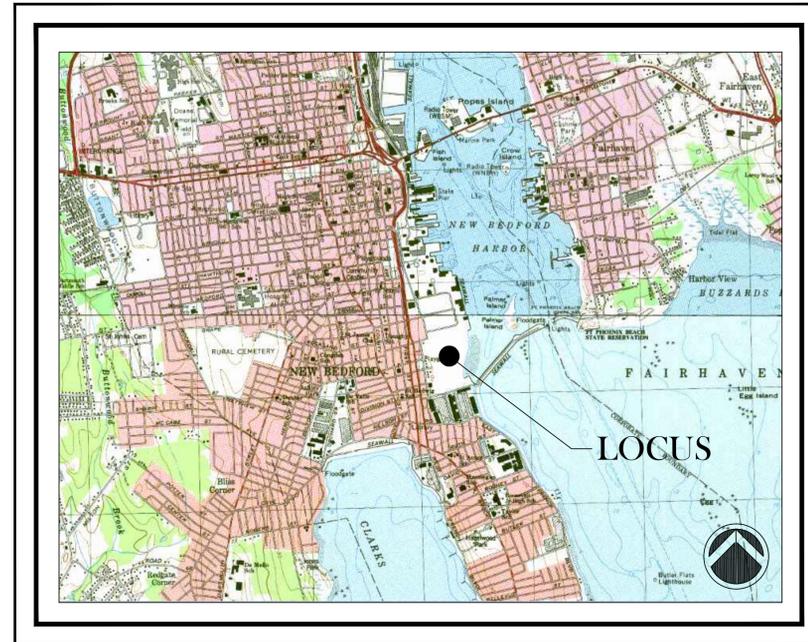


# SITE PLAN FOR ADDITION TO SEAFOOD PROCESSING PLANT NORTH COAST SEAFOOD 43 BLACKMER STREET NEW BEDFORD, MA 02744



**LOCUS PLAN:**  
NOT TO SCALE

### ZONING REQUIREMENTS:

ZONE: INDUSTRIAL "B"  
WORKING WATERFRONT OVERLAY DISTRICT

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	0 SF	276,855 SF (6.36 AC)	276,855 SF (6.36 AC)
FRONTAGE	0 FT	536+ FT	536+ FT
FRONT BUILDING SETBACK	25 FT	132.0 FT	132.0 FT
TOTAL GROSS FLOOR AREA	0	47,200± SQ. FT.	76,700± SQ. FT.
SIDE BUILDING SETBACK	25 FT	111.0 FT	40.4 FT
REAR BUILDING SETBACK	25 FT	72.4 FT	72.4 FT
MAX. BUILDING COVERAGE	50% MAX.	20%	28%
MAX. BUILDING HEIGHT	7 STORIES-100 FT	1 STORY - 30± FT	1 STORY - 30± FT
GREEN SPACE	20%	45%	29%
BICYCLE SPACES	0	0	20±
TOTAL PARKING	52	69	90
ACCESSIBLE PARKING	4 (1-VAN)	2 (1-VAN)	4 (1-VAN)
LOADING BAYS	5	6	10

### SITE SUMMARY:

**APPLICANT:**

NORTH COAST SEAFOOD  
43 BLACKMER STREET  
NEW BEDFORD, MA 02744

**OWNER:**

MELVIN P. STAVIS  
FARGO REALTY TRUST  
5 DRY DOCK  
BOSTON, MA 02210  
ASSESSOR'S PARCEL: #25A-LOT 1  
DEED BOOK: 5306, PAGE: 339

BLACKMER REALTY LLC  
5 DRY DOCK  
BOSTON, MA 02210  
ASSESSOR'S PARCEL: #25A-LOTS 3 & 52  
DEED BOOK: 11376, PAGE: 320

**ASSESSORS INFORMATION:**

PARCEL MAP 25A LOTS 1, 3 & 52

**ZONING DISTRICT:**

INDUSTRIAL - B  
  
WORKING WATERFRONT  
OVERLAY DISTRICT

### SHEET INDEX:

- TS - TITLE SHEET (SHEET 1 OF 6)
- EC - EXISTING CONDITIONS (SHEET 2 OF 6)
- SP - SITE PLAN (SHEET 3 OF 6)
- DTI - DETAIL SHEET I (SHEET 4 OF 6)
- DTII - DETAIL SHEET II (SHEET 5 OF 6)
- LS - LANDSCAPE PLAN (SHEET 6 OF 6)

