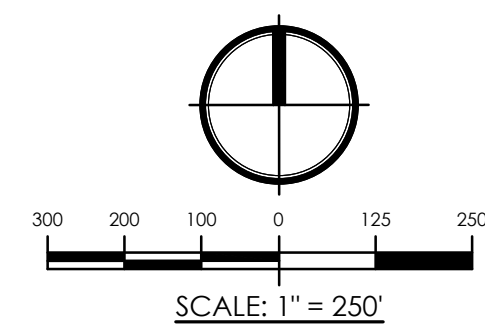


HANGARS 4 PLANES AIRPORT ROAD PROJECT

DOWNEY STREET (AIRPORT ROAD)
NEW BEDFORD, MASSACHUSETTS



LOCUS MAP
SCALE: 1" = 250'



PROJECT LOCATION
DOWNEY STREET
NEW BEDFORD, MA 02746
MAP 123, LOT 03

ZONING SUMMARY			
TAX MAP NUMBER	123 0003		
ZONING DISTRICT	MUB - MIXED USE BUSINESS		
USE REGULATION	AIRPLANE HANGAR		
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT SIZE (SF), MIN.	N/A	4,202,406 SF	4,202,406 SF
DWELLING DENSITY	N/A	N/A	N/A
LOT FRONTAGE (FT), MIN.	0'	2,000' +	2,000' +
BUILDING HEIGHT (FT), MAX.	100'	<100'	35'
STORIES (#), MAX.	7.0	<7.0	1.0
LOT COVERAGE BY BLDGS (%), MAX.	0.0%	1.9%	2.0%
GREEN SPACE (%), MIN.	0.0%	67.5%	67.5%
YARD DIMENSIONS/SETBACKS - MINIMUM (FT)			
FRONT	0'	100' +	100' +
SIDE	10'	100' +	100' +
REAR	10'	100' +	100' +
PARKING REQUIREMENTS ^{2,3}			
STANDARD	5.0	0.0	5.0
VAN ACCESSIBLE	1.0	0.0	1.0
Notes:			
1. Bulk information for parcel has been estimated from satellite imagery from the Massachusetts Parcel Mapper.			
2. Parking stall requirement: 1/1,500 SF Warehouse - New Bedford Code of Ordinances, Chapter 9, Appendix C.			
3. Parking requirements per New Bedford Code Section 3100 & 521 CMR 23			

DRAWING SUMMARY:

- C0.0 - COVER SHEET
- C1.0 - EXISTING CONDITIONS
- C2.0 - SITE LAYOUT
- C3.0 - DEMOLITION & EROSION CONTROL PLAN
- C4.0 - GRADING & DRAINAGE PLAN
- C5.0 - UTILITY PLAN
- C6.0 - LANDSCAPING PLAN
- C6.1 - LIGHTING PLAN
- C7.0 - SITE DETAILS
- C7.1 - SITE DETAILS

- A1.0 - BUILDING ELEVATIONS
- A1.1 - FLOOR PLAN

WAIVER LIST:

1. LOCUS MAP SCALE 1" = 250' TO SEE ENTIRE PARCEL.
2. EXISTING CONDITIONS - PROPERTY LINE W/ BEARINGS & DISTANCES FOR OVERALL PARCEL PROPERTY 200' + AWAY.
3. VERTICAL BENCHMARK USING NAVD88 DATUM.
4. TRUCK & EMERGENCY VEHICLE ACCESS PLAN.
5. GRADING & DRAINAGE PLAN - NO CUT AND FILL CALCULATIONS. RE-GRADING IS MINIMAL.



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DATE: 08/10/2022
DRAWN BY: JWJ | APPROVED BY: DBP

