

PROPOSED BRIGHTER SIDE ADULT DAYCARE CENTER

MAP 130C, LOT 249 ASHLEY BOULEVARD

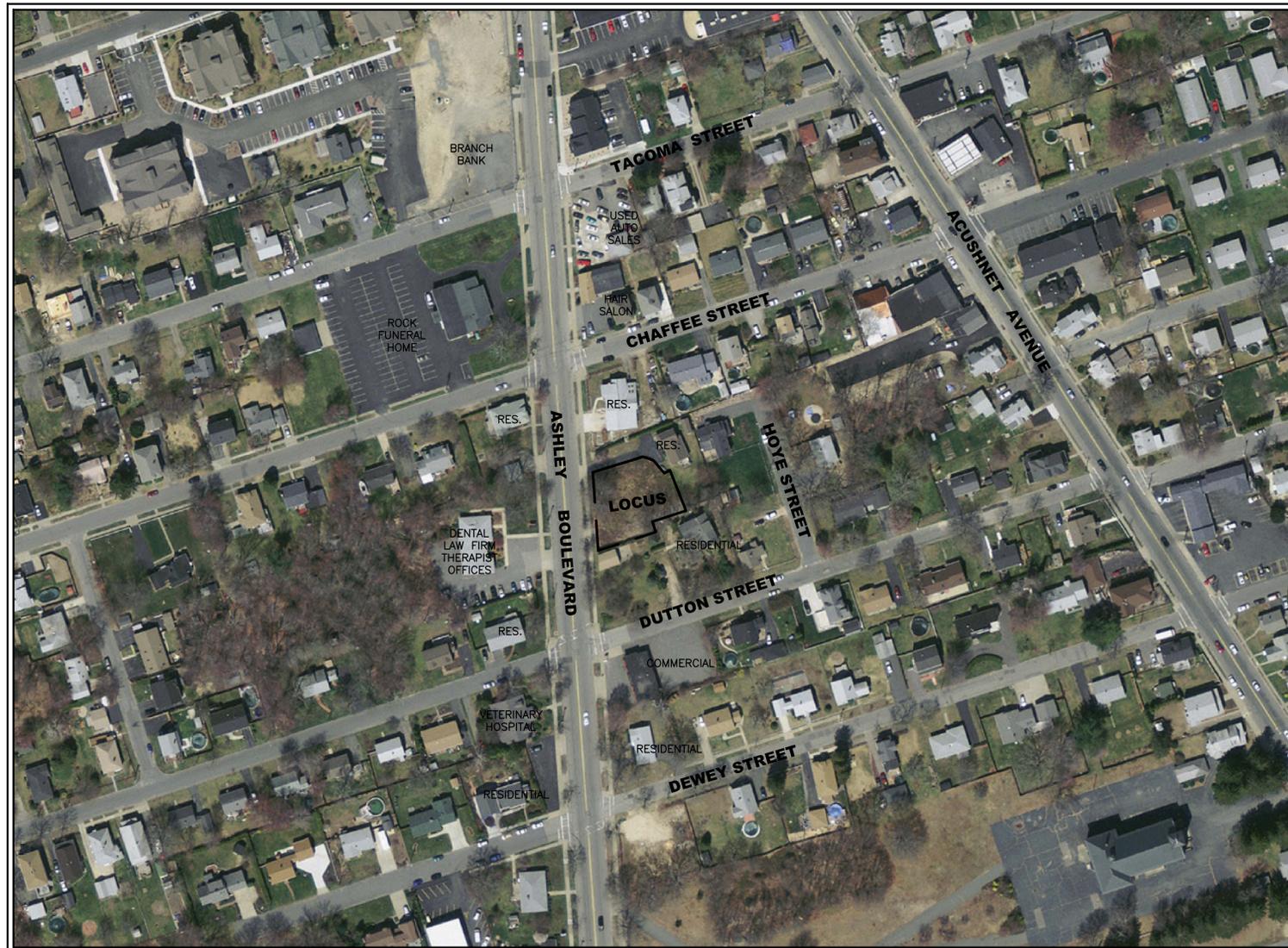
NEW BEDFORD, MASSACHUSETTS

OWNER, DEVELOPER, & APPLICANT:

MARIA AND AL RAPOSO
11 KAREN LANE
DARTMOUTH, MA 02747

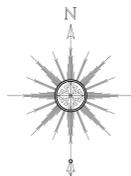
DEVELOPMENT TEAM

FUNCTION	TEAM MEMBER
DEVELOPER	MARIA AND AL RAPOSO
ARCHITECT	STUDIO 47 ARCHITECTS, INC. 517 BOSTON POST ROAD, SUITE 30 SUDBURY, MA 01776
SITE DESIGN ENGINEER	PRIME ENGINEERING, INC. PO BOX 1088 LAKEVILLE, MA 02347



