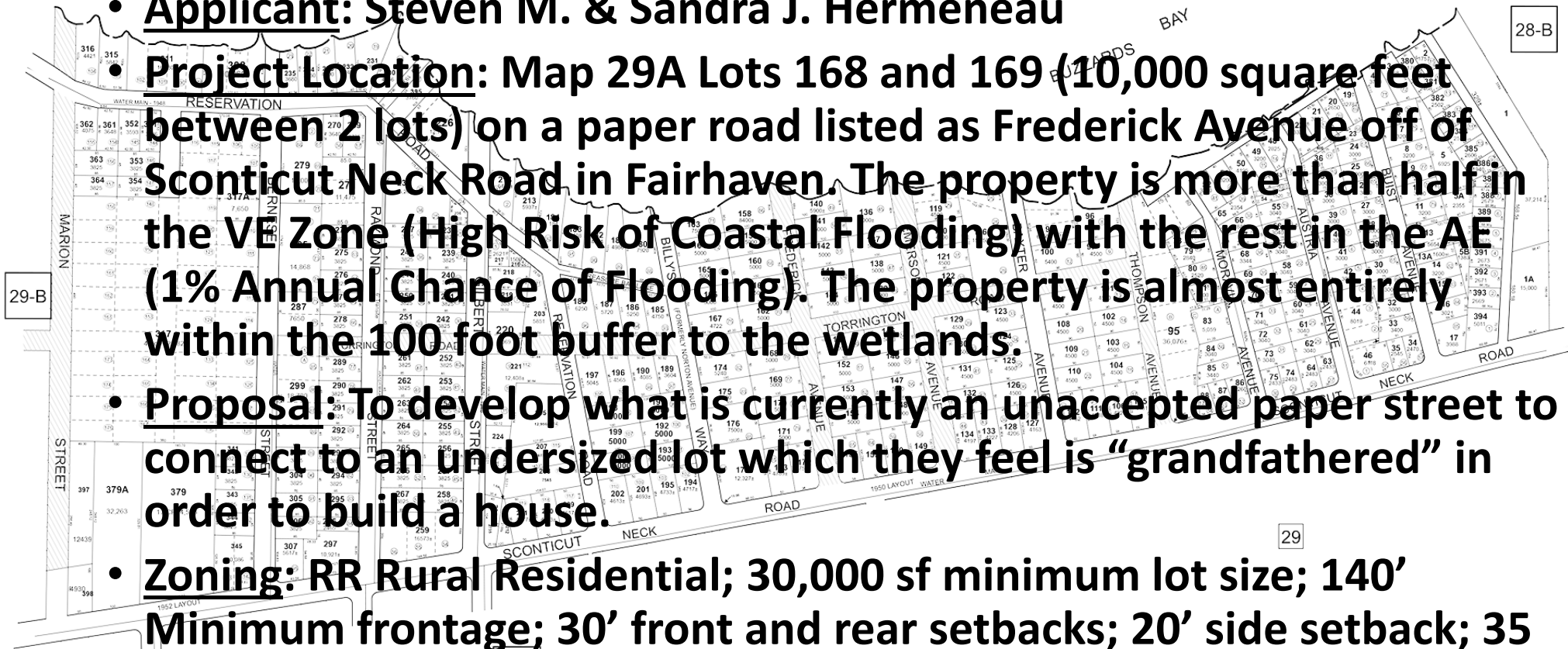


# Subdivision: DS21-02- Hermeneau Frederick Avenue

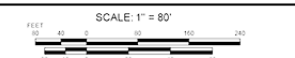
- **Applicant:** Steven M. & Sandra J. Hermeneau
- **Project Location:** Map 29A Lots 168 and 169 (10,000 square feet between 2 lots) on a paper road listed as Frederick Avenue off of Sconticut Neck Road in Fairhaven. The property is more than half in the VE Zone (High Risk of Coastal Flooding) with the rest in the AE (1% Annual Chance of Flooding). The property is almost entirely within the 100 foot buffer to the wetlands.
- **Proposal:** To develop what is currently an unaccepted paper street to connect to an undersized lot which they feel is “grandfathered” in order to build a house.
- **Zoning:** RR Rural Residential; 30,000 sf minimum lot size; 140’ Minimum frontage; 30’ front and rear setbacks; 20’ side setback; 35 feet maximum height. The two lots are 50’ by 100’ each. The Applicants believe the property is grandfathered.



THIS MAP IS FOR INFORMATION PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.  
THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD83.  
ORIGINAL MAPPING BY ERANK M. METCALE, C.E.

REVISED & REPRINTED BY  
**CAI Technologies**  
MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR

**LEGEND**  
AREA SURVEYED ..... Ac/Rds  
PARCEL NUMBER ..... 62  
RECORD DIMENSION ..... 150  
SUBDIVISION LOT NO ..... 2  
RIGHT OF WAY ACCESS .....  
COMMON BOUNDARY .....  
N

