

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

*And M. Singer*  
PREPARER

LOCUS PLAN  
SCALE: 1"=600'±

**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'

FRONT: 20' SIDE: 10'  
REAR: 30'

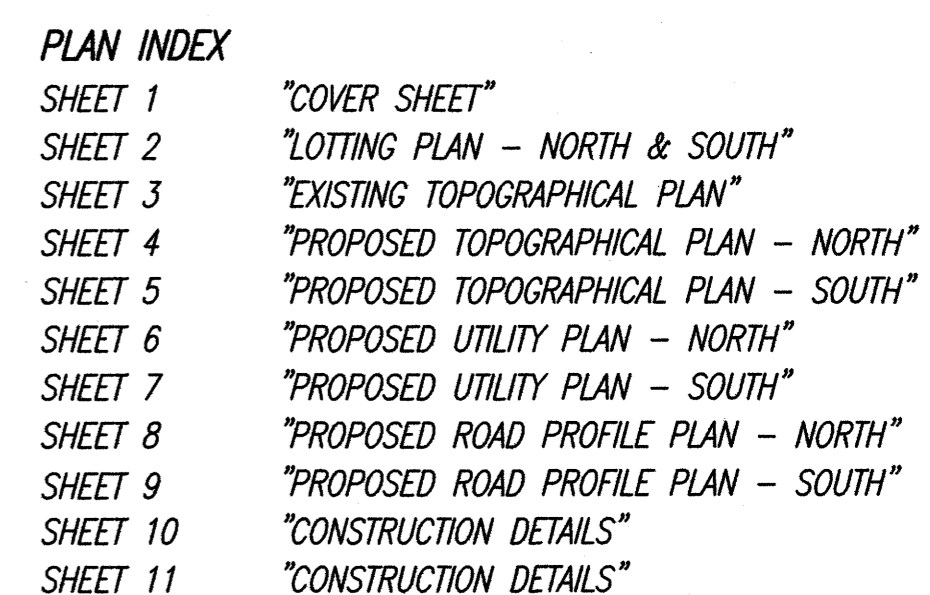
MAXIMUM LOT COVERAGE = 50%  
MAXIMUM BUILDING COVERAGE = 30%

TOTAL PROJECT/SITE LOT AREA = 10.85± ACRES

FEMA FLOOD ZONE: ZONE X  
FIRM PANEL NO.: 25005C0394C

F.I.R.M. PANEL No.: 25005C03946

NOTE: TWO PERMANENT CONCRETE MARKERS MUST BE PLACED ON THE SITE PRIOR TO CONSTRUCTION



CONSTRUCTION DETAILS			
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

**FAIRHAVEN PLANNING BOARD**  
APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: \_\_\_\_\_

DATE SIGNED: \_\_\_\_\_

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"THE ABOVE ENDORSEMENT IS NOT A

DETERMINATION AS TO CONFORMANCE WITH  
ZONING REGULATIONS OR A DETERMINATION

THAT THE EOI IS DOWDABLE.

**"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 11 SHEETS**  
**COVER SHEET**

SCALE: 1"=60' DATE: NOVEMBER 8, 2018

**SCHNEIDER, DAVIGNON & LEONE, INC.**

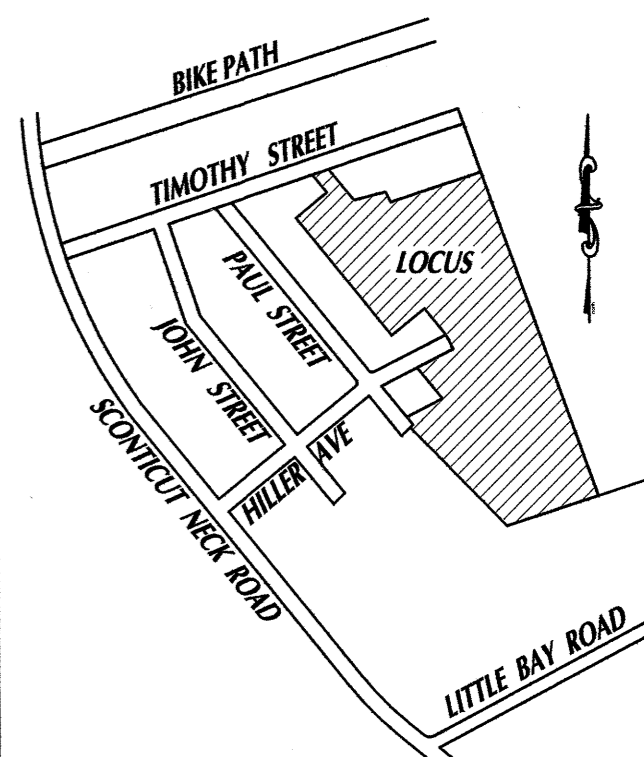
**PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS**  
1 COUNTY RD, P.O. BOX 480, MATTAPOISETT, MA 02739  
1-508-758-7866



Drawn By: D.M.D.	Check By: N.D.S.	Job No. 5072
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I CERTIFY THAT THIS PLAN  
CONFORMS WITH THE RULES  
AND REGULATIONS OF THE  
REGISTER OF DEEDS.  
*Robert M. Roderiques*  
PREPARED

FOR REGISTRY USE ONLY

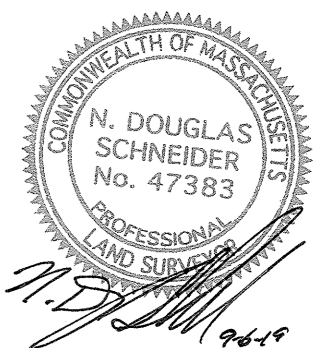


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NEW BEDFORD, MA 02744  
DEED BOOK 3956, PAGE 132  
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ROBERT RODERIGUES  
ZONING DISTRICT:  
RESIDENCE A (RA)  
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MIN. CONTIGUOUS UPLAND: 13,500 Sq.Ft.  
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.: 25005003946  
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
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

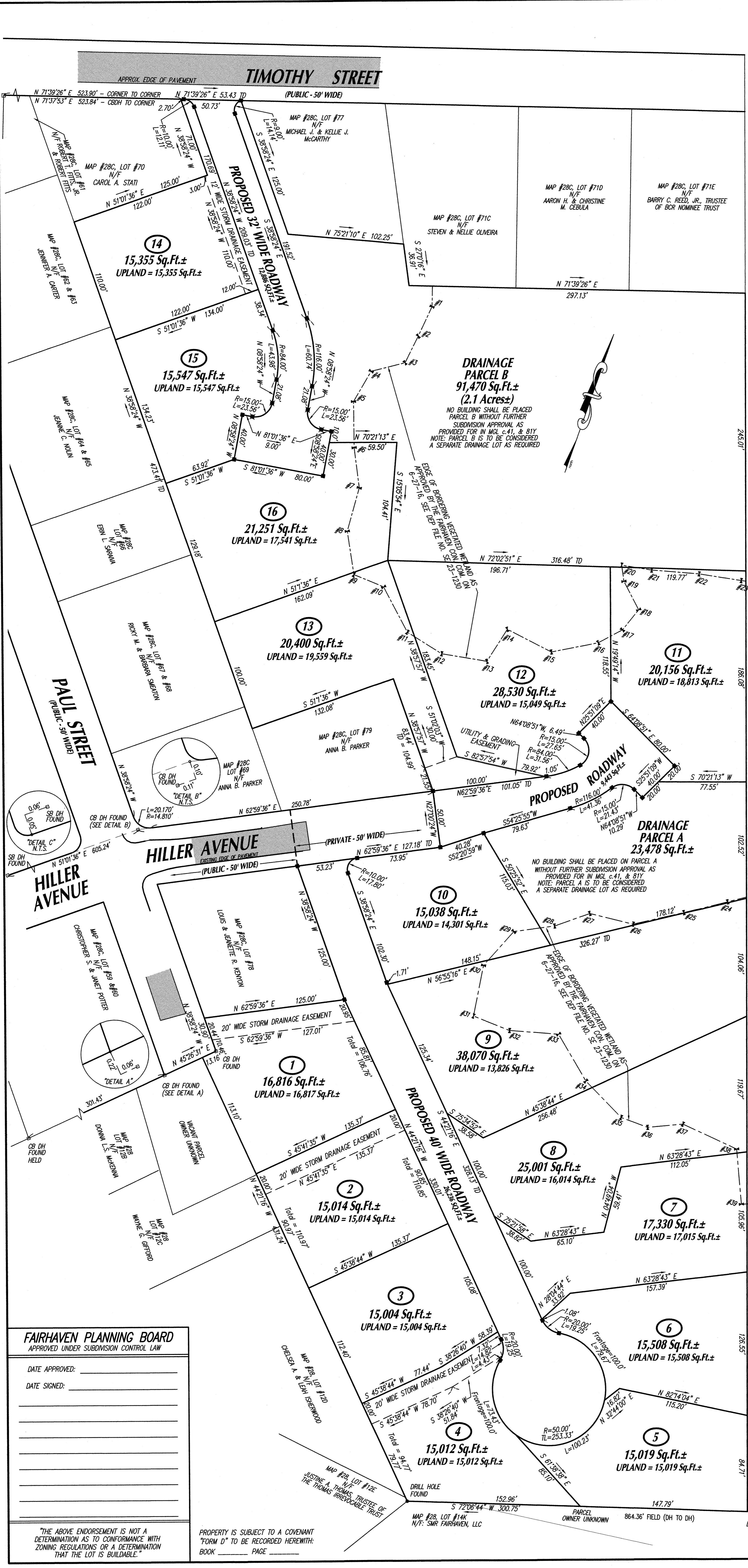
SHEET 2 OF 11 SHEETS

"LOTING PLAN - NORTH & SOUTH"

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

**SCHNEIDER, DAYIGNON & 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. 3072



FAIRHAVEN PLANNING BOARD

APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: \_\_\_\_\_

DATE SIGNED: \_\_\_\_\_

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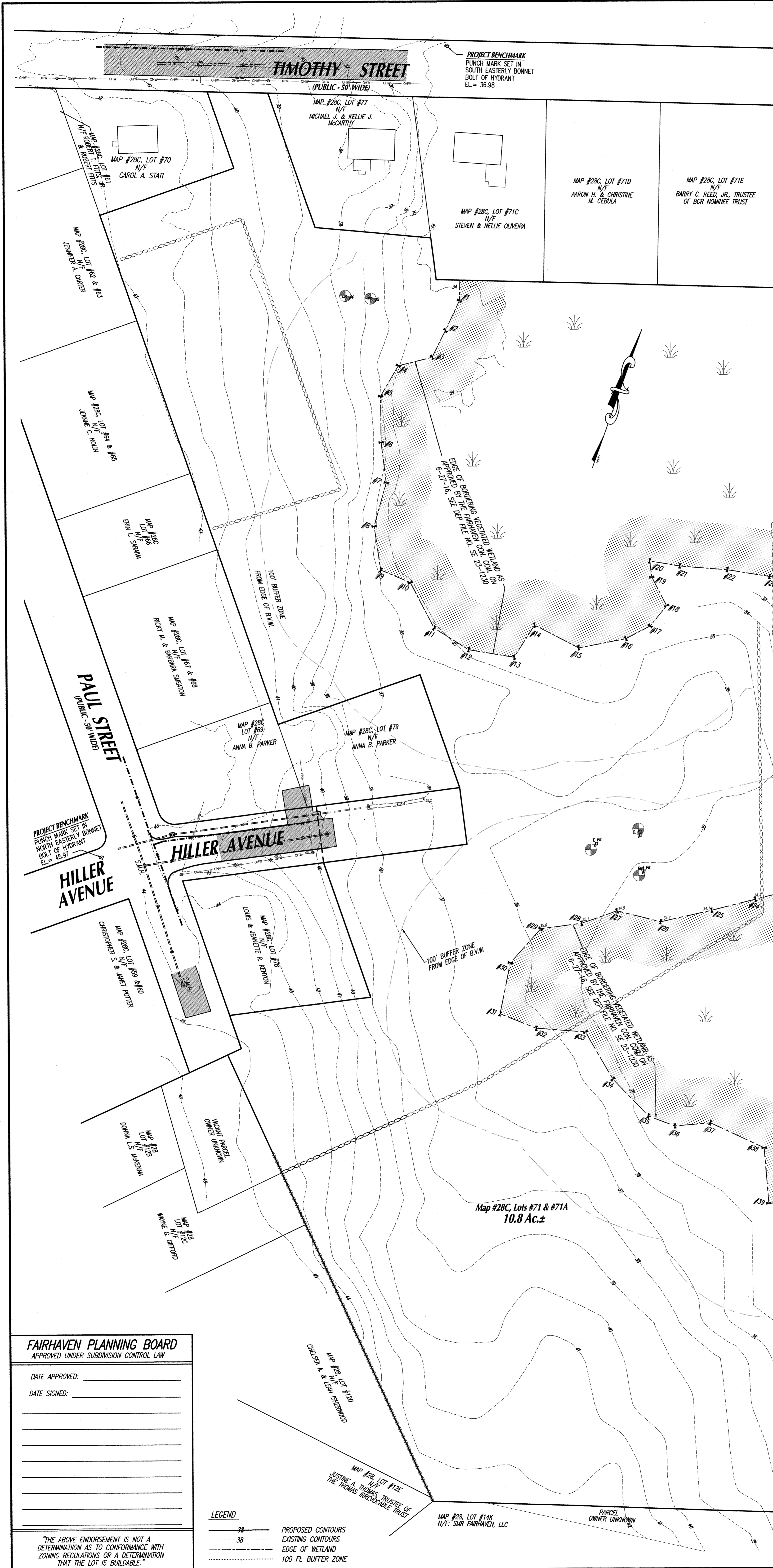
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"THE ABOVE ENDORSEMENT IS NOT A  
DETERMINATION AS TO CONFORMANCE WITH  
ZONING REGULATIONS OR A DETERMINATION  
THAT THE LOT IS BUILDABLE."

