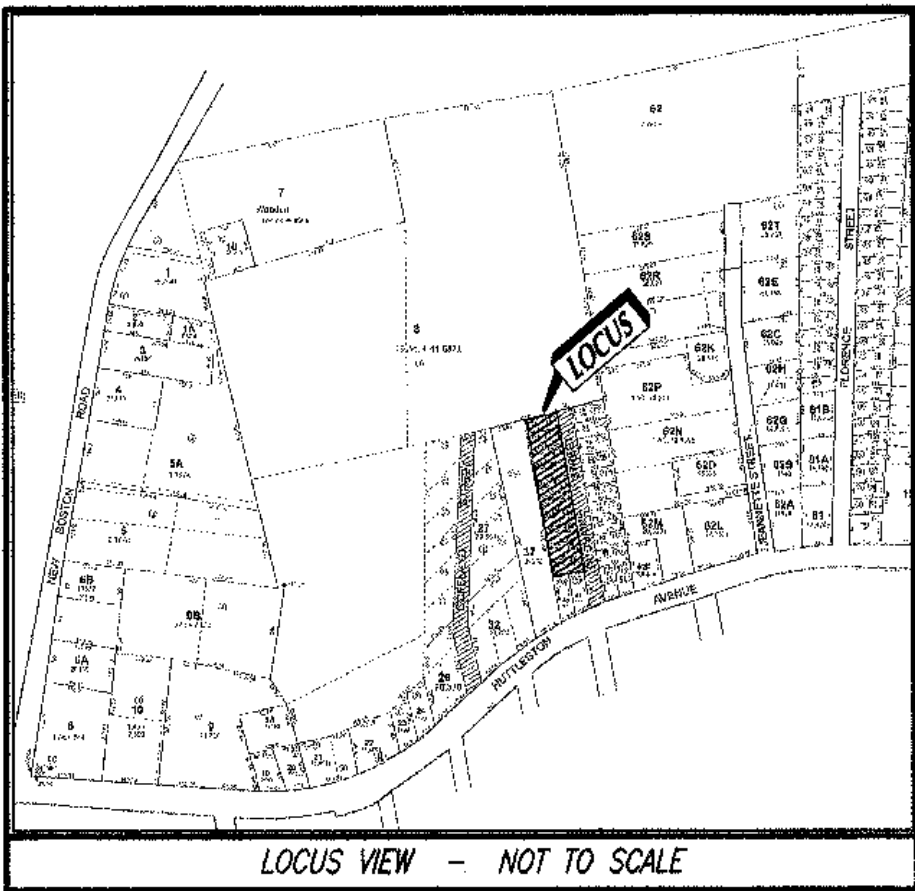


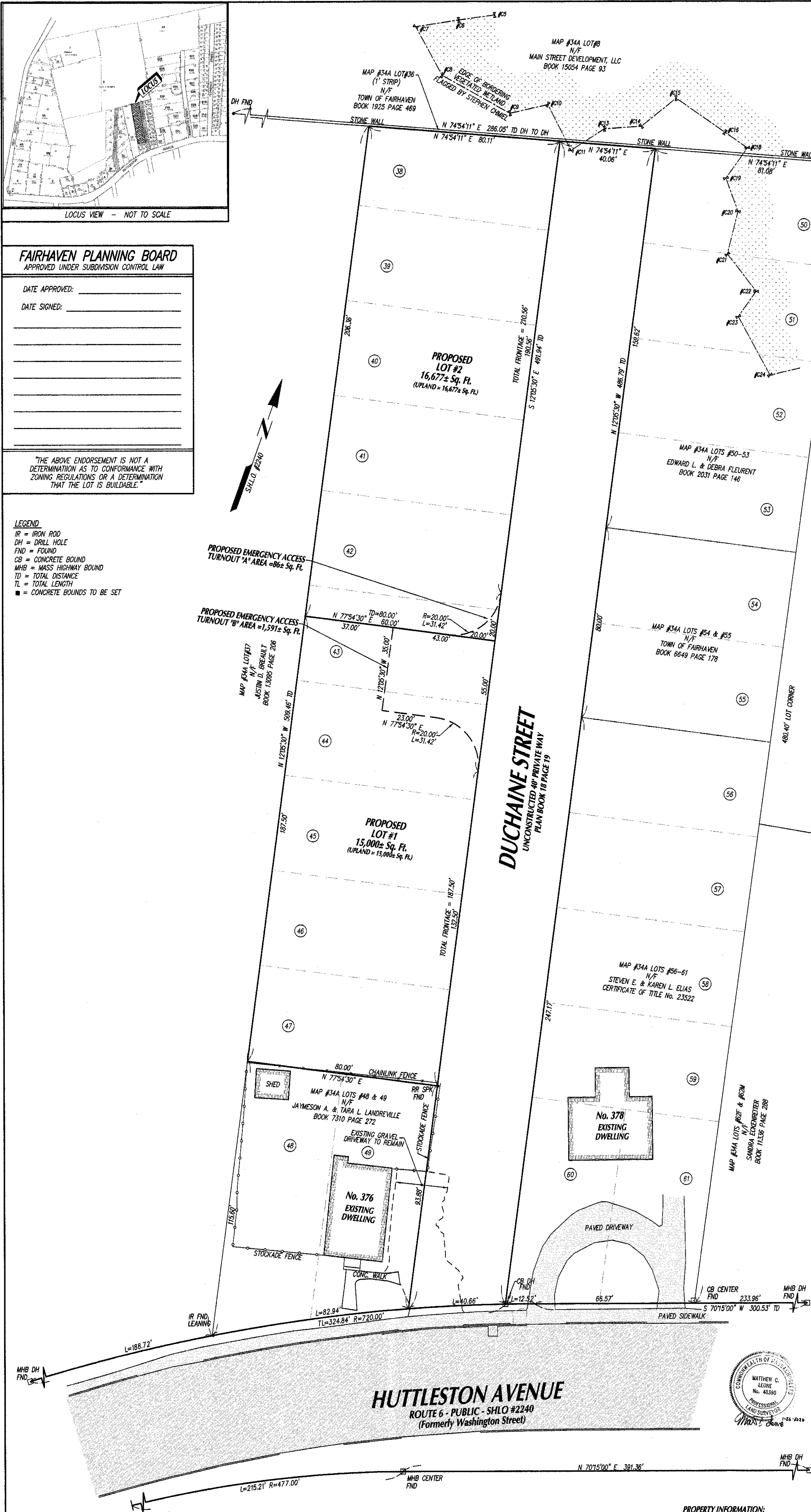


FAIRHAVEN PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

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."

LEGEND
IR = IRON ROD
DH = DRILL HOLE
FND = FOUND
CB = CONCRETE BOUND
MHB = MASS HIGHWAY BOUND
TD = TOTAL DISTANCE
TL = TOTAL LENGTH
■ = CONCRETE BOUNDS TO BE SET



- GENERAL NOTES**
- THE PROPERTY LINE INFORMATION AND TOPOGRAPHIC DETAIL SHOWN IS BASED ON A COMPILATION OF CURRENT AVAILABLE PLANS AND DEEDS & ON THE GROUND INSTRUMENT SURVEYS PERFORMED BY THIS FIRM BETWEEN MARCH 27, 2024 & JUNE 10, 2024.

