



March 19, 2019

City of New Bedford
Planning Board
1105 Shawmut Avenue
New Bedford, MA 02746

Attn: Planning Board

Re: Dunkin's Site Plan
Ashley Boulevard
Plot 127D Lots 89 & 98

Dear: Board Members:

On behalf of the Applicant, Yearly Grind II, LLC, I offer the following as well as the attached revised site plans in response to the comments and feedback that we have received from the Board as well as members of the public during the February 13th Public Hearing. The Applicant has revised the site, landscape and lighting plans in response to comments and feedback received regarding site circulation and access, residential screening, loading and deliveries. Below is a list of plan revisions that have been incorporated.

Site plan (See Attach)

- Smaller Building Footprint – 1067 sf. To allow for better site circulation
- Removed indoor seating component, walk up counter and drive through service only. This reduces the demand for parking.
- Parking spaces reduces to 13. (included two employee spaces in front of the dumpster).
- Provided dedicated loading area to avoid site circulation conflict, see truck turn exhibit also.
- Drive through lane shifted away from Ashley Boulevard to ease customer existing onto Ashley Blvd. (See Truck turn Exhibit also).
- Modified Dumpster Location away from residential use, and to ease access, see truck turn exhibit also.
- Parking Spaces pushed further away from residential properties.
- Eastern curb line pushed approximately 4 feet closer to residential zone to facilitate site circulation.

Landscape Plan

- Additional shade trees added along the eastern property line and along street frontage.
- Additional shrubs added to block head light spillage along the drive through.

Revised Lighting Plan

- Modified to accommodate site plan revision,

Truck turn exhibit

- Revised to show WB-40 circulation and staging in dedicated loading zone.
- Revised to show larger SUV pedestrian vehicle existing from drive thru to Ashley Blvd.
- Revised to show garbage vehicle access to dumpster.

Audible Exhibit

- Provided to show sound levels of the speaker system of the drive through.
- 65 decibels at 4 from speaker (per manufacture), with a rate of sound dissipation of 6 decibels every time distance is doubled.
- At 24 feet, a Decibel reading of 50 is expected which is consistent with the ambient sound of an average residence. It is noted that screens, vegetation, and fences will further muffle sound intensities



Bohler Engineering is also in receipt of comments from the Town's Department of Public Infrastructure dated January 2, 2019, Dunkin's Site Plan, Ashley Boulevard. On behalf of Applicant, Yearly Grind II, LLC, Bohler Engineering offers the following responses. *For clarity, the original comments are in italics, while our responses are directly below in bold type.*

Comment #1. Driveway permits are subject to Traffic Commissions approval.

Response: Acknowledged.

Comment #2. Permits for driveways, sidewalks, sewer & drainage and water must be obtained from the DPI Engineering Division.

Response: Acknowledged.

Comment #3. Driveway to be built in accordance with City of New Bedford regulations and with 4-foot transition curb on both sides

Response: All driveways have been revised to reflect City of New Bedford regulations with 4' transition curbs on both sides, per the "City of New Bedford sidewalk through driveways with curb returns" detail. This detail has been added to the revised plans on Construction Detail Sheet 14.

Comment #4. The proposed project contains two separate parcels which may have to be combined for zoning purposes.

Response: Acknowledged.

Comment #5. Owner/ Developer must contact the DPI Engineering Division to assign a new address for the proposed building.

Response: Acknowledged.

Comment #6. Developer to install a cement ribbon sidewalk on York Street, within the limits of the project (6-inch granite curb, 4- feet of grass and 5.5 feet of cement concrete).

Response: A cement ribbon sidewalk along York Street has been added to the revised plans as requested.

Comment #7. Developer to replace existing sidewalks on Ashley Boulevard, within the limits of the project where needed.

Response: The existing sidewalks on Ashley Boulevard have been replaced where necessary on the revised plans as requested.

Comment #8. Developer to replace existing wheelchair ramp at the South east corner of Ashley Boulevard/York Street.

Response: The existing wheelchair ramp at the southeast corner of Ashley Boulevard has been replaced on the revised plans per detail E 107.6.4 in DPI's Construction Standards and Specifications.

Comment #9. Install 13 trees in accordance with City of New Bedford regulations, on York Street within the grass ribbon area.



Response: 3 trees have been added on York Street within the grass ribbon area on the revised plans as requested.

Comment #10. All utilities to be installed in accordance with City of New Bedford standards.

Response: Acknowledged.

Comment #11. Label all existing utilities with the correct size.

Response: All existing utilities located in the field or labelled on obtained record plans have been shown on the revised plans.

Comment #12. Any existing water or sewer service to be abandoned are to be capped in accordance with City of New Bedford regulations: water services at the main and sewer services at the property line.

Response: The existing water services are shown to be abandoned and capped at the main per City of New Bedford regulations. A note has been added to the Demolition Plan (Sheet 3) and the Utility Plan (Sheet 6) related to the abandonment of sewer and water services encountered per New Bedford regulations.

Comment #13. Drainage overflow pipe from infiltration area cannot tie in to the existing catch basin lateral (from catch basin to manhole).

Response: The drainage overflow pipe from the infiltration basin (UGS-1) has been revised to tie into the existing drainage manhole on Ashley Boulevard (see Grading & Drainage Plan, Sheet 5).

Comment #14. Developer to check condition of existing sewer service. Owner must install sewer clean out on the existing sewer service within the City layout in accordance with City of New Bedford standards.

Response: Acknowledged. A sewer clean out has been added to the proposed sewer service within the City layout on the Utility Plan (Sheet 6) in accordance with City of New Bedford standards.

Comment #15. Owner must provide calculations for storm water pipe sizing within the project area.

Response: Calculations for storm water pipe sizing have been completed in the revised Drainage Report in Appendix F.

Comment #16. All patching within the City layout must be done in accordance with City of New Bedford regulations. Revise typical patching detail on Sheet 13.

Response: The typical patching detail on Sheet 13 has been replaced with the "City of New Bedford Bituminous Concrete Pavement Restoration" typical detail in the revised plans.

Comment #17. Proposed curb stop on the new 1 ~ inch- water service must be installed 3 -feet east of water main.

Response: The curb stop has been moved as requested and noted to be installed 3 feet east of the water main on the revised plans.

Comment #18. Water meters to be installed at point of entrance to proposed building in accordance with City of New Bedford regulations.



Response: A note has been added at the point of entrance to the proposed building to install the water meter per City of New Bedford regulations on the revised plans.

Comment #19. Due to existing high traffic volume on Ashley Boulevard and the truck turning movements shown within the site needed to collect trash, DPI feels that this may be a problem.

Response: The revised site layout addresses the truck turning movement concerns. Turning movements for a pedestrian vehicle, a delivery truck, and a garbage truck are included on the Truck Turn Plan (Sheet 12).

Comment #20. All details must meet the City of New Bedford standards.

Response: The appropriate details from the City of New Bedford Department of Public Infrastructure Construction Standards and Specifications handbook were added to the revised plans.

Comment #21. DPI has questions regarding the delineation of existing and proposed water sheds. This will be discussed at a future meeting.

Response: Acknowledged. Water shed maps are included within the drainage report for additional review.

Comment #22. DPI requires a final set of plans to be submitted that reflects all revisions made prior to the start of construction.

Response: Acknowledged.

Comment #23. Developer and site contractor must schedule a pre-construction meeting with DPI prior to the start of construction.

Response: Acknowledged.

Comment #24. Upon completion, Engineer must submit "As built Drawings" prior to the Certificate of Occupancy being issued.

Response: Acknowledged.

We trust the above as well as the attached information is sufficient for your continued review of the project. Should you have any questions or require additional information, please do not hesitate to contact me at (508) 480-9900. Thank you.

BOHLER ENGINEERING

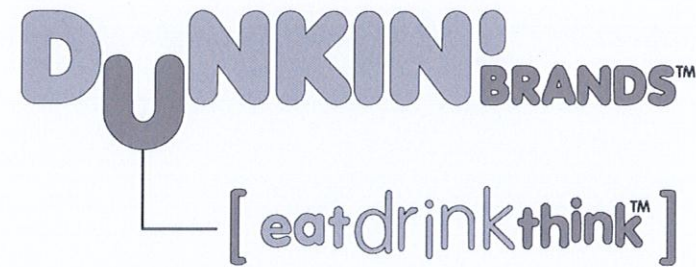
Sincerely,

James A. Bernardino, P.E.

CC: Department of Inspectional Services
Environmental Stewardship
Tom Dale

SITE DEVELOPMENT PLANS

FOR:



WITH DRIVE-THRU

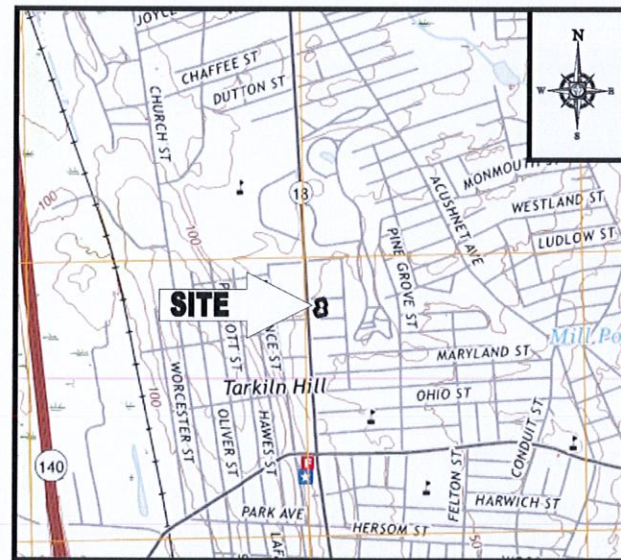
LOCATION OF SITE:

970 ASHLEY BOULEVARD, CITY OF NEW BEDFORD
BRISTOL COUNTY, MASSACHUSETTS

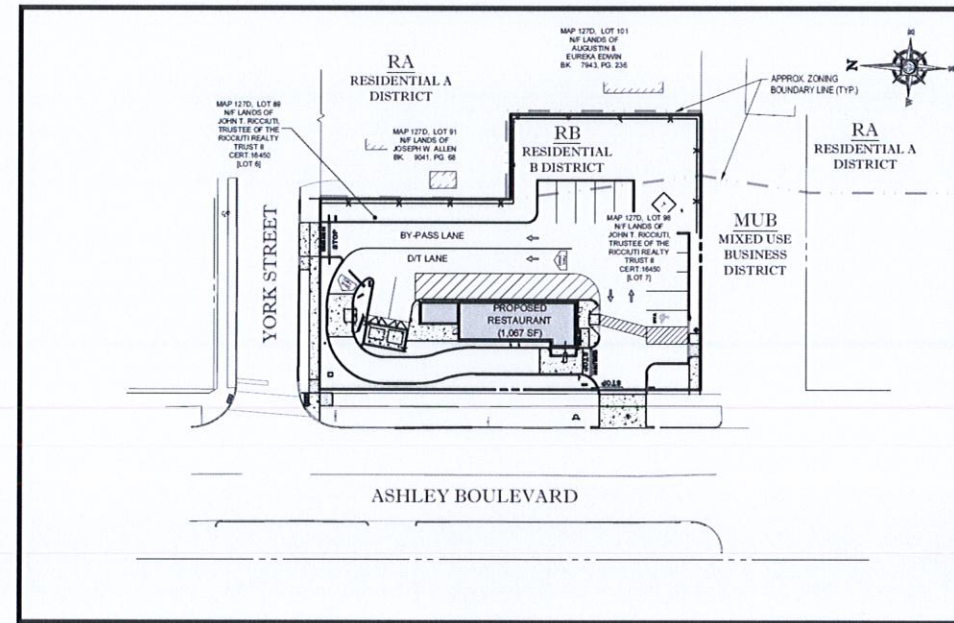
MAP #127D, LOTS #89 & #98



LOCATION MAP
SCALE: 1"=100'
PLAN REFERENCE: GOOGLE EARTH IMAGE



LOCATION MAP
SCALE: 1"=1200'
PLAN REFERENCE: NEW BEDFORD USGS QUADRANGLE



AREA PLAN
SCALE: 1"=40'

LAND USE / ZONING INFORMATION & NOTES

- APPLICANT:
TOM DALY
YEARLY GRIND II REALTY, LLC
P.O. BOX 5147
NEW BEDFORD, MA 02745
- OWNER:
JOHN T. ROCOUTI
JOHN T. ROCOUTI REALTY TRUST II
970 ASHLEY BLVD
NEW BEDFORD, MA 02745
- PARCEL:
MAP 127D & LOTS #89 & #98
970 ASHLEY BLVD
NEW BEDFORD, BRISTOL COUNTY,
MASSACHUSETTS

ZONING ANALYSIS TABLE			
ZONING DISTRICT	REQUIRED	EXISTING	PROPOSED
MIXED USE BUSINESS DISTRICT (MUB), RESIDENCE B DISTRICT (RB) *RESTAURANT, FAST FOOD* USE REQUIRES SPECIAL PERMIT FROM THE ZONING BOARD OF APPEALS *COMMERCIAL PARKING IN RB DISTRICT REQUIRES SPECIAL PERMIT FROM THE ZONING BOARD OF APPEALS *A REDUCTION OF REQUIRED PARKING SPACES REQUIRES A SPECIAL PERMIT FROM THE PLANNING BOARD			
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	8,000 SF	18,800 SF	NO CHANGE
MINIMUM LOT FRONTAGE	0 FT	90 FT #	NO CHANGE
MAX. BUILDING COVERAGE	40%	6.0%	6.3%
MIN. FRONT SETBACK	0	76.5 FT	16.1 FT
MIN. SIDE SETBACK	10 FT	7.2 FT	47.5 FT
MIN. REAR SETBACK	10 FT	NA	NA
MAX. BUILDING HEIGHT	100 FT	13#	20'-1"
MAX. IMPERVIOUS COVERAGE/GREEN SPACE	69.1% / 10.1% (3)	28.4% / 71.6%	66.3% / 34.7%
PARKING SPACES	26	0	13 (2)
PARKING CRITERIA (P-20)	1 SPACE FOR EACH EMPLOYEE + 1 SPACE PER 100 SF GFA; MINIMUM 20 SPACES + 5 EMPLOYEE + 1 LOADING SPACE + 26 SPACES REQUIRED 13 SPACES PROVIDED (2)		
ACCESSIBLE PARKING SPACES	1	0	1
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE: 8'x18' W/ 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE: 8'x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES = 1 / 6 SPACES		