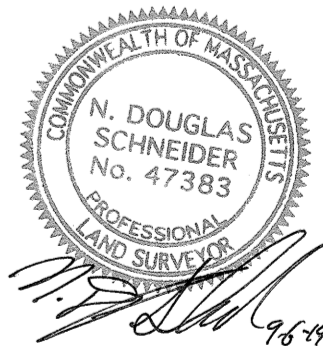
PROPERTY IS SUBJECT TO A COVENANT  
"FORM D" TO BE RECORDED HERewith:  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



FOR REGISTRY USE ONLY

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

*D.M. Signer*  
PREPARER



3	8-30-19	D.M.D.	PEER REVIEW
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"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 3 OF 11 SHEETS  
"EXISTING TOPOGRAPHICAL PLAN"

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

**SCHNEIDER, DAVIGNON & LEONE, INC.**  
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS  
1 COUNTY RD., P.O. BOX 480, MATTAPOISETT, MA 02739  
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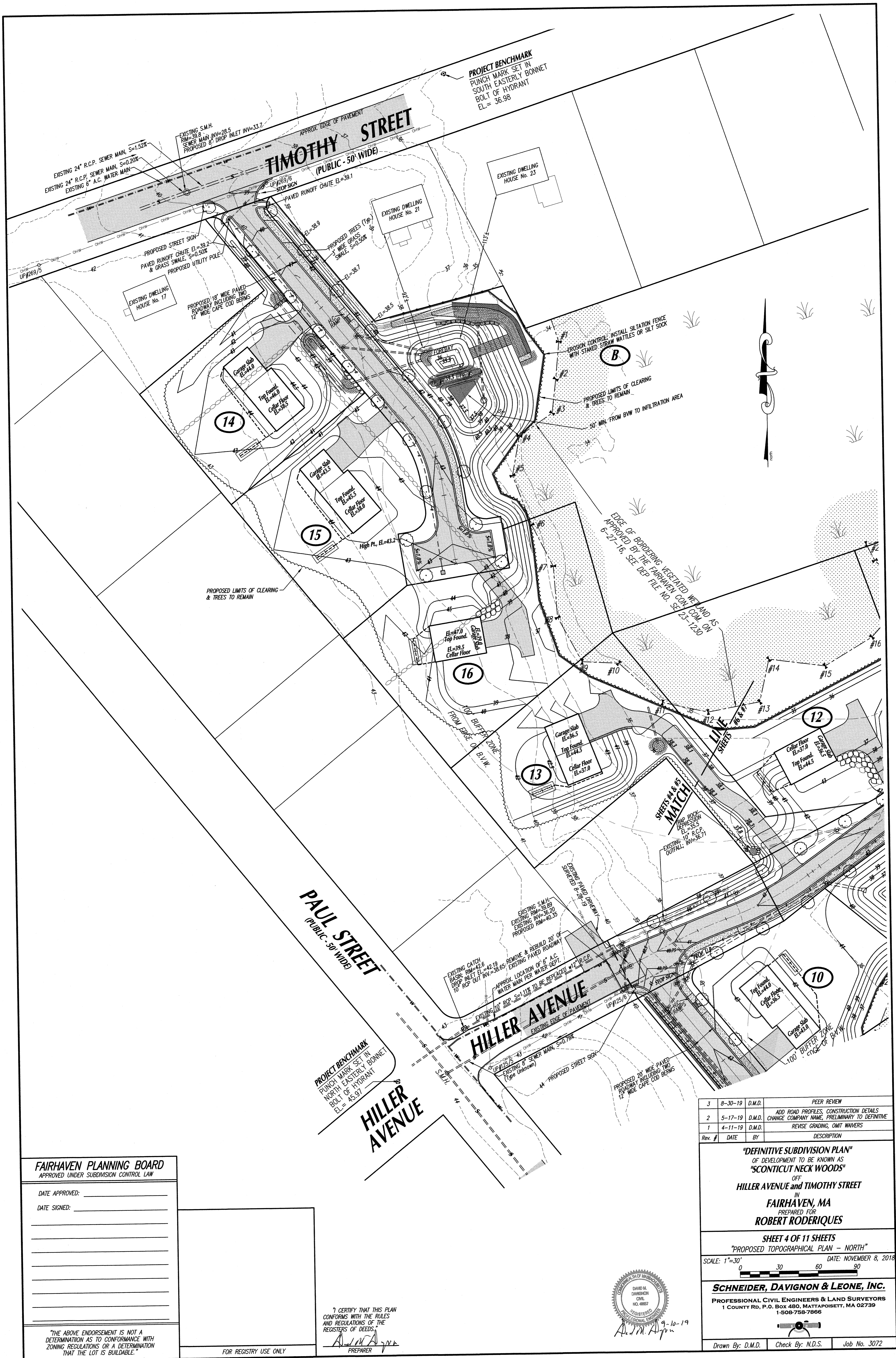
Drawn By: D.M.D. Check By: N.D.S. Job No. 3072

**FAIRHAVEN PLANNING BOARD**  
APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: \_\_\_\_\_  
DATE SIGNED: \_\_\_\_\_  
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"THE ABOVE ENDORSEMENT IS NOT A  
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**LEGEND**  
- - - - - 30' PROPOSED CONTOURS  
- - - - - 38' EXISTING CONTOURS  
- - - - - EDGE OF WETLAND  
- - - - - 100 Ft. BUFFER ZONE



**FAIRHAVEN PLANNING BOARD**  
APPROVED UNDER SUBDIVISION CONTROL LAW

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DATE SIGNED:

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PREPARER

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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 RODERIGUES**

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

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

**SCHNEIDER, DAVIGNON & LEONE, INC.**

**PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS**  
1 COUNTY RD, P.O. BOX 480, MATTAPOISETT, MA 02739  
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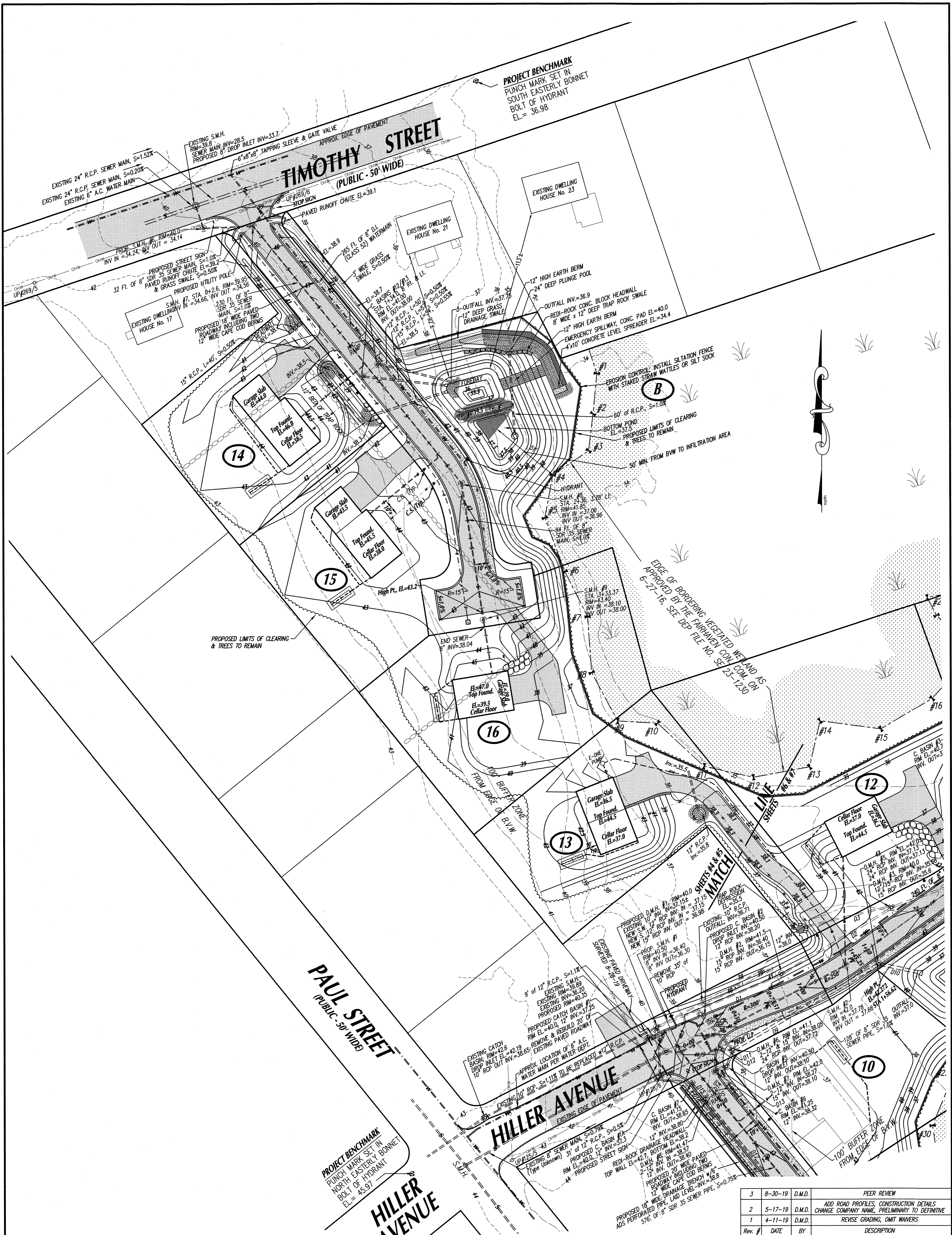
Drawn By: D.M.D.	Check By: N.D.S.	Job No. 3072
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Paul M. Hynes  
PREPARER

[illegible]

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

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DATE APPROVED: \_\_\_\_\_

DATE SIGNED: \_\_\_\_\_

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FOR REGISTRY USE ONLY

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*David M. Davignon*

PREPARER

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OFF					
HILLER AVENUE AND TIMOTHY STREET					
IN					
FAIRHAVEN, MA					
PREPARED FOR					
ROBERT RODERIGUES					
SHEET 6 OF 11 SHEETS					
"PROPOSED UTILITY PLAN - NORTH"					
SCALE: 1"=30'		DATE: NOVEMBER 8, 2019			
<div><div>0</div><div>30</div><div>60</div><div>90</div></div>					
SCHNEIDER, DAVIGNON & LEONE, INC.					
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS					
1 COUNTY RD. P.O. BOX 480, MATTAPOISETT, MA 02739					
1-508-758-7866					
<div><div>Drawn By: D.M.D.</div><div>Check By: N.D.S.</div><div>Job No. 3072</div></div>					

A. M. Brown  
PREPARER

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*A. M. Aguirre*  
PREPARED

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Rev. #	DATE	BY	DESCRIPTION

"DEFINITIVE SUBDIVISION PLAN"

