

CITY CLERKS OFFICE
NEW BEDFORD, MA

2017 MAY 11 P 2:33

CITY CLERK

PROPOSED DEFINITIVE SUBDIVISION PLAN STONEY BROOK FARM NEW BEDFORD, MA 02745

SITE SUMMARY:

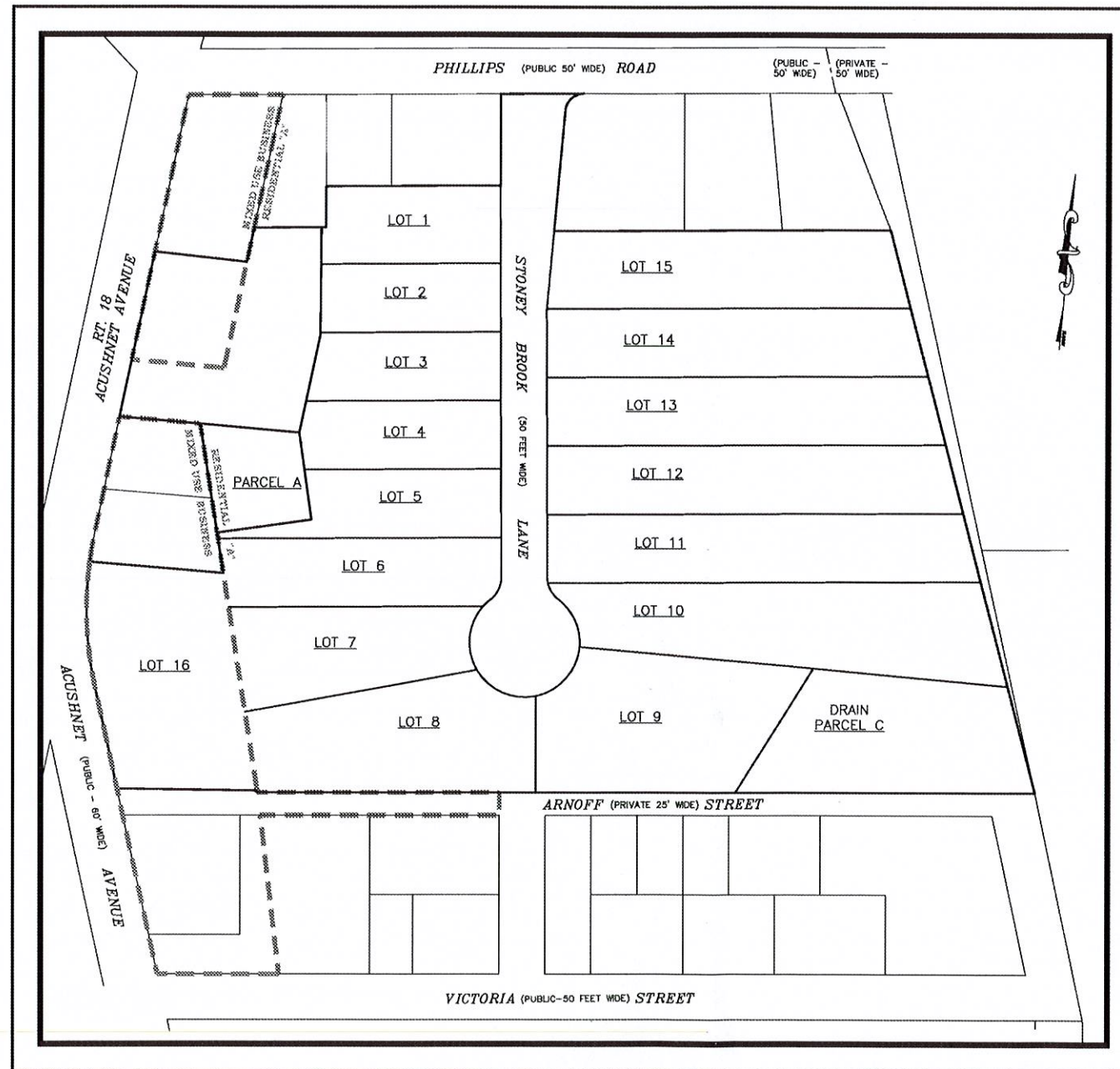
OWNER/APPLICANT: NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066

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

ZONING DISTRICT: RESIDENTIAL A & MIXED
USE BUSINESS

SHEET INDEX:

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



LOCUS PLAN:
SCALE: 1" = 80'

WAIVERS REQUESTED:

NEW BEDFORD SUBDIVISION REGULATIONS:

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

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

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

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

CITY OF NEW BEDFORD CLERK DATE

SEE COVENANT DATED

RECORDED IN BOOK PAGE

ZONING REQUIREMENTS:

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

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

5/11/17
DATE

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



PLANNING
MAY 11 2017
DEPARTMENT

DRAWING REVISIONS

REVISION	DATE	DESCRIPTION
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GENERAL NOTES:

1. THE SUBJECT PARCEL IS SHOWN AS MAP 130 BLOCK D LOTS 117, 379-387, 392-419.
2. THE VERTICAL DATUM IS THE NEW BEDFORD CITY DATUM.
3. LOCUS LIES WITHIN ZONE "X" AS SHOWN ON FIRM COMMUNITY PANEL #2500500383G PANEL 383 OF 550 REVISED JULY 16, 2014.
4. BORDERING VEGETATED WETLANDS FLAGS AND INTERMITTENT STREAM WERE APPROVED BY THE CITY OF NEW BEDFORD CONSERVATION COMMISSION ON 6/13/2016 WITH A NOTICE OF INTENT, SE-49-0736.

PLAN REFERENCES:

LAND COURT PLAN #23553-A
PLAN BK/PG:

148\104
133\34
130\30
128\79
121\138
121\110
86\23
85\07
82\70
19\49

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

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

APPROVED BY
NEW BEDFORD PLANNING BOARD

DATE: _____

SIGNED: _____



STONEY BROOK
FARM

TITLE SHEET

CAVANARO CONSULTING

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



OWNER/APPLICANT:

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

PROJECT NO. : 5005

SCALE : AS SHOWN

DATE : 5/11/17

DESIGNED BY : BPS

DRAWN BY : BPS

CHECKED BY : JCC

DRAWING NO.

