

O'REILLY AUTO PARTS

139 HATHAWAY ROAD (ASSESSORS MAP 101 LOT 14) NEW BEDFORD, MASSACHUSETTS

ZONING REQUIREMENTS TABLE

DISTRICT	MIXED USE BUSINESS / INDUSTRIAL B (SPLIT USE)	
	MUB REQUIRED	PROVIDED
LOT AREA (A)	0	10 ACRES
LOT FRONTAGE (LF)	0	627±
SETBACKS (FEET)		
FRONT	0	710
SIDE	0	198
REAR	10-(1 STORY)	N/A
BUILDING HEIGHT (FEET)	100	17.5'
STORIES	7	1
LOT COVERAGE	0	N/A
GREEN SPACE	0	N/A

ASSESSORS MAP 101 - LOT 14

ZONING DISTRICT - MIXED USE BUSINESS/INDUSTRIAL B

PARCEL AREA - 10 ACRES

EXISTING USE - MIXED USE - RETAIL, FAST FOOD, OFFICE

PROPOSED USE - MIXED USE - RETAIL, FAST FOOD, OFFICE

BUILDING / PARKING SUMMARY

- McDONALDS - 3,800 SF x 1 SPACE/100 SF = 38 SPACES
1 SPACE/EMPLOYEE/SHIFT x 10 = 10 SPACES

- RETAIL USE - EXISTING - 88,200 SF
PROPOSED - 7,225 SF
TOTAL = 95,425 SF

20,000 SF x 1 SPACE/200 SF = 100 SPACES
75,425 SF x 1 SPACE/400 SF = 189 SPACES

- RED APPLE RESTAURANT
1200 SF x 1 SPACE/200 SF = 6 SPACES

- CONSTRUCTION SUPPLIES (GROSSMANS) - 33,420 SF
15,000 SF x 1 SPACE/1500 SF = 10 SPACES
18,400 SF x 1 SPACE/5000 SF = 4 SPACES

- OFFICE USE - 17,007 SF
10,000 SF x 1 SPACE/200 SF = 50 SPACES
7,007 SF x 1 SPACE/1000 SF = 7 SPACES

PARKING SUBTOTAL = 414 SPACES
PARKING REDUCTION PER SP = 36 SPACES
PARKING REQUIRED = 378 SPACES
PARKING PROVIDED = 388 SPACES

- O'REILLY AUTO = 7,225/200 SF = 37 SPACES REQUIRED
TOTAL PARKING PROVIDED = 44 SPACES

HANDICAPPED PARKING SPACES REQUIRED

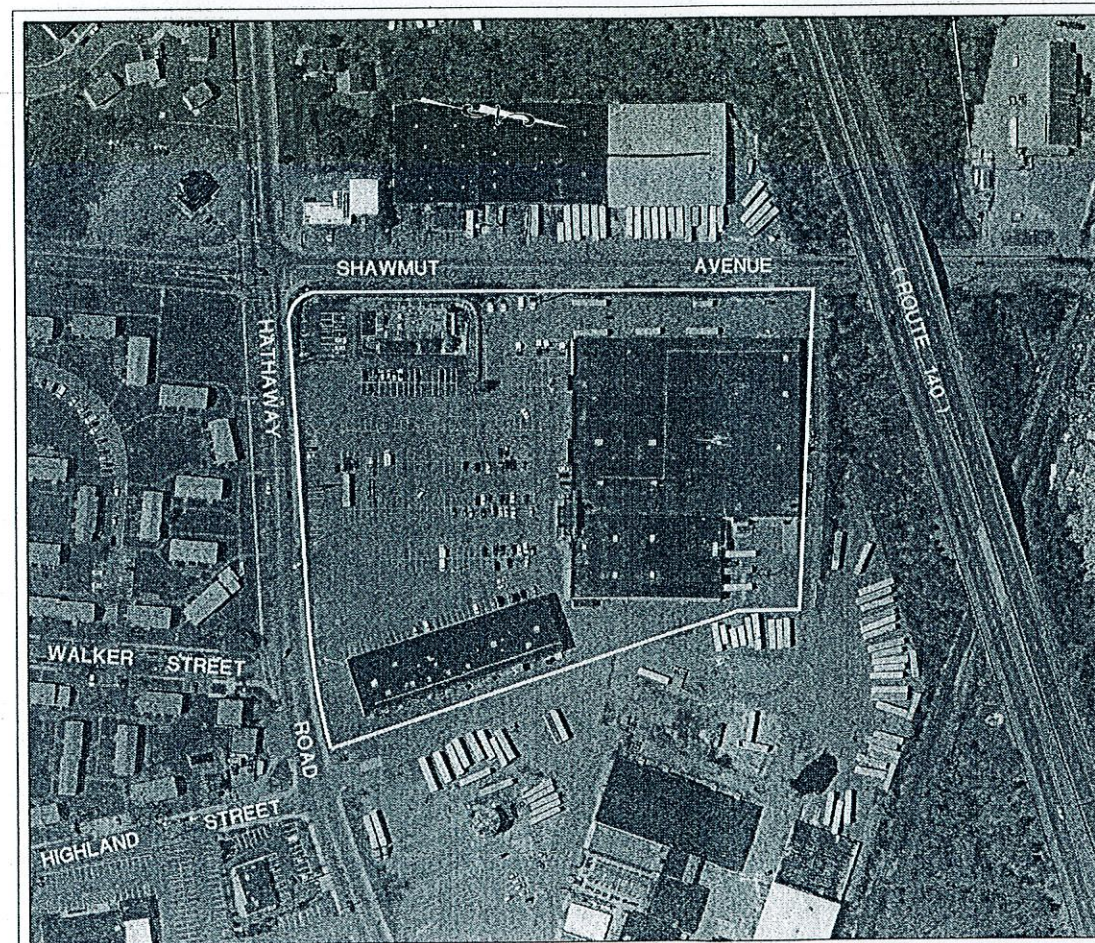
O'REILLY AUTO PARTS
44 SPACES = 2

McDONALD'S
51 SPACES = 3

SHOPPING CENTER
293 SPACES = 7
TOTAL = 12

HANDICAPPED SPACES PROVIDED = 13

DEED REFERENCE: LAND COURT CERTIFICATE TITLE #14729 (L.C. Plan 28344E Lots 11 & 12)



LOCUS MAP

SCALE: 1"=100'±

DATE: APRIL 17, 2015

PLAN INDEX

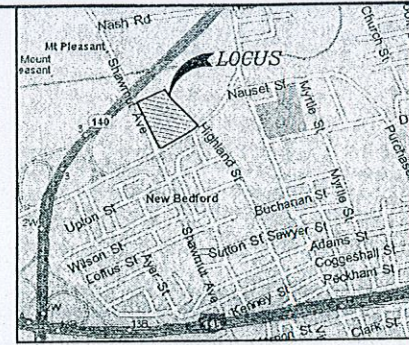
SHEET NO.	TITLE	DATE	REVISED
—	COVER SHEET	APRIL 17, 2015	NOVEMBER 10, 2015
1 OF 9	SITE LAYOUT	APRIL 17, 2015	NOVEMBER 10, 2015
2 OF 9	LOCUS MAP	APRIL 17, 2015	NOVEMBER 10, 2015
3 OF 9	SITE GRADING & UTILITIES PLAN	APRIL 17, 2015	NOVEMBER 10, 2015
4 OF 9	LANDSCAPING PLAN	APRIL 17, 2015	NOVEMBER 10, 2015
5 OF 9	LIGHTING PLAN	APRIL 17, 2015	NOVEMBER 10, 2015
6 OF 9	DEMOLITION PLAN	APRIL 17, 2015	NOVEMBER 10, 2015
7 OF 9	EROSION/SEDIMENTATION CONTROL PLAN	APRIL 17, 2015	NOVEMBER 10, 2015
8 OF 9	EXISTING CONDITIONS	APRIL 17, 2015	NOVEMBER 10, 2015
9 OF 9	DETAIL SHEET	APRIL 17, 2015	NOVEMBER 10, 2015

