



July 5, 2019

Kathryn Duff, *Chair*
Planning Board
New Bedford City Hall
133 William Street, Rm 303
New Bedford, MA 02740

**RE: Response Letter
Lisciotti Development – Site Plan Review
WS Orchard Street – New Bedford, Massachusetts**

To the members of the board,

We have enclosed a response letter and revised Site Plans in response to the comment email prepared by Rudy Butros dated June 26, 2019 in regards to their review of the Site Plan Review Submittal.

We trust the attachments noted above and included herewith will provide the necessary documentation to address their comments. If you should have any questions, please feel free to contact us.

Very Truly Yours,

FARLAND CORPORATION, INC.

Christian A. Farland

Christian A. Farland, P.E., LEED AP
Principal Engineer and President

Planning Board Comments

Already Discussed:

Comment #1:

The actual number of likely customers per day is closer to 360.

As stated, the total number of expected customers per day is approximately 360, rather than the previous amount of 800 which was based on businesses with much higher surrounding populations.

Comment #2:

The parking lot will have pavement markings and not islands in order to provide more room for delivery trucks.

Pavement marking were requested by the client for initial design rather than islands, and truck movements can be made unimpaired with both types of islands.

Questions:

Comment #1:

Is there any indication of types of tenants or businesses that will occupy the space so that the board has a better idea of what is intended to be going in at this location?

The property owner is a large development company that does business with various retail tenants such as: T-Mobile, Verizon, GameStop, GNC, Sherwin Williams Paints, Dollar General and Dollar Tree. The proposed Site Plan and proposed signage would not change based on any of these tenants that could occupy the building.

Comment #2:

Is there an *estimated number of trips (enter/exit) during those peak times you've identified (4-6pm)?*

The total number of customers anticipated during these times is 40 per hour. Assuming a percentage of these customers are pedestrian traffic and multiple travel in the same vehicle we expect the total number of vehicles to enter/exit to be 20-30 during this peak time.

Comment #3:

Is there any indication what style or type of lighting fixtures are planned for the site?

Light fixture spec sheets are attached to depict proposed site lighting.

Comment #4:

Is it possible to stripe the loading area since there will be other parking spaces planned in the rear?

The site plan has been revised to show striping in the rear where the loading area is proposed.

Comment #5:

Are there other opportunities to expand the landscaped areas?

The proposed painted parking islands within the site can be revised to be raised landscaped islands per the board's request. This would not affect truck maneuvers through the site.

Other Items:

Comment #1:

Where will the stone and fill piles be moved to during construction? Are they going to the neighboring lot or off-site completely?

As part of the purchase and sale agreement from the previous owner, it was agreed upon that they would remove the stockpiles prior to closing on the site. They will move them to the neighboring lot which they own as well.

Comment #2:

City ordinance requires parking spaces to be 9' by 20', parking lot aisles to be at least 22', site plan shows 9' by 18' spaces. Are there plans to request a waiver?

The site plans have been revised to show spaces with dimensions of 9'x20' and aisle widths of 22' as required by city ordinance.

Comment #3:

Landscaped areas on the north and south side of the lot are 5' wide, while fully mature Blue Spruce trees can have much wider diameter, have they considered this?

Planting species were chosen based off similar projects in the vicinity, however the Blue Spruce trees have been replaced with Common

Hornbeam to reduce the amount of encroachment when full maturity is reached.

Comment #4:

We noticed on the plan there is an easement running along two edges of the lot, I was not able to pull up the deeds from the registry of deeds. Can you provide information on both of these easements?

Per the property deed of the subject property, easement recordings were done at the Bristol County Registry in 1902 and are not available through electronic records. Attached is a plan of record that easement locations and layout were taken from.

Comment #5:

Unless I missed it, I did not see any directional signage on the plans, is there any planned for the site?

Pavement markings are proposed to provide directional signage for incoming/outgoing traffic. No other standing ground signs are proposed other than the main business sign.

If you have any questions or require any further information, please contact this office at (508) 717-3479.

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
 - Parking Lots
 - Auto Dealerships
 - General Area Lighting

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.



Above: NV-2 with DPS6
Below: NV-1 with DPS3

LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010

LED WATTAGE CHART

	16L	32L	48L	64L	80L	96L	112L	128L
350 milliamps	18w	-	-	-	-	-	-	-
530 milliamps	28w	-	-	-	-	-	-	-
700 milliamps	36w	71w	104w	136w	168w	200w	243w	265w
1050 milliamps	56w	106w	156w	205w	263w	316w	366w	409w

NV-1

NV-2

Project Name:

Type:

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Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV Size 1 (NV-1)	Type 2 (T2)	NV-1 16 (16L)	350 (35)	3000K (30K)	120-277 (UNV)	Direct Pole For (NV-1): Single, D180 3" (DPS3)	Bronze (BRZ)	Bird Deterrent (BD) Marine Grade Finish (MGF)
	Type 3 (T3)	32 (32L)	*NV-1 Only	4000K (40K)	347-480 (HV)	For (NV-1): D90, T90, T120, QD 7" (DPS7)	White (WHT)	Optic Plate Painted to Match Fixture (OPP)
NV Size 2 (NV-2)	Type 4 (T4)	48 (48L)	530 (53)	5000K (50K)		For (NV-2): Single, D180 6" (DPS6)	Silver (SVR)	Mounting Painted to Match Fixture (MP)
	Type 5 (T5)	64 (64L)	*NV-1 Only			For (NV-2): D90, T90, T120, QD 11" (DPS11)	Black (BLK)	Nema 7-Pin Receptacle (PET)
	Nema 2 24" Narrow Beam (N2) *NV-1 Only	NV-2 80 (80L)	700 (7)			Knuckle Mount (KM)	Graphite (GPH)	Photocell + Receptacle (PCR)
	Nema 3 30" Narrow Beam (N3)	96 (96L)	1050 (1)			Sweep Arm (SA)	Grey (GRY)	Receptacle + Shorting Cap (PER)
		112 (112L)			Wall Mount (WM)	Custom (CS)	FSP-211 with Motion Sensor (UNV Voltage) (FSP-20) *9'-20" Heights	
		128 (128L)			Trunnion Mount (TM)		(FSP-40) *21'-40' Heights	
					Tennis Arm (TA)		Surge Protector (10K)	
							Quick Mount Bracket (QMB)	
							Retrofit Mount Bracket (RQMB)	
							Round Pole Adaptor 3"- 4" Pole (RPA4)	
							Round Pole Adaptor 5"- 6" Pole (RPA5)	
							Rotated Optic Left (ROL)	
							Rotated Optic Right (ROR)	
							House Side Shield (HSS)	

*See next page for Arm Configurations
*For Round Pole, please specify RPA4 or RPA5

*HSS not applicable with N2 - NEMA 24" Optics
*HSS not applicable with N3 - NEMA 30" Optics

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI >70
- Color temperatures: 3000K, 4000K, 5000K

OPTIONS

- **BIRD DETERRANT (BD)**—offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **HOUSE SIDE SHIELD (HSS)**—Micro Optics' House Side Shield (HSS) is designed for full property line cut-off.
- **ROUND POLE ADAPTER (RPA)**— When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

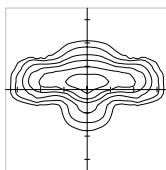
CONTROLS

- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-20 mounting heights 9-20 feet
 - FSP-40 mounting heights 21-40 feet.
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

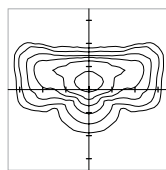
OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

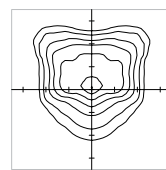
- IES Types



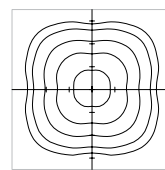
TYPE II (T2)



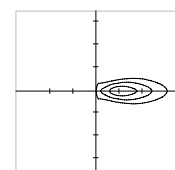
TYPE III (T3)



TYPE IV (T4)

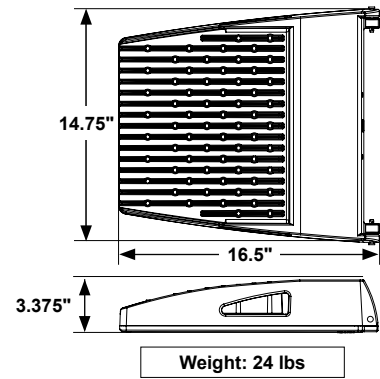


TYPE V (T5)

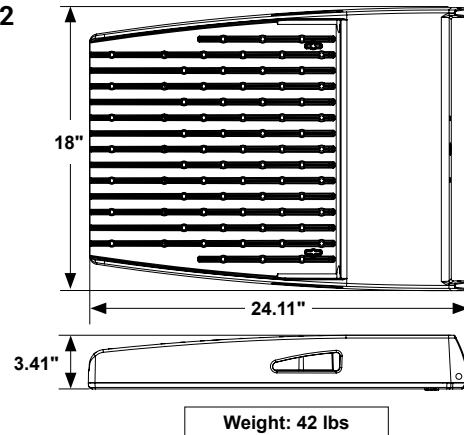


NEMA 2 (N2)

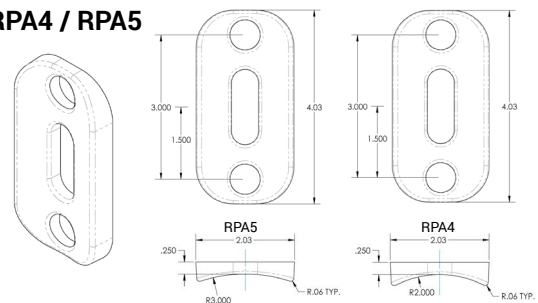
NV-1



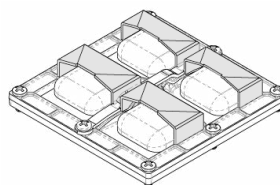
NV-2



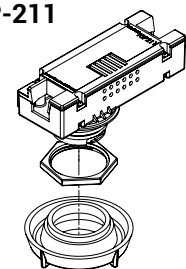
RPA4 / RPA5



HOUSE SIDE SHIELD



FSP-211



EPA

EPA	SGL	D90	D180	T90	T120	QD
NV-1-DP	0.46	1.14	0.92	1.34	1.37	1.34
NV-1-KM	0.54	N/A	1.08	N/A	N/A	N/A
NV-1-SA	0.75	1.29	1.50	1.99	2.05	1.99
NV-2-DP	0.89	1.22	1.78	1.96	1.91	1.96
NV-2-KM	0.69	1.18	1.38	1.85	2.68	1.85
NV-2-SA	0.98	1.96	1.75	2.66	2.62	2.66

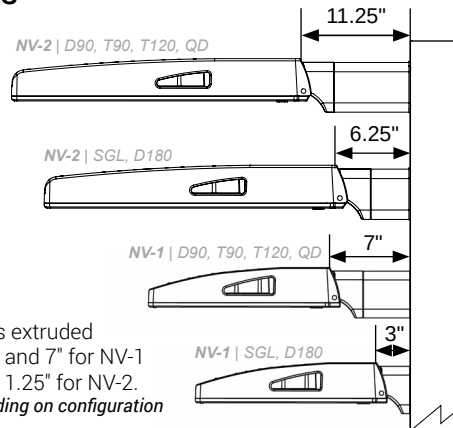
L70/L90 DATA

TEMP.	NV-1		NV-2	
	L70 (64L-1050mA)	L90 (64L-1050mA)	L70 (128L-1050mA)	L90 (128L-1050mA)
25°C	483,000	160,000	483,000	160,000

DPX ARM LENGTH

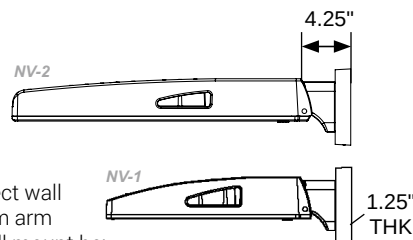
DPX ARM LENGTH	SGL	D90	D180	T90	T120	QD
NV-1	3"	7"	3"	7"	7"	7"
NV-2	6.25"	11.25"	6.25"	11.25"	11.25"	11.25"

MOUNTING OPTIONS



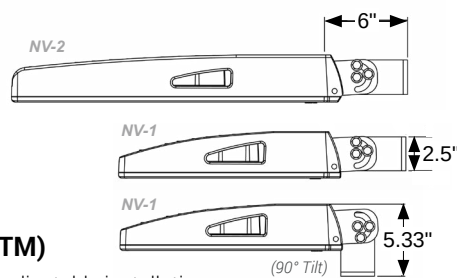
DIRECT POLE (DP)

Standard mounting arm is extruded aluminum in lengths of 3" and 7" for NV-1 and lengths of 6.25" and 11.25" for NV-2.
*Arm lengths may vary depending on configuration



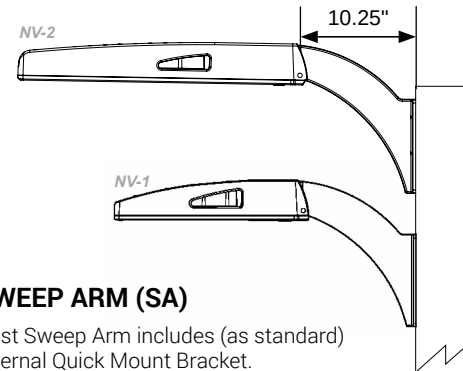
WALL MOUNT (WM)

Cast Aluminum Plate for direct wall mount. 3" extruded aluminum arm mounts directly to a cast wall mount box.



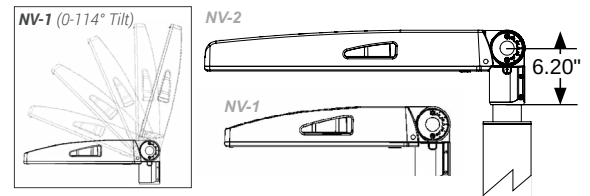
TRUNNION MOUNT (TM)

Steel, bolt-on-mounting for adjustable installation with a maximum uplift of 90 degrees.
*Unpainted stainless steel is standard



SWEEP ARM (SA)

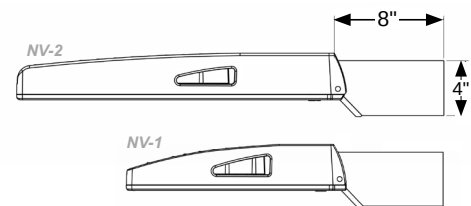
Cast Sweep Arm includes (as standard) Internal Quick Mount Bracket.



KNUCKLE MOUNT (KM)

Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.

- Max Uplift of 114 degrees (NV-1)
- Max Uplift of 90 degrees (NV-2)
- Adjustable in 6 degree increments

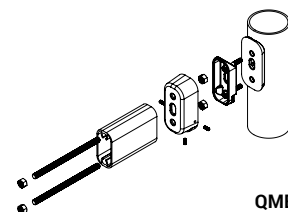


TENNIS ARM (TA)

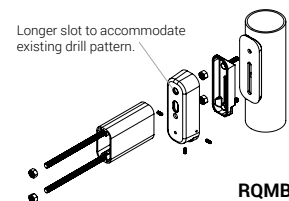
Steel fitter slips over 3.5" x 1.5" rectangular arm.
*See Tennis Arm Spec Sheet for details

OPTIONAL

Optional Cast Aluminum Bracket, **Quick Mount Bracket (QMB)** and **Retrofit Quick Mount Bracket (RQMB)**, designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures.



QMB



RQMB

POLE

Shall be Straight Steel Grade B Extrusion with yield of 46,000 PSI. Conforms to ASTM A500 Standards. Poles have ground lug welded inside hand-hole opposite side of the pole extrusion. Pole Extrusion is conjoined to Anchor Base by welding internal to pole shaft and external to pole shaft. Hand Hole reinforcement is Constructed of 3"x 5" rectangular steel tubing which is welded to pole shaft for added strength.

ANCHOR BASE

Manufactured from A36 Steel rated at 36,000 PSi, conforms the ASTM –A36 standards. Base Plate vary in size from 1" thick for poles 21 feet and over, 3/4" thick for poles 10 to 20 feet.

COATING

All poles have minimum 3mm powder coat finish. All poles are sandblasted prior to powder coat application.

ANCHORAGE

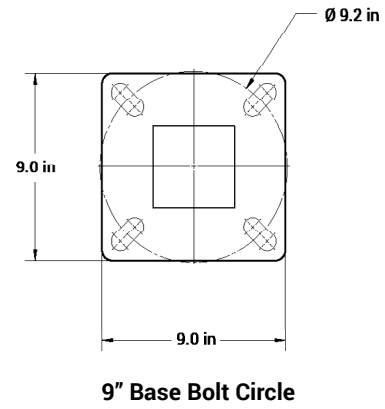
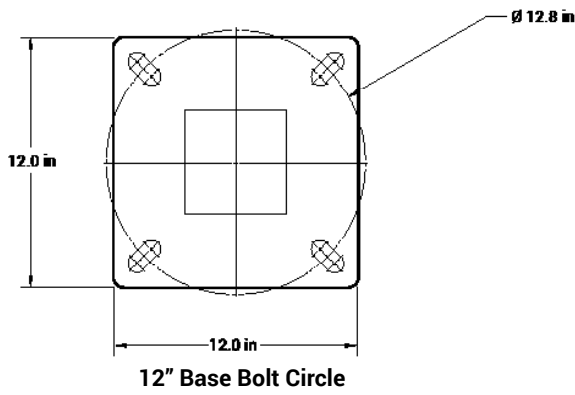
All anchor bolts are fully hot dipped galvanized and come with two galvanized nuts and washers per bolt.

BASE COVER, HAND HOLE COVER AND POLE CAP

All poles come with removable polymer pole cap installed. All poles caps are black finish. All base covers are made of aluminum and powder coated to match the pole. The hand hole covers are provided with internal bridge support and also powder coated to match pole finish.