TS

SHEET NO. 1 OF 10

FILENAME:
2:\BPS\5005\5 1 W-400

CASE 24-17



CITY CLERKS OFFICE
NEW BEDFORD, MA
2017 MAY 11 P 2:33
CITY CLERK

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

TP-1		TP-2	
12"	LOAM 10YR 3/8	10"	LOAM 10YR 3/8
22"	SANDY/LOAM 10YR 5/8	18"	LOAMY SAND 10YR 5/8
42"	LAOMY/SAND 2.5Y 6/8	36"	COARSE SAND 2.5Y 6/8
100"	COARSE SAND 2.5Y 6/8	86"	COARSE SAND 2.5Y 6/8

TP-3		TP-4	
10"	LOAM 10YR 3/8	9"	LOAM 10YR 3/8
21"	SANDY/LOAM 10YR 5/8	29"	SANDY/LOAM 10YR 5/8
47"	LAOMY/SAND 2.5Y 6/8	53"	LAOMY/SAND 2.5Y 6/8
90"	COARSE SAND 2.5Y 6/8	107"	COARSE SAND 2.5Y 6/8

TP-5		TP-6	
9"	LOAM 10YR 3/8	9"	LOAM 10YR 3/8
19"	SANDY/LOAM 10YR 5/8	33"	SANDY/LOAM 10YR 5/8
43"	LAOMY/SAND 2.5Y 6/4	72"	LAOMY/SAND 2.5Y 6/4
89"	SAND 2.5Y 6/3	89"	SAND 2.5Y 6/8

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

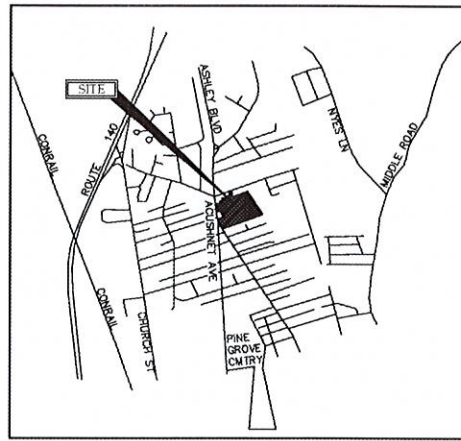
TP-1A		TP-2A	
24"	LOAM 10YR 4/2	12"	LOAM 10YR 4/2
98"	C1 MEDIUM SAND 10YR 7/4	40"	C1 LOAMY SAND 10YR 6/1
120"	C2 COARSE SAND 10YR 6/6	60"	C2 COARSE SAND 10YR 6/6

TP-3A	
16"	LOAM 10YR 4/2
24"	MEDIUM SAND 10YR 6/5
45"	C2 COARSE SAND 10YR 6/6

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

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION
OWNER OF RECORD: NEW BEDFORD COUSINS LLC P.O. BOX 36 SCITUATE, MA 02066 DEED BOOK: 7734, PAGE: 340		
GENERAL NOTES: 1. THE VERTICAL DATUM IS THE NEW BEDFORD CITY DATUM. 2. UTILITIES LOCATIONS AS SHOWN RESULT FROM A FIELD SURVEY AS WELL AS COMPILED RECORD INFORMATION. 3. LOCUS LIES WITHIN ZONE "X" AS SHOWN ON FRM COMMUNITY PANEL #2500500383G PANEL 383 OF 550 REVISED JULY 16, 2014. 4. BORDERING VEGETATED WETLANDS FLAGS AND INTERMITTENT STREAM FLAGS WERE SET BY JOHN ZIMMER, P.W.S. IN NOVEMBER 2015. 5. A COMPLETE ENCROACHMENT SURVEY WAS NOT PERFORMED AT THIS TIME.		
PLAN REFERENCES: LAND COURT PLAN #23553-A PLAN BK/PG: 146/104 128/79 98/23 133/34 121/138 85/07 130/30 121/110 82/70 BOARD OF SURVEY PLAN #S: 24, 38, 39B, 39C, 80 MASS HIGHWAY DEPT. FIELD BOOK #S: 23040 & 27588		
APPROVED BY NEW BEDFORD PLANNING BOARD DATE: _____ SIGNED: _____		
 STONEY BROOK FARM EXISTING CONDITIONS		
CAVANARO CONSULTING 687 MAIN STREET P.O. BOX 5175 NORWELL, MASSACHUSETTS 02061 PHONE: 781.659.8187 FAX: 781.659.8186		
OWNER/APPLICANT: NEW BEDFORD COUSINS LLC P.O. BOX 36 SCITUATE, MA 02066		
PROJECT NO. : 5005	DRAWING NO.	
SCALE : AS SHOWN	EC	
DATE : 5/11/17		
DESIGNED BY : BPS	SHEET NO. 2 OF 10	
DRAWN BY : BPS	FILENAME: 2:5005plm.dwg, NS E001	
CHECKED BY : JCC		

CASB 24-17



LOCUS
N.T.S.

