DEFINITIVE SUBDIVISION PLAN

STONEY BROOK FARM

NEW BEDFORD, MA 02745

CONDITIONS OF APPROVAL:

PRIOR TO THE BOARD'S ENDORSEMENT OF THE PLAN:

1. THE APPLICANT SHALL SUBMIT A STANDARD COVENANT FOR REVIEW BY THE CITY PLANNER AND CITY SOLICITOR PRIOR TO ENDORSEMENT OF THE APPROVED SUBDIVISION PLAN, IN ACCORDANCE WITH MGL CH 41 SECT. 81U.
2. THE APPLICANT SHALL SUBMIT A DECLARATION OF HOME OWNER'S ASSOCIATION, IF APPLICABLE, WHICH SHALL BE REVIEWED AND APPROVED BY CITY SOLICITOR.
3. THE APPLICANT SHALL SUBMIT A MUNICIPAL LIEN CERTIFICATE DEMONSTRATING THAT ALL TAXES FOR PROPERTIES IN THE SUBDIVISION ARE PAID IN FULL.
4. THE APPLICANT SHALL SUBMIT ALL DRAINAGE AND UTILITY EASEMENT DOCUMENTS. ALL DOCUMENTS SHALL BE REVIEWED AND APPROVED BY CITY SOLICITOR AND DEPARTMENT OF PUBLIC INFRASTRUCTURE, EVIDENCE OF WHICH SHALL BE GIVEN TO THE CITY PLANNER.
5. THE FINAL SET OF PLANS FOR ENDORSEMENT SHALL INCORPORATE A SHEET INCLUDING ALL OF THE CONDITIONS FROM THE CERTIFICATE OF ACTION.
6. THE APPLICANT SHALL SUBMIT A FINAL, REVISED SUBDIVISION PLAN THAT SHOWS THE APPROVED STREET NAME "STONEY (SIC) BROOK LANE" ON ALL APPROPRIATE SHEETS OF THE PLAN.
7. THE APPLICANT SHALL SUBMIT A COMPLETE PACKAGE OF FINAL REVISED PLANS AND DOCUMENTS WHICH INCLUDE ALL OF THE ITEMS LISTED ABOVE AS ITEMS 1-6.

PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT IS REQUIRED TO COMPLY WITH THE FOLLOWING CONDITIONS:

8. THIS SUBDIVISION DECISION AND THE FINAL APPROVED SUBDIVISION PLAN SHALL BE RECORDED AT THE BRISTOL COUNTY (S.D.) REGISTRY OF DEEDS BY THE APPLICANT, WITH PROOF OF RECORDING SUBMITTED TO THE PLANNING BOARD WITHIN 90 DAYS OF THE FILING OF THE DECISION WITH THE TOWN CLERK AND WITHIN 90 DAYS OF THE SIGNING OF THE PLANS BY THE BOARD.
9. THE APPLICANT SHALL RECORD THE COVENANT, ALL EASEMENT DOCUMENTS, AND THE DECLARATION OF HOME OWNER'S ASSOCIATION THAT HAVE BEEN REVIEWED AND APPROVED BY CITY SOLICITOR. THE APPLICANT SHALL SUBMIT PROOF OF RECORDING AT THE BRISTOL COUNTY (S.D.) REGISTRY OF DEEDS TO THE PLANNING BOARD THROUGH THE CITY PLANNER.
10. THE APPLICANT SHALL SUBMIT A CONSTRUCTION SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE CITY PLANNER, DEPARTMENT OF PUBLIC INFRASTRUCTURE, AND THE APPLICANT'S GENERAL CONTRACTOR. NOTICE OF THE MEETING SHALL BE GIVEN TO THE CONSERVATION AGENT, DEPARTMENT OF PUBLIC INFRASTRUCTURE, AND CITY PLANNER.
11. THE APPLICANT IS REQUIRED TO PROVIDE THE CONSERVATION AGENT, DEPARTMENT OF PUBLIC INFRASTRUCTURE, AND CITY PLANNER WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE START OF CONSTRUCTION.

DURING CONSTRUCTION, THE APPLICANT IS REQUIRED TO COMPLY WITH THE FOLLOWING CONDITIONS:

12. ALL CONSTRUCTION ACTIVITIES SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 AM TO 6:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION IS ALLOWED ON SUNDAY.
13. DURING CONSTRUCTION, THE APPLICANT SHALL ENSURE ADEQUATE PROTECTION AGAINST TOXIC OR HAZARDOUS MATERIALS DISCHARGE OR LOSS THROUGH CORROSION, ACCIDENTAL DAMAGE, SPILLAGE OR VANDALISM THROUGH SUCH MEASURES AS PROVISION FOR SPILL CONTROL IN THE VICINITY OF CHEMICAL OR FUEL DELIVERY POINTS, SECURE STORAGE AREAS FOR TOXIC OR HAZARDOUS MATERIALS, AND INDOOR STORAGE PROVISIONS FOR CORRODIBLE OR DISSOLVABLE MATERIALS.
14. THE APPLICANT SHALL ESTABLISH A STAGING AREA ON-SITE FOR STORAGE OF CONSTRUCTION EQUIPMENT AND OTHER VEHICLES. THE STAGING AREA SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM SENSITIVE RESOURCE AREAS. THIS AREA SHALL BE USED FOR THE STORAGE OF TOP SOIL, TRUCKS AND HEAVY EQUIPMENT. STRAW BALES AND SILT FENCING SHALL BE INSTALLED AROUND ANY STORAGE STOCKPILES OF EARTH MATERIALS OR FILL. THE SITE CONSTRUCTION GENERAL CONTRACTOR SHALL BE PROVIDED WITH A COPY OF THIS DOCUMENT AT THE PRE-CONSTRUCTION MEETING.
15. THE APPLICANT MUST PROVIDE TEMPORARY STABILIZATION OF ALL SLOPES WITHIN TWO (2) BUSINESS DAYS OF INITIAL SITE GRADING.
16. DURING CONSTRUCTION, THE APPLICANT IS REQUIRED TO CONTROL EROSION. SILT SACS SHALL BE INSTALLED IN ALL CATCH BASINS AND CLEANED AS NEEDED. ALL DISTURBED AREAS MUST BE STABILIZED PRIOR TO NOVEMBER 30TH OF EVERY YEAR TO PREVENT EROSION DURING WINTER MONTHS.

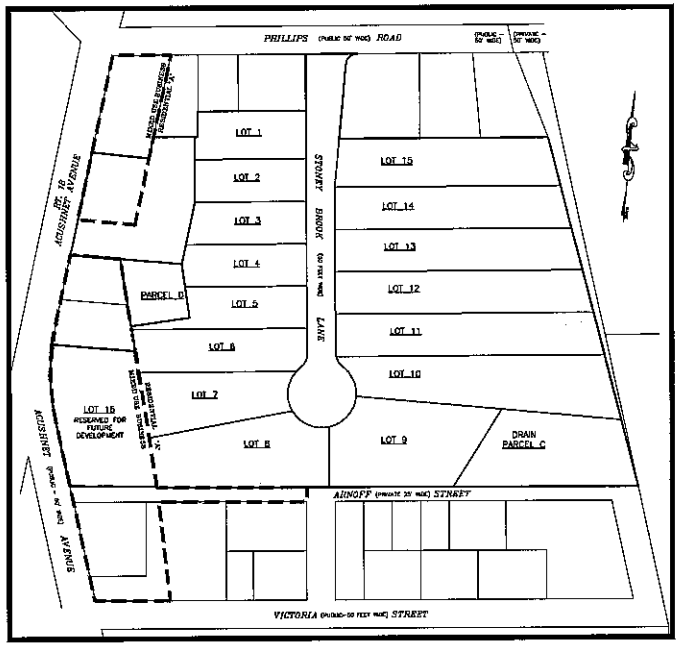
GENERAL CONDITIONS:

- THE PROJECT SHALL BE COMPLETED ACCORDING TO THE PLANS, NOTES, REPORTS (TO INCLUDE A CURRENT TRAFFIC REPORT) AND SPECIFICATIONS SUBMITTED FOR CONSIDERATION AND FINAL APPROVAL BY THE PLANNING BOARD.
- THE APPLICANT SHALL ENSURE THAT ANY PLAN CORRECTIONS IDENTIFIED BY THE PLANNING DIVISION SHALL BE COMPLETED AND PRESENTED ON THE FINAL PLAN SET AND/OR CASE DOCUMENTS.
- THE PROJECT SHALL BE UNDERTAKEN IN A MANNER CONSISTENT WITH THE MEMORANDUM FROM THE DEPARTMENT OF PUBLIC INFRASTRUCTURE, WHICH THE PLANNING BOARD INCORPORATES AS A CONDITION OF APPROVAL (ATTACHMENT 1).
- THE APPLICANT SHALL SUBMIT FINAL PLAN REVISIONS TO THE PLANNING DIVISION IN THE FOLLOWING FORMATS:
  - ONE (1) - 11" X 17" PLAN SET
  - ONE (1) CD OR USB WITH PLAN SET IN PDF FORMAT

  AND SHALL ENSURE THAT THESE SAME PLANS ARE PROPERTY SUBMITTED TO THE DEPARTMENT OF INSPECTIONAL SERVICES.
- FOLLOWING THE COMPLETION OF CONSTRUCTION, THE APPLICANT SHALL SUBMIT AN AS-BUILT DRAWING TO THE PLANNING BOARD PRIOR TO THE RELEASE OF THE SURETY BOND. THE AS-BUILT DRAWING MUST SHOW ALL ROADS, RIGHT-OF-WAY'S, UTILITIES AND DRAINAGE SYSTEM COMPONENTS.
- THE APPLICANT SHALL ENSURE THAT A COPY OF THE CERTIFICATE OF ACTION, BEARING THE CERTIFICATION OF THE NEW BEDFORD CITY CLERK SIGNIFYING NO APPEAL HAS BEEN MADE AGAINST THE PROJECT'S APPROVAL, BE PROVIDED FOR THE PLANNING DIVISION CASE FILE FOLDER.
- THE APPLICANT SHALL PRESENT ANY PROPOSED MODIFICATION FROM THE APPROVED PLANS FOR CONSIDERATION TO THE CITY PLANNER FOR DETERMINATION AS TO WHETHER THE MODIFIED PLAN MUST RETURN BEFORE THIS BOARD FOR FURTHER REVIEW.
- THE RIGHTS AUTHORIZED BY THE GRANTED APPROVAL MUST BE EXERCISED BY ISSUANCE OF A BUILDING PERMIT BY THE DEPARTMENT OF INSPECTIONAL SERVICES AND ACTED UPON WITHIN ONE YEAR FROM THE DATE THE DECISION WAS GRANTED OR THEY WILL LAPSE.

ZONING REQUIREMENTS:

ITEM	REQUIRED	PROVIDED
LOT AREA	8,000 SF	8,000 S.F. MIN.
UPLAND (80%)	6,400 SF	15,342 S.F. Min.
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%



LOCUS PLAN:
SCALE: 1" = 100'

FOR REGISTRY USE ONLY

WAIVERS REQUESTED:

NEW BEDFORD SUBDIVISION REGULATIONS:

1. ARTICLE II(A)(8) DEAD END STREET - DEFINITION
   15 FOOT DIAMETER ISLAND (REQUIRED)
   PROPOSED NONE.
2. ARTICLE II(A)(8) AND ARTICLE V(4) DEAD END STREET
   MAXIMUM 400 FEET;
   PROPOSED 660 FEET.
3. ARTICLE VII(B)(C) STREET RIGHTS OF WAY
   REQUIRED 24 FEET;
   PROPOSED 20 FEET.
4. ARTICLE III(A) SUBMISSION OF A PRELIMINARY PLAN

NEW BEDFORD SITE PLAN REVIEW APPLICATION CHECKLIST WAIVERS REQUESTED:

3.B EXISTING CONDITIONS PLAN:

5. LOCATE EXISTING TREES OVER 12" CALIPER
6. TEST PITS ON EVERY LOT

NEW BEDFORD ZONING WAIVERS REQUESTED:

7. 5.4510. PROVIDE ARCHITECTURAL PLANS

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 _____

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.

SITE SUMMARY:

OWNER/APPLICANT: NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066
DEED BK/PG 7734/340-347

ASSESSORS INFORMATION: MAP 130 BLOCK D LOTS 117, 879-887, 892-419

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)
LANDSCAPE & LIGHTING - LP (SHEET 10 OF 10)

DRAWING REVISIONS

REVISION	DATE	DESCRIPTION
4	8/23/17	ADDED CONDITIONS
3	6/28/17	STAFF COMMENTS DATED 6/14/17
2	6/1/17	NITSCH COMMENTS DATED 5/31/17
1	5/24/17	NITSCH COMMENTS DATED 5/15/17

GENERAL NOTES:

1. THE SUBJECT PARCEL IS SHOWN AS MAP 130 BLOCK D LOTS 117, 879-887, 892-419.
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, SE49-3736.

PLAN REFERENCES:

LAND COURT PLAN #23553-A
PLAN BK\PG:
145\104
133\34
130\30
128\79
121\138
121\110
95\23
85\67
82\70
18\49

BOARD OF SURVEY PLAN #'S:
24, 39, 750, 292, 80

MASS HIGHWAY DEPT. FIELD BOOK #'S:
23040 & 27580

APPROVED BY
NEW BEDFORD PLANNING BOARD
DATE: _____
SIGNED: _____

STONEY BROOK FARM

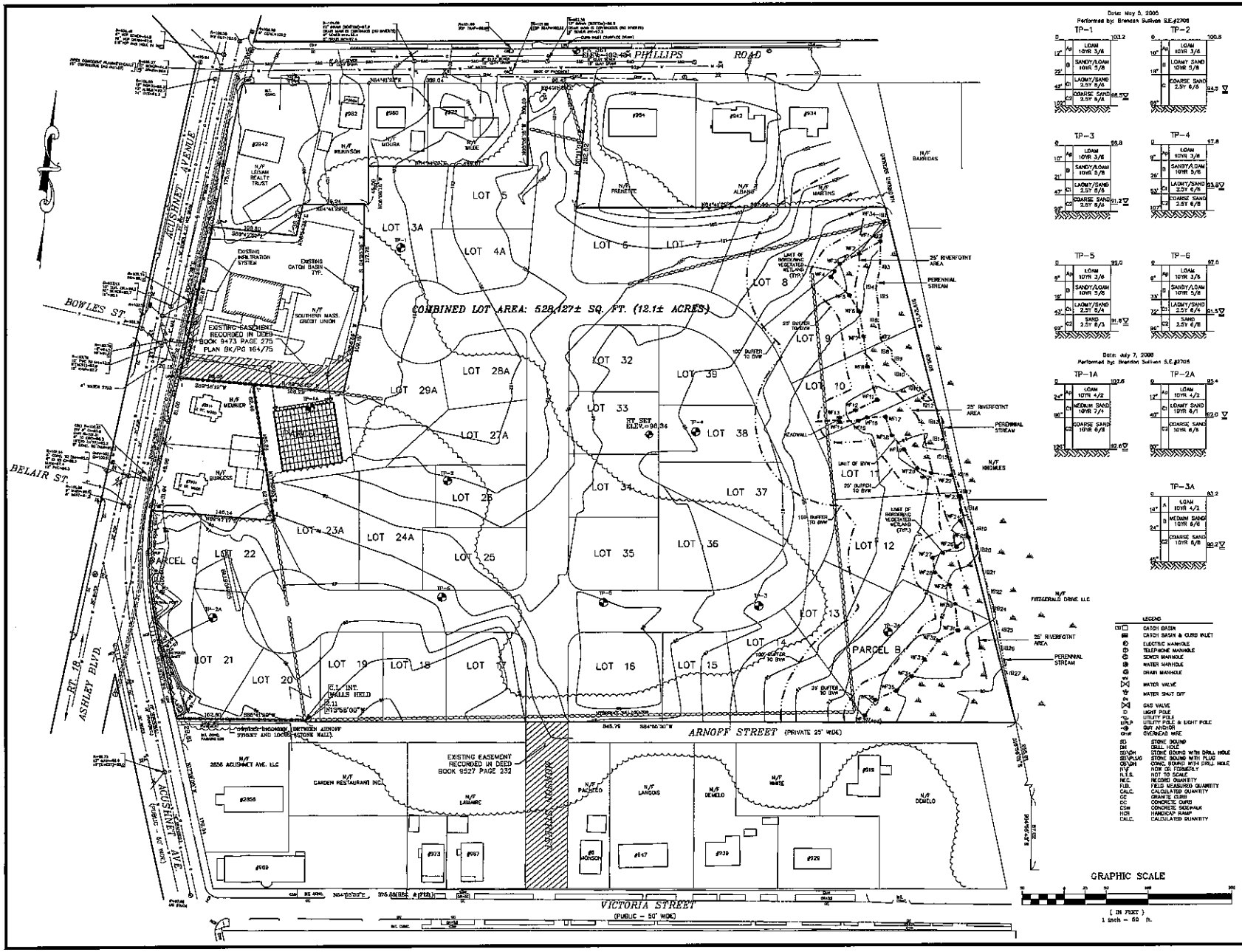
TITLE SHEET

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 81735
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8167
FAX: 781.659.8166

