

PLANNING BOARD SUBMITTAL

SELF-STORAGE FACILITY - 387 CHURCH STREET NEW BEDFORD, MASSACHUSETTS

MAY 11, 2018



BRK 1,LLC 31100 TELEGRAPH ROAD, SUITE 250 BINGHAM FARMS, MI 48025

ARCHITECT

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SURVEYOR

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PARCEL INFORMATION

ASSESSOR'S MAP-PARCEL: 113-475 REGISTRY BOOK-PAGE: 12396-236

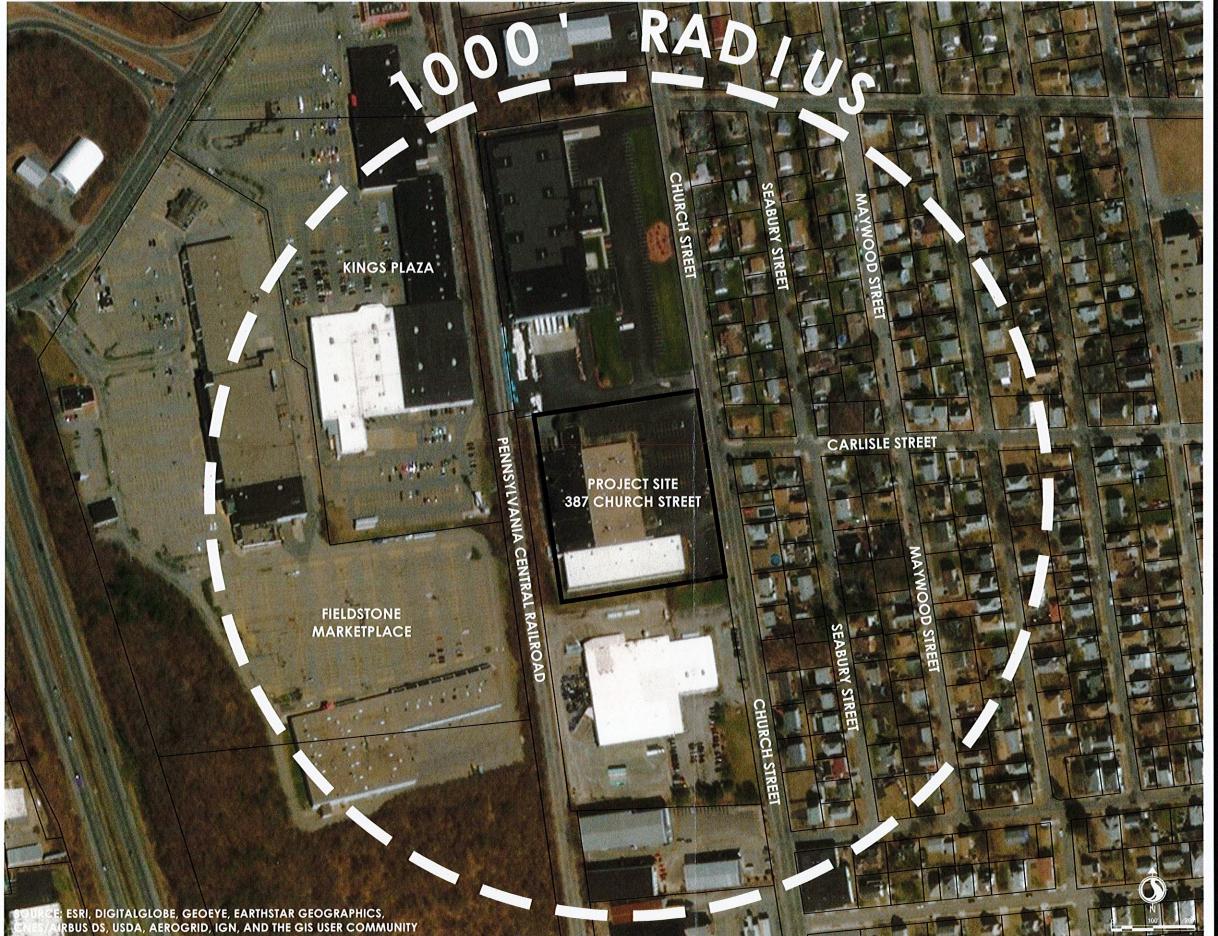


LOCUS PLAN

LOT	REQUIRED	PROPOSED
MINIMUM LOT SIZE	O S.F.	180,000 S.F.
CONTINUOUS FRONTAGE	0	450
MINIMUM FRONT YARD	25	94.75
MINIMUM SIDE YARD	25'	26'
MINIMUM REAR YARD	25'	5' (EXISTING NONCONFORMING
MAXIMUM BUILDING HEIGHT	100	25'±
MAXIMUM NUMBER OF STORIES	7	2
MAXIMUM LOT COVERAGE BY BUILDINGS	50%	43.6%
MAXIMUM LOT COVERAGE BY STRUCTURE AND PAVEMENT	80%	69%
GREEN SPACE	20%	31%
PERCENT OF LOT THAT IS UPLAND	100%	100%
SCREENING BUFFER	N/A	N/A
PARKING		
OFF-STREET PARKING SPACES	300+	9 (1 VAN ACCESSIBLE)
PARKING SPACE DIMENSIONS	9x20 WITH 22 AISLE	10'x20' WITH 24' AISLE
ACCESSIBLE PARKING SPACES	1 (1 VAN ACCESSIBLE)	1 VAN ACCESSIBLE

