

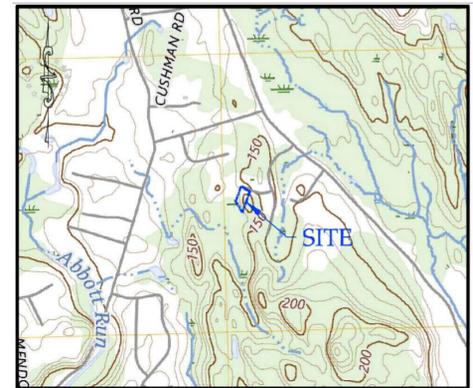
- GENERAL:**
- THE CONTRACTOR SHALL NOTIFY "DIGSAFE" (1-888-DIGSAFE) AT LEAST 72 HOURS (3 BUSINESS DAYS) BEFORE EXCAVATING.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
  - UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS.
  - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
  - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER OR OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

- LAYOUT & MATERIALS:**
- DIMENSIONS ARE FROM THE FACE OF CURB AND FACE OF BUILDING. UNLESS OTHERWISE NOTED.
  - CONCRETE BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.

- EXISTING CONDITIONS INFORMATION:**
- UNDERGROUND UTILITY LOCATION AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD AND FIELD INFORMATION AND ARE APPROXIMATE ONLY. BEFORE PLANNING ANY CONSTRUCTION, DIGSAFE AND THE VARIOUS UTILITY COMPANY ENGINEERING DEPARTMENTS SHOULD BE CONSULTED.
  - ELEVATIONS REFER TO NAVD 88.
  - ON-THE-GROUND SURVEY WAS COMPLETED BY CONECO ENGINEERS & SCIENTISTS.
  - THE WETLANDS BOUNDARY WAS APPROVED THROUGH AN ORDER OF CONDITIONS ISSUED ON JULY 11, 2006 BY THE NORTH ATTLEBORO CONSERVATION COMMISSION FOR DEP FILE NO. SE 243-0647.
  - THE CONSERVATION RESTRICTION BOUNDARY WAS TAKEN FROM "CONSERVATION RESTRICTION EASEMENT PLAN OF LAND," BY TILTON AND ASSOCIATES, INC. DATED AUGUST 25, 2006.
  - THE AREA WITHIN THE CONSERVATION RESTRICTION BOUNDARY PROVIDES HABITAT FOR THE TINY-FLOWERED BUTTERCUP (RANUNCULUS MICRANTHUS, PRIORITY HABITAT ID: PH 1085), WHICH IS LISTED AS "ENDANGERED" (NHESP TRACKING NUMBER: 04-16275).

- LANDSCAPING:**
- ALL AREAS CLEARED AND/OR DISTURBED SHALL BE BROUGHT TO WITHIN 4 INCHES OF FINAL GRADE AND FINISHED WITH 4 INCHES OF LOAM AND SEED EXCEPT WHERE OTHER FINISHES ARE PROPOSED (REFER TO PLANS).
  - CONTRACTOR IS RESPONSIBLE FOR REPLACING (IN KIND) ALL DEAD OR DYING PLANT MATERIAL FOR A PERIOD OF 2 YEARS AFTER INITIAL PLANTING.

- UTILITIES:**
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT. FAILURE TO PROVIDE OR PERFORM THE ABOVE PRIOR TO PERFORMING ANY WORK SHALL NOT BE GROUNDS FOR EXTRA PAYMENTS TO THE CONTRACTOR.
  - THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
  - THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITY COMPANY.
  - CONTRACTOR SHALL LOCATE EXISTING WATER LINE IN FIELD AND SHALL EITHER INSTALL NEW SEWER WITH A MINIMUM OF 18" OF FACE-TO-FACE CLEARANCE UNDERNEATH EXISTING WATER LINE, OR CONCRETE ENCASE WATER LINE.
  - CONTRACTOR IS RESPONSIBLE FOR UTILITY TIE-INS. CONTRACTOR SHALL COORDINATE UTILITY TIE-INS WITH APPROPRIATE UTILITY PURVEYORS.



**LOCATION MAP**  
SCALE: 1"=1000'

**ZONING TABLE**

	REQUIRED	PROVIDED
ZONE: R20		
USES: RESIDENTIAL		
<b>LOTS</b>		
MIN. AREA	20,000 S.F.	24,496 S.F.
MIN. FRONTAGE	120 FT	120.00 FT
<b>BUILDINGS</b>		
BUILDING LOT COVERAGE	25% MAX.	7.8 %
MIN. FRONT YARD	40 FT	67.7 FT
MIN. SIDE YARD	15 FT	24.4 FT
MIN. REAR YARD	15 FT	94.2 FT
MAX. BUILDING HEIGHT	2.5 STORIES	2 STORIES

**LEGEND**

---	PROPERTY LINE
- - - -	ABUTTER PROPERTY LINE
---140---	EXISTING MAJOR CONTOUR
---142---	EXISTING MINOR CONTOUR
---140---	PROPOSED MAJOR CONTOUR
---142---	PROPOSED MINOR CONTOUR
x142	PROPOSED SPOT ELEVATION
- - - -	EDGE OF WETLAND
- - - -	25' WETLAND BUFFER
- - - -	100' WETLAND BUFFER
~~~~~	EXISTING TREE LINE
=====	EDGE OF DRIVEWAY
=====	CURB LINE
=====	PROPOSED BUILDING
=====	PROPOSED WALKWAY
W - - - W	EXISTING WATER LINE
E - - - E	EXISTING UNDERGROUND UTILITIES
S - - - S	EXISTING SEWER LATERAL
W - - - W	PROPOSED WATER LINE
E/T/C - - - E/T/C	PROPOSED UNDERGROUND UTILITIES
S - - - S	PROPOSED SEWER LATERAL
⊙	EXISTING SEWER MANHOLE
⊙	DRAINAGE MANHOLE
⊙	DRAINAGE CATCH BASIN
⊙	PROPOSED GATE VALVE
⊙	PROPOSED STEPS
-----	EROSION CONTROL LINE
▲	WETLAND FLAG
▨	WETLAND AREA
B.F.E.	BASEMENT FLOOR ELEVATION
B.O.W.	BOTTOM OF WALL
F.F.E.	FIRST FLOOR ELEVATION
G.F.E.	GARAGE FLOOR ELEVATION
L	LENGTH
S	SLOPE
T.O.F.	TOP OF FOUNDATION
T.O.W.	TOP OF WALL
INV.	INVERT
Loc	LIMIT OF CLEARING

DEP FILE No. SE 243-1012

BY SMO SMO

DESCRIPTION: REVISED PER PERMITS REVIEW & COMMISSION COMMENTS

DATE: 11/20/2025

REV: 1

DATE: 11/20/2025

REV: 2

**PERMITTING SITE PLAN**

LOT 26 - 30 OWEN DOLAN ROAD

FOR

FORGE BUILDING GROUP - CHRISTINA ESTATES  
CUMBERLAND AVENUE, TOWN OF NORTH ATTLEBORO  
BRISTOL COUNTY, MASSACHUSETTS

0 10 20  
GRAPHIC SCALE: 1" = 20'

PROJECT: 043-002

DATE: 08/11/2025

SCALE: 1" = 20'

DESIGNED: SMO

CHECKED: NES

PROJECT: 043-002

DATE: 08/11/2025

SCALE: 1" = 20'

DESIGNED: SMO

CHECKED: NES

NEIL E. SANDER  
CIVIL  
No. 48863

08/11/2025

**C400**

SHEET 1 OF 1

**Independence**  
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