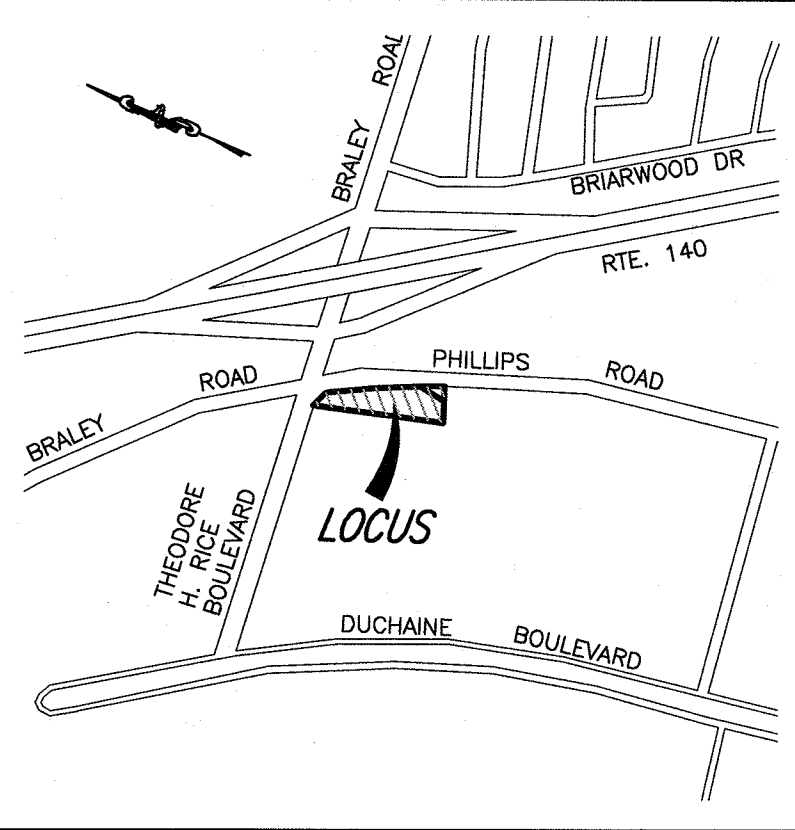


NOTES:

1. I HEREBY CERTIFY THAT THE PROJECT AS DESIGNED MEETS THE APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD.
2. DRIVEWAY PERMIT SUBJECT TO TRAFFIC COMMISSION APPROVAL.
3. PERMITS FOR SIDEWALK, DRIVEWAYS, WATER & SEWER MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC INFRASTRUCTURE ENGINEERING DIVISION.
4. ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY PLANNER AND CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY PLANNER AND CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
5. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
6. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
7. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.

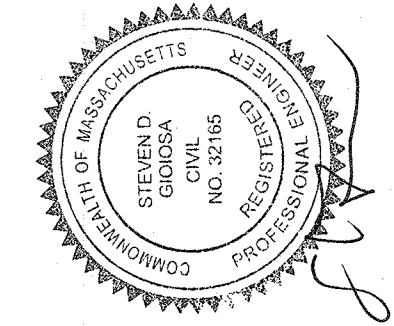
LEGEND

- PROPERTY LINE
EXISTING CONTOUR
GUARDRAIL
OVERHEAD WIRES
GAS MAIN
GAS GATE VALVE
GAS SERVICE
LIGHT POLE
UTILITY POLE
MONITORING WELL
TREE LINE
ELECTRICAL MANHOLE
EDGE OF BORDERING VEGETATED WETLANDS
DOUBLE YELLOW LANE LINE



LOCUS MAP

SCALE: 1"=1,000'±



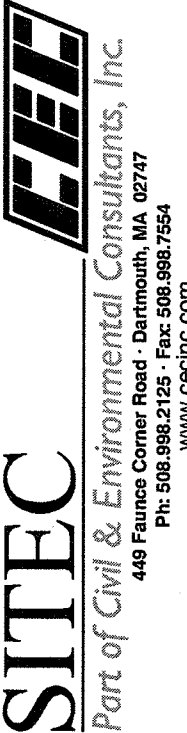
No.	Date	Revision Description	App'd. By	Chkd. By
1	JUNE 15, 2021	CON. COM. & PLANNING BOARD REVIEW	SDG	SDG
2	JULY 12, 2021	INTSCH. ENGINEERING COMMENT LETTER	SDG	SDG

scale: 1"=30'
date: MARCH 26, 2021
drawn: KJ
checked: SDG
approved: SDG
sheet 1 of 9
drawing number: SL-1