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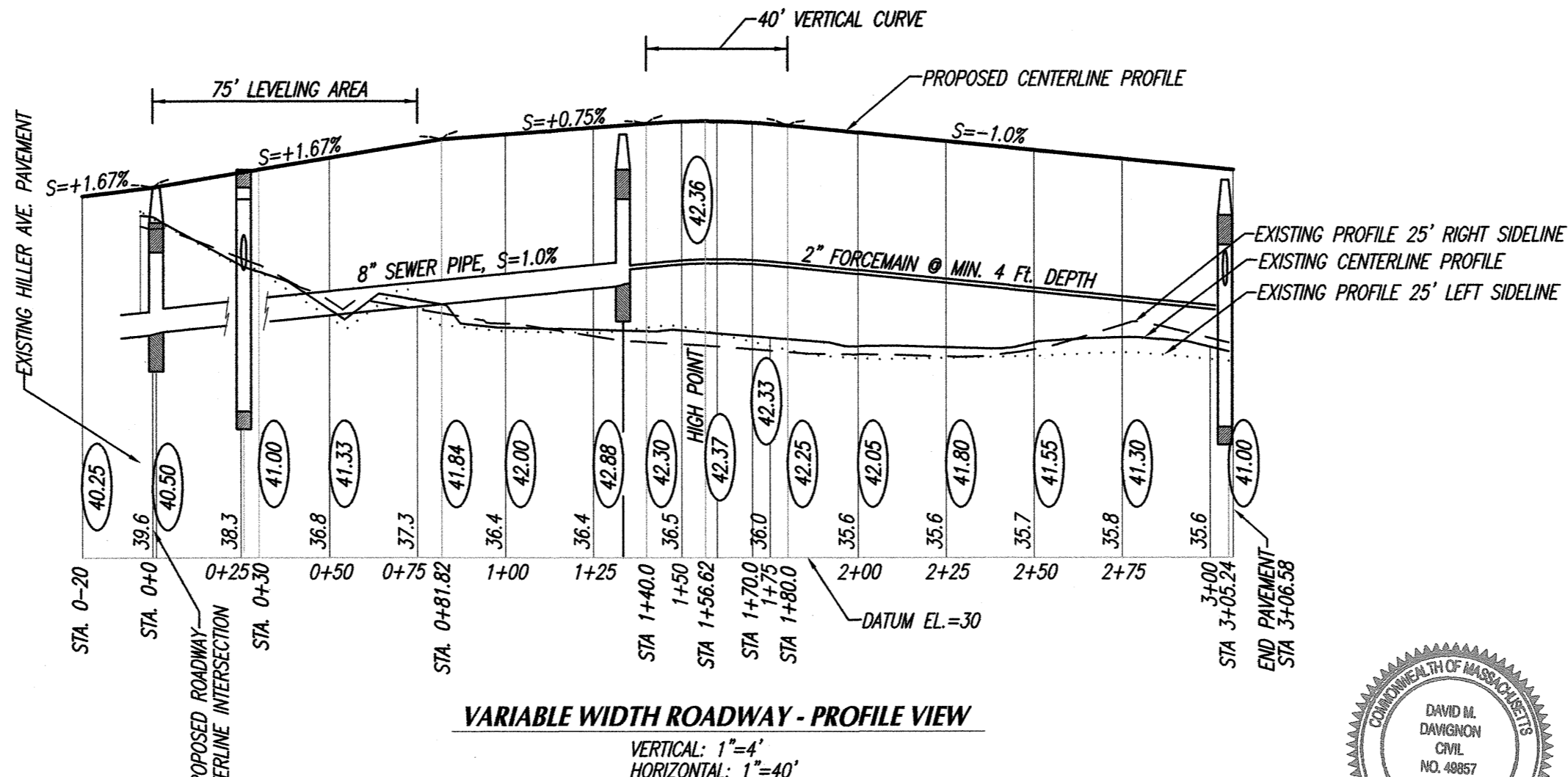
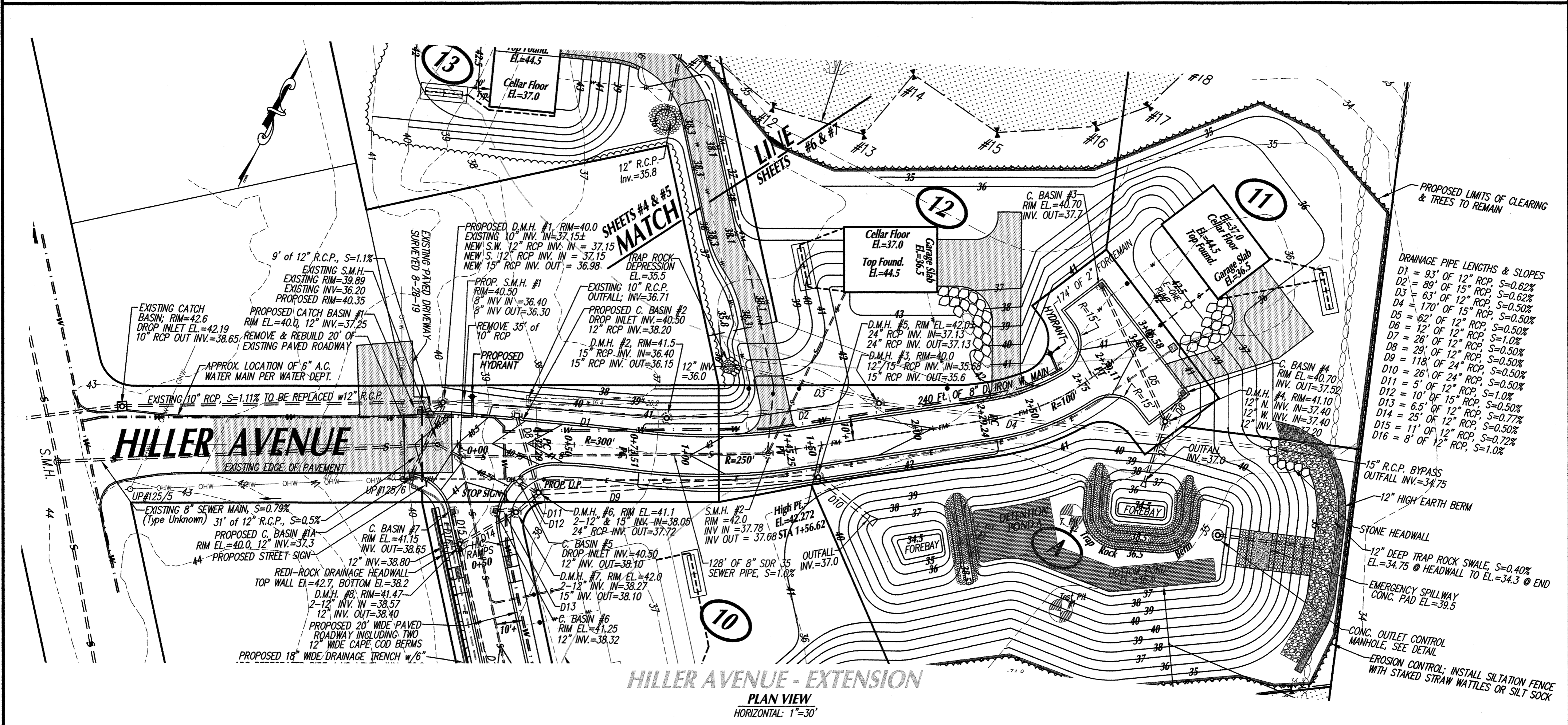
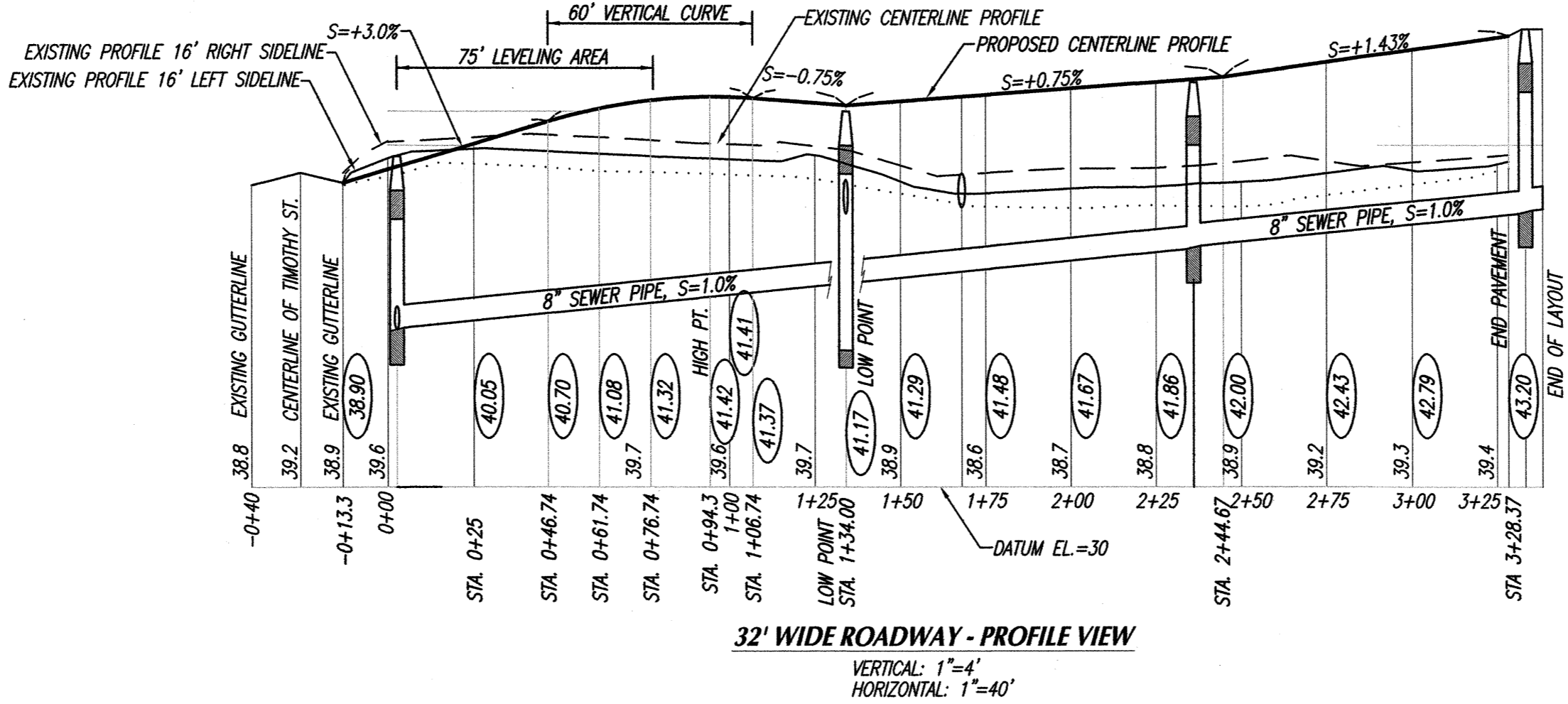
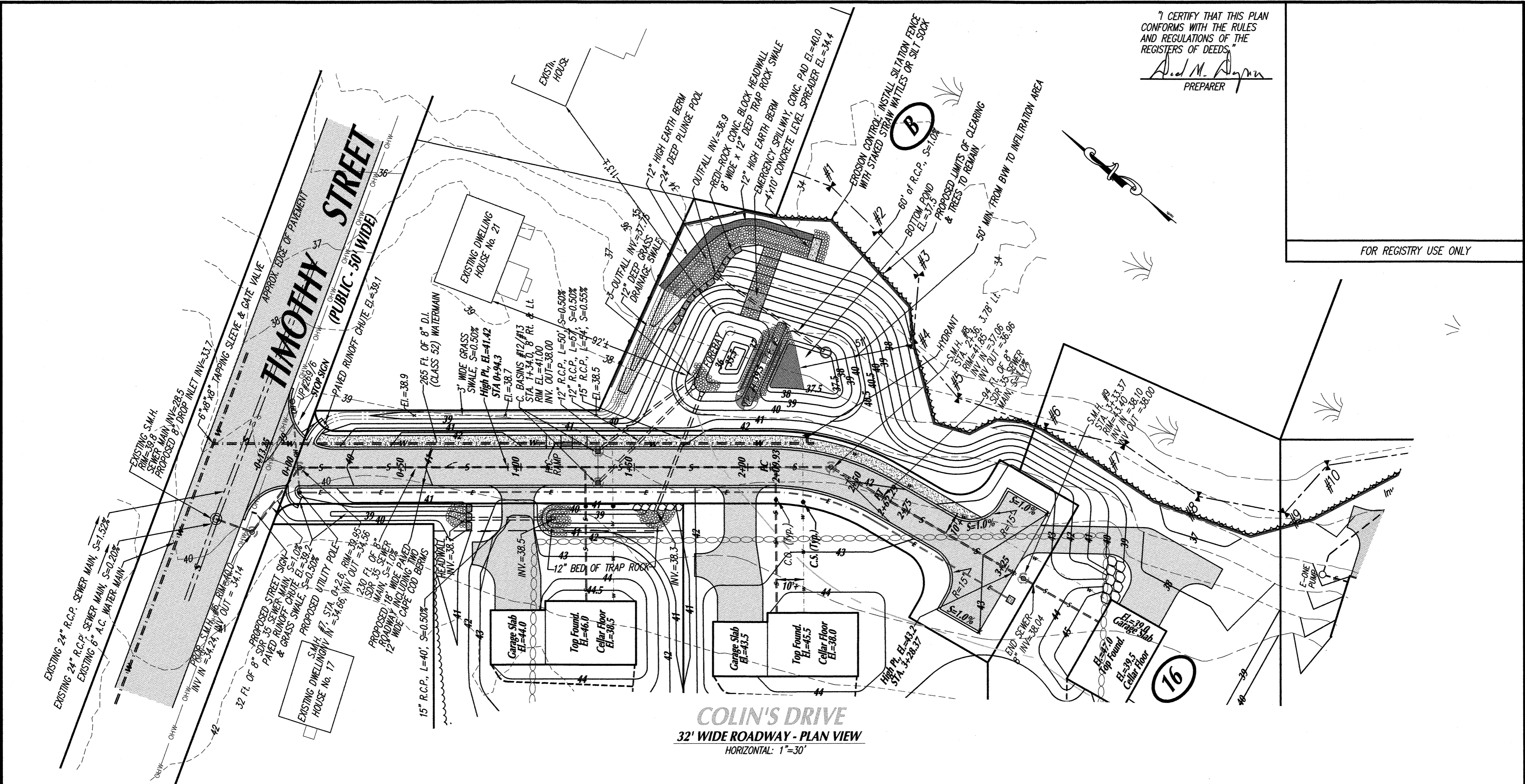
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COMMONWEALTH OF MASSACHUSETTS  
DAVID M. DAVIGNON  
CIVIL  
NO. 49857  
REGISTERED  
PROFESSIONAL ENGINEER

