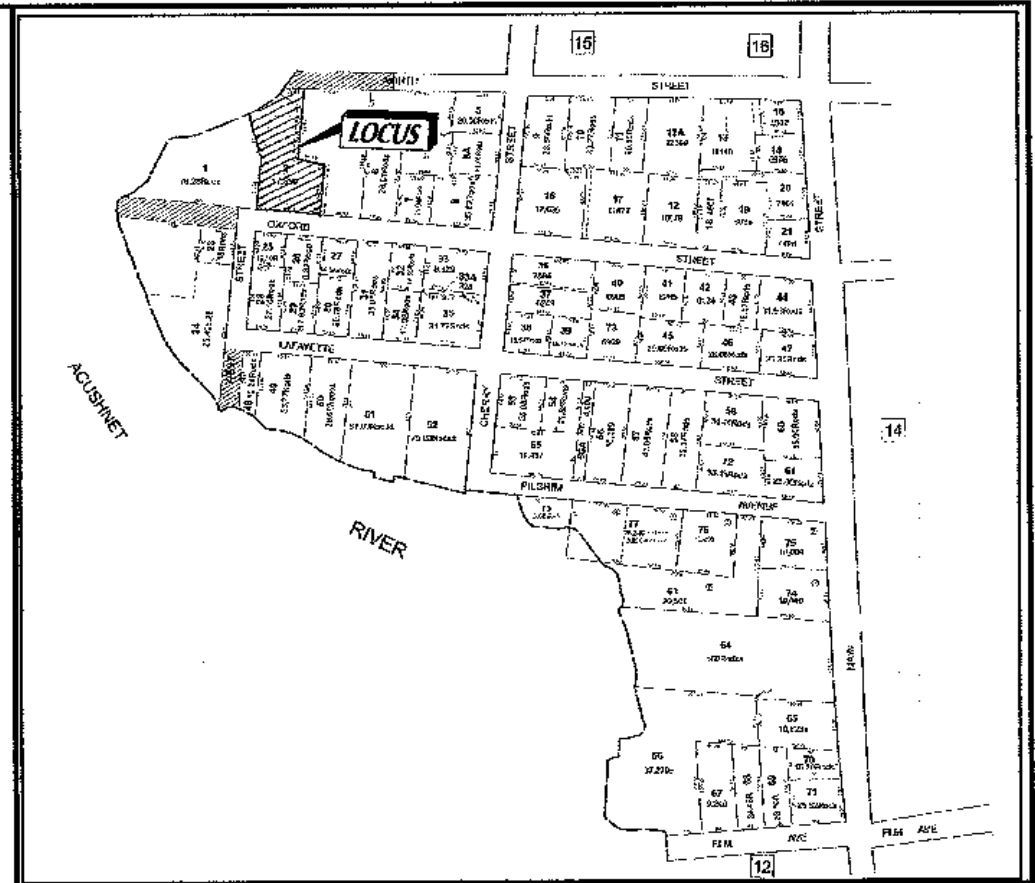
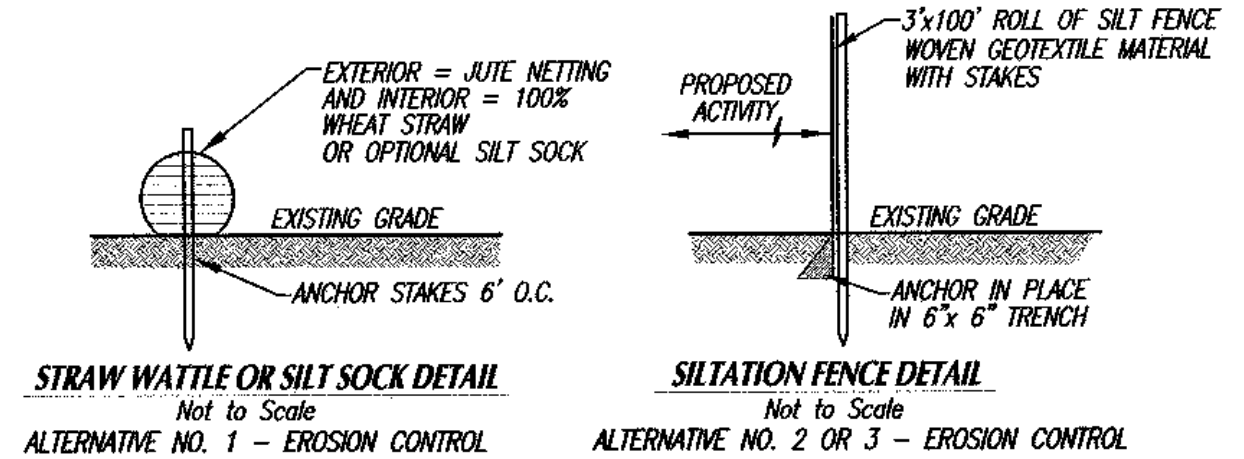
