# ASCEND CANNABIS DISPENSARY

115 COGGESHALL STREET · NEW BEDFORD · MASSACHUSETTS

# SPECIAL PERMIT SUBMISSION

JANUARY 8, 2021 REVISED MARCH 31, 2021

PREPARED FOR

ASCEND MASS, LLC

500 TOTTEN POND ROAD CAMBRIDGE, MA 02140



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CN-101

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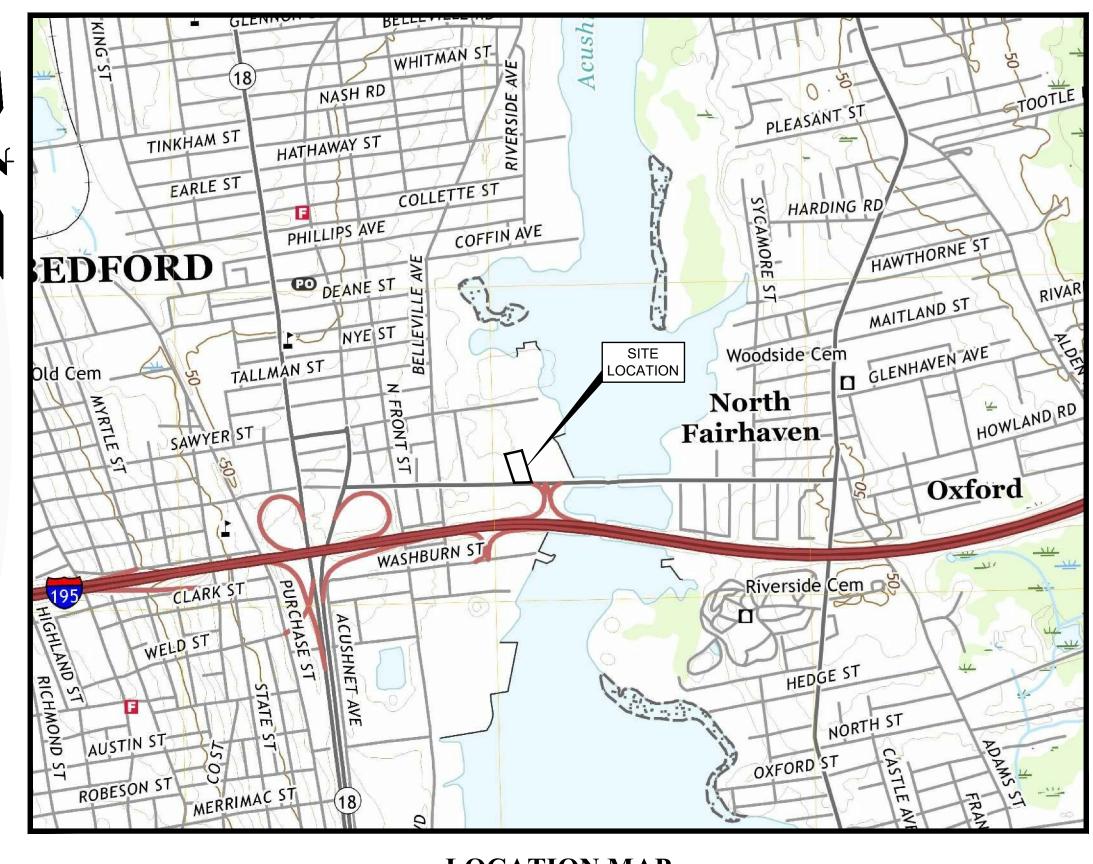
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## PROJECT TEAM

BKA ARCHITECTS 142 CRESCENT STREET BROCKTON, MA 02302 508.583.5603



LOCATION MAP

SCALE: 1" = 1000'

File Path: J:\DWG\P2019\1061\T10\Civil\Plan\20191061T10\_COV01.dwg, Layout: GI-001, Plotted: Wednesday, March 31, 2021, User

PROJ. No.: 20191061.T10

DATE: 1/8/2021

GI-001

#### MAP REFERENCE

- 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE BASED ON AN ACTUAL FIELD FIELD SURVEY PERFORMED BY CONTROL POINT ASSOCIATES, LLC. AND FROM PLANS
- 2. TOPOGRAPHIC ELEVATIONS ARE BASED ON NAVD88 DATUM, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK.
- 3. 100 YEAR FLOOD BOUNDARY BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP PANEL NUMBER 25005C0391G, EFFECTIVE DATÉ JULY 16, 2014 AND PANEL NUMBER 25005C0393G, EFFECTIVE DATE JULY 16, 2014.

#### **GENERAL NOTES**

- 1. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SHOWN ON THE DRAWINGS TO SCALE OR TO THEIR ACTUAL DIMENSION OR LOCATION. COORDINATE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- 2. DO NOT RELY SOLELY ON ELECTRONIC VERSIONS OF DRAWINGS, SPECIFICATIONS, AND DATA FILES THAT ARE PROVIDED BY THE ENGINEER. FIELD VERIFY LOCATION
- 3. PERFORM NECESSARY CONSTRUCTION NOTIFICATIONS, APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK AS REQUIRED BY THE CONTRACT DOCUMENTS.
- 4. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDINGS AND ADJACENT SITE ELEMENTS INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS,
- 5. LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED. LOCATIONS SHOULD BE VERIFIED BY THE RESPECTIVE UTILITY COMPANY BEFORE BEING RELIED UPON. ALL FIELD CHANGES MUST BE APPROVED BY THE ENGINEER.
- 6. LOCATION AND INVERTS OF EXISTING UTILITIES SHALL BE VERIFIED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL FIELD CHANGES MUST BE APPROVED BY
- 7. FUSS & O'NEILL MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. FUSS & O'NEILL FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. FUSS & O'NEILL HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE CONSTRUCTION, CALL DIG SAFE FOR
- 8. REFER TO CONTRACT DOCUMENTS FOR GEOTECHNICAL REQUIREMENTS.

#### REGULATORY REQUIREMENTS

- 1. APPROVED PLANS SHALL BE ON SITE AT ALL TIMES.
- 2. WITHIN LOCAL RIGHTS-OF-WAY, PERFORM THE WORK IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS.
- 3. BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. PERFORM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- 4. DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- 5. CALL DIG-SAFE 811 OR 1-888-DIG-SAFE A MINIMUM OF 72 HOURS PRIOR TO
- 6. SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF NEW BEDFORD DEPARTMENT OF PUBLIC INFRASTRUCTURE ASSISTANT CITY ENGINEER PRIOR TO
- 7. SUBMIT A WAIVER AND OBTAIN WRITTEN APPROVAL FROM THE CITY OF NEW COGGESHALL STREET IS TO OCCUR PRIOR TO THE SUMMER OF 2022.
- 8. OBTAIN PERMITS FOR DRIVEWAYS, SIDEWALKS, AND UTILITIES FROM THE CITY OF NEW BEDFORD DEPARTMENT OF PUBLIC INFRASTRUCTURE ENGINEERING DIVISION PRIOR TO CONSTRUCTION. COORDINATE WITH DPI FOR CONSTRUCTION RELATED INSPECTIONS OF STORMWATER, WATER, AND WASTEWATER INFRASTRUCTURE.

#### **EARTHWORK** 1. CALL DIG-SAFE 811 OR 1-888-DIG-SAFE A MINIMUM OF 72 HOURS PRIOR TO

- 2. STOP WORK IN THE VICINITY OF SUSPECTED CONTAMINATED SOIL, GROUNDWATER OR OTHER MEDIA. IMMEDIATELY NOTIFY THE OWNER SO THAT APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN. RESUME WORK IN THE IMMEDIATE VICINITY ONLY UPON DIRECTION BY THE OWNER.
- 3. PROTECT ALL SLOPES, VEGETATION, PAVING, WALKS, AND IMPROVEMENTS OUTSIDE THE AREAS TO BE AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
- 4. CATCH BASINS WITHIN THE WORK AREA OR DOWN STREAM OF DRAINAGE FLOW SHALL BE PROTECTED WITH CATCH BASIN SILT SACKS.
- 5. WATER AND CALCIUM CHLORIDE MUST BE AVAILABLE AT ALL TIMES FOR DUST

#### **DEMOLITION**

CONSTRUCTION.

- 1. THE DEMOLITION PLAN IS PROVIDED FOR INFORMATION ONLY AND MAY NOT INDICATE ALL ITEMS REQUIRED TO BE DEMOLISHED. PERFORM A PRE-BID SITE INSPECTION. COORDINATE DEMOLITION OF UNIDENTIFIED UTILITIES OR STRUCTURES WITH OWNER. DEMOLISH STRUCTURES, SITE IMPROVEMENTS, UTILITIES, ETC. AS REQUIRED TO CONSTRUCT PROPOSED FACILITY AND UTILITY SERVICES.
- TREES, BRUSH AND STUMPS REMOVED BY CLEARING & GRUBBING OPERATIONS SHALL BE TRANSPORTED OFF THE PROJECT SITE TO AN APPROVED DISPOSAL
- 3. ITEMS TO BE STOCKPILED ON-SITE FOR REUSE OR TO BE RELOCATED SHALL BE PROTECTED FROM CONSTRUCTION OPERATIONS. IF DAMAGED DURING CONSTRUCTION THEY SHALL BE REPLACED IN-KIND AT NO ADDITIONAL COST TO THE OWNER.

#### WORK RESTRICTIONS

- 1. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, FIRE HYDRANTS, AND UTILITIES WITHOUT APPROPRIATE PERMITS.
- 2. WORK IS RESTRICTED TO THE HOURS OF 7 AM TO 5 PM, MONDAY THROUGH SATURDAY UNLESS OTHERWISE APPROVED BY THE OWNER AND THE CITY OF NEW

#### CONSTRUCTION LAYOUT

- 1. PROVIDE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS. FIELD VERIFY EXISTING PAVEMENT AND GROUND ELEVATIONS AT THE INTERFACE WITH PROPOSED PAVEMENTS AND DRAINAGE STRUCTURES BEFORE START OF CONSTRUCTION.
- 2. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, FIELD VERIFY PROPOSED UTILITY ROUTES AND IDENTIFY ANY INTERFERENCES OR OBSTRUCTIONS WITH EXISTING UTILITIES OR PUBLIC RIGHTS-OF-WAY.
- 3. IMMEDIATELY INFORM THE ENGINEER IN WRITING IF EXISTING UTILITY CONDITIONS CONFLICT OR DIFFER FROM THAT INDICATED AND IF THE WORK CANNOT BE COMPLETED AS INDICATED.
- 4. DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS NOTED OTHERWISE.
- 5. BOUNDS OR MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- 6. BE RESPONSIBLE FOR THE MAINTENANCE AND SAFETY OF TRAFFIC ON THE PUBLIC AND PRIVATE WAYS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.

- 1. CONSTRUCT ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH MASSACHUSETTS ARCHITECTURAL ACCESS BOARD AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT.)
- 2. COORDINATE PAVEMENT DISTURBANCE IN COGGESHALL STREET WITH NEW BEDFORD DEPARTMENT OF PUBLIC INFRASTRUCTURE ENGINEERING DIVISION PRIOR TO CONSTRUCTION. PAVEMENT PATCH IN COGGESHALL STREET WILL INCLUDE INFRARED AT THE SEAMS AND REPLACEMENT OF THERMOPLASTIC PAVEMENT

#### SITE RESTORATION

- 1. PROVIDE 6 INCHES OF TOPSOIL AND SEED TO AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED TO BE RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) UNLESS OTHERWISE NOTED. REQUIRED SEED MIX:
- 50% KENTUCKY BLUEGRASS
- 40% TALL FESCUE 10% PERENNIAL RYEGRASS
- 2. REPAIR DAMAGES RESULTING FROM CONSTRUCTION LOADS, AT NO ADDITIONAL COST TO OWNER.
- 3. RESTORE AREAS DISTURBED BY CONSTRUCTION OPERATIONS OUTSIDE OF THE WORK AREA TO THEIR ORIGINAL CONDITION OR BETTER, AT NO ADDITIONAL COST TO OWNER.

