

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

SIGNAGE REQUIREMENTS			
CODE SECTION	REQUIRED		PROPOSED
CHAPTER 9 § 3220	PROHIBITED SIGNS INCLUDE ANY SIGN THAT (1) MAY BE CONFUSING WITH OR CONTRIBUTE AS PUBLIC SAFETY DEVICE, (2) INCORPORATES MOVING, FLASHING, ANIMATED, OR INTERMITTENT LIGHTING, (3) IMITICATING THE APPEARANCE OR COPY OF TRAFFIC SIGNS, (4) REVOLVING, (5) PORTABLE MOUNTED ON WHEELED TRAILERS, (6) CONSTRUCTED, MOUNTED, OR MAINTAINED UNDER THE ROOF, AND (7) OFF-PREMISE SIGNS.		COMPLIES
CHAPTER 9 § 3251	WALL SIGNS (*) MAXIMUM PROJECTION IS 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 MEASURED AT APPROPRIATE TIMES, AND 1774 LF. (1774 SF = 154.5 SF MAX)		154.5 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 15 FT (V)
CHAPTER 9 § 3255 - 3256	GROUND SIGNS MINIMUM SETBACK = 6 FT		6 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-FOURTH (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 ERRECTED, BUT IN NO EVENT EXCEED TWENTY-FIVE (25) SQUARE FEET IN AREA.

(TBD) TO BE DETERMINED

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(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.

I. 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

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 CITY OF NEW BEDFORD EROSION CONTROL MANUAL.
8. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.



DATE PREPARED:  
09/07/2021

THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REVIEW ALL THE PLANS, SPECIFICATIONS AND ALL OTHER DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.

THE CONTRACTOR SHALL BE TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES OF ANY KIND, INCLUDING BUT NOT LIMITED TO CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING OUT THE PROJECT WITH THE NECESSARY PROFESSIONAL LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.

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.

THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.

THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DAMAGE TO OR ON A PUBLIC HIGHWAY OR ANY OTHER PUBLIC PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.

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 IDENTICAL TO THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.


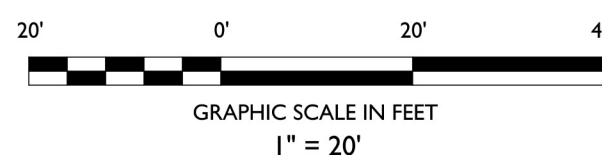
THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS AND PROFILES TO THE DESIGN AUTHORITY FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.

THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL.

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 PROTECTION OF STRUCTURES OR FEATURES REMAINING IN THE RIGHT-OF-WAY.

THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



**STONEFIELD**  
engineering & design

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**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**  
**MAP 93, LOTS 275, 168, & 169**  
**20 & 8 MITCHELL STREET & 157 COGGESHALL STREET**  
**CITY OF NEW BEDFORD**  
**BRISTOL COUNTY, MASSACHUSETTS**



**JAKE MODESTOW, P.E.**  
MASSACHUSETTS LICENSE No. 6201065336  
LICENSED PROFESSIONAL ENGINEER



**STONEFIELD**  
engineering & design

SCALE:	1" = 20'	PROJECT ID: BOS-200026
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**RENDERED SITE PLAN  
EXHIBIT**

**DRAWING**

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