OWNER/APPLICANT

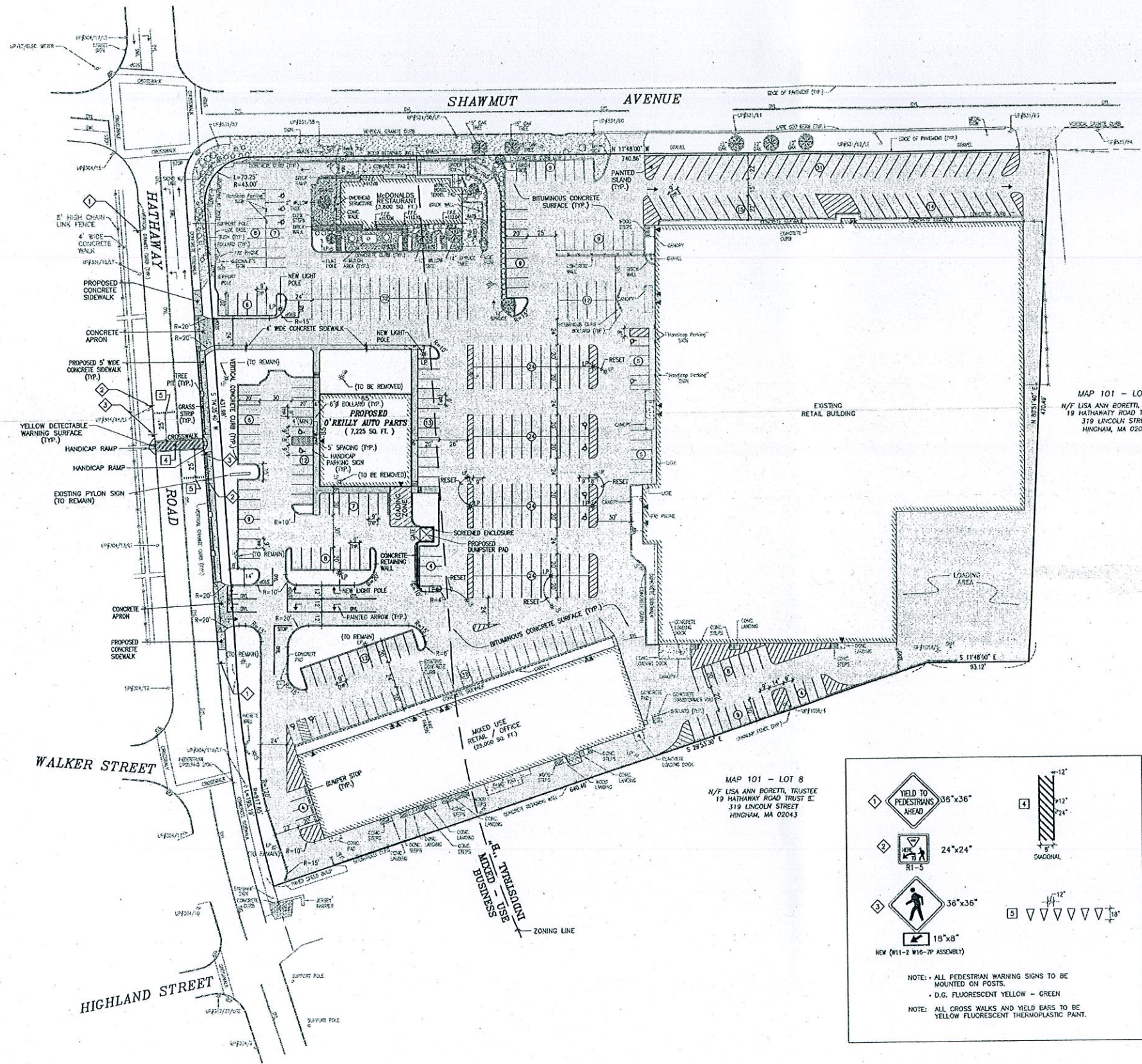
S.B. REALTY LIMITED PARTNERSHIP
100 NORTH FRONT STREET
NEW BEDFORD, MA 02740



PLANNING
NOV 13 2015
DEPARTMENT OF
APPROVED
CASE 16-15



LOCUS MAP
SCALE: 1"=1,000'



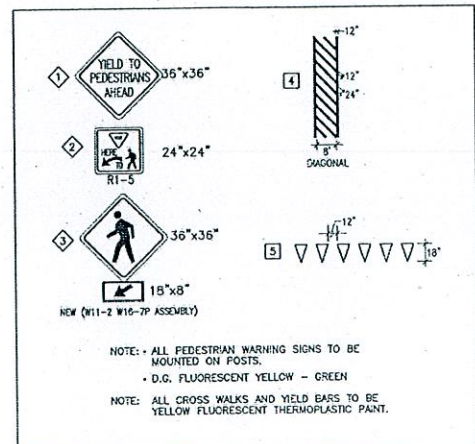
LEGEND

- PROPERTY LINE
- - - 101 - EXISTING CONTOUR
- - - - - EXISTING CHAIN LINK FENCE
- 5M — EXISTING SOLID WHITE LINE
- 5M — EXISTING SOLID YELLOW LINE
- 5M — EXISTING DOUBLE YELLOW LINE
- UP - EXISTING UTILITY POLE
- ♿ - EXISTING HANDICAP PARKING SPACE
- ♿ - EXISTING HANDICAP RAMP
- ⊙ - EXISTING TREE
- ▲ - EXISTING BUILDING ENTRANCE
- LP - EXISTING LIGHT POLE
- ⊙ - NUMBER OF PARKING SPACES
- ♿ - PROPOSED HANDICAP PARKING SPACE
- ▲ - PROPOSED BUILDING ENTRANCE
- DL - PROPOSED DOUBLE YELLOW LINE
- LP* - PROPOSED NEW OR RESET LIGHT POLE

MAP 101 - LOT 8
N/F LISA ANN BORETTI, TRUSTEE
19 HATHAWAY ROAD TRUST II
319 LINCOLN STREET
HINGHAM, MA 02043

NOTES:

1. ALL HANDICAP PARKING, RAMPS AND ACCESS, SIDEWALK & NEW DRIVEWAY BROW, SHALL CONFORM TO AAB AND MAAB REQUIREMENTS.
2. CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE DEPARTMENT OF INFRASTRUCTURE PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 24 HOURS IN ADVANCE OF POURING CONCRETE TO INSURE THAT THE SIDEWALK & DRIVEWAY BROW WILL MEET A.D.A. AND CITY OF NEW BEDFORD STANDARDS.
4. ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) 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. ALL PAVEMENT MARKINGS SHALL CONFORM TO MUTCD REQUIREMENTS.
6. SEE DEMOLITION / EROSION CONTROL PLAN SHEETS 6 OF 9 AND 7 OF 9 FOR MEASURES TO BE TAKEN PRIOR TO CONSTRUCTION.
7. 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.
[Signature]
DATE: 11.12.15
8. DRIVEWAY PERMIT SUBJECT TO TRAFFIC COMMISSION APPROVAL.
9. THE BUILDING ROOF SHEATHING SHALL BE COOL ROOF EPDM OR PVC, IN LIGHT OR WHITE COLOR.
10. HOURS OF OPERATION SHALL BE NO EARLIER THEN 8:00 A.M. AND NO LATER THAN 8:00 P.M.
11. SIGNAGE MAY BE ILLUMINATED NO LATER THAN ONE HOUR AFTER CLOSING TIME, BUT NO LATER THAN 9:00 P.M.
12. O'REILLY AUTO PARTS WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS TO STORE OIL PRODUCTS AND ANTIFREEZE IN THE BUILDING. ALL PROCEDURES FOR OPERATION AND MAINTENANCE ASSOCIATED WITH THE STORAGE OF OIL MATERIALS WILL BE IN COMPLIANCE WITH ALL FEDERAL, STATE (310 CMR 30.200 & MGL CHAPTER 94 SECTION 295B AS MOST RECENTLY AMENDED) AND LOCAL (CITY OF NEW BEDFORD FIRE PREVENTION) REGULATIONS.



NOTE: ALL PEDESTRIAN WARNING SIGNS TO BE MOUNTED ON POSTS.
D.G. FLUORESCENT YELLOW - GREEN
NOTE: ALL CROSS WALKS AND YIELD BARS TO BE YELLOW FLUORESCENT THERMOPLASTIC PAINT.

No.	Date	Revision Description
1	APRIL 17, 2015	PLANNING BOARD REVIEW
2	NOVEMBER 10, 2015	PER PLANNING BOARD APPROVAL / LAND COURT REVIEW
3	OCTOBER 27, 2015	PER PLANNING BOARD APPROVAL / LAND COURT REVIEW

Scale: 1"=40'
Date: APRIL 17, 2015
Drawn: NAD
Checked: SDG
Approved: SDG
Sheet Number: 9
Drawing Number: SL-1

PROJECT: PROPOSED O'REILLY AUTO PARTS
128 HATHAWAY ROAD
NEW BEDFORD, MASSACHUSETTS
CLIENT: S.B. REALTY LIMITED PARTNERSHIP
DRAWING TITLE: SITE LAYOUT

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128 HATHAWAY ROAD
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Light User Permitting

OWNER/APPLICANT
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NEW BEDFORD, MA 02740

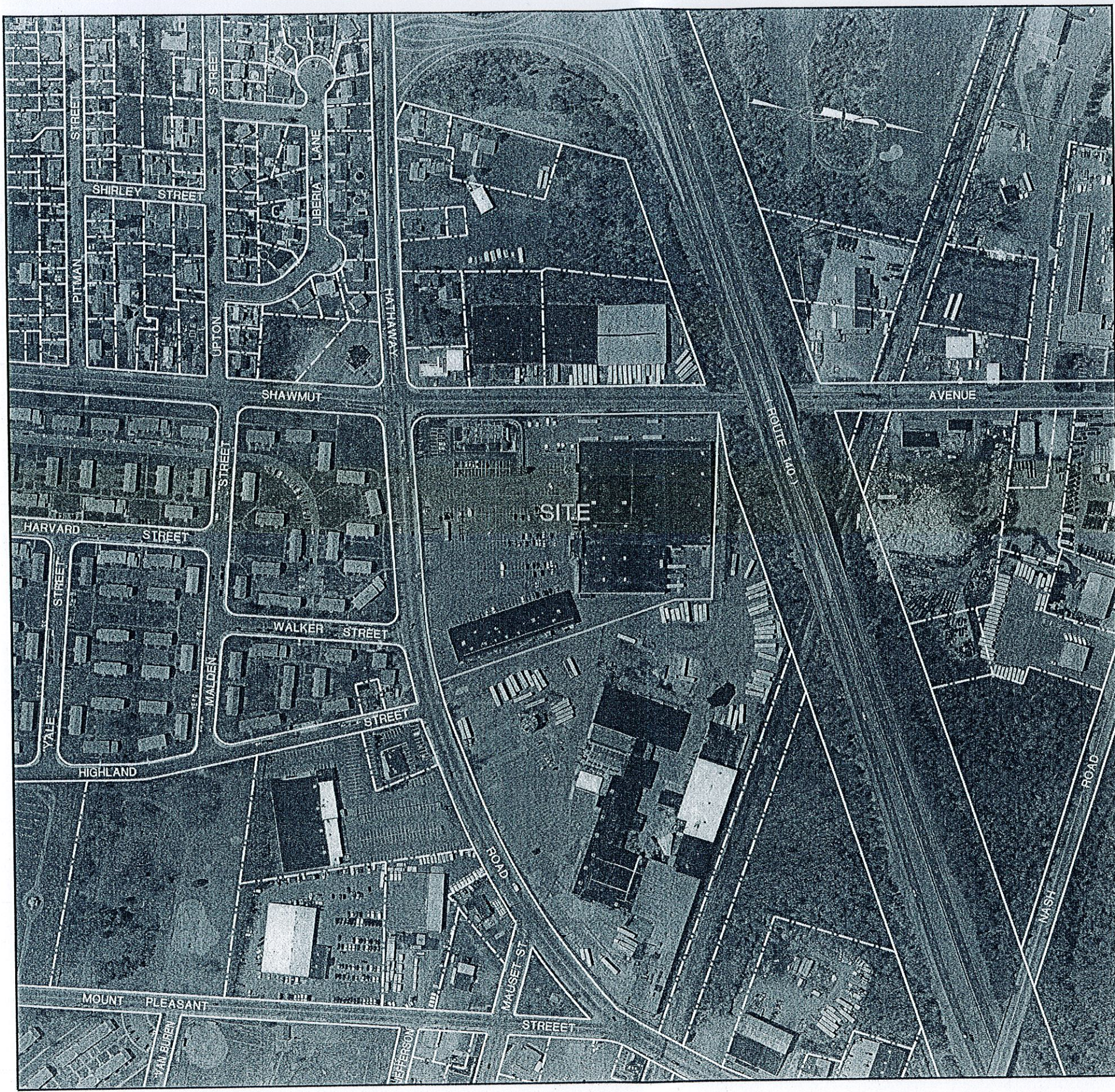
PLANNING BOARD REVIEW

NOV 13 2015

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Acad No. NB 07-3977
File No. 07-3977

