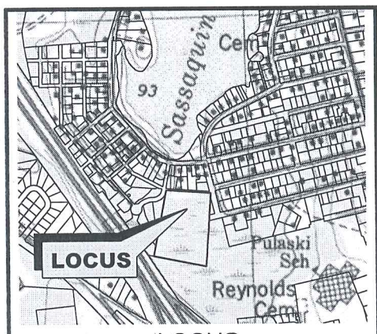
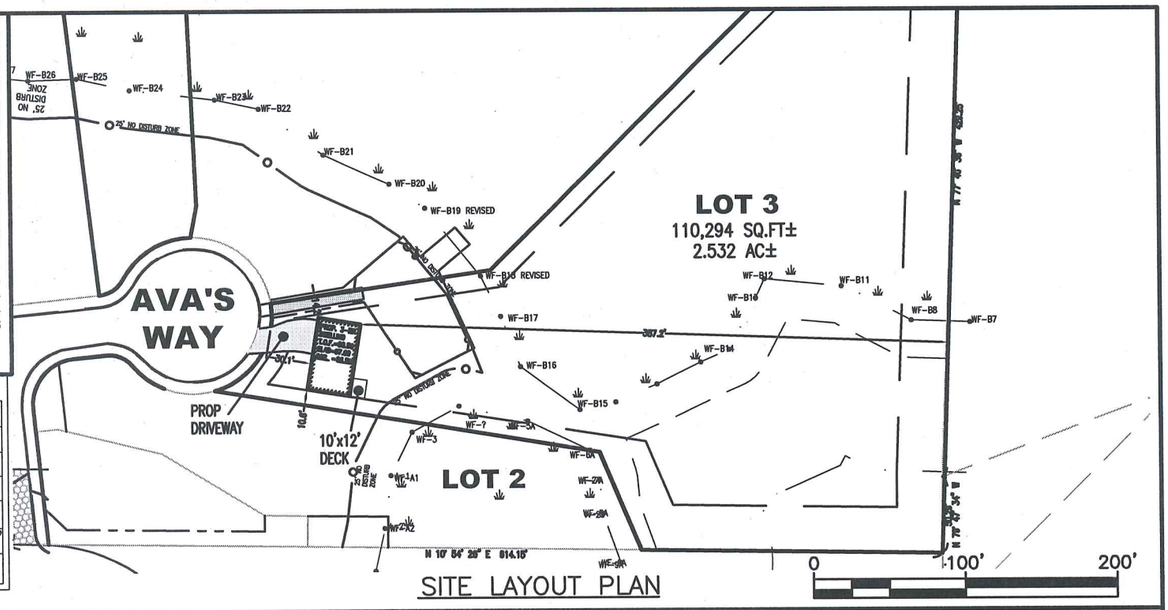