- 1. TERMINATE EXISTING UTILITIES IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. COORDINATE UTILITY SERVICE DISCONNECTS WITH UTILITY REPRESENTATIVES.
- 2. THE TYPE, SIZE AND LOCATION OF DEPICTED UNDERGROUND UTILITIES ARE APPROXIMATE REPRESENTATIONS OF INFORMATION OBTAINED FROM FIELD LOCATIONS OF VISIBLE FEATURES, EXISTING MAPS AND PLANS OF RECORD, UTILITY MAPPING, AND OTHER SOURCES OF INFORMATION OBTAINED BY THE ENGINEER. ASSUME NO GUARANTEE AS TO THE COMPLETENESS, SERVICEABILITY, EXISTENCE OR ACCURACY OF UNDERGROUND FACILITIES. FIELD VERIFY THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES.
- 3. PAY ALL FEES AND COSTS ASSOCIATED WITH UTILITY MODIFICATIONS AND CONNECTIONS, REGARDLESS OF THE ENTITY THAT PERFORMS THE WORK.
- 4. COORDINATE THE WORK AND WORK SCHEDULE WITH UTILITY COMPANIES. PROVIDE ADEQUATE NOTICE TO UTILITIES TO PREVENT DELAYS IN CONSTRUCTION.
- 5. INSTALL PROPOSED PRIVATE UTILITY SERVICES ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY THE AUTHORITY HAVING JURISDICTION (WATER, SEWER, GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). COORDINATE FINAL DESIGN LOADS AND LOCATIONS WITH OWNER AND ARCHITECT.
- 6. COORDINATE WITH UTILITY COMPANY FOR THE REMOVAL OF OVERHEAD WIRE AND
- 7. NOTIFY ABUTTING PROPERTY OWNERS AND THE CITY OF NEW BEDFORD 24 HOURS PRIOR TO DISRUPTION OF UTILITY SERVICE.
- 8. ALL WATER SERVICE AND SEWER SERVICE CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF NEW BEDFORD WATER AND WASTEWATER DIVISIONS.
- 9. INSTALL OR MODIFY ALL UTILITIES IN ACCORDANCE WITH THE CITY OF NEW
- BEDFORD CONSTRUCTION STANDARDS. 10. CCTV EXISTING SEWER LATERAL AND CONFIRM STRUCTURAL INTEGRITY AND

ADEQUACY OF SERVICE TO REMAIN.

- 11. INSTALL A SANITARY SEWER CLEANOUT TWO (2) FEET FROM THE PROPERTY LINE OVER THE EXISTING SERVICE.
- 12. OBTAIN A NEW SEWER PERMIT WITH THE CITY OF NEW BEDFORD DEPARTMENT OF
- PUBLIC INFRASTRUCTURE. 13. CAP EXISTING WATER SERVICE AT THE MAIN IN CONFORMANCE WITH CITY OF NEW
- BEDFORD CONSTRUCTION STANDARDS.
- 14. ALL TRENCHING WITHIN CITY RIGHT OF WAY IS TO BE BACKFILLED WITH FLOWABLE FILL FROM PIPE BEDDING TO FINISHED GRADE.
- 15. EXISTING ROOF LEADERS AND/OR SUMP PUMP CONNECTIONS TO THE CITY'S SEWER SYSTEM ARE TO BE DISCONNÉCTED. EXISTING AND PROPOSED ROOF LEADERS AND/OR SUMP PUMP CONNECTIONS ARE TO BE DIRECTED TO THE STORM DRAIN, SUBSURFACE INFILTRATION SYSTEM, OR ADJACENT PERVIOUS AREA.
- 16. WATER METER SHALL BE INSTALLED AT POINT OF ENTRY INTO THE BUILDING. COORDINATE WITH CITY OF NEW BEDFORD DEPARTMENT OF PUBLIC INFRASTRUCTURE PRIOR TO CONSTRUCTION.

#### EROSION & SEDIMENT CONTROL NOTES

- 1. DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW AND LOCAL ORDINANCE. WORK SHALL COMPLY WITH THE FOLLOWING CRITERIA TO PREVENT OR MINIMIZE SOIL EROSION.
- 2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLAN. MAINTAIN EROSION CONTROL DEVICES IN EFFECTIVE CONDITION DURING CONSTRUCTION.
- 3. INSTALL, INSPECT, MAINTAIN, AND/OR REPLACE TEMPORARY AND PERMANENT EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION IN A TIMELY MANNER THROUGHOUT THE LIFE OF THE PROJECT. MAINTAIN PERMANENT MEASURES UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. DISPOSE OF SEDIMENT IN AN UPLAND AREA.
- 4. INSPECT EROSION AND SEDIMENT CONTROLS DAILY AND REMOVE ACCUMULATED SEDIMENTS AS NEEDED. REPAIR OR CORRECT ANY ISSUES, AND NOTIFY THE CONSERVATION COMMISSION IMMEDIATELY.
- 5. MAINTAIN A STOCKPILE OF ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES ON SITE AT ALL TIMES. AT A MINIMUM, MAINTAIN A STOCKPILE OF AT LEAST 100 FEET OR 10% OF THE TOTAL AMOUNT OF DEVICES CURRENTLY DEPLOYED AT THE SITE, WHICHEVER IS GREATER.
- 6. CLEAN ROADS, CONTROL DUST, AND TAKE NECESSARY MEASURES TO ENSURE THAT THE SITE AND ALL ROADS BE MAINTAINED IN A MUD- AND DUST-FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO, WATER AND/OR CRUSHED STONE OR COARSE GRAVEL, SUBJECT TO THE APPROVAL OF THE ENGINEER.
- 7. VEHICLE TRAFFIC ENTERING OR EXITING THE PROJECT SITE SHALL PASS OVER THE CONSTRUCTION ENTRANCE(S). MAINTAIN THE CONSTRUCTION ENTRANCE(S) IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE SURROUNDING ROADWAYS. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE SURROUNDING ROADWAYS MUST BE REMOVED IMMEDIATELY.
- 8. INSTALL PERIMETER SEDIMENT CONTROL BARRIERS AS SHOWN ON THE SITE PLANS OR AS MAY BE REQUIRED TO PREVENT SEDIMENT FLOW TO STORM DRAINS OR SURFACE WATERS. A ROW OF STAKED HAYBALES OR A SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY SOIL STOCKPILE AREAS. CLEANOUT OF ACCUMATED SEDIMENT BEHIND PERIMETER SEDIMENT CONTROL BARRIER IS NECESSARY IF ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER BECOMES FILLED WITH SEDIMENT. REPLACE BARRIER IMMEDIATELY IF BARRIER DECOMPOSED OR BECOMES
- 9. PERFORM CONSTRUCTION SEQUENCING IN SUCH A MANNER TO CONTROL EROSION AND TO MINIMIZE THE TIME THAT EARTH MATERIALS ARE EXPOSED BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED.
- 10. IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN THIRTY (30) DAYS AFTER LAND DISTURBANCES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS. OUTSIDE OF THE GROWING SEASON, ONLY WOOD MULCH SHALL BE USED.
- 11. PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS PERMANENTLY CEASED. THE RECOMMENDED PERMANENT SEEDING DATES ARE APRIL 1 TO JUNE 15 AND AUGUST 15 TO SEPTEMBER 30.
- LIMESTONE AND FERTILIZER SHALL BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS OFFERED BY THE UNIVERSITY OF MASSACHUSETTS SOIL TESTING LABORATORY. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11.5 POUNDS PER 1,000 SQUARE FEET OF 10-20-20 OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AS FOLLOWS: 4 TONS PER ACRE (OR 180 POUNDS PER 1,000 SQUARE FEET) FOR CLAY, CLAY LOAM AND HIGH ORGANIC SOIL: 3 TONS PER ACRE (OR 135 POUNDS PER 1,000 SQUARE FEET) FOR SANDY LOAM, LOAM, OR SILT LOAM; AND 2 TONS PER ACRE (OR 90 POUNDS PER 1,000 SQUARE FEET) LOAMY SAND OR SAND.
- 12. EXISTING OR PROPOSED STORMWATER DRAINAGE STRUCTURES THAT MAY BE SUBJECT TO SEDIMENTATION SHALL BE PROTECTED WITH STAKED HAYBALES. SILT FENCE, SILT SACKS, OR OTHER APPROVED MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
- 13. WASTE DISPOSAL: MATERIALS WHICH COULD BE A POTENTIAL SOURCE OF STORMWATER POLLUTION SUCH AS GASOLINE, DIESEL FUEL, HYDRAULIC OIL, ETC., SHALL BE STORED AT THE END OF EACH DAY IN A STORAGE TRAILER OR COVERED LOCATION AND TAKEN OFF-SITE AND PROPERLY DISPOSED OF. ALL TYPES OF WASTE GENERATED AT THIS SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND/OR REGULATIONS.
- 14. CONTROL OF ALLOWABLE NON-STORMWATER DISCHARGES: IF ALLOWABLE NON-STORM WATER DISCHARGES ARE OCCURRING AT THE SITE, SUCH DISCHARGES SHALL BE VISUALLY OBSERVED AND RECORDED. THE LIST OF EXPECTED SOURCES OF ALLOWABLE NON-STORM WATER DISCHARGES FOR THIS PROJECT ARE AS FOLLOWS: (1) DISCHARGE FROM VEHICLE WASHDOWN WHERE NO DETERGENTS ARE USED, (2) EXTERNAL BUILDING WASHDOWN WHERE NO DETERGENTS ARE USED, (3) THE USE OF WATER TO CONTROL DUST, (5) LAWN WATERING, (6) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS, (7) IRRIGATION DRAINAGE, (8) PAVEMENT WASHWATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIALS HAVE BEEN REMOVED) AND WHERE NO DETERGENTS ARE USED, AND (9) FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS SUCH AS SOLVENTS OR CONTAMINATED BY CONTACT WITH SOILS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAS OCCURRED.
- 15. GOOD HOUSEKEEPING: THE PROJECT SITE SHALL PROVIDE FOR THE MINIMIZATION OF EXPOSURE OF CONSTRUCTION DEBRIS (INCLUDING, BUT NOT LIMITED TO, INSULATION, WIRING, PAINTS AND PAINT CANS, SOLVENTS, WALL BOARD, ETC.) TO PRECIPITATION BY MEANS OF DISPOSAL AND/OR PROPER SHELTER OR COVER. CONSTRUCTION WASTE MUST BE PROPERLY DISPOSED OF IN ORDER TO AVOID EXPOSURE TO PRECIPITATION AT THE END OF EACH WORKING DAY.
- 16. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL MEASURES. CLEAN SEDIMENT AND DEBRIS FROM TEMPORARY MEASURES AND FROM PERMANENT STORM DRAIN AND SANITARY SEWER SYSTEMS.

