

TRUE STORAGE NEW BEDFORD, LLC
COMMERCIAL BUILDING CONVERSION
969 SHAWMUT AVENUE
NEW BEDFORD, MASSACHUSETTS

APPLICANT:
TRUE STORAGE NEW BEDFORD, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101
603-622-1002

LAND SURVEYOR & CIVIL ENGINEER:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY
WOBURN, MA 01888-0118
(781) 935-6889

ARCHITECT
TRUE STORAGE NEW BEDFORD
- ARCHITECTURE DEPARTMENT
670 N. COMMERCIAL ST.
MANCHESTER, NH 03101
603-622-6223



LIST OF DRAWINGS			
DRAWING TITLE	SHEET	ISSUED	REVISED
COVER	C	02-09-21	02-12-21
EXISTING CONDITIONS	V-101	02-09-21	-
SITE PREPARATION PLAN	C-101	02-09-21	02-12-21
LAYOUT & MATERIALS PLAN	C-102	02-09-21	02-12-21
GRADING & DRAINAGE PLAN	C-103	02-09-21	02-12-21
LANDSCAPE PLAN	C-104	02-09-21	02-12-21
DETAILS	C-500	02-09-21	02-12-21
DETAILS	C-501	02-09-21	02-12-21
COVER SHEET	A0-0A	12-20-20	02-12-21
LEVEL 01 ARCHITECTURAL DEMOLITION FLOOR PLAN	A0-01	12-20-20	02-12-21
OVERALL EXTERIOR DEMOLITION ELEVATIONS	A0-02	12-20-20	02-12-21
LEVEL 01 OVERALL FLOOR PLAN & LEVEL 02 OVERALL ROOF PLAN	A1-1	12-20-20	02-12-21
STANDARD LIGHTING CUT SHEETS FOR DESIGN-BUILD	A2-11	12-20-20	02-12-21
OVERALL EXTERIOR ELEVATIONS	A3-1	12-20-20	02-12-21

- PLAN NOTES:
- THE SITE IS LISTED ON CITY OF NEW BEDFORD ASSESSOR PROPERTY RECORD CARD AS TAX MAP 121, LOT 63
 - EXISTING CONDITIONS WERE COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES AS WELL AS AVAILABLE RECORD PLANS OBTAINED FROM THE CITY ENGINEERING DEPARTMENT AND OTHER SOURCES.
 - BRISTOL COUNTY SOUTH REGISTRY OF DEEDS:
DEED REFERENCE: BK 00136 PG 87
PLAN REFERENCE: LCC 25130 A THRU E
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE Z, AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF BRISTOL COUNTY, MASSACHUSETTS, MAP NUMBER 25005C0379F, MAP REVISED JULY 7, 2009.
 - THE SITE IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC)
 - THE SITE IS NOT IN A ZONE A SURFACE WATER SUPPLY AREA
 - THE SITE IS NOT LOCATE IN AN OUTSTANDING RESOURCE WATER AREA (ORW)
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL ALSO CONTACT THE CITY DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF LOCAL UTILITIES.



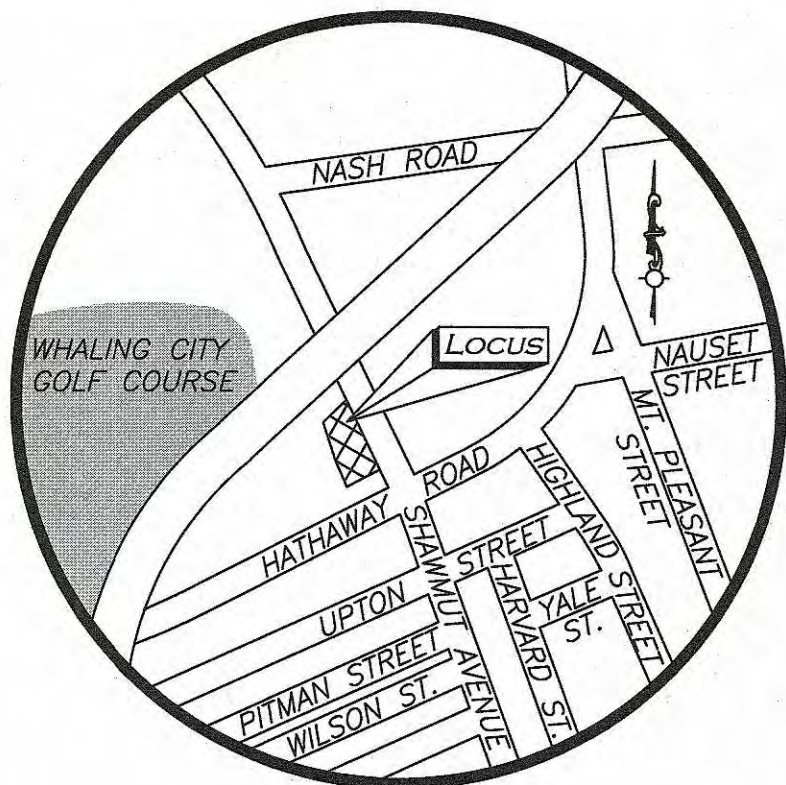
Digitally signed by Michael Malynowski
Date: 2021.02.15 13:06:36 -05'00'
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH
Copyright©2021 Allen & Major Associates, Inc.
All Rights Reserved

ISSUED FOR SITE PLAN APPROVAL: FEBRUARY 09, 2021



LOCUS MAP
(NOT TO SCALE)

LOCUS REFERENCES

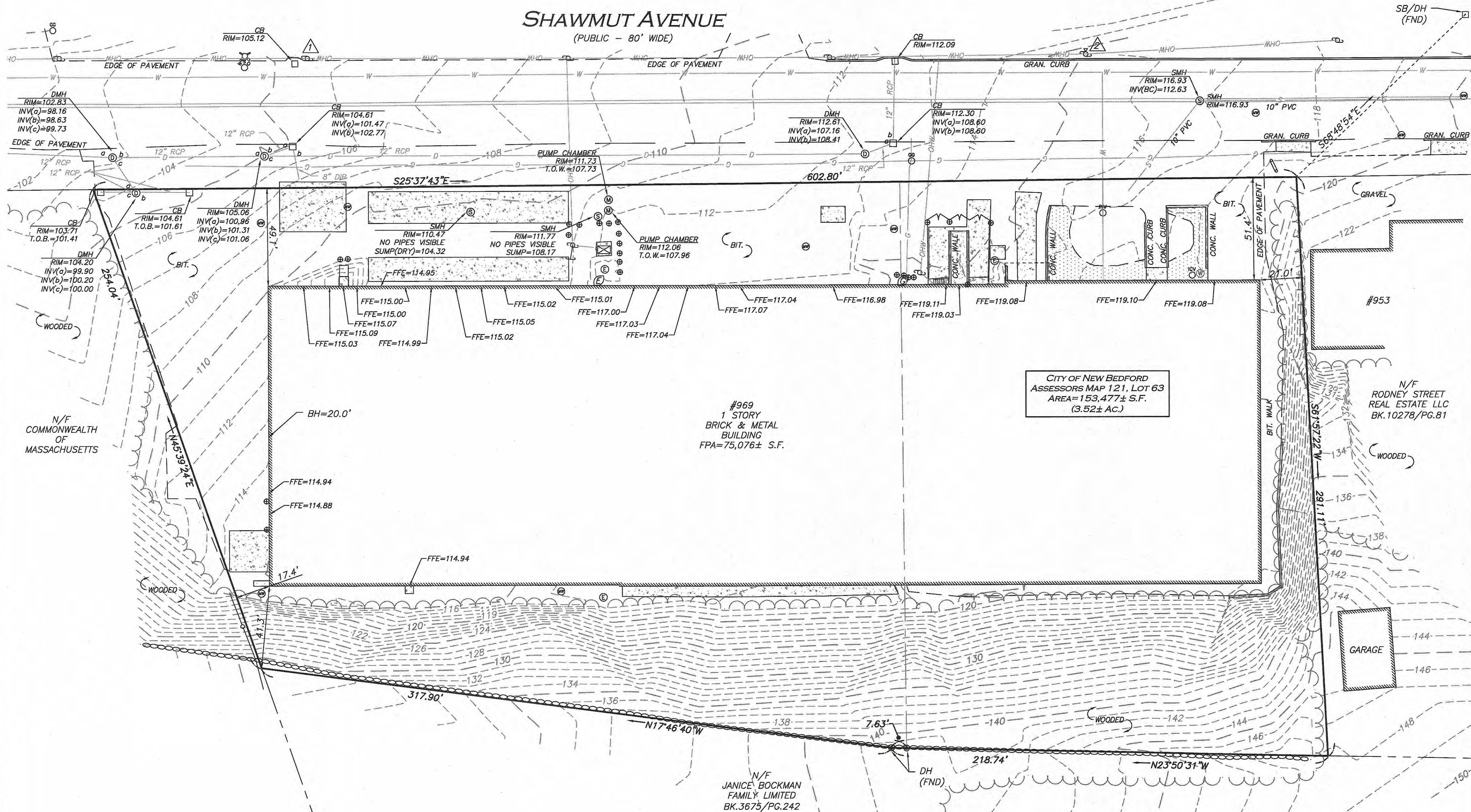
- CITY OF NEW BEDFORD ASSESSORS MAP 121, LOT 63
- CERTIFICATE OF TITLE 23666
- LOT 4 FROM LAND COURT PLAN 25130 C
- LOT 6 FROM LAND COURT PLAN 25130 E

PLAN REFERENCES

- L.C.C. 25130 A THRU E
- L.C.C. 28344 A THRU E
- STATE HIGHWAY LAYOUT 5815

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM BRISTOL (SOUTH) REGISTRY OF DEEDS IN NEW BEDFORD, MA.
3. VERTICAL DATUM IS NAVD 88.
4. CONTOUR INTERVAL IS ONE FOOT (2').



UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCHMARK SUMMARY

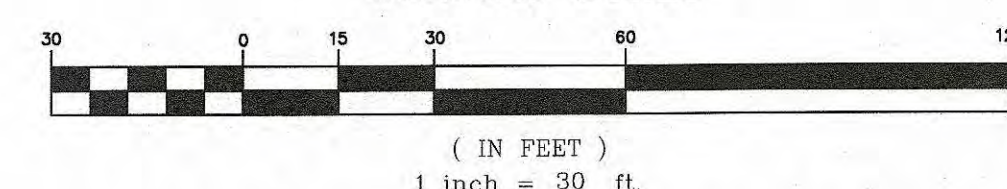
TBM #	DESCRIPTION	ELEV.
1	X-CUT ON HYDRANT FLANGE BOLT	106.88
2	COTTON GIN SPINDLE IN UP# 59	116.83

FOR REGISTRY USE ONLY

LEGEND

DRILL HOLE (DH)	⊙
STONE BOUND (SB)	⊠
DRAIN MANHOLE (DMH)	⊕
SEWER MANHOLE (SMH)	⊗
ELECTRIC MANHOLE (EMH)	⊙
MISC. MANHOLE (MH)	⊕
WATER MANHOLE (WMH)	⊗
CATCH BASIN (CB)	⊙
UTILITY POLE	⊕
UTILITY POLE W/RISER	⊗
UTILITY POLE W/LIGHT	⊙
GUY WIRE	—
FIRE HYDRANT	⊕
WATER GATE	⊗
GAS GATE	⊙
BOLLARD	⊕
VENT	⊗
SIGN	⊙
SIGN	⊕
TRANSFORMER	⊗
MONITOR WELL	⊙
GAS METER	⊕
ELECTRIC METER	⊗
IRRIGATION CONTROL VALVE	⊙
POSITION INDICATOR VALVE	⊕
CONCRETE	⊗
LANDSCAPED AREA (LSA)	⊙
BUILDING	⊕
BUILDING OVERHANG	⊗
2' CONTOUR	—
10' CONTOUR	—
PROPERTY LINE	—
ABUTTERS LINE	—
STONE WALL	—
TREE LINE	—
EDGE OF PAVEMENT	—
EDGE OF GRAVEL	—
CURB	—
CHAIN LINK FENCE	—
STOCKADE FENCE	—
FENCE	—
SEWER LINE	—
DRAIN LINE	—
GAS LINE	—
OVERHEAD WIRES	—
FOOTPRINT AREA	—
FINISHED FLOOR ELEVATION	—
BUILDING HEIGHT	—
BITUMINOUS	—
CONCRETE	—
GRANITE	—
BOTTOM CENTER	—
REINFORCED CONCRETE PIPE	—
POLYVINYL CHLORIDE PIPE	—
DUCTILE IRON PIPE	—
STONE BOUND W/DRILL HOLE	—
FOUND	—
BOOK OR FORMERLY	—
BOOK	—
PAGE	—
LAND COURT	—
LAND COURT CASE	—

GRAPHIC SCALE



N:\PROJECTS\2038-03\SURVEY\DRAWINGS\CURRENT\S-2038-03-EC.DWG

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN OCTOBER 28, 2020 AND NOVEMBER 20, 2020.

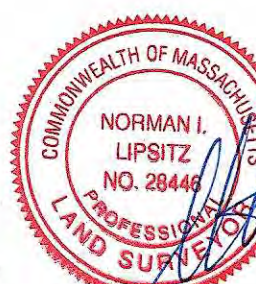
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.

ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF NEW BEDFORD ASSESSOR'S INFORMATION. THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



REV DATE DESCRIPTION

APPLICANT/OWNER:
BRADY SULLIVAN PROPERTIES
670 N. COMMERCIAL STREET
SUITE 303
MANCHESTER, NH 03101

PROJECT:

969 SHAWMUT AVENUE
NEW BEDFORD, MA

PROJECT NO. 2038-03 DATE: 02/09/21

SCALE: 1" = 30' DWG. NAME: S-2038-03-EC

DRAFTED BY: COB CHECKED BY: NL

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.

civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

100 COMMERCE WAY
WOBBURN MA 01801-8501
TEL: (781) 985-6889
FAX: (781) 985-2896

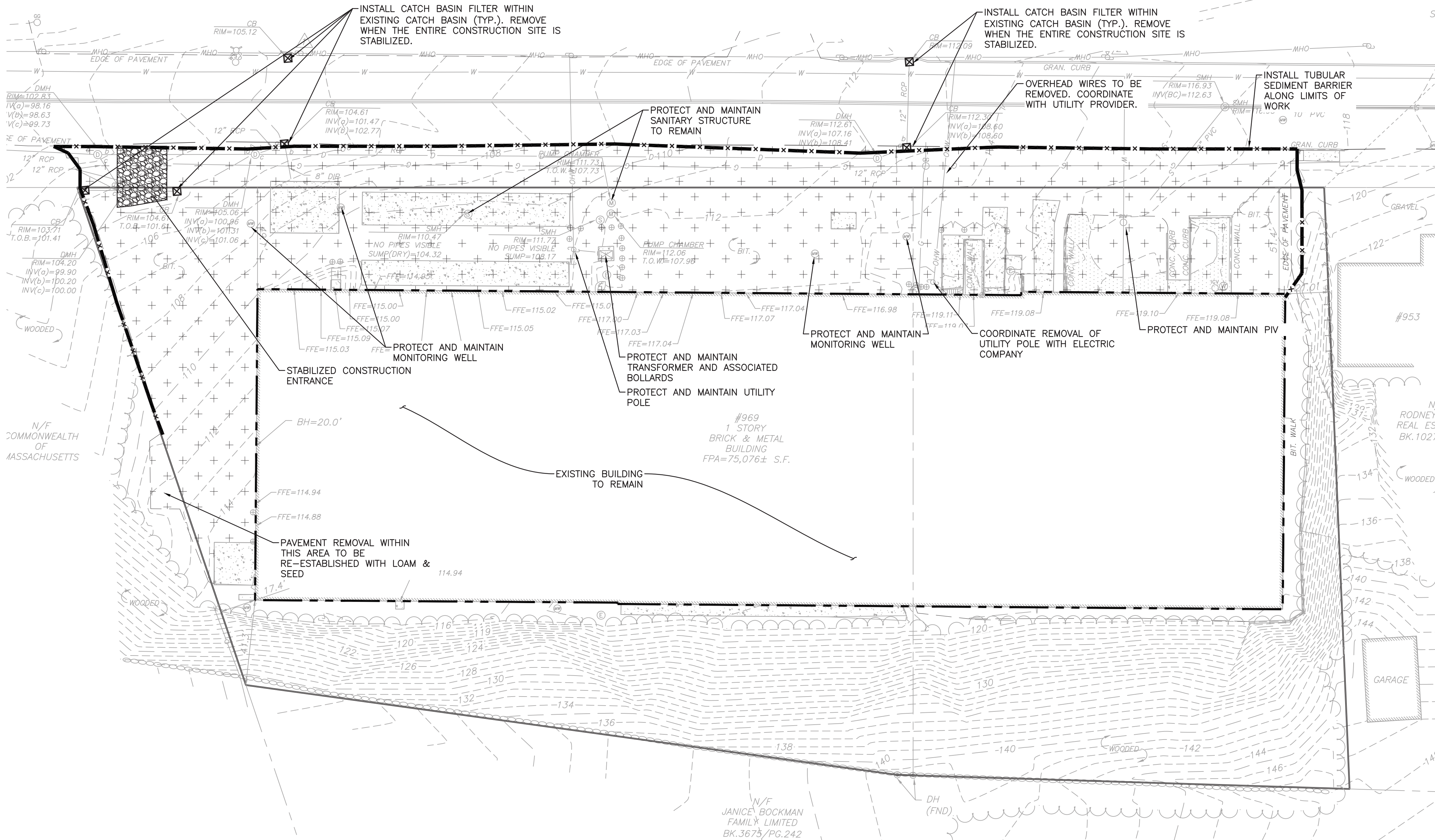
WOBBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENTS/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORITY ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: EXISTING CONDITIONS SHEET NO. V-101

Copyright © 2021 Allen & Major Associates, Inc. All Rights Reserved.

R:\PROJECTS\2028-03\CIVIL DRAWINGS\CURRENT\2028-03 SITE-PREP.DWG



LEGEND

TUBULAR BARRIER	— x — x —
CATCH BASIN FILTER	⊠
STABILIZED ENTRANCE	▨
STOCKPILE/STAGING AREA	▨
LIMIT OF DISTURBANCE	— — —
LIMIT OF 'CLEAR AND GRUB'	▨
BUILDING TO BE REMOVED	▨
PAVEMENT TO BE REMOVED	▨
UTILITY CUT AND CAP	— E —
TEMPORARY FENCE	— x — x —

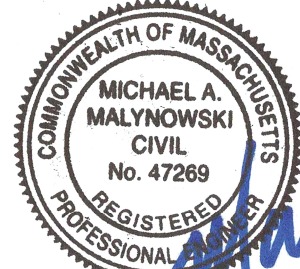
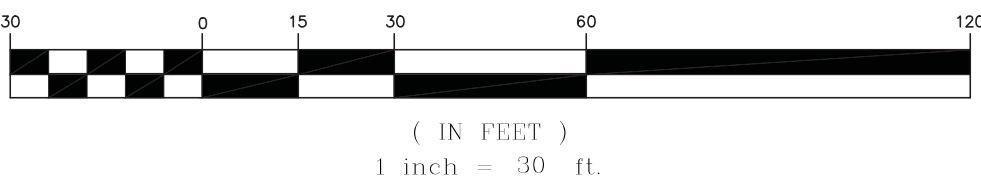
SITE PREPARATION NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE OR ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL ELEVATIONS REFER TO NAVD '88.
- NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AGR3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITE WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION, ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- A WATERING TRUCK SHALL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AND AS REQUIRED IN ACCORDANCE WITH ENV-A1000.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE, THE PROPERTY OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DELINEATE EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE DEMOLITION ITEMS NOT SHOWN ON THE SURVEY, OR SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND DO NOT REFLECT QUANTITY.

GENERAL SEQUENCE OF CONSTRUCTION:

- CONTACT THE TOWN OF NEW BEDFORD ENGINEERING DEPARTMENT AT LEAST TWO (2) WEEKS PRIOR TO START OF CONSTRUCTION.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES. SITE ACCESS SHALL BE ACHIEVED ONLY FROM THE DESIGNATED CONSTRUCTION ENTRANCE.
- PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
- INSTALL THE COIR LOGS AND SILT SACKS AS SHOWN ON THE ENCLOSED SITE PREPARATION PLAN.
- REMOVE PAVEMENT & STRUCTURES AS INDICATED ON PLAN.
- CONSTRUCT THE TEMPORARY SEDIMENTATION AND SEDIMENT TRAP BASINS AS NECESSARY.
- CONSTRUCT STORMWATER MEASURES. SITE SHALL BE STABILIZED PRIOR TO STORMWATER MEASURES RECEIVING RUNOFF.
- HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
- START CONSTRUCTION OF BUILDING PAD AND STRUCTURES. TEMPORARILY SEED DENUDDED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED / LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE, EXCEPT WHERE RIP RAP IS APPLIED.
- INSTALL STORM SEWERS, CURBS AND GUTTERS.
- INSTALL INLET PROTECTION DEVICES AROUND ALL STORM DRAIN STRUCTURES.
- FINALIZE GRADING, AND PREPARE SITE FOR PAVING. NOTE, ALL PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
- PAVE SITE. COMPLETE FINISH GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
- ONCE SITE IS STABILIZED, REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (AFTER APPROVAL BY TOWN ENGINEER, OWNER, TOWN OF NEW BEDFORD, AND NHDES).
- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER ALL RAINFALL EVENTS, AND SHALL BE MAINTAINED, REPAIRED OR REPLACED AS REQUIRED OR AT THE DIRECTION OF THE OWNER'S ENGINEER, OR THE TOWN ENGINEER.
- SEDIMENT ACCUMULATION UP-GRADE OF THE COIR LOGS AND SILT FENCE GREATER THAN 6" IN DEPTH SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- IF IT APPEARS THAT SEDIMENT IS EXITING THE SITE, SILT SACKS SHALL BE INSTALLED IN ALL CATCH BASINS ADJACENT TO THE SITE. SEDIMENT ACCUMULATION ON ALL ADJACENT CATCH BASIN INLETS SHALL BE REMOVED AND THE SILT SACK REPLACED IF TORN OR DAMAGED.
- THE CONTRACTOR SHALL COMPLY WITH THE GENERAL AND EROSION NOTES AS SHOWN ON THE SITE DEVELOPMENT PLANS.

GRAPHIC SCALE



Digitally signed by Michael Malynowski
Date: 2021.02.15 13:16:01 -0500
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	MISC. UPDATES PER TOWN COMMENTS

APPLICANT/OWNER:

TRUE STORAGE NEW BEDFORD, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

PROJECT:

COMMERCIAL BUILDING
CONVERSION
969 SHAWMUT AVENUE
NEW BEDFORD, MA

PROJECT NO.	2038-03	DATE:	FEBRUARY 9, 2021
SCALE:	1"=30'	DWG. :	C-2038-03_SITE-PREP
DRAFTED BY:	MM	CHECKED BY:	MAM

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBRURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBRURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CUSTOMER REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORITY ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:	SHEET NO.
SITE PREPARATION PLAN	C-101

CITY OF NEW BEDFORD
INDUSTRIAL B DISTRICT (IB)

ITEM	REQ'D/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT SIZE (SQ. FT.)	0	153,477	153,477
DENSITY OF DWELLING UNITS PER LOT	N/A	N/A	N/A
LOT FRONTAGE (FT.)	0	602.8	602.8
HEIGHT OF BUILDINGS (FT.)	100 ⁽¹⁾	20	27
HEIGHT OF BUILDINGS (# STORIES)	7	1	1
FRONT YARD (FT.)	25	49.1	32.8
SIDE YARD (FT.)	25	17.4* & 21*	17.4* & 21*
REAR YARD (FT.)	25	41.3*	41.3*
LOT COVERAGE BY BUILDINGS (%)	50	48.9	48.9
GREEN SPACE	20%	27%	35%

(1) PROVIDED, HOWEVER, THAT NO PART OF ANY BUILDING SHALL BE ERECTED TO A HEIGHT IN EXCESS OF 1-3/4 TIMES THE HORIZONTAL DISTANCE FROM ITS FACE TO THE OPPOSITE STREET LINE.

* EXISTING NON-CONFORMING

OFF STREET PARKING SUMMARY

USE: WAREHOUSING (75,076 SF)			
1 SPACE FOR EVERY 1,500 SF UP TO 15,000 SF	=	10	
1 SPACE FOR EVERY 5,000 SF GREATER THAN 15,000 SF (60,076 SF)	=	13	
SITE TOTAL OFF-STREET PARKING REQUIRED	=	23 SPACES	
ADA REQUIRED: FOR 15-25 SPACES - 1 PARKING STALLS SHALL BE ACCESSIBLE (MINIMUM OF 1 ACCESSIBLE STALL BE VAN ACCESSIBLE)			
ADA PROVIDED: 1 TOTAL ACCESSIBLE PARKING STALLS ARE PROVIDED (1 IS VAN ACCESSIBLE)			
	STANDARD (9'x20')	ADA ACCESSIBLE	TOTAL PROVIDED
TOTAL SITE PARKING	22	1	23

LOADING SUMMARY

USE: WAREHOUSING (75,076 SF)			
2 SPACE FOR EVERY 10,000 SF	=	2	
1 ADD'L SPACE FOR EVERY 25,000 SF (65,076 SF)	=	2.6	
SITE TOTAL LOADING SPACES REQUIRED	=	5 SPACES	
	EAST FACADE	NORTH FACADE	TOTAL PROVIDED
TOTAL SITE PARKING	3	2	5

PLAN NOTES:

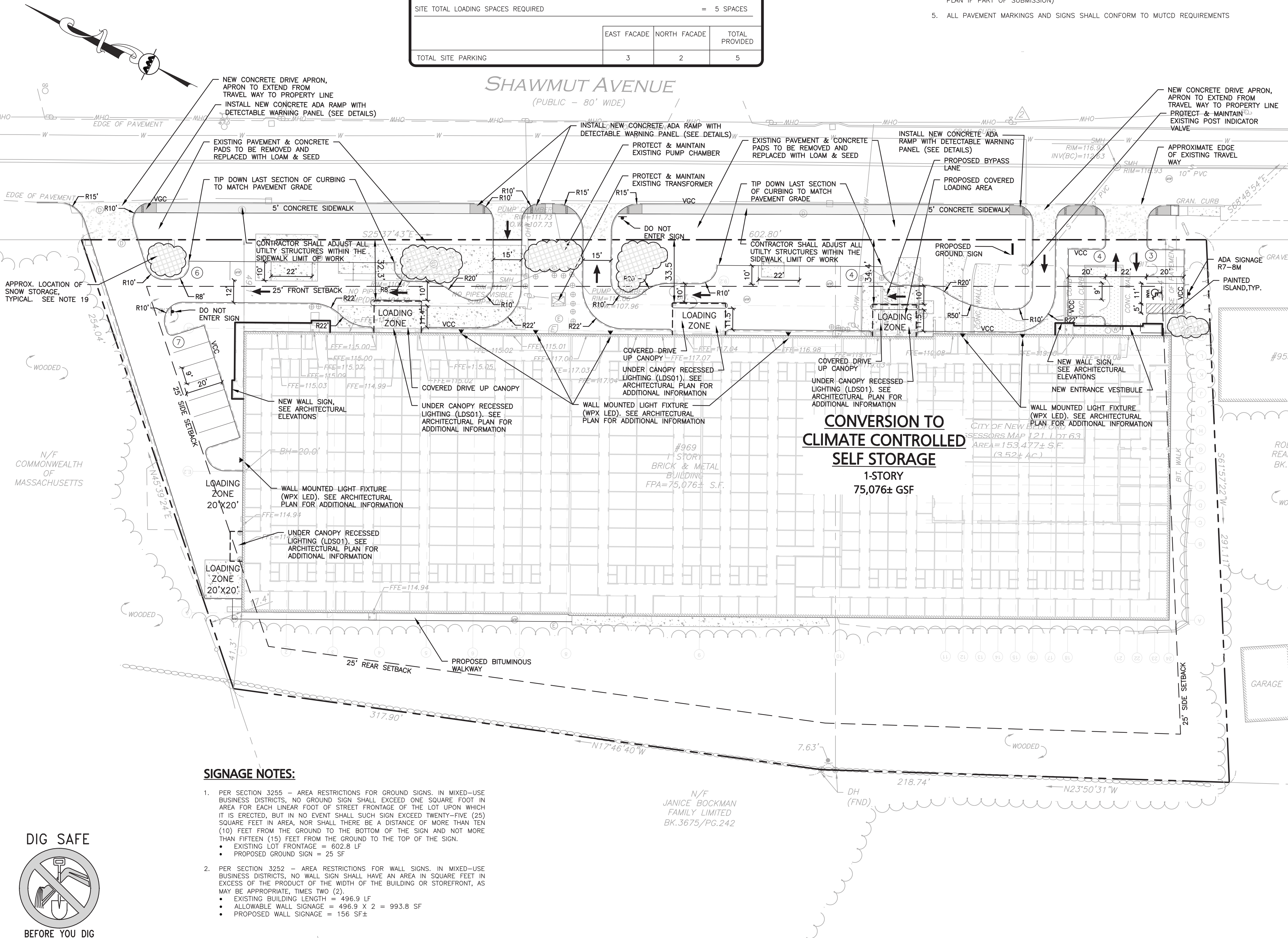
- EXISTING CONDITIONS WERE COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES AS WELL AS AVAILABLE RECORD PLANS OBTAINED FROM THE CITY ENGINEERING DEPARTMENT AND OTHER SOURCES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL ALSO CONTACT THE CITY DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF LOCAL UTILITIES.

TOWN OF NEW BEDFORD NOTES

- 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 AAB & MAAB REQUIREMENTS
- 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 IF PART OF SUBMISSION)
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS

GENERAL NOTES:

- THIS PROJECT WILL BE SERVED BY PUBLIC SEWER, WATER, NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND.
- ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS
- ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE CITY, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
- APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAGMEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROL SHALL BE IMPLEMENTED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
- ALL PERMITS AND APPROVALS NECESSARY FROM AGENCIES GOVERNING THE WORK SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE, AND GROUND COVER IS ESTABLISHED. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR REGULATORY AGENCIES HAVING JURISDICTION AT NO ADDITIONAL COST TO THE OWNER.
- CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE CITY, MADOT, MADEP, MUTCD, AND AASHTO.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- A SIGN PERMIT APPLICATION SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION OF FREESTANDING BUILDING/WALL SIGNS.
- SEE SHEET 1 FOR EXISTING CONDITIONS.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.
- SNOW SHALL BE TAKEN OFF-SITE ONCE SNOW STORAGE AREAS ON SITE BECOME INADEQUATE, AND BEGINS TO BLOCK ACCESS TO AND FROM THE SITE OR BLOCKS THE USE OF ON-SITE PARKING. ANY EXCESS WILL BE TRUCKED OFF-SITE & DISPOSED OF IN ACCORDANCE WITH CITY AND MADEP REQUIREMENTS.



