



November 4, 2019

New Bedford Planning Board and Historic Commission
133 Williams Street
New Bedford, MA 02740

**RE: SITE PLAN REVIEW AND CERTIFICATE OF APPROPRIATENESS
115, 117, 121, 127-129 UNION STREET, 7 NORTH SECOND STREET
ASSESSOR'S MAP 53, LOTS 40, 41, 146, 215 AND 216**

Dear Board Members:

On behalf of 117 Union Street, LLC, we hereby submit the enclosed package for Site Plan Review and a Certificate of Appropriateness for proposed commercial/residential improvements to an existing three-story building at 127-129 Union Street and for modification of the previously approved proposed five-story commercial residential building at 117 Union Street. The submittal package consists of 22 copies of the following:

- This letter;
- Executed Site Plan Review and Historic Commission application forms;
- Application checklists;
- Plans (4 full size and 18 reduced size);
- The Developmental Impact Statement, which includes the estimated cost of site work, the Traffic Impact and Access Study, photographs and equipment specifications;
- Stormwater Report;
- Deed (proof of property ownership);
- Rejection package from the Building Department;
- Certified abutter's list and
- Stormwater Report.

Additionally, we have included:

- A CD disk of the drawings in PDF format. (CAD format will be submitted after all Planning input has been received.)

A petition for Special Permit is being submitted to the New Bedford Zoning Board of Appeals to allow residential units in the upper floors, to have a zero lot line setback and to eliminate the open space and green area required. A petition is being submitted to the New Bedford Zoning Board of Appeals for a Variance to allow a non-conforming lot to be made more non-conforming.

In the Planning Staff review of our draft submission package, a request was made for the submission to include several additional elements as follows:

CIVIL ENGINEERING ENVIRONMENTAL ASSESSMENT LAND SURVEYING

P.O. Box 1088, 350 Bedford Street, Lakeville, MA 02347

- A Market Analysis - this is not required by any of the City's ordinances or regulations and is not being submitted. There is demand for good affordable housing in downtown New Bedford. Several entities have already expressed an interest in running the cafe/restaurants on the first floor.
- Boring test results are included as Appendix A of the Impact Report.
- The ANR plan is being submitted simultaneously with this submission.
- The Waiver Request Form is not being submitted because no submission waivers are being requested.
- Project phasing and demolition are discussed in a general manner in Section 5.11 of the Impact Report, however, a detailed plan, including dust and noise monitoring and control, detailed time frames and other phasing elements cannot be prepared until a contractor is hired at which time Planning Staff will be provided with a comprehensive phasing program for their review and approval prior to any demolition or construction work taking place.
- A structural report regarding the proposed demolition of the one-story building east of the Moby Dick building is included in Appendix B of the Impact Report.

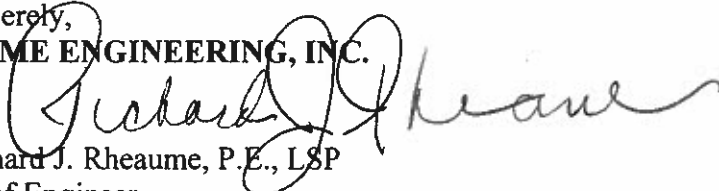
Once a marketing campaign is initialed, the project will have a new name established. For the time being, the proposed five-story building will be called "117 Union Street" (Phase 1) and the three-story building renovation will be called "Moby Dick" (Phase 2).

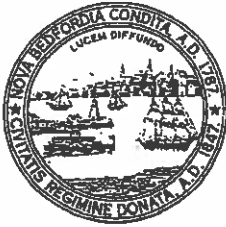
The plans for the five-story Phase 1 building are essentially the same as previously approved. The items that have been changed are as follows:

- The gas supply now runs in Barkers Lane from Acushnet Avenue.
- A single water main is proposed in Barkers Lane from Acushnet Avenue. The domestic and fire services are separated just outside of where they will enter the building.
- Spot elevations have been added to Sheet C-4 in the area of the handicap parking space to assure that no grades are in excess of the maximum two percent slope.
- New utilities have been installed in Union Street since the approval of Phase 1. The new utilities are shown on these new plans.
- Some of the conditions of the Phase 1 Site Plan Review approval and Special Permit have been added to the plans (with "clouded" reference to which condition is being addressed).

There is very little proposed site work. The existing site consists of a three-story building that will be renovated and 5 one-story buildings that will be razed. A determination has been made that the plans presented comply with ADA regulations. Five of the units in the proposed five-story building will be handicap adaptable. The first story of both buildings will be handicap accessible. The upper stories of the Moby Dick building are not required to be handicap accessible due to the age of the building.

Sincerely,
PRIME ENGINEERING, INC.


 Richard J. Rheume, P.E., LSP
 Chief Engineer



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Proposed Commercial/Residential Facilities by: Prime Engineering, Inc. dated: September 3, 2019

1. Application Information

Street Address: 115, 117, 121, 127-129 Union Street, 7 North Second Street

Assessor's Map(s): 53 Lot(s) 40, 41, 146, 215 & 216

Registry of Deeds Book: 12830 Page: 27

Zoning District: MUB, New Bedford Landing Waterfront Historic District, Downtown Business Overlay

Applicant's Name (printed): 117 Union Street, LLC

Mailing Address: 128 Union Street, Suite 400 New Bedford, MA 02740
(Street) (City) (State) (Zip)

Contact Information: (619) 316-5895 michael@nbcorp.org
Telephone Number Email Address

Applicant's Relationship to Property: ☒ Owner ☐ Contract Vendee ☐ Other _____

List all submitted materials (include document titles & volume numbers where applicable) below:

Refer to cover letter and checklist.