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
1	3/22/16	DPI/NITSCH COMMENTS



## TITLE SHEET

**CAVANARO CONSULTING**

687 MAIN STREET  
P.O. BOX 5175  
NORWELL, MASSACHUSETTS 02061  
PHONE: 781.659.8187  
FAX: 781.659.8186



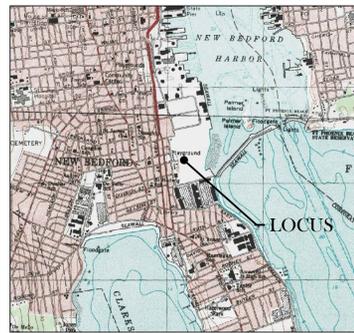
NORTH COAST SEAFOOD  
43 BLACKMER STREET  
NEW BEDFORD, MA 02744

PREPARED FOR:

NORTH COAST SEAFOOD  
5 DRY DOCK  
BOSTON, MA 02210

PROJECT NO. : 15109	DRAWING NO.
SCALE : AS SHOWN	<b>TS</b>
DATE : 2/10/16	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 1 OF 6
CHECKED BY : JCC	FILENAME: F:\4011\DWGS\A-REV 1-6.DWG





LOCUS: 43 BLACKMER STREET - NEW BEDFORD, MA

DRAWING REVISIONS		
NO.	DATE	DESCRIPTION
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**DATUM:**  
ELEVATIONS SHOWN HEREON REFERENCE NAVD 1988.

**FEMA:**  
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DEED BOOK: 11376, PAGE: 320

**UTILITIES:**  
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

**SURVEY NOTES:**  
1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON OCTOBER 8, 2015.  
2. EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT RECORD DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD.

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2. WATER LINES SHALL BE CONSTRUCTED WITH A MINIMUM OF 5 FEET OF COVER.  
3. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THE ADJACENT PARCELS AND UTILITIES THROUGHOUT CONSTRUCTION. ANY REPAIR OF DAMAGED PROPERTY, WHICH IS THE RESULT OF INADEQUATE PROTECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.  
4. THE CONTRACTOR RESPONSIBLE FOR SITE WORK SHALL BE RESPONSIBLE FOR COMPLETING ALL UTILITY INSTALLATION TO WITHIN 5 FEET OF THE PROPOSED BUILDING LINE.  
5. ALL WATER AND SEWER MAINS SHALL BE SEPARATED BY A MINIMUM DISTANCE OF 10'-0", WHEREVER POSSIBLE.  
6. CONTRACTOR SHALL APPLY DUST CONTROL MEASURES AS NEEDED.  
7. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NEW BEDFORD STANDARDS.



