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

REQUESTED SUBMISSION WAIVERS

1. WAIVE REQUIREMENT TO SUBMIT DRAINAGE COMPUTATIONS
2. WAIVE REQUIREMENT FOR ELEVATIONS TO BE ON NGVD DATUM
3. WAIVE REQUIREMENT SPECIFYING TREE CALIPER

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.

NEIGHBORHOOD LOCUS PLAN
SCALE: 1"=100'

ZONING SUMMARY TABLE

ZONING DISTRICT MIXED USE BUSINESS (MUB)

CRITERIA	REQUIRED	PROVIDED
MINIMUM AREA MINIMUM FRONTAGE MINIMUM FRONT YARD	8000 S.F. 0 0	7,516 S.F. 121.11 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	20
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

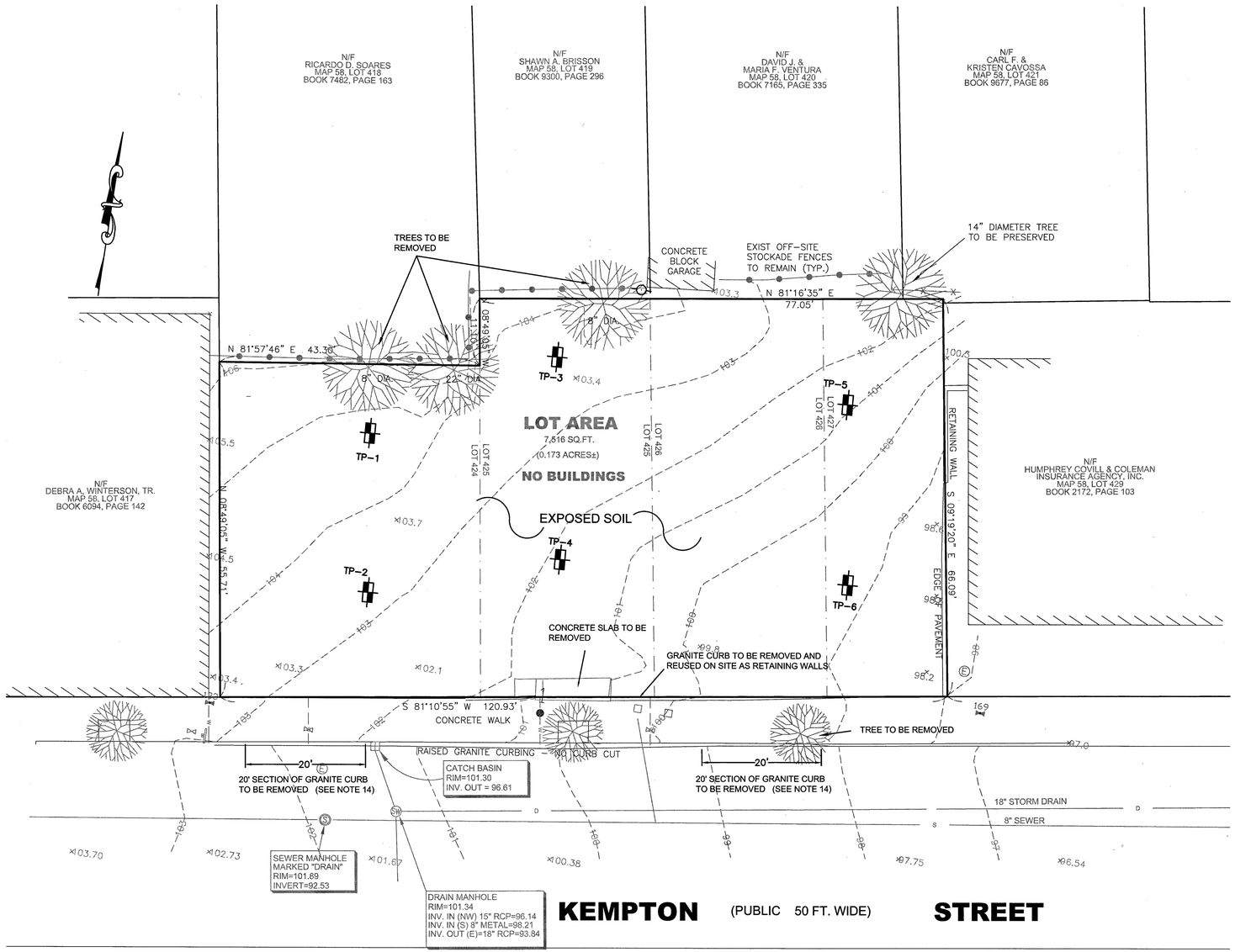
SITE LOCUS IS REFERENCED AS NEW BEDFORD ASSESSOR'S MAP 58 LOTS 424, 425, 426, AND 427