REVISIONS:	
DATE	DESCRIPTION
11-9-22	REVISED PER PB COMMENTS

HANGARS 4 PLANES
AIRPORT ROAD PROJECT

BRISTOL COUNTY, MASSACHUSETTS

C/O NEW BEDFORD

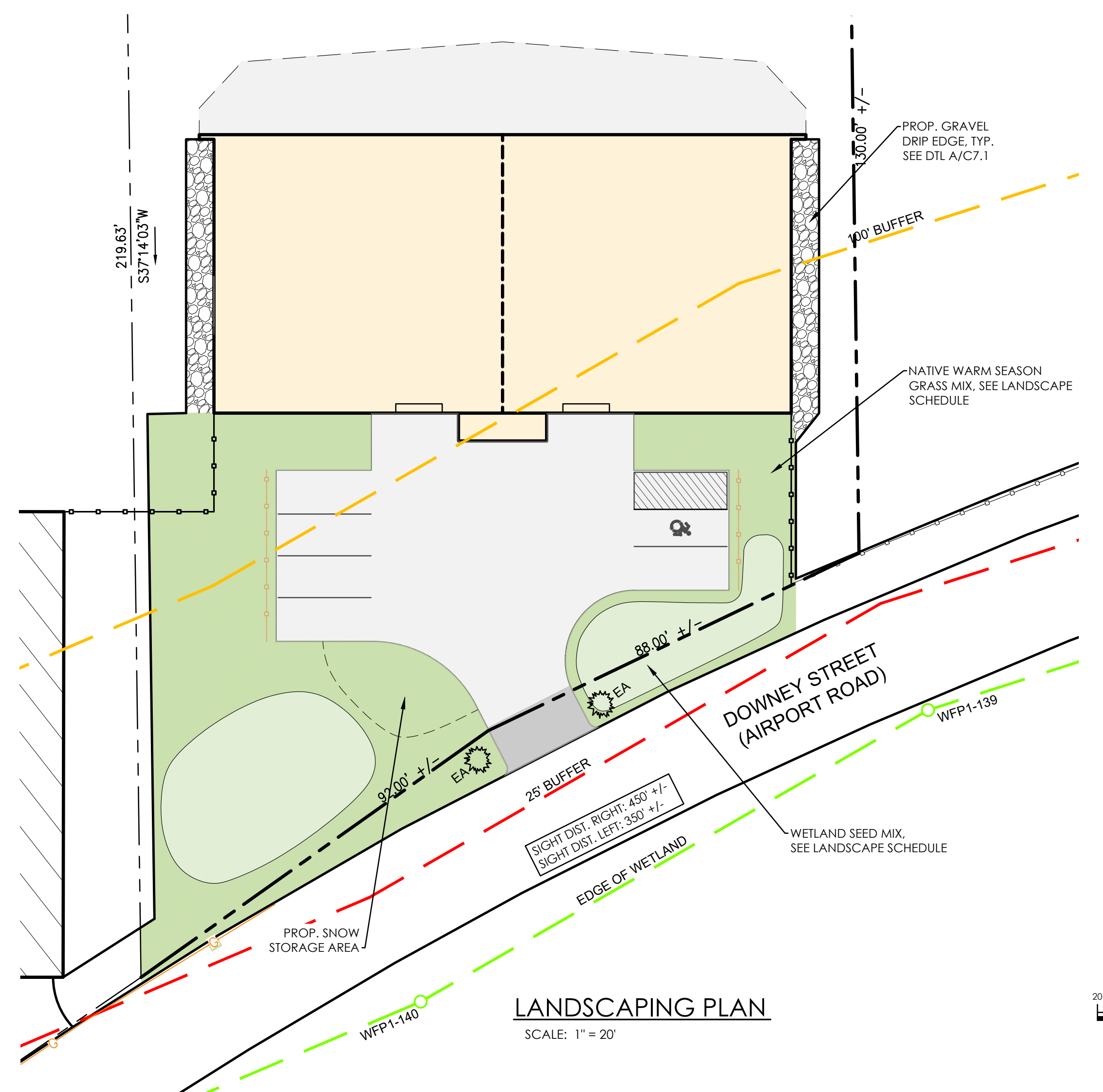
COVER SHEET

C0.0

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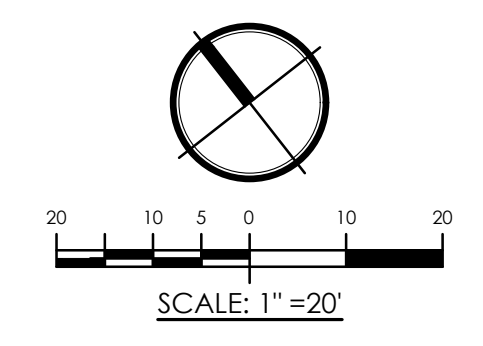
APPLICANT:
HANGARS 4 PLANES
127 TELL STREET
PROVIDENCE, RI 02909

11/21/2022 7:44 AM



- LEGEND**
- EDGE OF WETLAND
 - WETLAND 25' BUFFER LINE
 - WETLAND 100' BUFFER LINE (10,990 SF DISTURBED)
 - TAXIWAY FREE OBJECT AREA (TOFA) BOUNDARY
 - EXISTING LEASE LINE
 - APPROX. PROPOSED LEASE LINE, SEE PACKAGE EXHIBIT B
 - EXISTING PAVEMENT TO BE REGRADED
 - PROPOSED PAVEMENT
 - PROPOSED BUILDING
 - PROPOSED NATIVE GRASS SEED MIX
 - PROPOSED WETLAND SEED MIX
 - GRAVEL DRIP EDGE
 - PROPOSED SHRUB

LANDSCAPING PLAN
SCALE: 1" = 20'



LANDSCAPE SCHEDULE			
SYMBOLS	SEED MIXES	QTY	NOTES
WS	WETLAND SEED MIX	2100 SF	NEW ENGLAND WETLAND PLANTS, INC. OR EQUAL
NS	NATIVE WARM SEASON GRASS MIX	4800 SF	NEW ENGLAND WETLAND PLANTS, INC. OR EQUAL
SHRUBS			
EA	<i>EUONYMUS ALATUS</i> / BURNING BUSH	2	2 GAL



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AIRPORT ROAD PROJECT**

BRISTOL COUNTY, MASSACHUSETTS
C/O NEW BEDFORD

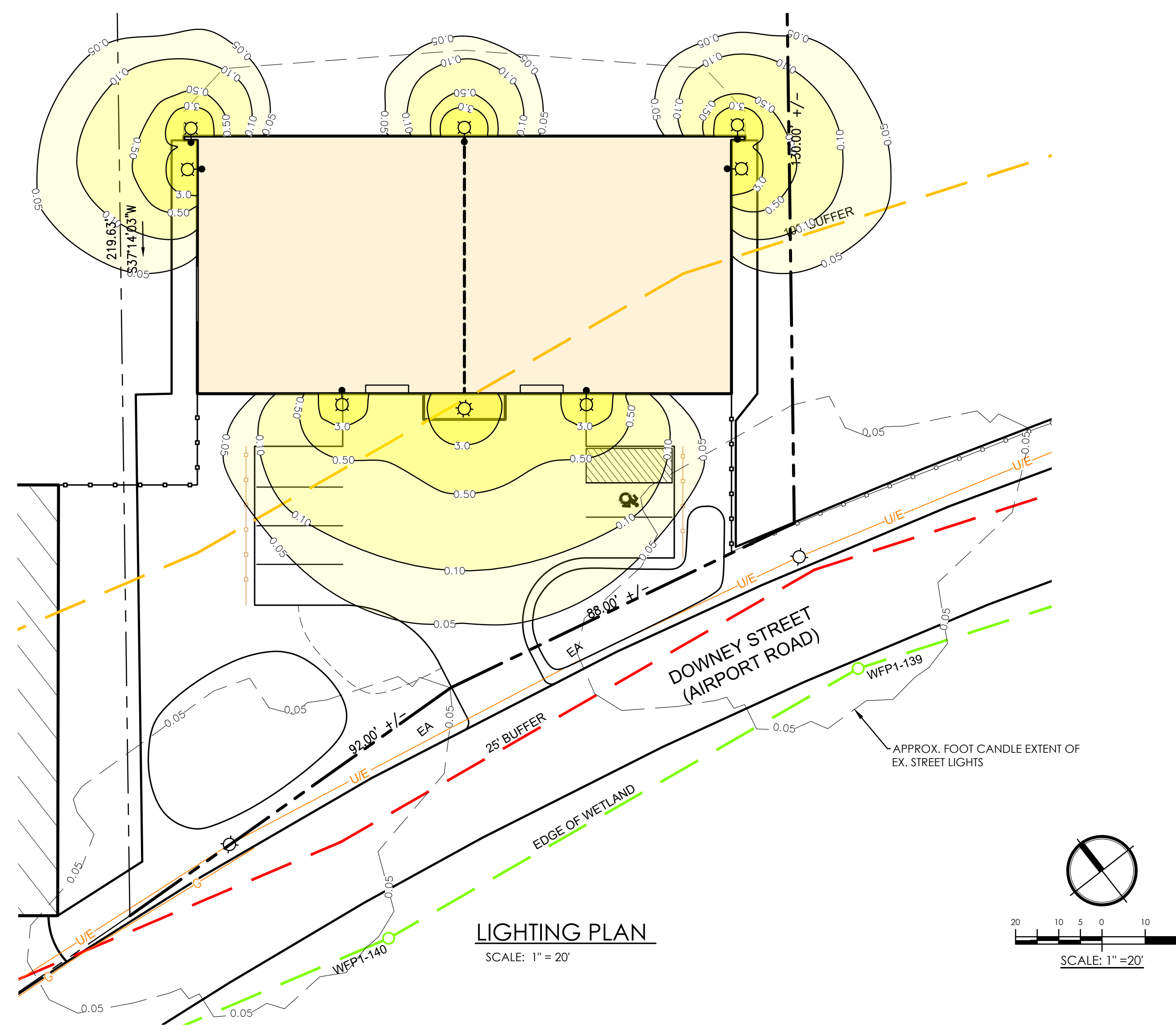
LANDSCAPING PLAN

C6.0

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APPLICANT:
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LIGHTING PLAN
SCALE: 1" = 20'