NA - NOT APPLICABLE
NS - NOT SPECIFIED
(1) - SITE REQUIRES SPECIAL PERMIT FROM ZONING BOARD OF APPEALS
(2) - REQUIRES SPECIAL PERMIT FROM PLANNING BOARD FOR REDUCED NUMBER OF PARKING SPACES
(3) - 6% MAX. IMPERVIOUS REQUIRED IN RESIDENTIAL DISTRICTS, 10% MAX. IMPERVIOUS COVERAGE FOR OTHER USES
(4) - 5' RESIDENTIAL SCREENING BUFFER IS PROVIDED

SHEET TITLE	SHEET NUMBER
COVER SHEET	1 of 16
GENERAL NOTES SHEET	2 of 16
DEMOLITION PLAN	3 of 16
SITE PLAN	4 of 16
GRADING & DRAINAGE PLAN	5 of 16
UTILITY PLAN	6 of 16
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CONSTRUCTION DETAIL SHEET	14 of 16
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CONSTRUCTION DETAIL SHEET	16 of 16
BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY (BY OTHERS)	1 OF 1
PROPOSED FLOOR PLAN (BY OTHERS)	1 OF 1
PROPOSED EXTERIOR ELEVATIONS (BY OTHERS)	1 OF 1
PROPOSED DUMPSTER ENCLOSURE PLAN (BY OTHERS)	1 OF 1

SHEET INDEX

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PHILADELPHIA, PA
PORTLAND, ME
SAN ANTONIO, TX
WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY
1	02/13/19	PER CITY COMMENTS	NJG
2	03/22/19	PER SITE CHANGES	DJO
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PERMIT SET

PROJECT No: W181193
DRAWN BY: DJO
CHECKED BY: S.M.JAB
DATE: 12/06/2018
SCALE: AS NOTED
CAD I.D.: W181193SS2

SITE DEVELOPMENT PLANS
FOR
Dunkin' Brands
[eatdrinkthink™]

LOCATION OF SITE
MAP #127D, LOTS #89 & #98
970 ASHLEY BLVD
CITY OF NEW BEDFORD
BRISTOL COUNTY,
MASSACHUSETTS

BOHLER ENGINEERING

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9080
www.BohlerEngineering.com

J. A. Bernardino
Professional Engineer
Professional Seal

SHEET TITLE
COVER SHEET

SHEET NUMBER
1
OF 16

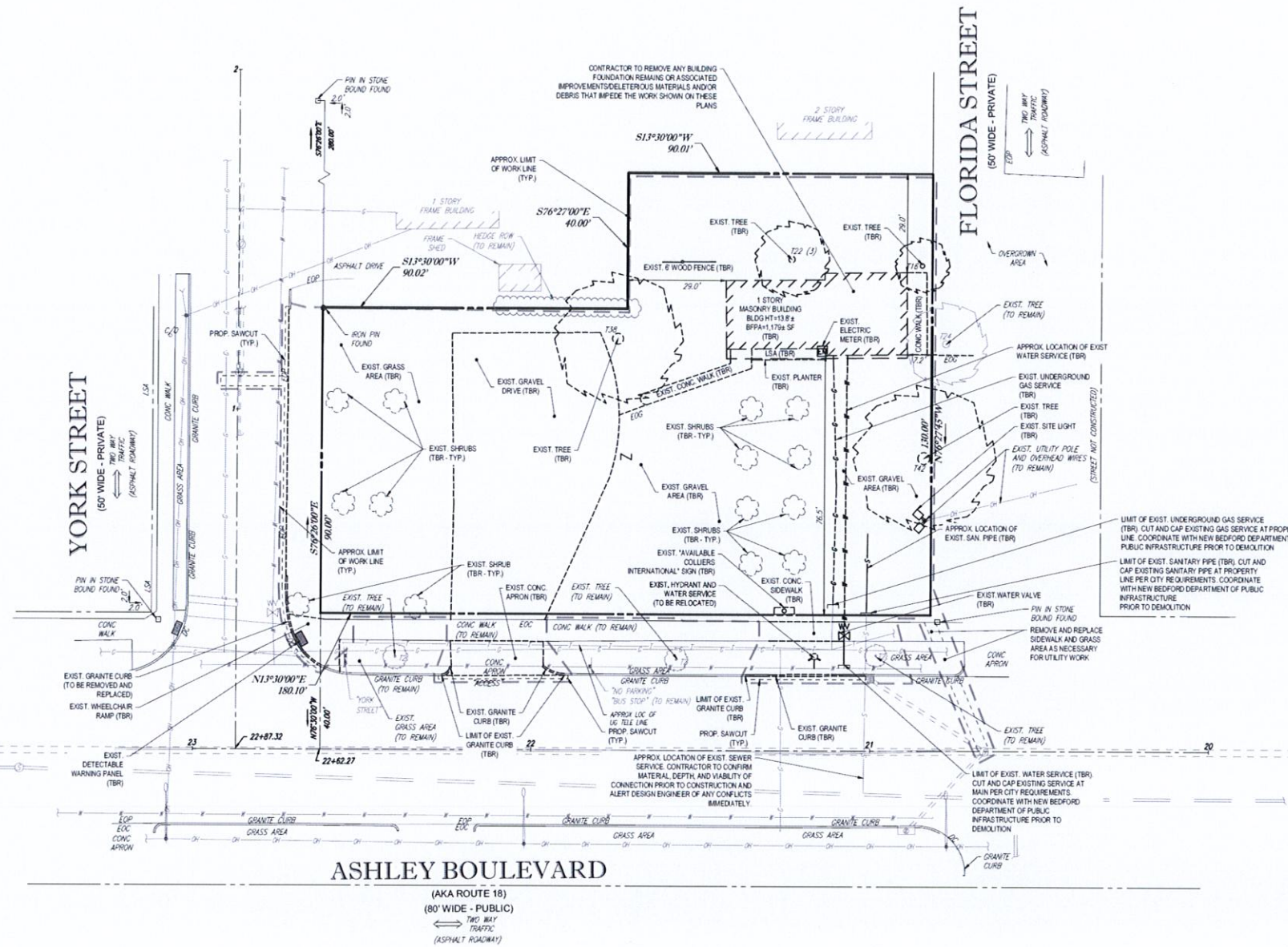
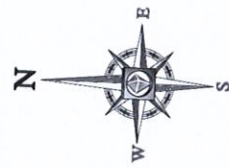
REV 2 - 03/22/2019

PREPARED BY



PROJECT ARCHITECT:

ARRONIAN & ASSOCIATES, INC.
310 GEORGE WASHINGTON HIGHWAY, SUITE 110
SMITHFIELD, RHODE ISLAND 02876



CONTRACTOR TO DETERMINE WATER SERVICE SIZES PRIOR TO CUT AND CAP AT MAIN. IF SERVICES ARE DETERMINED TO BE 2" OR LARGER, CONTACT NEW BEDFORD DEPARTMENT OF PUBLIC INFRASTRUCTURE PRIOR TO DEMOLITION.

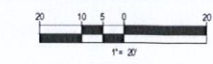
PER NEW BEDFORD DEPARTMENT OF PUBLIC INFRASTRUCTURE REGULATIONS, EXISTING SEWER SERVICES TO BE ABANDONED SHALL BE CUT & CAPPED AT PROPERTY LINE BY THE CONTRACTOR.

REFER TO GENERAL NOTES SHEET FOR DUST CONTROL MEASURES

NOTE: ANY EXISTING SITE FEATURE LOCATED OUTSIDE OF THE PROPOSED LIMIT OF WORK LINE SHALL BE CONSIDERED "TO REMAIN" UNLESS SPECIFICALLY NOTED OTHERWISE.

REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/ REMOVAL PURPOSES ONLY



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WEBSITE: www.bohlereng.com

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REVISIONS			
REV	DATE	COMMENT	BY
1	02/13/19	PER CITY COMMENTS	NJG
2	03/22/19	PER SITE CHANGES	DJO
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PERMIT SET

PROJECT NO: W181193
 DRAWN BY: DJO
 CHECKED BY: SJM/JAB
 DATE: 12/06/2018
 SCALE: AS NOTED
 CADD ID: W181193S2

SITE DEVELOPMENT PLANS FOR

DUNKIN' BRANDS

LOCATION OF SITE
 MAP #127D, LOTS #89 & #98
 970 ASHLEY BLVD
 CITY OF NEW BEDFORD
 BRISTOL COUNTY,
 MASSACHUSETTS

BOHLER ENGINEERING

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 Fax: (508) 480-9080
www.BohlerEngineering.com

J. A. Bernardino

Professional Engineer
 State of Massachusetts
 License No. 10000

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
3
 OF 16

REV 2 - 03/22/2019



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LAND USE / ZONING INFORMATION & NOTES

- APPLICANT:
TOM DOLY
YEARLY GRAND II REALTY, LLC
P.O. BOX 51147
NEW BEDFORD, MA 02745
- OWNER:
JOHN T. RICCIUTI
JOHN T. RICCIUTI REALTY TRUST I
870 ASHLEY BLVD
NEW BEDFORD, MA 02745
- PARCEL:
MAP 127D, LOTS #89 & #98
870 ASHLEY BLVD
NEW BEDFORD, BRISTOL COUNTY,
MASSACHUSETTS

ZONING ANALYSIS TABLE			
ZONING DISTRICT	REQUIRED	EXISTING	PROPOSED
MIXED USE BUSINESS DISTRICT (MUB), RESIDENCE B DISTRICT (RB) RESTAURANT, FAST-FOOD USE REQUIRES SPECIAL PERMIT FROM THE ZONING BOARD OF APPEALS COMMERCIAL PARKING IN RB DISTRICT REQUIRES SPECIAL PERMIT FROM THE ZONING BOARD OF APPEALS A REDUCTION OF REQUIRED PARKING SPACES REQUIRES A SPECIAL PERMIT FROM THE PLANNING BOARD			
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	6,000 SF	18,800 SF	NO CHANGE
MINIMUM LOT FRONTAGE	0 FT	30 FT ±	NO CHANGE
MAX. BUILDING COVERAGE	40%	6.0%	6.3%
MIN. FRONT SETBACK	0	7.5 FT	16.1 FT
MIN. SIDE SETBACK	10 FT	7.2 FT	47.5 FT
MIN. REAR SETBACK	10 FT	NA	NA
MAX. BUILDING HEIGHT	100 FT	13.8	22'-1"
MAX. IMPERVIOUS COVERAGE/GREEN SPACE	89.1% / 10.1% (2)	28.4% / 71.6%	86.3% / 34.7%
PARKING SPACES	26	0	13 (2)
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(3) - 60% MAX. IMPERVIOUS REQUIRED IN RESIDENTIAL DISTRICTS, 100% MAX. IMPERVIOUS COVERAGE FOR OTHER USES
(4) - A 5' RESIDENTIAL SCREENING BUFFER IS PROVIDED

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MIAMI, FL
MINNEAPOLIS, MN
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ORLANDO, FL
SAN ANTONIO, TX
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VIRGINIA BEACH, VA

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SITE DEVELOPMENT PLANS
FOR
DUNKIN' BRANDS
[eatdrinkwhat]

