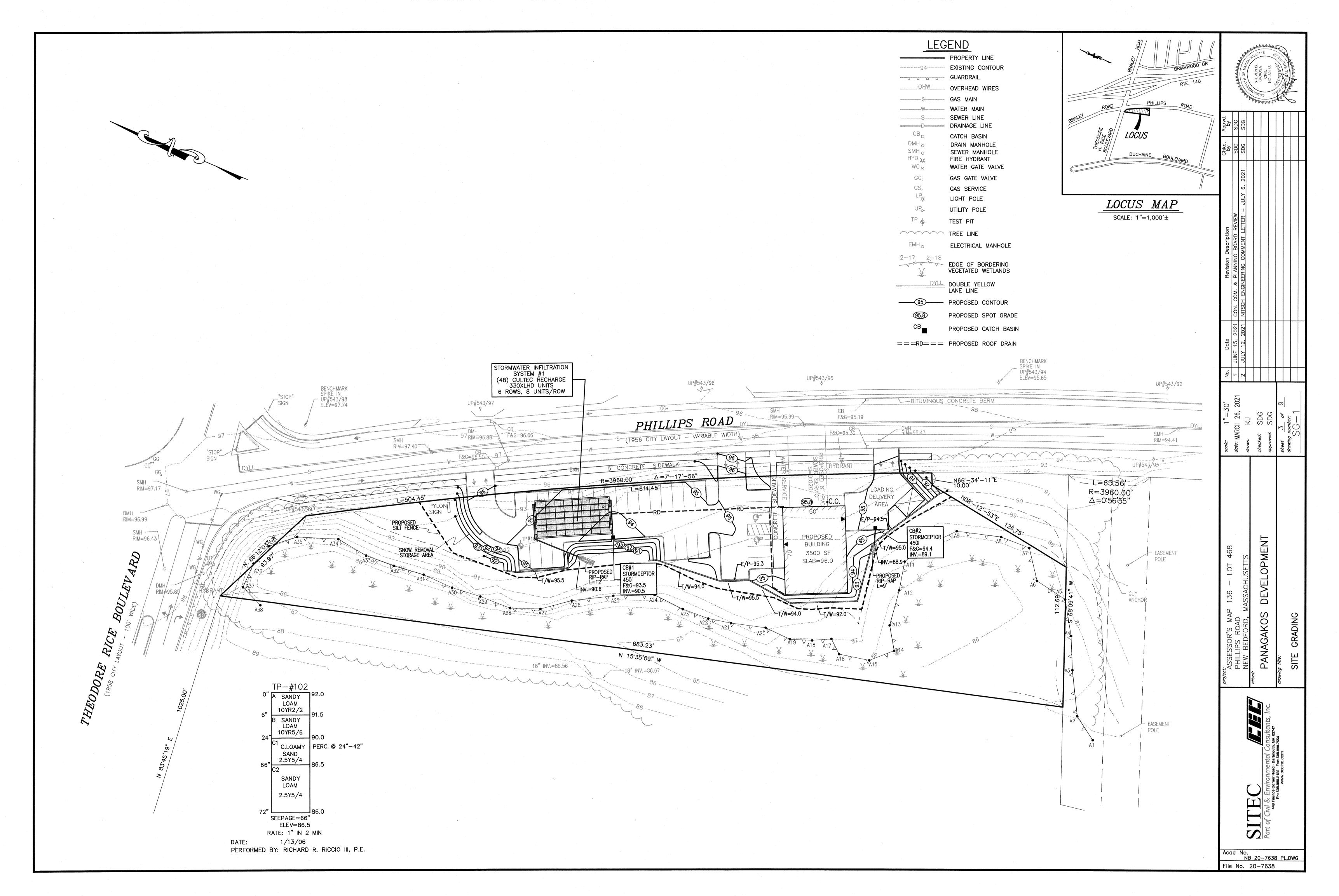
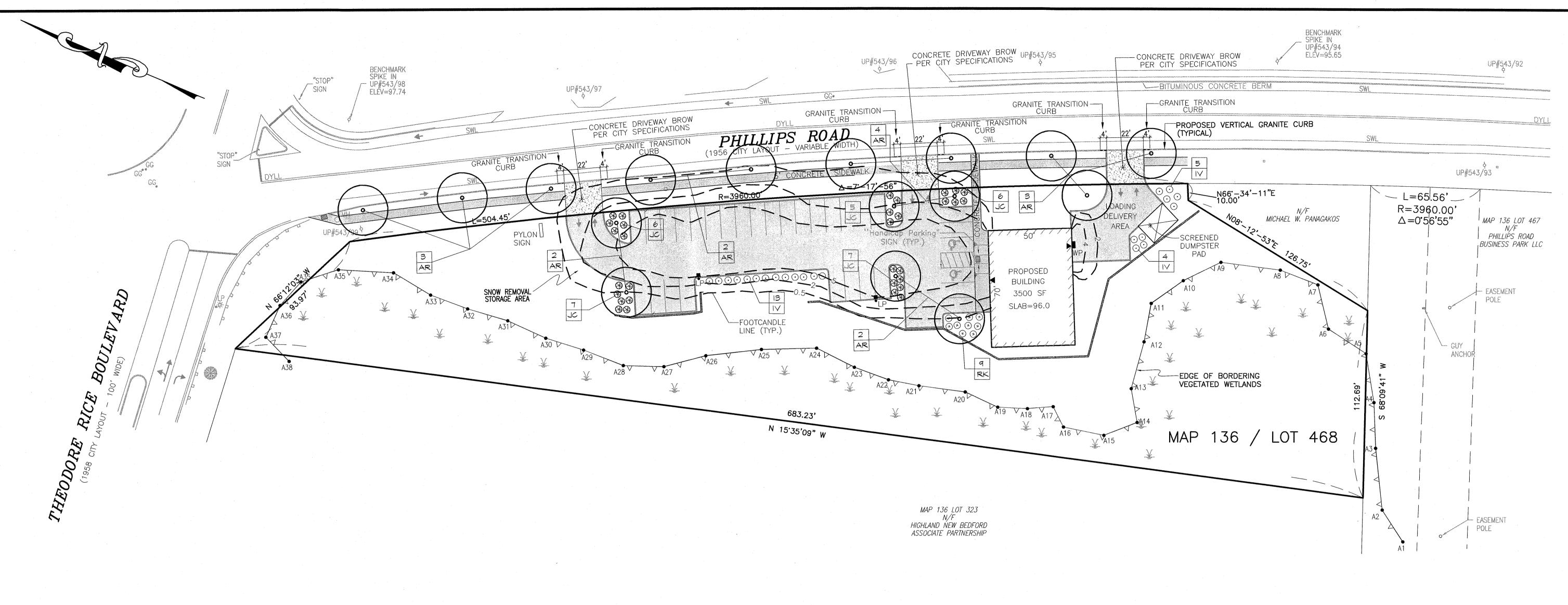
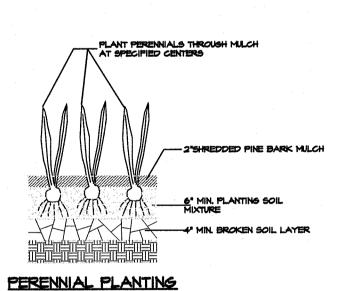


