

PLANNING BOARD SUBMITTAL

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

MAY 11, 2018

OWNER

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

ARCHITECT

GROUNDWORK, LTD 351 WEST DUNDEE ROAD, SUITE A BUFFALO GROVE, IL 60089

CIVIL ENGINEER/APPLICANT

STANTEC CONSULTING SERVICES, INC 226 CAUSEWAY STREET BOSTON, MA 02114

SURVEYOR

PRECISION LAND SURVEYING, INC. 32 TURNPIKE ROAD SOUTHBOROUGH, MA 01772

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PARCEL INFORMATION

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



LOCUS PLAN

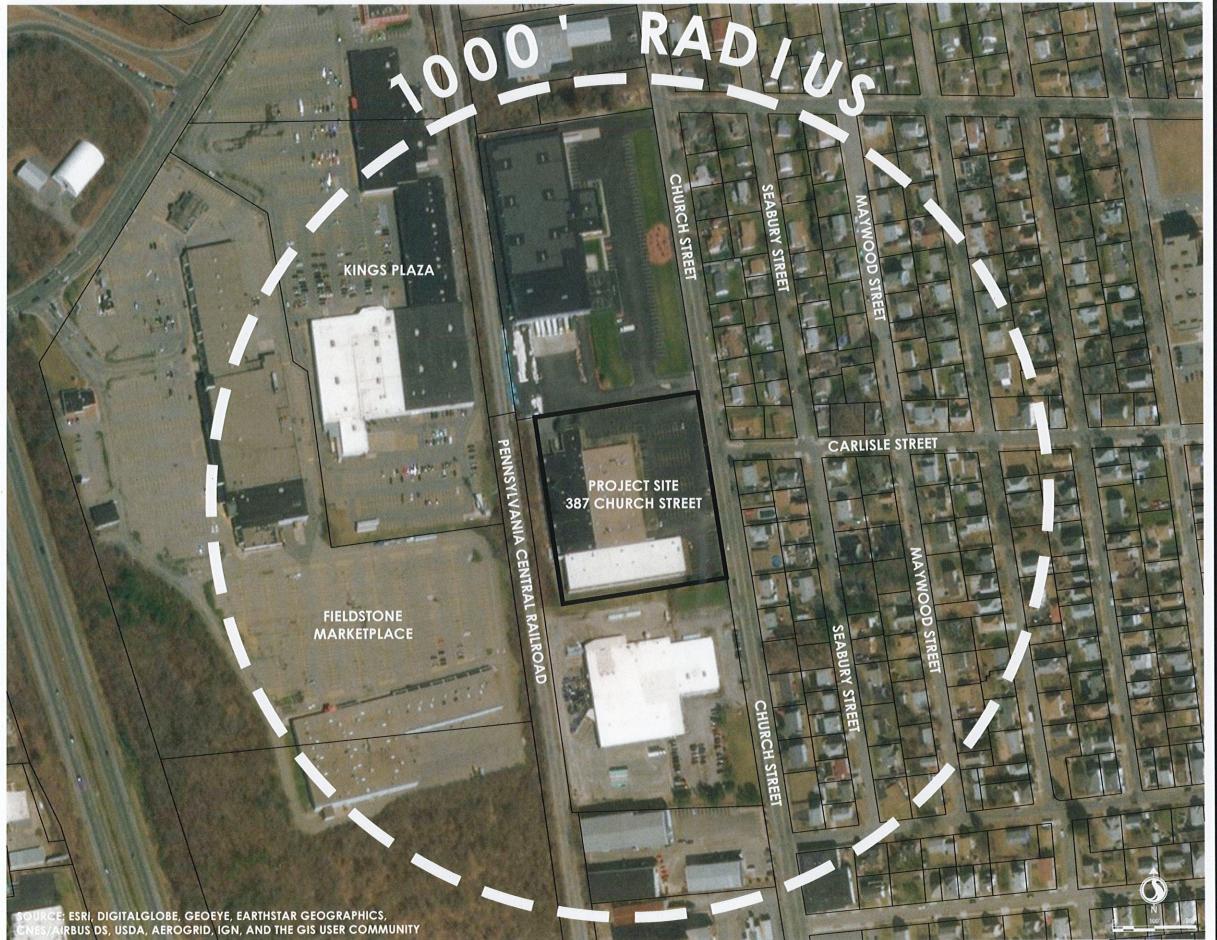
SCALE: 1" = 100'

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	9'x20' WITH 22' AISLE	10'x20' WITH 24' AISLE
ACCESSIBLE PARKING SPACES	1 (1 VAN ACCESSIBLE)	1 VAN ACCESSIBLE

G0-0

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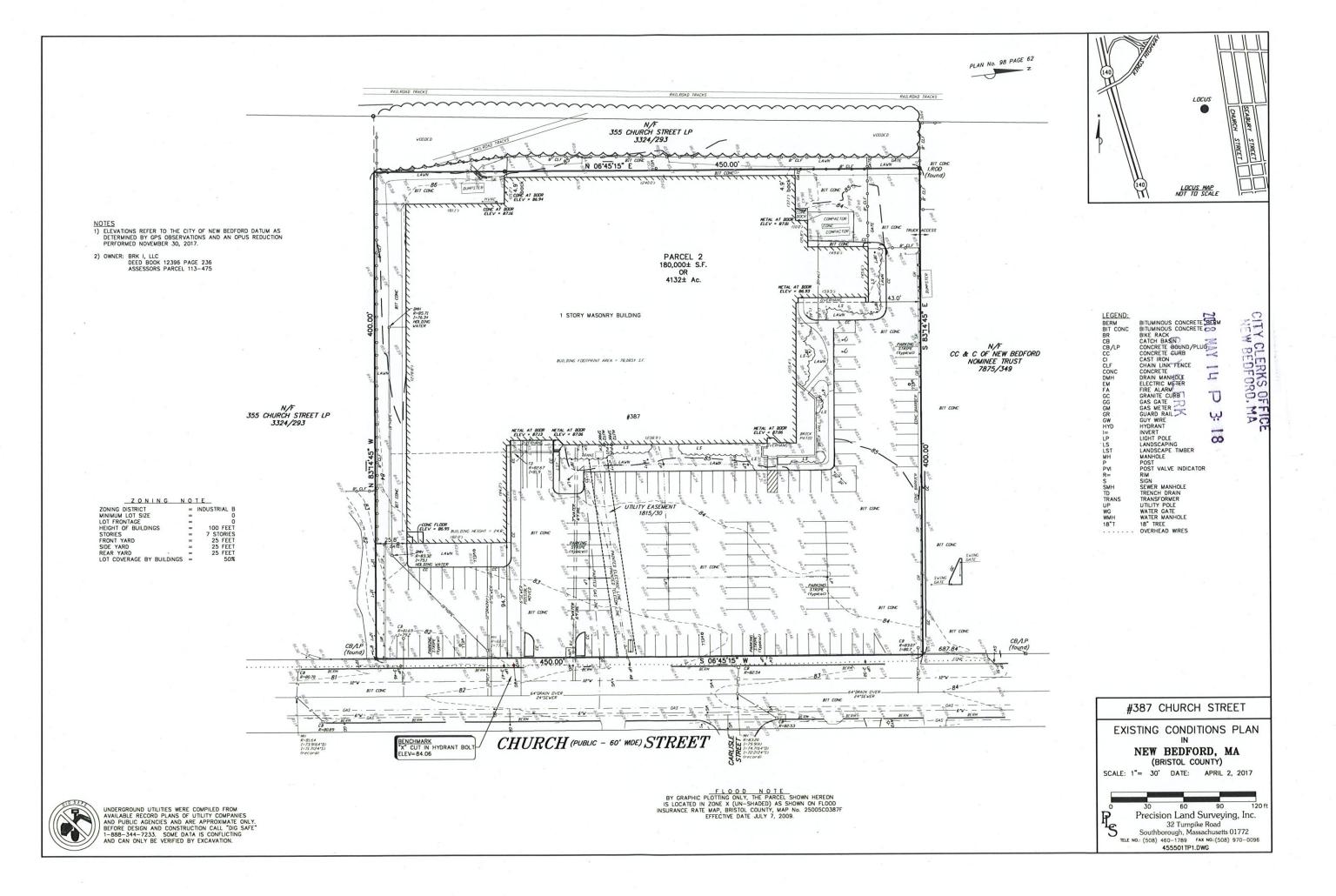


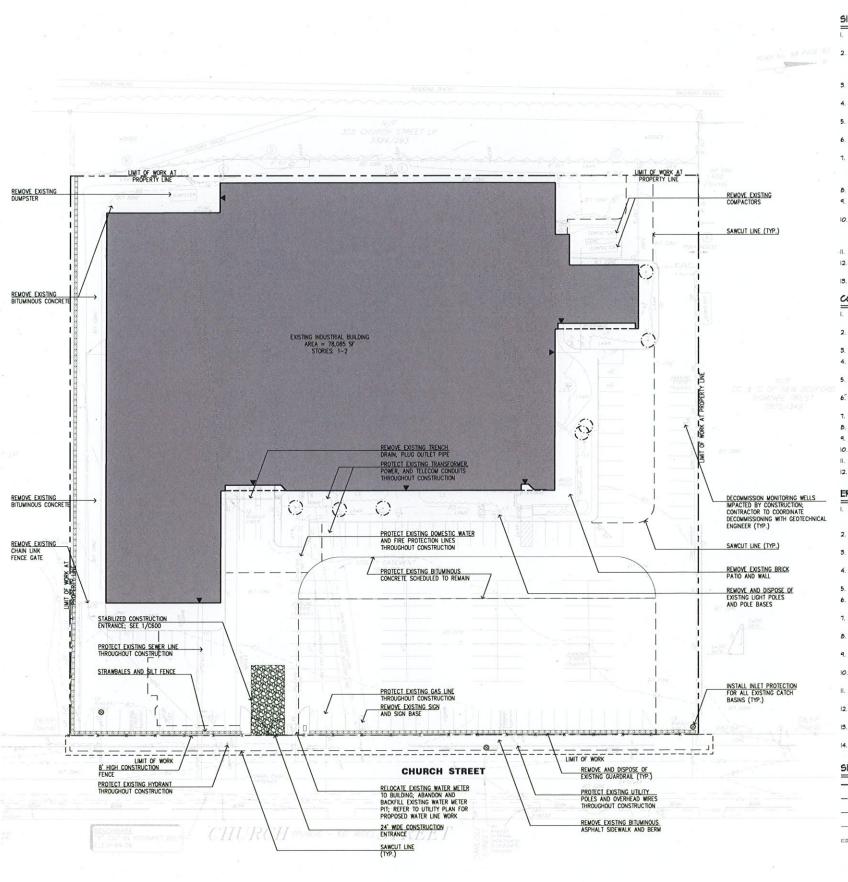
Client/Project BRK 1, LLC

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

CONTEXT PLAN

Project No. 210801511	Scale 1" = 100'	
Drawing No.	Sheet	Revision
C1 0	0 - 15	0





SITE PREPARATION NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM A SURVEY PREPARED BY PRECISION LAND SURVEYING, INC. OF SOUTHBOROUGH, MA AND DATED APRIL 2, 2017.
- WITHIN THE LIMIT OF THE WORK LINE AS NOTED ON THE SITE PREPARATION PLANS, REMOVE AND DISCARD ALL
 CONCRETE PAVEMENT, BITUMINOUS CONCRETE PAVEMENT, BRICK PAVEMENT, TOP SOIL, MUCH, TRASH, DEAD TREES AND
 SHUMPS, SHRUBBERY, CHAIN LINK FENDE POSTS, RAILS, FABRIC, GATTES, FOOTINGS AND ALL APPRICTENANCES, BOLLARDS,
 POSTS, CONCRETE FOOTINGS AND FOUNDATIONS, WALLS AND CURBS UNLESS OTHERWISE NOTED.
- 3. 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 CONTRACT DISSAFE AND THE PROFER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO COMFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMPRENIES 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.
- THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
- IO. THE CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MAN HOLES, CATCH BASINS. HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER'S REPRESENTATIVE.
- II. ALL BMP EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION OR ANY SITE WORK.
- 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 MILCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MILCHED IMMEDIATELY AFTER THEIR. CONSTRUCTION.
- $\boldsymbol{6}^{'}$ Daily, or as required, constrict temporary berms, drains, ditches, silt. Fences, milch and seed as required.
- 7. 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.
- 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. STRAW 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.
- STRAYBALES AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE OF NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY WHEN INSTALLED.
- 5. THE UNDERSIDE OF STRAMBALES SHOULD BE KEPT IN CLOSE CONTACT WITH THE EARTH AND RESET AS NECESSARY
- STABILIZE SLOPES GREATER THAN 3.1 (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.
- ALL COLLECTED SEDIMENT AND DISCARDED TEMPORARY EROSION CONTROL MATERIALS SHALL BE DISPOSED OF PROPERLY TO AN APPROVED LOCATION.
- THE BOTTOM OF SEDIMENTATION BASINS 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.
- AFTER THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES, CONTRACTOR TO GRADE AND SEED AREA OF TEMPORARY EROSION CONTROL MEASURE.
- DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- 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.

EXISTING TREE PROTECTION

SITE PREPARATION LEGEND

	T. CO. M. P. C. CO. C. C.
	PROPERTY LINE
	LIMIT OF WORK
	SAWCUT LINE
x x	CONSTRUCTION FENCE
	STRAWBALE AND SILT FENCE
⊗	CATCH BASININLET PROTECTION
<i>(</i> ')	







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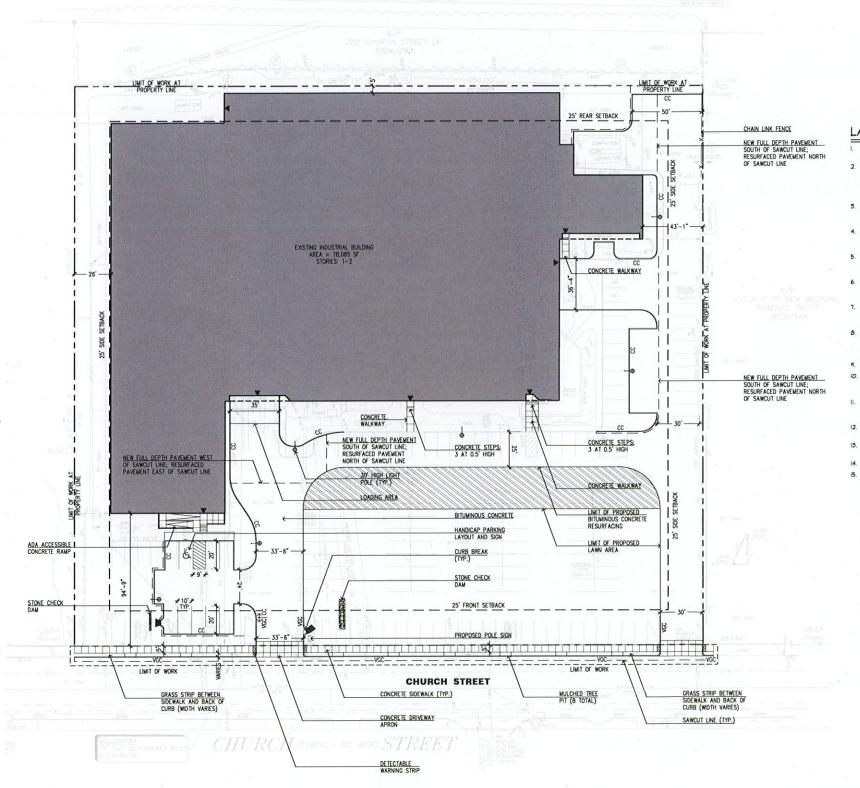
Title

SITE PREPARATION PLAN

Project No. Scale 1" = 30" 210801511 Drawing No. Sheet Revision

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LAYOUT AND MATERIAL NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM A SURVEY PREPARED BY PRECISION LAND SURVEYING, INC. OF SOUTHBOROUGH, MA AND DATED APRIL 2, 2017.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES DEFORE COMPACING NOR. ANY DAMAGE DUE TO FAILINE 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.
- 5. ALL MORK CONDUCTED WITHIN PUBLIC RIGHT-OF-HAYS SHALL CONFORM TO THE REQUIRED HTS 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, INCLIDING SIDEMALKS, 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 PAYEMENT MARKINGS, ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- 9. 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.
- 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 KIDRY BEING PERFORMED.
- ANY WORK 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

30' HIGH LIGHT POLE CEMENT CONCRETE PAVEMENT EXISTING BITUMINOUS CONCRETE SCHEDULED TO REMAIN VERTICAL GRANITE CURB CONCRETE CURB





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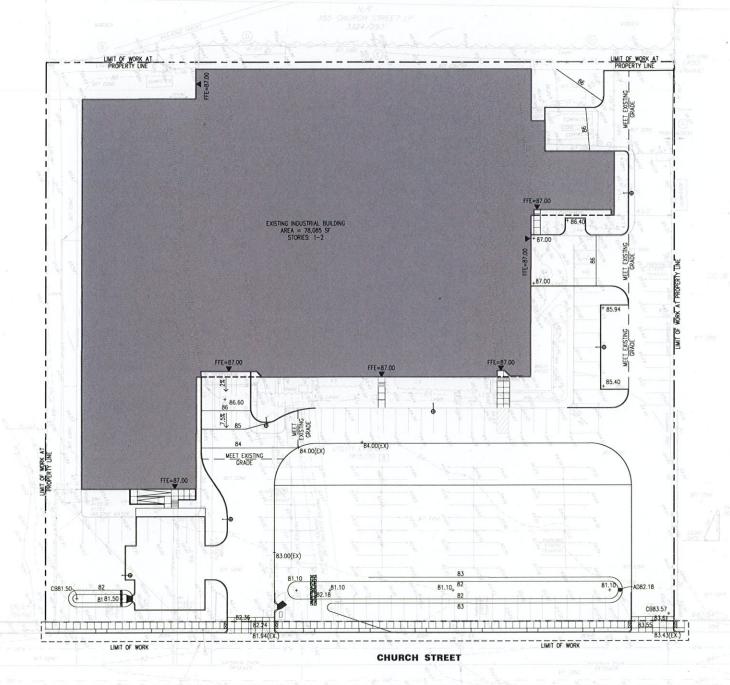


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> SELF-STORAGE FACILITY 387 CHURCH STREET NEW REDEORD, MA

LAYOUT AND MATERIALS PLAN

Project No. 1" = 30" 210801511 Drawing No. Sheet C1-0 0 5of 15



GRADING NOTES

- 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 NAMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- 5. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- 5. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3.1, UNLESS OTHERWISE NOTED.
 6. THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF 521 CMR OF THE ARCHITECTURAL ACCESS BOARD REGULATIONS. ALL GRADES ON MALKWAYS, RAMPS, CURB CUTS AND PARKING AREAS AS DEFINED BY 521 CMR SHALL COMPLY WITH THE MAXIMUM ALLOWABLE 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 IMMEDIATELY IF DISCREPANCIES ARISE BETWEEN THE ACTUAL GRADES SHOWN ON THE PLANS AND THE MAXIMUM ALLOWABLE GRADES INDICATED IN 521 CMR.
- ALL MALEWAYS SHALL BE GRADED TO A MAXIMM 45% RUNNING SLOPE (PARALLEL TO THE DIRECTION OF TRAVEL). THE CROSS PITCH OF ALL MALEWAYS, PATHS AND FLAZAS SHALL NOT EXCRED 13%, REPREPODICULAR TO THE DIRECTION OF TRAVEL). THE SLOPE OF ALL RAMPS AND SIDE SLOPES OF HANDICAP CURB CUTS AS DEFINED BY SECTION 211 OF 521 CMR SHALL BE CONSTRUCTED AT 15% MAXIMM. RAMPS AS DEFINED 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. BITMINOUS CONCRETE ELEVATIONS AT CATCH BASING TO BE I/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. INERRE 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.
- 13. REFER TO UTILITY PLAN FOR SUBSURFACE DRAINAGE INFRASTRUCTURE.

GRADING LEGEND

- - - PROPERTY LINE ---- LIMIT OF WORK PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR MEET EXISTING GRADE

+SPOTI CATCH BASIN

AREA DRAIN

BUILDING ENTRY POINT

SPOT GRADE







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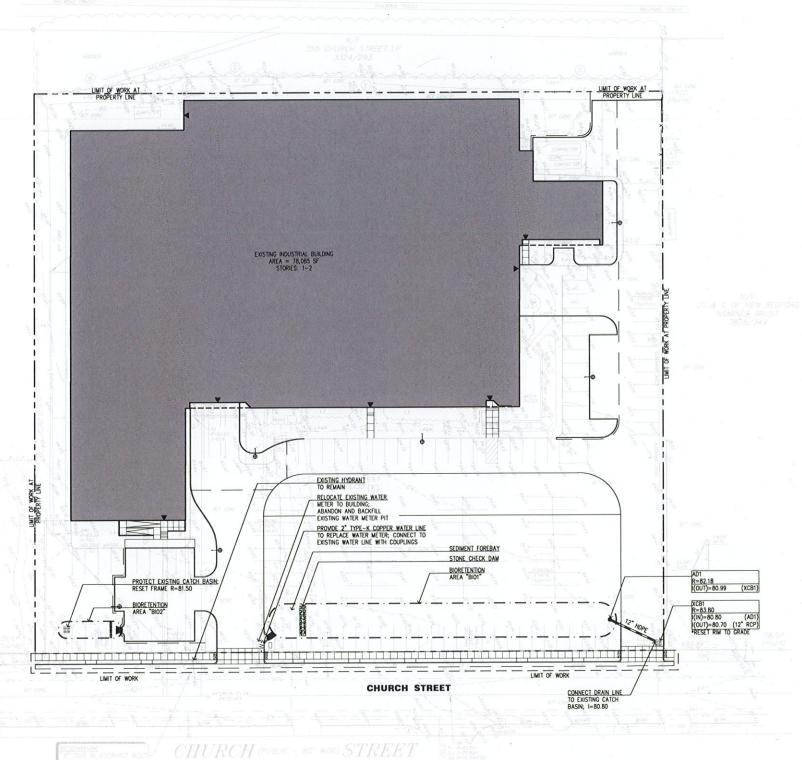
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Title

GRADING AND DRAINAGE PLAN

Project No. Scale 1" = 30" 210801511 Drawing No. Sheet Revision C2-0 6of 15

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- OF SOITHBOROUGH, MA, AND DATED APPLIE, 2 DIT.

 PRIOR TO THE START OF ANY EXCANATION FOR THE PROJECT, BOTH ON AND OFF THE STITE, THE CONTRACTOR SHALL

 NOTIFY DIGGARE AND BE PROVIDED WITH A DIGGARE NAMEER INDICATING THAT ALL EXISTING UTILLITIES HAVE BEEN

 THE LOCATIONS OF EXISTING UNDERGROUD UTILLITIES ARE SHOWN IN AN APPROXIMATE HAVY DRLY AND HAVE NOT BEEN

 INDEPENDENTLY VERHIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT

 LOCATION OF ALL EXISTING UTILLITIES BEFORE COMPENSING FORCE AND AGREES TO BE FILLY RESPONSIBLE FOR ANY

 AND ALL DAYAGES THAT HAVY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
- ALL WORKSWOOD UILDIES.

 THE CONTRACTOR SHALL MAINTAIN OR ADJIST TO NEW FINISH GRADE, AS NECESSARY, ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MANDLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS, UNLESS OTHERWISE NOTED OR DIRECTED BY OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAIN AND SOVER STRUCTURES, AS NECESSARY, FOR CHANGES IN GRADE, CONTRACTOR SHALL RESET UTILITY FRAMES, GRADES, AND COVERS MEANT TO BE FILLEN HIT RADE (CLEANOUTS, UTILITY MANDLES, CATCH BASINS, INLETT, SETC.) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WETHER 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.
- AREAS 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 EXPENSE.
- BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTIONS EXPENSE.

 THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRINATE UTILITY SERVICES SHALL BE PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS/TELEPHONE/ELECTRICAL) AND INSTALLED ACCORDINAT TO THOSE REQUIREMENTS. THE CONTRACTOR SHALL CONDINATE THE INSTALLATION, ALTERATION, OR ADJISTMENT OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.

 ALL MATER LINES SHALL HAVE A MINIMAM OF FIVE FEET OF GROUND COVER AND A MINIMAM SEPARATION OF TEN FEET FROM THE SERVER SYSTEM. AT WATERS AND SERVER CONSISTINGS, 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.
- IO. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- II. ENSURE ALL EXISTING (TO REMAIN) AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITIES SERVICED.

- ENGINE ALL EXISTING (TO REMAIN) AND PROPOSED MANIOLE COVERS PROPERLY IDENTIFY VIILITIES SERVICED.
 BITIMINOUS CONCRETE ELEVATIONS SHALL BE LIVE HIGH ABOVE THE RIM ELEVATION SHOWN FOR EACH CATCH BASIN.
 REFER TO ARCHITECTURAL/PLIMSHIS PLANS FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING. FINAL DESIGN AND LOCATIONS OF UTILITY SERVICE STUBS WILL BE PROVIDED BY THE ARCHITECT.
 ALL ERGOSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY EARTH MOVING ACTIVITIES. REFER TO SITE PREPARATION PLAN FOR COMPLETE EROSION AND SEDIMENTATION CONTROLS.
- 15. WHERE AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED WORK, THE CONTRACTOR SHALL ACCURATELY DETERMINE THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY AND TRANSMIT THIS INFORMATION TO THE ENGINEER MITHOUT DELAY.
- 16. THE USE OF FIRE HYDRANTS FOR CONSTRUCTION IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM THE CITY OF NEW
- BEFORD.

 1. CONTRACTOR SHALL COORDINATE ANY WATER SHAT DOWNS WITH THE CITY OF NEW BEDFORD.

 16. ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAVIS 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.
- THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE AND OBSTRUCTION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- 20. ALL WATER AND SEMER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
- 21. ALL WATER AND SEMER 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.

UTILITY LEGEND BIORETENTION AREA STORM DRAIN LINE WATER LINE AREA DRAIN 田田 EXISTING CATCH BASIN







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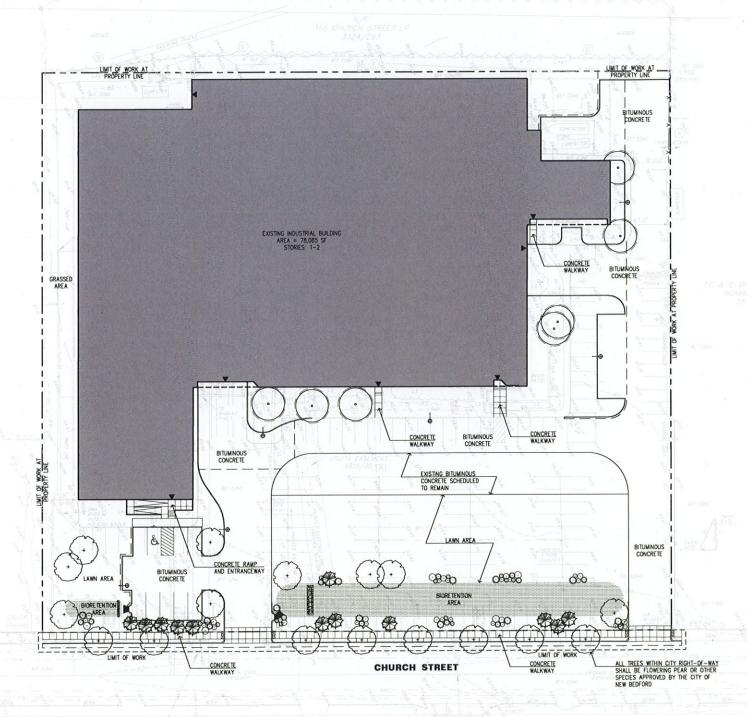
Client/Project BRK 1, LLC

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

UTILITY PLAN

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

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PLANTING NOTES

- 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 DIGGARE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES
 TO CONFIRM THE LOCATION OF ALL ENSITING UTILITIES BEFORE COMPECTING MORE ANY DAVAGE DLE TO FAILURE
 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.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- 10. 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.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- 13. PLANTING SOIL MIX. LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 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 NURSERY, 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 SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL
 OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT
 CHANSE WITHOUT APPROVAL OF OWNERS REPRESENTATIVE.
- ALL TREES WITHIN CITY RIGHT-OF-WAY SHALL BE FLOWERING PEAR OR OTHER SPECIES APPROVED BY THE CITY OF NEW BEDFORD.

PLANTING LEGEND

- PROPERTY LINE _____ LIMIT OF WORK



EXISTING TREE





SHRUBS





Stantec Planning & Landscape Architecture P.C. 226 Causeway Street

el. 617.523.8103

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2018

CLERK

By Appd WW.DD.YY

BEJ BC/FH 05.11.18 By Apod WM.DD.YY

Issued Permit-Seal



Client/Project BRK 1, LLC

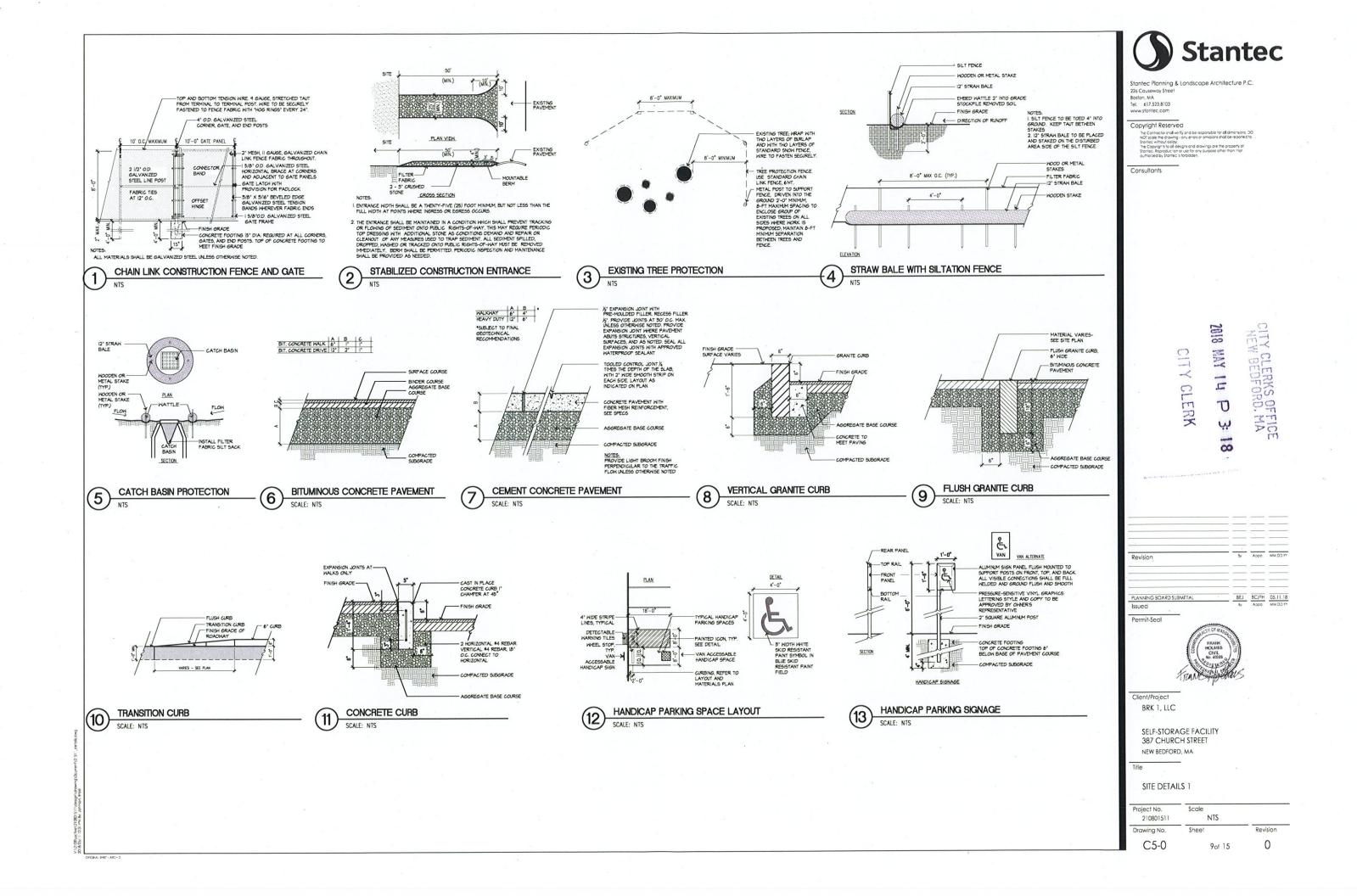
> SELF-STORAGE FACILITY 387 CHURCH STREET NEW BEDFORD, MA

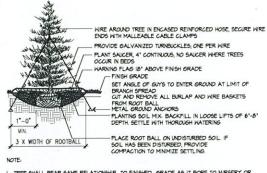
Title

LANDSCAPING PLAN

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

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

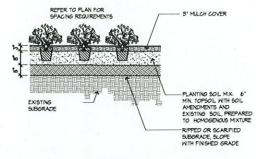
2. INSTALL THREE GLYS PER TREE; EQUALLY SPACED AROUND BALL. ATTACH GLYS AT 2/3 HEIGHT OF TREE; USE DOUBLE STRAND. GALVANIZED STEEL WIRE

5' BARK MULCH IN SAUCER, NOT TO BE PILED AGAINST ROOT FLARE OR TRUNK - PLANT SAICER, 4" CONTINUOUS, NO SAICER WHERE SHRUBS OCCUR IN BEDS FINISH GRADE CUT AND REMOVE ALL BURLAP FROM ROOT BALL PLANTING SOIL MIX: BACKFILL IN LOOSE LIFTS OF 6"-6" DEPTH, SETTLE WITH THOROUGH WATERING - PLACE ROOT BALL ON UNDISTURBED SOIL. IF SOIL HAS BEEN DISTURBED, COMPACT TO MINIMIZE SETTLING.

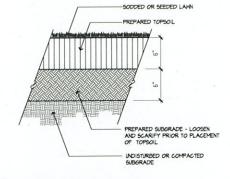
I, SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE

WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE 2

 FOOT DEEP CONTINUOUS LOAM BED.



PERENNIAL/GROUNDCOVER PLANTING SCALE: NTS



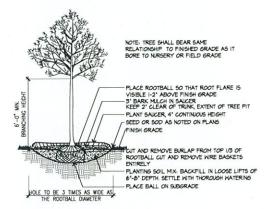
SEEDED/SODDED LAWN (4)SCALE: NTS

EVERGREEN TREE PLANTING

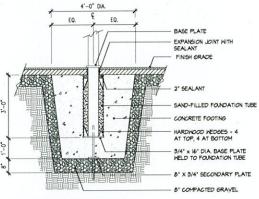
SCALE: NTS

SHRUB PLANTING

SCALE: NTS

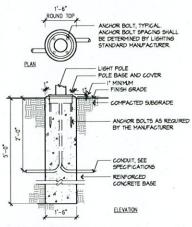


DECIDUOUS TREE PLANTING 5 DECIDUO SCALE: NTS



NOTE: REFER TO SPECIFICATIONS FOR SIGN

POLE MOUNTED SIGN FOOTING (6)SCALE: NTS



LIGHT POLE BASE SCALE: NTS



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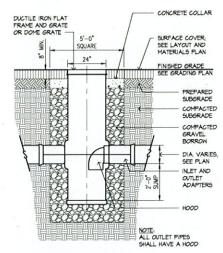
Client/Project BRK 1, LLC

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

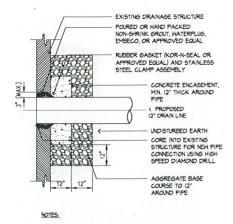
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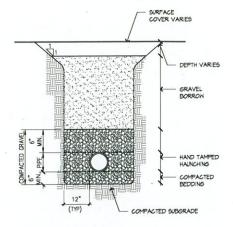
SITE DETAILS 2

Project No. 210801511	Scale NTS	
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AREA DRAIN - 24 INCH







EXISTING STRUCTURE CONNECTION 2 EXISTING
SCALE: NTS

UTILITY TRENCH 3 UTILITY TO SCALE: NTS



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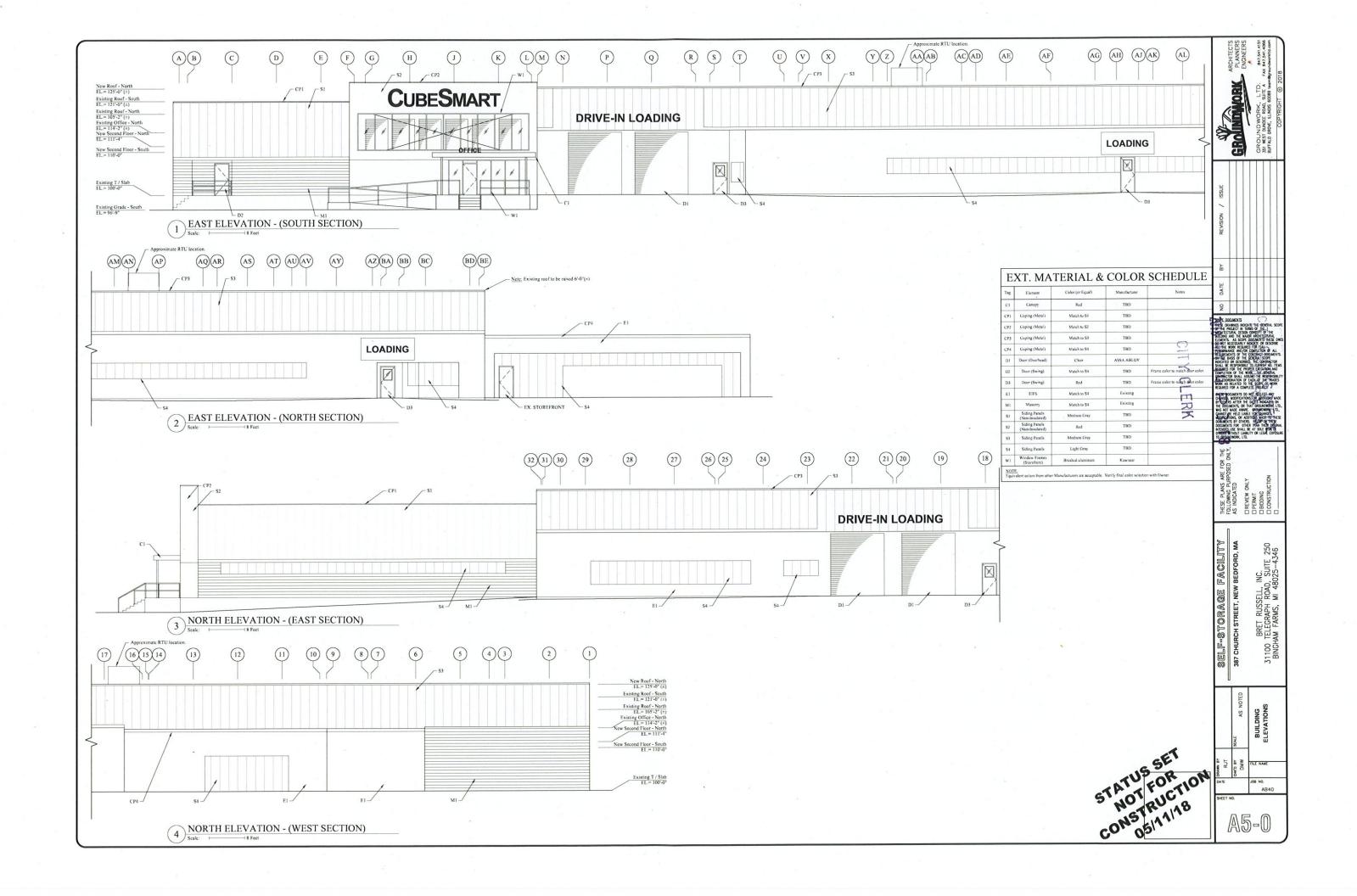
NEW BEDFORD, MA

