

# DEFINITIVE 11- LOT SUBDIVISION PLAN

## JACOB HILL ESTATES

### ASSESSORS MAP 17 PORTION OF LOT 79

### SEEKONK, MASSACHUSETTS

— ZONING DATA —

DISTRICT: RESIDENTIAL-2

MINIMUM REQUIREMENTS (CONSERVATION SUBDIVISION)

LOT AREA	15,000 S.F.
LOT FRONTAGE	50 FT
FRONT YARD	20 FT
SIDE YARD	10 FT
REAR YARD	10 FT

OPEN SPACE REQUIREMENTS

40% OF PARCEL AREA REQUIRED  
=0.40 x 624,414 S.F.=249,966 S.F. REQUIRED  
250,097 S.F. PROVIDED

TOTAL WETLAND % OF ENTIRE SITE  
=172,372 S.F./624,414 S.F.=27.6%

WETLAND % OF OPEN SPACE  
=69,126 S.F./250,097 S.F.=27.6%

DISTURBED AREA OF TRACT

MAX DISTURBANCE ALLOWED=25%  
TOTAL PARCEL AREA=624,414 S.F.  
DISTURBED AREA=196,757 S.F.=31.5%

— I N D E X —

SHEET	DESCRIPTION
1	COVER
2-3	EXISTING CONDITIONS
4	LOTING INDEX
5-6	LOTING
7	GRADING & UTILITIES
8	EROSION & SEDIMENT CONTROL
9	PLAN & PROFILE
10	LANDSCAPE
11-13	DETAILS
14	CONSTRUCTION NOTES

-REQUESTED WAIVERS-

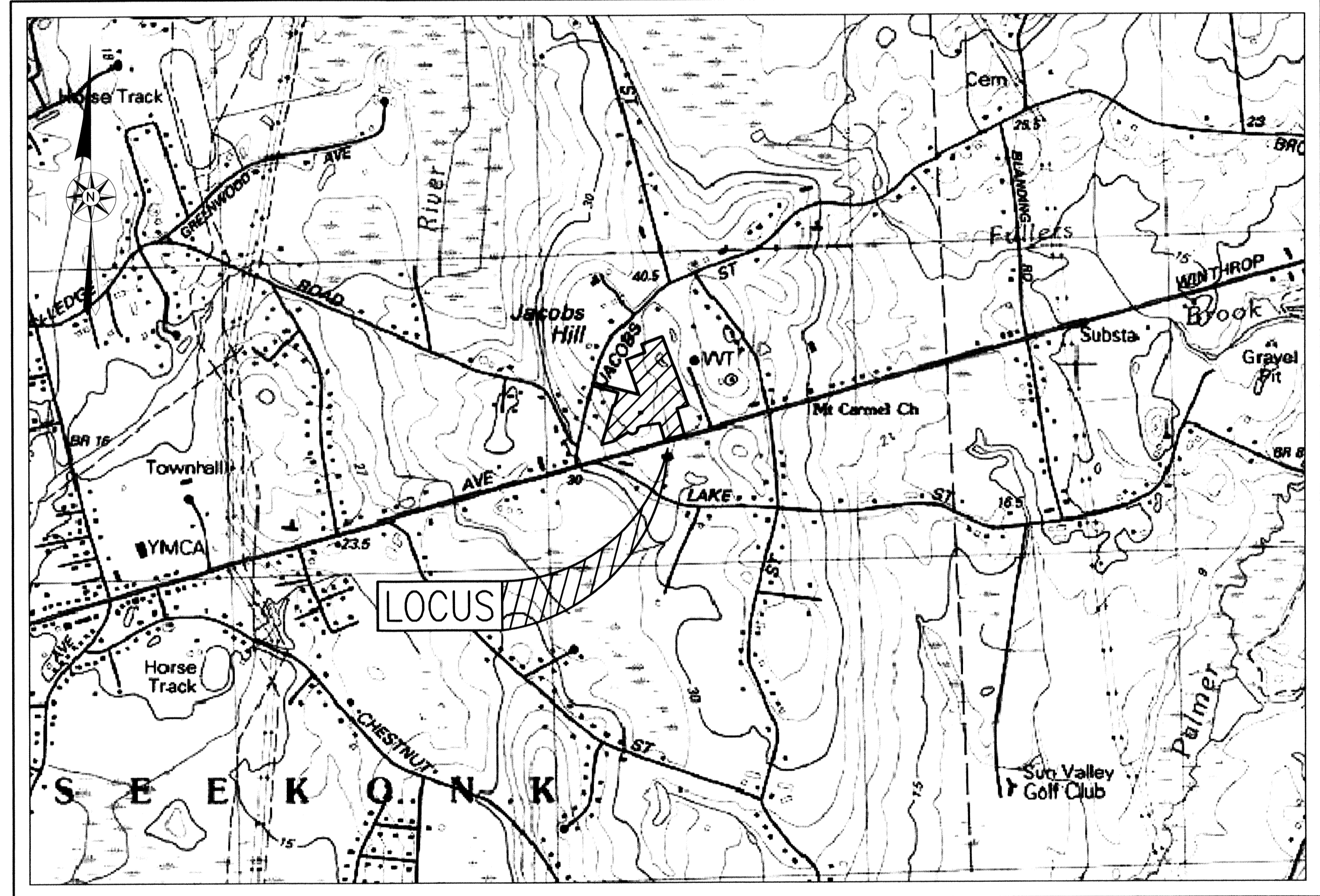
APPLICANT IS SEEKING A WAIVER FOR THE FOLLOWING:

SECTIONS SEEKONK SUBDIVISION RULES AND REGULATIONS

- (§5.3.20, §8.12) TO ALLOW PLANTING OF STREET TREES ON ONE SIDE OF THE ROADWAY IN LIEU OF BOTH
- (§5.6.1) EXCLUSION OF ENVIRONMENTAL IMPACT STATEMENT
- (§7.2.1.8) FOR THE RADII AT THE PROPERTY LINE INTERSECTION & CURB RADII AT INTERSECTION OF STREET
- (§7.2.2.2) ROADWAY WIDTH FROM 24' TO 22'
- ROADWAY LOCATION - WAIVER TO SHIFT THE ROADWAY OFF THE CENTERLINE
- (§7.2.4.1) LENGTH OF DEAD-END STREET FROM 720' TO 783'±
- (§7.4.1) TO LOCATE THE BASIN ON MULTIPLE LOTS IN A LOT OWNED BY THE HOMEOWNERS ASSOCIATION
- (§7.5.2) TO NOT LOOP THE WATER MAIN

SECTIONS FROM SEEKONK ZONING BYLAW

- (§25.10.5) TO ALLOW 31.5% LAND DISTURBANCE IN LIEU OF 25%



— AREA MAP —  
SCALE: 1"=1,000'±

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

BRIAN J. MURPHY, P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_

FOR REGISTRY USE ONLY

SEEKONK PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

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DATE: \_\_\_\_\_

EXISTING	DESCRIPTION	PROPOSED
—	PROPERTY LINE	—
—	CONTOUR LINE	—
+99.8 EOP	SPOT ELEVATION	+100.5 EOP
—	EDGE OF PAVEMENT	—
—	CAPE COD BERM	—
—	WATER LINE	—
—	GAS LINE	—
—	ELECTRIC, TELEPHONE & CABLE	—
—	OVERHEAD WIRES	—
—	FENCE	—
—	HYDRANT	—
—	WATER GATE	—
—	GAS GATE	—
—	UTILITY POLE	—
—	CATCH BASIN	—
—	DRAIN MANHOLE	—
—	SIGN	—
—	CONCRETE BOUND	—
—	TEST HOLE	—
—	WETLAND FLAG	—
—	VERNAL POOL FLAG	—
—	SILT FENCE & HAYBALES	—

RECORD OWNER:  
ASSESSORS MAP 17 LOT 79  
PALMER RIVER DEVELOPMENT CO., LLC  
1960 FALL RIVER AVENUE  
SEEKONK, MA  
DEED BOOK 20558 PAGE 278

DETAIL NUMBER  
**1**  
**2**  
SAMPLE DETAIL  
NOT TO SCALE  
NUMBER REFERENCES  
WHAT SHEET THE DETAIL IS ON

REVISIONS

1	11/8/13	PER CEI COMMENTS
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DRAWN BY: AEC  
DESIGNED BY: CAF  
CHECKED BY: CAF/BJM

DEFINITIVE SUBDIVISION PLAN  
JACOB HILL ESTATES  
ASSESSORS MAP 17 PART OF LOT 79  
SEEKONK, MASSACHUSETTS

PALMER RIVER DEVELOPMENT  
1960 FALL RIVER AVENUE  
SEEKONK, MA 02771

OCTOBER 22, 2013  
SCALE: AS NOTED  
JOB NO. 12-325  
LATEST REVISION:  
DECEMBER 16, 2013

COVER  
SHEET 1 OF 14