*David M. Davignon*



Drawn By: D.M.D.	Check By: N.D.S.	Job No. 3072
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**FAIRHAVEN PLANNING BOARD**  
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**"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 8 OF 11 SHEETS**  
"PROPOSED ROAD PROFILE PLAN - NORTH"

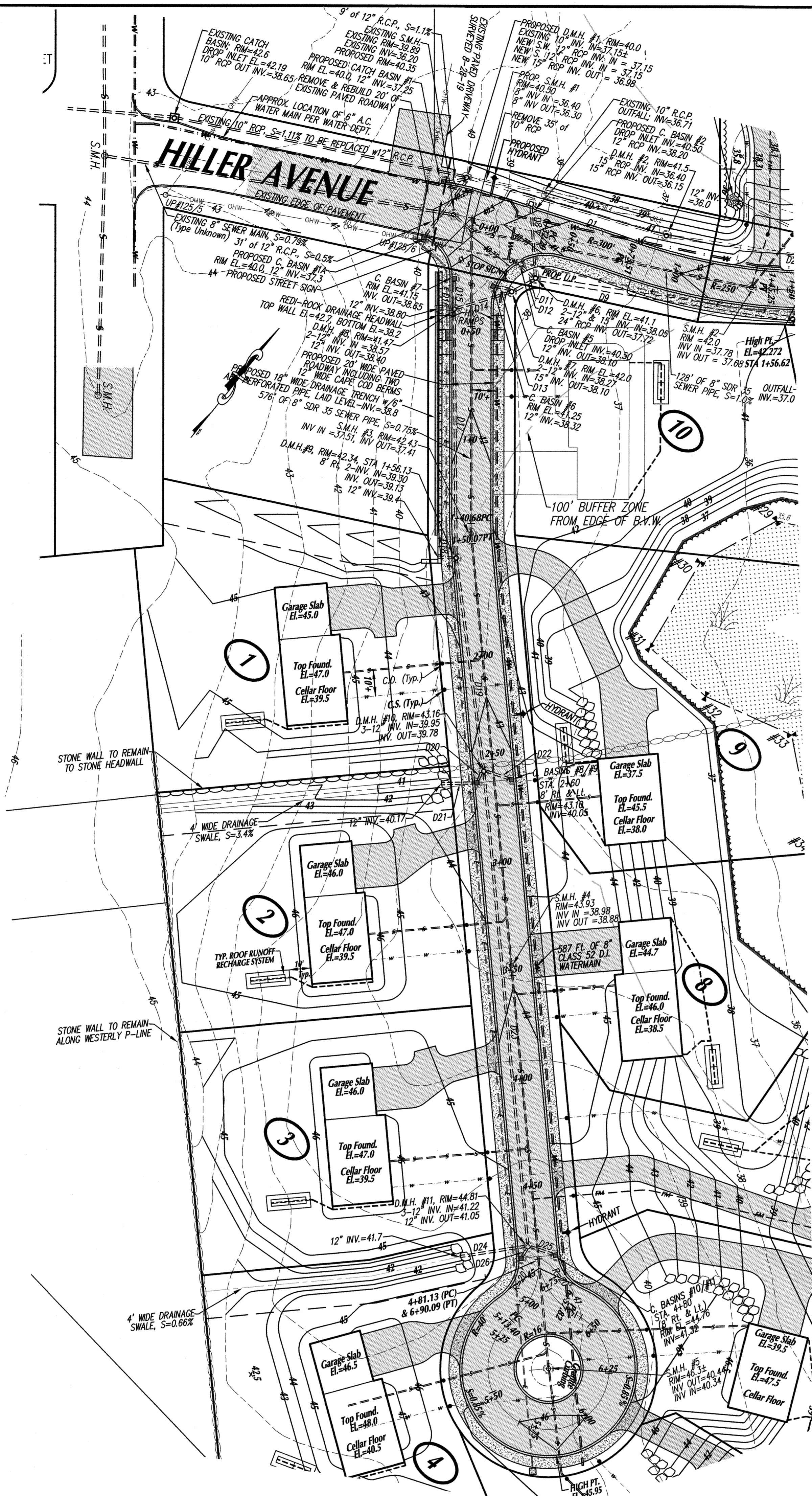
SCALE: AS NOTED DATE: NOVEMBER 8, 2018

**SCHNEIDER, DAVIGNON & LEONE, INC.**  
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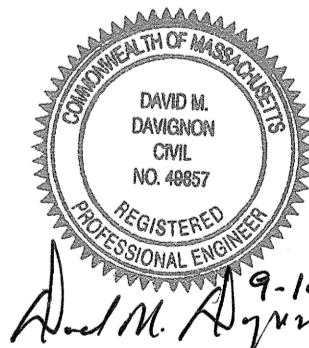
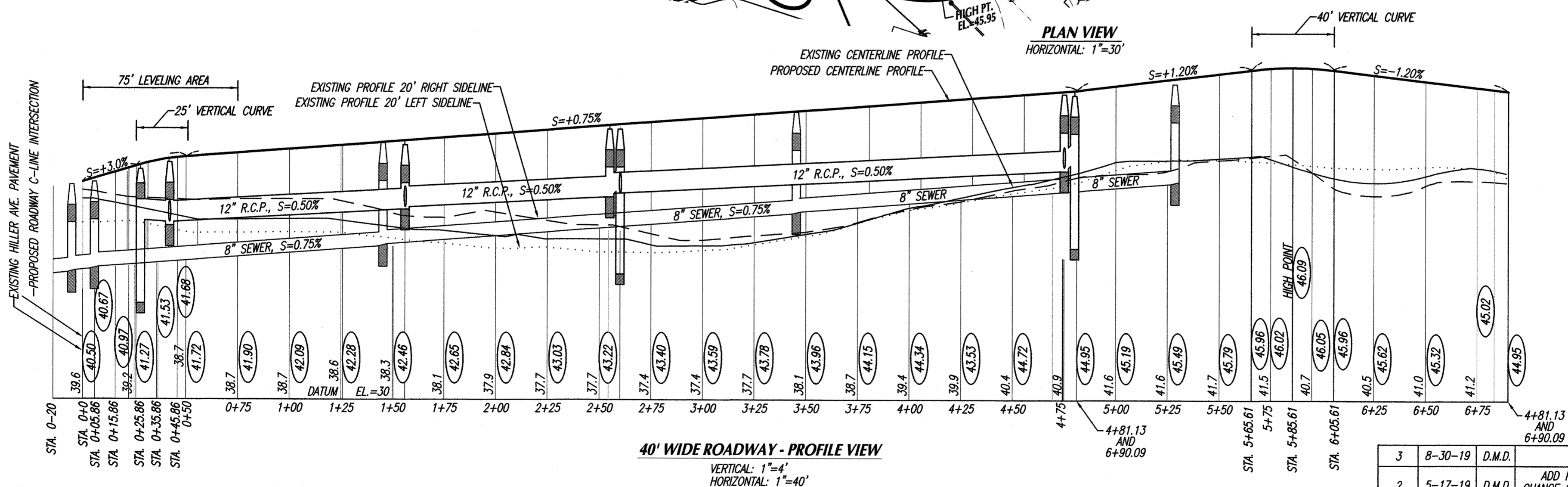
Drawn By: D.M.D. Check By: N.D.S. Job No. 3072

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PREPARED BY  
A.M.A. 9-10-17

