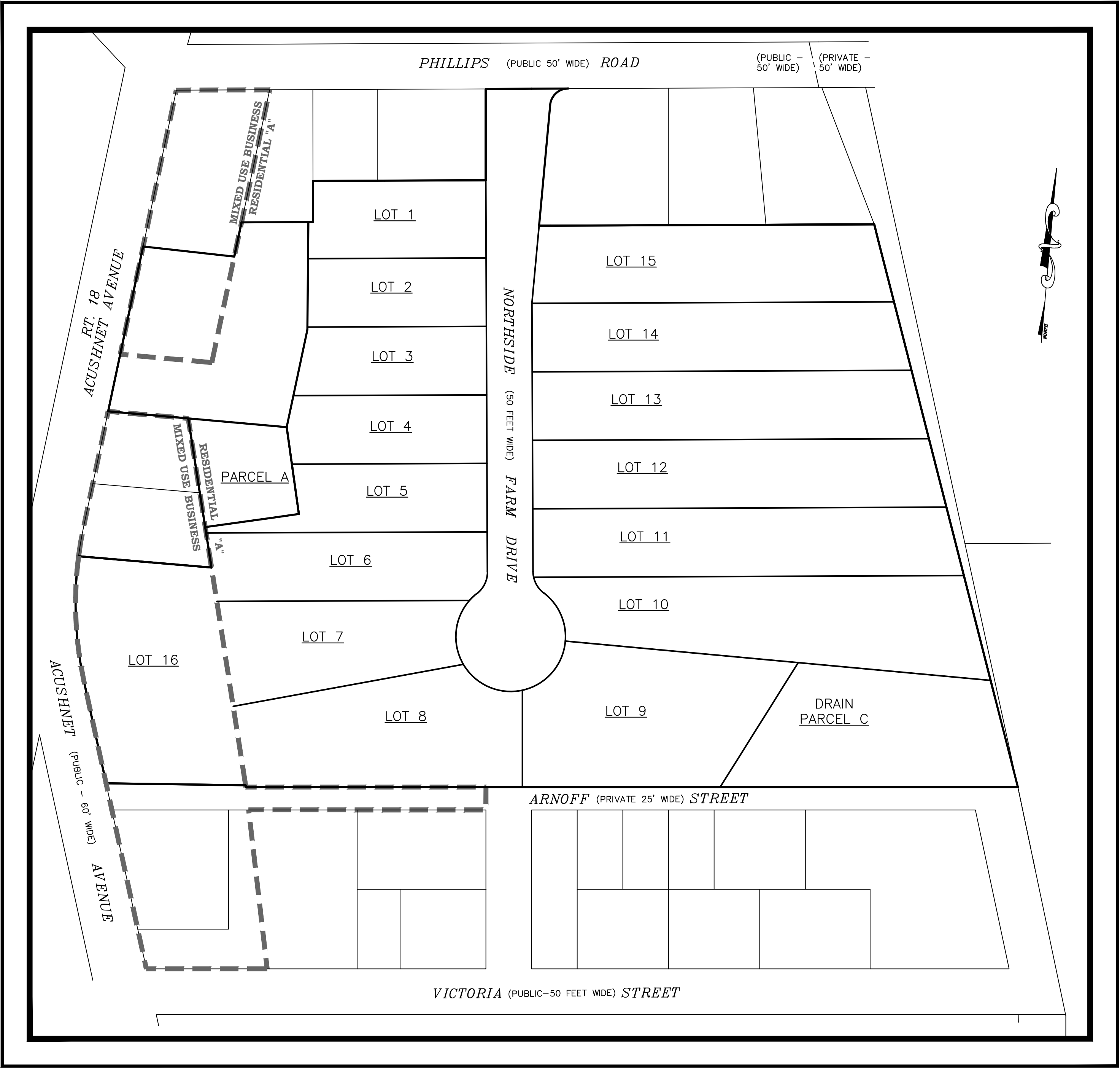


PROPOSED
MODIFICATION TO
DEFINITIVE SUBDIVISION PLAN
NORTHSIDE FARM
NEW BEDFORD, MA 02745



LOCUS PLAN:
SCALE: 1" = 80'

SITE SUMMARY:

OWNER/APPLICANT: NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066

ASSESSORS INFORMATION: MAP 130 BLOCK D LOTS
117, 379-387, 392-419

ZONING DISTRICT: RESIDENTIAL A & MIXED
USE BUSINESS

SHEET INDEX:

- TITLE SHEET - TS (SHEET 1 OF 10)
- EXISTING CONDITIONS - EC (SHEET 2 OF 10)
- LOT LAYOUT - LL (SHEET 3 OF 10)
- GRADING & DRAINAGE - GD (SHEET 4 OF 10)
- DRAINAGE LAYOUT - DL (SHEET 5 OF 10)
- ROADWAY PROFILE - RP (SHEET 6 OF 10)
- DETAIL SHEET I - DTI (SHEET 7 OF 10)
- DETAIL SHEET II - DTII (SHEET 8 OF 10)
- DETAIL SHEET III - DTIII (SHEET 9 OF 10)
- STREET TREES & LIGHTING - TL (SHEET 10 OF 10)

WAIVERS REQUESTED:

NEW BEDFORD SUBDIVISION REGULATIONS:

SECTION II(4)(B) DEAD END STREET – DEFINITION
15 FOOT DIAMETER ISLAND REQUIRED;
PROPOSED NONE.

SECTION V(4) DEAD END STREET
MAXIMUM 400 FEET;
PROPOSED 660 FEET.

SECTION VII(B)(2) STREET ROADWAY WIDTH
REQUIRED 34 FEET;
PROPOSED 28 FEET.

I HEARBY CERTIFY THAT 20 DAYS HAVE ELAPSED
SINCE PLANNING BOARD APPROVAL AND THAT NO
APPEAL HAS BEEN FILED IN THIS OFFICE.

CITY OF NEW BEDFORD CLERK _____ DATE _____

SEE COVENANT DATED _____
RECORDED IN BOOK _____ PAGE _____

ZONING REQUIREMENTS:

ITEM	REQUIRED	PROVIDED
LOT AREA	8,000 SF	8,000 S.F. MIN.
UPLAND (80%)	6,400 SF	> 8,000 S.F.
FRONTAGE	75 FT	75 FT MIN.
FRONT SETBACK	20 FT	20 FT
SIDE SETBACK	10 & 12 FT	10 & 12 FT
REAR SETBACK	30 FT	30 FT MIN.
MAX. BLDG. HEIGHT	45 FT	<45 FT
MAX. LOT COVERAGE	30%	<30%
MIN. GREEN SPACE	35%	>35%

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

3/6/17
DATE _____ BRENDAN P. SULLIVAN P.E., P.L.S.



DRAWING REVISIONS		
1	3/15/17	DPI COMMENTS
REVISION	DATE	DESCRIPTION

GENERAL NOTES:
1. THE SUBJECT PARCEL IS SHOWN AS MAP 130 BLOCK D LOTS 117, 379–387, 392–419.
2. THE VERTICAL DATUM IS THE NEW BEDFORD CITY DATUM.
3. LOCUS LIES WITHIN ZONE "X" AS SHOWN ON FIRM COMMUNITY PANEL #2500500383G PANEL 383 OF 550 REVISED JULY 16, 2014.
4. BORDERING VEGETATED WETLANDS FLAGS AND INTERMITTENT STREAM WERE APPROVED BY THE CITY OF NEW BEDFORD CONSERVATION COMMISSION ON 6/13/2016 WITH A NOTICE OF INTENT, SE49–0736.

PLAN REFERENCES:
LAND COURT PLAN #23553–A
PLAN BK\PG:
146\104
133\34
130\30
128\79
121\138
121\110
96\23
85\07
82\70
19\49

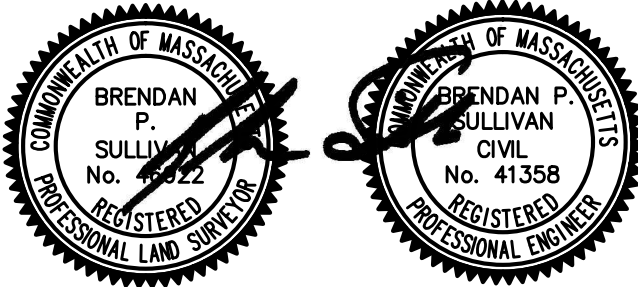
BOARD OF SURVEY PLAN #S:
24, 39, 39B, 39C, 80

MASS HIGHWAY DEPT. FIELD BOOK #S:
23040 & 27586

APPROVED BY
NEW BEDFORD PLANNING BOARD

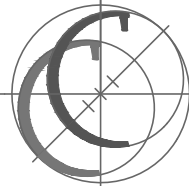
DATE: _____

SIGNED: _____



NORTHSIDE FARM
MODIFICATION II
TITLE SHEET

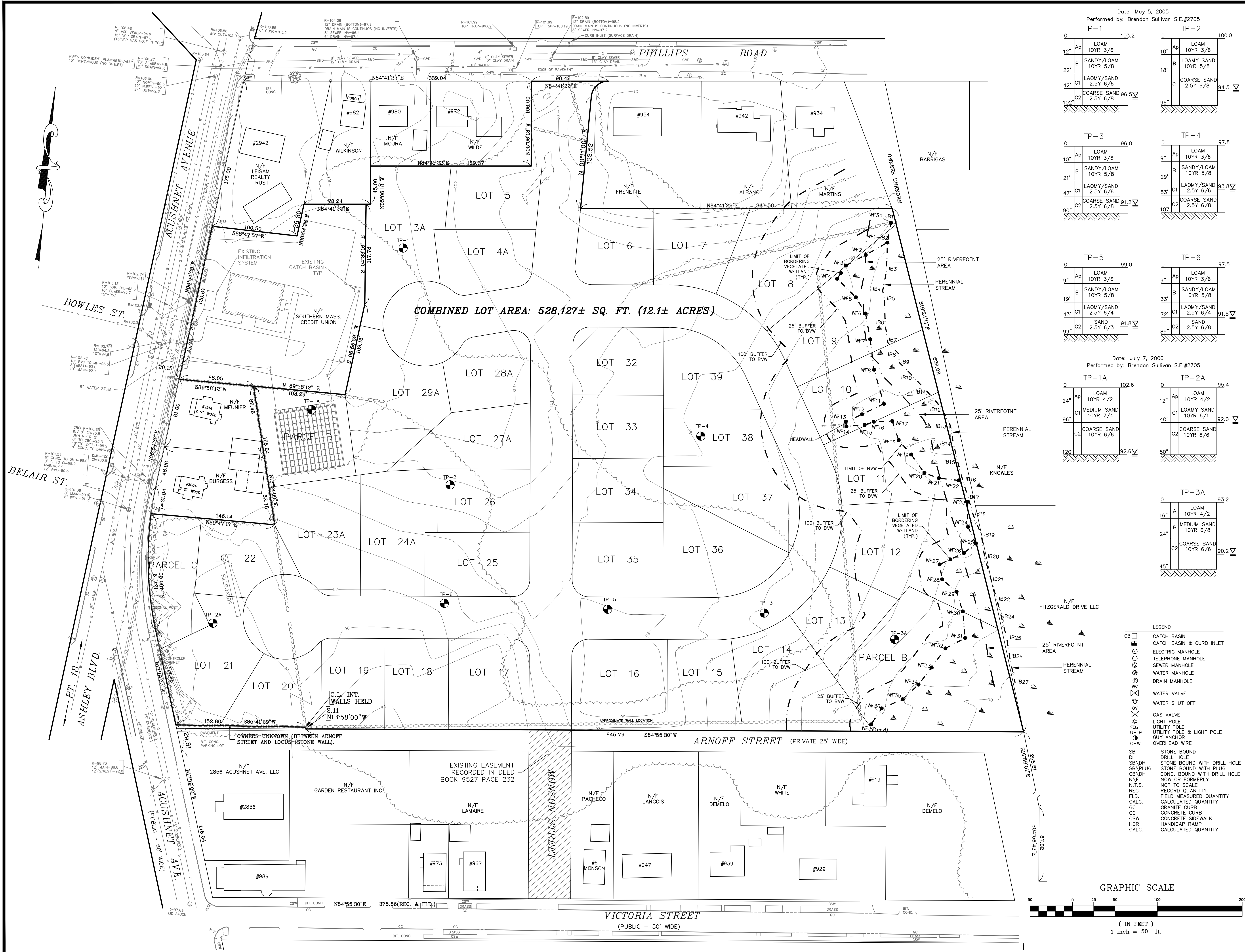
CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
Fax: 781.659.8186