LEGEND

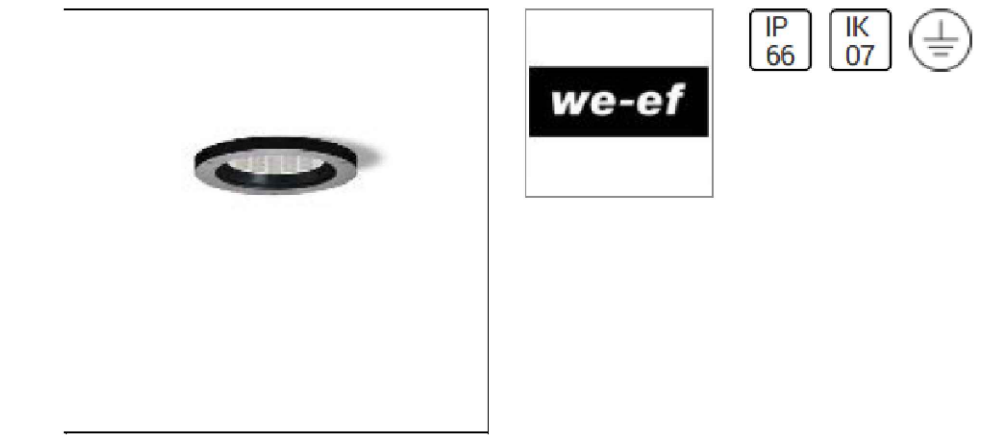
	EDGE OF WETLAND
	WETLAND 25' BUFFER LINE
	WETLAND 100' BUFFER LINE (10,990 SF DISTURBED)
	TAXIWAY FREE OBJECT AREA (TOFA) BOUNDARY
	EXISTING LEASE LINE
	APPROX. PROPOSED LEASE LINE, SEE PACKAGE EXHIBIT B
	PROPOSED FOOT CANDLE ILLUMINATION CONTOUR
	APPROX. FOOT CANDLE EXTENT OF EXISTING STREET LIGHTS
	LIGHT FIXTURE WALL MOUNTED
	LIGHT FIXTURE CEILING MOUNTED

LIGHTING SCHEDULE							
FIX I.D.	SYMBOL	FIX TYPE	MANUF.	MODEL #	WATTAGE	QTY	NOTES
1		WALL MOUNTED, DARY SKY COMPLIANT	LIGMAN	GA-31913-N-W40	54.5	(9) TOTAL	HEIGHT = 15'
2		CEILING MOUNTED, DARK SKY COMPLIANT	WE-EF	134-1401	55	(1) TOTAL	HEIGHT = 9'

GANDALF 22 AREA WALL LUMINAIRES
GA-31913-N-W40
LIGMAN



DOC240 [EE] IP66:LED-24/48W/4K + IO-180'
134-1401
WE-EF



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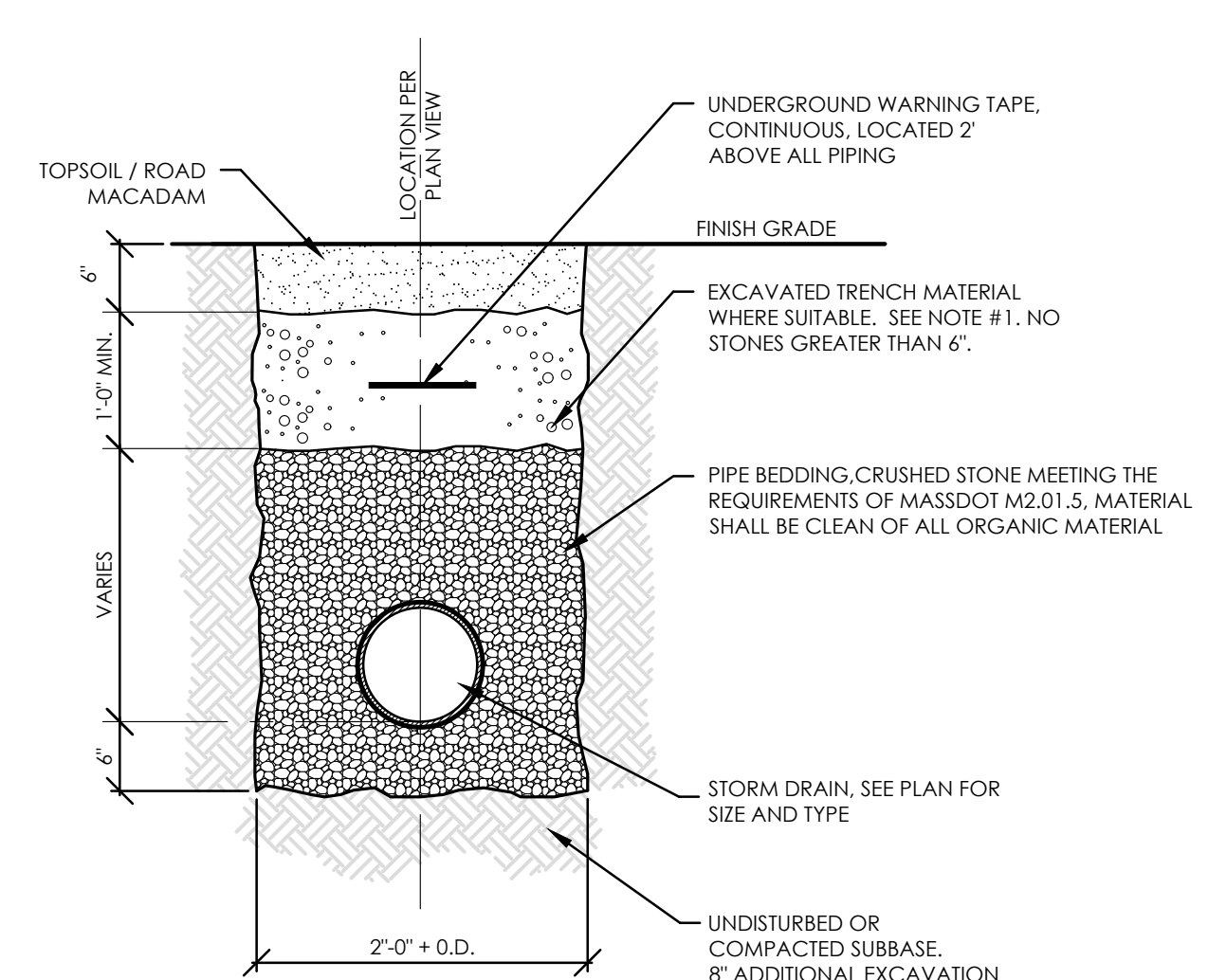
BRISTOL COUNTY, MASSACHUSETTS
C/O NEW BEDFORD

