

PROPOSED COMMERCIAL PARKING LOT

KEMPTON STREET

NEW BEDFORD, MASSACHUSETTS

SCHEDULE OF DRAWINGS

SHEET NUMBER	PLAN TITLE
1.	TITLE SHEET
2.	EXISTING CONDITIONS AND DEMOLITION PLAN
3.	PROPOSED SITE LAYOUT PLAN WITH LANDSCAPING AND LIGHTING
4.	PROPOSED GRADING AND DRAINAGE PLAN
5.	DETAILS
6.	EROSION CONTROL PLAN

ZONING SUMMARY TABLE

ZONING DISTRICT MIXED USE BUSINESS (MUB)

CRITERIA	REQUIRED	PROVIDED
MINIMUM AREA	8000 S.F.	7,516 S.F.
MINIMUM FRONTAGE	0	121.11
MINIMUM FRONT YARD	0	0
MINIMUM SIDE YARD TO BLDG	10' & 12'	N/A
MINIMUM FRONT YARD TO BLDG	0	0
MINIMUM REAR YARD TO BLDG	10'	N/A
MINIMUM FRONT YARD TO PARKING	0	0
MINIMUM SIDE YARD TO PARKING	0	0
MINIMUM REAR YARD TO PARKING	0	3'
MINIMUM NUMBER OF PARKING SPACES	0	20
BLDG LOT COVERAGE	0	0
GREEN SPACE %	0	14.6%
SCREEN / BUFFER	FENCE OR SCREEN	FENCE
% UPLAND	N/A	100%
UPLAND AREA	N/A	7,516 SF
BUILDING HEIGHT	100' MAX	N/A
BUILDING STORIES	7 MAX	N/A
STD. PARKING SPACES	0	17
HANDICAP SPACES (VAN ACCESSIBLE)	1	1

WAVERS GRANTED BY THE PLANNING BOARD

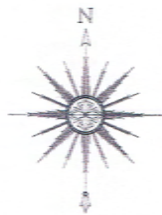
1. APPROVED HAVING THE PLANS ON CITY DATUM
2. ALLOWED 1-1/2 INCH CALIPER LILAC AND 2 INCH BIRCH.

OWNER, DEVELOPER, & APPLICANT:

211 LAW OFFICE REALTY TRUST
107 SLADES CORNER ROAD
DARTMOUTH, MA 02748

DEVELOPMENT TEAM

FUNCTION	TEAM MEMBER
DEVELOPER	211 LAW OFFICE REALTY TRUST
ENGINEER / AGENT	PRIME ENGINEERING, INC.



NEIGHBORHOOD LOCUS PLAN
SCALE: 1"=100'

MARCH 12, 2015
REVISED: MAY 5, 2015

PLANNING
MAY 06 2015
DEPARTMENT

PREPARED BY:

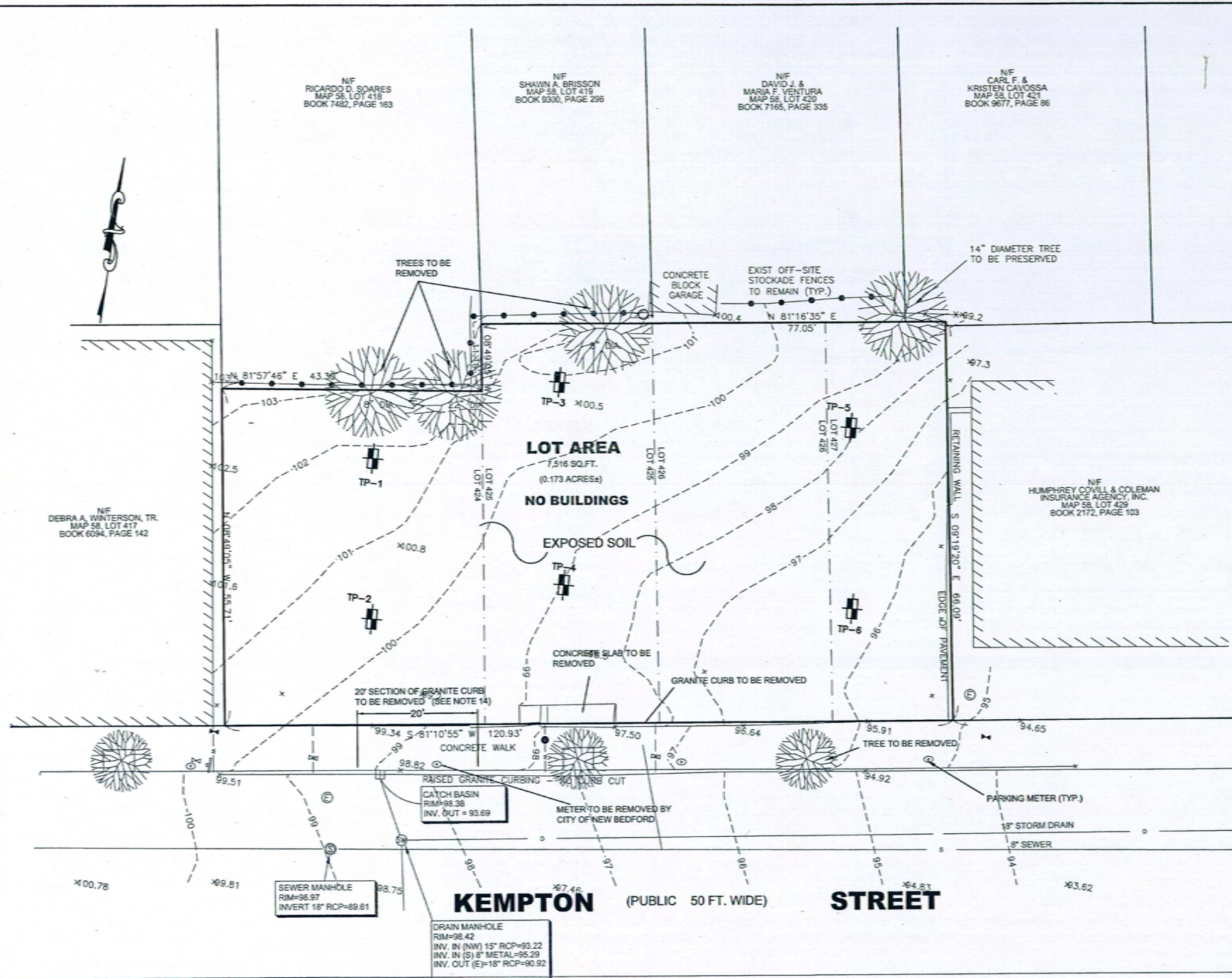
PRIME ENGINEERING
INC.



