

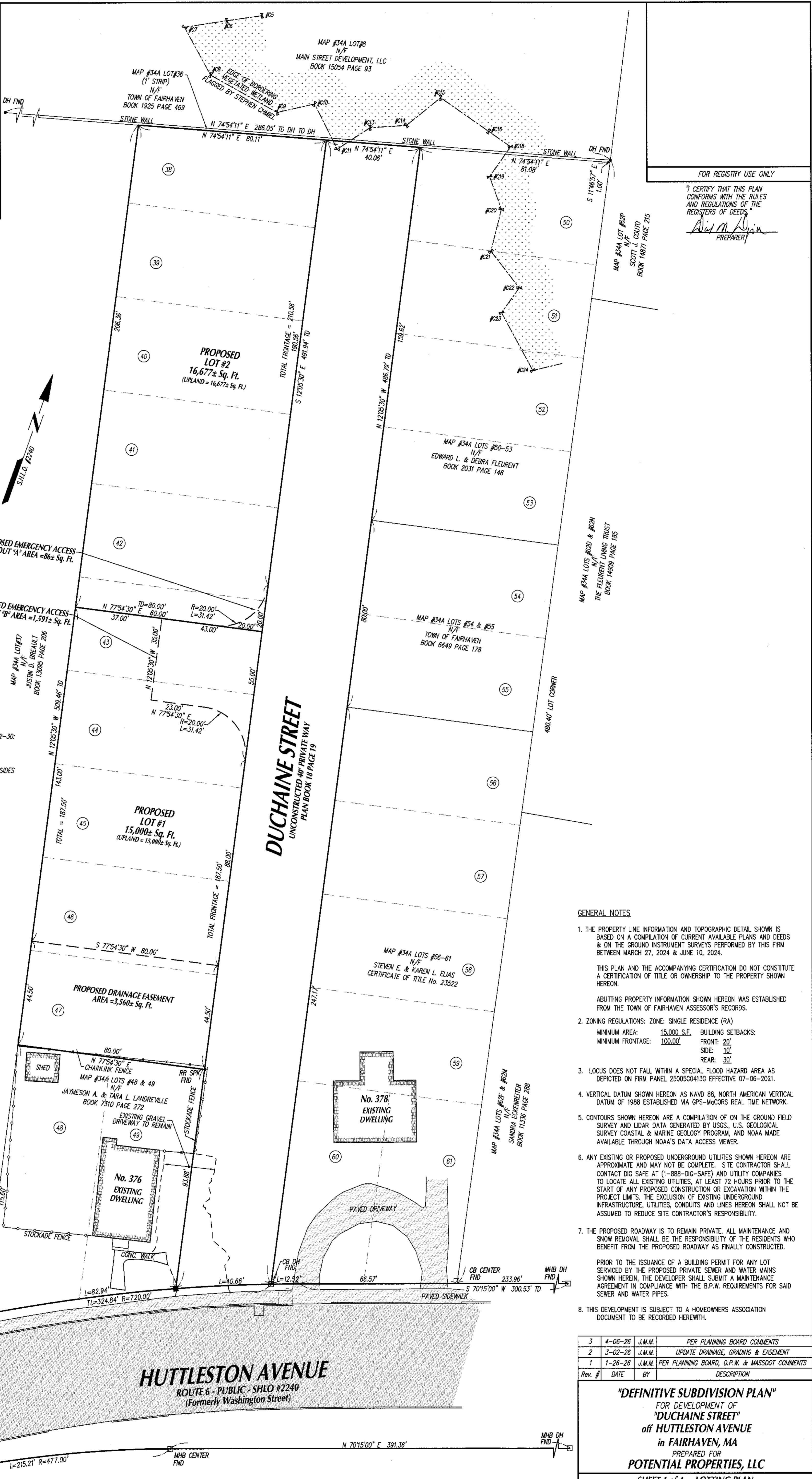
FAIRHAVEN PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