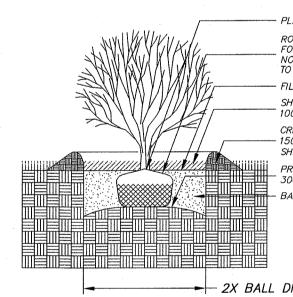
	date: MAR 26 2021	1 JUNE 1	E 15, 2021	5, 2021 CON. COM. & PLANNING BOARD REVIEW	SDG	SDG
NEW BEDEODD MANNACHINETTO		2 JUL	JULY 12, 2021	NITSCH ENGINEERING COMMENT LETTER - JULY 6, 2021	SDG	SDG
MEW DEDICING, WASSACHOSEHIS	drawn: KJ	,				
	checked: CDC					
PANAGAKOS DEVELOPMENT						
	approved: SUG					
com drawing title:	sheet 2 of 9					-
	drawing number;					
LOCUS MAP		-				

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









PLANT SHRUB AT ORIGINAL GRADE

ROPES AT TOP OF BALL SHALL BE CUT.
FOLD BACK BURLAP OR REMOVE CONTAINER.
NON-BIODEGRADABLE MATERIAL SHALL BE
TOTALLY REMOVED.

FILTER FABRIC
SHREDDED PINE BARK MULCH
100mm (4") MIN. DEPTH
CREATE SOIL SAUCER WITH TOPSOIL
150mm (6") MIN. HEIGHT AROUND ENTIRE
SHRUB BED

PREPARED SUBSOIL PEDESTAL
300mm (12") MIN. HEIGHT
BACKFILL WITH PLANTING SOIL MIXTURE

SHRUB PLANTING

TRUNK WRAPPING MATERIAL TO SECOND BRANCH RUBBER HOSE CHAFING GUARD ON ALL GUYS AT FIRST BRANCHING WIRE GUYS, 3 PER TREE WHITE FLAG ON ALL GUYS FOR VISIBILITY TURNBUCKLES ON ALL GUYS GALVANIZED OR HOT DIPPED SET TREE AT ORIGINAL GRADE SHREDDED PINE BARK MULCH 100mm (4") MIN. DEPTH BURY DEADMAN BELOW GRADE CREATE SAUCER WITH TOPSOIL 150mm (6") MIN. DEPTH BACKFILL WITH PLANTING SOIL MIXTURE ROPES AT TOP OF BALL BE CUT. FOLD BACK BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.