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

SITE LOCUS IS REFERENCED AS NEW BEDFORD ASSESSOR'S
MAP 58 LOTS 424, 425, 426, AND 427

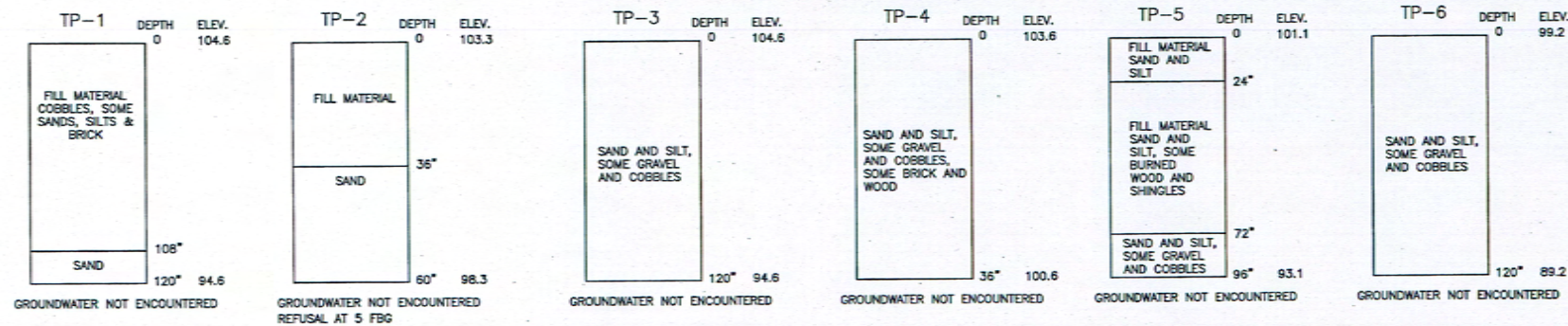
THE DEED IS RECORDED IN THE BRISTOL COUNTY REGISTRY
OF DEED BOOK 10970 PAGE 2



- NOTES:
1. THE SUBJECT PROPERTY IS SHOWN AS LOTS 424, 425, 426, AND 427 ON THE CITY OF NEW BEDFORD ASSESSORS' MAP 58.
 2. REFER TO BOOK 10970, PAGE 2, ON RECORD AT THE BRISTOL COUNTY REGISTRY OF DEEDS (S.D.) FOR TITLE REFERENCE TO THE SUBJECT PROPERTY.
 3. REFER TO PLAN BOOK 99, PAGE 50 ON RECORD AT SAID REGISTRY OF DEEDS FOR FURTHER REFERENCE TO THE SUBJECT PROPERTY.
 4. THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF NEW BEDFORD "MUB" ZONING DISTRICT.
 5. SEWER STUB LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE FROM CITY OF NEW BEDFORD RECORDS.
 6. NO SEWER OR DRAINAGE AS-BUILT PLANS WERE AVAILABLE FOR INSPECTION AT THE CITY OF NEW BEDFORD D.P.I.
 7. VERTICAL DATUM SHOWN IS CITY OF NEW BEDFORD DATUM.
 8. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF BRISTOL COUNTY, MAP NUMBER 25005C0393F, EFFECTIVE DATE JULY 7, 2009, NAVD 88 DATUM.
 9. THERE ARE NO ESTIMATED OR PRIORITY HABITATS OF RARE OR ENDANGERED SPECIES.
 10. THIS IS NOT A CONFIRMED BROWNSFIELD SITE.
 11. THERE ARE NO KNOWN EXISTING UTILITIES WITHIN THE PROJECT LIMITS
 12. THERE ARE NO WETLANDS ON THE PROPERTY
 13. THERE ARE NO KNOWN EASEMENTS ON THE SUBJECT PROPERTY
 14. THE GRANITE CURB THAT IS TO BE REMOVED SHALL BE BROUGHT TO THE DPI YARD ON LIBERTY STREET
 15. THIS PLAN IS A RESULT OF AN ON THE GROUND SURVEY BY PRIME ENGINEERING CONDUCTED ON NOVEMBER 5, 2013

SOIL DATA:

DATE: NOVEMBER 26, 2013
 PERFORMED BY: WILLIAM KENNEY, PRIME ENGINEERING, INC.