#### **Zoning Table**

115 Coggeshall Street, New Bedford, Massachusetts Zoning District: Industrial Zone B (IB)

	Required	Existing	Proposed
inimum Lot Size	0 SF	9,499 SF	9,499 SF
inimum Lot Frontage	0'	56'	56'
aximum Height of Buildings (Stories)	100' (7)	26.7' (2)	26.7' (2)
inimum Front Yard	25'	17'	17'
inimum Side Yard	25'	0'	0'
inimum Rear Yard	25'	61'	61'
ot Coverage By Buildings	50%	44%	41%
reen Space	20%	0%	9.6%

#### **Parking Requirements**

	Building	Parking Required	Parking Provided
	Area (SF)	(Spaces)	(Spaces)
letail of Goods & Services (1 space per 200 SF GFA)	4,777	24	24

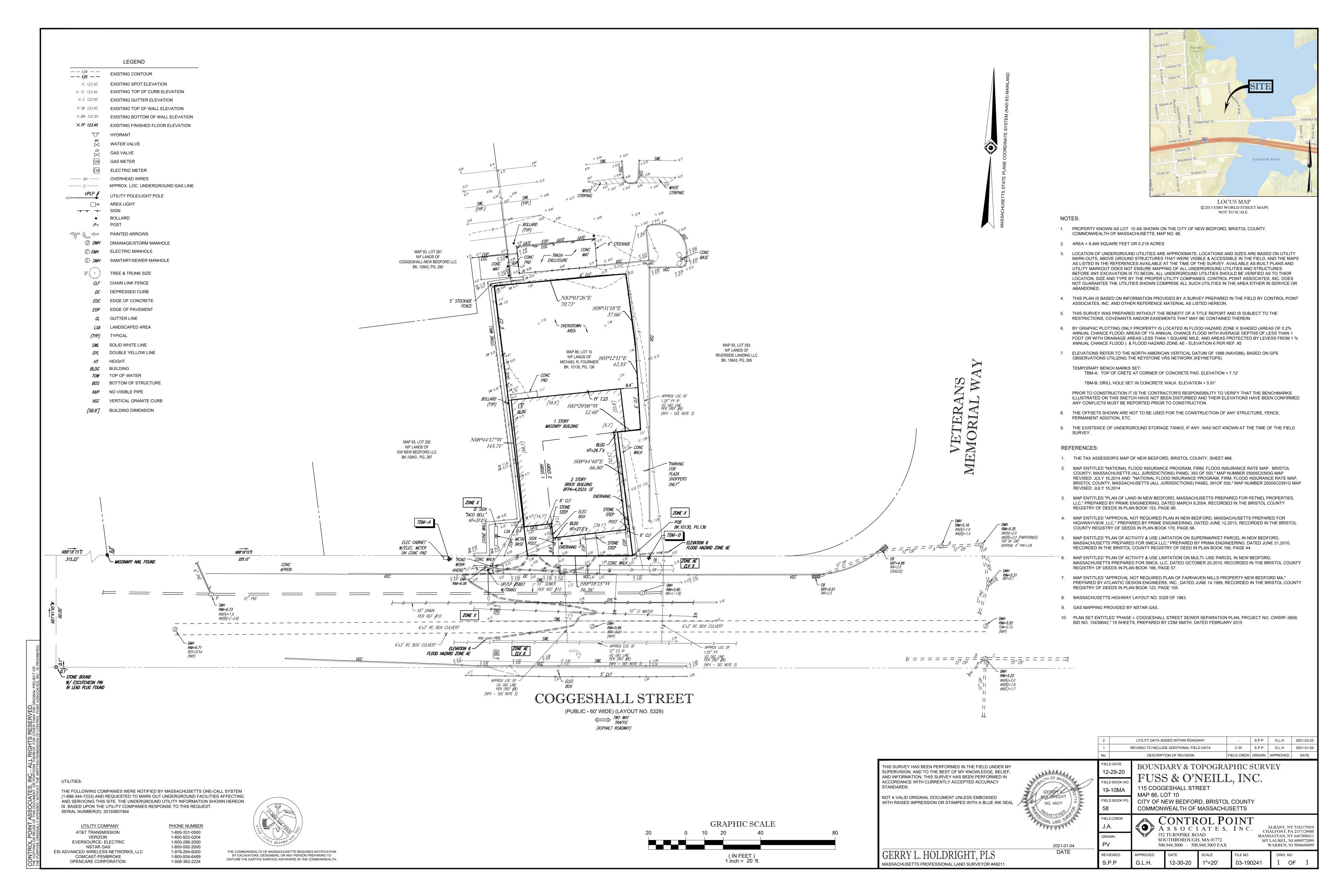
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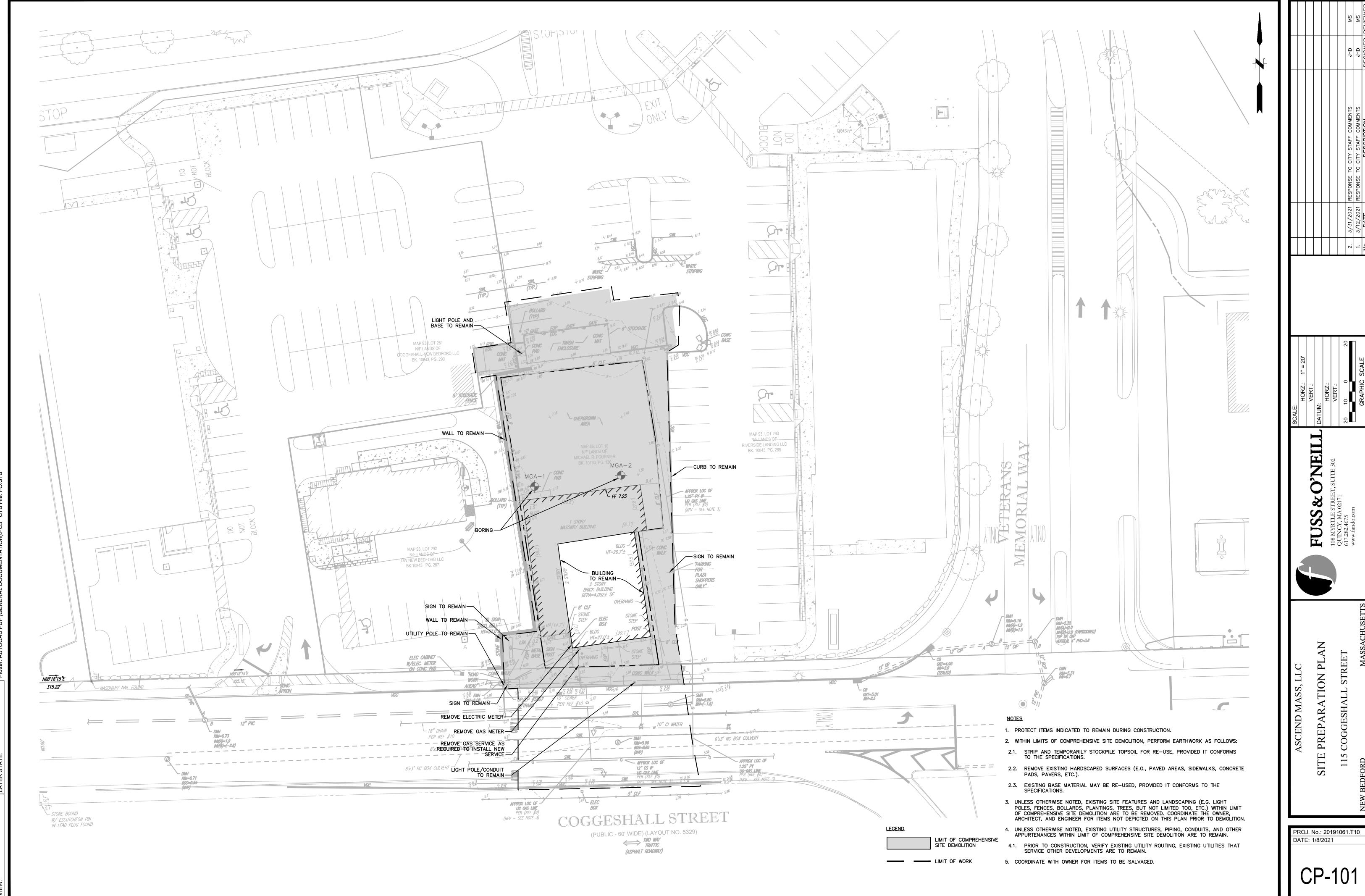


