

# 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 —**

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

REVISIONS

NO.	DATE	DESCRIPTION

*CAF*

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● 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:

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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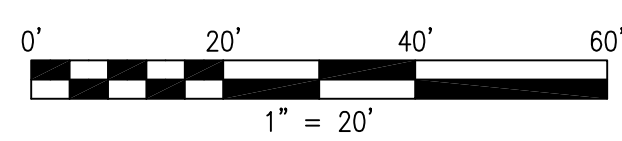
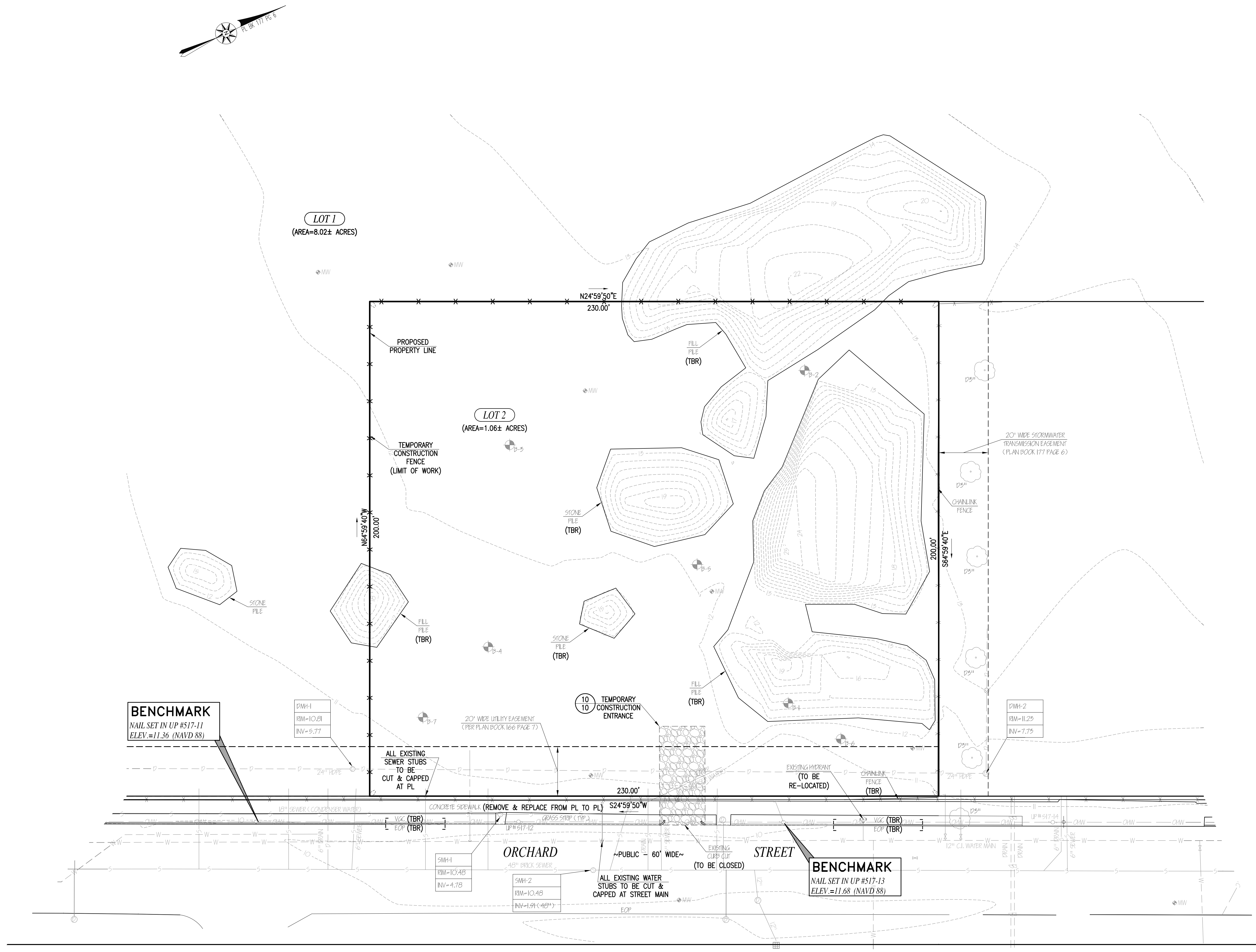
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NEW BEDFORD, MASSACHUSETTS  
PREPARED FOR:  
LISCIOTTI DEVELOPMENT  
83 ORCHARD HILL PARK DRIVE  
LEMINSTER, MA 01453

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

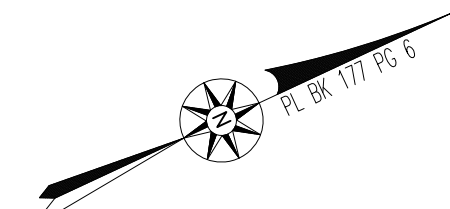
EXISTING CONDITIONS  
SHEET 2 OF 10



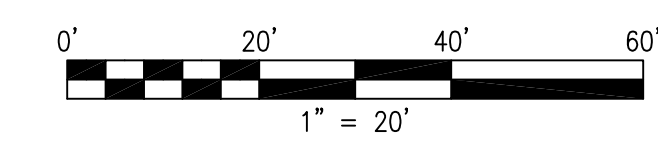
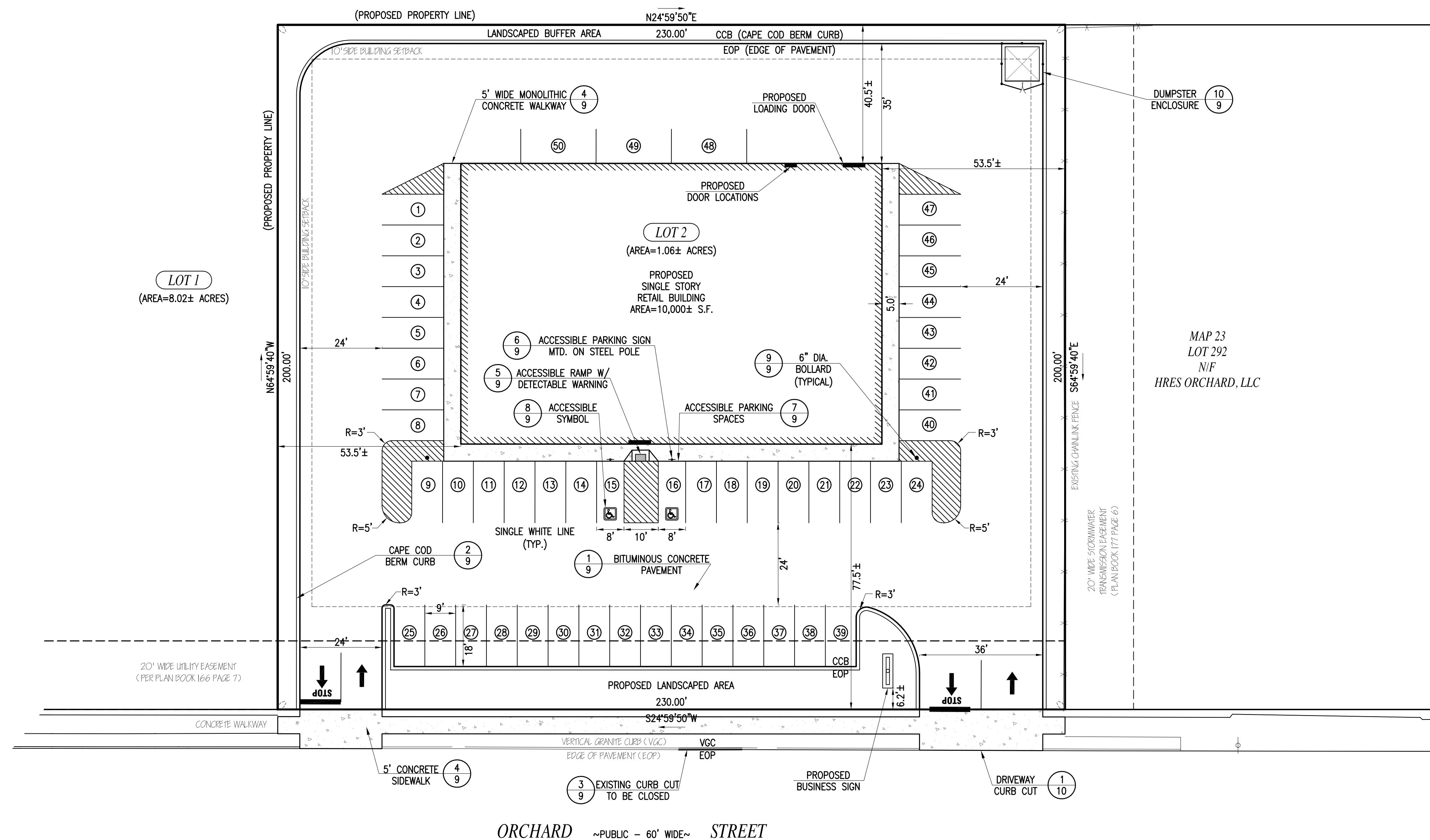
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- ZONING DATA TABLE -	
PROJECT DATA	
TOTAL SITE AREA	1.06± ACRES
BUILDING FOOTPRINT	10,000 S.F. COMMERCIAL RETAIL BUILDING
TOTAL PARKING REQUIRED	RETAIL:1 SPACE/200 S.F.
	10,000/200 = 50 SPACES
TOTAL PARKING PROVIDED	50
LAND INFORMATION	
ASSESSORS 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



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

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

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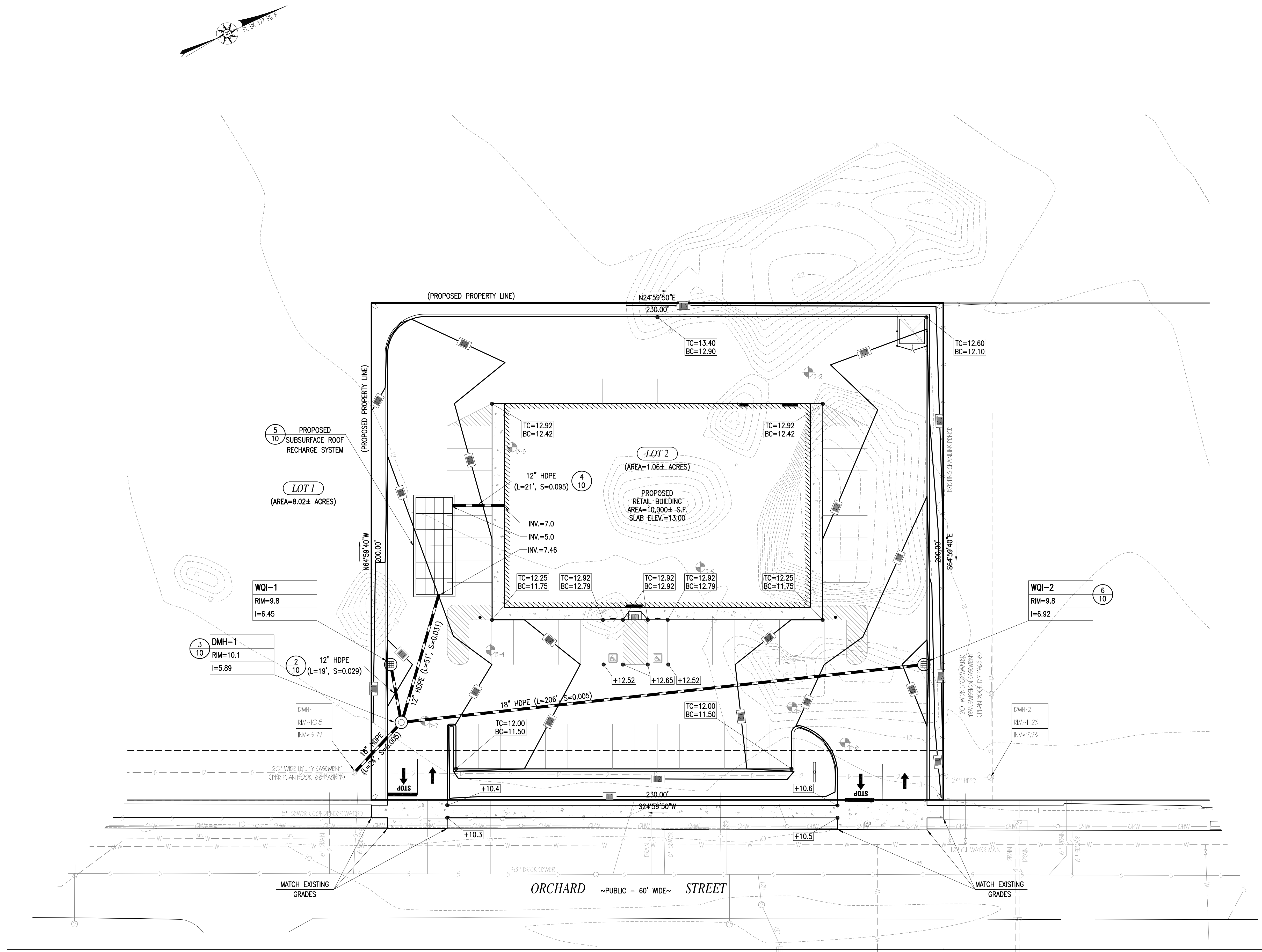
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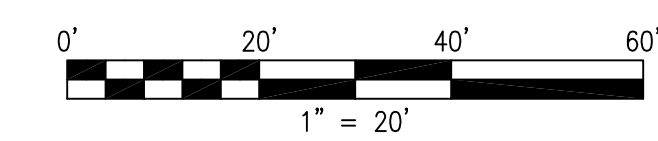
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GRADING & DRAINAGE  
 SHEET 4 OF 10

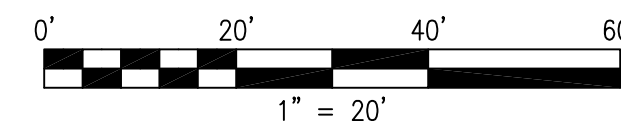
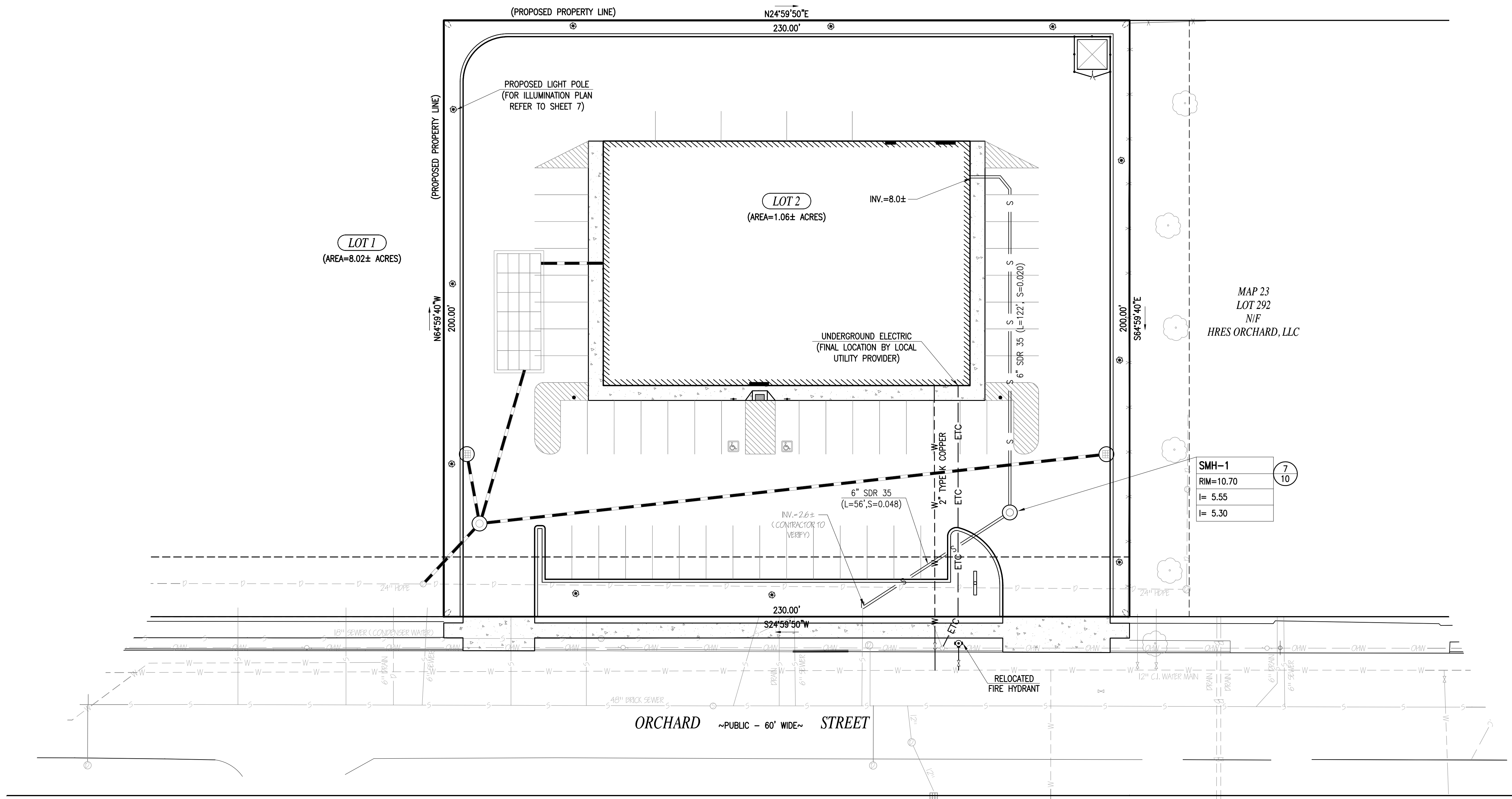
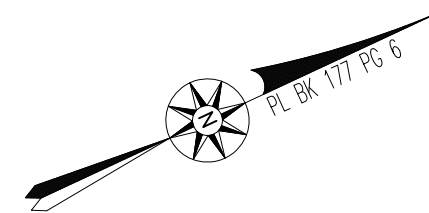


