



City of New Bedford

Department of Planning, Housing & Community Development

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PATRICK J. SULLIVAN

DIRECTOR

STAFF COMMENTS

PLANNING BOARD MEETING

June 14, 2017

Case # 25-17: Audrey Rose Farms
Definitive Subdivision
off Lantern Lane
(Map 80, Lots 140 & 141)

Applicants/

Owners:

Kathy M. Denher
1259 Rockdale Avenue
New Bedford, MA 02740
and
Christian A. and Elizabeth R.
Farland
555 Lantern Lane
New Bedford, MA 02740.

Applicant's

Agent:

Farland Corp.
401 County Street
New Bedford, MA 02740



Overview

This is a request by the applicant for approval of a 4-lot residential subdivision plan under **Massachusetts General Law Chapter 41, §81K-81GG** (Subdivision Control Law), **City of New Bedford Subdivision Regulations**, and **Chapter 9 Comprehensive Zoning-Site Plan Review §5400**, on a on a 2.11+/- acre site off Lantern Lane (Map 80, Lots 140 & 141), in the Residence A (RA) zoning district.

Among the waivers the applicant seeks is a waiver from the procedure of preparing and submitting a Preliminary Subdivision Plan under City of New Bedford Subdivision Regulations. Under **MGL Ch 41, §81R**, which gives Planning Boards authority to grant a waiver to any of their rules and regulations, a Board must find by granting of the waiver, the petition is in the public interest and not inconsistent with the purpose of Subdivision Control Law, as described by **Ch 41, §81M**. Any waiver approval shall be specified in the decision and noted on the definitive plan.

History

- In June of 2007 two preliminary plans for Audrey Rose Farms were presented to the Planning Board.
- A Preliminary Plan for Audrey Rose Farms (Map 80, Lots 7, 42, and 141) was proposed as a five (5) lot single-family residential subdivision before the Planning Board on June 13, 2007. The applicant was

advised to file a Definitive Subdivision Plan adhering to the stipulations provided by the Department of Public Infrastructure memo dated June 11, 2007.

- No Definitive Subdivision Plan for Audrey Farms was filed by the developer.
- A Preliminary Plan for Audrey Rose Farms II (Map 80, Lots 140 & 141), a six (6) lot subdivision on a 400 foot plus dead-end street, was also proposed at that same meeting of the Planning Board. According to the minutes of the meeting, the Board “was troubled over the length of existing Lantern Lane from Oakdale Street...and wanted an opinion from the Solicitor’s Office as to where the measurement for the length of a dead-end cul-de-sac was to be taken from...and continue the hearing until it [the opinion] was received for further action.”
- No record of opinion from the City Solicitor was found among the Planning Division case file folders.
- The 45-day period allowed for reaching a decision on Audrey Farms II lapsed on July 15, 2007 due to the lack of super majority required to vote at the July 11, 2007 Planning Board meeting, according to historical data.
- Under Subdivision Regulations Article III. Procedure. (A) Submission of Preliminary Plan. *Approval of the preliminary plan shall indicate that the proposed plan for subdivision, if consistently followed throughout, will be adequate and sufficient to obtain final approval, provided that all requirements of Article VI, Section C, Final Plan, Contents, of these regulations are met.*
- However, the Definitive Plan, as submitted under Case 25-17 showing four (4) lots, is substantially different from the plan submitted for six (6) lot Audrey Rose Farms II and information for technical review is incomplete. The application for definitive subdivision Audrey Rose Farm is to be considered a new application under subdivision regulations.
- It may be noted, while MGL under C. 41, §81S gives a developer of the residential subdivision an option of filing a Preliminary Subdivision Plan, City of New Bedford Subdivision Regulations stipulate under Article III. Procedure. *For each subdivision proposed, there shall be prepared and submitted...both a preliminary plan for study and modification and a final plan.*



Existing Conditions

Access to proposed Audrey Lane is via the existing Lantern Lane cul-de-sac. Audrey Lane is an additional cul-de-sac that will terminate approximately 220+/- linear feet from the dead-end constructed during an earlier phase of development of Lantern Lane.

Lot lines of this land parcel have been previously adjusted. The developer now proposes supplementary lot lines to further create two building lots. Staff noted water ponding at proposed Lot 4 during site visits, and waterfowl using the flooded area.

The site is located within a neighborhood of tidy, well-kept single family dwelling units, within close proximity to the New Bedford Seventh Day Adventist Church.



Proposed Conditions

Four (4) lots located within the Residence A (RA) zoning district are shown on the plan. Under current zoning single-family residential dwellings with minimum lot sizes of 8,000 SF and 75 linear street frontage are permitted by right. The developer anticipates new utilities will be installed within the roadway right-of-way to serve the subdivision. Utility Easement A, B and C are noted on Plan Sheet 3 of 7. The existing sewer easement as shown on Sheet 2 of 7 is to be discontinued. The attached Memorandum from the Department of Public Infrastructure further discusses utility and infrastructure stipulations.

The applicant has not clarified in the project description in the Site Plan Review Application (Item No. 4) if owners will seek road acceptance by the City of New Bedford for the proposed Right of Way shown as Audrey Lane on plan submittals.

Appendix C-Table of Parking & Loading Regulations

USE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
One-family dwelling Two-family dwelling Multi-family (3) or more per structure	Two (2) spaces per dwelling unit	One (1) loading space for each multifamily dwelling containing more than ten (10) dwelling units, or more than twenty (20) housekeeping units

Construction completion

- ☐ Staff recommends that the Board inquire as to the project schedule as it has not been disclosed as stipulated under §5452.

Site Plan Review

Site Plan Review is applicable for Subdivision Review under §5424.

The submittal is named on the cover sheet as Audrey Rose Farms Farm, Definitive Subdivision Plan, Assessors Plot 80, Lots 140 & 141, New Bedford, MA, dated May 10, 2017, prepared for Christian A. and Elizabeth R. Farland, 555 Lantern Lane, New Bedford, MA 02740, by Farland Corp., 401 County Street, New Bedford, MA 02740 consisting of seven (7) sheets.

A check box is provided next to recommended revisions noting items that may be missing but not made part of any waiver request.

- ☐ *The applicant is to orient all plan sheets so the North Arrow points toward the top of the page.*

Cover Sheet - Sheet 1 of 7

- ☐ The Zoning Matrix should state the percentage of contiguous uplands per each lot as being greater than 83% and also provide the total square footage of upland per lot.
- ☐ Correct the following typo under Deed References on this plan sheet and other sheets as shown:
 - Book 3612, Page 12 (This appears to run with the mortgage deed for a property at the neighboring subdivision called Sandstone Heights).
- ☐ Correct the following under Plan References:
 - PB 70, is found on Page 40, not Page 10;
 - PB 114, Page 12 is for a Plan of Land for Chase Road in South Dartmouth;
 - Add Plan Book 170, Page 82;
 - Include other associated plans on the Cover sheet.

Existing Conditions – Sheet 2 of 7

- ☐ Add date of last known survey to include name of surveyor and survey firm. Update all plan sheet general Notes with this detail.
- ☐ Add Soil Survey information.
- ☐ Add FIRM map data (Flood Zone and Panel Number).
- ☐ Shown wetland boundaries or Note confirming no wetlands fall within the site perimeter.
- ☐ Show one (1) test pit is required per lot. Through the use of data retrieved from on-site test pits [one per each lot], the developer's engineer shall determine the highest groundwater level for any two weeks between the period March 1—June 1 of any given year and shall also indicate the elevation of the lowest point of all proposed foundations in relation to the highest recorded groundwater level.
- ☐ Show and list trees over 12 inch caliper.
- ☐ Show existing street within 100 feet of site boundary as per **Article VI. Subdivision Plan Specifications and Required Contents.(C)(2)**

Lotting – Sheet 3 of 7 (Combine this plan sheet with Site Development Plan and title the plan Layout Plan)

Staff assumes there is no monument sign designating the subdivision at the gateway entrance.

- ☐ Show the building envelope and setbacks.
- ☐ Note the percentage number in the calculation of contiguous uplands [i.e., Lot 14: 31,748 +/-SF (26, 351 +/- Upland) = 83% contiguous upland].
- ☐ Parks and Playground have not been shown on plans as per **Article V. General Requirements for the Subdivision of Land (18)** and **MGL Chapter 41 §81U**.
- ☐ Note utility easement deed book and page number(s) to final plan upon recording at the Bristol County (S.D) Registry of Deeds.
- ☐ Assure that the owner of Map 80, Lot 103 is consistent on all plan sheets.
- ☐ Add **General Construction Notes** from plan sheet 7 of 7.

- ☐ Add all Construction Notes as stipulated in under Section 3d. of the Site Plan Review Checklist:
 - 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.
 - Any work and material within the City right-of-way shall conform to the City of New Bedford requirements.
 - All handicap parking, ramps, and access shall conform to AAB & MAAB requirements.
 - All erosion control measures shall be in place prior to construction. Erosion Control shall conform to the City of New Bedford Conservation Commission requirements as stated in the Order of Conditions. (Refer to Erosion Control Plan if part of submission)
 - All pavement markings and signs shall conform to MUTCD requirements.
- ☐ The applicant/owner shall be responsible for removal and garbage pickup under **Article V. General Requirements for the Subdivision of Land (24)**; add this to Notes on plan sheet.

Site Development – Sheet 4 of 7 (See Lotting comments)

- ☐ **Add a Utility, Grading & Drainage Plan Sheet**
 - ☐ Add **Utility and Grading Notes** from Notes & Legend Sheet 7 of 7 to this plan sheet.
 - ☐ Add notes:
 - The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction within the right-of-way.
 - All water and sewer material and construction shall conform to the City of New Bedford requirement.
 - All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled.
 - The City shall be notified at least 24 hours prior to the required inspections.
- ☐ **Add Landscape Plan Sheet** (See 3g. of Site Plan Review Application Checklist for plan contents)
 - ☐ Species of trees shall be as approved by the City Planning Department and planting schedule shall be noted on plan. As per **Article VII. Required Improvements (J) Street Trees**. Trees such as Honey Locust, Linden, Ailanthus, American Beech, Northern Maple, Red Maple, Northern Red Oak, White Ash or other species approved by the Planning Department, shall be provided at the rate of one tree per lot; and the location of said trees shall be determined after the footprint of the principal structure and driveway(s) are laid out. Further, all trees at the time of planting shall measure three (3) inches in diameter at a point six (6) inches from ground level.
 - ☐ Note on plan sheet the **Period of planting**: March 15-May 15 and September 15-November 15, weather permitting.
 - ☐ Add **General Planning Notes** shown on Sheet 7 of 7 to Landscape Plan.
- ☐ **Add Roadway Profile** [See Article VI. Subdivision Plan Specifications and Required Contents.(C)(3) and (5)]
- ☐ **Add Erosion Control Plan** (See 3h. of Site Plan Review Application Checklist for plan contents)
 - ☐ Use straw rather than hay for erosion control mitigation.
 - ☐ Add **Soil Erosion and Sediment Control Notes** from sheet 7 of 7.
- ☐ **Add Lighting Plan** (See 3l. of Site Plan Review Application Checklist for plan contents)

Details - Sheet 5 of 7

- ☐ Add tree planting Note to Landscape Plan
- ☐ Add roadway cross section and driveway curb cut Note to Roadway Profile Plan Sheet

Staff defers to the Department of Public Infrastructure for remaining comments.

Details - Sheet 6 of 7

Staff defers to the Department of Public Infrastructure for remaining comments.

Notes & Legend – Sheet 7 of 7

- ☐ See plan sheet comments above.

Sign Plan

The applicant/owner has not submitted an application for Ground Sign site plan.

- ☐ Should the development feature signage to mark the gateway entrance of the subdivision, applicant shall submit a Ground Sign site plan to the Planning Board for review.

Project Narrative

The applicant has not adequately summarized nor described the proposed project under consideration by the Planning Board.

- ☐ See Site Plan Review Application Checklist No 4. Project Narrative for the narrative contents.

Development Impact Statement

- ☐ Staff recommends a Development Impact Statement be provided by the applicant for the Planning Board's review and consideration as per **§5455**.

Stormwater Management Report

- ☐ The report as submitted does not clearly identify the site location and is incomplete.
- ☐ See Site Plan Review Application Checklist No 9. Stormwater Management Report for report contents.

Traffic Impact & Access Study

No study was submitted with case deliverable and the applicant has asked for a waiver from submittal.

- ☐ Staff recommends that a new Traffic Impact & Access Study be prepared by the applicant for review and consideration by the Planning Board given the proposed limited access to the dead end site.

Development Impact Statement

- ☐ Staff recommends a Development Impact Statement be provided by the applicant for the Planning Board's review and consideration as per **§5455**.

Waivers

An applicant/owner must list all waivers, with typos corrected, granted by the Planning Board on plan sheets.

The applicant has petitioned the Planning Board for four (4) waiver petitions:

1. Article VII. Required Improvements. (B) Street Improvements. (2) Street Rights Of Way.
 - ☐ For paved roadway width.
2. Article VII. Required Improvements. (B) Street Improvements. (2) Street Rights Of Way.
 - ☐ For sidewalk construction.
3. Development Impact Statement
4. Traffic Impact & Access Study

The applicant has not provided elevation drawings illustrating representative architectural style showing his vision for the development of the subdivision.

- ☐ The applicant should submit waiver petition under **§5451.d. Architectural Plans**

The applicant may submit a waiver petition under **§5451.d Architectural Plans** stating the applicant does not intend to obtain building permits for construction of dwelling units; however, building envelopes and driveway placement should be shown on a Grading & Drainage Plan Sheet and Roadway Profile plan sheet.

As per **Article VI. Subdivision Plan Specifications and Required Contents. (B) Preliminary Plans. (14) Drainage Regulations** and **Article VI. Subdivision Plan Specifications and Required Contents. (C) Final Plan Contents. (3) Final Designs**, one test pit is required per lot. Through the use of data retrieved from on-site test pits [one per each lot], the developer's engineer shall determine the highest groundwater level for any two weeks between the period March 1—June 1 of any given year and shall also indicate the elevation of the lowest point of all proposed foundations in relation to the highest recorded groundwater level for subdivision review. All technical data required under **Article VI. Subdivision Plan Specifications and Required Contents (B) Preliminary Plans. (14) Drainage Regulations** shall be shown the preliminary subdivision plan; subsequently, the same technical information is required under **Article VI. Subdivision Plan Specifications and Required Contents. (C)Final Plan Contents. (3)Final Designs**.

- ☐ As one of the elements the Planning Board considers is how buildings are presented in site development, staff recommends the applicant provide a graphic representation of the typical architectural style, or design, which exemplifies the vision the applicant sees for the development of Audrey Rose Farms.
- ☐ Staff does not recommend approval of a waiver petition for **§5451.d Architectural Plans**.

Input From Other City Departments

The modification of subdivision approval was distributed to the City Clerk, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department.

The Health Department states via email there are no issues of concern with the proposal. Staff anticipates the Department of Public Infrastructure will provide a memo for the Board's consideration at the Planning Board meeting.

No additional comments have been received as of the production date of these Planning Staff Comments.

Master Plan Goal

In general, a subdivision shall conform to the zoning ordinance and the Master Plan. As stated in A City Master Plan: New Bedford 2020, there is very little buildable land (219 acres) remaining in an area encompassing 20.2 square miles (Shaping the City 4-2). Staff is mindful of the need to invite sustainable, quality development that will strengthen neighborhoods and develop a built environment that protects community assets. Strategic planning for neighborhood design creates vibrant and close knit communities.

The plan under the cul-de-sac design proposal falls short of the goals and objectives to coordinate the ways in the subdivision with the public ways in the city and with the ways in neighboring subdivisions. This plan does not promote connectivity, nor does it create a pedestrian friendly environment which offers sustainable, quality development that will strengthen neighborhoods to develop a built environment that protects community assets.

Performance Guarantees Methods

Before final approval of a plan, the Planning Board shall require provision for the construction of ways and the installation of municipal services with construction and installation to be secured by one, or in part by one and in part by the other, of the following methods:

- As per City of New Bedford Subdivision Regulations **Article IV. Performance Guarantee (A) (1)**, any original security instrument elected by the applicant shall be valid for **one year**. If work is not satisfactorily completed on the construction of ways and the installation of principal services within this time period the Planning Board, upon written request, permit the applicant to extend the original security agreement(s) in order to complete the necessary ways and municipal services. **No extension shall exceed a six (6) month period, unless the Planning Board, at its discretion, approves such a request.**
- As per Subdivision Regulations **Article IV. Performance Guarantee (A) (2)**, a Covenant, with date of subdivision completion date, shall be executed by the owners, recorded at the New Bedford (S.D) Registry of Deeds, and referenced on the approved subdivision plan.
- As per Subdivision Regulations Article IV. Performance Guarantee (A) (3), Tripartite Agreement between the Applicant, Lender and Planning Board securing the subdivision improvements via a holdback of mortgage funds.