THE DEED IS RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEED BOOK 10970 PAGE 2

MARCH 12, 2015

PREPARED BY:

PRIME ENGINEERING INC
COMMONWEALTH OF MASSACHUSETTS RICHARD RHEAUME No. 25375 REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING–LAND SURVEYING–ENVIRONMENTAL ASSESSMENT
P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347
TEL: 508.947.0050 FAX: 508.947.2004



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 ASSUMED.

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 ON NOVEMBER 5, 2013

SOIL DATA:

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

TP-1 — DEPTH 0 — ELEV. 104.6
- FILL MATERIAL COBBLES, SOME SANDS, SILTS & BRICK
- 108" — SAND
- 120" — 94.6

GROUNDWATER NOT ENCOUNTERED

TP-2 — DEPTH 0 — ELEV. 103.3
- FILL MATERIAL
- 36" — SAND
- 60" — 98.3

GROUNDWATER NOT ENCOUNTERED
REFUSAL AT 5 FBG

TP-3 — DEPTH 0 — ELEV. 104.6
- SAND AND SILT, SOME GRAVEL AND COBBLES
- 120" — 94.6

GROUNDWATER NOT ENCOUNTERED

TP-4 — DEPTH 0 — ELEV. 103.6
- SAND AND SILT, SOME GRAVEL AND COBBLES, SOME BRICK AND WOOD
- 36" — 100.6

GROUNDWATER NOT ENCOUNTERED

TP-5 — DEPTH 0 — ELEV. 101.1
- FILL MATERIAL SAND AND SILT
- 24"
- FILL MATERIAL SAND AND SILT, SOME BURNED WOOD AND SHINGLES
- 72"
- SAND AND SILT, SOME GRAVEL AND COBBLES
- 96" — 93.1

GROUNDWATER NOT ENCOUNTERED

TP-6 — DEPTH 0 — ELEV. 99.2
- SAND AND SILT, SOME GRAVEL AND COBBLES
- 120" — 89.2

GROUNDWATER NOT ENCOUNTERED

0 10 20 30

REV.	DATE	DESCRIPTION	BY	APP.

DRAWING TITLE: **EXISTING CONDITIONS AND DEMOLITION PLAN**
PROJECT: **KEMPTON STREET**
NEW BEDFORD, MASSACHUSETTS
CLIENT: **211 LAW OFFICE REALTY TRUST**
107 SLADES CORNER RD, DARTMOUTH, MA 02748

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

SCALE:	1" = 10'
DATE:	MAR 12, 2015
DRAWN BY:	TRW
DESIGNED BY:	RJR
CHECKED BY:	RJR
SHEET NO.	2
APPROVED BY:	RJR
PROJECT NO.	19890101

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

O:\PROJECTS\New Bedford\Kempton Street\209- 211 Kempton St Leontire\Engineering\KEMPTON STREET BASE.dwg

LEGEND

PAINTED PARKING SPACE COUNT (7)

RETAINING WALL

ZONING SUMMARY TABLE

ZONING DISTRICT MIXED USE BUSINESS (MUB)