Project Name:						Type:		
Cat #	Height	Pole Dim.	Size	Base Pattern	Orient	Color	Bolts	Enhancements
Square Straight Steel Pole (SSSP)	10' (10)	4" Square (4S)	.120 in (11G)	8 3/16 - 10 3/16" Bolt Circle (9BC)	Single (SGL)	Bronze (BRZ)	3/4" x 30" (3430)	GFI Kit (GFI)
	12' (12)				Double (D-90)	White (WHT)		GFI Provision Only (PROV)
	14' (14)				Double (D-180)	Silver (SVR)		Galvanized (GLV)
	16' (16)	5" Square (5S)	.180 in (7G)		Triple (T-90)	Green (GRN)	1" x 36" (136)	Anti Corrosion (ACP)
	18' (18)				Quad (QD)	Hunter Green (HGN)		Tenon
	20' (20)							
	22' (22)	6" Square (6S)		(22'-35') 11 1/2 - 14" Bolt Circle (12BC)		Black (BLK)		2 3/8" Round (T2R)
	24' (24)					Graphite (GPH)	3" Round (T3R)	
	25' (25)						3 1/2" Round (T312R)	
	26' (26)						4 1/2" Round (T412R)	
	28' (28)						3 1/2" Square (T312S)	
	30' (30)						4 1/2" Square (T412S)	
	35' (35)			(39') 15 in Bolt Circle (15BC)		Grey (GRY)		4 1/2" Square (T412S)
					Custom (CS)		5 1/2" Square (T512S)	



POLE EPA DATA								
Maximum EPA (ft) Allowable								
POLE HEIGHT	POLE DIA.	SIZE	BASE PLATE	BOLT CIRCLE BOLTS	BOLTS	80 Mph	90 Mph	100 Mph
10'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	26.8	18.7	15.5
12'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	20.5	15.5	9.7
14'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	16.5	11.4	9.7
15'	4" SQ	.180	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	18.2	12.2	10.4
16'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	13.5	9.8	8.6
17-1/2'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	12.4	9.0	7.2
18'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	9.8	7.2	5.4
20'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	8.2	5.5	4.0
20'	4" SQ	.180	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	14.5	10.0	7.6
20'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	16.2	11.3	7.9
20'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	26.2	21.2	15.4
22'	4" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	6.3	3.7	1.8
22'	4" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	11.8	7.9	5.3
22'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	12.5	8.3	5.4
22'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	21.1	15.2	10.9
24'	4" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	5.3	2.7	1.5
24'	4" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	10.8	6.8	4.2
24'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	5.3	2.7	1.5
24'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	19.8	13.7	9.1
25'	4" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	4.7	2.5	1.2
25'	4" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	10.9	7.4	5.2
25'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	10.2	6.6	1.6
25'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	18.9	13.2	9.6
26'	4" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	4.7	2.5	1.2
26'	4" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	10.7	7.1	4.9
26'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	9.8	6.3	1.3
26'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	18.5	12.9	9.4
28'	4" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	6.0	2.2	1.6
28'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	5.8	3.2	1.5
28'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	12.2	7.8	4.6
28'	6" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	21.7	14.6	9.8
30'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	5.2	2.3	-
30'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	11.6	6.9	4.1
30'	6" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	18.8	12.7	8.3
32'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	10.1	4.9	2.6
32'	6" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	16.6	8.4	5.2
35'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	6.8	2.4	1.9
35'	6" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	12.2	7.1	3.9
39'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	3.1	-	-
39'	6" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	7.3	3.0	-

QUITCLAIM DEED

THE GOODYEAR TIRE & RUBBER COMPANY., a corporation organized and existing under the laws of the State of Ohio, with a principal place of business in Akron, Ohio,

for consideration paid, and in full consideration of ONE MILLION FIVE HUNDRED FIFTY THOUSAND AND NO/100 (\$1,550,000.00),

grants to CLARK'S COVE DEVELOPMENT CO., LLC, a Massachusetts Limited Liability Company with a usual place of business located at 651 Orchard Street, Suite 200, New Bedford, MA 02744,

land in New Bedford,

Beginning at the northwesterly corner thereof at the intersection of Bolton Road and Swift Street; thence running easterly by said Swift Street four hundred forty-five (445) feet, more or less, to Orchard Street; thence running southerly by said Orchard Street nine hundred eighty and eighty one-hundredths (980.80) feet to property now or formerly of the Gosnold Mills; thence running westerly at an interior angle of eighty-nine degrees fifty-one minutes (89° 51') by said Gosnold Mills land in part through the center of a brick wall five hundred forty-one and eighty-three one-hundredths (541.83) feet, more or less, to said Bolton Road; and thence running northerly by said Bolton Road about nine hundred eighty-five (985) feet to the point of beginning.

Together with all the right, title and interest of the Grantor in, to and concerning a certain twenty-four inch (24") pipe, commencing at the dividing line between the above-described parcel and said land of the Gosnold Mills property and running through said land of the Gosnold Mills property and running through said land of the Gosnold Mills property through Orchard and Cove Streets; thence through a twenty (20) foot strip of land to and into the water of Clark's Cove to a certain well or structure therein situated, particularly including herein all the right, title and interest of the Grantor in and to said twenty (20) foot strip of land and said well or structure and all other rights included or specified in, and subject to the obligations contained in, two certain instruments from the New England Cotton Yarn Company to and with Lawrence A. Ford, both dated August 14, 1902 and respectively recorded with said Bristol County, South District Registry of Deeds, Book 228, Pages 286 and following and Book 228, Pages 294 and following.

Subject to and with the benefit of easements and restrictions of record insofar as they may be in full force and effect.

Being the same premises conveyed Grantor by deed dated December 31, 1956 and recorded in the Bristol County (S.D.) Registry of Deeds in Book 1209, Page 100.

This sale does not constitute substantially all of the assets of said Corporation.

IN WITNESS WHEREOF, the said GOODYEAR TIRE & RUBBER COMPANY, has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by A J DELGUYD its ~~DIRECTOR - REAL ESTATE~~, hereto duly authorized, this 11th day of October 2004.

Signed and sealed in presence of

THE GOODYEAR TIRE & RUBBER COMPANY

Joyce Lee Gorog
Witness

A J Delguyd
By: **A J DELGUYD**
DIRECTOR - REAL ESTATE

~~THE COMMONWEALTH OF MASSACHUSETTS~~

STATE OF OHIO
COUNTY OF SUMMIT
~~BRISTOL, ss.~~

October 11, 2004

On this 11th day of October 2004, before me, the undersigned notary public, personally appeared A J DELGUYD, ~~DIRECTOR - REAL ESTATE~~ of THE GOODYEAR TIRE & RUBBER COMPANY, and proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for the stated purpose.



REG OF DEEDS
REG #07
BRISTOL S

Joyce Lee Gorog
Official Signature of Notary
My commission expires: **May 22, 2007**

10/15/04 10:20AM 01
000000 #1428

JOYCE LEE GOROG, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires May 22, 2007

FEE \$7068.00

CASH \$7068.00

CERTIFICATION

I, the undersigned, Bertram Bell, Assistant Secretary of The Goodyear Tire & Rubber Company, a corporation organized and existing under the laws of the State of Ohio, do hereby certify that the attached is a full, true and correct copy of the Delegation of Authority to the Director Real Estate and to the Manager Real Estate Services dated July 1, 2004 signed by Robert J Keegan, Chairman of the Board, Chief Executive Officer and President, and attested by Bertram Bell, Assistant Secretary, of said corporation.

And I further certify that the attached Delegation of Authority has been neither revoked nor modified and is in full force and effect at the date hereof.

And I further certify that my examination of the applicable records of said corporation on the date hereof reveals that Anthony J Delguyd is the Director, Real Estate and that Steve A Mikolay is the Manager, Real Estate Services of The Goodyear Tire & Rubber Company and is authorized to sign documents specified in the attached Delegation of Authority.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the corporate seal of said The Goodyear Tire & Rubber Company to be affixed this 22nd day of September, 2004.


Assistant Secretary
THE GOODYEAR TIRE & RUBBER COMPANY



The Goodyear Tire & Rubber Company

Akron, Ohio 44316 - 0001

July 1, 2004

DELEGATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

Pursuant to authority vested in me by resolution adopted by the Board of Directors of The Goodyear Tire & Rubber Company (hereinafter referred to as the "Company"), on August 3, 1999, I hereby authorize the

DIRECTOR REAL ESTATE MANAGER REAL ESTATE SERVICES

of the Company to execute for and on behalf and in the name of the Company, without attestation and without affixation of the corporate seal, any lease or sublease of real property (including oil, gas and mineral rights) or agreements (including deeds and related instruments) for the purchase or sale of real property for use and operation as or incidental to a distribution or production facility of The Goodyear Tire & Rubber Company, including easements, access and license agreements, and amendments to any of the foregoing, provided that such shall fall within the following categories:

1. Subleases of lease-controlled vacant properties, and including subleases to dealers and franchisees and leases of Company-owned properties.
2. Leases and subleases where the base term does not exceed twenty (20) years and base rental does not exceed \$500,000.00 per lease year (net to lessor).
3. Office leases where the base term does not exceed ten (10) years and the base rental does not exceed \$500,000.00 per lease year.
4. Lease and sublease assignments.
5. Listing Agreements with brokers to sell, lease or sublease properties at a commission rate not to exceed 10 percent.
6. Recreational area (baseball fields, Goodyear Theater, etc), farm land and/or pasture land leases and license agreements on plant sites wherein the term does not exceed five (5) years (cancelable by Goodyear at any time upon 30 days' notice to tenant) at the highest rental reasonably obtainable.

7. Oil, gas or mineral leases wherein the total expenditure does not exceed \$50,000.00.
8. Purchase of individual properties in an amount not to exceed \$3,000,000.00.
9. Sale or leasing of surplus property.
10. Real Estate License Agreements.
11. Easement Agreements.
12. Certification of lease terms, conditions and status to lessors or third parties.
13. Agreements for the subordination of leases and subleases.
14. Settlement and release agreements relating to Goodyear leased and fee-owned property.

In exercising the authority granted within this letter, they are directed to observe such instructions as to prior approvals, including, approval by the Law Department and, where commitments are involved, have an approved budget as shall have been prescribed by the executive officer of the Company having cognizance of the subject matter.

The documents listed above will be retained in the Contract Records Department of the Secretary's Office.

This Delegation shall be in full force and effect from July 1, 2004 to and including June 30, 2006 unless theretofore revoked, and cancels and supersedes a similar delegation dated July 1, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official corporate seal of said Company to be affixed.



Chairman of the Board,
Chief Executive Officer and President
THE GOODYEAR TIRE & RUBBER COMPANY

Attest:



Assistant Secretary

Purchase and Sale Agreement
New Bedford, Massachusetts 02744

Notice of Agreement

The undersigned hereby certify that Seller and Buyer have entered into a Purchase and Sale Agreement (“**Agreement**”) upon the following terms:

SELLER: Clark’s Cove Development Co., LLC, a Massachusetts limited liability company

BUYER: Lisciotti Development Corp., a Massachusetts corporation

PROPERTY: A Portion of Parcel 23-294, New Bedford, Massachusetts 02744 (as Agreement) further described in Purchase and Sale Agreement)

SELLER’S TITLE: See the Deed dated October 11, 2004 and recorded at the New Bedford Registry of Deeds at Book 7223, Page 263.

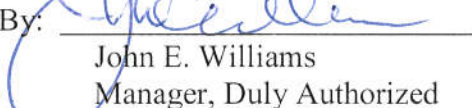
DATE OF EXECUTION OF AGREEMENT: December 28, 2018

BUYER’S PERMITTING RIGHTS: Buyer may file, in Buyer's name (or, if required by any governmental agency, in Seller's name, as Seller's agent) and for Buyer's benefit, zoning code approvals, variances, changes or other appropriate relief, subdivisions, environmental or other related approvals.

This Memorandum is executed only for the purpose of giving notice of the existence of the Agreement and is not intended to modify, expand or reduce any of the rights of Seller and Buyer as set forth in the Agreement.

EXECUTED under seal.

SELLER:
Clark’s Cove Development Co., LLC,
a Massachusetts limited liability company

By: 
John E. Williams
Manager, Duly Authorized

BUYER:
Lisciotti Development Corp.,
a Massachusetts corporation

By: 
Gregg Lisciotti
President, Duly Authorized

Purchase and Sale Agreement
New Bedford, Massachusetts 02744

COMMONWEALTH OF MASSACHUSETTS

Bristol County, ss.

December 28 2018

Then personally appeared the above-named John E. Williams, Manager, duly authorized, and proved to me through satisfactory evidence of identification, which was DRIVERS LICENSE, to be the person whose name is signed on the preceding document, and acknowledged the foregoing to be her/his free act and deed in the capacity set forth above.

Sara B. O'Leary
Notary Public: Sara B. O'Leary

My commission expires 10/24/2019



COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss.

December __, 2018

Then personally appeared the above-named Gregg Lisciotti, duly authorized, and proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the preceding document, and acknowledged the foregoing to be his free act and deed in his capacity as aforesaid.

Notary Public

My commission expires _____

Purchase and Sale Agreement
New Bedford, Massachusetts 02744

COMMONWEALTH OF MASSACHUSETTS

Bristol County, ss.

December __, 2018

Then personally appeared the above-named John E. Williams, Manager, duly authorized, and proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding document, and acknowledged the foregoing to be her/his free act and deed in the capacity set forth above.

Notary Public: Sara B. O'Leary

My commission expires 10/24/2019

COMMONWEALTH OF MASSACHUSETTS

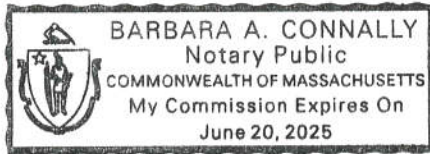
Worcester County, ss.

December 19, 2018

Then personally appeared the above-named Gregg Lisciotti, duly authorized, and proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the preceding document, and acknowledged the foregoing to be his free act and deed in his capacity as aforesaid.


Notary Public

My commission expires 6-20-25



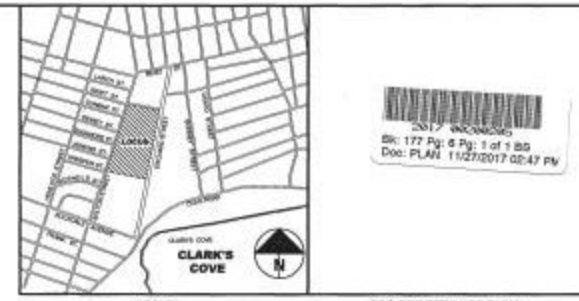
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Bernard N. Perrotty
 DATE: 11/21/17
 BERNARD N. PERROTTY, P.L.S.

ZONING REGULATIONS

MIXED USE BUSINESS (MUB)

- MINIMUM LOT SIZE:** 8,000 SQ. FT. FOR USES ALLOWED IN RESIDENCE A DISTRICT
 10,000 SQ. FT. FOR USES ALLOWED FOR TWO-FAMILY UNITS
 15,000 SQ. FT. FOR 3 OR MORE FAMILY UNITS
- MINIMUM LOT FRONTAGE:** 75 FT. FOR USES ALLOWED IN RESIDENCE A DISTRICT
 100 FT. FOR TWO FAMILY
 150 FT. FOR 3 OR MORE FAMILY
 0 FT. FOR OTHER ALLOWED USES
- FRONT YARD:** 20 FT. FOR USES ALLOWED IN RESIDENTIAL DISTRICT
 0 FT. FOR OTHER ALLOWED USES
- SIDE YARD:** 10 FT. ON ONE SIDE, 12 FT. ON THE OTHER FOR USES ALLOWED IN RESIDENTIAL DISTRICT
 10 FT. ON ANY SIDE WHERE ADJACENT LOT IS IN A RESIDENTIAL DISTRICT OR USED FOR RESIDENTIAL PURPOSES
- REAR YARD:** 30 FT. FOR USES ALLOWED IN RESIDENTIAL DISTRICT
 FOR ALL OTHER USES, 10 FT. FOR 1-2 STORY BUILDINGS; 20 FT. FOR 3 OR MORE STORES



2017 00000000
 BK: 177 Pg: 6 of: 1 of 1 B0
 Doc: PLAN 11/21/2017 02:47 PM

LOCUS FOR REGISTRY USE ONLY

PURPOSE OF THIS PLAN
 THE PURPOSE OF THIS PLAN IS TO SHOW THE DIVISION OF ASSESSORS' MAP 19, LOT 1 AND MAP 23, LOT 158 INTO LOTS B-1 AND B-2 AS SHOWN HEREON AND TO MERGE THE RESULTANT LOT B-1 WITH ASSESSORS' LOTS 23-294 AND 23-295.