FOR REGISTRY USE ONLY



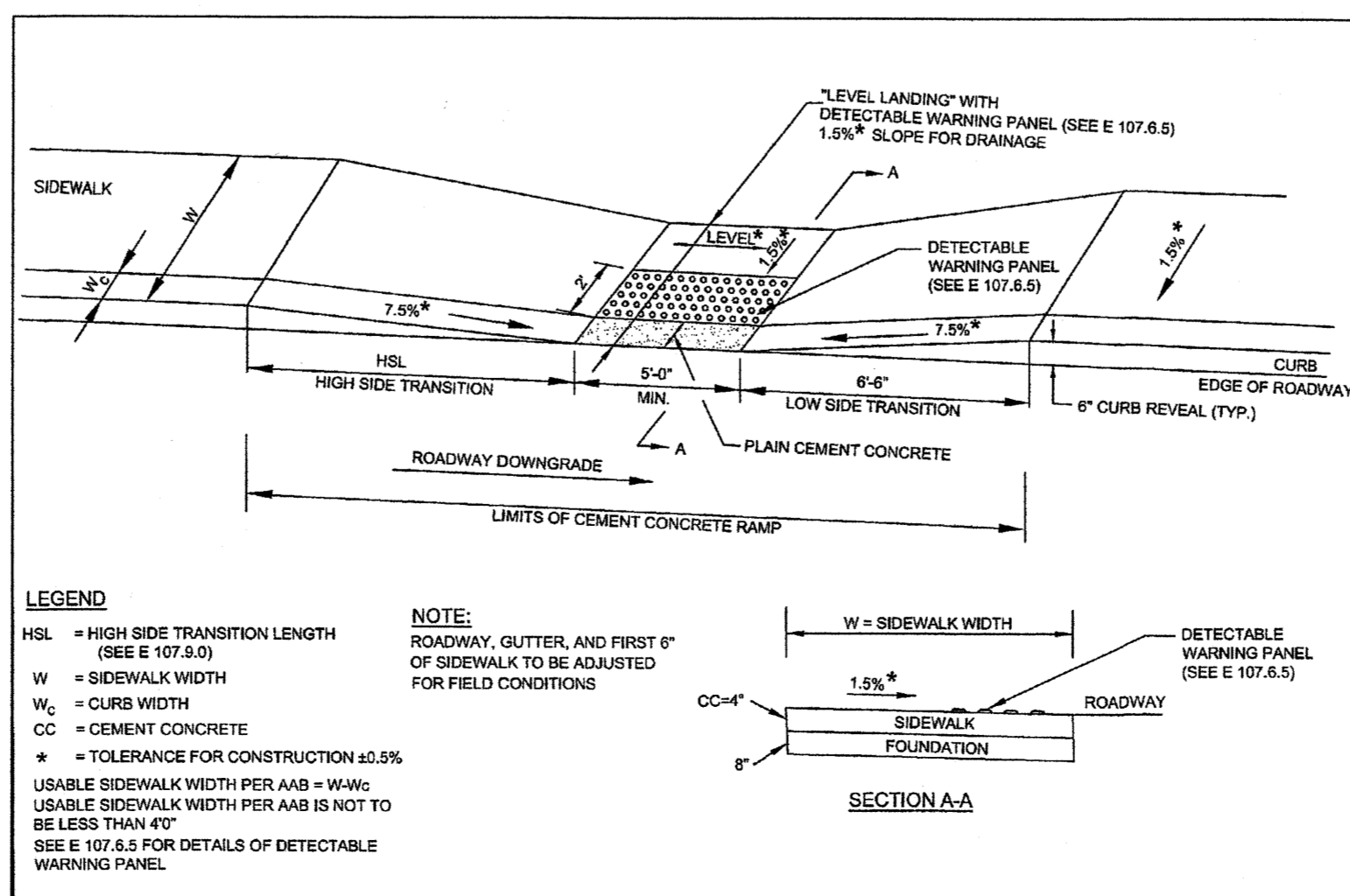
DRAINAGE PIPE LENGTHS & SLOPES  
D11 = 5' OF 12" RCP, S=1.0%  
D12 = 10' OF 12" RCP, S=0.50%  
D13 = 6.5' OF 12" RCP, S=0.77%  
D14 = 25' OF 12" RCP, S=0.50%  
D15 = 11' OF 12" RCP, S=0.72%  
D16 = 7' OF 12" RCP, S=1.86%  
D17 = 112' OF 12" RCP, S=0.50%  
D18 = 7' OF 12" RCP, S=1.42%  
D19 = 96' OF 12" RCP, S=0.50%  
D20 = 4' OF 12" RCP, S=2.5%  
D21 = 15' OF 12" RCP, S=0.75%  
D22 = 10' OF 12" RCP, S=1.0%  
D23 = 217' OF 12" RCP, S=0.50%  
D24 = 30' OF 12" RCP, S=1.6%  
D25 = 10' OF 12" RCP, S=1.0%  
D26 = 4' OF 12" RCP, S=2.5%



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"DEFINITIVE SUBDIVISION PLAN"  
OF DEVELOPMENT TO BE KNOWN AS  
"SCONTICUT NECK WOODS"

OF  
HILLER AVENUE AND TIMOTHY STREET  
IN  
FAIRHAVEN, MA  
PREPARED FOR  
ROBERT RODERQUES

SHEET 9 OF 11 SHEETS

"PROPOSED ROAD PROFILE PLAN - NORTH"

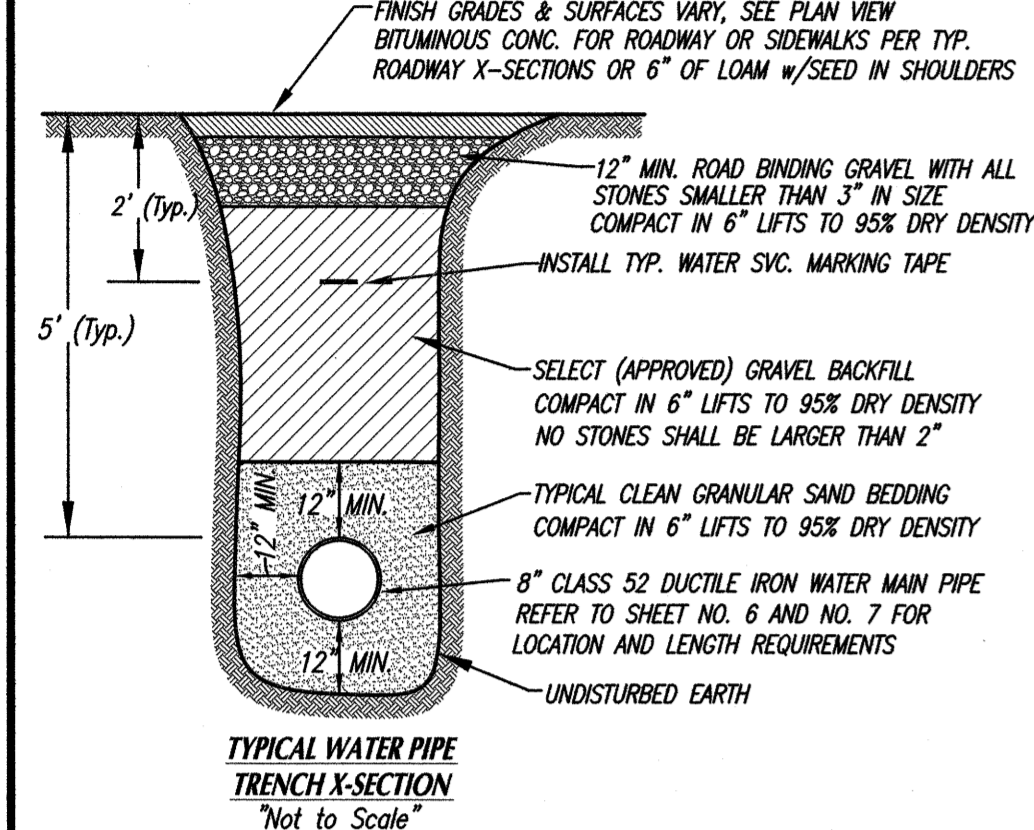
SCALE: AS NOTED  
0 20 40 80 120  
DATE: NOVEMBER 8, 2018

SCHNEIDER, DAVIGNON & LEONE, INC.  
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS  
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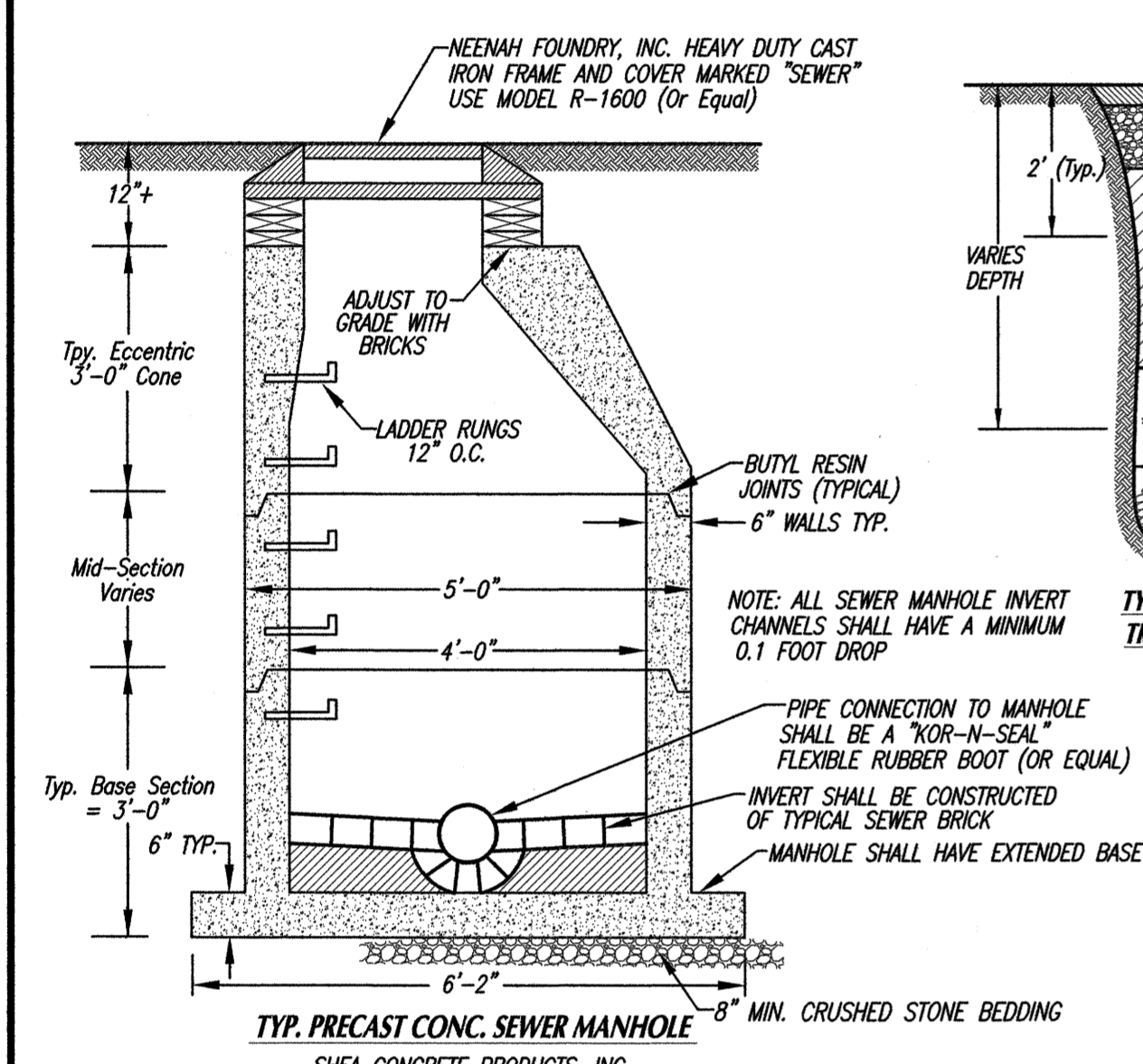
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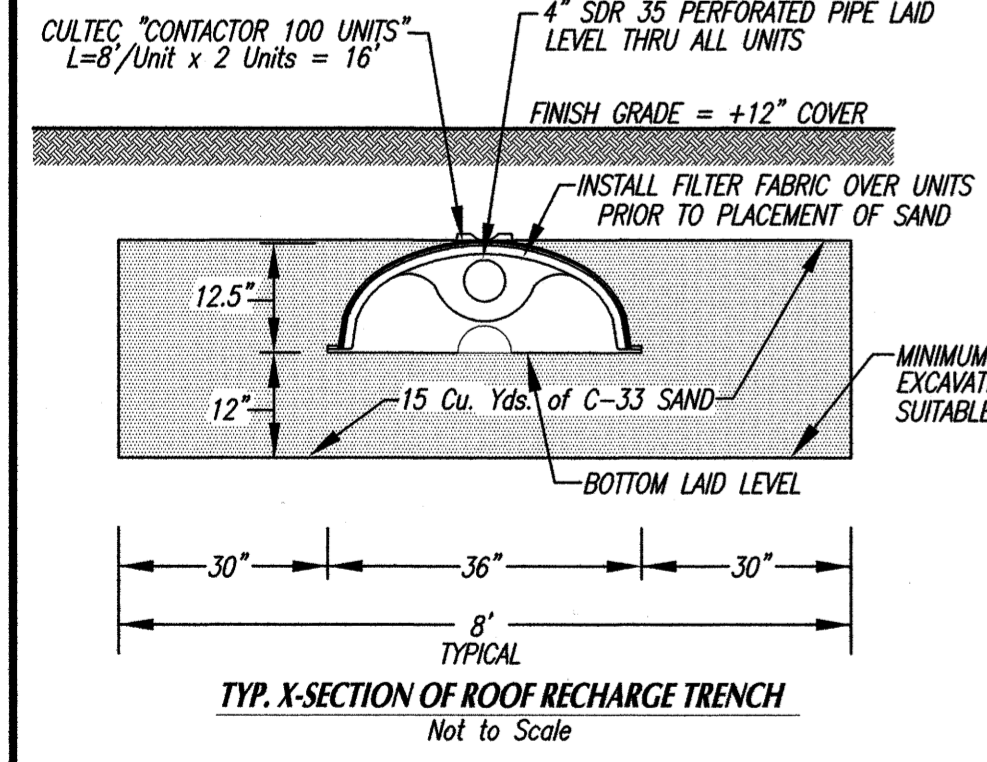
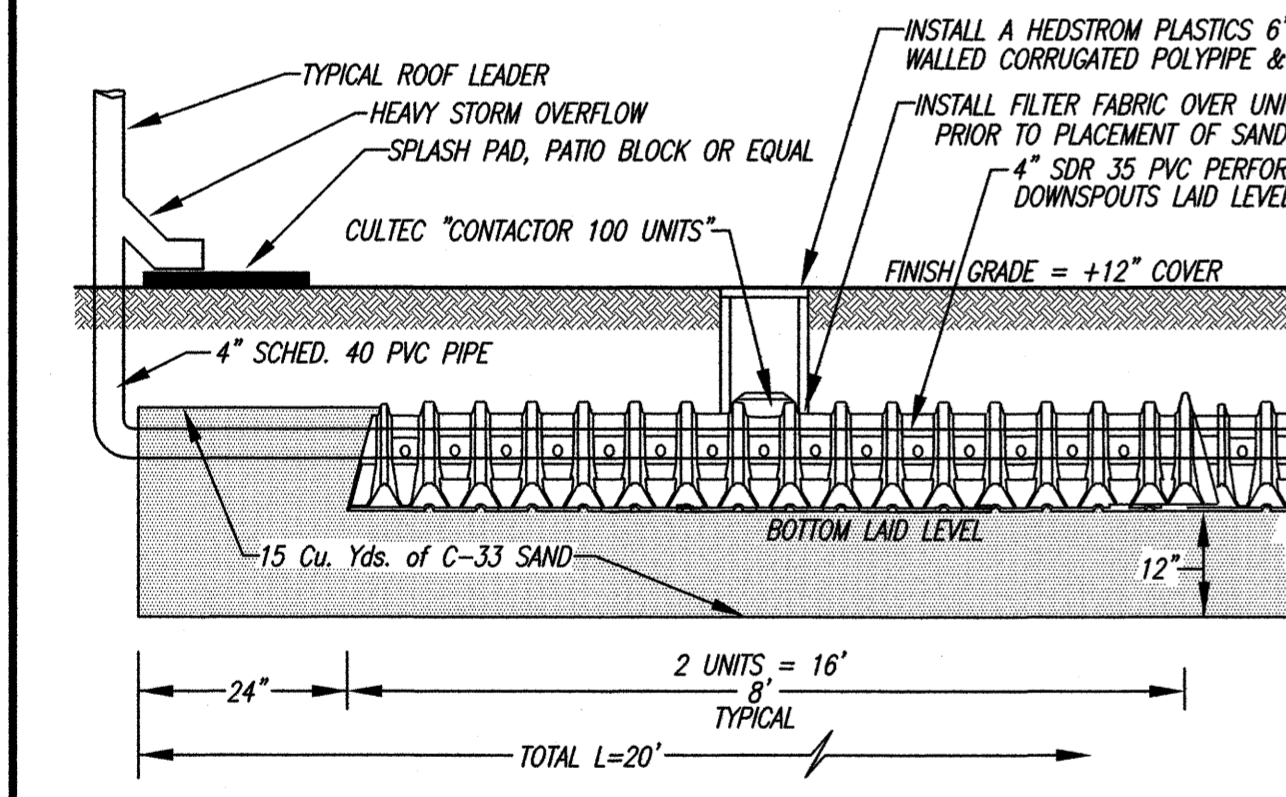