CRITERIA	REQUIRED	PROVIDED
MINIMUM AREA MINIMUM FRONTAGE MINIMUM FRONT YARD	8000 S.F. 0 0	7,516 S.F. 121.11 0
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MINIMUM FRONT YARD TO BLDG	0	0
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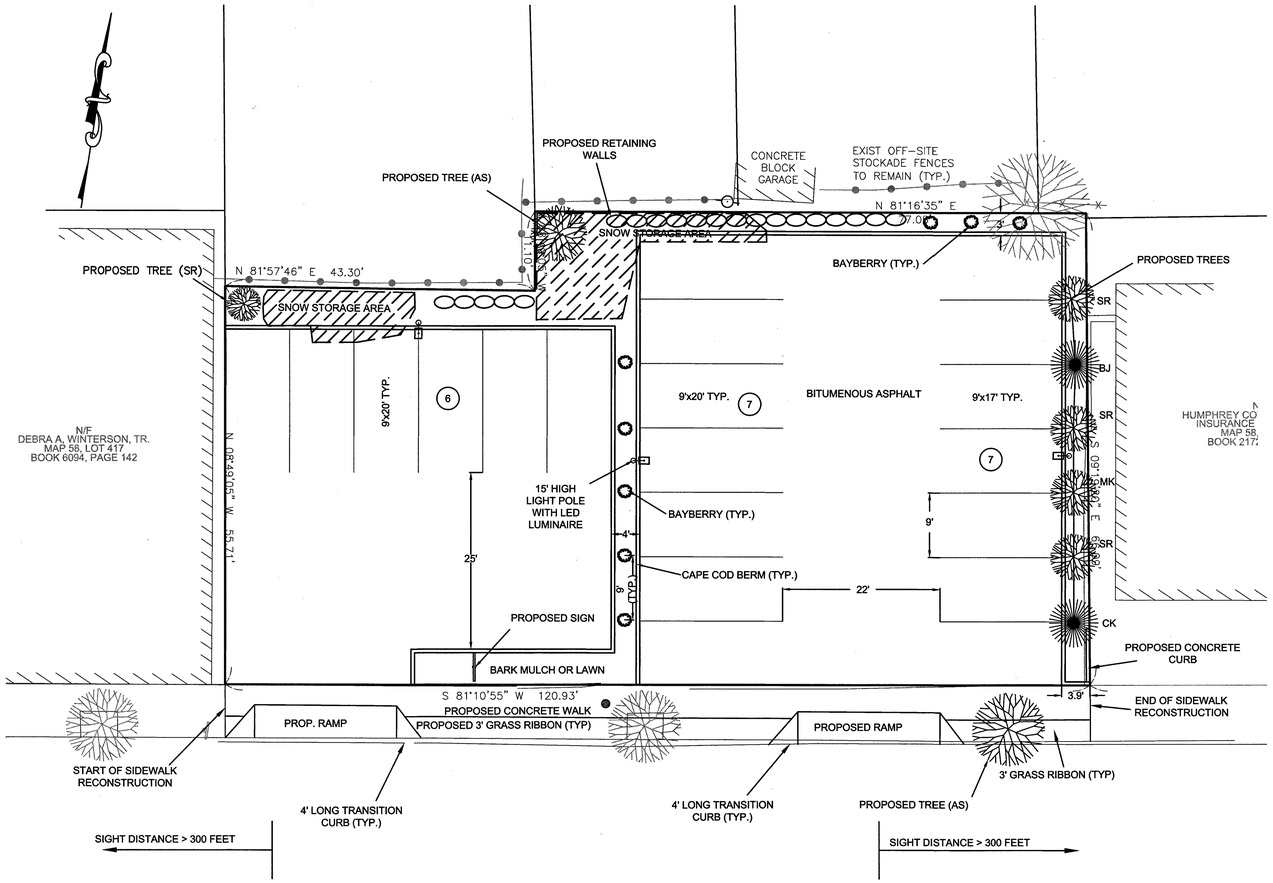
MINIMUM FRONT YARD TO PARKING	0	0
MINIMUM SIDE YARD TO PARKING	0	0
MINIMUM REAR YARD TO PARKING	0	3'
MINIMUM NUMBER OF PARKING SPACES	0	20
BLDG LOT COVERAGE	0	0
GREEN SPACE %	0	14.6%
SCREEN / BUFFER	FENCE OR SCREEN	FENCE
% UPLAND	N/A	100%
UPLAND AREA	N/A	7,516 SF
BUILDING HEIGHT	100' MAX	N/A
BUILDING STORIES	7 MAX	N/A



