PROPOSED COMMERCIAL BUILDING
PHILLIPS ROAD
NEW BEDFORD, MASSACHUSETTS

SITE SUMMARY

ASSESSORS MAP 136 LOT 468
ZONING DISTRICT: INDUSTRIAL C
PROPOSED USE: COMMERCIAL BUILDING

DEED REFERENCE: BOOK 13336, PAGE 226

PLAN REFERENCE: PLAN BOOK 182, PAGE 53

ZONING REQUIREMENTS TABLE

	REQUIRED	PROPOSED
LOT AREA	———	82,428 SF
LOT FRONTAGE	0'	504.45'
FRONT SETBACK (BLDG.)	25'	26'
SIDE SETBACK (BLDG.)	25'	72'
REAR SETBACK (BLDG.)	25'	60'
FRONT SETBACK (PARKING)	0'	0'
SIDE SETBACK (PARKING)	0'	130'
REAR SETBACK (PARKING)	0'	52'
BUILDING HEIGHT	100'	<35'
LOT COVERAGE	50%	21%
GREEN SPACE	20%	79%
SCREENING BUFFERS	N/A	N/A
OFF STREET PARKING	18	31

LOCUS MAP

0' 100' 200' 300'
SCALE: 1"=100'±

PLAN INDEX			
SHEET NO.	*TITLE*	*DATE*	*REVISED*
——	*COVER SHEET*	*MARCH 26, 2021*	
1 OF 9	*SITE LAYOUT*	*MARCH 26, 2021*	
2 OF 9	*LOCUS MAP*	*MARCH 26, 2021*	
3 OF 9	*SITE GRADING*	*MARCH 26, 2021*	
4 OF 9	*LANDSCAPING AND LIGHTING PLAN*	*MARCH 26, 2021*	
5 OF 9	*SITE UTILITIES*	*MARCH 26, 2021*	
6 OF 9	*EXISTING CONDITIONS*	*MARCH 26, 2021*	
7 OF 9	*EROSION CONTROL PLAN*	*MARCH 26, 2021*	
8 OF 9	*DETAIL SHEET #1*	*MARCH 26, 2021*	
9 OF 9	*DETAIL SHEET #2*	*MARCH 26, 2021*	
——	*FLOOR PLAN & BUILDING ELEVATIONS*		

OWNER:
MICHAEL PANAGAKOS
133 FAUNCE CORNER ROAD
DARTMOUTH, MA 02747

APPLICANT:
PANAGAKOS DEVELOPMENT
133 FAUNCE CORNER ROAD
DARTMOUTH, MA 02747

DATE: MARCH 26, 2021

SITEC
Part of Civil & Environmental Consultants, Inc.
449 Faunce Corner Road · Dartmouth, MA 02747
Ph: 508.998.2125 · Fax: 508.998.7554
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NOTES:

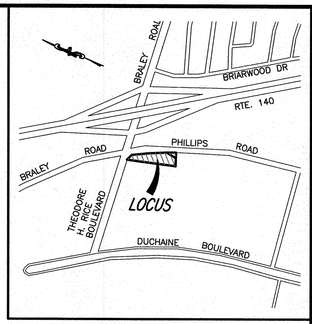
1. I HEREBY CERTIFY THAT THE PROJECT AS DESIGNED MEETS THE APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD.

_____ _____
DATE

2. DRIVEWAY PERMIT SUBJECT TO TRAFFIC COMMISSION APPROVAL.
3. PERMITS FOR SIDEWALK, DRIVEWAYS, WATER & SEWER MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC INFRASTRUCTURE ENGINEERING DIVISION.
4. ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY PLANNER AND CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY PLANNER AND CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
5. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
6. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
7. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.

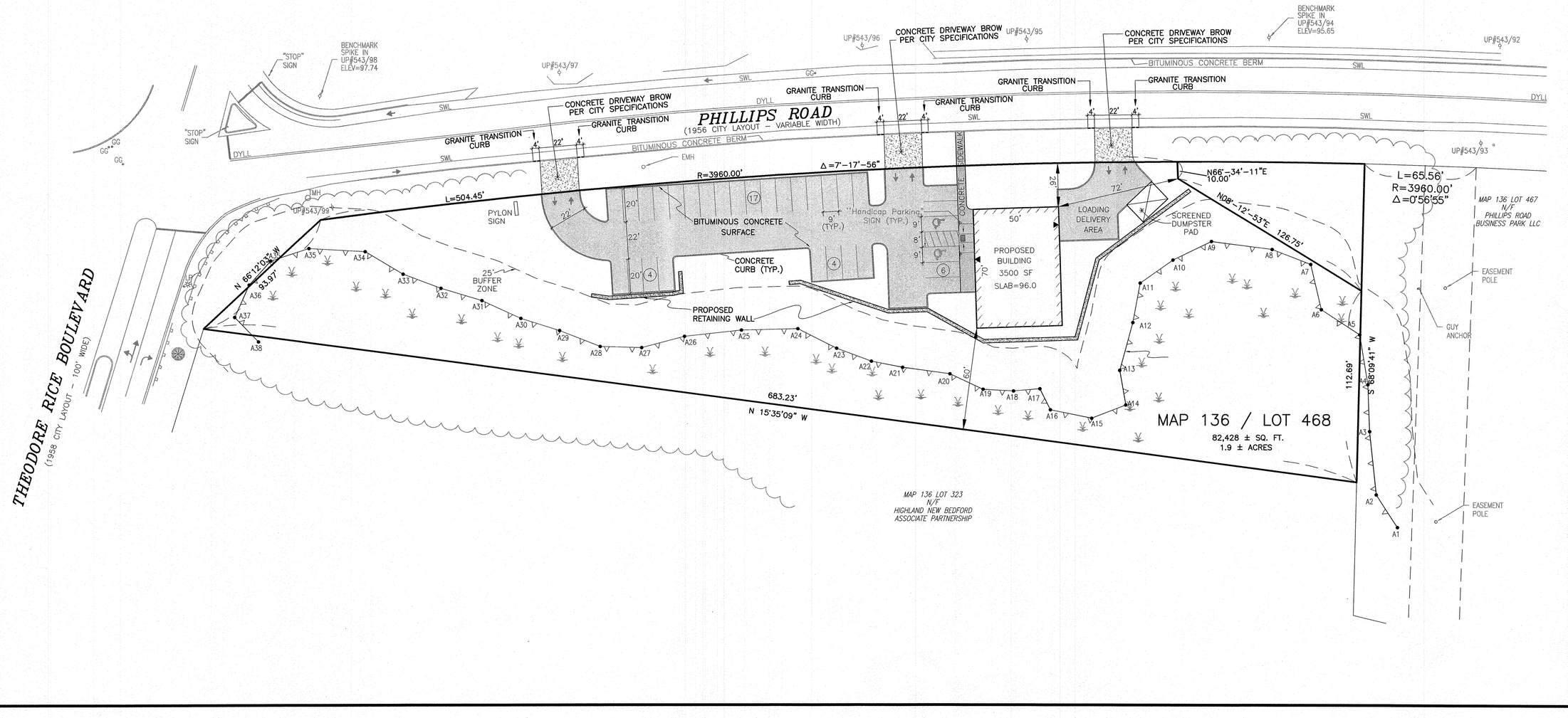
LEGEND

- PROPERTY LINE
- 94 EXISTING CONTOUR
- GUARDRAIL
- OHW OVERHEAD WIRES
- G GAS MAIN
- GG GAS GATE VALVE
- GS GAS SERVICE
- LP LIGHT POLE
- UP UTILITY POLE
- MW MONITORING WELL
- TREE LINE
- ELECTRICAL MANHOLE
- 2-17 2-18 EDGE OF BORDERING VEGETATED WETLANDS
- DYLL DOUBLE YELLOW LANE LINE



