

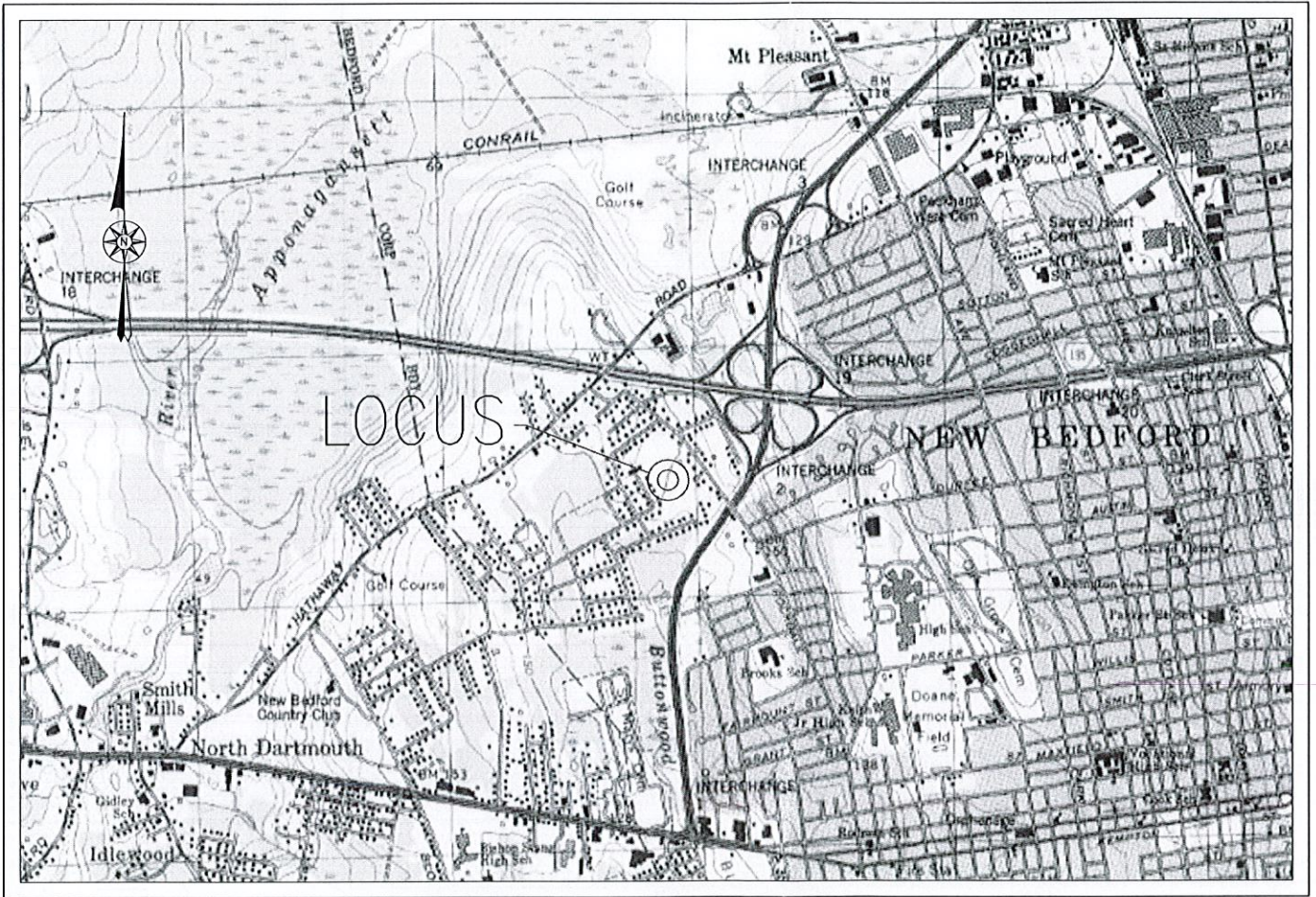
# AUDREY ROSE FARMS

## DEFINITIVE SUBDIVISION PLAN

### ASSESSORS PLOT 80 - LOTS 140 & 141

### NEW BEDFORD, MASSACHUSETTS

INDEX	
SHEET	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS
3	LOTING
4	SITE DEVELOPMENT
5	DETAILS
6	DETAILS (CONT.)
7	NOTES & LEGEND



— AREA MAP —  
SCALE: 1"=1000'



I CERTIFY THAT THIS PLAN COMPLIES WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

BRIAN J. MURPHY, P.L.S. #38387

NEW BEDFORD PLANNING BOARD APPROVAL IS REQUIRED UNDER THE SUBDIVISION CONTROL LAW.

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

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

DATE: \_\_\_\_\_

CITY CLERK OF NEW BEDFORD

#### — ZONING DATA —

DISTRICT: RESIDENTIAL A

DESCRIPTION	REQUIRED	PROVIDED
LOT AREA	8,000 S.F.	11,110± S.F.
UPLAND AREA	83 %	100 %
LOT FRONTAGE	75 FT	81.40 FT
FRONT SETBACK	20 FT	30.6± FT
SIDE SETBACK	10/12 FT	13.5±/31.9± FT
REAR SETBACK	30 FT	37.5± FT
BUILDING COVERAGE (MAXIMUM)	40 %	13.6± %

