

PROPOSED CONVENIENCE STORE / GAS STATION

209 THEODORE RICE BOULEVARD

NEW BEDFORD, MASSACHUSETTS

SITE SUMMARY

ASSESSORS MAP 136 LOT 322

ZONING DISTRICT: MIXED USE BUSINESS

PROPOSED USE: CONVENIENCE STORE/GAS STATION
WITH DRIVE-THRU

DEED REFERENCE: BOOK 12310, PAGE 189

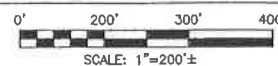
PLAN REFERENCE: PLAN BOOK 93, PAGE 43

ZONING REQUIREMENTS TABLE

	REQUIRED	PROPOSED
LOT AREA	—	212,294 SF
LOT FRONTAGE	0'	846.38' (BRALEY ROAD) 504.14' (THEODORE RICE BLVD.)
FRONT SETBACK (BLDG.)	0'	124.5'
SIDE SETBACK (BLDG.)	0'	120' LT, 172' RT.
REAR SETBACK (BLDG.)	10'	555'
FRONT SETBACK (PARKING)	0'	20'
SIDE SETBACK (PARKING)	0'	38'
REAR SETBACK (PARKING)	0'	510'
BUILDING HEIGHT	100'	25'
LOT COVERAGE		2%
GREEN SPACE	0	75%
SCREENING BUFFERS	N/A	N/A
OFF STREET PARKING	23	43



LOCUS MAP



PLAN INDEX

SHEET NO.	TITLE	DATE	REVISED
—	COVER SHEET	AUGUST 15, 2017	MARCH 29, 2019
1 OF 12	SITE LAYOUT	AUGUST 15, 2017	MARCH 29, 2019
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3 OF 12	SITE GRADING	AUGUST 15, 2017	MARCH 29, 2019
4 OF 12	LANDSCAPING PLAN	AUGUST 15, 2017	MARCH 29, 2019
5 OF 12	SITE UTILITIES	AUGUST 15, 2017	MARCH 29, 2019
6 OF 12	SITE LIGHTING	AUGUST 15, 2017	MARCH 29, 2019
7 OF 12	EXISTING CONDITIONS	AUGUST 15, 2017	MARCH 29, 2019
8 OF 12	DEMOLITION PLAN	AUGUST 15, 2017	MARCH 29, 2019
9 OF 12	EROSION CONTROL PLAN	AUGUST 15, 2017	MARCH 29, 2019
10 OF 12	WETLAND DELINEATION	AUGUST 15, 2017	MARCH 29, 2019
11 OF 12	DETAIL SHEET #1	AUGUST 15, 2017	MARCH 29, 2019
12 OF 12	DETAIL SHEET #2	AUGUST 15, 2017	MARCH 29, 2019

OWNER:

BETA REALTY, LLC
280 AYER ROAD
NORWOOD, MA 01451

APPLICANT:

SOUTH COAST DEVELOPMENT, LLC
280 AYER ROAD
HARVARD, MA 01451

DATE: AUGUST 15, 2017

REVISED: MARCH 29, 2019



SITEC

Civil and Environmental Engineering
Land Use Planning
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7554
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ACAD NO. 16-6434 COVER SHEET.DWG



No.	Date	Revision Description	Drawn by	Check by
7	MAR. 29, 2018	ADD SUPPLEMENTAL PARKING	SDG	SDG
6	JULY 17, 2018	DPI REVISIONS	SDG	SDG
5	APRIL 30, 2018	DPI REVISIONS	SDG	SDG
4	MAR. 20, 2018	GRADING REVISIONS	SDG	SDG
3	JAN. 26, 2018	PLANNING/CLIENT REVISIONS	SDG	SDG
2	DEC. 05, 2017	CONSERVATION REVISIONS	SDG	SDG
1	NOV. 17, 2017	CONSERVATION REVISIONS	SDG	SDG

scale: 1"=100'
 date: JULY 17, 2018
 client: NAD
 checked: SDG
 approved: SDG
 sheet 2 of 12
 drawing number: LOCUS-1

project: PROPOSED CONVENIENCE STORE / GAS STATION
 209 THEODORE RICE BLVD.
 NEW BEDFORD, MASSACHUSETTS
 client: SOUTH COAST DEVELOPMENT, LLC
 drawing title: LOCUS MAP

SITEC, Inc.
 445 Francis Corner Road
 Bedford, MA 01730
 (508) 889-3125
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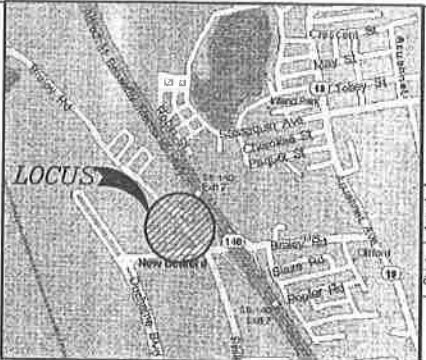
SITEC
 Civil and Environmental Engineering
 Land Use Planning