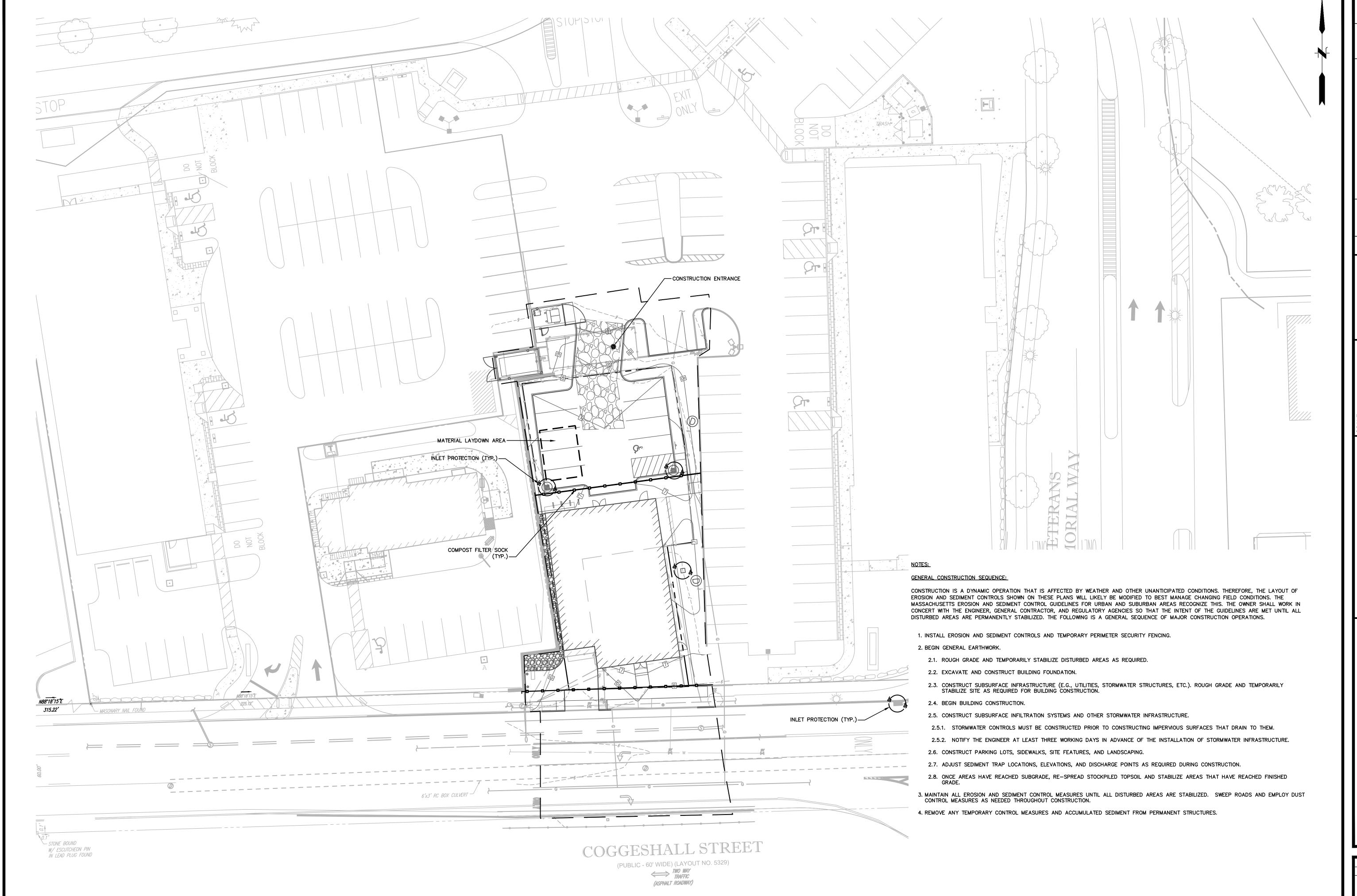
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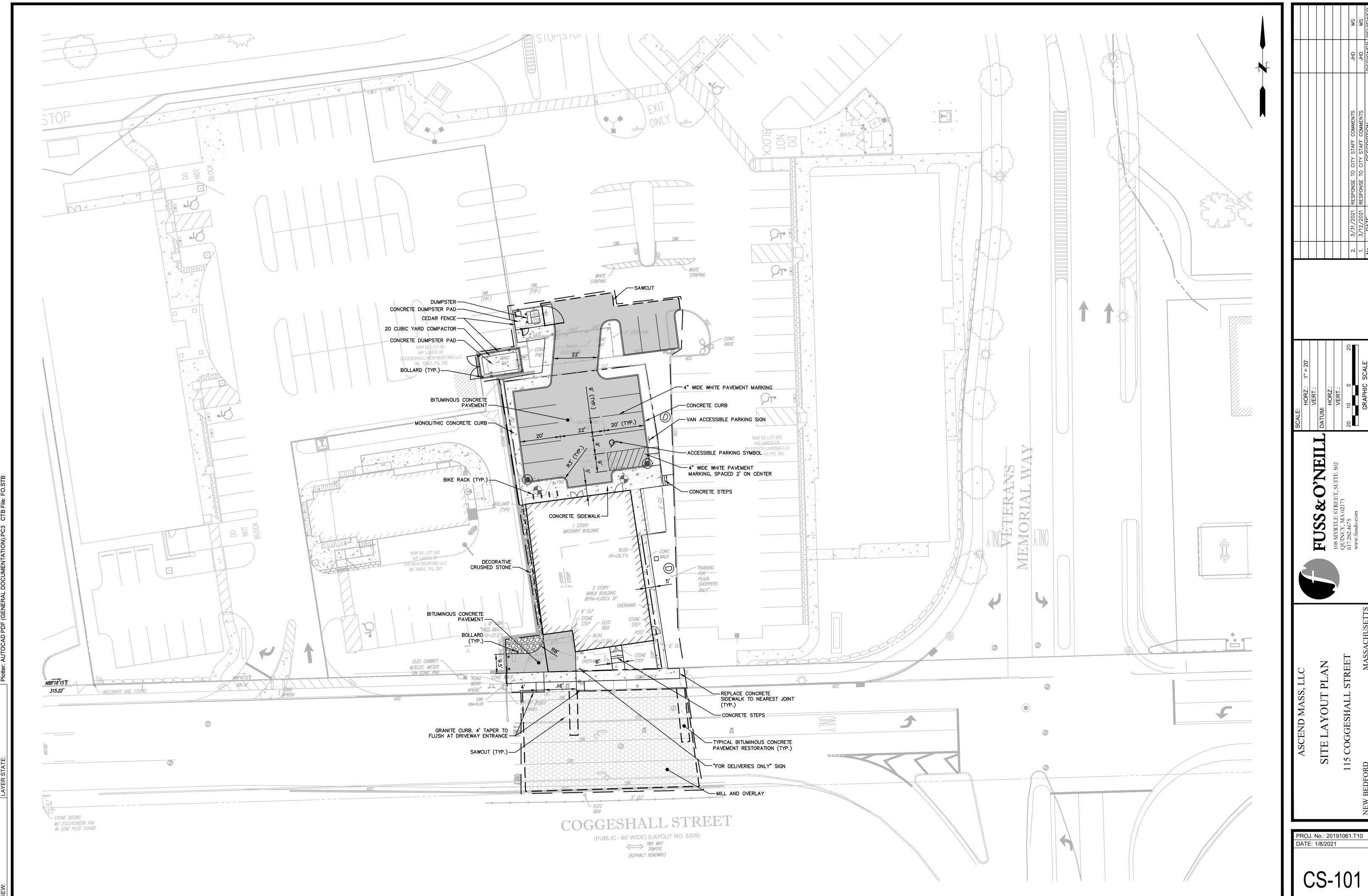




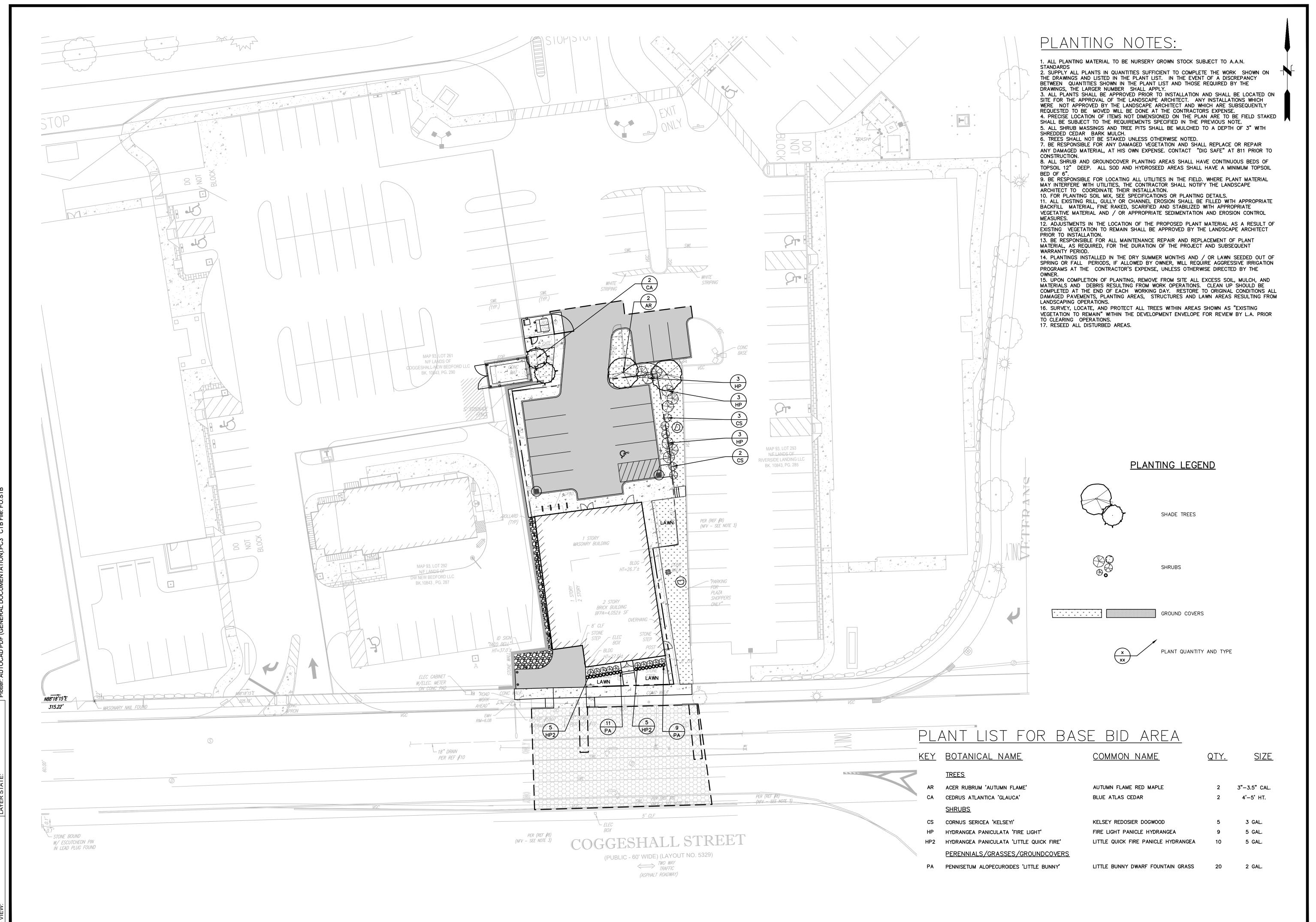
ROSION AND SEDIMEN CONTROL PLAN

PROJ. No.: 20191061.T10 DATE: 1/8/2021

CE-101



PROJ. No.: 20191061.T10



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0 20
2 3/31/2021 RESPONSE TO CITY STAFF COMMENTS JHD N
1. 3/12/2021 RESPONSE TO CITY STAFF COMMENTS JHD N
2 SCALE

| NEILL | PATUM: | | H

FUSS & O'N

108 MYRTLE STREET, SUITE
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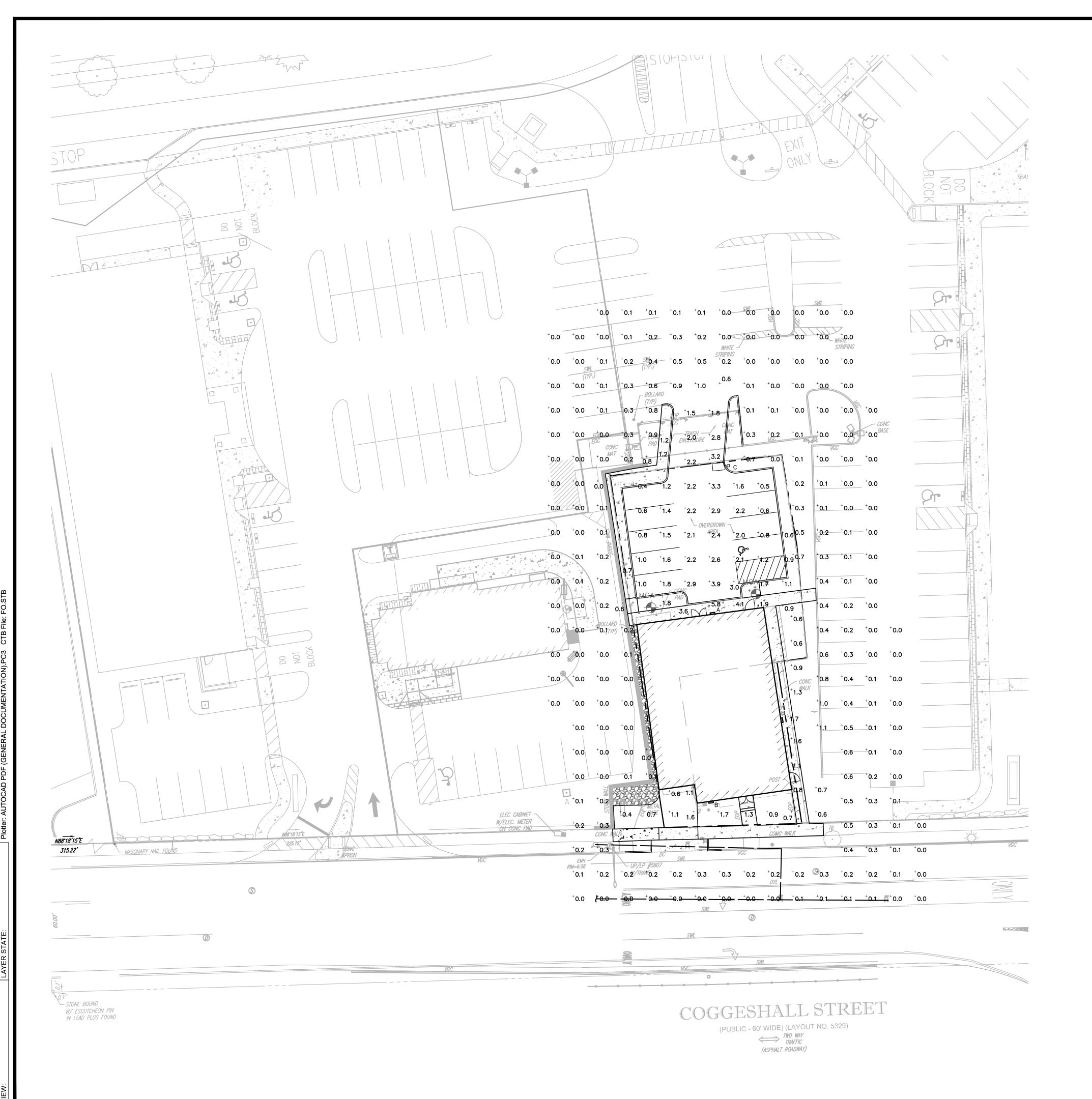


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LANDSCAPE PLAN

PROJ. No.: 20191061.T10 DATE: 1/8/2021

LP-101



#	NAME	PARAMETER	MIN (FC)	MAX (FC)	AVERAGE (FC)	MEAN/MIN	MAX/MIN
1	Parking Lot and Entry Way	Horizontal Illuminance	0.40	5.80	1.92	4.80	14.50
2	Outside Property	Horizontal Illuminance	0.00	1.10	0.15	N/A	N/A
3	Building Walkways (East and South)	Horizontal Illuminance	0.4	1.70	1.00	2.50	4.25

