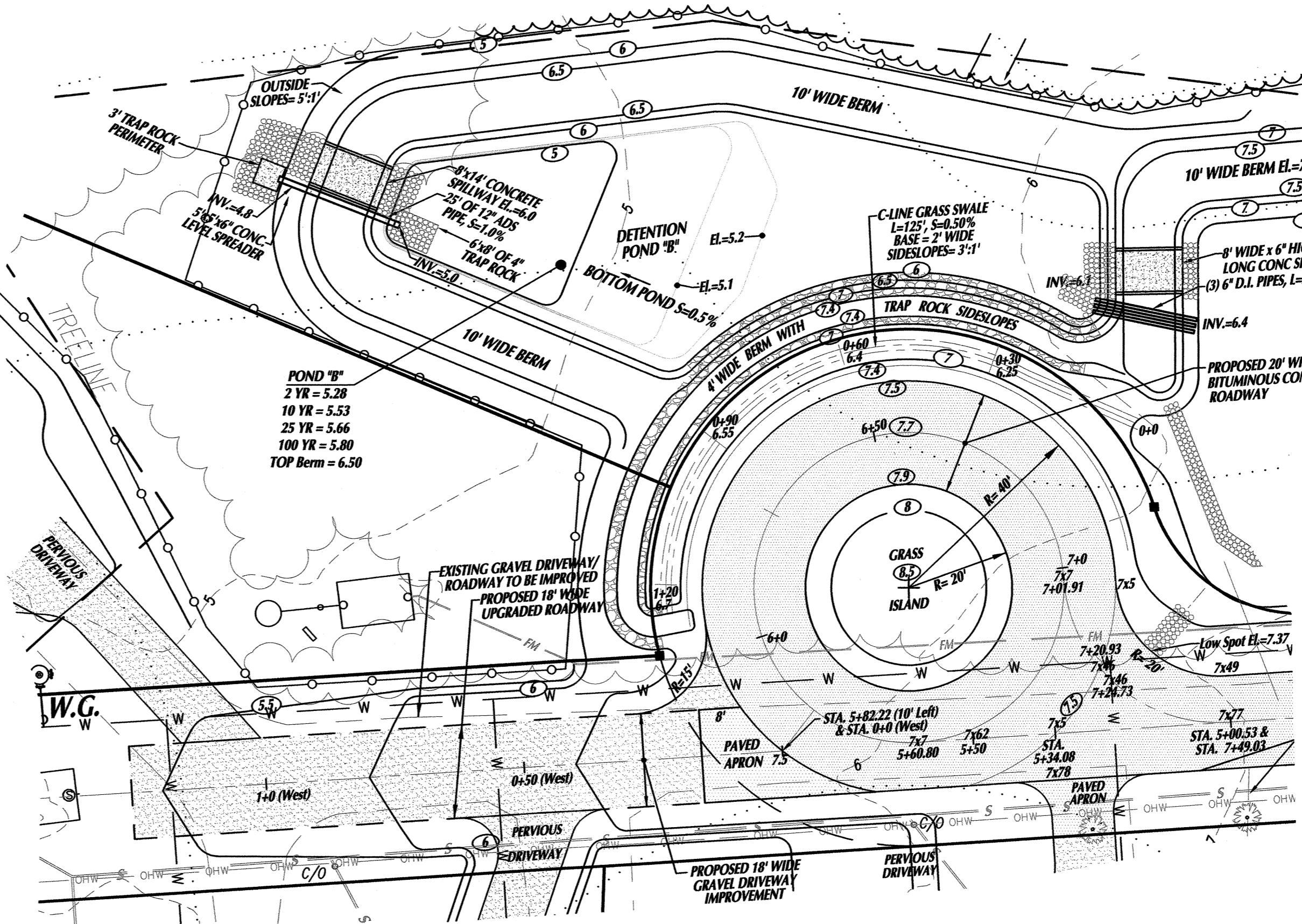