LIGHTING PLAN

C6.1

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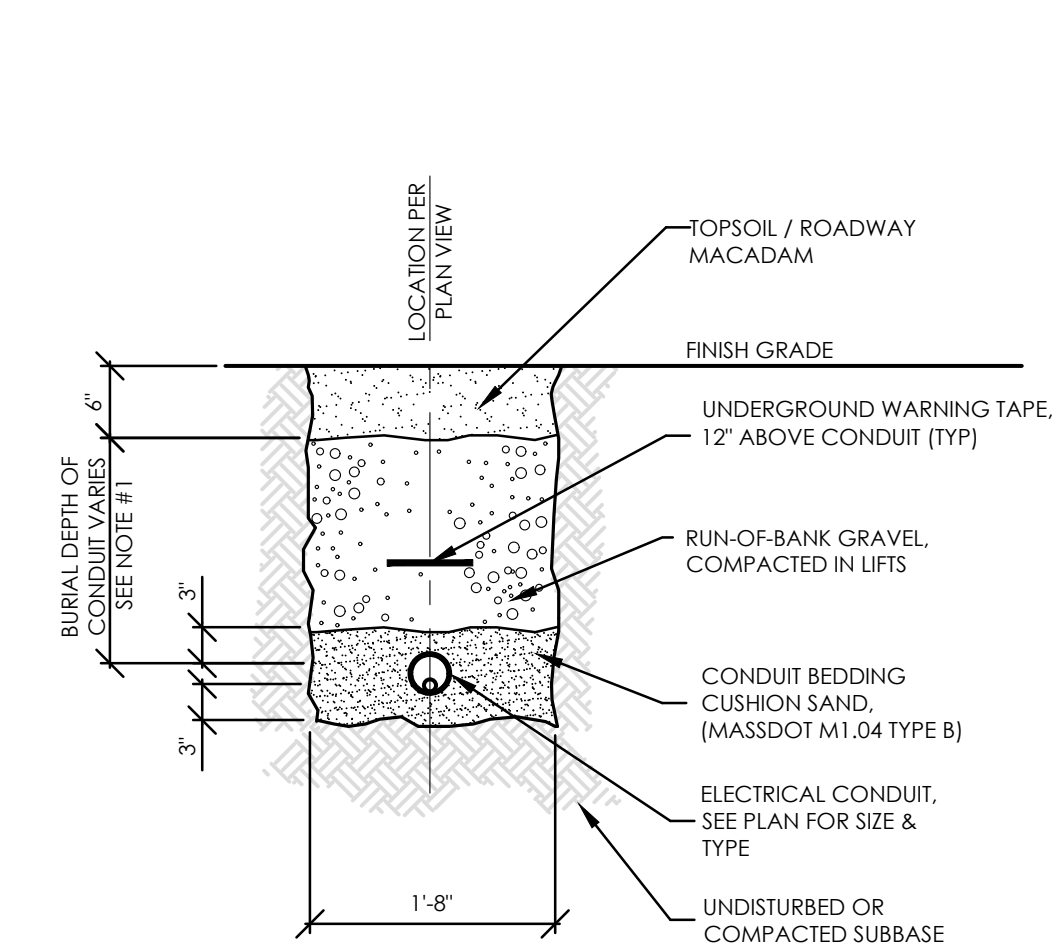
APPLICANT:
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NOTE:

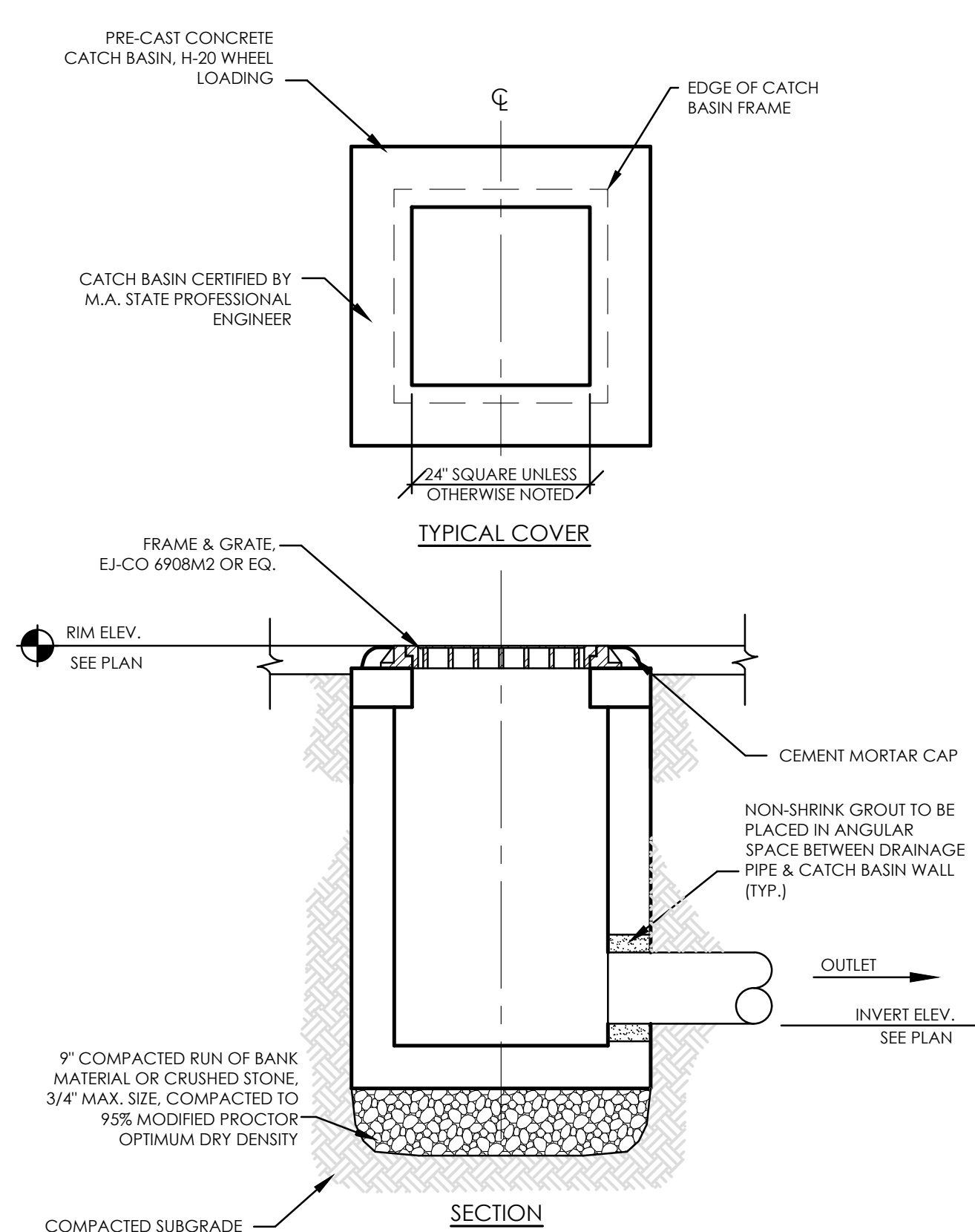
- TRENCH BACKFILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED BY MECHANICAL TAMPERS TO 95% OF MODIFIED PROCTOR OPTIMUM DRY DENSITY.