LOCATION OF SITE
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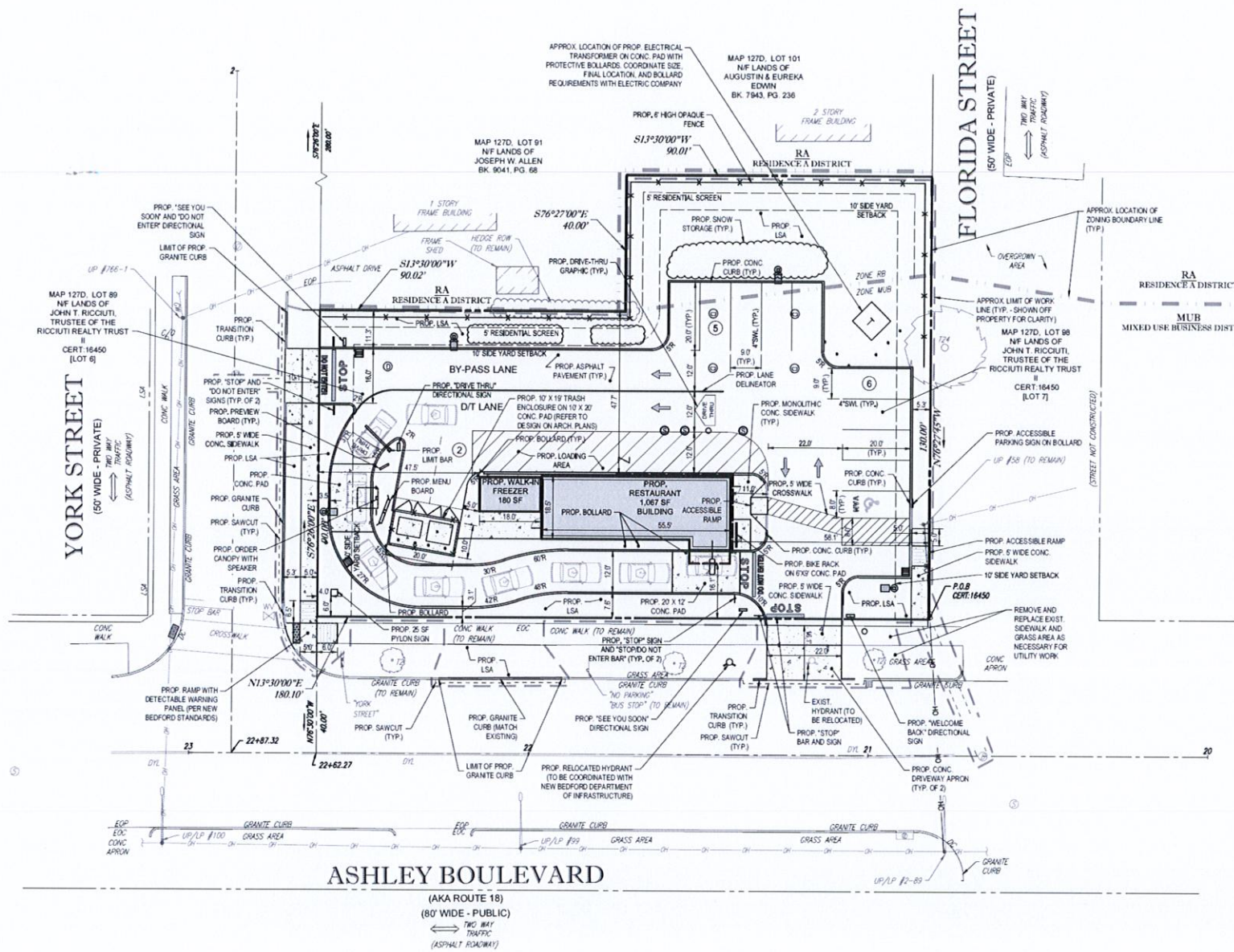
J. A. Bernardino

REGISTERED PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS
No. 10123

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
4
OF 16

REV 2 - 03/22/2019



NEW BEDFORD SPECIFIC NOTES:

- ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED
- ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS
- ALL ACCESSIBLE PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB & MAB REQUIREMENTS
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF NEW BEDFORD CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS. (REFER TO EROSION CONTROL PLAN)
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS

ANY GRANITE CURBING REMOVED FROM RIGHTS OF WAY TO BE RETURNED TO NEW BEDFORD DEPARTMENT OF PUBLIC INFRASTRUCTURE BY CONTRACTOR

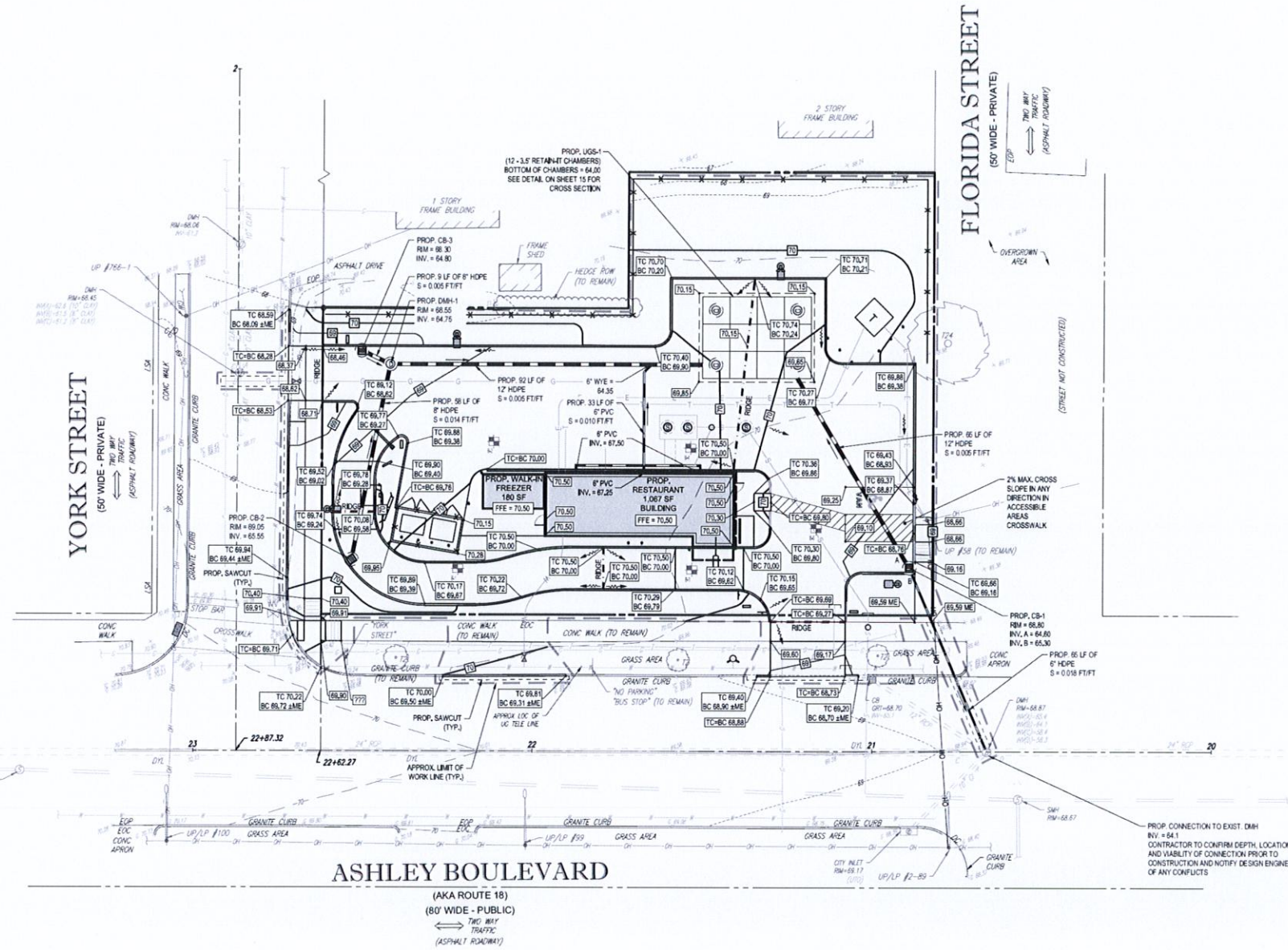
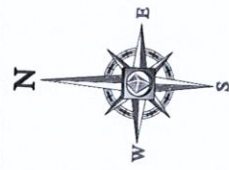
REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



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Know what's below.
Call before you dig.

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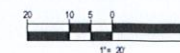


NEW BEDFORD SPECIFIC NOTES:

1. THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE & OBSTRUCTION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY
2. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS
3. ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF NEW BEDFORD BEFORE BEING BACKFILLED.
4. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES



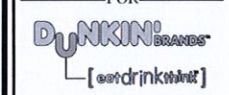
REVISIONS

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PERMIT SET

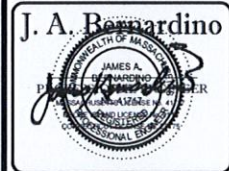
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 DRAWN BY: DJO
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 SCALE: AS NOTED
 CAD I.D.: W181193SS2

SITE DEVELOPMENT PLANS
 FOR



LOCATION OF SITE
 MAP #127D, LOTS #89 & #98
 970 ASHLEY BLVD
 CITY OF NEW BEDFORD
 BRISTOL COUNTY,
 MASSACHUSETTS

BOHLER ENGINEERING
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9000
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SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NUMBER:
5
 OF 16

REV 2 - 03/22/2019

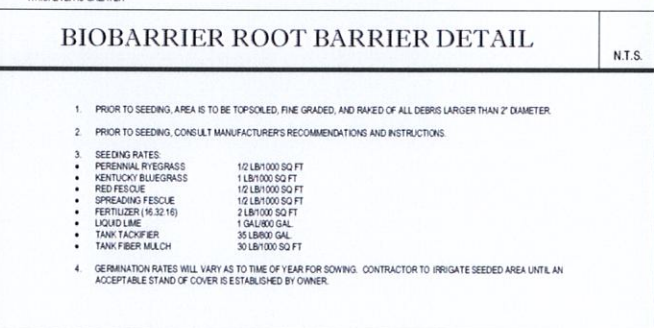
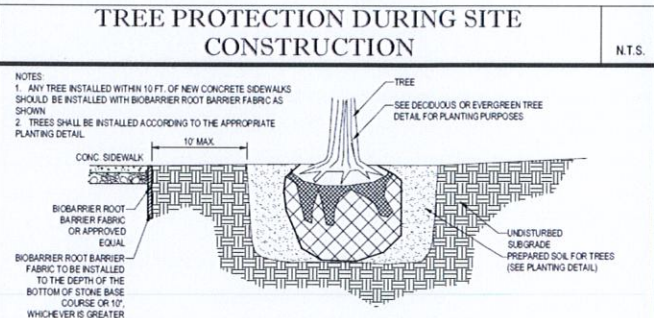
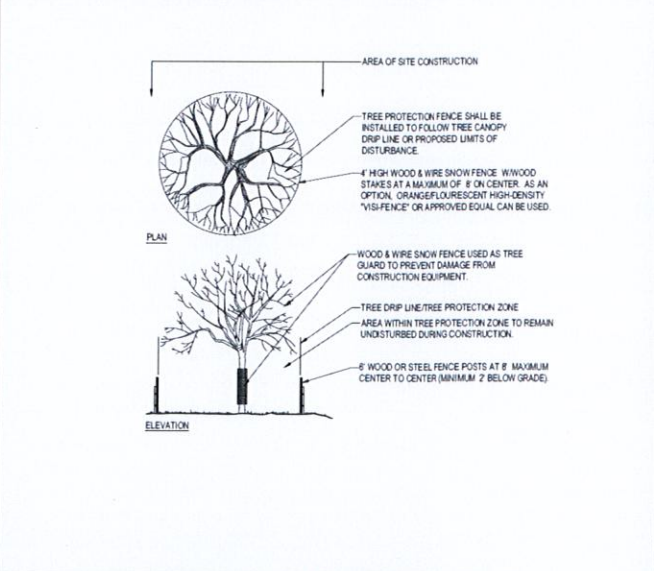
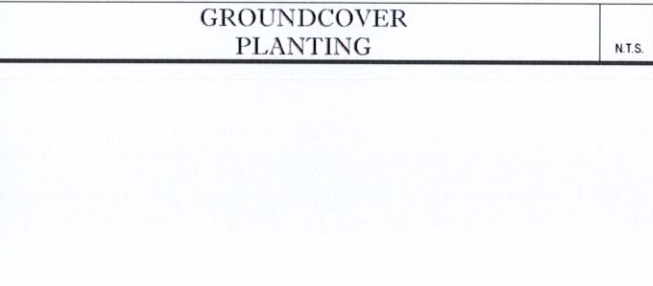
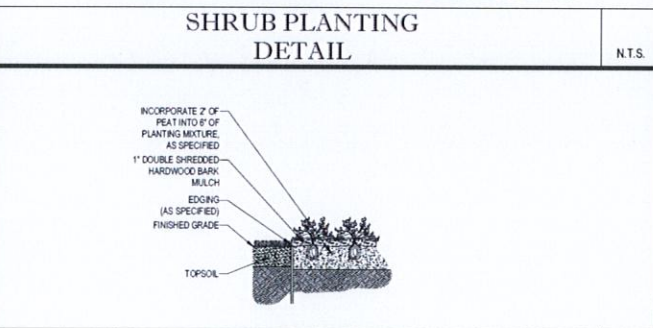
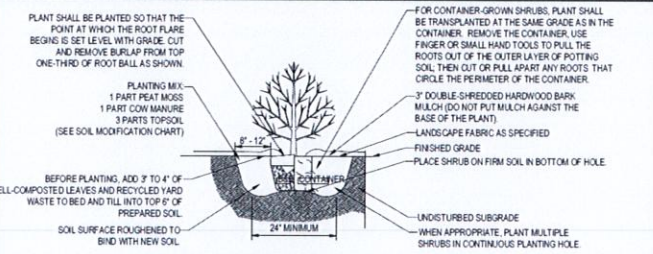
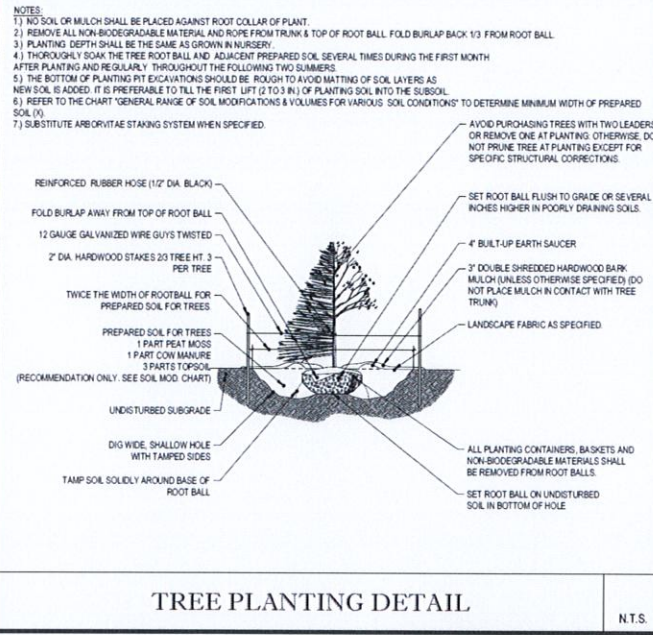
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LANDSCAPE SPECIFICATIONS

