ANTICIPATED SEPTIC SYSTEM FLOWS

SEPTIC USAGE SUMMARY (LOT AREA = 584,611SF)

ZONING COMPLIANCE:

Total Estimated Discharge from Septic Systems: 2444gpd
- Supermarket (40779sf) & CVS (7810sf) = 1665gpd
- New CVS (12900sf) = 416gpd
- New 9126sf Retail Addition (9126sf x 35gpd/1000sf ±) = 320gpd±
- New 1203sf Supermarket Addition (1203sf x 35gpd/1000sf ±) = 43gpd±

Maximum Allowable Discharge from Septic Systems per Zoning: 3508gpd*
- (584611sf / 1000sf x 6gpd = 3508gpd)

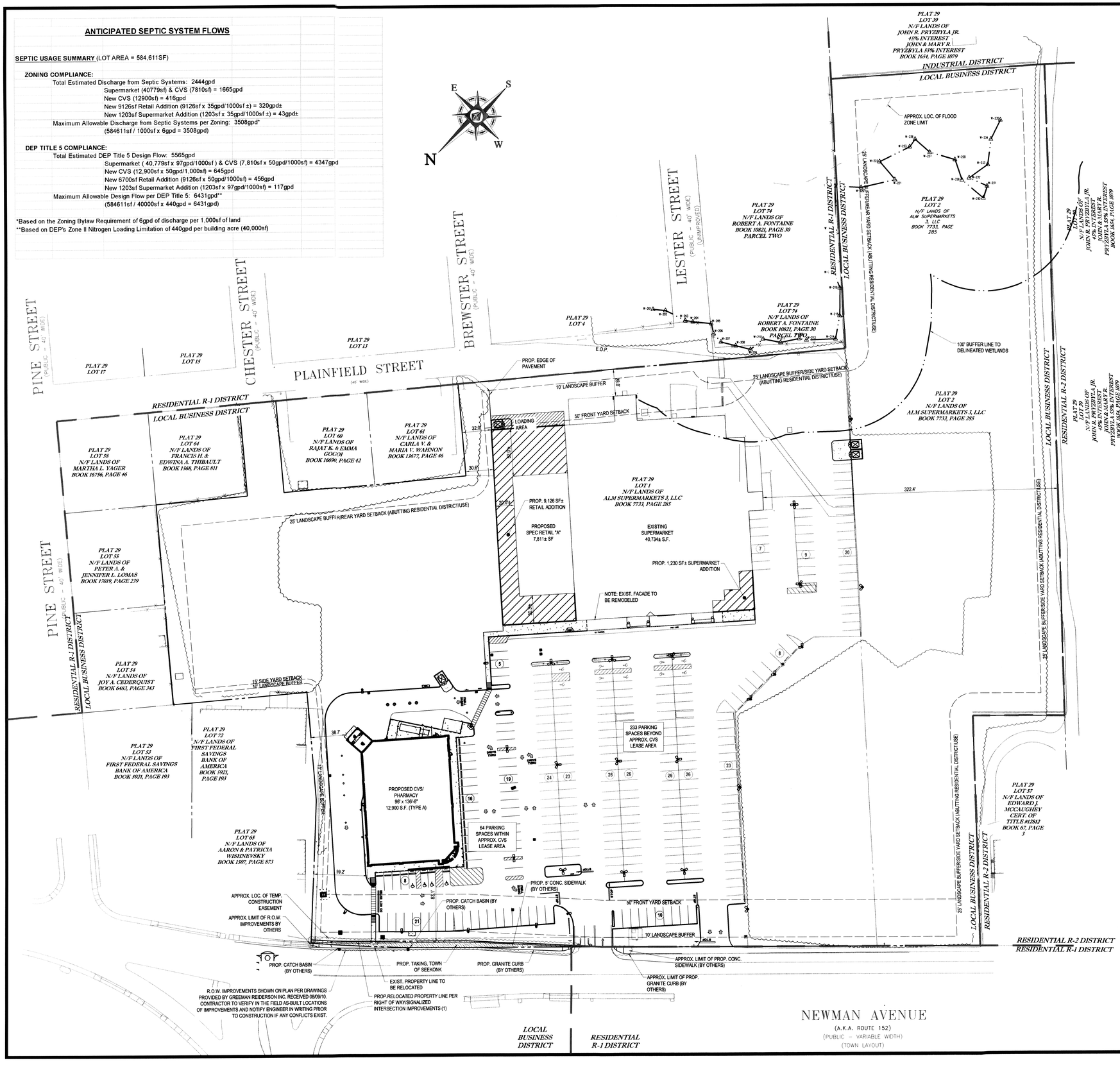
DEP TITLE 5 COMPLIANCE:

Total Estimated DEP Title 5 Design Flow: 5565gpd
- Supermarket (40,779sf x 97gpd/1000sf) & CVS (7,810sf x 50gpd/1000sf) = 4347gpd
- New CVS (12,900sf x 50gpd/1,000sf) = 645gpd
- New 6700sf Retail Addition (9126sf x 50gpd/1000sf) = 456gpd
- New 1203sf Supermarket Addition (1203sf x 97gpd/1000sf) = 117gpd

Maximum Allowable Design Flow per DEP Title 5: 6431gpd**
- (584611sf / 40000sf x 440gpd = 6431gpd)

*Based on the Zoning Bylaw Requirement of 6gpd of discharge per 1,000sf of land

**Based on DEP's Zone II Nitrogen Loading Limitation of 440gpd per building acre (40,000sf)



LOT 1 ZONING ANALYSIS TABLE

ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	ZONE: LOCAL BUSINESS (LB) GROUNDWATER PROTECTION DISTRICT (GWPD) RETAIL = ALLOWED USE, DRIVE THRU = NOT SPECIFIED		
MINIMUM LOT AREA	NONE SPECIFIED	13.4 AC±	NO CHANGE
MIN. FRONTAGE	NONE SPECIFIED	1,012 FT±	NO CHANGE
MIN. WIDTH AT STREET LINE	50 FT	280 FT±	NO CHANGE
MIN. FRONT SETBACK	50 FT	28.8 FT±	NO CHANGE
MIN. SIDE SETBACK	15 FT*	50.7 FT±	30.6 FT
MIN. REAR SETBACK	NONE**	N/A	N/A
MIN. PARKING FRONT SETBACK	10 FT	7.8 FT±	NO CHANGE
MAX. BUILDING HEIGHT	40'-3 STORIES	<40 FT	<40 FT
MAX. BLDG LOT COVERAGE	40%	8%	12.3%
PARKING SPACES (MIN/MAX)	151/301	272 ***	297
LOADING SPACES	4	2	4

* 20' WHEN ABUTTING RESIDENCE 2, PLUS 5 FEET PER STORY OVER 1.
** 25' WHEN ABUTTING RESIDENCE 1 DISTRICT. WHEN A REAR YARD ABUTS A STREET, SUFFICIENT DEPTH MUST BE PROVIDED FOR A LOADING SPACE
*** PER PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 06/09/10.

PARKING CALCULATIONS:
COMMERCIAL ESTABLISHMENTS: MINIMUM ONE SPACE PER 500 GFA,
(LESS THAN 20,000 SF) MAXIMUM ONE SPACE PER 250 GFA

PARKING CALCULATIONS:
COMMERCIAL ESTABLISHMENTS: MINIMUM ONE SPACE PER 400 GFA
(AT LEAST 20,000 SF) MAXIMUM ONE SPACE PER 200 GFA

	MAX	MIN
-PARKING REQUIRED FOR CVS:	65	33
-PARKING REQUIRED FOR SUPERMARKET AND RETAIL:	236	118
-TOTAL PARKING REQUIRED:	301	151

-HANDICAP STALLS:
REQUIRED = 2%, NO LESS THAN 6
PROPOSED = 14 (4.7%)

ZONING NOTES:

1. TOWN OFFICIALS INDICATE THAT RIGHT OF WAY/SIGNALIZED INTERSECTION IMPROVEMENTS WITHIN THE VICINITY OF THE SITE ARE PROPOSED. FURTHER COORDINATION WITH TOWN OFFICIALS IS REQUIRED TO DETERMINE POTENTIAL CONSTRUCTION AND/OR DESIGN RESTRICTIONS AS A RESULT OF THESE IMPROVEMENTS.

2. SITE LANDSCAPING:
   - MINIMUM OF TEN (10) FEET LANDSCAPED AREA REQUIRED ALONG PERIMETER OF ALL LOTS.
     - 25' BUFFER SHALL BE PROVIDED ON EACH SIDE WHICH ADJOINS OR FACES THE SIDE OR REAR LOT LINE OF A PARCEL IN RESIDENT USE/DISTRICT.
     - EACH DOUBLE ROW OF PARKING SHALL BE TERMINATED BY LANDSCAPE ISLAND NOT LESS THAN 10' IN WIDTH AND 36' IN LENGTH.
   - EVERY OTHER DOUBLE ROW SHALL HAVE CENTER ISLANDS.
     - PEDESTRIAN PATHS MAY BE INCORPORATED WITHIN CENTER ISLANDS PROVIDED A MINIMUM OF 4' WIDTH IS DEDICATED TO LANDSCAPE AREAS.
   - DOUBLE ROWS OF PARKING SHALL NOT EXCEED 20 ADJACENT SPACES OR 10 SPACES IN ONE ROW.
     - THE INTERIOR OF PARKING AREAS SHALL BE SHADED BY DECIDUOUS TREES WHICH AT THE MATURITY SHALL BE PRESUMED TO SHADE AND CIRCULATE AREA OF 15' RADIUS. THERE MUST BE SUFFICIENT TREES SO THAT 30% OF PARKING IS SHADED BY SUCH DECIDUOUS TREES.