To summarize, the Planning Board shall specify a deadline for completion of work. The amount secured must bear a direct and reasonable relationship to the costs of the work, including inflation and contingency. The Department of Public Infrastructure shall provide a cost estimate to the Planning Board once a definitive subdivision plan receives approval. Method of surety may be selected, and from time to time, varied by the applicant. The secured amount may be reduced periodically to reflect the actual work remaining.

Performance Guarantee Release

Before the Planning Board votes to release the developer and security from obligation, the Planning Board shall determine that subdivision requirements have been fulfilled and that the final plan is in conformance with the City of New Bedford Master Plan according to the stipulations of **Article IV. Performance Guarantees. (B) Release of Performance Guarantee**. The bond may be enforced, and security applied by the Planning Board, with enforcement actions taken in Superior Court within one year of failure by applicant to fulfill their obligations.

Approval and Appeal Period

Upon approval of final plan, all public utility easements and other easements intended for public purpose shall be accompanied by the appropriate easement agreement documents which shall be executed by both parties upon approval of the final plan and bear the approval by the New Bedford City Solicitor as stipulated under **Article VI C (2)**.

Approval must be evidenced by a certificate of the planning board action filed with the city or town clerk. Under **MGL C 41 § 81BB** any person, whether or not previously a party to the proceedings, or any municipal officer or board, aggrieved by a decision of a board of appeals under **§81Y**, or by any decision of a planning board concerning a plan of a subdivision of land, or by the failure of such a board to take final action concerning such a plan within the required time, may appeal to the superior court for the county in which said land is situated or to the land court; provided, that such appeal is entered within twenty days (20) after such decision has been recorded in the office of the city clerk.

Complete Streets

On April 14, 2016 the City of New Bedford adopted a Complete Street Policy that Planning Staff looks to for design recommendations which private development and the related roadway design component shall adhere to for the construction and development of a connected and integrated network that serves all road users, which include pedestrians, bicyclists, users of wheelchairs and assisted mobility devices, transit and school bus riders, delivery and service personnel, freight haulers, and emergency responders. Complete Streets follows a context-sensitive approach to process and design, including a range of goals and objectives, by giving significant consideration to stakeholders and community values. It includes recommendations related to livability, connectivity, and sustainability so projects may best serve the community.

Once touted by planning professionals as the ideal suburban planning model, the cul-de-sac, or dead end, design for land development has witnessed a paradigm shift in implementation and use. Current Planning practice encourages design and development applications that promote an enhanced quality of life, sustainability, green transportation, traditional neighborhood structure, connectivity, and walkability. Cul-de-sac design encourages residents to drive more, increases the use of motor vehicles and green house gas, reduces walking and opportunity for exercise, and keeps residents disconnected from one another.

- ☐ Street arrangement is described under City of New Bedford Subdivision Regulations **Article V (2)**. Planning Staff recommends the Planning Board condition approval of this plan for subdivision development on a street design that promotes connectivity between Rockdale Avenue and Lantern Lane under the principle of Smart Growth and sustainable planning criteria.
- ☐ Should the Planning Board desire to approve the cul-de-sac road proposal as submitted, Staff recommends a design approach that offers an interconnected pedestrian pathway system, [which may also be utilized by First Responders], between Rockdale Avenue and Audrey Lane between Lots 3 and 2 linking the cul-de-sac with adjacent streets, area businesses, and other neighborhoods.

Staff Recommendations

While the applicant considers this subdivision proposal before the Planning Board to be a Minor Subdivision Plan, the city of New Bedford subdivision regulations currently do not include such a definition; therefore, application requirements for submittal of plans remain as per existing regulations and ordinance.

Staff recommends that the waiver petition for this application for Definitive Subdivision be denied. The applicant should submit a Preliminary Plan for study and modification in preparation of a final Definitive Subdivision Plan to satisfy the technical review of this proposal for development.

Staff recommends that the City Solicitor provide a legal opinion to the Planning Board in regard to construction of additional length to the existing dead-end street.

Staff recommends the applicant secure written recommendations of all required departments as per **Article III. Procedure.** before final approval of subdivision plan.

Attachments:

1. Planning Board Meeting Minutes – June 13, 2007
2. Applications for Approval of Definitive Plan (Form C)
3. Site Plan Review Application
4. Submittal Letter with Waivers
5. Request for Waiver Form
6. Site Plan Review Application Checklist

7. Quit Claim Deed Book 8883, Page 154
8. Quit Claim Deed 6067, Page 231
9. Sewer Easement (Plan Book 155, Page 45)
10. Plan Book 150, Page 75
11. Plan Book 151, Page 60
12. Plan Book 170, Page 82
13. Stormwater Drainage Calculations printed 5/8/2017
14. Plan Set

NEW BEDFORD PLANNING BOARD

MEETING MINUTES

June 13, 2007

ROOM 314 - CITY HALL

Members Present

George N Smith, Chairman
Derek Santos
Robert Gardner
Raymond Patnaude
Benjamin Watkins

Members Absent

None

Note: For the purposes of these minutes, a motion that is made and seconded, will be transcribed as shown in the following example - BG/ BW, where the first two letters represent the member initials, making the motion and the second set of initials are those of the member seconding the same motion. Tally of the vote appears as 5-0

Meeting Called to Order:

The meeting was called to order by Chairman Smith declaring a quorum present at 6:05 P.M.

Acceptance of the Minutes from the May 9, 2007 Meeting:

These minutes were unavailable for review for this meeting.

Remove From the Table:

Case 20-07 Proposed restaurant with signage on two parcels of land on Assessor's Plot 41, Lots 172 & 173 at 347 County Street and 37 Allen Street. Since the public hearing was not closed, the Chairman allowed the proponents to proceed. Stephen Gioiosa, SITEC Engineering Project Engineer, began the presentation for the Applicant. He explained the means and methods used to analyze the present and future traffic conditions at the signals at Allen and County Streets. Next, speaking in favor was the Pastor of Saint John the Baptist Church, Joseph Fortes, Clr. Saunders, Marita Andrade, George Mouritides, Tony Mouritides and John Roy. Speaking in opposition were Clr. Jane Gonsalves, who reminded the Planning Board that future ZBA approvals will still be required to address the commercial parking on residentially zoned land through a special permit. Also, Robert Clark, who maintained that a smaller scale project, confined to the existing Mixed-Use Business zoned lot, would be more towards acceptable, Betty Clark questioned the authenticity of the traffic data, since it was compiled by the Applicant's representative, Tom Clark, Sue Cardoza, Steve Cardoza, Baldwin of 5 Green Street. The Chairman received a motion to close the public hearing BW/RG. A motion was made DS/BW to grant site plan approval for the plans as submitted, including the elevations and the signage, with the condition that the parking which is shown occurring in a Residence B zone, is granted a special permit by the Zoning Board of Appeals; and that

Case 27-07 This case is a proposed zoning change requesting that the west side of East Rodney French Blvd., south of Rodney Street, more specifically Plot 12, Lot 4 and Plot 14, Lots 160, 161 and 162 be changed from Residence B to Mixed-Use Business. Speaking in favor of the change were owners Michael and Carl Pimentel. The Pimentels stated that they owned three six-unit multi family structures on the land affected, and wished to have the zoning be consistent with the existing land use. Changing the zoning to Mixed-use Business would accomplish that. No one spoke in opposition. The Chairman closed the hearing DS/RG. On a motion RG/DS to send a favorable recommendation of this zoning change to the Committee on Ordinances, the motion passed 5-0.

Case 28-07 This was a request for site plan review to approve the moving of two signs from the Shawmut Avenue Beacon Rental store to the industrially zoned, Church Street location, at Plot 126, Lot 513. Speaking for the Applicant was Rick Beaumont, Beaumont signs, who explained the nature of the request. Barry Brodeur, the owner, also spoke of the need for this re-location. Linda Morad spoke of protecting the neighbors across Church Street from unnecessary glare from the tall sign. The Chairman closed the public hearing RG/DS. The Board had concerns that the sign was tall at the other location, of necessity, due to it's location at the toe of a slope next to Route 140. Board members felt that the height could now be structurally reduced given the visibility along Church Street. A motion was made DS/RG to approve the relocation of both signs, with the height of the John Deere sign, to be reduced from 30 feet to 20 feet. Motion passed 5-0.

Case 29-07 This was a request for a zoning ordinance amendment which would create a new mill overlay district within the city block bounded by Nash Road, Edison Street, Belleville Road and Brook Street. The intent of this new overlay district would be to allow mixed uses of the properties, bounded within, for residential and commercial uses as well as industrial use. A special permit, issued by the Zoning Board of Appeals, would be required. Speaking in favor of the creation of this new district were Paul Rubin, Coaters, Inc., who also gave the Board a site map of the industrial site. It was received and placed on file. Norman Buck spoke next. Mr. Buck has recently completed a mill to residence restoration and envisions another, here. Also, in favor were Clr. Joe DeMedeiros and local realtor, Kathy Dehner. No one spoke in opposition. The Chairman closed the hearing RG/BW. There was some discussion suggesting that there were sections of previous mill overlays, that, as crafted by the City Solicitor's Office, had attempted to correct bad language with worse language. It was felt that in order to send language that met the goals of the Planning Board with respect to these overlays, the Board and the City Planning Office should prepare the draft for review by the Law Office. On a motion by DS/BW the suggested the case be continued to the June 27, 2007 work session of the Board, to allow the Board to work up the suggested language for this particular overlay. Motion passed 5-0.

Preliminary Subdivision "Audrey Rose Farms" This was a preliminary subdivision plan for a five lot residential development on Plot 80, Lots 7, 42 and 141 off Rockdale Avenue. The Chairman attempted to combine this subdivision plan with another, on adjoining property, a preliminary plan for "Audrey Rose Farms II", a six lot residential

development. Since these were adjacent, it seemed to make sense to evaluate them together. After hearing from the project engineer, Christian Farland, Joe DeMedeiros, Kathy Dehner and Mark Perreira, all in favor, and Frank Warrington in opposition, it was realized that the two plans should each be evaluated and voted upon, separately. The Board felt that "Audrey Rose Farms" met the basic conditions for the approval of a preliminary plan and on a motion DS/RG called for said approval provided the DPI comments on their June 11, 2007 letter were followed in the preparation of the Definitive Plan. Motion passed 5-0. Next, the Board discussed, further, "**Audrey Rose Farms II**" and were troubled over the length of existing Lantern Lane, from Oakdale Street. The Board wanted an opinion from the Solicitor's Office as to where the measurement for the length of a dead-end cul-de-sac was to be taken from. The Board decided to ask for that opinion, and continue the hearing until it was received for further action, hopefully, by the June 27, 2007 DS/RG 5-0.

Case 30-07 The Chairman asked for a motion to remove this case from the table. It was so moved DS/BW. This was a request for site plan approval and for a special permit, under Chapter 9, Section 3120 of the Zoning Code, to reduce the parking requirements associated with the reconstruction of a residential structure into a fashion sales boutique. Originally, this case, 3-07, was deemed to have an incomplete application and was tabled on February 14, 2007. Speaking in favor of the proposal was Richard—a manager at C.P. Bourg and Clr. Morad. There was no one speaking in opposition to this proposal. The Chairman closed the hearing RG/DS. The Board noted that the DPI had sent notice that the deficiencies in the original plan have been corrected, and they now suggest approval. Commissioner Santos noted that he agreed with the developer's parking arrangement, which included locating the parking stalls against the building, rather than against the rear property line. A motion was then made DS/BW to approve the site plans, as submitted, with the condition that the developer use exterior lighting that is directed downward, not diffusing into neighboring properties to the north and east. He further requested that a close set row of arborvitaes be planted along the rear property line as screening material. This motion passed 5-0. The related motion, DS/RG was offered to grant a special permit to reduce the off-street parking required by the City Zoning Code, under Chapter 9, Section 3120, finding that the amount of available on-street parking for this corner lot, made the normal application of the required standard unnecessary, especially for this type of use. This motion to grant the special permit passed 5-0.

Other Business:

Case 41-04 This was a request to approve a modification to a previously approved site plan for the Christian Fellowship Center at 818 Church Street. Upon beginning the presentation, the Applicant noted that this original application, filed and approved in 2004, had not commenced work, due to the necessity of hiring an architect, to complete the structural plans for the addition proposed. Commissioner Santos noted that the site plan review regulations state that site plan approval shall lapse after one-year from the final approval if a substantial use in accordance with the approved plans has not commenced. It appeared that the approval process must begin again, to be valid for the issuance of a building permit. The Applicant agreed to re-file their application.

**CITY OF NEW BEDFORD
FORM C**

**APPLICATION for APPROVAL
of DEFINITIVE PLAN**

File 21 completed forms and plans with the New Bedford planning Board, c/o the City Clerk.

(Applicant is required to submit 21 forms and plans for Board Members upon notification of Hearing Date)

5/10 / 20 17

To the New Bedford Planning Board:

The undersigned herewith submits the accompanying DEFINITIVE Plan of property located in New Bedford for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations Governing Subdivision of Land of the New Bedford Planning Board in the City of New Bedford.

1. Name of Subdivision Audrey Rose Farms

2. Name of Subdivider Christian A. & Elizabeth R. Farland

Address 555 Lantern Lane - New Bedford, MA 02740

Phone # (774) 888-8306

3. Name of Engineer or Surveyor Farland Corp.

Address 401 County Street - New Bedford, MA 02740

Phone # (508) 717-3479

CITY CLERKS OFFICE
NEW BEDFORD, MA
2017 MAY 12 P 2:10
CITY CLERK

4. Deed of Property recorded in Bristol (S.D.) Registry,

Book 8883 Page 154

5. Location and Description of Property, including Plot and Lots,

The land being subdivided is known as Map 80 Lots 140 & 141. The existing two lots have frontage on Lantern Lane and have areas of 49,137+/- S.F. & 42,833+/- S.F., respectively with relatively flat topography. There is currently one single family dwelling on each lot.

Name of Owner Christian A. & Elizabeth R. Farland

Signature of Owner 

Address 555 Lantern Lane - New Bedford, MA 02740

Phone # (774) 888-8306

A complete list of the names and address of all abutters of this subdivision is attached. Certification will be made by the Applicant.

ATTACHMENT 2

PLANNING
MAY 12 2017
DEPARTMENT
CHSO 25-17

CITY OF NEW BEDFORD
FORM C

APPLICATION for APPROVAL
of DEFINITIVE PLAN

File 21 completed forms and plans with the New Bedford planning Board, c/o the City Clerk.

(Applicant is required to submit 21 forms and plans for Board Members upon notification of Hearing Date)

5/4/17 20 17

To the New Bedford Planning Board:

The undersigned herewith submits the accompanying DEFINITIVE Plan of property located in New Bedford for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations Governing Subdivision of Land of the New Bedford Planning Board in the City of New Bedford.

1. Name of Subdivision Audrey Rose Farms

2. Name of Subdivider Kathy M. Dehner

Address 1261 Rockdale Avenue - New Bedford, MA 02740

Phone # (508) 837-7411

3. Name of Engineer or Surveyor Farland Corp.

Address 401 County Street - New Bedford, MA 02740

Phone # (508) 717-3479

4. Deed of Property recorded in Bristol (S.D.) Registry,

Book 6067 Page 231

5. Location and Description of Property, including Plot and Lots,

The land being subdivided is known as Map 80 Lots 140 & 141. The existing two lots have frontage on Lantern Lane and have areas of 49,137+/- S.F. & 42,833+/- S.F., respectively with relatively flat topography. There is currently one single family dwelling on each lot.

Name of Owner Kathy M. Dehner

Signature of Owner Kathy M Dehner

Address 1261 Rockdale Avenue - New Bedford, MA 02740

Phone # (508) 837-7411

A complete list of the names and address of all abutters of this subdivision is attached. Certification will be made by the Applicant.

PLANNING
MAY 12 2017
DEPARTMENT
CASE 25-17



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

CITY CLERKS OFFICE
NEW BEDFORD, MA

PLANNING BOARD

CITY CLERK

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Definitive Subdivision Plan by: Farland Corp. dated: 5/10/17

1. Application Information

Street Address: 1261 Rockdale Avenue & 555 Lantern Lane

Assessor's Map(s): 80 Lot(s) 140 & 141

Registry of Deeds Book: 6067 (Lot 141) / 8883 (Lot 140) Page: 231 (Lot 141) / 154 (Lot 140)

Zoning District: Residential A

Applicant's Name (printed): Kathy M. Dehner & Christian A. Farland

Mailing Address: 1261 Rockdale Avenue & 555 Lantern Lane - New Bedford, MA 02740

(Street) (City) (State) (Zip)

Contact Information: (508) 717-3479 cfarland@farlandcorp.com

Telephone Number Email Address

Applicant's Relationship to Property: ☒ Owner ☐ Contract Vendee ☐ Other

List all submitted materials (include document titles & volume numbers where applicable) below:

Site Plan Review Checklist; Form C Application; Certified Abutter's List; Waiver Request Form; Definitive Subdivision Plan

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

5/12/17
Date

Kathy M. Dehner
Signature of Applicant

City Hall • 133 William Street • Room 303 • New Bedford, MA 02740 • www.newbedford-ma.gov
PH: (508)979-1488 • FX: (508)979-1576

2. Review Applicability (Check All That Apply to Your Proposal)

Category

- ☒ Residential
☐ Commercial
☐ Industrial
☐ Mixed (Check all categories that apply)

Construction

- ☐ New Construction
☒ Expansion of Existing
☐ Conversion
☐ Rehabilitation

Scale

- ☐ < 2,000 gross sq feet
☒ > 2,000 gross sq feet
☐ 3 or more new residential units
☐ 1 or more new units in existing res. multi-unit
☐ Drive Thru Proposed
☐ Ground Sign Proposed
☐ Residential Driveway With > 1 curbcut

3. Zoning Classifications

Present Use of Premises: Single Family Residential

Proposed Use of Premises: Single Family Residential

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):

4. Briefly Describe the Proposed Project:

The existing two lots are to be subdivided into four total lots. There is also a proposed right-of-way to serve as the new roadway and frontage of all four proposed lots. Along with the creation of the lots and ROW, new utilities will be installed within the roadway as well as within three newly proposed utility easements. The ROW will be paved with appropriate curbing and designed to meet the current regulations to the maximum extent possible for this project. The subdivision of the two existing lots will result in the creation of two occupied lots and two vacant lots with no new homes proposed at this time.

5. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	See Plans		
Lot Width (ft)	See Plans		
Number of Dwelling Units	See Plans		
Total Gross Floor Area (sq ft)	See Plans		
Residential Gross Floor Area (sq ft)	See Plans		
Non-Residential Gross Floor Area (sq ft)	N/A		
Building Height (ft)	N/A		
Front Setback (ft)	See Plans		
Side Setback (ft)	See Plans		
Side Setback (ft)	See Plans		

Rear Setback (ft)	See Plans		
Lot Coverage by Buildings (% of Lot Area)	See Plans		
Permeable Open Space (% of Lot Area)	See Plans		
Green Space (% of Lot Area)	See Plans		
Off-Street Parking Spaces	See Plans		
Long-Term Bicycle Parking Spaces	N/A		
Short-Term Bicycle Parking Spaces	N/A		
Loading Bays	N/A	N/A	N/A

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>N/A</u>	<u>N/A</u>
b) Number of employees:	<u>N/A</u>	<u>N/A</u>
c) Hours of operation:	<u>N/A</u>	<u>N/A</u>
d) Days of operation:	<u>N/A</u>	<u>N/A</u>
e) Hours of deliveries:	<u>N/A</u>	<u>N/A</u>
f) Frequency of deliveries: <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other:		<u>N/A</u>

7. Planning Board Special Permits:

☐ The applicant is also requesting a Special Permit from the Planning Board.

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.

N/A

8. ZBA Variances and Special Permits:

NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.

☐ The applicant is also requesting a special permit from the ZBA:

Specify zoning code section & title

N/A

☐ The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

N/A

9. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: Farland Corp.

at the following address: 401 County Street - New Bedford, MA 02740

to apply for: Site Plan Approval & Subdivision Control Law Approval

on premises located at: 1261 Rockdale Avenue - New Bedford, MA 02740

in current ownership since: 3/12/2003

whose address is: Same as Above

for which the record title stands in the name of: Kathy M. Dehner

whose address is: 1261 Rockdale Avenue - New Bedford, MA 02740

by a deed duly recorded in the:

Registry of Deeds of County: Bristol (S.D.) Book: 6067 Page: 231

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

5/12/17
Date

Kathy M. Dehner
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

9. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: Farland Corp.

at the following address: 401 County Street - New Bedford, MA 02740

to apply for: Site Plan Approval & Subdivision Control Law Approval

on premises located at: 555 Lantern Lane

in current ownership since: 12/5/2007

whose address is: 555 Lantern Lane - New Bedford, MA 02740

for which the record title stands in the name of: Christian A. & Elizabeth R. Farland

whose address is: 555 Lantern Lane - New Bedford, MA 02740

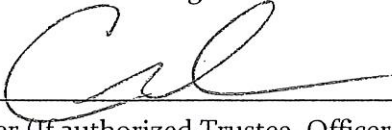
by a deed duly recorded in the:

Registry of Deeds of County: Bristol (S.D.) Book: 8883 Page: 154

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

5/12/17
Date


Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)



May 12, 2017

New Bedford Planning Board
New Bedford City Hall
133 William Street, Rm 303
New Bedford, MA 02740

PLANNING
MAY 12 2017
DEPARTMENT

RE: Definitive Subdivision Plan "Audrey Rose Farms"
Assessors Map 80 Lot's 140 and 141

Dear Madam Chair and Members of the Board:

We are submitting the attached Definitive Subdivision submittal for the above referenced project. Enclosed please find the following:

1. Application Forms
2. Form C
3. Site Plan Application
4. Site Plan Checklist
5. Transmittal
6. Filing Fees
7. Stormwater Management Report and Hydraulic-Hydrologic Analysis
8. Certified Abutters List
9. Project Narrative
10. Proof of Ownership
11. Electronic Files

As part of this Definitive Subdivision submittal we are requesting waivers from the provision of the City of New Bedford Subdivision Control Bylaw. These waivers are as follows:

Article III. (A) – Procedure – Submission of Preliminary Plan

Request: - to waive the need to submit a Preliminary Subdivision Plan for a small four lot subdivision.

Article VII. (B-2) - Street Improvements

Request: - to allow a twenty-four (24) foot wide paved roadway in lieu of the required thirty-four (34) foot wide paved roadway.

Request: - waiver requested for sidewalks due to small four lot subdivision and there being no sidewalks abutting or near the subdivision.

Site Plan Review Application Checklist

Request: - to waive the need for a Development Impact Statement

Request: - to waive the need for a Traffic Impact & Access Study

Please note that there was a very similar preliminary subdivision filed on this property in 2007 by Dunn McKenzie, Inc. which was the firm I was employed at and acting design engineer during the time of submittal. Since that filing the Definitive Subdivision plans herewith address the comments made by the Department of Public Infrastructure (DPI) and Planning Board Members at that time. We have already held an informal meeting with DPI to discuss the Definitive Plans.

We believe that we have correctly identified the necessary waivers in this letter. Please feel free to bring to our attention any additional waivers that you believe may be necessary. We look forward to discussing this proposed subdivision with you during the public hearing process.

Very truly yours,

FARLAND CORPORATION, INC.



Christian A. Farland, P.E., LEED AP
Principal Engineer and President

cc: Client, File



City of New Bedford
REQUEST FOR WAIVER

CASE #: 25-17

APPLICATION FOR WAIVER FROM SITE PLAN REVIEW REQUIREMENTS

In certain instances, after consulting with the City Planner, the applicant may submit, in writing, a request for waiver for any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans. The Planning Board will take a separate vote on written waiver requests by the applicant. Each request for waiver must be submitted individually to be considered by the Board. Please provide one (1) original and fifteen (15) copies of the request.

Any granted waivers must be disclosed on the final submitted and approved site plan.

SUBJECT PROPERTY			
ASSESSOR'S MAP PLOT#	80	LOT(S)#	140 & 141
REGISTRY OF DEEDS BOOK:	8883/6067	PAGE #	154/231
PROPERTY ADDRESS: 555 Lantern Lane (Lot 140) 1261 Rockdale Avenue (Lot 141)			
ZONING DISTRICT: Residential A			
OWNER INFORMATION			
NAME: Christian A. & Elizabeth R. Farland (Lot 140) / Kathy M. Dehner (Lot 141)			
MAILING ADDRESS: 555 Lantern Lane - New Bedford, MA 02740 (Farland) 1261 Rockdale Avenue - New Bedford, MA 02740 (Dehner)			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT):			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one:	OWNER <input checked="" type="checkbox"/>	CONTRACT VENDEE <input type="checkbox"/>	OTHER Describe <input type="checkbox"/> _____
MAILING ADDRESS (IF DIFFERENT):			
TELEPHONE #	(774) 888-8306 [CF] / (508) 837-7411 [KD]		
EMAIL ADDRESS:	cfarland@farlandcorp.com / kdehner <i>Kathy Dehner @ aol.com</i>		

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

Kathy M Dehner

Signature of Applicant/s

5/4/17

Date

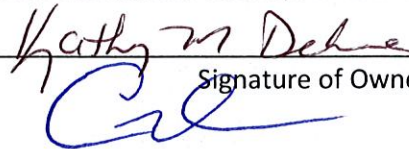
5/10/17
PLANNING

MAY 12 2017

DEPARTMENT

If the applicant differs from the owner, this section must be completed/signed by the property owner/s:

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.


 Signature of Owner/s

 5/4/17
 Date
 5/10/17

DESCRIPTION		Ordinance Section	CLEARLY Describe why this request is being made.
	1	***Example*** 5451. b. Topography and Drainage Plan	***Example*** There currently exists a structure and pavement on the site. No excavation of the site is being proposed, therefore topography and drainage will not be altered.
	2	Article VII. Required Improvements: (B-2) Street Improvements <i>Paved Width</i>	The proposed right-of-way is considered a minor street, and so has been proposed as 40 Ft wide per the allowances within this section. With the length of the paved ROW being less than 300 Ft and the number of total lots being four (4), vehicle traffic will be low and mostly domestic.
	3	Article VII. Required Improvements: (B-2) Street Improvements <i>Sidewalks</i>	The proposed ROW qualifies as a minor street with a width of 40 Ft, and includes only four (4) lots within the entire subdivision. Due to dimensional constraints no sidewalk has been proposed to allow for larger lots, and better conformance to future zoning requirements when the lots are being built upon.
	4		

Additional pages describing the waiver request may be attached to this form following the same chart format, if necessary.

☐

Please check here if additional pages are attached.

Number of Waiver requests submitted for consideration:



Site Plan Review Application Checklist

In order for the City of New Bedford Planning Board to accurately review your project in a timely manner, plan sets submitted with applications must be complete and thorough. A comprehensive understanding of this handout and submittal of all required documents and plans ensures an efficient review of your project.

Unless otherwise noted or determined by Planning Division Staff to not be required, the following information and drawings must be included in the submittal package for your application. For an application to be accepted, each and every item is required at the time of application submittal.

In certain instances, plans, or portions of plans, may be waived when not applicable for the review of a particular type of development, at the discretion of the City Planner. Requests for any such waiver(s) must be submitted, in writing, to Planning Division for consideration prior to application submittal.

All submitted materials must be legible, organized & bound (where appropriate) in a manner that allows for distribution of all proposal materials as 1 package. Please utilize double-sided printing for submitted reports, studies and statements when possible.

Initials Indicate
Item Submitted.

For subparts of the required plans, please mark as follows:

☒ = Shown on Plans ☐ = Waiver Requested ☐ = Not Applicable

Staff Applicant

- | | | |
|-------|-------------------------------------|---|
| _____ | <input checked="" type="checkbox"/> | 1. <u>Completed Application Form</u> (with all required signatures; 16 Copies) |
| _____ | <input checked="" type="checkbox"/> | 2. <u>Completed Site Plan Review Application Checklist</u> (1 original & 15 copies) |
| _____ | <input checked="" type="checkbox"/> | 3. <u>Plans</u> |
| | <input checked="" type="checkbox"/> | Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduced plans (11" x 17") are required for all applications. Staff reserves the right to require additional copies. |
| | <input checked="" type="checkbox"/> | One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements) |
| | <input checked="" type="checkbox"/> | All plans oriented so that north arrow points to top of sheet |
| | <input checked="" type="checkbox"/> | Plans shall be drawn at a minimum scale of 1" = 40' or less |
| | <input checked="" type="checkbox"/> | All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate |
| | <input checked="" type="checkbox"/> | Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner |
| | <input checked="" type="checkbox"/> | All plans shall have a title block comprised of the following: Project Title, Sheet Title, Sheet Number; Registrant Stamp (i.e. PE, PLS, LA); Registrant's name and address; Street addresses of the project area parcels; Scale at which the plan is drawn; Plan Issue Date; and all plan revision dates (with corresponding revision descriptions). |

PLANNING
MAY 12 2017
DEPARTMENT
CASE 15-17

Staff Applicant

X 3a. Cover Sheet, to include the following information:

X Title Block

- ☒ Project name/title
- ☒ Assessor's map and parcel number(s)
- ☒ Registry Book and Page
- ☒ Name and address of property owner

- ☒ Name and address of Engineer / Architect / Landscape Architect
- ☒ Name and address of developer
- ☒ Revision Date Block
- ☒ Street Number and/or Lot Number

X Zoning Requirements Table (Indicate Required vs. Provided)

- ☒ Zoning District
- ☒ Lot Area
- ☒ Lot Frontage
- ☒ Front, Side & Rear Setbacks of Buildings and Parking Areas
- N/A ☐ Building Height
- N/A ☐ Lot Coverage
- N/A ☐ Green Space
- N/A ☐ Off-Street Parking Spaces

- N/A ☐ Compact Parking Spaces
- ☐ Accessible Parking Spaces
- ☐ Van Accessible Parking Spaces
- ☐ Screening Buffers
- ☐ Percentage of Lot that is Upland
- ☐ Total Square Footage of Upland

☒ Locus Map (At a scale of 1 inch = 100 feet, showing the entire project and its relation to existing areas, buildings and roads within a distance of 1,000 feet from the project boundaries or such other distances as may be approved or required by the Planning Board.)

☒ Plan Index with latest revision date of each individual plan

X 3b. Existing Conditions Plan

- ☒ Name of Surveyor or Surveyor Firm
- ☒ Date of survey
- ☒ Property lines with bearings and distances
- ☒ Monuments set/found at all lot corners
- ☒ Easements with bearings and distances suitable for registry filing
- ☒ Names of all abutters
- ☒ Street names

☒ Benchmark locations (Based on USGS NGVD – show year)

N/A ☐ NHESP mapped areas (Areas of Estimated and Priority Habitats)

N/A ☐ Existing 21E Contaminated Site Information

☒ Existing Buildings and Structures

- N/A ☐ Area of building
- ☐ Number of stories
- ☐ Principal use

- ☒ Setbacks from property lines
- ☒ Floor elevations
- ☒ Door locations with sill elevations

Staff Applicant

- ☒ Existing Topography:
- ☒ Contours at 2' intervals (1' contours or additional spot grades if site is flat)
 - ☒ Overhead and underground utilities including but not limited to water, sewer, drainage, electric, telephone, cable TV, gas, septic systems, detention structures, wells
 - ☒ Existing parking/paved areas including pavement type (parking, walkways, etc.)
 - ☒ All Existing Curbscuts
 - ☒ Listing of all existing utility owners and contact info located within the project limits
 - ☒ Adequate utility information outside the site to verify proposed utility connections
 - ☒ All utility pipe types, sizes, lengths, and slopes
 - ☒ All utility structure information including rim and invert elevations
 - ☒ All existing easements within 50 feet of property line-Identify any utility within the easement
 - ☒ All existing utility easements with bearings and distances
 - ☒ Existing pavement markings within site and on connecting roads
 - ☒ Existing features such as walls, curbing, landscaping, trees, walks, fences, trees over 12" caliper, lighting, poles, guys, signs, loading areas, fire hydrants, dumpster locations, known buried slabs, etc...
 - ☒ Wetlands, floodplain, water protection district delineation including offsets and buffer zones
 - ☒ Streams, water courses, swales and all flood hazard areas
 - ☒ Rock Outcroppings
 - ☒ Test pit locations including groundwater depths when encountered
 - ☒ Historic buildings within 250 feet of the subject property

NA **3c. Demolition Plan** *no Dem*

- ☐ Existing Conditions Plan plus:
- ☐ Existing Buildings and Structures to be removed/demolished
 - ☐ Existing parking/paved areas to be removed/demolished
 - ☐ Existing utilities to be removed/demolished
 - ☐ Existing hydrants to be removed
 - ☐ Existing features to be removed/ demolished such as walls, curbing, landscaping trees, walks, fences, trees over 6" caliper, lighting, poles, guys, signs, etc.
 - ☐ Dust Control Measures
 - ☐ Proposed construction phase drainage infrastructure plan including (but not limited to) piping and natural watercourse profiles & cross-sections, retention/detention structures, drain manholes, catch basins, gutter inlets, headwalls, water quality BMPs, and erosion & sedimentation control features, etc.

NA **3d. Construction/Layout Plan** *called u Johnny*

- ☐ Proposed Buildings and Structures

Staff

Applicant

- N/A*
- ☐ Area of building or additions
 - ☐ Number of stories
 - ☐ Principal use
 - ☐ Floor elevations
 - ☐ Door locations with sill elevations

- N/A*
- ☐ Setback dimensions from property lines
 - ☐ Out-buildings, detached garages, temp. construction trailers, etc.

☒ Proposed Topography, including but not limited to:

- N/A*
- ☒ Proposed contours at 2' intervals
 - ☐ Parking lot setbacks to property line
 - ☐ Parking lot grades (not to exceed 5% or be less than 0.5%)
 - ☐ Walls
 - ☐ Parking spaces (delineated and dimensioned)
 - ☐ Accessible parking spaces & aisles
 - ☐ Wheelchair ramps

- N/A*
- ☒ Curb type(s) and limits
 - ☒ Lighting / Poles / Guys
 - ☒ Signs (include sign schedule)

- N/A*
- ☒ Pavement markings
 - ☒ Loading areas / Loading Docks / Platforms

- N/A*
- ☐ Fences
 - ☐ Landscape areas
 - ☐ Dumpster(s), Compactor(s) & Pads
 - ☐ Spot Grades at 4 Building Corners
 - ☒ Overall Plan Showing Areas of Cut & Fill

☒ Sidewalks

☒ Pavement type(s)

☒ Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc.