PLANNING
 MAY 06 2015
 DEPARTMENT

REV.	DATE	DESCRIPTION	BY	APP.
2	5/5/15	RESPONSE TO COMMENTS	EKW	RJR
1	4/24/15	GENERAL REVISIONS	EKW	RJR

DRAWING TITLE EXISTING CONDITIONS AND DEMOLITION PLAN		SCALE 1" = 10'
PROJECT KEMPTON STREET NEW BEDFORD, MASSACHUSETTS		DATE MAR 12, 2015
CLIENT 211 LAW OFFICE REALTY TRUST 107 SLADES CORNER RD, DARTMOUTH, MA 02748		DRAWN BY TRW
DESIGNED BY RJR		CHECKED BY RJR
APPROVED BY RJR		PROJECT NO. 19990101

PRIME ENGINEERING
 P.O. BOX 1088
 335 BEDFORD ST.
 LAKEVILLE, MA 02347
 TEL: 508.947.0050
 FAX: 508.947.2004

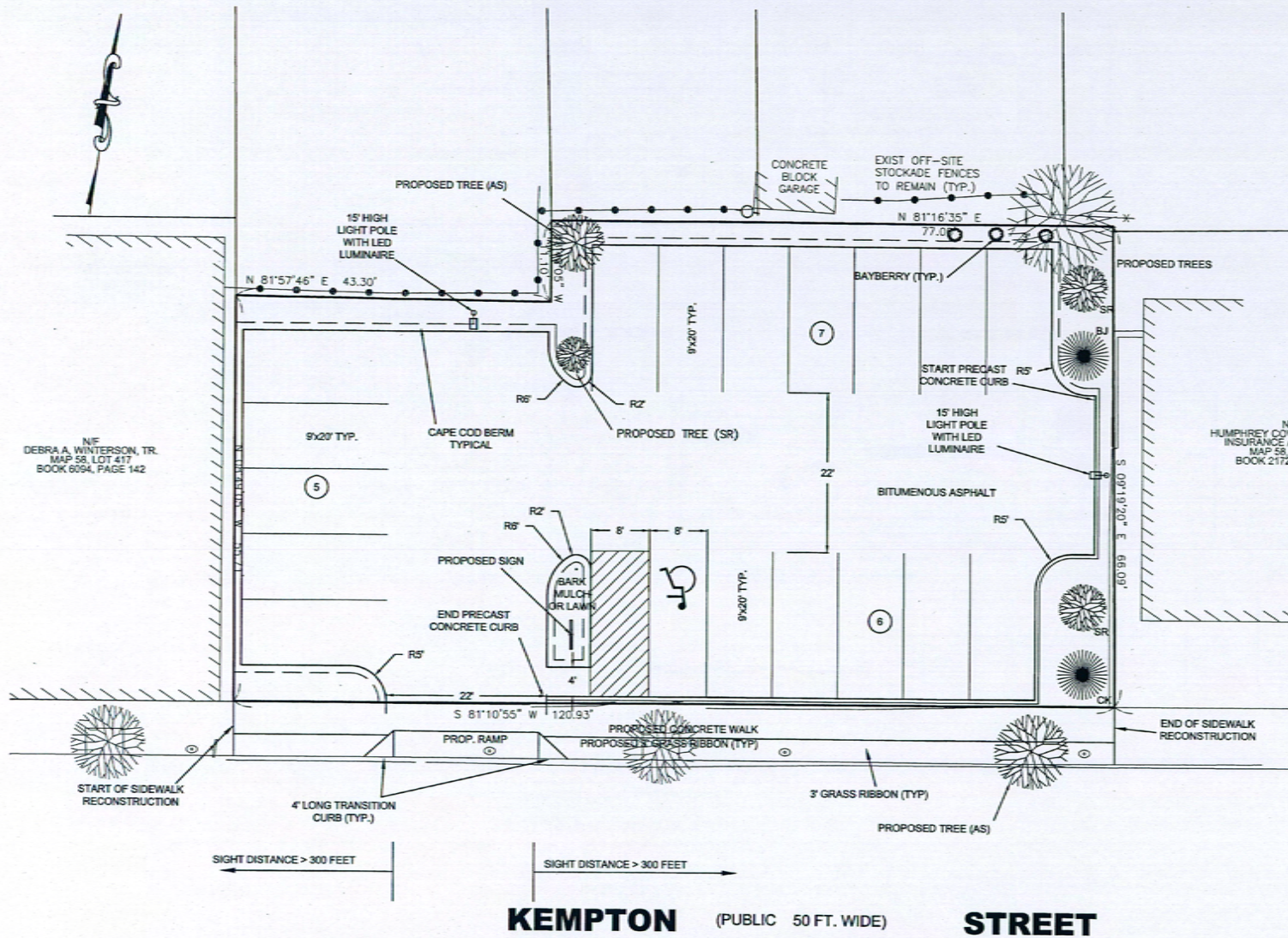
ZONING SUMMARY TABLE

ZONING DISTRICT MIXED USE BUSINESS (MUB)

