



VICINITY MAP  
SCALE: 1"=2000'

# 35 KEARSARGE STREET MULTI-FAMILY REDEVELOPMENT

35 KEARSARGE STREET, NEW BEDFORD, MASSACHUSETTS, 02745

SITE PLAN REVIEW  
AUGUST 2021

DRAWING INDEX		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
CIVIL ENGINEERING PLANS		
1	C000	COVER SHEET
2	C100	EXISTING CONDITIONS PLAN
3	C200	LAYOUT AND MATERIALS PLAN
4	C500	GRADING, DRAINAGE AND UTILITIES PLAN
5	C700	LIGHTING AND LANDSCAPING PLAN
6	C800	DETAIL SHEET 1
7	C801	DETAIL SHEET 2



SITE MAP  
SCALE: 1"=60'

REFERENCE: ORTHOGRAPHIC AERIAL IMAGERY AND MAPS ARE BASED ON GIS DATA OBTAINED FROM MASSGIS PROVIDED BY THE BUREAU OF GEOGRAPHIC INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF TECHNOLOGY AND SECURITY SERVICES.

## OWNER/TEAM INFORMATION

**CIVIL ENGINEER**  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
31 BELLERS ROAD  
RAYNHAM, MA 02767  
PH: (508) 998-2125  
CONTACT: DANIEL AGUIAR

**OWNER:**  
ROMAN CATHOLIC BISHOP  
OF FALL RIVER  
P.O. BOX 2577  
FALL RIVER, MA 02722

**ARCHITECT:**  
MICHAEL WASHINGTON ARCHITECTS, INC.  
1208 VFW PARKWAY, SUITE 201  
WEST ROXBURY, MA 02132  
PH: (617) 390-5515  
CONTACT: BENJAMIN LEE

**APPLICANT:**  
CRUZ DEVELOPMENT CORPORATION  
1 JOHN ELIOT SQUARE  
ROXBURY, MA 02119  
PH: (617) 445-6901  
CONTACT: DAN CRUZ

## SITE DATA

ADDRESS: 35 KEARSARGE STREET  
NEW BEDFORD, MA 02745  
PARCEL I.D.: A PORTION OF ASSESSORS MAP 112, LOT 3  
(PARCEL 2 ON ANR PLANS ENDORSED ON 11-24-20)

TOTAL AREA: ±32,010 SF  
ZONING DISTRICT: RESIDENCE A



CRUZ DEVELOPMENT CORPORATION  
APO ASSESSORS MAP 112, LOT 3  
35 KEARSARGE STREET  
NEW BEDFORD, MASSACHUSETTS

DATE:	AUGUST, 2021	DRAWN BY:	T.ROSBOROUGH
DWG SCALE:	AS SHOWN	CHECKED BY:	D.AGUIAR
PROJECT NO.:	313-225-CV01	APPROVED BY:	S.GIOIOSA

COVER SHEET

DRAWING NO. **C000**  
SHEET 1 OF 7

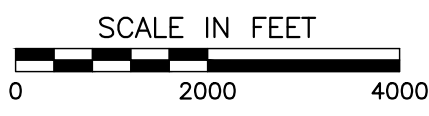






### SITE LOCUS MAP

SCALE: 1" = 2000'



#### LEGEND:

---	EXISTING SUBJECT PROPERTY LINE
---	EXISTING INDEX (MAJOR) CONTOUR
---	EXISTING INTERMEDIATE (MINOR) CONTOUR
---	EXISTING CHAIN LINK FENCE LINE
---	EXISTING CURB
---	EXISTING EDGE OF PAVEMENT
---	EXISTING STRUCTURE
---	EXISTING STORM PIPE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING WATER GATE VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING WATER SHUT OFF
---	EXISTING GAS GATE
---	EXISTING GAS SHUT OFF
---	EXISTING DRAIN MANHOLE
---	EXISTING UTILITY POLE
---	EXISTING SIGN
---	EXISTING DECIDUOUS TREE
---	EXISTING MONITORING WELL
---	BITUMINOUS
---	CHAIN LINK FENCE
---	CONCRETE
---	DRIVEWAY
---	GATE POST
---	SIDEWALK
---	VERTICAL GRANITE CURB
---	STONE BOUND
---	TRAVERSE POINT

#### OWNER:

ROMAN CATHOLIC BISHOP OF FALL RIVER  
P.O. BOX 2577  
FALL RIVER, MA 02722

#### APPLICANT:

CRUZ DEVELOPMENT CORPORATION  
1 JOHN ELIOT SQUARE  
ROXBURY, MA 02119

#### TITLE REFERENCE:

DEED BOOK: 336 PAGE: 500  
DEED BOOK: 334 PAGE: 107

#### PLAN REFERENCE:

PLAN BOOK 2 PAGE 24  
PLAN BOOK 6 PAGE 12  
PLAN BOOK 3 PAGE 70  
PLAN BOOK 5 PAGE 68  
PLAN BOOK 14 PAGE 9  
PLAN BOOK 15 PAGE 77  
PLAN BOOK 16 PAGE 51  
PLAN BOOK 24 PAGE 79  
PLAN BOOK 24 PAGE 82