SCHEDULE OF DRAWINGS

SHEET NUMBER	PLAN TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	PROP. SITE LAYOUT PLAN W/ LANDSCAPING
4	PROP. GRADING AND DRAINAGE PLAN
5	UTILITIES PLAN
6	LIGHTING PLAN
7-8	DETAILS
A101	1ST FLOOR PLAN
A102	2ND FLOOR PLAN
A201	SOUTH ELEVATION
A202	EAST ELEVATION
A203	NORTH ELEVATION



NEIGHBORHOOD LOCUS PLAN
SCALE: 1"=100'

NOVEMBER 11, 2014

SITE LOCUS IS REFERENCED AS NEW BEDFORD ASSESSOR'S
MAP 130C, LOT 349

THE DEED IS RECORDED IN THE BRISTOL COUNTY
REGISTRY OF DEED BOOK 10959 PAGE 241

PREPARED BY:

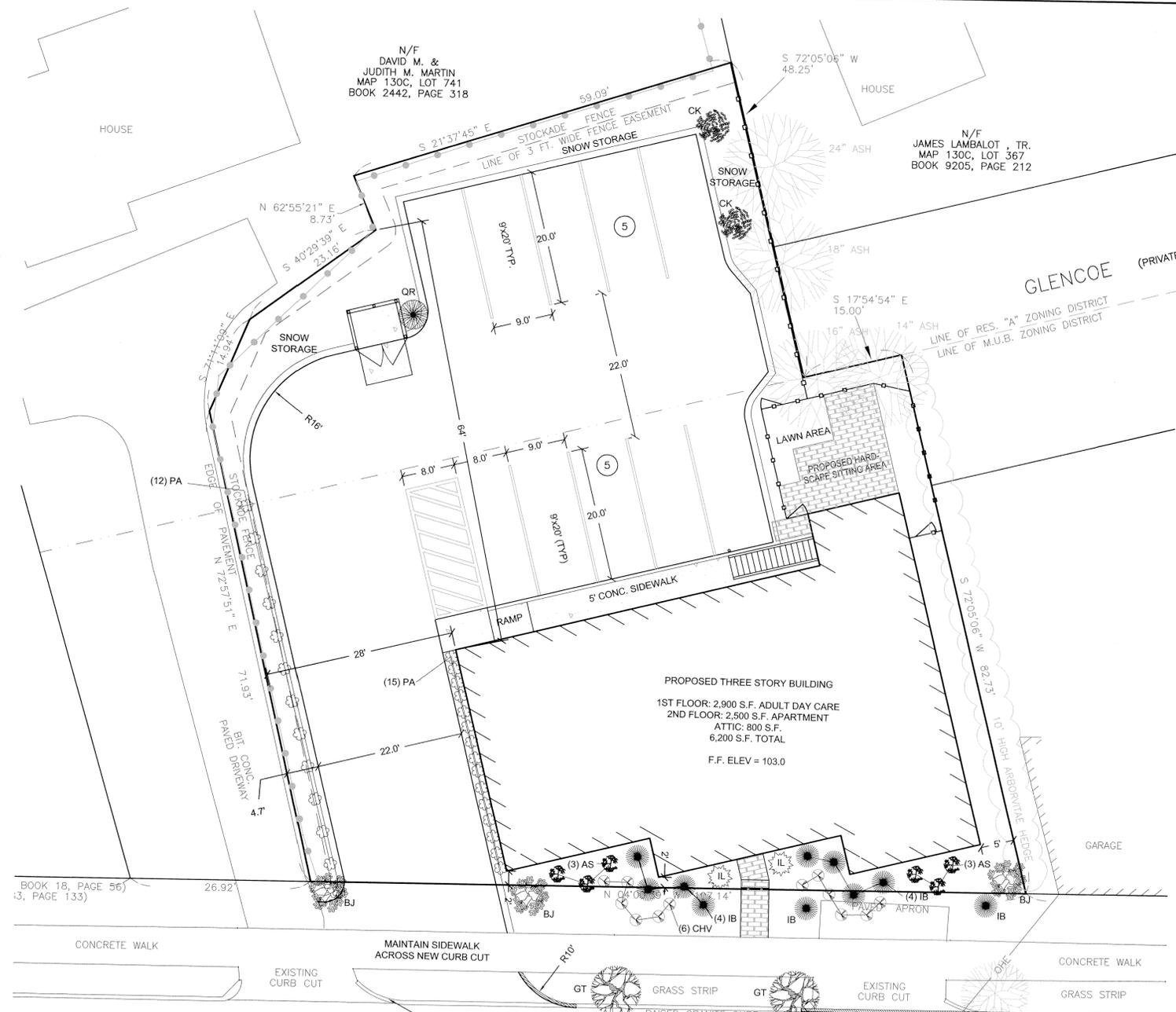


CIVIL ENGINEERING—LAND SURVEYING—ENVIRONMENTAL ASSESSMENT
P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347
TEL: 508.947.0050 FAX: 508.947.2004

ZONING SUMMARY TABLE

ZONING DISTRICT MIXED USE BUSINESS (MUB)

