



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

CITY CLERKS OFFICE
NEW BEDFORD, MA

PLANNING BOARD

MAR 13 P 3:28

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: Site/Landscape As-Built Plan by: SITEC dated: 16/01/19

1. Application Information

Street Address: 224A&B COURT ST (FORMERLY 475 UNION ST)

Assessor's Map(s): 51 Lot(s) 269

Registry of Deeds Book: 10833 Page: 269

Zoning District: MUB

Applicant's Name (printed): Preferred Realty Services LLC

Mailing Address: P.O.Box 40714 Philadelphia PA 19107
(Street) (City) (State) (Zip)

Contact Information: 617-719-6789 preferredrealtysvcs@gmail.com
Telephone Number Email Address

Applicant's Relationship to Property: Owner Contract Vendee Other agent

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

As-Built Site Plans by SITEC 16/01/19

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.

05/07/19
Date

Ed Redmond
Digitally signed by Ed Redmond
Date: 2019.03.05 10:14:36 -05'00'
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: Residential Multi Fam

Proposed Use of Premises: _____

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

4. Briefly Describe the Proposed Project:

Modified Landscape plan for New (6) unit multi-family dwelling

5. Please complete the following:

| | <u>Existing</u> | <u>Allowed/Required</u> | <u>Proposed</u> |
|--|-----------------|-------------------------|-----------------|
| Lot Area (sq ft) | 10084 | | |
| Lot Width (ft) | 45.98 | | |
| Number of Dwelling Units | 6 | | |
| Total Gross Floor Area (sq ft) | 1750 | | |
| Residential Gross Floor Area (sq ft) | 7000 | | |
| Non-Residential Gross Floor Area (sq ft) | | | |
| Building Height (ft) | 39 | | |
| Front Setback (ft) | 16.65 | | |
| Side Setback (ft) | 12 | | |
| Side Setback (ft) | 10 | | |

| | | | |
|---|--------|--|--|
| Rear Setback (ft) | 128.00 | | |
| Lot Coverage by Buildings (% of Lot Area) | 17.50 | | |
| Permeable Open Space (% of Lot Area) | | | |
| Green Space (% of Lot Area) | 35 | | |
| Off-Street Parking Spaces | 12 | | |
| Long-Term Bicycle Parking Spaces | | | |
| Short-Term Bicycle Parking Spaces | | | |
| Loading Bays | | | |

6. Please complete the following:

- | | Existing | Proposed |
|--|----------|----------|
| a) Number of customers per day: | _____ | _____ |
| b) Number of employees: | _____ | _____ |
| c) Hours of operation: | _____ | _____ |
| d) Days of operation: | _____ | _____ |
| e) Hours of deliveries: | _____ | _____ |
| f) Frequency of deliveries: <input 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.

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

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: Preferred Realty Services LLC

at the following address: 224 A&B Court St

to apply for: Site Plan approval

on premises located at: 224 A&B Court (Formely 475 Union)

in current ownership since: 2013

whose address is: P.O. Box 40714 Philadelphia PA

for which the record title stands in the name of: Preferred Realty Services LLC

whose address is: Box 40714 Phil, Pa 19107

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 10833 Page: 268

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.

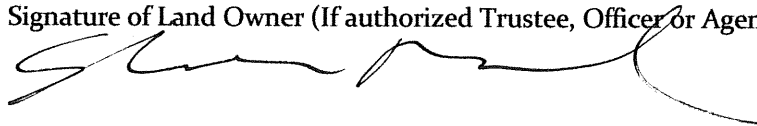
05/03/19

Date

Ed Redmond

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

Digitally signed by Ed Redmond
Date: 2019.03.05 10:23:30 -05'00'



224 A&B Court St
Landscape/Site Plan Modifications
Narrative

The landscape/site plan previously submitted for the project has been modify in the following manner.

Court St curb cut opening:

The opening for the curb cut was relocated to the east side of the property. This decision was made with consent and approval of the Department of Infrastructure, and the Traffic Dept. As a result of this change the parking spaces were also relocated to the west side of the parking lot

Privacy Fencing:

that was indicated on the east side of the property line abutting the parking area was eliminated and additional landscaping was added.

This modification was a result of the various conditions. 1) In order to preserve the root system to the abutting tree's, the vertical wall of the foundation was left in place. This existing wall prohibits the installation of the fencing. 2) This fencing was agreed to initially in an attempt to satisfy the previous abutter. The abutter has sold the property and moved. The new abutter was consulted and understood that the fencing would be difficult to install as a result of the existing foundation below grade. Insofar that all agree, the preservation of the existing tree line is a priority. Additional landscaping buffers were added in lieu of the fencing.