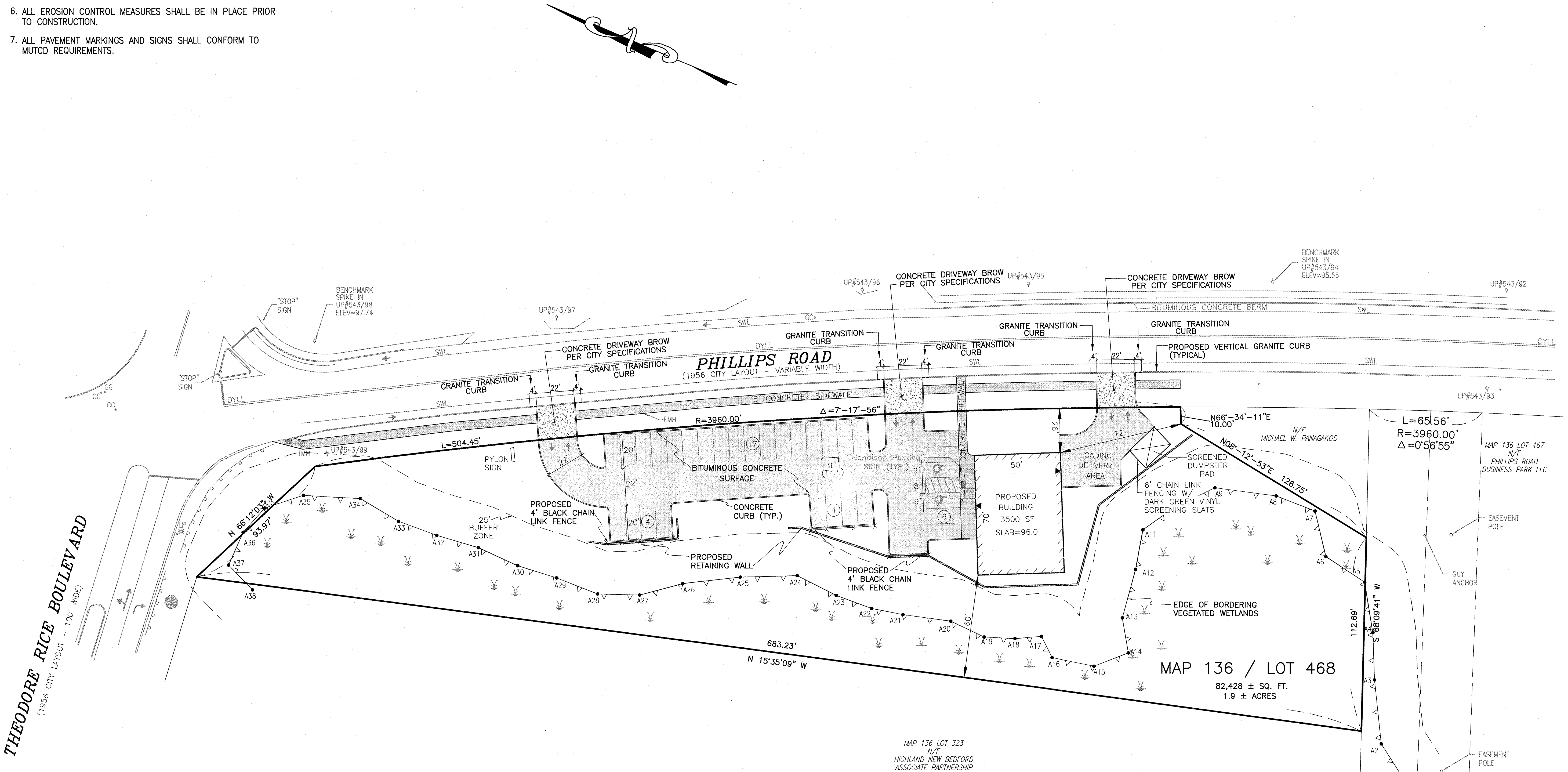
project: ASSESSOR'S MAP 136 - LOT 468
PHILLIPS ROAD
NEW BEDFORD, MASSACHUSETTS

client: PANAGAKOS DEVELOPMENT

drawing title: SITE LAYOUT



Acad No. NB 20-7638 PLDWG
File No. 20-7638





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Civil and Environmental Engineering
Land Use Planning

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PROJECT: ASSESSOR'S MAP 136 - LOT 468
PHILLIPS ROAD
NEW BEDFORD, MASSACHUSETTS

CLIENT: PANAGAKOS DEVELOPMENT

DRAWING TITLE: LOCUS MAP

SCALE: 1"=40'