CRITERIA	REQUIRED	PROVIDED
MINIMUM AREA	8000 S.F.	10,764 S.F.
MINIMUM FRONTAGE	0	107.14 FT
MINIMUM FRONT YARD	0	1.6 FT
MINIMUM SIDE YARD TO BLDG	5' BY APPROVED VARIANCE	5' & 28'
MINIMUM FRONT YARD TO BLDG	0	1.6
MINIMUM REAR YARD TO BLDG	10'	20'
MINIMUM FRONT YARD TO PARKING	5'	40'
MINIMUM SIDE YARD TO PARKING	5'	5'
MINIMUM REAR YARD TO PARKING	5'	5'
MINIMUM NUMBER OF PARKING SPACES	11	10
MINIMUM VAN ACCESSIBLE HANDICAP PARKING SPACES	1	1
BLDG LOT COVERAGE	0	27%
GREEN SPACE	0	23%
SCREEN / BUFFER	FENCE OR SCREEN	FENCE AND SCREEN
% UPLAND	N/A	100%
UPLAND AREA	N/A	10,764 SF
BUILDING HEIGHT	100' MAX	36'-7"
BUILDING STORIES	7 MAX	2



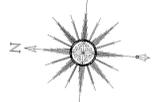
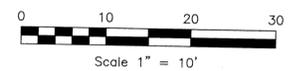
NOTES:

1. THE PRINCIPAL USE WILL BE ADULT DAY CARE ON FIRST FLOOR, APARTMENT ON SECOND FLOOR.
2. ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
3. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
4. ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO ADA & MAABB REQUIREMENTS.
5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
6. NO IRRIGATION SYSTEM IS PROPOSED.

PLANTING SCHEDULE

KEY	QUAN	SYMB	BOTANICAL NAME	COMMON NAME	SIZE
IL	2		ILEX MESERVAE "BLUE GIRL"	BLUE GIRL HOLLY	2'-3'
CK	2		CORNUS KOUSA MILKY WAY	MILKY WAY CHINESE DOGWOOD	6'-8'
IB	10		ILEX GLABRA COMPACTA	COMPACT INKBERRY	18"-24"
CHV	12		COTONEASTER HORIZONTALIS VARIEGATA	VARIEGATED ROCK COTONEASTER	1 GAL
QR	1		QUERCUS ROBUR	ENGLISH OAK	2 1/2" CALIPER
AS	6		HYDRANGAEA ENDLESS SUMMER	HYDRANGAEA :MAC. "ENDLESS DUMMER"	3 GALLON
BJ	3		BETULA JAPONICA WHITE SPIRE	CLUMP WHITE BIRCH	8'-10'
PA	27		EUONYMUS FORTUNEI "MANHATTAN"	MANHATTAN EUONYMUS	2 GALLON
GT	2		GLEDTISIA TRIACANTHOS VAR. INERMIS	SHADEMASTER HONEYLOCUST	2 1/2" CALIPER

