# TEMPLE LANDING II

# ES ASH STREET, NEW BEDFORD, MA

#### OWNER:

POAH UNITED FRONT FOUR, LLC PRESERVATION OF AFFORDABLE HOUSING, LLC 2 OLIVER STREET, BOSTON, MA 02019

#### ARCHITECT:

DREAM COLLABORATIVE LLC 31 ST JAMES AVE 6TH FLOOR, BOSTON, MA 02116

#### **ENGINEER:**

NITSCH ENGINEERING 2 CENTER PLZ #430, BOSTON, MA 02108

#### LANDSCAPE ARCHITECT:

DMLA

36 BROMFIELD STREET, BOSTON, MA 02108

#### ASSESSOR'S MAP AND PARCEL NUMBER:

51 LOT # 504

#### REGISTRY BOOK AND PAGE:

9648 PAGE # 251



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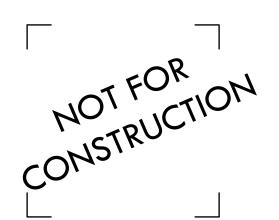


### TEMPLE LANDING II

370 MIDDLE STREET

#### 100% DESIGN DEVELOPMENT

10/15/21



COVERSHEET

**COOO** 

#### SEDIMENTATION AND EROSION CONTROL NOTES

- 1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH PUBLISHED EROSION CONTROL AND SEDIMENT GUIDELINES FOR MASSACHUSETTS (SEE REFERENCE BELOW, NOTE #7).
- 2. ANY EROSION AND SEDIMENT CONTROL MEASURES FOR THE STABILIZATION OF SLOPES ARE TEMPORARY FOR CONSTRUCTION PHASES ONLY. SEE GRADING PLAN FOR FINAL STABILIZATION OF SLOPES.
- 3. SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF AND DURING ALL PHASES OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO AND IMMEDIATELY AFTER ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- 4. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE LIMIT OF WORK. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
- 5. ALL POINTS OF CONSTRUCTION INGRESS OR EGRESS WILL BE PROTECTED WITH A STABILIZED CONSTRUCTION ENTRANCE TO PREVENT TRACKING OF MUD ONTO PUBLIC
- 6. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM (I.E. THROUGH THE USE OF STRAW BALES, CATCH BASIN SEDIMENT TRAPS, GRAVEL, BOARDS OR OTHER APPLICABLE METHODS)
- 7. THE CONTRACTOR INSTALLING THE ABOVE SHALL OBTAIN AND FOLLOW THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" PREPARED BY DEPARTMENT OF ENVIRONMENTAL PROTECTION. BUREAU OF RESOURCE PROTECTION, DATED MAY 1997, REPRINTED MAY 2003 (OR LATEST EDITION) AND THE 2012 NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. OR LATEST EDITION.
- 8. ALL DRAINAGE SWALES AND GROUND SURFACES WITHIN THE LIMIT OF WORK SHALL BE PROTECTED.
- 9. AFTER ANY SIGNIFICANT RAINFALL (0.25" OR GREATER), SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
- 10. ALL STOCKPILES SHALL BE PROTECTED AND LOCATED A MINIMUM OF 100' AWAY FROM EXISTING WATER BODIES OR WETLANDS & WITHIN THE LIMIT OF WORK. SOIL STOCKPILES SHALL BE PROTECTED FROM CONTACT WITH ONSITE STORMWATER RUNOFF USING TEMPORARY PERIMETER SEDIMENT BARRIERS. A COVER (TARP) OR APPROPRIATE TEMPORARY STABILIZATION WILL BE PROVIDED TO MINIMIZE SEDIMENT DISCHARGE.
- 11. STABILIZED PORTIONS OF A SITE SHALL BE INSPECTED AT LEAST ONCE PER MONTH.
- 12. ANY SEDIMENT TRACKED ONTO PAVED AREAS SHALL BE SWEPT AT THE END OF EACH

WORKING DAY.

- 13. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE.
- 14. ALL TOPSOIL ENCOUNTERED WITHIN THE WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. TOPSOIL NOT NEEDED AFTER COMPLETION OF ALL FINAL TOPSOIL SPREADING AND GRASSING SHALL BE REMOVED FROM THE SITE AND LEGALLY RECYCLED OR DISPOSED OF. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
- 15. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DENUDED SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF 14 CALENDAR DAYS OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE MULCHED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM
- 16. AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
- 17. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION AND SEDIMENT CONTROLS AT THE COMPLETION OF SITE CONSTRUCTION.
- 18. MEANS OF EROSION AND SEDIMENT PROTECTION AS NOTED ON THE DRAWINGS INDICATE THE MINIMUM PROVISIONS NECESSARY. ADDITIONAL MEANS OF PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED FOR CONTINUED OR UNFORESEEN EROSION PROBLEMS, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- 19. THE CONTRACTOR SHALL USE TEMPORARY SEEDING. MULCHING OR OTHER APPROVED STABILIZATION MEASURES TO PROTECT EXPOSED AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE. STOCKPILES THAT WILL BE EXPOSED FOR LONGER THAN 14 CALENDAR DAYS SHALL BE SEEDED WITH AN ANNUAL RYE.
- 20. SEE LANDSCAPE DRAWINGS FOR TREE PROTECTION DETAILS.

#### **DEMOLITION NOTES:**

- 1. SITE PREPARATION AND DEMOLITION SHALL INCLUDE THOSE AREAS WITHIN THE LIMIT OF WORK LINE AS SHOWN ON THE CONTRACT DOCUMENTS.
- 2. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- 3. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING DEMOLITION.
- 4. THE CONTRACTOR SHALL COORDINATE SITE DEMOLITION EFFORTS WITH ALL TRADES THAT MAY BE AFFECTED BY THE WORK.
- 5. ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS REQUIRED TO FACILITATE CONSTRUCTION. AND LEGALLY DISPOSED OF OFFSITE BY CONTRACTOR.
- 6. UTILITY PIPES DESIGNATED TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT THEIR ENDS WITH WATERTIGHT BRICK MASONRY OR CEMENT MORTAR WITH A MINIMUM THICKNESS OF 8 INCHES.
- 7. UTILITY PIPES DESIGNATED TO BE REMOVED SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF THE ENTIRE LENGTH OF PIPE AND BACKFILL AND 95% COMPACTION OF THE VOID WITH ORDINARY BORROW. WHEN THE VOID IS WITHIN THE FOOTPRINT OF THE NEW BUILDING, GRAVEL BORROW SHALL BE USED TO BACKFILL THE VOID.
- 8. UTILITY STRUCTURES DESIGNATED TO BE ABANDONED IN PLACE SHALL HAVE THEIR CAST IRON CASTINGS REMOVED AND DISPOSED, INLET AND OUTLET PIPES PLUGGED, THE BOTTOM OF THE STRUCTURES SHALL BE BROKEN, THE VOID OF THE STRUCTURES SHALL BE BACKFILLED AND COMPACTED TO 95% WITH ORDINARY BORROW OR FLOWABLE FILL, AND THE TOP OF THE STRUCTURE SHALL BE REMOVED SO THAT IT IS AT LEAST 36 INCHES BELOW FINISH GRADE.
- 9. UTILITY STRUCTURES DESIGNATED TO BE REMOVED SHALL CONSIST OF THE REMOVAL AND DISPOSAL OF CAST IRON CASTINGS, PLUGGING OF INLET AND OUTLET PIPES, REMOVAL OF THE STRUCTURE, AND BACKFILL AND 95% COMPACTION OF THE VOID WITH ORDINARY BORROW. WHEN HE VOID IS WITHIN THE FOOTPRINT OF THE NEW BUILDING. GRAVEL BORROW SHALL BE USED TO BACKFILL THE VOID.
- 10. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFFSITE.
- 11. AT ALL LOCATIONS WHERE EXISTING CURBING. CONCRETE PAVEMENT OR BITUMINOUS CONCRETE ROADWAY ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.
- 12. EXTEND DESIGNATED LIMIT OF WORK AS NECESSARY TO ACCOMPLISH ROUGH GRADING, EROSION CONTROL, TREE PROTECTION, AND SITE WORK AS REQUIRED BY THESE DRAWINGS AND SPECIFICATIONS.
- 13. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL RUBBISH AND DEBRIS FOUND THEREON. STORAGE OF SUCH MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL LEAVE THE SITE IN SAFE, CLEAN, AND LEVEL CONDITION UPON COMPLETION OF THE SITE DEMOLITION WORK.
- 14. REMOVE AND STOCKPILE ALL EXISTING SITE LIGHTS, BENCHES, TRASH RECEPTACLES, TRAFFIC SIGNS, GRANITE CURB, AND OTHER SITE IMPROVEMENTS WITHIN LIMIT OF WORK LINE UNLESS OTHERWISE NOTED.
- 15. ALL EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE TIME OF CONSTRUCTION. AS SPECIFIED AND DIRECTED BY THE LANDSCAPE ARCHITECT
- 16. BEFORE ANY TREES OR SHRUBS ARE REMOVED, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON THE SITE WITH THE OWNER OR OWNER'S REPRESENTATIVE TO IDENTIFY TREES AND SHRUBS THAT ARE TO BE REMOVED. AS WELL AS THOSE WHICH ARE TO BE PROTECTED. DO NOT COMMENCE CLEARING OPERATIONS WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
- 17. THE CONTRACTOR SHALL REMOVE FROM THE AREA OF CONSTRUCTION PAVEMENT, CONCRETE, CURBING, POLES AND FOUNDATIONS, ISLANDS, TREE BERMS AND OTHER FEATURES WITHIN THE LIMITS OF CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION WHETHER SPECIFIED ON THE DRAWINGS OR NOT.

#### **UTILITY NOTES:**

- 1. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE LOCAL MUNICIPALITY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS RELATED TO UTILITY WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL PERMISSIONS FOR, AND FOR CONDUCTING ALL PREPARATIONS RELATED TO, WORK AFFECTING ANY UTILITIES WITHIN THE JURISDICTION OF ANY NON-MUNICIPAL UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO ELECTRIC. TELEPHONE. AND/OR GAS. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 7 DAYS (OR PER UTILITY COMPANY REQUIREMENT) AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION.
- 3. THE CONTRACTOR SHALL MAINTAIN UTILITIES SERVICING BUILDINGS AND FACILITIES WITHIN OR OUTSIDE THE PROJECT LIMIT UNLESS THE INTERRUPTION OF SERVICE IS COORDINATED WITH THE OWNER.
- 4. ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
- 5. GAS, TELECOMMUNICATIONS AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC, AND PLUMBING CONSULTANTS.
- 6. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES OF NEW UTILITIES WITH GAS, TELECOMMUNICATION AND ELECTRICAL SERVICES.
- 7. INSTALL WATER LINES WITH A MINIMUM OF FIVE FEET OF COVER AND A MAXIMUM OF SEVEN FEET COVER FROM THE FINAL DESIGN GRADES.
- 8. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10-FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.
- 9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED AND/OR REMOVED & DISPOSED.
- 10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR GAS UTILITY SYSTEMS.
- 11. ALL ONSITE UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
- 12. ALL EXISTING AND PROPOSED MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, CASTINGS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL GRADING AND PAVING CONSTRUCTION.
- 13. ALL GRATES IN WALKWAYS SHALL BE ADA COMPLIANT.