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

9.3.19

Date

[Signature]
Signature of Applicant

City Hall • 133 William Street • Room 303 • New Bedford, MA 02740 • www.newbedford-ma.gov

PH: (508)979-1488 • FX: (508)979-1576

2. Review Applicability (Check All That Apply to Your Proposal)

Category

- ☒ Residential
☒ Commercial
☐ Industrial
☐ Mixed (Check all categories that apply)

Construction

- ☒ New Construction
☐ Expansion of Existing
☒ Conversion
☒ Rehabilitation

Scale

- ☐ < 2,000 gross sq feet
☒ > 2,000 gross sq feet
☒ 3 or more new residential units
☐ 1 or more new units in existing res. multi-unit
☐ Drive Thru Proposed
☐ Ground Sign Proposed
☐ Residential Driveway With > 1 curbcut

3. Zoning Classifications

Present Use of Premises: Existing three-story vacant building and five, one-story vacant buildings.

Proposed Use of Premises: Commercial 1st floor with two floors above apts. at 127-129 Union Street; Commercial 1st floor with four floors above apts. at 117 Union Street.

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):

Special permit for five-story building at 117 Union Street.

4. Briefly Describe the Proposed Project:

It is proposed to convert the lower floor into a retail/restaurant and the two floors above into eight residential apartments at 127-129 Union Street.

It is proposed to raze the five one-story buildings at 117 Union Street and construct retail/restaurant on 1st floor, and four floors above with 42 residential units. North of the existing three-story building, a single-story studio will be constructed.

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	12,479	15,000	*
Lot Width (ft)	117.01	0	**
Number of Dwelling Units	0	No Std.	50
Total Gross Floor Area (sq ft)	14,665	N/A	47,574
Residential Gross Floor Area (sq ft)	0	N/A	37,116
Non-Residential Gross Floor Area (sq ft)	14,665	N/A	10,458
Building Height (ft)	43	100	60
Front Setback (ft)	0	0	0
Side Setback (ft)	N/A	10	N/A
Side Setback (ft)	N/A	12	N/A

* 2,306 SF for three story Moby Dick building
10,173 SF for five story 117 Union Street building

** 37.00 LF for three story Moby Dick building
117.01 LF for five story 117 Union Street building

Rear Setback (ft)	0	30	0
Lot Coverage by Buildings (% of Lot Area)	81.5	40	91.8
Permeable Open Space (% of Lot Area)	0	0	1.6
Green Space (% of Lot Area)	0	35	1.6
Off-Street Parking Spaces	0	135	1
Long-Term Bicycle Parking Spaces	0	0	21
Short-Term Bicycle Parking Spaces	0	0	6
Loading Bays	0	0	0

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>0</u>	<u>400</u>
b) Number of employees:	<u>0</u>	<u>8</u>
c) Hours of operation:	<u>0</u>	<u>7 am to 11 pm</u>
d) Days of operation:	<u>0</u>	<u>Sun-Sat</u>
e) Hours of deliveries:	<u>0</u>	<u>8 am to 6 pm</u>
f) Frequency of deliveries:	<input checked="" type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____	

7. Planning Board Special Permits:

☒ The applicant is also requesting a Special Permit from the Planning Board.

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.
Reduction of parking specified in Table of Parking and Loading Requirements.

8. ZBA Variances and Special Permits:

NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.

☒ The applicant is also requesting a special permit from the ZBA:

Specify zoning code section & title

4500-4572 Downtown Business Overlay
5300-5390 Special Permit

☐ The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

9. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: 117 Union Street, LLC

at the following address: 128 Union Street, New Bedford, MA 02740

to apply for: Site Plan Review

on premises located at: 115, 117, 121, 127-129 Union Street and 7 North Second Street

in current ownership since: June 19, 2019

whose address is: _____

for which the record title stands in the name of: Same

whose address is: _____

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 12830 Page: 27

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

9. 5. 19

Date


Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)



Site Plan Review Application Checklist

In order for the City of New Bedford Planning Board to accurately review your project in a timely manner, plan sets submitted with applications must be complete and thorough. A comprehensive understanding of this handout and submittal of all required documents and plans ensures an efficient review of your project.

Unless otherwise noted or determined by Planning Division Staff to not be required, the following information and drawings must be included in the submittal package for your application. For an application to be accepted, each and every item is required at the time of application submittal.

In certain instances, plans, or portions of plans, may be waived when not applicable for the review of a particular type of development, at the discretion of the City Planner. Requests for any such waiver(s) must be submitted, in writing, to Planning Division for consideration prior to application submittal.

All submitted materials must be legible, organized & bound (where appropriate) in a manner that allows for distribution of all proposal materials as 1 package. Please utilize double-sided printing for submitted reports, studies and statements when possible.

Initials Indicate
Item Submitted.

For subparts of the required plans, please mark as follows:



= Shown on Plans



= Waiver Requested



= Not Applicable

Staff | **Applicant**

RJR

1. **Completed Application Form** (with all required signatures; 16 Copies)

RJR

2. **Completed Site Plan Review Application Checklist** (1 original & 15 copies)

RJR

3. **Plans**

- ☒ Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduced plans (11" x 17") are required for all applications. Staff reserves the right to require additional copies.
- ☒ One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)
- ☒ All plans oriented so that north arrow points to top of sheet
- ☒ Plans shall be drawn at a minimum scale of 1" = 40' or less
- ☒ All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate
- ☒ Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner
- ☒ All plans shall have a title block comprised of the following: Project Title, Sheet Title, Sheet Number; Registrant Stamp (i.e. PE, PLS, LA); Registrant's name and address; Street addresses of the project area parcels; Scale at which the plan is drawn; Plan Issue Date; and all plan revision dates (with corresponding revision descriptions).