TYPE	SYMBOL	MANUFACTURER	CATALOG NUMBER	WATTAGE (W)	LUMEN OUTPUT	COLOR TEMP (K)
A		GARDCO	PWS-48L-300-NW-G2- 4-UNV	47	6386	4000
В		GARDCO	101L-16L-530-NW-G1- 2-UNV	28	2944	4000
С		GARDCO	GL13-1-3-85LA-8035- NW-UNV-IS	86	8064	4000

#### NOTES:

- 1. FIXTURE "C" SHALL BE PROVIDED WITH EXTERNAL HOUSE SIDE SHIELD.
- FIXTURE "C" SHALL BE MOUNTED AT THE SAME HEIGHT AS EXISTING POLES OR AT 20'-0" MAXIMUM.
- WALL PACK "B" SHALL BE MOUNTED AT 24'-3/4". COORDINATE FINAL MOUNTING HEIGHT WITH ARCHITECTURAL PLANS.
- WALL PACK "A" SHALL BE MOUNTED AT 13'-3/4". COORDINATE FINAL MOUNTING HEIGHT WITH ARCHITECTURAL PLANS.

NEILL FUSS & O'



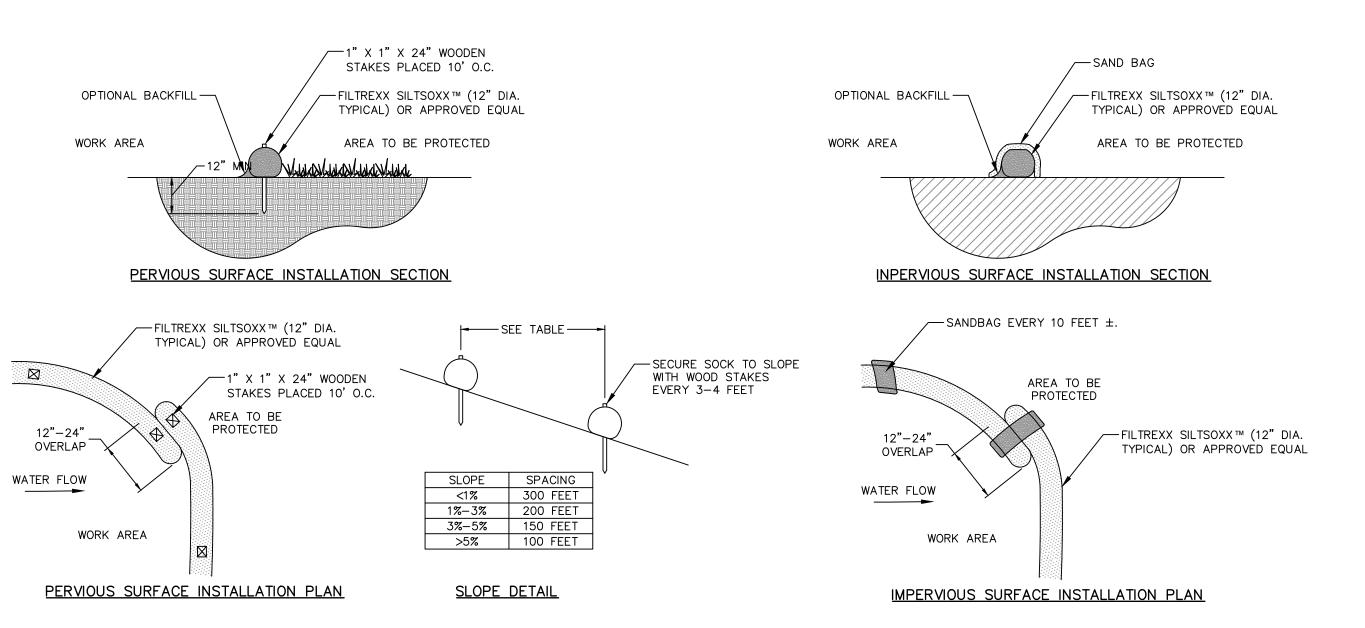
SITE LIGHTING PLAN

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SL-101

EXPANSION RESTRAINT (1/4" NYLON ROPE, 2" FLAT WASHERS)— BAG DETAIL INSTALLATION DETAIL DUMP STRAP 1" REBAR FOR BAG REMOVAL FROM INLET— OPTIONAL OIL ABSORBENT PILLOW—

INLET PROTECTION SCALE: NOT TO SCALE



NOTES:

1. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.

- 2. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
- 3. SLOPE SPACING BASED ON "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" FOR TEMPORARY DIVERSIONS.

COMPOST FILTER SOCK

SCALE: NOT TO SCALE

PROJ. No.: 20191061.T10 DATE: 1/8/2021

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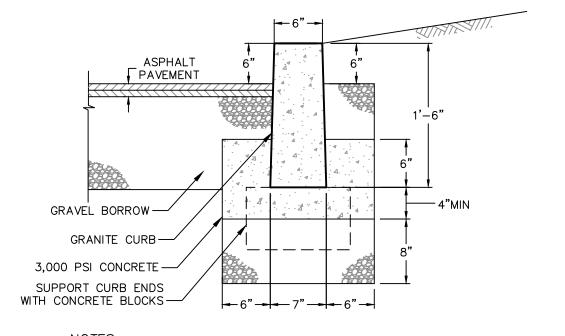
FUSS

NOTES:

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SEE SPECIAL PROVISIONS FOR MATERIALS AND COLOR SPECIFICATIONS.

#### CEDAR FENCE

SCALE: NOT TO SCALE



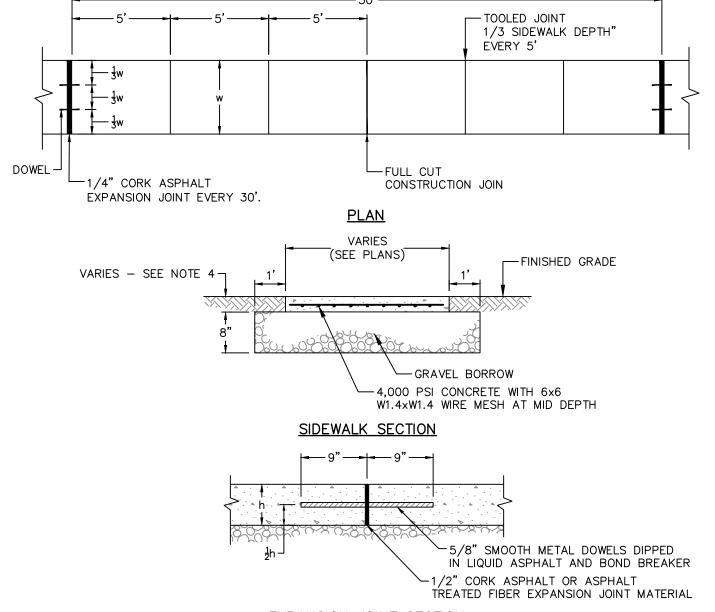
NOTES:

1. 1/2 INCH EXPANSION JOINT AND FILLER EVERY 30 FEET.

2. 1/2 INCH EXPANSION JOINT WHEN CURB IS ADJACENT TO CONCRETE SIDEWALK.

#### GRANITE CURB

SCALE: NOT TO SCALE



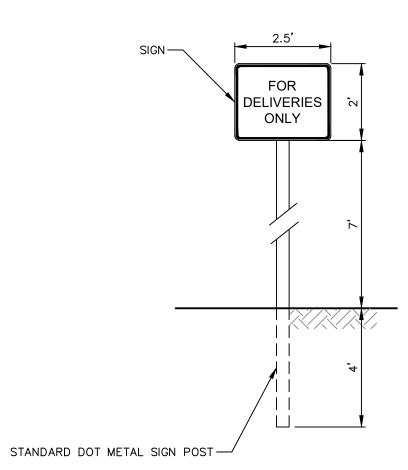
EXPANSION JOINT SECTION

NOTES:

1. PROVIDE DEEP DUMMY JOINT EVERY 5' (1/3 DEPTH OF SLAB) REPLACE 1/4" EXPANSION JOINT IF EXISTING JOINT FALLS WITHIN RECONSTRUCTION. 3. PROVIDE JOINT SEALANT FOR EXPANSION JOINTS.
4. SIDEWALKS ARE TO BE 4" DEPTH AND DRIVEWAY APRON TO BE 6" DEPTH.

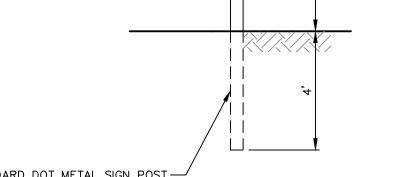
CONCRETE SIDEWALK

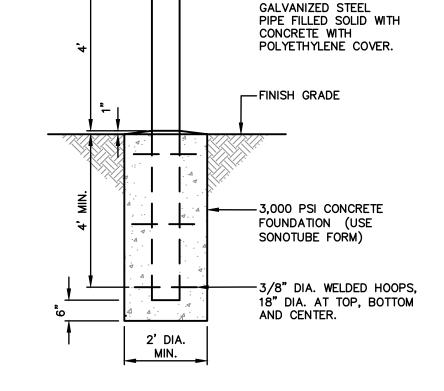
SCALE: NOT TO SCALE



FOR DELIVERIES ONLY SIGN

SCALE: NOT TO SCALE

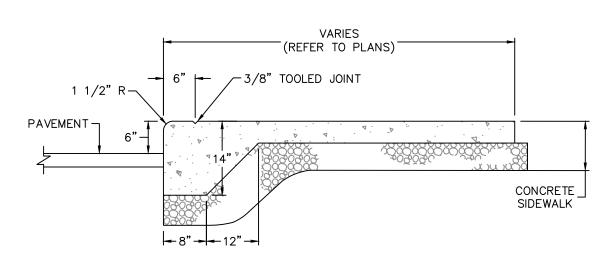




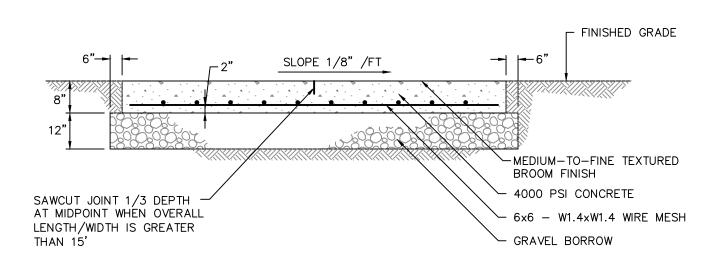
6" DIA. STANDARD

1. WHERE BOLLARDS ARE SET IN HARDSCAPED AREAS (E.G. PAVEMENTS, PAVERS, CONCRETE, ETC.), THE TOP OF CONCRETE FOUNDATION SHALL BE SET 4 INCHES BELOW GRADE OR BELOW THE LOWEST HARDSCAPE COURSE.