Acad No. NB 16-6434
 File No. 16-6434
 LOCUS_MAP.DWG

N.B. GAS & EDISON L.C. EASEMENT (30' WIDE)
(SEE BK 1293, PG 92)

LEGEND

- PROPERTY LINE
- EXISTING GUARDRAIL
- EXISTING CHAIN LINK FENCE
- EXISTING UTILITY POLE
- EXISTING TREE LINE
- EXISTING TREES
- EDGE OF BORDERING VEGETATED WETLANDS
- PROPOSED SOLID WHITE LANE LINE
- PROPOSED BUILDING ENTRANCE



LOCUS MAP
NOT TO SCALE

Symbol	quantity	PLANT LIST name	size
AR	5	ACER RUBRUM 'RED SUNSET'	3" cal
BM	13	BUXUS MICROPHYLLA 'JAPONICA GREEN VELVET'	B&B
GR	72	GERANIUM ROZANNE'	18" - 24"
HM	7	HYDRANGEA MACROPHYLLA 'MINI PENNY'	1 gallon container
HP	13	HYDRANGEA MACROPHYLLA 'PIA'	2 gallon container
HB	23	HYDRANGEA PANKULATA 'BOMBISHELL'	2 gallon container
MB	1	ILEX x MESERVEAE 'CHINA BOY'	18" - 24"
IMG	3	ILEX x MESERVEAE 'CHINA GIRL'	18" - 24"
JC	9	JUNIPERUS COMMUNIS 'GNDM'	3" - 4"
LS	14	LEUCANTHEMUM x SUPERBUM 'SUNNY SIDE UP'	1 gallon container
MD	23	MICROBIOTA DECUSSATA	space 12" o.c.
MS	31	MISCANTHUS SPENSIS 'ADAGIO'	18" - 24"
DL	58	GENOTHERA 'LEMON DROP'	1 gallon container
PA	8	PLATANUS x ACERFOLIA 'BLOODGOOD'	space 12" o.c.
RK	21	ROSA 'DOUBLE PINK KNOCKOUT'	3" cal
VH	12	VERONICA 'HOCUS POCUS'	2 gallon container
		HOCUS POCUS 'SPEEDWELL'	1 gallon container

NOTES:

1. All new lawn areas shall receive a minimum of 6 inches topsoil of the proper pH and organic content suitable for the healthy growth of lawns. Sod or Hydroseed as noted.
2. All tree and shrub pits shall be at least 2 feet wider and 1 foot deeper than the tree or shrub root ball to be planted in it. Backfill shall be high quality loam of the proper pH and organic content suitable for the healthy growth of plant materials.
3. All areas to be mulched shall receive 4 inches minimum 100% shredded bark mulch within 48 hours of planting unless otherwise noted in planting details.
4. All plants shall be nursery grown and conform to the latest edition of "ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK".
5. Plants shall conform to the botanical name as indicated in the latest edition of "AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE, STANDARDIZED PLANT NAMES".
6. Plants shall be handled at all times in accordance with the best horticultural practices. Plants in leaf shall be sprayed with anti-desiccant before digging. Plants shall be dug with firm natural balls and shall conform to the ratios and sizes specified in ANSI Z60.1. Bare plants shall be wrapped in burlap and tied firmly. Plant materials shall be delivered immediately prior to placement, shall be kept moist and shall be protected from sun and wind. Plants having broken or cracked balls prior to or during planting will not be accepted.
7. All trunks of deciduous trees shall be wrapped immediately after planting with tree wrap. Wrap shall be wound spirally, from the bottom of the trunk to the second branches. All trees in windy areas shall be staked or guyed immediately after planting in accordance with best horticultural practices. The period for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
8. All disturbed areas shall be stabilized as directed in note #1 above.
9. All locations of existing utilities may not be shown on this plan. See other plan sheets for utility locations. Contractor shall be solely responsible for determining actual locations of existing utilities. Utility conflicts may require adjustments to proposed construction. Contractor shall be responsible for repair of any utilities damaged during construction. Contact Call Before You Dig 1-800-822-4455 www.callbeforeyoudig.com two working days before starting construction to locate utilities.
10. Install all plants shown on plan. Plant list quantities are for convenience only.

Project: PROPOSED CONVENIENCE STORE / GAS STATION
209 THEODORE RICE BLVD
NEW BEDFORD, MASSACHUSETTS

Client: SOUTH COAST DEVELOPMENT, LLC

Architect: SITEC, Inc.
442 France Corner Road
(508) 988-7124
WWW.SITEC-ENGINEERING.COM

Scale: 1" = 20'