Staff **Applicant**

RJR

3a. Cover Sheet, to include the following information:

☒ **Title Block**

- | | |
|---|--|
| <input checked="" type="checkbox"/> Project name/title | <input checked="" type="checkbox"/> Name and address of Engineer / Architect / Landscape Architect |
| <input checked="" type="checkbox"/> Assessor's map and parcel number(s) | <input checked="" type="checkbox"/> Name and address of developer |
| <input checked="" type="checkbox"/> Registry Book and Page | <input checked="" type="checkbox"/> Revision Date Block |
| <input checked="" type="checkbox"/> Name and address of property owner | <input checked="" type="checkbox"/> Street Number and/or Lot Number |

☒ **Zoning Requirements Table (Indicate Required vs. Provided)**

- | | |
|--|--|
| <input checked="" type="checkbox"/> Zoning District | <input checked="" type="checkbox"/> Compact Parking Spaces |
| <input checked="" type="checkbox"/> Lot Area | <input checked="" type="checkbox"/> Accessible Parking Spaces |
| <input checked="" type="checkbox"/> Lot Frontage | <input checked="" type="checkbox"/> Van Accessible Parking Spaces |
| <input checked="" type="checkbox"/> Front, Side & Rear Setbacks of Buildings and Parking Areas | <input checked="" type="checkbox"/> Screening Buffers |
| <input checked="" type="checkbox"/> Building Height | <input checked="" type="checkbox"/> Percentage of Lot that is Upland |
| <input checked="" type="checkbox"/> Lot Coverage | <input checked="" type="checkbox"/> Total Square Footage of Upland |
| <input checked="" type="checkbox"/> Green Space | |
| <input checked="" type="checkbox"/> Off-Street Parking Spaces | |

☒ **Locus Map** (At a scale of 1 inch = 100 feet, showing the entire project and its relation to existing areas, buildings and roads within a distance of 1,000 feet from the project boundaries or such other distances as may be approved or required by the Planning Board.)

☒ **Plan Index** with latest revision date of each individual plan

RJR

3b. Existing Conditions Plan

- ☒ Name of Surveyor or Surveyor Firm
- ☒ Date of survey
- ☒ Property lines with bearings and distances

N/A Monuments set/found at all lot corners

- ☒ Easements with bearings and distances suitable for registry filing
- ☒ Names of all abutters
- ☒ Street names
- ☒ Benchmark locations (Based on USGS NGVD – show year)

N/A NHESP mapped areas (Areas of Estimated and Priority Habitats)

N/A Existing 21E Contaminated Site Information

- | | |
|---|---|
| <input checked="" type="checkbox"/> Existing Buildings and Structures | |
| <input checked="" type="checkbox"/> Area of building | <input checked="" type="checkbox"/> Setbacks from property lines |
| <input checked="" type="checkbox"/> Number of stories | <input checked="" type="checkbox"/> Floor elevations |
| <input checked="" type="checkbox"/> Principal use | <input checked="" type="checkbox"/> Door locations with sill elevations |

Staff Applicant

- ☒ Existing Topography:
 - ☒ Contours at 2' intervals (1' contours or additional spot grades if site is flat)
 - ☒ Overhead and underground utilities including but not limited to water, sewer, drainage, electric, telephone, cable TV, gas, septic systems, detention structures, wells
 - ☒ Existing parking/paved areas including pavement type (parking, walkways, etc.)
 - ☒ All Existing Curbcuts
- N/A** Listing of all existing utility owners and contact info located within the project limits
 - ☒ Adequate utility information outside the site to verify proposed utility connections
 - ☒ All utility pipe types, sizes, lengths, and slopes
 - ☒ All utility structure information including rim and invert elevations
 - ☒ All existing easements within 50 feet of property line-Identify any utility within the easement
 - ☐ All existing utility easements with bearings and distances
 - ☒ Existing pavement markings within site and on connecting roads
 - ☒ Existing features such as walls, curbing, landscaping, trees, walks, fences, trees over 12" caliper, lighting, poles, guys, signs, loading areas, fire hydrants, dumpster locations, known buried slabs, etc...
 - ☒ Wetlands, floodplain, water protection district delineation including offsets and buffer zones
 - ☒ Streams, water courses, swales and all flood hazard areas
 - ☒ Rock Outcroppings
- N/A** Test pit locations including groundwater depths when encountered
 - ☒ Historic buildings within 250 feet of the subject property

RJR

3c. Demolition Plan (Combined with Existing Conditions plan)

- ☒ **Existing Conditions Plan plus:**
 - ☒ Existing Buildings and Structures to be removed/demolished
 - ☒ Existing parking/paved areas to be removed/demolished
 - ☒ Existing utilities to be removed/demolished
 - ☒ Existing hydrants to be removed
 - ☒ Existing features to be removed/ demolished such as walls, curbing, landscaping trees, walks, fences, trees over 6" caliper, lighting, poles, guys, signs, etc.
 - ☒ Dust Control Measures
- N/A** Proposed construction phase drainage infrastructure plan including (but not limited to) piping and natural watercourse profiles & cross-sections, retention/detention structures, drain manholes, catch basins, gutter inlets, headwalls, water quality BMPs, and erosion & sedimentation control features, etc.

RJR

3d. Construction/Layout Plan (Combined with Grading and Utilities plan)