PROPOSED SITE LAYOUT



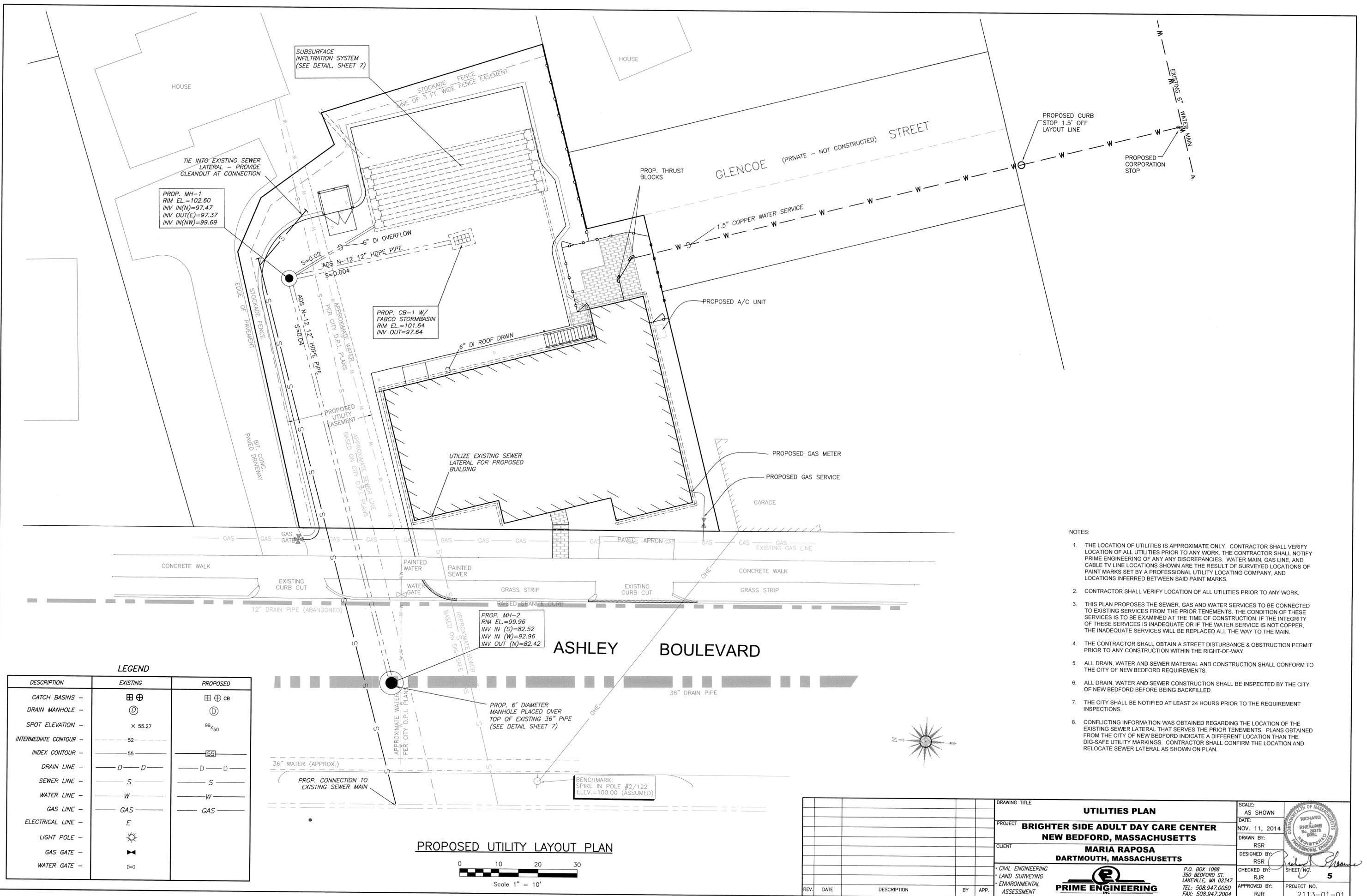
LEGEND

DESCRIPTION	EXISTING	PROPOSED
CATCH BASINS -		CB
DRAIN MANHOLE -		
SPOT ELEVATION -	x 55.27	99x50
INTERMEDIATE CONTOUR -	--- 52 ---	--- 55 ---
INDEX CONTOUR -	--- 55 ---	--- 55 ---
DRAIN LINE -	--- D --- D ---	--- D --- D ---
SEWER LINE -	--- S ---	--- S ---
WATER LINE -	--- W ---	--- W ---
GAS LINE -	--- GAS ---	--- GAS ---
ELECTRICAL LINE -	E	E
LIGHT POLE -		
GAS GATE -		
WATER GATE -		

REV.	DATE	DESCRIPTION	BY	APP.

DRAWING TITLE	PROPOSED SITE LAYOUT PLAN WITH LANDSCAPING	SCALE:	AS SHOWN
PROJECT	BRIGHTER SIDE ADULT DAY CARE CENTER NEW BEDFORD, MASSACHUSETTS	DATE:	NOV. 11, 2014
CLIENT	MARIA RAPOSA DARTMOUTH, MASSACHUSETTS	DRAWN BY:	RSR
		DESIGNED BY:	RSR
		CHECKED BY:	RJR
		APPROVED BY:	RJR
		SHEET NO.	3
		PROJECT NO.	2113-01-01

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

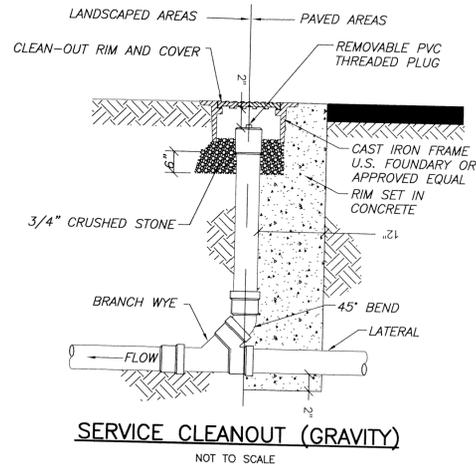
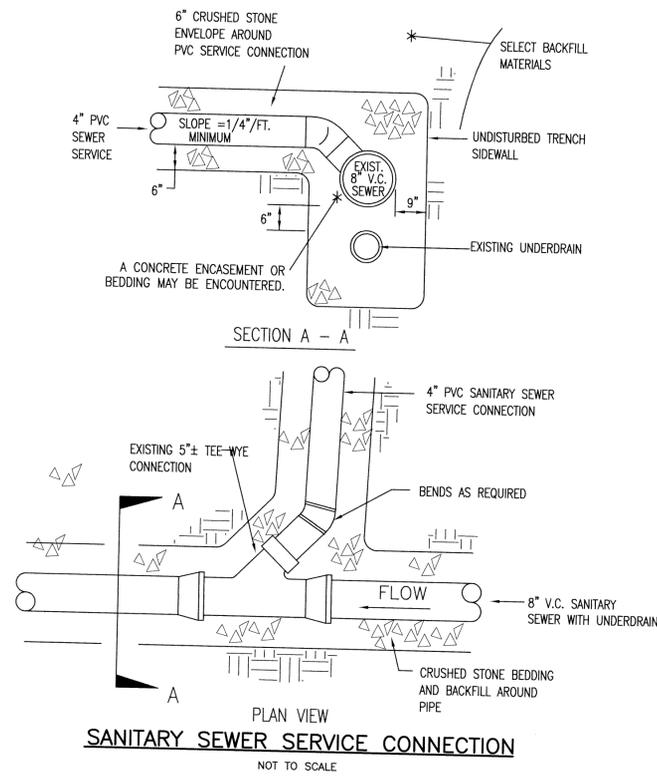