G0-0

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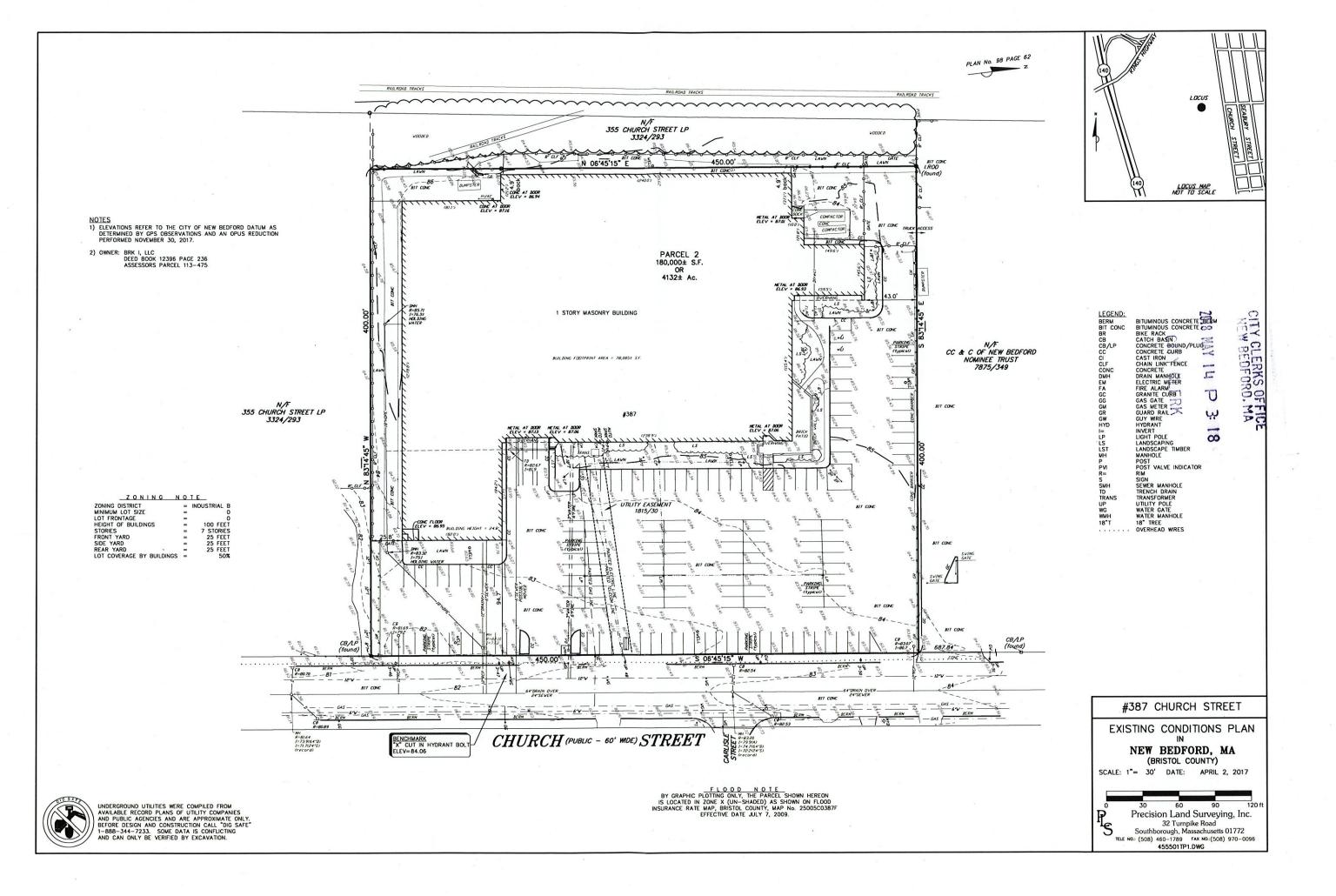


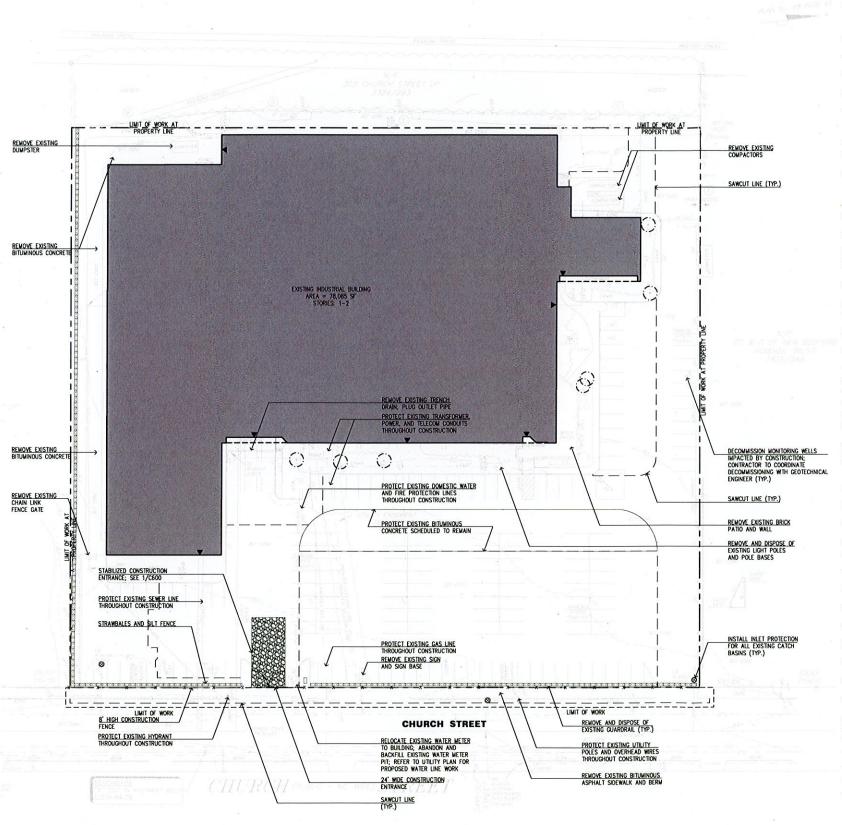
Client/Project BRK 1, LLC

> SELF-STORAGE FACILITY 387 CHURCH STREET NEW BEDFORD, MA

CONTEXT PLAN

Project No.	Scale	
210801511	1" = 100'	
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SITE PREPARATION NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM A SURVEY PREPARED BY PRECISION LAND SURVEYING, INC. OF SOUTHBOROUGH, MA AND DATED APRIL 2, 2011.
- WITHIN THE LIMIT OF THE WORK LINE AS NOTED ON THE SITE PREPARATION PLANS, REMOVE AND DISCARD ALL
 CONCRETE PAVEMENT, BITMINUS CONCRETE PAVEMENT, BRICK PAVEMENT, TOP SOIL, MUCH, TRASH, DEAD TREES AND
 STUMPS, SHRIBBERY, CHAIN LINK FERSE POSTS, RAILS, FABRIC, GATES, FOOTINGS AND ALL APPLRIENANCES, BOLLARDS,
 POSTS, CONCRETE FOOTINGS AND FOUNDATIONS, WALLS AND CURBS WILESS OTHERWISE NOTED.
- THE OWNER'S REPRESENTATIVE SHALL BE CONSULTED AND WILL REVIEW THE WORK ON SITE WITH THE CONTRACTOR BEFORE ANY WORK SHALL COMMENCE.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
- ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCIAN FORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTRACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS EFFORTS OF THE DEMOLITION WITH ALL TRADES.
- 4. THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
- IO. THE CONTRACTOR SHALL MAINTAIN OR ADJIST TO NEW FINISH GRADE AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MAN HOLES, CATCH BASINS, MAND HOLES, MATER AND 6AS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE MOTED OR DIRECTED BY THE CANCEL POR THE CANCEL POLES OF THE CANCEL POR THE CANCEL POLES OF THE CANCEL POR THE CANCEL POLES OF THE CA REPRESENTATIVE.
- III. ALL BMP EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION OR ANY SITE WORK.
- 12. EROSION CONTROL BMPS SHALL CONFORM TO US EPA, NPDES, MA DEP, AND MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS.
- 13. MAINTENANCE SPECIFICATIONS ARE REQUIRED FOR ALL PROPOSED EROSION AND SEDIMENTATION CONTROLS.

CONSTRUCTION SEQUENCE

- CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES, EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY EARTHMOVING.
- ALL PERMANENT DITCHES AND SWALES ARE TO BE STABILIZED WITH VEGETATION OR RIP-RAP PRIOR TO DIRECTING RUNOFF TO THEM.
- 3. CLEAR CUT, DEMOLISH, AND DISPOSE OF EXISTING SITE ELEMENTS NOT TO REMAIN
- GRADE AND GRAVEL ALL PAVED AREAS, ALL PROPOSED PAVED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- BEGIN ALL PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND. FILL SLOPES SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEIR. CONSTRUCTION.
- 6. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES; MULCH AND SEED AS
- 1. FINISH PAVING ALL HARD SURFACE AREAS.
- 8. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
- 9. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- IO. REMOVE TEMPORARY EROSION CONTROL MEASURES.
- II. THE CONSTRUCTION SEQUENCE SHALL BE CONFINED TO THE LIMIT OF GRADING AS SHOWN ON THE DRAWINGS.
- 12. UPON COMPLETION OF CONSTRUCTION THE OWNER SHALL AGREE TO MAINTAIN AND CLEAN ALL DRAINAGE STRUCTURES ON A YEARLY BASIS.