NOTES:

1. THE CITY SIDEWALK SHALL BE RECONSTRUCTED ALONG THE ENTIRE FRONTAGE BY THE PROPONENT.
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 EROSION CONTROL MEASURES SHALL BE IN PLACED PRIOR TO CONSTRUCTION.
5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
6. NO IRRIGATION SYSTEM IS PROPOSED.
7. ALL LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 3360 OF THE NEW BEDFORD ZONING ORDINANCE.
8. NO MONUMENTS ARE PROPOSED

Luminaire Schedule		
Symbol	Qty	Description
⊡	3	ARE-EDG-4MB-04-E-UL-700-40K (700mA)

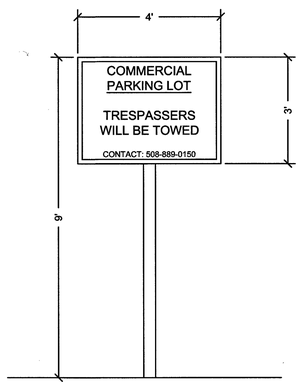
LED Count (x10)	Dim. "A"
04	12.1" (306mm)
06	14.1" (357mm)
08	16.1" (408mm)
10	18.1" (459mm)
12	20.1" (510mm)
14	22.1" (560mm)
16	24.1" (611mm)
20	28.1" (713mm)
24	32.1" (814mm)

CREE EDGE PARKING LOT LED LUMINAIRE

NTS

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE
CK	CORNUS KOUSA MILKY WAY	MILKY WAY CHINESE DOGWOOD	6'
MK	MALUS FLORIBUNDA	JAPANESE CRABAPPLE	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



SIGN AT ENTRANCE

N.T.S.

0 10 20 30

REV.	DATE	DESCRIPTION	BY	APP.

DRAWING TITLE: **PROPOSED SITE LAYOUT PLAN WITH LANDSCAPING AND LIGHTING**

PROJECT: **KEMPTON STREET**
NEW BEDFORD, MASSACHUSETTS

CLIENT: **211 LAW OFFICE REALTY TRUST**
107 SLADES CORNER RD, DARTMOUTH, MA 02748

• CIVIL ENGINEERING
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PRIME ENGINEERING INC

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TEL: 508.947.0050
FAX: 508.947.2004