LEGEND

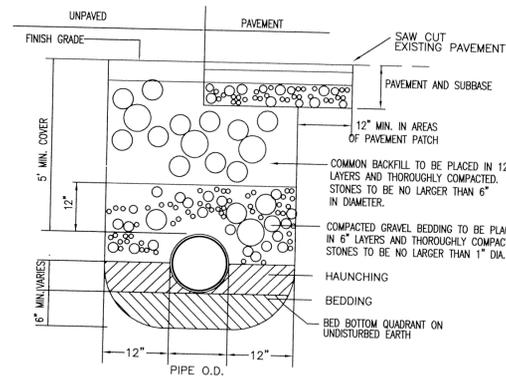
DESCRIPTION	EXISTING	PROPOSED
CATCH BASINS -	⊕	⊕ CB
DRAIN MANHOLE -	⊙	⊙
SPOT ELEVATION -	x 55.27	99 _{x50}
INTERMEDIATE CONTOUR -	- - - 52	- - - 55
INDEX CONTOUR -	- - - 55	- - - 55
DRAIN LINE -	- D - D -	- D - D -
SEWER LINE -	- S - S -	- S - S -
WATER LINE -	- W - W -	- W - W -
GAS LINE -	- GAS - GAS -	- GAS - GAS -
ELECTRICAL LINE -	- E - E -	- E - E -
LIGHT POLE -	☀	☀
GAS GATE -	⊗	⊗
WATER GATE -	⊗	⊗

- NOTES:**
1. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY WORK. THE CONTRACTOR SHALL NOTIFY PRIME ENGINEERING OF ANY ANY DISCREPANCIES. WATER MAIN, GAS LINE, AND CABLE TV LINE LOCATIONS SHOWN ARE THE RESULT OF SURVEYED LOCATIONS OF PAINT MARKS SET BY A PROFESSIONAL UTILITY LOCATING COMPANY, AND LOCATIONS INFERRED BETWEEN SAID PAINT MARKS.
 2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY WORK.
 3. THIS PLAN PROPOSES THE SEWER, GAS AND WATER SERVICES TO BE CONNECTED TO EXISTING SERVICES FROM THE PRIOR TENEMENTS. THE CONDITION OF THESE SERVICES IS TO BE EXAMINED AT THE TIME OF CONSTRUCTION. IF THE INTEGRITY OF THESE SERVICES IS INADEQUATE OR IF THE WATER SERVICE IS NOT COPPER, THE INADEQUATE SERVICES WILL BE REPLACED ALL THE WAY TO THE MAIN.
 4. THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE & OBSTRUCTION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
 5. ALL DRAIN, WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
 6. ALL DRAIN, WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF NEW BEDFORD BEFORE BEING BACKFILLED.
 7. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIREMENT INSPECTIONS.
 8. CONFLICTING INFORMATION WAS OBTAINED REGARDING THE LOCATION OF THE EXISTING SEWER LATERAL THAT SERVES THE PRIOR TENEMENTS. PLANS OBTAINED FROM THE CITY OF NEW BEDFORD INDICATE A DIFFERENT LOCATION THAN THE DIG-SAFE UTILITY MARKINGS. CONTRACTOR SHALL CONFIRM THE LOCATION AND RELOCATE SEWER LATERAL AS SHOWN ON PLAN.

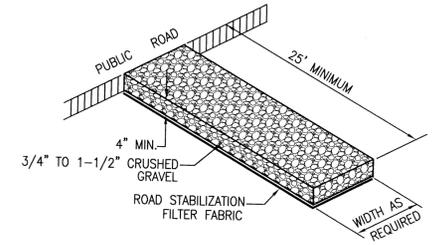
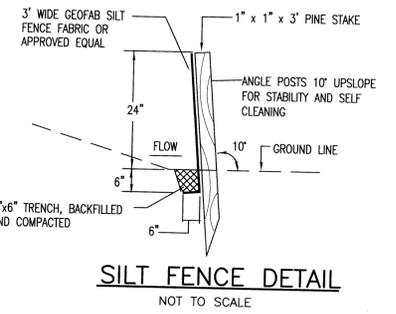
DRAWING TITLE UTILITIES PLAN		SCALE: AS SHOWN
PROJECT BRIGHTER SIDE ADULT DAY CARE CENTER NEW BEDFORD, MASSACHUSETTS		DATE: NOV. 11, 2014
CLIENT MARIA RAPOSA DARTMOUTH, MASSACHUSETTS		DRAWN BY: RSR
DESIGNED BY: RSR		CHECKED BY: RJR
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT		APPROVED BY: RJR
P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004		SHEET NO. 5
PROJECT NO. 2113-01-01		



