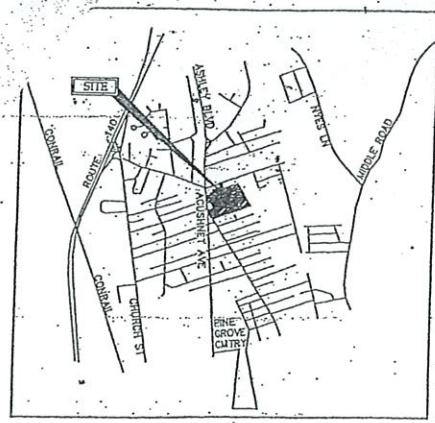




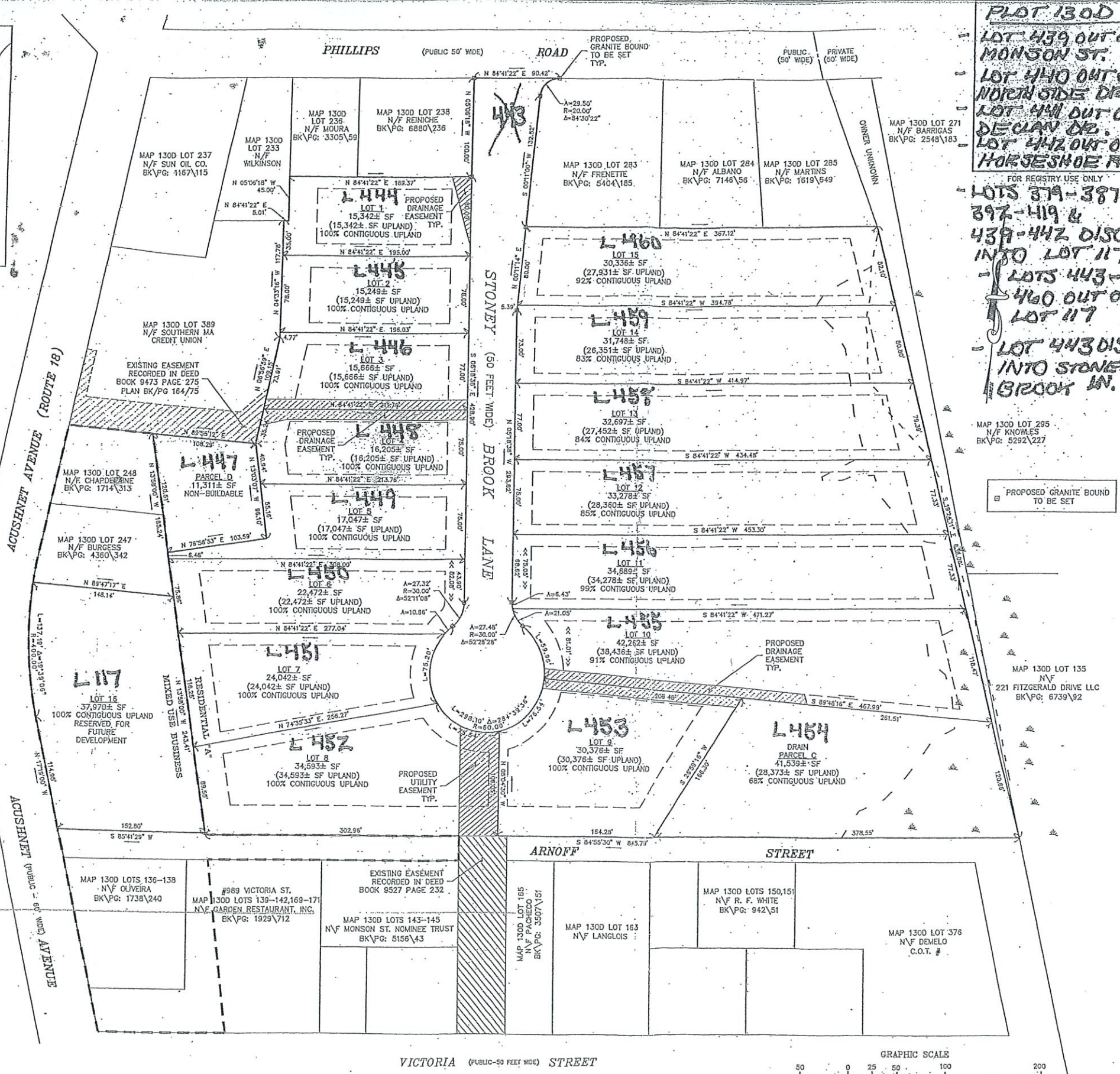
- CONSTRUCTION NOTES:**
1. ANY MINOR MODIFICATION TO THE INFORMATION SHOWN ON THE APPROVED PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AND THE CITY PLANNER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
 2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
 3. ALL HANDICAP PARKING, RAMPS AND ACCESS SHALL CONFORM TO AAS & MAAS.
 4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF NEW BEDFORD CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS.
 5. ALL PAYMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.

