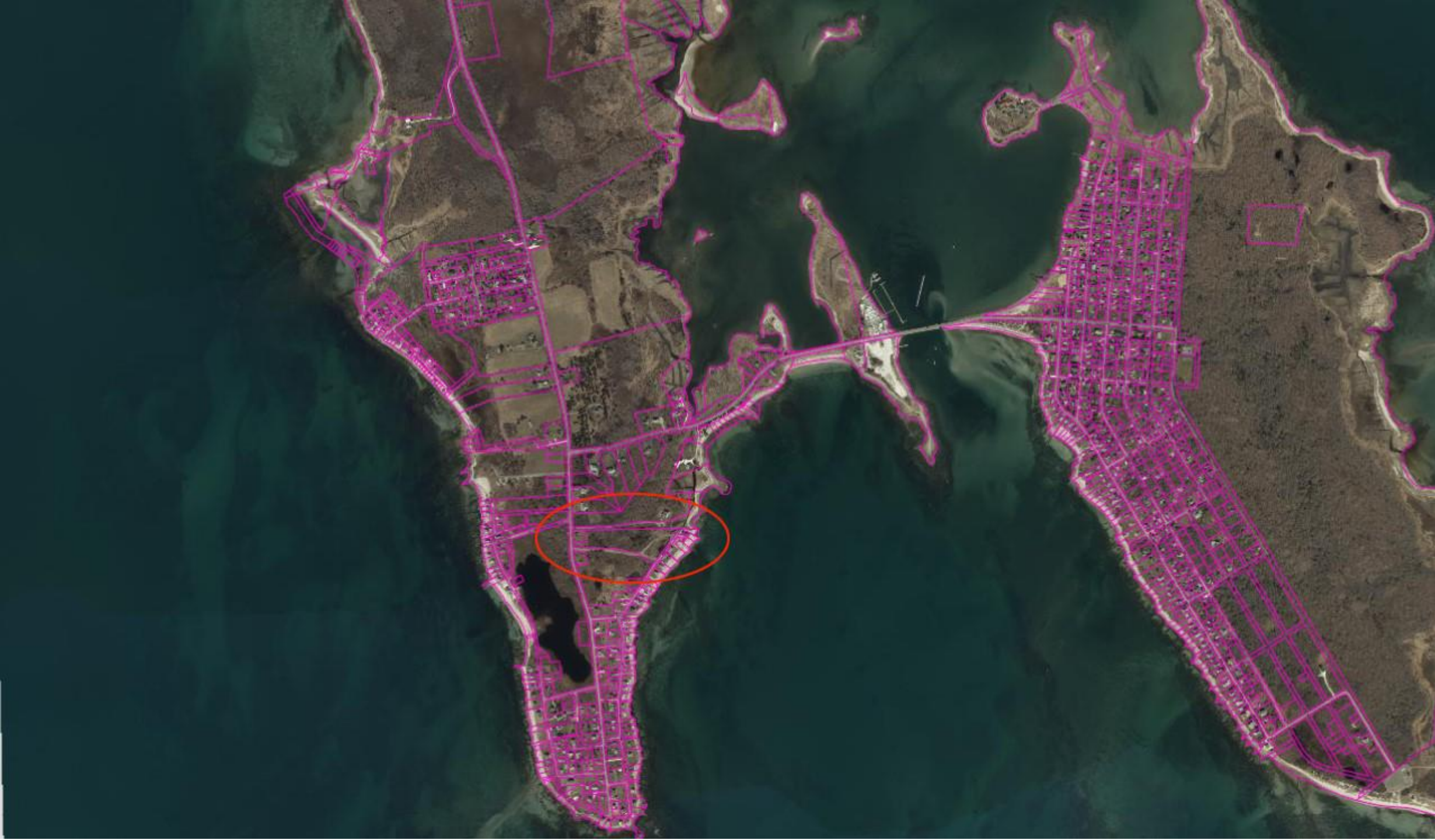


PD 2022-02 Island View Road Preliminary Subdivision

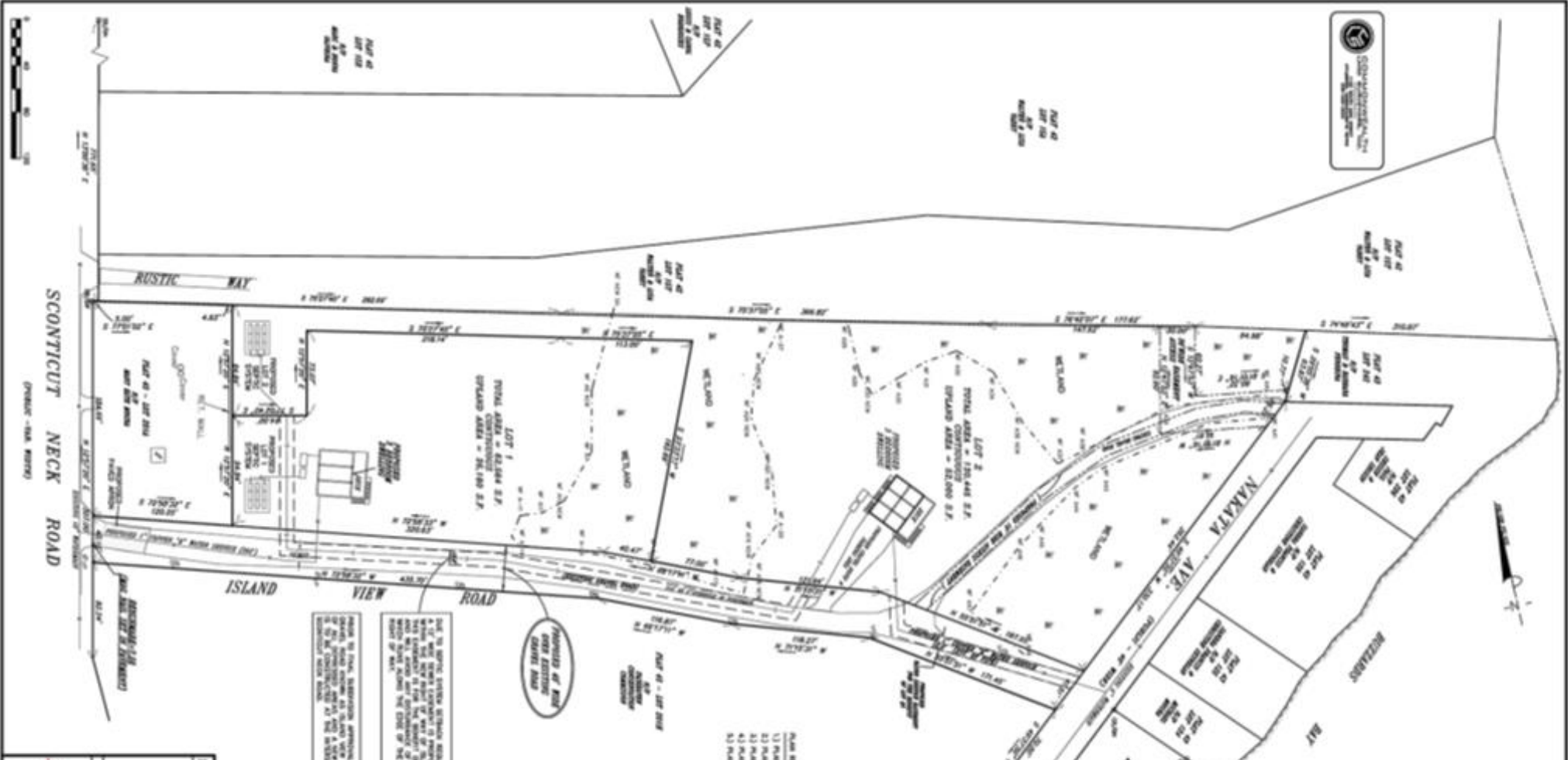
Planning preliminary comments/questions

- Entire development is in the Velocity Zone
 - **VE, V1-V30:** Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.
- Entire roadway is under elevation 10'
- Will new septic systems be advanced de-nitrification systems?
- Proposal will request and/or require numerous waivers.









