

PROPOSED COMMERCIAL PARKING LOT

KEMPTON STREET NEW BEDFORD, MASSACHUSETTS

SCHEDULE OF DRAWINGS

SHEET NUMBER	PLAN TITLE
1.	TITLE SHEET
2.	EXISTING CONDITIONS AND DEMOLITION PLAN
3.	PROPOSED SITE LAYOUT PLAN WITH LANDSCAPING AND LIGHTING
4.	PROPOSED GRADING AND DRAINAGE PLAN
5.	DETAILS
6.	EROSION CONTROL PLAN

WAIVERS GRANTED BY THE PLANNING BOARD
 1. APPROVED HAVING THE PLANS ON CITY DATUM
 2. ALLOWED 1-1/2 INCH CALIPER LILAC AND 2 INCH BIRCH.

ZONING SUMMARY TABLE

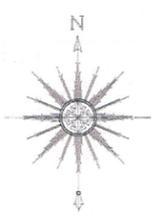
ZONING DISTRICT MIXED USE BUSINESS (MUB)

CRITERIA	REQUIRED	PROVIDED
MINIMUM AREA	8000 S.F.	7,516 S.F.
MINIMUM FRONTAGE	0	121.11
MINIMUM FRONT YARD	0	0
MINIMUM SIDE YARD TO BLDG	10' & 12'	N/A
MINIMUM FRONT YARD TO BLDG	0	0
MINIMUM REAR YARD TO BLDG	10'	N/A
MINIMUM FRONT YARD TO PARKING	0	0
MINIMUM SIDE YARD TO PARKING	0	0
MINIMUM REAR YARD TO PARKING	0	3'
MINIMUM NUMBER OF PARKING SPACES	0	18
BLDG LOT COVERAGE	0	0
GREEN SPACE %	0	14.6%
SCREEN / BUFFER	FENCE OR SCREEN	FENCE
% UPLAND	N/A	100%
UPLAND AREA	N/A	7,516 SF
BUILDING HEIGHT	100' MAX	N/A
BUILDING STORIES	7 MAX	N/A
STD. PARKING SPACES	0	17
HANDICAP SPACES (VAN ACCESSIBLE)	1	1

OWNER, DEVELOPER, & APPLICANT:
 211 LAW OFFICE REALTY TRUST
 107 SLADES CORNER ROAD
 DARTMOUTH, MA 02748

DEVELOPMENT TEAM

FUNCTION	TEAM MEMBER
DEVELOPER	211 LAW OFFICE REALTY TRUST
ENGINEER / AGENT	PRIME ENGINEERING, INC.



SITE LOCUS IS REFERENCED AS NEW BEDFORD ASSESSORS
 MAP 58 LOTS 424, 425, 426, AND 427
 THE DEED IS RECORDED IN THE BRISTOL COUNTY REGISTRY
 OF DEED BOOK 10970 PAGE 2

NEIGHBORHOOD LOCUS PLAN
SCALE: 1"=100'

MARCH 12, 2015
REVISED: JUNE 9, 2015

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 JUN 15 2015
 DEPARTMENT

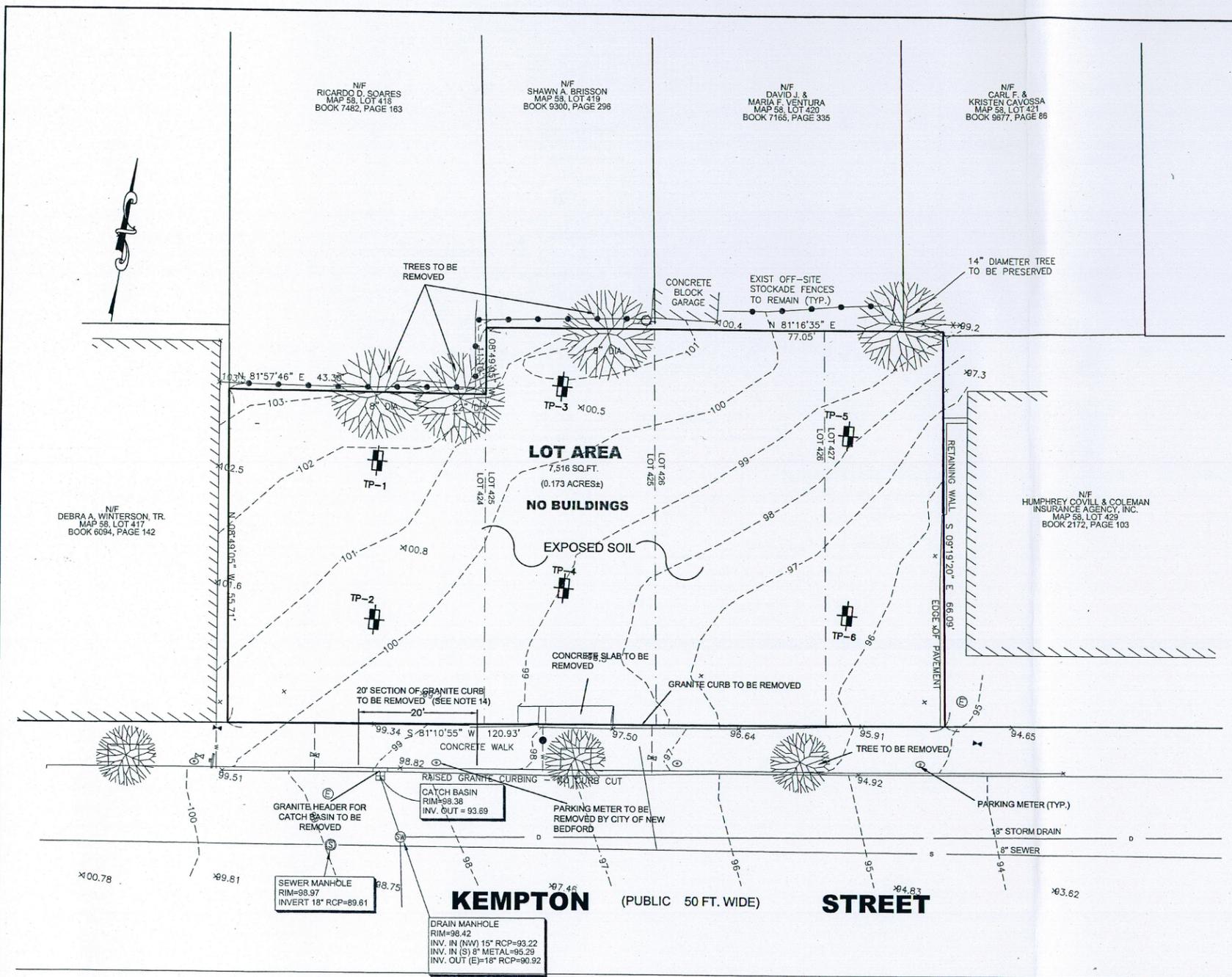
PREPARED BY:



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

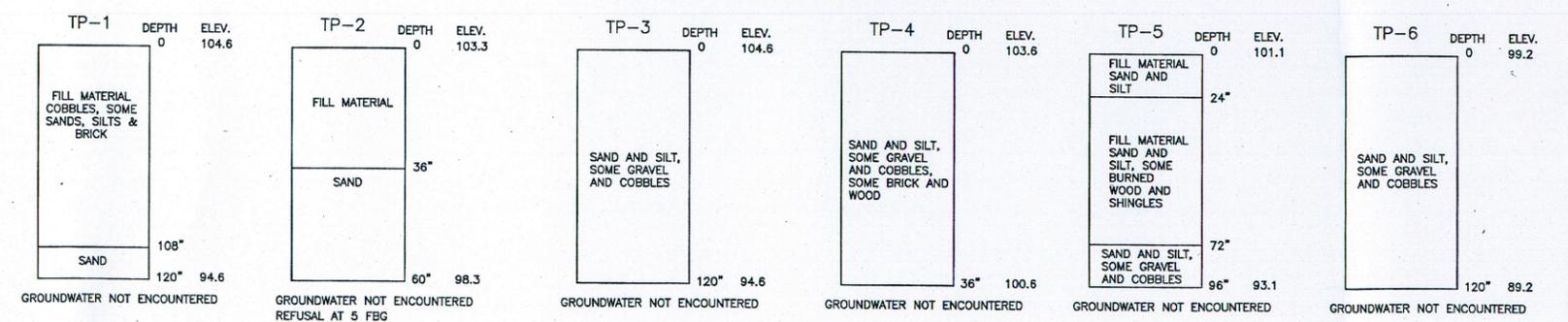


FILE COPY



- NOTES:
1. THE SUBJECT PROPERTY IS SHOWN AS LOTS 424, 425, 426, AND 427 ON THE CITY OF NEW BEDFORD ASSESSORS' MAP 58.
 2. REFER TO BOOK 10970, PAGE 2, ON RECORD AT THE BRISTOL COUNTY REGISTRY OF DEEDS (S.D.) FOR TITLE REFERENCE TO THE SUBJECT PROPERTY.
 3. REFER TO PLAN BOOK 99, PAGE 50 ON RECORD AT SAID REGISTRY OF DEEDS FOR FURTHER REFERENCE TO THE SUBJECT PROPERTY.
 4. THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF NEW BEDFORD "MUB" ZONING DISTRICT.
 5. SEWER STUB LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE FROM CITY OF NEW BEDFORD RECORDS.
 6. NO SEWER OR DRAINAGE AS-BUILT PLANS WERE AVAILABLE FOR INSPECTION AT THE CITY OF NEW BEDFORD D.P.I.
 7. VERTICAL DATUM SHOWN IS CITY OF NEW BEDFORD DATUM.
 8. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF BRISTOL COUNTY, MAP NUMBER 25005C0393F, EFFECTIVE DATE JULY 7, 2009, NAVD 88 DATUM.
 9. THERE ARE NO ESTIMATED OR PRIORITY HABITATS OF RARE OR ENDANGERED SPECIES.
 10. THIS IS NOT A CONFIRMED BROWNSFIELD SITE.
 11. THERE ARE NO KNOWN EXISTING UTILITIES WITHIN THE PROJECT LIMITS
 12. THERE ARE NO WETLANDS ON THE PROPERTY
 13. THERE ARE NO KNOWN EASEMENTS ON THE SUBJECT PROPERTY
 14. THE GRANITE CURB THAT IS TO BE REMOVED SHALL BE BROUGHT TO THE DPI YARD ON LIBERTY STREET
 15. THIS PLAN IS A RESULT OF AN ON THE GROUND SURVEY BY PRIME ENGINEERING CONDUCTED ON NOVEMBER 5, 2013

SOIL DATA:
 DATE: NOVEMBER 26, 2013
 PERFORMED BY: WILLIAM KENNEY, PRIME ENGINEERING, INC.