A STORM LINE TRENCH DETAIL
SCALE: 3/4" = 1'

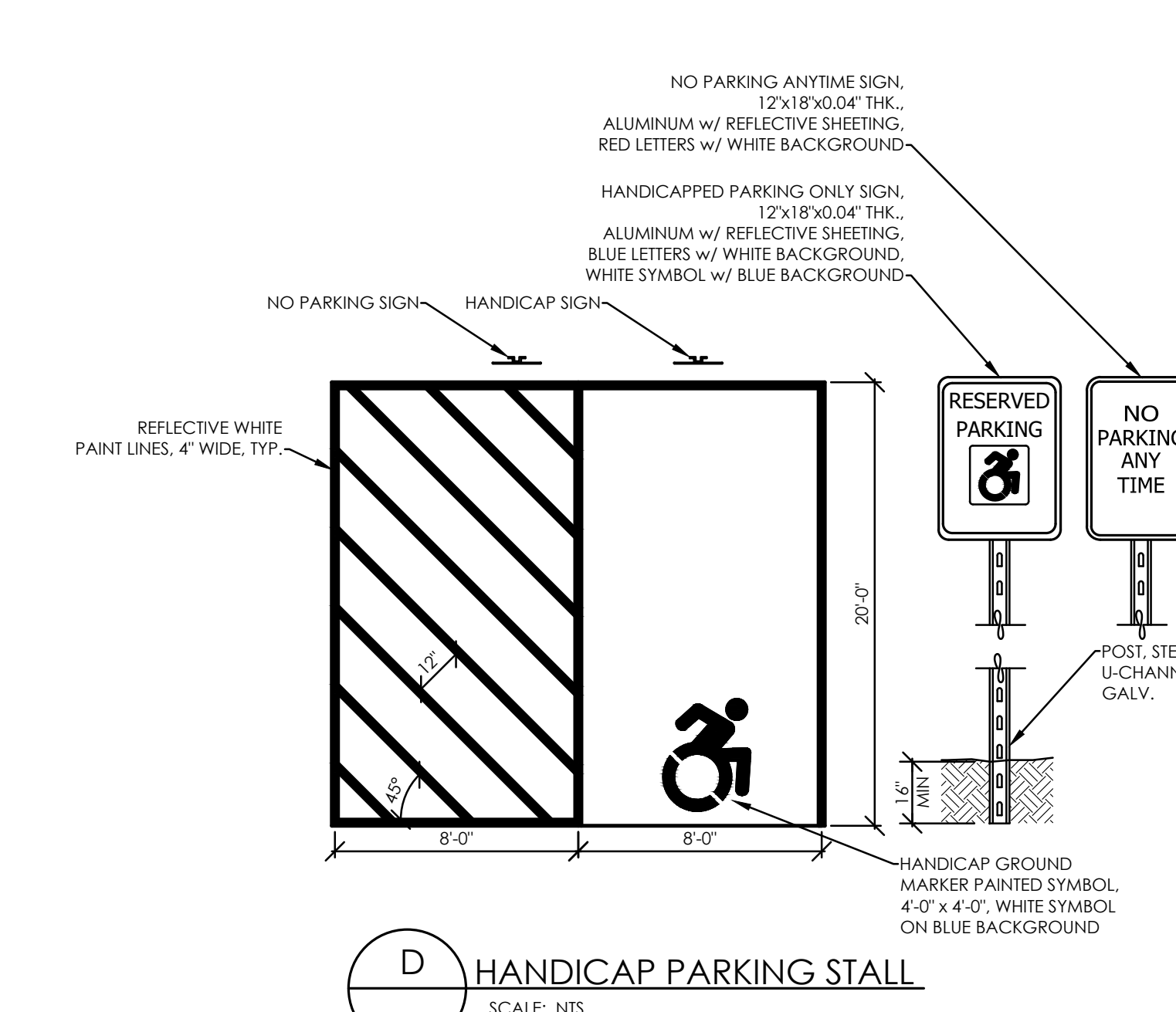


B ELECTRIC SERVICE TRENCH DTL
SCALE: 3/4" = 1'

- NOTE:
- BURIAL DEPTH OF CONDUIT VARIES WITH INSTALLATION PER NEC: 24" UNDER STREETS, ROADS, DRIVEWAYS, AND PARKING LOTS AND 18" IN ANY OTHER LOCATION.
 - TRENCH BACKFILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED BY MECHANICAL TAMPERS TO 95% OF MODIFIED PROCTOR OPTIMUM DRY DENSITY.