DATE: MAR. 26, 2021

DRAWN: KJ

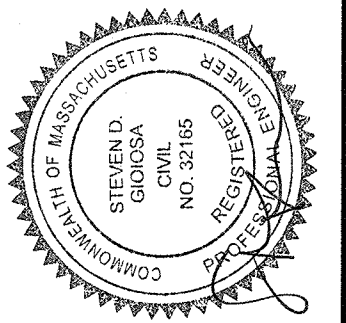
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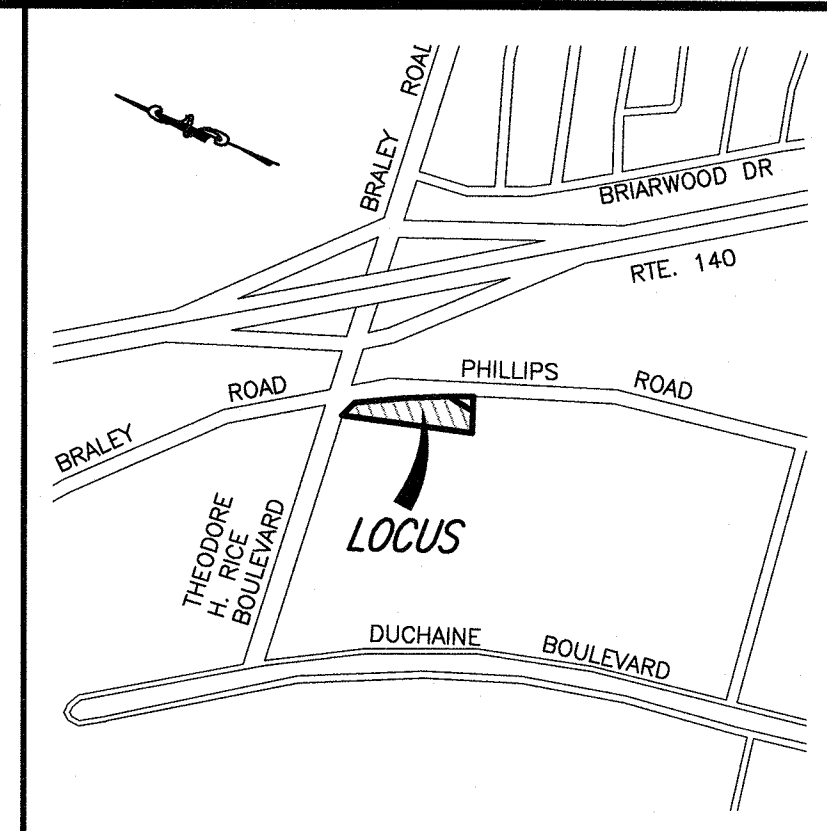
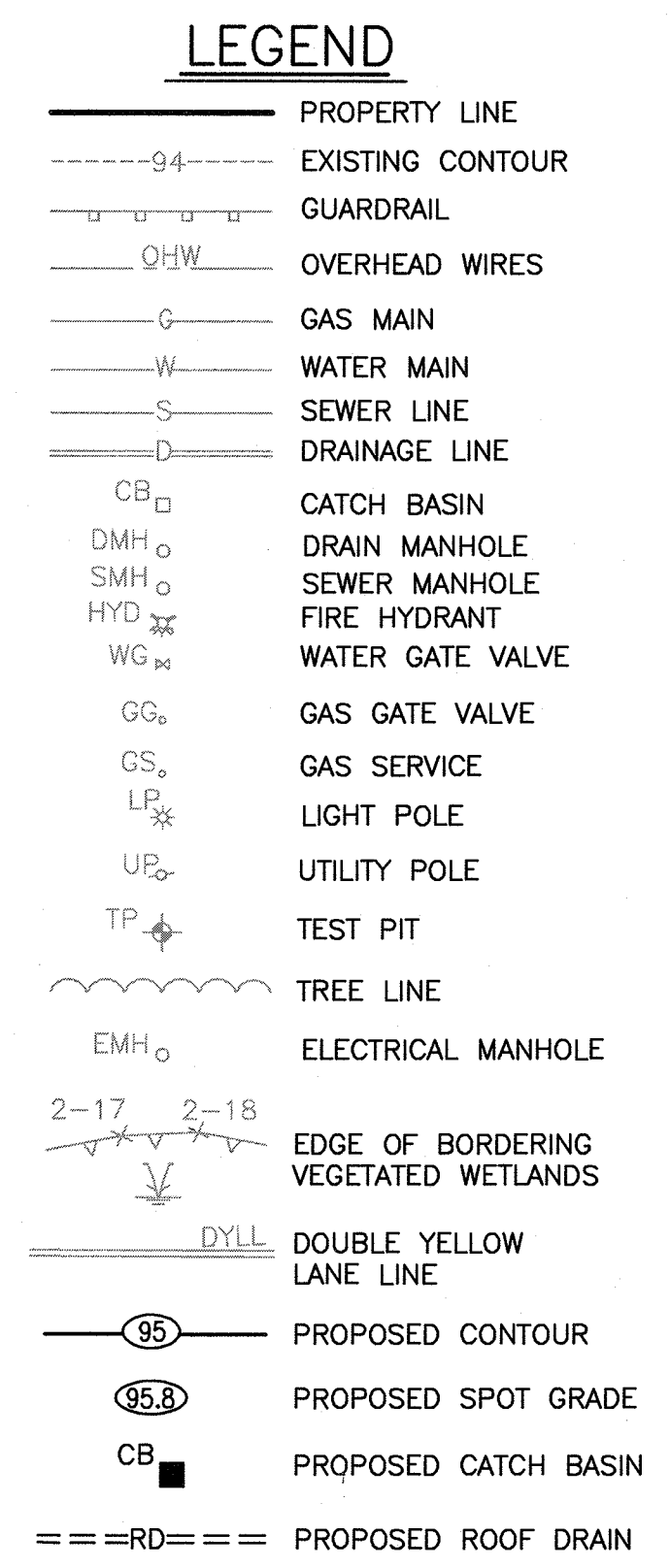
APPROVED: SDG

SHEET 2 OF 9

DRAWING NUMBER: LM-1

No.	Date	Revision Description	Checked by	Approved by
1	JUNE 15, 2021	CON. COM. & PLANNING BOARD REVIEW	SDG	SDG
2	JULY 12, 2021	NITSCH ENGINEERING COMMENT LETTER - JULY 6, 2021	SDG	SDG