ACUSHNET AVENUE CITY LAYOUT 1899  
ACUSHNET AVE/DUNCAN STREET ALTERATION  
CITY LAYOUT #5635, 1924

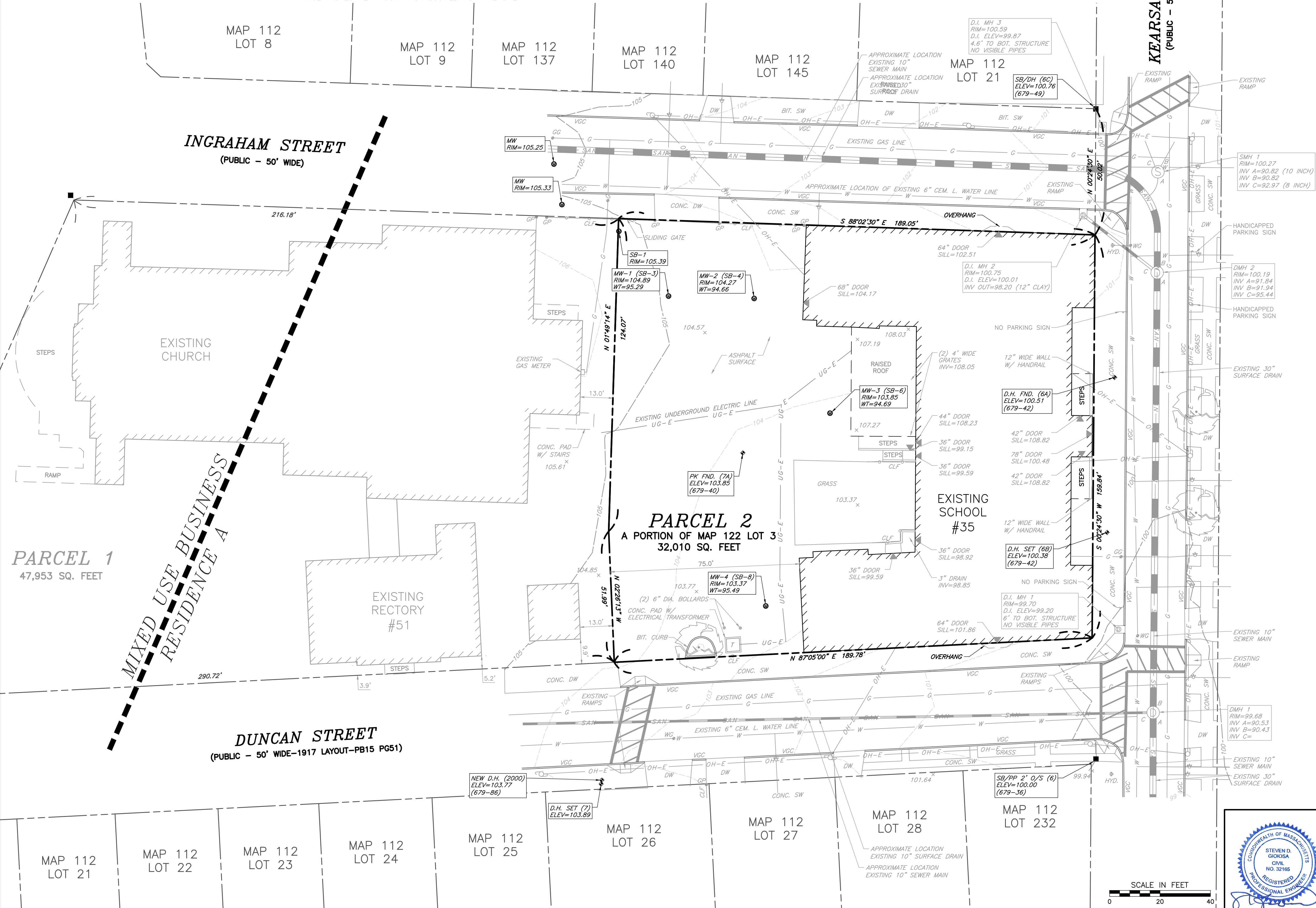
SITE LOCATION:  
35 KEARSARGE STREET  
NEW BEDFORD, MASSACHUSETTS

ASSESSORS REFERENCE:  
APO MAP 112, LOT 3

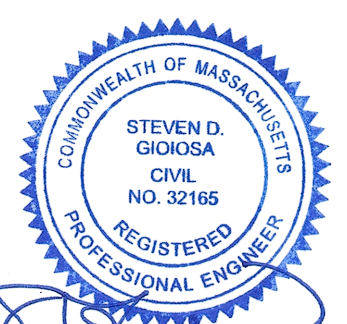
RESIDENTIAL A (RA) ZONING DISTRICT	
REGULATION	REQUIREMENT
MIN. LOT AREA	8,000 SQ. FT.
LOT FRONTAGE	75 FT.
FRONT SETBACK	20 FT.
SIDE SETBACK	10 FT. ON ONE SIDE, 12 FT. ON THE OTHER
REAR SETBACK	30 FT.
MAX. LOT COVERAGE	30%; 40% ON CORNER LOTS

#### NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ON MAY 19 AND 21, 2021.
- ELEVATIONS ARE REFERENCE TO NAVD 1988 DATUM.
- THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE AS DETERMINED FROM THE CITY OF NEW BEDFORD FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 25005C0391G (EFFECTIVE DATE: JULY 16, 2014).
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER'S OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- LIMITED SUBSURFACE INVESTIGATIONS WERE PERFORMED BY RIVER HAWK ENVIRONMENTAL, LLC ON APRIL 21, 2020 DURING A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT. BASED ON THE REVIEW OF THE NRCS WEB SOIL REPORT AND BORING INFORMATION INCLUDED IN THE LIMITED SUBSURFACE INVESTIGATIONS, HYDROLOGIC SOIL GROUP (HSG) A WITH AN INFILTRATION RATE OF 1.02 INCHES PER HOUR WAS ASSUMED FOR THE SITE.



NORTH



REVISION RECORD	
NO.	DATE

**SITEC**  
Part of Civil & Environmental Consultants, Inc.  
449 Faunce Corner Road - Dartmouth, MA 02747  
Ph: 508.998.2125 - Fax: 508.998.7554  
www.cecinc.com

**CRUZ DEVELOPMENT CORPORATION**  
APO ASSESSORS MAP 112, LOT 3  
35 KEARSARGE STREET  
NEW BEDFORD, MASSACHUSETTS

**EXISTING CONDITIONS PLAN**

DATE:	AUGUST, 2021	DRAWN BY:	T.ROSBOROUGH
DWG SCALE:	1"=20'	CHECKED BY:	THARDIAN
PROJECT NO:	313-225/SV01	APPROVED BY:	S.GIOIOSA

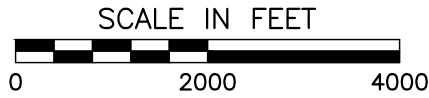
DRAWING NO: **C100**  
SHEET 2 OF 7





### SITE LOCUS MAP

SCALE: 1" = 2000'



#### LEGEND:

	EXISTING SUBJECT PROPERTY LINE
	EXISTING CHAIN LINK FENCE LINE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING STRUCTURE
	EXISTING SIGN
	EXISTING DECIDUOUS TREE
	PROPOSED CURB
	PROPOSED SIGN
	PROPOSED STRIPING
	PROPOSED SINGLE LIGHT POLE
	BITUMINOUS
	CHAIN LINK FENCE
	CONCRETE
	DRIVEWAY
	GATE POST
	SIDEWALK
	VERTICAL GRANITE CURB
	STONE BOUND
	TRAVERSE POINT

#### SIGN CHART

SITE	M.U.T.C.D. Code	Height	Width
	R1-1	30"	30"
	R7-8	18"	12"
	R7-8a	6"	12"

#### OWNER:

ROMAN CATHOLIC BISHOP OF FALL RIVER  
P.O. BOX 2577  
FALL RIVER, MA 02722

#### APPLICANT:

CRUZ DEVELOPMENT CORPORATION  
1 JOHN ELIOT SQUARE  
ROXBURY, MA 02119

#### TITLE REFERENCE:

DEED BOOK: 336 PAGE: 500  
DEED BOOK: 334 PAGE: 107

#### PLAN REFERENCE:

PLAN BOOK 2 PAGE 24  
PLAN BOOK 6 PAGE 12  
PLAN BOOK 3 PAGE 70  
PLAN BOOK 5 PAGE 68  
PLAN BOOK 14 PAGE 9  
PLAN BOOK 15 PAGE 77  
PLAN BOOK 16 PAGE 51  
PLAN BOOK 24 PAGE 79  
PLAN BOOK 24 PAGE 82

ACUSHNET AVENUE CITY LAYOUT 1899  
ACUSHNET AVE/DUNCAN STREET ALTERATION  
CITY LAYOUT #5635, 1924

#### SITE LOCATION:

35 KEARSARGE STREET  
NEW BEDFORD, MASSACHUSETTS

#### ASSESSORS REFERENCE:

APO MAP 112, LOT 3

RESIDENTIAL A (RA) ZONING DISTRICT	
REGULATION	REQUIREMENT
MIN. LOT AREA	8,000 SQ. FT.
LOT FRONTAGE	75 FT.
FRONT SETBACK	20 FT.
SIDE SETBACK	10 FT. ON ONE SIDE, 12 FT. ON THE OTHER
REAR SETBACK	30 FT.
MAX. LOT COVERAGE	30%; 40% ON CORNER LOTS