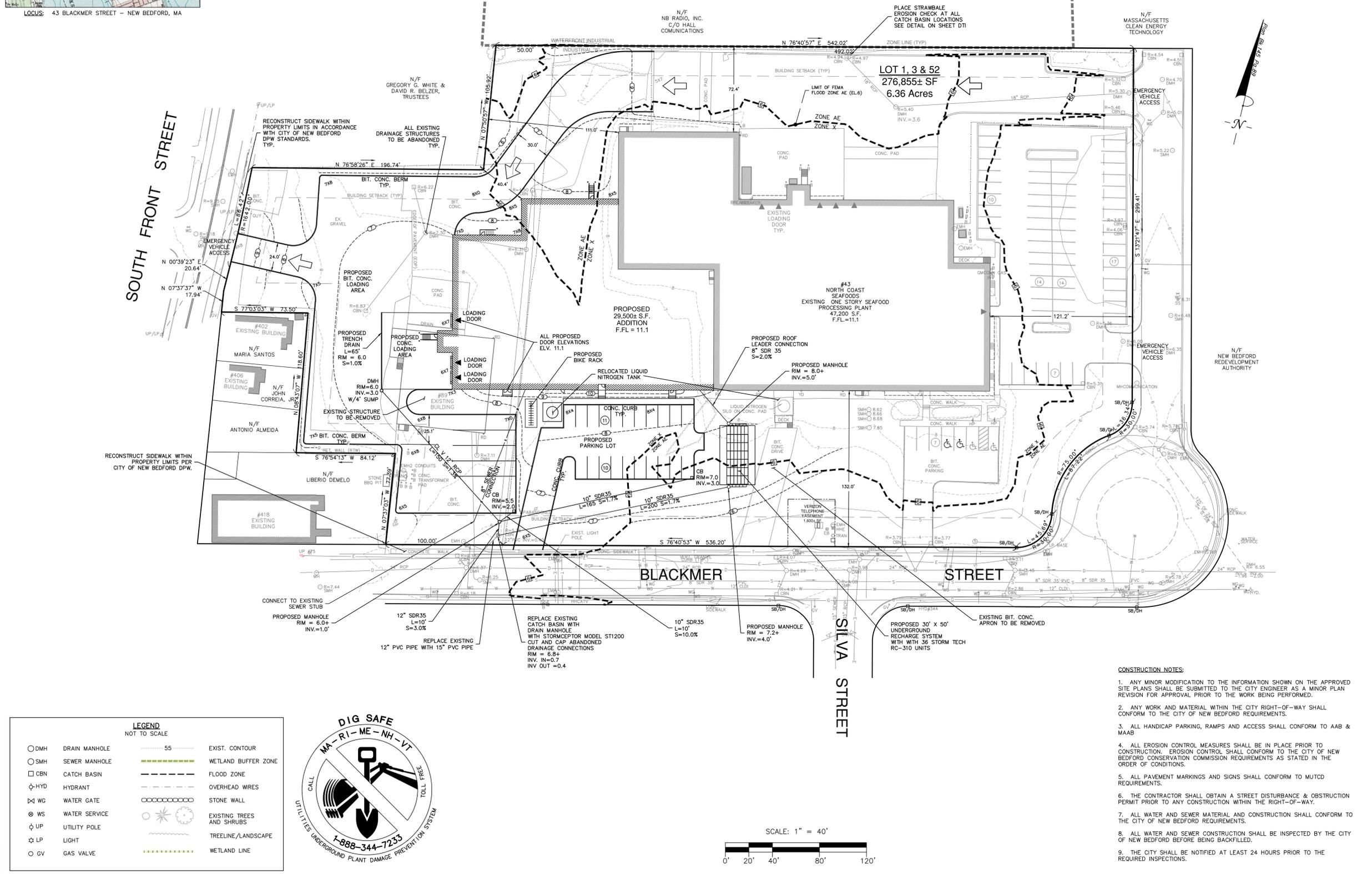
## SITE PLAN

**CAVANARO CONSULTING**  
687 MAIN STREET  
P.O. BOX 5175  
NORWELL, MASSACHUSETTS 02061  
PHONE: 781.659.8187  
FAX: 781.659.8186

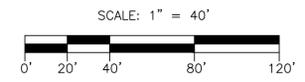
**NORTH COAST SEAFOOD**  
43 BLACKMER STREET  
NEW BEDFORD, MA 02744

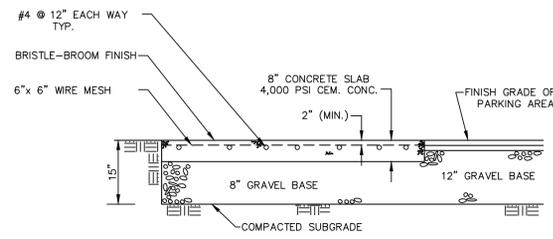
PREPARED FOR:  
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5 DRY DOCK  
BOSTON, MA 02210

PROJECT NO. : 15109	DRAWING NO.
SCALE : AS SHOWN	<b>SP</b>
DATE : 2/10/16	
DESIGNED BY : BPS	SHEET NO. 3 OF 6
DRAWN BY : BPS	
CHECKED BY : JCC	FILENAME: F:\4011\DWGS\A-REV 1-6.DWG



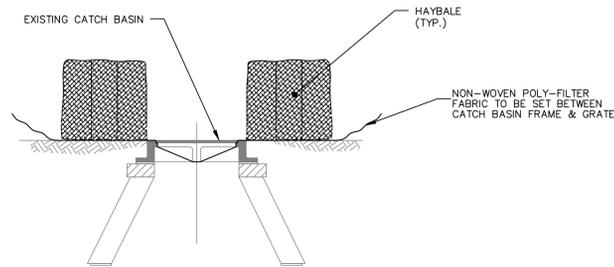
LEGEND NOT TO SCALE			
○ DMH	DRAIN MANHOLE	— 55 —	EXIST. CONTOUR
○ SMH	SEWER MANHOLE	— — — —	WETLAND BUFFER ZONE
□ CBN	CATCH BASIN	— — — —	FLOOD ZONE
◇ HYD	HYDRANT	— — — —	OVERHEAD WIRES
⊠ WG	WATER GATE	○ ○ ○ ○ ○ ○	STONE WALL
⊙ WS	WATER SERVICE	○ ○ ○ ○ ○ ○	EXISTING TREES AND SHRUBS
◇ UP	UTILITY POLE	— — — —	TREELINE/LANDSCAPE
☆ LP	LIGHT	— — — —	WETLAND LINE
○ GV	GAS VALVE	— — — —	





