

SHORELINE RESOURCES

TRUE VALUE MARINE HARDWARE

SITE PLANSET
 137 - 143 POPES ISLAND
 NEW BEDFORD, MASSACHUSETTS

SEPTEMBER 2019



Applicant:
 Shoreline Resources, LLC
 706 Acushnet Ave.
 New Bedford, MA 02740
 (774) 930-3795
 gscotttaber@hotmail.com

Owner of Record:
 Shoreline Resources, LLC
 706 Acushnet Ave.
 New Bedford, MA 02740
 (774) 930-3795
 gscotttaber@hotmail.com

Existing Use:
 #137: Standard Marine Outfitters
 #143: Machine Shop

Proposed Use:
 #137: Standard Marine Outfitters
 #143: True Value Retail Store, Bulk Item Storage, Machine Shop

DRAWING SET: SITE PLANS
ISSUED FOR: LOCAL APPROVALS
 BOARD APPROVAL _____

DATE _____



LOT REFERENCES:
 ASSESSORS: MAP 60 PARCEL 60-13
 DEED BOOK/PAGE: 11075/274

LOCATION MAP
 SCALE: 1" = 250'

PREPARED BY:



BETA Group Inc.
 1 Springfield Street, Suite 4
 Chicopee, MA 01013
 413-331-5326

www.BETA-inc.com

ISSUE DATE: SEPTEMBER 6, 2019

PLAN INDEX

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NEW BEDFORD ZONING REQUIREMENTS

ZONING DISTRICT: INDUSTRIAL A (IA)		REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)		0	131,180	131,180
MIN. LOT FRONTAGE (FT)		0	182	132
FRONT/REAR/NEAR SETBACKS - BUILDING (FT)		25	6	6
FRONT/REAR/NEAR SETBACKS - PARKING (FT)		0	0	0
MAX. BUILDING HEIGHT (FT)		100	27	27
MAX. LOT COVERAGE - BUILDINGS (%)		50	34	34
MIN. GREEN SPACE (%)		20	15	15
OFF-STREET PARKING SPACES		100	24	75**
COMPACT PARKING SPACES		N/A	0	0
ACCESSIBLE PARKING SPACES		4	2	4
VAN ACCESSIBLE PARKING SPACES		1	0	1
SCREENING BUFFERS (FT)		5	0	0**
UPLAND AREA (%)		N/A	100	100
UPLAND AREA (SF)		N/A	131,180	131,180

NOTES:
 **TO BE REQUESTED VIA WAIVER. NOTE THAT NO ALTERATIONS ARE PROPOSED TO THE FOOTPRINT OF EXISTING BUILDINGS.
 ***REFER TO SHEET 3. RENOVATED PARKING SPACE QUANTITY TO BE REQUESTED VIA SPECIAL PERMIT.
 ****TO BE REQUESTED VIA WAIVER. SCREENING IS REQUIRED ALONG THE SOUTHERN PROPERTY LINE ONLY.

**PERMITTING
 SUBMISSION**



REGISTERED PROFESSIONAL

DATE

PREPARED BY



www.beta-inc.com

PREPARED FOR:

True Value

Spartan Resources, LLC
706 Astor Ave.
New Bedford, MA 02740



**TRUE VALUE
MARINE HARDWARE**

137 - 143 Popes Island
New Bedford, MA

**CONSTRUCTION
LAYOUT AND
LIGHTING PLAN**

NO.	REVISIONS	DATE

DRAWN BY: SLB
 DESIGNED BY: SLB
 CHECKED BY: DPR
 ISSUE DATE: SEPTEMBER 8, 2018
 BETA JOB NO.:



SCALE IN FEET 1"=40'
 0 40 80

EXISTING	PROPOSED	PROPERTY LINE
		PROPERTY SETBACK
		ELEVATION CONTOUR
		SPOT GRADE
		VEGETATION / LIMIT OF CLEARING
		APPROX. LIMITS OF WATERBODY
		APPROX. RIVERFRONT AREA
		FENCE
		CATCH BASIN
		DRAINAGE MANHOLE
		HYDRANT
		GATE VALVE
		TRANSOMER
		UTILITY POLE
		UNKNOWN MANHOLE
		LIGHT POLE
		SIGN
		DRAIN PIPE (SIZE AS NOTED)

