

PLANNING  
JUL 28 2015  
DEPARTMENT

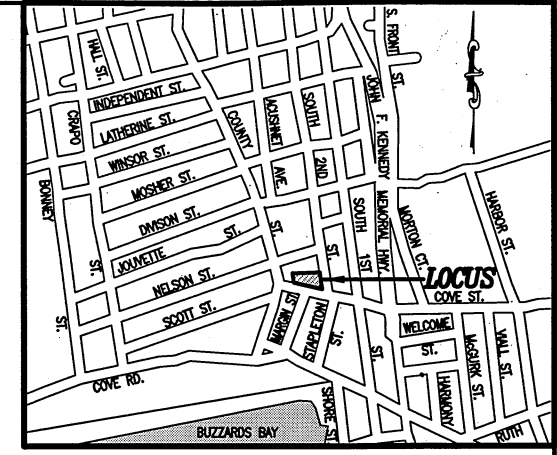
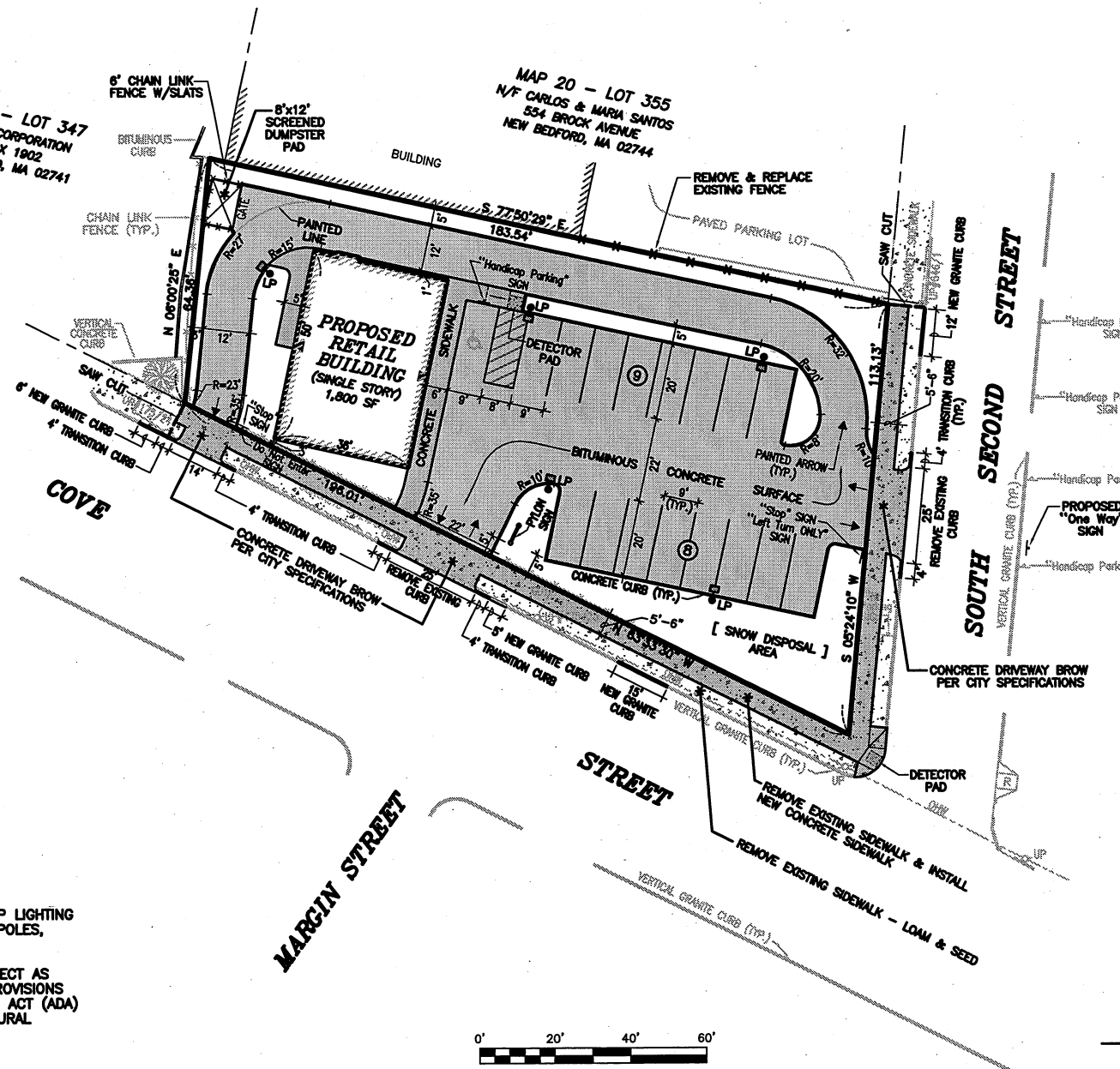
**FILE COPY**

