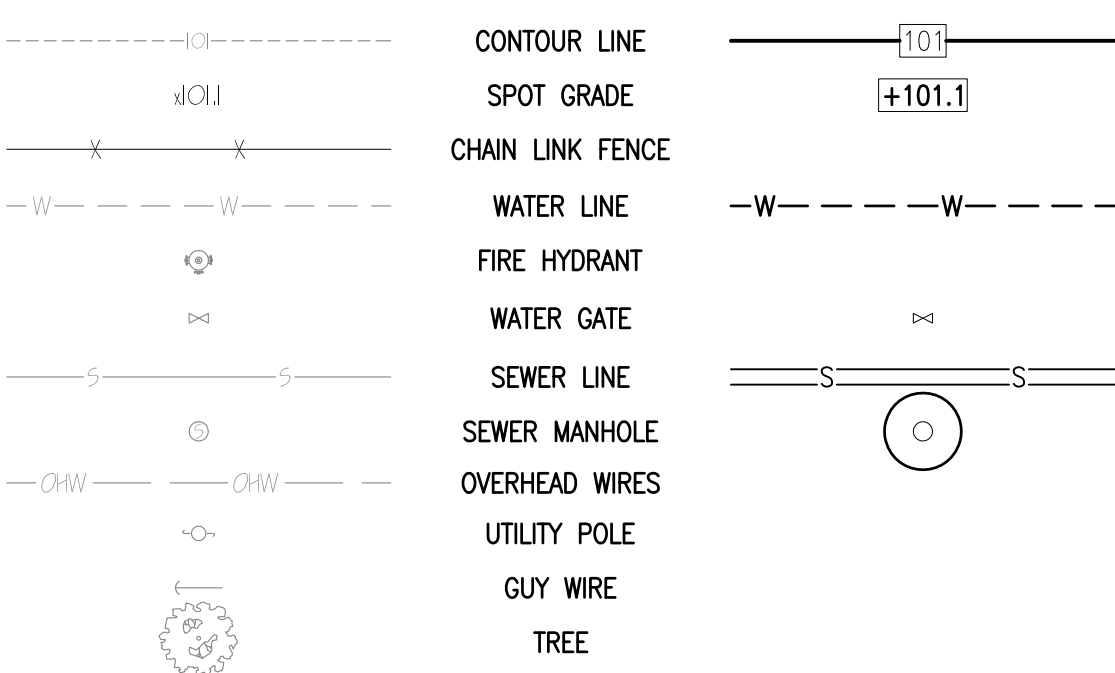


DISTRICT: RE

<u>DESCRIPTION</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
LOT AREA	8,000 S.F.	7,650 S.F.
LOT FRONTAGE	75 FT	90 FT
FRONT SETBACK	20 FT	20 FT
SIDE SETBACK	10/12 FT	10/28 FT
REAR SETBACK	30 FT	21 FT
BUILDING HEIGHT (MAXIMUM)	45 FT	40 FT
BUILDING COVERAGE (MAXIMUM)	30 %	26 %