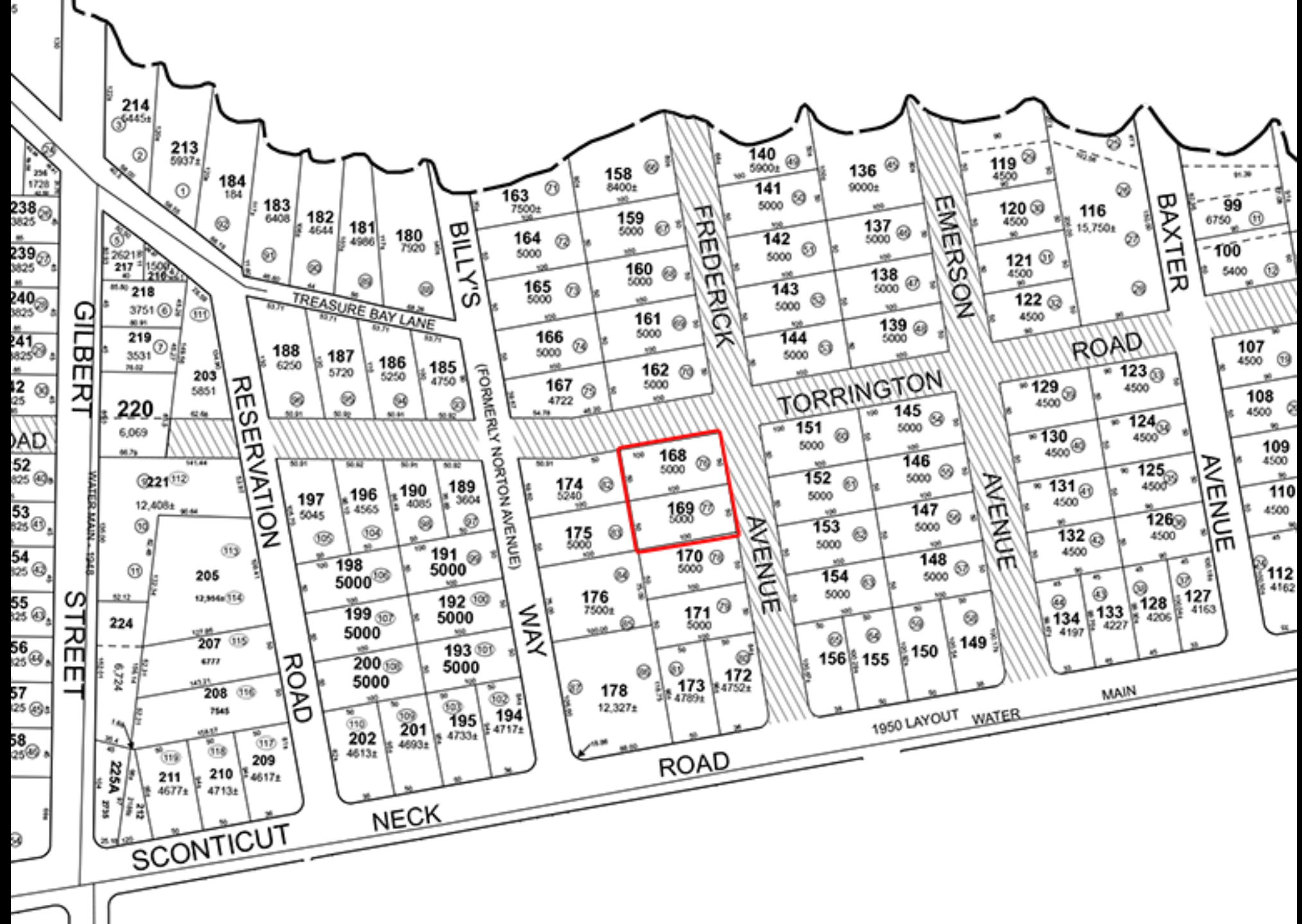


PROPERTY MAPS  
**FAIRHAVEN**



INDEX DIAGRAM

MAP NO.  
**29A**













294 SCOTTICUT NECK ROAD

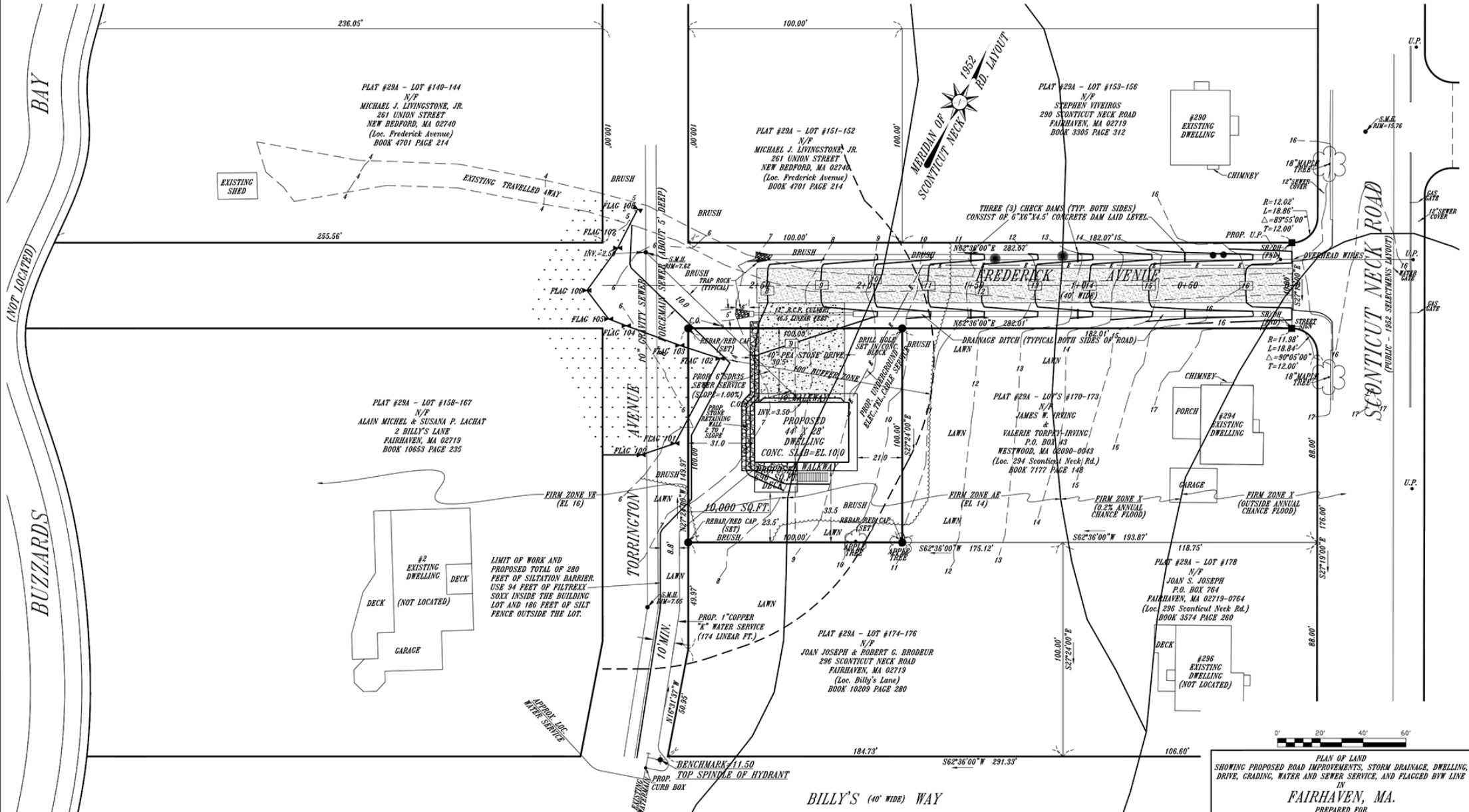
INJE

JAMES CLAYTON WAY

O. BILLY'S WAY

O BILLY'S WAY

Billlys W



PLAT #29A - LOT #140-144  
N/F  
MICHAEL J. LIVINGSTONE, JR.  
261 UNION STREET  
NEW BEDFORD, MA 02740  
(Loc. Frederick Avenue)  
BOOK 4701 PAGE 214

PLAT #29A - LOT #151-152  
N/F  
MICHAEL J. LIVINGSTONE, JR.  
261 UNION STREET  
NEW BEDFORD, MA 02740  
(Loc. Frederick Avenue)  
BOOK 4701 PAGE 214

PLAT #29A - LOT #153-156  
N/F  
STEPHEN VIVEIROS  
290 SCOUTICUT NECK ROAD  
FAIRHAVEN, MA 02719  
BOOK 3305 PAGE 312

PLAT #29A - LOT #158-167  
N/F  
ALAIN MICHEL & SUSANA P. LACHAT  
P BILLY'S LANE  
FAIRHAVEN, MA 02719  
BOOK 10653 PAGE 235

PLAT #29A - LOT #170-173  
N/F  
JAMES W. IRVING  
&  
VALERIE TORPANI-IRVING  
WESTWOOD, MA 02090-0043  
(Loc. 294 Scouticut Neck Rd.)  
BOOK 7177 PAGE 148

PLAT #29A - LOT #178  
N/F  
JOAN S. JOSEPH  
P.O. BOX 764  
FAIRHAVEN, MA 02719-0764  
(Loc. 296 Scouticut Neck Rd.)  
BOOK 3574 PAGE 260

PLAT #29A - LOT #174-176  
N/F  
JOAN JOSEPH & ROBERT G. BRODEUR  