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:

CASE # 24-17



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

Date: July 7, 2008
Performed by: Brendan Sullivan S.E.#2705

LEGEND

	CATCH BASIN
	CATCH BASIN & CURB INLET
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	SEWER MANHOLE
	WATER MANHOLE
	DRAIN MANHOLE
	WATER VALVE
	WATER SHUT OFF
	GAS VALVE
	LIGHT POLE
	UTILITY POLE
	UTILITY POLE & LIGHT POLE
	GUY ANCHOR
	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
F.B.	FIELD MEASURED QUANTITY
CALC.	CALCULATED QUANTITY
GC	GRANITE CURB
CC	CONCRETE CURB
CSW	CONCRETE SIDEWALK
HCR	HANDICAP RAMP
CALC.	CALCULATED QUANTITY

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
2	6/28/17	STAFF COMMENTS DATED 6/14/17
1	5/24/17	NITSCH COMMENTS DATED 5/15/17

OWNER OF RECORD:

NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066
DEED BOOK: 7734, PAGE: 346

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 #25005C0536 PANEL 383 OF 550 REVISED JULY 16, 2014.

4. BORDERING VEGETATED WETLANDS FLAGS AND INTERMITTENT STREAM FLAGS WERE SET BY JOHN ZUMER, P.W.S. IN NOVEMBER 2015.

5. A COMPLETE ENCROACHMENT SURVEY WAS NOT PERFORMED AT THIS TIME.

6. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING INC. TOPOGRAPHY AND GROUND FEATURES SHOWN WERE CREATED FROM AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN JUNE 2005 AND OCTOBER 2008 BY THIS OFFICE.

PLAN REFERENCES:

LAND COURT PLAN #23853-K

PLAN BK\PG:

145\104	120\79	90\33
133\34	121\138	85\07
130\30	121\110	82\36

BOARD OF SURVEY PLAN #'S: 24, 38, 38B, 39C, 69

MASS HIGHWAY DEPT. FIELD BOOK #'S: 23040 & 27386

STONEY BROOK FARM

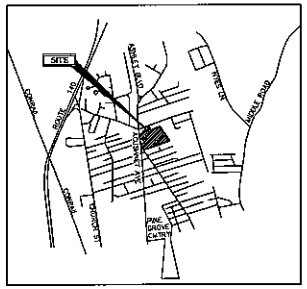
EXISTING CONDITIONS

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5176
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8168

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	
DRAWN BY : BPS	SHEET NO. 2 OF 10
CHECKED BY : JCC	FILENAME:



LOCUS
N.T.S.

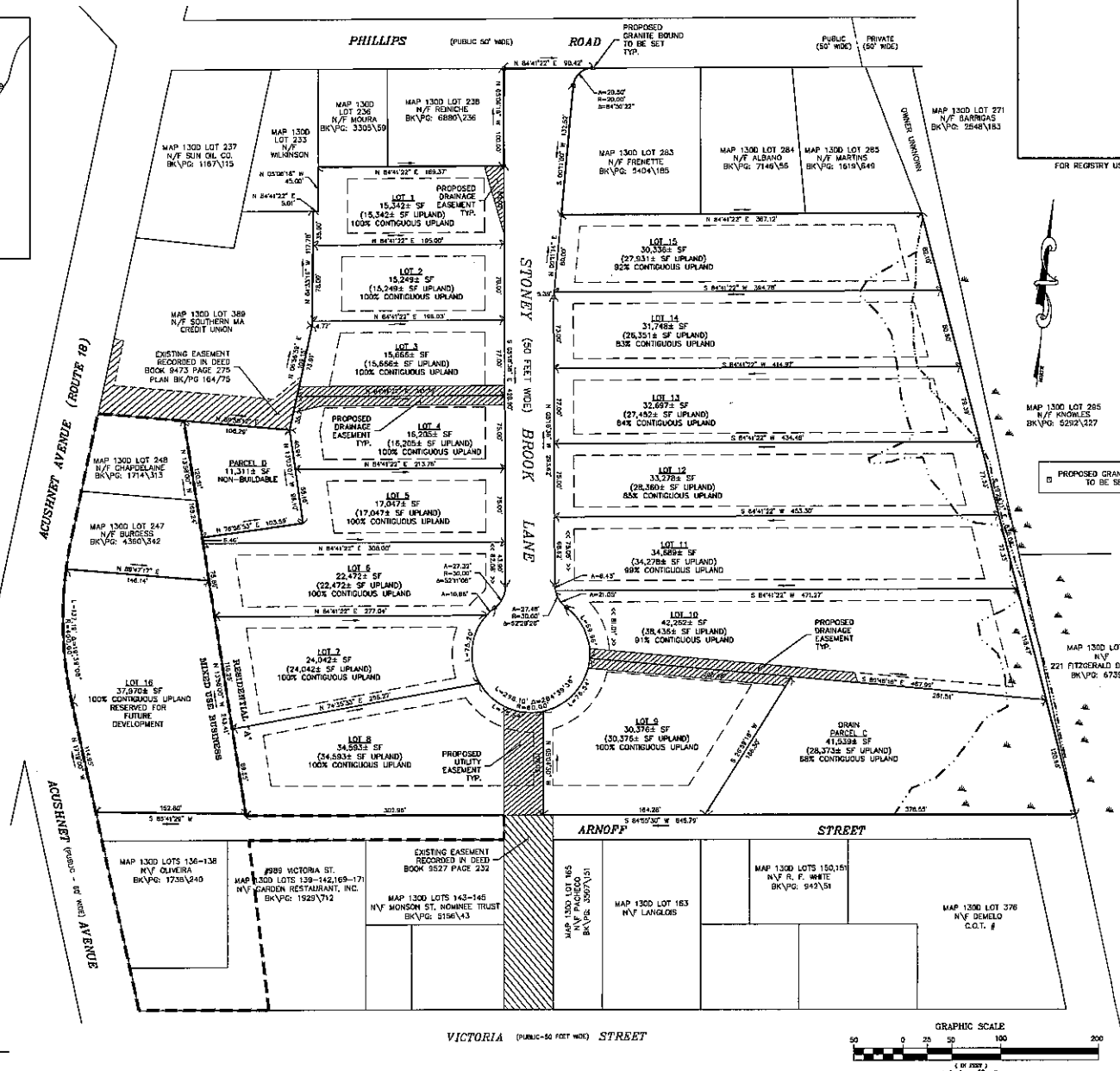
CONSTRUCTION NOTES:

1. ANY MINOR MODIFICATION TO THE INFORMATION SHOWN ON THE APPROVED PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AND THE CITY PLANNER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
3. ALL HANDICAP PARKING, RAMPS AND ACCESS SHALL CONFORM TO AAB & MAAB
4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF NEW BEDFORD CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS.
5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.

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.

DRAWING REVISIONS

REVISION	DATE	DESCRIPTION
2	6/28/17	STAFF COMMENTS DATED 6/14/17
1	5/24/17	MTSCH COMMENTS DATED 5/15/17

OWNER INFORMATION:

NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066
DEED BOOK 7734 PAGES 346-347

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, 245-0706.