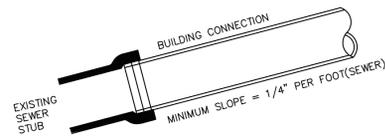
**CONCRETE PAD**

NOT TO SCALE



**STRAWBALE EROSION CHECK**

NOT TO SCALE

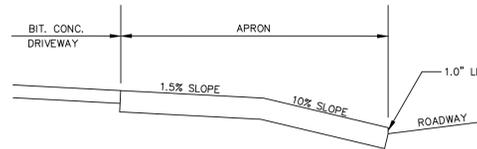
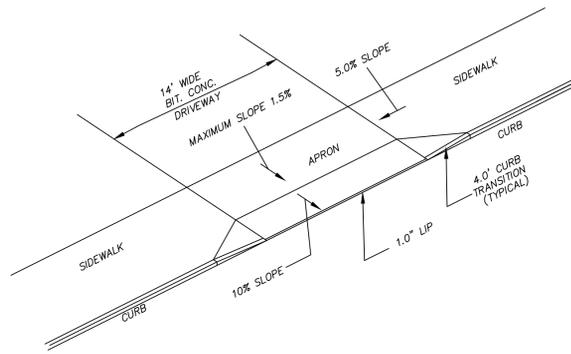


**NOTES:**

CONNECTION TO EXISTING SEWER STUB

**SEWER CONNECTION**

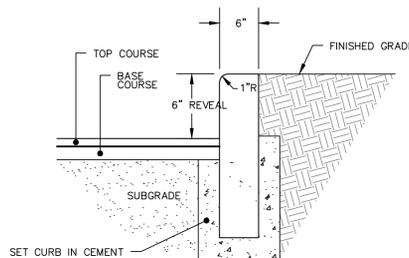
NOT TO SCALE



ALL SIDEWALKS AND DRIVEWAYS SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF NEW BEDFORD RULES AND REGULATIONS.

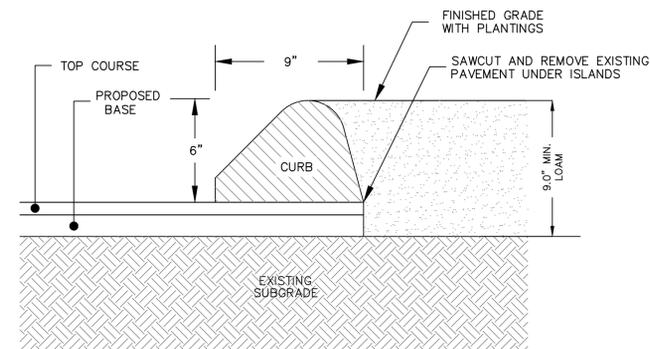
**TYPICAL DRIVEWAY DETAIL AT STREET**

NOT TO SCALE



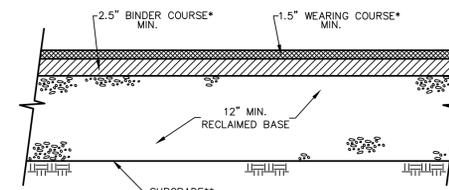
**PRECAST CONCRETE CURB DETAIL**

NOT TO SCALE



**TYPICAL BITUMINOUS CONCRETE CURB**

NOT TO SCALE



\*PAVEMENT SHALL COMPLY WITH MASS DOT STANDARDS AND SHALL BE COMPACTED TO A MINIMUM 95% LABORATORY DENSITY

\*\* SUGRADE SHALL BE STRIPPED OF LOAM, SUBSOIL AND ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED AND REPLACED WITH GRAVEL BORROW.