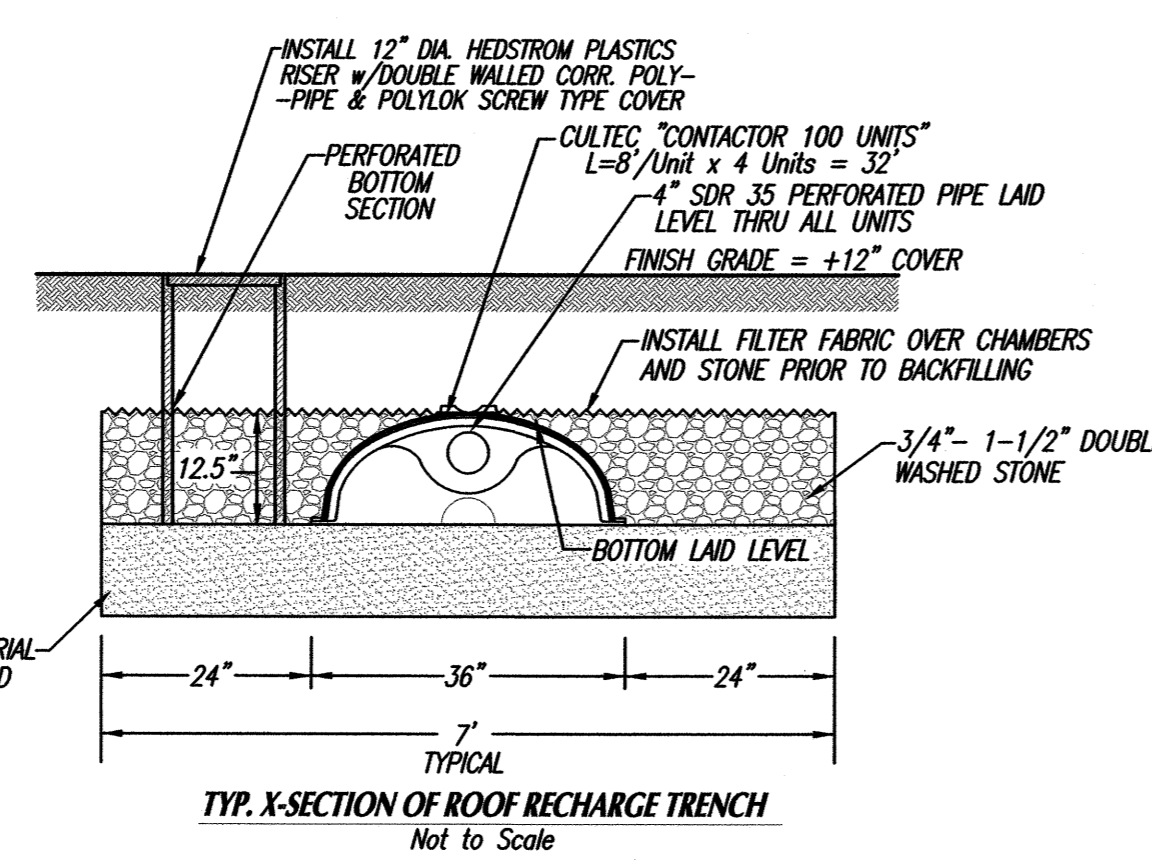
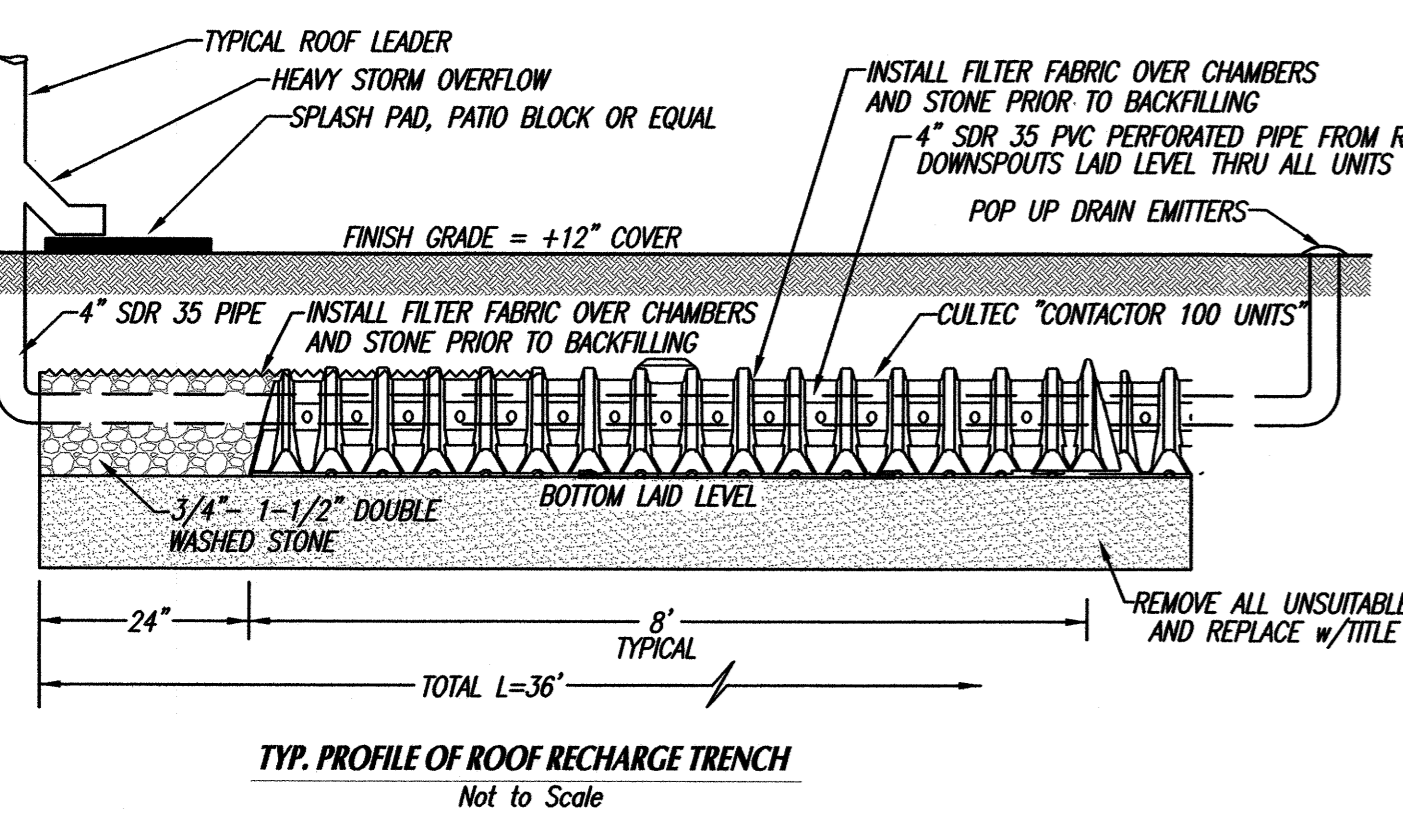
