

PROPOSED OFFICE BUILDING

AT THE FAUNCE CORNER MALL ROAD BANKFIVE

FAUNCE CORNER MALL ROAD DARTMOUTH, MASSACHUSETTS

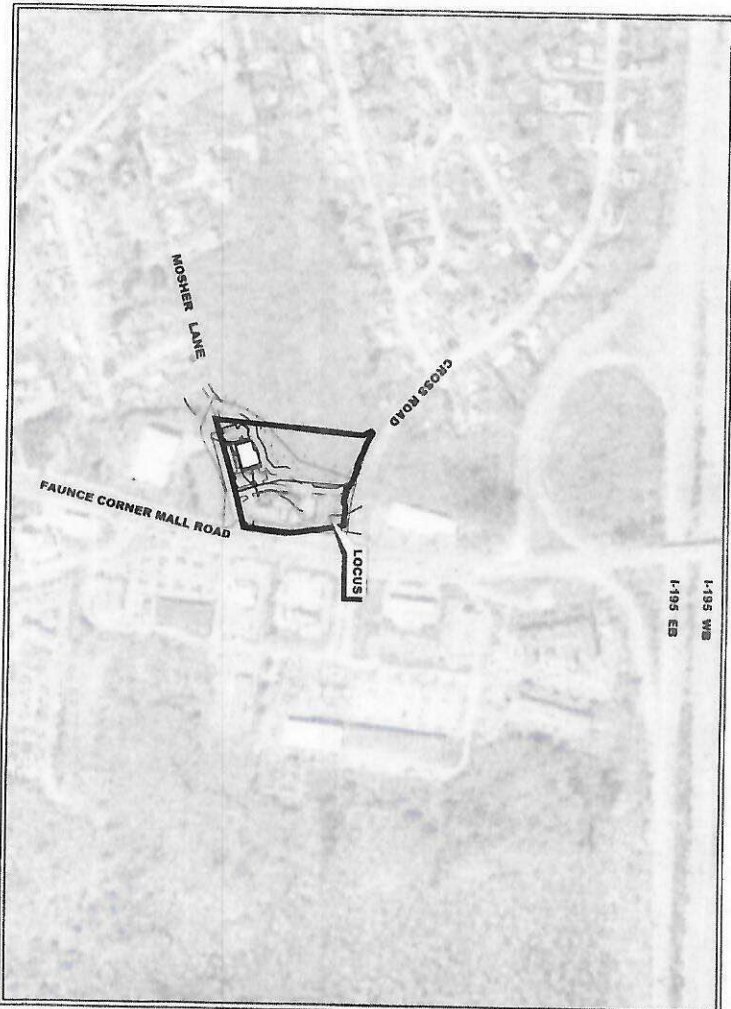
SITE PLANS

ISSUED FOR PERMIT

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1-195 WB

1-195 EB



SCHEDULE OF DRAWINGS

SHEET NUMBER	PLAN TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	SITE LAYOUT PLAN
4	GRADING & UTILITIES PLAN
5	MOSSER LANE PLAN & PROFILE
6	LANDSCAPE PLAN
7	LIGHTING PLAN
8	DETAILS 1
	DETAILS 2

OWNER & APPLICANT:
FALL RIVER STATE PLANNING BOARD
100 NORTH MAIN STREET
FALL RIVER, MA 02720

BANKFIVE LOCUS PLAN

SCALE: 1"=200'

AUGUST 19, 2016

REVISED: MARCH 3, 2017

PREPARED BY:

PRIME ENGINEERING

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

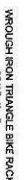
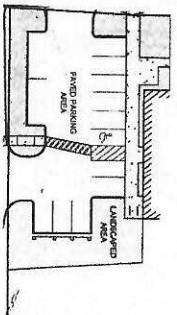
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- NOTES
1. TOPOGRAPHY AND DETAILED LOCATIONS SHOWN ARE BASED ON A FIELD SURVEY IN FEBRUARY 2007 AND SEPTEMBER 2015.
 2. VERTICAL DATA SHOWN IS ASSUMED. BENCHMARK IS EXISTING SEVER MANDOLE B&A AT ELEVATION 103.11.
 3. WETLANDS LOCATIONS SHOWN ARE BASED ON AERIAL PHOTOGRAPHY AND A FIELD LOCATION SURVEY IN DECEMBER 2007 AND OCTOBER 2015.
 4. THE SUBJECT PROPERTY IS SHOWN AS LOTS 1 AND 2 ON A PLAN ON RECORDED IN THE PUBLIC RECORDS OF THE TOWN OF DARTMOUTH, MASSACHUSETTS, MAP 189 / LOT 43.
 5. CROSS EASEMENTS FOR ACCESS AND UTILITIES SHALL BE GRANTED.

EXISTING CONDITIONS PLAN			
DATE	DATE	DATE	DATE
11/11/11	11/11/11	11/11/11	11/11/11
PROJECT	PROJECT	PROJECT	PROJECT
FAUNCE CORNER MALL ROAD, DARTMOUTH, MA	FAUNCE CORNER MALL ROAD, DARTMOUTH, MA	FAUNCE CORNER MALL ROAD, DARTMOUTH, MA	FAUNCE CORNER MALL ROAD, DARTMOUTH, MA
DESIGN	DESIGN	DESIGN	DESIGN
BANK FIVE	BANK FIVE	BANK FIVE	BANK FIVE
FALL RIVER, MASSACHUSETTS	FALL RIVER, MASSACHUSETTS	FALL RIVER, MASSACHUSETTS	FALL RIVER, MASSACHUSETTS
DATE	DATE	DATE	DATE
11/11/11	11/11/11	11/11/11	11/11/11
BY	BY	BY	BY
PRIME ENGINEERING	PRIME ENGINEERING	PRIME ENGINEERING	PRIME ENGINEERING
4520701	4520701	4520701	4520701

A vertical line with a triangle pointing to the right. Above the triangle are two horizontal arrows pointing outwards. Below the triangle are three horizontal arrows pointing inwards, labeled 19, 20, and 24 from left to right.


$$\frac{\text{LANDSCAPED AREA}}{\text{PAVED PARKING AREA}} \times 100 = \% \text{ LANDSCAPED}$$

$$\frac{3,429 \text{ S.F.}^*}{6,819 \text{ S.F.}} \times 100 = 50.3\% \text{ LANDSCAPED}$$

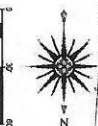
NOTE:
ALL CURRAGE BOLTS, NUTS
& WASHERS TO BE GALV.
ALL WOOD TO BE

OFFICE ZONING SUMMARY

BENEFIT OF THE OFFICE BUILDING GUARANTEEING ACCESS TO THE BANK PARKING CRACKER

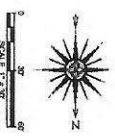
PRECAST CONCRETE CURBING

PRECAST CONCRETE COMBING

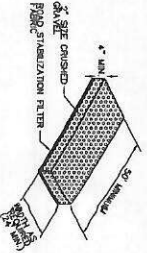


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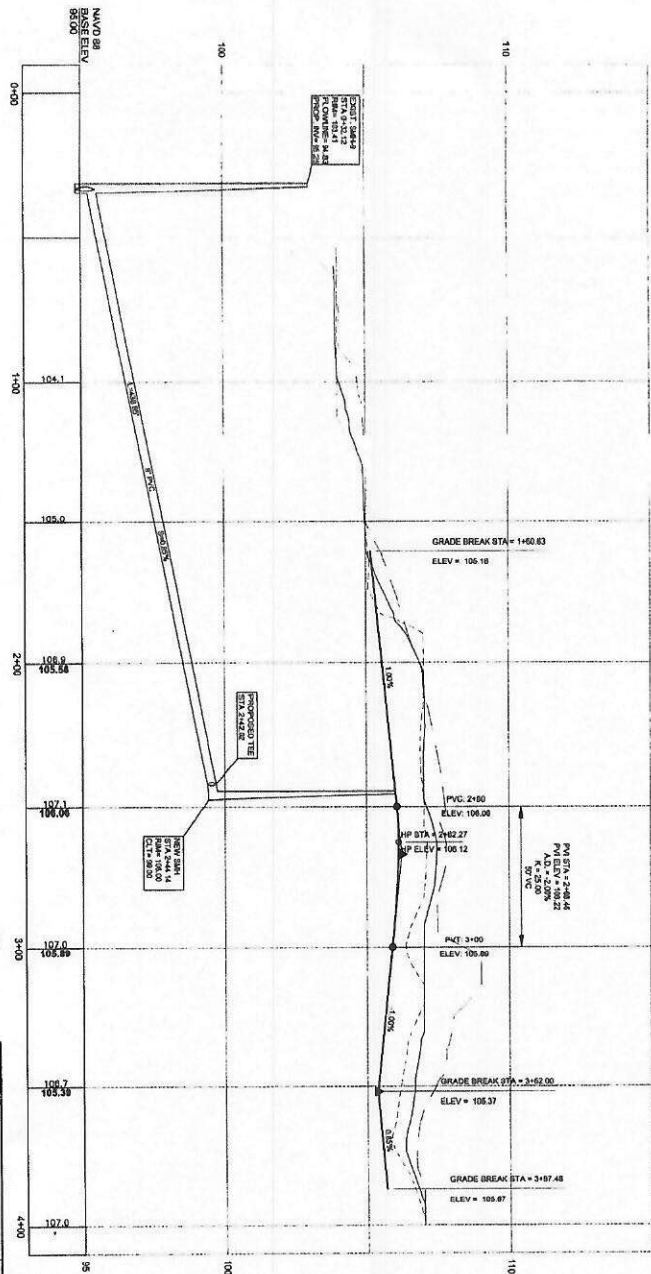


PROPOSED OFFICE				GRADING AND UTILITIES PLAN			
FAUNCE CORNER MALL ROAD, DARTMOUTH, MA				BANK FIVE			
PRIME ENGINEERING				PRIME ENGINEERING			
DATE				DATE			
DESCRIPTION				DESCRIPTION			
BY				BY			
APPROVED				APPROVED			
PROJECT NO.				PROJECT NO.			
400101				400101			

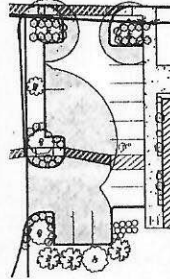
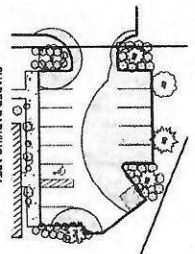
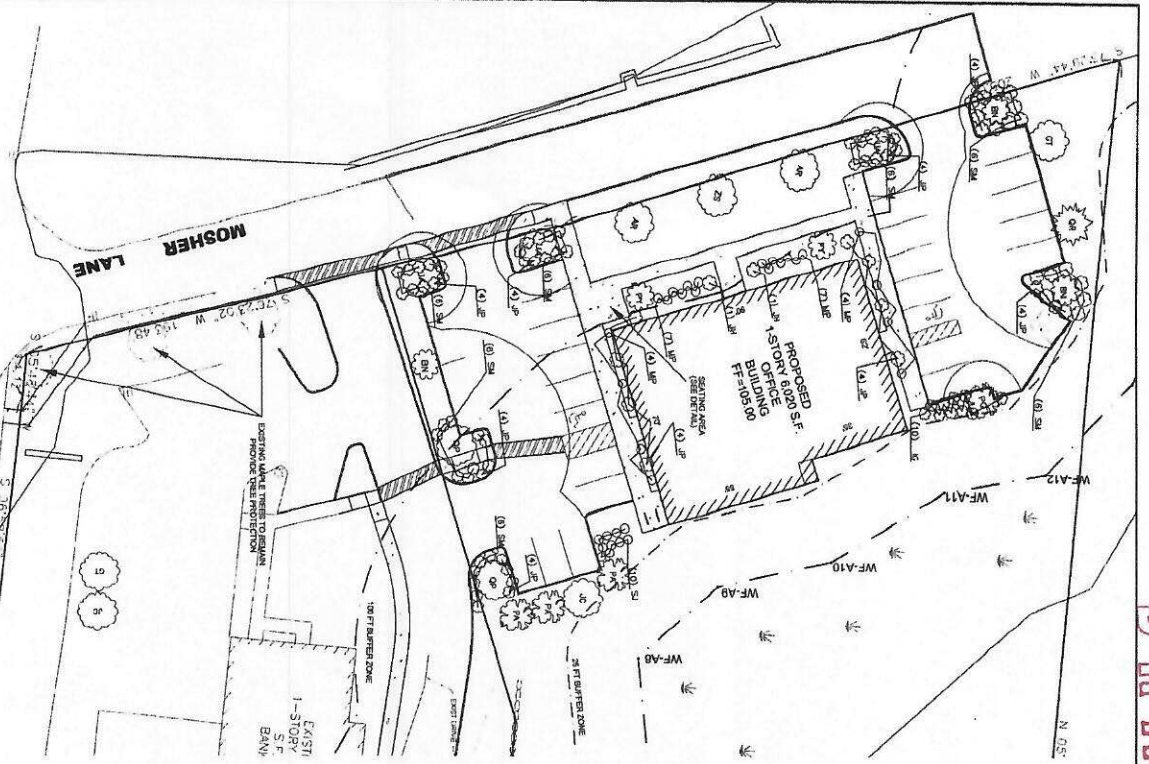


- NOTES
1. ALL CONSTRUCTION SHALL COMPLY WITH THE TOWN OF DARTMOUTH DEPARTMENT OF PUBLIC WORKS CONSTRUCTION SPECIFICATIONS LATEST REVISION.
 2. ALL EXISTING DRAINAGE SHALL BE MAINTAINED EXCEPT WHERE SHOWN OTHERWISE.
 3. SHOWN DRAINAGE SHALL BE MAINTAINED EXCEPT WHERE SHOWN OTHERWISE.
 4. ALL EXISTING DRAINAGE SHALL BE MAINTAINED EXCEPT WHERE SHOWN OTHERWISE.
 5. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CONSTRUCTION COMMISSION AGENT PRIOR TO ANY UTILITY CONSTRUCTION.
 6. ENGINEERING INSPECTION TESTS ARE TO BE CONDUCTED AND REPORTED TO THE CONSTRUCTION COMMISSION AGENT PRIOR TO ANY UTILITY CONSTRUCTION.
 7. ALL WORKMAN AND DRIVERS WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND MASSREGULATIONS.
 8. UTILITY LOCATIONS SHALL BE MAINTAINED FOR THE WATER AND SEWER DRAINAGE SYSTEMS.
 9. CONSTRUCTION SHALL MAINTAIN SERVICE GRADES DURING CONSTRUCTION. TOPOGRAPHY DIVISION SHALL PROVIDE AND MAINTAIN SERVICE GRADES DURING CONSTRUCTION.
 10. CONSTRUCTION SHALL MAINTAIN SERVICE GRADES DURING CONSTRUCTION. TOPOGRAPHY DIVISION SHALL PROVIDE AND MAINTAIN SERVICE GRADES DURING CONSTRUCTION.
 11. CONSTRUCTION SHALL MAINTAIN SERVICE GRADES DURING CONSTRUCTION. TOPOGRAPHY DIVISION SHALL PROVIDE AND MAINTAIN SERVICE GRADES DURING CONSTRUCTION.
 12. CONSTRUCTION SHALL MAINTAIN SERVICE GRADES DURING CONSTRUCTION. TOPOGRAPHY DIVISION SHALL PROVIDE AND MAINTAIN SERVICE GRADES DURING CONSTRUCTION.
 13. CONSTRUCTION SHALL MAINTAIN SERVICE GRADES DURING CONSTRUCTION. TOPOGRAPHY DIVISION SHALL PROVIDE AND MAINTAIN SERVICE GRADES DURING CONSTRUCTION.
 14. CONSTRUCTION SHALL MAINTAIN SERVICE GRADES DURING CONSTRUCTION. TOPOGRAPHY DIVISION SHALL PROVIDE AND MAINTAIN SERVICE GRADES DURING CONSTRUCTION.
 15. CONSTRUCTION SHALL MAINTAIN SERVICE GRADES DURING CONSTRUCTION. TOPOGRAPHY DIVISION SHALL PROVIDE AND MAINTAIN SERVICE GRADES DURING CONSTRUCTION.
 16. CONSTRUCTION SHALL MAINTAIN SERVICE GRADES DURING CONSTRUCTION. TOPOGRAPHY DIVISION SHALL PROVIDE AND MAINTAIN SERVICE GRADES DURING CONSTRUCTION.
 17. CONSTRUCTION SHALL MAINTAIN SERVICE GRADES DURING CONSTRUCTION. TOPOGRAPHY DIVISION SHALL PROVIDE AND MAINTAIN SERVICE GRADES DURING CONSTRUCTION.
 18. CONSTRUCTION SHALL MAINTAIN SERVICE GRADES DURING CONSTRUCTION. TOPOGRAPHY DIVISION SHALL PROVIDE AND MAINTAIN SERVICE GRADES DURING CONSTRUCTION.
 19. CONSTRUCTION SHALL MAINTAIN SERVICE GRADES DURING CONSTRUCTION. TOPOGRAPHY DIVISION SHALL PROVIDE AND MAINTAIN SERVICE GRADES DURING CONSTRUCTION.
 20. CONSTRUCTION SHALL MAINTAIN SERVICE GRADES DURING CONSTRUCTION. TOPOGRAPHY DIVISION SHALL PROVIDE AND MAINTAIN SERVICE GRADES DURING CONSTRUCTION.

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SHADED PARKING AREA
SCALE: 1" = 20'

SHADING SHOWN IS BASED ON PLANTING SCHEDULE AND IS BASED ON 10% SHADING

PARKING AREA
2,827 S.F. X 100' = 282,700 S.F. SHADING

LANDSCAPED AREAS
10' X 10' CONCRETE PAD

5' WIDE CONC. SIDEWALK

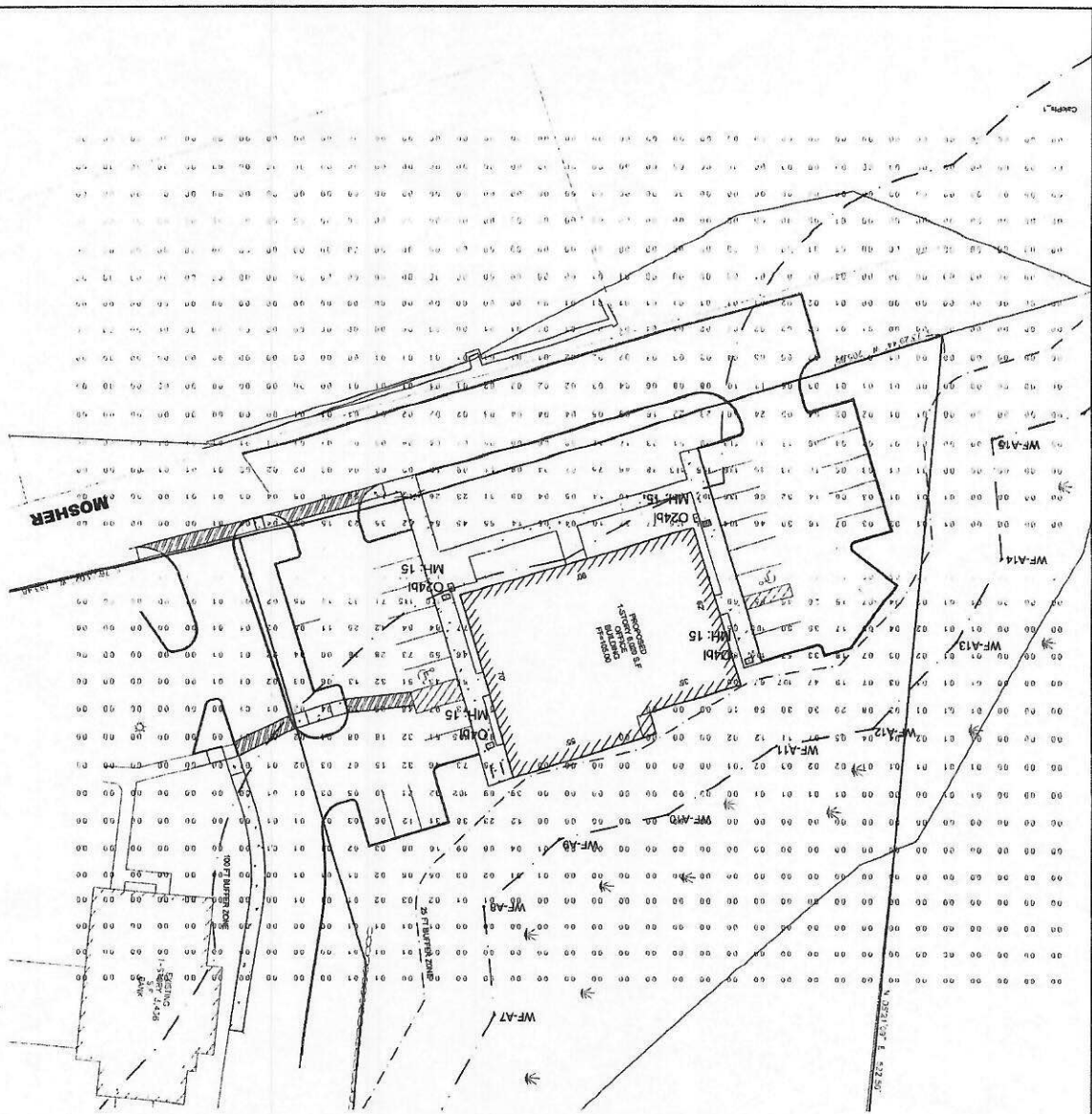
7' WIDE CONC. SIDEWALK

SEATING AREA DETAIL
SCALE: 1" = 4'

PLANTING SCHEDULE

DECIDUOUS TREES			
QUANTITY	% OF TOTAL	PLANTING NAME	SIZE
2	10	13"	13"
3	15	16"	16"
1	5	18"	18"
2	10	20"	20"
2	10	24"	24"
1	5	30"	30"
1	5	36"	36"
1	5	42"	42"
1	5	48"	48"
1	5	54"	54"
1	5	60"	60"
1	5	66"	66"
1	5	72"	72"
1	5	78"	78"
1	5	84"	84"
1	5	90"	90"
1	5	96"	96"
1	5	102"	102"
1	5	108"	108"
1	5	114"	114"
1	5	120"	120"
1	5	126"	126"
1	5	132"	132"
1	5	138"	138"
1	5	144"	144"
1	5	150"	150"
1	5	156"	156"
1	5	162"	162"
1	5	168"	168"
1	5	174"	174"
1	5	180"	180"
1	5	186"	186"
1	5	192"	192"
1	5	198"	198"
1	5	204"	204"
1	5	210"	210"
1	5	216"	216"
1	5	222"	222"
1	5	228"	228"
1	5	234"	234"
1	5	240"	240"
1	5	246"	246"
1	5	252"	252"
1	5	258"	258"
1	5	264"	264"
1	5	270"	270"
1	5	276"	276"
1	5	282"	282"
1	5	288"	288"
1	5	294"	294"
1	5	300"	300"
1	5	306"	306"
1	5	312"	312"
1	5	318"	318"
1	5	324"	324"
1	5	330"	330"
1	5	336"	336"
1	5	342"	342"
1	5	348"	348"
1	5	354"	354"
1	5	360"	360"
1	5	366"	366"
1	5	372"	372"
1	5	378"	378"
1	5	384"	384"
1	5	390"	390"
1	5	396"	396"
1	5	402"	402"
1	5	408"	408"
1	5	414"	414"
1	5	420"	420"
1	5	426"	426"
1	5	432"	432"
1	5	438"	438"
1	5	444"	444"
1	5	450"	450"
1	5	456"	456"
1	5	462"	462"
1	5	468"	468"
1	5	474"	474"
1	5	480"	480"
1	5	486"	486"
1	5	492"	492"
1	5	498"	498"
1	5	504"	504"
1	5	510"	510"
1	5	516"	516"
1	5	522"	522"
1	5	528"	528"
1	5	534"	534"
1	5	540"	540"
1	5	546"	546"
1	5	552"	552"
1	5	558"	558"
1	5	564"	564"
1	5	570"	570"
1	5	576"	576"
1	5	582"	582"
1	5	588"	588"
1	5	594"	594"
1	5	600"	600"
1	5	606"	606"
1	5	612"	612"
1	5	618"	618"
1	5	624"	624"
1	5	630"	630"
1	5	636"	636"
1	5	642"	642"
1	5	648"	648"
1	5	654"	654"
1	5	660"	660"
1	5	666"	666"
1	5	672"	672"
1	5	678"	678"
1	5	684"	684"
1	5	690"	690"
1	5	696"	696"
1	5	702"	702"
1	5	708"	708"
1	5	714"	714"
1	5	720"	720"
1	5	726"	726"
1	5	732"	732"
1	5	738"	738"
1	5	744"	744"
1	5	750"	750"
1	5	756"	756"
1	5	762"	762"
1	5	768"	768"
1	5	774"	774"
1	5	780"	780"
1	5	786"	786"
1	5	792"	792"
1	5	798"	798"
1	5	804"	804"
1	5	810"	810"
1	5	816"	816"
1	5	822"	822"
1	5	828"	828"
1	5	834"	834"
1	5	840"	840"
1	5	846"	846"
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1	5	858"	858"
1	5	864"	864"
1	5	870"	870"
1	5	876"	876"
1	5	882"	882"
1	5	888"	888"
1	5	894"	894"
1	5	900"	900"
1	5	906"	906"
1	5	912"	912"
1	5	918"	918"
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1	5	936"	936"
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1	5	948"	948"
1	5	954"	954"
1	5	960"	960"
1	5	966"	966"
1	5	972"	972"
1	5	978"	978"
1	5	984"	984"
1	5	990"	990"
1	5	996"	996"
1	5	1002"	1002"
1	5	1008"	1008"
1	5	1014"	1014"
1	5	1020"	1020"
1	5	1026"	1026"
1	5	1032"	1032"
1	5	1038"	1038"
1	5	1044"	1044"
1	5	1050"	1050"
1	5	1056"	1056"
1	5	1062"	1062"
1	5	1068"	1068"
1	5	1074"	1074"
1	5	1080"	1080"
1	5	1086"	1086"
1	5	1092"	1092"
1	5	1098"	1098"
1	5	1104"	1104"
1	5	1110"	1110"
1	5	1116"	1116"
1	5	1122"	1122"
1	5	1128"	1128"
1	5	1134"	1134"
1	5	1140"	1140"
1	5	1146"	1146"
1	5	1152"	1152"
1	5	1158"	1158"
1	5	1164"	1164"
1	5	1170"	1170"
1	5	1176"	1176"
1	5	1182"	1182"
1	5	1188"	1188"
1	5	1194"	1194"
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1	5	1206"	1206"
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1	5	1266"	1266"
1	5	1272"	1272"
1	5	1278"	1278"
1	5	1284"	1284"
1	5	1290"	1290"
1	5	1296"	1296"
1	5	1302"	1302"
1	5	1308"	1308"
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1	5	1368"	1368"
1	5	1374"	1374"
1	5	1380"	1380"
1	5	1386"	1386"
1	5	1392"	1392"
1	5	1398"	1398"
1	5	1404"	1404"
1	5	1410"	1410"
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1	5	1422"	1422"
1	5	1428"	1428"
1	5	1434"	1434"
1	5	1440"	1440"
1	5	1446"	1446"
1	5	1452"	1452"
1	5	1458"	1458"
1	5	1464"	1464"
1	5	1470"	1470"
1	5	1476"	1476"
1	5	1482"	1482"
1	5	1488"	1488"
1	5	1494"	1494"
1	5	1500"	1500"
1	5	1506"	1506"
1	5	1512"	1512"
1	5	1518"	1518"
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1	5	1794"	1794"
1	5	1800"	1800"
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1	5	1812"	1812"
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1	5	1866"	1866"
1	5	1872"	1872"
1	5	1878"	1878"
1	5	1884"	1884"
1	5	1890"	1890"
1	5	1896"	1896"
1	5	1902"	1902"
1	5	1908"	1908"
1	5	1914"	1914"
1	5	1920"	1920"
1	5	1926"	1926"
1	5	1932"	1932"
1	5	1938"	193

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Outdoor Lighting Schedule		Description		Approved	Age	Life	Reference
Symbol	Qty	Label	Notes	Notes	Notes	Notes	Notes
1	2	WM	WM-A11, WM-A13, WM-A14, WM-A15	WM-A11, WM-A13, WM-A14, WM-A15	1.5	10,000	WM-A11, WM-A13, WM-A14, WM-A15
2	2	WM	WM-A11, WM-A13, WM-A14, WM-A15	WM-A11, WM-A13, WM-A14, WM-A15	1.5	10,000	WM-A11, WM-A13, WM-A14, WM-A15

Lighting Layout Summary		X		Y		Z		Overall		TMR	
1	WM	WM-A11	WM-A11	WM-A11	WM-A11	WM-A11	WM-A11	WM-A11	WM-A11	WM-A11	WM-A11
2	WM	WM-A13	WM-A13	WM-A13	WM-A13	WM-A13	WM-A13	WM-A13	WM-A13	WM-A13	WM-A13
3	WM	WM-A14	WM-A14	WM-A14	WM-A14	WM-A14	WM-A14	WM-A14	WM-A14	WM-A14	WM-A14
4	WM	WM-A15	WM-A15	WM-A15	WM-A15	WM-A15	WM-A15	WM-A15	WM-A15	WM-A15	WM-A15

Lighting Summary		Qty/Type		Lumens		Avg		Max		Min		Avg/Min		Max/Min	
1	WM	WM-A11	WM-A11	WM-A11	WM-A11	WM-A11	WM-A11	WM-A11	WM-A11	WM-A11	WM-A11	WM-A11	WM-A11	WM-A11	WM-A11
2	WM	WM-A13	WM-A13	WM-A13	WM-A13	WM-A13	WM-A13	WM-A13	WM-A13	WM-A13	WM-A13	WM-A13	WM-A13	WM-A13	WM-A13
3	WM	WM-A14	WM-A14	WM-A14	WM-A14	WM-A14	WM-A14	WM-A14	WM-A14	WM-A14	WM-A14	WM-A14	WM-A14	WM-A14	WM-A14
4	WM	WM-A15	WM-A15	WM-A15	WM-A15	WM-A15	WM-A15	WM-A15	WM-A15	WM-A15	WM-A15	WM-A15	WM-A15	WM-A15	WM-A15

OMN-LITE, INC.
201 WILSON ST., SUITE 100
FAIRHAVEN, MA 01906
TEL: 508-272-2300 FAX: 508-272-2379
www.omn-lite.com

PROJECT
Fairfax Corner Mall Rd. Office Bldg.

DATE 07/27/2016

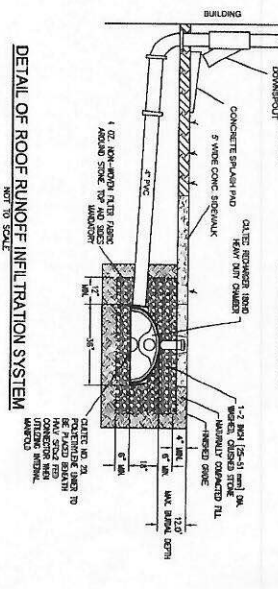
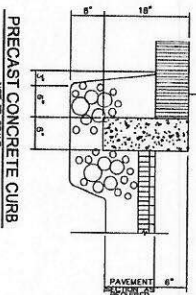
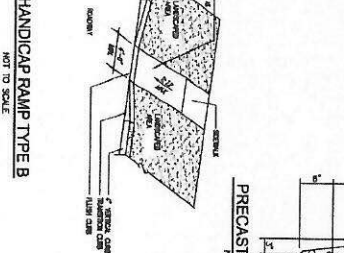
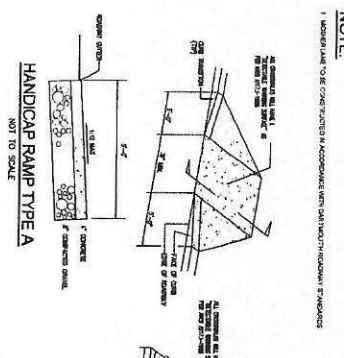
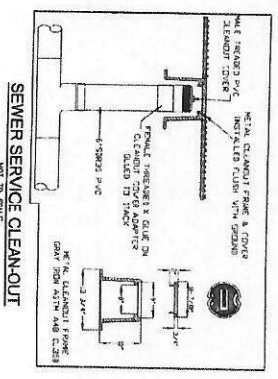
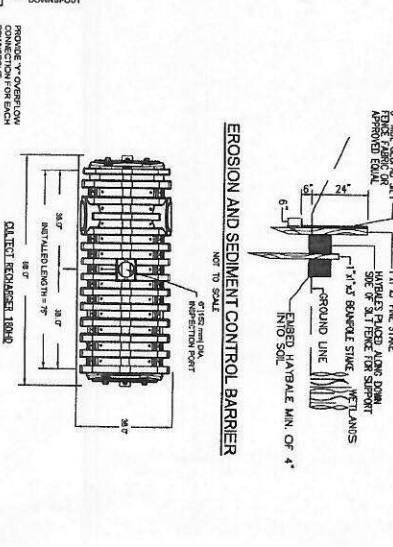
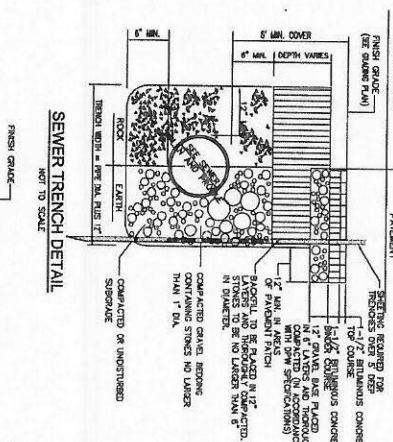
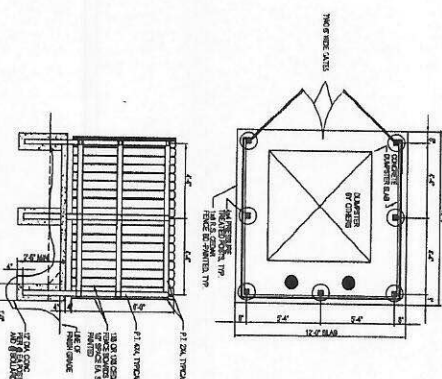
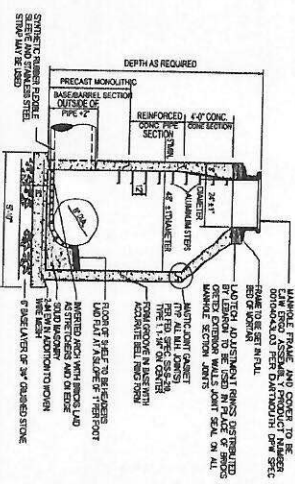
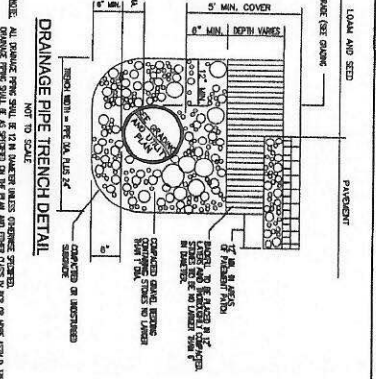
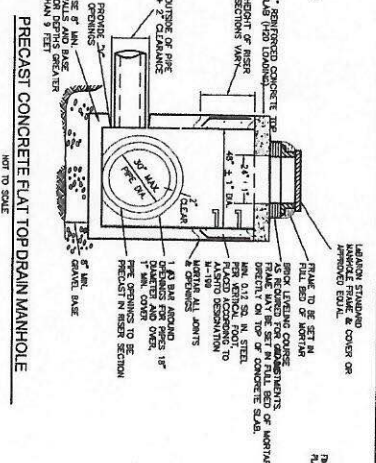
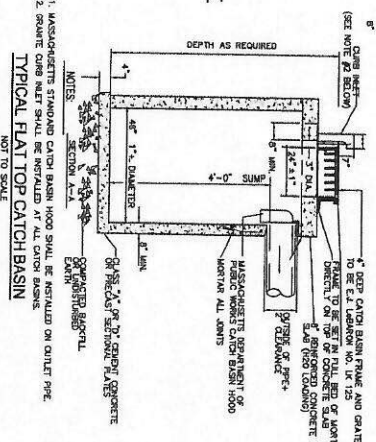
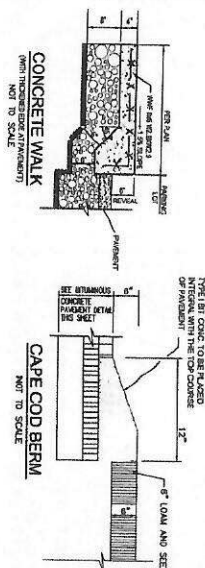
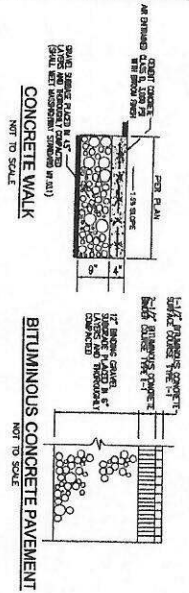
SCALE 1/8"=1'-0"

THESE DRAWINGS ARE FOR CONCEPTUAL USE ONLY
AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES
SHOWN ARE BASED ON THE DATA PROVIDED BY THE CLIENT.
DATA SUPPLIED BY CLIENT HAS BEEN REVIEWED AND FOUND
TO BE REASONABLE.

NOTES:
1. LIGHTING FIXTURES SHALL BE INSTALLED AS SHOWN ON THE PLAN.
2. LIGHTING FIXTURES SHALL BE INSTALLED AS SHOWN ON THE PLAN.
3. LIGHTING FIXTURES SHALL BE INSTALLED AS SHOWN ON THE PLAN.
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8. LIGHTING FIXTURES SHALL BE INSTALLED AS SHOWN ON THE PLAN.
9. LIGHTING FIXTURES SHALL BE INSTALLED AS SHOWN ON THE PLAN.
10. LIGHTING FIXTURES SHALL BE INSTALLED AS SHOWN ON THE PLAN.

PROJECT TITLE		LIGHTING PLAN		SCALE 1/8"=1'-0"	
PROJECT		PROPOSED OFFICE		DATE 07/27/2016	
CLIENT		FAIRFAX CORNER MALL RD. OFFICE BLDG.		PROJECT NO. 150101	
LOCATION		FAIRFAX CORNER MALL RD. OFFICE BLDG.		SHEET 5 OF 8	
DESIGNER		PRIME ENGINEERING		PROJECT NO. 150101	
CHECKER		PRIME ENGINEERING		PROJECT NO. 150101	
DATE		07/27/2016		PROJECT NO. 150101	

DEAF



GENERAL TITLE			DETAILS			SPECIAL		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1			1			1		
2			2			2		
3			3			3		
4			4			4		
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6			6			6		
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PROPOSED OFFICE
FAUCIE CORNER HALL, ROAD, DARTMOUTH, N.A.

BANK FIVE
FALL RIVER, MASSACHUSETTS

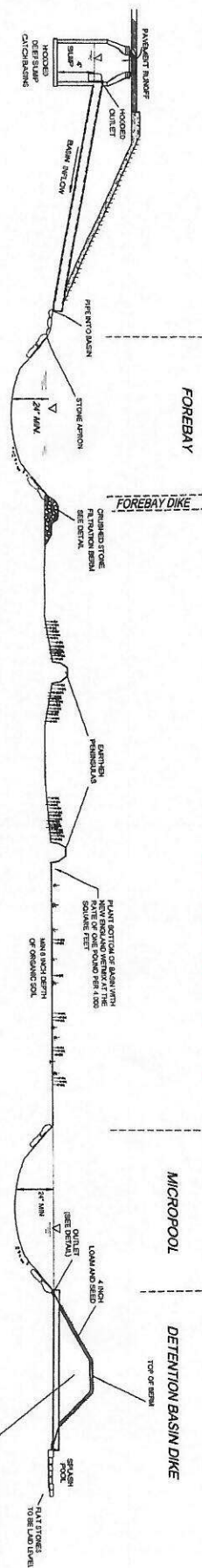
PRIME ENGINEERING
772 SOUTH AVE
DARTMOUTH, N.H. 03825
TEL. 268.3475
FAX 268.3476
PRIME ENGINEERING
1000 ROUTE 1
DARTMOUTH, N.H. 03825
TEL. 268.3475
FAX 268.3476

NO. 8714

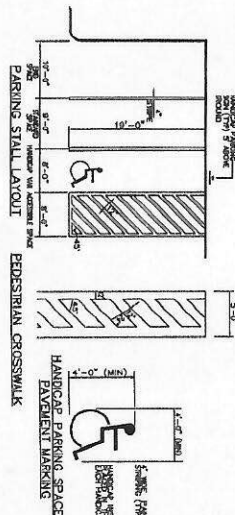
ISSUED BY
CHECKED BY
DESIGNED BY
PROJECT NO. 4708

7 08

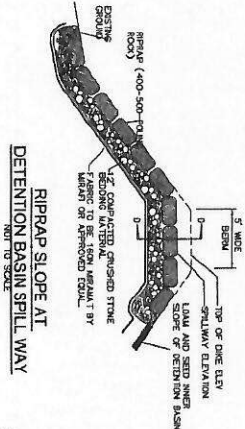
DRAFT



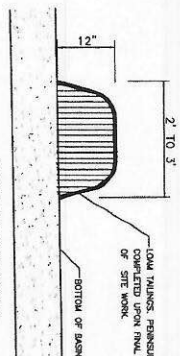
SCHEMATIC CROSS SECTION OF STORM WATER TREATMENT SYSTEM
NOT TO SCALE



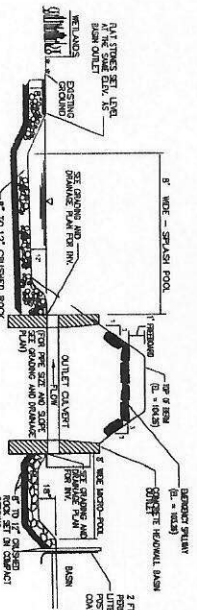
TYPICAL PAVEMENT MARKINGS
NOT TO SCALE



RIPRAP SLOPE AT
DETENTION BASIN SPILL WAY
NOT TO SCALE

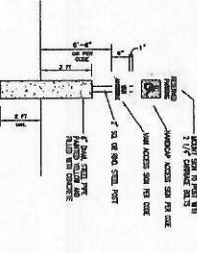


EARTHEN PENINSULA
TO BE INSTALLED AT BASE OF DETENTION BASIN
NOT TO SCALE

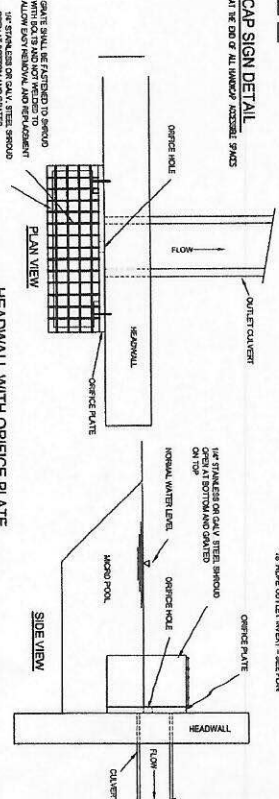


SPLASH POOL AND MICRO POOL AT BASIN OUTLET
NOT TO SCALE

- DETENTION BASIN NOTES
1. THE BOTTOM OF DETENTION BASIN WILL RECEIVE A FINISH OF LOAM AND GRASS.
 2. ALL DOWN SLOPES WILL BE LOAM AND GRASS.



HANDICAP SIGN DETAIL
NOTE: REQUIRED AT THE END OF ALL HANDICAP ACCESSIBLE PATHS
NOT TO SCALE



HEADWALL WITH ORIFICE PLATE
NOT TO SCALE

NO.	DATE	DESCRIPTION	BY	APP.
1	08/01/08	DESIGN	W. J. BROWN	
2	08/01/08	REVISION	W. J. BROWN	
3	08/01/08	REVISION	W. J. BROWN	
4	08/01/08	REVISION	W. J. BROWN	
5	08/01/08	REVISION	W. J. BROWN	
6	08/01/08	REVISION	W. J. BROWN	
7	08/01/08	REVISION	W. J. BROWN	
8	08/01/08	REVISION	W. J. BROWN	
9	08/01/08	REVISION	W. J. BROWN	
10	08/01/08	REVISION	W. J. BROWN	

PROPOSED OFFICE
FAIRVIEW CORNER, ROAD, DARTMOUTH, MA

BANK FIVE
FALL RIVER, MASSACHUSETTS

PRIME ENGINEERING
1000 STATE STREET, SUITE 100
DARTMOUTH, MA 01928
TEL: 508/457-0000
FAX: 508/457-0000

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