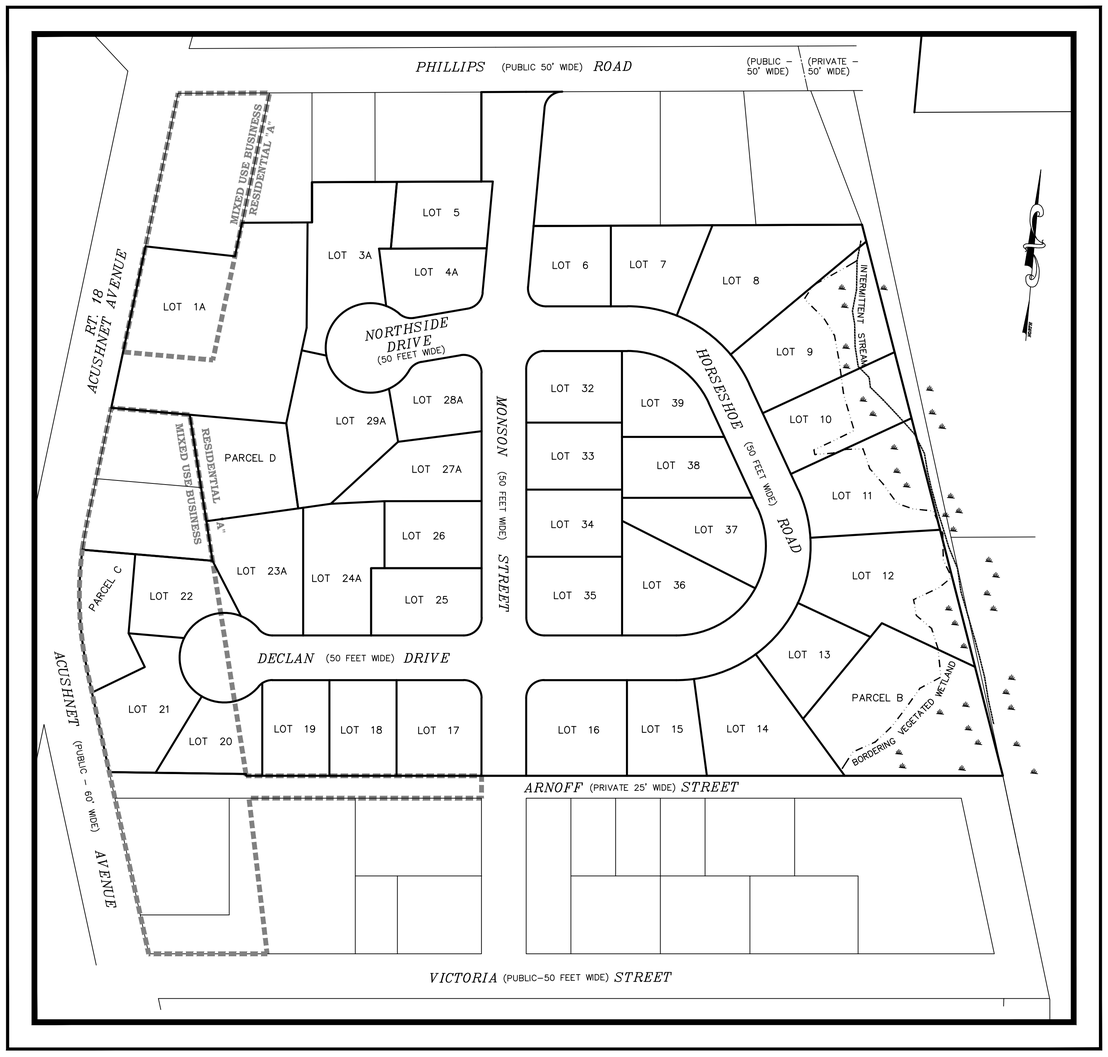
SITE PLAN
TO ACCOMPANY NOTICE OF INTENT
NORTHSIDE FARM
NEW BEDFORD, MA 02745



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 11)
EXISTING CONDITIONS - EC (SHEET 2 OF 11)
GRADING & DRAINAGE - GD (SHEET 3 OF 11)
DRAINAGE LAYOUT - DL (SHEET 4 OF 11)
ROADWAY PROFILE 1 - RP1 (SHEET 5 OF 11)
ROADWAY PROFILE 2 - RP2 (SHEET 6 OF 11)
ROADWAY PROFILE 3 - RP3 (SHEET 7 OF 11)
DETAIL SHEET I - DTI (SHEET 8 OF 11)
DETAIL SHEET II - DTII (SHEET 9 OF 11)
DETAIL SHEET III - DTIII (SHEET 10 OF 11)
DETAIL SHEET IV - DTIV (SHEET 11 OF 11)

DRAWING REVISIONS

REVISION	DATE	DESCRIPTION
2	4/26/16	NITSCH 7 BOARD COMMENTS
1	4/12/16	NITSCH COMMENTS

GENERAL NOTES:

1. THE SUBJECT PARCEL IS SHOWN AS LOTS 117, 379–387 AND 392–419 ON THE CITY OF NEW BEDFORD'S ASSESSOR'S PLAT 130–D.

2. THE VERTICAL DATUM IS THE NEW BEDFORD CITY DATUM.

3. LOCUS LIES WITHIN ZONE "X" AS SHOWN ON FIRM COMMUNITY PANEL #25005C0383G REVISED JULY 16, 2014.

4. BORDERING VEGETATED WETLANDS AND INLAND BANK FLAGS WERE SET BY JOHN ZIMMER, P.W.S. IN NOVEMBER 2016.

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

COMMONWEALTH OF MASSACHUSETTS
BRENDAN P. SULLIVAN
No. 41358
REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
BRENDAN P. SULLIVAN
CIVIL
No. 41358
REGISTERED PROFESSIONAL ENGINEER

PLAN TO ACCOMPANY NOTICE OF INTENT

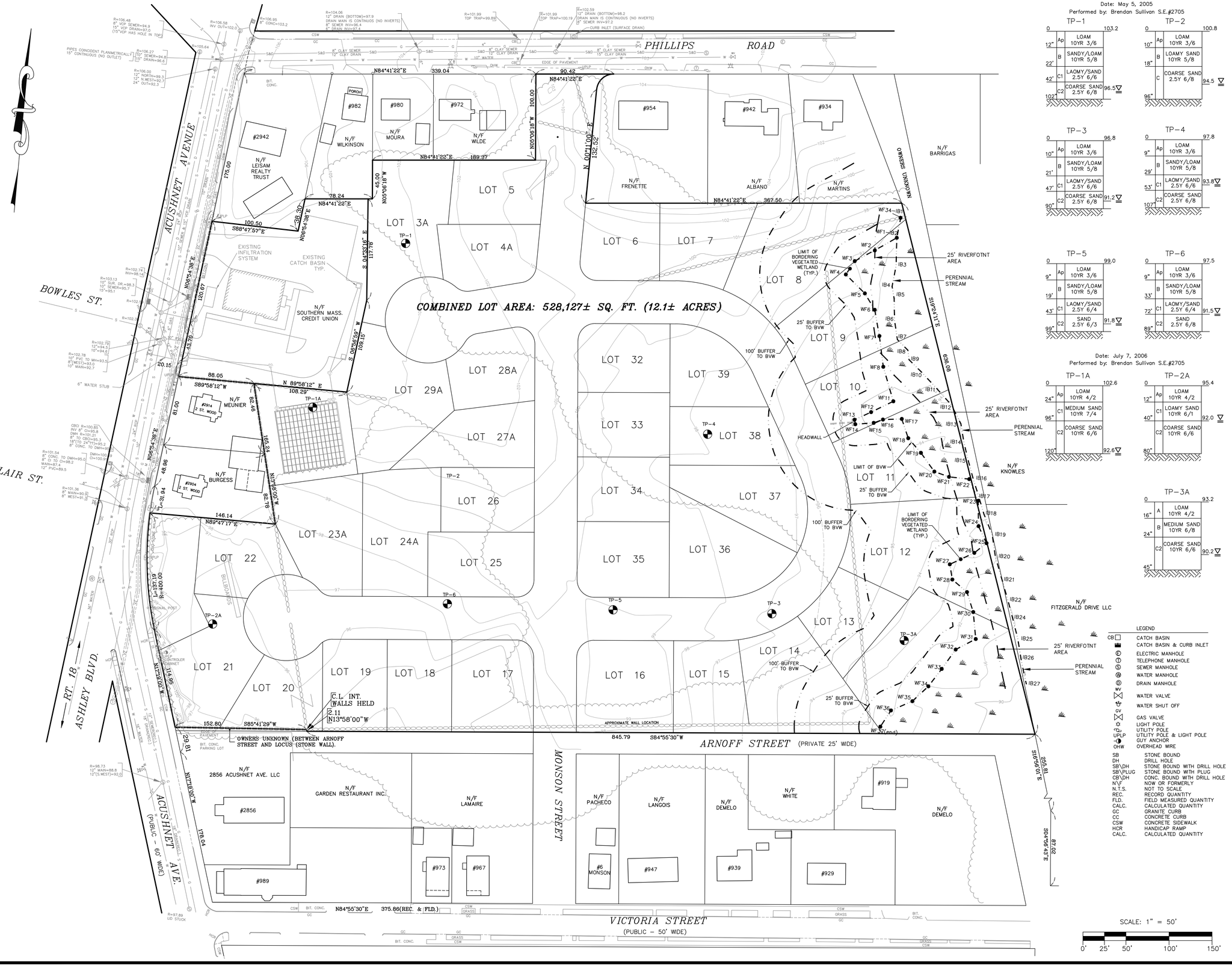
NORTHSIDE FARM
TITLE SHEET

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. TS
SCALE : AS SHOWN	
DATE : 3/3/16	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 1 OF 11
CHECKED BY : JCC	FILENAME: Z:\5005\DWG\NOI\NORTHSIDE FARM NOI