#### WAIVERS REQUESTED

##### NEW BEDFORD SUBDIVISION CONTROL LAW

- ARTICLE III. PROCEDURE
  - SECTION A: SUBMISSION OF A PRELIMINARY PLAN
- ARTICLE V. GENERAL REQUIREMENTS FOR THE SUBDIVISION OF LAND
  - SECTION 4: DEAD-END STREET (TOTAL LENGTH)
- ARTICLE VI. SUBDIVISION PLAN SPECIFICATIONS AND REQUIRED CONTENTS
  - SECTION B: PLAN CONTENTS (ONE TEST PIT PER LOT)
- ARTICLE VII. REQUIRED IMPROVEMENTS
  - SECTION B: STREET IMPROVEMENTS (PAVED ROADWAY WIDTH)
- ARTICLE VII. REQUIRED IMPROVEMENTS
  - SECTION B: STREET IMPROVEMENTS (SIDEWALK REQUIREMENT)

##### CODE OF ORDINANCES — CH. 9 COMPREHENSIVE ZONING

- SECTION 5350 — DEVELOPMENT IMPACT STATEMENT
- SECTION 5451 — ARCHITECTURAL PLANS
- SECTION 5452 — CONSTRUCTION COMPLETION SEQUENCE

##### SITE PLAN REVIEW CHECKLIST

- SECTION 3. PLANS — ORIENTATION OF PLAN SHEETS
- SECTION 8. TRAFFIC IMPACT & ACCESS STUDY

#### DEED REFERENCES:

- BOOK 3612 PAGE 12
- BOOK 6067 PAGE 229
- BOOK 6067 PAGE 231
- BOOK 8883 PAGE 154

#### PLAN REFERENCES:

- PLAN BOOK 70 PAGE 40
- PLAN BOOK 118 PAGE 44
- PLAN BOOK 151 PAGE 60
- PLAN BOOK 155 PAGE 45
- PLAN BOOK 170 PAGE 82

#### RECORD OWNERS:

- ASSESSORS PLOT 80 — LOT 141
- KATHY M. DENHER
- 1259 ROCKDALE AVENUE
- NEW BEDFORD, MA 02740
- BOOK 6067 PAGE 231

#### ASSESSORS PLOT 80 — LOT 140

- CHRISTIAN A. & ELIZABETH R. FARLAND
- 555 LANTERN LANE
- NEW BEDFORD, MA 02740
- BOOK 8883 PAGE 154

#### REVISIONS

NO.	DATE	REVISION
1	7/5/17	PLANNING BOARD COMMENTS



www.FarlandCorp.com

401 COUNTY STREET  
NEW BEDFORD, MA 02740  
P.508.717.3479

OFFICES IN:

- TAUNTON
- MARLBOROUGH
- WARWICK, RI

DRAWN BY: MJW/CAF

DESIGNED BY: CAF

CHECKED BY: CAF/BJM

DEFINITIVE SUBDIVISION PLAN

AUDREY ROSE FARMS  
ASSESSORS MAP 80 LOTS 140 & 141  
NEW BEDFORD, MASSACHUSETTS

PREPARED FOR:  
CHRISTIAN A. & ELIZABETH R. FARLAND  
555 LANTERN LANE  
NEW BEDFORD, MA 02740

MAY 10, 2017

SCALE: AS NOTED

JOB NO. 17-345

LATEST REVISION:

JULY 5, 2017

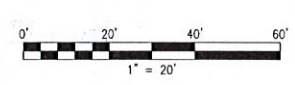
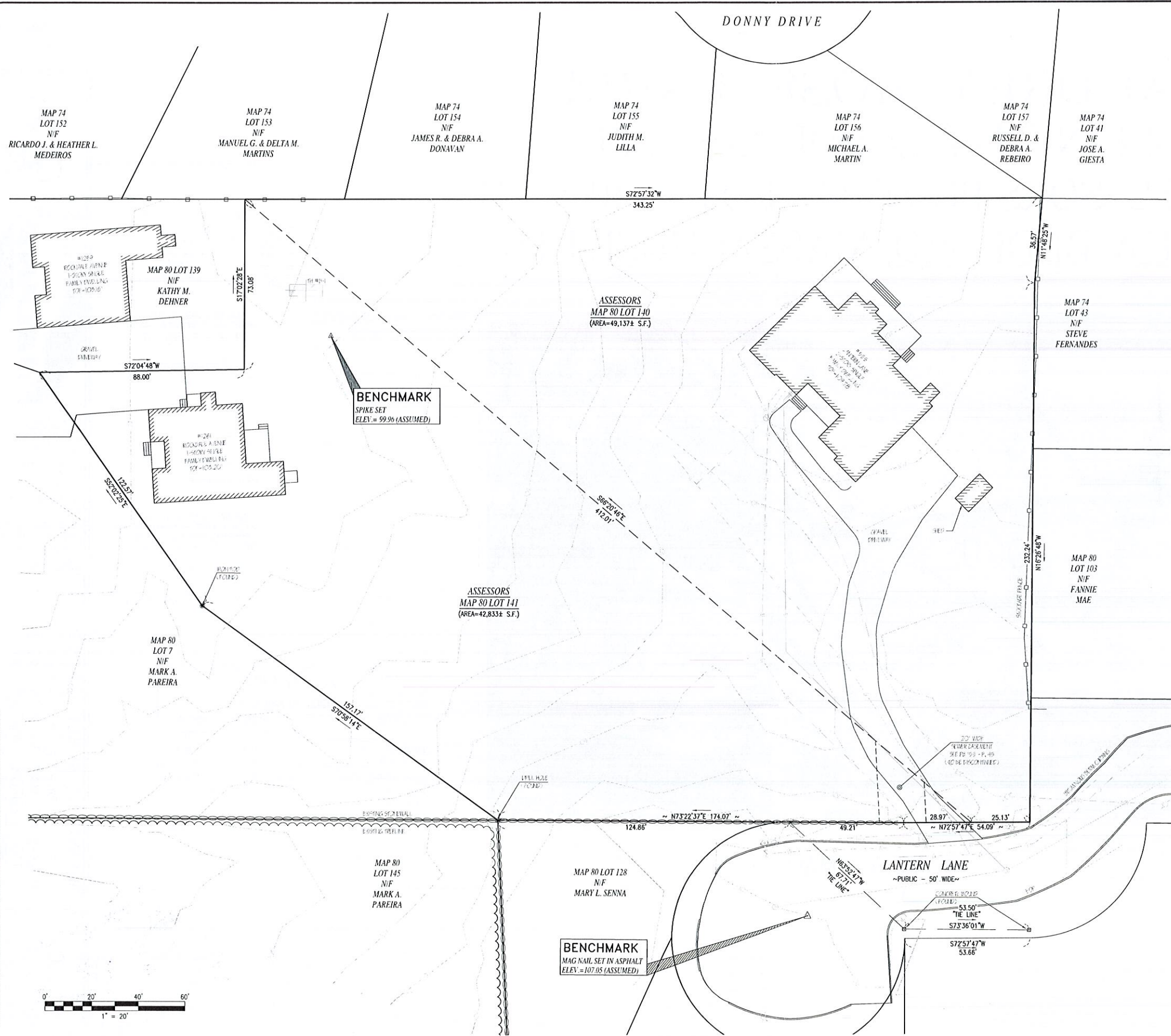
COVER

