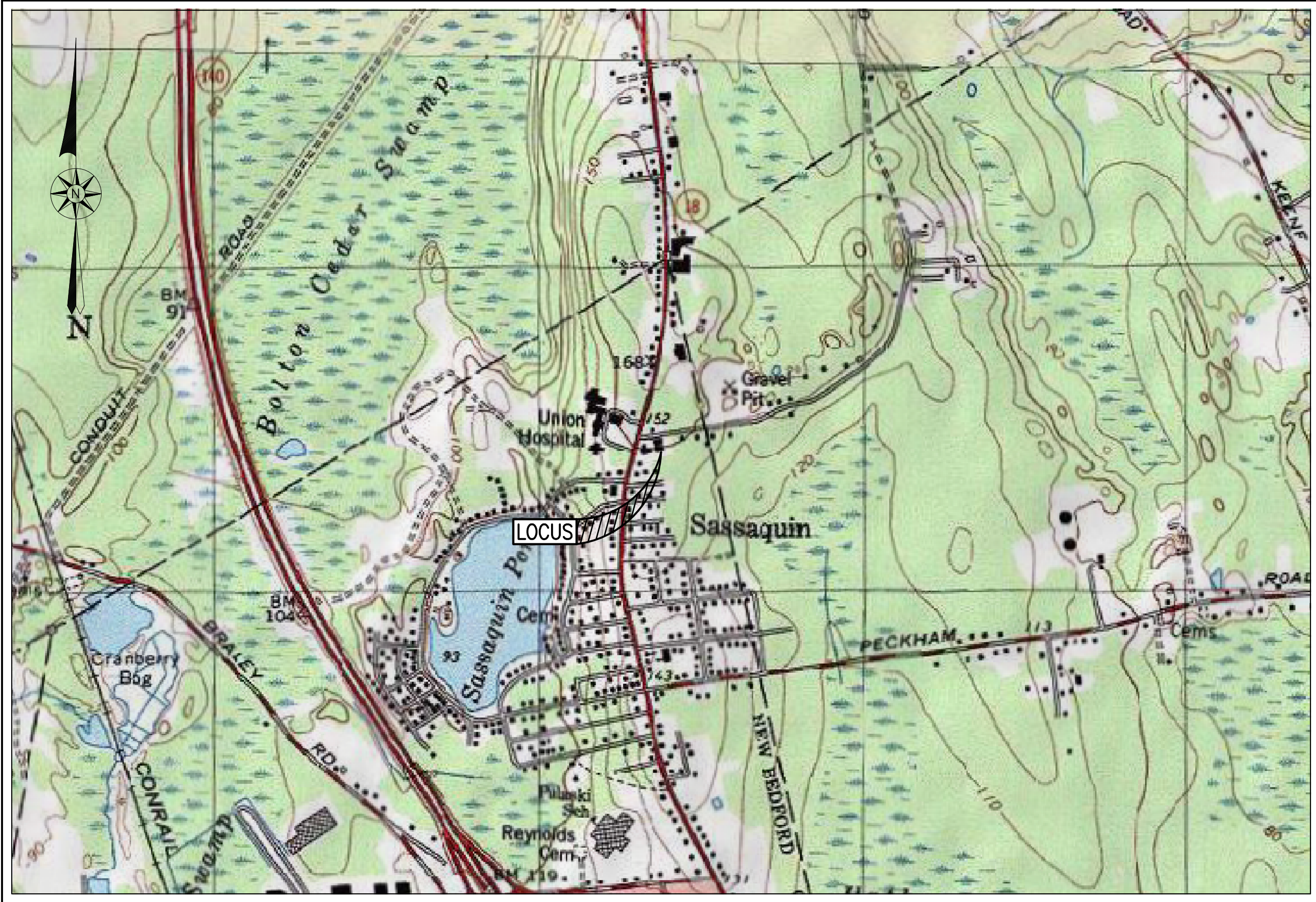


SITE PLAN

984 SHARON STREET

ASSESSORS MAP #137A LOT #21

NEW BEDFORD, MASSACHUSETTS






— AREA MAP —
SCALE: 1"=1,000'±

— INDEX —	
SHEET	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS
3	LAYOUT & UTILITIES