CASE 16-15



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 NOV 13 2015
 DEPARTMENT



No.	Date	Revision Description	Chgd. By	Appvd. By
1	NOVEMBER 10, 2015	PLANNING BOARD REVIEW	SDG	SDG
2	OCTOBER 27, 2015	PER PLANNING BOARD APPROVAL/LAND COURT REVIEW	SDG	SDG

Scale: 1"=100'
 Date: APRIL 17, 2015
 Drawn: NAD
 Checked: SDG
 Approved: SDG
 Sheet: 2 of 9
 Drawing Number: LM-1

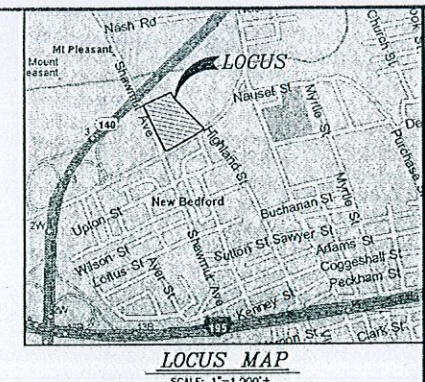
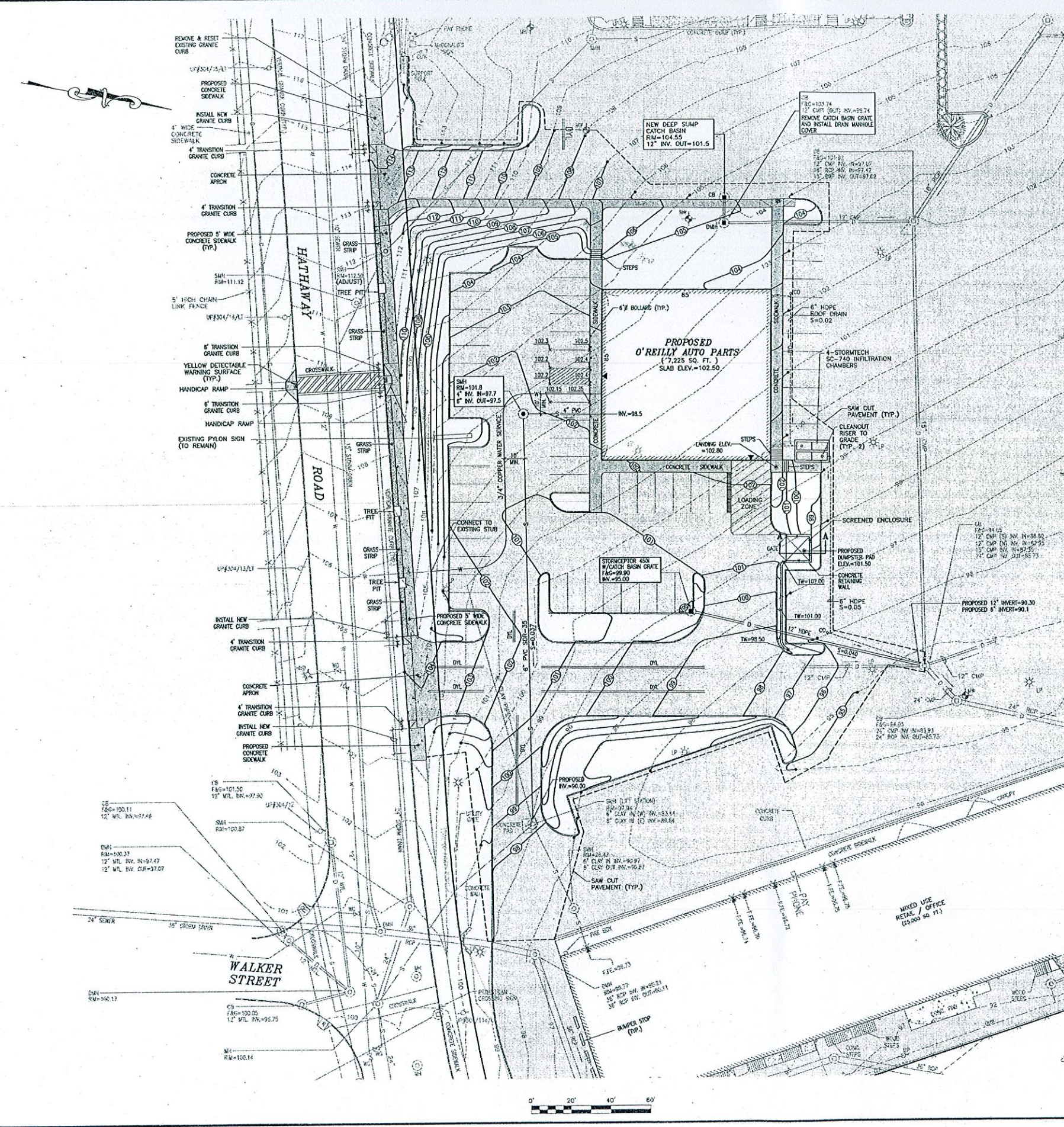
Project: PROPOSED O'REILLY AUTO PARTS
 139 HATHAWAY ROAD
 NEW BEDFORD, MASSACHUSETTS
 Client: S.B. REALTY LIMITED PARTNERSHIP
 Drawing Title: LOCUS MAP

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 Civil and Environmental Engineering
 Land Use Planning

Acad No. NS 07-3977
 File No. 07-3977
 LOCUS MAP.DWG

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CASE 16-15



LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR
---	EXISTING CHAIN LINK FENCE
---	EXISTING OVERHEAD WIRES
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING GAS MAIN
---	EXISTING WATER MAIN
---	EXISTING SEWER LINE
---	EXISTING DRAINAGE LINE
---	EXISTING UNDERGROUND ELECTRIC
CB	EXISTING CATCH BASIN
DM	EXISTING DRAIN MANHOLE
SMH	EXISTING SEWER MANHOLE
EM	EXISTING MANHOLE
EMEP	EXISTING ELECTRIC MANHOLE
TMH	EXISTING TELEPHONE MANHOLE
HY	EXISTING FIRE HYDRANT
WGV	EXISTING WATER GATE VALVE
WS	EXISTING WATER SERVICE
GSV	EXISTING GAS GATE VALVE
LP	EXISTING LIGHT POLE
DS	EXISTING DOWN SPOUT
ICV	EXISTING IRRIGATION CONTROL VALVE
UH	EXISTING UTILITY HAND HOLE
UP	EXISTING UTILITY POLE
MW	EXISTING MONITORING WELL
HR	EXISTING HANDICAP RAMP
T	EXISTING TREE
▲	EXISTING BUILDING ENTRANCE
▲	PROPOSED BUILDING ENTRANCE
---	PROPOSED CONTOUR
---	PROPOSED DRAINAGE LINE
DM	PROPOSED DRAIN MANHOLE
CB	PROPOSED CATCH BASIN
TW=103.0	PROPOSED TOP OF WALL ELEVATION
---	PROPOSED ROOF DRAIN
---	PROPOSED WATER SERVICE
---	PROPOSED SEWER SERVICE
SMH	PROPOSED SEWER MANHOLE
102.2	PROPOSED SPOT GRADE

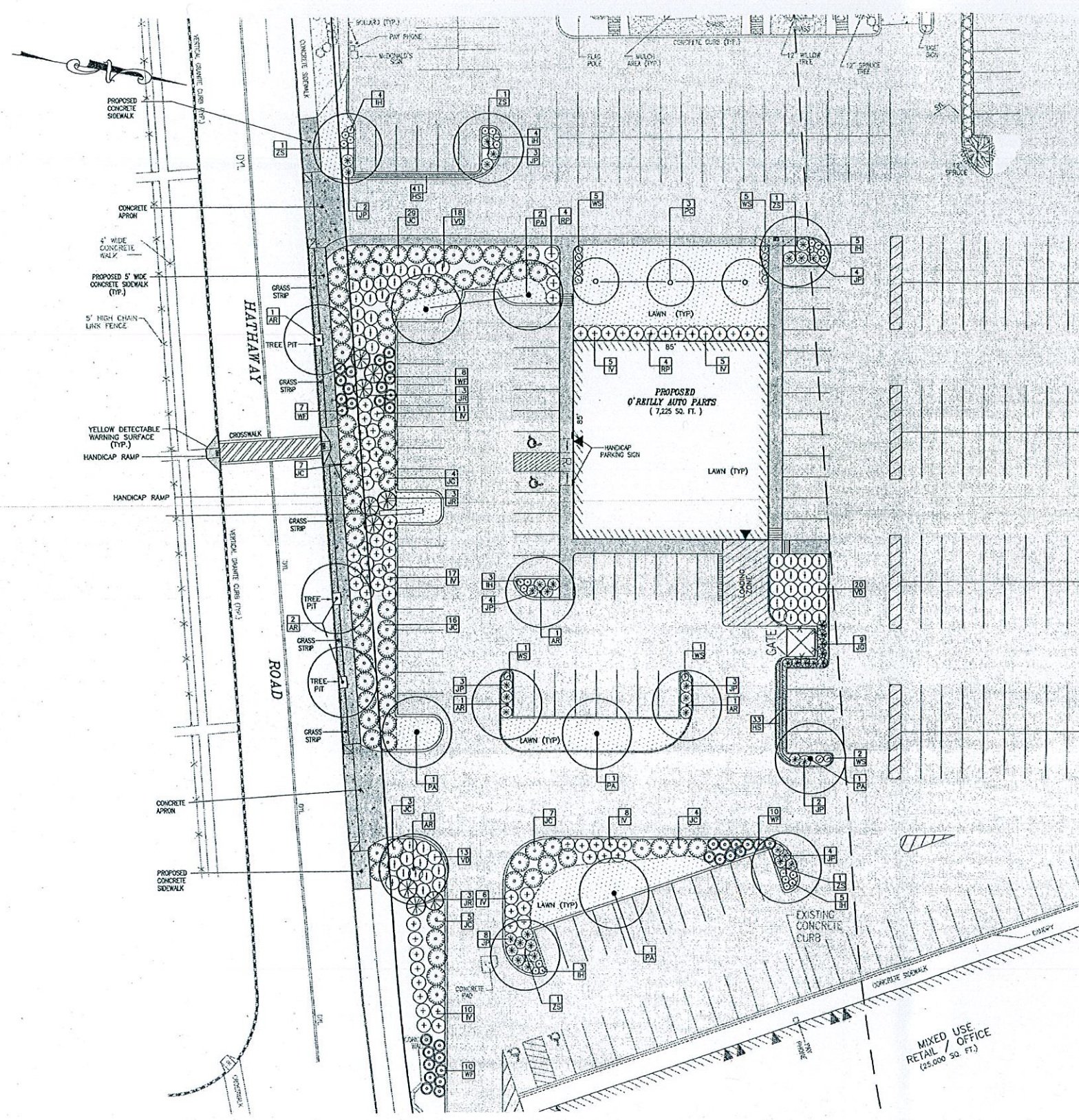
- NOTES:**
1. THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE & OBSTRUCTION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
 2. ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
 3. ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF NEW BEDFORD BEFORE BEING BACK FILLED.
 4. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.