Case 30-14  
31-14

project: 177 COVE STREET client: NEW BEDFORD, MASSACHUSETTS project: PANAGAKOS DEVELOPMENT drawing: LOCUS MAP		scale: 1"=60'± date: MAY 27, 2014 drawn: NAD checked: SDG approved: SDG sheet: 2 of 8 drawing title: LOCUS -1		No. 1 Date: OCT. 28, 2014 Revision Description: PLANNING BOARD COMMENTS	Checked By: SDG Approved By: SDG
SITEC, Inc. 449 France Corner Road Duxbury, MA 02747 (508) 938-2125 FAX (508) 938-7554 WWW.SITEC-ENGINEERING.COM		PLANING JUL 28 2015 DEPARTMENT			
<b>SITEC</b> Civil and Environmental Engineering Land Use Planning		Case 30-14 31-14			
Acad No. NB 08-4360 AERIAL LOCUS MAP.DWG File No. 08-4360		FILE COPY			

MAP 20 - LOT 347  
N/F 1855 CORPORATION  
P.O. BOX 1802  
NEW BEDFORD, MA 02741

MAP 20 - LOT 355  
N/F CARLOS & MARIA SANTOS  
554 BROCK AVENUE  
NEW BEDFORD, MA 02744



**LOCUS MAP**  
SCALE: 1"=600'±

**LEGEND**

- PROPERTY LINE
- BUILDING ENTRANCE
- EXISTING CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING OVERHEAD WIRES
- EXISTING TREE
- PROPOSED NUMBER OF PARKING SPACES
- PROPOSED LIGHT POLE

**SITE SUMMARY**

ZONING DISTRICT: MIXED USE BUSINESS  
 LOCUS: ASSESSORS MAP 20 - LOT 348  
 PARCEL AREA: 16,221 SF ( ALL UPLAND )  
 BUILDING SIZE: 1,800 SF  
 PROPOSED USE: COMMERCIAL  
 PARKING REQUIRED: 1 SPACE/200 SF x 1,800 SF= 9 SPACES  
 PARKING PROVIDED: 17 SPACES

ADA COMPLIANCE:  
 VAN ACCESSIBLE PARKING REQUIRED: 1 SPACE  
 VAN ACCESSIBLE PARKING PROVIDED: 1 SPACE

- NOTES:
- ① PARKING LOT LIGHTING SHALL BE RAP LIGHTING MODEL ALXH 200 PSQ SET ON 20' POLES, OR APPROVED EQUAL.
  - ② 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.

**ZONING REQUIREMENTS TABLE**

	REQUIRED	ACTUAL/PROPOSED
LOT AREA	—	16,221 SF
LOT FRONTAGE	0	196' (COVE) 113' (SO. SECOND)
FRONT SETBACK (BLDG.)	0	3'
SIDE SETBACK (BLDG.)	0	25'
REAR SETBACK (BLDG.)	10'	18'
FRONT SETBACK (PARKING)	0	5'
SIDE SETBACK (PARKING)	0	3'
REAR SETBACK (PARKING)	0	5'
BUILDING HEIGHT	100'	21'
LOT COVERAGE	—	11%
GREEN SPACE	0	25%
SCREENING BUFFERS	N/A	N/A

PLAN INDEX	REVISED
SHEET 1 - SITE LAYOUT	MAY 27, 2014
SHEET 2 - LOCUS MAP	MAY 27, 2014
SHEET 3 - SITE GRADING & UTILITY	MAY 27, 2014
SHEET 4 - LANDSCAPING PLAN	MAY 27, 2014
SHEET 5 - EXISTING CONDITIONS	MAY 27, 2014
SHEET 6 - DEMOLITION PLAN	MAY 27, 2014
SHEET 7 - EROSION CONTROL PLAN	MAY 27, 2014
SHEET 8 - DETAIL SHEET	MAY 27, 2014
— BUILDING PLAN & ELEVATIONS	JULY 2, 2014

- DATE
- ③ DRIVEWAY PERMIT SUBJECT TO TRAFFIC COMMISSION APPROVAL.
  - ④ PERMITS FOR SIDEWALK, DRIVEWAYS, WATER & SEWER MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC INFRASTRUCTURE ENGINEERING DIVISION.