EXISTING

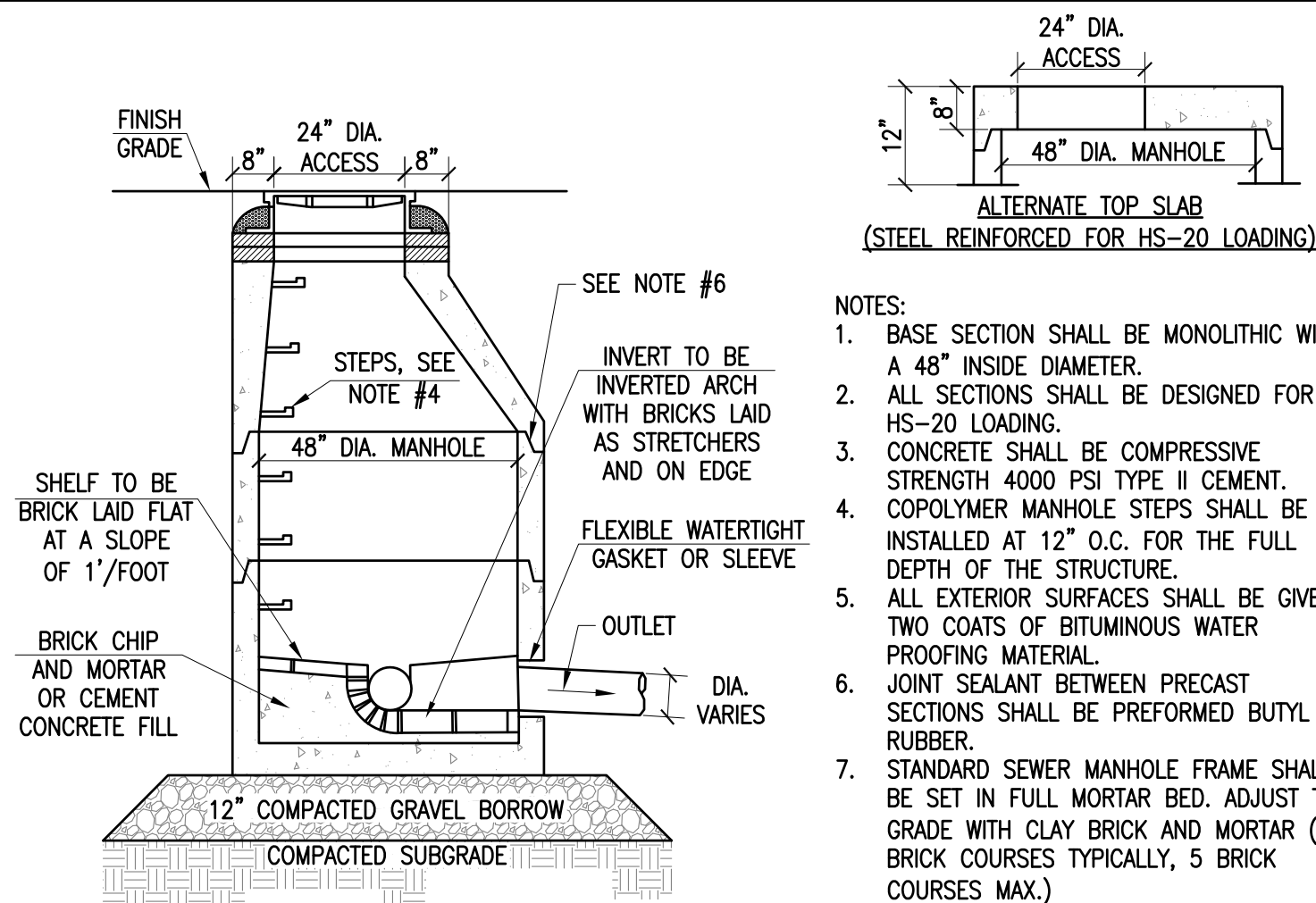


PROPOSED

ASSESSORS MAP 17A LOTS 85 & 86
DAVID BIZARRO
50 LARCH STREET
NEW BEDFORD, MA 02740
DEED BOOK 11999 PAGE 317
DEED BOOK 12227 PAGE 246

