

SITE DEVELOPMENT PLANS

FOR:

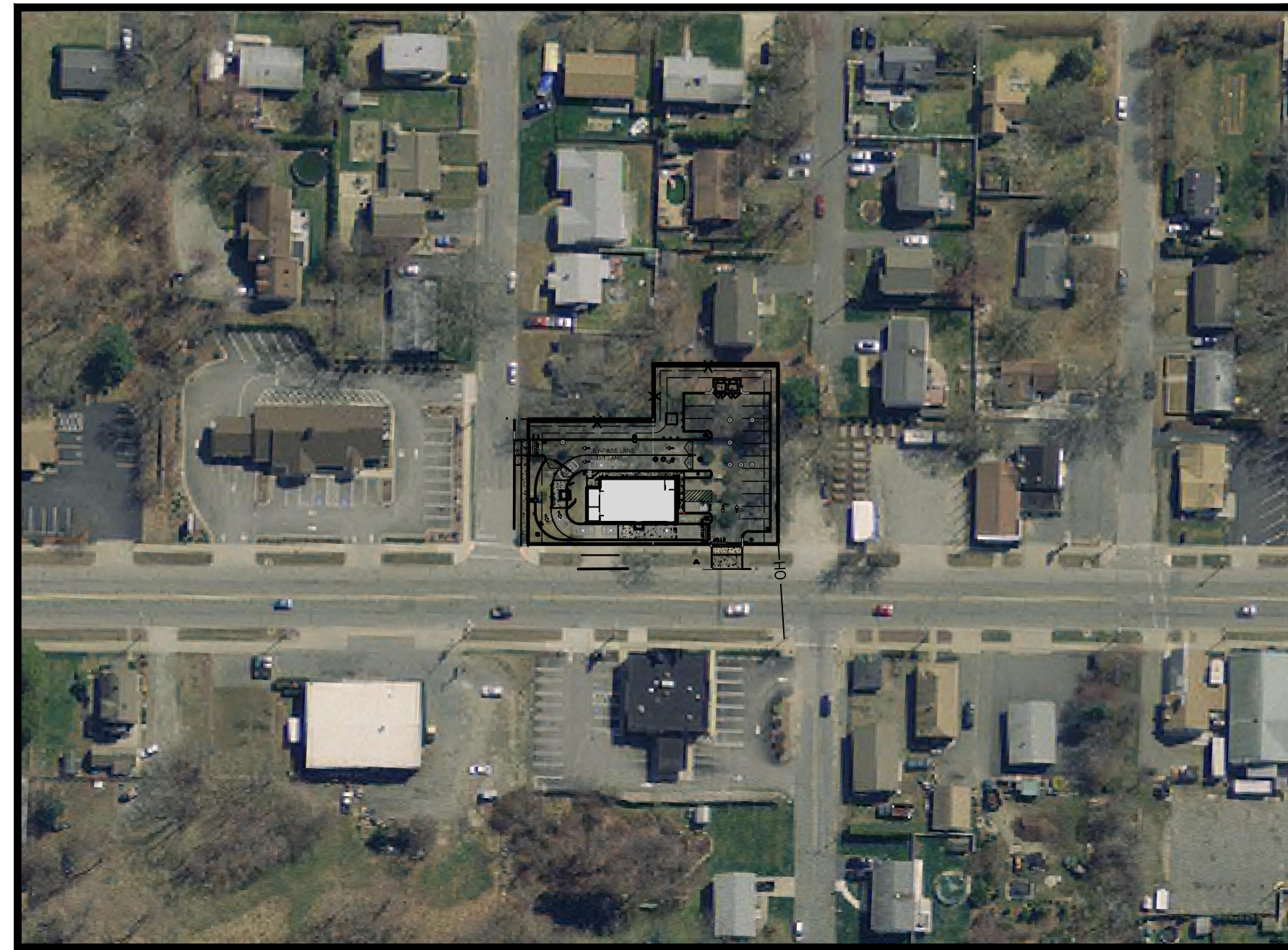


WITH DRIVE-THRU

LOCATION OF SITE:

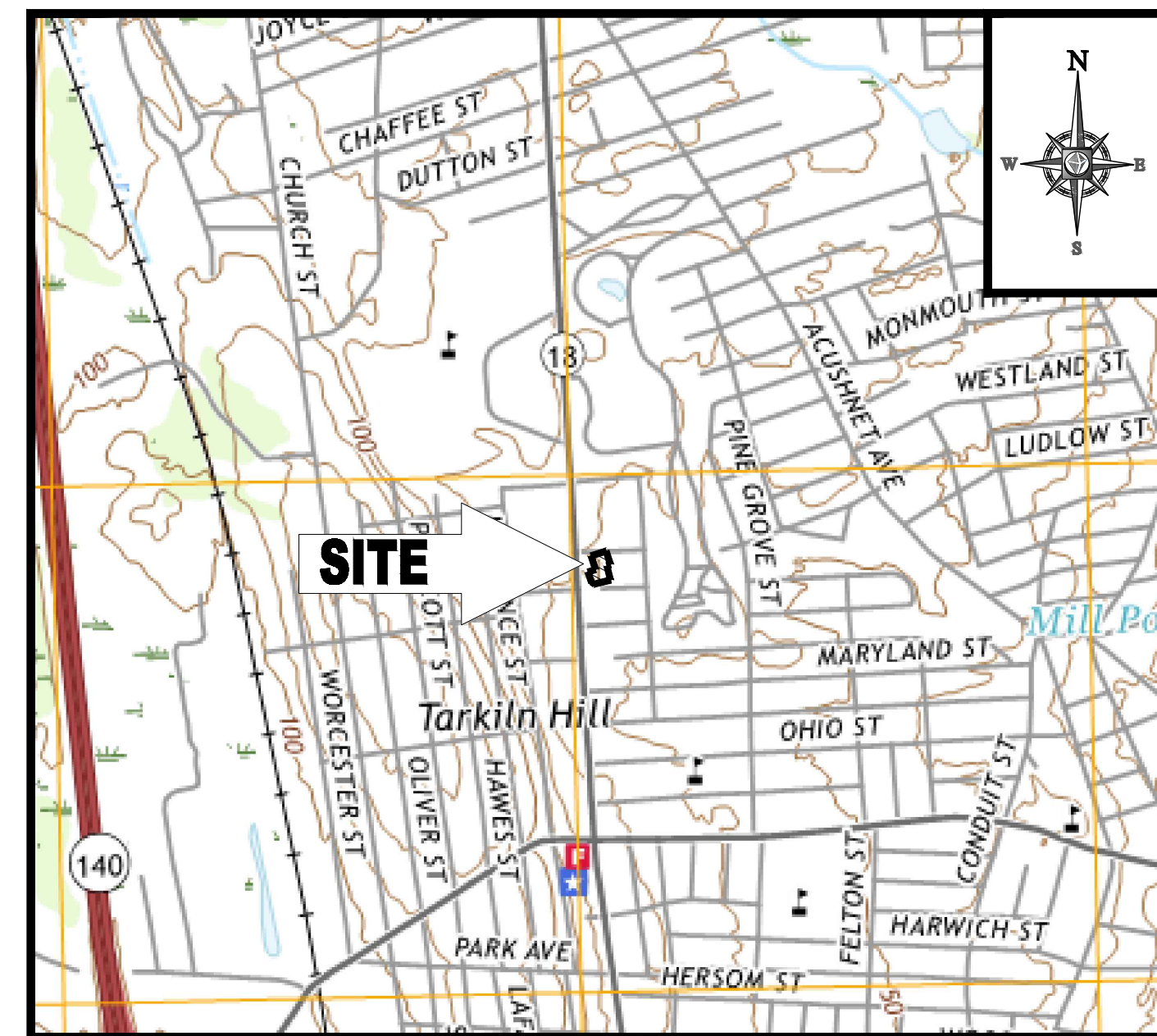
970 ASHLEY BOULEVARD, CITY OF NEW BEDFORD
BRISTOL COUNTY, MASSACHUSETTS

MAP #127D, LOTS #89 & #98



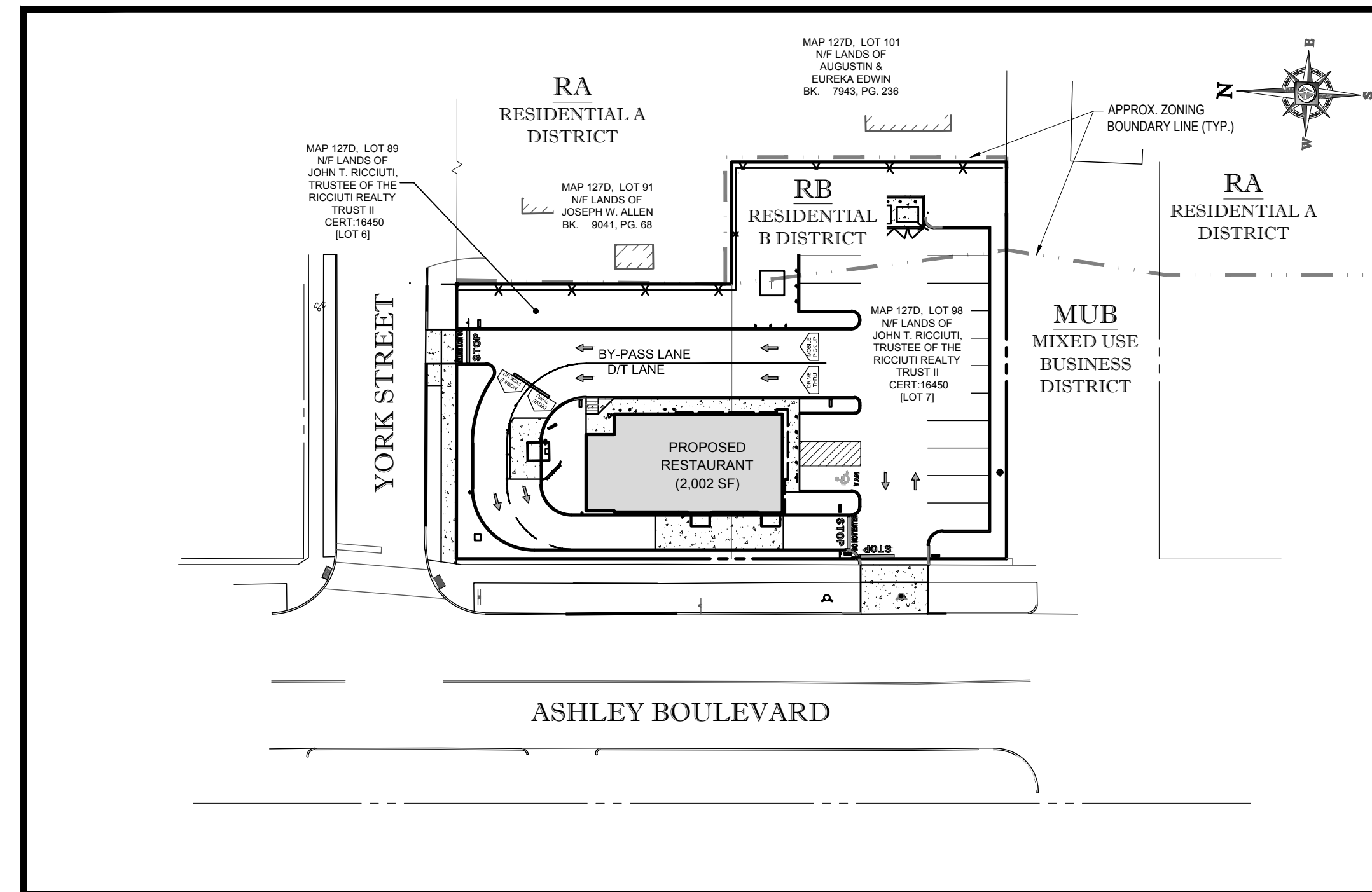
LOCATION MAP

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



LOCATION MAP

SCALE: 1"=1800'
PLAN REFERENCE: NEW BEDFORD USGS QUADRANGLE



AREA PLAN

SCALE: 1"=40'

LAND USE / ZONING INFORMATION & NOTES

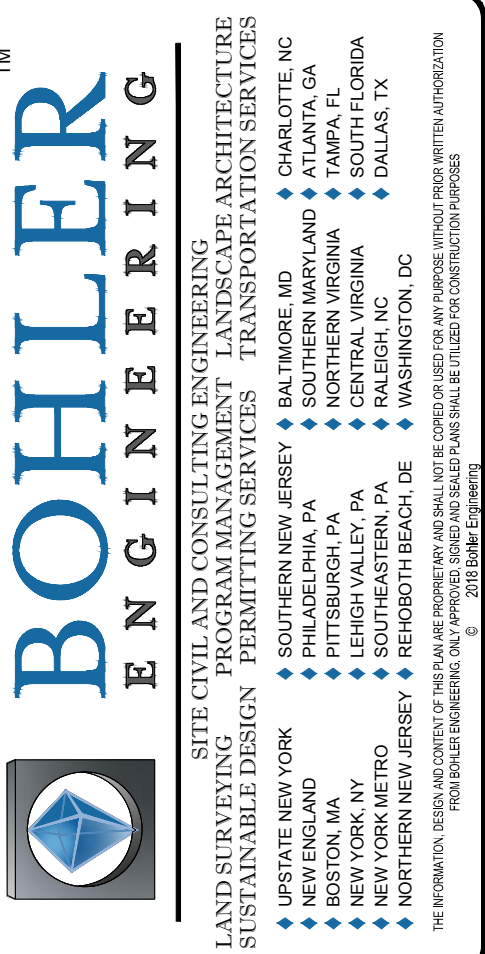
- APPLICANT:
TOM DALY
YEARLY GRIND II REALTY, LLC
P.O. BOX 51147
NEW BEDFORD, MA 02745
- OWNER:
JOHN T. RICCIUTI
JOHN T. RICCIUTI REALTY TRUST II
970 ASHLEY BLVD
NEW BEDFORD, MA 02745
- PARCEL:
MAP 127D & LOTS #89 & #98
970 ASHLEY BLVD
NEW BEDFORD, BRISTOL COUNTY,
MASSACHUSETTS

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	19,806 SF	NO CHANGE
MINIMUM LOT FRONTAGE	0 FT	80 FT ±	NO CHANGE
MAX. BUILDING COVERAGE	40%	6.0%	10.1%
MIN. FRONT SETBACK	0	76.5 FT	10.6 FT
MIN. SIDE SETBACK	10 FT	7.2 FT	42.2 FT
MIN. REAR SETBACK	10 FT	N/A	N/A
MAX. BUILDING HEIGHT	100 FT	13.8'	23'-1"
MAX. IMPERVIOUS COVERAGE/GREEN SPACE	89.1% / 10.1% (3)	28.4% / 71.6%	69.2% / 30.8%
PARKING SPACES	26	0	16 (2)
PARKING CRITERIA (9x20')	1 SPACE FOR EACH EMPLOYEE + 1 SPACE PER 100 SF GFA; MINIMUM 20 SPACES + 5 EMPLOYEE + 1 LOADING SPACE = 26 SPACES REQUIRED 16 SPACES PROVIDED (2)		
ACCESSIBLE PARKING SPACES	1	1	1
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE-8x18' W/ 8' ACCESS AISLE) (VAN ACCESSIBLE SPACE-8x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES= 1 / 6 SPACES		

N/A - NOT APPLICABLE
N/S - 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)- 65% 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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DEMOLITION PLAN	3 of 15
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LANDSCAPE NOTES & DETAILS SHEET	10 of 15
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BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY (BY OTHERS)	1 OF 1
PROPOSED FLOOR PLAN (BY OTHERS)	1 OF 1

SHEET INDEX



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PRELIMINARY	
PROJECT No.:	W181193
DRAWN BY:	DJO
CHECKED BY:	SJM/JAB
DATE:	12/06/2018
SCALE:	AS NOTED
CAD I.D.:	W181193S50

PROJECT: **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. Beardino
Professional Engineer
State of Massachusetts
No. 12345
Professional Seal

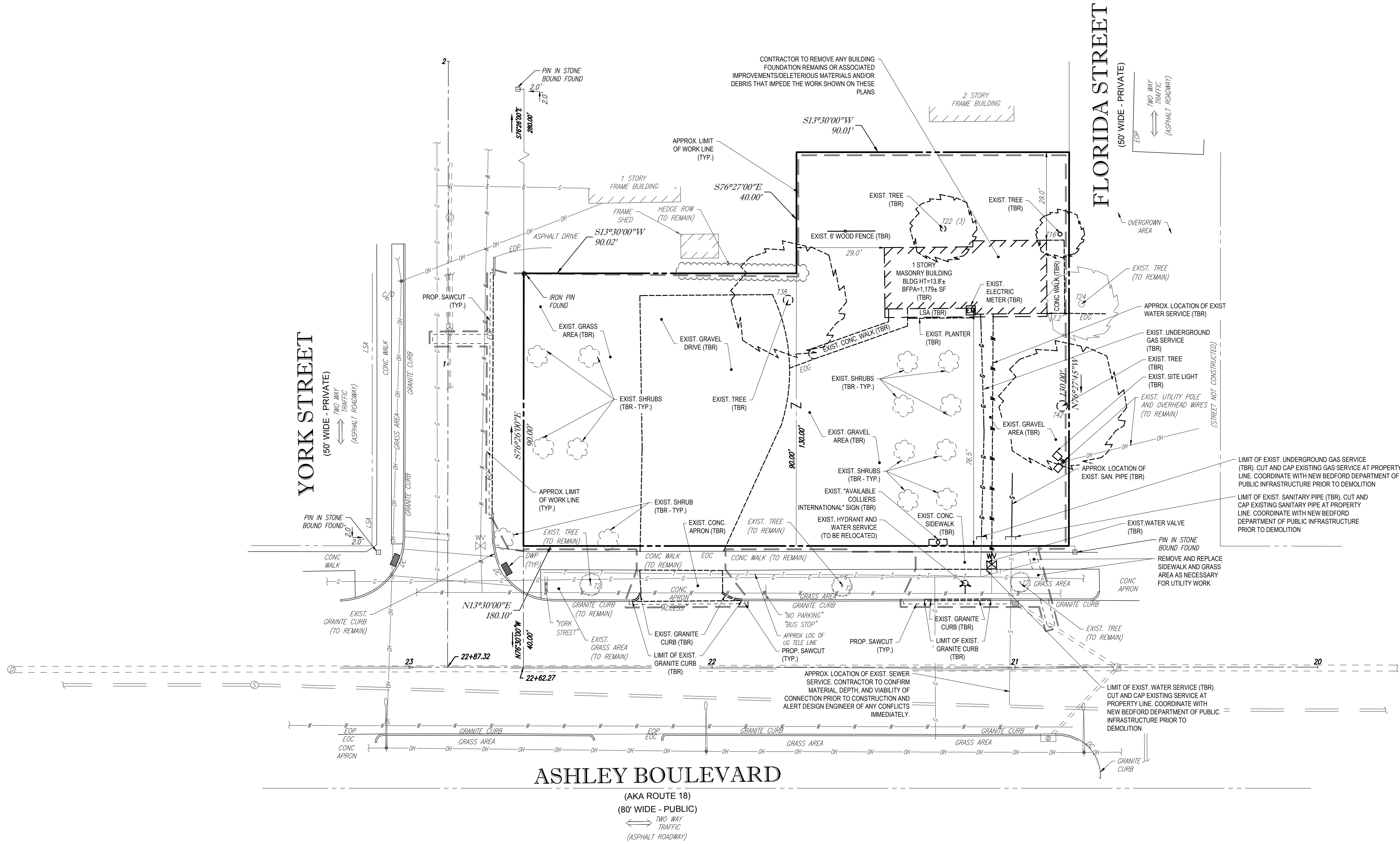
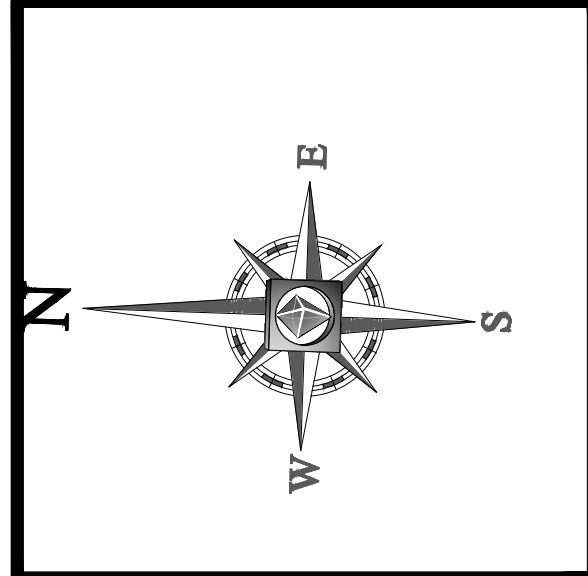
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1
OF 15

REV 0 - 12/06/2018

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PREPARED BY
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 PHILADELPHIA, PA
 LEHIGH VALLEY, PA
 SOUTH EASTERN, VA
 NEW YORK, NY
 NEW YORK, NY
 NEW YORK, NY
 NEW YORK, NY

REGISTERED PROFESSIONAL ENGINEER
 STATE OF MASSACHUSETTS
 LICENSE NO. 10000
 BOHLER ENGINEERING, INC.
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 PHONE: (508) 480-9900
 FAX: (508) 480-9080
 WWW.BOHLERENGINEERING.COM

REVISIONS			
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PRELIMINARY

PROJECT No.: W181193
 DRAWN BY: DJO
 CHECKED BY: SJM/JAB
 DATE: 12/06/2018
 SCALE: AS NOTED
 CAD I.D.: W181193S50

PROJECT: **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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 Fax: (508) 480-9080
 www.BohlerEngineering.com

J. A. Beardino

JAMES A. BEARDINO
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MASSACHUSETTS
 LICENSE NO. 10000

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
3
 OF 15

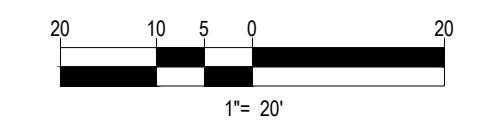
REV 0 - 12/06/2018

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.

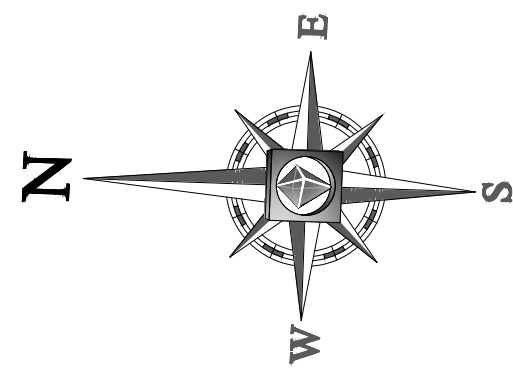
REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/ REMOVAL PURPOSES ONLY



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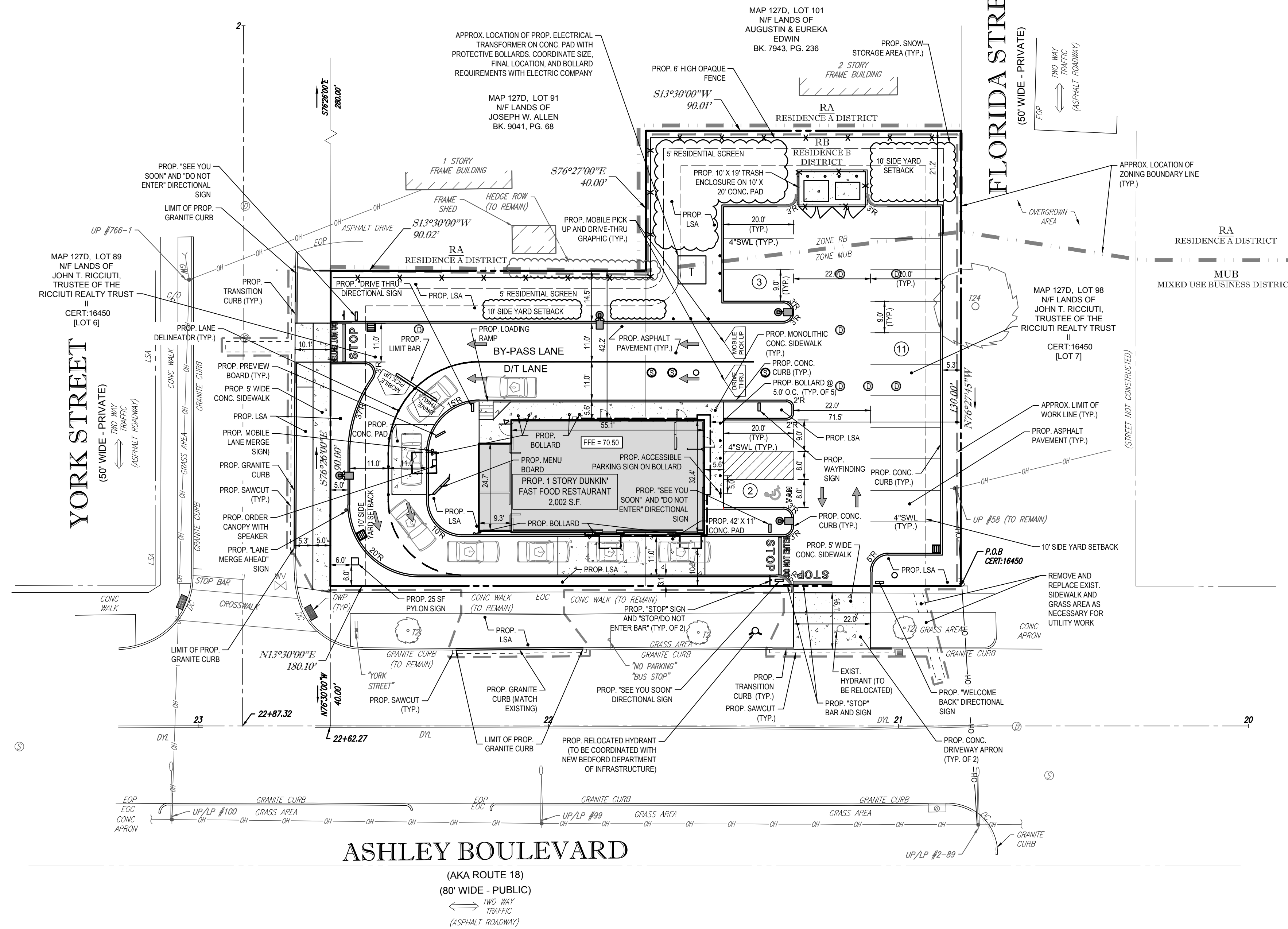
LAND USE / ZONING INFORMATION & NOTES

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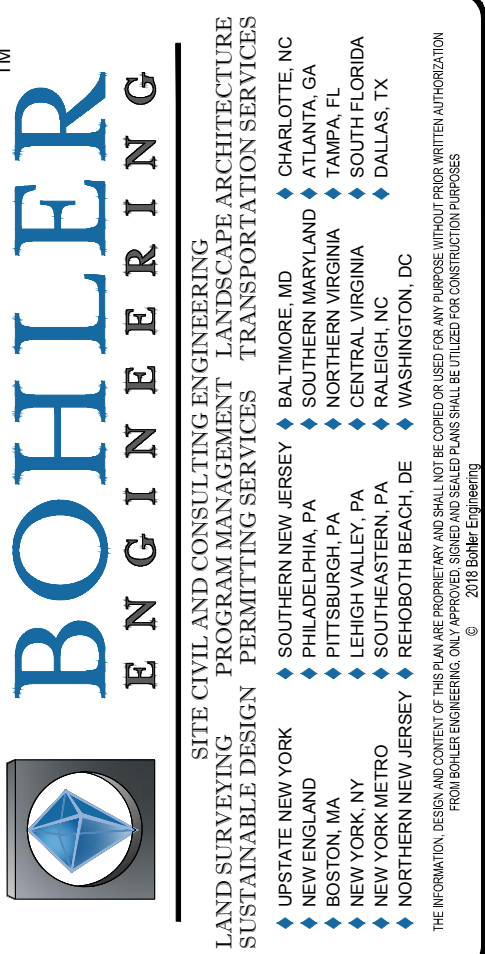
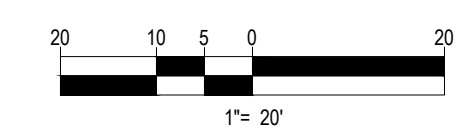
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N/S - NOT SPECIFIED
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(4)- A 5' RESIDENTIAL SCREENING BUFFER IS PROVIDED



- ### 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, RAMP, AND ACCESS SHALL CONFORM TO AAB & MAAB 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.

REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



REVISIONS

REV	DATE	COMMENT	BY

PRELIMINARY

PROJECT No.: W181193
DRAWN BY: DJO
CHECKED BY: S.M.JAB
DATE: 12/08/2018
SCALE: AS NOTED
CAD I.D.: W181193SS0

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
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www.BohlerEngineering.com

J. A. Beardino
Professional Engineer
No. 10867
State of Massachusetts
Professional Engineering Seal

SHEET TITLE:
SITE PLAN

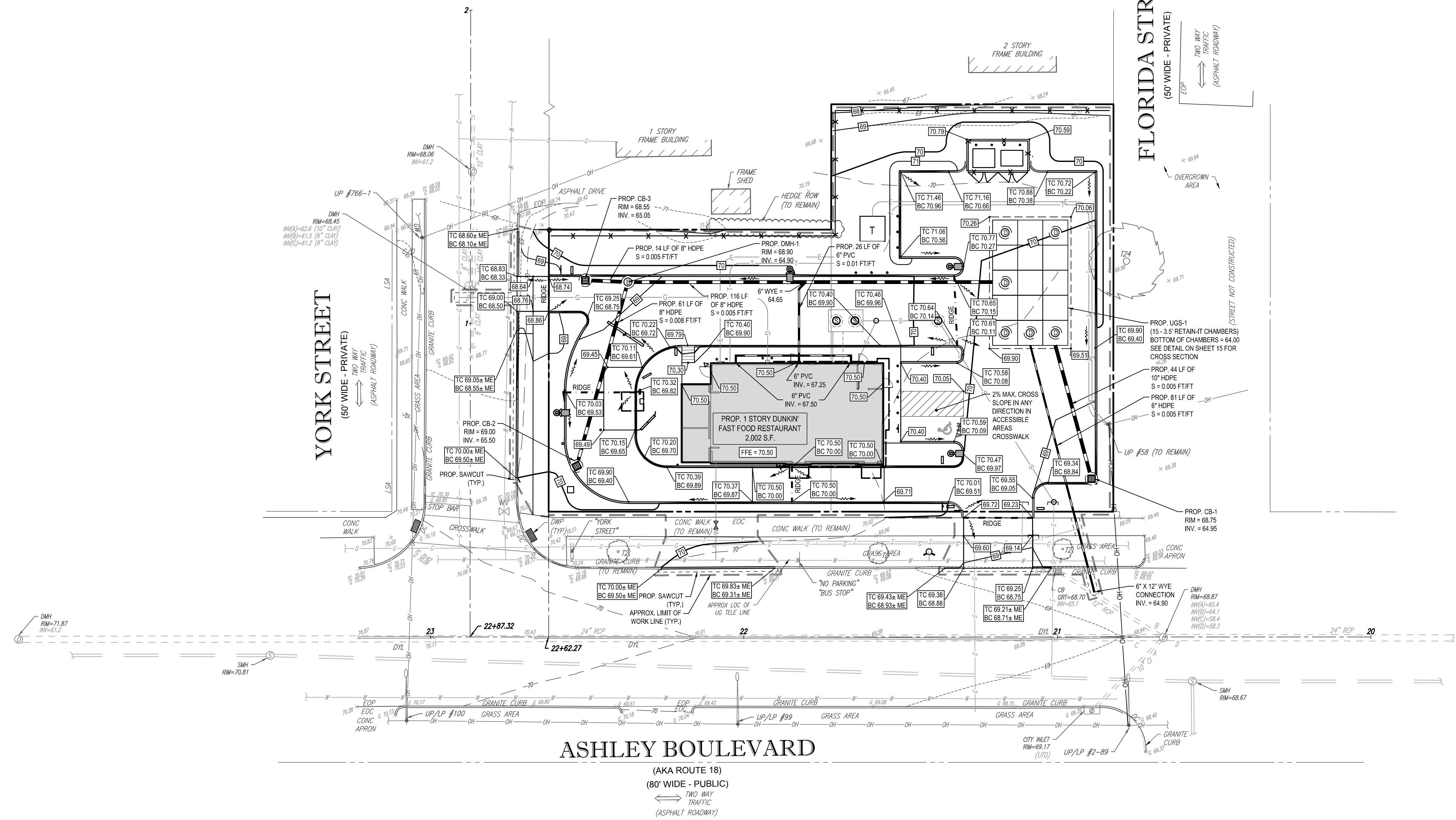
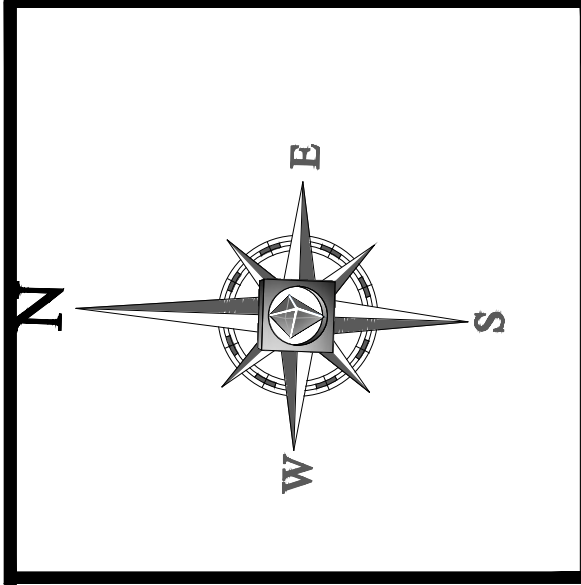
SHEET NUMBER:
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REV 0 - 12/06/2018

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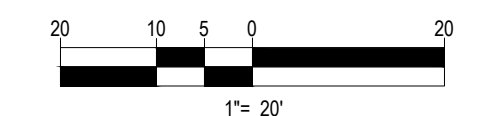


NEW BEDFORD SPECIFIC NOTES:

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



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100 SOUTH MAIN STREET, SUITE 200, NEW BEDFORD, MASSACHUSETTS 01909
TEL: 508-480-9900 FAX: 508-480-9080

REVISIONS

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PRELIMINARY

PROJECT No.: W181193
DRAWN BY: DJO
CHECKED BY: S.J.M./JAB
DATE: 12/08/2018
SCALE: AS NOTED
CAD I.D.: W181193SS0

SITE DEVELOPMENT PLANS

FOR

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

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SOUTHBOROUGH, MA 01772
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Fax: (508) 480-9080
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J. A. Beardino

SHEET TITLE:

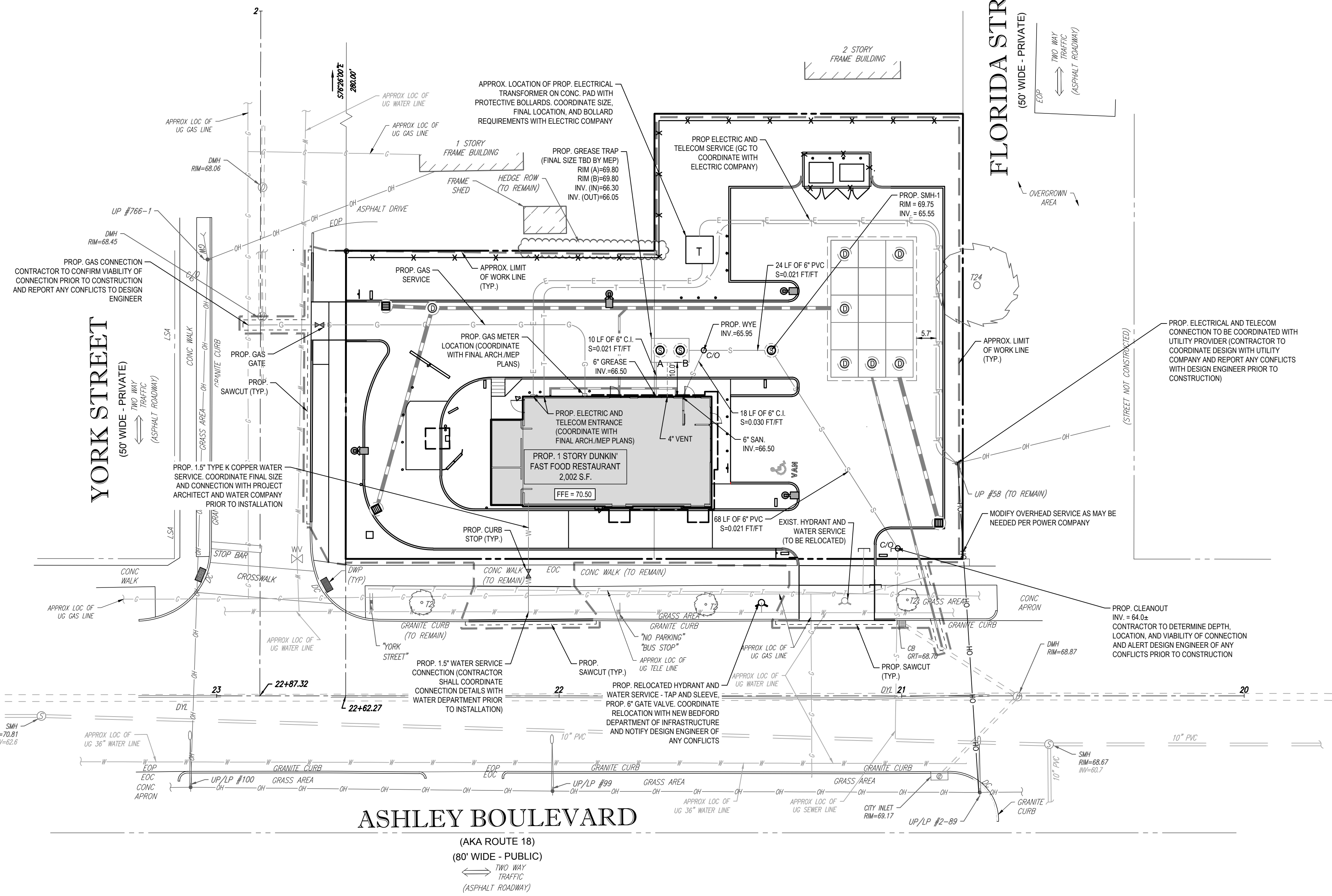
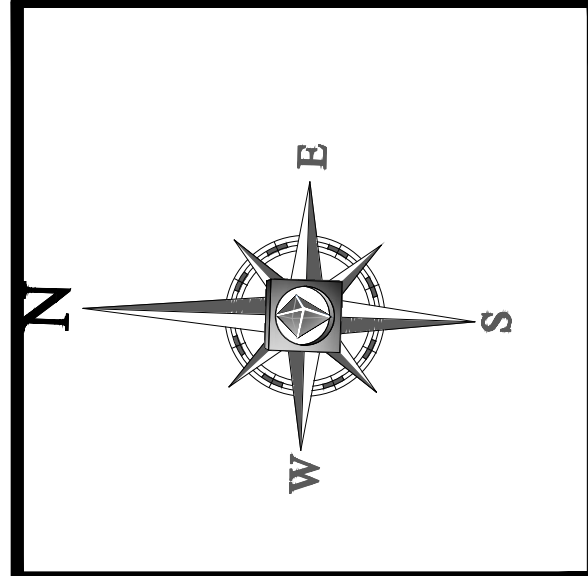
GRADING & DRAINAGE PLAN

SHEET NUMBER:

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 OMAHA, NE
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 TAMPA, FL
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PROJECT No.: W181193
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 CAD I.D.: W181193SS0

PROJECT: **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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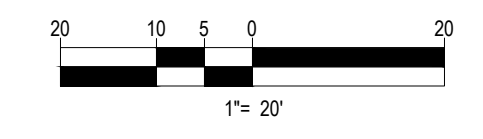
352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
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J. A. Beardino

Professional Engineer
 State of Massachusetts
 License No. 10000

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES



SHEET TITLE: **UTILITY PLAN**

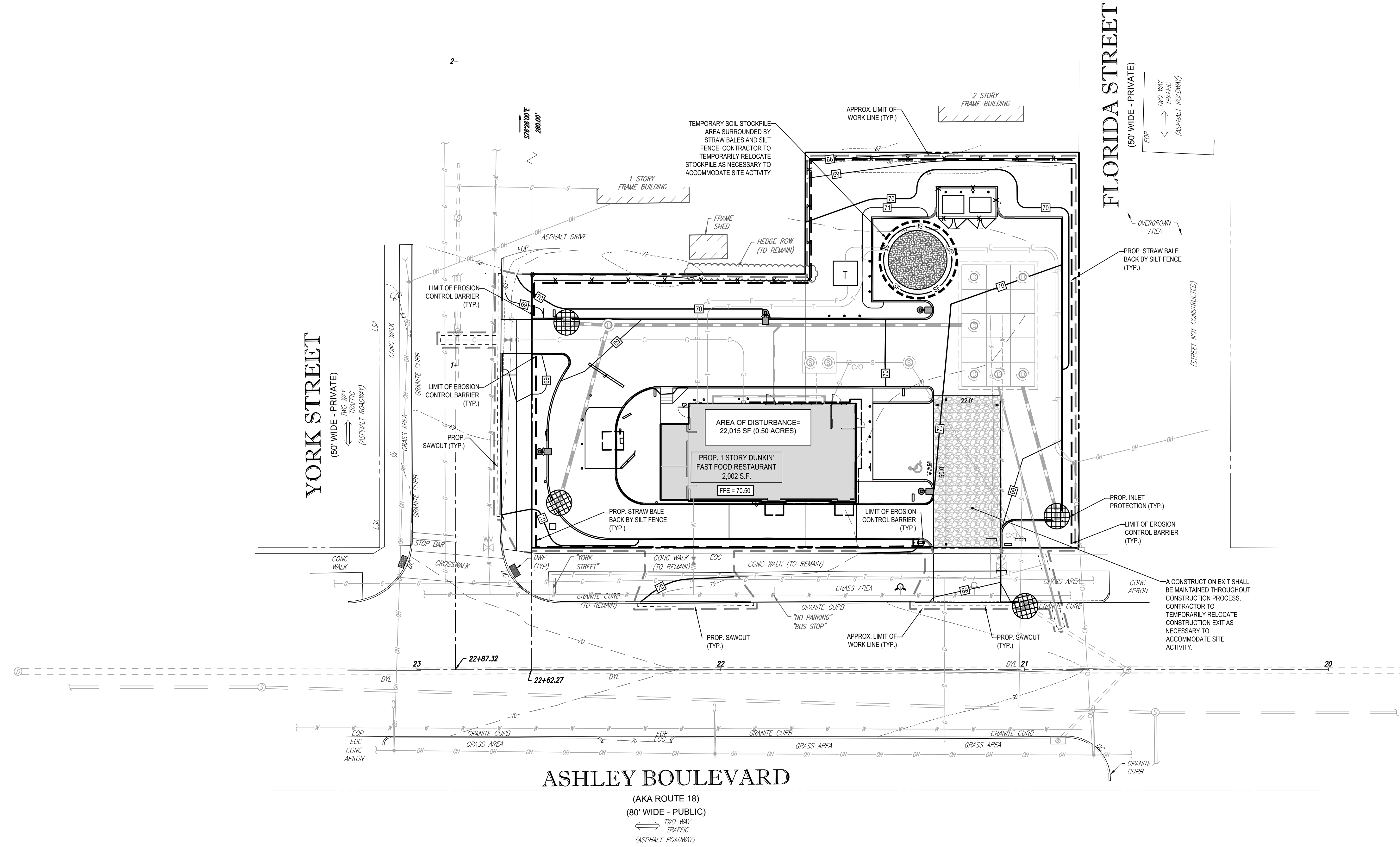
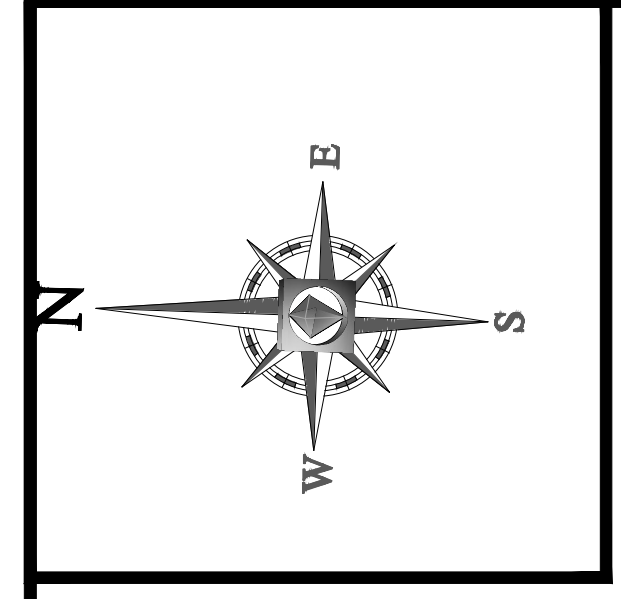
SHEET NUMBER: **6** OF 15

REV 0 - 12/06/2018

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 HUNTSVILLE, AL • KANSAS CITY, MO • NEW YORK, NY
 RICHMOND, VA • SOUTH BEND, IN • TAMPA, FL
 WASHINGTON, DC • WASHINGTON, DC • WASHINGTON, DC

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PROJECT: SITE DEVELOPMENT PLANS FOR **Dunkin' BRANDS** [eat.drink.think.]

LOCATION OF SITE
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J. A. Beardino

 PROFESSIONAL ENGINEER

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
7
 OF 15

REV 0 - 12/06/2018

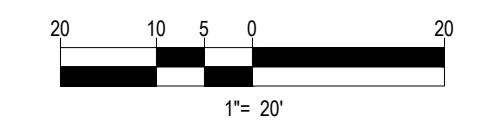
- NEW BEDFORD SPECIFIC NOTES:**
1. ALL BMP EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION OR ANY SITE WORK.
 2. EROSION CONTROL BMPS SHALL CONFORM TO US EPA NPDES, MA DEP AND MASSACHUSETTS EROSION CONTROL AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS.
 3. MAINTENANCE SPECIFICATIONS FOR ALL PROPOSED EROSION AND SEDIMENTATION CONTROLS.

REFER TO GENERAL NOTES SHEET FOR DUST CONTROL MEASURES

PROVIDE SAFETY FENCING AROUND STOCKPILES OVER 10' IN HEIGHT

THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS



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EROSION & SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIME/STONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIME/STONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% RED TOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
 - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED WITH STRAW BALES AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

MULCH

LOCATION PROTECT AREA	MULCH STRAW	RATE (1000 SF)	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS (ANCHORED)	185-275 POUNDS 100 POUNDS	
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED	
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)		

* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

MULCH ANCHORING
ANCHOR MULCH WITH PEG AND TWINE (1 SO, YODBLOCK), MULCH NETTING (AS PER MANUFACTURER), WOOD CELLULOSE FIBER (75) LBS/ACRE, CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS), USE OF A SERRATED STRAIGHT DISK, NETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

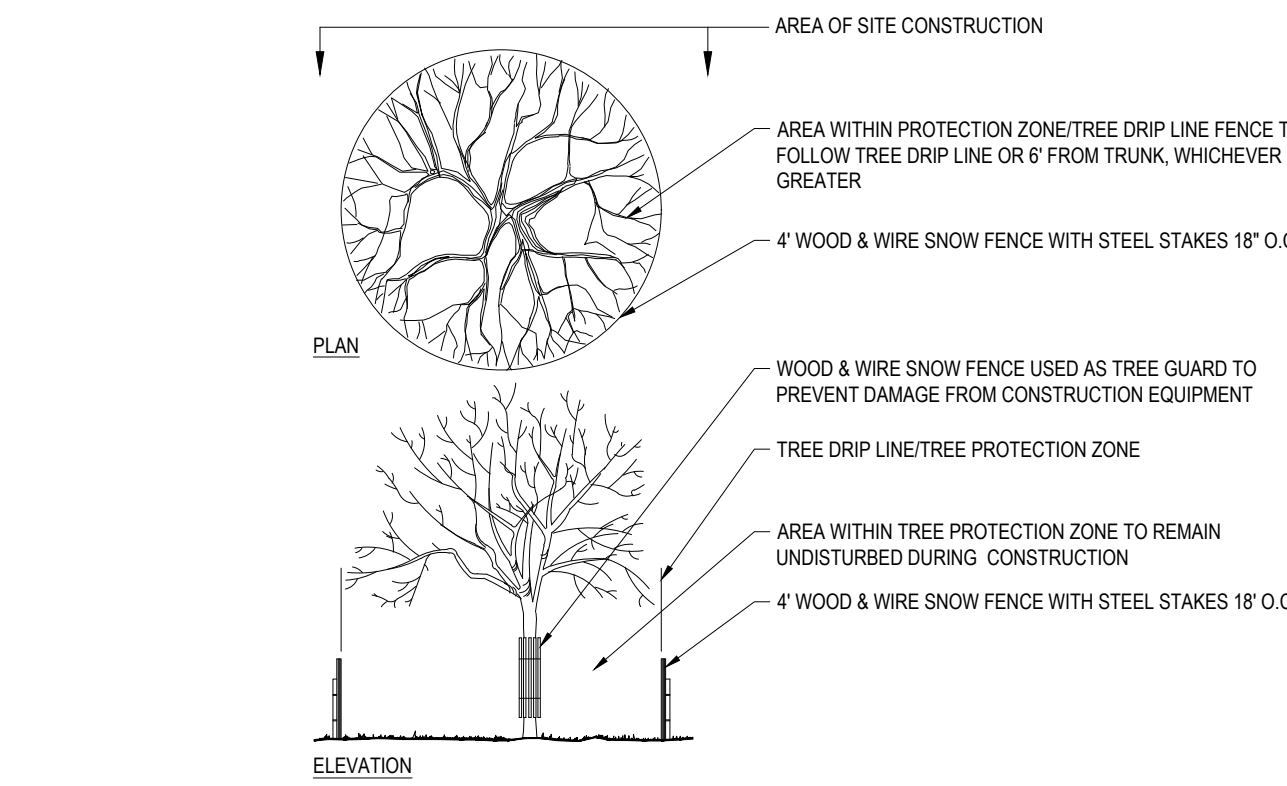
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR straw AT A RATE OF 100 LB PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOADED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDDED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOADED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDDED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOADED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDDED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER.
- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION/RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

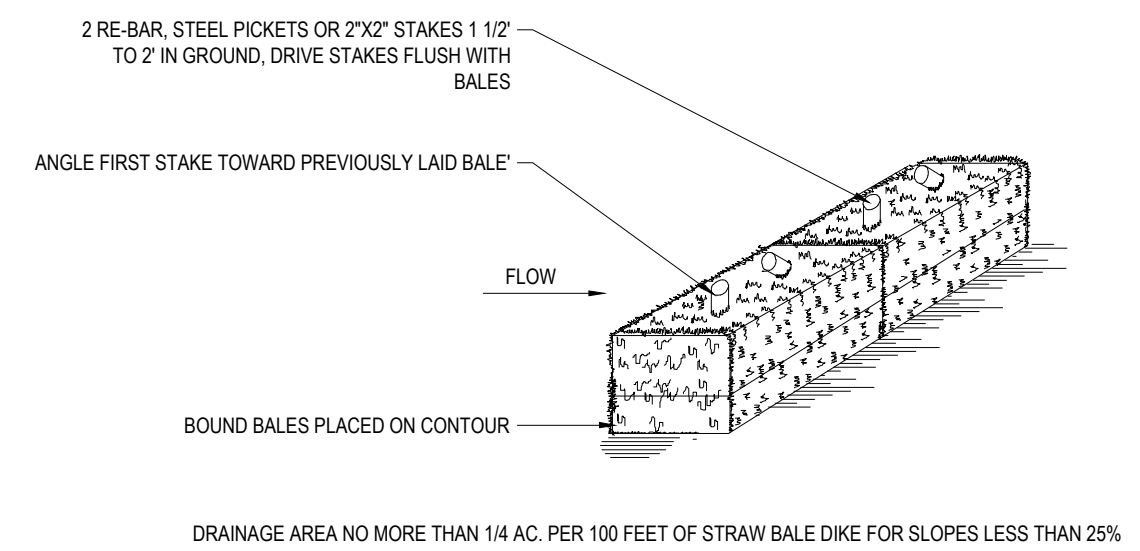
- ALL BMP EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION OR ANY SITE WORK.
 - INSTALLATION OF STABILIZED CONSTRUCTION EXIT (AS SHOWN)
 - INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
 - DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
 - DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
 - CLEARING AND GRUBBING
 - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
 - CONSTRUCTION OF UTILITIES
 - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
 - INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
 - CONSTRUCTION OF BUILDINGS
 - CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
 - SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
 - FINAL GRADING OF ALL SLOPED AREAS
 - PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
 - PAVE PARKING LOT
 - LANDSCAPING PER LANDSCAPING PLAN
 - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.
- EROSION CONTROL BMP'S SHALL CONFORM TO US EPA, NPDES, MA DEP AND MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS
 - MAINTENANCE SPECIFICATIONS FOR ALL PROPOSED EROSION AND SEDIMENTATION CONTROLS.

TREE PROTECTION DURING CONSTRUCTION



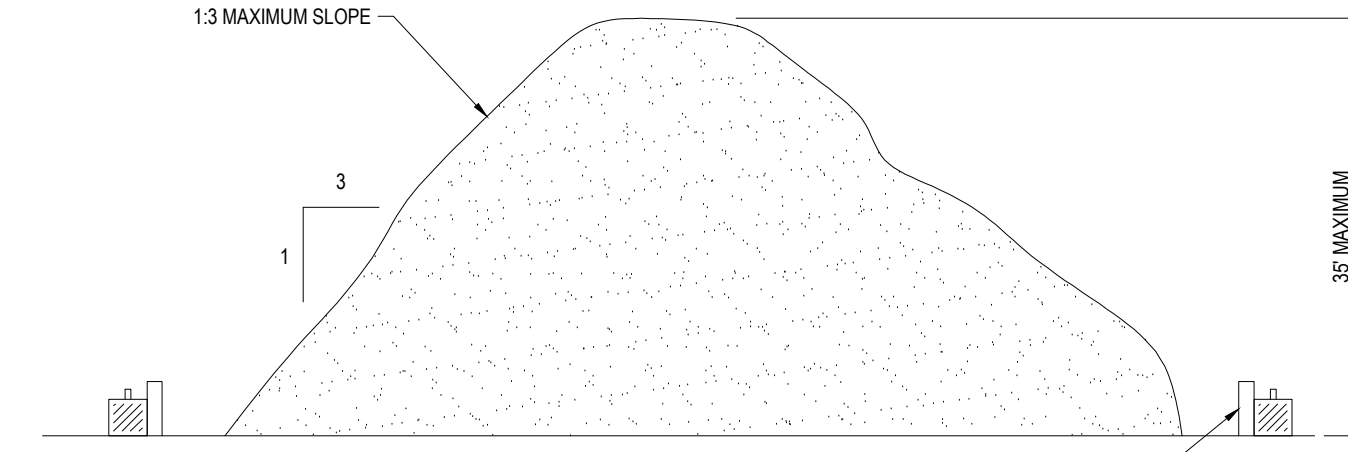
N.T.S.

STRAW BALE DETAIL



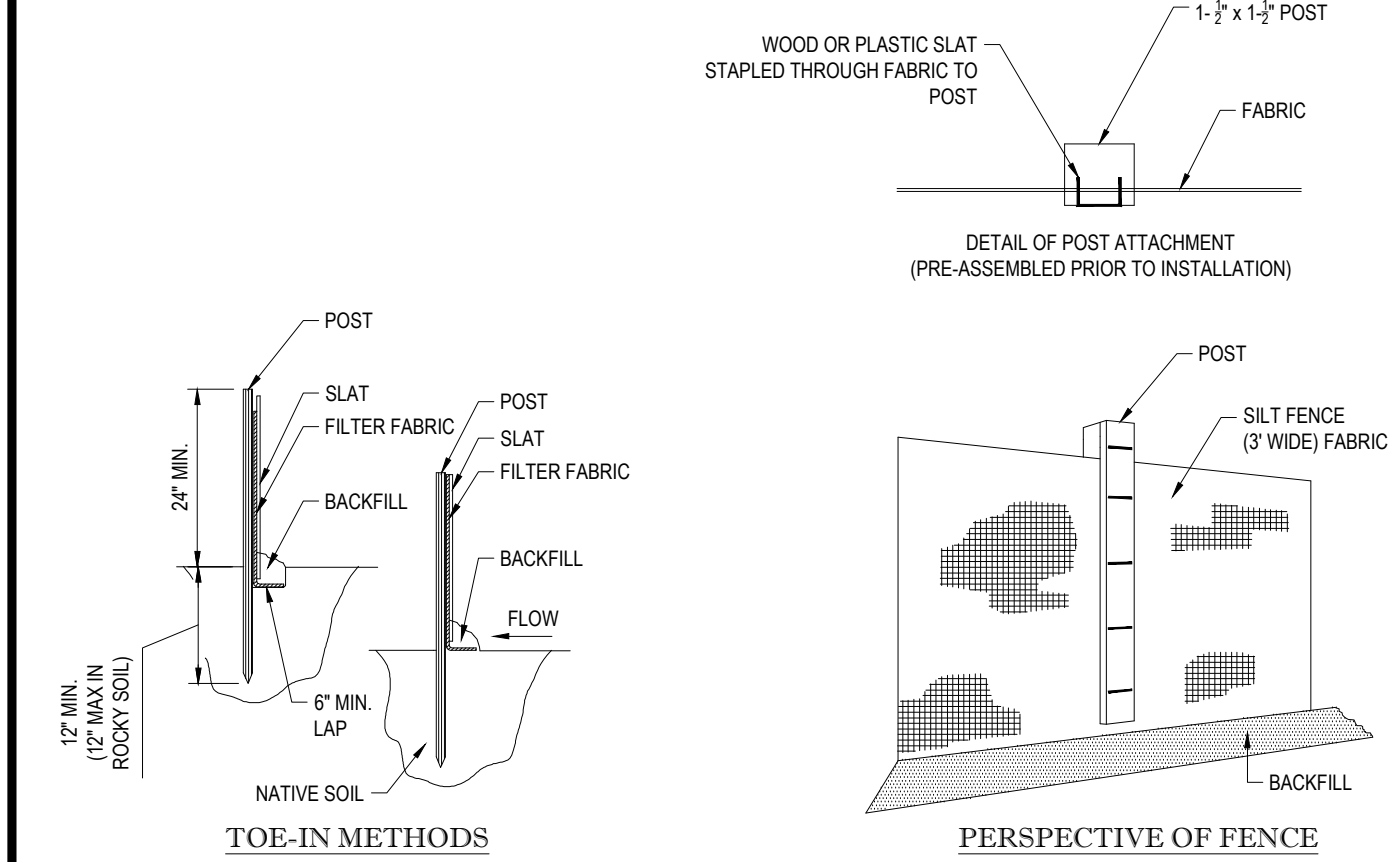
- NOTES:
- BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 - EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
 - BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
 - INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
 - BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

N.T.S.



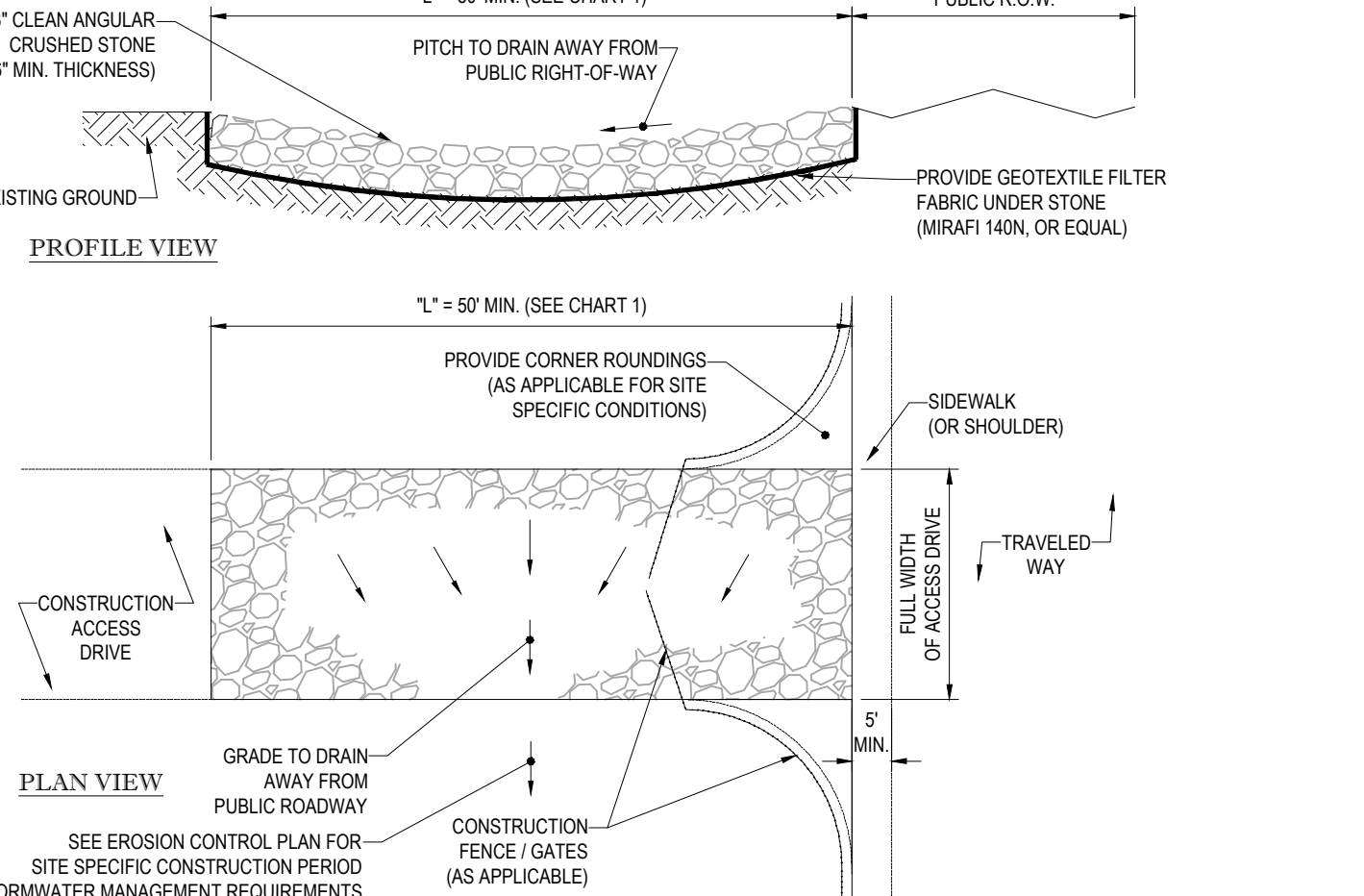
TEMPORARY STOCKPILE DETAIL

N.T.S.