NOTE: ALL WATER PIPE, CONNECTIONS & INSTALLATION WORK SHALL CONFORM TO FAIRHAVEN BPW STANDARDS & SPECIFICATIONS



#### SEWER MANHOLE CONSTRUCTION NOTES:

- 1.) CONCRETE SHALL BE 4,000 lbs. AT 28 DAYS
- 2.) REINFORCED STEEL SHALL CONFORM TO LATEST ASTM A-185 SPECIFICATIONS.
- 3.) MANHOLES SHALL BE CAPABLE OF WITHSTANDING "H-20" WHEEL LOADING".
- 4.) BUTYL RESIN SECTION JOINT SHALL CONFORM TO LATEST ASTM C443 SPECIFICATIONS.
- 5.) STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEPS SHALL CONFORM TO LATEST ASTM C478 SPECIFICATIONS.
- 6.) MANHOLE EXTERIORS SHALL BE COATED WITH 2 COATS OF FACTORY APPLIED BITUMASTIC.



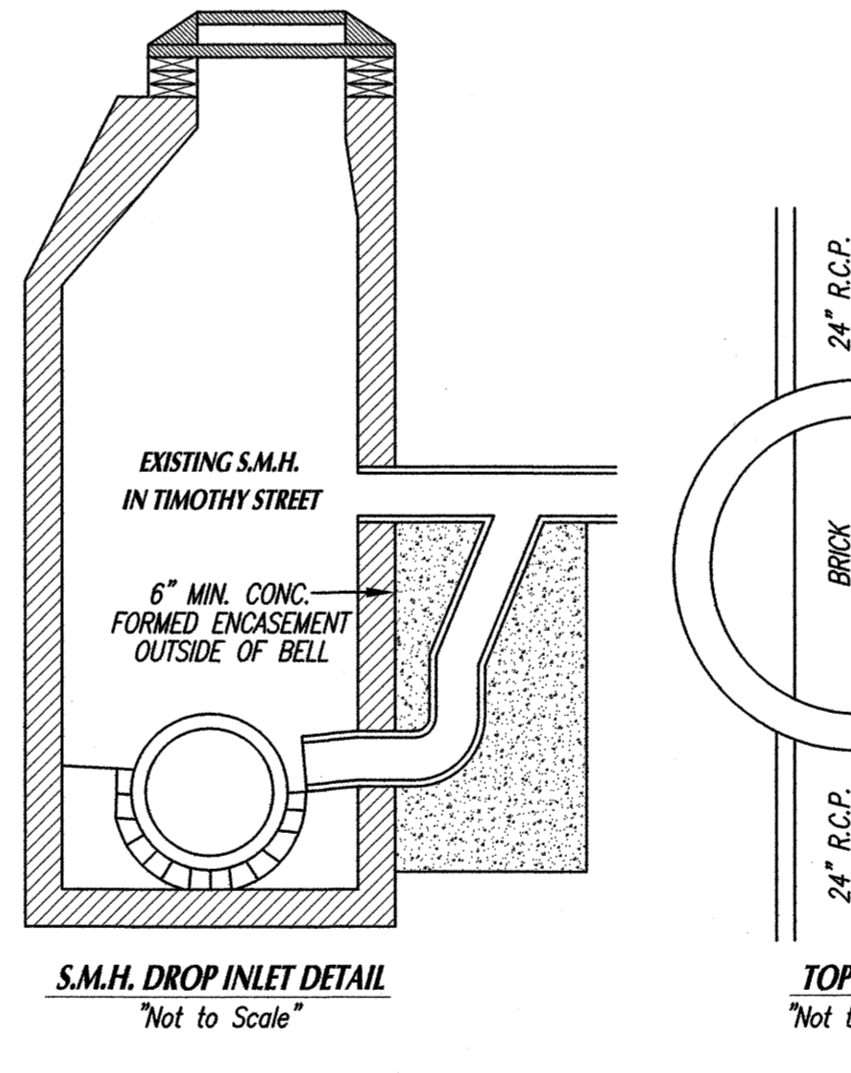
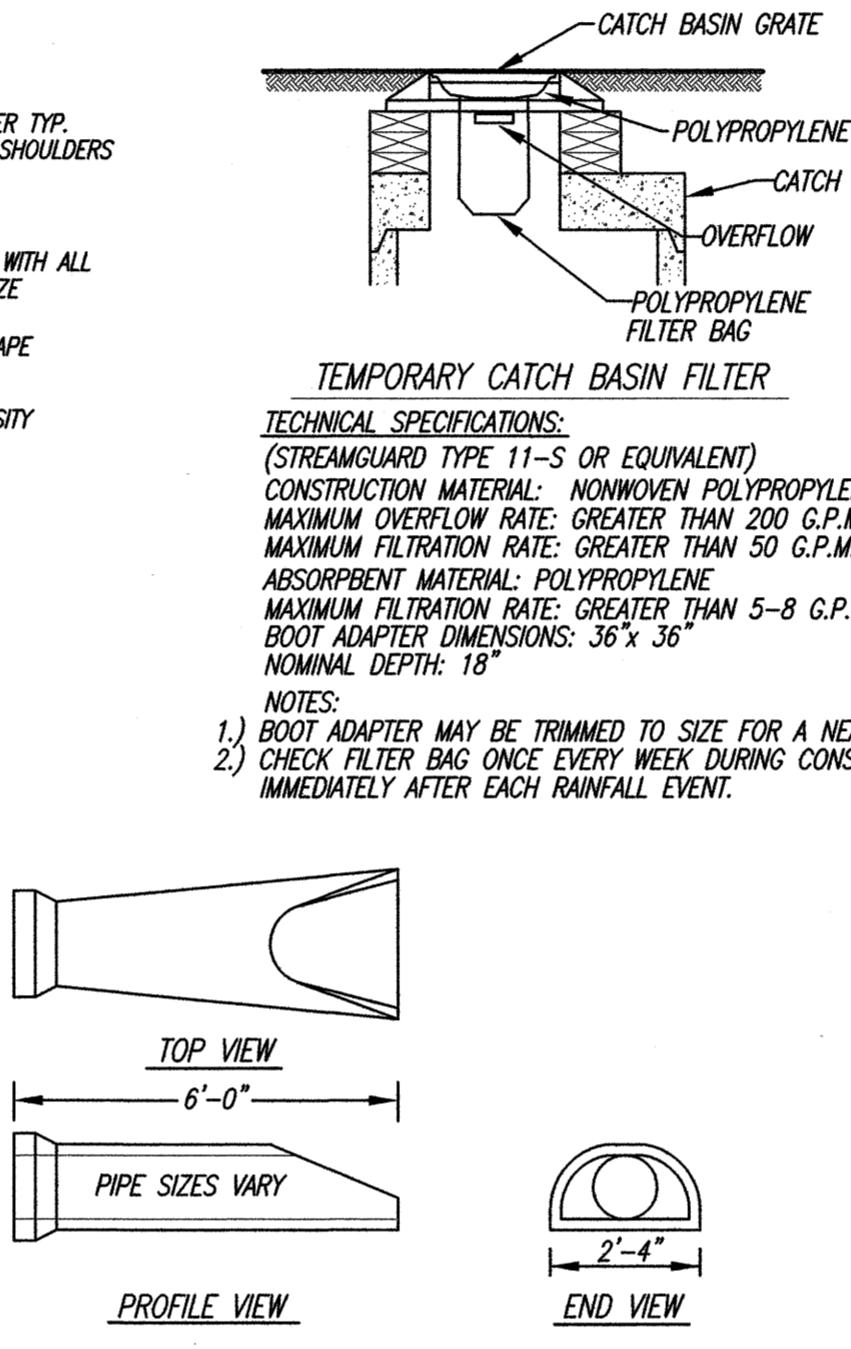
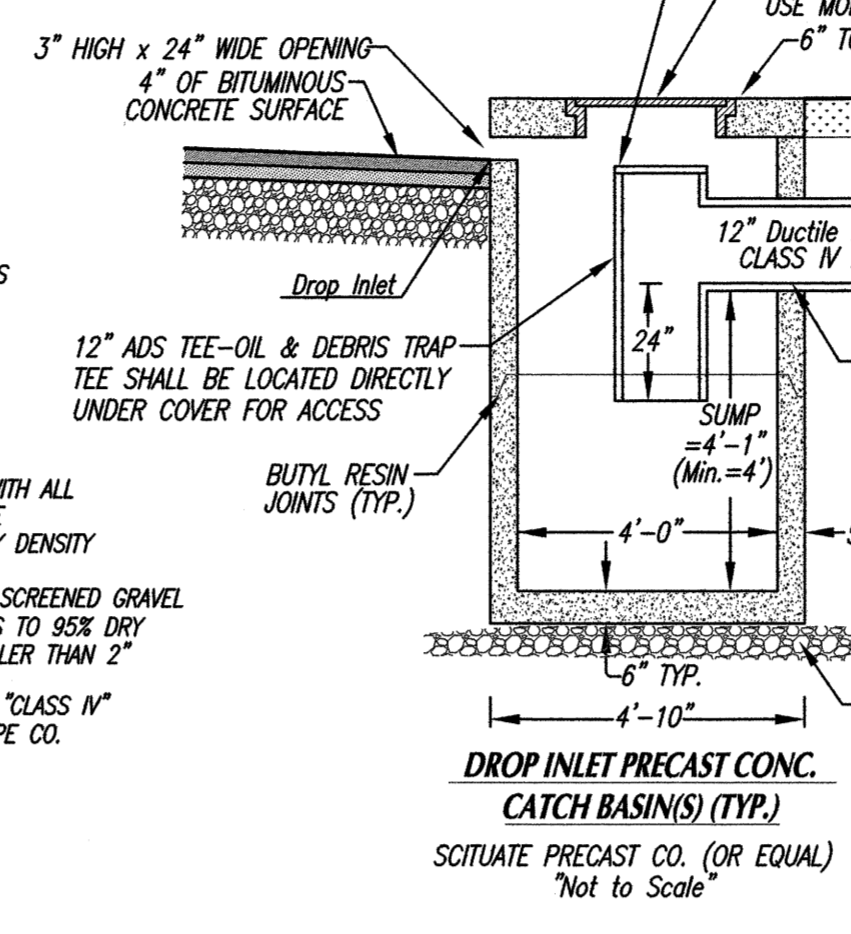
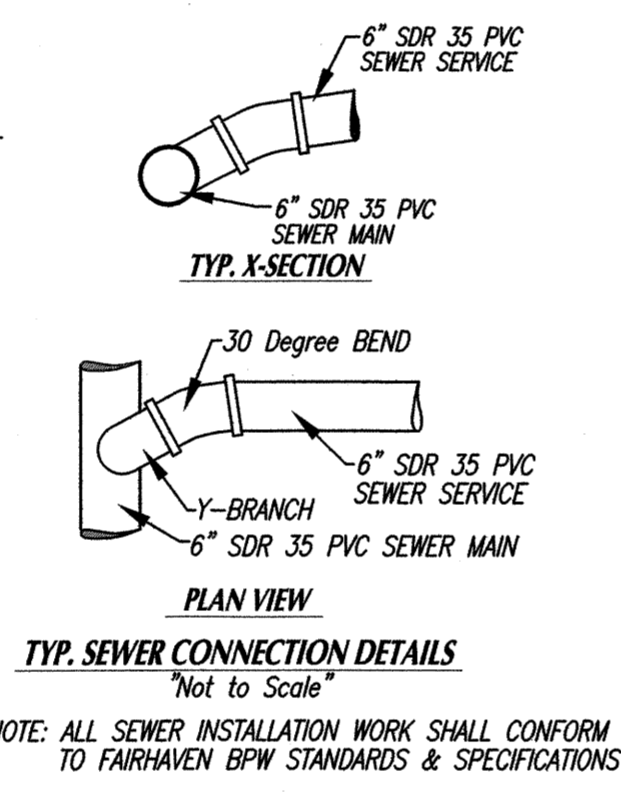
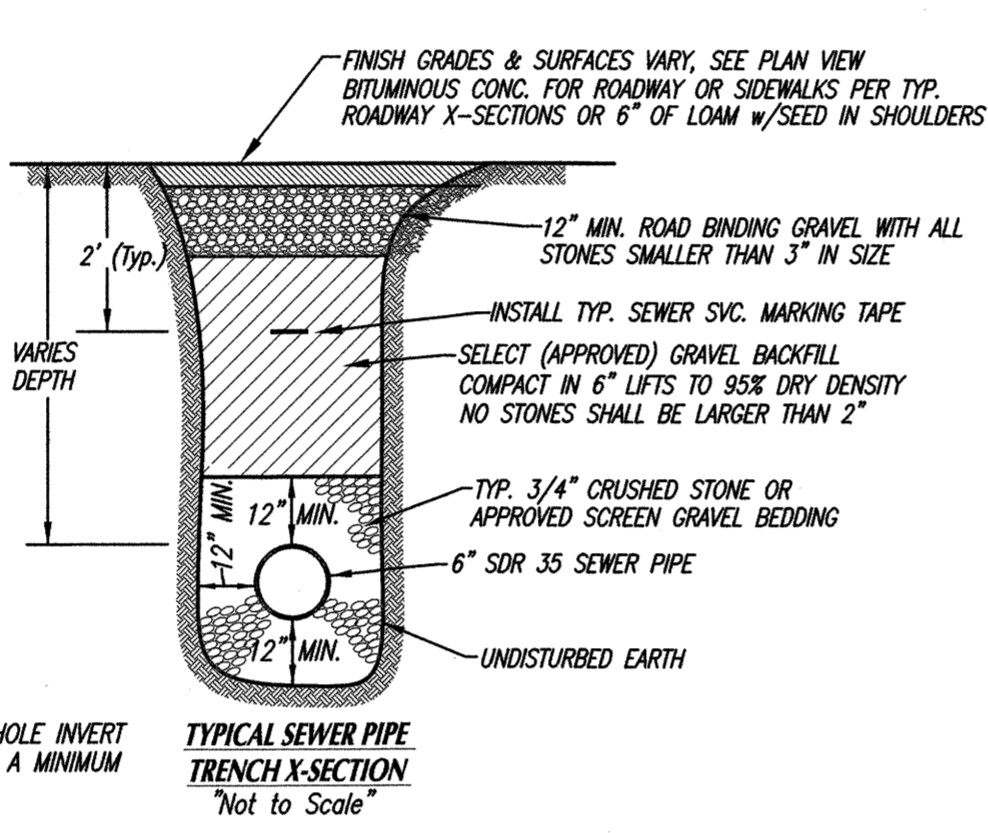
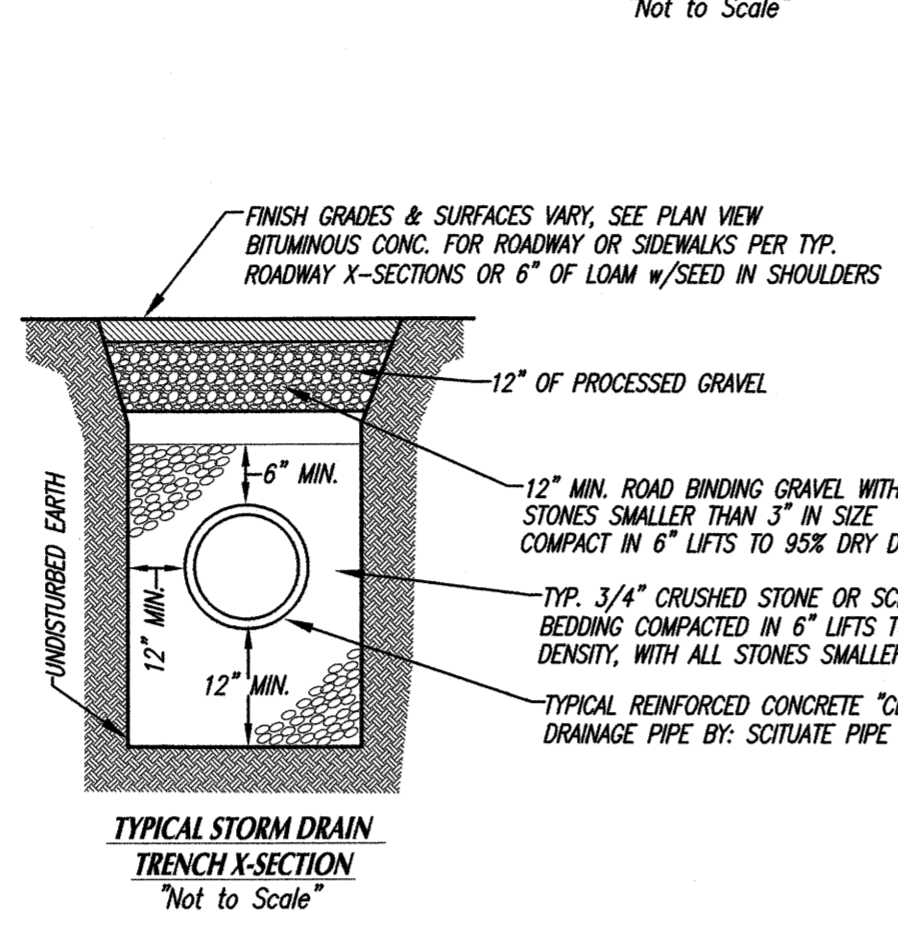
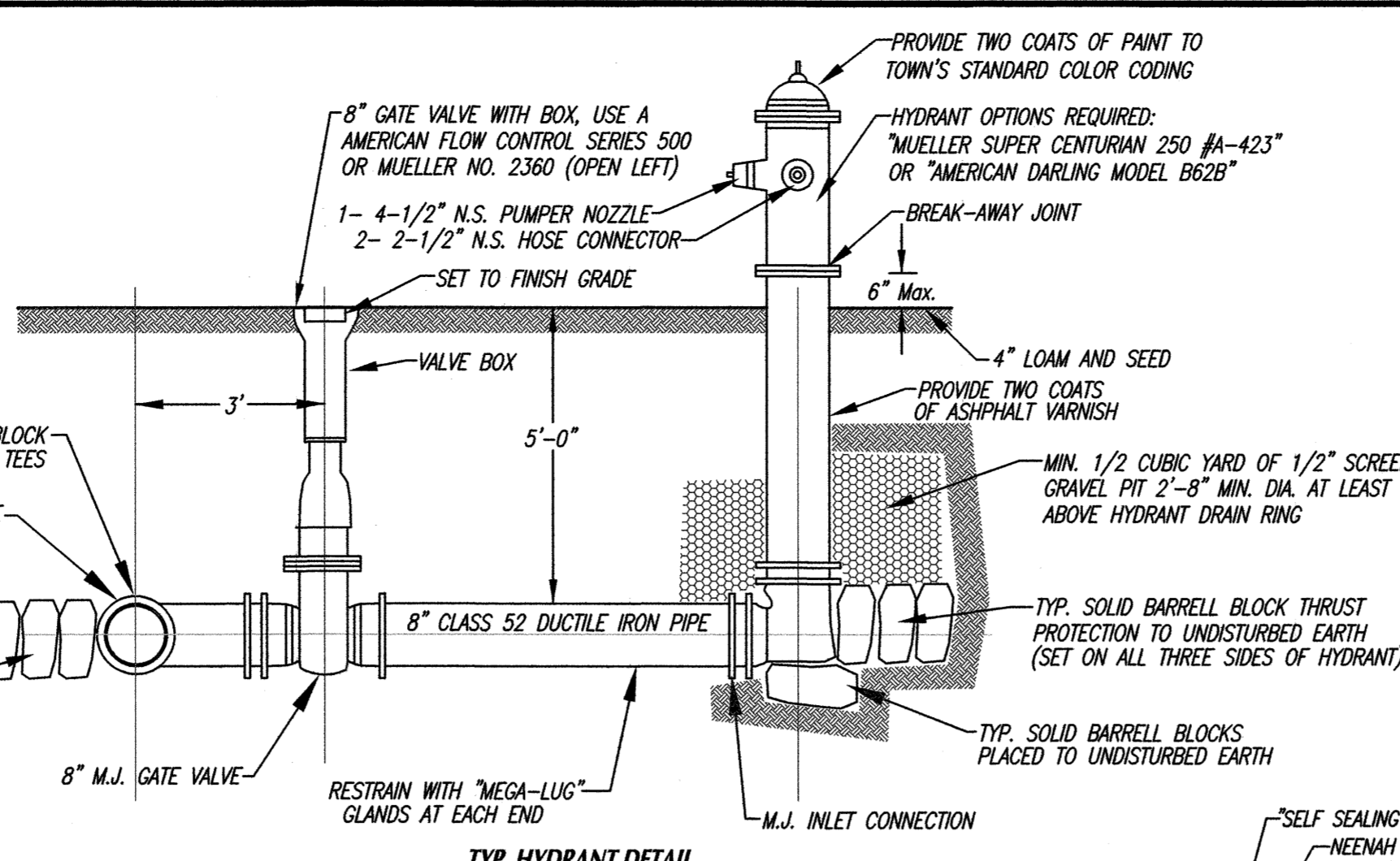
#### FAIRHAVEN PLANNING BOARD

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.