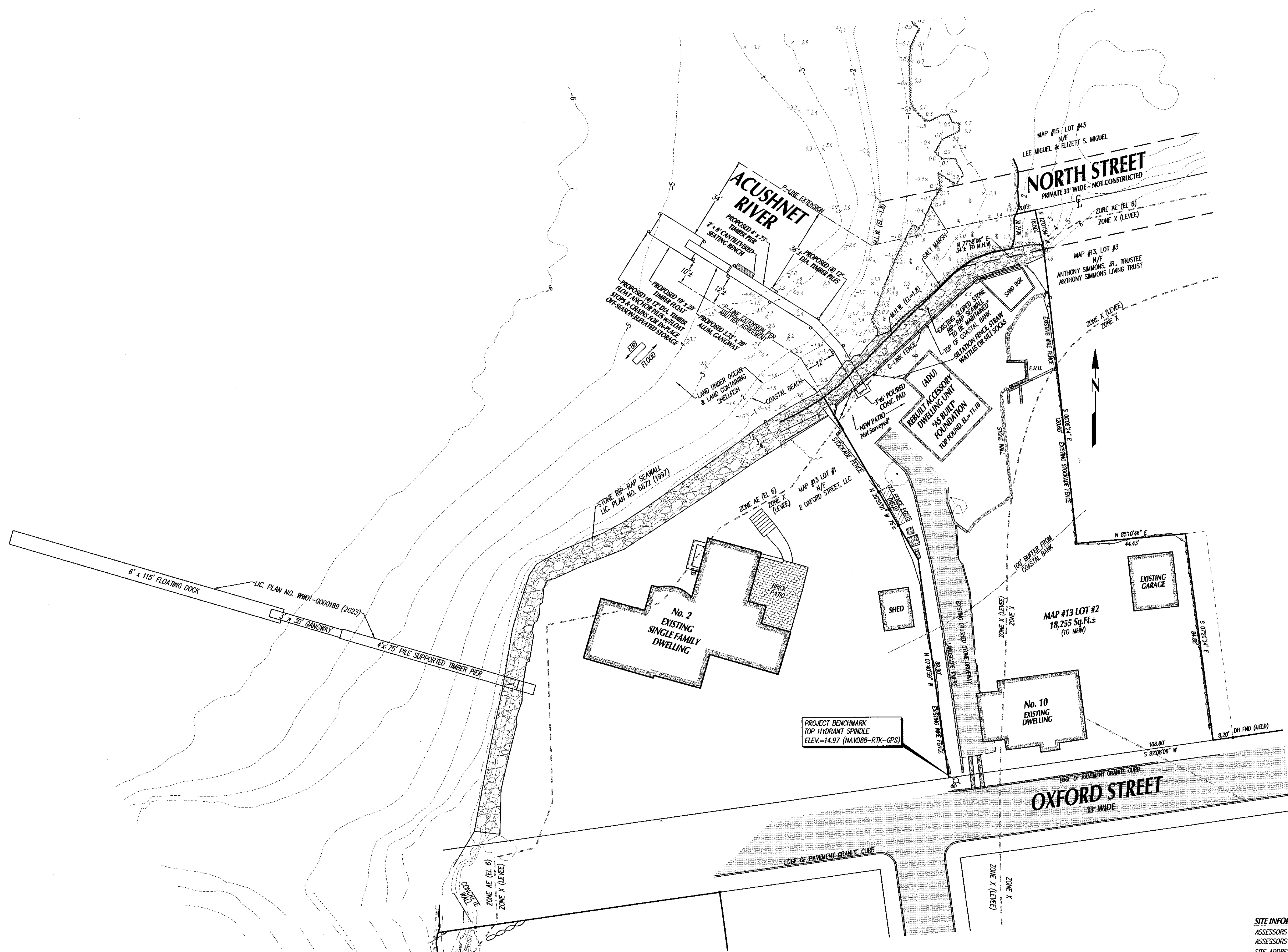




