

RIVERSIDE LANDING - MULTI-USE DEVELOPMENT

AT THE FORMER FAIRHAVEN MILLS SITE

COGGESHALL STREET NEW BEDFORD, MASSACHUSETTS

PHASE III MODIFICATION SITE PLANS ISSUED FOR SPECIAL PERMIT MODIFICATION

CITY CLERKS OFFICE
NEW BEDFORD, MA
2016 JUL 15 A 11:10
CITY CLERK

OWNER, DEVELOPER, & APPLICANT:

DW NEW BEDFORD LLC
1266 FURNACE BROOK PARKWAY
QUINCY, MA 02169



SITE LOCUS IS REFERENCED AS NEW BEDFORD ASSESSOR'S
MAP 93-2 LOTS 264 & 261. SEE P.B. 170 - PG. 66 RECORDED
IN THE BRISTOL COUNTY REGISTRY OF DEEDS, IN NEW BEDFORD.

THE SITE IS LOCATED IN THE HICKS LOGAN SAWYER INTERIM
PLANNING OVERLAY DISTRICT (IPOD).



NEIGHBORHOOD LOCUS PLAN

SCALE: 1"=80'

JUNE 13, 2016

SCHEDULE OF DRAWINGS

SHEET NUMBER	PLAN TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	SITE LAYOUT
4	GRADING & DRAINAGE PLAN
5	UTILITIES PLAN
6	LIGHTING PLAN
7	LANDSCAPE PLAN
8	EROSION CONTROL PLAN
9	DETAILS 1
10	DETAILS 2
11	DETAILS 3

DEVELOPMENT TEAM

FUNCTION	TEAM MEMBER
DEVELOPER	COGGESHALL-NEW BEDFORD, LLC & HIGHWAYVIEW, LLC
SITE CONTRACTOR	D.W. WHITE
ARCHITECT	MICHAEL SUDANO ARCHITECT P.C.
LANDSCAPE ARCHITECT	RADNER DESIGN ASSOCIATES
SITE DESIGN ENGINEER	PRIME ENGINEERING, INC.

PREPARED BY:

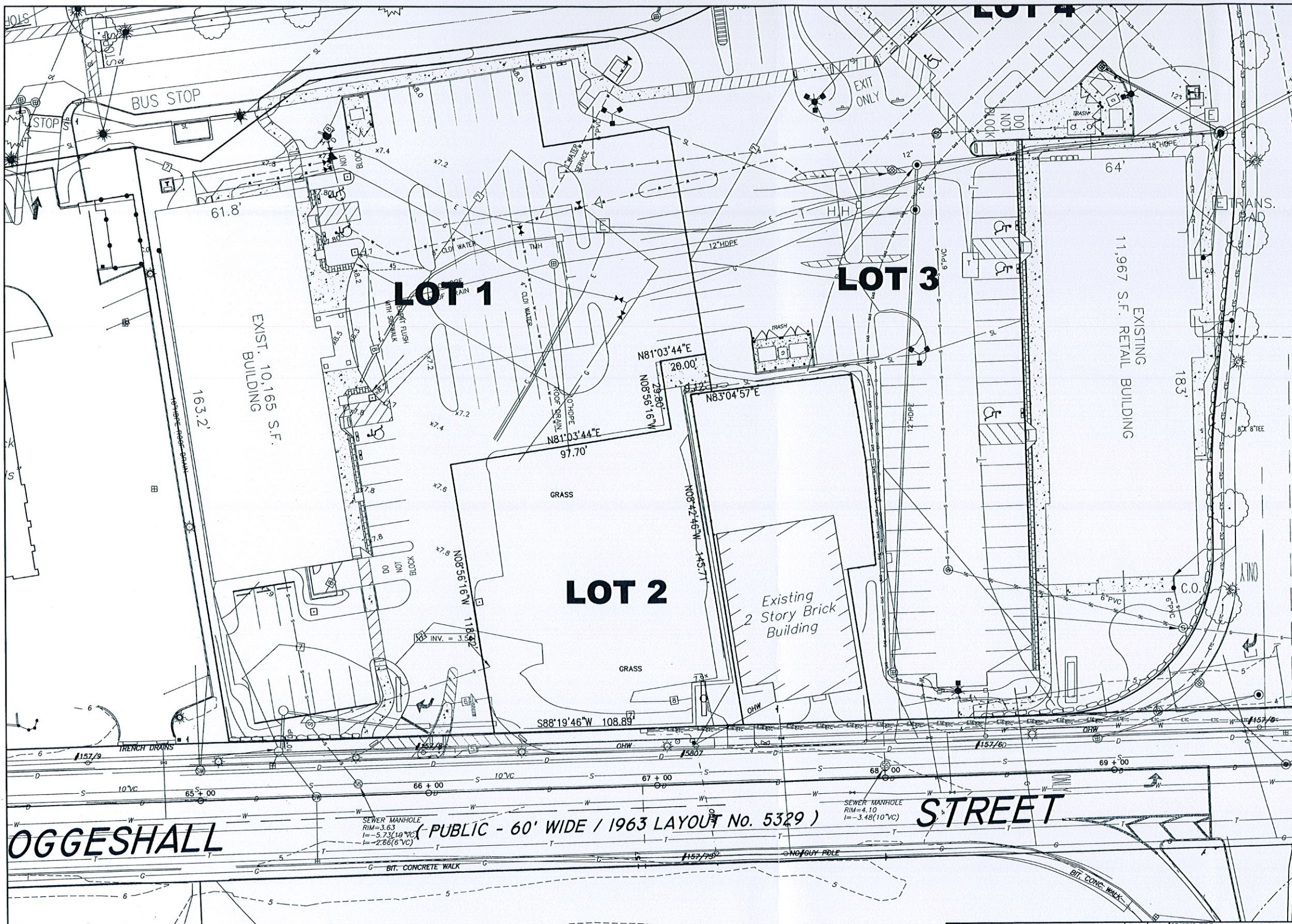
PRIME ENGINEERING
INC.



CIVIL ENGINEERING-LAND SURVEYING-ENVIRONMENTAL ASSESSMENT
P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347
TEL: 508.947.0050 FAX: 508.947.2004

SHEET 1

Case 25-16
07/15/2016



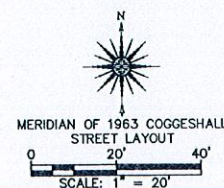
NOTES:

1. HORIZONTAL DATUM IS MASSACHUSETTS STATE PLANE-COORDINATION SYSTEM (NAD 83)
2. VERTICAL DATUM IS CITY OF NEW BEDFORD DATUM.
3. LOT 2 CONSISTS OF 14,043 S.F. AND HAS 108.9 FT. OF FRONTAGE ALONG COGGESHALL STREET.
4. BENCH MARK IS SEWER MANHOLE IN COGGESHALL STREET, ELEVATION 3.63, CITY OF NEW BEDFORD DATUM.
5. THERE ARE NO NHESP HABITATS ON OR NEAR THE SITE
6. THERE ARE NO WETLANDS OR FLOODPLAIN ON THE SITE.

