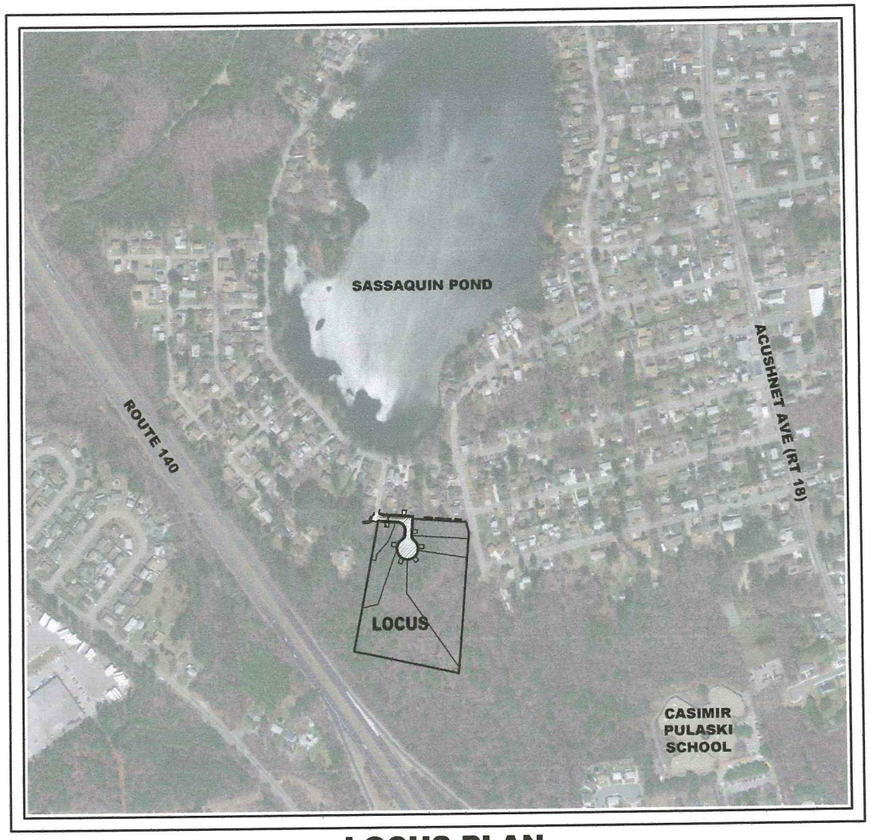
CARDINAL PLACE

DEFINITIVE PLAN FOR A RESIDENTIAL SUBDIVISION

CARDINAL STREET & AVA'S WAY, NEW BEDFORD, MASSACHUSETTS

OWNERS:
THOMAS GRENIER
560 ROCKDALE AVE.
NEW BEDFORD, MASSACHUSETTS

APPLICANT:
RICHARD HOPPS
302 ELM STREET
DARTMOUTH, MASSACHUSETTS



LOCUS PLAN
SCALE: 1"=300'±

SCHEDULE OF DRAWINGS

SHEET NUMBER	PLAN TITLE
CS1	COVER SHEET
DF1	DEFINITIVE LOTTING SHEET
EX1	EXISTING CONDITIONS PLAN
GD1	GRADING AND DRAINAGE PLAN
UT1	UTILITY PLAN
RP1	ROAD PLAN AND PROFILE
DE1-2	DETAIL SHEET
LP1	LANDSCAPE AND LIGHTING PLAN
ER1-2	EROSION CONTROL PLANS

REQUESTED WAIVERS:

THE FOLLOWING WAIVERS ARE HEREBY REQUESTED:

1. A WAIVER TO ELIMINATE THE CUL-DE-SAC ISLAND.
2. A WAIVER TO ALLOW FOR A 40-FOOT RIGHT OF WAY.
3. A WAIVER TO ALLOW FOR A 24' PAVEMENT WIDTH.