OWNER & APPLICANT
 CLARK'S COVE DEVELOPMENT CO., LLC
 651 ORCHARD STREET, SUITE 200
 NEW BEDFORD, MA 02744

ASSESSORS' REFERENCES
 MAP 19 - LOT 1
 MAP 23 - LOT 158
 MAP 23 - LOT 294
 MAP 23 - LOT 295

DEED REFERENCE
 BK. 7223 - PG. 283

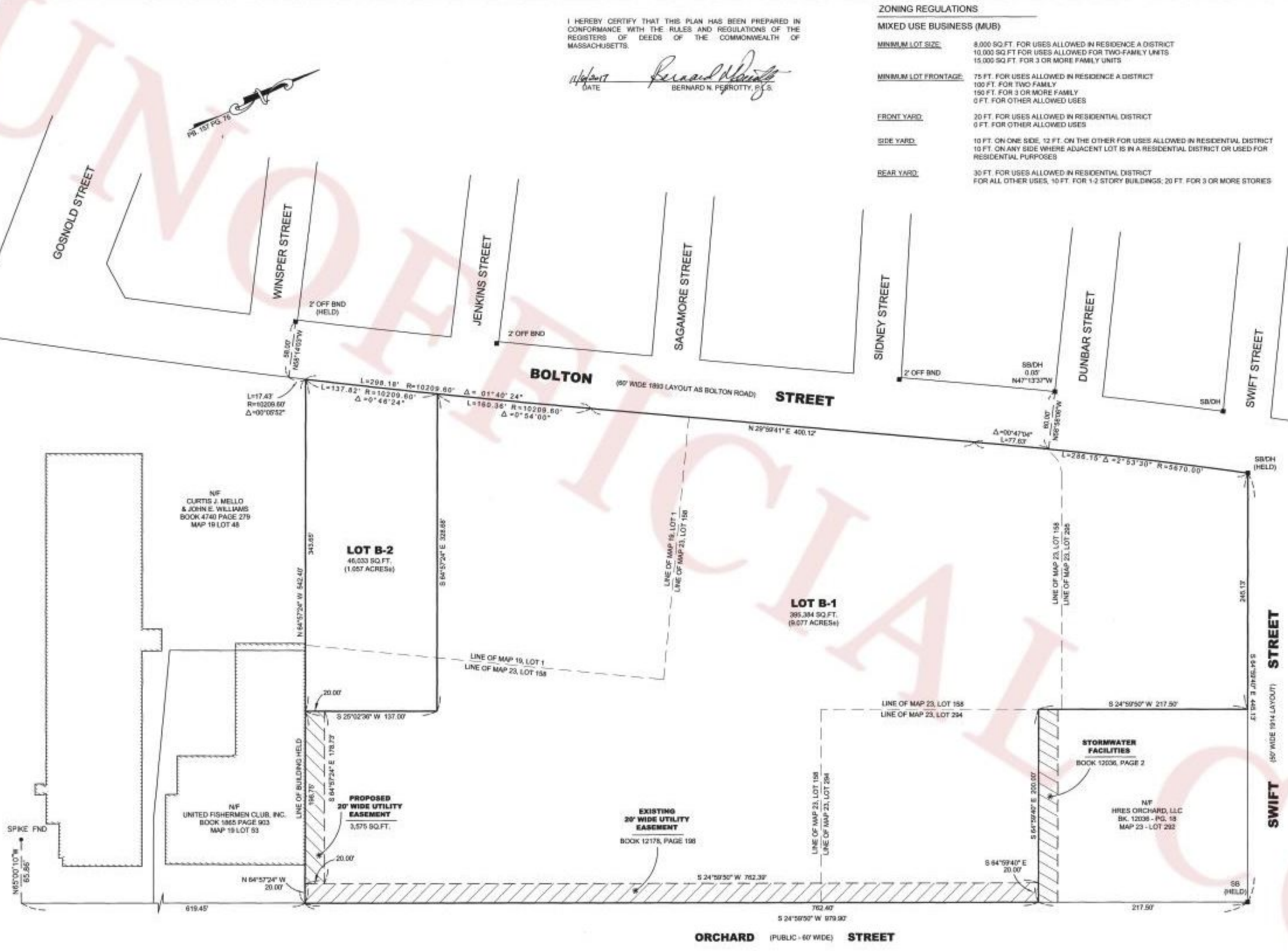
PLAN REFERENCES
 PB. 157 - PG. 78
 PB. 159 - PG. 14
 PB. 163 - PG. 62

CITY OF NEW BEDFORD ZONING DESIGNATION
 MIXED USE BUSINESS

FEMA FLOOD ZONE DESIGNATION
 THE PROPOSED LOTS SHOWN HEREON ARE LOCATED IN ZONES X AND X(SHADED) AS SCALED FROM THE FLOOD INSURANCE RATE MAP OF BRISTOL COUNTY, MASSACHUSETTS, MAP NUMBER 25905-C-0481-G, EFFECTIVE DATE, JULY 18, 2014. THE FLOOD INSURANCE RATE MAP SHOWS THIS X(SHADED) ZONE AS BEING PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM.

APPLICANT DO NOT WRITE IN THIS BOX
 NEW BEDFORD PLANNING BOARD APPROVAL UNDER THE SUBMISSION CONTROL LAW IS NOT REQUIRED.
 CITY PLANNER: *Jeffrey P. L...*
 DATE: 11.21.2017
 NO DETERMINATION AS TO COMPLIANCE WITH THE NEW BEDFORD ZONING BY LAWS IS MADE, INTENDED OR IMPLIED AS A RESULT OF THIS ENDORSEMENT

APPROVAL NOT REQUIRED PLAN OF LAND
 IN
NEW BEDFORD, MASSACHUSETTS
 PREPARED FOR
CLARK'S COVE DEVELOPMENT CO., LLC
 NEW BEDFORD, MA
 DATE: NOVEMBER 3, 2017 SCALE: 1"=50'
 0' 50' 100' 150'
 PREPARED BY
PRIME ENGINEERING
 CIVIL ENGINEERING/LAND SURVEYING/ENVIRONMENTAL ASSESSMENT
 P.O. BOX 1055, 390 BEDFORD STREET, LAKEVILLE, MA 02347
 TEL: 508.947.0050 FAX: 508.947.2004



REVISIONS

REV	DATE	DESCRIPTION	BY	APP

Bernard N. Perrotty
 DATE: 11/21/17
 BERNARD N. PERROTTY, P.L.S., MA, LIC NO. 46858

SITE PLAN

WS ORCHARD STREET

ASSESSORS MAP 23 LOTS 158 & 294

NEW BEDFORD, MASSACHUSETTS



— AREA MAP —
SCALE: 1"=1,000'±

— ZONING DATA —
DISTRICT: MUB (MIXED USE BUSINESS)

DESCRIPTION	REQUIRED	PROVIDED
LOT AREA	8,000 S.F.	46,174± S.F.
LOT FRONTAGE	0 FT	230.00 FT
FRONT SETBACK	0 FT	77.5± FT
SIDE SETBACK	10 FT	53.5± FT
REAR SETBACK	10 FT	40.5± FT
BUILDING HEIGHT (MAXIMUM)	100 FT	22.9± FT
BUILDING COVERAGE (MAXIMUM)	100 %	21.7± %
LOT COVERAGE (MAXIMUM)	100 %	62.6± %

— PARKING & LOADING REQUIREMENTS —
PRINCIPAL USE: RETAIL STORE

REQUIREMENT	REQUIRED	PROVIDED
ONE (1) SPACE PER EACH 200 S.F. OF GROSS FLOOR AREA, BUT NOT LESS THAN TWO (2) SPACES FOR EACH BUSINESS USE INTENDED TO OCCUPY THE PREMISES. AFTER 20,000 S.F. OF GROSS FLOOR AREA, ONE SPACE PER 400 S.F.	50 TOTAL SPACES	50 TOTAL SPACES
WHEN 26-50 TOTAL PARKING SPACES ARE REQUIRED, 2 MUST BE ACCESSIBLE SPACES. ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE VAN ACCESSIBLE.	2 ACCESSIBLE SPACES	2 ACCESSIBLE SPACES
TWO (2) LOADING SPACES FOR EACH BUILDING CONTAINING 10,000 S.F. OF GROSS FLOOR AREA. THEREAFTER, ONE (1) ADDITIONAL LOADING SPACE SHALL BE REQUIRED FOR EACH FIFTEEN (15) FEET OF DOCK, PLATFORM, OR OPENING IN THE BUILDING WHERE THE LOADING OR UNLOADING OF COMMODITIES IS INTENDED TO OCCUR.	1 LOADING SPACE	1 LOADING SPACE

— INDEX —

SHEET	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS
3	LAYOUT
4	GRADING & DRAINAGE
5	UTILITIES
6	LANDSCAPE
7	LIGHTING
8	NOTES & LEGEND
9-10	DETAILS

REVISIONS

1	7/5/19	PLANNING BOARD COMMENTS



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NEW BEDFORD, MA 02740
P.508.717.3479
OFFICES IN:
● TAUNTON
● MARLBOROUGH
● WARWICK, RI

DRAWN BY: MJW
DESIGNED BY: MJW
CHECKED BY: CAF

SITE PLAN
 WS ORCHARD STREET
 ASSESSORS MAP 23 LOTS 158 & 294
 NEW BEDFORD, MASSACHUSETTS
 PREPARED FOR: LISCIOTTI DEVELOPMENT
 83 ORCHARD HILL PARK DRIVE
 LEOMINSTER, MA 01453

JUNE 7, 2019
SCALE: AS NOTED
JOB NO. 19-210
LATEST REVISION:
JULY 5, 2019
COVER
SHEET 1 OF 10

LISCIOTTI DEVELOPMENT

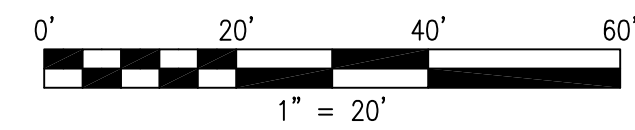
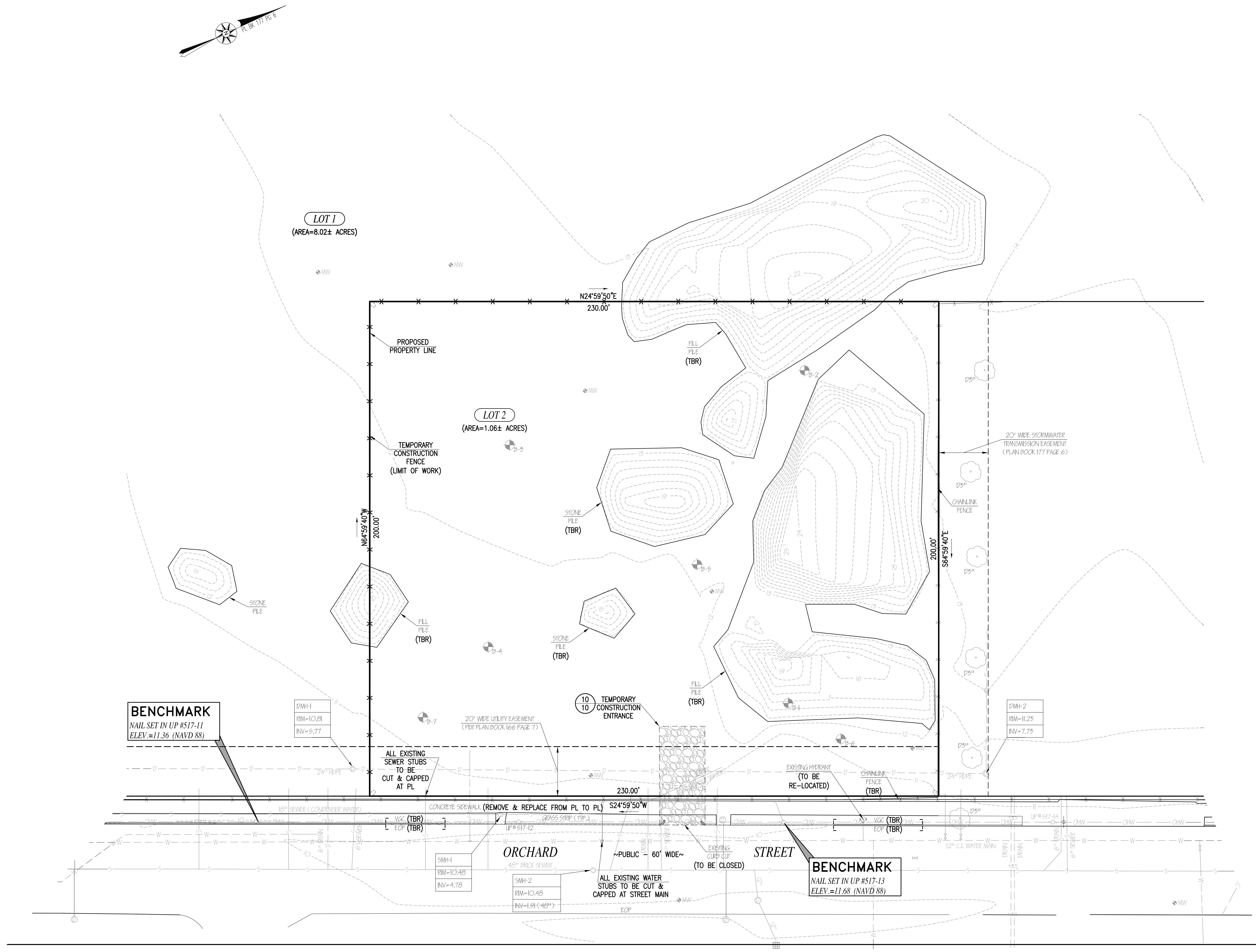
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RECORD OWNER:
ASSESSORS MAP 23 LOTS 158 & 294
CLARK'S COVE DEVELOPMENT CO., LLC
651 ORCHARD STREET, SUITE 200
NEW BEDFORD, MA 02744
DEED BOOK 7223 PAGE 263
PLAN BOOK 177 PAGE 6

WAIVERS REQUESTED

CODE OF ORDINANCES – CH. 9 COMPREHENSIVE ZONING
1. SECTION 5455 – DEVELOPMENT IMPACT STATEMENT

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LISCIOTTI DEVELOPMENT

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1	7/5/19	PLANNING BOARD COMMENTS



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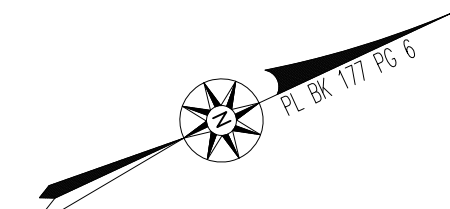
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DRAWN BY: MJW
 DESIGNED BY: MJW
 CHECKED BY: CAF

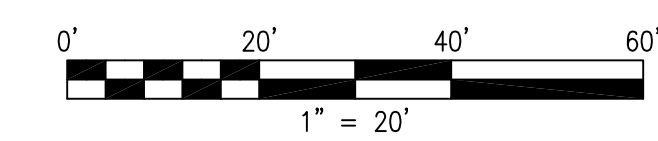
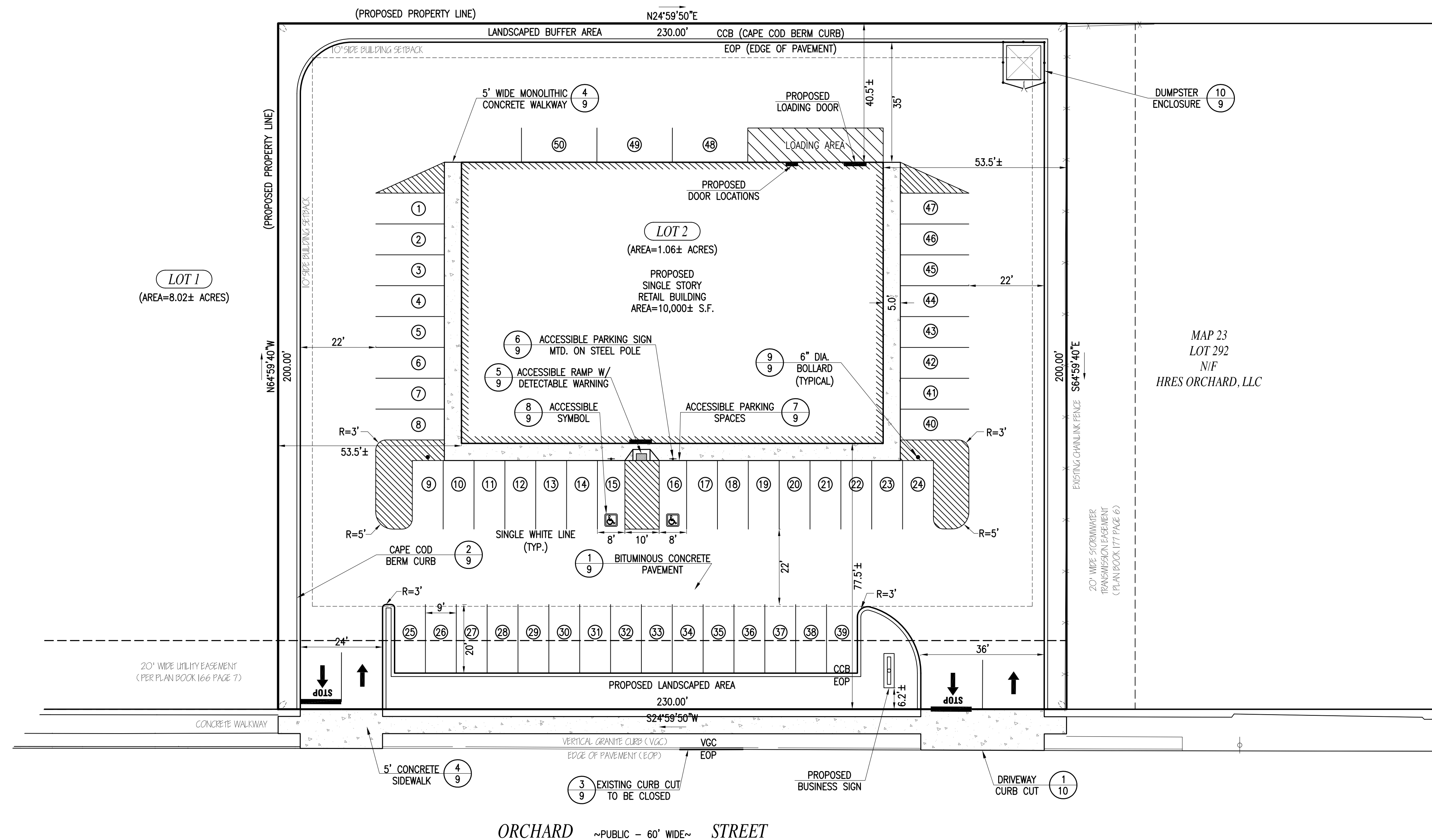
SITE PLAN
 WS ORCHARD STREET
 ASSESSORS MAP 23 LOTS 158 & 294
 NEW BEDFORD, MASSACHUSETTS
 PREPARED FOR:
 LISCIOTTI DEVELOPMENT
 83 ORCHARD HILL PARK DRIVE
 LEONISTE, MA 01453

JUNE 7, 2019
 SCALE: 1"=20'
 JOB NO. 19-210
 LATEST REVISION:
 JULY 5, 2019

EXISTING CONDITIONS
 SHEET 2 OF 10



- ZONING DATA TABLE -	
PROJECT DATA	
TOTAL SITE AREA	1.06± ACRES
BUILDING FOOTPRINT	10,000 S.F. COMMERCIAL RETAIL BUILDING
TOTAL PARKING REQUIRED	RETAIL:1 SPACE/200 S.F.
	10,000/200 = 50 SPACES
TOTAL PARKING PROVIDED	50
LAND INFORMATION	
ASSESSORS MAP	23
BLOCK/LOT NUMBER	PORTION OF LOT 158
ZONING INFORMATION OBTAINED FROM THE CITY OF NEW BEDFORD WEBSITE, VIA MUNICODE	
ZONING DISTRICT	MUB (MIXED USE BUSINESS) DISTRICT
MIN. LOT AREA	REQUIRED PROVIDED
	8,000 S.F. 46,174± S.F.
MIN. FRONTAGE	REQUIRED PROVIDED
	0 FT 230.00 FT
BUILDING HEIGHT LIMIT	REQUIRED PROVIDED
	7 STORIES OR 100 FT 22.9± FT
MAX. BUILDING COVERAGE	ALLOWED PROVIDED
	100% 21.7±%
MAX. LOT COVERAGE	ALLOWED PROVIDED
	100% 86.8±%
STRUCTURE SETBACKS	REQUIRED PROVIDED
FRONT YARD	0 FT 77.5± FT
SIDE YARD	10 FT 53.5± FT
REAR YARD	10 FT 40.5± FT
DOT INFORMATION	
CURB CUT PERMIT	REQUIRED
MAJOR ROAD JURISDICTION	ORCHARD STREET - CITY LAYOUT - LOCAL
MINOR ROAD JURISDICTION	N/A