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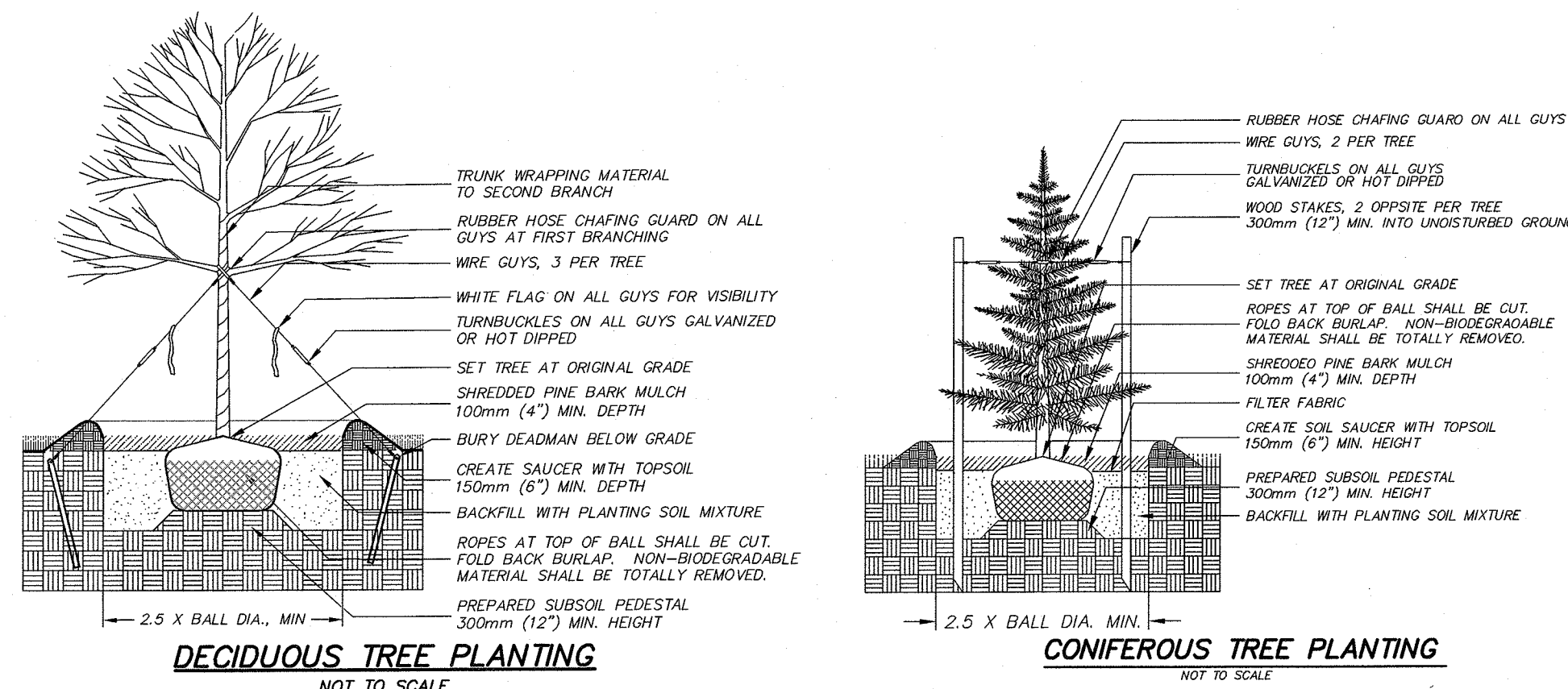
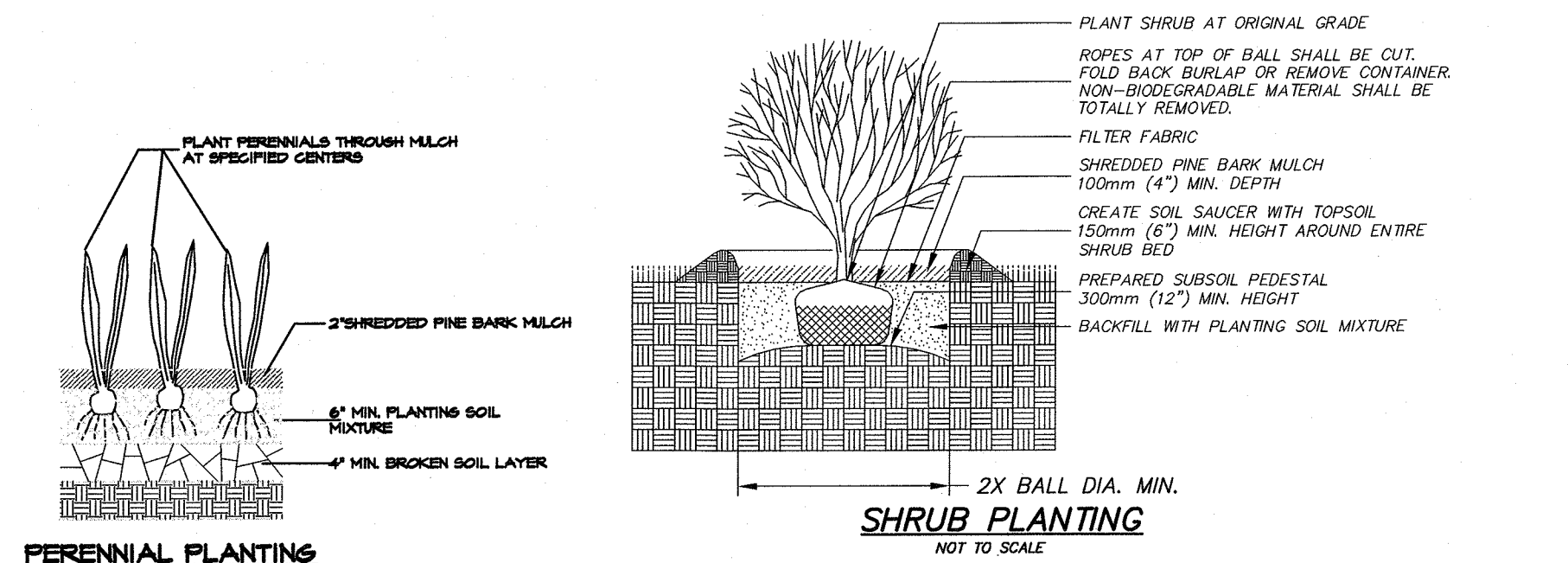
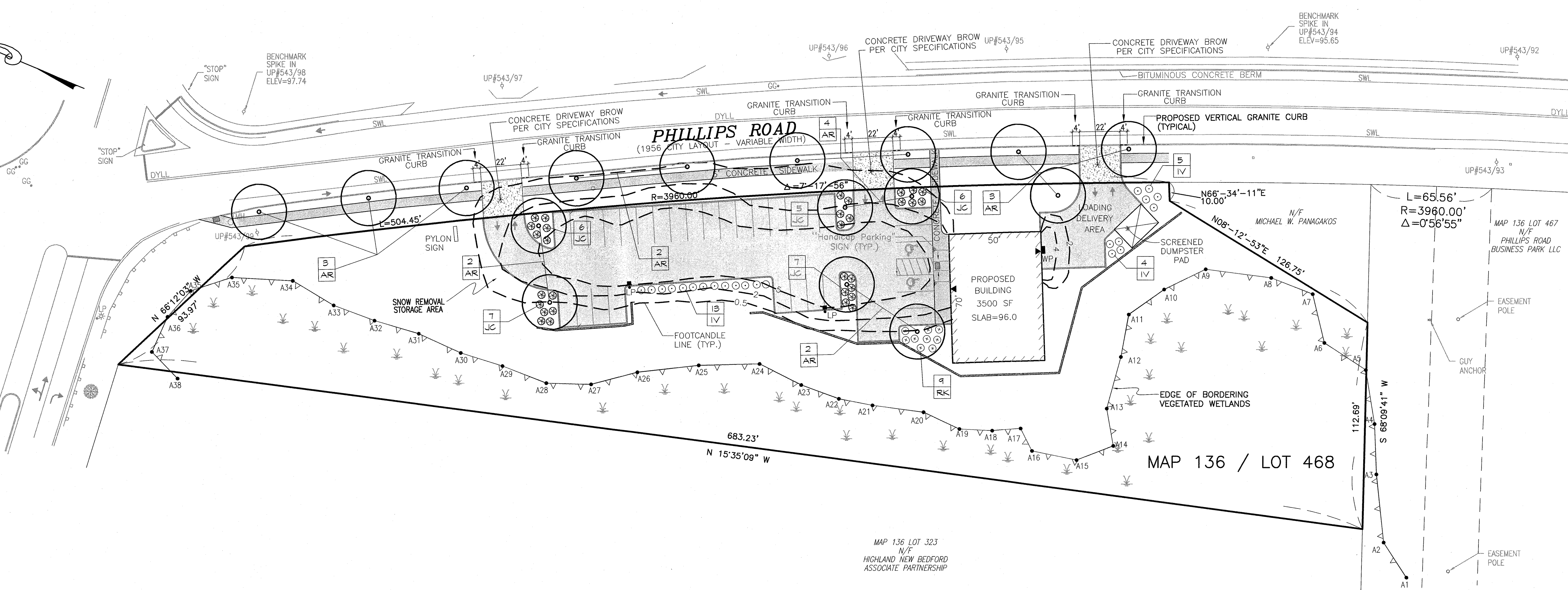
scale: 1"=30'
date: MARCH 26, 2021
drawn: KJ
checked: SDG
approved: SDG
sheet 3 of 9
drawing number: SG-1

