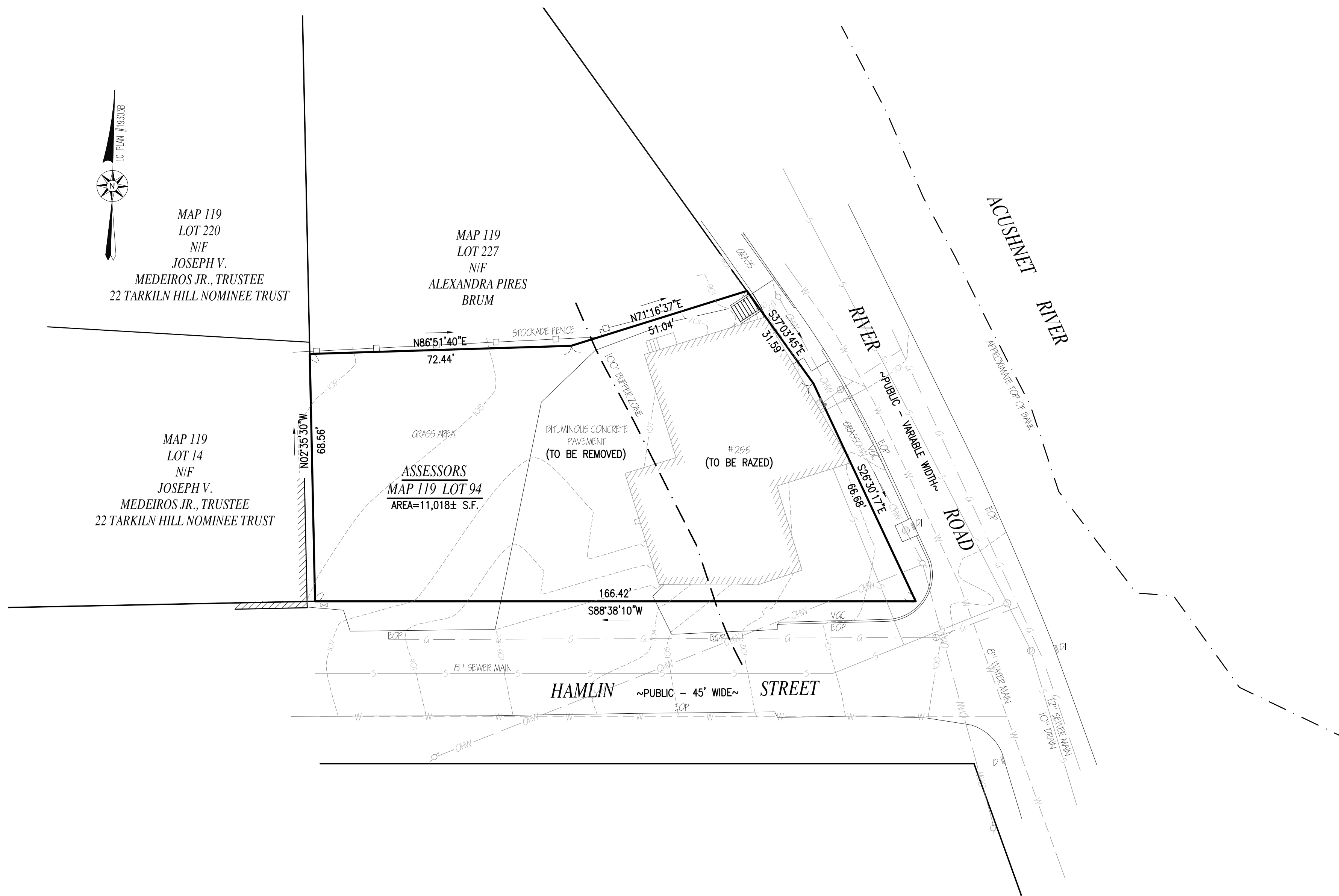


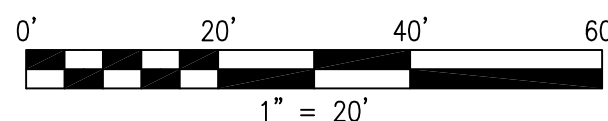
LOCUS MAP SCALE: 1"=2,000'±



RECORD OWNER:
ASSESSORS MAP 119 LOT 94
ABILIO C. FERNANDES
7 NORTH PLEASANT STREET
DARTMOUTH, MA 02748
DEED BOOK 11527 PAGE 263

- NOTES:**
1. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY THOMPSON FARLAND, INC. IN DECEMBER 2015.
 3. **ZONING DISTRICT:** MIXED USE BUSINESS
 4. VERTICAL ELEVATIONS REFER TO AN ASSUMED DATUM.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE PROPERTY DEPICTED ON THIS PLAN FALLS IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP 25005C0391G, DATED JULY 16, 2014.



