

LOCUS MAP SCALE: 1"=2,000'±

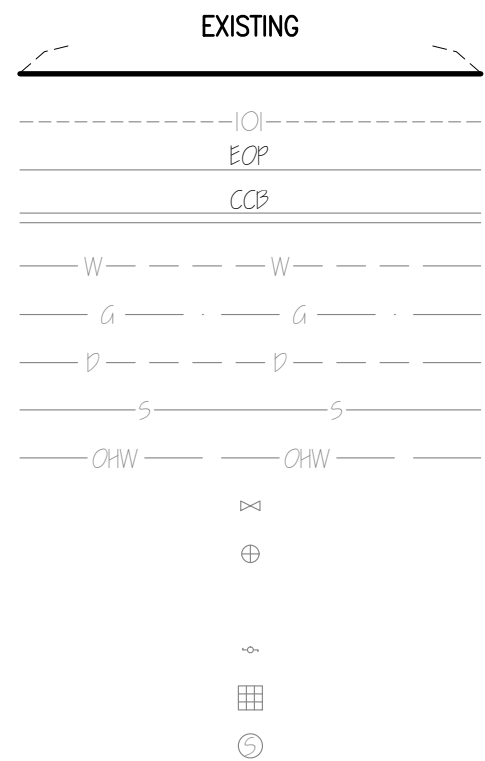
— ZONING DATA —

DISTRICT: RESIDENCE A (RA)

DESCRIPTION	REQUIRED
LOT AREA	8,000 S.F.
LOT FRONTAGE	75 FT
FRONT SETBACK	20 FT
SIDE SETBACK	10/12 FT
REAR SETBACK	30 FT
BUILDING COVERAGE (MAXIMUM)	30 %
GREEN SPACE (MINIMUM)	35 %

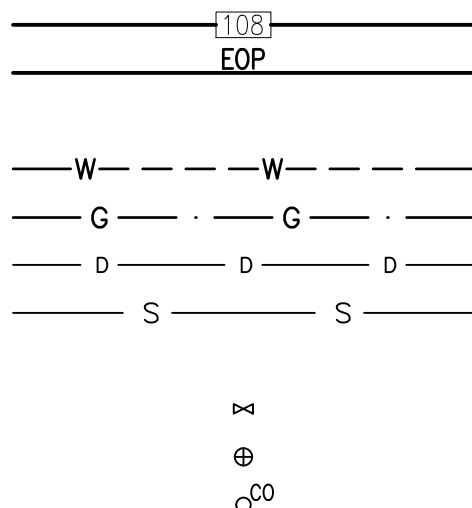
- PROPOSED BUILDING COVERAGE = 21.7%
- PROPOSED GREEN SPACE = 67.6%

LEGEND



DESCRIPTION
PROPERTY LINE
CONTOUR LINE
EDGE OF PAVEMENT
CAPE COD BERM
WATER LINE
GAS LINE
DRAIN LINE
GRAVITY SEWER
WATER GATE
GAS GATE
SEWER CLEANOUT
UTILITY POLE
CATCH BASIN
SEWER MANHOLE
EROSION CONTROL

