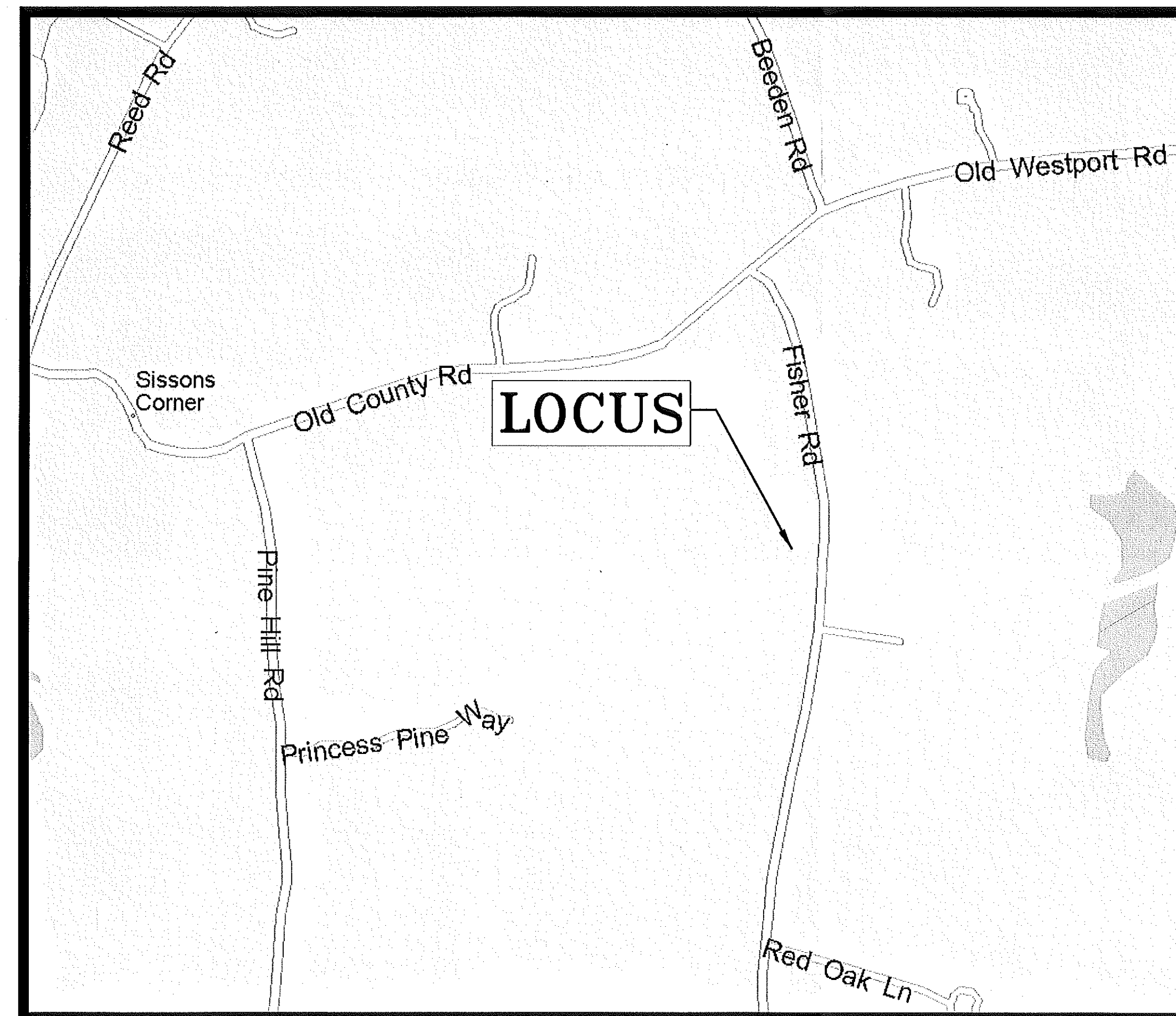


DEFINITIVE SUBDIVISION - ISIDORO COURT - IN WESTPORT, MASSACHUSETTS



| <i>INDEX OF DRAWINGS</i> | | |
|---------------------------------|---|-----------------------|
| <i>SHEET NO.</i> | <i>TITLE</i> | <i>DATE</i> |
| | <i>TITLE SHEET</i> | <i>SEPT. 28, 2020</i> |
| <i>1 OF 1</i> | <i>DEFINITIVE PLAN</i> | <i>SEPT. 28, 2020</i> |
| <i>1 OF 3</i> | <i>OVERALL ROADWAY & GRADING PLAN</i> | <i>SEPT. 28, 2020</i> |
