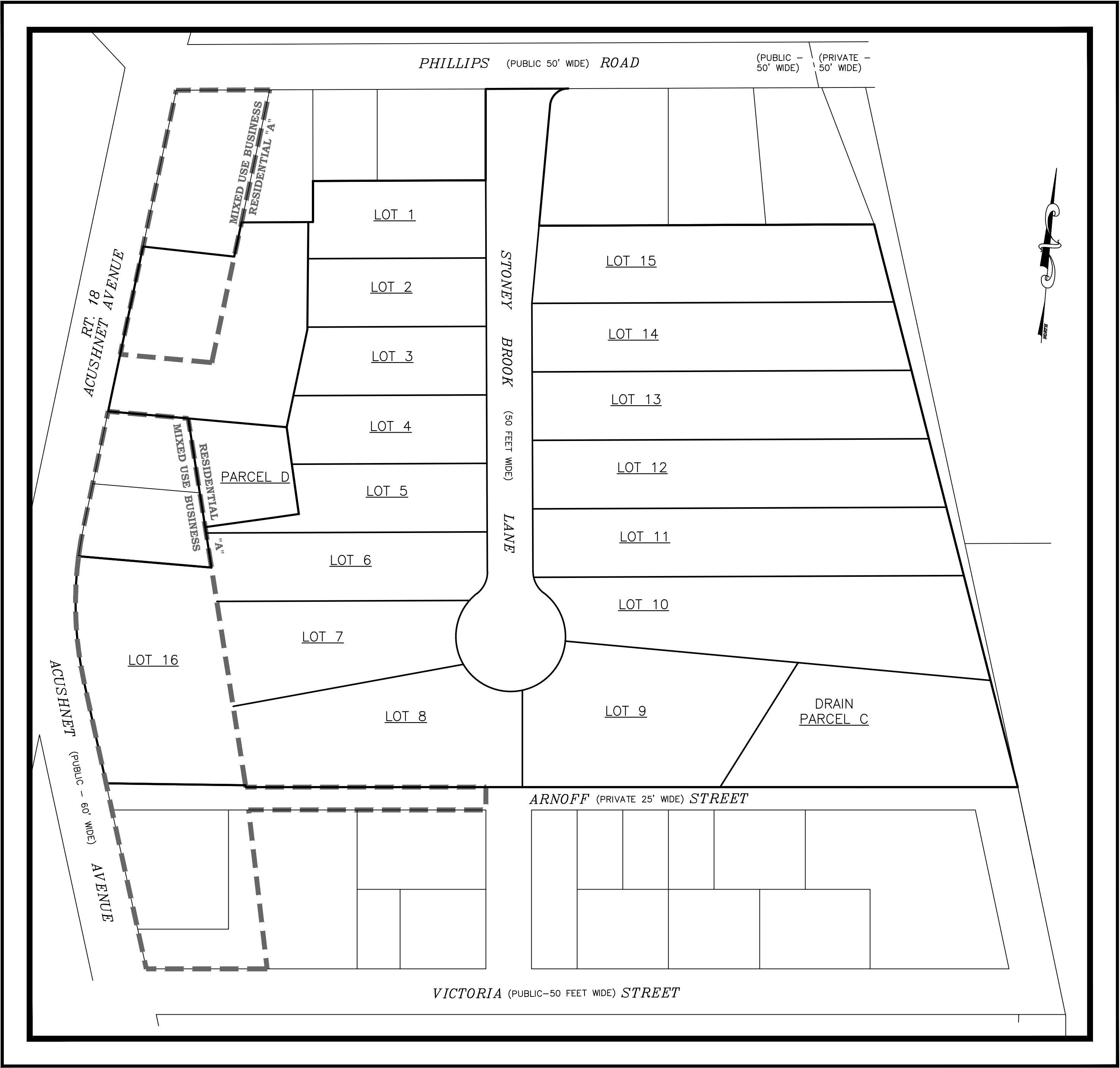


PROPOSED
DEFINITIVE SUBDIVISION PLAN
STONEY BROOK FARM
NEW BEDFORD, MA 02745



LOCUS PLAN:
SCALE: 1" = 80'

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 - DTII (SHEET 8 OF 10)
DETAIL SHEET III - DTIII (SHEET 9 OF 10)
STREET TREES & LIGHTING - TL (SHEET 10 OF 10)

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

I HEARBY 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.



DRAWING REVISIONS		
1	5/24/17	NITSCH COMMENTS DATED 5/15/17
REVISION	DATE	DESCRIPTION

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, SE49–0736.

PLAN REFERENCES:

LAND COURT PLAN #23553–A
PLAN BK\PG:
146\104
133\34
130\30
128\79
121\138
121\110
96\23
85\07
82\70
19\49

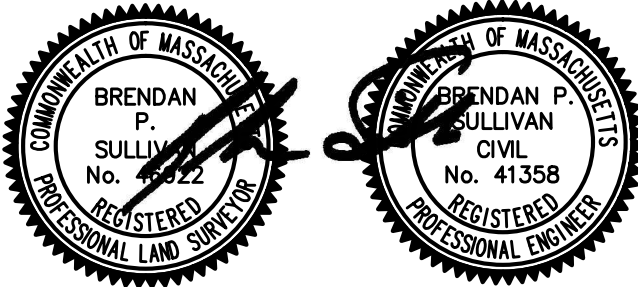
BOARD OF SURVEY PLAN #S:
24, 39, 39B, 39C, 80

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

APPROVED BY
NEW BEDFORD PLANNING BOARD

DATE: _____

SIGNED: _____



**STONEY BROOK
FARM**

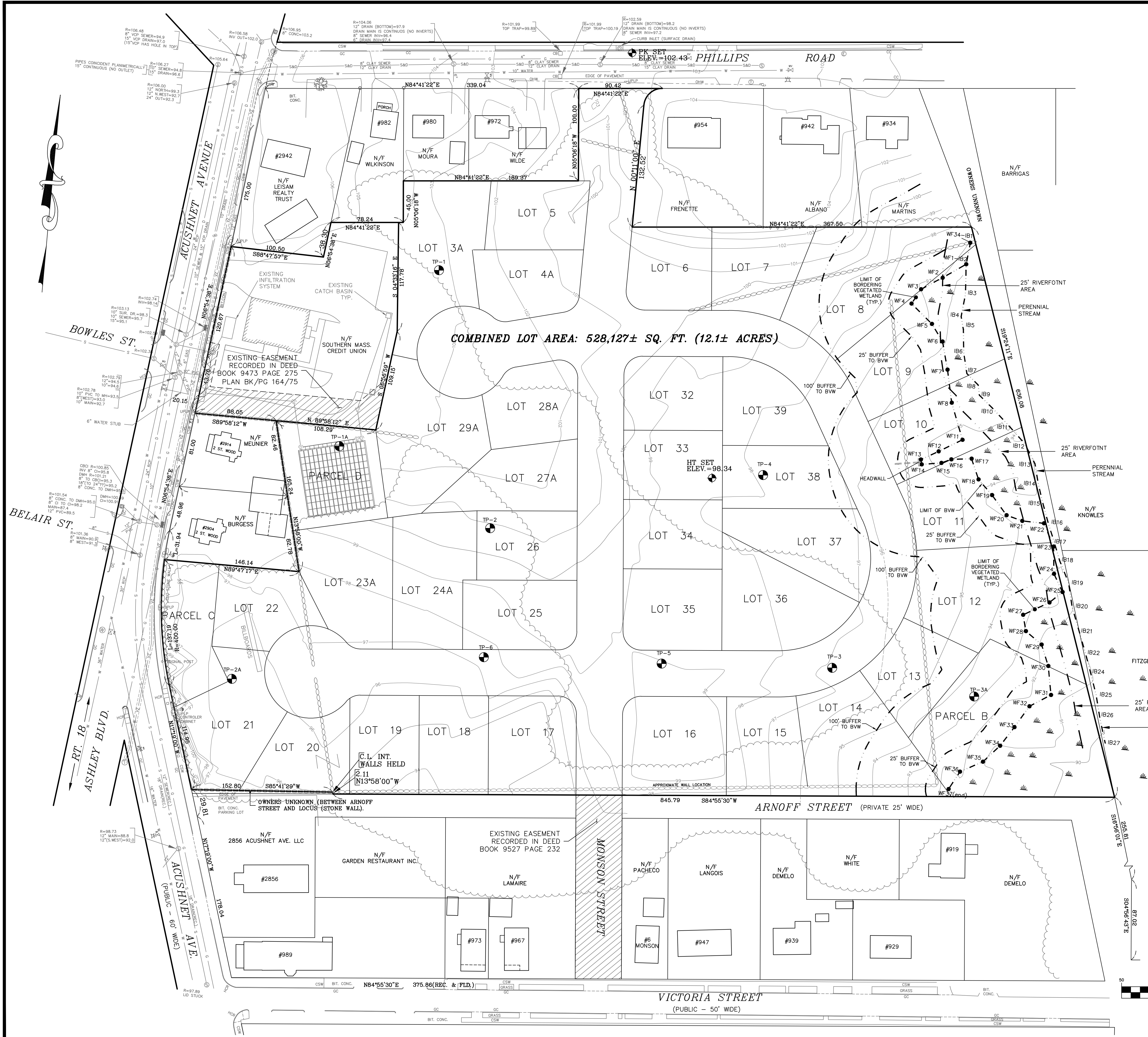
TITLE SHEET

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	DRAWING NO.
SCALE : AS SHOWN	TS
DATE : 5/11/17	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 1 OF 10
CHECKED BY : JCC	FILENAME: Z:\8023\DWG\NS 1 W-MD



