

**GENERAL NOTES**

THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED BY NORWOOD ENGINEERING CO., INC. ON MAY 2, 2017.

LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, AND HAVE BEEN FIELD INSPECTED WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK. THE BOSTON WATER AND SEWER COMMISSION IS NOT PART OF DIG SAFE THEREFORE, FIELD LOCATIONS OF WATER AND SEWER LINES MUST BE MARKED BY THE COMMISSION. CALL 1-617-330-9400 FORTY EIGHT HOURS IN ADVANCE OF ANY EXCAVATION.

SEE ARCHITECTURAL PLANS PREPARED BY CES DESIGNS ENTITLED "CAIMBRONE RESIDENCE, 11 RICHVIEW STREET, DORCHESTER, MA" DATED AUGUST 7, 2017, LAST REVISED NOVEMBER 28, 2017.

**ZONING CLASSIFICATION**

DORCHESTER NEIGHBORHOOD DISTRICT  
1-FAMILY RESIDENTIAL SUBDISTRICT 1F-6000  
NEIGHBORHOOD DESIGN OVERLAY DISTRICT (NDOD)  
ARTICLE 65 - TABLE C - MAPS 5A-5E

**DIMENSIONAL REQUIREMENTS**

SINGLE-FAMILY	REQUIRED	LOT C	LOT D
LOT AREA	6,000 SF	8,500 SF	8,500 SF
FRONTAGE	50 FT	85.0 FT	85.0 FT
LOT WIDTH	50 FT	85.0 FT	85.0 FT
FRONT YARD	15 FT	23.9 FT	18.8 FT*
SIDE YARD	10 FT	15.35 FT	1.0 FT*
REAR YARD	20 FT	20.5 FT	14.9 FT*
G.F.A.	---	1,640 SF	4,041 SF
F.A.R.	0.5	0.193**	0.511*
HEIGHT	35	SEE ARCHITECTURAL PLANS	
STORIES	2.5	2.0	2.0
OPEN SPACE	1,450 SF	3,640 SF	4,839 SF
PARKING SPACES	1 PER UNIT	2 SPACES	1.75 SPACES

\* EXISTING CONDITION - LOT D

\*\* GFA FROM ARCH PLANS

**SECTION 65-41 OFF-STREET PARKING - LOCATION**

(A) ... IF A LOT IS IN A RESIDENTIAL SUBDISTRICT, A TOTAL OF TWO (2) ACCESSORY PARKING SPACES SERVING RESIDENTIAL USES ON SUCH LOT MAY BE LOCATED IN THAT PORTION OF THE FRONT YARD THAT LIES BETWEEN THE SIDE YARD AND THE FRONT LOT LINE, PROVIDED THE TOTAL WIDTH OF SUCH FRONT YARD AREA USED FOR PARKING DOES NOT EXCEED TEN (10) FEET.

**SECTION 65-43. NONCONFORMITY AS TO DIMENSIONAL REQUIREMENTS.**  
A BUILDING OR USE EXISTING ON THE EFFECTIVE DATE OF THIS ARTICLE AND NOT CONFORMING TO THE APPLICABLE DIMENSIONAL REQUIREMENTS SPECIFIED IN OTHER PROVISIONS OF THIS ARTICLE MAY NEVERTHELESS BE ALTERED OR ENLARGED, PROVIDED THAT SUCH NONCONFORMITY IS NOT INCREASED AND THAT ANY ENLARGEMENT ITSELF CONFORMS TO SUCH DIMENSIONAL REQUIREMENTS

L.C. LOT A  
L.C. PLAN No. 2591-B  
PARCEL 5001-000

L.C. LOT B  
L.C. PLAN No. 2591-B  
PARCEL 5000-000  
N/F  
LISA AHERN

PARCEL 5016-000  
N/F  
CITY OF BOSTON  
"DORCHESTER PARK"

PARCEL 4996-000  
N/F  
TRAPANI  
54 HILLSDALE ST.