- PLAN REFERENCES**
- 1) PLAN OF LOTS BY WILLIAM F. SMITH REGISTERED IN PG. 117 PG. 108.
 - 2) PLAN OF LAND BY FRENCH ENGINEERING, INC. REGISTERED IN PG. 124 PG. 61.
 - 3) PLAN OF LAND BY ROBERT A. CALLEY REGISTERED IN PG. 108 PG. 88.
 - 4) PLAN OF LAND BY CEEB ENGINEERING CORP. REGISTERED IN PG. 108 PG. 108.
 - 5) PLAN OF LAND BY CHARLES T. JOY REGISTERED IN PG. 27 PG. 19.

- NOTES**
- 1) DRIVE 5/8" (7.62) WITH A 2' (610) CURB 20% (20%) AT 20% ON THE SIDE AND 20% (20%) ON THE OTHER.
 - 2) DRIVE CLASSIFICATION: RR MAIN ENTRANCE.
 - 3) SEE SEE, MAP 11.
 - 4) SEE SEE, MAP 11.
 - 5) SEE SEE, MAP 11.

SEE TO BE SET BY THE STATE OF MASSACHUSETTS.
 THE STATE OF MASSACHUSETTS, COUNTY OF WORCESTER, TOWN OF FAIRHAVEN.
 THE TOWN OF FAIRHAVEN, MASSACHUSETTS.
 THE TOWN OF FAIRHAVEN, MASSACHUSETTS.
 THE TOWN OF FAIRHAVEN, MASSACHUSETTS.
 THE TOWN OF FAIRHAVEN, MASSACHUSETTS.
 THE TOWN OF FAIRHAVEN, MASSACHUSETTS.

Thomas J. Robertelli
 President
 Robertelli Associates, Inc.
 100 State Street, Suite 1114
 Fairhaven, MA 02718
 Telephone: 508-851-1114
 Fax: 508-851-1115
 Registered Professional Engineer
 License No. 14573
 Registered Professional Land Surveyor
 License No. 1213

**PROPOSED TWO LOT
 PRELIMINARY SUBDIVISION PLAN**
 PREPARED FOR THOMAS & BARBARA FERREIRA

**ISLAND VIEW RD.
 FAIRHAVEN, MA**

SCHEMATIC 1 - 2017

ROBERTELLI ASSOCIATES, INC.
 REGISTERED LAND SURVEYOR
 100 State Street, Suite 1114
 Fairhaven, MA 02718
 Telephone: 508-851-1114
 Fax: 508-851-1115
 www.robertelli.com