DECIDUOUS TREE PLANTING

NOT TO SCALE

PREPARED SUBSOIL PEDESTAL 300mm (12") MIN. HEIGHT RUBBER HOSE CHAFING GUARO ON ALL GUYS
WIRE GUYS, 2 PER TREE

TURNBUCKELS ON ALL GUYS
GALVANIZED OR HOT DIPPED

WOOD STAKES, 2 OPPSITE PER TREE
300mm (12") MIN. INTO UNOISTURBED GROUNO

SET TREE AT ORIGINAL GRADE
ROPES AT TOP OF BALL SHALL BE CUT.
FOLO BACK BURLAP. NON-BIODEGRAOABLE
MATERIAL SHALL BE TOTALLY REMOVEO.
SHREOOEO PINE BARK MULCH
100mm (4") MIN. DEPTH
FILTER FABRIC
CREATE SOIL SAUCER WITH TOPSOIL
150mm (6") MIN. HEIGHT

PREPARED SUBSOIL PEDESTAL
300mm (12") MIN. HEIGHT

BACKFILL WITH PLANTING SOIL MIXTURE

CONIFEROUS TREE PLANTING

PLANTING NOTES

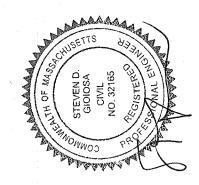
- All new lawn areas shall receive a minimum of 6 inches topsoil of the proper pH and organic content suitable for the healthy growth of lawns. These areas shall be seeded with a fine blade lawn grass seed.
- 2. All tree and shrub pits shall be at least 2 feet wider and 1 foot deeper than the tree or 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.
- 4. All plants shall be nursery grown and conform to the latest edition of "ANSI Z60.1, American Standard for Nursery Stock."
- 5. Plants shall conform to the botanical name as indicated in the latest edition of "American Joint Committee of Horticultural Nomenclature, Standardized Plant Names."
- 6. 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.
- 7. 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.
- 8. The periods for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
- 9. All disturbed areas shall be loamed and seeded as directed in note #1 above.
- 10. 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.
- 11. Planting beds adjacent to the building shall contain a mix of perennials.

LIGHTING NOTES:

 POLE LIGHTS SHALL BE RAB LIGHTING MODEL #ALED3T260/D10, BRONZE COLOR, 18' MOUNTING HEIGHT, OR APPROVED EQUAL.

2. WALL PACKS SHALL BE E-CONOLIGHT MODEL #E-WP8 SERIES LED LIGHTING OR APPROVED EQUAL.

		PLANT LIST		
Symbol	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 VIRGINCIA 'LITTLE HENRY'	2 Gallon	
		Little Henry Sweetspire	Container	
RK	9	ROSA 'KNOCKOUT'	2 Gallon	
		Knockout Rose	Container	