296 SCOUTICUT NECK ROAD  
FAIRHAVEN, MA 02719  
(Loc. Billy's Lane)  
BOOK 10209 PAGE 280

NOTES:  
THE BORDERING VEGETATED WETLANDS LINE WAS FLAGGED BY STEPHEN CHMIEL, 14 PLEASANT STREET EXT., CARVER, MA 02330.  
ALL ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.  
DASHED CONTOUR LINES DENOTE EXISTING ELEVATIONS.  
SOLID CONTOUR LINES AND ELEVATIONS IN BLOCKS DENOTE PROPOSED FINISHED GRADES.  
FLOOD ZONES WERE COPIED FROM THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 5506050501F. EFFECTIVE DATE: JULY 7, 2009. NOTE: THE MASS BUILDING CODE REQUIRES THE LOWEST STRUCTURAL MEMBER IN A VE ZONE TO BE TWO FEET HIGHER THAN THE BASE FLOOD ELEVATION.  
THIS PROPERTY IS SHOWN ON THE FAIRHAVEN ASSESSORS PLAT #29-A AS LOTS #168 AND #169.

PLAN OF LAND  
SHOWING PROPOSED ROAD IMPROVEMENTS, STORM DRAINAGE, DWELLING,  
DRIVE, GRADING, WATER AND SEWER SERVICE, AND FLAGGED BY WAY LINES  
IN  
**FAIRHAVEN, MA.**  
PREPARED FOR  
**STEVEN M. & SANDRA J. HERMENAU,**  
TRUSTEES OF THE HERMENAU  
FAMILY REVOCABLE TRUST

JUNE 1, 2020 SCALE: 1"=20'  
ALAN EWING ENGINEERING, INC.  
261 NEW BOSTON ROAD  
FAIRHAVEN, MA 02719-5301  
TEL: 508-997-9311