| <i>2 OF 3</i> | <i>PLAN AND PROFILE (ISIDORO COURT)</i> | <i>SEPT. 28, 2020</i> |
| <i>3 OF 3</i> | <i>DETAIL SHEET</i> | <i>SEPT. 28, 2020</i> |

APPLICANT:

ANTHONY MEDEIROS
93 FISHER ROAD
WESTPORT, MA 02790

OWNER

MEDEIROS IRREVOCABLE TRUST
93 FISHER ROAD
WESTPORT, MA 02790

PREPARED BY:

SITEC
Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7554

LOCUS MAP
NOT TO SCALE

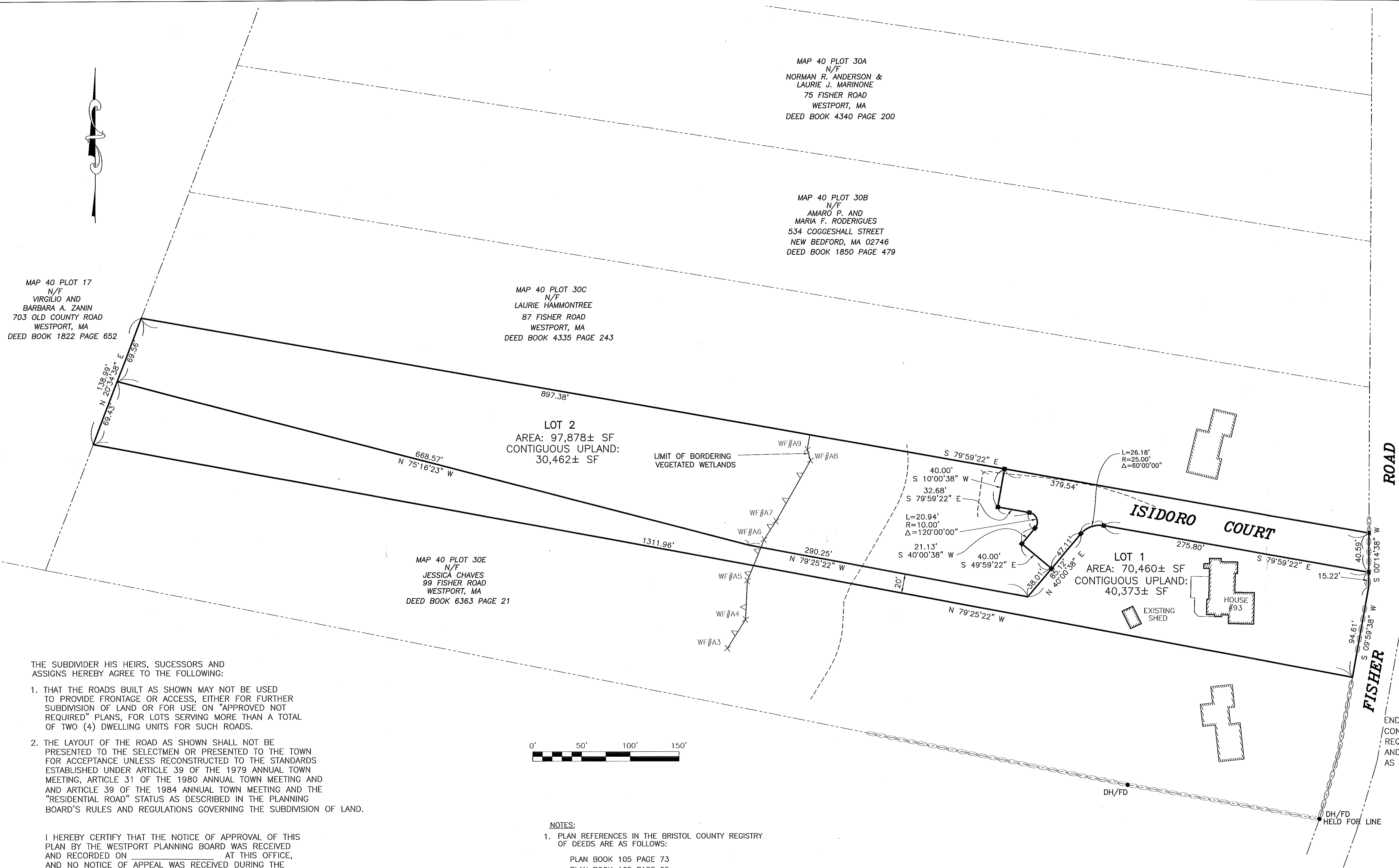
WAIVERS:

1. WAIVE THE REQUIRED PROPERTY LINE FILLETS AT THE INTERSECTION OF ISIDORO COURT AND FISHER ROAD.
2. WAIVE THE 20% STORMWATER REDUCTION REQUIREMENT.
3. WAIVE THE MAXIMUM 5% DESIGN SLOPE FOR GRAVEL ROADS
4. WAIVE THE REQUIRED -1% LEVELING AREA AT THE INTERSECTION OF ISIDORO COURT AND FISHER ROAD



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PLANNING BOARD



THE SUBDIVIDER HIS HEIRS, SUCESSORS AND ASSIGNS HEREBY AGREE TO THE FOLLOWING:

1. THAT THE ROADS BUILT AS SHOWN MAY NOT BE USED TO PROVIDE FRONTAGE OR ACCESS, EITHER FOR FURTHER SUBDIVISION OF LAND OR FOR USE ON "APPROVED NOT REQUIRED" PLANS, FOR LOTS SERVING MORE THAN A TOTAL OF TWO (4) DWELLING UNITS FOR SUCH ROADS.
2. THE LAYOUT OF THE ROAD AS SHOWN SHALL NOT BE PRESENTED TO THE SELECTMEN OR PRESENTED TO THE TOWN FOR ACCEPTANCE UNLESS RECONSTRUCTED TO THE STANDARDS ESTABLISHED UNDER ARTICLE 39 OF THE 1979 ANNUAL TOWN MEETING, ARTICLE 31 OF THE 1980 ANNUAL TOWN MEETING AND AND ARTICLE 39 OF THE 1984 ANNUAL TOWN MEETING AND THE "RESIDENTIAL ROAD" STATUS AS DESCRIBED IN THE PLANNING BOARD'S RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WESTPORT PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE, AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, WESTPORT, MA DATE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE

- NOTES:
1. PLAN REFERENCES IN THE BRISTOL COUNTY REGISTRY OF DEEDS ARE AS FOLLOWS:
PLAN BOOK 105 PAGE 73
PLAN BOOK 165 PAGE 25
 2. ■ REPRESENTS CONCRETE BOUND TO BE SET PER PLANNING BOARD REGULATIONS

- WAIVERS:
1. TO WAIVE THE REQUIRED PROPERTY LINE FILLETS AT THE INTERSECTION OF ISIDORO COURT AND FISHER ROAD.
 2. TO WAIVE THE 20% STORMWATER REDUCTION REQUIREMENT. THE DRAINAGE CALCULATIONS SHOW A SLIGHT INCREASE IN PEAK FLOW RATES AT THE SUBDIVISION BOUNDARY.
 3. TO WAIVE THE MAXIMUM 5% DESIGN SLOPE FOR GRAVEL ROADS
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LOCUS LOT
MAP 40 LOT 30D
93 FISHER ROAD