1. **SCOPE OF WORK**
- 1.1 THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOILING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. **MATERIALS**
- 2.1 GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATIONS SPECIFICATIONS.
- 2.2 TOPSOIL - NATURAL, FRABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 2%, A PH RANGE BETWEEN 4.5 TO 7.0, IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE (1) INCH, WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
- 2.3 LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 1/2" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SOILED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.
- 2.3.1 LAWN SEED MIXTURE SHALL BE FRESH, CLEAR NEW CROP SEED.
- 2.3.2 SOIL SHALL BE STRONGLY ROOTED, WEED AND DISEASE FREE WITH A UNIFORM THICKNESS. SOIL INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE REEDED TO HOLD SOIL IN PLACE.
- 2.4 MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 2" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES DETAILS.
- 2.5 FERTILIZER
- 2.5.1 FERTILIZER SHALL BE DELIVERED TO THE SITE MENDED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
- 2.5.2 FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
- 2.6 PLANT MATERIAL
- 2.6.1 ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
- 2.6.2 IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
- 2.6.3 PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT MATERIAL FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
- 2.6.4 TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
- 2.6.5 ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
- 2.6.6 CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
- 2.6.7 SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
- 2.6.8 TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
3. **GENERAL WORK PROCEDURES**
- 3.1 CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
- 3.2 WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
4. **SITE PREPARATION**
- 4.1 BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
- 4.2 ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY.
- 4.3 CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
- 4.4 CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
5. **TREE PROTECTION**
- 5.1 CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
- 5.2 A FORTY-EIGHT (48) INCH (4") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISI-FENCE, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
- 5.3 WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- 5.4 AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
6. **SOIL MODIFICATIONS**
- 6.1 CONTRACTOR SHALL OBTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
- 6.2 LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY BE REQUIRED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
- 6.3 THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
- 6.3.1 TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6" TO 12" USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
- 6.3.2 TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED FINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYP-SUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 50% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY BE ADDED TO INCREASE DRAINAGE.
- 6.3.3 MODIFY EXTREMELY SANDY SOILS (MORE THAN 80% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
7. **FINISHED GRADING**
- 7.1 UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
- 7.2 LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").
- 7.3 ALL LAWN AND PLANTING AREAS SHALL BE GRADDED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
- 7.4 ALL PLANTING AREAS SHALL BE GRADDED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
8. **TOPSOILING**
- 8.1 CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
- 8.2 ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
- 8.3 CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
- 8.4 ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE FILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BIDDING PURPOSES ONLY (SEE SPECIFICATION 6.3.)
- 8.4.1 20 POUNDS GRC-POWER OR APPROVED SOIL CONDITIONER/FERTILIZER
- 8.4.2 20 POUNDS NITRO-FORM (COURSE), 38-0-0 BLUE CH-P OR APPROVED NITROGEN FERTILIZER



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REVISIONS

REV	DATE	COMMENT	BY
1	02/13/19	PER CITY COMMENTS	NJG
2	03/22/19	PER SITE CHANGES	DJO
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PERMIT SET

PROJECT NO: W181193
 DRAWN BY: DJO
 CHECKED BY: SJJ/MBR
 DATE: 12/06/2018
 SCALE: AS NOTED
 CAD ID: XREF-LAND

SITE DEVELOPMENT PLANS FOR DUNKIN' BRANDS

LOCATION OF SITE
 MAP #127D, LOTS #89 & #98
 970 ASHLEY BLVD
 CITY OF NEW BEDFORD
 BRISTOL COUNTY,
 MASSACHUSETTS

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M.L. PERVA
 LANDSCAPE ARCHITECT

NEW BEDFORD, MA 01945
 PHONE: (508) 451-1509
 CONNECTICUT No. 1359

SHEET TITLE
LANDSCAPE NOTES & DETAILS SHEET

SHEET NUMBER
10
 OF 16

REV 2 - 03/22/2019

REVISIONS			
REV	DATE	COMMENT	BY
1	02/13/19	PER CITY COMMENTS	NJG
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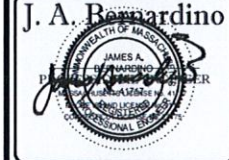
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 DRAWN BY: DJO
 CHECKED BY: S.J.M.JAB
 DATE: 12/06/2018
 SCALE: AS NOTED
 CAD I.D.: W181193SS2

SITE DEVELOPMENT PLANS



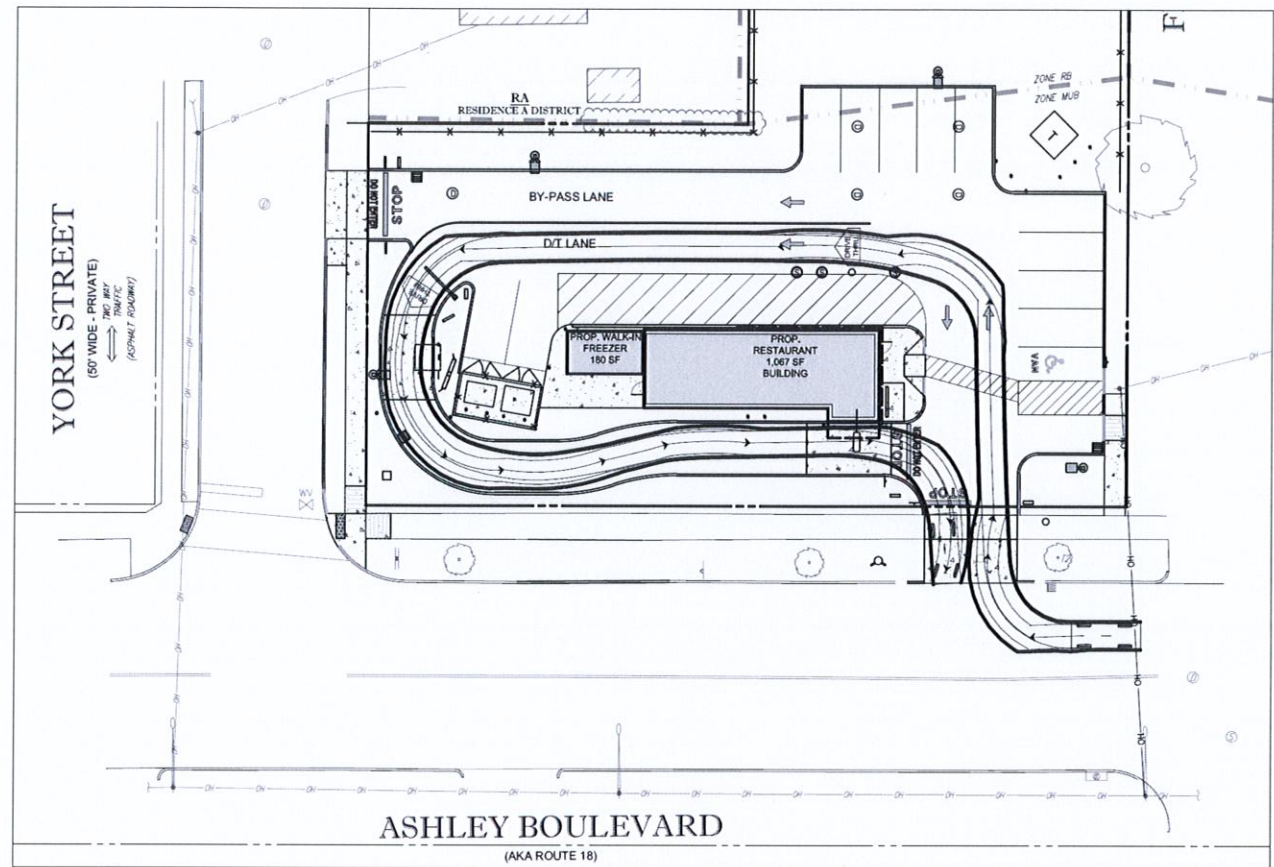
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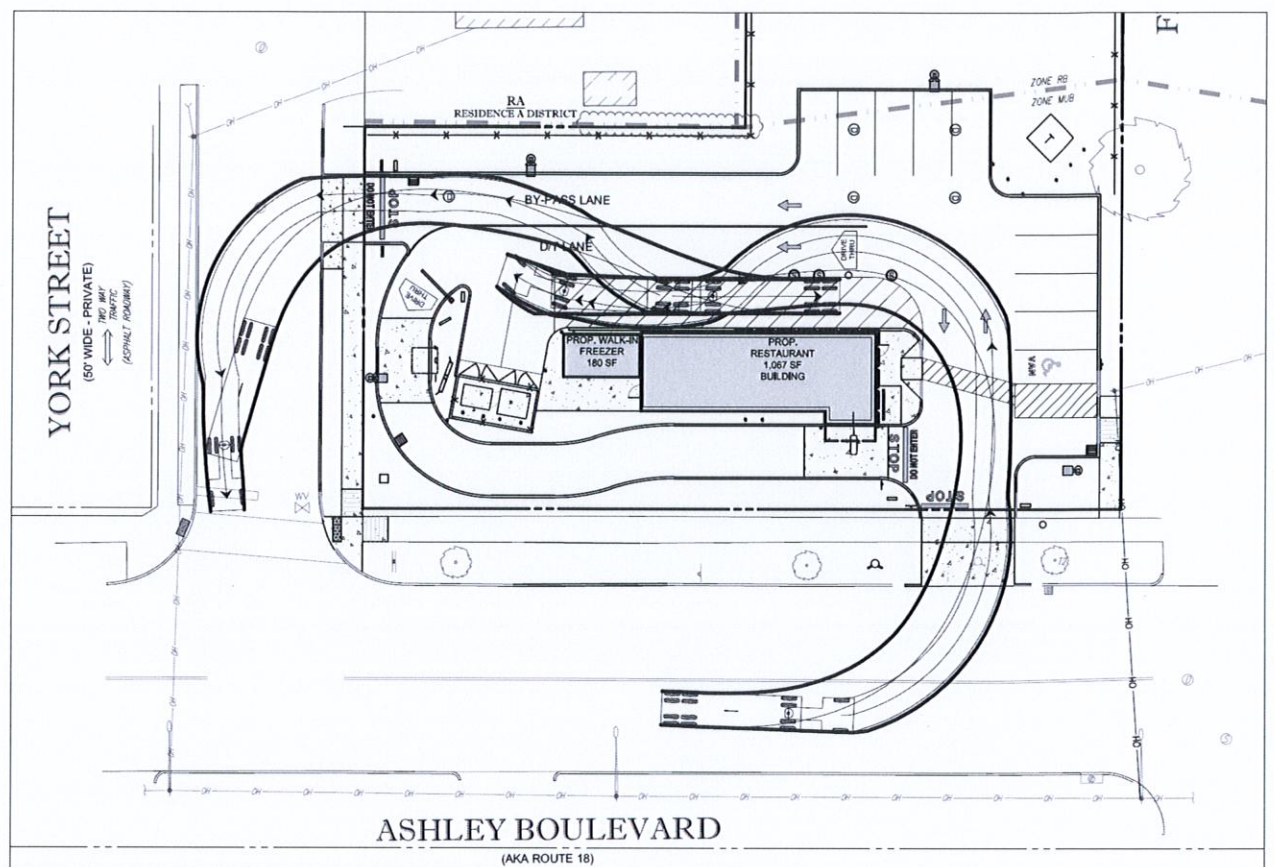


TRUCK TURN PLAN

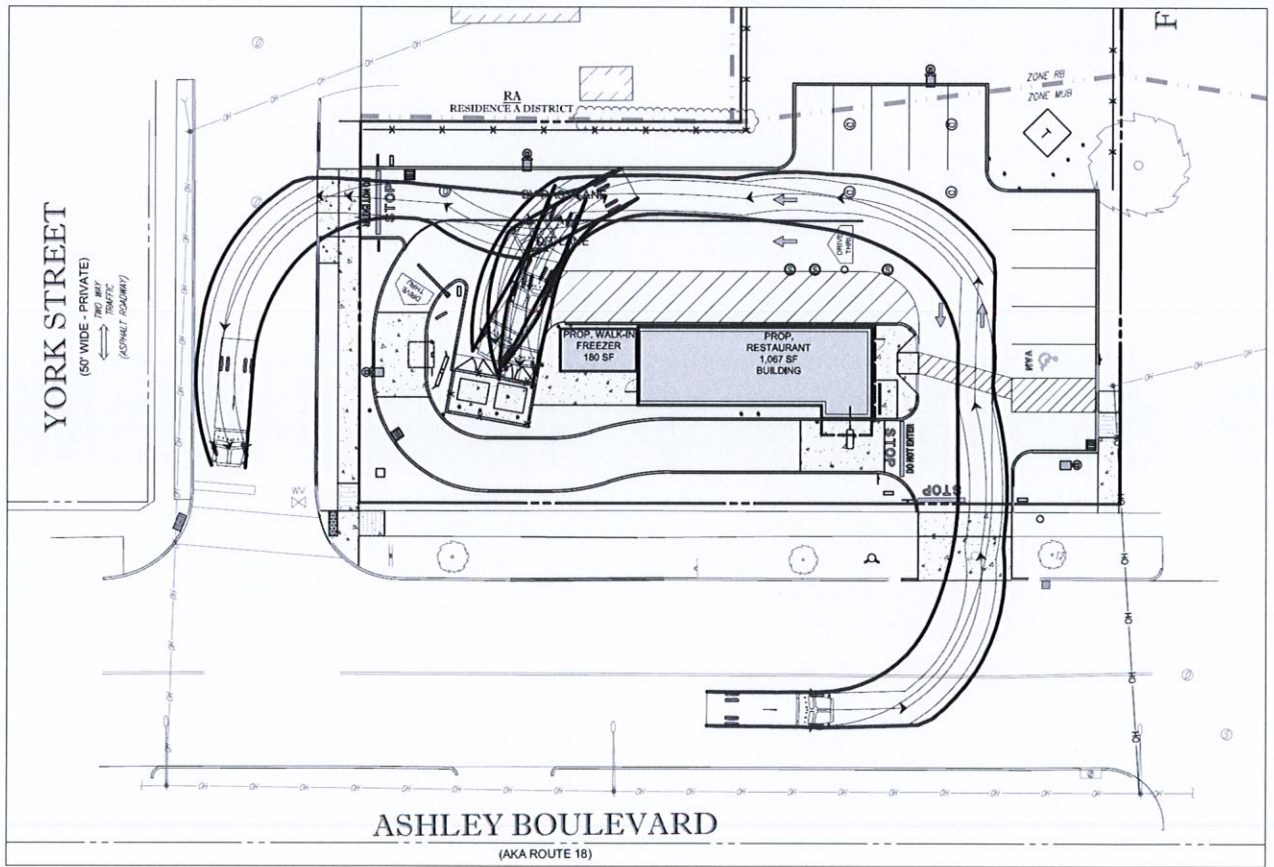
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 OF 16