- WAIVERS REQUESTED:**
- CODE OF ORDINANCES – CH. 9 COMPREHENSIVE ZONING**
1. SECTION 5350 – DEVELOPMENT IMPACT STATEMENT
 2. SECTION 5451.b – TOPOGRAPHY AND DRAINAGE PLAN
 3. SECTION 5451.e – LANDSCAPE PLAN
 4. SECTION 5451.f – LIGHTING PLAN
 5. SECTION 5452 – CONSTRUCTION COMPLETION SEQUENCE
- SITE PLAN REVIEW CHECKLIST**
6. SECTION 8 – TRAFFIC IMPACT & ACCESS STUDY
 7. SECTION 9 – STORMWATER MANAGEMENT REPORT

RECORD OWNER:
ASSESSORS MAP 137A – LOT 21
SHARON STREET REALTY TRUST
JOSE ARAUJO, TRUSTEE
P.O. BOX 91
ROCHESTER, MA 02770
LAND COURT DOC. #122275

REVISIONS
 
 www.FarlandCorp.com
401 COUNTY STREET NEW BEDFORD, MA 02740 P.508.717.3479 OFFICES IN: • TAUNTON • MARLBOROUGH • WARWICK, RI
DRAWN BY: KW DESIGNED BY: NPD CHECKED BY: BJM/CAF
SITE PLAN 984 SHARON STREET ASSESSORS MAP 137A LOT 21 NEW BEDFORD, MASSACHUSETTS PREPARED FOR: SHARON STREET REALTY TRUST PO BOX 91 ROCHESTER, MA 02770
APRIL 3, 2019 SCALE: AS NOTED JOB NO. 18-160 LATEST REVISION:
COVER SHEET 1 OF 3

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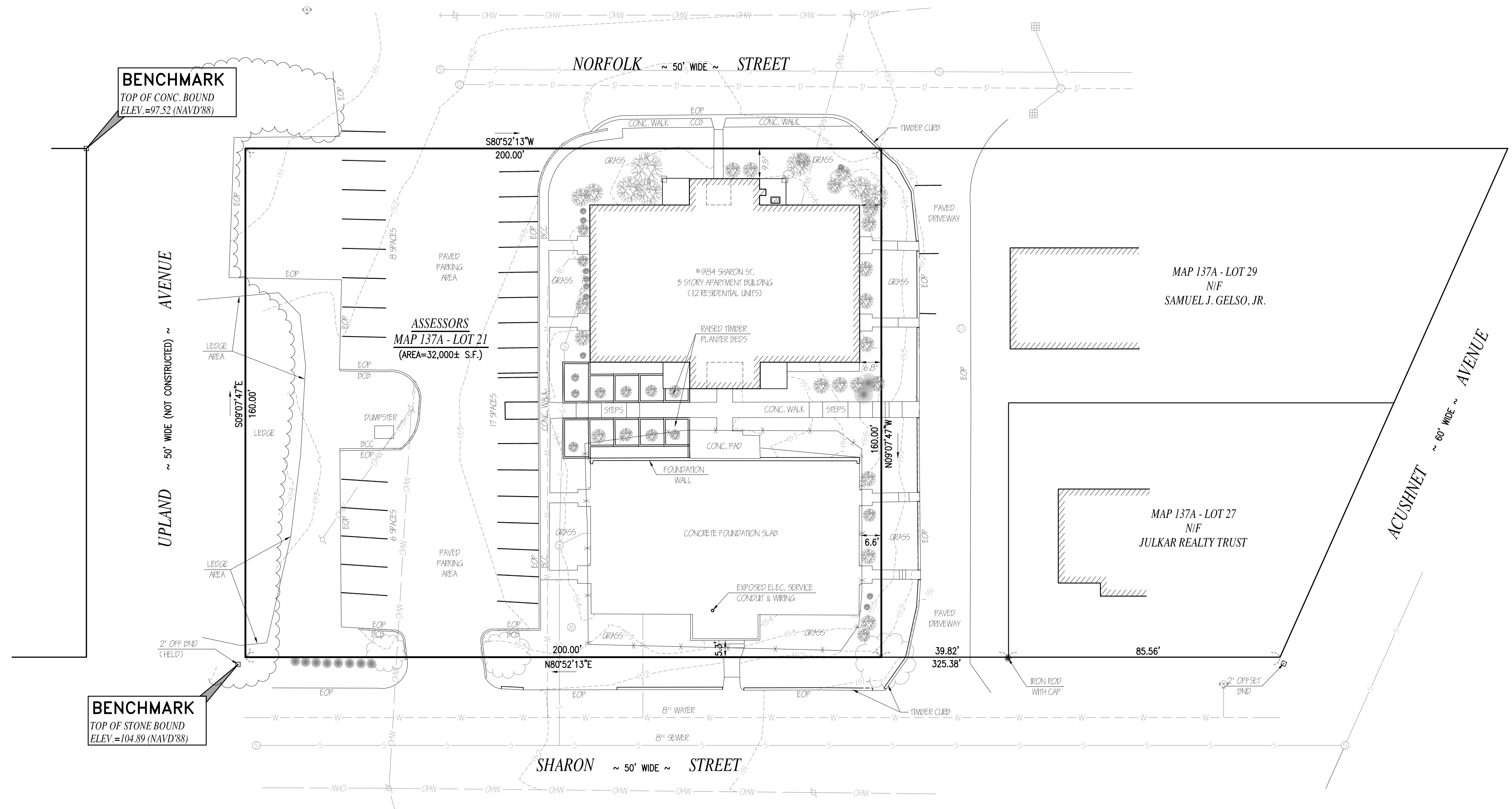
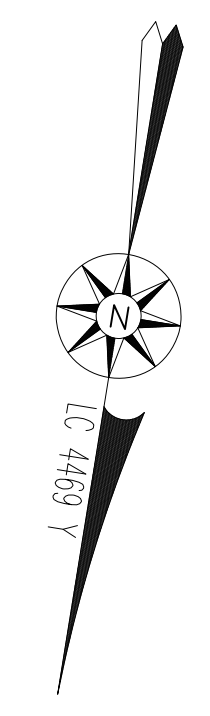
DRAWN BY: KW
 DESIGNED BY: NPD
 CHECKED BY: BJM/CAF