PARCEL 4997-000  
N/F  
TIMOTHY J. DONOVAN

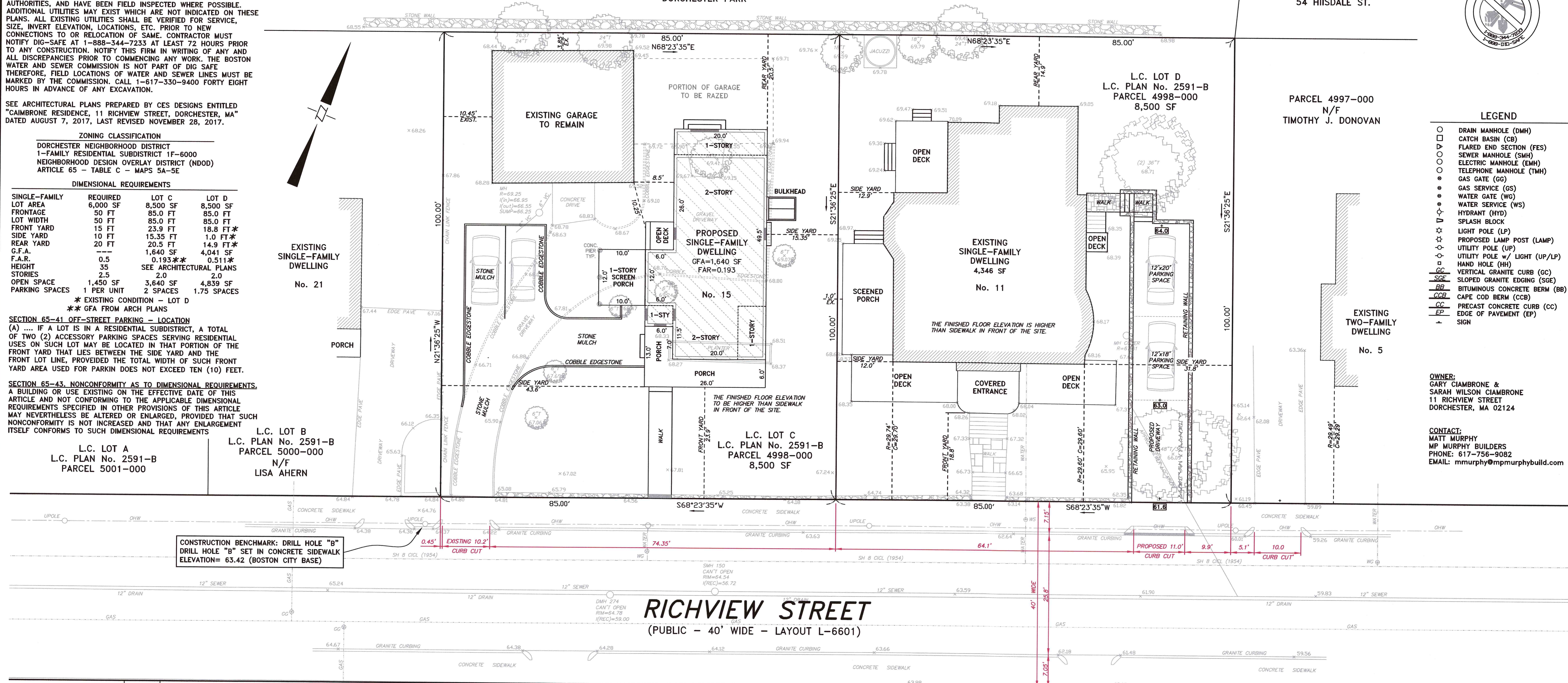


**LEGEND**

- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- ▽ FLARED END SECTION (FES)
- SEWER MANHOLE (SMH)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- GAS GATE (GG)
- GAS SERVICE (GS)
- WATER GATE (WG)
- WATER SERVICE (WS)
- HYDRANT (HYD)
- SPLASH BLOCK
- ☆ LIGHT POLE (LP)
- ☆ PROPOSED LAMP POST (LAMP)
- UTILITY POLE (UP)
- UTILITY POLE w/ LIGHT (UP/LP)
- HAND HOLE (HH)
- VERTICAL GRANITE CURB (GC)
- SLOPED GRANITE EDGING (SGE)
- BITUMINOUS CONCRETE BERM (BB)
- CAPE COD BERM (CCB)
- PRECAST CONCRETE CURB (CC)
- EDGE OF PAVEMENT (EP)
- SIGN