Date: AUGUST 15, 2017

Drawn: NAD/AUC

Checked: SDG

Approved: SDG

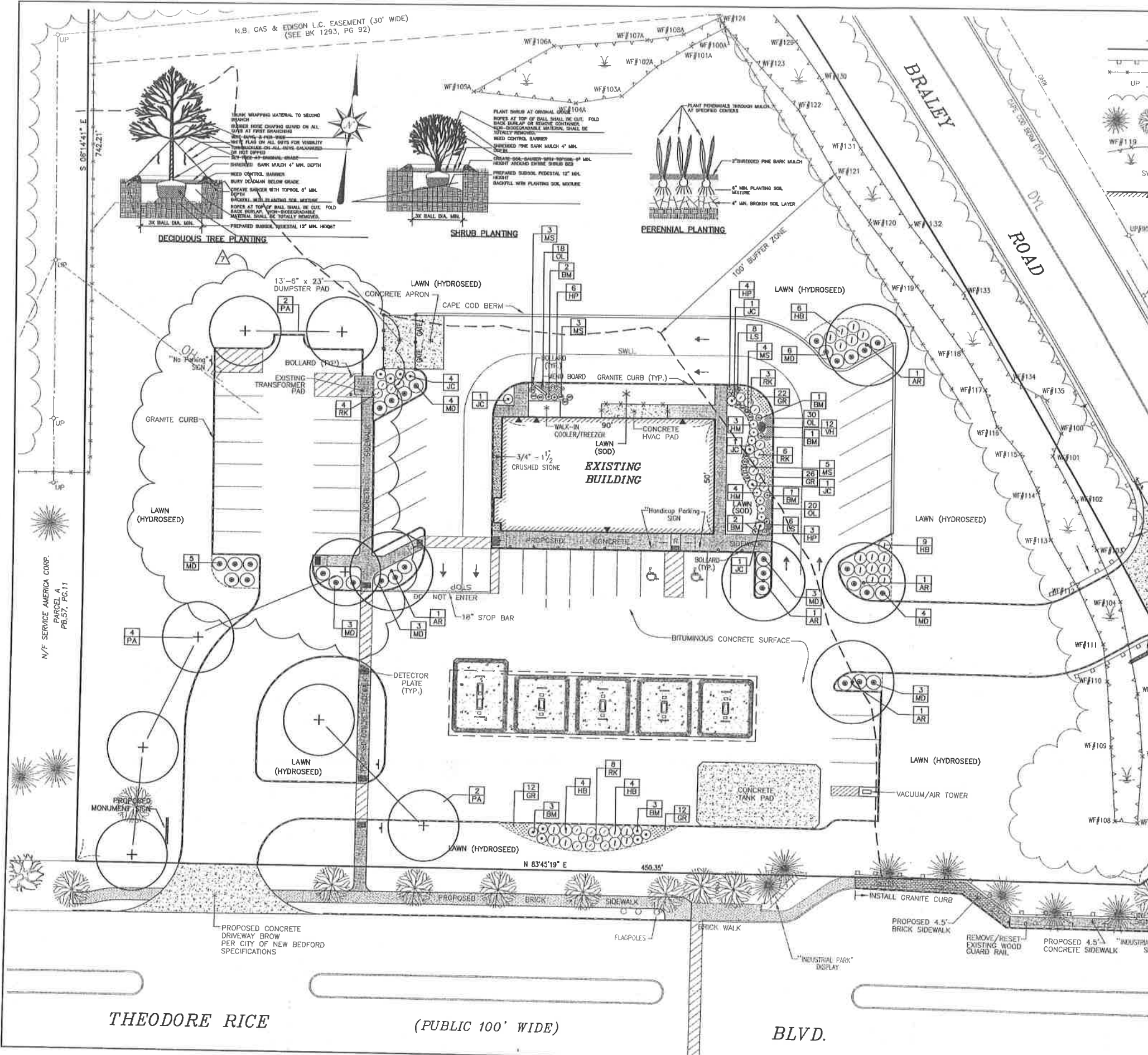
Sheet: 4 of 12

Drawing number: P-1

Revision Description

7	MAR. 29, 2019	ADD SUPPLEMENTAL PARKING	SDG
6	JULY 17, 2018	DPI REVISIONS	SDG
5	APRIL 30, 2018	DPI REVISIONS	SDG
4	MAR. 20, 2018	GRADING REVISIONS	SDG
3	JAN. 26, 2018	PLANNING/CLIENT REVISIONS	SDG
2	DEC. 05, 2017	CONSERVATION REVISIONS	SDG
1	NOV. 17, 2017	CONSERVATION REVISIONS	SDG