PROPOSED



— PROPOSED —

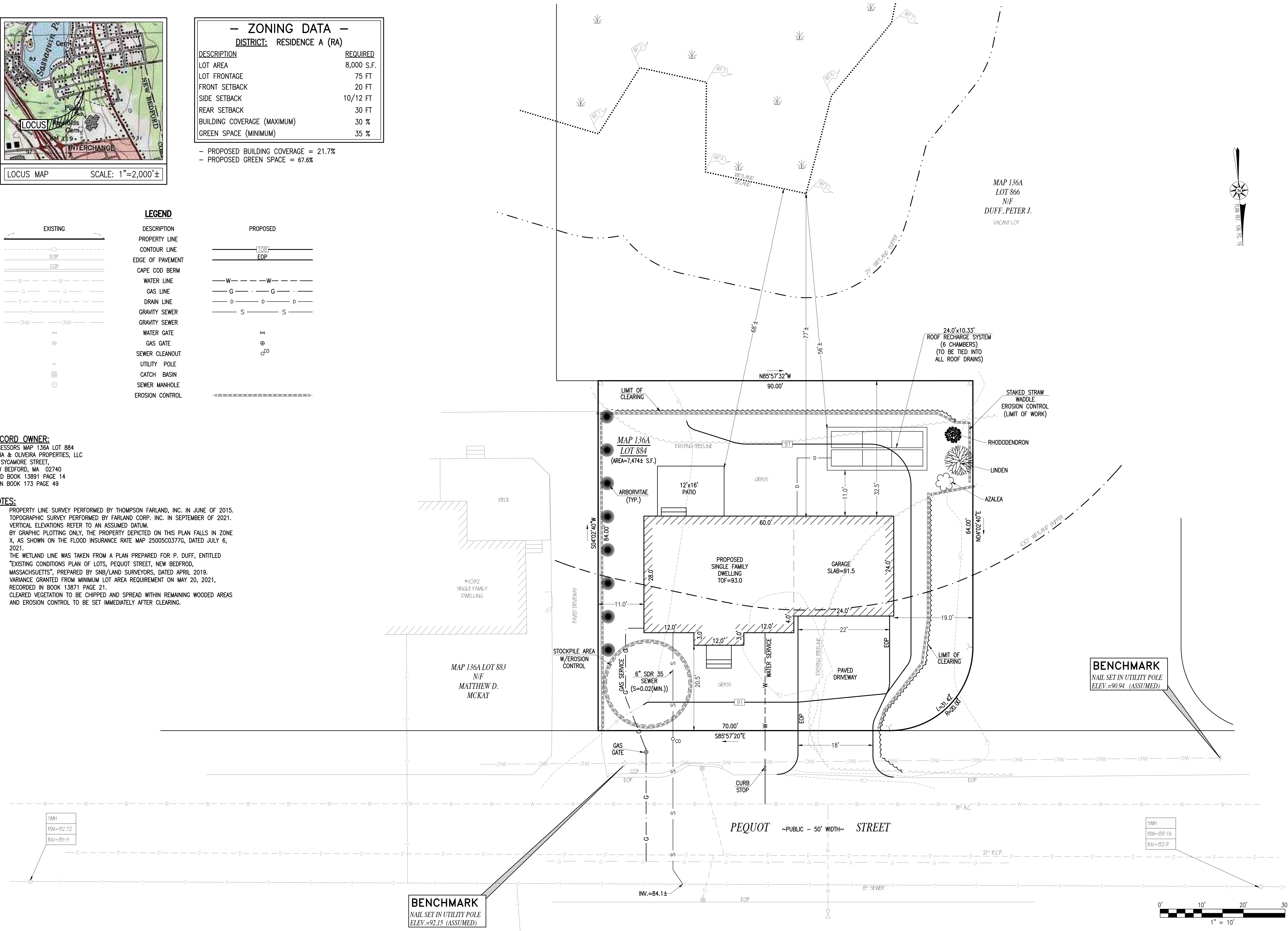
RECORD OWNER:

ASSESSORS MAP 136A LOT 884
FARIA & OLIVEIRA PROPERTIES, LLC
70 SYCAMORE STREET,
NEW BEDFORD, MA 02740
DEED BOOK 13891 PAGE 14
PLAN BOOK 173 PAGE 49

NOTES:

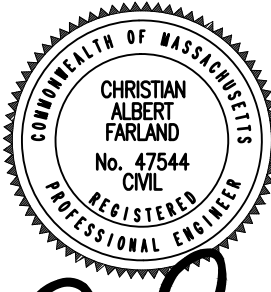
- PROPERTY LINE SURVEY PERFORMED BY THOMPSON FARLAND, INC. IN JUNE OF 2015.
- TOPOGRAPHIC SURVEY PERFORMED BY FARLAND CORP. INC. IN SEPTEMBER OF 2021.
- VERTICAL ELEVATIONS REFER TO AN ASSUMED DATUM.
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY DEPICTED ON THIS PLAN FALLS IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP 25005C0377G, DATED JULY 6, 2021.
- THE WETLAND LINE WAS TAKEN FROM A PLAN PREPARED FOR P. DUFF, ENTITLED "EXISTING CONDITIONS PLAN OF LOTS, PEQUOT STREET, NEW BEDFORD, MASSACHUSETTS", PREPARED BY SNB/LAND SURVEYORS, DATED APRIL 2019.
- VARIANCE GRANTED FROM MINIMUM LOT AREA REQUIREMENT ON MAY 20, 2021, RECORDED IN BOOK 13871 PAGE 21.
- CLEARED VEGETATION TO BE CHIPPED AND SPREAD WITHIN REMAINING WOODED AREAS AND EROSION CONTROL TO BE SET IMMEDIATELY AFTER CLEARING.

