

OWNER/APPLICANT:
 NEW HOMES BY CASTELO, INC.
 1815 ACUSHNET AVENUE
 NEW BEDFORD, MA 02745

SITE SUMMARY
 ASSESSOR'S MAP 134 LOT 307

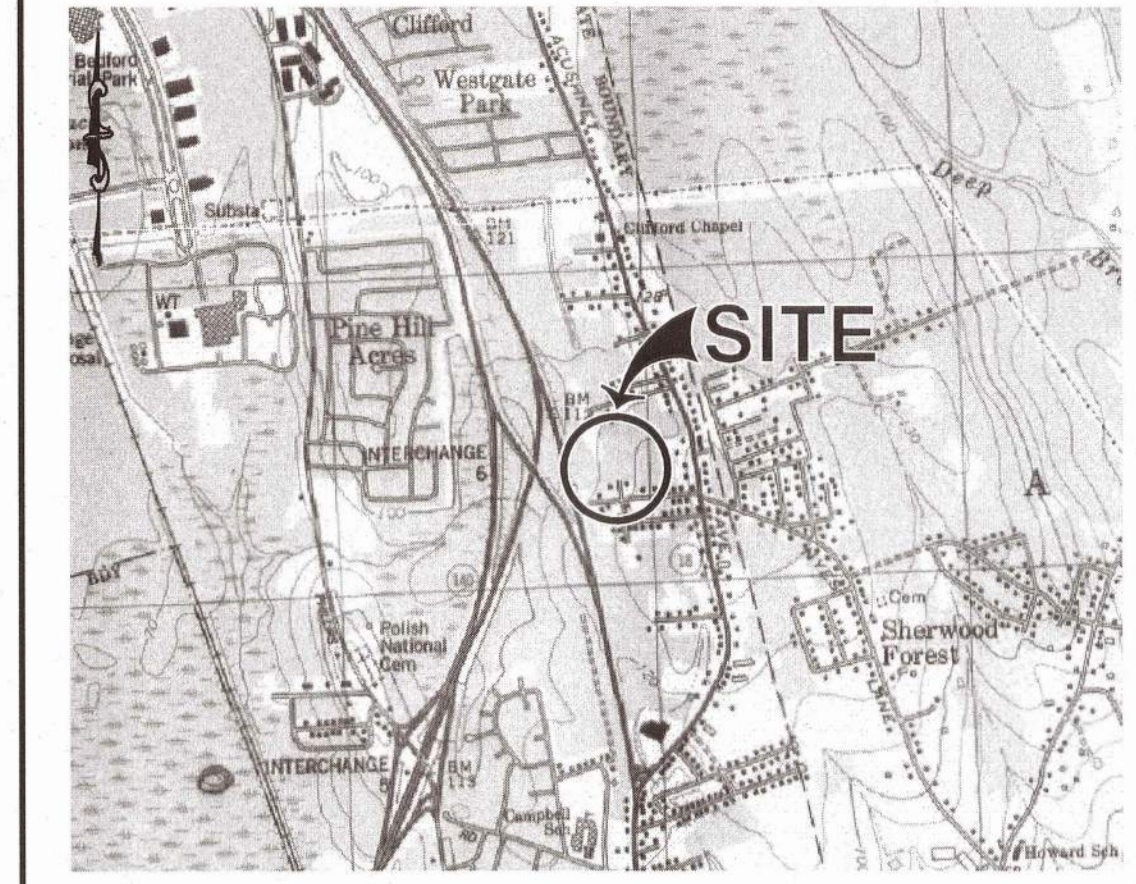
PARCEL AREA = 111,827 SF±

ZONING DISTRICT: RESIDENTIAL A (RA)

