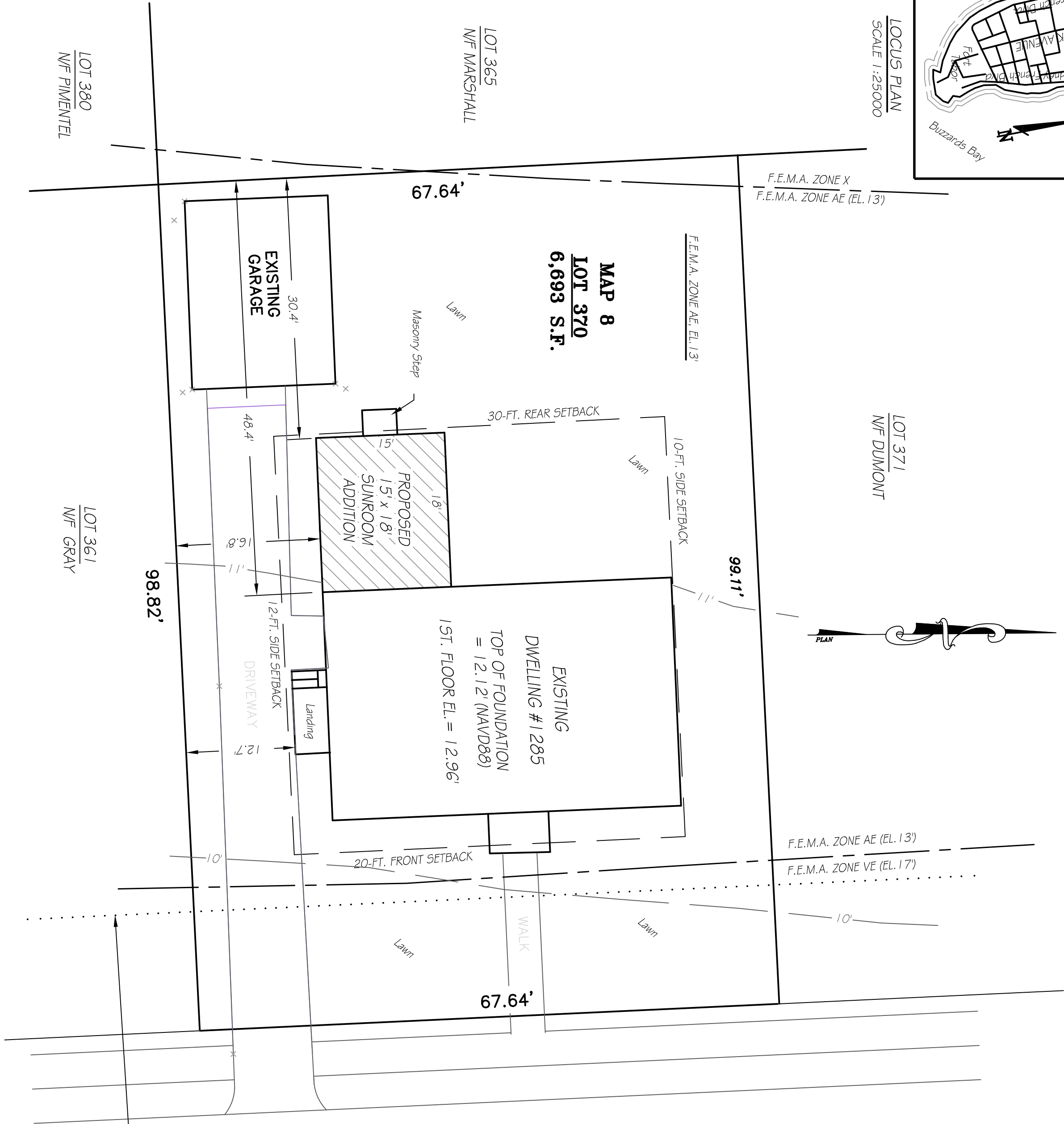


LOCUS PLAN  
SCALE 1:25000

LOT 371  
N/F DUMONT



NOTES:

- 1) THIS PARCEL IS SHOWN AS LOT 370 OF ASSESSORS MAP 8. DEED REFERENCE: BRISTOL COUNTY REGISTRY OF DEEDS BOOK 12403 PAGE 78.
- 2) THE BUILDINGS SHOWN HEREON LIE WITHIN A SPECIAL FLOOD HAZARD AREA (F.E.M.A. ZONE AE, EL. 13) AS DELINEATED ON F.E.M.A. MAP NUMBER 25005C0482G EFFECTIVE DATE JULY 16, 2014.
- 3) NOTIFY DIG-SAFE AND LOCAL UTILITIES AND VERIFY LOCATION OF SITE UTILITIES PRIOR TO ANY EXCAVATION.
- 4) EXISTING RESIDENCE IS SERVICED BY TOWN SEWER AND TOWN WATER.
- 5) FIELD SURVEY DATA, LOT PERIMETER & ELEVATIONS PREPARED BY ROMANELLI ASSOCIATES INC.
- 6) THE COST OF THE PROPOSED ADDITION SHALL NOT EXCEED 50% OF THE CURRENT MARKET VALUE OF THE SUBJECT RESIDENCE AND SHALL BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE MASS. STATE BUILDING CODE, 9TH EDITION, SECTION R322 "FLOOD RESISTANT CONSTRUCTION" FOR NON-SUBSTANTIAL IMPROVEMENT.
- 7) ZONING: RESIDENCE B  
SEC. 2700: MINIMUM LOT SIZE = 8,000 SQ.FT.; MINIMUM FRONTAGE = 75 FT.  
MINIMUM SETBACKS: FRONT = 20 FT.; SIDE = 10' ON ONE SIDE & 12' ON OTHER; REAR = 30 FT.  
MAXIMUM LOT COVERAGE = 30%; MINIMUM GREEN SPACE = 35%  
EXISTING HOUSE AREA = 1,155 S.F.  
EXISTING GARAGE AREA = 367 S.F.  
WALKS & DRIVEWAY AREA = 765 S.F.  
TOTAL COVERAGE AREA = 2,287 S.F.  
+ PROPOSED SUNROOM ADDITION = 270 S.F.  
PROPOSED COVERAGE AREA = 2,557 S.F.  
EXISTING LOT COVERAGE = 2,287 S.F. / 6,693 S.F. = 34.2%  
PROPOSED LOT COVERAGE = 2,557 S.F. / 6,693 S.F. = 38.2%  
PROPOSED GREEN SPACE = 4,136 S.F. / 6,693 S.F. = 61.8%

EAST RODNEY FRENCH BLVD.

100-FT. BUFFER ZONE OF COASTAL BEACH

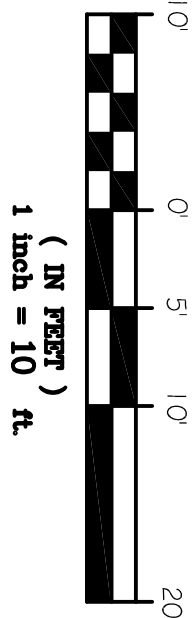
LEGEND:

- EXISTING CONTOURS: 5.2', 5.4'
- PROPOSED CONTOURS: 5.2', 5.4'
- LIMITS OF F.E.M.A. ZONES: 5.2', 5.4'
- EDGE OF WETLANDS: 5.2', 5.4'
- LIMIT OF BUFFER ZONE: 5.2', 5.4'
- SPOT ELEVATIONS: 5.3, 9
- TEST PIT LOCATION: 5.3, 9
- MANHOLE COVER: 5.3, 9
- DELINEATION FLAG: 5.3, 9

SITE PLAN

SCALE: 1" = 10 FT.

GRAPHIC SCALE



PLAN OF SITE &  
PROPOSED ADDITION TO RESIDENCE  
PREPARED FOR  
GISELE M. PAPPAS, TR.  
1285 EAST RODNEY FRENCH BLVD.  
NEW BEDFORD, MASS.

CAI Charon Associates, Inc.  
Consulting Engineers  
323 Neck Road - Rochester, MA 02770  
Tel: 508-763-8362 Fax: 508-763-9582

SCALE: AS NOTED  
DATE: MAY 16, 2018

DWG. NO.  
L-1