

CONVENIENCE STORE / GAS STATION
209 THEODORE RICE BOULEVARD
NEW BEDFORD, MASSACHUSETTS

PROJECT NARRATIVE

SITEC

Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
Tel. (508) 998-2125 FAX (508) 998-7554

Unit C
769 Plain Street
Marshfield, MA 02050
Tel. (781) 319-0100 FAX (781) 834-4783

PROJECT: PROPOSED CONVENIENCE STORE/GAS STATION
209 THEODORE RICE BOULEVARD
NEW BEDFORD, MA
ASSESSORS MAP 136 – LOT 322

PROPERTY OWNER: CORNISH PARTNERS, LLC
P.O. BOX 4023
NEW BEDFORD, MA 02741

APPLICANT: SOUTH COAST DEVELOPMENT, LLC
280 AYER ROAD
HARVARD, MA 01451

ZONING DISTRICT: MIXED USE BUSINESS



EXISTING CONDITIONS

The subject property is a 212,294 SF lot located at the northwest corner of Braley Road and Theodore Rice Boulevard. The property is bordered by industrial land on the north and west, Braley Road on the east and Theodore Rice Boulevard on the south. A recently demolished industrial building was located on the southwest corner of the property with a curb cut on Theodore Rice Boulevard. A parking area is located on the west side of the property and a loading zone with associated maneuvering space is located to the north of the building site.

The building was served by municipal water and sewer services from Theodore Rice Boulevard. Gas service for the property also enters the site from Theodore Rice Boulevard. The electric service runs through an easement from Braley Road to the west property line where service is provided to the subject lot and the westerly abutter.

Approximately 2/3 of the site is cleared and includes the building and pavement referenced above together with an extensive lawn area. Wetlands have developed in a drainage swale located along Braley Road and a vegetated wetland exists on the north corner of the site.

PROPOSED REDEVELOPMENT

The Applicant is proposing to redevelop and upgrade the property with the demolition of all existing pavement and the building in order to construct a new convenience store/gas station. The new development will include significant landscaping and stormwater management upgrades while preserving more than 76% of the site as green space.

The overall site improvements include the following:

1. Construction of a new 4,500 SF retail building;
2. New access drives on Theodore Rice Boulevard and Braley Road designed for customer traffic and delivery vehicles;
3. Creation of a 27 space parking facility and (5) pump islands;
4. Drive-thru lane with full bypass lane for accessory food use within the convenience store. The drive-thru lane is approximately 240 feet long and designed to avoid impacting the adjacent roadways;
5. A screened dumpster pad is proposed to be located on the southwest corner of the site improvements with access from the drive-thru bypass lane;
6. A large snow disposal area is located to the west of the proposed building;
7. Three new deep sump catch basins with sediment/hydrocarbon filters are proposed for stormwater treatment;
8. A roof drain recharge system has been designed to accept and recharge 100% of the runoff from the building and pump island canopy for storm events up to and exceeding the 100 year storm;
9. Site lighting and landscaping have been designed to provide improved site aesthetics and safe customer use.

It is anticipated that the project will take 8-10 months to construct. Preliminary cost estimated for this project range from \$1,500,000-\$2,000,000.

APPLICATION/CHECKLIST



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 Convenience Store/Gas Station by: SITEC, Inc. dated: August 15, 2017

1. Application Information

Street Address: 209 Theodore Rice Blvd.

Assessor's Map(s): 136 Lot(s) 322

Registry of Deeds Book: 7612 Page: 348

Zoning District: Mixed Use Business

Applicant's Name (printed): South Coast Development, LLC

Mailing Address: 280 Ayer Rd Harvard MA 01451
(Street) (City) (State) (Zip)

Contact Information: (978) 391-1014 mhiggins@southcoastdevelopment.com
Telephone Number Email Address

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

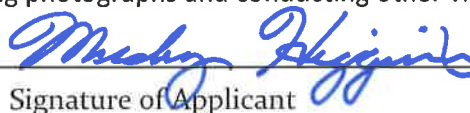
List all submitted materials (include document titles & volume numbers where applicable) below:

Site Plans - Cover Sheet , Sheets 1-12
Building Floor Plan, Elevation Plans
Project Report with Drainage Calculations

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.

September 14, 2017

Date



Signature of Applicant

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: Industrial

Proposed Use of Premises: Convenience Store/Gas Station

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

N/A

4. Briefly Describe the Proposed Project:

Applicant proposes to redevelop a previously developed industrial parcel with the construction of a single story convenience store with a gas sales component. The site development will include a new parking facility with associated landscaping, utilities, and stormwater system upgrade. A new commercial ground sign is also proposed for this site. Due to the size of the proposed sign, a variance from the design standards as set forth in the Zoning Ordinance will be required.

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	212,294 SF	0	212,294 SF
Lot Width (ft)	375'	N/A	375'
Number of Dwelling Units	0		0
Total Gross Floor Area (sq ft)	13,800 SF	N/A	4500SF
Residential Gross Floor Area (sq ft)	0	N/A	0
Non-Residential Gross Floor Area (sq ft)	13,800 SF	N/A	4500 SF
Building Height (ft)	30'	100'	25'
Front Setback (ft)	50'	0	144'
Side Setback (ft)	72'	0	172'
Side Setback (ft)	195'	0	120'

Rear Setback (ft)	520'	0	520'
Lot Coverage by Buildings (% of Lot Area)	6.5%	50%	2%
Permeable Open Space (% of Lot Area)	79%	20%	76%
Green Space (% of Lot Area)	79%	20%	76%
Off-Street Parking Spaces	30	23	27
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	1	0	0

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	N/A	1500
b) Number of employees:	N/A	2Full/5Part
c) Hours of operation:	N/A	5AM-12AM
d) Days of operation:	N/A	Sun-Sat
e) Hours of deliveries:	N/A	5AM-12AM
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.

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

3255 Signs in MUB District

9. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: South Coast Development, LLC

at the following address: 280 Ayer Rd, Harvard, MA 01451

to apply for: Site Plan Review

on premises located at: Assessors' Map 136, Lot 348

in current ownership since: June 21, 2005

whose address is: 209 Theodore Rice Blvd

for which the record title stands in the name of: Cornish Partners LLC

whose address is: P.O. Box 4023, New Bedford, MA 02741

by a deed duly recorded in the:

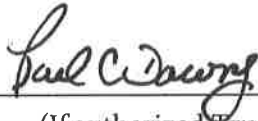
Registry of Deeds of County: Bristol Book: 7612 Page: 348

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.

August 14, 2017

Date



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

NOTICE BY PUBLICATION & ABUTTERS NOTIFICATION

(Follow Massachusetts General Laws, Chapter 40A, Section 5)

- 1) The applicant shall be responsible for paying for the legal advertisements in the New Bedford Standard-Times once in each of two (2) successive weeks, the first publication to be not less than fourteen (14) days prior to the date of said hearing. This cost is included in the Application Fee. The City of New Bedford Planning Division shall be responsible for placing the legal ad in the New Bedford Standard-Times.
- 2) The applicant shall be responsible for certifying the abutters list and mailing, by Certified Mail, with Return Receipt Requested, a copy of the notice to each affected abutter.
- 3) A Legal Advertisement will be drafted by Planning Staff, including the date, time and location of the public hearing, and provided to the Applicant upon submittal of a complete application. This Legal Advertisement may not be altered or amended by the Applicant prior to use in notifying Abutters.



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

☒

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

☒

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

☒

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

X

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 | <i>N/A</i> <input 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

X

3b. Existing Conditions Plan

- ☒ Name of Surveyor or Surveyor Firm
- ☒ Date of survey
- ☒ Property lines with bearings and distances
- ☒ 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
- ☒ Existing Buildings and Structures (*Demolished*)
- | | |
|--|--|
| <input type="checkbox"/> Area of building | <input type="checkbox"/> Setbacks from property lines |
| <input type="checkbox"/> Number of stories | <input type="checkbox"/> Floor elevations |
| <input type="checkbox"/> Principal use | <input 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
 - ☒ 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
- N/A** ☐ Historic buildings within 250 feet of the subject property

X 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.

