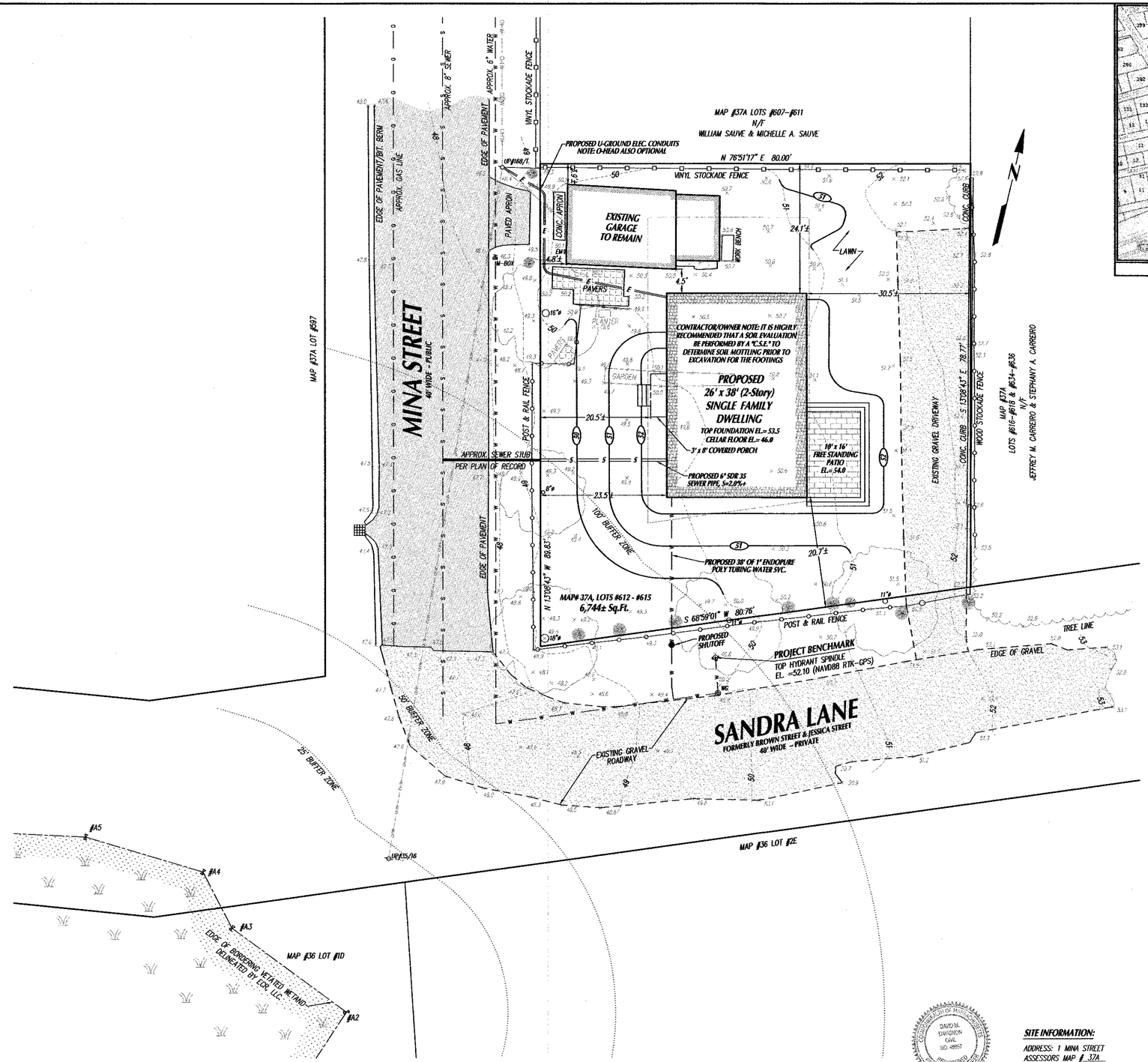
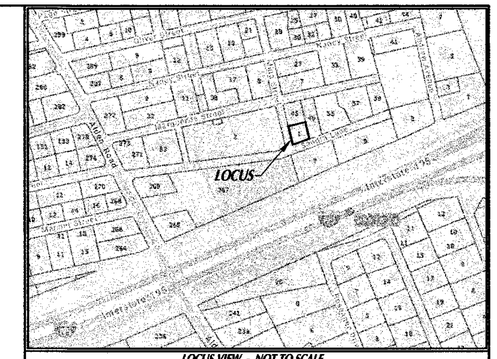
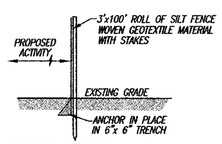