EROSION CONTROL MEASURES

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
- SEDIMENT TRAPS SHALL BE INSTALLED AT ALL DRAINAGE STRUCTURES. STRAM BALE BARRIERS AND SILTATION FENCES ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE BEEN STABILIZED.
- SEDIMENT BARRIERS SHALL BE INSPECTED AND APPROVED BY THE CONSERVATION COMMISSION AND / OR STAFF BEFORE CONSTRUCTION CAN START.
- STRAMBALES AND MILCH SHALL BE MONINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE OF NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY WHEN INSTALLED.
- 5. THE UNDERSIDE OF STRANBALES SHOULD BE KEPT IN CLOSE CONTACT WITH THE EARTH AND RESET AS NECESSARY
- STABILIZE SLOPES GREATER THAN 3-I (HORIZONTAL: VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, SPRAYED COMPOST BLANKET, OR RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.
- CLEAN OUT CATCH BASINS, DRAIN MANHOLES, STORM DRAIN PIPES, AND DETENTION BASINS AFTER COMPLETION OF CONSTRUCTION.
- 8. ALL COLLECTED SEDIMENT AND DISCARDED TEMPORARY EROSION CONTROL MATERIALS SHALL BE DISPOSED OF PROPERLY TO AN APPROVED LOCATION.
- THE BOTTOM OF SEDIMENTATION BASING SHALL BE PERIODICALLY CLEANED PER THE DIRECTION OF THE OWNER'S REPRESENTATIVE, DISPOSE OF SEDIMENT PROPERLY.
- IO. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, CONTRACTOR TO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE OWNER'S REPRESENTATIVES DIRECTION.
- II. AFTER THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES, CONTRACTOR TO GRADE AND SEED AREA OF TEMPORARY EROSION CONTROL MEASURE.
- 12. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION OR AS DIRECTED BY THE
- THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR DAILY INSPECTIONS, MAINTENANCE, AND REPAIR
 ACTIVITIES
- 14. CONTRACTOR SHALL UTILIZE ON EXPOSED AREAS TO PREVENT THE GENERATION OF DUST ONSITE

SITE PREPARATION LEGEND

	PROPERTY LINE
	LIMIT OF WORK
	SAWCUT LINE
x x	CONSTRUCTION FENCE
	STRAWBALE AND SILT FENCE
8	CATCH BASININLET PROTECTION
	EXISTING TREE PROTECTION







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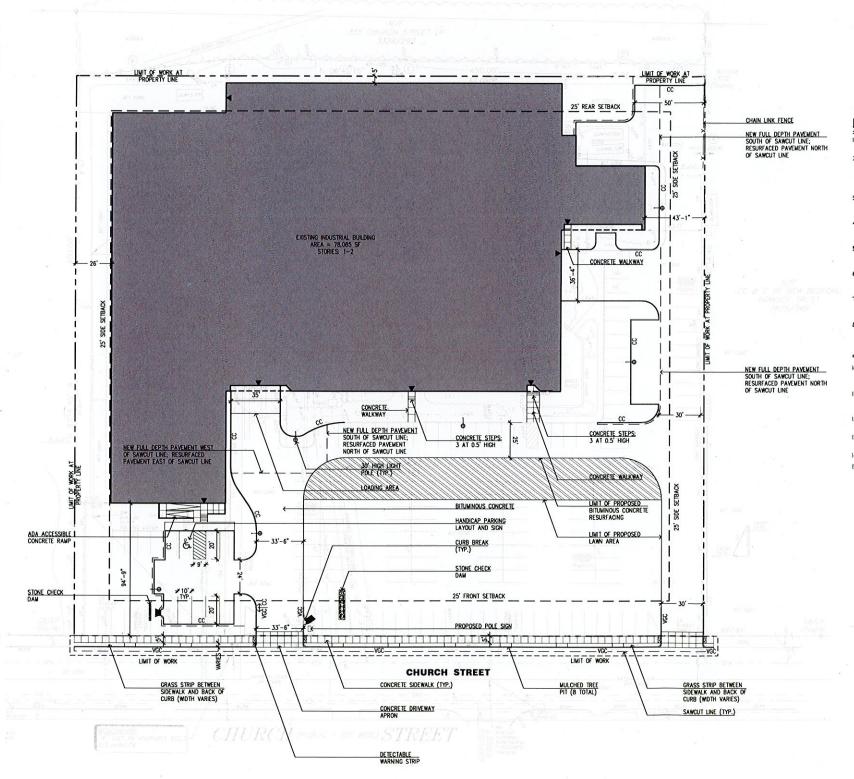
> SELF-STORAGE FACILITY 387 CHURCH STREET NEW BEDFORD, MA

Title

SITE PREPARATION PLAN

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LAYOUT AND MATERIAL NOTES

- I. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM A SURVEY PREPARED BY PRECISION LAND SURVEYING, INC. OF SOUTHBOROUGH, MA AND DATED APRIL 2, 2011.
- 2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN, ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGGATE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMPENSION ROPE. ANY DAVAGED BET OF FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR(s) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMPEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- ALL MORK CONDUCTED MITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF NEW BEDFORD DEPARTMENT OF PUBLIC INFRASTRUCTURE.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDENALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
- ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
- 8. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN: ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING. ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS, ALL TIES TO PROFERTY LINES ARE PERPENDICULAR TO THE PROFERTY LINE WILESS OTHERWISE NOTED.
- 4. FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
- IO. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
- II. ANY MINOR MODIFICATION (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 MORK BEING PERFORMED.
- ANY MORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
- ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB AND MAAB REQUIREMENTS.
- 14. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
- 15. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCO REQUIREMENTS.

LAYOUT AND MATERIALS LEGEND

PROPERTY LINE

LIMIT OF WORK

ZONING SETBACK

SANCUT LINE

X X FENCE LINE

30' HIGH LIGHT POLE

CEMENT CONCRETE PAVEMENT

EXISTING BITIMINOUS CONCRETE
SCHEDULED TO REMAIN

VEC VERTICAL GRANITE CURB

CONCRETE CURB





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> SELF-STORAGE FACILITY 387 CHURCH STREET NEW BEDFORD, MA

Title

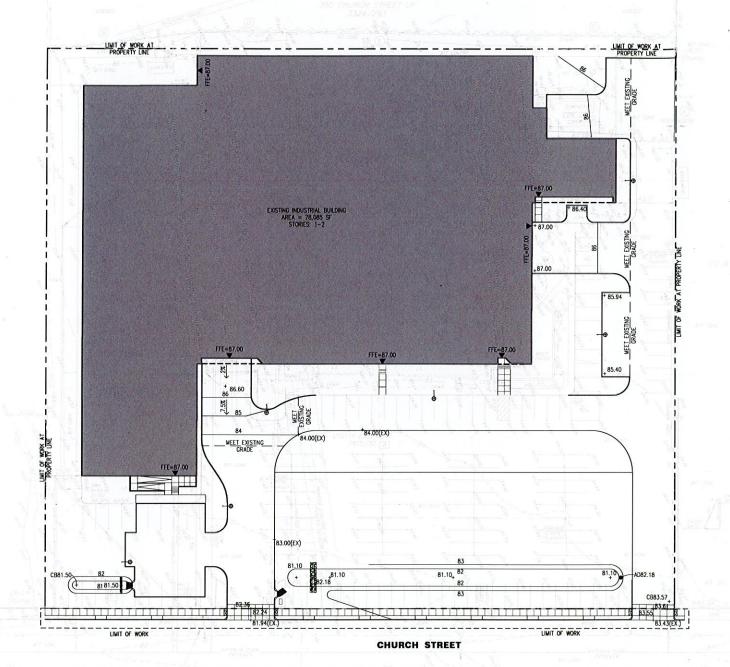
LAYOUT AND MATERIALS PLAN

Project No. 210801511 Scale
210801511 1" = 30'