X 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 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 | |

X 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
-------	-----------

- | | |
|--|--|
| | <ul style="list-style-type: none"><input checked="" type="checkbox"/> Proposed parking lots, sidewalks, islands, etc.<ul style="list-style-type: none">• Parking lot grades shall not exceed 5% or be less than 0.5 %<input checked="" type="checkbox"/> Floor elevations & door locations<input checked="" type="checkbox"/> 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.<input checked="" type="checkbox"/> Adequate information off site to verify proposed drain connections<input checked="" type="checkbox"/> Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes<input checked="" type="checkbox"/> Utility easements with bearings and distances suitable for registry filing<input checked="" type="checkbox"/> Delineation of all stockpile areas<input checked="" type="checkbox"/> Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access<input checked="" type="checkbox"/> 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.<input checked="" type="checkbox"/> 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. |
|--|--|

X	3f. <u>Utility and Grading Plan</u> (Show appropriate info from Existing Conditions & Construction/Layout Plan)
----------	--

- | | |
|--|--|
| | <ul style="list-style-type: none"><input checked="" type="checkbox"/> 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<ul style="list-style-type: none">• 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<input checked="" type="checkbox"/> Force main, if required, conforming to City of New Bedford requirements<input checked="" type="checkbox"/> Water main loop<input checked="" type="checkbox"/> Sewer profile showing all utility crossings<input checked="" type="checkbox"/> Sections through detention basin(s)<input checked="" type="checkbox"/> Include the following notes:<ul style="list-style-type: none">• 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> |
|--|---|

	<p><input checked="" type="checkbox"/> 3g. Landscape Plan</p>
--	--

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

	<p><input checked="" type="checkbox"/> 3h. Erosion Control Plan (show appropriate information from Existing Conditions and Construction/Layout Plans)</p>
--	--

- | | |
|--|--|
| | <p><input checked="" type="checkbox"/> Straw bales or straw bale/silt fence combination and compost filter tubes</p> <p><input checked="" type="checkbox"/> Anti-tracking BMP area at all construction entrances</p> <p><input checked="" type="checkbox"/> Dust Control (Methods of)</p> <p><input checked="" type="checkbox"/> Protection of existing and proposed drainage structures with straw bales and/or silt sacks</p> <p><input checked="" type="checkbox"/> Delineation of all temporary stockpile areas</p> <p><input checked="" type="checkbox"/> Safety fencing around stockpiles over 10' in height or otherwise restricted site access</p> <p><input checked="" type="checkbox"/> Straw bales or straw bale/silt fence combination around all stockpiles</p> <p><input checked="" type="checkbox"/> Include the following notes:</p> <ul style="list-style-type: none">• 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. |
|--|--|

	<p><input checked="" type="checkbox"/> 3i. Floor Plan</p>
--	--

- | | |
|--|--|
| | <p><input checked="" type="checkbox"/> Include complete floor plan of all floors (entire building), including existing & proposed work</p> <p><input checked="" type="checkbox"/> Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes</p> <p><input checked="" type="checkbox"/> Show the location of all existing and proposed doors, windows, and walls</p> <p><input checked="" type="checkbox"/> 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</p> |
|--|--|

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

- | | |
|--|---|
| | <input checked="" type="checkbox"/> Identify waste storage and disposal area(s), including detail(s) for dumpster(s) and dumpster pick-up and trash & garbage compaction areas (if any) |
|--|---|

	<u>X 3j. Building Elevations</u>
--	---

- | | |
|--|---|
| | <input checked="" type="checkbox"/> Show all structural building elevations (front, sides and rear façades) that will be affected by the proposed project |
| | <input checked="" type="checkbox"/> For additions/alterations: label existing and new construction, as well as items to be removed |
| | <input checked="" type="checkbox"/> 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 |
| | <input checked="" type="checkbox"/> Show any exterior mechanical, duct work, and/or utility boxes |
| | <input checked="" type="checkbox"/> Include dimensions for building height, wall length and identify existing and proposed floor elevations |

	<u>X 3k. Sign Plan</u>
--	-------------------------------

- | | |
|--|---|
| | <input checked="" type="checkbox"/> Fully-dimensioned color elevations for all proposed signs |
| | <input checked="" type="checkbox"/> Total square footage of existing signs and total square footage of proposed signs |
| | <input checked="" type="checkbox"/> Existing and proposed sign locations on site plan |
| | <input checked="" type="checkbox"/> Existing and proposed materials and methods of lighting for all signs |

	<u>X 3l. Lighting Plan</u>
--	-----------------------------------

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

	<u>X 3m. Detail Sheets (Typical Details)</u>
--	---

- | | | |
|-----|---|---|
| | <input checked="" type="checkbox"/> Pavement Section Detail | N/A <input type="checkbox"/> Sewer Manhole Detail (26" cover) |
| | <input checked="" type="checkbox"/> Sidewalk Detail | <input checked="" 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 | <input checked="" type="checkbox"/> Miscellaneous Detention / Retention Basin Details |
| | <input checked="" type="checkbox"/> Wheel Chair Ramp Detail | <input checked="" type="checkbox"/> Infiltration Device Details |
| | <input checked="" type="checkbox"/> Concrete Pad Detail | <input checked="" type="checkbox"/> Stormwater BMPs (Water Quality Structure Details, etc.) |
| | <input checked="" type="checkbox"/> Catch Basin Detail | <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 type="checkbox"/> Sign Detail |
| N/A <input type="checkbox"/> Anti-Seepage Collar Detail | <input type="checkbox"/> Fence Detail |
| <input type="checkbox"/> Flared End Detail | <input type="checkbox"/> Flowable Fill Trench |
| <input checked="" type="checkbox"/> Rip Rap Detail | <input type="checkbox"/> Pavement Marking Details |
| <input type="checkbox"/> Straw bales/Silt Fence Detail | <input checked="" type="checkbox"/> Handicap Parking/Compact Parking Signs |
| <input type="checkbox"/> Silt Sac Detail | <input type="checkbox"/> Hydrant Detail (American -Darling B-62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right) |
| <input type="checkbox"/> Compost Filter Tube Detail | <input type="checkbox"/> Thrust Block Detail |
| <input checked="" type="checkbox"/> Light Pole Foundation Detail | |
| <input type="checkbox"/> Retaining Wall Details | |
| <input checked="" type="checkbox"/> Tree/Shrub Planting Detail | |

X 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

X 5. Certified Abutters List (16 copies)

X 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

X 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)

X 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_Generale.dwg

X 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: _____



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

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

SITE PLAN REVIEW APPLICATION FOR NEW GROUND SIGN

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled:
Proposed Convenience Store/Gas Station by: SITEC, Inc. dated: August 5, 2017.

1. Application Information

Street Address: 209 Theodore Rice Blvd

Assessor's Map(s): 136 Lot(s) 322

Registry of Deeds Book: 7612 Page: 348

Zoning District: Mixed Use Business

Applicant's Name (printed): South Coast Development, LLC

Mailing Address: 280 Ayer Road Harvard MA 01451
(Street) (City) (State) (Zip)

Contact Information: (978) 391-1014 mhiggins@southcoastdevelopment.com
Telephone Number Email Address

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

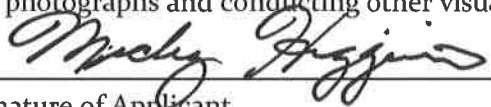
List all submitted materials (include document titles & volume numbers where applicable) below:

Site Plans - Cover Sheet, Sheets 1-12
Building Floor Plan, Elevation Plans
Project Report with Sign Detail, Drainage Calculations

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.

August 14, 2017

Date


Signature of Applicant

2. Zoning Classifications

Present Use of Premises: Industrial

Proposed Use of Premises: Convenience Store / Gas Station

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

N/A

3. Will sign be illuminated? Yes _____, How? Internal Illumination

4. Will sign overhang a public sidewalk? No , If yes, an indemnification certificate must be obtained from the City Council Clerk's Office, City Hall Room 215

5. Briefly Describe the Proposed Project:

Applicant proposes to redevelop a previously developed industrial site with the construction of a single story convenience store with a gas sales component. The site development will include a new parking facility with associated landscaping, utilities, and stormwater system upgrades. A new commercial ground sign is also proposed for this site. Due to the required size of the sign, a variance from the design standards as set forth in the Zoning Ordinance will be required.

6. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Total Sign Area (sq ft)	0 SF	25 SF	103 SF
Sign Height (ft)	0'	15'	18.7'
Total Number of Signs at Subject Parcel(s)	0	1	1
Front Setback (ft)	N/A	6'	6'
Side Setback (ft)	N/A	6'	83'
Side Setback (ft)	N/A	6'	360'

7. 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:

3255 Signs in MUB District

8. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: South Coast Development, LLC
at the following address: 280 ayer road, Harvard, MA 01451
to apply for: Site Plan Review for New Ground Sign
on premises located at: Assessors Map 136, Lot 348
in current ownership since: June 21, 2005
whose address is: 209 Theodore Rice Blvd
for which the record title stands in the name of: Cornish Partners, LLC
whose address is: P.O. Box 4023, New Bedford, MA 02741

by a deed duly recorded in the:
Registry of Deeds of County: Bristol Book: 7612 Page: 348

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.

August 14, 2017

Date


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

Steps for Site Plan Review (Ground Sign) Application Submittal

Step 1. Prior to filing of a completed Application for Site Plan Approval for a new ground sign, the Applicant may request an appointment with the City Planning staff to present materials and to discuss the sign and issues related to it. Please contact the City Planning Division at (508) 979-1488 to arrange this review or to ask any questions related to review procedure.

Step 2. File Application with the New Bedford Planning Board. A complete application requires submission of the following items:

- ☒ Sixteen (16) original scaled drawing and site plans of the proposed sign indicating the location of the sign(s) on the premises, sign dimensions (height, sign area, etc.) and set back from lot line
- ☒ Sixteen (16) original completed application forms
- ☒ Specifications for the materials to be used in the sign construction and type of mounting used to secure the sign in the ground, shall also be provided.
- ☒ Sixteen (16) copies of an Abutters List certified by the Assessor's Office. (Abutters Lists are prepared by the Planning Division)
- ☒ The applicant is responsible for all Abutter Notification Mailings to all Abutters listed on the Certified Abutters List, by Certified Return Receipt Mail. The Abutter Notification Letter, indicating the date, time and location of the scheduled public hearing will be drafted by Planning Staff for your use, upon submittal of a complete application. Return Receipts (Green Cards) shall be addressed to return to City of New Bedford Planning Board as follows:

New Bedford Planning Board
133 William Street
Room 303
New Bedford, MA 02740

- ☒ A legal notice shall be placed in the New Bedford Standard Times by Planning Staff, at the applicant's expense. The publication must occur twice, in two (2) successive weeks, and the first publication of the notice of the public hearing, must be fourteen (14) days before the day of such hearing.
- ☒ A check for the appropriate filing fee, made payable to the City of New Bedford. The Site Plan Review fee for sign applications is \$25.00 per sign, plus \$200.00 legal ad fee. This fee shall be paid by the applicant at the time of application submittal

CERTIFIED ABUTTERS LIST



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 #	136	LOT(S)#	322
ADDRESS: 209 Theodore Rice Boulevard			
OWNER INFORMATION			
NAME: Cornish Partners, LLC.			
MAILING ADDRESS: P.O. Box 4023, New Bedford, MA 02741			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Alison Cesar - SITEC, Inc.			
MAILING ADDRESS (IF DIFFERENT): 449 Faunce Corner Road, Dartmouth, MA 02747			
TELEPHONE #	(508)998-2125		
EMAIL ADDRESS:	acesar@sitec-engineering.com		
REASON FOR THIS REQUEST: <i>Check appropriate</i>			
<input 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 (<i>Please explain</i>):		

PLANNING
AUG 09 2017
DEPARTMENT

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.

Carlos Amado

Printed Name

Carlos Amado
Signature

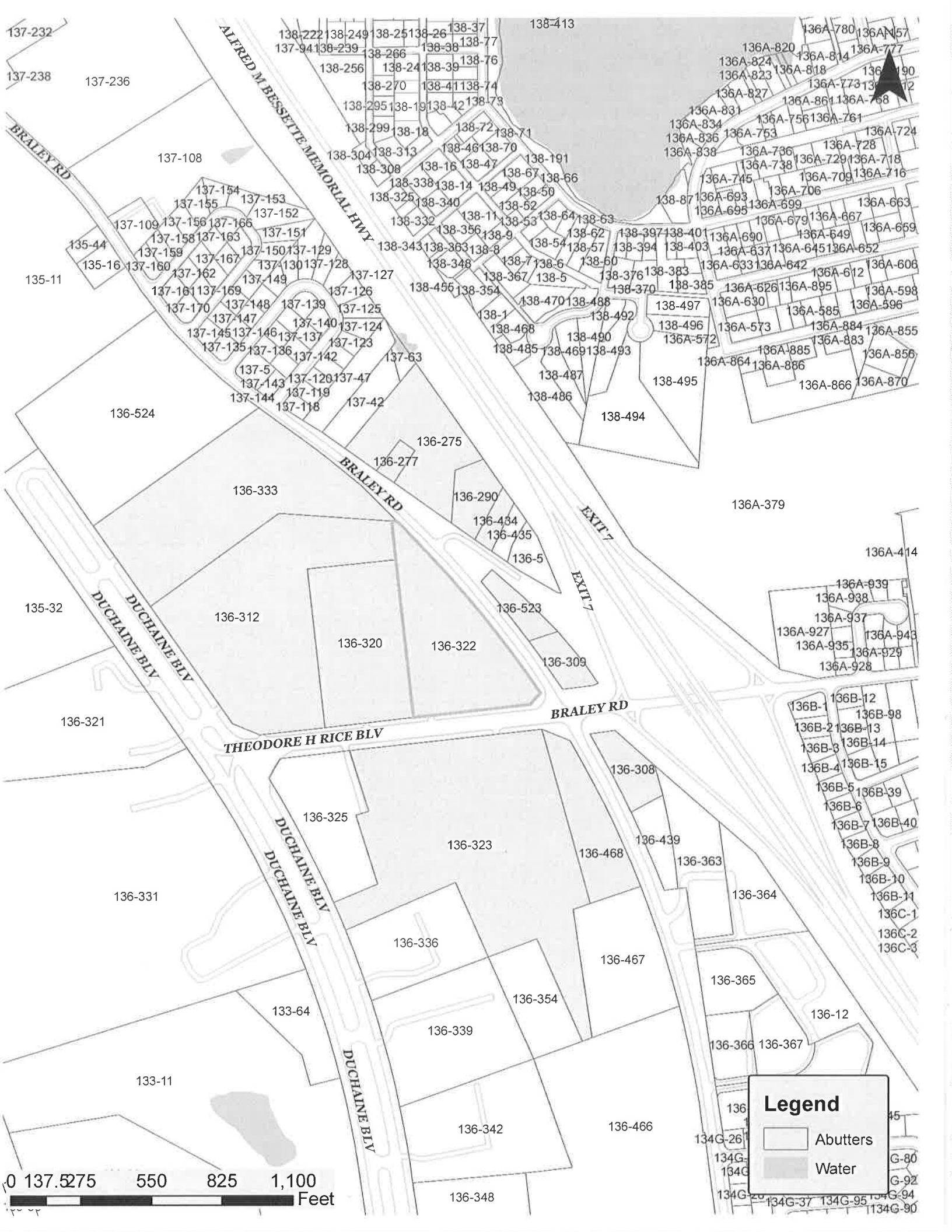
8/10/2017
Date

August 10, 2017
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 209 Theodore Rice Blvd (136-322). 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
136-308	1230 BRALEY RD	COMPASS BANK FOR SAVINGS, C/O TRAMMELL CROW SOVEREIGN BANK P O BOX 14115 READING, PA 19612-4115
136-323	200 THEODORE RICE BLVD -214	HIGHLAND NEW BEDFORD ASSOCIATES LIMITED, PARTNERSHIP 65 SPRAGUE STREET HYDE PARK, MA 02136-2061
136-468 WS	PHILLIPS RD	PHILLIPS RD. NORTH LLC, P O BOX 7924 NEW BEDFORD, MA 02742
136-309 ES	BRALEY RD	ADAMOWSKI MICHAEL F "TRUSTEE", BRALEY NORTH REALTY TRUST (THE) 70 LAMBETH STREET NEW BEDFORD, MA 02745
136-277	1361 BRALEY RD	GONSALVES PATRICIA ANN, 1361 BRALEY RD NEW BEDFORD, MA 02745
136-523	2284 PHILLIPS RD	PINE PHILLIP J, UMBELINA MELANIE M Bryan T + Ashley E. Rebel 2284 PHILLIPS ROAD NEW BEDFORD, MA 02745
136-320	213 THEODORE RICE BLVD	RUDNICK DONALD F "TRUSTEE", RUDNICK SUSAN R "TRUSTEE" 213 THEODORE RICE BLVD NEW BEDFORD, MA 02745
136-322	209 THEODORE RICE BLVD	CORNISH PARTNERS LLC, P O BOX 4023 NEW BEDFORD, MA 02741
136-312	225 THEODORE RICE BLVD	ALBEROX CORPORATION, 225 THEODORE RICE BLVD NEW BEDFORD, MA 02745
136-434	1315 BRALEY RD	BULHOES NELSON J, BULHOES SONIA I 1315 BRALEY ROAD NEW BEDFORD, MA 02745
136-290	1327 BRALEY RD	FIEJDASZ ELIZABETH, C/O HEATHER FRENETTE 1327 BRALEY ROAD NEW BEDFORD, MA 02745
136-275	1373 BRALEY RD	DENEALT ROGER L, DENEALT MARTHA A 22 BURNS LANE EAST FREETOWN, MA 02717
136-333	260 DUCHAINE BLVD	AFC CABLE SYSTEMS INC, 260 DUCHAINE BLVD NEW BEDFORD, MA 02745