REVISED: JULY 16, 2020

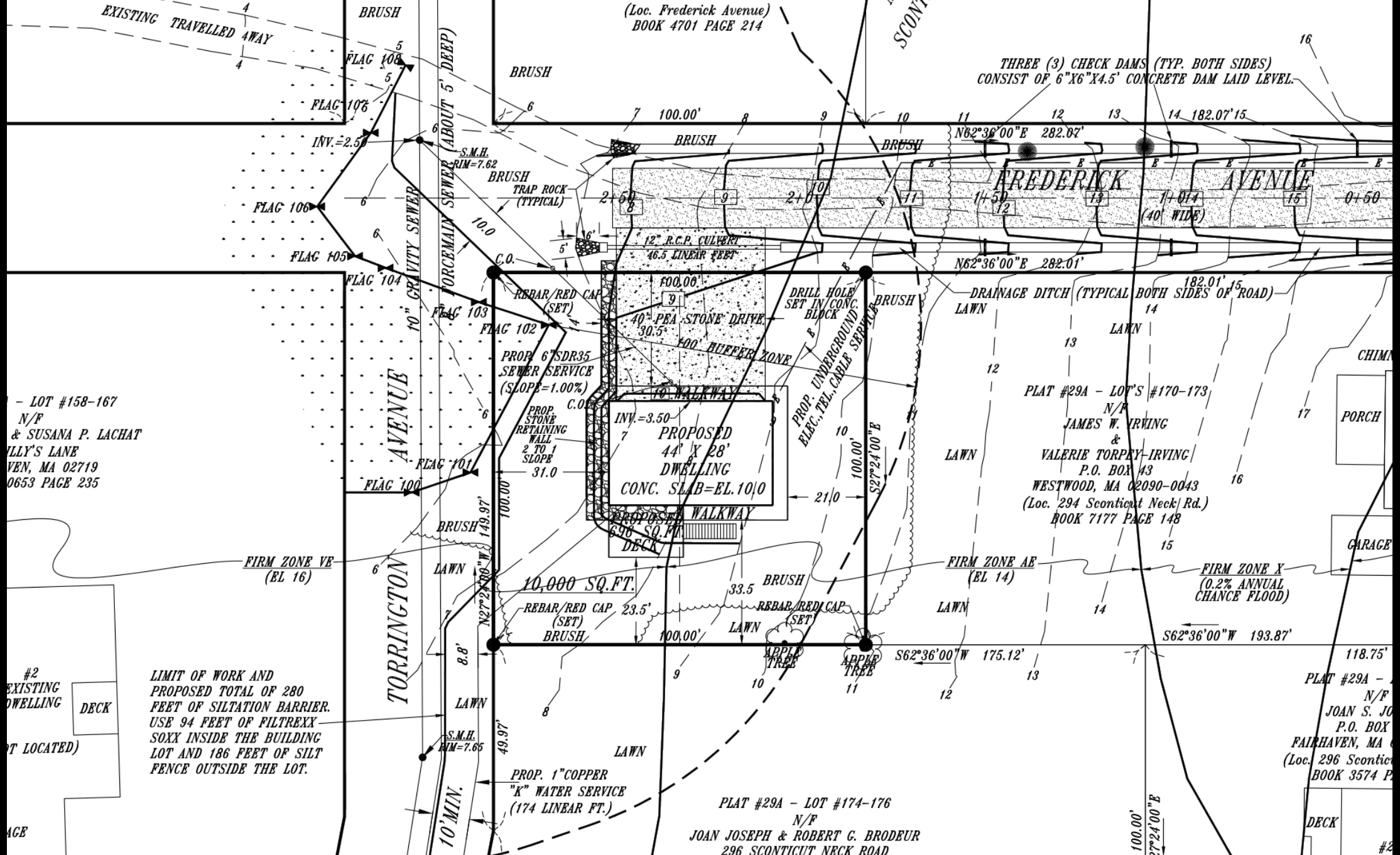
SHEET 1 OF 2



MICHAEL J. LIVINGSTONE, JR.  
261 UNION STREET  
NEW BEDFORD, MA 02740  
(Loc. Frederick Avenue)  
BOOK 4701 PAGE 214

MERIDIAN  
SCONTICUT

THREE (3) CHECK DAMS (TYP. BOTH SIDES)  
CONSIST OF 6"X6"X4.5' CONCRETE DAM LAID LEVEL.



- LOT #158-167  
N/F  
& SUSANA P. LACHAT  
WILLY'S LANE  
NEW BEDFORD, MA 02719  
BOOK 0653 PAGE 235

PLAT #29A - LOT'S #170-173  
N/F  
JAMES W. IRVING  
&  
VALERIE TORPEY-IRVING  
P.O. BOX 43  
WESTWOOD, MA 02090-0043  
(Loc. 294 Sconticut Neck Rd.)  
BOOK 7177 PAGE 148

PLAT #29A -  
N/F  
JOAN S. JOSEPH  
P.O. BOX  
FAIRHAVEN, MA  
(Loc. 296 Sconticut Neck Rd.)  
BOOK 3574 PAGE 148

PLAT #29A - LOT #174-176  
N/F  
JOAN JOSEPH & ROBERT C. BRODEUR  
296 SCONTICUT NECK ROAD

LIMIT OF WORK AND  
PROPOSED TOTAL OF 280  
FEET OF SILTATION BARRIER.  
USE 94 FEET OF FILTREXX  
SOXX INSIDE THE BUILDING  
LOT AND 186 FEET OF SILT  
FENCE OUTSIDE THE LOT.

#2  
EXISTING  
DWELLING  
DECK  
(NOT LOCATED)