APPROVED BY:
NEW BEDFORD PLANNING BOARD
UNDER THE SUBDIVISION
CONTROL LAW
DATE: JULY 12, 2017
SIGNER: [Signature]
[Signature]
[Signature]

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

9.6.17
DATE: 9/6/17
BRANDAN P. SUHMAN, P.E., P.L.S.

m-19



LOT 130D
LOT 439 OUT OF
MONSON ST.
LOT 440 OUT OF
NORTH SIDE DR.
LOT 441 OUT OF
DELANO DR.
LOT 442 OUT OF
HORSESHOE RD.

FOR REGISTRY USE ONLY
LOTS 379-387,
392-419 &
439-442 DISC.
INTO LOT 117
- LOTS 443-
440 OUT OF
LOT 117
- LOT 443 DISC.
INTO STONEY
BROOK LN.

PROPOSED GRANITE BOUND
TO BE SET

DRAWING REVISIONS		
REVISION	DATE	DESCRIPTION
2	6/28/17	STAFF COMMENTS DATED 6/14/17
1	5/24/17	NITSCHE COMMENTS DATED 5/15/17

OWNER INFORMATION:
NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066
DEED BOOK 7734 PAGES 340-347

- GENERAL NOTES:**
1. THE SUBJECT PARCEL IS SHOWN AS MAP 130 BLOCK D LOTS 117, 379-387, 392-419.
 2. THE VERTICAL DATUM IS THE NEW BEDFORD CITY DATUM.
 3. LOCUS LIES WITHIN ZONE "X" AS SHOWN ON FIRM COMMUNITY PANEL #250050303030 PANEL 383 OF 550 REVISED JULY 16, 2014.
 4. BORDERING VEGETATED WETLANDS, FLATS AND INTERMITTENT STREAM WERE APPROVED BY THE CITY OF NEW BEDFORD CONSERVATION COMMISSION ON 6/13/2016 WITH A NOTICE OF INTENT, SE49-0736.

PLAN REFERENCES:
LAND COURT PLAN #23553-A
PLAN BK/PG: 146/104, 133/34, 130/30, 128/79, 121/138, 121/110, 88/13, 85/07, 85/10, 18/49
BOARD OF SURVEY PLAN #S: 24, 39, 39B, 39C, 80
MASS HIGHWAY DEPT. FIELD BOOK #S: 23040 & 27688

ZONING REQUIREMENTS:	
RESIDENCE DISTRICT - RA	
AREA	8,000 S.F.
FRONTAGE	75 FEET
DENSITY OF DWELLING UNITS PER LOT	1/10,000 S.F.
HEIGHT	45 FEET
MINIMUM YARDS:	
FRONT	20 FEET
SIDE	10' & 12'
REAR	30 FEET
LOT COVERAGE	30%
GREEN SPACE	35%



STONEY BROOK FARM
LOT LAYOUT

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

OWNER/APPLICANT:
NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066

PROJECT NO. : 5005	DRAWING NO.
SCALE : AS SHOWN	LL
DATE : 5/11/17	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 3 of 10
CHECKED BY : JCC	FILENAME: 230050303030.dwg

MAP 130 D - LOT 739 OUT OF MONSON ST. NORTH SIDE DR. LOT 440 OUT OF DELANO DR. LOT 441 OUT OF HORSESHOE RD. LOTS 379-387, 392-419 & 439-442 DISC INTO LT 117 (LTS 439-443 NOT CREATED) (NEW LOTS 444-460)

PB 177-19
12/14/2017
FY2019

177-19