DEED REFERENCE: BOOK 11096, PAGE 108

**OWNER MICHAEL PANAGAKOS**  
133 FAUNCE CORNER MALL ROAD  
DARTMOUTH, MA 02747

**APPLICANT: PANAGAKOS DEVELOPMENT**  
133 FAUNCE CORNER MALL ROAD  
DARTMOUTH, MA 02747

PLANNING  
JUL 28 2015  
DEPARTMENT

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**LOT AREA**  
16,221 Sq. Ft.  
0.4 Acres

CASE 30-1P

31-14

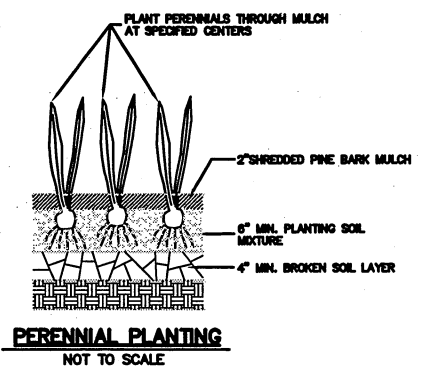
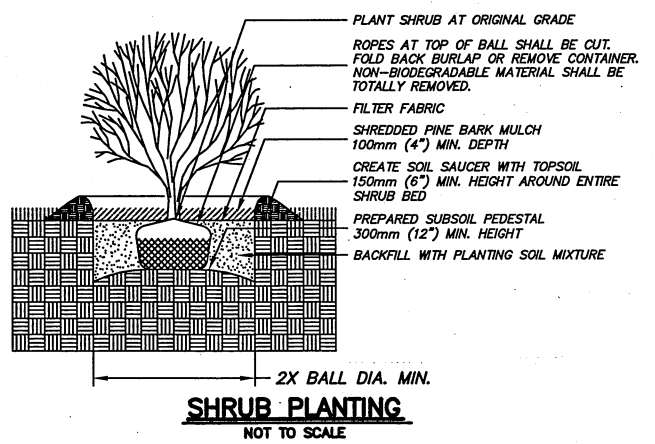
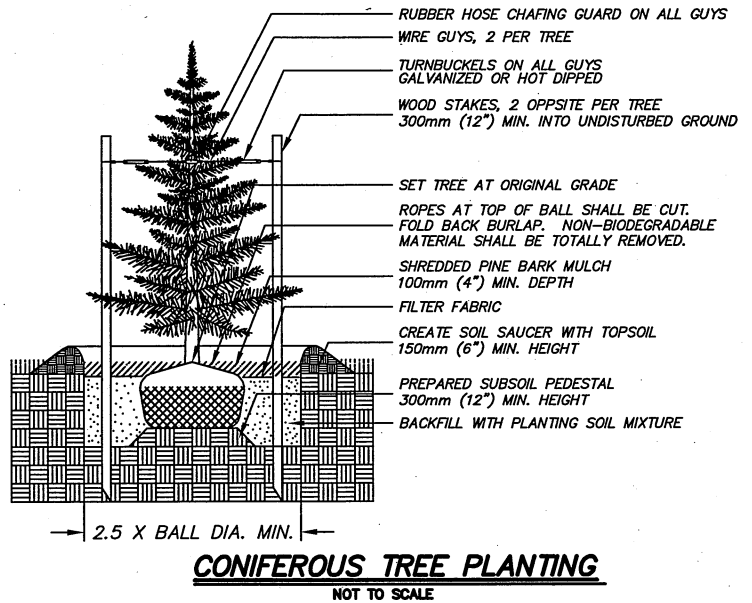
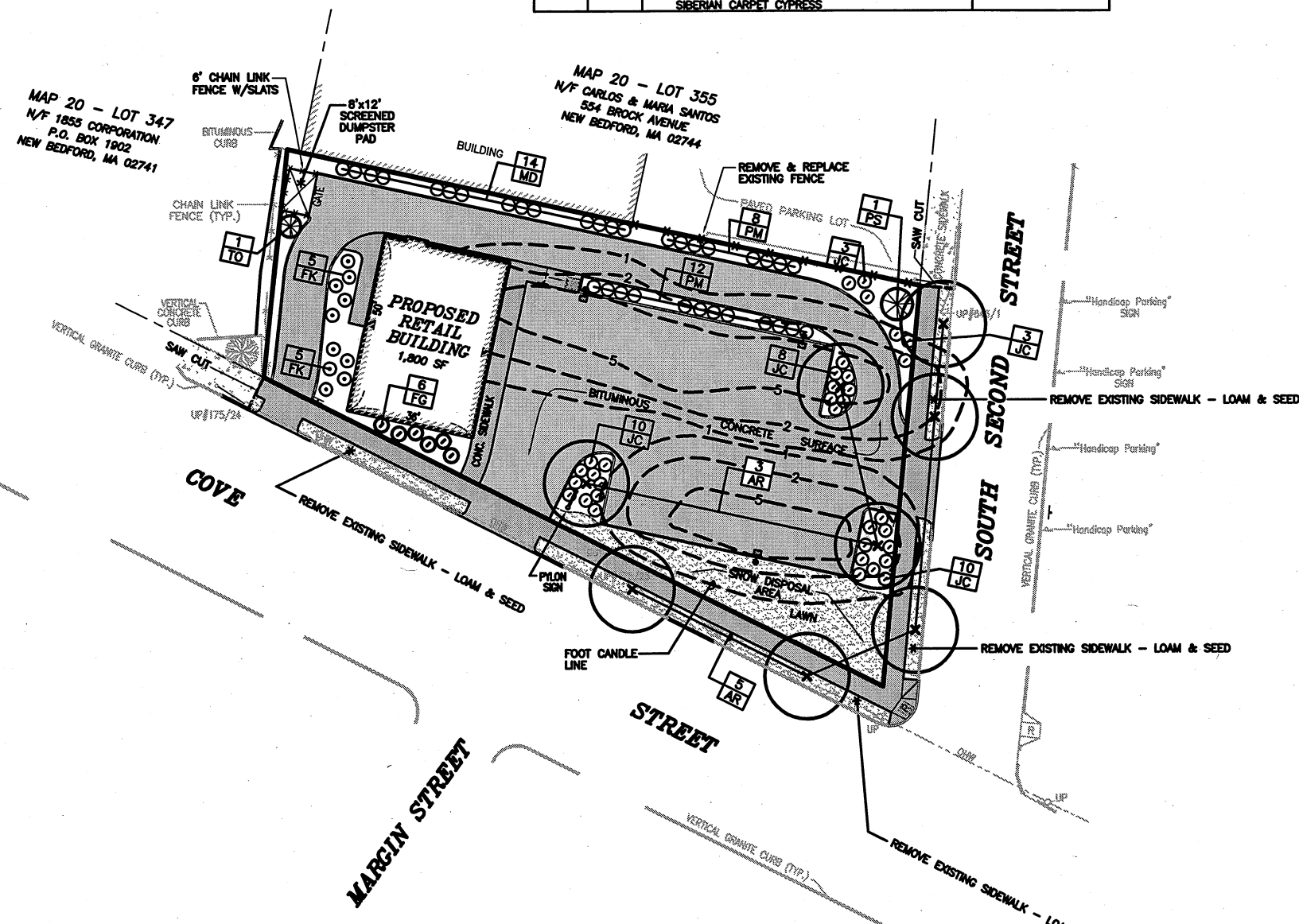
Project No.	177 COVE STREET NEW BEDFORD, MASSACHUSETTS	Revision Description	
Scale	1"=20'	Date	
Drawn by	NAD	No.	1
Checked by	SDG	Date	OCT. 28, 2014
Approved by	SL-1	Revision	
Client	PANAGAKOS DEVELOPMENT	Planning Board Comments	
Project Name	177 COVE STREET NEW BEDFORD, MASSACHUSETTS		
Client Name	PANAGAKOS DEVELOPMENT		
Project Address	177 COVE STREET NEW BEDFORD, MASSACHUSETTS		
Project Description	PROPOSED COMMERCIAL DEVELOPMENT		
Project Status	SITE LAYOUT		
Project Contact	SITEC, Inc. 100 Main Street New Bedford, MA 02747 (508) 998-2125 FAX (508) 998-7654 WWW.SITEC-ENGINEERING.COM		
Acad No.	NR 08-4380-SL-DWG		
File No.	08-4380		