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REVISIONS

1	3/7/22	CON. COM. COMMENTS



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21 VENTURA DRIVE
DARTMOUTH, MA 02747
P.508.717.3479

- ENGINEERING
- SITEWORK
- LAND SURVEYING
- DEVELOPMENT

DRAWN BY: CKG

DESIGNED BY: CKG

CHECKED BY: CAF

SITE PLAN

PEQUOT STREET

ASSESSORS MAP136A LOT 884
NEW BEDFORD, MASSACHUSETTS

PREPARED FOR:
RONALDO GOMES DE OLIVEIRA
7 SYCAMORE STREET
NEW BEDFORD, MA 02740

JANUARY 26, 2022

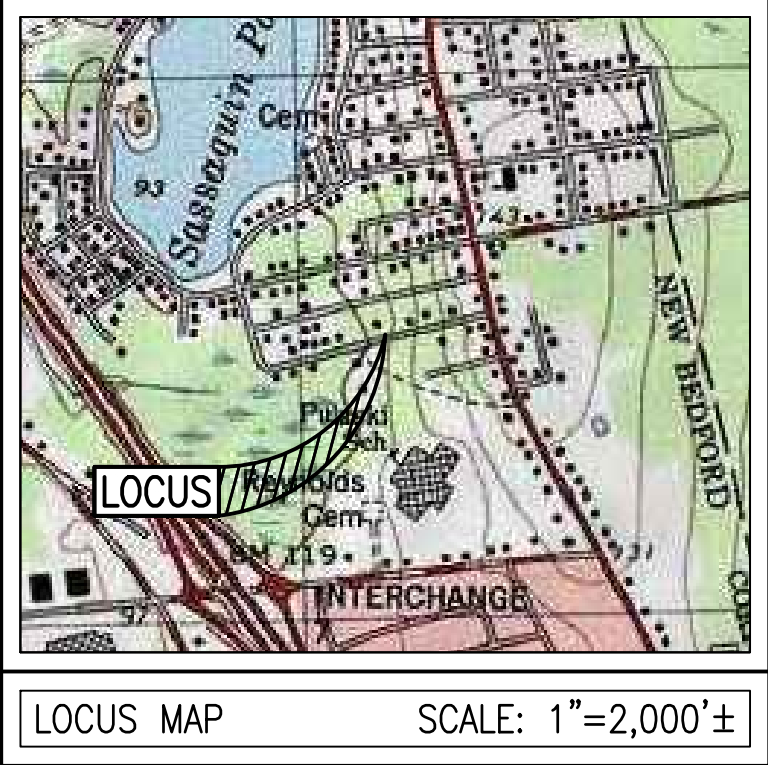
SCALE: 1"=10'

