

PRELIMINARY SUBDIVISION PLAN FOR
4 EARLE ST

4 EARLE ST FAIRHAVEN, MASSACHUSETTS 02719

SHEET INDEX

[illegible]

PROPERTY INFORMATION

OWNER
JOEL CORDERO
4 Earle Street
Fairhaven, MA 02719
Tel: (508) 317-1771

APPLICANT
JOEL CORDERO
4 Earle Street
Fairhaven, MA 02719
Tel: (508) 317-1771

ASSESSOR'S INFORMATION

Map 31A, Lot 453

PROJECT TEAM

CIVIL ENGINEER
KBM Design Group LLC
102 State Road | Suite F
Dartmouth MA 02747
Tel: (508) 730-9515

SURVEYOR
AMERICAN LAND SURVEYS
3 Sunset Lane
Fairhaven, MA 02719
Tel: (508) 284-0699

SUBMISSION INFO

ISSUED FOR: PLANNING BOARD APPROVAL
DATE ISSUED: DECEMBER 15, 2025

WAIVER REQUEST LIST:

322-16A GENERAL PROVISIONS

A.7 WAIVER TO ALLOW CENTER LINE OF ROADWAY TO BE OFFSET FROM THE STREET RIGHT OF WAY.
A.13 WAIVER OF GRADING AND LOCATION OF ELEMENTS FROM THE STANDARD CROSS SECTION.

322-16B STREET DESIGN STANDARDS

WAIVER OF RIGHT OF WAY WIDTH, TRAVEL WAY, PAVEMENT/CAPE COD BERMS, SIDEWALK REQUIREMENTS, MINIMUM REVERSE CURVE TANGENT.
STREET CROSSE SECTIONS: WAIVER OF C-9 TABLE A: RESIDENTIAL LANE WIDTH WITH CURB, RESIDENTIAL LANE WIDTH WITH CAPE COD BERM,
PAVED SIDEWALK, MINIMUM CENTERLINE RADIUS, HAMMER HEAD.

322-27 UTILITIES

A.3 WAIVER TO NOT REQUIRE MUNICIPAL WATER FOR FUTURE CONNECTIONS TO PROPERTY BOUNDARIES.

322-32 CURBING

WAIVER OF CURBING REQUIREMENTS.

322-37 FIRE ALARM SYSTEM & EMERGENCY WATER SUPPLY SYSTEMS

322-49 ACCEPTANCE PLAN

EXISTING STREET IS PRIVATE AND IS PROPOSED TO REMAIN PRIVATE

ZONING SUMMARY						
ZONING DISTRICT: RESIDENTIAL A (RA)						
SUB DISTRICT: N/A						
CRITERIA	REQUIRED	EXISTING	PROPOSED LOT 1	COMPLIANCE	PROPOSED LOT 2	COMPLIANCE
MIN. LOT AREA	15,000 SF	37,917 SF	22,947 SF	YES	15,021 SF	YES
CONTIGUOUS UPLAND	13,500 SF	37,917 SF	22,947 SF	YES	15,021 SF	YES
MIN. LOT FRONTAGE	100 FT	299.83	189.00	YES	110.83 FT	YES
MAX. BUILDING HEIGHT	35 FT	<35 FT	<35 FT	YES	<35 FT	YES
FRONT YARD	20 FT	32.4 FT	32.4 FT	YES	34 FT	YES
SIDE YARD	10 FT	51.3 FT	22.3 FT	YES	11.5 FT	YES
REAR YARD	30 FT	87.6 FT	87.6 FT	YES	102.3 FT	YES
LOT COVER (%)	50 %	4,269 SF (11.26%)	4,269 SF (18.6%)	YES	1,976 SF (13.2%)	YES
MAX BLDG COVER (%)	30 %	2,185 SF (5.7%)	2,185 SF (9.5%)	YES	1,375 SF (9.1%)	YES



**102 State Rd | Unit #F
North Dartmouth, MA 02747
Tel: (508)-730-9515**

JOEL CORDERO
4 EARLE ST
FAIRHAVEN, MA 02719

Owner/Applicant

AMERICAN LAND SURVEYS
3 SUNSET LANE
FAIRHAVEN, MA 02719

Consultant:

**ISSUED FOR PLANNING
BOARD APPROVAL**

(NOT APPROVED FOR CONSTRUCTION)

Issue Type

**4 EARLE STREET
FAIRHAVEN MA 02719**

Date	Description	By	REV

SUBDIVISION PLAN FOR 4 EARLE ST

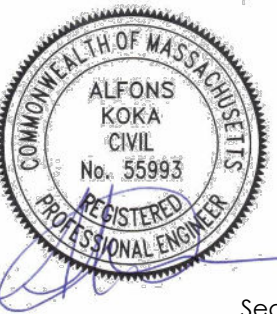
TITLE SHEET

Drawing Title

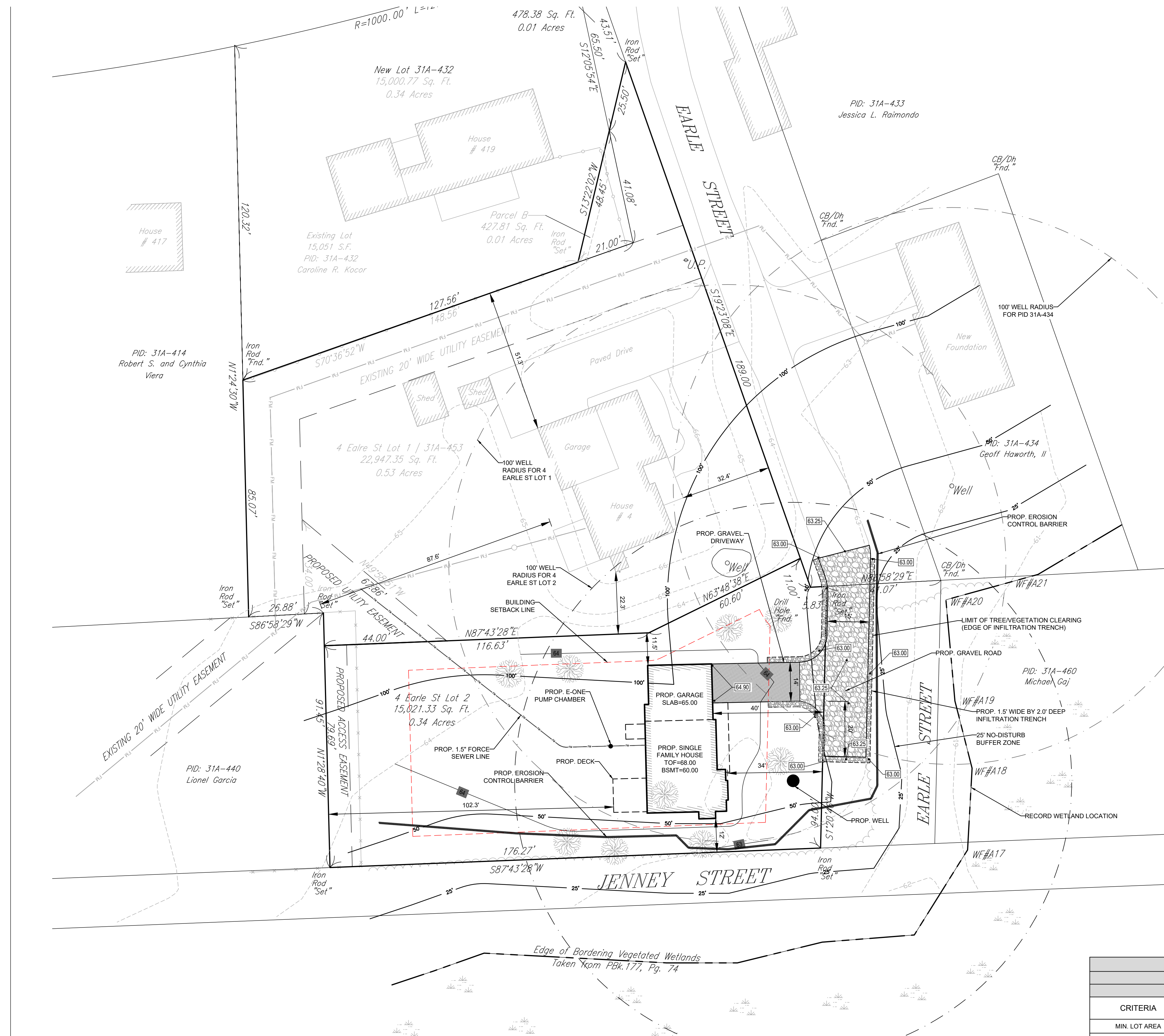
Project No. 25004	Checked AK	Date 12.15.2025
Designed AK/BB	Approved AK	Scale AS SHOWN

Drawing No.