- ☒ Proposed Buildings and Structures

Staff Applicant

- | | |
|---|--|
| <input checked="" type="checkbox"/> Area of building or additions | <input checked="" type="checkbox"/> Setback dimensions from property lines |
| <input checked="" type="checkbox"/> Number of stories | <input checked="" type="checkbox"/> Out-buildings, detached garages, temp. construction trailers, etc. |
| <input checked="" type="checkbox"/> Principal use | |
| <input checked="" type="checkbox"/> Floor elevations | |
| <input checked="" type="checkbox"/> Door locations with sill elevations | |
| <input checked="" type="checkbox"/> Proposed Topography, including but not limited to: | |
| <input checked="" type="checkbox"/> Proposed contours at 2' intervals | <input checked="" type="checkbox"/> Curb type(s) and limits |
| <input checked="" type="checkbox"/> Parking lot setbacks to property line | <input checked="" type="checkbox"/> Lighting / Poles / Guys |
| <input checked="" type="checkbox"/> Parking lot grades (not to exceed 5% or be less than 0.5%) | <input checked="" type="checkbox"/> Signs (include sign schedule) |
| <input checked="" type="checkbox"/> Walls | <input checked="" type="checkbox"/> Pavement markings |
| <input checked="" type="checkbox"/> Parking spaces (delineated and dimensioned) | <input checked="" type="checkbox"/> Loading areas / Loading Docks / Platforms |
| <input checked="" type="checkbox"/> Accessible parking spaces & aisles | <input checked="" type="checkbox"/> Fences |
| <input checked="" type="checkbox"/> Wheelchair ramps | <input checked="" type="checkbox"/> Landscape areas |
| <input checked="" type="checkbox"/> Sidewalks | <input checked="" type="checkbox"/> Dumpster(s), Compactor(s) & Pads |
| <input checked="" type="checkbox"/> Pavement type(s) | <input checked="" type="checkbox"/> Spot Grades at 4 Building Corners |
| | <input checked="" type="checkbox"/> Overall Plan Showing Areas of Cut & Fill |
| <input checked="" type="checkbox"/> Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc. | |
| <input checked="" type="checkbox"/> Grading at entrance-show spot grades if required | |
| <input checked="" type="checkbox"/> Emergency Vehicle Access | |
| <input checked="" type="checkbox"/> Truck Access (WB-50 unless otherwise approved by City Engineer) | |
| <input checked="" type="checkbox"/> Snow Storage Areas, with limits of any fence protection (if applicable) | |
| <input checked="" type="checkbox"/> Construction notes, including the following 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 Bedford requirements | |
| • All handicap parking, ramps, and access shall conform to AAB & MAAB requirements | |
| • All erosion 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 Erosion Control Plan if part of submission) | |
| • All pavement markings and signs shall conform to MUTCD requirements | |

RJR

2e. Grading and Drainage Plan

- ☒ Existing Conditions Plan and Construction/ Layout Plan plus:
- ☒ Existing and proposed site grading/ topography-Contours at 2' intervals (1' contours or additional spot grades if site is flat)

Staff Applicant

- ☒ Proposed parking lots, sidewalks, islands, etc.
 - Parking lot grades shall not exceed 5% or be less than 0.5 %
- ☒ Floor elevations & door locations
- ☒ Proposed drainage infrastructure plan including but not limited to piping and natural watercourse profiles & cross-sections, infiltration/ retention / detention structures, drain manholes, headwalls, roof recharge systems, flow direction, water quality BMPs, etc.
- ☒ Adequate information off site to verify proposed drain connections
- ☒ Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes
- ☒ Utility easements with bearings and distances suitable for registry filing
- ☒ Delineation of all stockpile areas
- ☒ Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access
- ☒ For applications associated with residential or commercial/industrial subdivisions, include an overall development plan showing all construction activity and proposed grading for all project phases, and show the proposed building envelope within each house lot and the proposed grading, drainage, and storm water disposal for each lot.
- ☒ A design for the stormwater drainage systems prepared by a Registered Professional Engineer demonstrating that proposed development rates of runoff do not exceed pre-development rates, as required under Massachusetts Stormwater Management Standards.

RJR

3f. Utility and Grading Plan (Show appropriate info from Existing Conditions & Construction/Layout Plan)

- ☒ Include all proposed utilities, including, but not limited to, Water, Sewer, Drainage, Electric, Telephone, Cable TV, Gas, Lighting, Title V Septic Systems & Detention and Retention Structures
 - Adequate utility information outside the site to verify proposed utility connections
 - All utility pipe types, sizes, lengths, and slopes
 - All utility structure information including rim and invert elevations
 - Any utility access vaults
 - All utility access handholes
 - All water services, hydrants, gates, shutoffs, tees
 - Utilities shall be underground if possible
 - All transformer locations
 - Required utility easements with dimensional bearings and distances

N/A

- ☐ Force main, if required, conforming to City of New Bedford requirements
- ☒ Water main loop
- ☒ Sewer profile showing all utility crossings

N/A

- ☐ Sections through detention basin(s)
- ☒ Include the following notes:
 - The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction within the right-of-way
 - All water and sewer material and construction shall conform to the City of New Bedford requirements

Staff	Applicant
-------	-----------

- | | |
|--|---|
| | <ul style="list-style-type: none">• All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled• The City shall be notified at least 24 hours prior to the required inspections <p><input checked="" type="checkbox"/> Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.</p> |
|--|---|

RJR

3g. Landscape Plan

- ☒ Location, species & size of all proposed plantings
- ☒ All existing landscaping to be removed or retained
- ☒ Plant and tree legend
- ☒ Delineate & label all existing and proposed groundcovers, lawn areas, driveways, walkways, patios and other surface treatments
- ☒ Snow storage areas
- ☒ Proposed irrigation methods (on-site wells to be used unless otherwise approved)
- ☒ Verify sight distances at entrances

RJR

3h. Erosion Control Plan (show appropriate information from Existing Conditions and Construction/Layout Plans)

- ☒ Straw bales or straw bale/silt fence combination and compost filter tubes
- ☒ Anti-tracking BMP area at all construction entrances
- ☒ Dust Control (Methods of)
- ☒ Protection of existing and proposed drainage structures with straw bales and/or silt sacks
- ☒ Delineation of all temporary stockpile areas
- ☒ Safety fencing around stockpiles over 10' in height or otherwise restricted site access
- ☒ Straw bales or straw bale/silt fence combination around all stockpiles
- ☒ Include the following notes:
- All BMP erosion control measures shall be in place prior to demolition or any site work.
 - Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.
 - Maintenance specifications for all proposed erosion and sedimentation controls.

RJR

3i. Floor Plan

- ☒ Include complete floor plan of all floors (entire building), including existing & proposed work
- ☒ Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes
- ☒ Show the location of all existing and proposed doors, windows, and walls
- ☒ For non-residential projects: show all existing and proposed seating areas, mechanical/kitchen equipment, backup generators and/or other major functional components of the proposed project

Staff Applicant

- ☒ Identify waste storage and disposal area(s), including detail(s) for dumpster(s) and dumpster pick-up and trash & garbage compaction areas (if any)

RJR

3j. Building Elevations

- ☒ Show all structural building elevations (front, sides and rear façades) that will be affected by the proposed project
- ☒ For additions/alterations: label existing and new construction, as well as items to be removed
- ☒ Identify all existing and proposed exterior materials, treatments and colors- including roofing, roof eaves, eave brackets, siding, doors, trim, sills, windows, fences, and railings. Show details of proposed new exterior elements
- ☒ Show any exterior mechanical, duct work, and/or utility boxes
- ☒ Include dimensions for building height, wall length and identify existing and proposed floor elevations

RJR

3k. Sign Plan

- ☒ Fully-dimensioned color elevations for all proposed signs
- ☒ Total square footage of existing signs and total square footage of proposed signs
- ☒ Existing and proposed sign locations on site plan
- ☒ Existing and proposed materials and methods of lighting for all signs

RJR

3l. Lighting Plan

- ☒ Location and orientation of all existing and proposed exterior lighting, including building and ground lighting and emergency spot lighting (if any)
- ☒ Height and initial foot-candle readings on the ground and the types of fixtures to be used
- ☒ Plan Must Show Illumination Patterns On-Site and Areas Off-Site
- ☒ New Bedford Washingtonian Type Fixtures Should Be Used, Where Applicable
- ☒ Provide Cut Sheet for All Lighting Fixtures

RJR

3m. Detail Sheets (Typical Details)

- | | | |
|---|-----|--|
| <input checked="" type="checkbox"/> Pavement Section Detail | N/A | <input type="checkbox"/> Sewer Manhole Detail (26" cover) |
| <input checked="" type="checkbox"/> Sidewalk Detail | N/A | <input type="checkbox"/> Detention / Retention Basin Sections (from plan) |
| <input checked="" type="checkbox"/> Curb Detail | N/A | <input type="checkbox"/> Detention Basin Outlet Structure Detail |
| <input checked="" type="checkbox"/> Driveway Detail | N/A | <input type="checkbox"/> Miscellaneous Detention / Retention Basin Details |
| <input checked="" type="checkbox"/> Wheel Chair Ramp Detail | N/A | <input type="checkbox"/> Infiltration Device Details |
| N/A <input type="checkbox"/> Concrete Pad Detail | N/A | <input type="checkbox"/> Stormwater BMPs (Water Quality Structure Details, etc.) |
| N/A <input type="checkbox"/> Catch Basin Detail | N/A | <input checked="" type="checkbox"/> Bollards |
| N/A <input type="checkbox"/> Drainage Manhole Detail | | |
| <input checked="" type="checkbox"/> Water/Sewer Trench Details (12" envelope) | | |

Staff Applicant

- | | |
|---|--|
| <input checked="" type="checkbox"/> Water and Sewer Trench Sections | <input checked="" type="checkbox"/> Sign Detail |
| N/A <input type="checkbox"/> Anti-Seepage Collar Detail | <input checked="" type="checkbox"/> Fence Detail |
| N/A <input type="checkbox"/> Flared End Detail | <input checked="" type="checkbox"/> Flowable Fill Trench |
| N/A <input type="checkbox"/> Rip Rap Detail | <input checked="" type="checkbox"/> Pavement Marking Details |
| N/A <input type="checkbox"/> Straw bales/Silt Fence Detail | <input checked="" type="checkbox"/> Handicap Parking/Compact Parking Signs |
| N/A <input type="checkbox"/> Silt Sac Detail | N/A <input type="checkbox"/> Hydrant Detail (American –Darling B-62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right) |
| N/A <input type="checkbox"/> Compost Filter Tube Detail | <input checked="" type="checkbox"/> Thrust Block Detail |
| N/A <input type="checkbox"/> Light Pole Foundation Detail | |
| N/A <input type="checkbox"/> Retaining Wall Details | |
| <input checked="" type="checkbox"/> Tree/Shrub Planting Detail | |

RJR **4. Project Narrative** (16 Copies), to include adequate summary & description of the proposed project and indicating, where appropriate:

- The number of dwelling units to be built and the acreage in residential use
 - Evidence of compliance with parking and off-street loading requirements
 - The forms of ownership contemplated for the property and a summary of the provisions of any ownership or maintenance thereof
 - Identification of all land that will become common or public land
 - Any other evidence necessary to indicate compliance with the zoning ordinance
 - A written statement indicating the estimated time required to complete the proposed project and any and all phases thereof
 - A written estimate showing, in detail, the projected costs of all site improvements (and off-site improvement) planned
- W • Drainage calculations by a registered professional engineer, with storm drainage design conforming to City of New Bedford subdivision regulations, as well as wetland delineations determined by a certified wetland scientist if applicable, for 1, 10, 25 & 100 year storm events

RJR **5. Certified Abutters List** (16 copies)

RJR **6. Proof of Ownership** (Copy of Deed(s) for All Involved Parcels; 16 Copies)

RJR **7. Development Impact Statement (DIS)**, completed per §5350 of Zoning Code, (16 Copies), if required by Board

RJR **8. Traffic Impact & Access Study (TIAS)** (16 Copies), if required by Board

W **9. Stormwater Management Report** (9 Copies), if required, comprised of the following:

- ☐ MADEP Stormwater Standards Compliance Checklist (signed & stamped)
- ☐ Overall Project Description
- ☐ Existing Conditions

Staff **Applicant**

- ☒ Proposed Improvements
- ☒ Proposed Conditions
- ☒ Hydrologic Analysis for Existing & Proposed Conditions for Milestone Storm Event Intensities
- ☒ Stormwater Management Regulations
- ☒ Summary
- ☒ Appendix - Existing/Proposed Conditions Plans showing the following:
 - ☒ Overall Existing Subcatchment Area Table
 - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
 - ☒ Soil Classifications Table (Existing Soils)
 - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
 - ☒ Overall Proposed Subcatchment Area Table
 - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
 - ☒ Soil Classifications Table (Including Proposed Boron Soils, Etc., if applicable)
 - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
- ☒ Appendix - Hydrologic Analyses
 - ☒ HydroCAD Software Analyses (or equivalent software) Analyses (Existing & Proposed Conditions)
- ☒ Appendix - Illicit Discharge Certification (signed & dated)