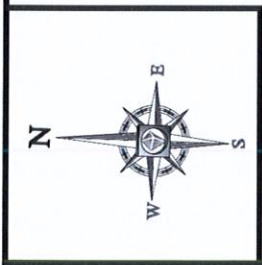
PEDESTRIAN VEHICLE
 (LARGE PASSENGER VEHICLE)



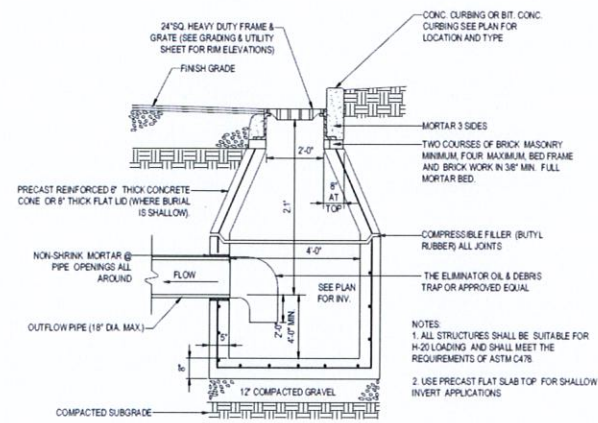
DELIVERY TRUCK
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GARBAGE TRUCK
 (SU-30)

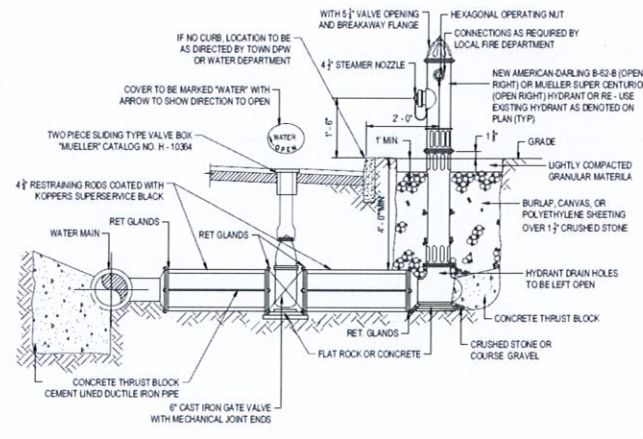


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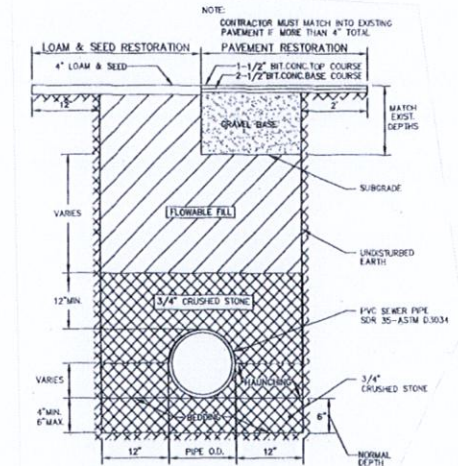
PRECAST CONCRETE DEEP SUMP CATCH BASIN DETAIL

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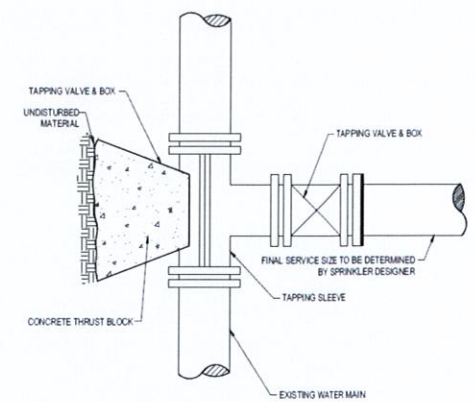
HYDRANT & VALVE INSTALLATION

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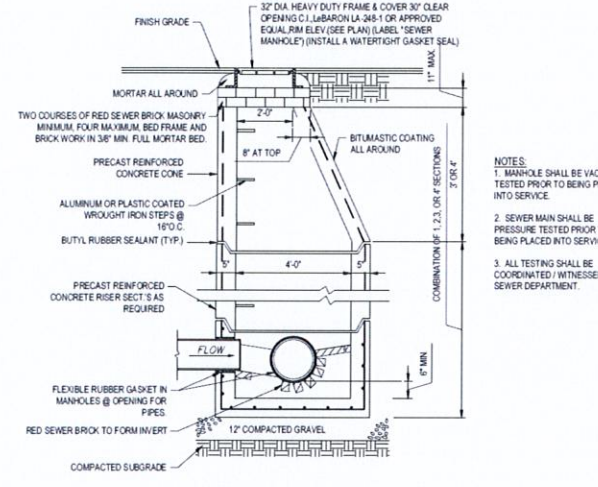
CITY OF NEW BEDFORD TYPICAL SEWER TRENCH DETAIL

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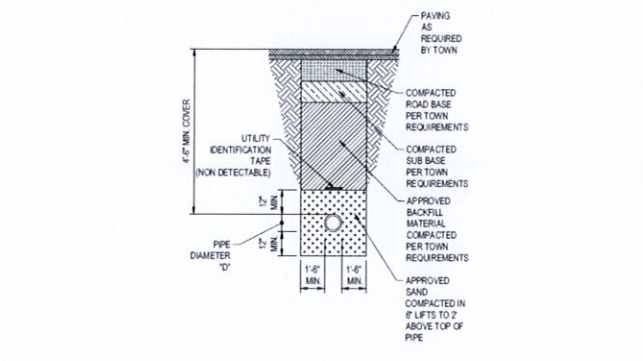
TAPPING SLEEVE & GATE VALVE DETAIL

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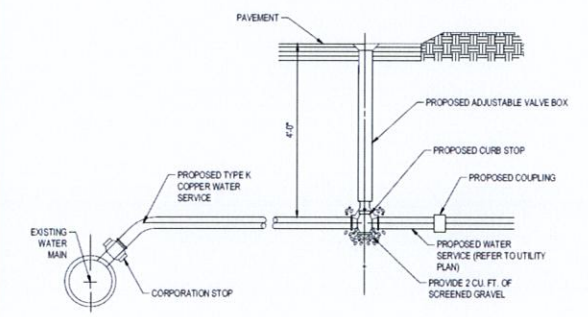
TYP. PRECAST CONCRETE SANITARY MANHOLE

N.T.S.



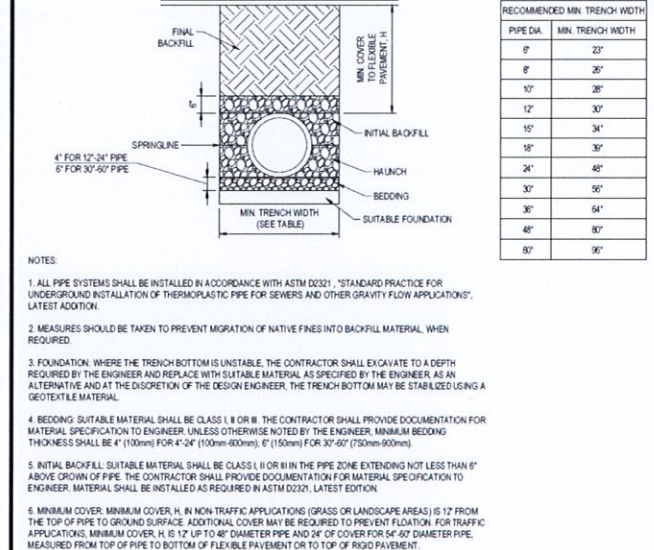
TYPICAL WATER TRENCH

N.T.S.



WATER SERVICE CONNECTION DETAIL

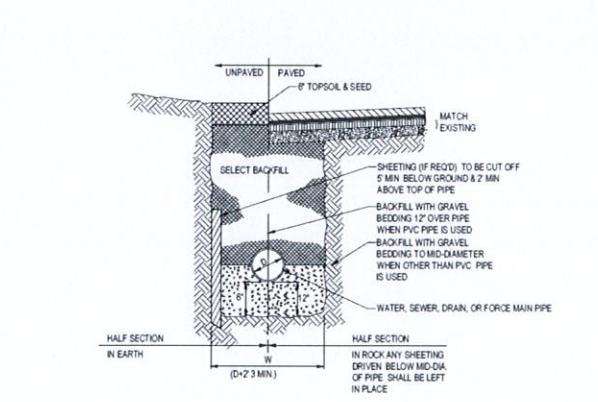
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HDPE STORM DRAINAGE TRENCH

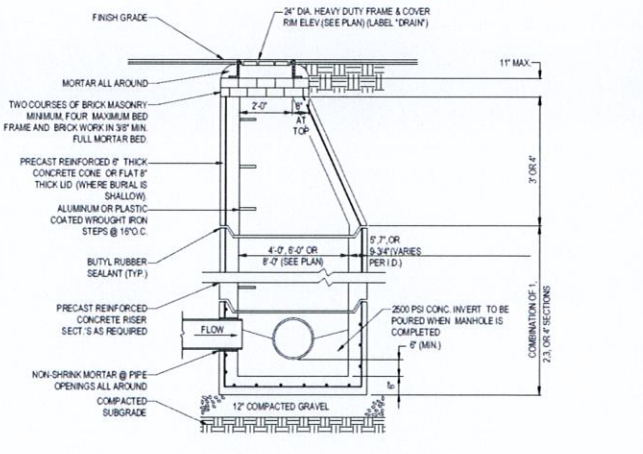
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RECOMMENDED MIN. TRENCH WIDTH		
PIPE DIA.	MIN. TRENCH WIDTH	MIN. COVER
6"	24"	18"
8"	28"	20"
10"	32"	22"
12"	36"	24"
15"	40"	26"
18"	44"	28"
24"	52"	34"
30"	60"	40"
36"	68"	46"
48"	84"	56"
60"	96"	68"



TYPICAL UTILITY TRENCH

N.T.S.



TYP. PRECAST CONCRETE MANHOLE STORM DRAIN

N.T.S.

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SITE DEVELOPMENT PLANS

FOR
DUNKIN' BRANDS
 [www.dunkin.com]