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

- REQUESTED WAIVERS**
- PART 6 - PROCEDURES FOR SUBMISSION:**
- Section 322-14 D. (7) Construction Costs COVENANT TO BE PROVIDED FOR SURETY
 - Section 322-14 D. (8) Street-Lighting STREET LIGHTING PLAN NOT PROVIDED
 - Section 322-13.A (2) Staking of Subdivision STAKING OF THE SUBDIVISION TO OCCUR DURING CONSTRUCTION
- PART 7 - DESIGN STANDARDS:**
- Section 322-16.B. STREET DESIGN STANDARDS - Table A & Section 322-30: 16" Pavement plus Cape Cod Berms Required 16" WIDE GRAVEL WITH 2" STONE SHOULDERS PROVIDED
 - Section 322-25. LANDSCAPE STREET TREES BELTS TREES NOT PROVIDED DUE TO STORMWATER STONE TRENCHES ON BOTH SIDES
 - Section 322-27.D. LOCATION OF UTILITIES OVERHEAD UTILITY WIRES PROVIDED VS. UNDERGROUND
 - Section 332-32. CURBING & Section 322-16B - Table A NO CURBING IS PROPOSED
 - Section 332-33. DRIVEWAY APPROACH & APRONS DRIVEWAY APRONS TO BE PAVED VS. CONCRETE



FOR REGISTRY USE ONLY
I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
Alvin A. ...
PREPARER

- 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.
ADJUTING 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 2500SC04130 EFFECTIVE 07-06-2021.
 - VERTICAL DATUM SHOWN HEREON AS NAVD 88, NORTH AMERICAN VERTICAL DATUM OF 1988 ESTABLISHED VIA GPS-MCCORS 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 SERVICED 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.
 - THIS DEVELOPMENT IS SUBJECT TO A HOMEOWNERS ASSOCIATION DOCUMENT TO BE RECORDED HERewith.

Rev. #	DATE	BY	DESCRIPTION
3	4-06-26	J.M.M.	PER PLANNING BOARD COMMENTS
2	3-02-26	J.M.M.	UPDATE DRAINAGE, GRADING & EASEMENT
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 1 of 4 - LOTTING PLAN
SCALE: 1"=20'
DATE: SEPTEMBER 18, 2025

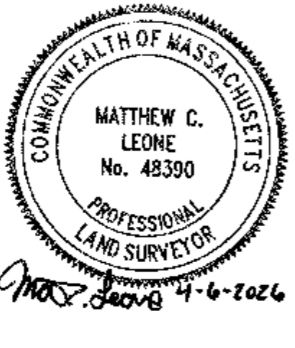
SCHNEIDER, DAVIGNON & LEONE, INC.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
81A COUNTY RD UNIT G, P.O. BOX 480, MATTAPOISETT, MA 02739
1-508-758-7866

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

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: #344
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