RJR **10. Electronic PDF and AutoCAD Files**

- ☒ Shall consist of a CD with a printed CD Label in a CD case
 - ☒ CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D
 - ☒ All project submissions shall include the following file types. All project related Drawing Files shall be provided in all 2 supported formats, listed below.
- W • AutoCAD Drawing format (.dwg) CAD to be provided after Planning Board review, so
- Adobe Portable Document Format (.pdf) Planning Board input can be incorporated
- ☒ PDF files shall be created from within the AutoCAD environment and contain Layer information.
 - ☒ It is a requirement that each project drawing/sheet created for a project shall be published/plotted to DWG and PDF, and placed in the appropriate folder in the CD submission. All external references (DWG, DWF, DGN, PDF, TIFF, MrSID, JPG, etc.) which are used in support of the creation of these project sheets shall be stored within the XREF folder only (Subfolder of DWG) on the CD. Also the AutoCAD support files (fonts, plot style, etc.) should be supplied on the CD.
 - ☒ **File Naming:**

The following file naming standard for all CAD related files created, used, or submitted to the Planning Department shall be followed. This applies to all CAD drawings, DWF's, PDF's used in support of, or used in conjunction with this CAD Standard.

Staff	Applicant
-------	-----------

File names shall begin with their project Planning Board Case number assigned (available through the Planning Department), followed by an underscore and the appropriate discipline code. In the instance where there is more than one file, assign an appropriate sequential number to the end (ex. 1,2,3). Special characters are not permitted except for the following; hyphens [-], underscores [_], and/or parenthesis [()].

Example 1.

A set of engineering design plans and documents were prepared for project file number 12-34; acceptable filenames would be as follows:

12-34_Existing Conditions1.dwg

12-34_Existing Conditions2.dwg

12-34_General1.dwg

12-34_Generale.dwg

RR 11. Application Fee (All fees are due at time of application submission)
--

Official Use Only:

For the Planning Board, this application has been received by the Planning Division of the Department of Planning, Housing & Community Development on the date specified below:

Review date: _____ All materials submitted: Yes No

Signature: _____ Fee: _____

- DEED -

**PROOF OF OWNERSHIP FOR
117 & 127-129 UNION STREET
NEW BEDFORD, MA**

Property Address: 115, 117, 121, 127-129 Union Street, New Bedford, MA
and 7 North Second Street, New Bedford, MA

&ZF25

Doc 00013105

BK 12830 PG 27

Bristol South
Registry District

RECORDED ON

QUITCLAIM DEED On: Jun 20, 2019 at 01:28P

We, Paul A. Piva and Gail Florek, of 10 Pequod Road, Fairhaven, Massachusetts, grant to 117 Union Street, LLC, a Massachusetts Limited Liability Company, of 128 Union Street, Suite 400, New Bedford, Massachusetts, for consideration paid, and in full consideration of Seven Hundred and Fifty Thousand and 00/100 (\$750,000.00) Dollars, with quitclaim covenants, the land in New Bedford, together with the buildings thereon, bounded and described as follows:

Beginning at the intersection of the northerly line of Union Street and the westerly line of Second Street;

Thence Westerly in said northerly line of Union Street to land now or formerly of Fred S. Brightman;

Thence Northerly in line of the last named land to the southerly line of Barker's Lane;

Thence Easterly in the southerly line of said laneway to the said westerly line of Second Street;

Thence Southerly in said westerly line of Second Street to the point of beginning.

Containing fifty (50) square rods, more or less.

For title see deed of Robert J. Piva dated April 6, 1982, recorded in the Bristol County (S.D.) Registry of Deeds at Book 1838, Page 1144.

Witness our hands and seals this 19th day of June, 2019.

Gin Camper
Witness

[Signature]
Witness

Paul A. Piva
PAUL A. PIVA

Gail Florek
GAIL FLOREK

COMMONWEALTH OF MASSACHUSETTS

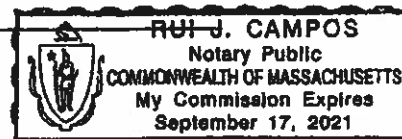
Bristol, ss.

On June 19th, 2019, before me, the undersigned Notary Public, personally appeared Paul A. Piva and Gail Florek, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed above, and acknowledged to me that they signed it voluntarily for its stated purpose and it was their free act and deed.

Rui Campos

Notary Public

My Commission Expires:



CERTIFIED ABUTTERS LIST
115, 117, 121, 127-129 UNION STREET
&
7 NORTH SECOND STREET
NEW BEDFORD, MA



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 PROPERTY	
MAP #	53
LOT(S)#	40, 41, 215, 216, 146
ADDRESS: 117, 121, 115, 127 - 129 Union Street; 7 N. Second Street, New Bedford, MA	
OWNER INFORMATION	
NAME: 117 Union Street LLC	
MAILING ADDRESS: c/o Prime Engineering, P.O. Box 1088, Lakeville, MA 02347	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): Genny Reynolds	
MAILING ADDRESS (IF DIFFERENT):	
TELEPHONE #	(508) 947-0050 x123
EMAIL ADDRESS:	greynolds@primeengineering.org
REASON FOR THIS REQUEST: <i>Check appropriate</i>	
<input checked="" type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION
<input checked="" type="checkbox"/>	PLANNING BOARD APPLICATION
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION
<input type="checkbox"/>	LICENSING BOARD APPLICATION
<input type="checkbox"/>	OTHER (Please 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:

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Judith M. Serdahl
Printed Name (acting)




Judith M. Serdahl
Signature (acting)

