

ISSUED FOR SITE PLAN REVIEW

**55 WAMSUTTA STREET
NEW BEDFORD, MASSACHUSETTS**

ISSUED FOR SITE PLAN REVIEW:

SUBMITTAL DATE: 02/10/2021

OWNER/APPLICANT:

WAMSUTTA II, LLC
C/O ACORN, INC
 25 BRAINTREE HILL OFFICE PARK, SUITE 104
 BRAINTREE, MA 02184
 TEL: (617) 479-2424
 ATTN: QUENTIN RICCIARDI
 WWW.ACORNINC.COM

DEVELOPER

WAMSUTTA II, LLC
C/O ACORN, INC
 25 BRAINTREE HILL OFFICE PARK, SUITE 104
 BRAINTREE, MA 02184
 TEL: (617) 479-2424
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 WWW.ACORNINC.COM

ASSESSOR'S ID:

MAP: 78
LOT: 125
DEED BOOK: 7535
PAGE: 99

PROJECT TEAM:

CIVIL ENGINEER:
HIGHPOINT ENGINEERING
45 DAN ROAD, SUITE 140
CANTON, MA 02021
TEL: (781) 770-0971
ATTN: NICHOLE DUNPHY
www.highpointeng.com

LAND SURVEY:

FARLAND CORP
401 COUNTRY STREET
NEW BEDFORD, MA 02740
TEL: (508) 717-3479
ATTN: CHRISTIAN FARLAND
www.farlandcorp.com

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ZONING SUMMARY

PRIMARY ZONING DISTRICT: INDUSTRIAL B (IB)

OVERLAY DISTRICT: WAMSUTTA MILL OVERLAY DISTRICT (WMOD)

BUILDING DIMENSIONAL REQUIREMENTS

CRITERIA	REQUIRED	EXISTING	PROPOSED	ZONING COMPLIANCE
LOT AREA (MIN.)	0 SF	74,702 SF	NO CHANGE	YES
LOT FRONTAGE	0 FT	205 FT	NO CHANGE	YES
FRONT YARD SETBACK (MIN.)	25 FT	118.5 FT	NO CHANGE	YES
REAR YARD SETBACK (MIN.)	25 FT	5.1 FT	NO CHANGE	NO ¹
SIDE YARD SETBACK (MIN.)	25 FT	18.9 FT	NO CHANGE	NO ¹
BUILDING HEIGHT (MAX.)	100 FT/ 7 STORIES	26.4 FT/ 2 STORIES	NO CHANGE	YES
LOT COVERAGE (MAX.)	50%	21%		YES
GREEN SPACE (MIN.) ²	20%	11.4%	12.0%	NO ¹

NOTE:

1. RELIEF FROM SETBACKS (SIDE AND REAR) AND GREEN SPACE REQUIREMENTS WERE GRANTED AS PART OF SPECIAL PERMIT #4371, DATED APRIL 11, 2019.
2. THE ENTIRE LOT, 74,702 SF, IS 100% UPLAND.
3. GREEN SPACE IS CALCULATED BY DIVIDING THE OPEN SPACE AREA BY THE TOTAL LOT AREA.

PARKING SUMMARY

PARKING REQUIREMENTS

CRITERIA	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
2 PARKING SPACES PER DWELLING UNIT	66 SPACES ¹	80 SPACES ²	62 SPACES (ADDITIONAL)	YES
STALL WIDTH	9 FT	9 FT	9 FT	YES
STALL DEPTH	20 FT	20 FT	20 FT	YES
DRIVE AISLE WIDTH (MIN)	22 FT	22 FT	22 FT	YES
HANDICAP PARKING (LOTS WITH 2% OR MORE HANDICAPPED)	5 SPACES	2 SPACES (1 VAN ACCESSIBLE)	5 SPACES (1 VAN ACCESSIBLE)	YES

NOTE:

1. PRIMARY USE OF THE BUILDING IS MULTI-FAMILY RESIDENTIAL. THE BUILDING CONTAINS 33 DWELLING UNITS.
2. EXISTING SPACES COUNT PER SPECIAL PERMIT #4371.



HIGHPOINT ENGINEERING, INC.
 LAND PLANNING
 PERMIT EXPEDITING
 CIVIL ENGINEERING
 CONSULTING

DOUGLAS HARTNET
 CANTON CORPORATE PLACE
 45 DAN ROAD, SUITE 140
 CANTON, MA 02021

www.HighpointEng.com

CLIENT: WAMSUTTA II. LLC
ACORN, INC
25 BRAINTREE HILL OFFICE PARK
SUITE 104
BRAINTREE, MA 02184

ATTN: QUENTIN RICCIARDI
quentin@acorninc.com
(617) 479-2424

CONSULTANT:

SEAL



PARKING LOT EXPANSION

55 WAMSUTTA STREET
NEW BEDFORD, MA
ASSESSOR'S MAP 78, LOT 125

OWNER/APPLICANT: WAMSUTTA II, LLC C/O ACORN, INC

REV	DATE	DESCRIPTION
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ISSUE TYPE:
SITE PLAN REVIEW

ISSUE DATE:
02/10/2021

PROJECT NUMBER:
20047

DRAWN BY: BSR

CHECKED BY: NCD

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SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

NUMBER: **T100**

EXISTING CONDITIONS LEGEND	
---	PROPERTY LINE
---	WETLAND BOUNDARY
---	25' WETLAND BUFFER
---	100' WETLAND BUFFER
---	FLOOD PLAIN ZONE BOUNDARY
---	ELEVATION CONTOUR
⊕	CATCH BASIN
⊕	STORM MANHOLE
⊕	STORM PIPE
⊕	SANITARY MANHOLE
⊕	SANITARY PIPE
⊕	GAS SERVICE
⊕	OVERHEAD WIRE
⊕	UTILITY POLE
⊕	WATER SERVICE
⊕	HYDRANT
⊕	WATER GATE
•	BOLLARD
⊕	LIGHT POLE
⊕	FLAG POLE & LIGHTS
⊕	CHAIN LINK FENCE
⊕	PLANTINGS
⊕	STONE WALL BARRIER
⊕	CONCRETE RETAINING WALL
⊕	VERTICAL GRANITE CURB
⊕	CAPE COD BERM
⊕	EDGE OF PAVEMENT

