

ZONING DATA:

ZONE: RURAL RESIDENCE

SETBACKS:

MINIMUM LOT AREA: 30,000 S.F. (80% UPLAND)
MINIMUM FRONTAGE: 140'
MINIMUM FRONT SETBACK: 30'
MINIMUM SIDE SETBACK: 20'
MINIMUM REAR SETBACK: 30'
MAXIMUM LOT COVERAGE: 25%
MAXIMUM BUILDING COVERAGE: 15%

FLOOD ZONE DATA:

THE PROPERTY IS WITHIN FLOOD ZONE X, ZONE X (SHADED), AE-14, AND VE-17. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 2500500501F, DATED: JULY 7, 2009. NOTE LOCUS IS ALSO SUBJECT TO LIMIT OF MODERATE WAVE ACTION (LMWA).

LOT DATA:

ASSESSORS MAP: 29 / LOTS 22 & 22B

ADDRESS: 459 & 463 SCONTICUT NECK ROAD

DEED REF: BOOK 14211, PAGE 94

ASSESSORS MAP: 29 / LOTS 54 & 71

ADDRESS: CAMEL STREET

LAND COURT CERTIFICATE OF TITLE: 25751

OWNERS:

LESLIE A. TROTT
43 RUGBY ROAD
CEDAR GROVE, NJ 07009

THOMAS J. TROTT
10 OAK PLACE
BIDDEFORD, ME 04005

PLAN REFERENCES:

SELECTMANS LAYOUT FOR PORTION OF SCONTICUT NECK ROAD, PREPARED BY SAMUEL H. CORSE, DATED JANUARY 1955, SCALE: 1"=40.

SELECTMANS LAYOUT FOR PORTION OF SCONTICUT NECK ROAD, PREPARED BY SAMUEL H. CORSE, DATED NOVEMBER 1955, SCALE: 1"=40.

STREET ACCEPTANCE PLAN OF CAMEL STREET, CLUB STREET AND DIAMOND STREET, FAIRHAVEN, MA, PREPARED BY SMC SURVEYING & MAPPING CONSULTANTS, DATED FEBRUARY 28, 2002. SEE BRISTOL COUNTY SOUTH REGISTRY OF DEEDS, PLAN BOOK 150, PAGE 54.

LAND COURT PLAN 2118C, PREPARED BY SAMUEL H. CORSE, DATED AUGUST 29, 1945.

LAND COURT PLAN 2118D, PREPARED BY SAMUEL H. CORSE, DATED JUNE 24, 1946.

LAND COURT PLAN 24620A, PREPARED BY JACK TURNER, DATED OCTOBER 1, 1953.

LAND COURT PLAN 27550A, PREPARED BY WILLIAM F. KIRBY, DATED MAY 14, 1957.

PLAN OF WOOD ACRES IN FAIRHAVEN, MA, SURVEYED FOR ALPIDE J. COTE, BY WILLIAM F. KIRBY, DATED MAY 16, 1951 AND MAY 21, 1952. SEE BRISTOL COUNTY SOUTH REGISTRY OF DEEDS, PLAN BOOK 44, PAGE 139.

PLAN OF LAND LOCATED IN FAIRHAVEN BELONGING TO AUGUST & OLIVIA AVILA, PREPARED BY JB ENGINEERING, DATED NOVEMBER 17, 1962. SEE BRISTOL COUNTY SOUTH REGISTRY OF DEEDS, PLAN BOOK 63, PAGE 35.

PLAN OF LAND SITUATED IN FAIRHAVEN, MA. SURVEYED FOR HEIRS OF ANTONE S. FAUSTINO, PREPARED BY SAMUEL H. CORSE, DATED APRIL 2, 1947. SEE BRISTOL COUNTY SOUTH REGISTRY OF DEEDS, PLAN BOOK 38, PAGE 48.