TYP. SILTATION FENCE DETAIL

N.T.S.

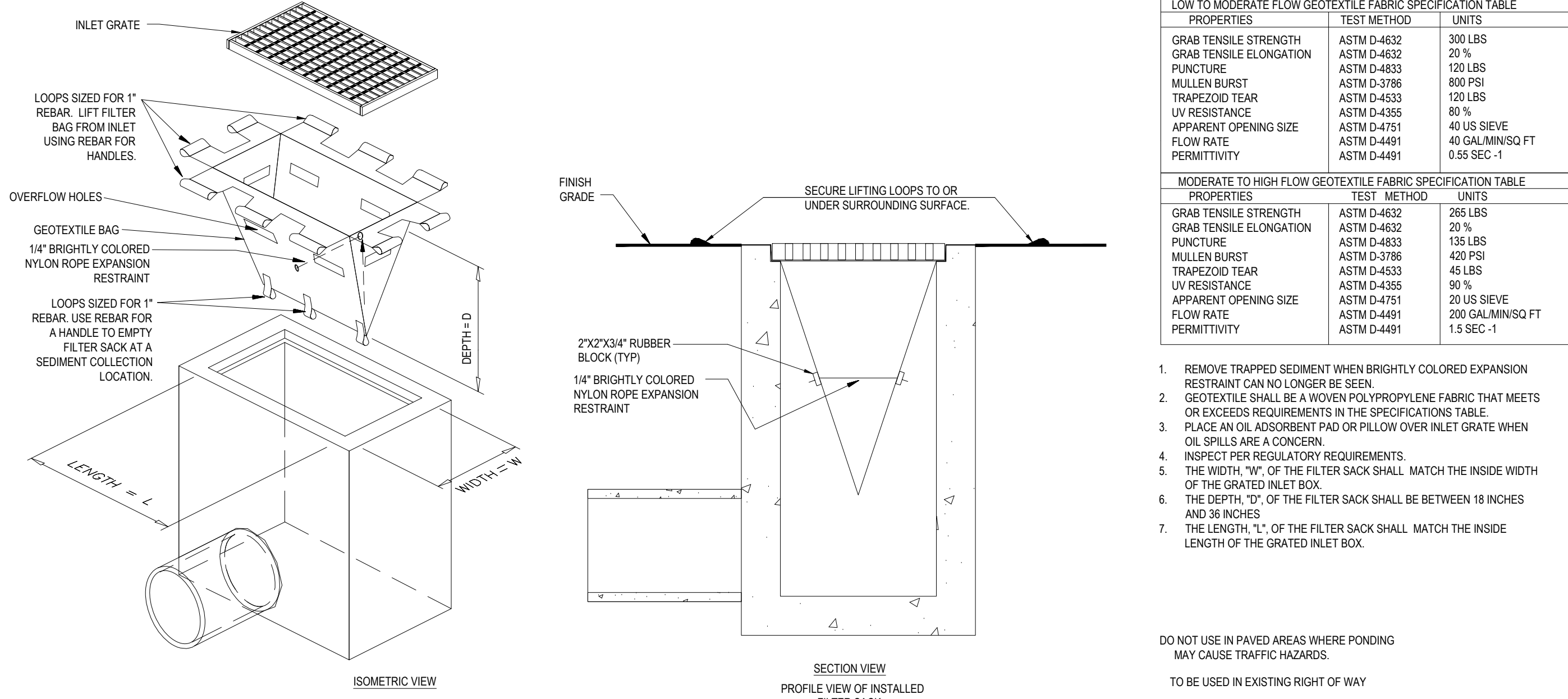


PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION EXIT

N.T.S.



FILTER SACKS (GRATED INLETS)

N.T.S.

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PRELIMINARY

PROJECT No.:	W181193
DRAWN BY:	DJO
CHECKED BY:	SJM/JAB
DATE:	12/06/2018
SCALE:	AS NOTED
CAD I.D.:	W181193S50

PROJECT: SITE DEVELOPMENT PLANS FOR DYNKIN BRANDS

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

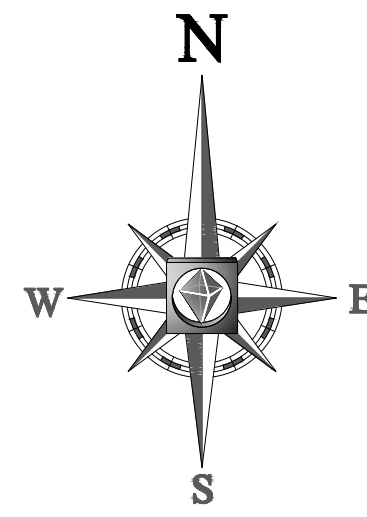
BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9080
www.BohlerEngineering.com

J. A. Bozardino
Professional Engineer
No. 11235
Professional Engineer
No. 11235
Professional Engineer
No. 11235

SHEET TITLE: SOIL EROSION CONTROL NOTES & DETAILS SHEET

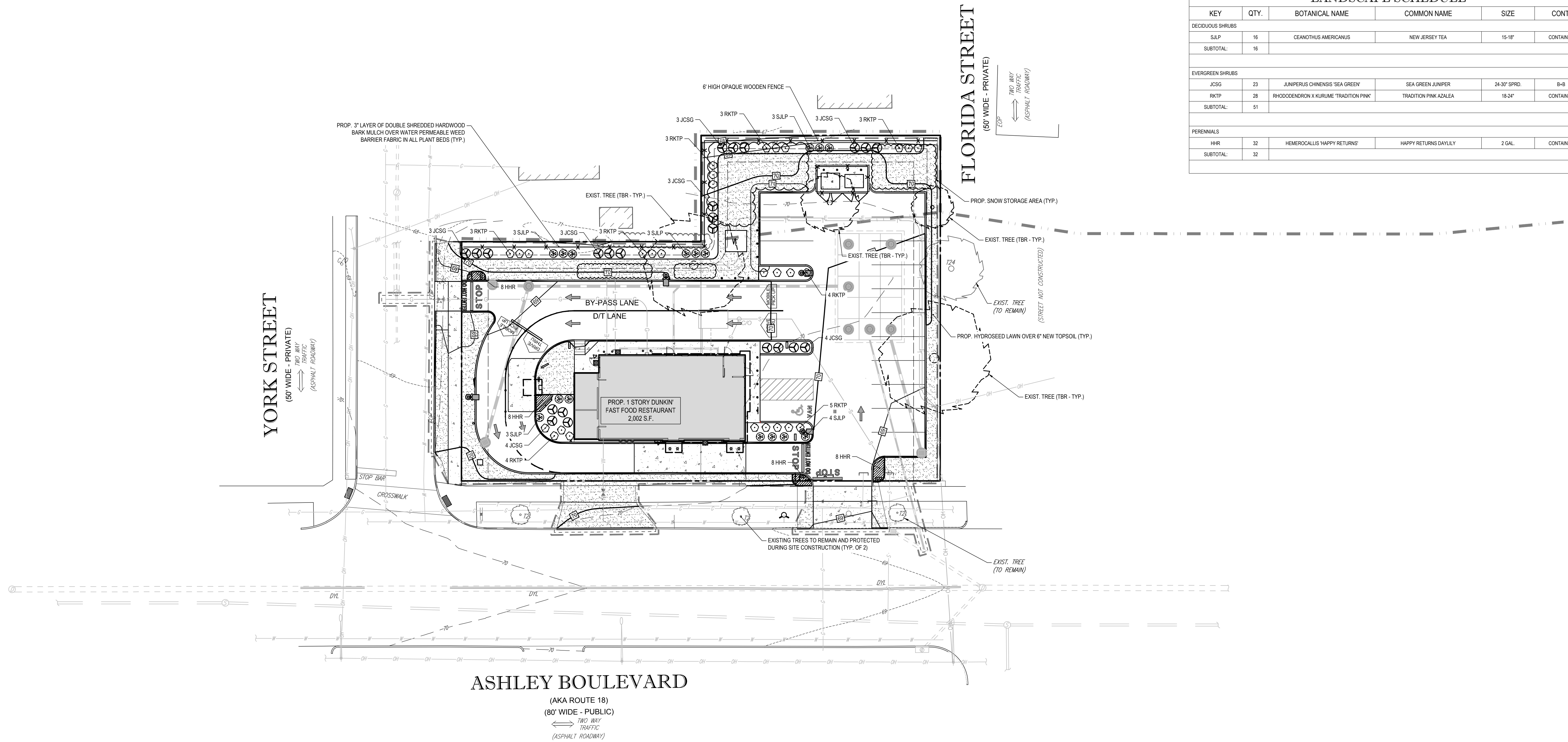
SHEET NUMBER: **8**
OF 15

811
Know what's below.
Call before you dig.



CITY OF NEW BEDFORD LANDSCAPE REQUIREMENTS			
SECTION OF BY-LAW	DESCRIPTION	REQUIRED	PROPOSED
3330	THE STREET OR PROPERTY LINE(S) SEPARATING RESIDENTIAL USES OR DISTRICTS FROM ADJOINING OR ABUTTING NON-RESIDENTIAL USES SHALL BE SCREENED FROM THE USES SPECIFIED HEREIN BY MEANS OF A (5) FOOT WIDE STRIP OF VEGETATION, PLANTINGS, OR FENCING. A SCREEN MAY CONSIST OF PLANT MATERIALS, AT LEAST THREE (3) FEET IN HEIGHT AT THE TIME OF PLANTING WHICH WILL PROVIDE A COMPACT DENSE FORM YEAR-ROUND AND WILL REACH A HEIGHT AT MATURITY OF AT LEAST SIX (6) FEET OR A MASONRY WALL OR WOODEN FENCE DESIGNED IN AN ATTRACTIVE MANNER TO VISUALLY OBSCURE. LAWN OR BARK MULCH MAY BE USED AS GROUND COVER IN CONJUNCTION WITH SUCH TREES AND SHRUBS.	YES	YES

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
DECIDUOUS SHRUBS					
SILP	16	CEANOTHUS AMERICANUS	NEW JERSEY TEA	15-18"	CONTAINER
SUBTOTAL:	16				
EVERGREEN SHRUBS					
JCSG	23	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPRD.	B-B
RKTP	28	RHOCCOENDRON X KURUME 'TRADITION PINK'	TRADITION PINK AZALEA	18-24"	CONTAINER
SUBTOTAL:	51				
PERENNIALS					
HHR	32	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	2 GAL.	CONTAINER
SUBTOTAL:	32				



OWNER MAINTENANCE RESPONSIBILITIES

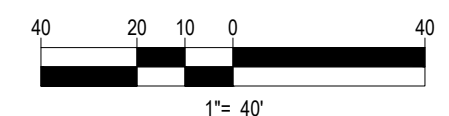
UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS/EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
ATLANTA, GA
SOUTH BEND, IN
CENTRAL VIRGINIA
DALLAS, TX
BALTIMORE, MD
SOUTHERN NEW JERSEY
PHILADELPHIA, PA
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
NEW YORK, NY
NEW YORK METRO
NEW YORK, NY

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PRELIMINARY

PROJECT No.: W181193
DRAWN BY: DJO
CHECKED BY: S.M.J.A.B.
DATE: 12/08/2018
SCALE: AS NOTED
CAD I.D.: XREF-LAND

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

M. J. MARVA

LANDSCAPE ARCHITECT

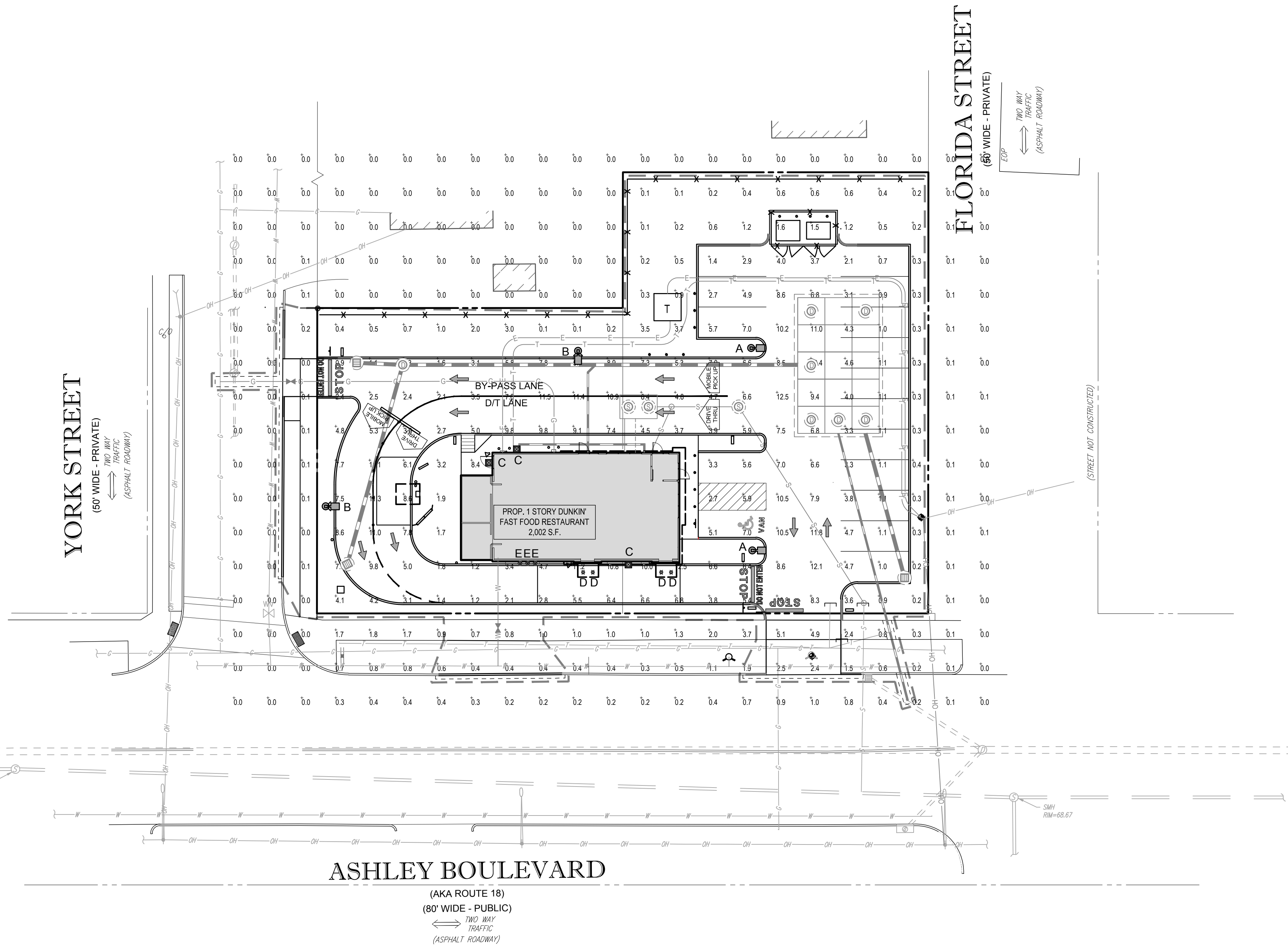
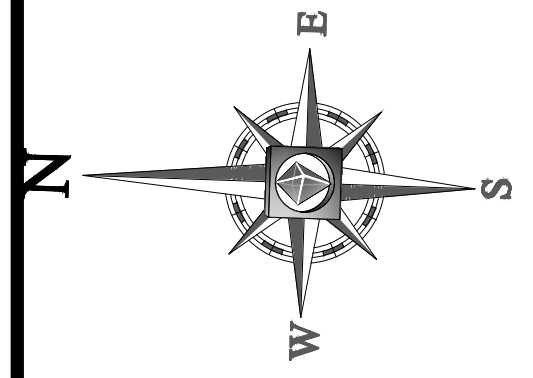
109 NEW BRITAIN ROAD
NEW BRITAIN, CT 06110
CONNECTICUT No. 1359

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
9
OF 15

REV 0 - 12/06/2018

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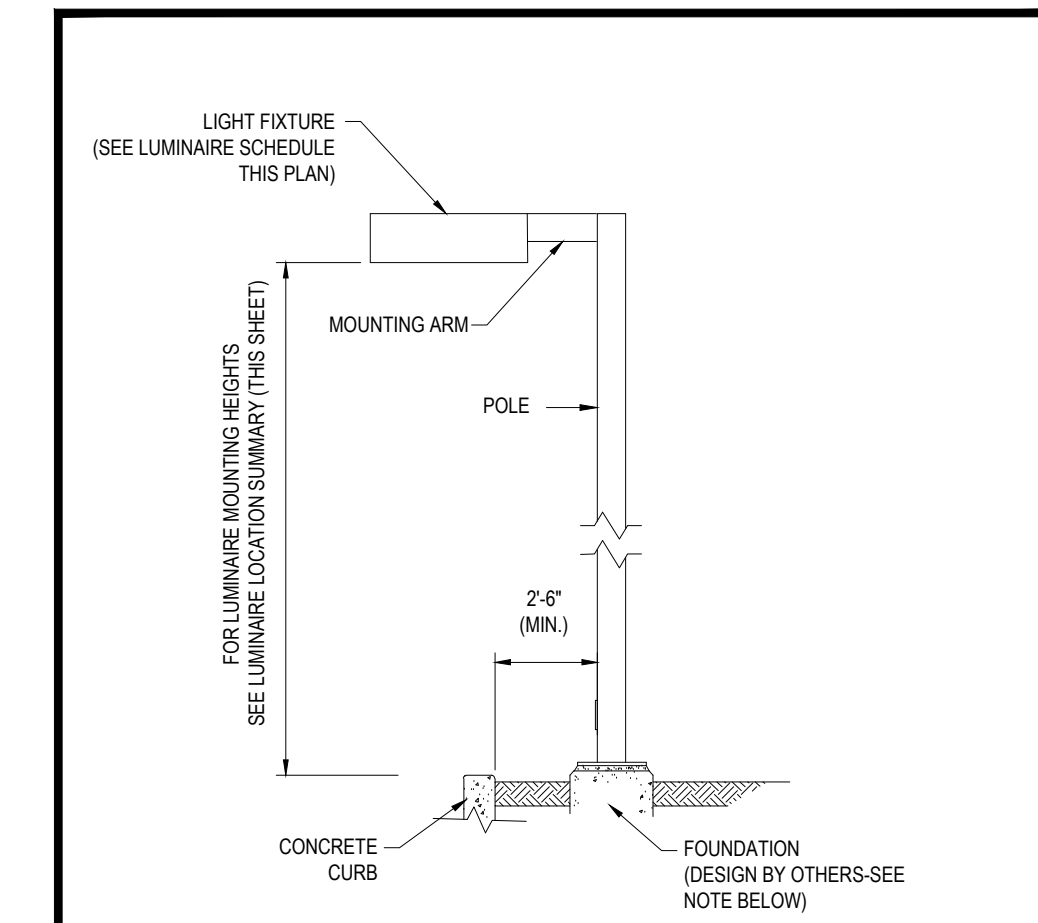


LIGHTING NOTES:

- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES.
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES. UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE CONSEQUENTLY APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC. ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

NUMERIC SUMMARY						
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN
AREA SUMMARY	ILLUMINANCE	FC	5.72	12.5	0.7	8.17
						17.86

LUMINAIRE SCHEDULE						
SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION	
A	2	SINGLE	44000	0.90	LED AREA LIGHT MOUNTED @ 20'	ARE-EHO-3M-12-E-UL-700-40K
B	2	SINGLE W/ SHIELD	44000	0.90	LED AREA LIGHT WITH SHIELD MOUNTED @ 20'	ARE-EHO-3M-12-E-UL-700-40K
C	3	WALL PACK	N/A	0.90	WALL PACK GRAY MANUFACTURED BY WAC MOUNTED @ 12'	WP-LED227-30-AWK-GRAY
D	4	CANOPY	N/A	0.90	LED DOWN LIGHT MANUFACTURED BY CREE MOUNTED @ 10'	LR6-18L-35-DR W/ R6-12WG24 HOUSING & LED-A LAMP
E	3	DECORATIVE	N/A	0.90	EXTERIOR GOOSENECK FIXTURE MANUFACTURED BY HI-LITE MFG. INC. MOUNTED @ 12'	GU-40-11818-1-118

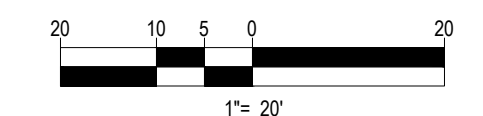


AREA LIGHT DETAIL N.T.S.

NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



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PHILADELPHIA, PA
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SAN ANTONIO, TX
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PRELIMINARY

PROJECT No.: W181193
DRAWN BY: DJO
CHECKED BY: S.M.JAB
DATE: 12/08/2018
SCALE: AS NOTED
CAD I.D.: W181193SS0

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
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J. A. Beardino

JAMES A. BEARDINO
REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS
LICENSE # 10000

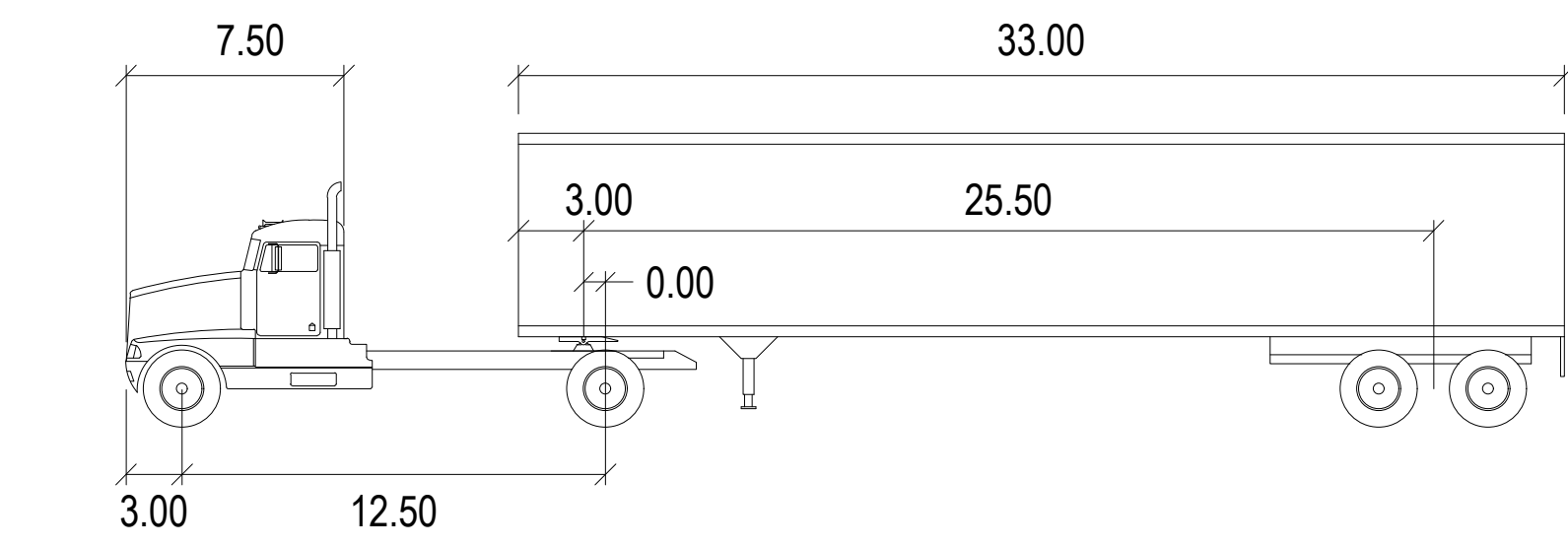
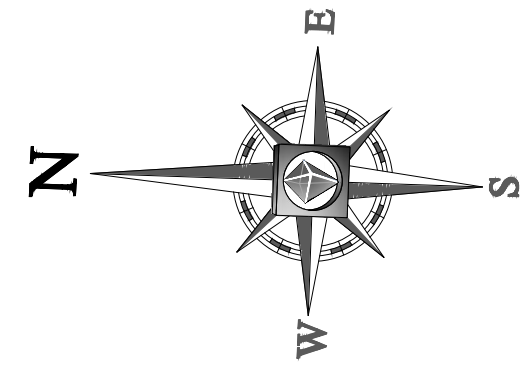
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LIGHTING PLAN

SHEET NUMBER:
11
OF 15

REV 0 - 12/06/2018

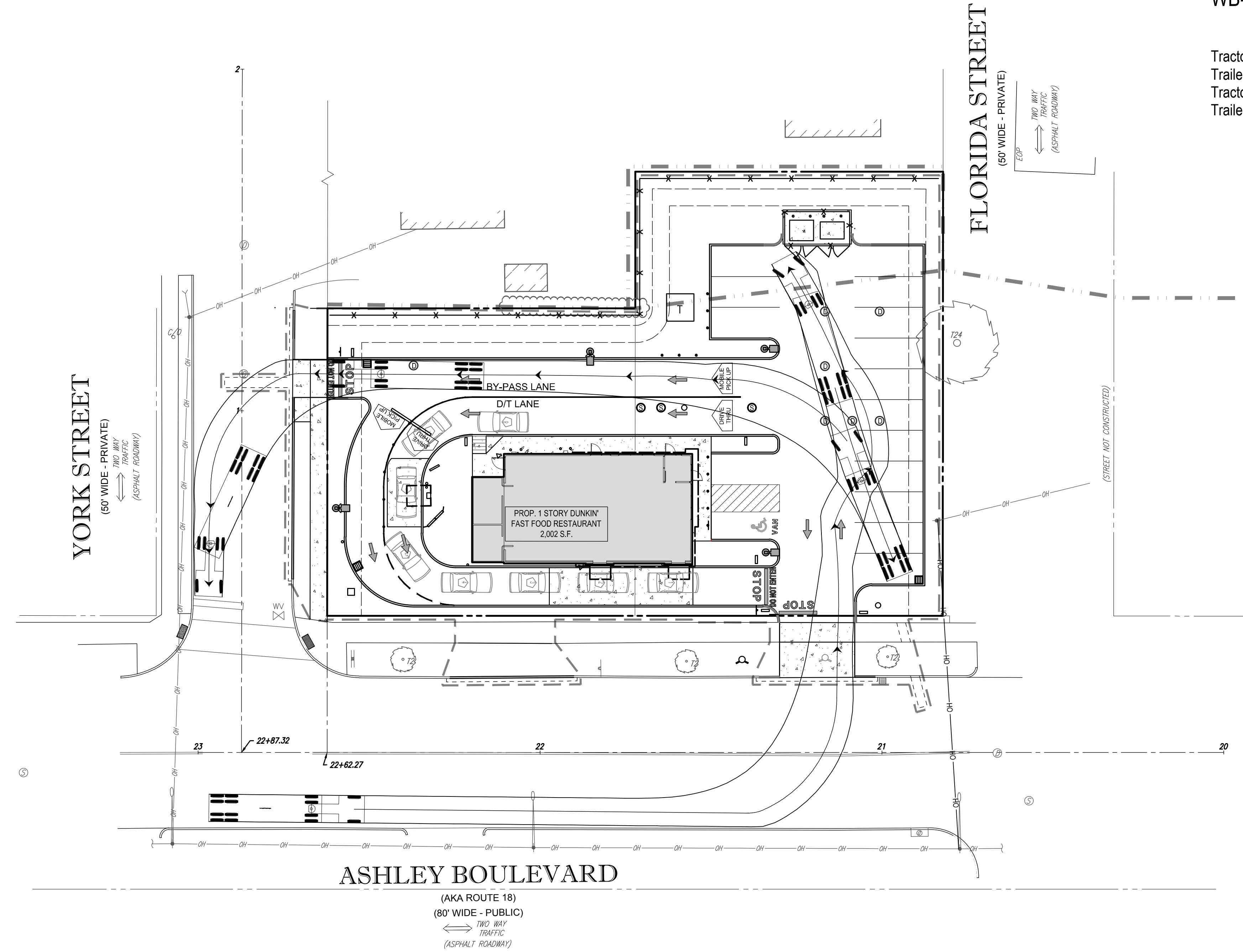
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811
Know what's below.
Call before you dig.



WB-40

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		



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REVISIONS

REV	DATE	COMMENT	BY
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PRELIMINARY

PROJECT No.: W181193
 DRAWN BY: DJO
 CHECKED BY: S.M.JAB
 DATE: 12/06/2018
 SCALE: AS NOTED
 CAD I.D.: W181193SS0

SITE DEVELOPMENT PLANS FOR

DUNKIN' BRANDS
 [eat.drink.think.]

