

## PLANNING BOARD

SUBMIT TO: Planning Department 133 William Street Room 303 New Bedford, MA 02740

## CITY OF NEW BEDFORD JONATHAN F. MITCHELL, MAYOR

## SITE PLAN REVIEW APPLICATION FOR NEW GROUND SIGN

ı. Application Informa	ation			
Street Address:	969 Shawmut Ave			
Assessor's Map(s):	121	Lot(s)	63	
Registry of Deeds Book:	13800	Page:	103	
Zoning District:	IB			
Applicant's Name (printed	d). Amanda McElroy			
	35 Lyman St	Northboro	MA	01532
Mailing Address:	(Street) 508-393-8200	(City)	(State) Icronin@viewpo	(Zip) intsign.com
Contact Information:	Telephone Number		Email Address	
Applicant's Relationship			endee 🛮 Other	able) below:
Planning Board Application Site Plan (x17) Landlord Authorization (x17) Plan Details (x17)	(x17) 7)			
By signing below, I/we acknowledge. I/we further grounds for the revocation	understand that any falso on of the approval (s). I/w the access the premises (	e information in ve also give Plan: both interior an	ning Department sta d exterior) at reason	aff and Plannir able times and
Board Members the right upon reasonable notice f	for the purpose of taking	photographs and	d conducting other	Visual Inopeer
Board Members the right upon reasonable notice f	or the purpose of taking  Amanda	photographs and		visual mapeers

Present Use of Premises: Public Storage Facility Proposed Use of Premises: Public Storage Facility Zoning Relief Previously Granted (Variances, Sp.  3. Will sign be illuminated? Yes	pecial Permits, v		·
Zoning Relief Previously Granted (Variances, Sp	pecial Permits, v		ė
Zoning Relief Previously Granted (Variances, Sp	pecial Permits, v		
3. Will sign be illuminated? Yes			
	, How		
		v?LEDs	
4. Will sign overhang a public sidewalk? certificate must be obtained from the Cit	No Ly Council Clea	, If yes, an inder rk's Office, City Ha	nnification ll Room 215
5. Briefly Describe the Proposed Project: To Install a double sided internally illuminated monument sign 7	71-1/2" H x 84" W		_
To motali a assess sure			
6. Please complete the following:	F inting	Allowed/Required	Proposed
	Existing	Anowed/Requires	22.16SF
Total Sign Area (sq ft)	N/A		71-1/2"
Sign Height (ft)			
Total Number of Signs at Subject Parcel(s)	2 (wall signs)		1 (Monument Sign)
Front Setback (ft)			10'
Side Setback (ft)			50'
Side Setback (ft)			640'

## 8. OWNERSHIP VERIFICATION

This section is	to be completed & signed by the property owner:
	by authorize the following Applicant: Viewpoint Sign & Awning
I heret	at the following address: 969 Shawmut Ave
	at the following address:
	to apply for: Permit
	on premises located at: 969 Shawmut Ave
	in current ownership since: 4/9/2021
	969 Shawmut Ave
	whose address is:  New Bedford Realty LLC - Brendan Riley ecord title stands in the name of:  670 N. Commercial St. Manchester, NH 03101
for which the re	ecord title stands in the name of:
	ecord title stands in the name or:670 N. Commercial St, Manchester, NH 03101 whose address is:
by a deed duly recor	
<b>OR</b> Registry D	District of the Land Court, Certificate No.: Book: Page:
understand that any approval(s). I/we als premises (both inter	nat all information presented herein is true to the best of my/our knowledge. I/we further false information intentionally provided or omitted is grounds for the revocation of the so give Planning Department staff and Planning Board Members the right to access the rior and exterior) at reasonable times and upon reasonable notice for the purpose of taking inducting other visual inspections.
10/11/2021	See Attached
Date	Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)