☒ Grading at entrance-show spot grades if required

☒ Emergency Vehicle Access

☒ Truck Access (WB-50 unless otherwise approved by City Engineer)

☒ Snow Storage Areas, with limits of any fence protection (if applicable)

☒ Construction notes, including the following notes:

- Any minor modifications (as determined by the City Engineer) to the information shown on the approved site plans shall be submitted to the City Engineer as a Minor Plan Revision for approval prior to the work being performed.
- Any work and material within the City right-of-way shall conform to the City of New Bedford requirements
- All handicap parking, ramps, and access shall conform to AAB & MAAB requirements
- All erosion control measures shall be in place prior to construction. Erosion Control shall conform to the City of New Bedford Conservation Commission requirements as stated in the Order of Conditions. (Refer to Erosion Control Plan if part of submission)
- All pavement markings and signs shall conform to MUTCD requirements

2e. Grading and Drainage Plan

☒ Existing Conditions Plan and Construction/ Layout Plan plus:

☒ Existing and proposed site grading/ topography-Contours at 2' intervals (1' contours or additional spot grades if site is flat)

Staff Applicant

- NA* ☐ Proposed parking lots, sidewalks, islands, etc.
- Parking lot grades shall not exceed 5% or be less than 0.5 %
- J* ☐ Floor elevations & door locations
- ☒ Proposed drainage infrastructure plan including but not limited to piping and natural watercourse profiles & cross-sections, infiltration/ retention / detention structures, drain manholes, headwalls, roof recharge systems, flow direction, water quality BMPs, etc.
- ☒ Adequate information off site to verify proposed drain connections
- NA* ☐ Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes
- ☒ Utility easements with bearings and distances suitable for registry filing
- NA* ☐ Delineation of all stockpile areas
- ☐ Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access
- ☒ For applications associated with residential or commercial/industrial subdivisions, include an overall development plan showing all construction activity and proposed grading for all project phases, and show the proposed building envelope within each house lot and the proposed grading, drainage, and storm water disposal for each lot.
- ☒ A design for the stormwater drainage systems prepared by a Registered Professional Engineer demonstrating that proposed development rates of runoff do not exceed pre-development rates, as required under Massachusetts Stormwater Management Standards.

TO add ☒ **3f. Utility and Grading Plan** (Show appropriate info from Existing Conditions & Construction/Layout Plan)

- UTILITY GRADING + DRAINAGE PERMITS*
- ☒ Include all proposed utilities, including, but not limited to, Water, Sewer, Drainage, Electric, Telephone, Cable TV, Gas, Lighting, Title V Septic Systems & Detention and Retention Structures
- Adequate utility information outside the site to verify proposed utility connections
 - All utility pipe types, sizes, lengths, and slopes
 - All utility structure information including rim and invert elevations
 - Any utility access vaults
 - All utility access handholes
 - All water services, hydrants, gates, shutoffs, tees
 - Utilities shall be underground if possible
 - All transformer locations
 - Required utility easements with dimensional bearings and distances
- NA* ☐ Force main, if required, conforming to City of New Bedford requirements
- ☐ Water main loop
- ☐ Sewer profile showing all utility crossings
- ☐ Sections through detention basin(s)
- ☒ Include the following notes:
- The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction within the right-of-way
 - All water and sewer material and construction shall conform to the City of New Bedford requirements

Staff | Applicant

- All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled
 - The City shall be notified at least 24 hours prior to the required inspections
- NA* ☐ Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.

X 3g. Landscape Plan

- ☒ Location, species & size of all proposed plantings
- ☒ All existing landscaping to be removed or retained
- ☒ Plant and tree legend
- ☒ Delineate & label all existing and proposed groundcovers, lawn areas, driveways, walkways, patios and other surface treatments
- ☒ Snow storage areas
- NA* ☒ Proposed irrigation methods (on-site wells to be used unless otherwise approved)
- ☒ Verify sight distances at entrances

NA 3h. Erosion Control Plan (show appropriate information from Existing Conditions and Construction/Layout Plans)

- ☐ Straw bales or straw bale/silt fence combination and compost filter tubes
- ☐ Anti-tracking BMP area at all construction entrances
- ☐ Dust Control (Methods of)
- ☐ Protection of existing and proposed drainage structures with straw bales and/or silt sacks
- ☐ Delineation of all temporary stockpile areas
- ☐ Safety fencing around stockpiles over 10' in height or otherwise restricted site access
- ☐ Straw bales or straw bale/silt fence combination around all stockpiles
- ☐ Include the following notes:
 - All BMP erosion control measures shall be in place prior to demolition or any site work.
 - Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.
 - Maintenance specifications for all proposed erosion and sedimentation controls.

NA 3i. Floor Plan

- ☐ Include complete floor plan of all floors (entire building), including existing & proposed work
- ☐ Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes
- ☐ Show the location of all existing and proposed doors, windows, and walls
- b* ☐ For non-residential projects: show all existing and proposed seating areas, mechanical/kitchen equipment, backup generators and/or other major functional components of the proposed project

Staff **Applicant**

- NA* ☐ Identify waste storage and disposal area(s), including detail(s) for dumpster(s) and dumpster pick-up and trash & garbage compaction areas (if any)

NA **3j. Building Elevations**

- ☐ Show all structural building elevations (front, sides and rear façades) that will be affected by the proposed project
- ☐ For additions/alterations: label existing and new construction, as well as items to be removed
- ☐ Identify all existing and proposed exterior materials, treatments and colors- including roofing, roof eaves, eave brackets, siding, doors, trim, sills, windows, fences, and railings. Show details of proposed new exterior elements
- ☐ Show any exterior mechanical, duct work, and/or utility boxes
- ☐ Include dimensions for building height, wall length and identify existing and proposed floor elevations

NA **3k. Sign Plan**

- ☐ Fully-dimensioned color elevations for all proposed signs
- ☐ Total square footage of existing signs and total square footage of proposed signs
- ☐ Existing and proposed sign locations on site plan
- ☐ Existing and proposed materials and methods of lighting for all signs

3l. Lighting Plan

- ☒ Location and orientation of all existing and proposed exterior lighting, including building and ground lighting and emergency spot lighting (if any)
- NA* ☐ Height and initial foot-candle readings on the ground and the types of fixtures to be used
- ☐ Plan Must Show Illumination Patterns On-Site and Areas Off-Site
- ☒ New Bedford Washingtonian Type Fixtures Should Be Used, Where Applicable
- NA* ☐ Provide Cut Sheet for All Lighting Fixtures

X **3m. Detail Sheets (Typical Details)**

- | | |
|---|--|
| <input checked="" type="checkbox"/> Pavement Section Detail | <input checked="" type="checkbox"/> Sewer Manhole Detail (26" cover) |
| <input checked="" type="checkbox"/> Sidewalk Detail | <input checked="" type="checkbox"/> Detention / Retention Basin Sections (from plan) |
| <input checked="" type="checkbox"/> Curb Detail | <input type="checkbox"/> Detention Basin Outlet Structure Detail |
| <input checked="" type="checkbox"/> Driveway Detail | <input type="checkbox"/> Miscellaneous Detention / Retention Basin Details |
| <input checked="" type="checkbox"/> Wheel Chair Ramp Detail | <input type="checkbox"/> Infiltration Device Details |
| <i>NA</i> <input type="checkbox"/> Concrete Pad Detail | <input type="checkbox"/> Stormwater BMPs (Water Quality Structure Details, etc.) |
| <input checked="" type="checkbox"/> Catch Basin Detail | <input type="checkbox"/> Bollards |
| <input checked="" type="checkbox"/> Drainage Manhole Detail | |
| <input checked="" type="checkbox"/> Water/Sewer Trench Details (12" envelope) | |

Staff	Applicant
-------	-----------

- | | |
|----|---|
| NA | <input checked="" type="checkbox"/> Water and Sewer Trench Sections |
| | <input type="checkbox"/> Anti-Seepage Collar Detail |
| | <input type="checkbox"/> Flared End Detail |
| | <input type="checkbox"/> Rip Rap Detail |
| | <input type="checkbox"/> Straw bales/Silt Fence Detail |
| | <input type="checkbox"/> Silt Sac Detail |
| | <input type="checkbox"/> Compost Filter Tube Detail |
| | <input type="checkbox"/> Light Pole Foundation Detail |
| | <input type="checkbox"/> Retaining Wall Details |
| | <input checked="" type="checkbox"/> Tree/Shrub Planting Detail |

- | | |
|-----|---|
| N/A | <input type="checkbox"/> Sign Detail |
| | <input type="checkbox"/> Fence Detail |
| | <input type="checkbox"/> Flowable Fill Trench |
| | <input type="checkbox"/> Pavement Marking Details |
| | <input type="checkbox"/> Handicap Parking/Compact Parking Signs |
| | <input checked="" type="checkbox"/> Hydrant Detail (American -Darling B-62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right) |
| | <input checked="" type="checkbox"/> Thrust Block Detail |

- X 4. **Project Narrative** (16 Copies), to include adequate summary & description of the proposed project and indicating, where appropriate:
- The number of dwelling units to be built and the acreage in residential use
 - Evidence of compliance with parking and off-street loading requirements
 - The forms of ownership contemplated for the property and a summary of the provisions of any ownership or maintenance thereof
 - Identification of all land that will become common or public land
 - Any other evidence necessary to indicate compliance with the zoning ordinance
 - A written statement indicating the estimated time required to complete the proposed project and any and all phases thereof
 - A written estimate showing, in detail, the projected costs of all site improvements (and off-site improvement) planned
 - Drainage calculations by a registered professional engineer, with storm drainage design conforming to City of New Bedford subdivision regulations, as well as wetland delineations determined by a certified wetland scientist if applicable, for 1, 10, 25 & 100 year storm events

- X 5. **Certified Abutters List** (16 copies)

- X 6. **Proof of Ownership** (Copy of Deed(s) for All Involved Parcels; 16 Copies)

- W 7. **Development Impact Statement (DIS)**, completed per §5350 of Zoning Code, (16 Copies), if required by Board

- W 8. **Traffic Impact & Access Study (TIAS)** (16 Copies), if required by Board

- W 9. **Stormwater Management Report** (9 Copies), if required, comprised of the following:
- ☒ MADEP Stormwater Standards Compliance Checklist (signed & stamped)
 - ☒ Overall Project Description
 - ☒ Existing Conditions

Staff **Applicant**

- ☒ Proposed Improvements
- ☒ Proposed Conditions
- ☒ Hydrologic Analysis for Existing & Proposed Conditions for Milestone Storm Event Intensities
- ☒ Stormwater Management Regulations
- ☒ Summary
- ☒ Appendix - Existing/Proposed Conditions Plans showing the following:
 - ☒ Overall Existing Subcatchment Area Table
 - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
 - ☒ Soil Classifications Table (Existing Soils)
 - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
 - ☒ Overall Proposed Subcatchment Area Table
 - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
 - ☒ Soil Classifications Table (Including Proposed Boron Soils, Etc., if applicable)
 - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
- ☒ Appendix - Hydrologic Analyses
 - ☒ HydroCAD Software Analyses (or equivalent software) Analyses (Existing & Proposed Conditions)
- ☒ Appendix - Illicit Discharge Certification (signed & dated)

10. Electronic PDF and AutoCAD Files

- ☒ Shall consist of a CD with a printed CD Label in a CD case
- ☒ CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D
- ☒ All project submissions shall include the following file types. All project related Drawing Files shall be provided in all 2 supported formats, listed below.
 - AutoCAD Drawing format (.dwg)
 - Adobe Portable Document Format (.pdf)
- ☒ PDF files shall be created from within the AutoCAD environment and contain Layer information.
- ☒ It is a requirement that each project drawing/sheet created for a project shall be published/plotted to DWG and PDF, and placed in the appropriate folder in the CD submission. All external references (DWG, DWF, DGN, PDF, TIFF, MrSID, JPG, etc.) which are used in support of the creation of these project sheets shall be stored within the XREF folder only (Subfolder of DWG) on the CD. Also the AutoCAD support files (fonts, plot style, etc.) should be supplied on the CD.
- ☒ **File Naming:**

The following file naming standard for all CAD related files created, used, or submitted to the Planning Department shall be followed. This applies to all CAD drawings, DWF's, PDF's used in support of, or used in conjunction with this CAD Standard.

Staff | **Applicant**

File names shall begin with their project Planning Board Case number assigned (available through the Planning Department), followed by an underscore and the appropriate discipline code. In the instance where there is more than one file, assign an appropriate sequential number to the end (ex. 1,2,3). Special characters are not permitted except for the following; hyphens [-], underscores [_], and/or parenthesis [()].

Example 1.

A set of engineering design plans and documents were prepared for project file number 12-34; acceptable filenames would be as follows:

12-34_Existing Conditions1.dwg

12-34_Existing Conditions2.dwg

12-34_General1.dwg

12-34_Generale.dwg

X **11. Application Fee** (All fees are due at time of application submission)

Official Use Only:

For the Planning Board, this application has been received by the Planning Division of the Department of Planning, Housing & Community Development on the date specified below:

Review date: _____ All materials submitted: Yes No

Signature: _____ Fee: _____

Locus: 555 Lantern Lane, New Bedford, MA

QUITCLAIM DEED

BK 8883 PG 154
12/10/07 12:03 DOC. 34791
Bristol Co. S.D.

We, Elizabeth R. Farland (f/k/a Elizabeth R. Smith) and Christian A. Farland both of 555 Lantern Lane, New Bedford, Bristol County, Massachusetts and Carol M. Luiz, of 1261 Rockdale Avenue, New Bedford, Bristol County, Massachusetts, for consideration paid and in full consideration of One (1.00) Dollar,

Grant to Elizabeth R. Farland and Christian A. Farland as Tenants by the Entirety of 555 Lantern Lane, New Bedford, Bristol County, Massachusetts

With QUITCLAIM COVENANTS: all of my right, title, and interest to land and any Buildings thereon, in New Bedford, Bristol County, Massachusetts, bounded and described as follows:

BEING shown as **LOT 4** on plan entitled "PLAN OF LAND SITUATED IN NEW BEDFORD, MA SURVEYED FOR MARK A. PEREIRA, KATHY M. DEHNER, CAROL M. LUIZ MARION" dated December 3, 2002 Scale: 1"=40', Prepared by EARLE O. PHILLIPS JR. Registered Professional Land Surveyor recorded in the Bristol County S.D. Registry of Deeds in Plan Book 151, Page 60. Also, see Plan Book 150, Page 75.

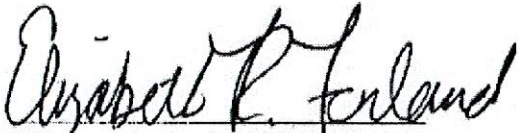
BEING a portion of the premises described in a deed book dated July 9, 1979, recorded in the Bristol County S.D. Registry of Deeds, in Book 1787, Page 223.

BEING the same premises described in a deed dated December 1, 2004, recorded in the Bristol County S.D. Registry of Deeds, in Book 7304, Page 222.

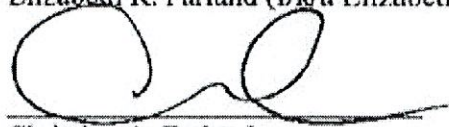
Grantors' signatures attached.

TITLE NOT EXAMINED BY PREPARER OF DEED.

Witness our hand and seal this 5th day of December 2007.



Elizabeth R. Farland (f/k/a Elizabeth R. Smith)



Christian A. Farland



Carol M. Luiz

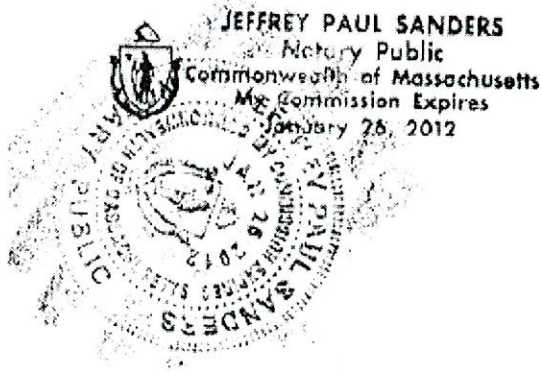
COMMONWEALTH OF MASSACHUSETTS

Bristol County, ss.

December 5, 2007

On this 5th day of December, 2007 before me, the undersigned notary public personally appeared Elizabeth R. Farland (f/k/a Elizabeth R. Smith), Christian A. Farland, and Carol M. Luiz and proved to me through satisfactory evidence of identification which was a Driver's License to be the persons(s) whose name(s) is/are signed above, and acknowledge to me that he/she/they signed it voluntarily for its stated purpose.