APRIL 22, 2013
REVISED FEBRUARY 3, 2014

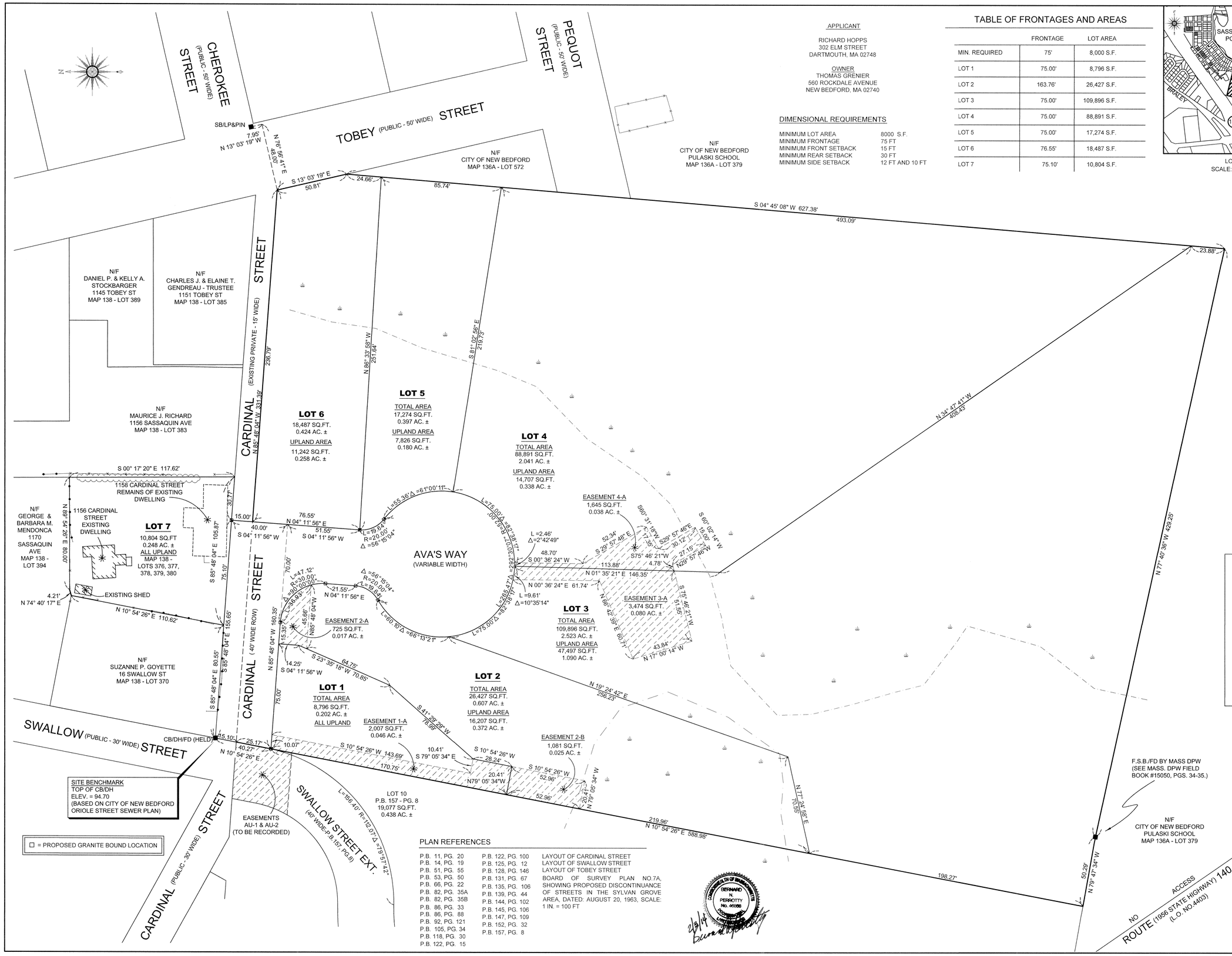
PREPARED BY:

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. RHEAUME
No. 28373
CIVIL
REGISTERED PROFESSIONAL ENGINEER

PRIME ENGINEERING INC

CIVIL ENGINEERING-LAND SURVEYING-ENVIRONMENTAL ASSESSMENT
P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347
TEL: 508.947.0050 FAX: 508.947.2004

O:\PROJECTS\New Bedford\Swallow Street\Map 136-2 Lot 353 Swallow Street\ENGINEERING\Definitive\BASE.dwg



APPLICANT

RICHARD HOPPS
302 ELM STREET
DARTMOUTH, MA 02748

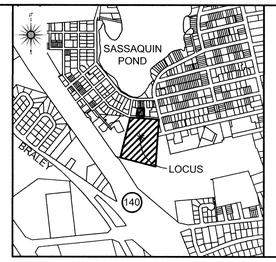
OWNER
THOMAS GRENIER
560 ROCKDALE AVENUE
NEW BEDFORD, MA 02740

DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	8000 S.F.
MINIMUM FRONTAGE	75 FT
MINIMUM FRONT SETBACK	15 FT
MINIMUM REAR SETBACK	30 FT
MINIMUM SIDE SETBACK	12 FT AND 10 FT