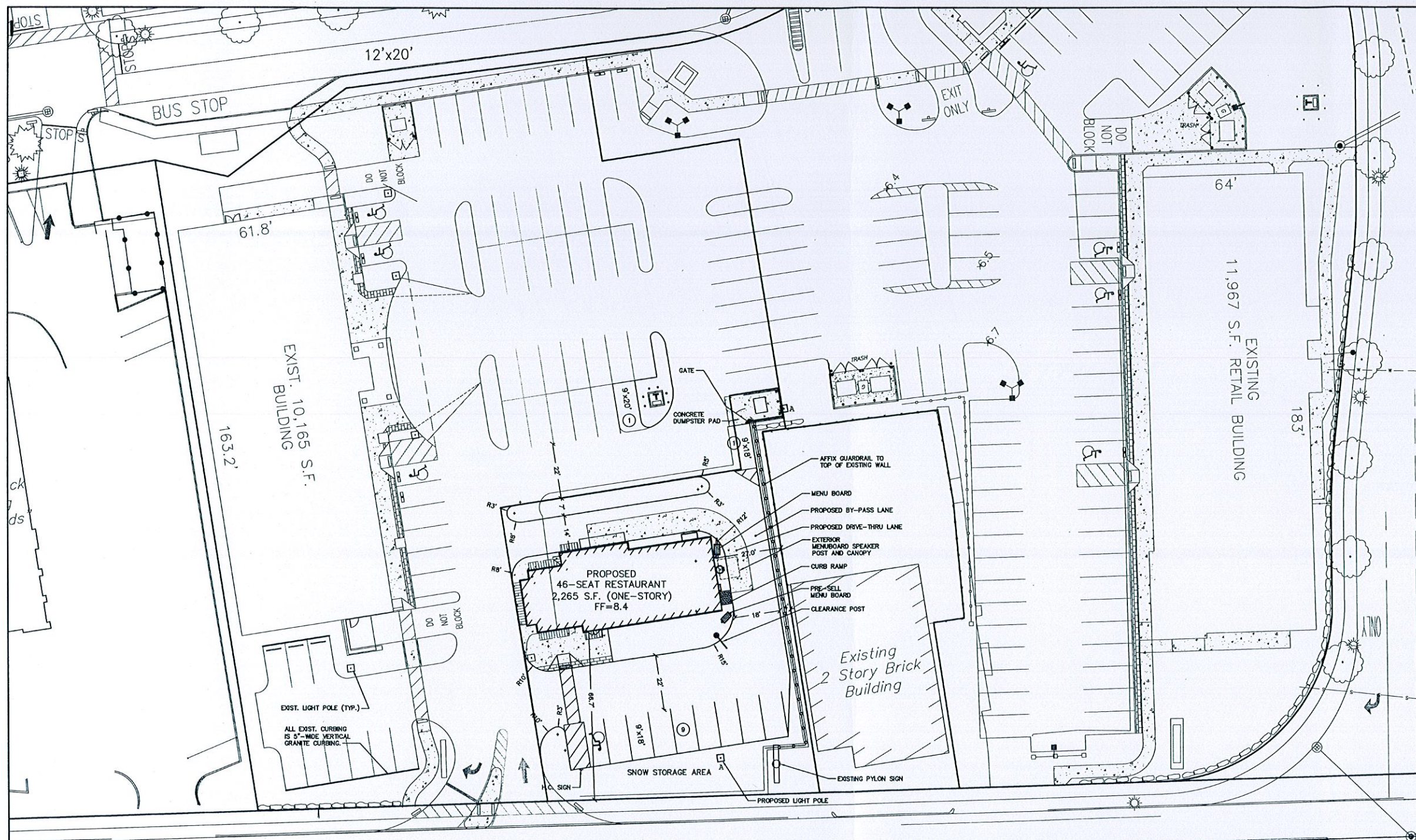
APPROVED BY THE CITY OF NEW BEDFORD PLANNING BOARD

CITY OF NEW BEDFORD PLANNING BOARD

APPROVED _____ ENDORSED _____



DRAWING TITLE EXISTING CONDITIONS PLAN				SCALE: 1" = 20'
PROJECT RIVERSIDE LANDING - PHASE III MOD.				DATE: JUL 13, 2016
CLIENT NEW BEDFORD, MASSACHUSETTS				DRAWN BY: EKW
CLIENT HIGHWAYVIEW LLC				DESIGNED BY: EKW
CLIENT NEW BEDFORD, MASSACHUSETTS				CHECKED BY: RJR
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT				APPROVED BY: RJR
PRIME ENGINEERING				SHEET NO. 2
P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004				PROJECT NO. 1304801
REV.	DATE	DESCRIPTION	BY	APP.



PARKING SUMMARY				
DEVELOPMENT	GROSS AREA	REQD (NON-P00)	PROPOSED	PROPOSED RATIO
KIOSK	30 S.F.	2	2	N/A
MEDICAL	10,165 S.F.	51	59	5.8/1,000 S.F.
RESTAURANT	2,265 S.F.	20	10	4.4/1,000 S.F.
TOTAL	12,430 S.F.	73	71	5.7/1,000 S.F.

NOTES:

1. ALL CURBING RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
2. ALL CURBING TO BE 5"-WIDE VERTICAL GRANITE (SEE DETAIL) UNLESS OTHERWISE NOTED.
3. WHEEL CHAIR RAMPS TO BE PROVIDED WHERE SIDEWALK TERMINATES AND AT ALL CROSS-WALKS. RAMPS TO HAVE DETECTABLE WARNING STRIP AND COMPLY WITH ADA STANDARDS.
4. 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.
5. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
6. ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB & MAAB REQUIREMENTS.
7. 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).
8. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.

OGGESHALL

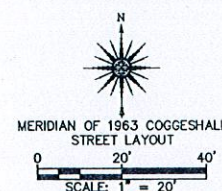
(PUBLIC - 60' WIDE / 1963 LAYOUT No. 5329)

STREET

APPROVED BY THE CITY OF NEW BEDFORD PLANNING BOARD

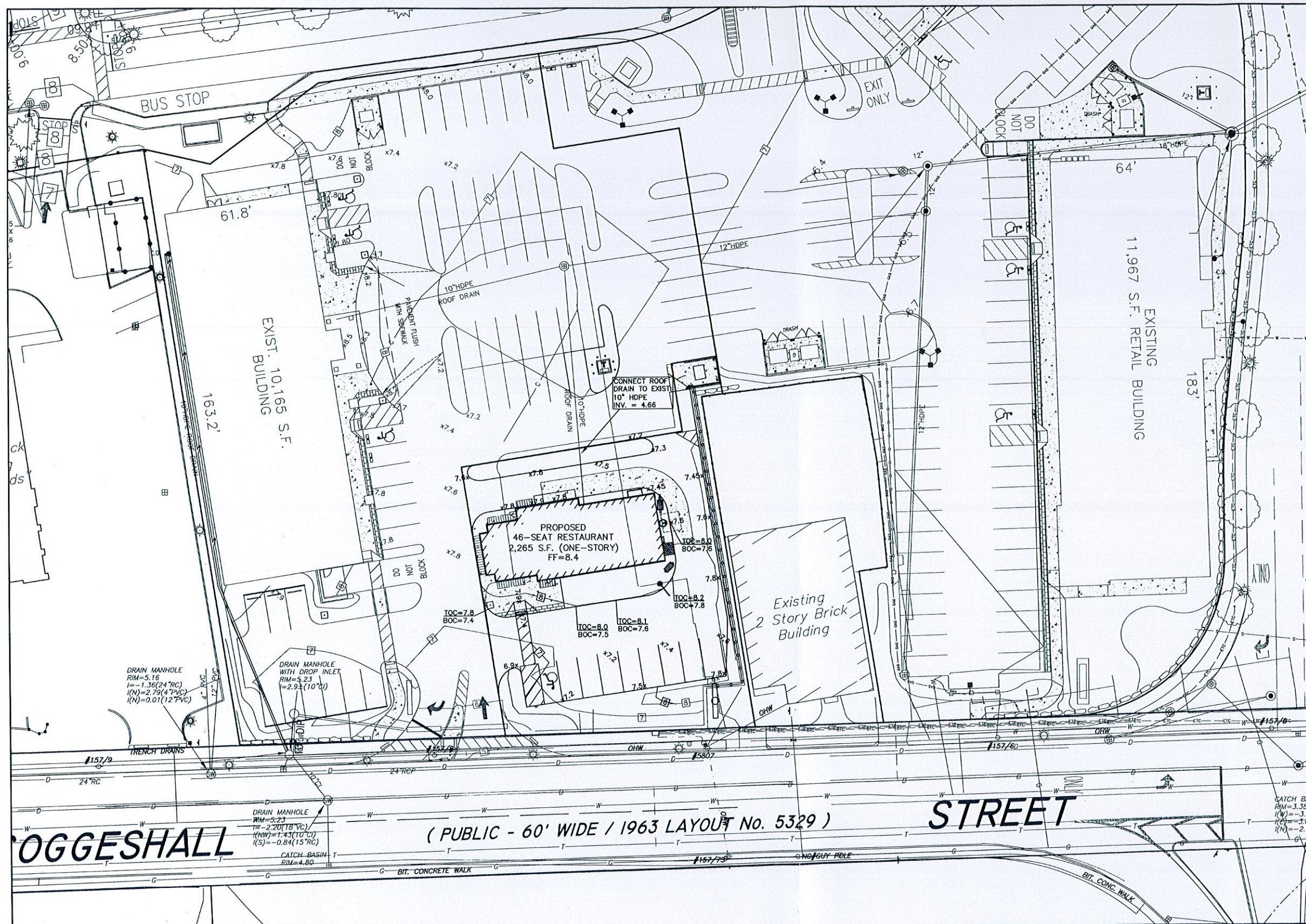
CITY OF NEW BEDFORD PLANNING BOARD

APPROVED _____ ENDORSED _____



DRAWING TITLE		LAYOUT PLAN		SCALE:	1" = 20'
PROJECT		RIVERSIDE LANDING - PHASE III MOD.		DATE:	JUN 29, 2016
CLIENT		NEW BEDFORD, MASSACHUSETTS		DRAWN BY:	EKW
CLIENT		HIGHWAYVIEW LLC		DESIGNED BY:	EKW
CLIENT		NEW BEDFORD, MASSACHUSETTS		CHECKED BY:	RJR
CLIENT		P.O. BOX 1088		APPROVED BY:	RJR
CLIENT		350 BEDFORD ST.		PROJECT NO.	1304801
CLIENT		LAKEVILLE, MA 02347			
CLIENT		TEL: 508.947.0050			
CLIENT		FAX: 508.947.2004			