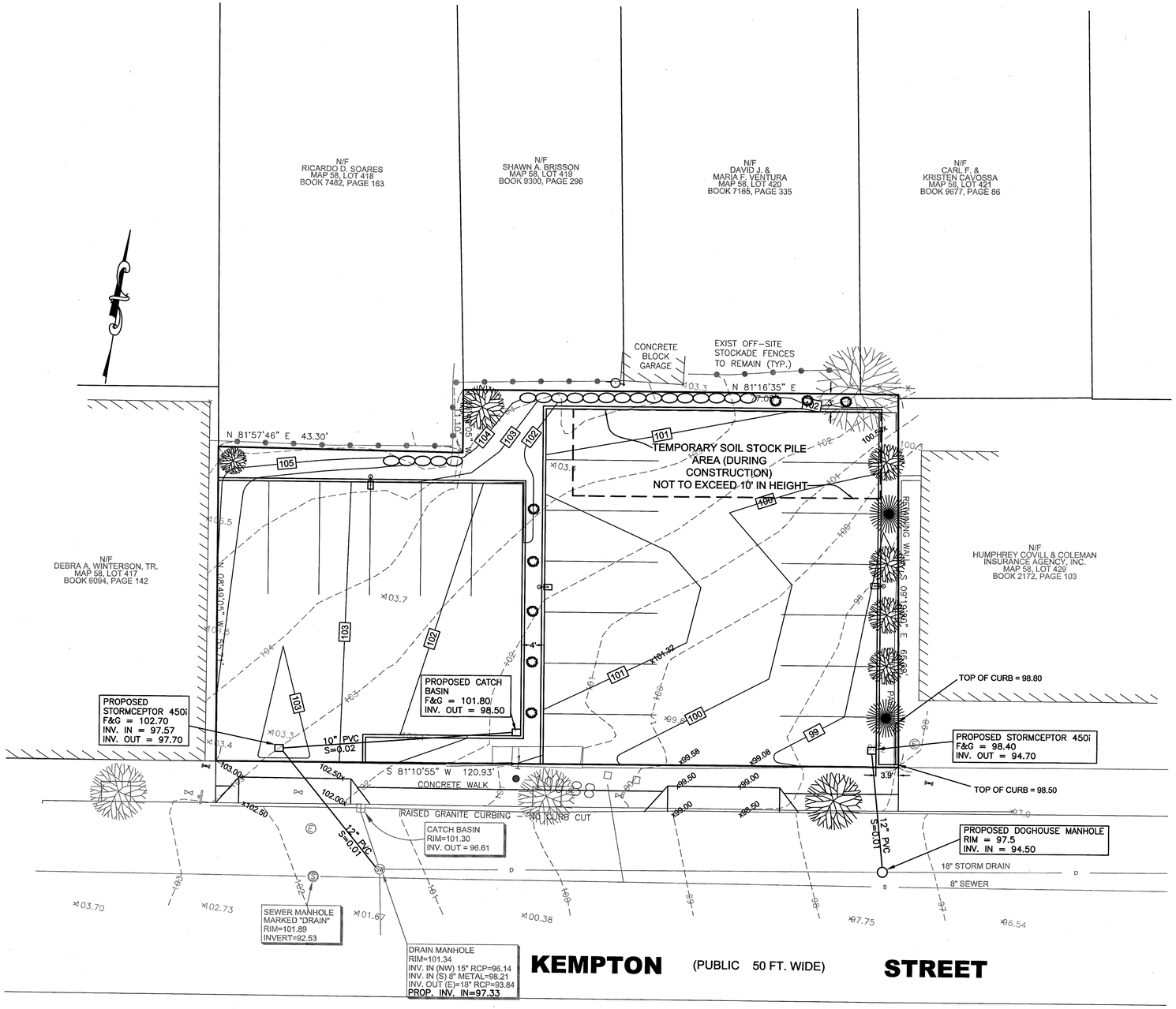
SCALE:	1" = 10'
DATE:	MAR 12, 2015
DRAWN BY:	TRW
DESIGNED BY:	RJR
CHECKED BY:	RJR
APPROVED BY:	RJR
SHEET NO.	3
PROJECT NO.	19890101

RICHARD J. RHEAUME No. 28378 CIVIL REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

O:\PROJECTS\New Bedford\Kempton Street\209-- 211 Kempton St Leontire\Engineering\KEMPTON STREET BASE.dwg

NOTE:

SINCE THE PROPOSED IMPERVIOUS AREAS AND THE SLOPES ARE LESS THAN PRE-EXISTING CONDITIONS, THE PEAK RATE OF RUNOFF AND VOLUME OF RUNOFF WILL BE INHERENTLY LESS, THEREFORE HYDRAULIC COMPUTATIONS ARE NOT NECESSARY.



0 10 20 30

REV.	DATE	DESCRIPTION	BY	APP.