TABLE OF FRONTAGES AND AREAS

	FRONTAGE	LOT AREA
MIN. REQUIRED	75'	8,000 S.F.
LOT 1	75.00'	8,796 S.F.
LOT 2	163.76'	26,427 S.F.
LOT 3	75.00'	109,896 S.F.
LOT 4	75.00'	88,891 S.F.
LOT 5	75.00'	17,274 S.F.
LOT 6	76.55'	18,487 S.F.
LOT 7	75.10'	10,804 S.F.



LOCUS
SCALE: 1" = 1000'

FOR REGISTRY USE ONLY

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

COMMONWEALTH OF MASSACHUSETTS
BERNARD N. PERROTTY
No. 40086
PROFESSIONAL LAND SURVEYOR

2/3/2014
DATE

BERNARD N. PERROTTY, P.L.S.

NOTES:

1. THE SUBJECT PROPERTY IS SHOWN ON THE CITY OF NEW BEDFORD ASSESSORS' MAP 136 AS LOT 353.

2. FOR TITLE REFERENCE TO THE SUBJECT PROPERTY REFER TO DEED BOOK 5380, PAGE 116 ON FILE AT THE BRISTOL COUNTY REGISTRY OF DEEDS.

3. THE SUBJECT PROPERTY IS ZONED "RESIDENTIAL A" AS SHOWN ON THE ZONING MAP FOR THE CITY OF NEW BEDFORD.

4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X (UNHATCHED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE MAP FOR BRISTOL COUNTY, MASSACHUSETTS, PANEL 377 OF 550, MAP NUMBER 25005-C-0377F, EFFECTIVE DATE: JULY 7, 2009.

5. THE EASEMENTS SHOWN HEREON ARE DEFINED AS FOLLOWS:

EASEMENT 1-A IS A DRAINAGE EASEMENT ON LOT 1.

EASEMENT 2-A IS A DRAINAGE EASEMENT ON LOT 2.

EASEMENT 2-B IS A DRAINAGE EASEMENT ON LOT 2.

EASEMENT 3-A IS A DRAINAGE EASEMENT ON LOT 3.

EASEMENT 4-A IS A DRAINAGE EASEMENT ON LOT 4.

EASEMENTS AU-1 AND AU-2 ARE EASEMENTS THAT HAVE BEEN GRANTED BY THE OWNER OF THE SWALLOW STREET EXTENSION TO CONSTRUCT A ROADWAY AND PROVIDE UTILITIES.

NEW BEDFORD PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

DATE: _____

PLAN REFERENCES

P.B. 11, PG. 20	P.B. 122, PG. 100	LAYOUT OF CARDINAL STREET
P.B. 14, PG. 19	P.B. 125, PG. 12	LAYOUT OF SWALLOW STREET
P.B. 51, PG. 55	P.B. 128, PG. 146	LAYOUT OF TOBEY STREET
P.B. 53, PG. 50	P.B. 131, PG. 67	BOARD OF SURVEY PLAN NO.7A, SHOWING PROPOSED DISCONTINUANCE OF STREETS IN THE SYLVAN GROVE AREA, DATED: AUGUST 20, 1963, SCALE: 1 IN. = 100 FT
P.B. 66, PG. 22	P.B. 135, PG. 106	
P.B. 82, PG. 35A	P.B. 139, PG. 44	
P.B. 82, PG. 35B	P.B. 144, PG. 102	
P.B. 86, PG. 33	P.B. 145, PG. 106	
P.B. 86, PG. 88	P.B. 147, PG. 109	
P.B. 92, PG. 121	P.B. 152, PG. 32	
P.B. 105, PG. 34	P.B. 157, PG. 8	
P.B. 118, PG. 30		
P.B. 122, PG. 15		

COMMONWEALTH OF MASSACHUSETTS
BERNARD N. PERROTTY
No. 40086
PROFESSIONAL LAND SURVEYOR
2/3/14

DEFINITIVE PLAN OF CARDINAL PLACE

IN

NEW BEDFORD, MASSACHUSETTS

PREPARED FOR

RICHARD HOPPS

DATE: DECEMBER 27, 2013 SCALE: 1"=30'