BOLLARD SCALE: NOT TO SCALE

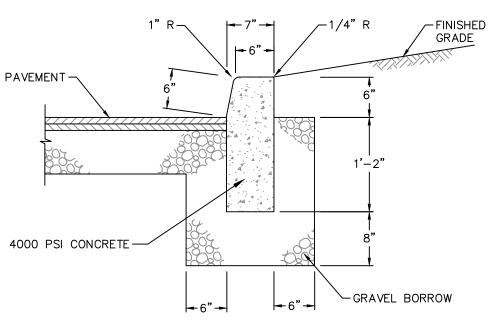


#### MONOLITHIC CONCRETE CURB SCALE: NOT TO SCALE



#### CONCRETE DUMPSTER PAD

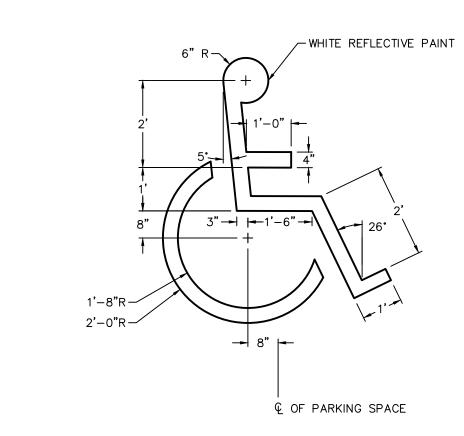
SCALE: NOT TO SCALE



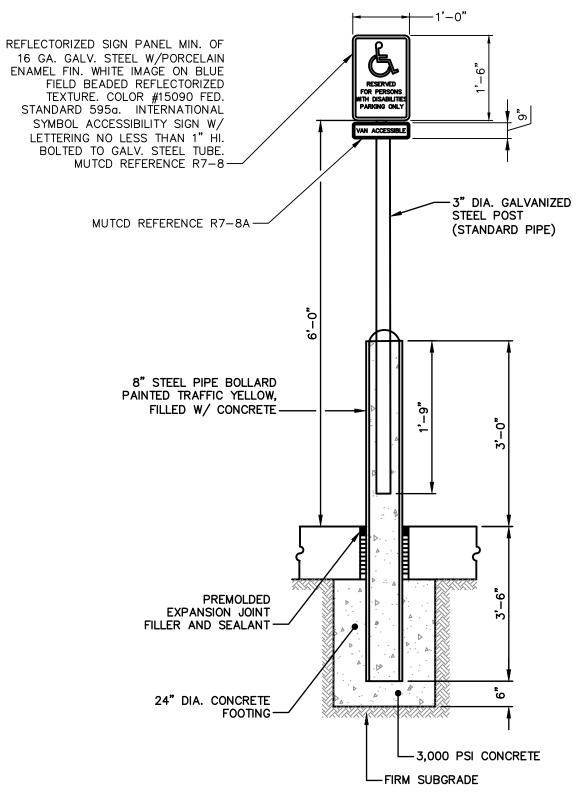
1. 1 INCH DEEP BEVELED JOINT AT TOP AND FACE OF CURB EVERY 10 FEET.

1/2 INCH EXPANSION JOINT AND FILLER EVERY 30 FEET.
 1/2 INCH EXPANSION JOINT AND FILLER WHEN CURB IS ADJACENT TO CONCRETE SIDEWALK.

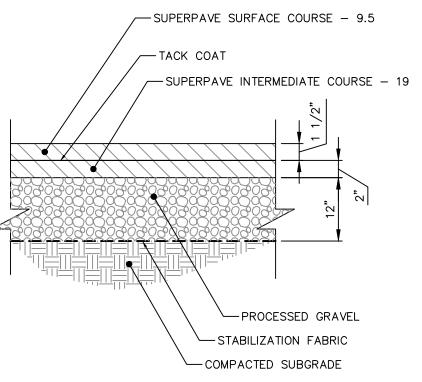
SCALE: NOT TO SCALE



#### ACCESSIBLE PARKING SYMBOL SCALE: NOT TO SCALE



#### ACCESSIBLE PARKING SIGN SCALE: NOT TO SCALE



#### BITUMINOUS CONCRETE PAVEMENT SCALE: NOT TO SCALE

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SITE DETAILS

**METT** 

8

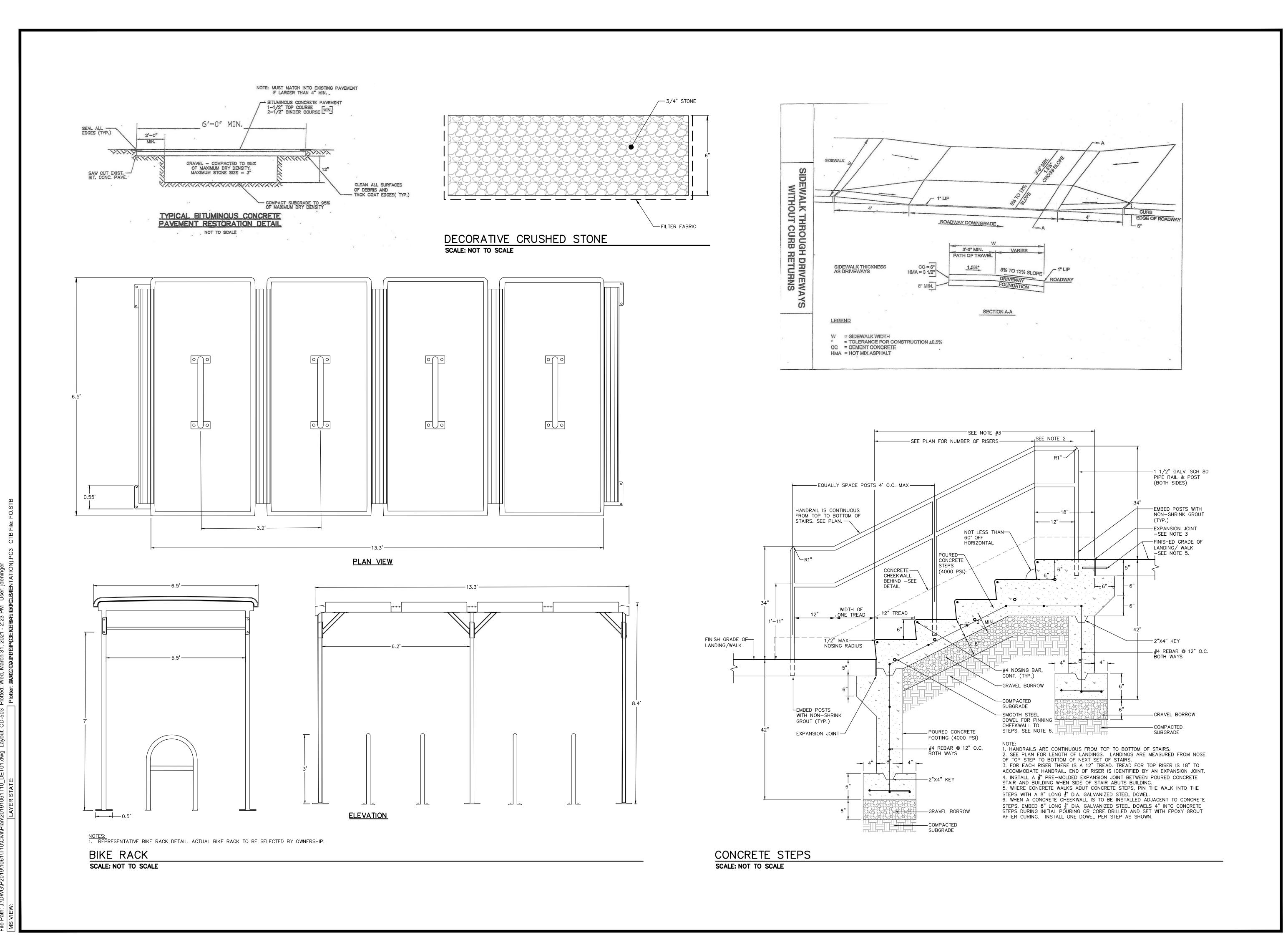
FUSS

CD-502

PAVEMENT-4000 PSI CONCRETE -

<u>NOTES</u>

CONCRETE CURB



NEILL 8 FUSS

ASCEND MASS, LLC
SITE DETAILS

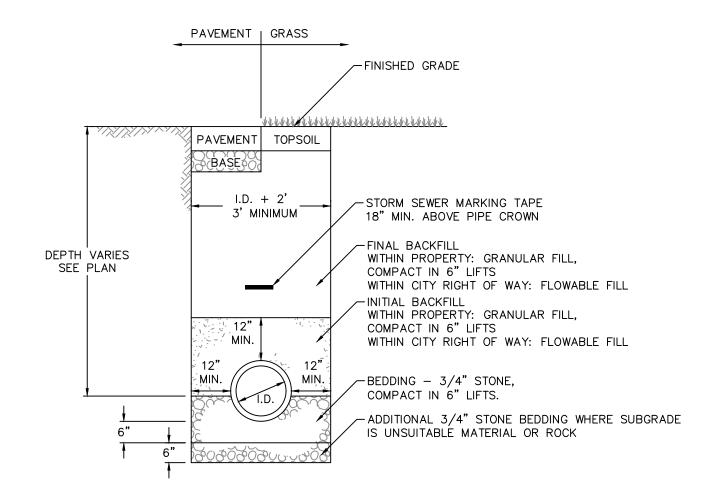
SITE DE

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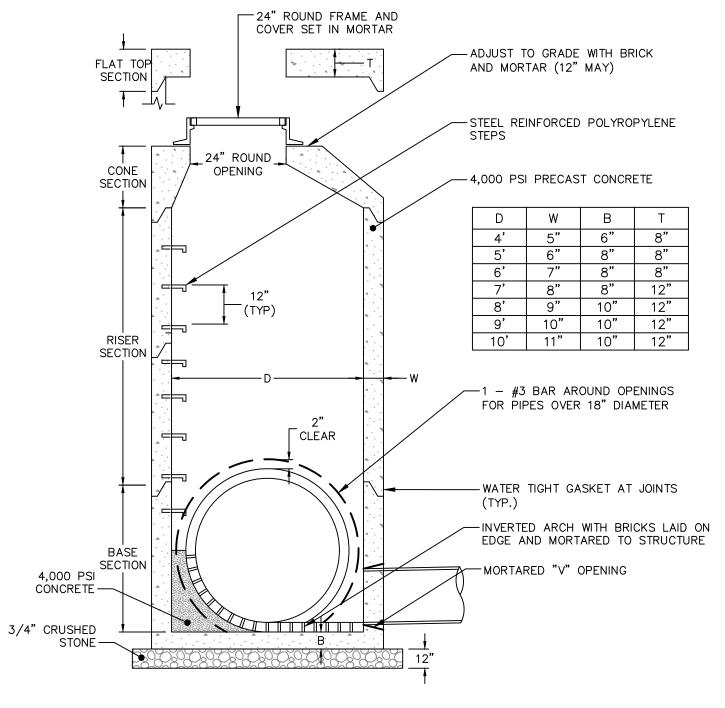
DUCTILE IRON SOLID COVER OR GRATE

NOTE:
GRATES AND SOLID COVERS SHALL BE 12" DIAMETER DROP-IN STYLE.