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

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J. A. Beardino

JAMES A. BEARDINO
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE # 11111
 STATE OF MASSACHUSETTS

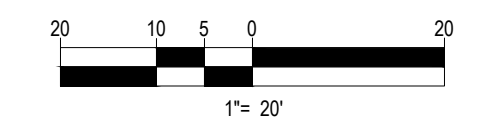
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TRUCK TURN PLAN

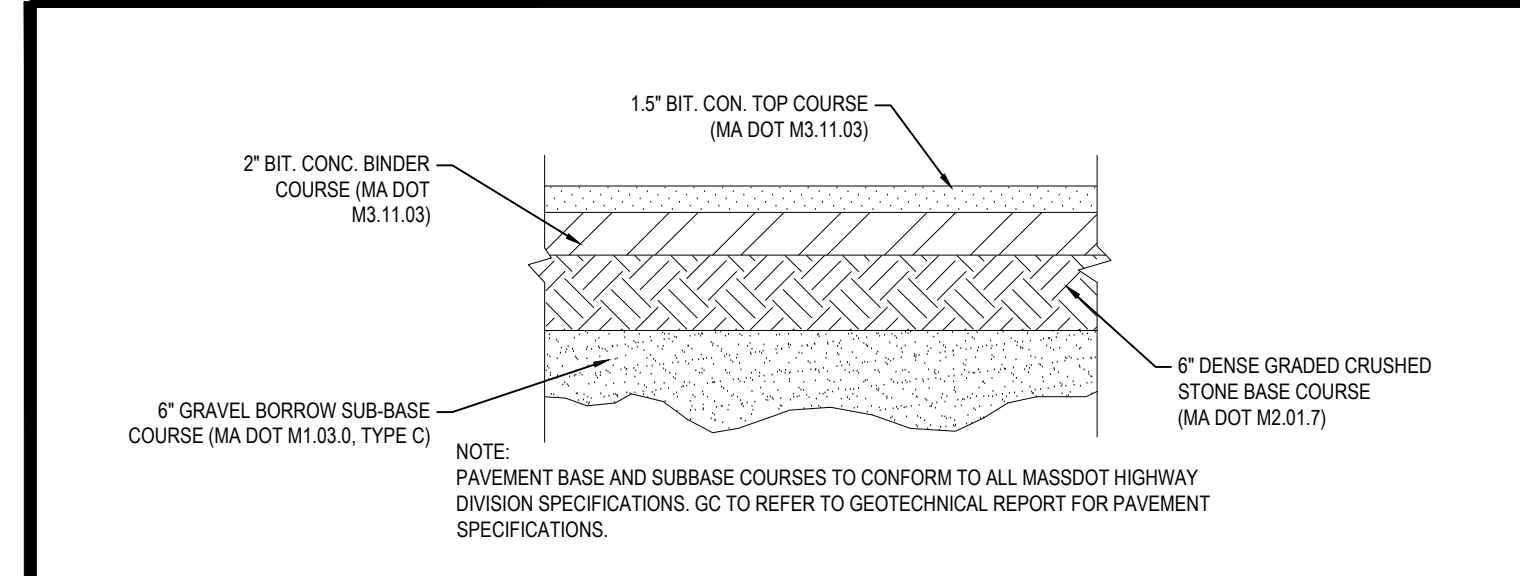
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12
 OF 15

REV 0 - 12/06/2018

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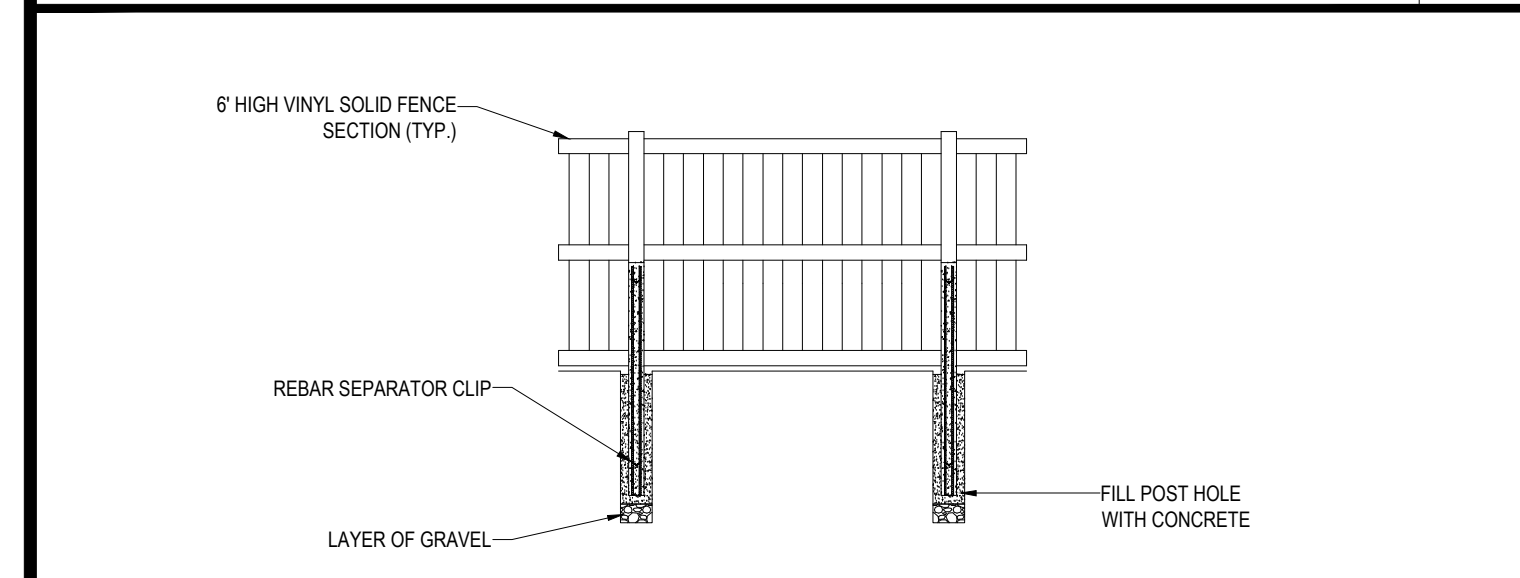
811
 Know what's below.
 Call before you dig.





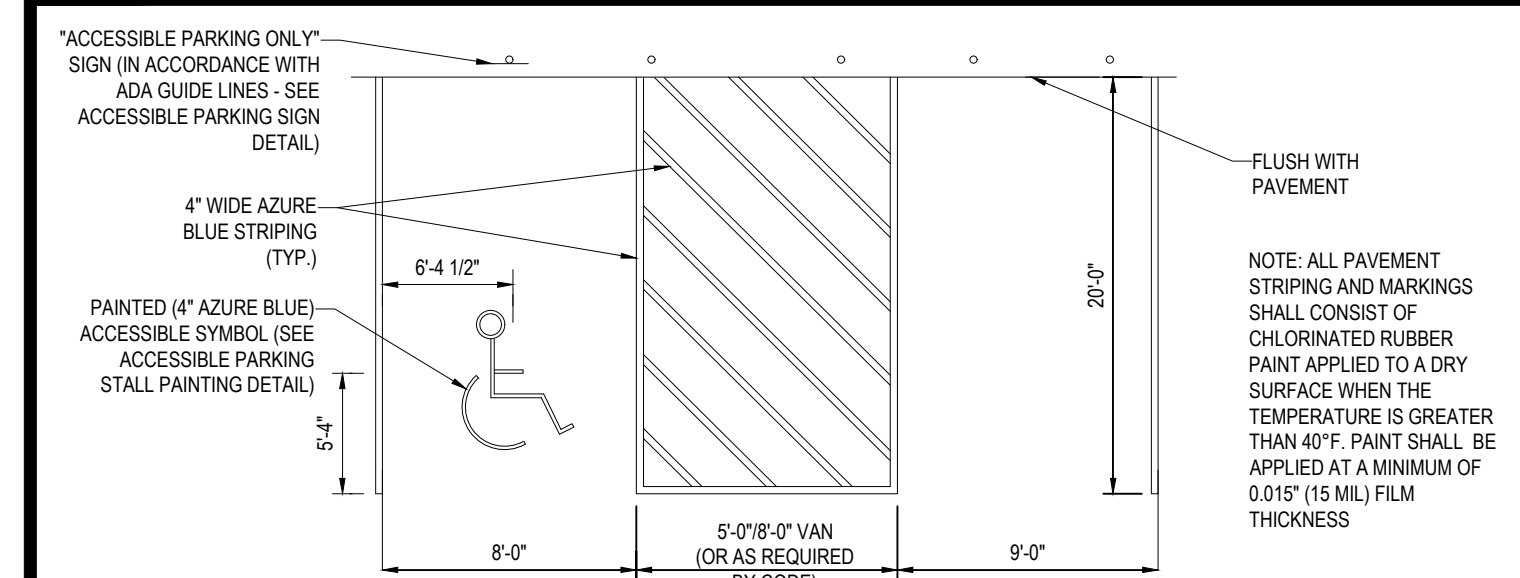
TYPICAL PAVEMENT SECTION

N.T.S.



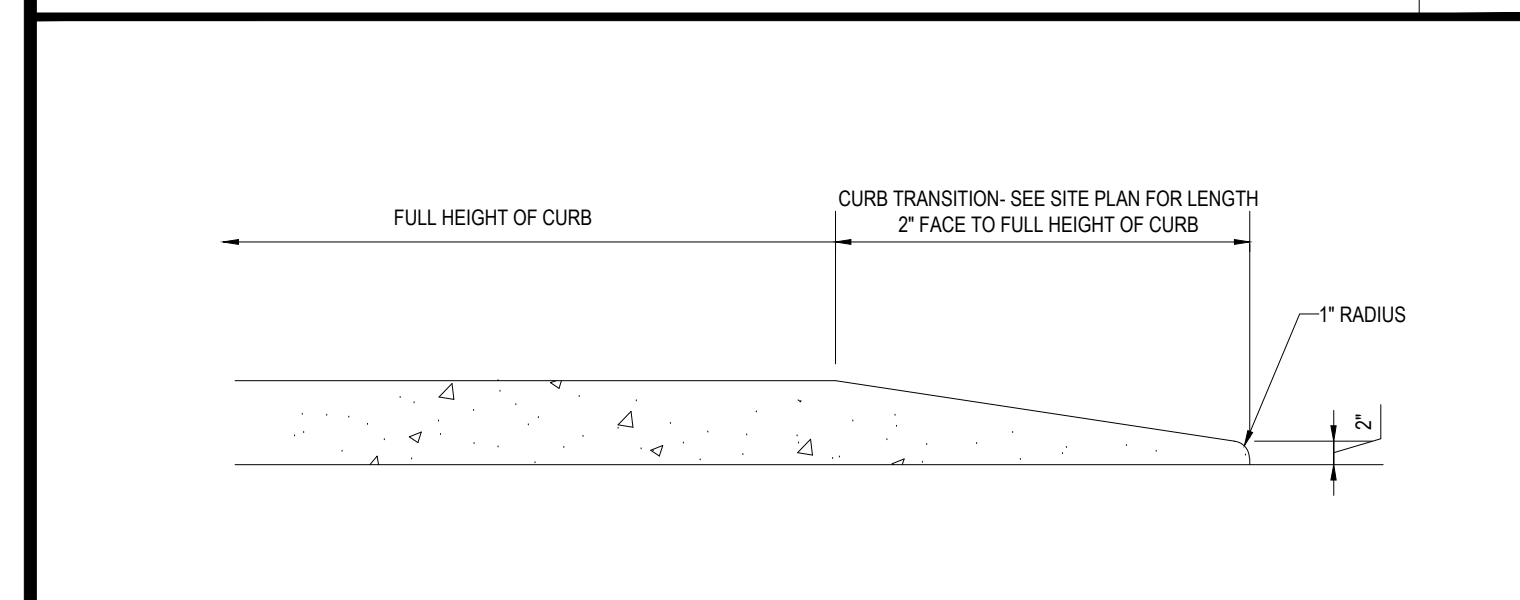
6' HIGH VINYL FENCE

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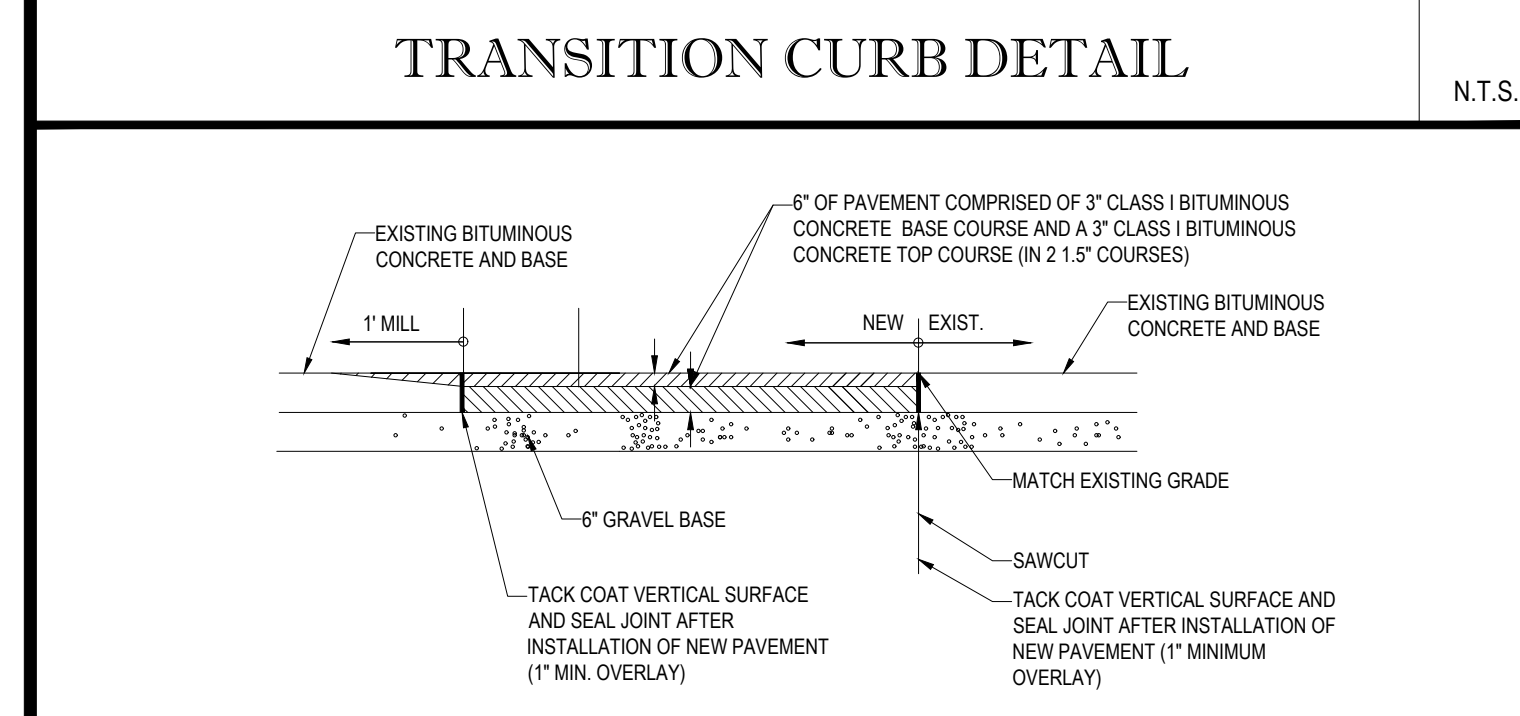
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL

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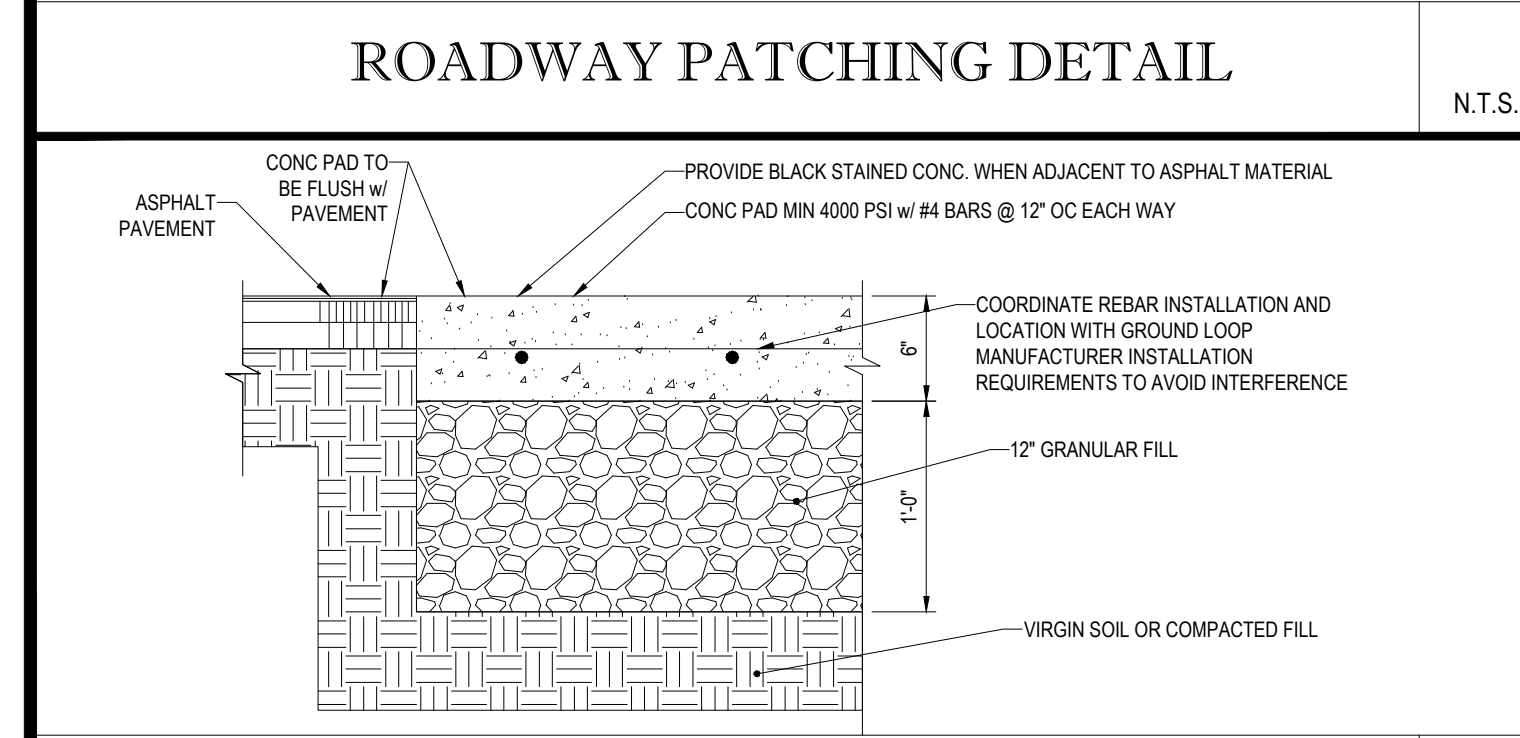
TRANSITION CURB DETAIL

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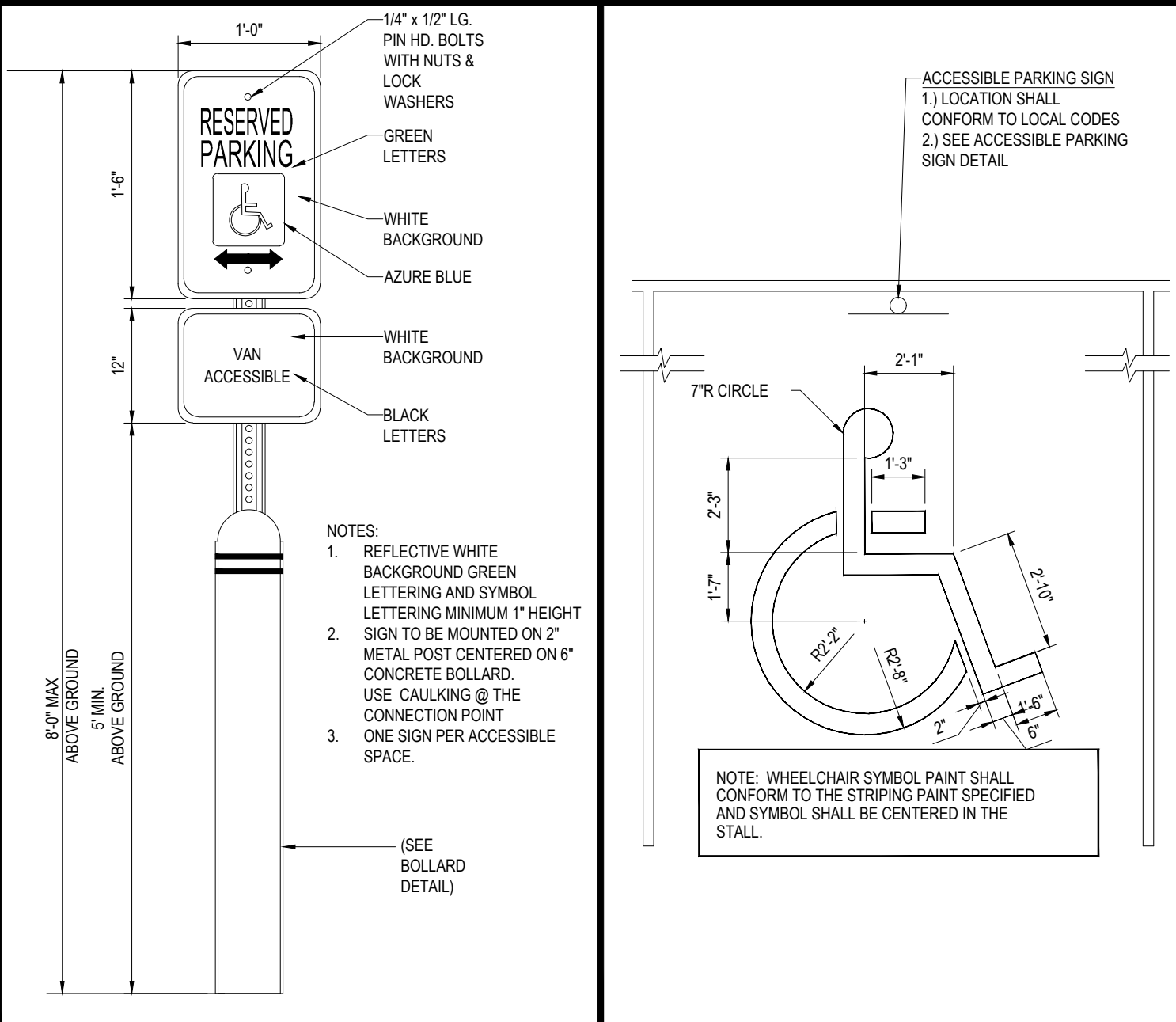
ROADWAY PATCHING DETAIL

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CONCRETE PAD

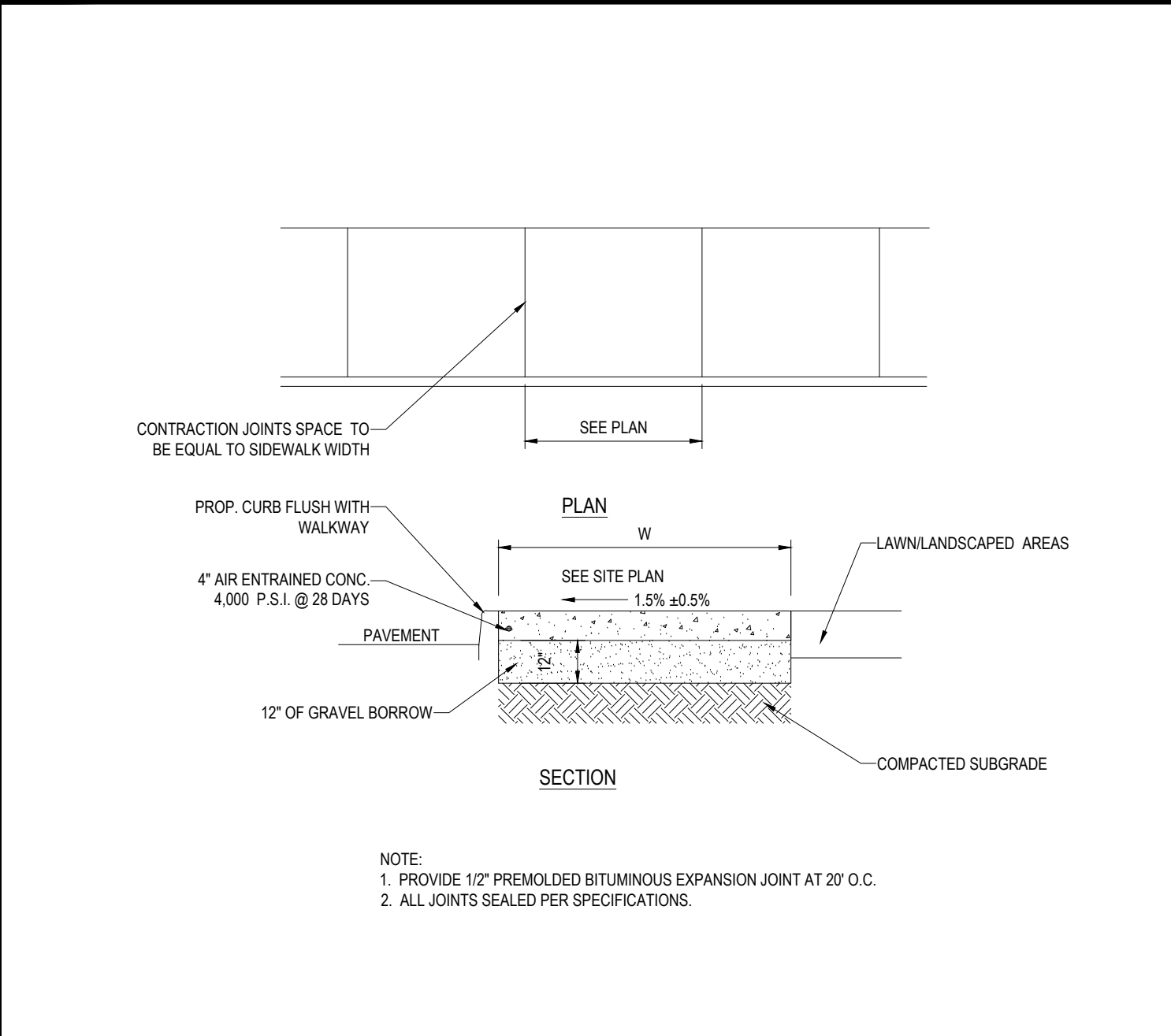
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ACCESSIBLE PARK SIGN W/ BOLLARD

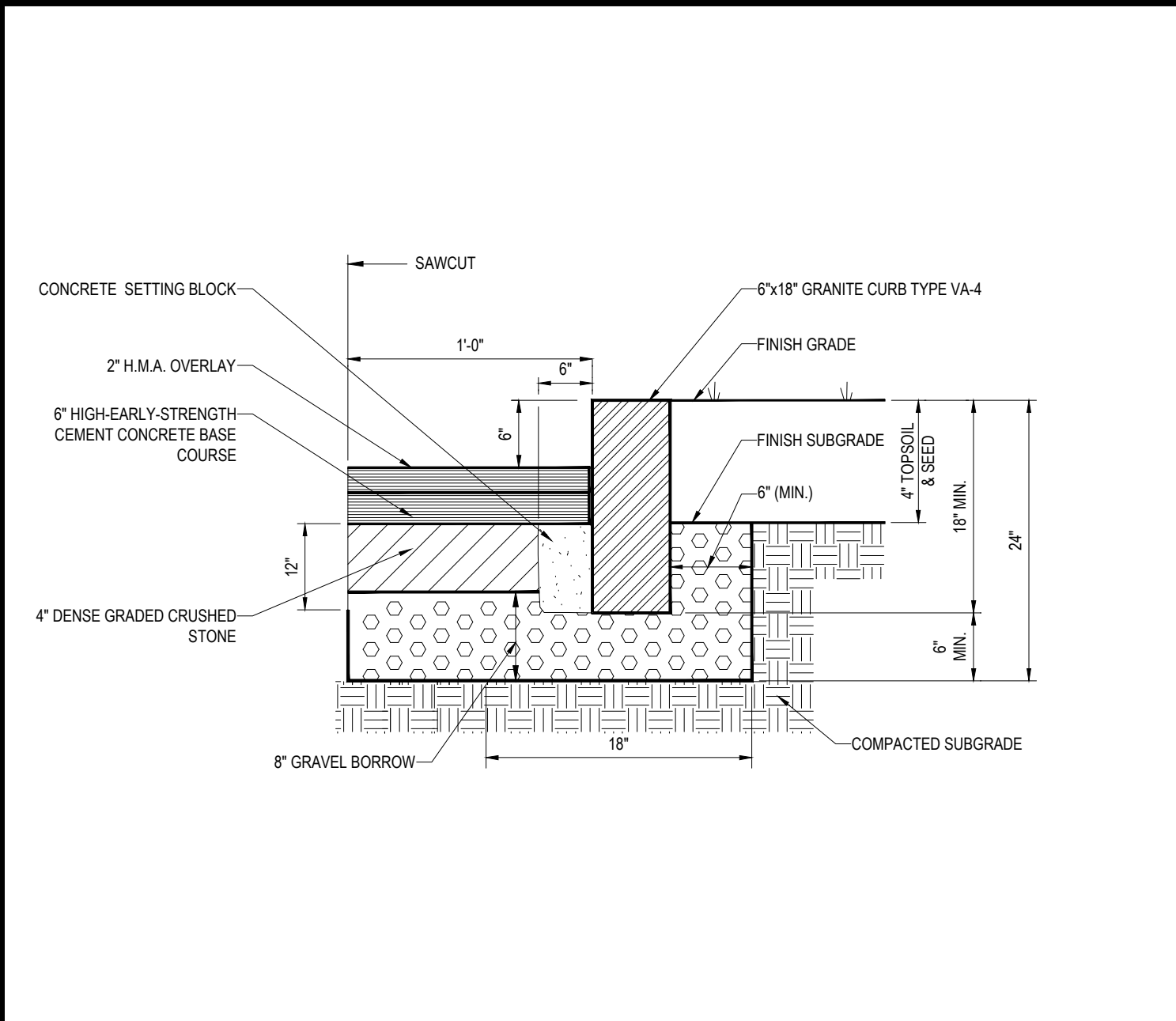
ACCESSIBLE STALL PAINTING DETAIL

N.T.S.