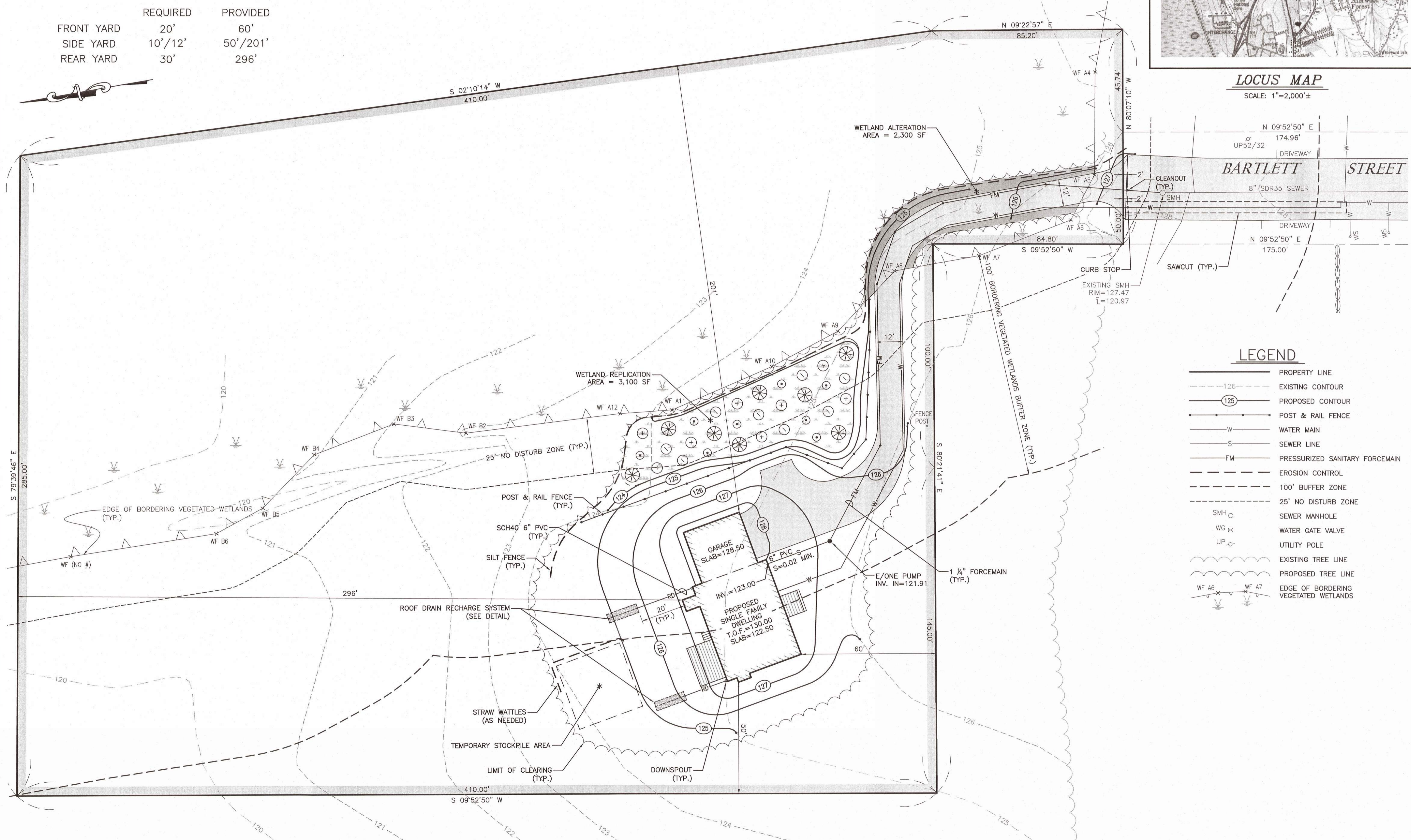
SETBACKS:

	REQUIRED	PROVIDED
FRONT YARD	20'	60'
SIDE YARD	10'/12'	50'/201'
REAR YARD	30'	296'

- (+) (B) BLACK GUM (NYSSA SYLVATICA)
• 4" (MIN.) PLANTING HEIGHT
- (/) (B) RED MAPLE (ACER RUBRUM)
• 4" (MIN.) PLANTING HEIGHT
- (o) (B) WINTERBERRY (ILEX VERTICILLATA)
• 2 GALLON CONTAINER
- (*) (B) Highbush Blueberry (VACCINIUM CARYMBUSOM)
• 2 GALLON CONTAINER



LOCUS MAP
 SCALE: 1"=2,000'±



- LEGEND**
- PROPERTY LINE
 - - - 126 - - - EXISTING CONTOUR
 - (125) PROPOSED CONTOUR
 - POST & RAIL FENCE
 - W — WATER MAIN
 - S — SEWER LINE
 - FM — PRESSURIZED SANITARY FORCEMAIN
 - EROSION CONTROL
 - 100' BUFFER ZONE
 - 25' NO DISTURB ZONE
 - SMH ○ SEWER MANHOLE
 - WG ⊕ WATER GATE VALVE
 - UP ⊙ UTILITY POLE
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - WF A6 ⊕ WF A7 ⊕ EDGE OF BORDERING VEGETATED WETLANDS



No.	Date	Revision Description
1	JANUARY 06, 2022	CONSERVATION COMMISSION COMMENTS

scale: 1"=20'
 date: AUGUST 02, 2021
 drawn: AUC
 checked: SDG
 approved: SDG
 sheet: 1 of 2
 drawing number: SL-1

Project: BARTLETT STREET ASSESSOR'S MAP 134 LOT 307 NEW BEDFORD, MASSACHUSETTS
 client: NEW HOMES BY CASTELO, INC.
 drawing title: SITE LAYOUT



PROPOSED WETLANDS REPLICATION

THE CONSERVATION AGENT SHALL BE GIVEN 48 HOURS PRIOR NOTICE TO THE BEGINNING OF THE CONSTRUCTION OF THE REPLACEMENT AREA. THE CONSERVATION AGENT SHALL MEET WITH THE CONSTRUCTION ENGINEER/CONTRACTOR AND THE WETLAND PROFESSIONAL PRIOR TO THE ONSET OF CONSTRUCTION OF THE REPLACEMENT AREA TO GO OVER THE PLANS, SPECIAL CONDITIONS AND CONSTRUCTION METHODOLOGY.