### 35 Lyman Street Northboro, MA 01532

508 393-8200 508 393-4244 Fax signs@ViewPointSign.com www,ViewPointSign.com

## INTERIOR/EXTERIOR SIGNAGE

Electric

Architectural

Dimensional

Wayfinding

Channel Letters

LED/Neon

Electronic Message Centers Digital Graphics

### **AWNINGS**

Commercial Backlit Canvas Retractable

### SIGN SERVICE

## ARCHITECTURAL METAL FABRICATION

### **VEHICLE GRAPHICS**

**MEMBERS** 

Massachusetts Sign Association

Rhode Island Sign Association

International Sign Association

Northeast States Sign Association

North East Canvas Products Association

Industrial Fabrics Association International

**UL LISTED FABRICATORS** 

## **Owner Authorization**

Date. 8/25/21
To whom it may concern:
I_Brendan Riley
Owner of the property located at  969 Shawmut Ave New Bedford MA
Do hereby consent to allow ViewPoint Sign and Awning to act on my behalf in submitting all necessary design review, building permits, and ZBA applications pertaining to all signage and awnings located at the above mentioned property.
Sincerely, Breadon Riley
Address 670 North Commercial Street , Manchester, NH 03101
Telephone 603-716-7674
Deeded name of property  True Storage New Bedford LLC
COMMISSION
COMMISSION



**Confirmation Number** 

# City of New Bedford REQUEST for a CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT F	PROPER	ГҮ	Market I.	
MAP#	121		LOT(S)#	63
ADDRESS:	969 Sh	awmut Ave.		
OWNER I				- 7 - 95 W. B. S. J. F. P. S.
		ord Properties LLc		
MAILING	ADDRES:	S: 670 North Commercial S	t.	
		Manchester, NH 03101		
APPLICAN	T/CONT	ACT PERSON INFORMA	TION	
NAME (IF		Lauren Delarda - Y		: Sign & Awning
MAILING	ADDRES:	S (IF DIFFERENT): 35 Lym	an St	
			oro, MA 015	532
TELEPHON	NE#	508-393-8200/617-8	72-3064	
EMAIL AD	DRESS:	LCronin@viewpoints	gn.com	
<b>REASON F</b>	OR THIS	REQUEST: Check appr	opriate	
ZONI	ZONING BOARD OF APPEALS APPLICATION			
✓ PLAN	INING B	OARD APPLICATION		
CONSERVATION COMMISSION APPLICATION				
LICE	NSING B	OARD APPLICATION		
OTHI	ER ( <i>Plea</i> :	se explain):		

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

Submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

for picking up and paying for the	ceruneo abutters	list from the assessor's office (c	ity naii, room #1	.09).
Official Use Only:		STORY THE !	100	m jir liniti e il
		edford's Board of Assessors, I do I tters list" are duly recorded and a Michael Motta Digitally sig Date: 2021.0 Signature	appear on the mo	
Amount Due Date Paid	\$5.00 08/02/2021		a	