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JUN 15 2015
DEPARTMENT

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REV	DATE	DESCRIPTION	BY	APP.
4	6/9/15	REVISIONS PER PLANNING BOARD COMMENTS	TRW	RJR
3	5/29/15	REVISIONS PER PLANNING BOARD COMMENTS	TRW	RJR
2	5/5/15	RESPONSE TO COMMENTS	EKW	RJR
1	4/24/15	GENERAL REVISIONS	EKW	RJR

DRAWING TITLE		SCALE:
EXISTING CONDITIONS AND DEMOLITION PLAN		1" = 10'
PROJECT		DATE:
KEMPTON STREET		MAR 12, 2015
NEW BEDFORD, MASSACHUSETTS		DRAWN BY:
211 LAW OFFICE REALTY TRUST		TRW
107 SLADES CORNER RD, DARTMOUTH, MA 02748		DESIGNED BY:
CLIENT		RJR
<ul style="list-style-type: none"> CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT 		CHECKED BY:
		RJR
P.O. BOX 1088 359 BEDFORD ST. LAKEVILLE, MA 02447 TEL: 508.947.0050 FAX: 508.947.2004		APPROVED BY:
		RJR
SHEET NO.		2
PROJECT NO.		19890101

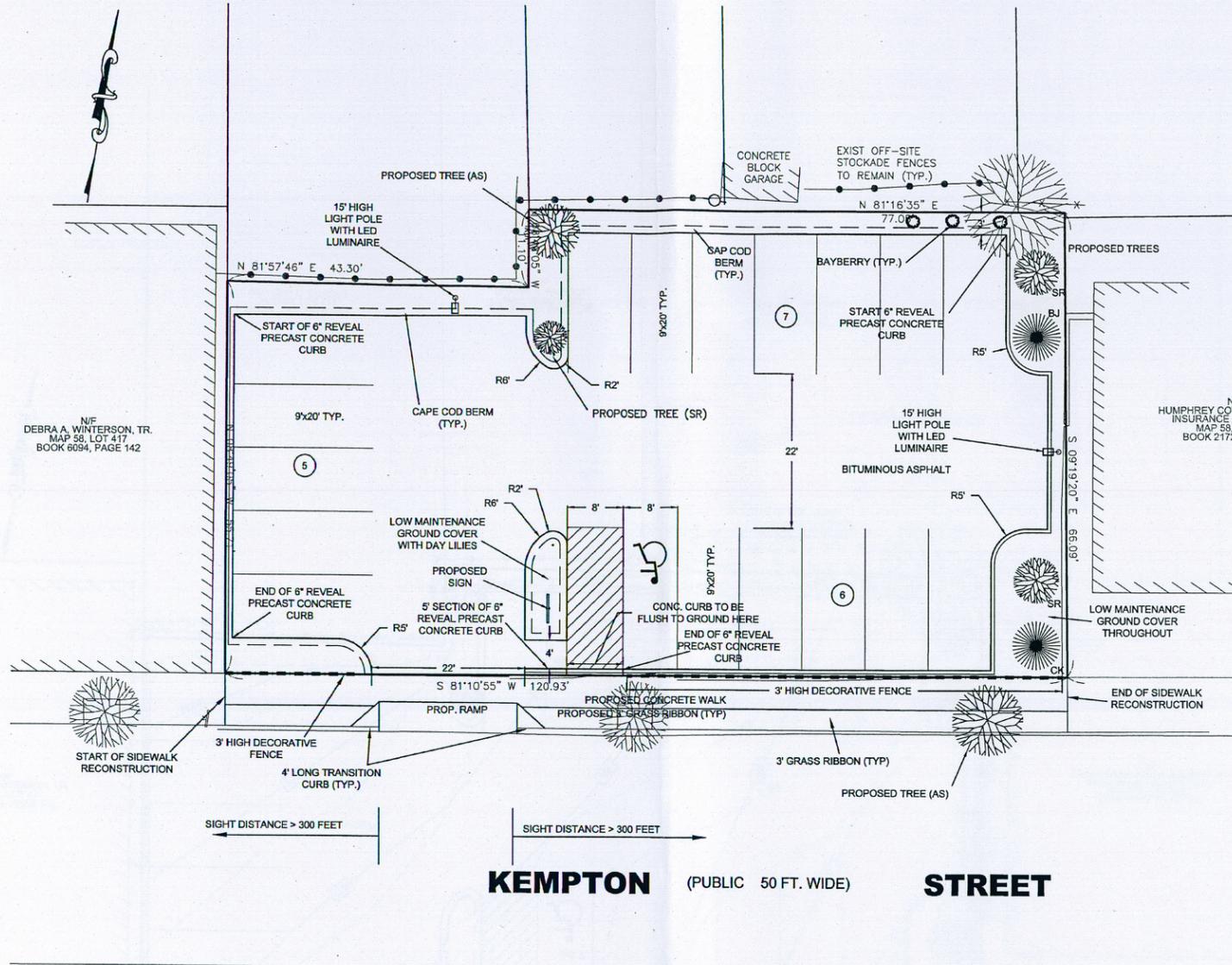
ZONING SUMMARY TABLE

ZONING DISTRICT MIXED USE BUSINESS (MUB)

