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	LOCUS MAP	SCALE: 1"=2,000'

- ZONING	DATA -	_
<u>DISTRICT:</u>	RB	
<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 %

	<b>LEGEND</b>	
EXISTING		PROPOSED
	CONTOUR LINE	101
x O ,	SPOT GRADE	+101.1
X	CHAIN LINK FENCE	
-W	WATER LINE	-w
<b>(</b> )	FIRE HYDRANT	
$\bowtie$	WATER GATE	$\bowtie$
55	SEWER LINE	SS
9	SEWER MANHOLE	$(\circ)$
— OHW — — OHW — —	OVERHEAD WIRES	

UTILITY POLE

**GUY WIRE** 

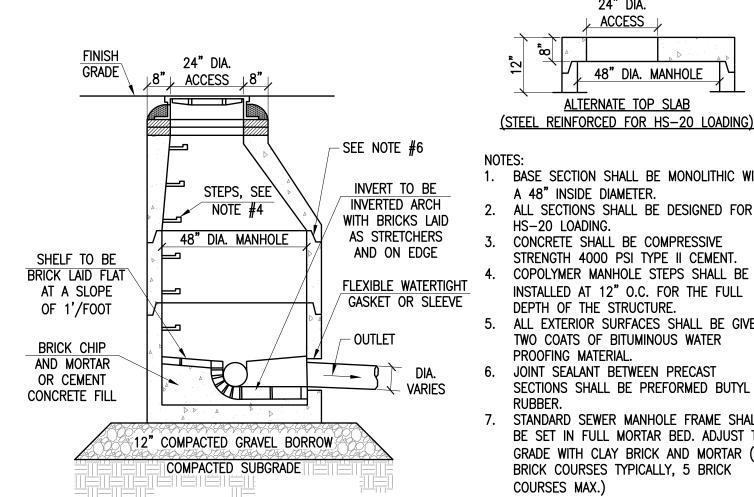
TREE

### RECORD OWNER: 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 UNDERGROUND UTILITIES AND STRUCTURES 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 THE PLAN.
- TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN MAY 2018.
- VERTICAL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS AND
- 5. ALL BENCHMARKS SHOWN ON THIS PLAN ARE TO BE CHECKED FOR CONSISTENCY BY THE CONTRACTOR. ANY DISCREPANCIES MUST BE RESOLVED BY THIS OFFICE PRIOR TO CONSTRUCTION.
- 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 PAVED OR OTHERWISE TREATED AS NOTED ON PLAN SHALL BE TREATED WITH 4" OF LOAM, SEEDED AND HAY MULCHED FOR EROSION CONTROL.
- 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

1. BASE SECTION SHALL BE MONOLITHIC WITH A 48" INSIDE DIAMETER. 2. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI TYPE II CEMENT.

24" DIA.

**ACCESS** 

48" DIA. MANHOLE

ALTERNATE TOP SLAB

COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE. ALL EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER PROOFING MATERIAL.

SECTIONS SHALL BE PREFORMED BUTYL STANDARD SEWER MANHOLE FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2) BRICK COURSES TYPICALLY, 5 BRICK

JOINT SEALANT BETWEEN PRECAST

COURSES MAX.)

FINISH GRADE CAST IRON CURB BOX (MIN) MIN MIN DEPTH 5'-6" MAX 1" MINIMUM COPPER OR COUPLING -PLASTIC TUBING 1" MINIMUM " MINIMUM C.L.D.I. OR PVC CURB STOP AT COPPER OR COPPER WATER MAIN PROPERTY LINE PLASTIC TUBING