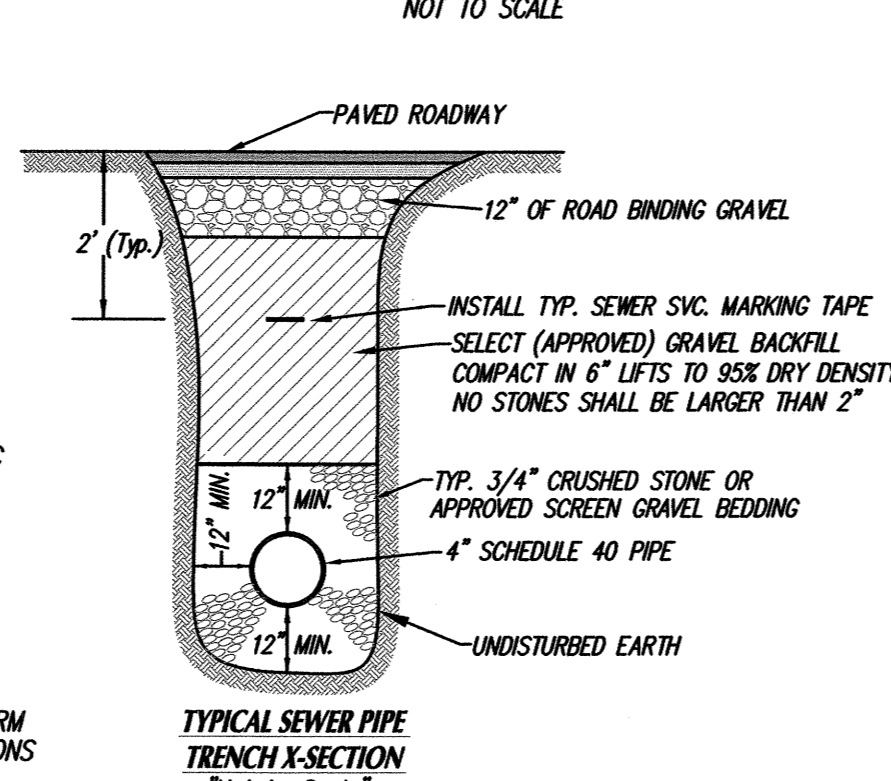