CONVERSION TO
CLIMATE CONTROLLED
SELF STORAGE
1-STORY
75,076± GSF

LEGEND

PROP. PROPERTY LINE	---
SIGN	T
BOLLARD	•
BUILDING	▬
BUILDING ARCHITECTURE	▬
BUILDING INTERIOR WALLS	▬
CURB	▬
RETAINING WALL	▬
PARKING STRIPING	< 7°
ROADWAY STRIPING	▬
SIDEWALK	▬
BRICK SIDEWALK	▬
ADA ACCESSIBLE RAMP	▬
ADA DET. WARNING SURFACE	▬
SETBACK LINE	---
BASELINE	---
SAW-CUT LINE	---
PARKING COUNT	⑩
COMPACT PARKING STALL	⊙
DECORATIVE FENCE	▬
TRANSFORMER	⊠

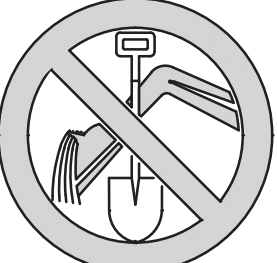
GRAPHIC SCALE



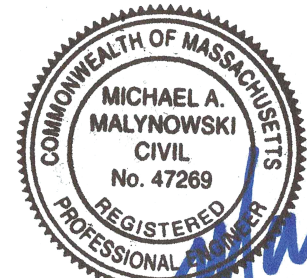
SIGNAGE NOTES:

- PER SECTION 3255 - AREA RESTRICTIONS FOR GROUND SIGNS. IN MIXED-USE BUSINESS DISTRICTS, NO GROUND SIGN SHALL EXCEED ONE SQUARE FOOT IN AREA FOR EACH LINEAR FOOT OF STREET FRONTAGE OF THE LOT UPON WHICH IT IS ERECTED, BUT IN NO EVENT SHALL SUCH SIGN EXCEED TWENTY-FIVE (25) SQUARE FEET IN AREA. NOR SHALL THERE BE A DISTANCE OF MORE THAN TEN (10) FEET FROM THE GROUND TO THE BOTTOM OF THE SIGN AND NOT MORE THAN FIFTEEN (15) FEET FROM THE GROUND TO THE TOP OF THE SIGN.
 - EXISTING LOT FRONTAGE = 602.8 LF
 - PROPOSED GROUND SIGN = 25 SF
- PER SECTION 3252 - AREA RESTRICTIONS FOR WALL SIGNS. IN MIXED-USE BUSINESS DISTRICTS, NO WALL SIGN SHALL HAVE AN AREA IN SQUARE FEET IN EXCESS OF THE PRODUCT OF THE WIDTH OF THE BUILDING OR STOREFRONT, AS MAY BE APPROPRIATE, TIMES TWO (2).
 - EXISTING BUILDING LENGTH = 496.9 LF
 - ALLOWABLE WALL SIGNAGE = 496.9 X 2 = 993.8 SF
 - PROPOSED WALL SIGNAGE = 156 SF±

DIG SAFE



BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	MISC. UPDATES PER TOWN COMMENTS
-----	------	---------------------------------

APPLICANT/OWNER:
TRUE STORAGE NEW BEDFORD, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

PROJECT:
**COMMERCIAL BUILDING
CONVERSION**
969 SHAWMUT AVENUE
NEW BEDFORD, MA

PROJECT NO. **2038-03** DATE: FEBRUARY 9, 2021
1" = 30'
SCALE: DWG. : C2038-03_LAYOUT & MATERIALS

DRAFTED BY: MM CHECKED BY: MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENTS/CUSTOMERS REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENTS AUTHORITYSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: SHEET NO.
LAYOUT & MATERIALS PLAN C-102

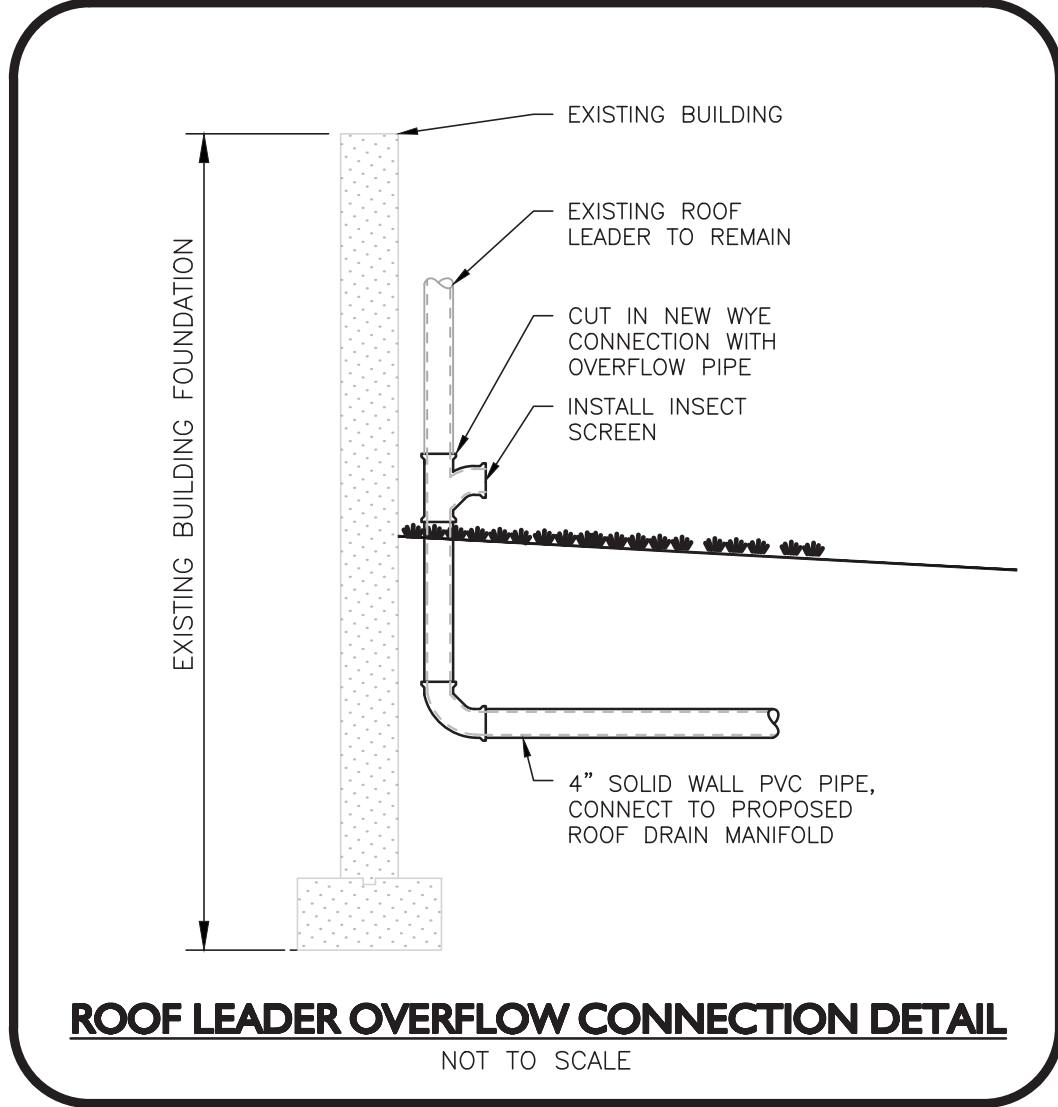
Copyright © 2021 Allen & Major Associates, Inc.
All Rights Reserved

GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION AND EXISTING SITE FEATURES WERE OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC, 100 COMMERCE WAY, WOBURN, MASSACHUSETTS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DISAFT" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AT NO ADDITIONAL COST.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SAME.
5. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY.

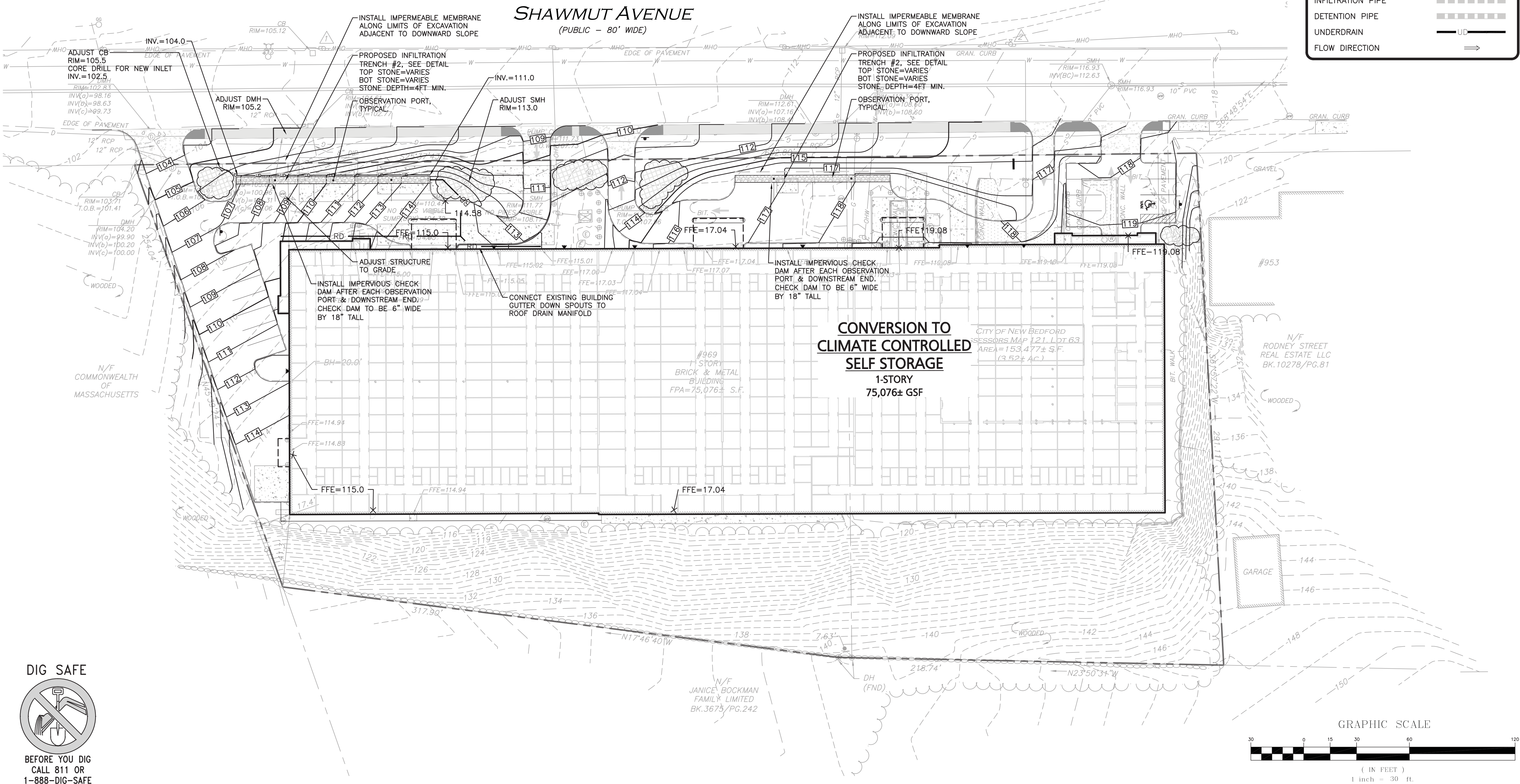
GRADING & DRAINAGE NOTES:

1. THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE & OBSTRUCTION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY
2. EXISTING PAVEMENT SHALL BE SAW-CUT AND PAVEMENT JOINT SHALL BE INSTALLED WHERE NECESSARY TO ENSURE A SMOOTH CONTINUOUS GRADE.
3. ALL GRADING OPERATIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
4. IN LANDSCAPED AREAS THE TOP ELEVATION OF MANHOLES SHALL MATCH THE FINISH GRADE OF THE TOPSOIL. IN PAVED AREAS THE TOP ELEVATIONS OF MANHOLES SHALL MATCH FINISH GRADE.
5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS SOON AS POSSIBLE UPON COMPLETION OF CONSTRUCTION WORK IN THE AREA.
6. TEMPORARY TUBULAR BARRIER PROTECTION AND/OR SILT SACKS SHALL BE INSTALLED AND MAINTAINED AT EXISTING DRAINAGE STRUCTURES DURING CONSTRUCTION, TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE DRAINAGE SYSTEM.
7. ALL CATCH BASINS, MANHOLES, INFILTRATION SYSTEMS, AND WATER QUALITY STRUCTURES ARE TO BE CLEANED TO REMOVE ALL CONSTRUCTION SILT AND DEBRIS PRIOR TO FINAL APPROVAL.
8. IF ANY EXISTING UTILITY STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER AT NO ADDITIONAL COST.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V.
11. ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO LOCAL REQUIREMENTS.
12. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
14. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.



LEGEND

- DRAIN MANHOLE
- CATCH BASIN
- CATCH BASIN — DOUBLE GRATE
- OUTLET CONTROL
- DIVERSION WEIR
- WATER QUALITY UNIT
- AREA DRAIN
- FLARED END SECTION
- DRAIN LINE
- RIPRAP OUTFALL
- HEADWALL
- 5' CONTOUR
- 1' CONTOUR
- SPOT GRADE
- INFILTRATION SYSTEM
- INFILTRATION PIPE
- DETENTION PIPE
- UNDERDRAIN
- FLOW DIRECTION



Professional Engineer Seal for Michael A. Malynowski, No. 47269, State of Massachusetts. Digitally signed by Michael Malynowski on 2021.02.15 13:09:29 -05'00'. Professional Engineer for Allen & Major Associates, Inc.