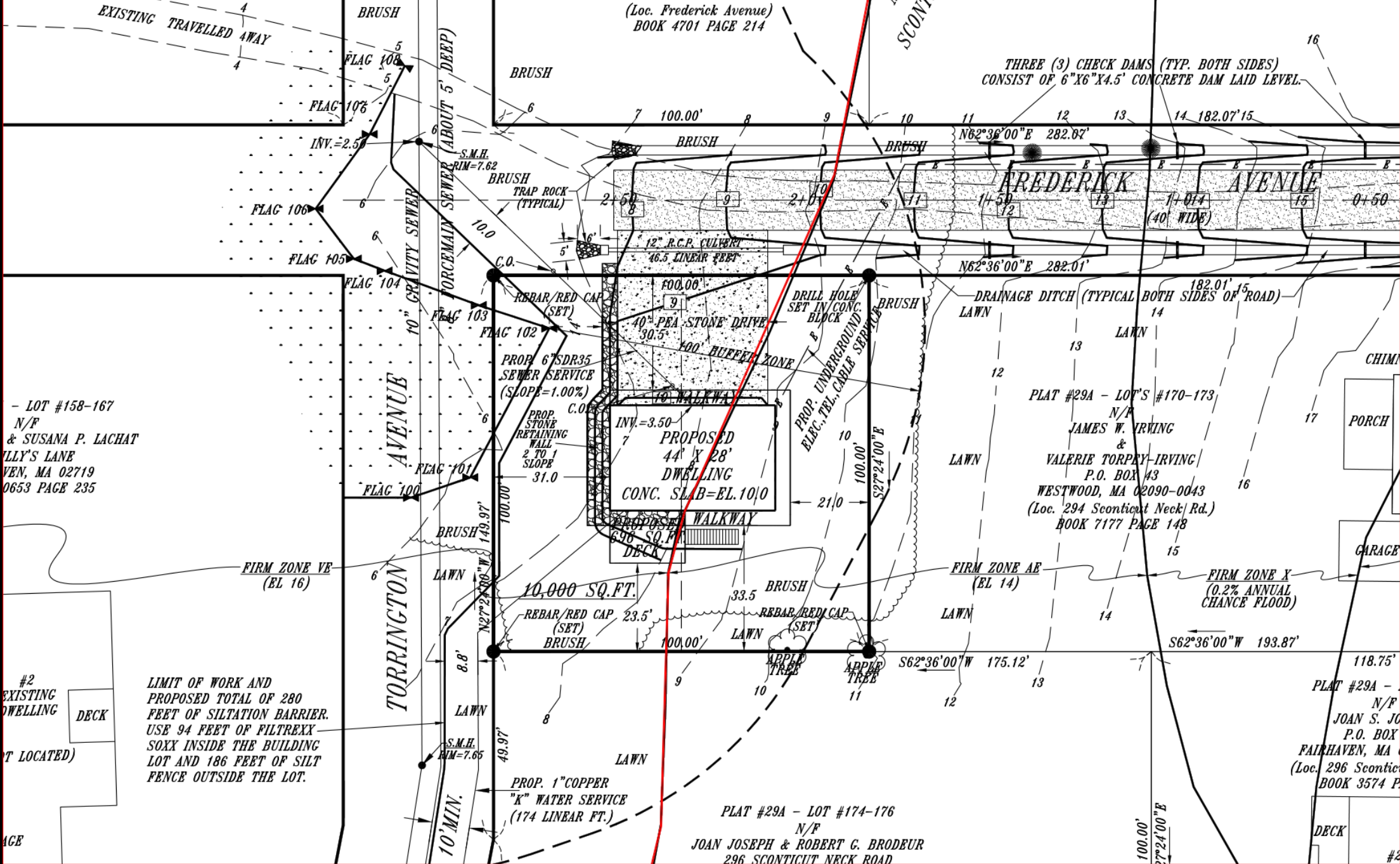
AGE

#2

MICHAEL J. LIVINGSTONE, JR.  
261 UNION STREET  
NEW BEDFORD, MA 02740  
(Loc. Frederick Avenue)  
BOOK 4701 PAGE 214

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SCONTICUT

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N/F  
& SUSANA P. LACHAT  
LILLY'S LANE  
VEN, MA 02719  
0653 PAGE 235

