

**LEGEND**

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING EDGE OF VEGETATION
- EXISTING EDGE OF LAWN
- FLOOD ZONE LINES

**CONTRACTOR NOTES:**

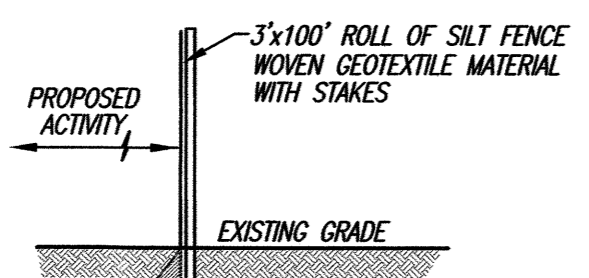
- CONTRACTOR SHALL NOTIFY THE CONSERVATION COMMISSION PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL PROVIDE ALL CONTACT INFORMATION TO THE CONSERVATION COMMISSION.
- CONTRACTOR SHALL HAVE A COPY OF THE ORDER OF CONDITIONS AT THE SITE AT ALL TIMES.
- PRIOR TO ANY EXCAVATION CONTRACTOR SHALL INSTALL THE 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.

**CONTRACTOR NOTES:**

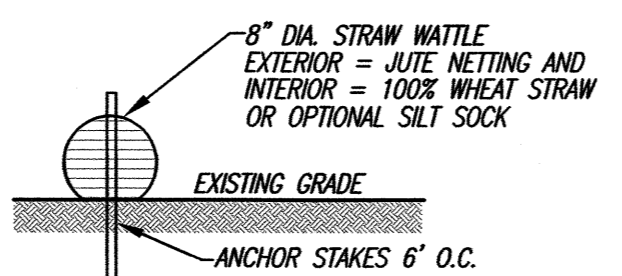
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH "DIG SAFE" AND OTHER APPROPRIATE AGENCIES, AND REPORT ANY DISCREPANCIES TO THIS OFFICE.
- CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY AND ALL DISCREPANCIES FOUND BETWEEN THE SITE CONDITIONS AND THOSE SHOWN ON THIS PLAN PRIOR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

**SURVEY NOTES:**

- THE PROPERTY LINE INFORMATION AND TOPOGRAPHIC DETAIL SHOWN IS BASED ON A COMPILATION OF CURRENT AVAILABLE PLANS AND DEEDS AND ON THE GROUND INSTRUMENT SURVEYS PERFORMED BY THIS FIRM ON SEPTEMBER 16 & 17, 2024.
- VERTICAL DATUM SHOWN HEREON AS NAVD 88, NORTH AMERICAN VERTICAL DATUM OF 1988 ESTABLISHED VIA GPS-MAGNUS REAL TIME NETWORK.