REV	DATE	DESCRIPTION
1	02-12-21	MISC. UPDATES PER TOWN COMMENTS

APPLICANT/OWNER:
TRUE STORAGE NEW BEDFORD, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

PROJECT:
COMMERCIAL BUILDING CONVERSION
969 SHAWMUT AVENUE
NEW BEDFORD, MA

PROJECT NO.	2038-03	DATE:	FEBRUARY 9, 2021
SCALE:	1" = 30'	DWG. :	C2038-03_GRADING & DRAINAGE
DRAFTED BY:	MM	CHECKED BY:	MAM

Allen & Major Associates, Inc. logo and contact information:
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENTS REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

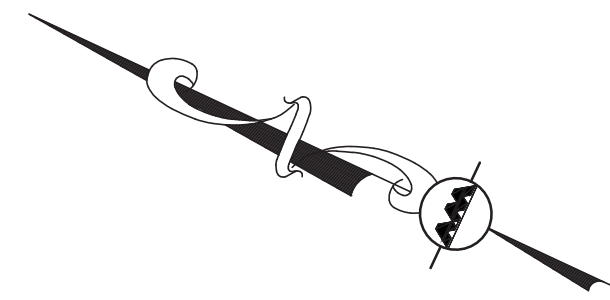
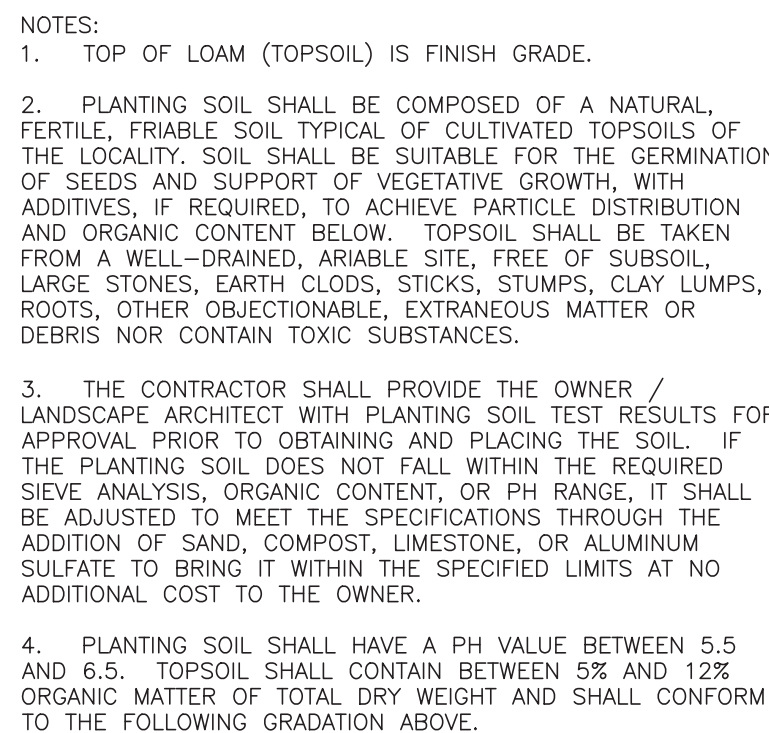
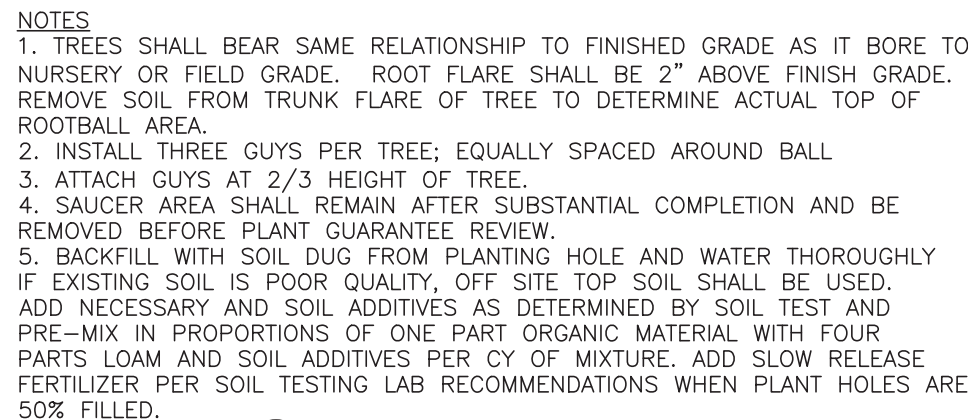
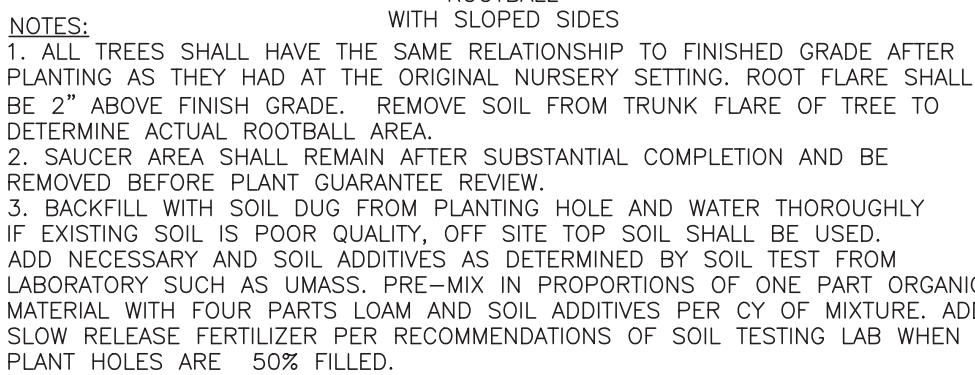
DRAWING TITLE:	SHEET NO.
GRADING & DRAINAGE PLAN	C-103

DIG SAFE



BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

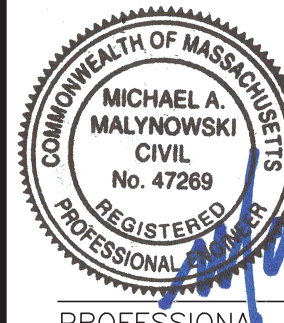
1. ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. SET SHRUBS 1"-2" ABOVE FINISH GRADE.
2. SAUCE AREA SHALL REMAIN AFTER SUBSTANTIAL COMPLETION AND BE REMOVED BEFORE PLANT GUARANTEE PERIOD.
3. BACKFILL WITH SOIL DUG FROM PLANTING HOLE AND WATER THOROUGHLY. IF EXISTING SOIL IS POOR QUALITY, OFF SITE TOP SOIL SHALL BE USED. SOIL TO BE USED SHALL BE DETERMINED BY SOIL TEST FROM LAB SUCH AS UMASS. PRE-MIX IN PROPORTIONS OF ONE PART ORGANIC MATERIAL WITH FOUR PARTS LOAM AND SOIL ADDITIVES. 1/2" DEPTH OF MIXTURE, ADD SLOW RELEASE FERTILIZER PER RECOMMENDATIONS OF SOIL TESTING LAB WHEN PLANT HOLES ARE 50% FILLED.
4. SHRUB BEDS TO HAVE 12" MIN. OF CONTINUOUS PLANTING SOIL.



DECIDUOUS TREE	
EVERGREEN TREE	
FLOWERING TREE	
SHRUBS	
MULCH BED	
PERENNIALS/GROUNDCOVER	
WILDFLOWER SEED MIX	
EROSION CONTROL SEED MIX	


E LOAM & SEED LAWN DETAIL

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF NEW BEDFORD.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS IN WRITING.
3. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA
4. ALL TREES SHALL BE BAILED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
6. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
7. ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
9. ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED LAWNS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
10. ANY FALL TRANSPLANTING PLAZING PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
11. TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.
12. ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. CROWN COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH
13. ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
14. CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.



Digitally signed by Michael Malynowski
Date: 2021.02.15 13:08:23 -05'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC

	02-12-21	MISC. UPDATES PER TOWN COMMENTS
REV	DATE	DESCRIPTION

APPLICANT\OWNER

TRUE STORAGE NEW BEDFORD, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

PROJECT:

COMMERCIAL BUILDING
CONVERSION
969 SHAWMUT AVENUE
NEW BEDFORD, MA

PROJECT NO.	2038-03	DATE:	FEBRUARY 9, 2021
SCALE:	1" = 30'	DWG. :	C-2038-03_LANDSCAPE
DRAFTED BY:	MM	CHECKED BY:	MAN

PREPARED BY



ALLEN & MAJOR
ASSOCIATES, INC.

civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE

LANDSCAPE PLAN

SHEET No

C-104

Copyright © 2021 Allen & Major Associates, Inc.

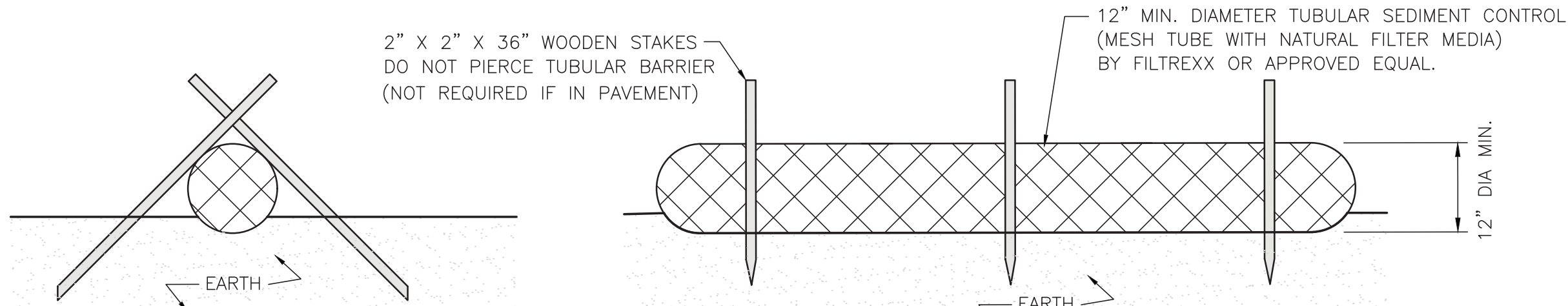
Copyright © 2021 Allen & Major Associates, Inc.
All Rights Reserved

DIG SAFE



BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

R:\PROJECTS\2038-03\CIVIL\DRAWINGS\CURRENT\C-2038-03 LANDSCAPE.DWG



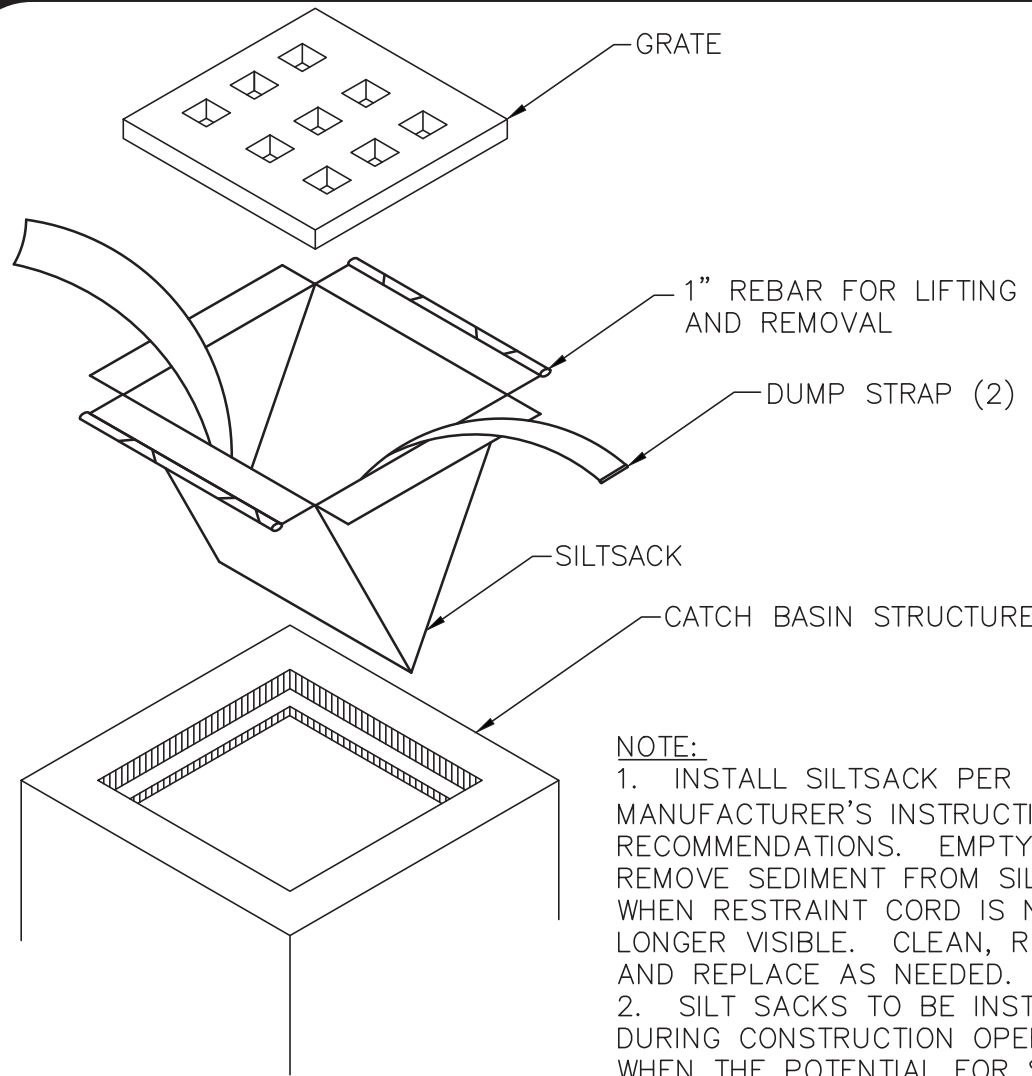
NOTES:

1. ALL MATERIALS TO MEET MANUFACTURERS SPECIFICATIONS.
2. INSTALL WOODEN STAKES IN A CRISS-CROSS PATTERN EVERY 8' ON CENTER.
3. OVERLAP TUBULAR BARRIER SEGMENTS A MINIMUM OF 12".
4. THE CONTRACTOR SHALL MAINTAIN THE TUBULAR BARRIERS IN A FUNCTIONAL CONDITION AT ALL TIMES. THE CONTROLS SHALL BE ROUTINELY INSPECTED BY THE CONTRACTOR.
5. WHERE THE TUBULAR BARRIERS REQUIRE REPAIR OR SEDIMENT REMOVAL, IT WILL BE COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST.
6. AT A MINIMUM, THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE WHEN THEY REACH 1/3 THE EXPOSED HEIGHT OF THE BARRIER.