LISCIOTTI DEVELOPMENT

REVISIONS	
1	7/5/19 PLANNING BOARD COMMENTS



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OFFICES IN:
• TAUNTON
• MARLBOROUGH
• WARWICK, RI

DRAWN BY: MJW
DESIGNED BY: MJW
CHECKED BY: CAF

SITE PLAN

WS ORCHARD STREET
ASSESSORS MAP 23 LOTS 158 & 294
NEW BEDFORD, MASSACHUSETTS

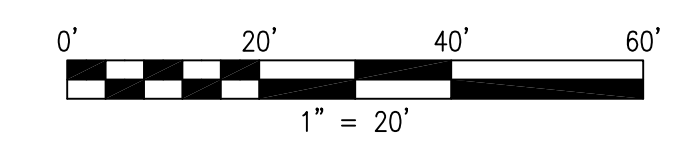
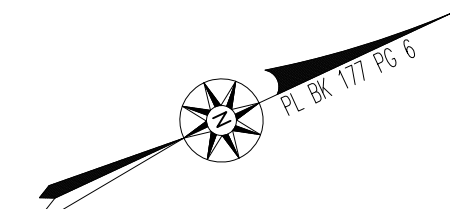
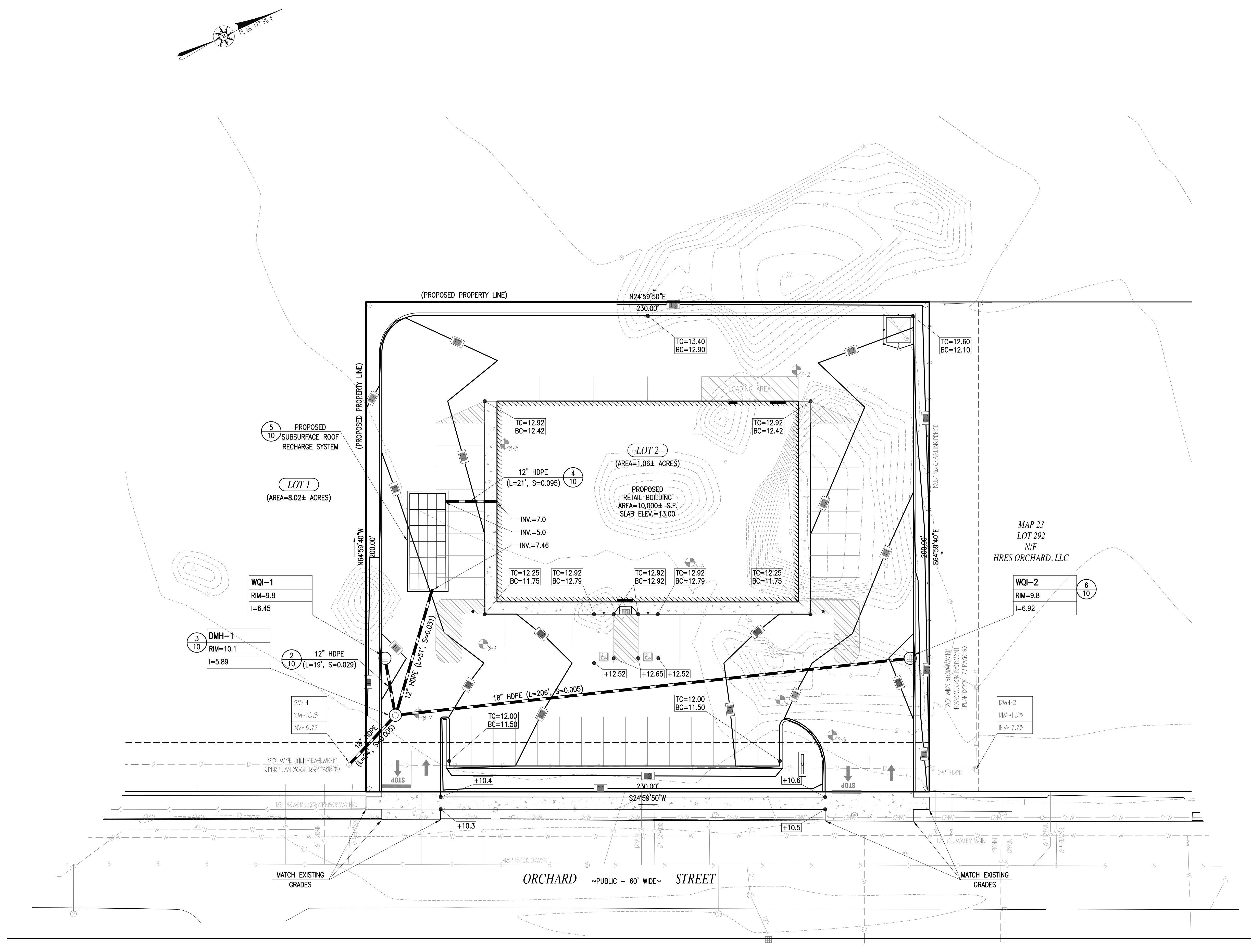
PREPARED FOR:
LISCIOTTI DEVELOPMENT
83 ORCHARD HILL PARK DRIVE
LEOMINSTER, MA 01453

JUNE 7, 2019
SCALE: 1"=20'
JOB NO. 19-210
LATEST REVISION:
JULY 5, 2019

LAYOUT
SHEET 3 OF 10

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LISCIOTTI DEVELOPMENT

REVISIONS	
1	7/5/19 PLANNING BOARD COMMENTS



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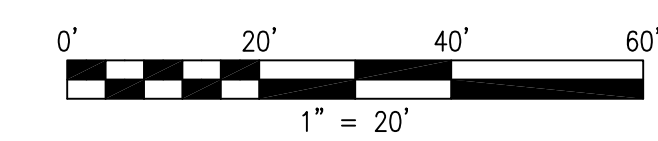
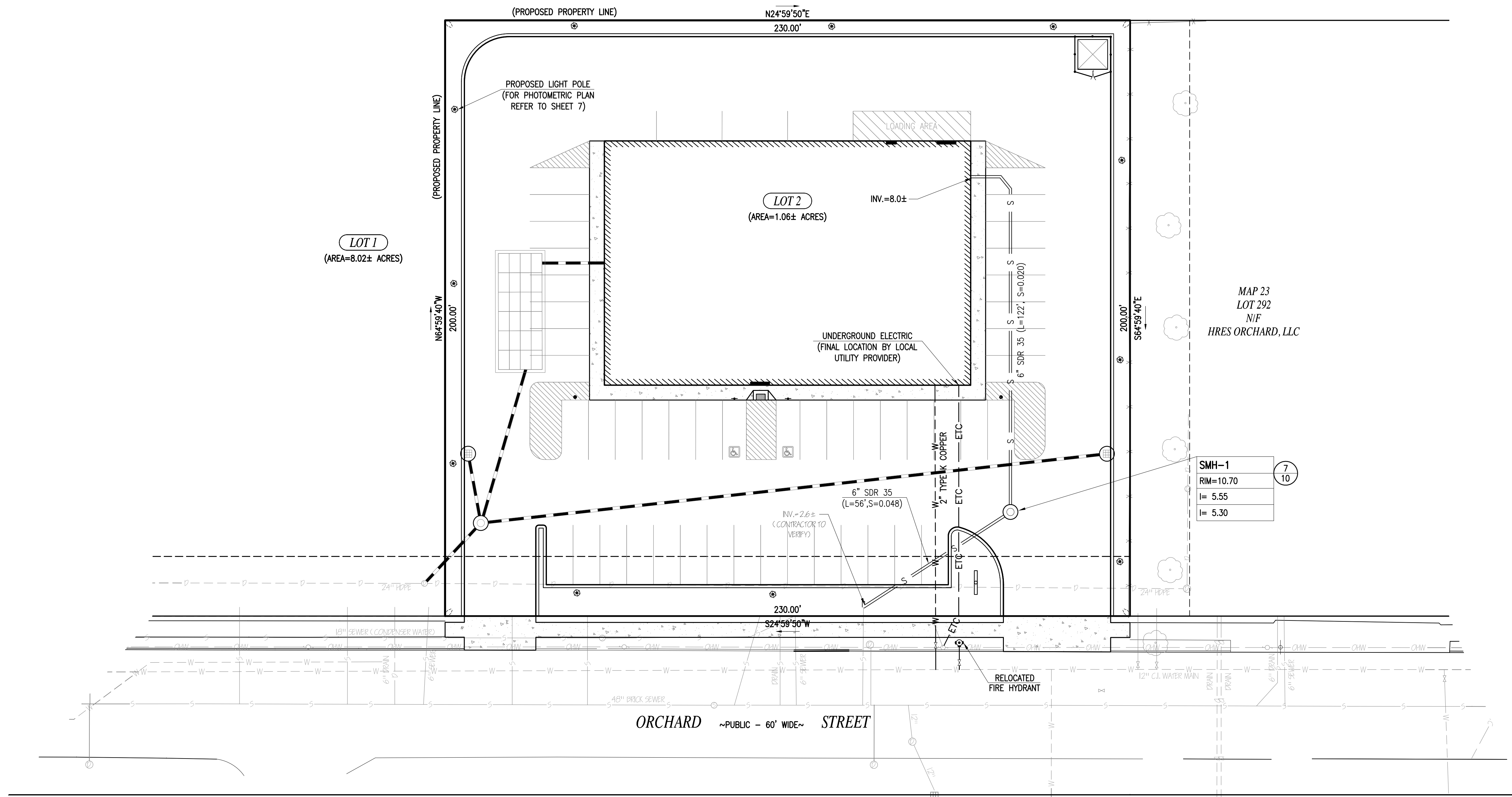
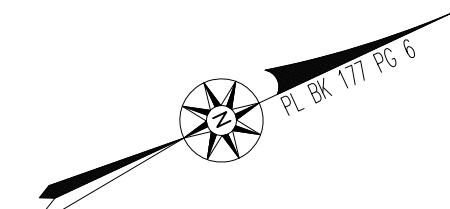
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 DESIGNED BY: MJW
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SITE PLAN
 WS ORCHARD STREET
 ASSESSORS MAP 23 LOTS 158 & 294
 NEW BEDFORD, MASSACHUSETTS
 PREPARED FOR: LISCIOTTI DEVELOPMENT
 83 ORCHARD HILL PARK DRIVE
 LEONISTE, MA 01453

JUNE 7, 2019
 SCALE: 1"=20'
 JOB NO. 19-210
 LATEST REVISION:
 JULY 5, 2019

GRADING & DRAINAGE
 SHEET 4 OF 10

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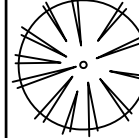

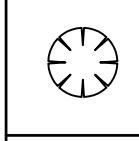
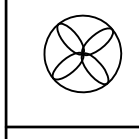
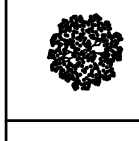

SITE PLAN

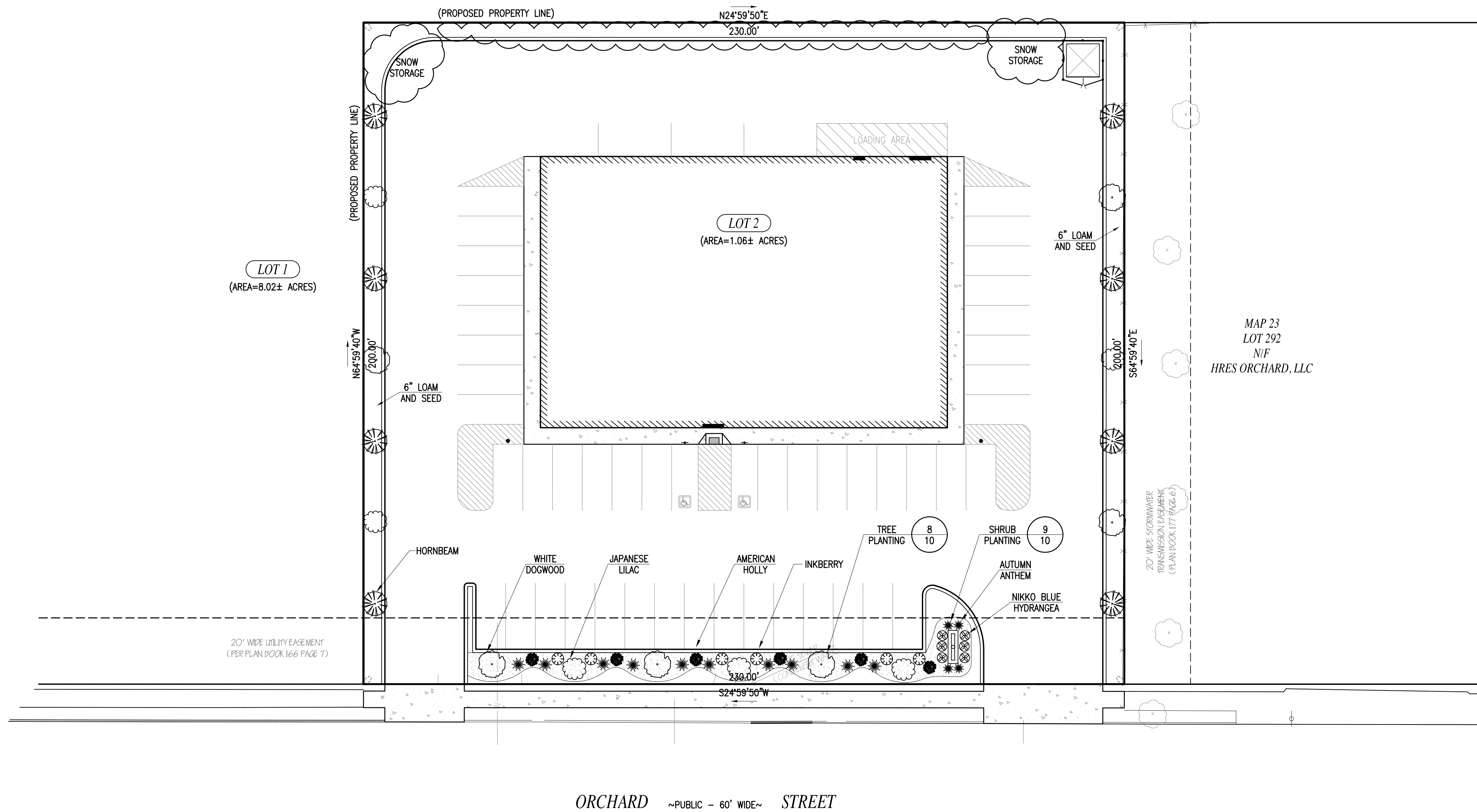
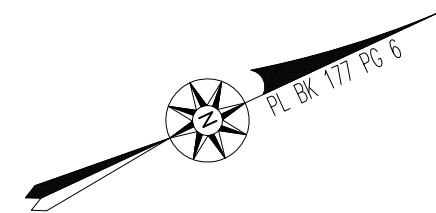
WS ORCHARD STREET
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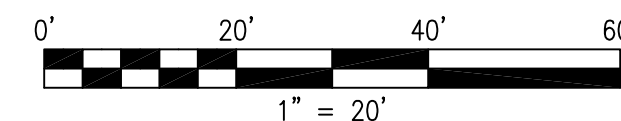
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UTILITIES
 SHEET 5 OF 10

LANDSCAPE TABLE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
	SYRINGA RETICULA	JAPANESE LILAC	5'-6' HT	6
	CARPINUS CORDATA	HORNBEAM	6'-8' HT	8
	CORNUS FLORIDA	WHITE DOGWOOD	12'-14' HT	6
SHRUBS				
	ILEX GLABRA "SHAMROCK"	INKBERRY	2 GAL.	6
	HYDRANGEA MACROPHYLLA "NIKKO BLUE"	NIKKO BLUE HYDRANGEA	2 GAL.	6
	ILEX OPACA	AMERICAN HOLLY	2 GAL.	6
	MISCANTHUS SINENSIS	AUTUMN ANTHEM	2 GAL.	14