Revised	Description	No.	Date	1. NOVEMBER 10, 2015 PLANNING BOARD REVIEW 2. OCTOBER 27, 2015 PER PLANNING BOARD APPROVAL/LAND COURT REVIEW					
Scale:	1"=20'	Drawn:	NAD	Checked:	SDG	Approved:	SDG	Drawn by:	SG&U-1
PROPOSED O'REILLY AUTO PARTS 139 HATHAWAY ROAD NEW BEDFORD, MASSACHUSETTS S.B. REALTY LIMITED PARTNERSHIP ENGINEERING									
SITEC Inc. 445 Finance Center Road New Bedford, MA 01905 (508) 898-3125 FAX (508) 898-7564 WWW.SITEC-ENGINEERING.COM									
Acct No. NB 07-3977 PLANNING BOARD REVIEW File No. 07-3977									

PLANNING BOARD REVIEW

APPROVED

CASE 16-15

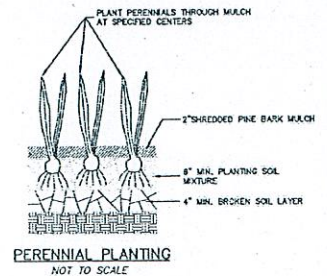
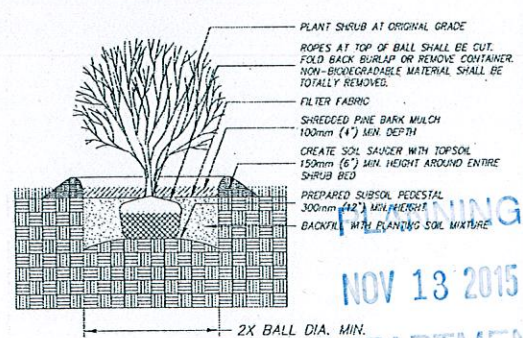
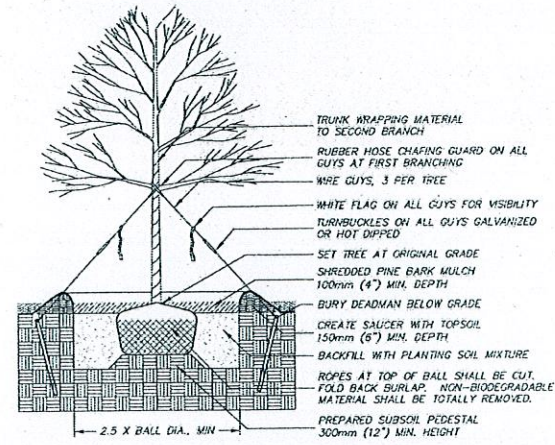


PLANTING NOTES

- 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 Z601, 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-leaf 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 Z601. 3 & 8 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.

symbol	quantity	PLANT LIST name	size
AR	7	ACER RUBRUM 'RED SUNSET'	2" - 2.5" cal. * B&B
HS	74	HEMEROCALLIS 'GOING BANANAS'	1 gallon container space 18" o.c.
IV	62	ITEA VIRGINICA 'HENRY'S GARNET'	3 gallon container
IH	24	ITEA VIRGINICA 'SPRICH' Little Henry Sweetspire	3 gallon container
JP	33	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA' Compact Pfitzer Juniper	3 gallon container
JR	9	JUNIPERUS CHINENSIS 'ROBUSTA GREEN' Robusta Green Juniper	5 gallon container
JC	75	JUNIPERUS CHINENSIS VAR. 'SARGENTII VIRIDIS' Green Sargent Juniper	3 gallon container
JG	9	JUNIPERUS COMMUNIS 'GNOM' Gnom Common Juniper	5 gallon container
PA	6	PLATANUS ACERIFOLIUM x 'BLOODGOOD' Bloodgood Sycamore	2" - 2.5" cal. * B&B
PC	3	PYRUS CALLERYANA 'ARISTOCRAT' Aristocrat Pear	2" - 2.5" cal. * B&B
RP	8	RHODODENDRON 'PJM' PJM Rhododendron	3 gallon container
VD	51	VIBURNUM DENTATUM Arrowwood Viburnum	3 gallon container
WF	35	WEIGELA FLORIDA 'ALEXANDRA' Wine & Roses Weigela	3 gallon container
WS	15	WEIGELA FLORIDA 'SOKRASPAW' Spilled Wine Weigela	3 gallon container
ZS	5	ZELKOVA SERRATA 'GREEN VASE' Green Vase Zelkova	2" - 2.5" cal. * B&B

* CALIPER IS THE DIAMETER OF THE TREE MEASURED AT THE THREE-FOOT RISE, OR FROM THE TOP OF THE BURLAP AND BALL.



No.	Date	Revision Description	App'd. By	SDG
1	NOVEMBER 10, 2015	PLANNING BOARD REVIEW		SDG
2	OCTOBER 27, 2015	PER PLANNING BOARD APPROVAL / LAND COURT REVIEW		SDG

sheet: 1"=20'
 date: APRIL 17, 2015
 drawn: NAO
 checked: SDG
 approved: SDG
 sheet number: 4
 drawing number: LP-1

PROJECT: PROPOSED O'REILLY AUTO PARTS
 139 HATHAWAY ROAD
 NEW BEDFORD, MASSACHUSETTS
 CLIENT: S.B. REALTY LIMITED PARTNERSHIP
 DRAWING: LANDSCAPE PLAN

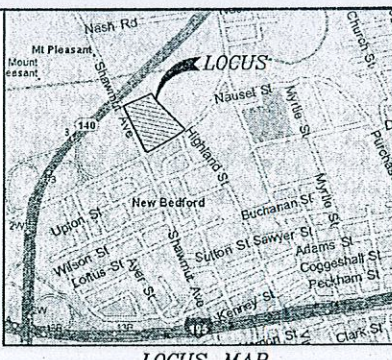
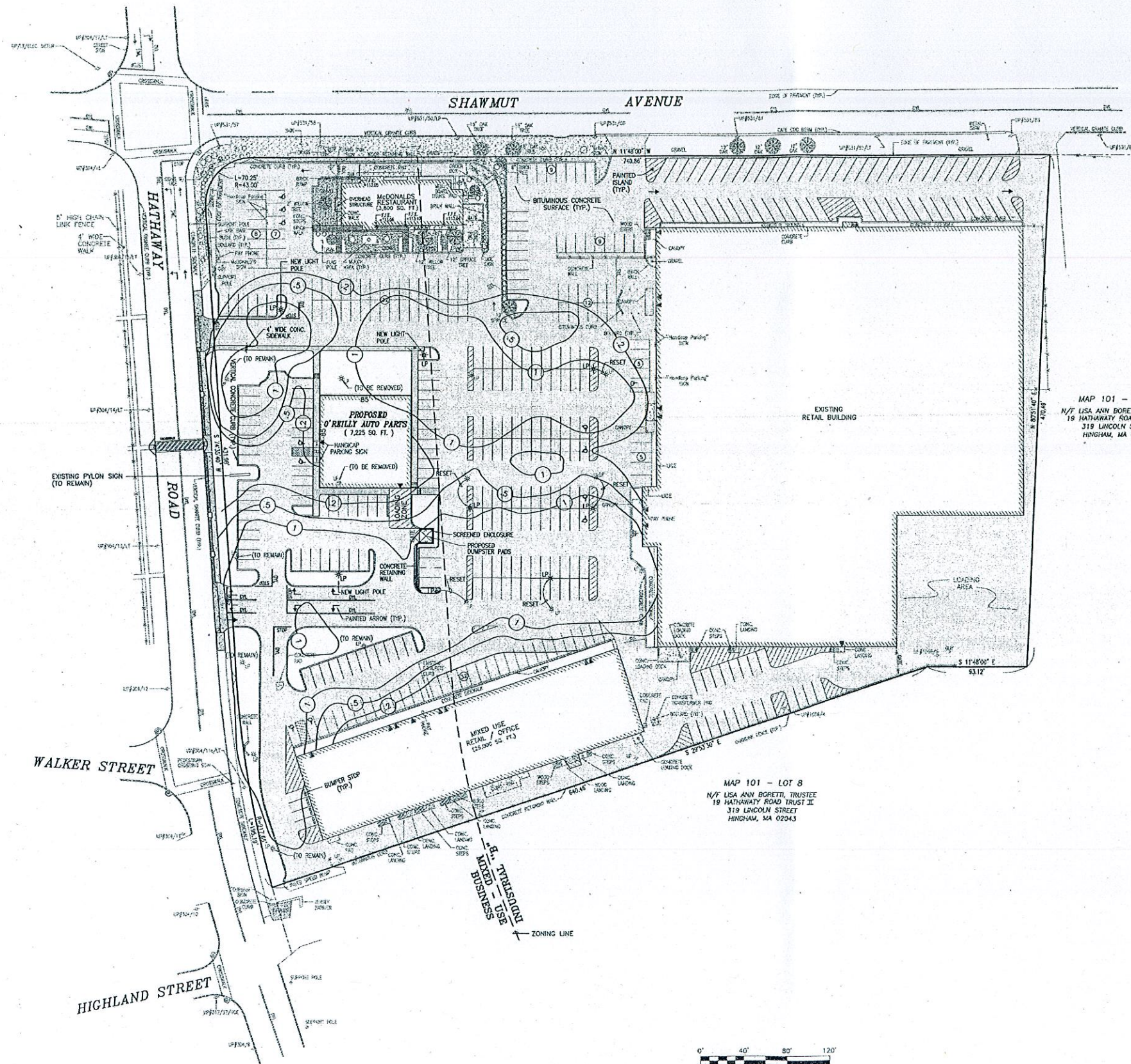
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 Land Use Planning