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	96.5 ▽

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	94.5 ▽

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	91.2 ▽

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	93.8 ▽
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	91.8 ▽

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	91.5 ▽
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	92.6 ▽

TP-2A

0			95.4
12"	Ap	LOAM 10YR 4/2	
40"	C1	LOAMY SAND 10YR 6/1	92.0 ▽
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	90.2 ▽

LEGEND

CB□	CATCH BASIN
▬	CATCH BASIN & CURB INLET
Ⓔ	ELECTRIC MANHOLE
Ⓣ	TELEPHONE MANHOLE
Ⓢ	SEWER MANHOLE
Ⓦ	WATER MANHOLE
Ⓓ	DRAIN MANHOLE
WV	WATER VALVE
GV	WATER SHUT OFF
	GAS VALVE
☼	LIGHT POLE
⊡	UTILITY POLE
UPLP	UTILITY POLE & LIGHT POLE
◑	GUY ANCHOR
OHW	OVERHEAD WIRE
SB	STONE BOUND
DH	DRILL HOLE
SB\DH	STONE BOUND WITH DRILL HOLE
SB\PLUG	STONE BOUND WITH PLUG
CB\DH	CONC. BOUND WITH DRILL HOLE
N\F	NOW OR FORMERLY
N.T.S.	NOT TO SCALE
REC.	RECORD QUANTITY
FLD.	FIELD MEASURED QUANTITY
CALC.	CALCULATED QUANTITY
GC	GRANITE CURB
CC	CONCRETE CURB
CSW	CONCRETE SIDEWALK
HCR	HANDICAP RAMP
CALC.	CALCULATED QUANTITY

SCALE: 1" = 50'

0' 25' 50' 100' 150'

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
2	4/26/16	NITSCH & BOARD COMMENTS
1	4/12/16	NITSCH COMMENTS

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 FIELD SURVEY AS WELL AS COMPILED RECORD INFORMATION.

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 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	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

COMMONWEALTH OF MASSACHUSETTS BRENDAN P. SULLIVAN 46922 REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS BRENDAN P. SULLIVAN CIVIL No. 41358 REGISTERED PROFESSIONAL ENGINEER

PLAN TO ACCOMPANY NOTICE OF INTENT

NORTHSIDE FARM

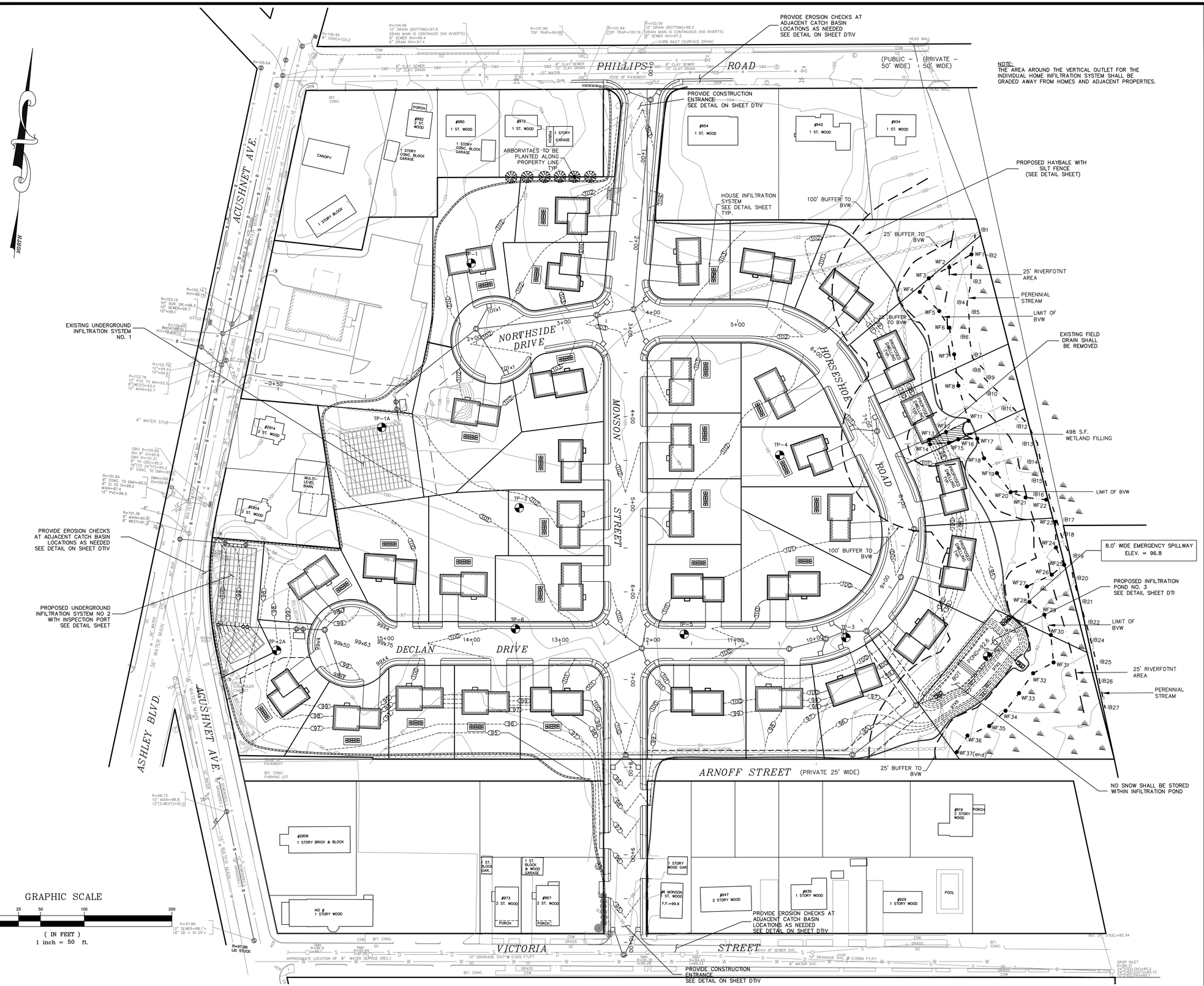
EXISTING CONDITIONS

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. EC
SCALE : AS SHOWN	
DATE : 3/3/16	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 2 OF 11
CHECKED BY : JCC	FILENAME: Z:\5005\DWG\DEFF_NS ECON



NOTE:
THE AREA AROUND THE VERTICAL OUTLET FOR THE INDIVIDUAL HOME INFILTRATION SYSTEM SHALL BE GRADED AWAY FROM HOMES AND ADJACENT PROPERTIES.

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
2	4/26/16	NITSCH & BOARD COMMENTS
1	4/12/16	NITSCH COMMENTS

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
- TEC — PROPOSED TELEPHONE, ELECTRIC & CABLE
- G — EXISTING GAS LINE
- G — PROPOSED 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
- WV — EXISTING WATER VALVE
- WV — 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

COMMONWEALTH OF MASSACHUSETTS BRENDAN P. SULLIVAN No. 41322 REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS BRENDAN P. SULLIVAN CIVIL No. 41358 REGISTERED PROFESSIONAL ENGINEER