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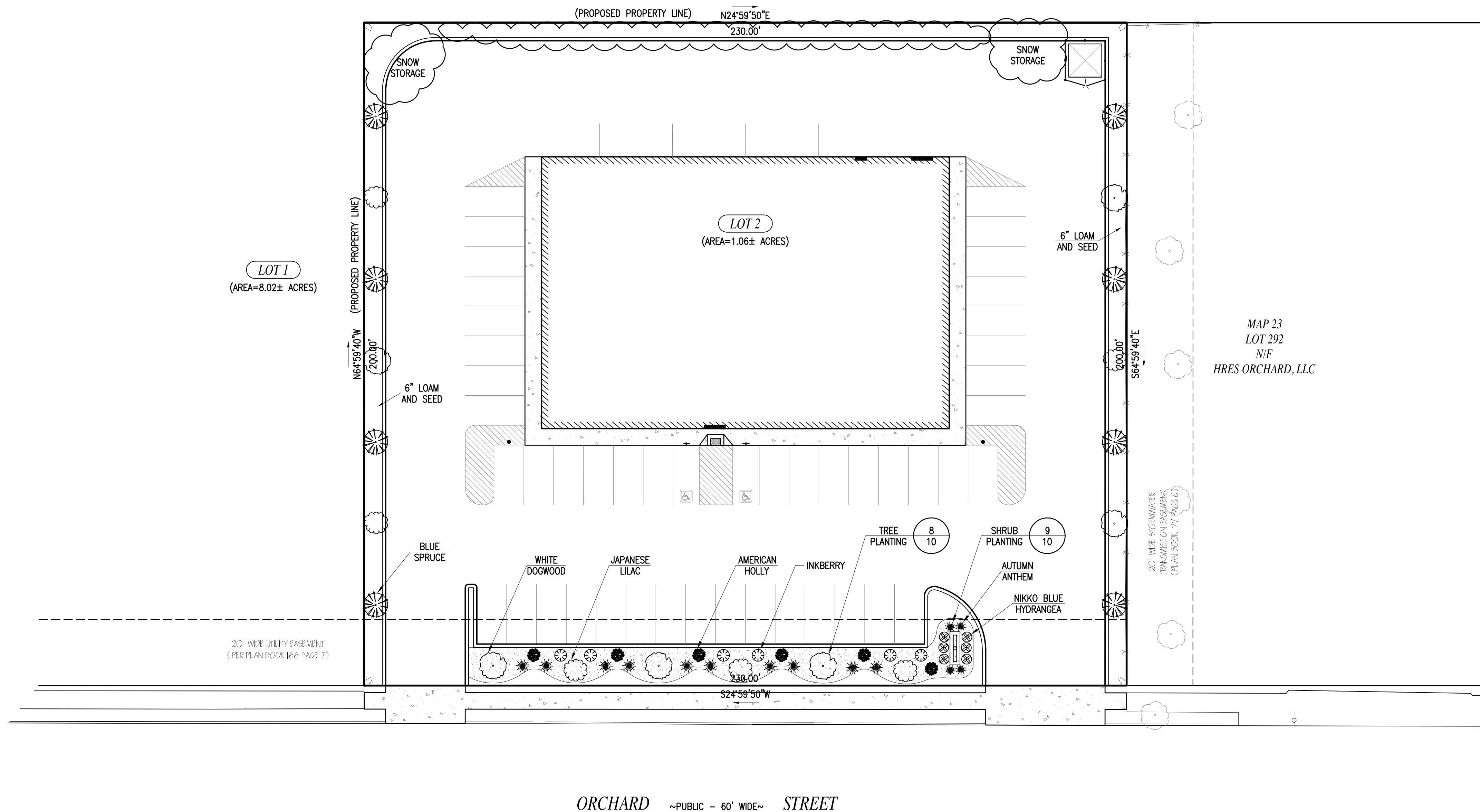
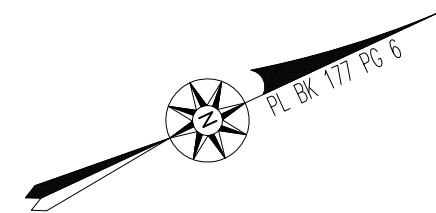
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UTILITES  
 SHEET 5 OF 10



LANDSCAPE TABLE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
	SYRINGA RETICULA	JAPANESE LILAC	5'-6' HT	6
	PICEA PUNGENS 'COLORADO GREEN'	BLUE SPRUCE	6'-8' HT	8
	CORNUS FLORIDA	WHITE DOGWOOD	12'-14' HT	6
SHRUBS				
	ILEX GLABRA 'SHAMROCK'	INKBERRY	2 GAL.	6
	HYDRANGAEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGAEA	2 GAL.	6
	ILEX OPACA	AMERICAN HOLLY	2 GAL.	6
	MISCANTHUS SINENSIS	AUTUMN ANTHEM	2 GAL.	14



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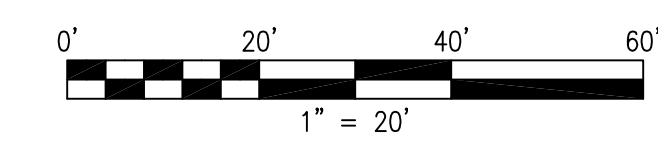
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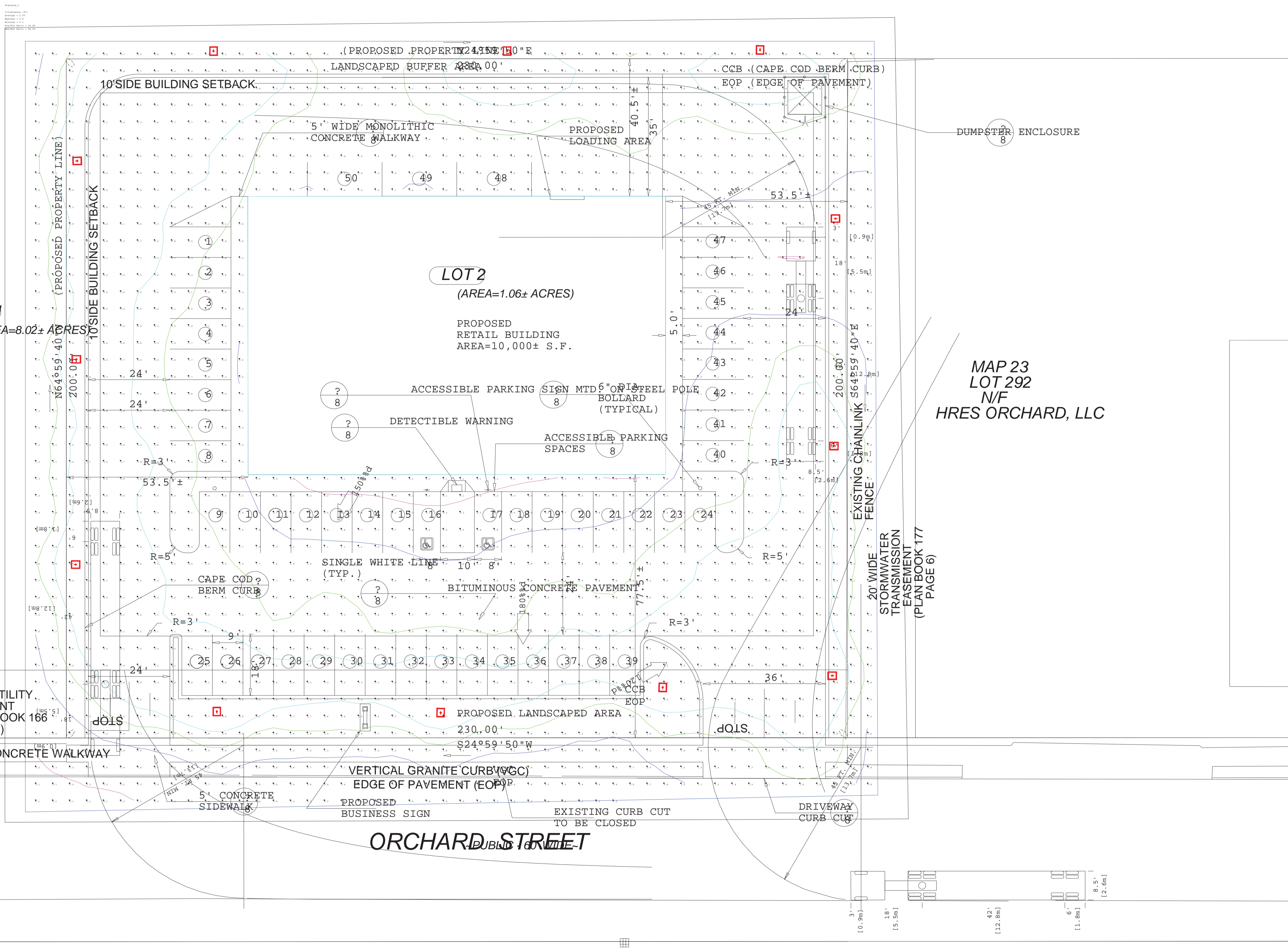
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LANDSCAPING  
SHEET 6 OF 10



LISCIOTTI DEVELOPMENT



20' WIDE UTILITY EASEMENT (PER PLAN BOOK 166 PAGE 7)

MAP 23  
LOT 292  
N/F  
HRES ORCHARD, LLC

ORCHARD STREET



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#	Date	Comments

Drawn By:	Checked By:	Date:	Scale:
		5/30/2019	

Project\_1



## GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN APRIL OF 2019.
- VERTICAL ELEVATIONS REFER TO THE CITY OF NEW BEDFORD DATUM.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
- ALL BENCHMARKS SHOWN ON THIS PLAN ARE TO BE CHECKED FOR CONSISTENCY BY THE CONTRACTOR. ANY DISCREPANCIES MUST BE RESOLVED BY THIS OFFICE PRIOR TO CONSTRUCTION.
- WHERE PROPOSED PAVEMENT AND WALKS ARE TO MEET EXISTING, THE CONTRACTOR SHALL SAWCUT A NEAT LINE AND MATCH GRADE. SEAL ALL JOINTS WITH HOT BITUMINOUS ASPHALT JOINT SEALER.
- CURBING TO BE AS INDICATED ON THE PLANS.
- ALL EXISTING TREES, SHRUBS AND GROUND COVER WHERE NATURAL GRADE IS TO BE RETAINED SHALL BE KEPT IN THEIR EXISTING STATE UNLESS REMOVAL IS REQUIRED FOR CONSTRUCTION PURPOSES.
- ALL AREAS DISTURBED BY CONSTRUCTION AND NOT TO BE PAVED OR OTHERWISE TREATED AS NOTED ON PLAN SHALL BE TREATED WITH 4" OF LOAM, SEEDING AND HAY MULCHED FOR EROSION CONTROL.
- SITE IMPROVEMENTS SHALL CONFORM TO A.D.A. SPECIFICATIONS.
- LIGHTING SHALL BE DIRECTED ON SITE AND AWAY FROM TRAFFIC INTERFERENCE.
- TEST PITS AND/OR BORINGS WERE TAKEN FOR THE PURPOSE OF DESIGN AND SHOW CONDITIONS AT BORING POINTS ONLY. THEY DO NOT NECESSARILY SHOW THE NATURE OF ALL MATERIALS TO BE ENCOUNTERED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES ACCORDING TO THE LOCAL AUTHORITY'S SPECIFICATIONS. SERVICES SHALL BE CAPPED OFF WHERE SAME ENTER THE PERIMETER OF THE PROPERTY LINE.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- THESE PLANS ARE PERMITTING PLANS AND SHALL NOT TO BE USED FOR CONSTRUCTION. A FINAL SET OF STAMPED PLANS FOR CONSTRUCTION WILL BE ISSUED AFTER RECEIVING FINAL APPROVAL FROM THE LOCAL AND/OR STATE DEPARTMENTS.

## CONSTRUCTION SEQUENCING NOTES

- CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES. EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING.
- TREE PROTECTION FENCE SHALL BE INSTALLED AND APPROVED BY THE OWNER REPRESENTATIVE PRIOR TO ANY EARTH MOVING.
- ALL PERMANENT DITCHES AND SWALES ARE TO BE STABILIZED WITH VEGETATION OR RIP RAP PRIOR TO DIRECTING RUNOFF TO THEM.
- CLEAR CUT, DEMOLISH AND DISPOSE OF EXISTING SITE ELEMENTS NOT TO REMAIN.
- STORMWATER SHALL NOT BE DIRECTED TOWARDS THE INFILTRATION BASINS UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- GRADE AND GRAVEL ALL PAVED AREAS. ALL PROPOSED PAVED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- BEGIN ALL PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES AND MULCH AND SEED AS REQUIRED.
- FINISH PAVING ALL HARD SURFACE AREAS.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES.
- THE CONSTRUCTION SEQUENCE SHALL BE CONFINED TO THE LIMIT OF WORK AS SHOWN ON THE DRAWINGS.
- UPON COMPLETION OF CONSTRUCTION THE OWNER SHALL AGREE TO MAINTAIN AND CLEAN ALL DRAINAGE STRUCTURES AS REQUIRED.

## SITE PREPARATION NOTES

- WITHIN THE LIMIT OF WORK LINE AS NOTED ON THE SITE PLANS, REMOVE AND DISCARD ALL CONCRETE PAVEMENT, BITUMINOUS CONCRETE PAVEMENT, BRICK PAVEMENT, TOP SOIL, MULCH, TRASH, DEAD TREES AND STUMPS, SHRUBBERY, CHAIN LINK FENCE POSTS, RAILS, FABRIC, GATES, FOOTINGS AND ALL APPURTENANCES, BOLLARDS, POSTS, CONCRETE FOOTINGS AND FOUNDATIONS, WALLS AND CURBS UNLESS OTHERWISE NOTED.
- THE OWNER'S REPRESENTATIVE SHALL BE CONSULTED AND WILL REVIEW THE WORK ON SITE WITH THE CONTRACTOR BEFORE ANY WORK SHALL COMMENCE.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
- ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS EFFORTS OF THE DEMOLITION WITH ALL TRADES.
- THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
- THE CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADES AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER'S REPRESENTATIVE.

## LAYOUT AND MATERIAL NOTES

- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
- ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES, WHICH IS MORE STRINGENT.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:  
ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING.  
ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.  
ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS.  
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

## UTILITY AND GRADING NOTES

- ALL ON-SITE STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR RCP, UNLESS NOTED OTHERWISE.
- HDPE PIPE SHALL CONFORM WITH AASHTO DESIGNATIONS M294 AND M252, SHALL BE MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC AND SHALL BE ADS N-12 PIPE AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEM, INC. OR HANCOCK H-10 PIPE AS MANUFACTURED BY HANCOCK, INC. OR APPROVED EQUAL UNLESS OTHERWISE NOTED OR DETAILED.
- A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES.
- ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO A POINT OF 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
- ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER AND A MAXIMUM OF 6 FEET OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE. GREATER DEPTHS ARE PERMITTED WHERE REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES.
- GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSE. THE CONTRACTOR SHALL NOTE THAT NOT ALL FITTINGS ARE NOTED, SHOWN OR INDICATED.
- ALL WATER MAIN FITTINGS, TEES, BENDS, HYDRANTS, ETC. SHALL BE RESTRAINED WITH CONCRETE THRUST BLOCKS.
- ALL HYDRANTS SHALL BE INSTALLED WITH A 6" C.L.D.I. RUNOUT AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED GATE VALVE, BOX, AND TEE FITTING. ALL HYDRANTS SHALL MEET LOCAL MUNICIPAL SPECIFICATION REQUIREMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL MUNICIPAL REQUIREMENTS.
- DOMESTIC WATER SERVICES 2.5" AND SMALLER SHALL BE TYPE K COPPER TUBING AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED CORPORATION STOP AND APPROVED SADDLE CURB STOP, AND BOX, USING MATERIALS SPECIFIED BY THE MUNICIPAL WATER DEPARTMENT OR COMPANY.
- ALL WATER MAINS 3" AND LARGER SHALL BE CEMENT LINED DUCTILE IRON - CLASS 52, AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED FITTINGS AND GATE VALVES.
- ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
- PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.
- PRIMARY WATER METER AND BACKFLOW PREVENTER SHALL BE LOCATED AT THE POINT WHERE THE WATER LINE ENTERS THE BUILDING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
- ALL GRAVITY SEWER PIPE SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1784 WITH RUBBER GASKET JOINTS.
- WHERE SANITARY SEWERS CROSS WATER LINES, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST EIGHTEEN INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AS THE SEWER AS POSSIBLE. IF MECHANICAL JOINT PIPE IS NOT USED THAN BOTH THE WATER MAIN AND SANITARY SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- DUE TO THE SMALL SCALE OF THE SITE WORK DRAWINGS, EXACT LOCATION OF UTILITY STUBS FOR BUILDING CONNECTIONS SHALL BE VERIFIED WITH THE BUILDING DRAWINGS. SERVICE STUBS TO THE BUILDING SHALL BE INSTALLED TO A POINT 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
- BEFORE THE DEVELOPMENT SITE IS GRADED, THE AREA OF THE DRAINAGE BASINS SHOULD BE FENCED OFF TO PREVENT HEAVY EQUIPMENT FROM COMPACTING THE UNDERLYING SOIL.
- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
- MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- CONTRACTOR SHALL ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION OF THE CONFLICT. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- ELECTRICAL DUCT BANK LOCATION IS SHOWN FOR COORDINATION PURPOSES, REFER TO ELECTRICAL PLANS FOR SECTIONS AND DETAILS OF THE UTILITY DUCT BANK.
- THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE AND ELECTRICAL). FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.

## GENERAL PLANTING NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, WRAPPED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUY WIRES SHALL BE ATTACHED TO THE TREE AT A HEIGHT OF TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNK OF MULTI-STEMMED TREES. PROVIDE THREE STAKES PER TREE UNLESS NOTED OTHERWISE INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL.
- PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOP SOIL, PEAT MOSS, AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
- NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION AND SHALL BE SUBSEQUENTLY FLOODED TWICE WITHIN TWENTY-FOUR (24) HOURS OF PLANTING. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED WITH MATERIAL OF SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE DEVELOPER. THE REPLACED PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE REPLACEMENT DATE.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 6" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED.
- ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH EITHER SOSD OR SEED AS INDICATED ON THE LANDSCAPE PLANS. SEED SHALL CONSIST OF THE MIXTURE LISTED IN THE GENERAL SEEDING NOTES. ALL DISTURBED LAWN AREAS SHALL BE TOP SOILED, LIMED, FERTILIZED, AND FINE GRADED PRIOR TO LAWN INSTALLATION.
- ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED PINE, CEDAR OR HEMLOCK BARK.
- ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
- ALL TREES ARE TO BE GUYED, 3 EACH, UNLESS OTHERWISE NOTED ON PLAN.
- ALL DECIDUOUS TREES ARE TO BE WRAPPED, WITH TREE WRAP, UP TO THE FIRST BRANCHING AND SECURED.
- THE LANDSCAPE CONTRACTOR IS TO PERFORM ALL CONTRACTED WORK IN A REASONABLE PERIOD OF CONTINUOUS WORK.
- THE LANDSCAPE CONTRACTOR IS TO MAINTAIN PLANT MATERIAL WHILE THE PROJECT IS UNDERWAY AND FOR A PERIOD OF TWO WEEKS AFTER THE COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR IS TO CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE, CAUSED BY THE LANDSCAPE CONTRACTOR.

## SOIL EROSION AND SEDIMENT CONTROL NOTES

- SOIL EROSION AND SEDIMENT CONTROL PRACTICES IN THE PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY DEMOLITION GRADING OPERATIONS AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
- ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
- ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
- THE MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL MEASURES AND FACILITIES DURING AND IMMEDIATELY AFTER CONSTRUCTION RESTS WITH THE GENERAL CONTRACTOR. UPON ACCEPTANCE OF THE PROJECT, THE OWNER SHALL BECOME RESPONSIBLE FOR MAINTENANCE OF ANY REMAINING MEASURES AND FACILITIES.
- OFF SITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE ENGINEER.
- ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS AT ALL TIMES. THE CONTRACTOR SHALL UTILIZE ALL METHODS NECESSARY TO PREVENT BLOWING AND MOVEMENT OF DUST FROM THE EXPOSED SOIL SURFACES.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- A CRUSHED STONE TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ENTRANCE EXISTS. SEE LOCATION DETAIL ON PLAN.
- ALL CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS DETAILED ON THE PLAN, IF APPLICABLE.
- ALL STORM DRAINAGE OUTLETS SHALL BE PROTECTED AS REQUIRED HEREON BEFORE DISCHARGE POINTS BECOME OPERATIONAL.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- LAND AREAS EXPOSED AT ANY ONE TIME AND THE LENGTH OF EXPOSURE SHALL BE KEPT TO A PRACTICAL MINIMUM. THEY SHALL BE LEFT IN A NEAT AND FINISHED APPEARANCE AND PROTECTED FROM EROSION.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTRIBUTED AREAS SHALL BE MULCHED.
- ALL CRITICAL AREAS SUBJECT TO EROSION SHALL RECEIVE A TEMPORARY SEEDING AND BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS IMMEDIATELY FOLLOWING ROUGH GRADING.
- IMMEDIATELY AFTER COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, SEED THE STOCKPILE WITH ANNUAL RYE GRASS. STABILIZE TOPSOIL STOCKPILES WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING.
- SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF WETLANDS, THE FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITIES. THE BASE OF ALL STOCKPILES SHALL BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE. LOCATIONS ARE DELINEATED ON THE PLAN.
- MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- ALL AREAS NOT STABILIZED BY CONSTRUCTION, SODDING OR LANDSCAPING SHALL BE SEEDED AND STABILIZED IN ACCORDANCE WITH THE SEEDING AND MULCHING SPECIFICATIONS.
- MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATIVE COVER.
- ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTRATION DEVICE. THE SEDIMENT FILTER MUST BE CAPABLE OF FILTERING THE SEDIMENT AND BE PLACED SO AS NOT TO CAUSE EROSION OF THE DOWNSTREAM AREA.

## SOIL BORING LOGS

TH-1 ELEV.=11.58± 5/13/19	TH-2 ELEV.=12.77± 5/13/19	TH-3 ELEV.=12.46± 5/13/19	TH-4 ELEV.=11.52± 5/13/19	TH-5 ELEV.=12.15± 5/13/19	TH-6 ELEV.=11.45± 5/13/19	TH-7 ELEV.=11.00± 5/13/19
0'-2" A HORIZON TOPSOIL LQHM 11.41±	A HORIZON NONE	0'-2" A HORIZON TOPSOIL LQHM 12.29±	0'-2" A HORIZON TOPSOIL LQHM 11.35±	0'-4" A HORIZON TOPSOIL LQHM 11.82±	0'-2" A HORIZON TOPSOIL LQHM 11.28±	0'-1" A HORIZON TOPSOIL LQHM 10.92±
2'-48" B1 HORIZON MEDIUM FILL SILTY SAND W/ GRAVEL 7.58±	0'-60" B1 HORIZON DENSE FILL SAND W/ GRAVEL 7.77±	2'-18" B1 HORIZON MEDIUM FILL SILTY SAND W/ GRAVEL 10.96±	2'-84" B1 HORIZON MEDIUM FILL SILTY SAND W/ GRAVEL 4.52±	4'-24" B1 HORIZON MEDIUM FILL SILTY SAND W/ GRAVEL 10.15±	2'-120" B2 HORIZON MEDIUM FILL SAND W/ SILT & GRAVEL 11.28±	1'-44" B1 HORIZON MEDIUM FILL SAND W/ SILT & GRAVEL 7.33±
48"-108" B2 HORIZON LOOSE FILL SAND W/ GRAVEL 2.58±	60"-120" B2 HORIZON MEDIUM FILL SILTY SAND W/ GRAVEL 2.77±	18"-48" B2 HORIZON LOOSE FILL SAND 8.46±	84"-180" B2 HORIZON DENSE FILL SAND W/ GRAVEL -3.48±	23'-48" B2 HORIZON DENSE FILL SAND W/ SILT & GRAVEL 8.15±	2'-120" B2 HORIZON MEDIUM FILL SAND W/ SILT & GRAVEL 1.45±	44"-96" B2 HORIZON LOOSE FILL SILTY SAND W/ GRAVEL 3.0±
108"-156" B3 HORIZON DENSE FILL SAND W/ GRAVEL -1.42±	120"-156" B3 HORIZON DENSE FILL SAND W/ GRAVEL -0.23±	REFUSAL @ 48"	180"-204" C HORIZON SILTY SAND W/ GRAVEL -5.48±	48"-84" B3 HORIZON DENSE FILL SILTY SAND W/ GRAVEL 5.15±	STANDING @ 114" ELEV.=1.95±	96"-120" B3 HORIZON DENSE FILL SAND W/ SILT 1.0±
STANDING @ 120" ELEV.=1.46±	STANDING @ 132" ELEV.=1.77±		STANDING @ 112" ELEV.=2.19±	84"-108" B4 HORIZON LOOSE FILL SAND W/ SILT & GRAVEL 3.15±		NO G.W. ENCOUNTERED
				108"-180" C HORIZON DENSE FILL SILTY SAND W/ GRAVEL -2.85±		
				STANDING @ 120" ELEV.=2.15±		

## REVISIONS

NO.	DATE	DESCRIPTION
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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

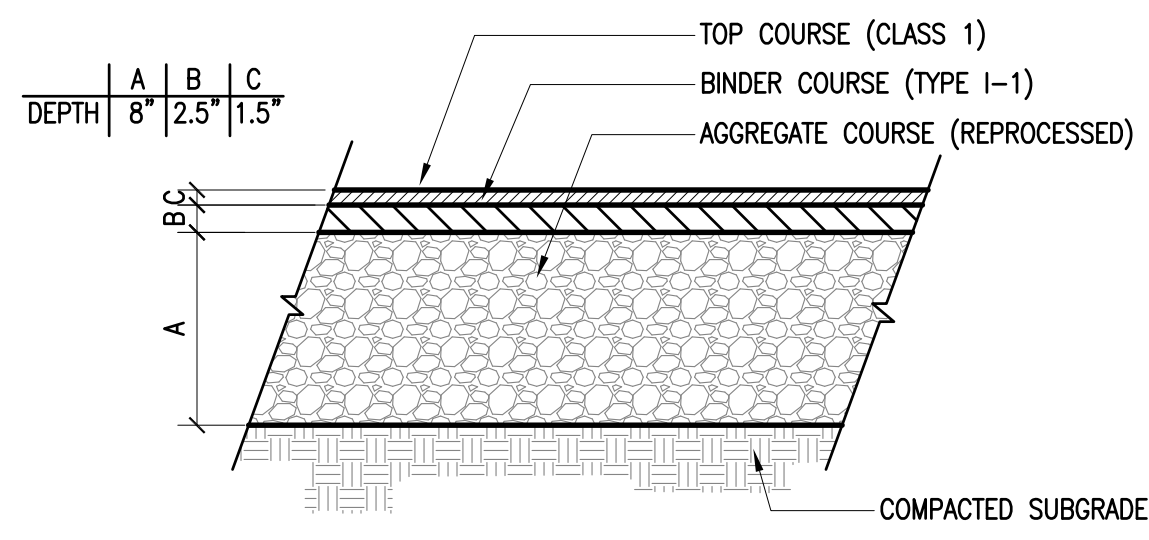
LATEST REVISION:

NOTES & LEGEND

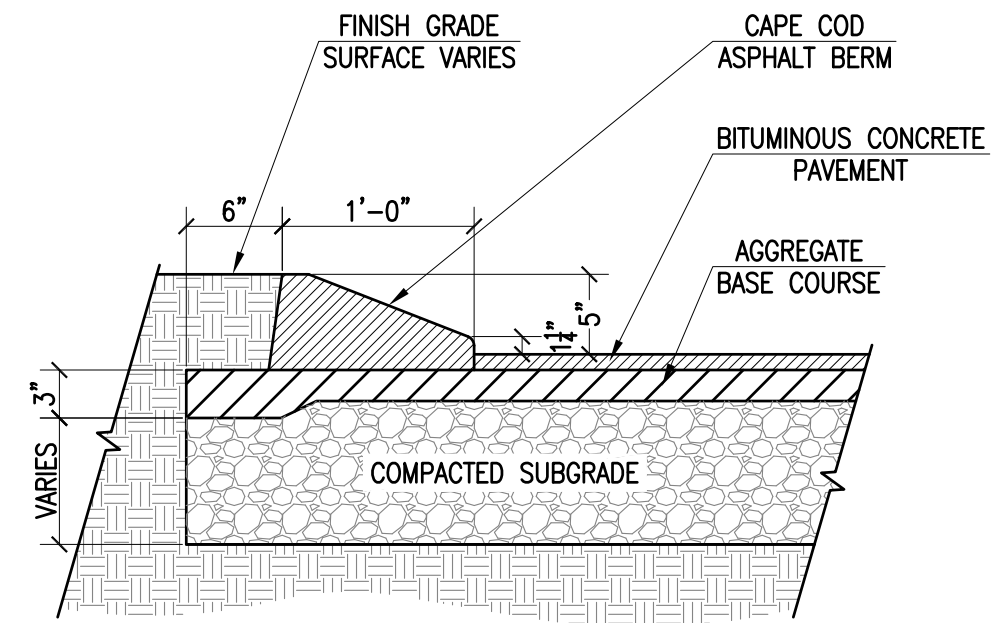
SHEET 8 OF 10

LISCIOTTI DEVELOPMENT

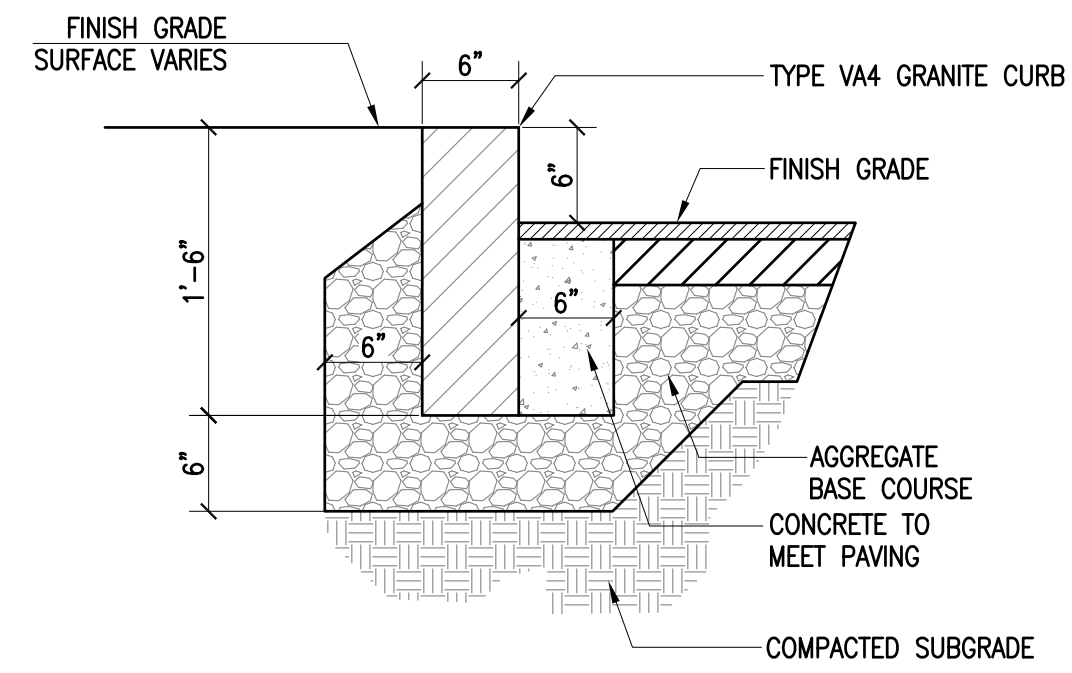




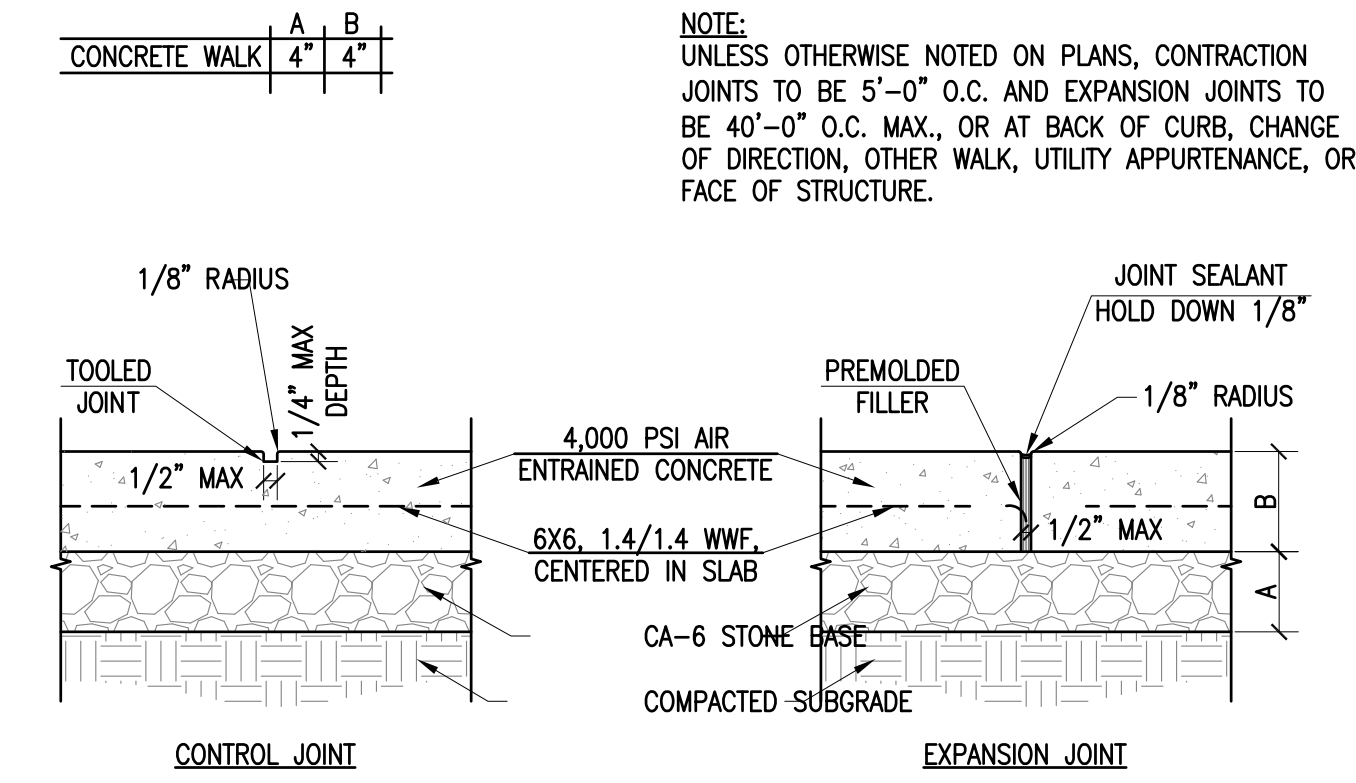
**1** BITUMINOUS CONCRETE PAVEMENT  
NOT TO SCALE



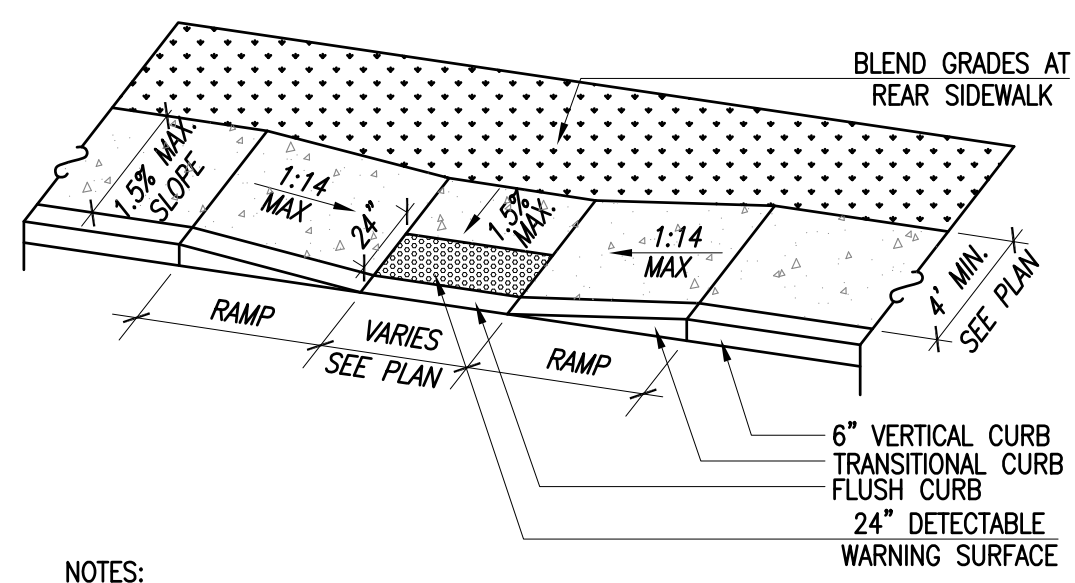
**2** BITUMINOUS CONCRETE CAPE COD BERM  
NOT TO SCALE



**3** VERTICAL GRANITE CURB  
NOT TO SCALE

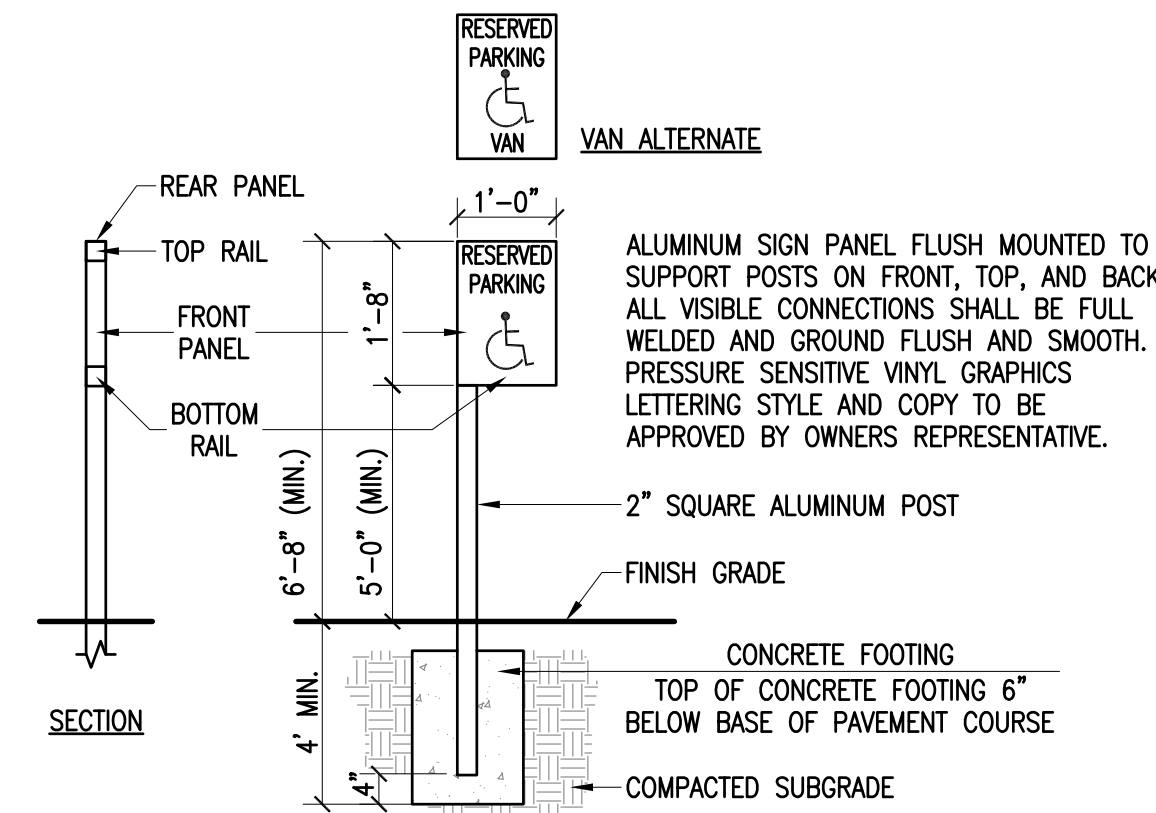


**4** CONCRETE PAVEMENT SIDEWALK  
NOT TO SCALE

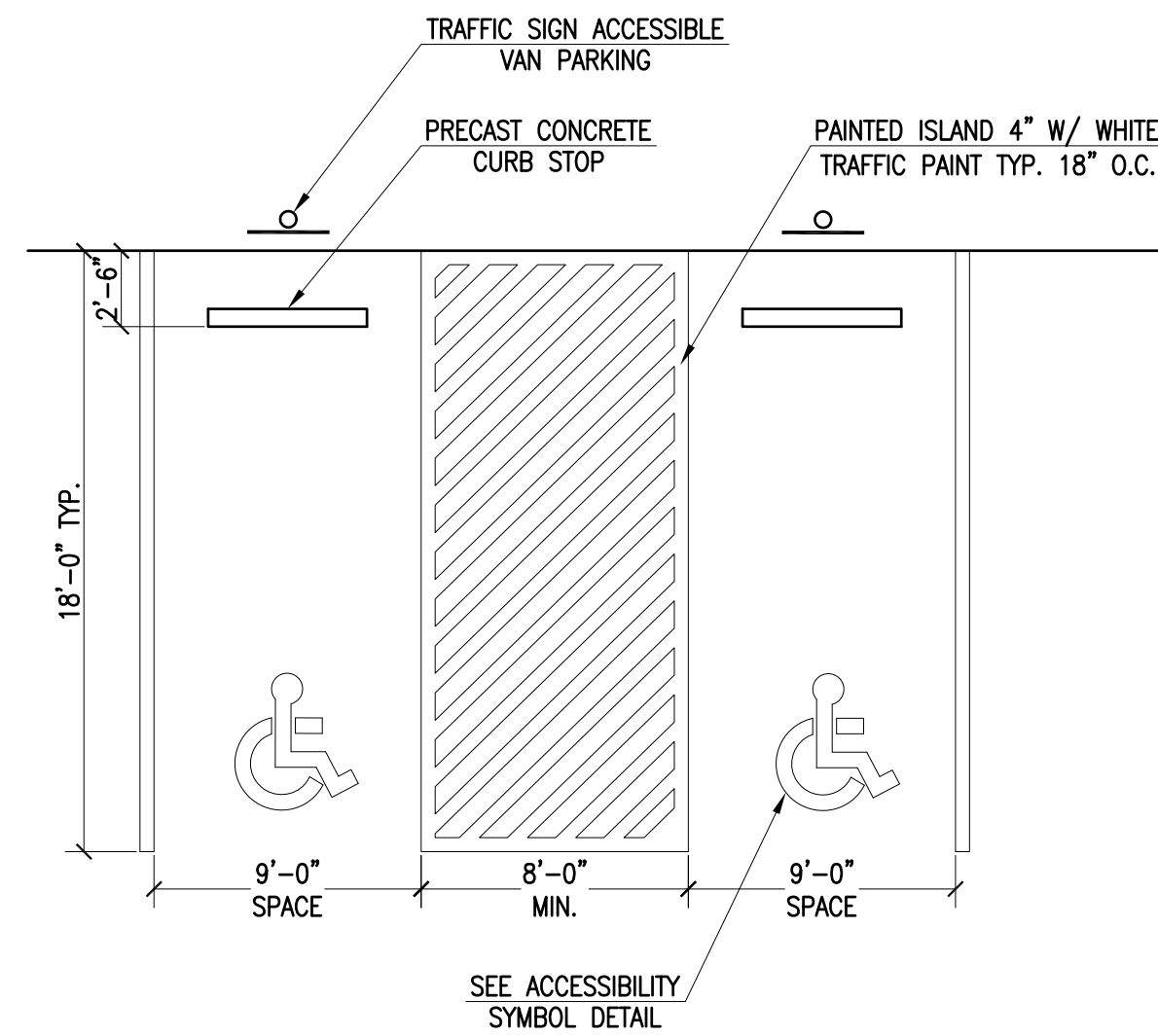


- NOTES:**
- RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK, I.E. DEPTH OF SURFACE AND FOUNDATION.
  - DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH ADA MAAB REQUIREMENTS.
  - PROVIDE EXPANSION JOINTS AT TOPS OF RAMP AND AT BACK OF WALK AT INTERFACE OF CURB.
  - 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 ENCR OACH 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.

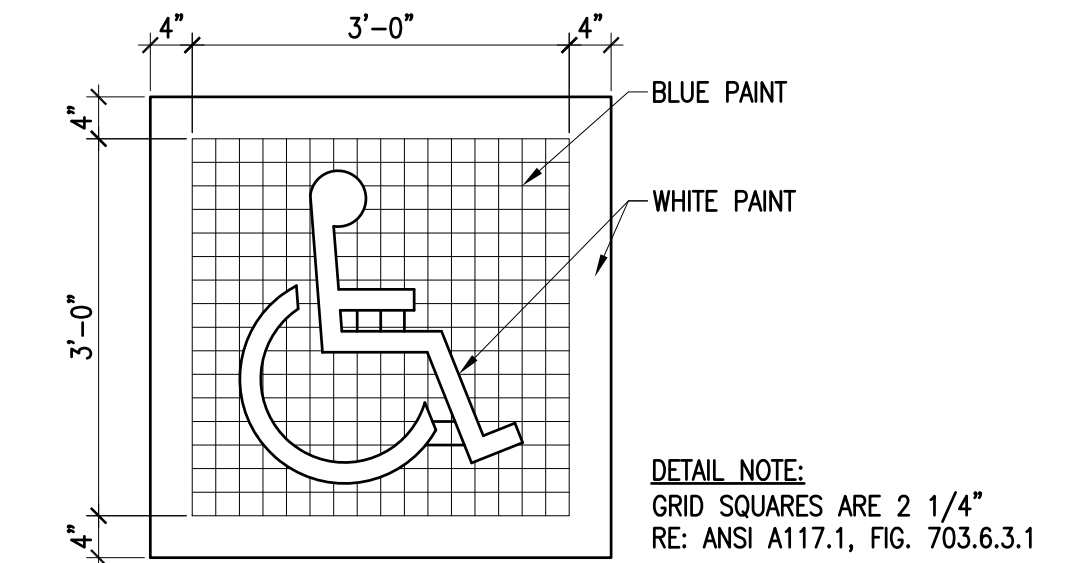
**5** ACCESSIBLE RAMP TYPE B  
NOT TO SCALE



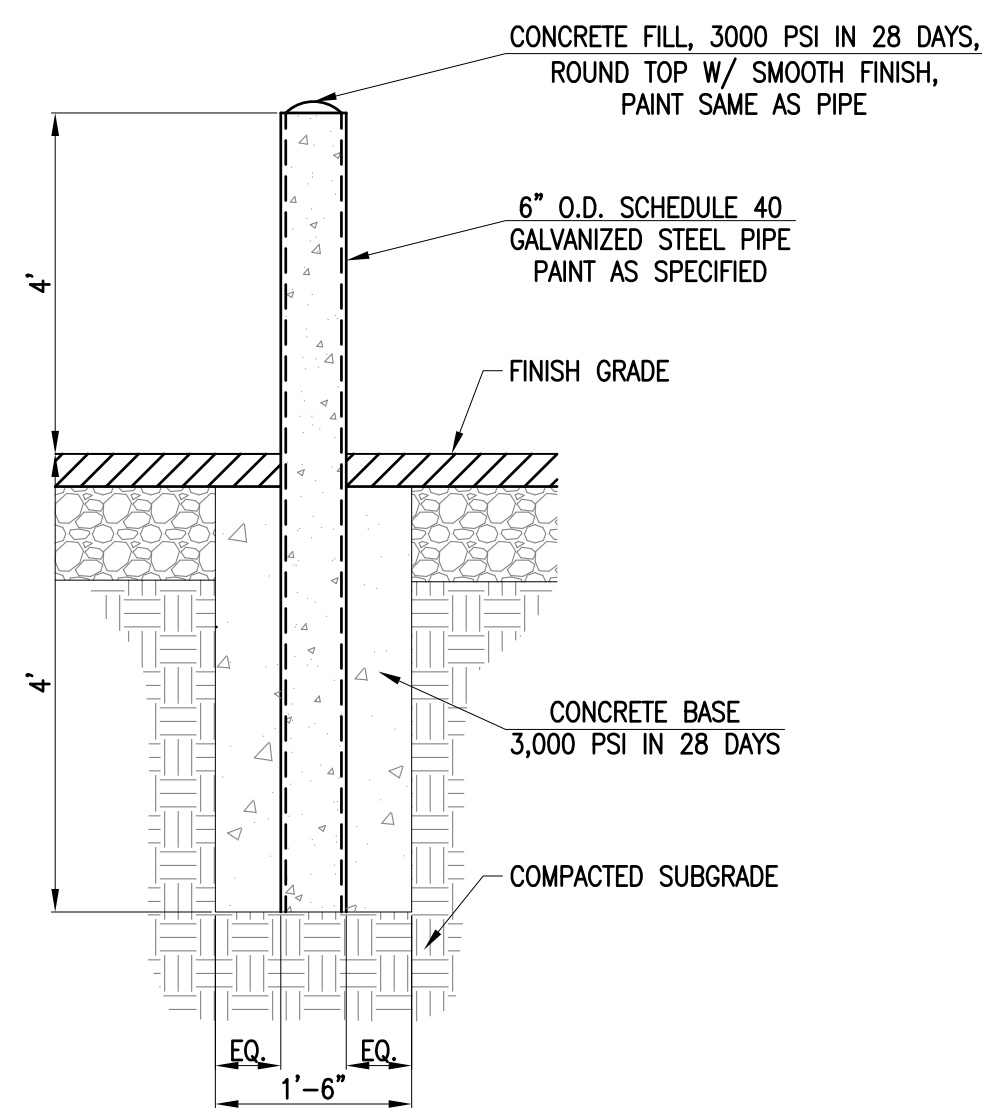
**6** ACCESSIBLE PARKING SIGN  
NOT TO SCALE



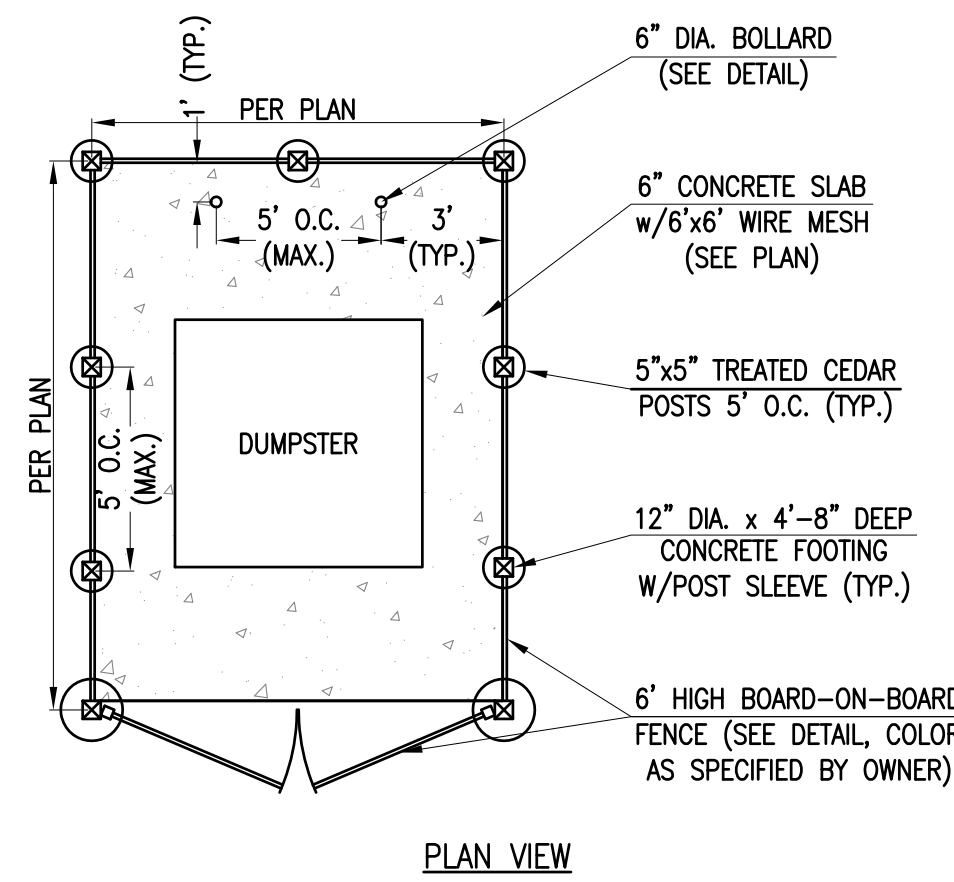
**7** ACCESSIBLE PARKING LAYOUT  
NOT TO SCALE



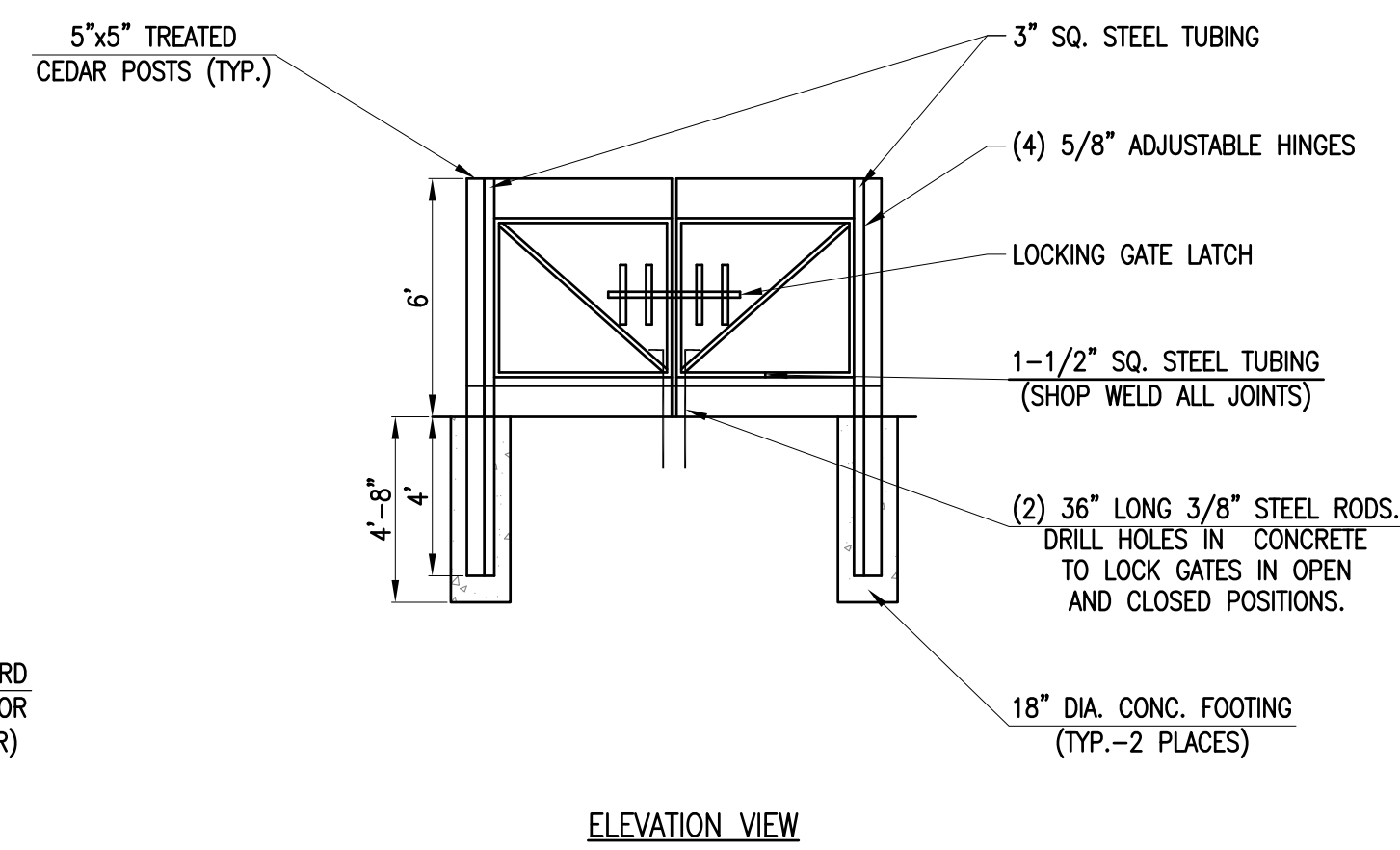
**8** ACCESSIBLE PARKING SYMBOL  
NOT TO SCALE



**9** CONCRETE FILLED STEEL BOLLARD  
NOT TO SCALE



**10** DUMPSTER ENCLOSURE  
NOT TO SCALE



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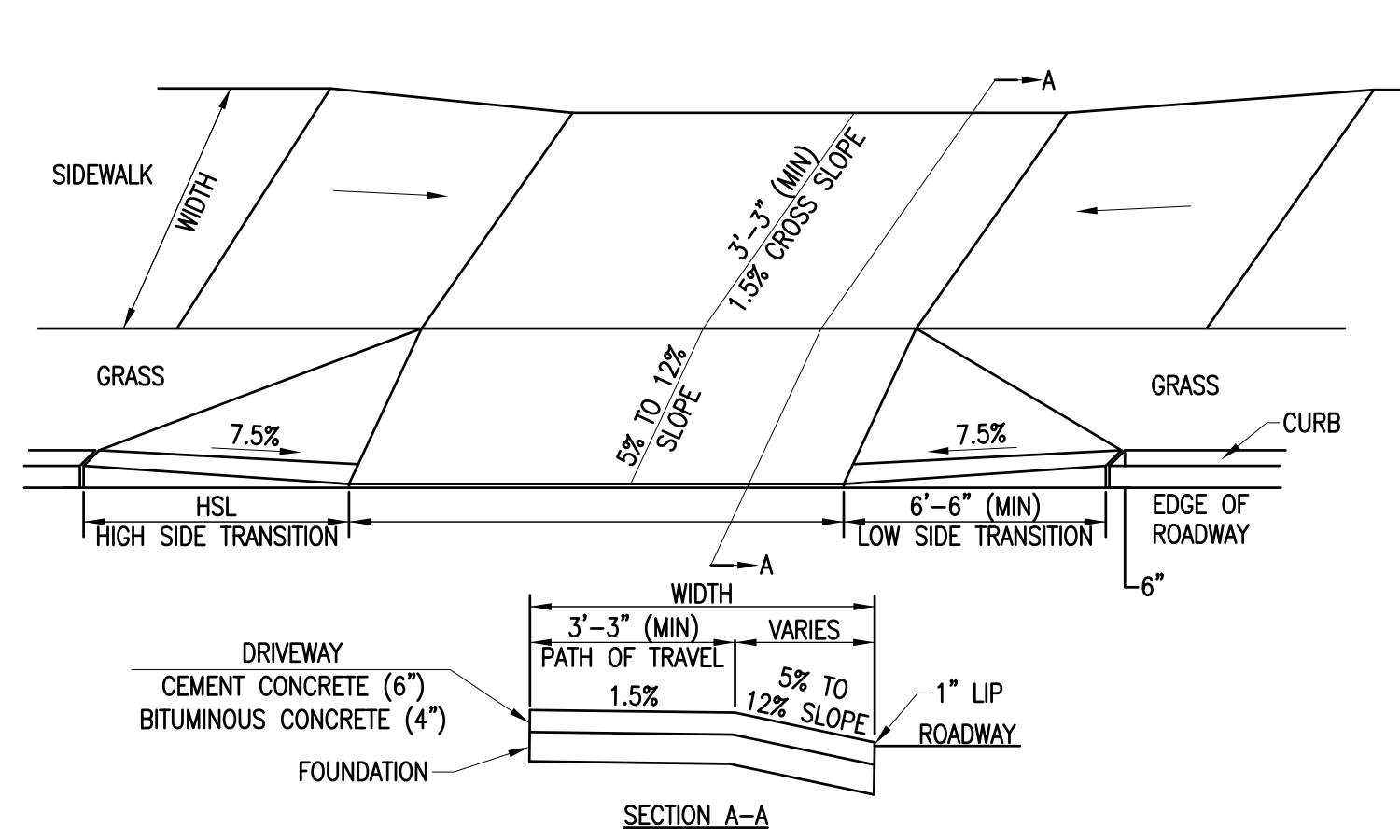
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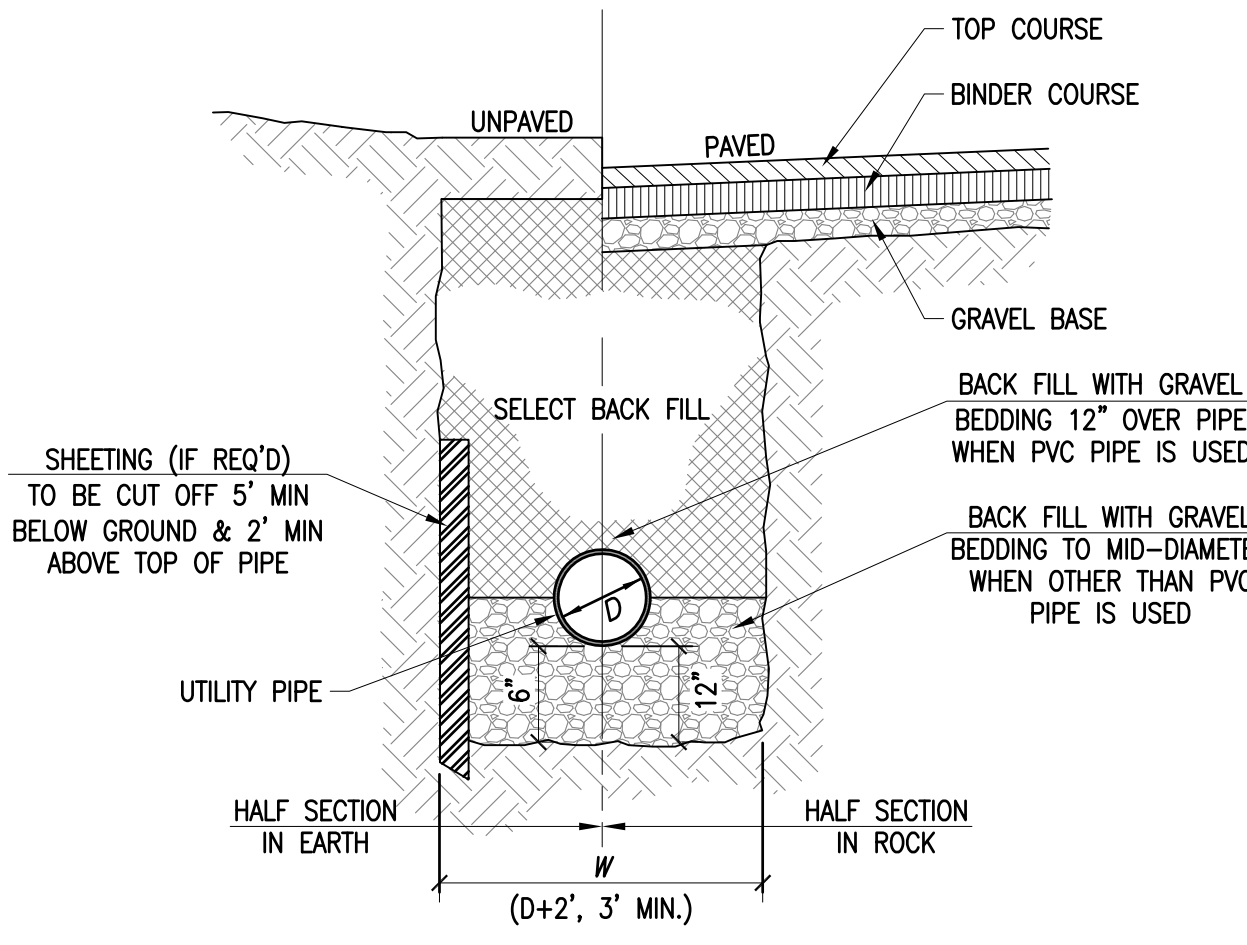
DETAILS  
SHEET 9 OF 10

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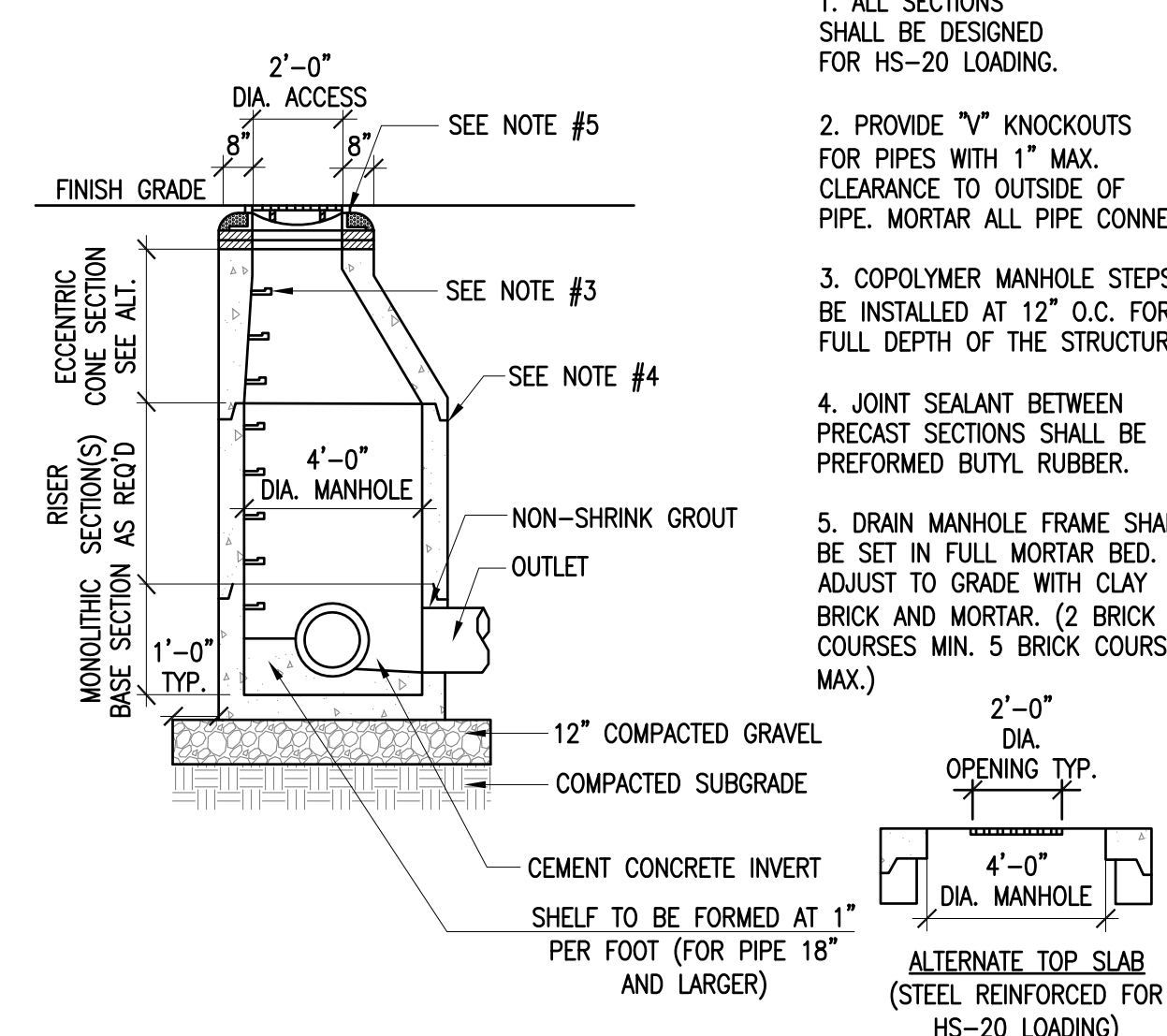




**1**  
**10** DRIVEWAY CURB CUT WITH GRASS STRIP  
NOT TO SCALE

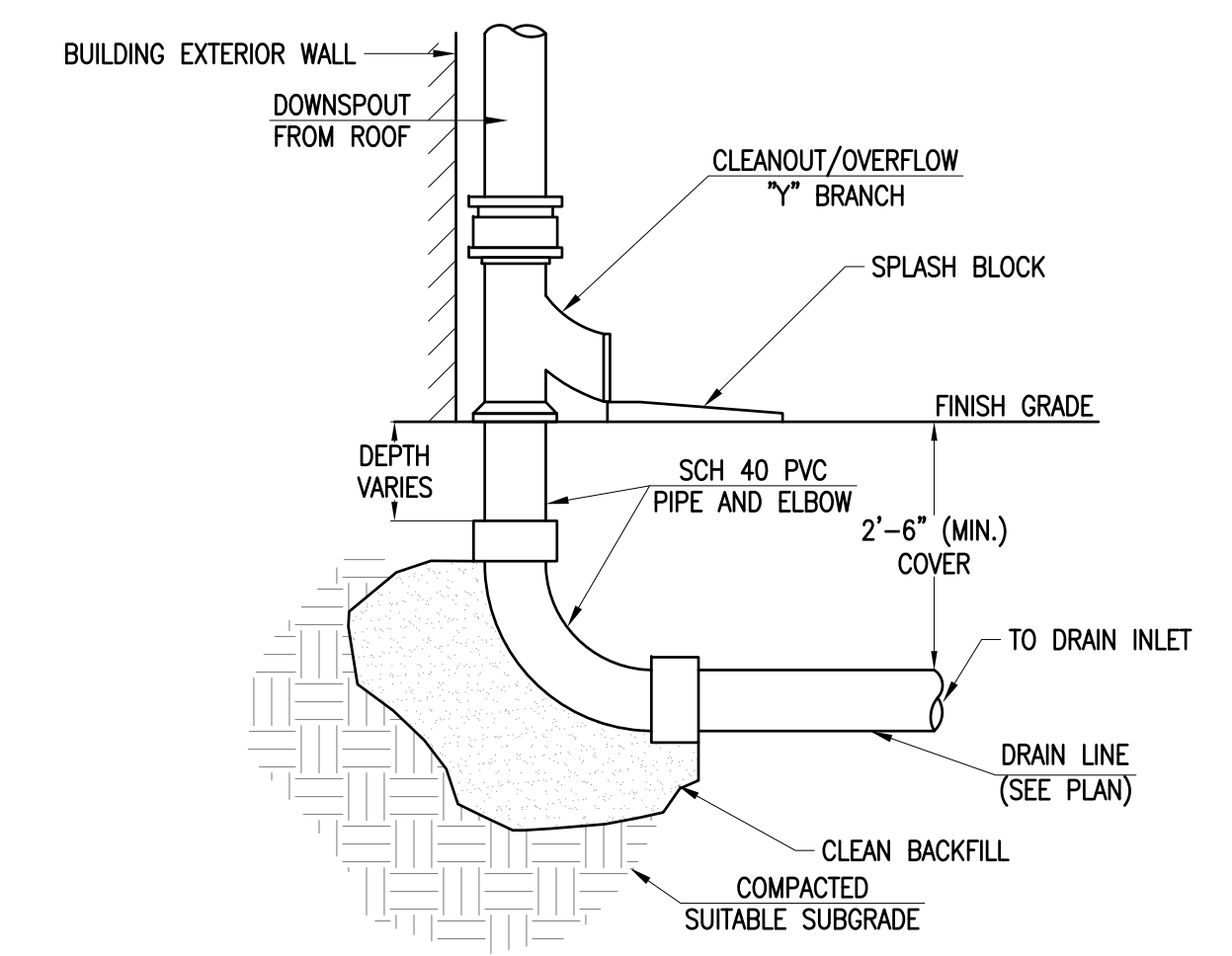


**2**  
**10** UTILITY TRENCH  
NOT TO SCALE

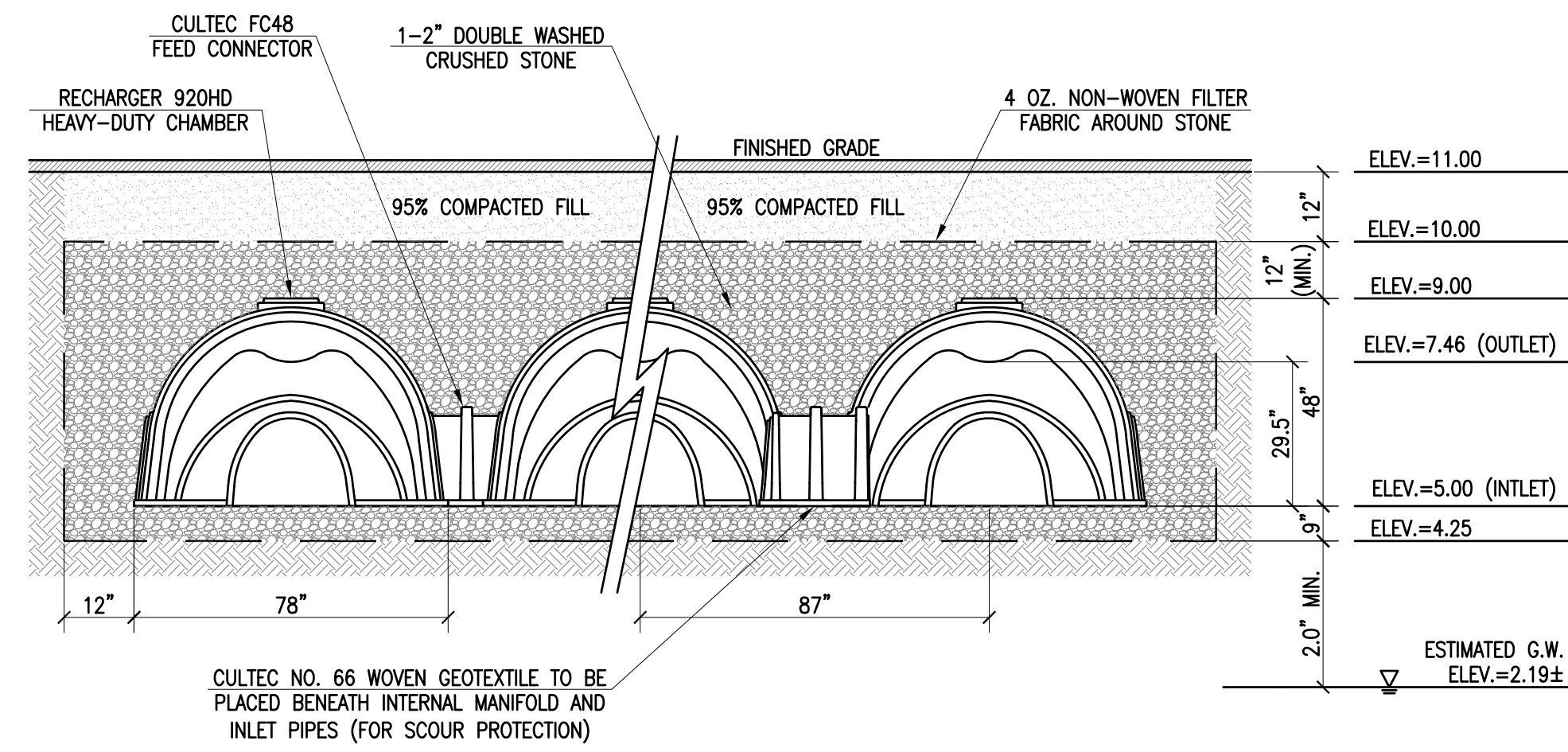


**3**  
**10** DRAIN MANHOLE  
NOT TO SCALE

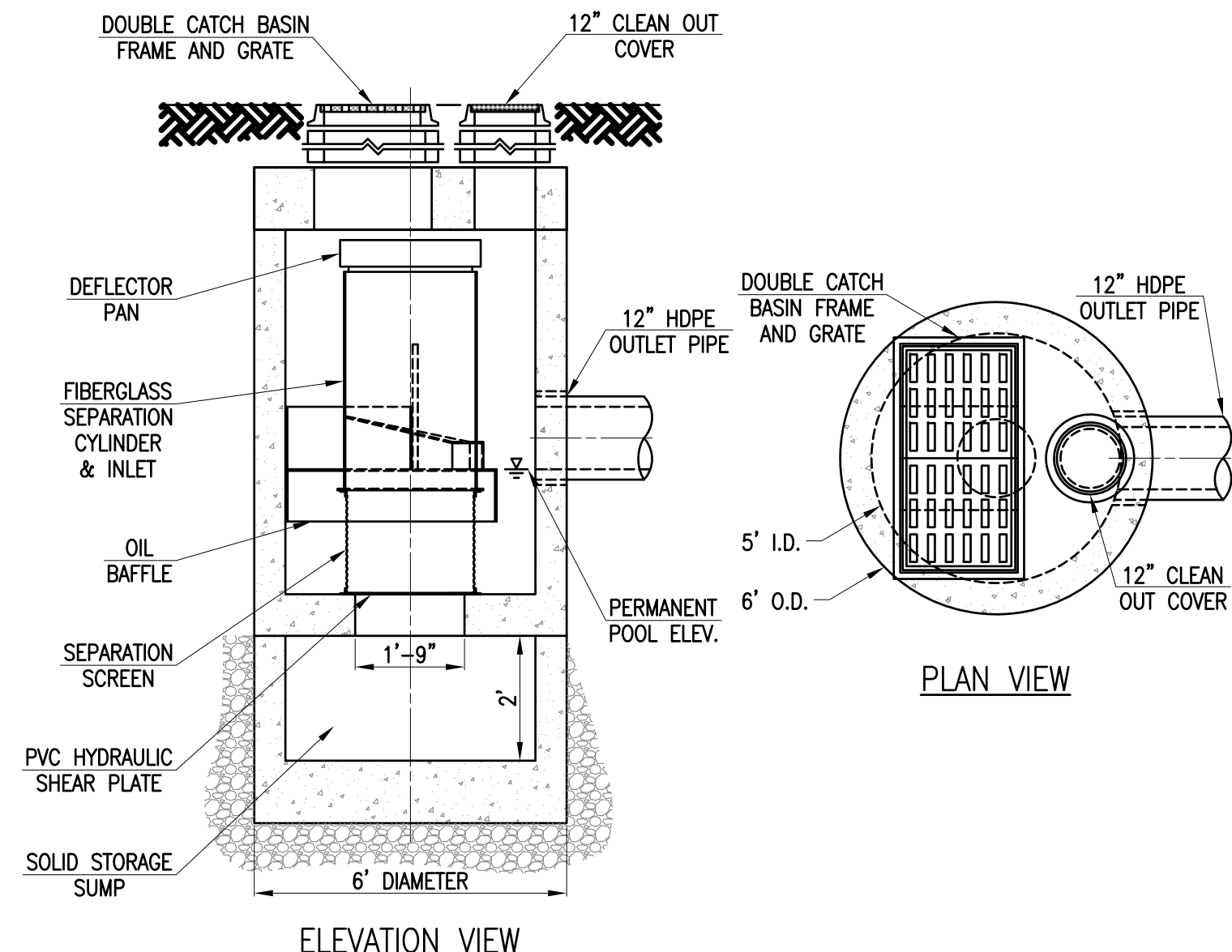
- NOTES:  
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.  
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.  
3. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.  
4. JOINT SEALANT BETWEEN PRECAST 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.)



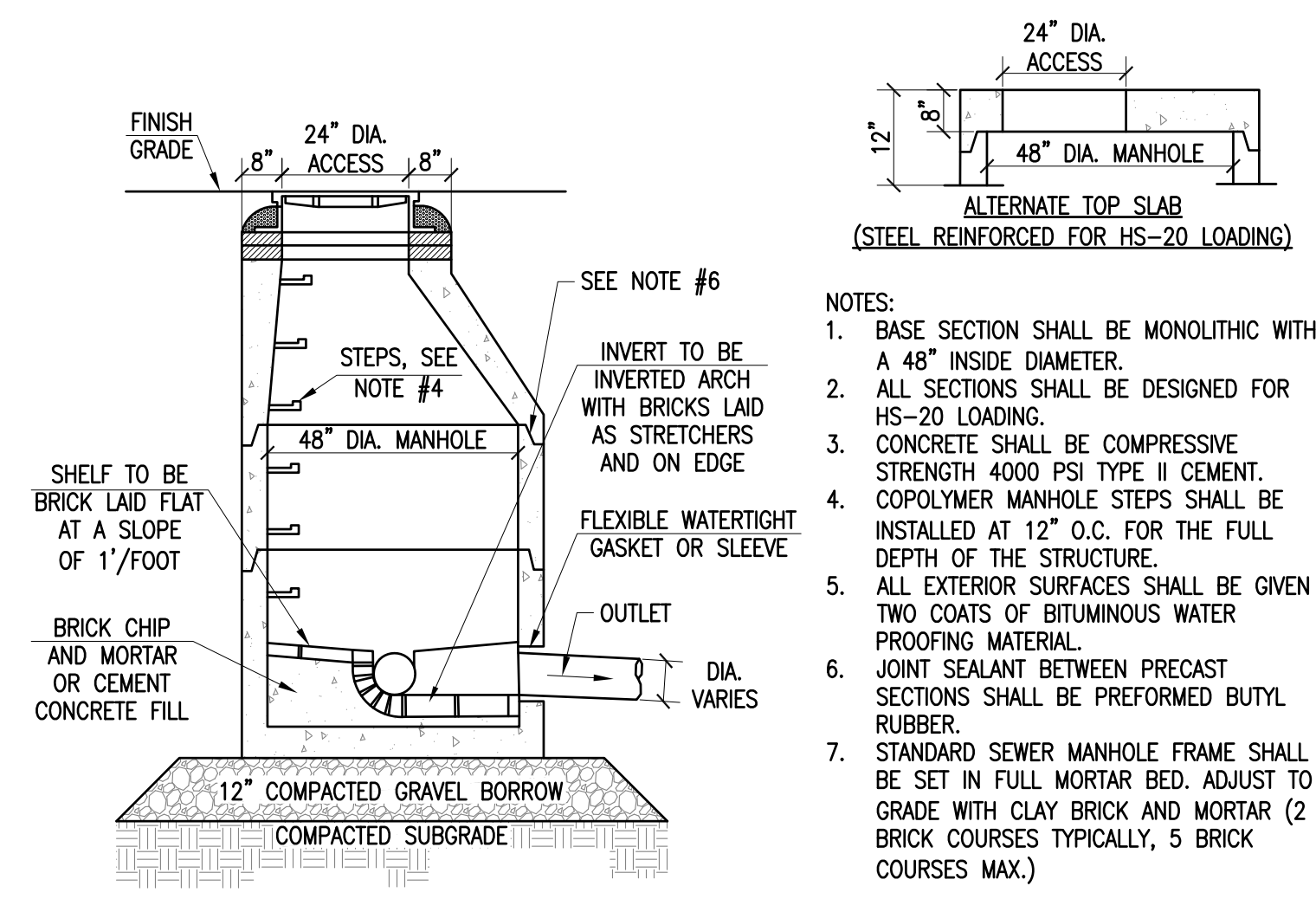
**4**  
**10** DOWNSPOUT CONNECTION FROM ROOF  
NOT TO SCALE



**5**  
**10** CULTEC RECHARGER 920HD HEAVY DUTY CROSS SECTION  
NOT TO SCALE

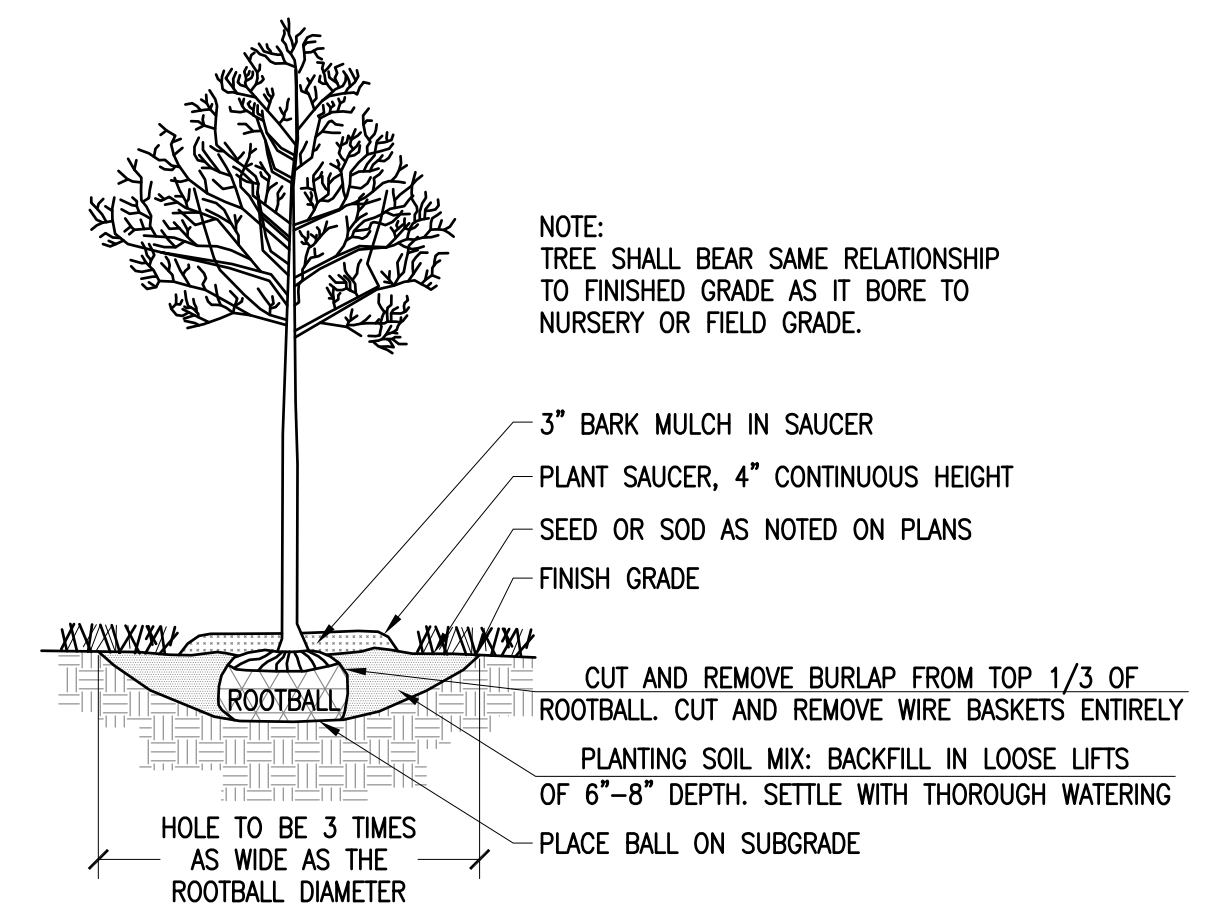


**6**  
**10** CONTECH CDS2015  
NOT TO SCALE

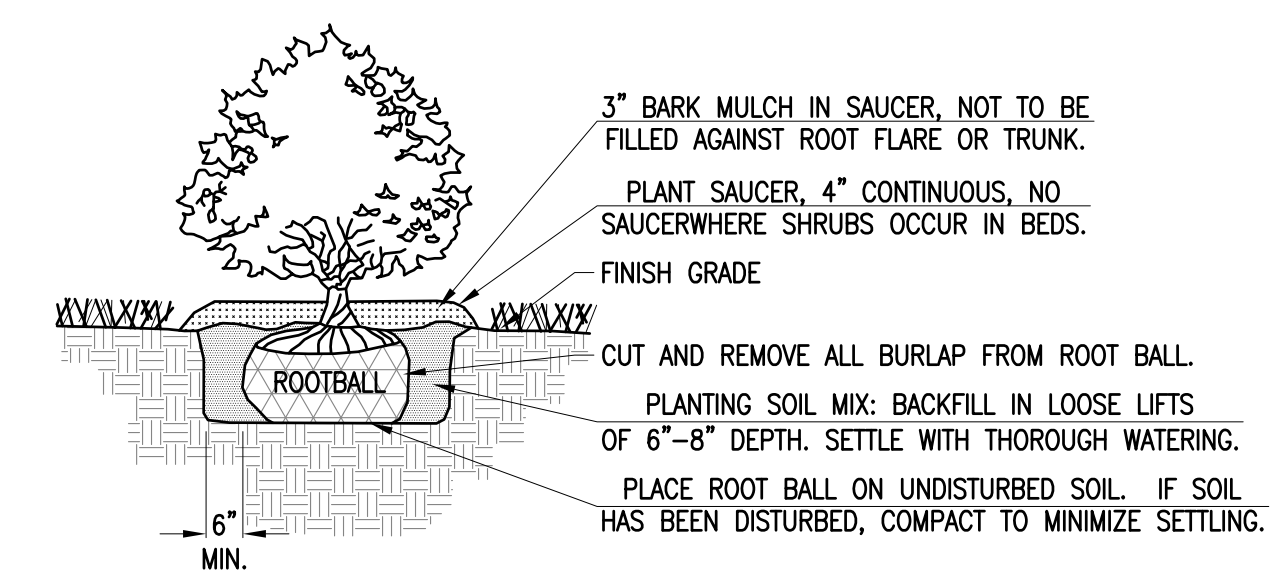


**7**  
**10** SANITARY SEWER MANHOLE  
NOT TO SCALE

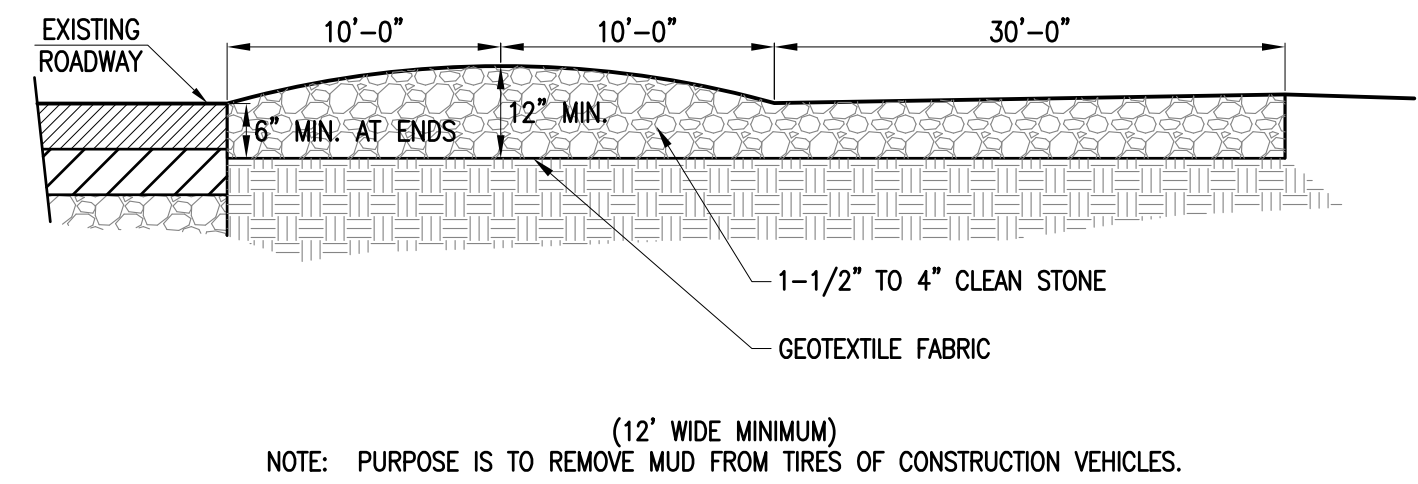
- NOTES:  
1. BASE SECTION SHALL BE MONOLITHIC WITH A 48" INSIDE DIAMETER.  
2. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.  
3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI TYPE II CEMENT.  
4. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.  
5. 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.)



**8**  
**10** TREE PLANTING  
NOT TO SCALE

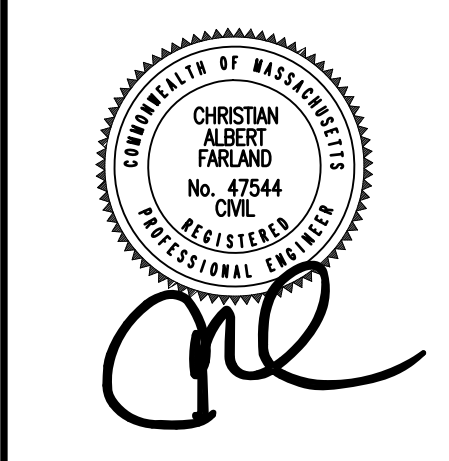


**9**  
**10** SHRUB PLANTING  
NOT TO SCALE



**10**  
**10** TEMPORARY CONSTRUCTION ENTRANCE  
NOT TO SCALE

REVISIONS	



www.FarlandCorp.com

401 COUNTY STREET  
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  
LEMINSTER, MA 01453

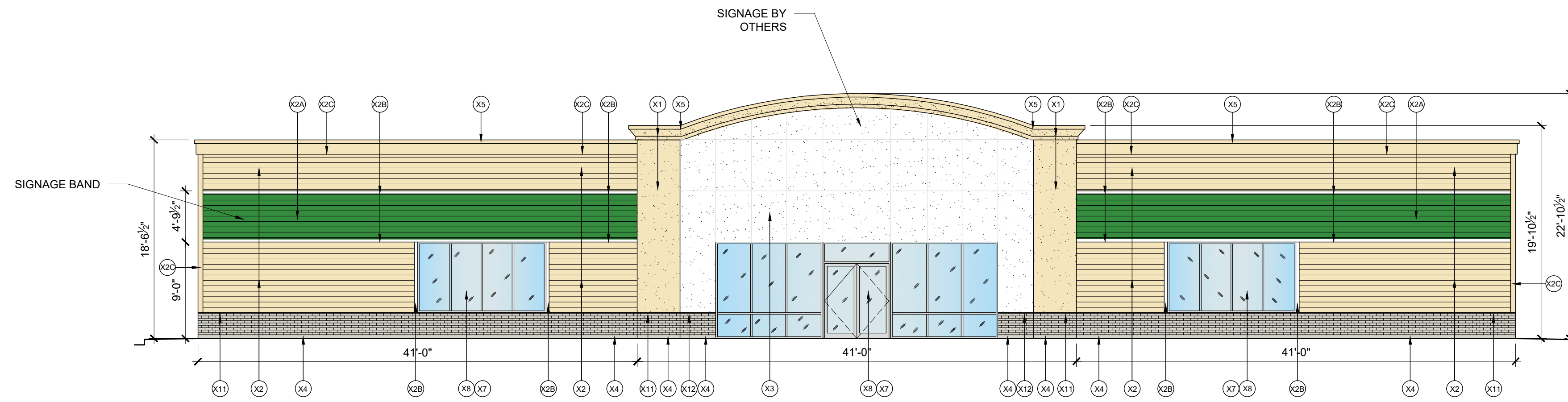
JUNE 7, 2019  
SCALE: AS NOTED  
JOB NO. 19-210  
LATEST REVISION:

DETAILS CONT.  
SHEET 10 OF 10

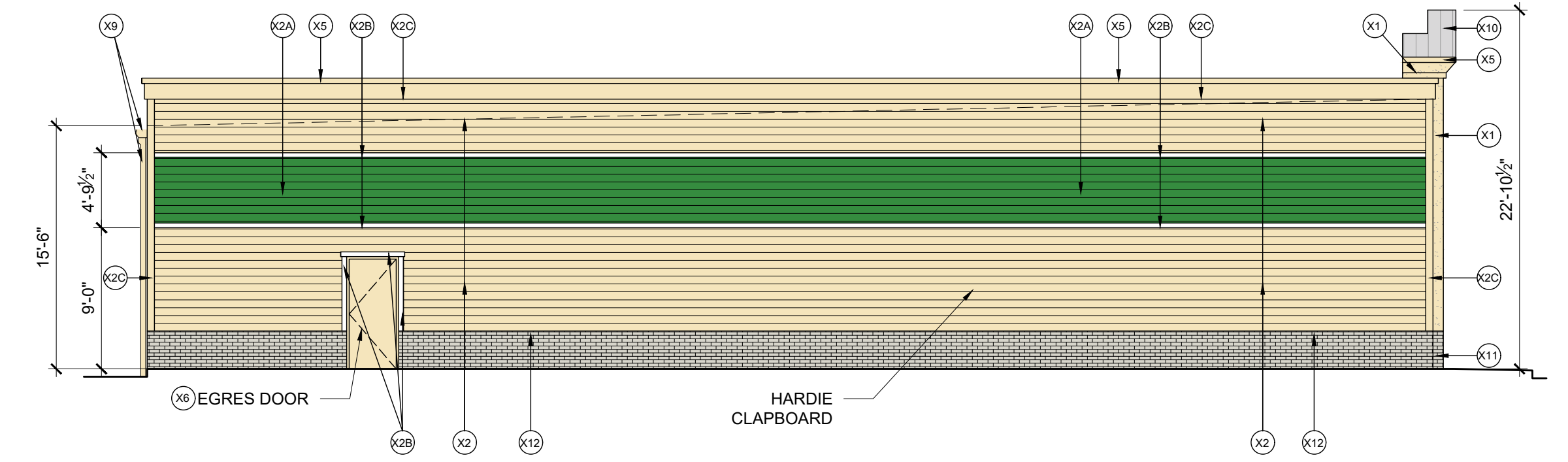
LISCIOTTI DEVELOPMENT

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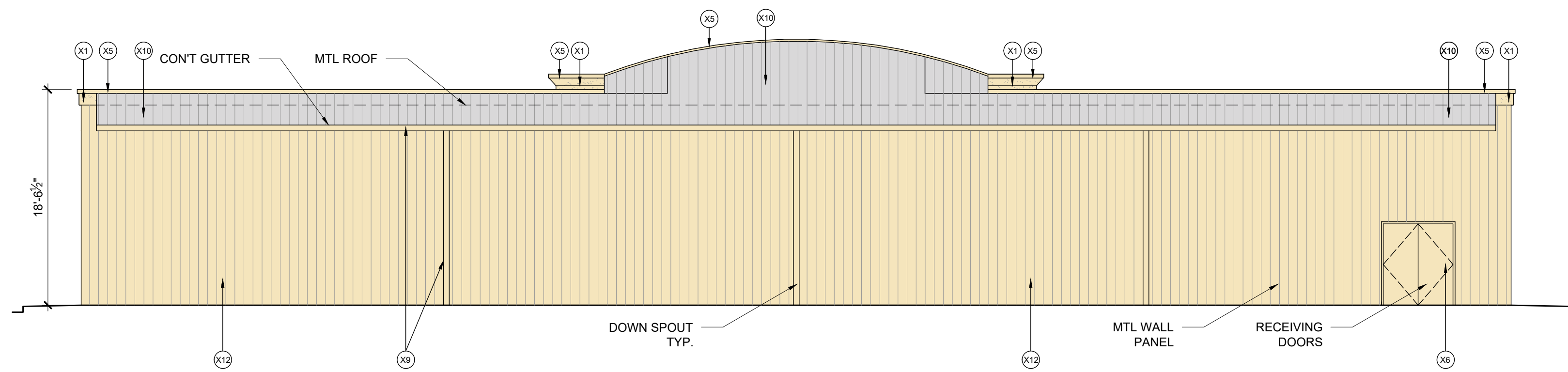




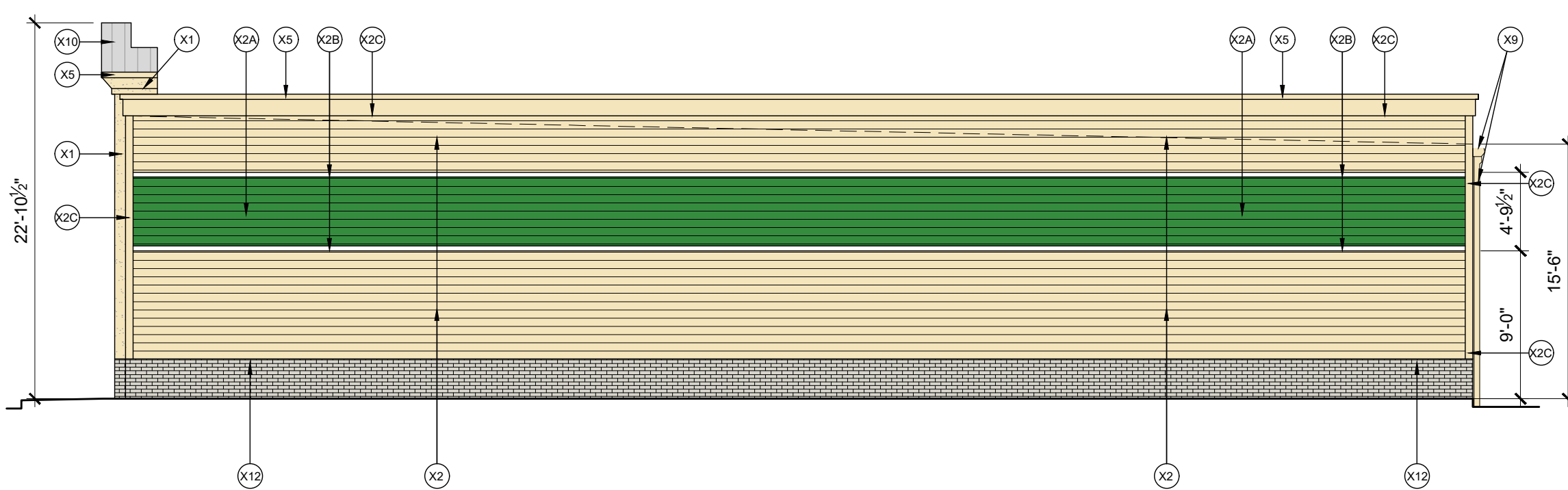
1 FRONT ELEVATION (ORCHARD ST)  
SCALE: 1/8"-1'-0"



2 SIDE ELEVATION  
SCALE: 1/8"-1'-0"



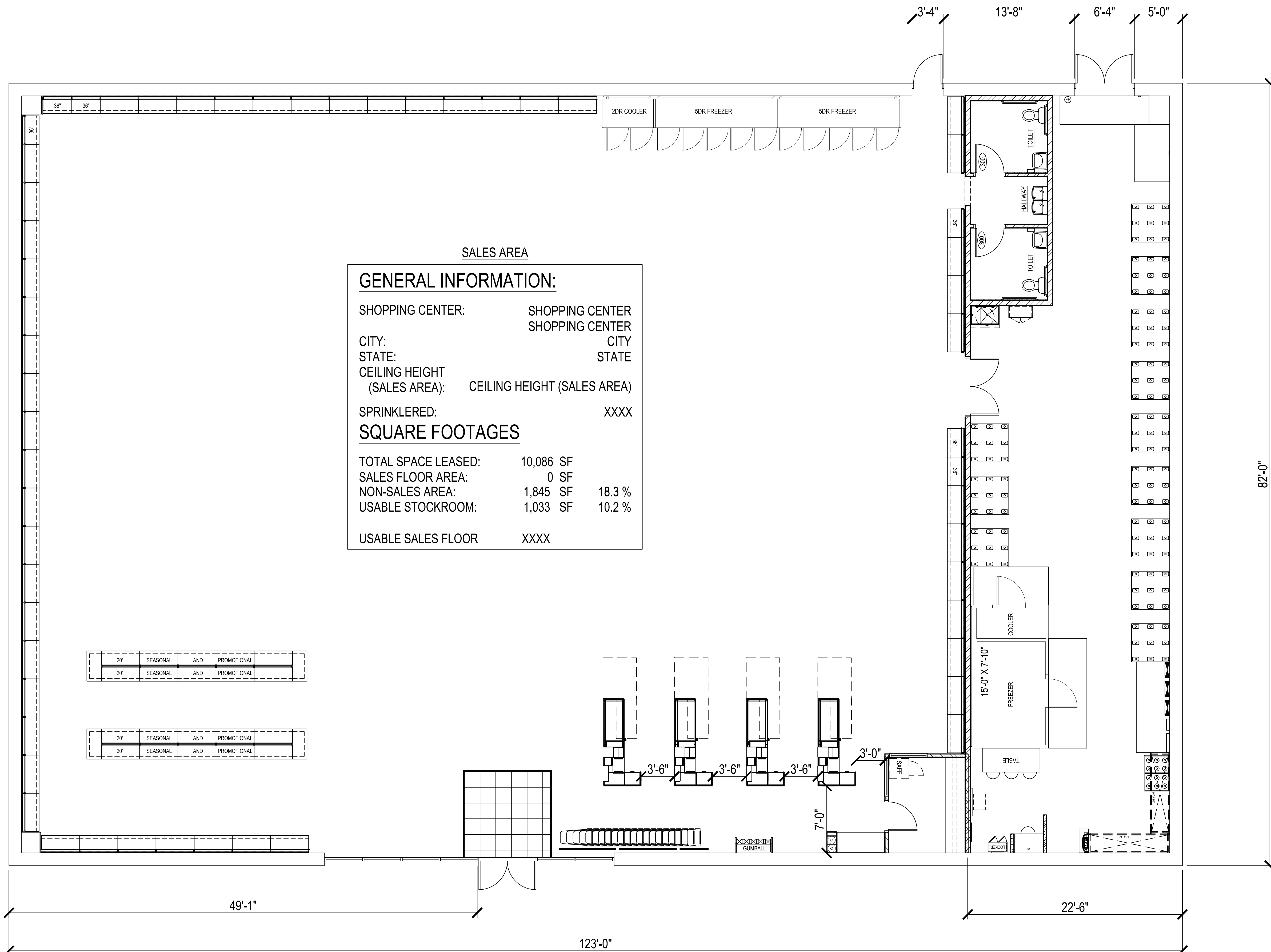
3 REAR ELEVATION  
SCALE: 1/8"-1'-0"



4 SIDE ELEVATION  
SCALE: 1/8"-1'-0"

EXTERIOR FINISH SCHEDULE			
TAG	MATERIAL/ MFG.	COLOR/ NO.	NOTES
X1	EIFS CLADDING	COLOR: TO MATCH SW 6686 LIMON CHIFFON	PRE-FINISHED
X2	JAMES HARDIE CLAPBOARD	COLOR: TO MATCH JH SAILCLOTH	PRE-FINISHED
X2A	JAMES HARDIE CLAPBOARD	COLOR: SW 6925 ENVY	PAINTED
X2B	JAMES HARDIE TRIM BOARD	COLOR: JH WHITE PICKET FENCE	PRE-FINISHED
X2C	JAMES HARDIE TRIM BOARD	COLOR: TO MATCH JH SAILCLOTH	PRE-FINISHED
X3	EIFS CLADDING	COLOR: TO MATCH SW 7100 ARCADE WHITE	PRE-FINISHED
X4	METAL BASE FLASHING	COLOR: TO MATCH X11	PRE-FINISHED
X5	METAL COPING	COLOR: TO MATCH SW 6686 LIMON CHIFFON	PRE-FINISHED
X6	METAL DOORS & FRAMES	COLOR: TO MATCH SW 6686 LIMON CHIFFON	PAINTED
X7	METAL DOORS & FRAMES	COLOR: CLEAR ANODIZED	PRE-FINISHED
X8	INSULATED GLAZING	COLOR: CLEAR	TEMP WHERE REQUIRED
X9	GUTTERS & DOWNSPOUTS	COLOR: TO MATCH SW 6686 LIMON CHIFFON (CHIEF BUILDINGS -PARCHMENT)	PRE-FINISHED
X10	METAL ROOF	COLOR: GALVALUME	PRE-FINISHED
X11	NICHIHA CANYON BRICK PANEL	COLOR: SHALE BROWN	PRE-FINISHED
X12	METAL PANEL	COLOR: TO MATCH SW 6686 LIMON CHIFFON (CHIEF BUILDINGS -PARCHMENT)	PRE-FINISHED





**SALES AREA**

**GENERAL INFORMATION:**

SHOPPING CENTER:           SHOPPING CENTER  
 CITY:                            CITY  
 STATE:                         STATE  
 CEILING HEIGHT  
 (SALES AREA):           CEILING HEIGHT (SALES AREA)  
 SPRINKLERED:                XXXX

**SQUARE FOOTAGES**

TOTAL SPACE LEASED:   10,086 SF  
 SALES FLOOR AREA:       0 SF  
 NON-SALES AREA:        1,845 SF   18.3 %  
 USABLE STOCKROOM:    1,033 SF   10.2 %  
 USABLE SALES FLOOR    XXXX

20'	SEASONAL	AND	PROMOTIONAL
20'	SEASONAL	AND	PROMOTIONAL

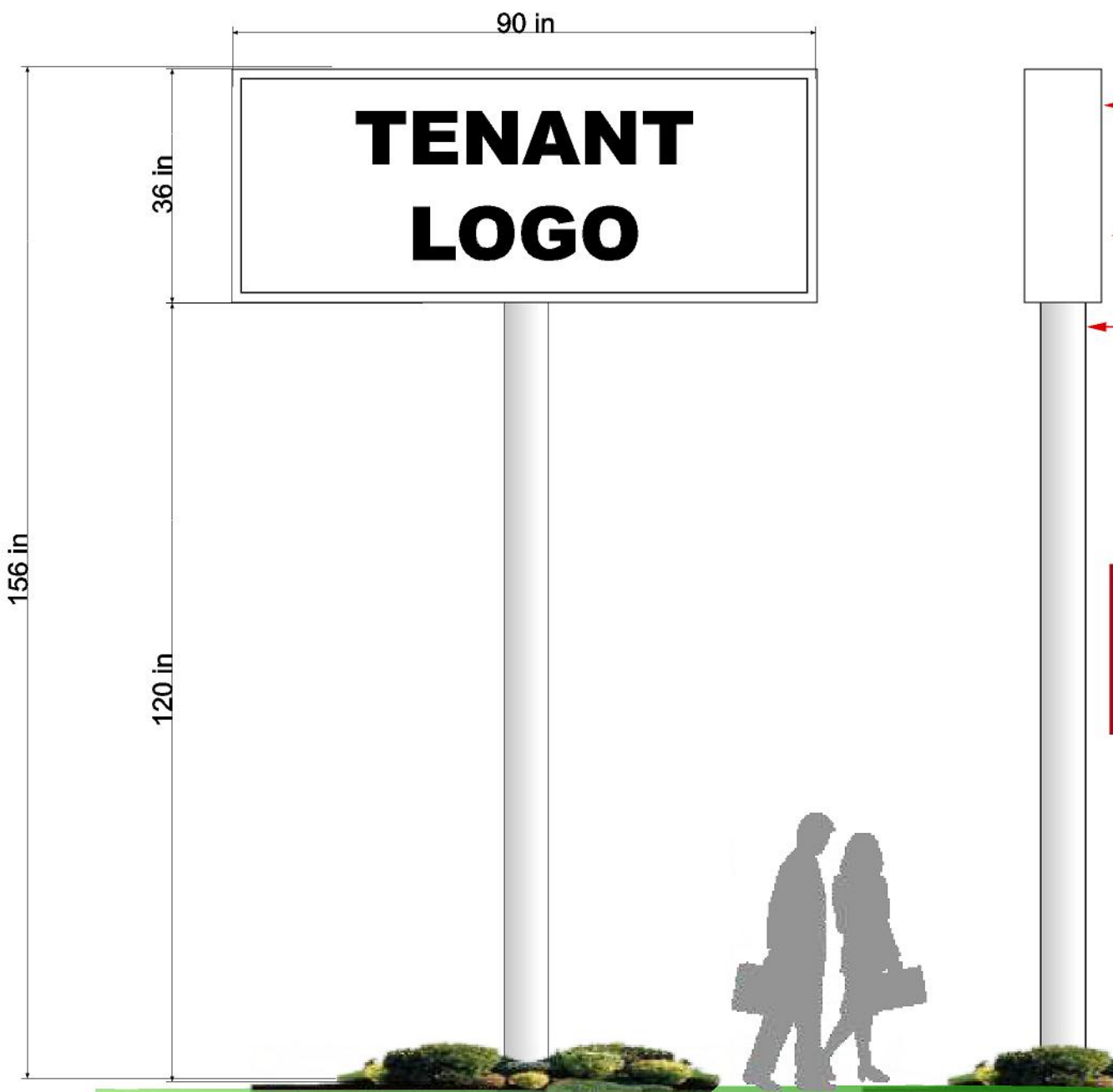
  

20'	SEASONAL	AND	PROMOTIONAL
20'	SEASONAL	AND	PROMOTIONAL

123'-0"

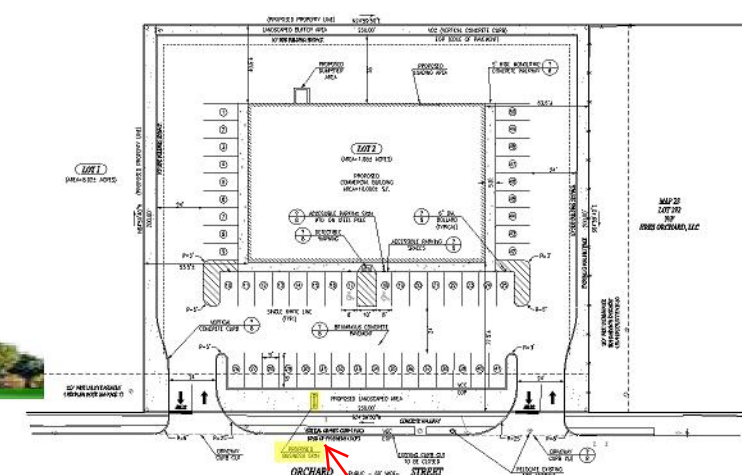
82'-0"





- ← Aluminum cabinet with **White** filler and retainers
  - ← Poly-carbonate faces. Internally illuminated with L.E.D.s
  - ← Steel support painted **White**
- COLORS**
- White Pole and Sign Box
  - TBD
- DEDICATED CIRCUITS**  
 120v - 20 Amp Circuit Req'd (TBD)
- ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS
- STANDARD INSTALL IS TO BE DIRECT PIPE EMBEDMENT INTO CONCRETE FOOTING PER FH ENGINEERING SPECS.**

**Zoning:** In Mixed-Use Business districts, no ground sign shall exceed one square foot in area for each linear foot of street frontage of the lot upon which it is erected, but in no event shall such sign exceed twenty five (25) square feet in area, nor shall there be a distance of more than ten (10) feet from the ground to the bottom of the sign and not more than fifteen (15) feet from the ground to the top of the sign.



**DOUBLE FACE PYLON SIGN ELEVATION - 13' OAH - ONE (1) REQ'D.**

**AJ Sign Co.**  
 Your Image. Our Everything.

842 Saratoga Road  
 Burnt Hills, NY 12027  
 (518) 399-9291  
 AJSigns.com

Client: Lisciotti Development Corp  
 Project: Freestanding Sign  
 Location: Lot 158, New Bedford MA

Customer Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
 Landlord Approval (If Required): \_\_\_\_\_ Date: \_\_\_\_\_

File Name: e25708  
 Salesperson: Bridgette Shoemaker  
 Designer: Liesel Socoloski  
 Date: 5/29/19

**Refer to Layout Plan (Sheet 3) for revised sign location**

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