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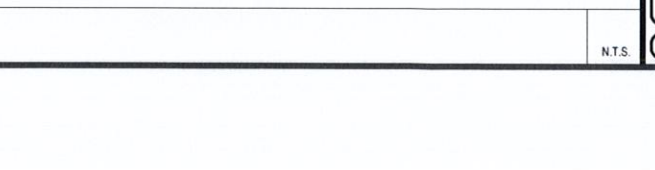
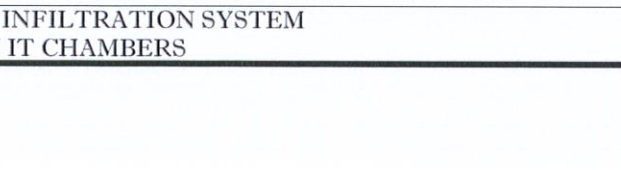
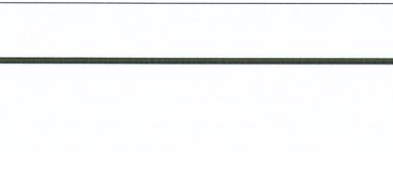
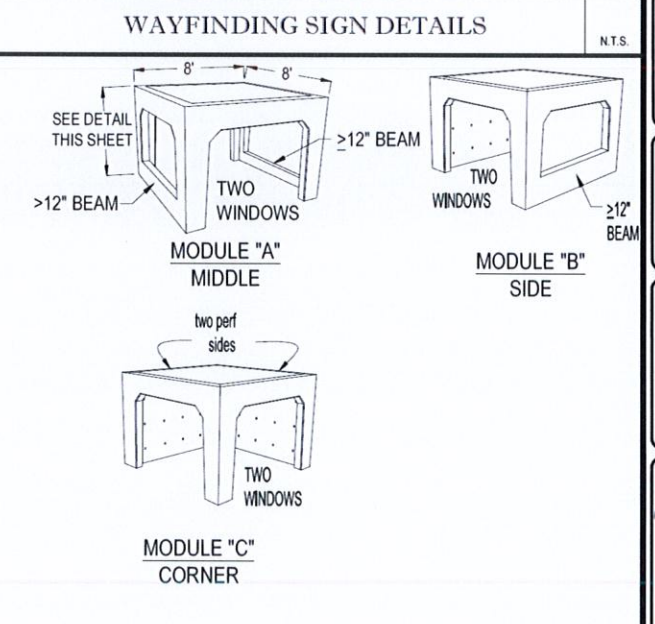
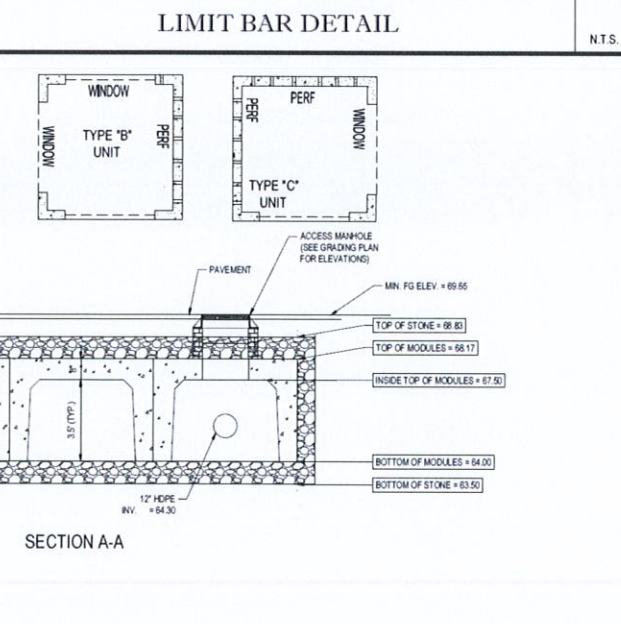
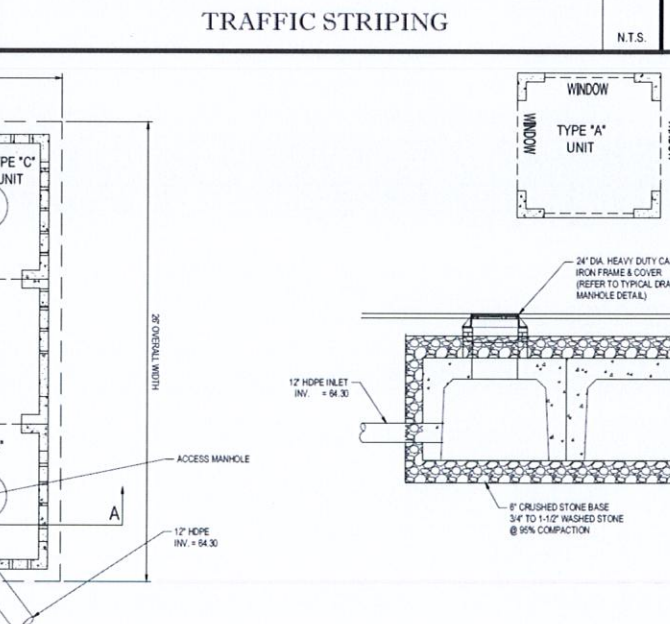
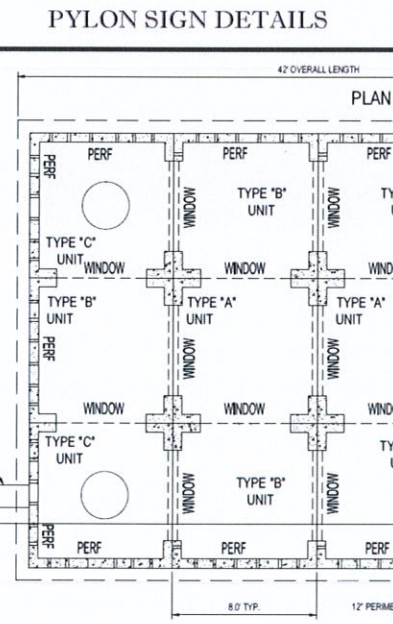
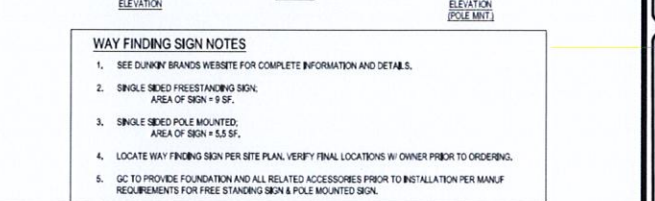
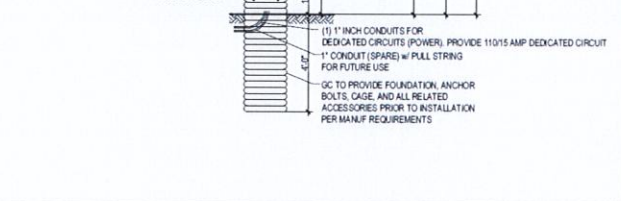
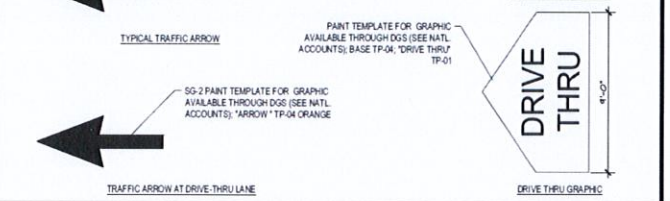
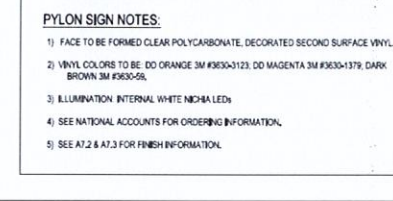
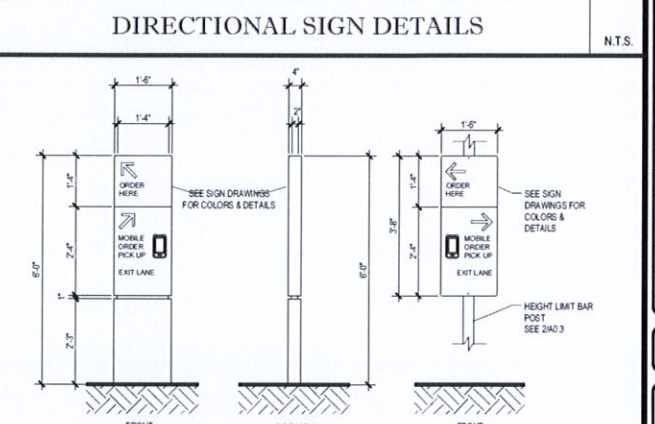
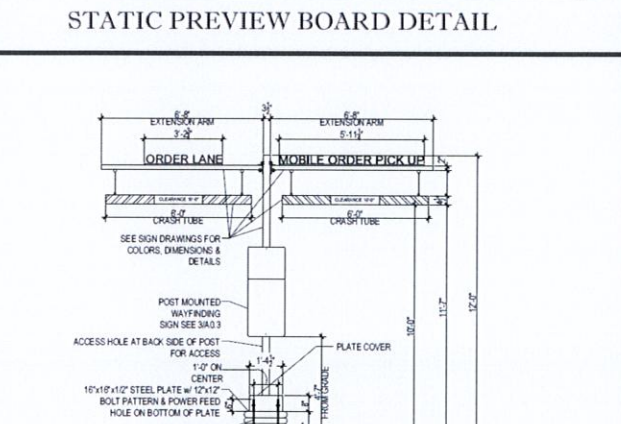
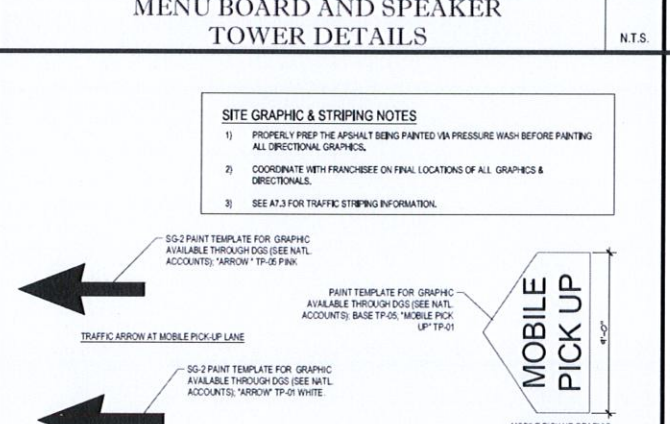
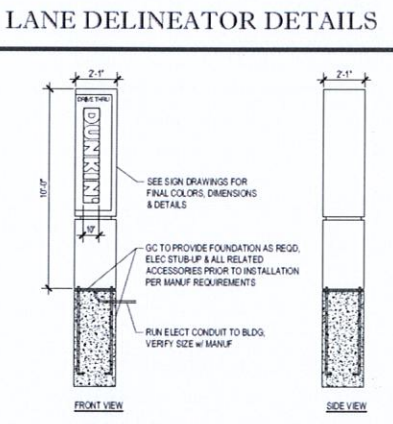
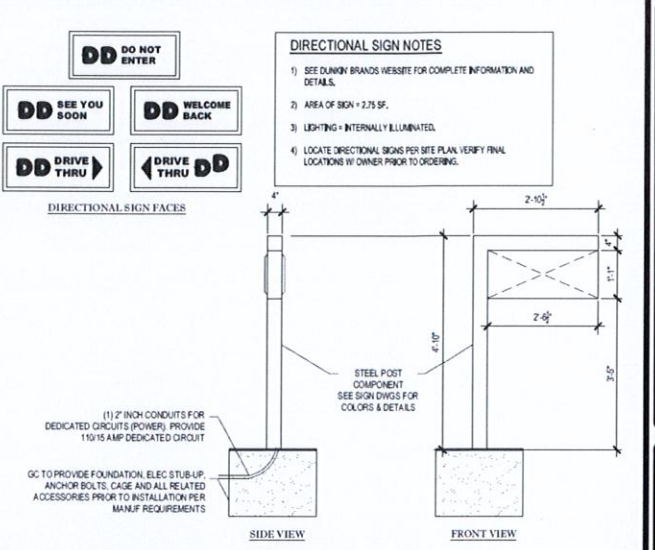
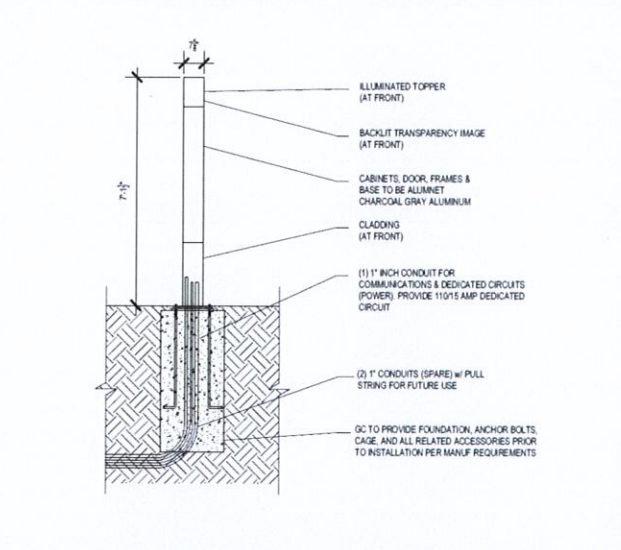
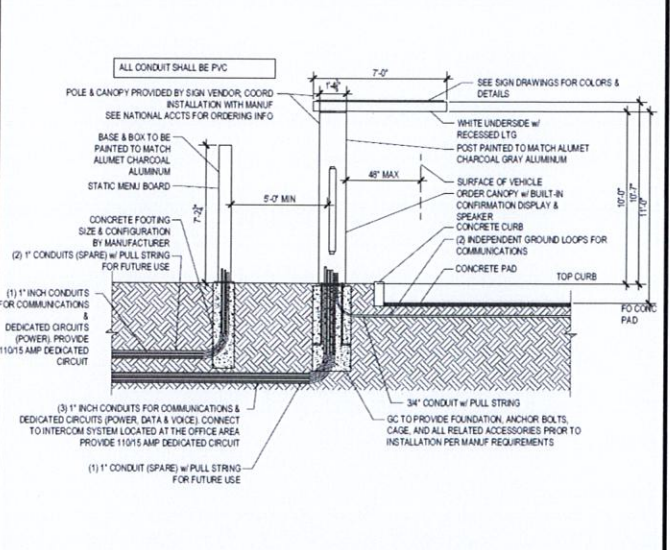
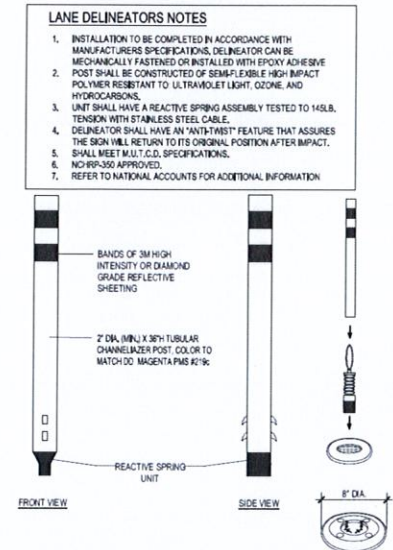
J. A. Bernardino

REGISTERED PROFESSIONAL ENGINEER
 STATE OF MASSACHUSETTS
 LICENSE NO. 10000

SHEET TITLE:
CONSTRUCTION DETAIL SHEET

SHEET NUMBER:
15
 OF 16

REV 2 - 03/22/2019



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 RICHMOND, VA
 SOUTH BEND, IN
 TAMPA, FL
 WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
1	02/13/19	PER CITY COMMENTS	NJG
2	03/22/19	PER SITE CHANGES	DJO
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