LOCUS PLAN - NOT TO SCALE

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- FLOOD ZONE LINES
- MEAN HIGH WATER
- MEAN LOW WATER



SITE INFORMATION:
ASSESSORS MAP # 13
ASSESSORS LOT # 2
SITE ADDRESS:
10 OXFORD STREET
CURRENT ZONING DISTRICT:
RESIDENCE A (RA)
MINIMUM BUILDING SETBACKS:
FRONT: 20' SIDE: 10'
REAR: 30'
FEMA FLOOD ZONE: X & AE ELEV: 6.0
F.I.R.M. PANEL NO. 2500500393G
APPLICANT/OWNER
JAMES L. & RENEE P. NOVAKOFF
10 OXFORD STREET
FAIRHAVEN, MA 02719
DEED BOOK 13521, PAGE 344

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Rev. #	DATE	BY	DESCRIPTION
PIER CONSTRUCTION PLAN FOR PROPERTY LOCATED at 10 OXFORD STREET in FAIRHAVEN, MA PREPARED FOR JAMES L. & RENEE P. NOVAKOFF			
Sheet 1 of 2 - Plan View			
SCALE: 1"=20'		DATE: AUGUST 21, 2026	
<u>SCHNEIDER, DAVIGNON & LEONE, INC.</u> PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS P.O. Box 480, 81A COUNTY ROAD, MATTAPOISETT, MA 02739 1-508-758-7866			
Drawn By: D.M.D.		Check By: D.M.D.	Job No. 3981

LAND SURVEY NOTES:

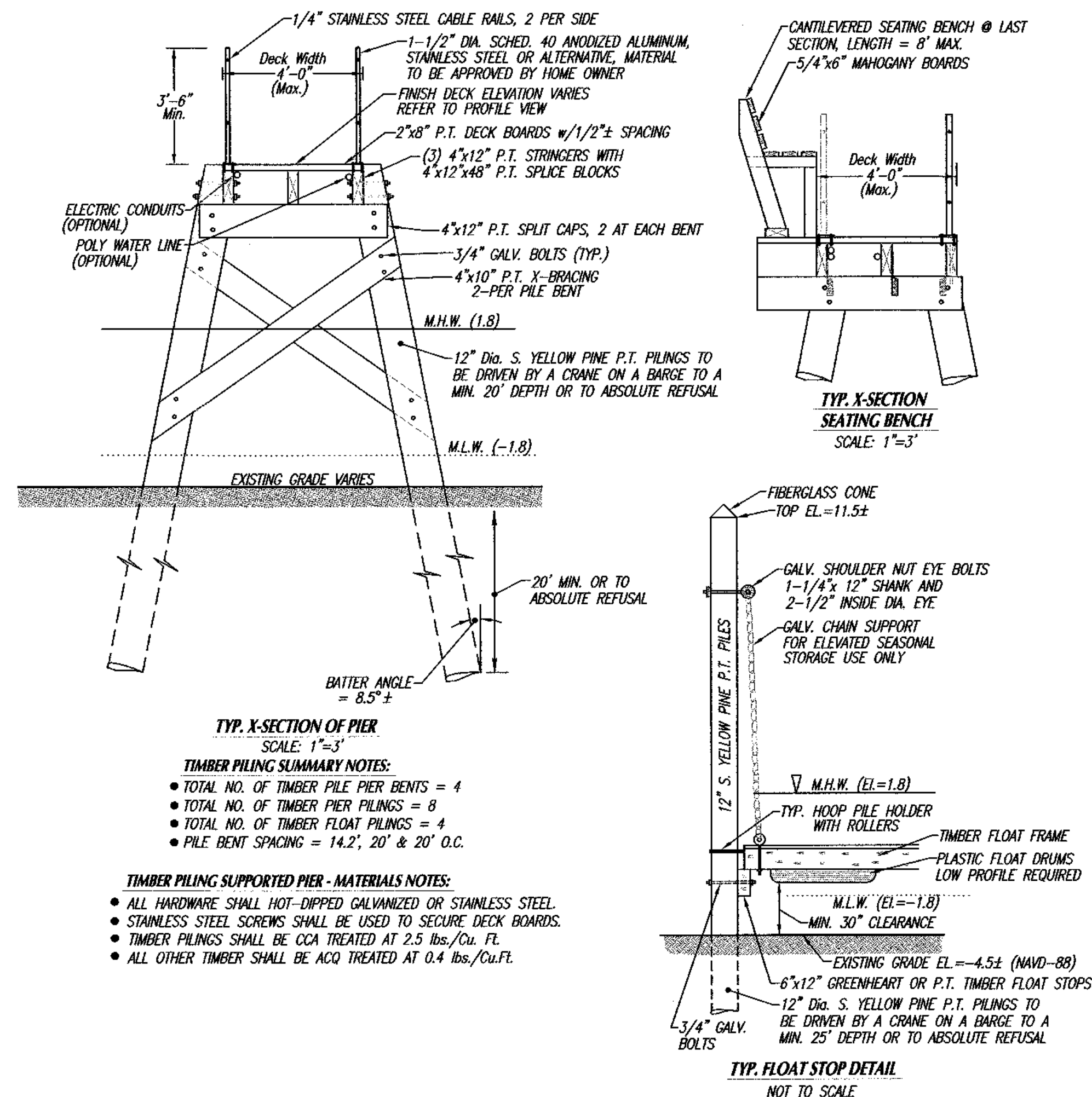
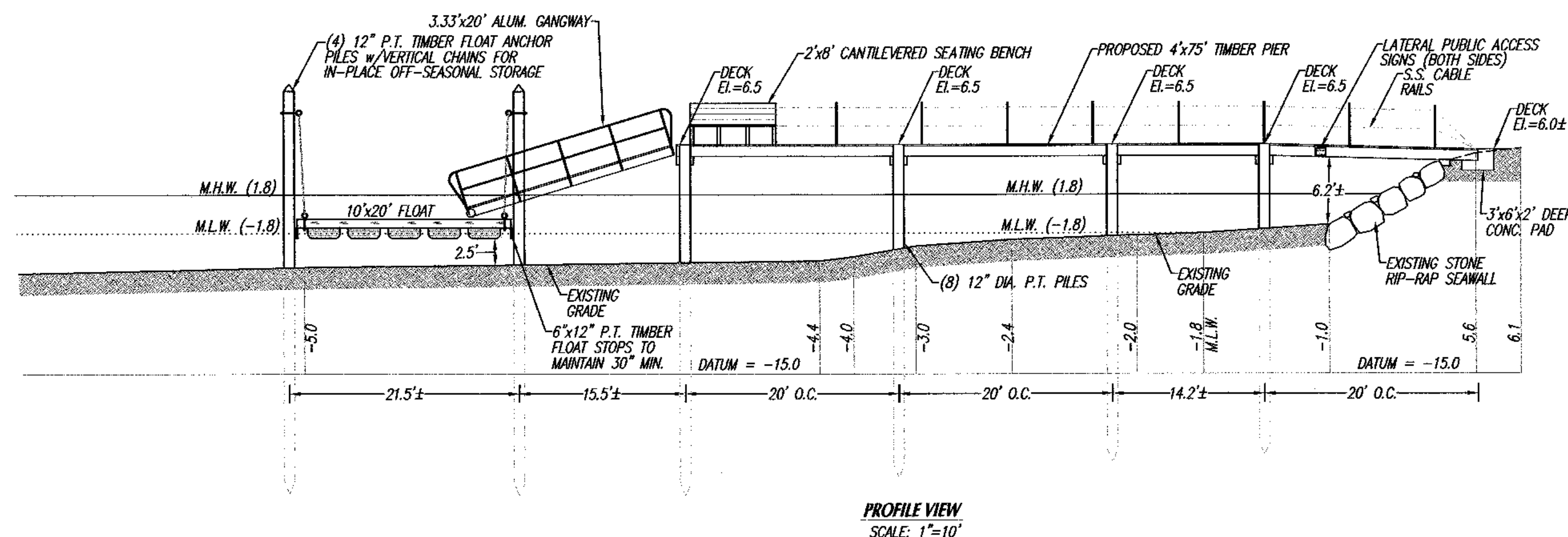
1. THE PROPERTY LINE, TOPOGRAPHICAL AND BATHYMETRIC INFORMATION SHOWN IS BASED ON A COMPILED OF CURRENT AVAILABLE PLANS AND DEEDS & ON THE GROUND INSTRUMENT SURVEYS PERFORMED BY THIS FIRM BETWEEN 3-12-2025 & 3-13-2025 AND ON 1-14-2026.
2. VERTICAL DATUM SHOWN HEREON AS NAVD 88, NORTH AMERICAN VERTICAL DATUM OF 1988 ESTABLISHED VIA GPS-MAGNUS REAL TIME NETWORK. CONTOURS SHOWN HEREON ARE BASED IN PART BY SURVEY AND IN PART BY LIDAR INFORMATION OBTAINED FROM NOAA.