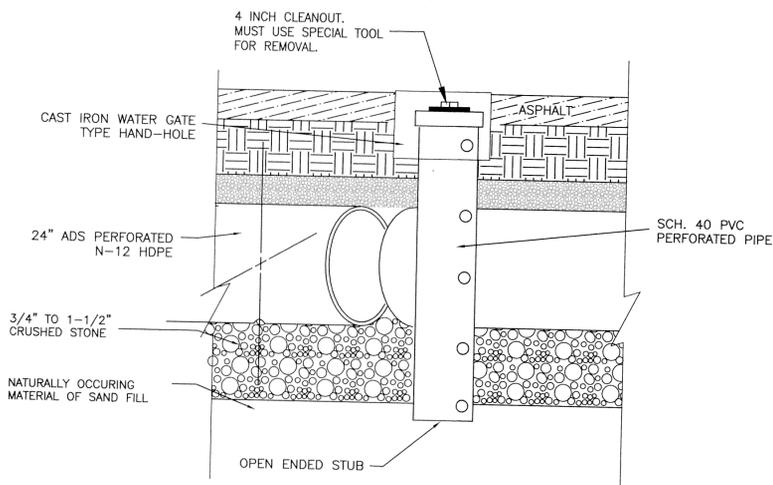
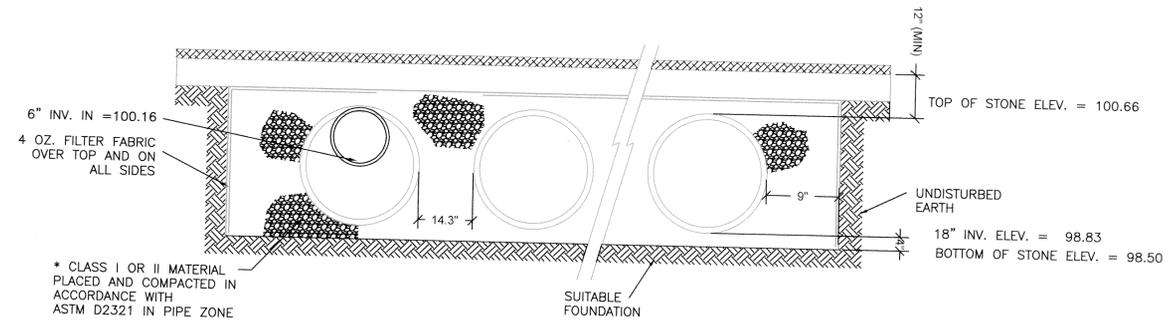
NOTE:
FOR ALL WYE-CLEANOUTS (SEWER AND DRAIN) INSTALLED UNDER PAVEMENT OR TRAVELED AREAS, AN APPROPRIATE SIZE FRAME AND COVER SHALL BE PROVIDED AND BROUGHT TO GRADE WITH COURSES OF BARREL BLOCK, BRICK AND MORTAR. THE FRAME AND COVER SHALL BE INSTALLED AS TO PREVENT ANY LOAD FROM BEING TRANSFERRED ONTO THE PVC RISER OR SCREW PLUG.



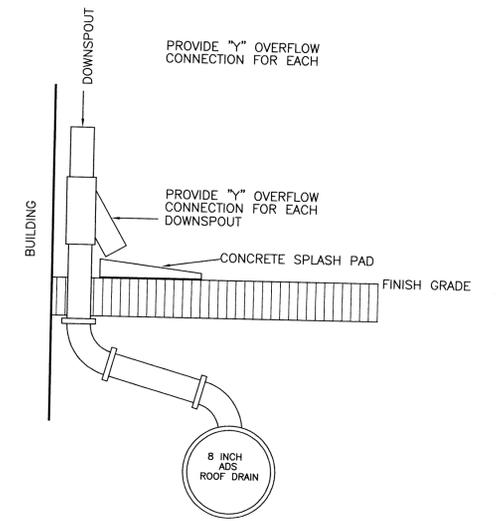
NOTES:
1. IF LEDGE IS ENCOUNTERED MINIMUM CLEARING BETWEEN PIPE AND LEDGE IS 12".
2. HAUNCHING AND BEDDING TO BE CRUSHED STONE OR GRAVEL BORROW, AS DIRECTED, FOR ALL PIPE EXCEPT DUCTILE IRON. USE COMMON BACKFILL, 5" MAX. STONE SIZE FOR DUCTILE IRON.



TO BE CONSTRUCTED AT LOCATION OF PROPOSED SITE ENTRANCE



NOTE: INSPECTION PORT TO BE INSTALLED PRIOR TO PLACING STONE



NOTES:
1. FOR INSTALLATION RECOMMENDATIONS, SEE STD-702 "TYPICAL RET/DET CROSS-SECTION DETAIL" AND STD-703 "TYPICAL RET/DET/CLEANOUT DETAIL" PROVIDED BY MANUFACTURER.
2. ALL SILT AND SEDIMENT IS TO BE KEPT FROM ENTERING THE INFILTRATION SYSTEM. STORMWATER FROM THE PARKING LOT SHALL NOT BE DIRECTED TO INFILTRATION SYSTEM UNTIL CATCH BASINS HAVE BEEN INSTALLED AND PAVING IS COMPLETE.