CRITERIA	REQUIRED	PROVIDED
MINIMUM AREA	8000 S.F.	7,516 S.F.
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MINIMUM FRONT YARD	0	0
MINIMUM SIDE YARD TO BLDG	10' & 12'	N/A
MINIMUM FRONT YARD TO BLDG	0	0
MINIMUM REAR YARD TO BLDG	10'	N/A
MINIMUM FRONT YARD TO PARKING	0	0
MINIMUM SIDE YARD TO PARKING	0	0
MINIMUM REAR YARD TO PARKING	0	3'
MINIMUM NUMBER OF PARKING SPACES	0	18
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SCREEN / BUFFER	FENCE OR SCREEN	FENCE
% UPLAND	N/A	100%
UPLAND AREA	N/A	7,516 SF
BUILDING HEIGHT	100' MAX	N/A
BUILDING STORIES	7 MAX	N/A
STD. PARKING SPACES	0	17
HANDICAP SPACES (VAN ACCESSIBLE)	1	1

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE
CK	CORNUS KOUSA MILKY WAY	MILKY WAY CHINESE DOGWOOD	6"
AS	ACER SACCHARUM	SUGAR MAPLE	3" CALIPER
SR	SYRINGA RETICULATA IVORY SILK	CREAMY WHITE TREE LILAC	1 1/2" CALIPER
BJ	BETULA JAPONICA WHITE SPIRE	CLUMP WHITE BIRCH	2" CALIPER

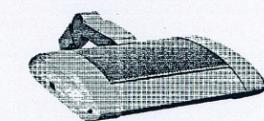


- GENERAL NOTES:**
- THE CITY SIDEWALK SHALL BE RECONSTRUCTED ALONG THE ENTIRE FRONTAGE BY THE PROPONENT.
 - ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
 - ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
 - ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
 - ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
 - NO IRRIGATION SYSTEM IS PROPOSED.
 - ALL LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 3360 OF THE NEW BEDFORD ZONING ORDINANCE.
 - NO MONUMENTS ARE PROPOSED.
 - LIGHT POLES TO BE 15' IN HEIGHT (MAX) AND SHALL BE ILLUMINATED WITH LED FIXTURES THAT TURN OFF NO LATER THAN 8 P.M.
 - PLANTING BEDS SHALL HAVE LOW MAINTENANCE GROUND COVER.

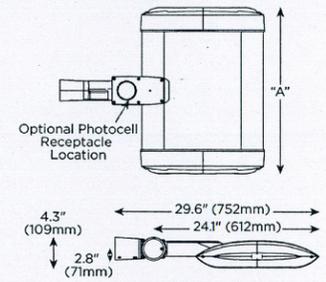
- D.P.I. REQUIREMENTS:**
- DRIVEWAY PERMITS ARE SUBJECT TO TRAFFIC COMMISSION APPROVAL.
 - PERMITS FOR SIDEWALK, DRIVEWAY AND SEWER MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC INFRASTRUCTURE ENGINEERING DIVISION.
 - DRIVEWAYS TO BE BUILT IN ACCORDANCE WITH CITY OF NEW BEDFORD REGULATIONS AND WITH 4' TRANSITION CURBS ON BOTH SIDES.
 - EXISTING CATCH BASIN FALLS WITHIN 4' TRANSITION CURB FOR THE PROPOSED DRIVEWAY. DEVELOPER TO REPLACE GRANITE INLET CURB WITH NORMAL SECTION OF GRANITE CURB. DRAINAGE DESIGN MUST COMPLY WITH PHASE II, MASS DEPARTMENT STORM WATER MANAGEMENT STANDARDS.
 - ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH CITY OF NEW BEDFORD STANDARDS.
 - FOR RECORDED DEED REFER TO BOOK 10970 PAGE 2-4 OF THE BRISTOL COUNTY REGISTRY OF DEEDS.
 - THE DEPARTMENT OF PUBLIC INFRASTRUCTURE REQUIRES A FINAL SET OF APPROVAL PLANS TO BE SUBMITTED THAT REFLECTS ALL REVISIONS MADE PRIOR TO THE START OF CONSTRUCTION.
 - DEVELOPER AND SITE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE PRIOR TO THE START OF THE CONSTRUCTION.
 - UPON COMPLETION, ENGINEER MUST SUBMIT "AS-BUILT" DRAWINGS* IN CADD FORMAT PRIOR TO CERTIFICATION OF OCCUPANCY BEING ISSUED.

