



Department of Public Infrastructure

Euzebio Arruda
Commissioner


CITY OF NEW BEDFORD

Jonathan F. Mitchell, Mayor

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance

MEMORANDUM

TO: City of New Bedford Planning Board

FROM: Euzebio Arruda, Commissioner, D.P.I. 

DATE: April 5, 2017

RE: Northside Farm Subdivision- Modification to Definitive Plans

The Department of Public Infrastructure has reviewed the modification to the definitive plans for the proposed subdivision to be known as "Northside Farm", and offers the following comments:

1. The Department of Public Infrastructure agrees to grant all 3 waivers requested on the front sheet of the plans:
 - No island required at cul-de-sac
 - Proposed 660 feet dead end street
 - Proposed 28 feet roadway width
2. All proposed driveways, sidewalk and wheelchair ramps to be constructed with cement concrete and in accordance with A.D.A and City of New Bedford standards.
3. All driveways to be a maximum of 18 feet wide and constructed with a 3 foot transition granite curb on each side, and perpendicular to the street layout (6" cement concrete and ½ inch lip).
4. 11 foot ribbon cement sidewalk on both sides of the roadway (6" granite curb, 3.5' grass, 4' cement concrete, 3' grass)
5. Granite bounds to be placed at all pc's, pt's and changes in alignment along the road layout.
6. No island at cul-de-sac. Spot grades should be provided for the cul-de-sac to ensure adequate gutter line flow and to prevent low spots at the driveway.
7. Street trees shall be planted in accordance with Article VII, section J of the City of New Bedford subdivision regulations.
8. Street lights to be installed in accordance with subdivision regulations, Article VII, section H.
9. Granite curb inlets shall be installed at all catch basin locations.
10. House roof drains shall be connected to an onsite infiltration system for each lot.
11. Show bench marks on plans.

12. The proposed drainage system and storm water management plan should be approved by the New Bedford conservation Commission before final approval of the Department of Public Infrastructure.
13. It's the responsibility of the Developer for the long term maintenance of the detention pond. Contact the Department of Public Infrastructure to discuss this issue.
14. All utilities to be installed in accordance with City of New Bedford regulations.
15. A 4 foot high fence and access way shall be constructed around the detention pond. The access way would be used to facilitate periodic maintenance of the detention pond.
16. All drain lines should have a minimum of 3 foot cover measured from top of pipe to finished ground.
17. Water main to be installed at a maximum depth of 5.5 feet
18. Curb stops to be 1.5 feet from face of curb.
19. All water meters to be installed at point of entry into building. No water service to run under slab.
20. Sheet RP: Label all drainage pipes with the correct size and slope (slope of .5% minimum is preferred)
21. Sheet DT III: Concrete sidewalk notes item 2 should read 4.0" in depth at sidewalks.
22. Sheet DT III: Typical roadway section- Hot Mix Asphalt roadway to be built in two layers: 1 ½" top over 2 ½" binder.
23. Sheet TL: Add two more lights (one in each side) just south of Phillips Road.
24. Sheet TL: street light notes item 1- Washington 21 style light to be 10' feet high not 12'.

/ct

Cc: Department of Inspectional Services
Environmental Stewardship
New Bedford Cousins LLC
Cavanaro Consulting