SHEET 1 OF 7

Case 25-17



COPYRIGHT © 2017 FARLAND CORP. ALL RIGHTS RESERVED.  
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL RENDER IT INVALID AND UNUSABLE.



FOR REGISTRY USE ONLY:

I CERTIFY THAT THIS PLAN COMPLIES WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

*Brian J. Murphy*  
BRIAN J. MURPHY, P.L.S. #38387

NEW BEDFORD PLANNING BOARD  
APPROVAL IS REQUIRED UNDER THE SUBDIVISION CONTROL LAW.

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_

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

DATE : \_\_\_\_\_

CITY CLERK OF NEW BEDFORD

**GENERAL NOTES**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY THOMPSON FARLAND, INC. IN APRIL OF 2015.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
4. ALL EXISTING TREES, SHRUBS AND GROUND COVER WHERE NATURAL GRADE IS TO BE RETAINED SHALL BE KEPT IN THEIR EXISTING STATE UNLESS REMOVAL IS REQUIRED FOR CONSTRUCTION PURPOSES.
5. TEST PITS AND/OR BORINGS WERE TAKEN FOR THE PURPOSE OF DESIGN AND SHOW CONDITIONS AT BORING POINTS ONLY. THEY DO NOT NECESSARILY SHOW THE NATURE OF ALL MATERIALS TO BE ENCOUNTERED DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES ACCORDING TO THE LOCAL AUTHORITY'S SPECIFICATIONS. SERVICES SHALL BE CAPPED OFF WHERE SAME ENTER THE PERIMETER OF THE PROPERTY LINE.
7. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
8. THERE ARE NO EXISTING WETLAND AREAS ON THE SUBJECT PROPERTIES, AND ALL PROPOSED WORK FALLS OUTSIDE OF ANY BUFFER ZONE THAT WOULD ILICIT OTHER REGULATIONS.

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THE PROPERTY DEPICTED ON THIS PLAN FALLS IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP 25050C0389F, EFFECTIVE DATE: JULY 7, 2009.

**PLANNING DEPARTMENT**

REVISIONS

1	7/5/17	PLANNING BOARD COMMENTS

www.FarlandCorp.com

401 COUNTY STREET  
NEW BEDFORD, MA 02740  
P.508.717.3479  
OFFICES IN:  
•TAUNTON  
•MARLBOROUGH  
•WARWICK, RI

DRAWN BY: MJW/CAF  
DESIGNED BY: CAF  
CHECKED BY: BJM

**DEFINITIVE SUBDIVISION PLAN**

AUDREY ROSE FARMS  
ASSESSORS MAP 80 LOTS 140 & 141  
NEW BEDFORD, MASSACHUSETTS

PREPARED FOR:  
CHRISTIAN A. & ELIZABETH R. FARLAND  
555 LANTERN LANE  
NEW BEDFORD, MA 02740

MAY 10, 2017

SCALE: 1"=20'

JOB NO. 17-345

LATEST REVISION:  
JULY 5, 2017

EXISTING CONDITIONS

SHEET 2 OF 7

CM28 25-17



COPYRIGHT © 2017 FARLAND CORP. ALL RIGHTS RESERVED.  
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC,  
MECHANICAL, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL RENDER IT INVALID AND UNUSABLE.  
ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL RENDER IT INVALID AND UNUSABLE.

ROCKDALE AVENUE  
~PUBLIC - 40' WIDE~

MAP 74  
LOT 152  
N/F  
RICARDO J. & HEATHER L.  
MEDEIROS

MAP 74  
LOT 153  
N/F  
MANUEL G. & DELTA M.  
MARTINS

MAP 74  
LOT 154  
N/F  
JAMES R. & DEBRA A.  
DONAVAN

MAP 74  
LOT 155  
N/F  
JUDITH M.  
LILLA

MAP 74  
LOT 156  
N/F  
MICHAEL A.  
MARTIN

MAP 74  
LOT 157  
N/F  
RUSSELL D. &  
DEBRA A.  
REBEIRO

MAP 74  
LOT 41  
N/F  
JOSE A.  
GIESTA

UTILITY EASEMENT "C"  
AREA=2,619 S.F.

UTILITY EASEMENT "B"  
AREA=3,135 S.F.