DRAWING TITLE: **PROPOSED GRADING AND DRAINAGE PLAN**

PROJECT: **KEMPTON STREET**
NEW BEDFORD, MASSACHUSETTS

CLIENT: **211 LAW OFFICE REALTY TRUST**
107 SLADES CORNER RD, DARTMOUTH, MA 02748

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SCALE:	1" = 10'
DATE:	MAR 12, 2015
DRAWN BY:	TRW
DESIGNED BY:	RJR
CHECKED BY:	RJR
SHEET NO.	4
APPROVED BY:	RJR
PROJECT NO.	19890101

COMMONWEALTH OF MASSACHUSETTS
RICHARD J RHEAUME No. 29373 CIVIL REGISTERED PROFESSIONAL ENGINEER

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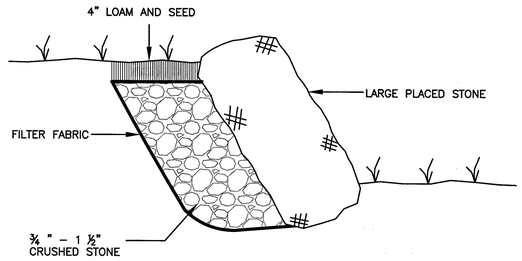
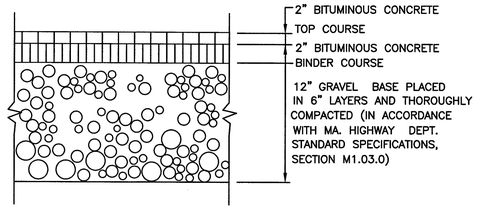


PLACED STONE RETAINING WALL

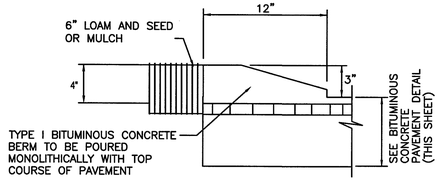
NOT TO SCALE

NOTE:
PLACED STONE ON SLOPE



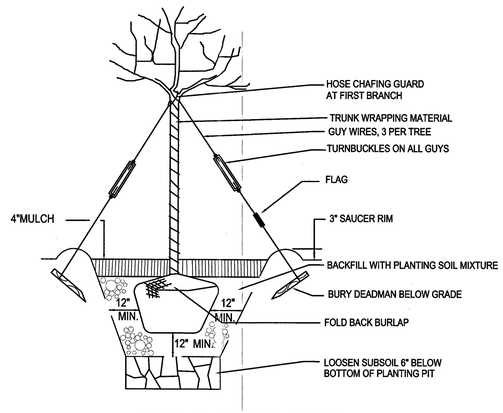
STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



CAPE COD BERM DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

NOT TO SCALE

TREES SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 3360 OF THE NEW BEDFORD ZONING ORDINANCE.

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.

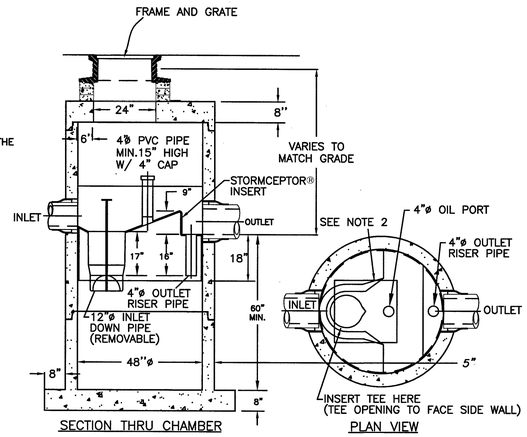
TABLE SEDIMENT DEPTHS INDICATING REQUIRED MAINTANCE*	
MODEL	SEDIMENT DEPTH
450i	8' (200MM)
900	8' (200MM)
1200	10' (250MM)
1800	15' (375MM)
2400	12' (300MM)
3600	17' (425MM)
4800	15' (375MM)
6000	18' (450MM)
7200	15' (375MM)
11000s	17' (425MM)**
13000s	20' (500MM)**
16000s	17' (425MM)**

* DEPTHS ARE APPROXIMATE

** DEPTHS IN EACH STRUCTURE

NO ENTRY INTO THE UNIT IS REQUIRED FOR ROUTINE MAINTENANCE OF THE INLET STORMCEPTOROR 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.