JOB NO. 21-022

LATEST REVISION:
MARCH 7, 2022

SITE PLAN

SHEET 1 OF 2

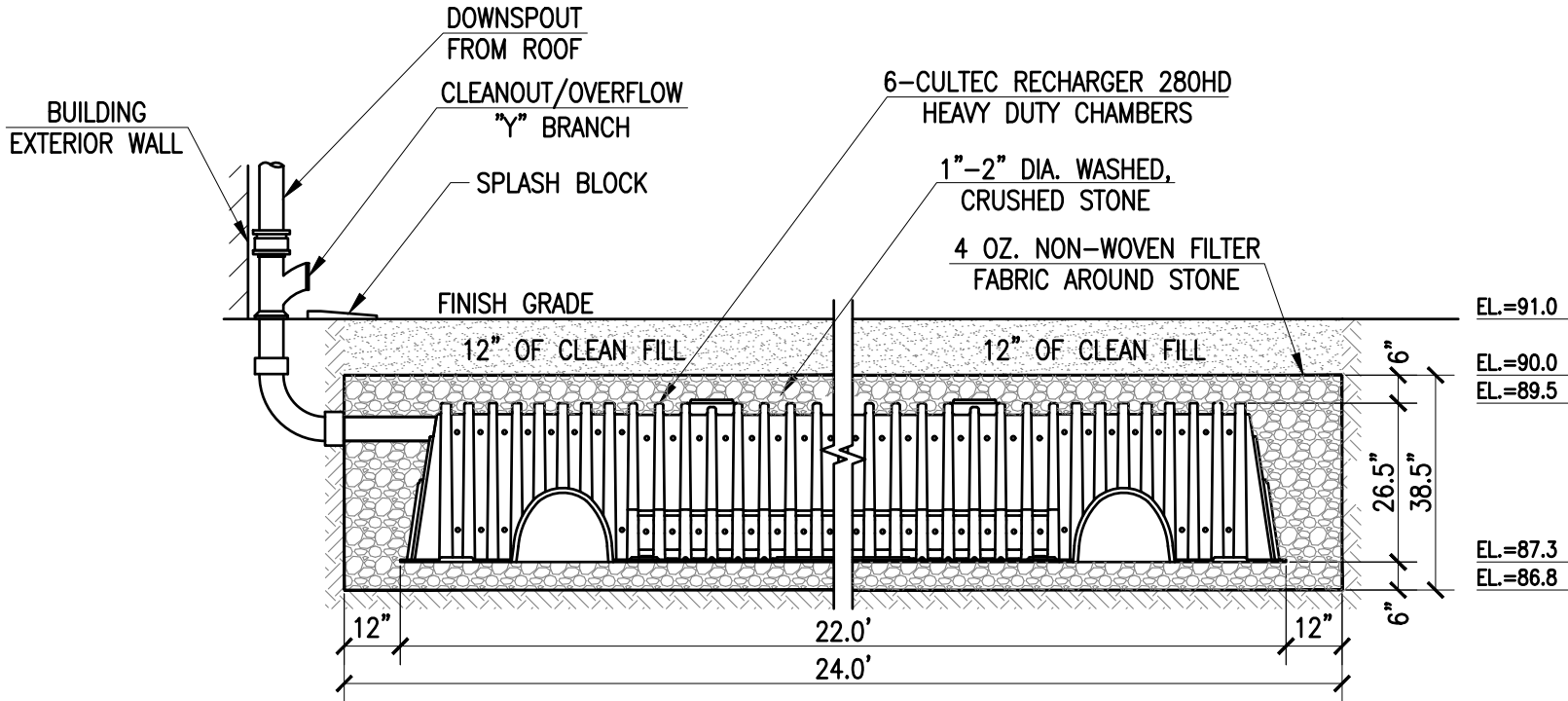


GENERAL CONSTRUCTION NOTES:

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 PROVIDED BY THE CITY OF NEW BEDFORD DPI 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.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS AND REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
4. 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.
5. WHERE PROPOSED PAVEMENT AND WALKS ARE TO MEET EXISTING, THE CONTRACTOR SHALL SAW-CUT A NEAT LINE AND MATCH GRADE. SEAL ALL JOINTS WITH HOT BITUMINOUS ASPHALT JOINT SEALER.
6. 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.
7. 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.
8. DUE TO THE UNKNOWN LOCATION OF THE STRUCTURES DOWNSPOUTS IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL DOWNSPOUTS ARE CONNECTED TO A ROOF RECHARGE SYSTEM AND THAT THE FLOWS TO EACH SYSTEM ARE PROPORTIONATELY DISTRIBUTED.
9. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
10. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
11. THESE PLANS ARE PERMITTING PLANS AND SHALL NOT TO BE USED FOR CONSTRUCTION. A FINAL SET OF STAMPED PLANS FOR CONSTRUCTION WILL BE ISSUED AFTER RECEIVING FINAL APPROVAL FROM THE LOCAL AND/OR STATE DEPARTMENTS.