PLAN TO ACCOMPANY NOTICE OF INTENT

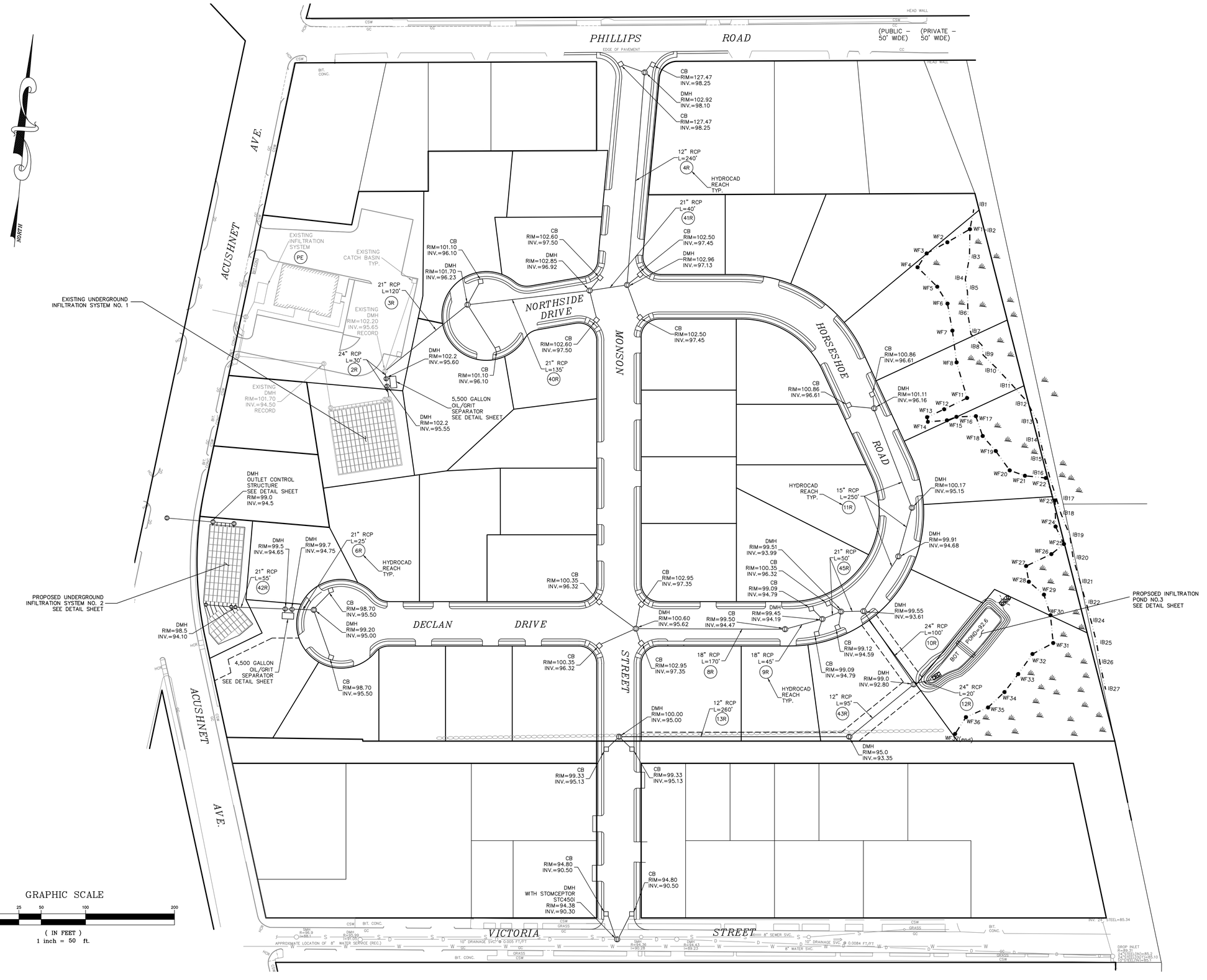
NORTHSIDE FARM GRADING & DRAINAGE

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 : 3/3/16	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 3 OF 11
CHECKED BY : JCC	FILENAME: Z:\5005\DWG\NOI\NORTHSIDE FARM NOI



DRAWING REVISIONS

1	4/26/16	NITSCH & BOARD COMMENTS
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
- TEC — PROPOSED TELEPHONE, ELECTRIC & CABLE
- G — EXISTING GAS LINE
- G — PROPOSED 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

COMMONWEALTH OF MASSACHUSETTS — BRENDAN P. SULLIVAN No. 41358 REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS — BRENDAN P. SULLIVAN CIVIL No. 41358 REGISTERED PROFESSIONAL ENGINEER

PLAN TO ACCOMPANY NOTICE OF INTENT

NORTHSIDE FARM

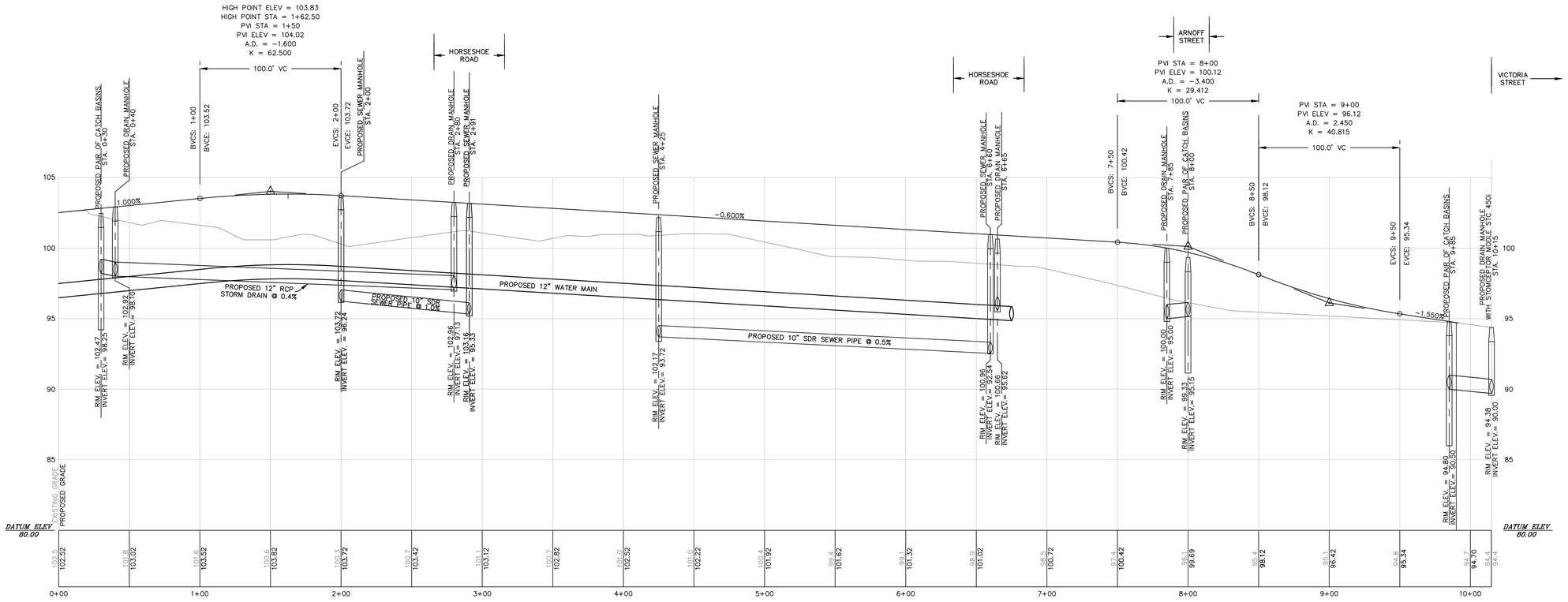
DRAINAGE LAYOUT

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

OWNER/APPLICANT:

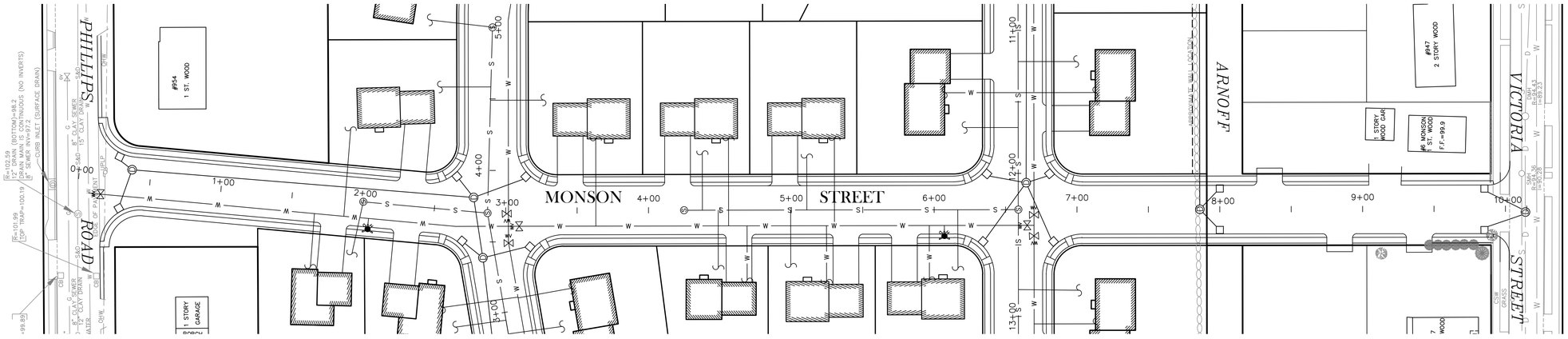
NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066

PROJECT NO. : 5005	DRAWING NO. DL
SCALE : AS SHOWN	
DATE : 4/12/16	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 4 OF 11
CHECKED BY : JCC	FILENAME: Z:\5005\DWG\NOI\NORTHSIDE FARM NOI



PROFILE - MONSON STREET

SCALE
HORIZONTAL 1" = 40'
VERTICAL 1" = 4'



PLAN - MONSON STREET

SCALE
1" = 40'

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
2	4/26/16	NITSCH & BOARD COMMENTS
1	4/12/16	NITSCH COMMENTS

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
- WV — PROPOSED WATER VALVE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- (D) EXISTING DRAIN MANHOLE
- (D) PROPOSED DRAIN MANHOLE
- TREE LINE
- TYP. TYPICAL

COMMONWEALTH OF MASSACHUSETTS — BRENDAN P. SULLIVAN No. 46922 — REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS — BRENDAN P. SULLIVAN CIVIL No. 41358 — REGISTERED PROFESSIONAL ENGINEER