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.
 - ZONING REGULATIONS: ZONE: SINGLE RESIDENCE (RA)
MINIMUM AREA: 15,000 S.F. BUILDING SETBACKS:
MINIMUM FRONTAGE: 100.00' FRONT: 20'
SIDE: 10'
REAR: 30'
 - LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DEPICTED ON FIRM PANEL 2500500413G EFFECTIVE 07-06-2021.
 - VERTICAL DATUM SHOWN HEREON AS NAVD 88, NORTH AMERICAN VERTICAL DATUM OF 1988 ESTABLISHED VIA GPS-MOORS REAL TIME NETWORK.
 - 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.
 - 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.
 - THE PROPOSED ROADWAY IS TO REMAIN PRIVATE. ALL MAINTENANCE AND SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE RESIDENTS WHO BENEFIT FROM THE PROPOSED ROADWAY AS FINALLY CONSTRUCTED.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT SERVED BY THE PROPOSED PRIVATE SEWER AND WATER MAINS SHOWN HEREIN, THE DEVELOPER SHALL SUBMIT A MAINTENANCE AGREEMENT IN COMPLIANCE WITH THE B.P.W. REQUIREMENTS FOR SAID SEWER AND WATER PIPES.

PLAN INDEX

SHEET 1	"LOTING PLAN"
SHEET 2	"EXISTING CONDITIONS PLAN"
SHEET 3	"PROPOSED CONDITIONS PLAN"
SHEET 4	"ROAD PROFILE & DETAILS"

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

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 _____

PROPERTY INFORMATION:
ASSESSORS MAP: #34A
ASSESSORS LOT: #38 THRU #47

OWNER OF RECORD:
POTENTIAL PROPERTIES LLC
91 SHERMAN ROAD
ROCHESTER, MA 02770
SEE DEED BOOK 14248, PAGE 186

APPLICANT:
POTENTIAL PROPERTIES LLC

DEVELOPER:
POTENTIAL PROPERTIES LLC

1	1-26-26	J.M.M.	PER PLANNING BOARD, D.P.W. & MASSDOT COMMENTS
Rev. #	DATE	BY	DESCRIPTION
"DEFINITIVE SUBDIVISION PLAN" FOR DEVELOPMENT OF "DUCHAINE STREET" off HUTTLESTON AVENUE in FAIRHAVEN, MA PREPARED FOR POTENTIAL PROPERTIES, LLC			
SHEET 1 of 4 - LOTTING PLAN			
SCALE: 1"=20'		DATE: SEPTEMBER 18, 2025	
SCHNEIDER, DAVIGNON & LEONE, INC. PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS 81A COUNTY RD UNIT G, P.O. BOX 480, MATTAPOISETT, MA 02739 1-808-758-7868			
Drawn By: D.M.D.		Check By: D.M.D.	Job No. 3644

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."

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING TREE LINE
- WATER LINES
- SEWER LINES
- GAS LINES
- OVERHEAD WIRES
- TEST PIT LOCATION
- PROPOSED ELEVATIONS
- 100' BUFFER ZONE
- EDGE OF WETLAND

FOR REGISTRY USE ONLY

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

DUCHAINE STREET
UNCONSTRUCTED 40' PRIVATE WAY
PLAN BOOK 18 PAGE 19

MAP # 384 LOTS #38-47
31,677± S.F.
OR
0.727± Ac.