SITE PHOTOGRAPHS









PROPERTY DEED

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

Property Address: 209 Theodore H. Rice Blvd., New Bedford, MA 02745

Cornish Partners, LLC a limited liability company duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 700 Pleasant Street, New Bedford, MA 02741-4023, current holder of a mortgage from Coastlog Industries, L.L.C. to Comerica Bank dated February 21, 2002 and recorded with the Bristol County (Southern District) Registry of Deeds at Book 5509, Page 4, by the power conferred by said mortgage and every other power, for Six Hundred Fifty Thousand Dollars and Zero Cents (\$650,000.00) paid, grants to Cornish Partners, LLC, a limited liability company duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 700 Pleasant Street, New Bedford, MA 02741-4023 the premises conveyed by said mortgage subject to all outstanding tax titles, municipal, or other public taxes, assessments or liens, if any. The transfer of the within named real estate does not constitute all or substantially all of the assets of the grantor in Massachusetts.

WITNESS the execution and the corporate seal of said corporation this 15th day of June, 2005.

Cornish Partners, LLC

By: Paul C. Downey, Manager
Paul C. Downey, Manager

Commonwealth of Massachusetts

County of Bristol, ss.

June 15, 2005

Then personally appeared the above-named Paul C. Downey, Manager of Cornish Partners, LLC acknowledged the foregoing instrument to be the free act and deed of Cornish Partners, LLC, before me,

Matthew J. Downey
Matthew J. Downey, Notary Public
My Commission expires: 4/4/08



REG OF DEEDS
REG #07
BRISTOL S
06/21/05 11:01AM 01
000000 \$3861
FEE \$2964.00
CASH \$2964.00

CHAPTER 103 SEC. 8 AC AMENDED BY CHAPTER 467 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

mail
ABLITT & CARUOLO, P.C.
92 MONTVALE AVENUE, SUITE 2950
STONEHAM, MA 02180

660

AFFIDAVIT

I, PAUL C. DOWNEY, Manager of Cornish Partners, LLC, make under oath and say that the principal and interest obligation mentioned in the mortgage referenced in the Foreclosure Deed recorded herewith were not paid or tendered or performed when due or prior to the sale, and that Cornish Partners, LLC, caused to be published on May 20, 2005, May 27, 2005 and June 3, 2005 in the Standard Times, a newspaper published or by its title page purporting to be published in New Bedford and having a circulation in New Bedford, MA, a notice of which the following is a true copy, (See attached Exhibit A)

I also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by mailing the required notices certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed, sold the mortgaged premises at public auction by Marc Cellucci, a duly licensed auctioneer, of Daniel J. Flynn & Co., Inc., to Cornish Partners, LLC for Six Hundred Fifty Thousand Dollars and Zero Cents (\$650,000.00) bid by Cornish Partners, LLC, being the highest bid made therefor at said auction.

Cornish Partners, LLC

By: Paul C. Downey, Manager
Paul C. Downey, Manager


Commonwealth of Massachusetts

County of Bristol, ss.

June 15, 2005

Then personally appeared the above-named PAUL C. DOWNEY, Manager of Cornish Partners, LLC, acknowledged the foregoing instrument to be the free act and deed of Cornish Partners, LLC, before me,

Matthew J. Downey
Matthew J. Downey, Notary Public



My Commission expires: 4/4/08

ABLITT & CARUOLO, P.C.
92 MONTVALE AVENUE, SUITE 2950
STONEHAM, MA 02180

EXHIBIT "A"

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Coasting Industries, L.L.C. and R.K. Sridharan to Comerica, dated February 21, 2002 and recorded with the Bristol County (Southern District) Registry of Deeds at Book 6509, Page 4, of which mortgage CORNISH PARTNERS is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 3:00 P.M. on June 10, 2006, on the mortgaged premises located at 92 Montvale Avenue, Suite 2950, Stoneham, MA 02180, New Bedford, MA 02745, all and singular the premises described in said mortgage, TO WIT: The land in New Bedford, Bristol County, Massachusetts, together with the building thereon, bounded and described as follows: **PARCEL ONE:** Beginning at a cement bound in the northerly line of Briley Road Extension and being at the southeasterly corner of land now or formerly of Lloyd Investment Associates, Inc.; Thence North 6° 14' 41" West by last named land, six hundred (600) feet to land now or formerly of Acumet Sew Mills Company; Thence North 83° 45' 18" East one hundred thirty-six and 63/100 (136.63) feet to a cement bound in the southerly line of Phillips Road as laid out in 1958; Thence Southeasterly by said Road in a radius of three thousand nine hundred sixty (3,960) feet, six hundred seventy-one and 35/100 (671.35) feet to a stone bound at the intersection of said southeasterly line of Phillips Road with the northeasterly line of Briley Road Extension; Thence South 47° 01' 10" West, fifty-four and 79/100 (54.79) feet to a stone bound; and Thence continuing in said line of Briley Road Extension South 65° 45' 18" West four hundred thirty and 35/100 (430.35) feet to a cement bound and the point of beginning. Containing four and 6/10 (4.6) acres, more or less. **PARCEL TWO:** Beginning at a concrete bound in the southwesterly side line of Phillips Road; thence South 83° 45' 18" West by other land of the Grantor one hundred thirty-six and 63/100 (136.63) feet; thence North 6° 14' 41" West of Parcel A-1 on plan hereinafter mentioned, one hundred forty-two and 21/100 (142.21) feet; thence South 66° 20' 25" East by land now or formerly of Cambridge Industries, Inc. twenty-eight and 65/100 (28.55) feet; thence Southeasterly by the southeasterly side line of Phillips Road one hundred seventy-five and 02/100 (175.02) feet to the point of beginning. Containing .26 acres, more or less. **PARCELS ONE and Two** are shown as Parcel "C" and Parcel "C-1" respectively, on a plan entitled "Plan of Land in New Bedford, Mass. For the Greater New Bedford Industrial Foundation, South 1°-100', March 21, 1974, Tabette Engineering Corp., New Bedford, Mass.", recorded in the Bristol County (S.D.) Registry of Deeds in Plan Book 93, Page 43. For mortgagor's(s) title see deed recorded with Bristol County (Southern District) Registry of Deeds in Book 5509, Page 1.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, right of ways, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax liens, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens, or encumbrances is made in the deed. **TERMS OF SALE:** A deposit of FIVE THOUSAND (\$5,000.00) DOLLARS by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at ABLITT & CARUOLO, P.C., 92 Montvale Avenue, Suite 2950, Stoneham, MA 02180, other terms and conditions will be provided at the place of sale. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

OTHER TERMS, IF ANY, TO BE ANNOUNCED AT THE SALE.