(Seal)





Notary Public:

My commission expires:

BK 6067 PG 231

03/13/03 03:58 DOC. 12376

Bristol Co. S.D.

A/K/A Carol Luiz

WE, MARK A. PEREIRA, KATHY M. DEHNER and CAROL M. LUIZ, all

of New Bedford,

Bristol County, Massachusetts

for consideration of love and affection

paid,

grant to KATHY M. DEHNER,

who reside(s) at c/o 1267 Rockdale Avenue New Bedford, Massachusetts 02740

with quitclaim covenants,

the land, with any buildings thereon, in New Bedford, Bristol County, Massachusetts, bounded and described as follows:

PARCEL ONE:

BEING shown as LOT 1 on plan entitled "Plan of Land Situated in New Bedford,

MA, Surveyed for Mark A. Pereira, Kathy M. Dehner, Carol M. Luiz, Marion Borden"

dated December 3, 2002, Scale: 1" = 40', Earle O. Phillips, Jr., Registered

Professional Land Surveyor, which plan is to be recorded herewith in the Bristol

County S.D. Registry of Deeds. Also, see plan recorded in said Registry of Deeds,

in Plan Book 150, Page 75.

PARCEL TWO:

BEING shown as LOT 3A on plan entitled "Plan of Land Situated in New Bedford,

MA, Surveyed for Mark A. Pereira, Kathy M. Dehner, Carol M. Luiz, Marion Borden"

dated December 3, 2002, Scale: 1" = 40', Earle O. Phillips, Jr., Registered

Professional Land Surveyor, which plan is to be recorded herewith in the Bristol

County S.D. Registry of Deeds.

BEING a portion of the premises described in a deed dated July 9, 1979, recorded

in the Bristol County S.D. Registry of Deeds, in Book 1787, Page 825.

SUBJECT to the fiscal year 2003 real estate taxes which the grantee assumes and agrees to pay.

FLANNING
MAY 12 2017
DEPARTMENT

ATTACHMENT 8

CASE 20-11

parcel Map
80/139

150/75

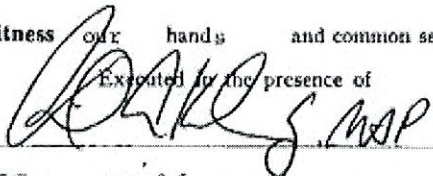
80/141

151/60

TITLE NOT EXAMINED BY PREPARER OF DEED.

Witness our hands and common seal this 12th day of March, 2003.

Executed in the presence of

 MARK A. PEREIRA

Mary Millerick

Mary Millerick

Mark A. Pereira

MARK A. PEREIRA

KATHY M. DEIMER

KATHY M. DEIMER

CAROL M. LUTZ

Commonwealth of Massachusetts

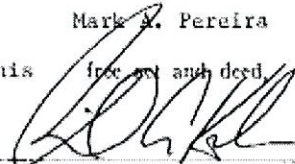
Bristol, ss.

New Bedford,

March 12, 2003

Then personally appeared the above named Mark A. Pereira
and acknowledged the foregoing instrument to be his free act and deed

before me



Notary Public.

My commission expires

April 20, 2009



SITE

LOCUS MAP

SCALE: 1"=1000'

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

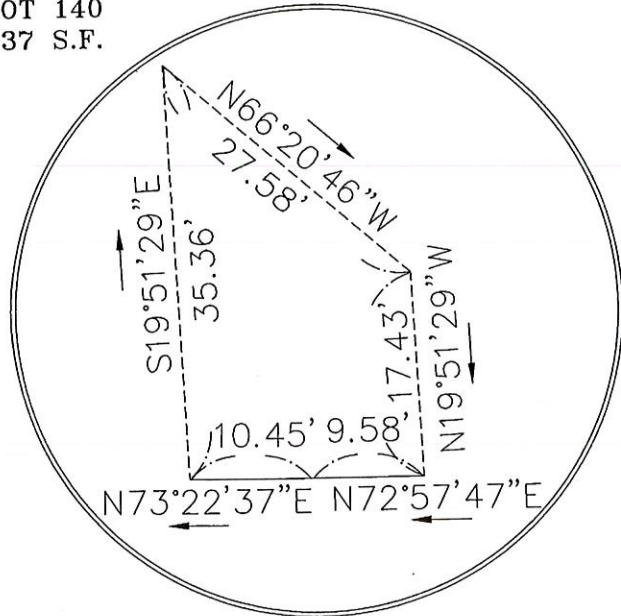
James W. Nieva
JAMES W. NIEVA P.L.S. #39399



02/02/05 12:20
PLAN RECORDED
BRISTOL S.D.
REGISTRY
in 155-45

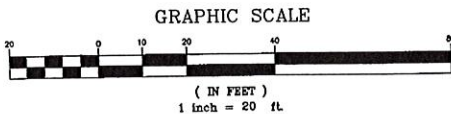
FOR REGISTRY USE ONLY:

PLAT 80 LOT 140
AREA=49,137 S.F.



SEWER EASEMENT DETAIL
(NOT TO SCALE)

PLAT 80 LOT 141
AREA=42,833 S.F.



PLAN REFERENCE

PLAN BOOK 150 - PAGE 75

ASSESSORS REFERENCE

PLAT 80, LOT 140

ZONING REFERENCE

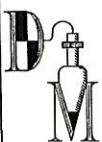
R-A

LANTERN LANE

20' SEWER EASEMENT
AREA=528 S.F.

N73°22'37"E 174.07' N72°57'47"E 54.10'

CONCRETE BOUND
(FOUND)
53.50'
N73°36'01"E (TIE LINE)



Dunn · McKenzie, Inc.

LAND SURVEYING AND CIVIL ENGINEERING
206 DEDHAM STREET
NORFOLK, MASSACHUSETTS 02056
(508) 384-3990 - FAX (508) 384-3905
staff@dunnmckenzie.com

PREPARED FOR AND OWNED BY:
CHRISTIAN A. FARLAND
100 PECKHAM STREET
NEW BEDFORD, MASSACHUSETTS 02746
(508) 997-2214

SEWER EASEMENT PLAN Of Land In NEW BEDFORD, MASSACHUSETTS		
SHEET NO.	DATE	JOB NO.
1	JANUARY 26, 2005	3971

ATTACHMENT 9

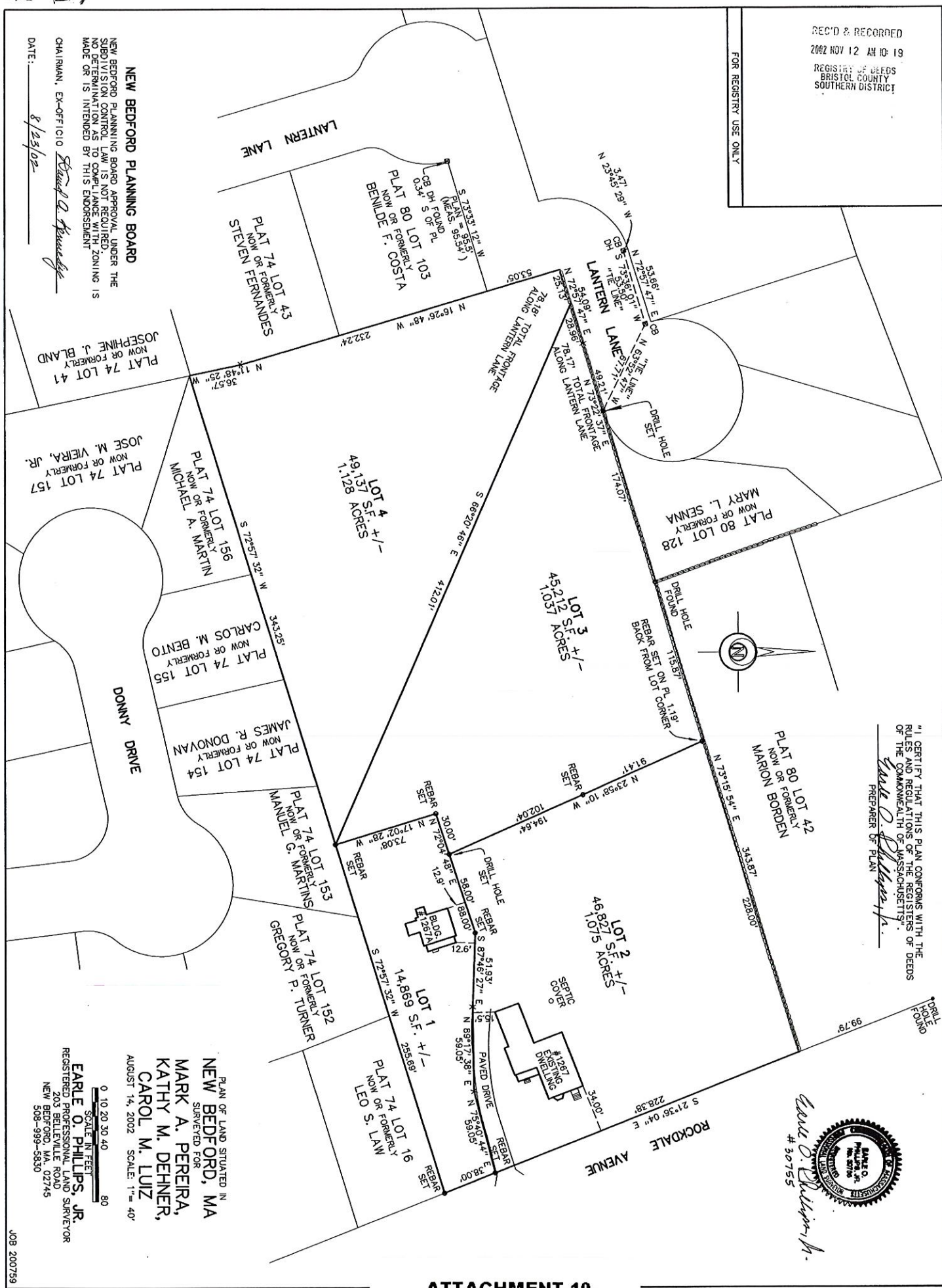
155-45

155-45

REC'D & RECORDED
2002 NOV 12 AM 10:19
REGISTRY OF DEEDS
BRISTOL COUNTY
SOUTHERN DISTRICT

FOR REGISTRY USE ONLY

NEW BEDFORD PLANNING BOARD
NEW BEDFORD PLANNING BOARD APPROVAL UNDER THE
SUBDIVISION CONTROL LAW IS NOT REQUIRED.
NO DETERMINATION AS TO COMPLIANCE WITH ZONING IS
MADE OR IS INTENDED BY THIS ENDORSEMENT
CHAIRMAN, EX-OFFICIO *David O. Phillips*
DATE: 8/23/02



"I CERTIFY THAT THIS PLAN CONFORMS WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF DEEDS
OF THE COMMONWEALTH OF MASSACHUSETTS."
Earle O. Phillips Jr.
PREPARER OF PLAN



Earle O. Phillips Jr.
#30755

PLAN OF LAND SITUATED IN
NEW BEDFORD, MA
SURVEYED FOR
MARK A. PEREIRA,
KATHY M. DEHNER,
CAROL M. LUIZ
AUGUST 14, 2002 SCALE: 1" = 40'
0 10 20 30 40
SCALE IN FEET
80
EARLE O. PHILLIPS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
200 BELLEVILLE ROAD
NEW BEDFORD, MA 02745
508-999-5630

03/13/03 03:57
PLAN RECORDED
BRISTOL, D.
REGISTRY
151-60

"I CERTIFY THAT THIS PLAN CONFORMS WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF DEEDS
OF THE COMMONWEALTH OF MASSACHUSETTS."

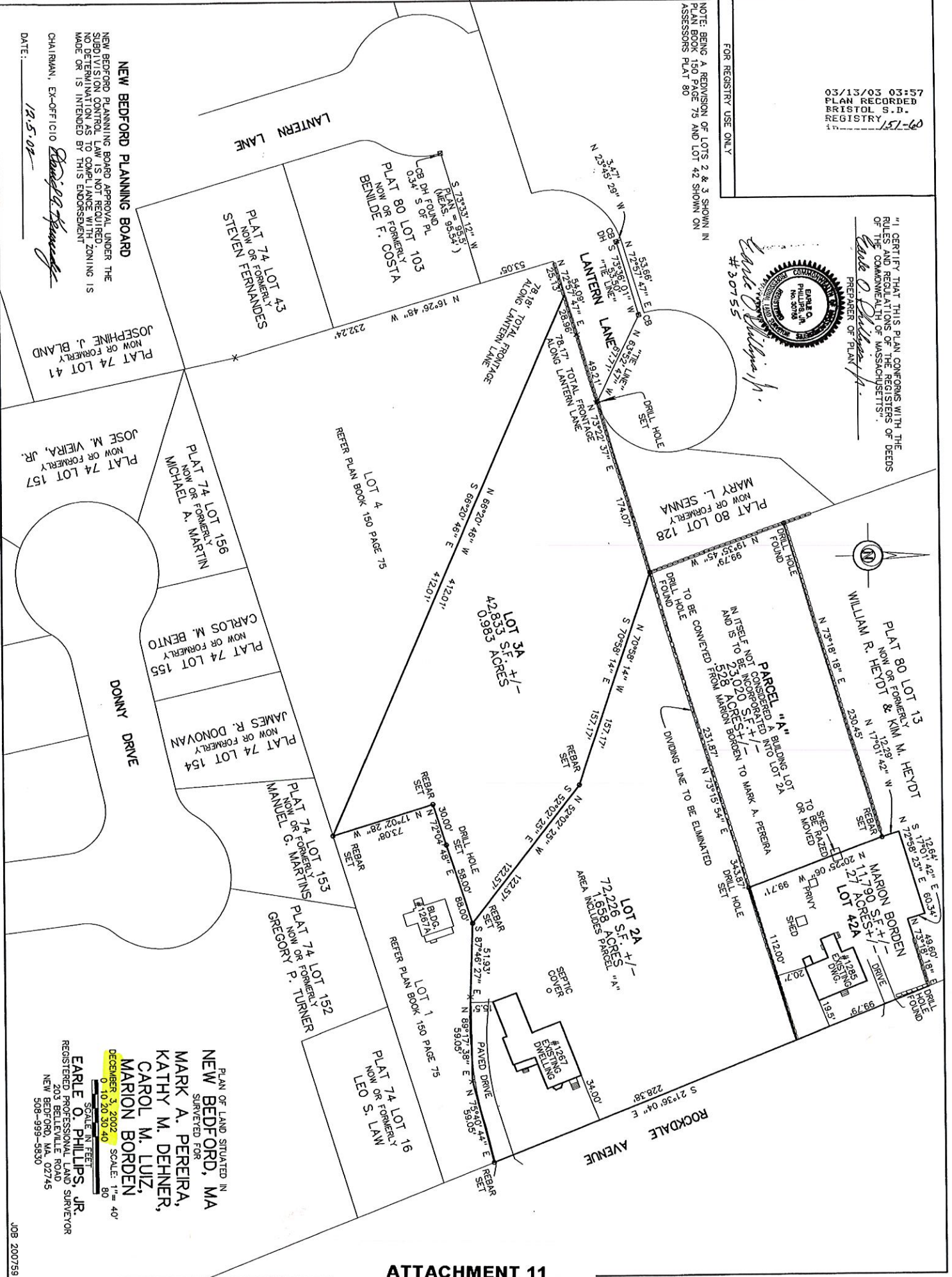
PREPARED BY PLAN #



Earle O. Phillips, Jr.
#30755

FOR REGISTRY USE ONLY

NOTE: BEING A REDIVISION OF LOTS 2 & 3 SHOWN IN
PLAN BOOK 150 PAGE 75 AND LOT 42 SHOWN ON
ASSESSORS' PLAT 80



NEW BEDFORD PLANNING BOARD

NEW BEDFORD PLANNING BOARD APPROVAL UNDER THE
SUBDIVISION CONTROL LAW IS NOT REQUIRED.
NO DETERMINATION AS TO COMPLIANCE WITH ZONING IS
MADE OR IS INTENDED BY THIS ENDORSEMENT

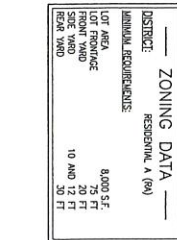
CHAIRMAN, EX-OFFICIO *Earle O. Phillips, Jr.*

DATE: 12.5.02

PLAN OF LAND SITUATED IN
NEW BEDFORD, MA
SURVEYED FOR
MARK A. PEREIRA,
KATHY M. DEHNER,
CAROL M. LUIZ,
MARION BORDEN

EARLE O. PHILLIPS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
203 BELLEVILLE ROAD
NEW BEDFORD, MA 02745
508-999-5530


SCALE IN FEET
1" = 40'
0 10 20 30 40



APPROVAL NOT REQUIRED UNDER SUBDIVISION
CONTROL LAW

DATE: 8.22.13

PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER M.G.L. Ch. 41, Sec. 81L AND DOES NOT INDICATE THAT THE LOT IS BUILDABLE, OR THAT IT MEETS ZONING, HEALTH, CONSERVATION OR GENERAL BY-LAW REQUIREMENTS.