EXISTING CONDITIONS NOTES

1. TOPOGRAPHIC LINE SURVEY PERFORMED BY FARLAND CORP. IN JANUARY OF 2019. PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN MAY OF 2019 FOR THE PURPOSE OF CREATING PARCEL "A". PARCEL A WAS CONVEYED FROM BY THE OWNERS OF LOT 224 (WAMSUTTA WAREHOUSE CO.) TO THE OWNERS OF LOT 125 (WAMSUTTA II, LLC), CREATING A TOTAL AREA OF 74,702± SF FOR LOT 125.
2. VERTICAL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 (NAVD88) AND HORIZONTAL DATUM LOCATIONS REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83).
3. THE PROPERTY SHOWN AND ADJUTING PROPERTIES ARE ZONED "B" (INDUSTRIAL B DISTRICT) AND LIE WITHIN ZONING OVERLAY "WMOD" (WAMSUTTA MILL OVERLAY DISTRICT).
4. FLOOD PLAIN ZONE BOUNDARY, WETLAND BOUNDARIES TAKEN FROM MASSACHUSETTS ARCGIS. THE PROPERTY DEPICTED ON THIS PLAN FALLS WITH ZONE X (REDUCED FLOOD DUE TO LEVEE) AND ZONE AE (ELEV 6), AS SHOWN ON FLOOD INSURANCE RATE MAP 25005C0393G, EFFECTIVE DATE JULY 16, 2014. THE PROPOSED PROJECT FALLS SOLELY WITHIN ZONE X.
5. ELEVATION CONTOURS EAST AND NORTHEAST OF PROPERTY WERE TAKEN FROM NOAA LIDAR.
6. HIGHPOINT SUPPLEMENTED EXISTING SITE DETAILS FOR SIDEWALKS, LANDSCAPE FEATURES, AND PARKING STALLS PER SITE VISITS CONDUCTED ON 12/03/2020 AND 02/02/2021.
7. EXISTING PARKING EASEMENT AND ELECTRIC EASEMENT EXIST ON SITE. REFER TO BOOK 6358, PAGE 217 FOR DEED OF PARKING EASEMENT. REFER TO BOOK 12974, PAGE 180 FOR DEED OF ELECTRIC SERVICE EASEMENT.

RECORD OWNER:
ASSESSORS MAP 78 LOT 125
WAMSUTTA II, LLC C/O ACORN, INC.
25 BRAINTREE HILL OFFICE PARK, SUITE 104
BRAINTREE, MA 02184
DEED BOOK 7535 PAGE 99

PLAN REFERENCES:
PLAN BOOK 48 PAGE 45
PLAN BOOK 58 PAGE 69
PLAN BOOK 67 PAGE 30
PLAN BOOK 67 PAGE 36
PLAN BOOK 71 PAGE 48
PLAN BOOK 139 PAGE 17

EXISTING UTILITY PROVIDERS CONTACT INFORMATION
GAS:
EVERSOURCE ENERGY
800 BOYLSTON STREET, BOSTON, MA 02199
888-633-3797

ELECTRIC:
EVERSOURCE ENERGY
800 BOYLSTON STREET, BOSTON, MA 02199
888-633-3797

WATER:
CITY OF NEW BEDFORD DEPT OF PUBLIC INFRASTRUCTURE - WATER DIVISION
1105 SHAWMUT AVENUE NEW BEDFORD, MA 02746
508-979-1550

SEWER:
CITY OF NEW BEDFORD DEPT OF PUBLIC INFRASTRUCTURE - WASTEWATER DIVISION
1105 SHAWMUT AVENUE NEW BEDFORD, MA 02746
508-979-1550

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PERMIT EXPERTISE
CIVIL ENGINEERING
CONSULTING

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65 SAN ROAD, SUITE 140
CANTON, MA 02021

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CONSULTANT: SURVEYOR:

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401 COUNTRY STREET
NEW BEDFORD, MA 02740

ATTN: CHRISTIAN FARLAND
www.farlandcorp.com
(508) 717-3479

SEAL

02-10-2021

PARKING LOT EXPANSION

55 WAMSUTTA STREET
NEW BEDFORD, MA
ASSESSOR'S MAP 78, LOT 125
OWNER/APPLICANT: WAMSUTTA II, LLC C/O ACORN, INC.

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SHEET TITLE:
EXISTING
CONDITIONS
PLAN

SHEET NUMBER:

C001

SITE PLAN LEGEND	
CCB	CAPE COD BERM
VGC	VERTICAL GRANITE CURB
EOP	EDGE OF PAVEMENT (NO CURB)
VCC	VERTICAL CONCRETE CURB
LS	LANDSCAPE AREA
(13)	PARKING COUNT
	PROPOSED BITUMINOUS CONCRETE PAVEMENT
	PROPERTY LINE
	100' WETLAND BUFFER
	25' WETLAND BUFFER
	WETLAND BOUNDARY
	FLOOD PLAIN ZONE BOUNDARY
	PROPOSED CONCRETE WHEEL STOP
	SNOW STORAGE BOUNDARY

MAP 78 LOT 224
N/F
WAMSUTTA WAREHOUSE CO INC
#1 WAMSUTTA STREET
DEED BOOK 1512 PAGE 156

ASSESSORS
MAP 78 LOT 224
(NEW AREA=237,814 S.F.,
FORMER AREA=257,848 S.F.)

ZONING SUMMARY				
PRIMARY ZONING DISTRICT: INDUSTRIAL B (IB)				
OVERLAY DISTRICT: WAMSUTTA MILL OVERLAY DISTRICT (WMOD)				
BUILDING DIMENSIONAL REQUIREMENTS				
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REAR YARD SETBACK (MIN.)	25 FT	18.9 FT	NO CHANGE	NO ¹
BUILDING HEIGHT (MAX.)	100 FT/ 7 STORIES	28.4 FT/ 2 STORIES	NO CHANGE	YES
LOT COVERAGE (MAX.)	50%	21%	NO CHANGE	YES
GREEN SPACE (MIN.) ³	20%	11.4%	12.0%	NO ¹

PARKING SUMMARY				
PARKING REQUIREMENTS				
CRITERIA	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
2 PARKING SPACES PER DWELLING UNIT	66 SPACES ¹	80 SPACES ²	52 SPACES (ADDITIONAL)	YES
STALL WIDTH	9 FT	9 FT	9 FT	YES
STALL DEPTH	20 FT	20 FT	20 FT	YES
DRIVE AISLE WIDTH (MIN)	22 FT	20 FT	22 FT	YES
HANDICAP PARKING (LOTS WITH 101-150 SPACES PER MAAB)	5 SPACES (1 VAN ACCESSIBLE)	2 SPACES (1 VAN ACCESSIBLE)	5 SPACES (1 VAN ACCESSIBLE)	YES

- NOTE:
- RELIEF FROM SETBACKS (SIDE AND REAR) AND GREEN SPACE REQUIREMENTS WERE GRANTED AS PART OF SPECIAL PERMIT #4371, DATED APRIL 11, 2019.
 - THE ENTIRE LOT, 74,702 SF, IS 100% UPLAND.
 - GREEN SPACE IS CALCULATED BY DIVIDING THE OPEN SPACE AREA BY THE TOTAL LOT AREA.

SITE LAYOUT AND MATERIALS NOTES

- CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR OWNER'S REPRESENTATIVE FOR RESOLUTION. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
- PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- PAVEMENT MARKINGS SHALL CONFORM TO SECTION M7.01.05 OF THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES".
- ALL NEW CURBS SHALL BE VERTICAL CONCRETE CURBING (VCC) WITH 6" REVEAL UNLESS OTHERWISE INDICATED HEREON.
- EXISTING CURBS TO REMAIN AS SHOWN HEREON ARE ASSUMED TO BE IN SATISFACTORY CONDITION BUT ARE TO BE PARGE OR REPLACED IN KIND IN LOCATIONS OF DAMAGE.
- ALL CURB RADIUS DIMENSIONS SHOWN HEREON ARE MEASURED ALONG FACE OF CURB.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
- DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
- DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS.
- ALL LINES AND DIMENSIONS AND TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.
- ALL BITUMINOUS CONCRETE PAVING SHALL COMPLY WITH THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 EDITION AS AMENDED. THE CONTRACTOR SHALL SUBMIT A JOB MIX FORMULA DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.
- ALL CONCRETE WORK SHALL COMPLY WITH ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND ACI 318R, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT. COMPLY WITH ACI 308.1 FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 308R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."
- SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
- OUT OF FUNCTION OR SCREENED IMAGES REPRESENT EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPACTED BY SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
- PAVEMENT OR BASE MATERIALS SHALL NOT BE PLACED ON A MUDDY OR FROZEN SUBGRADE.
- ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
- ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
- ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO MUTCD REQUIREMENTS.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
- HISTORIC BUILDINGS ARE LOCATED WITHIN 250 FT NORTH OF THE PROJECT SITE. CONTRACTOR SHALL MAKE EVERY EFFORT TO PRESERVE AND PROTECT THE HISTORIC BUILDINGS.