PRIME ENGINEERING



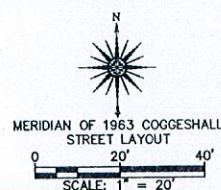
- NOTES:

- 1) A U.S. EPA NPDES PERMIT MUST BE OBTAINED BY THE OWNER AND CONTRACTOR PRIOR TO START OF WORK.
- 2) THE STORMWATER SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED LONG TERM MAINTENANCE PROGRAM, AT THE APPROVED SCHEDULE.
- 3) THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 24 HOURS IN ADVANCE OF ANY SIDEWALK, ROADWAY, OR UTILITY WORK TO ENSURE THAT THE WORK IS IN COMPLIANCE WITH A.D.A. AND CITY OF NEW BEDFORD STANDARDS.
- 4) PERMITS FOR WATER, SEWER, SIDEWALKS, AND DRIVEWAYS MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC INFRASTRUCTURE, ENGINEERING DIVISION.
- 5) A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE AND THE CONSERVATION AGENT PRIOR TO START OF CONSTRUCTION.
- 6) ALL DRAINAGE PIPING TO BE 12 INCH ADS N-12 HDPE UNLESS OTHERWISE NOTED. ALL PIPING WITHIN ACCEPTED ROADWAYS SHALL BE RCP.
- 7) CONTRACTOR TO CONFIRM ELEVATIONS OF EXISTING UTILITIES WHERE PROPOSED UTILITIES TIE-IN.



APPROVED BY THE CITY OF NEW BEDFORD PLANNING BOARD

CITY OF NEW BEDFORD PLANNING BOARD

APPROVED _____ ENDORSED _____



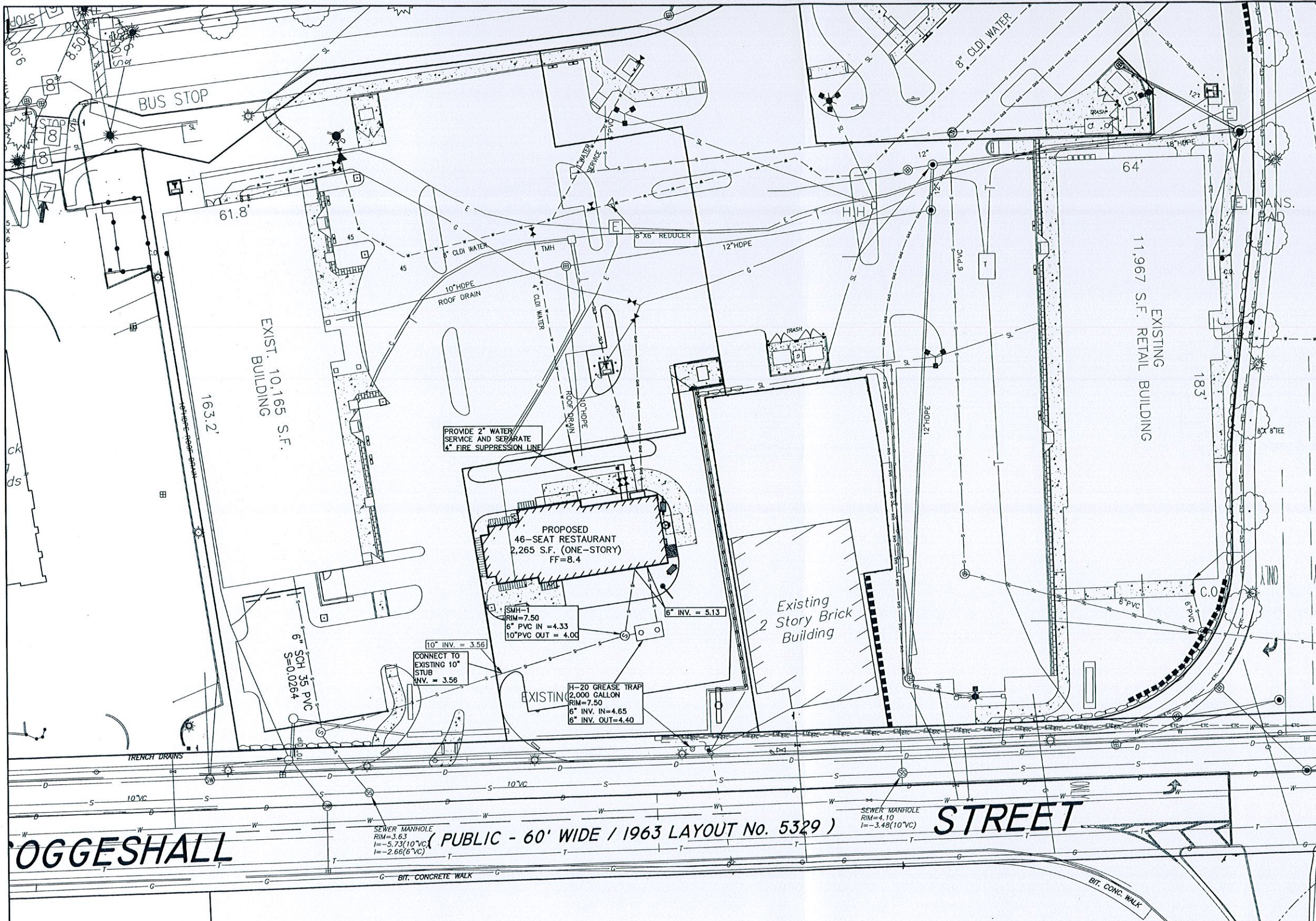
LEGEND

-  - PROPOSED CONTOUR
 x7.8 - PROPOSED SPOT GRADE
 - EXISTING CONTOUR
 6.0 - EXISTING SPOT GRADE

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ALL UTILITY WORK SHALL BE DONE IN CONFORMANCE WITH NEW BEDFORD DEPARTMENT OF PUBLIC INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS DATED MARCH, 2012

- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 24 HOURS IN ADVANCE OF ANY SIDEWALK, ROADWAY, OR UTILITY WORK TO ENSURE THAT THE WORK IS IN COMPLIANCE WITH A.D.A AND CITY OF NEW BEDFORD STANDARDS.
 - 2) PERMITS FOR WATER, SEWER, SIDEWALKS, AND DRIVEWAYS MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC INFRASTRUCTURE, ENGINEERING DIVISION.
 - 3) CONTRACTOR TO CONFIRM ELEVATIONS OF EXISTING UTILITIES WHERE PROPOSED UTILITIES TIE-IN.
 - 4) THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE & OBSTRUCTION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY
 - 5) ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS
 - 6) ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF NEW BEDFORD BEFORE BEING BACKFILLED.
 - 7) THE CITY SHALL BE NOTIFIED AT LEAST 24-HOURS PRIOR TO THE REQUIRED INSPECTIONS.



APPROVED BY THE CITY OF NEW BEDFORD PLANNING BOARD

CITY OF NEW BEDFORD PLANNING BOARD

APPROVED _____ ENDORSED _____

REV.	DATE	DESCRIPTION	BY	APP.

DRAWING TITLE	
UTILITIES PLAN	
PROJECT	RIVERSIDE LANDING - PHASE III MOD. NEW BEDFORD, MASSACHUSETTS
CLIENT	HIGHWAYVIEW LLC NEW BEDFORD, MASSACHUSETTS
CIVIL ENGINEERING	 P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004
LAND SURVEYING	
ENVIRONMENTAL ASSESSMENT	

SCALE: 1" = 20'

DATE: JUL 13, 2016

DRAWN BY: EKW

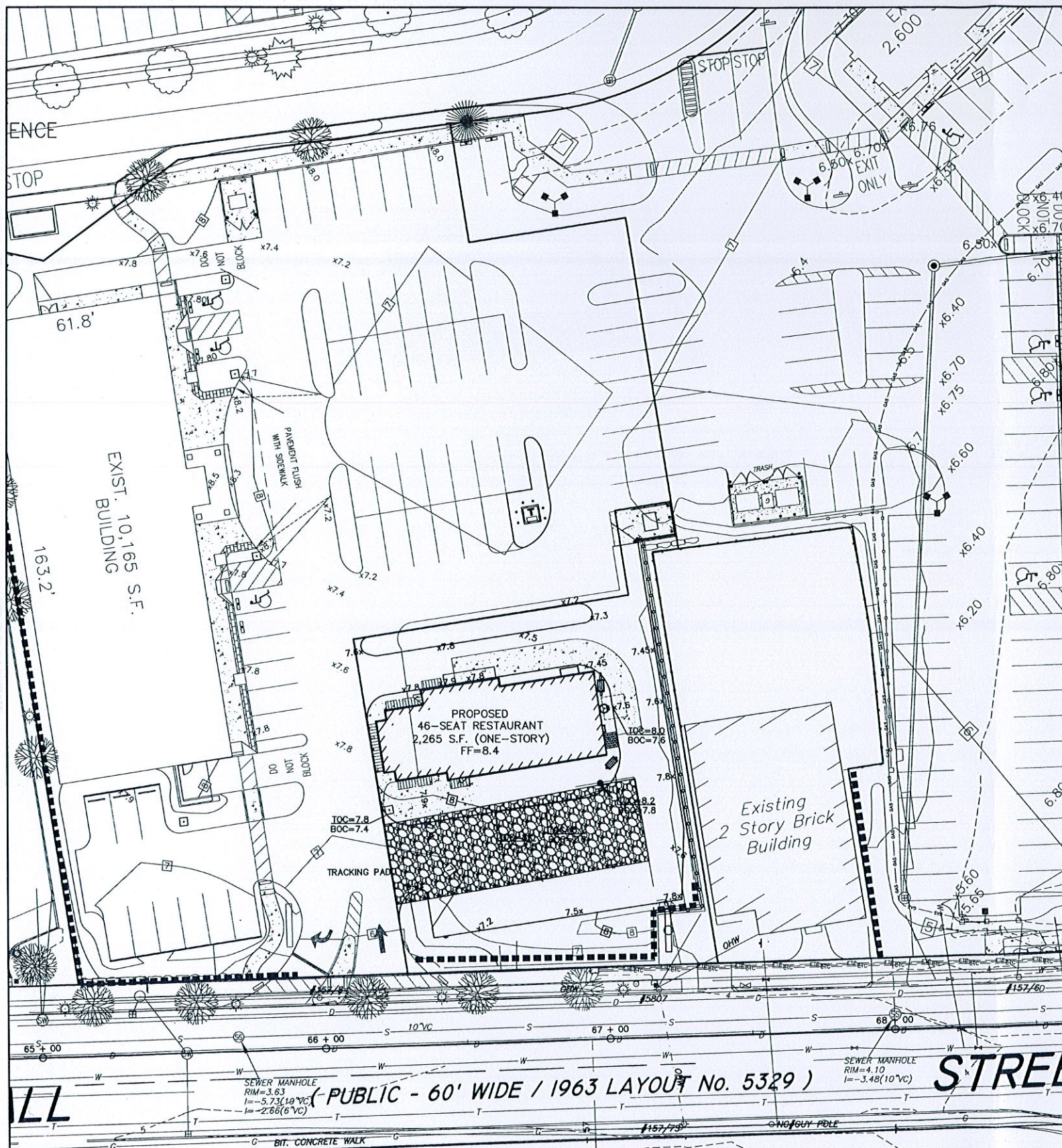
DESIGNED BY: EKW

CHECKED BY: RJR

APPROVED BY: RJR

SHEET NO. 5

PROJECT NO. 1304801



EROSION & SEDIMENT CONTROL NOTES:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION AND PREVENT SEDIMENTATION WITHIN 25' OF RESOURCE AREAS OR OFFSITE PROPERTIES. IT IS INTENDED THAT THE IMPLEMENTATION OF THE FOLLOWING MEASURES WILL MEET THIS GOAL. WHEN IT IS CLEAR TO THE ENGINEER THAT EROSION AND SEDIMENTATION HAVE BEEN ADEQUATELY CONTROLLED WITHOUT THE IMPLEMENTATION OF EVERY MEASURE, ADDITIONAL MEASURES NEED NOT BE IMPLEMENTED. ALTERNATIVELY, IF ALL OF THE FOLLOWING MEASURES HAVE BEEN IMPLEMENTED AND THE CONTROL OF EROSION AND SEDIMENTATION IS INADEQUATE, THE CONTRACTOR MUST EMPLOY SUFFICIENT SUPPLEMENTAL MEASURES BEYOND THE SCOPE OF THIS PLAN.

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL MUNICIPAL REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION.
3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER OR AGENTS OF THE OWNER.
4. CATCH BASINS WILL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SILT SOCKS SHOULD BE INSTALLED UNDER GRATE OPENING UNTIL PAVEMENT IS IN PLACE AND GROUND SURFACE IS STABILIZED.
5. SEEDING MIXTURE FOR FINISHED GRASSED AREAS WILL BE AS FOLLOWS:

KENTUCKY BLUE GRASS	45%
CREeping RED FESCUE	45%
PERENNIAL RYEGRASS	10%

SEED TO BE APPLIED AT A RATE OF 4 LBS./1000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 15. AFTER OCTOBER 15, AREAS WILL BE STABILIZED WITH HAYBALE CHECK, FILTER FABRIC, OR WOODCHIP MULCH, AS REQUIRED, TO CONTROL EROSION.

6. AREAS THAT ARE NOT THE LOCATION OF ACTIVE CONSTRUCTION WHICH ARE TO BE LEFT BARE FOR OVER ONE MONTH BEFORE FINISHED GRADING AND SEEDING IS ACHIEVED, SHALL BE MULCHED OR RECEIVE TEMPORARY STABILIZATION SUCH AS JUTE NETTING OR SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYEGRASS APPLIED TO A RATE OF 2 LBS./1,000 SQ. FT. LIMESTONE (EQUIVALENT TO BE 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 90 LBS./1,000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 1. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COARSE MATTER.

7. AT ALL PROPOSED FILL AREAS WHICH ARE NOT CURRENTLY SHOWN ON THESE PLANS, THE CONTRACTOR SHALL ESTABLISH AN EROSION CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) ABOUT TEN (10') FEET FROM TOE TO SLOPE OF PROPOSED FILL AREAS PRIOR TO BEGINNING FILL INSTALLATION. STABILIZATION OF SLOPES IN FILL AREAS (USING MULCH OR GRASS) SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF FILL INSTALLATION.

8. STABILIZATION OF SLOPES IN CUT AREAS (USING MULCH OR GRASS) AND THE INSTALLATION OF CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) AT THE TOE OF SLOPE SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMPLETION.

9. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN. ALL HAYBALES OR SILT FENCE RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.

10. CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PLANNING BOARD OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

11. THE CONTRACTOR SHALL VERIFY IN THE FIELD THAT THE CONTROLS REQUIRED BY THIS PLAN ARE PROPERLY INSTALLED, SHALL MAKE INSPECTION OF SUCH FACILITIES NOT LESS FREQUENTLY THAN EVERY 14 DAYS OR AFTER A RAINFALL IN EXCESS OF 1/2 INCH, WHICHEVER OCCURS FIRST. THE INSPECTION REPORTS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT AND CONSERVATION COMMISSION OFFICE ON A MONTHLY BASIS.

12. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF SOIL STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF HAYBALES. SIDE SLOPES SHALL NOT EXCEED 2:1.

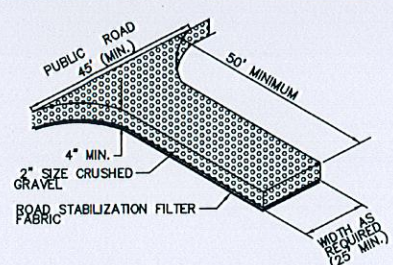
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO SPRINKLING OF WATER ON EXPOSED SOILS AND HAUL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC.

14. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF A PUMPING OPERATION IS CAUSING TURBIDITY PROBLEMS, SAID OPERATION SHALL CEASE UNTIL SUCH TIME AS FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED. SAID DISCHARGE POINTS SHALL BE LOCATED OVER 100 FEET FROM THE DELINEATED WETLANDS AS INDICATED ON THIS PLAN.