LOCUS MAP

SCALE: 1"=1,000'±



No.	Date	Revision Description	Chkd. by	Apprvd. by

scale: 1"=30'
date: MARCH 26, 2021
drawn: KJ
checked: SDG
approved: SDG
sheet 1 of 9
drawing number: SL-1

project: ASSESSOR'S MAP 136 - LOT 468
PHILLIPS ROAD
NEW BEDFORD, MASSACHUSETTS

client: PANAGAKOS DEVELOPMENT

drawing title: SITE LAYOUT

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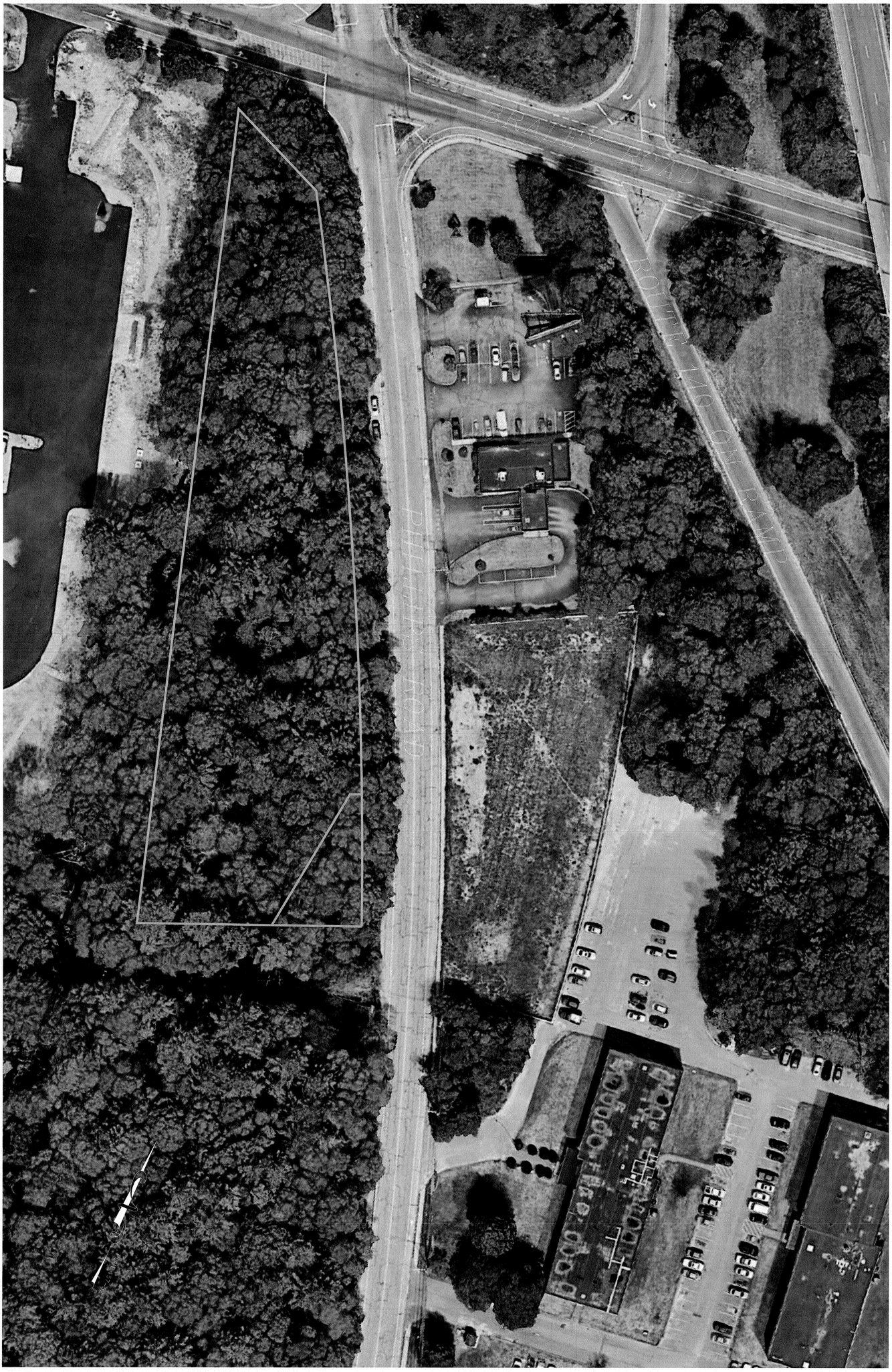
Acad No. NB 20-7638 PL.DWG
File No. 20-7638



Acad No. NB 20-7638 LOCUS MAP.DWG
File No. 20-7638

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Land Use Planning

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project:
ASSESSOR'S MAP 136 – LOT 468
PHILLIPS ROAD
NEW BEDFORD, MASSACHUSETTS

client:
PANAGAKOS DEVELOPMENT

drawing title:
LOCUS MAP

scale: 1"=40'
date: MAR. 26, 2021
drawn: KJ
checked: SDG
approved: SDG

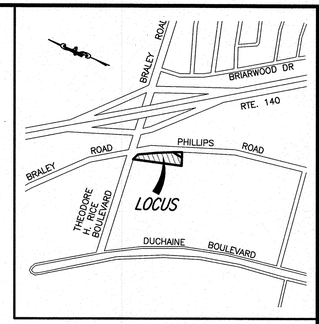
sheet 2 of 9
drawing number:
LM-1

No.	Date	Revision Description	Chkd. by	Appvd. by

COMMONWEALTH OF MASSACHUSETTS
STEVEN D. GIORGA
CIVIL
NO. 32165
REGISTERED
PROFESSIONAL ENGINEER

LEGEND

- PROPERTY LINE
- 94 EXISTING CONTOUR
- GUARDRAIL
- OHW OVERHEAD WIRES
- G GAS MAIN
- W WATER MAIN
- S SEWER LINE
- D DRAINAGE LINE
- CB CATCH BASIN
- DMH DRAIN MANHOLE
- SMH SEWER MANHOLE
- HYD FIRE HYDRANT
- WG WATER GATE VALVE
- GG GAS GATE VALVE
- GS GAS SERVICE
- LP LIGHT POLE
- UP UTILITY POLE
- MW MONITORING WELL
- TREE LINE
- EMH ELECTRICAL MANHOLE
- 2-17 2-18 EDGE OF BORDERING VEGETATED WETLANDS
- DYLL DOUBLE YELLOW LANE LINE
- 95 PROPOSED CONTOUR
- 95.8 PROPOSED SPOT GRADE
- CB PROPOSED CATCH BASIN
- RD PROPOSED ROOF DRAIN



LOCUS MAP

SCALE: 1"=1,000'±

STORMWATER INFILTRATION SYSTEM #1
(35) CULTEC RECHARGE 330XLHD UNITS
5 ROWS, 7 UNITS/ROW

PHILLIPS ROAD
(1956 CITY LAYOUT - VARIABLE WIDTH)

THEODORE RICE BOULEVARD
(1958 CITY LAYOUT - 100' WIDE)

BENCHMARK SPIKE IN UP#543/98 ELEV=97.74

BENCHMARK SPIKE IN UP#543/94 ELEV=95.65

"STOP" SIGN

PYLON SIGN

PROPOSED SILT FENCE

SNOW REMOVAL STORAGE AREA

8" HDPE HEADER

6" PVC SDR 35 S=0.010

CB#2 STORMCEPTOR 450i F&G=93.5 INV.=90.5

CB#2 STORMCEPTOR 450i F&G=94.4 INV.=90.5

PROPOSED BUILDING 3500 SF SLAB=96.0

LOADING DELIVERY AREA

SCREENED DUMPSTER PAD

SIDEWALK

CONCRETE

BITUMINOUS CONCRETE BERM

PROPOSED 6" PVC SEWER SERVICE

WATER SERVICE

HYDRANT

EASEMENT POLE

GUY ANCHOR

TP#102

C.O.