#### **GENERAL NOTES:**

- TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION, AND EXISTING SITE FEATURES WERE OBTAINED FROM A PLAN ENTITLED "EXISTING CONDITIONS", PREPARED BY NITSCH ENGINEERING., LAST REVISED MAY 24, 2012.
- 2. FLOODPLAIN INFORMATION WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) NO. 25005C0393q. THE SITE IS IN ZONE X.
- 3. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82. SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFF.
- 4. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, ALSO REFERRED TO AS JACKIE'S LAW, AS DETAILED IN SECTION 520 CMR 14.00 OF THE CODE OF MASSACHUSETTS REGULATIONS.
- 5. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
- 6. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRESENCE AND LOCATIONS OF ALL UTILITIES WITHIN THE LIMIT OF WORK MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONTACTING THE CONTROLLING AUTHORITIES AND/OR UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND NITSCH ENGINEERING. ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE DETERMINATIONS AND CONTACTS SHALL BE BORNE BY THE CONTRACTOR.
- 7. THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMIT OF WORK AS DEFINED ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
- 8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- 9. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND CONSTRUCTION DOCUMENTS TO DEVELOP A THOROUGH UNDERSTANDING
- 10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PROJECT SITE AND TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATION IMMEDIATELY.
- 11. THE CONTRACTOR SHALL CONDUCT ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS.
- 12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ESTABLISHMENT AND USE OF ALL VERTICAL AND HORIZONTAL CONSTRUCTION CONTROLS.
- 13. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
- 14. FOR SOIL INFORMATION REFER TO GEOTECHNICAL REPORT

#### LIMIT OF WORK REMOVED AND DISPOSED IF IN CONFLICT WITH NEW SITE IMPROVEMENTS, OR AS

INDICATED ON DRAWINGS EROSION CONTROL BARRIER — x — — x — CONSTRUCTION FENCE

——D—— STORM DRAIN PIPE GAS PIPE

T/C TELECOM DUCTBANK 

——HHW —— HEATING HOT WATER REUSE WATER PIPE GREY WATER PIPE

> INLET PROTECTION ELEVATION CONTOURS \_\_\_\_\_ MATCH LINE

**CLEANOUT** AREA DRAIN

OF THE PROJECT, INCLUDING ANY SPECIAL CONDITIONS AND CONSTRAINTS.

#### PROPOSED LEGEND

EXISTING UTILITY TO BE ABANDONED,

——— W ——— DOMESTIC WATER PIPE FP FIRE PROTECTION PIPE ——— S ——— SANITARY SEWER PIPE

ELECTRIC DUCTBANK

HOT WATER PIPE/RETURN

> FUTURE UTILITY, SHOWN FOR INFORMATION ONLY

CENTERLINE \_\_\_\_\_

ACCESS BASIN DRAIN MANHOLE

WATER QUALITY STRUCTURE CATCH BASIN

DOUBLE CATCH BASIN WATER QUALITY INLET

STEAM MANHOLE

TMH I TELECOM MANHOLE ЕМН | ● | ELECTRIC MANHOLE

SEWER MANHOLE

CHILLED WATER VALVE WATER VALVE

FIRE HYDRANT

#### **ABBREVIATIONS**

AB ACCESS BASIN

AD AREA DRAIN

BC BOTTOM OF CURB ELEVATION CB CATCH BASIN

CCB CAPE COD BERM

CI CAST IRON CJ CONTROL JOINT

CO CLEANOUT COP CENTER OF PIPE

CP CARRIER PIPE

CENTER LINE

CORRUGATED POLYETHYLENE PIPE DCB DOUBLE CATCH BASIN

DUCTILE IRON PIPE CEMENT LINED

DMH DRAIN MANHOLE EHH ELECTRIC HANDHOLE

EJ EXPANSION JOINT EMH ELECTRIC MANHOLE

FD FOUNDATION DRAIN FFE FINISHED FLOOR ELEVATION

HP HIGH POINT HYD FIRE HYDRANT

INV INVERT ELEVATION LF LINEAR FEET

LOW LIMIT OF WORK LP LOW POINT

LW LAB WASTE M&P MAINTAIN AND PROTECT

NIC NOT IN CONTRACT OC ON CENTER

OCS OUTLET CONTROL STRUCTURE

PD PERIMETER DRAIN PERF PERFORATED

PVC POLYVINYL CHLORIDE PIPE R&D REMOVE AND DISPOSE OF

R&S REMOVE AND STOCKPILE RD ROOF DRAIN RIM RIM ELEVATION

SMH SEWER MANHOLE SS SEWER SERVICE

TC TOP OF CURB ELEVATION THH TELECOM HANDHOLE

TMH TELECOM MANHOLE TOP TOP OF PIPE

> TYP TYPICAL UD UNDERDRAIN

TOD TOP OF DUCT BANK

USD UNDERSLAB DRAIN VGC VERTICAL GRANITE CURB

WQI WATER QUALITY INLET WQS WATER QUALITY STRUCTURE

WV WATER VALVE

#### D/R/E/A/M COLLABORATIVE

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# LANDING II

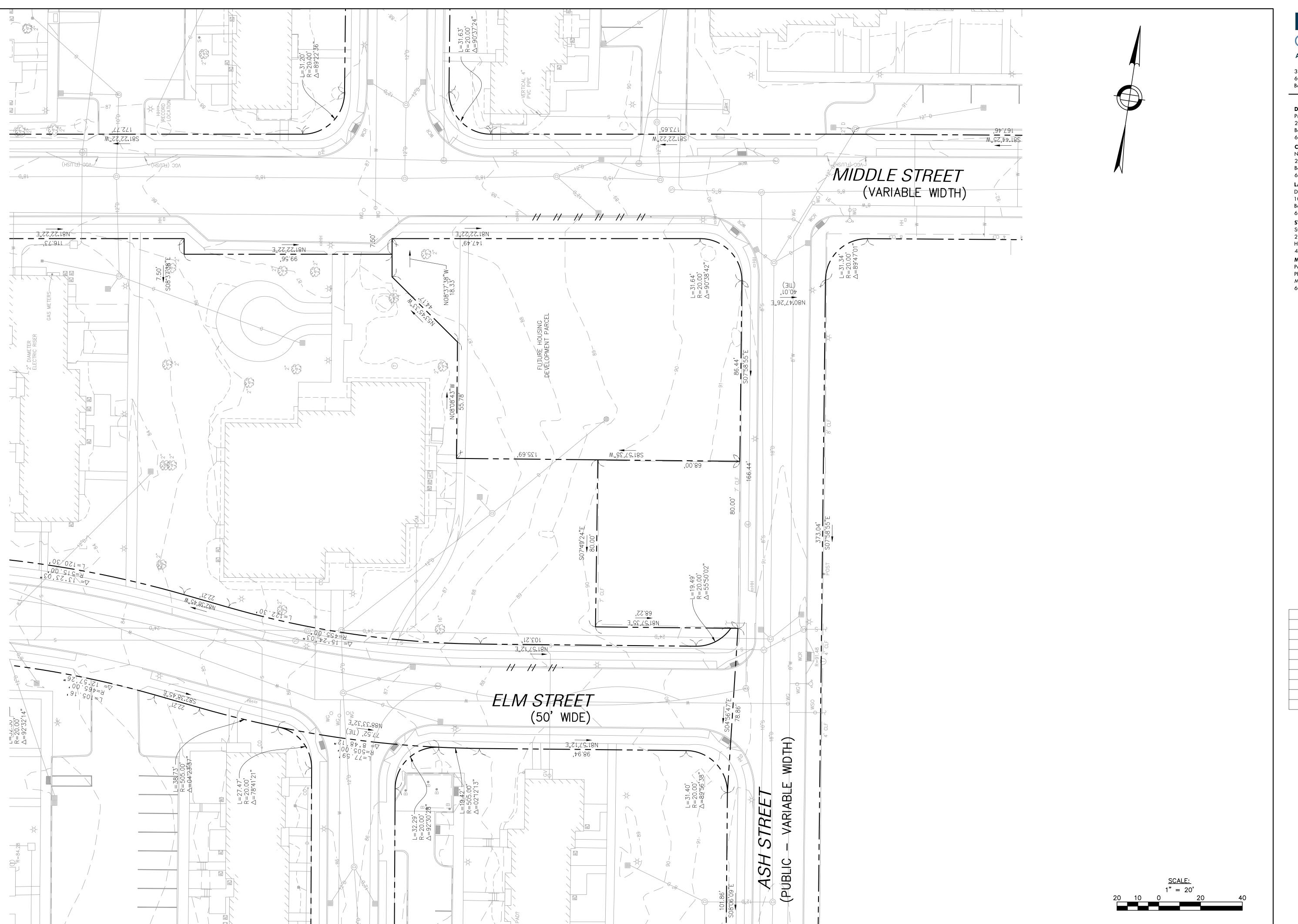
370 MIDDLE STREET

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NOTES, LEGEND, & **ABBREVIATIONS** 



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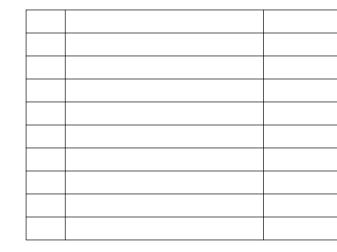


