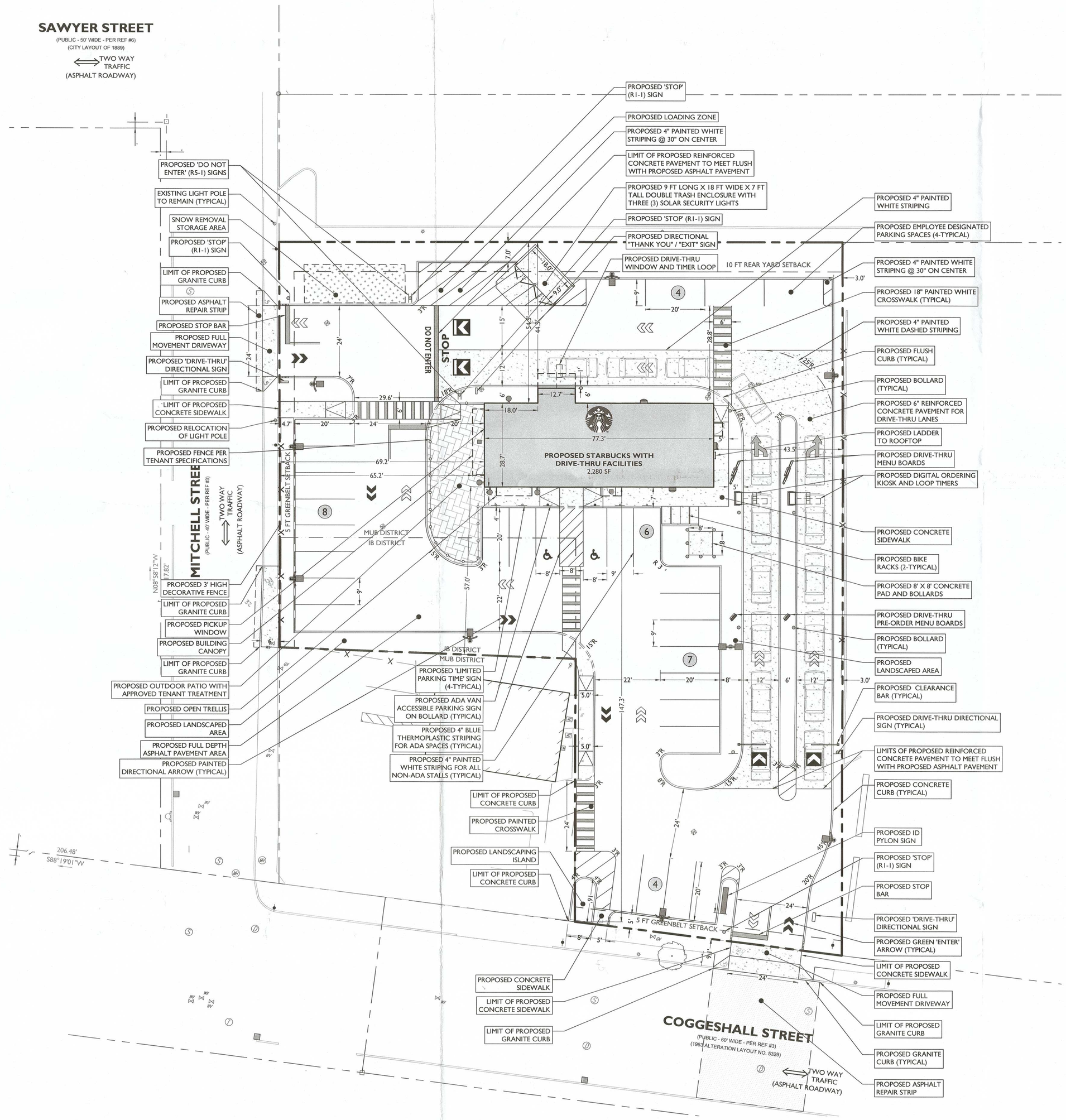

LAND USE AND ZONING

BLOCK 93, LOTS 168, 169, & 275

MIXED USE BUSINESS (MUB) & INDUSTRIAL BUSINESS (IB) DISTRICTS
HICKS-LOGAN-SAWYER (HLS IPOD) OVERLAY DISTRICT

PROPOSED USE

RESTAURANT WITH DRIVE-THRU	SPECIAL PERMIT *
OUTDOOR PATIO	PERMITTED USE

ZONING REQUIREMENT	REQUIRED **	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	35,212.2 SF (0.81 AC)	35,212.2 SF (0.81 AC)
MINIMUM LOT FRONTAGE	0.0 FT	90.7 FT	90.7 FT
MINIMUM GREEN SPACE	0.0% (0.0 SF)	55.0% (19,371.0 SF)	20.9% (7,370 SF)
MAXIMUM BUILDING COVERAGE	0.0% (0.0 SF)	13.9% (4,894.3 SF)	6.5% (2,280.0 SF)
MAXIMUM BUILDING HEIGHT	100 FT / 7 STORIES	<100 FT / 1 STORY	21.5 FT / 1 STORY
MINIMUM GREENBELT SETBACK	5.0 FT	0.0 FT (EN)	5.0 FT
MINIMUM FRONT YARD SETBACK	0.0 FT	58.3 FT	65.2 FT
MINIMUM SIDE YARD SETBACK	0.0 FT	0.0 FT	43.5 FT
MINIMUM REAR YARD SETBACK	10.0 FT	102.1 FT	44.5 FT

(*) A USE AUTHORIZED UNDER SPECIAL PERMIT FOR MIXED USE BUSINESS (MUB) DISTRICT
(**) REQUIREMENTS CONSIDER ZONING FOR MIXED USE BUSINESS (MUB) DISTRICT ONLY
(N/A) NON-APPLICABLE
(EN) EXISTING NON-CONFORMITY

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
CHAPTER 9 APPENDIX C	REQUIRED PARKING SPACES (1 SPACE / 100 SF GFA) + (1 SPACE / EMPLOYEE) = (2,280 SF x (1 SPACE / 100 SF)) + (7 EMPLOYEES) = 23 SPACES + 7 SPACE **TOTAL REQUIRED = 30 SPACES**	29 SPACES (V)
CHAPTER 9 APPENDIX C	ONE (1) LOADING SPACE FOR EACH BUILDING	1 SPACE
CHAPTER 9 § 3141	PARKING SPACES SHALL BE LOCATED ON THE SAME LOT AS THE BUILDING OR USE WHERE THEY ARE INTENDED TO SERVE, EXCEPT THAT THEY MAY BE PROVIDED ON AN ADJOINING LOT IN THE SAME OWNERSHIP.	COMPLIES
CHAPTER 9 § 3144	MINIMUM DRIVE AISLE WIDTH FOR PARKING SPACES SITUATED AT RIGHT ANGLES, OR NEARLY RIGHT ANGLES = 22 FT	22 FT
CHAPTER 9 § 3145	OPEN-AIR OFF-STREET PARKING FACILITIES MAY BE LOCATED IN REQUIRED FRONT, REAR, AND SIDE YARDS	COMPLIES
CHAPTER 9 § 3146	WHEN FIVE (5) OR MORE PARKING SPACES ARE REQUIRED ON A LOT, ALL SPACES SHALL BE LAID OUT SO THAT VEHICLES CAN ENTER OR LEAVE ANY PARKING SPACE DIRECTION FROM A DRIVE OR AISLE OTHER THAN A STREET. ALL SPACES SHALL BE LAID OUT SO THE VEHICLES ENTERING A STREET MAY DO SO FACING THE STREET.	COMPLIES
CHAPTER 9 § 3147	ALL PARKING SPACES AND LOADING AREAS OR BERTHS IN OPEN-AIR AND THE ACCESS DRIVES SHALL BE PROVIDED WITH A CONCRETE OR ASPHALT SURFACE.	COMPLIES
CHAPTER 9 § 3150	MINIMUM PARKING SPACE DIMENSIONS WIDTH = 9 FT LENGTH = 20 FT	 9 FT 20 FT

SIGNAGE REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
CHAPTER 9 § 3220	PROHIBITED SIGNS INCLUDE ANY SIGN THAT (1) MAY BE CONFUSING WITH OR CONSTRUED AS PUBLIC SAFETY DEVICE, (2) INCORPORATES MOVING, FLASHING, ANIMATED, OR INTERMITTENT LIGHTING, (3) MIMICKING THE APPEARANCE OR COPY OF TRAFFIC SIGNS, (4) REVOLVING, (5) PORTABLE MOUNTED ON WHEELED TRAILERS, (6) CONSTRUCTED, MOUNTED, OR MAINTAINED UPON THE ROOF, AND (7) OFF-PREMISE SIGNS.	COMPLIES
CHAPTER 9 § 3251	WALL SIGNS (*) MAXIMUM PROJECTION = 12 INCHES	 12 INCHES
CHAPTER 9 § 3252	NO WALL SIGNS SHALL HAVE AN AREA IN SQUARE FEET IN EXCESS OF THE PRODUCT OF THE WIDTH OF THE BUILDING OR STOREFRONT, AS MAY BE APPROPRIATE, TIMES TWO (2); (77.6 LF x 2) = 154.6 SF MAX	154.6 SF
CHAPTER 9 § 3254	GROUND SIGNS SHALL MEAN AND INCLUDE ANY SIGNS HAVING AS SUPPORTS WOOD OR METAL COLUMNS, PIPES, ANGLE IRON FRAMING, MASONRY, PLASTIC, OR ANY COMBINATION OF THESE MATERIALS UNATTACHED TO ANY BUILDING OR OTHER STRUCTURE.	COMPLIES
CHAPTER 9 § 3255 - 3256	GROUND SIGNS MAXIMUM AREA = 25 SF (**) MAXIMUM GROUND TO BOTTOM OF SIGN LENGTH = 10 FT MAXIMUM GROUND TO TOP OF SIGN LENGTH = 15 FT	 25 SF 10 FT 35 FT (V)
CHAPTER 9 § 3255 - 3256	GROUND SIGNS MINIMUM SETBACK = 6 FT	 9.1 FT
CHAPTER 9 § 3255 - 3256	GROUND SIGNS MAXIMUM QUANTITY = ONE (1) SIGN	ONE (1) SIGN

(*) INDIVIDUAL LETTERS OR DEVICES CUT INTO MASONRY OR SO AFFIXED AS TO FORM AN INTEGRAL PART OF AN EXTERIOR WALL, SHALL NOT BE CONSIDERED WALL SIGNS IF THEY ARE CUT INTO OR PROJECT OUT OF SAID WALL FOR A DEPTH OF ONE-FORTH (1/4) INCH OR LESS.
(**) NO GROUND SIGN SHALL EXCEED ONE (1) SQUARE FOOT IN AREA FOR EACH LINEAR FOOT OF STREET FRONTAGE OF THE LOT UPON WHICH IS ERECTED, BUT IN NO EVENT EXCEED TWENTY-FIVE (25) SQUARE FEET IN AREA.
(TBD) TO BE DETERMINED

SCREENING AND LANDSCAPING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
CHAPTER 9 § 3331-3333	SCREENING MINIMUM HEIGHT = 3 FT AT PLANTING & 6 FT AT MATURITY MINIMUM HEIGHT (NON-PLANTING) = 6 FT MAXIMUM HEIGHT (NON-PLANTING) = 10 FT	COMPLIES
CHAPTER 9 § 3331-3333	SCREENING MINIMUM WIDTH = 5 FT (*)	COMPLIES
CHAPTER 9 § 3334	EXCEPT FOR ON-PREMISES DIRECTIONAL SIGNS NOT IN EXCESS OF SIX (6) SF IN AREA, NO SIGN SHALL BE ATTACHED TO OR SUSPENDED FROM A SCREEN.	COMPLIES

(TBD) TO BE DETERMINED
(V) VARIANCE
(*) A SCREEN OTHER THAN OF PLANT MATERIALS, SHALL BE AT LEAST SIX (6) FEET IN HEIGHT ABOVE THE GROUND ELEVATION. WHERE A SCREEN IS REQUIRED TO VISUALLY OBSCURE A STORAGE AREA, THE HEIGHT OF SUCH SCREEN SHALL NOT BE LESS THAN SIX (6) FEET AND SHALL BE EQUAL TO THE HEIGHT OF MATERIALS STORED ABOVE SIX (6) FEET, BUT IN NO INSTANCE SHALL THE MATERIALS TO BE SCREENED BE IN EXCESS OF TEN (10) FEET IN HEIGHT.

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 TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE 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 HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB & MAAB REQUIREMENTS.
7. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION SHALL CONFORM TO THE CITY OF NEW BEDFORD CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS. (REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN.
8. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.

SYMBOL / DESCRIPTION

- PROPERTY LINE
- SETBACK LINE
- ZONE BOUNDARY LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED FLUSH CURB
- PROPOSED EXTENDED CURB
- PROPOSED SIGNS
- PROPOSED BUILDING
- PROPOSED FULL DEPTH ASPHALT REPAIR STRIP
- PROPOSED CONCRETE
- PROPOSED BUILDING DOORS
- PROPOSED DECORATIVE FENCE

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
06	12/29/2021	JR	DRIVEWAY PERMIT APPLICATION
05	12/21/2021	JR	REVISED PER CITY'S COMMENTS
04	11/05/2021	CMG	REVISED PER LANDLORD COMMENTS
03	09/28/2021	JT	REVISED PER BOARD COMMENTS
02	09/03/2021	CMG	ISSUED FOR REVIEW
01	07/01/2021	CMG	ISSUED FOR REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
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Phone 617.203.2076

SITE PLAN SET

ALRIG USA DEVELOPMENT, LLC

PROPOSED STARBUCKS WITH DRIVE-THRU FACILITIES

BOOK 10890, PG. 215 / BOOK 4320, PG. 247 / BOOK 8163, PG. 289
75 & 91 SAWYER STREET
0 & 8 MITCHELL STREET & 157 COGGESHALL STREET
CITY OF NEW BEDFORD
BRISTOL COUNTY, MASSACHUSETTS

JAKE MODESTOW, P.E.
MASSACHUSETTS LICENSE No. 62010653336
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: BOS-200026

TITLE: SITE PLAN

DRAWING: C-4

Z:\BOSTON\BOS\200026\BOS-200026-ALRIG-MIC-COGGESHALL STREET & MITCHELL STREET - NEW BEDFORD, MA\CAD\01-CITY\DP-SITE.DWG