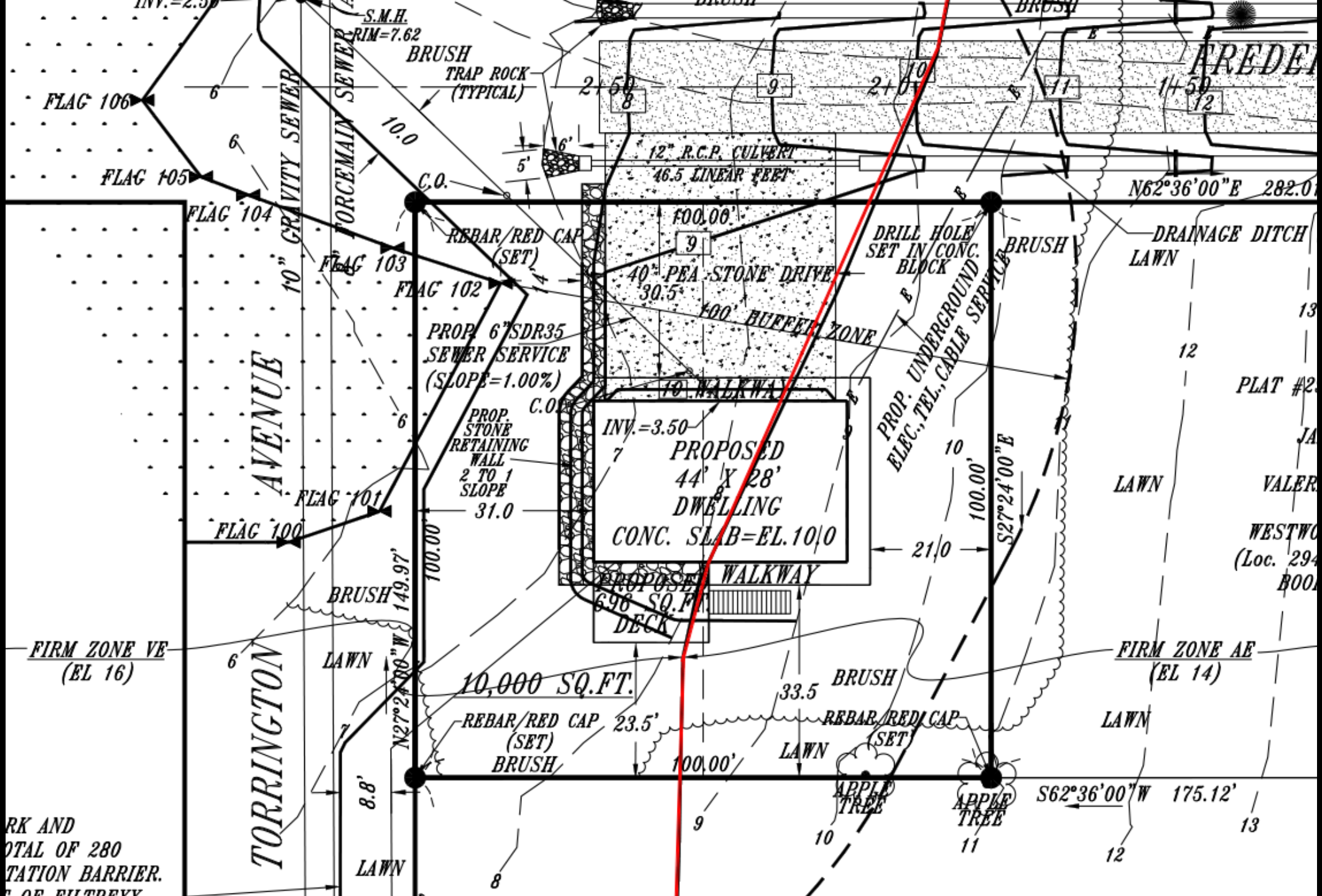
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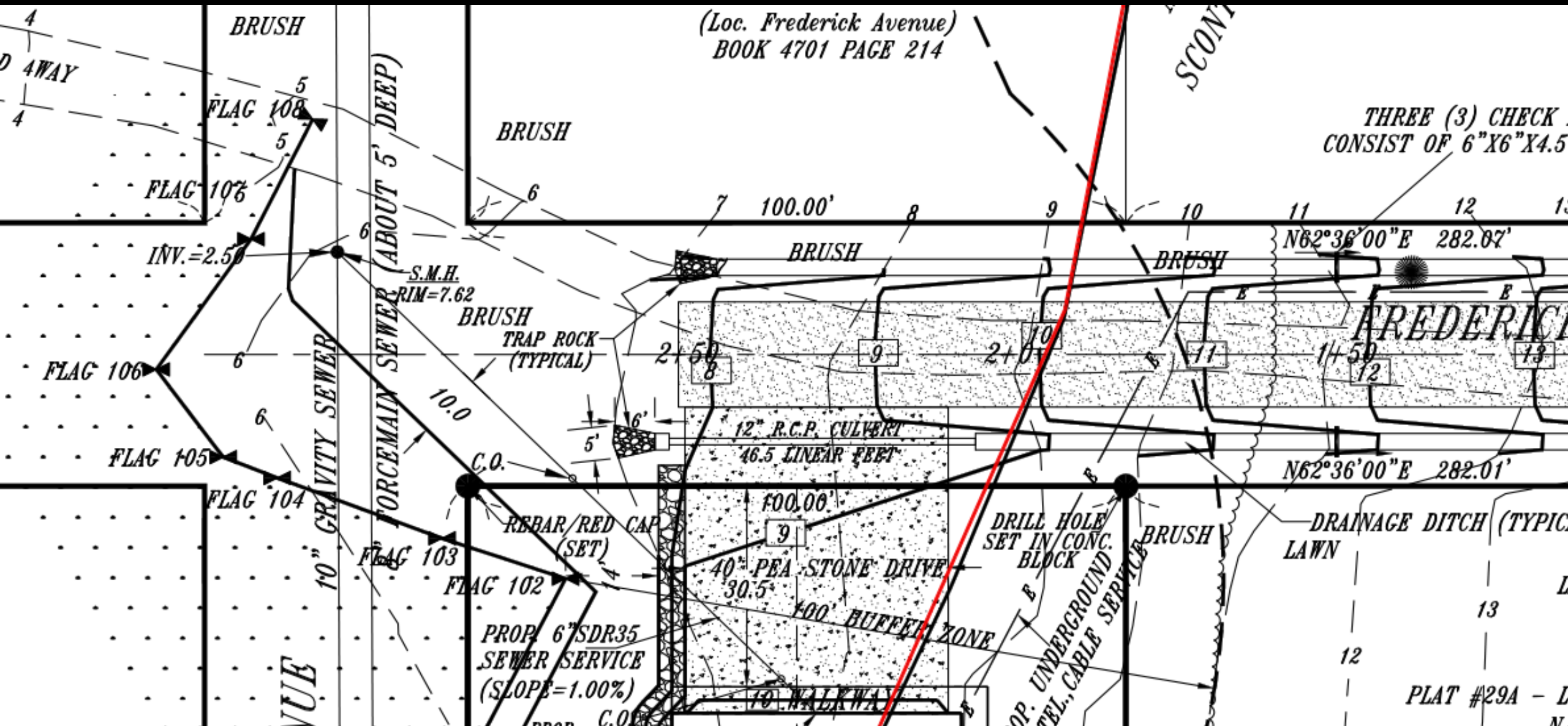
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&  
VALERIE TORPEY-IRVING/  
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N/F  
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296 SCONTICUT NECK ROAD

PLAT #29A -  
N/F  
JOAN S. JO  
P.O. BOX  
FAIRHAVEN, MA  
(Loc. 296 Sconticut Neck Rd.)  
BOOK 3574 PAGE 148



ARK AND  
 TOTAL OF 280  
 TATION BARRIER.  
 OF EUTREXX



(Loc. Frederick Avenue)  
BOOK 4701 PAGE 214

THREE (3) CHECK  
CONSIST OF 6"X6"X4.5

FORCEMAIN SEWER (ABOUT 5' DEEP)

10" GRAVITY SEWER

BRUSH

BRUSH

BRUSH

BRUSH

FREDERICK

12" R.C.P. CULVERT  
46.5 LINEAR FEET

40" PEA STONE DRIVE  
30.5'

100' BUFFER ZONE

10' WALKWAY

DRILL HOLE  
SET IN CONC.  
BLOCK

OP. UNDERGROUND  
TEL., CABLE SERVICE

DRAINAGE DITCH (TYPIC)  
LAWN

S.M.H.  
RIM=7.62

BRUSH  
TRAP ROCK  
(TYPICAL)

REBAR/RED CAP  
(SET)

PROP 6" SDR35  
SEWER SERVICE  
(SLOPE=1.00%)

FLAG 108  
5  
5  
FLAG 107  
6

INV.=2.50

FLAG 106

FLAG 105

FLAG 104

FLAG 103

FLAG 102

PROP C.O.

