LAND COURT 18520B

ACUSHNET RIVER

6' VINYL FENCE

EXISTING SEWER FORCE MAIN CONNECTION TO LOW PRESSURE SEWER IN WINSLOW COURT

EXIST. HOUSE #2

PARCEL ID:12-009
N/F
THOMAS F. MARSHALL TTE
THOMAS F. MARSHALL LIVING TR
KATHLEEN A. MARSHALL TTE
KATHLEEN A. MARSHALL LIVING TR

PROPANE TANK?

CONCRETE RETAINING WALL

BIT. CONC. DRIVEWAY

CB RIM=3.42

BERM

6' VINYL FENCE

24"MAP

N86°02'00"E 120.13'

PARCEL ID:12-010
N/F
THOMAS F. & KATHLEEN A. MARSHALL
THOMAS F. & KATHLEEN A. MARSHALL LIVING TR

AREA=20,600± S.F.

DOCK

SPROUT

CONC. PAD & STEPS

APPROXIMATE HIGH TIDE

N10°04'53"E 104.14' (TIE LINE)

APPROXIMATE LOW TIDE

FLAGPOLE

PROP. EROSION CONTROL/LIMIT OF WORK LINE

BENCHMARK:
MAG NAIL SET (#1)
ELEV= 4.65' NAVD 88 DATUM

BIT. CONC. DRIVEWAY

CLOSED OFF BOAT RAMP

SHRUB LINE

CBDH (FND)

192.60'
S86°02'00"W

31.03'
S04°58'36"E

PARCEL ID:12-227
N/F
STEPHEN M. SHURTLEFF

PROP. CONCRETE PAD

PROP. PAVER WALKWAY

PROP. GRAVEL SITTING AREA

40.00'

7.33'

53.33'

20'

PROP. INGROUND POOL 40'

PROP. CONCRETE APRON

13.75'

16.5'±

6.67'

PROP. WALK

PROP. PAVER WALKWAY

CONTRACTOR TO TEST PIT TO DETERMINE LOCATION OF EXISTING SEWER FORCE MAIN

RELOCATE EXISTING SEWER FORCE MAIN AS NECESSARY TO MAINTAIN 10' OFF PROPOSED POOL

N86°02'00"E 108.33

PARCEL ID:12-234
N/F
TERJE TONNESSEN TTE
TERJE TONNESSEN REV TR

ZONE X AE (EL.6)

PARCEL ID:12-011

EXIST. HOUSE #8

DECK

GARAGE

GAS METER

RET. WALL

62.06'
S 86°01'57" W

DIG SAFE WATER

DIG SAFE SEWER

DIG SAFE GAS

CLEANOUT

20.00'

WINSLOW COURT

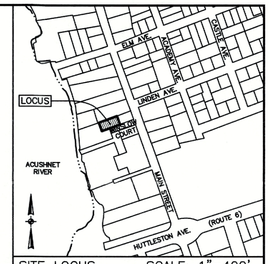
ZONE X AE (EL6)

50.00'
S03°58'00"E

PARCEL ID:12-226
N/F
EUCLIDES O. GRACA

MAIN STREET

SITE LOCUS SCALE: 1"=400'

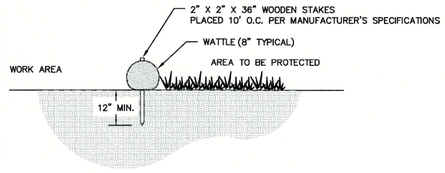


GENERAL NOTES

1. PROPERTY LINE INFORMATION IS BASED ON RECORD PLANS AND DEEDS RECORDED AT THE BRISTOL COUNTY REGISTRY OF DEEDS, SEE PLAN REFERENCES BELOW.
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON AN ON-THE-GROUND FIELD SURVEY BY MADDIGAN LAND SURVEYING, LLC IN OCTOBER 2025. THE ELEVATIONS ARE BASED ON NAVD 88 DATUM.
3. THE SUBJECT PARCEL IS SHOWN AS LOTS 10 AND 11 ON TOWN OF FAIRHAVEN ASSESSORS MAP 12. ABUTTING OWNERS OF THE PROPERTIES SHOWN ARE ACCORDING TO THE CURRENT TOWN ASSESSOR'S RECORDS.
4. THE SUBJECT PARCEL IS ZONED RESIDENCE A (RA) DISTRICT AS DETERMINED BY THE OFFICIAL ZONING MAP OF THE TOWN OF FAIRHAVEN.
5. A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN FLOOD HAZARD ZONE AE (EL6) AS DETERMINED BY FEMA MAP NO. 25005C0393G DATED 7/16/2014.
6. THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. UNDERGROUND UTILITIES SHOWN ARE FROM FIELD OBSERVATION AND THE BEST AVAILABLE RECORD INFORMATION AND ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND PIPES OR STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES RELATIVE TO THE LOCATION AND ELEVATION OF ALL EXISTING LINES.
7. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 811, 72 WORKING HOURS PRIOR TO ANY EXCAVATION AND/OR SUBSURFACE TESTING TO INFORM THE UTILITY COMPANIES OF ANY EXCAVATION.
8. THE PURPOSE OF THIS PLAN IS TO ACCOMPANY THE NECESSARY PERMIT APPLICATIONS FOR THE PROPOSED POOL WITH ASSOCIATED CONCRETE APRON AND LANDSCAPING AT THE SUBJECT PARCEL.
9. THERE ARE NO PROPOSED GRADE CHANGES IN THE AREA OF WORK AS THE INTENT OF THE PLAN IS FOR THE POOL AND APRON AREA TO BE SET TO MATCH EXISTING GRADES.

DEED REFERENCES:
LAND COURT DOCUMENT # 103675
LAND COURT DOCUMENT # 106806 (SEWER)
LAND COURT CERTIFICATE # 26398

PLAN REFERENCES:
LAND COURT 18520 A & B
LAND COURT 9586 A-E



EROSION CONTROL DETAIL
NOT TO SCALE

20 0 10 20 40
SCALE: 1 INCH = 20 FEET

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CONSULTING ENGINEERS
11D INDUSTRIAL DRIVE
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Revisions			
No.	Description	Date	Appvd.

Date: 10/26/2026

Scale: 1"=20'

Drawn By	Designed By	Checked By
RMS	RRR	RRR

Issued For: PERMITTING

COMMONWEALTH OF MASSACHUSETTS
RICHARD R. RICCIO III
CIVIL
No. 45908
10/30/2026

PROPOSED POOL PLAN
ANNE & MIKE DOMINGUEZ
8 WINSLOW COURT
FAIRHAVEN, MASSACHUSETTS

Drawing Title: SITE PLAN

Project No.	Sheet
2690	1 OF 1

1

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