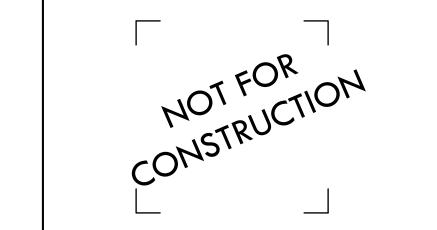
## **TEMPLE LANDING II**

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100% DESIGN **DEVELOPMENT** 

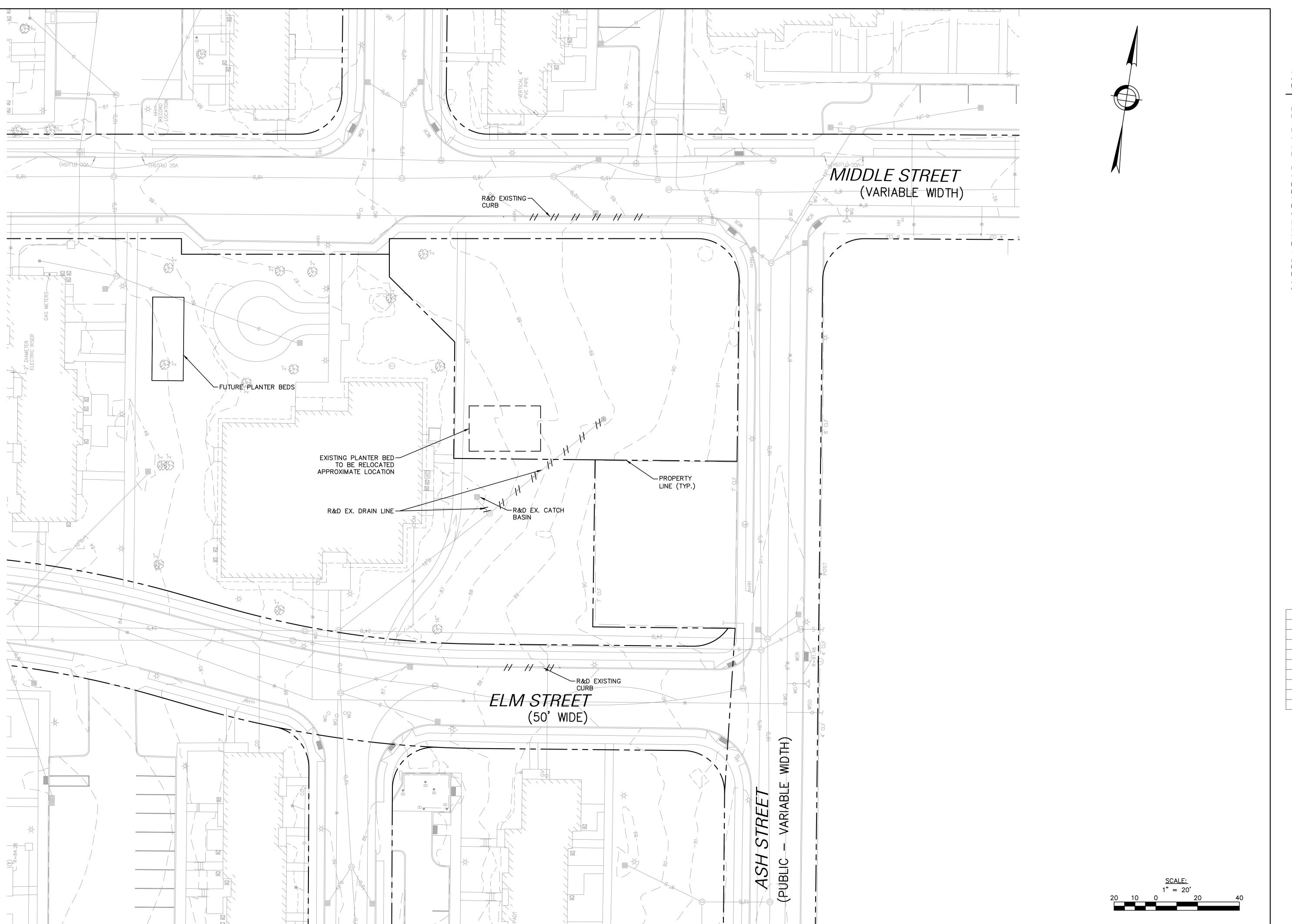
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EXISTING CONDITIONS PLAN

> **C200** Scale 1" = 20'



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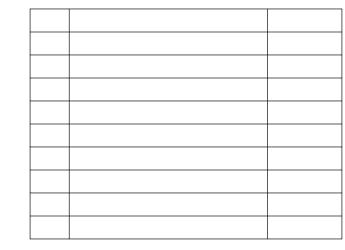


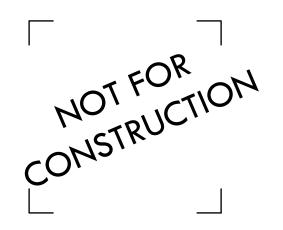
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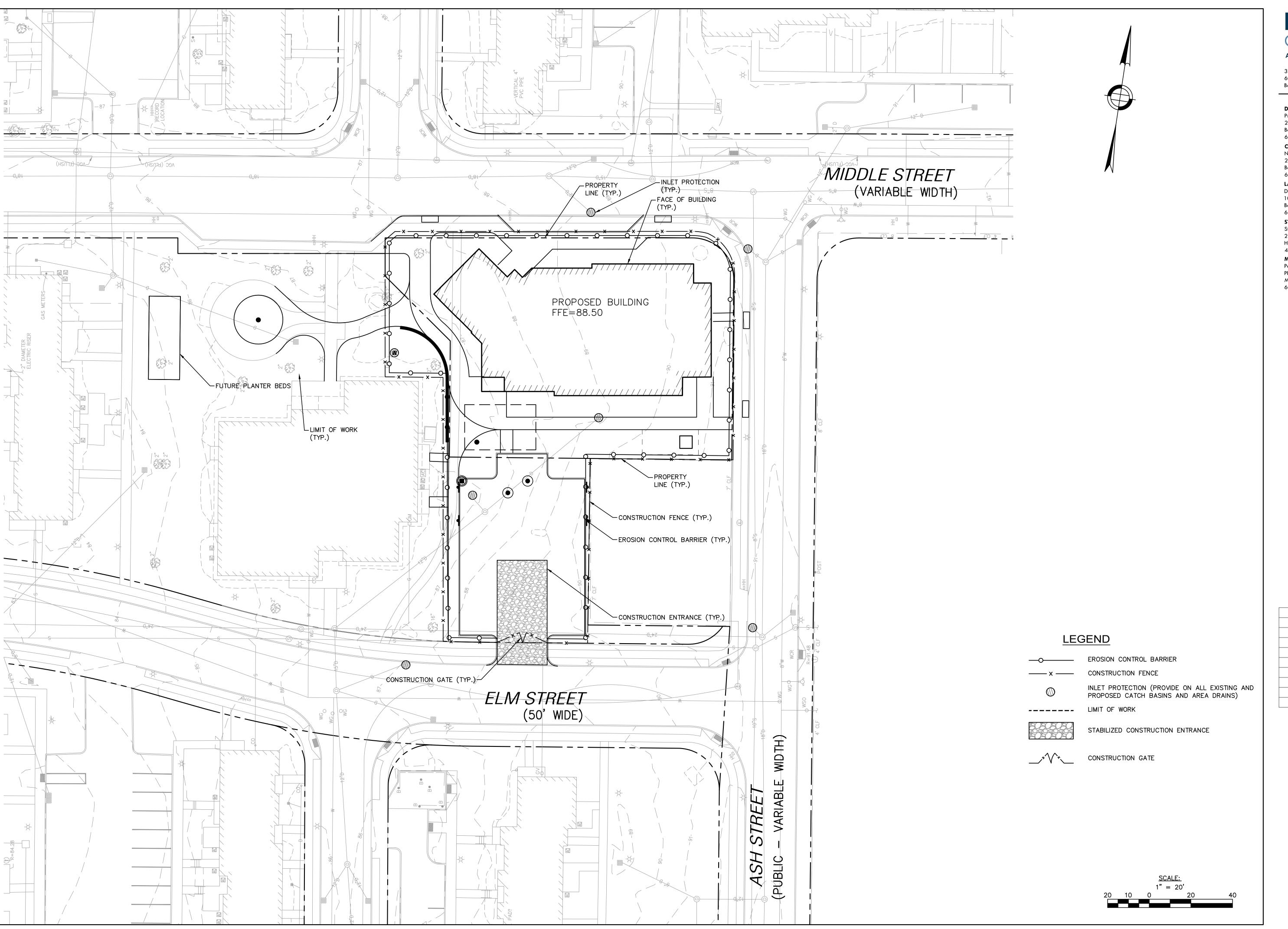
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DEMOLITION PLAN

**C300**Scale 1" = 20'



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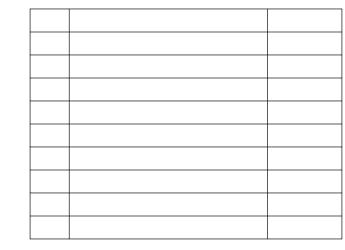


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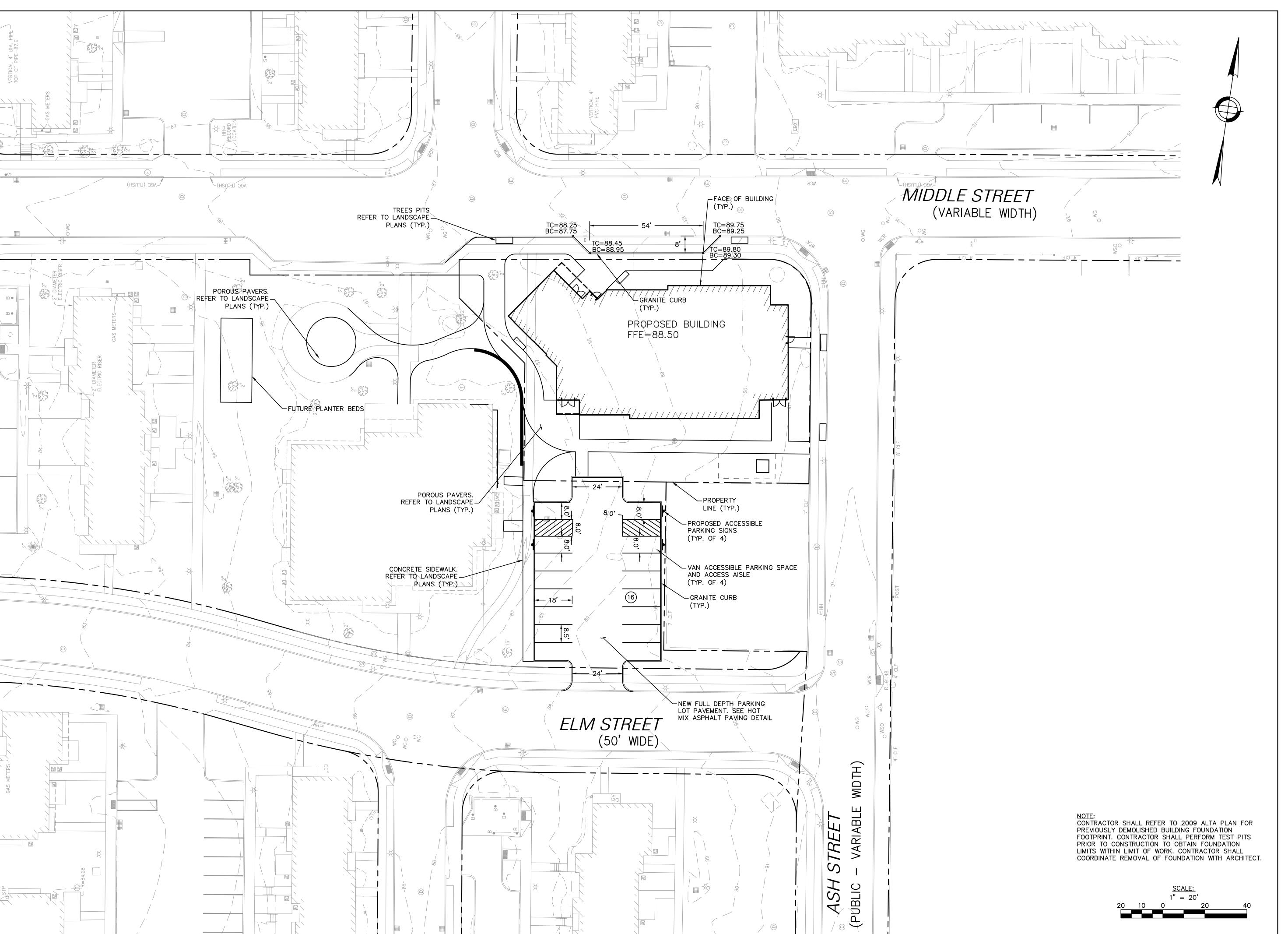
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STORMWATER POLLUTION PREVENTION PLAN

**C400** 

Scale 1" = 20'



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MEP/FP
Petersen Engineering

Petersen Engineering
Physical: 127 Parrot Ave, Portsmouth, NH 03801
Mailing: PO Box 4516, Portsmouth, NH 03802
603.436.4233

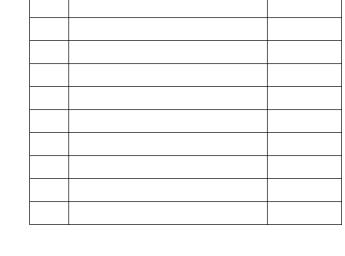


# TEMPLE LANDING II

370 MIDDLE STREET

#### 100% DESIGN DEVELOPMENT

10/15/21

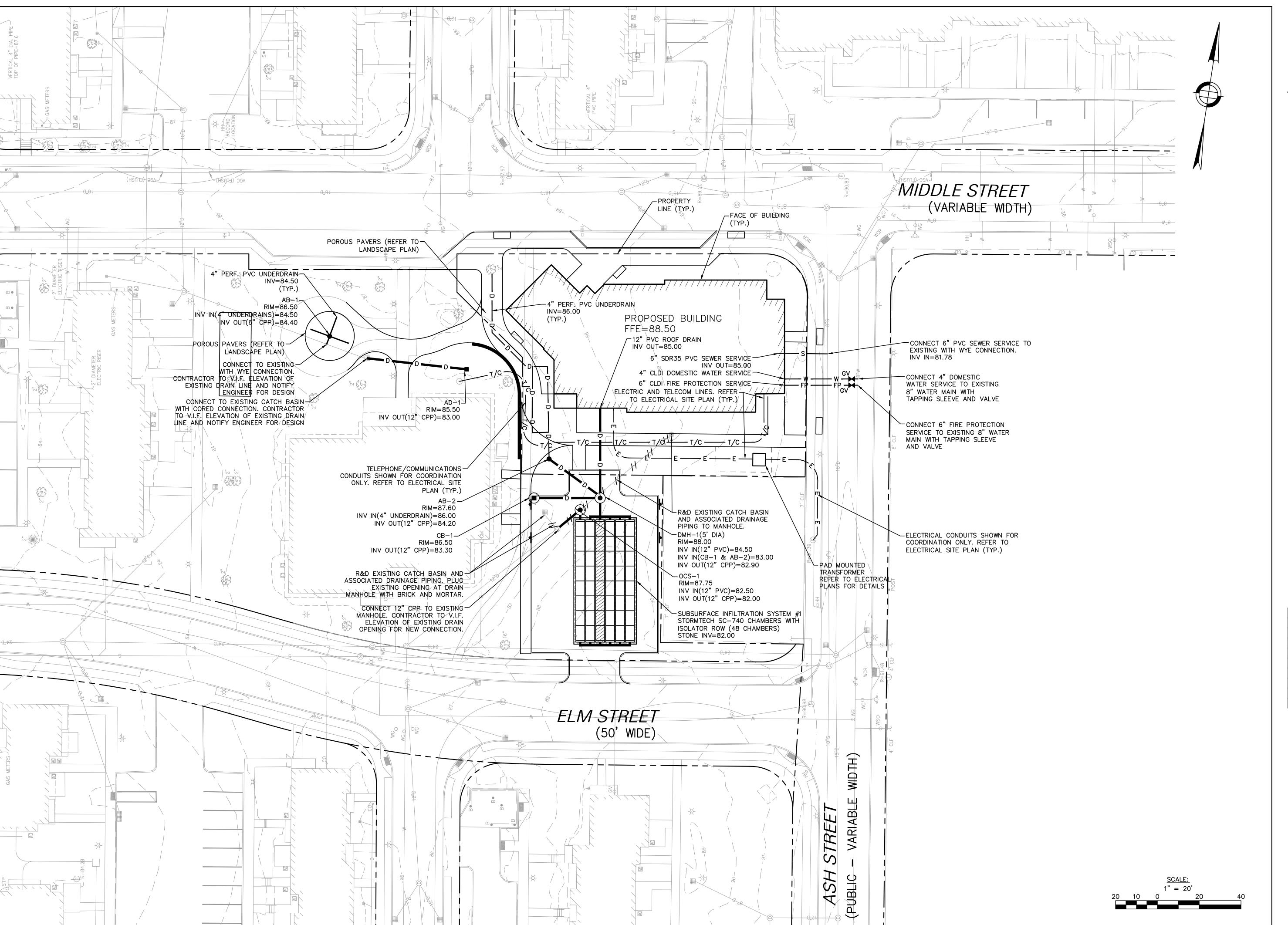


CONSTRUCTION

LAYOUT PLAN

**C500** 

Scale 1" = 20'



ARCHITECTURE POWERED BY DIVERSITY

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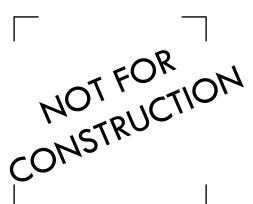
### **TEMPLE LANDING II**

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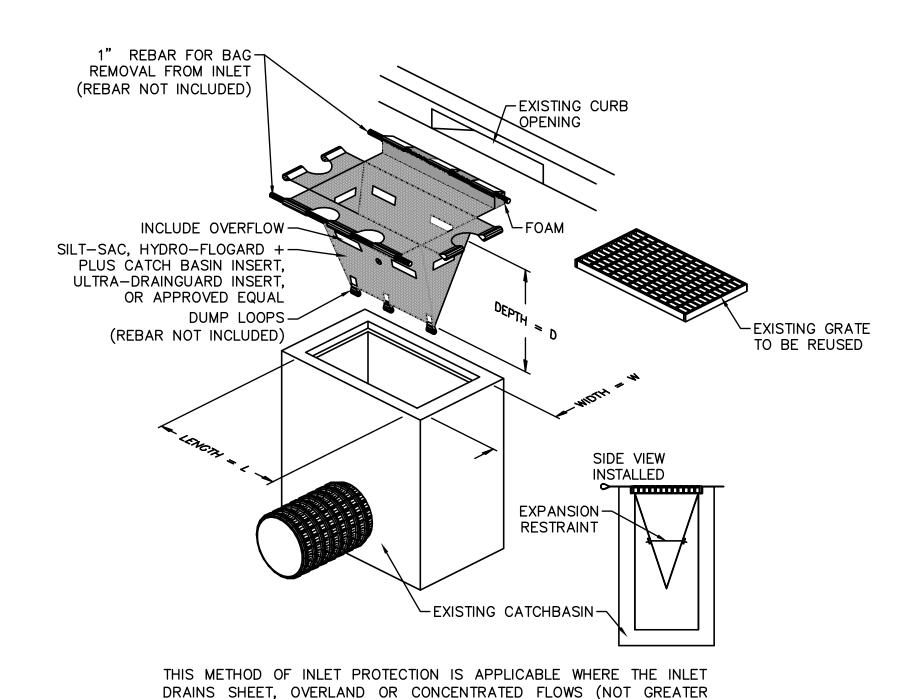




UTILITY AND DRAINAGE PLAN

**C600** 

Scale 1" = 20'



THAN 1 CFS). THE METHOD CAN DRAIN FLAT AREA TO STEEP SLOPES.

CONTRACTOR SHALL EXPECT PONDING DURING HIGH FLOW EVENTS.

INLET CAPACITY WILL BE DECREASED WITH THIS METHOD AND THE

**INLET PROTECTION** 

CATCH BASIN W/ SILTATION SACK

NOT TO SCALE

NOTES
1. END, GATE AND CORNER POSTS SHALL BE BRACED TO ADJACENT LINE POSTS. (MORE CENTER RAIL THAN 30° CHANGE IN DIRECTION CONSTITUTES A CORNER) 2. FABRIC SHALL BE 0.148" GAUGE MIN. WIRE, WOVEN INTO APPROXIMATELY 2" DIAMOND

TRUSS ROD-

FENCE FABRIC -

CORNER, END OR-

24" DIAMETER

SONOTUBE

LINE POSTS

SEE DETAIL

FINISH GRADE

**SECTION A-A** 

**BALLAST BASE** 

BALLAST BASE -

**ELEVATION** 3. ZINC-COATED STEEL FABRIC

> OR EQUAL. 4. ALUMINUM COATED STEEL FABRIC BASE METAL SHALL BE

COATED WITH ALUMINUM ALLOY.

BASE METAL SHALL BE COATED

WITH PRIME WESTERN SPELTER

5. LINE POSTS SHALL BE 2½" O.D. END OR CORNER POSTS SHALL BE 3" O.D.

CONTRACTOR 6. THE RESPONSIBLE FOR SURFACE RESTORATION ONCE THE FENCE IS REMOVED.

THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY CONSTRUCTION FENCE AT THE CONCLUSION OF THE PROJECT.