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

TP-1

0	103.2
12"	Ap LOAM 10YR 3/6
22"	B SANDY/LOAM 10YR 5/8
42"	C1 LAOMY/SAND 2.5Y 6/6
102"	C2 COARSE SAND 2.5Y 6/8

TP-2

0	100.8
10"	Ap LOAM 10YR 3/6
18"	B LOAMY SAND 10YR 5/8
96"	C COARSE SAND 2.5Y 6/8

TP-3

0	96.8
10"	Ap LOAM 10YR 3/6
21"	B SANDY/LOAM 10YR 5/8
47"	C1 LAOMY/SAND 2.5Y 6/6
90"	C2 COARSE SAND 2.5Y 6/8

TP-4

0	97.8
9"	Ap LOAM 10YR 3/6
29"	B SANDY/LOAM 10YR 5/8
53"	C1 LAOMY/SAND 2.5Y 6/6
107"	C2 COARSE SAND 2.5Y 6/8

TP-5

0	99.0
9"	Ap LOAM 10YR 3/6
19"	B SANDY/LOAM 10YR 5/8
43"	C1 LAOMY/SAND 2.5Y 6/4
99"	C2 SAND 2.5Y 6/3

TP-6

0	97.5
9"	Ap LOAM 10YR 3/6
33"	B SANDY/LOAM 10YR 5/8
72"	C1 LAOMY/SAND 2.5Y 6/4
89"	C2 SAND 2.5Y 6/8

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

TP-1A

0	102.6
24"	Ap LOAM 10YR 4/2
96"	C1 MEDIUM SAND 10YR 7/4
120"	C2 COARSE SAND 10YR 6/6

TP-2A

0	95.4
12"	Ap LOAM 10YR 4/2
40"	C1 LOAMY SAND 10YR 6/1
80"	C2 COARSE SAND 10YR 6/6

TP-3A

0	93.2
16"	A LOAM 10YR 4/2
24"	B MEDIUM SAND 10YR 6/8
45"	C2 COARSE SAND 10YR 6/6

LEGEND

- CB CATCH BASIN
- CM CATCH BASIN & CURB INLET
- EM ELECTRIC 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
- UA UTILITY POLE & LIGHT POLE
- GA GUY ANCHOR
- OW OVERHEAD WIRE
- SB STONE BOUND
- SB/DH DRILL HOLE
- SB/PLUG STONE BOUND WITH DRILL HOLE
- CB/DH STONE BOUND WITH PLUG CONC. BOUND WITH DRILL HOLE
- N/V NOW OR FORMERLY
- N.T.S. NOT TO SCALE
- REC. RECORD QUANTITY
- F.L.D. FIELD MEASURED QUANTITY
- CALC. CALCULATED QUANTITY
- GC GRANITE CURB
- CC CONCRETE CURB
- CSW CONCRETE SIDEWALK
- HCR HANDICAP RAMP
- CALC. CALCULATED QUANTITY

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

DRAWING REVISIONS

1	5/24/17	NITSCH COMMENTS DATED 5/15/17
ACTION	DATE	DESCRIPTION

OWNER OF RECORD:

NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066
DEED BOOK: 7734, PAGE: 340

GENERAL NOTES:

- THE VERTICAL DATUM IS THE NEW BEDFORD CITY DATUM.
- UTILITIES LOCATIONS AS SHOWN RESULT FROM A FIELD SURVEY AS WELL AS COMPILED RECORD INFORMATION.
- LOCUS LIES WITHIN ZONE "X" AS SHOWN ON FIRM COMMUNITY PANEL #25005C0383G PANEL 383 OF 550 REVISED JULY 16, 2014.
- BORDERING VEGETATED WETLANDS FLAGS AND INTERMITTENT STREAM FLAGS WERE SET BY JOHN ZIMMER, P.W.S. IN NOVEMBER 2015.
- A COMPLETE ENCROACHMENT SURVEY WAS NOT PERFORMED AT THIS TIME.

PLAN REFERENCES:

LAND COURT PLAN #23553-A

PLAN BK\PG:

146\104	128\79	96\23
133\34	121\138	85\07
130\30	121\110	82\70

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: _____

COMMONWEALTH OF MASSACHUSETTS
BRENDAN SULLIVAN
REGISTERED PROFESSIONAL LAND SURVEYOR
46922

COMMONWEALTH OF MASSACHUSETTS
BRENDAN SULLIVAN
REGISTERED PROFESSIONAL ENGINEER
No. 41358

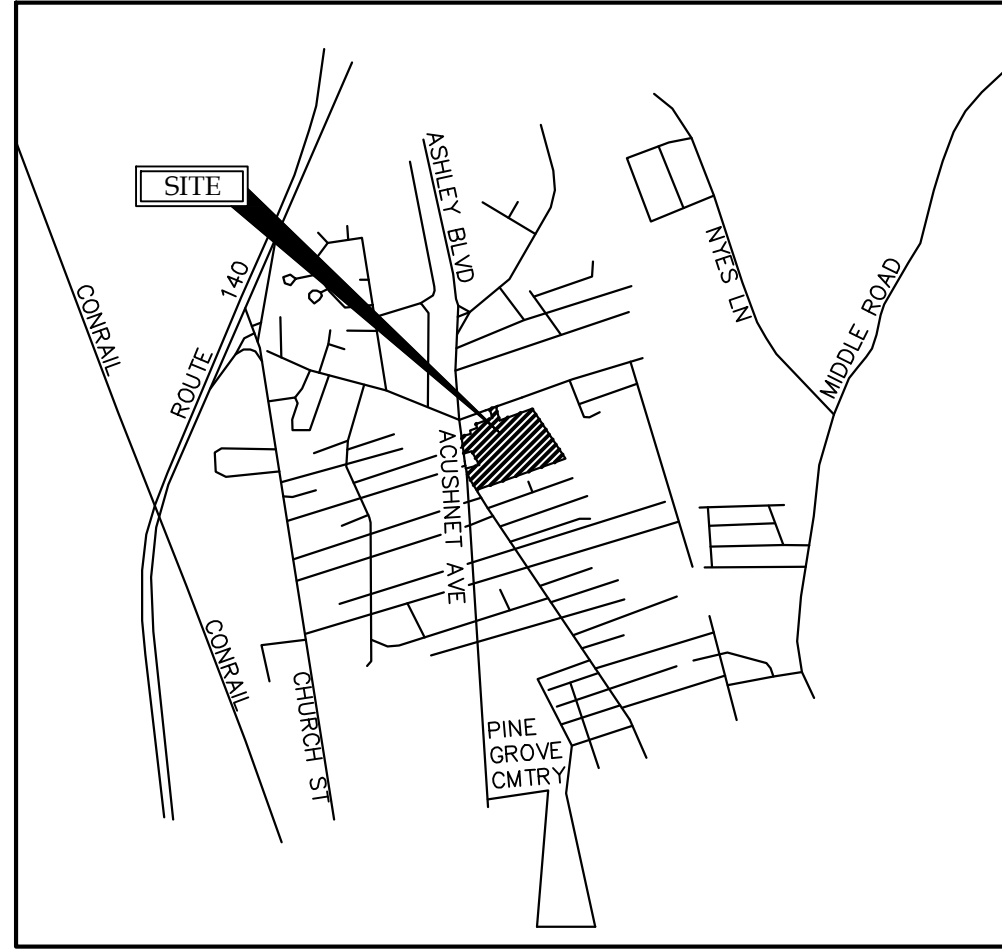
STONEY BROOK FARM
EXISTING CONDITIONS

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:
CHECKED BY : JCC	Z:\5005\DWG\DEPT\NS_ECON



LOCUS
N.T.S.

APPROVED BY
NEW BEDFORD PLANNING BOARD
UNDER THE SUBDIVISION
CONTROL LAW

DATE: _____

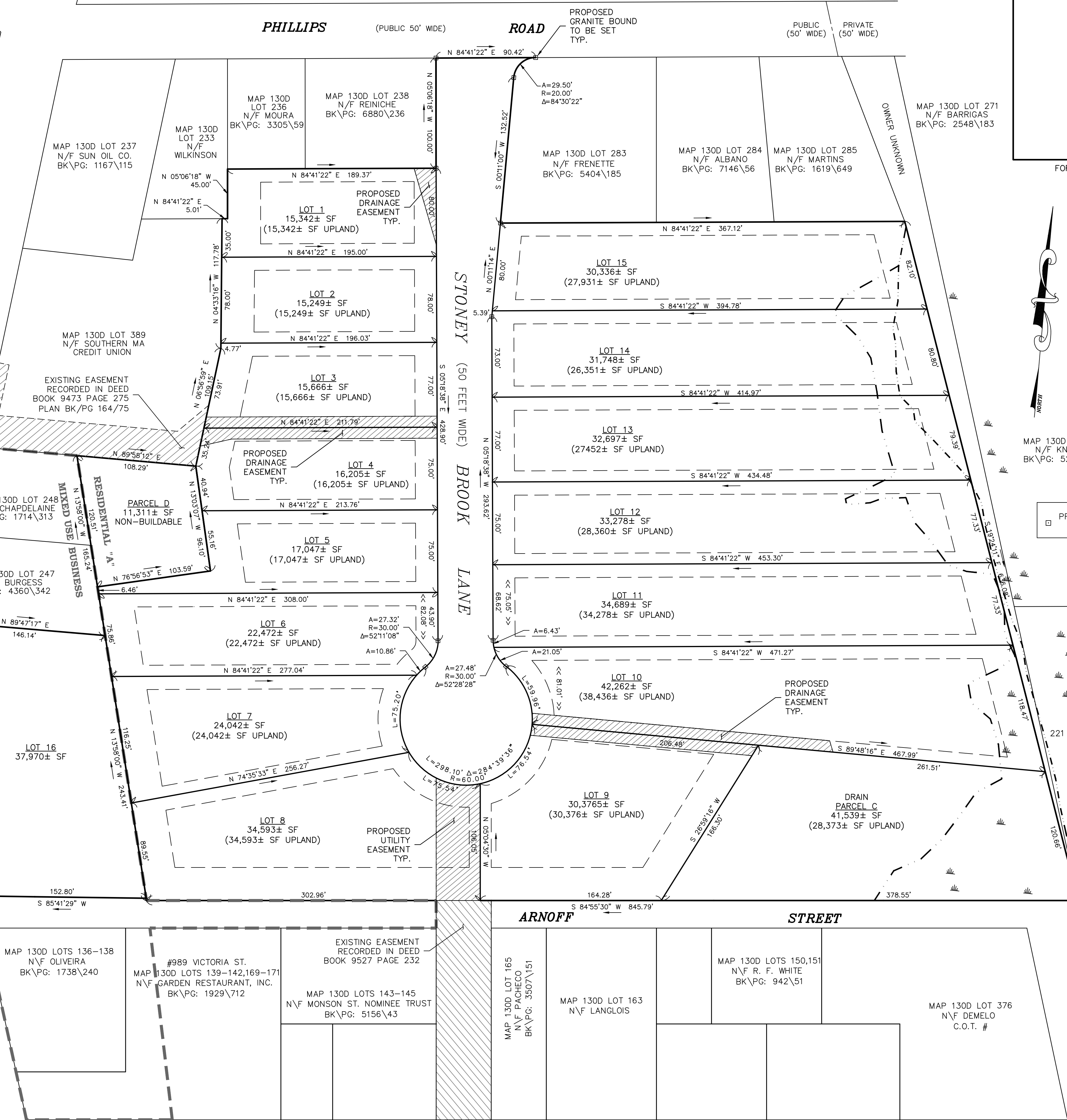
SIGNED: _____

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

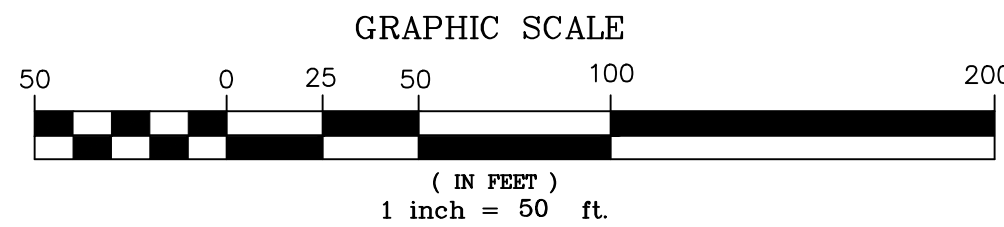
DATE

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

ACUSHNET AVENUE (ROUTE 1B)
ACUSHNET AVENUE (PUBLIC - 60' WIDE)



VICTORIA (PUBLIC-50 FEET WIDE) STREET



FOR REGISTRY USE ONLY



MAP 130D LOT 295
N/F KNOWLES
BK\PG: 5292\227

MAP 130D LOT 135
N/F
221 FITZGERALD DRIVE LLC
BK\PG: 6739\92

MAP 130D LOT 271
N/F BARRIGAS
BK\PG: 2548\183

MAP 130D LOT 165
N/F PACHECO
BK\PG: 3507\151

MAP 130D LOT 163
N/F LANGLOIS

MAP 130D LOTS 150,151
N/F R. F. WHITE
BK\PG: 942\51

MAP 130D LOT 376
N/F DEMELO
C.O.T. #

DRAWING REVISIONS		
1	5/24/17	NITSCH COMMENTS DATED 5/15/17
REVISION	DATE	DESCRIPTION

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 #25005C0383G 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.