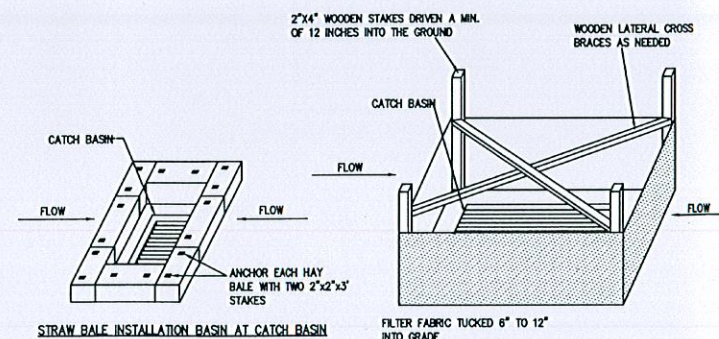
15. SILT SACKS OR OTHER EQUIVALENT ARE TO BE PLACED IN THE FIRST DOWNSTREAM CATCH BASINS FROM THE SITE.

16. ALL BMP EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY SITE WORK.

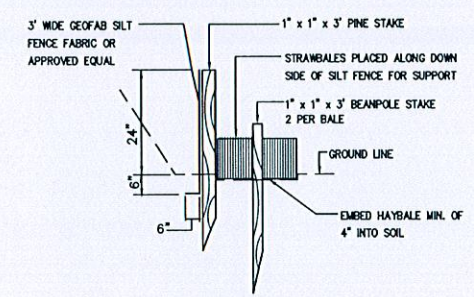
17. EROSION CONTROL BMPs SHALL CONFORM TO US EPA, NPDES, MA DEP AND MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS.



CONSTRUCTION ENTRANCE
NOT TO SCALE

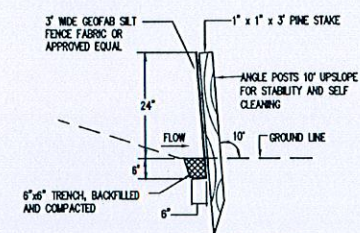


SEDIMENT AND EROSION CONTROL AT CATCH BASINS
TO BE INSTALLED IF SPECIFIED BY FIELD ENGINEER
NOT TO SCALE



STRAWBALE AND SILT FENCE DETAIL
(TO BE PLACED AT THE TOE OF FILL SLOPES)

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

APPROVED BY THE CITY OF NEW BEDFORD PLANNING BOARD

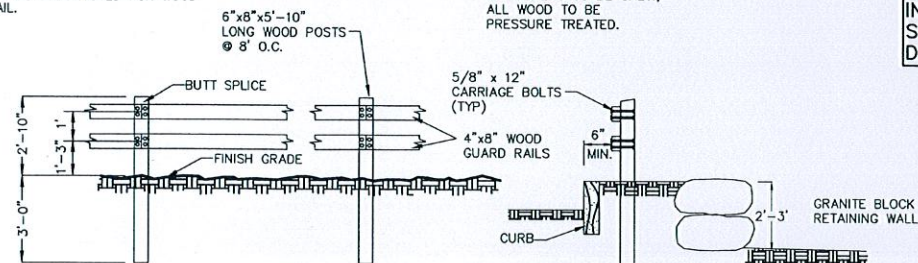
CITY OF NEW BEDFORD PLANNING BOARD
APPROVED _____ ENDORSED _____



DRAWING TITLE EROSION CONTROL PLAN				SCALE: 1" = 20'
PROJECT RIVERSIDE LANDING - PHASE III MOD.				DATE: JUL 13, 2016
CLIENT NEW BEDFORD, MASSACHUSETTS HIGHWAYVIEW LLC NEW BEDFORD, MASSACHUSETTS				DRAWN BY: EKW
DESIGNED BY: EKW				CHECKED BY: RJR
P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX				PROJECT NO. 1304801
SHEET NO. 8				

REV. DATE DESCRIPTION BY APP.

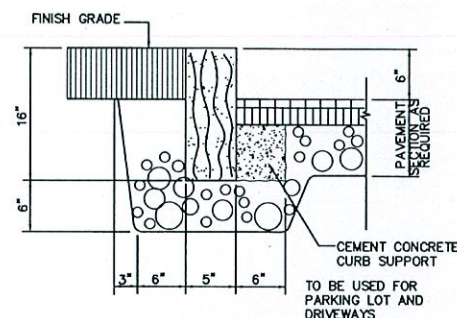
NOTE:
A DRY STONE WALL MINIMUM 3 FT.
HIGH MAY BE SUBSTITUTED FOR WOOD
GUARDRAIL.



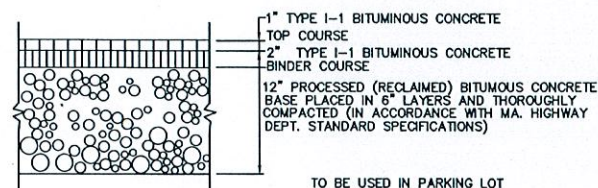
TYPICAL WOOD GUARD RAIL AND GRANITE WALL DETAILS
NOT TO SCALE

NOTE:
ALL CARRIAGE BOLTS, NUTS
& WASHERS TO BE GALV.,
ALL WOOD TO BE
PRESSURE TREATED.

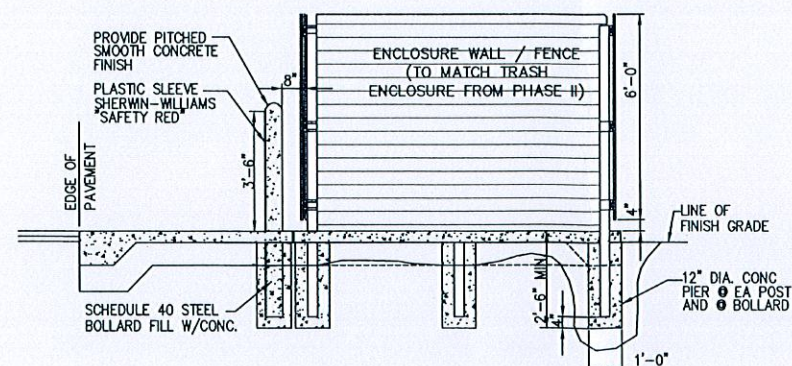
ALL UTILITY WORK SHALL BE DONE
IN CONFORMANCE WITH NEW
BEDFORD DEPARTMENT OF PUBLIC
INFRASTRUCTURE CONSTRUCTION
STANDARDS AND SPECIFICATIONS
DATED MARCH, 2012



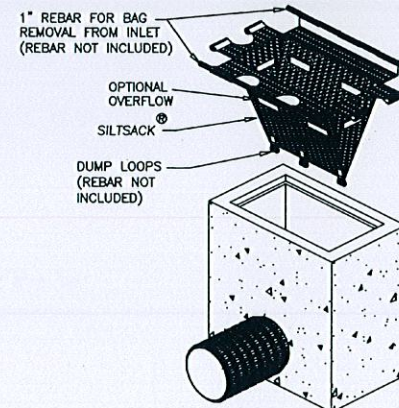
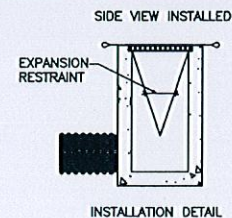
**5" VERTICAL GRANITE CURB
WITH 6" REVEAL**
NOT TO SCALE



**LIGHT DUTY
BITUMINOUS CONCRETE PAVEMENT**
NOT TO SCALE



CONCRETE DUMPSTER PAD
NOT TO SCALE



**DETAIL OF INLET SEDIMENT CONTROL DEVICE
WITH CURB DEFLECTOR ("SILT SACK")**
NOT TO SCALE

NOTE: THE SILTSACK® WILL BE MANUFACTURED FROM A
WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS
THE FOLLOWING SPECIFICATIONS.