#### **TEMPORARY CONSTRUCTION** CHAIN LINK FENCE WITH BALLAST BASE NOT TO SCALE

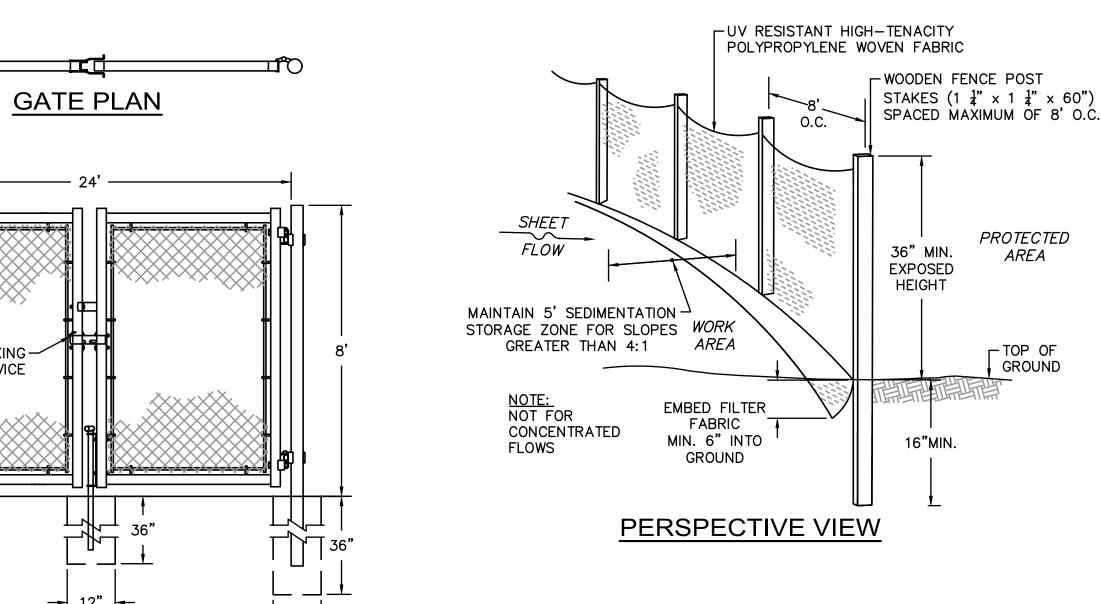
CORNER, END OR

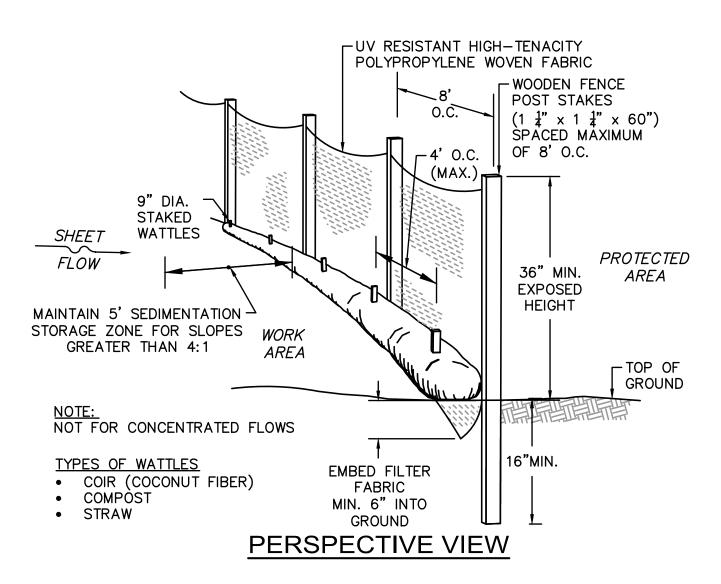
CONCRETE BASE

LINE POST

4000 PSI

- CENTER 8







LOCKING

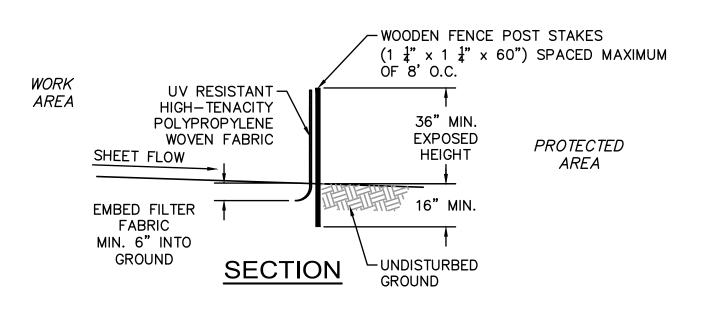
POST IN 2000 ----

12"

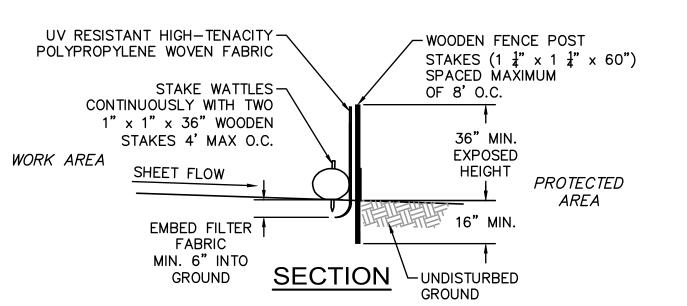
PSI CONCRETE

DEVICE

24' WIDE DOUBLE GATE NOT TO SCALE

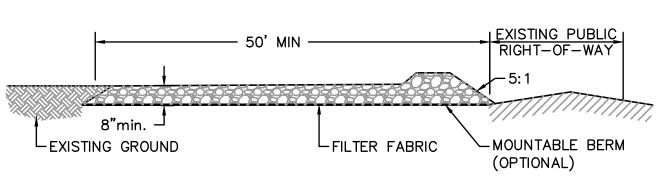


PERIMETER PROTECTION BARRIER

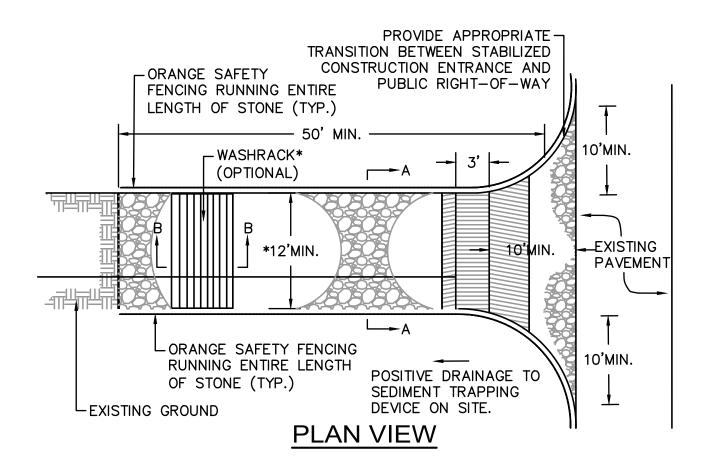


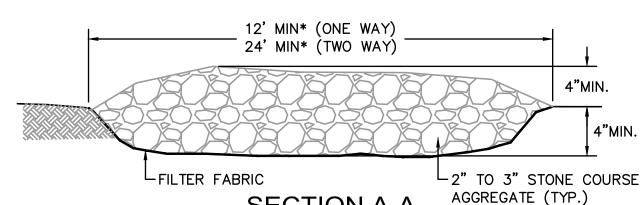
PERIMETER PROTECTION BARRIER SILT FENCE DETAIL WITH WATTLES

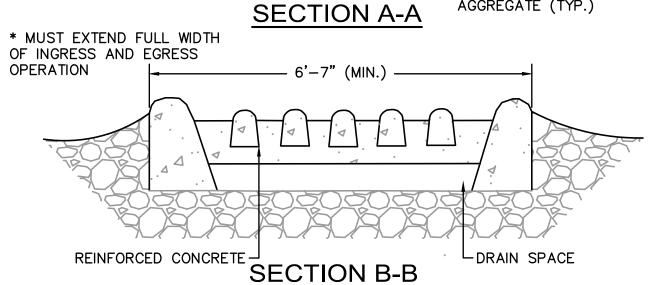
NOT TO SCALE



#### SIDE ELEVATION







#### **CONSTRUCTION SPECIFICATIONS**

CONSTRUCTION SPECIFICATIONS

LENGTH - GREATER THAN OR EQUAL TO 50 FEET

WIDTH - TWELVE FOOT MINIMUM (ONE WAY), TWENTY FOUR FOOT MINIMUM (TWO WAY), BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.

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

THICKNESS - 8"

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

PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

#### STABILIZED CONSTRUCTION ENTRANCE

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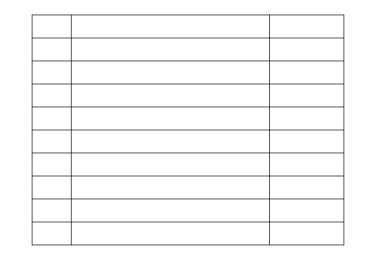


### **TEMPLE LANDING II**

370 MIDDLE STREET

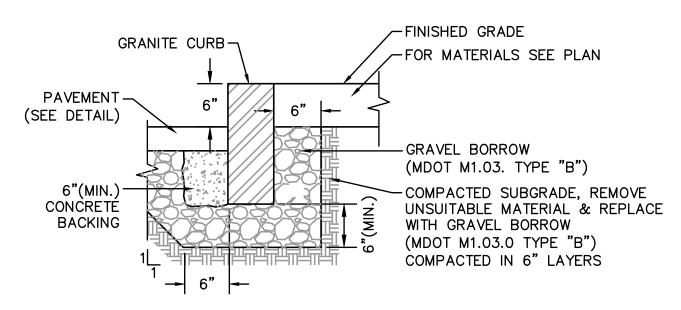
100% DESIGN **DEVELOPMENT** 

10/15/21



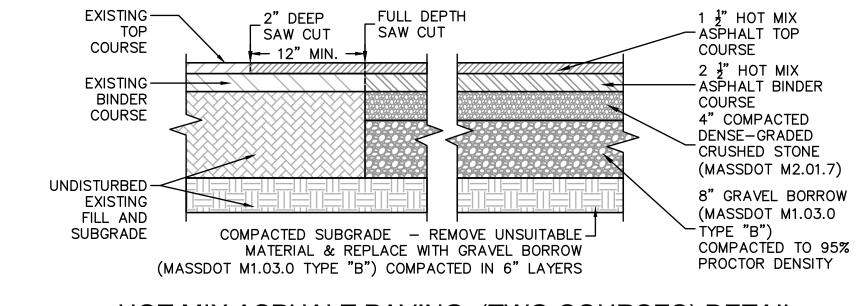


**STORMWATER** POLLUTION PREVENTION DETAILS



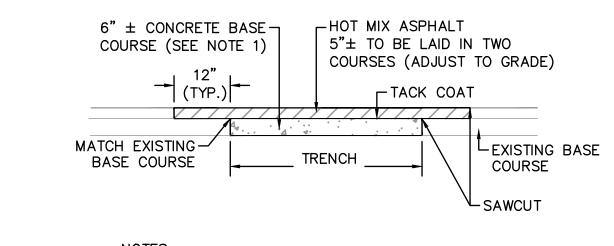
VERTICAL GRANITE CURB SETTING DETAIL

NOT TO SCALE



HOT MIX ASPHALT PAVING (TWO COURSES) DETAIL

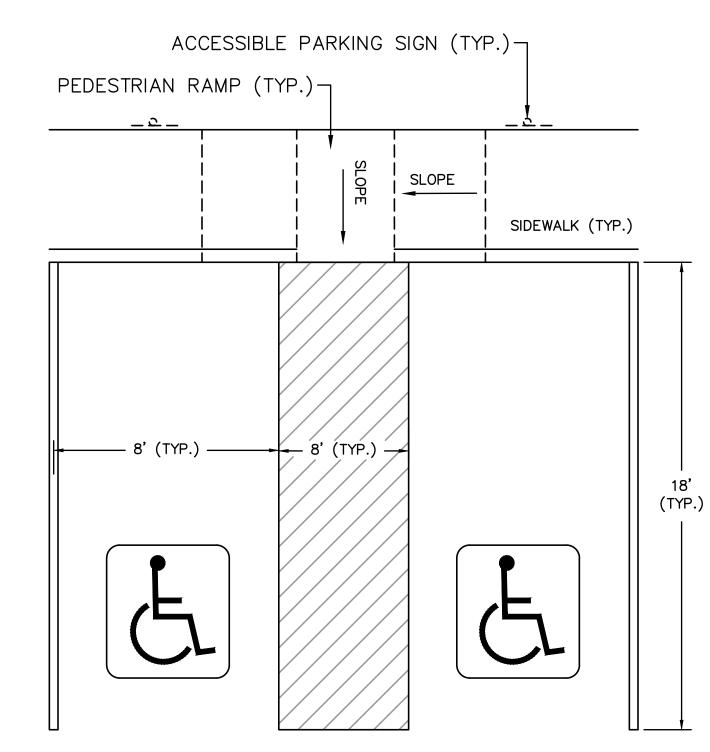
NOT TO SCALE

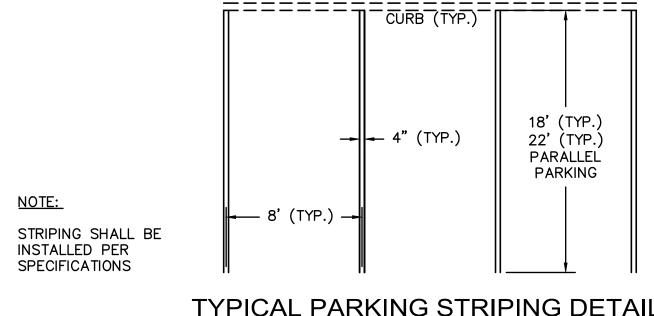


NOTES:

1. PROPOSED CONCRETE BASE COURSE SHALL BE LEVEL WITH
THE TOP OF THE EXISTING BASE COURSE

# PAVEMENT RESTORATION OVER TRENCH DETAIL NOT TO SCALE

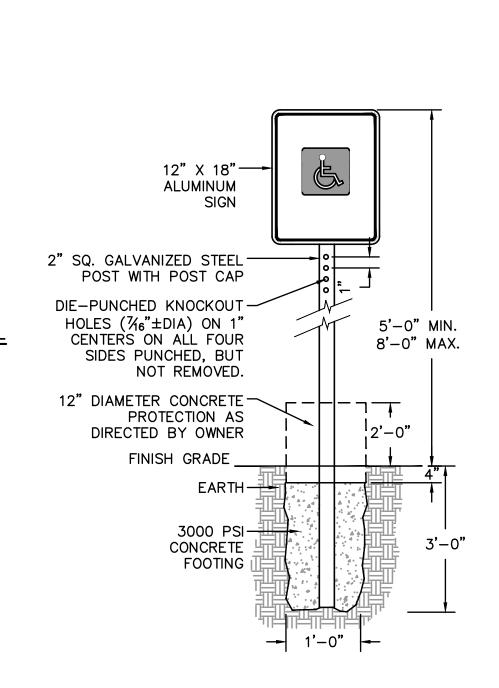




TYPICAL PARKING STRIPING DETAIL

NOT TO SCALE





HANDICAPPED PARKING
SIGNAGE DETAIL
NOT TO SCALE





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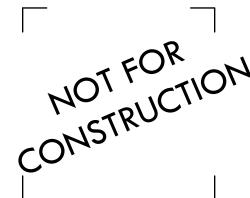
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370 MIDDLE STREET

#### 100% DESIGN DEVELOPMENT

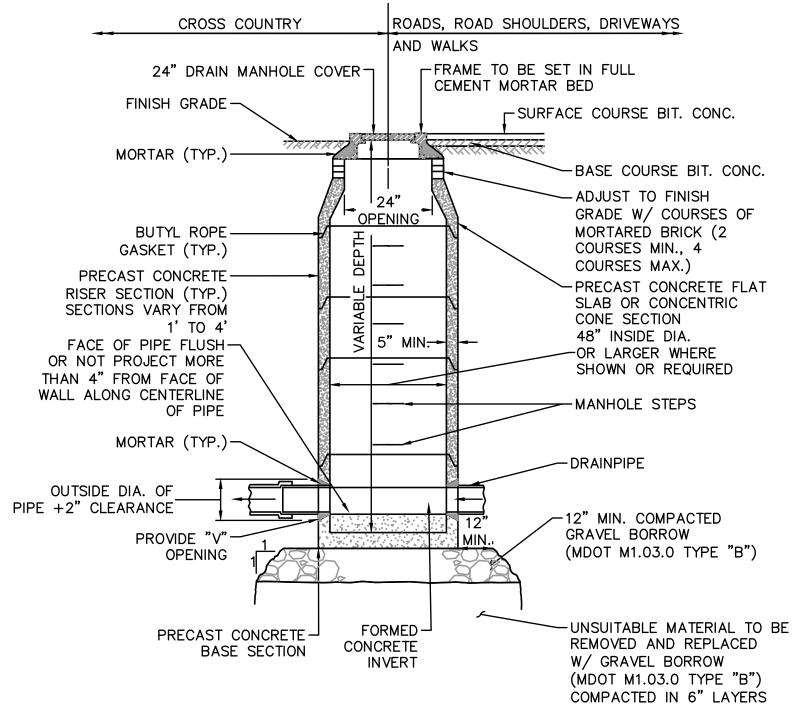
10/15/21



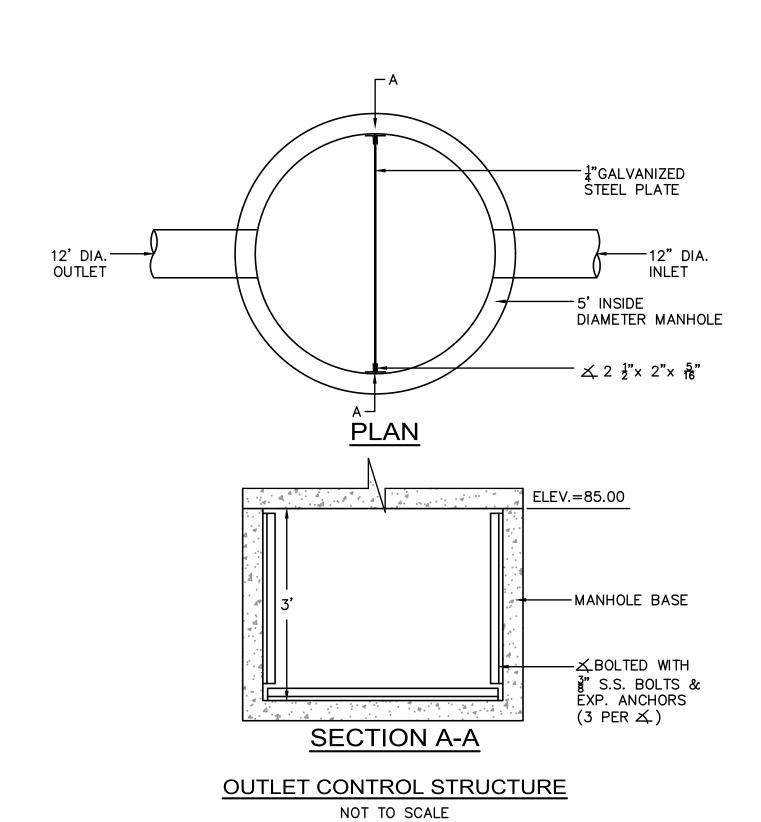


CIVIL DETAILS

**C701** 



# TYPICAL DRAIN MANHOLE DETAIL NOT TO SCALE



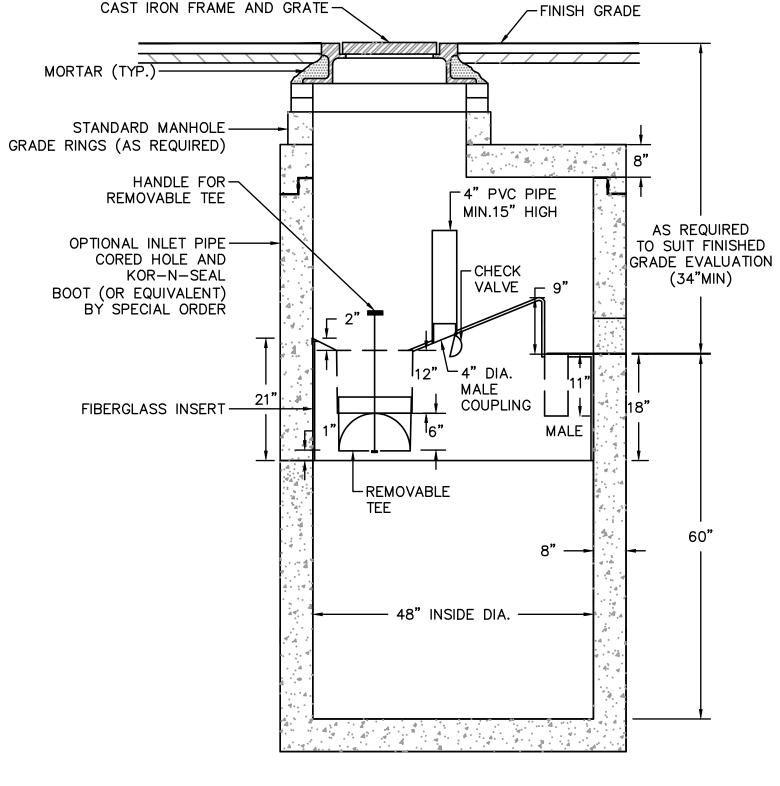
12" DIA. OUTLET/RISER PIPE

12" DIA. OUTLET/RISER PIPE

12.5" 14"

CORED OPENING AND KOR-N-SEAL BOOT (OR EQUIVALENT)

**PLAN VIEW** 



**ELEVATION** 

# STORMCEPTOR CATCH BASIN DETAIL NOT TO SCALE

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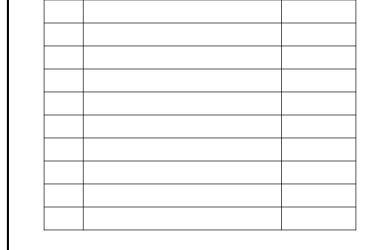