PLAN REFERENCES:

LAND COURT PLAN #23653-A
PLAN BK\PG:
146\104
137\34
136\30
126\79
121\138
121\110
95\27
85\67
82\70
18\48

BOARD OF SURVEY PLAN #S:
24, 39, 260, 352, 60

MASS HIGHWAY DEPT. FIELD BOOK #S:
23040 & 27559

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

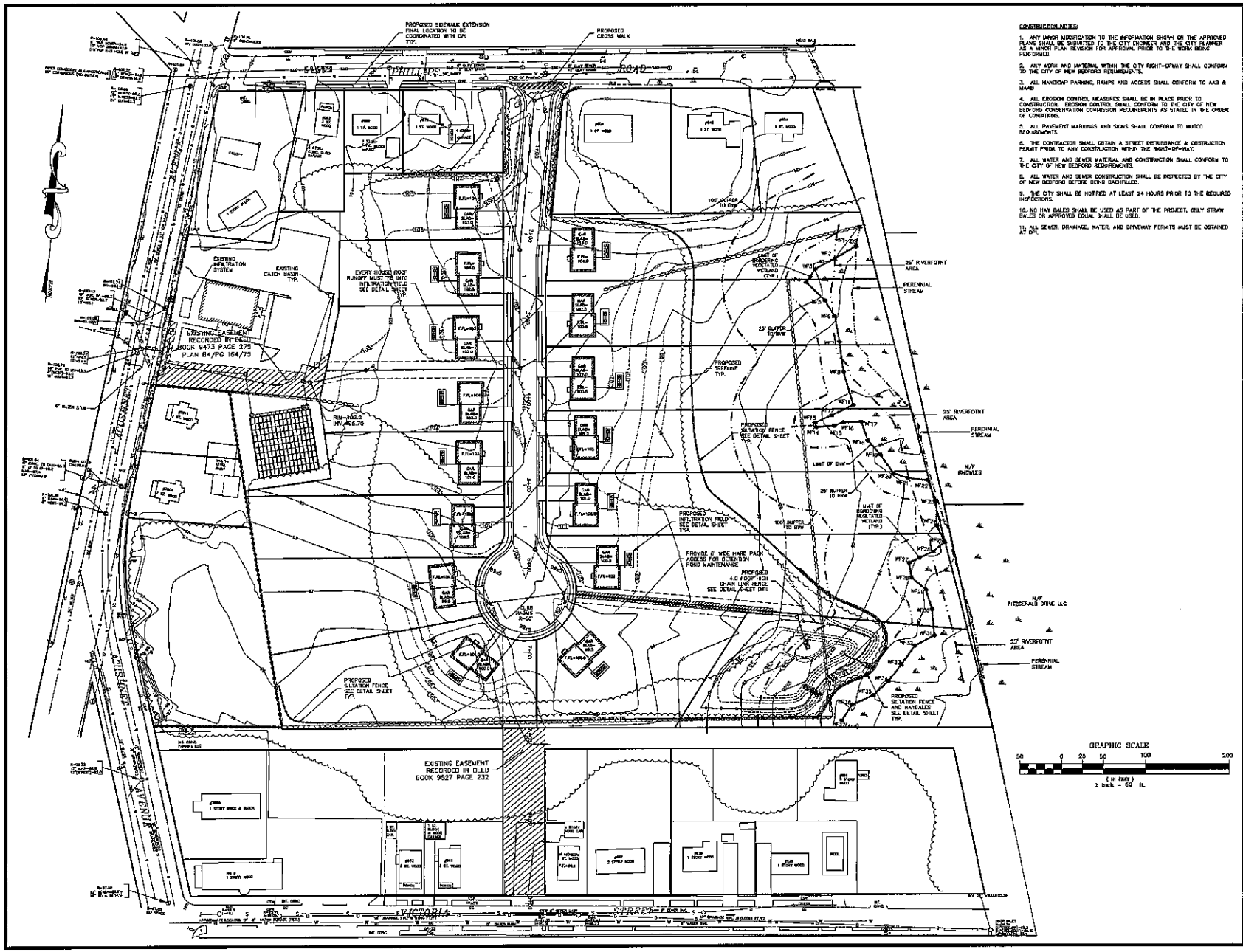
LOT LAYOUT

CAVANARO CONSULTING
697 MAIN STREET
P.O. BOX 81725
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8167
FAX: 781.659.6166

OWNER/APPLICANT:

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

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



CONSTRUCTION NOTES:

1. ANY MINOR MODIFICATION TO THE INFORMATION SHOWN ON THE APPROVED PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AND THE CITY PLANNER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OFWAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
3. ALL HANDICAP PARKING, RAMPS AND ACCESS SHALL CONFORM TO AAB & MAAB
4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF NEW BEDFORD CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS.
5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
6. THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE & OBSTRUCTION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
7. ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
8. ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF NEW BEDFORD BEFORE BEING BACKFILLED.
9. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.
10. NO HAY BALES SHALL BE USED AS PART OF THE PROJECT, ONLY STRAW BALES OR APPROVED EQUAL SHALL BE USED.
11. ALL SEWER, DRAINAGE, WATER, AND DRIVEWAY PERMITS MUST BE OBTAINED AT DPI.

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
1	6/28/17	STAFF COMMENTS DATED 6/14/17

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.

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
	EXISTING DRAIN MANHOLE
	PROPOSED DRAIN MANHOLE
	TREE LINE
TYP.	TYPICAL
CLDI	CEMENT LINED DUCTILE IRON
TBA	TO BE ABANDONED
	PROPOSED THRUST BLOCK

STONEY BROOK FARM

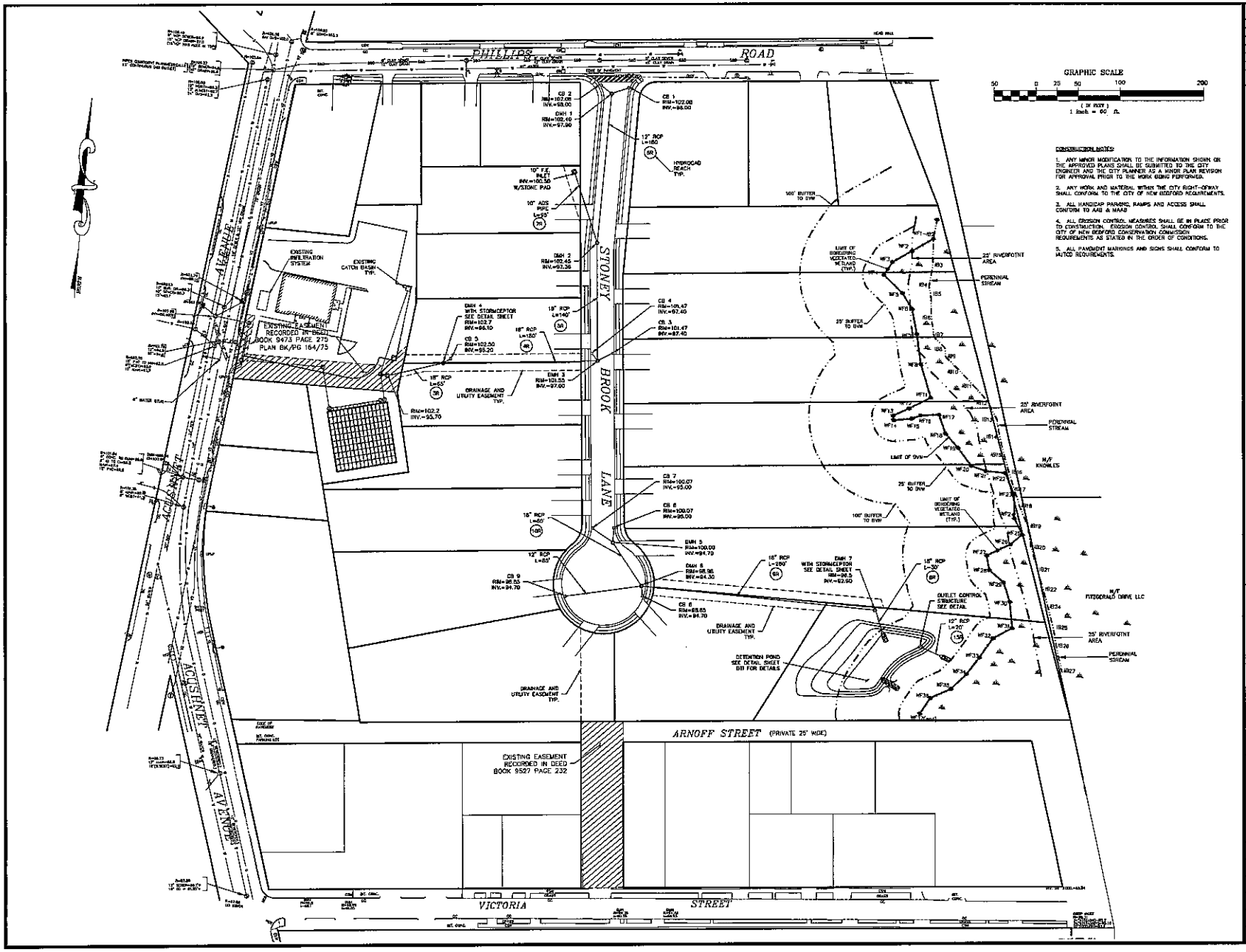
GRADING & DRAINAGE

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5176
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.6187
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	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 4 OF 10
CHECKED BY : JCC	FILENAME:



CONSTRUCTION NOTES:

1. ANY MINOR MODIFICATION TO THE INFORMATION SHOWN ON THE APPROVED PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AND THE CITY PLANNER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OFWAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
3. ALL HANDICAP PARKING, RAMPS AND ACCESS SHALL CONFORM TO AAB & MAAB
4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF NEW BEDFORD CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS.
5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
3	6/28/17	STAFF COMMENTS DATED 6/14/17
2	6/2/17	NTSCH COMMENTS DATED 5/31/17
1	5/24/17	NTSCH COMMENTS DATED 5/19/17

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. ALL DRAIN LINES ARE 12" UNLESS OTHERWISE NOTED.