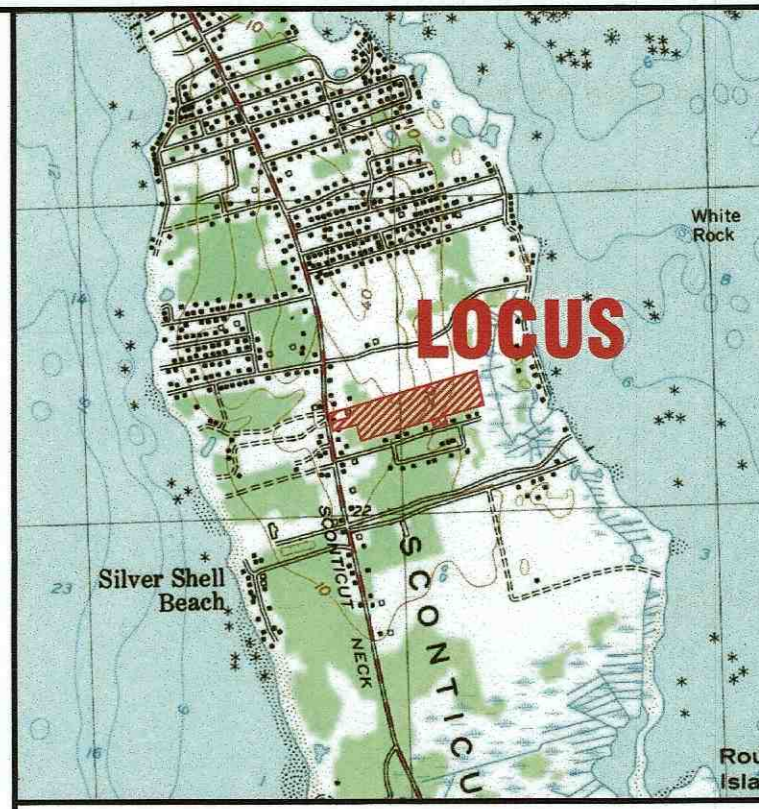
PLAN OF LAND SITUATED IN FAIRHAVEN, MA. SURVEYED FOR BARBARA SOUZA, ET ALI, PREPARED BY SAMUEL H. CORSE, DATED JUNE 21, 1946. SEE BRISTOL COUNTY SOUTH REGISTRY OF DEEDS, PLAN BOOK 38, PAGE 48.

TOWN OF FAIRHAVEN
APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED

FAIRHAVEN PLANNING BOARD

DATE

PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER M.G.L. CH. 41 SECTION 81-L AND DOES NOT INDICATE THAT THE LOTS ARE BUILDABLE OR THAT IT MEETS ZONING, HEALTH, CONSERVATION OR GENERAL BY-LAW REQUIREMENTS.



LOCUS MAP : SCALE 1" = 2000'

"I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

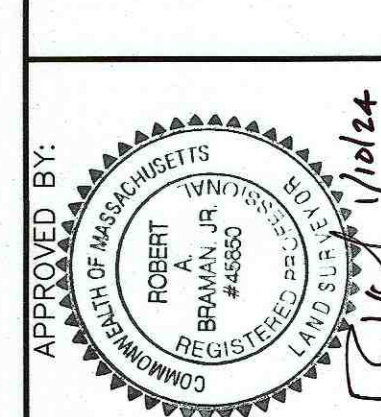
THE CERTIFICATION MADE HEREON IS INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

ABUTTERS SHOWN ARE ACCORDING TO THE FAIRHAVEN TAX ASSESSMENT RECORDS.

ROBERT A. BRAMAN, JR. P.L.S. # 45850

DATE:	DEC. 8, 2023
DRAWN BY:	JH
CHECKED BY:	RAB
JOB NO.:	21-9766
SCALE:	1" = 60'