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GRADING NOTES

- I. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM A SURVEY PREPARED BY PRECISION LAND SURVEYING, INC. OF SOUTHBOROUGH, MA AND DATED APRIL 2, 2017.
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGGAFE AND BE PROVIDED WITH A DIGGAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SHOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PROVING AT TRANSITION AREAS MILL NOT BE ALLOWED.
- 4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOADDATIONS, STRUCTURES AND PLANTING BEDS.
- 5. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- 5. PACKING SLOPE IN DISTRIBLY AREAS SHALL NOT EXCESS 51; WILESS OTHERWISE ROTED.
 6. THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF 521 CMR OF THE ARCHITECTURAL ACCESS BOARD REGULATIONS. ALL GRADES ON HALKWAYS, RAMPS, CURB CUTS AND PARKING AREAS AS DEFINED BY 521 CMR SHALL COMPLY WITH THE MAXIMAM ALLOHABLE GRADES. GRADES SHALL BE MEASURED AT TWO FOOT INTERVALS. CROSS SLOPES ON ALL MALKS, PATHS OF TRAVEL AND ACCESSIBLE ROUTES AS DEFINED IN 521 CMR SHALL NOT EXCEED 15%. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMPEDIATELY IF DISCREPANCIES ARISE BETWEEN THE ACTUAL GRADES SHOWN ON THE PLANS AND THE MAXIMUM ALLOHABLE GRADES INDICATED IN 521 CMR.
- ALL MALKAY'S SHALL BE GRADED TO A MAXIMM 55% RIANING SLOPE (PARALLEL TO THE DIRECTION OF TRAVEL). THE CROSS PITCH OF ALL MALKAY'S, PATHS AND PLAZAS SHALL NOT EXCEED 15% (PERSPEDIGLIA ART OT THE DIRECTION OF TRAVEL). THE SLOPE OF ALL RAMPS AND SIDE SLOPES OF HANDICAP CURB CUTS AS DETINED BY SECTION 211. OF 521 CMR SHALL BE CONSTRUCTED AT 13% MAXIMM. RAMPS AS DETINED IN SECTION 241. OF 521 CMR SHALL BE CONSTRUCTED AT 13% MAXIMM. RAMPS AS DETINED IN SECTION 241. OF 521 CMR SHALL BE CONSTRUCTED TO A MAXIMM SLOPE OF 15%.
- ENSURE ALL EXISTING (TO REMAIN), AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICED.
- CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- IO. BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH.
- II. CONTRACTOR TO ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. THERE EXISTING CONDITIONS LIFE WIDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED. ASANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
- 13. REFER TO UTILITY PLAN FOR SUBSURFACE DRAINAGE INFRASTRUCTURE.

GRADING LEGEND -- PROPERTY LINE ---- LIMIT OF WORK MEET EXISTING GRADE CATCH BASIN AREA DRAIN

BUILDING ENTRY POINT





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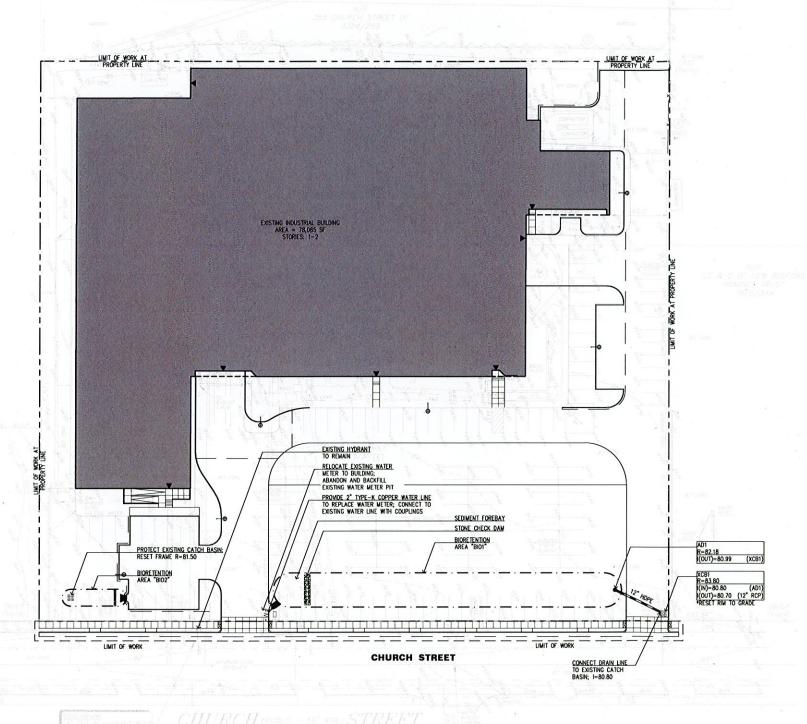
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Title

GRADING AND DRAINAGE PLAN

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UTILITY NOTES

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- THE LOCATIONS OF EXISTING INDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMPRENISM WORK AND AGREES TO BE FILLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL INDEPENDENT UNITED TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE
- AND ALL DAMAGES THAT MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL INDERGROAND UTILITIES.

 4. THE CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE, AS NECESSARY, ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, MATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS, UNLESS OTHERWISE NOTED OR DIRECTED BY OMER'S REFRESENTATIVE. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAIN AND SOMER'S STRUCTURES, AS NECESSARY, FOR CHANGES IN GRADE. CONTRACTOR SHALL RESET UTILITY FRAMES, GRATES, AND COYCRS MEANT TO BE FILLEH WITH GRADE (CLEANOUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- SITE LIGHTING IS SHOWN ON THIS PLAN FOR COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS FOR EXACT TYPE AND LOCATION.
- INTER ACCUSION.

 AREA OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EMPENSE.

 THE LOCATION, SIZE, DEPTH, AND SEPECH (ELICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (6AS/TELEPHOMERIECTRICAL) AND INSTALLED ACCORDINATE THE INSTALLATION, AND ASTALLED ACCORDINATE THE INSTALLATION CREATED ACCORDINATE THE INSTALLATION OR ADJUSTMENT OF THE UTILITY CONSTRUCTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
- ALL WATER LINES SHALL HAVE A MINIMUM OF FIVE FEET OF GROAD COVER AND A MINIMUM SEPARATION OF TEN FEET FROM THE SEWER SYSTEM. AT WATER AND SEWER CROSSINGS, THE WATER LINE SHALL BE ENCASED IN SIX INCHES OF CONCRETE FOR A DISTANCE OF TEN FEET ON EITHER SIDE OF THE CROSSING.
- 4. PROTECT AND MAINTAIN EXISTING ON-SITE DRAINAGE STRUCTURES AND PIPES UNLESS OTHERWISE NOTED.
- 10. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE SHACTURED AND PIPES UNLESS OTHERWISE NOTED.