DIG SAFE NOTE:

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.

CONSTRUCTION METHODOLOGY AND NOTES:

1. THE MARINE CONTRACTOR SHALL NOTIFY THE CONSERVATION COMMISSION OF THE EXPECTED DATE OF THE START OF WORK AND PROVIDE ALL CONTACT INFORMATION.
2. PRIOR TO WORK, CONTRACTOR SHALL POST A SIGN WITH THE DEF FILE NUMBER VISIBLE FROM THE ROAD.
3. PRIOR TO ANY CONSTRUCTION, THE CENTERLINE OF THE PIER SHALL BE STAKED BY THE DESIGN FIRM.
4. TIMBER PILES, STRINGERS, SPLIT CAPS & X-BRACING SHALL BE TRANSPORTED TO THE SITE VIA THE BARGE.
5. ALL PILES SHALL BE DRIVEN USING A CRANE RESTING ON A BARGE OPERATING WITHIN 2-HOURS OF A NORMAL HIGH TIDE CYCLE TO AVOID THE DROWNING OF THE BRIDGE.
6. THE BARGE SHALL BE STORED OVERNIGHT IN DEEPER WATER.
7. THE LANDWARD WORK INCLUDES THE CONSTRUCTION OF THE CONCRETE PAD AND THE INSTALLATION OF THE DECK BOARDS (INCREMENTALLY LANDWARD TO SEAWARD) AND RAILING SYSTEMS.



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Rev. #	DATE	BY	DESCRIPTION
PIER CONSTRUCTION PLAN FOR PROPERTY LOCATED at 10 OXFORD STREET in FAIRHAVEN, MA PREPARED FOR JAMES L. & RENEE P. NOVAKOFF			
Sheet 2 of 2 - Elevation & X-Sectional Views			
SCALE: 1"=10'		DATE: AUGUST 21, 2026	
0 5 10 20 30 			
<u>SCHNEIDER, DAVIGNON & LEONE, INC.</u> PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS P.O. Box 480, 81A COUNTY ROAD, MATTAPOISETT, MA 02739 1-508-758-7866			
			
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