APPROVED BY
NEW BEDFORD PLANNING BOARD
UNDER THE SUBDIVISION
CONTROL LAW

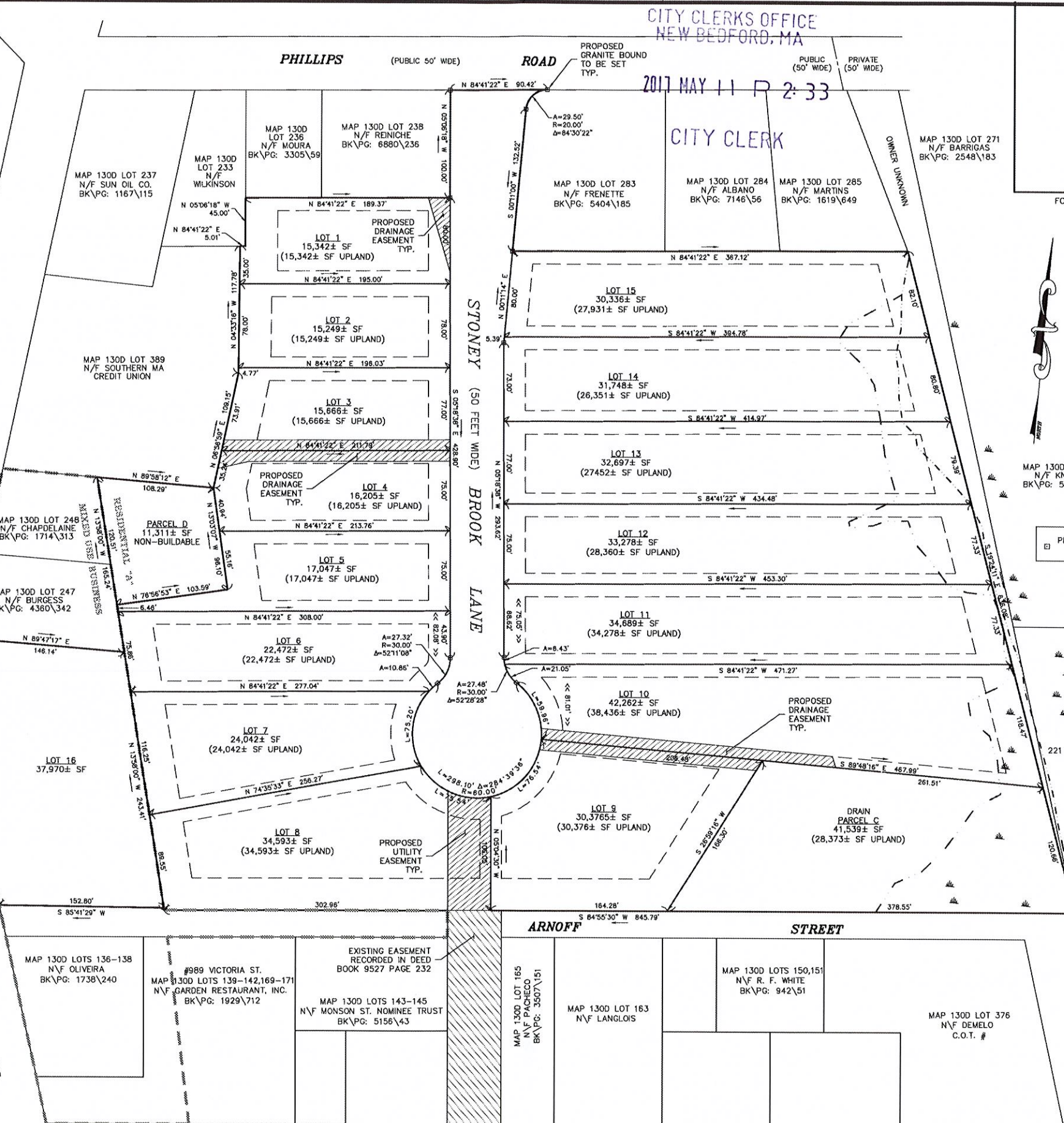
DATE: _____
SIGNED: _____

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

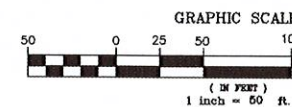
DATE _____ BRENDAN P. SULLIVAN P.E., P.L.S.

ACUSHNET AVENUE (ROUTE 18)

ACUSHNET (PUBLIC - 60' WIDE) AVENUE



VICTORIA (PUBLIC-50 FEET WIDE) STREET



FOR REGISTRY USE ONLY

MAP 1300 LOT 295
N/F KNOWLES
BK\PG: 5292\227

MAP 1300 LOT 135
N/F
221 FITZGERALD DRIVE LLC
BK\PG: 6739\92

DRAWING REVISIONS		
REVISION	DATE	DESCRIPTION

GENERAL NOTES:
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2. THE VERTICAL DATUM IS THE NEW BEDFORD CITY DATUM.
3. LOCUS LIES WITHIN ZONE "X" AS SHOWN ON FIRM COMMUNITY PANEL #2500503830 PANEL 383 OF 550 REVISED JULY 16, 2014.
4. BORDERING VEGETATED WETLANDS FLAGS AND INTERMITTENT STREAM WERE APPROVED BY THE CITY OF NEW BEDFORD CONSERVATION COMMISSION ON 6/13/2016 WITH A NOTICE OF INTENT, SE49-0736.

PLAN REFERENCES:
LAND COURT PLAN #23553-A
PLAN BK\PG:
146\104
133\34
130\30
128\79
121\138
121\110
98\23
85\07
82\70
19\49
BOARD OF SURVEY PLAN #S:
24, 39, 39B, 39C, 80
MASS HIGHWAY DEPT. FIELD BOOK #S:
23040 & 27588