N 66°-12'-03"-W 83.97'

L=504.45'

R=3960.00' Δ=7°-17'-56"

L=614.45'

N66°-34'-11"E 10.00'

N08°-12'-53"E 126.75'

L=65.56'
R=3960.00'
Δ=0°56'55"

S 68°09'41" W 112.69'

N 15°35'09" W 683.23'

N 83°45'19" E 1025.00'

18" INV.=86.56

18" INV.=86.67

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project: ASSESSOR'S MAP 136 - LOT 468
PHILLIPS ROAD
NEW BEDFORD, MASSACHUSETTS

client: PANAGAKOS DEVELOPMENT

drawing title: SITE GRADING

scale: 1"=30'
date: MARCH 26, 2021
drawn: KJ
checked: SDG
approved: SDG
sheet 3 of 9
drawing number: SG-1

Acad No. NB 20-7638 PL.DWG
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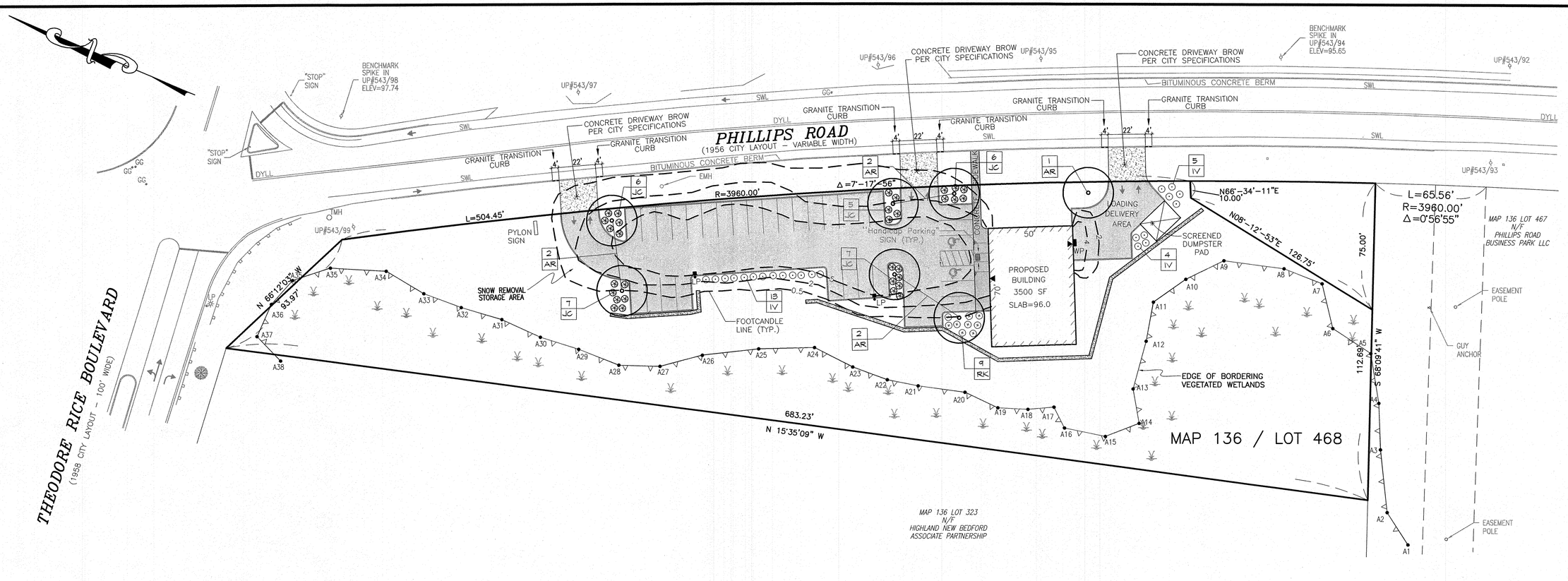
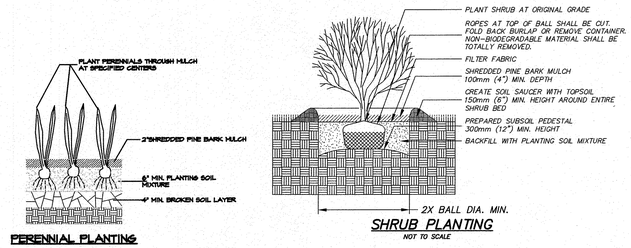
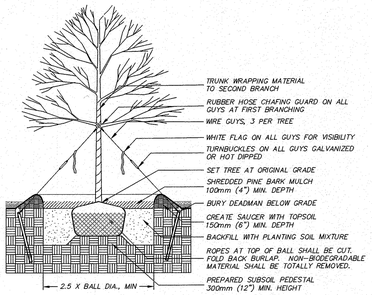


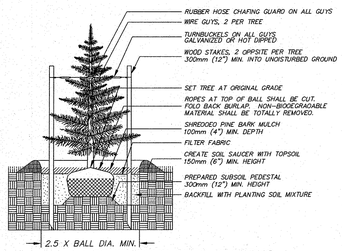


PERENNIAL PLANTING

SHRUB PLANTING
NOT TO SCALE



DECIDUOUS TREE PLANTING
NOT TO SCALE



CONIFEROUS TREE PLANTING
NOT TO SCALE

PLANTING NOTES

1. All new lawn areas shall receive a minimum of 6 inches topsoil of the proper pH and organic content suitable for the healthy growth of lawns. These areas shall be seeded with a fine blade lawn grass seed.
2. All tree and shrub pits shall be at least 2 feet wider and 1 foot deeper than the tree or shrub root ball to be planted in it. Backfill shall be high quality loam of the proper pH and organic content suitable for the healthy growth of plant materials.
3. All areas to be mulched shall receive 4 inches minimum 100 % shredded bark mulch within 48 hours of planting. Unless otherwise noted in planting details.
4. All plants shall be nursery grown and conform to the latest edition of "ANSI Z60.1, American Standard for Nursery Stock."
5. Plants shall conform to the botanical name as indicated in the latest edition of "American Joint Committee of Horticultural Nomenclature, Standardized Plant Names."
6. Plants shall be handled at all times in accordance with the best horticultural practices. Plants in-leaf shall be sprayed with anti-desiccant before digging. Plants shall be dug with firm natural balls and shall conform to the ratios and sizes specified in ANSI Z60.1. B & B plants shall be wrapped in burlap and tied firmly. Plant materials shall be delivered immediately prior to placement, shall be kept moist and shall be protected from sun and wind. Plants having broken or cracked balls prior to or during planting will not be accepted.
7. All trunks of deciduous trees shall be wrapped immediately after planting with tree wrap. Wrap shall be wound spirally, from the bottom of the trunk to the second branches. All trees shall be staked or guyed immediately after planting in accordance with best horticultural practices.
8. The periods for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
9. All disturbed areas shall be loamed and seeded as directed in note #1 above.
10. All locations of existing utilities may not be shown on this plan. See other plan sheets for utility locations. Contractor shall be solely responsible for determining actual locations of existing utilities. Utility conflicts may require adjustments to proposed construction. Contractor shall be responsible for repair of any utilities damaged during construction.
11. Planting beds adjacent to the building shall contain a mix of perennials.

LIGHTING NOTES:

1. POLE LIGHTS SHALL BE RAB LIGHTING MODEL #ALED3T260/D10, BRONZE COLOR, 18' MOUNTING HEIGHT, OR APPROVED EQUAL.
2. WALL PACKS SHALL BE E-CONOLIGHT MODEL #E-WP8 SERIES LED LIGHTING OR APPROVED EQUAL.