CRITERIA	REQUIRED	PROVIDED
MINIMUM AREA	8000 S.F.	7,516 S.F.
MINIMUM FRONTAGE	0	121.11
MINIMUM FRONT YARD	0	0
MINIMUM SIDE YARD TO BLDG	10' & 12'	N/A
MINIMUM FRONT YARD TO BLDG	0	0
MINIMUM REAR YARD TO BLDG	10'	N/A
MINIMUM FRONT YARD TO PARKING	0	0
MINIMUM SIDE YARD TO PARKING	0	0
MINIMUM REAR YARD TO PARKING	0	3'
MINIMUM NUMBER OF PARKING SPACES	0	20
BLDG LOT COVERAGE	0	0
GREEN SPACE %	0	14.8%
SCREEN / BUFFER	FENCE OR SCREEN	FENCE
% UPLAND	N/A	100%
UPLAND AREA	N/A	7,516 SF
BUILDING HEIGHT	100' MAX	N/A
BUILDING STORIES	7 MAX	N/A
STD. PARKING SPACES	0	17
HANDICAP SPACES (VAN ACCESSIBLE)	1	1

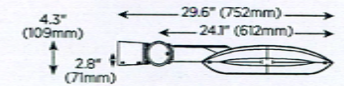
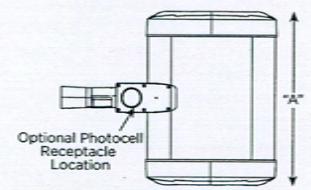
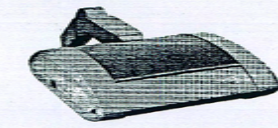
PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE
CK	CORNUS KOUSA MILKY WAY	MILKY WAY CHINESE DOGWOOD	6"
AS	ACER SACCHARUM	SUGAR MAPLE	3" CALIPER
SR	SYRINGA RETICULATA IVORY SILK	CREAMY WHITE TREE LILAC	1 1/2" CALIPER
BJ	BETULA JAPONICA WHITE SPIRE	CLUMP WHITE BIRCH	2" CALIPER



- NOTES:
1. THE CITY SIDEWALK SHALL BE RECONSTRUCTED ALONG THE ENTIRE FRONTAGE BY THE PROPONENT.
 2. 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.
 3. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
 4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACED PRIOR TO CONSTRUCTION.
 5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
 6. NO IRRIGATION SYSTEM IS PROPOSED.
 7. ALL LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 3360 OF THE NEW BEDFORD ZONING ORDINANCE.
 8. NO MONUMENTS ARE PROPOSED.

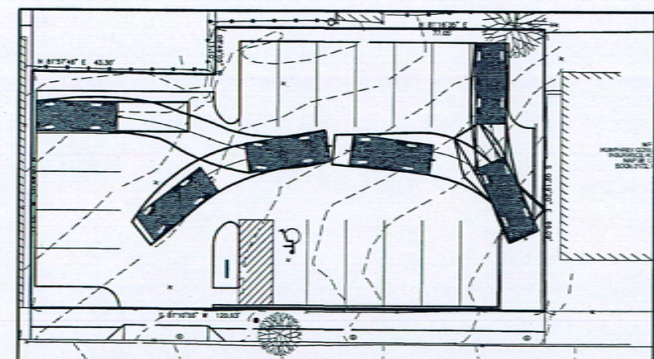
Symbol	Qty	Description
☐	2	ARE-EDG-4MB-04-E-UL-700-40K (700mA)



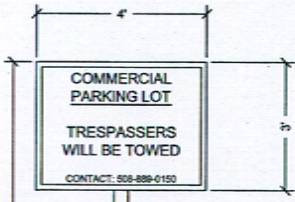
LED Count (x10)	Dim. "A"
04	12.1" (306mm)
06	14.1" (357mm)
08	16.1" (408mm)
10	18.1" (459mm)
12	20.1" (510mm)
14	22.1" (560mm)
16	24.1" (611mm)
20	28.1" (713mm)
24	32.1" (814mm)

CREE EDGE PARKING LOT LED LUMINAIRE
NTS
PLANNING
MAY 06/2015
DEPARTMENT

KEMPTON (PUBLIC 50 FT. WIDE) STREET



NOTE:
TURNING MOVEMENT SHOWN IS FOR AASHTO PASSENGER CAR (P) WHICH IS LARGER THAN ANY AVAILABLE PASSENGER CAR.



SIGN AT ENTRANCE



DRAWING TITLE PROPOSED SITE LAYOUT PLAN WITH LANDSCAPING AND LIGHTING		SCALE: 1" = 30'
PROJECT KEMPTON STREET NEW BEDFORD, MASSACHUSETTS		DATE: MAR 12, 2015
CLIENT 211 LAW OFFICE REALTY TRUST 107 SLADES CORNER RD, DARTMOUTH, MA 02748		DRAWN BY: TRW
DESIGNED BY: RJR		CHECKED BY: RJR
APPROVED BY: RJR		PROJECT NO. 19890101