LEGEND

	PROPERTY LINE
TEL	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

STONEY BROOK FARM

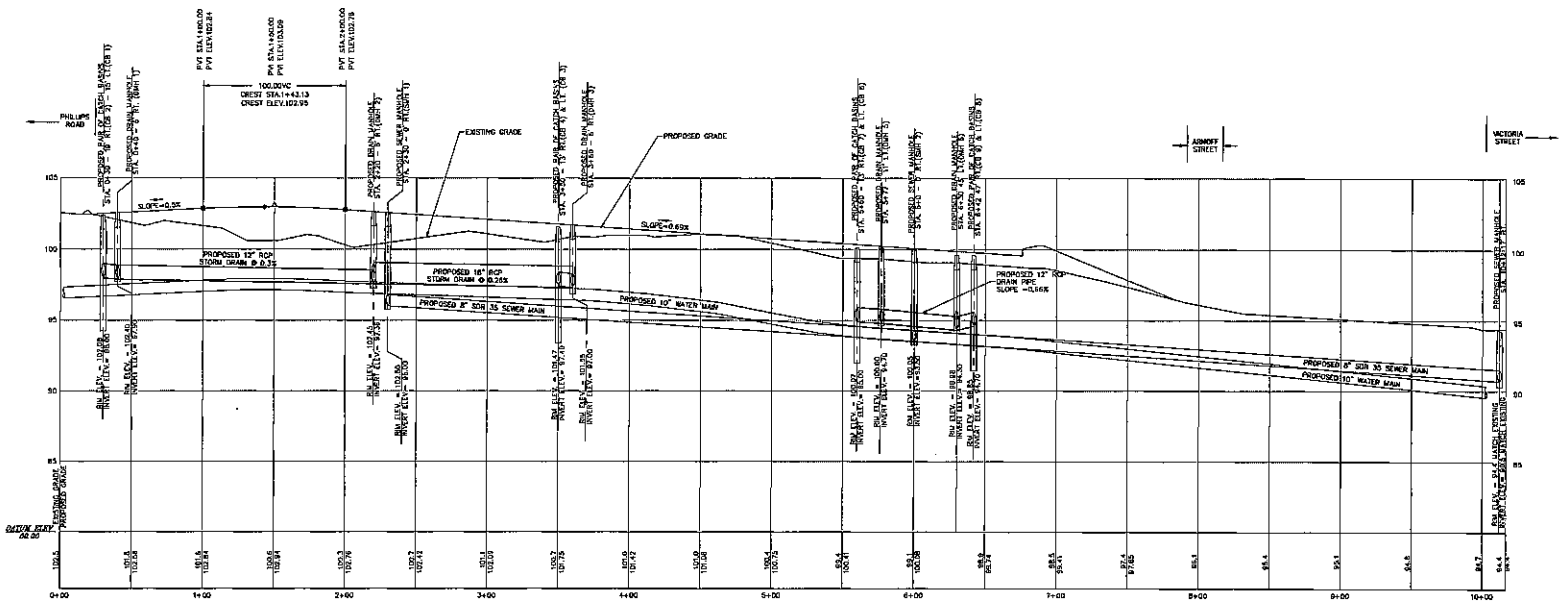
DRAINAGE LAYOUT

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8167
FAX: 781.659.8168

OWNER/APPLICANT:

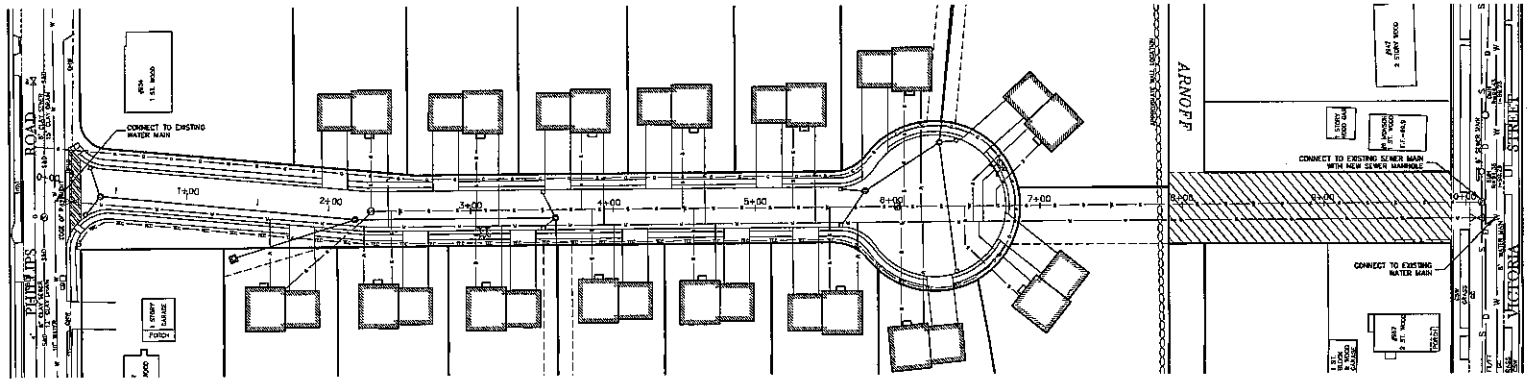
NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066

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:



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.
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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
	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

ROADWAY PROFILE

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 51175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.6156

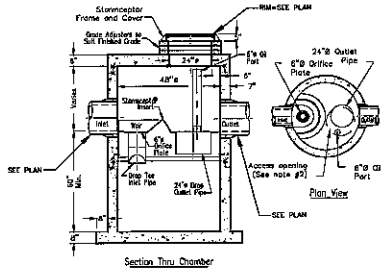
OWNER/APPLICANT:

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

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

Rinker Concrete Pipe Division

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

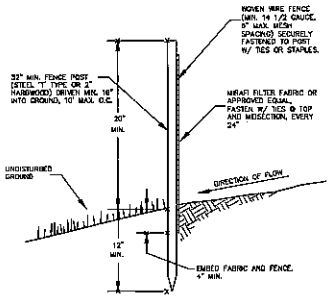


Section Thru Chamber

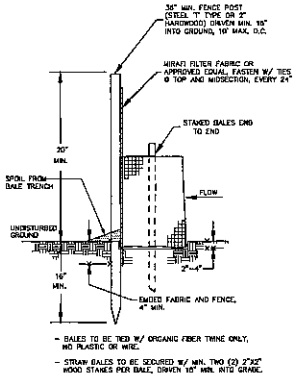
Notes:
1. The Use Of Flexible Connection Is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should Be Positioned Over The Outlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725753, #5753315, #5919361, #6086765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 029

STORMCEPTOR DETAIL
NOT TO SCALE

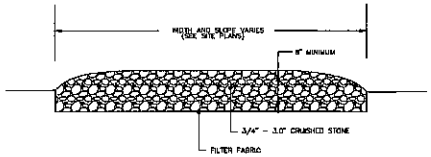


SILTFENCE
NOT TO SCALE

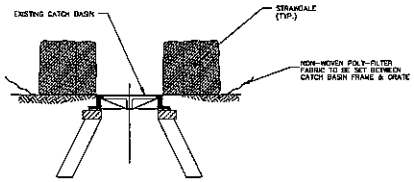


- BALES TO BE TIED W/ ORGANIC FIBER TWINE ONLY, NO PLASTIC OR WIRE.
- STRAW BALES TO BE SECURED W/ MIN. TWO (2) 2"X2" WOOD STAKES PER BALE, DRIVEN 18" MIN. INTO GRADE.