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

 BRIAN J. MURPHY, P.D.S.
 DATE 01/19/13

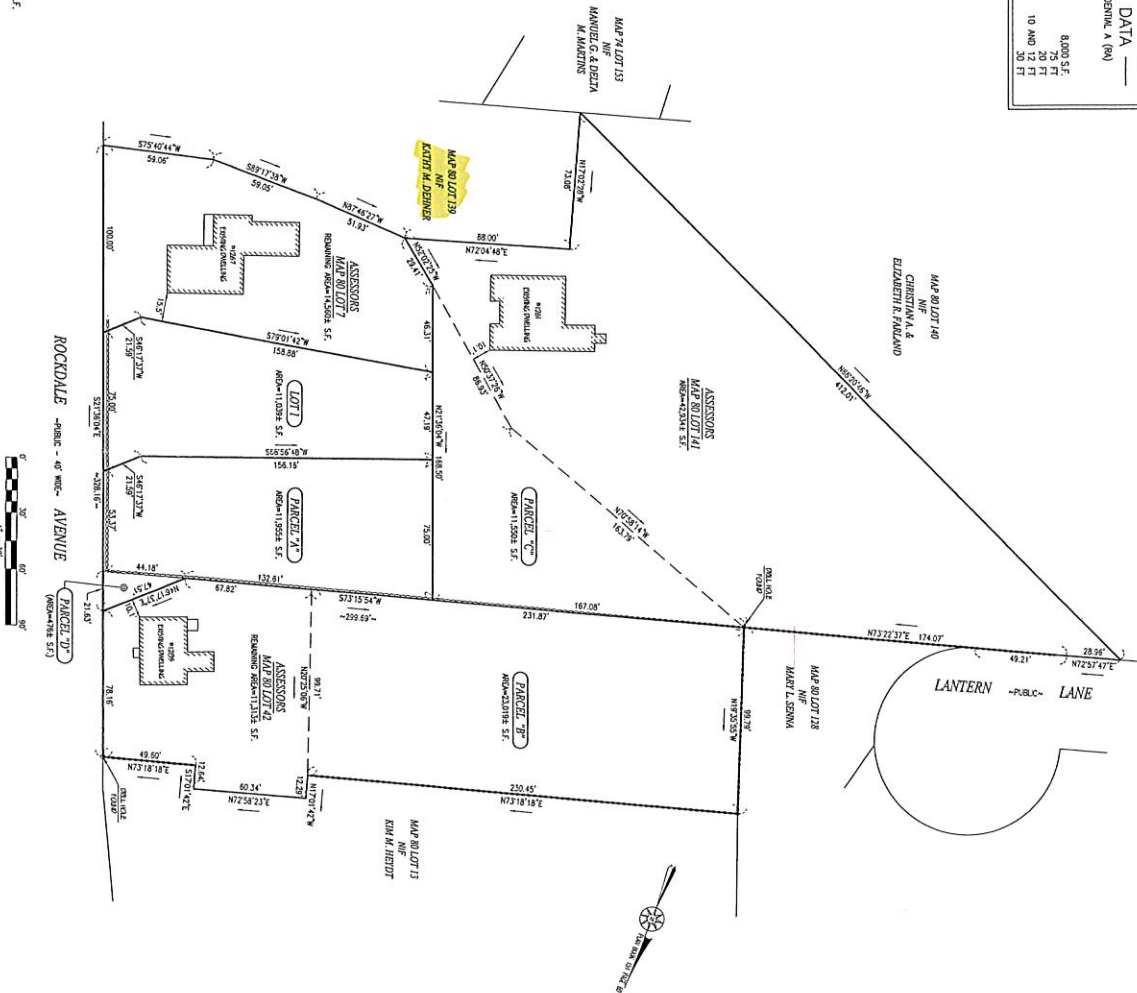
DATE 5/11/12

EXISTING PROPERTY LINE

STONE WALL

NOTES:

1. PARCEL "A" IS TO BE COMBINED WITH PARCEL "D" FOR A TOTAL AREA OF 12,431± S.F.
2. PARCEL "B" IS TO BE COMBINED WITH ADJACENT LAND OF WILHELM LLC FOR A TOTAL AREA OF 34,332± S.F.
3. PARCEL "C" IS TO BE COMBINED WITH ADJACENT LAND OF KAHN W. DENNER FOR A TOTAL AREA OF 54,484± S.F.
4. PARCEL "A", "B", "C", AND "D" ARE NOT TO BE CONSIDERED SEPARATE BUILDABLE LOTS.



FOR REGISTRY USE ONLY

0813203 15:01
PLAN RECORDED-
BRISTOL S.D.
REGISTRY
#170-82

— ROCKDALE AVE —
ASSESSORS MAP 80 LOTS 7 & 145
NEW BEDFORD, MASSACHUSETTS

PREPARED FOR: MARK PEREIRA
1267 ROCKDALE AVE
NEW BEDFORD MA

DRAWN BY:	NP
DESIGNED BY:	
CHECKED BY:	BJM



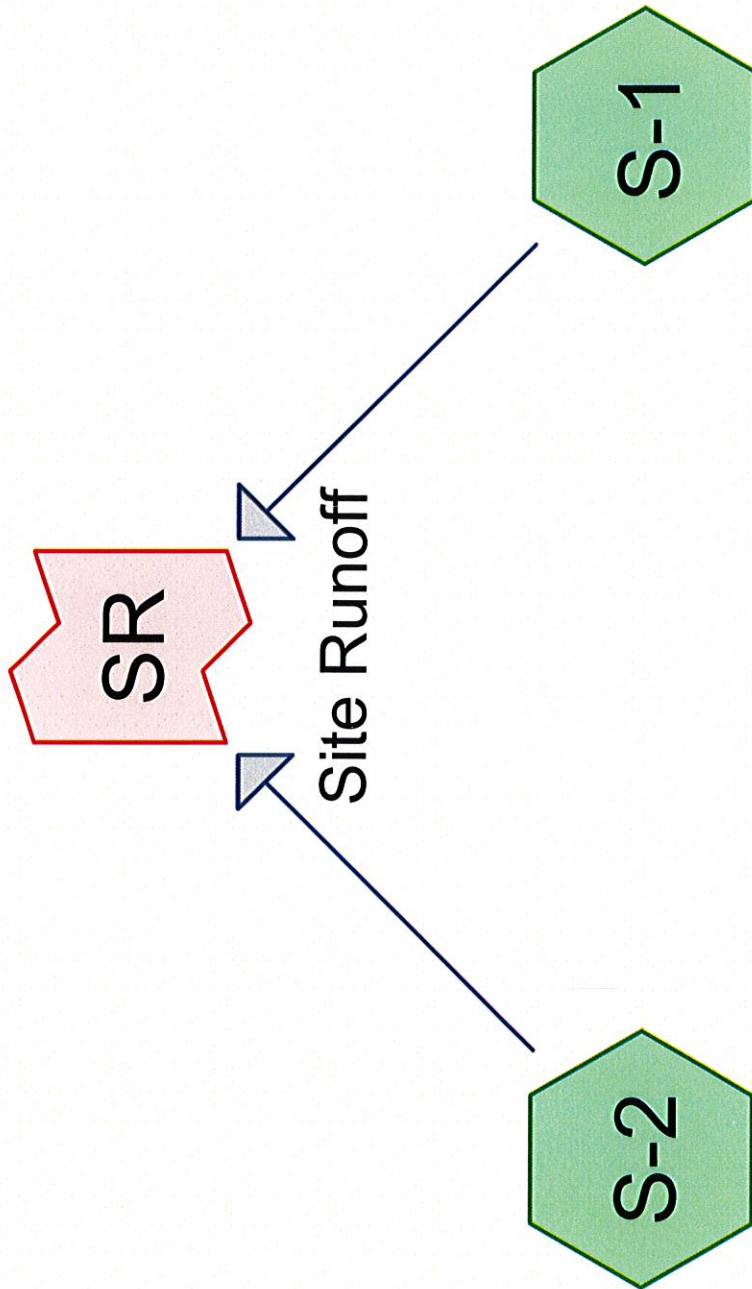
THOMPSONFARLAND
PROFESSIONAL ENGINEERS // LAND SURVEYORS

www.ThompsonFarland.com

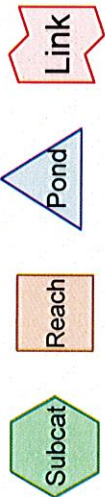
(MAIN OFFICE) 398 COUNTY STREET, NEW BEDFORD, MA 02740 P.508.717.3471
NEW BEDFORD | TAUNTON | CAMBRIDGE | MARLBOROUGH



REVISIONS



SITE ADDRESS ?



PLANNING
MAY 12 2017
DEPARTMENT

CH6B 25-17

Drainage Diagram for 07611PRE 042417

Prepared by Thompson Farland, Inc., Printed 5/8/2017

HydroCAD® 8.50 s/n 002159 © 2007 HydroCAD Software Solutions LLC

07611PRE 042417

Type III 24-hr 2-yr Rainfall=3.40"

Prepared by Thompson Farland, Inc.

Printed 5/8/2017

HydroCAD® 8.50 s/n 002159 © 2007 HydroCAD Software Solutions LLC

Page 1

Summary for Subcatchment S-1: Tributary toward North

Runoff = 0.14 cfs @ 12.12 hrs, Volume= 0.014 af, Depth= 0.53"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-yr Rainfall=3.40"

Area (sf)	CN	Description
13,800	61	>75% Grass cover, Good, HSG B
13,800		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min Tc

Summary for Subcatchment S-2: Tributary toward East

Runoff = 0.48 cfs @ 12.40 hrs, Volume= 0.074 af, Depth= 0.53"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-yr Rainfall=3.40"

Area (sf)	CN	Description
73,000	61	>75% Grass cover, Good, HSG B
73,000		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0240	1.08		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
21.2	280	0.0210	0.22		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
22.0	330	Total			

Summary for Subcatchment S-1: Tributary toward North

Runoff = 0.42 cfs @ 12.10 hrs, Volume= 0.033 af, Depth= 1.25"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.80"

Area (sf)	CN	Description
13,800	61	>75% Grass cover, Good, HSG B
13,800		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min Tc

Summary for Subcatchment S-2: Tributary toward East

Runoff = 1.42 cfs @ 12.34 hrs, Volume= 0.175 af, Depth= 1.25"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.80"

Area (sf)	CN	Description
73,000	61	>75% Grass cover, Good, HSG B
73,000		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0240	1.08		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
21.2	280	0.0210	0.22		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
22.0	330	Total			

07611PRE 042417

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Type III 24-hr 100-yr Rainfall=7.00"

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Page 3

Summary for Subcatchment S-1: Tributary toward North

Runoff = 0.98 cfs @ 12.09 hrs, Volume= 0.071 af, Depth= 2.70"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-yr Rainfall=7.00"

Area (sf)	CN	Description
13,800	61	>75% Grass cover, Good, HSG B
13,800		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min Tc

Summary for Subcatchment S-2: Tributary toward East

Runoff = 3.34 cfs @ 12.32 hrs, Volume= 0.377 af, Depth= 2.70"

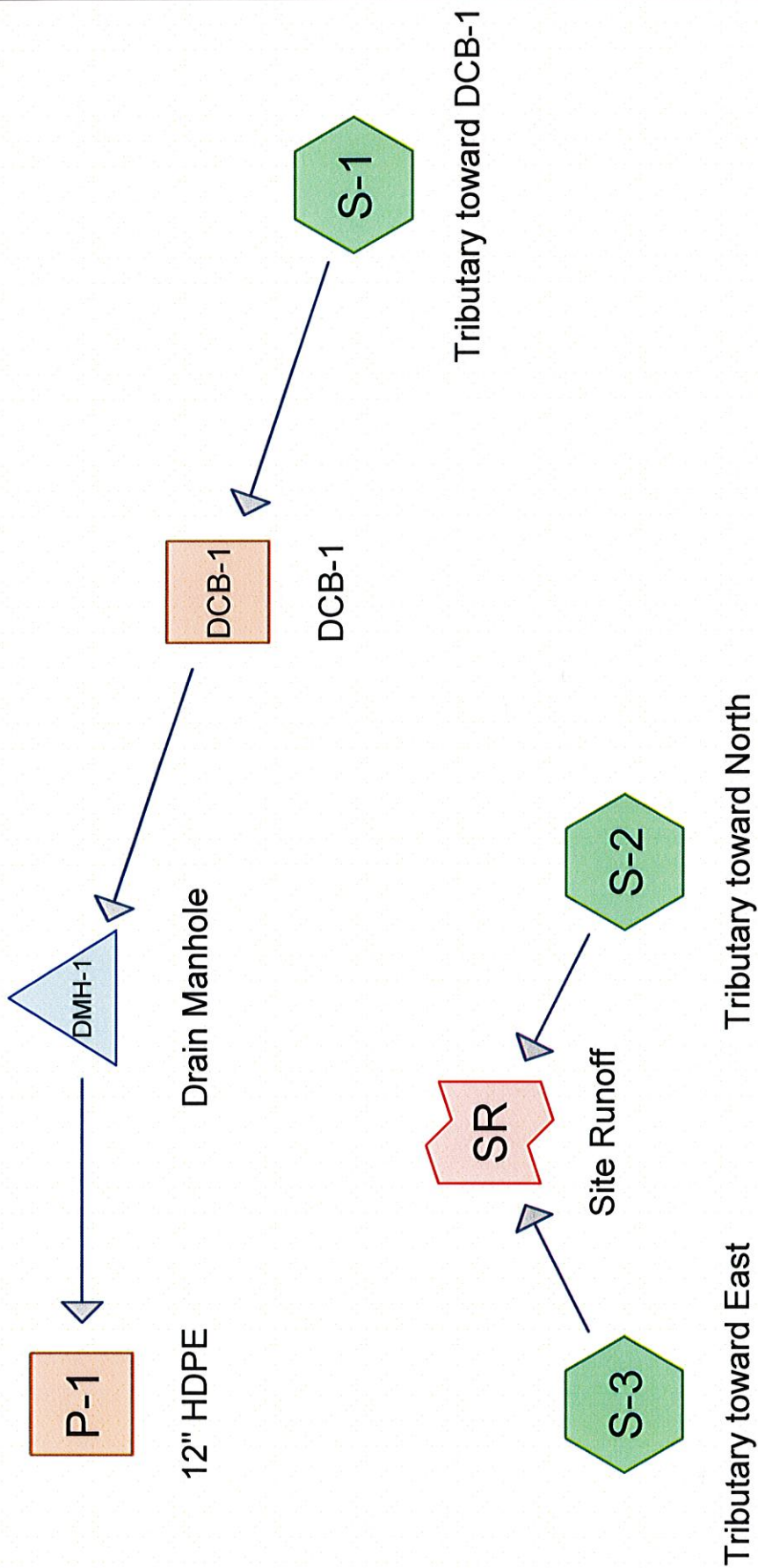
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-yr Rainfall=7.00"

Area (sf)	CN	Description
73,000	61	>75% Grass cover, Good, HSG B
73,000		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0240	1.08		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
21.2	280	0.0210	0.22		
22.0	330	Total			

PLANNING
DEPARTMENT
MAY 12 2017

CASE 25-17

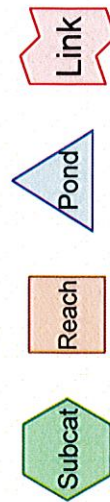


SITE LOCATION ?

Drainage Diagram for 07611POST 042417

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Type III 24-hr 2-yr Rainfall=3.40"

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Page 1

Summary for Subcatchment S-1: Tributary toward DCB-1

Runoff = 0.81 cfs @ 12.09 hrs, Volume= 0.060 af, Depth= 1.17"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-yr Rainfall=3.40"

Area (sf)	CN	Description
17,350	61	>75% Grass cover, Good, HSG B
* 9,400	98	Pavement
26,750	74	Weighted Average
17,350		Pervious Area
9,400		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min Tc

Summary for Subcatchment S-2: Tributary toward North

Runoff = 0.01 cfs @ 12.12 hrs, Volume= 0.001 af, Depth= 0.53"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-yr Rainfall=3.40"

Area (sf)	CN	Description
1,010	61	>75% Grass cover, Good, HSG B
1,010		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min Tc

Summary for Subcatchment S-3: Tributary toward East

Runoff = 0.39 cfs @ 12.40 hrs, Volume= 0.060 af, Depth= 0.53"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-yr Rainfall=3.40"

Area (sf)	CN	Description
59,040	61	>75% Grass cover, Good, HSG B
59,040		Pervious Area

SITE LOCATION 3

07611POST 042417

Type III 24-hr 2-yr Rainfall=3.40"

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Page 2

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0240	1.08		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
21.2	280	0.0210	0.22		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
22.0	330	Total			

07611POST 042417

Type III 24-hr 10-yr Rainfall=4.80"

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Page 3

Summary for Subcatchment S-1: Tributary toward DCB-1

Runoff = 1.58 cfs @ 12.09 hrs, Volume= 0.113 af, Depth= 2.21"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.80"

Area (sf)	CN	Description
17,350	61	>75% Grass cover, Good, HSG B
* 9,400	98	Pavement
26,750	74	Weighted Average
17,350		Pervious Area
9,400		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min Tc

Summary for Subcatchment S-2: Tributary toward North

Runoff = 0.03 cfs @ 12.10 hrs, Volume= 0.002 af, Depth= 1.25"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.80"

Area (sf)	CN	Description
1,010	61	>75% Grass cover, Good, HSG B
1,010		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min Tc

Summary for Subcatchment S-3: Tributary toward East

Runoff = 1.15 cfs @ 12.34 hrs, Volume= 0.141 af, Depth= 1.25"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.80"

Area (sf)	CN	Description
59,040	61	>75% Grass cover, Good, HSG B
59,040		Pervious Area

SITE LOCATION?