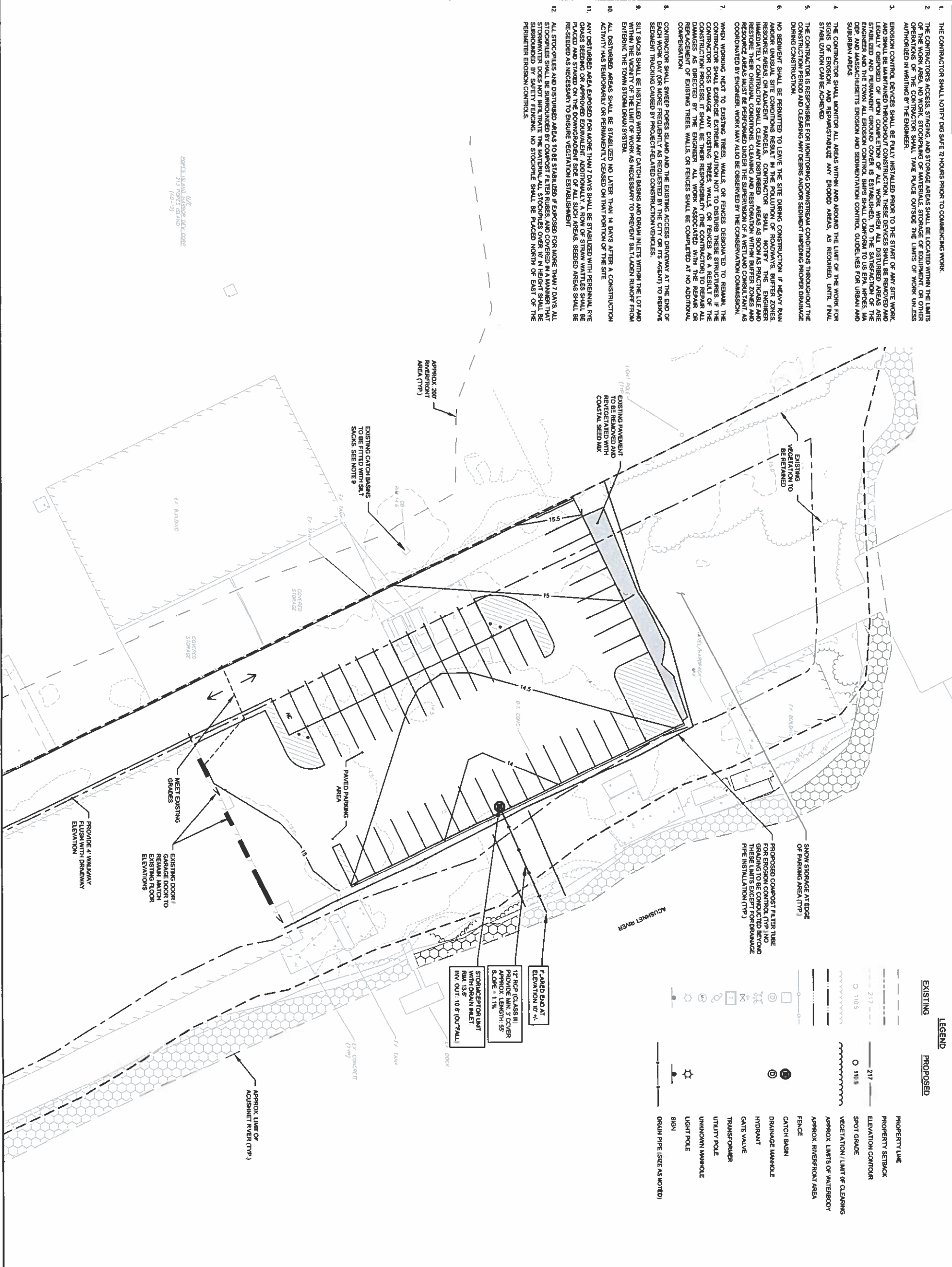


- CONSTRUCTION**
1. CONTRACTOR SHALL VERIFY LOCATION OF ALL OBJECTS (SIGNS, TREES, GRATE POLES ETC.) TO BE SET WITHIN SIDEWALK PRIOR TO FINAL PLACEMENT TO PROVIDE A MINIMUM CLEAR PATH OF APPROX. 5 FEET EXCLUDING THE CURB. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY LOCATION WHICH CANNOT MEET THE CLEARANCE REQUIREMENTS.
 2. JOINTS BETWEEN NEW PAVEMENT AND SAW-CUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKFILLED.
 3. IN ALL LOCATIONS WHERE PROPOSED SIDEWALK TRANSPORTS DOWN TO MEET EXISTING GRADE EXISTING SIDEWALK OR PAVED AREA, THE SLOPE SHALL NOT EXCEED 1:12 AND SHALL BE ADA COMPLIANT.
 4. SIGNS, POLES AND OTHER FEATURES LOCATED IN PROPOSED CEMENT CONCRETE SIDEWALK SHALL BE BOXED AND PROVIDED FLEXIBLE JOINT FILLER.
 5. ALL PAVEMENTS MARKINGS, SIGNS, AND SAFETY CONTROLS FOR CONSTRUCTION OPERATIONS SHALL BE IN ACCORDANCE WITH MASSDOT REQUIREMENTS AND THE LATEST VERSION OF THE MUTCD.
 6. ANY MAJOR 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 MAJOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
 7. ANY WORK AND MATERIAL, WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
 8. ALL HANDICAP PARKING, RAMP AND ACCESS SHALL CONFORM TO ADA & MASS REQUIREMENTS.
 9. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF NEW BEDFORD CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS (REFERS TO GRADING AND DRAINAGE PLAN).
- PARKING**
1. PARKING REQUIREMENTS FOR THE SITE HAVE BEEN CALCULATED AS FOLLOWS:
 NEW BUSINESS STOREFRONT: 10,516 SF
 1 SPACE PER 200 SF FLOOR AREA = 53 SPACES
 NEW STORAGE UNIT: 5,375 SF
 1 SPACE PER 1,500 SF FLOOR AREA = 4 SPACES
 EXISTING MACHINE SHOP: 11,277 SF
 1 SPACE PER 300 SF FLOOR AREA = 38 SPACES
 EXISTING STORAGE UNIT: 1,100 SF
 1 SPACE PER 300 SF FLOOR AREA = 4 SPACES
 TOTAL SPACES REQUIRED: 108 PARKING SPACES (SEE NOTE 3)
 TOTAL SPACES PROVIDED: 39 PARKING SPACES (SEE NOTE 3)
- IT IS ASSUMED BY THIS DESIGN THAT EXISTING PARKING FOR THE 137 POPES ISLAND PROPERTY'S SURFICIENT TO MEET THE NEEDS OF THE BUSINESS. THE PROPOSED DESIGN WILL RETAIN EXISTING PARKING SPACES ON THIS PROPERTY. HOWEVER, THE PROPOSED DESIGN WILL PROVIDE ADDITIONAL HANDICAP PARKING SPACES WITH VAN ACCESSIBLE DESIGNATIONS WHERE APPROPRIATE AND PROMOTE PEDESTRIAN SAFETY.
3. REDUCED QUANTITY OF PARKING SPACES TO BE REQUESTED VIA SPECIAL PERMIT
 4. ALL ACCESSIBLE PARKING SPACES SHALL BE DESIGNED TO MEET ALL STANDARDS OF THE AMERICANS WITH DISABILITIES ACT (ADA), INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF HANDICAP PARKING SIGNS WITH VAN ACCESSIBLE DESIGNATIONS WHERE APPROPRIATE.

137 - 143 POPES ISLAND
 137 POPES ISLAND
 (60-112)

SITE PREPARATION AND EROSION CONTROL

1. THE CONTRACTOR SHALL NOTIFY DIG SAFE 72 HOURS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR'S ACCESS, STAGING, AND STORAGE AREAS SHALL BE LOCATED WITHIN THE LIMITS OF THE PROJECT AND SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITIONS UPON COMPLETION. OPERATIONS OF THE CONTRACTOR SHALL TAKE PLACE OUTSIDE THE LIMITS OF WORK UNLESS AUTHORIZED IN WRITING BY THE ENGINEER.
3. EROSION CONTROL DEVICES SHALL BE FULLY INSTALLED PRIOR TO THE START OF ANY SITE WORK, AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THESE DEVICES SHALL BE REMOVED AND LEGALLY DISPOSED OF UPON COMPLETION OF ALL WORK. WHEN ALL DISTURBED AREAS ARE STABILIZED AND PERMANENT GROUND COVER IS ESTABLISHED, TO THE EXTENT PRACTICABLE, THE CONTRACTOR SHALL RESTORE TO ORIGINAL OR BETTER CONDITIONS THE SLOPE, GRADE, SOILS, DEEP AND MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS.
4. THE CONTRACTOR SHALL MONITOR ALL AREAS WITHIN AND AROUND THE LIMIT OF THE WORK FOR SIGNS OF EROSION, AND REPAIR/STABILIZE ANY ERODED AREAS, AS REQUIRED. UNTIL FINAL STABILIZATION CAN BE ACHIEVED.
5. THE CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY OBSTACLES AND SEDIMENT IMPEDING PROPER DRAINAGE DURING CONSTRUCTION.
6. NO SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE DURING CONSTRUCTION. IF HEAVY RAIN AND/OR UNUSUAL SITE CONDITIONS RESULT IN THE POLLUTION OF ROADS, RIPPER ZONES, RESOURCE POND OR ADJACENT PARCELS, CONTRACTOR SHALL STOP WORK IMMEDIATELY, RESTORE THEIR ORIGINAL CONDITIONS, CLEANING AND RESTORATION WITHIN RIPPER ZONES AND RESOURCE AREAS MUST BE PERFORMED UNDER THE SUPERVISION OF A WETLAND CONSULTANT AS COORDINATED BY ENGINEER. WORK MAY ALSO BE OBSERVED BY THE CONSERVATION COMMISSION.
7. WHEN WORKING NEXT TO EXISTING TREES, WALLS, OR FENCES DESIGNATED TO REMAIN, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO DISTURB THESE STRUCTURES. THE CONTRACTOR DOES NOT ASSUME RESPONSIBILITY FOR THE REMEDIATION OF EXISTING TREES OR DAMAGES AS DIRECTED BY THE ENGINEER. ALL WORK ASSOCIATED WITH THE REPAIR OR REPLACEMENT OF EXISTING TREES, WALLS OR FENCES SHALL BE COMPLETED AT NO ADDITIONAL COMPENSATION.
8. CONTRACTOR SHALL SWEEP POPES ISLAND AND THE EXISTING ACCESS DRIVEWAY AT THE END OF EACH WORK DAY FOR MORE FREQUENTLY AS REQUESTED BY THE CITY OR ITS AGENT) TO REMOVE SEDIMENT TRACKING CAUSED BY PROJECT-RELATED CONSTRUCTION VEHICLES.
9. SILT SACKS SHALL BE INSTALLED WITHIN ANY CATCH BASINS AND DRAIN INLETS WITHIN THE LOT AND WITHIN THE VICINITY OF THE LIMIT OF WORK AS NECESSARY TO PREVENT SILT-LADEN RUNOFF FROM ENTERING THE TOWN STORM DRAIN SYSTEM.
10. ALL DISTURBED AREAS SHALL BE STABILIZED NO LATER THAN 14 DAYS AFTER A CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED ON THAT PORTION OF THE SITE.
11. ANY DISTURBED AREA EXPOSED FOR MORE THAN 7 DAYS SHALL BE STABILIZED WITH PERENNIAL PINE GRASS SEEDING OR APPROVED EQUIVALENT. ADDITIONALLY, A ROW OF STRAW MATS SHALL BE PLACED AND STAKED ON THE DOWNGRADIENT SIDE OF ALL SUCH AREAS. SEEDING AREAS SHALL BE RE-SEEDING AS NECESSARY TO ENSURE VEGETATION ESTABLISHMENT.
12. ALL STOCKPILES AND DISTURBED AREAS TO BE STABILIZED IF EXPOSED FOR MORE THAN 7 DAYS. ALL STOCKPILES SHALL BE SURROUNDED BY COARSE FILTER RIBS AND COVER IN HEIGHT SHALL BE SURROUNDED BY SAFETY FENCING. NO STOCKPILE SHALL BE PLACED NORTH OF EAST OF THE PERIMETER EROSION CONTROL.



PREPARED BY: **BETA**
www.beta-inc.com

PREPARED FOR: **True Value**
Sherrin Resources, LLC
705 Acorn Hill Ave
New Bedford, MA 02740

TRUE VALUE
MARINE HARDWARE
137 - 143 Popes Island
New Bedford, MA

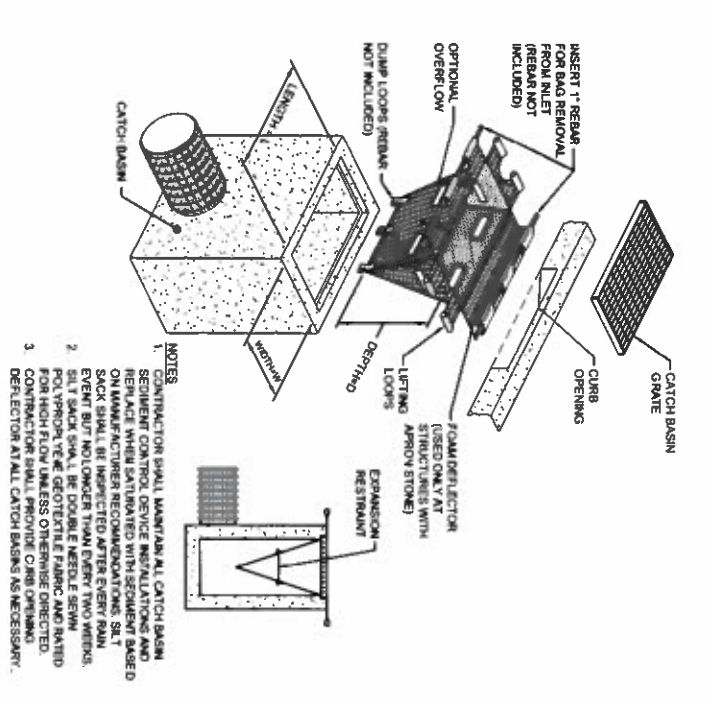
**GRADING, DRAINAGE,
UTILITY, LANDSCAPE,
AND EROSION
CONTROL PLAN**

NO.	REVISIONS	DATE

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DESIGNED BY: SLS
CHECKED BY: DPR
ISSUE DATE: SEPTEMBER 8, 2018
BETA JOB NO.:

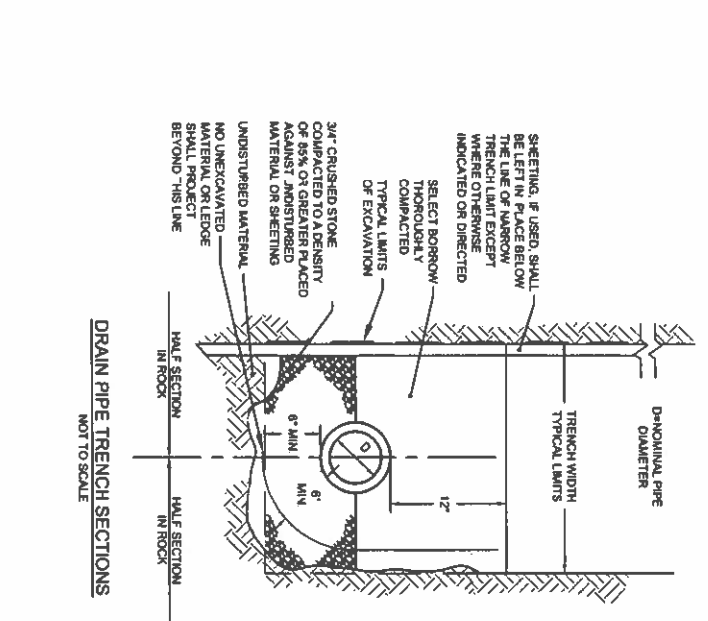
SCALE IN FEET: 1"=20'
MAKES OF THE SCALE SOLUTION CHANGED BY REINFORCEMENT

SHEET NO. **4**



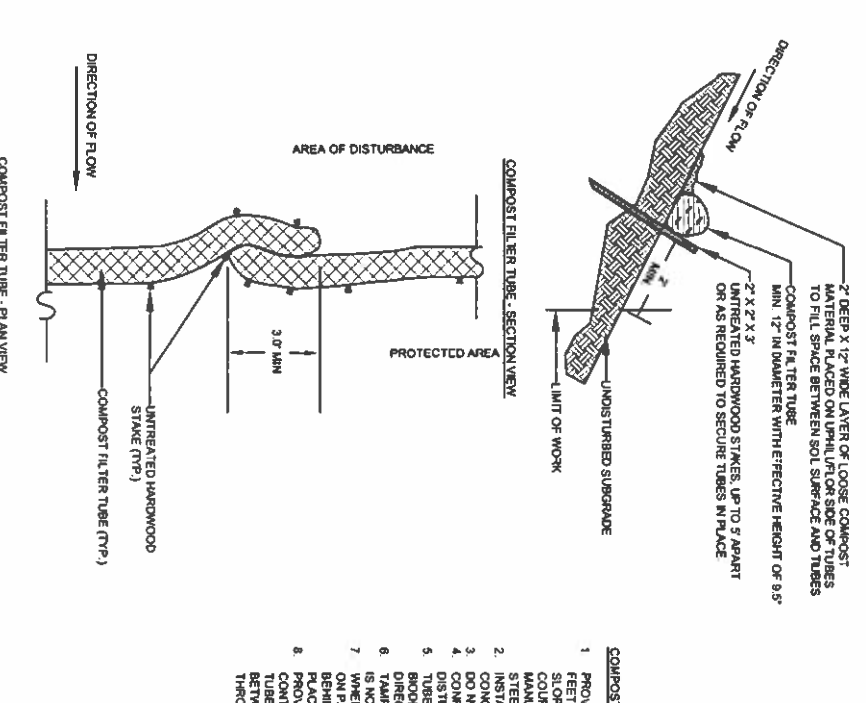
CATCH BASIN SEDIMENT CONTROL PROTECTION

NOT TO SCALE

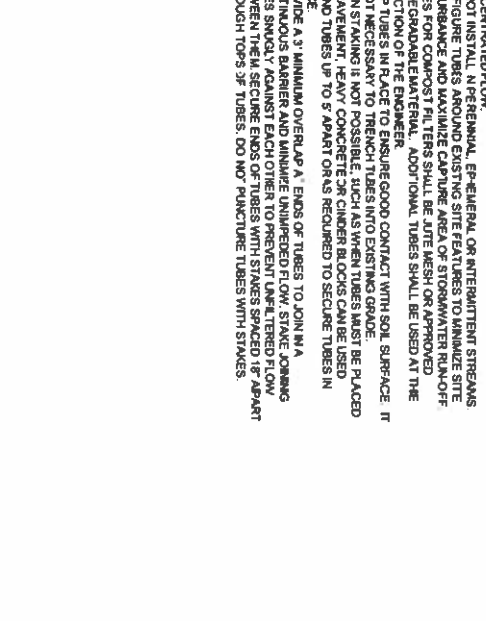


DRAIN PIPE TRENCH SECTIONS

NOT TO SCALE



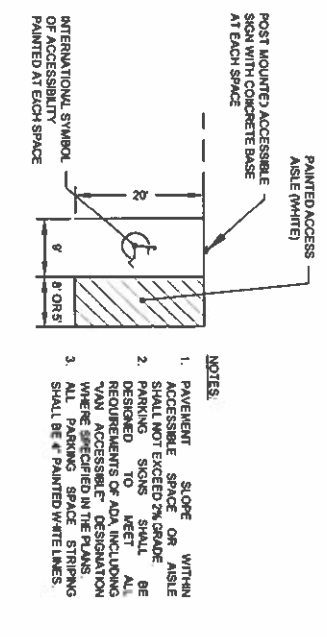
COMPOST FILTER TUBE - SECTION VIEW



COMPOST FILTER TUBE - PLAN VIEW

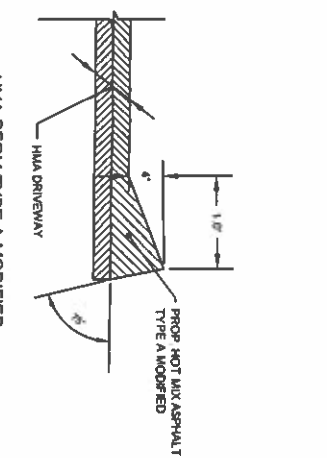
SINGLE COMPOST FILTER TUBE FOR EROSION CONTROL

NOT TO SCALE



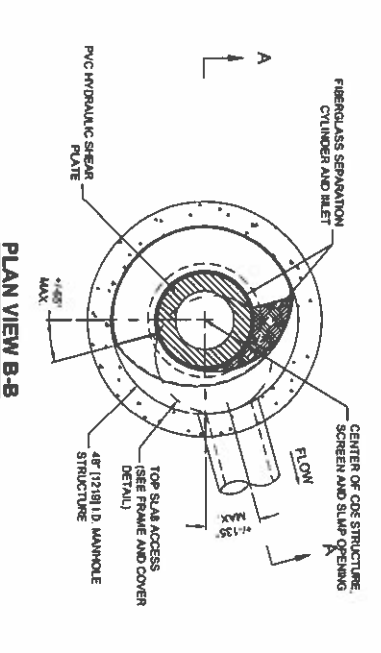
ACCESSIBLE PARKING SPACE

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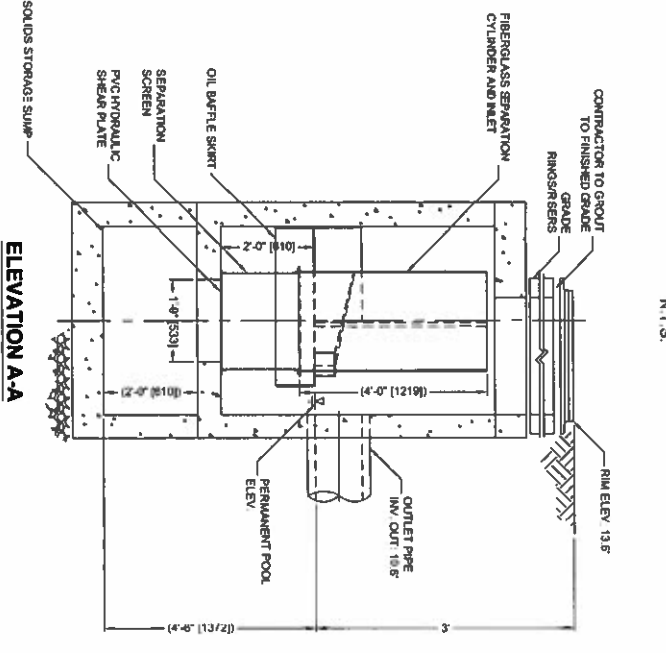
HMA BERM TYPE A MODIFIED (CAPE COD BERM)

NOT TO SCALE



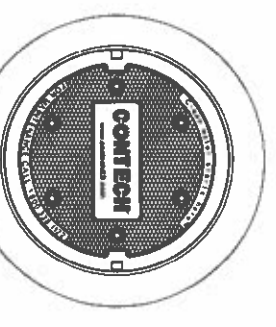
PLAN VIEW B-B

N.T.S.



ELEVATION A-A

N.T.S.





FRAME AND COVER

(DIAMETER VARIES)
N.T.S.