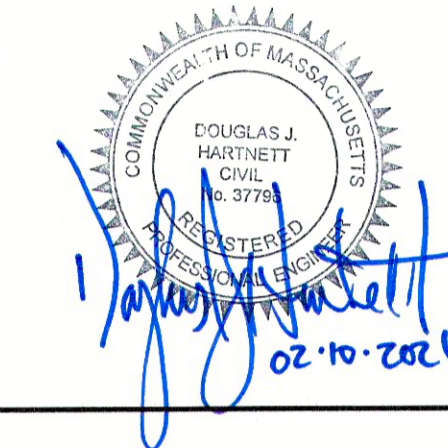


LAND PLANNING
PERMIT EXISTING
CIVIL ENGINEERING
CONSULTING

CLIENT: WAMSUTTA II, LLC
ACORN, INC
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BRAINTREE, MA 02184
ATTN: QUENTIN RICCIARDI
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CONSULTANT:

SEAL



PARKING LOT EXPANSION

55 WAMSUTTA STREET
NEW BEDFORD, MA
ASSESSOR'S MAP 78, LOT 125
OWNER/APPLICANT: WAMSUTTA II, LLC C/O ACORN, INC

REV DATE DESCRIPTION

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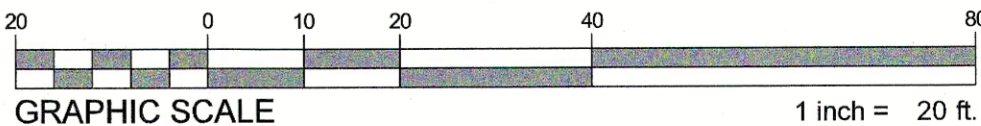
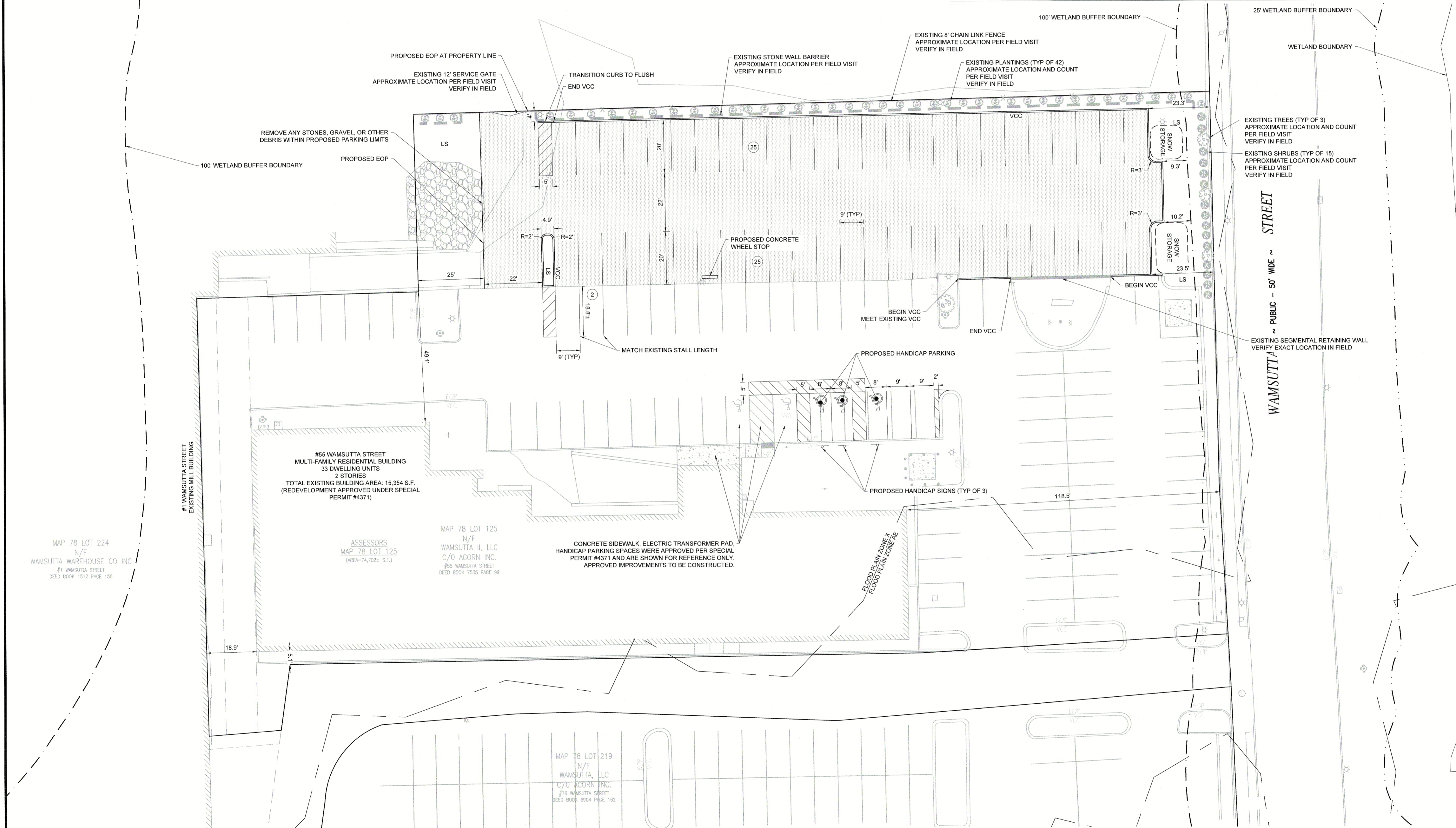
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SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C200