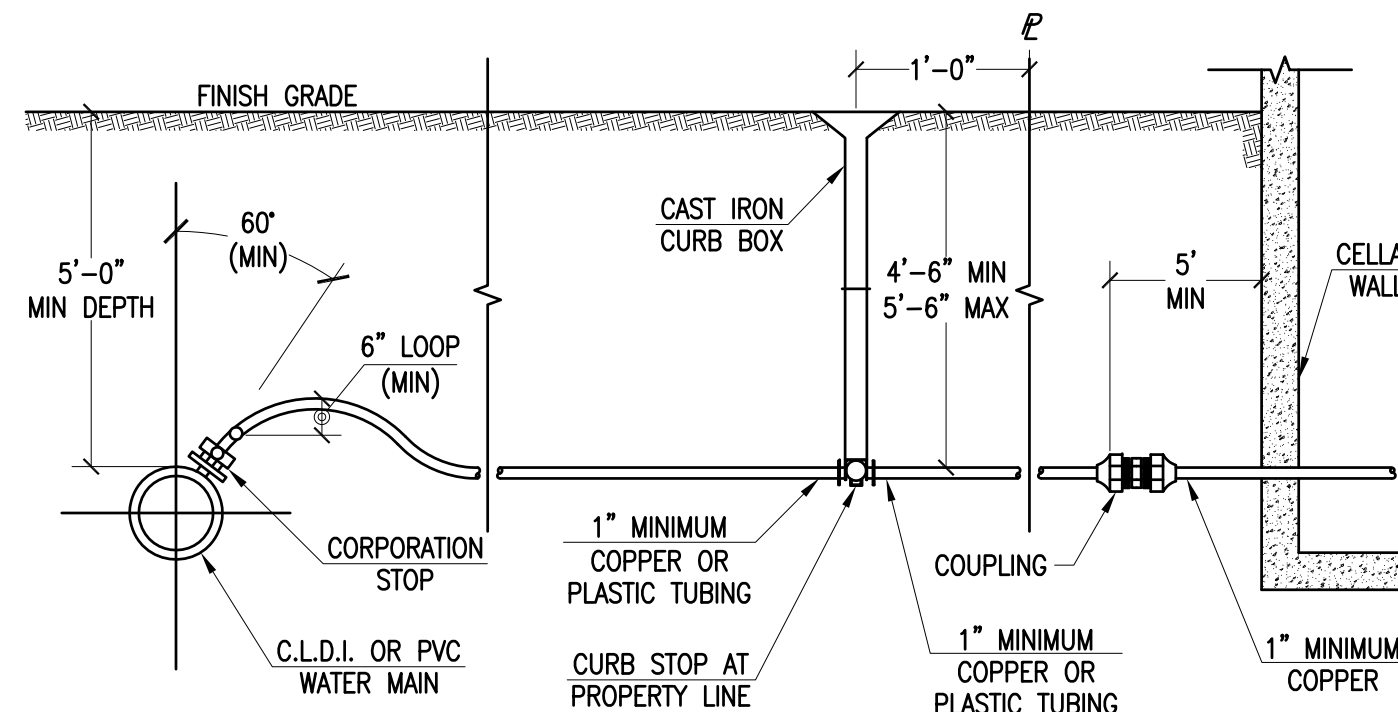
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
2. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN MAY 2018.
3. VERTICAL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS AND REGULATIONS.
5. ALL BENCHMARKS SHOWN ON THIS PLAN ARE TO BE CHECKED FOR CONSISTENCY BY THE CONTRACTOR. ANY DISCREPANCY MUST BE RESOLVED BY THE OFFICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. WHERE PROPOSED PAVEMENT AND WALKS ARE TO MEET EXISTING, THE CONTRACTOR SHALL SAWCUT A NEAT LINE AND MATCH GRADE. SEAL ALL JOINTS WITH HOT BITUMINOUS ASPHALT JOINT SEALER.
7. ALL EXISTING TREES, SHRUBS AND GROUND COVER WHERE NATURAL GRADE IS TO BE RETAINED SHALL BE KEPT IN THEIR EXISTING STATE UNLESS REMOVAL IS REQUIRED FOR CONSTRUCTION PURPOSES.
8. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT TO BE RECLAIMED OR OTHERWISE TREATED AS NOTED ON PLAN SHALL BE TREATED WITH MULCH DEEDED AND HAY MULCHED FOR EROSION CONTROL.
9. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO CONSTRUCTION.

BY GRAPHIC PLOTTING ONLY, THE PROPERTY DEPICTED ON THIS PLAN FALLS IN ZONE VE (EL 16 FEET), AS SHOWN ON THE FLOOD INSURANCE RATE MAP 25005C0481G, EFFECTIVE DATE: JULY 16, 2014.