OWNER/APPLICANT:

NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066

PROJECT NO. : 5005	DRAWING NO.
SCALE : AS SHOWN	TS
DATE : 2/9/17	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 1 OF 10
CHECKED BY : JCC	FILENAME: Z:\8023\DWG\NS 1 W-MOD



Date: May 5, 2005
Performed by: Brendon Sullivan S.E.#2705

TP-1		TP-2	
0	103.2	0	100.8
12"	Ap LOAM 10YR 3/6	10"	Ap LOAM 10YR 3/6
22"	B SANDY/LOAM 10YR 5/8	18"	B SANDY/LOAM 10YR 5/8
42"	C1 LAOMY/SAND 2.5Y 6/6	96"	C COARSE SAND 2.5Y 6/8
102"	C2 COARSE SAND 2.5Y 6/8		

TP-3		TP-4	
0	96.8	0	97.8
10"	Ap LOAM 10YR 3/6	9"	Ap LOAM 10YR 3/6
21"	B SANDY/LOAM 10YR 5/8	29"	B SANDY/LOAM 10YR 5/8
47"	C1 LAOMY/SAND 2.5Y 6/6	53"	C1 LAOMY/SAND 2.5Y 6/6
90"	C2 COARSE SAND 2.5Y 6/8	107"	C2 COARSE SAND 2.5Y 6/8

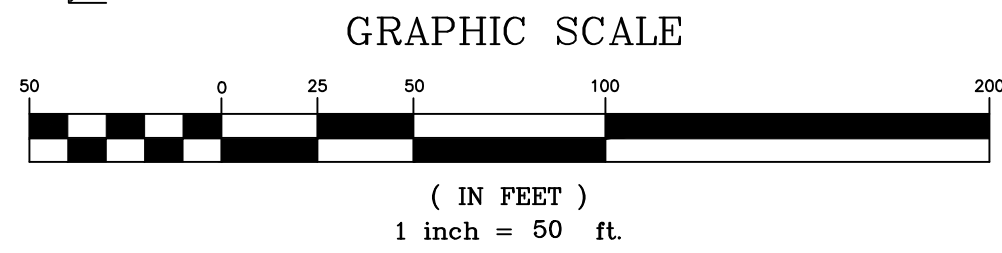
TP-5		TP-6	
0	99.0	0	97.5
9"	Ap LOAM 10YR 3/6	9"	Ap LOAM 10YR 3/6
19"	B SANDY/LOAM 10YR 5/8	33"	B SANDY/LOAM 10YR 5/8
43"	C1 LAOMY/SAND 2.5Y 6/4	72"	C1 LAOMY/SAND 2.5Y 6/4
99"	C2 SAND 2.5Y 6/3	89"	C2 SAND 2.5Y 6/8

Date: July 7, 2006
Performed by: Brendon Sullivan S.E.#2705

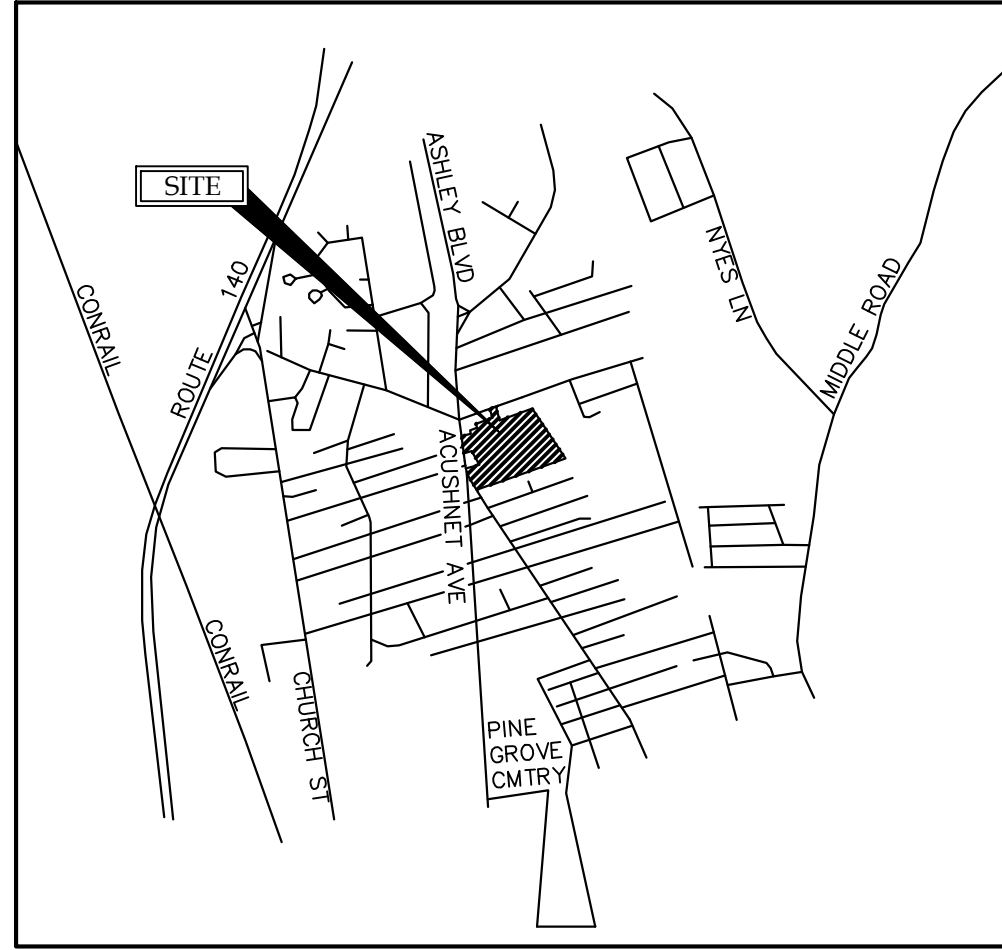
TP-1A		TP-2A	
0	102.6	0	95.4
24"	Ap LOAM 10YR 4/2	12"	Ap LOAM 10YR 4/2
96"	C1 MEDIUM SAND 10YR 7/4	40"	C1 LOAMY SAND 10YR 6/1
120"	C2 COARSE SAND 10YR 6/6	80"	C2 COARSE SAND 10YR 6/6

TP-3A	
0	93.2
16"	A LOAM 10YR 4/2
24"	B MEDIUM SAND 10YR 6/8
45"	C2 COARSE SAND 10YR 6/6

- LEGEND
- CB CATCH BASIN
 - CM CATCH BASIN & CURB INLET
 - EM ELECTRIC MANHOLE
 - SM SEWER MANHOLE
 - WM WATER MANHOLE
 - DM DRAIN MANHOLE
 - WV WATER VALVE
 - WS WATER SHUT OFF
 - GV GAS VALVE
 - LP LIGHT POLE
 - UP UTILITY POLE
 - UPLP UTILITY POLE & LIGHT POLE
 - GA GUY ANCHOR
 - OW OVERHEAD WIRE
 - SB STONE BOUND
 - SB/DH DRILL HOLE
 - SB/DH/PLUG STONE BOUND WITH DRILL HOLE
 - SB/DH/PLUG STONE BOUND WITH PLUG
 - NV NOW OR FORMERLY
 - N.T.S. NOT TO SCALE
 - REC. RECORD QUANTITY
 - F.L.D. FIELD MEASURED QUANTITY
 - CALC. CALCULATED QUANTITY
 - CC GRANITE CURB
 - CSW CONCRETE SIDEWALK
 - HCR HANDICAP RAMP
 - CALC. CALCULATED QUANTITY



DRAWING REVISIONS		
1	3/15/17	DPI COMMENTS
ACTION	DATE	DESCRIPTION
OWNER OF RECORD: NEW BEDFORD COUSINS LLC P.O. BOX 36 SCITUATE, MA 02066 DEED BOOK: 7734, PAGE: 340		
GENERAL NOTES: 1. THE VERTICAL DATUM IS THE NEW BEDFORD CITY DATUM. 2. UTILITIES LOCATIONS AS SHOWN RESULT FROM A FIELD SURVEY AS WELL AS COMPILED RECORD INFORMATION. 3. LOCUS LIES WITHIN ZONE "X" AS SHOWN ON FIRM COM-MUNITY PANEL #25005C0383G PANEL 383 OF 550 REVISED JULY 16, 2014. 4. BORDERING VEGETATED WETLANDS FLAGS AND INTERMIT-TENT STREAM FLAGS WERE SET BY JOHN ZIMMER, P.W.S. IN NOVEMBER 2015. 5. A COMPLETE ENCROACHMENT SURVEY WAS NOT PERFORMED AT THIS TIME.		
PLAN REFERENCES: LAND COURT PLAN #23553-A PLAN BK/VG: 146\104 128\79 96\23 133\34 121\138 85\07 130\30 121\110 82\70 BOARD OF SURVEY PLAN #'S: 24, 39, 39B, 39C, 80 MASS HIGHWAY DEPT. FIELD BOOK #'S: 23040 & 27586		
APPROVED BY NEW BEDFORD PLANNING BOARD DATE: _____ SIGNED: _____ _____ _____ _____ _____		
NORTHSIDE FARM MODIFICATION II EXISTING CONDITIONS		
CAVANARO CONSULTING 687 MAIN STREET P.O. BOX 5175 NORWELL, MASSACHUSETTS 02061 PHONE: 781.659.8187 FAX: 781.659.8186		
OWNER/APPLICANT: NEW BEDFORD COUSINS LLC P.O. BOX 36 SCITUATE, MA 02066		
PROJECT NO. : 5005	DRAWING NO.	
SCALE : AS SHOWN	EC	
DATE : 2/9/17		
DESIGNED BY : BPS		
DRAWN BY : BPS	SHEET NO. 2 OF 10	
CHECKED BY : JCC	FILENAME: Z:\5005\DWG\DEPT\ NS EC0N	



LOCUS
N.T.S.