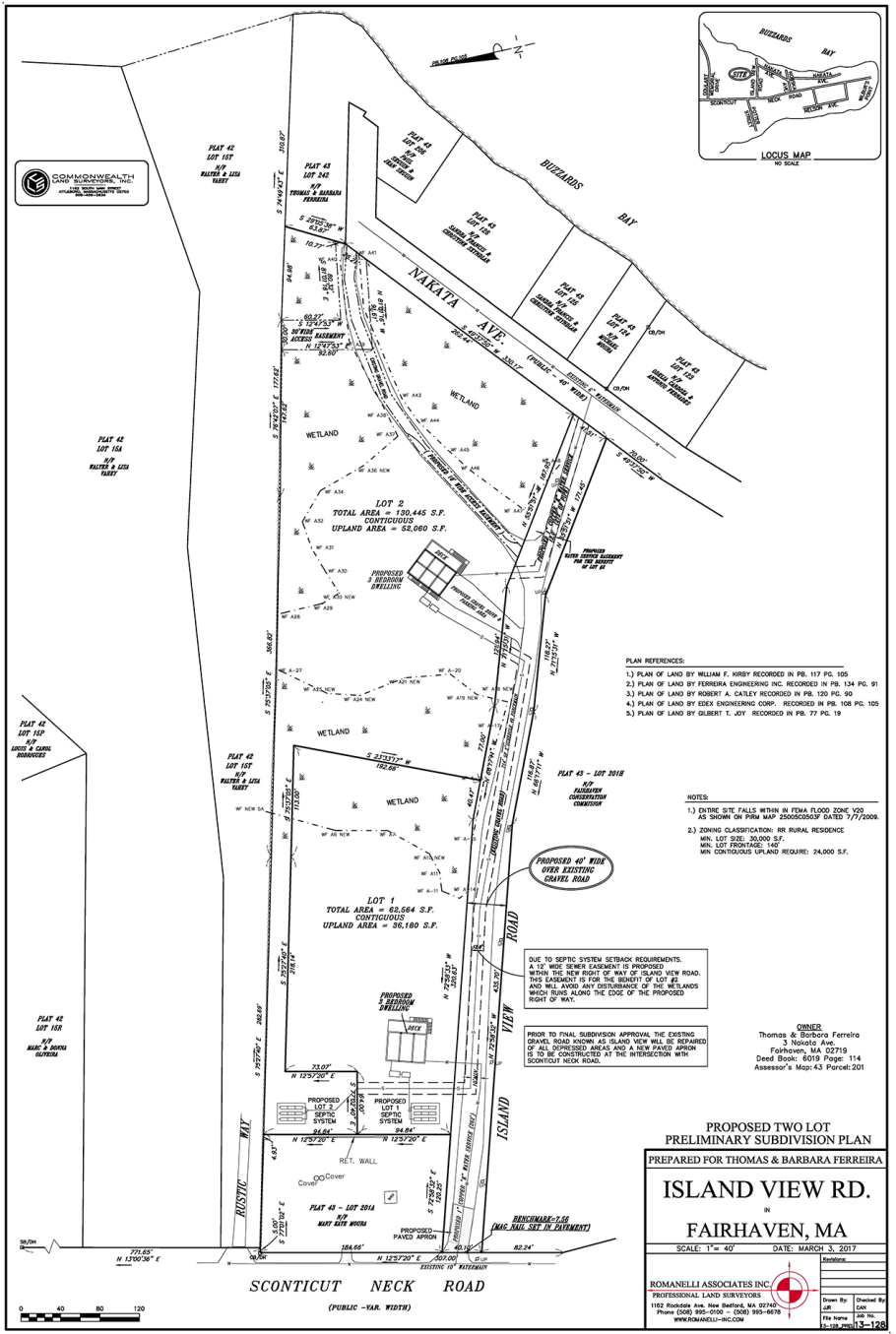
DATE: 10/17/17

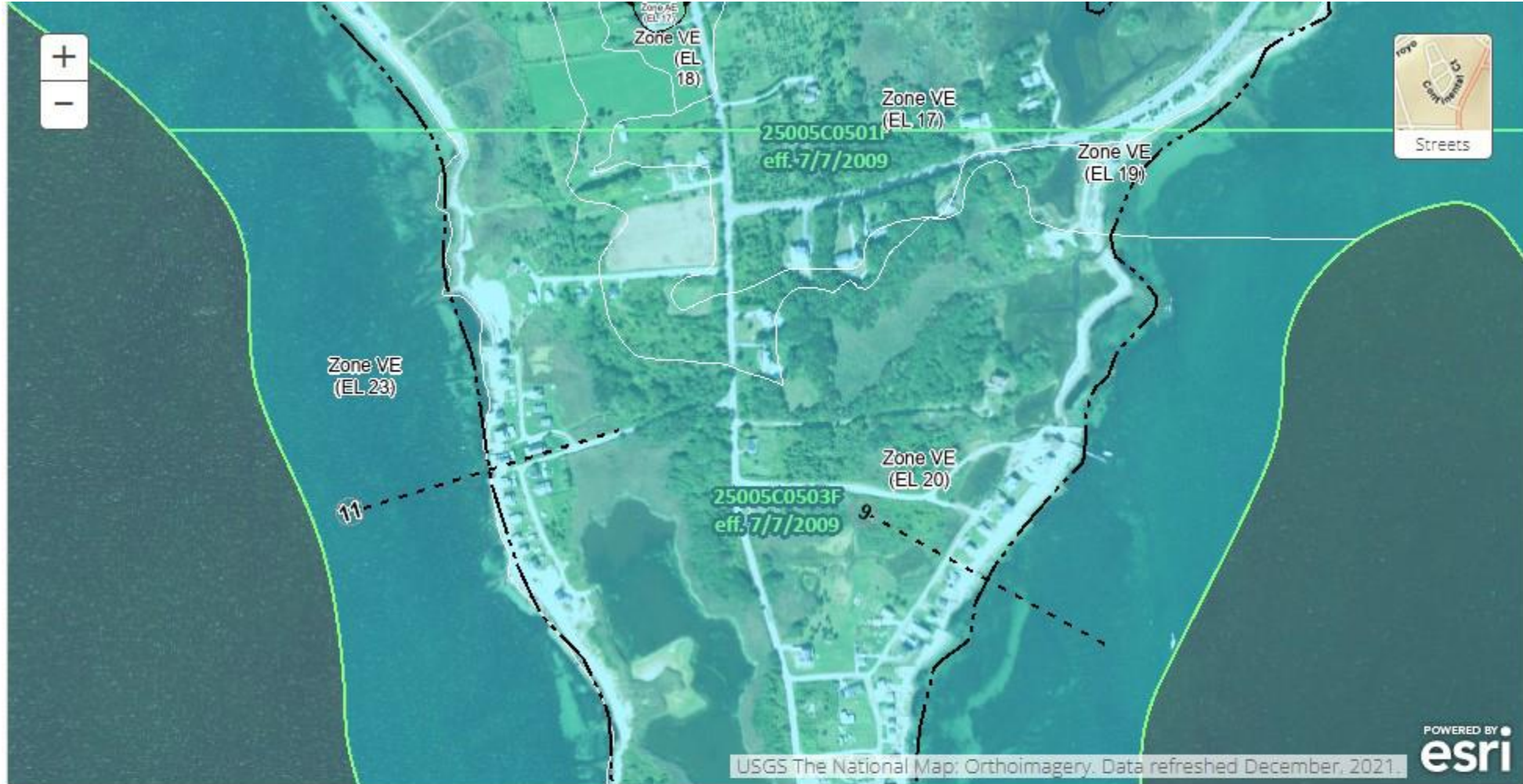
SCALE: 1" = 100'

PROJECT NO: 17-1114

DATE: 10/17/17







PIN		Approximate location based on user input and does not represent an authoritative property location
		Selected FloodMap Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
		Otherwise Protected Area
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth
		Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
GENERAL STRUCTURES		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

