project: ASSESSOR'S MAP 136 – LOT 468 PHILLIPS ROAD NEW BEDFORD, MASSACHUSETTS	client: PANAGAKOS DEVELOPMENT
drawing title: SITE GRADING	

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Acad No. _____
NB 20-7638 PL.DWG
File No. 20-7638

THEODORE RICE BOULEVARD
(1958 CITY LAYOUT - 100' WIDE)



- PLANTING NOTES**
- All new lawn areas shall receive a minimum of 6 inches topsoil of the proper pH and organic content suitable for the healthy growth of lawns. These areas shall be seeded with a fine blade lawn grass seed.
 - All tree and shrub pits shall be at least 2 feet wider and 1 foot deeper than the tree or shrub root ball to be planted in it. Backfill shall be high quality loam of the proper pH and organic content suitable for the healthy growth of plant materials.
 - All areas to be mulched shall receive 4 inches minimum 100% shredded bark mulch within 48 hours of planting. Unless otherwise noted in planting details.
 - All plants shall be nursery grown and conform to the latest edition of "ANSI Z60.1, American Standard for Nursery Stock."
 - Plants shall conform to the botanical name as indicated in the latest edition of "American Joint Committee of Horticultural Nomenclature, Standardized Plant Names."
 - Plants shall be handled at all times in accordance with the best horticultural practices. Plants in-leaf shall be sprayed with anti-desiccant before digging. Plants shall be dug with firm natural balls and shall conform to the ratios and sizes specified in ANSI Z60.1. B & B plants shall be wrapped in burlap and tied firmly. Plant materials shall be delivered immediately prior to placement, shall be kept moist and shall be protected from sun and wind. Plants having broken or cracked balls prior to or during planting will not be accepted.
 - All trunks of deciduous trees shall be wrapped immediately after planting with tree wrap. Wrap shall be wound spirally, from the bottom of the trunk to the second branches. All trees shall be staked or guyed immediately after planting in accordance with best horticultural practices.
 - The periods for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
 - All disturbed areas shall be loamed and seeded as directed in note #1 above.
 - All locations of existing utilities may not be shown on this plan. See other plan sheets for utility locations. Contractor shall be solely responsible for determining actual locations of existing utilities. Utility conflicts may require adjustments to proposed construction. Contractor shall be responsible for repair of any utilities damaged during construction.
 - Planting beds adjacent to the building shall contain a mix of perennials.