**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



**APPLICANTS:**  
DOUGLAS & KAMRYN DUBOIS  
53 CLIFF DRIVE  
ASSONET, MA 02702

**OWNER OF RECORD:**  
DOUGLAS DUBOIS  
53 CLIFF DRIVE  
ASSONET, MA 02702  
BOOK 11863 PAGE 308

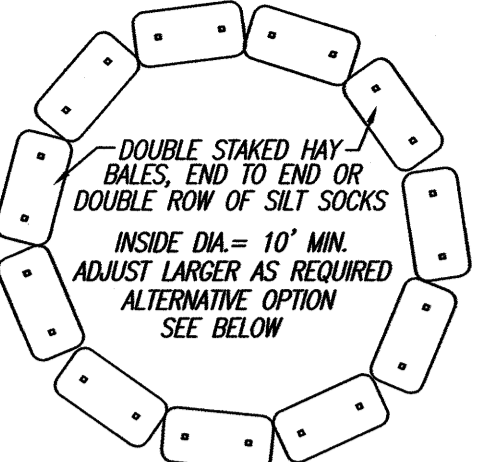
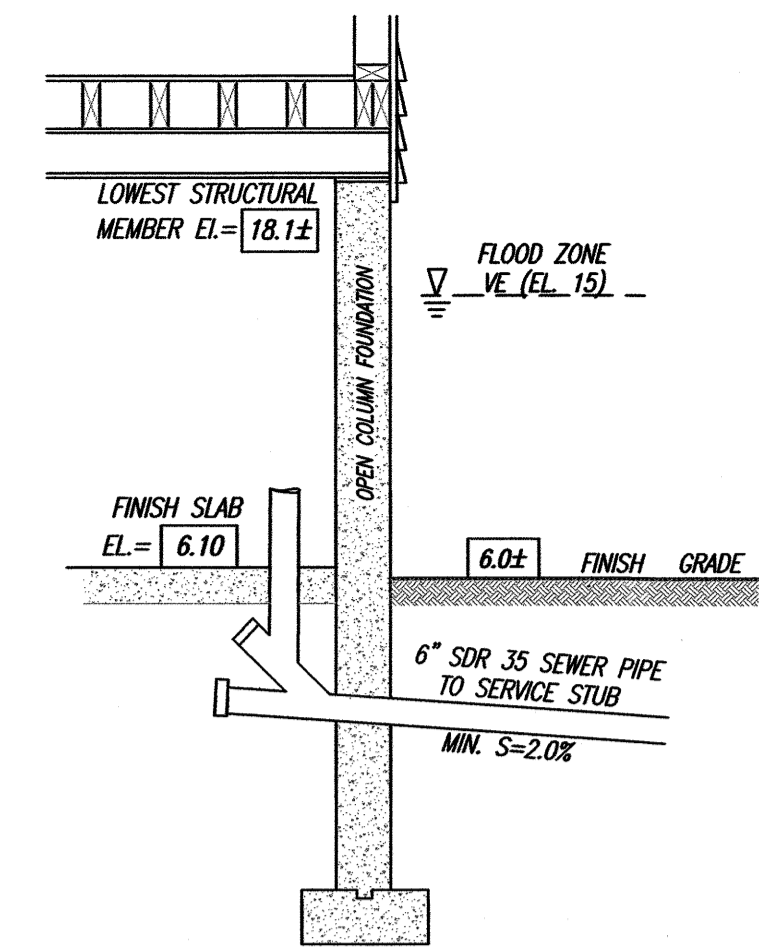
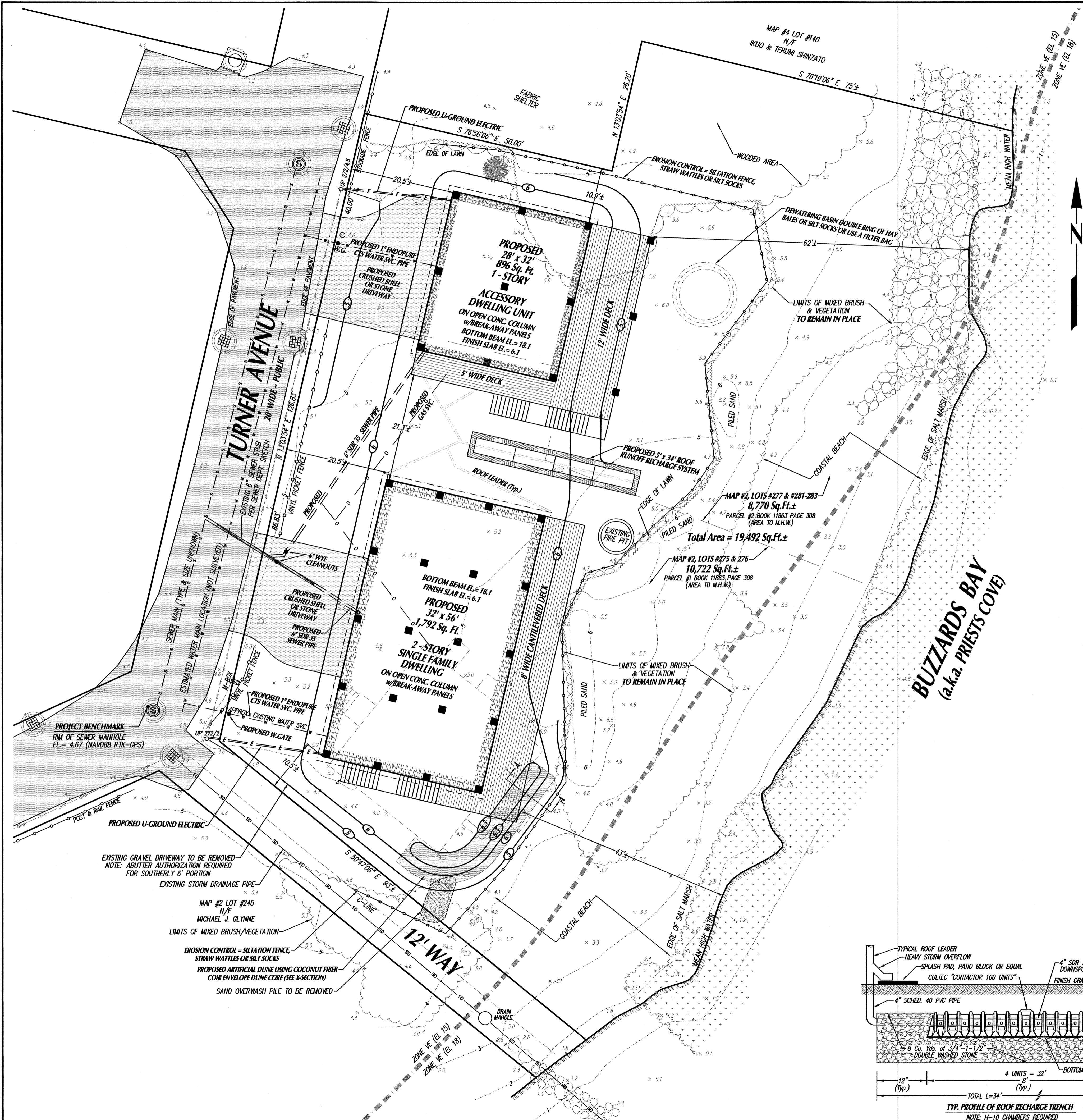
**SITE INFORMATION:**  
ASSESSORS MAP # 2  
ASSESSORS LOTS # 275-#277, & 281-283  
SITE ADDRESS: 17 TURNER AVENUE