APPROVED BY
NEW BEDFORD PLANNING BOARD
UNDER THE SUBDIVISION
CONTROL LAW

DATE: _____

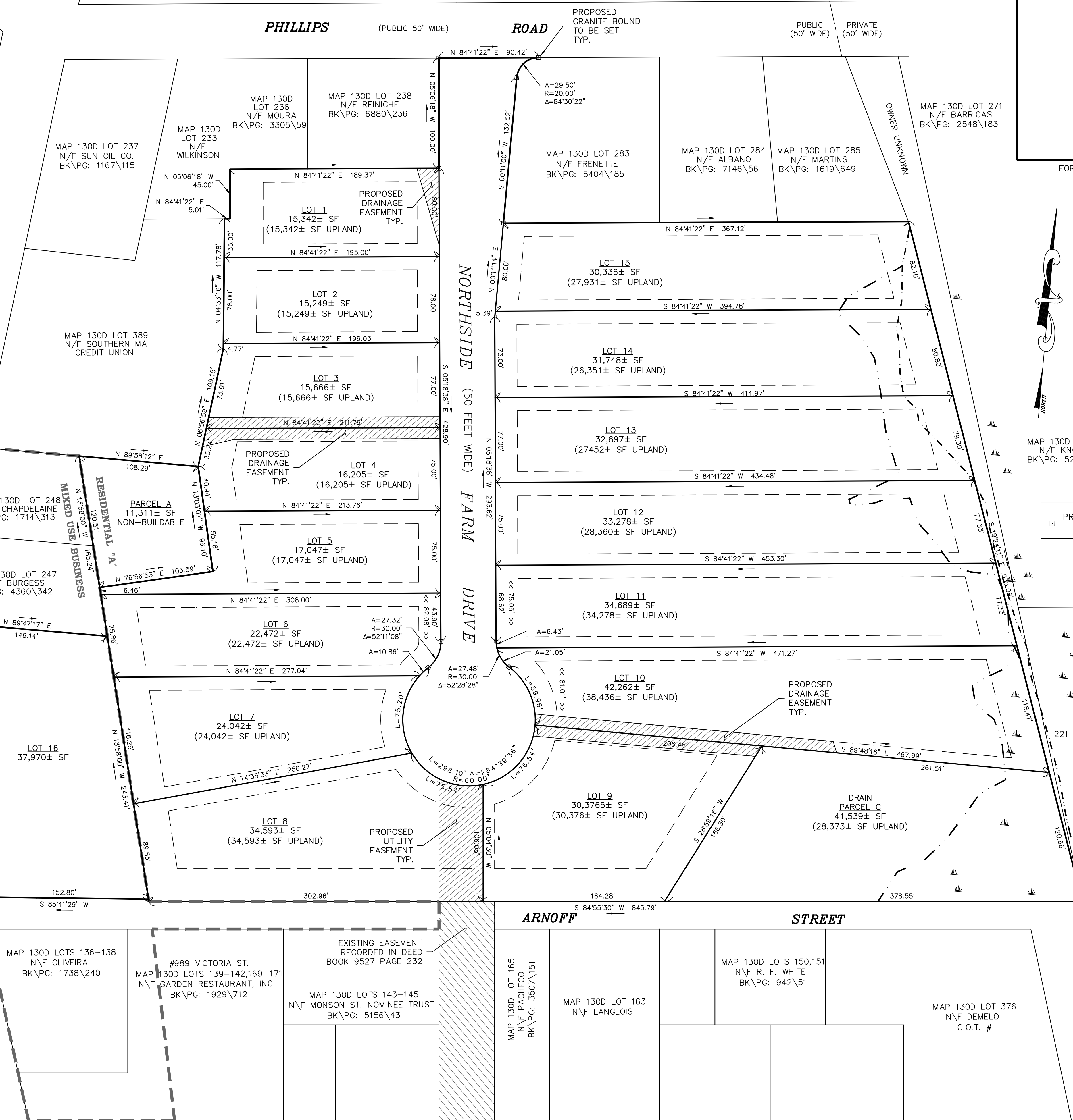
SIGNED: _____

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

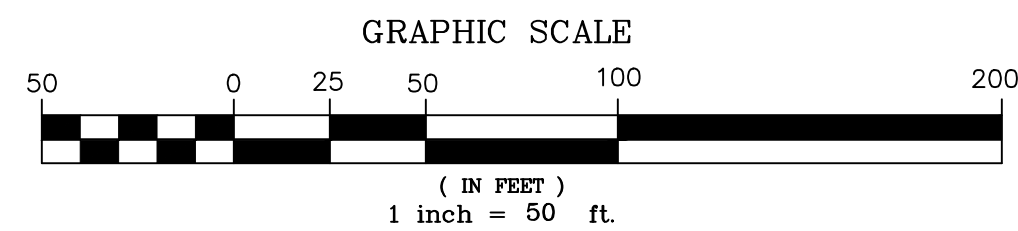
DATE

BRENDAN P. SULLIVAN P.E., P.L.S.

ACUSHNET AVENUE (ROUTE 1B)
ACUSHNET AVENUE (PUBLIC - 60' WIDE)



VICTORIA (PUBLIC-50 FEET WIDE) STREET



FOR REGISTRY USE ONLY



MAP 130D LOT 295
N/F KNOWLES
BK\PG: 5292\227

PROPOSED GRANITE BOUND
TO BE SET

MAP 130D LOT 135
N/F
221 FITZGERALD DRIVE LLC
BK\PG: 6739\92

DRAWING REVISIONS		
1	3/15/17	DPI COMMENTS
REVISION	DATE	DESCRIPTION

GENERAL NOTES:

1. THE SUBJECT PARCEL IS SHOWN AS MAP 130 BLOCK D LOTS 117, 379-387, 392-419.
2. THE VERTICAL DATUM IS THE NEW BEDFORD CITY DATUM.
3. LOCUS LIES WITHIN ZONE "X" AS SHOWN ON FIRM COMMUNITY PANEL #25005C0383G PANEL 383 OF 550 REVISED JULY 16, 2014.
4. BORDERING VEGETATED WETLANDS FLAGS AND INTERMITTENT STREAM WERE APPROVED BY THE CITY OF NEW BEDFORD CONSERVATION COMMISSION ON 6/13/2016 WITH A NOTICE OF INTENT, SE49-0736.

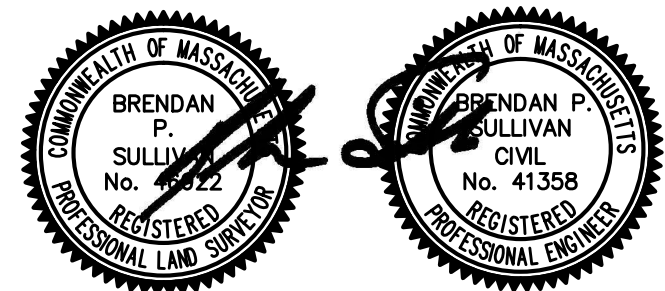
PLAN REFERENCES:

LAND COURT PLAN #23553-A
PLAN BK\PG:
146\104
133\34
130\30
128\79
121\138
121\110
96\23
85\07
82\70
19\49

BOARD OF SURVEY PLAN #'S:
24, 39, 39B, 39C, 80

MASS HIGHWAY DEPT. FIELD BOOK #'S:
23040 & 27586

ZONING REQUIREMENTS:	
RESIDENCE DISTRICT - RA	
AREA	8,000 S.F.
FRONTAGE	75 FEET
DENSITY OF DWELLING UNITS PER LOT	1/10,000 S.F.
HEIGHT	45 FEET
MINIMUM YARDS:	
FRONT	20 FEET
SIDE	10' & 12'
REAR	30 FEET
LOT COVERAGE	30%
GREEN SPACE	35%

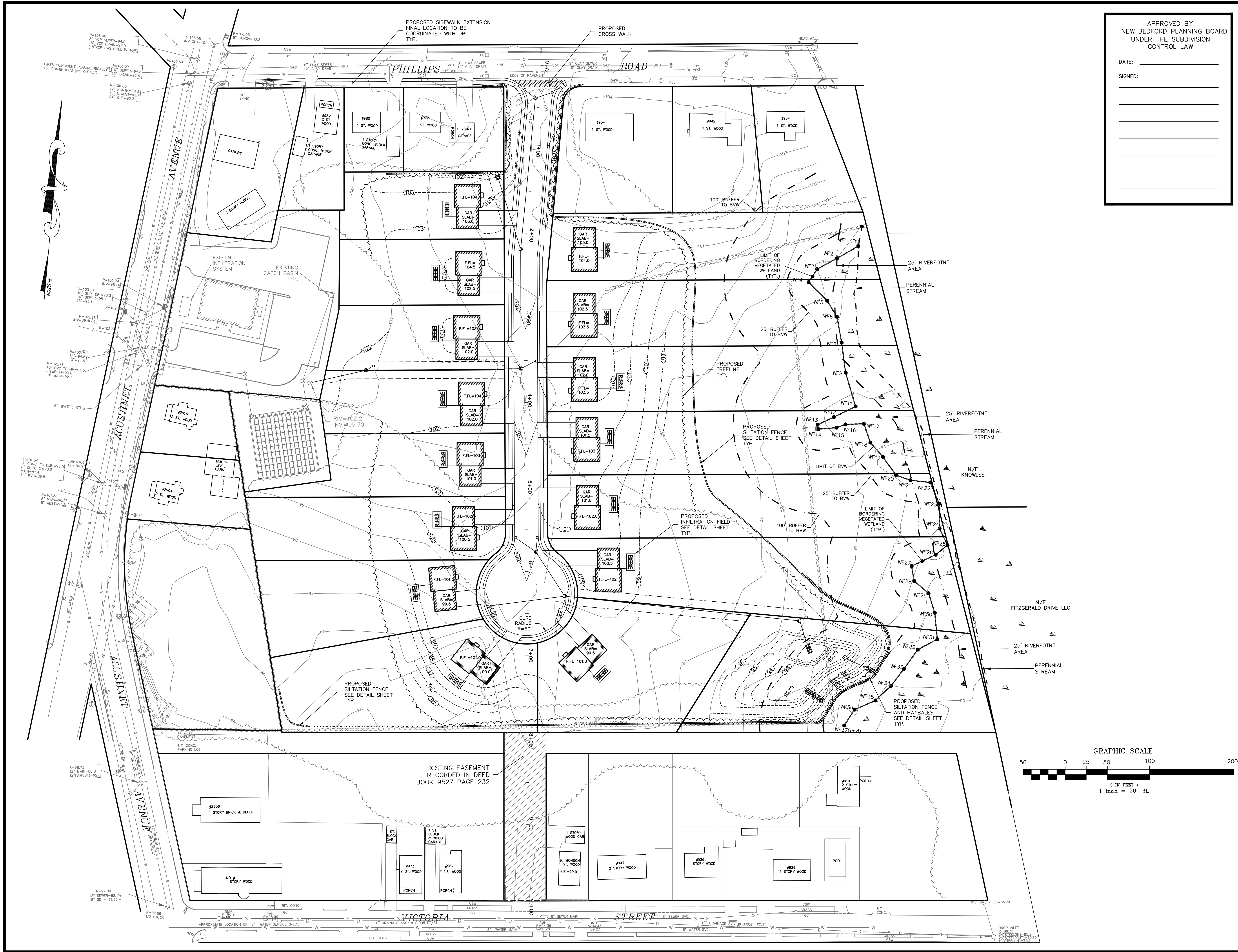


NORTHSIDE FARM MODIFICATION II LOT LAYOUT

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

OWNER/APPLICANT:
NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066

PROJECT NO. : 5005	DRAWING NO. LL
SCALE : AS SHOWN	
DATE : 2/9/17	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 3 of 10
CHECKED BY : JCC	FILENAME: Z:\5005\DWG\diff sub\ NSI



APPROVED BY
NEW BEDFORD PLANNING BOARD
UNDER THE SUBDIVISION
CONTROL LAW

DATE: _____

SIGNED: _____

DRAWING REVISIONS		
1	3/15/17	DPI COMMENTS
ACTION	DATE	DESCRIPTION

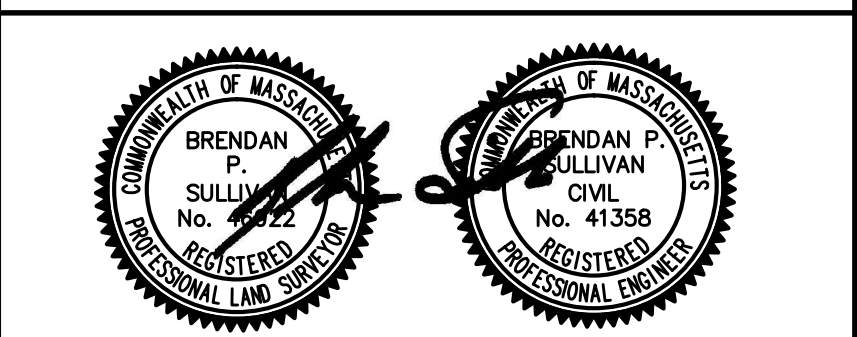
GENERAL NOTES:

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AN INSTRUMENT SURVEY PERFORMED BY CAVANARO CONSULTING USING INFORMATION COMPILED FROM AVAILABLE ASSESSOR'S MAPS AND RECORDED DEED INFORMATION.

2. EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATION PRIOR TO EARTH REMOVAL.

3. PROPOSED GAS SERVICE CONNECTION SHALL BE INSTALLED BY THE LOCAL GAS SERVICE PROVIDER. CONSTRUCTION DETAILS OF THE GAS CONNECTION ARE AVAILABLE AT THE GAS COMPANY.