Acad No. NB 16-8434
LANDSCAPING PLAN.DWG
File No. 16-6434

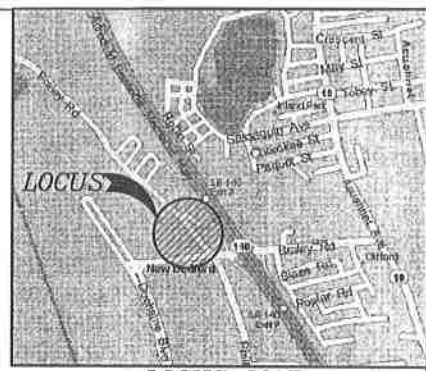
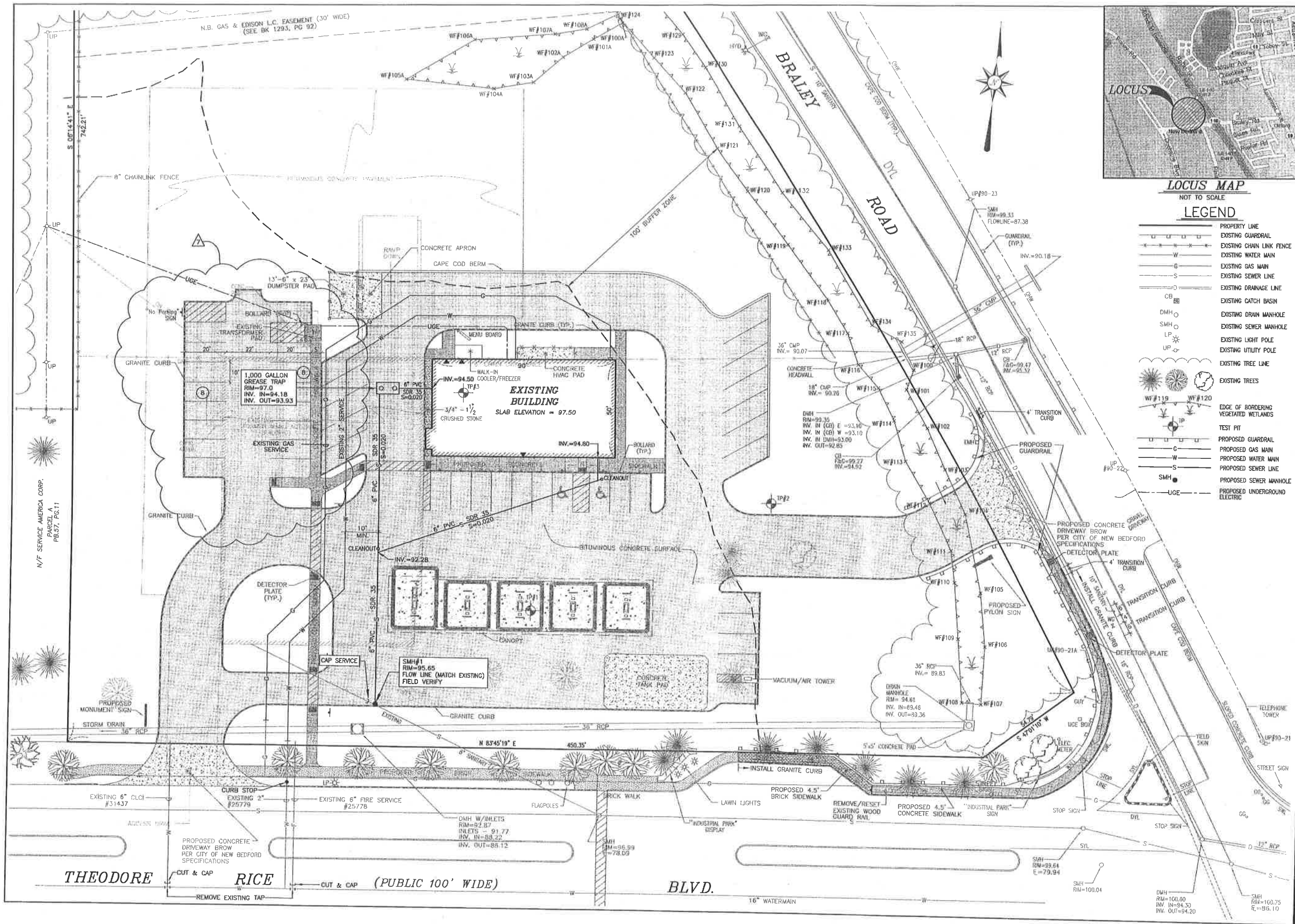


THEODORE RICE

(PUBLIC 100' WIDE)

BLVD.