TUBULAR SEDIMENT BARRIER

NOT TO SCALE

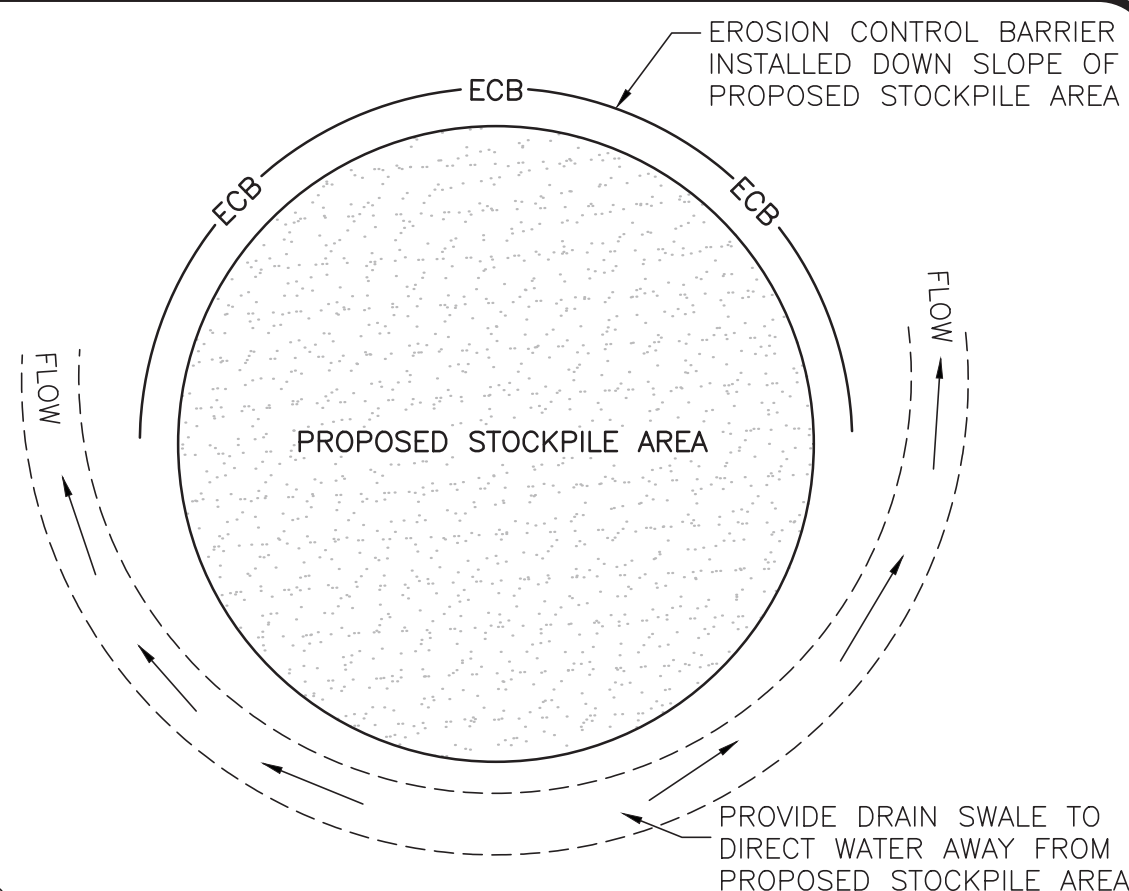
1



CATCH BASIN FILTER INLET DETAIL

NOT TO SCALE

2



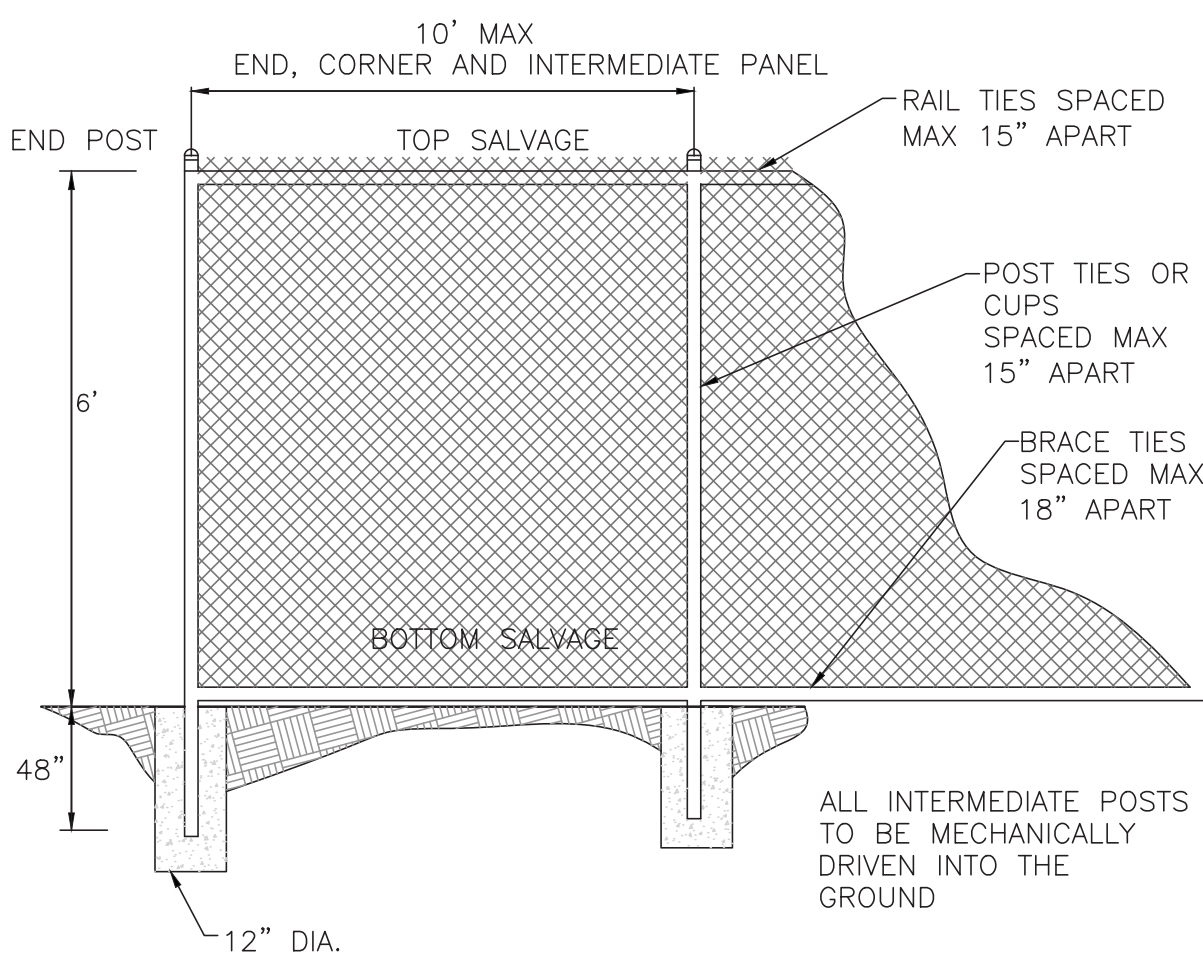
NOTES:

1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH STRAW 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 SEEDED WITH WINTER RYE (FOR FALL SEEDING AT 1LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH STRAW MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

STOCKPILE PROTECTION DETAIL

NOT TO SCALE

3



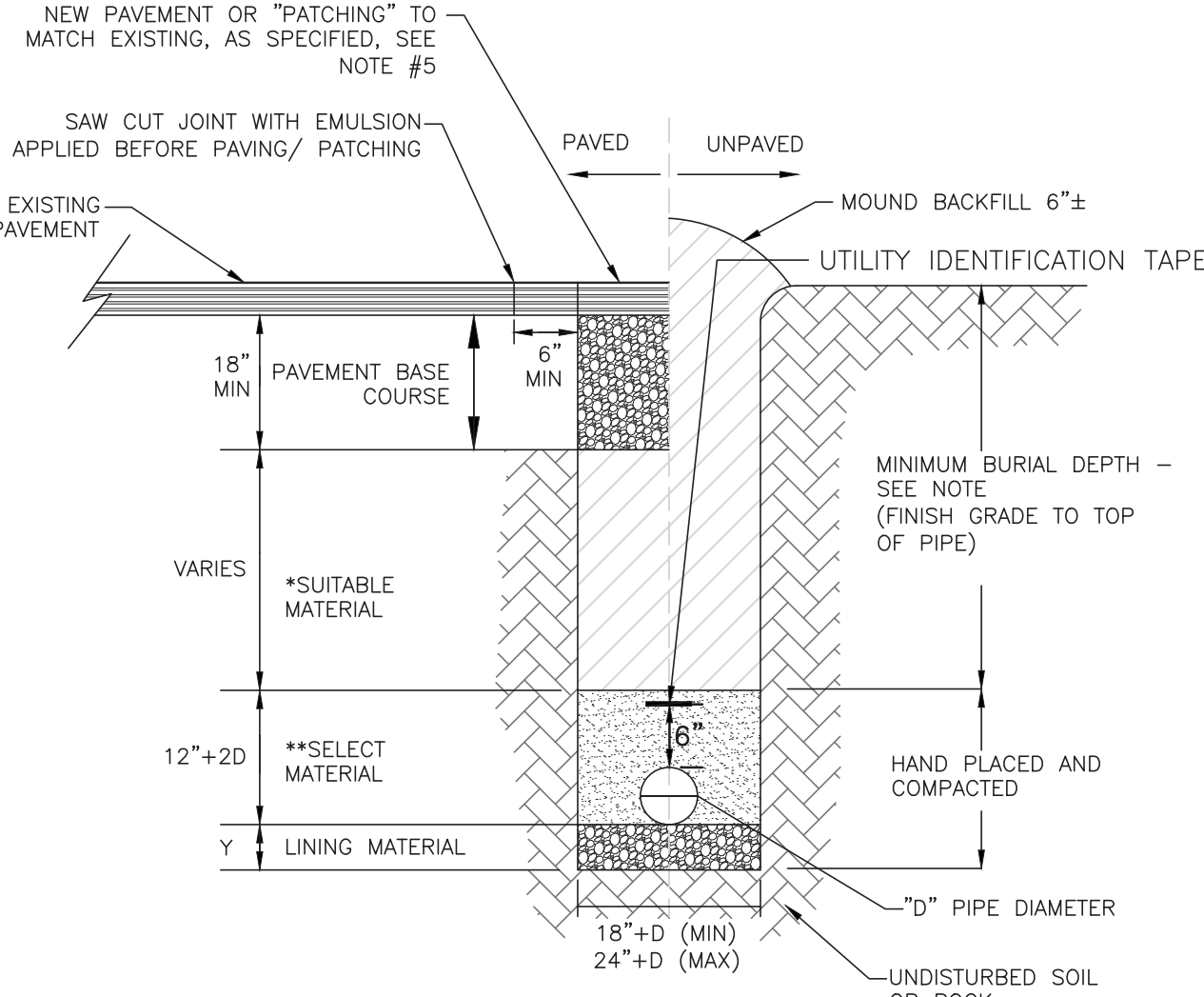
CHAIN LINK FENCE

NOT TO SCALE

5

NOTES:

1. MINIMUM BURIAL DEPTH (FINISH GRADE TO TOP OF PIPE) GRAVITY PIPE (SEWER & DRAIN) - SEE PLAN OR PROFILE PRESSURE PIPE UNDER PAVING - 4' PRESSURE PIPE BENEATH UNPAVED - 3' WATER PIPE - 5'
2. WHERE BACKFILL IS DESIGNATED AS COMPACTED, THIS MEANS 90 TO 95% STANDARD PROCTOR, AASHTO T-99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
3. TRENCHES WITHIN PUBLIC RIGHT OF WAY MAY REQUIRE FLOWABLE FILL. VERIFY WITH MUNICIPAL ENGINEER.
4. WHERE WASTE FILLS ARE ENCOUNTERED AT SUBGRADE LEVEL FOR NEW UTILITIES, THE FILL SHOULD BE OVER-EXCAVATED, THE SUBGRADE SHOULD BE RE-COMPACTED, AND BACKFILL CONSISTING OF PIPE BEDDING MATERIAL, CRUSHED STONE OR OTHER SUITABLE GRANULAR FILL SHOULD BE PLACED TO A SUFFICIENT DEPTH TO CREATE A FIRM AND STABLE SUBGRADE (TYPICALLY 12 TO 18 INCHES OVER-EXCAVATION).
5. REFER TO PAVING, CURBS, WALKS AND DRIVEWAY DETAILS.
6. REFER TO LANDSCAPING DETAILS.



TRENCH DETAIL

NOT TO SCALE

1

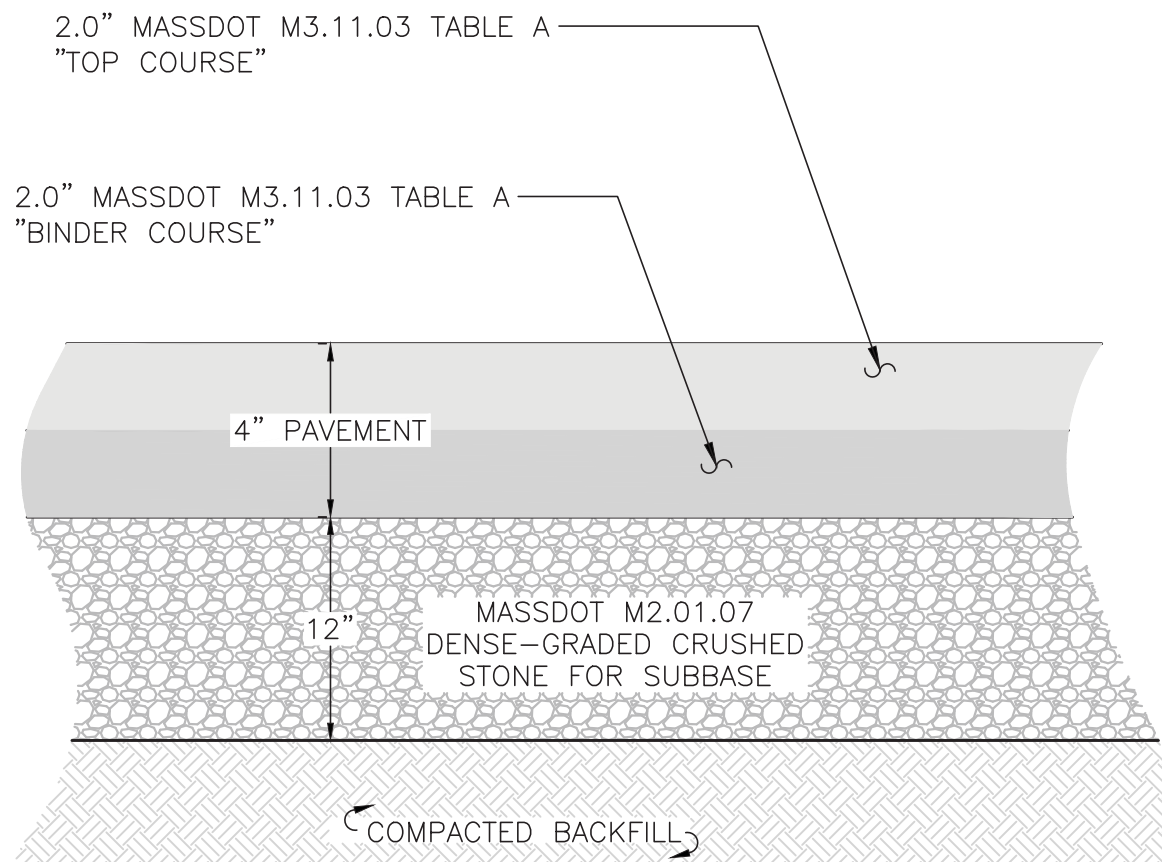
CONDITION & PIPE	**SELECT MATERIAL	LINING MATERIAL	Y-DIMENSION
DUCTILE IRON "ORDINARY SOIL"	TYPE I, II, OR III	SAND OR TYPE III	3"
RCP "ORDINARY SOIL"	TYPE II OR III	SAND OR TYPE III	3"
ALL PIPE OVER BEDROCK OR LEDGE	TYPE II OR III	SAND OR TYPE III	12"
DUCTILE IRON IN CLAY OR MUCK	TYPE II OR III	SAND	4"
RCP IN CLAY	TYPE II OR III	SAND	8"
ALL PLASTICS	TYPE III	SAND OR TYPE III	6"

SUITABLE MATERIAL SHALL CONTAIN NO STONE GREATER THAN 4" IN DIAMETER, NO FROZEN LUMPS, AND ONLY MINOR AMOUNTS OF CLAY OR ORGANIC MATERIAL. ALL MATERIAL TO BE PLACED IN MAX 12" LIFTS AND COMPACTED BEFORE PLACING NEXT LIFT.