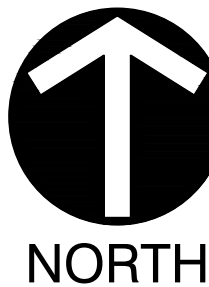
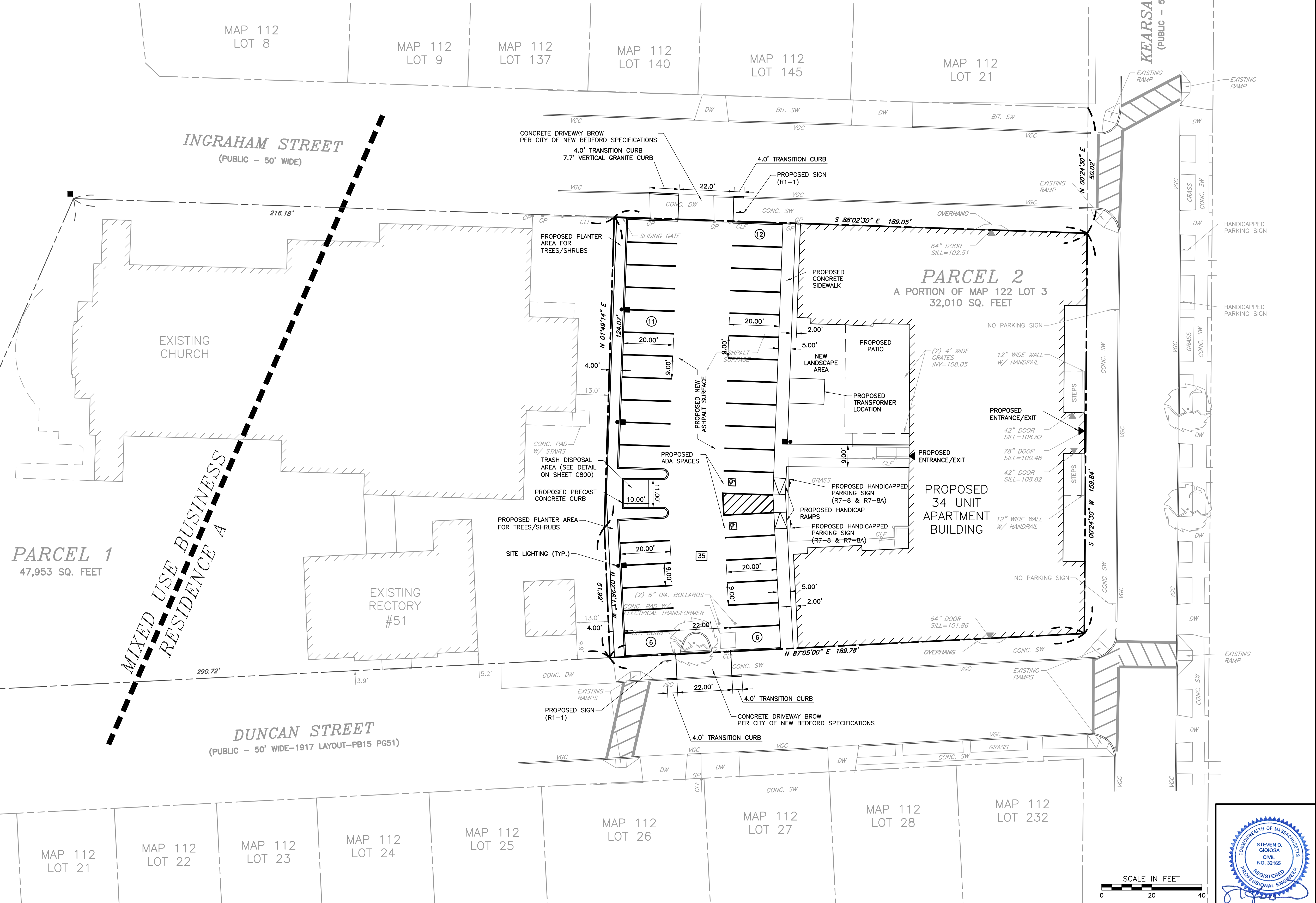
PARKING TABLE		
REGULATION	REQUIREMENT	PROPOSED
MIN. PARKING SPACES	2 SPACES/UNIT = 68	35
MIN. ADA SPACES	2	2
MIN. LOADING	1	0

#### NOTES:

- ADA REQUIREMENT IS 2 SPACES FOR 26 TO 50 PROVIDED PARKING SPACES PER SECTION 208.2 OF THE AMERICANS WITH DISABILITIES ACT.
- PER SECTION 208.2.4 OF THE AMERICAN WITH DISABILITIES ACT, FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

#### NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ON MAY 19 AND 21, 2021.
- ELEVATIONS ARE REFERENCE TO NAVD 1988 DATUM.
- THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE AS DETERMINED FROM THE CITY OF NEW BEDFORD FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 25005C0391G (EFFECTIVE DATE: JULY 16, 2014).
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER'S OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- DIRECT ACCESS TO TRASH DISPOSAL AREA FOR GARBAGE PICKUP IS NOT PROPOSED. TRASH DUMPSTERS WILL BE WHEELED OUT INTO PARKING LOT FOR GARBAGE TRUCK PICKUP.
- SITE LIGHTING IS PRELIMINARY AND IS SHOWN FOR REFERENCE. FINAL LOCATIONS, FIXTURES, HEIGHTS AND APPURTENANCES TO BE COORDINATED WITH SITE LIGHTING CONSULTANT.



REVISION RECORD	
NO.	DATE

**SITEC**  
Part of Civil & Environmental Consultants, Inc.  
449 Faunce Corner Road · Dartmouth, MA 02747  
Ph: 508.988.2125 · Fax: 508.988.7554  
www.cecinc.com

CRUZ DEVELOPMENT CORPORATION  
APO ASSESSORS MAP 112, LOT 3  
35 KEARSARGE STREET  
NEW BEDFORD, MASSACHUSETTS

#### LAYOUT & MATERIALS PLAN

DATE:	AUGUST, 2021	DRAWN BY:	T.ROSBOROUGH
DWG SCALE:	1"=20'	CHECKED BY:	D.AGIAR
PROJECT NO:	313-225 CV01	APPROVED BY:	S.GIOIOSA

DRAWING NO: **C200**  
SHEET 3 OF 7





SITE LOCUS MAP

SCALE: 1" = 2000'

- LEGEND:
- EXISTING SUBJECT PROPERTY LINE
  - EXISTING CHAIN LINK FENCE LINE
  - EXISTING CURB
  - EXISTING EDGE OF PAVEMENT
  - EXISTING STRUCTURE
  - EXISTING DECIDUOUS TREE
  - PROPOSED CURB
  - PROPOSED STRIPING
  - PROPOSED SINGLE LIGHT POLE
  - PROPOSED INDEX (MAJOR) CONTOUR
  - PROPOSED INTERMEDIATE (MINOR) CONTOUR
  - PROPOSED SPOT ELEVATION
  - TOP OF SIDEWALK ELEVATION
  - BOTTOM OF SIDEWALK ELEVATION
  - PROPOSED SANITARY SEWER
  - PROPOSED BACKFLOW PREVENTOR
  - PROPOSED WATER LINE
  - PROPOSED WATER GATE VALVE
  - PROPOSED UNDERGROUND ELECTRIC
  - PROPOSED STORMCEPTOR STC-900
  - PROPOSED STORM DRAIN
  - PROPOSED TRENCH DRAIN

SEWAGE AND WATER GENERATION:

- ESTIMATED SEWER GENERATION FOR RESIDENTIAL USE = 110 GPD/UNIT  
37 BEDROOMS X 110 GPD/UNIT = 4070 GPD SEWER DISCHARGE
- ESTIMATED WATER GENERATION IS BASED ON APPLYING A 10% INCREASE TO THE CALCULATED SEWAGE DISCHARGE.  
4070 GPD (SEWER DISCHARGE) X 110% = 4477 GPD WATER DEMAND

OWNER:  
ROMAN CATHOLIC BISHOP OF FALL RIVER  
P.O. BOX 2577  
FALL RIVER, MA 02722

APPLICANT:  
CRUZ DEVELOPMENT CORPORATION  
1 JOHN ELIOT SQUARE  
ROXBURY, MA 02119

TITLE REFERENCE:  
DEED BOOK: 336 PAGE: 500  
DEED BOOK: 334 PAGE: 107

PLAN REFERENCE:  
PLAN BOOK 2 PAGE 24  
PLAN BOOK 6 PAGE 12  
PLAN BOOK 3 PAGE 70  
PLAN BOOK 5 PAGE 68  
PLAN BOOK 14 PAGE 9  
PLAN BOOK 15 PAGE 77  
PLAN BOOK 16 PAGE 51  
PLAN BOOK 24 PAGE 79  
PLAN BOOK 24 PAGE 82