Luminaire Schedule

Symbol	Qty	Description
[Symbol]	2	ARB-EDG-4MB-04-E-UL-700-40K (700mA)



KEMPTON (PUBLIC 50 FT. WIDE) STREET



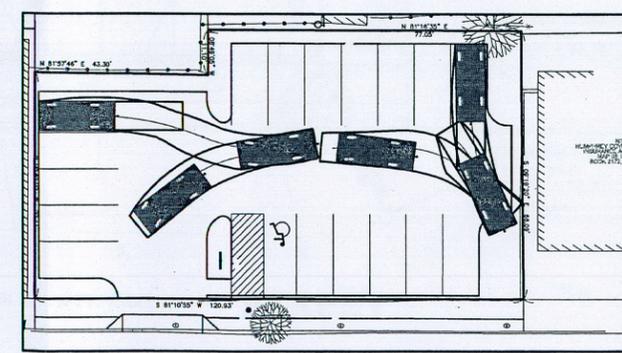
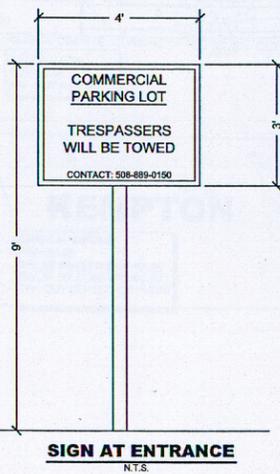
LED Count (x10)	Dim. "A"
04	12.1" (306mm)
06	14.1" (357mm)
08	16.1" (408mm)
10	18.1" (459mm)
12	20.1" (510mm)
14	22.1" (560mm)
16	24.1" (611mm)
20	28.1" (713mm)
24	32.1" (814mm)

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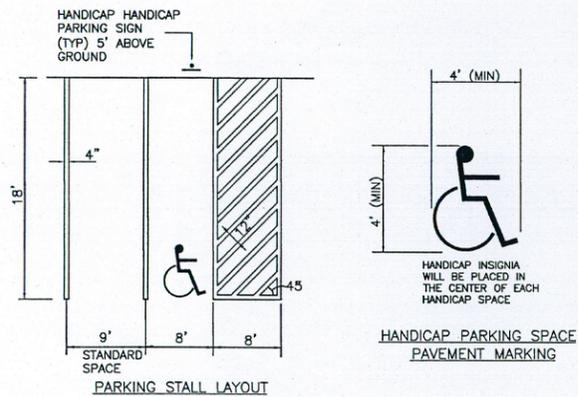


PASSENGER CAR TURNING MOVEMENT

SCALE: 1"=20'

NOTE: TURNING MOVEMENT SHOWN IS FOR AASHTO PASSENGER CAR (P) WHICH IS LARGER THAN ANY AVAILABLE PASSENGER CAR.

<p>DRAWING TITLE</p> <p>PROPOSED SITE LAYOUT PLAN WITH LANDSCAPING AND LIGHTING</p>		<p>SCALE: 1" = 10'</p> <p>DATE: MAR 12, 2015</p>																			
<p>PROJECT</p> <p>KEMPTON STREET</p> <p>NEW BEDFORD, MASSACHUSETTS</p>		<p>CLIENT</p> <p>211 LAW OFFICE REALTY TRUST</p> <p>107 SLADES CORNER RD, DARTMOUTH, MA 02748</p>																			
<p>REV DATE DESCRIPTION BY APP.</p> <table border="1"> <tr> <td>4</td> <td>6/9/15</td> <td>REVISIONS PER PLANNING BOARD COMMENTS</td> <td>TRW</td> <td>RJR</td> </tr> <tr> <td>3</td> <td>5/28/15</td> <td>REVISIONS PER PLANNING BOARD COMMENTS</td> <td>TRW</td> <td>RJR</td> </tr> <tr> <td>2</td> <td>5/15/15</td> <td>RESPONSE TO COMMENTS</td> <td>EKW</td> <td>RJR</td> </tr> <tr> <td>1</td> <td>4/24/15</td> <td>GENERAL REVISIONS</td> <td>EKW</td> <td>RJR</td> </tr> </table>			4	6/9/15	REVISIONS PER PLANNING BOARD COMMENTS	TRW	RJR	3	5/28/15	REVISIONS PER PLANNING BOARD COMMENTS	TRW	RJR	2	5/15/15	RESPONSE TO COMMENTS	EKW	RJR	1	4/24/15	GENERAL REVISIONS	EKW
4	6/9/15	REVISIONS PER PLANNING BOARD COMMENTS	TRW	RJR																	
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<p>DESIGNED BY: RJR</p> <p>CHECKED BY: RJR</p> <p>APPROVED BY: RJR</p>		<p>SHEET NO. 3</p> <p>PROJECT NO. 19890101</p>																			



TYPICAL PAVEMENT MARKINGS
NOT TO SCALE

NOTE:
ALL PAVEMENT MARKING WILL BE WHITE REFLECTORIZED TRAFFIC PAINT. WIDTH AS NOTED.

RECOMMENDED MAINTENANCE PROCEDURE:

OIL IS REMOVED THROUGH THE 6" INSPECTION/OIL PORT AND SEDIMENT IS REMOVED THROUGH THE 24" DIAMETER OUTLET RISER PIPE. ALTERNATIVELY, OIL COULD BE REMOVED FROM THE 24" OPENING IF WATER IS REMOVED FROM TREATMENT CHAMBER, LOWERING THE OIL LEVEL BELOW THE DROP PIPES.