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



PLAN INDEX

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

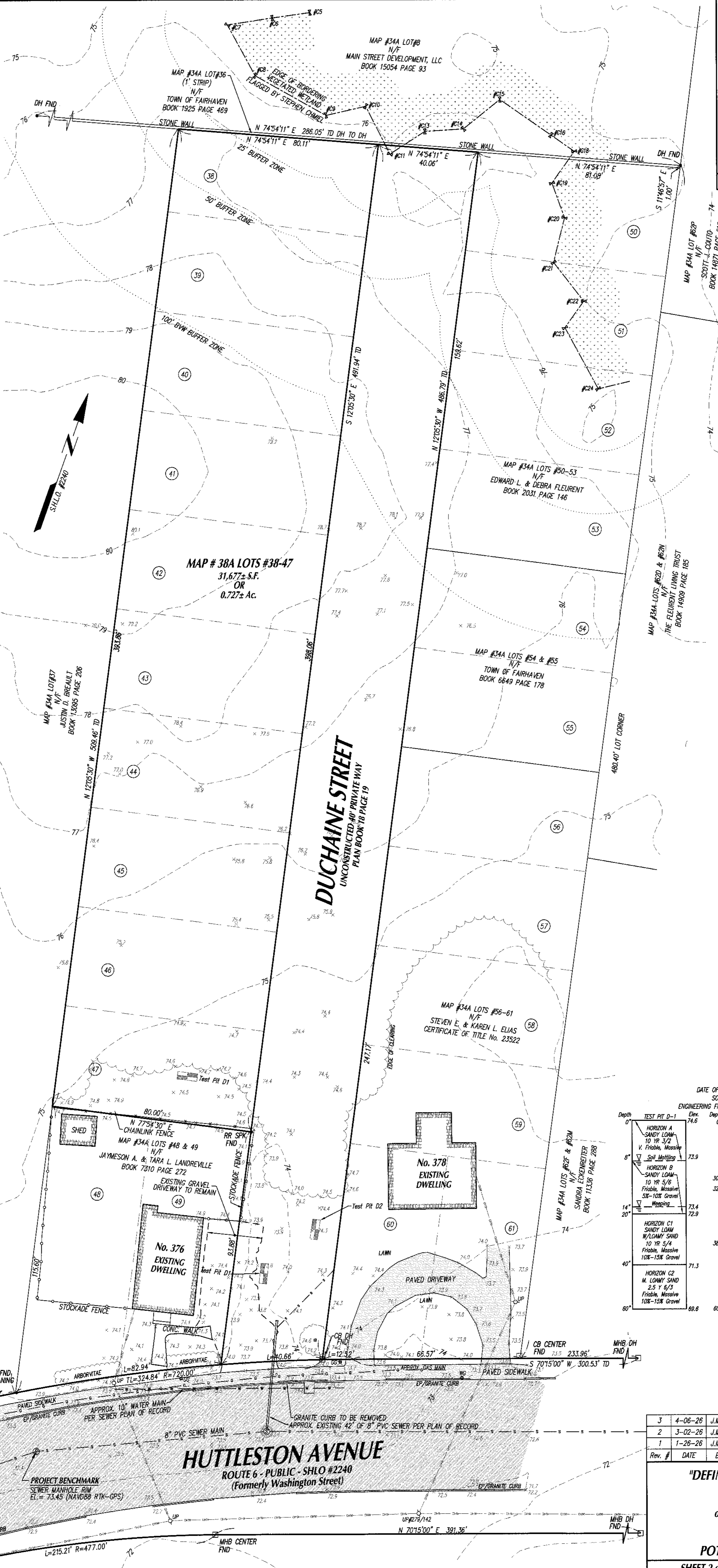
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- LEGEND**
- PROPOSED CONTOURS
 - EXISTING CONTOURS
 - EXISTING TREE LINE
 - WATER LINES
 - SEWER LINES
 - GAS LINES
 - OVERHEAD WIRES
 - TEST PIT LOCATION
 - PROPOSED ELEVATIONS
 - 100' BUFFER ZONE
 - EDGE OF WETLAND



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PREPARER: _____

TEST PITS
DATE OF SOIL EVALUATIONS: MARCH 7, 2025
SOIL EVALUATOR: JAY MCKINNON
ENGINEERING FIRM: SCHNEIDER, DAVIGNON & LEONE, INC.

TEST PIT	Horizon	Soil Description	Depth (ft)	Elev.
TEST PIT D-1	HORIZON A	SANDY LOAM 10 YR 3/2 Fr. Massive	0"	74.6
	HORIZON B	SANDY LOAM 10 YR 5/6 Fr. Massive 5% - 10% Gravel	8"	73.9
	HORIZON C1	SANDY LOAM W/LOAMY SAND 10 YR 5/4 Fr. Massive 10% - 15% Gravel	14"	73.4
	HORIZON C2	M. LOAMY SAND 2.5 Y 6/3 Fr. Massive 10% - 15% Gravel	20"	72.9
TEST PIT D-2	HTM		0"	74.3
	HORIZON B	SANDY LOAM 10 YR 5/8 Fr. Massive 5% - 10% Gravel	30"	71.8
	HORIZON C1	SANDY LOAM W/LOAMY SAND 2.5 Y 6/3 Fr. Massive 10% - 15% Gravel	38"	71.1
TEST PIT D-3	HTM		0"	73.8
	HORIZON A	SANDY LOAM 10 YR 5/6 Fr. Massive	16"	72.5
	HORIZON B	SANDY LOAM 10 YR 5/8 Fr. Massive 5% - 10% Gravel	23"	71.9

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SHEET 2 of 4 - EXISTING CONDITIONS PLAN