PLAN TO ACCOMPANY NOTICE OF INTENT

NORTHSIDE FARM

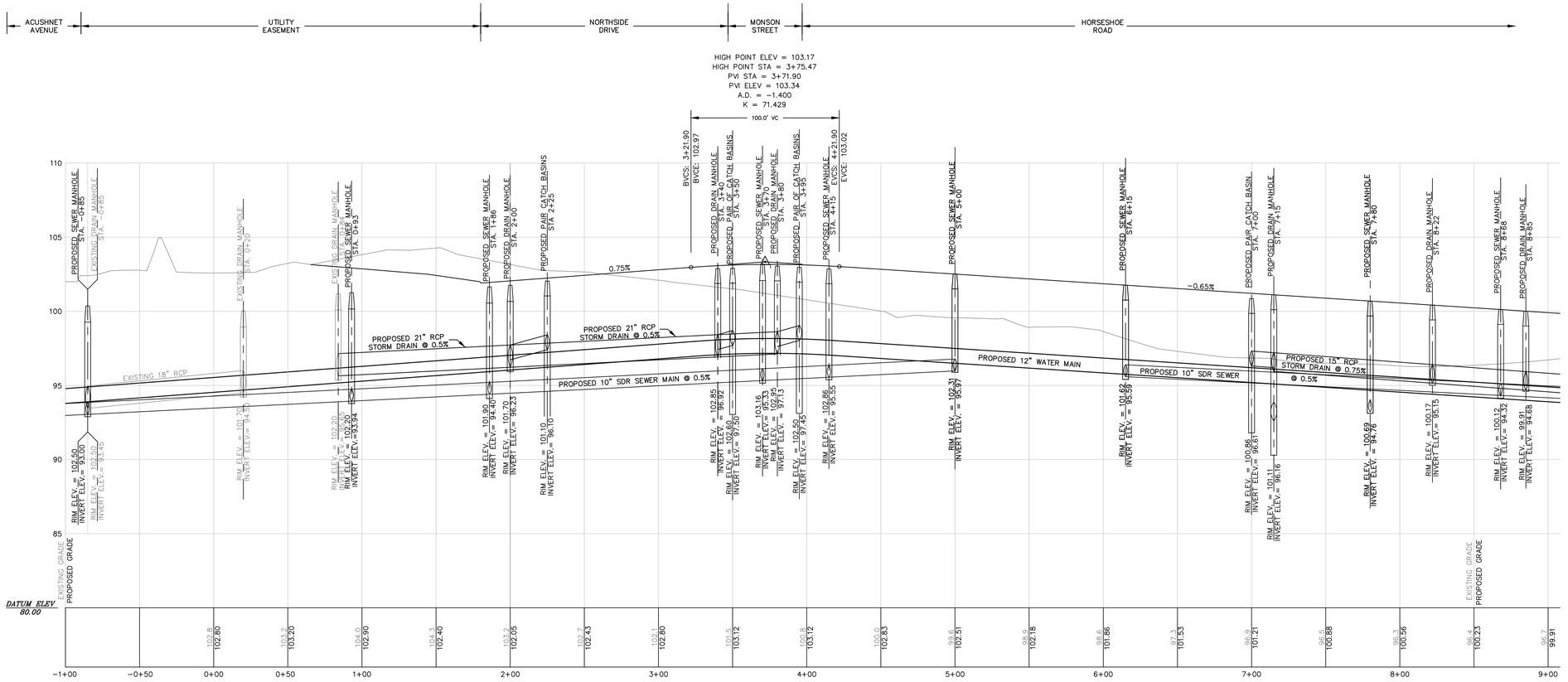
ROADWAY PROFILE 1

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

OWNER/APPLICANT:

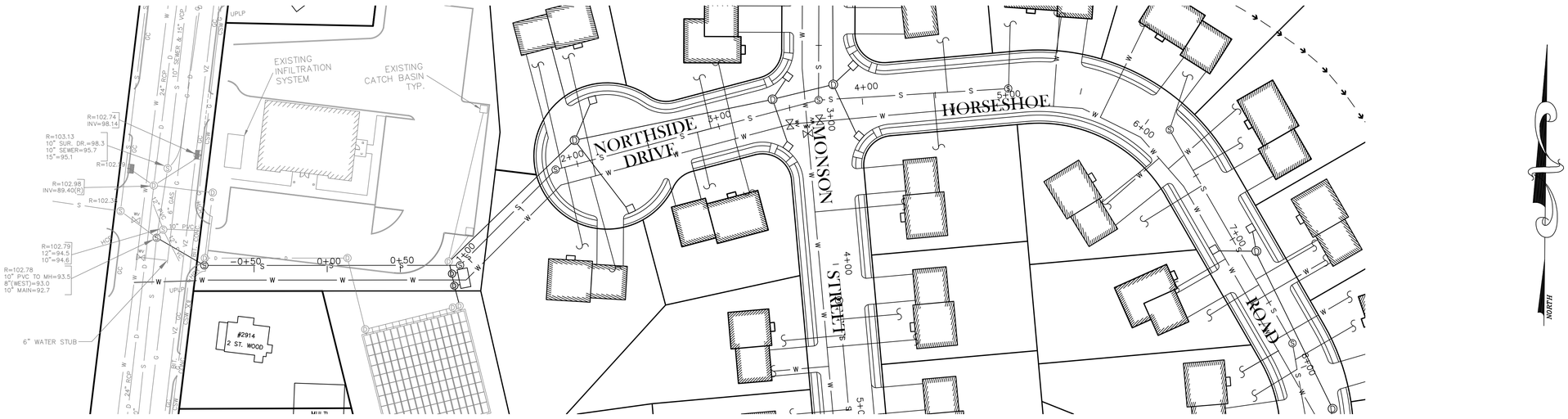
NEW BEDFORD COUSINS
P.O. BOX 36
SCITUATE, MA 02066

PROJECT NO. : 5005	DRAWING NO. RP1
SCALE : AS SHOWN	
DATE : 3/3/16	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 5 OF 11
CHECKED BY : JCC	FILENAME: Z:\5005\DWG\NOI\NORTHSIDE FARM NOI



PROFILE - NORTHSIDE DRIVE & HORSESHOE ROAD

SCALE
HORIZONTAL 1" = 40'
VERTICAL 1" = 4'



PLAN - NORTHSIDE DRIVE & HORSESHOE ROAD

SCALE
1" = 40'

DRAWING REVISIONS		
2	4/26/16	NITSCH & BOARD COMMENTS
1	4/12/16	NITSCH COMMENTS
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
WV	EXISTING WATER VALVE
WV	PROPOSED WATER VALVE
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
D	EXISTING DRAIN MANHOLE
D	PROPOSED DRAIN MANHOLE
	TREE LINE
TYP.	TYPICAL

COMMONWEALTH OF MASSACHUSETTS
BRENDAN P. SULLIVAN
No. 46922
REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
BRENDAN P. SULLIVAN
CIVIL
No. 41358
REGISTERED PROFESSIONAL ENGINEER

PLAN TO ACCOMPANY NOTICE OF INTENT

NORTHSIDE FARM

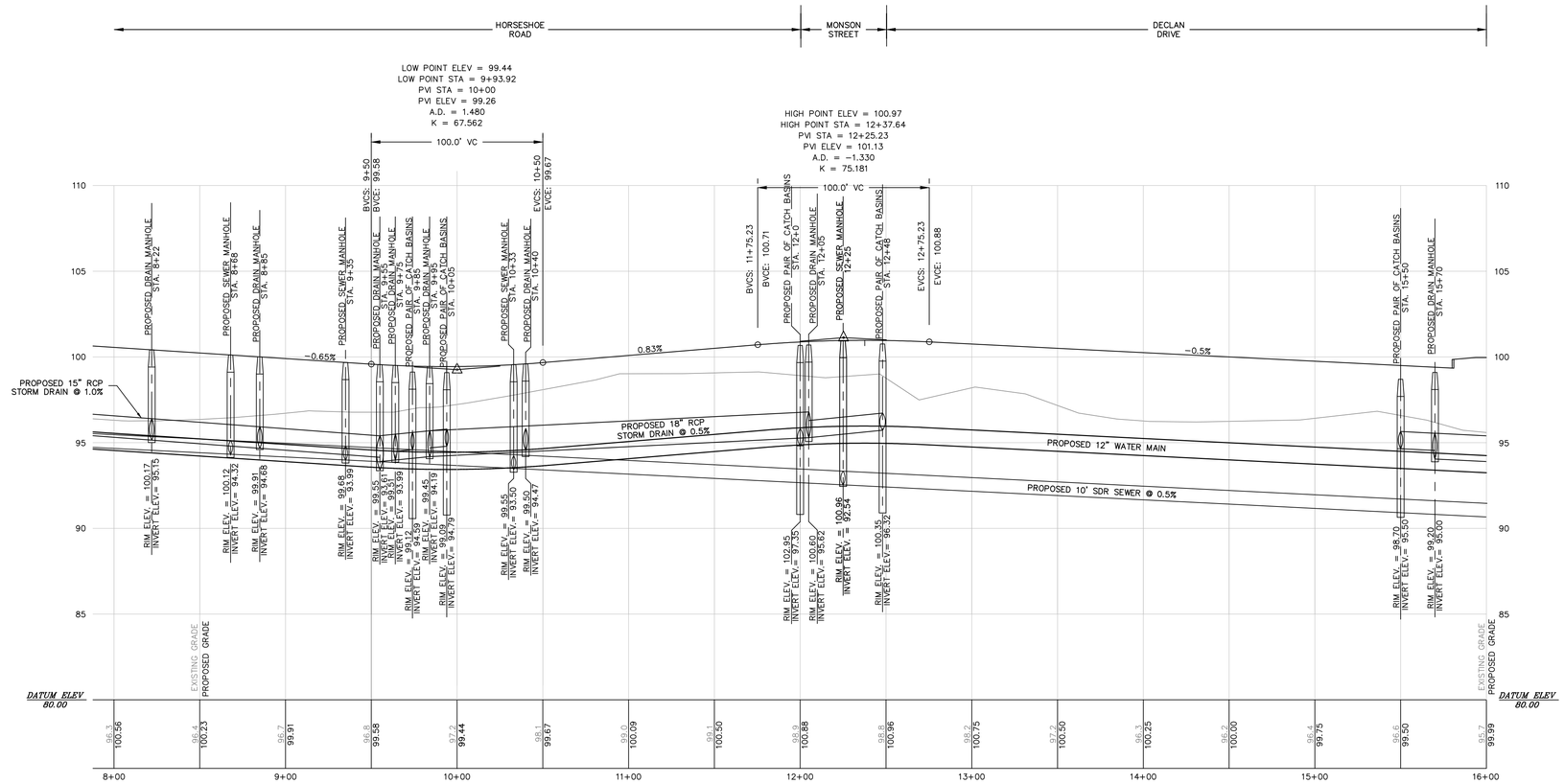
ROADWAY PROFILE 2

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

OWNER/APPLICANT:

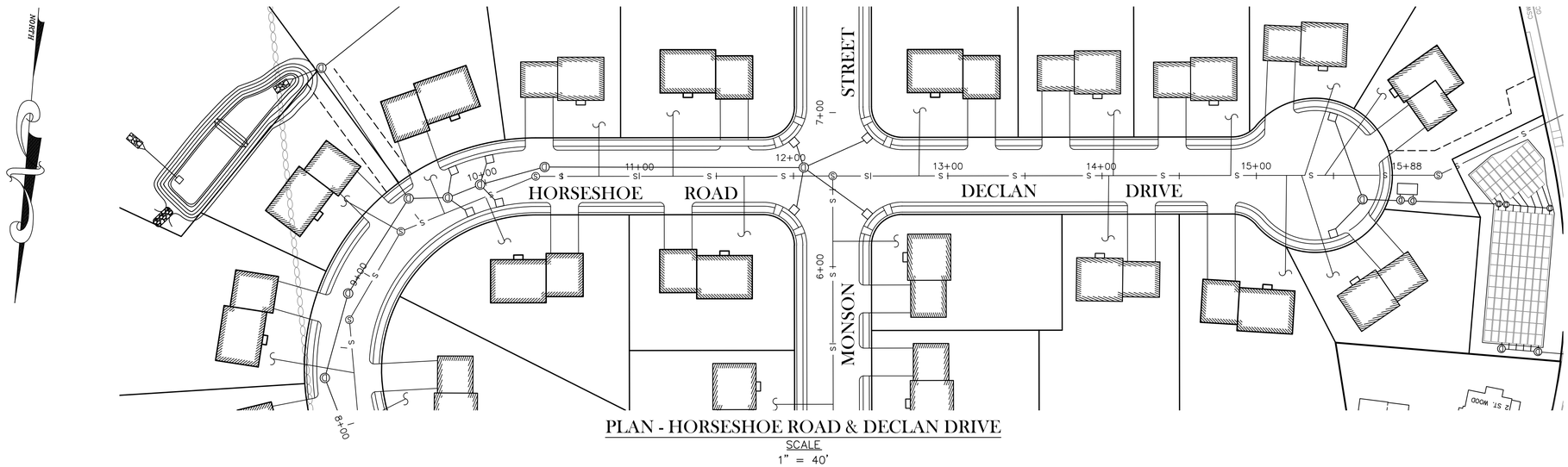
NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066

PROJECT NO. : 5005	DRAWING NO. RP2
SCALE : AS SHOWN	
DATE : 3/3/16	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 6 OF 11
CHECKED BY : JCC	FILENAME: Z:\5005\DWG\NOI\NORTHSIDE FARM NOI



PROFILE - HORSESHOE ROAD & DECLAN DRIVE

SCALE
HORIZONTAL 1" = 40'
VERTICAL 1" = 4'



PLAN - HORSESHOE ROAD & DECLAN DRIVE

SCALE
1" = 40'

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
2	4/26/16	NITSCH & BOARD COMMENTS
1	4/12/16	NITSCH COMMENTS

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
- WV — PROPOSED WATER VALVE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- (D) EXISTING DRAIN MANHOLE
- (D) PROPOSED DRAIN MANHOLE
- TREE LINE
- TYP. TYPICAL

COMMONWEALTH OF MASSACHUSETTS — BRENDAN P. SULLIVAN No. 46922 — REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS — BRENDAN P. SULLIVAN CIVIL No. 41358 — REGISTERED PROFESSIONAL ENGINEER

PLAN TO ACCOMPANY NOTICE OF INTENT

NORTHSIDE FARM

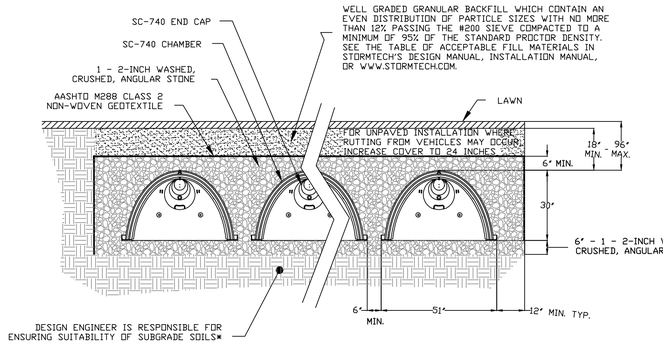
ROADWAY PROFILE 3

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

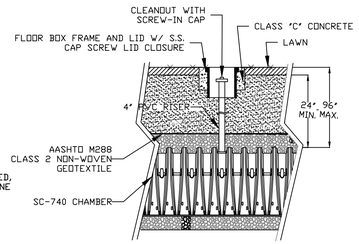
PROJECT NO. : 5005	DRAWING NO. RP3
SCALE : AS SHOWN	
DATE : 3/3/16	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 7 OF 11
CHECKED BY : JCC	FILENAME: Z:\5005\DWG\NOI\NORTHSIDE FARM NOI



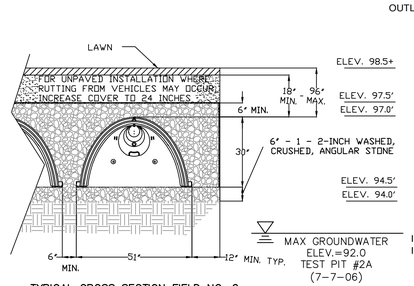
STORMTECH SC-740 CHAMBER SYSTEM
TYPICAL CROSS SECTION DETAIL
NOT TO SCALE

NOTE:

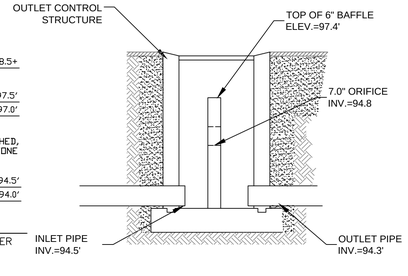
REMOVE TOPSOIL, SUBSOIL AND ANY OTHER UNSTABLE MATERIAL AND REPLACE WITH TITLE 5 SAND TO THE TOP OF THE STONE ELEVATION (EL. 97.5).