C-1



deal



GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO MODIFY THE RIGHT OF WAY FOR EARLE STREET AND TO CREATE PHYSICAL ACCESS TO A NEW LOT (4 EARLE ST LOT 2)
2. NEW LOT (4 EARLE ST LOT 2) WILL BE CREATED BY SUBDIVIDING 4 EARLE ST MAP 31A LOT 453 INTO TWO (2) NEW LOTS
3. EXISTING CONDITIONS HEREON DERIVED FROM ON THE GROUND TOPOGRAPHICAL SURVEY PERFORMED BY AMERICAN LAND SURVEYS MARCH 2025.
4. WETLANDS SHOWN HEREON WERE DERIVED RECORD DESIGN PLANS AND ON SITE OBSERVATIONS FROM GODDARD CONSULTING NOVEMBER 2025.
5. THE PROJECT AREA IS NOT WITHIN A FEMA ZONE A
6. THE PROJECT IS NOT WITHIN A ZONE II RESOURCE OR WELLHEAD PROTECTION AREA.
7. THE PROJECT IS NOT WITHIN A ZONE A SURFACE WATER PROTECTION AREA.

WETLAND NOTES:

1. ANY DISTURBED UPLAND AREAS SHALL BE SEEDED WITH CONSERVATION/WILDLIFE SEED MIX.
2. PROPOSED DEAN END GRAVEL ROAD SHALL BE LOCATED OUTSIDE THE 25' WETLAND BUFFER ZONE.
3. EROSION CONTROL BARRIER SHALL REMAIN FOR THE DURATION OF CONSTRUCTION ACTIVITIES.

ZONING SUMMARY						
ZONING DISTRICT: RESIDENTIAL A (RA)						
SUB DISTRICT: N/A						
CRITERIA	REQUIRED	EXISTING	PROPOSED LOT 1	COMPLIANCE	PROPOSED LOT 2	COMPLIANCE
MIN. LOT AREA	15,000 SF	37,917 SF	22,947 SF	YES	15,021 SF	YES
CONTIGUOUS UPLAND	13,500 SF	37,917 SF	22,947 SF	YES	15,021 SF	YES
MIN. LOT FRONTAGE	100 FT	299.83	189.00	YES	110.83 FT	YES
MAX. BUILDING HEIGHT	35 FT	<35 FT	<35 FT	YES	<35 FT	YES
FRONT YARD	20 FT	32.4 FT	32.4 FT	YES	34 FT	YES
SIDE YARD	10 FT	51.3 FT	22.3 FT	YES	11.5 FT	YES
REAR YARD	30 FT	87.6 FT	87.6 FT	YES	102.3 FT	YES
LOT COVER (%)	50 %	4,269 SF (11.26%)	4,269 SF (18.6%)	YES	1,976 SF (13.2%)	YES
MAX BLDG COVER (%)	30 %	2,185 SF (5.7%)	2,185 SF (9.5%)	YES	1,375 SF (9.1%)	YES



102 State Rd | Unit #F
North Dartmouth, MA 02747
Tel: (508)-730-9515

JOEL CORDERO
4 EARLE ST
FAIRHAVEN, MA 02719

Owner/Applicant

AMERICAN LAND SURVEYS
3 SUNSET LANE
FAIRHAVEN, MA 02719

Consultant:

ISSUED FOR PLANNING
BOARD APPROVAL
(NOT APPROVED FOR CONSTRUCTION)