SANITARY/ DRAIN CROSSING	
1	FG=6.50+/- INVERT OF PROPOSED DRAIN=3.64+/- TOP OF EXISTING SEWER=2.53+/- CLEARANCE=1.11'+/-

NOTE: ALL WATER SERVICES ASSUMED TO HAVE 5' OF COVER



1. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.
2. ALL STUMPS, PEAT, CONSTRUCTION DEBRIS AND OTHER DELETERIOUS MATERIALS ON THE SITE AT THE TIME OF CONSTRUCTION ARE TO BE REMOVED FROM THE SITE TO AN APPROVED LANDFILL. NO SUCH MATERIALS ARE TO BE BURIED OR OTHERWISE DISPOSED OF ON THE SITE. STUMPS FOR REMOVAL SHALL NOT INCLUDE UNSUITABLE MATERIAL, SUCH AS PEAT, TRASH, STUMPS, DEBRIS OR HAZARDOUS WASTE.
3. FILL MATERIAL SHALL BE AS SPECIFIED BY THE ARCHITECT/ENGINEER AND SELECTED FROM ON-SITE EXCAVATION MATERIAL WHERE POSSIBLE.
4. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
6. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBSURFACE SITUATION TO BE PROPERLY WITHOUT PONDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR CITY OF NEW BEDFORD DPW AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
8. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.
9. A GEOTECHNICAL ENGINEER MAY BE RETAINED BY THE OWNER TO OBSERVE PERFORMANCE OF WORK. FOR CONFORMANCE WITH THESE CONTRACT DOCUMENTS, IN CONNECTION WITH EXCAVATING, TRENCHING, FILLING, BACKFILLING AND GRADING, AND TO PERFORM ASSOCIATED FIELD TESTS.
10. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.
11. EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
12. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
13. THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA, OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.
14. THE CONTRACTOR SHALL PROVIDE, INSTALL, OPERATE, MAINTAIN AND REMOVE ADEQUATE AND SATISFACTORY Dewatering SYSTEMS AND DRAINAGE OF EXCAVATIONS TO PERMIT CONSTRUCTION TO PROCEED "IN THE DRY". THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ADEQUACY OF THE METHODS, MATERIALS AND EQUIPMENT EMPLOYED. THE CONTRACTOR SHALL BEAR THE FULL COST OF PROVIDING ALL NECESSARY DEWATERING.
15. THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.
16. ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
17. PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED OR RUTTED AREAS.
18. PAVEMENT, LAWN OR PLANTING AREAS EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.
19. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE CONTRACTOR SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.

DRAINAGE NOTES

1. ALL STORM DRAIN SHALL SCH 40 PVC UNLESS OTHERWISE NOTED. INSTALLATION OF ALL DRAINAGE STRUCTURES SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION.
2. MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.
3. FRAMES AND COVERS FOR DRAINAGE STRUCTURES SHALL PROVIDE A 24-INCH MINIMUM DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVERS 3-INCH HIGH LETTERS.
4. SINGLE CATCH BASIN FRAMES AND GRATES SHALL BE EAST JORDAN IRON WORKS PRODUCT #H0M124000203 OR AS REQUIRED BY CITY OF NEW BEDFORD DPW.
5. FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE. ADJUST FOR GRADE WITH BRICK MASONRY.
6. PRE-CAST CONCRETE STRUCTURES INCLUDING TANKS, BARRELS, SECTIONS, CATCH BASINS AND BASES SHALL CONFORM TO ASTM C478 AND AASHTO H20-44. PLACEMENT SHALL BE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS. ALL PRE-CAST STRUCTURES INCLUDING JOINTS, SEALS, OPENINGS, ETC. MUST BE WATERTIGHT.
7. AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN MANHOLES.
8. ALL DRAIN LINES SHOWN SHALL BE 12" DIAMETER UNLESS OTHERWISE NOTED.
9. ALL MATERIALS FOR INSTALLATION OF STORM DRAIN SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND UTILITY COMPANY STANDARDS AND REGULATIONS AS THEY APPLY.

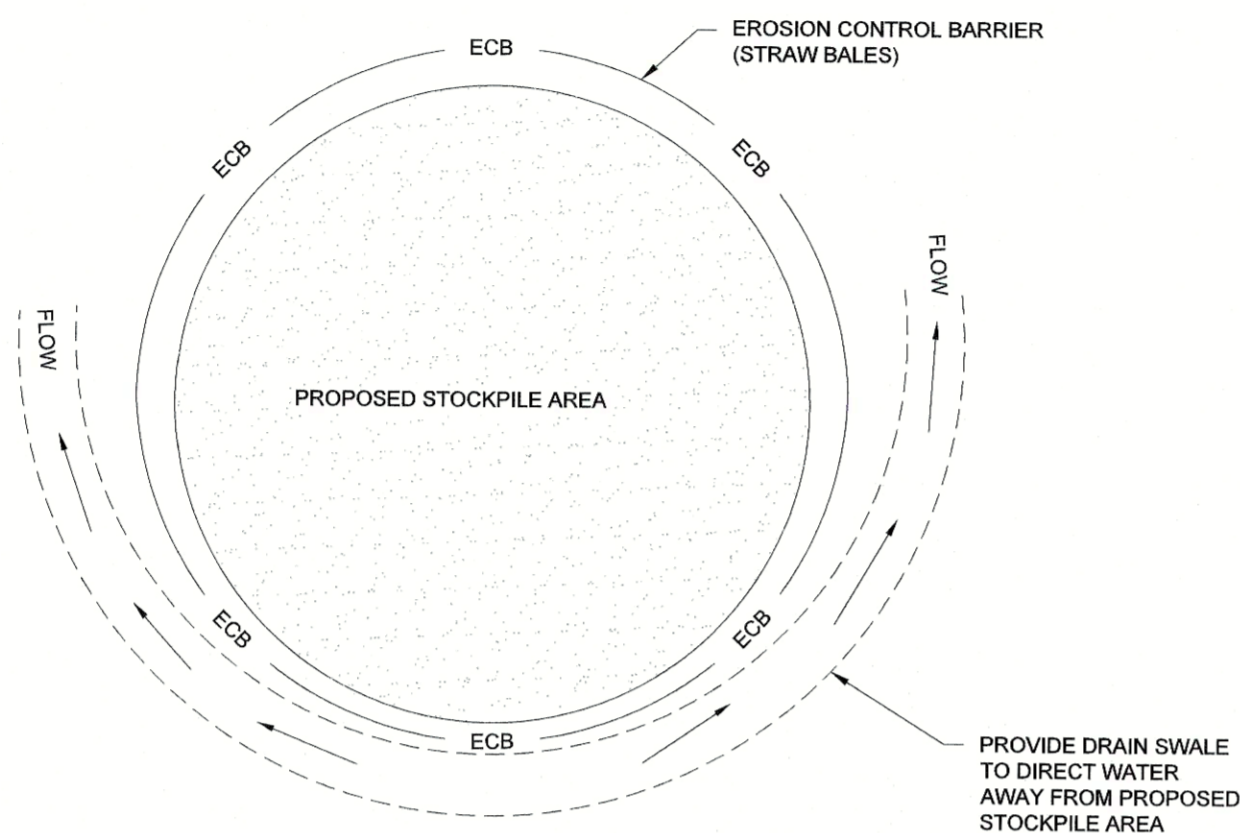


55 WAMSUTTA STREET
NEW BEDFORD, MA
ASSESSOR'S MAP 78, LOT 125
OWNER/APPLICANT: WAMSUTTA

REV	DATE	DESCRIPTION
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<hr/>		
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SHEET TITLE:		