PLANT LIST			
Symbol	Quantity	Name	Size
AR	7	ACER RUBRUM 'OCTOBER GLORY'	2"-2.5" cal.
		October Glory Red Maple	B&B
JC	31	JUNIPERUS CH. PFITZERIANA 'COMPACTA'	2 Gallon
		Compact Pfitzer Juniper	Container
IV	22	ITEA VIRGINCIA 'LITTLE HENRY'	2 Gallon
		Little Henry Sweetspire	Container
RK	9	ROSA 'KNOCKOUT'	2 Gallon
		Knockout Rose	Container

COMMONWEALTH OF MASSACHUSETTS
STEVEN D. GRONDA
REGISTERED LANDSCAPE ARCHITECT
NO. 32165

No.	Revision Description	Date	Chkd. by	Apprvd. by

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date: MARCH 26, 2021
drawn: KJ
checked: SDG
approved: SDG
sheet 4 of 9
drawing number: SL-1

project: ASSESSOR'S MAP 136 - LOT 468
PHILLIPS ROAD
NEW BEDFORD, MASSACHUSETTS
client: PANAGAKOS DEVELOPMENT
drawing title: LANDSCAPING AND LIGHTING PLAN

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Acad No. NB 20-7638 PL.DWG
File No. 20-7638

LEGEND

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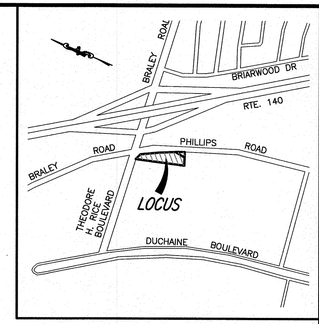
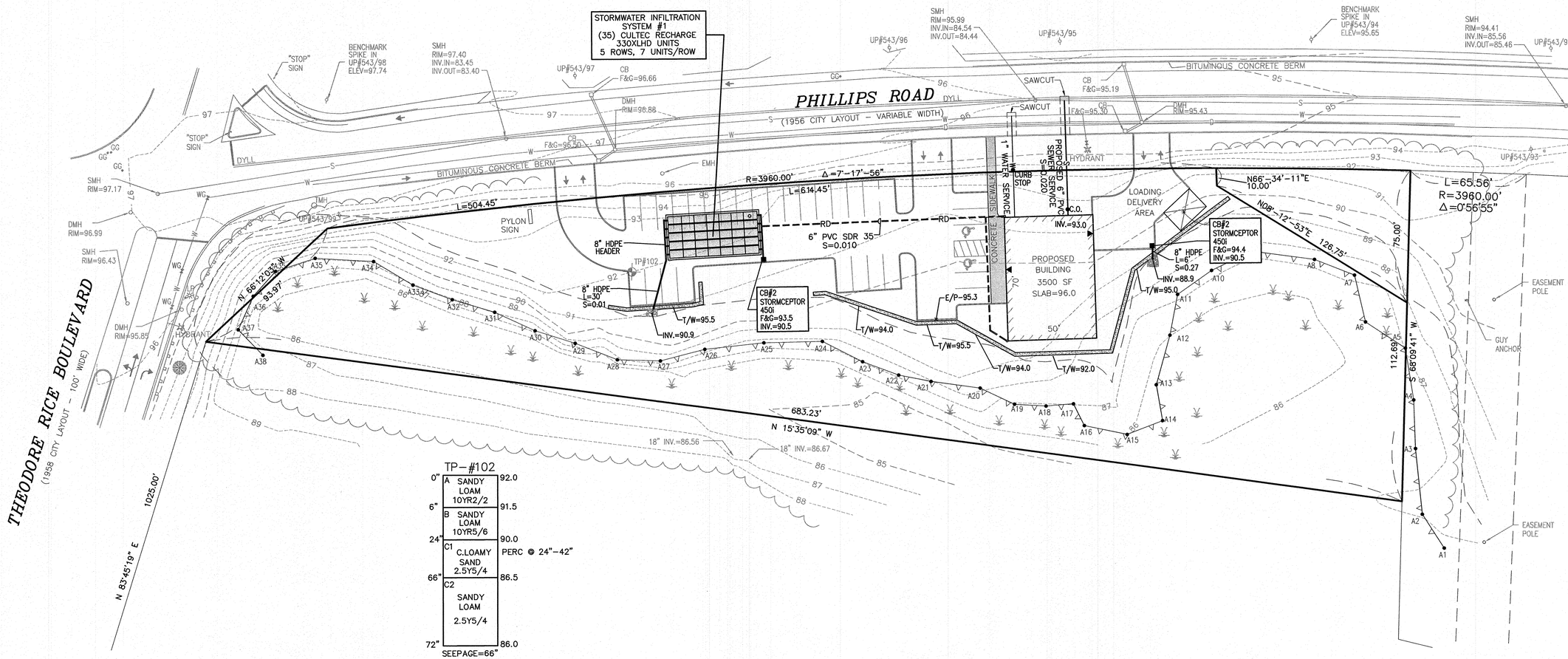
- TREE LINE
- EMH ELECTRICAL MANHOLE
- 2-17 2-18 EDGE OF BORDERING VEGETATED WETLANDS
- DYLL DOUBLE YELLOW LANE LINE



LOCUS MAP

SCALE: 1"=1,000'±



TP-#102

0"	A SANDY LOAM 10YR2/2	92.0
6"	B SANDY LOAM 10YR5/6	91.5
24"	C1 C.LOAMY SAND 2.5Y5/4	90.0
66"	C2 SANDY LOAM 2.5Y5/4	86.5
72"		86.0

PERC @ 24"-42"

SEEPAGE=66"
ELEV=86.5
RATE: 1" IN 2 MIN

DATE: 1/13/06
PERFORMED BY: RICHARD R. RICCIO III, P.E.

COMMONWEALTH OF MASSACHUSETTS
STEVEN D. GIORDA
NO. 32165
REGISTERED PROFESSIONAL ENGINEER

No.	Revision Description	Date	Chkd. by	Apprvd. by

project: ASSESSOR'S MAP 136 - LOT 468
PHILLIPS ROAD
NEW BEDFORD, MASSACHUSETTS

client: PANAGAKOS DEVELOPMENT

drawing title: SITE UTILITIES

scale: 1"=30'
date: MARCH 26, 2021
drawn: KJ
checked: SDG
approved: SDG
sheet number: 5 of 9
drawing number: SU-1

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File No. 20-7638

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- TP#102 TEST PIT
- TREE LINE
- EMH ELECTRICAL MANHOLE
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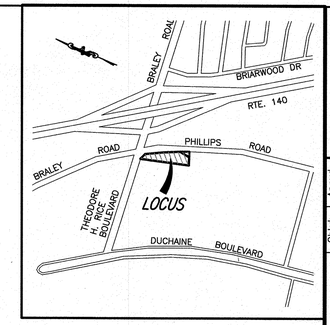
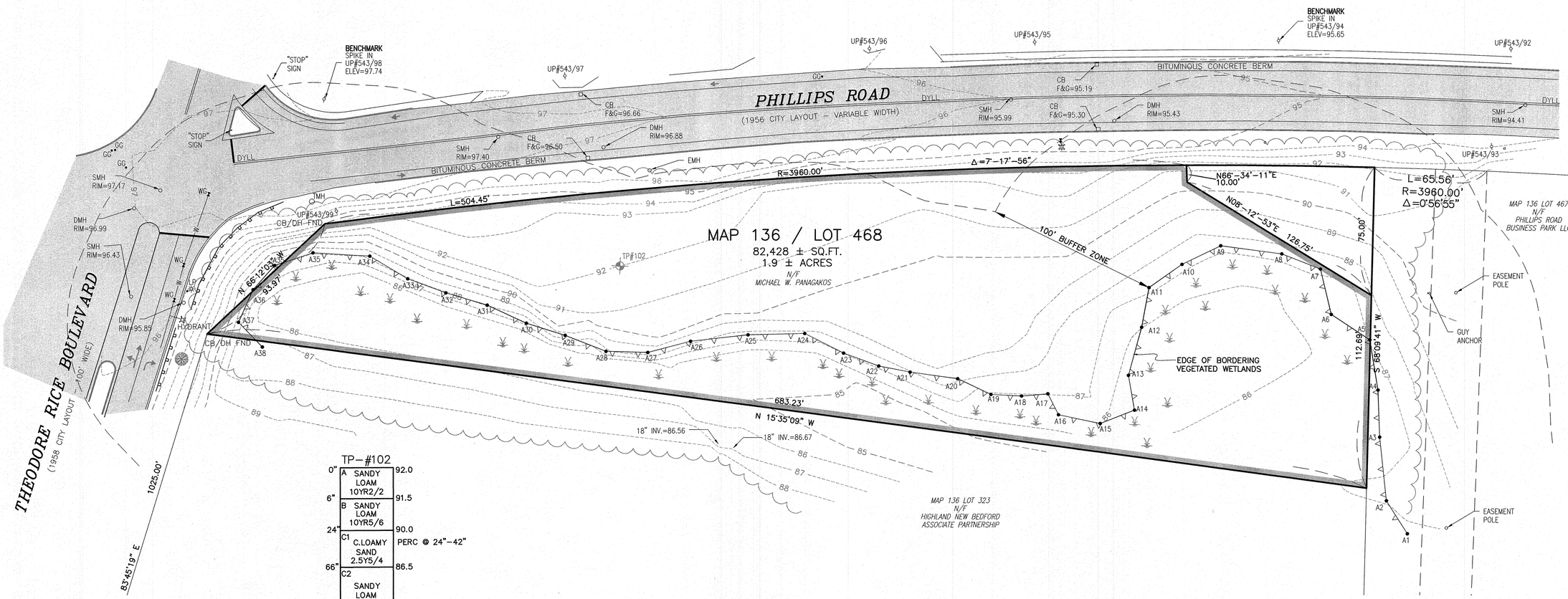