SCALE: 1"=20' DATE: SEPTEMBER 18, 2025

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

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



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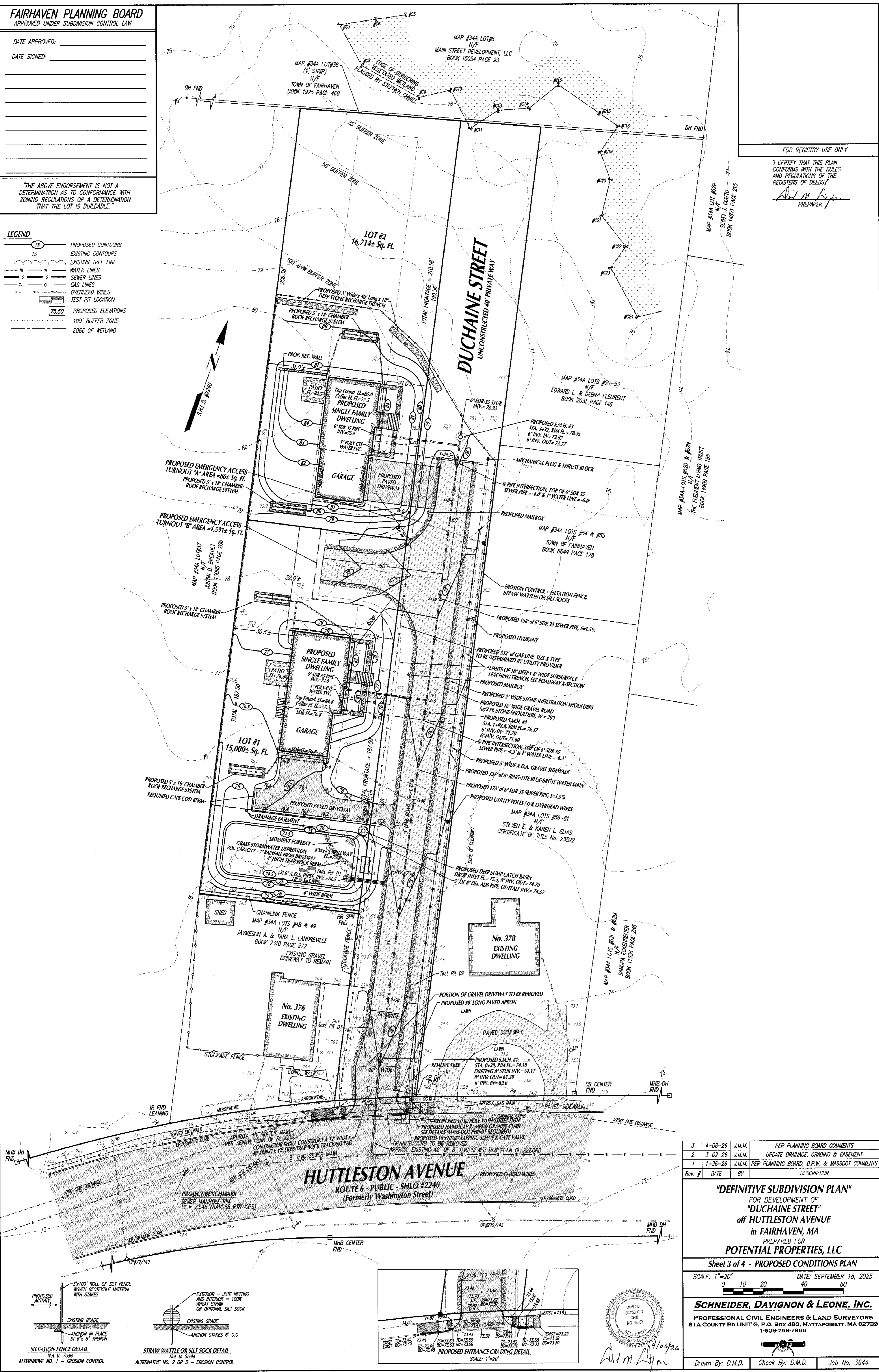
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A.M.A.
PREPARER



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Sheet 3 of 4 - PROPOSED CONDITIONS PLAN

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

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PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
81A Commercial Rd UNIT G, P.O. Box 480, MATTAPOISETT, MA 02739
1-808-788-7866

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