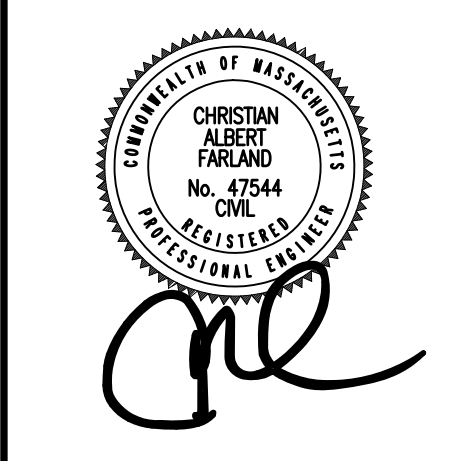


ORCHARD ~PUBLIC - 60' WIDE~ STREET



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LANDSCAPING
SHEET 6 OF 10

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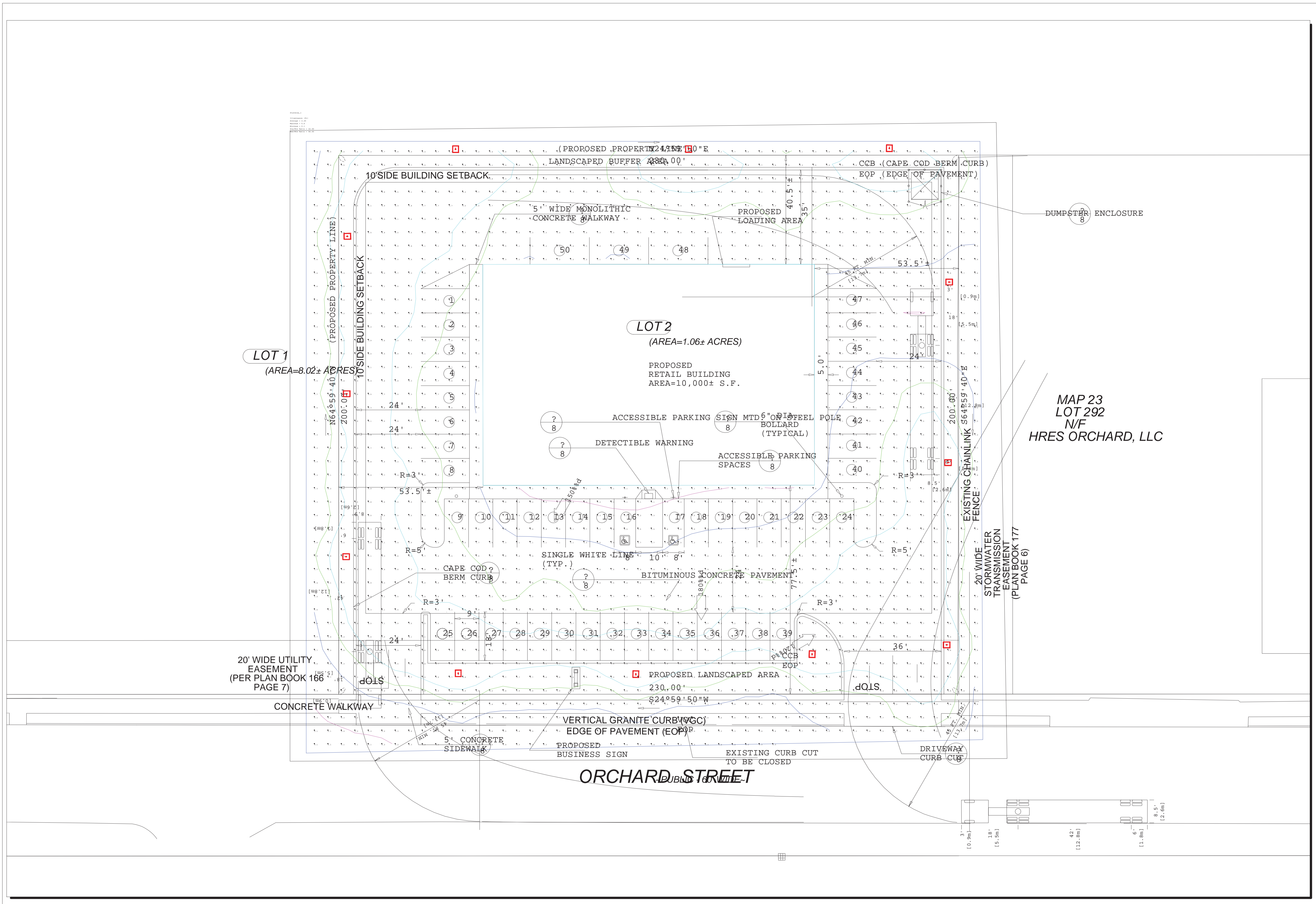


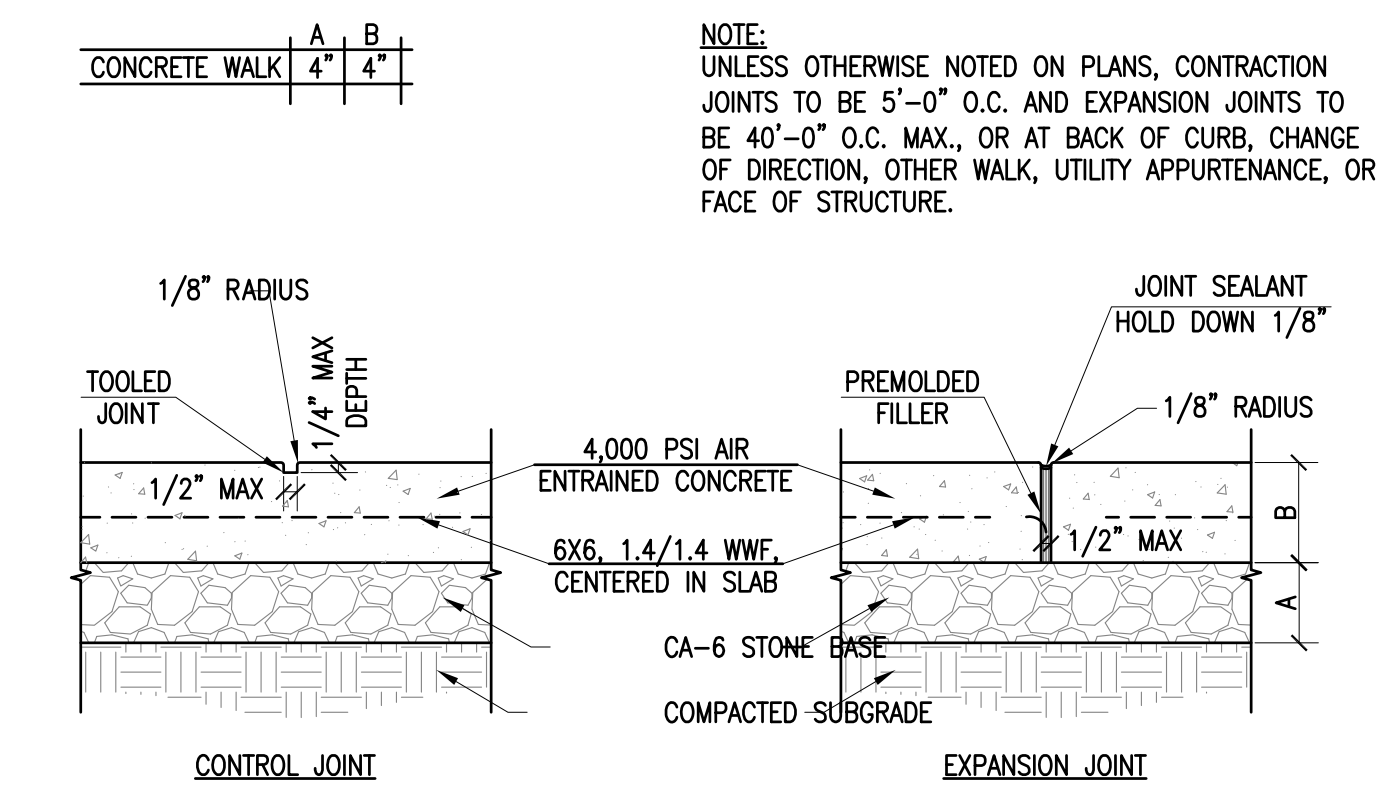
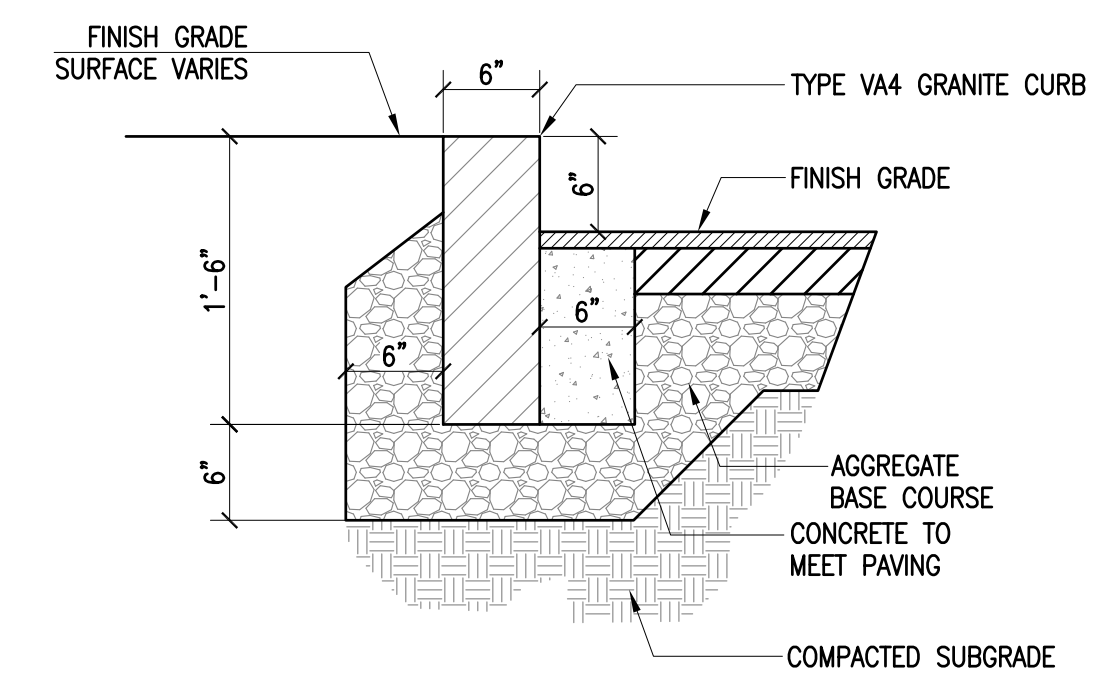
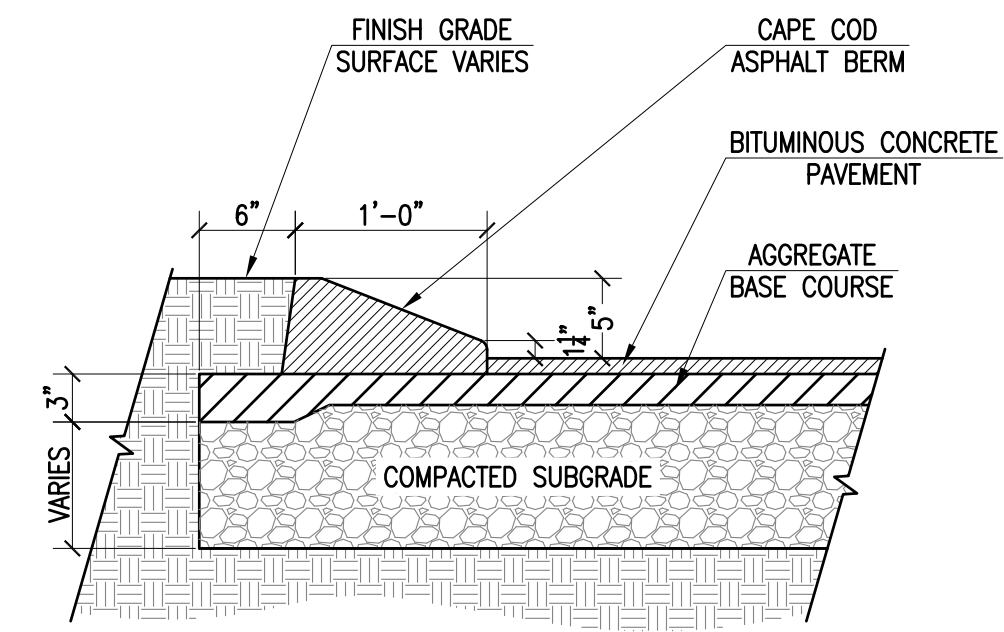
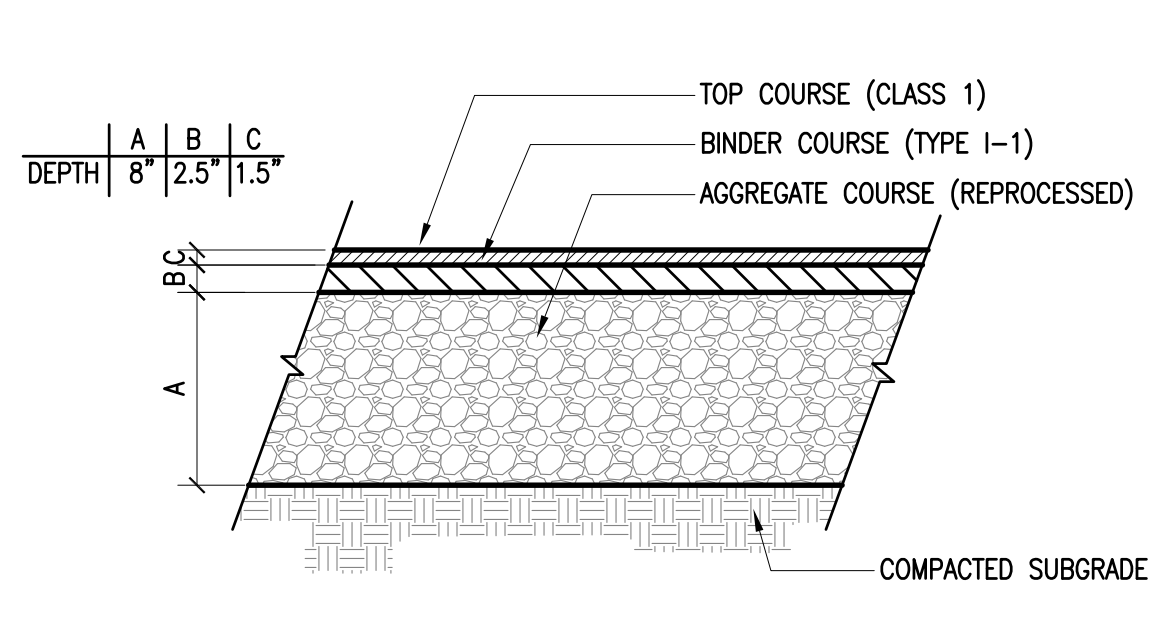
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Project_1





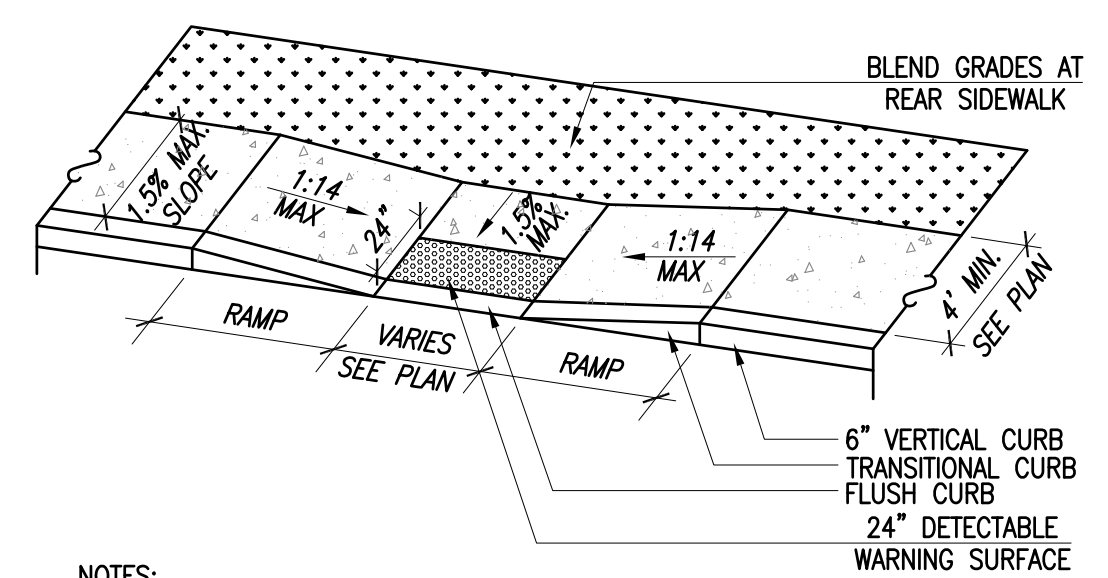
NOTE:
UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. AND EXPANSION JOINTS TO BE 40'-0" O.C. MAX., OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.