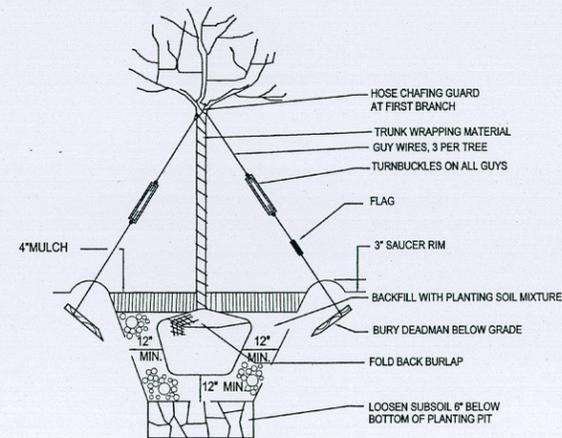
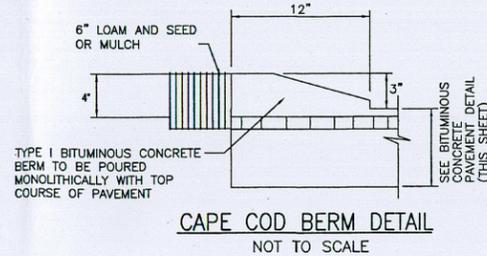
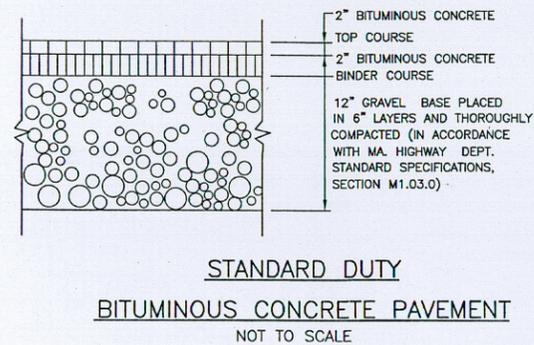
THE DEPTH OF SEDIMENT CAN BE MEASURED FROM THE SURFACE OF THE STORMCEPTOR WITH A DIPSTICK TUBE EQUIPPED WITH A BALL VALVE (SLUDGE JUDGE). RINKER MATERIALS RECOMMENDS MAINTENANCE BE PERFORMED ONCE THE SEDIMENT DEPTH EXCEEDS THE GUIDELINE VALUE PROVIDED IN TABLE BELOW.

MODEL	SEDIMENT DEPTH
450i	8" (200MM)
900	8" (200MM)
1200	10" (250MM)
1800	15" (375MM)
2400	12" (300MM)
3600	17" (425MM)
4800	15" (375MM)
6000	18" (450MM)
7200	15" (375MM)
11000s	17" (425MM)**
13000s	20" (500MM)**
16000s	17" (425MM)**

* DEPTHS ARE APPROXIMATE
** DEPTHS IN EACH STRUCTURE

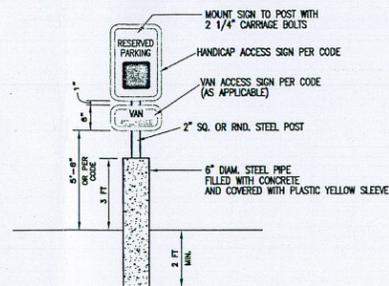
NO ENTRY INTO THE UNIT IS REQUIRED FOR ROUTINE MAINTENANCE OF THE INLET STORMCEPTOR. THE SMALLER DISC INSERT MODELS OF THE IN-LINE STORMCEPTOR. ENTRY TO THE LEVEL OF THE BY-PASS MAY BE REQUIRED FOR SERVICING THE LARGER IN-LINE MODELS. ANY POTENTIAL OBSTRUCTIONS AT THE INLET CAN BE OBSERVED FROM THE SURFACE. THE BY-PASS CHAMBER HAS BEEN DESIGNATED AS A PLATFORM FOR AUTHORIZED MAINTENANCE PERSONNEL, IN THE EVENT THAT AN OBSTRUCTION NEEDS TO BE REMOVED, DRAIN FLUSHING NEEDS TO BE PERFORMED, OR CAMERA SURVEYS ARE REQUIRED.

TYPICALLY, MAINTENANCE IS PERFORMED BY THE VACUUM SERVICE INDUSTRY, A WELL ESTABLISHED SECTOR OF THE SERVICE INDUSTRY THAT CLEANS UNDERGROUND TANKS, SEWERS, AND CATCH-BASINS. COSTS TO CLEAN THE STORMCEPTOR WILL VARY BASED ON THE SIZE OF THE UNIT AND TRANSPORTATION DISTANCES. IF YOU NEED ASSISTANCE FOR CLEANING A STORMCEPTOR UNIT, CONTACT YOUR LOCAL RINKER MATERIALS REPRESENTATIVE, OR THE RINKER MATERIALS STORMCEPTOR INFORMATION LINE AT (800) 909-7763.