REVISION DATE: JANUARY 7, 2014

REVISION DATE: FEBRUARY 3, 2014

0' 30' 60' 90'

PREPARED BY:

PRIME ENGINEERING INC
CIVIL ENGINEERING-LAND SURVEYING-ENVIRONMENTAL ASSESSMENT
P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347
TEL: 508.947.0050 FAX: 508.947.2004

CHEROKEE STREET

TOBEY STREET

S 04° 45' 08" W 627.38'

50.81'
S 13° 03' 19" E

CARDINAL STREET (EXISTING PRIVATE 15' WIDE)

S 85° 48' 04" E 394.20'

N 77° 40' 36" W 429.25'

N 79° 47' 34" W 50.29'

N 10° 54' 26" E 614.15'

WF-B27
WF-B26
WF-B25
WF-B24
WETLAND
UPLAND
WF-B23
WF-B22
WF-B21
WF-B20
WF-B19 REVISED
WF-B18 REVISED
WF-B17
WF-B16
WF-B15
WF-B14
WF-B13
WF-B12
WF-B11
WF-B8
WF-B7
WF-?
WF-5A
WF-3
WF-6A
WF-7A
WF-8A
WF-A1
WF-A2
WF-1A
WF-9A

25' NO DISTURB ZONE

100' BUFFER ZONE

TP-4 REDOX @ 36" ESHGW = 91.0

TP-3 REDOX @ 43" ESHGW = 91.4

TP-2 REDOX @ 56" ESHGW = 91.8

TP-5 REDOX @ 50" ESHGW = 91.2

TP-7 REDOX @ 61" ESHGW = 90.5

TP-6B REDOX @ 34" ESHGW = 89.7

TP-6A REDOX @ 58" ESHGW = 89.7

REDOX @ 8" ESHGW = 93.3

SITE BENCHMARK
TOP OF CB/DH
ELEV. = 94.70
(BASED ON CITY OF NEW BEDFORD
ORIOLE STREET SEWER PLAN)

EXISTING CB
RIM=92.89
8" INV.OUT=91.34

SWALLOW STREET

EXISTING INLET
RIM=93.34
8" INV.IN=91.39
12"RCP INV.OUT=91.46

CARDINAL STREET (30' WIDE)

EXISTING GRAVEL DRIVE

30 0 30 60 90

Scale 1" = 30'

NEW BEDFORD PLANNING BOARD

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE:

REV.	DATE	DESCRIPTION	BY	APP.
5	2/3/14	REVISED ROAD LAYOUT	EKW	RJR
4	1/7/14	RESPONSE TO CON-COM COMMENTS	EKW	RJR
3	11/26/13	RESPONSE TO COMMENTS	EKW	RJR
2	11/13/13	RESPONSE TO DPI COMMENTS	EKW	RJR
1	9/5/2013	GENERAL REVISIONS	JLB	RJR