1 BITUMINOUS CONCRETE PAVEMENT
9 NOT TO SCALE

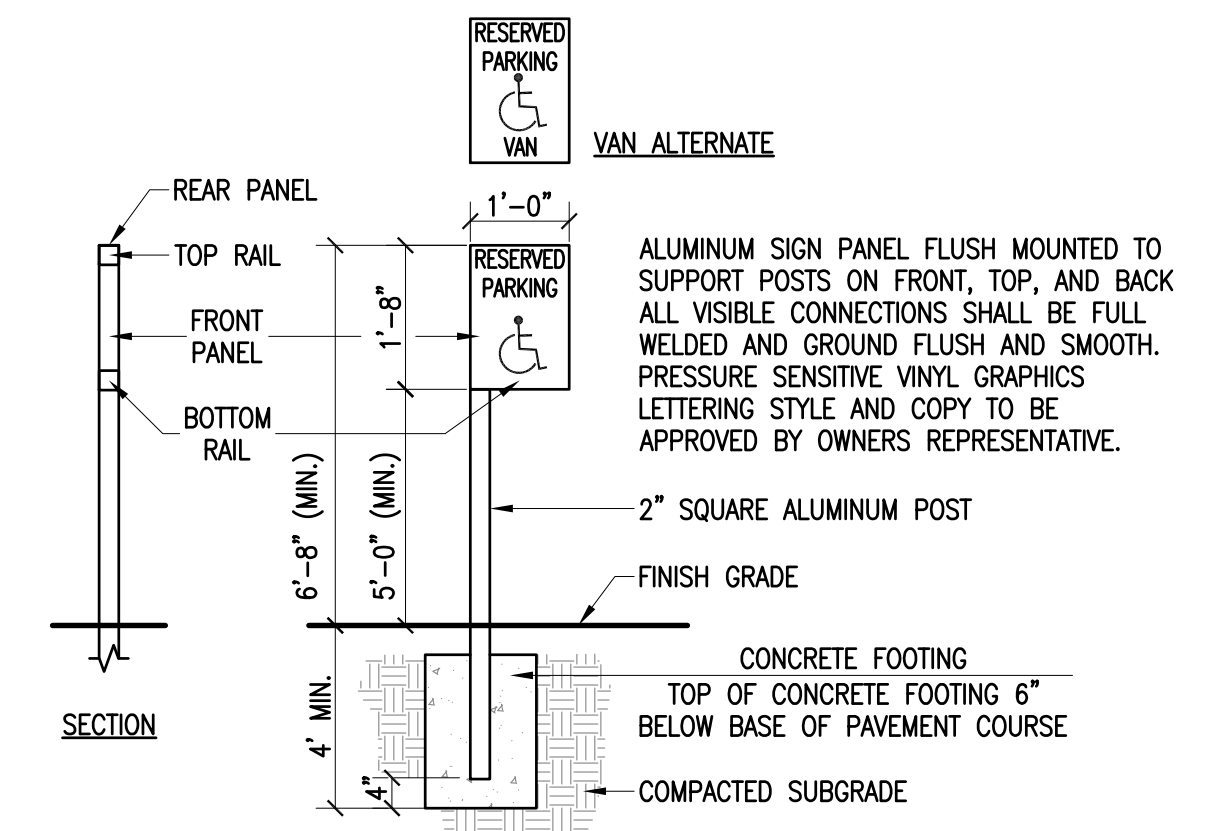
2 BITUMINOUS CONCRETE CAPE COD BERM
9 NOT TO SCALE

3 VERTICAL GRANITE CURB
9 NOT TO SCALE

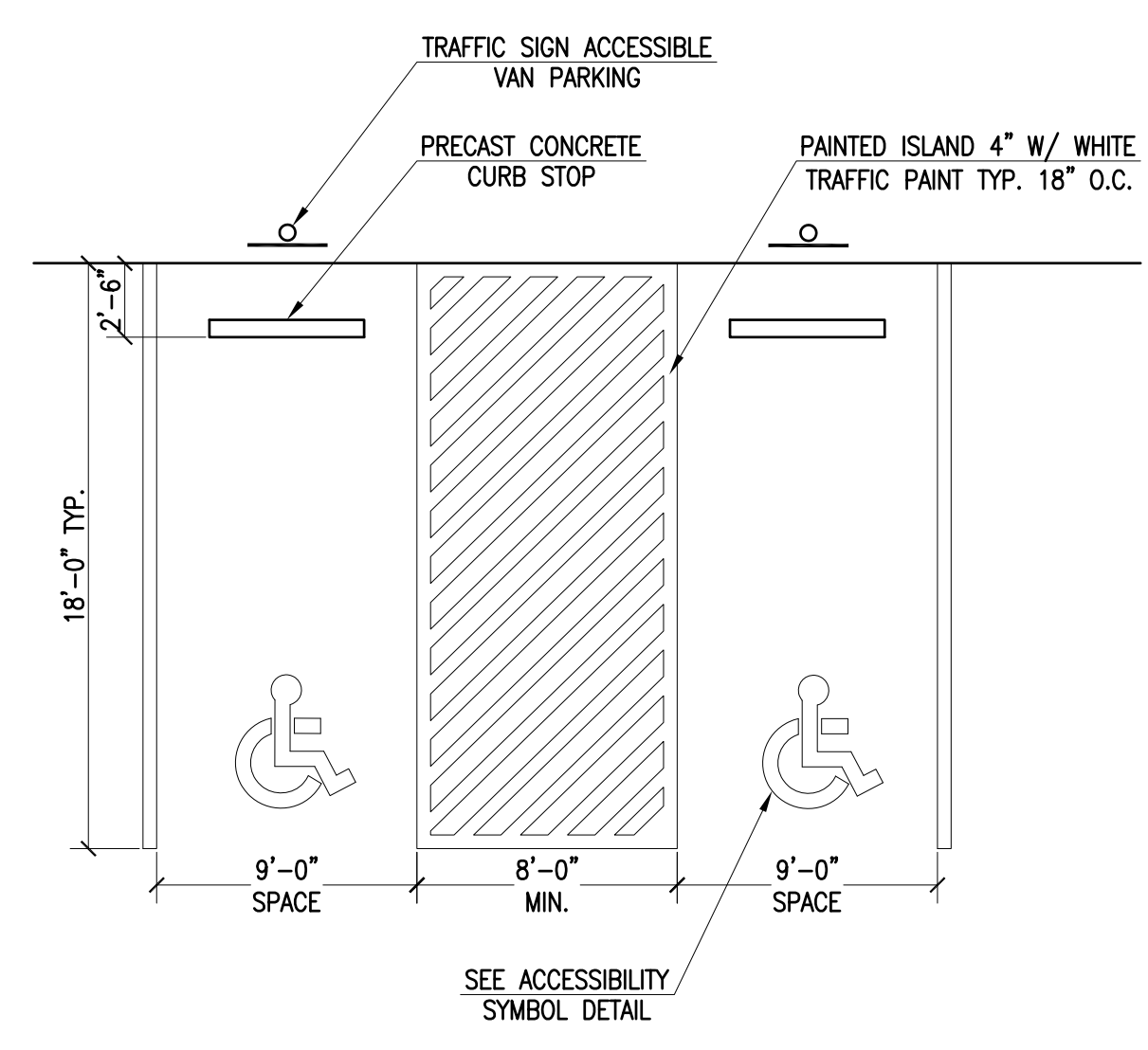
4 CONCRETE PAVEMENT SIDEWALK
9 NOT TO SCALE



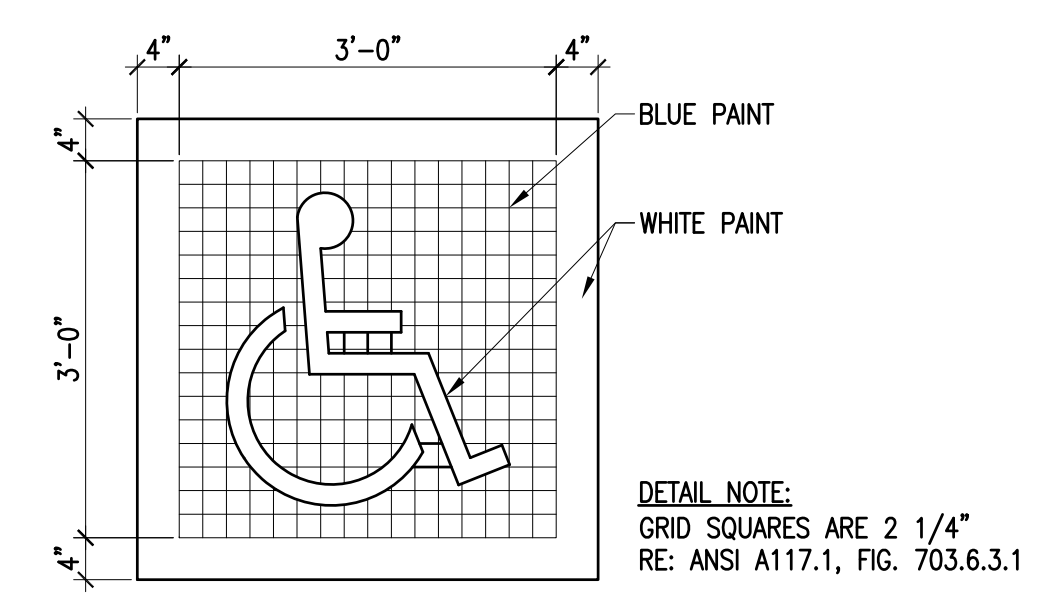
- NOTES:
- RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK, I.E. DEPTH OF SURFACE AND FOUNDATION.
 - DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH ADA MAAB REQUIREMENTS.
 - PROVIDE EXPANSION JOINTS AT TOPS OF RAMP AND AT BACK OF WALK AT INTERFACE OF CURB.
 - PROVIDE HEAVY BROOM FINISH ON RAMP AND SIDE SLOPES PERPENDICULAR TO FLOW OF TRAFFIC.
 - MINIMUM WALK DIMENSIONS ARE FROM BACK OF CURB.
 - TRANSITION CURB LENGTH AS REQUIRED TO MEET CODE.
 - FIXED OBJECTS (I.E. UTILITY POLES, HYDRANTS, ETC.) MUST NOT ENCRoACH ON ANY PART OF A WHEELCHAIR RAMP, INCLUDING TRANSITION SLOPES.
 - AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP, EXCLUDING CURB TRANSITIONS, TO BE LOCATED OUTSIDE OF THE CROSSWALK.



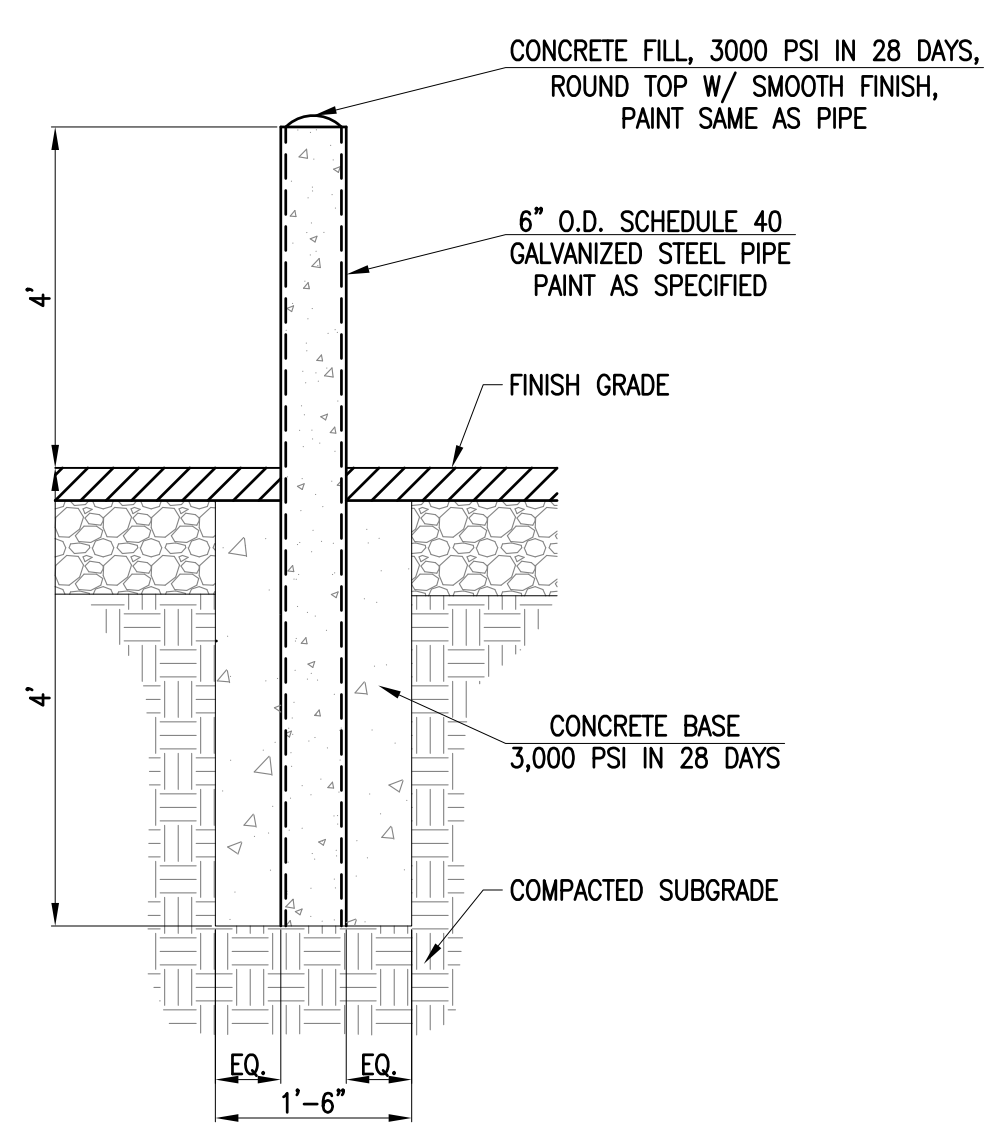
6 ACCESSIBLE PARKING SIGN
9 NOT TO SCALE



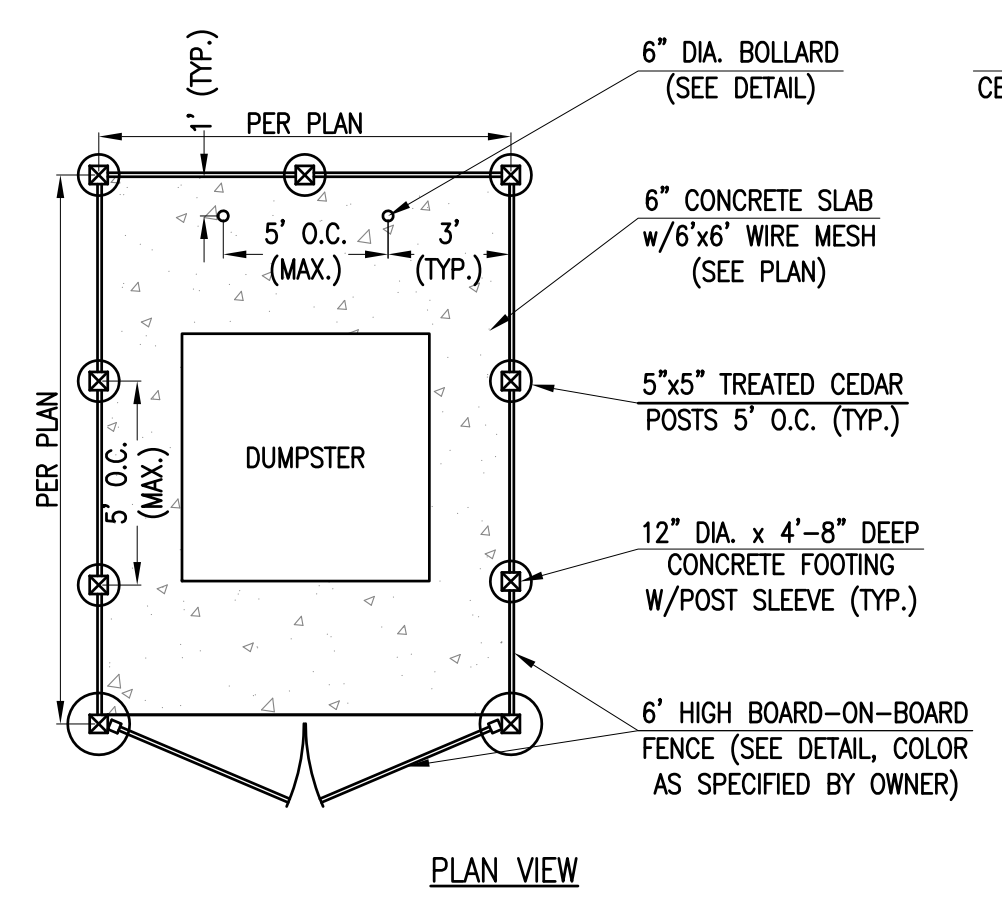
7 ACCESSIBLE PARKING LAYOUT
9 NOT TO SCALE



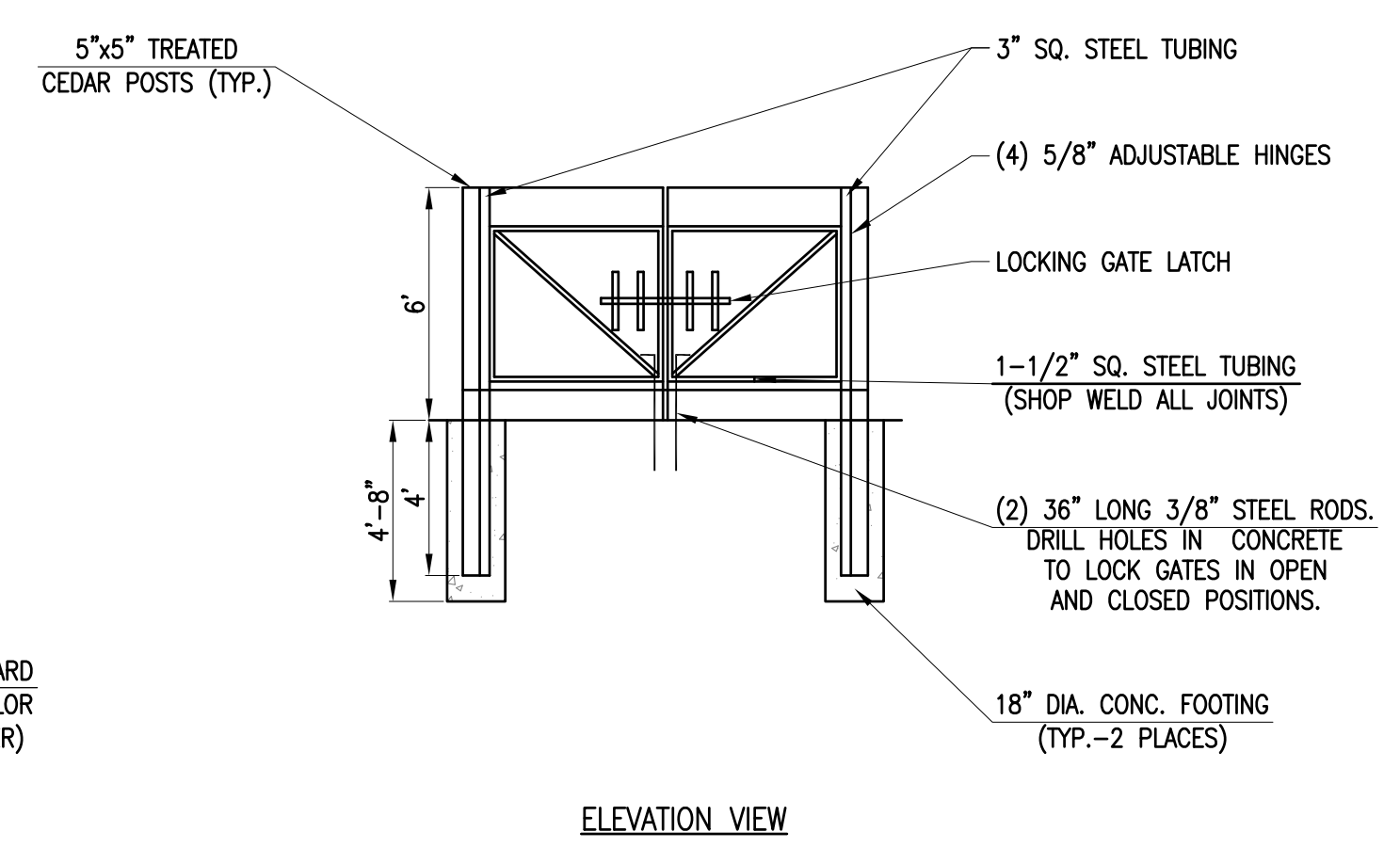
8 ACCESSIBLE PARKING SYMBOL
9 NOT TO SCALE