SUBSURFACE INFILTRATION SYSTEM
NOT TO SCALE

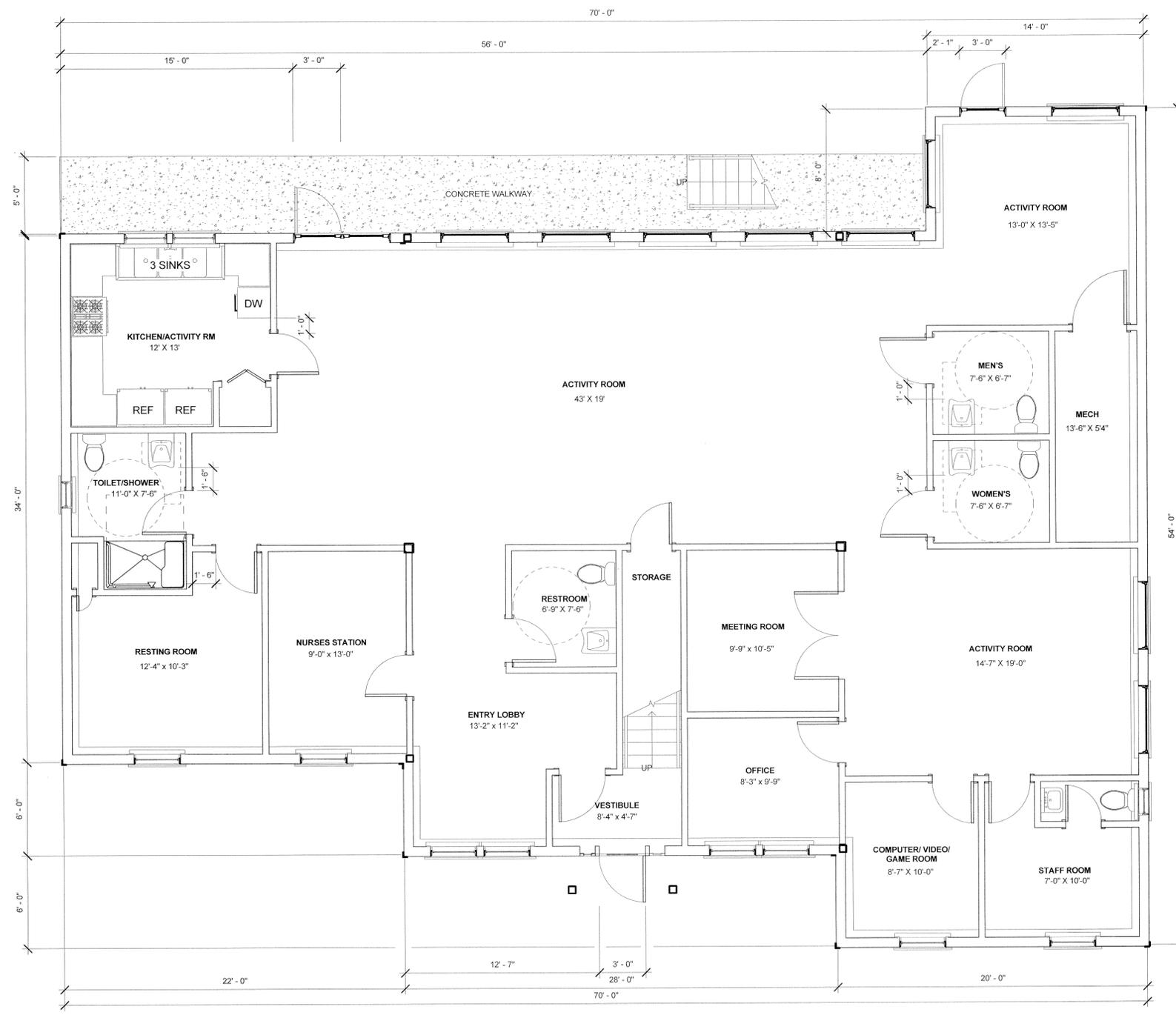
DRAWING TITLE		DETAILS 2		SCALE:	N.T.S.
PROJECT		KEMPTON STREET NEW BEDFORD, MASSACHUSETTS		DATE:	APR 24, 2014
CLIENT		211 LAW OFFICE REALTY TRUST		DRAWN BY:	TRW
DESIGNED BY:		RJR		CHECKED BY:	RJR
APPROVED BY:		RJR		PROJECT NO.:	19890101
REV.		DATE	DESCRIPTION	BY	APP.

CIVIL ENGINEERING
LAND SURVEYING
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PRIME ENGINEERING
INC.