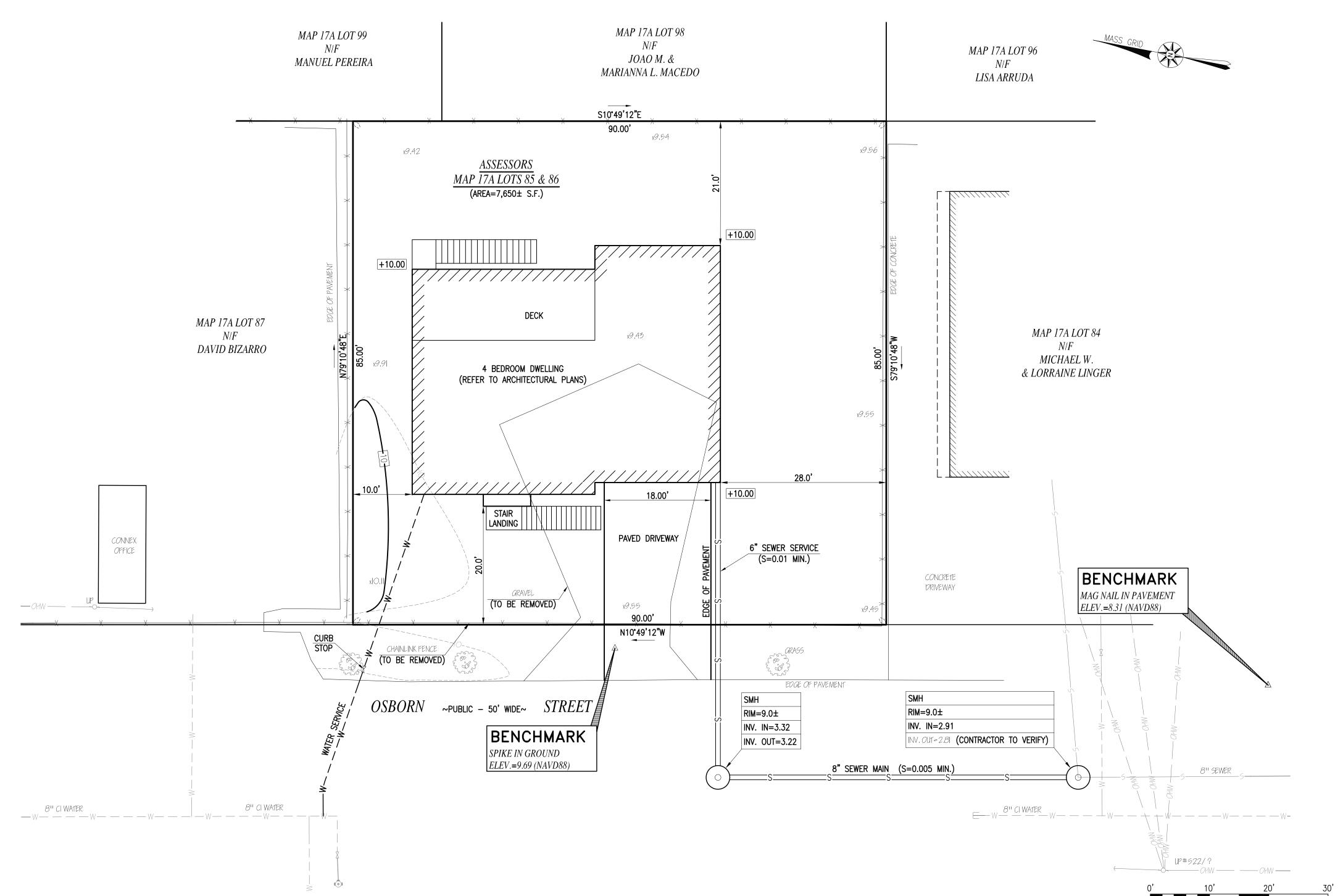
# WATER SERVICE CONNECTION

NOT TO SCALE

TOP COURSE - BINDER COURSE UNPAVED - GRAVEL BASE BACK FILL WITH GRAVEL SELECT BACK FILL BEDDING 12" OVER PIPE WHEN PVC PIPE IS USED SHEETING (IF REQ'D) TO BE CUT OFF 5' MIN BACK FILL WITH GRAVEL BELOW GROUND & 2' MIN BEDDING TO MID-DIAMETER ABOVE TOP OF PIPE WHEN OTHER THAN PVC PIPE IS USED UTILITY PIPE HALF SECTION IN ROCK IN EARTH (D+2', 3' MIN.)

### UTILITY TRENCH

NOT TO SCALE



**REVISIONS** 

No. 47544 CIVIL



# www.FarlandCorp.con

**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 ` & ⊬

STREET A LOTS 85 ASSACHUSE OSBORNE SORS MAP 17 BEDFORD, N

JULY 5, 2018 SCALE: 1"=10' JOB NO. 17-1087

LATEST REVISION:

SHEET 1 OF