CORNISH PARTNERS, Present holder of said mortgage, By its Attorneys, **Robert Chanton, Jr., Esq., ABLITT & CARUOLO, P.C.**, 92 Montvale Avenue, Suite 2950, Stoneham, MA 02180 (781) 246-8985, Fax: 603/203-0903/ Coasting (603) 05/27/05, 05/30/05 (61284)

ABLITT & CARUOLO, P.C.
92 MONTVALE AVENUE, SUITE 2950
STONEHAM, MA 02180

LIGHTING SPECIFICATIONS



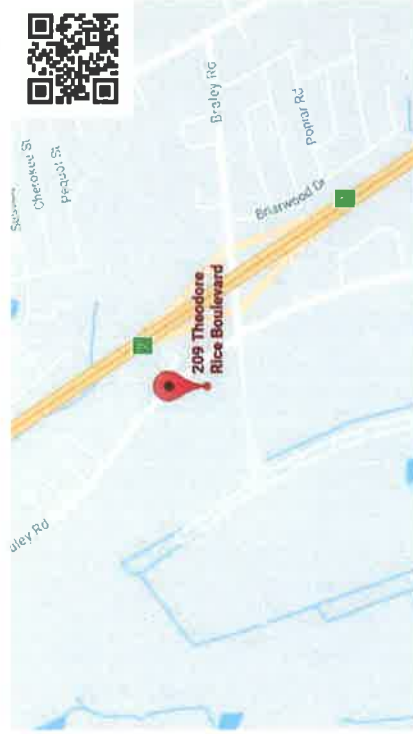
1340 KEMPER MEADOW DR.
FOREST PARK, OH 45240
513-574-9500

RL-4829-S1

08/25/17

SOUTH COAST

**209 THEODORE RICE BLVD
NEW BEDFORD, MA**



EXTERIOR
LIGHTING LAYOUT

CHANGING THE INDUSTRY STANDARD

USING YOUR INTERACTIVE SITE PLAN



TO USE THE INTERACTIVE FEATURES OF THIS PLAN, MAKE SURE YOU ARE VIEWING IT IN ADOBE READER.
IF YOU DO NOT HAVE ADOBE READER INSTALLED ON YOUR SYSTEM, IT IS AVAILABLE FOR DOWNLOAD AT THE FOLLOWING LINK:
[HTTPS://GET.ADOBE.COM/READER/](https://get.adobe.com/reader/)

HOW TO USE YOUR INTERACTIVE SITE PLAN

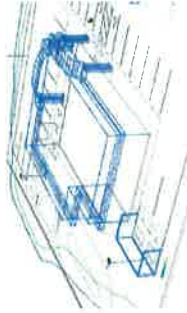


CLICK OR SCAN
FOR INSTRUCTIONS



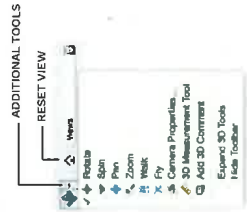
TO USE QR CODES, YOU CAN CLICK ON YOUR SCREEN OR SCAN WITH YOUR SMARTPHONE.
QR SCANNERS ARE AVAILABLE BY VISITING REDLEONARD.COM OR YOUR APP STORE.

INTERACTIVE PLAN MODEL



THE ISOMETRIC VIEW CAN BE CLICKED TO ACCESS AN INTERACTIVE 3D VERSION OF THE SITE PLAN.

RIGHT-CLICK AND CHOOSE "DISABLE CONTENT" TO RETURN TO THE ISOMETRIC PLAN VIEW.



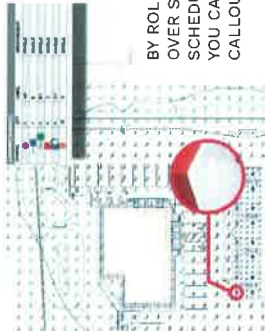
SITE VIDEO



CLICKING THE BLACK AND WHITE SITE IMAGE PLAYS A VIDEO THAT PANS AROUND THE ENTIRE SITE. YOU CAN PAUSE THE VIDEO AT ANY TIME FOR A BETTER LOOK.

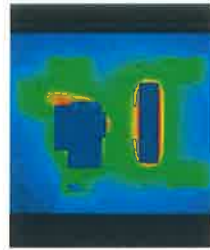
RIGHT-CLICK AND CHOOSE "DISABLE CONTENT" TO RETURN TO THE DEFAULT IMAGE.

FIXTURE CALLOUTS



BY ROLLING YOUR CURSOR OVER SYMBOLS IN THE SCHEDULE, YOU CAN VIEW VISUAL CALLOUTS OF EACH FIXTURE.

PSEUDO COLOR VIEWS



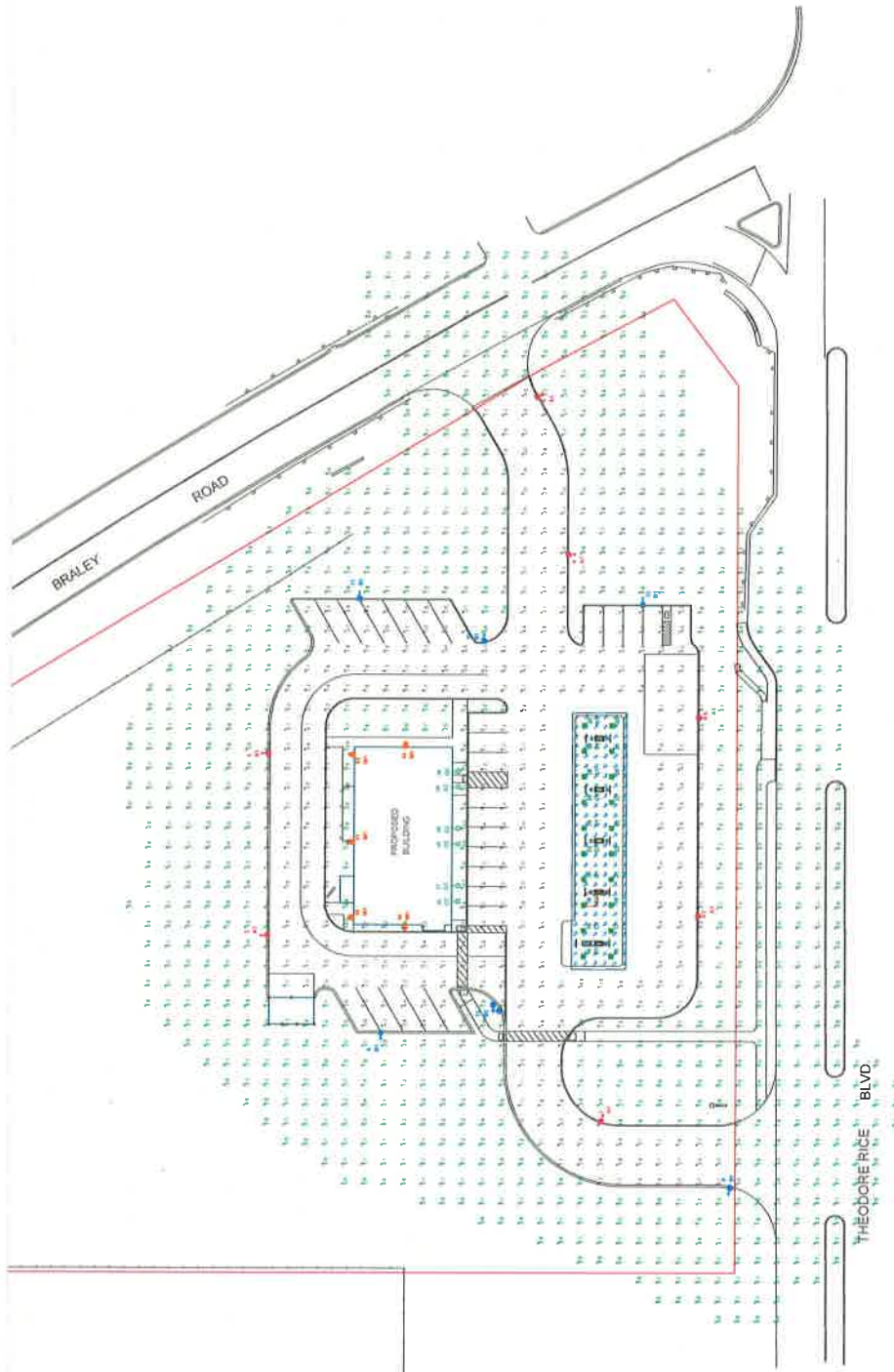
THE PSEUDO COLOR VIEWS CAN BE CLICKED TO ACCESS A SLIDESHOW WHERE YOU CAN PAN BETWEEN IMAGES FOR COMPARISON USING THE ARROWS.

RIGHT-CLICK AND CHOOSE "DISABLE CONTENT" TO RETURN TO THE PSEUDO COLOR PLAN VIEWS.