APPLICANT:
ANTHONY MEDEIROS
93 FISHER ROAD
WESTPORT, MA 02790

OWNER
MEDEIROS IRREVOCABLE TRUST
93 FISHER ROAD
WESTPORT, MA 02790

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PLANNING BOARD

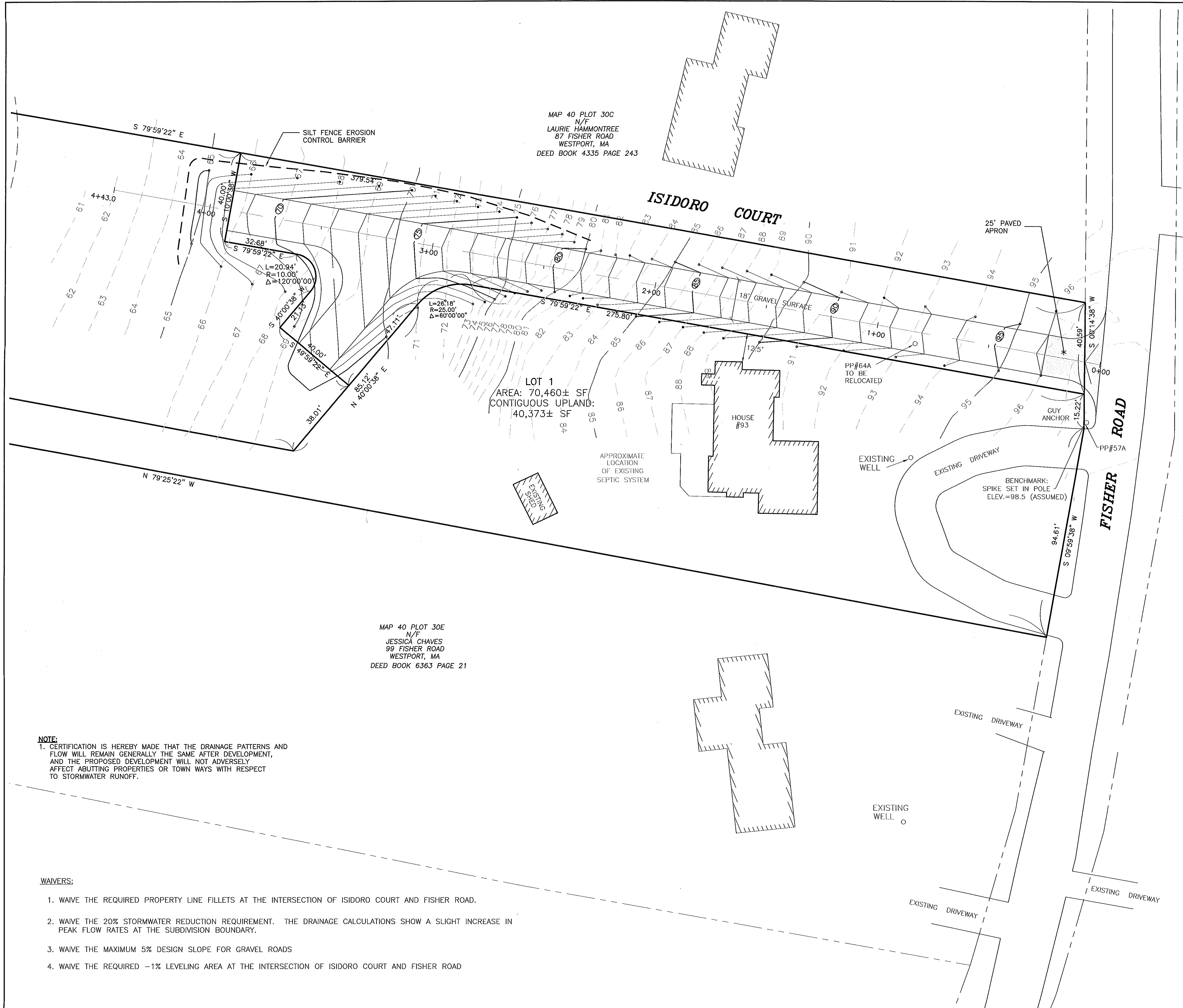
DEFINITIVE SUBDIVISION
OF ISIDORO COURT
IN
WESTPORT, MA
PREPARED FOR

ANTHONY MEDEIROS
SCALE: 1"=50' SEPTEMBER 28, 2020

| |
|---|
| APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW |
| WESTPORT PLANNING BOARD |
| |
| |
| |
| |
| |
| DATE: _____ |