Acc'd No. NB 07-3977 LP.DWG
 File No. 07-3977

NOV 13 2015

LANDSCAPE DEPARTMENT

APPROVED
CASE 16-15



LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR
---	EXISTING CHAIN LINK FENCE
---	EXISTING SOLID WHITE LINE
---	EXISTING SOLID YELLOW LINE
---	EXISTING DOUBLE YELLOW LINE
LP	EXISTING UTILITY POLE
♿	EXISTING HANDICAP PARKING SPACE
♿	EXISTING HANDICAP RAMP
⊙	EXISTING TREE
▲	EXISTING BUILDING ENTRANCE
LP	EXISTING LIGHT POLE
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▲	PROPOSED BUILDING ENTRANCE
DYL	PROPOSED DOUBLE YELLOW LINE
LP*	PROPOSED NEW OR RESET LIGHT POLE

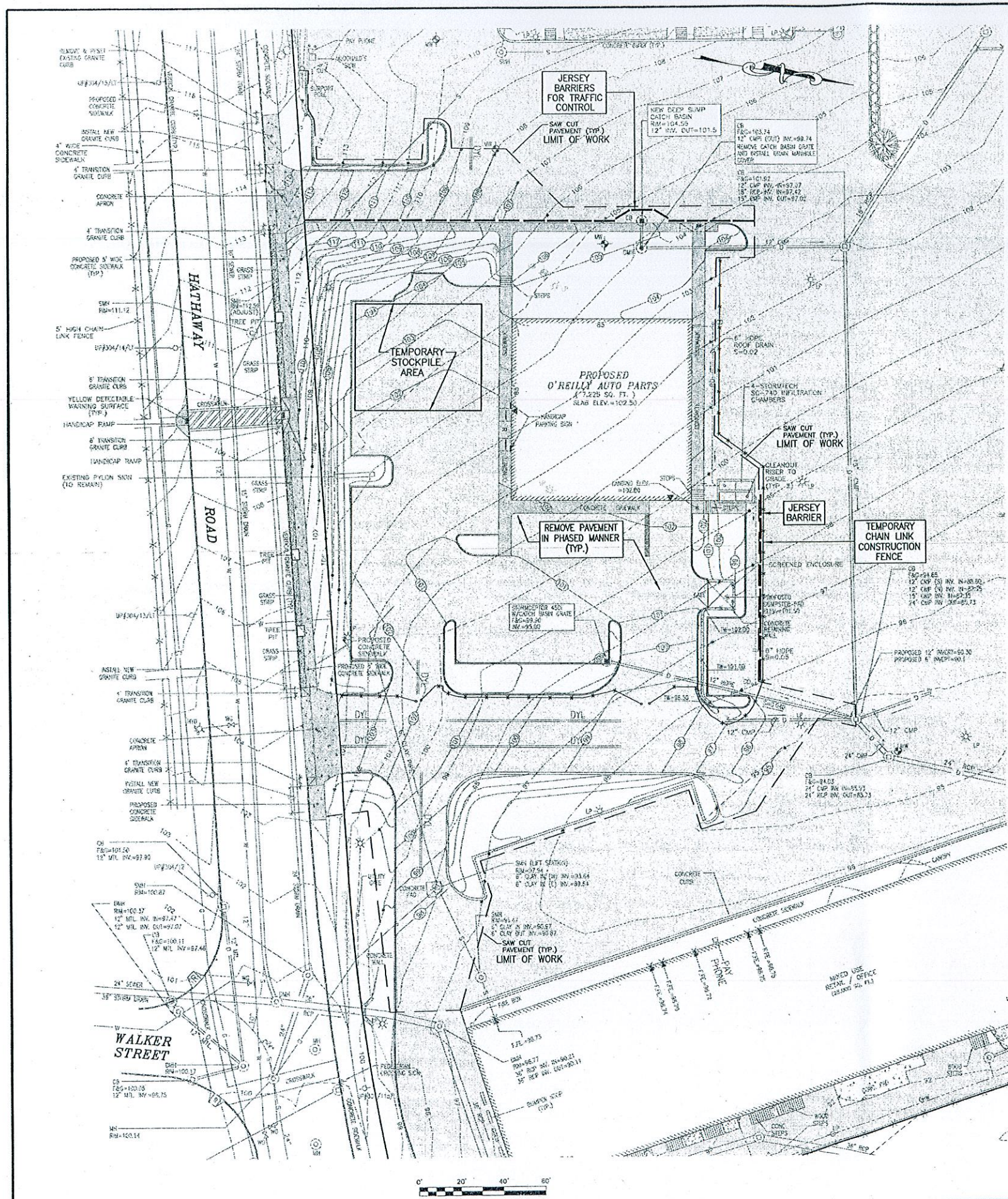
MAP 101 - LOT 8
 N/F LISA ANN BORETTI, TRUSTEE
 19 HATHAWAY ROAD TRUST II
 319 LINCOLN STREET
 HINGHAM, MA 02043

- NOTES:**
- ALL ILLUMINAIRES TO BE CREE EDGE AREA, TYPE III MEDIUM, 60 LUMENS, 700MA, 400K. CATALOG NUMBER: ARE-EDG-3M-XX-06-E-UL-XX 700-40K-XXXX-BXALX360E-U07. MOUNTING HEIGHT = (EXISTING) 25'-28'
 - THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
 - CONTRACTOR WILL LOCATE ALL ELECTRICAL CONDUITS PRIOR TO CONSTRUCTION.

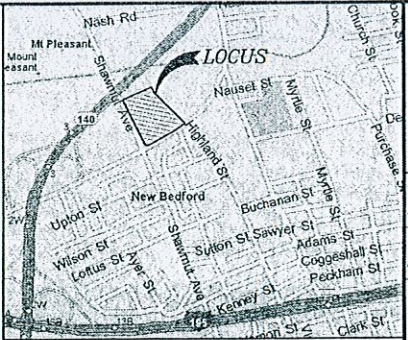


Project: PROPOSED O'REILLY AUTO PARTS 139 HATHAWAY ROAD NEW BEDFORD, MASSACHUSETTS Client: S.B. REALTY LIMITED PARTNERSHIP Drawing Title: LIGHTING PLAN	Date: APRIL 17, 2015 Drawn: NAD Check: SDG Approved: SDG Sheet: 5 of 9 Drawing Number: LIGHT-1	Revision Description No. Date 1 10/28/15 PLANNING BOARD REVIEW / LAND COURT REVIEW 2 10/28/15 PER PLANNING BOARD APPROVAL / LAND COURT REVIEW
	SITEC, Inc. 448 Elm Street, Suite 200 Hingham, MA 02043 (508) 538-2125 www.sitec-engineering.com	Acct No. HS 07-3977 File No. 07-3977

PLANNING
 NOV 13 2015
 DEPARTMENT



- NOTES:**
1. DEMOLITION SHALL BE LIMITED TO THE AREA OUTLINED.
 2. CONTRACTOR SHALL PROTECT ABUTTING AREAS FROM DAMAGE. DAMAGE OF ABUTTING AREAS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
 3. ALL DEMOLITION MATERIALS SHALL BE LEGALLY DISPOSED OF OFFSITE.
 4. ALL BMP EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO INITIAL DEMOLITION.
 5. CONTRACTOR SHALL HAVE WATER AVAILABLE FOR DUST CONTROL OR AN APPROVED DUST CONTROL AGENT



LEGEND

---	PROPERTY LINE
- - - -	EXISTING CONTOUR
- - - -	EXISTING CHAIN LINK FENCE
- - - -	EXISTING OVERHEAD WIRES
- - - -	EXISTING UNDERGROUND TELEPHONE LINE
- - - -	EXISTING GAS MAIN
- - - -	EXISTING WATER MAIN
- - - -	EXISTING SEWER LINE
- - - -	EXISTING DRAINAGE LINE
- - - -	EXISTING UNDERGROUND ELECTRIC
CB	EXISTING CATCH BASIN
DM	EXISTING DRAIN MANHOLE
SM	EXISTING SEWER MANHOLE
SN	EXISTING MANHOLE
EM	EXISTING ELECTRIC MANHOLE
TM	EXISTING TELEPHONE MANHOLE
FM	EXISTING FIRE HYDRANT
WG	EXISTING WATER GATE VALVE
WS	EXISTING WATER SERVICE
GG	EXISTING GAS GATE VALVE
LP	EXISTING LIGHT POLE
DS	EXISTING DOWN SPOUT
ICV	EXISTING IRRIGATION CONTROL VALVE
UHH	EXISTING UTILITY HAND HOLE
UP	EXISTING UTILITY POLE
MW	EXISTING MONITORING WELL
HR	EXISTING HANDICAP RAMP
TR	EXISTING TREE
BE	EXISTING BUILDING ENTRANCE
BC	PROPOSED BUILDING ENTRANCE
PC	PROPOSED CONTOUR
PL	PROPOSED DRAINAGE LINE
CB	PROPOSED CATCH BASIN
TE	PROPOSED TOP OF WALL ELEVATION
RD	PROPOSED ROOF DRAIN

No.	Date	Revision Description
1	NOVEMBER 10, 2015	PLANNING BOARD REVIEW
2	DECEMBER 27, 2015	PER PLANNING BOARD APPROVAL / LAND COURT REVIEW

scale: 1"=20'
 date: APRIL 17, 2015
 project: PROPOSED O'REILLY AUTO PARTS
 139 HATHAWAY ROAD
 NEW BEDFORD, MASSACHUSETTS
 owner: S.B. REALTY LIMITED PARTNERSHIP
 designer: SDC
 checker: SDC
 approver: SDC
 sheet: 6 of 9
 drawing number: DEMO-1