 10. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- II. ENSURE ALL EXISTING (TO REMAIN) AND PROPOSED MANNOLE COVERS PROPERLY IDENTIFY UTILITIES SERVICED.

 12. BITUMINOUS CONCRETE ELEVATIONS SHALL BE 1/4 INCH ABOVE THE RIM ELEVATION SHOWN FOR EACH CATCH BASIN.
- REFER TO ARCHITECTURAL/PLIMBING PLANS FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING. FINAL DESIGN AND LOCATIONS OF UTILITY SERVICE STUBS WILL BE PROVIDED BY THE ARCHITECT.
- A. ALE REGION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED FROM THE ARCHITECT.

 A. ALERGOION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED FRICK TO COMMENCEMENT OF ANY EARTH MOVING ACTIVITIES. REFER TO SITE PREPARATION PLAN FOR COMPLETE EROSION AND SEDIMENTATION CONTROLS.

 IS. WHERE AND EXISTING UTILITY IS FOUND TO BE IN COMPLET WITH THE PROPOSED MORK, THE CONTRACTOR SHALL ACCURATELY DETERMINE THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY AND TRANSMIT THIS INFORMATION TO THE ENGINEER WITHOUT DELAY.
- 16. THE USE OF FIRE HYDRANTS FOR CONSTRUCTION IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM THE CITY OF NEW BEDFORD.
- 17. CONTRACTOR SHALL COORDINATE ANY WATER SHUT DOWNS WITH THE CITY OF NEW BEDFORD.
- 18. ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LANS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENCED TRENCHES, TRENCH EXCAVATION PERMITS ARE REQUIRED. THIS APPLIES TO ALL TRENCHES ON PUBLIC AND PRIVATE PROPERTY.
- 19. THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE AND OBSTRUCTION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- 20. ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
- ALL WATER AND SEVER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF NEW BEDFORD BEFORE BEING BACKFILLED.
- 22. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.

PROPERTY LINE

UTILITY LEGEND

AREA DRAIN EXISTING CATCH BASIN





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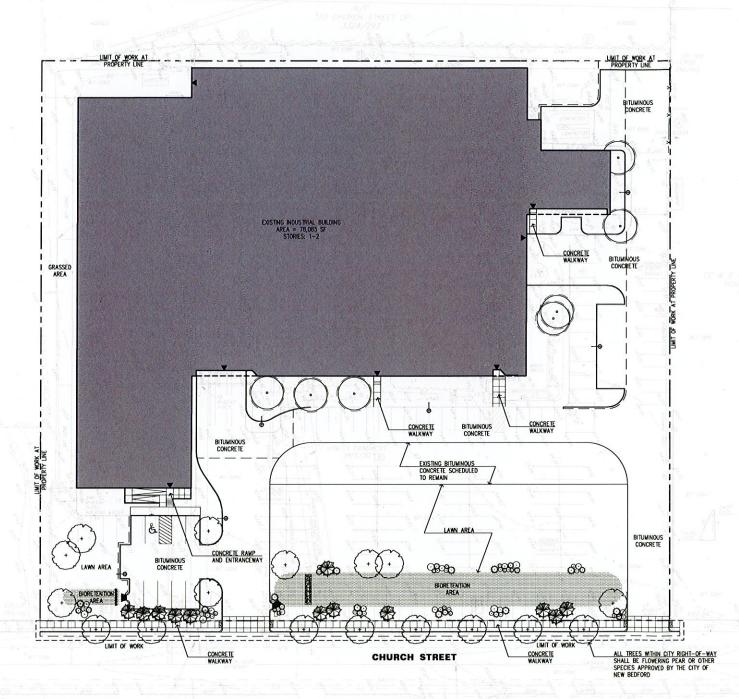
Client/Project BRK 1, LLC

> SELF-STORAGE FACILITY 387 CHURCH STREET NEW BEDFORD, MA

Title

UTILITY PLAN

Project No. Scale 210801511 1" = 30" Drawing No. Revision Sheet C3-0 0 7of 15



PLANTING NOTES

- I. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM A SURVEY PREPARED BY PRECISION LAND SURVEYING, INC. OF SOUTHBOROUGH, MA, DATED APRIL 2, 2017.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE
 CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES
 TO CONTRIGHT HE LOCATION OF ALL ENSITIES UTILITIES BEFORE COMPACING MORE. ANY DAYAGE DIE TO FAILINE
 OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- 4. LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
- 1. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- IO. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- II. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MILCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO I C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (I) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NJRSERY, AND AT THE SITE.
- 16. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
- PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUSCESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL
 OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT
 CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.
- 18. ALL TREES MITHIN CITY RIGHT-OF-WAY SHALL BE FLOWERING PEAR OR OTHER SPECIES APPROVED BY THE CITY OF NEW BEDFORD.

PLANTING LEGEND

---- LIMIT OF WORK EXISTING TREE DECIDUOUS TREE







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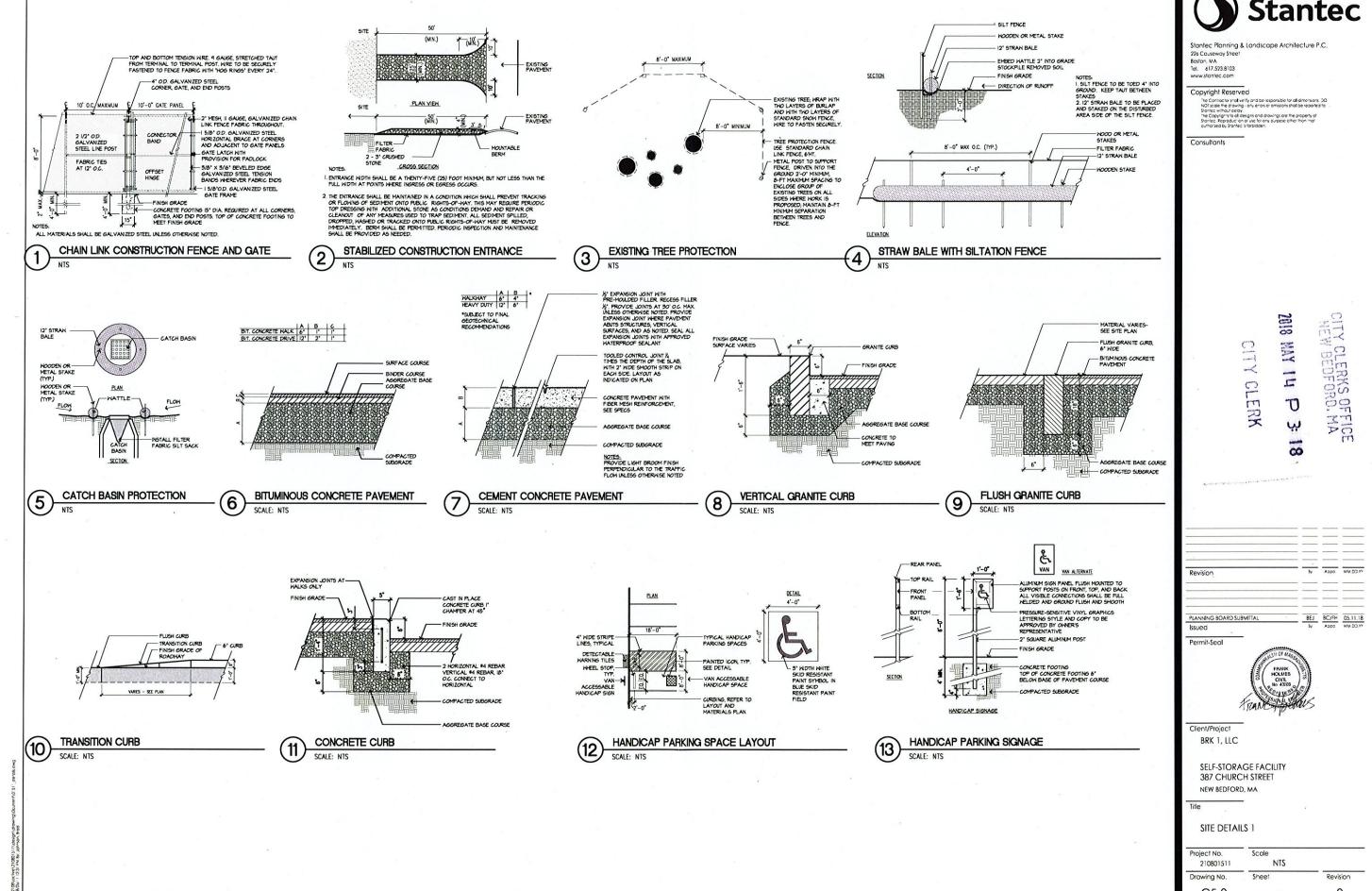


