



City of New Bedford

Department of Planning, Housing & Community Development

608 Pleasant St, New Bedford, Massachusetts 02740
Telephone: (508) 979.1500 Facsimile: (508) 979.1575

PATRICK J. SULLIVAN
DIRECTOR

STAFF REPORT

PLANNING BOARD MEETING

June 13, 2016

**Case #22-16: SITE PLAN REVIEW
FOR NEW GROUND SIGN**

Cove Surf & Turf
1500 Cove Road
Map 17A, Lot 318

Owner: 1500-1502 Cove Road, LLC
1500-1502 Cove Road
New Bedford, MA 02740

Applicant: DeSouza Enterprises
(d/b/a Cove Surf & Turf)
1500 Cove Road
New Bedford, MA 02740

Applicant's Agent:
Poyant Signs Inc.
125 Samuel Barnet Blvd.
New Bedford, MA 02745



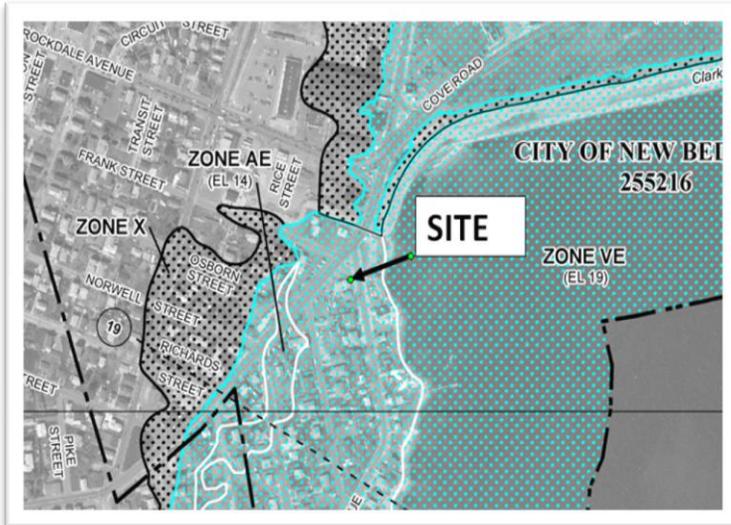
Overview of Request

Request by applicant for Site Plan approval for Ground Sign for a commercial use under Chapter 9 Comprehensive Zoning, §5400, 5427 and 5430-5490B, located at 1500 Cove Street (Map 17A, Lot 103), in the Mixed Use Business and Residence B zoning districts. Accompanying the application is a waiver request for the Planning Board's consideration citing §5400 Site Plan Review and §5440 Preparation of Plans.

Existing Conditions

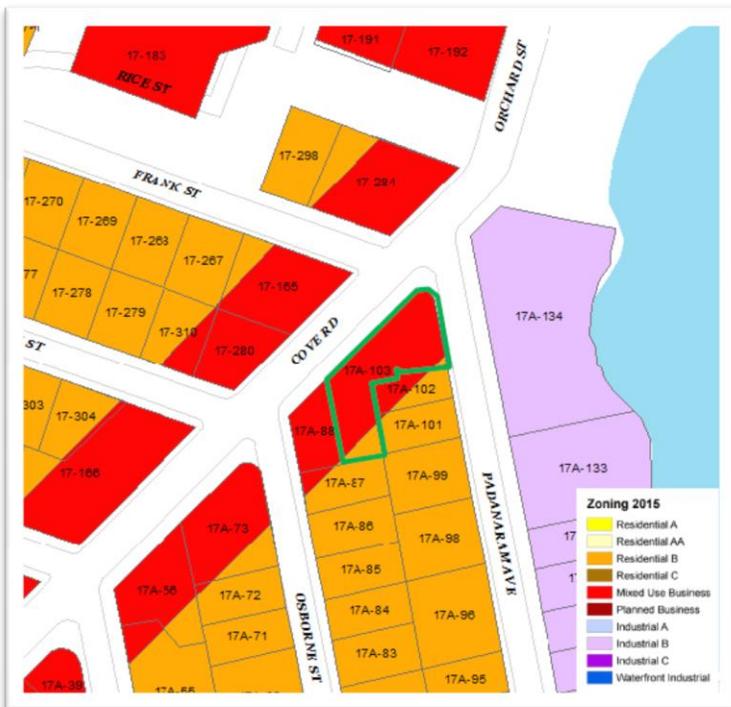
Cove Surf & Turf seafood restaurant is located at the intersection of Cove Road and Padanaram Avenue, outside the western section of the Hurricane Barrier that protects the City of New Bedford from tidal surges at Clark's Cove.

The business is located within the High Risk Coastal Area of Zone VE of the FEMA Flood Insurance Rate Map (FIRM) and has a 1% or greater chance of flooding, with additional hazards associated by storm waves.



FEMA further describes this zone as having a 26% chance of flooding over the life of a 30 year mortgage.