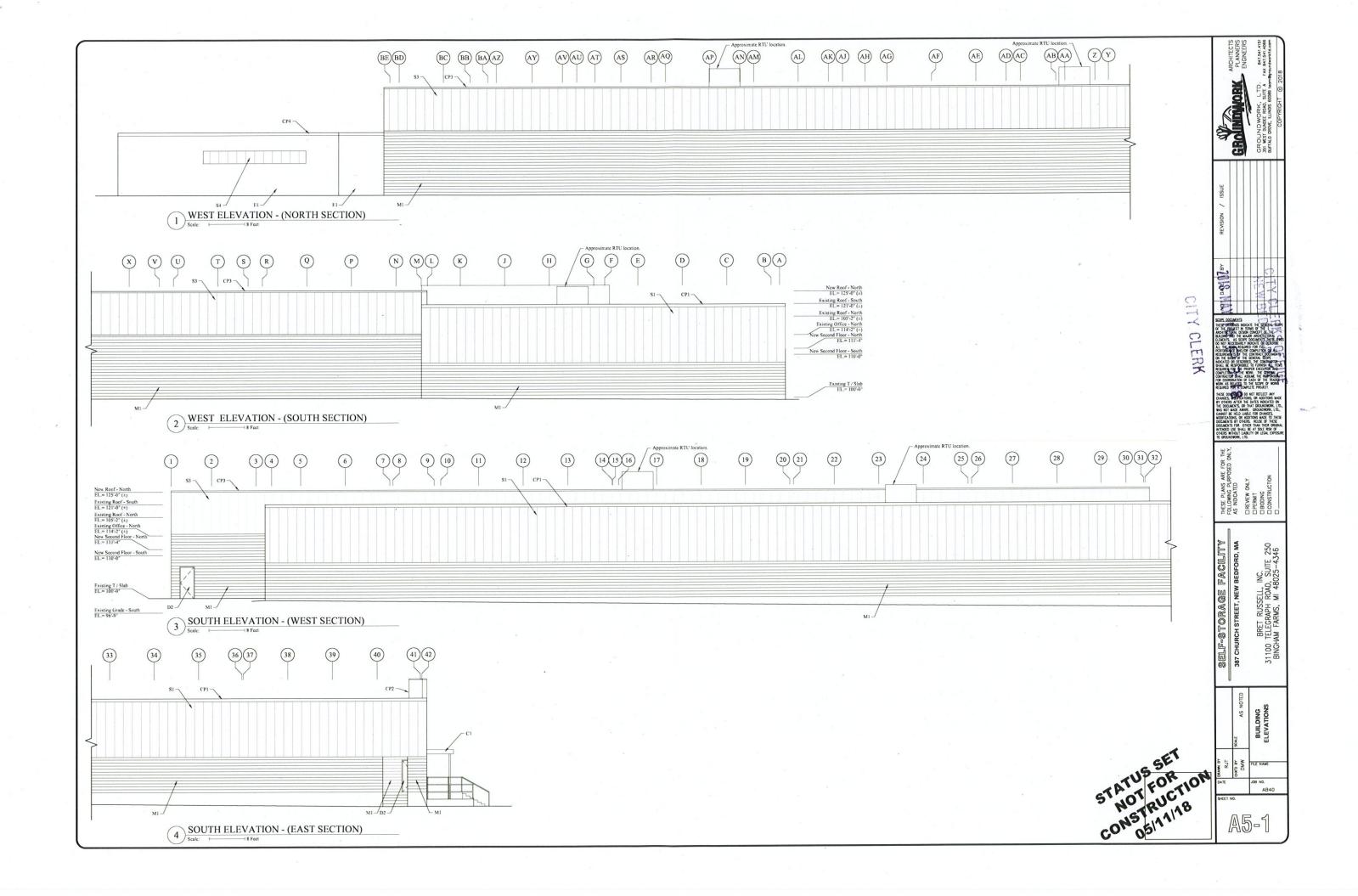
UTILITY DETAILS

Project No. Scale 210801511 NTS Sheet Drawing No. Revision 0

C6-0

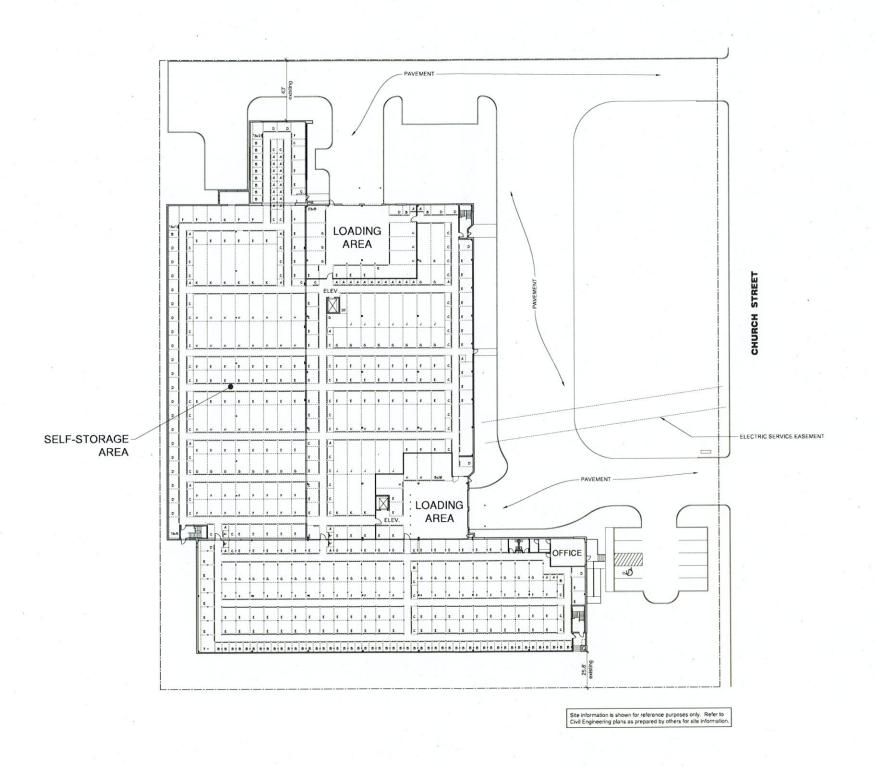
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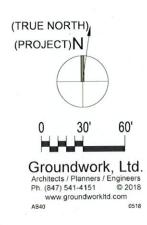
PRELIMINARY SITE / FIRST FLOOR PLAN

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



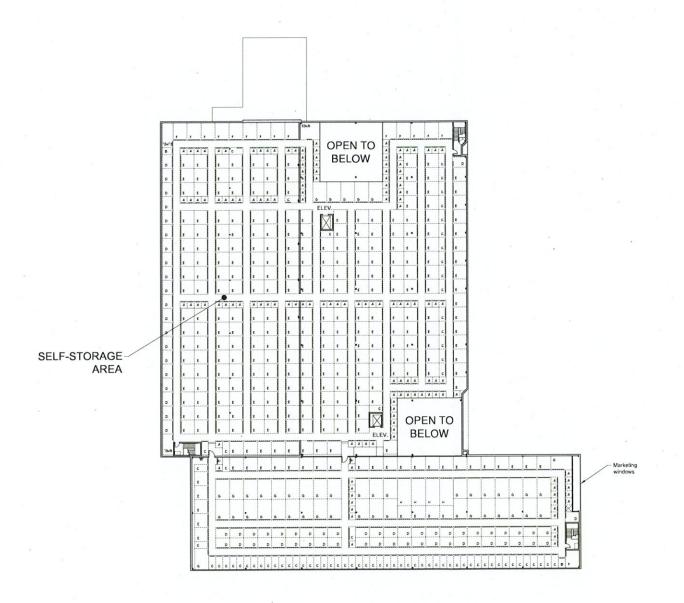
CHTY CLERKS OFFICE
WEW BEDFORD, MA

1018 WAY 14 P 3: 18



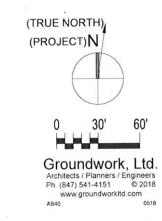
PRELIMINARY SECOND FLOOR PLAN

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



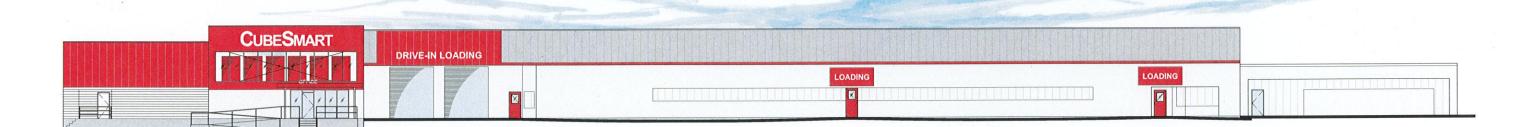
CITY CLERKS OFFICE
NEW BEDFORD, MA

2018 MAY 14 P 3: 18



PRELIMINARY COLOR ELEVATIONS

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



EAST ELEVATION (FACING CHURCH STREET)