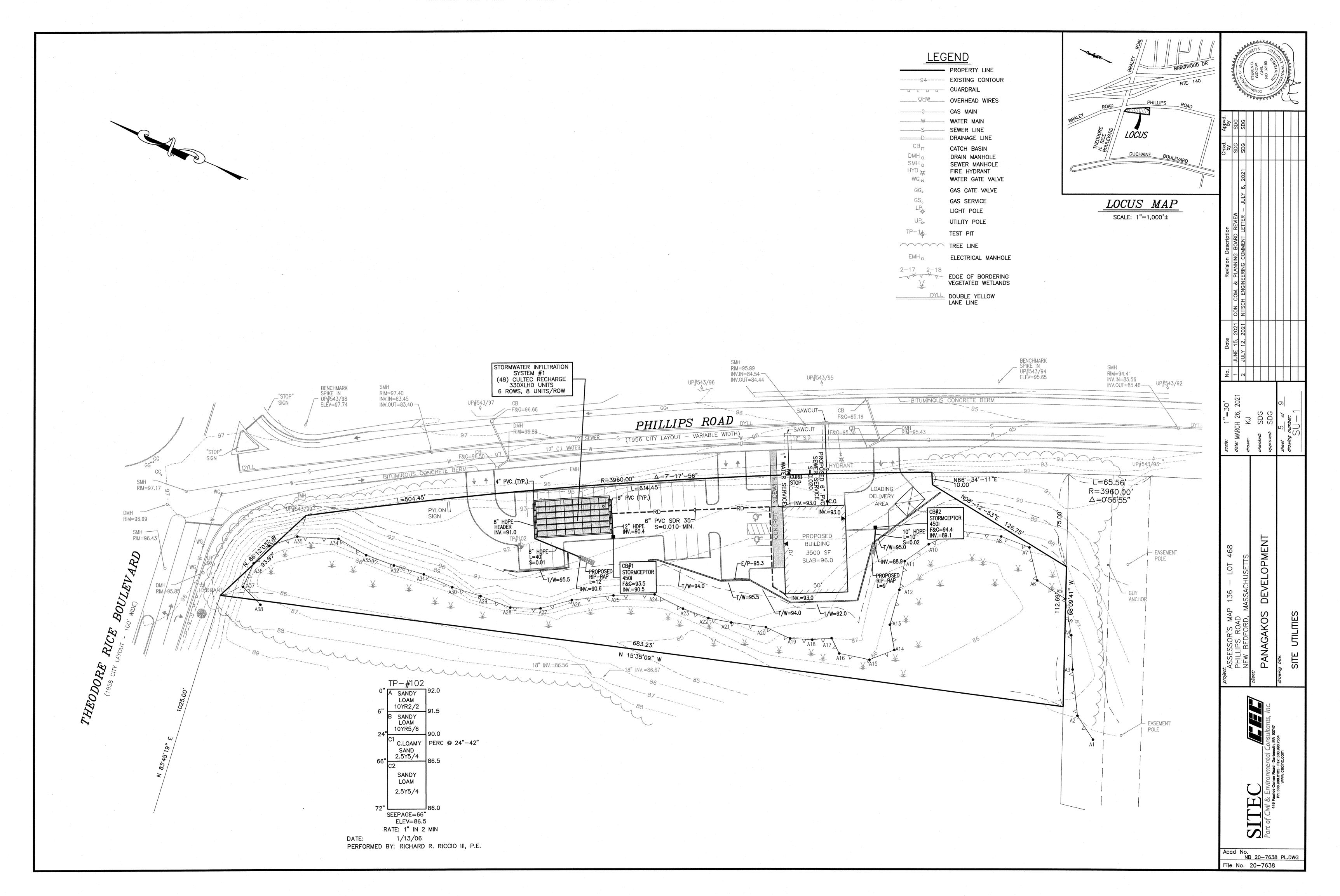


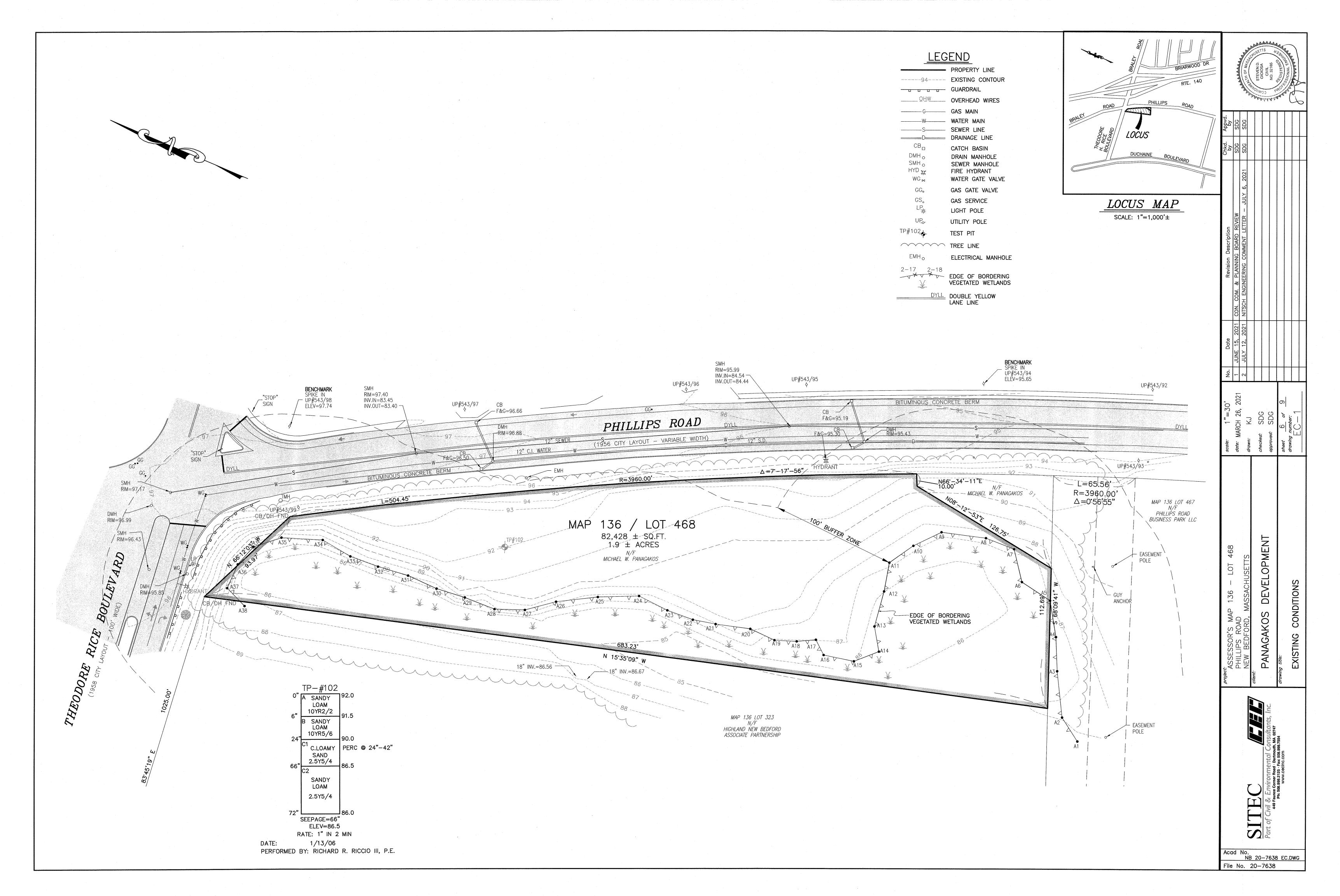
	scale: $1"=30$	No.	Date	Revision Description	Chkd. by	Appvd. by	
	date: MARCH 26 2021	1	JUNE 15, 2021	JUNE 15, 2021 CON. COM. & PLANNING BOARD REVIEW	SDG	SDG	
	drawn: /	2	JULY 12, 2021	NITSCH ENGINEERING COMMENT LETTER - JULY 6, 2021	SDC	SDG	
	CAM: VO						
!	checked: CDC						
		-					• • •
	approved: SDG						
	sheet 4 of 9						
	drawing number:						
NAN							