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



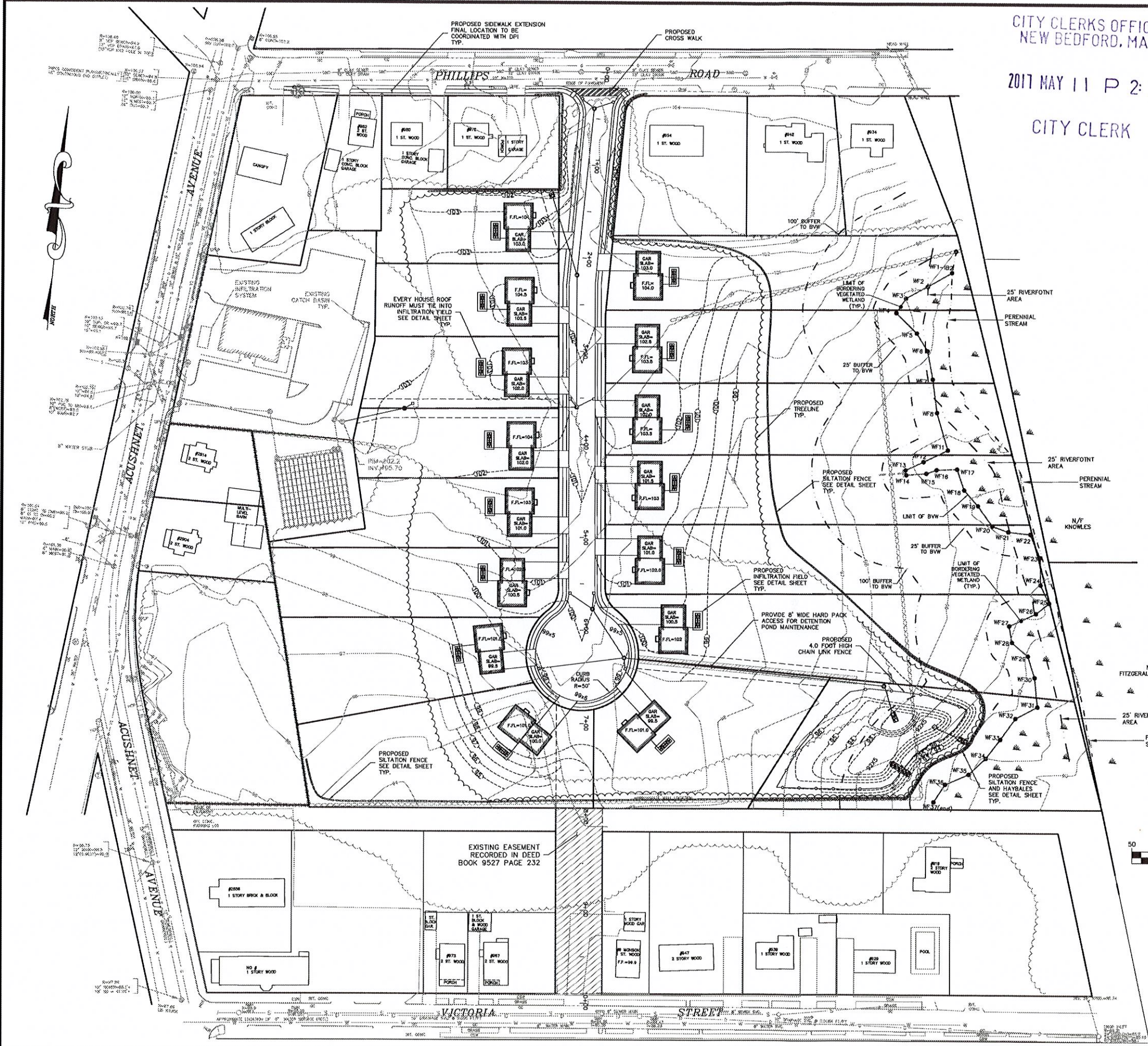
STONEY BROOK
FARM
LOT LAYOUT

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

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

PROJECT NO. : 5005	DRAWING NO.
SCALE : AS SHOWN	LL
DATE : 5/11/17	DESIGNED BY : BPS
DRAWN BY : BPS	SHEET NO. 3 of 10
CHECKED BY : JCC	FILENAME: 2500503830\146\104.dwg

CASE 24-17



CITY CLERKS OFFICE
NEW BEDFORD, MA
2017 MAY 11 P 2:33
CITY CLERK

APPROVED BY
NEW BEDFORD PLANNING BOARD
UNDER THE SUBDIVISION
CONTROL LAW

DATE: _____
SIGNED: _____

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION

GENERAL NOTES:

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

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

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

LEGEND	
—	PROPERTY LINE
—	PROP. TELEPHONE, ELECTRIC & CABLE
—	EX GAS LINE
—	PROPOSED GAS LINE
—	EX WATER LINE
—	PROPOSED WATER LINE
—	EXISTING SEWER LINE
—	PROPOSED SEWER LINE
—	EXISTING DRAIN LINE
—	PROPOSED DRAIN LINE
⊗	EXISTING HYDRANT
⊗	PROPOSED HYDRANT
⊗	EXISTING WATER VALVE
⊗	PROPOSED WATER VALVE
⊗	EXISTING CATCH BASIN
⊗	PROPOSED CATCH BASIN
⊗	EXISTING DRAIN MANHOLE
⊗	PROPOSED DRAIN MANHOLE
—	TREE LINE
TYP.	TYPICAL
CLDI	CEMENT LINED DUCTILE IRON
TBA	TO BE ABANDONED
▼	PROPOSED THRUST BLOCK



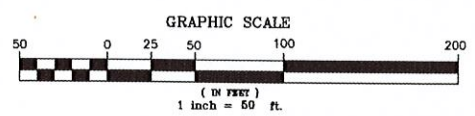
STONEY BROOK FARM
GRADING & DRAINAGE

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

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

PROJECT NO. : 5005	DRAWING NO.
SCALE : AS SHOWN	GD
DATE : 5/11/17	SHEET NO. 4 OF 10
DESIGNED BY : BPS	FILENAME:
DRAWN BY : BPS	21-5005-DWG-GRD-04-17
CHECKED BY : JCC	

PLANNING
MAY 11 2017
DEPARTMENT



CASE 24-17

CITY CLERKS OFFICE
NEW BEDFORD, MA

2017 MAY 11 P 2:33

CITY CLERK

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft

DRAWING REVISIONS

ACTION DATE DESCRIPTION

GENERAL NOTES

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AN INSTRUMENT SURVEY PERFORMED BY CAVANARO CONSULTING USING INFORMATION COMPILED FROM AVAILABLE ASSESSOR'S MAPS AND RECORDED DEED INFORMATION.
2. EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATION PRIOR TO EARTH REMOVAL.
3. ALL DRAIN LINES ARE 12" UNLESS OTHERWISE NOTED.

LEGEND

- PROPERTY LINE
- PROPOSED TELEPHONE, ELECTRIC & CABLE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DRAIN MANHOLE
- PROPOSED DRAIN MANHOLE
- TREE LINE
- TYP.
- CLD
- TBA
- PROPOSED THRUST BLOCK



STONEY BROOK
FARM
DRAINAGE
LAYOUT

CAVANARO CONSULTING

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

OWNER/APPLICANT:

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

PROJECT NO. : 5005

SCALE : AS SHOWN

DATE : 5/11/17

DESIGNED BY : BPS

DRAWN BY : BPS

CHECKED BY : JCC

DRAWING NO.

DL

SHEET NO. 5 OF 10

FILENAME:

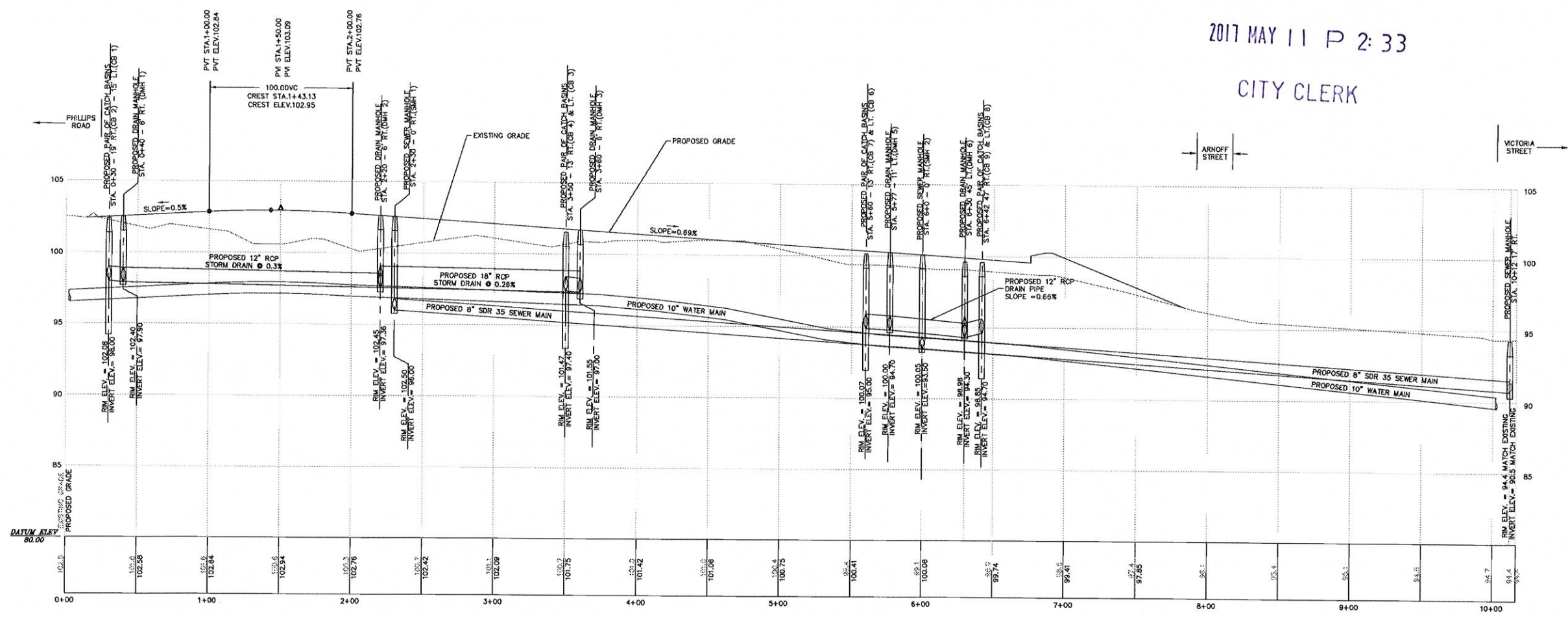
2:10005/STONEYBROOK FARM NOI

CASE 24-17

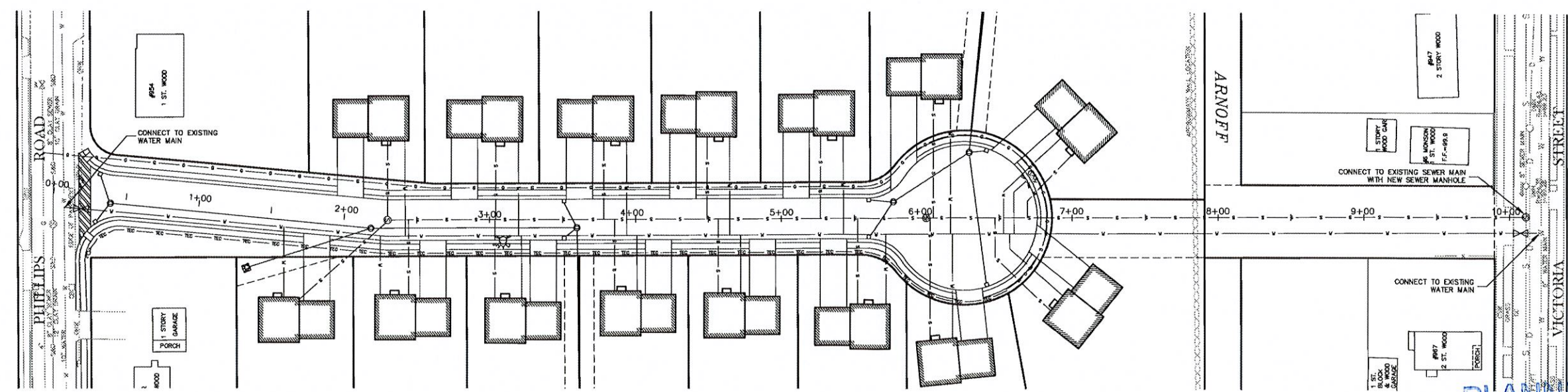
CITY CLERKS OFFICE
NEW BEDFORD, MA

2017 MAY 11 P 2:33

CITY CLERK



PROFILE - STONEY BROOK LANE
SCALE
HORIZONTAL 1" = 40'
VERTICAL 1" = 4'



PLAN - STONEY BROOK LANE
SCALE
1" = 40'

- WATER SERVICE NOTES:
1. ALL WATER METERS SHALL BE INSTALLED AT POINT OF ENTRY INTO BUILDING.
 2. NO WATER SERVICE SHALL RUN UNDER GARAGE SLAB.

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION

GENERAL NOTES:

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

LEGEND

SYMBOL	DESCRIPTION
—	PROPERTY LINE
—	PROP. TELEPHONE, ELECTRIC & CABLE
—	EX GAS LINE
—	PROPOSED GAS LINE
—	EX WATER LINE
—	PROPOSED WATER LINE
—	EXISTING SEWER LINE
—	PROPOSED SEWER LINE
—	EXISTING DRAIN LINE
—	PROPOSED DRAIN LINE
—	EXISTING HYDRANT
—	PROPOSED HYDRANT
—	EXISTING WATER VALVE
—	PROPOSED WATER VALVE
—	EXISTING CATCH BASIN
—	PROPOSED CATCH BASIN
—	EXISTING DRAIN MANHOLE
—	PROPOSED DRAIN MANHOLE
—	TREE LINE
—	TYP.
—	C.D.I.
—	T.B.A.
—	PROPOSED THRUST BLOCK



STONEY BROOK FARM
ROADWAY PROFILE

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

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

PROJECT NO. : 5005	DRAWING NO.
SCALE : AS SHOWN	RP
DATE : 5/11/17	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 6 OF 10
CHECKED BY : JCC	FILENAME:

PLANNING
MAY 11 2017
DEPARTMENT

CASE 2A-17

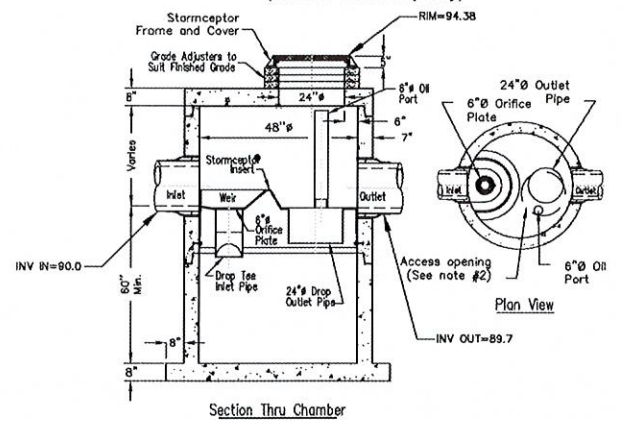
CITY CLERKS OFFICE
NEW BEDFORD, MA

2017 MAY 11 P 2:33

CITY CLERK

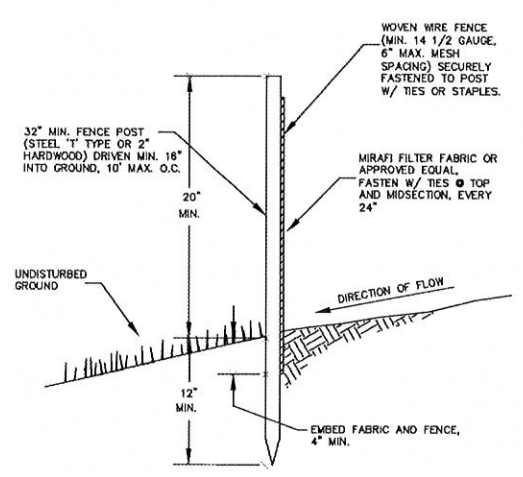
Rinker Concrete Pipe Division

STC 450i Precast Concrete Stormceptor (450 U.S. Gallon Capacity)