OWNER:  
GARY CIAMBRONE &  
SARAH WILSON CIAMBRONE  
11 RICHVIEW STREET  
DORCHESTER, MA 02124

CONTACT:  
MATT MURPHY  
MP MURPHY BUILDERS  
PHONE: 617-756-9082  
EMAIL: mmurphy@mpmurphybuild.com



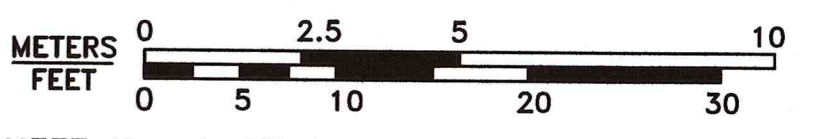
CONSTRUCTION BENCHMARK: DRILL HOLE "B"  
DRILL HOLE "B" SET IN CONCRETE SIDEWALK  
ELEVATION= 63.42 (BOSTON CITY BASE)

**RICHVIEW STREET**  
(PUBLIC - 40' WIDE - LAYOUT L-6601)

PARCEL 5367-000  
N/F  
WAZICIEWICZ  
75 HILLSDALE ST.

**BUILDING PERMIT PLAN**  
15 RICHVIEW STREET  
**BOSTON, MASS.**  
(DORCHESTER - 02124-5726)

SCALE: 1"=10'      OCTOBER 3, 2017  
NORWOOD ENGINEERING CO., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
1410 ROUTE ONE, NORWOOD, MA 02062  
PHONE: 781-762-0143      FAX 781-762-8595



**BENCHMARK**  
REFERENCE BENCHMARK: DMH 275 (FROM BWSC G.I.S. MAPS)  
BWSC SEWER MANHOLE 275 LOCATED IN FRONT OF 35 RICHVIEW STREET AS SHOWN ON BWSC GIS MAPS - R=66.38 I=59.81 (BOSTON CITY BASE)

CONSTRUCTION BENCHMARK: UP A POLE  
SPIKE SET IN BASE OF UTILITY POLE LOCATED NEAR THE FRONT RIGHT CORNER OF 21 RICHVIEW STREET - ELEV.=65.83 (BOSTON CITY BASE)

**CITY FIELD NOTES:**  
BOOK 849 - PAGE 080  
BOOK 818 - PAGE 108  
BOOK 774 - PAGE 074

**BWSC PLANS:**  
WATER & SEWER G.I.S. MAPS  
BWSC PLAN No. E-1194  
BWSC PLAN No. E-3274  
BWSC PLAN No. A33-17

**ASSESSOR'S REFERENCE:**  
PARCEL 19-4998-000  
PARCEL 19-4999-000  
MAP No. 16602 & 16067

**CITY STREET LAYOUTS:**  
L-7181 RICHVIEW STREET  
L-7146 RICHVIEW STREET  
L-6601 RICHVIEW STREET  
L-6175 HILLSDALE STREET  
L-5800 HILLSDALE STREET

**PLAN REFERENCE:**  
SUFFOLK COUNTY REGISTRY  
L.C. PLAN No. 2591-B  
L.C. CERT. No. 35921

**PLAN REFERENCE:**  
SUFFOLK COUNTY REGISTRY  
PLAN No. 365 OF 2014  
BOOK 16126 - PAGE 311  
BOOK 8416 - PAGE END  
BOOK 8407 - PAGE END  
BOOK 8377 - PAGE 003  
BOOK 6541 - PAGE 150  
BOOK 5529 - PAGE 619



**REVISIONS**

NOV. 30, 2017	REVISED HOUSE DIMENSIONS SEE REVISED ARCH. PLANS
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