9 CONCRETE FILLED STEEL BOLLARD
9 NOT TO SCALE



10 DUMPSTER ENCLOSURE
9 NOT TO SCALE



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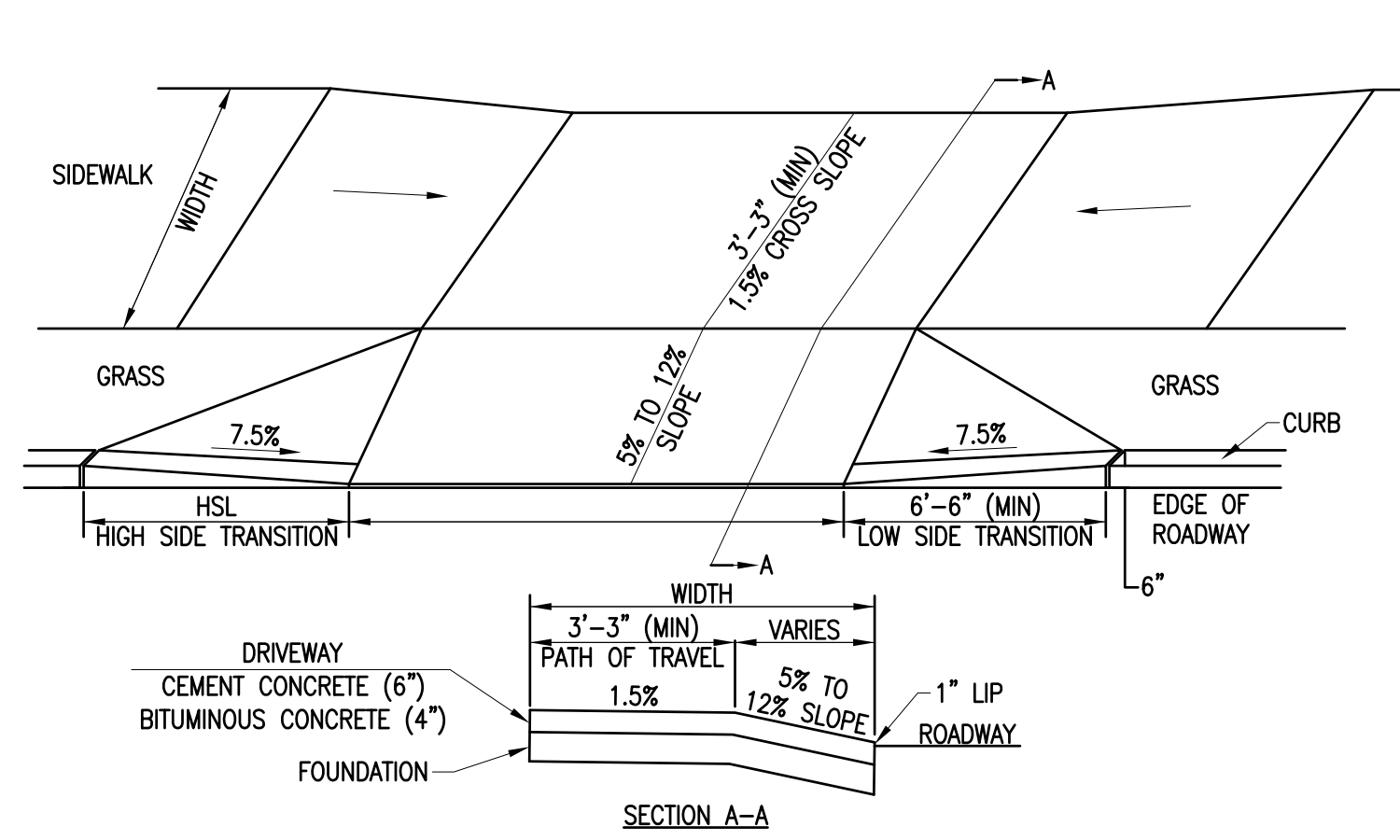
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LATEST REVISION:
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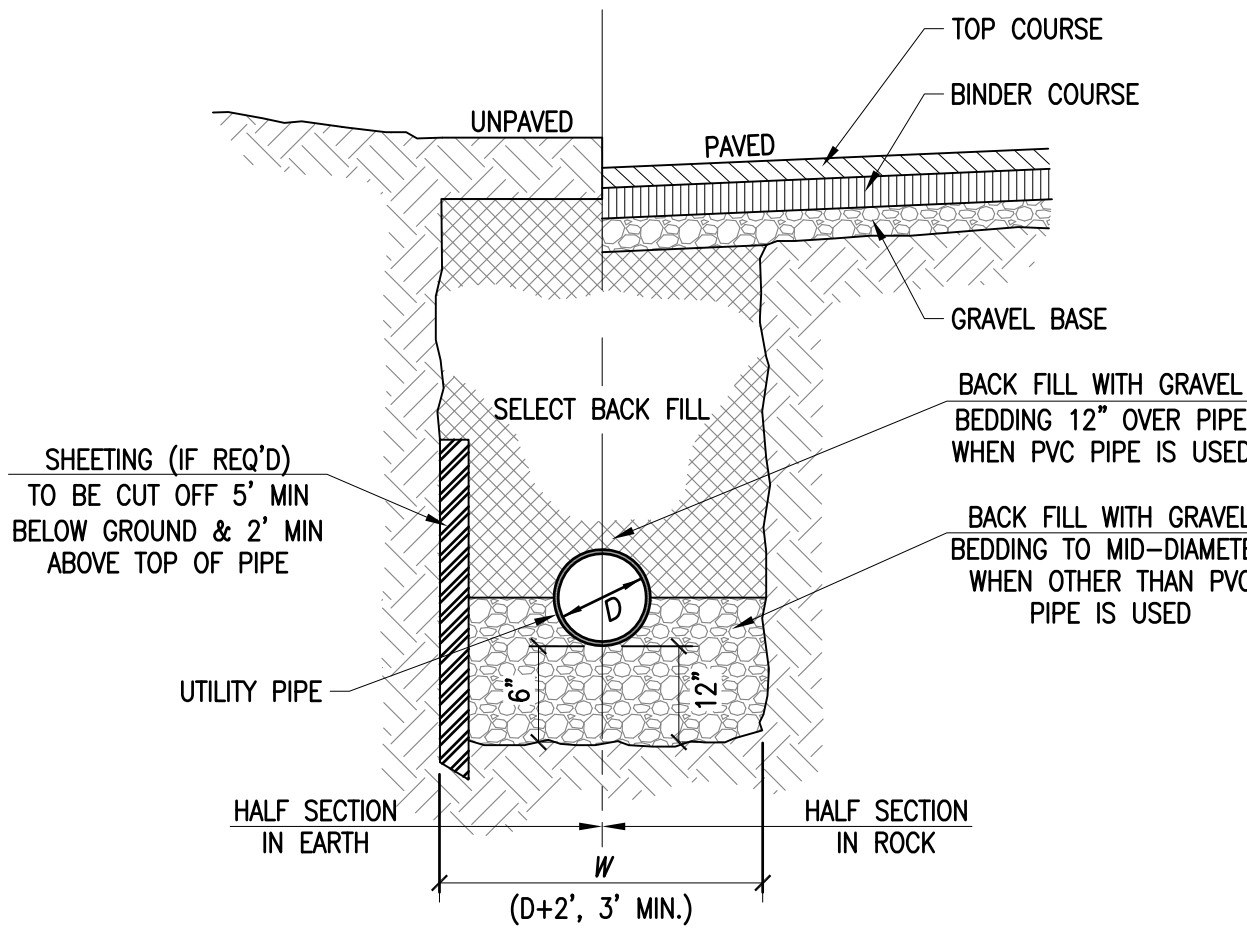
DETAILS
SHEET 9 OF 10



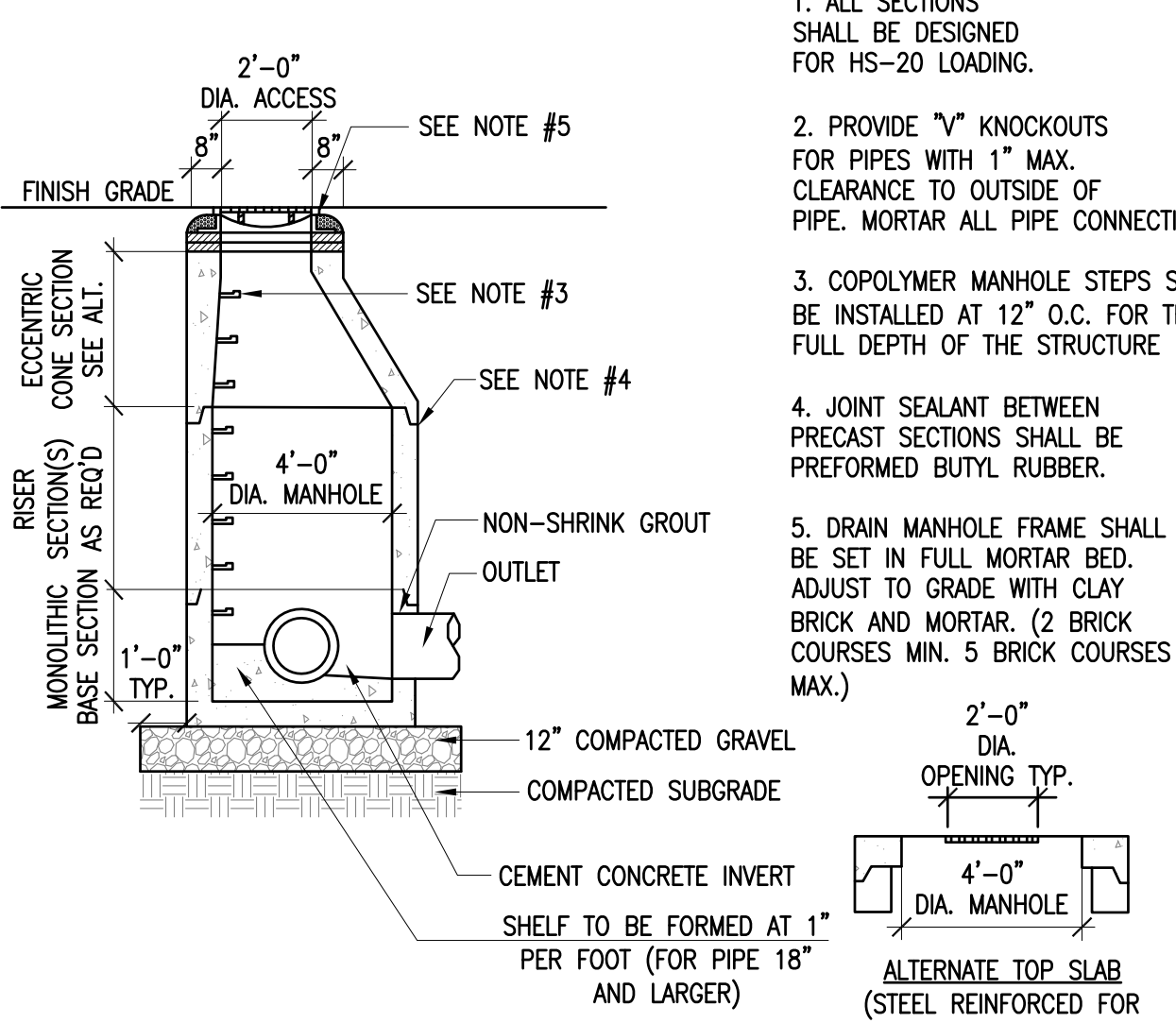
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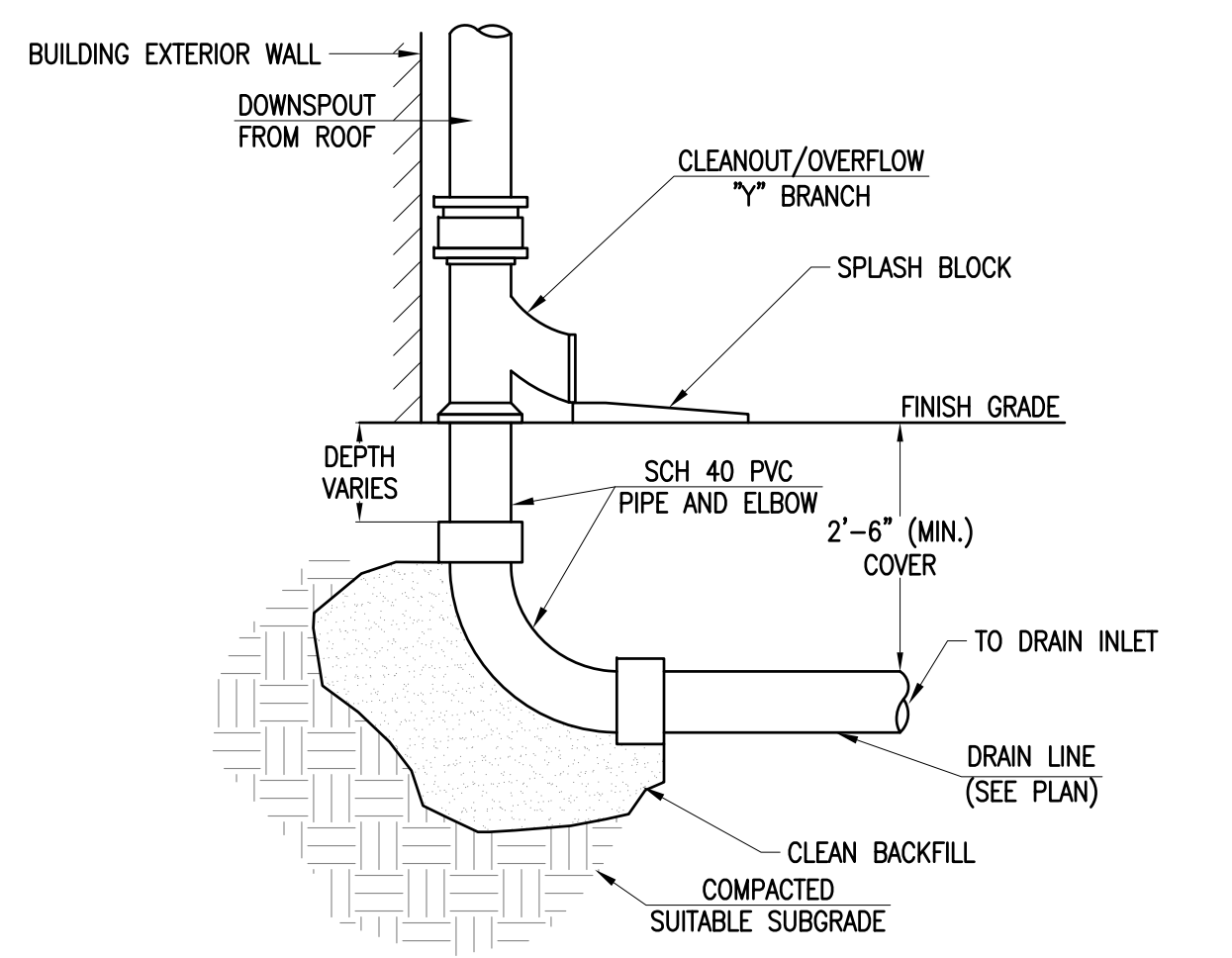
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10 DRIVEWAY CURB CUT WITH GRASS STRIP
NOT TO SCALE



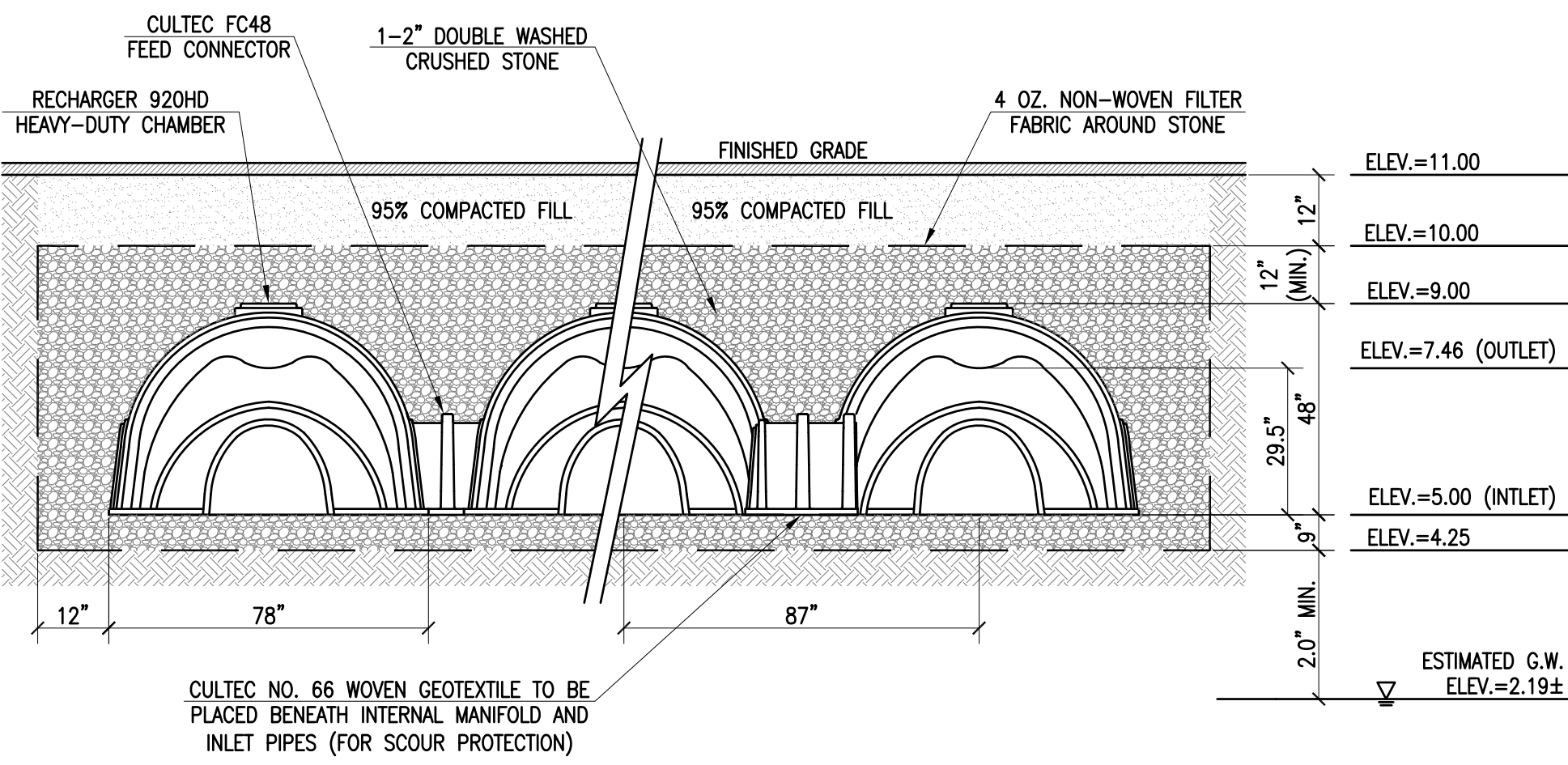
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10 UTILITY TRENCH
NOT TO SCALE