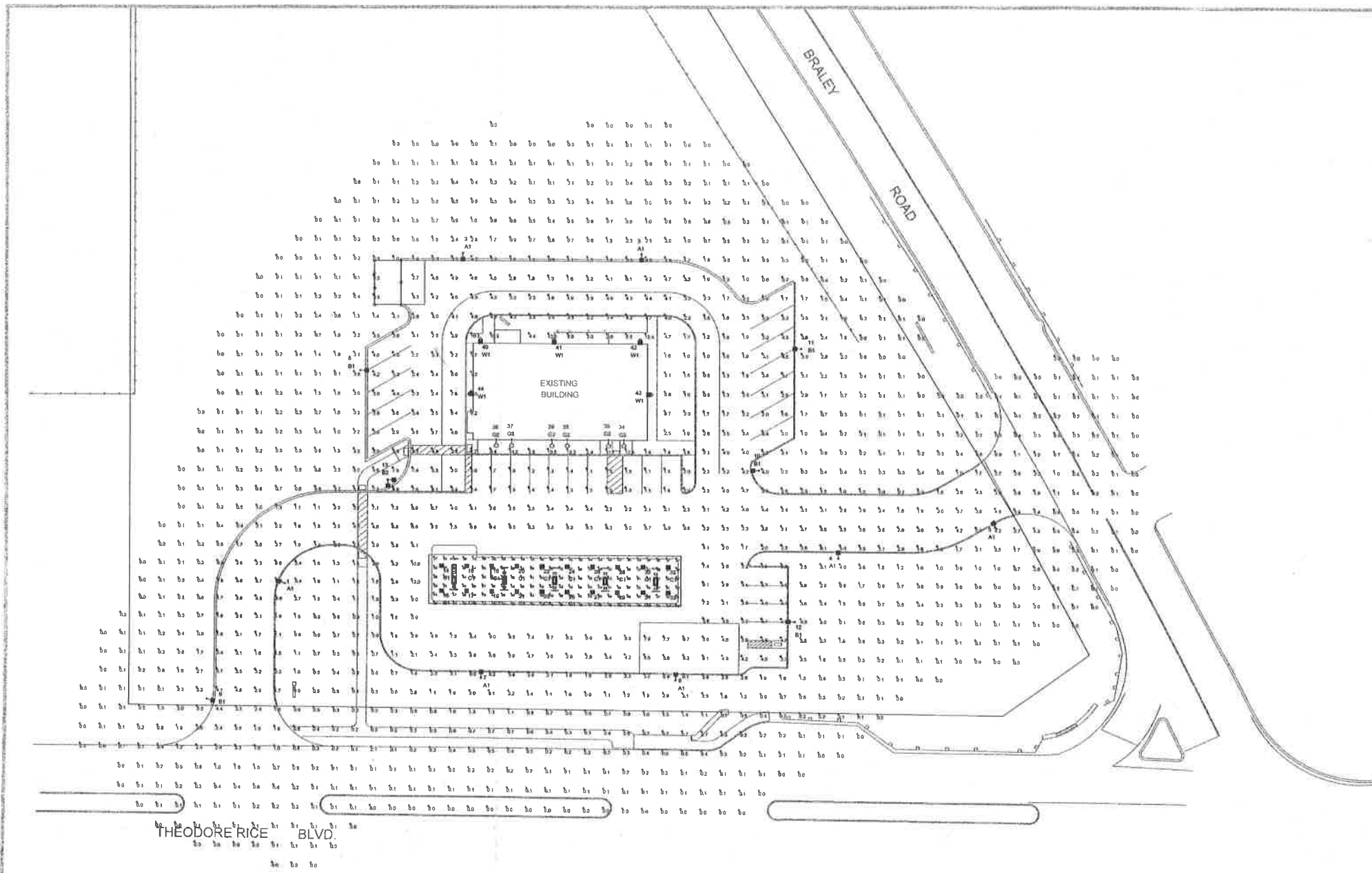
N/F SERVICE AMERICA CORP.
PARCEL A
PB.57, PG.11



LOCUS MAP
NOT TO SCALE

- LEGEND**
- P— PROPERTY LINE
 - G— EXISTING GUARDRAIL
 - W— EXISTING CHAIN LINK FENCE
 - W— EXISTING WATER MAIN
 - G— EXISTING GAS MAIN
 - S— EXISTING SEWER LINE
 - D— EXISTING DRAINAGE LINE
 - CB— EXISTING CATCH BASIN
 - DMH— EXISTING DRAIN MANHOLE
 - SMH— EXISTING SEWER MANHOLE
 - LP— EXISTING LIGHT POLE
 - UP— EXISTING UTILITY POLE
 - — EXISTING TREE LINE
 - — EDGE OF BORDERING VEGETATED WETLANDS
 - — TEST PIT
 - G— PROPOSED GUARDRAIL
 - W— PROPOSED GAS MAIN
 - S— PROPOSED WATER MAIN
 - S— PROPOSED SEWER LINE
 - SMH— PROPOSED SEWER MANHOLE
 - UGE— PROPOSED UNDERGROUND ELECTRIC

Project: PROPOSED CONVENIENCE STORE / GAS STATION 209 THEODORE RICE BLVD. NEW BEDFORD, MASSACHUSETTS	Date: AUGUST 15, 2017 Drawn: NAD/AJC Checked: SDG Approved: SDG Sheet: 5 of 12 Drawing No.: SU-1
SITEC, Inc. 448 France Corner Road (508) 998-2123 FAX (508) 998-7554 WWW.SITEC-ENGINEERING.COM	SITE UTILITIES
Acad No. NB 18-6434 SU.DWG File No. 18-6434	



LUM NO.	LABEL	MTG. HT.
1	A1	19
2	A1	19
3	A1	19
4	A1	19
5	A1	19
6	A1	19
7	A1	19
8	B1	19
9	B1	19
10	B1	19
11	B1	19
12	B1	19
13	B2	19
14	C1	15
15	C1	15
16	C1	15
17	C1	15
18	C1	15
19	C1	15
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21	C1	15
22	C1	15
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27	C1	15
28	C1	15
29	C1	15
30	C1	15
31	C1	15
32	C1	15
33	C1	15
34	G2	10
35	G2	10
36	G2	10
37	G2	10
38	G2	10
39	G2	10
40	W1	10
41	W1	10
42	W1	10
43	W1	10
44	W1	10

THEODORE RICE BLVD.