GRADING, DRAINAGE, & UTILITY PLAN

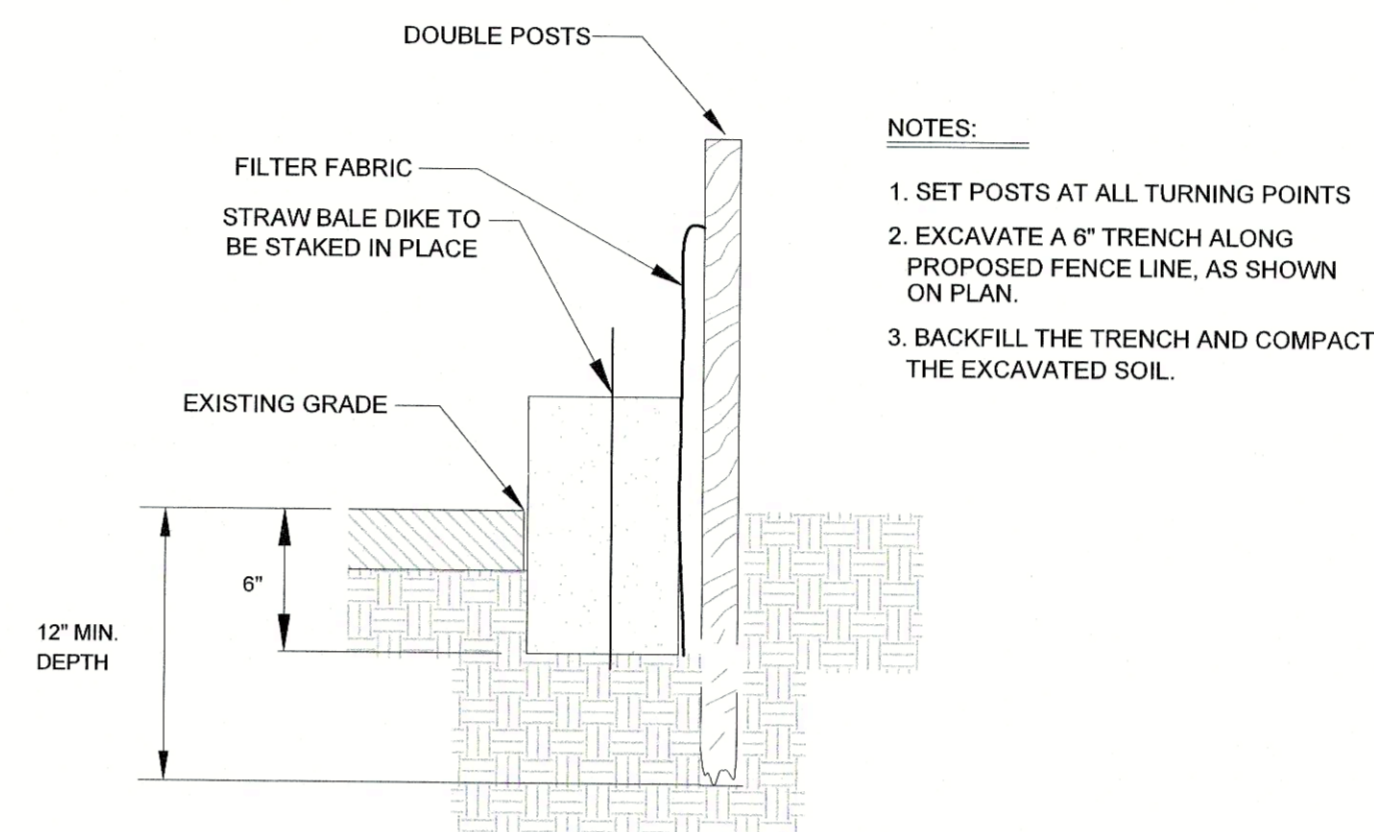
SHEET NUMBER:
C300



NOTES:

1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH HAY AND MULCH (AT 100LBS/1,000 SF), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDDED WITH WINTER RYE (FOR FALL SEEDING AT 1LB/1,000 SF) OR DATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
3. SAFETY FENCE TO BE INSTALLED AROUND ALL STOCKPILE AREAS OVER 10' IN HEIGHT.

STOCKPILE PROTECTION DETAIL
NOT TO SCALE

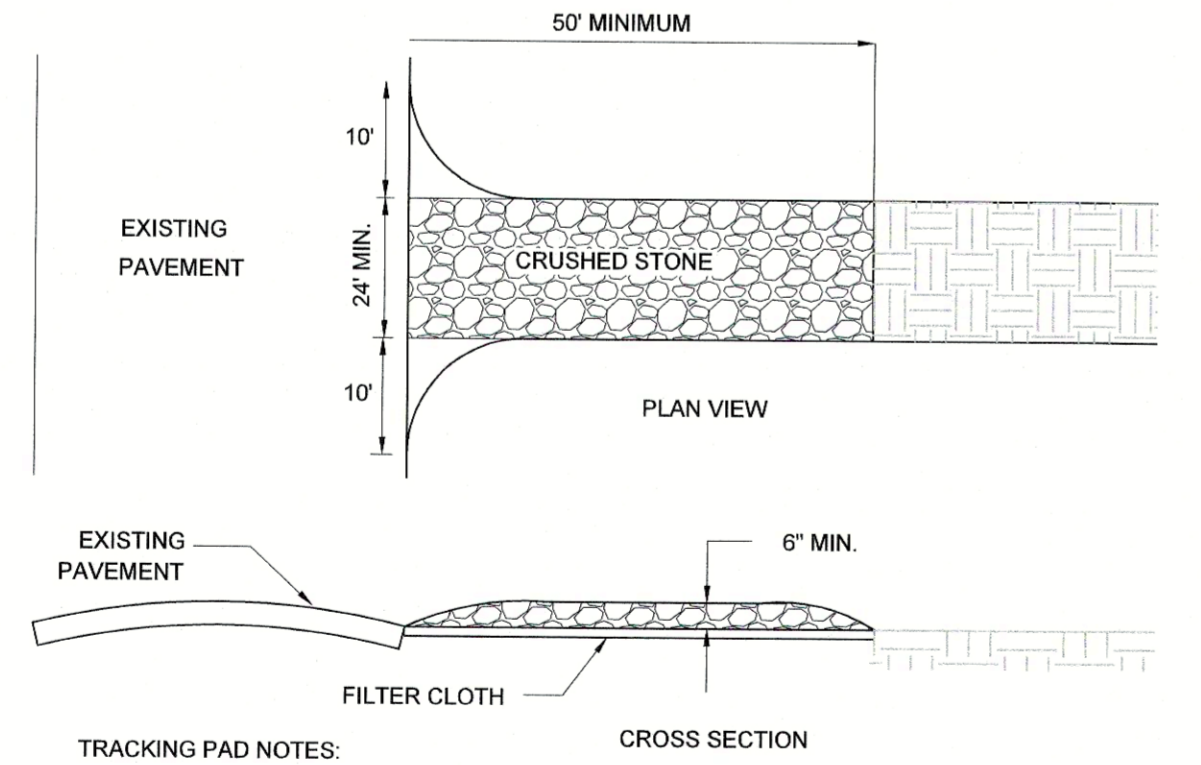


NOTES:

1. SET POSTS AT ALL TURNING POINTS
2. EXCAVATE A 6" TRENCH ALONG PROPOSED FENCE LINE, AS SHOWN ON PLAN.
3. BACKFILL THE TRENCH AND COMPACT THE EXCAVATED SOIL.

