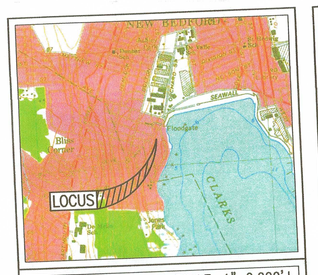


LOCUS MAP SCALE: 1"=2,000'±

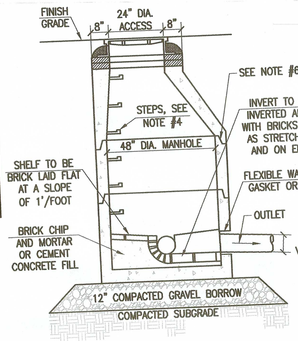
– ZONING DATA –

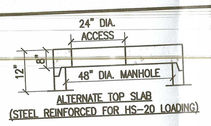
DISTRICT: RB

DESCRIPTION	REQUIRED	PROVIDED
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 %

LEGEND

EXISTING		PROPOSED
	CONTOUR LINE	101
x101.1	SPOT GRADE	+101.1
x x	CHAIN LINK FENCE	
W W	WATER LINE	W W
	FIRE HYDRANT	
	WATER GATE	
S S	SEWER LINE	S S
	SEWER MANHOLE	
OW OW	OVERHEAD WIRES	
	UTILITY POLE	
	GUY WIRE	
	TREE	



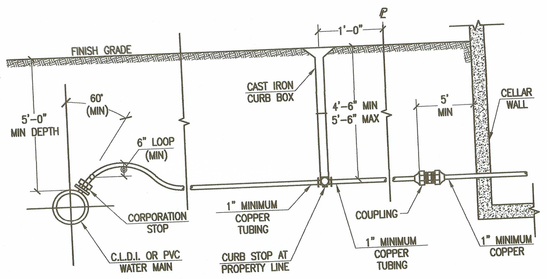


ALTERNATE TOP SLAB
(STEEL REINFORCED FOR HS-20 LOADING)

NOTES:
1. BASE SECTION SHALL BE MONOLITHIC WITH A 48" INSIDE DIAMETER.
2. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI TYPE II CEMENT.
4. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
5. ALL EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER PROOFING MATERIAL.
6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
7. 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 COURSES MAX.)