LEGEND	
—	PROPERTY LINE
—	PROP. TELEPHONE, ELECTRIC & CABLE
—	EX GAS LINE
—	PROPOSED GAS LINE
—	EX WATER LINE
—	PROPOSED WATER LINE
—	EXISTING SEWER LINE
—	PROPOSED SEWER LINE
—	EXISTING DRAIN LINE
—	PROPOSED DRAIN LINE
—	EXISTING HYDRANT
—	PROPOSED HYDRANT
—	EXISTING WATER VALVE
—	PROPOSED WATER VALVE
—	EXISTING CATCH BASIN
—	PROPOSED CATCH BASIN
—	EXISTING DRAIN MANHOLE
—	PROPOSED DRAIN MANHOLE
—	TREE LINE
—	TYP.
—	CLDI
—	TBA
—	PROPOSED THRUST BLOCK

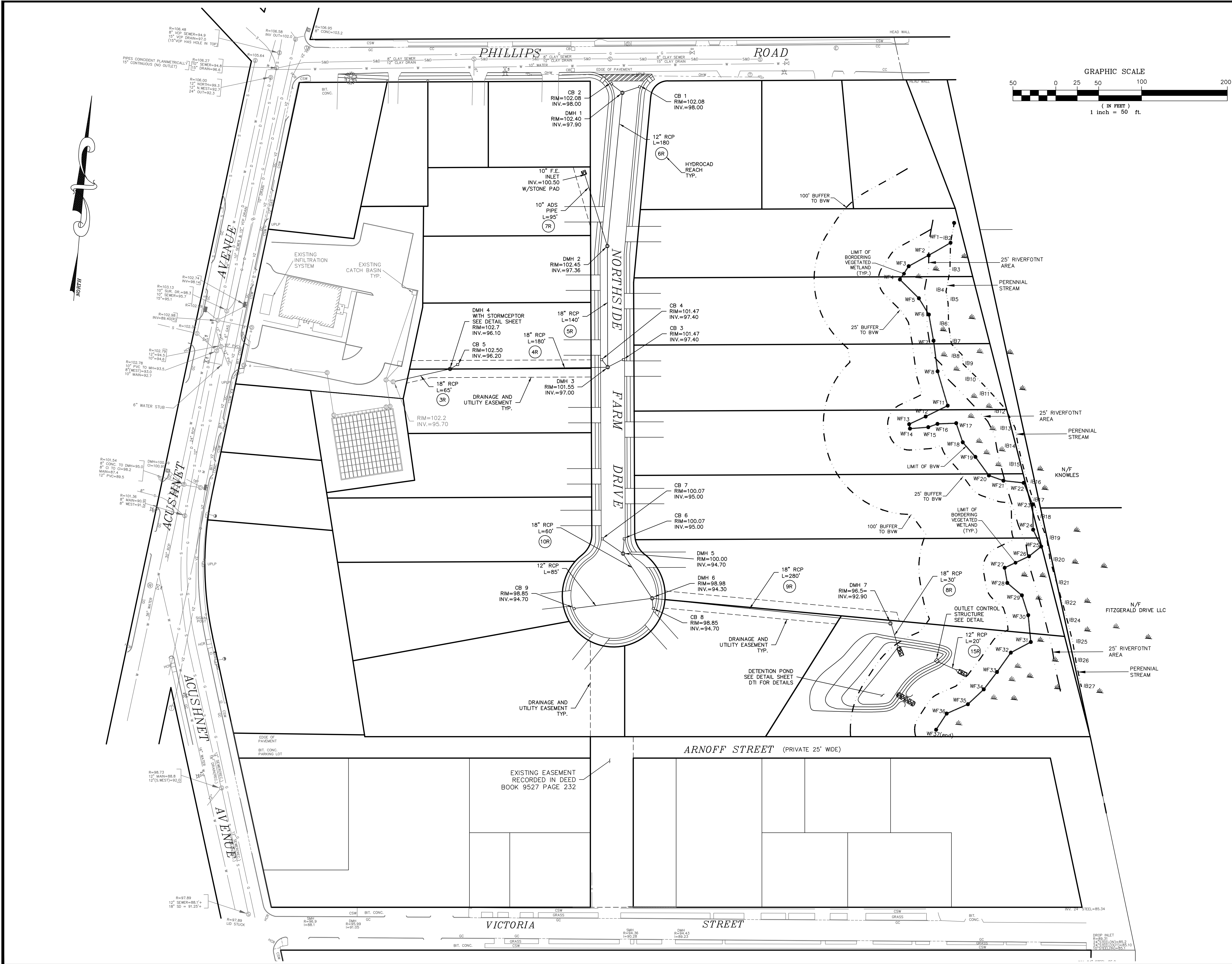


NORTHSIDE FARM MODIFICATION II GRADING & DRAINAGE

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

OWNER/APPLICANT:
NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066

PROJECT NO. : 5005	DRAWING NO.
SCALE : AS SHOWN	GD
DATE : 2/9/17	SHEET NO. 4 OF 10
DESIGNED BY : BPS	FILENAME:
DRAWN BY : BPS	Z:\5005\PMG\DEFF SUB \ NS2
CHECKED BY : JCC	



DRAWING REVISIONS

NO.	DATE	DESCRIPTION
1	3/15/17	DPI COMMENTS

GENERAL NOTES:

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AN INSTRUMENT SURVEY PERFORMED BY CAVANARO CONSULTING USING INFORMATION COMPILED FROM AVAILABLE ASSESSOR'S MAPS AND RECORDED DEED INFORMATION.

2. EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATION PRIOR TO EARTH REMOVAL.

3. ALL DRAIN LINES ARE 12" UNLESS OTHERWISE NOTED.

LEGEND

---	PROPERTY LINE
---	PROPOSED TELEPHONE, ELECTRIC & CABLE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
S	EXISTING SEWER LINE
S	PROPOSED SEWER LINE
D	EXISTING DRAIN LINE
D	PROPOSED DRAIN LINE
HYD	EXISTING HYDRANT
HYD	PROPOSED HYDRANT
WV	EXISTING WATER VALVE
WV	PROPOSED WATER VALVE
CB	EXISTING CATCH BASIN
CB	PROPOSED CATCH BASIN
DMH	EXISTING DRAIN MANHOLE
DMH	PROPOSED DRAIN MANHOLE
TL	TREE LINE
TYP.	TYPICAL
CLDI	CEMENT LINED DUCTILE IRON
TBA	TO BE ABANDONED
▼	PROPOSED THRUST BLOCK

NORTHSIDE FARM
MODIFICATION II
DRAINAGE
LAYOUT

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

OWNER/APPLICANT:

NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066

PROJECT NO. : 5005	DRAWING NO.
SCALE : AS SHOWN	DL
DATE : 2/9/17	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 5 OF 10
CHECKED BY : JCC	FILENAME: Z:\5005\YONG\NOI\NORTHSIDE FARM NOI

DRAWING REVISIONS		
1	3/15/17	DPI COMMENTS
ACTION	DATE	DESCRIPTION

GENERAL NOTES:

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AN INSTRUMENT SURVEY PERFORMED BY CAVANARO CONSULTING USING INFORMATION COMPILED FROM AVAILABLE ASSESSOR'S MAPS AND RECORDED DEED INFORMATION.

2. EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATION PRIOR TO EARTH REMOVAL.











3. PROPOSED GAS SERVICE CONNECTION SHALL BE INSTALLED BY THE LOCAL GAS SERVICE PROVIDER. CONSTRUCTION DETAILS OF THE GAS CONNECTION ARE AVAILABLE AT THE GAS COMPANY.

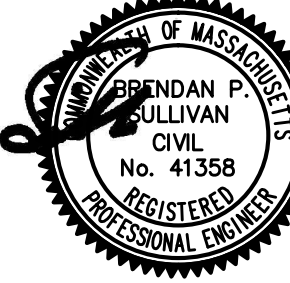

4. PROPOSED ELECTRICAL SERVICE CONNECTION FROM THE NEAREST UTILITY POLE SHALL BE INSTALLED BY THE LOCAL ELECTRICAL SERVICE PROVIDER.

5. PROPOSED WATER SERVICE CONNECTION SHALL BE TO THE NEAREST MAIN LINE BRANCH IN ACCORDANCE WITH CITY OF NEW BEDFORD WATER DEPARTMENT STANDARDS.

6. ALL SANITARY SEWER CONNECTIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF NEW BEDFORD ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

LEGEND

_____	PROPERTY LINE
_____ TEC _____	PROP. TELEPHONE, ELECTRIC & CABLE
_____ G _____	EX GAS LINE
_____ G _____	PROPOSED GAS LINE
_____ W _____	EX WATER LINE
_____ W _____	PROPOSED WATER LINE
_____ S _____	EXISTING SEWER LINE
_____ S _____	PROPOSED SEWER LINE
_____ D _____	EXISTING DRAIN LINE
_____ D _____	PROPOSED DRAIN LINE
	EXISTING HYDRANT
	PROPOSED HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING DRAIN MANHOLE
	PROPOSED DRAIN MANHOLE
	TREE LINE
TYP.	TYPICAL
CLDI	CEMENT LINED DUCTILE IRON
TBA	TO BE ABANDONED
	PROPOSED THRUST BLOCK



NORTHSIDE FARM

MODIFICATION II

ROADWAY

PROFILE

CAVANARO CONSULTING


687 MAIN STREET

P.O. BOX 5175

NORWELL, MASSACHUSETTS 02061

PHONE: 781.659.8187

FAX: 781.659.8186



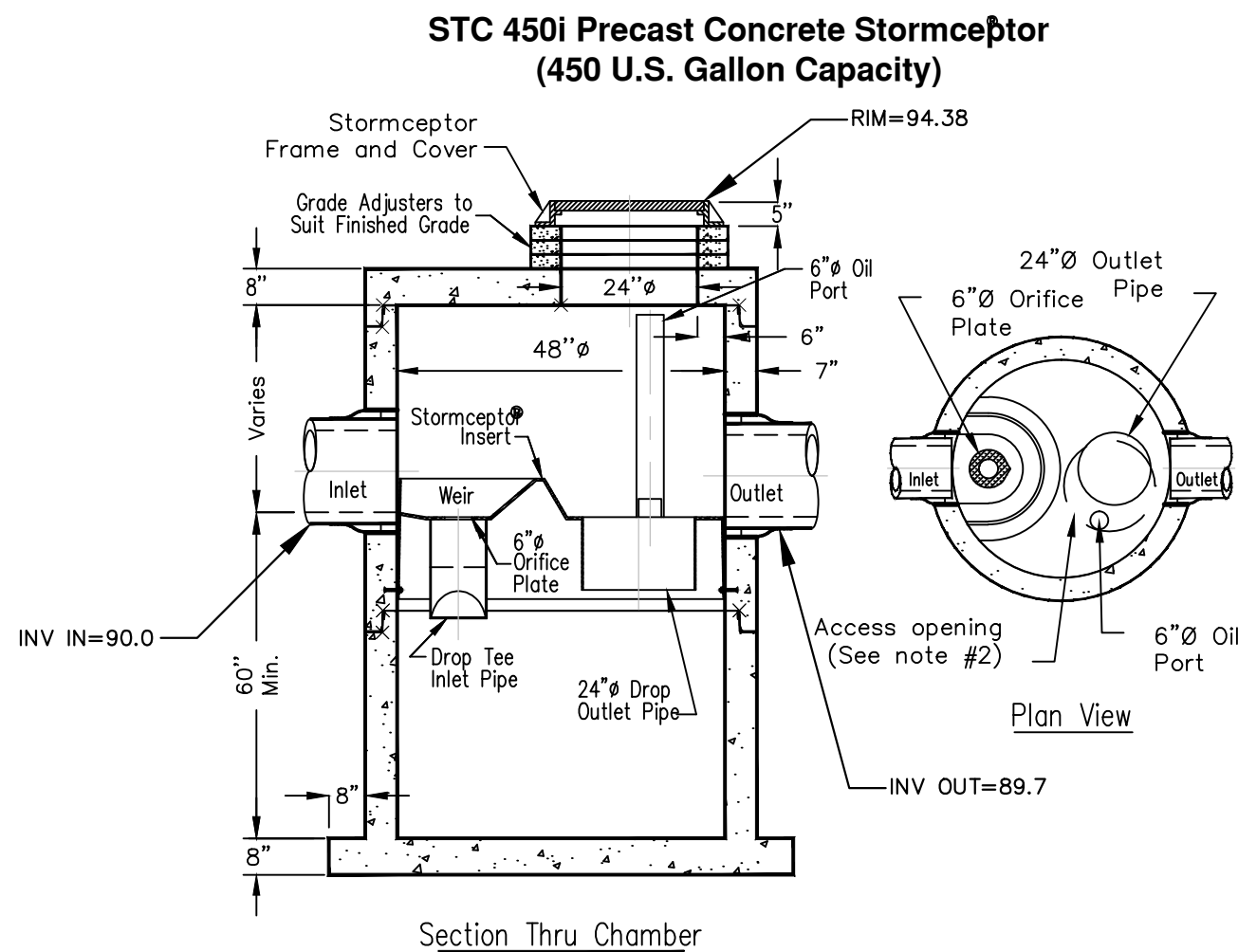
OWNER/APPLICANT:

NEW BEDFORD COUSINS LLC

P.O. BOX 36

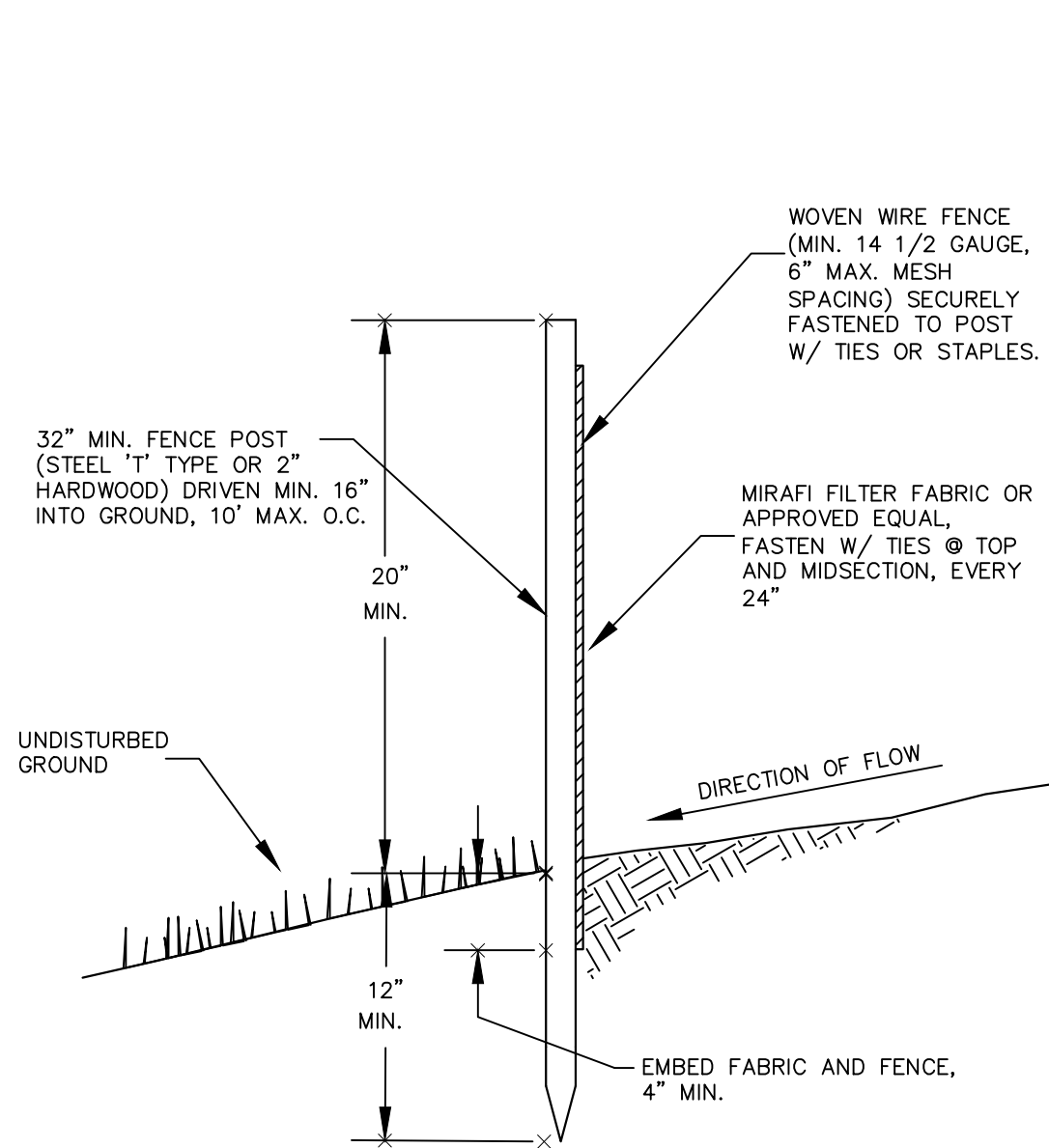
SCITUATE, MA 02066

PROJECT NO. : 5005	DRAWING NO. <div>RP</div> SHEET NO. 6 OF 10 FILENAME: 2:\5005\DWG\PRELIM SUB\NORTHSIDE 2.DWG
SCALE : AS SHOWN	
DATE : 2/9/17	
DESIGNED BY : BPS	
DRAWN BY : BPS	
CHECKED BY : JCC	

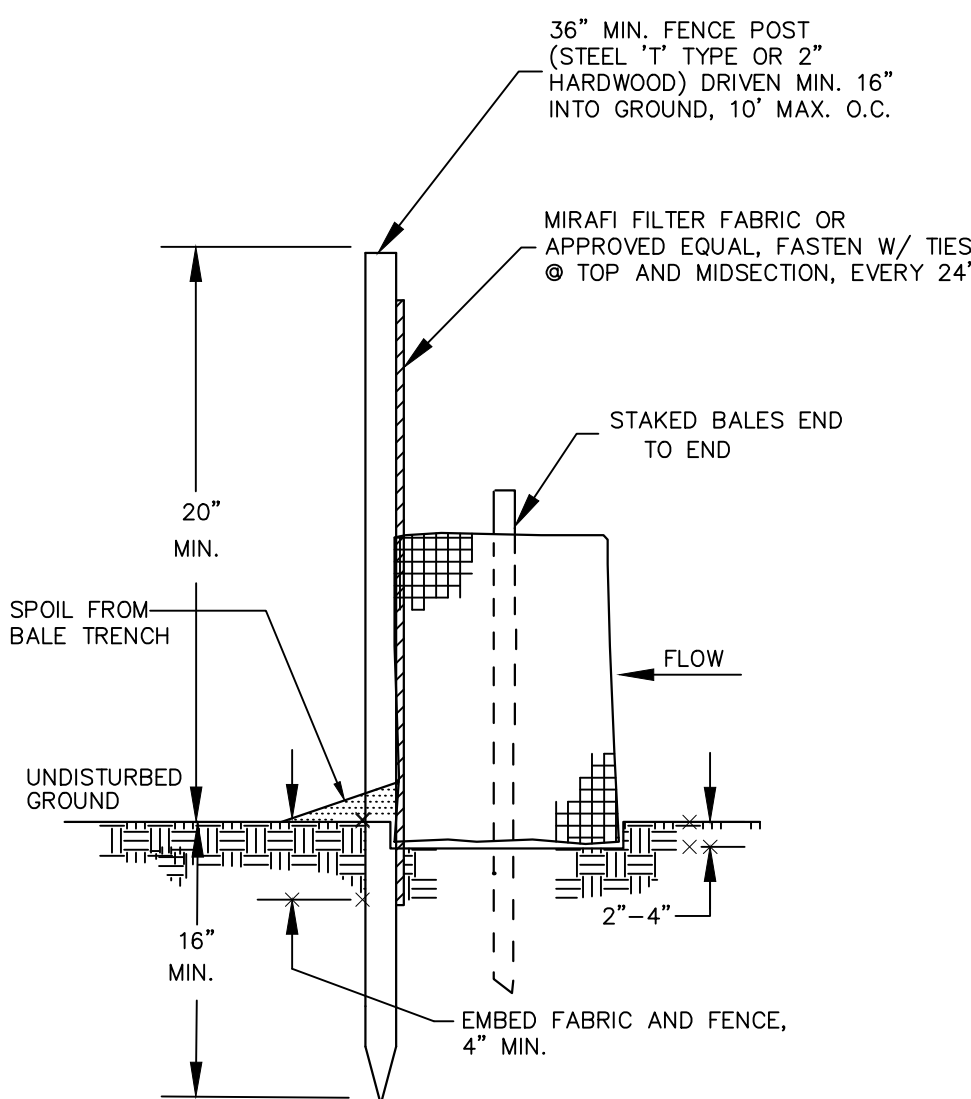


- Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
 2. The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
 3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
 4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.
- Rinker 029

