

**OWNER**  
**THE BELLEVILLE AVENUE REALTY TRUST**  
**JOSE ADAO and NANCY D. LEWIS, TRUSTEES**  
**14 EAST RIVER DRIVE**  
**DARTMOUTH, MA 02747**

CIVIL ENGINEER  
KENNETH R. FERREIRA ENGINEERING  
48 FOSTER STREET  
NEW BEDFORD, MA 02740  
508-892-0020

THE PROPERTY IS SHOWN AS LOT 187 ON ASSESSORS  
MAP 105.

THE PROPERTY TITLE IS RECORDED IN THE BRISTOL  
COUNTY (S.D.) REGISTRY OF DEEDS AT BOOK 6211,  
PAGE 350.

THE LOCUS FALLS WITHIN A ZONE "X" AS  
DELINEATED ON THE FEMA FLOOD INSURANCE RATE  
MAP 25005C 0391G DATED JULY 16, 2014.  
NOTE THAT THIS AREA IS SHOWN FROM BEING  
PROTECTED FROM THE 1% ANNUAL CHANCE OR  
GREATER FLOOD HAZARD BY A LEVEE SYSTEM.  
OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM  
IS POSSIBLE.

THE LOCUS DOES NOT FALL WITHIN EITHER AN NHESP PRIORITY HABITAT OF RARE SPECIES OR AN ESTIMATED HABITAT OF RARE WILDLIFE AS DELINEATED ON THE NATURAL HERITAGE DATA LAYERS VIEWED ON MASS GIS "OLIVER" ON AUGUST 26, 2014.

LEGEND

- ① ..... DRAIN MANHOLE
- ② ..... SEWER MANHOLE
- ③ ..... ELECTRIC MANHOLE
- ④ ..... TELEPHONE MANHOLE
- ⑤ ..... CATCH BASIN
- ..... GAS GATE VALVE
- ..... WATER GATE VALVE
- ♂ ..... UTILITY POLE
- ⊞ ..... ELECTRIC TRANSFORMER
- ⊞ ..... CABLE BOX
- ▷ ..... DRAINAGE OUTFALL
- ⚙ ..... LAMP POST
- ✂ ..... FENCES
- ⚡ ..... HYDRANT
- ↑ ..... TRAFFIC SIGN
- 🏠 ..... BUILDING SIGN
- 🚗 ..... HANDICAP PARKING SPACE

**REQUESTED WAIVERS AS NO CONSTRUCTION IS PROPOSED:**

- 3c. DEMOLITION PLAN
- 3d. CONSTRUCTION LAYOUT PLAN
- 3e. GRADING AND DRAINAGE PLAN
- 3f. UTILITY AND GRADING PLAN
- 3h. EROSION CONTROL PLAN
- 3i. FLOOR PLAN
- 3j. BUILDING ELEVATIONS
- 3k. SIGN PLAN
- 3m. DETAIL SHEETS
- g. STORMWATER MANAGEMENT REPORT

THE PROPERTY IS ZONED INDUSTRIAL "B":  
ZONING REQUIREMENT TABLE

ZONING REQUIREMENT TABLE	REQUIRED	EXISTING	PROVIDED
LOT AREA	0	1.794 AC.	1.794 AC.
LOT FRONTAGE (BELLEVILLE AVE.)	0	541.32'	541.32'
LOT FRONTAGE (HATHAWAY ST.)	0	240.66'	240.66'
FRONT SETBACK (BELLEVILLE AVE.)	25	N/A	N/A
FRONT SETBACK (HATHAWAY ST.)	25	N/A	N/A
SIDE SETBACK (BELLEVILLE AVE.)	25'	N/A	N/A
SIDE SETBACK (HATHAWAY ST.)	25'	N/A	N/A
REAR SETBACK (BELLEVILLE AVE.)	25'	N/A	N/A
REAR SET BACK (HATHAWAY ST.)	25'	N/A	N/A
PARKING AREA REQUIREMENTS	0	0	0
BUILDING HEIGHT	7 STORIES	N/A	N/A
LOT COVERAGE	50%	0%	0%
GREEN SPACE	20%	80.7%	81.9%
OFF-STREET PARKING SPACES	0	0	0
COMPACT PARKING SPACES	0	0	0
ACCESSIBLE PARKING SPACES	0	0	0
VAN ACCESSIBLE PARKING SPACES	0	0	0
SCREENING BUFFERS	0	0'	325'
UPLAND PERCENTAGE OF LOT		100%	100%
UPLAND SQUARE FOOTAGE OF LOT		78.087 S.F.	78.087 S.F.