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Type III 24-hr 10-yr Rainfall=4.80"

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Page 4

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0240	1.08		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
21.2	280	0.0210	0.22		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
22.0	330	Total			

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Type III 24-hr 100-yr Rainfall=7.00"

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Page 5

Summary for Subcatchment S-1: Tributary toward DCB-1

Runoff = 2.91 cfs @ 12.09 hrs, Volume= 0.207 af, Depth= 4.04"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-yr Rainfall=7.00"

Area (sf)	CN	Description
17,350	61	>75% Grass cover, Good, HSG B
* 9,400	98	Pavement
26,750	74	Weighted Average
17,350		Pervious Area
9,400		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min Tc

Summary for Subcatchment S-2: Tributary toward North

Runoff = 0.07 cfs @ 12.09 hrs, Volume= 0.005 af, Depth= 2.70"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-yr Rainfall=7.00"

Area (sf)	CN	Description
1,010	61	>75% Grass cover, Good, HSG B
1,010		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min Tc

Summary for Subcatchment S-3: Tributary toward East

Runoff = 2.70 cfs @ 12.32 hrs, Volume= 0.305 af, Depth= 2.70"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-yr Rainfall=7.00"

Area (sf)	CN	Description
59,040	61	>75% Grass cover, Good, HSG B
59,040		Pervious Area

SITE LOCATION?

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Type III 24-hr 100-yr Rainfall=7.00"

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Page 6

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0240	1.08		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
21.2	280	0.0210	0.22		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
22.0	330	Total			

AUDREY ROSE FARMS
DEFINITIVE SUBDIVISION PLAN
ASSESSORS PLOT 80 - LOTS 140 & 141
NEW BEDFORD, MASSACHUSETTS

CITY CLERKS OFFICE
NEW BEDFORD, MA

2017 MAY 12 P 2:15

CITY CLERK

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Brian J. Murphy

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

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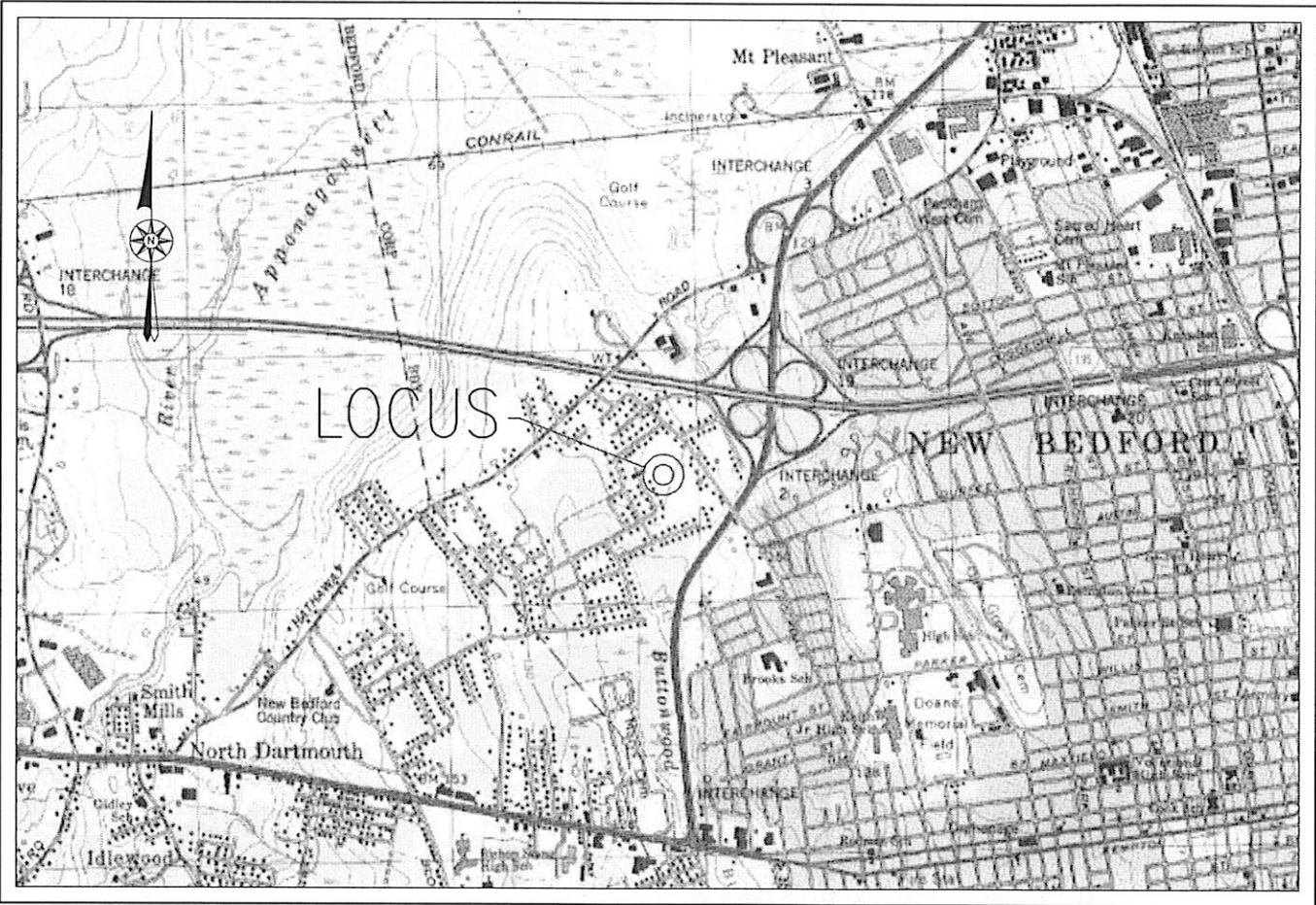
DATE APPROVED: _____

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I CERTIFY THAT 20 DAYS HAVE
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CITY CLERK OF NEW BEDFORD



— AREA MAP —
SCALE: 1"=1000'

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

WAIVERS REQUESTED:

1) ARTICLE VII. (B-2) - STREET IMPROVEMENTS
REQUEST: - TO ALLOW A TWENTY-FOUR (24) FOOT WIDE PAVED ROADWAY IN
LIEU OF THE REQUIRED THIRTY-FOUR (34) FOOT WIDE PAVED ROADWAY.

REQUEST: - WAIVER REQUESTED FOR SIDEWALKS DUE TO SMALL FOUR LOT
SUBDIVISION AND THERE BEING NO SIDEWALKS ABUTTING OR NEAR THE
SUBDIVISION.

— 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 10
PLAN BOOK 114 PAGE 12
PLAN BOOK 118 PAGE 44
PLAN BOOK 151 PAGE 60
PLAN BOOK 155 PAGE 45

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

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•MARLBOROUGH
•WARWICK, RI

DRAWN BY: M/W/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:

COVER

SHEET 1 OF 7

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ROCKDALE AVENUE
~PUBLIC - 40' WIDE~

S71°50'04"E
10.15'

MAP 74
LOT 152
NIF
RICARDO J. & HEATHER L.
MEDEIROS

MAP 74
LOT 153
NIF
MANUEL G. & DELTA M.
MARTINS

MAP 74
LOT 154
NIF
JAMES R. & DEBRA A.
DONAVAN

MAP 74
LOT 155
NIF
JUDITH M.
LILLA

MAP 74
LOT 156
NIF
MICHAEL A.
MARTIN

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NEW BEDFORD, MA
MAY 1 2017 P 2:15
CITY CLERK

MAP 74
LOT 157
NIF
RUSSELL D.
DEBRA
REBEIRO

MAP 74
LOT 41
NIF
JOSE A.
GIESTA

MAP 74
LOT 43
NIF
STEVE
FERNANDES

MAP 80
LOT 103
NIF
FANNIE
MAE

MAP 80
LOT 7
NIF
MARK A.
PAREIRA

MAP 80
LOT 145
NIF
MARK A.
PAREIRA

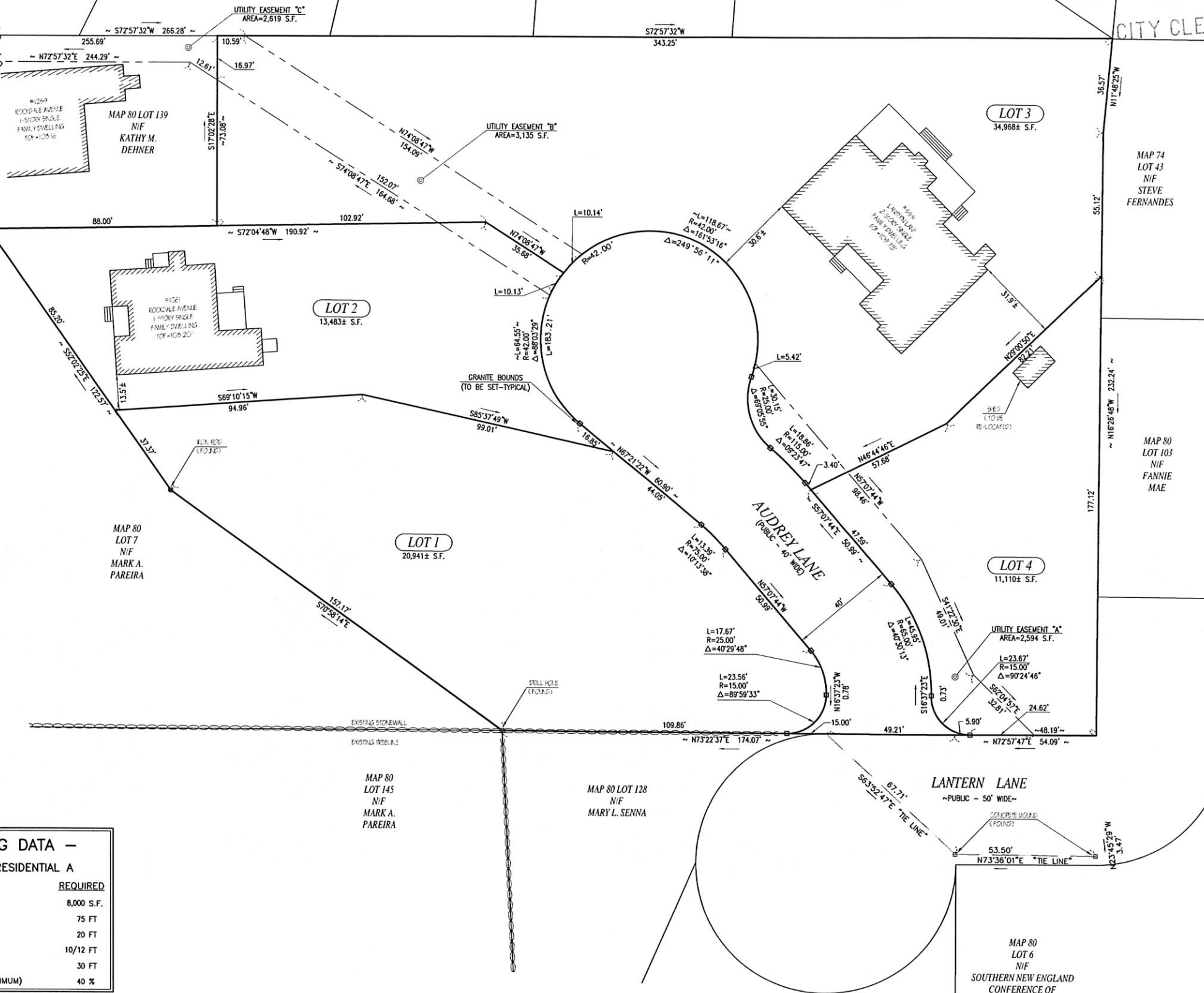
MAP 80 LOT 128
NIF
MARY L. SENNA

MAP 80
LOT 6
NIF
SOUTHERN NEW ENGLAND
CONFERENCE OF
SEVENTH-DAY ADVENTISTS

— ZONING DATA —

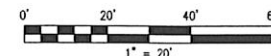
DISTRICT: RESIDENTIAL A

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 10
PLAN BOOK 114 PAGE 12
PLAN BOOK 118 PAGE 44
PLAN BOOK 151 PAGE 60
PLAN BOOK 155 PAGE 45



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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'

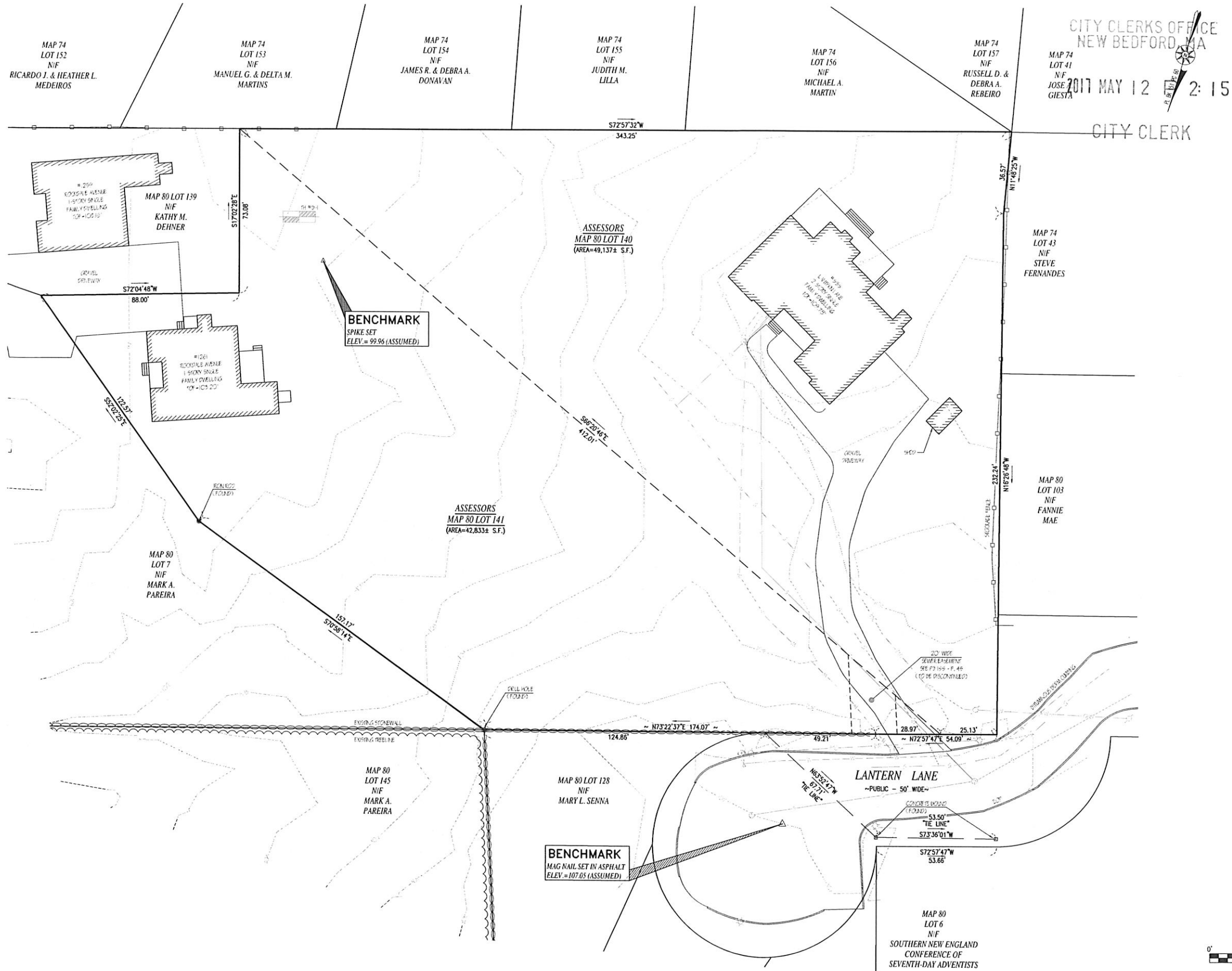
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SHEET 3 OF 7

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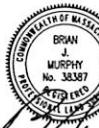
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DEFINITIVE SUBDIVISION PLAN
— AUDREY ROSE FARMS —
ASSESSORS MAP 80 LOTS 140 & 141
NEW BEDFORD, MASSACHUSETTS
PREPARED FOR: CHRISTIAN A. & ELIZABETH R. FARLAND
555 LANTERN LANE
NEW BEDFORD, MA 02740