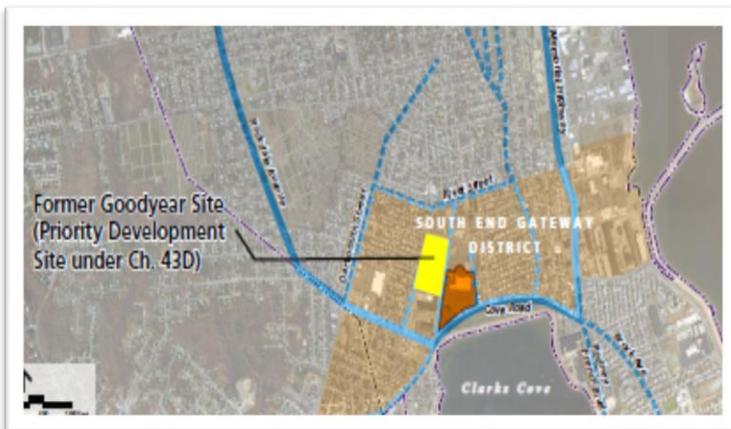
Staff's site visit found that there are multiple wall signs/window signs at the property in addition to three (3) freestanding (portable) signs advertising the business along the street frontage at Cove Road and Padanaram Avenue and one banner sign attached to an entrance railing. The prevalence of signage in this location contributes to visual clutter. *(As is always the case, the Zoning Enforcement Officer is responsible for the interpretation and enforcement of the city's ordinance as it relates to signage.)*



The site location is surrounded by single and multifamily residential dwelling units. Adjacent businesses include Dairy Maid Ice Cream & Frozen Yogurt, Nelson Auto Specialists of New Bedford, Inc., JC Auto Sales & Repairs, and an unidentified business use directly across from Cove Surf & Turf at Padanaram Avenue on the waterfront.

There is a three (3) foot wide easement on Lot #2 (as identified on the ANR Plan Attachment 5) as recorded in Bristol County (S.D) Registry of Deeds Book 8455, Page 349 to serve as access to the building on Lot #1 for maintenance of structures and/or utilities at the site. Any structure placed within this three foot easement must be removable.

The subject parcel is located just south/southwest of the area identified in the city's master plan (*A City Master Plan: New Bedford 2020*) as being the "South End Gateway Access Plan" focusing on the former Goodyear Site and improved connections to/from Route 18. Additionally, the Cove Surf & Turf restaurant is located close to the terminus of Phase II of the hurricane barrier recreational pathway to be known as the Cove Walk.



Proposed Conditions

The applicant proposes to display a new, double face non-illuminated monument sign manufactured in high density urethane (HDU). HDU signs are value engineered to resemble wood. Color specifications for the proposed sign are black, blue, orange and red.

The five (5) foot by three (3) foot ten (10) inch oval shape sign measures 19.16+/- SF and is in compliance with sign ordinance regulations under §3255 for the MUB zoning district. The proposed sign's overall height from grade is five (5) feet ten (10) inches and is therefore within the fifteen (15) foot maximum height allowance. The sign is to be mounted on a four (4) inch by four (4) inch +/- square steel pole exposing twenty-four (24) inches between ground and bottom of sign in compliance with code requirements.

The proposed monument sign must be setback from the lot line a minimum of six (6) feet according to regulations under §3256. Although no site plan was presented as part of the application packet, the applicant's agent does note within the packet that the sign will meet the minimum setback requirements.

Review Comments

As required under city ordinance, the case submittal documents were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department. The Planning Department awaits comments from the remaining departments at the time of the compilation of this report.

Site Plan Review

The applicant's agent has submitted a waiver request for the Planning Board's consideration citing §5400-Site Plan Review and §5440-Preparation of Plans.

Graphics submitted for consideration:

Cove Surf & Turf, 1500 Cove Road, New Bedford, MA, dated 04.28.2016 as revised thru 05.17.16, as prepared by Poyant Signs, Inc., 125 Samuel Barnet Boulevard, New Bedford, MA 02745 consisting of two (2) sheets.

Monument Sign – 1A.1 / 1 of 2– Option A

Monument Sign – 1A.2 / 2 of 2– Option A

Master Plan Goal

The well-being of any community is often measured by the strength of its local economy. In this respect, the application for commercial ground sign under consideration by the Planning Board for Cove Surf & Turf seafood restaurant meets the criteria set forth under *A City Master Plan: New Bedford 2020* in that the proposal for a ground sign supports existing small businesses as part of the strategic approach for economic development.

For Board Member Consideration

Although the application and plans for a ground sign are professional in design and scope, the proposed ground sign may present a public safety hazard if a significant storm event were to occur, given the VE Flood Zone designation for this area of New Bedford outside of the hurricane barrier. In light of this, staff recommends that the Planning Board seek assurance from the applicant's agent that the installation of the proposed sign shall meet with recognized and accepted test methods for construction of signs in a flood hazard zone.