ROADWAY CONSTRUCTION NOTES:

- 1) ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD MOW M103.0, TYPE A SPECIFICATIONS AND ANY APPLICABLE TOWN OF FAIRHAVEN BOARD OF PUBLIC WORKS SPECIFICATIONS AND PLANNING BOARD RULES AND REGULATIONS.
- 2) ALL BASE FILL MATERIAL WITHIN ROADWAY BED SHALL BE SELECT GRAVEL WITH A 3" MAXIMUM STONE SIZE.
- 3) GRAVEL TO BE SPREAD IN 6" LIFTS, THOROUGHLY WATERED AND ROLLED TRUE TO LINE & GRADE W/A 12 TON ROLLER.
- 4) WATER AND SEWER UTILITIES INSTALLATION SHALL CONFORM TO FAIRHAVEN BOARD OF PUBLIC WORKS REQUIREMENTS.



NOTE: ALL SEWER INSTALLATION WORK SHALL CONFORM TO FAIRHAVEN BPW STANDARDS & SPECIFICATIONS



- EROSION AND DUST CONTROL PLAN**
1. THE OPEN FIELD AREA - OUTSIDE OF THE 100' BUFFER ZONE - ON LOT #B SHALL BE UTILIZED FOR THE STOCKPILING OF MATERIALS & STAGING OF EQUIPMENT.
 2. DUST FROM THE SITE SHALL BE CONTROLLED USING A MOBILE PRESSURE TYPE DISTRIBUTOR TRUCK TO APPLY WATER TO DISTURBED AREAS AS NEEDED.
 3. PRIOR TO ANY CONSTRUCTION EROSION CONTROL CONSISTING OF SILTATION FENCE, STRAW WATTLES OR SILT SOCKS SHALL BE INSTALLED WHERE DEPICTED ON THE PLAN.
 4. EROSION CONTROL FABRIC SHALL BE INSTALLED ON ALL BERMS AND SIDESLOPES OF DETENTION PONDS AND SWALES IMMEDIATELY UPON COMPLETION OF THE FINISH GRADING AND SHALL BE MAINTAINED UNTIL SIGNIFICANT GRASS GROWTH OCCURS.

- OPERATION & MAINTENANCE PLAN - STREET SWEEPING**
- STREET SWEEPING A MINIMUM OF TWICE A YEAR
 STREET SWEEPING IN EARLY SPRING AND LATE FALL

- OPERATION & MAINTENANCE PLAN - FOREBAY AND DETENTION PONDS**
- INSPECT AT LEAST TWICE PER YEAR & AFTER MAJOR STORM EVENTS
 CLEAN FOREBAY AND BASIN OF ANY SEDIMENT AND DEBRIS
 CLEAN FOREBAY AND BASIN OF ANY LEAVES, PINE NEEDLES AND THE LIKE
 EXAMINE THE OUTFALL PIPES & SPILLWAY FOR EVIDENCE OF CLOGGING
 CLEAN OUTFALL PIPE AND SPILLWAY
 REPAIR ANY AREAS OF EROSION USING EROSION CONTROL FABRIC & REVEGETATE
 MOW OR CUT ALL VEGETATION ON THE BOTTOM OF FOREBAY, POND AND SIDESLOPES

- OPERATION & MAINTENANCE PLAN - GRASS SWALE**
- INSPECT AT LEAST TWICE PER YEAR & AFTER MAJOR STORM EVENTS
 CLEAN SWALES OF ANY SEDIMENT AND DEBRIS
 CLEAN SWALES OF ANY LEAVES, PINE NEEDLES AND THE LIKE
 REPAIR ANY AREAS OF EROSION USING EROSION CONTROL FABRIC & REVEGETATE
 MOW OR CUT ALL VEGETATION ON THE BOTTOM AND SIDESLOPES

- OPERATION & MAINTENANCE PLAN - POND DISCHARGE PIPES**
- INSPECT AT LEAST TWICE PER YEAR & AFTER MAJOR STORM EVENTS
 EXAMINE INLET AND OUTLET OF PIPES
 CLEAN PIPES OF ANY DEBRIS, LEAVES, PINE NEEDLES & THE LIKE AS NECESSARY
 INSPECT FOR PROPER PIPE OUTFLOW DURING HEAVY STORM EVENT