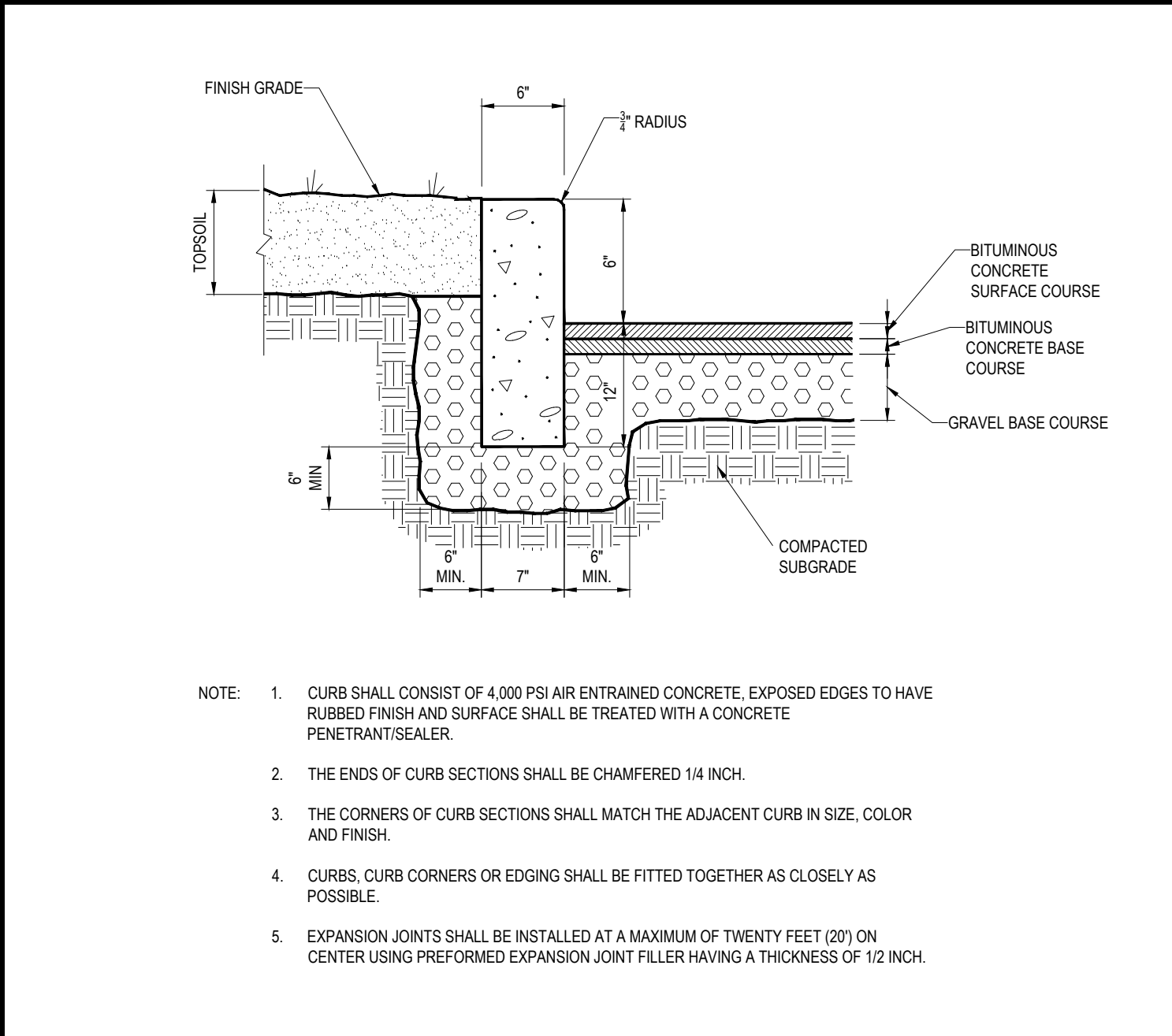
SIDEWALK DETAIL WITHIN ROW

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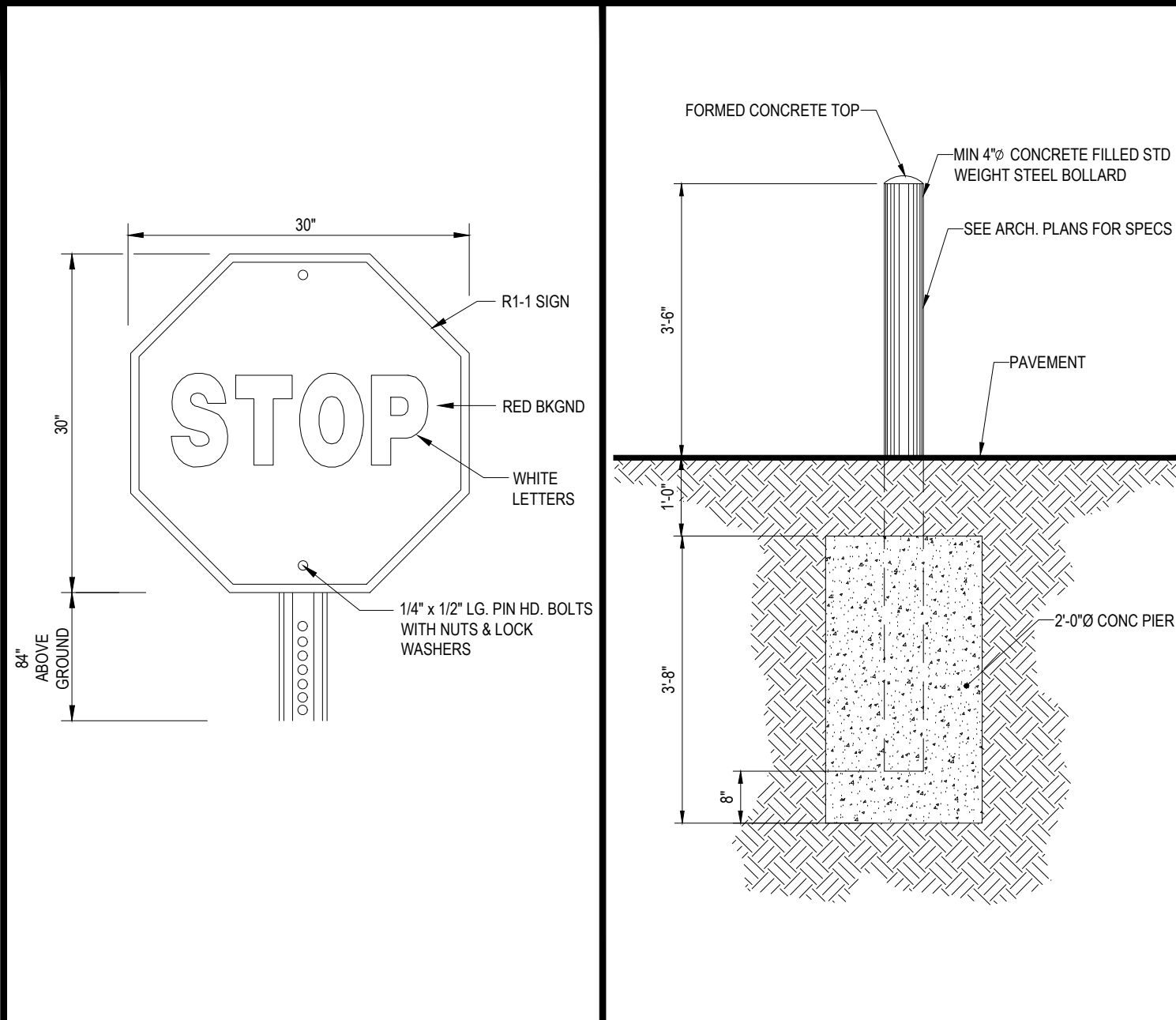
VERTICAL GRANITE CURB DETAIL (FOR USE IN R.O.W.)

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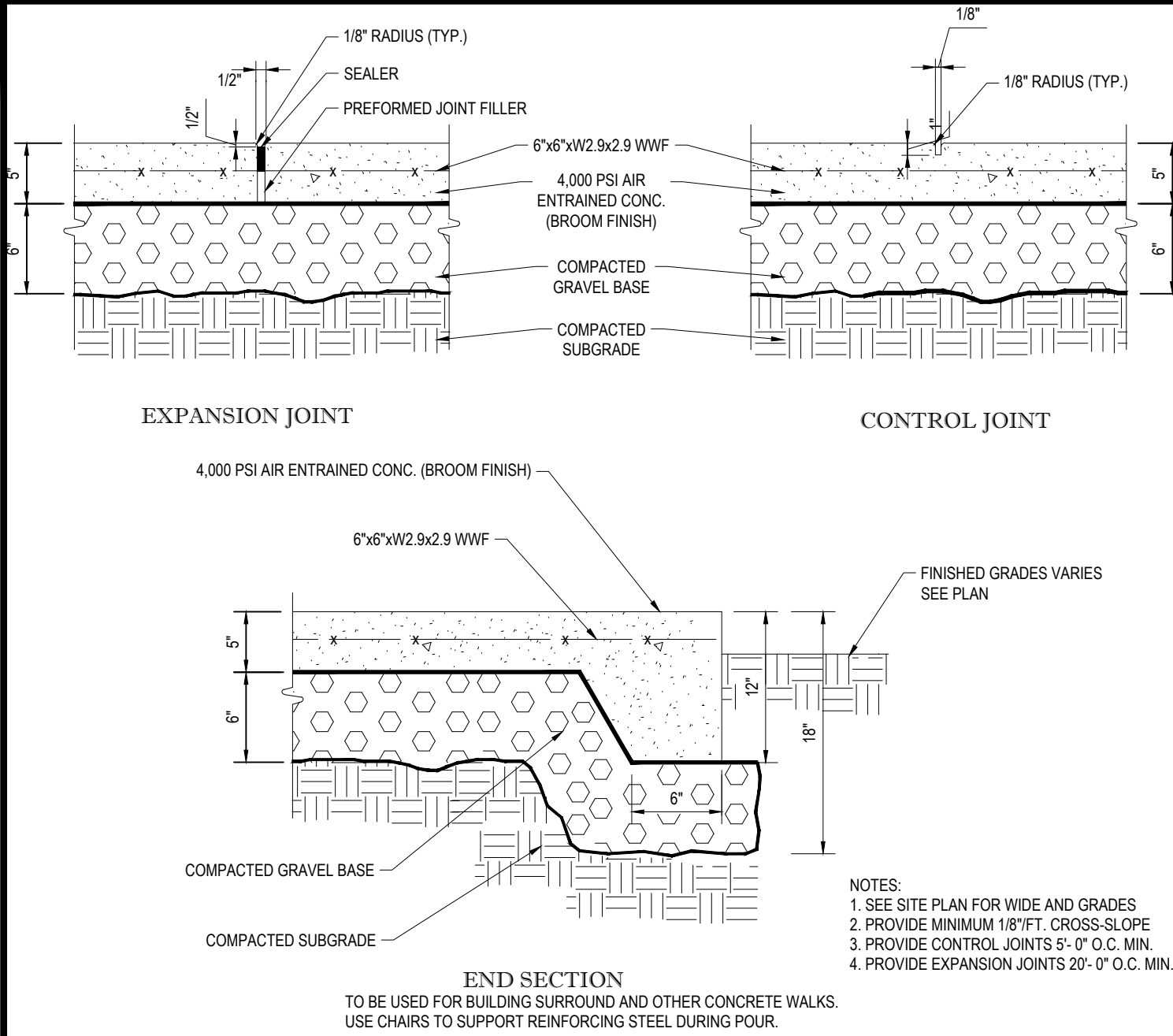
PRECAST CONCRETE CURB DETAIL

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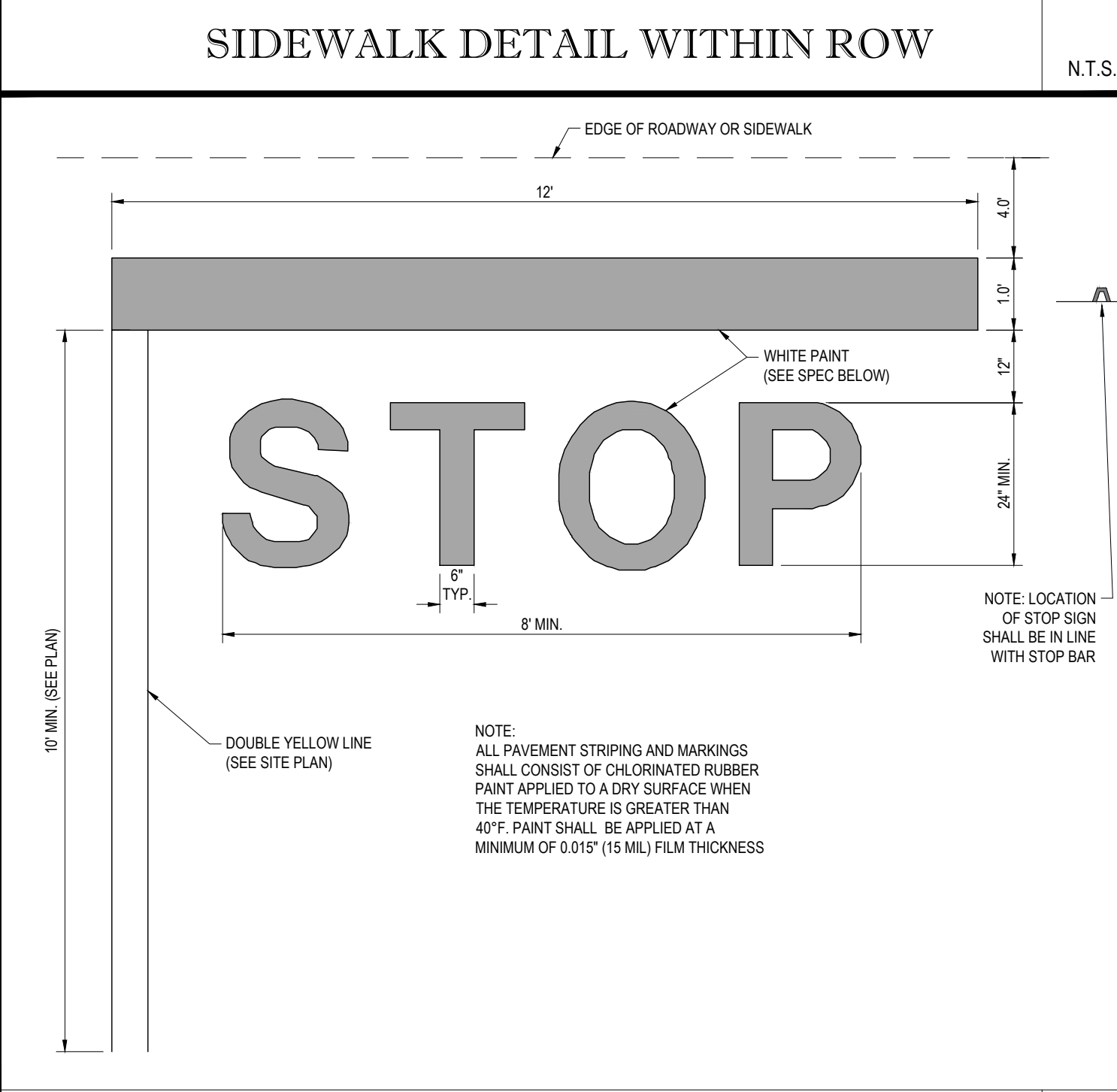
'STOP' SIGN

N.T.S.



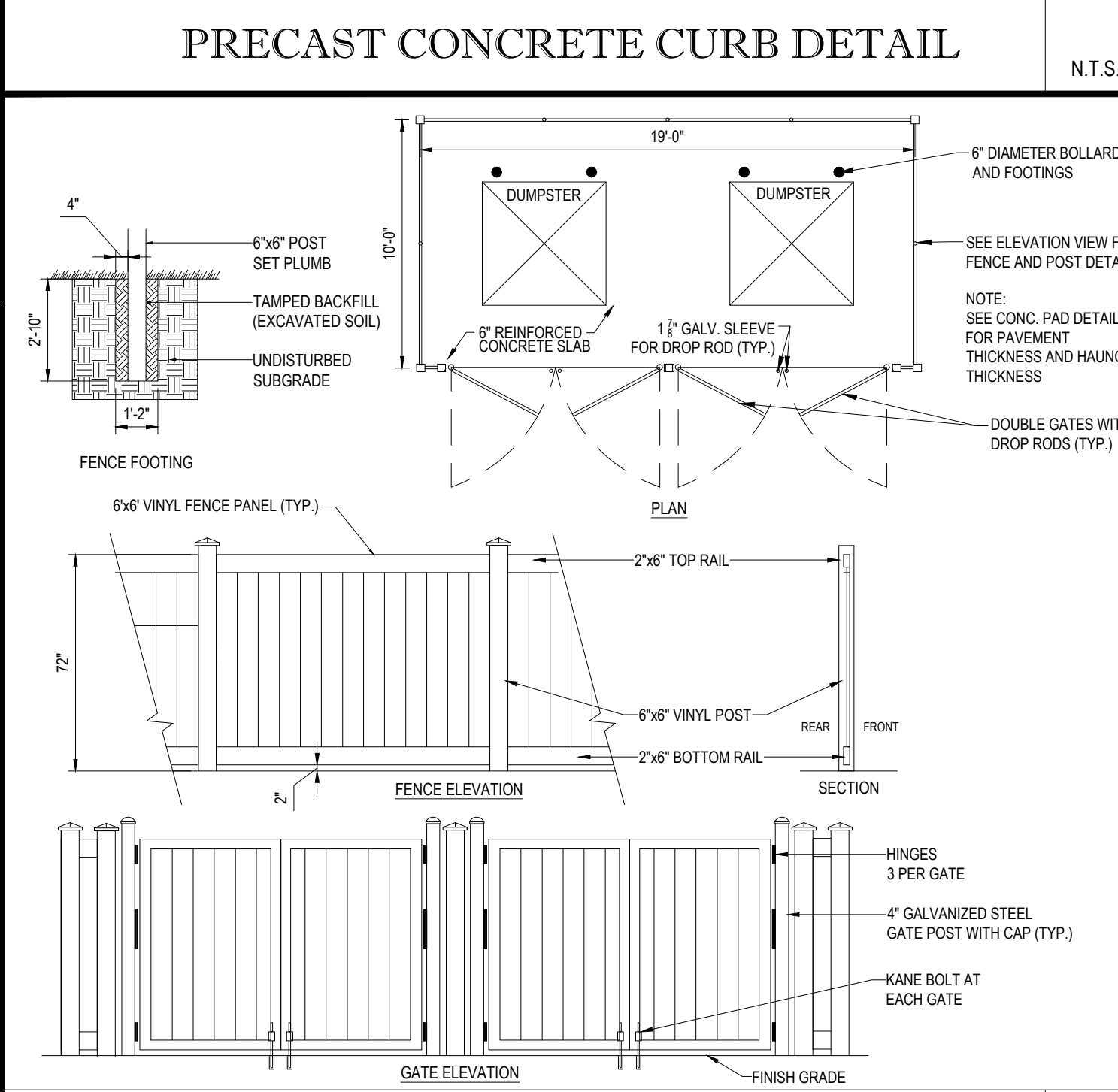
MONOLITHIC CONC. SIDEWALK DETAILS

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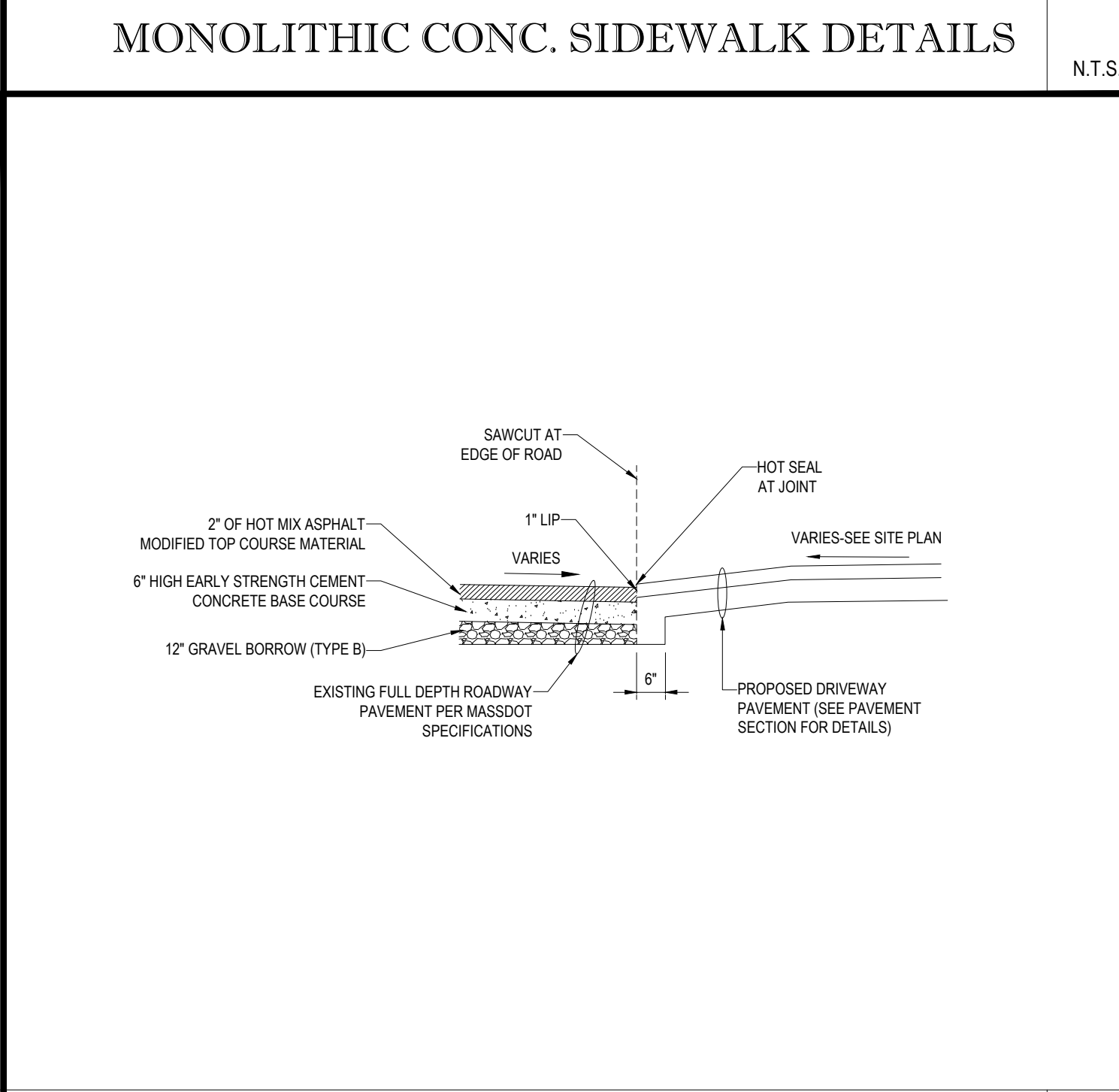
'STOP' BAR DETAIL

N.T.S.



TRASH ENCLOSURE FENCE DETAIL

N.T.S.



DRIVEWAY CONSTRUCTION DETAIL

N.T.S.

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PRELIMINARY

PROJECT No.: W181193
 DRAWN BY: DJO
 CHECKED BY: S.J.M./JAB
 DATE: 12/08/2018
 SCALE: AS NOTED
 CAD I.D.: W181193S50

PROJECT: **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
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J. A. Beaudino

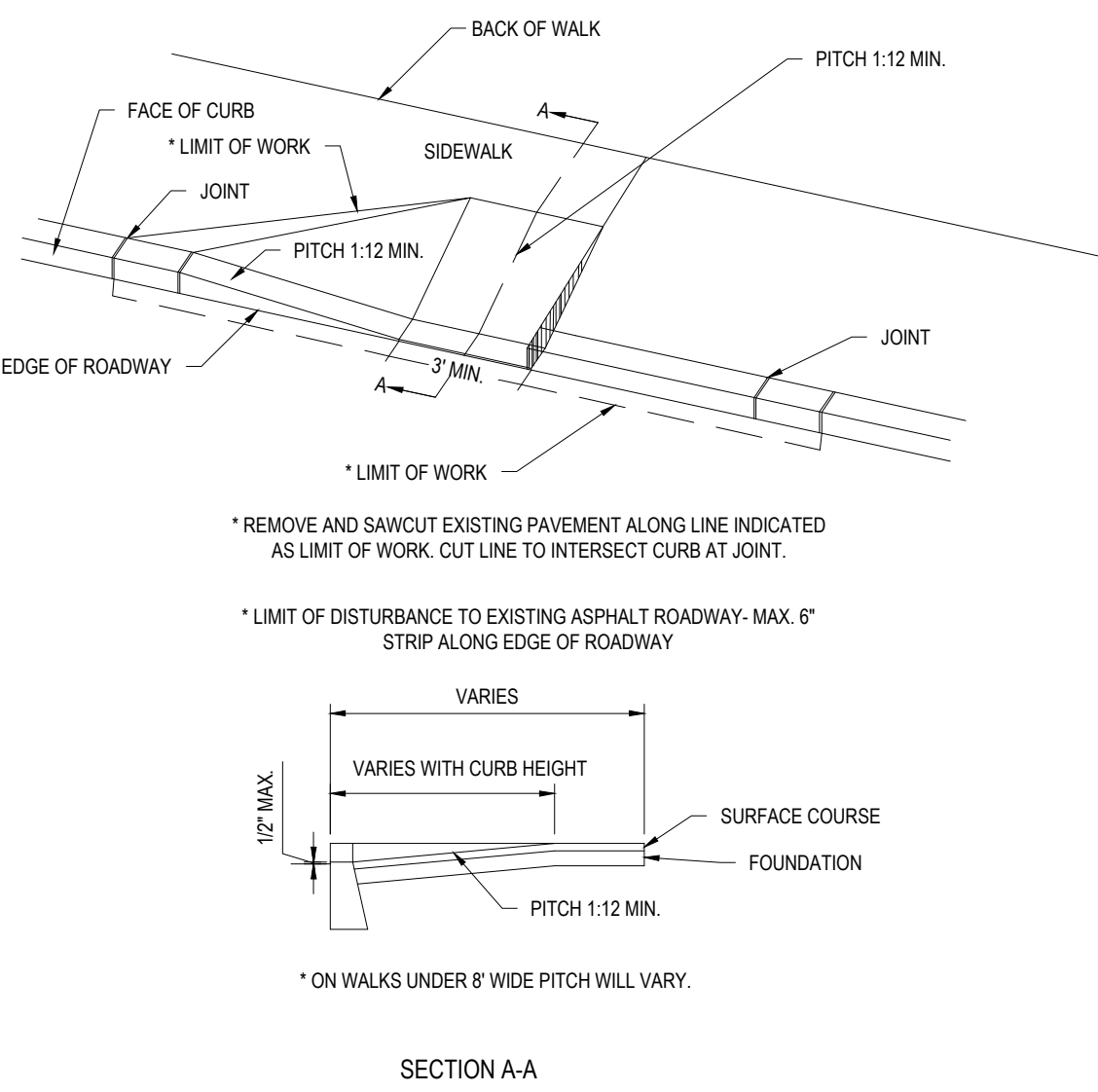
REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF MASSACHUSETTS
 LICENSE # 10000

SHEET TITLE: **CONSTRUCTION DETAIL SHEET**

SHEET NUMBER: **13** OF 15

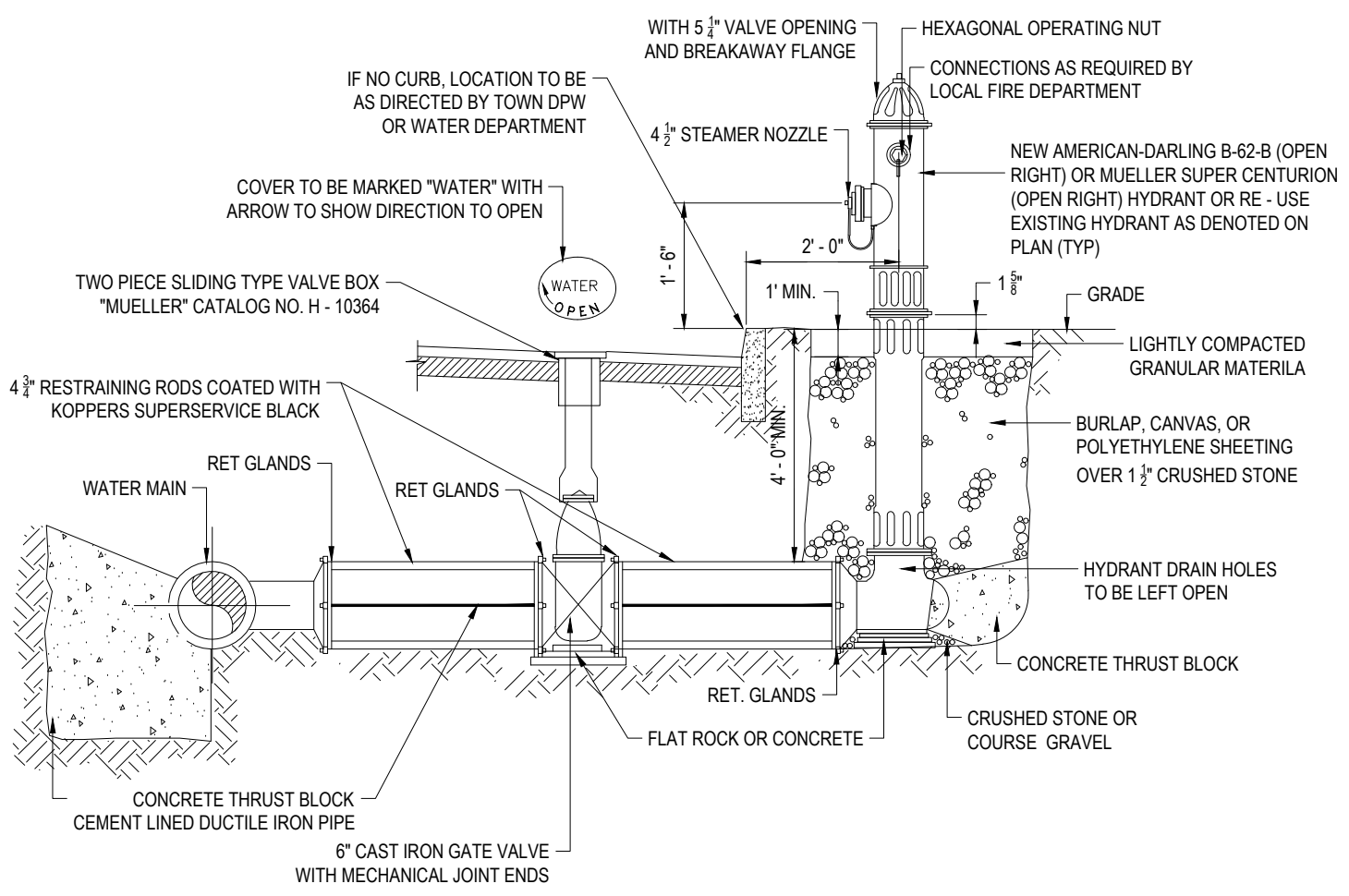
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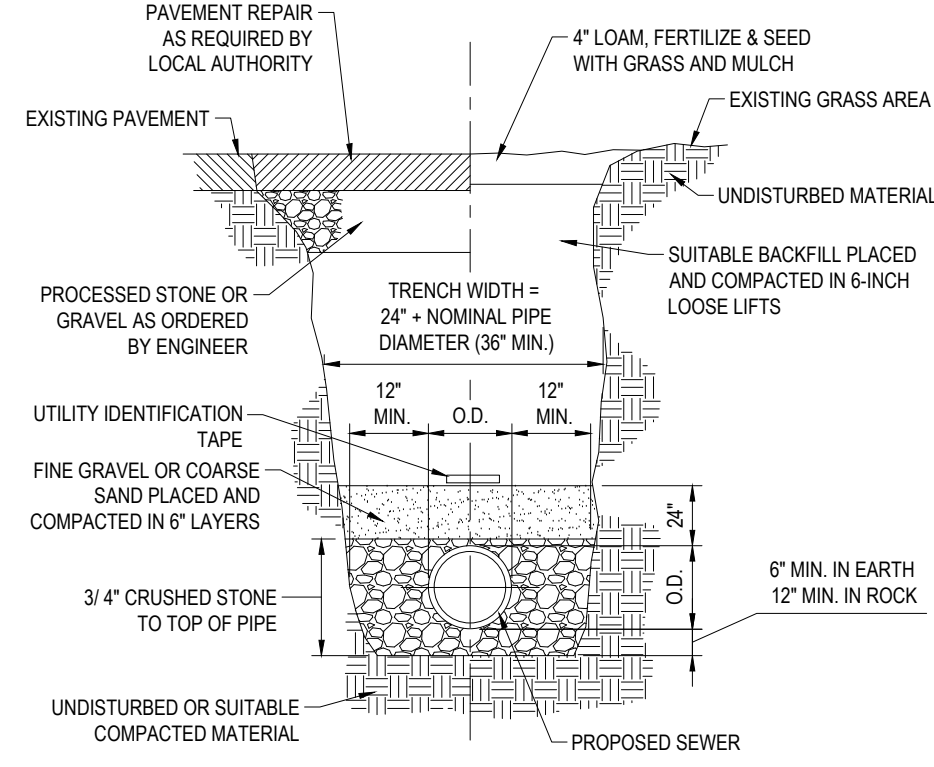
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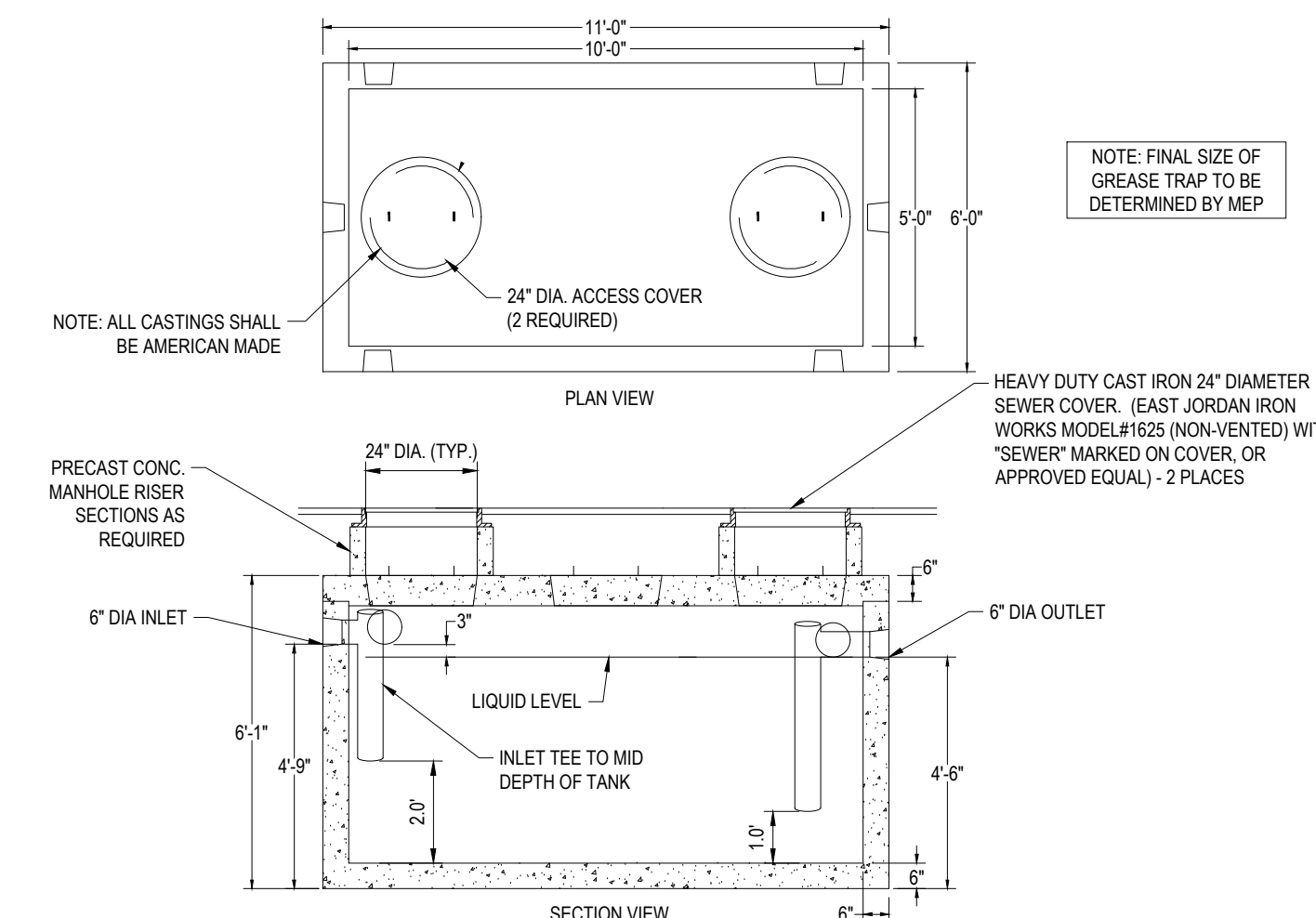
HYDRANT & VALVE INSTALLATION

N.T.S.