OBJECTIVES AND WORK SCHEDULE

THE OVERALL OBJECTIVE IS TO REPLACE 2,300 SF OF A BORDERING VEGETATED WETLANDS (BVW) AREA WITH APPROXIMATELY 3,100 SF OF REPLICATION. THIS RESTORATION AREA WILL BE ESTABLISHED WITHIN SIXTY (60) DAYS OF THE ISSUANCE OF A FINAL ORDER OF CONDITIONS, WEATHER CONDITIONS PERMITTING. THIS WORK WILL BE CONSIDERED COMPLETE IF AT LEAST 75 PERCENT OF THE PLANTED VEGETATION IS SUCCESSFULLY ESTABLISHED AFTER THE END OF THE SECOND GROWING SEASON.

EROSION CONTROL

PRIOR TO THE BEGINNING OF THE RESTORATION WORK, A SILT FENCE EROSION CONTROL BARRIER WILL BE INSTALLED ALONG AND ABOVE THE EDGE OF BVW, DOWNGRADIENT OF ALL WORK AREAS. THE EROSION CONTROL BARRIER WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD PRACTICES.

EXCAVATION AND GRADING OF REPLICATION AREAS

THE ORGANIC TOPSOIL WITHIN THE ALTERED WETLANDS AREA WILL BE STOCKPILED FOR REUSE IN THE REPLICATION AREA. THE RESULTING SURFACE EDGE BETWEEN THE REGRADED RESTORATION AREA AND THE EXISTING WETLANDS WILL BE THE SAME ELEVATION. THE IMPORTED ORGANIC TOPSOIL WILL BE GRADED THROUGHOUT THE RESTORATION AREA TO THE ELEVATIONS SHOWN ON THE PLAN. THE FINAL ELEVATIONS OF THE WETLAND REPLICATION AREA SHALL BE SHOWN ON AN AS-BUILT PLAN (0.50' CONTOURS) AND STAMPED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR. A COPY OF THE STAMPED AS-BUILT SHALL BE PROVIDED TO THE NEW BEDFORD CONSERVATION COMMISSION FOR ACCEPTANCE PRIOR TO THE WETLANDS PLANTINGS.

PLANT LIST

THE WETLAND REPLICATION AREA SHALL BE PLANTED DURING THE SPRING (APRIL 1 THROUGH JUNE 15) OR FALL (AUGUST 15 THROUGH SEPTEMBER 30) PLANTING SEASON.

- (8) BLACK GUM (NYSSA SYLVATICA)
- (8) RED MAPLE (ACER RUBRUM)
- (4) (MIN.) PLANTING HEIGHT
- (4) (MIN.) PLANTING HEIGHT
- (8) WINTERBERRY (ILEX VERTICILLATA)
- (8) HIGHBUSH BLUEBERRY (VACCINIUM CARYMBUSOM)
- (2) GALLON CONTAINER
- (2) GALLON CONTAINER

PLANTS SHALL BE MIXED AND EVENLY SPACED WITHIN THE REPLICATION AREA.

PLANTING SPECIFICATIONS - HERBACEOUS SPECIES

UPON COMPLETION OF THE REGRADED AND PLANTING, A WETLAND SEED MIX WITH FINE MULCH WILL BE SPREAD (OR HYDROSEED) WITH THE FOLLOWING:

NEW ENGLAND WET MIX (WETLAND SEED MIX)
 SUPPLIER: NEW ENGLAND WETLAND PLANTS, INC.
 820 WEST STREET
 AMHERST, MA 01002
 (413)548-8000

SITEC, INC. / CEC, INC. IS PROPOSING THIS MIXTURE FOR QUICK ESTABLISHMENT THE FIRST YEAR. APPLICATION RATE SHALL BE AS SPECIFIED BY THE SUPPLIER. THE SEED MIXTURE WILL BE SPREAD EVENLY THROUGHOUT THE RESTORATION AREA, AROUND THE PLANTED WETLAND SHRUBS. IT WILL BE WORKED INTO THE TOP 1/4 INCH OF THE SOIL AND ROLLED. MULCH WILL THEN BE APPLIED TO COVER ALL SEEDED SOIL SURFACES.

MONITORING & REPORTING

WE PROPOSE TO NOTIFY THE CONSERVATION COMMISSION IN WRITING TWO WEEKS AFTER COMPLETION OF REGRADED AND PLANTING OF THE OF THE WETLAND REPLICATION AREA. AN AS-BUILT PLAN PREPARED AND STAMPED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR (0.5' CONTOURS) SHALL BE PROVIDED TO THE MATTAPOISETT CONSERVATION COMMISSION FOR ACCEPTANCE PRIOR TO THE WETLAND PLANTINGS.

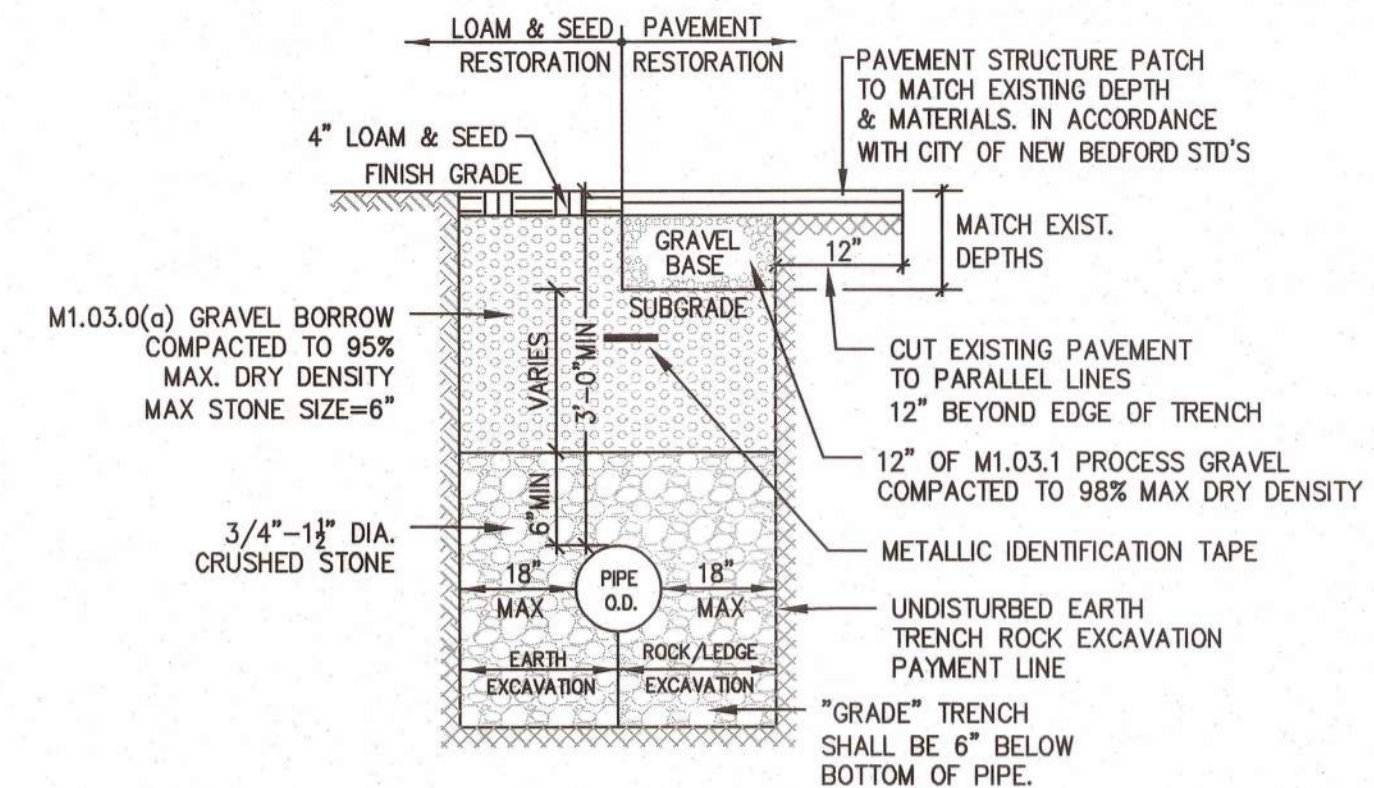
IN COMPLIANCE WITH 310 CMR 10.55(4), THE WETLAND PROFESSIONAL SHALL SUBMIT MONITORING REPORTS DOCUMENTING THE SUCCESS OF THE WETLAND REPLICATION AREAS. THESE REPORTS SHALL DOCUMENT THE ESTABLISHMENT OF AT LEAST 75% COVERAGE OF INDIGENOUS WETLAND PLANTS WITHIN THE REPLICATION AREA. THESE REPORTS SHALL BE PROVIDED AT THE END OF CONSTRUCTION AND ONCE A YEAR FOR TWO YEARS. THE CONSERVATION COMMISSION RESERVES THE RIGHT TO REQUEST ADDITIONAL SEEDING OR PLANTING TO GUARANTEE THE SUCCESS OF THE REPLICATION AREAS. PROPOSED SHRUB AND TREE PLANTINGS THAT DIE DURING THIS TIME PERIOD SHALL BE REPLACED. THE REPORTS SHALL ALSO DOCUMENT THE PRESENCE OF INVASIVE SPECIES WITHIN THE REPLICATION AREA AND RECOMMEND CONTROL METHODS FOR IMPLEMENTATION.