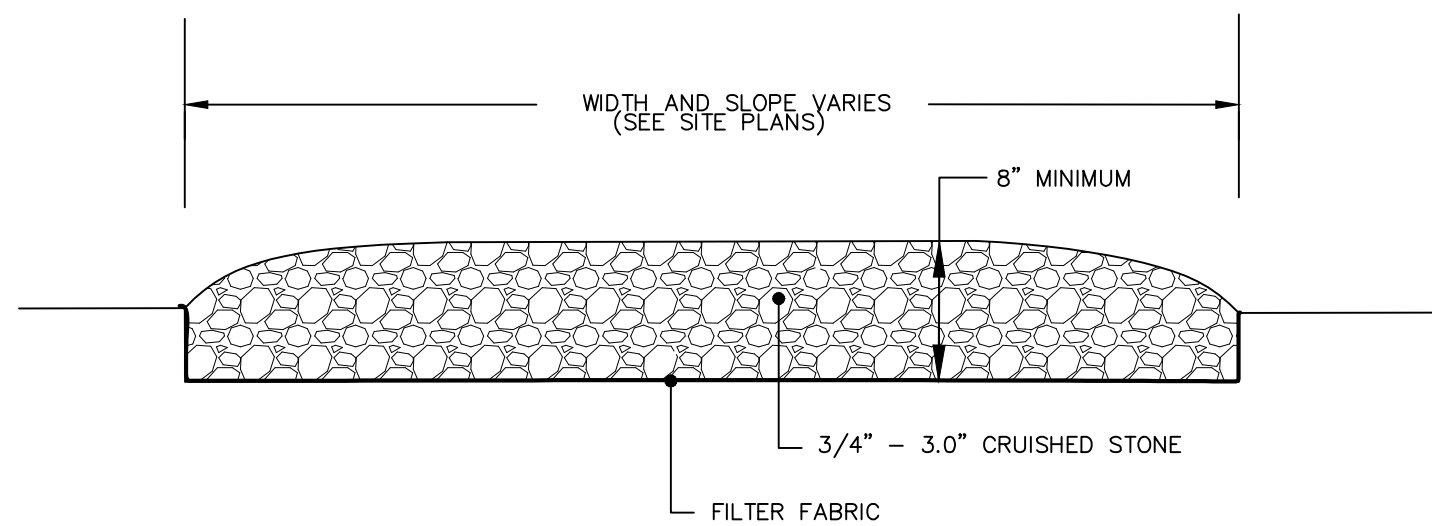
STORMCEPTOR DETAIL
NOT TO SCALE



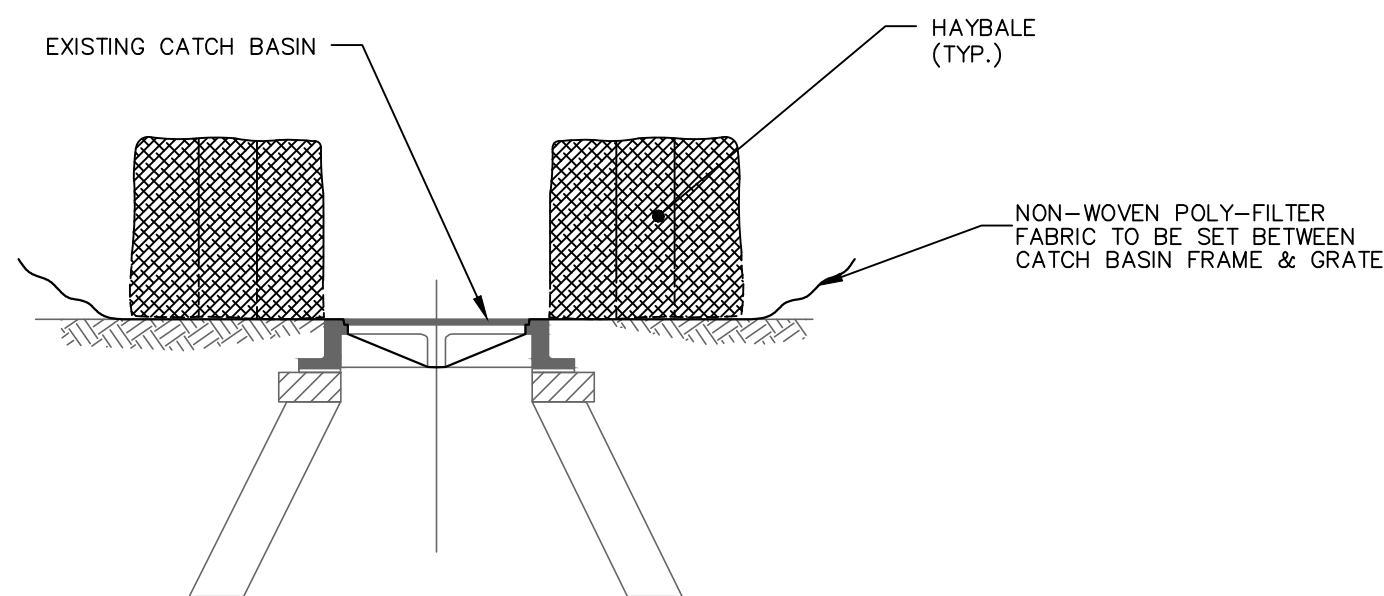
SILT FENCE
NOT TO SCALE



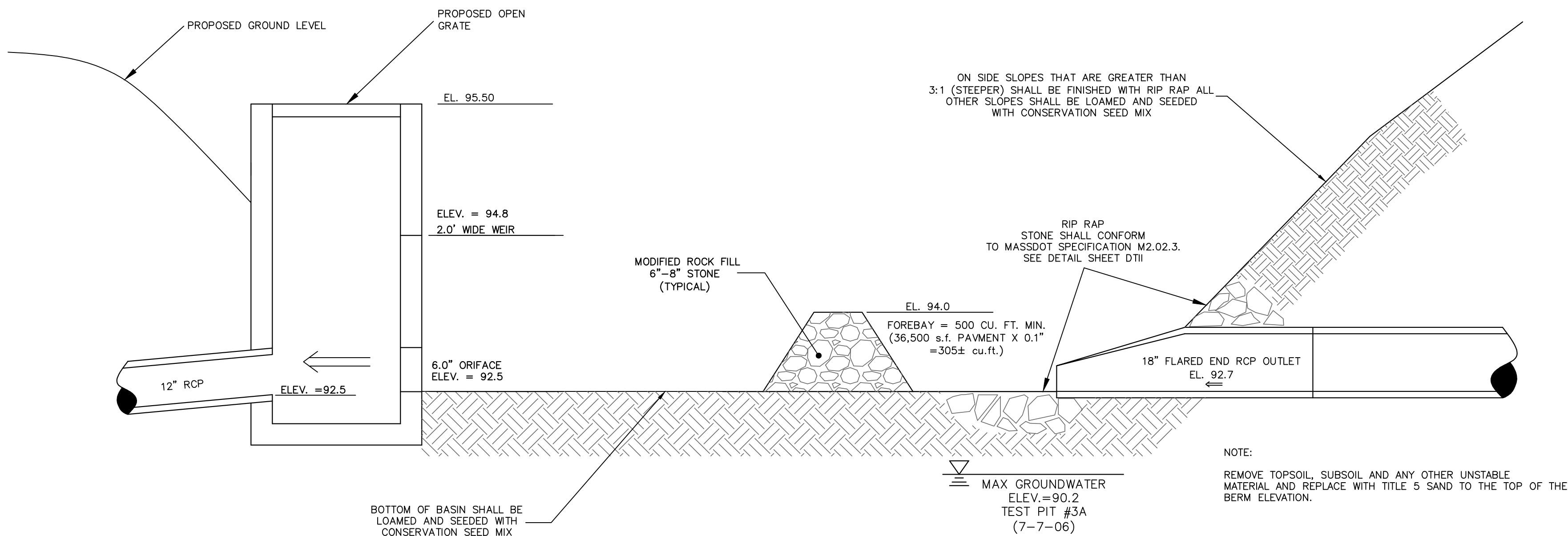
HAYBALE WITH SILT FENCE
NOT TO SCALE



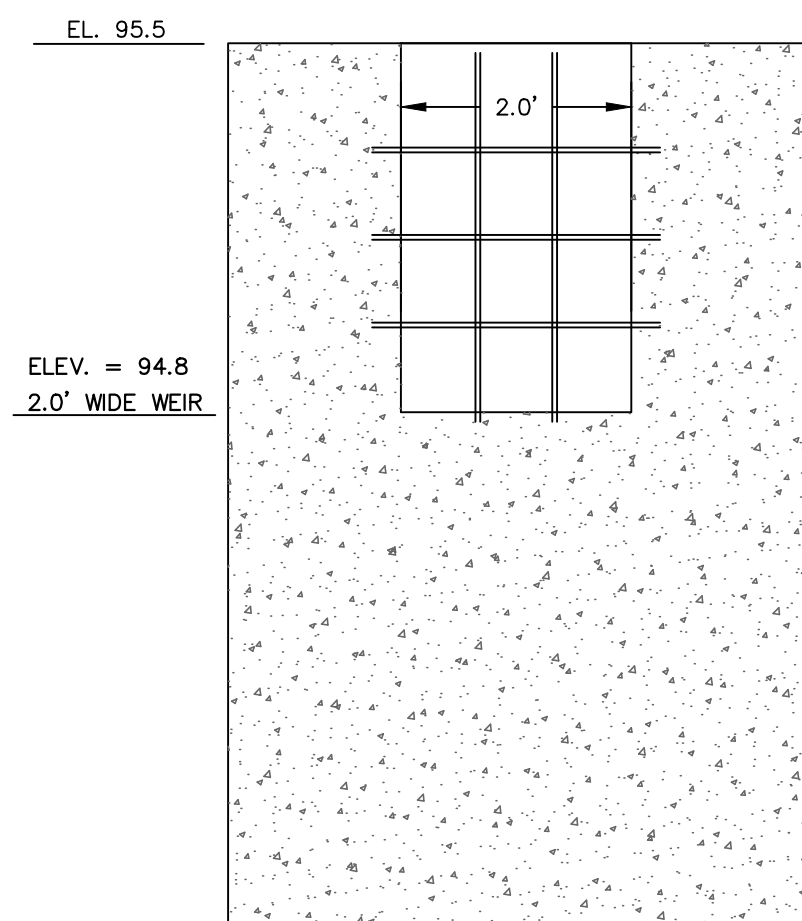
CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



STRAWBALE EROSION CHECK
NOT TO SCALE



INFILTRATION POND - CROSS SECTION
NOT TO SCALE



DRAINAGE STRUCTURE - FRONT VIEW
NOT TO SCALE

INFILTRATION POND DETAILS

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
1	3/6/17	DPI COMMENTS

GENERAL NOTES:

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AN INSTRUMENT SURVEY PERFORMED BY CAVANARO CONSULTING USING INFORMATION COMPILED FROM AVAILABLE ASSESSOR'S MAPS AND RECORDED DEED INFORMATION.
2. EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATION PRIOR TO EARTH REMOVAL.
3. PROPOSED GAS SERVICE CONNECTION SHALL BE INSTALLED BY THE LOCAL GAS SERVICE PROVIDER. CONSTRUCTION DETAILS OF THE GAS CONNECTION ARE AVAILABLE AT THE GAS COMPANY.
4. PROPOSED ELECTRICAL SERVICE CONNECTION FROM THE NEAREST UTILITY POLE SHALL BE INSTALLED BY THE LOCAL ELECTRIC SERVICE PROVIDER.
5. PROPOSED WATER SERVICE CONNECTION SHALL BE TO THE NEAREST MAIN LINE BRANCH IN ACCORDANCE WITH CITY OF NEW BEDFORD WATER DEPARTMENT STANDARDS.
6. ALL SANITARY SEWER CONNECTIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF NEW BEDFORD ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

LEGEND

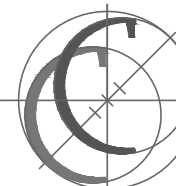
PROPERTY LINE	PROF. TELEPHONE, ELECTRIC & CABLE
TEC	EX GAS LINE
G	PROPOSED GAS LINE
W	EX WATER LINE
W	PROPOSED WATER LINE
S	EXISTING SEWER LINE
S	PROPOSED SEWER LINE
D	EXISTING DRAIN LINE
D	PROPOSED DRAIN LINE
HYDRANT	EXISTING HYDRANT
HYDRANT	PROPOSED HYDRANT
WV	EXISTING WATER VALVE
WV	PROPOSED WATER VALVE
CATCH BASIN	EXISTING CATCH BASIN
CATCH BASIN	PROPOSED CATCH BASIN
MANHOLE	EXISTING DRAIN MANHOLE
MANHOLE	PROPOSED DRAIN MANHOLE
TREE LINE	TREE LINE
TYP.	TYPICAL



NORTHSIDE FARM MODIFICATION II DETAIL SHEET I

CAVANARO CONSULTING

687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066

PROJECT NO. : 5005

SCALE : AS SHOWN

DATE : 2/9/17

DESIGNED BY : BPS

DRAWN BY : BPS

CHECKED BY : JCC

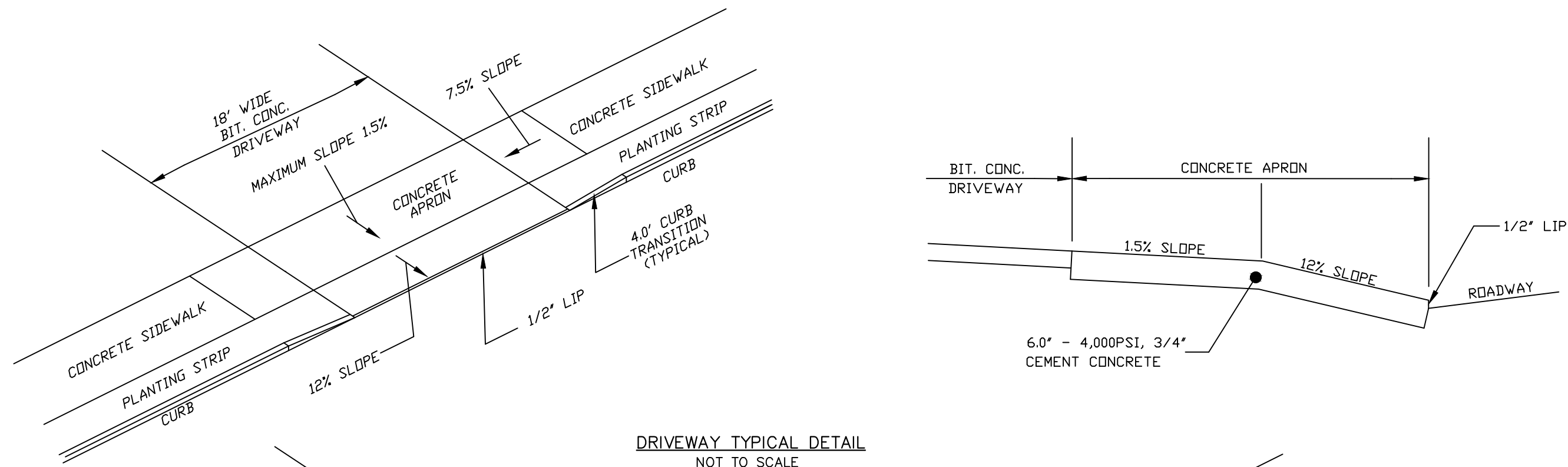
DRAWING NO.