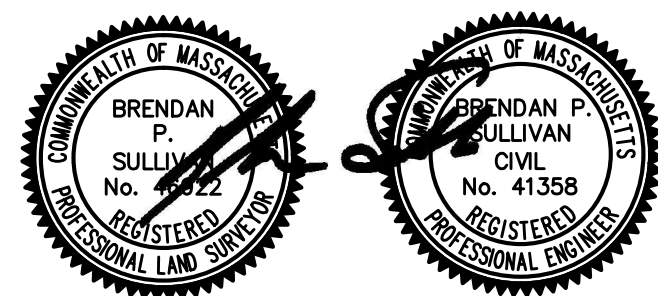
PLAN REFERENCES:

LAND COURT PLAN #23553-A
PLAN BK\PG:
146\104
133\34
130\30
128\79
121\138
121\110
96\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

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%

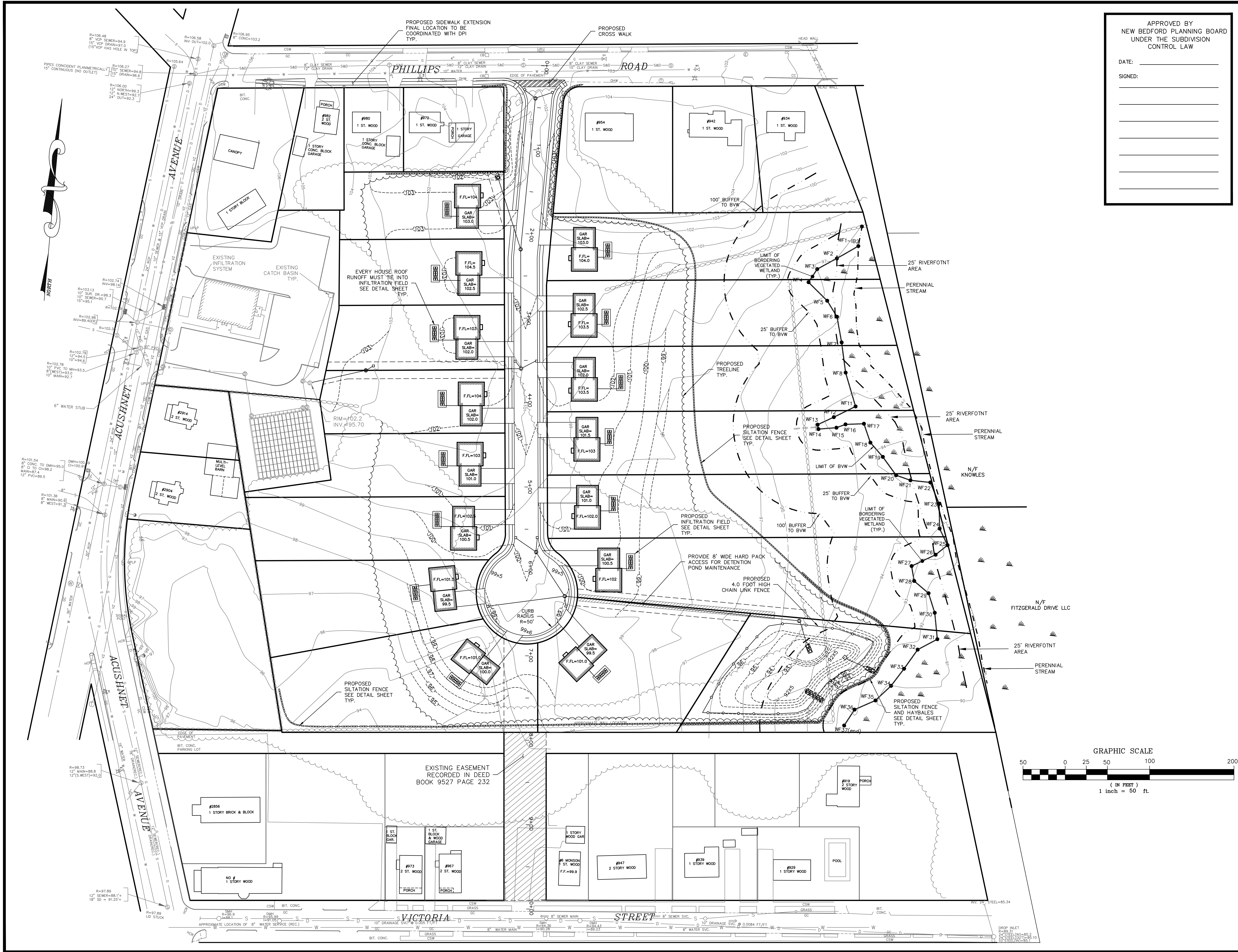


STONEY BROOK FARM LOT LAYOUT

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



APPROVED BY
NEW BEDFORD PLANNING BOARD
UNDER THE SUBDIVISION
CONTROL LAW

DATE: _____

SIGNED: _____

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION

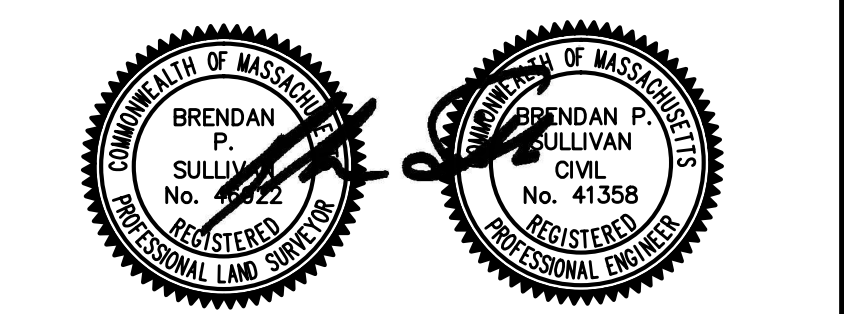
GENERAL NOTES:

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
—	TYPICAL
—	CEMENT LINED DUCTILE IRON
—	TO BE ABANDONED
—	PROPOSED THRUST BLOCK



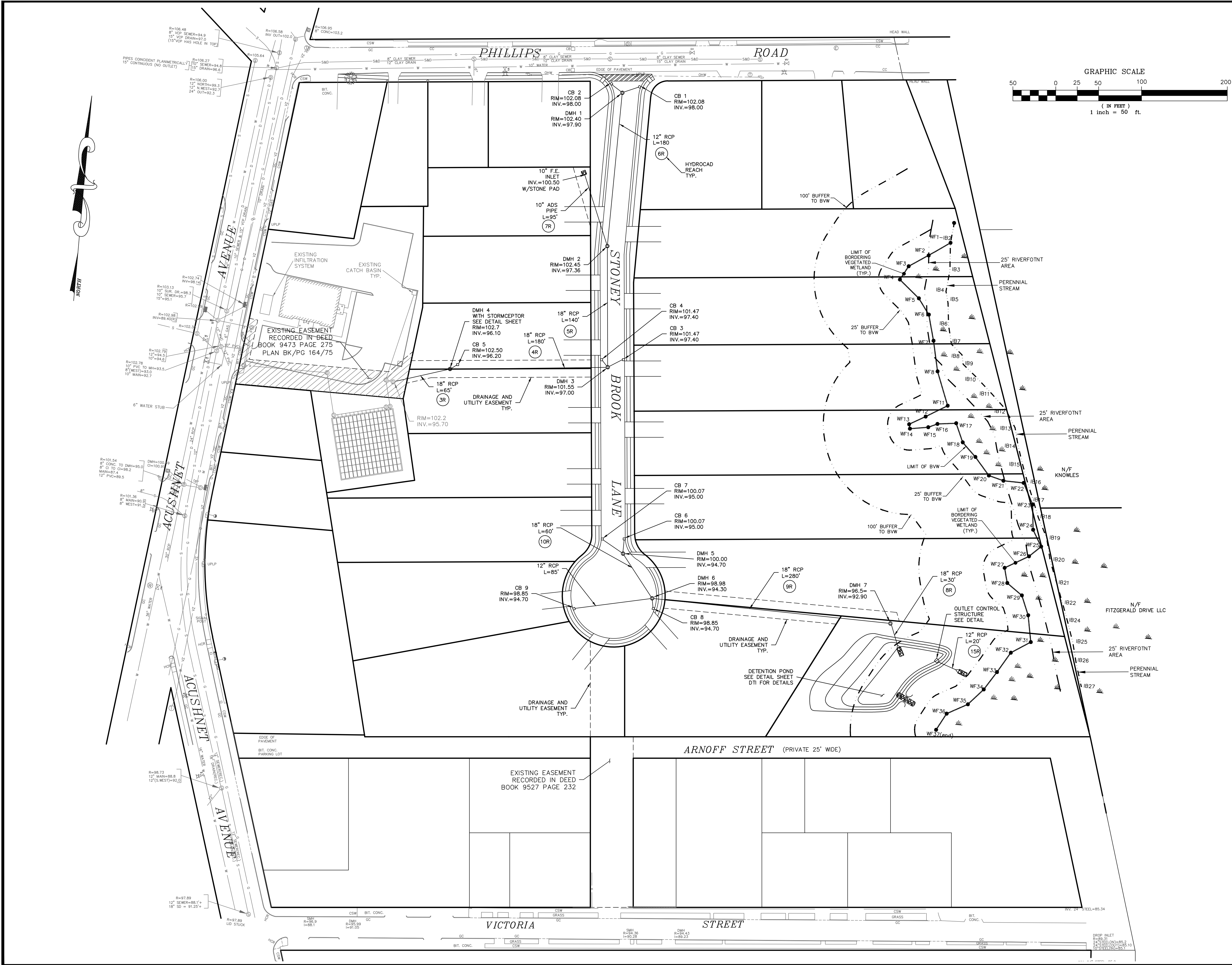
STONEY BROOK FARM

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	Z:\5005\PMG\DEFF SUB \ NS2
CHECKED BY : JCC	