8401115

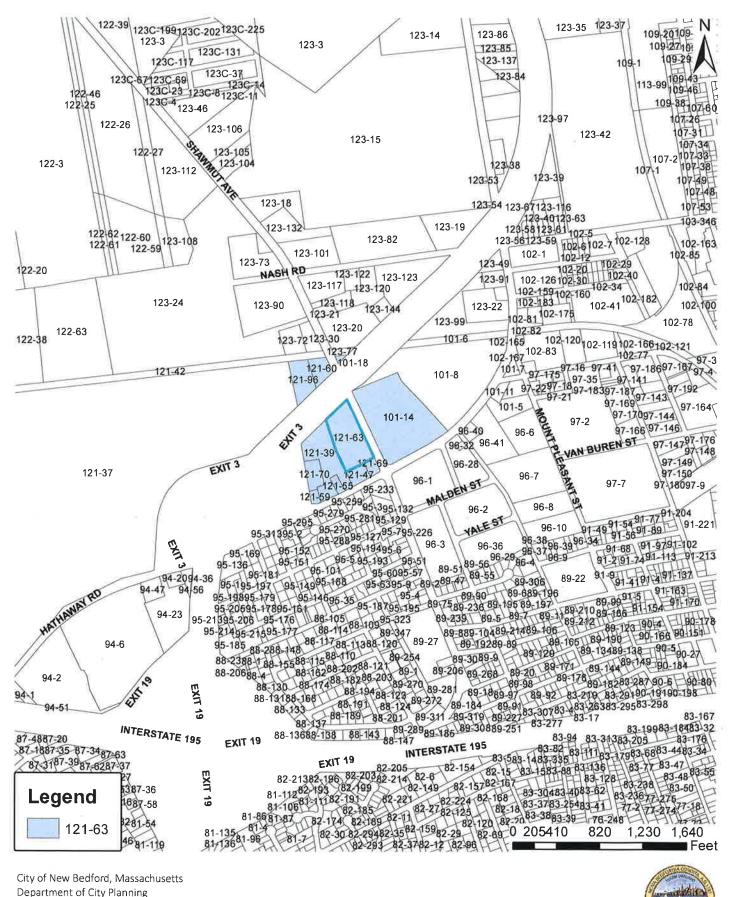
	CITY OF NEW BEDI Schedule of Departmental Payme		
	Single Charge Cod		
Department/Contact: ASSESSO	RS	Date:	07/30/2021
GL String: 01411160-		ASSFEE	
Treasury: TW06-101	010	Charge Code	, tool EE
From Whom	Source (cash, check, etc)	Amount	Total
DEPARTMENTAL RECEIPT	CC	5.00	Total
ABUTTERS LIST	8401115 co		
121-63			
969 Shawmut Ave.			
Lauren Delarda -			
Viewpoint Sign & Awning			THE THE PERSON NAMED IN
			5.00
To the City Treasurer:			
The above is a d	etailed list of revenue collected by m	ne, amounting in the aggrega	ate of
			Dollars
Receipt#	Signature	goyce araugo	
·	<b>-</b>		
	Title	e: PRINCIPA	AL CLERK
Department/Contact: GL String: Treasury:  Output  Department/Contact:  ACCESSO  014111160  TW06-101	439020	nts to Treasurer	ASSFEE
Frem Whem	Source (sach, shock, ste)	Amount	Total
DEPARTMENTAL RECEIPT	66		
ABUTTERS LIST	1		Kinney I
		-	1 1 1 2 Te 1
	11	_	
		_	
	-	-	
	-	-	
	l		
	-		
To the Departmental Officer maker			X
	Received in Treasurer's Office	لــــــــــــــــــــــــــــــــــــ	the sum of
			Dollars
for collections, as	per schedule of this date, filed in my of		
.,	, 22 4, 2		
Danai		City Treasurer	
Receipt#			

August 2, 2021 Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as <u>969 Shawmut Avenue (Map: 121, Lot: 63)</u>. The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates and shall require only I mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
121-59	233 HATHAWAY	DEMELLO SCOTT,
	RD	233 HATHAWAY RD
		NEW BEDFORD, MA 02746
121-39	223 HATHAWAY	JANICE BOCKMAN FAMILY LIMITED PARTNERSHIP, C/O JANICE
	RD	BOCKMAN
		223 HATHAWAY ROAD
		NEW BEDFORD, MA 02746
121-47	207 HATHAWAY	KENYON PETER T & ANTHONY P
	RD	207 HATHAWAY RD
		NEW BEDFORD, MA 02746
121-70	227 HATHAWAY	BROCKMAN JANICE "TRUSTEE", GREW FAMILY NOMINEE TRUST
	RD	227 HATHAWAY RD
		NEW BEDFORD, MA 02746
121-69	953 SHAWMUT	RODNEY STREET REAL ESTATE LLC,
	AVE	32 PIERCE STREET
		ROCHESTER, MA 02770
121-60	1069 SHAWMUT	SHAWMUT ASSOCIATES LLC,
	AVE	1245 SHAWMUT AVENUE
		NEW BEDFORD, MA 02745
121-96	NS ROUTE 140	SHAWMUT ASSOCIATES LLC,
		1245 SHAWMUT AVENUE
	-	NEW BEDFORD, MA 02745
101-18	ES SHAWMUT	WASHBURN REALTY LLC,
	AVE	92 KILBURN STREET
		NEW BEDFORD, MA 02740
101-14	133 HATHAWAY	S B REALTY LIMITED PARTNERSHIP,
	RD	92 KILBURN STREET
		NEW BEDFORD, MA 02740
121-55	205 HATHAWAY	KENYON ANTHONY P "TRS" KENT GROUP REALTY TRUST (THE)
	RD	207 HATHAWAY ROAD
		NEW BEDFORD, MA 02740
121-63	969 SHAWMUT	NEW BEDFORD PROPERTIES LLC, JB NEW BEDFORD LLC, BOURNE
	AVE	ACQUISITION LLC
		670 NORTH COMMERCIAL STREET
		MANCHESTER, NH 03101