LOCUS MAP

SCALE: 1"=1,000'±



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6"	B SANDY LOAM 10YR5/6	91.5
24"	C1 C.LOAMY SAND 2.5Y5/4 — PERC @ 24"-42"	90.0
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72"		86.0

SEEPAGE=66"
ELEV=86.5
RATE: 1" IN 2 MIN
DATE: 1/13/06
PERFORMED BY: RICHARD R. RICCIO III, P.E.

COMMONWEALTH OF MASSACHUSETTS — STEVEN D. GOOKIN — CIVIL — NO. 32165 — REGISTERED PROFESSIONAL ENGINEER

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scale: 1"=30'
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drawing number: EC-1

project: ASSESSOR'S MAP 136 - LOT 468
PHILLIPS ROAD
NEW BEDFORD, MASSACHUSETTS

client: PANAGAKOS DEVELOPMENT

drawing title: EXISTING CONDITIONS

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Acad No. NB 20-7638 EC.DWG
File No. 20-7638

NOTES:

1. ALL BMP EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY SITE WORK.
2. EROSION CONTROL BMP'S SHALL CONFORM TO THE US EPA, NPDES, MA DEP AND MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS.
3. CONTRACTOR SHALL HAVE WATER AVAILABLE FOR DUST CONTROL OR, AS AND ALTERNATIVE, AN APPROVED DUST CONTROL AGENT CAN BE UTILIZED.
4. MATERIAL STOCKPILE SHALL BE AS NOTED. SAFETY FENCING SHALL BE USED AROUND STOCKPILES THAT EXCEED 10' IN HEIGHT.
5. SILT FENCE SHALL BE SET ON DOWNGRADIENT EDGE OF ANY STOCKPILE.

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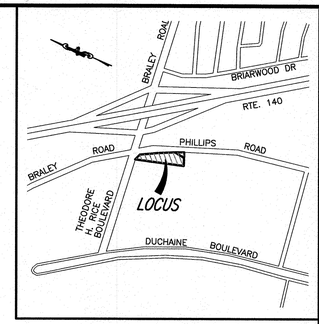

LOCUS MAP
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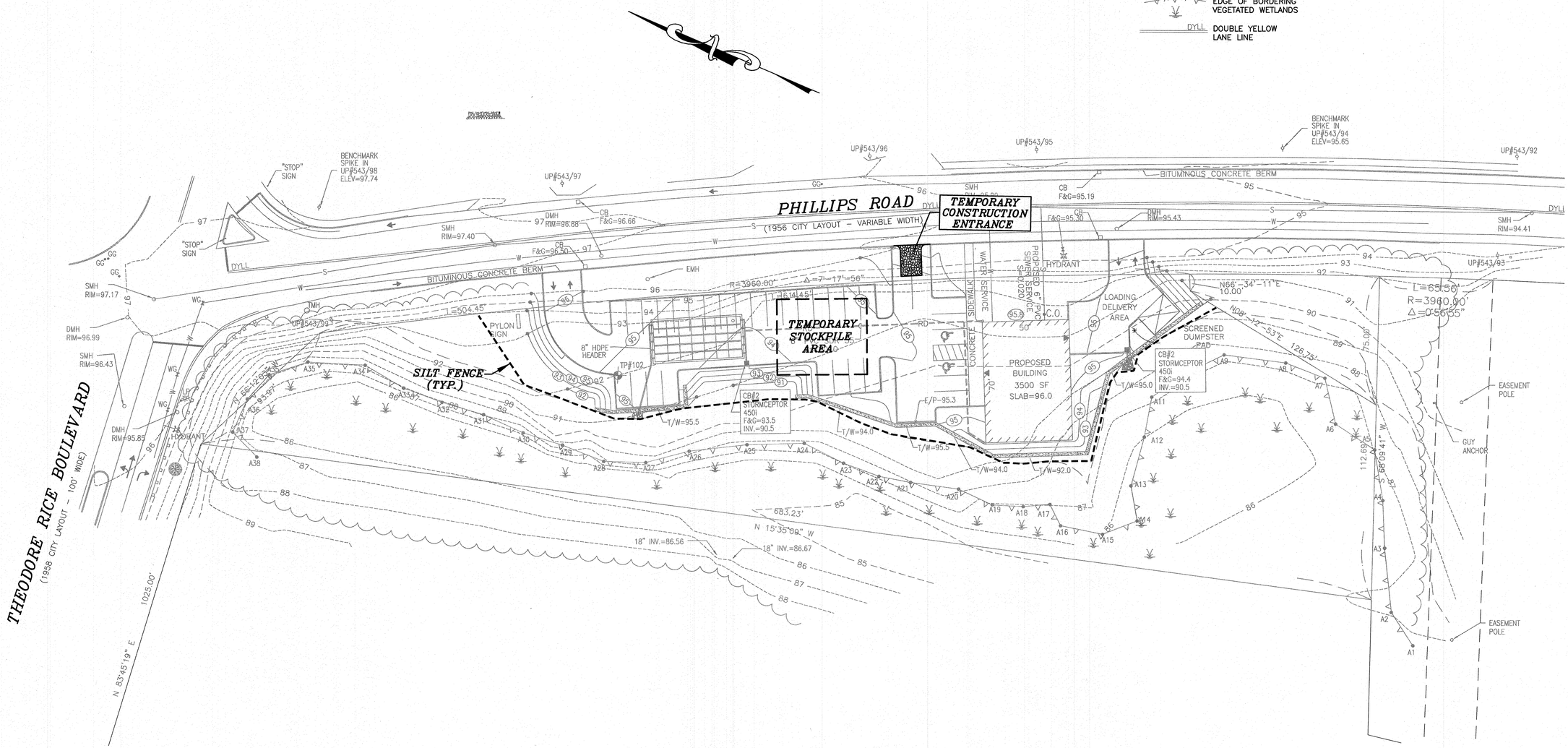

No.	Revision Description	Date	Appvd. by

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scale: 1"=30'
date: MARCH 26, 2021
drawn: KJ
checked: SDG
approved: SDG
sheet 7 of 9
drawing number: ER-1

project: ASSESSOR'S MAP 136 - LOT 468
PHILLIPS ROAD
NEW BEDFORD, MASSACHUSETTS

client: PANAGAKOS DEVELOPMENT

drawing title: EROSION CONTROL PLAN

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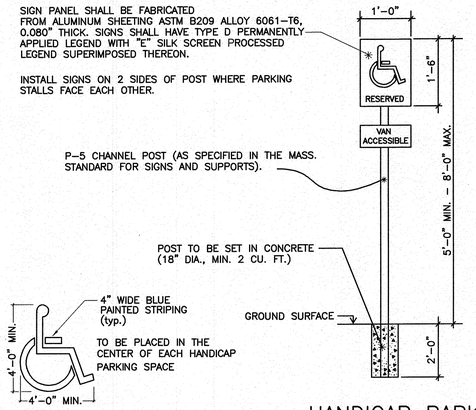
SIGN PANEL SHALL BE FABRICATED FROM ALUMINUM SHEETING ASTM B209 ALLOY 6061–T6, 0.080" THICK. SIGNS SHALL HAVE TYPE D PERMANENTLY APPLIED LEGEND WITH "E" SILK SCREEN PROCESSED LEGEND SUPERIMPOSED THEREON.

INSTALL SIGNS ON 2 SIDES OF POST WHERE PARKING STALLS FACE EACH OTHER.

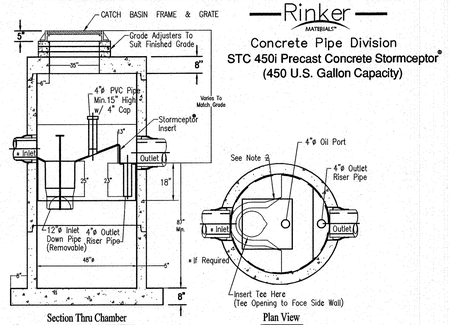


HANDICAP PARKING SPACE INDICATOR

NOT TO SCALE

HANDICAP PARKING SPACE SIGN

NOT TO SCALE



Rinker MATERIALS

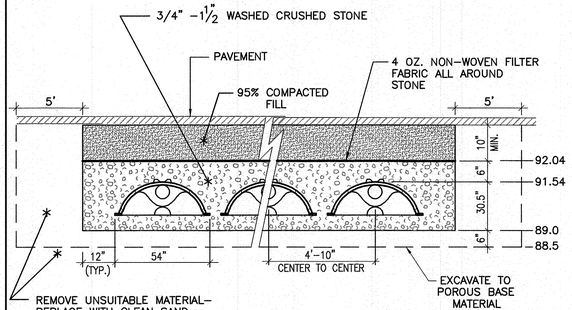
Concrete Pipe Division
STC 450i Precast Concrete Stormceptor®
(450 U.S. Gallon Capacity)

Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 027

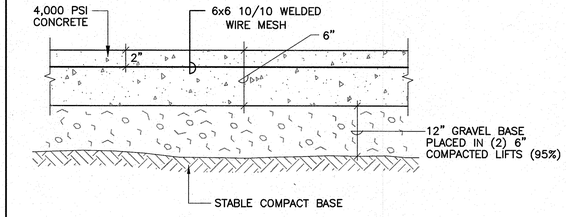
PRECAST STORMCEPTOR SYSTEM

(NOT TO SCALE)



CULTEC CONTACTOR 330XLHD TYPICAL CROSS SECTION DETAIL RECHARGE CHAMBER SYSTEM

NOT TO SCALE



TRASH ENCLOSURE PAD

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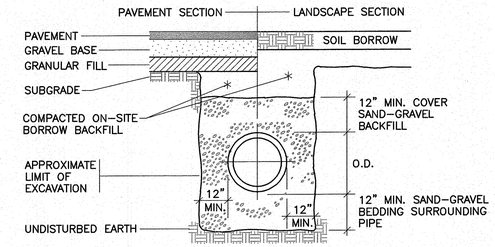
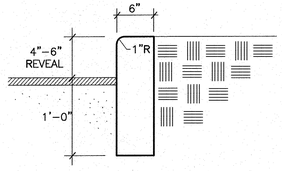


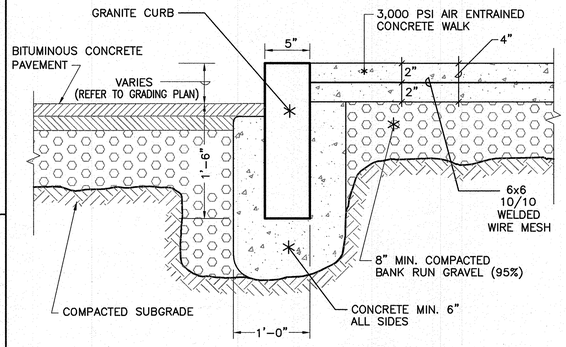
TYPICAL STORM DRAIN TRENCH SECTION

NOT TO SCALE



PRECAST CONCRETE CURB

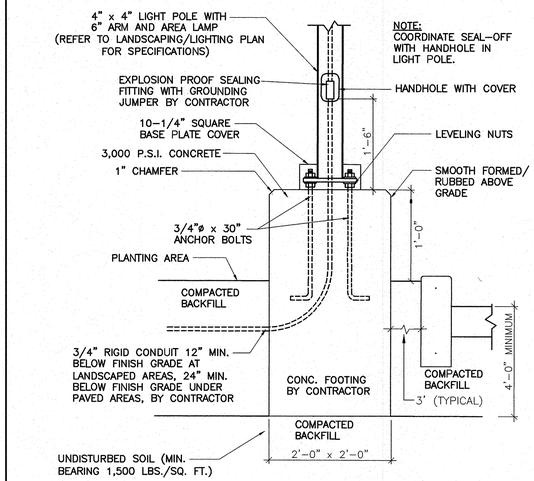
NOT TO SCALE



NOTE: PROVIDE CONTROL JOINT & EXPANSION AS REQUIRED FOR CONCRETE WALK.

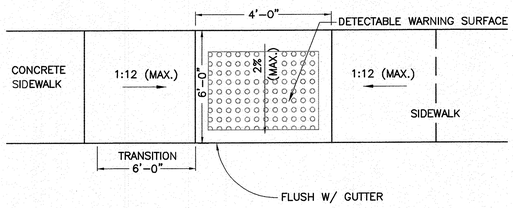
TYPICAL CONCRETE WALK–CURB DETAIL

NOT TO SCALE



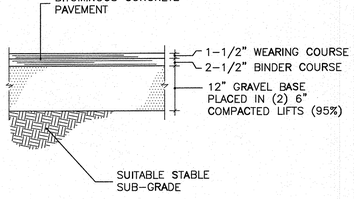
LIGHT POLE DETAIL

NOT TO SCALE



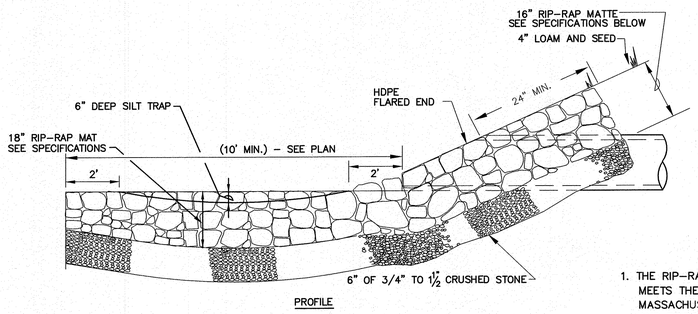
HANDICAP RAMP DETAIL

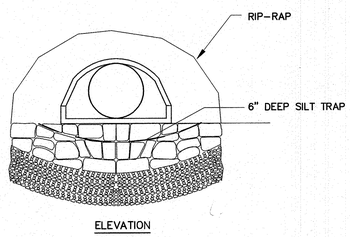
(NOT TO SCALE)



PAVING SECTION

NOT TO SCALE



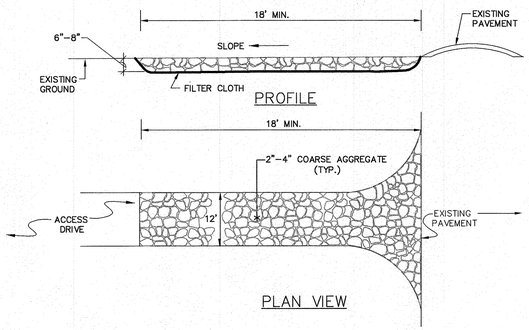


RIP–RAP SPECIFICATIONS

1. THE RIP–RAP SHALL BE COMPRISED OF DURABLE STONE WHICH MEETS THE REQUIREMENTS OF THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES M2.02.3 (STONE FOR PIPE ENDS.)
2. THE RIP–RAP SHALL BE UNDERLAYED WITH A FILTER BLANKET CONSISTING OF 3/4" TO 1½" CRUSHED STONE.
3. THE FILTER BLANKET NEED NOT BE COMPACTED, BUT SHALL BE GRADED TO A UNIFORM SURFACE WITH A MINIMUM THICKNESS OF 6".