Staff Recommendation

In light of the nature of this request and project scale, staff offers the following two recommendations:

1. That the Planning Board vote to approve the requested waivers from Site Plan Review.
2. In a second vote, having reviewed this request, the existing character of surrounding properties, the thresholds required for approval of a site plan review, and provided the applicant's agent assures the Planning Board to its satisfaction that the installation of the proposed sign shall meet with recognized and accepted test methods for construction of signs in a flood hazard zone, staff recommends approval of this application with the following conditions:

- The project shall be undertaken according to the plans submitted with the application with adherence to all notes on plans as reviewed by the Planning Board on this date.
- The proposed monument sign shall meet setback requirements stipulated under the city's zoning ordinance §3256.
- The applicant shall submit final plan revisions to the Planning Division in the following formats:
 - One (1) -11" x 17" Plan Set
 - One (1) CD or USB with Plan Set in PDF format and shall ensure that these same plans are concurrently submitted to the Department of Inspectional Services.
- The applicant shall provide a copy of the Notice of Decision certifying no appeal has been brought forward by the office of the City Clerk for the Planning division case file folder.
- The rights authorized by the granted Site Plan Approval for New Ground Sign must be exercised, by issuance of a Building Permit by the Department of Inspectional Services and acted upon within one year from the date they were granted or they will lapse.

Attachments:

1. Site Plan Review Application for New Ground Sign
2. Waiver Request
3. Letter of Authorization
4. Deed - Bristol County (S.D) Registry of Deeds Book 11186, Page 318
5. Approval Not Required Plan of Land Book 160, Page 5
6. Plan Graphics



our copy



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 02740

SITE PLAN REVIEW APPLICATION FOR NEW GROUND SIGN

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Cove Surf & Turf by: Poyant Signs, Inc. dated: 5-17-16

1. Application Information

Street Address: 1500 Cove Road, New Bedford, MA

Assessor's Map(s): 17A Lot(s) 103

Registry of Deeds Book: 11186 Page: 318

Zoning District: MUB

Applicant's Name (printed): Stephanie Moran

Mailing Address: 125 Samuel Barnett Blvd., New Bedford, MA 02745
(Street) (City) (State) (Zip)

Contact Information: 508-965-9861 spoyantmoran@poyantsigns.com
Telephone Number Email Address

Applicant's Relationship to Property: Owner Contract Vendee Other _____

List all submitted materials (include document titles & volume numbers where applicable) below:

(8) copies & (1) original design plan
(8) copies & (1) original application w/ Landlord
(8) letter & (4) original abutters list

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

6-23-16
Date

Stephanie J Moran
Signature of Applicant

Case 22-16
REV 07/05/2016

2. Zoning Classifications

Present Use of Premises: restaurant

Proposed Use of Premises: restaurant (same)

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):

3. Will sign be illuminated? ^{yes} Externally, How? externally

4. Will sign overhang a public sidewalk? no, If yes, an indemnification certificate must be obtained from the City Council Clerk's Office, City Hall Room 215

5. Briefly Describe the Proposed Project:
Double faced, non illuminated monument sign

6. Please complete the following:

	Existing	Allowed/Required	Proposed
Total Sign Area (sq ft)	0	25 sq ft	19.16 sq ft
Sign Height (ft)	0	15'	5'10"
Total Number of Signs at Subject Parcel(s)	0	1	1
Front Setback (ft)	0	6'	6'
Side Setback (ft)	0	/	/
Side Setback (ft)	0	/	/

7. ZBA Variances and Special Permits:

NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.

The applicant is also requesting a special permit from the ZBA:
 Specify zoning code section & title:

The applicant is also requesting a variance from the ZBA:
 Specify zoning code section & title:

Case 22-16
 RFV 07/05/2016

8. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: Poyant Signs

at the following address: 125 Samuel Barnett Blvd, New Bedford

to apply for: Sign Permit / site plan review

on premises located at: 1500 Cove Street, New Bedford

for which the record title stands in the name of: 1500-1502 Cove Road, LLC

whose address is: 1500 Cove Street, New Bedford

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 1186 Page: 318

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

_____ Date

_____ Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

(see attached letter)



City of New Bedford
REQUEST FOR WAIVER

CASE #: 22-16

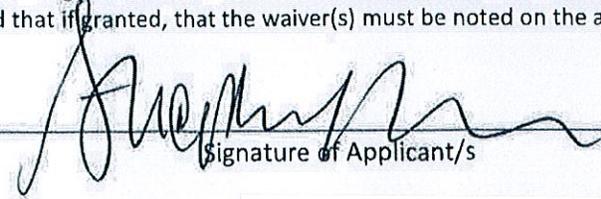
APPLICATION FOR WAIVER FROM SITE PLAN REVIEW REQUIREMENTS

In certain instances, after consulting with the City Planner, the applicant may submit, in writing, a request for waiver for any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans. The Planning Board will take a separate vote on written waiver requests by the applicant. Each request for waiver must be submitted individually to be considered by the Board. Please provide one (1) original and fifteen (15) copies of the request.

Any granted waivers must be disclosed on the final submitted and approved site plan.