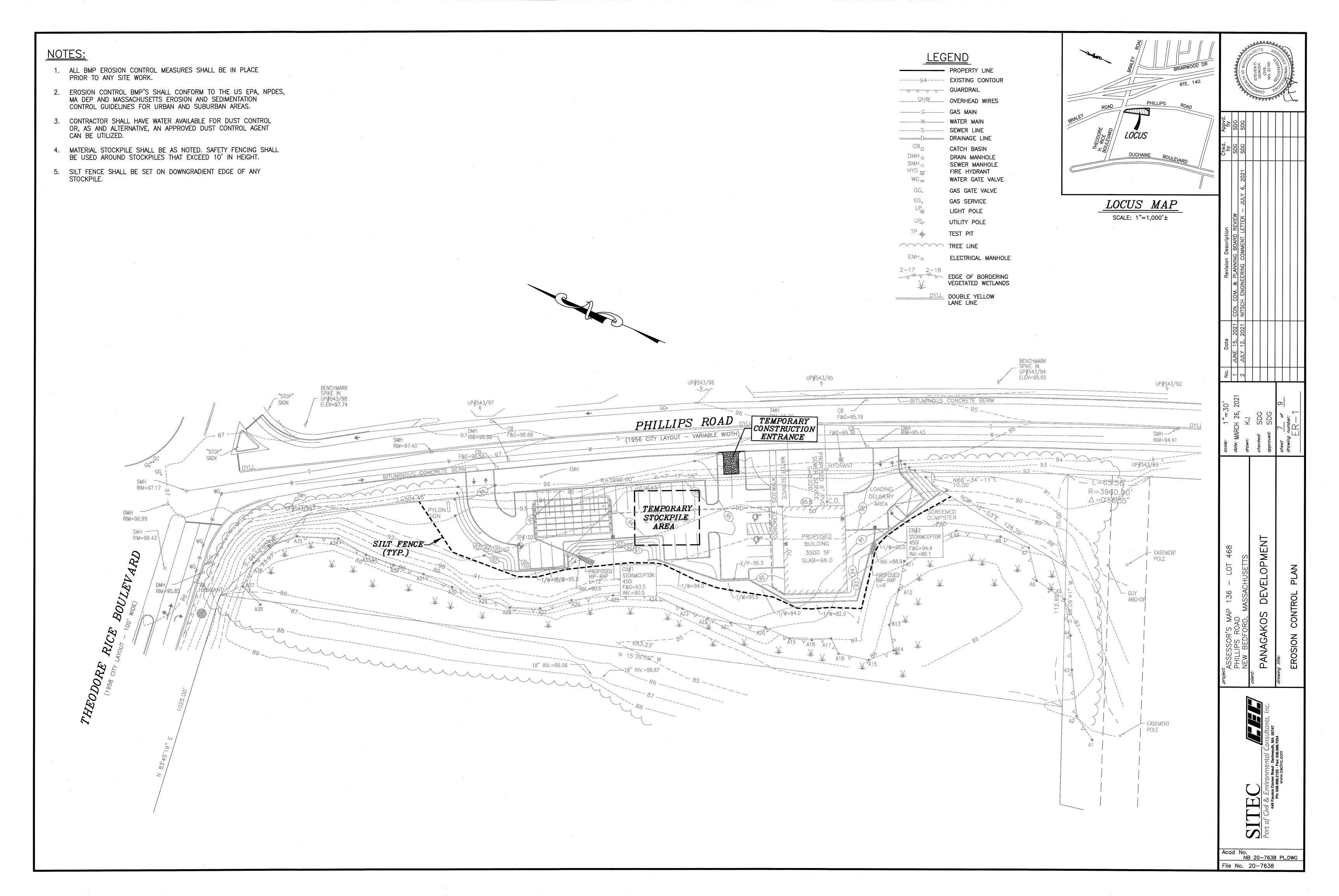
ASSESSOR'S MAP 136 – LOT 468
PHILLIPS ROAD
NEW BEDFORD, MASSACHUSETTS
client:
PANAGAKOS DEVELOPMEN
drawing title:
LANDSCAPING AND LIGHTING P

