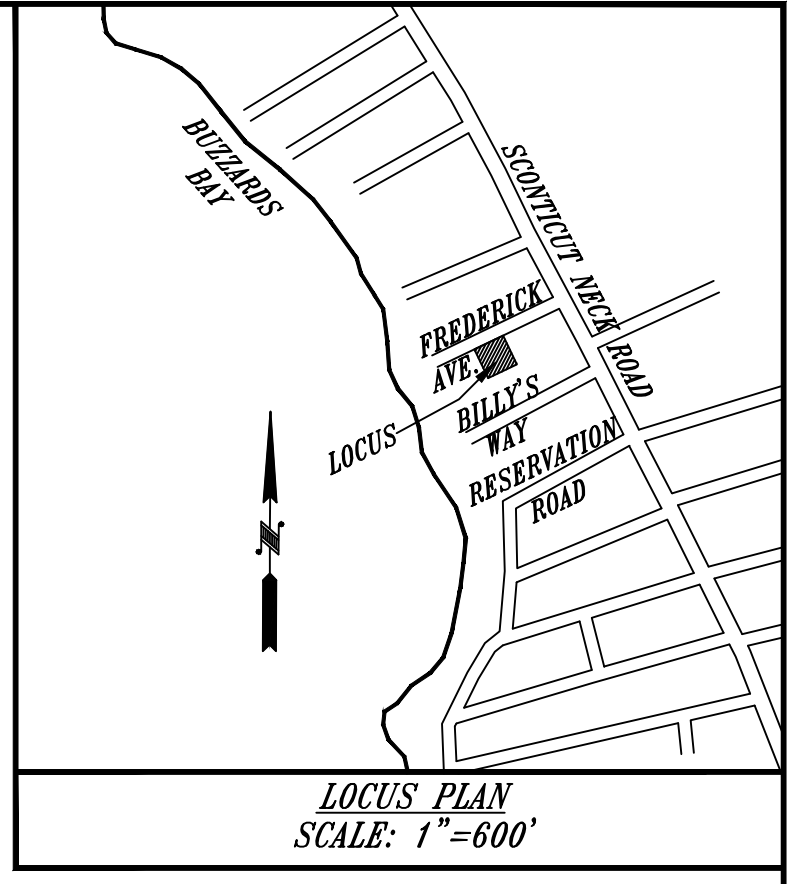
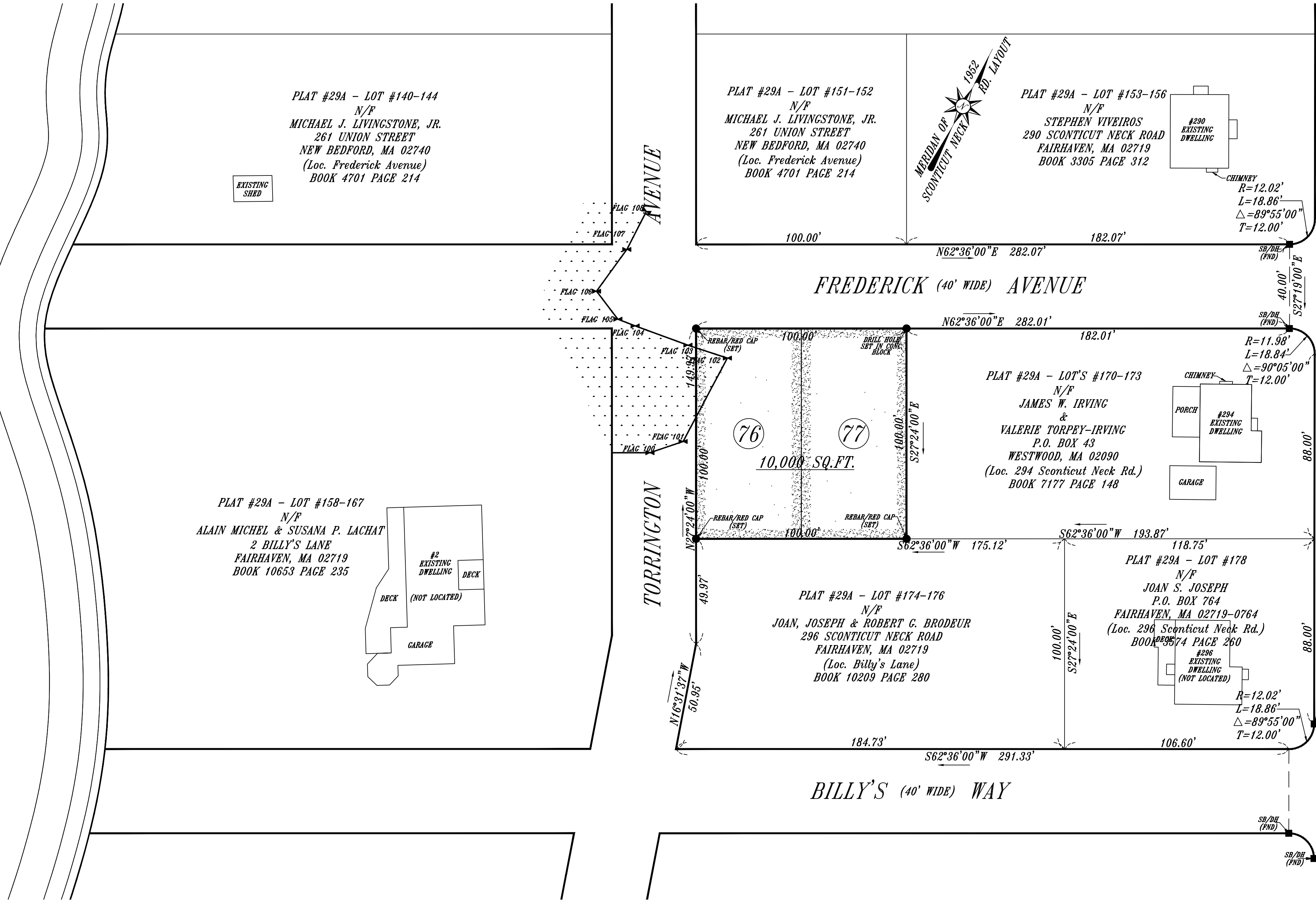