DRAWING REVISIONS		
1	5/24/17	NITSCH COMMENTS DATED 5/15/17
ACTION	DATE	DESCRIPTION

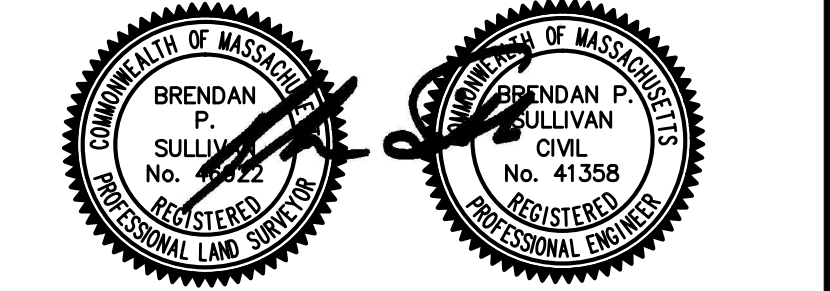
GENERAL NOTES:

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
--- TEC ---	PROPOSED TELEPHONE, ELECTRIC & CABLE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
S	EXISTING SEWER LINE
S	PROPOSED SEWER LINE
D	EXISTING DRAIN LINE
D	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

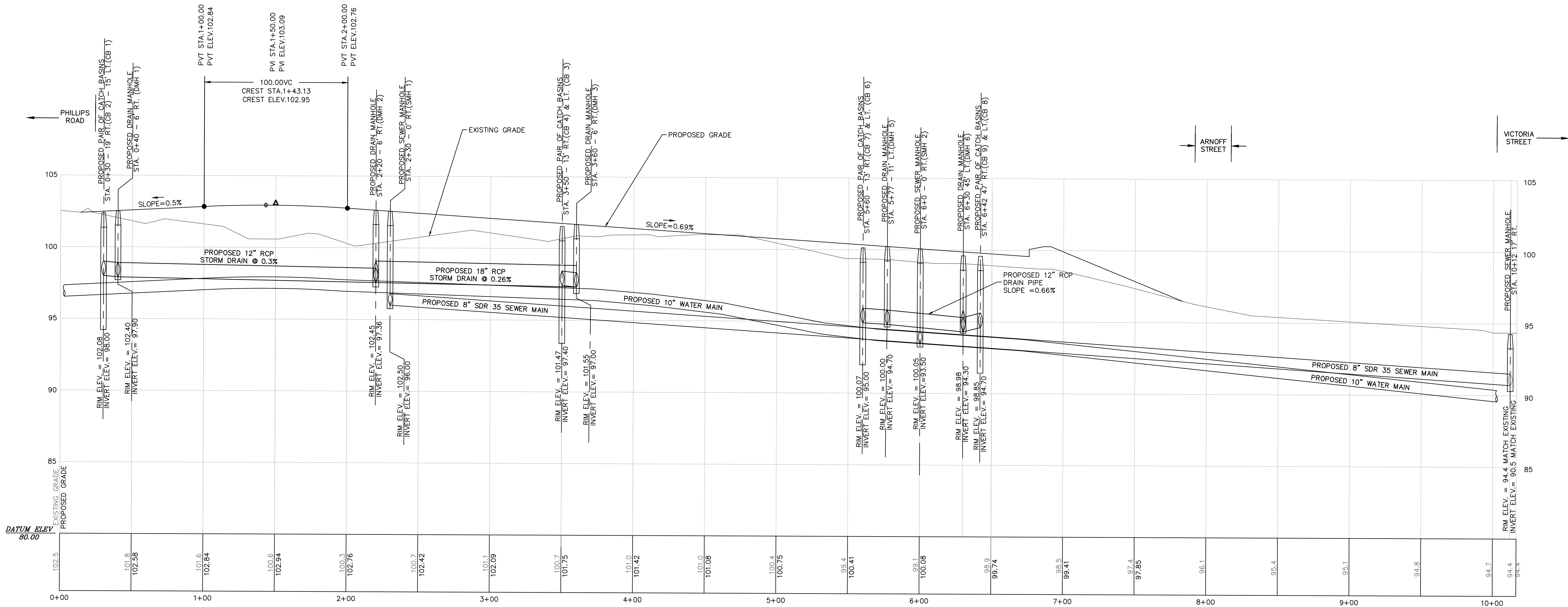


STONEY BROOK FARM DRAINAGE LAYOUT

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

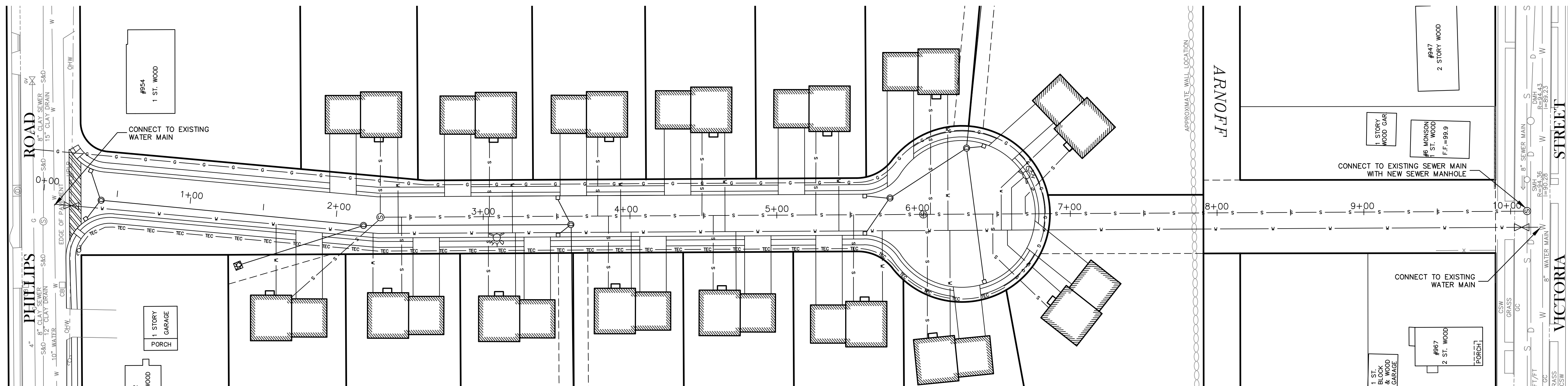
OWNER/APPLICANT:
NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066

PROJECT NO. : 5005	DRAWING NO.
SCALE : AS SHOWN	DL
DATE : 5/11/17	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 5 OF 10
CHECKED BY : JCC	FILENAME: Z:\5005\YONG\NORTHIDE FARM NOI



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

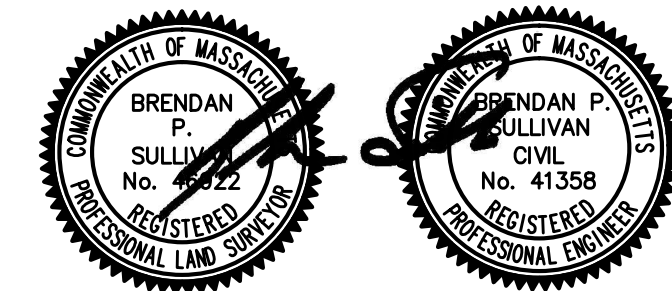
ACTION	DATE	DESCRIPTION

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

—	PROPERTY LINE
—	TEC — PROP. TELEPHONE, ELECTRIC & CABLE
—	G — EX GAS LINE
—	G — PROPOSED GAS LINE
—	W — EX WATER LINE
—	W — PROPOSED WATER LINE
—	S — EXISTING SEWER LINE
—	S — PROPOSED SEWER LINE
—	D — EXISTING DRAIN LINE
—	D — 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
—	TYP.
—	CLDI — CEMENT LINED DUCTILE IRON
—	TBA — TO BE ABANDONED
—	PROPOSED THRUST BLOCK

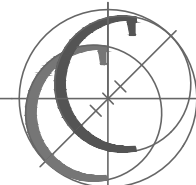


STONEY BROOK FARM

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

SCALE : AS SHOWN

DATE : 5/11/17

DESIGNED BY : BPS

DRAWN BY : BPS

CHECKED BY : JCC

DRAWING NO.

RP

SHEET NO. 6 OF 10

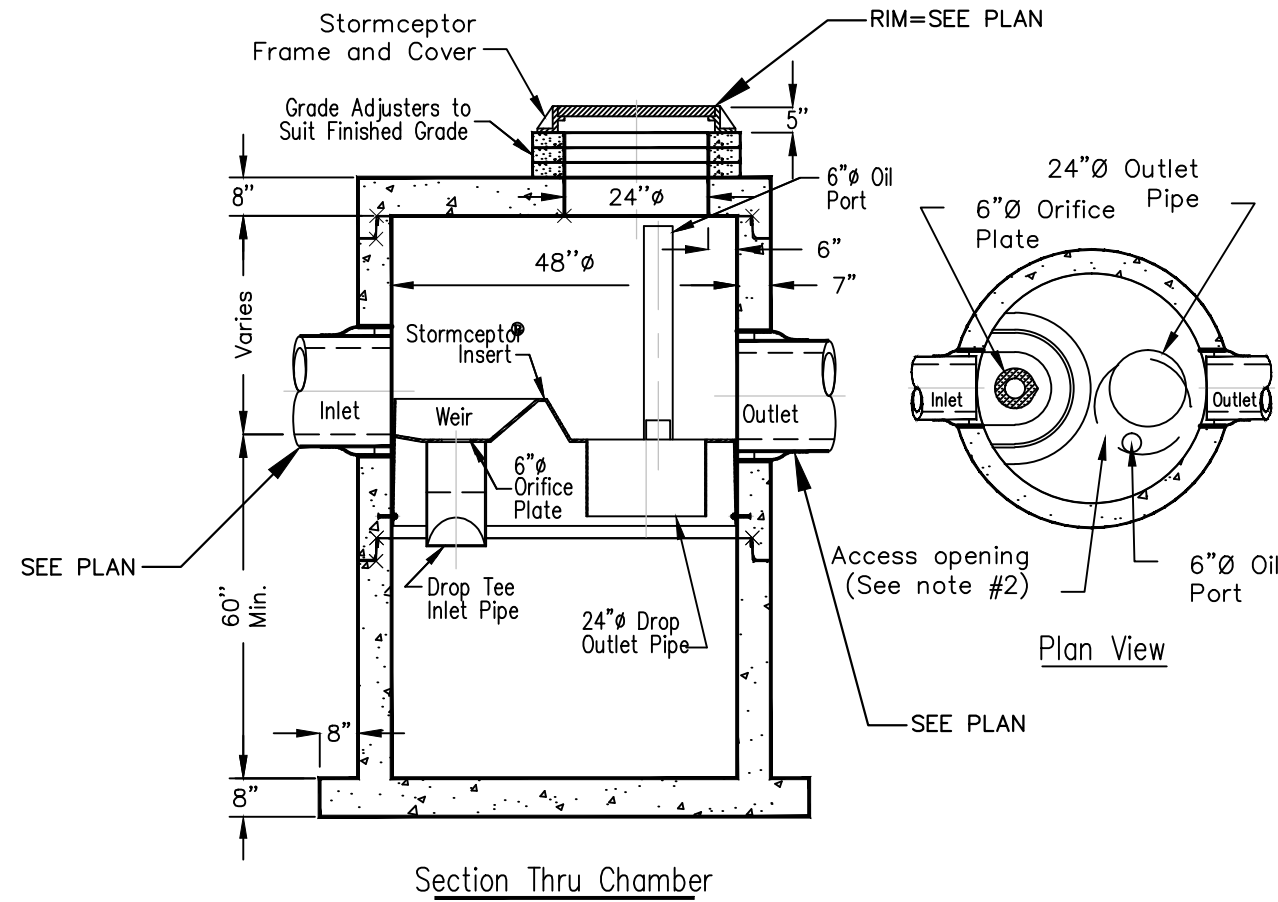
FILENAME:

Z:\5005\DWG\PRELIM SUB\NORTHSIDE 2.DWG



Concrete Pipe Division

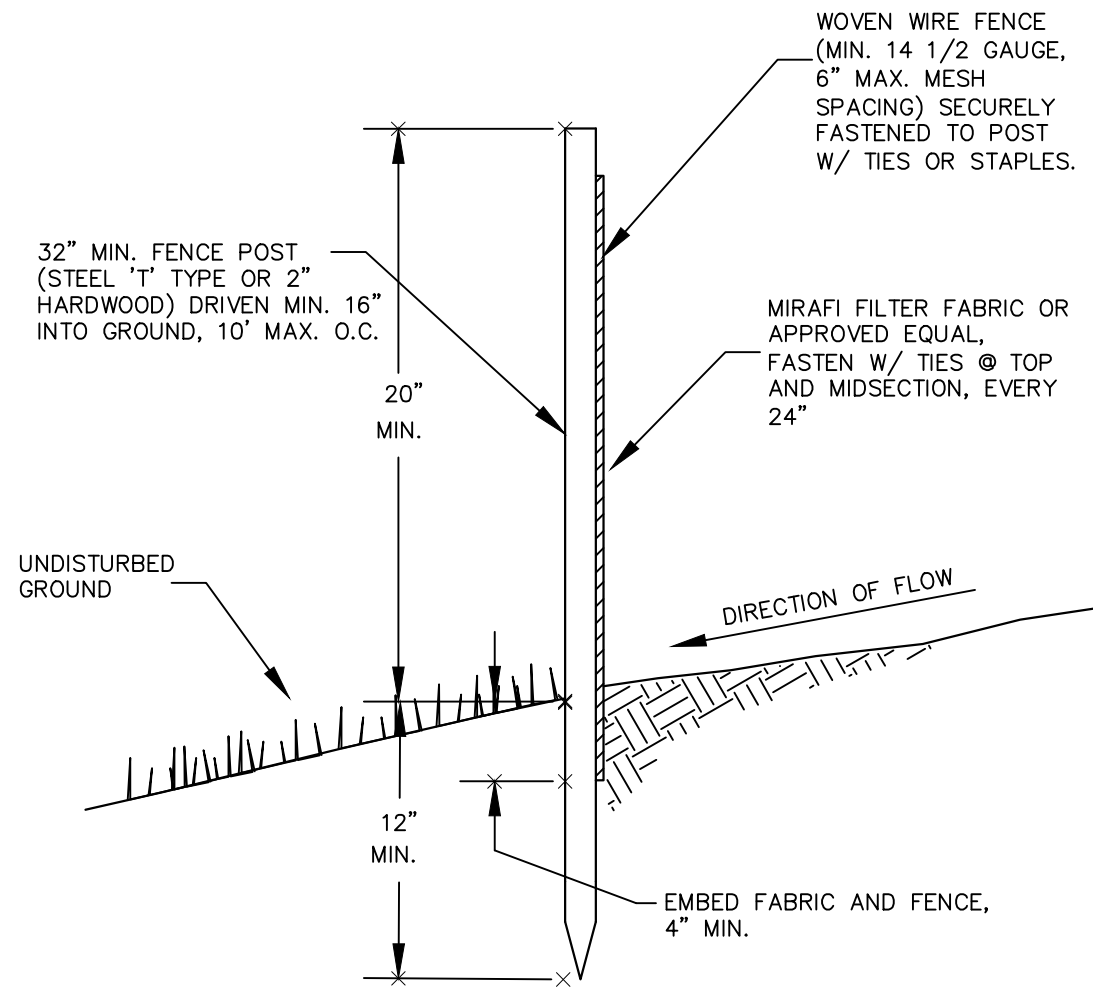
STC 450i Precast Concrete Stormceptor (450 U.S. Gallon Capacity)



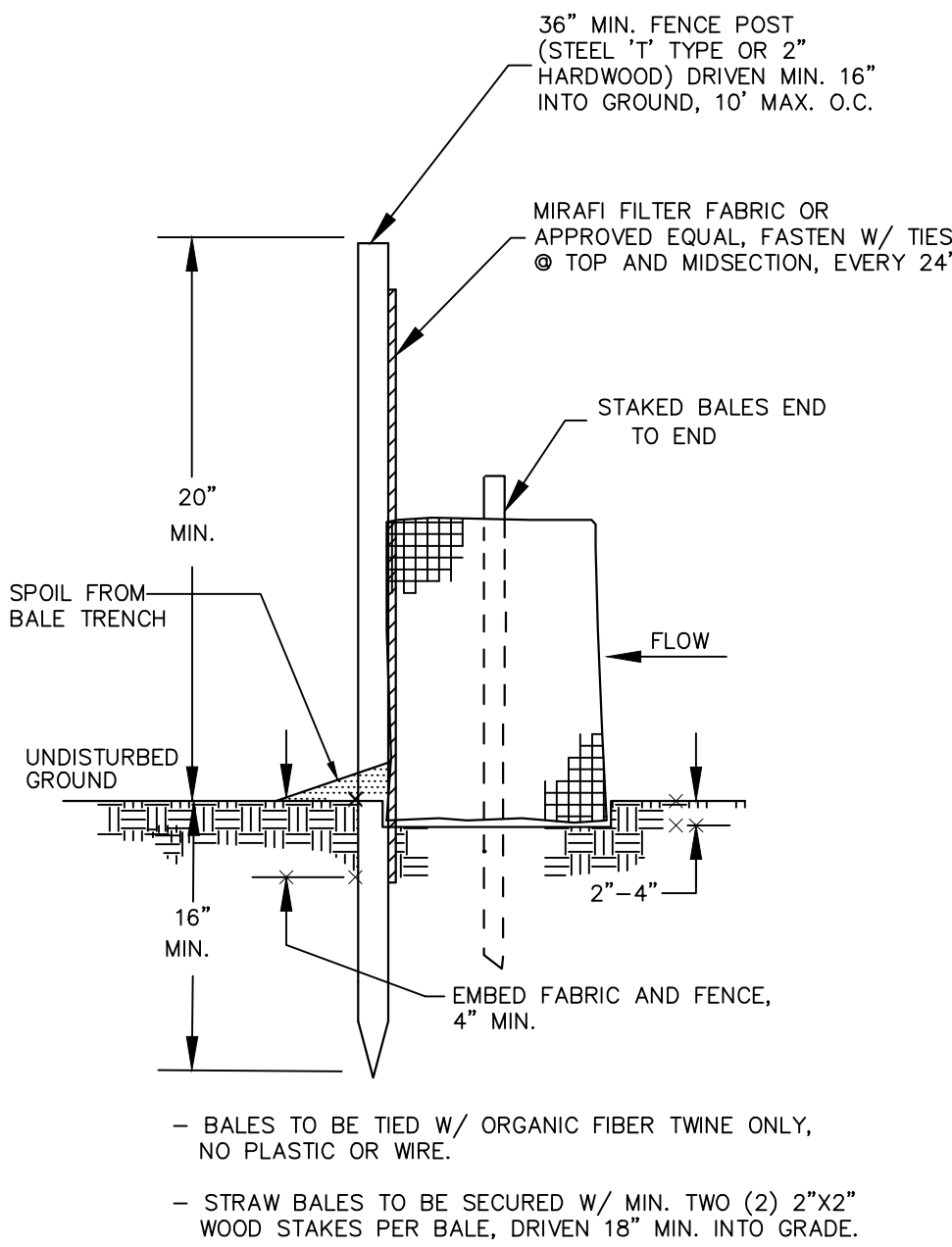
- Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
 2. The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
 3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115,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