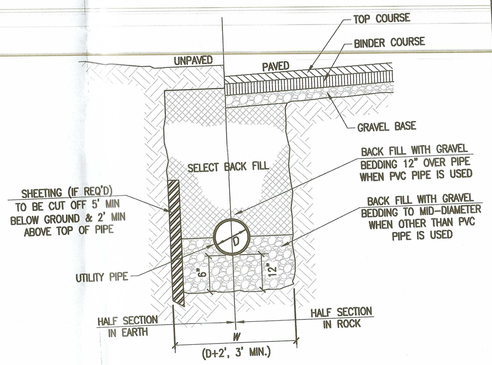
SANITARY SEWER MANHOLE

NOT TO SCALE



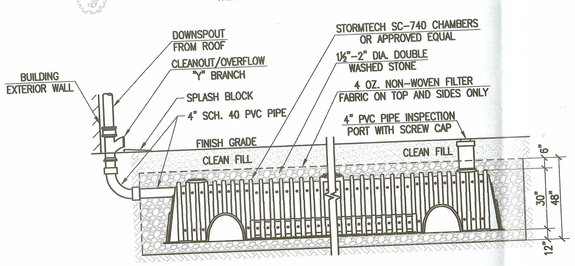
WATER SERVICE CONNECTION

NOT TO SCALE



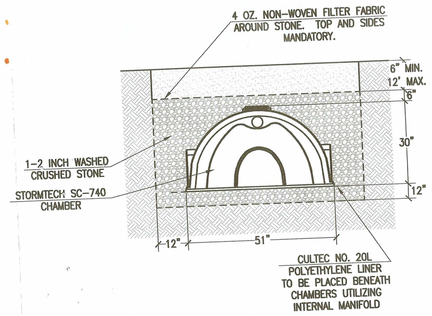
UTILITY TRENCH

NOT TO SCALE



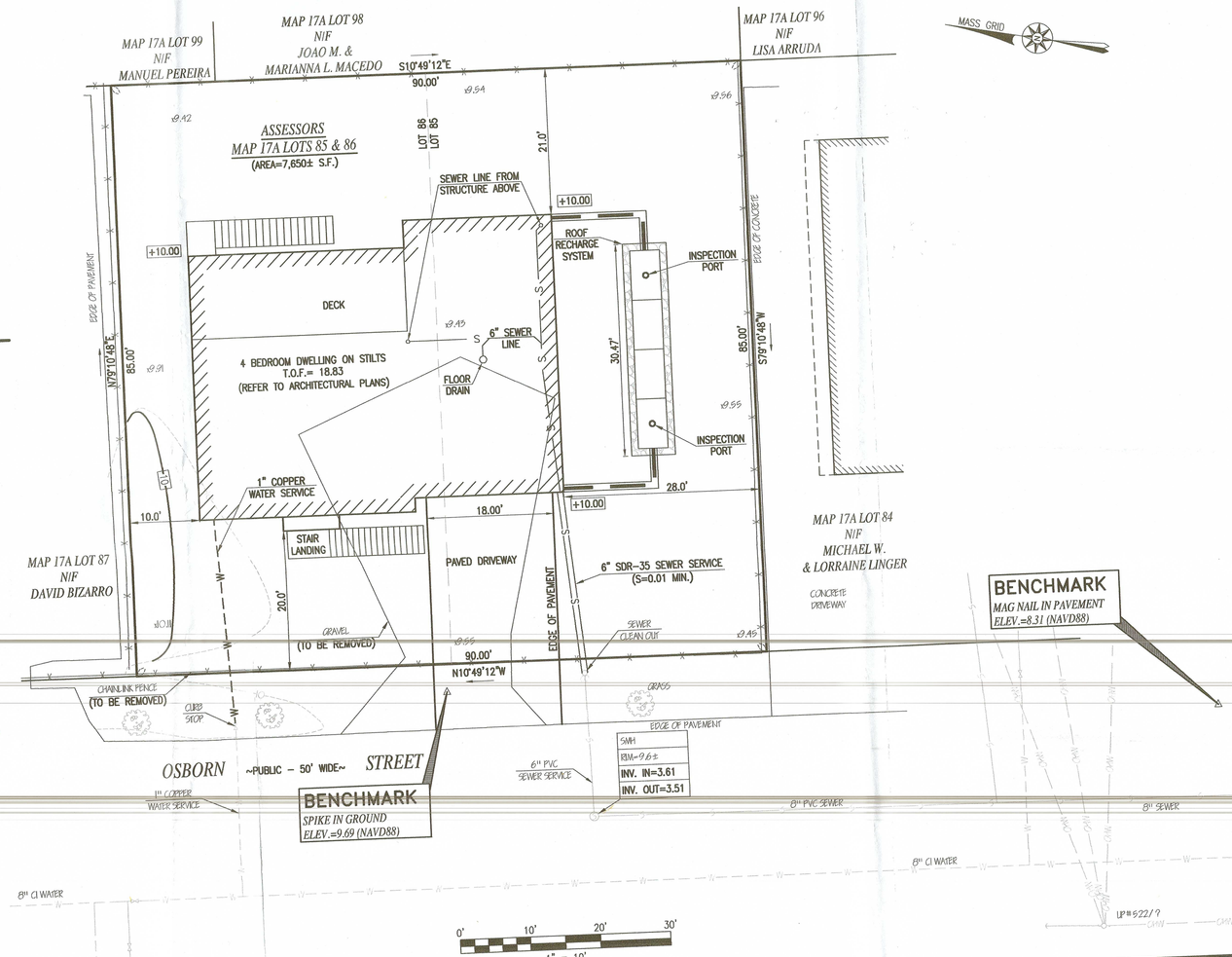
ROOF RECHARGE SYSTEM

NOT TO SCALE



STORMTECH SC-740 STANDARD CROSS SECTION

NOT TO SCALE



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

SUBSURFACE ROOF RECHARGE UNIT SIZING CALCULATIONS:

INFLOW AREA	= 2,018 SF,100.00% IMPERVIOUS,	INFLOW DEPTH = 2.77" FOR 2-YEAR STORM EVENT
INFLOW	= 0.13 CFS @ 12.09 HRS,	VOLUME= 466 CF
OUTFLOW	= 0.00 CFS @ 5.60 HRS,	VOLUME= 113 CF, ATTEN=99%, LAG= 0.0 MIN
DISCARDED	= 0.00 CFS @ 5.60 HRS,	VOLUME= 113 CF

ROUTING BY STOR-IND METHOD, TIME SPAN= 0.00-30.00 HRS, DT= 0.05 HRS
PEAK ELEV= 8.52' @ 23.98 HRS SURF.AREA= 190 SF REQUIRED STORAGE= 378 CF

VOLUME	INVERT	AVAIL.STORAGE	STORAGE DESCRIPTION
#1	5.00'	231 CF	6.25'W X 30.47'L X 4.00'H PRISMATOID 762 CF OVERALL – 184 CF EMBEDDED = 578 CF X 40.0% VOIDS
#2	6.00'	184 CF	44.6"W X 30.0"H X 7.12'L STORMTECH SC-740 X 4 INSIDE #1

TOTAL AVAILABLE STORAGE = 415 CF >>> 378 CF

GENERAL 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 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.
2. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN MAY 2018.
3. VERTICAL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS AND REGULATIONS.
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.
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. 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.
9. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO CONSTRUCTION.

FLOOD NOTE:
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.

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REVISIONS

1	09/13/18	PER DPI COMMENTS
2	12/10/18	PER DPI COMMENTS
3	01/16/20	ADDED FLOOR DRAIN

COMMONWEALTH OF MASSACHUSETTS
CHRISTIAN ALBERT FARLAND
No. 47244
CIVIL
REGISTERED PROFESSIONAL ENGINEER

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•MARLBOROUGH
•WARWICK, RI

DRAWN BY: CKG/JT
DESIGNED BY: SC
CHECKED BY: SC

SITE PLAN
OSBORN STREET
ASSESSORS MAP 17A LOTS 85 & 86
NEW BEDFORD, MASSACHUSETTS

PREPARED FOR: DAVID BIZZARRO, 50 LARCH STREET, NEW BEDFORD, MA 02740

JULY 5, 2018
SCALE: 1"=10'
JOB NO. 17-1087
LATEST REVISION: JANUARY 16, 2020

SHEET 1 OF 1