**LEGEND**

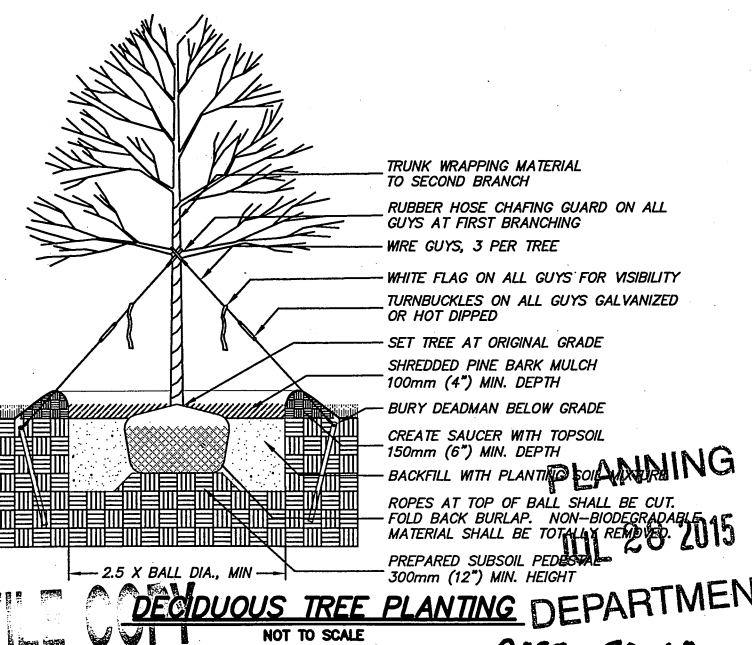
- PROPERTY LINE
- BUILDING ENTRANCE
- EXISTING CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING OVERHEAD WIRES
- EXISTING TREE

PLANT LIST			
symbol	quantity	name	size/notes
AR	8	ACER RUBRUM 'FRANKSRED'	2"-2.5" CAL.
		FRANKSRED RED MAPLE	B&B
TD	1	THILIA OCCIDENTALIS 'NIGRA'	4'-5'
		DARK AMERICAN ARBORVITAE	
JC	34	JUNIPERUS CHINENSIS 'FITZGERIANA 'COMPACTA'	1 GALLON CONTAINER
		COMPACT FITZGER JUNIPER	
PM	20	PHILADELPHUS X 'MINIATURE SNOWFLAKE'	3 GALLON CONTAINER
		MINIATURE SNOWFLAKE MOCK ORANGE	
FG	6	FOTHERGILLA GARDINII	3 GALLON CONTAINER
		DWARF FOTHERGILLA	
RK	10	ROSA 'KNOCKOUT'	2 GALLON CONTAINER
		KNOCKOUT ROSE	
PS	1	PINUS STROBUS	5'-6'
		WHITE PINE	
MD	14	MICROBIOTA DECUSSATA	2 GALLON CONTAINER
		SIBERIAN CARPET CYPRESS	

- PLANTING NOTES**
- 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. These areas shall be seeded with a fine blade lawn grass seed.
  - 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.
  - 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.
  - All plants shall be nursery grown and conform to the latest edition of "ANSI Z60.1, American Standard for Nursery Stock."
  - Plants shall conform to the botanical name as indicated in the latest edition of "American Joint Committee of Horticultural Nomenclature, Standardized Plant Names."
  - Plants shall be handled at all times in accordance with the best horticultural practices. Plants in-bag 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. B & B 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.
  - 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 shall be staked or guyed immediately after planting in accordance with best horticultural practices.
  - The periods for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
  - All disturbed areas shall be loamed and seeded as directed in note #1 above.
  - 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.
  - Planting beds adjacent to the building shall contain a mix of perennials.



- NOTES:
- SITE LINES EXCEED 200 FEET AT EACH ENTRANCE/EXIT.
  - IRRIGATION SYSTEM PROPOSED FOR USE TO UTILIZE MUNICIPAL WATER SUPPLY.



FILE COPY  
PLANNING DEPARTMENT  
MAY 28 2015  
CASS 30-14  
31-44

App'd. By		Check. By		Plan. Board	SDG
Rev. Description		Date		No.	
		1"=20'			
		DATE: MAY 27, 2014			
		DRAWN: NAD			
		CHECKED: SDG			
		APPROVED: SDG			
		SHEET NUMBER: 4 of 8			
		DRAWING NUMBER: LP-1			
		PROJECT: PROPOSED COMMERCIAL DEVELOPMENT			
		177 COVE STREET			
		NEW BEDFORD, MASSACHUSETTS			
		PANAGAKOS DEVELOPMENT			
		LANDSCAPING & LIGHTING PLAN			
		SITEC, Inc.			
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		New Bedford, MA 02747			
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		(508) 998-7554			
		FAX (508) 998-7554			
		WWW.SITEC-ENGINEERING.COM			
		PLANNING			
		Acad No.			
		NO 08-4380 LP.DWG			
		File No. 08-4380			