City of New Bedford, Massachusetts Department of City Planning



# City of New Bedford REQUEST for a CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

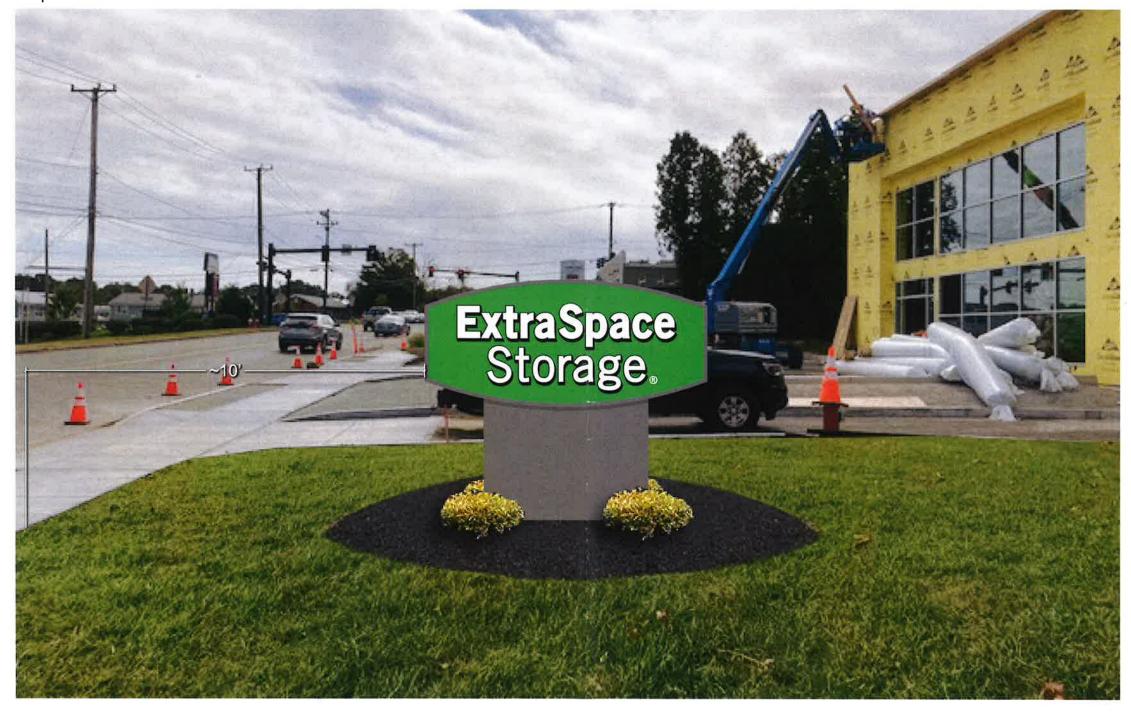
SUBJECT PROPE	RTV			
MAP # 121		LOT(S)#	63	
ADDRESS: 969 S	nawmut Ave.	201(0)11	100	
OWNER INFORM	IATION		1 10 1 10 10 10 10 10 10 10 10 10 10 10	
NAME: New Bed	ford Properties LLC			
MAILING ADDRE	SS: 670 North Commercial S Manchester, NH 03101	St.		
APPLICANT/CON	TACT PERSON INFORMA	ATION		
	NAME (IF DIFFERENT): Lauren Delarda - Viewpoint Sign & Awning			
MAILING ADDRE	SS (IF DIFFERENT): 35 Lym	an St.,		
		oro, MA 01	532	
TELEPHONE #	508-393-8200 / 617-	872-3064		
EMAIL ADDRESS:	LCronin@viewpoints	ign.com		
<b>REASON FOR TH</b>	S REQUEST: Check appi	ropriate		
ZONING BOARD OF APPEALS APPLICATION				
✓ PLANNING	✓ PLANNING BOARD APPLICATION			
CONSERVA	TION COMMISSION APPL	ICATION		
LICENSING	BOARD APPLICATION			
OTHER (Ple	ase explain):			