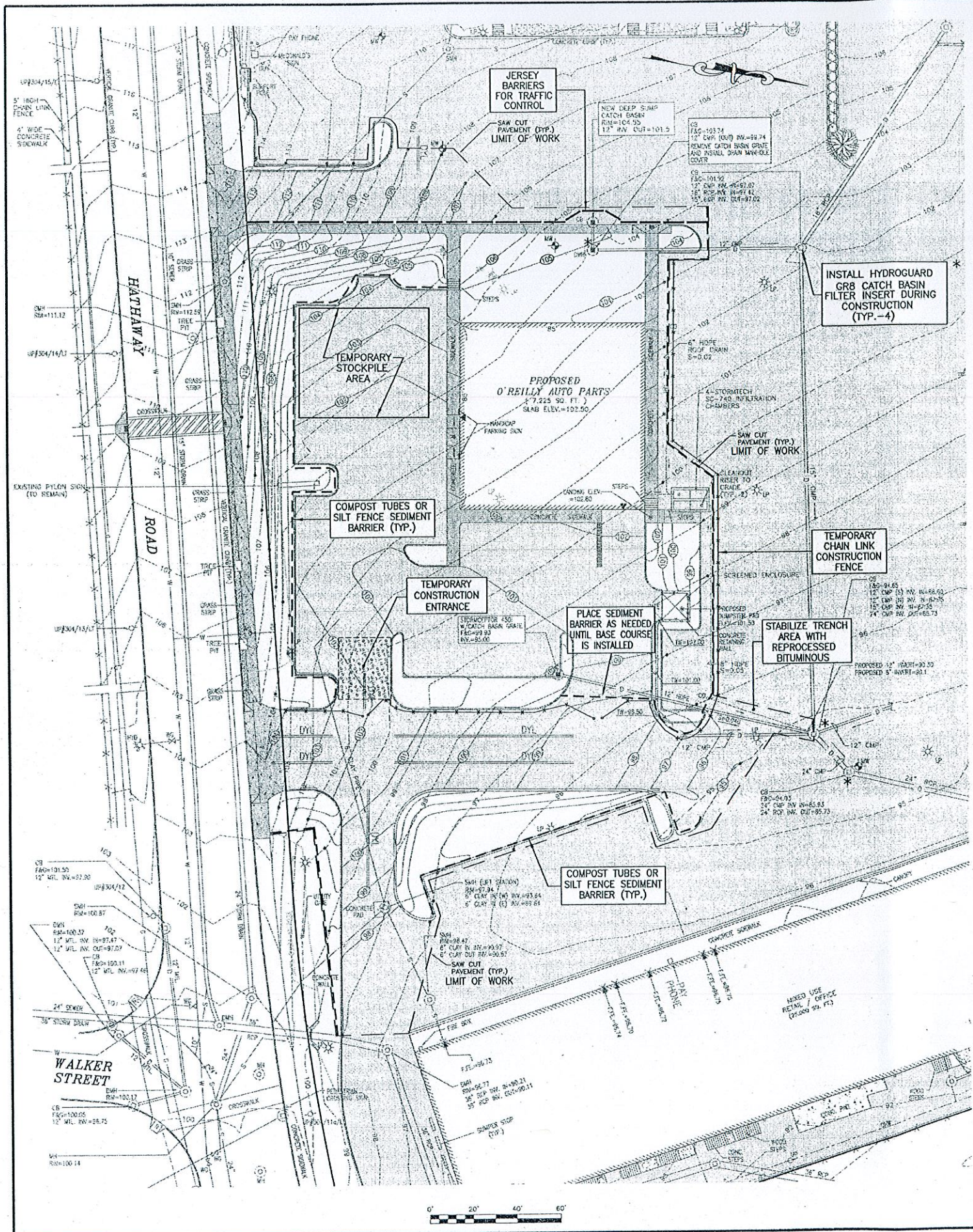
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 Carver Ave.
 North Attleboro, MA 02761
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SITEC
 Site Construction Engineering
 Land Use Planning

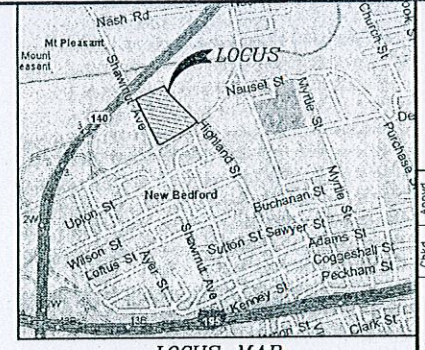
PLANNING
 NOV 13 2015
 DEPARTMENT

Acad No. NB 07-347
 DEMOLITION PLAN DWG
 File No. 07-347

APPROVED
 CASE 16-15



- NOTES:**
1. REMOVE AND RESET ALL LIGHT POLES. (SEE LIGHTING PLAN SHEET 5 OF 8)
 2. MATERIAL STOCKPILE AREA SHALL HAVE SAFETY FENCING INSTALLED AROUND STOCKPILE THAT EXCEED 10' IN HEIGHT.
 3. SILT FENCE OR COMPOST TUBES SHALL BE SET ON DOWNGRADIENT.
 4. CONTRACTOR MAY INSTALL RECYCLED BITUMINOUS PAVEMENT, AFTER GRADING, FOR EROSION CONTROL.
 5. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION OR ANY SITE WORK.
 6. EROSION CONTROL BMP'S SHALL CONFORM TO US EPA, NPDES, MA DEP AND MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AREAS.
 7. SEE STORMWATER POLLUTION PREVENTION AND CONSTRUCTION CONTROL PLAN DOCUMENT.



LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR
---	EXISTING CHAIN LINK FENCE
---	EXISTING OVERHEAD WIRES
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING GAS MAIN
---	EXISTING WATER MAIN
---	EXISTING SEWER LINE
---	EXISTING DRAINAGE LINE
---	EXISTING UNDERGROUND ELECTRIC
CB	EXISTING CATCH BASIN
DM	EXISTING DRAIN MANHOLE
SM	EXISTING SEWER MANHOLE
MH	EXISTING MANHOLE
EMH	EXISTING ELECTRIC MANHOLE
TMH	EXISTING TELEPHONE MANHOLE
HD	EXISTING FIRE HYDRANT
WG	EXISTING WATER GATE VALVE
WS	EXISTING WATER SERVICE
GC	EXISTING GAS GATE VALVE
LP	EXISTING LIGHT POLE
DS	EXISTING DOWN SPOUT
ICV	EXISTING IRRIGATION CONTROL VALVE
UH	EXISTING UTILITY HAND HOLE
UP	EXISTING UTILITY POLE
MW	EXISTING MONITORING WELL
HR	EXISTING HANDICAP RAMP
Tree	EXISTING TREE
▲	EXISTING BUILDING ENTRANCE
▲	PROPOSED BUILDING ENTRANCE
---	PROPOSED CONTOUR
---	PROPOSED DRAINAGE LINE
CB	PROPOSED CATCH BASIN
TM=103.0	PROPOSED TOP OF WALL ELEVATION
---	PROPOSED ROOF DRAIN



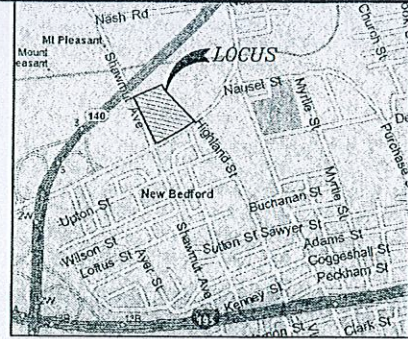
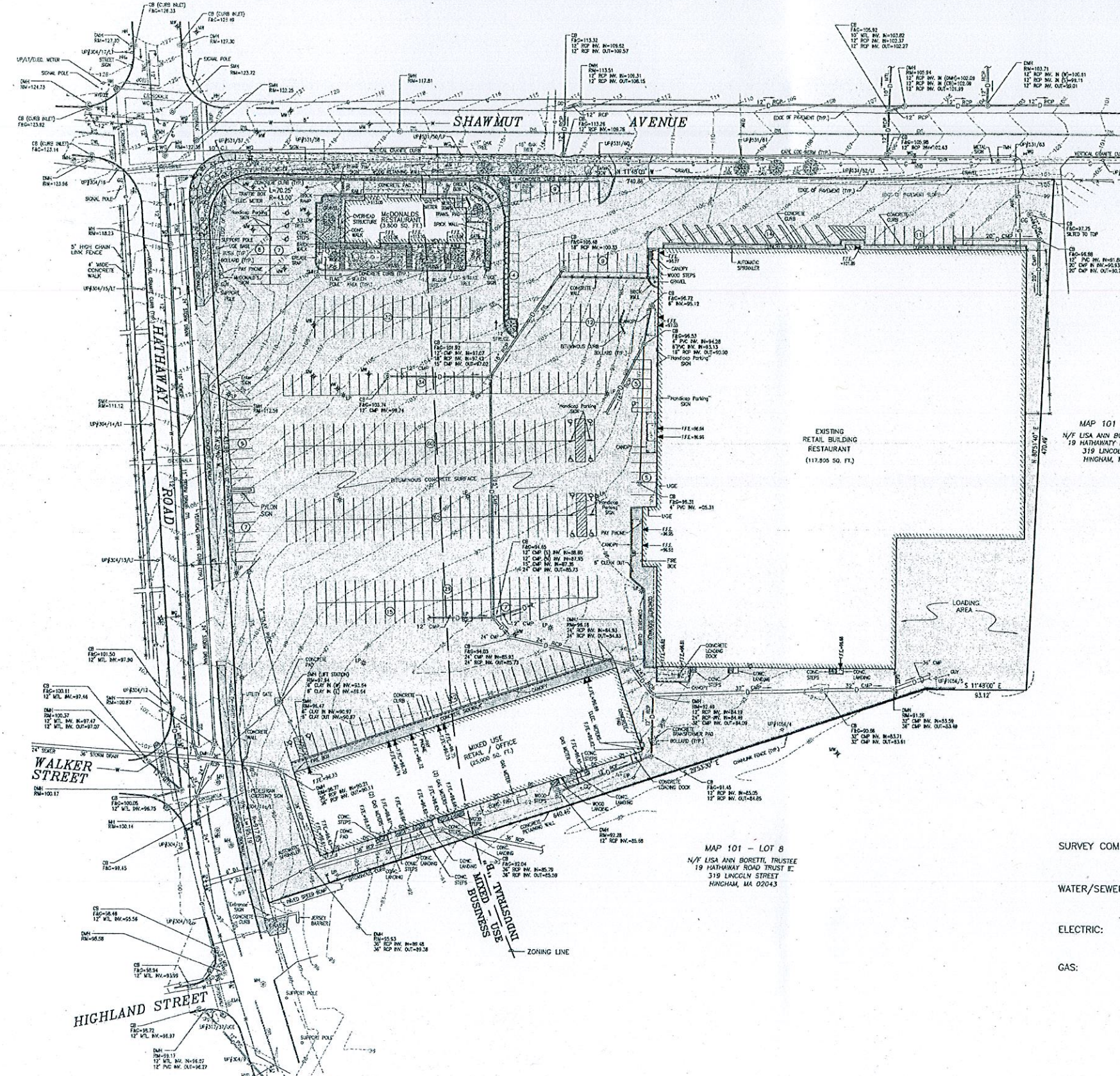
Revision Description	Date
1	NOVEMBER 10, 2015
2	NOVEMBER 27, 2015
3	PER SITE PLAN APPROVAL / LAND COURT REVIEW