STORMTECH SC-740 CHAMBER SYSTEM
INSPECTION PORT DETAIL
NOT TO SCALE

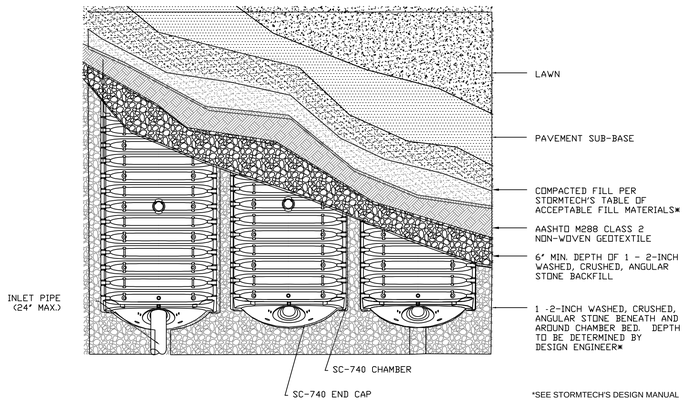


TYPICAL CROSS SECTION FIELD NO. 2



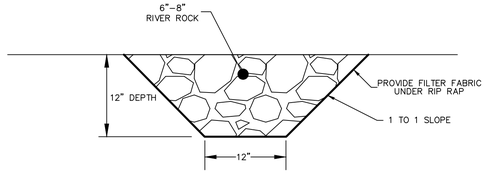
OUTLET CONTROL STRUCTURE

SUBSURFACE INFILTRATION AREA NO. 2

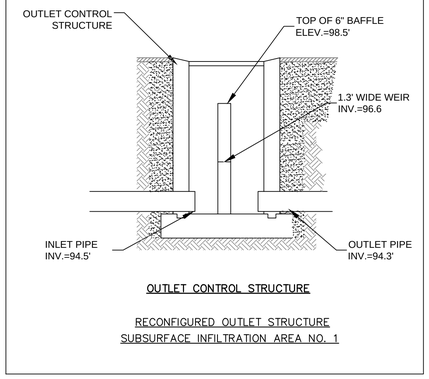


*SEE STORMTECH'S DESIGN MANUAL

STORMTECH SC-740 CHAMBER SYSTEM
PLAN VIEW DETAIL
NOT TO SCALE

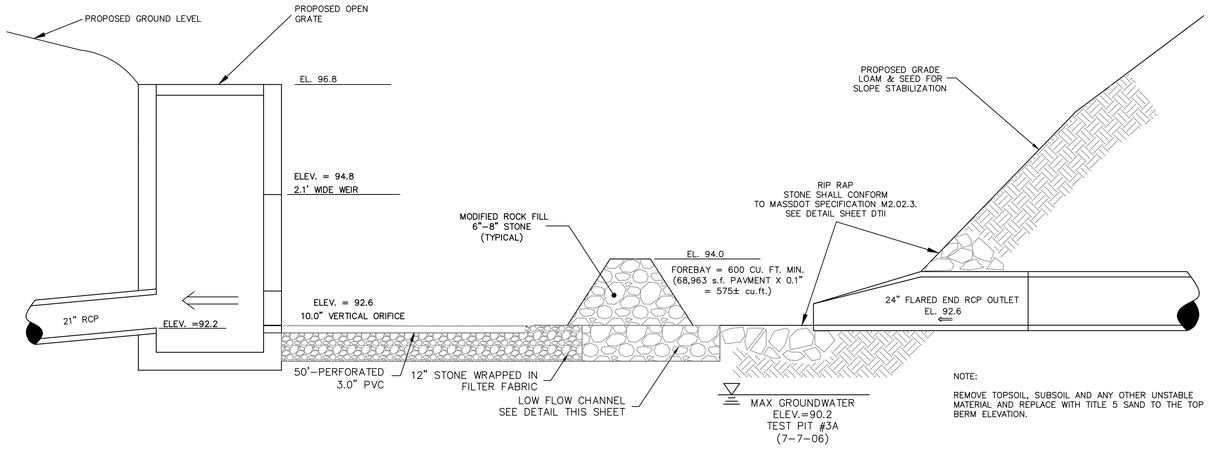


LOW FLOW CHANNEL DETAIL
NOT TO SCALE



OUTLET CONTROL STRUCTURE

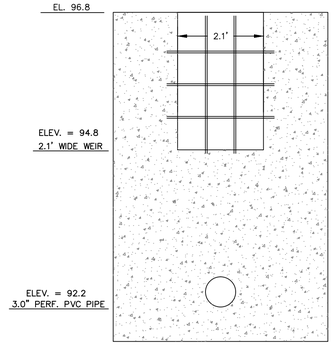
RECONFIGURED OUTLET STRUCTURE
SUBSURFACE INFILTRATION AREA NO. 1



NOTE:

REMOVE TOPSOIL, SUBSOIL AND ANY OTHER UNSTABLE MATERIAL AND REPLACE WITH TITLE 5 SAND TO THE TOP OF THE BERM ELEVATION.

INFILTRATION POND 3 - CROSS SECTION
NOT TO SCALE



DRAINAGE STRUCTURE - FRONT VIEW
NOT TO SCALE

INFILTRATION POND DETAILS

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
2	4/26/16	NITSCH & BOARD COMMENTS
1	4/12/16	NITSCH COMMENTS

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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4. PROPOSED ELECTRICAL SERVICE CONNECTION FROM THE NEAREST UTILITY POLE SHALL BE INSTALLED BY THE LOCAL ELECTRIC SERVICE PROVIDER.

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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
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
WV	PROPOSED WATER VALVE
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
D	EXISTING DRAIN MANHOLE
D	PROPOSED DRAIN MANHOLE
	TREE LINE
TYP.	TYPICAL

COMMONWEALTH OF MASSACHUSETTS — BRENDAN P. SULLIVAN No. 41358 — REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS — BRENDAN P. SULLIVAN CIVIL No. 41358 — REGISTERED PROFESSIONAL ENGINEER

PLAN TO ACCOMPANY NOTICE OF INTENT

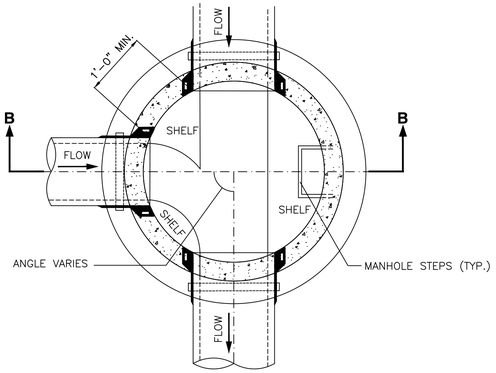
NORTHSIDE FARM
DETAIL SHEET I

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

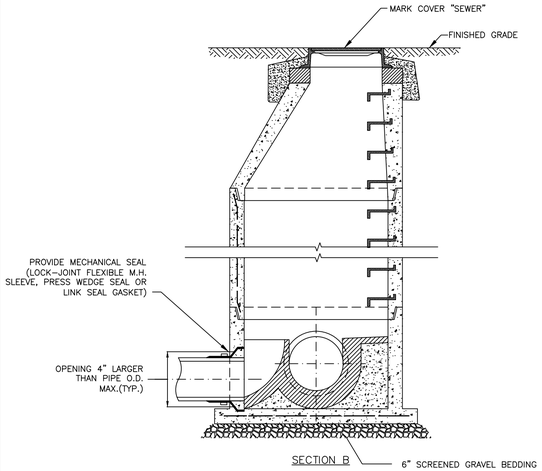
OWNER/APPLICANT:

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

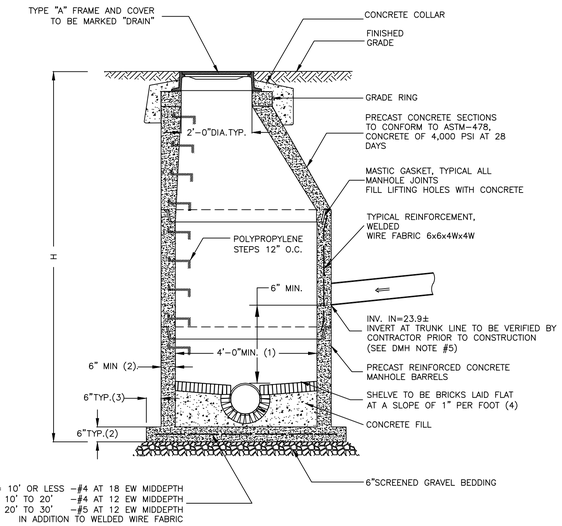
PROJECT NO. : 5005	DRAWING NO. DTI
SCALE : AS SHOWN	
DATE : 3/3/16	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 8 OF 11
CHECKED BY : JCC	FILENAME: Z:\5005\DWG\NOI\NORTHSIDE FARM NOI



PLAN



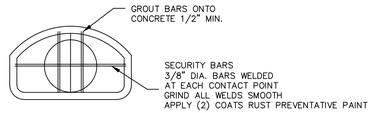
PRECAST CONCRETE SEWER MANHOLE
N.T.S.

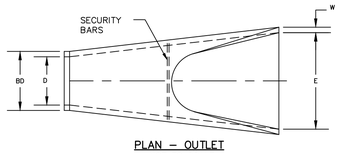


DRAINAGE MANHOLE
NOT TO SCALE

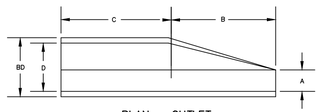
DRAINAGE MANHOLE NOTES:

1. 5'-0"DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 20 FEET OR WHEN ORDERED BY THE ENGINEER.
2. 6" MIN. WALL THICKNESS AND 7 INCH MIN. BASE THICKNESS WITH 5'-0" DIAMETER MANHOLES.
3. 6 INCH LIP OPTIONAL UNLESS OTHERWISE NOTED.
4. CONCRETE INVERT AND SHELF MAY BE SUBSTITUTED IN STORM DRAIN MANHOLES AS DIRECTED BY THE ENGINEER.





PLAN – OUTLET
NOT TO SCALE

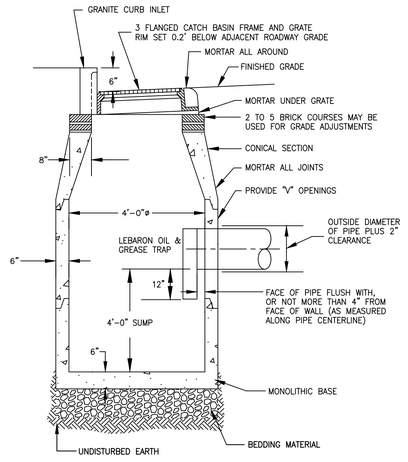


PLAN – OUTLET
NOT TO SCALE

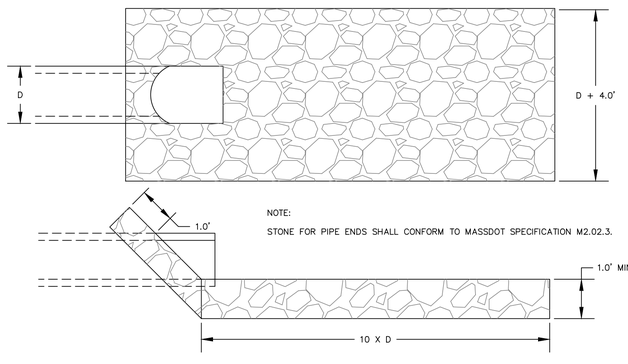
FLARED END DIMENSIONS							
DIAMETER	A	B	BD	C	D	E	W
12"	4"	2'	1.7'	4'	4.5'	2.0'	2"
24"	9.5"	3.6'	3.0'	2.5'	3.0'	4.0'	3"