QUALITY CONTROL

ALL WORK SHALL BE CARRIED OUT BY A QUALIFIED NURSERY, UNDER THE DIRECT SUPERVISION OF A SITEC, INC. WETLANDS SCIENTIST. THE RESUME OF THE WETLAND SPECIALIST WHO WILL OVERSEE CONSTRUCTION OF THE REPLICATION AREA SHALL BE FORWARDED TO THE CONSERVATION COMMISSION FOR ACCEPTANCE TWO WEEKS PRIOR TO INITIATION OF THE REPLICATION ACTIVITIES.

GENERAL NOTES:

- CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THESE PLANS ARE BASED ON FIELD AND RECORD INFORMATION AND, THEREFORE, MAY NOT COMPLETELY DEPICT ALL EXISTING UTILITIES.
- CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS ARE FOUND TO DIFFER WITH THESE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THE ADJUTING AREA AND UTILITIES IN THE CONSTRUCTION OF THIS SITE. REPAIR OF DAMAGED PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL CONSTRUCTION.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE CONSTRUCTION SPECIFICATIONS, LATEST REVISION.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF NEW BEDFORD DPI STANDARDS.
- WATER AND SEWER PERMITS MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC INFRASTRUCTURE (DPI) ENGINEERING DIVISION BY OWNER.
- ALL UTILITY WORK TO BE CONDUCTED PER DPI SPECIFICATION.
- THE DEVELOPER AND SITE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE PRIOR TO START OF CONSTRUCTION.



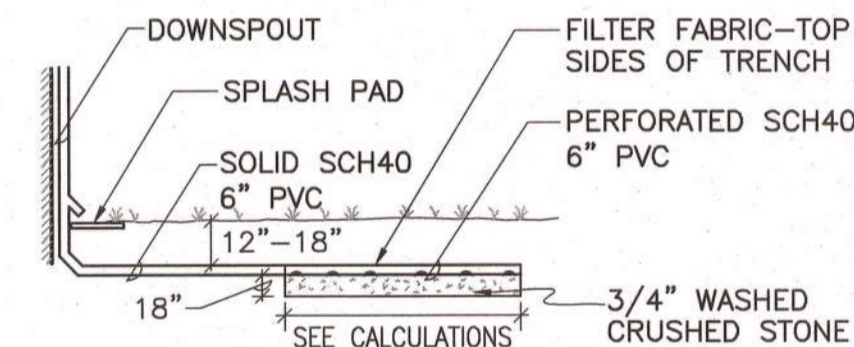
NOTES:

- SEE UTILITY TRENCH DETAIL FOR BACKFILLING OVER NEWLY INSTALLED MAINS OR SERVICES WITHIN EXISTING ROADWAYS.
- DUCTILE IRON PIPE SHALL BE USED FOR SHALLOW INSTALLATIONS, (LESS THAN 3'). NO SEWER MAIN OR SEWER SERVICE SHALL BE INSTALLED WITH LESS THAN THREE (3) FEET OF COVER, UNLESS GRANTED WRITTEN APPROVAL BY THE DIRECTOR OR HIS DESIGNEE.
- METALLIC 3" WIDE DETECTABLE IDENTIFICATION TAPE SHALL BE INSTALLED OVER SEWER LINES 12" BELOW FINISH GRADE.