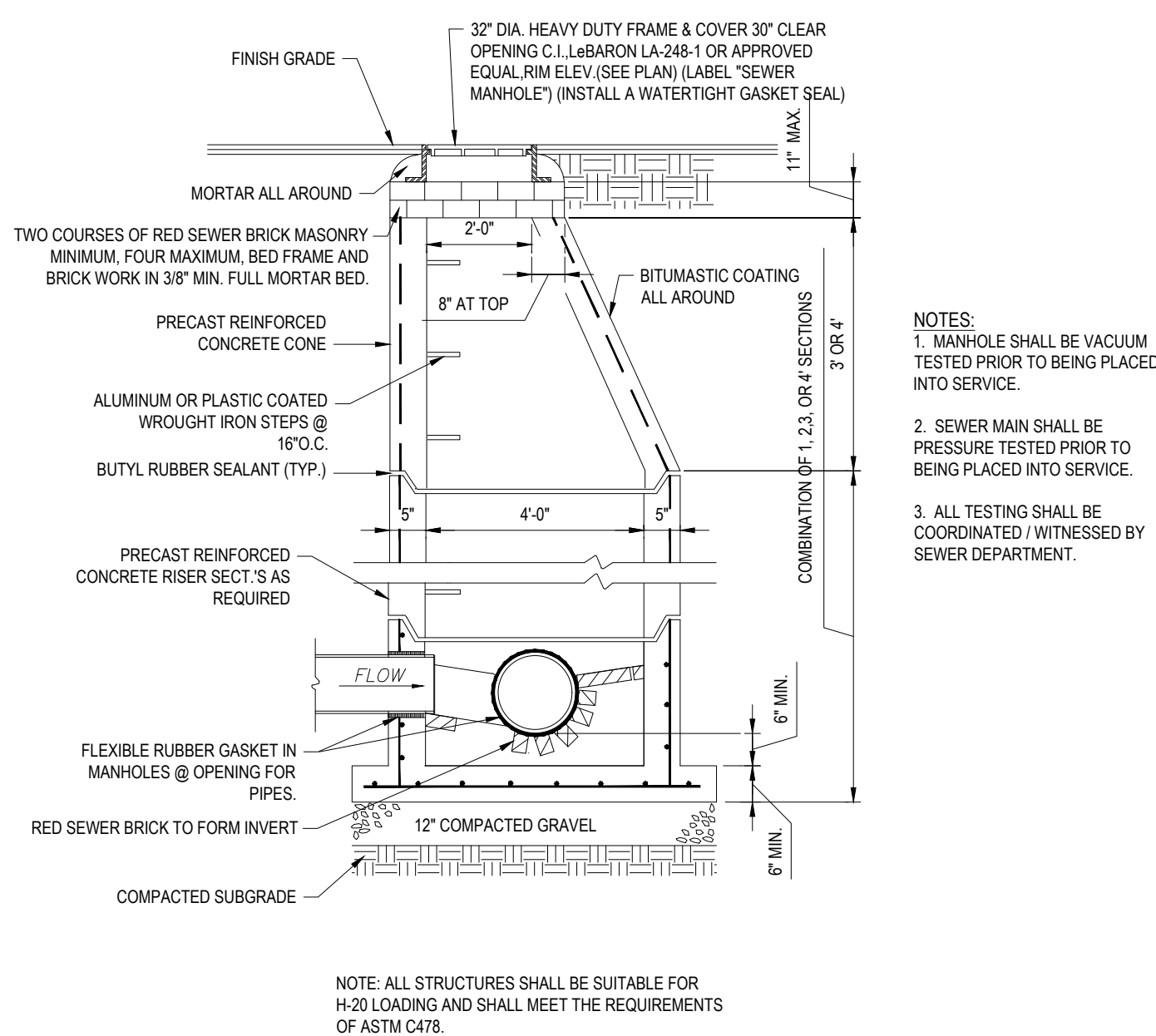
SEWER TRENCH DETAIL

N.T.S.



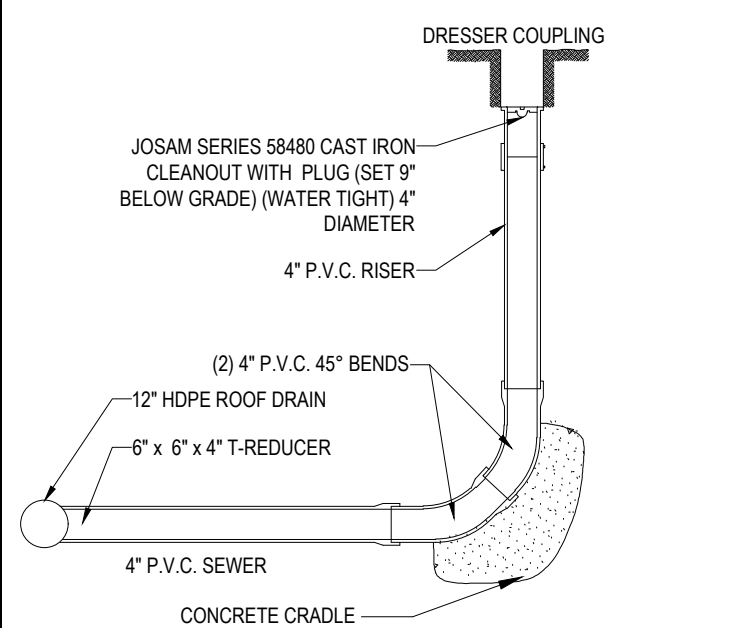
GREASE TRAP DETAIL

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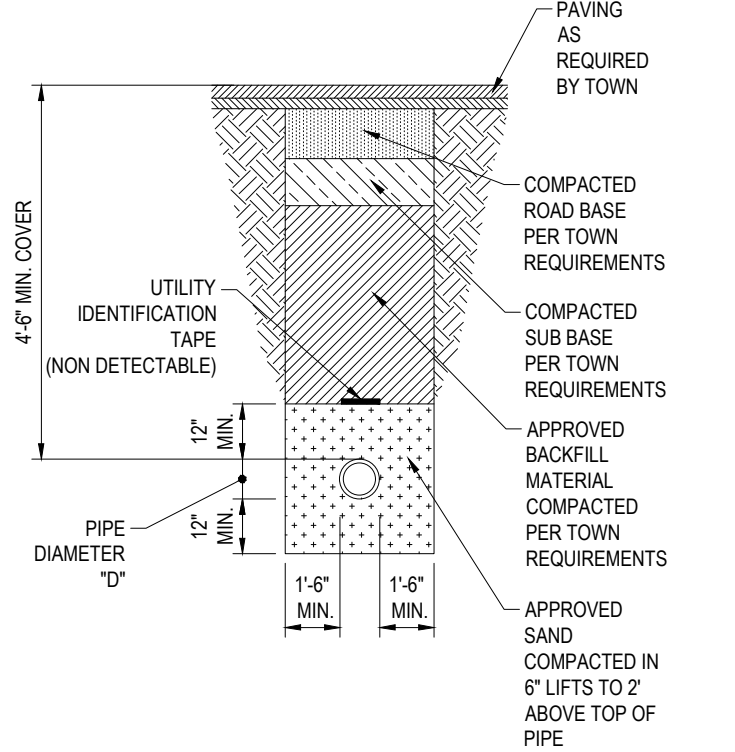
TYP. PRECAST CONCRETE SANITARY MANHOLE

N.T.S.



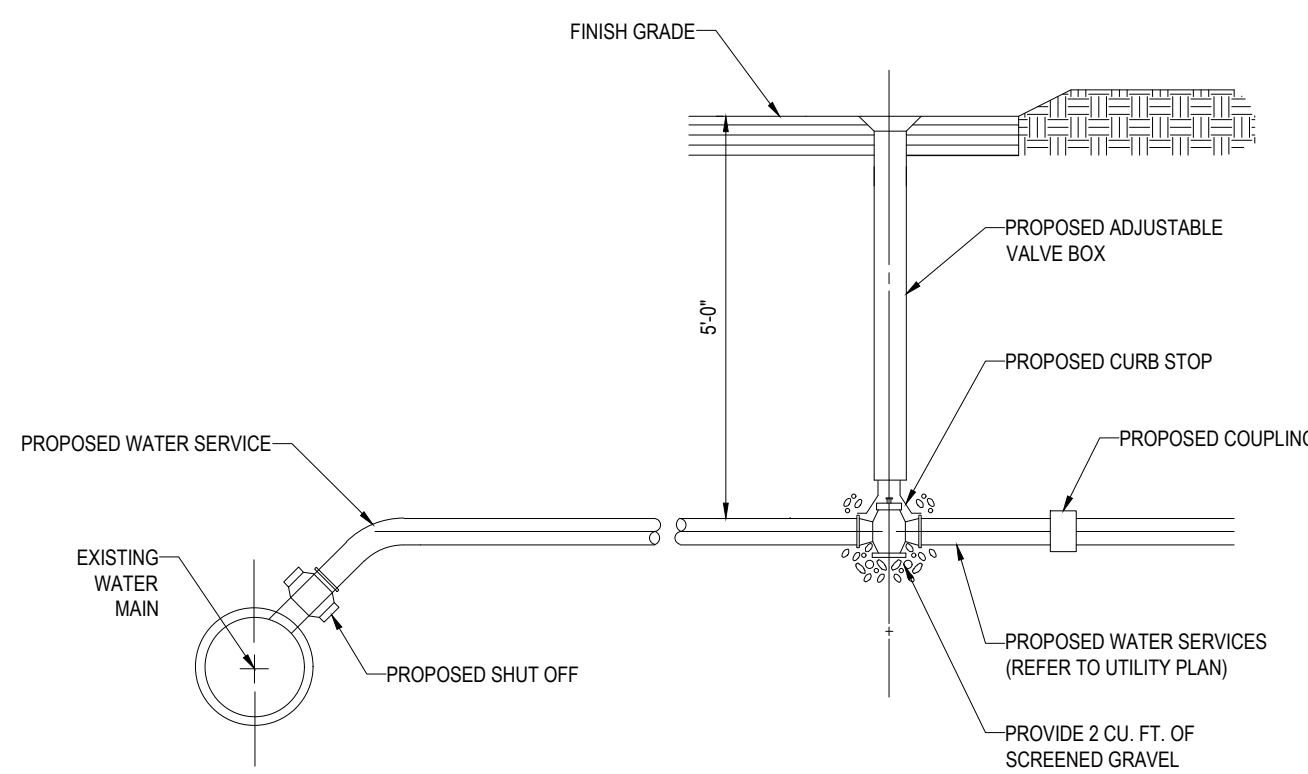
CLEANOUT DETAIL

N.T.S.



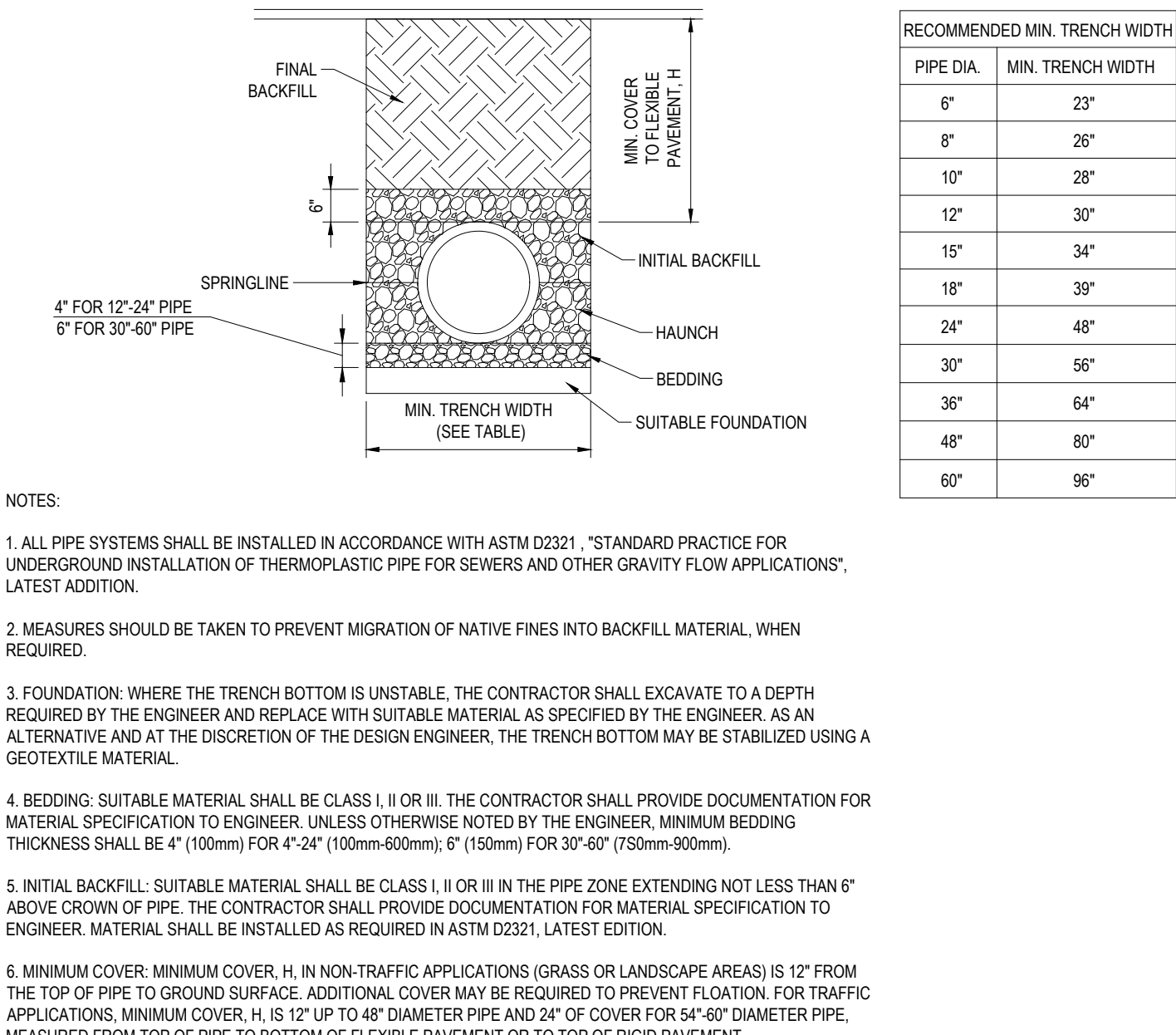
TYPICAL WATER TRENCH

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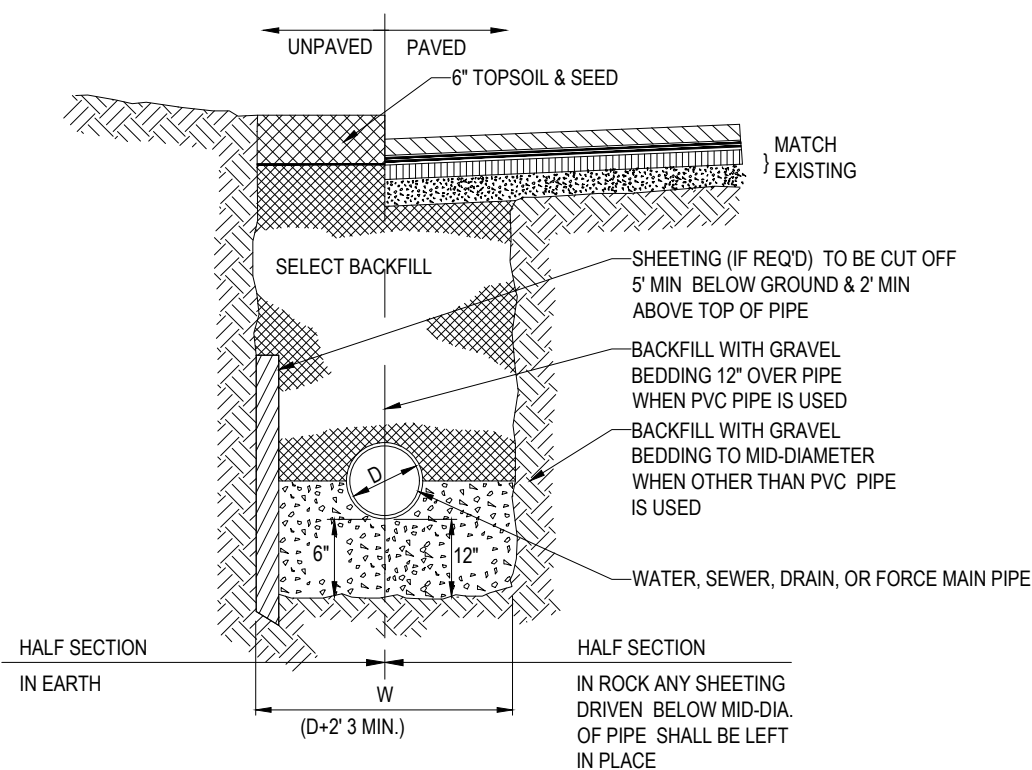
SERVICE CONNECTION DETAIL

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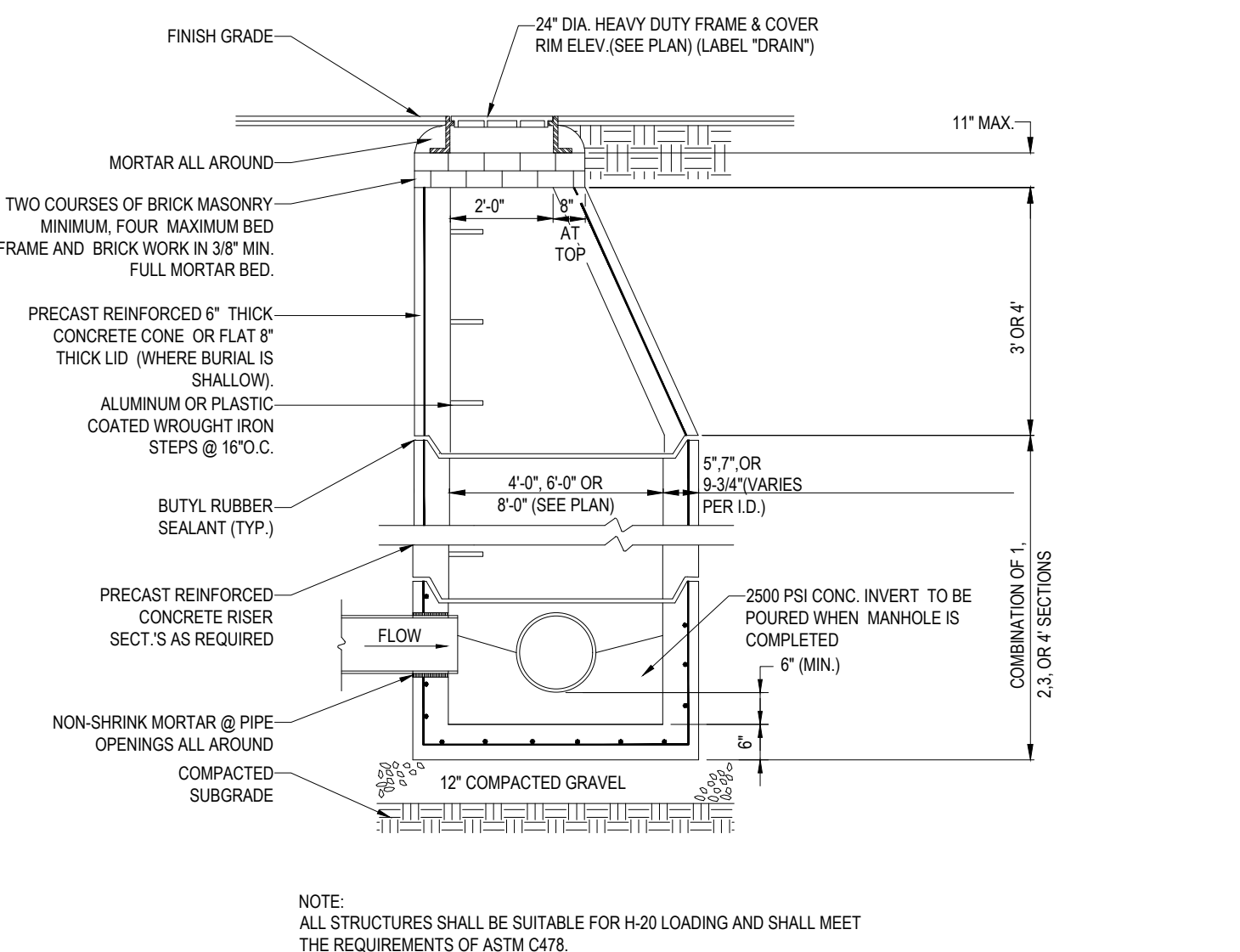
HDPE STORM DRAINAGE TRENCH

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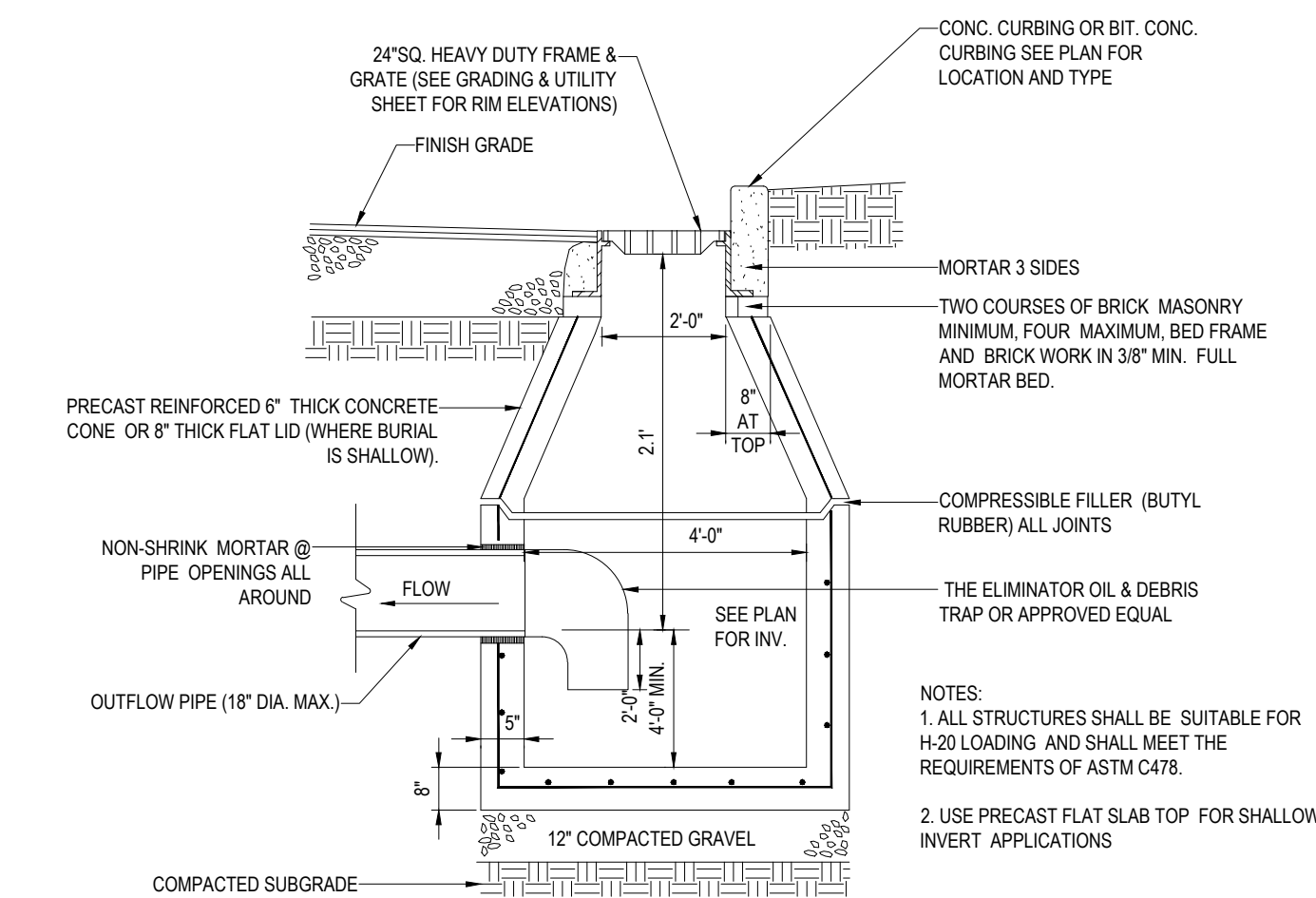
TYPICAL UTILITY TRENCH

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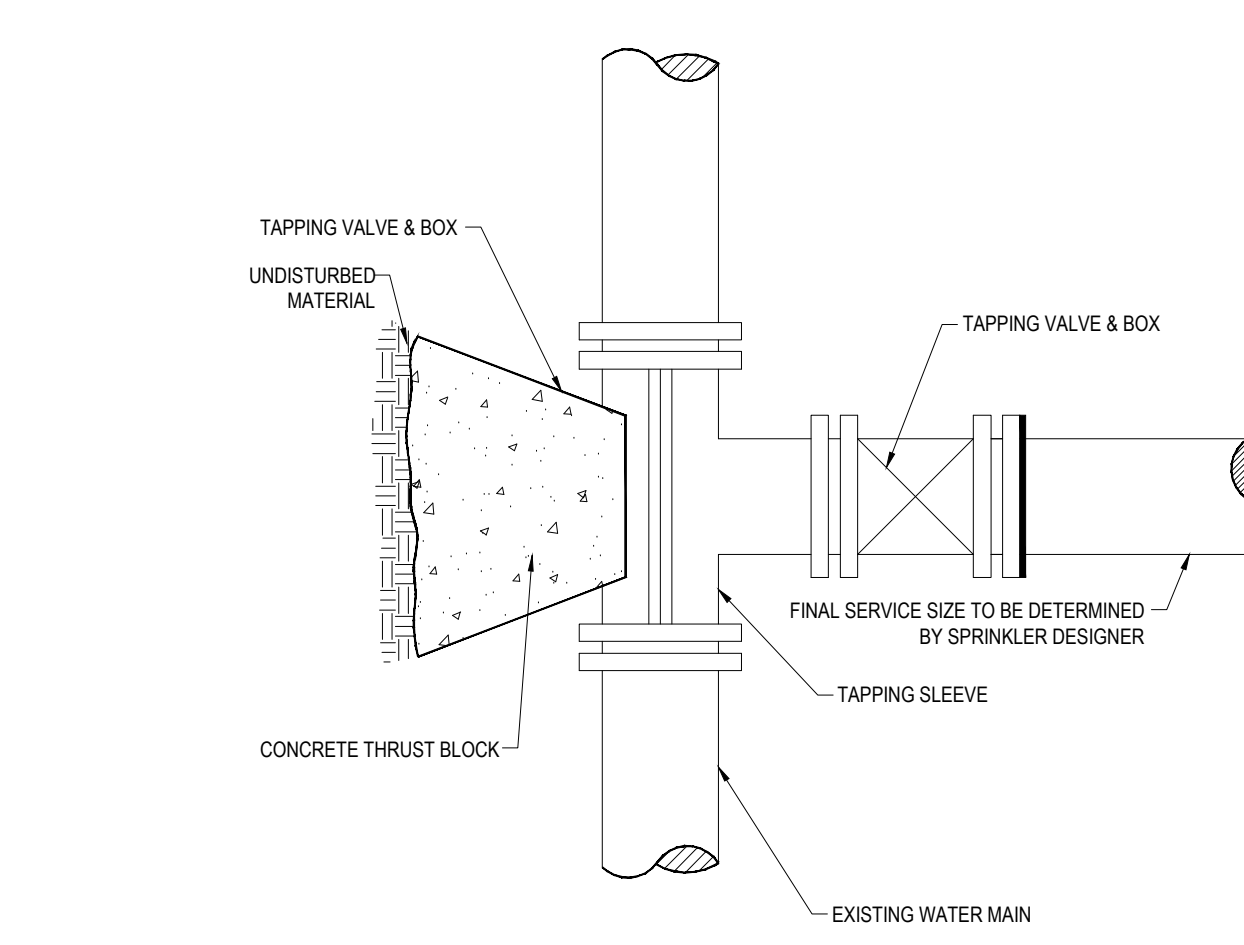
TYP. PRECAST CONCRETE MANHOLE STORM DRAIN

N.T.S.