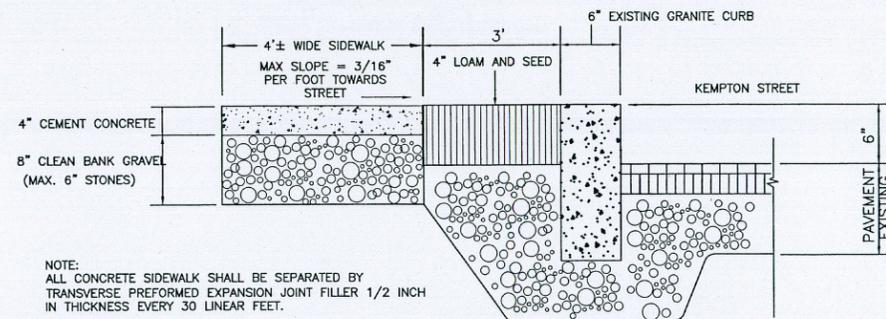


TREE PLANTING DETAIL
NOT TO SCALE

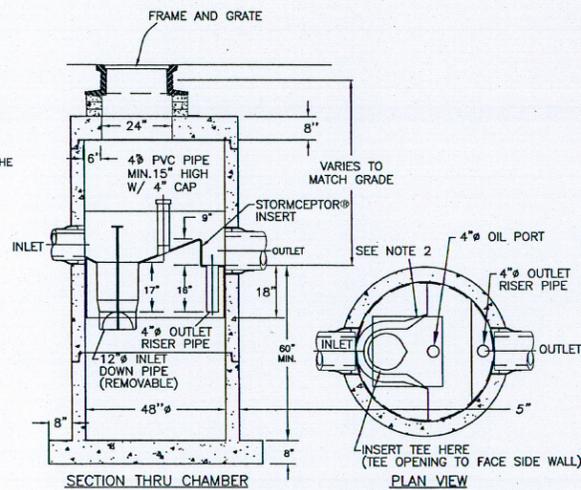
TREES SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 3380 OF THE NEW BEDFORD ZONING ORDINANCE.



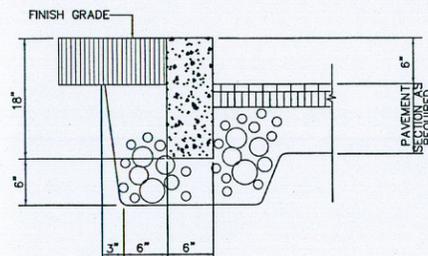
HANDICAP SIGN DETAIL
NOT TO SCALE



NOTE: ALL CONCRETE SIDEWALK SHALL BE SEPARATED BY TRANSVERSE PREFORMED EXPANSION JOINT FILLER 1/2 INCH IN THICKNESS EVERY 30 LINEAR FEET.



STORMCEPTOR MODEL 450i
NOT TO SCALE



VERTICAL CONCRETE CURB
NOT TO SCALE

NOTES:

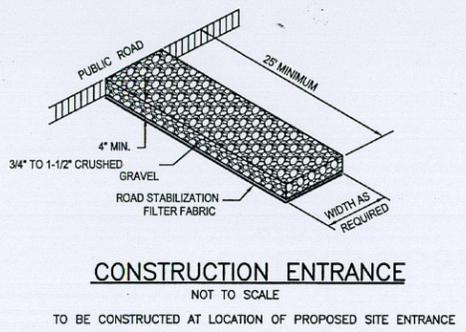
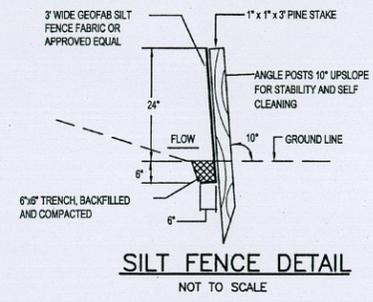
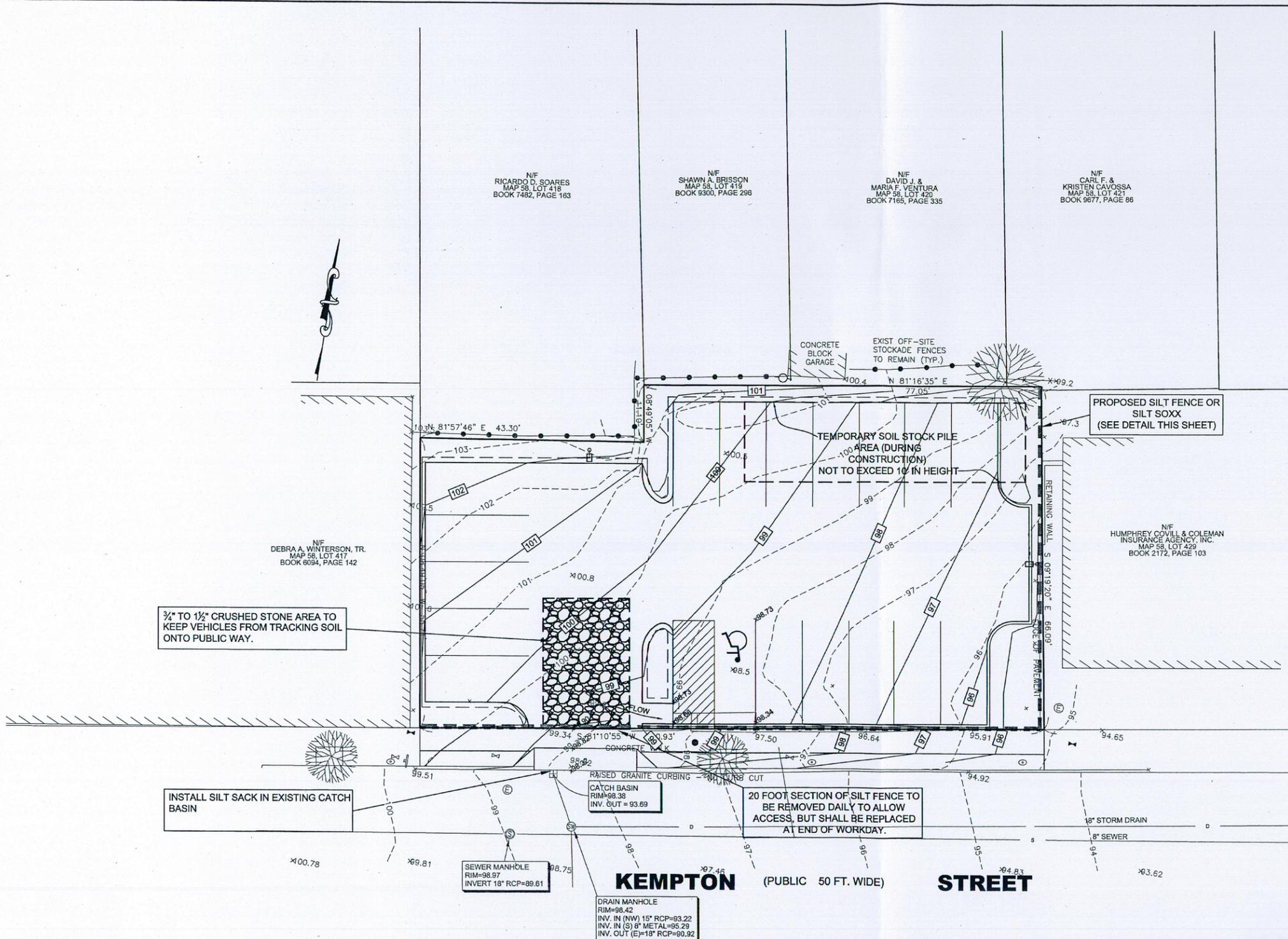
- THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
- THE COVER SHOULD BE POSITIONED OVER THE INLET DROP PIPE AND THE OIL PORT.
- THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
- CONTACT A CONCRETE PIPE DIVISION REPRESENTATIVE FOR FURTHER DETAILS NOT LISTED ON THIS DRAWING.