SITE PLAN
 984 SHARON STREET
 ASSESSORS MAP 137A LOT 21
 NEW BEDFORD, MASSACHUSETTS
 PREPARED FOR: SHARON STREET REALTY TRUST
 PO BOX 91
 ROCHESTER, MA 02770

APRIL 3, 2019
 SCALE: 1"=20'
 JOB NO. 18-160
 LATEST REVISION:

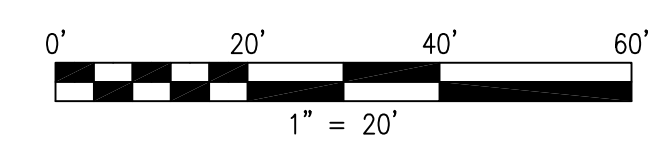
EXISTING CONDITIONS
 SHEET 2 OF 3

EXISTING	DESCRIPTION
---	PROPERTY LINE
- - - -	CONTOUR LINE
•	SPOT ELEVATION
====	EDGE OF PAVEMENT
=====	BITUMINOUS CONCRETE CURB
====+====	CAPE COD BERM
--- ---	OVERHEAD WIRES
⊕	FENCE
⊕	HYDRANT
⊕	WATER GATE
⊕	GAS GATE
⊕	UTILITY POLE
⊕	CATCH BASIN
⊕	DRAIN MANHOLE
⊕	SEWER MANHOLE
⊕	MANHOLE



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- NOTES:**
1. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN MARCH 2018.
 2. VERTICAL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).





Signature



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SITE PLAN
984 SHARON STREET
ASSESSORS MAP 137A LOT 21
NEW BEDFORD, MASSACHUSETTS

PREPARED FOR:
SHARON STREET REALTY TRUST
PO BOX 91
ROCHESTER, MA 02770

APRIL 3, 2019
SCALE: 1"=20'
JOB NO. 18-160
LATEST REVISION:

LAYOUT & UTILITIES

SHEET 3 OF 3

- ZONING DATA -

DISTRICT: MUB

DESCRIPTION	REQUIRED	EXISTING	PROVIDED
LOT AREA	15,000 S.F.	92,000 S.F.	- S.F.
LOT FRONTAGE	150 FT	960 FT	- FT
FRONT SETBACK	20 FT	9.9 FT	*5.3 FT
SIDE SETBACK	10,12 FT	6.8 FT	*6.6 FT
REAR SETBACK	30 FT	N/A FT	N/A FT
BUILDING HEIGHT (MAXIMUM)	100 FT	<100 FT	<100 FT
BUILDING COVERAGE (MAXIMUM)	40 %	14.3 %	29.4 %
GREEN SPACE (MINIMUM)	35 %	9.2 %	37 %