Existing Tree's located abutting the west side of the property were removed by the abutter. (tree's were located on his property). The abutter installed a privacy fence on his property. Landscaping beds were extended along the west lot line, to provide continuity of the overall appears of the site. Also replacing the existing tree's removed by the abutter. Once mature the landscaping will act as natural screening buffer.

East Side Building Trees:

The original planting of numerous tree's were eliminated. The design of the original tree's was not a prudent use of the area. It would have caused a hardship in the event that any future maintenance or exterior repairs to the building were to be performed.

In lieu of the tree line, a paver walkway was installed. Additional landscaping beds were installed along the walkway abutting building to the east. This modifications are more user friendly as it allows the occupants to access the first floor units directly from the parking lot.

Pedestal Lights:

Two pedestal lights for ground lighting have been eliminated. There is more than sufficient exterior lighting located on the buildings in the area of these proposed light pedestals.

The modifications to the originally approved landscape/site plan have added additional landscaping ares, is more user and building friendly and enhances the overall appearance of the property.



City of New Bedford
REQUEST FOR WAIVER

CASE #:

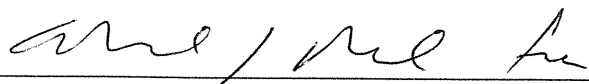
APPLICATION FOR WAIVER FROM SITE PLAN REVIEW REQUIREMENTS

In certain instances, after consulting with the City Planner, the applicant may submit, in writing, a request for waiver for any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans. The Planning Board will take a separate vote on written waiver requests by the applicant. Each request for waiver must be submitted individually to be considered by the Board. Please provide one (1) original and fifteen (15) copies of the request.

Any granted waivers must be disclosed on the final submitted and approved site plan.

| SUBJECT PROPERTY | | | |
|---|-----------------------------------|---|--|
| ASSESSOR'S MAP PLOT# | 51 | LOT(S)# | 269 |
| REGISTRY OF DEEDS BOOK: | 10833 | PAGE # | 269 |
| PROPERTY ADDRESS: 224 A+B Court ST | | | |
| ZONING DISTRICT: MUD | | | |
| OWNER INFORMATION | | | |
| NAME: Prefound Realty Services LLC | | | |
| MAILING ADDRESS: P.O. Box 40714 Philadelphia, Pa 19107 | | | |
| APPLICANT/CONTACT PERSON INFORMATION | | | |
| NAME (IF DIFFERENT): | | | |
| APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one: | OWNER <input type="checkbox"/> | CONTRACT VENDEE <input type="checkbox"/> | OTHER Describe <input type="checkbox"/> _____ |
| MAILING ADDRESS (IF DIFFERENT): | | | |
| TELEPHONE # | 617-719-4289 | | |
| EMAIL ADDRESS: | prefoundrealty LLC@gmail.com | | |

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). If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.



Signature of Applicant/s
Prefound Realty Services LLC

3/11/19
Date



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

- | | | |
|-------|-------------------------------------|---|
| _____ | <input checked="" type="checkbox"/> | 1. Completed Application Form (with all required signatures; 16 Copies) |
| _____ | <input checked="" type="checkbox"/> | 2. Completed Site Plan Review Application Checklist (1 original & 15 copies) |
| _____ | <input checked="" type="checkbox"/> | 3. Plans <ul style="list-style-type: none"><input type="checkbox"/> 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.<input type="checkbox"/> One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)<input type="checkbox"/> All plans oriented so that north arrow points to top of sheet<input type="checkbox"/> Plans shall be drawn at a minimum scale of 1" = 40' or less<input type="checkbox"/> All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate<input type="checkbox"/> Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner<input type="checkbox"/> 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

- 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
 - 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
 - Test pit locations including groundwater depths when encountered
 - Historic buildings within 250 feet of the subject property

N/A W

3c. Demolition 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
 - 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.

W

3d. Construction/Layout Plan

- Proposed Buildings and Structures

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- 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.

w

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

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

W **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

W **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

W **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

W **3m. Detail Sheets (Typical Details)**

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

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- 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)

✓ **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.
 - AutoCAD Drawing format (.dwg)
 - Adobe Portable Document Format (.pdf)
- 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.