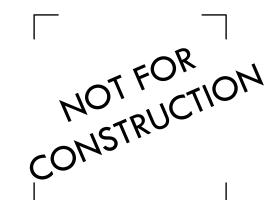
# TEMPLE LANDING II

370 MIDDLE STREET

#### 100% DESIGN DEVELOPMENT

10/15/21

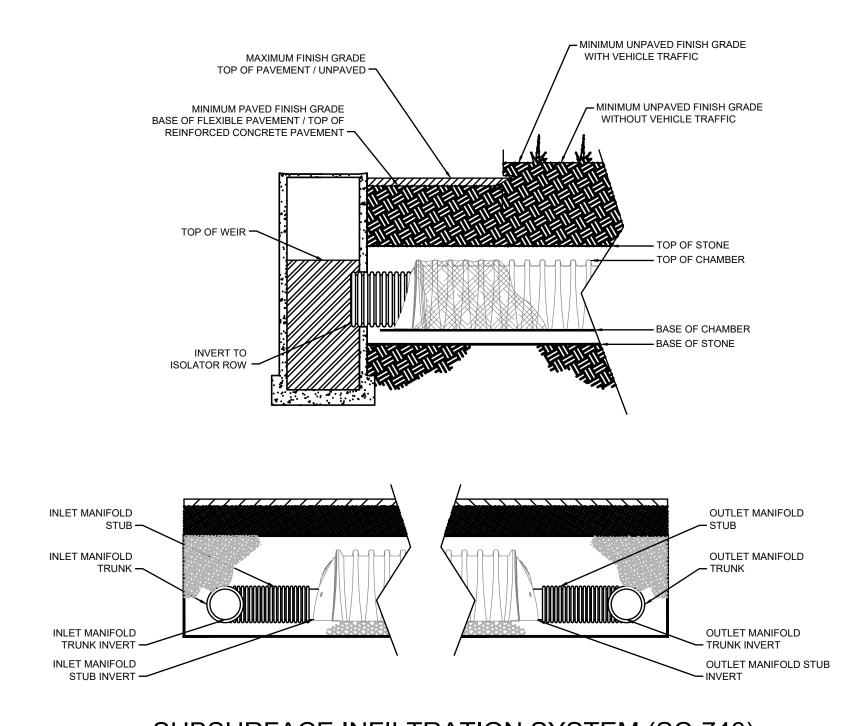




CIVIL DETAILS

**C702** 

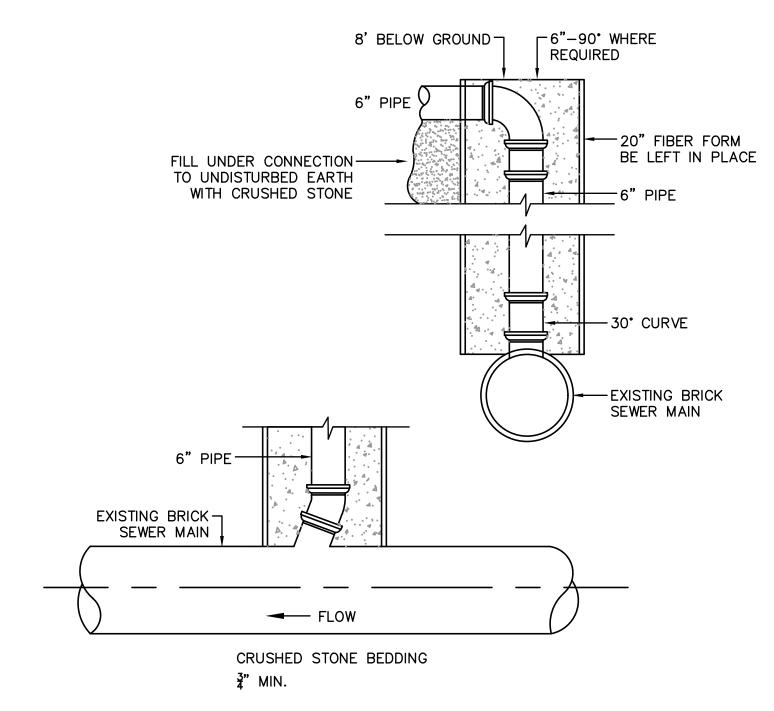
Scale N.T.S.



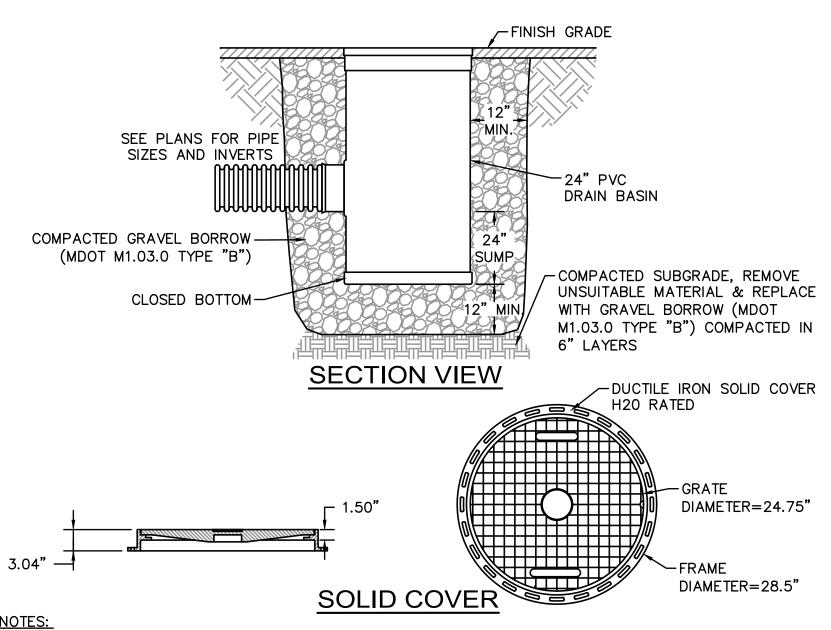
SUBSURFACE INFILTRATION SYSTEM (SC-740)

NOT TO SCALE

2021 18:01:02



# TYPICAL CHIMNEY DETAIL NOT TO SCALE



FRAME AND COVER SHALL BE DUCTILE IRON CONFORMING TO ASTM A536 GRADE 70-50-05.
 24" ACCESS BASINS SHALL BE NYLOPLAST MODEL 2824 AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC., OR APPROVED EQUAL.

⊢LAWN

90° ELBOW —

NOTE: INLINE DRAIN SIMILAR TO

NYLOPLAST MODEL 2710AD (10")

10" IN LAWN AREA DRAIN
NOT TO SCALE

┌10" DROP-IN GRATE

<del>-</del> 4",6" OR 8"ø

PIPE ADS N-12

INCREASER
IF NECESSARY

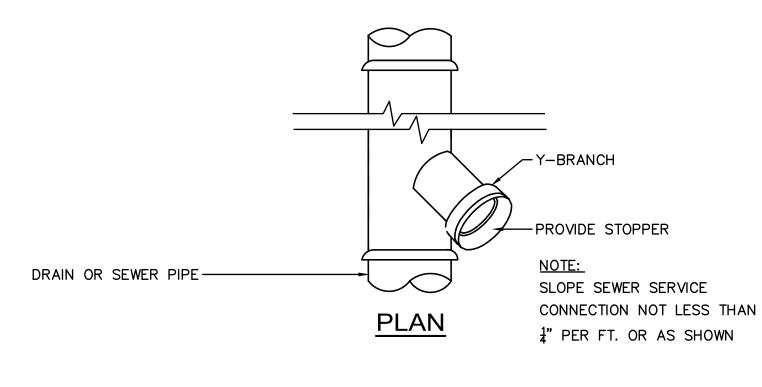
-STANDARD 10" DROP-IN

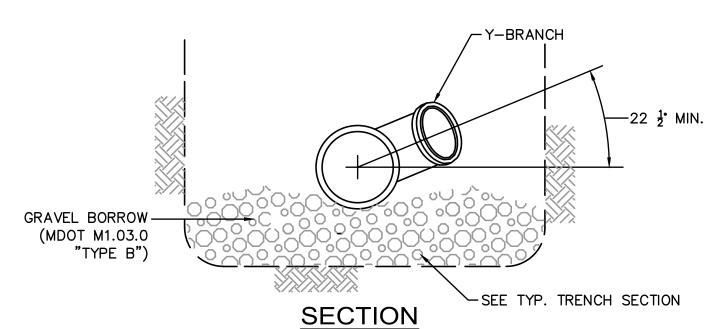
GRATE

3. ACCESS BASINS SHALL BE CUSTOM MANUFACTURED ACCORDING TO THE PLANS AND DETAIL.
4. CASTINGS SHALL BE FURNISHED WITH A BLACK PAINT.

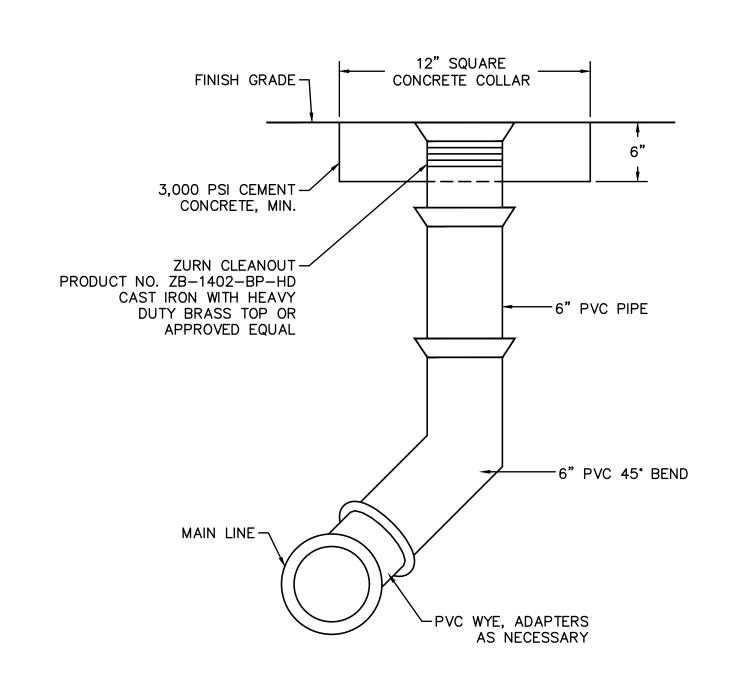
5. SEE PLANS FOR LAYOUT AND ELEVATIONS OF DRAIN PIPES TO ACCESS BASINS.

### 24" ACCESS BASIN DETAIL NOT TO SCALE





# WYE BRANCH FOR PIPE SERVICE CONNECTION DETAIL NOT TO SCALE



TYPICAL CLEANOUT DETAIL

NOT TO SCALE



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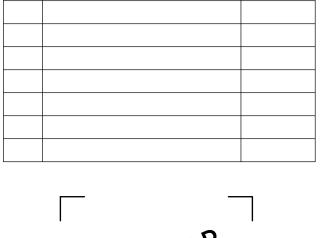


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370 MIDDLE STREET

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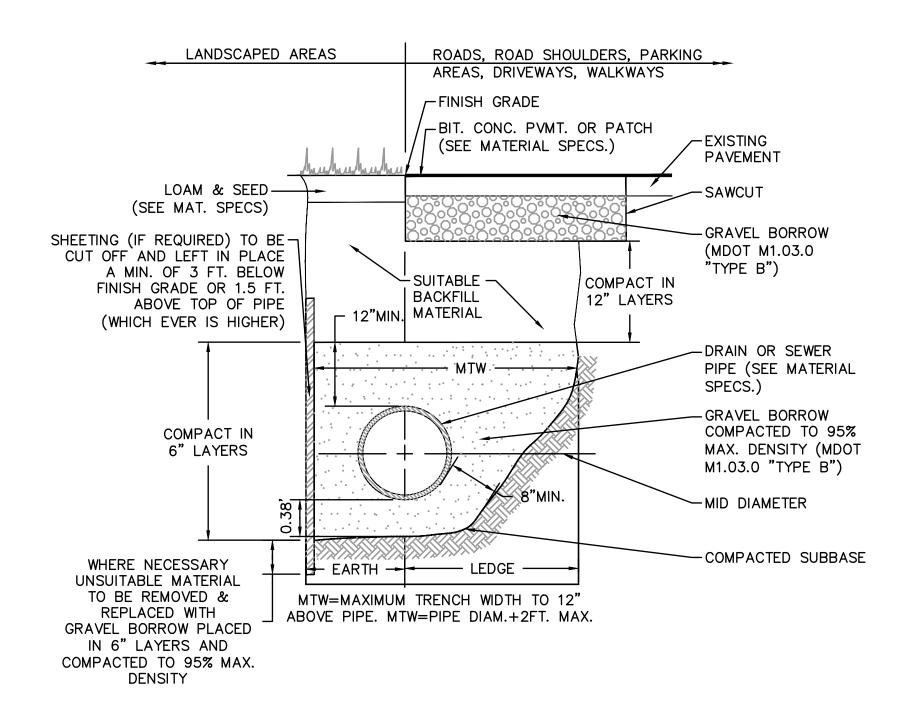
10/15/21