**TYPE I MATERIAL SHALL BE EITHER GRAVEL OR EXCAVATED MATERIAL CONTAINING NO STONES GREATER THAN 1.5" DIAMETER, NO FROZEN LUMPS, CLAY OR ORGANIC MATERIAL.

**TYPE II MATERIAL SHALL BE CLEAN, HARD, CRUSHED OR NATURAL STONE WITH A GRADATION BY WEIGHT OF 100% PASSING A 1.5" SQUARE OPENING, NOT MORE THAN 25% PASSING A 3/4" OPENING, AND NOT MORE THAN 5% PASSING A 1/2" SQUARE OPENING.

**TYPE III MATERIAL SHALL BE CLEAN, HARD, CRUSHED STONE FREE FROM COATINGS AND THOROUGHLY WASHED WITH A GRADATION BY WEIGHT OF 100% PASSING A 1" SQUARE OPENING, AND 0 TO 5% PASSING A 3/4" SQUARE OPENING.



NOTES:

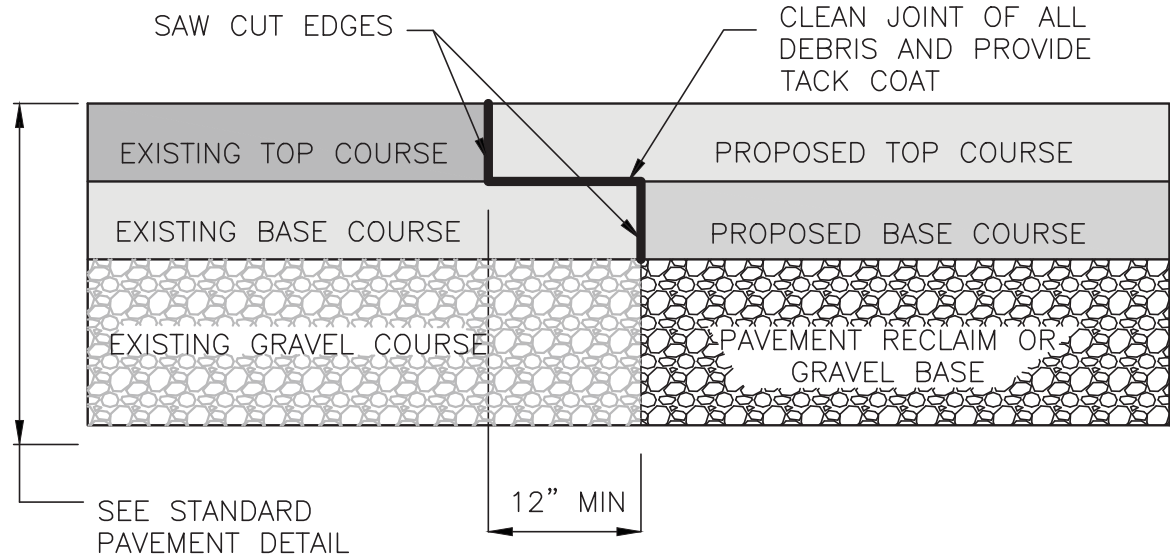
1. CLEANLY SAW CUT EXISTING PAVEMENT AND ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENT.

FULL DEPTH PAVEMENT SECTION

NOT TO SCALE

8

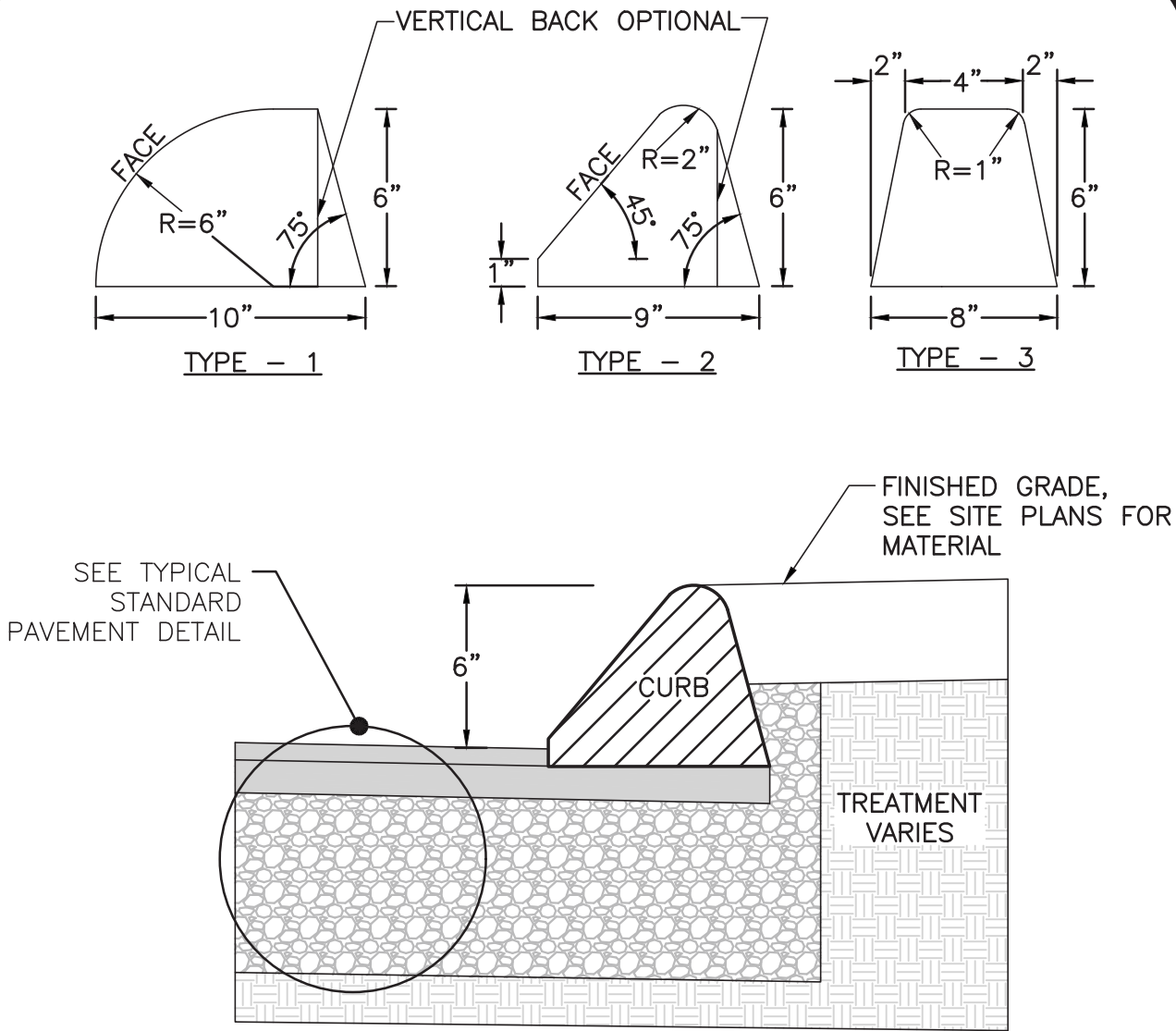
NOTE:
TACK COAT - PROVIDE EMULSIFIED ASPHALT WHICH CONFORMS TO THE REQUIREMENTS OF THE STATE SPECIFICATIONS, DILUTED WITH ONE PART WATER TO ONE ONE PART ASPHALT FOLLOWING AASHTO M140/ASTM D997, OR AASHTO M208/ASTM D2397, SS-1H, CSS-1, OR CSS-1H.



PAVEMENT SAW CUT DETAIL

NOT TO SCALE

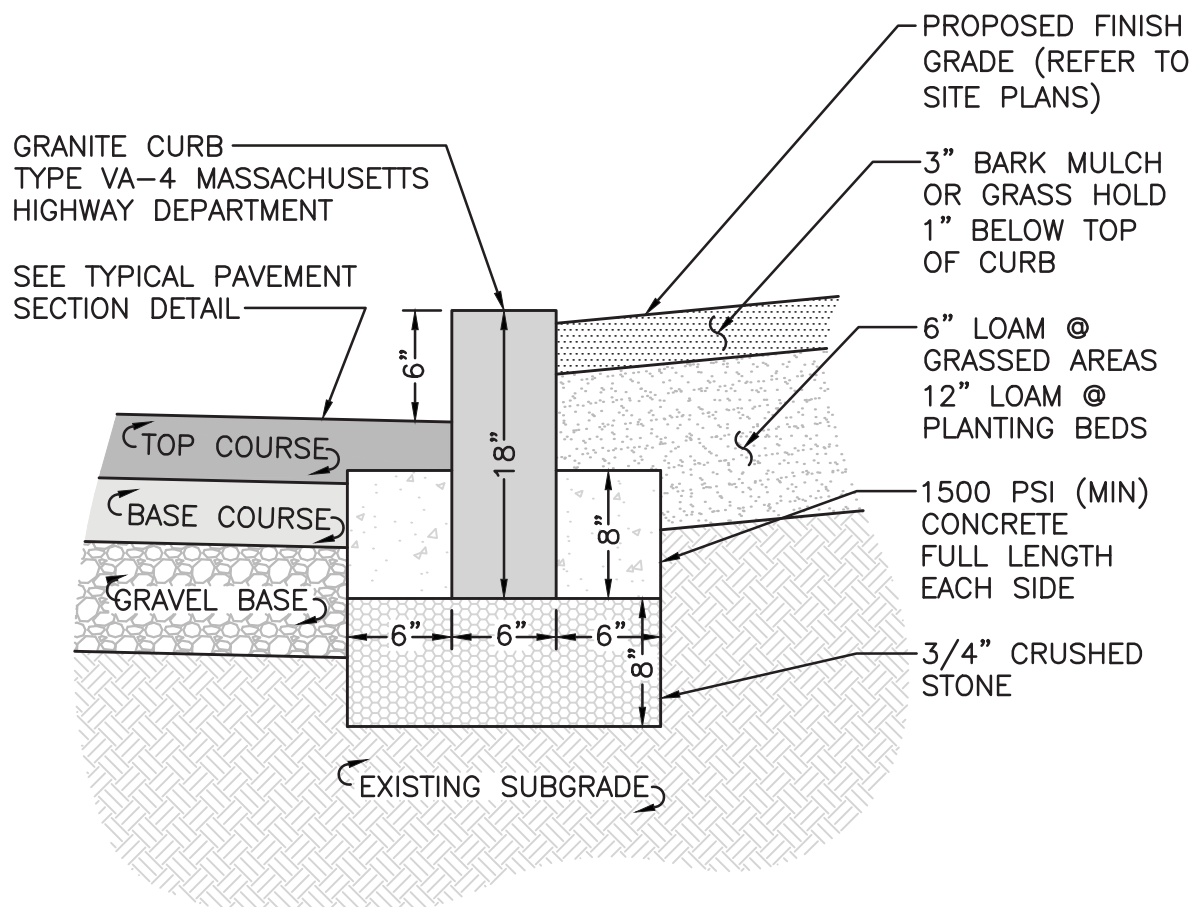
10



BITUMINOUS CONCRETE CURB

NOT TO SCALE

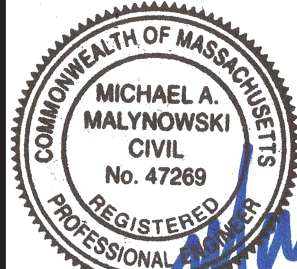
6



VERTICAL GRANITE CURB

NOT TO SCALE

6



Digitally signed by Michael Malynowski
Date: 2021.02.15 13:12:37 -05'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
-----	------	-------------

APPLICANT/OWNER:
TRUE STORAGE NEW BEDFORD, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