STRAW BALE AND SILTATION FENCE
NOT TO SCALE **B2**

<p>BACKFILL MATERIAL SHALL BE WELL GRADED WITHIN THE SPECIFIED LIMITS. GRADATION SHALL BE IN ACCORDANCE WITH ASTM C 136.</p> <p>GRANULAR FILL (FOR OVER-EXCAVATION) SHALL BE SAND-GRAVEL MIXTURE, GRADED WITHIN THE FOLLOWING LIMITS:</p> <table> <tr> <th>SIEVE SIZE</th><th>% PASSING BY WEIGHT</th></tr> <tr> <td>1 1/2 IN.</td><td>100</td></tr> <tr> <td>NO. 4</td><td>20-60</td></tr> <tr> <td>NO. 40</td><td>10-35</td></tr> <tr> <td>NO. 200</td><td>0-8</td></tr> </table> <p>GRAVEL BEDDING (FOR UTILITIES) SHALL BE GRAVEL, CRUSHED QUARRY ROCK OR CRUSHED GRAVEL, FROM OFF-SITE SOURCES GRADED WITHIN THE FOLLOWING LIMITS:</p> <table> <tr> <th>SIEVE SIZE</th><th>% PASSING BY WEIGHT</th></tr> <tr> <td>1 IN.</td><td>100</td></tr> <tr> <td>3/4 IN.</td><td>90-100</td></tr> <tr> <td>3/8 IN.</td><td>20-55</td></tr> <tr> <td>NO. 4</td><td>0-10</td></tr> <tr> <td>NO. 8</td><td>0-5</td></tr> </table> <p>STONE (FOR UTILITIES) SHALL BE A DURABLE, CRUSHED STONE OR GRAVEL FROM OFF-SITE SOURCES, GRADED WITHIN THE FOLLOWING LIMITS:</p> <table> <tr> <th>SIEVE SIZE</th><th>% PASSING BY WEIGHT</th></tr> <tr> <td>2-1/2 IN.</td><td>100</td></tr> <tr> <td>2 IN.</td><td>80-90</td></tr> <tr> <td>1-1/4 IN.</td><td>25-50</td></tr> <tr> <td>3/4 IN.</td><td>0</td></tr> </table> <p>SELECT FILL SHALL BE A COARSE GRANULAR MATERIAL CONSISTING OF HARD, DURABLE, ANGULAR MATERIAL, GRADED WITHIN THE FOLLOWING LIMITS. MATERIAL PASSING THE NO. 40 SIEVE SHALL HAVE A PLASTICITY INDEX OF NOT MORE THAN 10 AND A LIQUID LIMIT NOT TO EXCEED 35%.</p> <table> <tr> <th>SIEVE SIZE</th><th>% PASSING BY WEIGHT</th></tr> <tr> <td>4 IN.</td><td>100</td></tr> <tr> <td>1 IN.</td><td>60-100</td></tr> <tr> <td>NO. 4</td><td>30-80</td></tr> <tr> <td>NO. 40</td><td>5-30</td></tr> <tr> <td>NO. 200</td><td>0-8</td></tr> </table> <p>COMMON FILL (IN LANDSCAPED AREAS) SHALL BE BANK RUN SAND, GRAVEL, OR MIXTURE THEREOF, GRADED WITHIN THE FOLLOWING LIMITS:</p> <table> <tr> <th>SIEVE SIZE</th><th>% PASSING BY WEIGHT</th></tr> <tr> <td>6 IN.</td><td>100</td></tr> <tr> <td>NO. 4</td><td>30-95</td></tr> <tr> <td>NO. 200</td><td>0-15</td></tr> </table> <p>DENSE GRADED CRUSHED STONE SHALL CONSIST OF CRUSHER-RUN COARSE AGGREGATES OF CRUSHED STONE OR GRAVEL AND FINE AGGREGATES OF NATURAL SAND OR STONE SCREENINGS. UNIFORMLY PRE-MIXED WITH A PREDETERMINED QUANTITY OF WATER, COARSE AGGREGATE SHALL HAVE A PERCENTAGE OF WEAR OF NOT MORE THAN 45 BY THE LOS ANGELES TEST.</p> <p>THE COMPOSITE MATERIAL SHALL BE FREE FROM CLAY, LOAM AND ALL OTHER PLASTIC MATERIALS, AND SHALL CONFORM TO THE FOLLOWING GRADATION REQUIREMENTS:</p> <table> <tr> <th>SIEVE DESIGNATION</th><th>PERCENTAGE BY MASS PASSING SQUARE MESH SIEVES</th></tr> <tr> <td>2 inches</td><td>100</td></tr> <tr> <td>1 1/2 inches</td><td>70-100</td></tr> <tr> <td>3/4 inch</td><td>50-85</td></tr> <tr> <td>No. 4</td><td>30-55</td></tr> <tr> <td>No. 50</td><td>8-24</td></tr> <tr> <td>No. 200</td><td>3-10</td></tr> </table> <p>SAMPLING AND TESTING SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARD AASHTO METHODS:</p> <ul style="list-style-type: none"> SIEVE ANALYSIS: AASHTO T27 PASSING NO. 200 SIEVE: AASHTO T11 		SIEVE SIZE	% PASSING BY WEIGHT	1 1/2 IN.	100	NO. 4	20-60	NO. 40	10-35	NO. 200	0-8	SIEVE SIZE	% PASSING BY WEIGHT	1 IN.	100	3/4 IN.	90-100	3/8 IN.	20-55	NO. 4	0-10	NO. 8	0-5	SIEVE SIZE	% PASSING BY WEIGHT	2-1/2 IN.	100	2 IN.	80-90	1-1/4 IN.	25-50	3/4 IN.	0	SIEVE SIZE	% PASSING BY WEIGHT	4 IN.	100	1 IN.	60-100	NO. 4	30-80	NO. 40	5-30	NO. 200	0-8	SIEVE SIZE	% PASSING BY WEIGHT	6 IN.	100	NO. 4	30-95	NO. 200	0-15	SIEVE DESIGNATION	PERCENTAGE BY MASS PASSING SQUARE MESH SIEVES	2 inches	100	1 1/2 inches	70-100	3/4 inch	50-85	No. 4	30-55	No. 50	8-24	No. 200	3-10
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TRACKING PAD NOTES