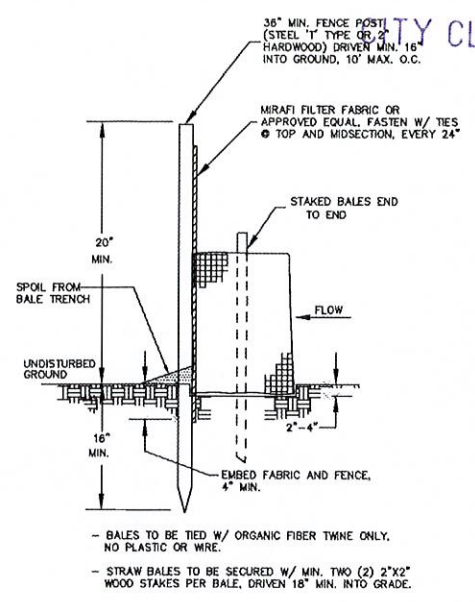


- Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
 2. The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
 3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115,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

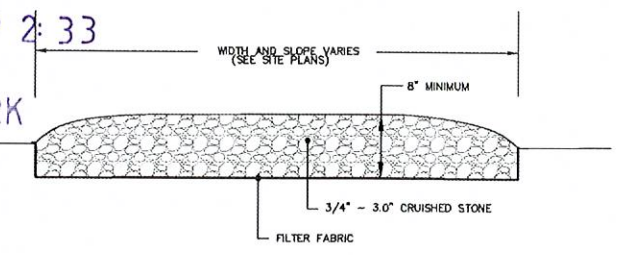
STORMCEPTOR DETAIL
NOT TO SCALE



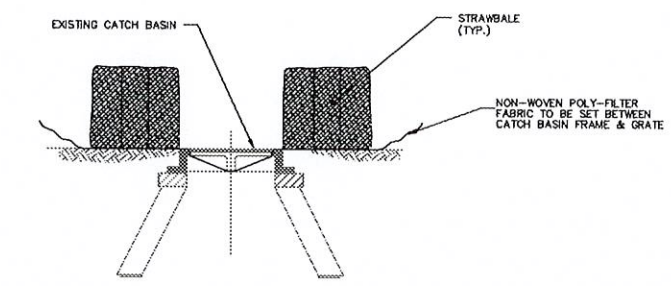
SILT FENCE
NOT TO SCALE



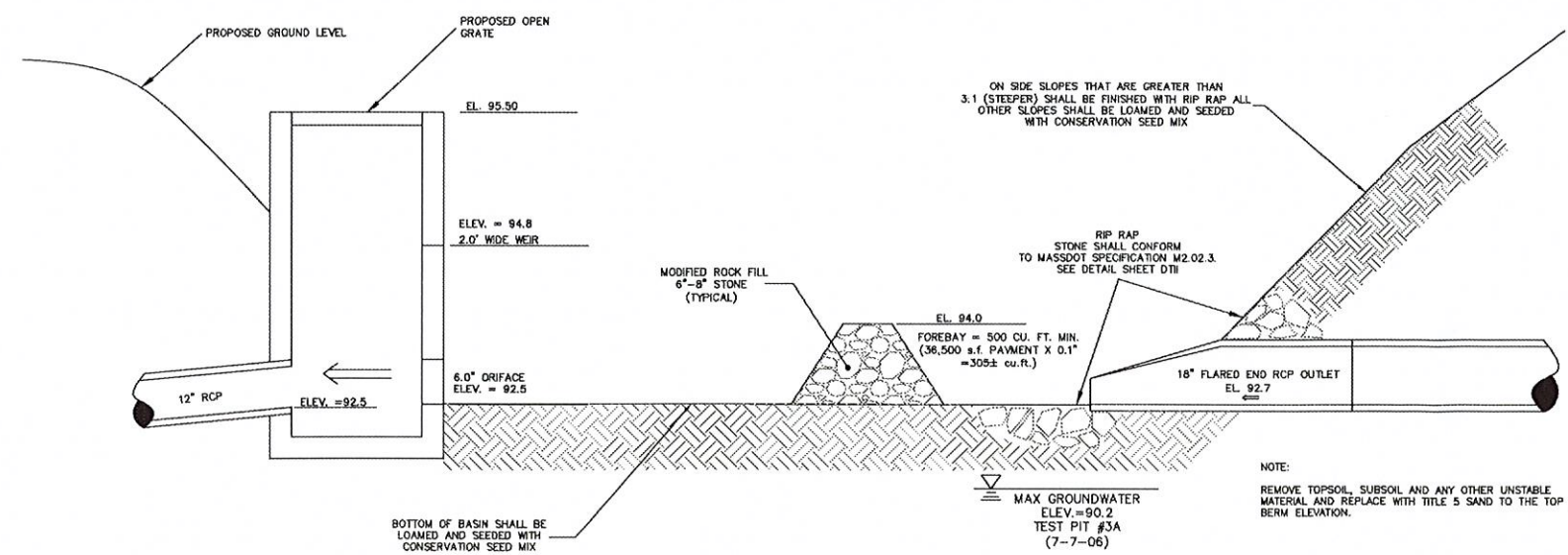
STRAWBALE WITH SILT FENCE
NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