**CURRENT ZONING DISTRICT:**  
RESIDENCE A (RA)  
MINIMUM BUILDING SETBACKS:  
FRONT: 20' SIDE: 10'  
REAR: 30'

**MINIMUM FRONTAGE:** 100'  
**MINIMUM AREA:** 15,000 S.F.  
**MINIMUM UPLAND AREA:** 13,500 S.F.

**FEMA FLOOD ZONE:** VE ELEV: 15  
**F.I.R.M. PANEL NO.:** 25005C0394H  
**ALLOWABLE BUILDING COVERAGE:** = 25.0%  
**PROPOSED BUILDING COVERAGE:** = 13.8%  
**PROPOSED LOT COVERAGE:** = 13.8%

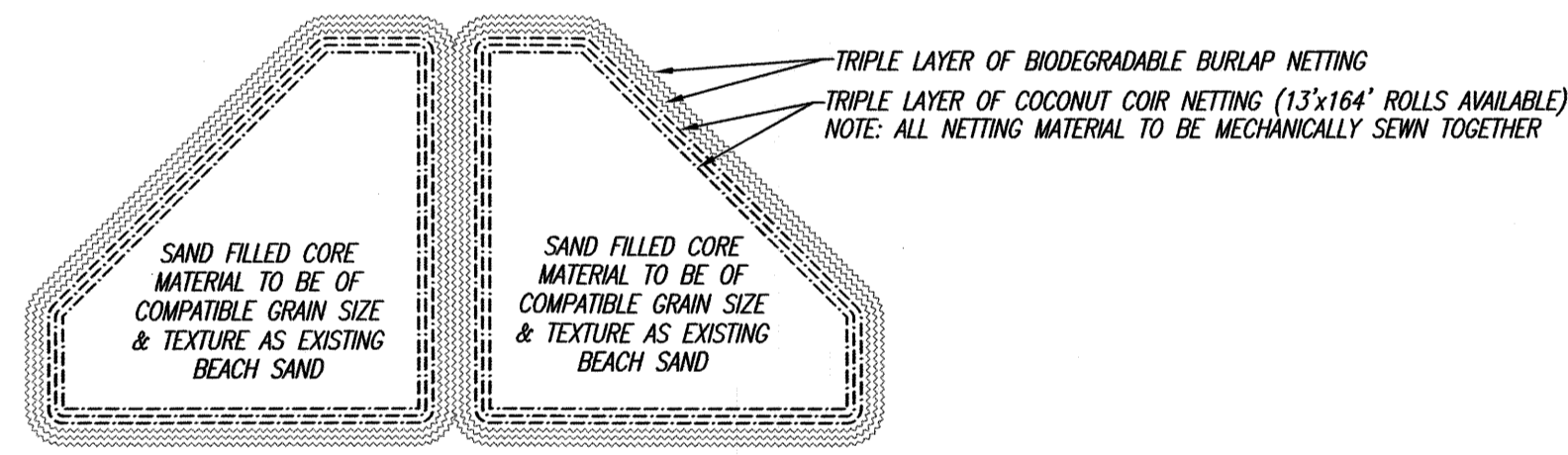
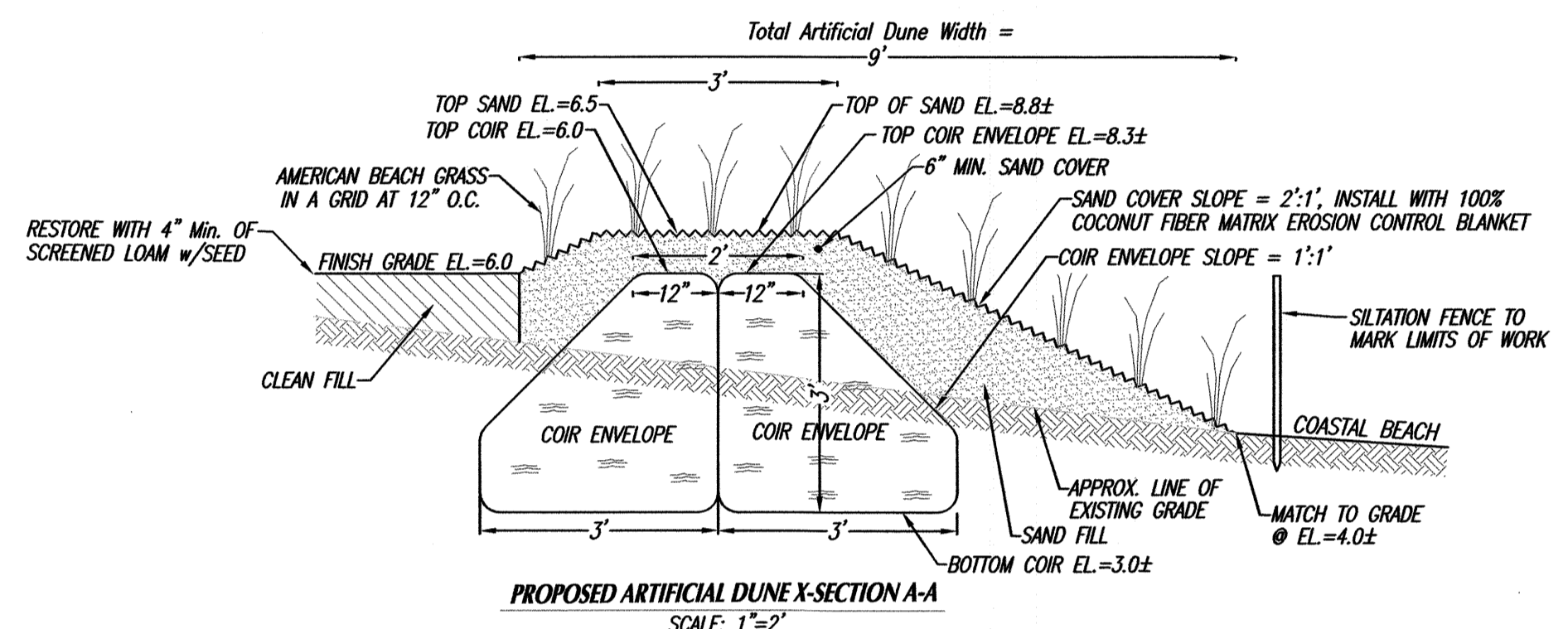
Rev. #	DATE	BY	DESCRIPTION
<div>SITE PLAN</div> <div>FOR PROPERTY LOCATED</div> <div>at 17 TURNER AVENUE in</div> <div>FAIRHAVEN, MA</div> <div>PREPARED FOR</div> <div>DOUGLAS &amp; KAMRYN DUBOIS</div> <div>Sheet 1 of 2 - Existing Conditions Plan</div>			
SCALE: 1"=10'		DATE: APRIL 17, 2025	
<div><div>05102030</div></div>			
<div>SCHNEIDER, DAVIGNON &amp; LEONE, INC.</div> <div>PROFESSIONAL CIVIL ENGINEERS &amp; LAND SURVEYORS</div> <div>P.O. Box 480, 81A County Rd UNIT G, MATTAPOISETT, MA 02739</div> <div>1-508-758-7866</div>			
<div><div></div></div>			
Drawn By: D.M.D.		Check By: D.M.D.	
		Job No. 3924	