Rinker 029

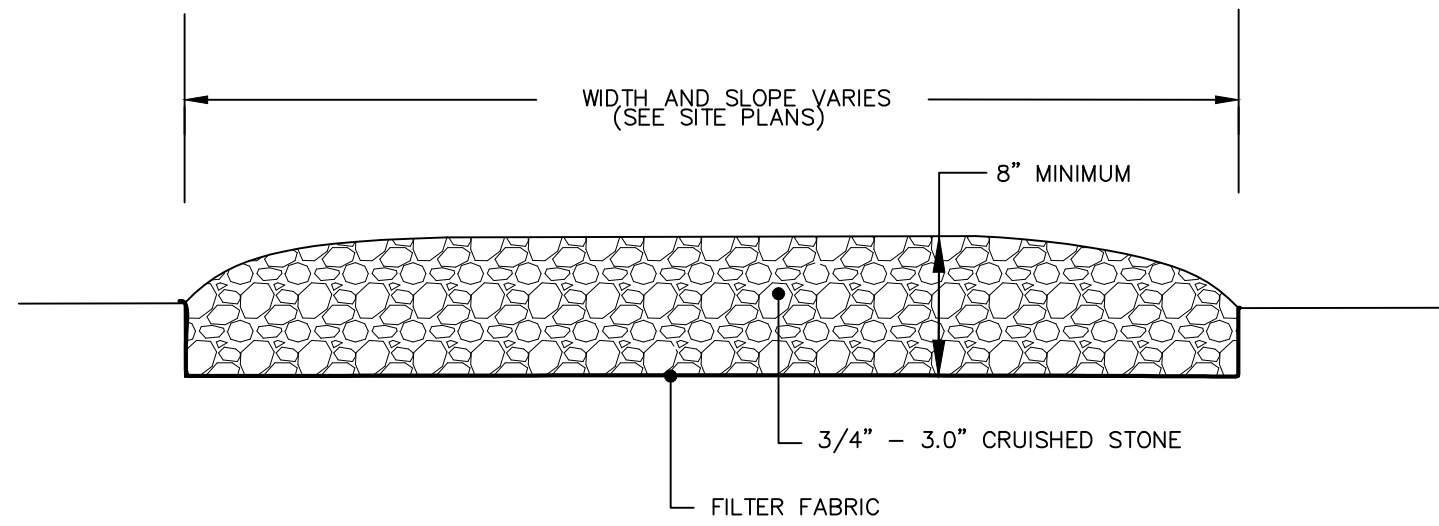
STORMCEPTOR DETAIL
NOT TO SCALE



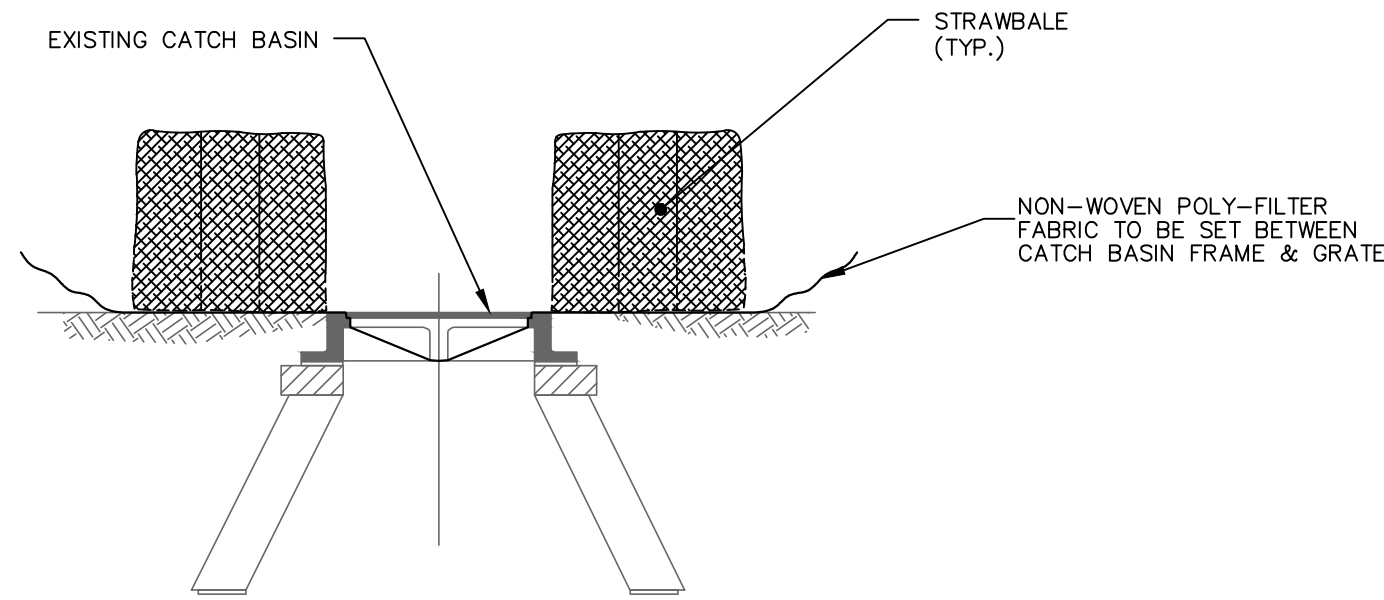
SILT FENCE
NOT TO SCALE



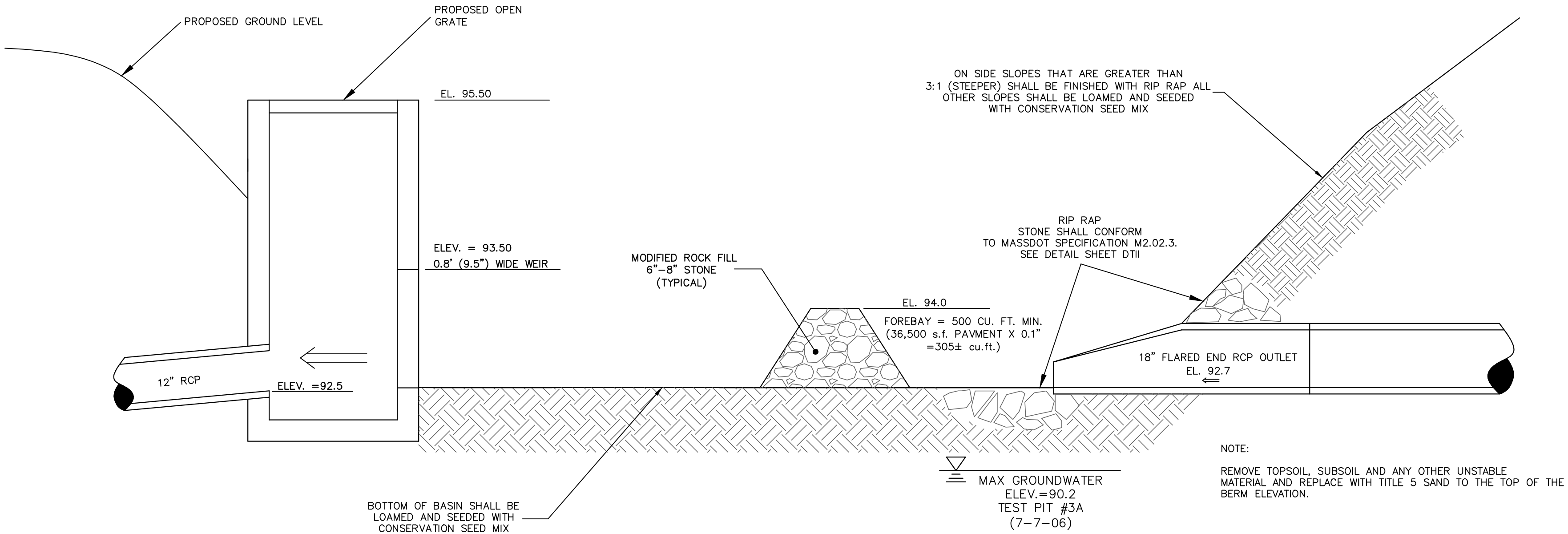
STRAWBALE WITH SILT FENCE
NOT TO SCALE



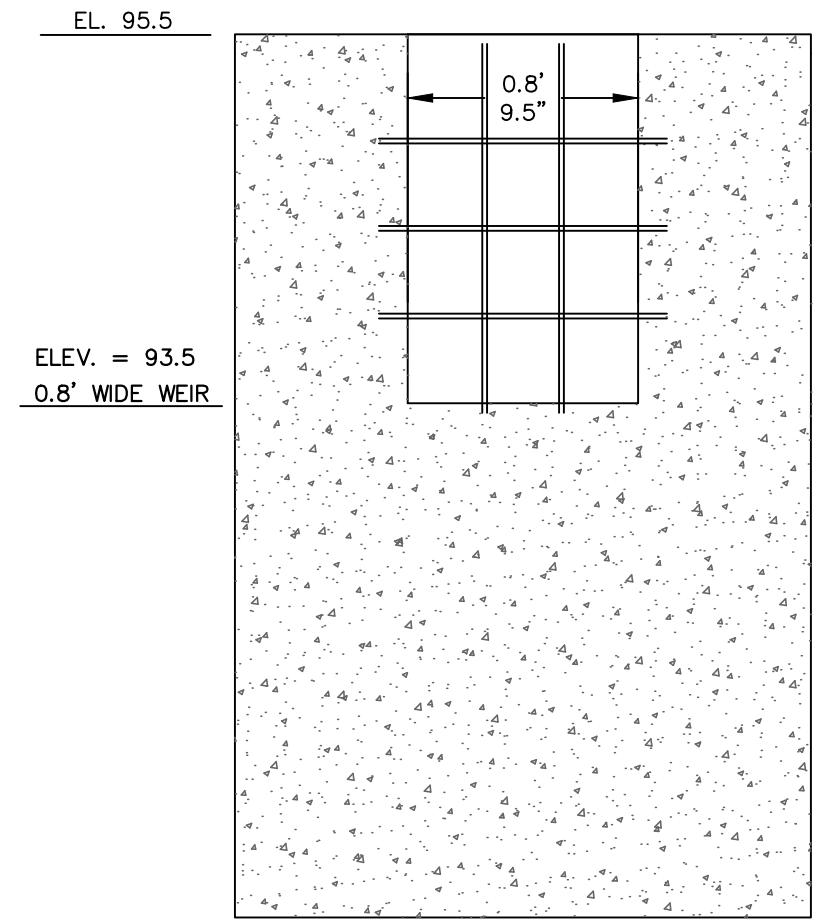
CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



STRAWBALE EROSION CHECK
NOT TO SCALE



INFILTRATION POND - CROSS SECTION
NOT TO SCALE



DRAINAGE STRUCTURE - FRONT VIEW
NOT TO SCALE

INFILTRATION POND DETAILS

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
1	5/24/17	NITSCH COMMENTS DATED 5/15/17

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	PROF. TELEPHONE, ELECTRIC & CABLE
TEC	EX GAS LINE
G	PROPOSED GAS LINE
W	EX WATER LINE
W	PROPOSED WATER LINE
S	EXISTING SEWER LINE
S	PROPOSED SEWER LINE
D	EXISTING DRAIN LINE
D	PROPOSED DRAIN LINE
HYDRANT	EXISTING HYDRANT
HYDRANT	PROPOSED HYDRANT
WV	EXISTING WATER VALVE
WV	PROPOSED WATER VALVE
CATCH BASIN	EXISTING CATCH BASIN
CATCH BASIN	PROPOSED CATCH BASIN
DRAIN MANHOLE	EXISTING DRAIN MANHOLE
DRAIN MANHOLE	PROPOSED DRAIN MANHOLE
TREE LINE	TREE LINE
TYP.	TYPICAL