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SHEET NO. **8**



1 1ST FLOOR PLAN
 1/4" = 1'-0"



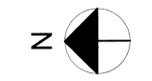
REVISIONS:

DRAWING TITLE:
**1ST FLOOR
 PLAN**

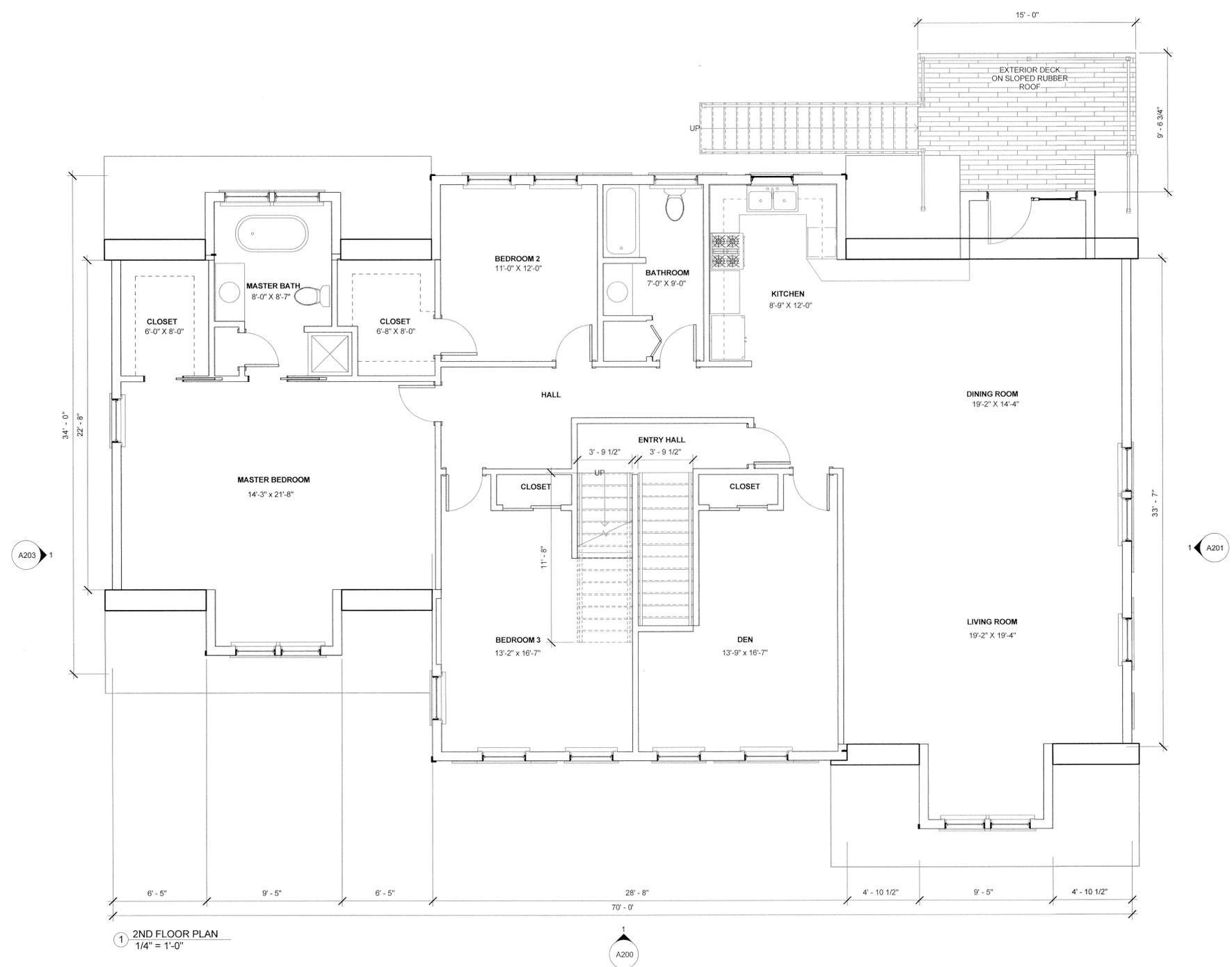
STAMP

05/11/13
 DATE OF ISSUE
 1/4" = 1'-0"
 SCALE
 1427.00
 PROJECT #

DRAWING NUMBER:



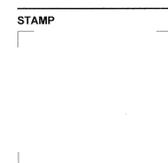
A101



① 2ND FLOOR PLAN
 1/4" = 1'-0"

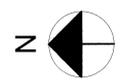
REVISIONS:

DRAWING TITLE:
**2ND FLOOR
 PLAN**



05/11/13
 DATE OF ISSUE
 1/4" = 1'-0"
 SCALE
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 PROJECT #

DRAWING NUMBER:



A102



① SOUTH ELEVATION
 1/4" = 1'-0"



① EAST ELEVATION
 1/4" = 1'-0"



① NORTH ELEVATION
 1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:
**NORTH
 ELEVATION**

STAMP

10/06/14
 DATE OF ISSUE
 DOCUMENT PHASE
 1/4" = 1'-0"
 SCALE
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 PROJECT #

DRAWING NUMBER:

A203