PLANT LIST			
Symbol	Quantity	Name	Size
AR	16	ACER RUBRUM 'OCTOBER GLORY'	2"-2.5" cal.
		October Glory Red Maple	B&B
JC	31	JUNIPERUS CH. PFITZERIANA 'COMPACTA'	2 Gallon
		Compact Pfitzer Juniper	Container
IV	22	ITEA VIRGINICA 'LITTLE HENRY'	2 Gallon
		Little Henry Sweetspire	Container
RK	9	ROSA 'KNOCKOUT'	2 Gallon
		Knockout Rose	Container

- LIGHTING NOTES:**
- POLE LIGHTS SHALL BE RAB LIGHTING MODEL #ALED3T260/D10, BRONZE COLOR, 18' MOUNTING HEIGHT, OR APPROVED EQUAL.
 - WALL PACKS SHALL BE E-CONOLIGHT MODEL #E-WP8 SERIES LED LIGHTING OR APPROVED EQUAL.

Steven J. Panagakos
Professional Engineer
No. 35168
State of Massachusetts

No.	Date	Revision Description	Chkd. by	Appvd. by
1	JUNE 15, 2021	CON. COM. & PLANNING BOARD REVIEW	SDG	SDG
2	JULY 12, 2021	INTSCH ENGINEERING COMMENT LETTER - JULY 6, 2021	SDG	SDG

scale: 1"=30'

date: MARCH 26, 2021

drawn: KJ

checked: SDG

approved: SDG

sheet 4 of 9

drawing number: LP-1

project: ASSESSOR'S MAP 136 - LOT 468
PHILLIPS ROAD
NEW BEDFORD, MASSACHUSETTS

client: PANAGAKOS DEVELOPMENT

drawing title: LANDSCAPING AND LIGHTING PLAN

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Acad No. NB 20-7638 PL.DWG

File No. 20-7638

THEODORE RICE BOULEVARD
(1956 CITY LAYOUT - 100' WIDE)

N 83°45'19" E
1025.00'

TP-#102		
0"	A SANDY LOAM	92.0
6"	B SANDY LOAM	91.5
24"	C1 C.LOAMY SAND	90.0
66"	C2 SANDY LOAM	86.5
72"		86.0

SEEPAGE=66" ELEV=86.5
RATE: 1" IN 2 MIN
DATE: 1/13/06
PERFORMED BY: RICHARD R. RICCIO III, P.E.

STORMWATER INFILTRATION
SYSTEM #1
(48) CULTEC RECHARGE
330X14D UNITS
6 ROWS, 8 UNITS/ROW

PHILLIPS ROAD

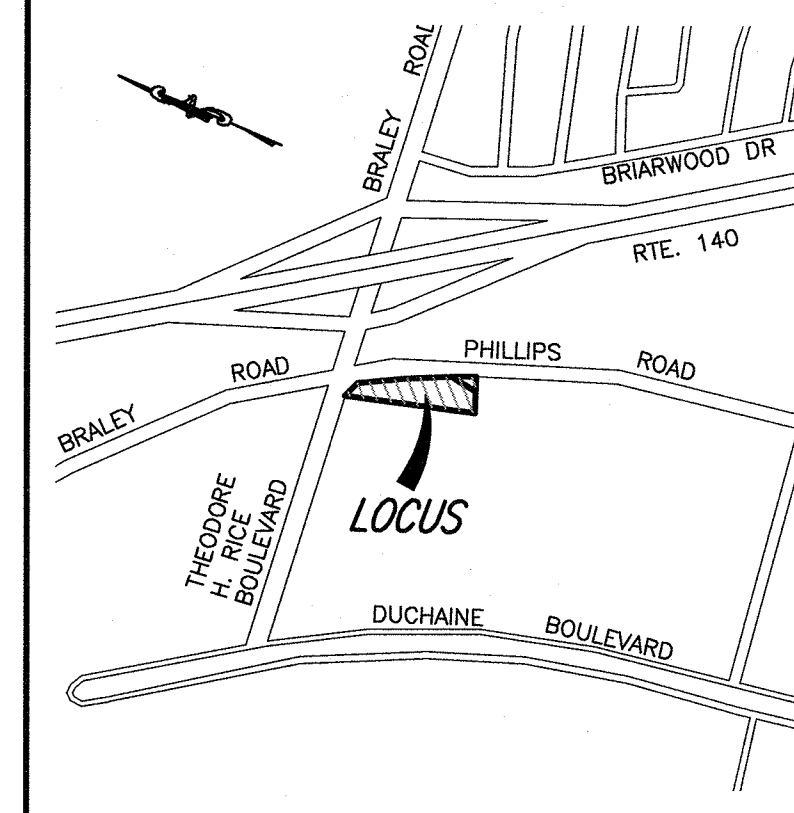
PROPOSED BUILDING
3500 SF
SLAB=96.0

PROPOSED RIP-RAP
L=12'
INV.=90.6

CB#1 STORMCEPTOR
450I
F&G=93.5
INV.=90.5

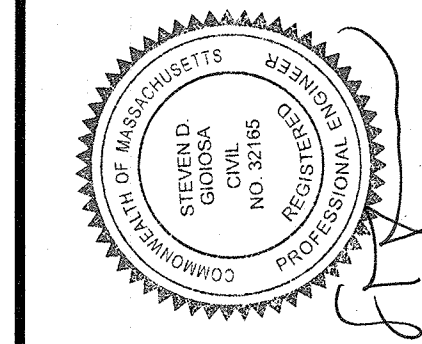
LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR
---	GUARDRAIL
---	OVERHEAD WIRES
---	GAS MAIN
---	WATER MAIN
---	SEWER LINE
---	DRAINAGE LINE
CB	CATCH BASIN
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
HYD	FIRE HYDRANT
WG	WATER GATE VALVE
GG	GAS GATE VALVE
GS	GAS SERVICE
LP	LIGHT POLE
UP	UTILITY POLE
TP	TEST PIT
---	TREE LINE
EMH	ELECTRICAL MANHOLE
2-17 2-18	EDGE OF BORDERING VEGETATED WETLANDS
DYLL	DOUBLE YELLOW LANE LINE



