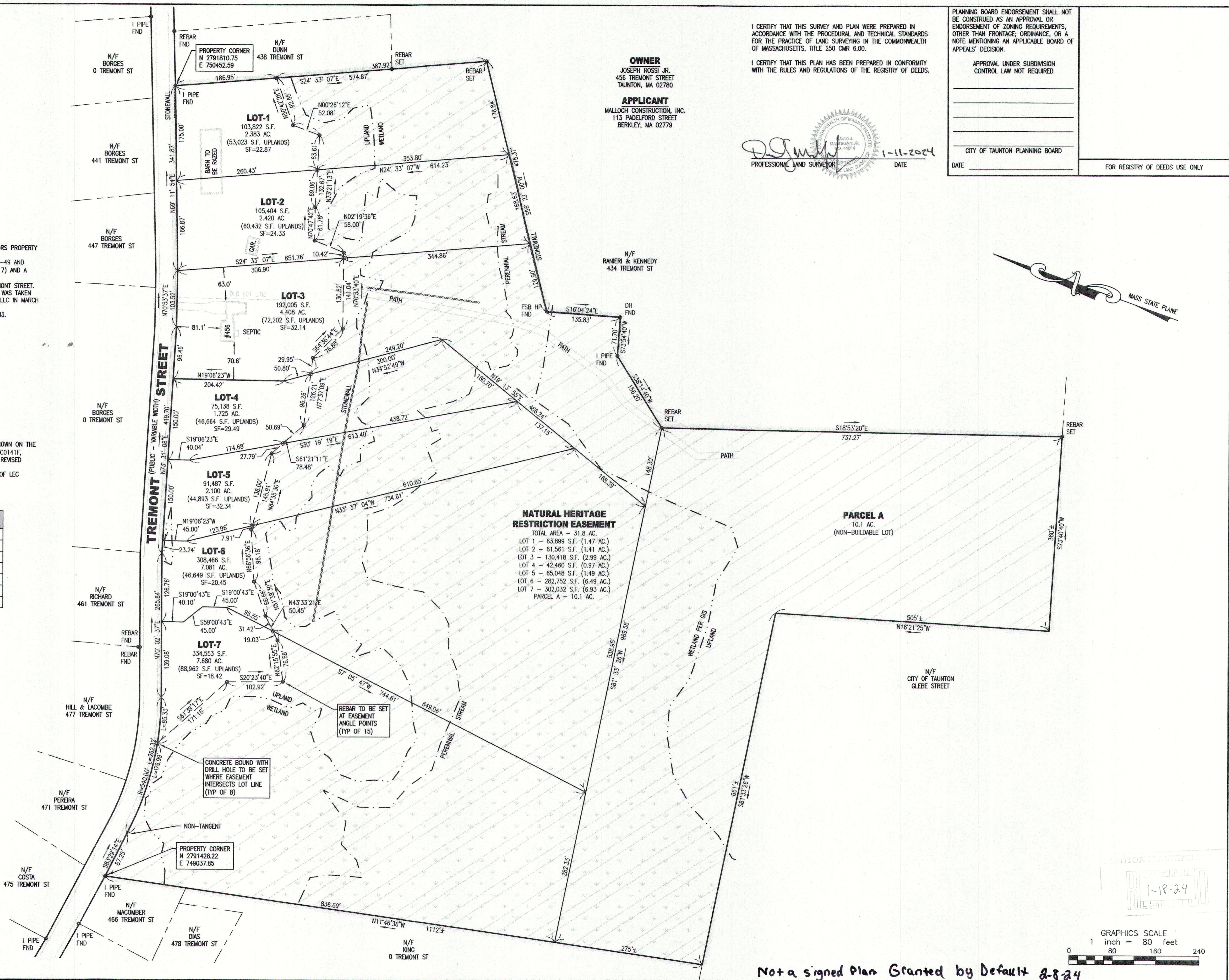


LOCUS MAP
SCALE: 1"=1,000'

NOTES:

- THE SITE IS LISTED ON THE CITY OF TAUNTON ASSESSORS PROPERTY RECORD CARDS AS PARCEL ID 51-49 AND 51-50.
- THE PURPOSE OF THIS PLAN IS TO DIVIDE PARCELS 51-49 AND 51-50 INTO SEVEN BUILDABLE LOTS (LOT 1 THRU LOT 7) AND A NON-BUILDABLE PARCEL (PARCEL A).
- EACH LOT CREATED HAS INDIVIDUAL ACCESS FROM TREMONT STREET.
- PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY MADDIGAN LAND SURVEYING, LLC IN MARCH 2023.
- HORIZONTAL DATUM: MASSACHUSETTS STATE PLANE NAD83.
- BRISTOL COUNTY REGISTRY OF DEEDS:
DEED REFERENCE: BOOK 1390 PAGE 187
DEED REFERENCE: BOOK 1633 PAGE 692
PLAN REFERENCE: BOOK 80 PAGE 65
PLAN REFERENCE: BOOK 126 PAGE 28
PLAN REFERENCE: BOOK 140 PAGE 36-39
PLAN REFERENCE: BOOK 146 PAGE 25
PLAN REFERENCE: BOOK 232 PAGE 71
PLAN REFERENCE: BOOK 239 PAGE 2
PLAN REFERENCE: BOOK 245 PAGE 47
PLAN REFERENCE: BOOK 247 PAGE 80
PLAN REFERENCE: BOOK 275 PAGE 78
PLAN REFERENCE: BOOK 352 PAGE 48
PLAN REFERENCE: BOOK 363 PAGE 33
PLAN REFERENCE: BOOK 405 PAGE 73
PLAN REFERENCE: BOOK 410 PAGE 6
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBERS 2500SC0141F, 2500SC0142F, 2500SC0143F AND 2500SC0144F, MAPS REVISED 7-7-2009.
- WETLANDS SHOWN WERE DELINEATED BY DANIEL WELLS OF LEC ENVIRONMENTAL, INC. IN MARCH 2023.

ZONING SUMMARY TABLE (RURAL RESIDENTIAL DISTRICT)	
CRITERIA	REQUIRED
LOT AREA	60,000 S.F.
CONTIGUOUS UPLAND AREA	43,560 S.F.
FRONTAGE	150'
FRONT BUILDING SETBACK	40'
SIDE BUILDING SETBACK	25'
REAR BUILDING SETBACK	30'



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 250 CMR 6.00.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

OWNER
JOSEPH ROSSI JR.
456 TREMONT STREET
TAUNTON, MA 02780

APPLICANT
MALLOCH CONSTRUCTION, INC.
113 PADELFORD STREET
BERKLEY, MA 02779

[Signature]
PROFESSIONAL LAND SURVEYOR
1-11-2024
DATE

PLANNING BOARD ENDORSEMENT SHALL NOT BE CONSTRUED AS AN APPROVAL OR ENDORSEMENT OF ZONING REQUIREMENTS, OTHER THAN FRONTAGE, ORDINANCE, OR A NOTE MENTIONING AN APPLICABLE BOARD OF APPEALS' DECISION.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

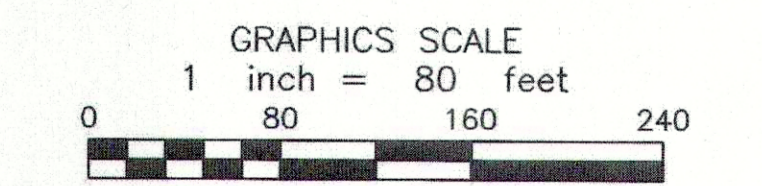
CITY OF TAUNTON PLANNING BOARD
DATE _____
FOR REGISTRY OF DEEDS USE ONLY

ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208



DATE	REV.	DESCRIPTION	BY	APP.
1-10-24				

APPROVAL NOT REQUIRED	PLAN OF LAND
TREMONT STREET	TAUNTON, MASSACHUSETTS
MALLOCH CONSTRUCTION, INC	113 PADELFORD STREET
BERKLEY, MA 02779	FORM A



Not a signed Plan Granted by Default 2-8-24