PERMIT SET

PROJECT No: W181193
 DRAWN BY: DJO
 CHECKED BY: SUM/JAB
 DATE: 12/06/18
 SCALE: AS NOTED
 CAD I.D.: W181193SS2

SITE DEVELOPMENT PLANS FOR DUNKIN' BRANDS

LOCATION OF SITE
 MAP #127D, LOTS #89 & #98
 970 ASHLEY BLVD
 CITY OF NEW BEDFORD
 BRISTOL COUNTY,
 MASSACHUSETTS

BOHLER ENGINEERING

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 Fax: (508) 480-9090
www.BohlerEngineering.com

J. A. Romagnolo

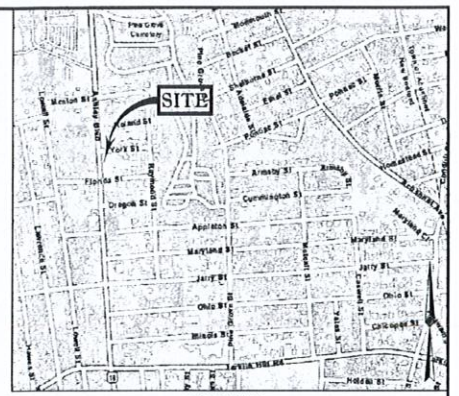
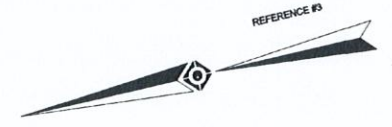
REGISTERED PROFESSIONAL ENGINEER
 STATE OF MASSACHUSETTS
 LICENSE # 12282

CONSTRUCTION DETAIL SHEET

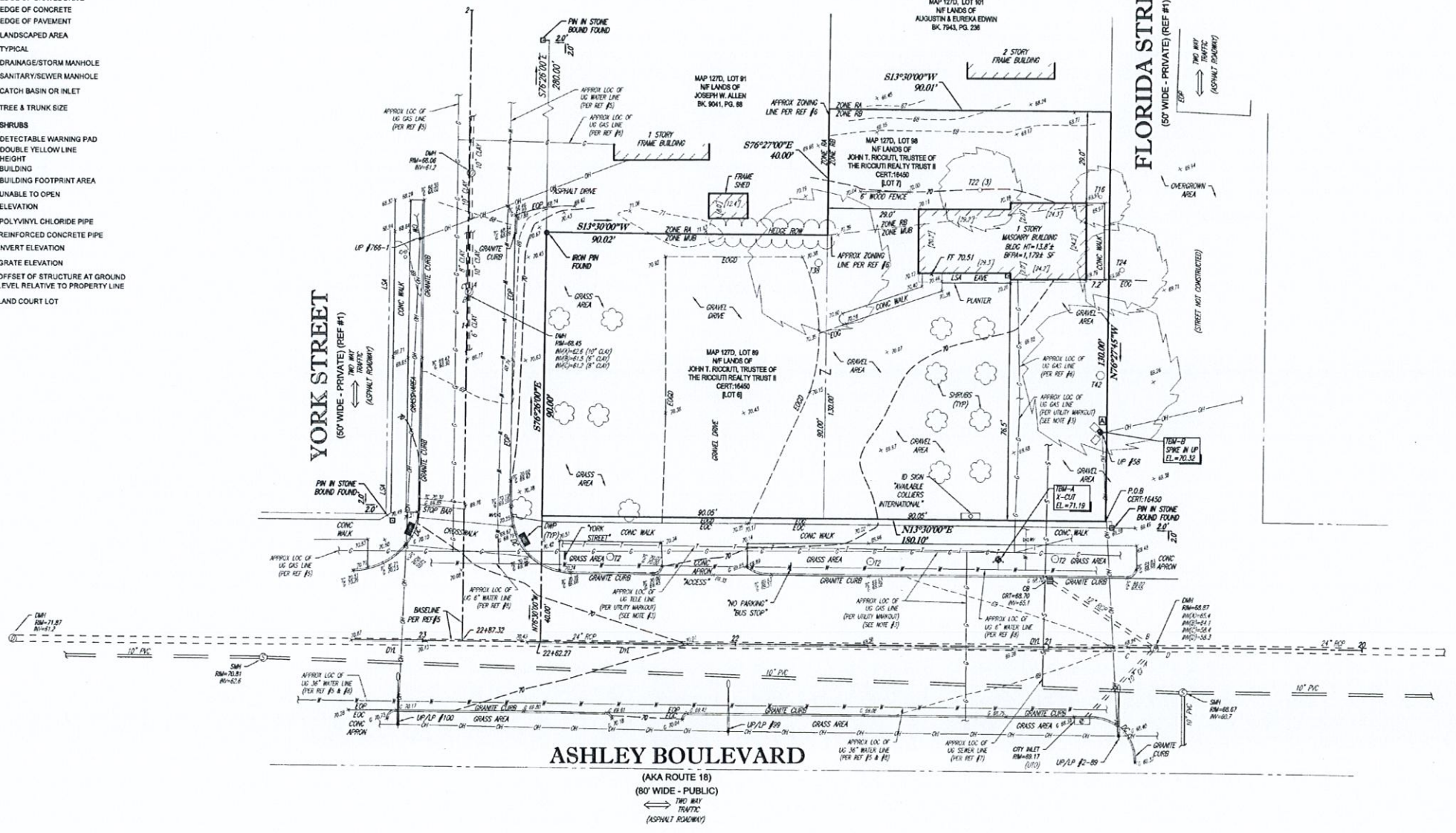
SHEET NUMBER:
16
 OF 16

REV 2 - 03/22/2019

- LEGEND**
- 124 --- EXISTING CONTOUR
 - 125 --- EXISTING SPOT ELEVATION
 - X 123.45 EXISTING TOP OF CURB ELEVATION
 - X 123.45 EXISTING TOP OF GUTTER ELEVATION
 - X 122.85 EXISTING GUTTER ELEVATION
 - X 123.45 EXISTING FINISHED FLOOR ELEVATION
 - HYDRANT
 - WATER VALVE
 - ELECTRIC METER
 - OVERHEAD WIRES
 - APPROX. LOC. UNDERGROUND GAS LINE
 - APPROX. LOC. UNDERGROUND TELEPHONE LINE
 - APPROX. LOC. UNDERGROUND DRAINAGE LINE
 - APPROX. LOC. UNDERGROUND WATER LINE
 - UTILITY POLE
 - UTILITY POLE/LIGHT POLE
 - GUY WIRE
 - AREA LIGHT
 - CLEAN OUT
 - SIGN
 - DEPRESSED CURB
 - EDGE OF GRAVEL
 - EDGE OF GRAVEL DRIVE
 - EDGE OF CONCRETE
 - EDGE OF PAVEMENT
 - LANDSCAPED AREA
 - TYPICAL
 - DRAINAGE/STORM MANHOLE
 - SANITARY/SEWER MANHOLE
 - CATCH BASIN OR INLET
 - TREE & TRUNK SIZE
 - SHRUBS
 - DETECTABLE WARNING PAD
 - DOUBLE YELLOW LINE
 - HEIGHT
 - BUILDING
 - BUILDING FOOTPRINT AREA
 - UNABLE TO OPEN
 - ELEVATION
 - POLYVINYL CHLORIDE PIPE
 - REINFORCED CONCRETE PIPE
 - INVERT ELEVATION
 - GRATE ELEVATION
 - OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - LAND COURT LOT



LOCUS MAP
© 2013 ESSI WORLD STREET MAPS
NOT TO SCALE



- NOTES:**
- PROPERTY KNOWN AS LOTS 88 & 89 AS SHOWN ON THE CITY OF NEW BEDFORD, BRISTOL COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 127D.
 - AREA = 19,806 SQUARE FEET OR 0.455 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE ANY EXCAVATION IS TO BEGIN. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. 023286, WITH AN EFFECTIVE DATE OF NOVEMBER 9, 2018. THE GENERAL EXCEPTIONS IN SCHEDULE B - SECTION 2 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETPS).
- TEMPORARY BENCH MARKS SET:
TBM-A: X-CUT ON FIRE HYDRANT BOLT AT ELEVATION 70.32
TBM-B: SPIKE IN UTILITY POLE AT ELEVATION 70.32
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF CITY OF NEW BEDFORD, BRISTOL COUNTY, MAP 127D.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP, BRISTOL COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 391 OF 550; COMMUNITY-PANEL NUMBER 255216 0381 G, MAP REVISED: JULY 16, 2014.
 - MAP ENTITLED "SUBDIVISION PLAN OF LAND IN NEW BEDFORD" PREPARED BY ALPHA ENGINEERING CO., SURVEYORS, DATED JUNE 28, 1989, RECORDED WITH THE SOUTH BRISTOL COUNTY REGISTRY OF DEEDS WITH CERTIFICATE 19445, BOOK 89, PAGE 219 AS LAND COURT PLAN 25281B, LOTS 6 & 7.
 - MAP ENTITLED "PLAN OF BOULEVARD TERRACE NEW BEDFORD MASS OWNED BY JOSEPH O. PAQUETTE LAND CO" RECORDED WITH THE SOUTH BRISTOL COUNTY REGISTRY OF DEEDS AS PLAN BOOK 8, PAGE 4, PLAN 1A.
 - MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS PLAN AND PROFILE OF ASHLEY BLVD. & ADJACENT AVE. IN THE CITY OF NEW BEDFORD BRISTOL COUNTY FEDERAL AID PROJECT M-4406 (001) APPROVED ON DECEMBER 23, 1987 BY THE COMMISSIONER OF PUBLIC WORKS, SHEETS 6 & 7 OF 89.
 - THE CITY OF NEW BEDFORD ZONING MAP DATED JUNE 2015.
 - SEWER MAPPING PROVIDED BY THE CITY OF NEW BEDFORD, SHEET 180.
 - WATER MAPPING PROVIDED BY THE CITY OF NEW BEDFORD, SHEET 127D.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S):

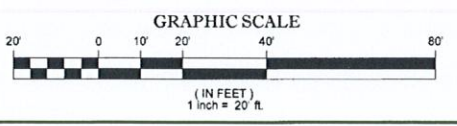
UTILITY COMPANY	PHONE NUMBER
AT&T TRANSMISSION	(800) 331-0500
VERIZON	(800) 922-0204
EVERSOURCE - ELECTRIC	(800) 592-2000
NATURAL GAS	(800) 592-2000
ESI ADVANCED WIRELESS NETWORKS, LLC	(878) 264-6000
COMCAST - FIBER/COAX	(800) 934-6439
OPENFIRE CORPORATION	(800) 235-6475
VERIZON	(800) 922-0204



TABLE OF APPARENT ENCROACHMENTS

UTILITY POLE NEAR SOUTHERN PROPERTY LINE

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



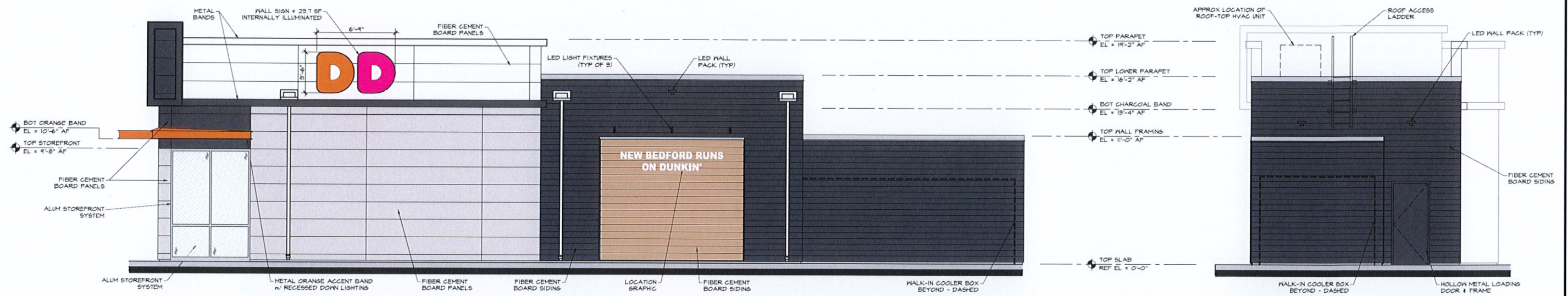
THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