MAP #344 LOTS #54 & #55
N/F
TOWN OF FAIRHAVEN
BOOK 6649 PAGE 178

MAP #344 LOTS #56-61
N/F
STEVEN E. & KAREN L. ELIAS
CERTIFICATE OF TITLE No. 23522

MAP #344 LOTS #20 & #21
N/F
THE FLEURENT LIVING TRUST
BOOK 14009 PAGE 105

MAP #344 LOT #37
N/F
AUSTIN D. BREWSTER
BOOK 13095 PAGE 208

TEST PITS			
DATE OF SOIL EVALUATIONS: MARCH 7, 2025			
SOIL EVALUATOR: JAY MCKINNON			
ENGINEERING FIRM: SCHNEIDER, DAVIGNON & LEONE, INC.			
TEST PIT D-1	TEST PIT D-2	TEST PIT D-3	TEST PIT D-4
Depth	Depth	Depth	Depth
0"	0"	0"	0"
8"	8"	16"	16"
14"	30"	22"	22"
20"	32"	23"	23"
40"	38"	33"	33"
60"	60"	60"	60"
Horizon A SANDY LOAM 10 YR 5/2 Friable, Massive	Horizon A SANDY LOAM 10 YR 5/2 Friable, Massive	Horizon A SANDY LOAM 10 YR 5/2 Friable, Massive	Horizon A SANDY LOAM 10 YR 5/2 Friable, Massive
Horizon B SANDY LOAM 10 YR 5/6 Friable, Massive	Horizon B SANDY LOAM 10 YR 5/6 Friable, Massive	Horizon B SANDY LOAM 10 YR 5/6 Friable, Massive	Horizon B SANDY LOAM 10 YR 5/6 Friable, Massive
Horizon C1 SANDY LOAM 10 YR 5/4 Friable, Massive	Horizon C1 SANDY LOAM 10 YR 5/4 Friable, Massive	Horizon C1 SANDY LOAM 10 YR 5/4 Friable, Massive	Horizon C1 SANDY LOAM 10 YR 5/4 Friable, Massive
Horizon C2 M. LOAMY SAND 2.5 Y 6/3 Friable, Massive	Horizon C2 M. LOAMY SAND 2.5 Y 6/3 Friable, Massive	Horizon C2 M. LOAMY SAND 2.5 Y 6/3 Friable, Massive	Horizon C2 M. LOAMY SAND 2.5 Y 6/3 Friable, Massive

HUTTLESTON AVENUE
ROUTE 6 - PUBLIC - SHLO #2240
(Formerly Washington Street)

1 1-26-28 J.M.M. PER PLANNING BOARD, D.P.W. & MASSDOT COMMENTS

Rev. # DATE BY DESCRIPTION

"DEFINITIVE SUBDIVISION PLAN"
FOR DEVELOPMENT OF
"DUCHAINE STREET"
off HUTTLESTON AVENUE
in FAIRHAVEN, MA
PREPARED FOR
POTENTIAL PROPERTIES, LLC

SHEET 2 of 4 - EXISTING CONDITIONS PLAN

SCALE: 1"=20'
0 10 20 40 60
DATE: SEPTEMBER 18, 2025

SCHNEIDER, DAVIGNON & LEONE, INC.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
81A COUNTY RD UNIT G, P.O. BOX 480, MATTAPOISETT, MA 02739
1-508-759-7866