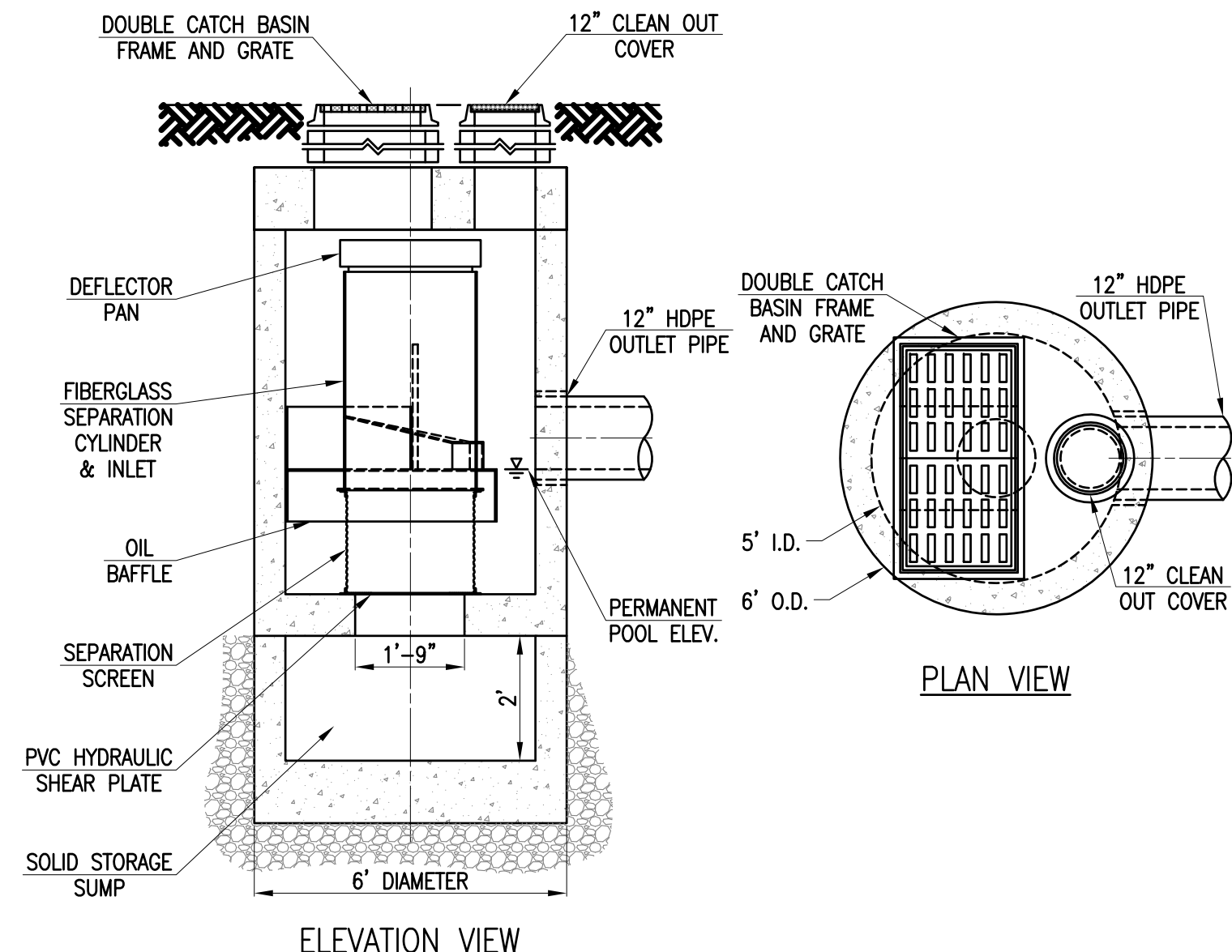
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10 DRAIN MANHOLE
NOT TO SCALE



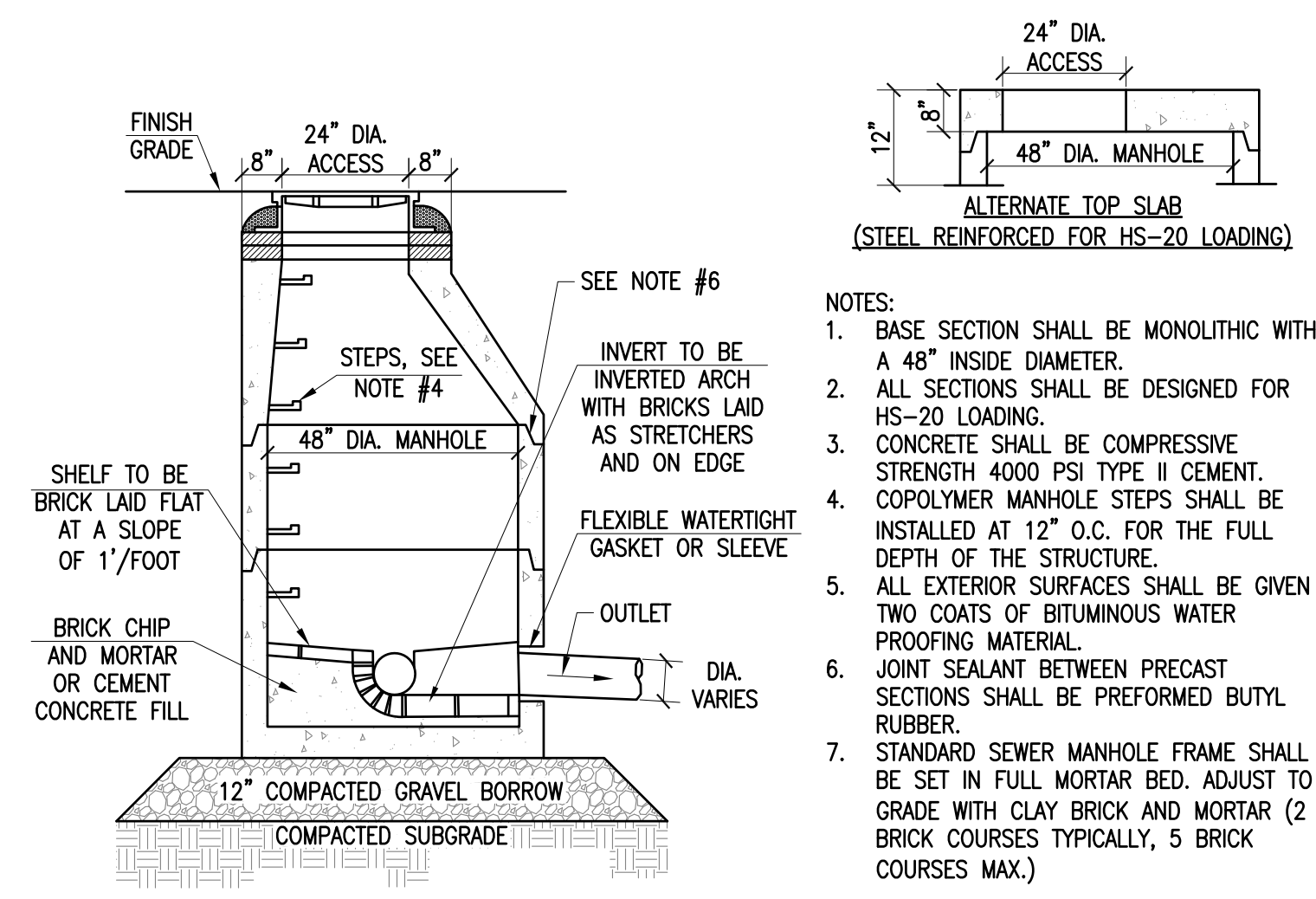
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10 DOWNSPOUT CONNECTION FROM ROOF
NOT TO SCALE



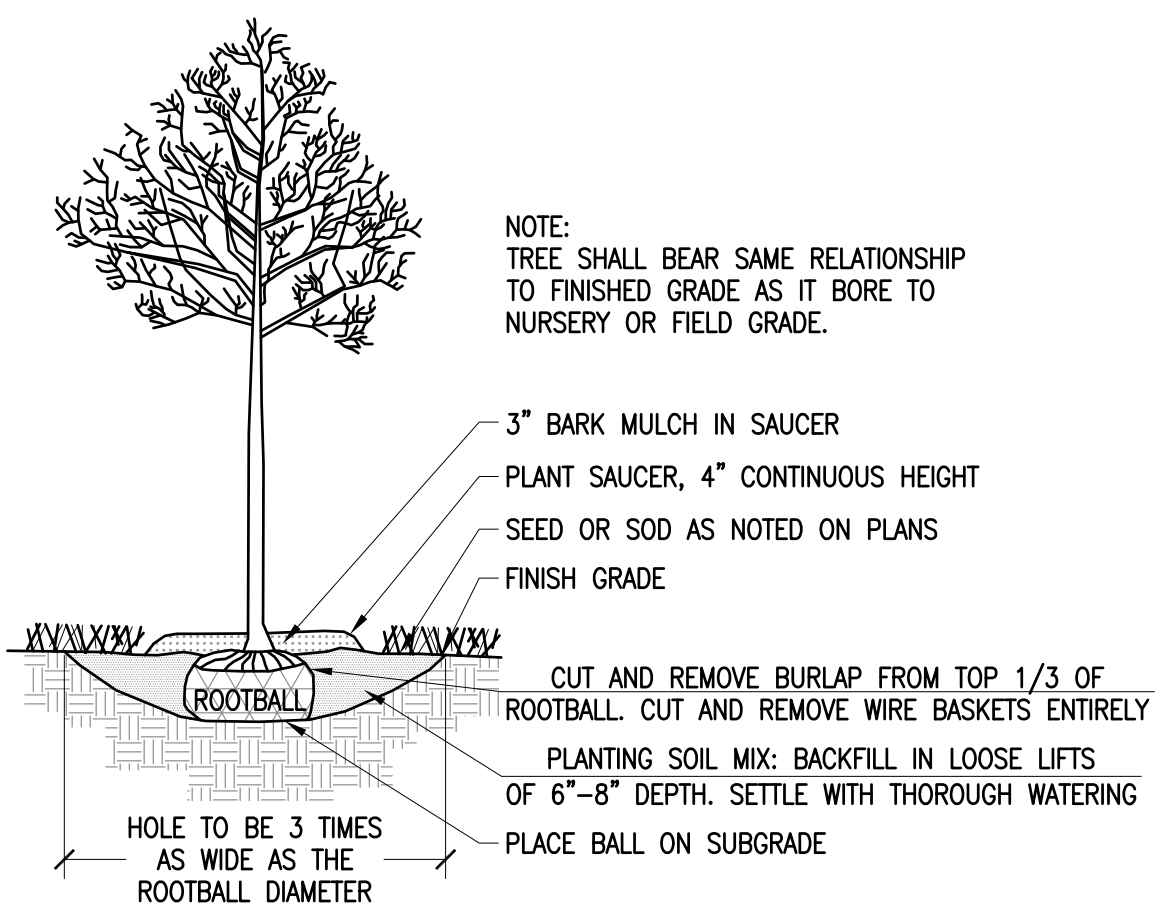
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10 CULTEC RECHARGER 920HD HEAVY DUTY CROSS SECTION
NOT TO SCALE



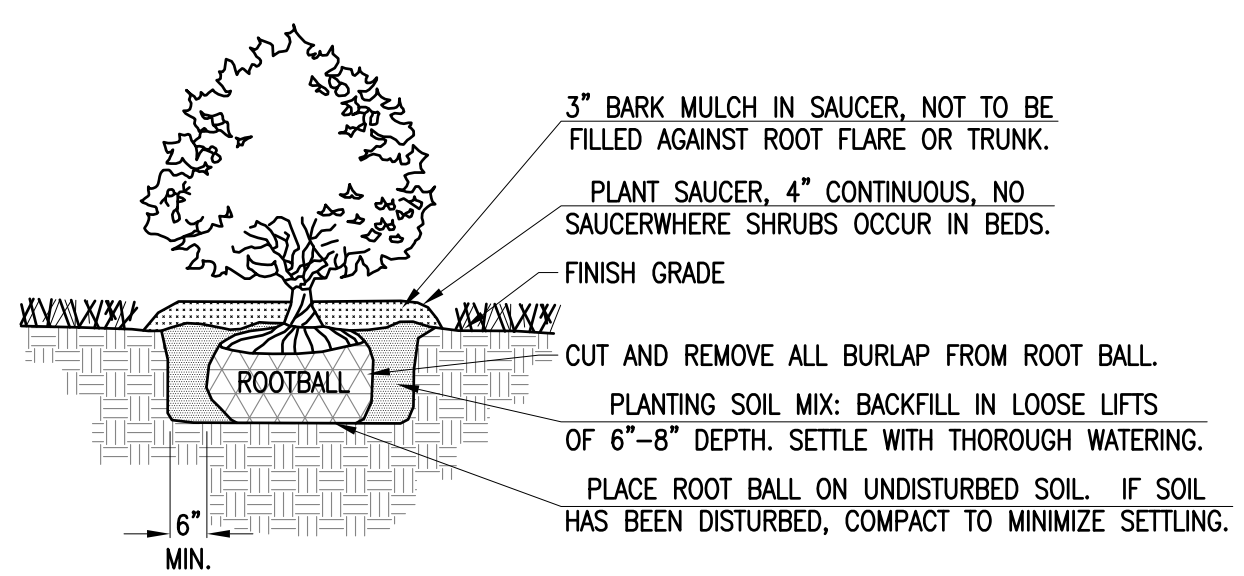
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10 CONTECH CDS2015
NOT TO SCALE



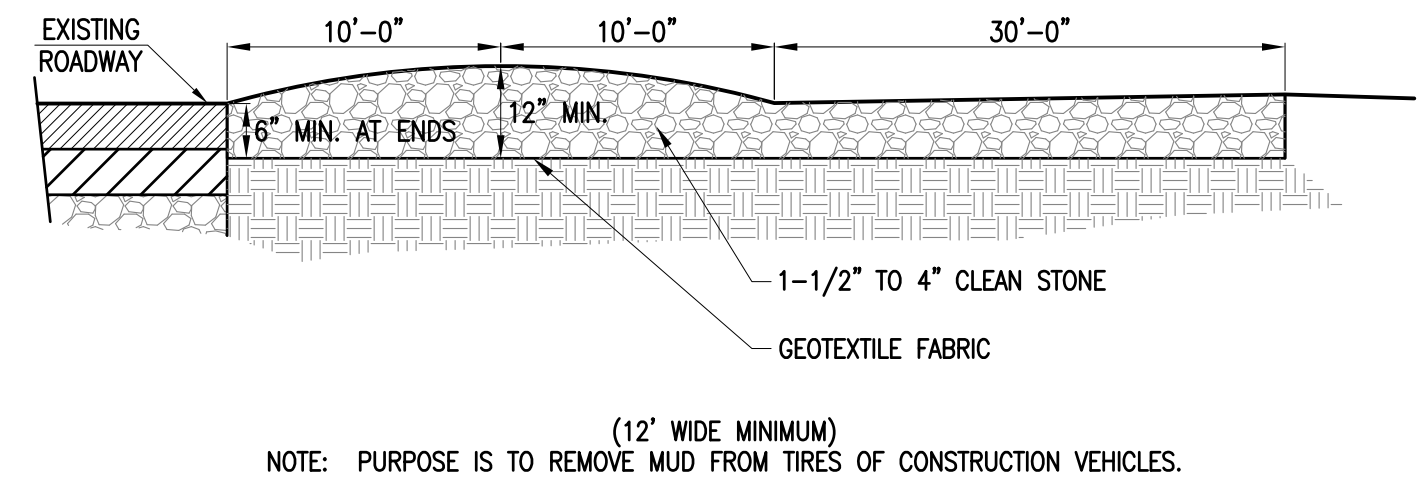
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10 SANITARY SEWER MANHOLE
NOT TO SCALE



8
10 TREE PLANTING
NOT TO SCALE



9
10 SHRUB PLANTING
NOT TO SCALE

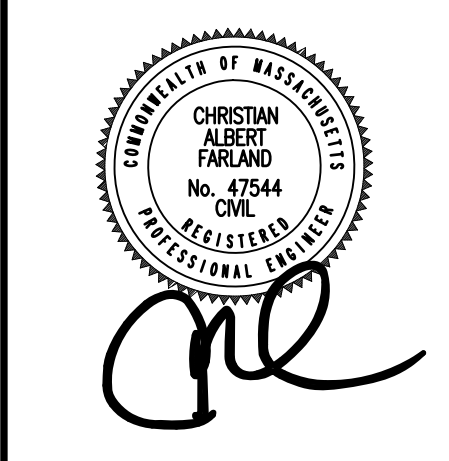


10
10 TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE 'V' KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR. (2 BRICK COURSES MIN. 5 BRICK COURSES MAX.)

NOTES:
1. BASE SECTION SHALL BE MONOLITHIC WITH A 48" INSIDE DIAMETER.
2. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI TYPE II CEMENT.
4. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
5. ALL EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER PROOFING MATERIAL.
6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
7. STANDARD SEWER MANHOLE FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAX.)

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LUSCIOTTI DEVELOPMENT

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