- PARKING REQUIREMENT -

PRINCIPAL USE: MULTI-FAMILY RESIDENTIAL

REQUIREMENT	REQUIRED	PROVIDED
TWO SPACES PER DWELLING UNIT	48 SPACES	**31 SPACES

*RELIEF GRANTED BY NEW BEDFORD ZONING BOARD OF APPEALS CASE #4365

**SPECIAL PERMIT FROM NEW BEDFORD PLANNING BOARD REQUESTED FOR REDUCTION IN REQUIRED PARKING

SUBSURFACE ROOF RECHARGE UNIT SIZING CALCULATIONS:

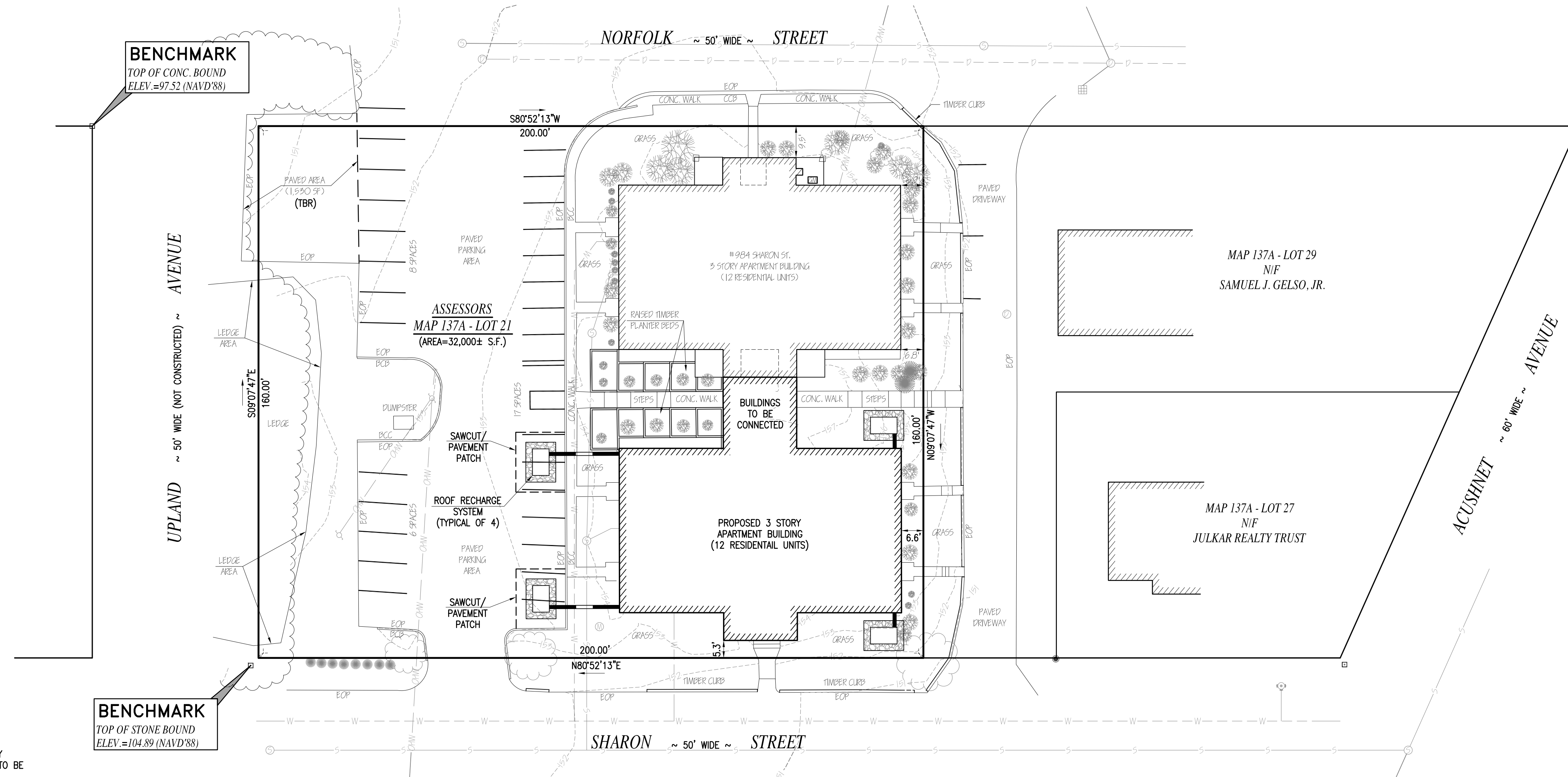
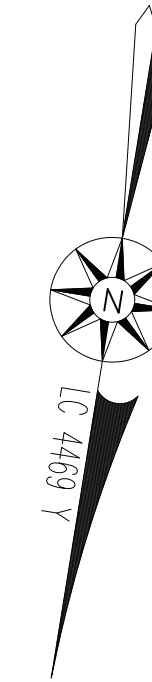
INFLOW AREA = 4,850 SF, 100.00% IMPERVIOUS, INFLOW DEPTH = 2.77" FOR 2-YEAR STORM EVENT
 INFLOW = 0.32 CFS @ 12.09 HRS, VOLUME = 1,119 CF
 OUTFLOW = 0.00 CFS @ 9.20 HRS, VOLUME = 913 CF, ATTEN = 97%, LAG = 0.0 MIN
 DISCARDED = 0.00 CFS @ 9.20 HRS, VOLUME = 913 CF