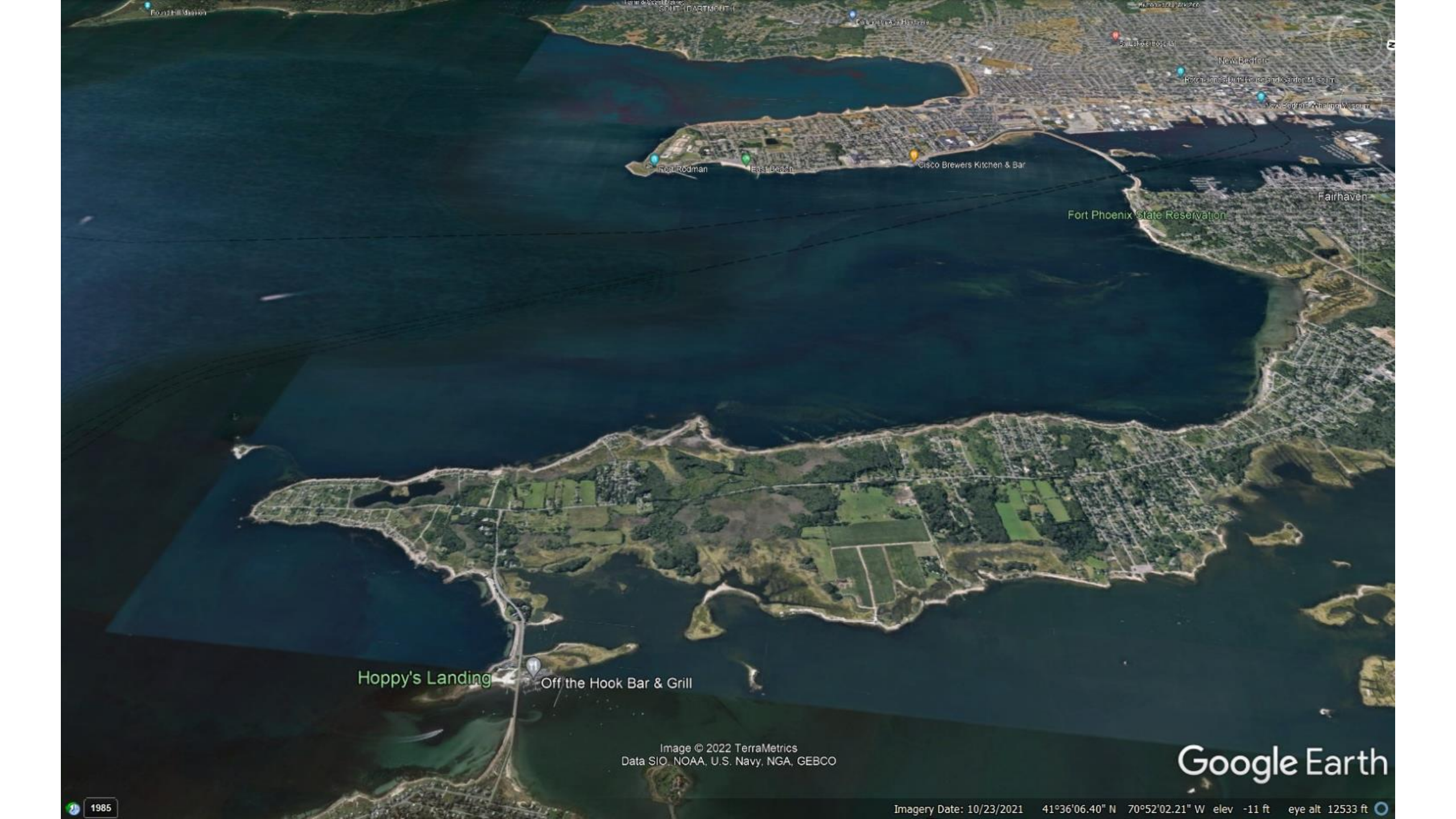
Long Island

Maple Landing

Shipyard Farm

Google Earth





Hoppy's Landing Off the Hook Bar & Grill

Image © 2022 TerraMetrics
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google Earth

1985

Imagery Date: 10/23/2021 41°36'06.40" N 70°52'02.21" W elev -11 ft eye alt 12533 ft

Hazard Mitigation Plan – Recommended Actions

- Mitigation Action #1 – Review and Amend Zoning Bylaws to Reduce Risk: Conduct review of existing zoning bylaws and identify specific opportunities to incorporate additional measures to reduce the long-term risk to life and property from natural hazard events. This includes but is not limited to the adoption of higher regulatory standards and/or incentives for development that considers projected changes in future climate and/or hazard conditions.
- Mitigation Action #4 – Hazard Avoidance through Development Regulations: Minimize or eliminate the potential for future damage and loss through the incorporation of best practices for hazard mitigation and climate adaptation into existing development regulations under the Town's authority.
- Mitigation Action #6 – Incorporate Anticipated Future Conditions into Town Bylaws: Incorporate existing and projected future climate conditions into the Town's zoning bylaw to promote (re)development patterns that minimize exposure to known hazards. This action is linked to the same recommendation included in the Town's Master Plan under Sustainability Goal #3.