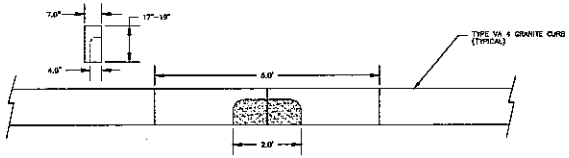
STRAWBALE WITH SILTFENCE
NOT TO SCALE



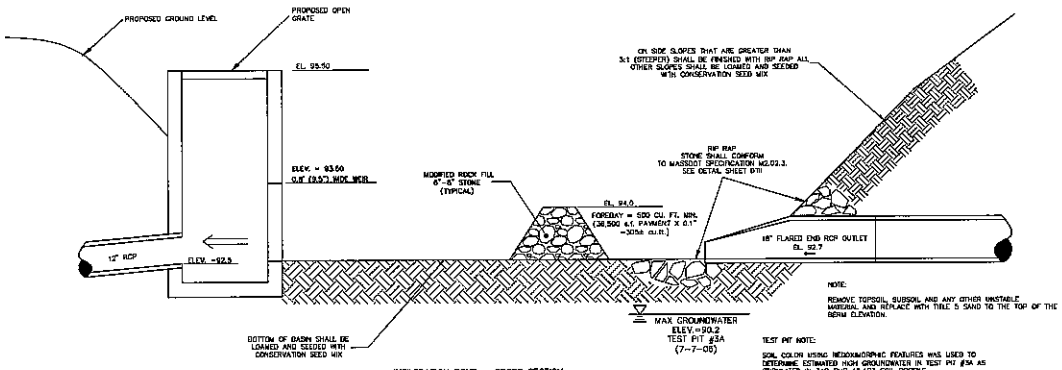
CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



STRAWBALE EROSION CHECK
NOT TO SCALE



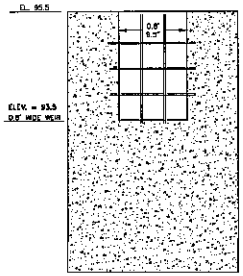
GRANITE CURB INLET DETAIL
NOT TO SCALE
TO BE LOCATED AT EACH CATCH BASIN LOCATION



NOTE:
REMOVE TOPSOIL, SUBSOIL AND ANY OTHER UNSTABLE MATERIAL AND REPLACE WITH TYPE S SAND TO THE TOP OF THE BERM ELEVATION.

TEST PIT NOTE:
SOIL COLOR USING MEDOXMORPHIC FEATURES WAS USED TO DETERMINE ESTIMATED HIGH GROUNDWATER IN TEST PIT #3A AS STIPULATED IN 310 CMR 15.103 SOIL PROFILE.

INFILTRATION POND – CROSS SECTION
NOT TO SCALE



DRAINAGE STRUCTURE – FRONT VIEW
NOT TO SCALE

INFILTRATION POND DETAILS

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
2	6/28/17	STAFF COMMENTS DATED 5/14/17
1	5/24/17	NHSCH 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.

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2. ANY WORK AND MATERIAL WITHIN THE CITY ROW(S)-OFFWAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.

3. ALL HANDICAP PARKING, RAMPS AND ACCESS SHALL CONFORM TO AAB & MAAB

4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF NEW BEDFORD CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS.

5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.

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

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

STONEY BROOK FARM

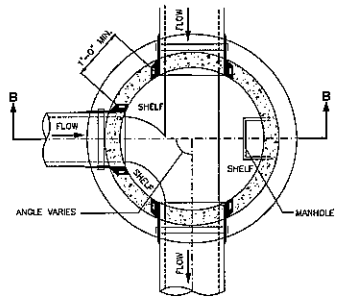
DETAIL SHEET I

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5176
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

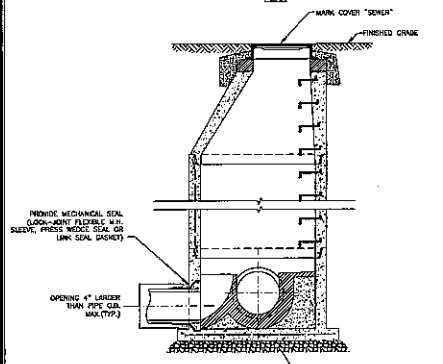
OWNER/APPLICANT:

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

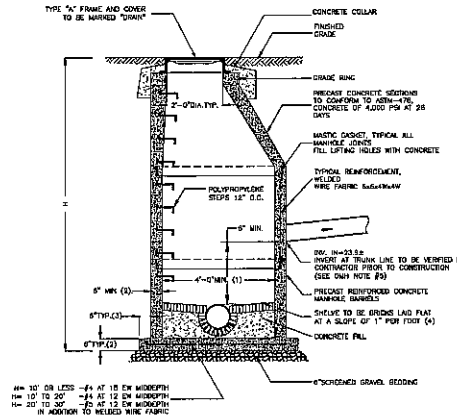
PROJECT NO. : 5005	DRAWING NO.
SCALE : AS SHOWN	DT1
DATE : 5/11/17	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 7 OF 10
CHECKED BY : JCC	FILENAME: Z:\5005\DWG\DETAILS\DETAILS_FINAL.DGN



PLAN



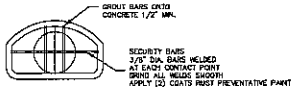
PRECAST CONCRETE SEWER MANHOLE
N.T.S.

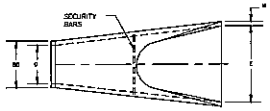


DRAINAGE MANHOLE
NOT TO SCALE

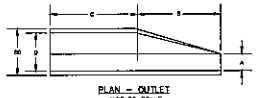
DRAINAGE MANHOLE NOTES:

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. 8 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

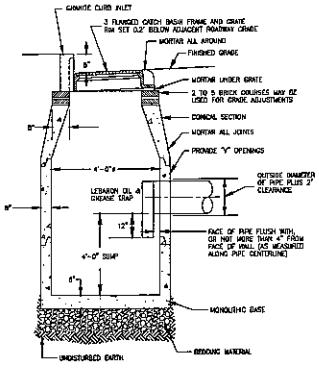


PLAN - OUTLET
NOT TO SCALE

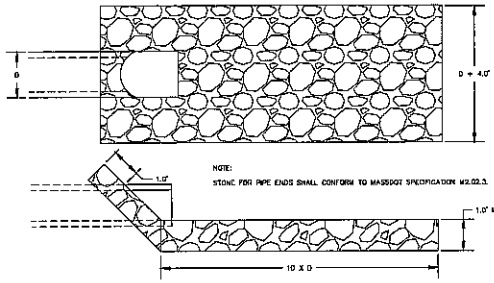
FLARED END DIMENSIONS							
DIAMETER	A	B	BD	C	D	E	W
12"	4"	2'	1.7'	4'	4.5'	2.0'	2"
18"	6.5"	3.6'	3.0'	2.5'	3.0'	4.0'	3"

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



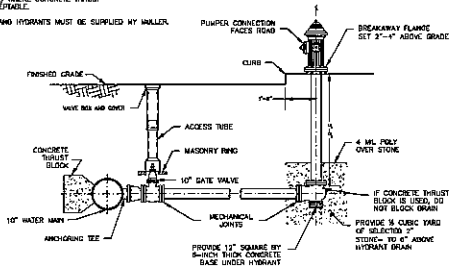
NOTE:
STONE FOR PIPE ENDS SHALL CONFORM TO MASSDOT SPECIFICATION M2.03.3.

RIP RAP END DETAIL
NOT TO SCALE

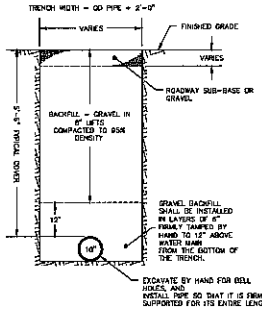
SEWER AND DRAINAGE DETAILS

HYDRANT NOTES:

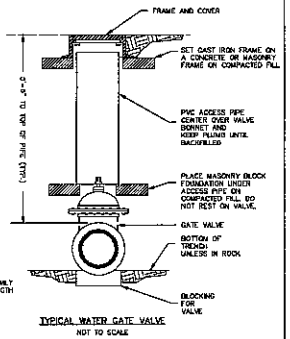
1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
2. USE RESTRAINED JOINT FITTINGS (MEGALUG OR APPROVED EQUAL) WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
3. ALL FITTINGS AND HYDRANTS MUST BE SUPPLIED BY MAILER.



