



# TOWN OF SEEKONK ZONING BY-LAWS

## 6.14 SINGLE LOT DEVELOPMENT

The creation of or development of single lots which are not included in an approved subdivision (as per Chapter 41, Section 81K-81GG of the MA General Laws) shall conform with the following requirements. These requirements are in addition to those in effect under other local Boards, the Inspector of Buildings, and other sections of these By-Laws.

6.14.1 A site plan at a scale of at least 1" = 40' shall be submitted to the Inspector of Buildings, and it shall:

- 6.14.1.1 List Assessors Plat and Lot number;
- 6.14.1.2 Identify abutting street(s) and property owner(s);
- 6.14.1.3 Locate proposed building(s) on the site and indicate the proposed lowest floor elevation of said building(s);
- 6.14.1.4 Indicate existing and proposed grades on the lot at 1 foot contour intervals;
- 6.14.1.5 Locate existing water bodies, wetlands, drainage swales and/or drainage structures that are on or about the site;
- 6.14.1.6 Locate the test hole(s) and indicate soil types found and the percolation rate;
- 6.14.1.7 Locate proposed drainage swales, structures and/or retention areas and indicate the means of disposing of stormwater runoff.

6.14.2 The Inspector of Buildings shall review this plan to ensure that the following conditions are met on the site.

- 6.14.2.1 Stormwater runoff is disposed of so as not to cause additional runoff onto abutting lots nor to cause roadway flooding.
- 6.14.2.2 The lot is graded so as to shed stormwater runoff away from the proposed building(s).
- 6.14.2.3 The groundwater level is not raised so as to cause groundwater infiltration of basements or the malfunctioning of sewerage disposal systems in the proposed/existing building(s) of this property and of those abutting properties.
- 6.14.2.4 The Conservation Commission has reviewed and approved the plans whenever such action was required by State Statute or local By-Laws.
- 6.14.2.5 The lot is graded and landscaped so that the driveway entrance area provides an unobstructed view for exiting vehicles and roadway traffic.



### FOUNDATION PERMITS ONLY CHECK LIST

1. Certified Plot Plan showing proposed location and setbacks
2. Foundation Plan
3. Foundation Application

Approvals from Following Departments BEFORE Permit is Issued:

- Septic Approval
- Conservation Approval
- Planning Department - Parking Plan for Commercial Use Property

All these approvals MUST Be in writing from those Departments

# TOWN OF SEEKONK

## Foundation Permit Application

Applicant: \_\_\_\_\_ Homeowner: \_\_\_\_\_

Phone# \_\_\_\_\_ Cell# \_\_\_\_\_ Permit# \_\_\_\_\_

Map \_\_\_\_\_ Lot \_\_\_\_\_ Address: \_\_\_\_\_

	Proposed.....	Minimum Required	Min. Concrete PSI Design Strength Required
Footing Dimension			
Wall Thickness			
Slab Thickness		3 ½"	
Re-Enforcement			N/A
Air Entrainment		6%	N/A
Wall Depth Below Finish Grade		4ft.	N/A
Depth Above Finish Grade		8"	N/A
Anchor Bolts		½" Diam. Bolts Max. 6' C.C. Max @ Corners	N/A

1. All foundation designed and constructed must comply with 780 MCR 3604 Foundations, 780 1600 Structural loads, and 780 CMR 1900 Concrete.
2. Any Foundation designed with finished basements shall be waterproofed by approved methods.
3. The holder of a foundation permit may proceed with out any assurances that a building permit for the entire structure will be issued.
4. If permit is not granted or issued by this office within six months, the permit holder at his/her expense must return property to original state after receiving written notice. Extensions may be granted by written request.
5. Building permit will be issued after a Certified Plot Plan has been submitted for review and accepted by the Building Inspector. The Building Inspector reserves the right to set minimum review period of up to seven days.

\_\_\_\_\_  
Building Inspector Approval

\_\_\_\_\_  
Owner/Agent/Contractor