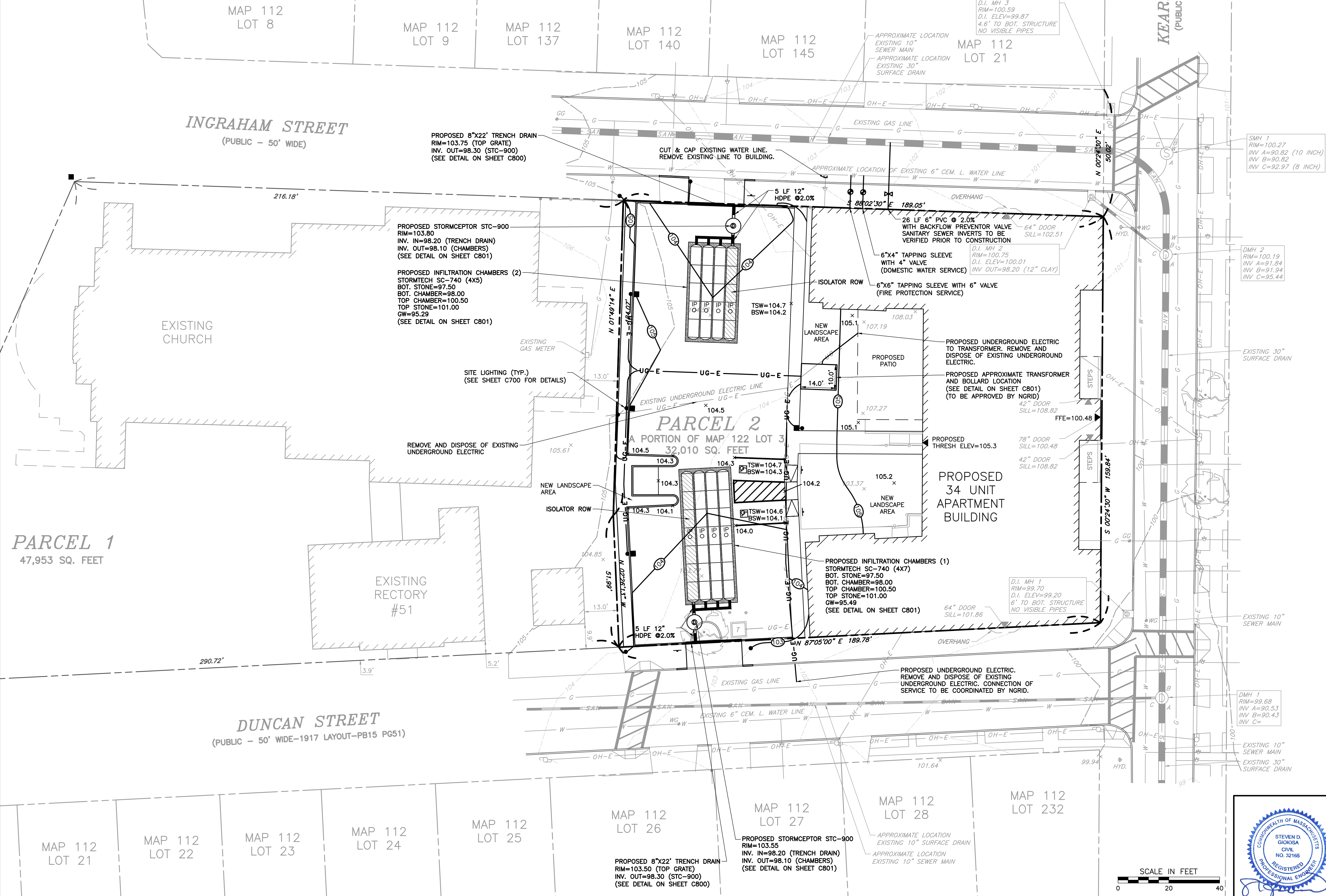
ACUSHNET AVENUE CITY LAYOUT 1899  
ACUSHNET AVE/DUNCAN STREET ALTERATION  
CITY LAYOUT #5635, 1924

SITE LOCATION:  
35 KEARSARGE STREET  
NEW BEDFORD, MASSACHUSETTS

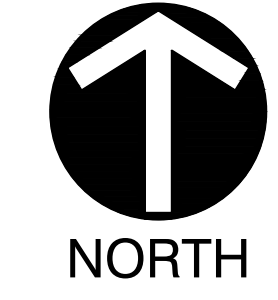
ASSESSORS REFERENCE:  
APO MAP 112, LOT 3

- GENERAL NOTES:
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ON MAY 19 AND 21, 2021.
  - ELEVATIONS ARE REFERENCE TO NAVD 1988 DATUM.
  - THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE AS DETERMINED FROM THE TOWN OF NEW BEDFORD FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 25005C0391G (EFFECTIVE DATE: JULY 16, 2014).
  - EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.
  - THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER'S OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
  - SITE LIGHTING IS PRELIMINARY AND IS SHOWN FOR REFERENCE. FINAL LOCATIONS, FIXTURES, HEIGHTS AND APPURTENANCES TO BE COORDINATED WITH SITE LIGHTING CONSULTANT.

- THE CONTRACTOR SHALL CALL DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS, SATURDAYS, SUNDAYS, AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DIGSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER AND ENGINEER PRIOR TO EXCAVATION.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF NEW BEDFORD PLANNING BOARD, DEPARTMENT OF PUBLIC INFRASTRUCTURE RULES AND REGULATIONS.
- SIZES AND LOCATIONS OF PROPOSED UTILITY SERVICES ARE PRELIMINARY ONLY AND SHALL BE COORDINATED WITH MEP ENGINEER PRIOR TO FINAL DESIGN.
- EXISTING SANITARY SEWER, STORM DRAIN, AND WATER MAIN LOCATION AND SIZE BASED ON HISTORIC RECORD INFORMATION, PROVIDED BY THE CITY OF NEW BEDFORD DEPARTMENT OF PUBLIC INFRASTRUCTURE.
- THE PATCHING OF INGRAHAM STREET SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS OF THE CITY OF NEW BEDFORD OPENING PROCEDURES.
- MAGNETIC TRACE TAPE SHALL BE PLACED OVER BOTH WATER AND SEWER SERVICE CONNECTIONS.
- ALL WATER AND SEWER WORK SHALL BE PERFORMED ACCORDING TO THE STANDARD SPECIFICATIONS OF CONSTRUCTION FOR THE CITY OF NEW BEDFORD.
- ONLY NEW MATERIALS SHALL BE INCORPORATED IN THE WORK. ALL MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE SUPERINTENDENT. THE CONTRACTOR SHALL SUBMIT TO THE SUPERINTENDENT DATA RELATING TO MATERIALS PROPOSED TO BE FURNISHED FOR THE WORK. SUCH DATA SHALL BE IN SUFFICIENT DETAIL TO IDENTIFY THE PARTICULAR PRODUCT AND TO FORM AN OPINION AS TO ITS CONFORMITY TO THE SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT DATA AND SAMPLES EARLY ENOUGH TO PERMIT CONSTRUCTION AND APPROVAL BEFORE MATERIALS ARE NECESSARY FOR INCORPORATION IN THE WORK.
- BUILDING CONNECTIONS SHALL BE BEDDED IN 3/4 INCH CRUSHED STONE TO AT LEAST ONE-HALF THE PIPE DIAMETER.
- THE SANITARY SEWER AND WATER SERVICE SHALL BE LAID IN SEPERATE TRENCHES AT LEAST 10 FEET APART.
- AN 18" VERTICAL SEPARATION IS REQUIRED BETWEEN SEWER AND WATER MAINS. WHERE THIS IS NOT POSSIBLE DUE TO SITE CONDITIONS, THE CONSTRUCTION OF THE SEWER MAINS AT WATER LINE CROSSINGS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN NEIWPCC'S TR-16, DATED 1998.
- ALL SEWER IS TO BE INSTALLED IN COMPLIANCE WITH THE RULES AND REGULATIONS SPECIFIED BY THE SOMERSET SEWER COMMISSION.