REGULAR FLOW SILTSACK®

(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

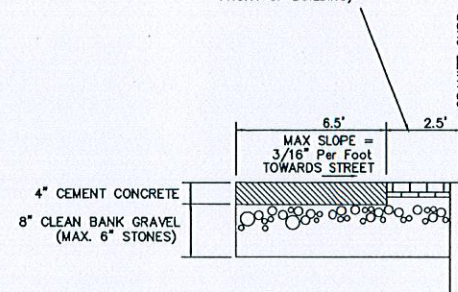
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE	ASTM D-4632	300 LBS
STRENGTH GRAB	ASTM D-4632	20%
TENSILE ELONGATION	ASTM D-4833	120 LBS
PUNCTURE MULLEN	ASTM D-3786	800 PSI
BURST TRAPEZOID	ASTM D-4533	120 LBS
TEAR UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING	ASTM D-4751	40 US SIEVE
SIZE FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT 0.55
PERMITTIVITY	ASTM D-4491	SEC -1

HI-FLOW SILTSACK®

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

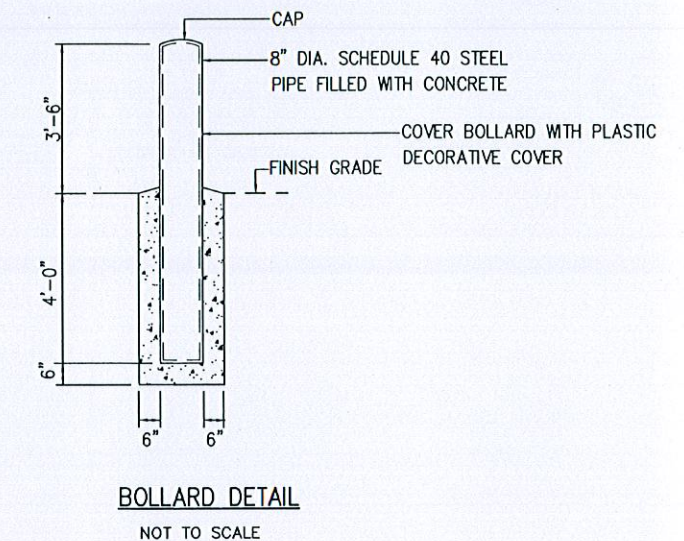
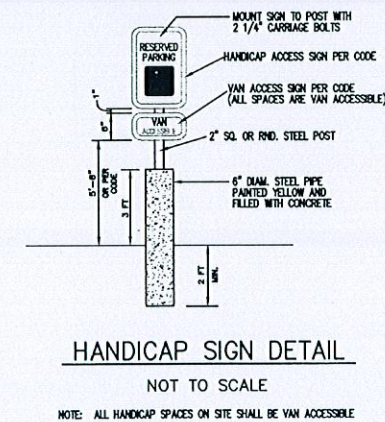
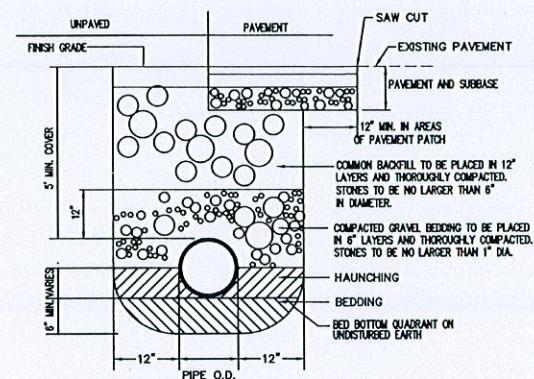
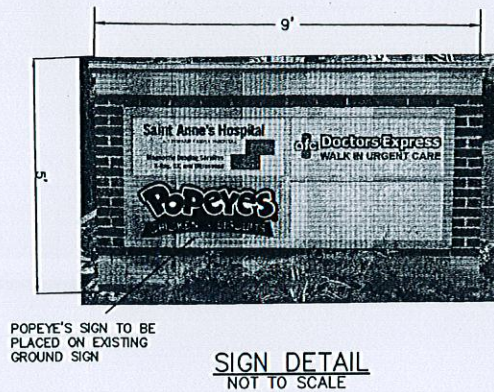
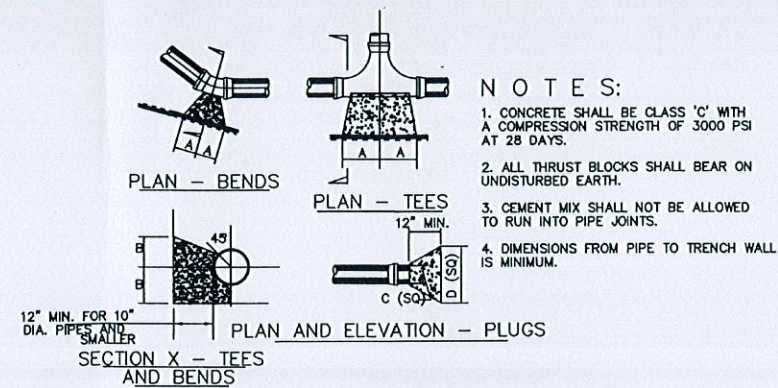
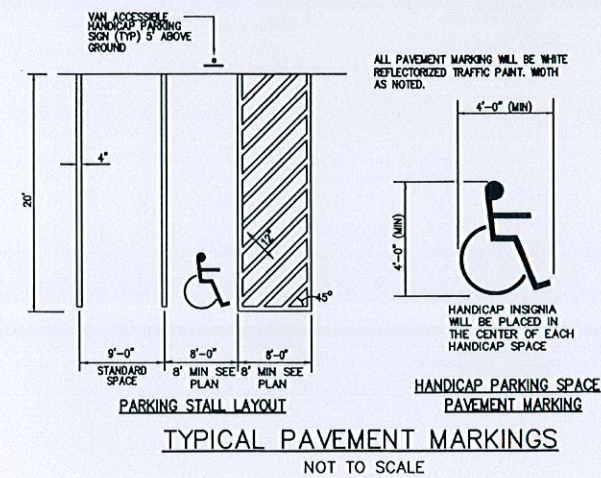
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE	ASTM D-4632	265 LBS
STRENGTH GRAB	ASTM D-4632	20%
TENSILE ELONGATION	ASTM D-4833	135 LBS
PUNCTURE MULLEN	ASTM D-3786	420 PSI
BURST TRAPEZOID	ASTM D-4533	45 LBS
TEAR UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING	ASTM D-4751	20 US SIEVE
SIZE FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT 1.5
PERMITTIVITY	ASTM D-4491	SEC -1

THE AREA BETWEEN
SIDEWALKS AND CURBING
SHALL BE RED BRICK (IN
FRONT OF BUILDING)

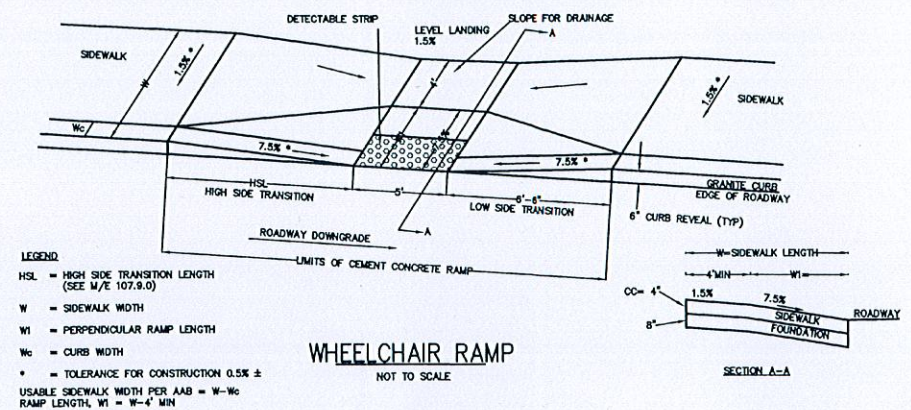
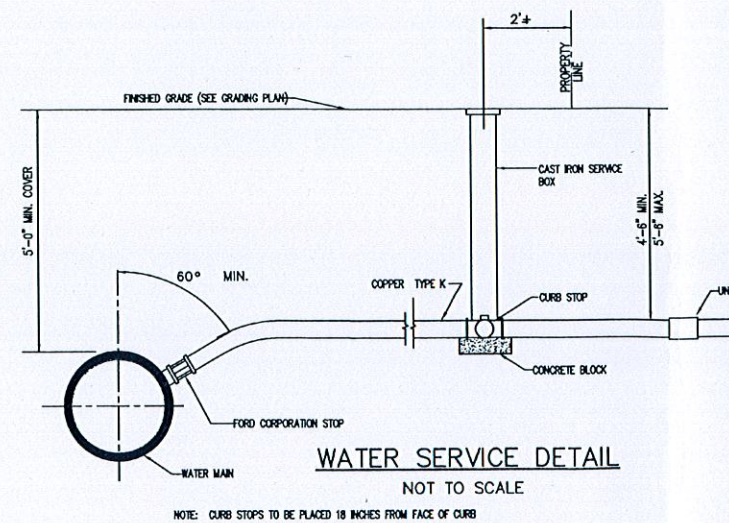