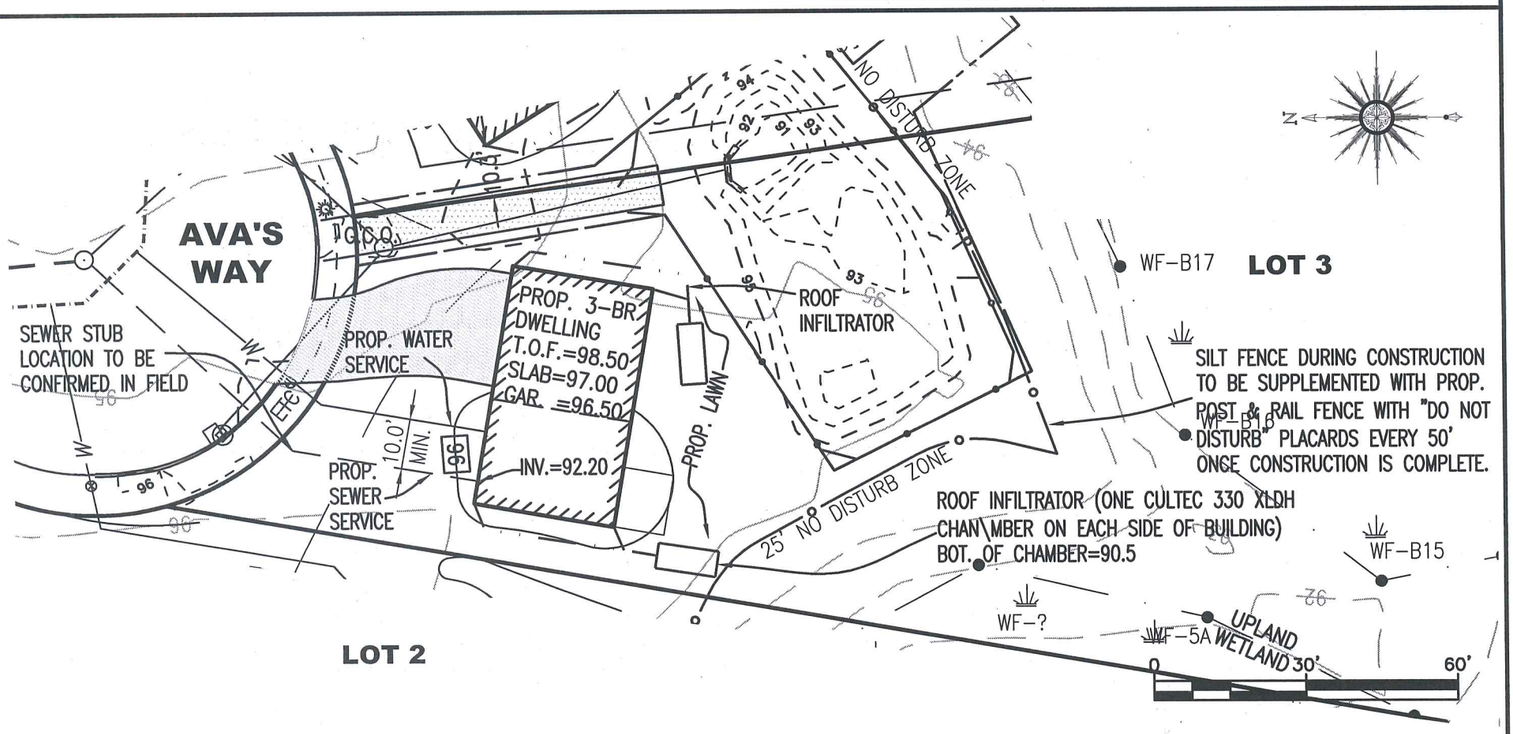
LOCUS

ZONING TABLE:

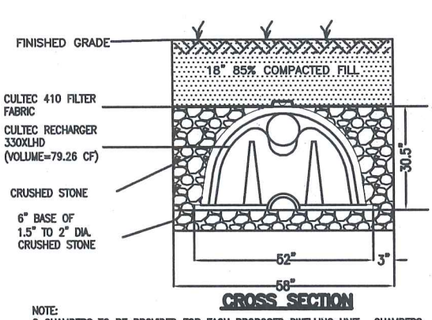
	REQUIRED	PROVIDED
FRONTAGE	75'	75.0'
LOT AREA	8,000 SF	110,294 SF.
SETBACK:		
FRONT	15'	30.1'
SIDE	10' & 12'	10.6' & 14.2'
REAR	30'	387.2'



SITE LAYOUT PLAN

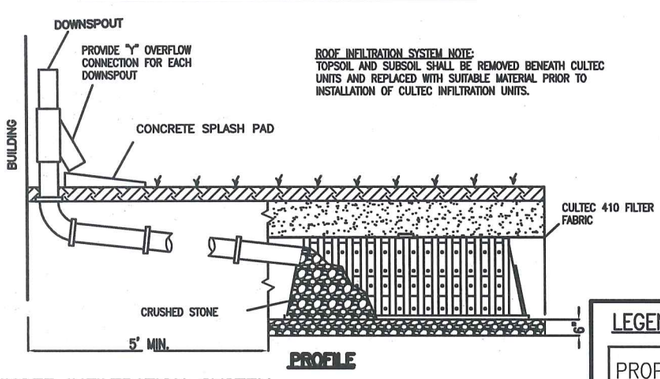


SITE GRADING & UTILITY PLAN



CROSS SECTION

NOTE:
2 CHAMBERS TO BE PROVIDED FOR EACH PROPOSED DWELLING UNIT. CHAMBERS SHALL BE PLACED AS SHOWN ON THE GRADING AND DRAINAGE PLAN. ALL ROOF RUNOFF SHALL BE PIPED DIRECTLY TO THE CHAMBERS.



PROFILE

ROOF INFILTRATION SYSTEM NOTE:
TOPSOIL AND SUBSOIL SHALL BE REMOVED BENEATH CULTEC UNITS AND REPLACED WITH SUITABLE MATERIAL PRIOR TO INSTALLATION OF CULTEC INFILTRATION UNITS.

DETAIL OF ROOF RUNOFF INFILTRATION SYSTEM

NOT TO SCALE

LEGEND:

PROP. 1" COPPER WATER SERVICE	
PROP. 6" SEWER SERVICE	
PROP. 4" PVC FOUNDATION DRAIN	
EXISTING CONTOUR	100
PROP. CONTOUR	100

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS SHOWN AS LOT 353 ON THE CITY OF NEW BEDFORD ASSESSORS' MAP 136.
2. THE SUBJECT PROPERTY IS SHOWN AS LOT 3 ON A DEFINITIVE SUBDIVISION PLAN ENTITLED "CARDINAL PLACE" ON RECORD AT THE BRISTOL COUNTY REGISTRY OF DEEDS (S.D.) AT PLAN BOOK 172, PAGE 20.
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF BRISTOL COUNTY, MASSACHUSETTS, MAP NUMBER 25005C0377F, EFFECTIVE DATE JULY 7, 2009.

CONSTRUCTION NOTES:

1. THE PROPOSED WATER SERVICE IS TO BE 1" COPPER.
2. THE FOUNDATION IS TO BE 4" PVC PIPE.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONDUCTING ANY WORK.

SCALE:	DATE:	DRAWN BY	CHECKED BY	APPROVED BY
AS SHOWN	11/5/15	DRE	RJR	RJR

DRAWING TITLE
PROPOSED BUILDING PERMIT PLAN

PROJECT
LOT 3 AVA'S WAY
NEW BEDFORD, MASSACHUSETTS

CLIENT
RICHARD HOPPS
DARTMOUTH, MASSACHUSETTS

· CIVIL ENGINEERING
· LAND SURVEYING
· ENVIRONMENTAL ASSESSMENT

PRIME ENGINEERING INC

P.O. BOX 1088
LAKEVILLE, MA 02347
TEL: 508.947.0050
FAX: 508.947.2004

PROJECT NO: 1931-0101 | SHEET NO: 1 OF 1 | LAST REVISED:

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. RHEAUME
No. 29374
CIVIL
REGISTERED PROFESSIONAL ENGINEER

O:\PROJECTS\New Bedford\Swallow Street\Map 136-2 Lot 353 Swallow Street\ENGINEERING\Definitive\lot plans\Lot