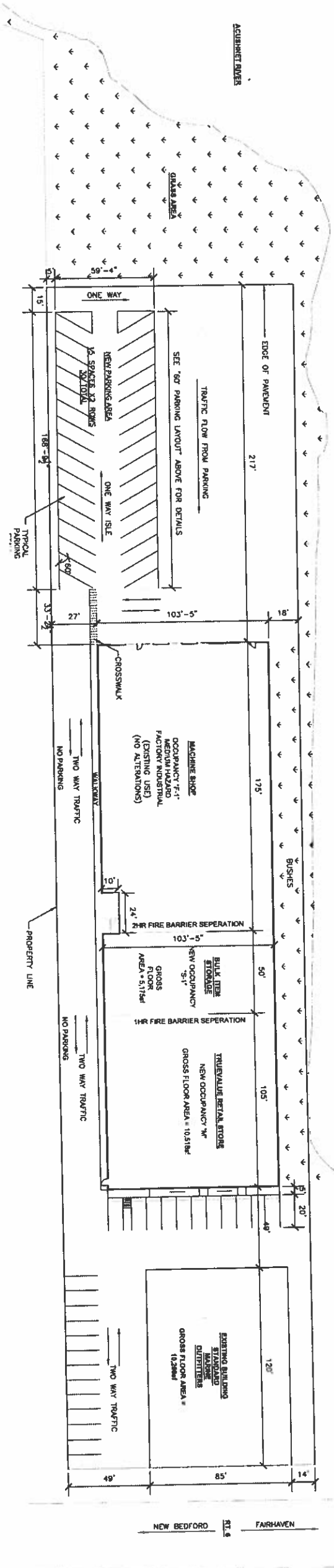
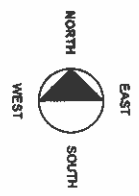
- GENERAL NOTES**
- CONTRACTOR PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS.
 - ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH RETAINED STRUCTURE FROM PREVIOUS CONSTRUCTION, CONTRACTOR TO VERIFY DIMENSIONS WITH THE ENGINEERED SOLUTIONS. LC REPRESENTATIVE: www.contech-es.com
 - ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING SHALL BE SUBJECT TO H20 AND CASTINGS SHALL MEET H20 FASTENERS TO 3089 (LOW CARBON STEEL) UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR TO VERIFY DIMENSIONS WITH THE ENGINEER.
 - PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES**
- DEPTH, ANCHOR ANTI-LIFTING AND ANTI-WIND UPLIFT PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO JOB JOINT SEALANT BETWEEN ALL STRUCTURE TO PROVIDE. INSTALL AND SMOOTH PERMS. MATCH PERMITS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT. HOLDING WATER TO FLOWLINE INVERT MANHOLE IT IS SUGGESTED THAT ALL JOINTS BELOW PERMITS ARE GROUTED.

CDS2015-4-C IN-LINE CDS STORMCEPTOR UNIT

NOT TO SCALE

 <p>www.BETA-inc.com</p>	<p>PREPARED BY: </p>																						
	<p>PREPARED FOR: True Value Shawhee Resources, LLC 700 Main St New Bedford, MA 02740</p>																						
	<p>137 - 143 Popes Island New Bedford, MA</p>																						
	<p>TRUE VALUE MARINE HARDWARE</p>																						
	<p>DETAILS</p>																						
<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SLB</td> <td></td> </tr> <tr> <td>2</td> <td>SLB</td> <td></td> </tr> <tr> <td>3</td> <td>DPR</td> <td></td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	1	SLB		2	SLB		3	DPR		<table border="1"> <tr> <td>DRAWN BY:</td> <td>SLB</td> </tr> <tr> <td>DESIGNED BY:</td> <td>SLB</td> </tr> <tr> <td>CHECKED BY:</td> <td>DPR</td> </tr> <tr> <td>ISSUE DATE:</td> <td>SEPTEMBER 6, 2019</td> </tr> <tr> <td>BETA JOB NO.:</td> <td></td> </tr> </table>	DRAWN BY:	SLB	DESIGNED BY:	SLB	CHECKED BY:	DPR	ISSUE DATE:	SEPTEMBER 6, 2019	BETA JOB NO.:	
NO.	REVISIONS	DATE																					
1	SLB																						
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<p>SHEET NO. 5</p>																							

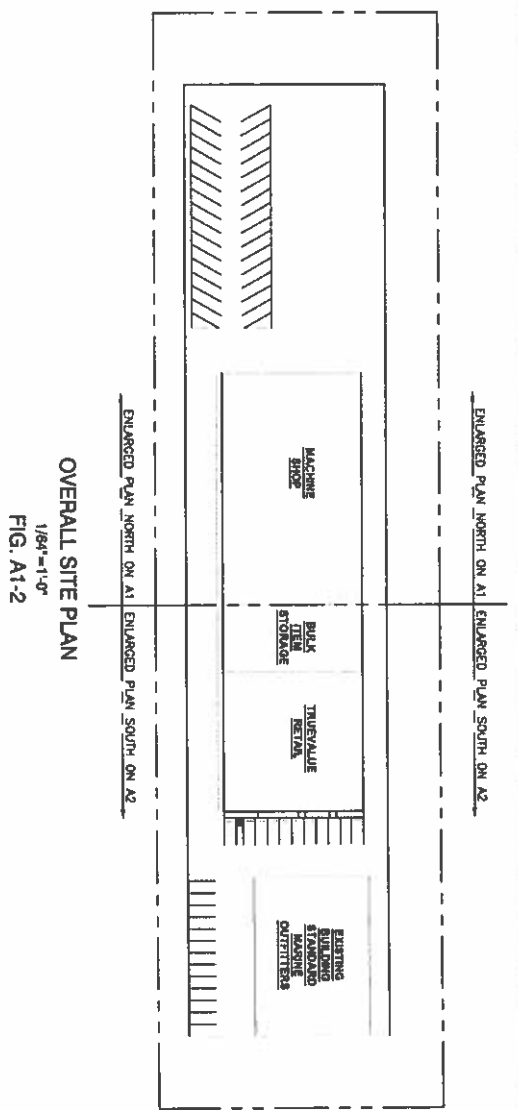
- CONSTRUCTION NOTES:**
1. ANY WORK MODIFICATION (AS DETERMINED BY THE CITY ENGINEER) TO THE APPROBATION SHOWN ON APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A WORK PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
 2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
 3. ALL HANDICAP PARKING, STAIRS, AND ACCESS SHALL CONFORM TO AAS & LADA REQUIREMENTS.
 4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF NEW BEDFORD CONSTRUCTION EROSION CONTROL REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS. (REFER TO EROSION CONTROL PLAN # PART OF SUBMISSION)
 5. ALL PARKING MARKINGS AND SIGNS SHALL CONFORM TO LADA REQUIREMENTS.



