



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

CITY CLERKS OFFICE
NEW BEDFORD, MA

2018 MAY 14

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: Self-Storage Facility by: Stantec dated: 5/11/18

1. Application Information

Street Address: 387 Church Street

Assessor's Map(s): 113 Lot(s) 475

Registry of Deeds Book: 12396 Page: 236

Zoning District: IB - Industrial B

Applicant's Name (printed): Stantec (Attn: Frank Holmes, Principal)

Mailing Address: 226 Causeway St, Boston, MA 02114
(Street) (City) (State) (Zip)

Contact Information: (617) 654-6059 frank.holmes@stantec.com
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:

Site Plan Review Checklist
Project Narrative
Stormwater Management Memorandum
Planning Board Submittal Plan Set (15 Sheets)
Preliminary Color Elevations Drawing
Sign Plans
Proof of Ownership
Electronic Files Compact Disc
Application Check

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.

5/11/18

Date

FRANK HOLMES

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: Manufacturing facility

Proposed Use of Premises: Self-storage mini-warehouse

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

4. Briefly Describe the Proposed Project:

Modification of existing building to provide a new second floor with two internal loading areas for use as a self-storage mini-warehouse facility.

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	179,902.8 SF	NA	No change
Lot Width (ft)	450'		No change
Number of Dwelling Units	NA	NA	NA
Total Gross Floor Area (sq ft)	78,085		153,638 (+/-)
Residential Gross Floor Area (sq ft)	NA	NA	NA
Non-Residential Gross Floor Area (sq ft)	78,085		153,638 (+/-)
Building Height (ft)	19'		25' (+/-)
Front Setback (ft)	94.7'	25'	No Change
Side Setback (ft)	25.8'	25'	No Change
Side Setback (ft)	43.0'	25'	No Change

Rear Setback (ft)	4.9'	25'	No change
Lot Coverage by Buildings (% of Lot Area)	43.4%	50%	No change
Permeable Open Space (% of Lot Area)			
Green Space (% of Lot Area)	<20%	20%	20% min.
Off-Street Parking Spaces	156		9
Long-Term Bicycle Parking Spaces			
Short-Term Bicycle Parking Spaces			
Loading Bays			4

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>?</u>	<u>20-25</u>
b) Number of employees:	<u>?</u>	<u>2</u>
c) Hours of operation:	<u>24 hour</u>	<u>8AM-6PM</u>
d) Days of operation:	<u>S-S</u>	<u>S-S</u>
e) Hours of deliveries:	<u>?</u>	<u>6AM-10PM</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.

Parking count reduction: Self-storage facilities generate low amounts of traffic so additional spaces are not necessary and removing them allows more green space on site.

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: Stantec / Groundwork . . .

at the following address: _____

to apply for: _____

on premises located at: 387 Church Street, New Bedford, MA

in current ownership since: March 29, 2013

whose address is: 31100 Telegraph Road, Ste 250 Bingham Farms, MI 48025

for which the record title stands in the name of: BRK 1, LLC

whose address is: 31100 Telegraph Road, " " " "

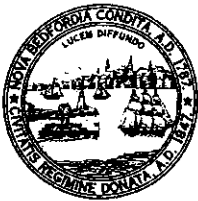
by a deed duly recorded in the:

Southern
Registry of Deeds of County: Bristol Book: 12396 Page: 236

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.

5/10/2013 Mike Kennedy, VP of Real Estate
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



NA

= Not Applicable

Staff | Applicant

- | | | |
|---|------------|--|
| — | <u>BEJ</u> | 1. <u>Completed Application Form</u> (with all required signatures; 16 Copies) |
| — | <u>BEJ</u> | 2. <u>Completed Site Plan Review Application Checklist</u> (1 original & 15 copies) |
| — | <u>BEJ</u> | 3. <u>Plans</u> <ul style="list-style-type: none"><input checked="" 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 checked="" 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 checked="" type="checkbox"/> Plans shall be drawn at a minimum scale of 1" = 40' or less<input checked="" 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 checked="" type="checkbox"/> Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner<input checked="" 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). |

BET 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

BET 3b. **Existing Conditions Plan**

- | | |
|--|---|
| <input checked="" type="checkbox"/> Name of Surveyor or Surveyor Firm | |
| <input checked="" type="checkbox"/> Date of survey | |
| <input checked="" type="checkbox"/> Property lines with bearings and distances | |
| <input checked="" type="checkbox"/> Monuments set/found at all lot corners | |
| <input checked="" type="checkbox"/> Easements with bearings and distances suitable for registry filing | |
| <input checked="" type="checkbox"/> Names of all abutters | |
| <input checked="" type="checkbox"/> Street names | |
| <input checked="" type="checkbox"/> Benchmark locations (Based on USGS NGVD - show year) | |
| <input checked="" type="checkbox"/> NHESP mapped areas (Areas of Estimated and Priority Habitats) | |
| <input checked="" type="checkbox"/> 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 |

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- ☒ 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

BET

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.

BET

3d. Construction/Layout 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 type="checkbox"/> Emergency Vehicle Access | |
| <input type="checkbox"/> Truck Access (WB-50 unless otherwise approved by City Engineer) | |
| <input type="checkbox"/> Snow Storage Areas, with limits of any fence protection (if applicable) | |
| <input checked="" type="checkbox"/> Construction notes, including the following notes: | |
| <ul style="list-style-type: none">• 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 | |

BET **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)

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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
- ~~NA~~ 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
- ~~NA~~ Delineation of all stockpile areas
- ~~NA~~ Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access
- ~~NA~~ 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.
- ~~NA~~ 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.

BET

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

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- 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
- ☒ Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.

BET 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

BET 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
- ~~NA~~ Delineation of all temporary stockpile areas
- ~~NA~~ Safety fencing around stockpiles over 10' in height or otherwise restricted site access
- ~~NA~~ 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.

BET 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

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

BET

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

BET

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

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

BET

3m. Detail Sheets (Typical Details)

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

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- ~~N/A~~ Water and Sewer Trench Sections
- ~~N/A~~ Anti-Seepage Collar Detail
- ~~N/A~~ Flared End Detail
- ~~N/A~~ Rip Rap Detail
- ☒ Straw bales/Silt Fence Detail
- ☒ Silt Sac Detail
- ~~N/A~~ Compost Filter Tube Detail
- ☒ Light Pole Foundation Detail
- ~~N/A~~ Retaining Wall Details
- ☒ Tree/Shrub Planting Detail

- ☒ Sign Detail
- ☒ Fence Detail
- ~~N/A~~ Flowable Fill Trench
- ~~N/A~~ Pavement Marking Details
- ☒ Handicap Parking/Compact Parking Signs
- ~~N/A~~ Hydrant Detail (American -Darling B-62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right)
- ~~N/A~~ Thrust Block Detail

BET 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
- 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

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

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

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

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

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

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

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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)

BET 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.

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_General2.dwg

BET 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: _____

Photos Depicting Existing Conditions

387 Church Street, New Bedford, MA

May 11, 2018



Aerial View



East Elevation (Facing Church Street) Southern Portion



East Elevation (Facing Church Street) Middle Portion



East Elevation (Facing Church Street) Northern Portion