

CONSERVATION COMMISSION 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.

GENERAL NOTES:

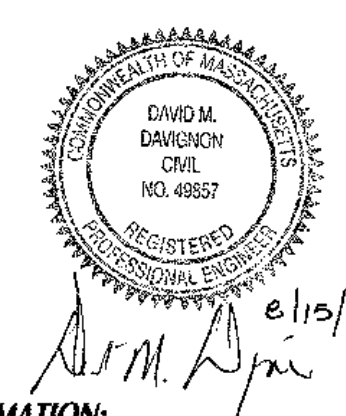
- 1) CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH "DIG SAFE" AND OTHER APPROPRIATE AGENCIES, AND REPORT ANY DISCREPANCIES TO THIS OFFICE.
- 2) CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY AND ALL DISCREPANCIES FOUND BETWEEN THE SITE CONDITIONS AND THOSE SHOWN ON THIS PLAN 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.

POOL NOTES:

- THE POOL CAN BE CLOSED FOR THE WINTER WITHOUT DRAINING THE WATER LEVEL DOWN.
- IF REQUIRED, DRAIN DOWN WATER CAN BE DISPERSED TO THE LAWN OR PUMPED & TRUCKED OFF SITE.

GENERAL NOTES

1. THE PROPERTY LINE INFORMATION AND TOPOGRAPHIC DETAIL SHOWN IS BASED ON A COMPILED OF CURRENT AVAILABLE PLANS AND DEEDS & ON THE GROUND INSTRUMENT SURVEYS PERFORMED BY THIS FIRM OVER THE COURSE OF MANY YEARS, LAST UPDATED ON MAY 7, 2025.
2. ZONING REGULATIONS:
ZONING DISTRICT:
RURAL RESIDENCE (RR)
BUILDING SETBACKS:
FRONT: 30' SIDE: 10'
REAR: 30'
MAX. ALLOWABLE BUILDING COVERAGE: 15%
MAX. ALLOWABLE LOT COVERAGE: 25%
3. LOCUS FALLS WITHIN SPECIAL FLOOD HAZARD AREA VE (EL. 18 & 19) AS DEPICTED ON FIRM PANEL 2500SC0503F EFFECTIVE 07-07-2009.
4. VERTICAL DATUM SHOWN HEREON AS NAVD 88, NORTH AMERICAN VERTICAL DATUM OF 1988 ESTABLISHED VIA GPS-MGDCRS REAL TIME NETWORK.
5. 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.



SITE INFORMATION:
ASSESSORS MAP # 43
ASSESSORS LOTS # 150, 151, 154 & 155.
SITE ADDRESS:
903 SCANTICUT NECK ROAD
FAIRHAVEN, MA
APPLICANT/OWNER
DAVID E. SCHWAMB & ANDREA SCHWAMB
903 SCANTICUT NECK ROAD
FAIRHAVEN, MA 02719
SEE DEED BOOK 14347 PAGE 221

1	8-15-25	D.M.D.	OMIT DRYWELL & ADD POOL NOTES
Rev. #	DATE	BY	DESCRIPTION
SITE PLAN FOR PROPERTY LOCATED at 903 SCANTICUT NECK ROAD in FAIRHAVEN, MA PREPARED FOR DAVID E. & ANDREA SCHWAMB			
SCALE: 1"=10'		DATE: AUGUST 14, 2025	
SCHNEIDER, DAVIGNON & LEONE, INC. PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS P.O. Box 490, 81A County Rd UNIT G, MATTAPOISETT, MA 02739 1-508-758-7966			
Drawn By: D.M.D.		Job No. 4066	