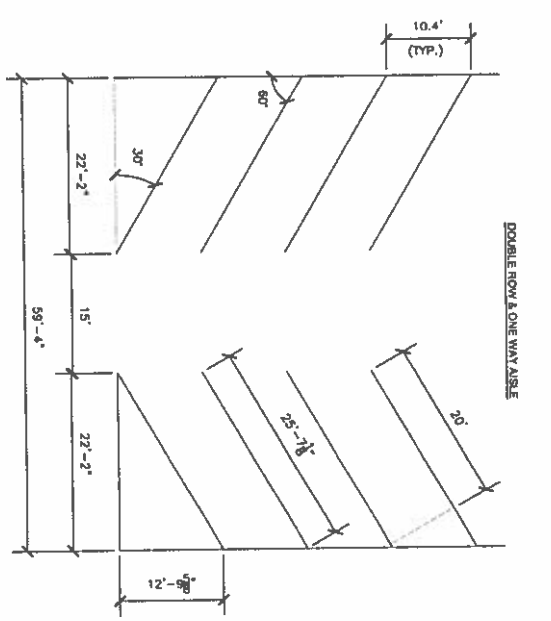
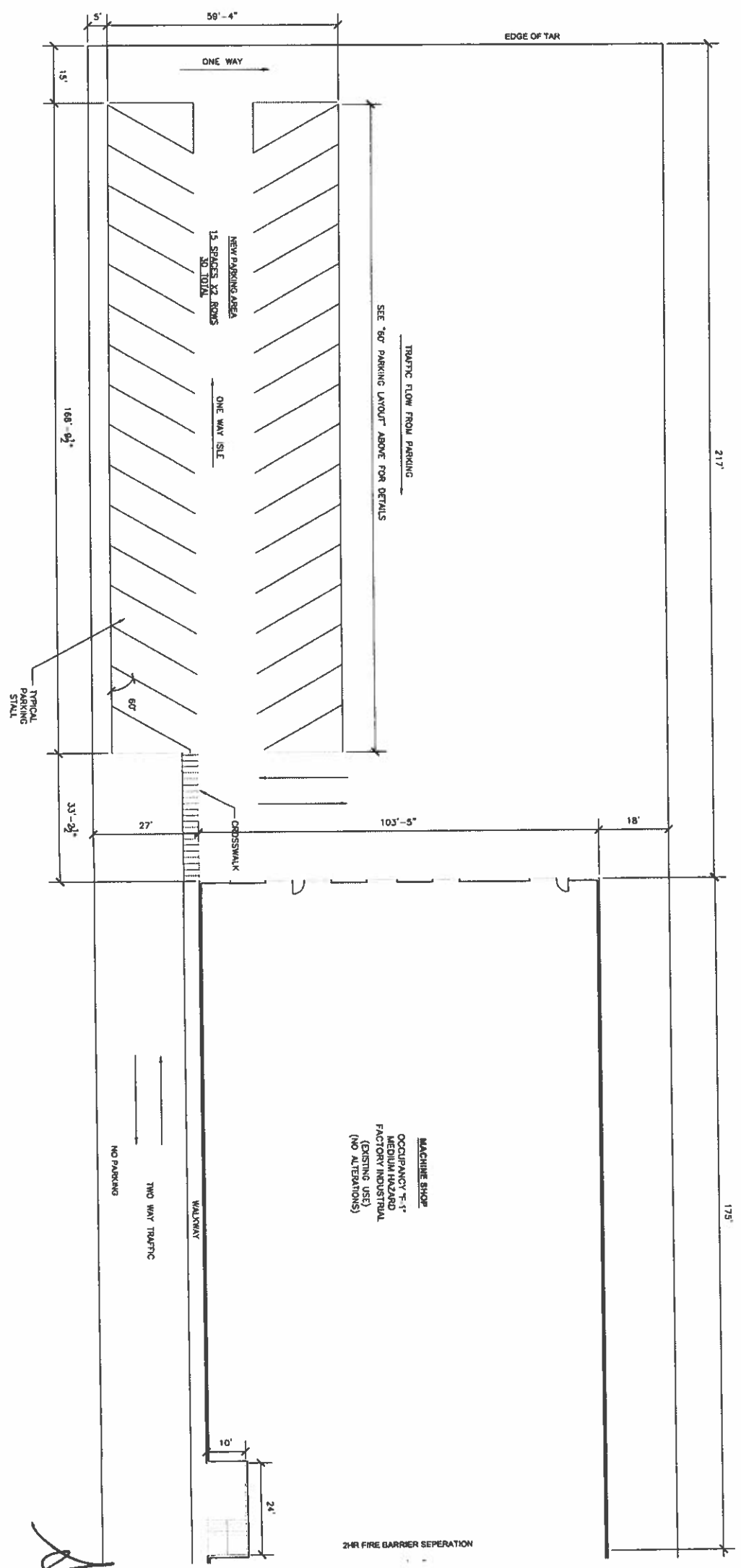
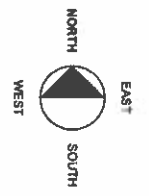
OVERALL SITE PLAN
1/32" = 1'-0"
FIG. A1-1



A0	DRAWING TITLE: SITE PLAN AND 60° PARKING LAYOUT	PROJECT TITLE: TRUE VALUE MARINE HARDWARE 137-143 POPES ISLAND NEW BEDFORD, MA	BY: ALAN KETIN, P.E. CIVIL ENGINEER 15 ZENAS COWEN LANE DARTMOUTH, MA 02748
	CAD FILE: TrueValue DRAWN BY: VK JOB NUMBER: A02018-02 SCALE: AS SHOWN DATE: AUGUST 28, 2018 REV: 0	OWNER: SHORELINE RESOURCES	