ROUTING BY STOR-IND METHOD, TIME SPAN = 0.00-30.00 HRS, DT = 0.05 HRS
 PEAK ELEV = 152.01' @ 15.55 HRS SURF AREA = 432 SF REQUIRED STORAGE = 612 CF

VOLUME INVERT AVAILABLE STORAGE STORAGE DESCRIPTION
 #1 149.83' 430 CF 12.00'W X 9.00'L X 3.66'H PRISMATOID X 4
 1,581 CF OVERALL - 506 CF EMBEDDED = 1,075 CF X 40.0% VOIDS

#2 150.33' 506 CF 120.0'W X 32.0'H X 7.12'L PARABOLIC ARCH X 4 INSIDE #1

TOTAL AVAILABLE STORAGE = 936 CF >>> 612 CF

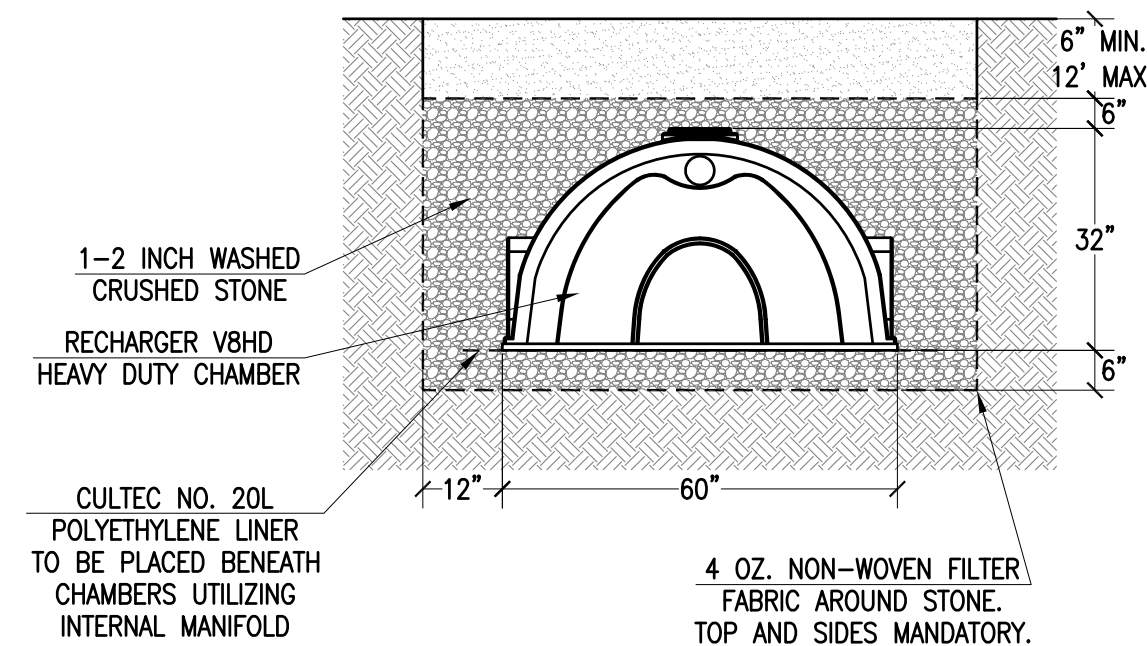


BENCHMARK
TOP OF CONC. BOUND
ELEV = 97.52 (NAVD'88)