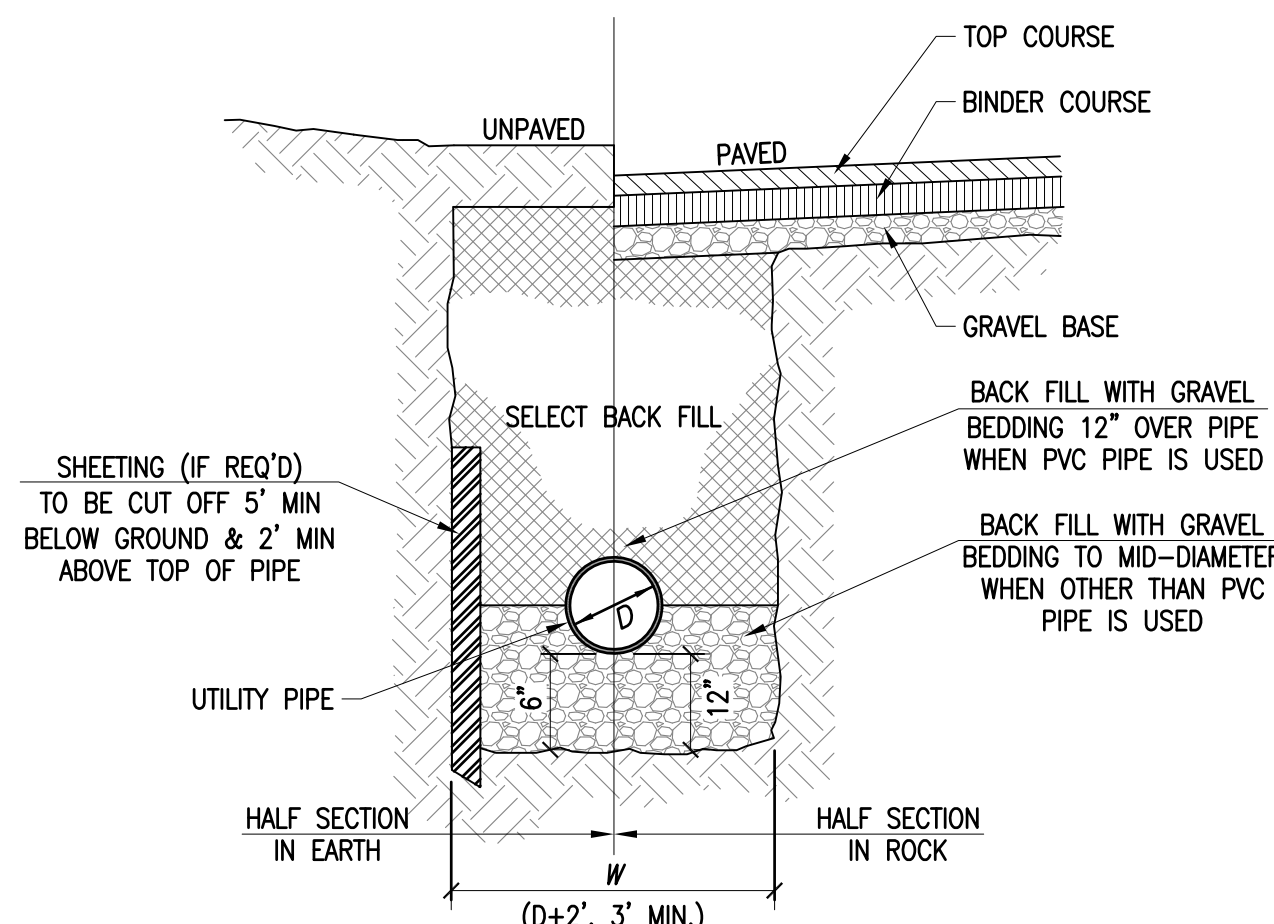
SANITARY SEWER MANHOLE

NOT TO SCALE



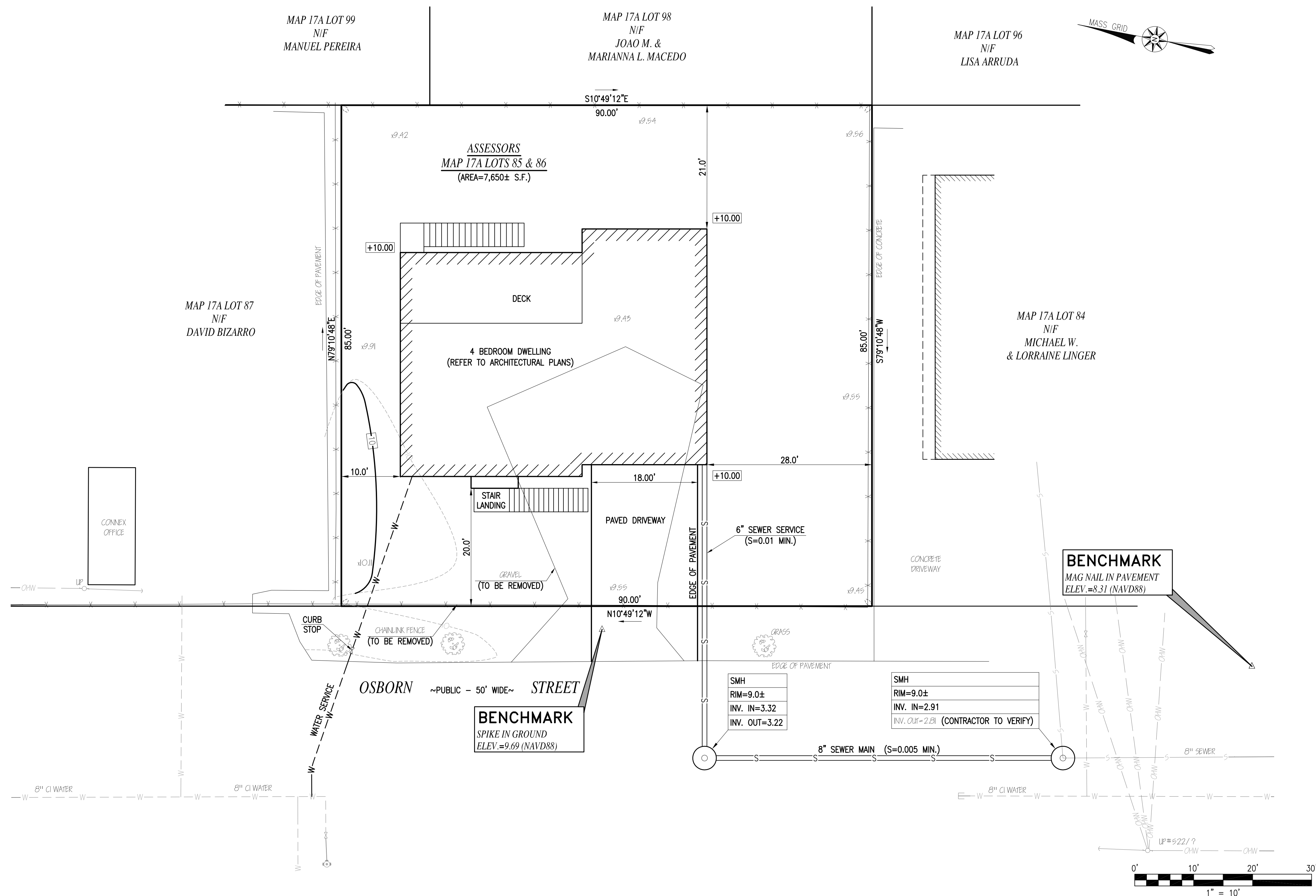
WATER SERVICE CONNECTION

NOT TO SCALE



UTILITY TRENCH

NOT TO SCALE



REVISIONS



www.FarlandCorp.com

401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479
OFFICES IN:
●TAUNTON
●MARLBOROUGH
●WARWICK, RI

DRAWN BY: CKG/JT

DESIGNED BY: ***

CHECKED BY: SC

SITE PLAN

— OSBORNE STREET —
ASSESSORS MAP 17A LOTS 85 & 86
NEW BEDFORD, MASSACHUSETTS

PREPARED BY: DAVID BIZZARRO
FOR: 50 LARCH STREET
NEW BEDFORD

JULY 5, 2018

SCALE: 1"=10'

JOB NO. 17-1087

LATEST REVISION

SHEET 1 OF 1