C CATCH BASIN
SCALE: NTS

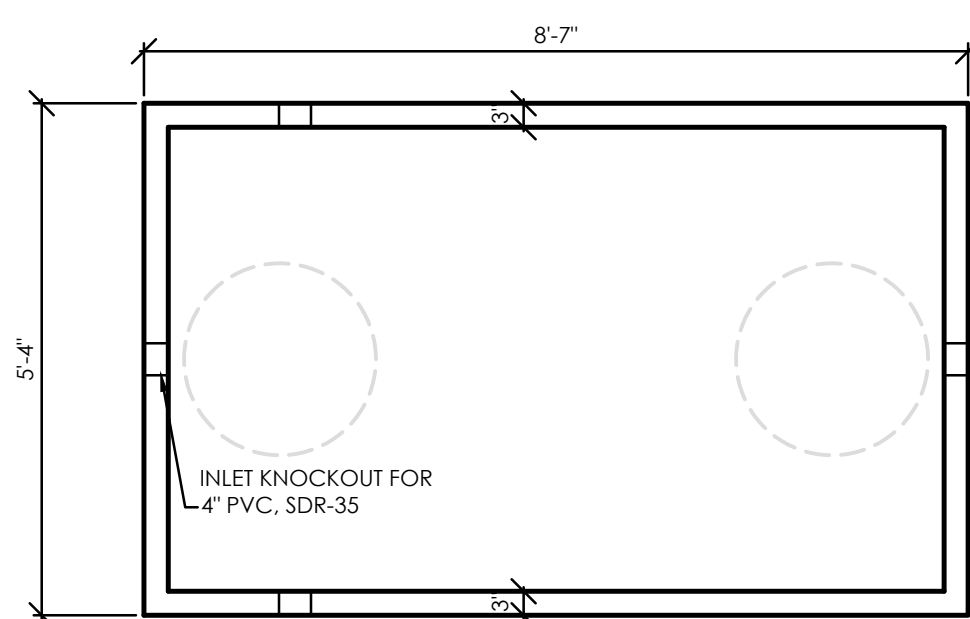


D HANDICAP PARKING STALL
SCALE: NTS

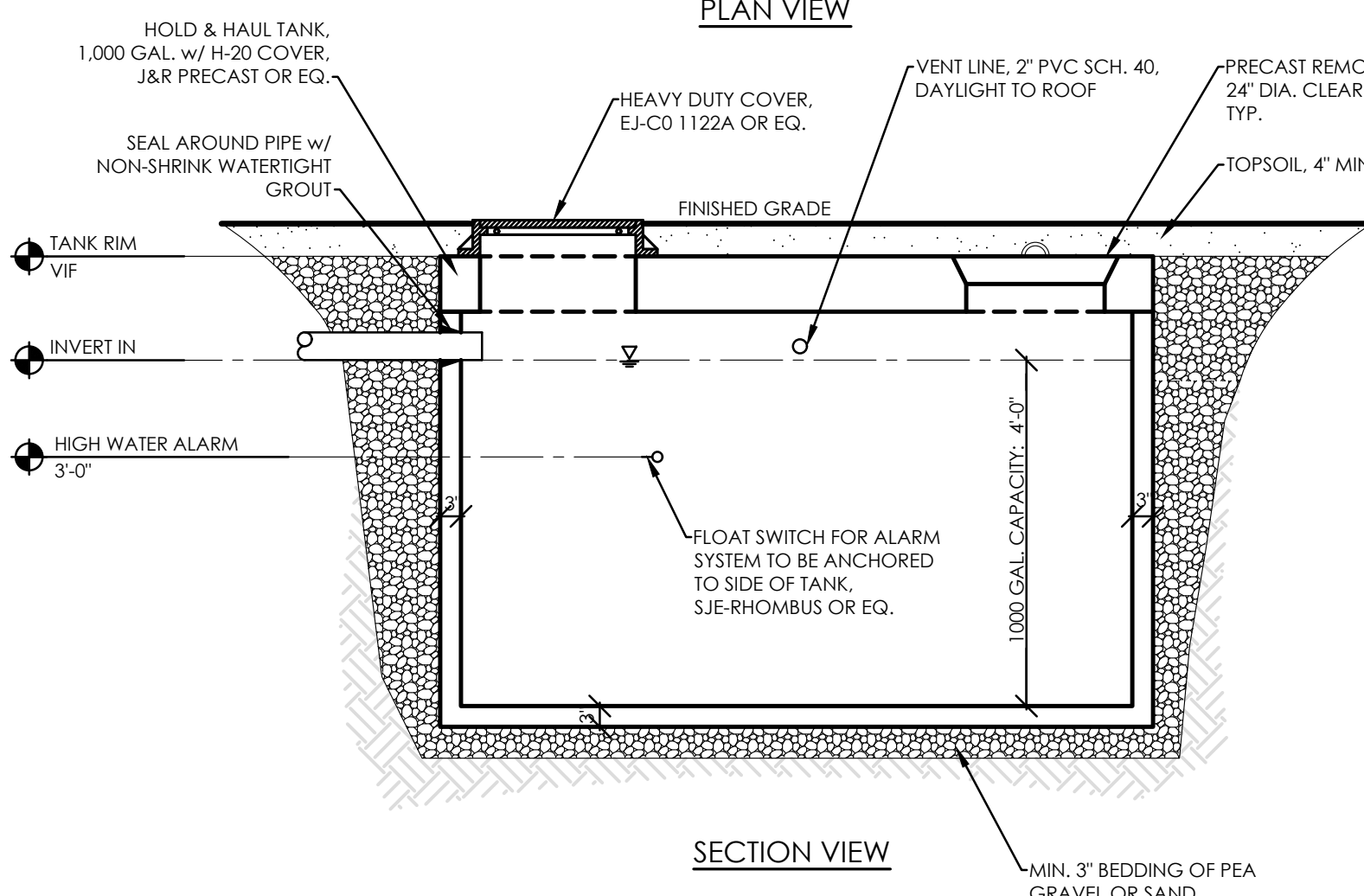
Indoor Tank Alarm



HIGH WATER ALARM w/ VISUAL & AUDIBLE ALARM, TANK-ALERT-AB BY SJE-RHOMBUS, OR EQ. INTERIOR MOUNTED @ 5'-0" HEIGHT

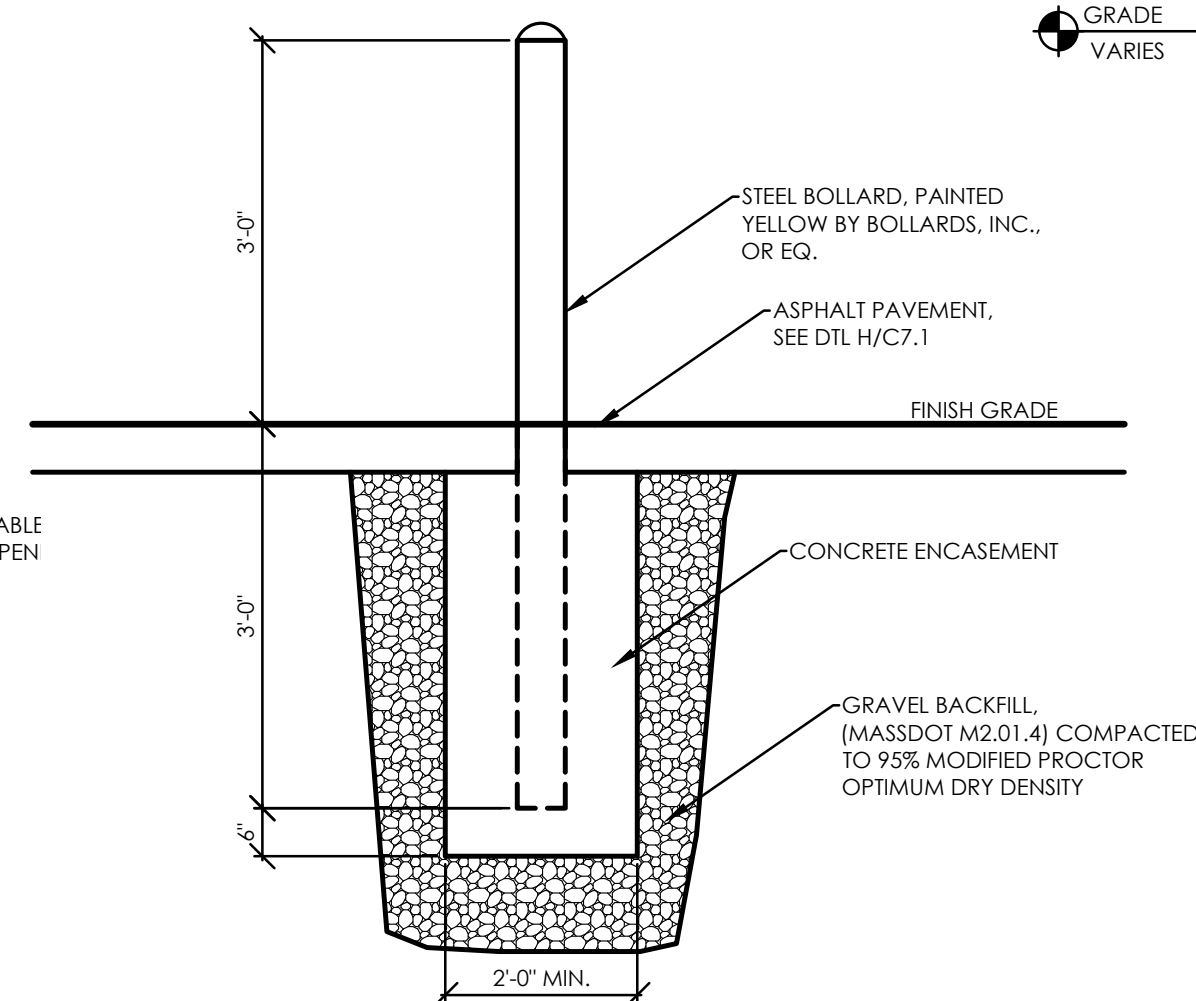


PLAN VIEW



SECTION VIEW

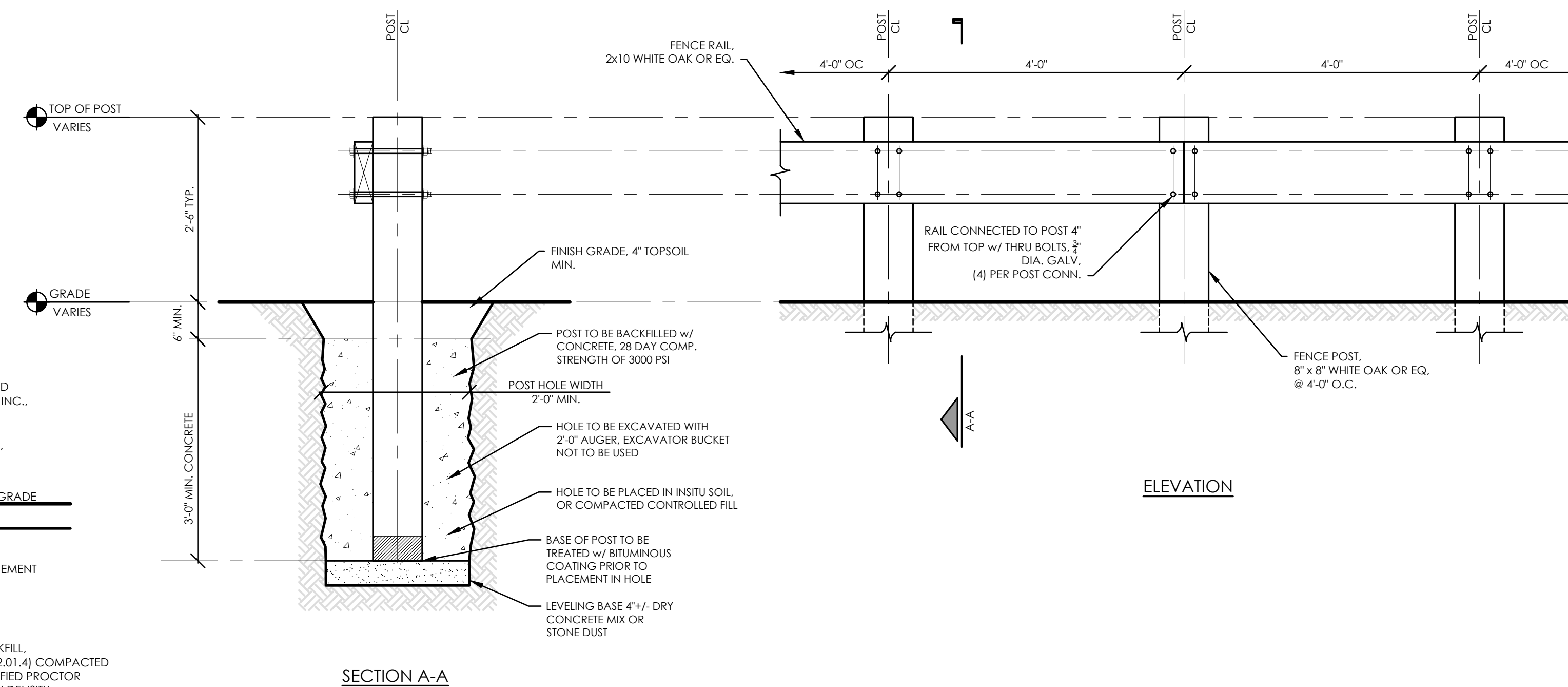
E HOLD & HAUL TANK - 1,000 GAL.
SCALE: 1/2" = 1'



NOTE:

- BOLLARDS SHOULD BE BURIED TO A DEPTH EQUAL TO THE HEIGHT ABOVE GROUND. BOLLARD EMBEDMENT MAY BE REDUCED TO TOP OF FOOTING ELEVATION WHERE NECESSARY TO PREVENT INTERFERENCE WITH SPREAD FOOTING

F BOLLARD DETAIL
SCALE: NTS



SECTION A-A

G PARKING BARRIER FENCE & POST EMBED.
SCALE: 3/4" = 1'