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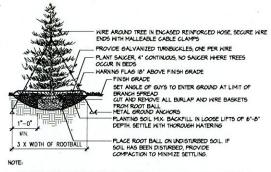
> SELF-STORAGE FACILITY 387 CHURCH STREET NEW BEDFORD, MA

LANDSCAPING PLAN

Project No.	Scale	
210801511	1" = 30'	
Drawing No.	Sheet	Revision
C4-0	8of 15	Ω

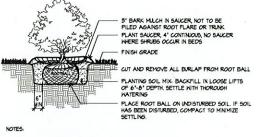


Project No. 210801511	Scale NTS			
Drawing No.	Sheet	Revision		
C5-0	9of 15	0		



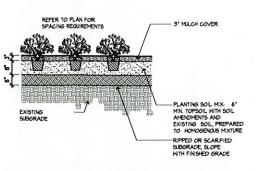
. TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE

2 INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL, ATTACH GUYS AT 2/3 HEIGHT OF TREE; USE DOUBLE STRAND GALVANIZED STEEL WIRE

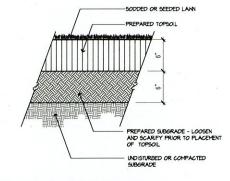


I. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE

2. WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE 2 - FOOT DEEP CONTINUOUS LOAM BED.



PERENNIAL/GROUNDCOVER PLANTING SCALE: NTS



SEEDED/SODDED LAWN SCALE: NTS

EVERGREEN TREE PLANTING

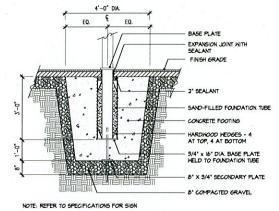
SCALE: NTS

SHRUB PLANTING SCALE: NTS

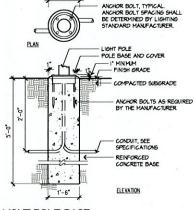
NOTE: TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE PLACE ROOTBALL SO THAT ROOT FLARE IS VISIBLE 1-2' ABOVE FINISH GRADE -3" BARK MUCH IN SAICER KEEP 2" CLEAR OF TRUNK, EXTENT OF TREE PIT - PLANT SAICER, 4" CONTINUOUS HEIGHT - SEED OR SOD AS NOTED ON PLANS CUT AND REMOVE BURLAP FROM TOP 1/3 OF
IEROTBALL CUT AND REMOVE WIRE BASKETS
ENTIRELY
PLANTING SOIL MIX. BACKFILL IN LOOSE LIFTS OF
6-6-0 DEPIN. SETTLE WINT THOROUGH WATERING
PLACE BALL ON SUBGRADE THE ROOTBALL DIAMETER

DECIDUOUS TREE PLANTING

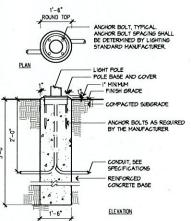
SCALE: NTS



POLE MOUNTED SIGN FOOTING SCALE: NTS



LIGHT POLE BASE



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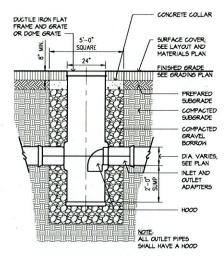
Client/Project BRK 1, LLC

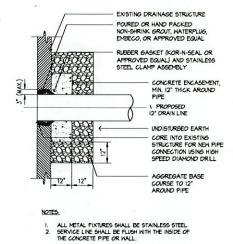
> SELF-STORAGE FACILITY 387 CHURCH STREET NEW BEDFORD, MA

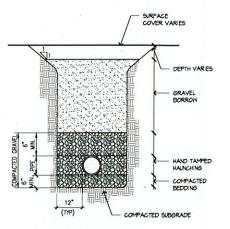
SITE DETAILS 2

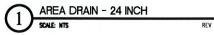
Project No.	Scale	
210801511	NTS	
Drawing No.	Sheet	Revision
C5-1	10 of 15	0

SCALE: NTS

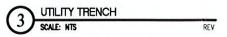














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> SELF-STORAGE FACILITY 387 CHURCH STREET NEW BEDFORD, MA

UTILITY DETAILS

Project No.	Scale	
210801511	NTS	
Drawing No.	Sheet	Revision
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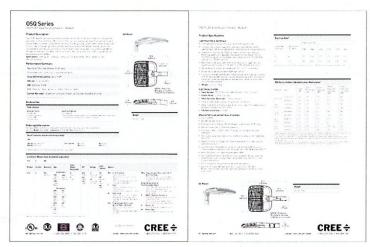
Outdoor Luminair	rtdoor Luminoire Schedule								
Symbol	Qty	Lobel	Description	Arrangement	Arm	Lum. Lumens	LLF	BUG Rating	Filename
0	3	٧	VWPV-L30-740-T3-SDGL-OPT-EDD-UNV	SINGLE	0	3177	0.900	B1-U0-G1	VWPV-L30-740-T3-SDGL-OPT-DIM-UNV.IES
$\overline{}$	5	PL2	OSQ-A-xx-2ME-K-40K-ULxxxxx CONF	SINGLE	1.5	16959	0.900	B3-U0-G3	OSQ-A-XX-2ME-K-40K-ULXXXXX_CONFIGURED.ies
-Fi	1	PL4	OSO-A-xx-4MF-K-40K-UL-BLSMF CONF	SINGLE	1.5	13032	0.900	R2-U0-G2	OSO_A_YY_AMF_K-40K-III YYYYY W OSO_RISMF CON