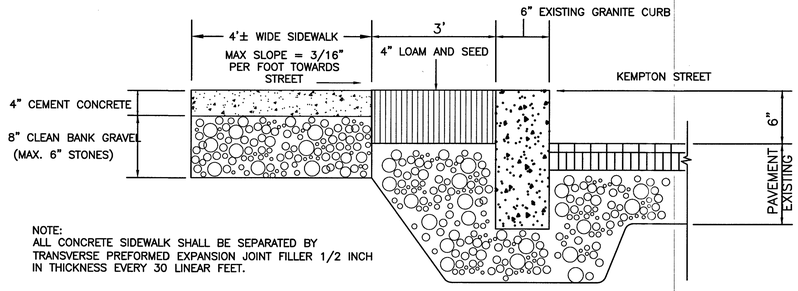


STORMCEPTOR MODEL 450i

NOT TO SCALE

NOTES:

1. THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE INLET 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.



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

SIDEWALK WITH VERTICAL CONCRETE CURB ON KEMPTON STREET

NOT TO SCALE

REV.	DATE	DESCRIPTION	BY	APP.

DRAWING TITLE: **DETAILS**

PROJECT: **KEMPTON STREET**
NEW BEDFORD, MASSACHUSETTS

CLIENT: **211 LAW OFFICE REALTY TRUST**
107 SLADES CORNER RD, DARTMOUTH, MA 02748

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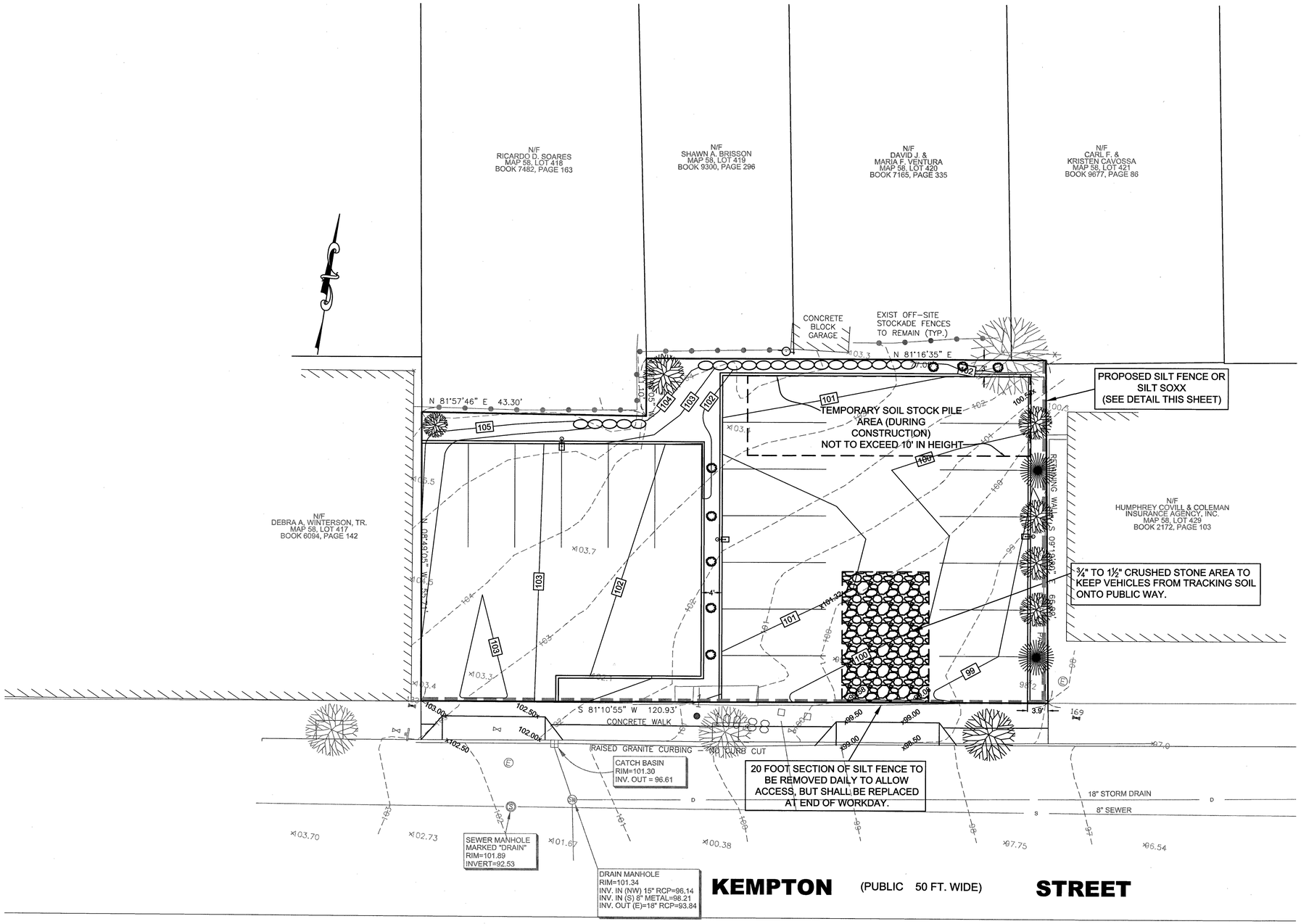
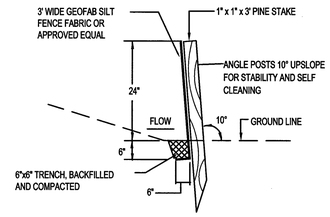
SCALE:	N.T.S
DATE:	MAR 12, 2015
DRAWN BY:	TRW
DESIGNED BY:	RJR
CHECKED BY:	RJR
APPROVED BY:	RJR
SHEET NO.	5
PROJECT NO.	19890101

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

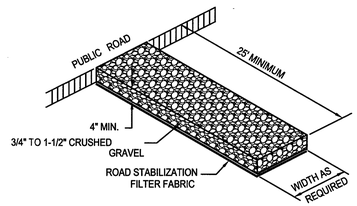
O:\PROJECTS\New Bedford\Kempton Street\209- 211 Kempton St Leontire\Engineering\KEMPTON STREET BASE.dwg





SILT FENCE DETAIL

NOT TO SCALE



CONSTRUCTION ENTRANCE

NOT TO SCALE

TO BE CONSTRUCTED AT LOCATION OF PROPOSED SITE ENTRANCE

LEGEND

PAINTED PARKING SPACE COUNT (7)

STONE WALL

NOTES:

1. SILT CONTROL MEASURES TO BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION.
2. ANY SOIL TRACKED INTO PUBLIC WAY SHALL BE SWEPT 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.

0 10 20 30

REV.	DATE	DESCRIPTION	BY	APP.

DRAWING TITLE: **PROPOSED EROSION CONTROL PLAN**

PROJECT: **KEMPTON STREET**
NEW BEDFORD, MASSACHUSETTS

CLIENT: **211 LAW OFFICE REALTY TRUST**
107 SLADES CORNER RD, DARTMOUTH, MA 02748

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DRAWN BY:	TRW
DESIGNED BY:	RJR
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APPROVED BY:	RJR
SHEET NO.	6
PROJECT NO.	19890101

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

O:\PROJECTS\New Bedford\Kempton Street\209– 211 Kempton St Leontire\Engineering\KEMPTON STREET BASE.dwg