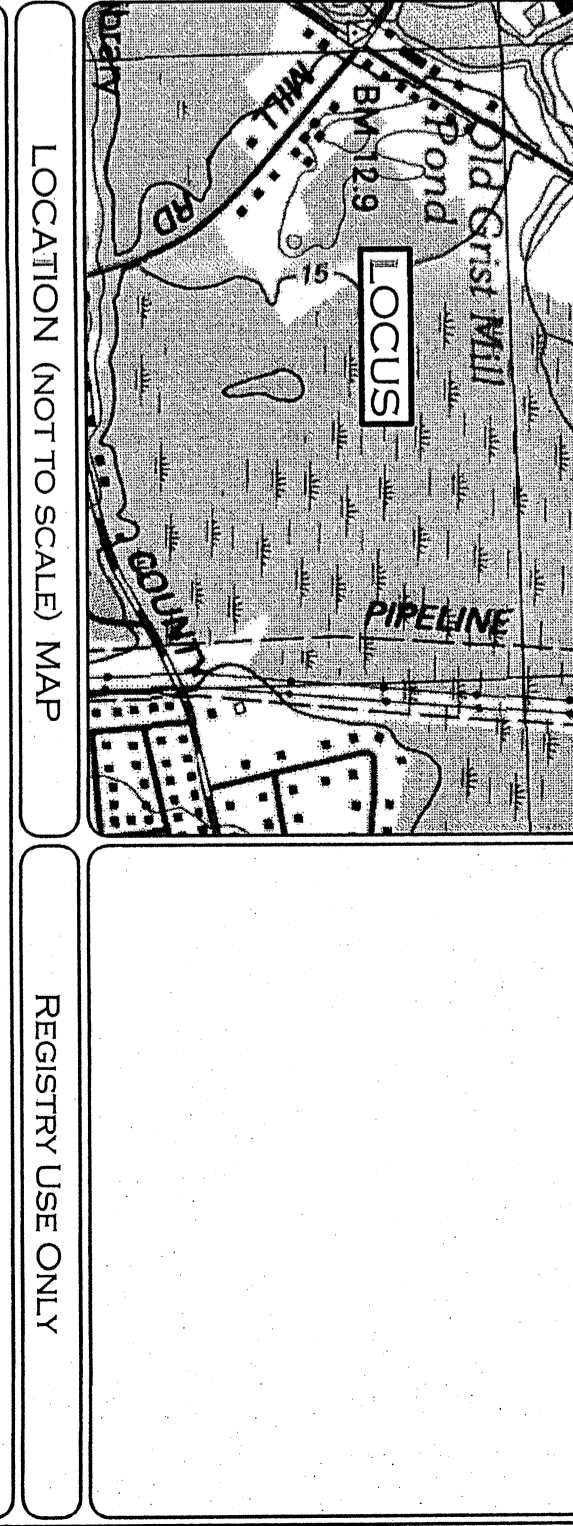


CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



- NOTES:**
- OWNERS: WATERMELLEN LLC
25 NELSON AVENUE FAIRHAVEN MA.
 - ASSESSORS DESIGNATION - MAP 15 LOT 302
 - TITLE REFERENCES: DEED BOOK 14440 PAGE 105 AND DEED BOOK 19702 PAGE 248
 - SITE SHOWN IS LOCATED IN ZONING DISTRICT R-33 CONSERVATION SUBDIVISION DESIGN
MIN. AREA= 15,000 S.F. (TOWN WATER)
FRONT YARD = 50' MIN
REAR YARD = 20'
SIDE YARD = 10'
 - WETLANDS DELINEATION BY ECOSYSTEM SOLUTIONS INC. JANUARY 2012.
 - SITE SHOWN IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 25005C0204F DATED JULY 7, 2009.
 - PLAN REFERENCES BRISTOL COUNTY REGISTRY OF DEEDS NORTHERN DISTRICT:
BOOK 24 PAGE 13
BOOK 24 PAGE 32
BOOK 25 PAGE 56
BOOK 65 PAGE 49.
 - PLAN REFERENCES TOWN RECORDS:
1927 LAYOUT OF ARCADE AVENUE
1931 LAYOUT OF HILL ROAD
 - PROPOSED BOUNDS SHOWN AS 'P'
 - ADDITIONAL & LOTS PER ZONING BY-LAW 25.10 DENSITY BONUS OPTION AND APPROVED BY PLANNING BOARD ON FEBRUARY 12, 2013.
 - LOTS 15 AND 18 ARE RESERVED AS AFFORDABLE HOUSING LOTS.
 - CLUSTER OPEN SPACE CALCULATIONS:
OPEN SPACE REQUIREMENTS = 4.0% OF TOTAL PARCEL
(BASED ON AREA OF REMAINING LAND AFTER FAR LOT'S DIVIDED OFF)
TOTAL PARCEL 1,391,433 S.F. X 4.0 = 63,657.3 S.F. MIN. REQUIRED
PROPOSED OPEN SPACE 1,246,279 S.F. X 4.0 = 4,985,116 S.F. REQUIRED
1,246,279 S.F. / 1,391,433 S.F. = 78.29% OPEN SPACE
 - WETLANDS % CALCULATIONS:
TOTAL SITE 1,591,433 - WETLANDS 839,578 = 751,855 S.F. UPLANDS (47.24%)
REQUIRED OPEN SPACE 636,573 S.F. X 4.724% UPLAND = 3,007,717 S.F.
PROPOSED OPEN SPACE 1,246,279 S.F. - WETLANDS 839,578 = 406,701 S.F. OPEN UPLAND
406,701 S.F. / 1,391,433 S.F. = 29.23% OPEN UPLAND OK

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS. THE CERTIFICATION MADE HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTER OF DEEDS AND IS NOT A GUARANTEE OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN.

EDWARD O'BRIEN
PROFESSIONAL LAND SURVEYOR
08-05-2013

DATE

SEEKONK PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

TOWN CLERK, TOWN OF SEEKONK

SEEKONK PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

LOTING PLAN

"1" COUNTRY BROOK ESTATES "1"

862 ARCADE AVENUE SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 15 LOT 302

PREPARED FOR: WATERMELLEN LLC
25 NELSON AVENUE FAIRHAVEN MA.

JOB # 05-103 SCALE: 1" = 50' DRAWN BY: SCA DATE: MAR. 26, 2013
REVISED: AUGUST 5, 2013 TOWN COMMENTS

PROFESSIONAL SEAL

INSITE
Engineering Services, LLC

PROFESSIONAL ENGINEERS
AND LAND SURVEYORS
INSITE PROFESSIONAL COMPLEX, SUITE 1
1539 FALL RIVER AVENUE
SEEKONK, MA 02771
PHONE: (508) 336-4500
FAX: (508) 336-4598

SHEET 3 OF 11