**PAVEMENT SECTION  
NEW PARKING LOT**

NOT TO SCALE

**DRAWING REVISIONS**

ACTION	DATE	DESCRIPTION
1	3/22/16	DPI/NITSCH COMMENTS

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**OWNERS OF RECORD:**

MELVIN P. STAVIS  
FARGO REALTY TRUST  
5 DRY DOCK  
BOSTON, MA 02210  
ASSESSOR'S PARCEL: #25A-L0T 1  
DEED BOOK: 5306, PAGE: 339

BLACKMER REALTY LLC  
5 DRY DOCK  
BOSTON, MA 02210  
ASSESSOR'S PARCEL: #25A-L0TS 3 & 52  
DEED BOOK: 11376, PAGE: 320

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**DETAIL SHEET I**

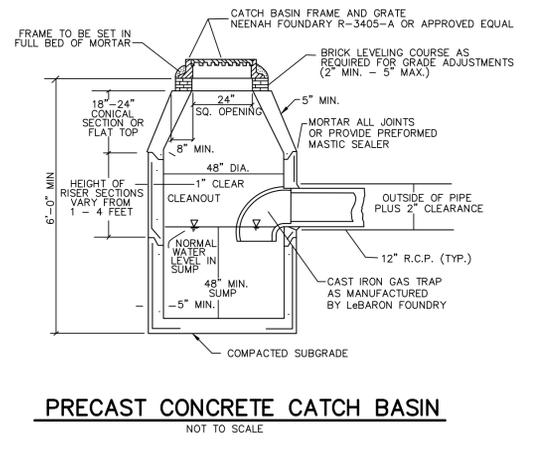
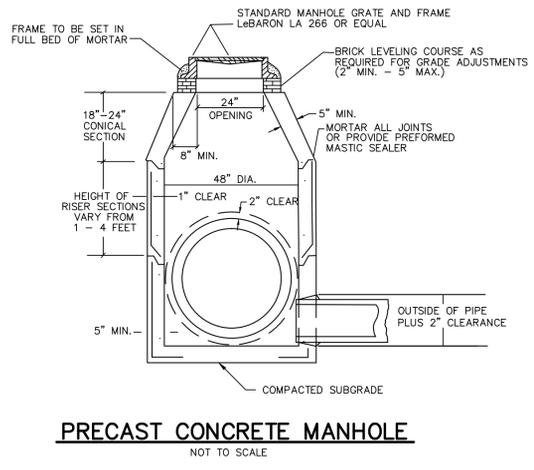
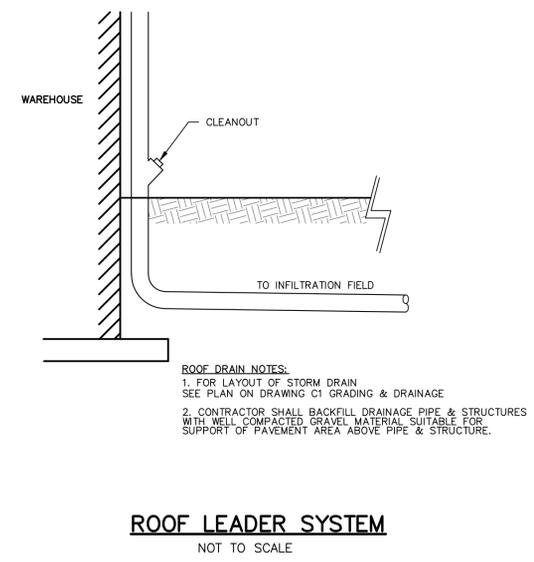
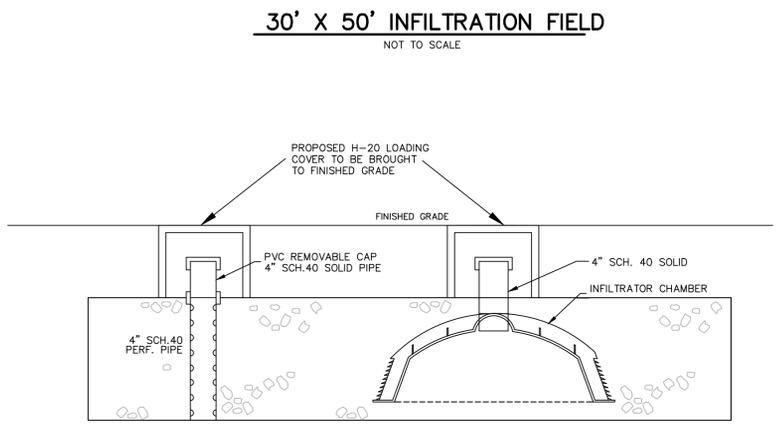
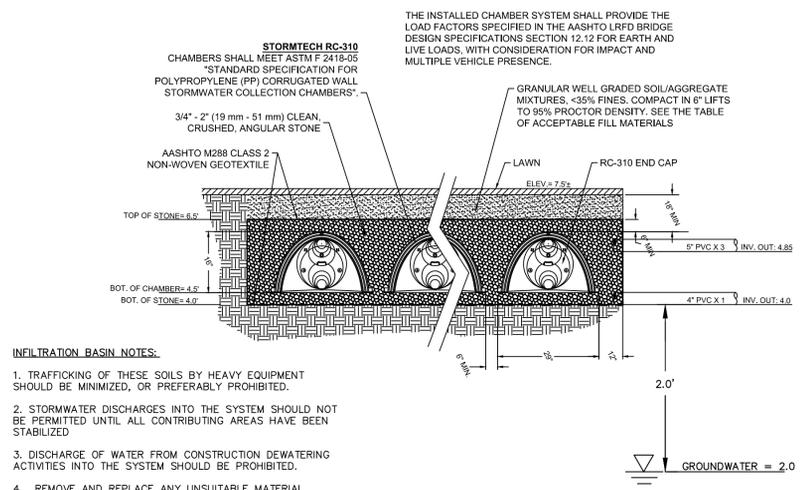
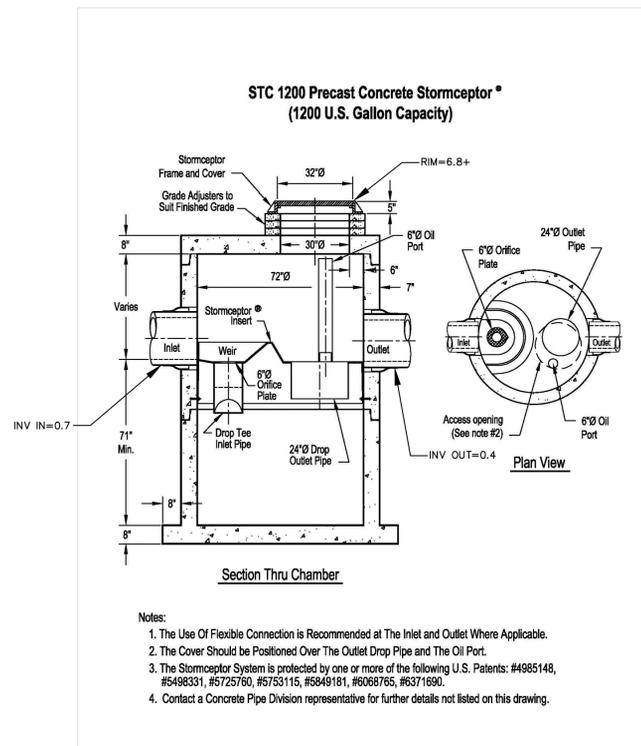
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PHONE: 781.659.8187  
FAX: 781.659.8186