PRECAST CONCRETE DEEP SUMP CATCH BASIN DETAIL

N.T.S.



TAPPING SLEEVE & GATE VALVE DETAIL

N.T.S.

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PRELIMINARY

PROJECT No.: W181193
 DRAWN BY: DJO
 CHECKED BY: S.M.J.A.B.
 DATE: 12/08/2018
 SCALE: AS NOTED
 CAD I.D.: W181193S50

PROJECT: **SITE DEVELOPMENT PLANS** FOR **Dynkin BRANDS**

LOCATION OF SITE
 MAP #127D, LOTS #89 & #98
 970 ASHLEY BLVD
 CITY OF NEW BEDFORD
 BRISTOL COUNTY,
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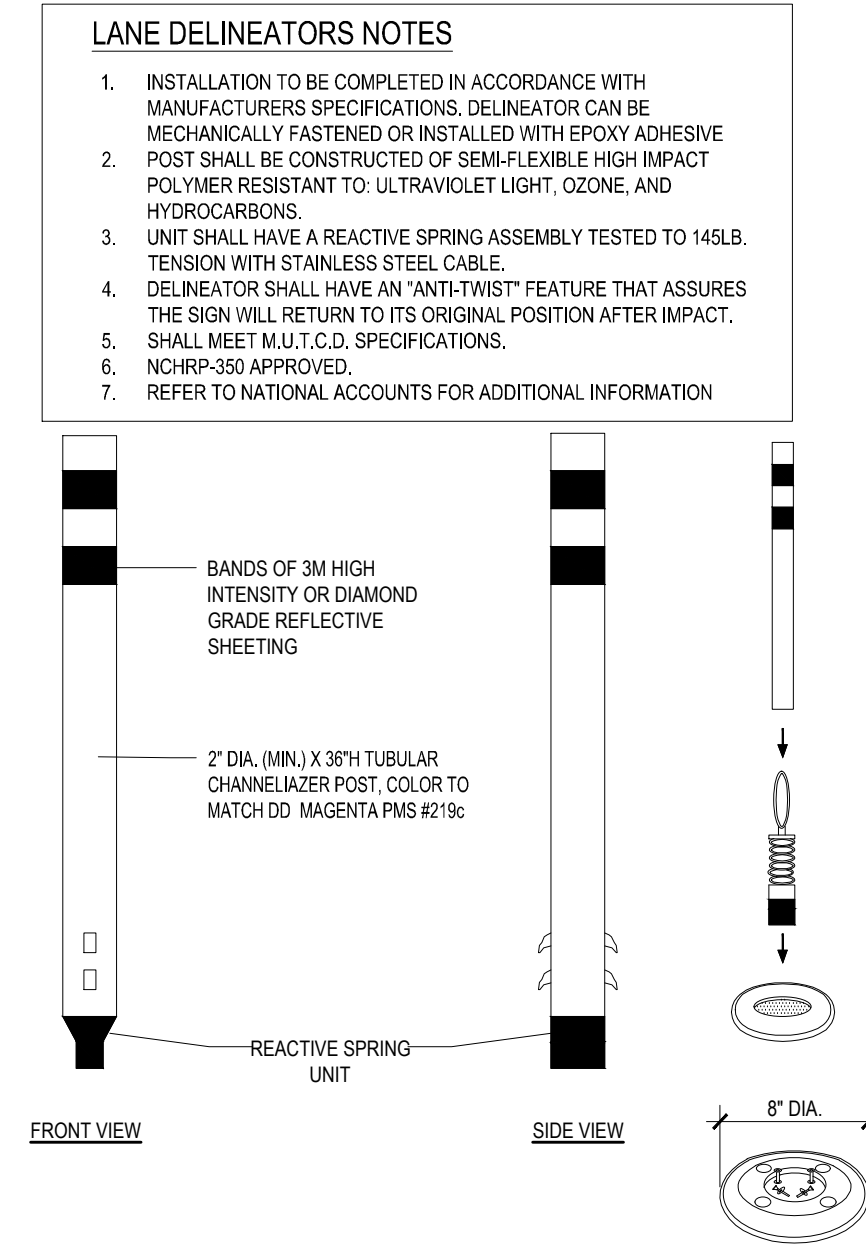
REGISTERED PROFESSIONAL ENGINEER
 STATE OF MASSACHUSETTS
 LICENSE # 10000

SHEET TITLE:
CONSTRUCTION DETAIL SHEET

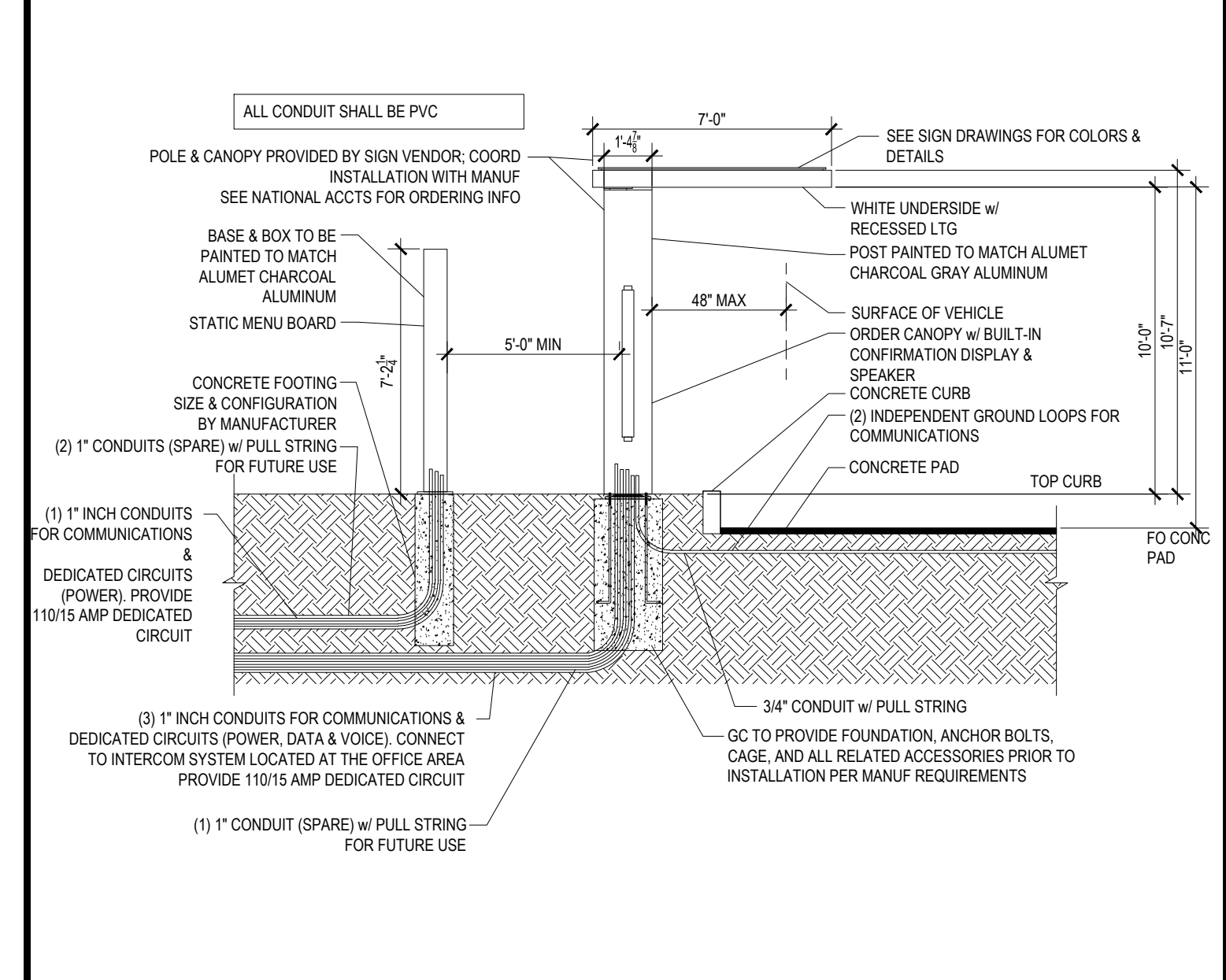
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 OF 15

REV 0 - 12/06/2018

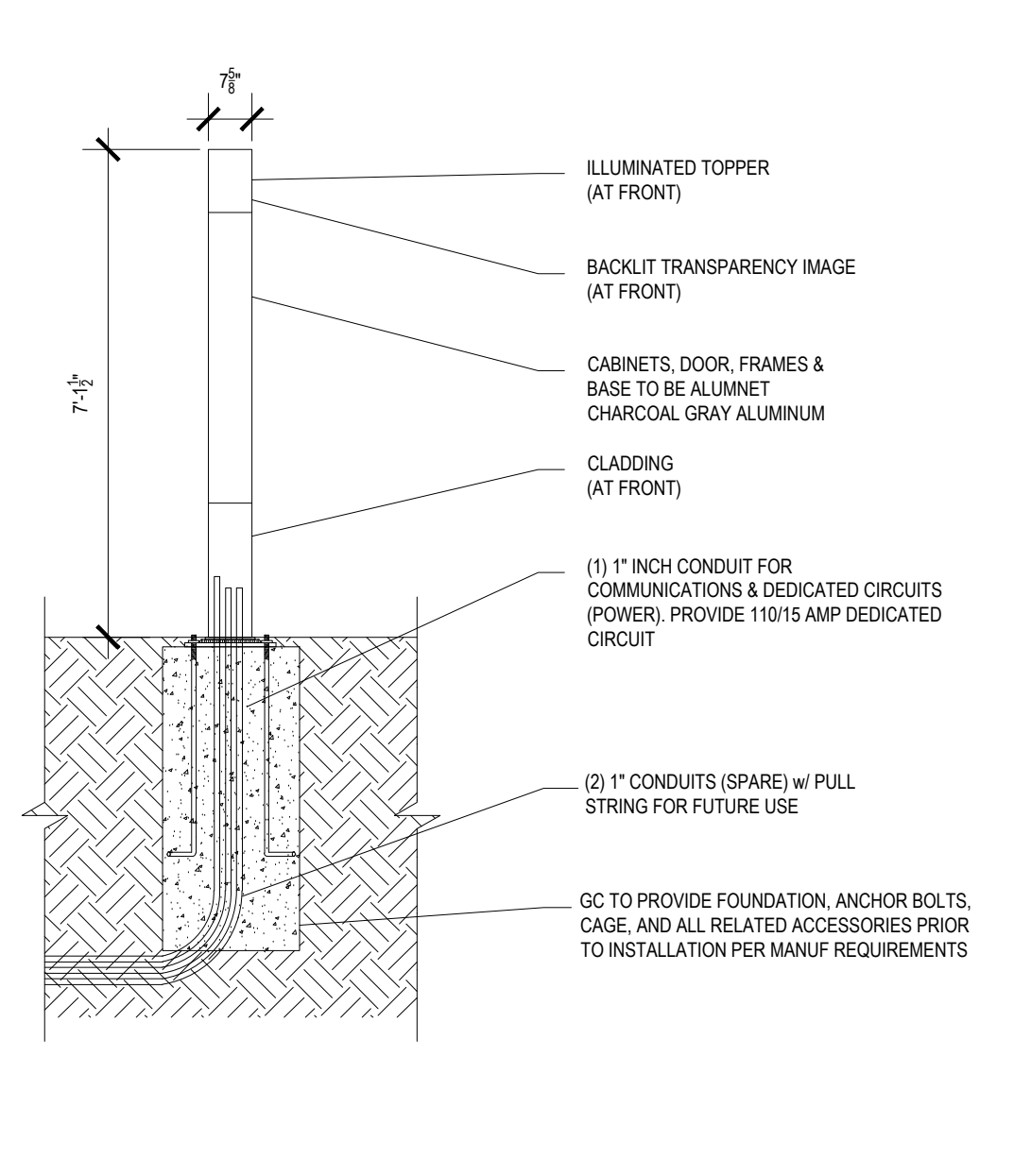
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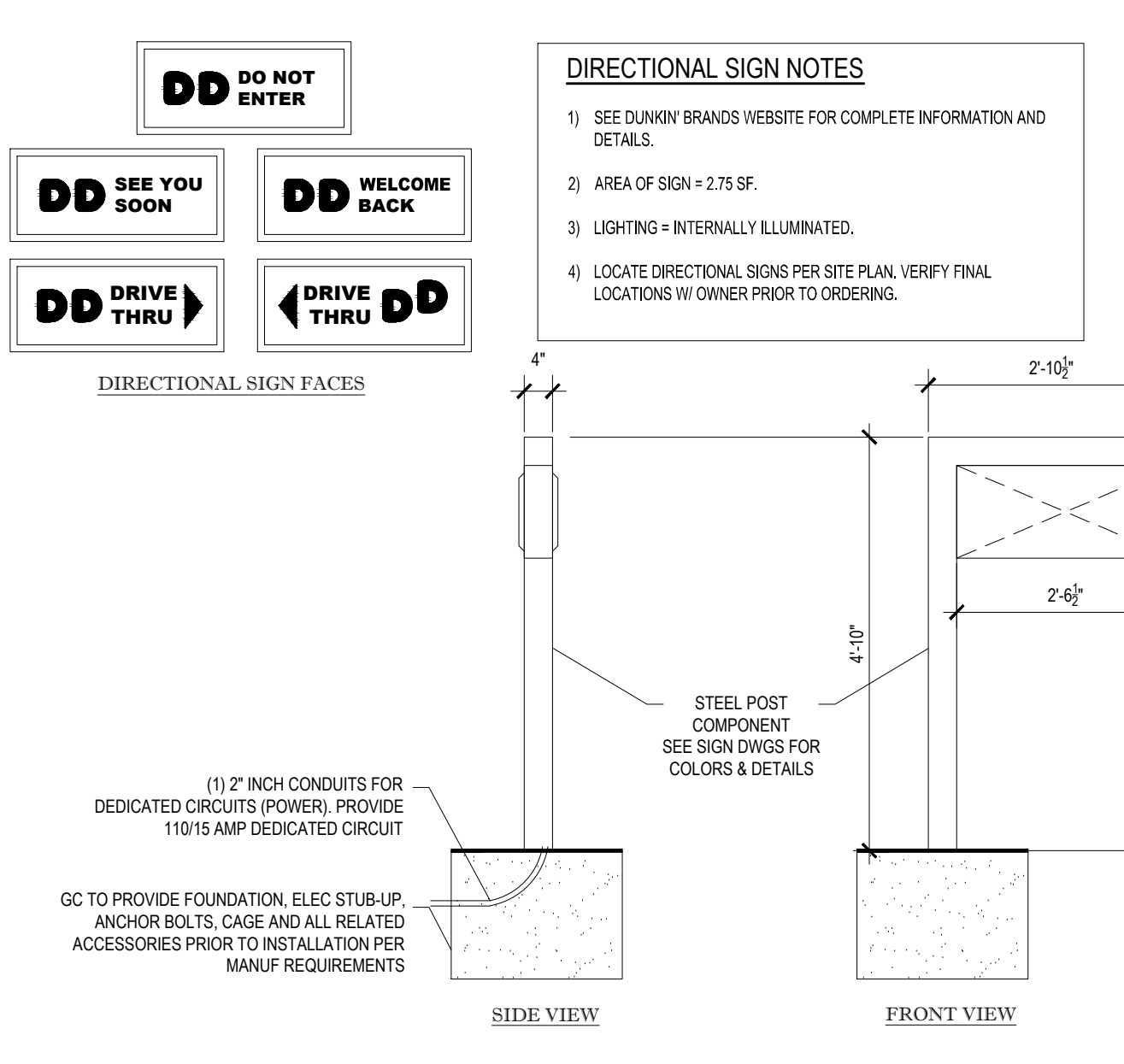
LANE DELINEATOR DETAILS N.T.S.



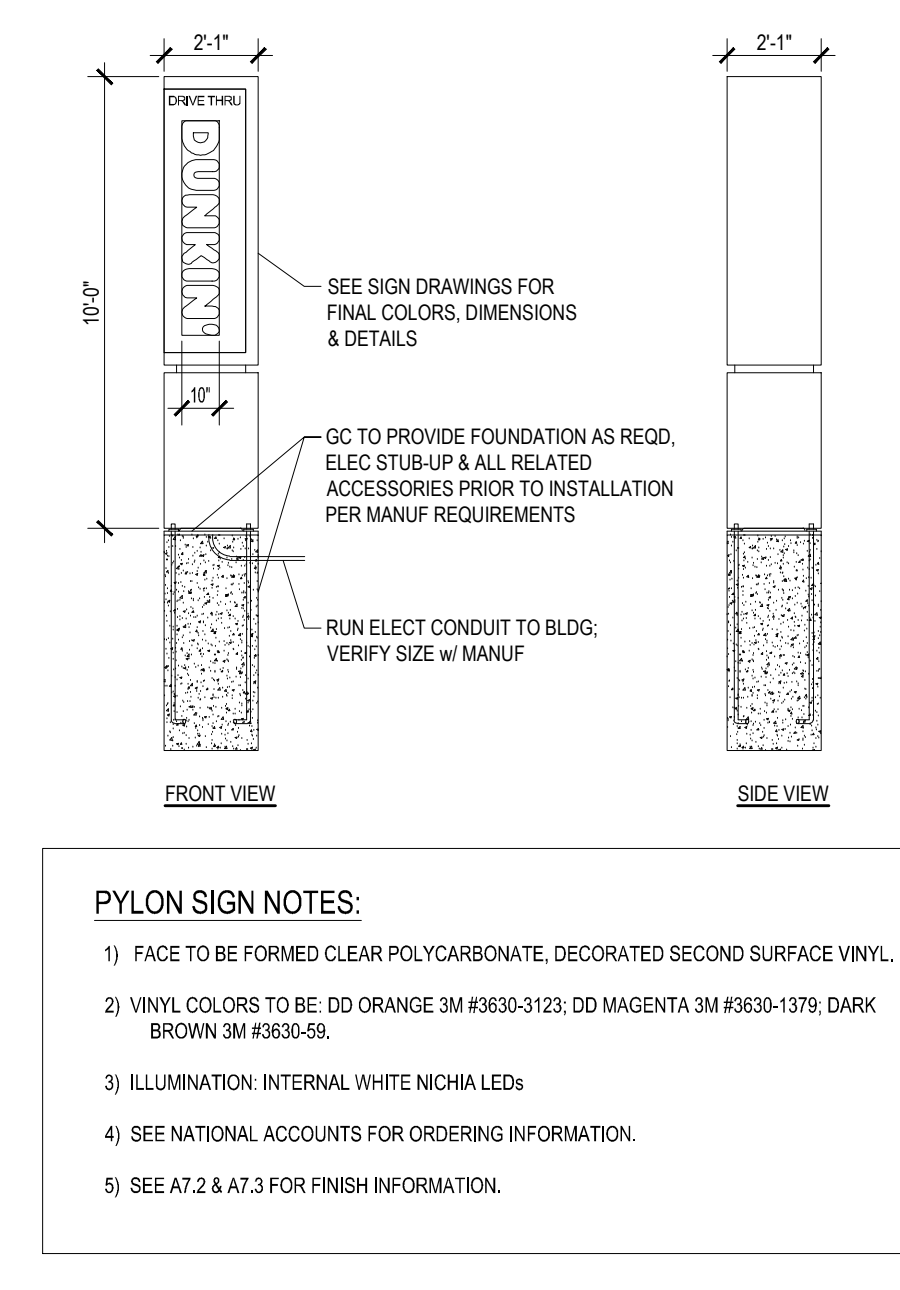
MENU BOARD AND SPEAKER TOWER DETAILS N.T.S.



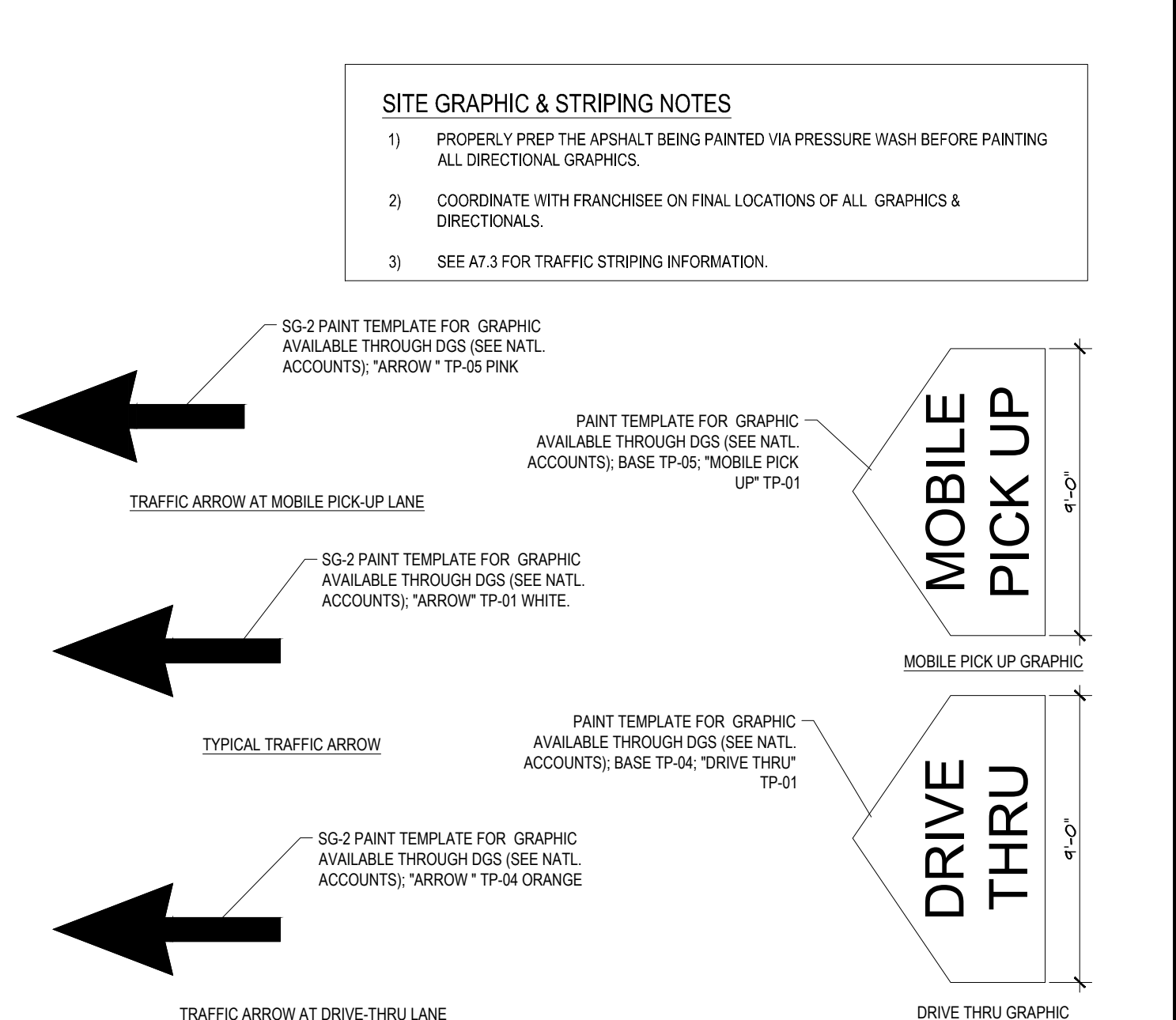
STATIC PREVIEW BOARD DETAIL N.T.S.



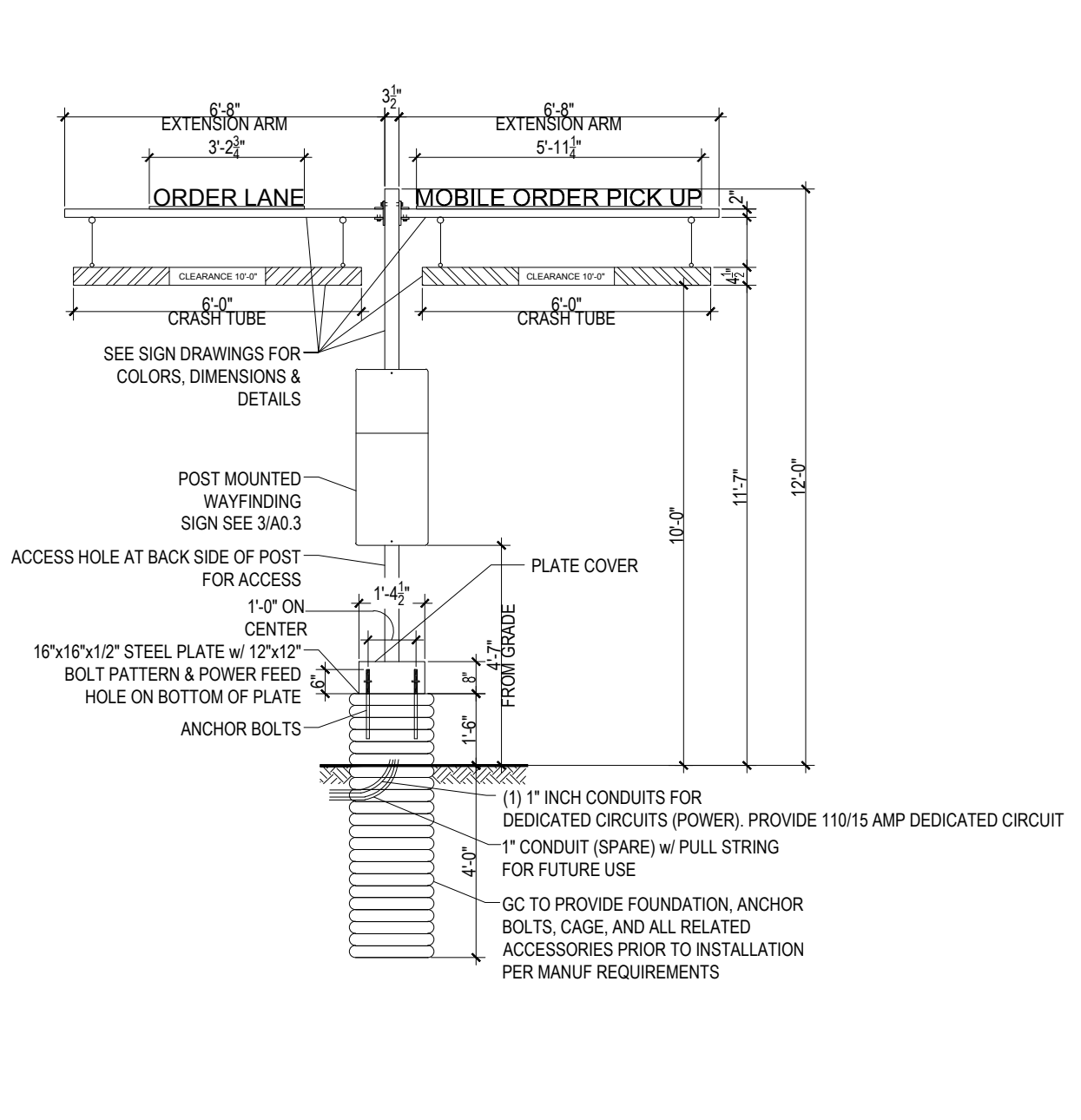
DIRECTIONAL SIGN DETAILS N.T.S.



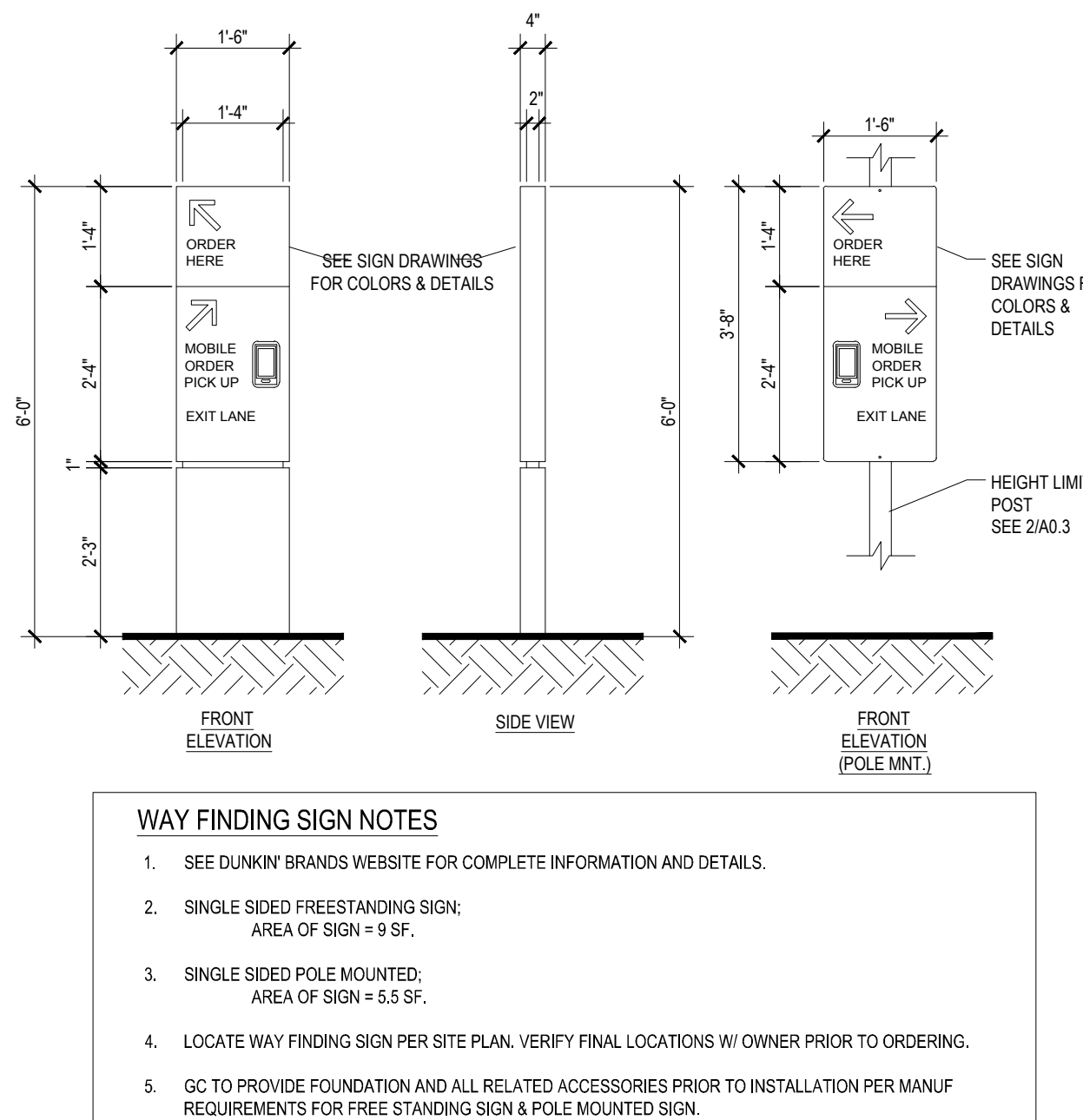
PYLON SIGN DETAILS N.T.S.