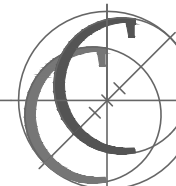


STONEY BROOK FARM

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

SCALE : AS SHOWN

DATE : 5/11/17

DESIGNED BY : BPS

DRAWN BY : BPS

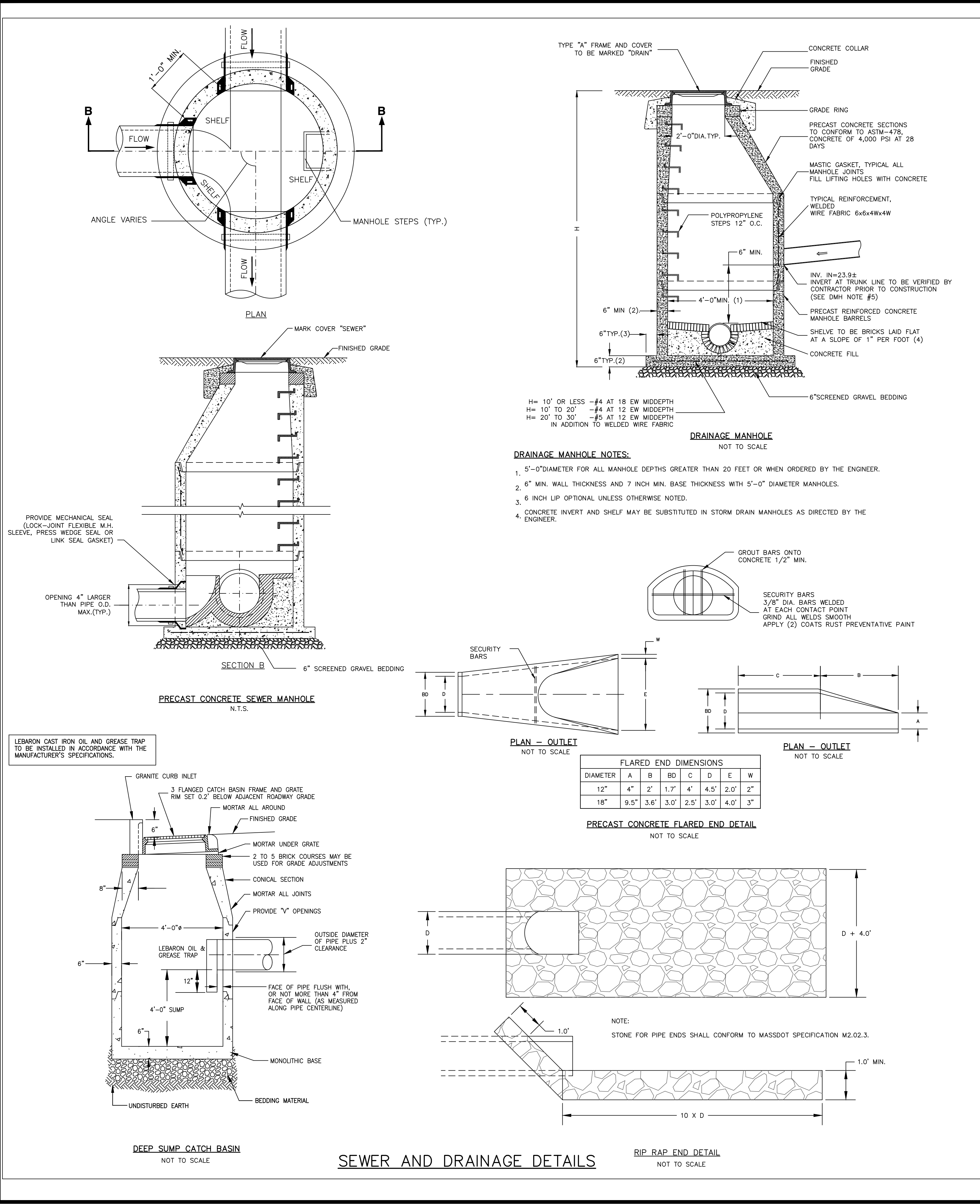
CHECKED BY : JCC

DRAWING NO.

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SHEET NO. 7 OF 10

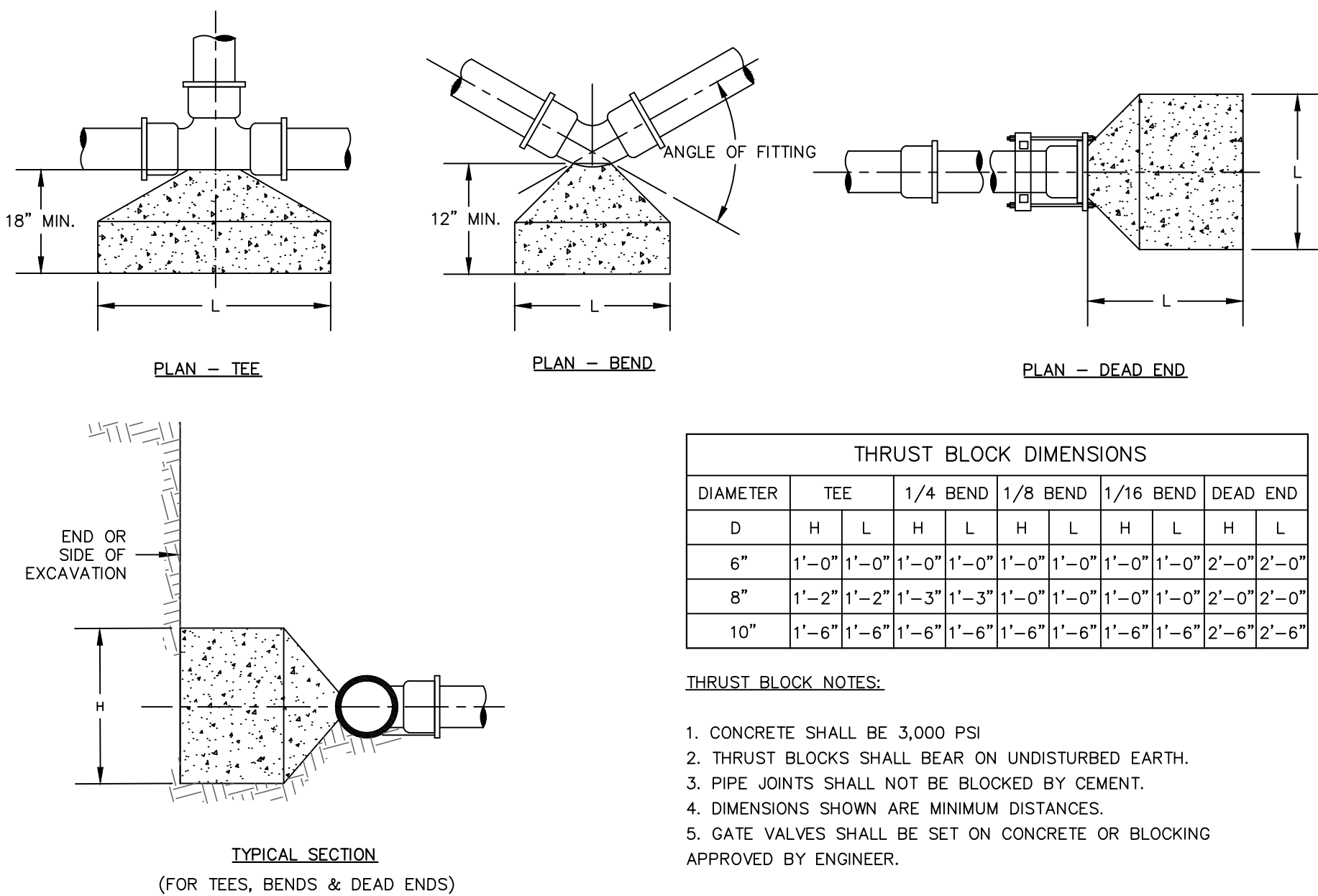
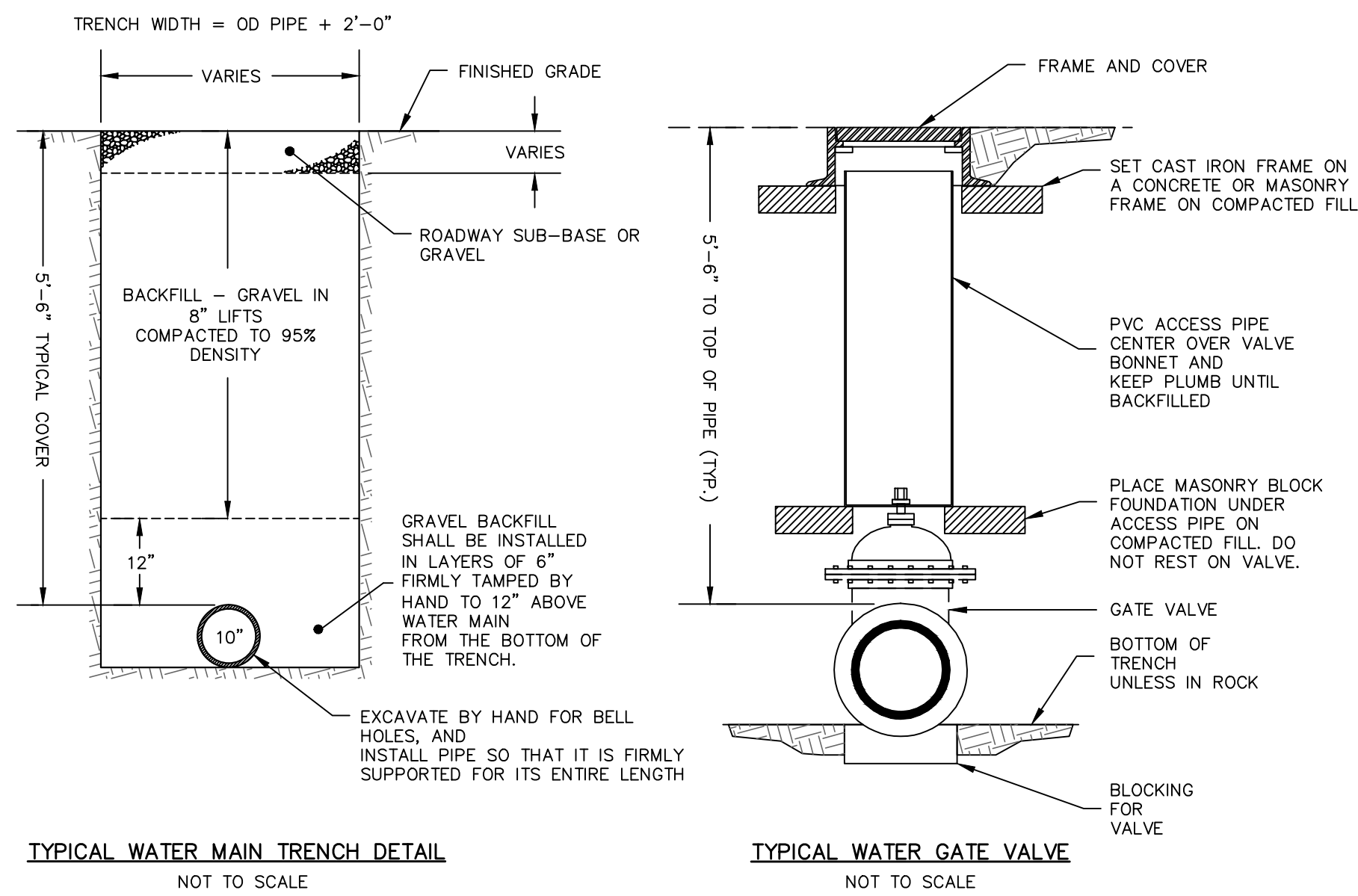
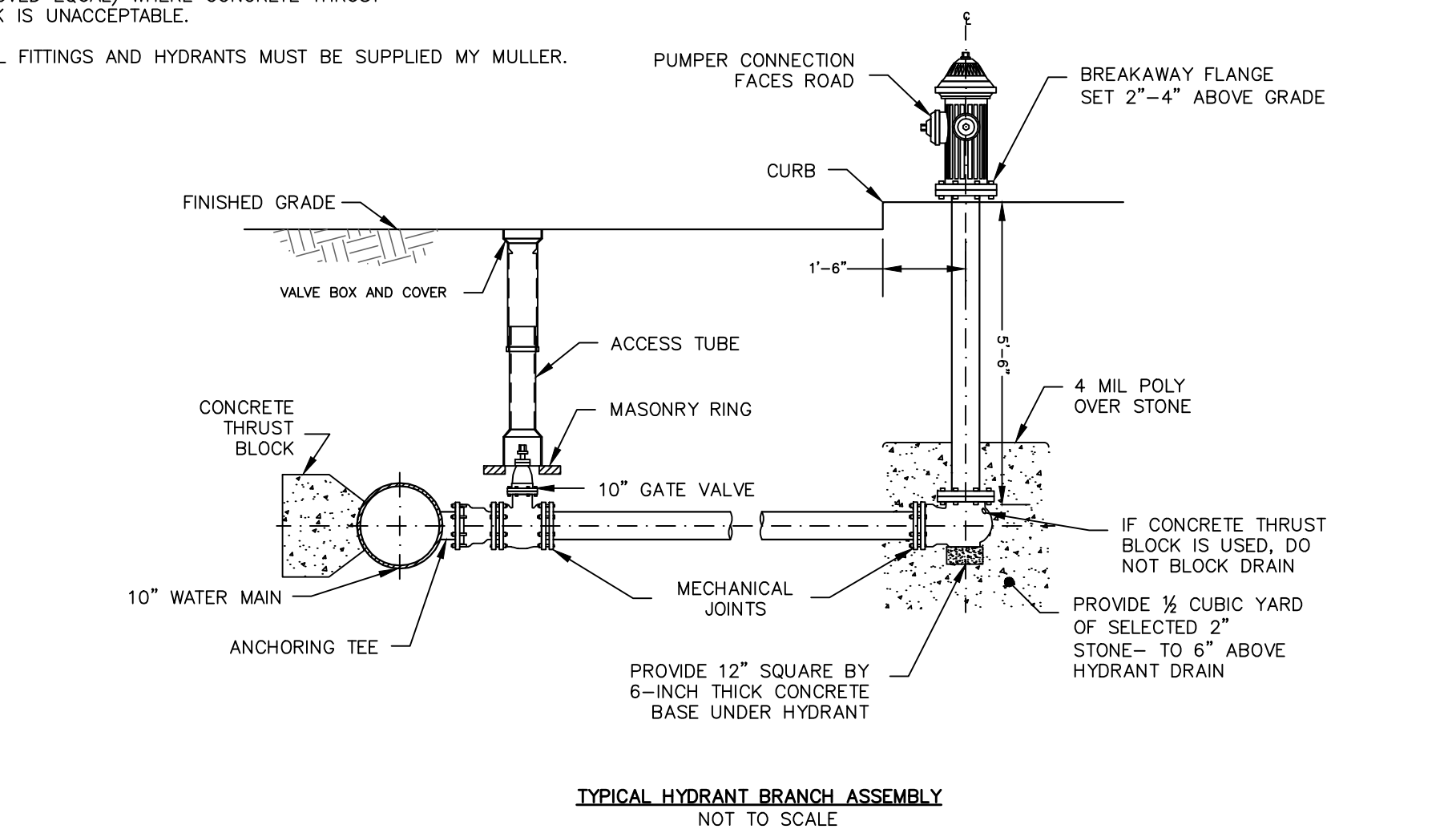
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SEWER AND DRAINAGE DETAILS