**NORTH COAST SEAFOOD**  
43 BLACKMER STREET  
NEW BEDFORD, MA 02744

PREPARED FOR:  
**NORTH COAST SEAFOOD**  
5 DRY DOCK  
BOSTON, MA 02210

PROJECT NO. : 15109	DRAWING NO.
SCALE : AS SHOWN	<b>DTI</b>
DATE : 2/10/16	
DESIGNED BY : BPS	SHEET NO. 4 OF 6
DRAWN BY : BPS	FILENAME: F:\4011\DWGS\A-REV 1-6.DWG
CHECKED BY : JCC	



DRAWING REVISIONS		
1	3/22/16	DPI/NITSCH COMMENTS
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BOSTON, MA 02210  
ASSESSOR'S PARCEL: #25A-L0T 1  
DEED BOOK: 5306, PAGE: 339  
BLACKMER REALTY LLC  
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DEED BOOK: 11376, PAGE: 320

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## DETAIL SHEET II

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687 MAIN STREET  
P.O. BOX 5175  
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PHONE: 781.659.8187  
FAX: 781.659.8186

**NORTH COAST SEAFOOD**  
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PREPARED FOR:  
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5 DRY DOCK  
BOSTON, MA 02210

PROJECT NO. : 15109	DRAWING NO.
SCALE : AS SHOWN	<b>DTII</b>
DATE : 2/10/16	
DESIGNED BY : BPS	SHEET NO. 5 OF 5
DRAWN BY : BPS	FILENAME: F:\4011\DWGS\A-REV 1-6.DWG
CHECKED BY : JCC	

DRAWING REVISIONS

NO.	DATE	DESCRIPTION
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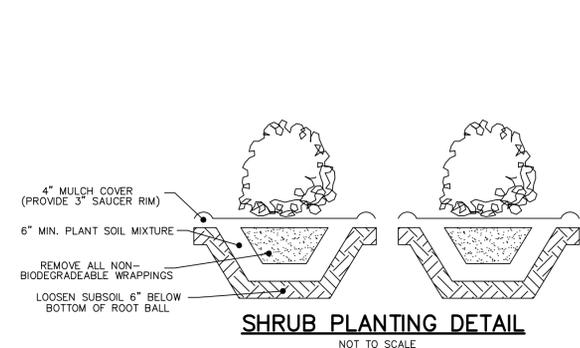
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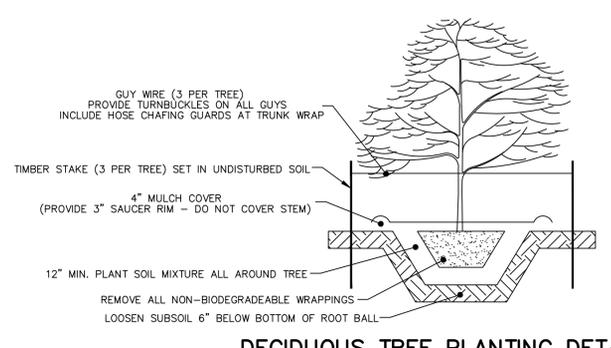
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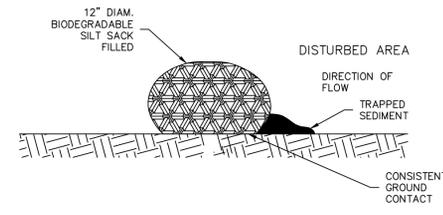
**SHRUB PLANTING DETAIL**  
NOT TO SCALE



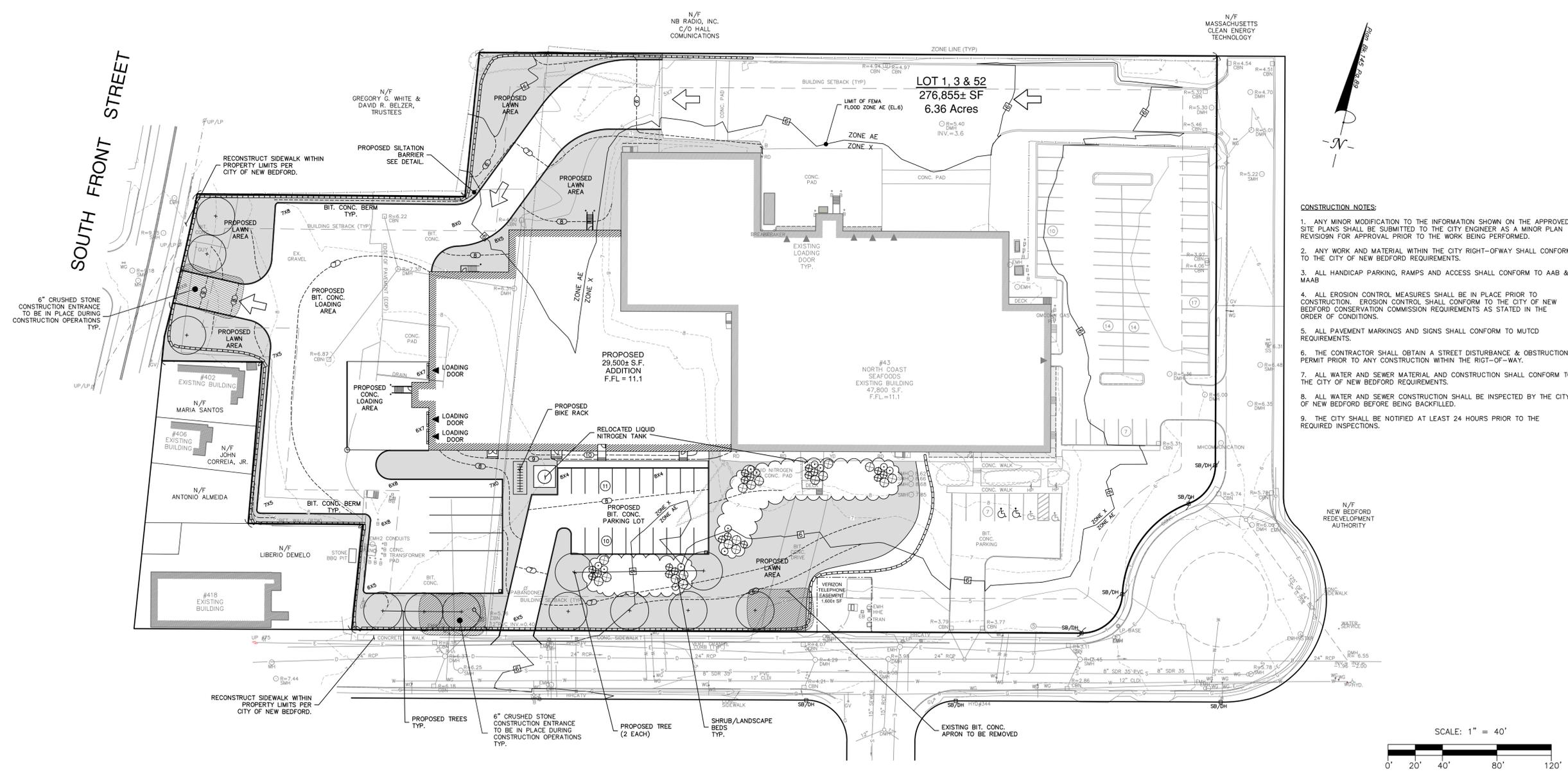
**DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