SUBJECT PROPERTY			
ASSESSOR'S MAP PLOT#	17A	LOT(S)#	103
REGISTRY OF DEEDS BOOK:	111 86	PAGE #	318
PROPERTY ADDRESS: 1500 Cove Rd, New Bedford, MA 02745			
ZONING DISTRICT: MUB			
OWNER INFORMATION			
NAME: 1500-1502 Cove Rd, LLC			
MAILING ADDRESS: 1500 Cove Rd, New Bedford, MA 02745			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Poyant Signs, Stephanie Moran			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one:	OWNER <input type="checkbox"/>	CONTRACT VENDEE <input checked="" type="checkbox"/>	OTHER Describe <input type="checkbox"/> _____
MAILING ADDRESS (IF DIFFERENT): 125 Samuel Barnett Blvd, New Bedford, MA			
TELEPHONE #	508-965-9861		
EMAIL ADDRESS:	spoyantmoran@poyantsigns.com		

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.



Signature of Applicant/s

6-23-16

Date

If the applicant differs from the owner, this section must be completed/signed by the property owner/s:

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

Signature of Owner/s
(see attached letter)

Date

DESCRIPTION	Ordinance Section	CLEARLY Describe why this request is being made.
	1	***Example*** 5451. b. Topography and Drainage Plan
2	5400 - Site plan Review & 5440 Preparation of Plans	The current owner does not have a certified site plan we ask that the Board consider the application with the design showing the proposed location.
3		The applicant will meet all required setbacks.
4		

Additional pages describing the waiver request may be attached to this form following the same chart format, if necessary.

Please check here if additional pages are attached.

Number of Waiver requests submitted for consideration:



Cove Surf & Turf

1500 Cove Road New Bedford, MA 02740

(774) 202-2819

May 16, 2016

To Whom it may Concern:

RE: DeSouza Enterprises d/b/a Cove Surf & Turf

Dear Sir or Madam,

DeSouza Enterprises as owner of the subject property hereby gives its consent to:

Poyant Signs, Inc.
125 Samuel Barnet Blvd.
New Bedford, MA 02745

To act as its agent for the subject property noted above and to apply for and have issued to, any and all permits regarding the construction and installation of any signage, including temporary and permanent signs for Cove Surf & Turf and related improvements to the subject property and to other work required to the existing properties at:

Cove Surf & Turf
1500 Cove Road
New Bedford, MA 02740

Please contact me if you have any questions or require any additional information.

Sincerely,

Deborah DeSouza
(508) 577-6992
(774) 202-2819

ATTACHMENT 3

Case 22-16
6/23/2016

QUITCLAIM DEED

We, LUIS M. MARTINS and MARY MARTINS, TRUSTEES of the MARTINS FAMILY LIVING TRUST, under declaration of trust dated February 13, 2008, of 17 Bertrand Way, Acushnet, Massachusetts 02743

for consideration paid, and in full consideration of Two Hundred Thirty Thousand Dollars (\$230,000.00)

grant to 1500 – 1502 COVE ROAD, LLC, a Massachusetts Limited Liability Company with a usual place of business located at 1500-1502 Cove Road, New Bedford, Massachusetts 02740

with QUITCLAIM COVENANTS

the land, with any building(s) thereon, located in New Bedford, Bristol County, Massachusetts, more particularly bounded and described as follows:

BEGINNING at a point in the westerly sideline of Padanaram Avenue at the southeast corner of the parcel being described and the northeast corner of Lot 2 on the hereinafter mentioned plan;

Thence by said Lot 2 for the following five courses:

N 85° 45' 00" W 50.07'

N 61° 22' 38" W 8.23'

S 30° 02' 38" W 7.76'

N 79° 36' 25" W 24.20'

S 04° 15' 00" W 34.45'

Thence continuing in the same course by land now or formerly of Marx 45.00' to a corner of land of Gonsalves N 85° 45.00" W 42.50'

Thence still by said Gonsalves N 04° 15' 00" E 99.70' to the southeasterly sideline of Cove Road;

Thence by said sideline N 60° 15' 27" E 116.17' to a point of curvature;

Thence by a deflecting curve to the right having a radius of 20.00' and arc of 43.28' to a point of tangency on the westerly sideline of Padanaram Avenue;

Thence by said sideline S 04° 15' 00" W 67.61' to the point of beginning.

CONTAINING 11,077 square feet, more or less.

BEING shown as LOT 1 on a plan entitled: "Approval Not Required Plan of Land located in New Bedford, MA Prepared for Gary E. Sylvia and Michael P. Sylvia" dated November 20, 2006, by Kenneth R. Ferreira Engineering, Inc., New Bedford, MA, recorded at the Bristol County (S.D.) Registry of Deeds in Plan Book 160, Page 5.

Subject to and together with all rights, benefits and obligations contained in an easement described in a deed to Jeffrey and Bonnie Cardoza recorded at the Bristol County (S.D.) Registry of Deeds in Book 8455, Page 349.