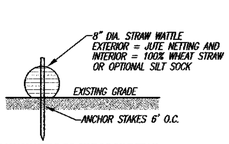
LOCUS VIEW - NOT TO SCALE

LEGEND

- 51 — EXISTING CONTOURS
- 51 — PROPOSED CONTOURS
- EDGE OF OFFSITE WETLANDS
- 25', 50' & 100 Ft. BUFFER ZONE



SILTATION FENCE DETAIL
Not to Scale
ALTERNATIVE NO. 1 – EROSION CONTROL



STRAW WATTLE OR SILT SOCK DETAIL
Not to Scale
ALTERNATIVE NO. 2 OR 3 – EROSION CONTROL

SURVEY NOTES:

1. THE LOCATIONS SHOWN HEREON WERE OBTAINED BY AN ON THE GROUND INSTRUMENT SURVEY PERFORMED BY THIS FIRM BETWEEN 7/15 – 7/16 2025.
2. VERTICAL DATUM SHOWN HEREON AS NAVD 88, NORTH AMERICAN VERTICAL DATUM OF 1988 ESTABLISHED VIA GPS-MaCORS REAL TIME NETWORK.
3. 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.

CONTRACTOR NOTES:

- CONTRACTOR SHALL NOTIFY THE CONSERVATION COMMISSION PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL PROVIDE ALL CONTACT INFORMATION TO THE CONSERVATION COMMISSION.
- CONTRACTOR SHALL HAVE A COPY OF THE PLAN OF RECORD AT THE SITE AT ALL TIMES.
- PRIOR TO ANY EXCAVATION CONTRACTOR SHALL INSTALL THE EROSION CONTROL BARRIER AND THEN CONTACT THE CONSERVATION COMMISSION OFFICE FOR AN INSPECTION.
- CONCRETE WASHOUT SHALL BE INTO A BASIN AND DISPOSED OF AT AN APPROPRIATE OFFSITE FACILITY, OR WITHIN THE PROPOSED FOUNDATION FOOTPRINT.

GENERAL NOTES:

1.) CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH "DIG SAFE" AND OTHER APPROPRIATE AGENCIES, AND REPORT ANY DISCREPANCIES TO THIS OFFICE.
2.) CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY AND ALL DISCREPANCIES FOUND BETWEEN THE SITE CONDITIONS AND THOSE SHOWN ON THIS PLAN PRIOR TO THE CONTINUATION OF WORK.
3.) ANY AND ALL CHANGES FROM THE SITE DESIGN LAYOUT SHOWN MUST BE APPROVED BY THIS OFFICE, THE CONSERVATION COMMISSION AND OTHER APPROPRIATE LOCAL OFFICIALS.
4.) PRIOR TO BACKFILL, ALL WATER SERVICE PIPE AND CONNECTIONS SHALL BE INSPECTED BY THE TOWN OF FAIRHAVEN WATER DEPARTMENT.
5.) PRIOR TO BACKFILL, ALL SEWER SERVICE PIPE AND CONNECTIONS SHALL BE INSPECTED BY THE TOWN OF FAIRHAVEN SEWER DEPARTMENT.

COMMONWEALTH OF MASSACHUSETTS
DAVID M. DAVIGNON
CIVIL
NO. 49957
REGISTERED PROFESSIONAL ENGINEER
12/30/25

BUILDING COVERAGE:
EXISTING GARAGE = 397 Sq.Ft.
PROPOSED DWELLING & PORCH = 1,012 Sq.Ft.
1,409 Sq.Ft./6,744 Sq.Ft.= 20.9%
20.9% < 30% ALLOWABLE

LOT COVERAGE:
PROPOSED BUILDING COVERAGE = 1,409 Sq.Ft.
PATIO & CONC. PADS = 252 Sq.Ft.
1,661 Sq.Ft./6,744 Sq.Ft.= 24.6%
24.6% < 50% ALLOWABLE

SITE INFORMATION:
ADDRESS: 1 MINA STREET
ASSESSORS MAP # 37A
ASSESSORS LOTS # 612-615
CURRENT OWNER:
WILLIAM J. ALPHONSE REVOCABLE TRUST
P.O. BOX 864
MATTAPOISETT, MA 02739
BOOK 13837 PAGE 279
ZONING DISTRICT: SINGLE RESIDENCE (RA)
MINIMUM LOT FRONTAGE: 100'
MINIMUM LOT AREA: 15,000 Sq.Ft.
CURRENT REQUIRED BUILDING SETBACKS:
FRONT: 20'
REAR: 30' SIDE: 10'
FEMA FIRM No. 25005C0392G EFFECTIVE 7-6-2021
FLOOD ZONE ZONE X

Rev. #	DATE	BY	DESCRIPTION

SITE PLAN
FOR PROPERTY SITUATED AT
1 MINA STREET in FAIRHAVEN, MA
PREPARED FOR
WILLIAM J. ALPHONSE REVOCABLE TRUST

SCALE: 1"=10 DATE: DECEMBER 30, 2025
0 5 10 20 30

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

Drawn By: D.M.D. | Check By: D.M.D. | Job No. 2993