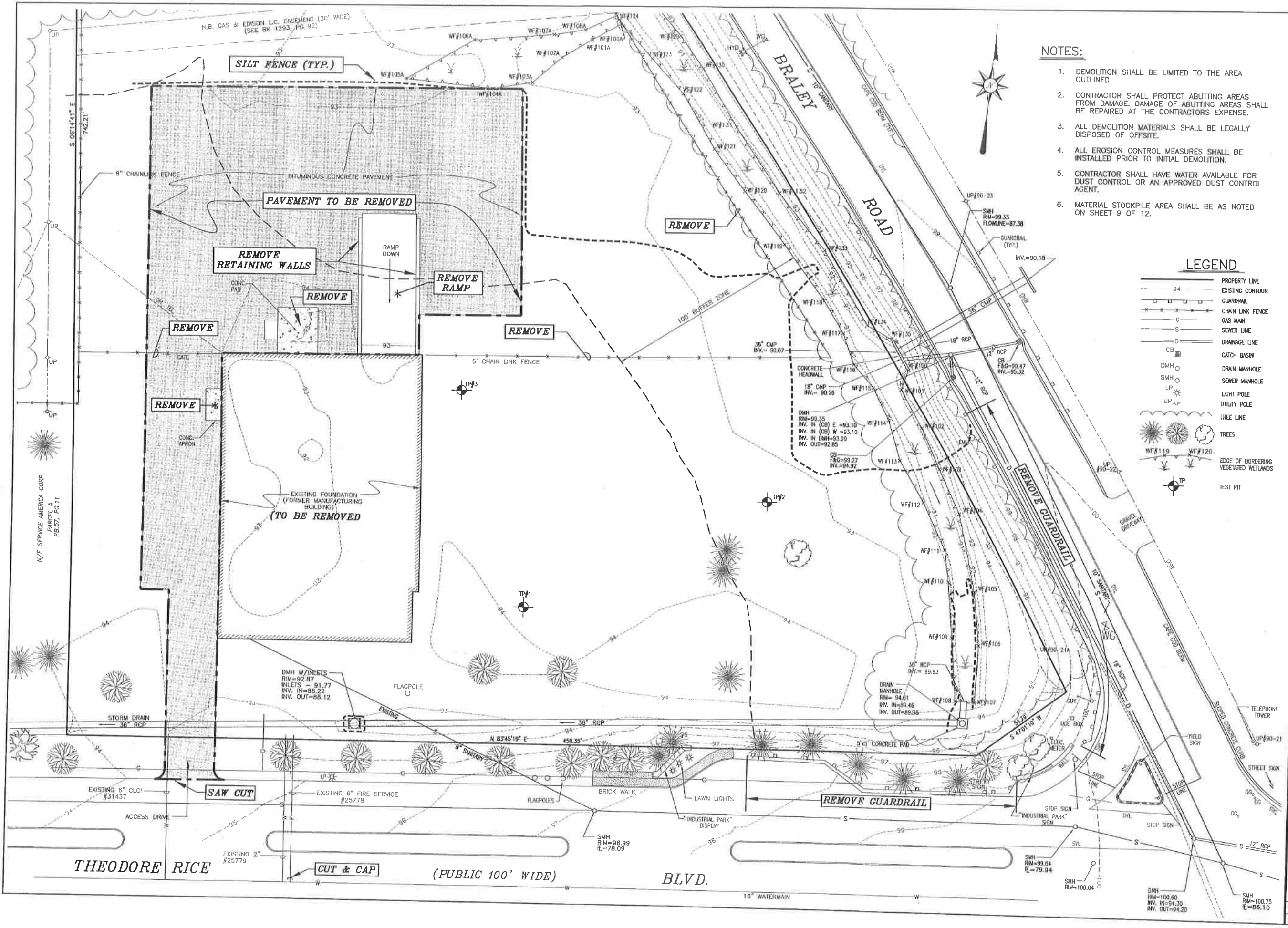
NOTE:
- ALL AREA LIGHTS ON 17 FT. POLE MOUNTED ON 2 FT. CONCRETE BASE

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	44.81	83	25	1.79	2.52
PAVED	3.93	12.0	0.8	4.54	15.00
UNDEFINED	0.85	14.2	0.0	N.A.	N.A.