UTILITY EASEMENT "A"  
AREA=2,594 S.F.

LOT 2  
13,483± S.F.

LOT 1  
20,941± S.F.

LOT 3  
34,968± S.F.

LOT 4  
11,110± S.F.

MAP 80  
LOT 7  
N/F  
MARK A.  
PAREIRA

MAP 80  
LOT 145  
N/F  
MARK A.  
PAREIRA

MAP 80 LOT 128  
N/F  
MARY L. SENNA

MAP 74  
LOT 43  
N/F  
STEVE  
FERNANDES

MAP 80  
LOT 103  
N/F  
FANNIE  
MAE

- ZONING DATA -

DISTRICT: RESIDENTIAL A

DESCRIPTION	REQUIRED
LOT AREA	8,000 S.F.
LOT FRONTAGE	75 FT
FRONT SETBACK	20 FT
SIDE SETBACK	10/12 FT
REAR SETBACK	30 FT
BUILDING COVERAGE (MAXIMUM)	40 %

DEED REFERENCES:  
BOOK 3612 PAGE 12  
BOOK 6067 PAGE 229  
BOOK 6067 PAGE 231  
BOOK 8883 PAGE 154

PLAN REFERENCES:  
PLAN BOOK 70 PAGE 4  
PLAN BOOK 118 PAGE 4  
PLAN BOOK 151 PAGE 60  
PLAN BOOK 155 PAGE 45  
PLAN BOOK 170 PAGE 82

PLANNING  
JUL 07 2017  
DEPARTMENT

0' 20' 40' 60' 80' 100'  
1" = 20'

I CERTIFY THAT THIS PLAN COMPLIES  
WITH THE RULES AND REGULATIONS  
OF THE REGISTRY OF DEEDS.

Brian J. Murphy, P.L.S. #38387

NEW BEDFORD PLANNING BOARD  
APPROVAL IS REQUIRED UNDER THE  
SUBDIVISION CONTROL LAW.

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

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

DATE : \_\_\_\_\_

CITY CLERK OF NEW BEDFORD

REVISIONS

NO.	DATE	REVISION
1	7/5/17	PLANNING BOARD COMMENTS



www.FarlandCorp.com

401 COUNTY STREET  
NEW BEDFORD, MA 02740  
P.508.717.3479  
OFFICES IN:  
•TAUNTON  
•MARLBOROUGH  
•WARWICK, RI

DRAWN BY: MJW/CAF  
DESIGNED BY: CAF  
CHECKED BY: BJM

DEFINITIVE SUBDIVISION PLAN

AUDREY ROSE FARMS  
ASSESSORS MAP 80 LOTS 140 & 141  
NEW BEDFORD, MASSACHUSETTS

CHRISTIAN A. & ELIZABETH R. FARLAND  
555 LANTERN LANE  
NEW BEDFORD, MA 02740

MAY 10, 2017

SCALE: 1"=20'

JOB NO. 17-345

LATEST REVISION:  
JULY 5, 2017

LOTING

SHEET 3 OF 7

CASE 25-17





MAP 74  
LOT 152  
N/F  
RICARDO J. & HEATHER L.  
MEDEIROS

MAP 74  
LOT 153  
N/F  
MANUEL G. & DELTA M.  
MARTINS

MAP 74  
LOT 154  
N/F  
JAMES R. & DEBRA A.  
DONAVAN

MAP 74  
LOT 155  
N/F  
JUDITH M.  
LILLA

MAP 74  
LOT 156  
N/F  
MICHAEL A.  
MARTIN

MAP 74  
LOT 157  
N/F  
RUSSELL D. &  
DEBRA A.  
REBEIRO

MAP 74  
LOT 41  
N/F  
JOSE A.  
GIESTA

DMH-2  
RIM=MATCH GRADE  
I=95± VERIFY

DMH-1  
RIM=100.00  
I=97.0±

SMH-2  
RIM=104.10  
I=100.2±

DCB-1 W/  
INLET  
RIM=103.50  
I=99.50

LOT 3  
34,968± S.F.

BENCHMARK  
SPIKE SET  
ELEV. = 99.90 (ASSUMED)

LOT 2  
13,483± S.F.

NEW BEDFORD STANDARD  
STREET LIGHTS  
(TYPICAL)

LOT 1  
20,941± S.F.

VERTICAL GRANITE  
CURBING

SMH-1  
RIM=108.8±  
I (IN)=99.45± (VERIFY)  
I (IN)=99.3± (VERIFY)

SMH-2  
RIM=108.2±  
I=99.7± (VERIFY)

LOT 4  
11,110± S.F.

MAP 80 LOT 128  
N/F  
MARY L. SENNA

BENCHMARK  
MAG NAIL SET IN ASPHALT  
ELEV. = 107.05 (ASSUMED)

MAP 74  
LOT 43  
N/F  
STEVE  
FERNANDES

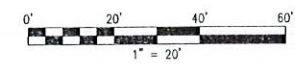
MAP 80  
LOT 103  
N/F  
FANNIE  
MAE

LANDSCAPE TABLE							
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED HEIGHT	MATURE HEIGHT	PLANTED CALIPER	MATURE SPREAD	QUANTITY
	PRUNUS SERRULATA	CHERRY BLOSSOM	5'-6'	30'-50'	3"	25'-40'	6

NOTE: ALL PLANTINGS SHALL BE CARRIED OUT DURING ONE OF THE FOLLOWING PLANTING PERIODS:  
MARCH 15 - MAY 15 OR SEPTEMBER 15 - NOVEMBER 15 (WEATHER PERMITTING).