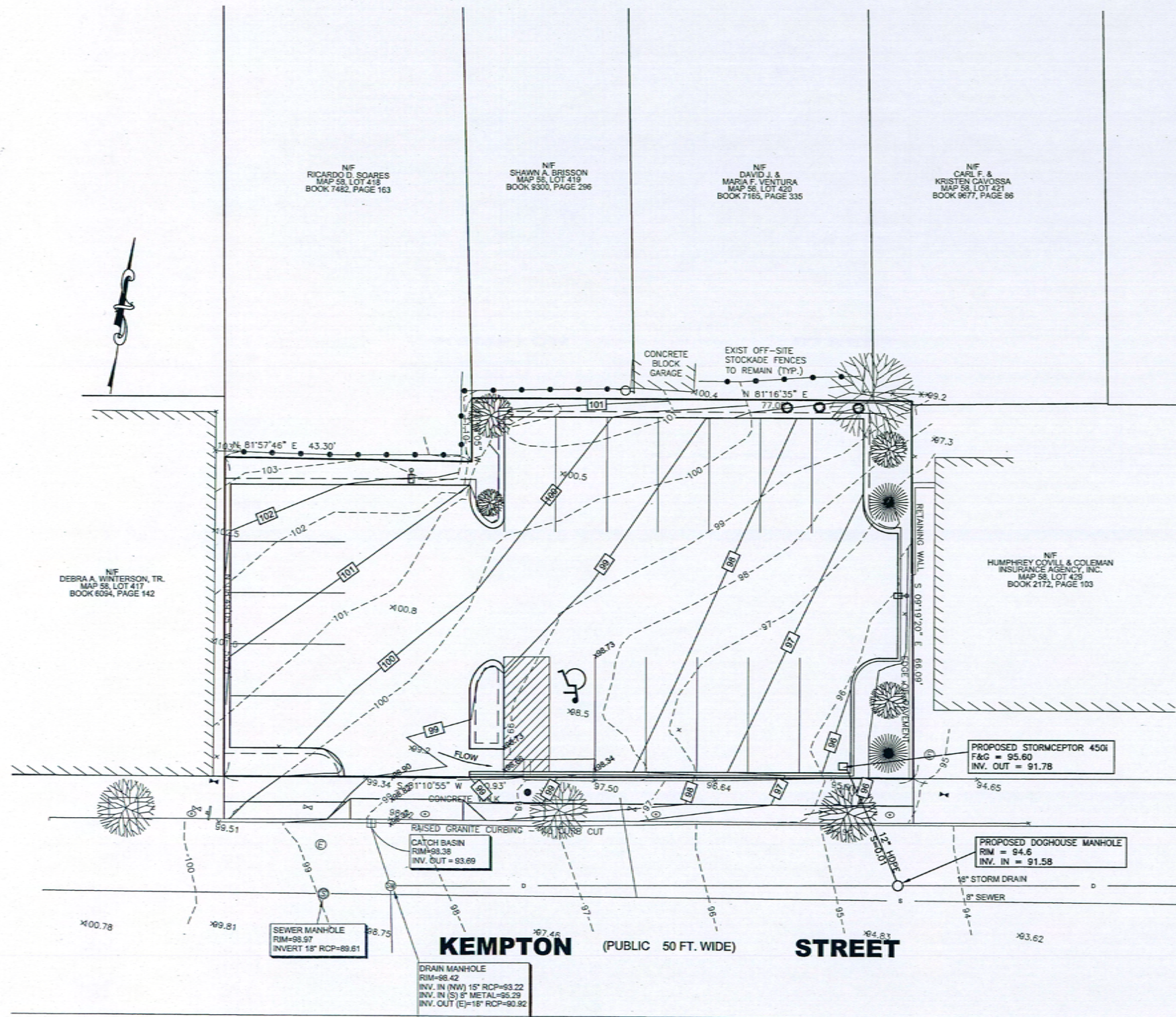
REV. DATE DESCRIPTION BY APP.

2	5/5/15	RESPONSE TO COMMENTS	EWK	RJR
1	4/24/15	GENERAL REVISIONS	EWK	RJR

CIVIL ENGINEERING
LAND SURVEYING
ENVIRONMENTAL ASSESSMENT

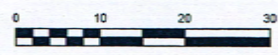
PRIME ENGINEERING
P.O. BOX 1088
300 BEDFORD ST.
LAKESVILLE, MA 02447
TEL: 508.947.0050
FAX: 508.947.2004