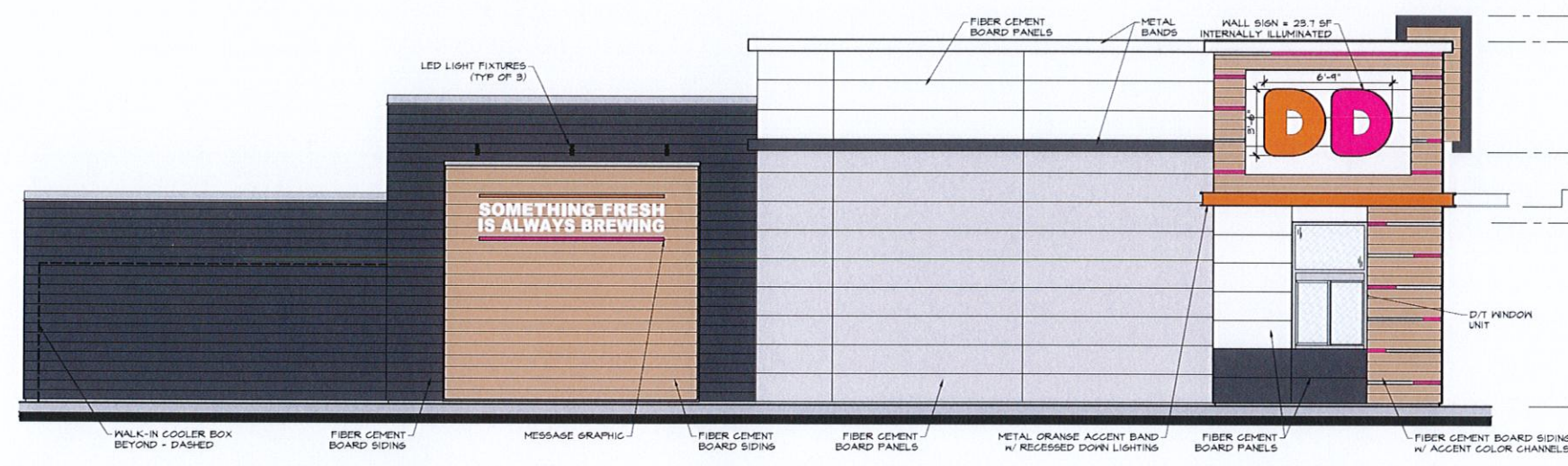


2	UTILITY UPDATE PER REFERENCES 7 & 8	N/A	A.J.D.	G.L.H.	12-5-18
1	ZONING LINE ADDED	N/A	A.J.D.	G.L.H.	11-20-18
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	10-25-2018	BOUNDARY & TOPOGRAPHIC SURVEY			
FIELD BOOK NO	18-13MA	JOHN T. RICCIUTI			
FIELD BOOK PG	111	970 ASHLEY BOULEVARD LOTS 88 & 89, MAP 127D CITY OF NEW BEDFORD, BRISTOL COUNTY COMMONWEALTH OF MASSACHUSETTS			
FIELD CREW	B.S.B.	CONTROL POINT ASSOCIATES, INC.			
DRAWN	A.J.D.	352 TURNPIKE ROAD SCITUATE, MA 01572 508.948.3000 • 508.948.3003 FAX			
REVIEWED	J.R.Z.	APPROVED	G.L.H.	DATE	11-6-2018
SCALE	1"=20'	FILE NO.	03-180289	DWG. NO.	1 OF 1

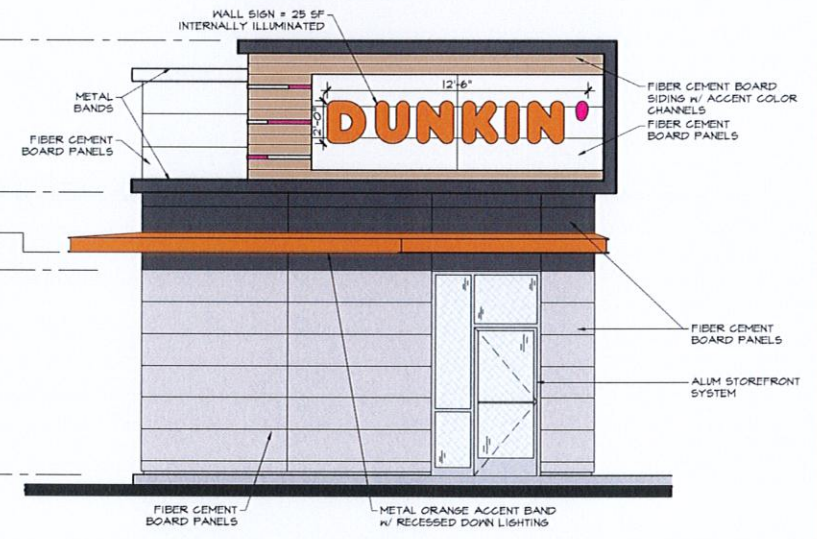


5 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

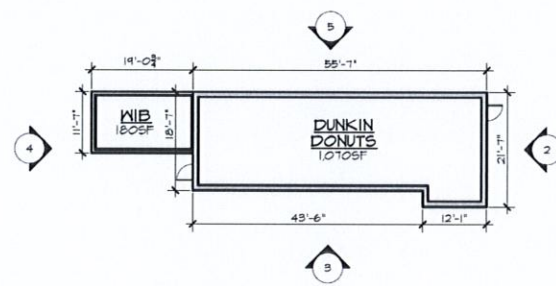
4 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



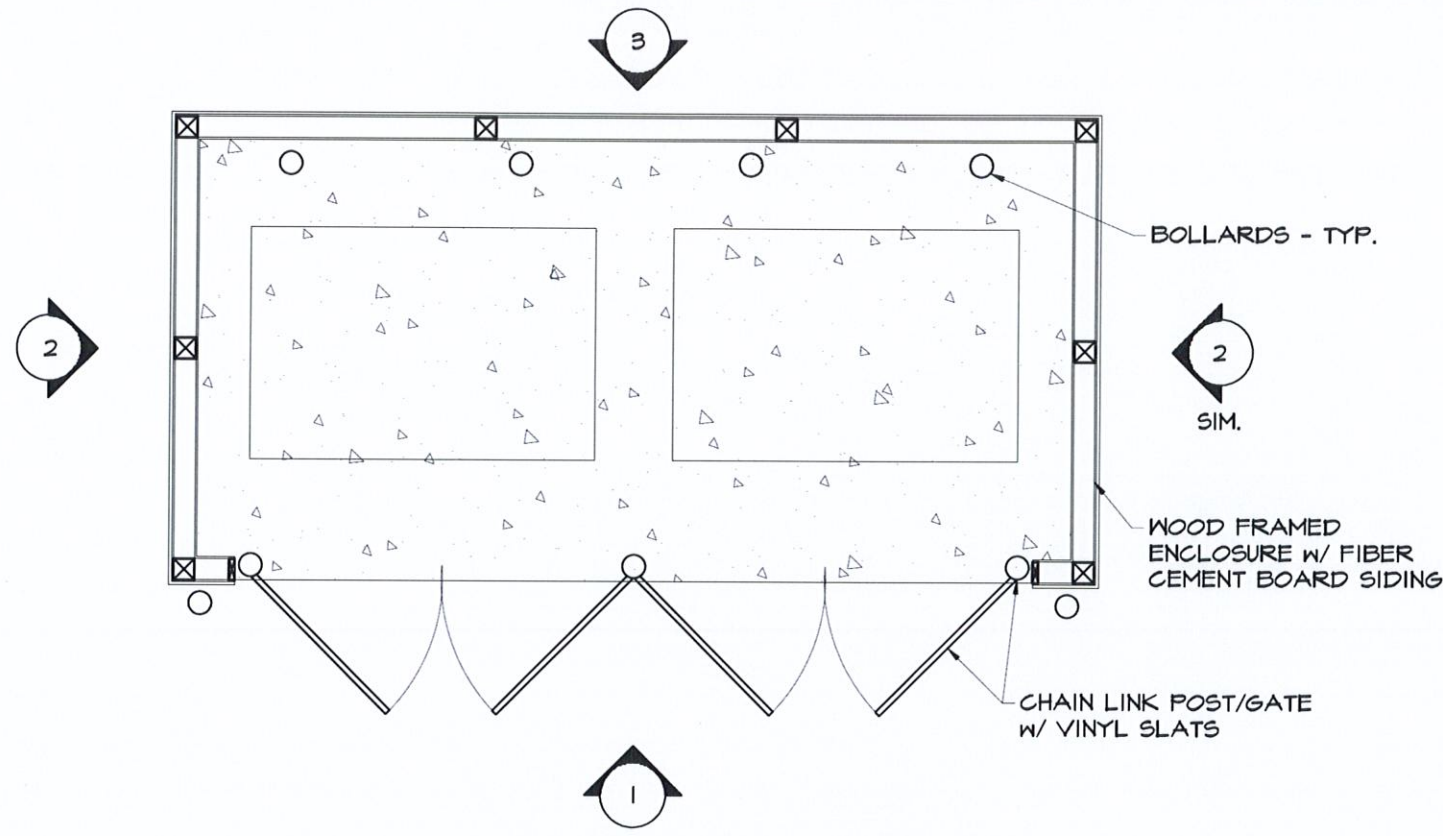
1 KEYPLAN
SCALE: 1/16" = 1'-0"



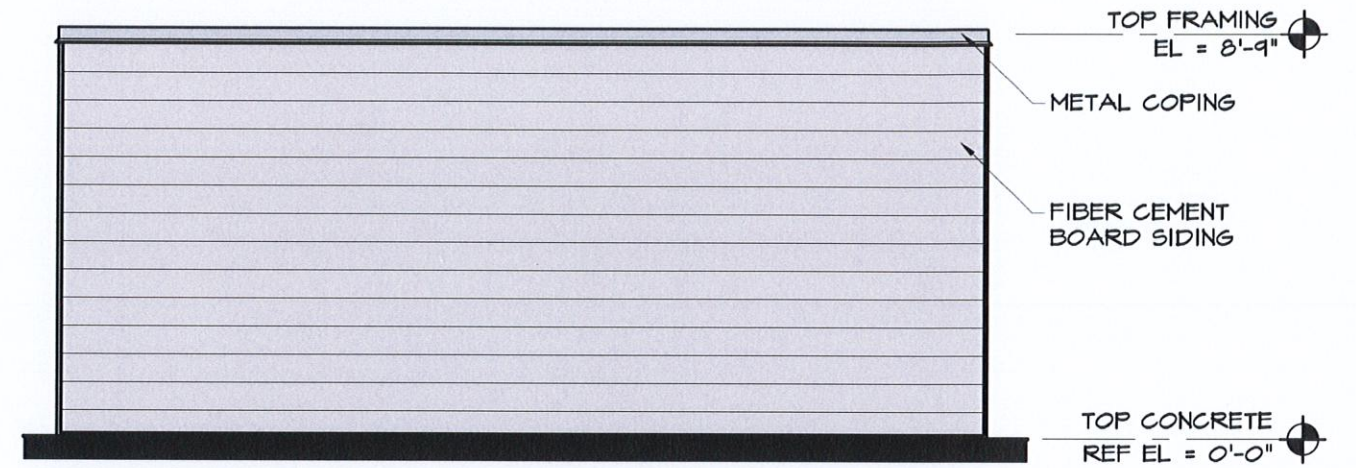
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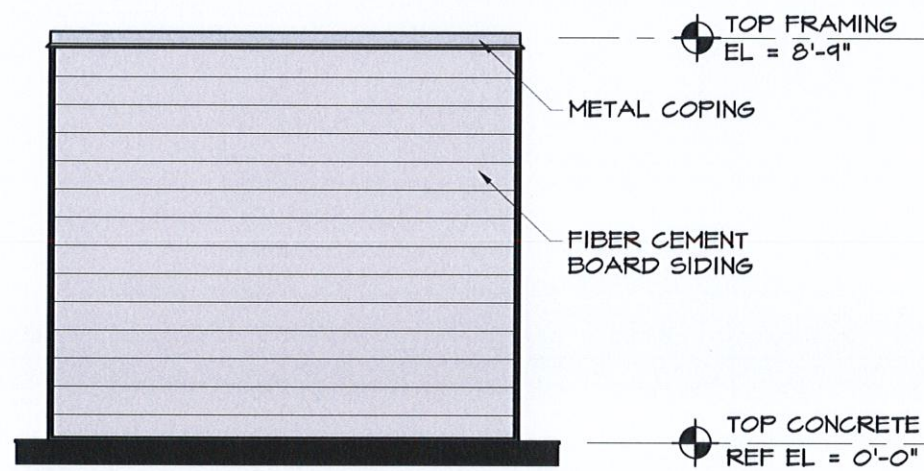
970 ASHLEY BLVD
NEW BEDFORD, MA
MARCH 20, 2019



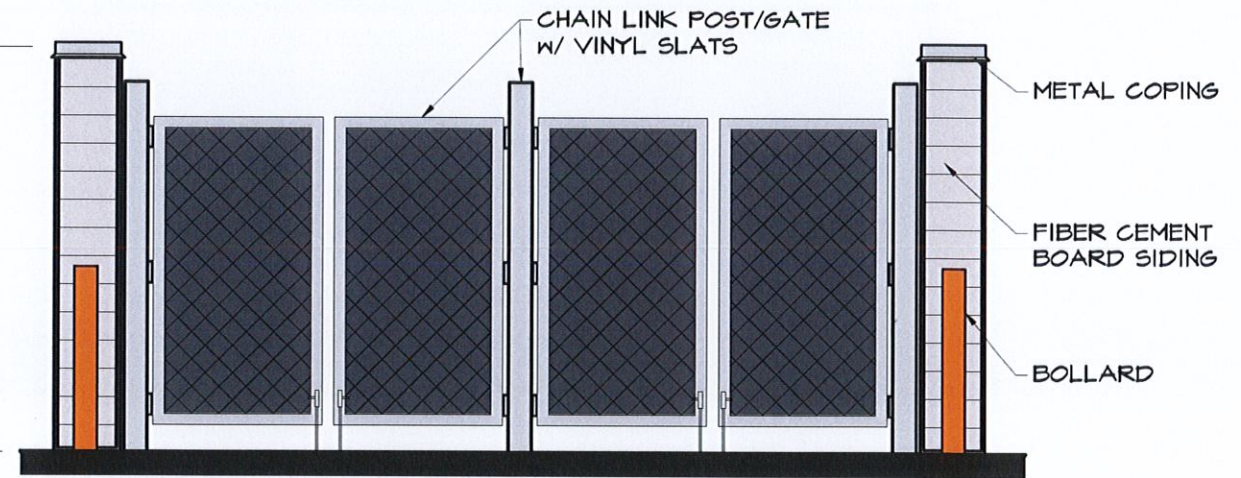
4 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH & SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



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