FLARED END W/RIP–RAP DETAIL

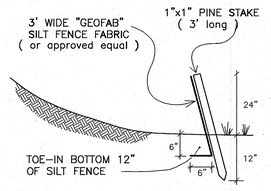
NOT TO SCALE



THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAY. INSTALL TOP DRESSING WITH ADDITIONAL STONE AS NECESSARY. TRAPPED SEDIMENT WILL BE CLEANED OUT AS NEEDED. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO THE PUBLIC RIGHT–OF–WAY WILL BE REMOVED PROMPTLY.

TEMPORARY CONSTRUCTION ENTRANCE/EXIT

N.T.S.



SILT / EROSION CONTROL FENCING

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
STEVEN D. GEDDES
NO. 32145
REGISTERED PROFESSIONAL ENGINEER

No.	Date	Revision Description	Chkd. by	Apprvd. by

scale: AS NOTED
date: MARCH 26, 2021
drawn: NAD
checked: SDG
approved: SDG
sheet 8 of 9
drawing number: DET–1

project: ASSESSOR'S MAP 136 – LOT 468
PHILLIPS ROAD
NEW BEDFORD, MASSACHUSETTS

client: PANAGAKOS DEVELOPMENT

drawing title: DETAIL SHEET #1

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www.cecinc.com

Acad No. NB 16–6434 DETAIL SHEET 1.DWG
File No. 16–6434

GENERAL NOTES:

1. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THESE PLANS ARE BASED ON FIELD AND RECORD INFORMATION AND, THEREFORE, MAY NOT COMPLETELY DEPICT ALL EXISTING UTILITIES.
3. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS ARE FOUND TO DIFFER WITH THESE DRAWINGS.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THE ABUTTING AREA AND UTILITIES IN THE CONSTRUCTION OF THIS SITE. REPAIR OF DAMAGED PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL CONSTRUCTION.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE CONSTRUCTION SPECIFICATIONS, LATEST REVISION.
7. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF NEW BEDFORD DPI STANDARDS.
8. DEVELOPER SHALL INSPECT EXISTING WATER AND SEWER SERVICES PRIOR TO USE.
9. THE PROPOSED CONCRETE SIDEWALK AND DRIVEWAY APRONS MUST MEET CURRENT A.D.A. AND CITY STANDARDS. THE PROPOSED DRIVEWAYS SHALL BE 6" CEMENT CONCRETE WITH 6"x6" GAUGE WIRE MESH.
10. ALL DRIVEWAY PERMITS ARE SUBJECT TO TRAFFIC COMMISSION APPROVAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 24 HOURS IN ADVANCE TO ENSURE THE PROPOSED SIDEWALK AND DRIVEWAY APRONS AND WHEELCHAIR RAMPS WILL MEET THE CURRENT A.D.A. AND CITY OF NEW BEDFORD STANDARDS.
11. PERMITS FOR DRAINAGE, WATER, SIDEWALKS AND DRIVEWAYS MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC INFRASTRUCTURE (DPI) ENGINEERING DIVISION BY OWNER.
12. ALL UTILITY WORK TO BE CONDUCTED PER DPI SPECIFICATION.
13. THE DEVELOPER AND SITE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE PRIOR TO START OF CONSTRUCTION.
14. UPON COMPLETION OF THE PROJECT, THE ENGINEER MUST SUBMIT AS-BUILT DRAWINGS IN CADD FORMAT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

LONG TERM POLLUTION PREVENTION PLAN

1. Waste Disposal
All waste materials will be collected and stored in a securely lidded metal dumpster from a licensed contractor. The dumpster will be emptied a minimum of once per week or as necessary. No construction waste is to be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal. The individual, who manages the day-to-day site operations, will be responsible for seeing these procedures are followed.

2. Hazardous Waste
All hazardous waste materials will be disposed of in a manner specified by Local, State, Federal regulation and in accordance with any manufacturer's recommendations.

3. Sanitary Waste
All sanitary waste will be collected in portable units installed on site. The portable units will be cleaned and emptied by a qualified licensed contractor.

4. Concrete Waste
All concrete washings will be disposed of in a designated area away from wetlands and any property line. When the concrete hardens it will be removed from the site.

5. Good Housekeeping Practices
A) Store only enough products on site to do the job.

B) All materials stored outside will be stored in a neat, orderly manner in the original containers.

C) Products will be kept in their original container with the original manufacturer's label.

D) The site contractor will inspect daily to ensure proper use and disposal of materials onsite.

6. Product Specific Practices
A) Petroleum Products:
1. Refueling vehicles will be DOT Certified and have SPCC Plans in place and contain emergency equipment to contain and clean up small spills.
2. All on site construction vehicles will be inspected for leaks and receive regular preventative maintenance to reduce the chance of leakage.
3. Petroleum products will be stored in tightly sealed containers, which are properly marked.

B) Fertilizers:
1. All fertilizers will be stored in a dry protected area and only used according to manufacturer's recommendation.

C) Concrete Trucks:
1. The site contractor is responsible for designating a safe area, away from abutting property and resource areas, for excess concrete disposal.

7. Spill Control Practices
In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for Spill Prevention and clean up during construction:
1. Manufacturer's recommended methods for spill clean up will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
2. All spills will be cleaned up immediately after discovery.
3. If any threat of explosion or life threatening condition, all personnel will be evacuated from the area to a safe location and the site supervisor shall contact the local fire department for assistance.
4. The spill area will be ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
5. The site contractor responsible for day-to-day operations will be the spill prevention and clean up coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup.

OPERATION & MAINTENANCE PLAN
STORMWATER MANAGEMENT SYSTEM

1. Stormwater Management Owner:
PANAGAKOS DEVELOPMENT
133 FAUNCE CORNER ROAD
DARTMOUTH, MA 02747

2. Responsible Parties:
During the construction period, the Owner's contractor will be responsible for the Operation/Maintenance of the system. When the construction is accepted, the responsibility for the maintenance will shift to the System Owner.

3. Schedule for Inspection/Maintenance:
A. The Stormwater Management System shall be inspected annually and cleared of debris, sediment and vegetation when they affect the functioning and/or design capacity of the system. The inspection should be made during wet weather conditions.
B. Where lack of maintenance is causing or contributing to a water quality problem, immediate action shall be taken by the Owner to correct the problem.
C. Catch basins shall be inspected twice per year and cleaned as needed. Stormceptor units shall be maintained in accordance with the manufacturer's recommendations.
D. All actions required to maintain the stormwater management system for the purpose it was designed and constructed must be performed within 30 days following the maintenance inspection.
E. During construction, the contractor shall inspect all erosion control barriers and drainage structures after every rainfall event. The erosion control barriers shall be repaired as needed and accumulated silt and debris shall not be allowed to wash into the adjacent resource area. After all construction is completed, the project area shall be cleared of any sediment or debris.
F. All drainage swales shall be checked twice per year for slope integrity, soil moisture, vegetative health, soil stability, soil compaction, ponding, and sediment accumulation. Repair and sediment removal shall occur as needed.

4. Access
Access to the stormwater system will be available from the upland portion of the site.

5. Public Safety
The Contractor will comply with all OSHA regulations during construction. Competent and trained personnel will accomplish the cleaning of the drainage swales.

6. Illicit Discharge Compliance
The project, as designed, does not include any illicit discharges to the stormwater management system or the environment in general. There will be no hazardous materials stored in the project area and there are no wastewater discharge streams associated with this project.

7. Funding for O/M
The cost of maintenance shall be the responsibility of the owner. The projected annual inspection / maintenance cost is approximately $1,000.