CROSS SECTION

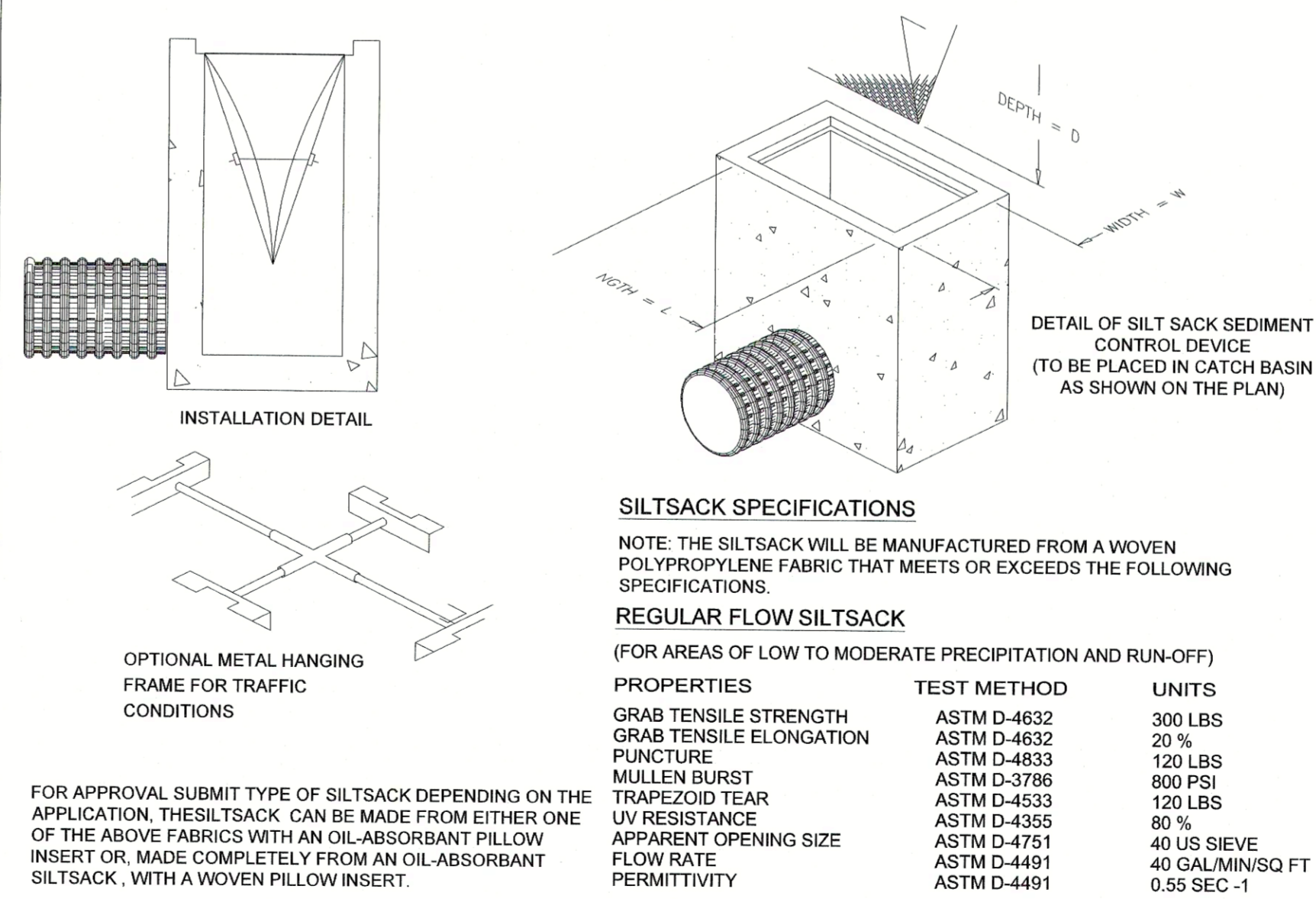
STONE SIZE - USE 2" CRUSHED STONE OR GREATER

FILTER CLOTH - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHOULD BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHOULD BE PERMITTED.

MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, SCORPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

CONSTRUCTION ANTI-TRACKING PAD
NOT TO SCALE **A3**



SILTSACK SPECIFICATIONS

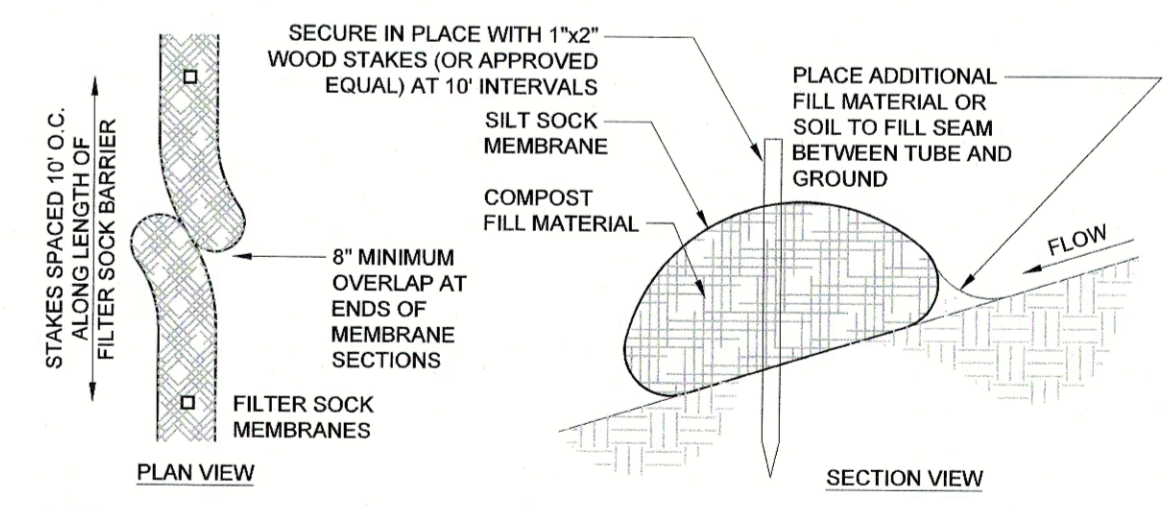
NOTE: THE SILTSACKS WILL BE MANUFACTURED FROM A WOVEN
POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING
SPECIFICATIONS.

REGULAR FLOW SILTSACK

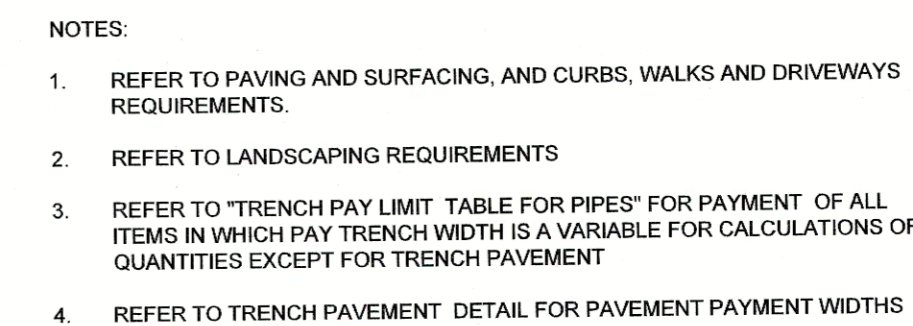
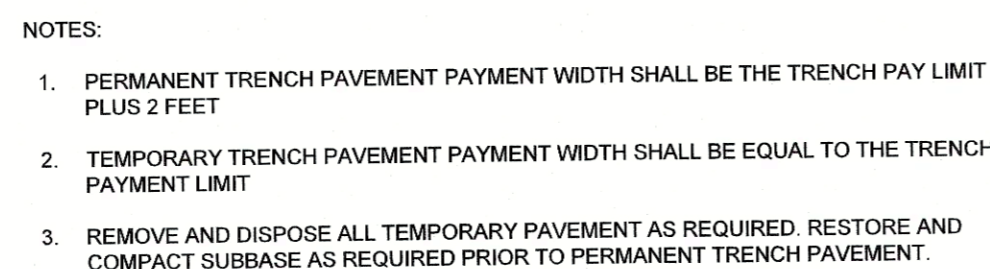
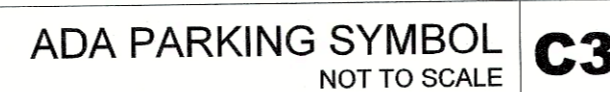
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4335	60 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

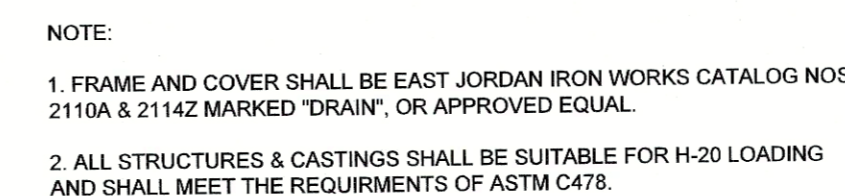
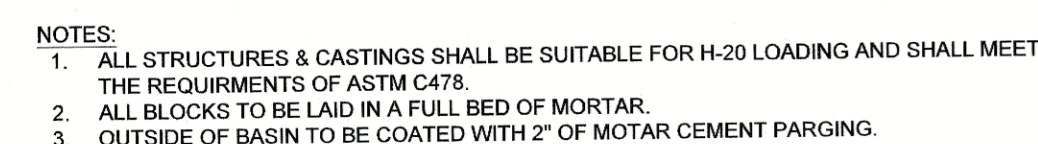
SILTSACK CATCH BASIN INSERT
NOT TO SCALE **A2**



