

- PLAN REFERENCES:
- 1.) PLAN OF LAND BY WILLIAM F. KIRBY RECORDED IN PB. 117 PG. 105
 - 2.) PLAN OF LAND BY FERREIRA ENGINEERING INC. RECORDED IN PB. 134 PG. 91
 - 3.) PLAN OF LAND BY ROBERT A. CATLEY RECORDED IN PB. 120 PG. 90
 - 4.) PLAN OF LAND BY EDEX ENGINEERING CORP. RECORDED IN PB. 108 PG. 105
 - 5.) PLAN OF LAND BY GILBERT T. JOY RECORDED IN PB. 77 PG. 19

- NOTES:
- 1.) ENTIRE SITE FALLS WITHIN IN FEMA FLOOD ZONE V20 AS SHOWN ON FIRMS MAP 25005C0503F DATED 7/7/2009.
 - 2.) ZONING CLASSIFICATION: RR RURAL RESIDENCE
MIN. LOT SIZE: 30,000 S.F.
MIN. LOT FRONTAGE: 140'
MIN. CONTIGUOUS UPLAND REQUIRE: 24,000 S.F.

DUE TO SEPTIC SYSTEM SETBACK REQUIREMENTS, A 12' WIDE SEWER EASEMENT IS PROPOSED WITHIN THE NEW RIGHT OF WAY OF ISLAND VIEW ROAD. THIS EASEMENT IS FOR THE BENEFIT OF LOT #2 AND WILL AVOID ANY DISTURBANCE OF THE WETLANDS WHICH RUNS ALONG THE EDGE OF THE PROPOSED RIGHT OF WAY.

PRIOR TO FINAL SUBDIVISION APPROVAL THE EXISTING GRAVEL ROAD KNOWN AS ISLAND VIEW WILL BE REPAIRED OF ALL DEPRESSED AREAS AND A NEW PAVED APRON IS TO BE CONSTRUCTED AT THE INTERSECTION WITH SCONTICUT NECK ROAD.

OWNER
Thomas & Barbara Ferreira
3 Nakata Ave.
Fairhaven, MA 02719
Deed Book: 6019 Page: 114
Assessor's Map: 43 Parcel: 201

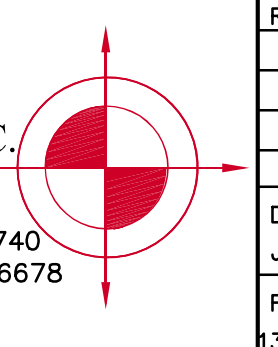
**PROPOSED TWO LOT
PRELIMINARY SUBDIVISION PLAN**

PREPARED FOR THOMAS & BARBARA FERREIRA

**ISLAND VIEW RD.
IN
FAIRHAVEN, MA**

SCALE: 1" = 40' DATE: MARCH 3, 2017

ROMANELLI ASSOCIATES INC.
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Revisions:	
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JJR	CAN
File Name:	Job No.:
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