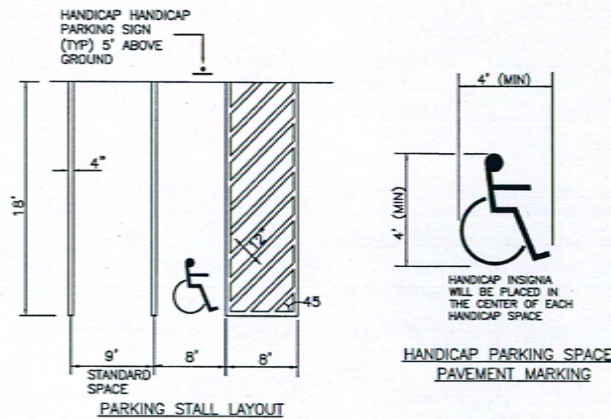
REGISTERED PROFESSIONAL ENGINEER
RICHARD J. ROY
No. 2823
DATE: 08/11/03



PLANNING
MAY 06 2015
DEPARTMENT

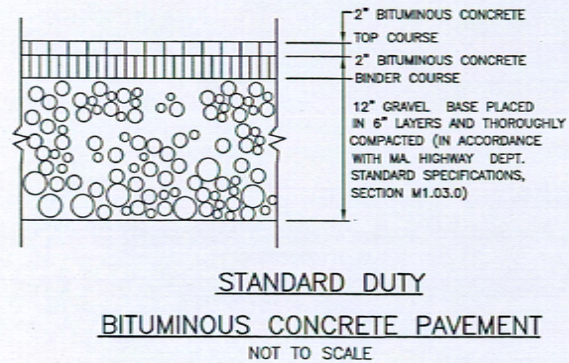
DRAWING TITLE PROPOSED GRADING AND DRAINAGE PLAN		SCALE 1" = 10'
PROJECT KEMPTON STREET NEW BEDFORD, MASSACHUSETTS		DATE MAR 12, 2015
CLIENT 211 LAW OFFICE REALTY TRUST 107 SLADES CORNER RD, DARTMOUTH, MA 02748		DRAWN BY TRW
DESIGNED BY RJR		CHECKED BY RJR
APPROVED BY RJR		PROJECT NO. 19890101
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT PRIME ENGINEERING P.O. BOX 1088 551 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004		SHEET NO. 4



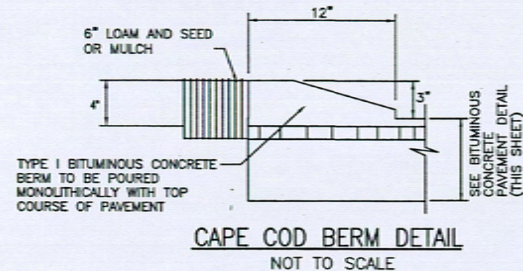


TYPICAL PAVEMENT MARKINGS
NOT TO SCALE

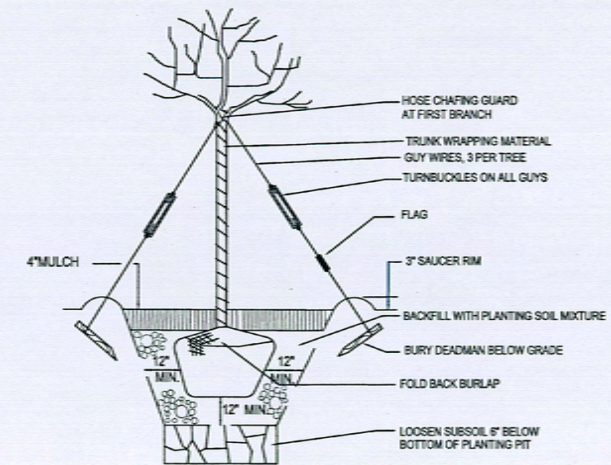
NOTE:
ALL PAVEMENT MARKING WILL BE WHITE
REFLECTORIZED TRAFFIC PAINT. WIDTH AS NOTED.



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



CAPE COD BERM DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

TREES SHALL BE MAINTAINED IN ACCORDANCE WITH
SECTION 3360 OF THE NEW BEDFORD ZONING
ORDINANCE.

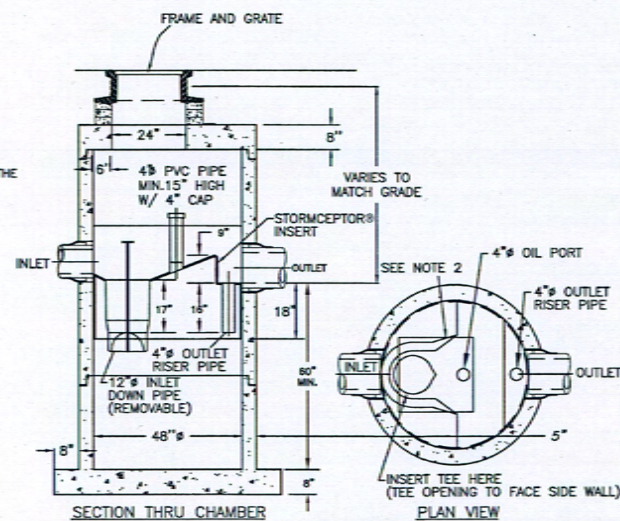
RECOMMENDED MAINTENANCE PROCEDURE:
OIL IS REMOVED THROUGH THE 6" INSPECTION/OIL PORT AND SEDIMENT IS
REMOVED THROUGH THE 24" DIAMETER OUTLET RISER PIPE. ALTERNATIVELY, OIL
COULD BE REMOVED FROM THE 24" OPENING IF WATER IS REMOVED FROM
TREATMENT CHAMBER, LOWERING THE OIL LEVEL BELOW THE DROP PIPES.
THE 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 VALUE PROVIDED IN TABLE BELOW.

MODEL	SEDIMENT DEPTH
450	8" (200MM)
900	8" (200MM)
1200	10" (250MM)
1800	15" (375MM)
2400	12" (300MM)
3600	17" (425MM)
4800	15" (375MM)
6000	18" (450MM)
7200	15" (375MM)
11000s	17" (425MM)**
13000s	20" (500MM)**
16000s	17" (425MM)**

* DEPTHS ARE APPROXIMATE
** DEPTHS IN EACH STRUCTURE

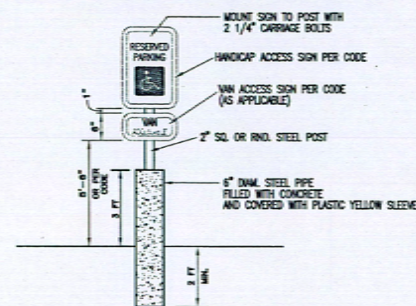
NO ENTRY INTO THE UNIT IS REQUIRED FOR ROUTINE MAINTENANCE OF
THE INLET STORMCEPTOR. THE SMALLER DISC INSERT MODELS OF THE
IN-LINE STORMCEPTOR. ENTRY TO THE LEVEL OF THE BY-PASS MAY BE
REQUIRED FOR SERVICING THE LARGER IN-LINE MODELS. ANY POTENTIAL
OBSTRUCTIONS AT THE INLET CAN BE OBSERVED FROM THE SURFACE. THE
BY-PASS CHAMBER HAS BEEN DESIGNATED 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 THE 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.