FOR REGISTRY USE ONLY

BUZZARDS BAY (NOT LOCATED)



SUBJECT TO A FORM "D" COVENANT TO BE RECORDED HEREWITH. BK. _____ PG. _____

FAIRHAVEN PLANNING BOARD

DATE APPROVED: _____
DATE SIGNED: _____

"I, _____, CLERK OF THE TOWN OF FAIRHAVEN HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NEW NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

DATE: _____

TOWN CLERK

NOTES: THE ROAD WHICH PROVIDES ACCESS TO THE LOT WILL BE MAINTAINED AS A PRIVATE ROADWAY, AND THAT THE MAINTENANCE OF THE ROAD, DRAINAGE FEATURES, AND SNOW PLOWING WILL ALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALSO, THE PROPERTY OWNER WILL NEED TO BRING THEIR GARBAGE OUT TO SCONTICUT NECK ROAD FOR GARBAGE COLLECTION. ALL UTILITIES WILL BE PRIVATE AND WILL NOT BE SUBJECT TO TOWN MAINTENANCE.

THIS PLAN CONSOLIDATES THE LOTS WHICH ARE NUMBERED IN CIRCLES INTO ONE PARCEL. SEE PLAN WHICH CREATED THESE LOTS ENTITLED: "SUBSTITUTED PLAN OF LAWTONS REST, FAIRHAVEN, MASS., OWNED BY ELINOR T. WOOD, TRUSTEE, NOVEMBER 14, 1925, SCALE: 1 INCH = 60 FEET" WHICH IS RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEEDS (SOUTH DISTRICT) IN PLAN BOOK NO. 19, PAGE 77.

ZONING DISTRICT - RR - RURAL RESIDENCE
MINIMUM LOT FRONTAGE = 140.00 FT.
MINIMUM LOT AREA = 30,000 SQ.FT.
MINIMUM CONTIGUOUS BUILDABLE UPLAND AREA = 24,000 SQ.FT.
MINIMUM BUILDING SETBACKS
FRONT - 30 FEET
SIDE - 20 FEET
REAR - 30 FEET
MAXIMUM LOT COVERAGE - 25%
MAXIMUM BUILDING COVERAGE - 15%
MAXIMUM BUILDING HEIGHT - 35 FT.

NOTES:
THE BORDERING VEGETATED WETLANDS LINE WAS FLAGGED BY STEPHEN CHMIEL.
THIS PROPERTY IS SHOWN ON THE FAIRHAVEN ASSESSORS PLAT #29-A AS LOTS #168 AND #169.

REQUESTED WAIVERS
UNDER PART 6 - PROCEDURES FOR SUBMISSION OF DEFINITIVE PLANS.
SECTION 322-14.D. WAIVER OF ADDITIONAL SUBDIVISION SUBMITTAL REQUIREMENTS.

UNDER PART 7. DESIGN STANDARDS.
SECTION 322-16.B. STREET DESIGN STANDARDS TABLE A. WAIVER OF HAMMERHEAD REQUIREMENT THAT NO PART MAY BE USED FOR A DRIVEWAY TO THE LOT OR FOR PARKING OF VEHICLES.
SECTION 322.17. WAIVER OF SIDEWALKS.
SECTION 322-25. WAIVER OF STREET TREES.
SECTION 322-26. WAIVER OF STORMWATER MANAGEMENT.
SECTION 322-27.A. WAIVER OF WATERMAIN AND HYDRANTS.

UNDER PART 8. REQUIRED IMPROVEMENTS FOR APPROVED SUBDIVISION.
SECTION 322-30.D. WAIVER OF CLASS 1 BITUMINOUS CONCRETE PAVING.
SECTION 322-32. WAIVER OF CURBING & CAPE COD BERM.
SECTION 322-33.A. WAIVER OF DRIVEWAY APPROACH AREAS FROM THE EDGE OF THE ROADWAY TO THE EDGE OF THE RIGHT-OF-WAY SHALL BE CEMENT CONCRETE.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: _____
PROFESSIONAL LAND SURVEYOR



OWNER:
STEVEN M. & SANDRA J. HERMENA
451 SCONTICUT NECK ROAD, UNIT N
FAIRHAVEN, MA. 02719
tel.: 508-813-8548
DEED BK. 13059, PG. 271-272 DATED: 12/27/2019.

DEFINITIVE
SUBDIVISION PLAN OF LAND
IN
FAIRHAVEN, MA.
SURVEYED FOR
STEVEN M. & SANDRA J. HERMENA
AUGUST 20, 2020 SCALE: 1"=30'
ALAN EWING ENGINEERING, INC.
261 NEW BOSTON ROAD
FAIRHAVEN, MA. 02719-5301
tel.: 508-997-9311