SCALE IN FEET



REVISION RECORD	
NO	DATE

**SITEC**  
Part of Civil & Environmental Consultants, Inc.  
449 Faunce Corner Road · Dartmouth, MA 02747  
Ph: 508.988.2125 · Fax: 508.988.7554  
www.cecinc.com

**CRUZ DEVELOPMENT CORPORATION**  
APO ASSESSORS MAP 112, LOT 3  
35 KEARSARGE STREET  
NEW BEDFORD, MASSACHUSETTS

**GRADING, DRAINAGE AND UTILITIES PLAN**

DATE:	DWG SCALE:	PROJECT NO:	APPROVED BY:
AUGUST, 2021	1"=20'	313-225 CV01	S.GIOIOSA

DATE:	DRAWN BY:	CHECKED BY:
AUGUST, 2021	T.ROSBOROUGH	D.AGUAR

DRAWING NO: **C500**

SHEET 4 OF 7

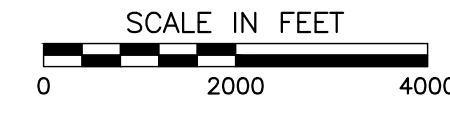


2:\New Bedford\15-6167, Diocese of Fall River, Kearsarge Street (CADD) (CIVIL) 104430-0301-0700 Lighting and Landscaping Plan.dwg(270) [5/8/11/2021 - 8/11/2021 8:59 AM] - LP: 8/11/2021 8:59 AM

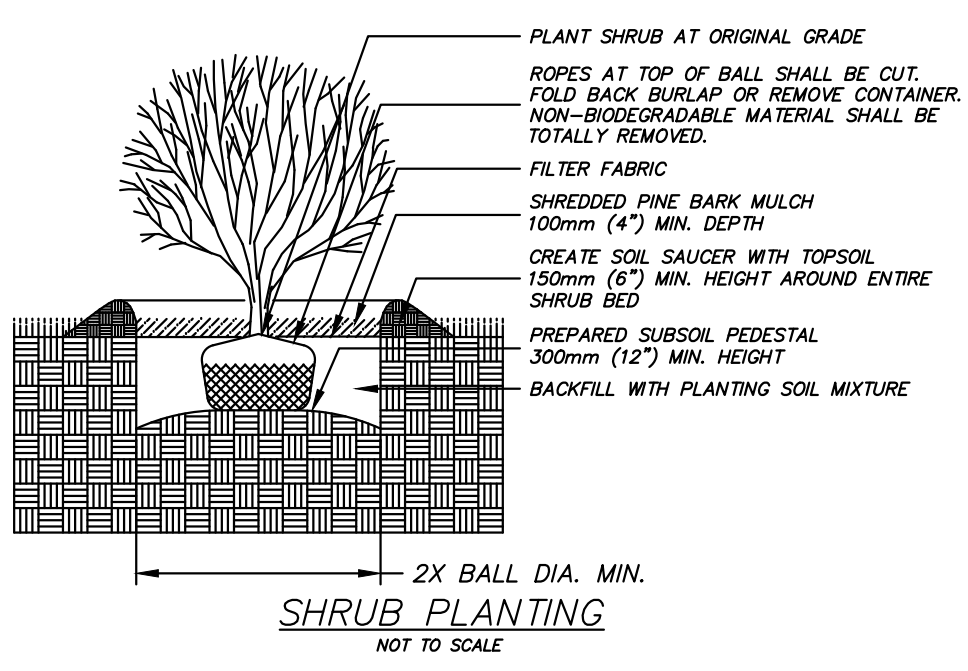


SITE LOCUS MAP

SCALE: 1" = 2000'



- LEGEND:**
- EXISTING SUBJECT PROPERTY LINE
  - EXISTING CHAIN LINK FENCE LINE
  - EXISTING CURB
  - EXISTING EDGE OF PAVEMENT
  - EXISTING STRUCTURE
  - EXISTING DECIDUOUS TREE
  - PROPOSED CURB
  - PROPOSED STRIPING
  - PROPOSED SINGLE LIGHT POLE
  - PROPOSED FOOTCANDLES
  - PROPOSED COMPACT INKBERRY (IG)
  - PROPOSED COMPACT PFITZER JUNIPER (JC)
  - PROPOSED UNDERGROUND ELECTRIC
  - BIT
  - CLF
  - CONC
  - DW
  - GP
  - SW
  - VGC
  - UG-E



**OWNER:**  
ROMAN CATHOLIC BISHOP OF FALL RIVER  
P.O. BOX 2577  
FALL RIVER, MA 02722

**APPLICANT:**  
CRUZ DEVELOPMENT CORPORATION  
1 JOHN ELIOT SQUARE  
ROXBURY, MA 02119

**TITLE REFERENCE:**  
DEED BOOK: 336 PAGE: 500  
DEED BOOK: 334 PAGE: 107

**PLAN REFERENCE:**  
PLAN BOOK 2 PAGE 24  
PLAN BOOK 6 PAGE 12  
PLAN BOOK 3 PAGE 70  
PLAN BOOK 5 PAGE 68  
PLAN BOOK 14 PAGE 9  
PLAN BOOK 15 PAGE 77  
PLAN BOOK 16 PAGE 51  
PLAN BOOK 24 PAGE 79  
PLAN BOOK 24 PAGE 82

**ACUSHNET AVENUE CITY LAYOUT 1899**  
ACUSHNET AVE/DUNCAN STREET ALTERATION  
CITY LAYOUT #5635, 1924

**SITE LOCATION:**  
35 KEARSARGE STREET  
NEW BEDFORD, MASSACHUSETTS

**ASSESSORS REFERENCE:**  
APO MAP 112, LOT 3

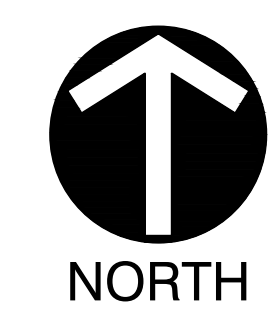
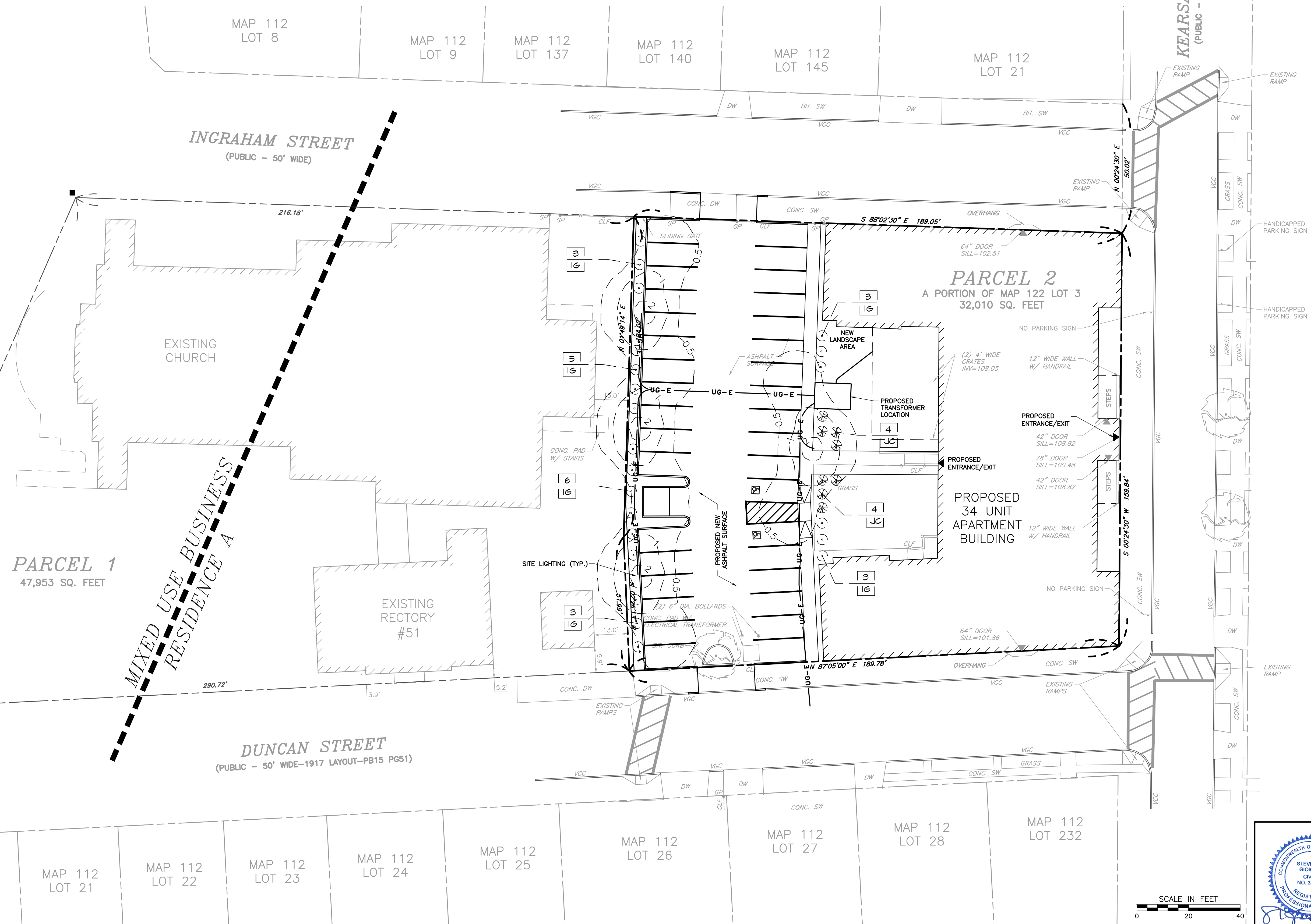
PLANT LIST			
IG	23	ILEX GLABRA 'COMPACTA'	2 GALLON CONTAINER
		COMPACT INKBERRY	
JC	8	JUNIPERUS CH. PFITZERIANA 'COMPACTA'	2 GALLON CONTAINER
		COMPACT PFITZER JUNIPER	