DONNY DRIVE

PLANNING  
JUL 07 2017  
DEPARTMENT



I CERTIFY THAT THIS PLAN COMPLIES  
WITH THE RULES AND REGULATIONS  
OF THE REGISTRY OF DEEDS.

BRIAN J. MURPHY, P.L.S. #38387

NEW BEDFORD PLANNING BOARD  
APPROVAL IS REQUIRED UNDER THE  
SUBDIVISION CONTROL LAW.

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

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

DATE: \_\_\_\_\_

CITY CLERK OF NEW BEDFORD

REVISIONS

NO.	DATE	REVISIONS
1	7/5/17	PLANNING BOARD COMMENTS



www.FarlandCorp.com

401 COUNTY STREET  
NEW BEDFORD, MA 02740

P.508.717.3479

OFFICES IN:  
•TAUNTON  
•MARLBOROUGH  
•WARWICK, RI

DRAWN BY: MJW/CAF  
DESIGNED BY: CAF  
CHECKED BY: CAF

DEFINITIVE SUBDIVISION PLAN

AUDREY ROSE FARMS

ASSESSORS MAP 80 LOTS 140 & 141

NEW BEDFORD, MASSACHUSETTS

PREPARED FOR:  
CHRISTIAN A. & ELIZABETH R. FARLAND  
555 LANTERN LANE  
NEW BEDFORD, MA 02740

MAY 10, 2017

SCALE: 1"=20'

JOB NO. 17-345

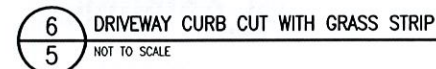
LATEST REVISION:  
JULY 5, 2017

SITE DEVELOPMENT

SHEET 4 OF 7

CA68 25-17





CITY CLERK OF NEW BEDFORD

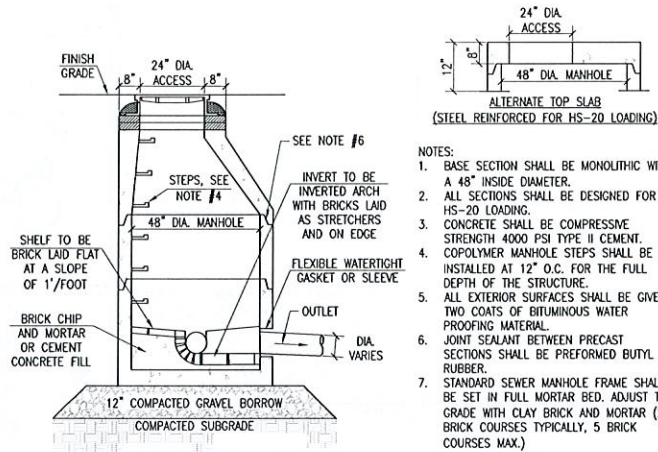
SHEET 5 OF 7

PLANNING  
JUL 07 2017  
DEPARTMENT

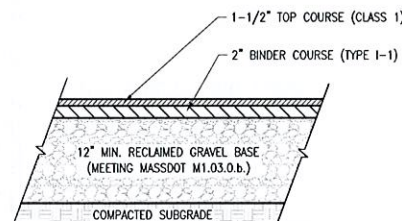
CASE 25-17



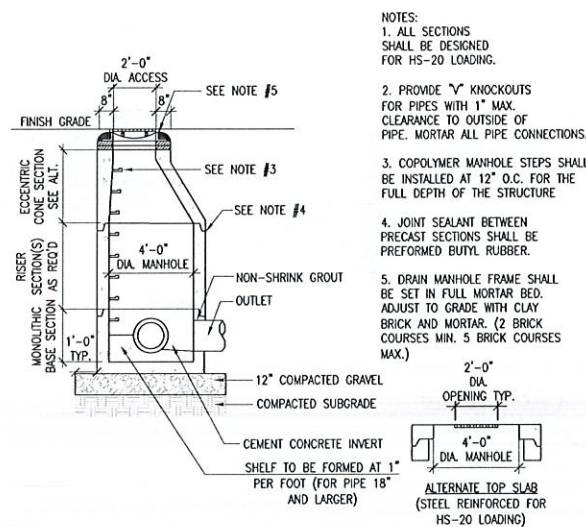
COPYRIGHT © 2017 FARLAND CORP. ALL RIGHTS RESERVED.  
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC,  
MECHANICAL, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. ANY  
MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL RENDER IT INVALID AND UNUSABLE.



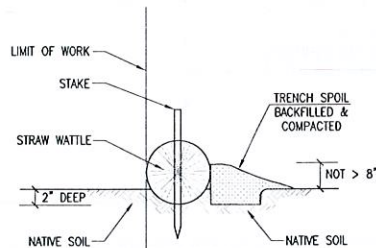
1 SANITARY SEWER MANHOLE  
6 NOT TO SCALE



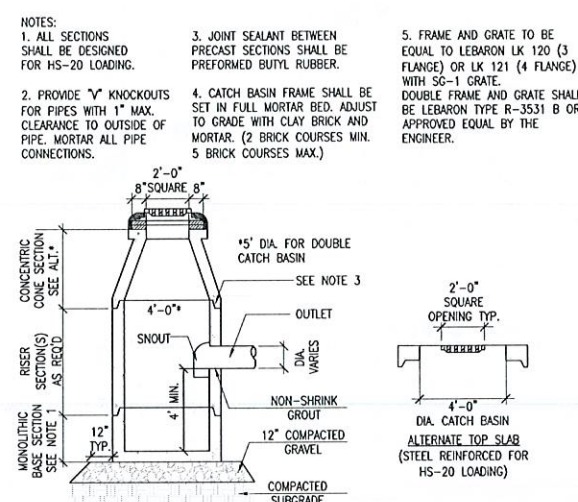
4 BITUMINOUS CONCRETE PAVEMENT - RECLAIMED  
6 NOT TO SCALE



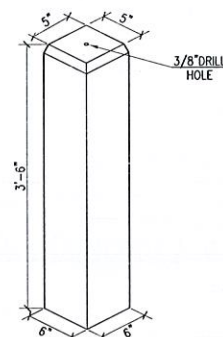
2 DRAIN MANHOLE  
6 NOT TO SCALE



5 STAKED STRAW WATTLE  
6 NOT TO SCALE



3 CATCH BASIN  
6 NOT TO SCALE



6 GRANITE BOUND  
6 NOT TO SCALE

FOR REGISTRY USE ONLY:

I CERTIFY THAT THIS PLAN COMPLIES  
WITH THE RULES AND REGULATIONS  
OF THE REGISTRY OF DEEDS.

BRIAN J. MURPHY, P.L.S. #38387

NEW BEDFORD PLANNING BOARD  
APPROVAL IS REQUIRED UNDER THE  
SUBDIVISION CONTROL LAW.

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

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

DATE: \_\_\_\_\_

CITY CLERK OF NEW BEDFORD

PLANNING  
JUL 07 2017  
DEPARTMENT

REVISIONS

1	7/5/17	PLANNING BOARD COMMENTS

SEAL OF THE CITY OF NEW BEDFORD

CHRISTIAN ALBERT FARLAND  
No. 47544  
CITY CLERK

DEFINITIVE SUBDIVISION PLAN

AUDREY ROSE FARMS  
ASSESSORS MAP 80 LOTS 140 & 141  
NEW BEDFORD, MASSACHUSETTS

PREPARED FOR:  
CHRISTIAN A. & ELIZABETH R. FARLAND  
555 LANTERN LANE  
NEW BEDFORD, MA 02740

MAY 10, 2017

SCALE: AS NOTED

JOB NO. 17-345

LATEST REVISION:  
JULY 5, 2017

DETAILS

SHEET 6 OF 7

CASE 25-17



GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY THOMPSON FARLAND, INC. IN APRIL OF 2015.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS AND REGULATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
5. WHERE PROPOSED PAVEMENT AND WALKS ARE TO MEET EXISTING, THE CONTRACTOR SHALL SAWCUT A NEAT LINE AND MATCH GRADE. SEAL ALL JOINTS WITH HOT BITUMINOUS ASPHALT JOINT SEALER.
6. CURBING TO BE AS INDICATED ON THE PLANS.
7. ALL EXISTING TREES, SHRUBS AND GROUND COVER WHERE NATURAL GRADE IS TO BE RETAINED SHALL BE KEPT IN THEIR EXISTING STATE UNLESS REMOVAL IS REQUIRED FOR CONSTRUCTION PURPOSES.
8. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT TO BE PAVED OR OTHERWISE TREATED AS NOTED ON PLAN SHALL BE TREATED WITH 4" OF LOAM, SEEDING AND HAY MULCHED FOR EROSION CONTROL.
9. SITE IMPROVEMENTS SHALL CONFORM TO A.D.A. SPECIFICATIONS.
10. ALL HANDICAP PARKING, RAMPS AND ACCESS SHALL CONFORM TO AAB & MAB REQUIREMENTS.
11. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
12. LIGHTING SHALL BE DIRECTED ON SITE AND AWAY FROM TRAFFIC INTERFERENCE.
13. TEST PITS AND/OR BORINGS WERE TAKEN FOR THE PURPOSE OF DESIGN AND SHOW CONDITIONS AT BORING POINTS ONLY. THEY DO NOT NECESSARILY SHOW THE NATURE OF ALL MATERIALS TO BE ENCOUNTERED DURING CONSTRUCTION.
14. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES ACCORDING TO THE LOCAL AUTHORITY'S SPECIFICATIONS. SERVICES SHALL BE CAPPED OFF WHERE SAME ENTER THE PERIMETER OF THE PROPERTY LINE.
15. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
16. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
17. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
18. ANY MINOR MODIFICATIONS TO THE INFORMATION SHOWN ON THE APPROVED PLANS SHALL BE SUBMITTED TO THE CITY PLANNER AND CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
19. THESE PLANS ARE PERMITTING PLANS AND SHALL NOT BE USED FOR CONSTRUCTION. A FINAL SET OF STAMPED PLANS FOR CONSTRUCTION WILL BE ISSUED AFTER RECEIVING FINAL APPROVAL FROM THE LOCAL AND/OR STATE DEPARTMENTS.
20. THE APPLICANT/OWNER SHALL BE RESPONSIBLE FOR REMOVAL AND GARBAGE PICKUP UNDER ARTICLE V. GENERAL REQUIREMENTS FOR THE SUBDIVISION OF LAND (24).