NORTH ELEVATION

Proposed Signage

Self-Storage Facility 387 Church Street New Bedford, MA May 9, 2018



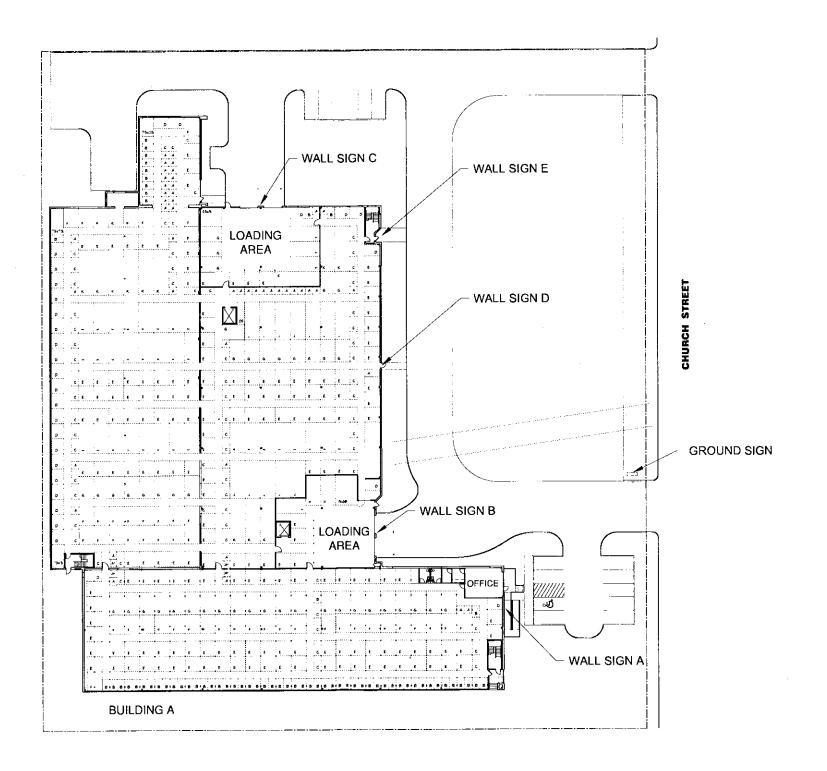
Ground Sign
25 SF per Sign Face Max.
10'-0" Max to bottom of sign
15'-0" Max to top of sign

CUBESMART

Wall Sign (A) 101.3 SF Max.

PRELIMINARY SIGN PLAN

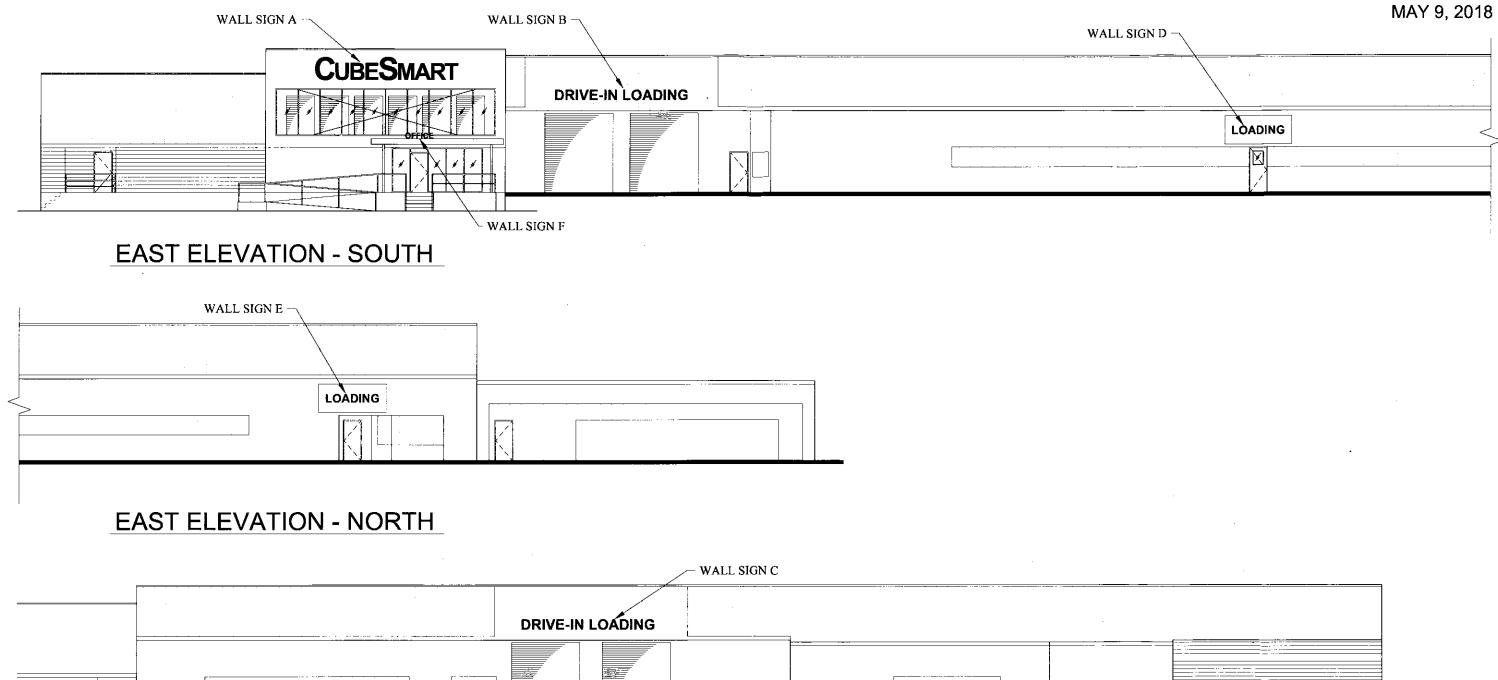
SELF-STORAGE FACILITY 387 CHURCH STREET, NEW BEDFORD, MA MAY 9, 2018





PRELIMINARY SIGN ELEVATION

SELF-STORAGE FACILITY 387 CHURCH ST, NEW BEDFORD, MA MAY 9, 2018



NORTH ELEVATION