YARD DRAIN SCALE: NOT TO SCALE



#### STORM SEWER TRENCH SCALE: NOT TO SCALE



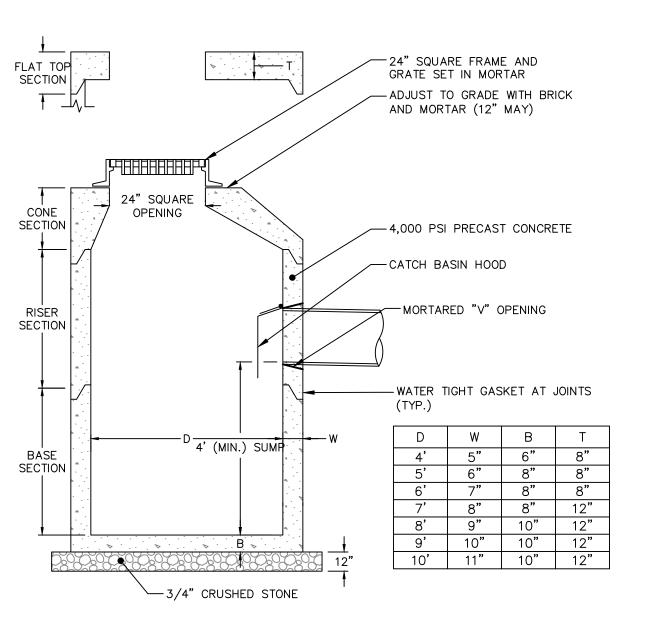
STORM MANHOLE (DMH) SCALE: NOT TO SCALE

#### <u>NOTES</u>

- 1. UNLESS OTHERWISE NOTED, INTERIOR DIAMETER (D) SHALL BE 4 FEET. AT A MINIMUM, INTERIOR DIAMETER SHALL BE 6" LARGER THAN THE LARGEST DIAMETER PIPE.
- 2. FRAME AND GRATE SHALL CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS:
- 2.1. CATCH BASINS 2.1.1. E204.2.0 WHERE ADJACENT TO CURBS.
- 2.1.2. E201.6.0 IN OTHER AREAS.
- 2.1.3. GRATES SHALL COMPLY WITH E201.10.0 EXCEPT THAT THE OPENINGS SHALL BE 1.5"-2" SQUARE.
- 2.2. MANHOLES 2.2.1. E202.6.0 AND E202.8.0.
- 2.2.2. MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.
- 3. CATCH BASIN HOODS SHALL CONFORM CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS E201.12.0.
- 4. STEPS SHALL CONFORM TO ASTM C478.
- 5. STRUCTURES SHALL BE DESIGNED FOR HS-20 LOADING. 6. REINFORCING STEEL SHALL CONFORM TO ASTM A185.
- 7. WATERTIGHT GASKET JOINTS SHALL BE BUTYL RESIN CONFORMING TO ASTM
- 8. FLAT TOP SECTIONS ARE TO BE USED FOR STRUCTURE WITH AN INTERIOR DIAMETER (D) OF 6 FEET OR GREATER AND WHEN REQUIRED DUE TO PIPE COVER.

#### STORM STRUCTURE NOTES

SCALE: NOT TO SCALE

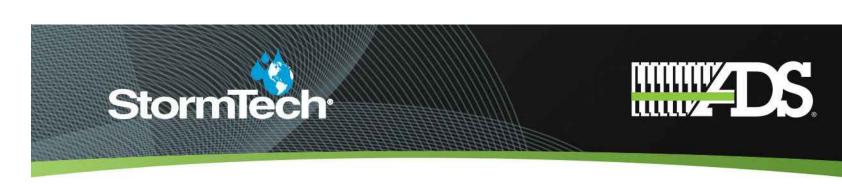


PRECAST CONCRETE CATCH BASIN (CB) SCALE: NOT TO SCALE

NEILL MANAGEMENT ATER

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OUTLET CONTROL STRUCTURE SCALE: NOT TO SCALE



### STORMTECH SC-160LP CHAMBER

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for commercial and municipal applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices. The SC-160LP chamber was developed for infiltration and detention in shallow cover applications • Only 14" (350 mm) required from top of chamber to bottom of pavement Only 12" (300 mm) tall

8" (200 mm) & 6" (150 mm) CUT MARKINGS

- ON SOLID END CAP

STORMTECH SC-160LP CHAMBER (not to scale) **Nominal Chamber Specifications** Size (LxWxH) 85.4" x 25" x 12" 2,170 mm x 635 mm x 305 mm

**Chamber Storage** 6.85 ft3 (.19 m3) Min. Installed Storage 15.0 ft3 (0.42 m3)

24.0 lbs (10.9 kg) Shipping

132 chambers/pallet 144 end caps/pallet 12 pallets/truck

\*Assumes 6" (150 mm) stone above, 4" (100 mm) below and stone between chambers with 40% stone porosity.

EMBEDMENT STONE SHALL BE A CLEAN, CRUSHED AND ANGULAR STONE WITH AN AASHTO M43 DESIGNATION BETWEEN #3 AND #57

\_ 85.4" (2169 mm) \_\_ INSTALLED LENGTH 

GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% — FINES, COMPACT IN 6" (150 mm) MAX LIFTS TO 95% PROCTOR DENSITY, SEE THE TABLE OF ACCEPTABLE FILL MATERIALS.

→ 90.7" (2304 mm) ACTUAL LENGTH →

\*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT, FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 20" (510 mm).

#### SC-160LP CUMULATIVE STORAGE VOLUMES PER CHAMBER

Assumes 40% Stone Porosity. Calculations are Based Upon a 4" (100 mm) Stone Base Under Chambers.

Depth of Water in Cumulative Chamber Total System Cumulat ystem Inches (mm) Storage ft² (m²) Storage ft² (m²) 22 (559) 21 (533) 6.85 (0.194) 6.85 (0.194) 14.49 (0.410) 20 (508) 6.85 (0.194) 14.00 (0.396) 6.85 (0.194) 13.50 (0.382) 18 (457) 6.85 (0.194) 13.01 (0.368) 17 (432) 6.85 (0.194) 12.51 (0.354) 12.02 (0.340) 16 (406) 6.85 (0.194) 15 (381) 6.80 (0.193) 11.49 (0.325) 10.92 (0.309) 6.67 (0.189) 13 (330) 10.25 (0.290) 6.38 (0.181)

12 (305) 11 (279) 10 (254) 5.94 (0.168) 9.49 (0.269) 5.40 (0.153) 8.67 (0.246) 4.78 (0.135) 7.81 (0.221) 4.10 (0.116) 6.91 (0.196) 3.36 (0.095) 5.97 (0.169) 2.58 (0.073) 5.01 (0.142) 4.02 (0.114) 1.76 (0.050) 0.89 (0.025) 3.01 (0.085) 1.98 (0.056) 1.48 (0.042) 0.99 (0.028)

Note: Add 0.49 ft<sup>3</sup> (0.014 m<sup>3</sup>) of storage for each additional inch (25 mm) of stone

#### AMOUNT OF STONE PER CHAMBER

StormTech SC-3160LP 1.1 (0.8) 1.2 (0.9) 1.3 (0.9) METRIC KILOGRAMS (m²) 100 mm 150 mm 200 mm StormTech SC-3160LP 952 (0.7) 1,074 (0.8) 1,197 (0.8) **Note:** Assumes 6" (150 mm) of stone above and only embedment stone between chambers.

#### **VOLUME EXCAVATION PER CHAMBER YD3 (M3)**

	Stone Foundation Depth				
	4" (100)	8" (200)	12" (300)		
StormTech SC-160LP	1.4 (1.1)	1.6 (1.2)	1.8 (1.3)		

INFILTRATION SYSTEM

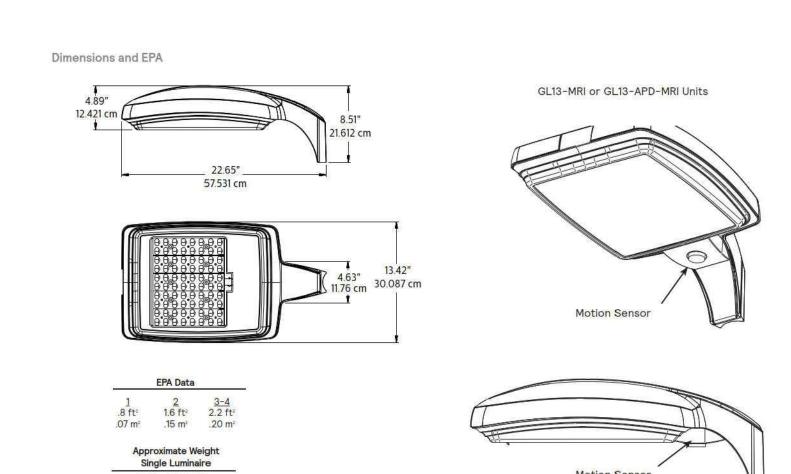
SCALE: NOT TO SCALE

NEILL FUSS



ATER

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Ordering Code	Total LEDs	LED	Average System Watts <sup>12</sup>	Color Temp.	Type 2			Type 3		
		Current			Lumen Output <sup>12,14</sup>	Efficacy (LPW)	BUG Rating	Lumen Output <sup>13,14</sup>	Efficacy (LPW)	BUG Rating
70LA-6435	64	350	70	4000K	6652	95	B2-U0-G1	6750	96	B1-U0-G2
85LA-8035	80	350	86	4000K	8064	95	B2-U0-G1	8173	95	B1-U0-G
105LA-6453	64	530	101	4000K	9870	97	B2-U0-G2	9385	93	B2-U0-G

 70LA-6435
 64
 350
 70
 4000K
 6731
 96
 B1-U0-G2
 6657
 95
 B3-U0-G1

 85LA-8035
 80
 350
 86
 4000K
 8027
 94
 B1-U0-G2
 8025
 93
 B3-U0-G2

105LA-6453 64 530 101 4000K 9388 93 B2-U0-G2 9139 90 B3-U0-G2

12. Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.

13. Contact Outdoorlighting.applications@philips.com for values not listed or if approximate estimates are required for design purposes.

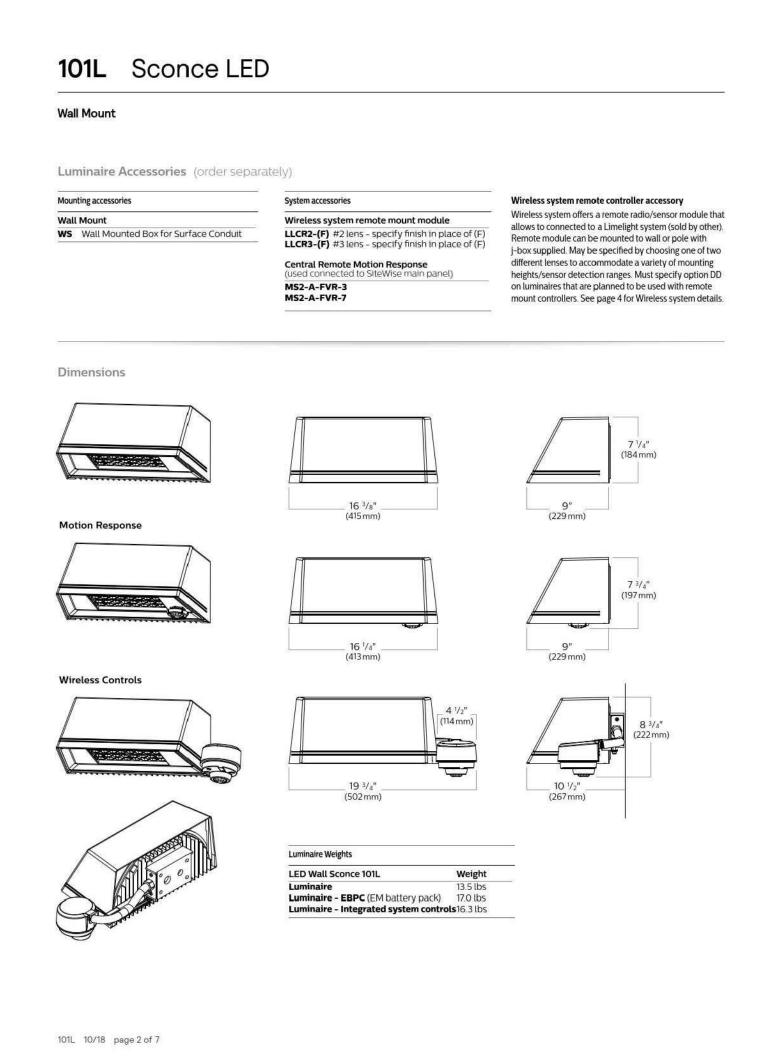
14. LED arrays feature LEDs that provide from 90 to 100 lumens per watt when operated at 350 mA. Lumen values based on tests performed in compliance with IESNA LM-79.