PROJECT: PROPOSED O'REILLY AUTO PARTS
 PROPOSED HALYWAY ROAD
 NEW BEDFORD, MASSACHUSETTS
 CLIENT: S.B. REALTY LIMITED PARTNERSHIP
 DRAWING NO: ESC-1

SITEC, Inc.
 100 State Street
 Boston, MA 02109
 (617) 552-1111
 www.sitec-engineering.com

PLANNING
 NOV 13 2015
 DEPARTMENT

APPROVED
 CASE 16-15



LOCUS MAP
SCALE: 1"=1,000'

LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR
- - - CHAIN LINK FENCE
- - - OVERHEAD WIRES
- - - UNDERGROUND TELEPHONE LINE
- G GAS MAIN
- W WATER MAIN
- S SEWER LINE
- D DRAINAGE LINE
- - - UNDERGROUND ELECTRIC
- SOLID WHITE LINE
- SOLID YELLOW LINE
- DOUBLE YELLOW LINE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER GATE VALVE
- WATER SERVICE
- GAS GATE VALVE
- LIGHT POLE
- DOWN SPOUT
- IRRIGATION CONTROL VALVE
- UTILITY HAND HOLE
- UTILITY POLE
- MONITORING WELL
- HANDICAP RAMP
- TREE
- BUILDING ENTRANCE

MAP 101 - LOT 8
N/F LISA ANN BORETTI, TRUSTEE
19 HATHAWAY ROAD TRUST II
319 LINCOLN STREET
HINGHAM, MA 02043

MAP 101 - LOT 8
N/F LISA ANN BORETTI, TRUSTEE
19 HATHAWAY ROAD TRUST II
319 LINCOLN STREET
HINGHAM, MA 02043

SURVEY COMPLETED: JUNE 2010, UPDATED MAY 2014

- UTILITY COMPANIES
- WATER/SEWER: DEPARTMENT OF INFRASTRUCTURE
1105 SHAWMUT AVENUE
NEW BEDFORD, MA 02740
 - ELECTRIC: EVERSOURCE
1 NSTAR WAY
WESTWOOD, MA 02090
 - GAS: EVERSOURCE
1 NSTAR WAY
WESTWOOD, MA 02090

PLANNING
NOV 13 2015
DEPARTMENT
LOT AREA
421,761 SQ. FT.
9.68 ACRES



Project:	139 HATHAWAY ROAD NEW BEDFORD, MASSACHUSETTS	
Client:	S.B. REALTY LIMITED PARTNERSHIP	
Contract No.:	EC-1	
Scale:	1"=40'	
Date:	APRIL 17, 2015	
Drawn by:	NAD	
Checked by:	SDG	
Approved by:	SDG	
Sheet No. of:	8 of 9	
Revision Description:	EXISTING CONDITIONS	
No.	Date	Revision Description
1	NOVEMBER 10, 2015	PLANNING BOARD REVIEW
2	OCTOBER 27, 2015	PEER PLANNING BOARD APPROVAL/ LAND COURT REVIEW
Project:	139 HATHAWAY ROAD NEW BEDFORD, MASSACHUSETTS	
Client:	S.B. REALTY LIMITED PARTNERSHIP	
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Acad No. NB 07-3977 EC-03
File No. 07-3977

APPROVED

CASE 16-15

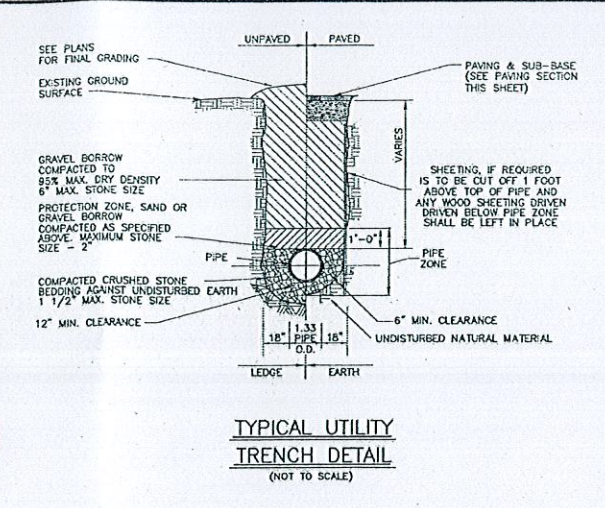
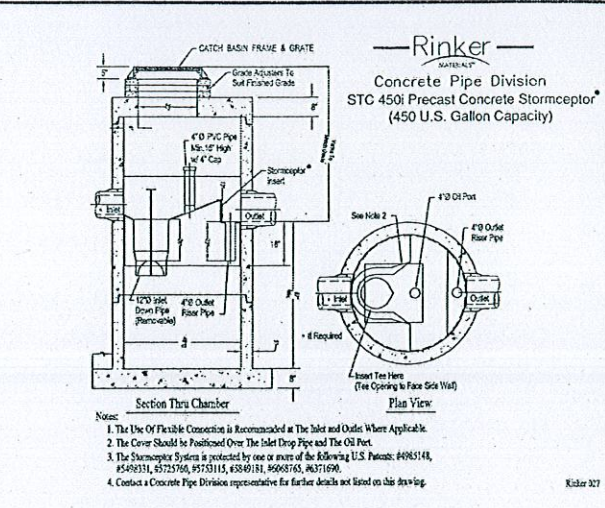
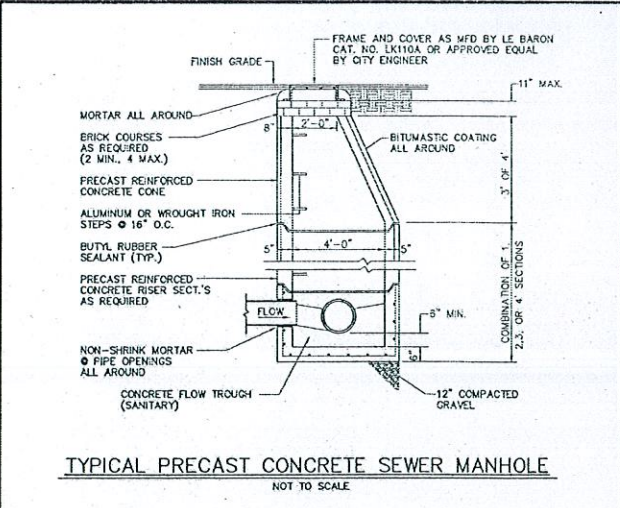


Rev. No.	Date	Description
1	NOVEMBER 10, 2015	PLANNING BOARD REVIEW
2	OCTOBER 27, 2015	PER PLANNING BOARD APPROVAL/ LAND COURT REVIEW

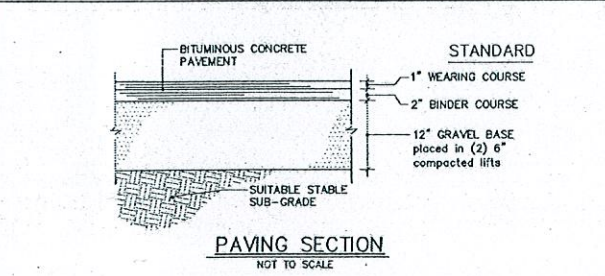
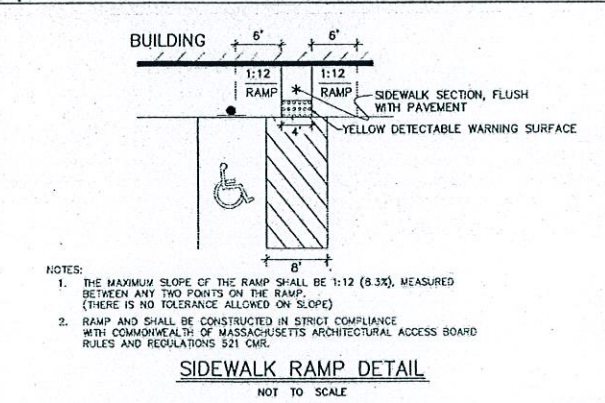
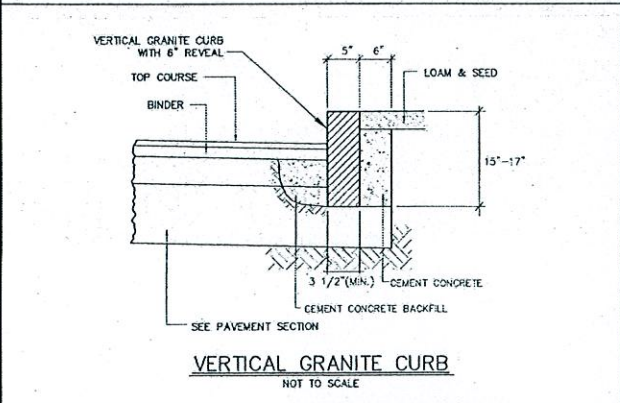
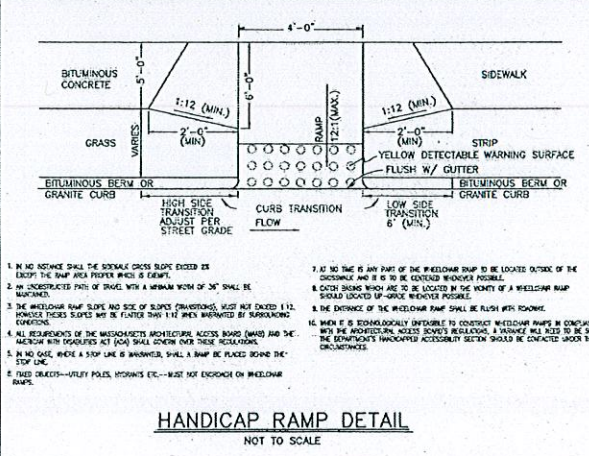
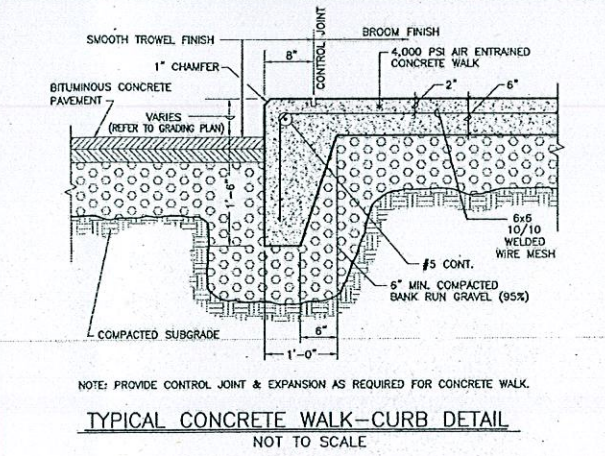
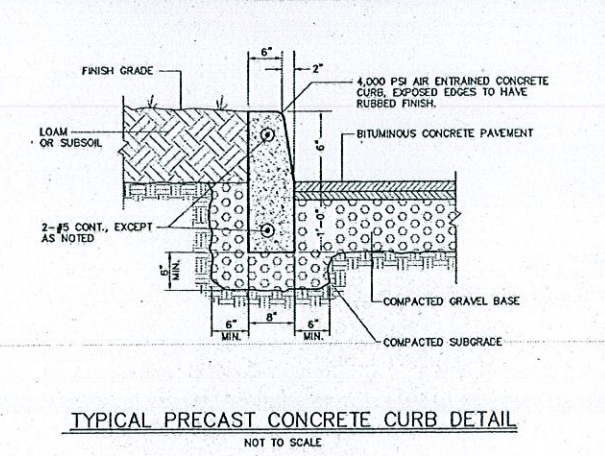
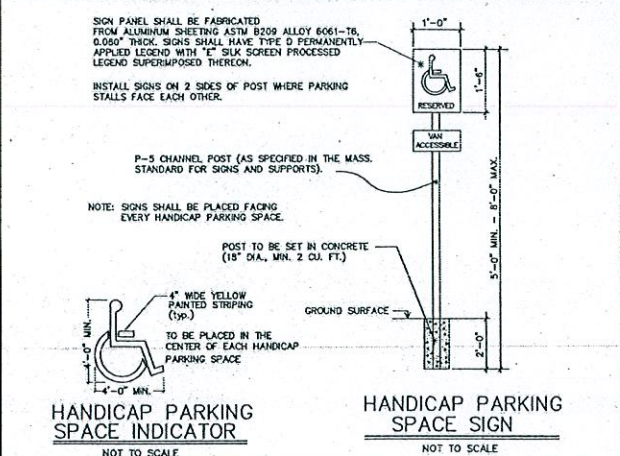
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DATE: APRIL 17, 2015	DATE:	DATE:
DRAWN: NAD	CHECKED: SDG	APPROVED: SDG
SHEET NO. 9	TOTAL SHEETS 9	PROJECT NO. 1507-0000
PROJECT TITLE: DET-1		