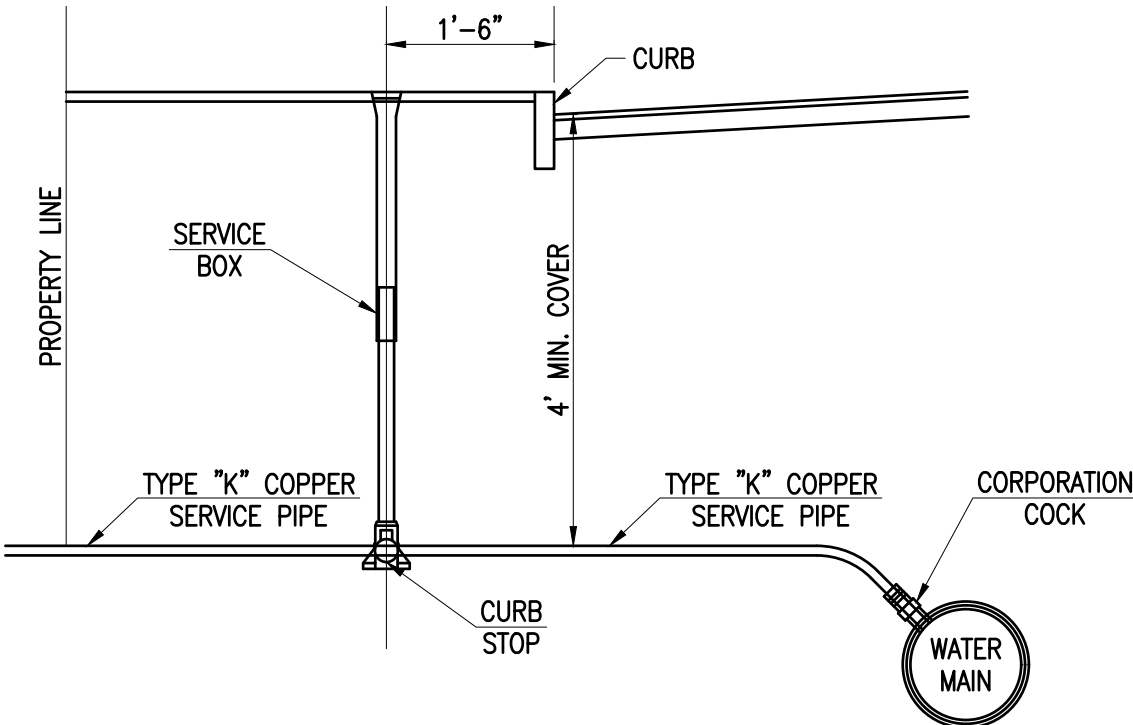
SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONSERVATION COMMISSION SHALL BE NOTIFIED, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
2. A COPY OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
3. SOIL EROSION AND SEDIMENT CONTROL PRACTICES IN THE PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
4. ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY DEMOLITION GRADING OPERATIONS AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
5. ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
6. ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
7. THE MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL MEASURES AND FACILITIES DURING AND IMMEDIATELY AFTER CONSTRUCTION RESTS WITH THE GENERAL CONTRACTOR. UPON ACCEPTANCE OF THE PROJECT, THE OWNER SHALL BECOME RESPONSIBLE FOR MAINTENANCE OF ANY REMAINING MEASURES AND FACILITIES.
8. OFF-SITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE ENGINEER.
9. THE CONSERVATION COMMISSION AND/OR ENGINEER MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
10. THE CONTRACTOR SHALL UTILIZE ALL METHODS NECESSARY TO PREVENT BLOWING AND MOVEMENT OF DUST FROM THE EXPOSED SOIL SURFACES.
11. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
12. ALL CRITICAL AREAS SUBJECT TO EROSION SHALL RECEIVE A TEMPORARY SEEDING AND BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS IMMEDIATELY FOLLOWING ROUGH GRADING.
13. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
14. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTRATION DEVICE. THE SEDIMENT FILTER MUST BE CAPABLE OF FILTERING THE SEDIMENT AND BE PLACED SO AS NOT TO CAUSE EROSION OF THE DOWNSTREAM AREA.
15. ANY EXCAVATED MATERIAL NOT TO BE REUSED ON SITE SHALL BE REMOVED OFF SITE.