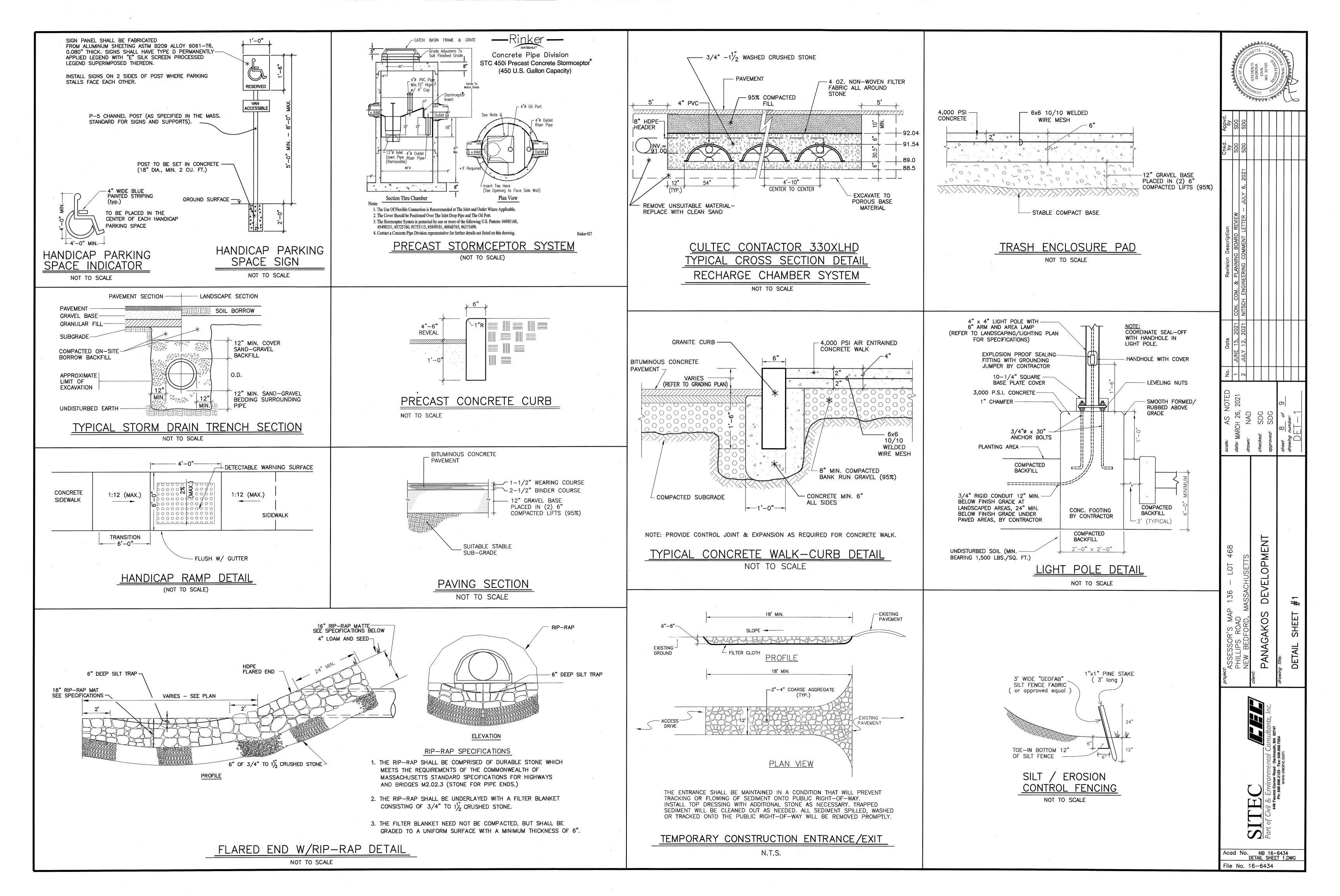


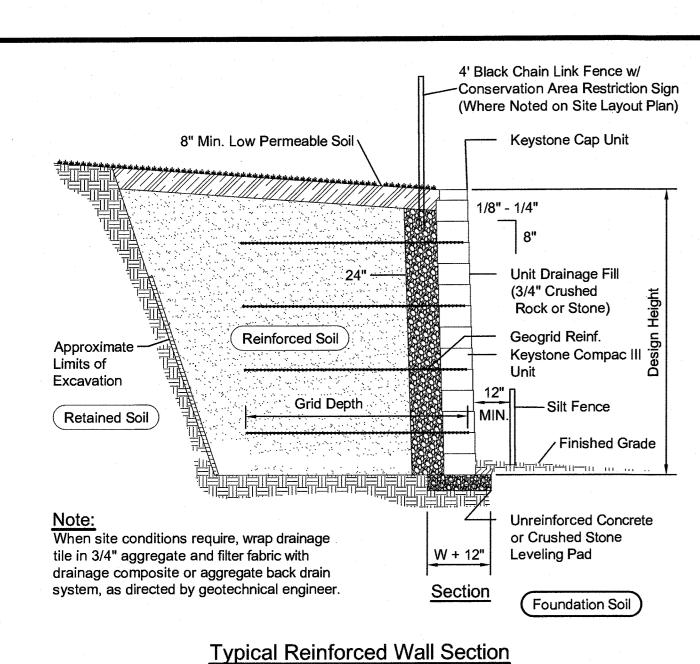
Acad No. NB 20-7638 PL.DWG File No. 20-7638











Compac III Unit - Near Vertical Setback

GENERAL NOTES:

- 1. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 2. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THESE PLANS ARE BASED ON FIELD AND RECORD INFORMATION AND, THEREFORE, MAY NOT COMPLETELY DEPICT ALL EXISTING UTILITIES.
- CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS ARE FOUND TO DIFFER WITH THESE DRAWINGS.
- 4. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THE ABUTTING AREA AND UTILITIES IN THE CONSTRUCTION OF THIS SITE. REPAIR OF DAMAGED PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER.
- 5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL CONSTRUCTION.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE CONSTRUCTION SPECIFICATIONS, LATEST REVISION.
- 7. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF NEW BEDFORD DPI STANDARDS.
- 8. DEVELOPER SHALL INSPECT EXISTING WATER AND SEWER SERVICES PRIOR TO USE.
- 9. THE PROPOSED CONCRETE SIDEWALK AND DRIVEWAY APRONS MUST MEET CURRENT A.D.A. AND CITY STANDARDS. THE PROPOSED DRIVEWAYS SHALL BE 6" CEMENT CONCRETE WITH 6"x6" GAUGE WIRE MESH.
- 10. ALL DRIVEWAY PERMITS ARE SUBJECT TO TRAFFIC COMMISSION APPROVAL. THE CONTRACTOR SHALL NOTIF THE ENGINEERING DIVISION 24 HOURS IN ADVANCE TO ENSURE THE PROPOSED SIDEWALK AND DRIVEWAY