DRAWING TITLE: EXISTING CONDITIONS

PROJECT: CARDINAL PLACE (CARDINAL STREET & AVA'S WAY)
NEW BEDFORD, MASSACHUSETTS

CLIENT: RICHARD HOPPS
DARTMOUTH, MASSACHUSETTS

- CIVIL ENGINEERING
- LAND SURVEYING
- ENVIRONMENTAL ASSESSMENT

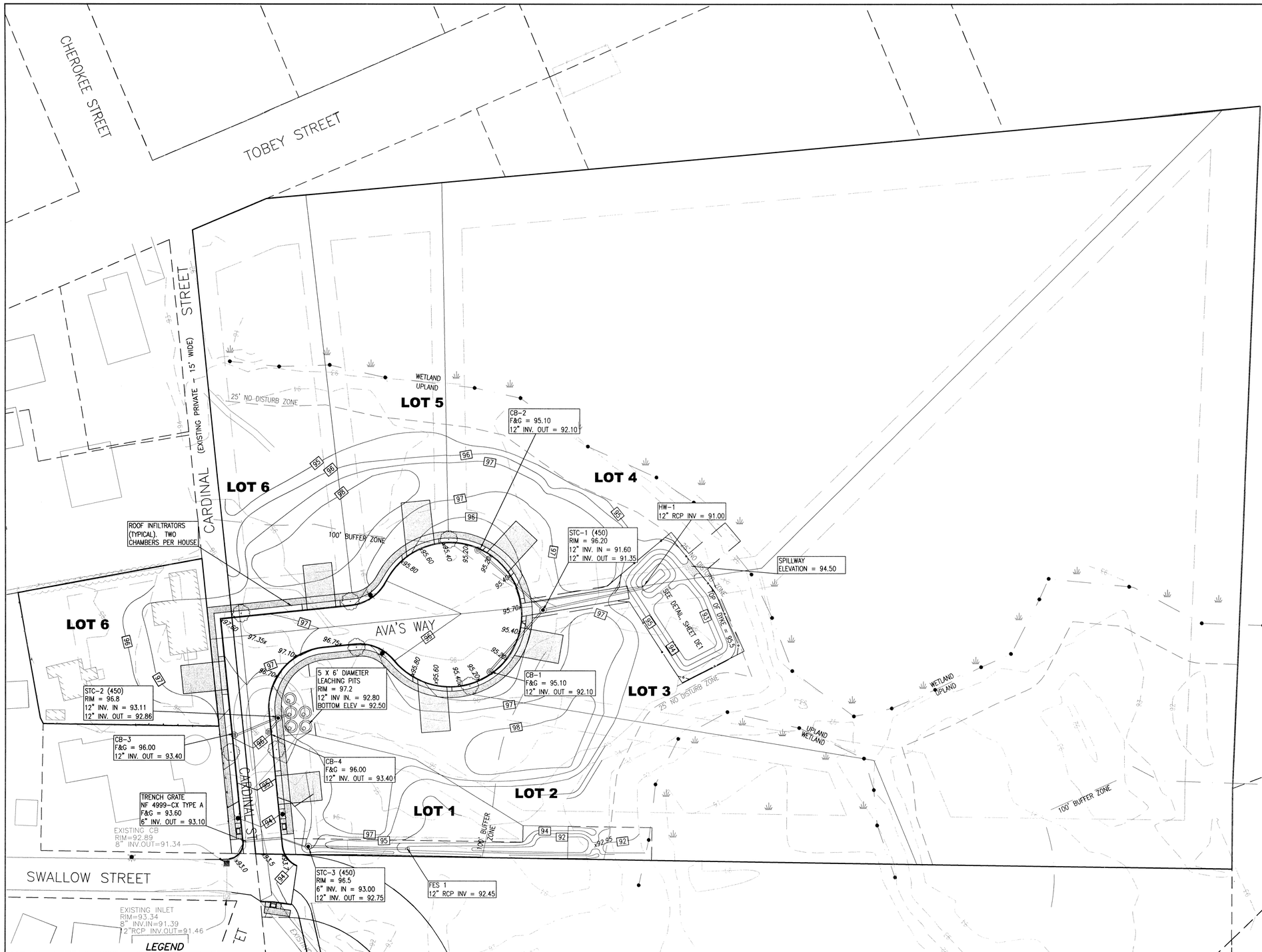
PRIME ENGINEERING INC

P.O. BOX 1088
350 BEDFORD ST.
LAKEVILLE, MA 02347
TEL: 508.947.0050
FAX: 508.947.2004

SCALE: 1" = 30'
DATE: APRIL. 22, 2013
DRAWN BY: JLB/RMF
DESIGNED BY: JLB/RMF
CHECKED BY: RJR
APPROVED BY: RJR
SHEET NO. EX1
PROJECT NO. 1931-0101

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. RHEAUME
No. 26373
CIVIL
REGISTERED PROFESSIONAL ENGINEER

O:\PROJECTS\New Bedford\Swallow Street\Map 136-2 Lot 353 Swallow Street\ENGINEERING\Definitive\BASE.dwg



NOTES:

1. THE LOT GRADING AND DRIVEWAYS SHOWN ARE CONCEPTUAL AND ARE SHOWN IN ORDER TO DEMONSTRATE HOW THE DRAINAGE SYSTEM WILL FUNCTION AND IN ORDER TO DESIGN THE RETENTION BASIN.
2. SEPARATE NOTICES OF INTENT WILL BE FILED FOR EACH DWELLING FOR WORK THAT IS WITHIN 100' OF WETLAND RESOURCE AREAS.
3. ALL DRIVEWAY APRONS, SIDEWALKS, AND WHEELCHAIR RAMPS TO BE PORTLAND CEMENT CONCRETE. SIDEWALKS TO TERMINATE WITH WHEELCHAIR RAMPS (SEE PLAN).
4. ACCESS DRIVE TO BASIN TO BE 12" OF CRUSHED STONE MIXED WITH LOAM, COMPACTED AND SEEDED.
5. ROOF GUTTERS TO DISCHARGE TO ROOF INFILTRATORS, TWO CHAMBERS PER HOUSE (SEE DETAIL)
6. ALL DRAINAGE PIPING TO BE 12" CLASS V RCP UNLESS OTHERWISE SPECIFIED.
7. WITHIN THE LIMITS OF CARDINAL STREET, SWALLOW STREET TO BE BUILT IN ACCORDANCE WITH CITY OF NEW BEDFORD SUBDIVISION REGULATIONS