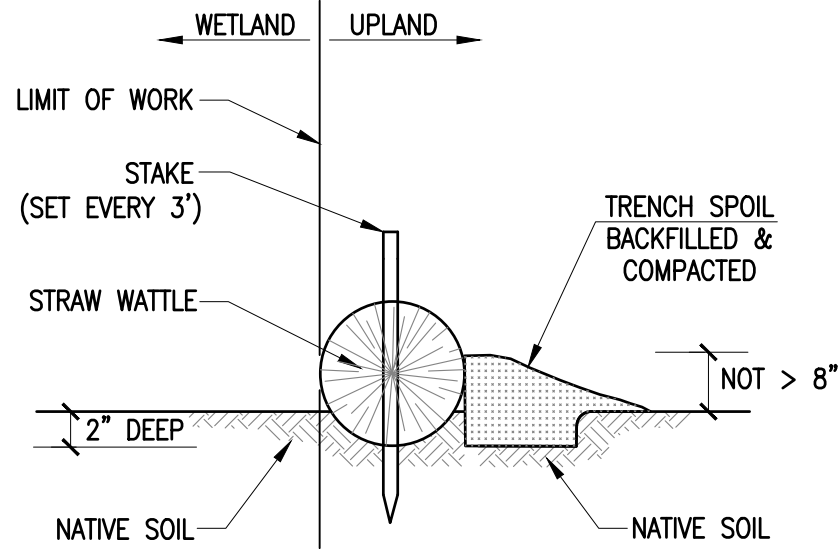
ROOF RECHARGE SYSTEM

NOT TO SCALE



WATER SERVICE DETAIL

NOT TO SCALE



STAKED STRAW WATTLE

NOT TO SCALE

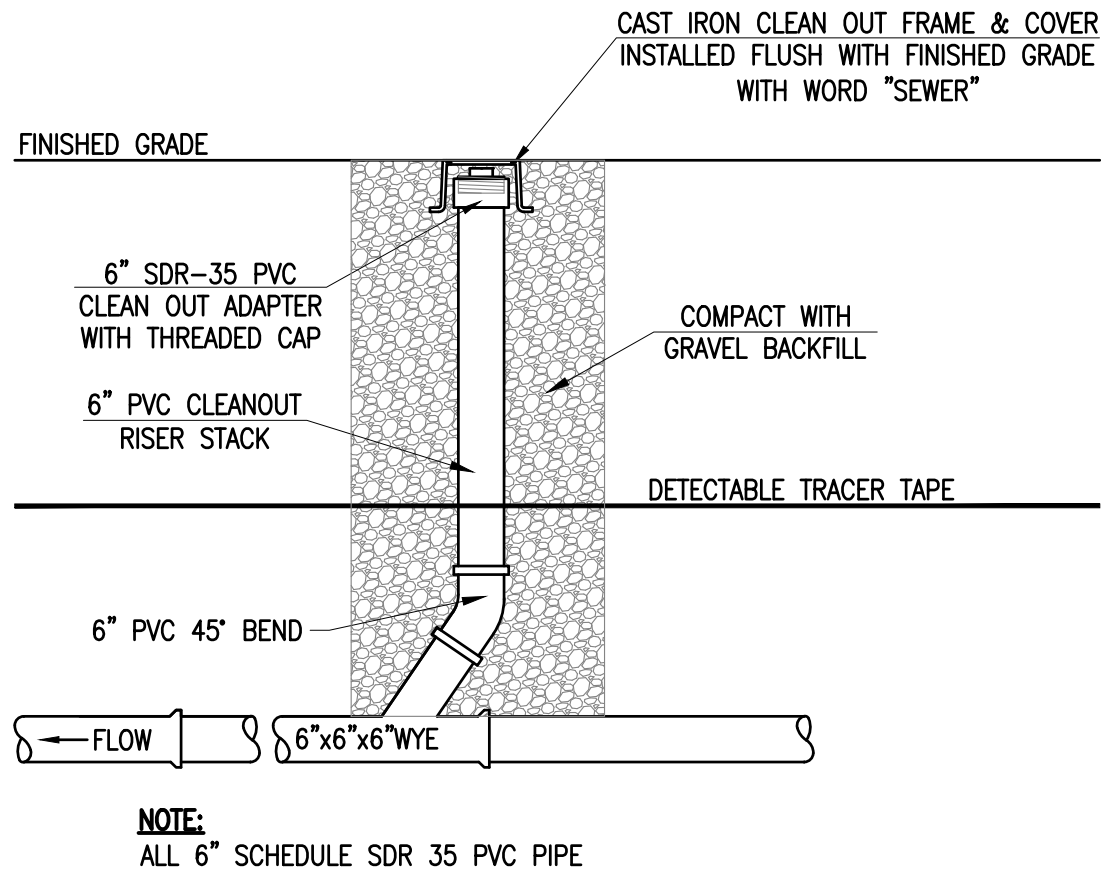
SUBSURFACE ROOF RECHARGE UNIT SIZING CALCULATIONS:

INFLOW AREA	=	1,620 SF, 100.00% IMPERVIOUS,	INFLOW DEPTH = 4.56" FOR 10-YEAR STORM EVENT
INFLOW	=	0.17 CFS @ 12.08 HRS,	VOLUME= 810 CF
OUTFLOW	=	0.01 CFS @ 9.61 HRS,	VOLUME= 523 CF, ATTEN= 97%, LAG= 0.0 MIN
DISCARDED	=	0.01 CFS @ 9.61 HRS,	VOLUME= 523 CF

ROUTING BY DYN-STOR-IND METHOD, TIME SPAN= 0.00-30.00 HRS, DT= 0.01 HRS
PEAK ELEV= 88.79' @ 15.52 HRS SURF.AREA= 248 SF REQUIRED STORAGE= 329 CF

VOLUME	INVERT	AVAIL STORAGE	STORAGE DESCRIPTION
#1	86.80'	211 CF	10.33'W X 24.00'L X 3.21'H PRISMATOID X 1 796 CF OVERALL - 267 CF EMBEDDED = 529 CF X 40.0% VOIDS
#2	87.30'	267 CF	47.0'W X 26.5'H X 8.00'L PARABOLIC ARCH WITH 1' OVERLAP

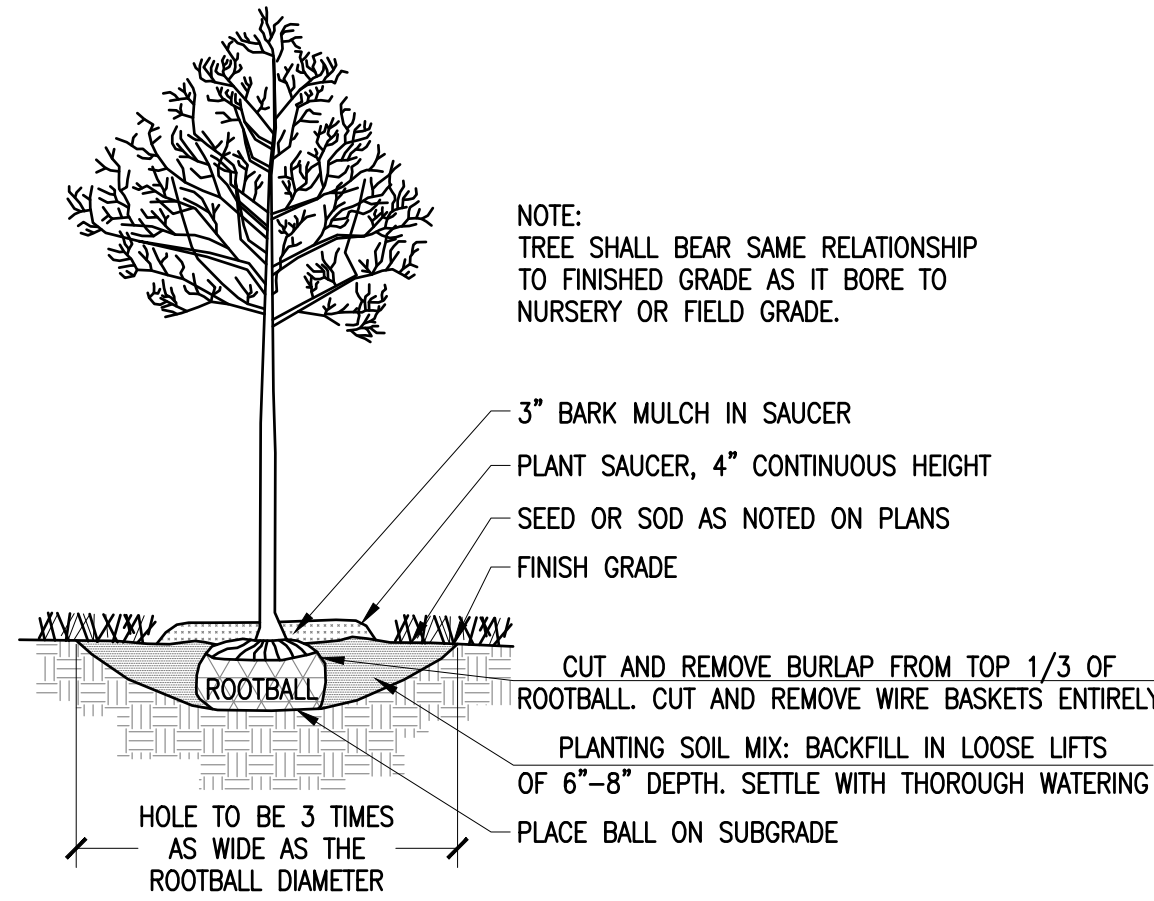
TOTAL AVAILABLE STORAGE = 479 CF >>> 329 CF