ENDORSEMENT OF THIS PLAN SHALL NOT BE DEEMED TO CONSTITUTE DETERMINATION OF COMPLIANCE WITH THE REQUIREMENTS OF THE TOWN OF WESTPORT'S ZONING BY-LAW AND SAID ENDORSEMENT DOES NOT ENSURE THAT THE LOTS AS SHOWN ARE BUILDABLE.

PREPARED BY
SITEC
Civil and Environmental Engineering
Land Use Planning
SITEC, Inc.
449 Founce Corner Rd.
Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7554



MAP 40 PLOT 30C
N/F
LAURIE HAMMONTREE
87 FISHER ROAD
WESTPORT, MA
DEED BOOK 4335 PAGE 243

MAP 40 PLOT 30E
N/F
JESSICA CHAVES
99 FISHER ROAD
WESTPORT, MA
DEED BOOK 6363 PAGE 21

NOTE:
1. CERTIFICATION IS HEREBY MADE THAT THE DRAINAGE PATTERNS AND FLOW WILL REMAIN GENERALLY THE SAME AFTER DEVELOPMENT, AND THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT ADJUTING PROPERTIES OR TOWN WAYS WITH RESPECT TO STORMWATER RUNOFF.

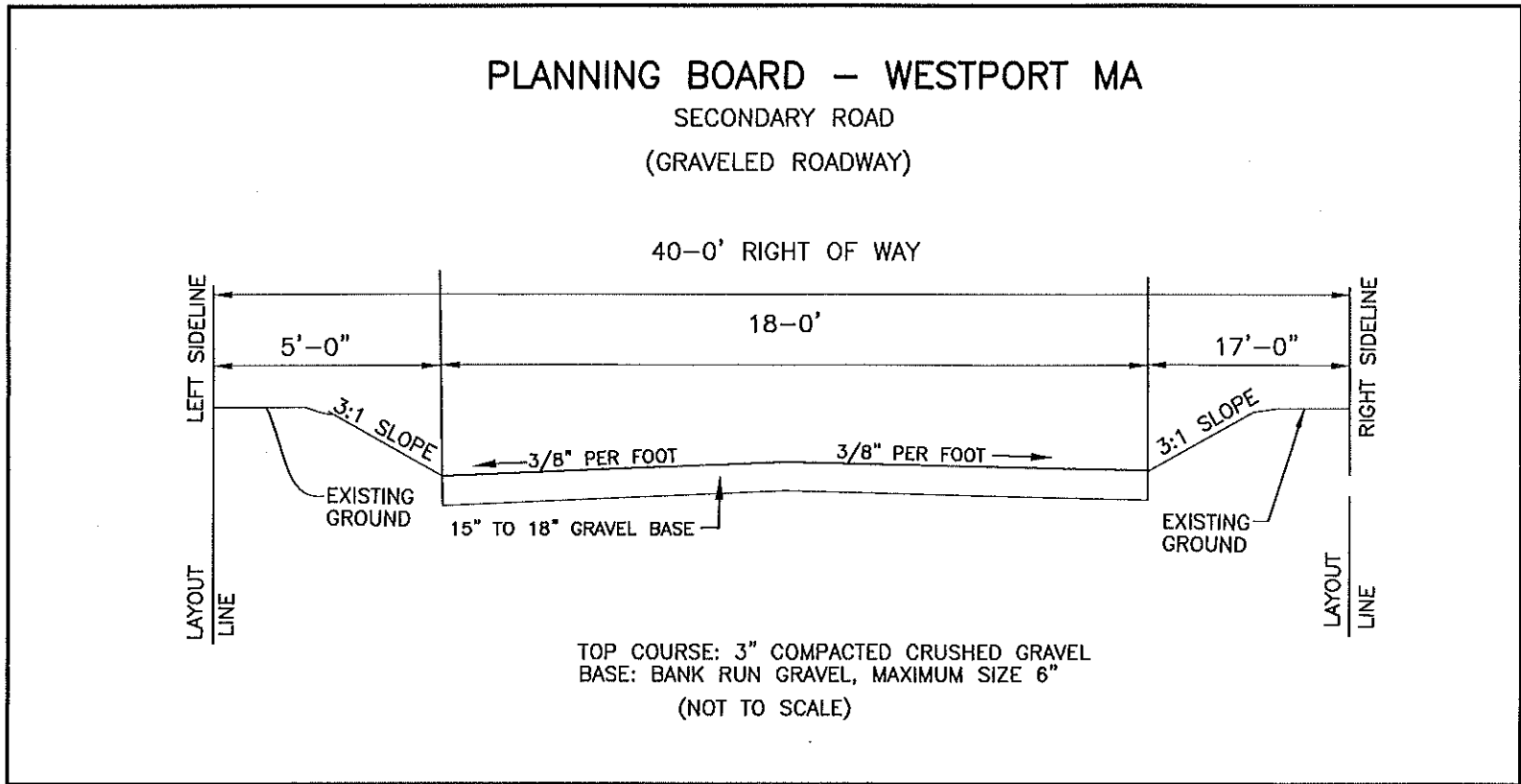
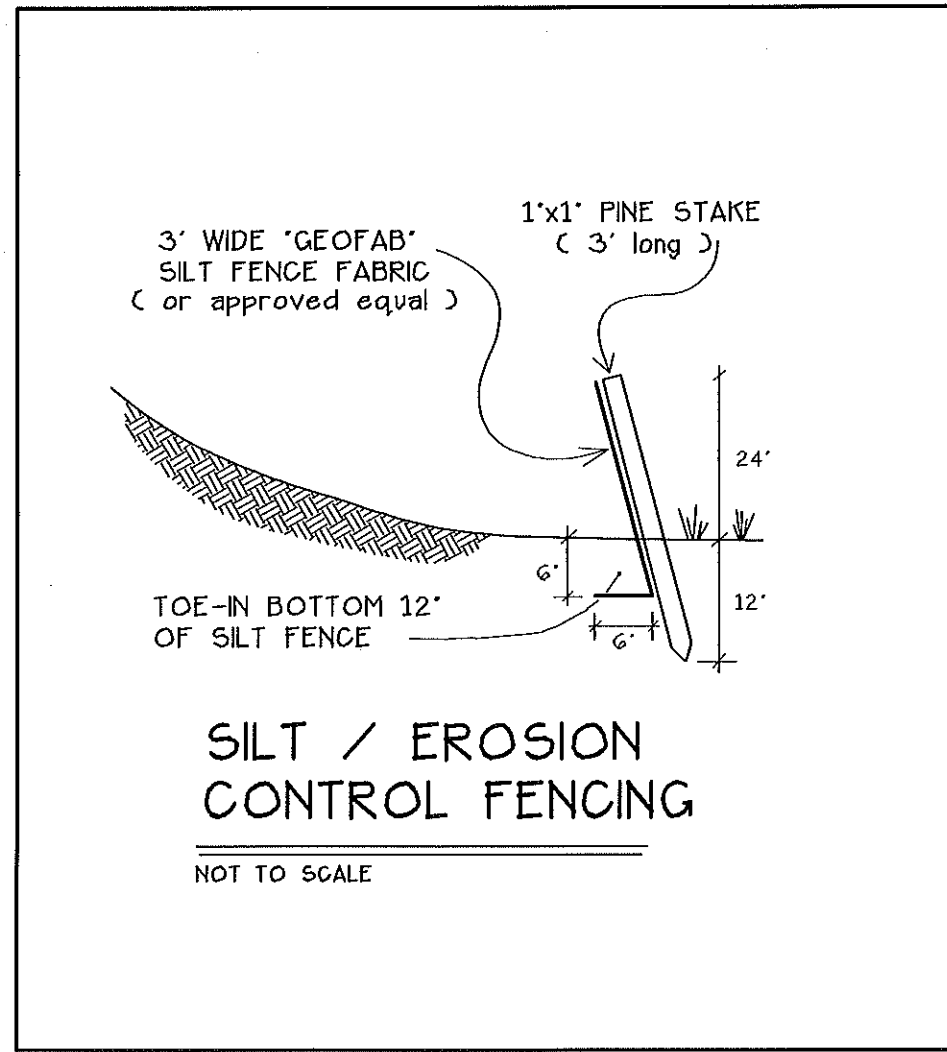
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PLANNING BOARD
LOCUS LOT
MAP 40 LOT 30D
93 FISHER ROAD