3. PARKING AND LOADING REQUIREMENTS WILL BE VERIFIED/ESTABLISHED THROUGH PLANNING BOARD PARKING AND LOADING PLAN APPROVAL PROCESS.

4. PARKING DIMENSIONS
MIN PARKING DIMENSIONS = 9' X 20'
MIN PARKING AISLES = 24'
MAX DRIVEWAY WIDTH = 54' - WHERE ONE (1) DRIVEWAY EXISTS ON SITE
MAX DRIVEWAY WIDTH = 30' - WHERE TWO (2) OR MORE DRIVEWAYS EXIST

LOADING REQUIREMENTS
- 1/20,000 SF ; 1/80,000 SF AFTER FIRST 40,000 SF
- LOADING SPACE MUST BE 5' LONGER AND 4' WIDER THAN LARGEST TRUCK UTILIZING LOADING

MIN ILLUMINATION LEVELS FOR PARKING AREAS = 2.0fc MAX SPILL = 1.0fc
NO DRIVEWAY SHALL BE CLOSER THAN 50' TO NEAREST INTERSECTING STREET

DRIVE-THRU 10.6.5
- 4 STACKING SPACES REQUIRED FOR PHARMACIES
- 3 STACKING SPACES REQUIRED AT EXIT
- STACKING SPACES SHALL BE 10'x20' FOR STRAIGHT STACKING & 12'x20' FOR CURVES

5. SIGN REQUIREMENTS
WALL SIGNS
ONE (1) WALL SIGN PERMITTED PER OCCUPANCY (2 SIGNS IF 2 STREET FRONTAGES)
FIRST SIGN: MAX AREA = 200 SF OR 5% OF FACE OF WALL (LESSER OF THE TWO)
SECOND SIGN: MAX AREA = TOTAL OF BOTH NOT TO EXCEED 150% OF FIRST SIGN MAX AREA, NOR 5% OF WALL
- OR INDIVIDUAL LETTERS IDENTIFYING COMPANY NAME NOT TO EXCEED 20% OF WALL HEIGHT OR MAX LETTER HEIGHT OF 4'

FREE STANDING SIGNS
ONE (1) SIGN PERMITTED PER CONTIGUOUS LAND OWNERSHIP, NOT PER LOT. 2 ALLOWED IF 2 FRONTAGES, 1 PER FRONTAGE
SIGN CLEARANCE REQUIRED ABOVE 3 FEET AND BELOW 7 FEET
MAX AREA = 60 SF MAX HEIGHT = 25' MIN SETBACK = 12'
MIN THICKNESS ALLOWED FOR DOUBLE FACED SIGNS = 12" INCHES

- NO SIGN SHALL BE INTERMITTENTLY ILLUMINATED OR HAVE FLASHING, TRAVELING OR ANIMATED LIGHTING
- SIGNS SHALL NEITHER EMIT NOR REFLECT LIGHT WITH INTENSITY OF 50fc MEASURED 100' FROM SIGN
- ILLUMINATION OF SIGNS WITHIN LB ZONES PERMITTED BETWEEN 7am - 11pm
- LED READER BOARDS ARE PERMITTED THROUGH SPECIAL PERMIT; HOWEVER SHALL NOT BE INTERMITTENTLY ILLUMINATED OR HAVE FLASHING TRAVELING OR ANIMATED LIGHTING.

NOTE: REFER TO SITE PLAN FOR MORE DETAILED INFORMATION.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

50 25 12.5 0 50
1"= 50'

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SURVEYORS
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LANDSCAPE ARCHITECTS
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REVISIONS

REV	DATE	COMMENT	BY
1	05/17/11	REVISED PER ZBA COMMENTS	SJL
2	06/28/11	REVISED PER DPW COMMENTS	DML
3	08/17/11	PER TRAFFIC COMMENTS	GJS
4	09/09/11	REVISED PER UTILITY UPDATE	GJS/ SJL
5	10/19/11	REVISED PER DRAINAGE FIELD CHANGE	GJS
6			
7			
8			
9			

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
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PERMIT SET

PROJECT No.:	W081806
DRAWN BY:	SJL
CHECKED BY:	JGS/MBM
DATE:	09/01/10
SCALE:	AS NOTED
CAD I.D.:	W081806ss5_no Retail B

PROJECT:
SITE DEVELOPMENT PLANS
FOR
MARK INVESTMENTS

MAP 29, LOTS 1 & 2
1475 NEWMAN AVENUE
TOWN OF SEEKONK
BRISTOL COUNTY
MASSACHUSETTS

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SHEET TITLE:
69-725
OVERALL SITE PLAN

SHEET NUMBER:
4
OF 15

REVISION 5 - 10/19/11

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