PRECAST CONCRETE FLARED END DETAIL
NOT TO SCALE

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



DEEP SUMP CATCH BASIN
NOT TO SCALE

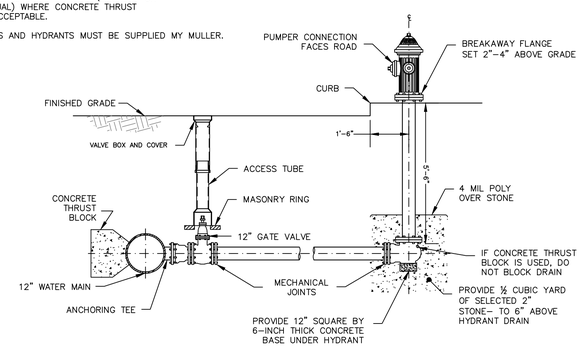


RIP RAP END DETAIL
NOT TO SCALE

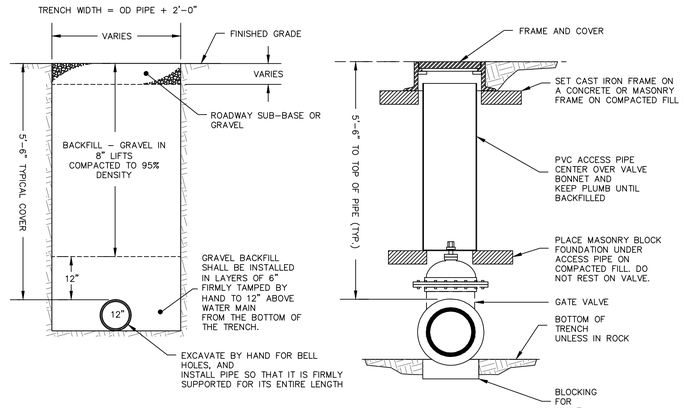
SEWER AND DRAINAGE DETAILS

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 MY MULLER.

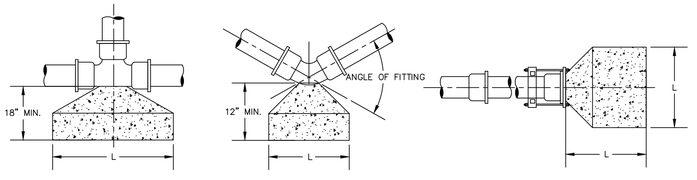


TYPICAL HYDRANT BRANCH ASSEMBLY
NOT TO SCALE



TYPICAL WATER MAIN TRENCH DETAIL
NOT TO SCALE

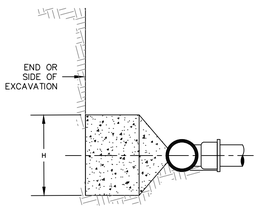
TYPICAL WATER GATE VALVE
NOT TO SCALE



PLAN – TEE

PLAN – BEND

PLAN – DEAD END



TYPICAL SECTION
(FOR TEES, BENDS & DEAD ENDS)

THRUST BLOCK DIMENSIONS										
DIAMETER	TEE		1/4 BEND		1/8 BEND		1/16 BEND		DEAD END	
D	H	L	H	L	H	L	H	L	H	L
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-0"
8"	1'-2"	1'-2"	1'-3"	1'-3"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-0"
12"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	2'-6"	2'-6"

THRUST BLOCK NOTES:

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

CONCRETE THRUST BLOCKS
NOT TO SCALE

WATER LINE DETAILS

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
2	4/26/16	NITSCH & BOARD COMMENTS
1	4/12/16	NITSCH COMMENTS

GENERAL NOTES:

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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
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
WV	PROPOSED WATER VALVE
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
D	EXISTING DRAIN MANHOLE
D	PROPOSED DRAIN MANHOLE
	TREE LINE
TYP.	TYPICAL

COMMONWEALTH OF MASSACHUSETTS
BRENDAN P. SULLIVAN
No. 41358
REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
BRENDAN P. SULLIVAN
CIVIL
No. 41358
REGISTERED PROFESSIONAL ENGINEER

PLAN TO ACCOMPANY NOTICE OF INTENT

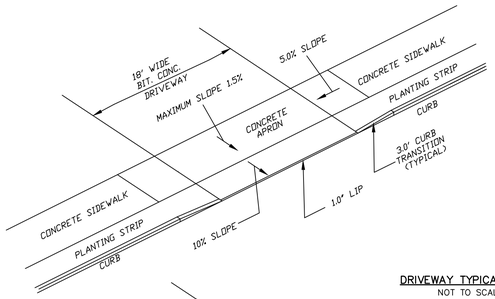
NORTHSIDE FARM
DETAIL SHEET II

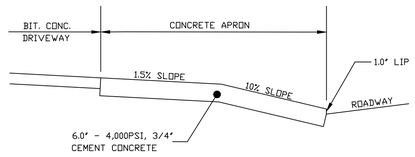
CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

OWNER/APPLICANT:

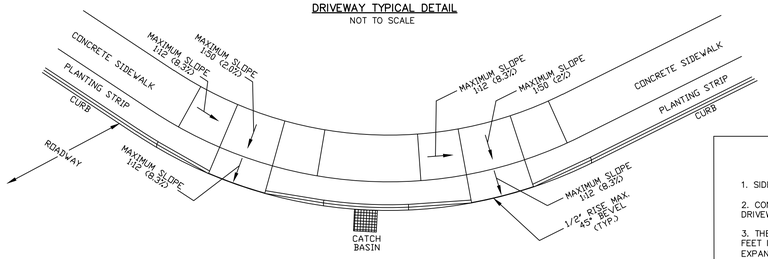
NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066

PROJECT NO. : 5005	DRAWING NO. DTII
SCALE : AS SHOWN	
DATE : 3/3/16	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 9 OF 11
CHECKED BY : JCC	FILENAME: Z:\5005\DWG\NOI\NORTHSIDE FARM NOI





DRIVEWAY TYPICAL DETAIL
NOT TO SCALE



WHEELCHAIR RAMP TYPICAL DETAIL
NOT TO SCALE

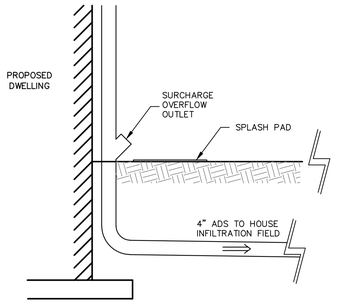
CONCRETE SIDEWALK NOTES NOTES:

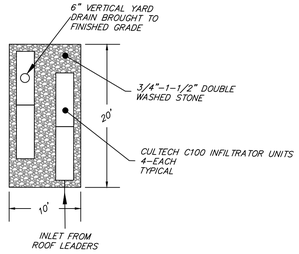
1. SIDEWALKS SHALL BE 4,000 PSI 3/4" CEMENT CONCRETE.

2. CONCRETE SHALL BE 4.0" IN DEPTH AND 6.0" IN DEPTH AT DRIVEWAY LOCATIONS.

3. THE CONCRETE SHALL BE PLACED IN ALTERNATE SLABS 30 FEET IN LENGTH AND SEPARATED BY TRANSVERSE PREFORMED EXPANSION JOINT FILLER 1/2" IN THICKNESS.

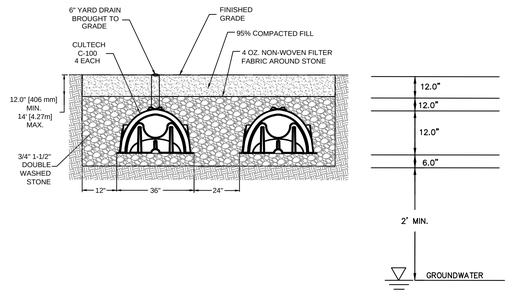
4. ALL SIDEWALKS AND WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A AND THE CITY OF NEW BEDFORD STANDARDS.



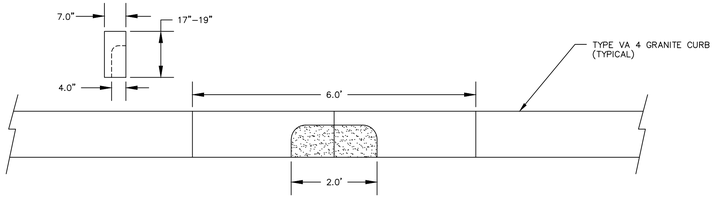


TYPICAL HOUSE INFILTRATION BED—PLAN VIEW
NOT TO SCALE

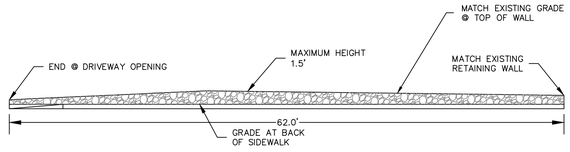
NOTE:
THE AREA AROUND THE VERTICAL OUTLET FOR THE INDIVIDUAL HOME INFILTRATION SYSTEM SHALL BE GRADED AWAY FROM HOMES AND ADJACENT PROPERTIES.