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

Submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

Official Use Only:		
	e City of New Bedford's Board of Assessors, I do hereby ce e attached "abutters list" are duly recorded and appear on	
Michael J. Motta		
Printed Name	Signature	Date
	2	
Amount Due		
Date Paid		
Confirmation Number		

## **Proposed**



**Photo Elevation:** (Qty-1) #12024.2 Monument Sign Scale: NTS Sq Ft. 38" x 84" = 22.16 sf.

Date: 10.12.21 1.25



**Customer Approval** 

Acct. Manager Approval

Production Approval Concept

### CITY OF NEW BEDFORD INDUSTRIAL B DISTRICT (IB)

NEW	REQ'D/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT SIZE (SQ FT.)	0	153,477	153,477
DENSITY OF DWELLING UNITS PER LOT	N/A	N/A	N/A
LOT FRONTAGE (FT.)	0	602,8	602,8
HEIGHT OF BUILDINGS (FT.)	100 (1)	20	27
HEIGHT OF BUILDINGS (# STORIES)	7	1	1
FRONT YARD (FT.)	25	49,1	32.8
SIDE YARD (FT.)	25	17.4° & 21°	17.4* & 21*
REAR YARD (FT.)	25	41,3*	41.3*
LOT COVERAGE BY BUILDINGS (%)	50	48,9	48.9
GREEN SPACE	20%	27%	35%

PROVIDED, HOWEVER, THAT NO PART OF ANY BUILDING SHALL BE ERECTED TO A HEIGHT IN EXCESS OF 1-3/4 TIMES THE HORIZONTAL DISTANCE FROM ITS FACE TO THE OPPOSITE STREET LINE

NEW CONCRETE DRIVE APRON, APRON TO EXTEND FROM TRAVEL WAY TO PROPERTY LINE

EXISTING PAVEMENT & CONCRETE PADS TO BE REMOVED AND REPLACED WITH LOAM & SEED

22"

EXISTING NON-CONFORMING

### **SIGNAGE NOTES:**

PROP. 4' TRANSITION CURB -AT EACH SIDE OF DRIVEWAY APRON. TYP

PROPOSED VGC IN ROW, -EXTEND TO LIMIT OF WORK

APPROX LOCATION OF -SNOW STORAGE, TYPICAL SEE NOTE 19

- PER SECTION 3255 AREA RESTRICTIONS FOR CROUND SIGNS IN MIXED-USE BUSWESS DISTRICTS, NO GROUND SIGN SHALL EXCEED ONE SQUARE FOOT IN AREA FOR EACH UNDER FOOT OF STREET FRONTAGE OF THE LOT UPON WHICH IT IS ERECTED, BUT IN NO EVENT STALL SUCH SIGN EXCEED TWENTY-TIVE (25) SQUARE FEET IN AREA, NOR STALL THERE BE A DISTANCE OF MORE THAN (10) FEET FROM THE GROUND TO THE BOTTOM OF THE SIGN AND NOT MORE THAN FORTER LIS FEET TROM THE GROUND TO THE TOP OF THE SIGN.