Issue Type

4 EARLE STREET
FAIRHAVEN MA 02719

Date	Description	By	REV

SUBDIVISION PLAN
FOR 4 EARLE ST

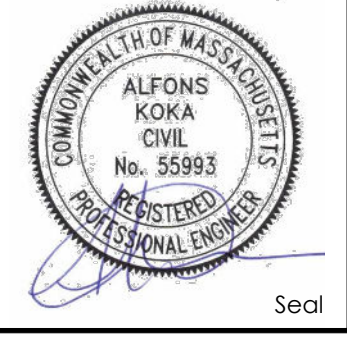
PROPOSED SITE PLAN
FOR 4 EARLE ST
LOT 2

Drawing Title

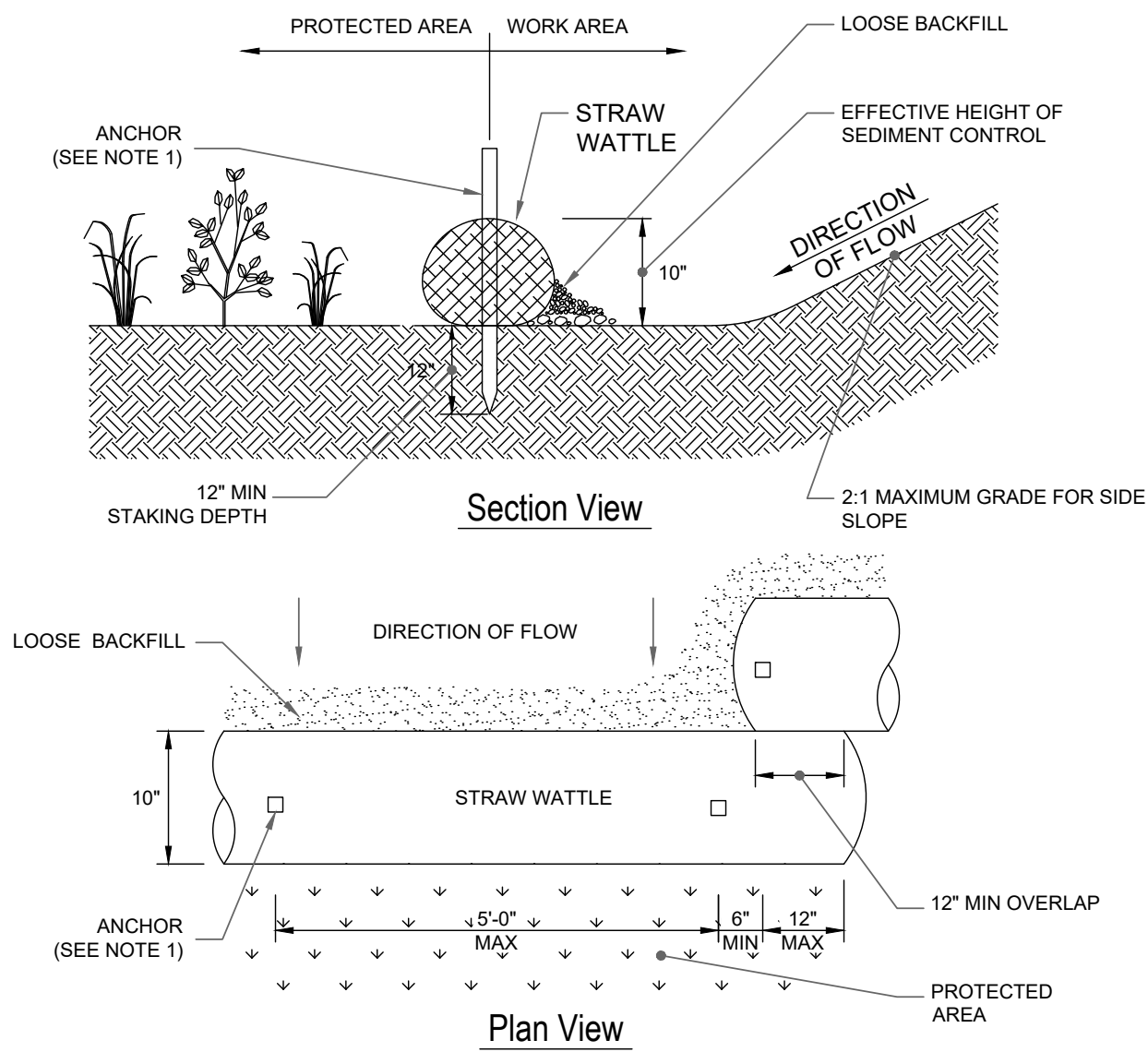
Project No. 25004	Checked AK	Date 12.15.2025
Designed AK/B8	Approved AK	Scale AS SHOWN

Drawing No.