| | |
|-----------------|--|
| | |
| Project: | DEFINITIVE SUBDIVISION PLAN OF ISIDORO COURT 93 FISHER ROAD - MAP 40 LOT 30D WESTPORT, MASSACHUSETTS |
| Client: | ANTHONY MEDEIROS |
| Drawing Title: | OVERALL ROADWAY AND GRADING PLAN |
| Scale: | 1"=20' |
| Date: | SEPT. 28, 2020 |
| Drawn: | JAP |
| Check: | SDG |
| Approved: | SDG |
| Sheet: | 1 of 3 |
| Drawing Number: | OG-1 |
| Acad No. | WSP 19-7408 PP SHT2.DWG |
| File No. | 19-7408 |



CONTRACTOR NOTES

1. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THIS PLAN IS BASED ON FIELD AND RECORD INFORMATION AND, THEREFORE, MAY NOT COMPLETELY DEPICT ALL EXISTING UTILITIES.
3. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS ARE FOUND TO DIFFER WITH THESE DRAWINGS.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THE ADJUTING AREA AND UTILITIES IN THE CONSTRUCTION OF THIS SITE. REPAIR OF DAMAGED PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER.

MAINTENANCE SCHEDULE FOR ISIDORO COURT WESTPORT, MA

CONSTRUCTION PHASE

1. PRIOR TO THE START OF CONSTRUCTION, AN EROSION BARRIER SHALL BE SET ALONG THE PERIMETER OF ALL WORK AREAS THAT FALL WITHIN 100 FEET OF A WETLAND RESOURCE AREA ADJUTING THE PARCEL OF LAND.
2. THE EROSION BARRIER SHALL CONSIST OF STAKED HAY BALES OR SILT FENCING.
3. THE CONSTRUCTION OF THE PROJECT SHALL PROCEED, WHERE PRACTICAL, IN A PHASED FASHION, THEREBY MINIMIZING THE NEED TO EXPOSE LARGE AREAS OF THE SITE AT ONE TIME.
4. ALL EXPOSED AREAS NOT BUILT UPON OR PAVED SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF THE GRADING OPERATION. A STRAW MULCH SHALL BE UTILIZED TO MINIMIZE EROSION DURING THE GROWING PERIOD.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY TO TOWN OF WESTPORT PLANNING BOARD CONSTRUCTION STANDARDS.
2. ALL ELEVATIONS ARE BASED ON THE NGVD DATUM OF 1929.
3. CONCRETE MONUMENTS CONFORMING TO THE DEPARTMENT OF WESTPORT PLANNING BOARD REGULATIONS SHALL BE INSTALLED AS SHOWN ON THE DEFINITIVE PLANS.
4. PERMANENT STREET SIGNS SHALL BE INSTALLED AS REQUIRED.
5. TELEPHONE, ELECTRIC, AND CABLE TV UTILITIES SHALL BE INSTALLED OVERHEAD AS PER ORIGINAL APPROVAL IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY STANDARDS.
6. ALL LOTS WITHIN THE SUBDIVISION ARE TO BE SERVICED BY PRIVATE WELLS AND ON-SITE SEPTIC SYSTEMS.
7. OPENINGS FOR DRIVEWAYS SHALL BE GRADE TO PREVENT NORMAL RUN-OFF WATER FROM ENTERING THE DRIVEWAY OUTSIDE OF THE STREET RIGHT-OF-WAY.
8. ALL DRAINAGE SWALES SHALL BE LOAM AND SEEDED IN ORDER TO PROVIDE STABLE VEGETATIVE COVER AND SHALL HAVE A MINIMUM BASE WIDTH OF AT LEAST TWICE THE DIAMETER OF THE DRAINAGE PIPE.
9. AN ASBUILT SET OF PLANS WILL BE PROVIDED TO THE PLANNING BOARD SHOWING ALL ROAD WORK AND THE LOCATION OF ALL UTILITIES. A LETTER FROM A REGISTERED LAND SURVEYOR WILL BE PROVIDED STATING THAT ALL BOUNDS HAVE BEEN SET ACCURATELY AND IN ACCORDANCE WITH THE APPROVED PLANS.
10. PRIOR TO THE CONSTRUCTION OF DWELLINGS ON ANY INDIVIDUAL LOTS; TOWN APPROVED PERCOLATION AND GROUNDWATER TESTING MUST BE COMPLETED.