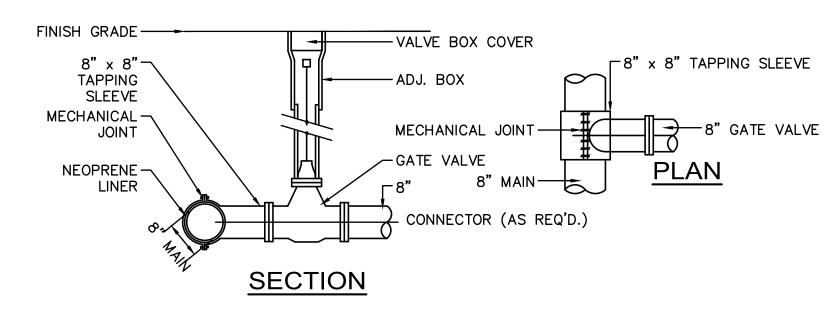


CIVIL DETAILS

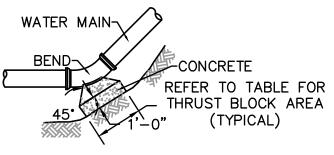
**C703** 



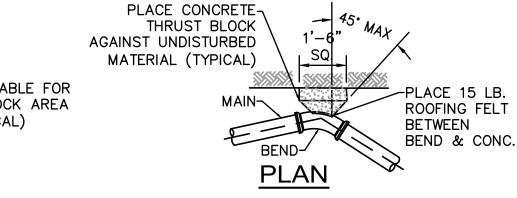
#### STANDARD TRENCH DETAIL FOR UTILITY PIPE NOT TO SCALE



TAPPING SLEEVE, VALVE & BOX DETAIL NOT TO SCALE



PLAN



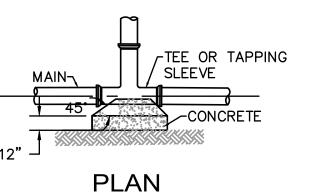
NOTES:

1. THRUST BLOCKS TO BE USED ON ALL PRESSURE PIPES AT

1. THRUST BLOCKS TO BE USED ON ALL PRESSURE PIPES AT

1. THRUST BLOCKS TO BE USED ON ALL PRESSURE PIPES AT HORIZONTAL AND VERTICAL BENDS GREATER OR EQUAL TO 45°, TEES AND DEAD ENDS. 2. FOR FITTINGS WITH LESS THAN 45° DEFLECTION USE

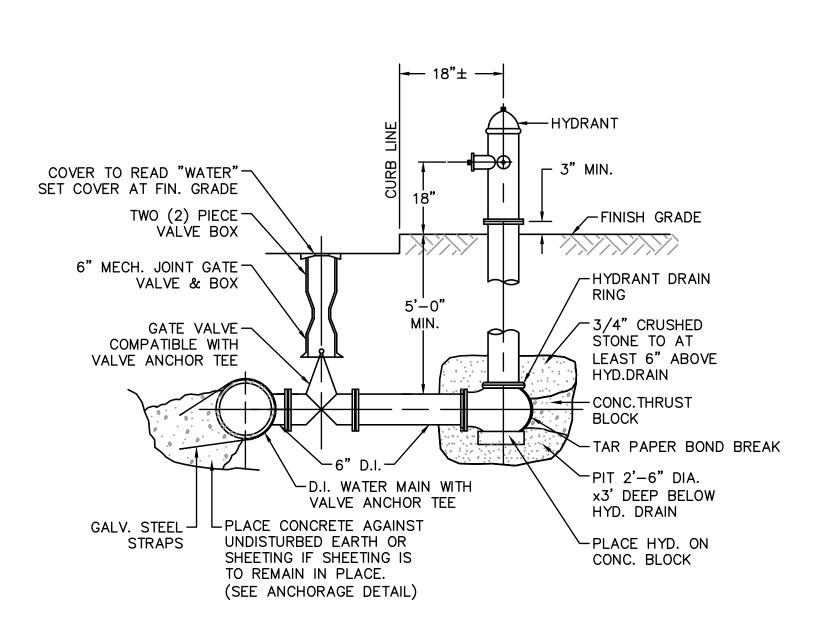
BEARING AREAS FOR 45° BEND. 3. BEARING AREAS BASED ON HORIZONTAL PASSIVE SOIL PRESSURE OF 2000 PSF AND A MINIMUM INTERNAL WATER PRESSURE OF 175 PSIG. JOINTS SHALL NOT BE ENCASED IN CONCRETE, BEARING AREAS MAY BE DISREGARDED FOR TRENCHES IN ROCK WHERE THE TOP OF THE ROCK FACE IS AT OR ABOVE THE CROWN OF THE PIPE. HOWEVER, CONCRETE BACKING SHALL BE PLACED BETWEEN THE PIPE AND ROCK FACE.



#### TABLE OF BEARING AREAS IN SQUARE FEET AGAINST UNDISTURBED MATERIAL FOR FITTING. \*

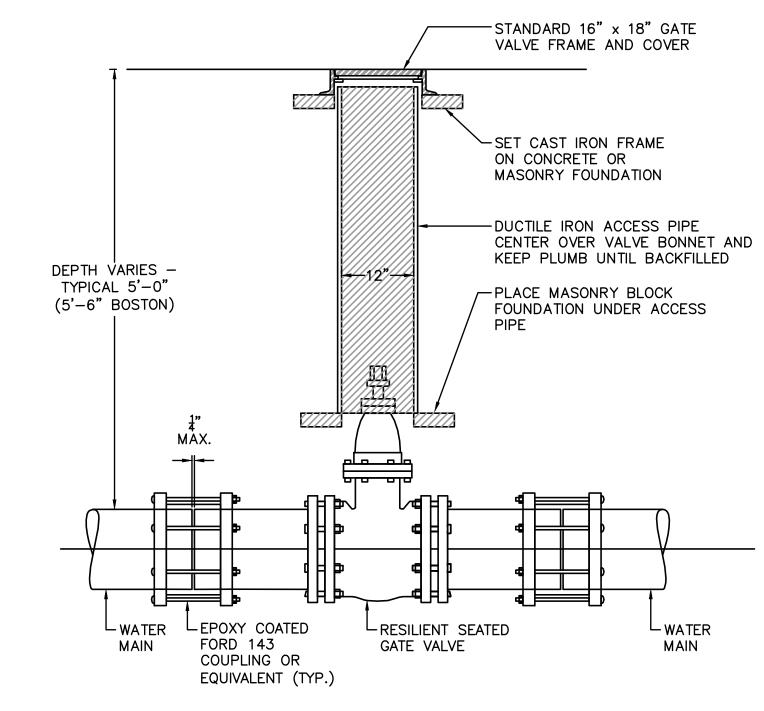
| SIZE OF MAIN<br>(INCHES) | 90° BEND<br>(S.F.) | 45° BEND<br>(S.F.) | DEAD END<br>(S.F.) |
|--------------------------|--------------------|--------------------|--------------------|
| 4                        | 2.3                | 1.3                | 1.6                |
| 6                        | 4.7                | 2.5                | 3.3                |
| 8                        | 8.0                | 4.5                | 6.0                |
| 12                       | 17.0               | 9.5                | 12.0               |

THRUST BLOCK DETAILS NOT TO SCALE



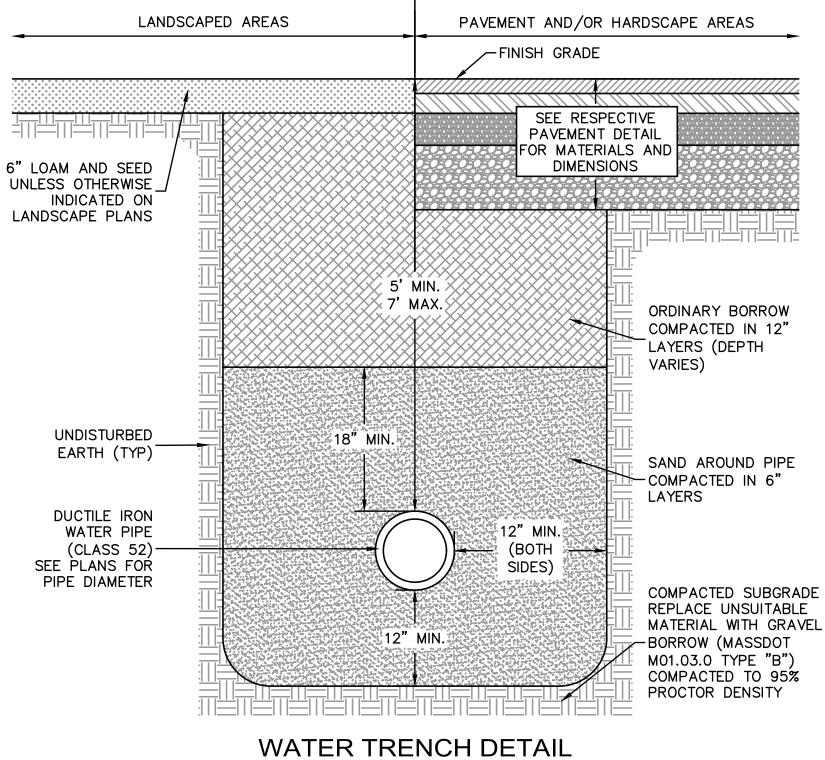
NOTE: ALL JOINTS ON HYDRANT BRANCH TO BE RESTRAINED JOINTS

#### FIRE HYDRANT DETAIL NOT TO SCALE



GATE VALVE DETAIL

NOT TO SCALE



NOT TO SCALE

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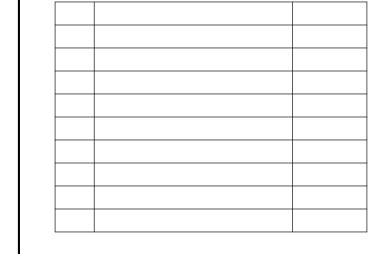


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370 MIDDLE STREET

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CIVIL DETAILS

**C704**