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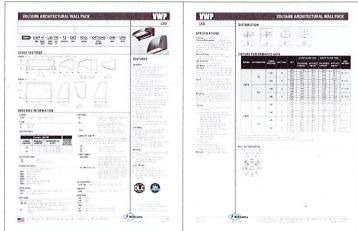
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LumNo	Lobel	X	Y	Z	Orient	Tilt
1	PL2	5755.875	7326.125	22.5	83.834	0
2	PL2	5865.25	7296.25	22.5	83.834	0
3	٧	5780.75	7258	10	83.604	0
4	PL2	5897.75	7232.875	22.5	353.896	0
5	PL2	5880.875	7099.75	22.5	353.896	0
6	٧	5851.5	7031.25	10	352.275	0
7	٧	5641.875	7029.875	10	263.365	0
8	PL2	5954	7014.625	22.5	84.44	0
9	PL4	5959.25	6945.75	22.5	83.414	0

Calculation Summary							
Lobel	CalcType	Units	Avg	Mox	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.46	8.2	0.0	N.A.	N.A.



SITE LIGHT POLE 'PL2 AND PL4'



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LIGHTING LEGEND

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225' HIGH SITE LIGHT POLE

BUILDING MOUNTED LIGHT







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SELF-STORAGE FACILITY 387 CHURCH STREET NEW BEDFORD, MA

LIGHTING PLAN

Project No. 1" = 30" 210801511 Drawing No. Sheet C7-0 0 12 of 15

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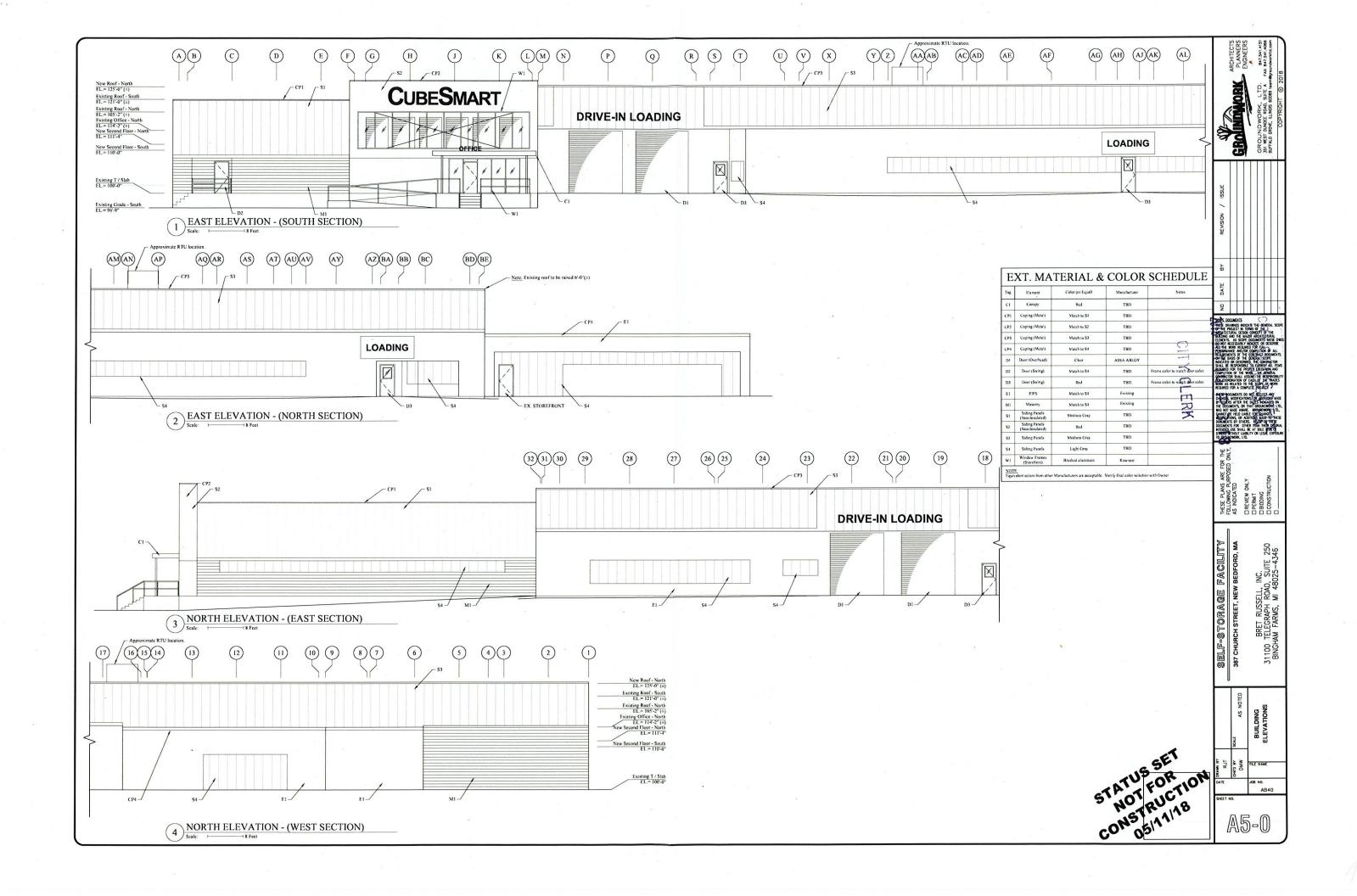
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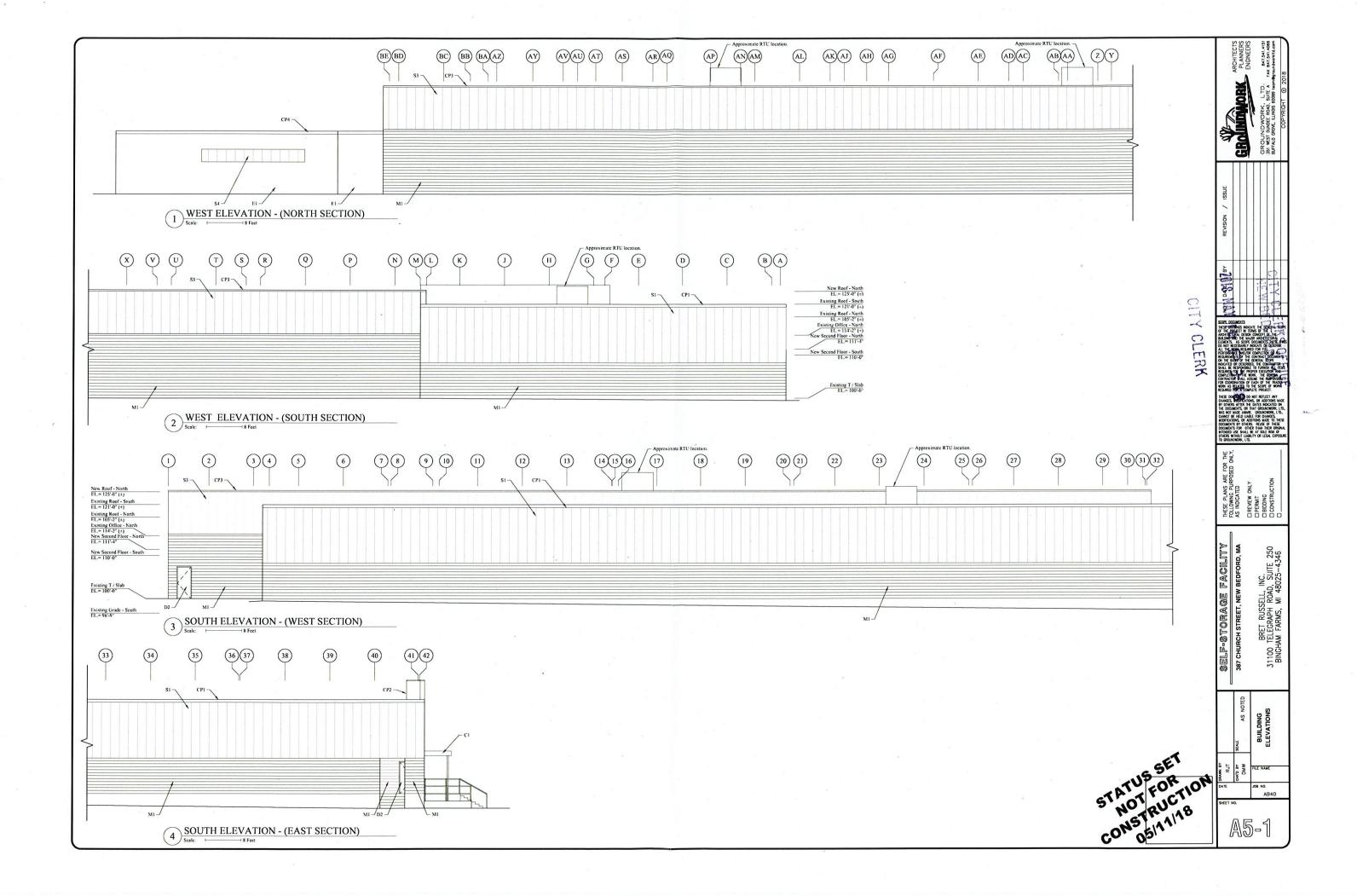
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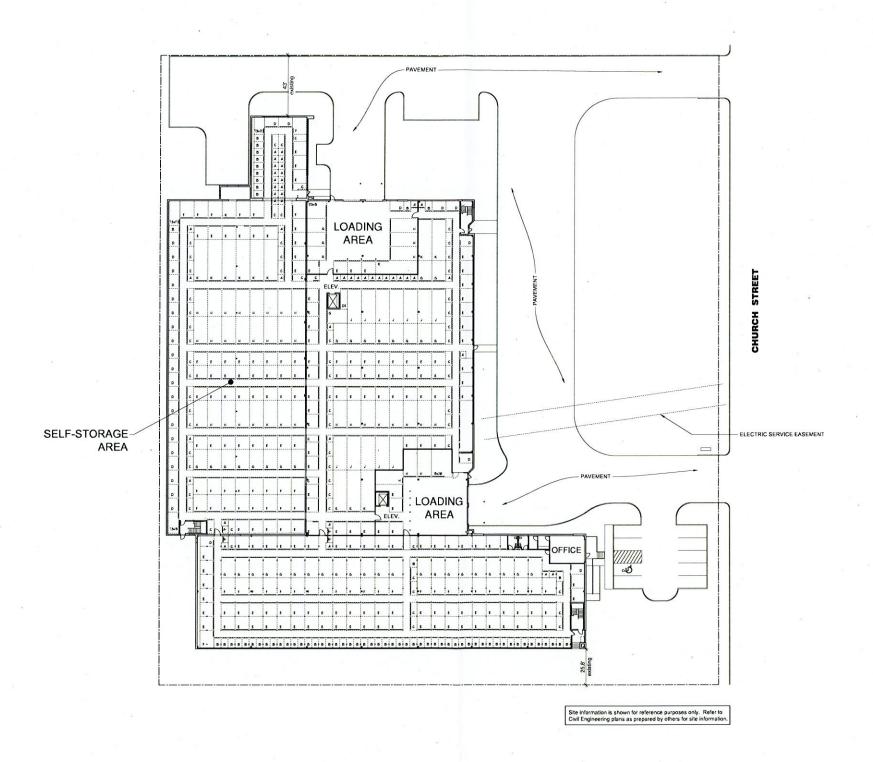
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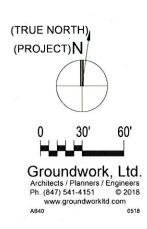