Property Address: 1500-1502 Cove Road, New Bedford, Massachusetts 02740.

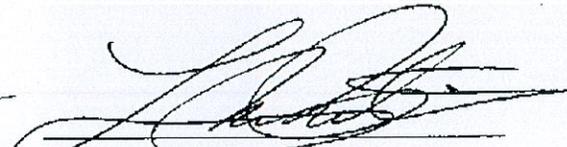
The grantors herein hereby release any and all homestead rights that they may have in the above-described property.

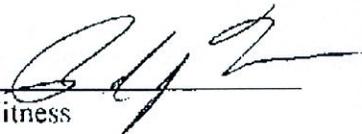
Being the same premises conveyed to the Grantors herein by deed of Bayview Loan Servicing, LLC dated September 22, 2010, and recorded at the Bristol County (S.D.) Registry of Deeds in Book 9834, Page 160.

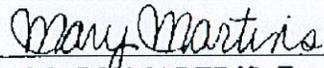
WITNESS our hands and seals this 30th day of September, 2014.

MARTINS FAMILY LIVING TRUST


Witness


By: LUIS M. MARTINS, Trustee


Witness


By: MARY MARTINS, Trustee

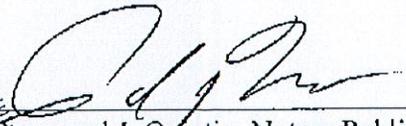
COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

September 30, 2014

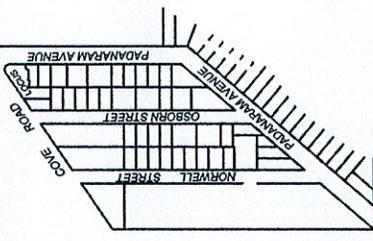
Then personally appeared the above-named LUIS M. MARTINS and MARY MARTINS, duly authorized Trustees as aforesaid, who proved to me through satisfactory evidence of identification which was MAD to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose before me.




Raymond J. Quintin, Notary Public
My commission expires: 6/24/2016

REG OF DEEDS
REG #07
BRISTOL S

09/30/14 2:18PM 01
00000 #0697
FEE \$1048.00
CASH \$1048.00



LOCUS MAP (N.T.S.)

NEW BEDFORD PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. NO DETERMINATION AS TO COMPLIANCE WITH ZONING IS MADE OR INTENDED BY THIS ENDORSEMENT.

David A. Kennedy
 DAVID A. KENNEDY, CITY PLANNER
 DATE 12.11.06

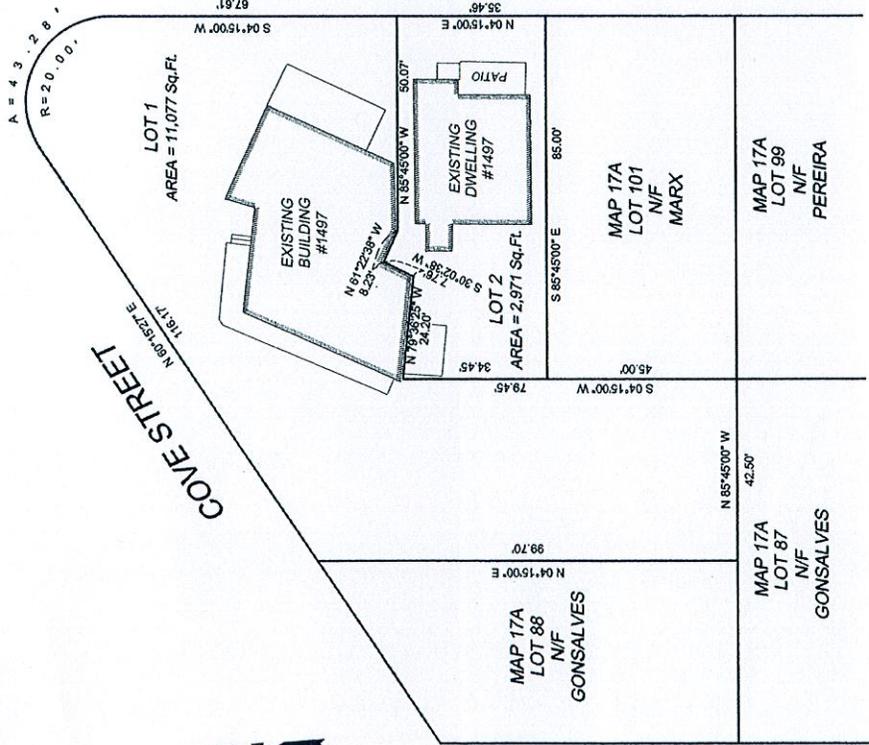
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Kenneth R. Ferreira
 KENNETH R. FERREIRA, R.L.S., P.E.
 DATE 12-6-06

12/12/06 12:13
 DEEDS TO BE RECORDED
 REGISTRY, S.D.
 11-140-5

GENERAL NOTES:

- Refer to Deed Book 4868, Page 332.
- Refer to Lots 89, 102, & 103 as shown on Plan Book 19, Page 91.
- Owner(S) of Record:
 GARY E. & MICHAEL P. SYLVIA
 1542 PADANARAM AVENUE
 NEW BEDFORD, MA 02740
- Locus is being shown as Lots 89, 102 & 103, on Assessors Map 17A
- Lot is being subdivided under the provision of MGL 41, Sec. 81L "Two or More structures situated on one Parcel prior to Subdivision Control."
- A Cross maintenance - Access Easement is to be granted to each lot for the repair and maintenance of structures and/or utilities, if any.
- A 3' wide easement for access to the building on Lot 1 is to be maintained for the benefit of Lot 1 over the courses which separate Lot 1 & 2 West of Padanaram Ave.
- Any structure placed within the 3' easement must be removable as necessary to access the building on Lot 1.



PADANARAM AVENUE

ATTACHMENT 5

Case 22-16
 6/23/2016

APPROVAL NOT REQUIRED
 PLAN OF LAND

located in
 NEW BEDFORD, MA
 prepared for
 GARY E. SYLVIA
 and
 MICHAEL P. SYLVIA



SCALE: 1" = 20'
 NOVEMBER 20, 2006

Kenneth R. Ferreira Engineering, Inc.
 46 Foster Street
 New Bedford, MA 02740
 Tel. (508) 992-0020 Fax. (508) 992-3374
 SE 2982.1

160-5

160-5

Cove Surf and Turf | 1500 Cove Road, New Bedford, MA | Design Development | July 5, 2016

Registry of Deeds Book 11186, Page 318
Assessor's Map Plot #17A, Lot #103

ATTACHMENT 6

Case 22-16
RFV 07/05/2016

Poyant
Building Your Brand

Cove Surf and Turf

1300 Cove Road
New Bedford, MA

Project: 12451
Cove Surf and Turf

Sales: Stephanie Poyant Moran
Date: 04/28/16
Designer: JST

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or otherwise in any fashion until transferred.

Revisions:
05.06.16 JST: E1 Scope
06.17.16 JST: Change
06.17.16 JST: Tier 2 Update
06.17.16 JST: Update
07.05.16 JST: Added Linus Back



This sign is intended to be used in accordance with the applicable local codes. This subject is not intended to be a substitute for any applicable local codes.

Approved By: _____

Date: _____

Monument Sign
Registry or District Book 11186,
Page 318
Assessor's Map Plot #17A, Lot #103
Option A

Sign Type 12451 (A) R1
1A.1
1 of 3

Specifications
Qty = 1

19.16 Sq Ft Each Side

Double Face Non Illuminated Monument Sign

- Sign**
- 1" HDU, returns and backs painted black, mounted back to back to (Qty: 1) 4" x 4" x .19" square steel pole with 1-1/2" x 1-1/2" x 3/16" aluminum angle painted black
 - Neoprene gasket to be used between dissimilar metals
 - Faces to have opaque digital print applied first surface
- Poles and Foundation**
- (Qty: 1) 4" x 4" x .19" square steel pole in direct burial foundation of (Qty: 1) 1'-6" W x 2'-9" WL x 4'-0" D

- * 6" Set back from the property line
- * External illumination by others
- * See page 1A.2 for Photo Comp
- * Please note overhead wires