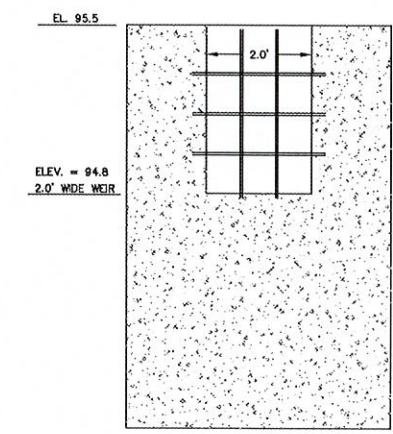


STRAWBALE EROSION CHECK
NOT TO SCALE



INFILTRATION POND - CROSS SECTION
NOT TO SCALE

INFILTRATION POND DETAILS



DRAINAGE STRUCTURE - FRONT VIEW
NOT TO SCALE

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION

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

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



STONE BROOK FARM DETAIL SHEET I

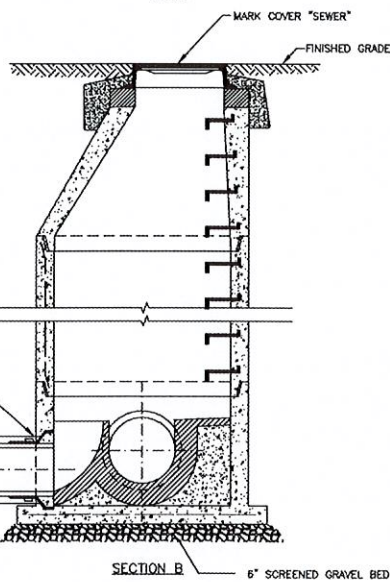
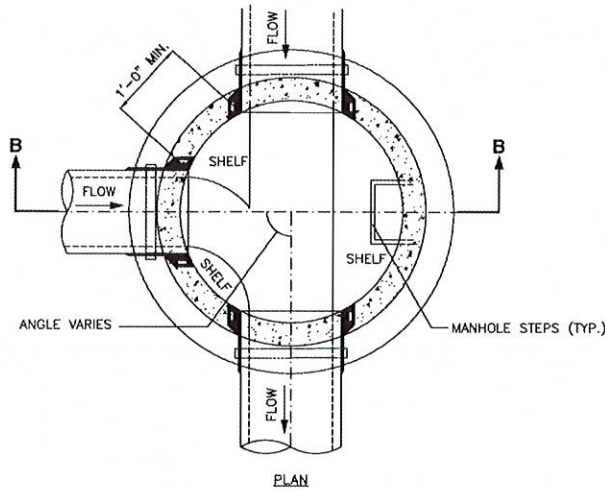
CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

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

PROJECT NO. : 5005	DRAWING NO.
SCALE : AS SHOWN	DTI
DATE : 5/11/17	
DESIGNED BY : BPS	SHEET NO. 7 OF 10
DRAWN BY : BPS	
CHECKED BY : JCC	FILENAME:

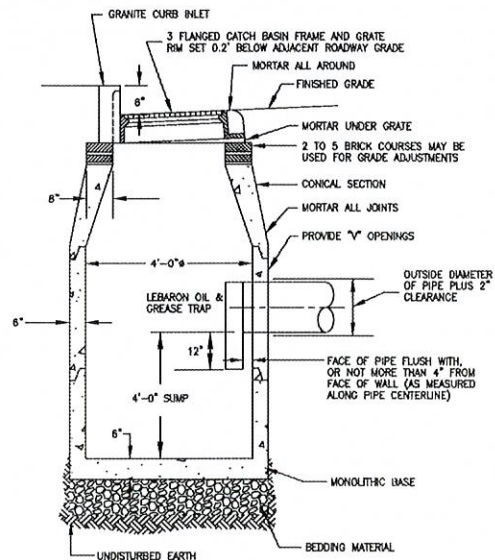
PLANNING
MAY 11 2017
DEPARTMENT

CASB 24-17

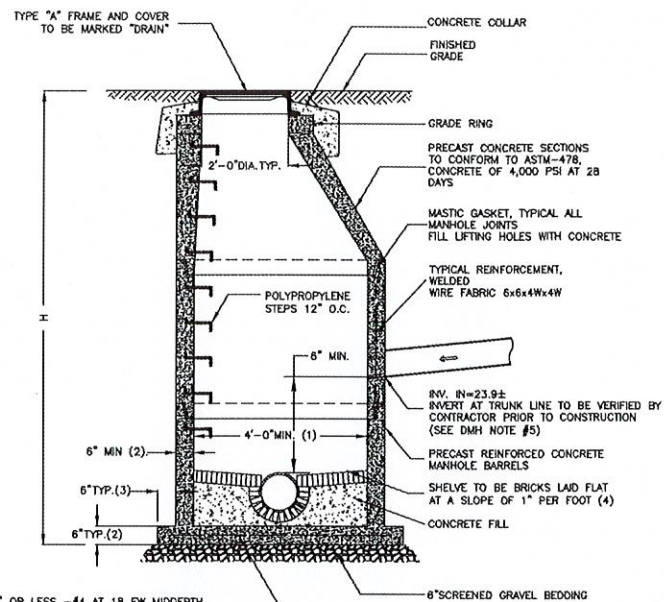


PRECAST CONCRETE SEWER MANHOLE
N.T.S.

LEBARON CAST IRON OIL AND GREASE TRAP
TO BE INSTALLED IN ACCORDANCE WITH THE
MANUFACTURER'S SPECIFICATIONS.



DEEP SUMP CATCH BASIN
NOT TO SCALE

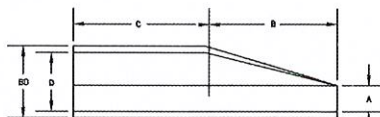
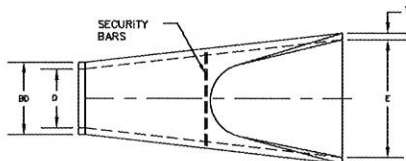
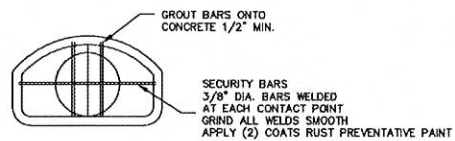


H= 10' OR LESS - #4 AT 18" EW MIDDEPTH
H= 10' TO 20' - #4 AT 12" EW MIDDEPTH
H= 20' TO 30' - #5 AT 12" EW MIDDEPTH
IN ADDITION TO WELDED WIRE FABRIC

DRAINAGE MANHOLE
NOT TO SCALE

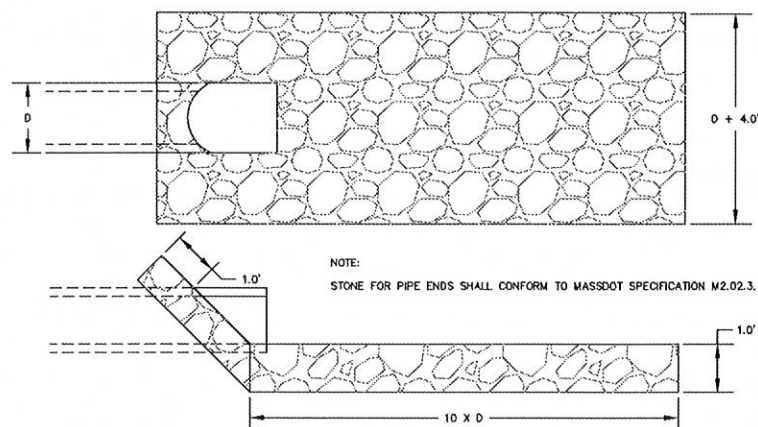
DRAINAGE MANHOLE NOTES:

- 5'-0" DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 20 FEET OR WHEN ORDERED BY THE ENGINEER.
- 6" MIN. WALL THICKNESS AND 7 INCH MIN. BASE THICKNESS WITH 5'-0" DIAMETER MANHOLES.
- 6 INCH LIP OPTIONAL UNLESS OTHERWISE NOTED.
- CONCRETE INVERT AND SHELF MAY BE SUBSTITUTED IN STORM DRAIN MANHOLES AS DIRECTED BY THE ENGINEER.