C-2

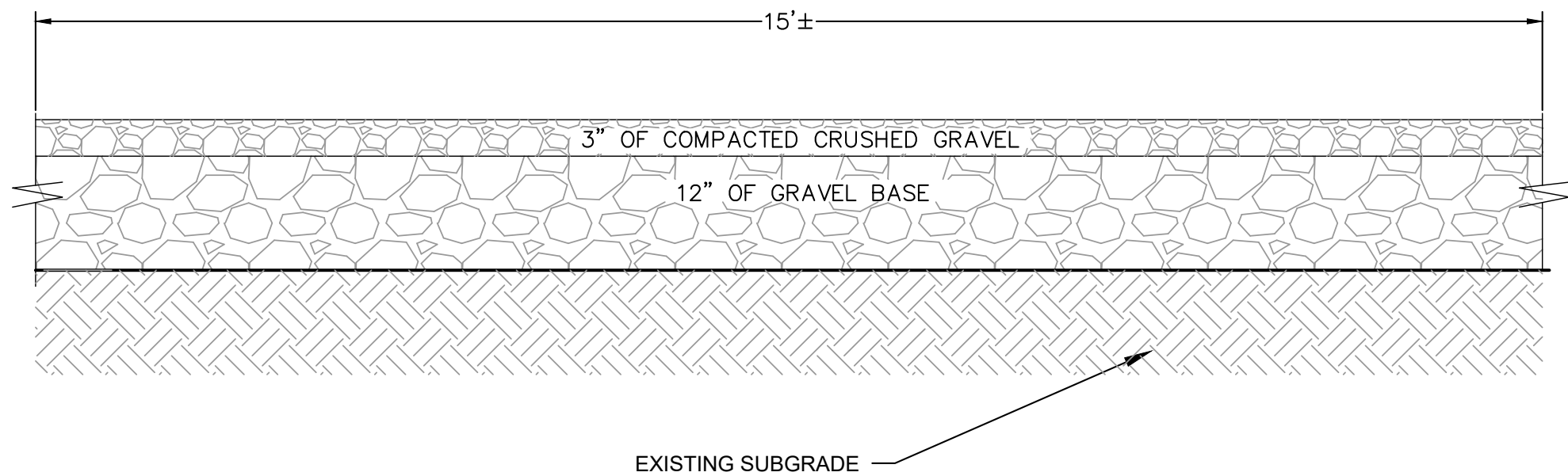


Seal



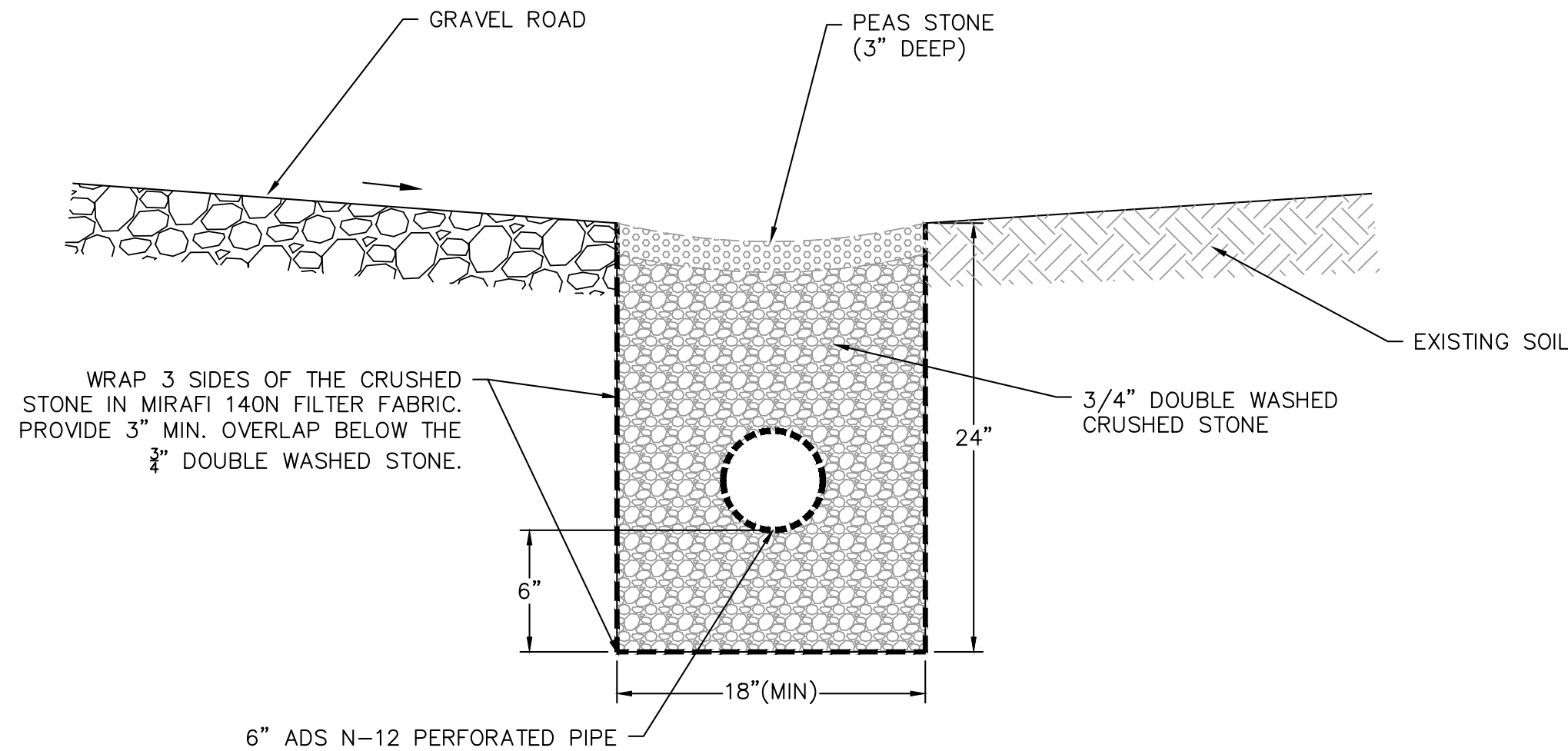
- CONSTRUCTION NOTES**
1. ANCHOR TO BE A 2" X 2" X 36" HARD WOOD STAKE, OR APPROVED EQUAL.
 2. EROSION CONTROL SHALL BE REMOVED ONCE VEGETATION HAS BEEN ESTABLISHED.
 3. STRAW WATTLE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN DAYS OR PER LOCAL AND STATE REQUIREMENTS. REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY, AS NEEDED.
 4. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

STRAW WATTLE EROSION CONTROL BARRIER
NOT TO SCALE



- NOTES:**
1. REFER TO SHEET C1 FOR GRADING DETAILS.

GRAVEL ROAD DETAIL
NOT TO SCALE



INFILTRATION TRENCH DRAIN DETAIL
NOT TO SCALE



102 State Rd | Unit #F
North Dartmouth, MA 02747
Tel: (508)-730-9515

JOEL CORDERO
4 EARLE ST
FAIRHAVEN, MA 02719

Owner/Applicant

AMERICAN LAND SURVEYS
3 SUNSET LANE
FAIRHAVEN, MA 02719

Consultant:

**ISSUED FOR PLANNING
BOARD APPROVAL
(NOT APPROVED FOR CONSTRUCTION)**

Issue Type

**4 EARLE STREET
FAIRHAVEN MA 02719**

Date	Description	By	REV

**SUBDIVISION PLAN
FOR 4 EARLE ST**

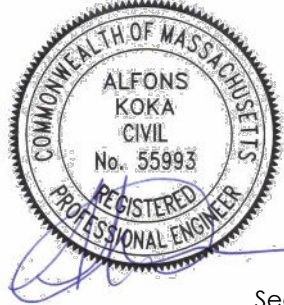
DETAILS

Drawing Title

Project No. 25004	Checked AK	Date 12.15.2025
Designed AK/BB	Approved AK	Scale AS SHOWN

Drawing No.

C-3



Seal