APRONS AND WHEELCHAIR RAMPS WILL MEET THE CURRENT A.D.A. AND CITY OF NEW BEDFORD STANDARDS

- 11. PERMITS FOR DRAINAGE, WATER, SIDEWALKS AND DRIVEWAYS MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC INFRASTRUCTURE (DPI) ENGINEERING DIVISION BY OWNER.
- 12. ALL UTILITY WORK TO BE CONDUCTED PER DPI SPECIFICATION.
- 13. THE DEVELOPER AND SITE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE PRIOR TO START OF CONSTRUCTION.
- 14. UPON COMPLETION OF THE PROJECT, THE ENGINEER MUST SUBMIT AS-BUILT DRAWINGS IN CADD FORMAT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

OPERATION & MAINTENANCE PLAN STORMWATER MANAGEMENT SYSTEM

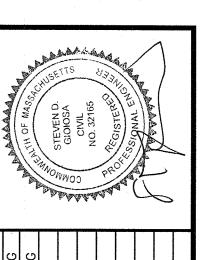
- 1. Stormwater Management Owner:
 PANAGAKOS DEVELOPMENT
 133 FAUNCE CORNER ROAD DARTMOUTH, MA 02747
- 2. Responsible Parties: During the construction period, the Owner's contractor will be responsible for the Operation/Maintenance of the system. When the construction is accepted, the responsibility for the maintenance will shift to the System Owner.
- Schedule for Inspection/Maintenance:
 A. The Stormwater Management System shall be inspected annually and cleared of debris, sediment and vegetation when they affect the functioning and/or design capacity of the system. The inspection should be made during wet weather
- B. Where lack of maintenance is causing or contributing to a water quality problem, immediate action shall be taken by the Owner to correct the problem.
 C. Catch basins shall be inspected twice per year and cleaned as needed. Stormceptor units shall be maintained in accordance with the manufacturer's recommendations.
- All actions required to maintain the stormwater management system for the purpose it was designed and constructed must be performed within 30 days llowing the maintenance inspection. During construction, the contractor shall inspect all erosion control barriers and drainage structures after every rainfall event. The erosion control barriers shall be repaired as needed and accumulated silt and debris shall not be allowed to wash
- into the adjacent resource area. After all construction is completed, the project area shall be cleared of any sediment or debris. F. All drainage swales shall be checked twice per year for slope integrity, soil moisture, vegetative health, soil stability, soil compaction, ponding, and sediment accumulation. Repair and sediment removal shall occur as needed.
- Access to the stormwater system will be available from the upland portion of the site.
- 5. Public Safety
 The Contractor will comply with all OSHA regulations during construction. Competent and trained personnel will accomplish the cleaning of the drainage swales.
- 6. Illicit Discharge Compliance The project, as designed, does not include any illicit discharges to the stormwater management system or the environment in general. There will be no hazardous materials stored in the project area and there are no wastewater discharge streams associated with this project.
- 7. Funding for O/M
 The cost of maintenance shall be the responsibility of the owner. The projected annual inspection / maintenance cost is approximately \$1,000.