REVISIONS

www.FarlandCorp.com

401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479

OFFICES IN:

- TAUNTON
- MARLBOROUGH
- WARWICK, RI

DRAWN BY: NPD

DESIGNED BY: NPD

CHECKED BY: CAF

SITE PLAN

255 RIVER ROAD

ASSESSORS MAP 119 LOT 94

NEW BEDFORD, MASSACHUSETTS

PREPARED FOR:
ABILIO FERNANDES
7 NORTH PLEASANT STREET
DARTMOUTH, MA 02748

APRIL 6, 2016

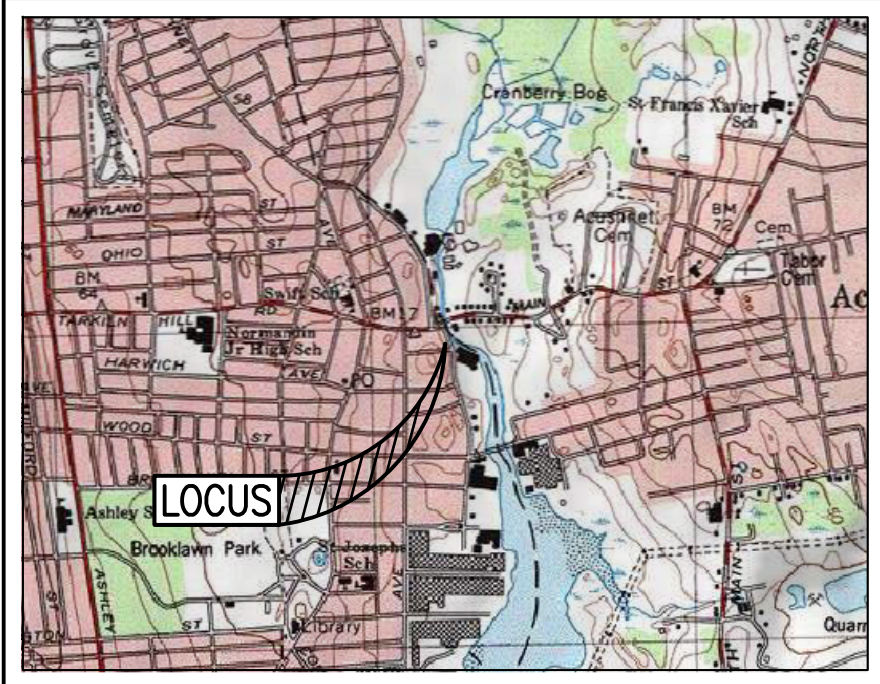
SCALE: 1"=20'

JOB NO. 15-1236

LATEST REVISION:

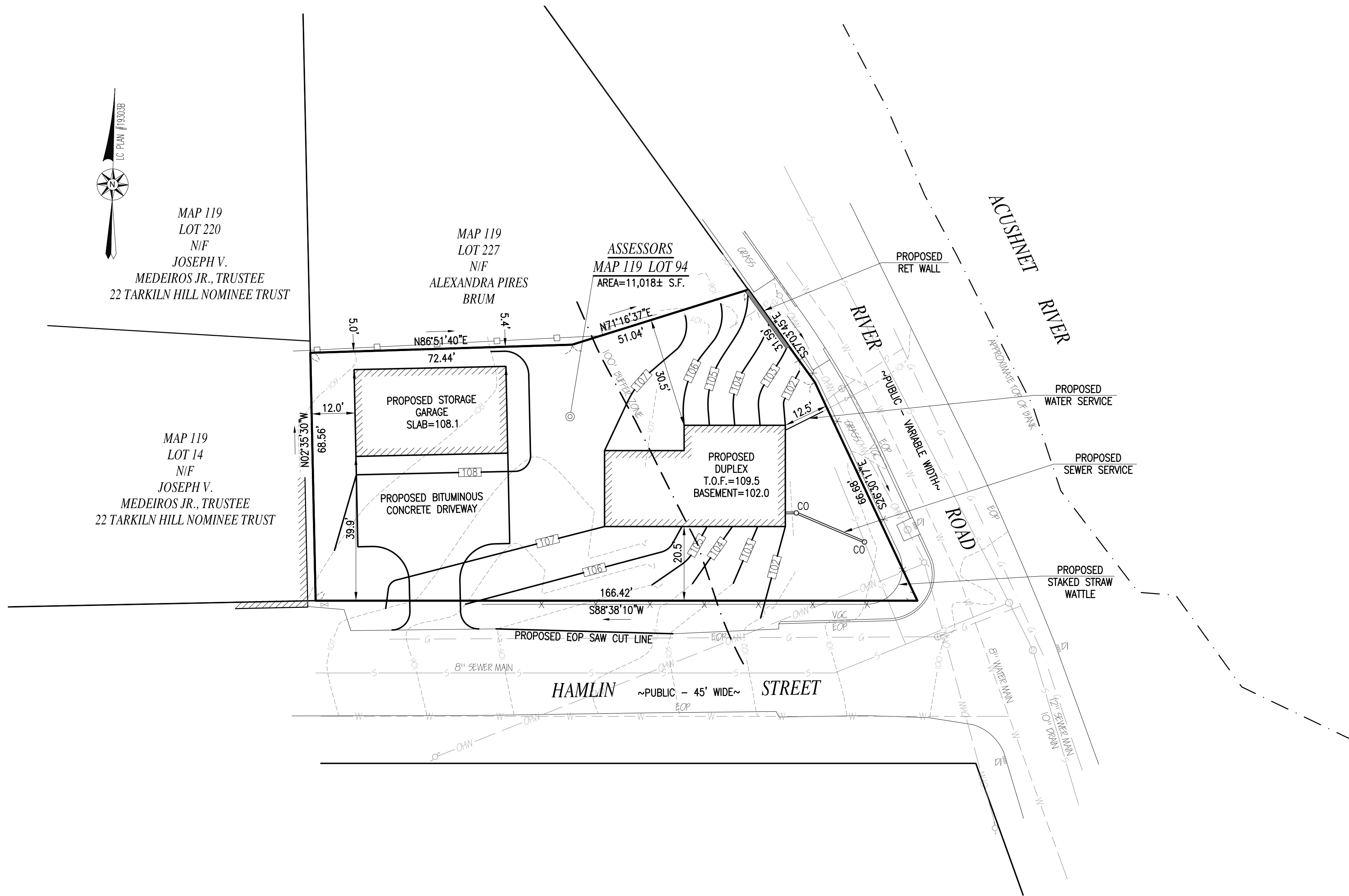
EXISTING CONDITIONS

SHEET 1 OF 2

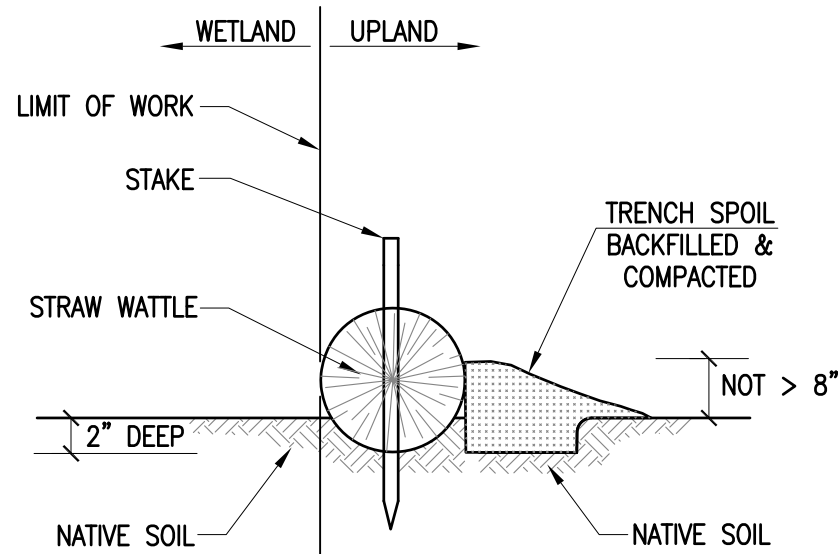


LOCUS MAP SCALE: 1"=2,000'±

- ZONING DATA -			
DISTRICT: MIXED USE BUSINESS			
DESCRIPTION	REQUIRED	EXISTING	PROVIDED
LOT AREA	10,000 S.F.	11,018 S.F.	11,018 S.F.
LOT FRONTAGE	100 FT	264.69 FT	264.69 FT
FRONT SETBACK	20 FT	0 FT	20.5 FT
SIDE SETBACK	10,12 FT	4.5 FT	12.5 FT
REAR SETBACK	30 FT	86.6 FT	30.5 FT
BUILDING HEIGHT (MAXIMUM)	45 FT	50± FT	<45 FT
BUILDING COVERAGE (MAXIMUM)	40 %	27 %	20 %
GREEN SPACE (MINIMUM)	35 %	50 %	32 %

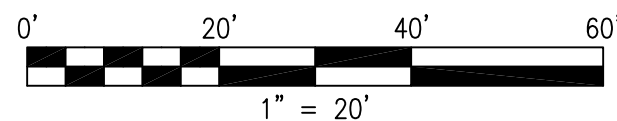


- NOTES:
1. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY THOMPSON FARLAND, INC. IN DECEMBER 2015.
 2. VERTICAL ELEVATIONS REFER TO AN ASSUMED DATUM.
 3. ZONING DISTRICT: MIXED USE BUSINESS
 4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES 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.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS AND REGULATIONS.
 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. ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO CONSTRUCTION.

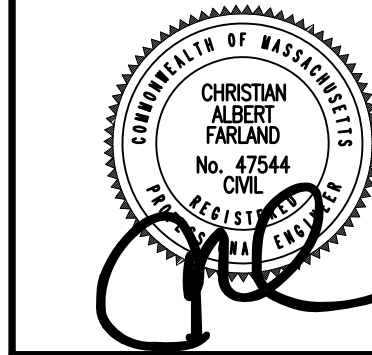


STAKED STRAW WATTLE

NOT TO SCALE



REVISIONS



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SITE PLAN
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LATEST REVISION:

PROPOSED CONDITIONS

SHEET 2 OF 2