   EXPLANCE OF TROM HELD GROUND TO THE TOP OF THE SIGN.
   PROPOSED GROUND SIGN = 25 SF.

- OFF STREET PARKING SUMMARY
- WAREHOUSING (75,076 SF) 1 SPACE FOR EVERY 1,500 SF UP TO 15,000 SF
- 1 SPACE FOR EVERY 5,000 SF CREATER THAN 15,000 SF (60,076 SF) @ 13 TOTAL OFF-STREET PARKING REQUIRED
- DA REQUIRED: FOR 15-25 SPACES 1 PARKING STALLS SHALL BE ACCESSIBLE (MINIMUM OF 1 ACCESSIBLE STALL BE VAN ACCESSIBLE)
- DA PROVIDED: I TOTAL ACCESSIBLE PARKING STALLS ARE PROVIDED (1 IS VAN ACCESSIBLE)

	STANDARD (9'x20')	ADA ACCESSIBLE	PROVIDE
SITE PARKING	22	1	23

### LOADING SUMMARY WAREHOUSING (75,076 SF) 2 SPACE FOR EVERY 10,000 SF 1 ADD'L SPACE FOR EVERY 25,000 SF (65,076 SF) = 2.6 TOTAL LOADING SPACES REQUIRED 5 SPACES EAST FACADE NORTH FACADE TOTAL SITE PARKING

SHAWMUT AVENUE

CURB AT EACH SIDE OF DRIVEWAY APRON, TYP

### **PLAN NOTES:**

**GENERAL NOTES:** 

1. THIS PROJECT WILL BE SERVED BY PUBLIC SEWER, WATER, NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND.

2. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

3. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONFACTOR TO RECLOATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS

5. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE CITY THE APPROPRIATE LITLITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDES PRIOR TO THE START OF THE MEETING.

APPROPRIATE WARNING SIGHS, MARKERS, BARRICADES AND/OR FLAGMEN SHALL BE PROVIDED RECULARE TRAFFIC CONTROL DESIRED. SHALL BE IMPLEMENTED PER THE MANUAL OUNFORM TRAFFIC CONTROL DEVICES (MUTCE) AND THE LOCAL AUTHORITY.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHWARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHWARKS. IF IT IS NATICESSARY TO RELOCATE A BENCHWARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.

9, IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT EROSION AND SEDMENTATION CONTROL
MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK
OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, MO SHALL REMAIN IN PLACE UTILIES
SITE WORK IS COMPLETE AND CROUND COVER IS ESTABLISHED, ADDITIONAL EROSION CONTROL
MEASURES SHALL BE MISTALLED IN COFFERMINED NECESSARY BY ON SITE INSPECTIONS BY THE
OWNER, THEIR REPRESENTATIVES, OR REGULATORY AGENCIES HAVING JURISDICTION AT NO ADDITIONAL
COST TO THE DIMBURE

10. CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISION TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

11. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE CITY, MADOT, MADEP, MUTCD, AND AASHTO.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERFANNED TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTANTES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CALENDERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAN ANY NOW OR HERATER FOR HORDWORKED WITH THE SAFETY STATES THAN THE CONSTRUCTION CONTRACTOR SHALL PROVIDE HE ARE PROPRIED TO STATE OF THE MAJOR SHALL PROVIDE HE AND PROPRIED OF THE MEAN THE CONSTRUCTION CONTRACTOR SHALL PROVIDE HE AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.

13. GRANITE CURBING REMOVED FROM PUBLIC ROADS SHALL BE STOCKPILED AND RETURNED TO THE RESPECTIVE CITY DPW.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTLITIES, STORN DEALMOCE, SICHS, TRAFFIC SICHALS & POLES, ETC. AS REQUIRED, ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY'S COPENING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH, ALL COSTS SHALL BE INCLUDED IN BASE BID.