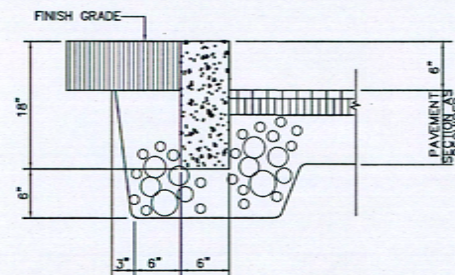


STORMCEPTOR MODEL 450i
NOT TO SCALE

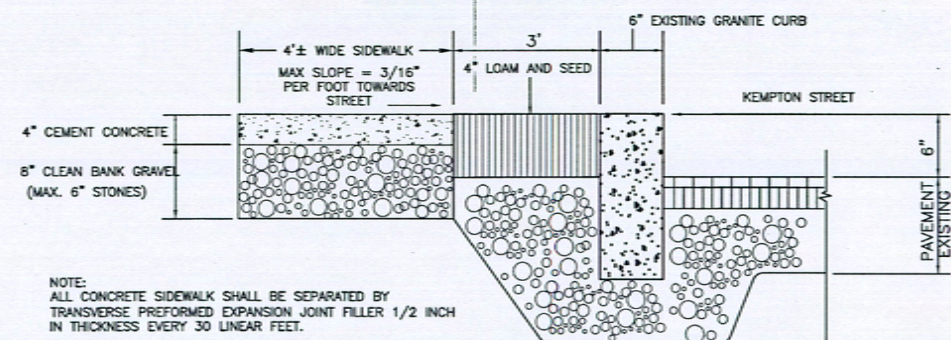
- NOTES:
- THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND
OUTLET WHERE APPLICABLE.
 - THE COVER SHOULD BE POSITIONED OVER THE INLET DROP PIPE AND
THE OIL PORT.
 - THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE
FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725780, #5753115,
#5849181, #6068765, #6371690.
 - CONTACT A CONCRETE PIPE DIVISION REPRESENTATIVE FOR FURTHER
DETAILS NOT LISTED ON THIS DRAWING.



HANDICAP SIGN DETAIL
NOT TO SCALE



VERTICAL CONCRETE CURB
NOT TO SCALE



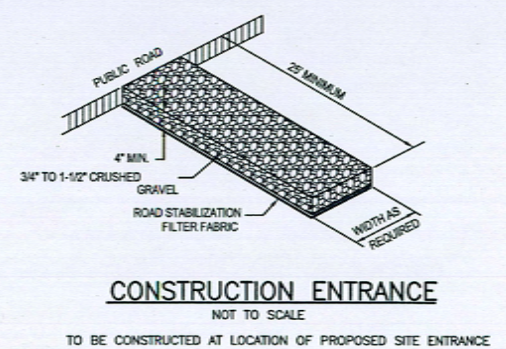
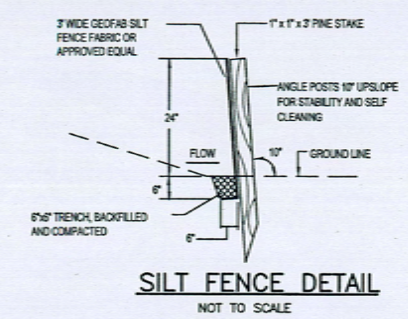
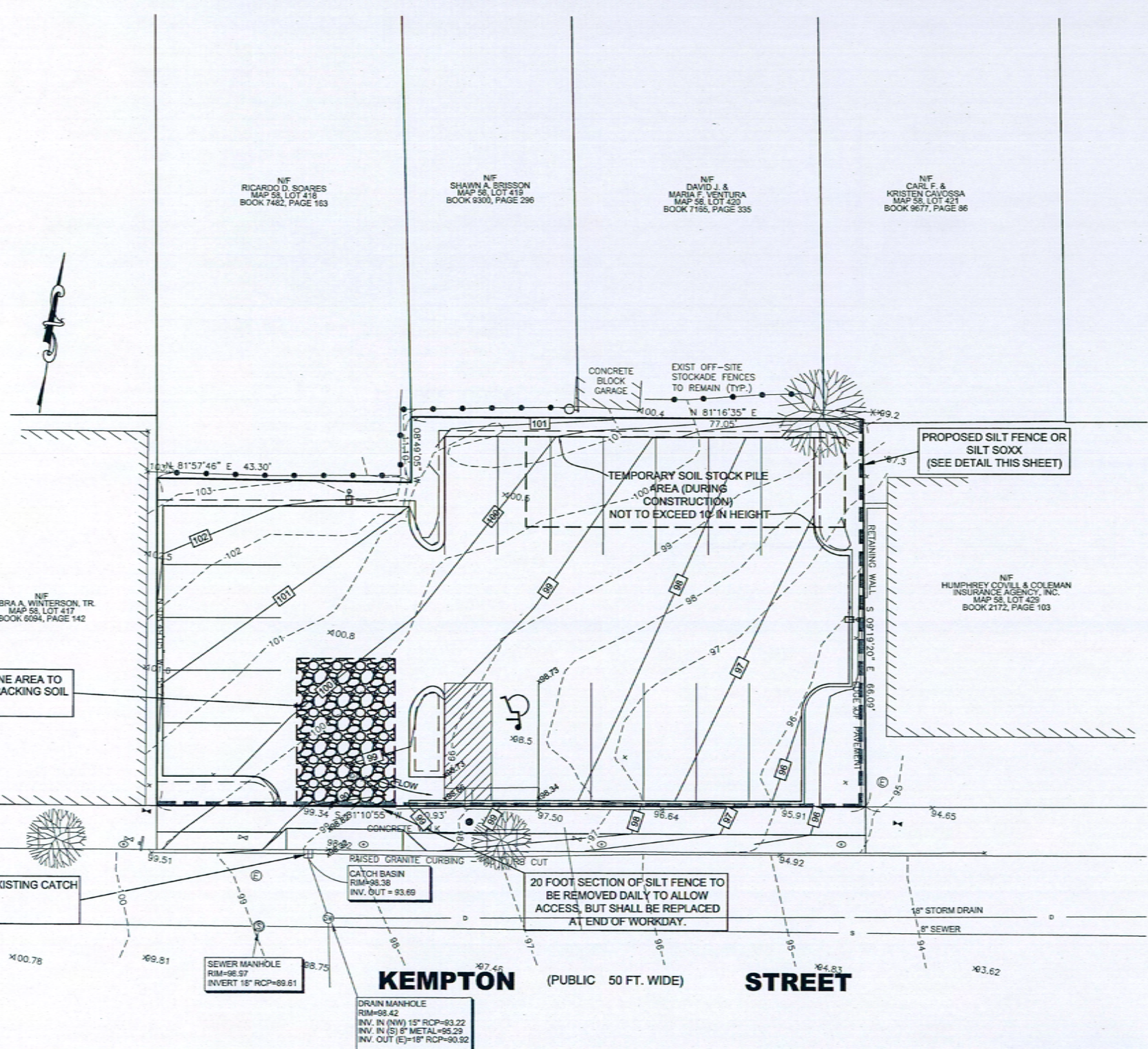
NOTE:
ALL CONCRETE SIDEWALK SHALL BE SEPARATED BY
TRANSVERSE PREFORMED EXPANSION JOINT FILLER 1/2 INCH
IN THICKNESS EVERY 30 LINEAR FEET.