- OPERATION & MAINTENANCE PLAN - ROOF RUNOFF RECHARGE SYSTEMS**
- HEAVY DUTY WIRE STRAINERS ARE TO BE PLACED IN GUTTERS OVER DRAIN HOLES
 INSPECT AND CLEAN GUTTERS AND STRAINERS 3 TIMES PER YEAR OR AS NECESSARY
 INSPECT CHAMBER SYSTEM ONCE PER YEAR USING THE INSPECTION MANHOLE PORT

- OPERATION & MAINTENANCE PLAN - OWNER & RESPONSIBLE PARTY:**
- "STARBOARD DRIVE NOMINEE TRUST" HOME OWNERS ASSOCIATION
 c/o JOHN P. MATHEW, TRUSTEE
 168 EIGHTH STREET, NEW BEDFORD, MA 02740

FAIRHAVEN PLANNING BOARD
 APPROVED UNDER SUBDIVISION CONTROL LAW

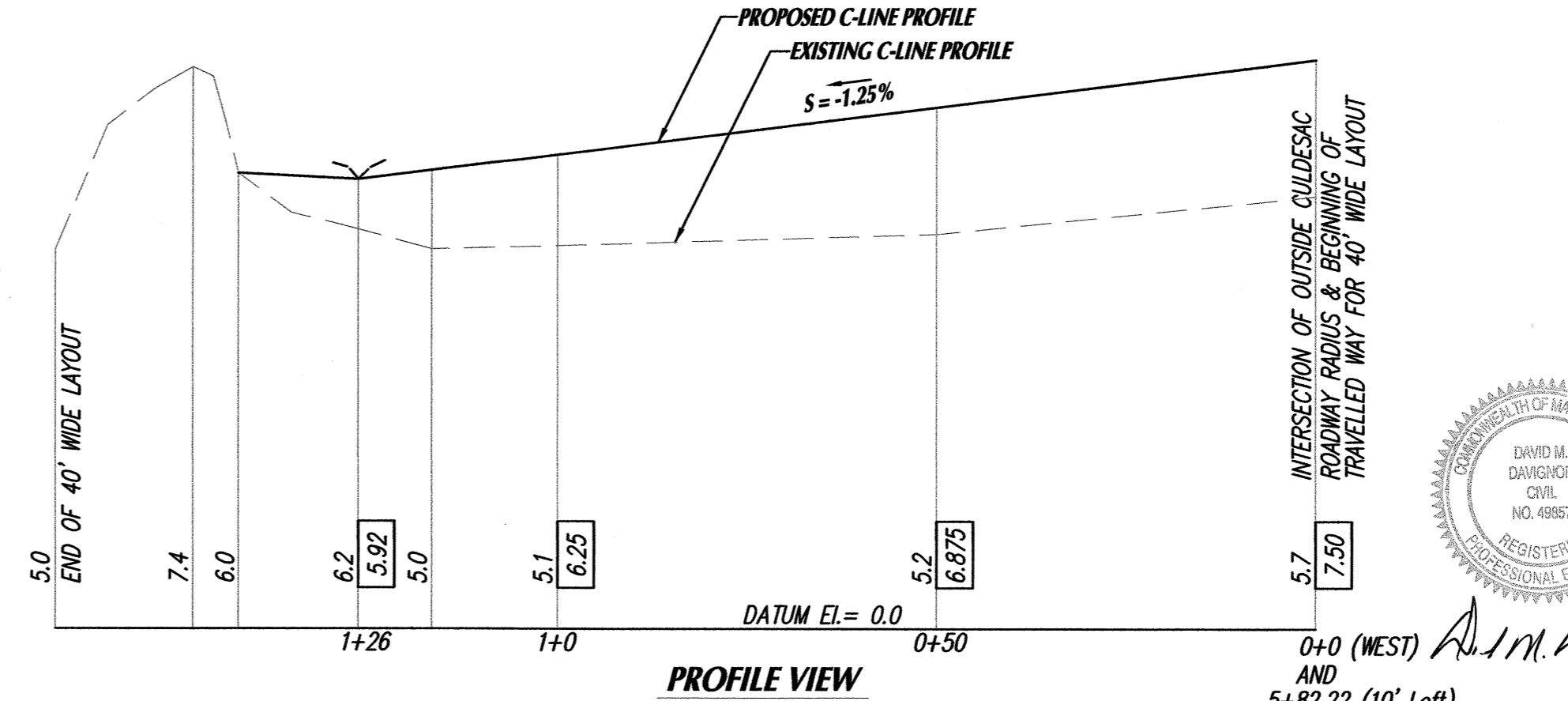
DATE APPROVED: _____

DATE SIGNED: _____

TEST PIT DATA

DATE OF SOIL EVALUATIONS: MARCH 11, 2022
 SOIL EVALUATOR: JAY MCKINNON, C.S.E.
 WITNESSES BY: DAVID FLAHERTY, HEALTH AGENT