SEWER SERVICE CLEANOUT

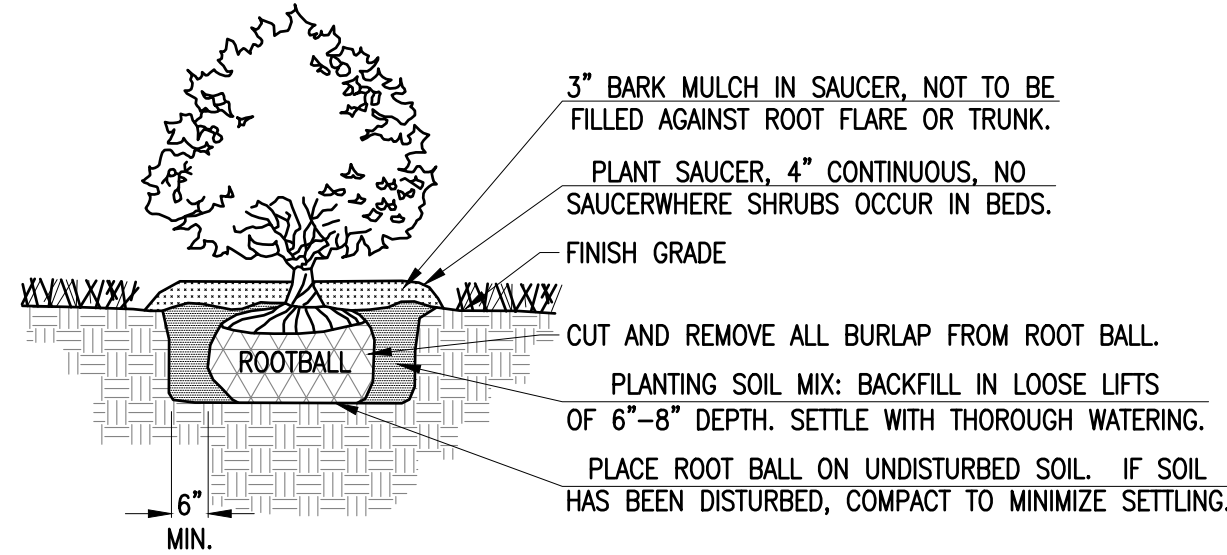
NOT TO SCALE

LANDSCAPE TABLE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
	TILIA	LINDEN	10' HT	1
SHRUBS				
	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	5-6'	8
	AZELEA GIRARD CHRISTINA	AZELEA	2 GAL.	1
	RHODODENDRON PJM	PJM	2 GAL.	1



TREE PLANTING

NOT TO SCALE



- NOTES:
1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE.
 2. WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE 2' DEEP CONTINUOUS LOAM BED.

SHRUB PLANTING

NOT TO SCALE

REVISIONS

1	3/7/22	CON.	COM.	COMMENTS

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• ENGINEERING
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• DEVELOPMENT

DRAWN BY:	CKG
DESIGNED BY:	CKG
CHECKED BY:	CAF

SITE PLAN

PEQUOT STREET
ASSESSORS MAP136A LOT 884
NEW BEDFORD, MASSACHUSETTS

PREPARED FOR:
RONALDO GOMES DE OLIVEIRA
7 SYCAMORE STREET
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JANUARY 26, 2022
SCALE: 1"=10'
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LATEST REVISION: MARCH 7, 2022

CONSTRUCTION
NOTES & DETAILS
SHEET 2 OF 2

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