PROJECT:
**COMMERCIAL BUILDING
CONVERSION**
969 SHAWMUT AVENUE
NEW BEDFORD, MA

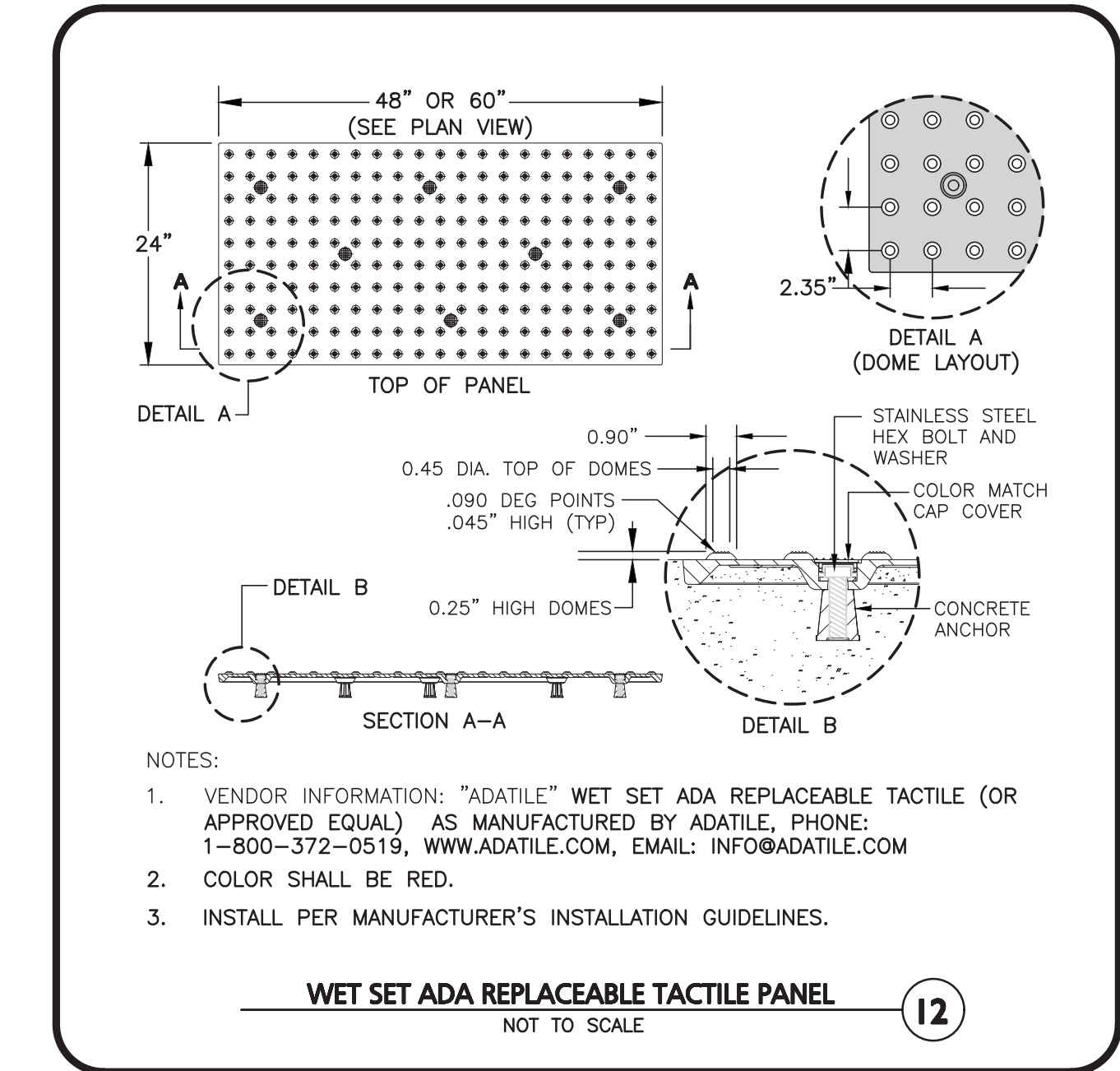
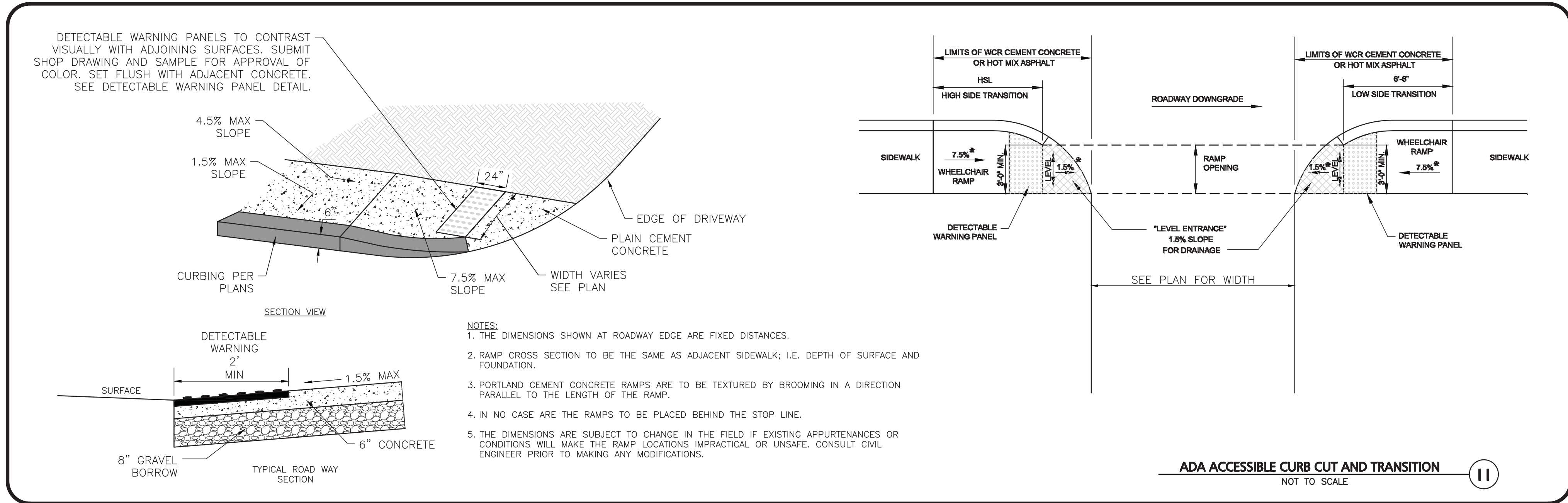
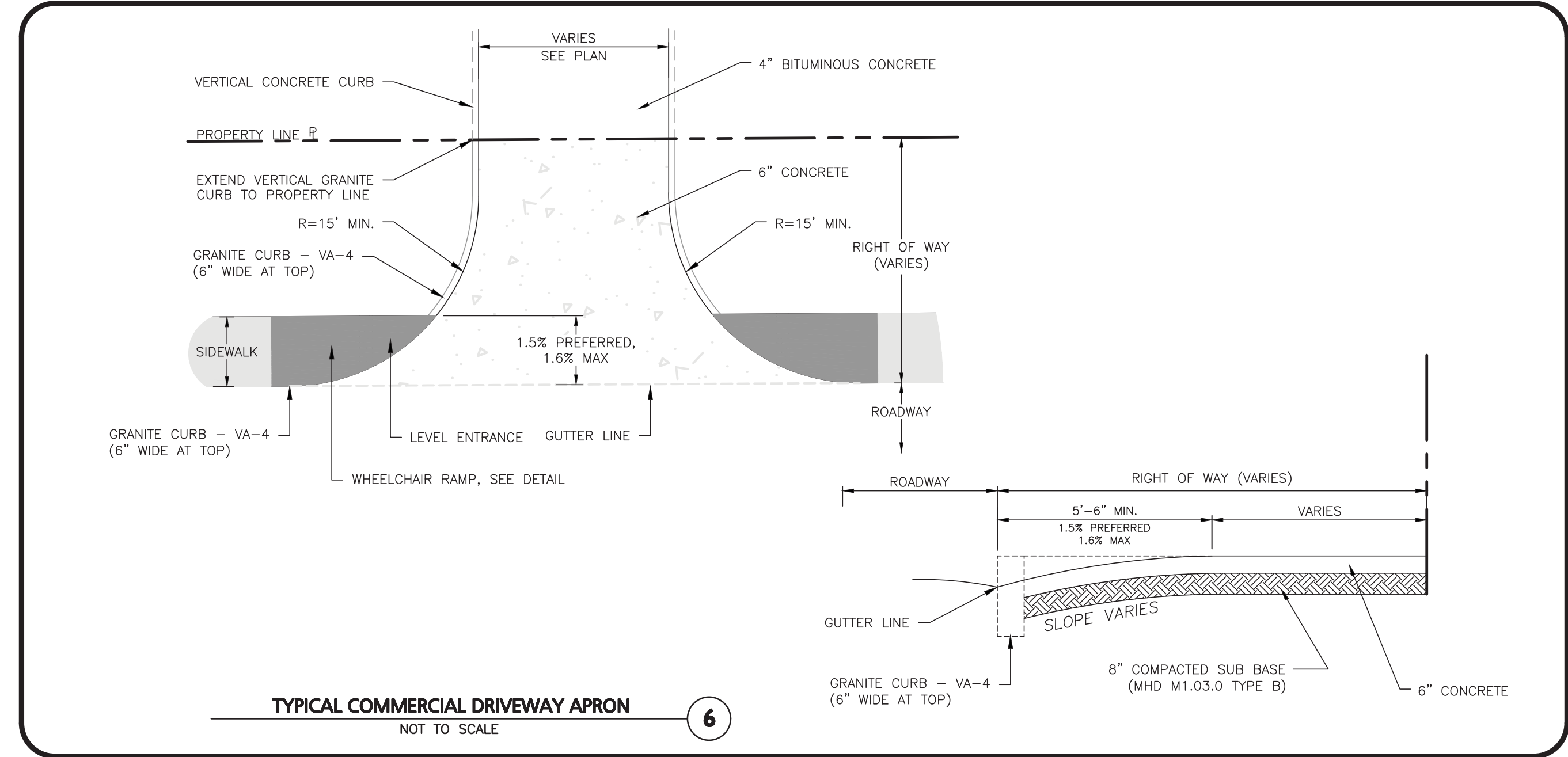
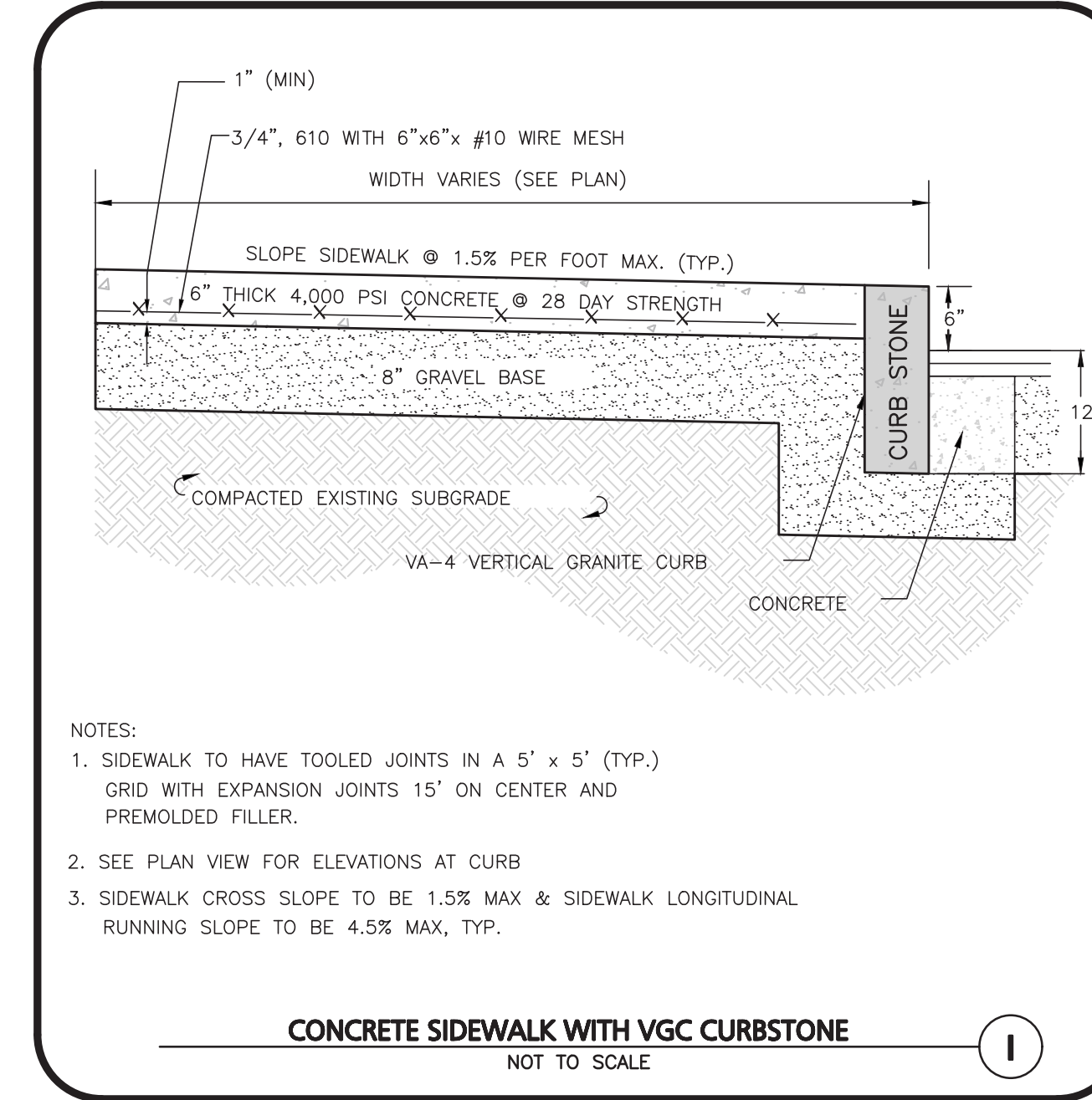
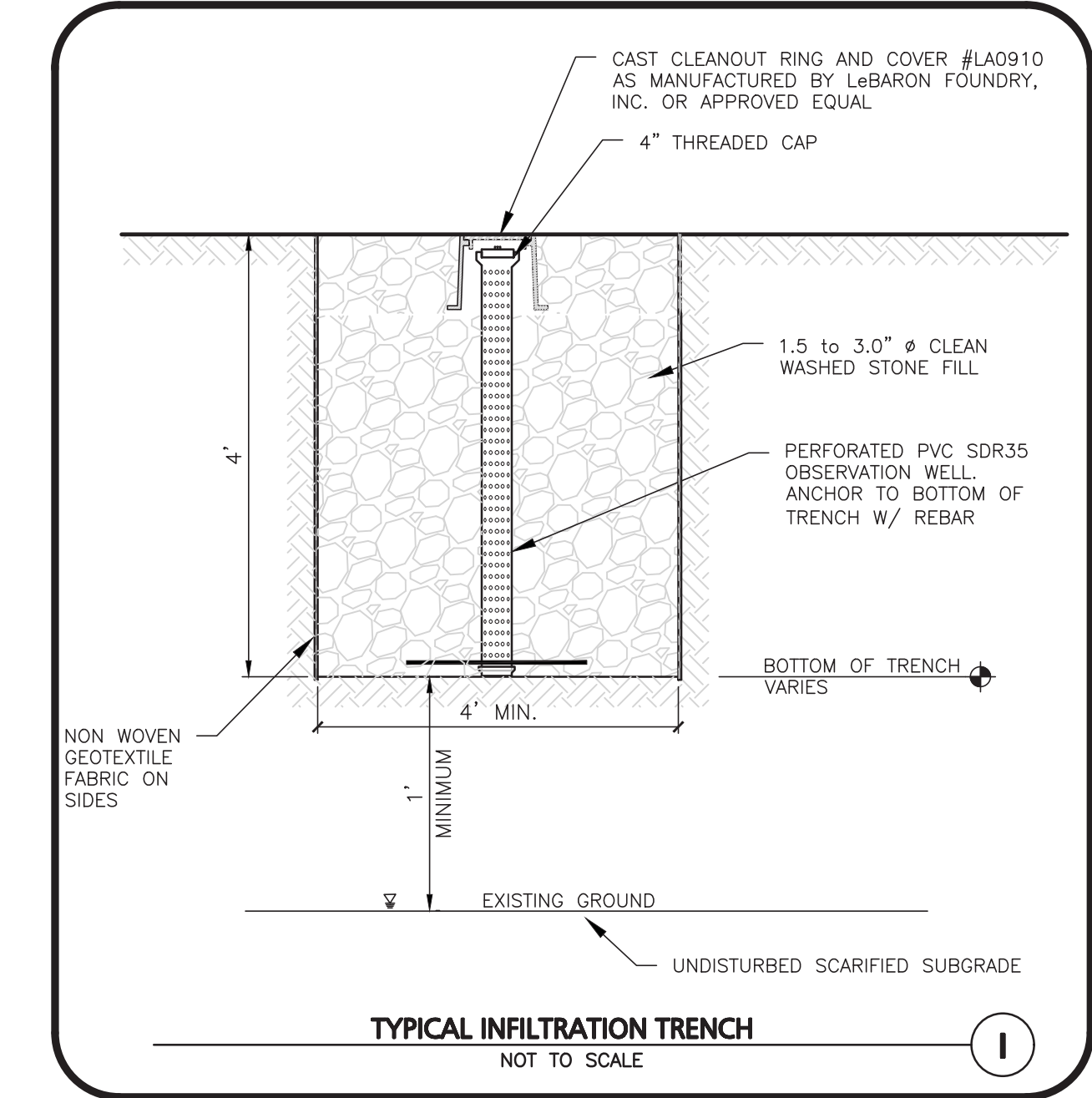
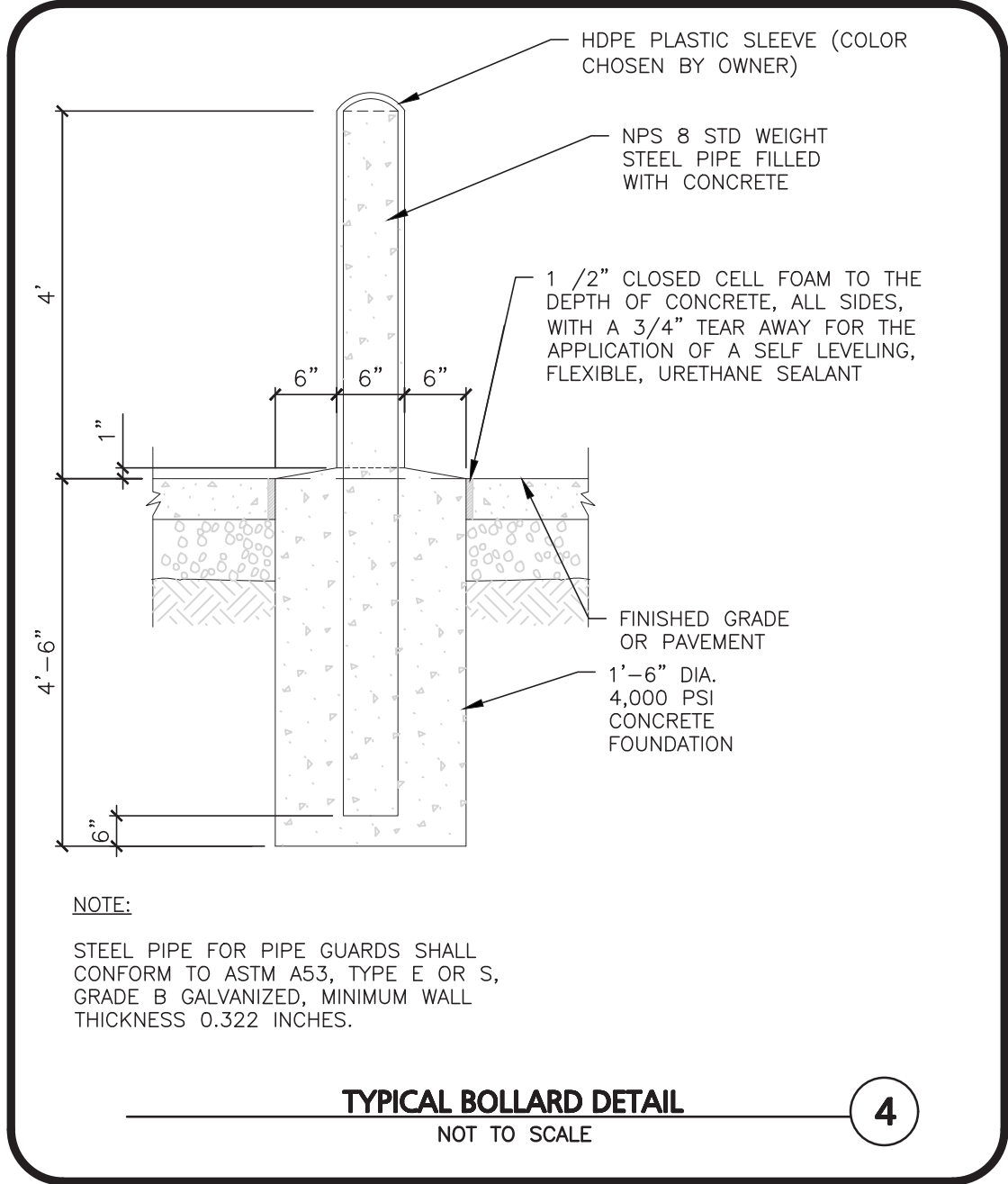
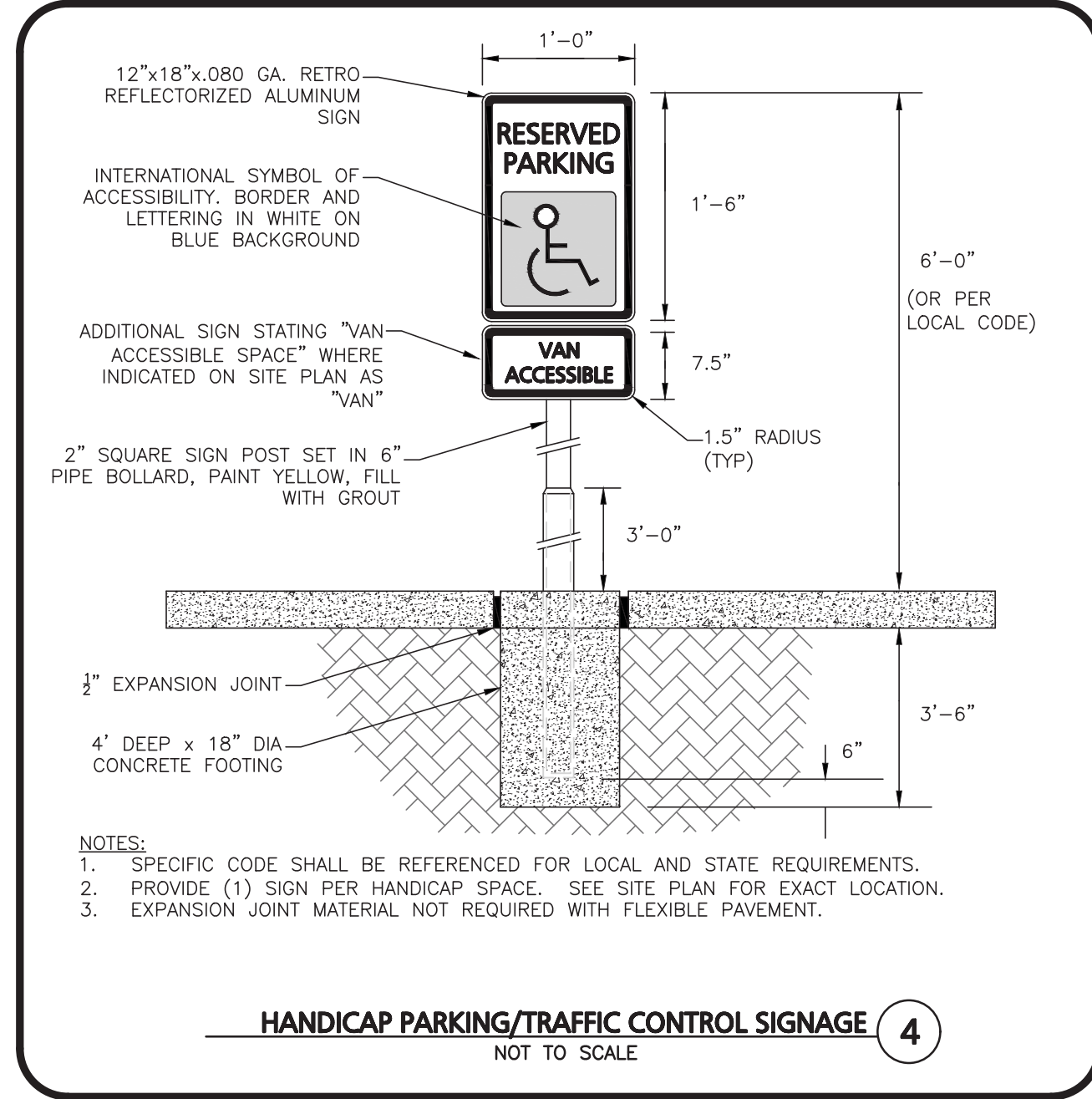
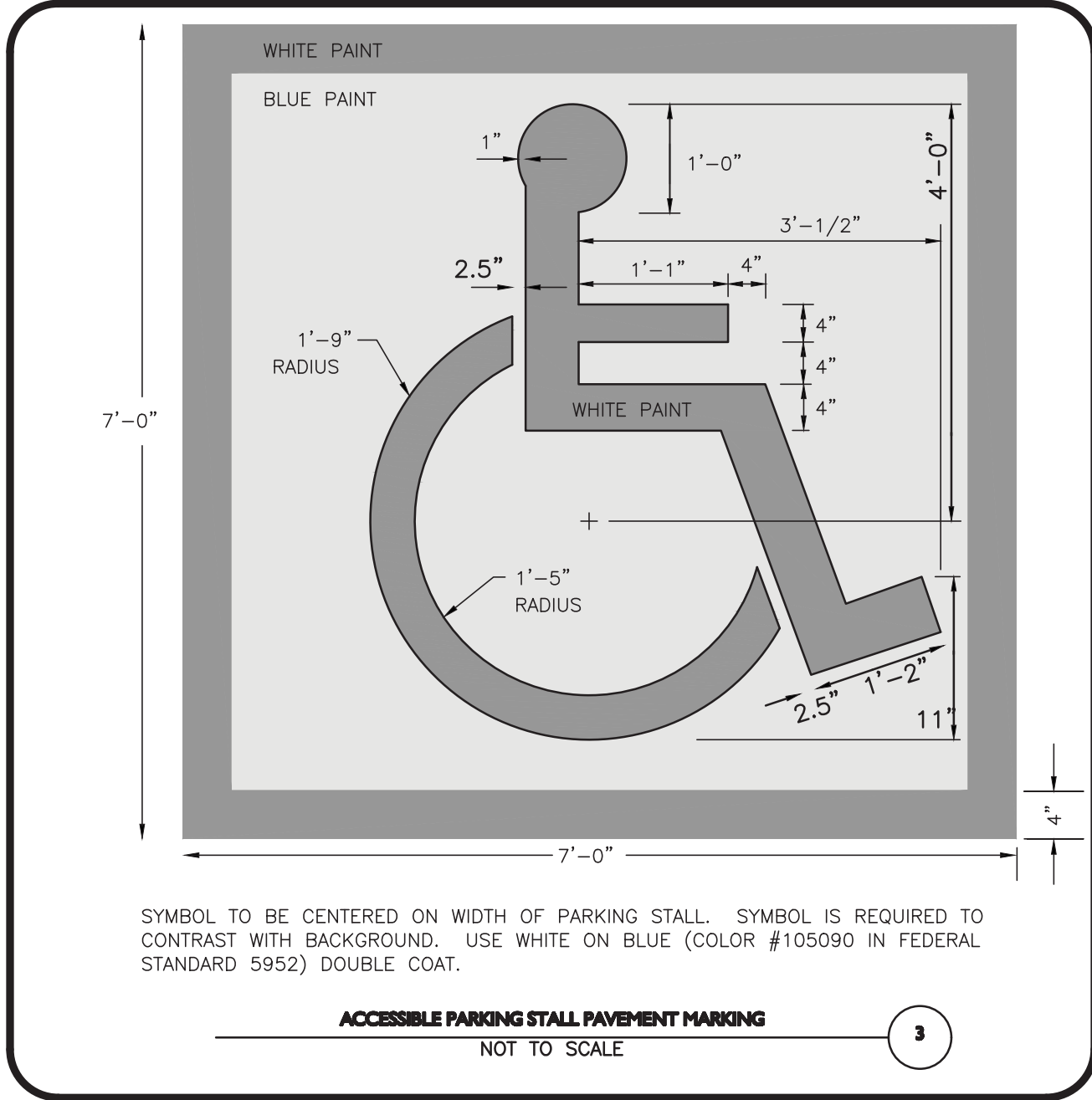
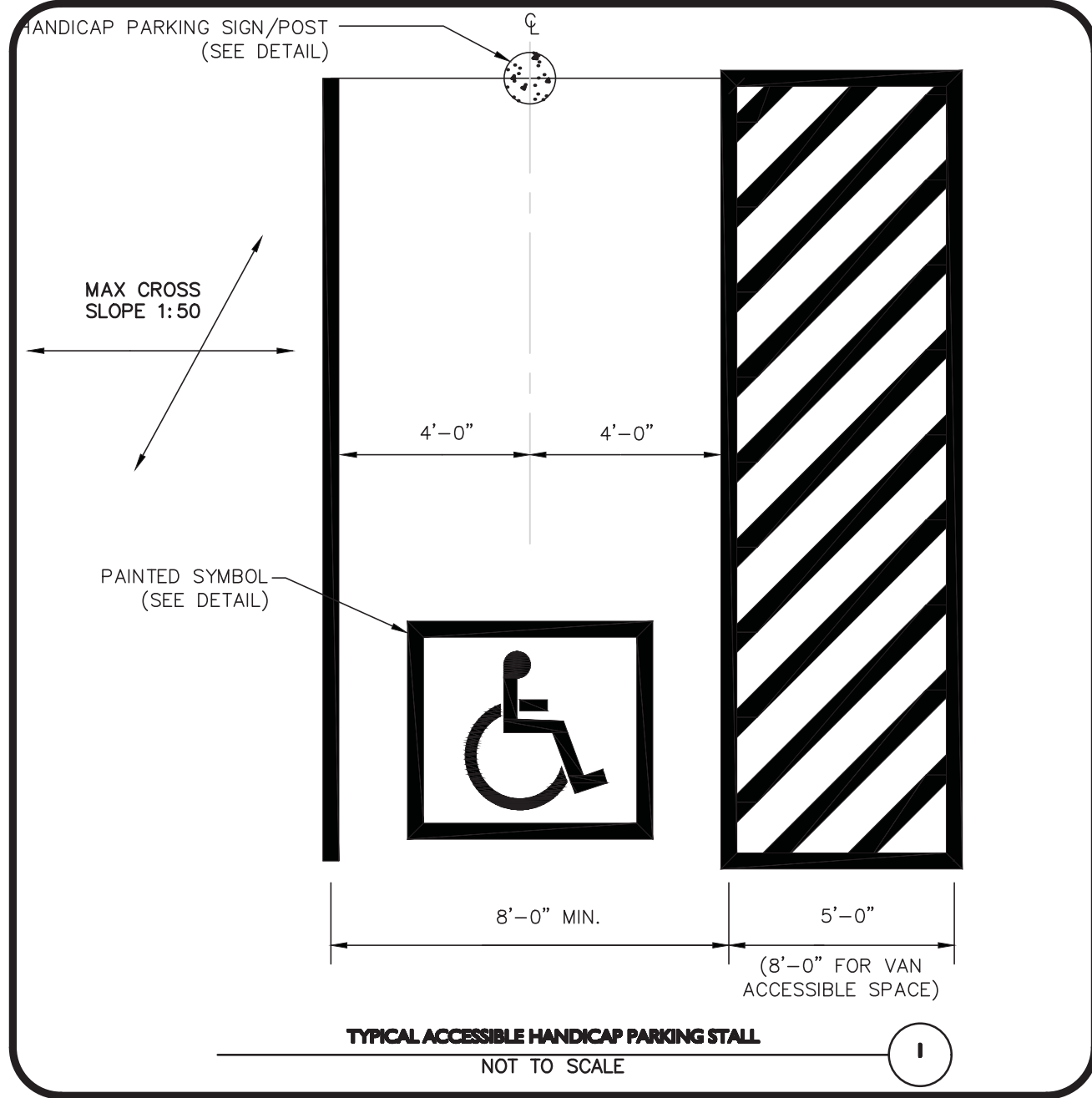
PROJECT NO. 2038-03 DATE: FEBRUARY 9, 2021
SCALE: AS SHOWN DWG.: C-2038-03_DETAILS
DRAFTED BY: MM CHECKED BY: MAM

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
w w w . a l l e n & m a j o r . c o m
100 COMMERCE WAY, SUITE 5
WOBBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENTS AUTHORITYSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: DETAILS SHEET No. C-500



COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER
Digitally signed by Michael Malynowski
Date: 2021.02.15 13:14:42 -05'00'
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	MISC. UPDATES PER TOWN COMMENTS
1	02-12-21	MISC. UPDATES PER TOWN COMMENTS

APPLICANT/OWNER:
TRUE STORAGE NEW BEDFORD, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

PROJECT:
COMMERCIAL BUILDING
CONVERSION
969 SHAWMUT AVENUE
NEW BEDFORD, MA

PROJECT NO. 2038-03 DATE: FEBRUARY 9, 2021
SCALE: AS SHOWN DWG.: C-2038-03_DETAILS

DRAFTED BY: MM CHECKED BY: MAM

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANT MAY PROVIDE COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA. FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORITYSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: DETAILS SHEET NO. C-501