Depth	TEST PIT D-1	Elevation	Depth	TEST PIT D-2	Elevation	Depth	TEST PIT D-3	Elevation	Depth	TEST PIT X-2	Elevation	Depth	TEST PIT #101	Elevation	Depth	TEST PIT #103	Elevation
0"	FILL	5.8	0"	HORIZON A SANDY LOAM 10 Yr 3/2	6.1	0"	FILL	5.8	0"	FILL	4.2	0"	HORIZON A 10 Yr 3/2 V. Friable	9.6	0"	HORIZON A 10 Yr 3/2 V. Friable	8.3
14"	HORIZON A SANDY LOAM 10 Yr 3/2	4.6	11"	HORIZON B M. SANDY LOAM Very Friable, Massive 10 Yr 4/6 55-10% Gravel	5.2	19"	Soil Moisture	4.2	14"	E.S.H.G.W.	3.0	13"	HORIZON B SANDY LOAM 10 Yr 4/6 V. Friable, Massive 55-10% Gravel	8.5	13"	HORIZON B SANDY LOAM 10 Yr 4/6 V. Friable, Massive 55-10% Gravel	7.2
21"	Soil Moisture	4.1	25"	HORIZON C Med. LOAMY SAND 2.5 Y 6/4 Friable, Massive 20%-30% Gravel	4.0	23"	HORIZON A SANDY LOAM 10 Yr 3/2	3.9	36"	PEAT	1.2	27"	Soil Moisture	7.4	27"	Soil Moisture	6.0
22"	HORIZON B M. SANDY LOAM Very Friable, Massive 10 Yr 4/6 55-10% Gravel	4.0	30"	Soil Moisture	3.6	36"	HORIZON B M. SANDY LOAM Very Friable, Massive 10 Yr 4/6 55-10% Gravel	3.8	40"	PEAT	0.9	32"	Soil Moisture	6.9	34"	Soil Moisture	5.5
27"	Soil Moisture	3.6	31"	HORIZON C Med. LOAMY SAND 2.5 Y 6/4 Friable, Massive 20%-30% Gravel	3.0	30"	Soil Moisture	3.3	0"	FILL	3.2	34"	Soil Moisture	6.8	43"	Soil Moisture	4.7
34"	HORIZON C Med. LOAMY SAND 2.5 Y 6/4 Friable, Massive 20%-30% Gravel	3.0	36"	HORIZON C Med. LOAMY SAND 2.5 Y 6/4 Friable, Massive 20%-30% Gravel	2.1	36"	HORIZON C Med. LOAMY SAND 2.5 Y 6/4 Friable, Massive 20%-30% Gravel	3.8	24"	E.S.H.G.W.	3.2	76"	Standing Water	45.1	66"	Standing Water	2.8
60"		0.8	48"		2.1	48"		1.8	40"	PEAT	0.9	108"		0.6			



Rev. #	DATE	BY	DESCRIPTION
3	4-03-23	J.M.M.	PER P.B. AND CON. COM. PEER REVIEW COMMENTS
2	2-24-23	J.M.M.	PER PEER REVIEW COMMENTS
1	2-06-23	D.M.D.	PER PEER REVIEW COMMENTS

DEFINITIVE SUBDIVISION PLAN
 OF A DEVELOPMENT TO BE KNOWN AS
"STARBOARD DRIVE ESTATES"
 off SCONTICUT NECK ROAD in
FAIRHAVEN, MA
 PREPARED FOR
STARBOARD DRIVE NOMINEE TRUST
SHEET 6 OF 6 SHEETS
ROADWAY PLAN AND PROFILE

SCALE: 1"=20' OR AS NOTED DATE: SEPTEMBER 8, 2022
 0 20 40 80 120

SCHNEIDER, DAVIGNON & LEONE, INC.
 PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 P.O. Box 480, 81A COUNTY RD., UNIT G, MATTAPOISETT, MA 02739
 1-508-758-7666

Drawn By: D.M.D. Check By: M.C.L. Job No. 3474