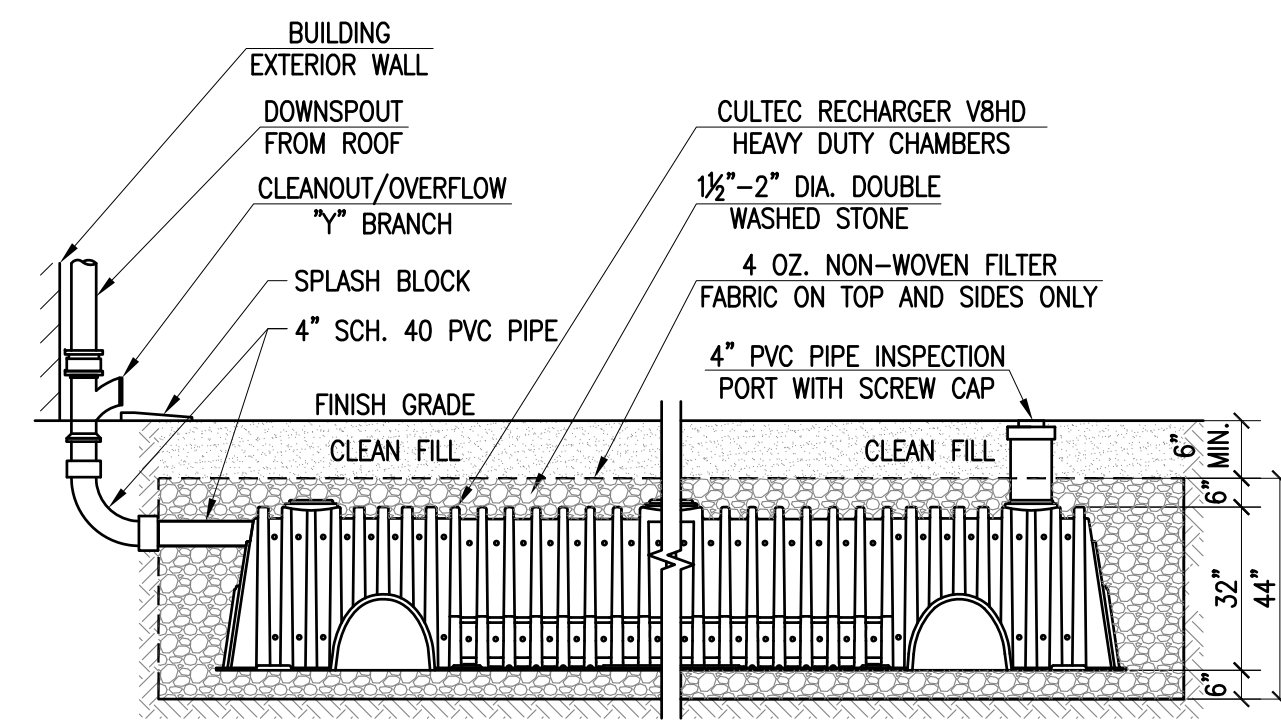
BENCHMARK
TOP OF STONE BOUND
ELEV = 104.89 (NAVD'88)

GENERAL CONSTRUCTION NOTES:

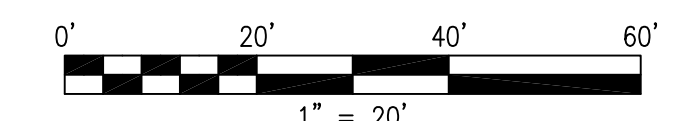
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. 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.
- VERTICAL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
- 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.
- 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.
- 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.
- SITE IMPROVEMENTS SHALL CONFORM TO A.D.A. SPECIFICATIONS.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- 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.
- THESE PLANS ARE PERMITTING PLANS AND SHALL NOT 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.



CULTEC RECHARGER V8HD STANDARD CROSS SECTION
NOT TO SCALE



ROOF RECHARGE SYSTEM
NOT TO SCALE



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