HYDRANT NOTES:

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



WATER LINE DETAILS

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
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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.
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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.	TYPICAL

STONEY BROOK FARM

DETAIL SHEET II

CAVANARO CONSULTING

687 MAIN STREET
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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

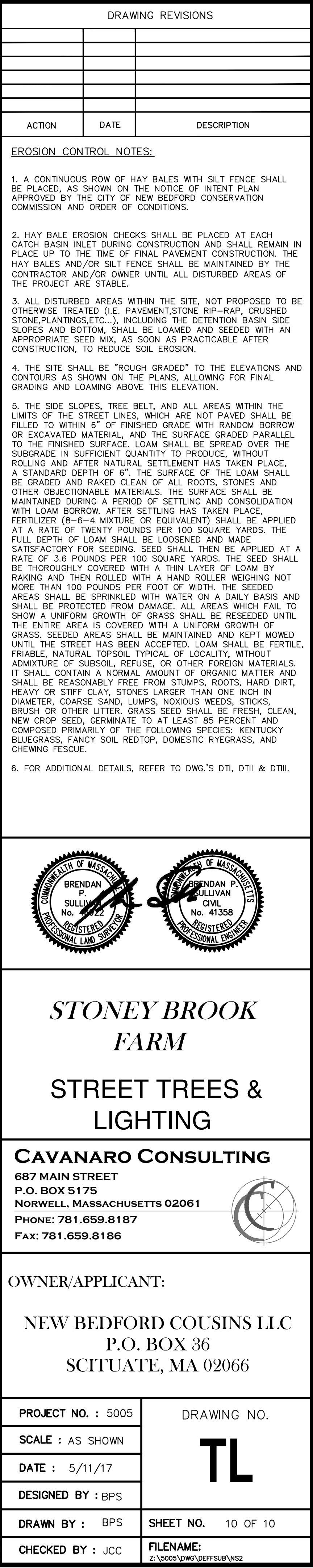
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SHEET NO. 8 OF 10

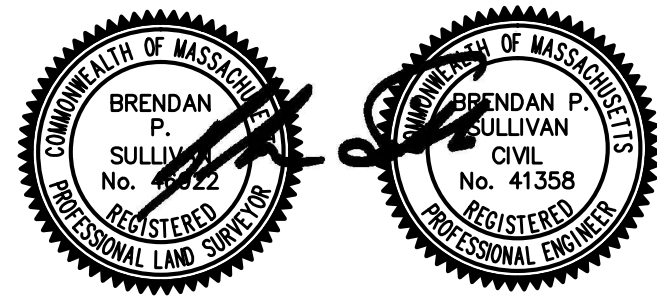
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DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION

EROSION CONTROL NOTES:

1. A CONTINUOUS ROW OF HAY BALES WITH SILT FENCE SHALL BE PLACED, AS ORDERED ON THE NOTICE OF INTENT PLAN APPROVED BY THE CITY OF NEW BEDFORD CONSERVATION COMMISSION AND OTHER REGULATORY AGENCIES.
2. HAY BALE EROSION CHECKS SHALL BE PLACED AT EACH CATCH BASIN INLET DURING CONSTRUCTION AND SHALL REMAIN IN PLACE UP TO THE TIME OF FINAL PAVEMENT CONSTRUCTION. THE HAY BALES AND/OR SILT FENCE SHALL BE MAINTAINED BY THE CONTRACTOR AND/OR SILENT UNTIL ALL DISTURBED AREAS OF THE PROJECT ARE STABLE.
3. ALL DISTURBED AREAS WITHIN THE SITE, NOT PROPOSED TO BE OTHERWISE TREATED (I.E. PAVEMENT-STONE RIP-RAP, CRUSHED STONE, PLANTINGS, ETC.), INCLUDING THE DETENTION BASIN SIDE SLOPES AND BOTTOM, SHALL BE LOAMED AND SEEDED WITH AN APPROPRIATE SEED MIX, AS SPECIFIED AS PRACTICABLE AFTER CONSULTATION, TO REDUCE SOIL EROSION.
4. THE SITE SHALL BE "ROUGH GRADED" TO THE ELEVATIONS AND FINISHES OF THE STREET LINES, WHICH ARE NOT PAVED SHALL BE GRADED AND LOAMING ABOVE THIS ELEVATION.
5. THE SIDE SLOPES, TREE BELT, AND ALL AREAS WITHIN THE LIMITS OF THE STREET LINES, WHICH ARE NOT PAVED SHALL BE FILLED TO WITHIN 6" OF FINISHED GRADE WITH RANDOM BORROW OR EXCAVATED MATERIAL, AND THE SURFACE GRADED PARALLEL TO THE FINISHED SURFACE. LOAM SHALL BE SPREAD OVER THE SURFACE IN SUFFICIENT QUANTITIES TO PRODUCE, WITHOUT ROLLING AND AFTER NATURAL SETTLEMENT HAS TAKEN PLACE, A STANDARD DEPTH OF 6". THE SURFACE OF THE LOAM SHALL BE GRADED AND RAKED CLEAN OF ALL ROOTS, STONES AND OTHER OBSTRUCTIONS TO NATURAL DRAINAGE. THE SURFACE SHALL BE MAINTAINED DURING A PERIOD OF SETTLING AND CONSOLIDATION WITH LOAM BORROW. AFTER SETTLING HAS TAKEN PLACE, FERTILIZER (8-6-4 MIXTURE OR EQUIVALENT) SHALL BE APPLIED AT RATE TWO POUNDS PER ONE HUNDRED (100) SQUARE YARDS. THE FULL DEPTH OF LOAM SHALL BE LOOSENOED AND MADE SATISFACTORY FOR SEEDING. SEED SHALL THEN BE APPLIED AT A RATE OF 3.6 POUNDS PER 100 SQUARE YARDS. THE SEED SHALL BE THOROUGHLY MIXED WITH THE LOAM. AREAS WHICH FAIL TO SHOW A UNIFORM GROWTH OF GRASS SHALL BE RESEED UNTIL THE ENTIRE AREA IS COVERED WITH A UNIFORM GROWTH OF GRASS. SEEDED AREAS SHALL BE MAINTAINED AND KEPT MOIST UNTIL THE STREET HAS BEEN OPENED. LOAM SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL TYPICAL OF LOCALITY, WITHOUT ADJUSTMENT OF SUBSOIL, REFUSE, OR OTHER FOREIGN MATERIALS. IT SHALL BE COMPATIBLE WITH THE NATURAL GROWTH OF THE AREA AND SHALL BE REASONABLY FREE FROM STUMPS, ROOTS, HARD MUD, HEAVY OR STIFF CLAY, STONES LARGER THAN ONE INCH IN DIAMETER, COARSE SAND, LUMPS, NOXIOUS WEEDS, STICKS, BRUSH, OR OTHER FOREIGN MATERIALS. IT SHALL BE CLEAN, NEW CROP SEED, GERMINATE TO AT LEAST 85% PERCENT AND COMPOSED PRIMARILY OF THE FOLLOWING SPECIES: KENTUCKY BLUEGRASS, FANCY SOIL REDTOP, DOMESTIC REYGRASS, AND CHEWING FESCUE.
6. FOR ADDITIONAL DETAILS, REFERENCE TO DWG.'S D1, D11 AND D111.



*STONEY BROOK
FARM*

STREET TREES &
LIGHTING

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

PROJECT NO. : 5005	DRAWING NO. TL
SCALE : AS SHOWN	
DATE : 5/11/17	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 10 OF 10
CHECKED BY : JCC	FILENAME: Z:\5005\DWG\DEFFS8\NS2