LIGHTING NOTES:

- POLE LIGHTS: BEGA MANUFACTURING MODEL # 77 911 (SINGLE) (15' POLE HEIGHT)

PLANTING NOTES:

- ALL NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 6 INCHES TOPSOIL OF THE PROPER PH AND ORGANIC CONTENT SUITABLE FOR THE HEALTHY GROWTH OF LAWNS. THESE AREAS SHALL BE SEEDED WITH A FINE BLADE LAWN GRASS SEED.
- ALL SHRUBS PITS SHALL BE AT LEAST 2 FEET WIDER AND 1 FOOT DEEPER THAN THE TREE OR SHRUB ROOT BALL TO BE PLANTED IN IT. BACKFILL SHALL BE HIGH QUALITY LOAM OF THE PROPER PH AND ORGANIC CONTENT SUITABLE FOR THE HEALTHY GROWTH OF PLANT MATERIALS.
- ALL PLANTS SHALL BE NURSERY GROWN AND CONFORM TO THE LATEST EDITION OF "ANSI Z60.1. AMERICAN STANDARD FOR NURSERY STOCK".
- PLANTS SHALL CONFORM TO THE BOTANICAL NAME AS INDICATED IN THE LATEST EDITION OF "AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE, STANDARDIZED PLANT NAMES".
- PLANTS SHALL BE HANDLED AT ALL TIMES IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICES. PLANTS IN-LEAF SHALL BE SPRAYED WITH ANTI-DESICCANT BEFORE DIGGING. PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS AND SHALL CONFORM TO THE RATIOS AND SIZES SPECIFIED IN ANSI Z60.1. B & B PLANTS SHALL BE WRAPPED IN BURLAP AND TIED FIRMLY. PLANT MATERIALS SHALL BE DELIVERED IMMEDIATELY PRIOR TO PLACEMENT, SHALL BE KEPT MOIST AND SHALL BE PROTECTED FROM SUN AND WIND. PLANTS HAVING BROKEN OR CRACKED BALLS PRIOR TO OR DURING PLANTING WILL NOT BE ACCEPTED.
- THE PERIODS FOR PLANTED SHALL BE FROM MARCH 15 TO MAY 15 AND FROM SEPTEMBER 15 TO NOVEMBER 15, WEATHER PERMITTING.
- ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED AS DIRECTED IN NOTE #1 ABOVE.
- ALL LOCATIONS OF EXISTING UTILITIES MAY NOT BE SHOWN ON THIS PLAN. SEE OTHER PLAN SHEETS FOR UTILITY LOCATIONS. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS OF EXISTING UTILITIES. UTILITY CONFLICTS MAY REQUIRE ADJUSTMENTS TO PROPOSED CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.



**REVISION RECORD**

NO.	DATE	DESCRIPTION

**SITEC**  
Part of Civil & Environmental Consultants, Inc.  
449 Faunce Corner Road · Dartmouth, MA 02747  
Ph: 508.998.2125 · Fax: 508.998.7554  
www.cecinc.com

**CRUZ DEVELOPMENT CORPORATION**  
APO ASSESSORS MAP 112, LOT 3  
35 KEARSARGE STREET  
NEW BEDFORD, MASSACHUSETTS

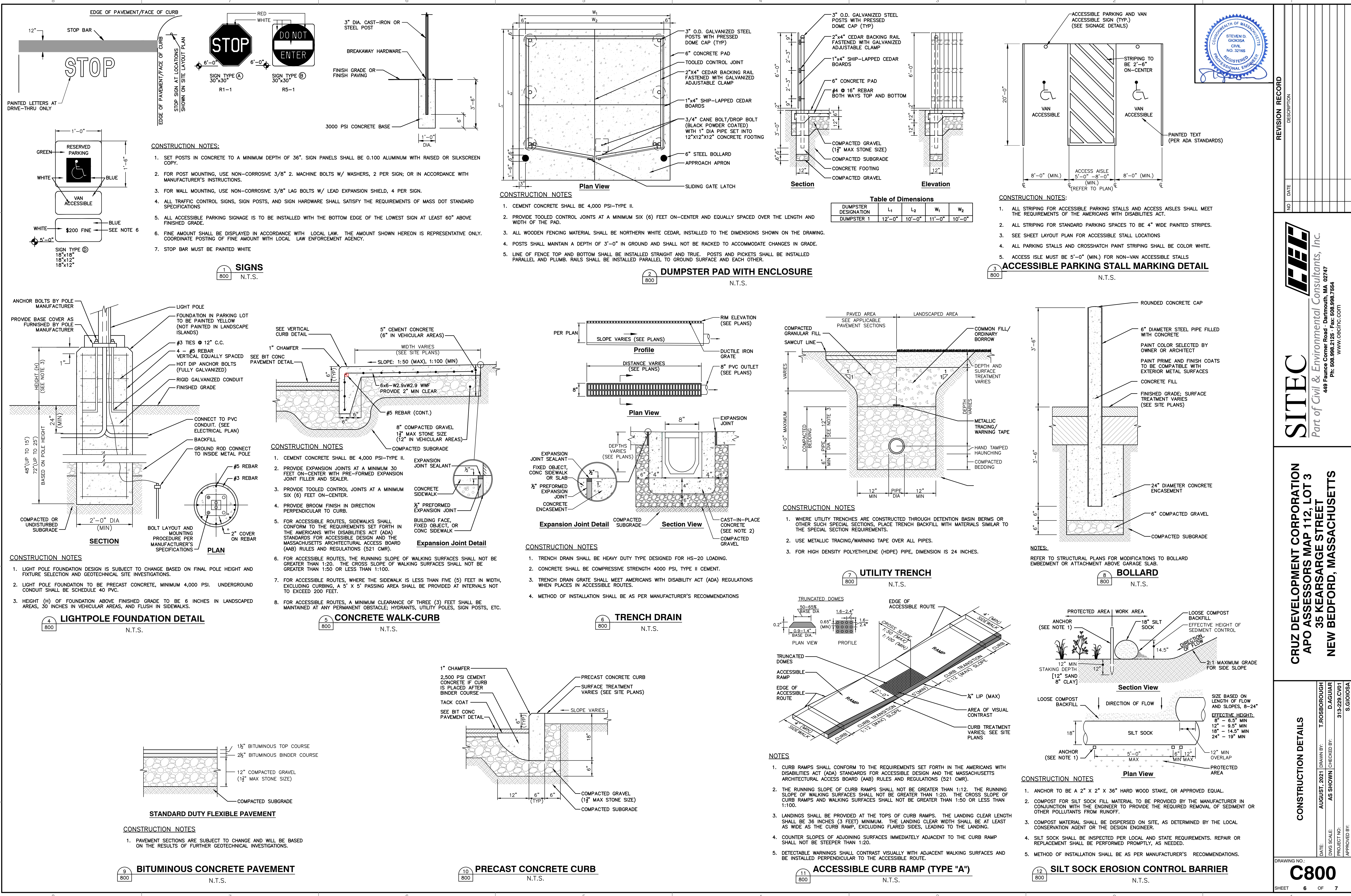
**LIGHTING AND LANDSCAPING PLAN**

DATE:	AUGUST, 2021	DRAWN BY:	T.ROSBOROUGH
DWG SCALE:	1"=20'	CHECKED BY:	D.AGUAR
PROJECT NO:	313-225 CV01	APPROVED BY:	S.GIOIOSA