DTI

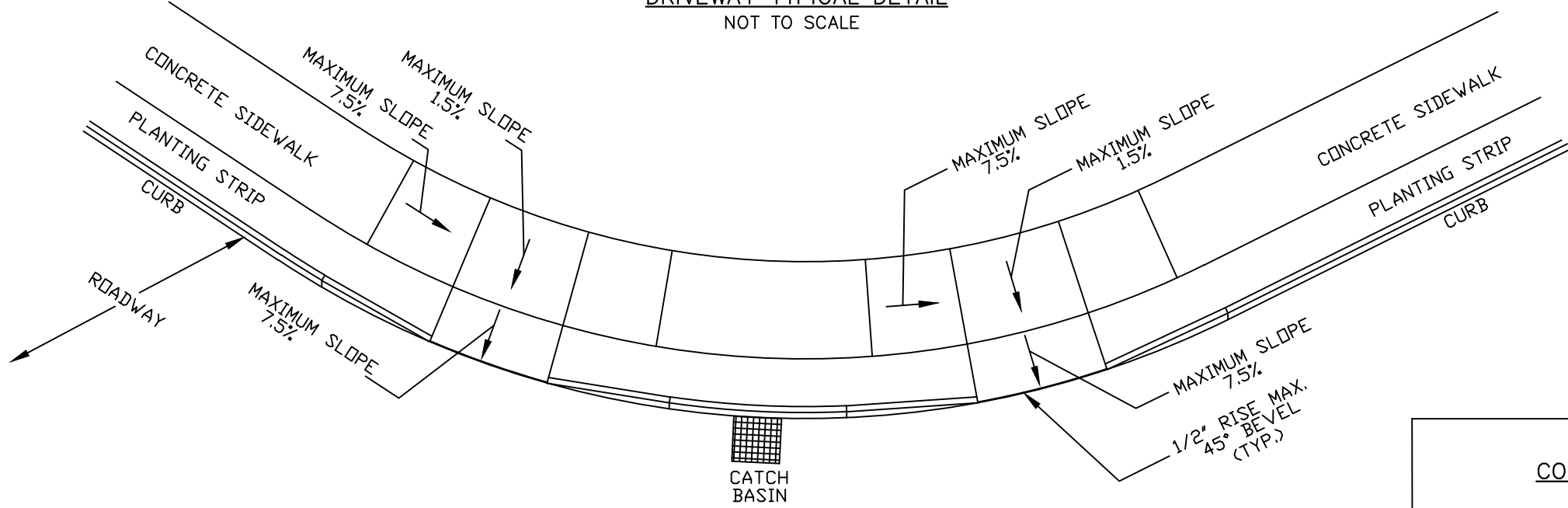
SHEET NO. 7 OF 10

FILENAME:
Z:\5005\DWG\NORTHIDE FARM NOI

HAYBALE WITH SILTFENCE
NOT TO SCALE



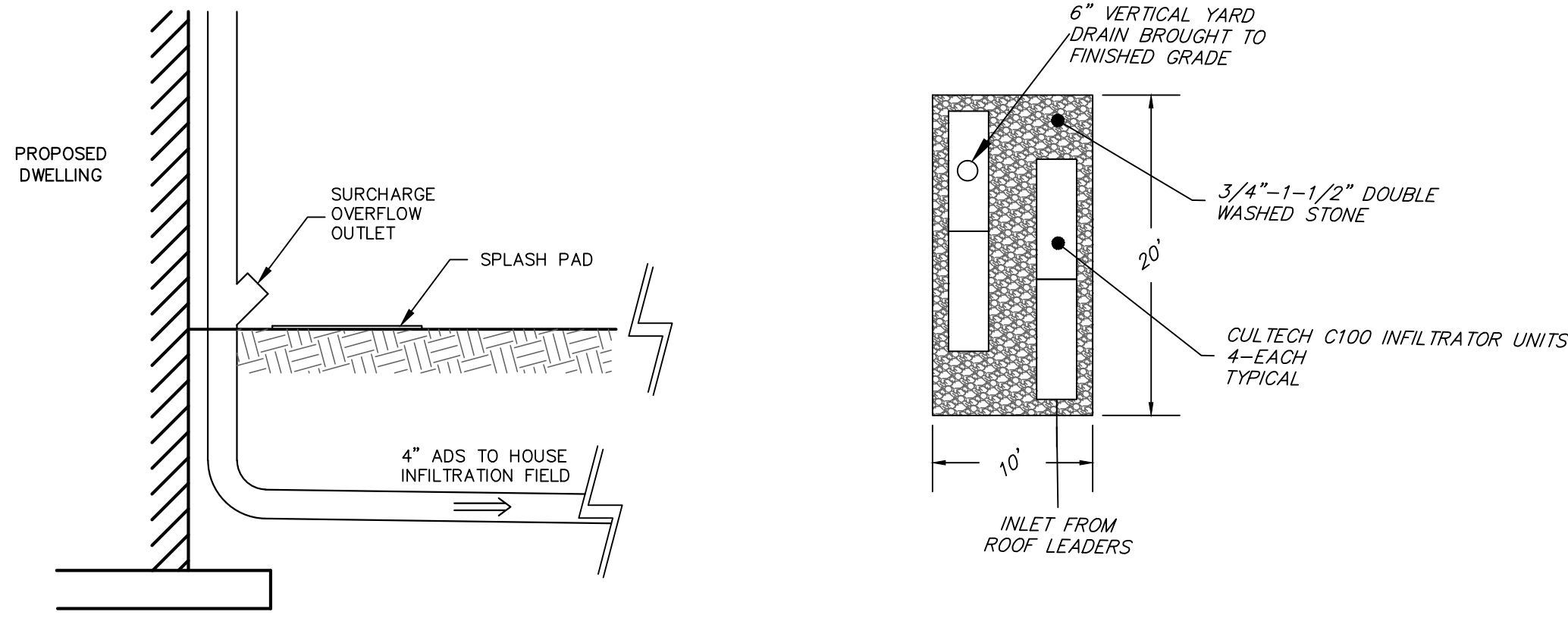
DRIVEWAY TYPICAL DETAIL
NOT TO SCALE



WHEELCHAIR RAMP TYPICAL DETAIL
NOT TO SCALE

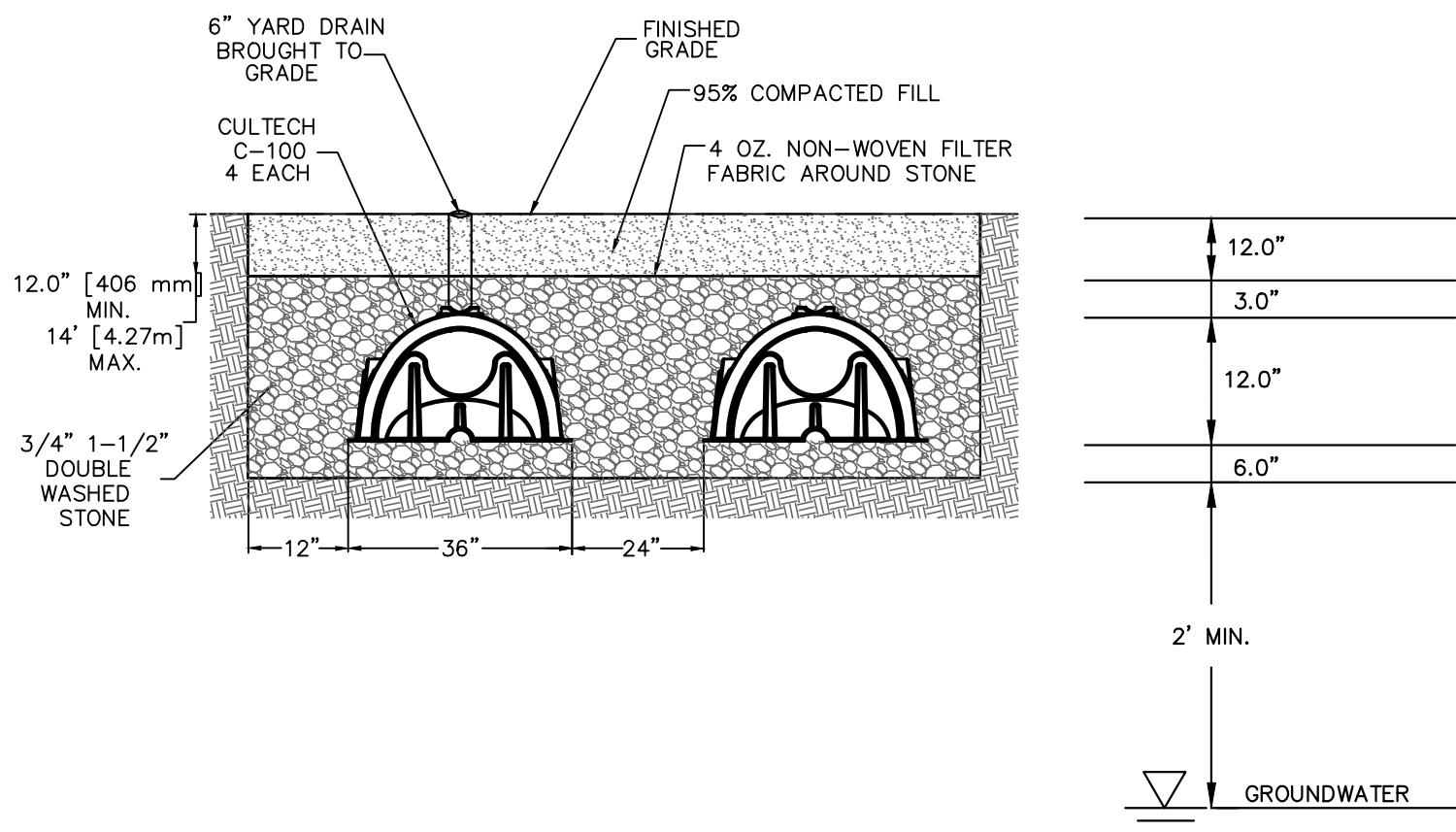
CONCRETE SIDEWALK NOTES NOTES:

1. SIDEWALKS SHALL BE 4,000 PSI 3/4" CEMENT CONCRETE.
2. CONCRETE SHALL BE 4.0" IN DEPTH AND 6.0" IN DEPTH AT DRIVEWAY AND WHEELCHAIR LOCATIONS.
3. THE CONCRETE SHALL BE PLACED IN ALTERNATE SLABS 30 FEET IN LENGTH AND SEPARATED BY TRANSVERSE PREFORMED EXPANSION JOINT FILLER 1/2" IN THICKNESS.
4. ALL SIDEWALKS AND WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A AND THE CITY OF NEW BEDFORD STANDARDS.

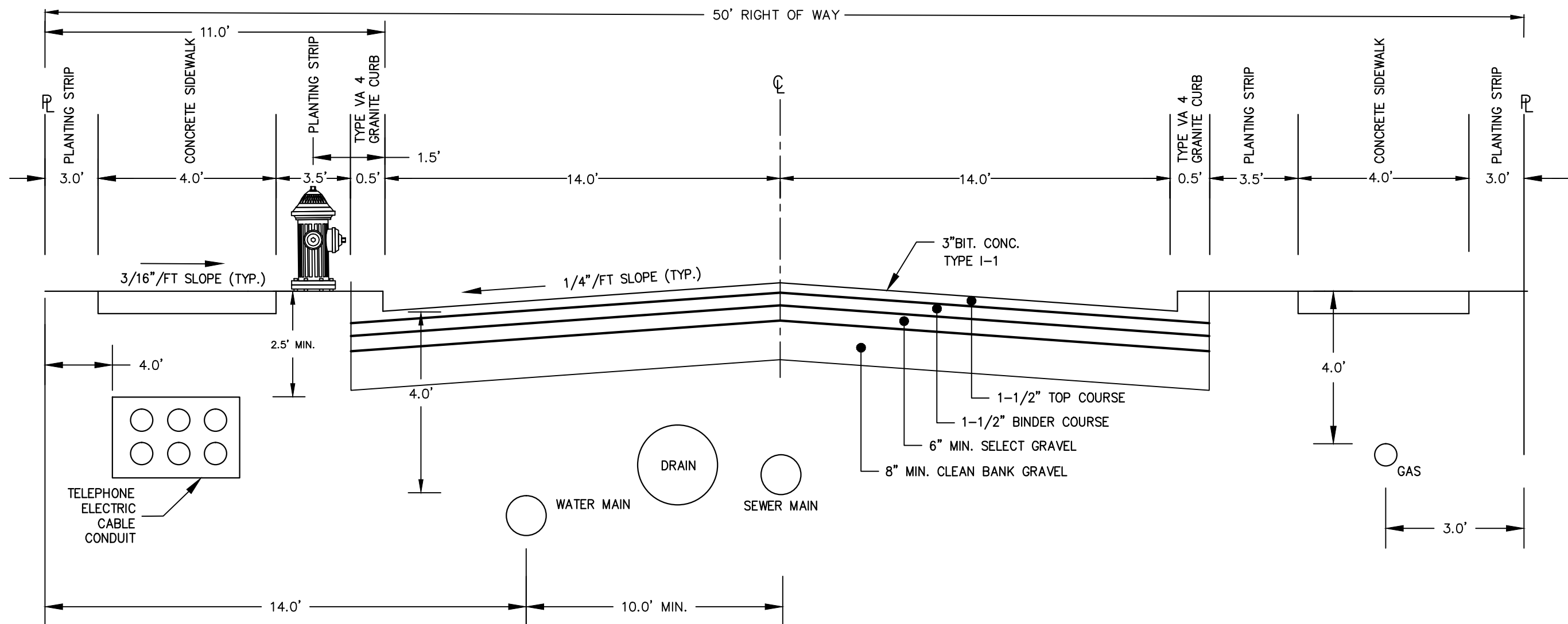


NOTE:
THE AREA AROUND THE VERTICAL OUTLET FOR THE INDIVIDUAL HOME INFILTRATION SYSTEM SHALL BE GRADED AWAY FROM HOMES AND ADJACENT PROPERTIES.