ALTERNATIVE OPTION: USE THE "DIRT BAG" PUMPED SILT CONTROL SYSTEM BY "ACT" DISTRIBUTOR: A.H. HARRIS & SONS, INC.  
TYP. DEWATERING HAY BALE RING  
"Not to Scale"

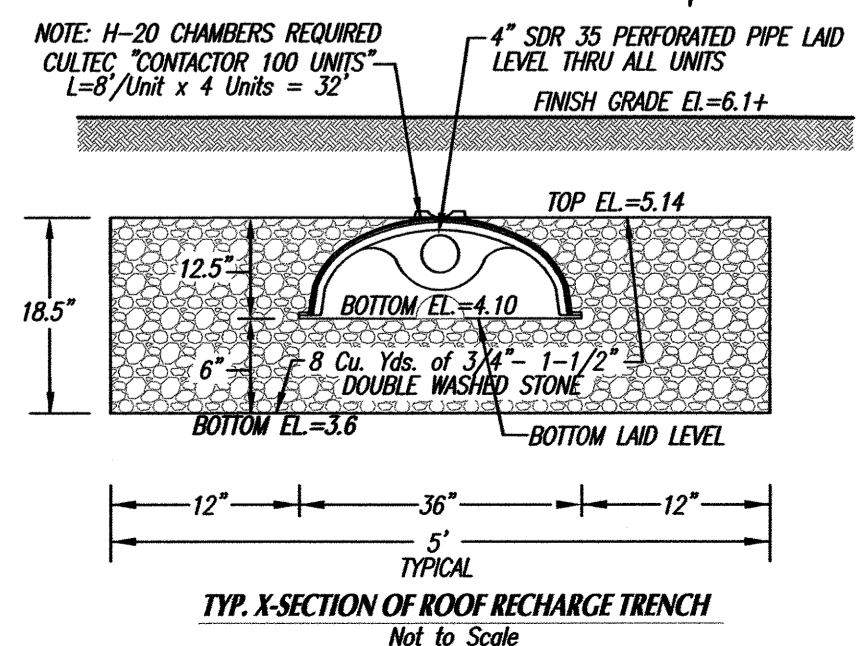
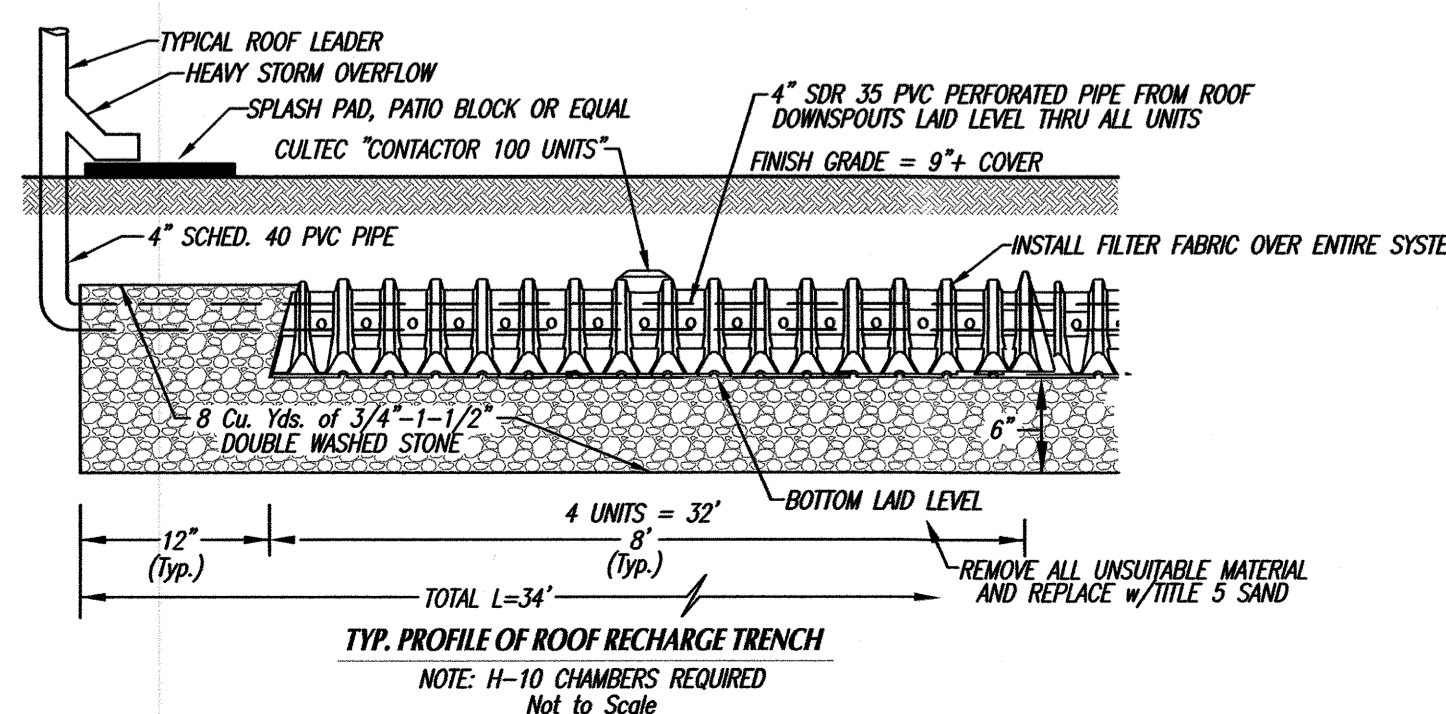
**FOUNDATION CONSTRUCTIONS NOTES:**