LOCUS MAP

SCALE: 1"=1,000'±



No.	Date	Revision Description	Chkd. by	Appvd. by
1	JUNE 15, 2021	CON. COM. & PLANNING BOARD REVIEW	SDG	SDG
2	JULY 12, 2021	INTSCH ENGINEERING COMMENT LETTER - JULY 6, 2021	SDG	SDG

scale: 1"=30'	date: MARCH 26, 2021
drawn: KJ	checked: SDG
approved: SDG	drawn number: 5 of 9

project: ASSESSOR'S MAP 136 - LOT 468
PHILLIPS ROAD
NEW BEDFORD, MASSACHUSETTS

client: PANAGAKOS DEVELOPMENT

drawing title: SITE UTILITIES

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WWW.SITEC-MA.COM

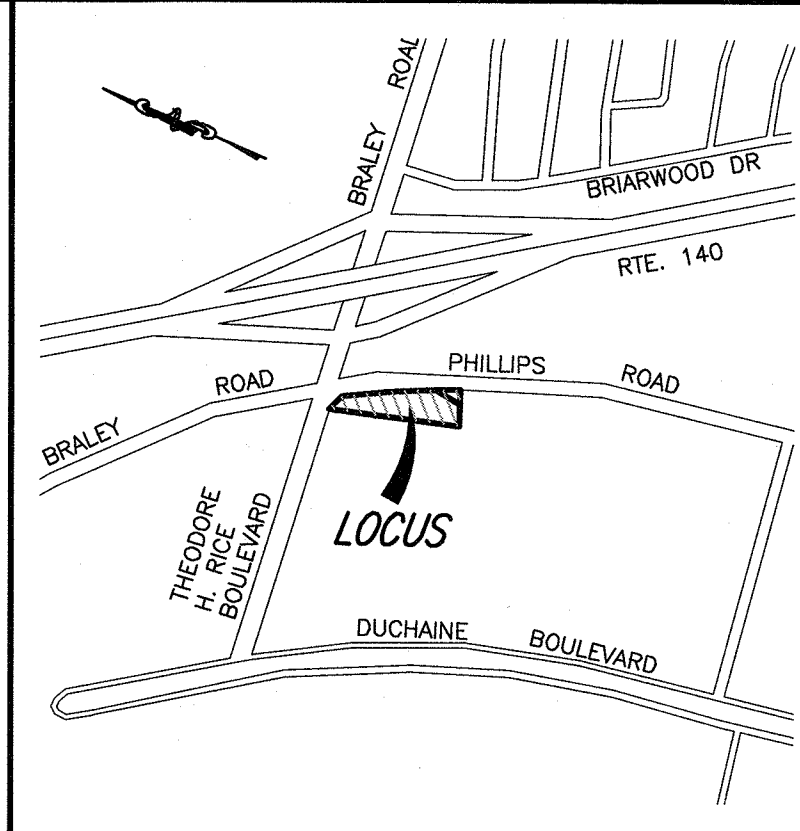
Acad No. NB 20-7638 PLDWG
File No. 20-7638

THEODORE RICE BOULEVARD
(1998 CITY LAYOUT - 100' WIDE)
83°45'19" E
1025.00'

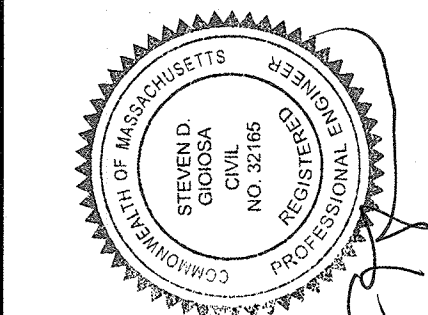
TP-#102	
0" A SANDY LOAM 10YR2/2	92.0
6" B SANDY LOAM 10YR5/6	91.5
24" C1 LOAMY SAND 2.5Y5/4	90.0
PERC @ 24"-42"	
66" C2 SANDY LOAM 2.5Y5/4	86.5
72" SEE PAGE 66	86.0
ELEV=86.5	
RATE: 1" IN 2 MIN	
DATE: 1/13/06	
PERFORMED BY: RICHARD R. RICCIO III, P.E.	

MAP 136 / LOT 468
82,428 ± SQ.FT.
1.9 ± ACRES
N/F
MICHAEL W. PANAGAKOS

- LEGEND**
- PROPERTY LINE
 - EXISTING CONTOUR
 - GUARDRAIL
 - OVERHEAD WIRES
 - GAS MAIN
 - WATER MAIN
 - SEWER LINE
 - DRAINAGE LINE
 - CATCH BASIN
 - DRAIN MANHOLE
 - SEWER MANHOLE
 - FIRE HYDRANT
 - WATER GATE VALVE
 - GAS GATE VALVE
 - GAS SERVICE
 - LIGHT POLE
 - UTILITY POLE
 - TEST PIT
 - TREE LINE
 - ELECTRICAL MANHOLE
 - EDGE OF BORDERING VEGETATED WETLANDS
 - DOUBLE YELLOW LANE LINE