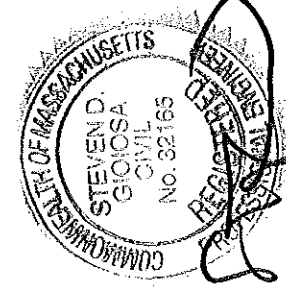
EROSION AND SEDIMENT CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO STUMP REMOVAL AND CONSTRUCTION. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
2. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION.
3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE CONSERVATION COMMISSION.
4. THE CONTRACTOR SHALL ESTABLISH AN EROSION CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) ABOUT TEN (10') FEET FROM TOE TO SLOPE OF PROPOSED FILL AREAS PRIOR TO BEGINNING FILL INSTALLATION. STABILIZATION OF SLOPES IN FILL AREAS (USING MULCH OR GRASS) SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF FILL INSTALLATION.
5. STABILIZATION OF SLOPES IN CUT AREAS (USING MULCH OR GRASS) AND THE INSTALLATION OF CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) AT THE TOE OF SLOPE SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF CUT.
6. CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PROPER TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
7. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN FIFTEEN (15) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF SOIL STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF HAYBALES. SIDE SLOPES SHALL NOT EXCEED 2:1.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO SPRINKLING OF WATER ON EXPOSED SOILS AND HAUL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC ON ADJACENT ROADWAYS.
9. IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN THIRTY (30) DAYS AFTER LAND DISTURBANCES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS.

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WESTPORT
PLANNING BOARD



| Chd. Appvd. By | Revision Description | Date | No. | Scale | Date | Drawn | Checked | Approved | Sheet | of | Drawing Number |
|--|----------------------|------|-----|----------|----------------|-------|---------|----------|-------|----|----------------|
| | | | | A5 SHOWN | SEPT. 28, 2020 | JAP | SDG | SDG | 3 | 3 | DS-1 |
| DEFINITIVE SUBDIVISION PLAN OF ISIDORO COURT 93 FISHER ROAD - MAP 40 LOT 30D WESTPORT, MASSACHUSETTS | | | | | | | | | | | |
| ANTHONY MEDEIROS | | | | | | | | | | | |
| DETAIL SHEET | | | | | | | | | | | |
| SITEC, Inc. 2409 Route 1A Westport, MA 01887 (508) 938-1125 FAX (508) 938-7554 | | | | | | | | | | | |
| Acad. No. 19-7408_DET.DWG | | | | | | | | | | | |
| File No. 19-7408 | | | | | | | | | | | |