

PROPOSED AUTO DEALERSHIP

250 BRIDGE STREET

FAIRHAVEN, MASSACHUSETTS

SCHEDULE OF DRAWINGS

SHEET NUMBER	PLAN TITLE
1.	TITLE SHEET
2.	EXISTING CONDITIONS
3.	EROSION CONTROL PLAN
4.	SITE LAYOUT PLAN
5.	GRADING AND DRAINAGE PLAN
6.	UTILITIES PLAN
7.	LIGHTING PLAN
8.	LANDSCAPING PLAN
9.	CONSTRUCTED WETLAND PLAN
10.	SITE DETAILS
11.	VEHICLE MOVEMENT PLAN
12.	EXIT DRIVE EASEMENT PLAN

1. ALL SITE DEVELOPMENTS, INCLUDING GRADING, DRAINAGE AND LANDSCAPING, SHALL BE CARRIED OUT IN ACCORDANCE WITH THIS PLAN SET MARKED "EXHIBIT A".

2. THE FOLLOWING PLANNING BOARD WAIVERS ON STORMWATER MANAGEMENT REGULATION ARE BEING REQUESTED:

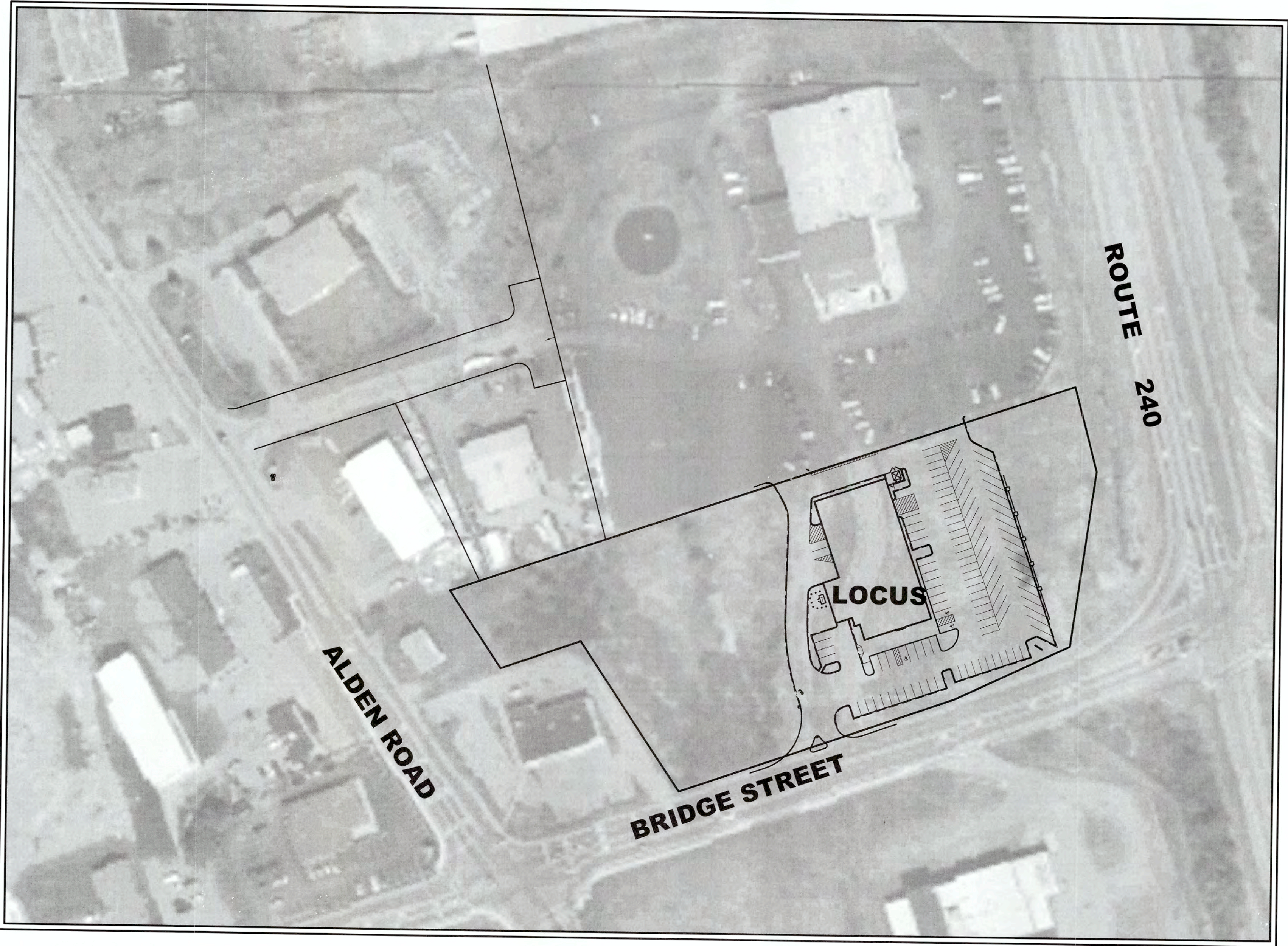
- SECTION-198-31.1.A(1)(a)(2), TO ALLOW THE INCREASE IN VOLUME OF RUNOFF DUE TO THE D SOIL AND NEAR SURFACE GROUND WATER.
- SECTION-198-31.1.C(2)(g)(6), TO ALLOW THE SIDE SLOPES OF THE DETENTION BASIN TO BE 2:1 TO MINIMIZE IMPACTS TO WETLANDS AND INCREASE THE AMOUNT OF STORMWATER QUALITY TREATMENT.

OWNER, DEVELOPER, & APPLICANT:

CARAPACE, LLC
2 STAR OF THE SEA DRIVE
DARTMOUTH, MA 02748

DEVELOPMENT TEAM

FUNCTION	TEAM MEMBER
DEVELOPER	CARAPACE, LLC
ENGINEER / AGENT	PRIME ENGINEERING, INC.



NEIGHBORHOOD LOCUS PLAN
SCALE: 1"=80'

APRIL 27, 2015
REVISED MARCH 10 2020

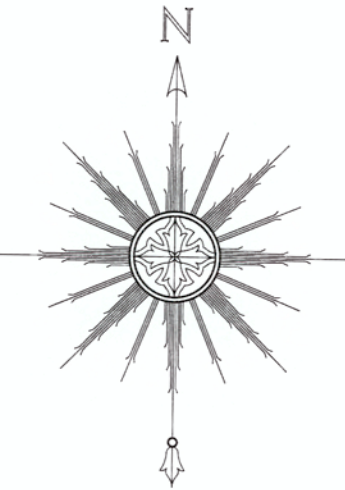
PREPARED BY:

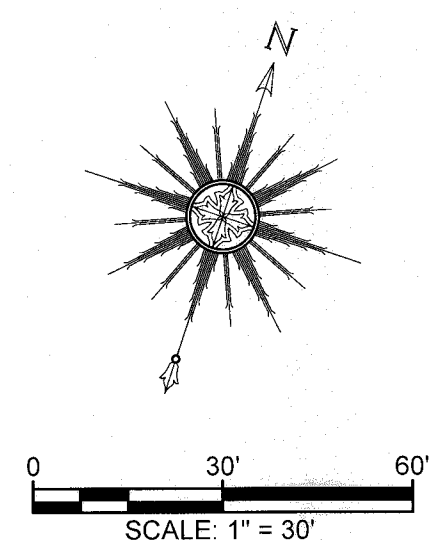

PRIME ENGINEERING
INC.

CIVIL ENGINEERING—LAND SURVEYING—ENVIRONMENTAL ASSESSMENT
P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347
TEL: 508.947.0050 FAX: 508.947.2004

SITE LOCUS IS REFERENCED AS FAIRHAVEN ASSESSOR'S
MAP 36 LOT 15

THE DEED IS RECORDED IN THE BRISTOL COUNTY REGISTRY
OF DEED BOOK 6358 PAGE 325






16	03-10-23	GENERAL REVISIONS	JAG	RJR
15	03-25-23	REVISED PLANTING SCHEDULE	SWL	RJR
14	02-28-23	GENERAL REVISIONS	JAG	RJR
13	02-14-23	GENERAL REVISIONS	JAG	RJR
12	01-22-23	GENERAL REVISIONS	JAG	RJR
11	01-10-23	ADDED EXISTING CATCH BASIN DETAIL	SWL	RJR
10	01-21-23	GENERAL REVISIONS	JAG	RJR
9	12-31-19	GENERAL REVISIONS	JAG	RJR
8	10-31-19	GENERAL REVISIONS	JAG	RJR
7	10-18-19	NEW UPLAND LANE GENERAL REVISIONS	JAG	RJR
6	7-16-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR
5	6-24-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR
4	4-28-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR
3	3-14-15	GENERAL REVISIONS	TRW	RJR
2	8-25-15	REVISIONS PER PLANNING BOARD	EKW	RJR
1	7-10-15	GENERAL REVISIONS	EKW	RJR
REV	DATE	DESCRIPTION	BY	APP.


DRAWING TITLE
PROJECT
CLIENT
<ul style="list-style-type: none"> • CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL ASSESSMENT

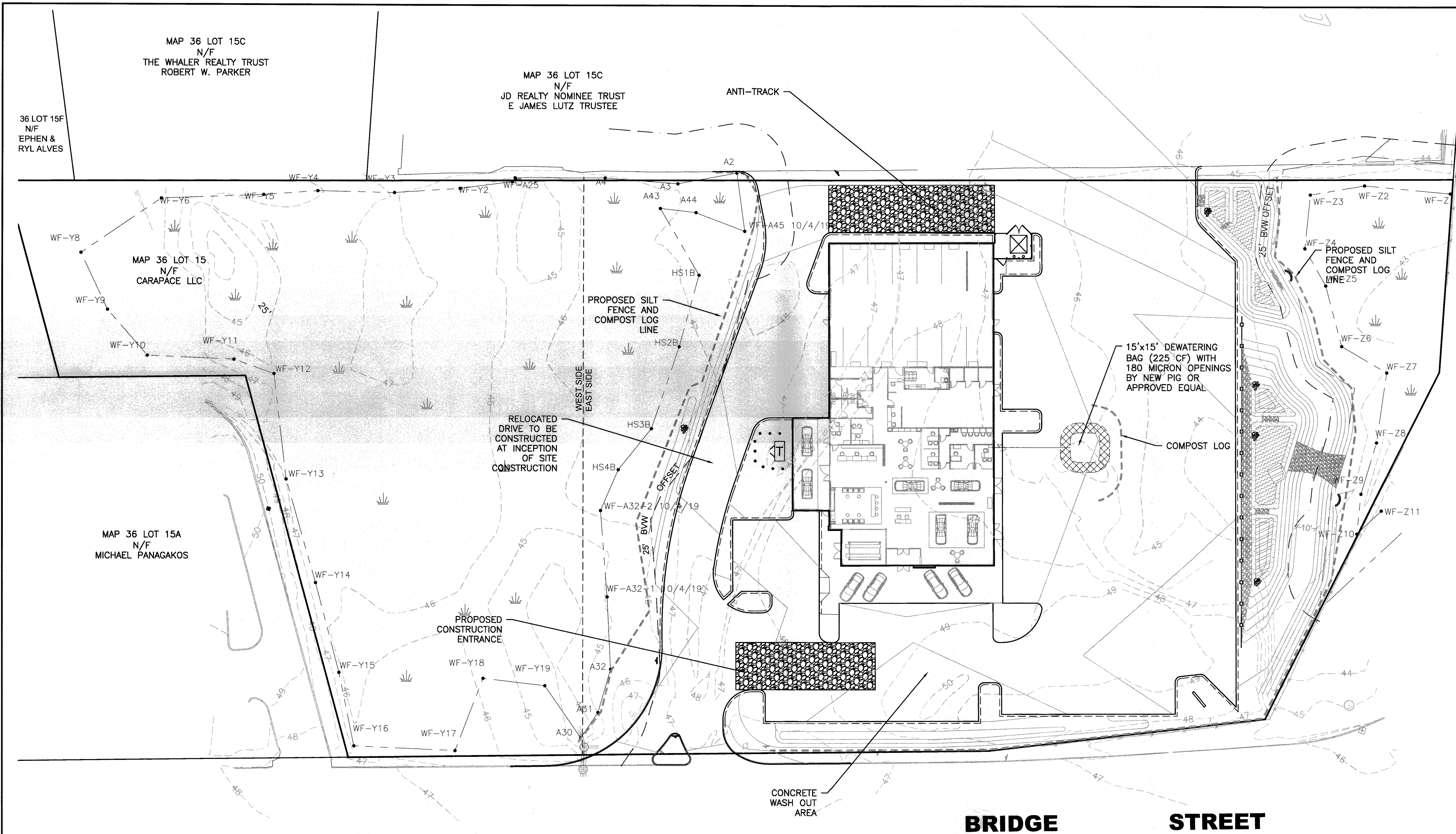
EXISTING CONDITIONS

**250 BRIDGE STREET
FAIRHAVEN, MASSACHUSETTS
CARAPACE, LLC
FAIRHAVEN, MASSACHUSETTS**


PRIME ENGINEERING
INC.

P.O. BOX 1088
380 BEDFORD ST.
LAKEVILLE, MA 02347
TEL: 508.947.0050
FAX: 508.947.2004

SCALE:	
Date = 1" = 30'	
DRAWN BY: APRIL 27, 2015 EKW/TRW	
DESIGNED BY: <i>[Signature]</i> RJR	
CHECKED BY: RJR	
SHEET NO.	
APPROVED BY: RJR	
PROJECT NO.	
	2
	1983010

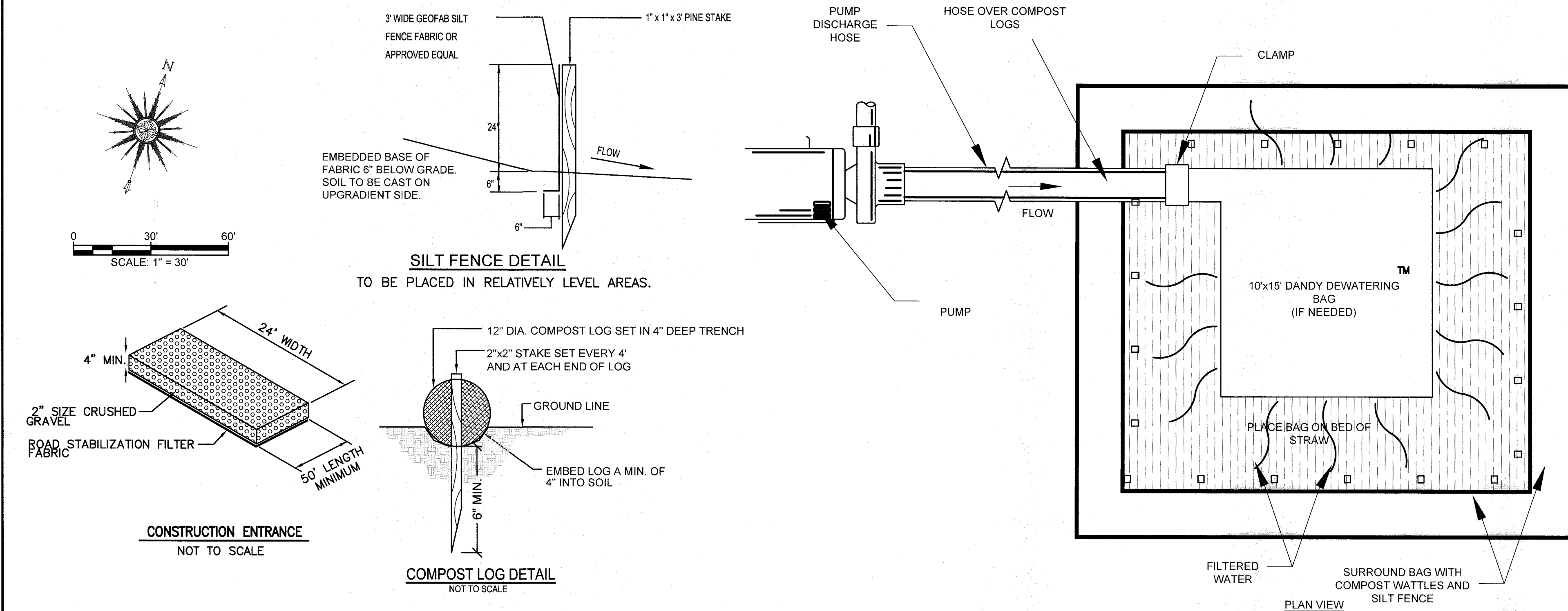


EROSION & SEDIMENT CONTROL NOTES:

- THE FOLLOWING IS THE MINIMUM REQUIREMENTS THE CONTRACTOR SHALL FOLLOW TO PREVENT IMPACTS CAUSED BY EROSION AND SEDIMENTATION DURING CONSTRUCTION. THE CONTRACTOR MAY, AT HIS DISCRETION, IMPLEMENT ADDITIONAL MEASURES IF NECESSARY.
1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO STUMP REMOVAL AND CONSTRUCTION. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
 2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL MUNICIPAL REGULATIONS. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION. A STAKED COMPOST LOG DAM SHALL BE INSTALLED DOWN GRADIENT OF ALL DRAINAGE OUTFALLS.
 3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER OR AGENTS OF THE OWNER.
 4. CATCH BASINS WILL BE PROTECTED WITH COMPOST LOG FILTERS THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. FILTER FABRIC SHOULD BE INSTALLED UNDER GRATE OPENING UNTIL PAVEMENT IS IN PLACE AND GROUND SURFACE IS STABILIZED.
 5. SEEDING MIXTURE FOR FINISHED GRASSED AREAS WILL BE AS FOLLOWS:
KENTUCKY BLUE GRASS 45%
CREEPING RED FESCUE 45%
PERENNIAL RYEGRASS 10%
SEED TO BE APPLIED AT A RATE OF 4 LBS/1000 SQ. FT.
FERTILIZER SHALL BE APPLIED AT A RATE OF 2 LBS/1000 SQ. FT.
PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 1. AFTER OCTOBER 1, AREAS WILL BE STABILIZED WITH COMPOST LOG CHECK, FILTER FABRIC, OR WOODCHIP MULCH, AS REQUIRED, TO CONTROL EROSION.
 6. AREAS TO BE LEFT BARE BEFORE FINISHED GRADING AND SEEDING IS ACHIEVED, SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYEGRASS APPLIED TO A RATE OF 2 LBS/1,000 SQ. FT. AT A DEPTH OF 1/2 INCH. LIME (EQUIVALENT TO BE 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 90 LBS/1,000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 1. WHERE GRASS PREDOMINATES, FERTILIZE ACCORDING TO A SOIL TEST AT A MINIMUM APPLICATION RATE OF 1 LB. OF NITROGEN PER 1,000 SQ. FT. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COARSE MATTER, TREATED WITH 1-2 LBS. NITROGEN PER TON, APPLIED AT A RATE OF 185-275 LBS/1,000 SQ. FT.
 7. AT ALL PROPOSED FILL AREAS WHICH ARE NOT CURRENTLY SHOWN ON THESE PLANS, THE CONTRACTOR SHALL ESTABLISH AN EROSION CONTROL LINE (COMPOST LOG CHECK OR FILTER FABRIC) ABOUT TEN (10) FEET FROM TOE TO SLOPE OF PROPOSED FILL AREAS PRIOR TO BEGINNING FILL INSTALLATION. STABILIZATION OF SLOPES IN FILL AREAS (USING MULCH OR GRASS) SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF FILL INSTALLATION.
 8. STABILIZATION OF SLOPES IN CUT AREAS (USING MULCH OR GRASS) AND THE INSTALLATION OF CONTROL LINE (COMPOST LOG CHECK OR FILTER FABRIC) AT THE TOE OF SLOPE SHALL BE INITIATED WITHIN THIRTY (30) FEET.
 9. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN. ALL COMPOST LOGS OR SILT FENCE RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.
 10. CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PROPER TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
 11. THE CONTRACTOR SHALL SECURE THE SERVICES OF A PROFESSIONAL ENGINEER, WHO SHALL VERIFY IN THE FIELD THAT THE CONTROLS REQUIRED BY THIS PLAN ARE PROPERLY INSTALLED, SHALL MAKE INSPECTION OF SUCH FACILITIES NOT LESS FREQUENTLY THAN EVERY 14 DAYS OR AFTER A RAINFALL IN EXCESS OF 1/4 INCH, WHICHEVER OCCURS FIRST.
 12. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF SOIL STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF COMPOST LOGS. SIDE SLOPES SHALL NOT EXCEED 2:1.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO SPRINKLING OF WATER ON EXPOSED SOILS AND HAUL ROADS AS NEEDED. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC.
 14. 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.
 15. COMPOST LOGS SHALL BE USED ONLY AS A TEMPORARY MEASURE. WHERE CONTROL MEASURES WILL BE REQUIRED FOR LONGER THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED.
 16. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF A PUMPING OPERATION IS CAUSING TURBIDITY PROBLEMS, SAID OPERATION SHALL CEASE UNTIL SUCH TIME AS FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED. SAID DISCHARGE POINTS SHALL BE LOCATED OVER 100 FEET FROM THE DELINEATED WETLANDS AS INDICATED ON THIS PLAN.
 17. THE CONTRACTOR SHALL OBTAIN AN NPDES PERMIT PRIOR TO THE START OF CONSTRUCTION.

DEWATERING NOTES:

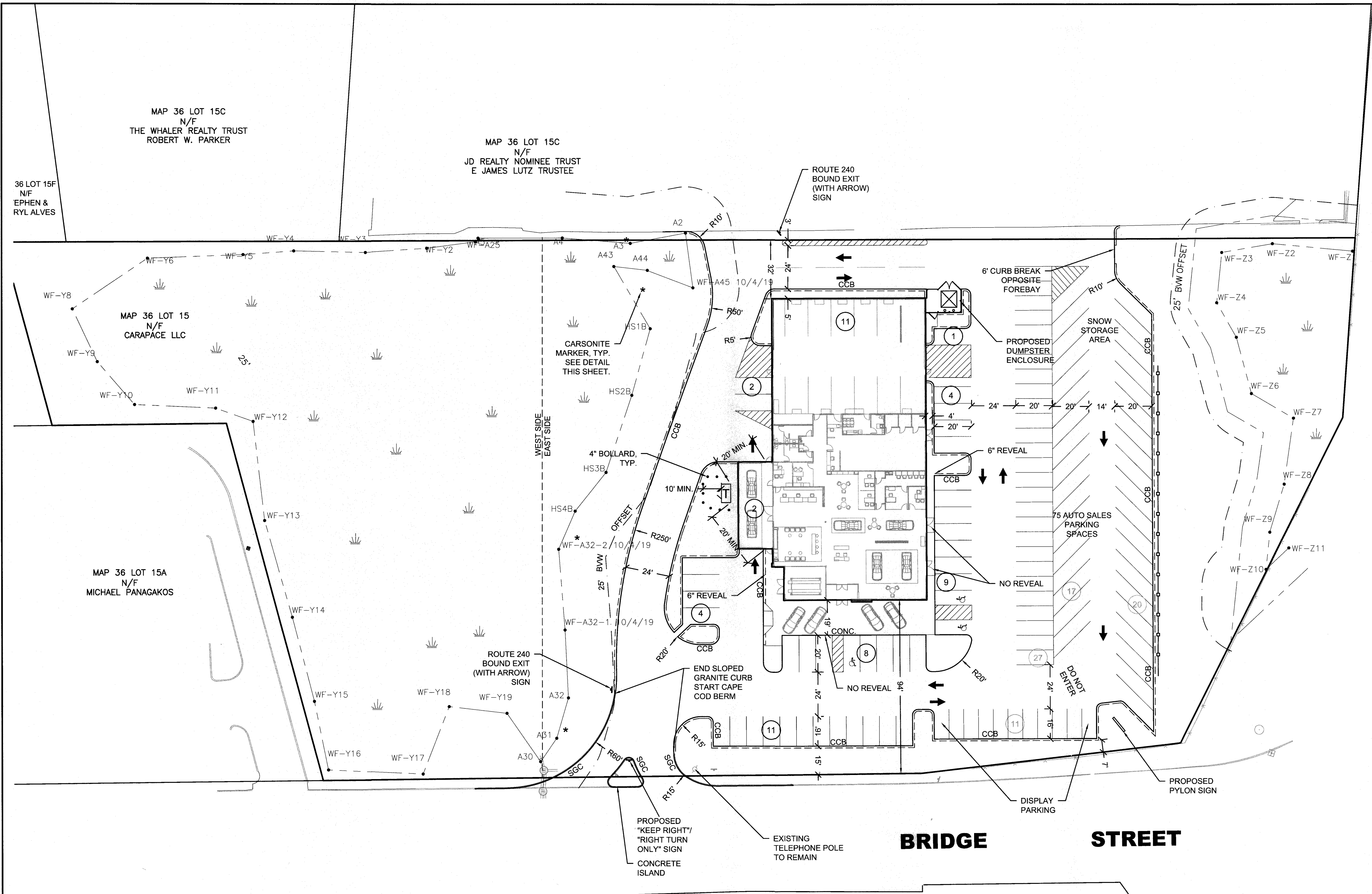
1. DEWATERING TO CONSIST OF PUMPING INTO A COMMERCIAL SILT BAG WITH A 12 INCH DIAMETER COMPOST LOG STAKED TWENTY FEET DOWNGRADIENT OF THE SILT BAG.



REV	DATE	DESCRIPTION	BY	APP.
10	03-10-20	GENERAL REVISIONS	JAG	RJR
15	03-20-20	REVISED PLANTING SCHEDULE	SVL	KJR
14	02-28-20	GENERAL REVISIONS	JAG	RJR
13	02-14-20	GENERAL REVISIONS	JAG	RJR
12	01-22-20	GENERAL REVISIONS	JAG	RJR
11	01-10-20	ADDED EXISTING CATCH BASIN DETAIL	SVL	KJR
10	01-01-20	GENERAL REVISIONS	JAG	RJR
9	12-3-19	GENERAL REVISIONS	JAG	RJR
8	10-31-19	GENERAL REVISIONS	JAG	RJR
7	10-3-19	NEW WETLAND LINE GENERAL REVISIONS	JAG	RJR
6	7-16-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR
5	6-24-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR
4	4-26-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR
3	9-4-15	GENERAL REVISIONS	TRW	RJR
2	8-25-15	REVISIONS PER PLANNING BOARD	EKW	RJR
1	7-10-15	GENERAL REVISIONS	EKW	RJR

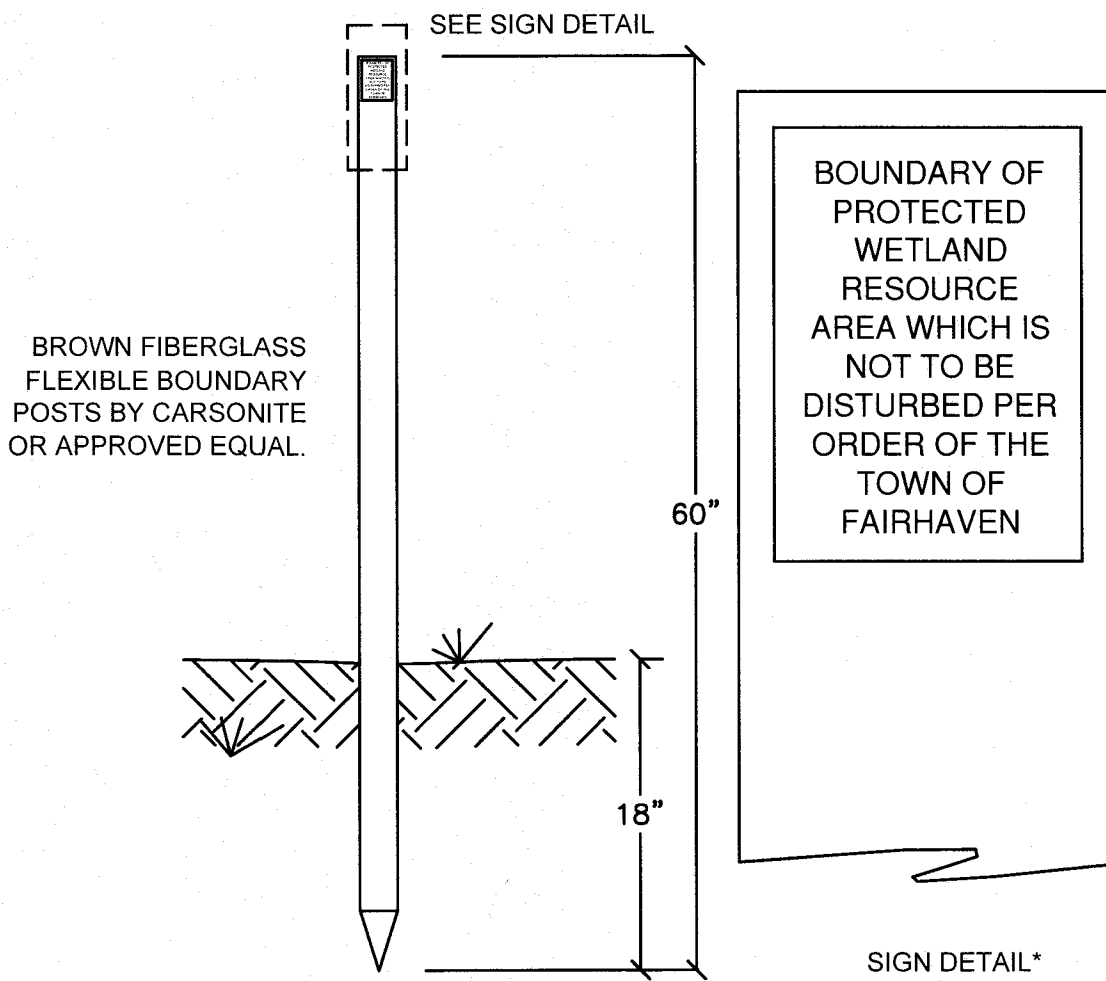
DRAWING TITLE	SCALE
EROSION CONTROL	1" = 30'
250 BRIDGE STREET	DATE: APRIL 12, 2019
FAIRHAVEN, MASSACHUSETTS	DRAWN BY: JAG
CARAPACE, LLC	DESIGNED BY: JAG
FAIRHAVEN, MASSACHUSETTS	CHECKED BY: RJR
	APPROVED BY: RJR
	PROJECT NO: 19830101

DATE	DESCRIPTION	BY	APP.
03-10-20	GENERAL REVISIONS	JAG	RJR
03-20-20	REVISED PLANTING SCHEDULE	SVL	KJR
02-28-20	GENERAL REVISIONS	JAG	RJR
02-14-20	GENERAL REVISIONS	JAG	RJR
01-22-20	GENERAL REVISIONS	JAG	RJR
01-10-20	ADDED EXISTING CATCH BASIN DETAIL	SVL	KJR
01-01-20	GENERAL REVISIONS	JAG	RJR
12-3-19	GENERAL REVISIONS	JAG	RJR
10-31-19	GENERAL REVISIONS	JAG	RJR
10-3-19	NEW WETLAND LINE GENERAL REVISIONS	JAG	RJR
7-16-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR
6-24-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR
4-26-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR
9-4-15	GENERAL REVISIONS	TRW	RJR
8-25-15	REVISIONS PER PLANNING BOARD	EKW	RJR
7-10-15	GENERAL REVISIONS	EKW	RJR



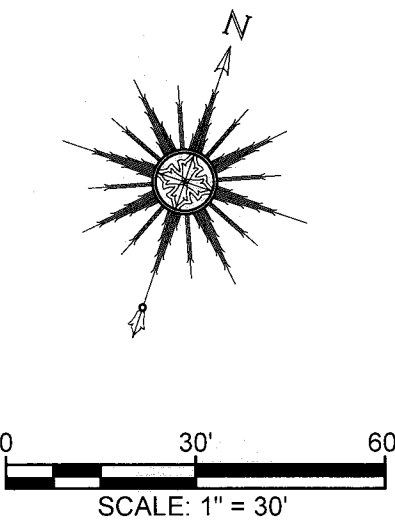
ZONING SUMMARY TABLE		
INDUSTRIAL ZONE		
CRITERIA	REQUIRED	PROVIDED
MIN. TOTAL AREA (SF)	50,000 SF	173,804 SF
MIN. UPLAND AREA (SF)	35,000 SF	100,300 SF
MIN. FRONTAGE (LF)	140 LF	487.28 LF
BLDG FRONT SETBACK (LF)	50'	94'
BLDG SIDE SET BACK (LF)	25'	32'
BLDG REAR SETBACK (LF)	50'	32**
BLDG HEIGHT (LF)	40'	35'
PARKING SETBACK (LF)	50'	5**
MAX. IMPERVIOUS COVERAGE	65%	43%
MAX. BLDG COVERAGE	25%	8.3%
REQUIRED PARKING 1 SPACE PER 250 S.F. GLFA (13,500 / 250 = 55)	54	54

* REQUIRES A VARIANCE

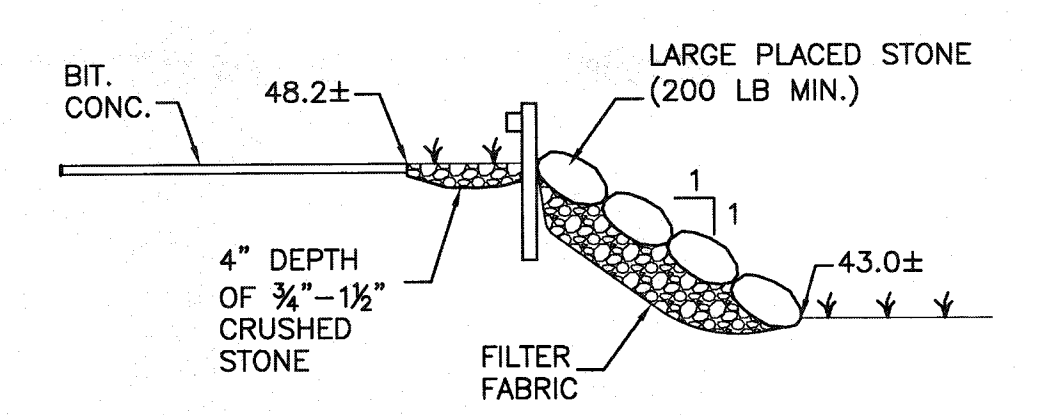
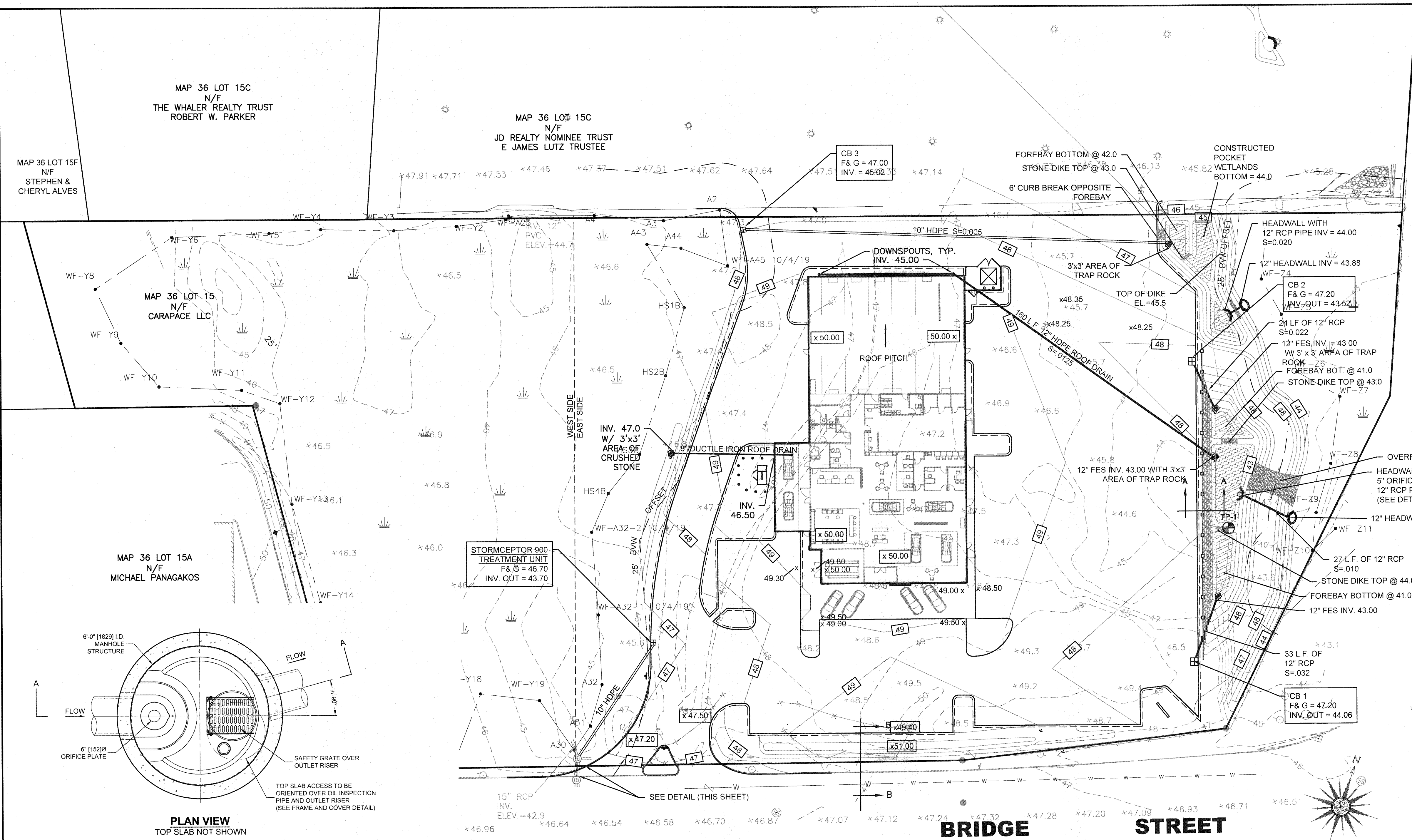


WETLAND BOUNDARY PERMANENT MARKER
NOT TO SCALE

NOTE: SNOW SHALL NOT BE DISPOSED WITHIN BMPS. EXCESS SNOW SHALL BE REMOVED OFF SITE AT NO COST TO THE TOWN.

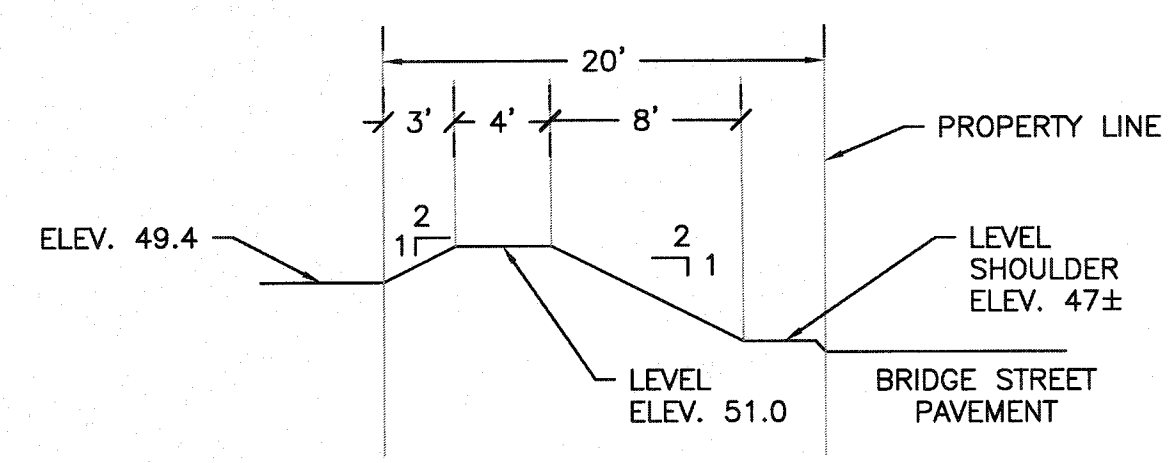


16	03-10-20	GENERAL REVISIONS	JAG	RJR	DRAWING TITLE SITE LAYOUT	SCALE: 1" = 30'		
15	03-02-20	REVISED PLANTING SCHEDULE	SWL	RJR		DATE: APRIL 12, 2019		
14	02-28-20	GENERAL REVISIONS	JAG	RJR	PROJECT 250 BRIDGE STREET FAIRHAVEN, MASSACHUSETTS	DRAWN BY: JAG	SHEET NO. 4	
13	02-14-20	GENERAL REVISIONS	JAG	RJR		DESIGNED BY: JAG		
12	01-22-20	GENERAL REVISIONS	JAG	RJR	CLIENT CARAPACE, LLC FAIRHAVEN, MASSACHUSETTS	CHECKED BY: RJR	PROJECT NO. 19830101	
11	01-10-20	ADDED EXISTING CATCH BASIN DETAIL	SWL	RJR		APPROVED BY: RJR		
10	01-01-20	GENERAL REVISIONS	JAG	RJR	* CIVIL ENGINEERING * LAND SURVEYING * ENVIRONMENTAL ASSESSMENT	 PRIME ENGINEERING P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004		
9	12-31-19	GENERAL REVISIONS	JAG	RJR				
8	10-31-19	GENERAL REVISIONS	JAG	RJR	DRAWING TITLE SITE LAYOUT	SCALE: 1" = 30'		
7	10-08-19	NEW WETLAND LINE/ GENERAL REVISIONS	JAG	RJR				
6	7-16-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR	PROJECT 250 BRIDGE STREET FAIRHAVEN, MASSACHUSETTS	DATE: APRIL 12, 2019		
5	6-24-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR				
4	4-26-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR	CLIENT CARAPACE, LLC FAIRHAVEN, MASSACHUSETTS	DRAWN BY: JAG		
3	9-4-15	GENERAL REVISIONS	TRW	RJR				
2	8-25-15	REVISIONS PER PLANNING BOARD	EKW	RJR	* CIVIL ENGINEERING * LAND SURVEYING * ENVIRONMENTAL ASSESSMENT	 PRIME ENGINEERING P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004		
1	7-10-15	GENERAL REVISIONS	ERW	RJR				
REV	DATE	DESCRIPTION	BY	APP	O:\PROJECTS\Fairhaven\Bridge St\250 Bridge St Carapace LLC\Engineering\250 Bridge St Dealership.dwg			



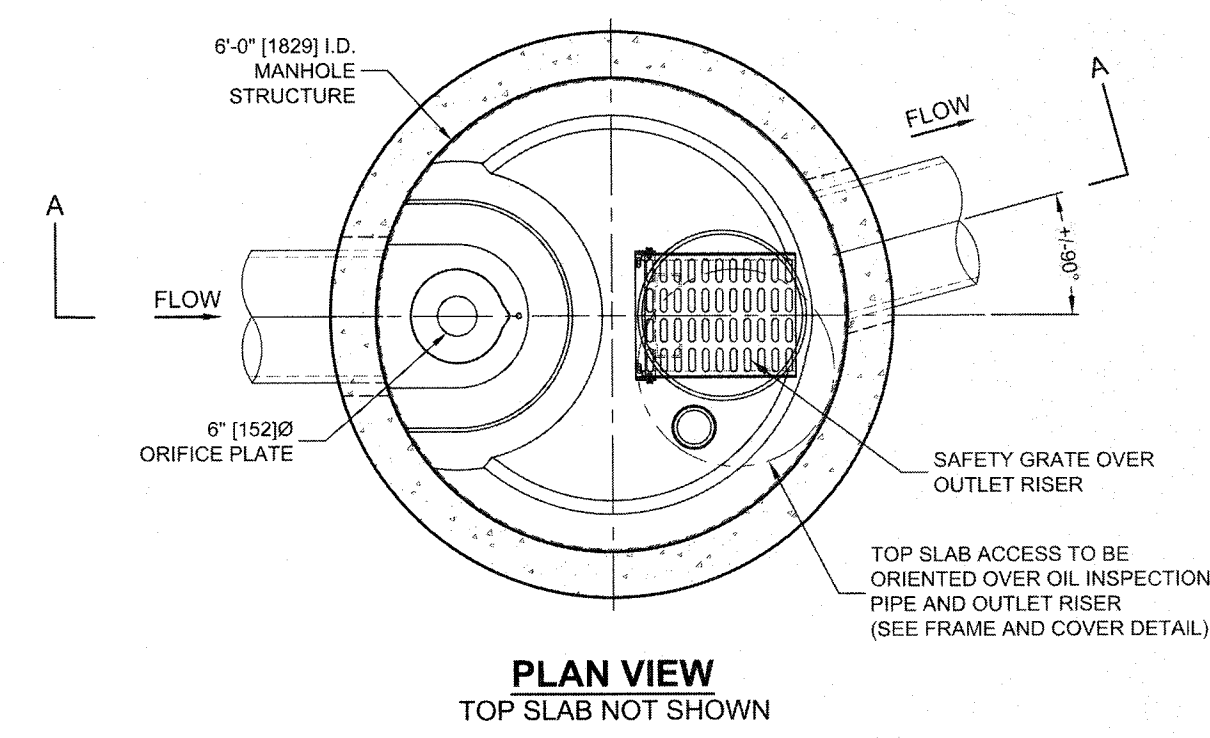
CROSS SECTION A-A

NOTE: MIN. 4' x 4' CRUSHED STONE APRON SHALL BE PROVIDED AT ALL OUTFALLS

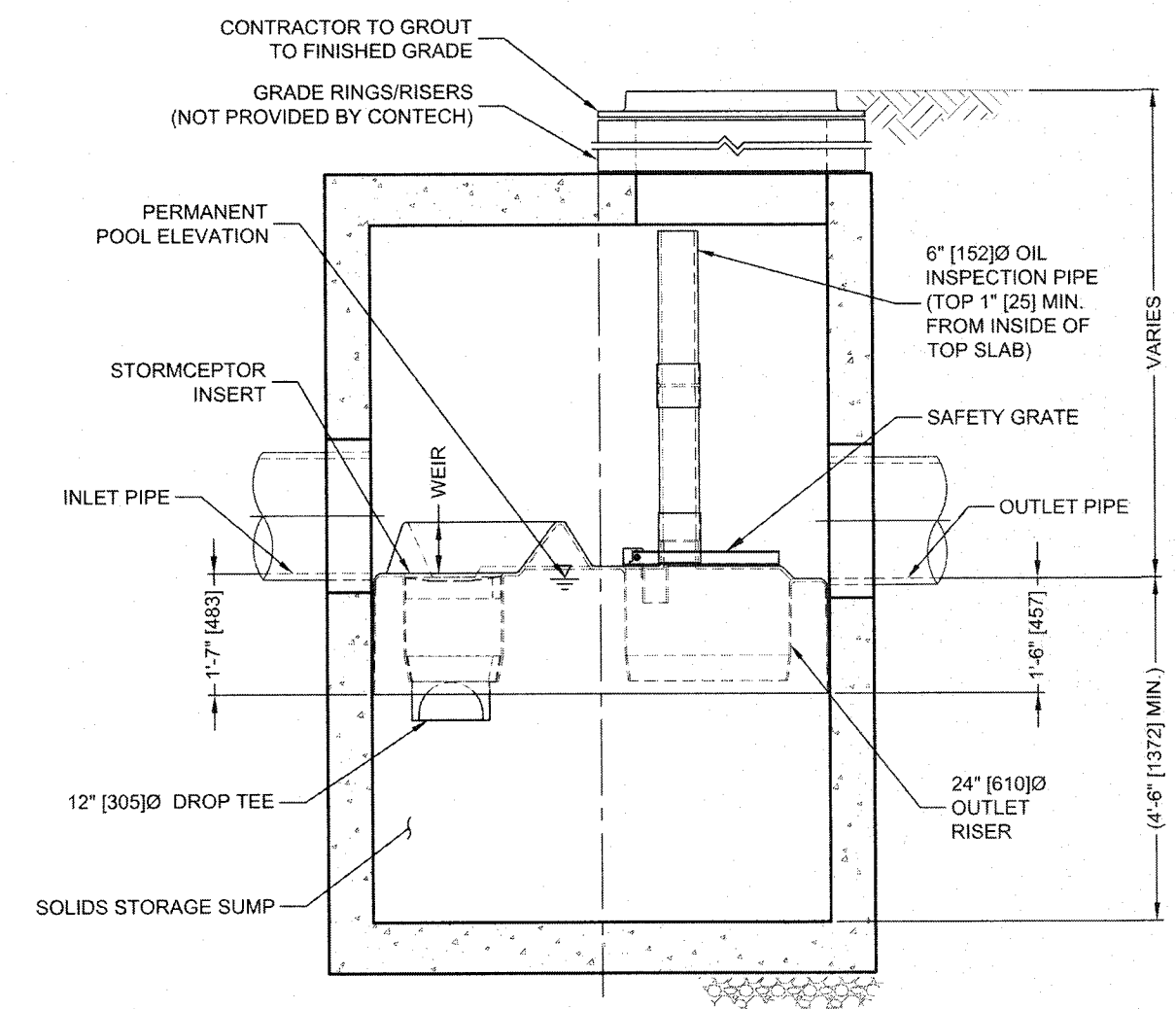


CROSS SECTION B-B

LANDSCAPED MOUND ALONG BRIDGE STREET



PLAN VIEW
TOP SLAB NOT SHOWN

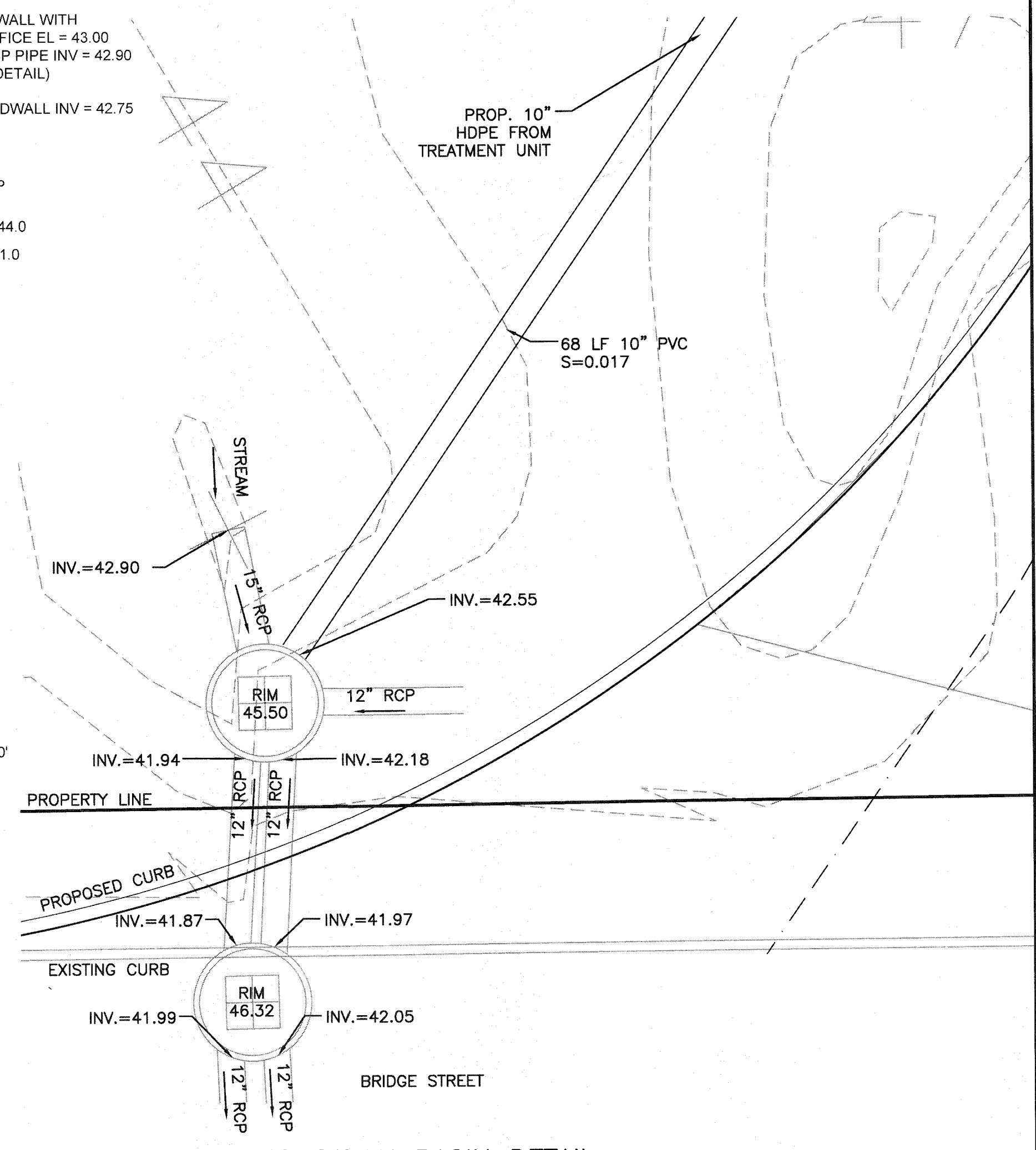


SECTION A-A

NOTE: REFER TO PERMANENT STORMWATER SYSTEM OPERATION AND MAINTENANCE PROGRAM FOR INSPECTION AND MAINTENANCE REQUIREMENTS.

STORMCEPTOR 900 TREATMENT UNIT

NOT TO SCALE



EXISTING CATCH BASIN DETAIL

SCALE: 1"=4'

17	03-17-20	TREATMENT UNIT DETAIL	JAG	RJR	DRAWING TITLE	GRADING & DRAINAGE PLAN	SCALE	1" = 30'
16	03-10-20	GENERAL REVISIONS	JAG	RJR	PROJECT	250 BRIDGE STREET FAIRHAVEN, MASSACHUSETTS	DATE	APRIL 27, 2015
15	03-03-20	REVISED PLANTING SCHEDULE	SVL	RJR	CLIENT	CARAPACE, LLC FAIRHAVEN, MASSACHUSETTS	DRAWN BY	EKW/TRW
14	02-28-20	GENERAL REVISIONS	JAG	RJR			DESIGNED BY	RJR
13	02-14-20	GENERAL REVISIONS	JAG	RJR			CHECKED BY	RJR
12	01-22-20	GENERAL REVISIONS	JAG	RJR			APPROVED BY	RJR
11	01-10-20	ADDED EXISTING CATCH BASIN DETAIL	JAG	RJR				
10	01-01-20	GENERAL REVISIONS	JAG	RJR				
9	12-31-19	GENERAL REVISIONS	JAG	RJR				
8	10-31-19	GENERAL REVISIONS	JAG	RJR				
7	10-8-19	NEW WETLAND LINE/ GENERAL REVISIONS	JAG	RJR				
6	7-16-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR				
5	6-24-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR				
4	4-26-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR				
3	3-4-15	GENERAL REVISIONS	TRW	RJR				
2	8-25-15	REVISIONS PER PLANNING BOARD	EKW	RJR				
1	7-10-15	GENERAL REVISIONS	EKW	RJR				
REV	DATE	DESCRIPTION	BY	APP				

MAP 36 LOT 15C
N/F
JD REALTY NOMINEE TRUST
E JAMES LUTZ TRUSTEE

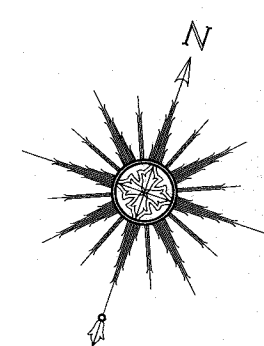
WF-Y11



5A
KOS

ROUTE 240

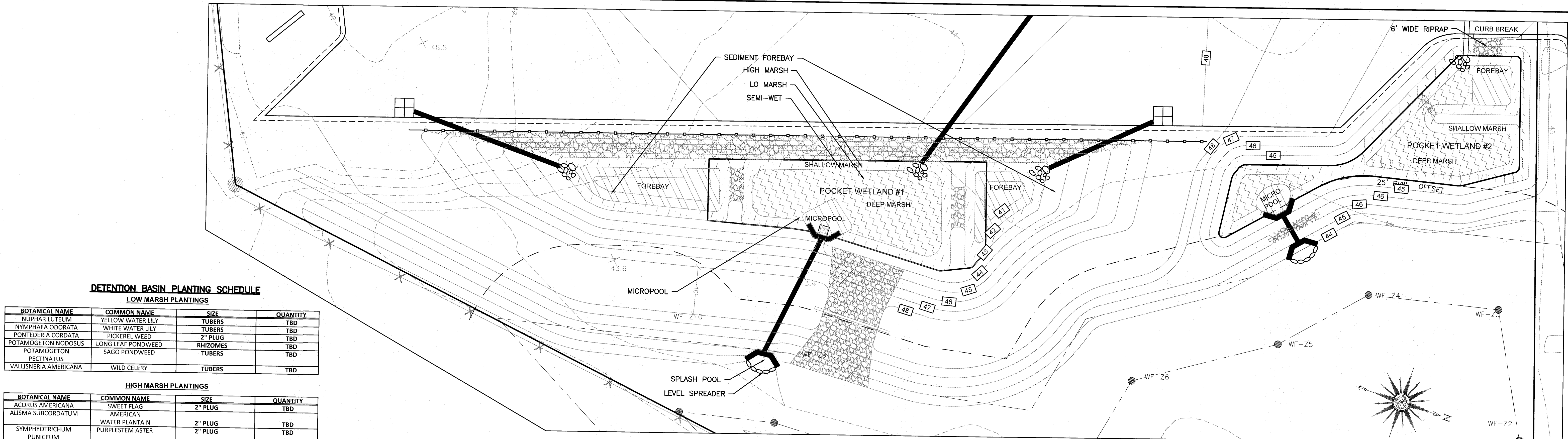
LUMINAIRE SCHEDULE						
Type	Symbol	Manufacturer / Catalog #	Description	Lamp Description	LLF	# of Type
R4S		U.S. ARCHITECTURAL LIGHTING (1)RZR-IV-80LED-NW-1050-HS	Pole Mounted, 25'0" Above Grade Type IV LED / Refractor Array Module (PLED), Full Cutoff, House-side Shield Single Luminaire Pole Orient as Shown in Plan.	80 Luxeon T LED Emitters at 1050mA Neutral White (4000K) 266 Input Watts	0.92	5 Tot.
R5		U.S. ARCHITECTURAL LIGHTING (1)RZR-V-SQ-80PLED-NW-1050	Pole Mounted, 25'0" Above Grade. Type V-SQ LED / Refractor Array Module (PLED) Full Cutoff Single Luminaire Pole Orient as Shown in Plan.	80 Luxeon T LED Emitters at 1050mA Neutral White (4000K) 266 Input Watts	0.92	1 Tot.
R52		U.S. ARCHITECTURAL LIGHTING (2)RZR-V-SQ-80PLED-NW-1050	Pole Mounted, 25'0" Above Grade. Type V-SQ LED / Refractor Array Module (PLED) Full Cutoff Twin Luminaires @ 90° Orient as Shown in Plan.	80 Luxeon T LED Emitters at 1050mA Neutral White (4000K) 266 Input Watts	0.92	1 Tot.
R2M		U.S. ARCHITECTURAL LIGHTING (1)RZR-M-II-48PLED-NW-1050	Pole Mounted, 15'0" Above Grade Type II LED / Refractor Array Module (PLED) Full Cutoff Single Luminaire Pole Orient as Shown in Plan.	48 Luxeon T LED Emitters at 1050mA Neutral White (4000K) 160 Input Watts	0.92	2 Tot.
R4M-W		U.S. ARCHITECTURAL LIGHTING RZR-M-IV-48PLED-NW-1050-WM	Wall Mounted, 20'0" Above Grade Type IV LED / Refractor Array Module (PLED), Full Cutoff Single Luminaire Orient as Shown in Plan.	48 Luxeon T LED Emitters at 1050mA Neutral White (4000K) 160 Input Watts	0.92	4 Tot.

BRIDGE STREET



16	03-10-20	GENERAL REVISIONS	JAG	RJR	DRAWING TITLE LIGHTING PLAN 250 BRIDGE STREET FAIRHAVEN, MASSACHUSETTS CARAPACE, LLC FAIRHAVEN, MASSACHUSETTS	SCALE 1" = 30'	
15	03-6-20	REVISED PLANTING SCHEDULE	SWL	RJR		DATE: APRIL 27, 2015	
14	02-28-20	GENERAL REVISIONS	JAG	RJR		DRAWN BY: EKW/TRW	
13	02-14-20	GENERAL REVISIONS	JAG	RJR		DESIGNED BY: RJR	
12	01-22-20	GENERAL REVISIONS	JAG	RJR		CHECKED BY: RJR	
11	01-10-20	ADDED EXISTING CATCH BASIN DETAIL	SWL	RJR		APPROVED BY: RJR	
10	01-01-20	GENERAL REVISIONS	JAG	RJR		PROJECT NO. 19830101	
9	12-3-19	GENERAL REVISIONS	JAG	RJR			
8	10-31-19	GENERAL REVISIONS	JAG	RJR			
7	10-3-19	NEW WETLAND LINE GENERAL REVISIONS	JAG	RJR			
6	7-16-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR			
5	6-24-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR			
4	4-26-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR			
3	4-4-19	GENERAL REVISIONS	TRW	RJR			
2	8-25-15	REVISIONS PER PLANNING BOARD	ERW	RJR			
1	7-10-15	GENERAL REVISIONS	ERW	RJR			
REV	DATE	DESCRIPTION	BY	APP.	<div><div>CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT</div><div> PRIME ENGINEERING INC.</div></div> <div><div>P.O. BOX 1088 382 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004</div></div>		

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DETENTION BASIN PLANTING SCHEDULE			
LOW MARSH PLANTINGS			
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
NUPHAR LUTEUM	YELLOW WATER LILY	TUBERS	TBD
NYMPHAEA ODORATA	WHITE WATER LILY	TUBERS	TBD
PONTERDERIA CORDATA	PICKEREL WEED	2" PLUG	TBD
POTAMOGETON NODOSUS	LONG LEAF PONDWEED	RHIZOMES	TBD
POTAMOGETON PECTINATUS	SAGO PONDWEED	TUBERS	TBD
VALLISNERIA AMERICANA	WILD CELERY	TUBERS	TBD

HIGH MARSH PLANTINGS			
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
ACORUS AMERICANA	SWEET FLAG	2" PLUG	TBD
ALISMA SUBCORDATUM	AMERICAN WATER PLANTAIN	2" PLUG	TBD
SYMPHYOTRICHUM PUNICEUM	PURPLESTEM ASTER	2" PLUG	TBD
CALAMAGROSTIS CANADENSIS	BLUE JOINT GRASS	2" PLUG	TBD
CAREX COMOSA	BEARDED SEDGE	2" PLUG	TBD
CAREX STRICTA	TUSsock SEDGE	2" PLUG	TBD

SEMI WET PENINSULAS SHALL BE PLANTED WITH NEW ENGLAND WETMIX BY NEW ENGLAND WETLAND PLANS, INC., OR APPROVED EQUAL, AT A RATE OF ONE POUND PER 1250 SQUARE FEET.

CONSTRUCTED POCKET WETLANDS
SCALE: 1"=10'

DETENTION BASIN/POCKET WETLAND #1 CALCULATIONS

AREA REQUIREMENTS (SQ. FT.):	AREA PROVIDED (OUT OF 1,036 SQ. FT.):
SEMI-WET AREA = 5% (52 SQ. FT.)	SEMI-WET AREA = 52 SQ. FT.
HIGH MARSH ZONE = 40% (414 SQ. FT.)	HIGH MARSH ZONE = 414 SQ. FT.
LOW MARSH ZONE = 45% (466 SQ. FT.)	LOW MARSH ZONE = 466 SQ. FT.
DEEP WATER ZONE = 10%	DEEP WATER ZONE = 104 SQ. FT.
FOREBAY = 5% (52 SQ. FT.)	FOREBAY = 52 SQ. FT.
MICROPOOL = 5% (52 SQ. FT.)	MICROPOOL = 52 SQ. FT.

CONSTRUCTED POCKET WETLANDS #2 CALCULATIONS

AREA REQUIREMENTS (SQ. FT.):	AREA PROVIDED (OUT OF 890 SQ. FT.):
SEMI-WET AREA = 5% (45 SQ. FT.)	SEMI-WET AREA = 44.5 SQ. FT.
HIGH MARSH ZONE = 40% (330 SQ. FT.)	HIGH MARSH ZONE = 356 SQ. FT.
LOW MARSH ZONE = 45% (374 SQ. FT.)	LOW MARSH ZONE = 400.5 SQ. FT.
DEEP WATER ZONE = 10%	DEEP WATER ZONE = 89 SQ. FT.
FOREBAY = 5% (42 SQ. FT.)	FOREBAY = 44.5 SQ. FT.
MICROPOOL = 5% (42 SQ. FT.)	MICROPOOL = 44.5 SQ. FT.

FOREBAY SIZING CALCULATIONS

DETENTION BASIN/CONSTRUCTED POCKET WETLAND #1:
CONTRIBUTING IMPERVIOUS AREA:
FOREBAY 1= 21,095 SQ. FT., FOREBAY 2=10,315 SQ. FT.
(21,095 SQ. FT.) X (0.25 IN.) X (1 FT./12 IN.) = 439 CU. FT.
(10,315 SQ. FT.) X (0.25 IN.) X (1 FT./12 IN.) = 215 CU. FT.

TOTAL VOLUME PROVIDED:

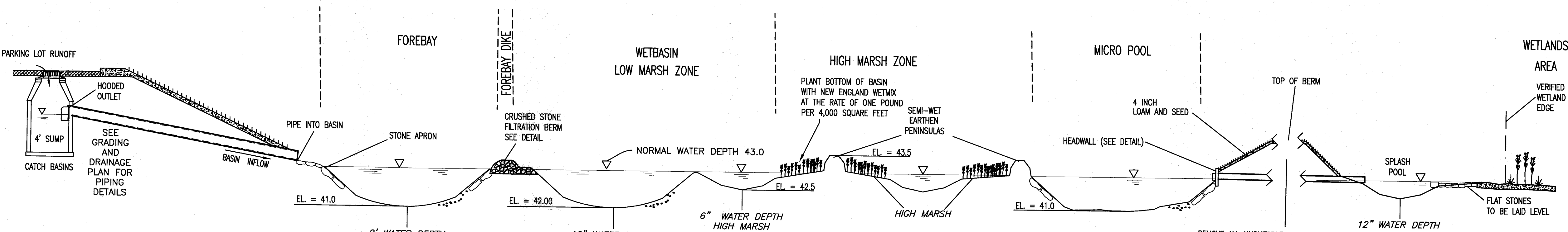
FOREBAY 1: 222 SQ. FT. X 2' DEPTH = 444 CU. FT.
FOREBAY 2: 130 SQ. FT. X 2' DEPTH = 260 CU. FT.

CONSTRUCTED POCKET WETLAND #2:

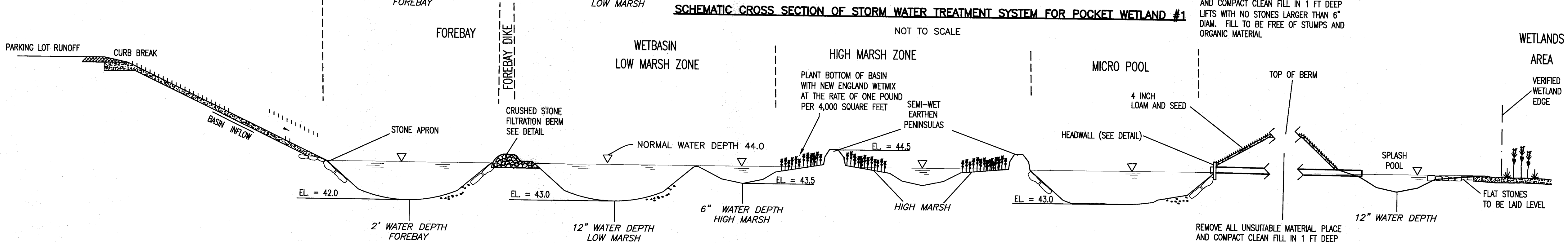
CONTRIBUTING IMPERVIOUS AREA:
(6,336 SQ. FT.) X (0.25 IN.) X (1 FT./12 IN.) = 132 CU. FT.

TOTAL VOLUME PROVIDED:

FOREBAY 3: 66 SQ. FT. X 2' DEPTH = 132 CU. FT.



SCHEMATIC CROSS SECTION OF STORM WATER TREATMENT SYSTEM FOR POCKET WETLAND #1



SCHEMATIC CROSS SECTION OF STORM WATER TREATMENT SYSTEM FOR CONSTRUCTED POCKET WETLAND #2

WATER QUALITY CALCULATIONS


REQUIRED

21,095 + 10,315 + 6,336 = 37,746 SQ. FT.*
*NUMBER DOES NOT INCLUDE ROOF AREA AS IT DOES NOT CONTRIBUTE SIGNIFICANT TSS
37,746 SQ. FT. X 1.25 IN. X 1 FT./12 IN. = 3,932 CU. FT.

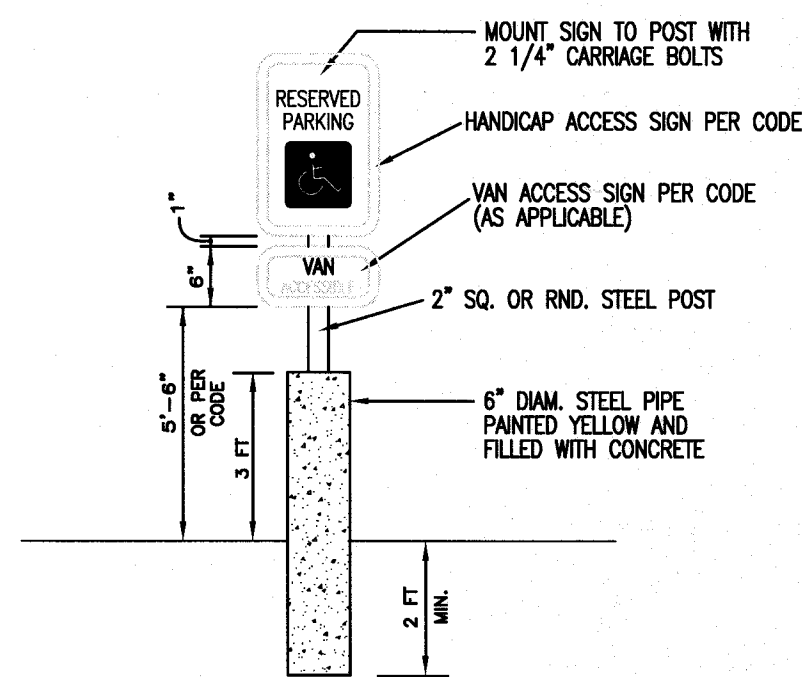
THAT FIRST FLUSH VOLUME WILL BE ROUTED THROUGH THE CONSTRUCTED POCKET WETLANDS

FEATURE	REQUIRED %	% OF VOL. STORED
FOREBAY	5%	54%
HIGH MARSH	25%	25%
LOW MARSH	55%	57%
MICROPOOL	5%	6%

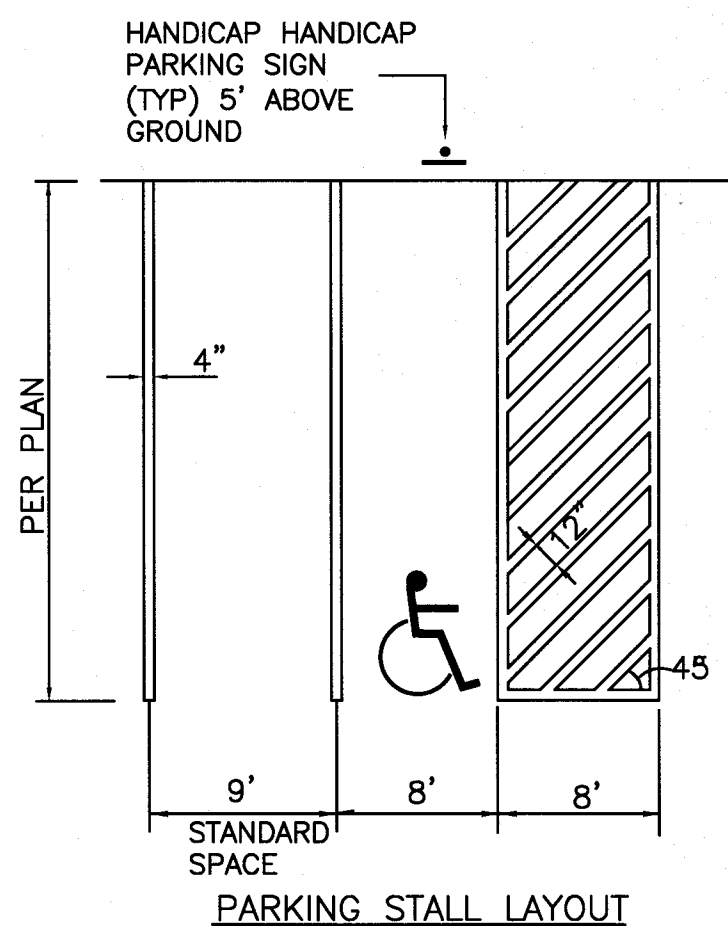
REV	DATE	DESCRIPTION	BY	APP.
16	03-10-20	GENERAL REVISIONS	JAG	RJR
15	03-06-20	REVISED PLANTING SCHEDULE	SWL	RJR
14	02-28-20	GENERAL REVISIONS	JAG	RJR
13	02-14-20	GENERAL REVISIONS	JAG	RJR
12	01-22-20	GENERAL REVISIONS	JAG	RJR
11	01-10-20	ADDED EXISTING CATCH BASIN DETAIL	SWL	RJR
10	01-01-20	GENERAL REVISIONS	JAG	RJR
9	12-31-19	GENERAL REVISIONS	JAG	RJR
8	10-31-19	GENERAL REVISIONS	JAG	RJR
7	10-08-19	NEW WETLAND LINE/ GENERAL REVISIONS	JAG	RJR
6	7-16-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR
5	6-24-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR
4	4-26-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR
3	8-4-15	GENERAL REVISIONS	TRW	RJR
2	8-25-15	REVISIONS PER PLANNING BOARD	EKW	RJR
1	7-10-15	GENERAL REVISIONS	EKW	RJR

DRAWING TITLE	CONSTRUCTED WETLAND PLAN	
PROJECT	250 BRIDGE STREET FAIRHAVEN, MASSACHUSETTS	
CLIENT	CARAPACE, LLC FAIRHAVEN, MASSACHUSETTS	
<i>* CIVIL ENGINEERING * LAND SURVEYING * ENVIRONMENTAL ASSESSMENT</i>	 PRIME ENGINEERING <small>INC.</small>	<i>P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.0051</i>

PRIME ENGINEERING
P.O. BOX 1088
350 BEDFORD ST.
LAKEVILLE, MA 02347
TEL: 508.947.0050
FAX: 508.947.2004

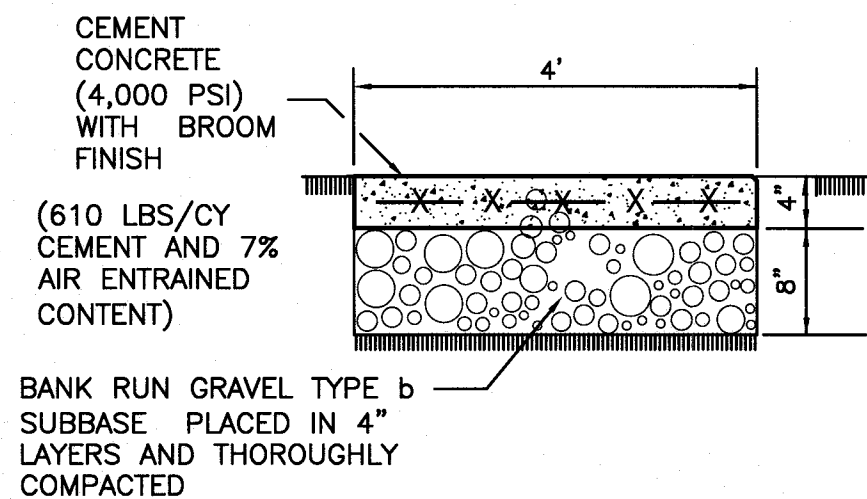


HANDICAP SIGN DETAIL
NOT TO SCALE

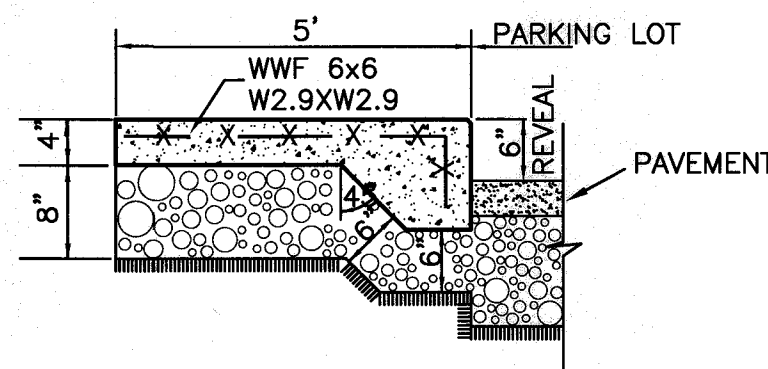


TYPICAL PAVEMENT MARKINGS
NOT TO SCALE

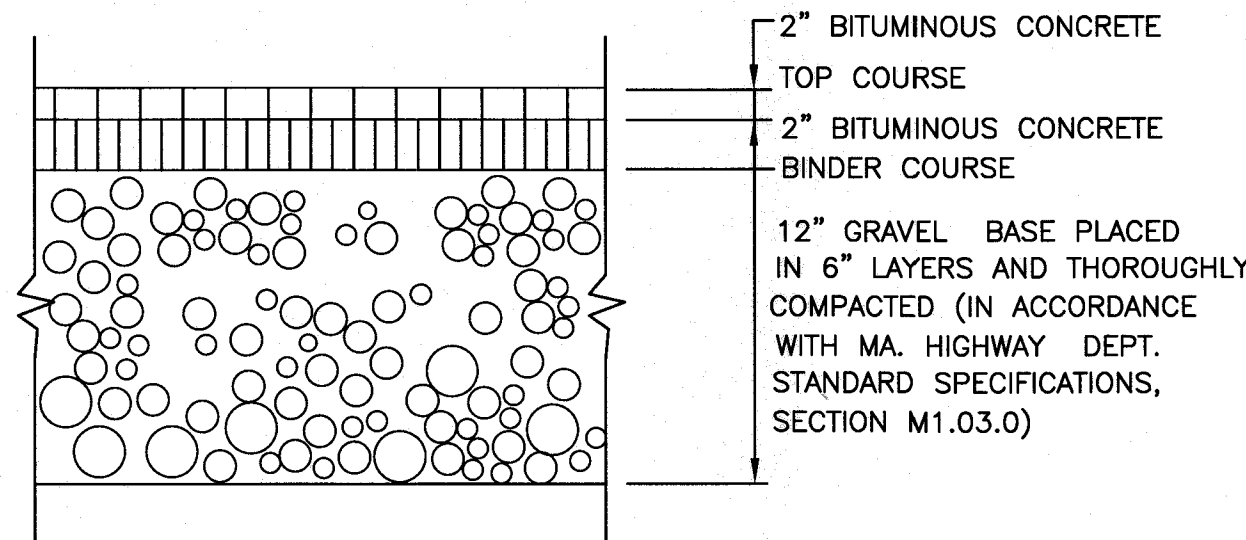
NOTE: ALL PAVEMENT MARKING WILL BE WHITE REFLECTORIZED TRAFFIC PAINT. WIDTH AS NOTED.



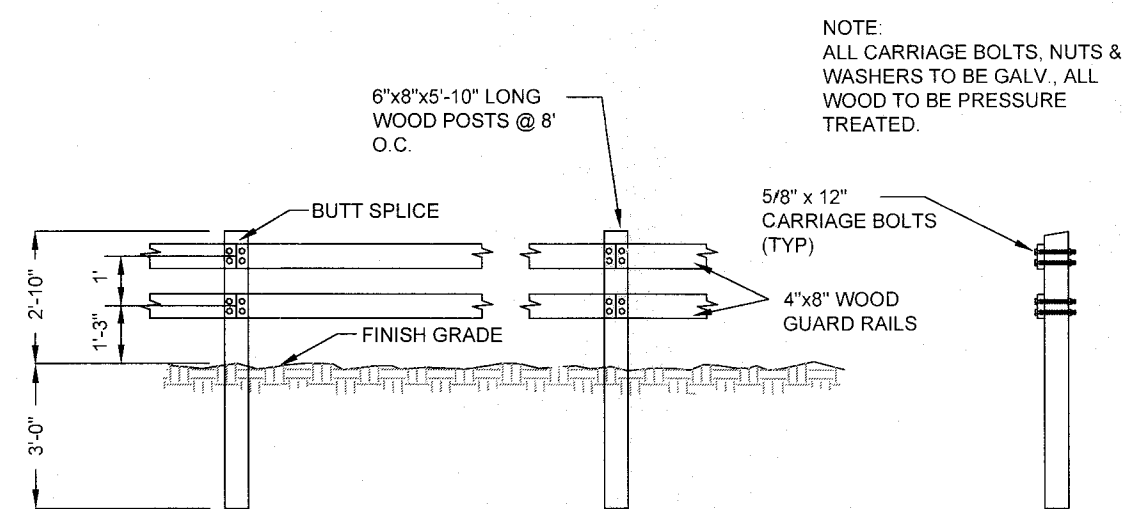
CONCRETE SIDEWALK
(TO BE USED WHEN SIDEWALK DOES NOT ADJOIN PARKING SPACES)
NOT TO SCALE



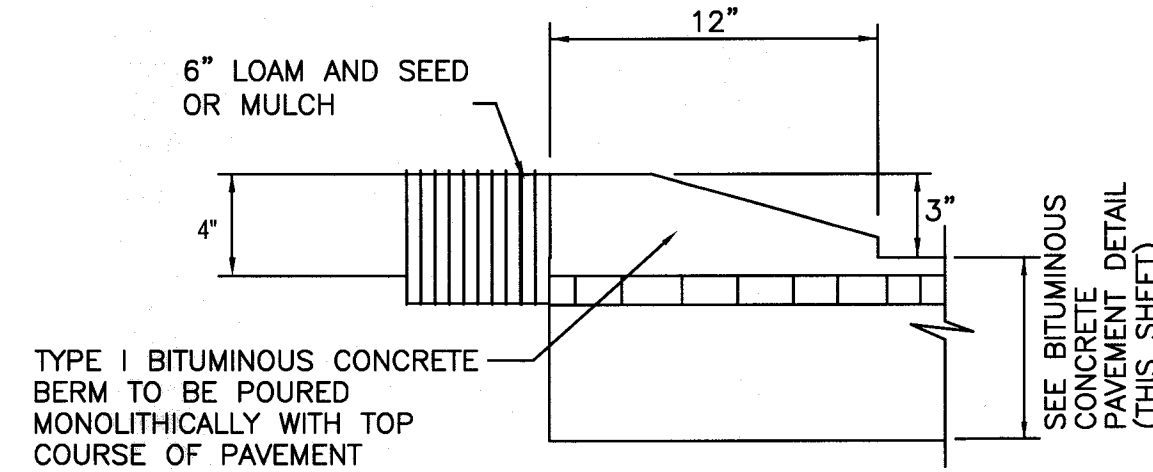
CONCRETE WALK
(WITH THICKENED EDGE AT PAVEMENT)
NOT TO SCALE



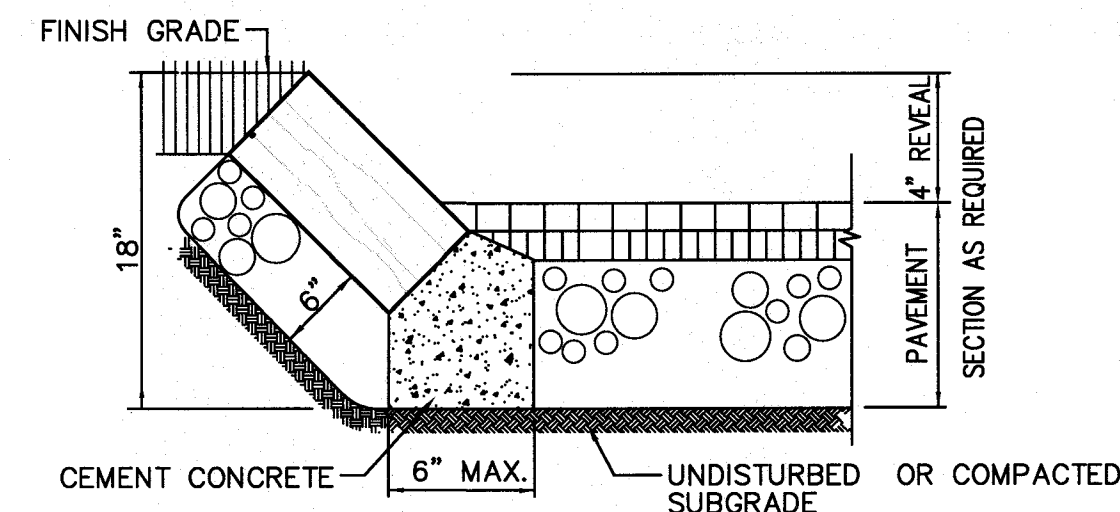
STANDARD DUTY
BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



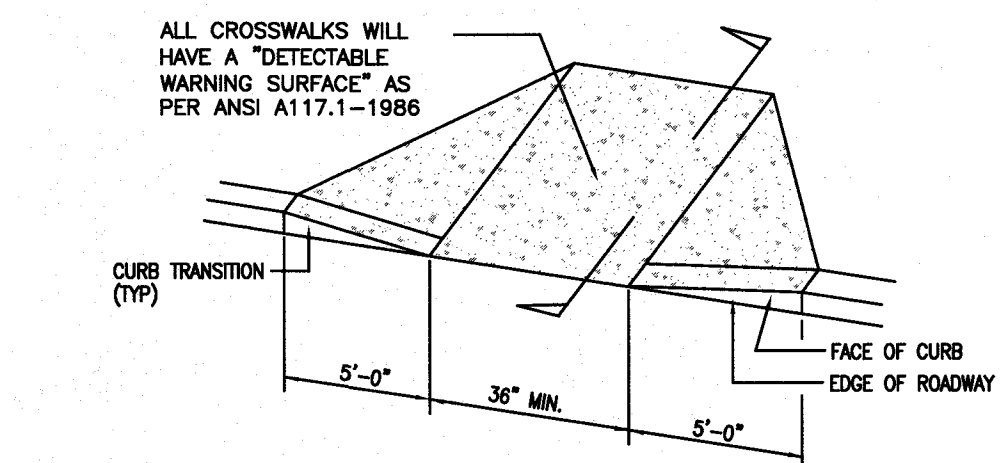
ELEVATION SECTION
TYPICAL WOOD GUARD RAIL DETAILS
NOT TO SCALE



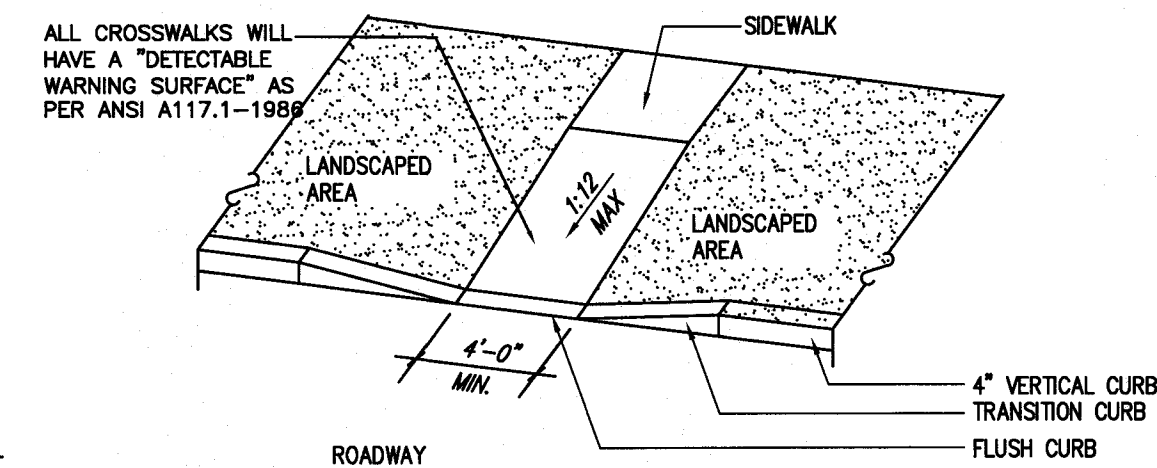
CAPE COD BERM DETAIL
NOT TO SCALE



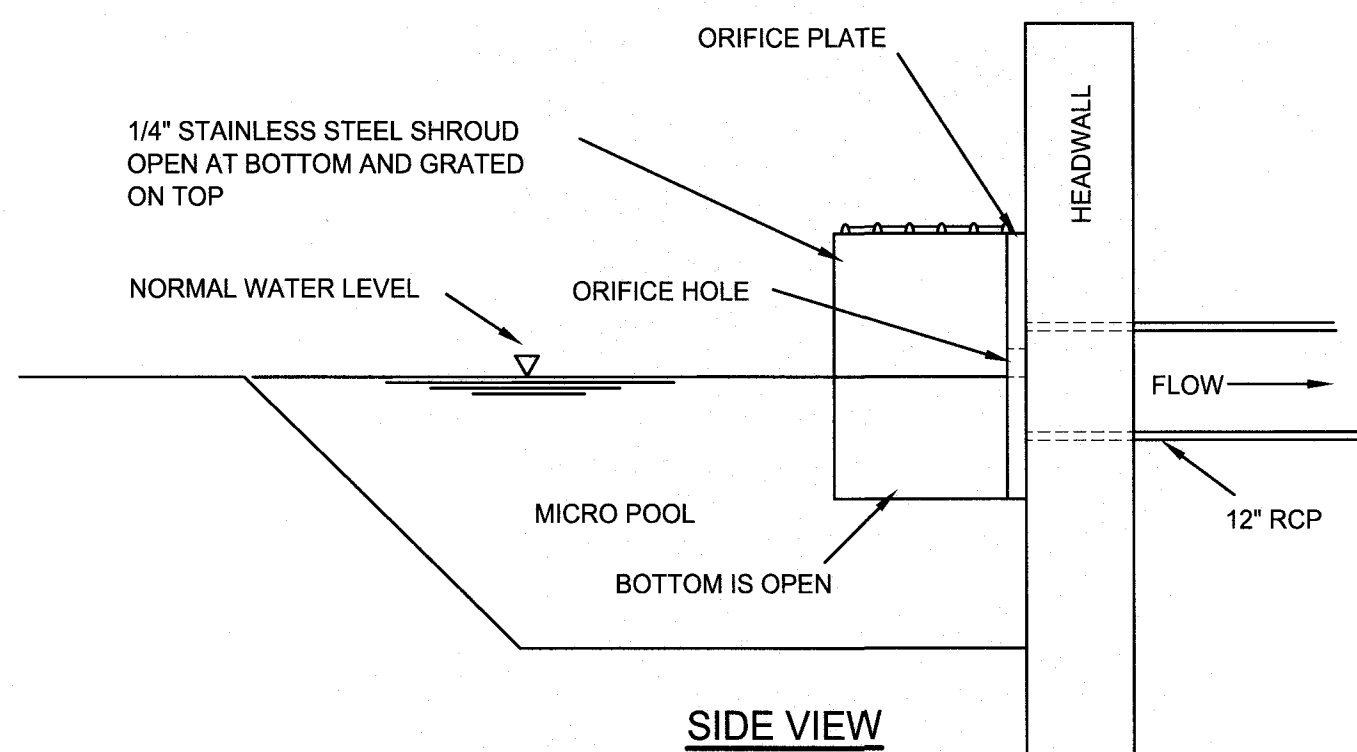
SLOPED GRANITE CURB
NOT TO SCALE



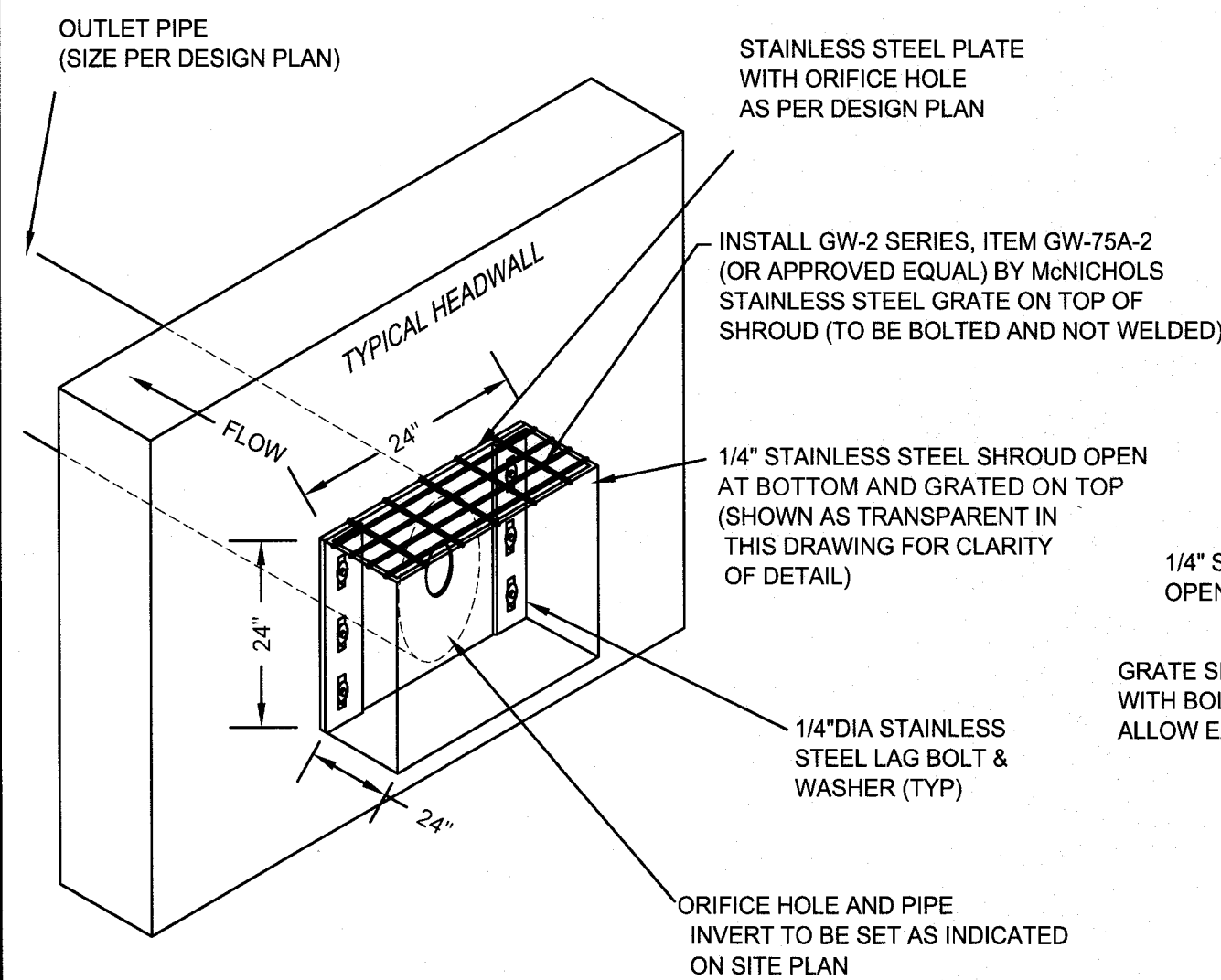
HANDICAP RAMP TYPE A
NOT TO SCALE



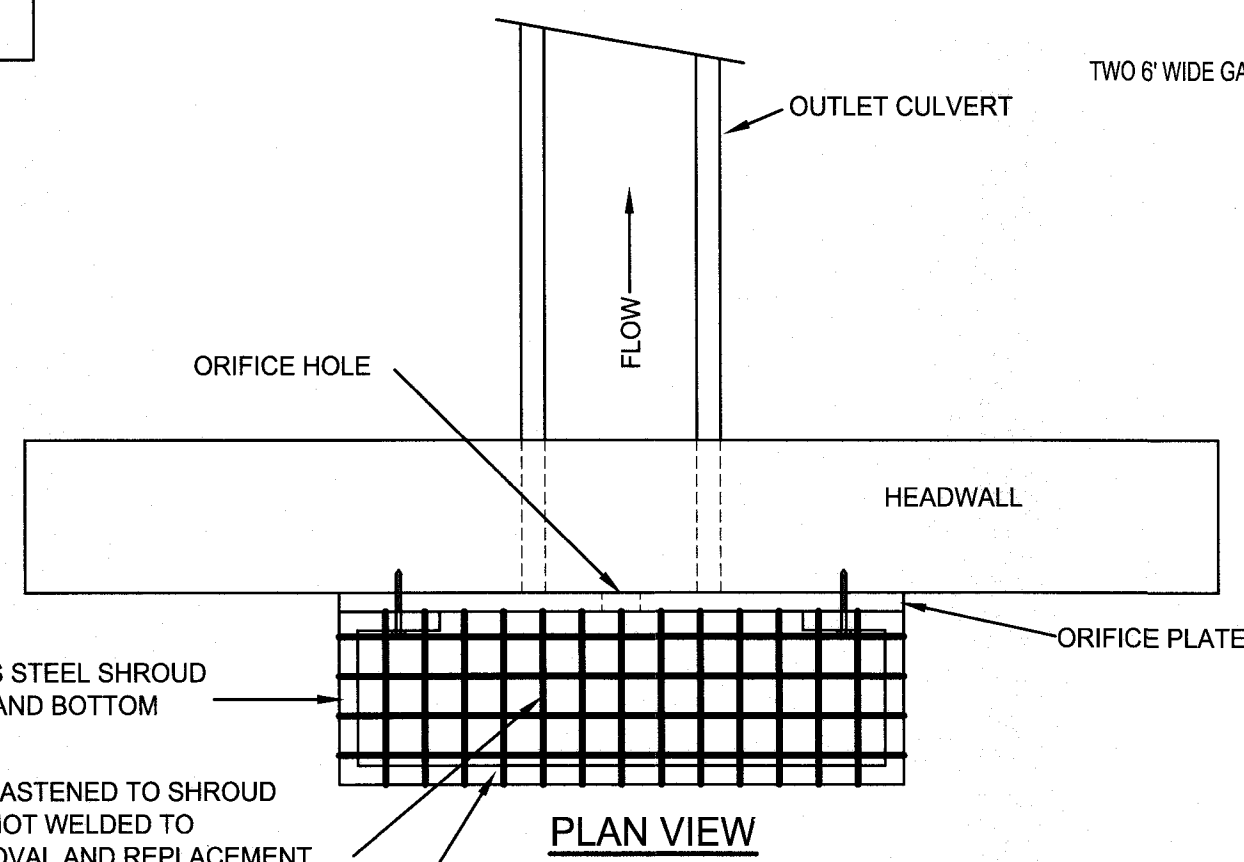
HANDICAP RAMP TYPE B
NOT TO SCALE



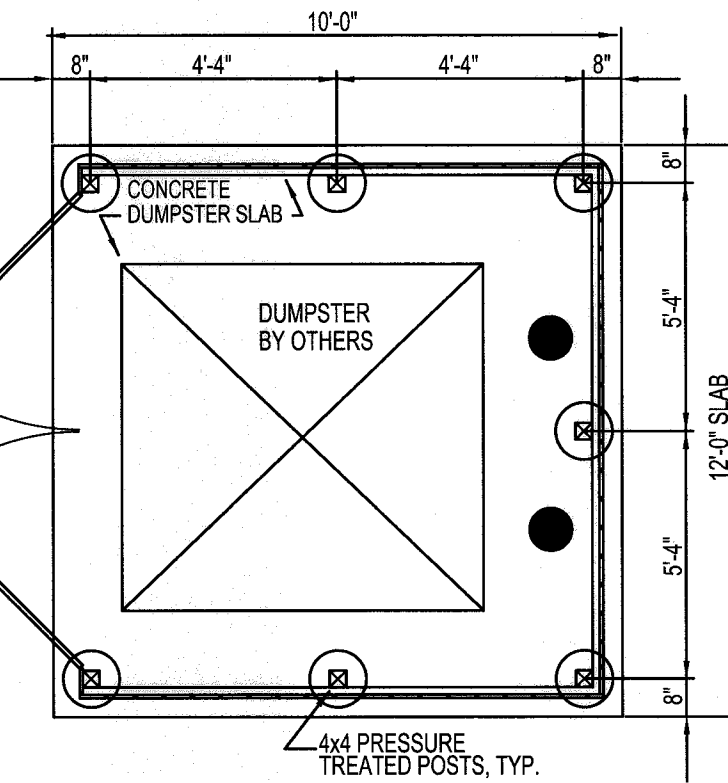
SIDE VIEW



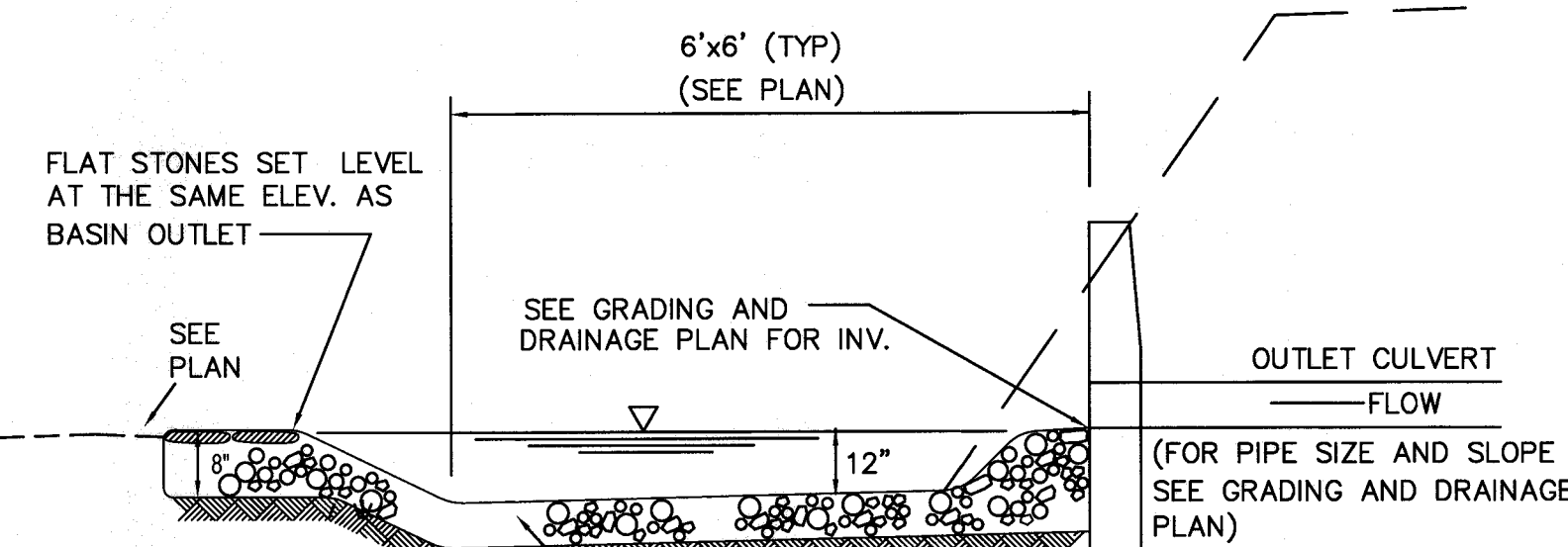
HEADWALL WITH ORIFICE PLATE
NOT TO SCALE



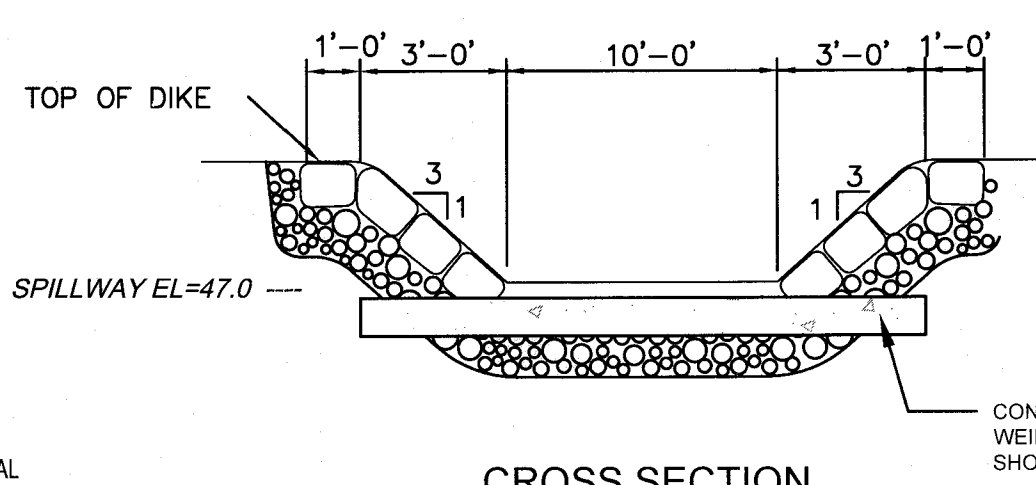
PLAN VIEW



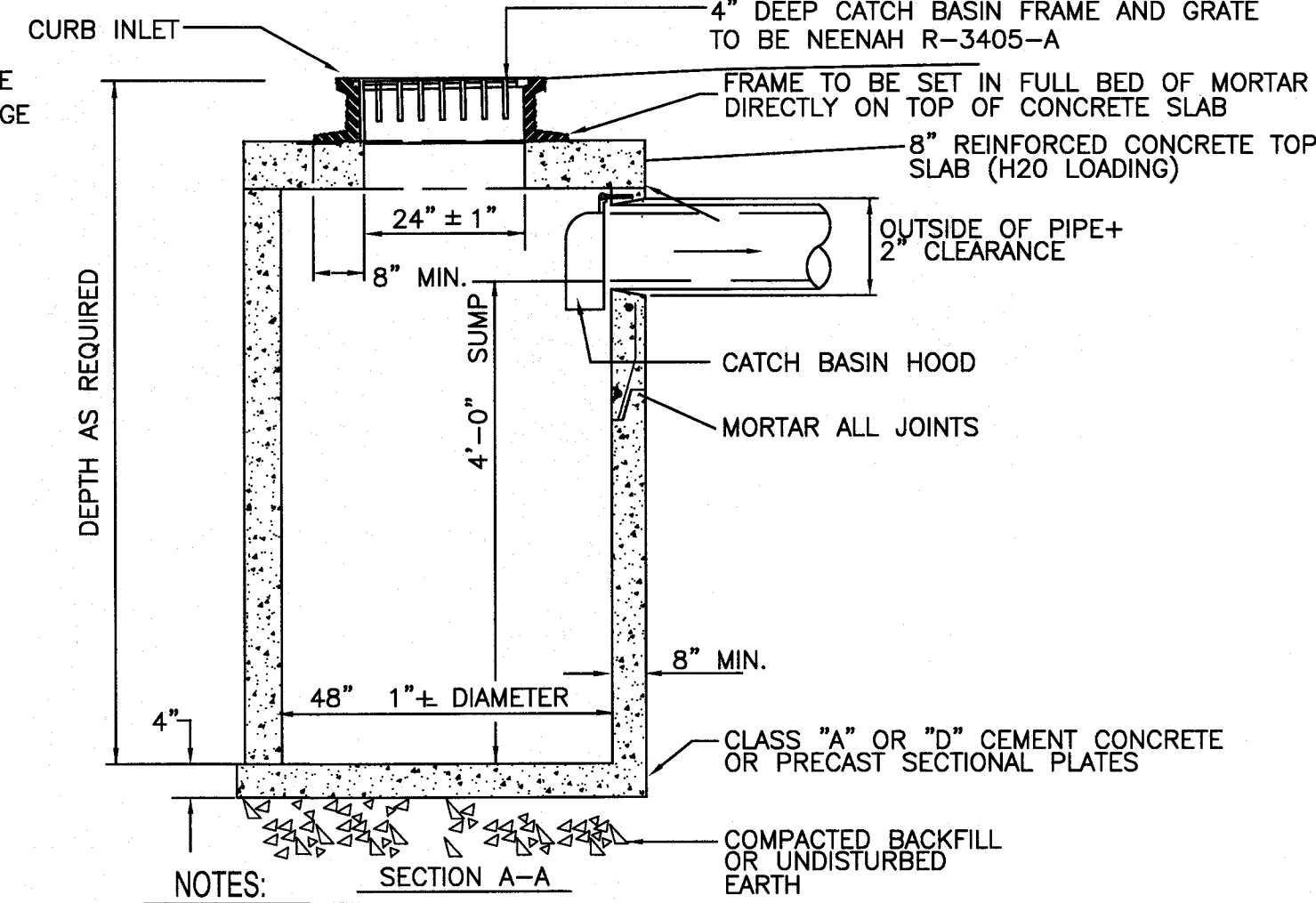
DUMPSTER ENCLOSURE
NOT TO SCALE





SPLASH POOL
NOT TO SCALE

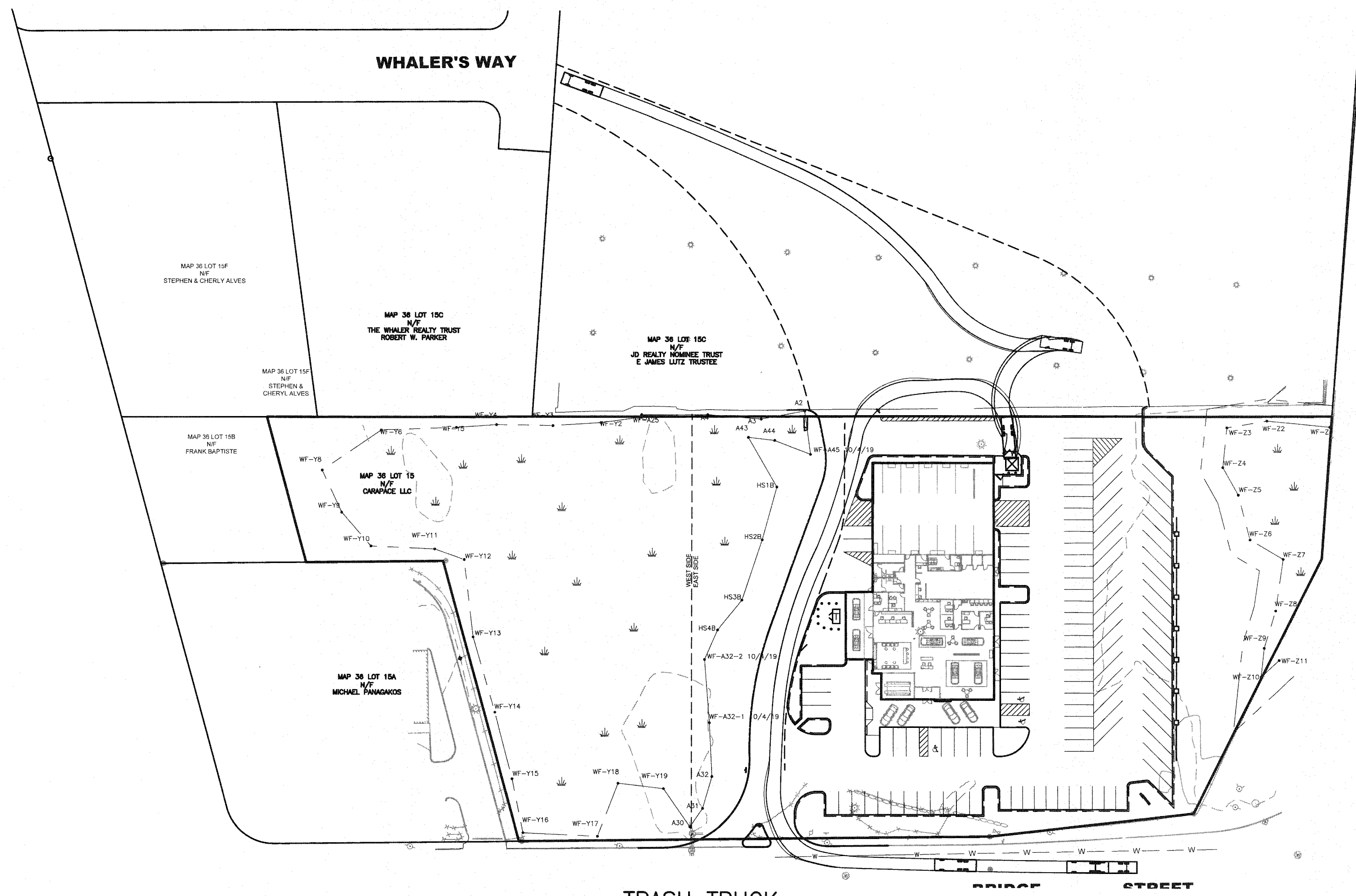


CROSS SECTION
PROFILE OF SPILLWAY
NOT TO SCALE

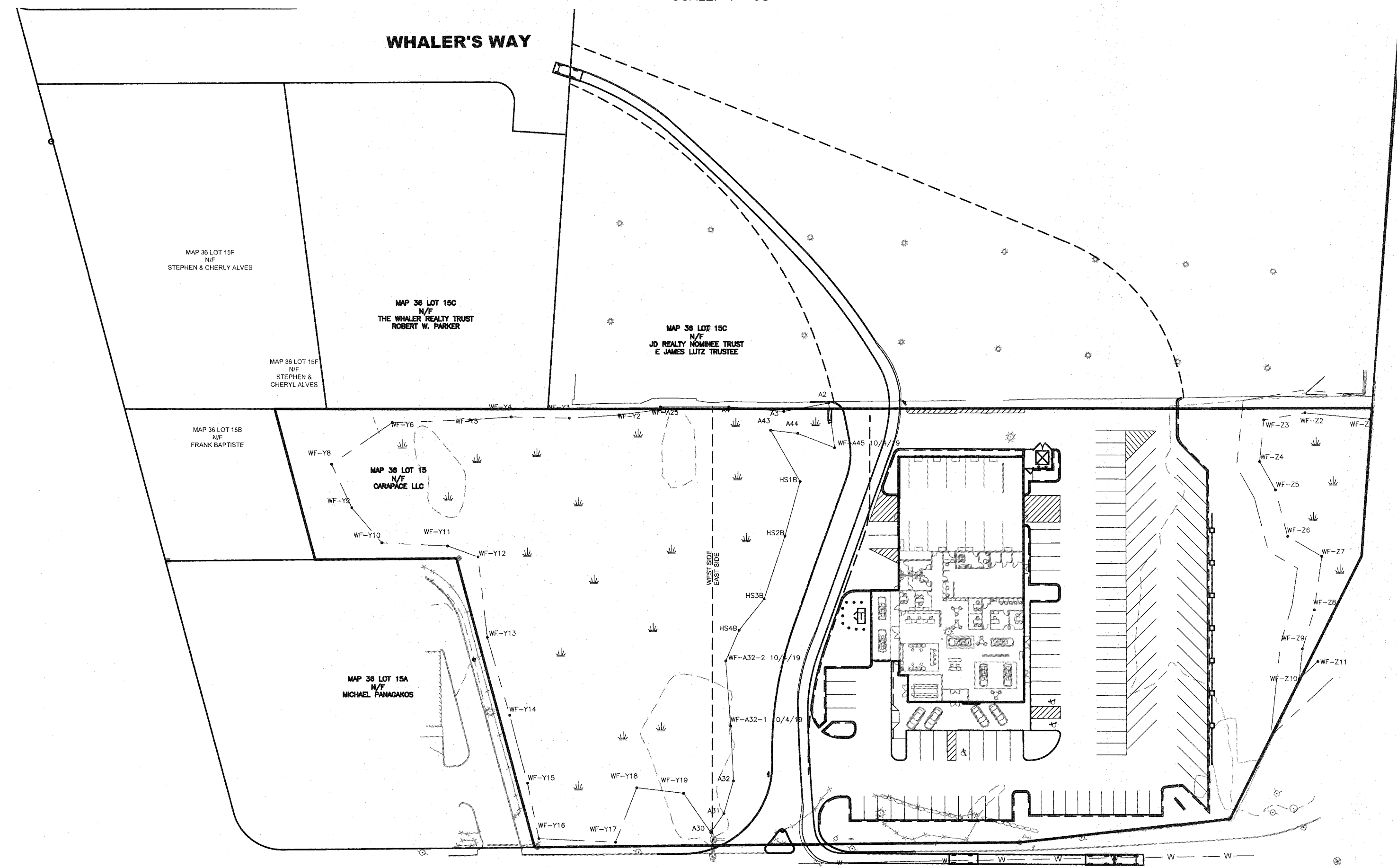


TYPICAL FLAT TOP CATCH BASIN
NOT TO SCALE

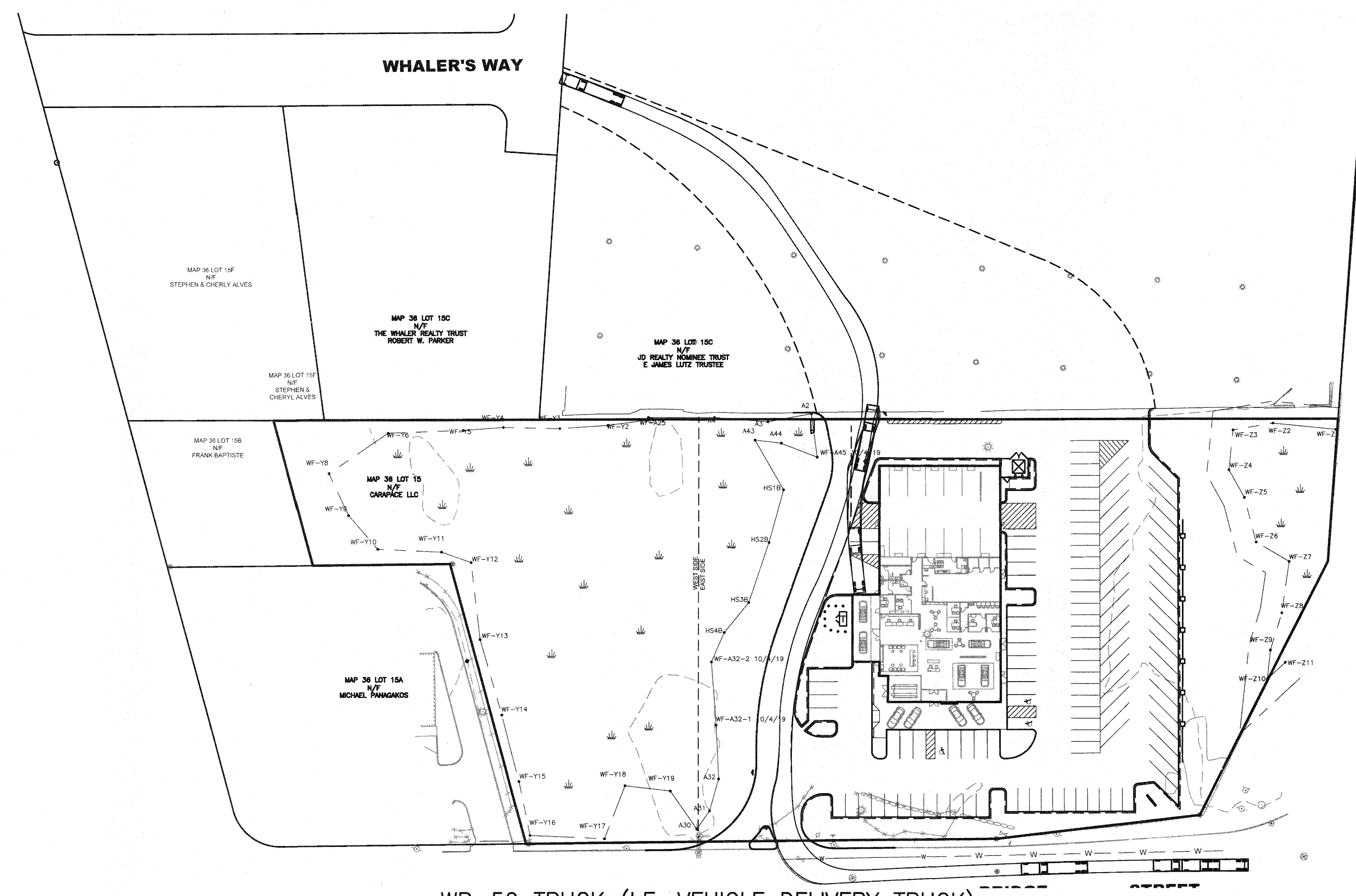
16	03-10-20	GENERAL REVISIONS	JAG	RJR	DRAWING TITLE	DETAILS 250 BRIDGE STREET FAIRHAVEN, MASSACHUSETTS CARAPACE, LLC FAIRHAVEN, MASSACHUSETTS	SCALE	
15	03-6-20	REVISED PLANTING SCHEDULE	SWL	RJR			N.T.S.	
14	02-28-20	GENERAL REVISIONS	JAG	RJR			DATE	
13	02-14-20	GENERAL REVISIONS	JAG	RJR			APRIL 27, 2015	
12	01-23-20	GENERAL REVISIONS	JAG	RJR			DRAWN BY:	
11	01-10-20	ADDED EXISTING CATCH BASIN DETAIL	SWL	RJR			EKW/RTW	
10	01-01-20	GENERAL REVISIONS	JAG	RJR			DESIGNED BY:	
9	12-31-19	GENERAL REVISIONS	JAG	RJR			RJR	
8	10-31-19	GENERAL REVISIONS	JAG	RJR			CHECKED BY:	
7	10-8-19	NEW WETLAND LINE/ GENERAL REVISIONS	JAG	RJR			RJR	
6	7-16-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR	APPROVED BY:			
5	6-24-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR	RJR	PROJECT NO.		
4	4-26-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR	<div>PRIME ENGINEERING INC.</div> <div>P.O. BOX 1088 300 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004</div>	SHEET NO.	10	
3	8-4-15	GENERAL REVISIONS	TRW	RJR				
2	8-25-15	REVISIONS PER PLANNING BOARD	EKW	RJR				
1	7-10-15	GENERAL REVISIONS	EKW	RJR				
REV	DATE	DESCRIPTION	BY	APP.				
						CIVIL ENGINEERING		
						LAND SURVEYING		
						ENVIRONMENTAL		
						ASSESSMENT		



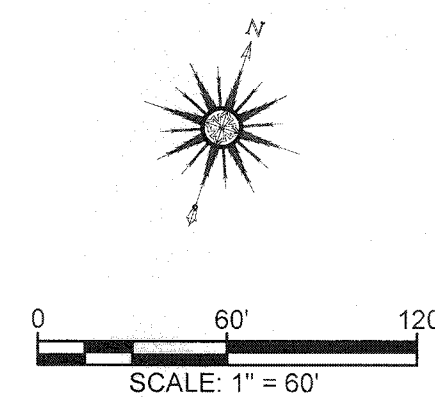
TRASH TRUCK
SCALE: 1"=60'





PASSENGER CAR
SCALE: 1"=60'



WB-50 TRUCK (I.E. VEHICLE DELIVERY TRUCK)
SCALE: 1"=60'



- NOTES:
1. THE INTENT OF THIS PLAN IS TO DEMONSTRATE HOW A DELIVERY TRUCK, A TRASH TRUCK, AND A PASSENGER CAR CAN MANEUVER THROUGHOUT THE SITE.
 2. THE ROUTES SHOWN ARE NOT THE ONLY ROUTES THESE VEHICLES MAY TAKE. THE ROUTING SHOWN IS PREDICTED TO BE THE MOST CONVENIENT.

14	02-28-20	GENERAL REVISIONS	JAG	RJR	<div>DRAWING TITLE</div> <div>VEHICLE MOVEMENT PLAN</div> <div>PROJECT</div> <div>250 BRIDGE STREET FAIRHAVEN, MASSACHUSETTS</div> <div>CLIENT</div> <div>CARAPACE, LLC FAIRHAVEN, MASSACHUSETTS</div> <div>CIVIL ENGINEERING LAND SURVEYING</div> <div>ENVIRONMENTAL ASSESSMENT</div> <div> PRIME ENGINEERING INC.</div> <div>P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004</div>	SCALE: 1"=60'	<div>COMMONWEALTH OF MASSACHUSETTS</div> <div>REGISTERED PROFESSIONAL ENGINEER</div> <div>NO. 25278</div> <div>EXPIRATION DATE 06/30/2024</div> <div></div>
13	02-14-20	GENERAL REVISIONS	JAG	RJR		DATE: APRIL 27, 2015	
12	01-22-20	GENERAL REVISIONS	JAG	RJR		DRAWN BY: EKW/TRW	
11	01-10-20	ADDED EXISTING CATCH BASIN DETAIL	SWL	RJR		DESIGNED BY: RJR	
10	01-01-20	GENERAL REVISIONS	JAG	RJR		CHECKED BY: RJR	
9	12-31-19	GENERAL REVISIONS	JAG	RJR		APPROVED BY: RJR	
8	10-31-19	GENERAL REVISIONS	JAG	RJR		PROJECT NO: 19830101	
7	10-8-19	NEW WETLAND LINE/ GENERAL REVISIONS	JAG	RJR			
6	7-16-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR			
5	6-24-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR			
4	4-28-19	NEW BUILDING FOOTPRINT/SITE LAYOUT	JAG	RJR			
3	9-4-15	GENERAL REVISIONS	TRW	RJR			
2	8-25-15	REVISIONS PER PLANNING BOARD	EKW	RJR			
1	7-10-15	GENERAL REVISIONS	EKW	RJR			
REV	DATE	DESCRIPTION	BY	APP.			

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