100.00'

21.50'

21.00'

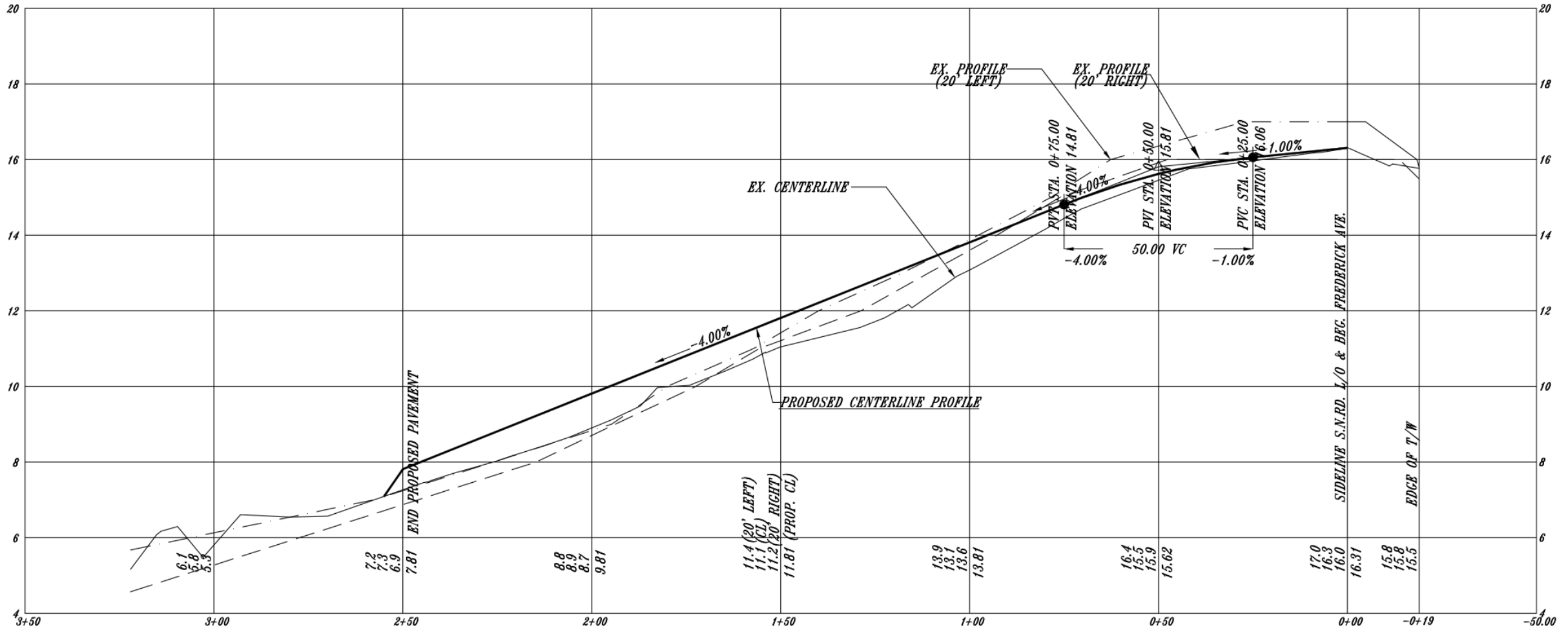
14.50'

100.00'

N62°36'00"E 282.07'

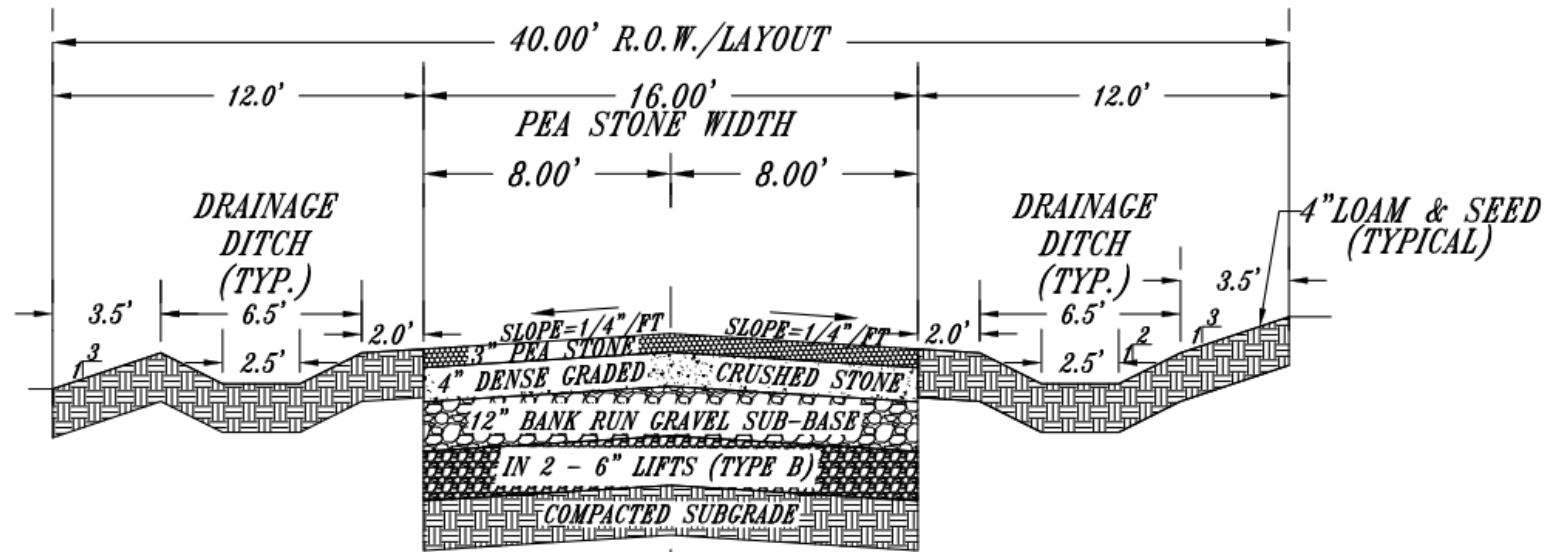
N62°36'00"E 282.01'