TYPICAL SEWER TRENCH DETAIL

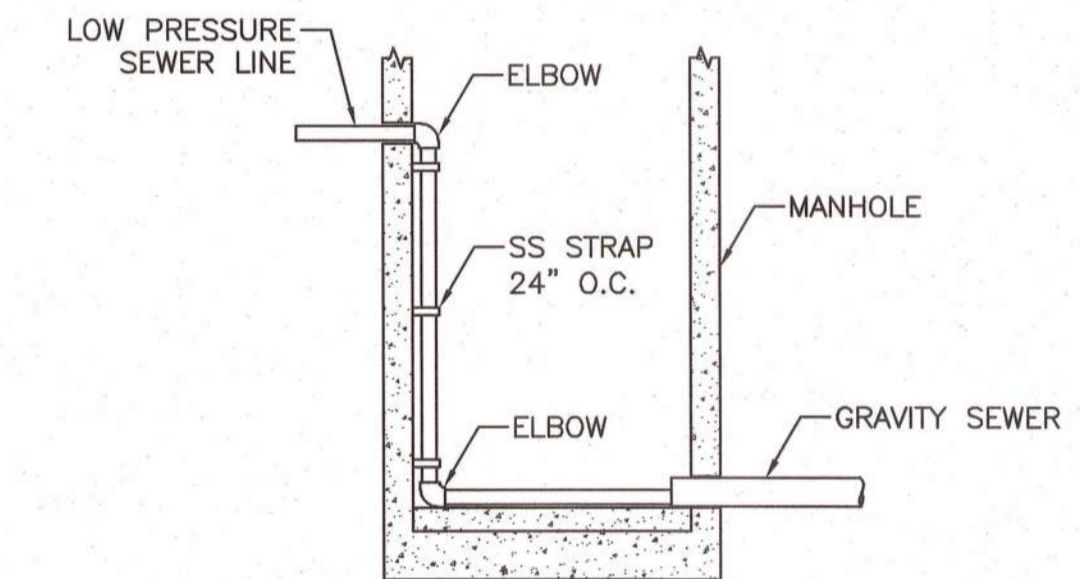
NOT TO SCALE

VOLUME TO RECHARGE:
 0.5 INCHES x 2223 SF ROOF AREA = 92.6 CF
 12 INCHES
 SYSTEM DESIGN: (2) TRENCHES
 USE 2' DEEP, 4" WIDE, 14' LONG
 CRUSHED STONE AREA W/
 6" PERFORATED PVC
 STORAGE PROVIDED:
 PIPE: 0.25' x π x 14' = 2.75 CF
 STONE BED:
 [(2'x4'x14') - 2.75] x 0.40 VOIDS = 43.70 CF
 TOTAL STORAGE PROVIDED: (2.75 CF + 43.70 CF) x 2 = 92.9 CF