GENERAL PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
2. ALL PLANT MATERIAL SHALL BE PROPERLY CUYED, STAKED, WRAPPED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUY WIRES SHALL BE ATTACHED TO THE TREE AT A HEIGHT OF TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNK OF MULTI-STEMMED TREES. PROVIDE THREE STAKES PER TREE UNLESS NOTED OTHERWISE. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL.
3. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOP SOIL, PEAT MOSS, AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
4. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION AND SHALL BE SUBSEQUENTLY FLOODED TWICE WITHIN TWENTY-FOUR (24) HOURS OF PLANTING. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED WITH MATERIAL OF SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE DEVELOPER. THE REPLACED PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE REPLACEMENT DATE.
6. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 6" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED.
7. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH EITHER SOD OR SEED. SEED SHALL CONSIST OF A MIXTURE COMPLIANT WITH GOVERNING REGULATIONS. ALL DISTURBED LAWN AREAS SHALL BE TOP SOILED, LIMED, FERTILIZED, AND FINE GRADED PRIOR TO LAWN INSTALLATION.
8. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED PINE, CEDAR OR HEMLOCK BARK.
9. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
10. ALL TREES ARE TO BE CUYED, 3 EACH, UNLESS OTHERWISE NOTED ON PLAN.
11. ALL DECIDUOUS TREES ARE TO BE WRAPPED, WITH TREE WRAP, UP TO THE FIRST BRANCHING AND SECURED.
12. THE LANDSCAPE CONTRACTOR IS TO PERFORM ALL CONTRACTED WORK IN A REASONABLE PERIOD OF CONTINUOUS WORK.
13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN PLANT MATERIAL WHILE THE PROJECT IS UNDERWAY AND FOR A PERIOD OF TWO WEEKS AFTER THE COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED.
14. THE CONTRACTOR IS TO CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE, CAUSED BY THE LANDSCAPE CONTRACTOR.
15. ALL PLANTINGS SHALL BE CARRIED OUT DURING ONE OF THE FOLLOWING PLANTING PERIODS: MARCH 15 - MAY 15 OR SEPTEMBER 15 - NOVEMBER 15 (WEATHER PERMITTING).

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY DEPICTED ON THIS PLAN FALLS IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP 25005C0389F, EFFECTIVE DATE: JULY 7, 2009.

UTILITY AND GRADING NOTES

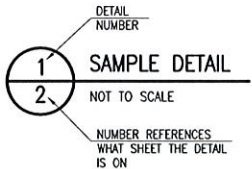
1. THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE & OBSTRUCTION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
2. ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
3. ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF NEW BEDFORD BEFORE BEING BACKFILLED.
4. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.
5. ALL ON-SITE STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR RCP, UNLESS NOTED OTHERWISE.
6. HDPE PIPE SHALL CONFORM WITH ASHOTO DESIGNATIONS M294 AND M252. SHALL BE MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC AND SHALL BE ADS N-12 PIPE AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEM, INC. OR HANCOR HI Q PIPE AS MANUFACTURED BY HANCOR, INC. OR APPROVED EQUAL UNLESS OTHERWISE NOTED OR DETAILED.
7. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES.
8. ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO A POINT OF 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
9. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER AND A MAXIMUM OF 6 FEET OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE. GREATER DEPTHS ARE PERMITTED WHERE REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES.
10. GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSE. THE CONTRACTOR SHALL NOTE THAT NOT ALL FITTINGS ARE NOTED, SHOWN OR INDICATED.
11. ALL WATER MAIN FITTINGS, TEES, BENDS, HYDRANTS, ETC. SHALL BE RESTRAINED WITH CONCRETE THRUST BLOCKS.
12. ALL HYDRANTS SHALL BE INSTALLED WITH A 6" C.I.D.I. RUNOUT AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED GATE VALVE, BOX, AND TEE FITTING. ALL HYDRANTS SHALL MEET LOCAL MUNICIPAL SPECIFICATION REQUIREMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL MUNICIPAL REQUIREMENTS.
13. DOMESTIC WATER SERVICES 2.5" AND SMALLER SHALL BE TYPE K COPPER TUBING AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED CORPORATION STOP AND APPROVED SADDLE CURB STOP, AND BOX, USING MATERIALS SPECIFIED BY THE MUNICIPAL WATER DEPARTMENT OR COMPANY.
14. ALL WATER MAINS 3" AND LARGER SHALL BE CEMENT LINED DUCTILE IRON - CLASS 52, AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED FITTINGS AND GATE VALVES.
15. ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
16. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.
17. PRIMARY WATER METER AND BACKFLOW PREVENTER SHALL BE LOCATED AT THE POINT WHERE THE WATER LINE ENTERS THE BUILDING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
18. ALL GRAVITY SEWER PIPE SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1784 WITH RUBBER GASKET JOINTS.
19. WHERE SANITARY SEWERS CROSS WATER LINES, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST EIGHTEEN INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AS POSSIBLE. IF MECHANICAL JOINT PIPE IS NOT USED THAN BOTH THE WATER MAIN AND SANITARY SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
20. DUE TO THE SMALL SCALE OF THE SITE WORK DRAWINGS, EXACT LOCATION OF UTILITY STUBS FOR BUILDING CONNECTIONS SHALL BE VERIFIED WITH THE BUILDING DRAWINGS. SERVICE STUBS TO THE BUILDING SHALL BE INSTALLED TO A POINT 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
21. BEFORE THE DEVELOPMENT SITE IS GRADED, THE AREA OF THE DRAINAGE BASINS SHOULD BE FENCED OFF TO PREVENT HEAVY EQUIPMENT FROM COMPACTING THE UNDERLYING SOIL.
22. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
23. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
24. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
25. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
26. CONTRACTOR SHALL ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
27. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION OF THE CONFLICT.
28. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
29. ELECTRICAL DUCT BANK LOCATION IS SHOWN FOR COORDINATION PURPOSES, REFER TO ELECTRICAL PLANS FOR SECTIONS AND DETAILS OF THE UTILITY DUCT BANK.
30. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE AND ELECTRICAL). FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THERE ARE NO EXISTING WETLAND AREAS ON THE SUBJECT PROPERTIES, AND ALL PROPOSED WORK FALLS OUTSIDE OF ANY BUFFER ZONE THAT WOULD ILICIT OTHER REGULATIONS.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES IN THE PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
3. ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY DEMOLITION GRADING OPERATIONS AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES. EROSION CONTROL SHALL CONFORM TO THE CITY OF NEW BEDFORD CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS.
4. ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
5. ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
6. THE MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL MEASURES AND FACILITIES DURING AND IMMEDIATELY AFTER CONSTRUCTION RESTS WITH THE GENERAL CONTRACTOR. UPON ACCEPTANCE OF THE PROJECT, THE OWNER SHALL BECOME RESPONSIBLE FOR MAINTENANCE OF ANY REMAINING MEASURES AND FACILITIES.
7. OFF SITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE ENGINEER.
8. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS AT ALL TIMES.
9. THE CONTRACTOR SHALL UTILIZE ALL METHODS NECESSARY TO PREVENT BLOWING AND MOVEMENT OF DUST FROM THE EXPOSED SOIL SURFACES.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
11. A CRUSHED STONE TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ENTRANCE EXISTS.
12. ALL CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS DETAILED ON THE PLAN, IF APPLICABLE.
13. ALL STORM DRAINAGE OUTLETS SHALL BE PROTECTED AS REQUIRED HEREON BEFORE DISCHARGE POINTS BECOME OPERATIONAL.
14. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIRECTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
15. LAND AREAS EXPOSED AT ANY ONE TIME AND THE LENGTH OF EXPOSURE SHALL BE KEPT TO A PRACTICAL MINIMUM. THEY SHALL BE LEFT IN A NEAT AND FINISHED APPEARANCE AND PROTECTED FROM EROSION.
16. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTRIBUTED AREAS SHALL BE MULCHED.
17. ALL CRITICAL AREAS SUBJECT TO EROSION SHALL RECEIVE A TEMPORARY SEEDING AND BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS IMMEDIATELY FOLLOWING ROUGH GRADING.
18. IMMEDIATELY AFTER COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, SEED THE STOCKPILE WITH ANNUAL RYE GRASS. STABILIZE TOPSOIL STOCKPILES WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING.
19. SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF WETLANDS, THE FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITIES. THE BASE OF ALL STOCKPILES SHALL BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE.
20. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
21. ALL AREAS NOT STABILIZED BY CONSTRUCTION, SODDING OR LANDSCAPING SHALL BE SEEDDED AND STABILIZED IN ACCORDANCE WITH THE SEEDING AND MULCHING SPECIFICATIONS.
22. MULCHING IS REQUIRED ON ALL SEEDDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATIVE COVER.
23. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTRATION DEVICE. THE SEDIMENT FILTER MUST BE CAPABLE OF FILTERING THE SEDIMENT AND BE PLACED SO AS NOT TO CAUSE EROSION OF THE DOWNSTREAM AREA.