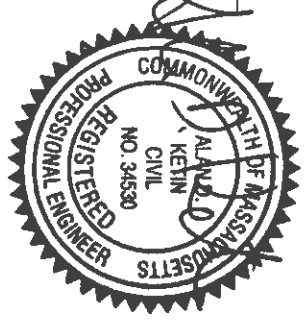


OVERALL SITE PLAN
1/8" = 1'-0"
FIG. A1-2

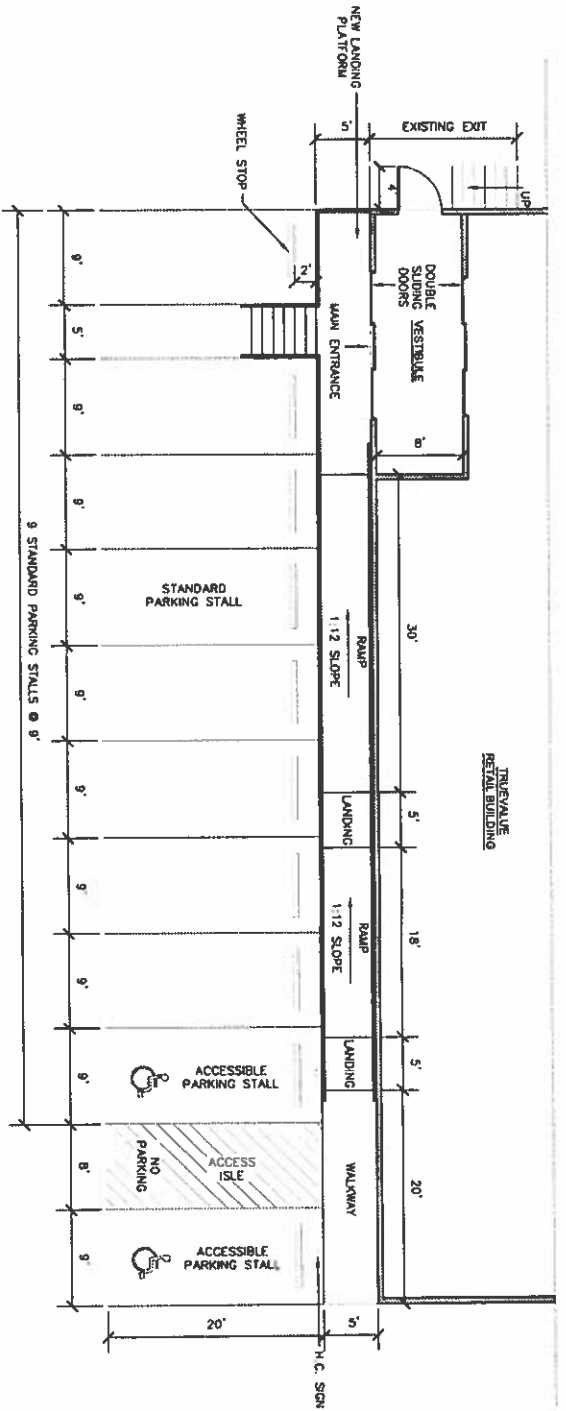
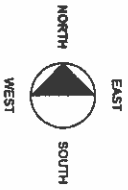


60° PARKING LAYOUT
DOUBLE ROW & ONE WAY AISLE
3/32" = 1'-0"
FIG. A1-3

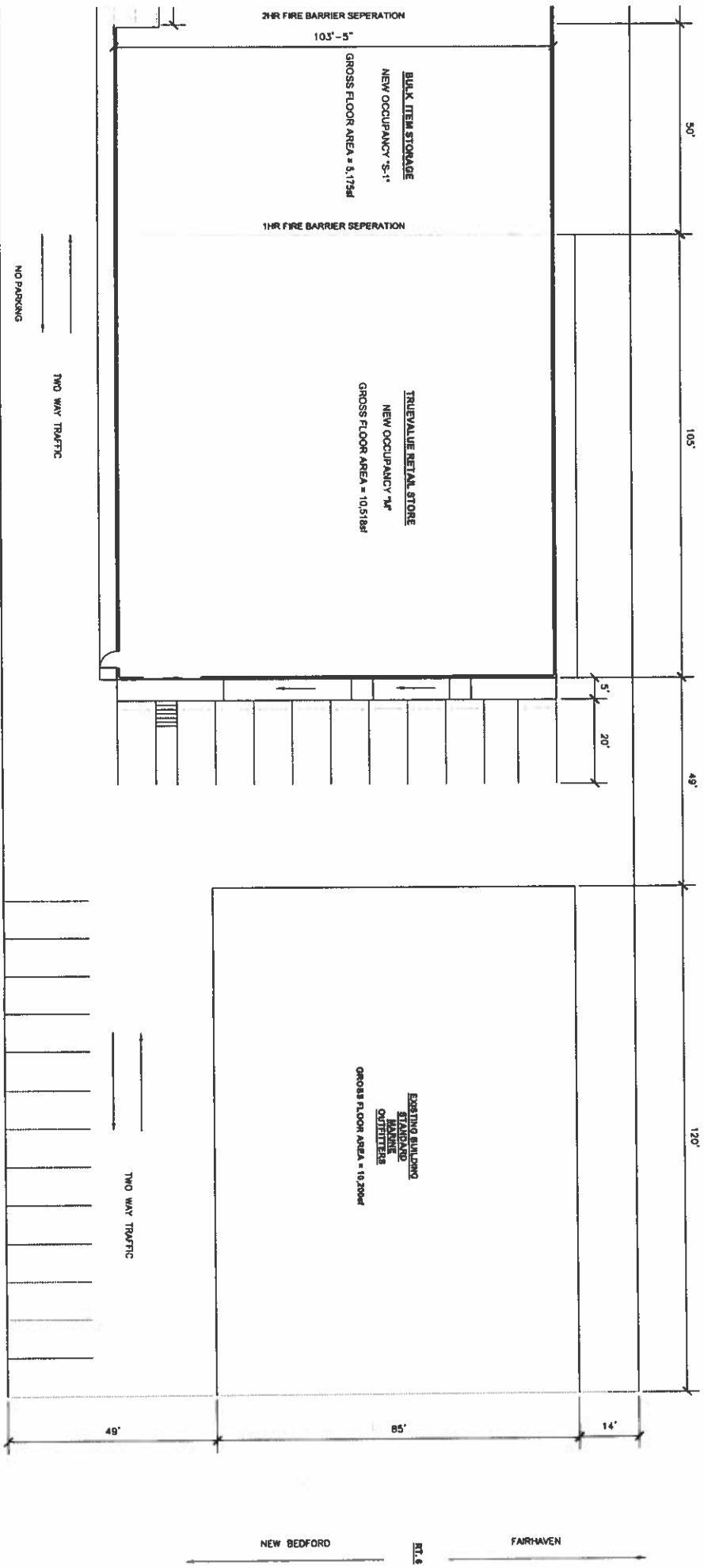
SITE PLAN NORTH
1/16" = 1'-0"
FIG. A1-1



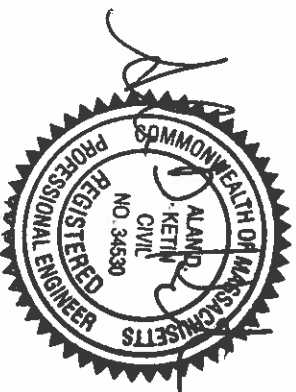
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	DATE:	OWNER: SHORELINE RESOURCES		



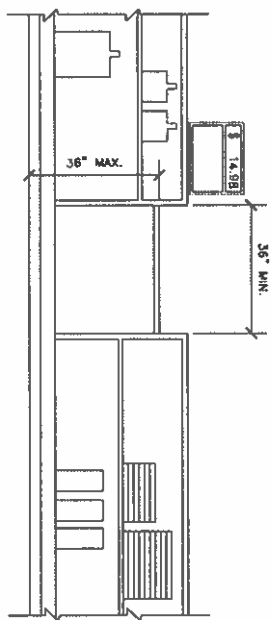
PARKING LAYOUT @ FRONT OF BUILDING
1/8"=1'-0"
FIG. A2-2