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AIRPORT ROAD PROJECT

BRISTOL COUNTY, MASSACHUSETTS

C/O NEW BEDFORD

SITE DETAILS

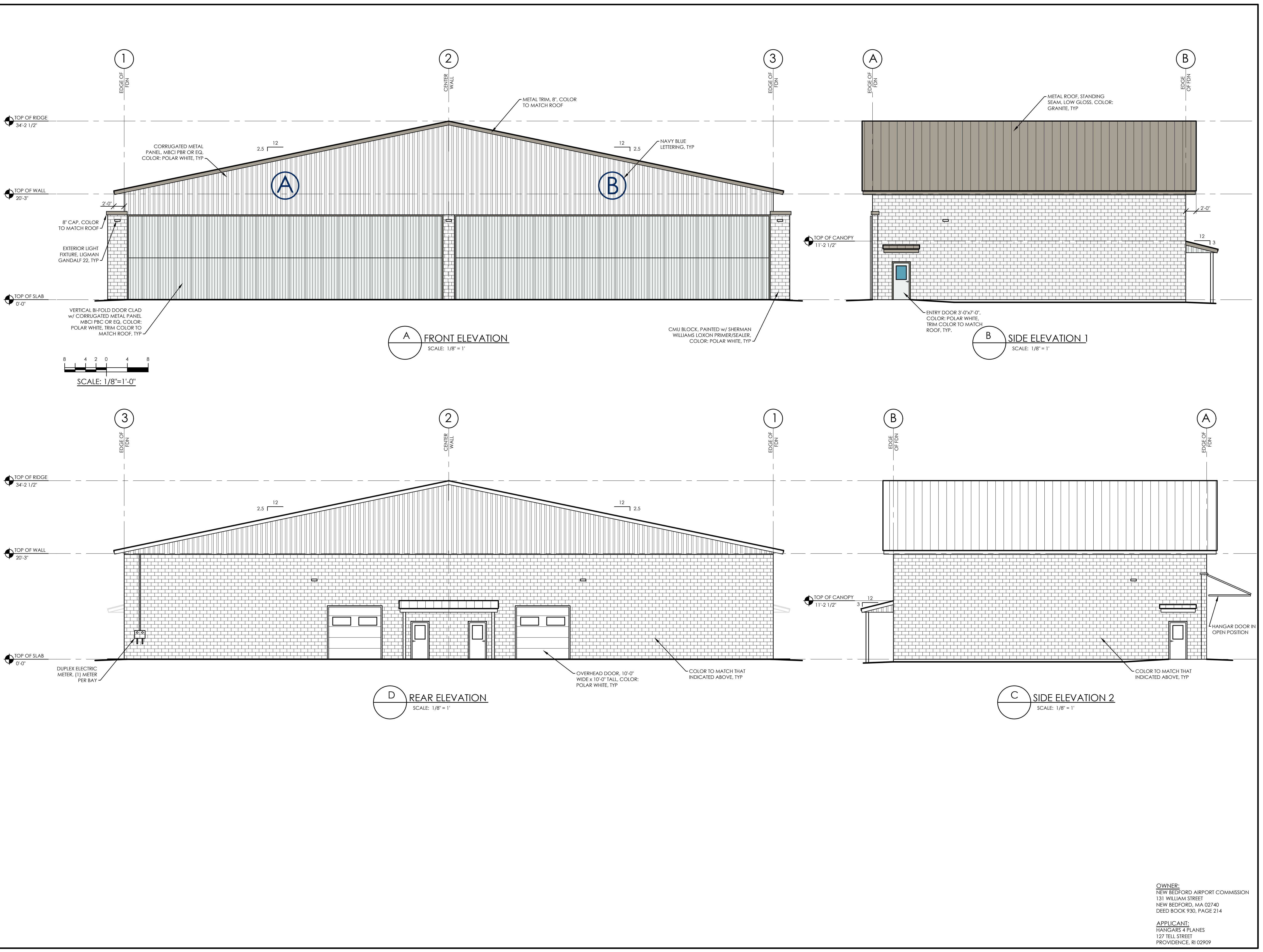
C7.0

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AIRPORT ROAD PROJECT**

BRISTOL COUNTY, MASSACHUSETTS
C/O NEW BEDFORD

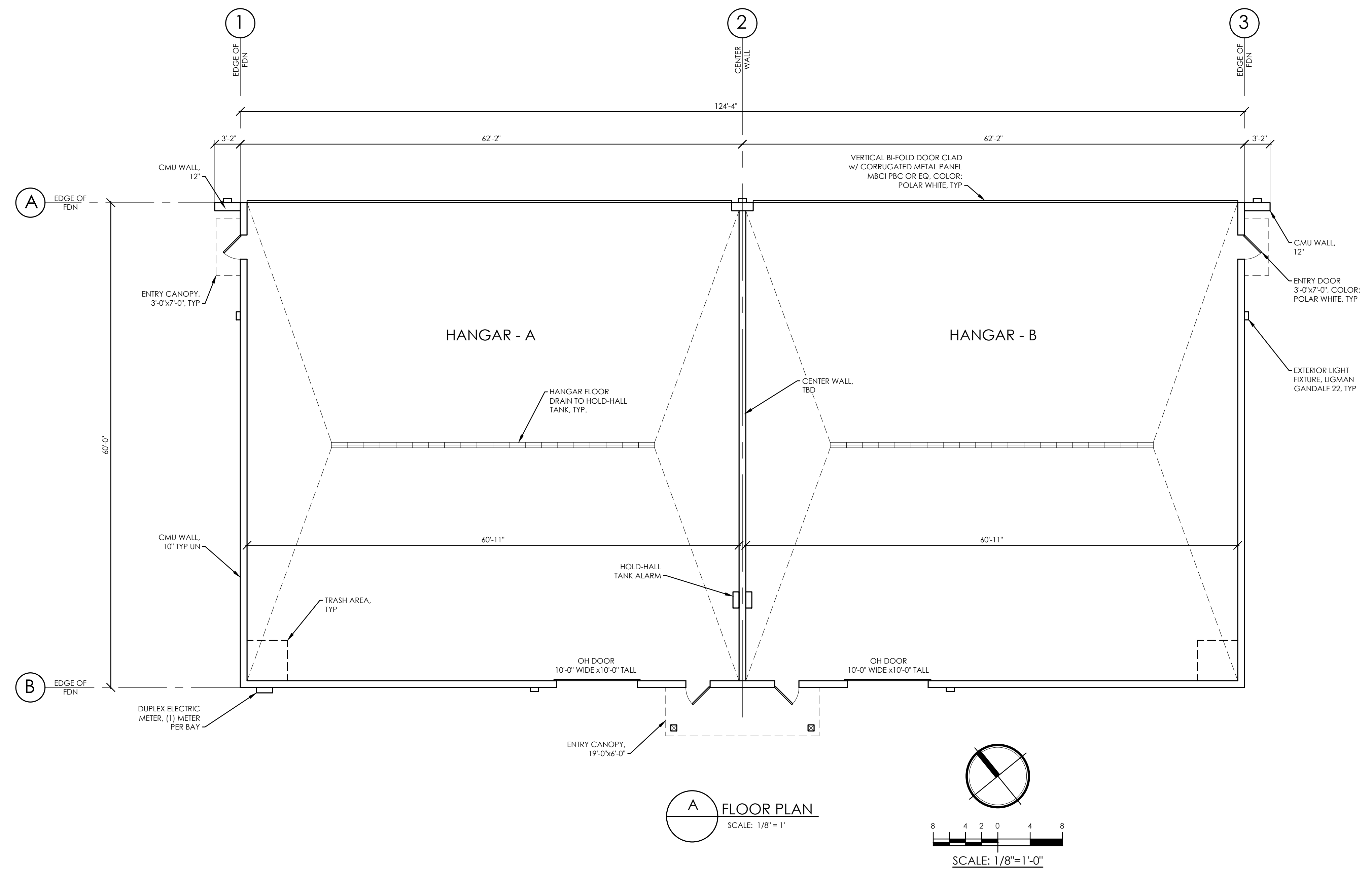
**BUILDING
ELEVATIONS**

A1.0

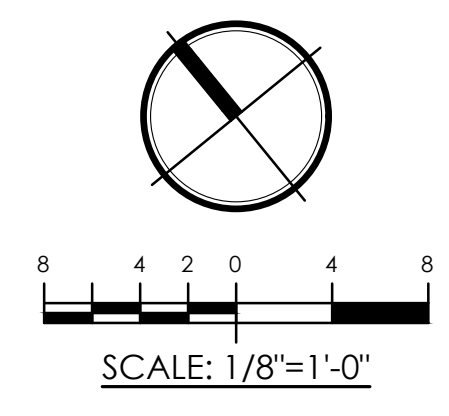
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A FLOOR PLAN
SCALE: 1/8" = 1'



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**HANGARS 4 PLANES
AIRPORT ROAD PROJECT**

C/O NEW BEDFORD BRISTOL COUNTY, MASSACHUSETTS

FLOOR PLAN

A1.1

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