Colors & Materials

Paint

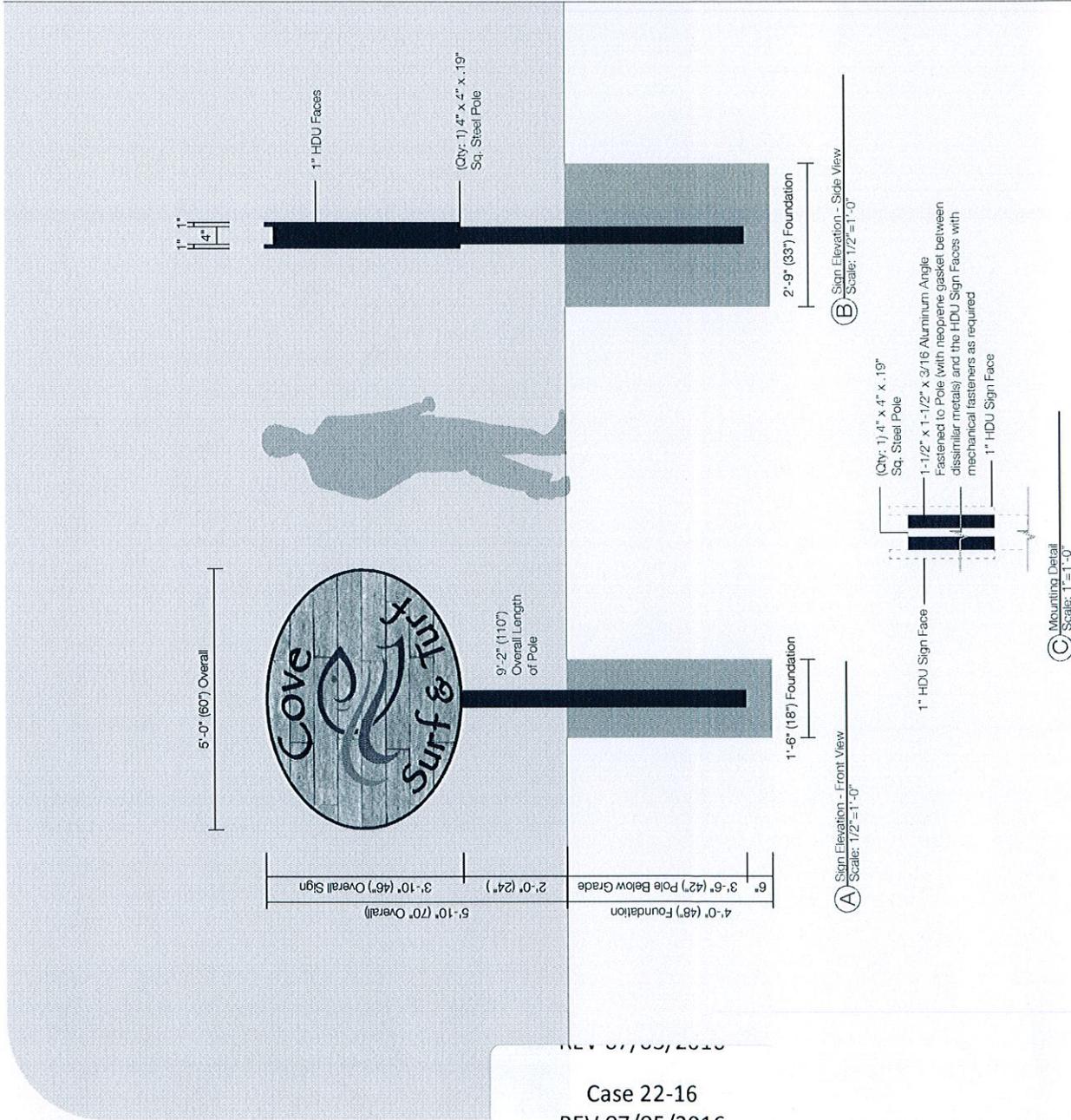
Black Paint; Satin Finish

Digital Print

(Qty: 2) 60-1/2" W x 46-1/2" H
(Includes 1/4" Bleed on all sides)

Opaque digital print with adhesive backer and UV protectant, contour cut, no masking

- Blue Paint; Satin Finish; Reflex Blue
- Orange Paint; Satin Finish; PMS 185 C
- Red Paint; Satin Finish; PMS 185 C



Cove Surf and Turf
 1500 Cove Road
 New Bedford, MA

Project: 12451
 Cove Surf and Turf
 Sales: Stephanie Poyant Moran
 Date: 04.28.16
 Designer: JST

Note:
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Revisions:
 08.08.16, JST, E1, Scope
 08.11.16, JST, E1, Scope
 08.11.16, JST, E1, Scope
 02.09.16, JST, E1, Scope, info@sealback



This sign is intended for use in the United States only. It is not to be used in any other country. The manufacturer shall be responsible for obtaining the necessary permits and approvals for use in any other country.