EROSION & SEDIMENTATION CONTROL **PROGRAM**

- 1. All Sediment and Erosion Control measures shall be executed in accordance with the following requirements and the NPDES Stormwater Pollution Prevention Plan. (SWPPP).
- 2. Those areas undergoing actual construction will be left in an untreated or unvegetated condition for a minimum time. Areas shall be permanently stabilized within 15 days of final grading and temporarily stabilized within 30 days of initial disturbance if the disturbance is within 100 feet of a wetland resource area.
- Sediment barriers (Silt Fence) shall be installed prior to any soil disturbance of the upgradient contributing drainage area. Mulch netting shall be used to anchor mulch in all areas with slopes greater than 8.0% after October 1st if permanent stabilization has not occurred. Silt fencing shall be anchored to supplemental steal posts set 8 feet on center
- 4. Construction to commence in a phased manner as appropriate.
- 5. All control measures will be inspected at least once each week and following any storm event of 0.5 inches of precipitation or greater.
- 6. All measures will be maintained in good working order; if repair is necessary, it will be initiated within 24 hours of report.
- Built up sediment will be removed from the erosion control silt fence when it has reached one—third the height of the fence or bale.
- Silt fence will be inspected for depth of sediment, tears and to see if fabric is securely attached to the fence posts, and the posts are firmly in the ground.
- 9. Any temporary sediment basin used will be inspected for depth of sediment. Any build up of sediment will be removed when it reaches 10% of the design capacity or at the completion of the project.
- 10. Temporary and permanent seeding and planting will be inspected for bare spots, washouts and healthy growth. Reseed as necessary.
- 11. No slopes, either permanent of temporary, shall be steeper than two to one (2 to 1) unless noted otherwise. All final vegetated slopes shall be 3:1 or less.
- until the next recommended seeding period.
- 13. Temporary seeding of disturbed areas that have not been final graded shall be completed
- 14. Revegetation measures will commence upon completion of construction except as noted above. All disturbed areas not otherwise stabilized will be graded, smoothed, and prepared for final seeding as follows:
 - A) The topsoil shall have sandy loam texture relatively free of subsoil material, stones, roots, lumps of soil, tree limbs, trash or construction debris, and shall be placed to a minimum depth of four (4) inches on all loam and seed areas or as specified on the drawings.
- planting, with appropriate inoculum for each variety.
- 15. All temporary erosion control measures shall be removed once the site is stabilized to the satisfaction of the Project Engineer and the Conservation Commission.
- 16. The contractor must repair or reseed any greas that do not develop within the period of one year and shall do so at no additional expense to the owner.
- 18. Stockpiles of topsoil shall not be located near the wetlands. They shall have side edge of all stockpile greas.
- 20. Construction site supervisor will be responsible for training workers in all inspection and maintenance practices necessary for keeping erosion and sediment controls in good

- 12. If final seeding of the disturbed greas is not completed 45 days prior to the first killing frost, use temporary mulch or dormant seeding to protect the site and delay seeding
- 45 days prior to the first killing frost to protect from spring runoff problems.
- - B) Apply fertilizer at a rate of 650 lb per acre or 14.9 lb per 1,000 SF Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at manufacturer's recommended rate.
- C) The design mix for seeding shall be in accordance with Landscape Plan Design. The seed mix shall be inoculated twenty—four (24) hours before mixing and

- 17. The normal acceptable seasonal seeding dates are April 1st through June 15th and August 15th through September 30th.
- slopes no greater than 1:1. An erosion control barrier shall be set on the down gradient
- 19. A maintenance and inspection report will be made after each inspection. A copy of the report form completed by the inspector shall be kept on site.



No. Date 1 JUNE 15, 2021 CON. COM. & PLANNING BOARD REVIEW 2 JULY 12, 2021 NITSCH ENGINEERING COMMENT LETTER — JULY 6, 2021		
AS NOTED	drawn: NAU checked: SDG approved: SDG	sheet $\frac{9}{\text{drawing number:}} \circ f$
project: ASSESSOR'S MAP 136 — LOT 468 PHILLIPS ROAD NFW REDFORD MASSACHIISFITS	PANAGAKOS DEVELOPMENT	drawing title: DETAIL SHEET #2
	SITEC Part of Civil & Environmental Consultants, Inc. 449 Faunce Corner Road · Dartmouth, MA 02747	Ph: 508.998.2125 · Fax: 508.998.7554 www.cecinc.com

LONG TERM POLLUTION PREVENTION PLAN

Waste Disposal

All waste materials will be collected and stored in a securely lidded metal dumpster from a licensed contractor. The dumpster will be emptied a minimum of once per week or as necessary. No construction waste is to be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal. The individual, who manages the day—to—day site operations, will be responsible for seeing these procedures are followed.

2. Hazardous Waste

All hazardous waste materials will be disposed of in a manner specified by Local, State, Federal regulation and in accordance with any manufacturer's

3. Sanitary Waste

All sanitary waste will be collected in portable units installed on site. The

portable units will be cleaned and emptied by a qualified licensed contractor. 4. Concrete Waste All concrete washings will be disposed of in a designated area away from wetlands and any property line. When the concrete hardens it will be removed from

5. Good Housekeeping Practices

A) Store only enough products on site to do the job.

- B) All materials stored outside will be stored in a neat, orderly manner in the original containers.
- C) Products will be kept in their original container with the original
- D) The site contractor will inspect daily to ensure proper use and
- disposal of materials onsite. 6. Product Specific Practices
 - A) Petroleum Products: Refueling vehicles will be DOT Certified and have SPCC Plans in place and contain emergency equipment to contain
 - 2. All on site construction vehicles will be inspected for leaks and receive regular preventative maintenance to reduce the chance of leakage.
 - 3. Petroleum products will be stored in tightly sealed containers, which are properly marked.

and clean up small spills.

- All fertilizers will be stored in a dry protected area and only used according to manufacturer's recommendation.
- C) Concrete Trucks:1. The site contractor is responsible for designating a safe area, away from abutting property and resource areas, for excess concrete disposal.
- 7. Spill Control Practices
- In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for Spill Prevention and clean up during construction:

 1. Manufacturer's recommended methods for spill clean up will be clearly posted and site personnel will be made aware of the procedures and the location of the information
 - and cleanup supplies. 2. All spills will be cleaned up immediately after discovery.
 - 3. If any threat of explosion or life threatening condition, all personnel will be evacuated from the area to a safe location and the site supervisor shall contact the local fire department for assistance.
 - 4. The spill area will be ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
 - 5. The site contractor responsible for day-to-day operations will be the spill prevention and clean up coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup.