

161 POPES ISLAND

PROPOSED RETAIL/SERVICE DEVELOPMENT

SITE PLAN REVIEW

OWNER:

MAP 60 LOT 26
161 POPES ISLAND LLC
867 MIDDLE ROAD
ACUSHNET, MA 02743
BK 12072 PG 166

A PORTION MAP 60 LOT 12
POPES ISLAND HARBOR DEV CORP
867 MIDDLE ROAD
ACUSHNET, MA 02743
BK 1929 PG 175

APPLICANT:

161 POPES ISLAND LLC
867 MIDDLE ROAD
ACUSHNET, MA 02743

ENGINEER:

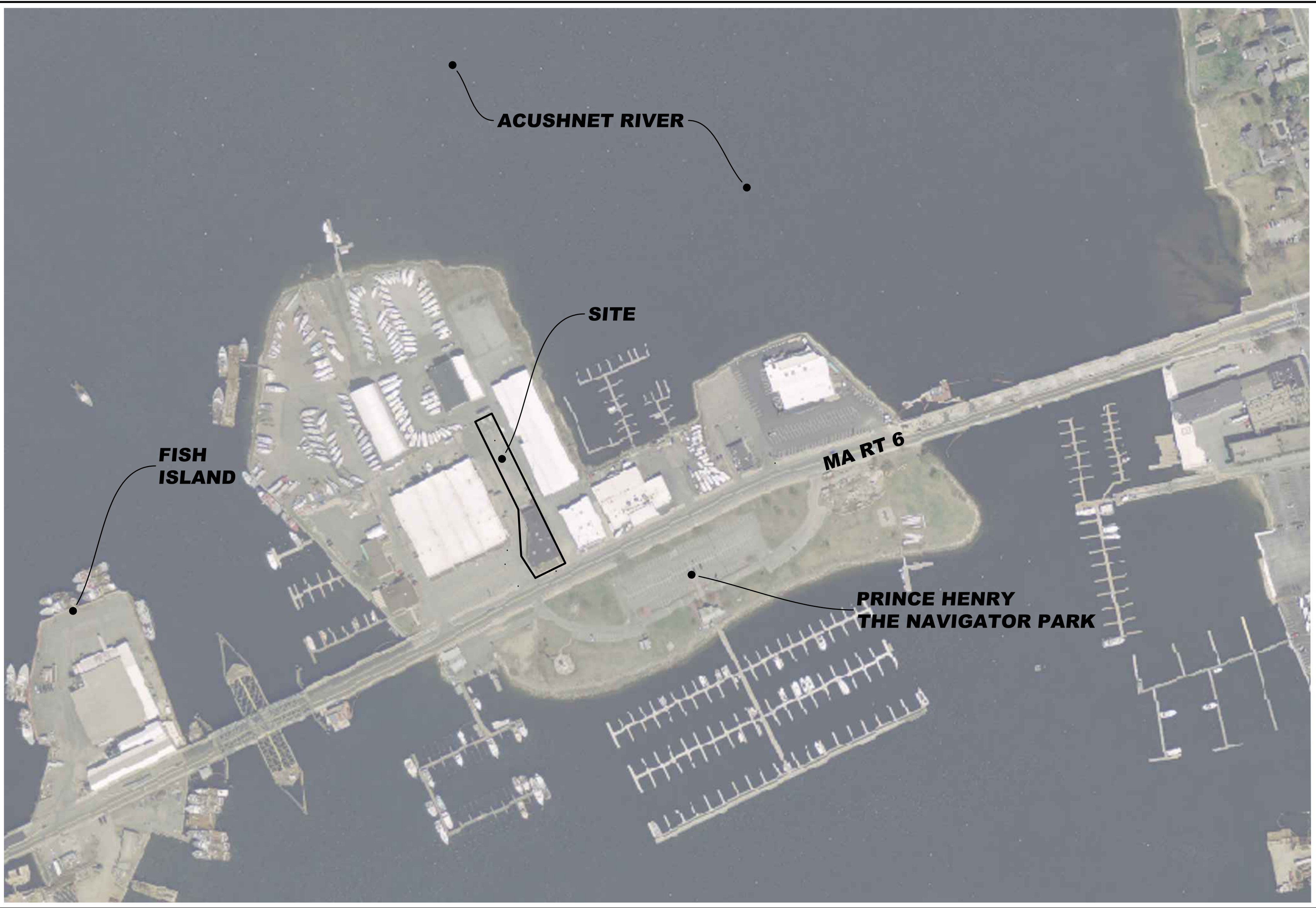
PRIME ENGINEERING
350 BEDFORD STREET #2
LAKEVILLE, MA 02347

ARCHITECT:

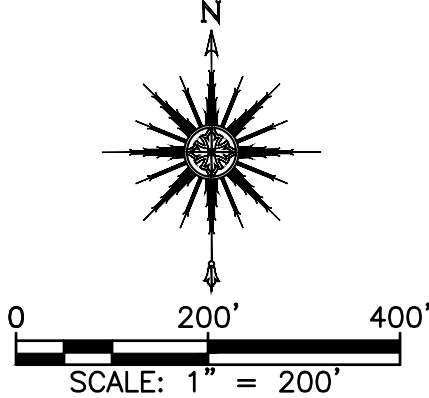
SOUTH COAST & ASSOCIATES, INC
34 SLOCUM FARM DRIVE
DARTMOUTH, MA 02747

SURVEYOR

PRIME ENGINEERING
350 BEDFORD STREET #2
LAKEVILLE, MA 02347



LOCUS MAP



MAY 7, 2020

REVISED: 5/13/2020

SCHEDULE OF DRAWINGS

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	DEMOLITION & EROSION CONTROL PLAN
4	SITE LAYOUT PLAN
5	GRADING, DRAINAGE, & UTILITY PLAN
6	LANDSCAPE PLAN
7	LIGHTING PLAN
8	DETAILS-1
1 OF 1	161 POPES ISLAND ILLUMINATION PLAN BY OTHERS
1 OF 1	161 POPES ISLAND ANR PLAN

PREPARED BY:



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

ZONING REQUIREMENTS TABLE

CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. FRONTAGE	0'	90'	90'
MIN. LOT AREA	0 SF	28,399± SF	32,205± SF
MIN. FRONT YARD SETBACK	25'	20'	20'
MIN. REAR YARD SETBACK	25'	240'	240'
MIN. SIDE YARD SETBACK	25'	0' EAST PL & 2.4' WEST PL	0' EAST PL & 25' WEST PL
GROSS FLOOR AREA	50% MAX	35% (10,111SF)	26% (8,406 SF)
GREEN SPACE	20% MIN	5.7% 1,622 SF (5,282 SF REQ'D)	6.8% 2,203 SF (6,505 SF REQ'D)
PARKING REQUIREMENT	1 SPACES PER 200 GFA	21	45 (2 ADA) (43 REQ'D)
ZONING DISTRICT		1A	1A
BUILDING HEIGHT	0'	1-STORY 18.3'±	1-STORY 18.33'

						DRAWING TITLE	COVER SHEET	SCALE:	SEE SCALE BAR	
						PROJECT	161 POPES ISLAND NEW BEDFORD, MASSACHUSETTS	DATE:	5/7/2020	
						CLIENT	161 POPES ISLAND LLC	DRAWN BY:	SEK	
								DESIGNED BY:	SEK	
						CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT		CHECKED BY:	RR	SHEET NO. 1 OF 8
0	5/13/2020	PLANNING COMMENTS	BY	SEK				APPROVED BY:	RR	PROJECT NO. 01300107
REV.	DATE	DESCRIPTION	BY	BY	APP.					

SITE ADDRESS
DATE OF SURVEY: 4/3/2020

SITE ADDRESS
161 POPES ISLAND
NEW BEDFORD, MA 02740

CURRENT OWNER
161 POPES ISLAND LLC
807 MIDDLE ROAD
ACUSHNET, MA 02743

ASSESSORS REFERENCE
MAP 60 - LOT 26

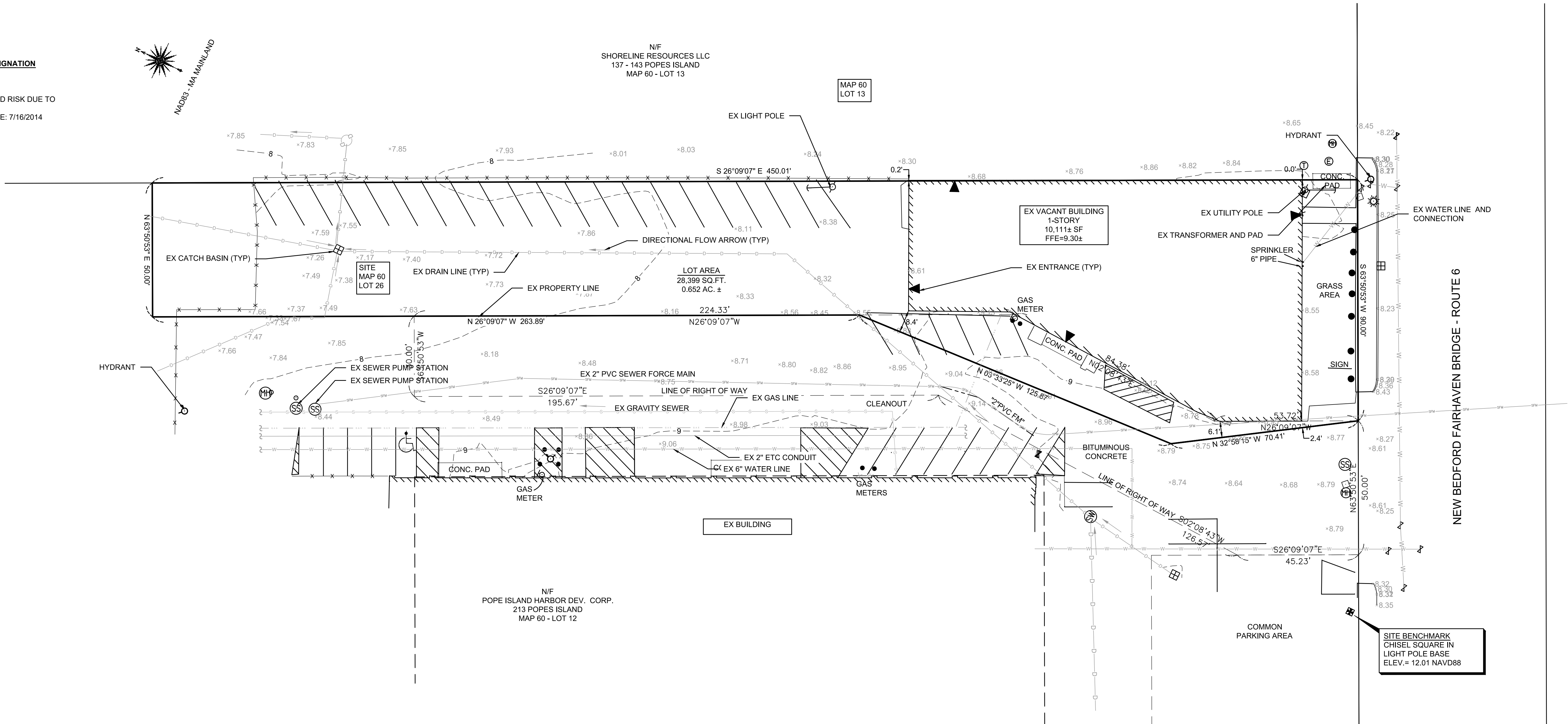
DEED REFERENCE
BK. 12072 - PG. 166

PLAN REFERENCES
BK 65 - PG 19 BK 91 - PG 37
BK 109 - PG 60 BK. 109 - PG 129
SHLO NO. 3325

VERTICAL DATUM SHOWN
NAVD88

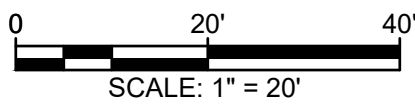
CITY OF NEW BEDFORD ZONING DESIGNATION
INDUSTRIAL A

FEMA FLOODZONE DESIGNATION
ZONE X - AREA WITH REDUCED FLOOD RISK DUE TO
LEVEE
FIRM PANEL: 25005-C-0393G EFF. DATE: 7/16/2014



LEGEND

BUILDING LINE		WATER SERVICE GATE VALVE		DRAINAGE MANHOLE	
CHAIN LINK FENCE		GAS SERVICE GATE VALVE		ELECTRIC MANHOLE	
WATER SERVICE LINE		LIGHT POLE		HANDICAP DESIGNATED PARKING SPACE	
SANITARY SEWER LINE		DRAINAGE CATCH BASIN		PARKING SIGN	
DRAINAGE LINE		HYDRANT		MONITORING WELL	
UNDERGROUND ELECTRIC SERVICE LINE		UNIDENTIFIED MANHOLE		CONCRETE BOLLARD	
OVERHEAD ELECTRIC WIRES		SANITARY SEWER MANHOLE		UTILITY POLE	
TELECOMMUNICATIONS MANHOLE		UTILITY HANDHOLE		GUY ANCHOR	
TRANSFORMER PAD					



				DRAWING TITLE		EXISTING CONDITIONS PLAN		SCALE: SEE SCALE BAR	
				PROJECT		161 POPES ISLAND NEW BEDFORD, MASSACHUSETTS		DATE: 5/7/2020	
				CLIENT		161 POPES ISLAND LLC		DRAWN BY: SEK	
								DESIGNED BY: SEK	
								CHECKED BY: RR	
								APPROVED BY: RR	
								SHEET NO. 2 of 8	
								PROJECT NO. 01300107	

0

5/13/2020

PLANNING COMMENTS

BY

SEK

REV.

DATE

DESCRIPTION

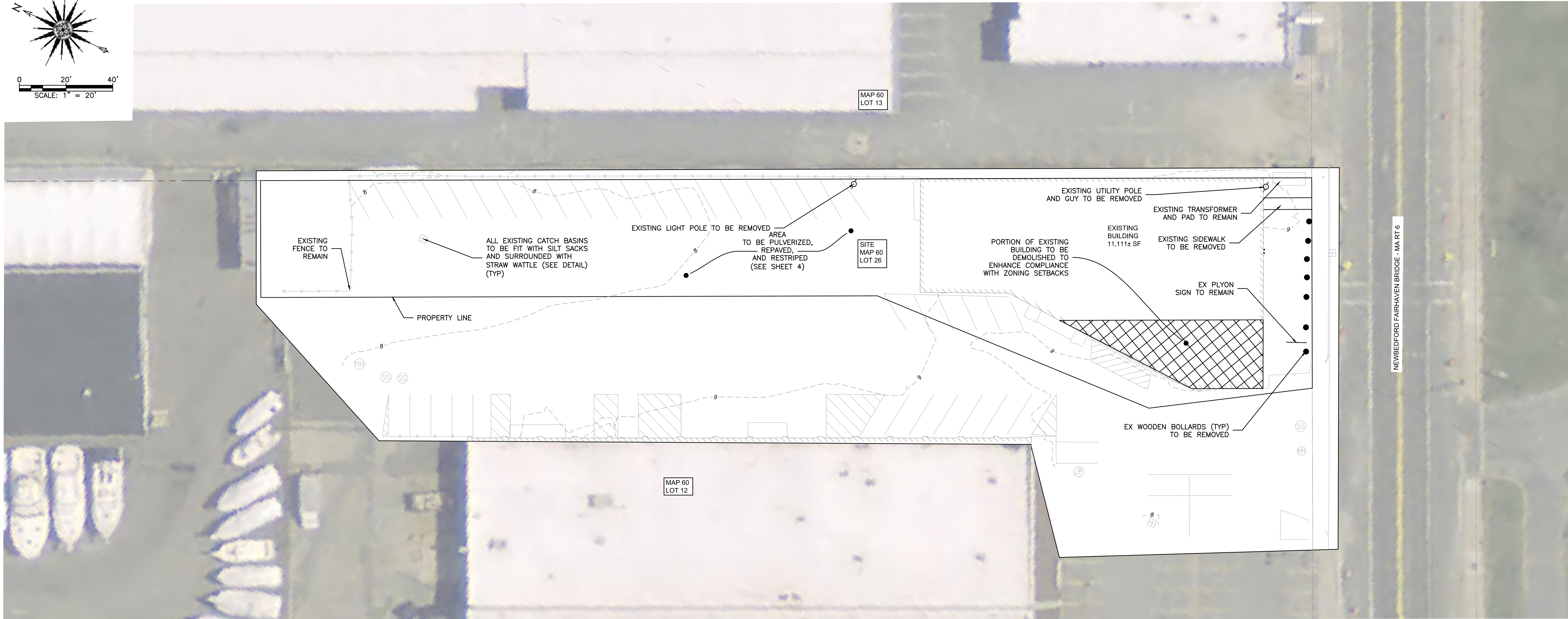
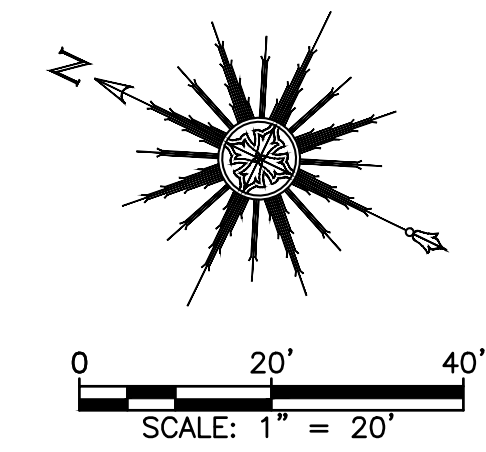
BY

APP.

CIVIL ENGINEERING
LAND SURVEYING
ENVIRONMENTAL
ASSESSMENT

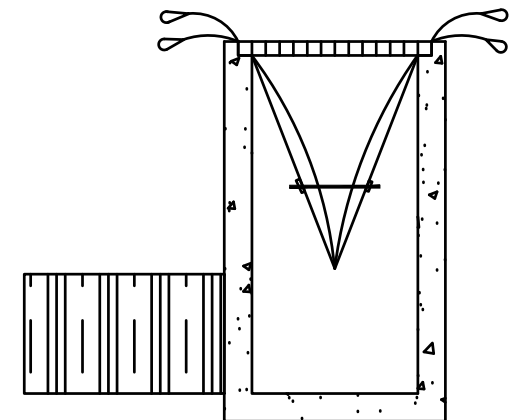
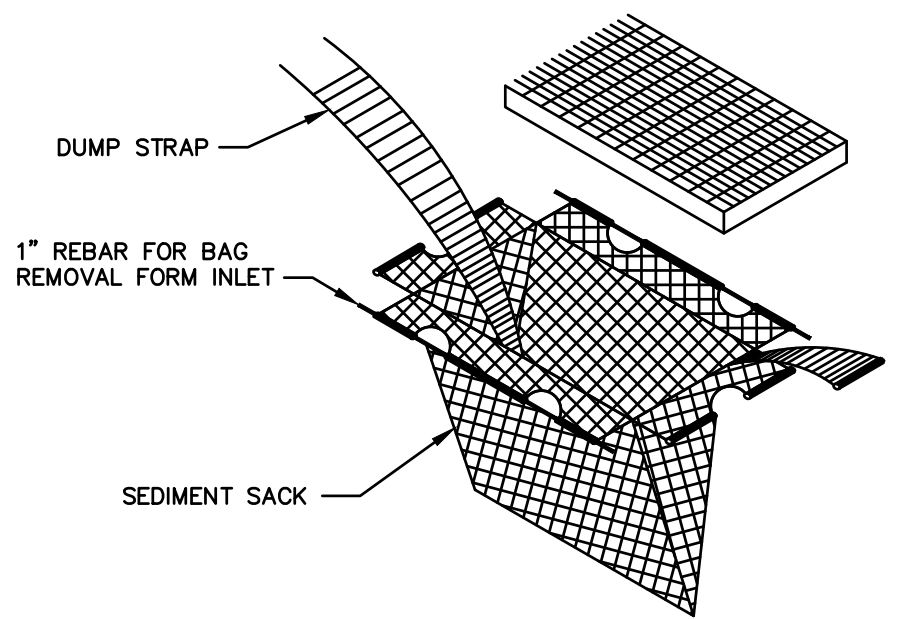
PRIME ENGINEERING
INC.

P.O. BOX 1088
350 BEDFORD ST.
LAKEVILLE, MA 02347
TEL: 508.947.0050

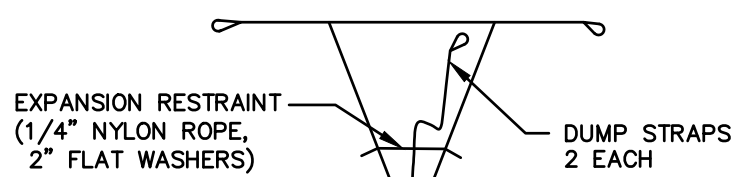


EROSION CONTROL NOTES:

1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENTATION CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS. ADDITIONAL PROTECTION: ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
2. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE SUFFICIENT EROSION AND SEDIMENT CONTROL, ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION CONTROL DEVICES WHICH BECOME INEFFECTIVE.
3. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS FOR ALL GRADING AND OTHER LAND DISTURBING ACTIVITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT.
5. CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT AND DEBRIS OUT OF ALL STORM DRAINAGE STRUCTURES UPON THE COMPLETION OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.
7. IF WORK ON THIS PROJECT IS SUSPENDED FOR ANY REASON, THE CONTRACTOR SHALL MAINTAIN THE SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES IN GOOD CONDITION DURING THE SUSPENSION OF WORK.
8. SPRINKLE OR APPLY DUST (WATER TRUCK) SUPPRESSERS TO MINIMIZE DUST AT THE CONSTRUCTION SITE. MAINTAIN DUST CONTROL MEASURES MAY BE UTILIZED UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
9. THE CONTRACTOR MUST COMPLY TO ANY ORDER OF CONDITIONS THAT MAY BE ISSUED BY THE CITY OF NEW BEDFORD CONSERVATION COMMISSION.



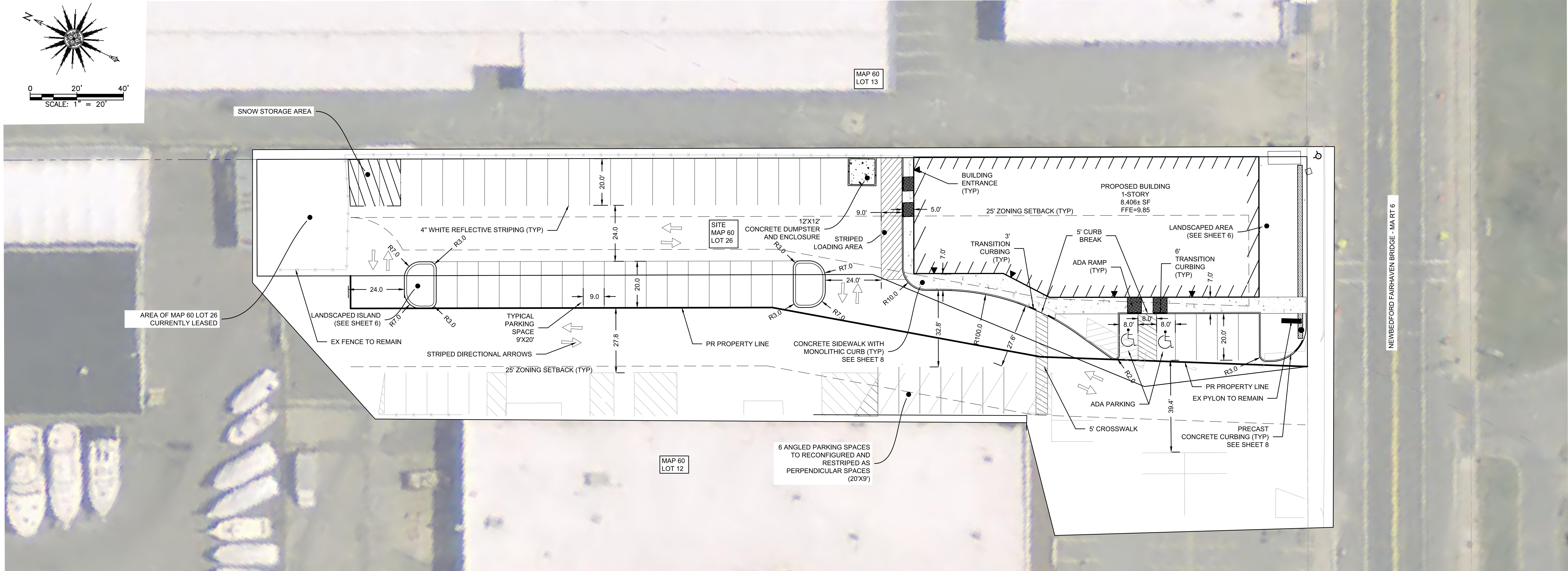
INSTALLATION DETAIL



BAG DETAIL

SILT SACK DETAIL
NOT TO SCALE

				DRAWING TITLE		SCALE:	
				DEMOLITION & EROSION CONTROL PLAN		SEE SCALE BAR	
				PROJECT		DATE:	
				161 POPES ISLAND		5/7/2020	
				NEW BEDFORD, MASSACHUSETTS		DRAWN BY:	
				CLIENT		SEK	
				161 POPES ISLAND LLC		DESIGNED BY:	
				CIVIL ENGINEERING		CHECKED BY:	
				LAND SURVEYING		RR	
				ENVIRONMENTAL		APPROVED BY:	
				ASSESSMENT		RR	
				P.O. BOX 1088		SHEET NO.	
				350 BEDFORD ST.		3 of 8	
				LAKEVILLE, MA 02347		PROJECT NO.	
				TEL: 508.947.0050		01300107	



SITE LAYOUT NOTES

1. THE SITE IS LOCATED IN THE CITY OF NEW BEDFORD ON ASSESSORS MAP 60 LOT 26.
2. THE SITE IS APPROXIMATELY 0.6± ACRES AND IS ZONED IA.
3. THE OWNERS OF THESE LOTS ARE:

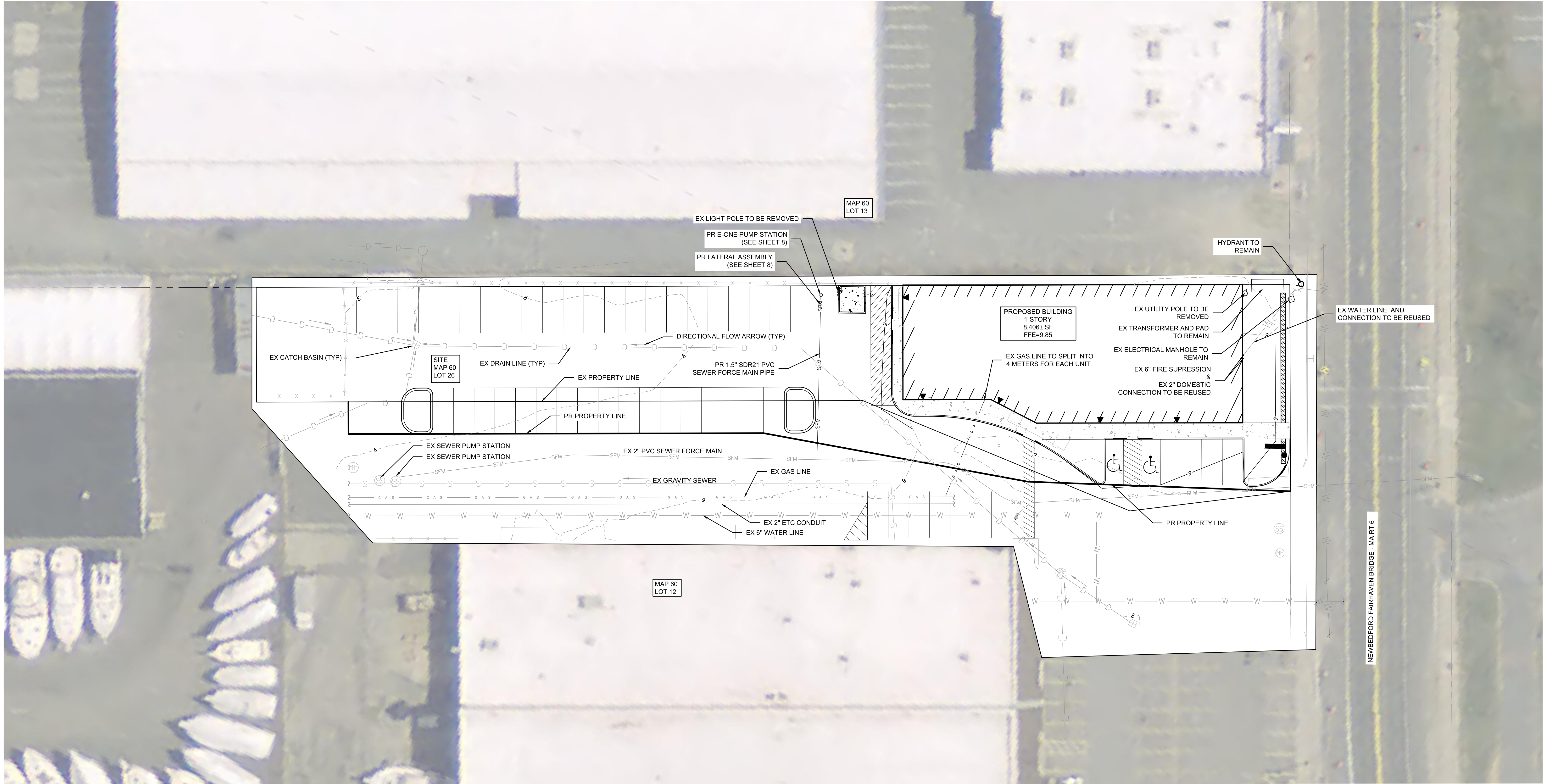
MAP 60 LOT 25
161 POPES ISLAND LLC
867 MIDDLE ROAD
ACUSHNET, MA 02743

A PORTION OF MAP 60 LOT 12
POPES ISLAND HARBOR DEV CORP
867 MIDDLE ROAD
ACUSHNET, MA 02743
4. THE THE SITE IS LOCATED IN FEMA ZONE X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE (25005C0393G EFFECTIVE DATE 7/16/2014).
5. THE PROPERTY LINE AND OTHER DETAILS SHOWN ON THIS PLAN ARE THE RESULT OF AN INSTRUMENT SURVEY PERFORMED BY PRIME ENGINEERING ON 4/3/2020.
6. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
7. PLEASE REFER TO THE APPROVAL NOT REQUIRED PLAN DATED _____ FOR CHANGES TO THE PROPERTY LINE ENHANCING ZONING COMPLIANCE OF DEVELOPMENT.

NEW BEDFORD CONSTRUCTION NOTES:

- ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) 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.
- ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS
- ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB & MAAB REQUIREMENT
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF NEW BEDFORD CONSERVATION COMMISSION REQUIREMENTS.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS

						DRAWING TITLE	SITE LAYOUT PLAN	SCALE: SEE SCALE BAR	
						PROJECT	161 POPES ISLAND NEW BEDFORD, MASSACHUSETTS	DATE: 5/7/2020	
						CLIENT	161 POPES ISLAND LLC	DRAWN BY: SEK	
								DESIGNED BY: SEK	
						CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT	 P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050	CHECKED BY: RR	SHEET NO. 4 of 8
0	5/13/2020	PLANNING COMMENTS	BY	SEK				APPROVED BY: RR	PROJECT NO. 01300107
REV.	DATE	DESCRIPTION	BY	APP.					

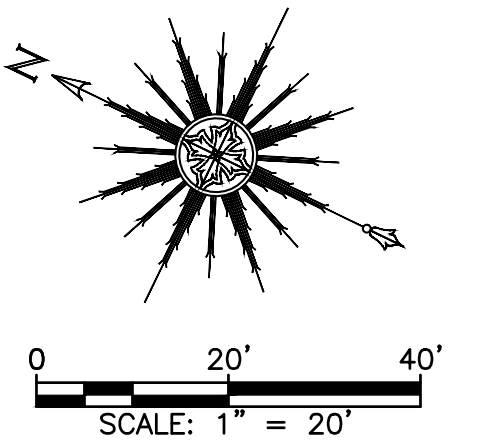


NEW BEDFORD UTILITY AND GRADING NOTES:

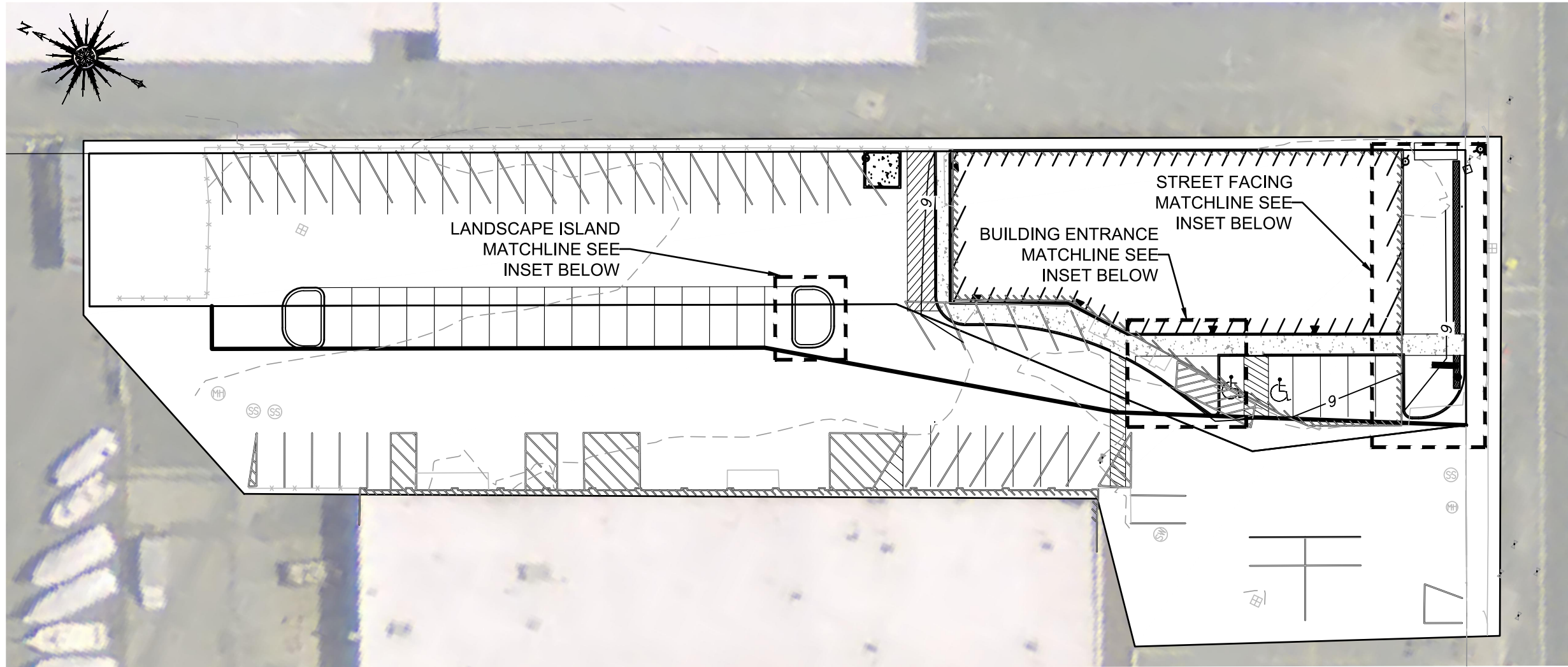
- THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE & OBSTRUCTION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY
- ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS
- ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF NEW BEDFORD BEFORE BEING BACKFILLED
- THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS

NOTE:

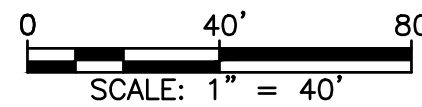
- NOTE ALL UTILITIES ARE EXISTING EXCEPT THE PROPOSED SEWER PUMP AND FORCE MAIN



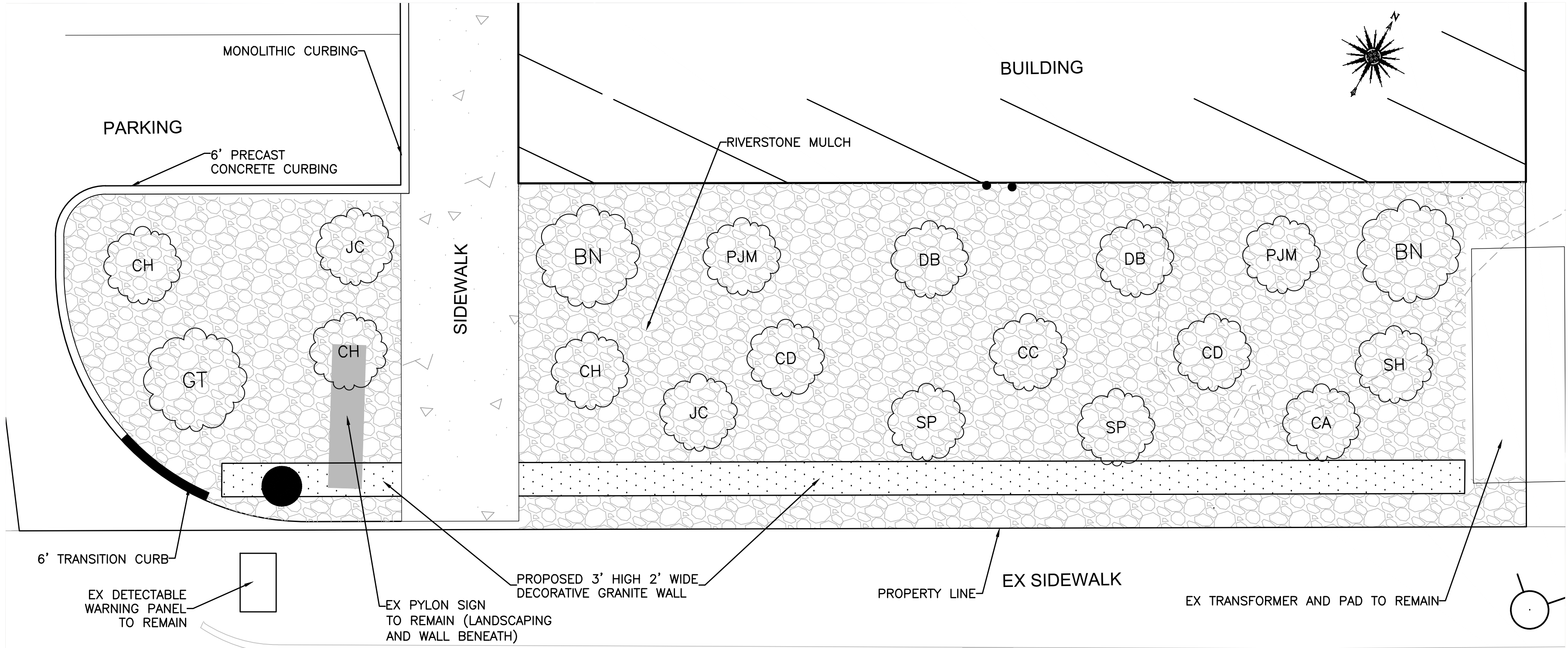
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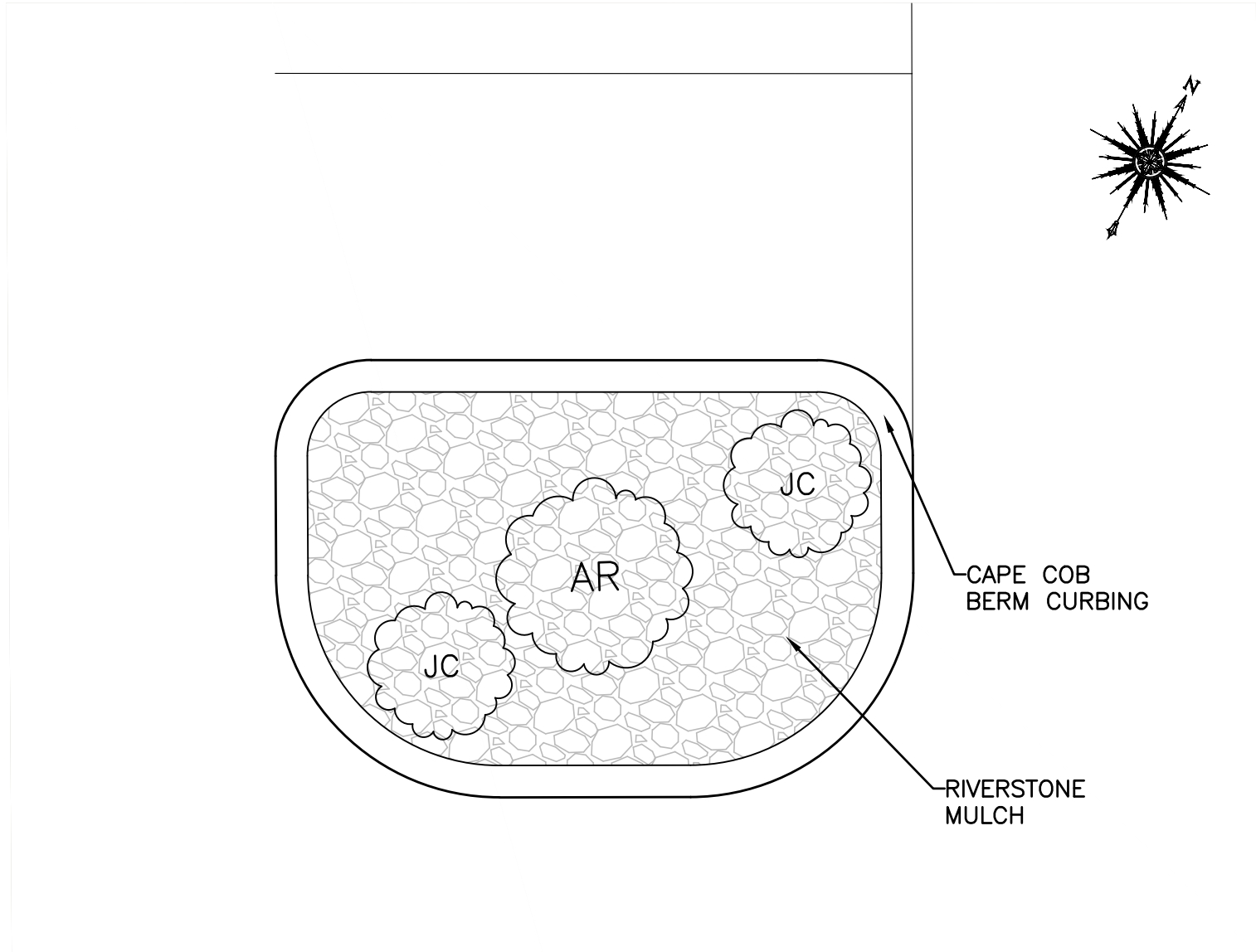
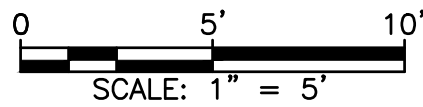
LANDSCAPE OVERALL PLAN



PLANTING SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
CC	CARYOPTERIS CLANDONENSIS	DARK KNIGHT SPIREA	#3	1
SP	SPIREA JAPONICA	LITTLE PRINCESS SPIREA	#3	2
SH	SPIREA HUMAIDA	GOLDEN FLAME SPIREA	#5	1
DB	DAPHNE X BURKWOODII	CAROL MACKIE DAPHNE	#5	2
PJM	RHODODENDRA X PJM COMPACTA	PJM COMPACT RHODODENDUN	18"	2
CH	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	#3	3
CA	COTONEASTER APICULATIS	CRANBERRY COTONEASTER	#3	5
CD	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	#3	2
JC	JUNIPERUS CHINENSIS PFITZERANA	COMPACT PFITZER JUNIPER	#3	8
GT	GLEDTISIA TRIACANTHOS	SHADEMASTER HONEY LOCUST	3" CAL	1
AR	ACER RUBRUM	RED SUNSET MAPLE	3" CAL	2
BN	BETULA NIGRA-HERITAGE	RIVER BIRCH	2" CAL	2
FA	FRANKLINIA ALATAMAHA	FRANKLIN TREE	#7	1

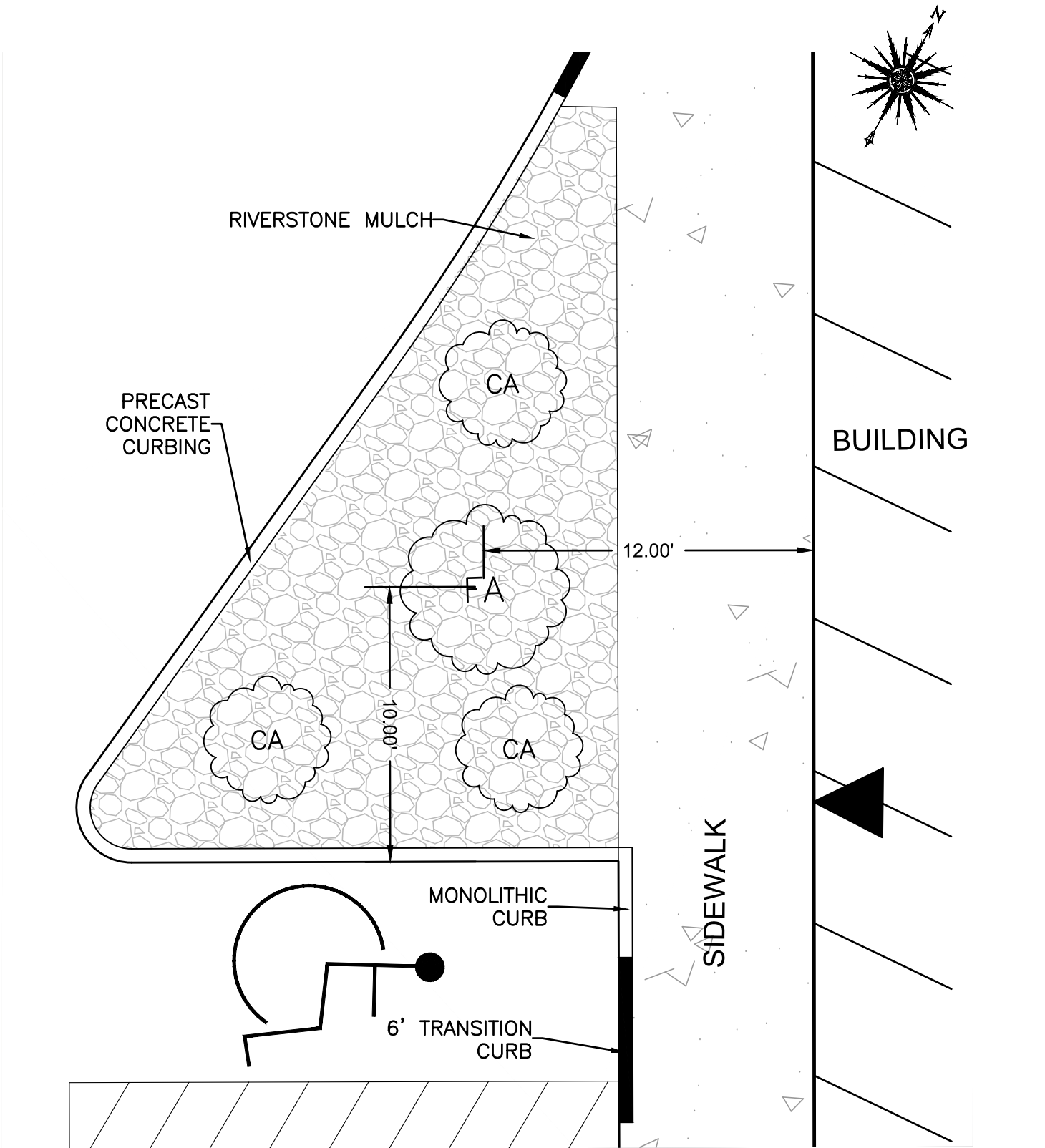
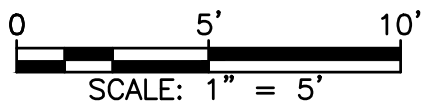


STREET FACING LANDSCAPE PLAN INSET

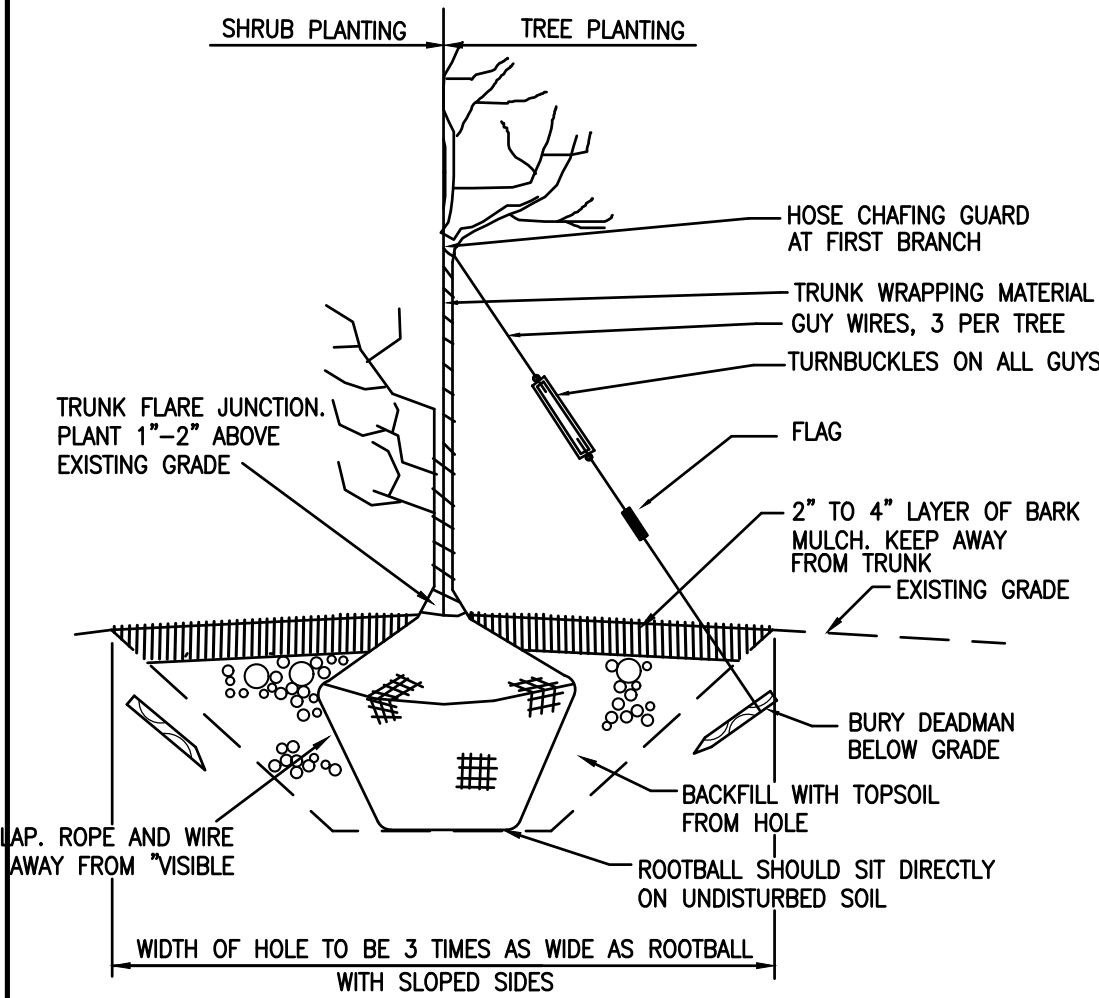
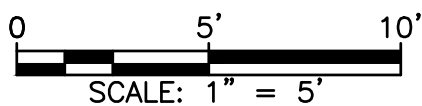


LANDSCAPE ISLAND LANDSCAPE PLAN INSET

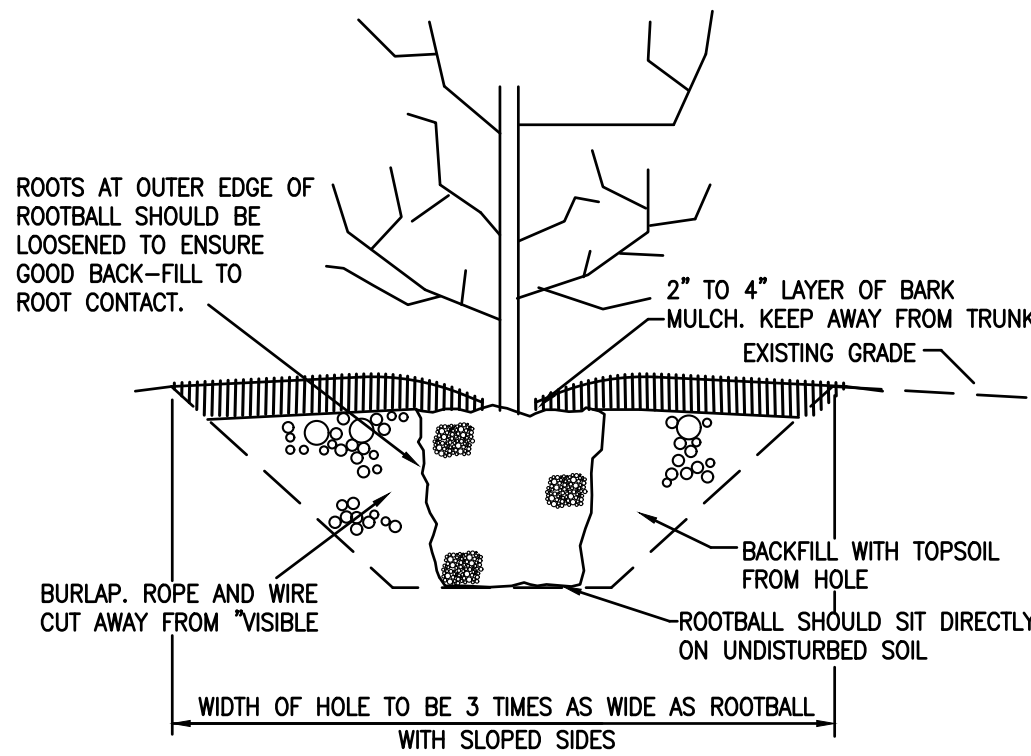
BOTH LANDSCAPE ISLAND TO BE PLANTED IN THE SAME MANNER WITH THE SAME SPECIES



BUILDING ENTRANCE LANDSCAPE PLAN INSET



B&B TREE AND SHRUB PLANTING DETAIL
NOT TO SCALE

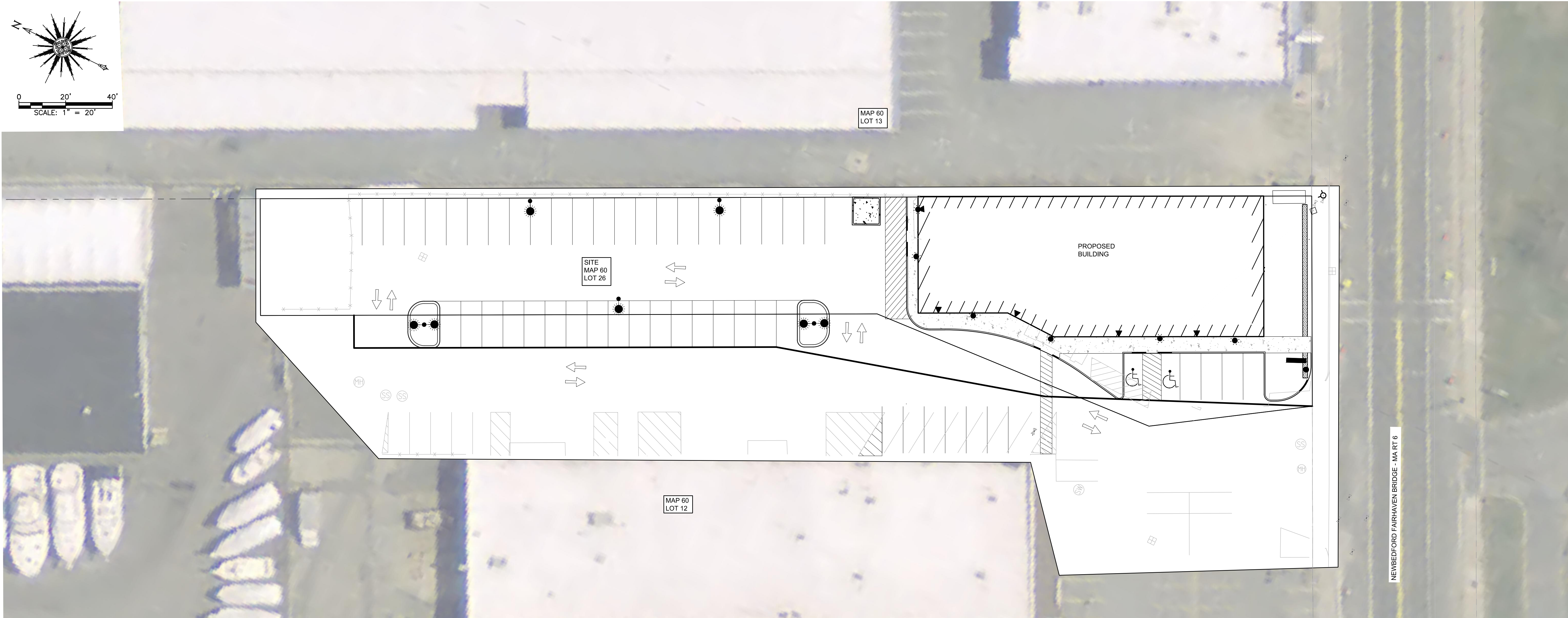
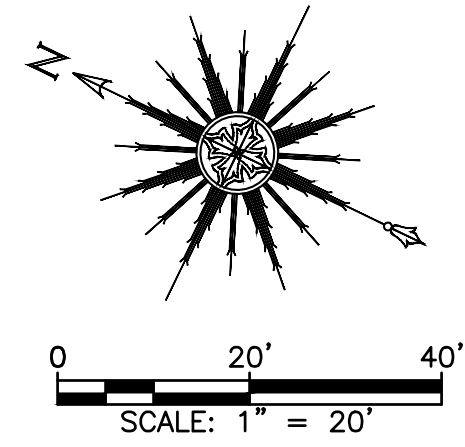


CONTAINER GROWN SHRUB AND TREE PLANTING DETAIL
NOT TO SCALE

DRAWING TITLE				SCALE: SEE SCALE BAR	
PROJECT				DATE: 5/7/2020	
CLIENT				DRAWN BY: SEK	
161 POPES ISLAND LLC				DESIGNED BY: SEK	
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT				CHECKED BY: RR	
REV. DATE DESCRIPTION				APPROVED BY: RR	
0 5/13/2020 PLANNING COMMENTS				SHEET NO. 6 OF 8	
BY: SEK				PROJECT NO. 01300107	
BY: APP.					



P.O. BOX 1088
350 BEDFORD ST.
LAKEVILLE, MA 02347
TEL: 508.947.0050



PROPOSED LIGHTING LEGEND

-
- TOPAZ 300 W PARKING LOT / AREA LIGHT
-
-
- TOPAZ LED TRADITIONAL WALL PACKS

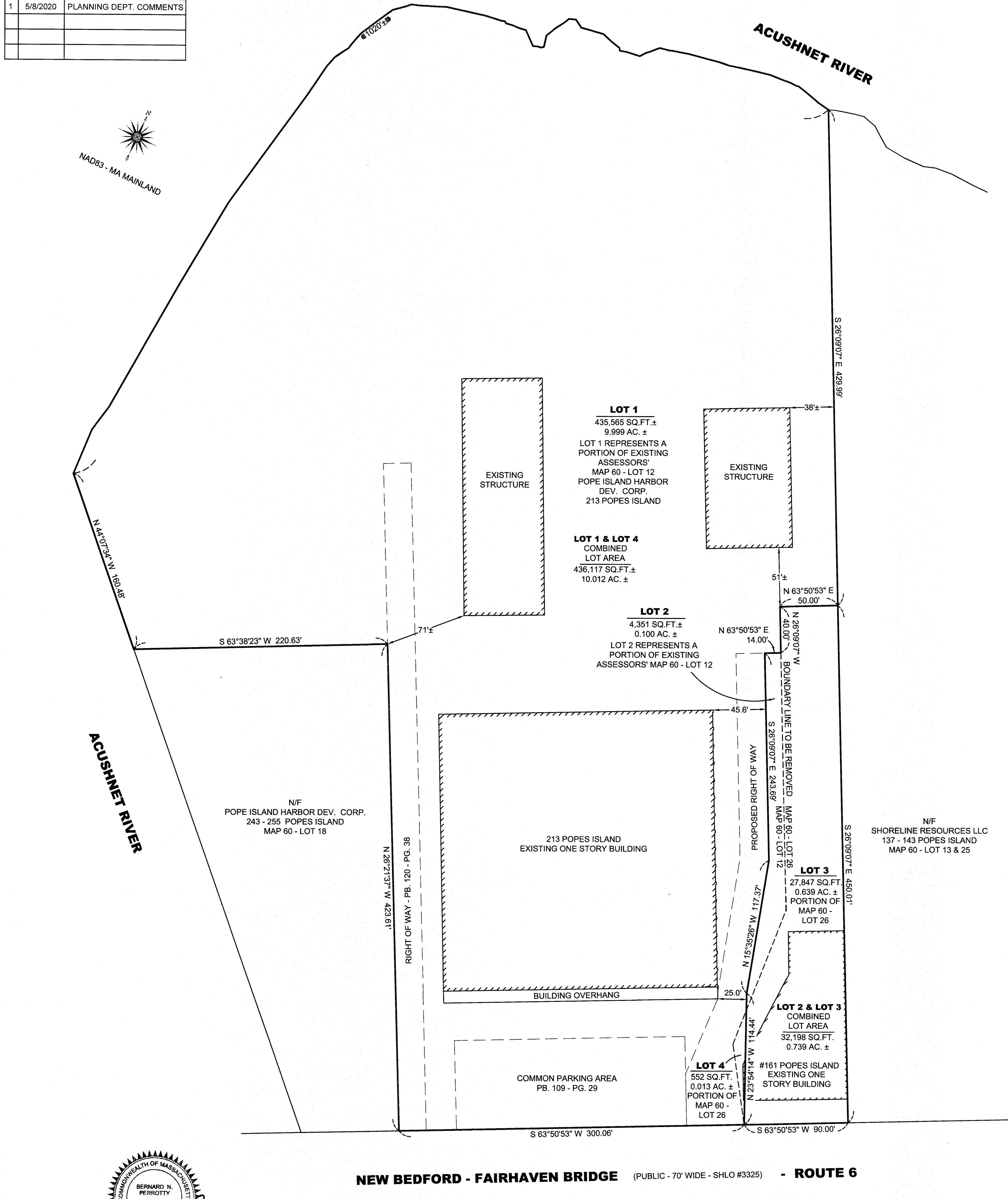
NOTES:

1. THIS PLAN IS FOR LIGHTING LOCATION ONLY. FOR LUMEN INFORMATION PLEASE REFER TO 161 POPES ISLAND ILLUMINATION PLAN CREATED BY TOPAZ LIGHTING LOCATED AT THE END OF THIS SET.

				DRAWING TITLE		SCALE: SEE SCALE BAR	
				PROJECT		DATE: 5/7/2020	
				CLIENT		DRAWN BY: SEK	
						DESIGNED BY: SEK	
				CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT		CHECKED BY: RR	SHEET NO. 7 of 8
0	5/13/2020	PLANNING COMMENTS	BY	SEK		APPROVED BY: RR	
REV.	DATE	DESCRIPTION	BY	APP.			PROJECT NO. 01300107

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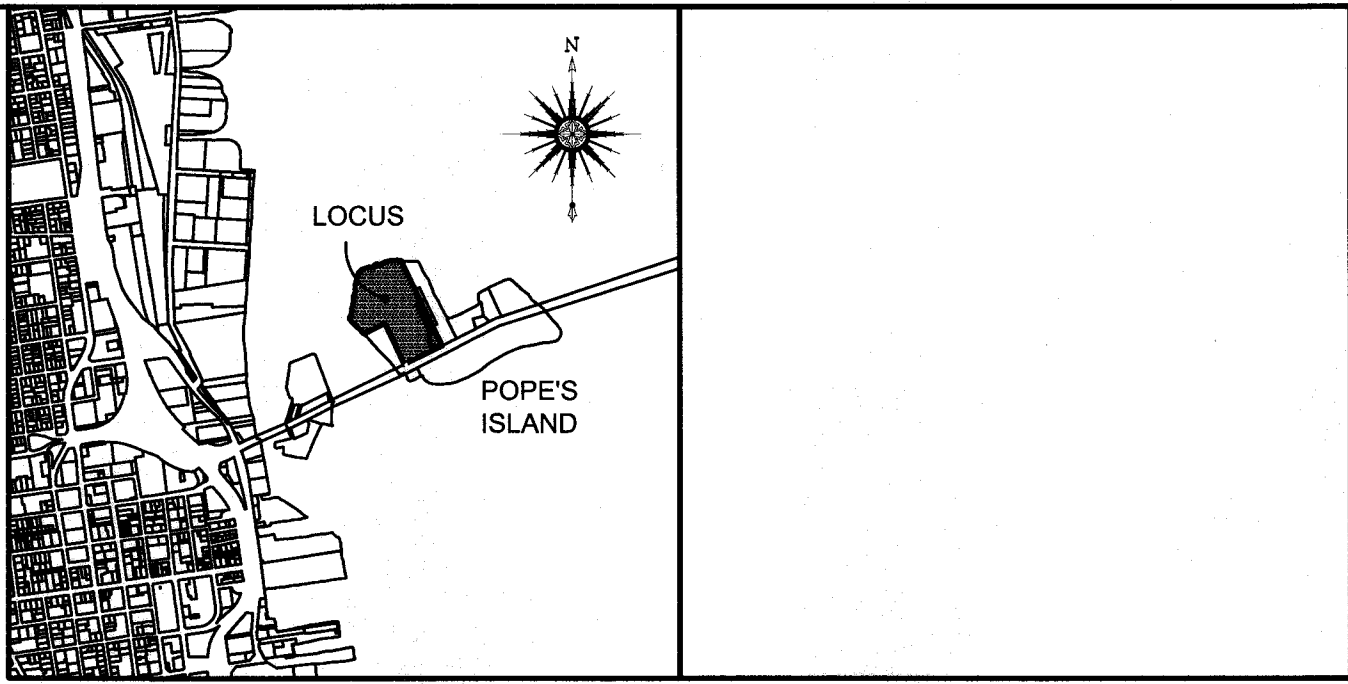
REVISIONS		
1	5/8/2020	PLANNING DEPT. COMMENTS



DATE 3/14/2020
 BERNARD N. PERROTTY, P.L.S. LIC.# 40858

TABLE OF AREA AND FRONTAGE		
	FRONTAGE (FT.)	AREA (SQ. FT.)
REQUIRED INDUSTRIAL A	0	0
LOT 1	300.06	435,565±
LOT 2	N/A	4,351
LOT 3	90.00	27,847
LOT 4	N/A	552
COMBINED LOT 1 & LOT 4	300.03	436,117±
COMBINED LOT 2 & LOT 3	90.00	32,198

DIMENSIONAL REQUIREMENTS	
MAX. BUILDING HEIGHT	100' / 7 STORIES
MIN. FRONT YARD SETBACK	25'
MIN. SIDE YARD SETBACK	25'
MIN. REAR YARD SETBACK	25'
MAX. LOT COVERAGE BY BUILDINGS	50%
MIN. GREEN SPACE	20%



LOCUS
 SCALE: 1" = 1800'

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE _____ PREPARER _____

SITE ADDRESSES
 161 POPES ISLAND
 NEW BEDFORD, MA 02740
 213 POPES ISLAND
 NEW BEDFORD, MA 02740

CURRENT OWNERS
 161 POPES ISLAND LLC
 867 MIDDLE ROAD
 ACUSHNET, MA 02743
 POPES ISLAND HARBOR DEVELOPMENT CORP.
 867 MIDDLE ROAD
 ACUSHNET, MA 02743

ASSESSORS REFERENCES
 MAP 60 - LOT 26
 MAP 60 - LOT 12

DEED REFERENCES FOR SUBJECT PROPERTIES ON FILE AT THE BRISTOL COUNTY REGISTRY OF DEEDS (S.D.)
 MAP 60 - LOT 26: BK 12072 - PG. 166
 MAP 60 - LOT 12: BK 1929 - PG. 175 & BK 2200 - PG. 103

PLAN REFERENCES FOR SUBJECT PROPERTIES ON FILE AT THE BRISTOL COUNTY REGISTRY OF DEEDS (S.D.)
 BK 65 - PG 19
 BK 91 - PG 37
 BK 109 - PG 60
 SHLO NO. 3325

CITY OF NEW BEDFORD ZONING DESIGNATION OF THE SUBJECT PROPERTIES PER THE CITY OF NEW BEDFORD ZONING MAP
 INDUSTRIAL A

FEMA FLOODZONE DESIGNATION
 ZONE X - AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
 FIRM PANEL: 25005-C-0393G EFF. DATE: 7/16/2014

NOTES

- THE PURPOSE OF THIS PLAN IS TO DIVIDE THE EXISTING LOT SHOWN AS LOT 12 ON ASSESSORS' MAP 60 INTO LOT 1 & LOT 2 AND TO DIVIDE THE LOT SHOWN AS LOT 26 ON ASSESSORS' MAP 60 INTO LOT 3 & LOT 4, AS SHOWN HEREON. LOT 2 AND LOT 4 ARE NOT TO BE CONSIDERED A BUILDABLE LOTS UNTO THEMSELVES. LOT 2 IS TO BE COMBINED WITH LOT 3 AND LOT 1 IS TO BE COMBINED AS LOT 4, AS SHOWN HEREON.
- THE UNDERSIGNED HAS NO KNOWLEDGE OF ANY EXISTING OR PROPOSED EASEMENTS NOT SHOWN HEREON AS OF THE DATE OF THIS PLAN.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

APPLICANT DO NOT WRITE IN THIS BOX
NEW BEDFORD PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED:

CITY PLANNER _____

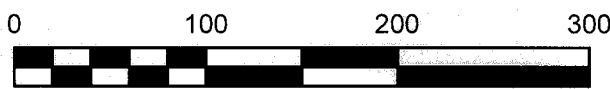
DATE: _____

PLANNING BOARD ENDORSEMENT DOES NOT REFLECT COMPLIANCE WITH APPLICABLE CITY OF NEW BEDFORD ZONING REGULATIONS.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
PLAN OF LAND
ON
NEW BEDFORD - FAIRHAVEN BRIDGE
NEW BEDFORD, MASSACHUSETTS

161 POPES ISLAND LLC.
ASSESSORS' MAP 60 - LOTS 12 & 26

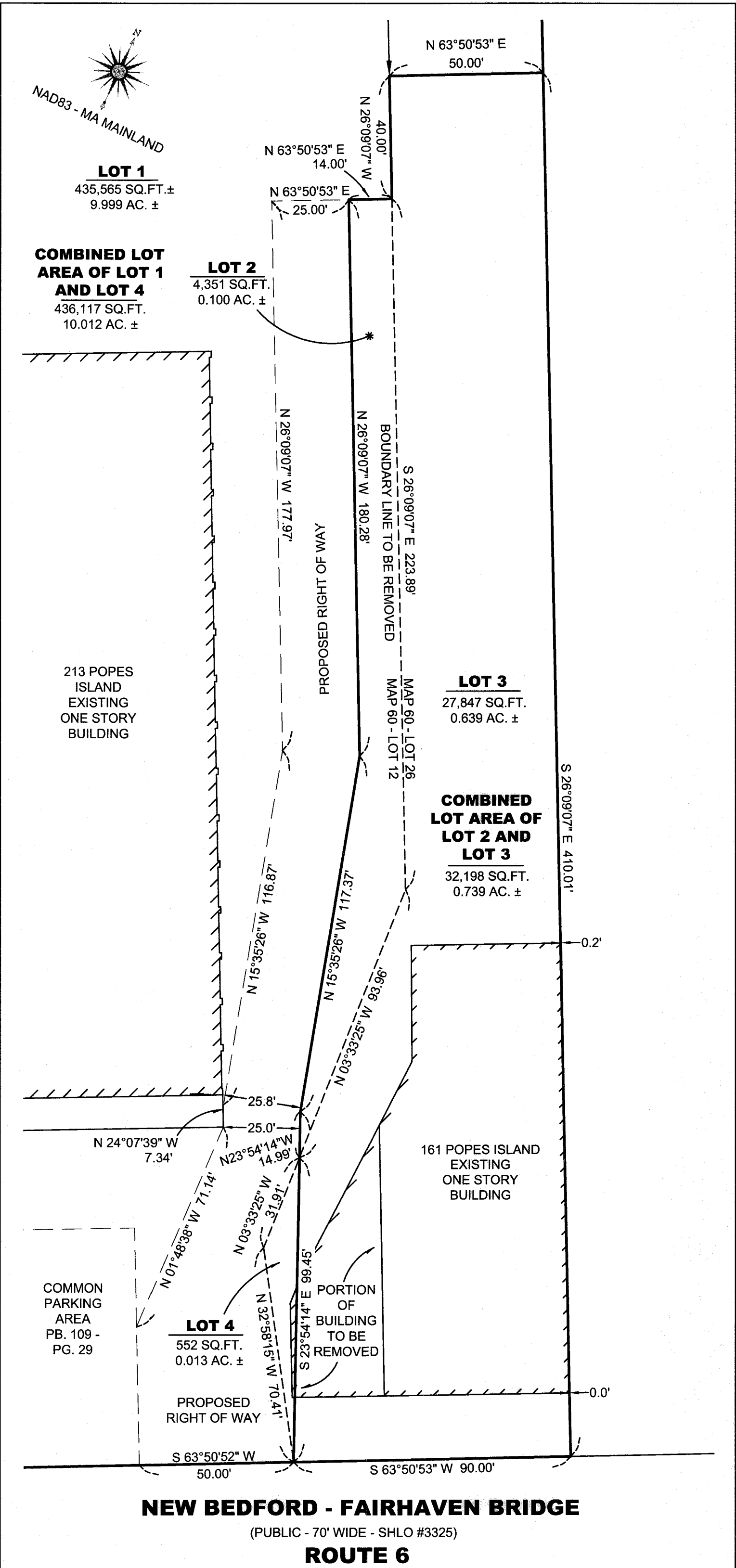
DATE: APRIL 17, 2020
 REVISION DATE: MAY 11, 2020



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



DETAIL
SCALE: 1" = 30'