Approved By: _____

Date: _____

Monument Sign

Option A

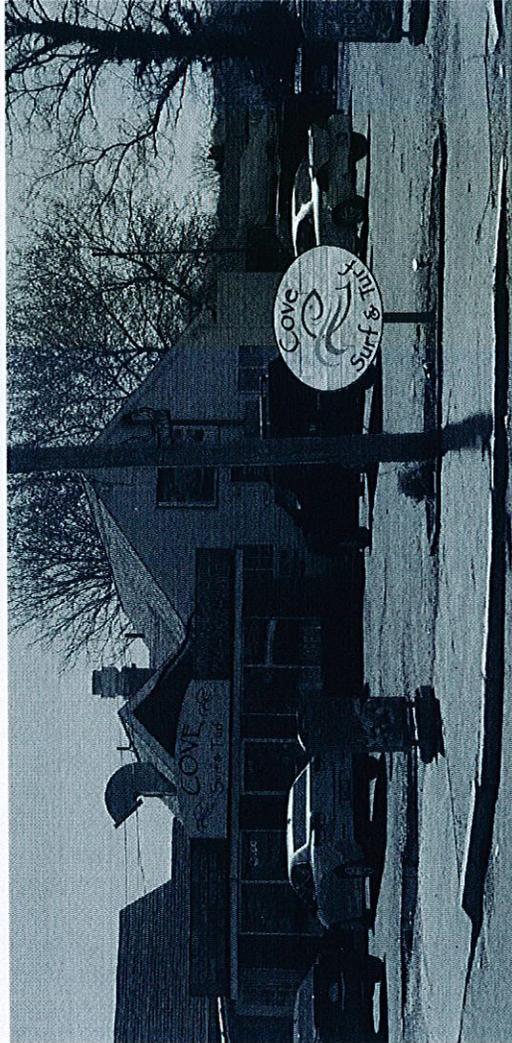
Sign Type 12451, 1A-R1

1A-2

2 of 3



A Photo Comp. - Existing
 Not to Scale



B Photo Comp. - Proposed
 Not to Scale

* 6'-0" Set back from property line

REV 07/05/2016

Case 22-16
 REV 07/05/2016

Cove Surf and Turf

1500 Cove Road
 New Bedford MA

Project: 12451
 Cove Surf and Turf

Sales: Stephanie Poyant Moran
 Date: 04.28.16
 Designer: JST

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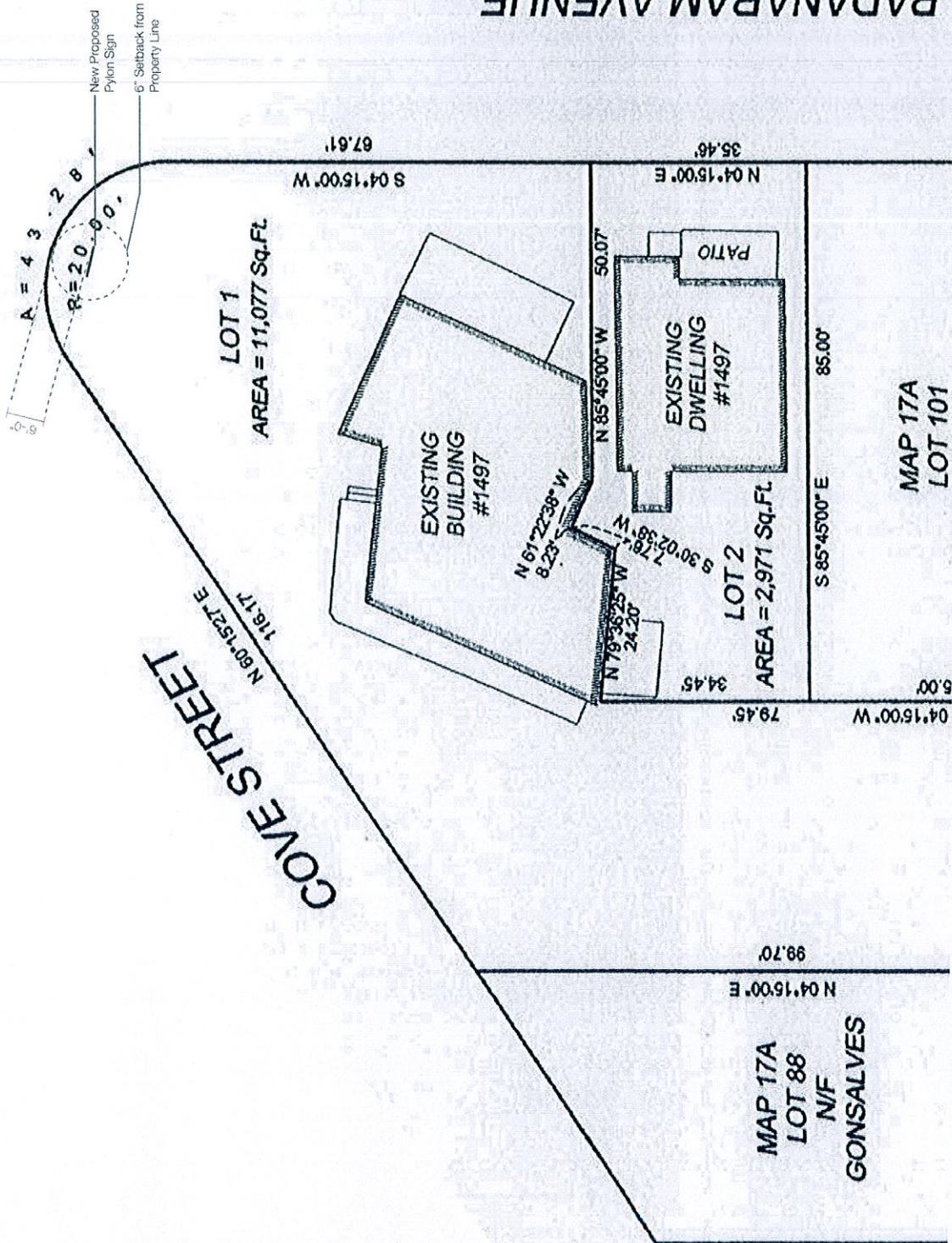
Revisions:
 07.05.16 JST Added to Package



Approved By:
 Date:

Monument Sign

Option A



PADANARAM AVENUE

COVE STREET

LOT 1
 AREA = 11,077 Sq.Ft.

LOT 2
 AREA = 2,971 Sq.Ft.

MAP 17A
 LOT 101

MAP 17A
 LOT 88
 N/F
 GONSALVES

REV 07/05/2016

Case 22-16
 REV 07/05/2016