15. A SIGN PERMIT APPLICATION SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION OF FREESTANDING BUILDING/WALL SIGNS.

17. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES INC, IT'S INTENDED USE IS TO PROVIDE INFORMATION, ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

THE DESIGN ENGINEER WAYES ANY AND ALL RESPONSIBILITY AND LABILITY FOR PROBLEMS WHICH ARISE FROM FAULURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTERT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OHIERS' FALURE TO DETAIN AND/OR FOLLOW THE GUIDANCE OF THE DISSON ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITES, OF CONVILCTIS WHICH ARE DISCOVERED OR ALLECED.

19. SNOW SHALL BE TAKEN OFF-SITE ONCE SNOW STORAGE AREAS ON SITE BECOME INADEQUATE, AND BEGINS TO BLOCK ACCESS TO AND FROM THE SITE OR BLOCKS THE USE OF ON-SITE PARKING, ANY EXCESS WILL BE BE TRUCKED OFF-SITE & DISPOSED OF IN ACCORDANCE WITH CITY AND MADER REQUIREMENTS.

SIGN

BOLLARD

BUILDING

CURB

SIDEWALK

RETAINING WALL

PARKING STRIPING

ROADWAY STRIPING

BRICK SIDEWALK

SETBACK LINE

SAW-CUT LINE

PARKING COUNT

TRANSFORMER

DECORATIVE FENCE

COMPACT PARKING STALL

GRAPHIC SCALE

BASELINE

ADA ACCESSIBLE RAMP

ADA DET, WARNING SURFACE

BUILDING ARCHITECTURE

BUILDING INTERIOR WALLS

LEGEND

< 9°

10

0

T

16. SEE SHEET 1 FOR EXISTING CONDITIONS.

- I. EXISTING CONDITIONS WERE COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES AS WELL AS AVAILABLE RECORD PLANS OBTAINED FROM THE CITY ENGINEERING DEPARTMENT AND OTHER SOURCES.

  2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTSTATES AND STRUCTURES AS SHOWN ON THESE PLANS ES ASECION ON KEROODS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELEFO ON AS BEING EXACT OR COMPLET. THE LOCATION OF ALL UNDERGOUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

  3. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY COMPENNED PERMITTING AUTHORS AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR MUST CONTACTOR MUST CONTACTOR THE APPROPRIATE UTILITY COMPANY, ANY COMPENNED PERMITTING AND THOSASTER ALL SEASOT 27 MIGHTS DEPORT TO ANY PECANATION MORNE. THE
- AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL ALSO CONTRACT THE CITY DEPARTMENT OF DIBLIC WORKS AT LEAST 22 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FREED LOCATION OF LOCAL UNITLEST.

### **TOWN OF NEW BEDFORD NOTES**

- 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. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEFORD REQUIREMENTS
  ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB & MAAB
- REQUIREMENTS
  ALL REGION 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, (REFER TO LORSION CONTROL
  PLAN IF PART OF SUBMISSION)
  5, ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS

### CONDITIONS OF APPROVAL:

PROPOSED 12' DRIVEWAY, SEE DETAIL SHEET C-501

PROP. 4' TRANSITION — CURB AT EACH SIDE OF DRIVEWAY APRON, TYP.

- COMMERCIAL DRIVEWAYS ARE SUBJECT TO TRAFFIC COMMISSION BOARD APPROVAL PRIOR TO RELEASE OF THE DRIVEWAY PENNIT FROM DPI.