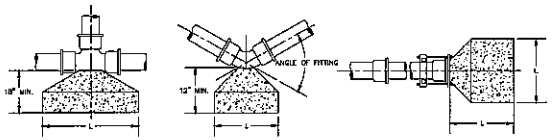
TYPICAL HYDRANT BRANCH ASSEMBLY
NOT TO SCALE



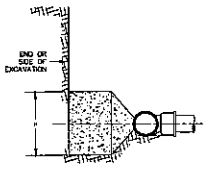
TYPICAL WATER MAIN TRENCH DETAIL
NOT TO SCALE



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"
10"	1'-6"	1'-6"	1'-8"	1'-8"	1'-0"	1'-0"	1'-0"	1'-0"	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
1	6/28/17	STAFF COMMENTS DATED 6/14/17

GENERAL NOTES:

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STONEY BROOK FARM

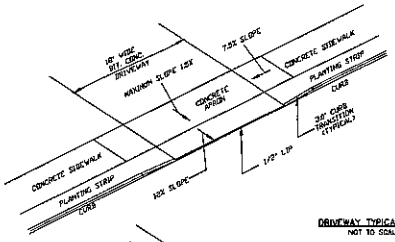
DETAIL SHEET II

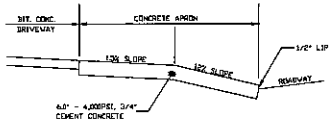
CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8156

OWNER/APPLICANT:

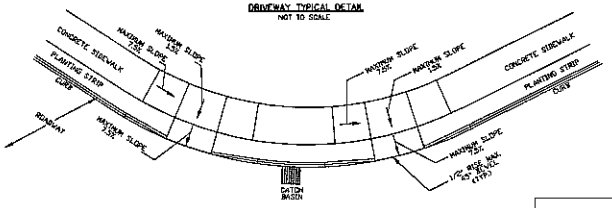
NEW BEDFORD COUSINS LLC
P.O. BOX 36
SCITUATE, MA 02066

PROJECT NO. : 5006	DRAWING NO.
SCALE : AS SHOWN	DTII
DATE : 5/11/17	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 8 OF 10
CHECKED BY : JCC	FILENAME:





DRIVEWAY TYPICAL DETAIL
NOT TO SCALE



WHEELCHAIR RAMP TYPICAL DETAIL
NOT TO SCALE

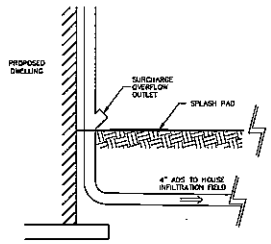
CONCRETE SIDEWALK NOTES NOTES:

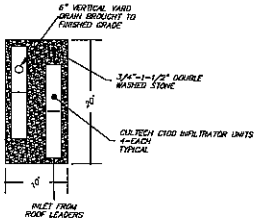
1. SIDEWALKS SHALL BE 4,000 PSI 3/4" CEMENT CONCRETE.

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

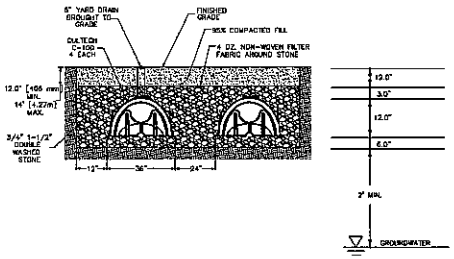
4. ALL SIDEWALKS AND WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AJBA AND THE CITY OF NEW BEDFORD STANDARDS.



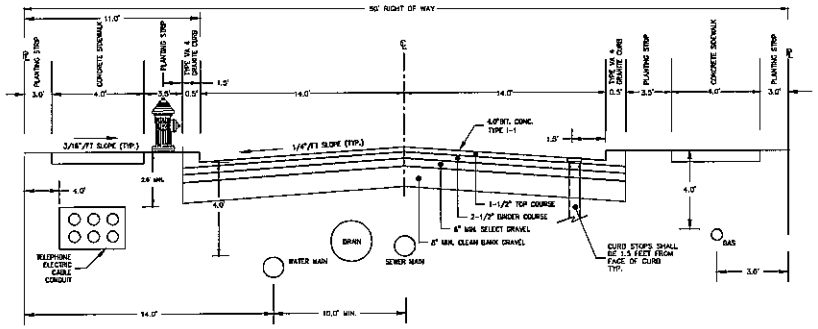


NOTE:
THE AREA AROUND THE VERTICAL OUTLET FOR THE INDIVIDUAL HOME INFILTRATION SYSTEM SHALL BE GRADED AWAY FROM HOMES AND ADJACENT PROPERTIES.

TYPICAL HOUSE INFILTRATION BED-PLAN VIEW
NOT TO SCALE



TYPICAL HOUSE INFILTRATION BED - CROSS SECTION
NOT TO SCALE

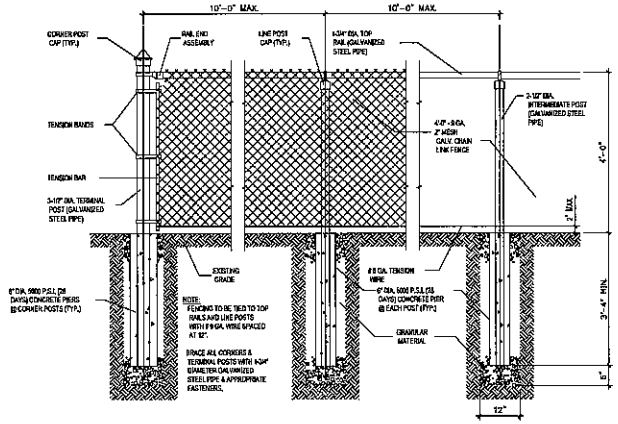


TYPICAL ROADWAY SECTION
NOT TO SCALE

UTILITY CONSTRUCTION NOTES:

1. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTION REQUIRED FOR STREET ACCEPTANCE EFFECTIVE JAN 1, 1991.

2. ALL UTILITIES SHALL BE INSTALLED AS PER CITY OF NEW BEDFORD REGULATIONS.



CHAIN LINK FENCE DETAIL
NOT TO SCALE

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
1	6/28/17	STAFF COMMENTS DATED 6/28/17

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.

CONSTRUCTION NOTES:

1. ANY MINOR MODIFICATION TO THE INFORMATION SHOWN ON THE APPROVED PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AND THE CITY PLANNER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.

2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.

3. ALL HANDICAP PARKING RAMPS AND ACCESS SHALL CONFORM TO AAB & MAAB

4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF NEW BEDFORD CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS.

5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.