DRAWING NO.: **C700**

SHEET 5 OF 7

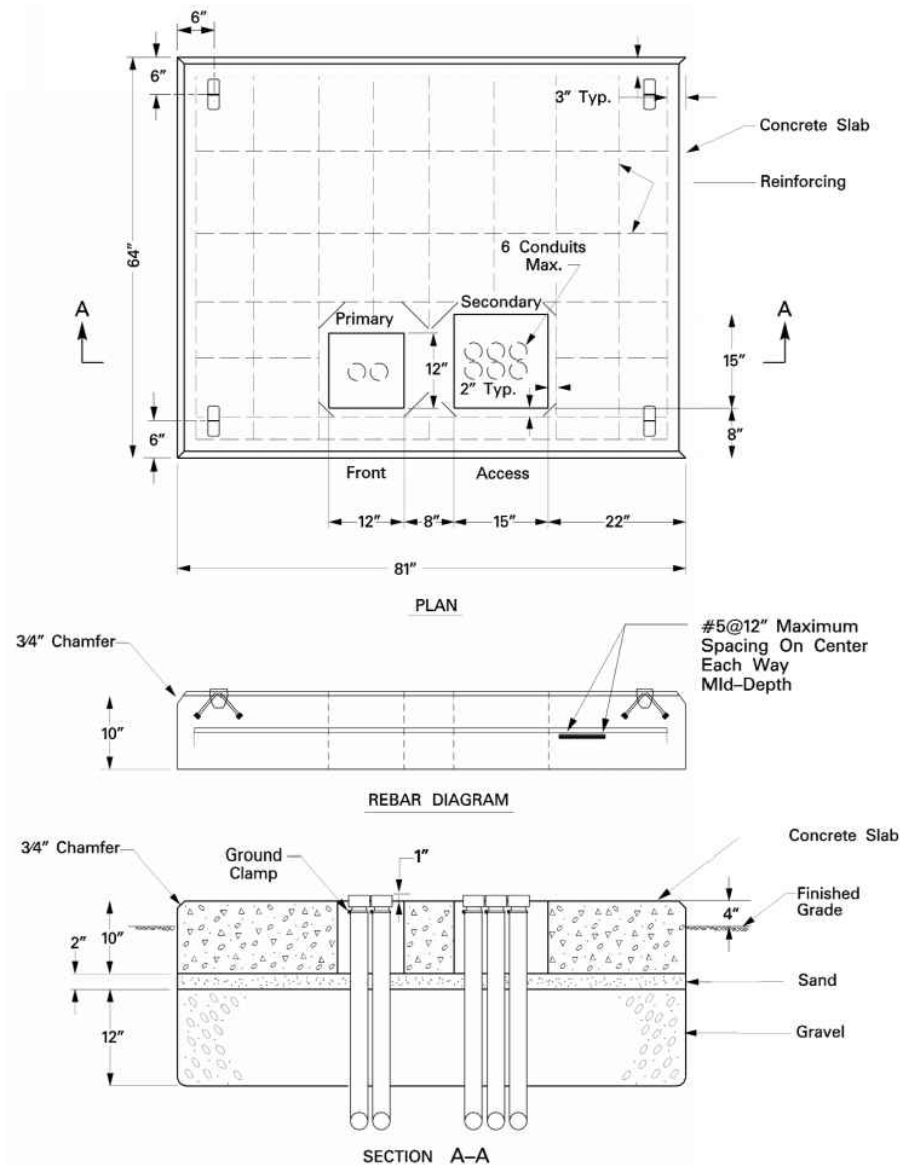






National Grid / Supplement to Specifications for Electrical Installations / ESB 7198B July 2010

Figure 27.0-1 15kV Transformer Pad 75-500kVA 44-113 (ref-44-113/UFA)

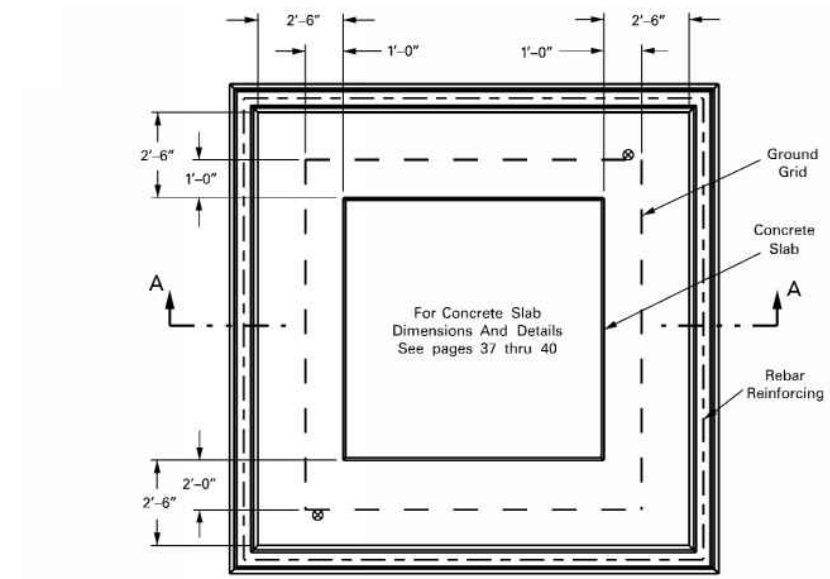


CONSTRUCTION NOTES

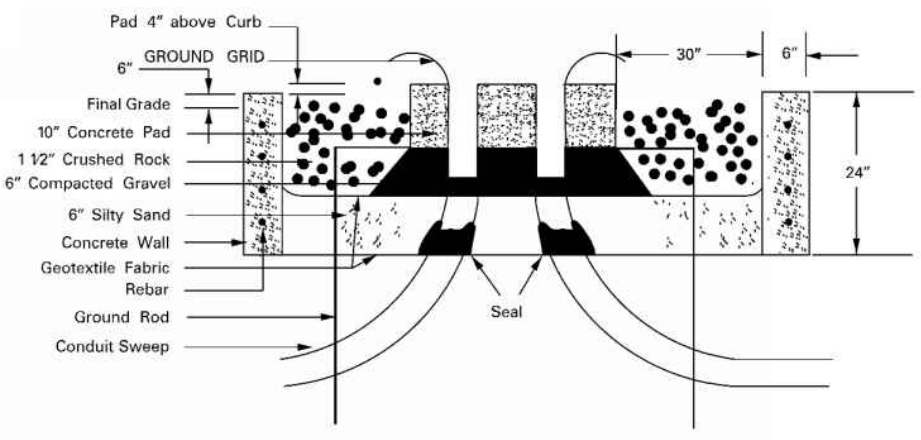
- DETAIL SHOWN FOR REFERENCE ONLY. REFER TO LATEST EDITION OF NATIONAL GRID SPECIFICATIONS FOR LATEST AUTHORIZED VERSION.
- CONTRACTOR TO REVIEW NATIONAL GRID STANDARDS AND SHALL INSTALL ALL ELECTRIC EQUIPMENT IN ACCORDANCE WITH NATIONAL GRID STANDARDS AND DETAILS. AUTHORIZATION FROM NATIONAL GRID IS REQUIRED PRIOR TO CONSTRUCTION.