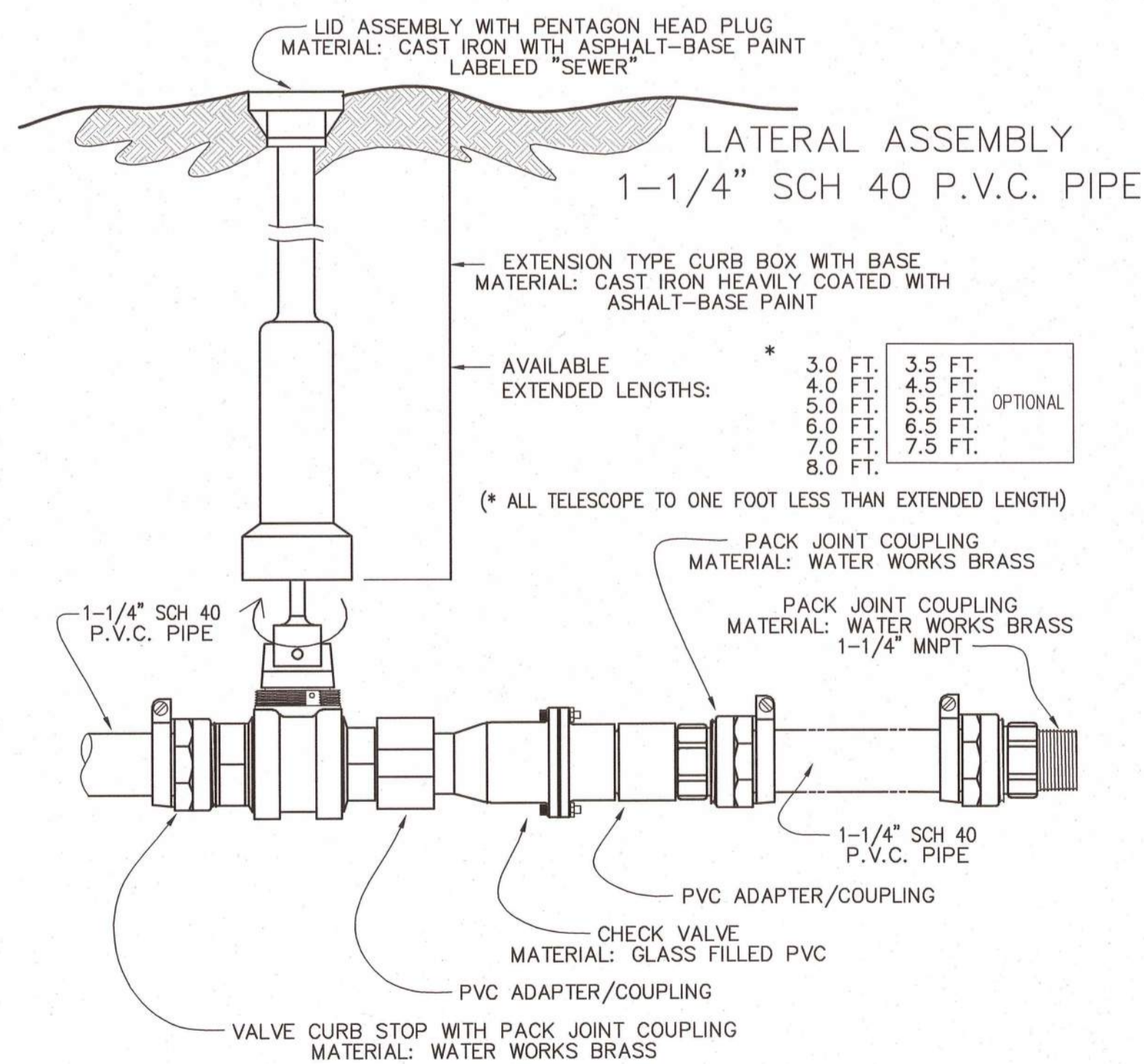
ROOF DRAIN RECHARGE AREA

NOT TO SCALE



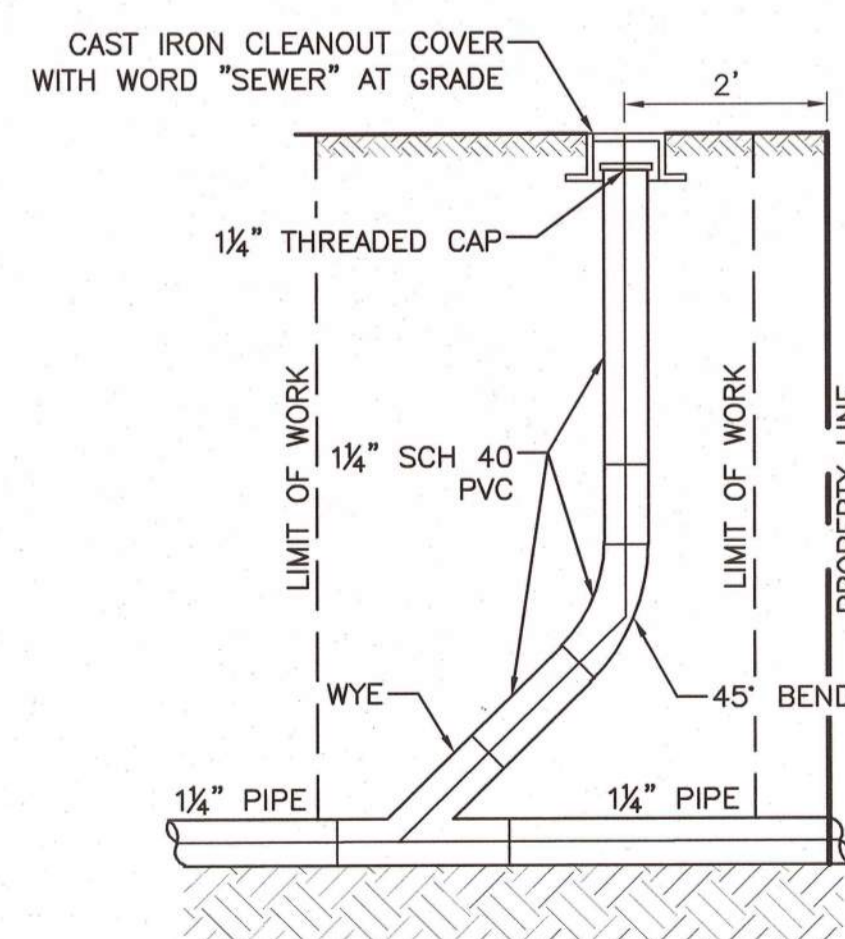
TYPICAL DROP CONNECTION LPS IN MANHOLE

NOT TO SCALE



LATERAL ASSEMBLY

NOT TO SCALE



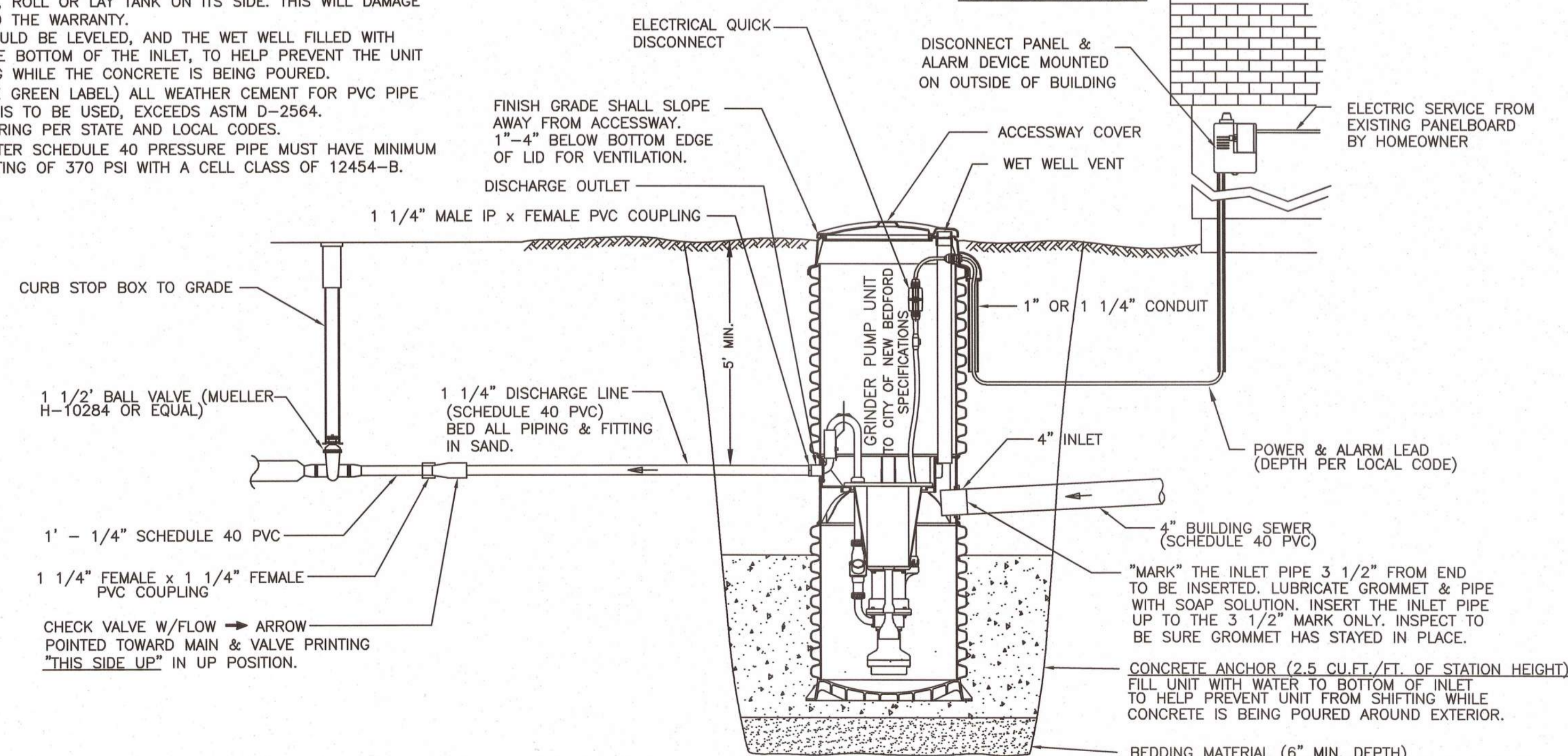
SEWER CLEANOUT

NOT TO SCALE

NOTES

- DO NOT DROP, ROLL OR LAY TANK ON ITS SIDE. THIS WILL DAMAGE UNIT AND VOID THE WARRANTY.
- THE UNIT SHOULD BE LEVELED, AND THE WET WELL FILLED WITH WATER, TO THE BOTTOM OF THE INLET, TO HELP PREVENT THE UNIT FROM SHIFTING WHILE THE CONCRETE IS BEING POURED.
- "OATEY" (DARK GREEN LABEL) ALL WEATHER CEMENT FOR PVC PIPE AND FITTINGS IS TO BE USED, EXCEEDS ASTM D-2564.
- ELECTRICAL WIRING PER STATE AND LOCAL CODES.
- 1 1/4" DIAMETER SCHEDULE 40 PRESSURE PIPE MUST HAVE MINIMUM PRESSURE RATING OF 370 PSI WITH A CELL CLASS OF 12454-B.

DESIGN FLOW: 4 BEDROOMS x 110 GPD/BEDROOM = 440 GPD REQUIRED
 700 GPD PROVIDED



GRINDER PUMP DETAIL

NOT TO SCALE



App'd. by		SDG
Chk'd. by		SDG
Revision Description		
Date		
No.		

AS NOTED
 DATE: AUGUST 02, 2021
 DRAWN: A/C
 CHECKED: SDG
 APPROVED: SDG
 SHEET 2 OF 2
 DRAWING NUMBER: DET-1

Project: BARTLETT STREET ASSESSOR'S MAP 134 LOT 307 NEW BEDFORD, MASSACHUSETTS
 Client: NEW HOMES BY CASTELO, INC.
 Drawing Title: DETAIL SHEET

SITEC
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