#### PRECAST CONCRETE STRUCTURES NOTES:

- 1.) BRICKS SHALL CONFORM TO ASTM C-32, GRADE MA. RADIAL CONCRETE BLOCKS SHALL BE NOT LESS THAN 8\"
- 2.) ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- 3.) REINFORCING STEEL SHALL CONFORM TO ASTM A-305 FOR BAR REINFORCEMENT AND ASTM A-185 FOR WIRE MESH.
- 4.) MORTAR FOR MASONRY WORKING PIPE JOINTS SHALL CONSIST OF ONE PART PORTLAND CEMENT TO TWO PARTS SAND. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II. SAND SHALL CONFORM TO ASTM C-144. THE MORTAR SHALL BE USED WITHIN THIRTY (30) MINUTES FROM THE TIME THE INGREDIENTS ARE MIXED WITH WATER.
- 5.) ALL STRUCTURES SHALL BE CAPABLE OF WITHSTANDING "H-20" WHEEL LOADING".
- 6.) BUTYL RESIN SECTION JOINT SHALL CONFORM TO LATEST ASTM C443 SPECIFICATIONS.
- 7.) CATCH BASIN EXTERIOR SHALL BE COATED WITH 2 COATS OF FACTORY APPLIED BITUMASTIC.
- 8.) TYPICAL MANHOLE STEPS ARE PROHIBITED IN CATCH BASINS

#### OPERATION & MAINTENANCE PLAN - DETENTION PONDS

SEDIMENT FOREBAY TO BE INSPECTED MONTHLY AND CLEANED FOUR TIMES PER YEAR

DETENTION POND BOTTOM TO BE INSPECTED TWICE PER YEAR

PONDS TO BE CLEANED OF ANY DEBRIS, LEAVES, PINE NEEDLES AND THE LIKE

EXAMINE THE OUTFALL PIPE & SPILLWAY FOR EVIDENCE OF CLOGGING

CLEAN OUTFALL PIPE AND SPILLWAY

REPAIR ANY AREAS OF EROSION AND REVEGETATE

MOW OR CUT ALL VEGETATION ON THE BOTTOM AND SIDESLOPES

ALL SEDIMENT DEPOSIT SHOULD BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS

#### OPERATION & MAINTENANCE PLAN - GRASS SWALES

GRASS SWALES SHALL BE MOWED TO KEEP GRASS HEIGHT NOT SHORTER THAN 3\"

4\" AND GRASS HEIGHT SHALL NOT EXCEED 6\"

CLEAN SWALES OF ANY SEDIMENT, DEBRIS, LEAVES AND THE LIKE

CLEAN PLUNGE POOLS OF ANY SEDIMENT, DEBRIS, LEAVES AND THE LIKE

CLEAN THE LEVEL SPREADER OF ANY SEDIMENT, DEBRIS, LEAVES AND THE LIKE

REPAIR ANY AREAS OF EROSION AND REVEGETATE

#### OPERATION & MAINTENANCE PLAN - CATCH BASINS & DRAINAGE MANHOLES

CATCH BASINS TO BE INSPECTED AND CLEANED FOUR TIMES PER YEAR OR DEPTH OR WHEN THE DEPTH OF DEPOSIT IS GREATER OR EQUAL TO 1/2 OF THE SUMP

EXAMINE INLET AND OUTLET OF PIPES AND SEPARATOR TEES

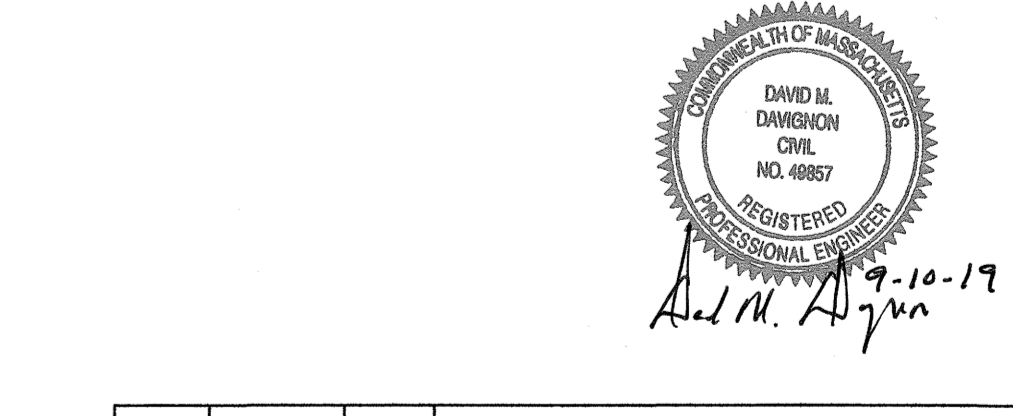
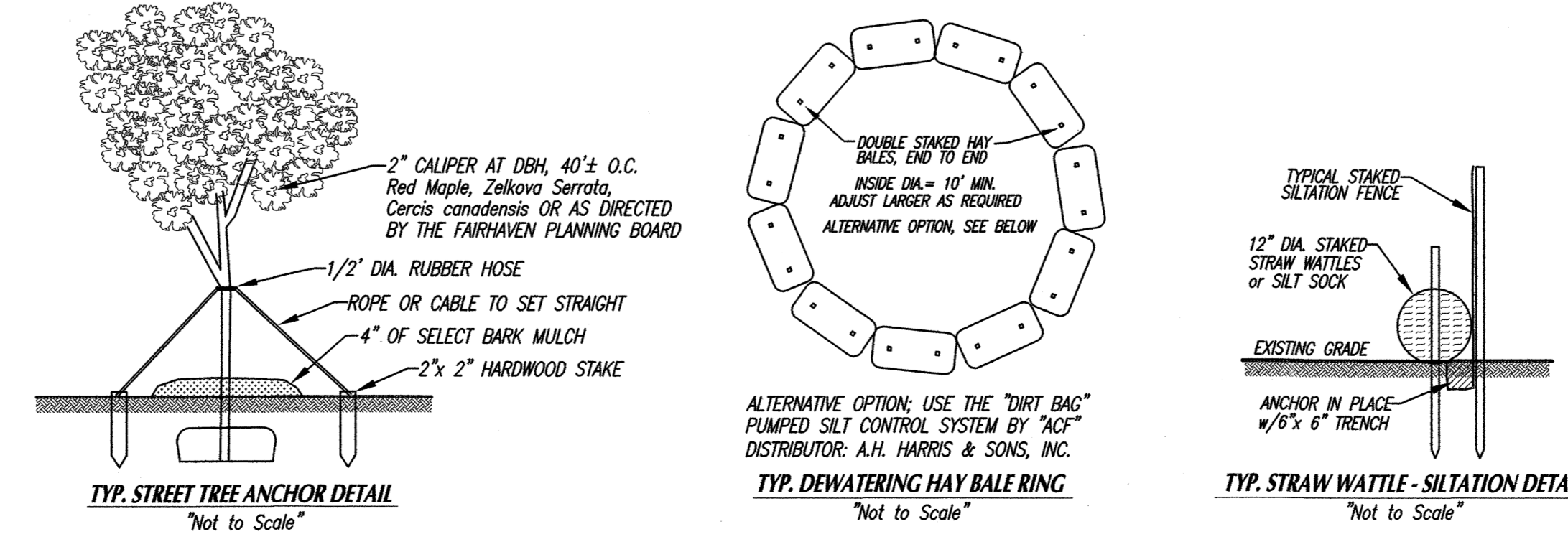
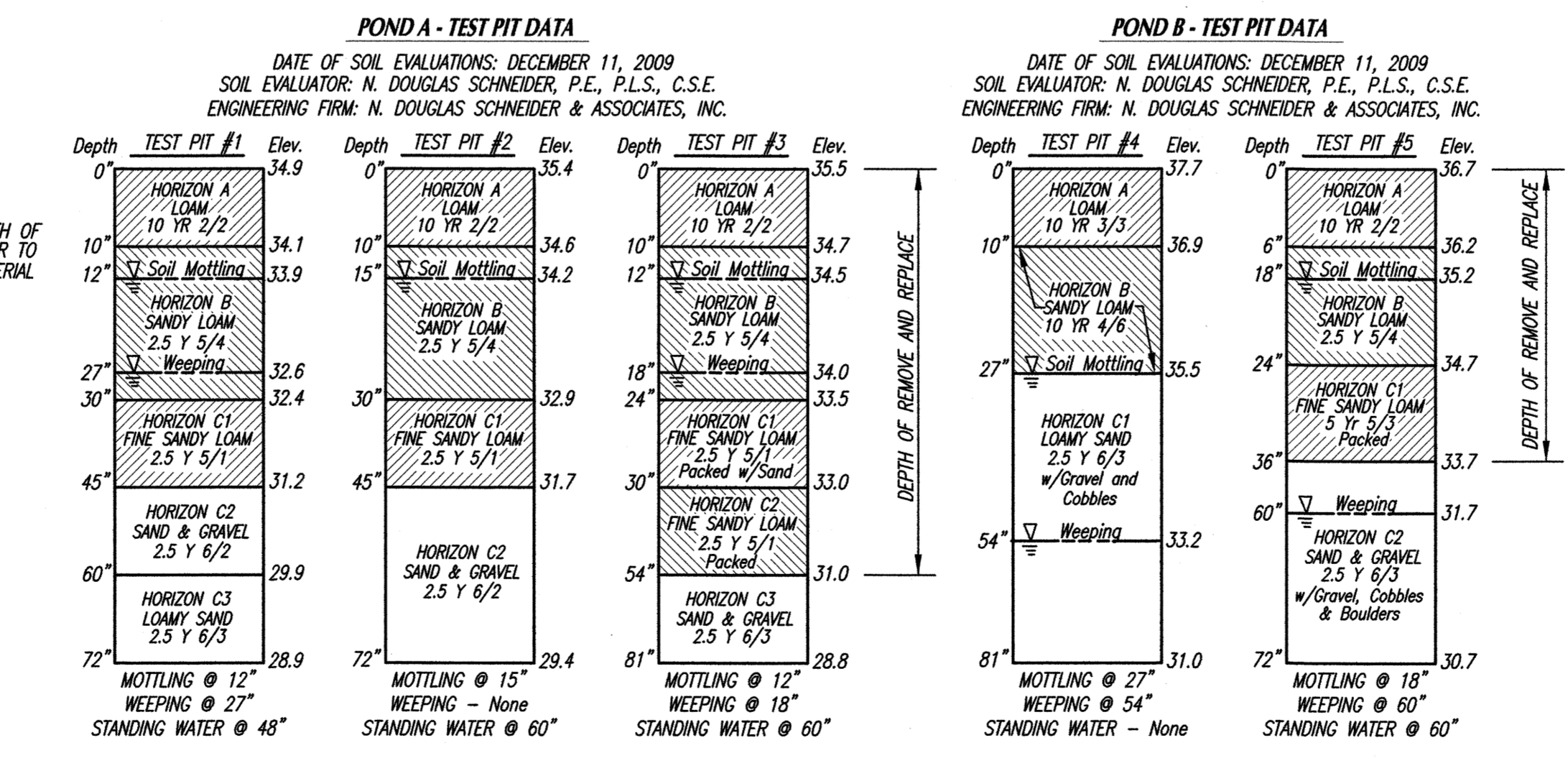
CLEAN STRUCTURES OF ANY DEBRIS, LEAVES, PINE NEEDLES & THE LIKE

INSPECT FOR PROPER PIPE OUTFLOW DURING HEAVY STORM EVENT MIN. ONCE/YEAR

ENGAGE A COMPANY TO CLEAN DRAINAGE PIPES AS NECESSARY

#### OPERATION & MAINTENANCE PLAN - RESPONSIBLE PARTY

ROBERT RODERIGUES, THE APPLICANT AND DEVELOPER WILL BE THE RESPONSIBLE PARTY TO IMPLEMENT THE O & M PLAN UNTIL SUCH TIME AS THE ROADWAYS AND ITS DRAINAGE SYSTEM BECOMES AN ACCEPTED PUBLIC WAY BY A FAIRHAVEN TOWN MEETING VOTE.



3	8-30-19	D.M.D.	PEER REVIEW
2	5-17-19	D.M.D.	DEFINITIVE SUBDIVISION
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 RODERIGUES

SHEET 10 OF 11 SHEETS

"CONSTRUCTION DETAILS"

SCALE: VARIES

DATE: NOVEMBER 8, 2018

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. 3072