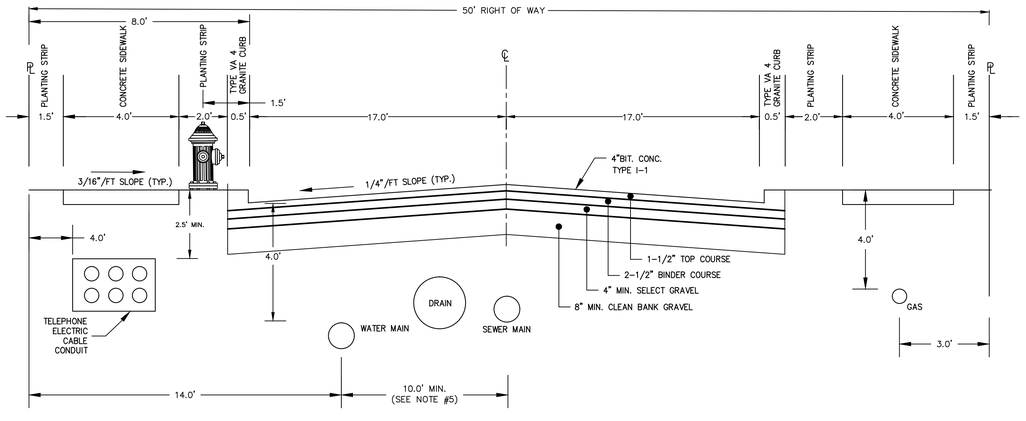


TYPICAL HOUSE INFILTRATION BED – CROSS SECTION
NOT TO SCALE

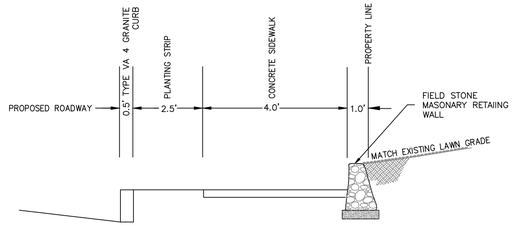


GRANITE CURB INLET DETAIL
NOT TO SCALE
TO BE LOCATED AT EACH CATCH BASIN LOCATION





TYPICAL ROADWAY SECTION
NOT TO SCALE



FIELD STONE MASONARY RETAINING WALL
AT STATION 9+25± TO 9+90± LEFT MONSON STREET
NOT TO SCALE
– FIELD STONE MASONRY RETAINING WALL SHALL BE CONSTRUCTED AS PER MASSACHUSETTS HIGHWAY DEPARTMENT DRAWING NO. 302.2

MISCELLANEOUS DETAILS

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
2	4/26/16	NITSCH & BOARD COMMENTS
1	4/12/16	NITSCH COMMENTS

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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
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
WV	PROPOSED WATER VALVE
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING DRAIN MANHOLE
	PROPOSED DRAIN MANHOLE
	TREE LINE
TYP.	TYPICAL

COMMONWEALTH OF MASSACHUSETTS — BRENDAN P. SULLIVAN No. 41358 — REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS — BRENDAN P. SULLIVAN CIVIL No. 41358 — REGISTERED PROFESSIONAL ENGINEER

PLAN TO ACCOMPANY NOTICE OF INTENT

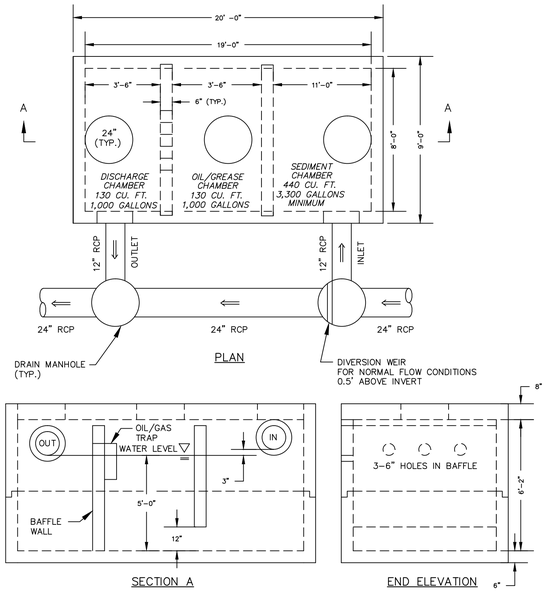
NORTHSIDE FARM
DETAIL SHEET III

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

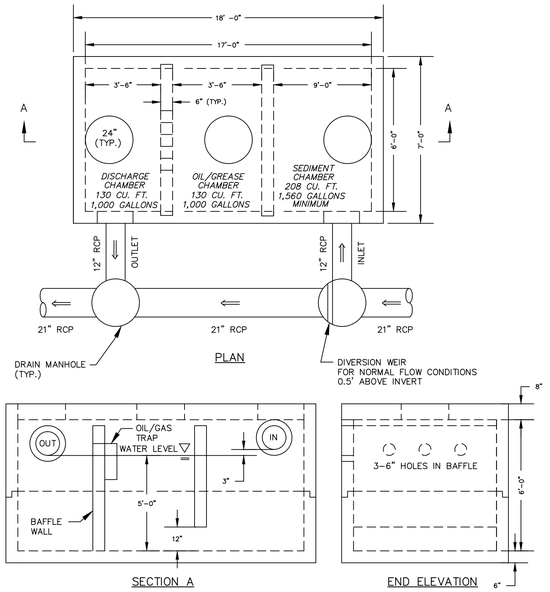
PROJECT NO. : 5005	DRAWING NO. DTIII
SCALE : AS SHOWN	
DATE : 3/3/16	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 10 OF 11
CHECKED BY : JCC	FILENAME: Z:\5005\DWG\NOI\NORTHSIDE FARM NOI



DESIGN CRITERIA:

46,866 S.F.(1.1 AC.) IMPERVIOUS CONTRIBUTING AREA (SUBCATCHMENT AREA NO. 1,2 &3) X 400 CU FT/ACRE (DEP STORMWATER MANAGEMENT) = 440 CU.FT. OR 3,300 GALLONS, THEREFORE USE MINIMUM 5,500 GALLON STRUCTURE.

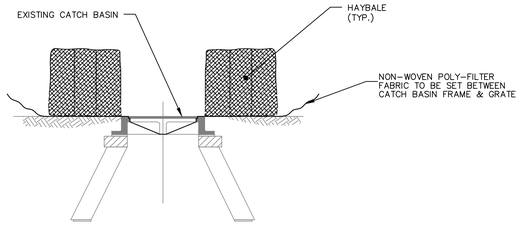
5,500 GALLON WATER QUALITY CONTROL STRUCTURE NO. 1
NOT TO SCALE



DESIGN CRITERIA:

22,621 S.F.(0.52 AC.) IMPERVIOUS CONTRIBUTING AREA (SUBCATCHMENT AREA NO. 10) X 400 CU FT/ACRE (DEP STORMWATER MANAGEMENT) = 208 CU.FT. OR 1,560 GALLONS, THEREFORE USE MINIMUM 4,500 GALLON STRUCTURE.

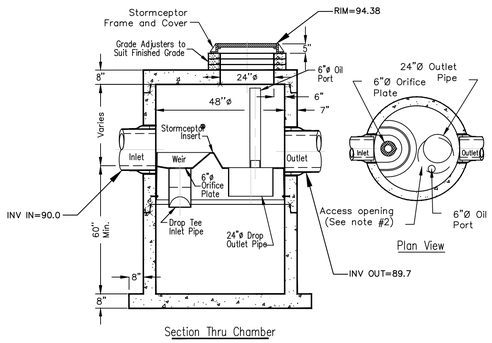
4,500 GALLON WATER QUALITY CONTROL STRUCTURE NO. 2
NOT TO SCALE



STRAWBALE EROSION CHECK
NOT TO SCALE

Rinker MATERIALS
Concrete Pipe Division

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

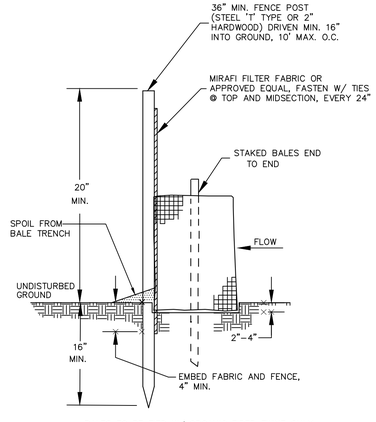


Section Thru Chamber

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.

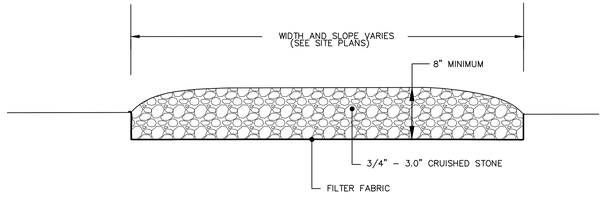
Rinker 029

STORMCEPTOR DETAIL
NOT TO SCALE



- BALES TO BE TIED W/ ORGANIC FIBER TWINE ONLY, NO PLASTIC OR WIRE.
- HAY BALES TO BE SECURED W/ MIN. TWO (2) 2"X2" WOOD STAKES PER BALE, DRIVEN 18" MIN. INTO GRADE.

HAYBALE WITH SILTFENCE
NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION

GENERAL NOTES:

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D	PROPOSED DRAIN LINE
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	PROPOSED HYDRANT
	EXISTING WATER VALVE
WV	PROPOSED WATER VALVE
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING DRAIN MANHOLE
	PROPOSED DRAIN MANHOLE
	TREE LINE
TYP.	TYPICAL

COMMONWEALTH OF MASSACHUSETTS — BRENDAN P. SULLIVAN No. 40022 — REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS — BRENDAN P. SULLIVAN CIVIL No. 41358 — REGISTERED PROFESSIONAL ENGINEER

PLAN TO ACCOMPANY NOTICE OF INTENT

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SCITUATE, MA 02066

PROJECT NO. : 5005	DRAWING NO. DTIV
SCALE : AS SHOWN	
DATE : 4/25/16	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 11 OF 11
CHECKED BY : JCC	FILENAME: Z:\5005\DWG\NOI\NORTHSIDE FARM NOI