PLAT #29A - L



## PROFILE OF FREDERICK AVENUE

SCALE: HORIZONTAL: 1" = 20'  
 VERTICAL: 1" = 2'



FREDERICK AVENUE  
TYPICAL CROSS-SECTION  
GRAVEL ROAD WITH PEA STONE ROADWAY SURFACE  
RESIDENTIAL LANE  
(3 HOMES OR LESS)  
 N.T.S.

NOTE: ALL ROAD GRAVEL MUST CONFORM TO THE FOLLOWING 2020 EDITION OF THE MASSDOT HIGHWAY DIVISION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.

- 1). THE 3" OF  $\frac{3}{8}$ " PEA STONE COVER SHALL CONFORM TO SECTION M2.01.6 AS DESIGNATED BY SECTION 400, SUBSECTION 468.40.
- 2). THE 4" DENSE GRADED CRUSHED STONE SHALL CONFORM TO SECTION M2.01.7 AS DESIGNATED BY SECTION 400, SUBSECTION 402.40.
- 3). THE 12" GRAVEL SUBBASE SHALL CONFORM TO SECTION M1.03.0 TYPE b AS DESIGNATED BY SECTION 400, SUBSECTION 401.



 Frederick Ave

























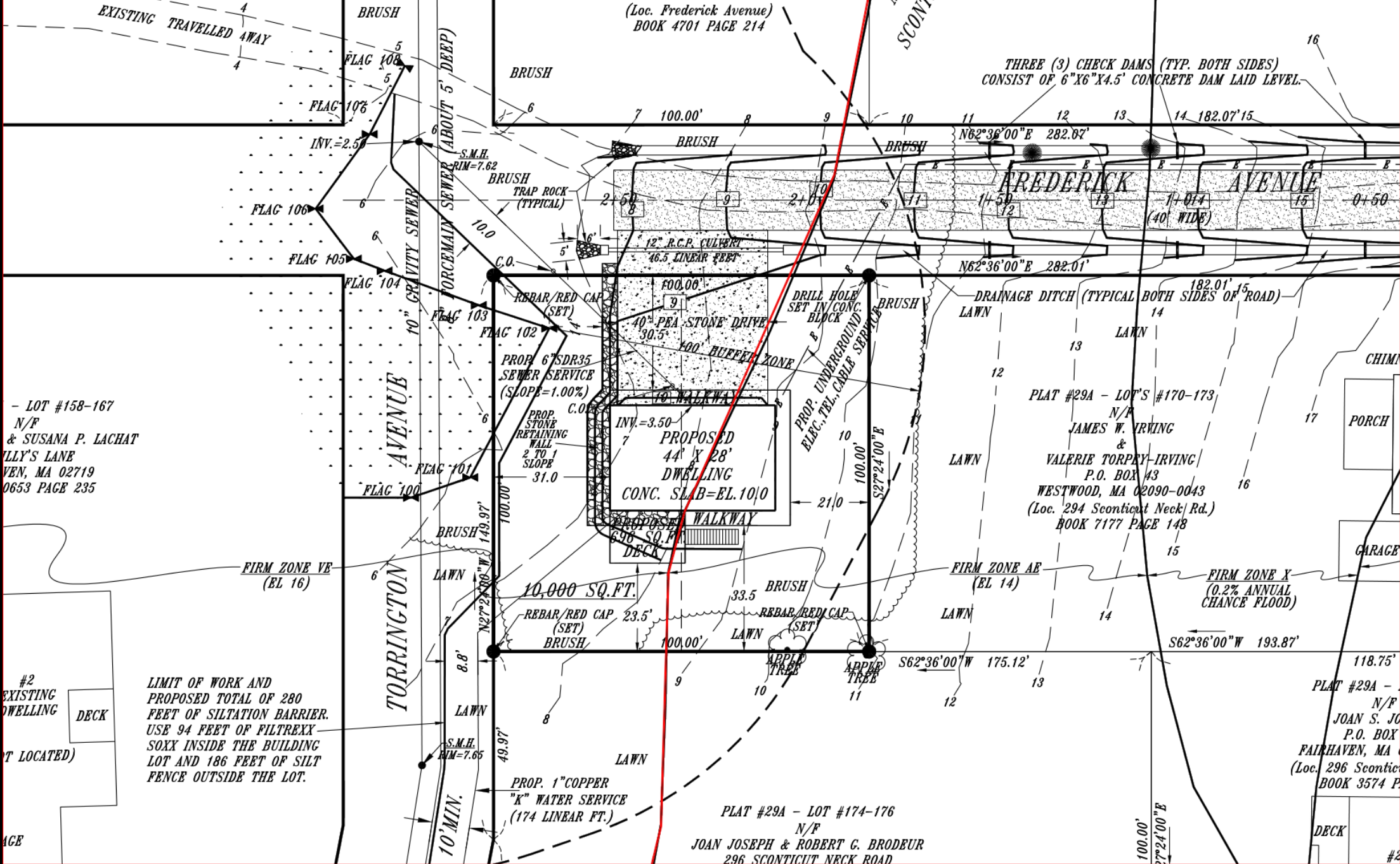




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