



**PROPERTY INFORMATION:**  
 SITE ADDRESS: STARBOARD DRIVE  
 ASSESSOR'S MAP: #42 LOTS #9D, #9E & PORTION OF LOT #9A  
 LOT 3 @ PLAN BOOK 183 PAGE 29  
**APPLICANT/OWNER:**  
 STARBOARD DRIVE NOMINEE TRUST  
 JOHN P. MATHIEU, TRUSTEE  
 168 EIGHTH STREET  
 NEW BEDFORD, MA 02740  
 SEE DEED BOOK 13760, PAGE 279

MAP #42 LOT #28  
 N/F  
 JAMES TRINCHINI  
 BOOK 11300 PAGE 141

MAP #42 LOT #25  
 N/F JOSEPH PALERMO &  
 ANNA M. PALERMO  
 BOOK 1404 PAGE 369

MAP #42 LOT #25A  
 N/F VICTOR GONSALVES  
 & NATALIE A. GONSALVES  
 BOOK 1768 PAGE 800

MAP #42 LOT #9  
 N/F JOSEPH PALERMO &  
 ANNA M. PALERMO  
 BOOK 1404 PAGE 369

ANR LOT 1  
 N/F  
 STARBOARD DRIVE NOMINEE TRUST  
 BOOK 13760 PAGE 279

ANR LOT 2  
 N/F  
 STARBOARD DRIVE NOMINEE TRUST  
 BOOK 13760 PAGE 279

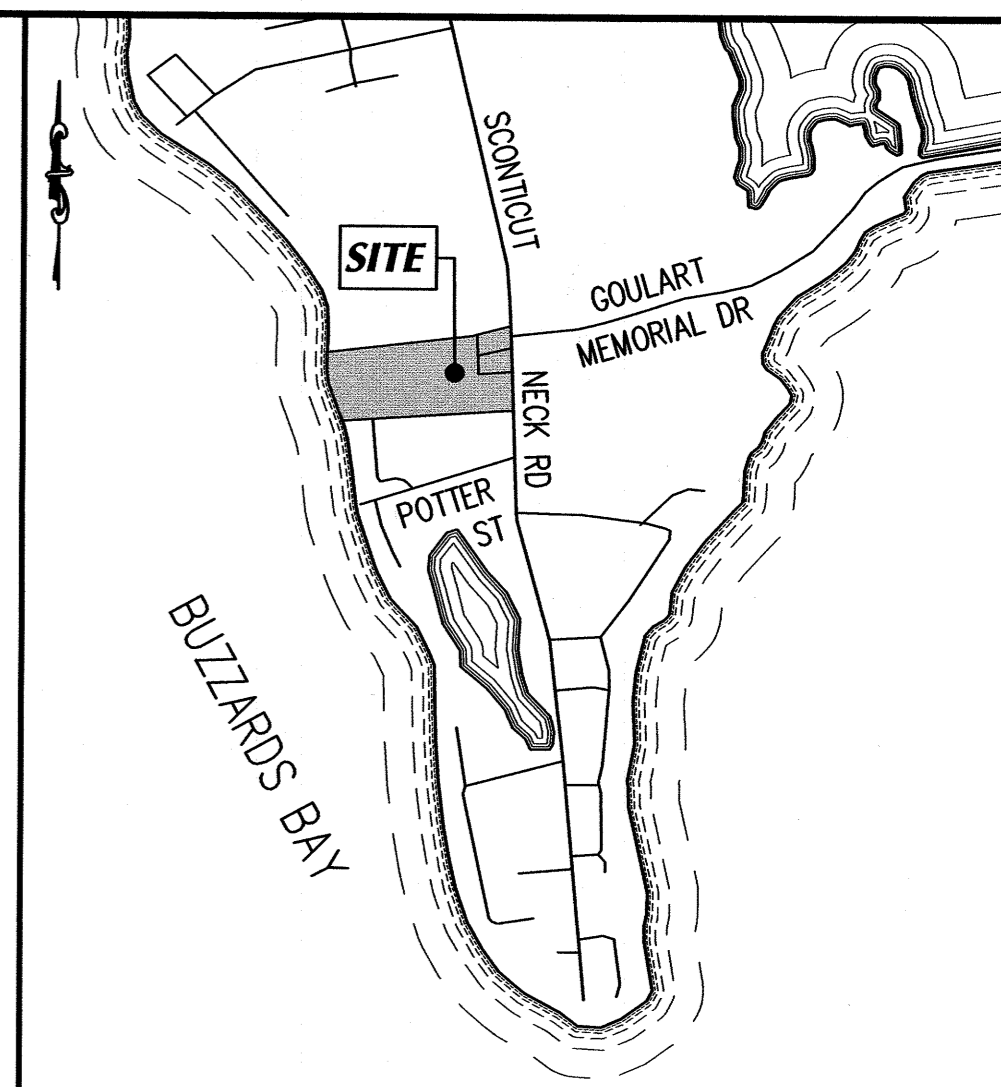
**ANR LOT 3**  
 WOODED  
 MAP #42 LOTS #9D, #9E & PORTION OF LOT #9A  
 TOTAL AREA TO MEAN HIGH WATER  
 415,135± S.F.  
 OR  
 9,530± Ac.