Drawn By: D.M.D. Check By: D.M.D. Job No. 3644

FAIRHAVEN PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

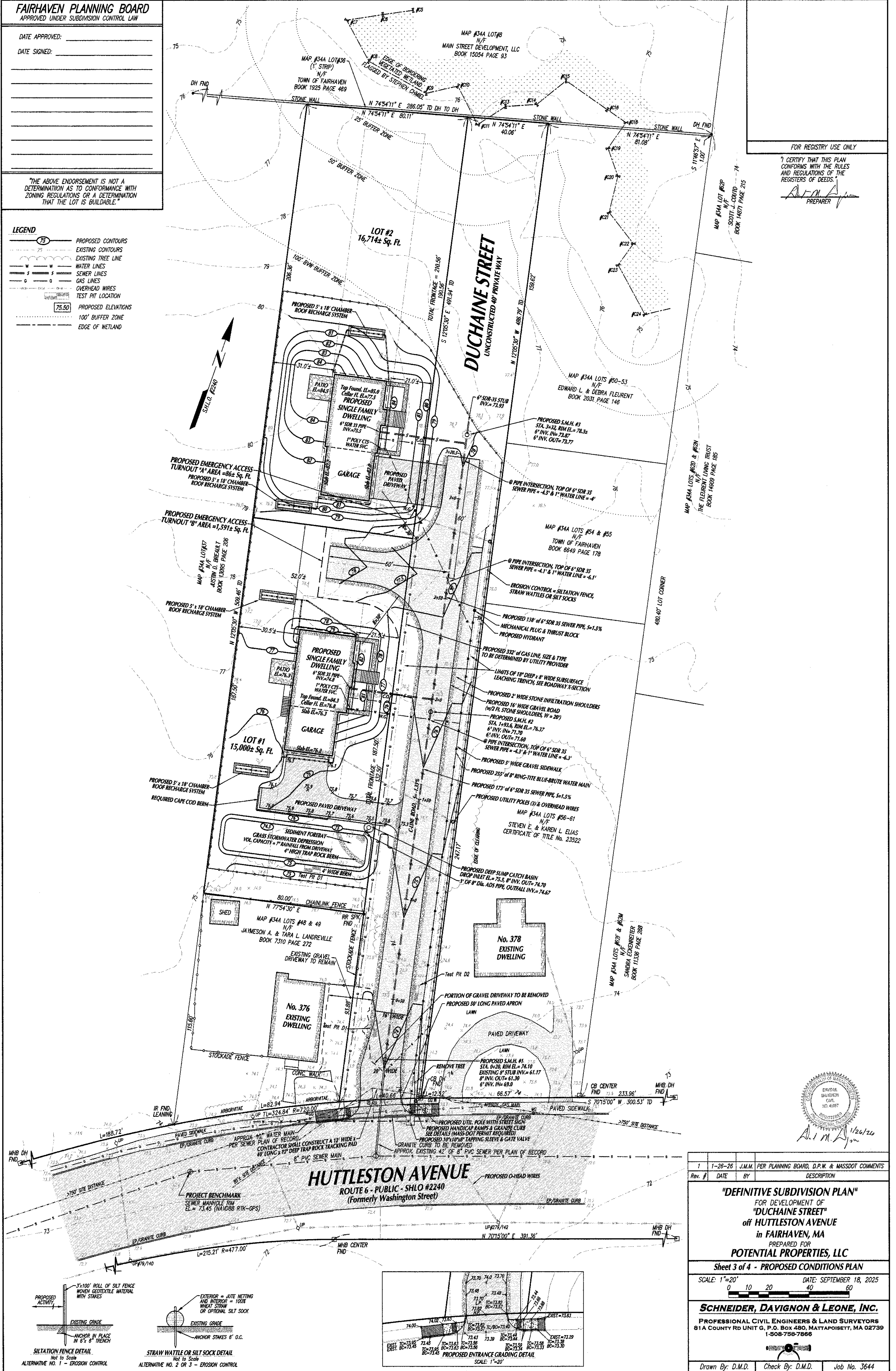
DATE APPROVED: _____

DATE SIGNED: _____

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

LEGEND

- 75 PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING TREE LINE
- WATER LINES
- SEWER LINES
- GAS LINES
- OVERHEAD WIRES
- TEST PIT LOCATION
- 75.50 PROPOSED ELEVATIONS
- 100' BUFFER ZONE
- EDGE OF WETLAND



FOR REGISTRY USE ONLY

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

PREPARED BY



Rev. #	DATE	BY	DESCRIPTION
1	1-26-26	J.M.M.	PER PLANNING BOARD, D.P.W. & MASSDOT COMMENTS
"DEFINITIVE SUBDIVISION PLAN" FOR DEVELOPMENT OF "Duchaine Street" off HUTTLESTON AVENUE in FAIRHAVEN, MA PREPARED FOR POTENTIAL PROPERTIES, LLC Sheet 3 of 4 - PROPOSED CONDITIONS PLAN SCALE: 1"=20' DATE: SEPTEMBER 18, 2025 SCHNEIDER, DAVIGNON & LEONE, INC. PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS 81A COUNTY RD UNIT G, P.O. BOX 480, MATTAPOISETT, MA 02739 1-508-750-7886 Drawn By: D.M.D. Check By: D.M.D. Job No. 3644			