PRELIMINARY SITE / FIRST FLOOR PLAN

SELF-STORAGE FACILITY 387 CHURCH ST, NEW BEDFORD, MA MAY 11, 2018

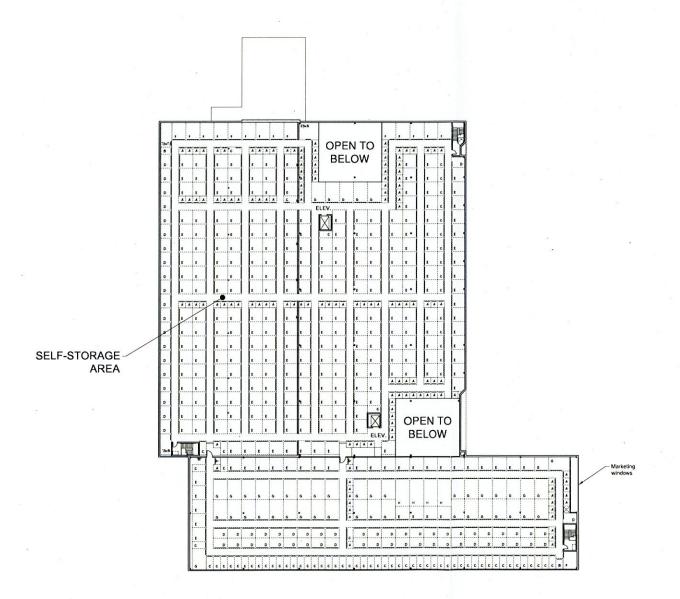


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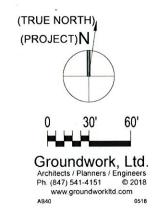
PRELIMINARY SECOND FLOOR PLAN

SELF-STORAGE FACILITY 387 CHURCH ST, NEW BEDFORD, MA MAY 11, 2018



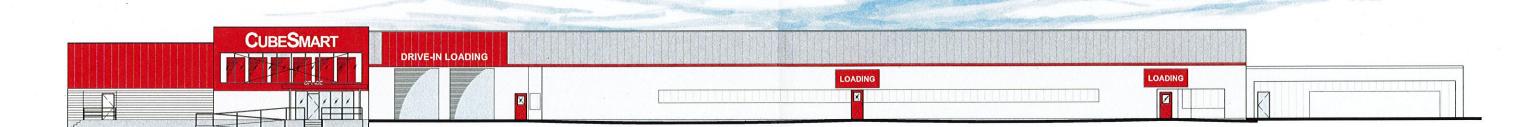
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PRELIMINARY COLOR ELEVATIONS

SELF-STORAGE FACILITY 387 CHURCH ST, NEW BEDFORD, MA MAY 11, 2018



EAST ELEVATION (FACING CHURCH STREET)



NORTH ELEVATION