ADDITIONAL INFORMATION



ADDITIONAL INFORMATION FOR EACH FIXTURE IS AVAILABLE BY CLICKING OR SCANNING THE QR CODE ABOVE THE SPECIFICATION SHEETS. ONCE ON THE PRODUCT PAGE, YOU CAN FIND INDIVIDUAL SPEC SHEETS, DIMMING OPTIONS, ACCESSORIES AND ANY AVAILABLE INSTALLATION INSTRUCTIONS BY NAVIGATING TO THE "DOCUMENTATION" TAB.



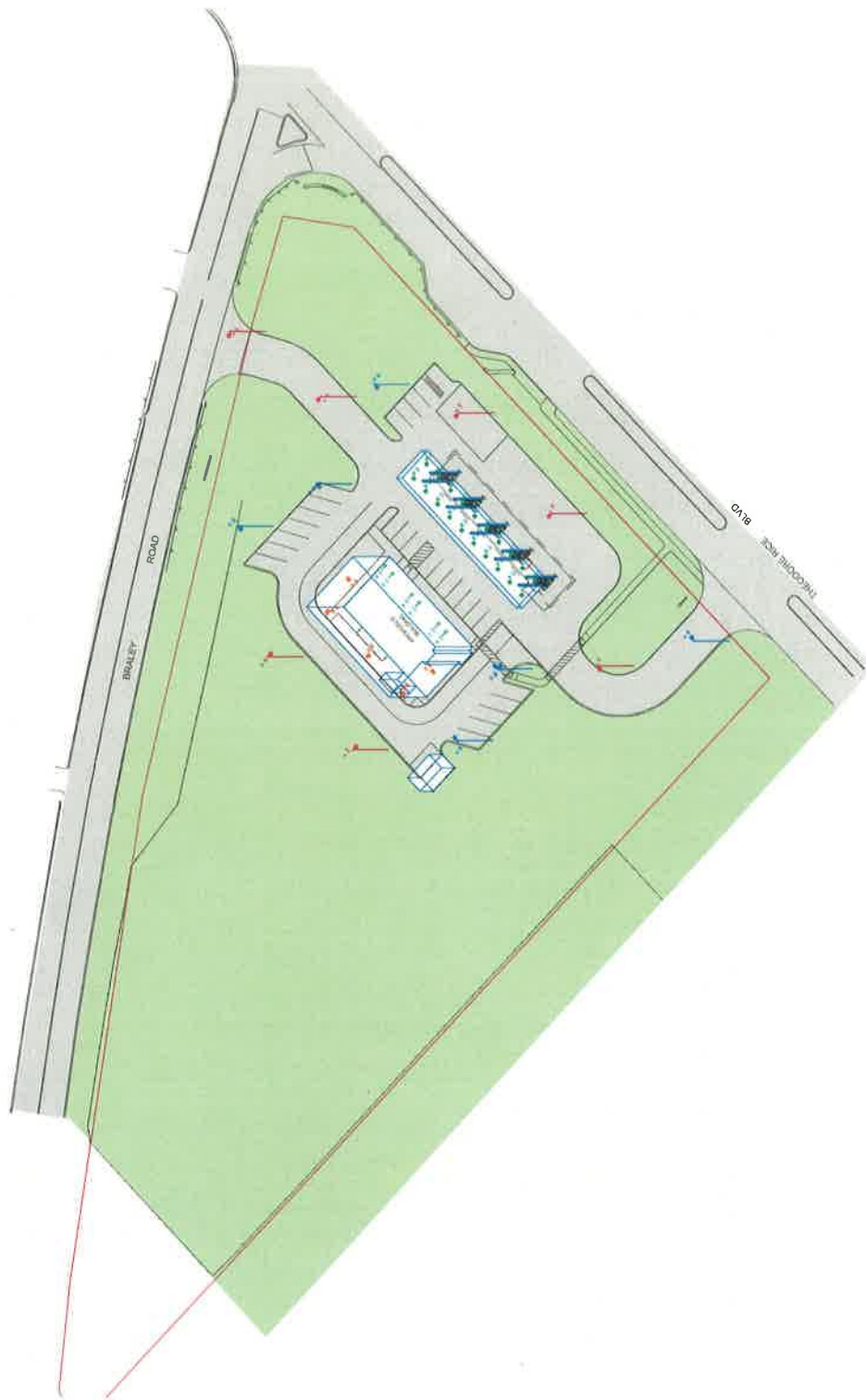
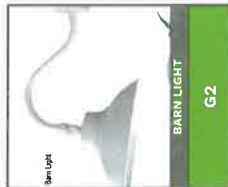
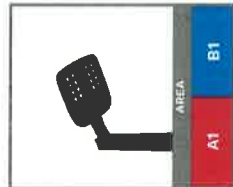
LABE	AVG	MAX	MPH	AVG/MPH	MAX/MPH
CANOPY	44.81	83	185	1.19	2.52
PAVED	3.12	7.2	2.6	4.54	15.22
UNPAVED	11.95	14.9	10.0	3.1	14.4

SYMBOL	QTY	LABEL	LUARMS	LF	ARR WAYS	TOTL WAYS	MANUFACTURER	DESCRIPTION
	1	A1	11488	1230	36	863	Chae Inc	COD A-M-M-B 8.1% 14.00
	1	B1	11648	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	1	B1	11648	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	1	C1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	D1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	E1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	F1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	G1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	H1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	I1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	J1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	K1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	L1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	M1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	N1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	O1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	P1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	Q1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	R1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	S1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	T1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	U1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	V1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	W1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	X1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	Y1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00
	2	Z1	12121	1200	36	420	Chae Inc	COD A-M-M-B 8.1% 14.00

NOTE
ALL AREA LIGHTS ON 17 FT POLE MOUNTED ON 3 FT CONCRETE BASE



RL-4829-S1



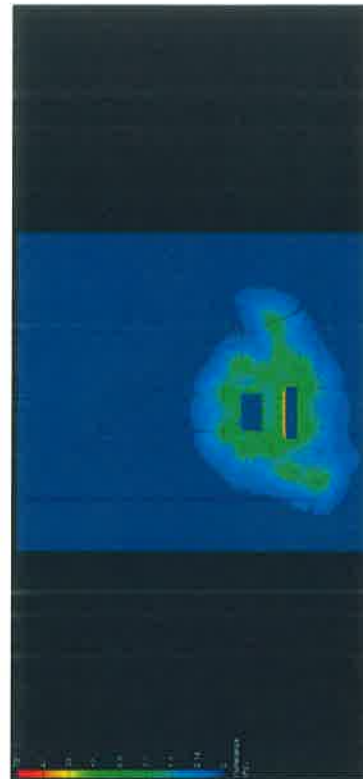
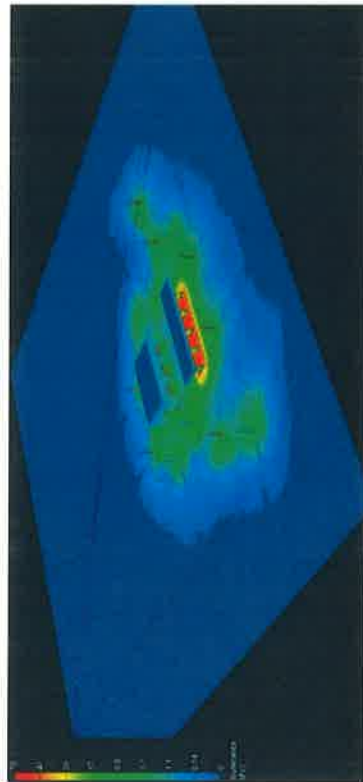
CLICK OR SCAN HERE FOR
EXTERIOR OPTIONS

rla

RL-4829-S1 is a registered trademark of RLA Lighting. All other trademarks are the property of their respective owners. © 2014 RLA Lighting. All rights reserved.