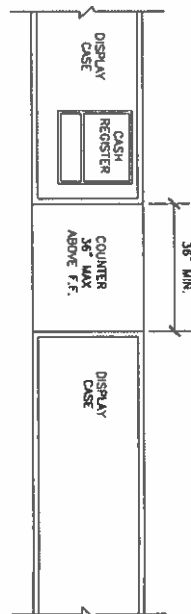
SITE PLAN SOUTH
1/16"=1'-0"
FIG. A2-1



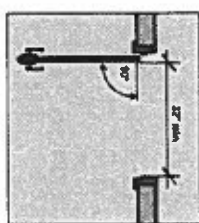
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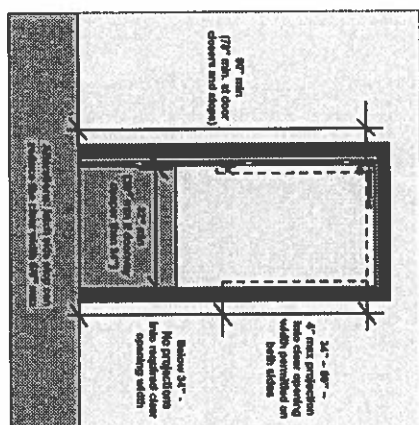
ADA ELEVATION OF COUNTER
1/2"=1'-0"
FIG. A4-4



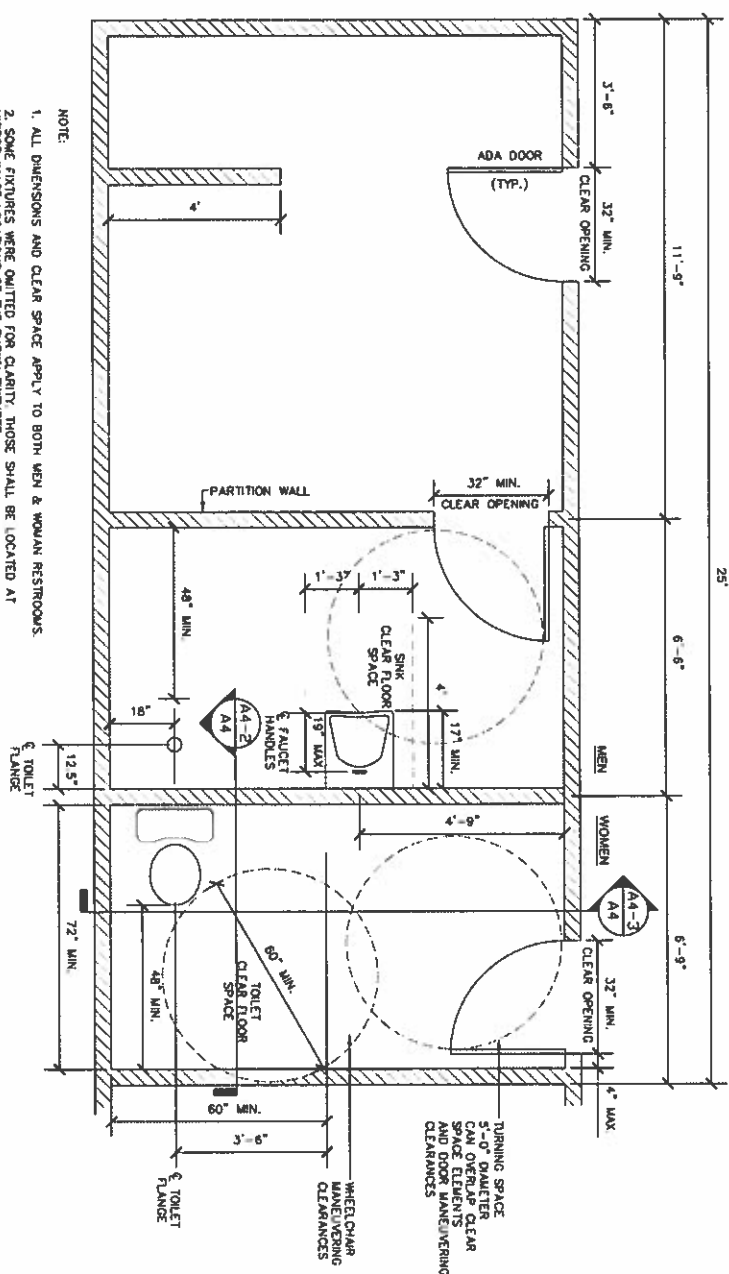
ADA PLAN OF COUNTER
1/2"=1'-0"
FIG. A4-5



ADA CLEAR WIDTH OF DOORS
1/2"=1'-0"
FIG. A4-6

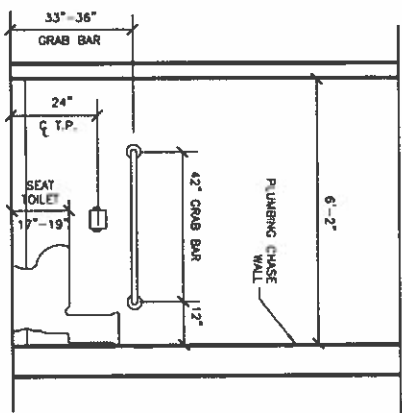


ADA CLEAR WIDTH & VERTICAL CLEARANCE OF DOORS
1/2"=1'-0"
FIG. A4-7

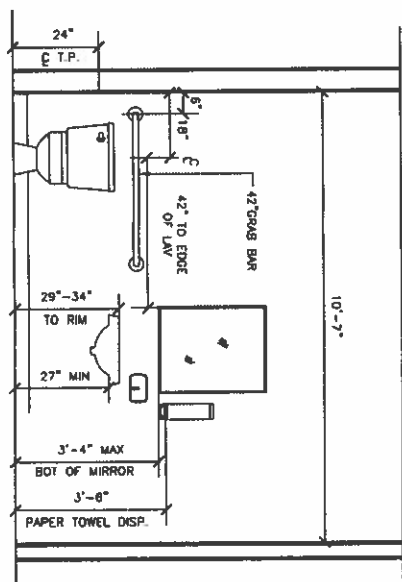


RESTROOM PLAN
1/2"=1'-0"
FIG. A4-1

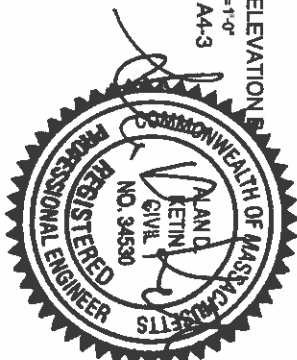
NOTE:
1. ALL DIMENSIONS AND CLEAR SPACE APPLY TO BOTH MEN & WOMAN RESTROOMS.
2. SOME FIXTURES WERE OMITTED FOR CLARITY, THOSE SHALL BE LOCATED AT MIRROR IMAGE LOCATIONS OF THE SHOWN FIXTURES.



RESTROOM ELEVATION A
1/2"=1'-0"
FIG. A4-2



RESTROOM ELEVATION B
1/2"=1'-0"
FIG. A4-3



DRAWING TITLE: A.D.A. DETAILS AND RESTROOM PLAN	PROJECT TITLE: TRUE VALUE MARINE HARDWARE 137-143 POPES ISLAND NEW BEDFORD, MA	BY: ALAN KETIN, P.E. CIVIL ENGINEER 15 ZENAS COWEN LANE DARTMOUTH, MA 02748
	OWNER: SHORELINE RESOURCES	

JOB NUMBER: A4-02 SCALE: AS SHOWN DATE: AUGUST 26, 2018 REV:	CADD FILE: T:\Projects\A4-02 DRAWING NO:
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A4