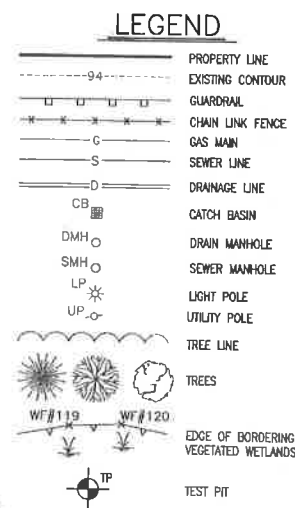
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER	DESCRIPTION
○	5	B1	SINGLE	11648	1.030	86	450	Cree Inc	OSQ-A-NM-4ME-B-57K-UL-XX
○	20	C1	SINGLE	13251	1.030	134	2680	CREE, INC.	OSQ-A-NM-4ME-B-57K-UL-XX
○	9	W1	SINGLE	4631	1.030	42.96	214.8	Cree Inc	CAN-304-SL-XX-06-E-UL-XX-700-57K BLS-SH02-22W-4-1/2-1/2-2000-M-COLOR-TDS XSPWA-0-3-M-C-U-XX

REVISED: MARCH 29, 2019

SOUTH COAST
NEW BEDFORD, MA
RL-4829-S1



- NOTES:**
- DEMOLITION SHALL BE LIMITED TO THE AREA OUTLINED.
 - CONTRACTOR SHALL PROTECT ABUTTING AREAS FROM DAMAGE. DAMAGE OF ABUTTING AREAS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
 - ALL DEMOLITION MATERIALS SHALL BE LEGALLY DISPOSED OF OFF-SITE.
 - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO INITIAL DEMOLITION.
 - CONTRACTOR SHALL HAVE WATER AVAILABLE FOR DUST CONTROL OR AN APPROVED DUST CONTROL AGENT.
 - MATERIAL STOCKPILE AREA SHALL BE AS NOTED ON SHEET 9 OF 12.

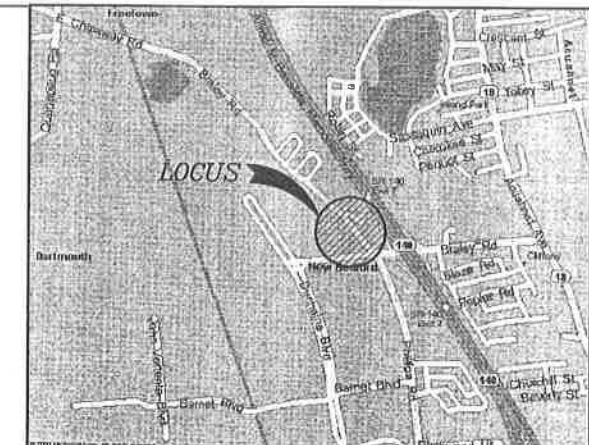
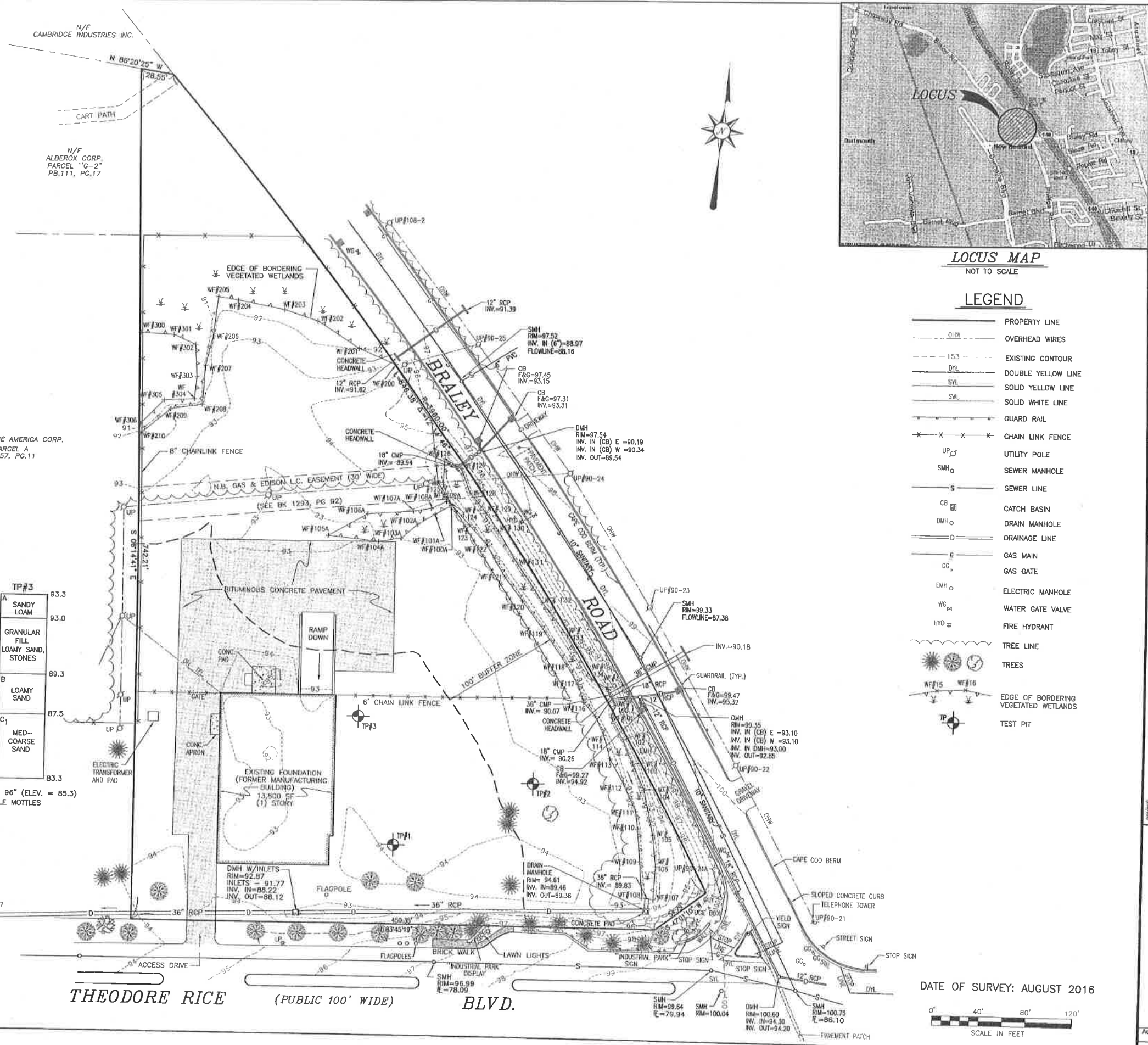