**PLAN INDEX:**

PLAN INDEX:			
DWG NO.	TITLE	DATE	REVISION
C 0.0	INDEX PLAN	11-17-2014	
C 1.0	EXISTING CONDITIONS PLAN	11-17-2014	
C 3.0	PROPOSED SITE PLAN	11-17-2014	
C 4.0	PROPOSED LIGHTING & LANDSCAPING	11-17-2014	

## s Auto Mall

547 Belleville Avenue  
New Bedford, MA 02746  
Tel: 508-994-3381

**KENNETH R. FERREIRA  
ENGINEERING, CO.**  
PO BOX 1903  
46 FOSTER STREET  
NEW BEDFORD, MA 02741-1903  
REGISTERED CIVIL ENGINEERS & SURVEYORS  
TEL: 508-992-0020 • FAX: 508-992-3374



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PROJECT

PROPOSED USE OF  
EXISTING PAVED PARKING  
LOT FOR DISPLAY OF  
USED VEHICLES FOR SALE

**DRAWING TITLE**

## INDEX PLAN

**NOTE**

ISSUED FOR  
SITE PLAN REVIEW

## REVISIONS

[illegible]

PROJECT NO. FE 4502

DATE OF ISSUE NOV. 17, 2014

DRAWN BY: K. WAINOR  
CHECKED BY: K. FERREIRA

DRAWING NO.

C 0.0



**547 Belleville Avenue  
New Bedford, MA 02746  
Tel: 508-994-3381**

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LOT FOR DISPLAY OF  
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## EXISTING CONDITIONS PLAN

ISSUED FOR  
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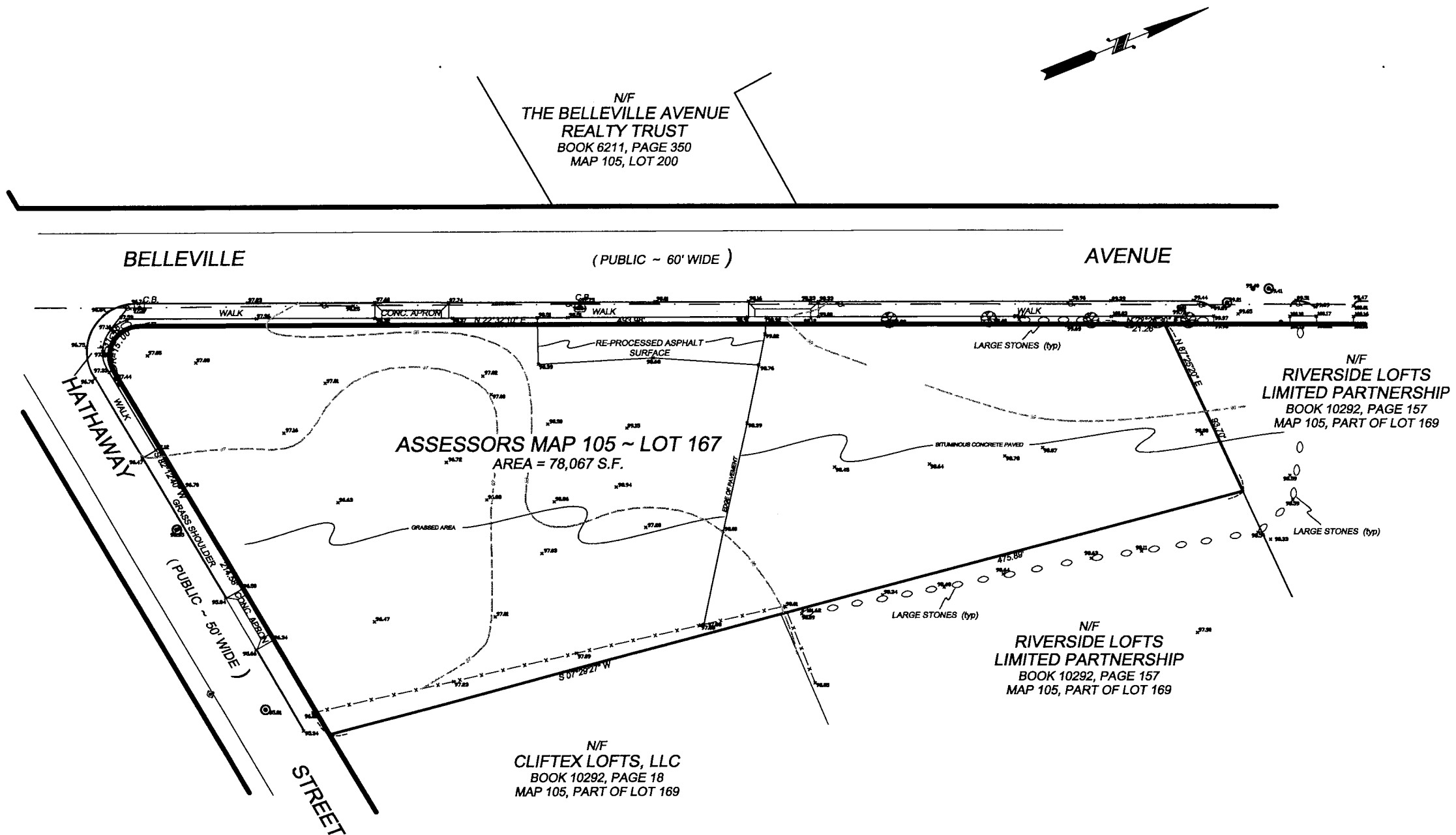
FE 4502