TYPICAL HOUSE INFILTRATION BED-PLAN VIEW
NOT TO SCALE

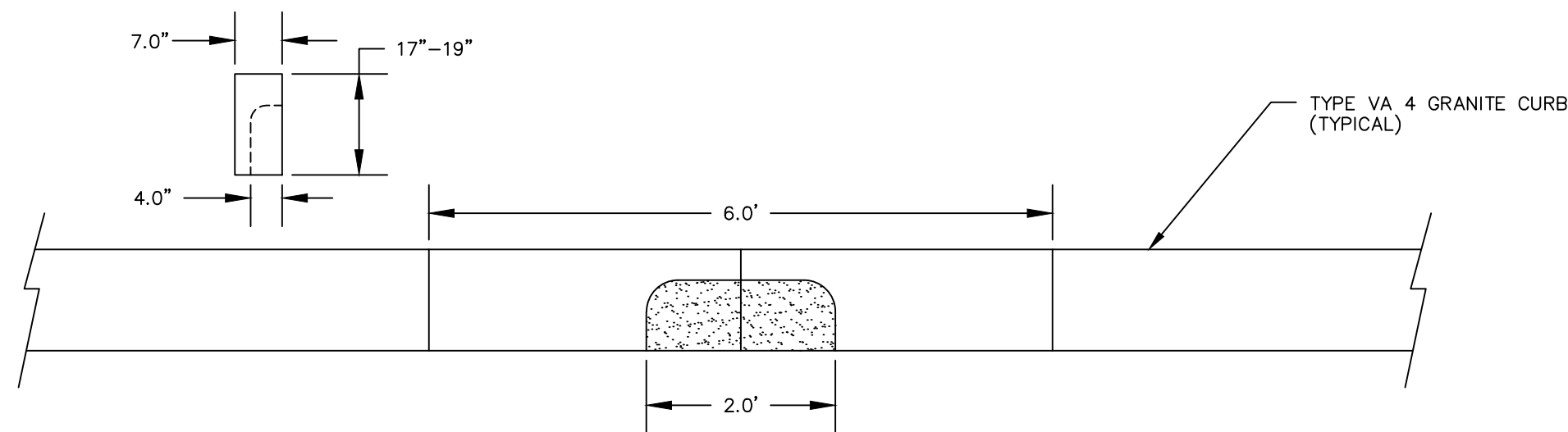


TYPICAL HOUSE INFILTRATION BED - CROSS SECTION
NOT TO SCALE



TYPICAL ROADWAY SECTION
NOT TO SCALE

NOTE: ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTION REQUIRED FOR STREET ACCEPTANCE EFFECTIVE JAN 1, 1991.



GRANITE CURB INLET DETAIL
NOT TO SCALE
TO BE LOCATED AT EACH CATCH BASIN LOCATION

DRAWING REVISIONS		
1	3/6/17	DPI COMMENTS
ACTION	DATE	DESCRIPTION
GENERAL NOTES:		
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LEGEND		
TEC	PROPERTY LINE	
G	PROP. TELEPHONE, ELECTRIC & CABLE	
G	EX GAS LINE	
G	PROPOSED GAS LINE	
W	EX WATER LINE	
W	PROPOSED WATER LINE	
S	EXISTING SEWER LINE	
S	PROPOSED SEWER LINE	
D	EXISTING DRAIN LINE	
D	PROPOSED DRAIN LINE	
⊗	EXISTING HYDRANT	
⊗	PROPOSED HYDRANT	
WV	EXISTING WATER VALVE	
WV	PROPOSED WATER VALVE	
□	EXISTING CATCH BASIN	
□	PROPOSED CATCH BASIN	
⊙	EXISTING DRAIN MANHOLE	
⊙	PROPOSED DRAIN MANHOLE	
---	TREE LINE	
TYP.	TYPICAL	

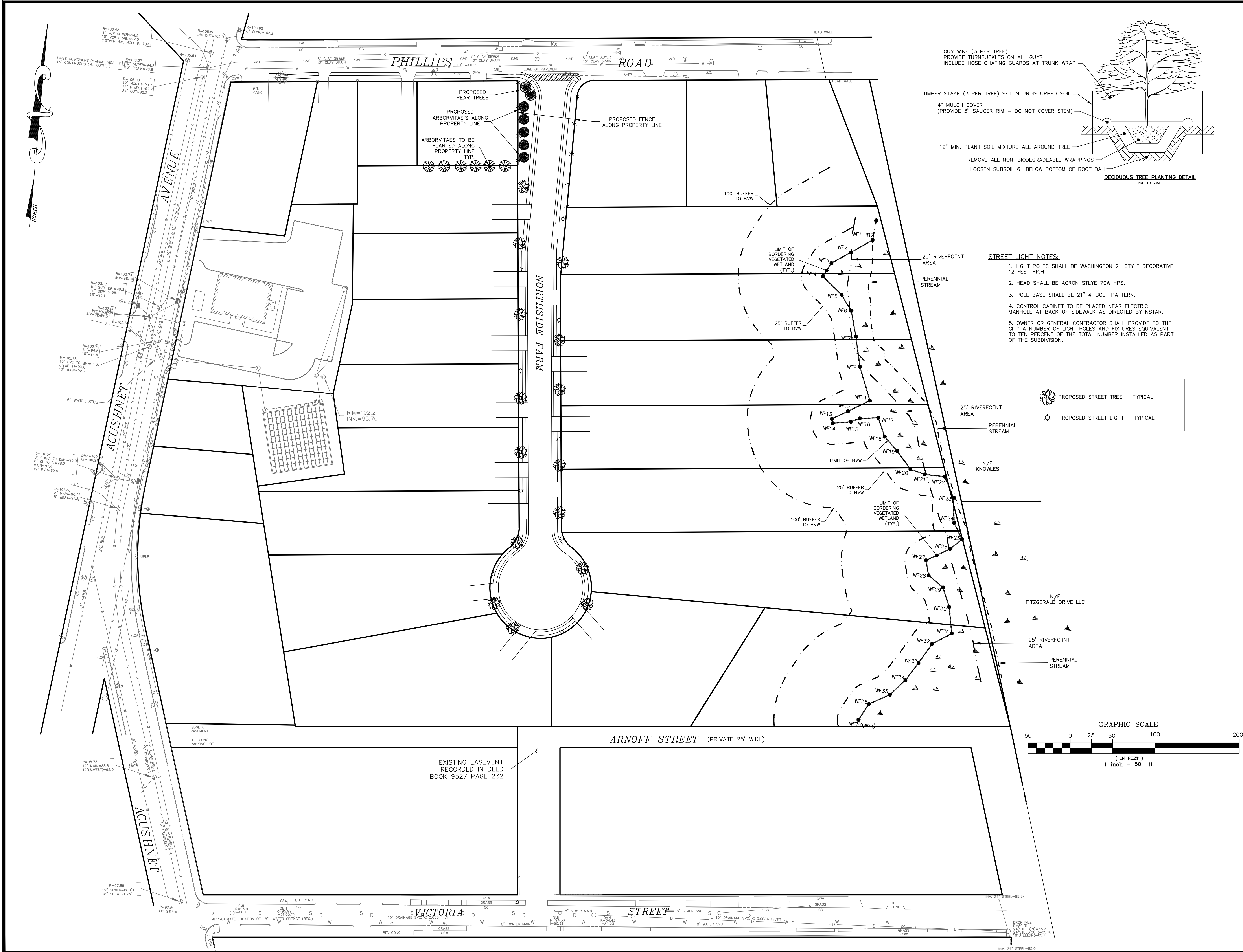
NORTHSIDE FARM MODIFICATION II

DETAIL SHEET III

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

OWNER/APPLICANT:
NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066

PROJECT NO. : 5005	DRAWING NO.
SCALE : AS SHOWN	DTIII
DATE : 2/7/17	
DESIGNED BY : BPS	
DRAWN BY : BPS	
CHECKED BY : JCC	SHEET NO. 9 OF 10
FILENAME: 2:\5005\DWG\NORTHIDE FARM NOI	



DRAWING REVISIONS

NO.	DATE	DESCRIPTION
1	3/15/17	DPI COMMENTS

EROSION CONTROL NOTES:

1. A CONTINUOUS ROW OF HAY BALES WITH SILT FENCE SHALL BE PLACED, AS SHOWN ON THE NOTICE OF INTENT PLAN APPROVED BY THE CITY OF NEW BEDFORD CONSERVATION COMMISSION AND ORDER OF CONDITIONS.
2. HAY BALE EROSION CHECKS SHALL BE PLACED AT EACH CATCH BASIN INLET DURING CONSTRUCTION AND SHALL REMAIN IN PLACE UP TO THE TIME OF FINAL PAVEMENT CONSTRUCTION. THE HAY BALES AND/OR SILT FENCE SHALL BE MAINTAINED BY THE CONTRACTOR AND/OR OWNER UNTIL ALL DISTURBED AREAS OF THE PROJECT ARE STABLE.
3. ALL DISTURBED AREAS WITHIN THE SITE, NOT PROPOSED TO BE OTHERWISE TREATED (I.E. PAVEMENT, STONE RIP-RAP, CRUSHED STONE, PLANTINGS, ETC...), INCLUDING THE DETENTION BASIN SIDE SLOPES AND BOTTOM, SHALL BE LOAMED AND SEEDED WITH AN APPROPRIATE SEED MIX, AS SOON AS PRACTICABLE AFTER CONSTRUCTION, TO REDUCE SOIL EROSION.
4. THE SITE SHALL BE "ROUGH GRADED" TO THE ELEVATIONS AND CONTOURS AS SHOWN ON THE PLANS, ALLOWING FOR FINAL GRADING AND LOAMING ABOVE THIS ELEVATION.
5. THE SIDE SLOPES, TREE BELT, AND ALL AREAS WITHIN THE LIMITS OF THE STREET LINES, WHICH ARE NOT PAVED SHALL BE FILLED TO WITHIN 6" OF FINISHED GRADE WITH RANDOM BORROW OR EXCAVATED MATERIAL, AND THE SURFACE GRADED PARALLEL TO THE FINISHED SURFACE. LOAM SHALL BE SPREAD OVER THE SUBGRADE IN SUFFICIENT QUANTITY TO PRODUCE, WITHOUT ROLLING AND AFTER NATURAL SETTLEMENT HAS TAKEN PLACE, A STANDARD DEPTH OF 6". THE SURFACE OF THE LOAM SHALL BE GRADED AND RAKED CLEAN OF ALL ROOTS, STONES AND OTHER OBJECTIONABLE MATERIALS. THE SURFACE SHALL BE MAINTAINED DURING A PERIOD OF SETTLING AND CONSOLIDATION WITH LOAM BORROW. AFTER SETTLING HAS TAKEN PLACE, FERTILIZER (8-6-4 MIXTURE OR EQUIVALENT) SHALL BE APPLIED AT A RATE OF TWENTY POUNDS PER 100 SQUARE YARDS. THE FULL DEPTH OF LOAM SHALL BE LOOSENEED AND MADE SATISFACTORY FOR SEEDING. SEED SHALL THEN BE APPLIED AT A RATE OF 3.6 POUNDS PER 100 SQUARE YARDS. THE SEED SHALL BE THOROUGHLY COVERED WITH A THIN LAYER OF LOAM BY RAKING AND THEN ROLLED WITH A HAND ROLLER WEIGHING NOT MORE THAN 100 POUNDS PER FOOT OF WIDTH. THE SEEDED AREAS SHALL BE SPRINKLED WITH WATER ON A DAILY BASIS AND SHALL BE PROTECTED FROM DAMAGE. ALL AREAS WHICH FAIL TO SHOW A UNIFORM GROWTH OF GRASS SHALL BE RESEED UNTIL THE ENTIRE AREA IS COVERED WITH A UNIFORM GROWTH OF GRASS. SEEDED AREAS SHALL BE MAINTAINED AND KEPT MOWED UNTIL THE STREET HAS BEEN ACCEPTED. LOAM SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL TYPICAL OF LOCALITY, WITHOUT ADMIXTURE OF SUBSOIL, REFUSE, OR OTHER FOREIGN MATERIALS. IT SHALL CONTAIN A NORMAL AMOUNT OF ORGANIC MATTER AND SHALL BE REASONABLY FREE FROM STUMPS, ROOTS, HARD DIRT, HEAVY OR STIFF CLAY, STONES LARGER THAN ONE INCH IN DIAMETER, COARSE SAND, LUMPS, NOXIOUS WEEDS, STICKS, BRUSH OR OTHER LITTER. GRASS SEED SHALL BE FRESH, CLEAN, NEW CROP SEED, GERMINATE TO AT LEAST 85 PERCENT AND COMPOSED PRIMARILY OF THE FOLLOWING SPECIES: KENTUCKY BLUEGRASS, FANCY SOIL REDTOP, DOMESTIC RYEGRASS, AND CHEWING FESCUE.
6. FOR ADDITIONAL DETAILS, REFER TO DWG.'S DTI, DTII & DTIII.

NORTHSIDE FARM
MODIFICATION II
STREET TREES & LIGHTING

CAVANARO CONSULTING
687 MAIN STREET
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FAX: 781.659.8186

OWNER/APPLICANT:

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PROJECT NO. : 5005	DRAWING NO.
SCALE : AS SHOWN	
DATE : 2/9/17	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 10 OF 10
CHECKED BY : JCC	FILENAME: Z:\5005\JWG\DEFFSUB\NS2