No.	Date	Revision Description
7	MAR. 20, 2019	ADD SUPPLEMENTAL PARKING
6	JULY 17, 2018	DFI REVISIONS
5	APRIL 30, 2018	DFI REVISIONS
4	MAR. 20, 2018	PLANNING/CLIENT REVISIONS
3	JAN. 26, 2018	PLANNING/CLIENT REVISIONS
2	DEC. 05, 2017	CONSERVATION REVISIONS
1	NOV. 17, 2017	CONSERVATION REVISIONS

Scale: 1"=20'
 Date: AUGUST 15, 2017
 Project: PROPOSED CONVENIENCE STORE / GAS STATION
 209 THEODORE RICE BLVD.
 NEW BEDFORD, MASSACHUSETTS
 Client: SOUTH COAST DEVELOPMENT, LLC
 Drawing Title: DEMOLITION PLAN

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 North Attleboro, MA 02061
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 FAX (508) 898-7554
 WWW.SITEC-ENGINEERING.COM

Acad No. NB 18-6434
 DEMOLITION PLAN/NOG
 File No. 18-6434



LOCUS MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- OVERHEAD WIRES
- - - EXISTING CONTOUR
- 153 — DOUBLE YELLOW LINE
- SYL — SOLID YELLOW LINE
- SWL — SOLID WHITE LINE
- — — GUARD RAIL
- X — X — X — CHAIN LINK FENCE
- UP ○ UTILITY POLE
- SMH ○ SEWER MANHOLE
- S — SEWER LINE
- CB □ CATCH BASIN
- DMH ○ DRAIN MANHOLE
- D — DRAINAGE LINE
- G — GAS MAIN
- CG ○ GAS GATE
- EMH ○ ELECTRIC MANHOLE
- WG ⊥ WATER GATE VALVE
- HY ⊥ FIRE HYDRANT
- TREE LINE
- TREES
- WF ⊥ EDGE OF BORDERING VEGETATED WETLANDS
- TP ⊙ TEST PIT

TEST PIT DATA

TEST DATE: AUGUST 15, 2017
SOIL EVALUATOR: STEVEN D. GIOIOSA, P.E.

TP#	Depth (ft)	Soil Description	Elevation
TP#1	0	A SANDY LOAM	93.9
	4"	FILL	93.6
	24"	B LOAMY SAND	91.9
	42"	C1 LOAMY SAND	90.4
TP#2	0	A COMPACT FILL LOAMY SAND	93.3
	55"	B LOAMY SAND	88.7
TP#3	0	A SANDY LOAM	93.3
	4"	GRANULAR FILL LOAMY SAND, STONES	93.0
	48"	B LOAMY SAND	89.3
TP#4	70"	C1 MED-COARSE SAND	87.5
	120"	C1 MED-COARSE SAND	83.3

PERCOLATION RATE: 1" IN 5 MIN.
PERCOLATION DEPTH = 60"
WATER @ 84" (ELEV. = 86.3)
MOTTLES @ 70" (ELEV. = 87.5)

WATER @ 96" (ELEV. = 85.3)
NO VISIBLE MOTTLES

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2	DEC. 05, 2017	CONSERVATION REVISIONS
1	NOV. 17, 2017	CONSERVATION REVISIONS

Scale:	1" = 40'
Drawn:	after AUGUST 15, 2017
Checked:	NAD/AJC
Designed:	SDG
Approved:	SDG
Sheet:	10 of 12
Drawing:	WD-1

PROPOSED CONVENIENCE STORE / GAS STATION
209 THEODORE RICE BLVD.
NEW BEDFORD, MASSACHUSETTS

SITEC, Inc.
445 Fenner Center Road
New Bedford, MA 01945
(508) 998-2125
Fax (508) 998-7554

SITEC
Civil, Environmental Engineering
Land Use Planning

Acad No. 18-6434-WD.DWG
File No. 18-6434

DATE OF SURVEY: AUGUST 2016

0' 40' 80' 120'
SCALE IN FEET