LEGEND

EXISTING		PROPOSED
CONTOUR LINE		101
SPOT GRADE		+101.1
EDGE OF PAVEMENT		EOP
VERTICAL GRANITE CURB		VGC
SLOPED GRANITE CURB		SGC
VERTICAL CONCRETE CURB		VCC
BITUMINOUS CONCRETE CURB		BCC
CAPE COD BERM		CCB
STONE WALL		
CHAIN LINK FENCE	X	X
IRON FENCE	△	△
POST & RAIL FENCE	○	○
STOCKADE FENCE	□	□
GUARD RAIL	—	—
HAY BALES	—W—	—W—
WATER LINE		
FIRE HYDRANT		⊕
POST INDICATOR VALVE		⊕
WATER GATE		⊕
WATER METER PIT		⊕
IRRIGATION HAND HOLE		⊕
WELL		⊕
SEWER LINE		
SEWER MANHOLE		⊕
GAS LINE		
GAS METER		
GAS GATE		
DRAIN LINE		
DRAIN MANHOLE		⊕
CATCH BASIN		⊕
OVERHEAD WIRES		
ELECTRIC, TELEPHONE & CABLE		
UTILITY POLE		
GUY WIRE		



COPYRIGHT © 2017 FARLAND CORP. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL REMAIN THE PROPERTY OF FARLAND CORP. IT IS UNLAWFUL TO REPRODUCE OR TRANSMIT THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP.

FOR REGISTRY USE ONLY:

I CERTIFY THAT THIS PLAN COMPLIES WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

BRIAN J. MURPHY, P.L.S. #38387

NEW BEDFORD PLANNING BOARD APPROVAL IS REQUIRED UNDER THE SUBDIVISION CONTROL LAW.

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

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

DATE : \_\_\_\_\_

CITY CLERK OF NEW BEDFORD

REVISIONS

1	7/5/17	PLANNING BOARD COMMENTS



www.FarlandCorp.com

401 COUNTY STREET  
NEW BEDFORD, MA 02740  
P.508.717.3479  
OFFICES IN:  
•TAUNTON  
•MARLBOROUGH  
•WARWICK, RI

DRAWN BY: MJW/CAF

DESIGNED BY: CAF

CHECKED BY: CAF

DEFINITIVE SUBDIVISION PLAN

AUDREY ROSE FARMS  
ASSESSORS MAP 80 LOTS 140 & 141  
NEW BEDFORD, MASSACHUSETTS

CHRISTIAN A. & ELIZABETH R. FARLAND  
555 LANTERN LANE  
NEW BEDFORD, MA 02740  
PREPARED FOR:

MAY 10, 2017

SCALE: AS NOTED

JOB NO. 17-345

LATEST REVISION:

JULY 5, 2017

NOTES & LEGEND

SHEET 7 OF 7

PLANNING  
JUL 07 2017  
DEPARTMENT

CASE 25-17