NOV. 17, 2014

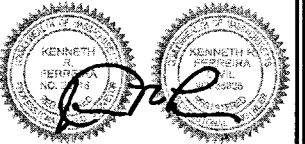
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**KENNETH R. FERREIRA  
ENGINEERING, CO.**  
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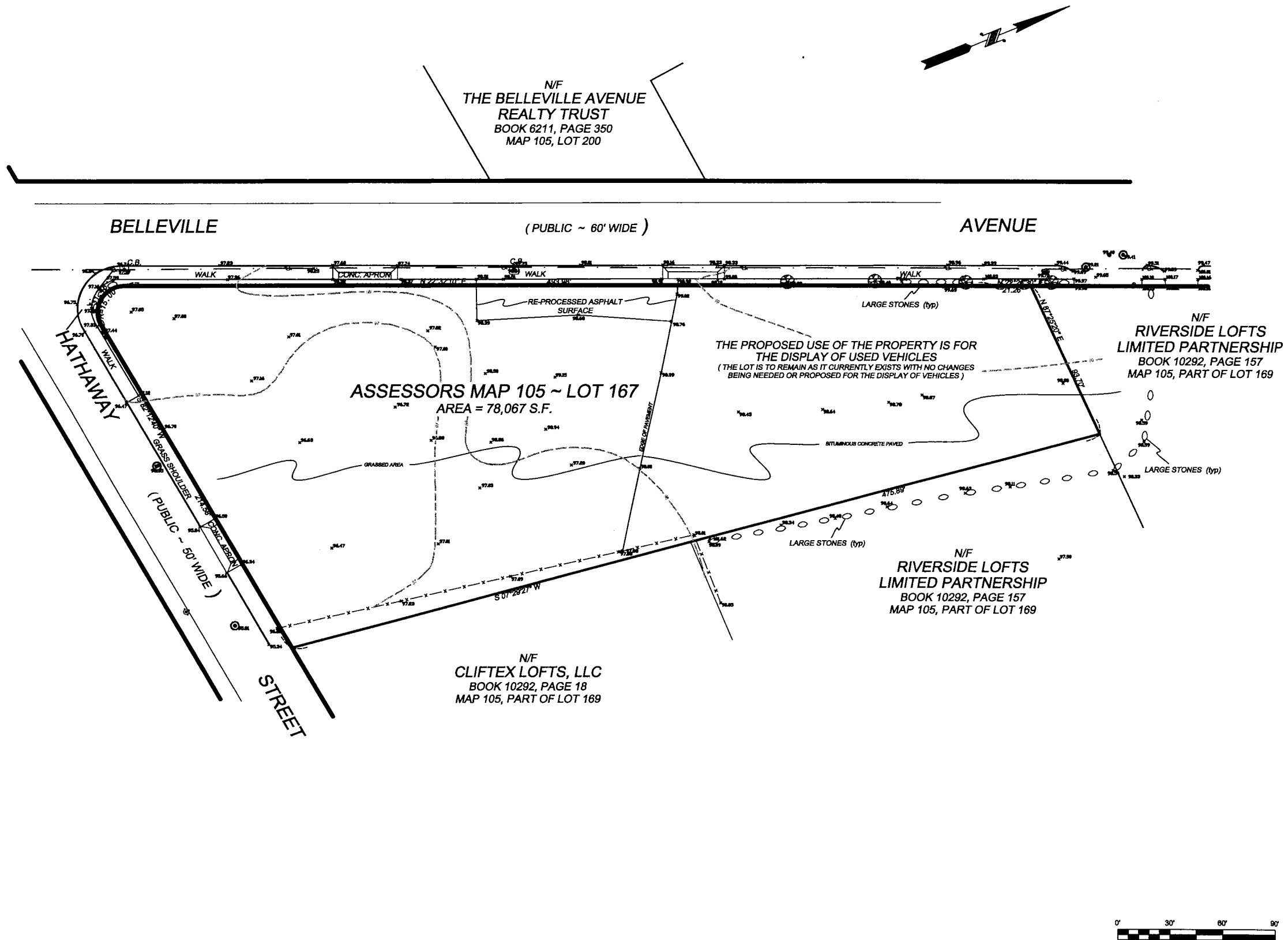
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PROJECT

**PROPOSED USE OF  
EXISTING PAVED PARKING  
LOT FOR DISPLAY OF  
USED VEHICLES FOR SALE**

**DRAWING TITLE**

**PROPOSED LIGHTING  
AND LANDSCAPING**

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