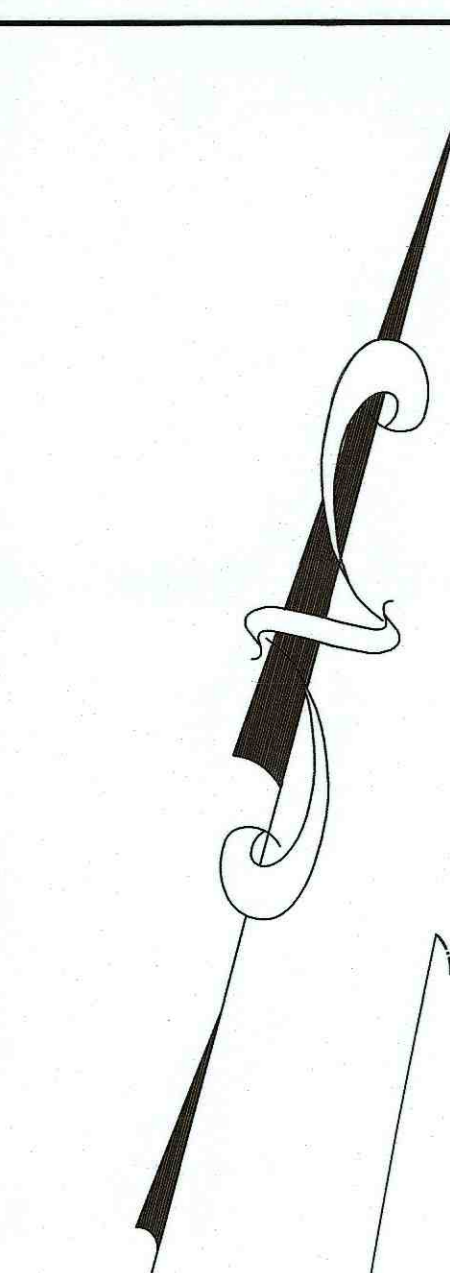
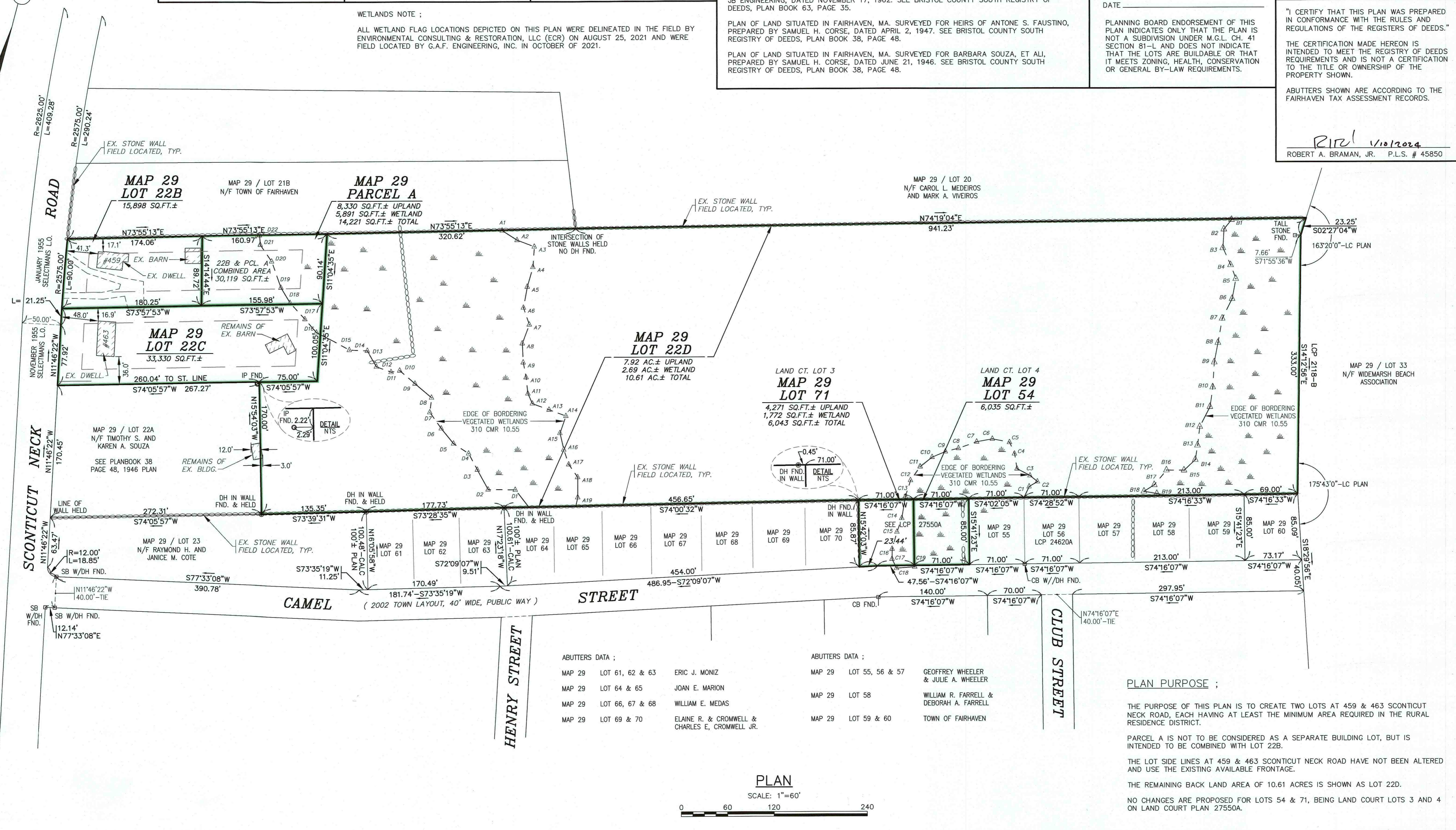
APPROVED BY:



G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
286 MAIN STREET - FAIRHAVEN, MA 02571
TEL: (508) 295-6600 FAX: (508) 295-6634
E-MAIL: info@gafengr.com

APPROVAL NOT REQUIRED
PLAN OF LAND
483 SCONTICUT NECK ROAD
FAIRHAVEN, MA
PREPARED FOR:
LESLIE TROTT
43 RUGBY ROAD
CEDAR GROVE, NJ

JOB NO.: 21-9766
DWG. 1 OF 1



PLAN
SCALE: 1"=60'
0 60 120 240

H:\GAF DRAWINGS\2023 DRAWINGS\21-9766 (2023)\21-9766.dwg 5/16/24