FLARED END DIMENSIONS							
DIAMETER	A	B	BD	C	D	E	W
12"	4"	2"	1.7"	4"	4.5"	2.0"	2"
18"	9.5"	3.8"	3.0"	2.5"	3.0"	4.0"	3"

PRECAST CONCRETE FLARED END DETAIL
NOT TO SCALE



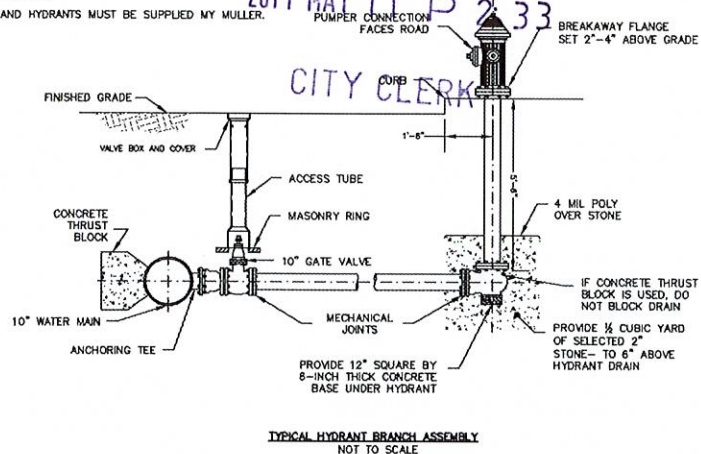
NOTE:
STONE FOR PIPE ENDS SHALL CONFORM TO MASSDOT SPECIFICATION M2.02.3.

RIP RAP END DETAIL
NOT TO SCALE

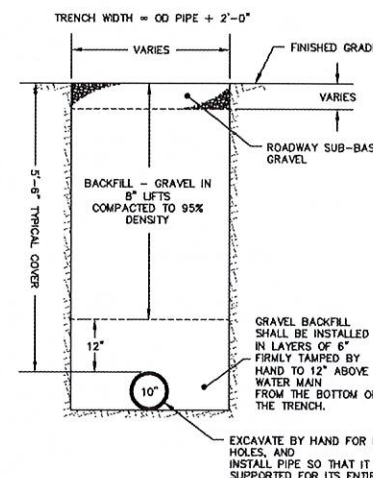
SEWER AND DRAINAGE DETAILS

HYDRANT NOTES:

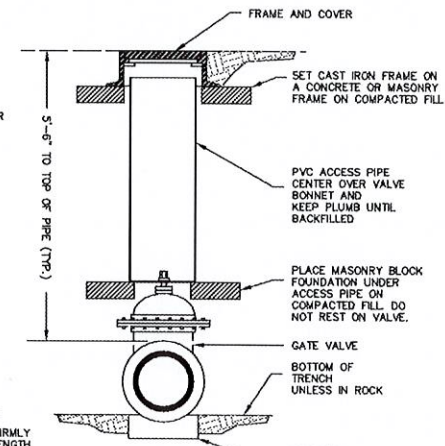
- CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
- USE RESTRAINED JOINT FITTINGS (MEGALUG OR APPROVED EQUAL) WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
- ALL FITTINGS AND HYDRANTS MUST BE SUPPLIED BY MULLER.



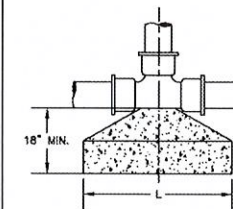
TYPICAL HYDRANT BRANCH ASSEMBLY
NOT TO SCALE



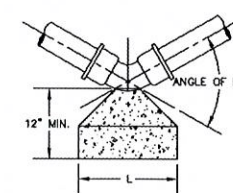
TYPICAL WATER MAIN TRENCH DETAIL
NOT TO SCALE



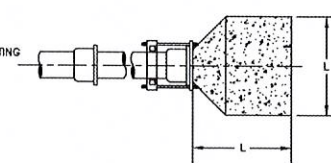
TYPICAL WATER GATE VALVE
NOT TO SCALE



PLAN - TEE



PLAN - BEND



PLAN - DEAD END

THRUST BLOCK DIMENSIONS											
DIAMETER	TEE	1/4 BEND	1/8 BEND	1/16 BEND	DEAD END	DIAMETER	TEE	1/4 BEND	1/8 BEND	1/16 BEND	DEAD END
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	8"	1'-2"	1'-2"	1'-3"	1'-0"	1'-0"
8"	1'-2"	1'-2"	1'-3"	1'-0"	1'-0"	10"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"

THRUST BLOCK NOTES:

- CONCRETE SHALL BE 3,000 PSI
- THRUST BLOCKS SHALL BEAR ON UNDISTURBED EARTH.
- PIPE JOINTS SHALL NOT BE BLOCKED BY CEMENT.
- DIMENSIONS SHOWN ARE MINIMUM DISTANCES.
- GATE VALVES SHALL BE SET ON CONCRETE OR BLOCKING APPROVED BY ENGINEER.

TYPICAL SECTION
(FOR TEES, BENDS & DEAD ENDS)

CONCRETE THRUST BLOCKS
NOT TO SCALE

WATER LINE DETAILS

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION

GENERAL NOTES:

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

LEGEND

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



STONEY BROOK FARM DETAIL SHEET II

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PROJECT NO. : 5005	DRAWING NO.
SCALE : AS SHOWN	DTII
DATE : 5/11/17	SHEET NO. 8 OF 10
DESIGNED BY : BPS	FILENAME:
DRAWN BY : BPS	2:\5005\5005\NORTHSHORE FARM NOI
CHECKED BY : JCC	

Cable 2A-17