NEW BEDFORD PLANNING BOARD

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE:

LEGEND

DESCRIPTION	EXISTING	PROPOSED
CATCH BASINS –	⊞ ⊕	◉ CB 2
DRAIN MANHOLE –		● DMH
INTERMEDIATE CONTOUR –	29	30
INDEX CONTOUR –	30	
DRAIN LINE –		
CHAIN LINK FENCE –		
TREELINE –		

REV.	DATE	DESCRIPTION	BY	APP.
5	2/3/14	REVISED ROAD LAYOUT	EKW	RJR
4	1/7/14	RESPONSE TO CON-COM COMMENTS	EKW	RJR
3	11/26/13	RESPONSE TO COMMENTS	EKW	RJR
2	11/13/13	RESPONSE TO DPI COMMENTS	EKW	RJR
1	9/5/2013	GENERAL REVISIONS	JLB	RJR

DRAWING TITLE: GRADING AND DRAINAGE SHEET

PROJECT: CARDINAL PLACE (CARDINAL STREET & AVA'S WAY)
NEW BEDFORD, MASSACHUSETTS

CLIENT: RICHARD HOPPS
DARTMOUTH, MASSACHUSETTS

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APPROVED BY: RJR
SHEET NO. GD1
PROJECT NO. 1931-0101

COMMONWEALTH OF MASSACHUSETTS RICHARD RHEAUME No. 28373 CIVIL REGISTERED PROFESSIONAL ENGINEER

O:\PROJECTS\New Bedford\Swallow Street\Map 136-2 Lot 353 Swallow Street\ENGINEERING\Definitive\BASE.dwg

NOTES:

1. LOW PRESSURE SEWER SYSTEM AND GRINDER PUMPS SHALL MEET CITY OF NEW BEDFORD AND ENVIRONMENTAL ONE SPECIFICATIONS

2. THE OWNER/DEVELOPER MUST FILE THE COMPLIANCE CERTIFICATION (FORM BRP WP 72) WITH MADEP FOR THE MINOR SEWER MAIN EXTENSION.

3. CURB STOPS FOR WATER SERVICE TO BE LOCATED 1.5' FROM FACE OF CURB OR EDGE OF PAVEMENT, AS SHOWN ON PLAN.

4. WATER SERVICES FROM CURB STOP TO HOUSE ARE SHOWN FOR PLANNING PURPOSES ONLY. WATER SERVICE TO BE DESIGNED AT TIME OF INDIVIDUAL HOUSE LOT DESIGNS.

5. WITHIN THE LIMITS OF AVA'S WAY, SWALLOW STREET TO BE BUILT IN ACCORDANCE WITH CITY OF NEW BEDFORD SUBDIVISION REGULATIONS