CITY CLERK

2019 NOV -4 A 3:00
CITY CLERKS OFFICE
NEW BEDFORD, MA
Date 8/23/2019



Legend

-  53-216, 40, 41, 215
-  City Border
-  Water

August 23, 2019

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 115,117,121,127-129 Union Street & 7 N Second Street (Map: 53, Lot: 216,40,41,215,146). 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 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
53-141	BARKER'S LN NS	CITY OF NEW BEDFORD, PARKING LOT & GARAGE 131 WILLIAM ST NEW BEDFORD, MA 02740
53-215	121 UNION ST	PIVA PAUL A, FLOREK GAIL 10 PEQUOD ROAD FAIRHAVEN, MA 02719
53-216	117 UNION ST	PIVA PAUL A, FLOREK GAIL 10 PEQUOD ROAD FAIRHAVEN, MA 02719
53-41	115 UNION ST	PIVA PAUL A, FLOREK GAIL 10 PEQUOD ROAD FAIRHAVEN, MA 02719
53-143	141 UNION ST	WATERFRONT HISTORIC AREA LEAGUE OF NEW BEDFORD INC, 128 UNION STREET NEW BEDFORD, MA 02740
53-144	139 UNION ST	WATERFRONT HISTORIC AREA LEAGUE OF NEW BEDFORD, INC, 128 UNION STREET NEW BEDFORD, MA 02740
53-145	133 UNION ST	LAJOIE MICHAEL P "TRUSTEE", M B M REALTY TRUST 28 WATERFALL ROAD ACUSHNET, MA 02743
53-146	127 UNION ST	PIVA PAUL A, 10 PEQUOD ROAD FAIRHAVEN, MA 02719
53-40	7 N SECOND ST	PIVA PAUL A, FLOREK GAIL 10 PEQUOD ROAD FAIRHAVEN, MA 02719
53-154	93 UNION ST	ST ANNE CREDIT UNION, 93 UNION STREET NEW BEDFORD, MA 02740
47-21	25 S WATER ST	N B YOUNG MENS CHRISTIAN, ASSOCIATION 25 SOUTH WATER ST NEW BEDFORD, MA 02744
47-5	128 UNION ST	128 UNION STREET LLC, 117 HATHAWAY ROAD NORTH DARTMOUTH, MA 02747

**BUILDING DEPARTMENT
REJECTION LETTER**

IX. HOMEOWNER LICENSE EXEMPTION

Supplement #1

The current exemption for "homeowner" was amended to include owner-occupied dwellings of two units or less and to allow such homeowners to engage an individual for hire who does not possess a license, provided that the owner acts as supervisor. (State Building Code Section 110.5)

DEFINITION OF HOMEOWNER:

Person(s) who own a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one- or two-family dwelling attached or detached structures accessory to such use and/or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner. Such homeowner shall submit to the Building Official on a form acceptable to the Building Official that he/she shall be responsible for all such work performed under the building permit. (Section 110.5)

The undersigned homeowner assumes responsibility for compliance with the State Building Code and other applicable codes, ordinance, rules and regulations and will comply with the City of New Bedford Building Department minimum inspection procedures and requirements.

HOMEOWNERS SIGNATURE _____

X. CONSTRUCTION DEBRIS DISPOSAL

Supplement #2

In accordance with provisions of Massachusetts General Law C40, S54, debris resulting from this work shall be disposed of in a properly licensed solid waste disposal facility as defined by Massachusetts General Law C111, S150A.

The debris will be disposed of in _____
(Location of Facility)

Signature of Permit Applicant _____

Date _____

XI. HOME IMPROVEMENT CONTRACTOR LAW AFFIDAVIT

(Residential Use Only) Supplement to Permit Application

Supplement #3

MGLc. 142A requires that the "reconstruction, alteration, renovation, repair, modernization, conversion, improvement, removal, demolition, or construction of an addition to any pre-existing owner-occupied building containing at least one but not more than four dwelling units ... or to structures which are adjacent to such residence of building" be conducted by registered contractors, with certain exceptions along with other requirements.

Type of Work: Mixed use with Food service/retail on 1st Floor + Residential units on Upper Floors Est. Cost: _____

Address of Work: 5, 117, 121, 127 Union St. + 7 North Second St.

Owner Name: 117 Union Street LLC

Date of Permit Application: _____

I hereby certify that: Registration is not required for the following reasons:

_____ Work excluded by law _____ Job under \$1,000 _____ Building not owner-occupied _____ Owner obtaining own permit

Other (specify): _____

Notice is hereby given that:

OWNERS OBTAINING THEIR OWN PERMIT OR EMPLOYING UNREGISTERED CONTRACTORS FOR APPLICABLE HOME IMPROVEMENT WORK DO NOT HAVE ACCESS TO THE ARBITRATION PROGRAM OF GUARANTY FUND UNDER MGLC 142A.

signed under penalties of perjury

I hereby apply for a permit as the agent of the owner:

Date _____

Contractor Signature _____

Registration No. _____

OR

Notwithstanding the above notice, I hereby apply for a permit as the owner of the above property:

Date _____

Owner Signature _____

XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONS

C. Building Permit Rejected

EX ZBA-SPECIAL PERMIT + VARIANCE - Planning Board
SITE Plan Review

Fee _____

Reason For Rejection:

"See ATTACHMENTS"

B19 2838

Comments and Conditions:

Signed _____

Date 11/11

2019

Title _____

Building Commissioner

Not valid unless signed (not stamped) by building Commissioner



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

DEPARTMENT OF INSPECTIONAL SERVICES
133 WILLIAM STREET - ROOM 308
NEW BEDFORD, MA 02740

New Bedford Comprehensive Zoning Code Review

Code of Ordinances – Chapter-9

127-129 Union Street – Plot: 53 – Lot: 146 – Zoned District: MUB

Special Permit & Variance is Required from the Zoning Board of Appeals

Variance is Required from the Zoning Board of Appeals for A.N.R. Zoning Violations*

Site Plan Review is Required from the Planning Board

Zoning Code Review as follows:

Special Permit

Zoning Board of Appeals

❖ SECTION

- 4500-4572 – Downtown Business Overlay District (DBOD)
- 5300-5390 – Special Permit