1 CONCRETE PAD - TRANSFORMER  
N.T.S.

Containment Area Plan View



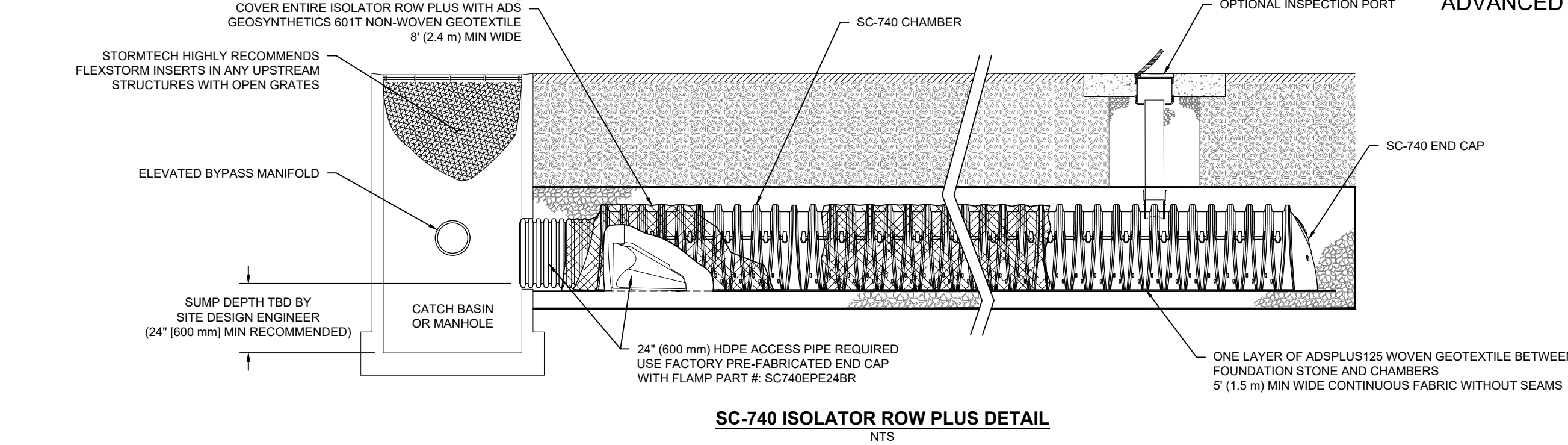
Typical Cross Section of Containment Pad A-A



CONSTRUCTION NOTES

- DETAIL SHOWN FOR REFERENCE ONLY. REFER TO LATEST EDITION OF NATIONAL GRID SPECIFICATIONS FOR LATEST AUTHORIZED VERSION.
- CONTRACTOR TO REVIEW NATIONAL GRID STANDARDS AND SHALL INSTALL ALL ELECTRIC EQUIPMENT IN ACCORDANCE WITH NATIONAL GRID STANDARDS AND DETAILS. AUTHORIZATION FROM NATIONAL GRID IS REQUIRED PRIOR TO CONSTRUCTION.

2 TYPICAL OIL CONTAINMENT - TRANSFORMER  
N.T.S.

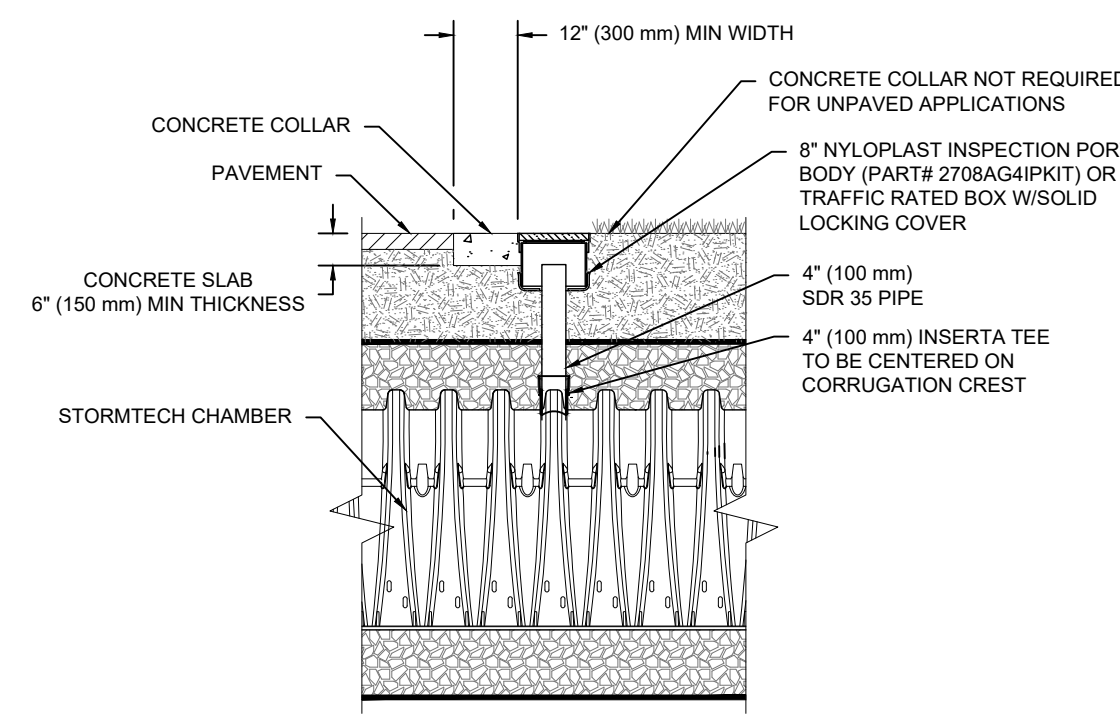


INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

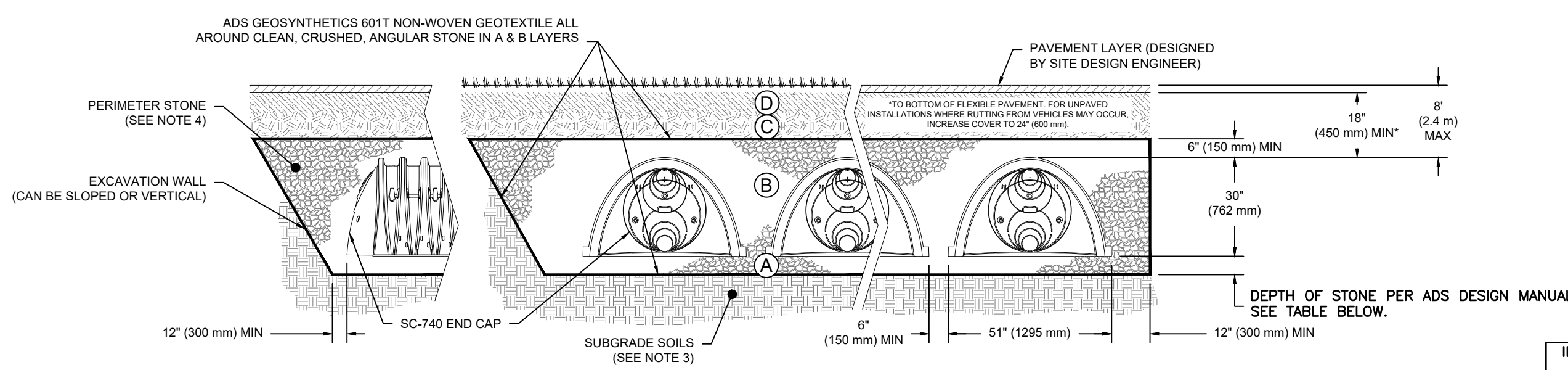


NOTE: INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	<b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.  MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER DENSITY FORCE NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	NO COMPACTION REQUIRED.
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE <sup>2,3</sup>

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
  - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
  - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
  - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/INCH, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- SOIL CONDITIONS IN THE PROPOSED CHAMBER LOCATIONS SHALL BE REVIEWED BY A LICENSED SOIL EVALUATOR PRIOR TO INSTALLATION. UNSUITABLE UNDERLYING MATERIAL SHALL BE REMOVED AND REPLACED AS REQUIRED.

INFILTRATION CHAMBER SYSTEM (1) INFORMATION	ELEV.	INFILTRATION CHAMBER SYSTEM (2) INFORMATION	ELEV.
BOTTOM OF STONE	97.50	97.50	
BOTTOM OF CHAMBER	98.00	98.00	
TOP OF STONE	101.00	101.00	
TOP OF CHAMBER	100.50	100.50	
ASSUMED GW ELEV	95.49	95.29	



Stormceptor®

3 WATER QUALITY UNIT (900)  
N.T.S.

4 STORMTECH SC-740 TYPICAL DETAIL  
N.T.S.