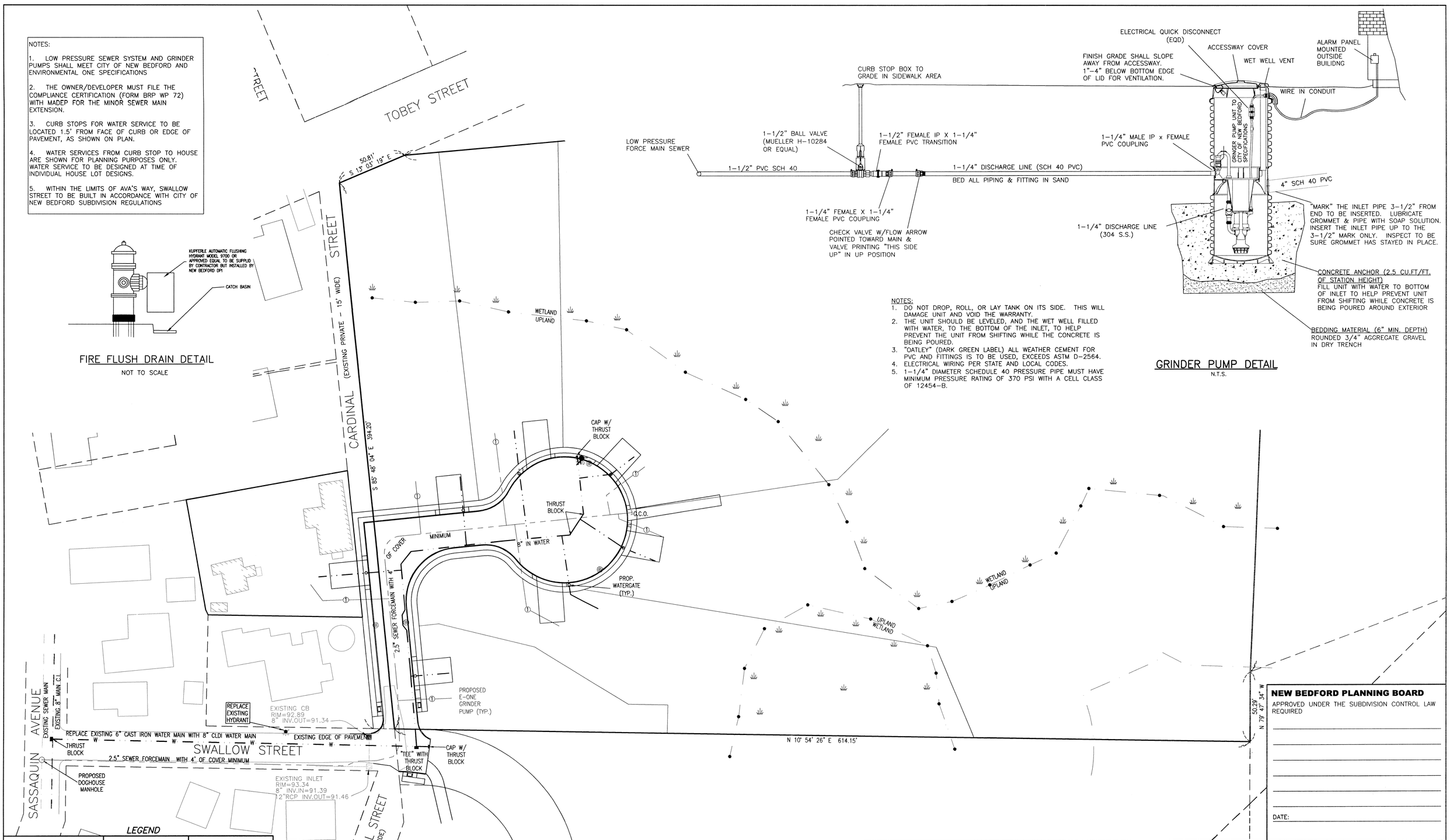
FIRE FLUSH DRAIN DETAIL

NOT TO SCALE

NOTES:
1. DO NOT DROP, ROLL, OR LAY TANK ON ITS SIDE. THIS WILL DAMAGE UNIT AND VOID THE WARRANTY.
2. THE UNIT SHOULD BE LEVELED, AND THE WET WELL FILLED WITH WATER, TO THE BOTTOM OF THE INLET, TO HELP PREVENT THE UNIT FROM SHIFTING WHILE THE CONCRETE IS BEING POURED.
3. "OATLEY" (DARK GREEN LABEL) ALL WEATHER CEMENT FOR PVC AND FITTINGS IS TO BE USED, EXCEEDS ASTM D-2564.
4. ELECTRICAL WIRING PER STATE AND LOCAL CODES.
5. 1-1/4" DIAMETER SCHEDULE 40 PRESSURE PIPE MUST HAVE MINIMUM PRESSURE RATING OF 370 PSI WITH A CELL CLASS OF 12454-B.

GRINDER PUMP DETAIL

N.T.S.



NEW BEDFORD PLANNING BOARD

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1	9/5/2013	GENERAL REVISIONS	JLB	RJR

DRAWING TITLE: UTILITY PLAN

PROJECT: CARDINAL PLACE (CARDINAL STREET & AVA'S WAY)
NEW BEDFORD, MASSACHUSETTS

CLIENT: RICHARD HOPPS
DARTMOUTH, MASSACHUSETTS

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