CONCRETE SIDEWALK ON EAST SIDE OF BUILDING
NOT TO SCALE

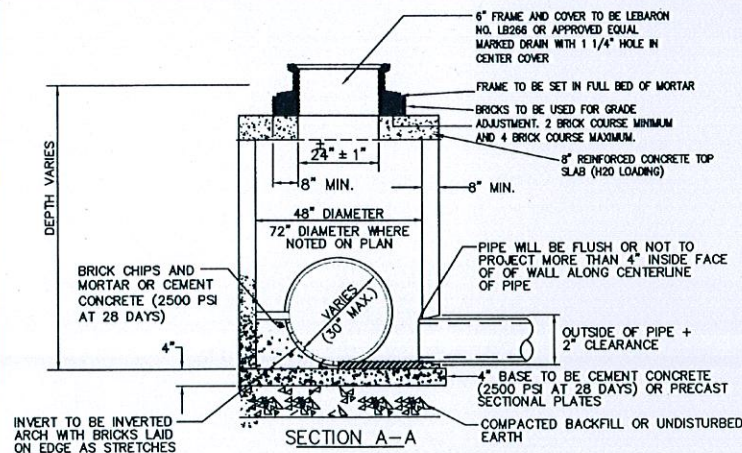
DRAWING TITLE DETAILS - 1				SCALE: NOT TO SCALE
PROJECT RIVERSIDE LANDING - PHASE III NEW BEDFORD, MASSACHUSETTS				DATE: JUN 20, 2013
CLIENT HIGHWAYVIEW LLC NEW BEDFORD, MA				DRAWN BY: EKW
DESIGNED BY: RJR				CHECKED BY: RJR
APPROVED BY: RJR				PROJECT NO. 1304801
* CIVIL ENGINEERING * LAND SURVEYING * ENVIRONMENTAL ASSESSMENT				P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004



ALL UTILITY WORK SHALL BE DONE
IN CONFORMANCE WITH NEW
BEDFORD DEPARTMENT OF PUBLIC
INFRASTRUCTURE CONSTRUCTION
STANDARDS AND SPECIFICATIONS
DATED MARCH, 2012



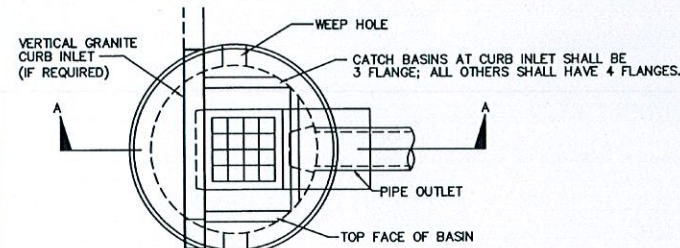
				DRAWING TITLE		SCALE: NOT TO SCALE		
				PROJECT		DATE: JUN 20, 2013		
				CLIENT		DRAWN BY: EKW		
				CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT		DESIGNED BY: RJR		
				DETAILS - 2 RIVERSIDE LANDING - PHASE III NEW BEDFORD, MASSACHUSETTS		CHECKED BY: RJR		SHEET NO. 10
				 PRIME ENGINEERING <small>INC.</small>		APPROVED BY: RJR		
REV.	DATE	DESCRIPTION		BY	APP.	P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004		PROJECT NO. 1304801



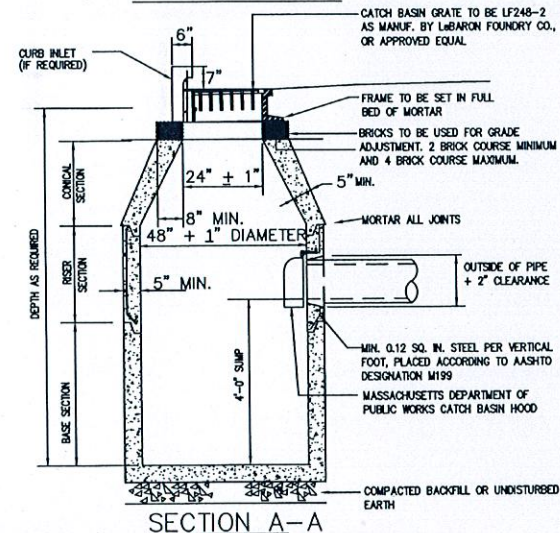
FLAT TOP DRAINAGE MANHOLE

NOT TO SCALE

TO BE USED ONLY WHERE SPECIFIED ON THE PLAN VIEW



CATCH BASIN PLAN VIEW

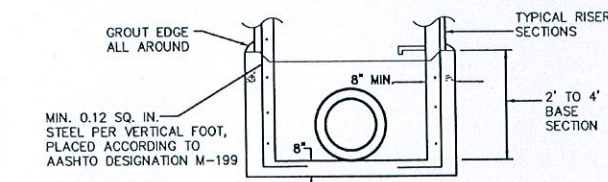


NOTES:

1. BRICKS TO BE USED BETWEEN TOP COURSE AND FRAME FOR GRADE ADJUSTMENT. FRAME SHALL BE SET IN FULL BED OF MORTAR.
2. MASSACHUSETTS STANDARD CATCH BASIN HOOD SHALL BE INSTALLED ON OUTLET PIPE AS REQUIRED.

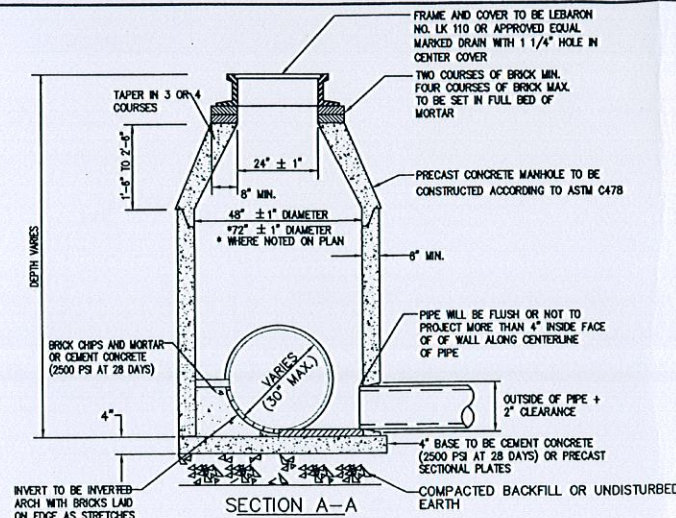
TYPICAL PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



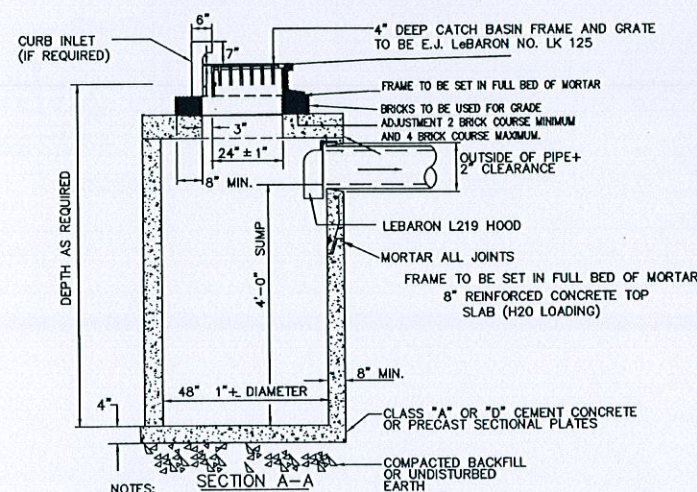
BASE DETAIL FOR MANHOLE GREATER THAN 9' IN DEPTH