PLANNING
JUN 15 2015
DEPARTMENT

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REV.	DATE	DESCRIPTION	BY	APP.
4	6/9/15	REVISIONS PER PLANNING BOARD COMMENTS	TRW	RJR
3	5/28/15	REVISIONS PER PLANNING BOARD COMMENTS	TRW	RJR
2	5/5/15	RESPONSE TO COMMENTS	EKW	RJR
1	4/24/15	GENERAL REVISIONS	EKW	RJR

DRAWING TITLE	DETAILS	SCALE:	N.T.S.
PROJECT	KEMPTON STREET NEW BEDFORD, MASSACHUSETTS	DATE:	MAR 12, 2015
CLIENT	211 LAW OFFICE REALTY TRUST 107 SLADES CORNER RD, DARTMOUTH, MA 02748	DRAWN BY:	TRW
		DESIGNED BY:	RJR
		CHECKED BY:	RJR
		APPROVED BY:	RJR
		SHEET NO.	5
		PROJECT NO.	19890101



3/4\"/>

INSTALL SILT SACK IN EXISTING CATCH BASIN

RAISED GRANITE CURBING - 20\"/>

20 FOOT SECTION OF SILT FENCE TO BE REMOVED DAILY TO ALLOW ACCESS, BUT SHALL BE REPLACED AT END OF WORKDAY.

SEWER MANHOLE
RIM=98.97
INVERT 18\"/>

DRAIN MANHOLE
RIM=98.42
INV. IN (NW) 15\"/>

PLANNING
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- NOTES:
1. SILT CONTROL MEASURES TO BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION.
 2. ANY SOIL TRACKED INTO PUBLIC WAY SHALL BE SWEEPED UP DAILY.
 3. IF DUST CONDITIONS EXIST THE AREA SHALL BE MISTED UNTIL THE DUST CONDITION IS ELIMINATED.
 4. EROSION CONTROL BMPs SHALL CONFORM TO US EPA, NPDES, MA DEP AND MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS.

FILE COPY

DRAWING TITLE		SCALE	
PROPOSED EROSION CONTROL PLAN		1" = 10'	
PROJECT		DATE	
KEMPTON STREET		MAR 12, 2015	
NEW BEDFORD, MASSACHUSETTS		DRAWN BY:	
CLIENT		TRW	
211 LAW OFFICE REALTY TRUST		DESIGNED BY:	
107 SLADES CORNER RD, DARTMOUTH, MA 02748		RJR	
CIVIL ENGINEERING		CHECKED BY:	
LAND SURVEYING		RJR	
ENVIRONMENTAL ASSESSMENT		APPROVED BY:	
PRIME ENGINEERING		RJR	
P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004		SHEET NO. 6	
REV. DATE DESCRIPTION BY APP.		PROJECT NO. 19890101	
4	6/9/15	REVISIONS PER PLANNING BOARD COMMENTS	TRW RJR
3	5/28/15	REVISIONS PER PLANNING BOARD COMMENTS	TRW RJR
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