Variance

Zoning Board of Appeals

❖ SECTIONS

- 2700 – Dimensional Regulation *
- 2710 – General *
- 2720 – Table of Dimensional Requirements – Appendix-B*
 - Minimum Lot Size (Sq. Ft.)*
 - Lot Coverage by Buildings (%)*
 - Side Yard (Ft.)*
 - Rear Yard (Ft.)*
- 2750 – Yards in Residence District*
- 2753 – Read Yard*
- 2755 – Side Yard*
- 3100 – Parking and Loading
- 3110 – Applicability
- 3130 – Table of Parking Loading Requirements – Appendix-C
 - Multi-family (3) or more per structure
 - Places of Assembly

Site Plan Review

Planning Board

❖ SECTIONS

- 5400 – Site Plan Review
- 5410 – Purpose
- 5420 – Applicability
 - 5422. New multiple-family residential construction of three (3) or more units or expansion of existing multifamily residential structures resulting in the creation of one or more additional units.
- 5430-5490B

B-19.2838

Permit No.
Completion Date

City of New Bedford, Massachusetts
Building Department
Application for Plan Examination
and Building Permit

FOR BUILDING DEPT. USE

DATE RECEIVED

RECEIVED BY 30

ISSUED BY:

By

IMPORTANT — COMPLETE ALL ITEMS — MARK BOXES WHERE APPLICABLE — PRINT

(AT LOCATION) 115, 117, 121, 127-129 Union Street, 7 North Second Street
 BETWEEN Acushnet Avenue AND North Second Street
 PLOT 53 LOT 40, 41, 215, 216 DISTRICT MUB, DBOD ACCEPTED STREET Yes
 PLANS FILED ☒ YES ☐ NO and 146 New Bedford Landing Waterfront Historic District

II. TYPE AND COST OF BUILDING — all applicants complete parts A through D — PRINT

A. TYPE OF IMPROVEMENT

- 1 ☒ New Building
 2 ☐ Addition (If residential, enter number of new housing units added, if any, in Part D, 14)
 3 ☐ Alteration (If residential, enter number of new housing units added, if any, in Part D, 14)
 4 ☒ Repair, replacement
 5 ☒ Demolition (If multifamily residential, enter number of units in building in Part D, 14, if non-residential, indicate most recent use checking D-18 - D-32)
 6 ☐ Moving (relocation)
 7 ☐ Foundation only

D-1 PROPOSED USE — For demolition, most recent use

Residential

- 13 ☐ One family
 14 ☒ Two or more family — Enter number of units 51
 15 ☐ Transient hotel, motel, or dormitory — Enter number of units _____
 16 ☐ Garage
 17 ☐ Carport
 18 ☐ Other — Specify _____

Nonresidential

- 19 ☐ Amusement, recreational
 20 ☐ Church, other religious
 21 ☐ Industrial
 22 ☐ Parking garage
 23 ☐ Service station, repair garage
 24 ☐ Hospital, institutional
 25 ☐ Office, bank, professional
 26 ☐ Public utility
 27 ☐ School, library, other educational
 28 ☐ Stores, mercantile
 29 ☐ Tanks, towers
 30 ☐ Funeral homes
 31 ☒ Food establishments
 32 ☐ Other — Specify _____

B. OWNERSHIP

- 8 ☒ Private (individual, corporation, nonprofit institution, etc.)
 9 ☐ Public (Federal, State, or local government)

D-2 Does this building contain asbestos?

- ☐ YES ☐ NO If yes complete the following
 Name & Address of Asbestos Removal Firm.

Submit copy of notification sent to DEOE and the State Dept. of Labor & Industries and results of air sample analysis after asbestos removal is completed.

C. COST (Omit cents)

- 10 Cost of construction to be installed but not included in the above cost
 a. Electrical _____
 b. Plumbing _____
 c. Heating, air conditioning _____
 d. Other (elevator, etc.) _____
 11. TOTAL VALUE OF CONSTRUCTION _____
 12. TOTAL ASSESSED BLDG. VALUE _____

D-3 Non-residential — Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use

Mixed use with food service/retail on first floor and residential units on upper floors

III. SELECTED CHARACTERISTICS OF BUILDING —

For new buildings complete part E through L. For demolition, complete only parts G; H & I. For all others, (additions, alterations, repair, moving, foundation), complete E through L.

E. PRINCIPAL TYPE OF FRAME

- 33 ☐ Masonry (wall bearing)
 34 ☐ Wood frame
 35 ☒ Structural steel
 36 ☐ Reinforced concrete
 37 ☐ Other — Specify _____

G. TYPE OF SEWAGE DISPOSAL

- 43 ☒ Public or private company
 44 ☐ Private (septic tank, etc.)

H. TYPE OF WATER SUPPLY

- 45 ☒ Public or private company
 46 ☐ Private (well, cistern)

J. DIMENSIONS

- 53 Number of stories 5 and 3
 54 Height <100
 55 Total square feet of floor area, all floors based on exterior dimensions 42,000
 56 Building length 115
 57 Building width 70
 58 Total sq. ft. of bldg. footprint 11,565
 59 Front lot line width 68
 60 Rear lot line width 108
 61 Depth of lot 117.01
 62 Total sq. ft. of lot size 12,479
 63 % of lot occupied by bldg. (56-62) 93
 64 Distance from lot line (front) 0
 65 Distance from lot line (rear) 1'
 66 Distance from lot line (left) 1'
 67 Distance from lot line (right) 1'

F. PRINCIPAL TYPE OF HEATING FUEL

- 38 ☒ Gas
 39 ☐ Oil
 40 ☐ Electricity
 41 ☐ Coal
 42 ☐ Other — Specify _____

I. TYPE OF MECHANICAL

- Is there a fire sprinkler system?
 47 ☒ YES 48 ☐ NO
 Will there be central air conditioning?
 49 ☒ Yes 50 ☐ No
 Will there be an elevator?
 51 ☒ Yes 52 ☐ No