MAY 10, 2017

SCALE: 1"=20'

JOB NO. 17-345

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EXISTING CONDITIONS

SHEET 2 OF 7



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

CITY CLERK
MAP 74
LOT 41
N/F
JOSE A.
GIESTA

CITY CLERKS OFFICE
NEW BEDFORD, MA
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DATE ENDORSED: _____

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APPROVAL AND NO APPEAL HAS
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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

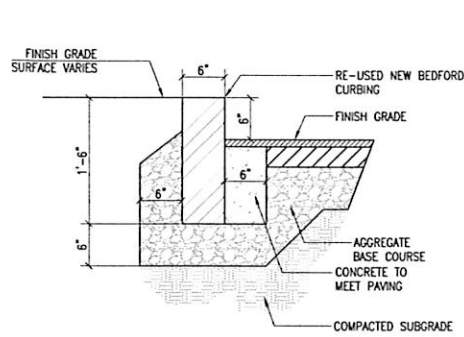
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SITE DEVELOPMENT

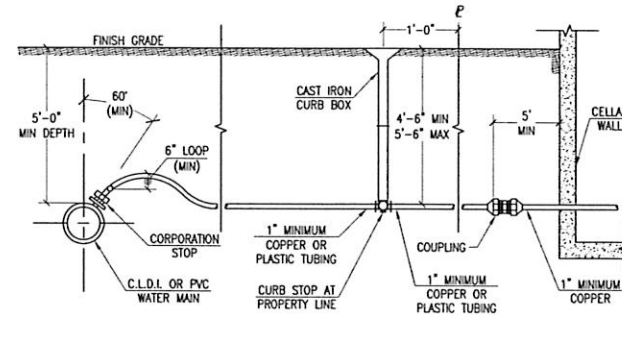
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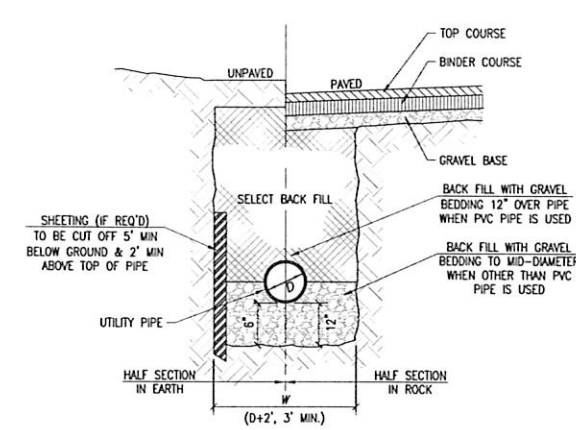




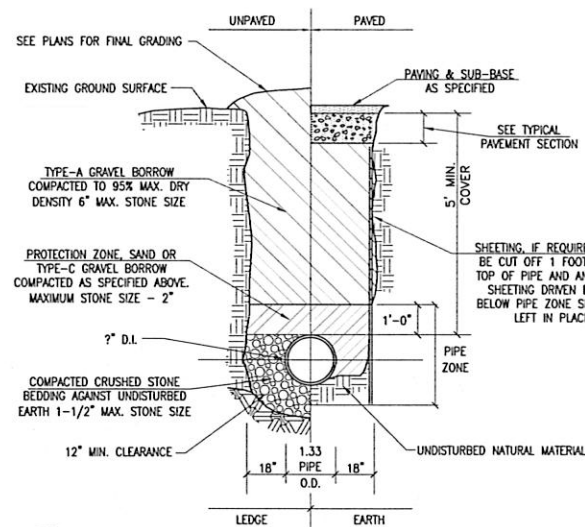
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5 VERTICAL GRANITE CURB
NOT TO SCALE



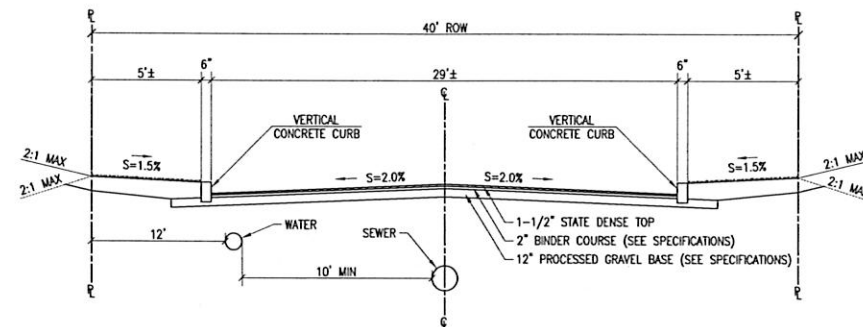
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NOT TO SCALE



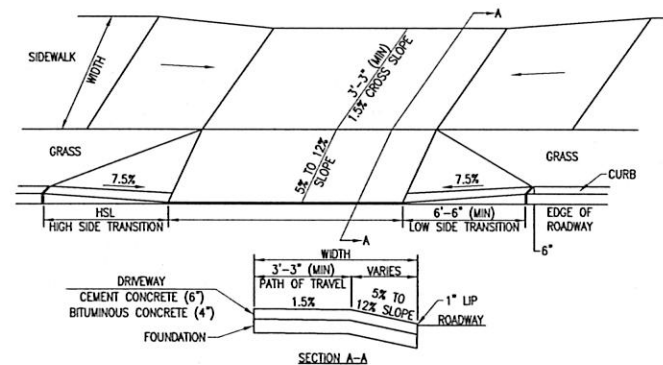
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5 UTILITY TRENCH
NOT TO SCALE



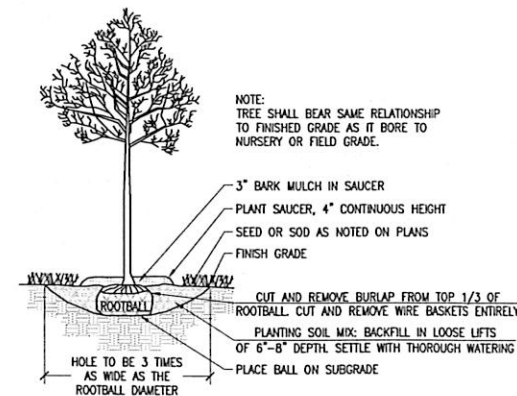
4
5 TYPICAL WATER TRENCH
NOT TO SCALE



5
5 ROADWAY CROSS SECTION
NOT TO SCALE



6
5 DRIVEWAY CURB CUT WITH GRASS STRIP
NOT TO SCALE



7
5 TREE PLANTING
NOT TO SCALE

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NEW BEDFORD, MA

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Brian J. Murphy

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

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

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DATE ENDORSED: _____

I CERTIFY THAT 20 DAYS HAVE
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APPROVAL AND NO APPEAL HAS
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DATE : _____

CITY CLERK OF NEW BEDFORD

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•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: AS NOTED

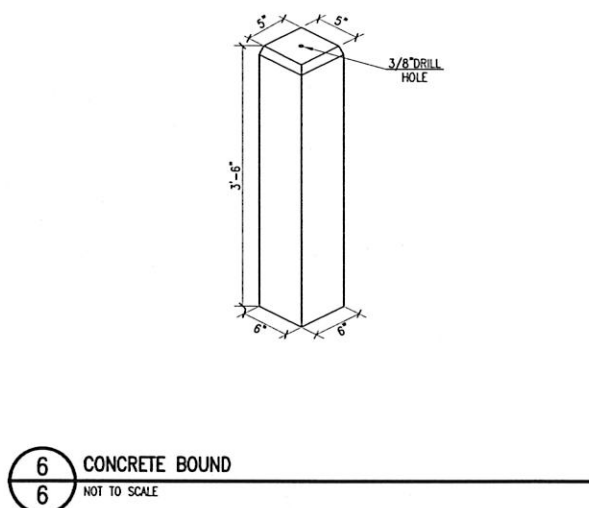
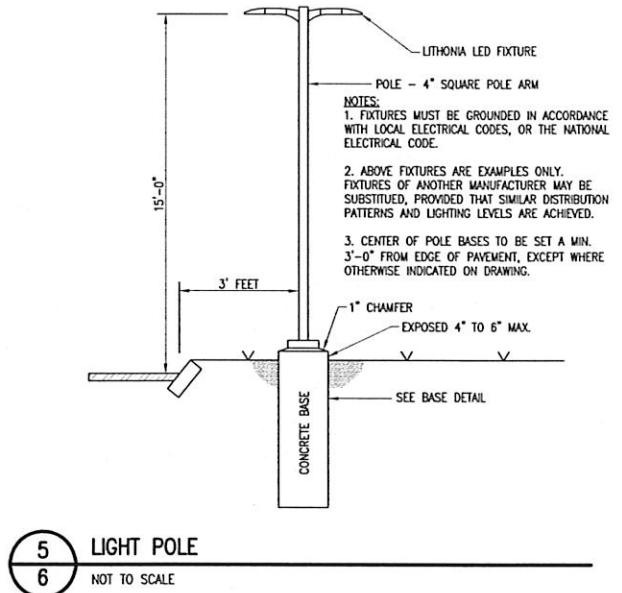
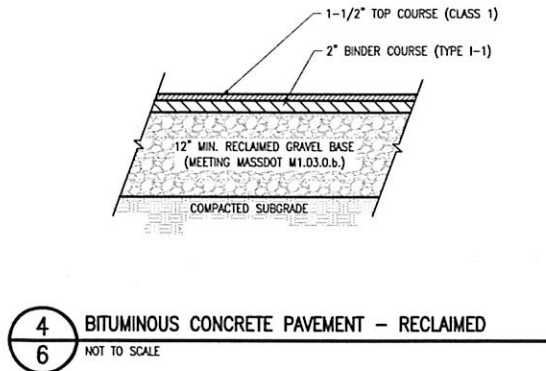
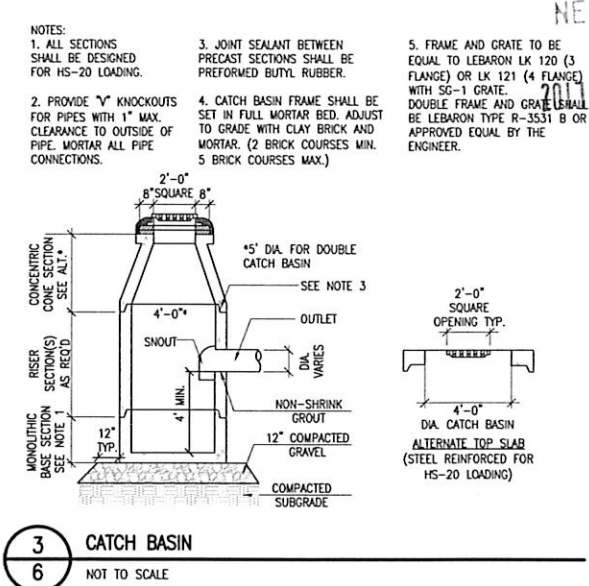
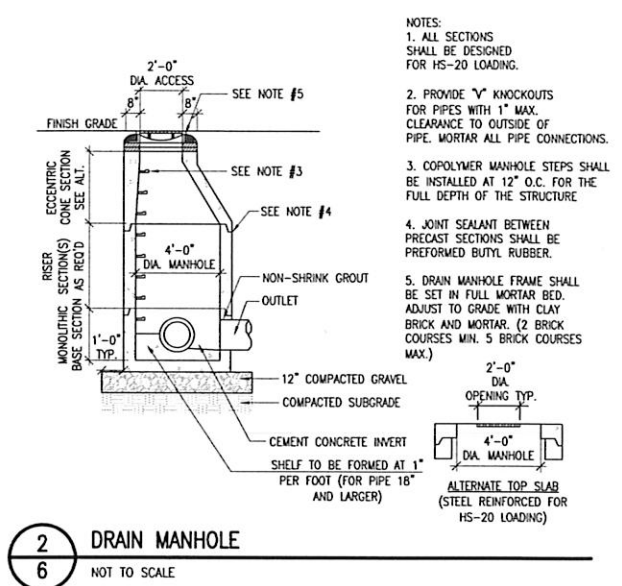
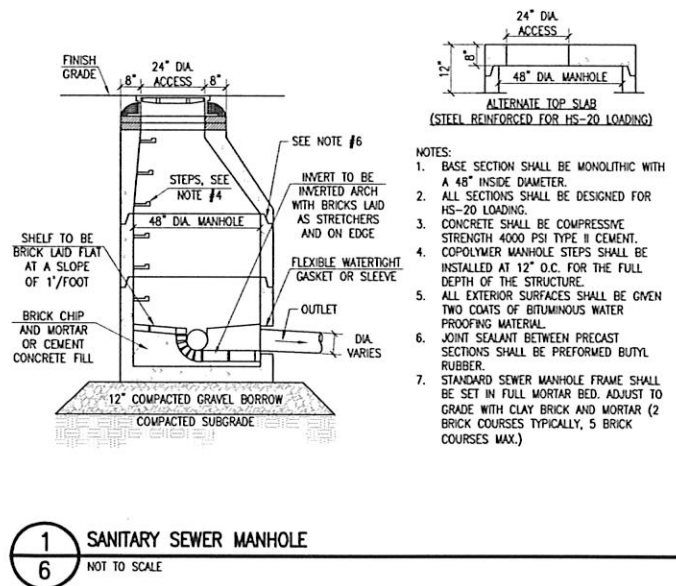
JOB NO. 17-345

LATEST REVISION:

DETAILS

SHEET 5 OF 7

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SHEET 6 OF 7

GENERAL CONSTRUCTION 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. 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. LIGHTING SHALL BE DIRECTED ON SITE AND AWAY FROM TRAFFIC INTERFERENCE.
11. 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.
12. 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.
13. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
14. 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.
15. THESE PLANS ARE PERMITTING PLANS AND SHALL NOT TO 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.

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 GUYED, 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 GUYED, 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.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. SOIL EROSION AND SEDIMENT CONTROL PRACTICES IN THE PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. 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.
3. ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
5. 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.
6. OFF SITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE ENGINEER.
7. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS AT ALL TIMES.
8. THE CONTRACTOR SHALL UTILIZE ALL METHODS NECESSARY TO PREVENT BLOWING AND MOVEMENT OF DUST FROM THE EXPOSED SOIL SURFACES.
9. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
10. A CRUSHED STONE TREE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ENTRANCE EXISTS.
11. ALL CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS DETAILER ON THE PLAN, IF APPLICABLE.
12. ALL STORM DRAINAGE OUTLETS SHALL BE PROTECTED AS REQUIRED HEREON BEFORE DISCHARGE POINTS BECOME OPERATIONAL.
13. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
14. 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.
15. 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.
16. ALL CRITICAL AREAS SUBJECT TO EROSION SHALL RECEIVE A TEMPORARY SEEDING AND BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS IMMEDIATELY FOLLOWING ROUGH GRADING.
17. 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.
18. 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.
19. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
20. ALL AREAS NOT STABILIZED BY CONSTRUCTION, SOODING OR LANDSCAPING SHALL BE SEEDING AND STABILIZED IN ACCORDANCE WITH THE SEEDING AND MULCHING SPECIFICATIONS.
21. MULCHING IS REQUIRED ON ALL SEEDER AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATIVE COVER.
22. 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.

UTILITY AND GRADING NOTES

1. ALL ON-SITE STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR RCP, UNLESS NOTED OTHERWISE.
2. HDPE PIPE SHALL CONFORM WITH AASHTO 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 H-10 PIPE AS MANUFACTURED BY HANCOR, INC. OR APPROVED EQUAL UNLESS OTHERWISE NOTED OR DETAILED.
3. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES.
4. ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO A POINT OF 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
5. 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.
6. 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.
7. ALL WATER MAIN FITTINGS, TEES, BENDS, HYDRANTS, ETC. SHALL BE RESTRAINED WITH CONCRETE THRUST BLOCKS.
8. 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.
9. 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.
10. 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.
11. ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
12. 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.
13. 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.
14. ALL GRAVITY SEWER PIPE SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1784 WITH RUBBER GASKET JOINTS.
15. 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 THE SEWER 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.
16. 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.
17. 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.
18. 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.
19. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
20. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
21. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
22. 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.
23. 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.
24. 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.
25. ELECTRICAL DUCT BANK LOCATION IS SHOWN FOR COORDINATION PURPOSES, REFER TO ELECTRICAL PLANS FOR SECTIONS AND DETAILS OF THE UTILITY DUCT BANK.
26. 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.

EXISTING

LEGEND

PROPOSED

CONTOUR LINE
SPOT GRADE
EDGE OF PAVEMENT
VERTICAL GRANITE CURB
SLOPED GRANITE CURB
VERTICAL CONCRETE CURB
BITUMINOUS CONCRETE CURB
CAPE COD BERM
STONE WALL
CHAIN LINK FENCE
IRON FENCE
POST & RAIL FENCE
STOCKADE FENCE
GUARD RAIL
HAY BALES
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

DETAIL NUMBER

1 SAMPLE DETAIL

2 NOT TO SCALE

NUMBER REFERENCES
WHAT SHEET THE DETAIL IS ON

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