NOT TO SCALE



DRAINAGE MANHOLE

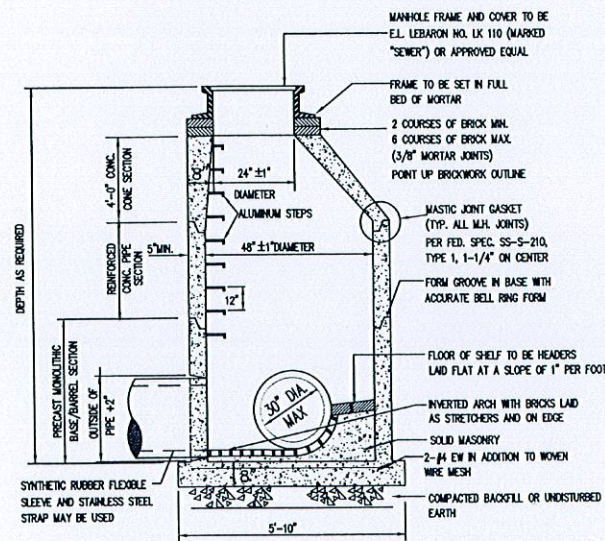
NOT TO SCALE



1. MASSACHUSETTS STANDARD CATCH BASIN HOOD SHALL BE INSTALLED ON OUTLET PIPE.

TYPICAL FLAT TOP CATCH BASIN

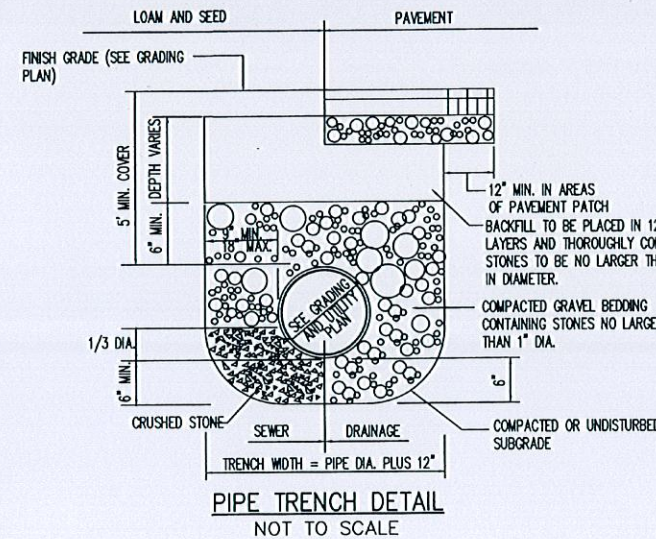
NOT TO SCALE



PRECAST CONCRETE SEWER MANHOLE

NOT TO SCALE

ALL UTILITY WORK SHALL BE DONE IN CONFORMANCE WITH NEW BEDFORD DEPARTMENT OF PUBLIC INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS DATED MARCH, 2012



STORMCEPTOR MAINTENANCE NOTES

Recommended Maintenance Procedure

Oil is removed through the 6" inspection/oil port and sediment is removed through the 24" diameter outlet riser pipe. Alternatively, oil could be removed from the 24" opening if water is removed from the treatment chamber, lowering the oil level below the drop pipes.

The depth of sediment can be measured from the surface of the Stormceptor with a dipstick tube equipped with a ball valve (Sludge Judge®). Rinker Materials recommends maintenance be performed once the sediment depth exceeds the guideline values provided in Table 8.

Model	Sediment Depth
450i	8" (200 mm)
900	8" (200 mm)
1200	10" (250 mm)
1800	15" (375 mm)
2400	12" (300 mm)
3600	17" (425 mm)
4800	15" (375 mm)
6000	18" (450 mm)
7200	15" (375 mm)
11000i	17" (425 mm)**
13000i	20" (500 mm)**
16000i	17" (425 mm)**

* Depths are approximate
** Depths in each structure

No entry into the unit is required for routine maintenance of the Inlet Stormceptor or the smaller disc insert models of the In-Line Stormceptor. Entry to the level of the by-pass may be required for servicing the larger in-line models. Any potential obstructions at the inlet can be observed from the surface. The by-pass chamber has been designed as a platform for authorized maintenance personnel, in the event that an obstruction needs to be removed, drain flushing needs to be performed, or camera surveys are required.

Typically, maintenance is performed by the Vacuum Service Industry, a well established sector of the service industry that cleans underground tanks, sewers, and catch-basins. Costs to clean a Stormceptor will vary based on the size of the unit and transportation distances. If you need assistance for cleaning a Stormceptor unit, contact your local Rinker Materials representative, or the Rinker Materials Stormceptor Information Line at (800) 909-7763.

OPERATION AND MAINTENANCE PLAN

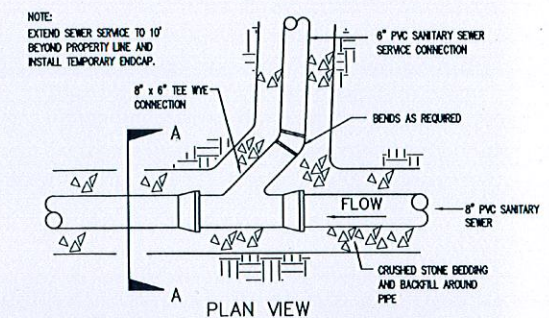
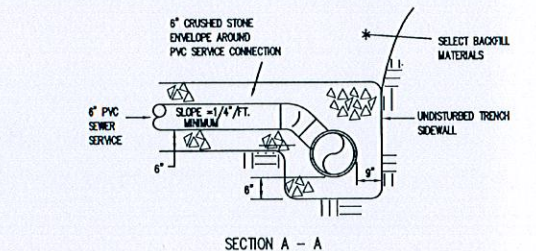
STANDARD 9 OF THE DEP STORM WATER POLICY PRESCRIBES THE ADOPTION OF A FORMAL OPERATION AND MAINTENANCE PLAN TO ENSURE THAT THE STORM WATER MANAGEMENT SYSTEMS FUNCTION PROPERLY AS DESIGNED. THE FOLLOWING IS THE PROPOSED OPERATION AND MAINTENANCE PLAN FOR THE SYSTEMS:

OWNER: HIGHWAYVIEW LLC
1266 FURNACE BROOK PARKWAY
QUINCY, MA

PARTIES RESPONSIBLE FOR OPERATION AND MAINTENANCE:
PRIOR TO ROAD ACCEPTANCE - HIGHWAYVIEW LLC
SUBSEQUENT TO ROAD ACCEPTANCE - CITY OF NEW BEDFORD

THE STORM WATER MANAGEMENT FACILITIES WERE DESIGNED TO REQUIRE LITTLE OR NO INTERVENTION IN THE OPERATION AND TO REQUIRE LITTLE OR NO MAINTENANCE ONCE THE PROJECT IS BUILT AND STABLE VEGETATIVE COVER IS ESTABLISHED. HOWEVER, THE DRAINAGE IMPROVEMENTS SHALL BE SUBJECT TO THE FOLLOWING MAINTENANCE SCHEDULE:

- PERIODIC MAINTENANCE**
 1. ALL CATCH BASIN SUMPS WILL BE CLEANED A MINIMUM OF 4 TIMES PER YEAR (IF NECESSARY) AND INSPECTED MONTHLY DURING THE ACTIVE CONSTRUCTION STAGE. IN THIS CLEANING, THE ENTIRE CONTENTS OF THE SUMPS WILL BE EXCAVATED.
 2. STORMCEPTOR UNITS SHALL BE INSPECTED A MINIMUM OF FOUR TIMES PER YEAR AND CLEANED OUT FOUR TIMES PER YEAR IF NECESSARY.
- NON-ROUTINE MAINTENANCE**
 1. STRUCTURAL: ALL HEADWALLS, CATCH BASINS, GRATES AND PIPES SHOULD BE INSPECTED ONCE EVERY FOUR (4) YEARS FOR PROPER FUNCTION, CLOGGING, SIGNS OF DETERIORATION AND STRUCTURAL INADEQUACY. ANY ADVERSE SITUATIONS ARE TO BE REPAIRED AS NEEDED.
- NON-PERIODIC INSPECTION**
 1. THE STORM WATER MANAGEMENT SYSTEM SHALL BE INSPECTED
 2. AFTER TWO YEARS OF FULL OPERATION BY A REGISTERED PROFESSIONAL CIVIL ENGINEER TO CONFIRM ITS ADEQUACY. THE INSPECTION SHALL INCLUDE AN EXAMINATION OF ALL COMPONENTS OF THE SYSTEM INCLUDING FOREBAYS, WATER QUALITY BASINS, CATCH BASINS, STORM WATER OUTLETS AND STORMCEPTOR UNITS.



SANITARY SEWER SERVICE CONNECTION

NOT TO SCALE

DRAWING TITLE				DETAILS - 3		SCALE:		
PROJECT				RIVERSIDE LANDING - PHASE III		NOT TO SCALE		
CLIENT				NEW BEDFORD, MASSACHUSETTS		DATE		
CLIENT				HIGHWAYVIEW LLC		JUN 20, 2013		
CLIENT				NEW BEDFORD, MA		DRAWN BY:		
CLIENT				NEW BEDFORD, MA		EJKW		
CLIENT				NEW BEDFORD, MA		DESIGNED BY:		
CLIENT				NEW BEDFORD, MA		RJR		
CLIENT				NEW BEDFORD, MA		CHECKED BY:		
CLIENT				NEW BEDFORD, MA		RJR		
CLIENT				NEW BEDFORD, MA		APPROVED BY:		
CLIENT				NEW BEDFORD, MA		RJR		
CLIENT				NEW BEDFORD, MA		PROJECT NO.		
CLIENT				NEW BEDFORD, MA		1304801		
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