STONEY BROOK FARM

DETAIL SHEET III

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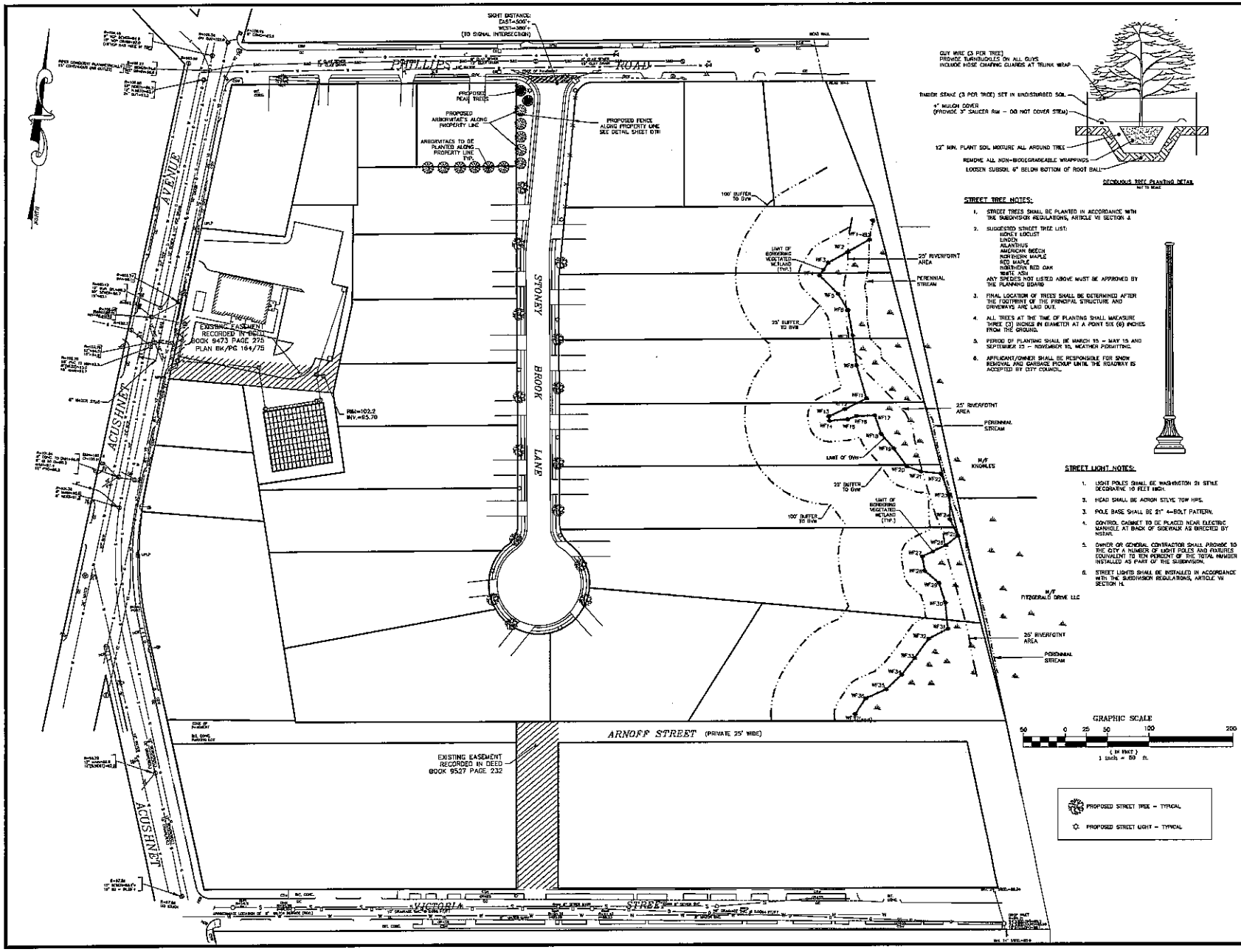
OWNER/APPLICANT:

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

PROJECT NO. : 5005	DRAWING NO.
SCALE : AS SHOWN	DTIII
DATE : 5/11/17	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 9 OF 10
CHECKED BY : JCC	FILENAME:



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

STREET TREE NOTES:

1. STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS, ARTICLE VII SECTION 4.
2. SUGGESTED STREET TREE LIST:
   HONEY LOCUST
   LINDEN
   ALLANTHUS
   AMERICAN BEECH
   NORTHERN MAPLE
   RED MAPLE
   NORTHERN RED OAK
   WHITE ASH
   ANY SPECIES NOT LISTED ABOVE MUST BE APPROVED BY THE PLANNING BOARD
3. FINAL LOCATION OF TREES SHALL BE DETERMINED AFTER THE FOOTPRINT OF THE PRINCIPAL STRUCTURE AND DRIVEWAYS ARE LAID OUT.
4. ALL TREES AT THE TIME OF PLANTING SHALL MEASURE THREE (3) INCHES IN DIAMETER AT A POINT SIX (6) INCHES FROM THE GROUND.
5. PERIOD OF PLANTING SHALL BE MARCH 15 – MAY 15 AND SEPTEMBER 15 – NOVEMBER 15, WEATHER PERMITTING.
6. APPLICANT/OWNER SHALL BE RESPONSIBLE FOR SNOW REMOVAL AND GARBAGE PICKUP UNTIL THE ROADWAY IS ACCEPTED BY CITY COUNCIL.

STREET LIGHT NOTES:

1. LIGHT POLES SHALL BE WASHINGTON 24 STYLE DECORATIVE 10 FEET HIGH.
2. HEAD SHALL BE ACRON STYLE 70W HPS.
3. POLE BASE SHALL BE 21" 4-BOLT PATTERN.
4. CONTROL CABINET TO BE PLACED NEAR ELECTRIC MANHOLE AT BACK OF SIDEWALK AS DIRECTED BY NSTAR.
5. OWNER OR GENERAL CONTRACTOR SHALL PROVIDE TO THE CITY A NUMBER OF LIGHT POLES AND FIXTURES EQUIVALENT TO TEN PERCENT OF THE TOTAL NUMBER INSTALLED AS PART OF THE SUBDIVISION.
6. STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS, ARTICLE VII SECTION H.

EROSION CONTROL NOTES:

1. A CONTINUOUS ROW OF STRAW BALES WITH SILT FENCE SHALL BE PLACED, AS SHOWN ON THE NOTICE OF INTENT PLAN APPROVED BY THE CITY OF NEW BEDFORD CONSERVATION COMMISSION AND ORDER OF CONDITIONS.

2. STRAW 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 STRAW BALES AND/OR SILT FENCE SHALL BE MAINTAINED BY THE CONTRACTOR AND/OR OWNER UNTIL ALL DISTURBED AREAS OF THE PROJECT ARE STABLE.

3. ALL DISTURBED AREAS WITHIN THE SITE, NOT PROPOSED TO BE OTHERWISE PAVED (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 SOON AS PRACTICABLE AFTER CONSTRUCTION, TO REDUCE SOIL EROSION.

4. THE SITE SHALL BE "ROUGH GRADED" TO THE ELEVATIONS AND CONTOURS AS SHOWN ON THE PLANS, ALLOWING FOR FINAL GRADING 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 SUBGRADE IN SUFFICIENT QUANTITY 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 OBJECTIONABLE MATERIALS. THE SURFACE SHALL BE MAINTAINED DURING A PERIOD OF SETTLING AND CONSOLIDATION WITH LOAM BORROW. AFTER SETTLING HAS TAKEN PLACE, FERTILIZER (8-8-4 MIXTURE OR EQUIVALENT) SHALL BE APPLIED AT A RATE OF TWENTY POUNDS PER 100 SQUARE YARDS. THE FULL DEPTH OF LOAM SHALL BE LOOSENED AND MADE SATISFACTORY FOR SEEDING. SEED SHALL THEN BE APPLIED AT A RATE OF 3.8 POUNDS PER 100 SQUARE YARDS. THE SEED SHALL BE THOROUGHLY COVERED WITH A THIN LAYER OF LOAM BY RAKING AND THEN ROLLED WITH A HAND ROLLER WEIGHING NOT MORE THAN 100 POUNDS PER FOOT OF WIDTH. THE SEEDED AREAS SHALL BE SPRINKLED WITH WATER ON A DAILY BASIS AND SHALL BE PROTECTED FROM DAMAGE. ALL AREAS WHICH FAIL TO SHOW A UNIFORM GROWTH OF GRASS SHALL BE RESEEDED UNTIL THE ENTIRE AREA IS COVERED WITH A UNIFORM GROWTH OF GRASS. SEEDED AREAS SHALL BE MAINTAINED AND KEPT MOWED UNTIL THE STREET HAS BEEN ACCEPTED. LOAM SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL TYPICAL OF LOCALITY, WITHOUT ADMIXTURE OF SUBSOIL, REFUSE, OR OTHER FOREIGN MATERIALS. IT SHALL CONTAIN A NORMAL AMOUNT OF ORGANIC MATTER AND SHALL BE REASONABLY FREE FROM SWAMPS, ROOTS, HARD DIRT, HEAVY OR STIFF CLAY, STONES LARGER THAN ONE INCH IN DIAMETER, COARSE SAND, LIMPS, NOXIOUS WEEDS, STICKS, BRUSH OR OTHER LITTER. GRASS SEED SHALL BE FRESH, CLEAN, NEW CROP SEED, GERMINATE TO AT LEAST 85 PERCENT AND COMPOSED PRIMARILY OF THE FOLLOWING SPECIES: KENTUCKY BLUEGRASS, FANCY SOD, RESTOP, DOMESTIC RYEGRASS, AND CHEWING FESCUE.

6. FOR ADDITIONAL DETAILS, REFER TO DWG.'S DT1, DT9 & DT11.

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
1	6/28/17	STAFF COMMENTS DATED 6/14/17

STONEY BROOK FARM

LANDSCAPE AND LIGHTING PLAN

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