PROJECT: PROPOSED O'REILLY AUTO PARTS 139 HATHAWAY ROAD NEW BEDFORD, MASSACHUSETTS	CLIENT: S.B. REALTY LIMITED PARTNERSHIP
DATE: APRIL 17, 2015	PROJECT NO: 1507-0000
DRAWN: NAD	CHECKED: SDG
APPROVED: SDG	PROJECT TITLE: DET-1

SIT/EC, Inc.
139 Hathaway Road
New Bedford, MA 01927
(508) 998-2175
FAX (508) 998-7554

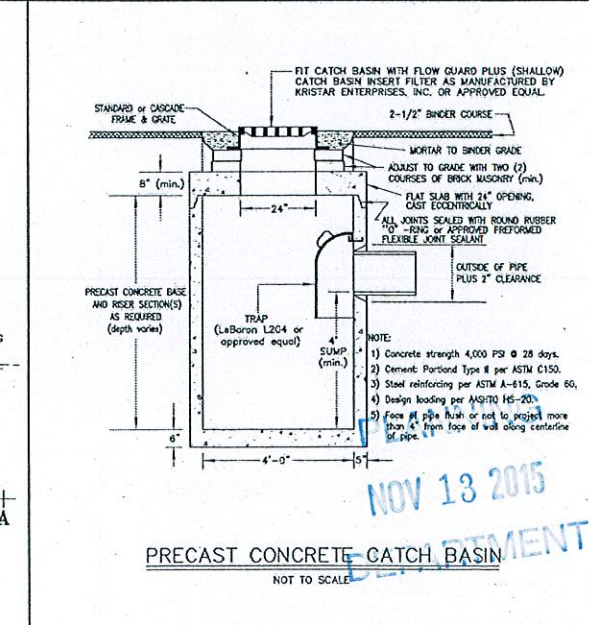
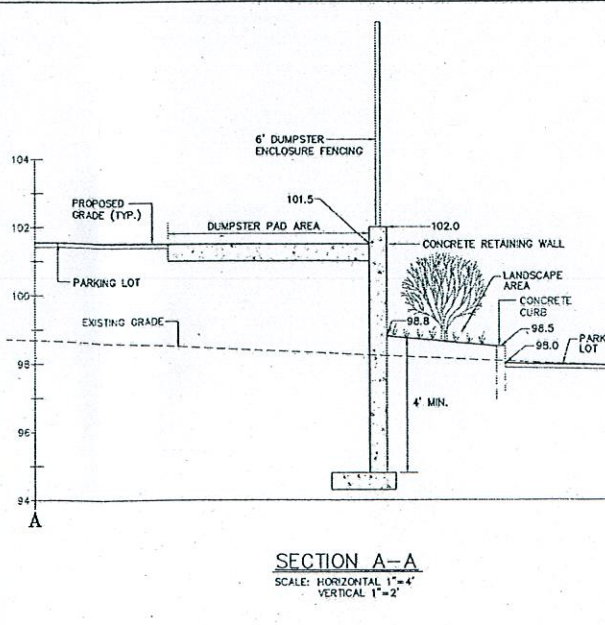
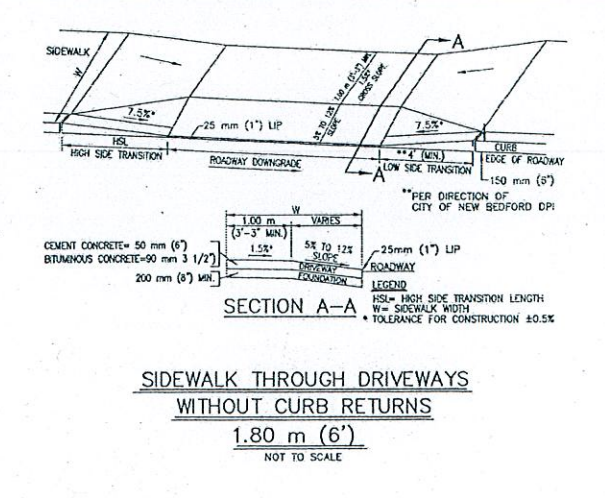
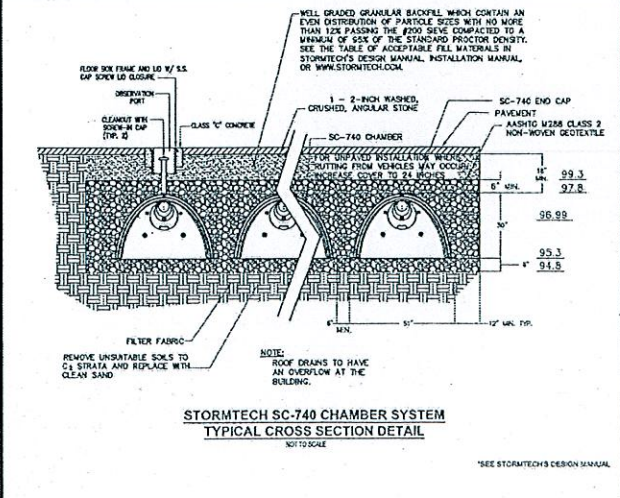


- GENERAL NOTES:**
- CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THESE PLANS ARE BASED ON FIELD AND RECORD INFORMATION AND, THEREFORE, MAY NOT COMPLETELY DEPICT ALL EXISTING UTILITIES.
 - CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS ARE FOUND TO DIFFER WITH THESE DRAWINGS.
 - THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THE ADJUTING AREA AND UTILITIES IN THE CONSTRUCTION OF THIS SITE. REPAIR OF DAMAGED PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER.
 - THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL CONSTRUCTION.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF INFRASTRUCTURE (DPI) CONSTRUCTION SPECIFICATIONS, LATEST REVISION.
 - ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF NEW BEDFORD DEPARTMENT OF INFRASTRUCTURE (DPI) STANDARDS.
 - THE PROPOSED CONCRETE SIDEWALK AND DRIVEWAY APRONS MUST MEET CURRENT A.D.A. AND DPI STANDARDS. THE PROPOSED DRIVEWAYS SHALL BE 6" CEMENT CONCRETE WITH 3% SLOPE MESH.
 - ALL DRIVEWAY PERMITS ARE SUBJECT TO TRAFFIC COMMISSION APPROVAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 24 HOURS IN ADVANCE TO ENSURE THE PROPOSED SIDEWALK AND DRIVEWAY APRONS AND WHEELCHAIR RAMPS WILL MEET THE CURRENT A.D.A. AND DPI STANDARDS.
 - PERMITS FOR DRAINAGE, SEWER, WATER, SIDEWALKS AND DRIVEWAYS MUST BE OBTAINED FROM THE (DPI) ENGINEERING DIVISION BY OWNER.
 - ALL UTILITY WORK TO BE CONDUCTED PER DPI SPECIFICATIONS.
 - THE DEVELOPER AND SITE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE PRIOR TO START OF CONSTRUCTION.
 - THE HANDICAPPED WHEEL CHAIR RAMP AT THE CORNER OF HATHAWAY ROAD AND SHANNUT AVENUE WILL BE RECONSTRUCTED WITH A 4" MINIMUM OPENING AND A 2' x 4' YELLOW DETECTABLE WARNING PANEL.
 - THE CONTRACTOR WILL CHECK THE CONDITION OF THE EXISTING WATER SERVICE AND ADVISE DPL. WATER TRACE WALL BE INSTALLED ON THE PROPOSED WATER SERVICE.
 - UPON COMPLETION, THE ENGINEER MUST SUBMIT "AS BUILT DRAWINGS" IN CADD FORMAT PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED.



NOTES

- STRUCTURAL DESIGN DETAILS FOR ALL RETAINING WALLS SHALL BE PREPARED BY STRUCTURAL ENGINEER AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.



Acad No. NB 07-357
File No. 07-3977

APPROVED
CASE 10-15