RL-4829-S1





RL-4829-S1



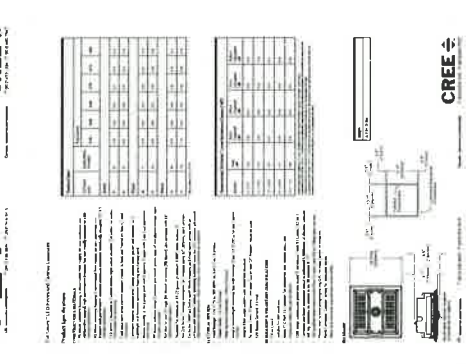
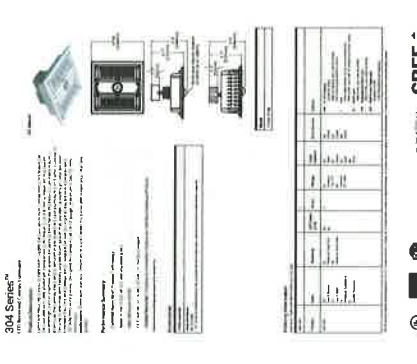


CANOPY



SYMBOL:	QTY:	LABEL:
	20	CT

100

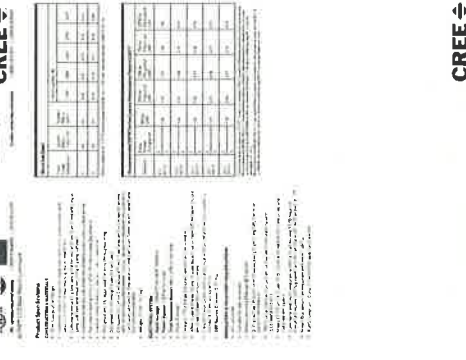
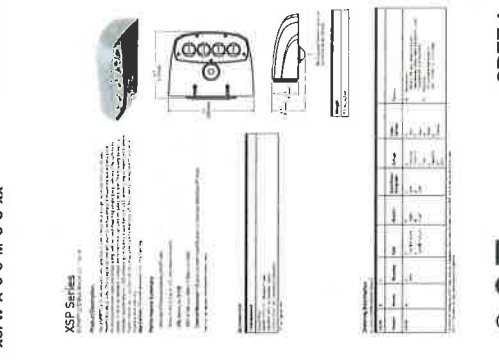


WALL MOUNTED



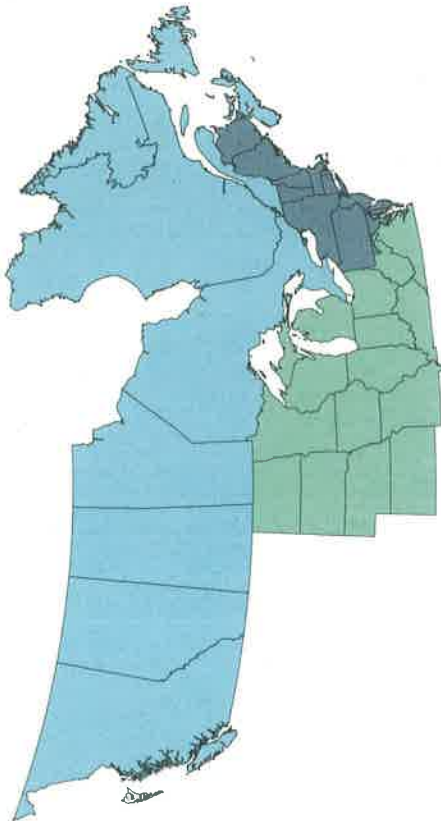
SYMBOL:	QTY:	LABEL:
	5	W1

1



red leonard associates


CANADA	MIDWESTERN REGION	NORTHEASTERN REGION
WESTERN CANADA TOM SLOUGHAM tom.slougham@redleonard.com I. 604-299-2589	ILLINOIS MIKE REISCHER mike.reischer@redleonard.com I. 617-327-1795	CONNECTICUT MARK SITTER mark.sitter@redleonard.com I. 203-357-9821
CENTRAL CANADA JIM REDD jim.redd@redleonard.com I. 905-322-0272	MISSOURI SAAC COX saac.cox@redleonard.com I. 573-357-1765	NEW YORK PAUL ROLL CAMP paul.rollcamp@redleonard.com I. 646-660-2750
EASTERN CANADA EVYIN MACKAY evyin.mackay@redleonard.com I. 514-705-0378	OHIO JAYME LEONARD jayme.leonard@redleonard.com I. 614-514-1220	PAUL WELSH paul.welsh@redleonard.com I. 518-859-3400
	INDIANA STEVE TRACH steve.trach@redleonard.com I. 765-212-4465	
	IOWA NATHAN BOECKMANN nathan.boeckmann@redleonard.com I. 712-565-8870	
	KENTUCKY MARK BRANDMEIDE mark.brandmeide@redleonard.com I. 513-727-6885	




DIRECT ACCESS. ANYWHERE. ANYTIME. ON ANY DEVICE.




OR CONTACT YOUR LOCAL RED LEONARD ASSOCIATES REPRESENTATIVE TO JOIN





DESIGNLIGHTS CONSORTIUM®
(DLC QUALIFIED PRODUCTS LIST)

 [CLICK OR SCAN FOR INFORMATION](#)





CREE WARRANTY
INFORMATION

 [CLICK OR SCAN FOR INFORMATION](#)





CREE LIGHTING
PRODUCT CATALOG

 [CLICK OR SCAN FOR INFORMATION](#)





CREE PETROLEUM
APPLICATION GUIDE

 [CLICK OR SCAN FOR INFORMATION](#)





CREE PETROLEUM
UPGRADE GUIDE

 [CLICK OR SCAN FOR INFORMATION](#)





CREE TRUEWHITE® & CRI
(COLOR RENDERING INDEX)

 [CLICK OR SCAN FOR INFORMATION](#)





NanoOptic®
TECHNOLOGY

 [CLICK OR SCAN FOR INFORMATION](#)




CROWN-WELD® SQUARE
STRAIGHT STEEL POLES

 [CLICK OR SCAN FOR INFORMATION](#)



IP RATINGS
DEMYSTIFIED

 [CLICK OR SCAN FOR INFORMATION](#)



CHANGING THE INDUSTRY STANDARD | WWW.REDLEONARD.COM

SIGN DETAIL

10338

Version 01
09-15-17

South Coast
Development, LLC
290 Theodore Rice Blvd
New Bedford, MA

signDESIGN
sign and graphic solutions

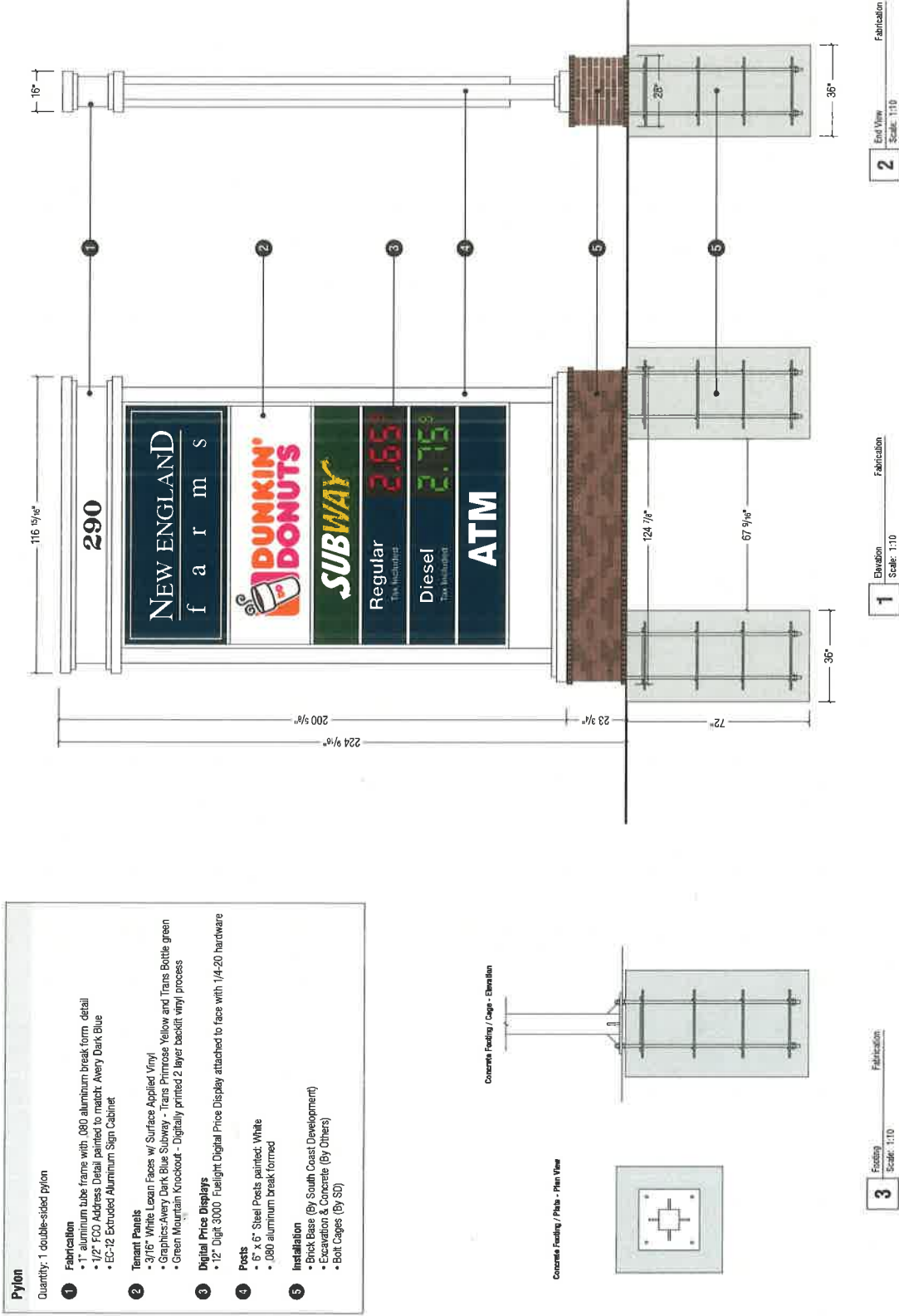
170 Liberty Street
Brockton, MA 02301
508-580-0094