**SIDEWALK WITH VERTICAL CONCRETE
CURB ON KEMPTON STREET**

NOT TO SCALE

PLANNING
MAY 6 2015
DEPARTMENT

DRAWING TITLE				SCALE			
DETAILS				N.T.S.			
PROJECT				DATE			
KEMPTON STREET				MAR 12, 2015			
NEW BEDFORD, MASSACHUSETTS				DRAWN BY:			
CLIENT				TRW			
211 LAW OFFICE REALTY TRUST				DESIGNED BY:			
107 SLADES CORNER RD, DARTMOUTH, MA 02748				RJR			
P.O. BOX 1888				CHECKED BY:			
300 BEDFORD ST.				RJR			
LAKEVILLE, MA 02467				APPROVED BY:			
TEL: 508.947.0000				RJR			
FAX: 508.947.2004				PROJECT NO.			
PRIME ENGINEERING				19890101			
P.L. 2015				SHEET NO.			
RESPONSE TO COMMENTS				5			
GENERAL REVISIONS							
BY				APP.			
DATE				DESCRIPTION			



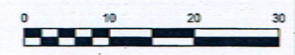
3/4" TO 1 1/2" CRUSHED STONE AREA TO KEEP VEHICLES FROM TRACKING SOIL ONTO PUBLIC WAY.

INSTALL SILT SACK IN EXISTING CATCH BASIN

20 FOOT SECTION OF SILT FENCE TO BE REMOVED DAILY TO ALLOW ACCESS, BUT SHALL BE REPLACED AT END OF WORKDAY.

- NOTES:
1. SILT CONTROL MEASURES TO BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION.
 2. ANY SOIL TRACKED INTO PUBLIC WAY SHALL BE SWEEPED UP DAILY.
 3. IF DUST CONDITIONS EXIST THE AREA SHALL BE MISTED UNTIL THE DUST CONDITION IS ELIMINATED.
 4. EROSION CONTROL BMPs SHALL CONFORM TO US EPA, NPDES, MA DEP AND MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS.

PLANNING
MAY 6 2015
DEPARTMENT



REV	DATE	DESCRIPTION	BY	APP.
2	5/5/15	RESPONSE TO COMMENTS	EXW	RJR
1	4/24/15	GENERAL REVISIONS	EXW	RJR

DRAWING TITLE PROPOSED EROSION CONTROL PLAN		SCALE 1" = 10'
PROJECT KEMPTON STREET NEW BEDFORD, MASSACHUSETTS		DATE MAR 12, 2015
CLIENT 211 LAW OFFICE REALTY TRUST 107 SLADES CORNER RD, DARTMOUTH, MA 02748		DRAWN BY TRW
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P.O. BOX 1388 330 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004		SHEET NO. 6 PROJECT NO. 19890101