Gullwing\_GL13\_LED 03/19 page 2 of 5

#### LIGHTING FIXTURE C

33 lbs / 14.969 kg

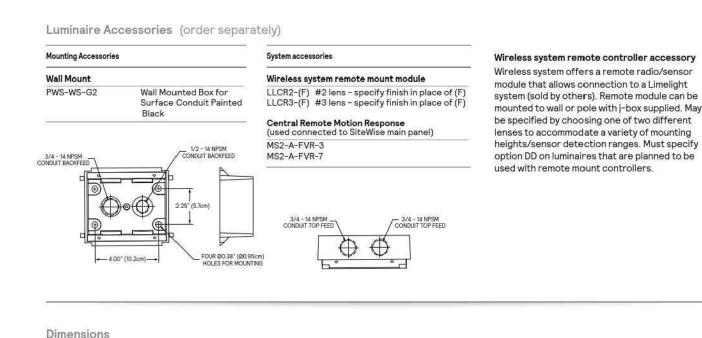
SCALE: NOT TO SCALE

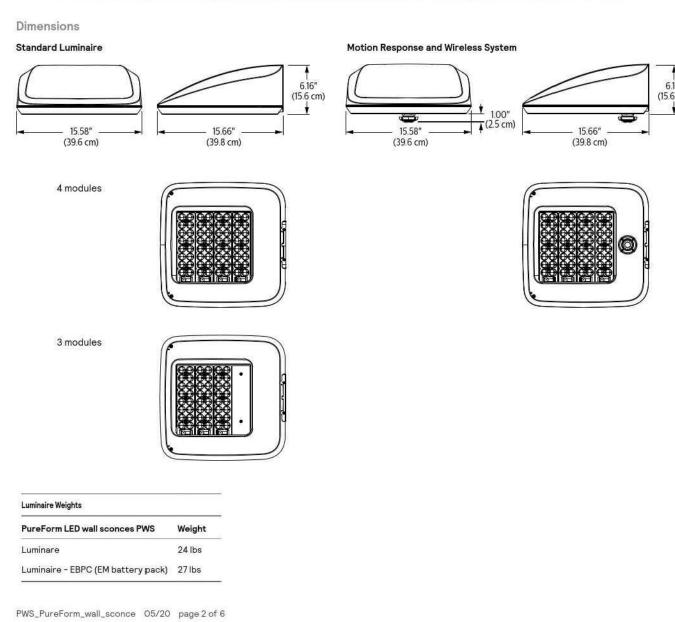


LIGHTING WALL PACK B SCALE: NOT TO SCALE

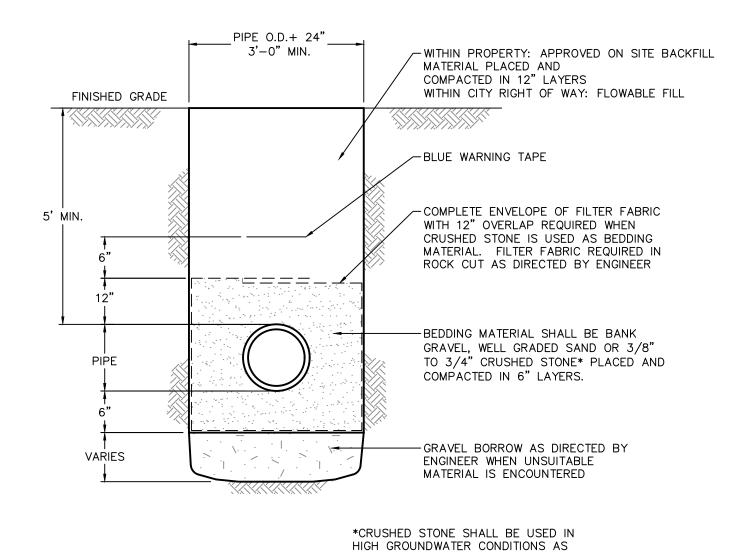
## **PWS** PureForm LED wall sconce

wall mount



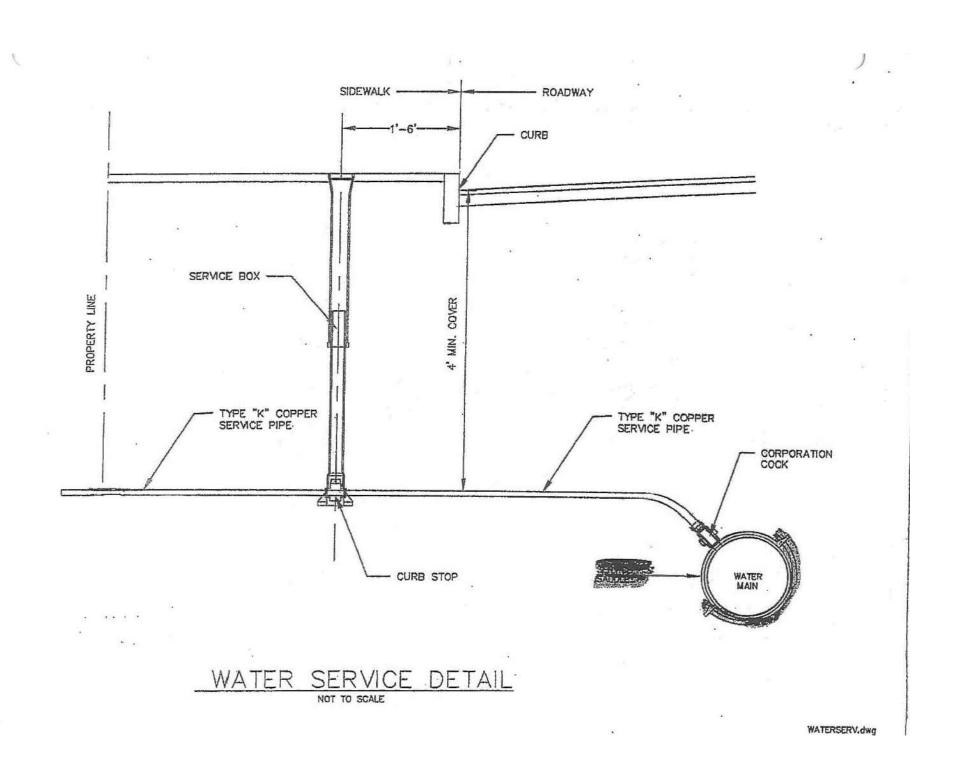


LIGHTING WALL PACK A SCALE: NOT TO SCALE



DIRECTED BY THE ENGINEER.

WATER SERVICE TRENCH SCALE: NOT TO SCALE



NEILL

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SOD/SHREDDED HARDWOOD BARK MULCH SCALE: NOT TO SCALE

—— ASPHALT PAVING — SOD/SEEDED LAWN - 6" LAYER OF TOPSOIL - CONCRETE CURB -4" SHREDDED HARDWOOD BARK MULCH NOTE: TURF AND/OR MULCH IS TO BE INSTALLED FLUSH WITH TOP OF ADJACENT CURB.

- CHOOSE TREES WITH SINGLE LEADER OR

REMOVE SECONDARY LEADERS AT

ADDITIONAL PRUNING FOR SPECIFIC

STRUCTURAL CORRECTIONS ONLY - MIN 3" MULCH

BED TO NOT

-BACKFILL WITH EXCAVATED SOIL

MIN 85%

WIDTH OF PLANTING PIT TO BE TWO TO -

THREE TIMES WIDTH OF

TAPER SIDES OF HOLE

NOTES: REMOVE TREE WRAP, WIRE, STAKES, ANY SYNTHETIC MATERIAL. CUT AWAY MINIMUM OF TOP HALF OF BURLAP &/OR WIRE BASKET. SCARIFY
ALL PLANT PITS PRIOR TO PLANTING

ROOT BALL.

TOUCH TREE BARK

AND COMPACT TO

PLANTING, ANY

SET TOP OF ROOT -

MYCHORRHIZA SPORES AROUND ROOT BALL

MOUND TO -CREATE SAUCER

PREPARED -

SUBGRADE

COMPACT SOIL MIX

AWAY TOWARD

PERIMETER OF PLANTING PIT

UNDER AND AROUND ROOT BALL AND PITCH

TREE PLANTING

SCALE: NOT TO SCALE

PER MANUFACTURERS

RECOMMENDATION

BALL 1/2" - 1" ABOVE FINISH

INCORPORATE

COMMERCIALLY

PREPARED

GRADE

LANDSCAPE BED EDGING SCALE: NOT TO SCALE

BREAK SUB-SOIL WITH A PICK

PERIMETER OF THE CONTAINER.

SCALE: NOT TO SCALE

NOTE:
SPRAY WITH ANTI DESICCANT IN ACCORDANCE WITH

MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS

ON THE TURF SIDE, TOP OF EDGING TO BE A MAXIMUM OF 1/2" ABOVE FINISH GRADE. SUBSOIL STEEL OR ALUMINUM EDGING -12" MINIMUM ANCHOR STAKES 1. 16'-0" SECTIONS TO INCLUDE FIVE (5) 12" STAKES
2. 8'-0" SECTIONS TO INCLUDE THREE (3) 12" STAKES
3. COMPACT GRADES ADJACENT TO EDGING TO MINIMIZE SETTLING 4. CORNERS — CUT BASE OF EDGING HALF WAY AND FORM A CONTINUOUS CORNER.

> TOPSOIL, FERTILIZER, SEED & MULCH SCALE: NOT TO SCALE

ON THE BED AREA SIDE, TOP OF EDGING TO BE A MAXIMUM OF 1/2" ABOVE SURFACE OF MATERIAL

PRUNE DEAD AND BROKEN BRANCHES

-SHRUB SHALL BE PLANTED SO THAT CROWN
IS 2" ABOVE FINISH GRADE AFTER SETTLEMENT

3" SHREDDED HARDWOOD MULCH – EXTEND OVER BERM. <u>DO NOT</u> PLACE IN CONTACT WITH BARK OF SHRUB.

- REMOVE CONTAINER AND BREAK APART ENCIRCLING ROOT MASSES

-BACKFILL WITH PLANTING SOIL MIXTURE IN 9" LAYERS. WATER EACH LAYER UNTIL SETTLED. DO NOT TAMP

-CONSTRUCT EARTH SAUCER

WITH 3" HIGH BERM

FOR CONTAINER GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE

INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER.

BY WEIGHT .....40% .....50% .....10% PERENNIAL RYE . . . . . . . . . MULCH: LAYER OF HYDROMULCH OR STRAW; 2 TONS PER ACRE 60 POUNDS PURE LIVE SEED PER ACRE EXISTING GRADE -- FERTILIZER: COMMERCIAL 10-10-10, 300 POUNDS PER ACRE SUBBASE LINE

TOPSOIL: MIN. OF 4" DEPTH, A NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. FUSS

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ANDSCAPE DETAILS 115

> DATE: 1/8/2021 CD-507

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