LOCUS MAP
SCALE: 1"=1,000'±



No.	Date	Revision Description	Chd. by	Appd. by
1	JUNE 15, 2021	CON. COM. & PLANNING BOARD REVIEW	SDG	SDG
2	JULY 12, 2021	INTSCH ENGINEERING COMMENT LETTER - JULY 6, 2021	SDG	SDG

scale: 1"=30'	date: MARCH 26, 2021	drawn: KJ	checked: SDG	approved: SDG
sheet: 6 of 9	drawing number: EC-1			

project: ASSESSOR'S MAP 136 - LOT 468 PHILLIPS ROAD NEW BEDFORD, MASSACHUSETTS	client: PANAGAKOS DEVELOPMENT	drawing title: EXISTING CONDITIONS
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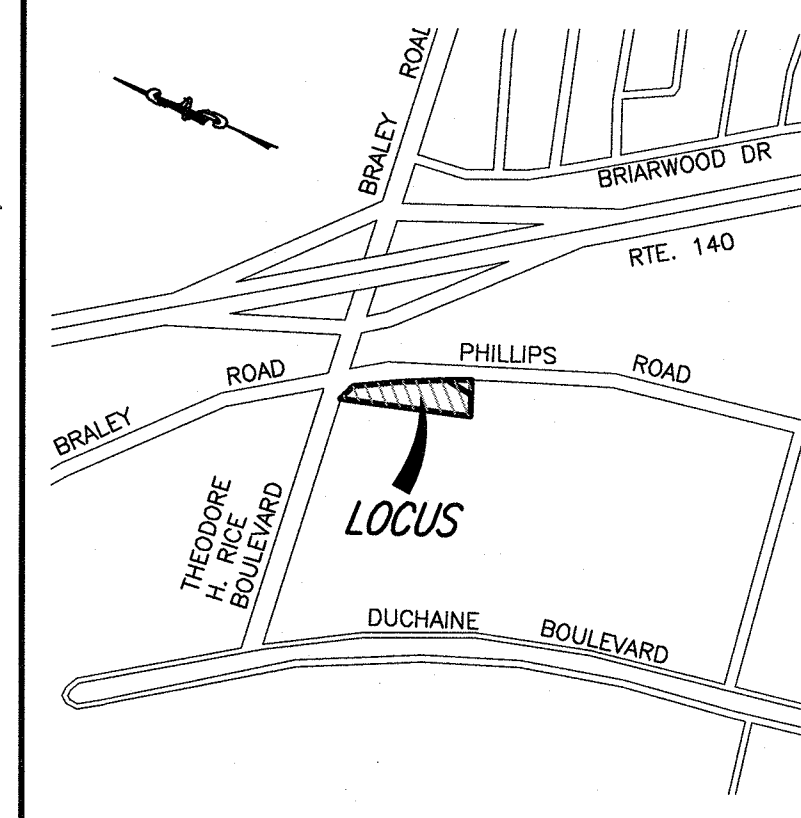
Acad No. NB 20-7638 EC.DWG
File No. 20-7638

NOTES:

1. ALL BMP EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY SITE WORK.
2. EROSION CONTROL BMP'S SHALL CONFORM TO THE US EPA, NPDES, MA DEP AND MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS.
3. CONTRACTOR SHALL HAVE WATER AVAILABLE FOR DUST CONTROL OR, AS AND ALTERNATIVE, AN APPROVED DUST CONTROL AGENT CAN BE UTILIZED.
4. MATERIAL STOCKPILE SHALL BE AS NOTED. SAFETY FENCING SHALL BE USED AROUND STOCKPILES THAT EXCEED 10' IN HEIGHT.
5. SILT FENCE SHALL BE SET ON DOWNGRAIDENT EDGE OF ANY STOCKPILE.

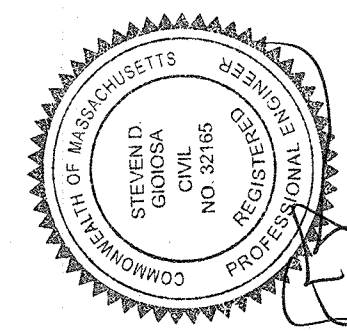
LEGEND

---	PROPERTY LINE
- - - - -	EXISTING CONTOUR
---	GUARDRAIL
OHW	OVERHEAD WIRES
G	GAS MAIN
W	WATER MAIN
S	SEWER LINE
D	DRAINAGE LINE
CB	CATCH BASIN
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
HYD	FIRE HYDRANT
WG	WATER GATE VALVE
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LP	LIGHT POLE
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TP	TEST PIT
EMH	ELECTRICAL MANHOLE
2-17 2-18	EDGE OF BORDERING VEGETATED WETLANDS
DYLL	DOUBLE YELLOW LANE LINE



LOCUS MAP

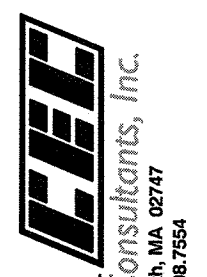
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No.	Date	Revision Description	Appvd. By	Chkd. By
1	JUNE 15, 2021	CON. COM. & PLANNING BOARD REVIEW	SDG	SDG
2	JULY 12, 2021	NTSCH ENGINEERING COMMENT LETTER	SDG	SDG

scale: 1"=30'	date: MARCH 26, 2021	drawn: KJ	checked: SDG	approved: SDG	sheet 7 of 9	drawing number: ER-1
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project: ASSESSOR'S MAP 136 - LOT 468 PHILLIPS ROAD NEW BEDFORD, MASSACHUSETTS	client: PANAGAKOS DEVELOPMENT	drawing title: EROSION CONTROL PLAN
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Part of Civil & Environmental Consultants, Inc.
448 Fausse Corner Road - Danvers, MA 01923
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