MAP #42 LOTS #36-50  
 N/F STANLEY J. PALYS L.E.  
 CARYL SHUETZ, REMAINDER  
 BOOK 9575 PAGE 231

MAP #42 LOT #29  
 N/F MICHAEL PACHECO  
 & LOIS C. PACHECO  
 BOOK 3369 PAGE 280

**ABBREVIATIONS:**

- CB = CONCRETE BOUND
- DH = DRILL HOLE
- FND = FOUND
- IP = IRON PIPE
- LO = LAYOUT
- LP = LEAD PLUG
- PB = PLAN BOOK
- PG = PAGE
- SB = STONE BOUND
- TD = TOTAL DISTANCE
- TL = TOTAL LENGTH
- UP = UTILITY POLE



LOCUS MAP  
 1" = 100'

**NOTES:**

1. THE PROPERTY LINE INFORMATION AND TOPOGRAPHIC DETAIL SHOWN IS BASED ON A COMPILATION OF CURRENT AVAILABLE PLANS AND DEEDS & AN ON THE GROUND INSTRUMENT SURVEY PERFORMED BY THIS FIRM BETWEEN JUNE 2, 2021 & JANUARY 27, 2022.

**REFERENCES**

- PLAN BOOK 7 PAGE 29
- PLAN BOOK 30 PAGE 34
- PLAN BOOK 32 PAGE 4
- PLAN BOOK 36 PAGE 23
- PLAN BOOK 56 PAGE 53
- PLAN BOOK 96 PAGE 88
- PLAN BOOK 97 PAGE 92
- PLAN BOOK 161 PAGE 81
- PLAN BOOK 183 PAGE 29

THIS PLAN AND THE ACCOMPANYING CERTIFICATION DO NOT CONSTITUTE A CERTIFICATION OF TITLE OR OWNERSHIP TO THE PROPERTY SHOWN HEREON.

ABUTTING PROPERTY INFORMATION SHOWN HEREON WAS ESTABLISHED FROM THE TOWN OF FAIRHAVEN ASSESSOR'S RECORDS.

2. ZONING REGULATIONS: ZONE: RR

- MINIMUM AREA: 30,000 S.F.
- MIN. CONTIGUOUS UPLAND AREA: 24,000 S.F.
- MAXIMUM LOT COVERAGE: 25%
- MAXIMUM BUILDING COVERAGE: 15%
- MINIMUM FRONTAGE: 140'
- BUILDING SETBACKS: FRONT: 30', SIDE: 20', REAR: 30'

3. LIMITS OF BORDERING VEGETATED WETLANDS AND SALT MARSH SHOWN HEREON DELINEATED BY LEC, ENVIRONMENTAL CONSULTANTS, INC. ON MARCH 10 & 18, 2021.

4. FLOOD ZONES SHOWN HEREON ARE AS DEPICTED ON FIRM PANEL 250050503F EFFECTIVE 07-07-2009.

5. VERTICAL DATUM SHOWN HEREON AS NAVD 88, NORTH AMERICAN VERTICAL DATUM OF 1988 ESTABLISHED VIA GPS-MCORS REAL TIME NETWORK.

6. CONTOURS SHOWN HEREON ARE A COMPILATION OF ON THE GROUND FIELD SURVEY AND LIDAR DATA GENERATED BY USGS, U.S. GEOLOGICAL SURVEY COASTAL & MARINE GEOLOGY PROGRAM, AND NOAA MADE AVAILABLE THROUGH NOAA'S DATA ACCESS VIEWER.

7. 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.

Rev. #	DATE	BY	DESCRIPTION
1			

**"PRELIMINARY SUBDIVISION PLAN"**  
 OF DEVELOPMENT TO BE KNOWN AS  
**"STARBOARD DRIVE ESTATES"**  
 OFF  
**SCONTICUT NECK ROAD**  
 IN  
**FAIRHAVEN, MA**  
 PREPARED FOR  
**THE STARBOARD DRIVE NOMINEE TRUST**

SHEET 2 OF 2 SHEETS  
**"EXISTING TOPOGRAPHICAL PLAN"**

SCALE: 1"=40' DATE: FEBRUARY 3, 2022

**SCHNEIDER, DAVIGNON & LEONE, INC.**  
 PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS  
 1 COUNTY RD, P.O. BOX 480, MATTAPOISETT, MA 02739  
 1-508-758-7866

Drawn By: M.C.L. Check By: D.M.D. Job No. 3474