COMPOST FILTER SOCK EROSION CONTROL BARRIER



DRAINAGE TRENCH
NOT TO SCALE

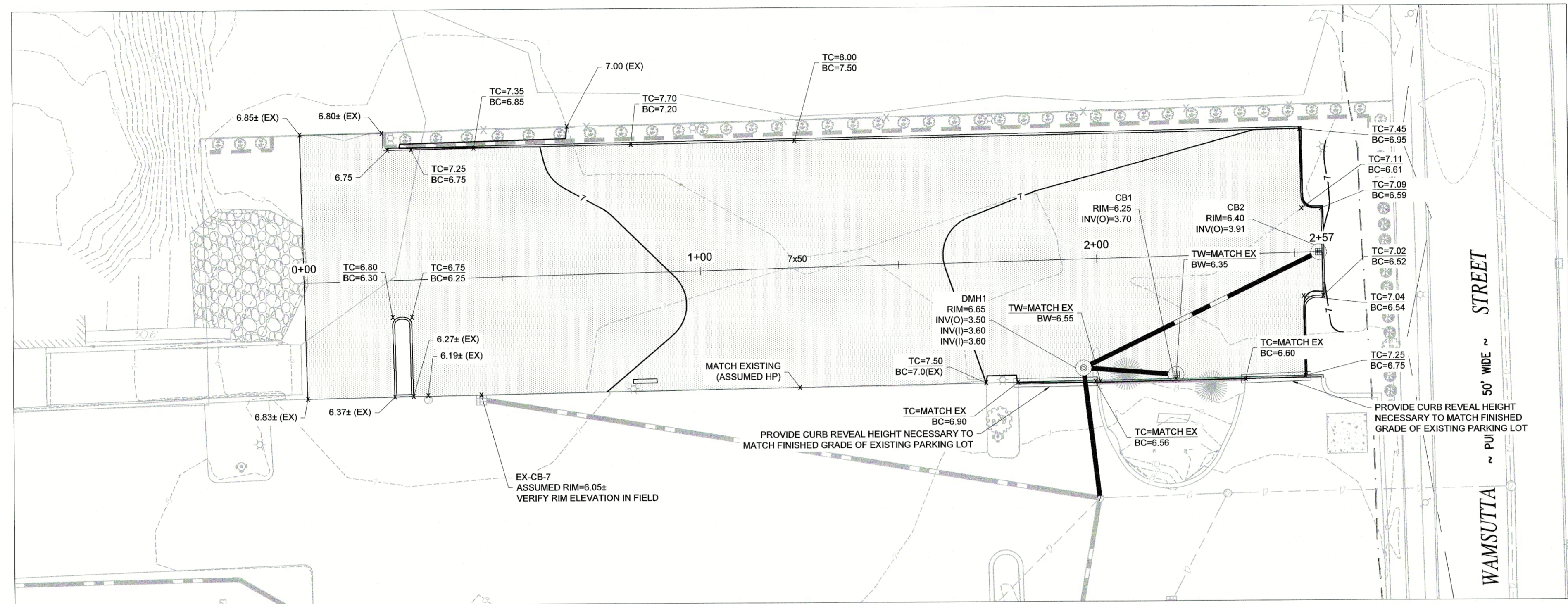


55 WAMSUTTA STREET
NEW BEDFORD, MA
ASSESSOR'S MAP 78, LOT 125

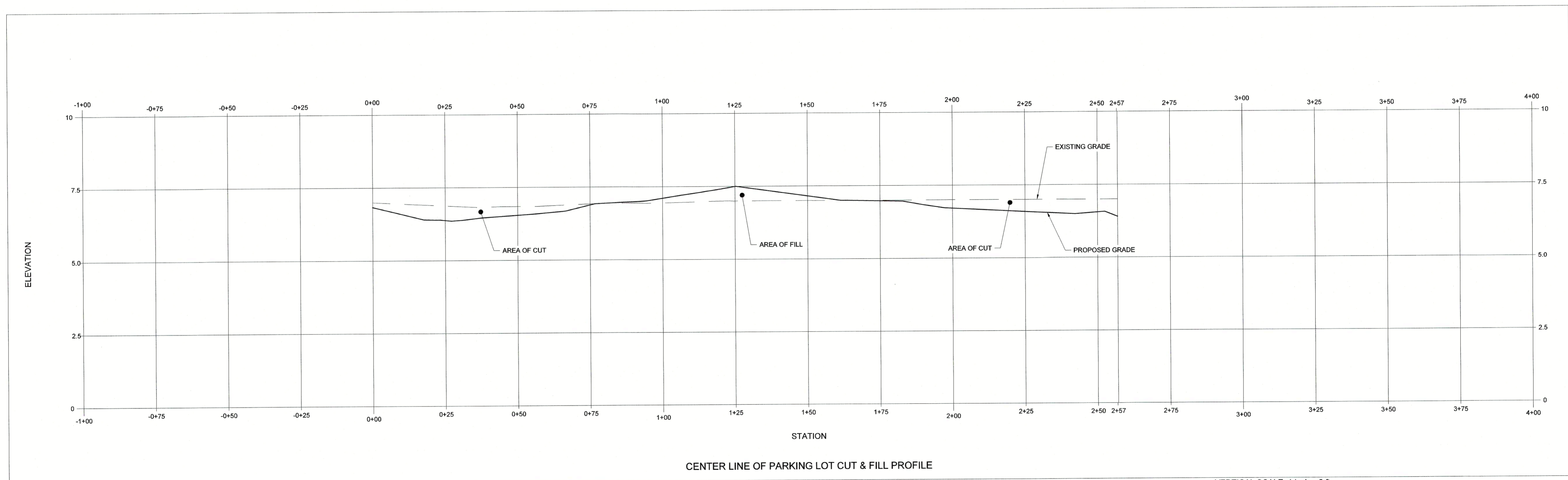
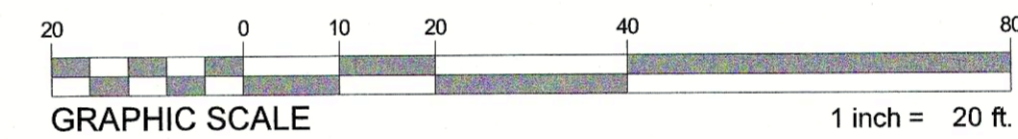
REV	DATE	DESCRIPTION
ISSUE TYPE: SITE PLAN REVIEW		
ISSUE DATE: 02/10/2021		
PROJECT NUMBER: 20047		
DRAWN BY: BSR		
CHECKED BY: NCD		
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SHEET TITLE:		

DETAIL SHEET

SHEET NUMBER:
C501



CENTER LINE OF PARKING LOT CUT & FILL PLAN



CENTER LINE OF PARKING LOT CUT & FILL PROFILE