  2. DEVELOPER TO CHECK CONDITION OF EXISTING SEWER AND WATER SERVICES PROPOSED TO BE MANYTANDED AND RELEGIT.

  3. ANY EXISTING WHATER AND/OF SEWER SERVICES TO BE ABANDONED OR OLD UNUSED SERVICES PERTAINED TO THE PARCEL ARE TO BE CAPPED IN ACCORDANCE WITH THE CITY'S CONSTRUCTION STANDARDS WHATER SERVICES ARE TO BE CAPPED AT THE MAIN, SEWER SERVICES ARE TO BE ALL FUTURES TO BE INSTALLED OR MODIFIED, ARE TO BE IN ACCORDANCE WITH THE CITY OF NEW BEEFORD CONSTRUCTION STANDARDS.

NEW CONCRETE DRIVE APRON, APRON TO EXTEND FROM TRAVEL WAY TO PROPERTY LINE

PROTECT & MAINTAIN EXISTING POST INDICATOR VALVE

APPROXIMATE EDGE OF EXISTING TRAVEL



TRUE STORAGE NEW BEDFORD, LLC 670 N. COMMERCIAL STREET, SUITE 303 MANCHESTER, NH 03101

CONVERSION

PROJECT NO. 2038-03 DATE: FEBRUARY 9, 202 SCALE: 1" = 30' DWG. : C203803\_JAYOUT & MATERIA

civil engineering • land surveying

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT CLIENT/CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPED FO PRAWINGS AND SPECIFICATIONS OM MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR Waghert: Information May be modified unintentionally of Dynerwise, allen 8 major associates, inc. May remove of NDICATION OF THE DOCUMENTS AUTHORSHIP ON THE MAGNET MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AN SPECIFICATIONS ESUED SHALL BE THE ONLY RECORD COPIES O ALLEN 8 MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

04-09-21 MISC, UPDATES PER TOWN COMMENT REV DATE DESCRIPTION APPLICANT\OWNER

COMMERCIAL BUILDING 969 SHAWMUT AVENUE MAP 121, LOT 63 & 40 NEW BEDFORD, MA 02740

MM CHECKED BY: BUPARED B ALLEN & MAJOR ASSOCIATES, INC.

W W . a l l e n in a j o r . c o r 100 COMMERCE WAY, SUITE 5 WOBURN MA 01801 TEL: (781) 935-6889 FAX: (781) 935-2896

LAYOUT & MATERIALS PLAN | C-102

0 UNDER CANOPY RECESSED —
LIGHTING (LDSO1), SEE
ARCHITECTURAL PLAN FOR
ADDITIONAL INFORMATION
LIMONTED LIGHT FIXTURE
LEDIN SEE ADCHITECTURAL UNDER CANOPY RECESSED COVERED DRIVE UP CANOPY UNDER CANOPY RECESSED LIGHTING (LDS01), SEE ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION **CONVERSION TO** CLIMATE CONTROLLED **SELF STORAGE** 1-STORY LOADING ZONE WALL MOUNTED LIGHT FIXTURE 75,076± GSF 20<sup>1</sup>x20 EXISTING ROOF TO BE RE—SURFACED WITH NEW THERMOPLASTIC POLYOLEFIN (TPO) STYLE SINGLE—PLY ROOFING, COLOR TO BE WHITE, SEE DRAUNAGE PLAN FOR STORMWATER COLLECTION SUMMARY, LOADIN 20'X20' 25' REAR SETBACK DIG SAFE

PROPOSED BYPASS LANE 5' CONC. SIDEWALK PROPOSED 15' DRIVEWAY SEE DETAIL SHEET C-50 PROTECT & MAINTAIN EXISTING TRANSFORMER PROPOSED 22' DRIVEWAY, SEE DETAIL SHEET C-501 197 PROPOSED VGC IN ROW, VCC (4) 22" 20" PAINTED ISLAND, TYP :ेडिल LOADING UP CANOPY NEW WALL SIGN, SEE ARCHITECTURAL ELEVATIONS NEW ENTRANCE VESTIBULE

25' TRONT SETBACK F88. LOADING ZONE

PROPOSED VGC IN ROW (295 LF)

PROPOSED VGC IN ROW (33 LF)

CALL 811 OR 1-888-DIG-SAFE

REFORE YOU DIG