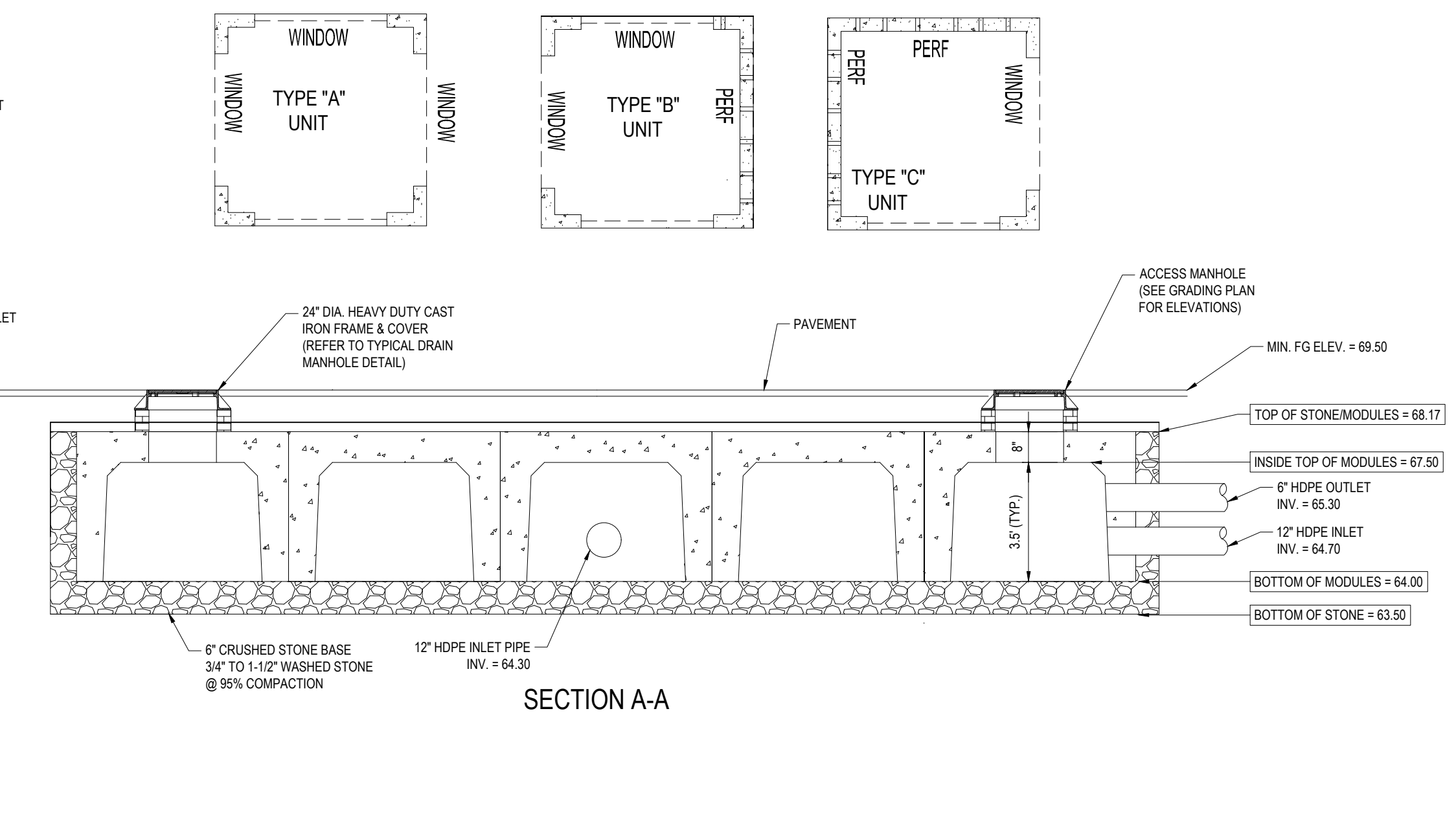
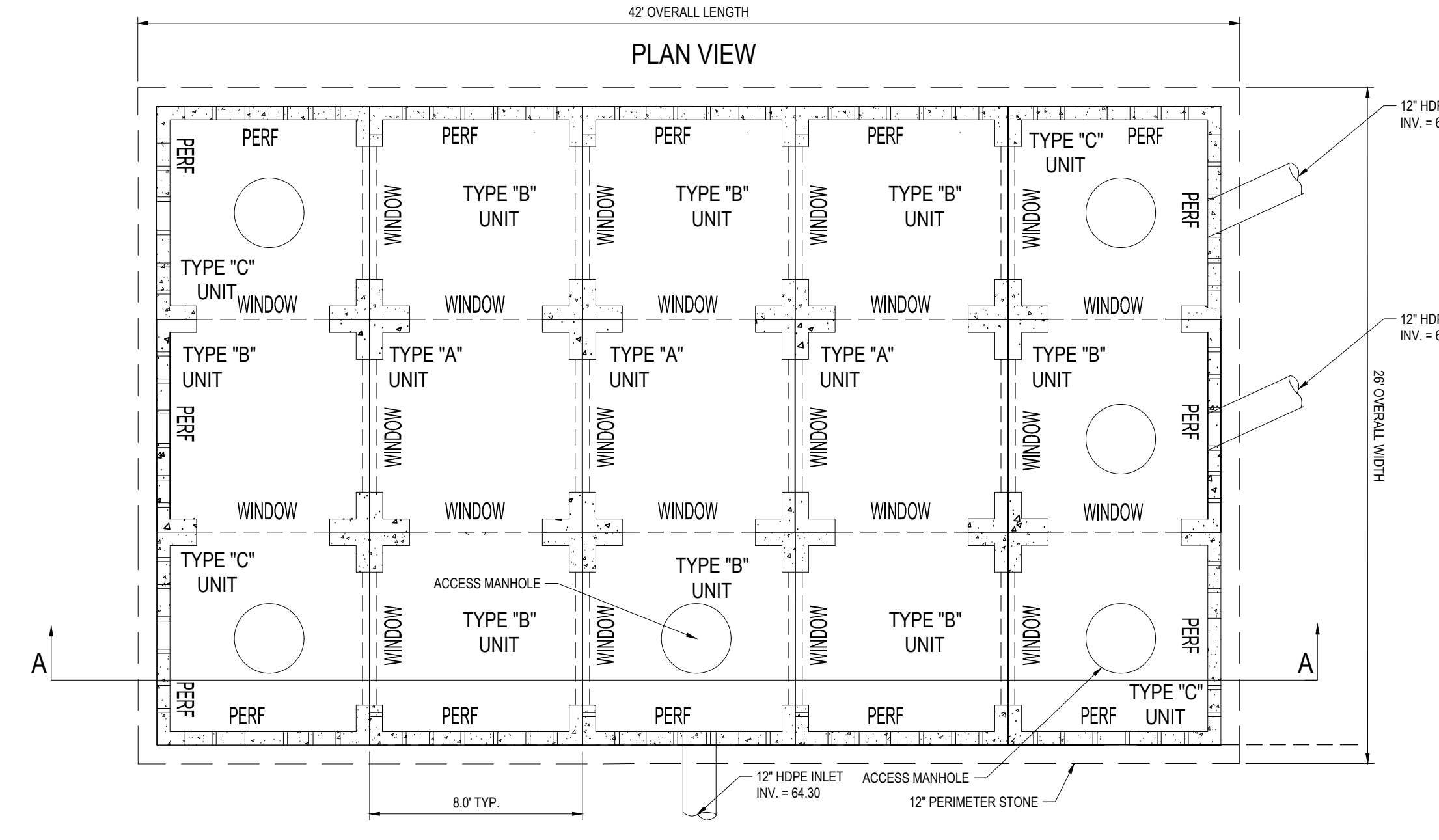
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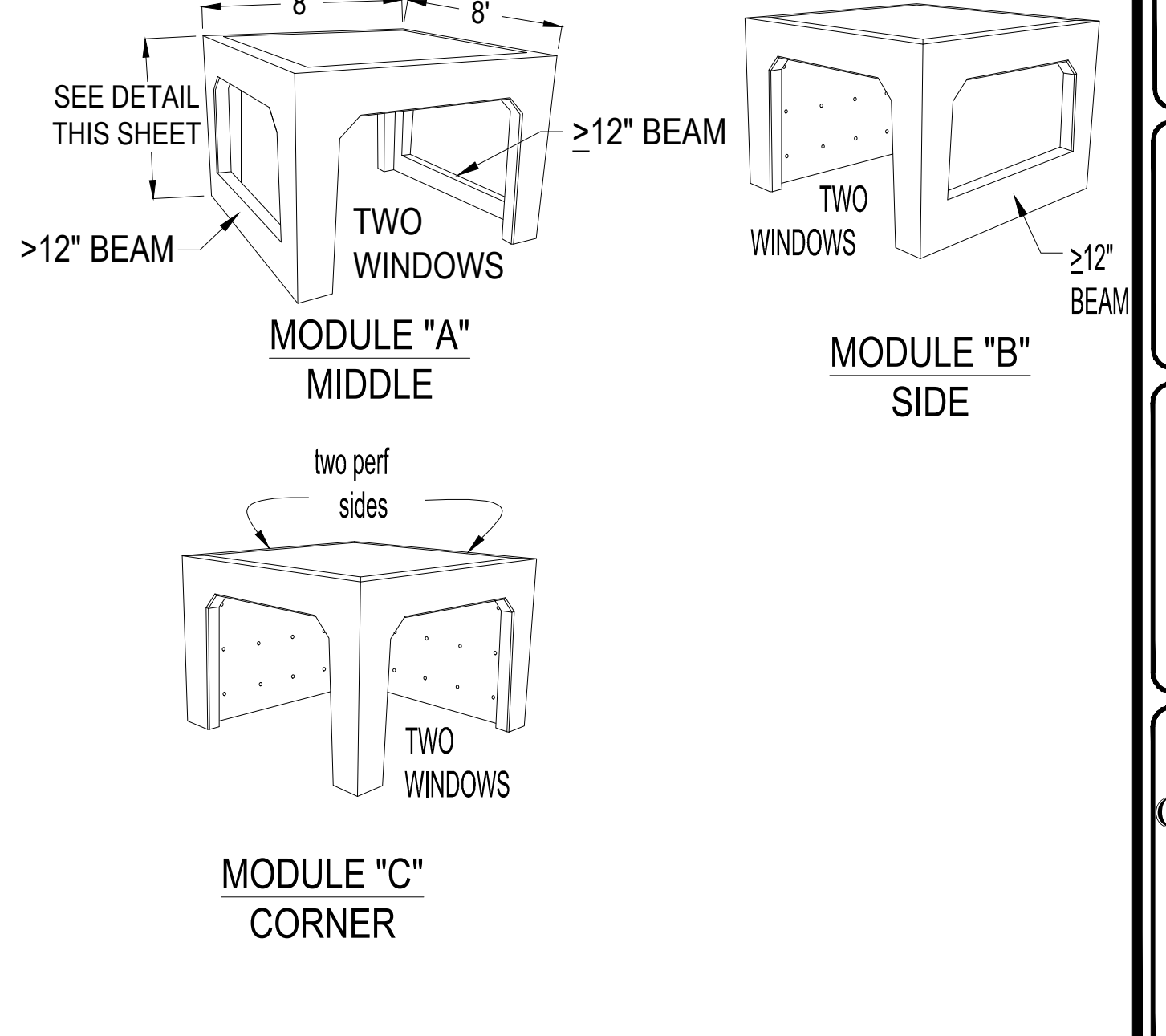
LIMIT BAR DETAIL N.T.S.



WAYFINDING SIGN DETAILS N.T.S.



UNDERGROUND INFILTRATION SYSTEM RETAIN IT CHAMBERS



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
ATLANTA, GA
BALTIMORE, MD
BALTIMORE, MD
BOSTON, MA
CHICAGO, IL
COLUMBIA, SC
DENVER, CO
FORT WORTH, TX
HOUSTON, TX
INDIANAPOLIS, IN
JACKSONVILLE, FL
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
PHOENIX, AZ
RICHMOND, VA
SAN ANTONIO, TX
SAN JOSE, CA
WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

PRELIMINARY

PROJECT No.: W181193
DRAWN BY: DJO
CHECKED BY: S.M.JAB
DATE: 12/08/2018
SCALE: AS NOTED
CAD I.D.: W181193SS0

PROJECT: **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. Beardino

JAMES A. BEARDINO
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 10000
EXPIRES 12/31/2024

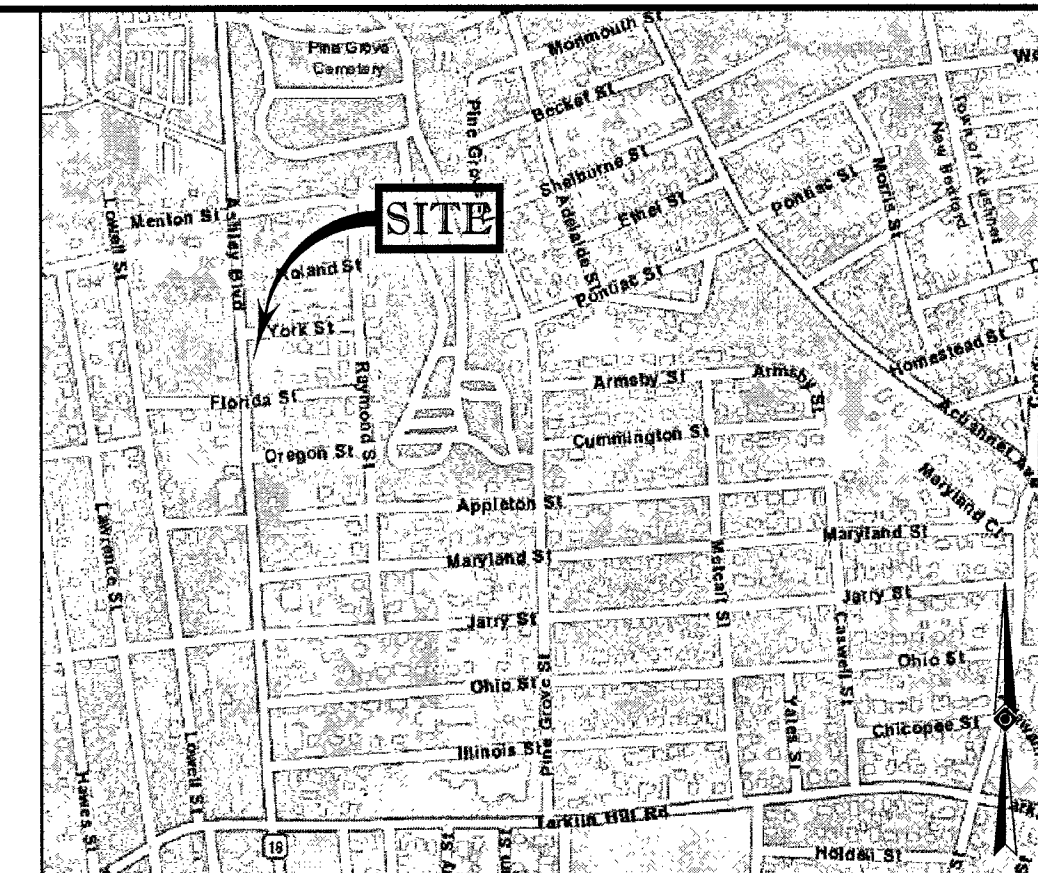
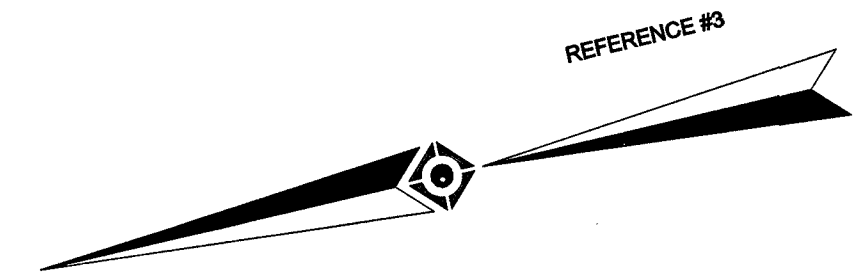
SHEET TITLE: **CONSTRUCTION DETAIL SHEET**

SHEET NUMBER: **15** OF 15

REV 0 - 12/06/2018

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- LEGEND**
- 124 --- EXISTING CONTOUR
 - 125 --- EXISTING SPOT ELEVATION
 - X 123.45 EXISTING TOP OF CURB ELEVATION
 - X G 123.45 EXISTING GUTTER ELEVATION
 - X FF 123.45 EXISTING FINISHED FLOOR ELEVATION
 - HYDRANT
 - W WATER VALVE
 - EM ELECTRIC METER
 - OH OVERHEAD WIRES
 - G APPROX. LOC. UNDERGROUND GAS LINE
 - T APPROX. LOC. UNDERGROUND TELEPHONE LINE
 - D APPROX. LOC. UNDERGROUND DRAINAGE LINE
 - W APPROX. LOC. UNDERGROUND WATER LINE
 - UP # UTILITY POLE
 - UPLP # UTILITY POLE/LIGHT POLE
 - GW GUY WIRE
 - AREA LIGHT
 - CLEAN OUT
 - SIGN
 - DC DEPRESSED CURB
 - EGC EDGE OF GRAVEL
 - EDGD EDGE OF GRAVEL DRIVE
 - EDC EDGE OF CONCRETE
 - EDP EDGE OF PAVEMENT
 - LSA LANDSCAPED AREA
 - TYPICAL
 - DMH DRAINAGE/STORM MANHOLE
 - SMH SANITARY/SEWER MANHOLE
 - CB CATCH BASIN OR INLET
 - TREE & TRUNK SIZE
 - SHRUBS
 - DWP DETECTABLE WARNING PAD
 - DYC DOUBLE YELLOW LINE
 - HT HEIGHT
 - BLDG BUILDING
 - BFPA BUILDING FOOTPRINT AREA
 - UTO UNABLE TO OPEN
 - EL ELEVATION
 - PVC POLYVINYL CHLORIDE PIPE
 - RCP REINFORCED CONCRETE PIPE
 - INV INVERT ELEVATION
 - GRT GRATE ELEVATION
 - 1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - [LOT 6] LAND COURT LOT



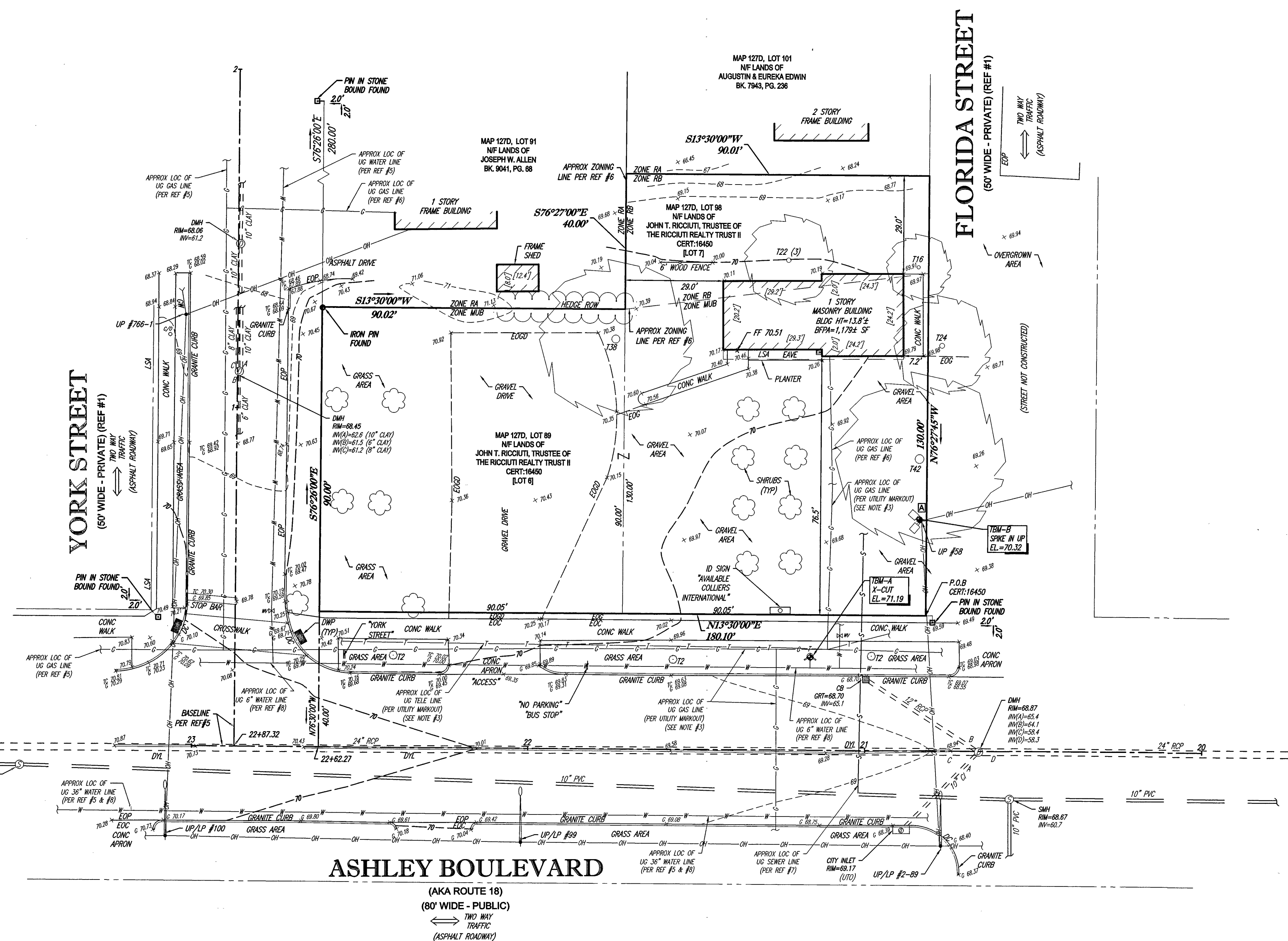
LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE

NOTES:

1. PROPERTY KNOWN AS LOTS 89 & 98 AS SHOWN ON THE CITY OF NEW BEDFORD, BRISTOL COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 127D.
 2. AREA = 19,806 SQUARE FEET OR 0.455 ACRES.
 3. 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 MARKOUT 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.
 4. 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.
 5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. 032588, 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.
 6. 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.
 7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETOPS).
- TEMPORARY BENCH MARKS SET:
TBM-A: X-CUT ON FIRE HYDRANT BOLT AT ELEVATION 71.19.
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.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF CITY OF NEW BEDFORD, BRISTOL COUNTY, MAP 127D.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BRISTOL COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 391 OF 550, 'COMMUNITY-PANEL NUMBER 255216 0391 G, MAP REVISED: JULY 16, 2014.
3. MAP ENTITLED "SUBDIVISION PLAN OF LAND IN NEW BEDFORD" PREPARED BY ALPHA ENGINEERING CO., SURVEYORS, DATED JUNE 26, 1989, RECORDED WITH THE SOUTH BRISTOL COUNTY REGISTRY OF DEEDS WITH CERTIFICATE 16449, BOOK 89, PAGE 219 AS LAND COURT PLAN 25281B, LOTS 6 & 7.
4. 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.
5. MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS PLAN AND PROFILE OF ASHLEY BLVD. & ACUSHNET AVE. IN THE CITY OF NEW BEDFORD BRISTOL COUNTY FEDERAL AID PROJECT M-4408 (001)" APPROVED ON DECEMBER 23, 1987 BY THE COMMISSIONER OF PUBLIC WORKS. SHEETS 6 & 7 OF 89.
6. THE CITY OF NEW BEDFORD ZONING MAP DATED JUNE 2015.
7. SEWER MAPPING PROVIDED BY THE CITY OF NEW BEDFORD, SHEET 180.
8. WATER MAPPING PROVIDED BY THE CITY OF NEW BEDFORD, SHEET 127D.



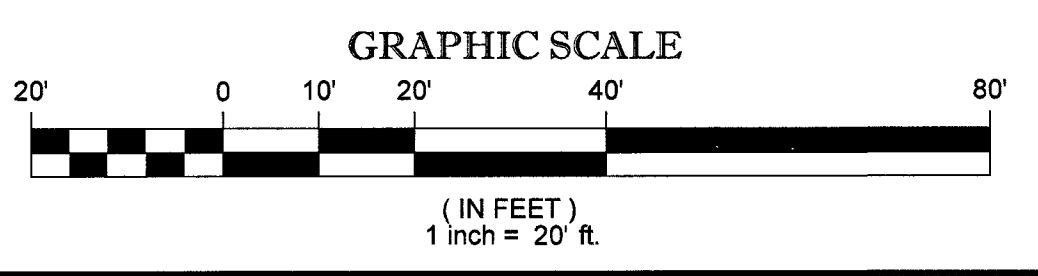
ASHLEY BOULEVARD
(AKA ROUTE 18)
(80' WIDE - PUBLIC)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

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
NSTRA GAS	(800) 592-2000
ESI ADVANCED WIRELESS NETWORKS, LLC	(978) 254-6000
COMCAST - PEBROKRE	(800) 934-6489
OPENCAPE 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

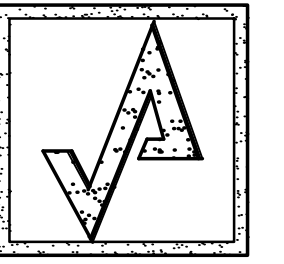
GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
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

FIELD DATE	10-25-2018	BOUNDARY & TOPOGRAPHIC SURVEY			
FIELD BOOK NO.	18-13MA	JOHN T. RICCIUTI			
FIELD BOOK PG.	111	970 ASHLEY BOULEVARD LOTS 89 & 98, MAP 127D CITY OF NEW BEDFORD, BRISTOL COUNTY COMMONWEALTH OF MASSACHUSETTS			
FIELD CREW	B.S.B.	CONTROL POINT ASSOCIATES, INC.			
DRAWN	A.J.D.	ALBANY, NY 5182175010 CHALFONT, PA 2157128800 MANHATTAN, NY 9467804111 MT LAUREL, NJ 6098572099 WARREN, NJ 9086680099			
REVIEWED	J.R.Z.	APPROVED	G.L.H.	DATE	11-6-2018
SCALE	1"=20'	FILE NO.	03-180289	DWG NO.	1 OF 1

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. (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):



AHARONIAN
& ASSOCIATES INC.
ARCHITECTS

310 George Washington Highway
Suite 100
Smithfield, Rhode Island
0 2 9 1 7

T 401-232-5010
F 401-232-5080
WWW.ARCH-ENG.COM

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REVISIONS

NUMBER	REMARKS	DATE
1	OWNER COMMENTS	12/05/18
2	OWNER COMMENTS	12/05/18

FOR REVIEW

PROJECT TITLE

DUNKIN' BRANDS™
[eatdrinkthink]
PC# NEW

970 ASHLEY BLVD
NEW BEDFORD, MA
BRISTOL COUNTY

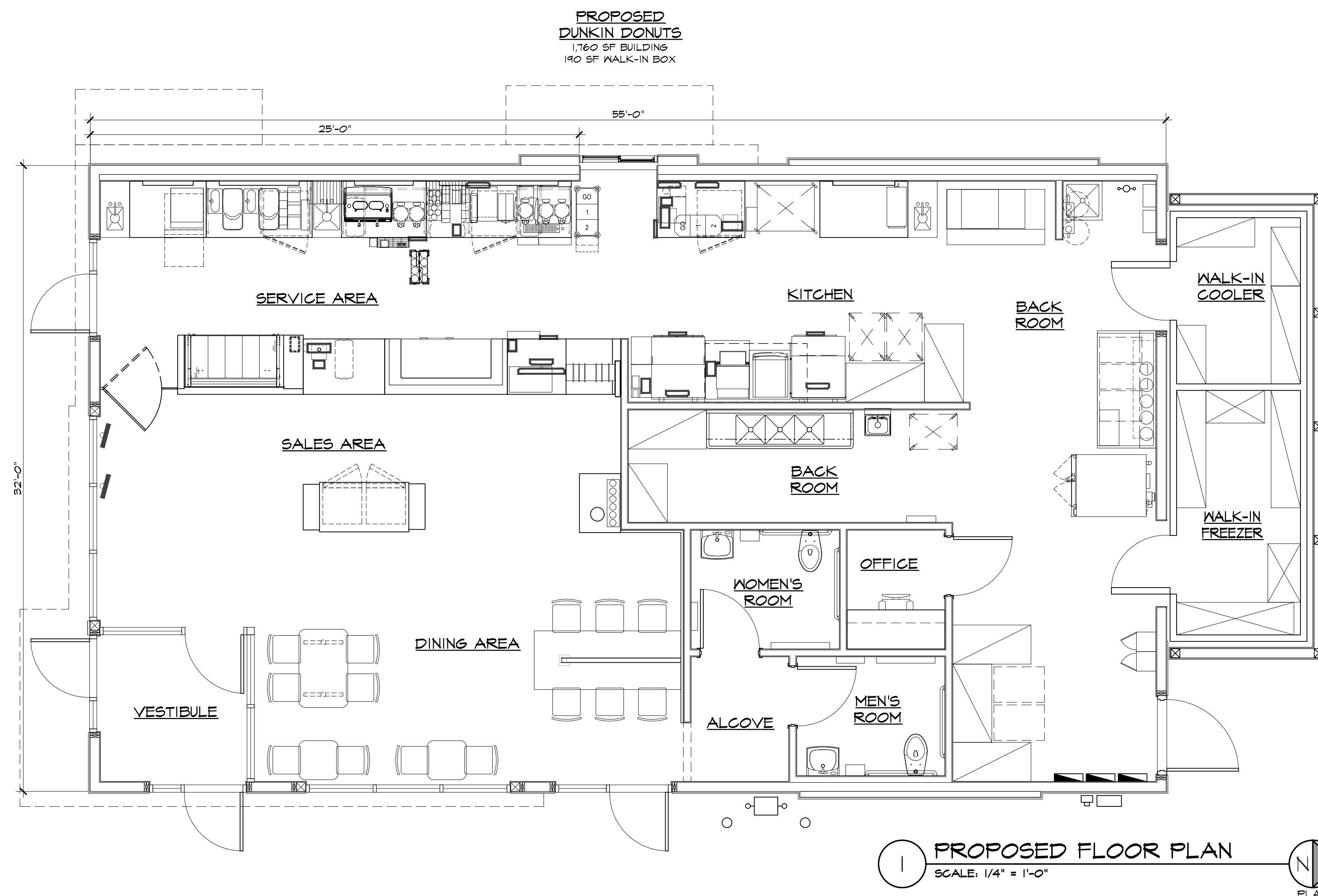
DRAWING TITLE

PROPOSED FLOOR
PLAN

DATE OCT 25, 2018	PROJ NO 18144
DRAWN BY ECM	CHECKED BY JB

DRAWING NUMBER

K1.1



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"