**PLANTING NOTES**

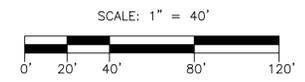
- ALL PLANTS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF INSTALLATION. ALL PLANTS SHALL BE HEALTHY, LIVE, AND FULL IN APPEARANCE. OWNER RESERVES THE RIGHT TO REJECT ANY PLANTING, WHICH IS NOT SUITABLE UPON DELIVERY TO THE SITE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL REQUIRED MAINTENANCE TO PLANTS FOR A MINIMUM OF (6) WEEKS AFTER DATE OF INSTALLATION. IF PLANTS ARE INSTALLED AFTER MAY 15TH, MAINTENANCE SHALL BE PROVIDED UNTIL AUGUST 30TH OR (6) WEEKS, WHICHEVER GREATER.
- ALL NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL OF THE PROPER PH AND ORGANIC COMPOSITION SUITABLE FOR HEALTHY LAWN GROWTH.
- NON-APPROVED SUBSTITUTIONS WILL NOT BE ACCEPTED IF PLANTED. OWNER SHALL BE PROVIDED WITH A LIST OF PROPOSED SUBSTITUTE PLANTS PRIOR TO INSTALLATION.
- ALL TREES SHALL BE STAKED WITH A MINIMUM OF (3) STAKES PER TREE PER INDUSTRY STANDARDS. TREES SHALL BE SET PLUMB WITH TRUNK STEM NOT BURIED IN BACKFILL. ALL NON-BIODEGRADABLE WRAPS AND CAGES SHALL BE REMOVED FROM THE PLANTING PRIOR TO BACKFILLING.
- PROVIDE A MINIMUM OF 12" OF TOPSOIL AROUND AND BENEATH THE PLANTING. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE EXACT LIMITS AND TYPES OF MULCHING AROUND TREES AND OTHER PLANTINGS.
- ALL DISTURBED AREAS NOT DELINEATED ON THE PLANS SHALL BE SLICE SEEDED OR HYDROSEEDED WITH AN APPROPRIATE SEASON SEED MIXTURE. DRAINAGE AREAS SHALL BE SEEDING ACCORDING TO THEIR DESIGN SPECIFICATIONS. REFER TO EROSION & CONTROL PLAN FOR ADDITIONAL SEEDING PROCEDURES.



**PROPOSED SILT SOCK**  
NOT TO SCALE



- CONSTRUCTION NOTES:**
- ANY MINOR MODIFICATION 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.
  - 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.
  - ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
  - 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.



**LANDSCAPE PLAN**

**CAVANARO CONSULTING**  
687 MAIN STREET  
P.O. BOX 5175  
NORWELL, MASSACHUSETTS 02061  
PHONE: 781.659.8187  
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**NORTH COAST SEAFOOD**  
43 BLACKMER STREET  
NEW BEDFORD, MA 02744

PREPARED FOR:  
**NORTH COAST SEAFOOD**  
5 DRY DOCK  
BOSTON, MA 02210

PROJECT NO. : 15109	DRAWING NO.
SCALE : AS SHOWN	<b>LS</b>
DATE : 2/10/16	
DESIGNED BY : BPS	SHEET NO. 6 OF 6
DRAWN BY : BPS	FILENAME:
CHECKED BY : JCC	F:\4011\DWGS\A-REV 1-6.DWG