EROSION & SEDIMENTATION CONTROL PROGRAM

1. All Sediment and Erosion Control measures shall be executed in accordance with the following requirements and the NPDES Stormwater Pollution Prevention Plan. (SWPPP).
2. Those areas undergoing actual construction will be left in an untreated or unvegetated condition for a minimum time. Areas shall be permanently stabilized within 15 days of final grading and temporarily stabilized within 30 days of initial disturbance if the disturbance is within 100 feet of a wetland resource area.
3. Sediment barriers (Silt Fence) shall be installed prior to any soil disturbance of the upgradient contributing drainage area. Mulch netting shall be used to anchor mulch in all areas with slopes greater than 8.0% after October 1st if permanent stabilization has not occurred. Silt fencing shall be anchored to supplemental steal posts set 8 feet on center.
4. Construction to commence in a phased manner as appropriate.
5. All control measures will be inspected at least once each week and following any storm event of 0.5 inches of precipitation or greater.
6. All measures will be maintained in good working order; if repair is necessary, it will be initiated within 24 hours of report.
7. Built up sediment will be removed from the erosion control silt fence when it has reached one-third the height of the fence or bale.
8. Silt fence will be inspected for depth of sediment, tears and to see if fabric is securely attached to the fence posts, and the posts are firmly in the ground.
9. Any temporary sediment basin used will be inspected for depth of sediment. Any build up of sediment will be removed when it reaches 10% of the design capacity or at the completion of the project.
10. Temporary and permanent seeding and planting will be inspected for bare spots, washouts and healthy growth. Reseed as necessary.
11. No slopes, either permanent of temporary, shall be steeper than two to one (2 to 1) unless noted otherwise. All final vegetated slopes shall be 3:1 or less.
12. If final seeding of the disturbed areas is not completed 45 days prior to the first killing frost, use temporary mulch or dormant seeding to protect the site and delay seeding until the next recommended seeding period.
13. Temporary seeding of disturbed areas that have not been final graded shall be completed 45 days prior to the first killing frost to protect from spring runoff problems.
14. Revegetation measures will commence upon completion of construction except as noted above. All disturbed areas not otherwise stabilized will be graded, smoothed, and prepared for final seeding as follows:

    A) The topsoil shall have sandy loam texture relatively free of subsoil material, stones, roots, lumps of soil, tree limbs, trash or construction debris, and shall be placed to a minimum depth of four (4) inches on all loam and seed areas or as specified on the drawings.

    B) Apply fertilizer at a rate of 650 lb per acre or 14.9 lb per 1,000 SF Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at manufacturer's recommended rate.

    C) The design mix for seeding shall be in accordance with Landscape Plan Design. The seed mix shall be inoculated twenty-four (24) hours before mixing and planting, with appropriate inoculum for each variety.
15. All temporary erosion control measures shall be removed once the site is stabilized to the satisfaction of the Project Engineer and the Conservation Commission.
16. The contractor must repair or reseed any areas that do not develop within the period of one year and shall do so at no additional expense to the owner.
17. The normal acceptable seasonal seeding dates are April 1st through June 15th and August 15th through September 30th.
18. Stockpiles of topsoil shall not be located near the wetlands. They shall have side slopes no greater than 1:1. An erosion control barrier shall be set on the down gradient edge of all stockpile areas.
19. A maintenance and inspection report will be made after each inspection. A copy of the report form completed by the inspector shall be kept on site.
20. Construction site supervisor will be responsible for training workers in all inspection and maintenance practices necessary for keeping erosion and sediment controls in good working order.

COMMONWEALTH OF MASSACHUSETTS
STEVEN D. GROSSA
No. 39145
REGISTERED PROFESSIONAL ENGINEER

No.	Revision Description	Date	Chkd. by	Apprvd. by

scale: AS NOTED
date: MARCH 26, 2021
drawn: NAD
checked: SDG
approved: SDG
sheet 9 of 9
drawing number: DET-2

project: ASSESSOR'S MAP 136 - LOT 468
PHILLIPS ROAD
NEW BEDFORD, MASSACHUSETTS

client: PANAGAKOS DEVELOPMENT

drawing title: DETAIL SHEET #2

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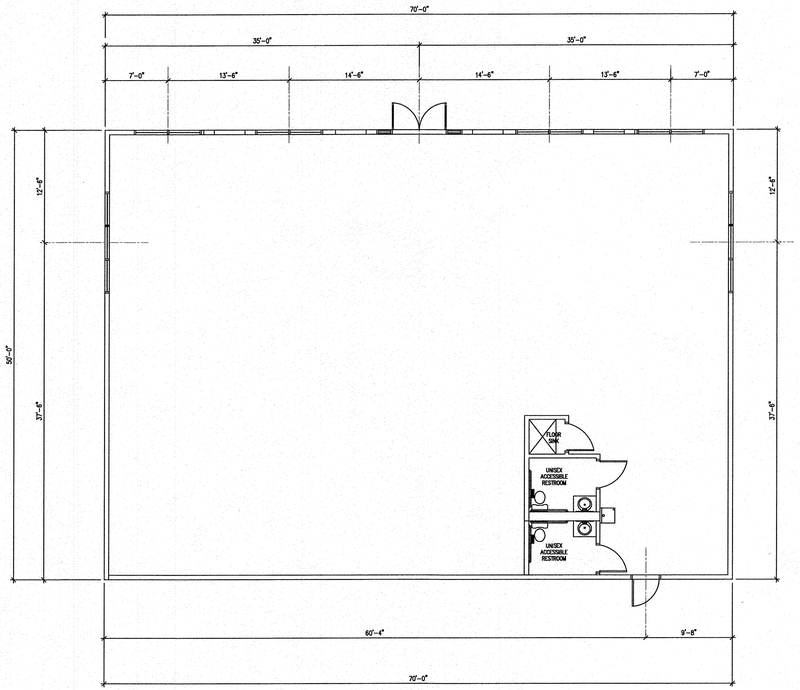
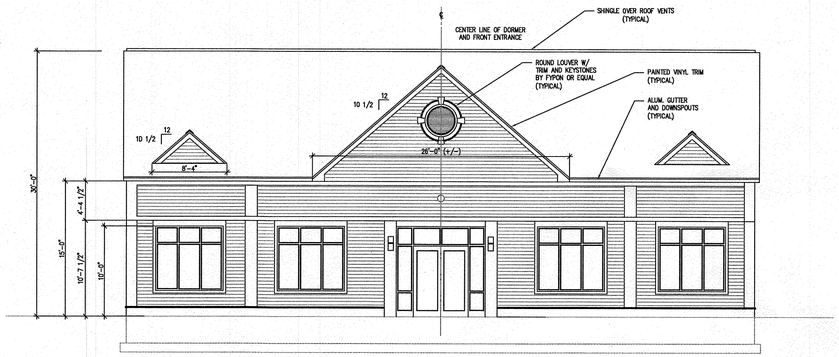
Acad No. NB 16-6434 DETAIL SHEET 2.DWG
File No. 16-6434



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0" 50'-0" X 70'-0" = 3500 S/F



FRONT ELEVATION - FACING PARKING LOT

SCALE: 1/8"=1'-0"

SIDE LEFT ELEVATION - FACING PHILLPS ROAD

SCALE: 1/8"=1'-0"

SIDE RIGHT ELEVATION - FACING BACK OF THE LOT

SCALE: 1/8"=1'-0"

PROGRESS 04/23/2021

CONTRACTOR :

DESIGN CONCEPTS OF NEW ENGLAND
857 HIGH STREET
BRIDGEWATER, MA 02324
508-279-1659 tel.

PROJECT NAME : **PROPOSED NEW BUILDING**
PHILLIPS ROAD
NEW BEDFORD, MASSACHUSETTS

		DATE:
2		
1		

DWG. SCALE: 1/8"=1'-0"
DRAWN BY: JLC
REVIEWED BY: DWD
DATE ISSUED:
PROJECT NO: 21-030