- THE PROPOSED DWELLING IS LOCATED IN FLOOD ZONE VE EL. 15 (N.A.V.D. Datum of 1988).
- THE LOWEST STRUCTURAL MEMBER SHALL BE SET AT OR ABOVE ELEVATION 18.0 (PROPOSED EL. = 18.1).
- THE PROPOSED FINISH CONCRETE SLABS BELOW BOTH STRUCTURES ELEVATION = 6.1.
- THE PROPOSED FOUNDATION SHALL BE AN OPEN COLUMN TYPE FOUNDATION DESIGNED BY A STRUCTURAL ENGINEER IN COMPLIANCE WITH FEMA AND MASS BUILDING CODE FOR CONSTRUCTION WITHIN A VELOCITY ZONE.
- BREAKAWAY PANELS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER IN COMPLIANCE WITH FEMA & MASS BUILDING CODE.
- THE NUMBER AND LOCATION OF COLUMNS OR PILES SHALL BE DETERMINED BY THE STRUCTURAL ENGINEER.



**COIR ENVELOPE NOTES:**

- DISTRIBUTOR OF MATERIALS = E.J. PRESCOTT, INC.
- INSTALLATION OF MATERIALS SHALL BE IN COMPLIANCE WITH THIS PLAN & MANUFACTURE'S SPECIFICATIONS.
- ALL CONSTRUCTION ACTIVITY SHALL BE IN COMPLIANCE WITH THE DESIGN PLAN AND ORDER OF CONDITIONS.
- ALL SAND MATERIAL UTILIZED AS BACKFILL SHALL BE OF COMPATIBLE GRAIN SIZE AS THE EXISTING SAND.
- THE CONTRACTOR SHALL PROVIDE A SIEVE ANALYSIS REPORT TO THE DESIGN ENGINEER AND CONSERVATION COMMISSION CONFIRMING THE COMPATIBILITY OF THE SAND TO BE USED.
- UPON COMPLETION OF THE FINAL ENVELOPE GRADING, BEACH GRASS SHALL BE PLANTED IMMEDIATELY.



Rev. #	DATE	BY	DESCRIPTION
<b>SITE PLAN</b> FOR PROPERTY LOCATED at 17 TURNER AVENUE in <b>FAIRHAVEN, MA</b> PREPARED FOR <b>DOUGLAS &amp; KAMRYN DUBOIS</b> Sheet 2 of 2 - Proposed Conditions Plan SCALE: 1"=10' 0 5 10 20 30 DATE: APRIL 17, 2025 <b>SCHNEIDER, DAVIGNON &amp; LEONE, INC.</b> 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. 3924			