SALES REPRESENTATIVE
Chris McManus
PROJECT MANAGER
Becca Clifford
ACCOUNT ADMINISTRATION
Kristina Anderson
DESIGNER
AZ

SCALE 10%

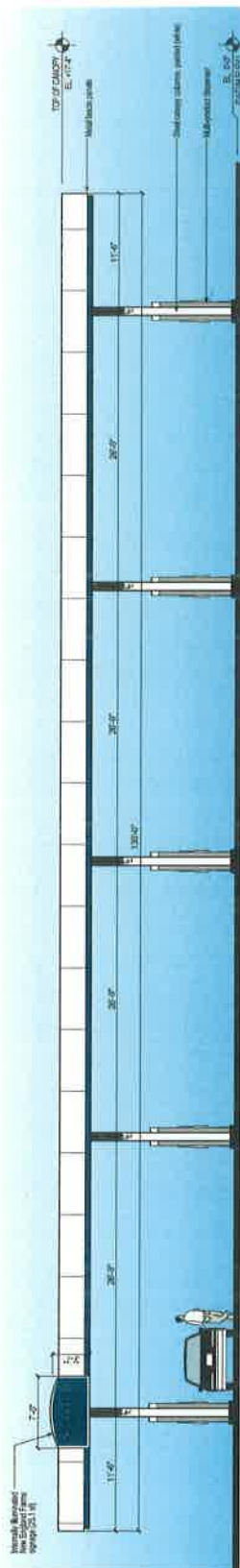
SHEET
01 of 01

© 2017 Sign Design, Inc. and the design herein are the property of Sign Design, Inc. All rights reserved. No part of this document may be reproduced without written permission from Sign Design, Inc. The design herein is for informational purposes only. It is not to be used for construction without the approval of Sign Design, Inc. The design herein is for informational purposes only. It is not to be used for construction without the approval of Sign Design, Inc. The design herein is for informational purposes only. It is not to be used for construction without the approval of Sign Design, Inc.



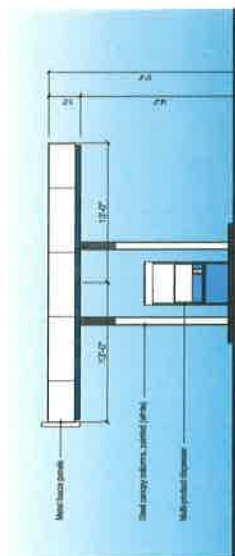
BUILDING/CANOPY RENDERING

SCALE: 1M=1"



CANOPY ELEVATION

SCALE 3165470



CANOPY SIDE ELEVATION

SCALE: 1000

STORMWATER MANAGEMENT REPORT

SITEC

Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
Tel. (508) 998-2125 FAX (508) 998-7554

Unit C
769 Plain Street
Marshfield, MA 02050
Tel. (781) 319-0100 FAX (781) 834-4783

STORMWATER MANAGEMENT REPORT SEPTEMBER 14, 2017

PROJECT: CONVENIENCE STORE/GAS STATION
209 THEODORE RICE BOULEVARD
NEW BEDFORD, MA

APPLICANT: SOUTH COAST DEVELOPMENT, LLC



A handwritten signature in black ink, appearing to read "S. Giossa", written over the bottom right of the professional seal.

EXISTING CONDITIONS

Existing site development consists of a former industrial building, parking/loading area and associated landscaping. The site is an older industrial development and was not constructed with any onsite stormwater management features. Surface runoff was directed overland to the adjacent wetland/drainage ditch which combined the flow with runoff from the adjacent roads. A 36" culvert directs the runoff offsite to the west into the industrial park.

The site currently does not contain any volume controls, water quality controls, or detention systems.

PROPOSED CONDITIONS

Redevelopment of the site will include the addition of a comprehensive stormwater management system designed to mitigate runoff volume, flow rates, and water quality. The system will consist of three deep sump catch basins designed to have Flo Gard Plus catch basin insert filters for water quality screening. These filters are rated to remove 80% total suspended solids (TSS). These units, coupled with routine parking lot sweeping will provide a minimum of 86% removal of TSS. The Flo Gard units have an added benefit of providing hydrocarbon removal in the 70%-80% range. The overflow from the catch basins will be to the existing perimeter drainage swale and 36" culvert.

For volume and runoff rate mitigation a Cultec Recharge system has been designed to accept runoff from the building roof and canopy downspouts. A system consisting of 32 Cultec Model #330 HD units installed on a 6" crushed stone bed is proposed. The system is set more than 2 feet above the seasonal high water table and has been sized to accept 100% of the roof/canopy runoff up to the 100 year storm with no overflow.

By removing this runoff volume from the discharge stream, the peak runoff rates after development are reduced as summarized below.

<u>Storm</u>	Peak Rate (cfs)	
	<u>Existing</u>	<u>Proposed</u>
2 Year Storm	3.2 cfs	3.0 cfs
10 Year Storm	6.7 cfs	6.2 cfs
100 Year Storm	13.5 cfs	12.8 cfs

<u>Storm</u>	Runoff Volume (Acre-Feet)	
	<u>Existing</u>	<u>Proposed</u>
2 Year Storm	0.257 Ac-Ft	0.243 Ac-Ft
10 Year Storm	0.520 Ac-Ft	0.493 Ac-Ft
100 Year Storm	1.032 Ac-Ft	0.977 Ac-Ft

Location: 209 Theodoris Rice Blvd

TSS Removal Calculation Worksheet

A BMP	B TSS Removal Rate	C Starting TSS Load*	D Amount Removed (BxC)	E Remaining Load (C-D)
Parking Lot Sweeping	10%	1.00*	10%	90%
Flo Good Filters	80%	90%	72%	18%
Deep Sump Catch Basin	25%	18%	4%	14%
Total TSS Removal =				86%

Project: South Coast Development

Prepared By: SITAC, Inc

Date: 9-14-17

* Equals remaining load from previous BMP (E)
which enters the BMP

FLOGARD +PLUS® CATCH BASIN INSERT FILTER

Inlet Filtration



Removes pollutants from runoff at the source

FloGard +Plus is a catch basin insert filter designed to remove sediment, gross solids, trash, and petroleum hydrocarbons from stormwater runoff. FloGard +Plus is ideally suited for removal of primary pollutants from paved surfaces in commercial and residential areas. Rated filter flow capacities are designed to exceed the required "first flush" treatment flow rate, and the unique dual-bypass design typically exceeds catch basin inlet capacity.

Economical Treatment

Quick, easy, and cost-effective to install, inspect, and maintain.

Efficient Performance

Removes pollutants at the inlet where they are easiest to catch.

Versatile Applications

Appropriate and easy to use on new construction or retrofit projects.

Flexible Design

Available in a wide variety of sizes and configurations, including custom options.

Durable Construction

Built to last and withstand the loads from captured pollutants.

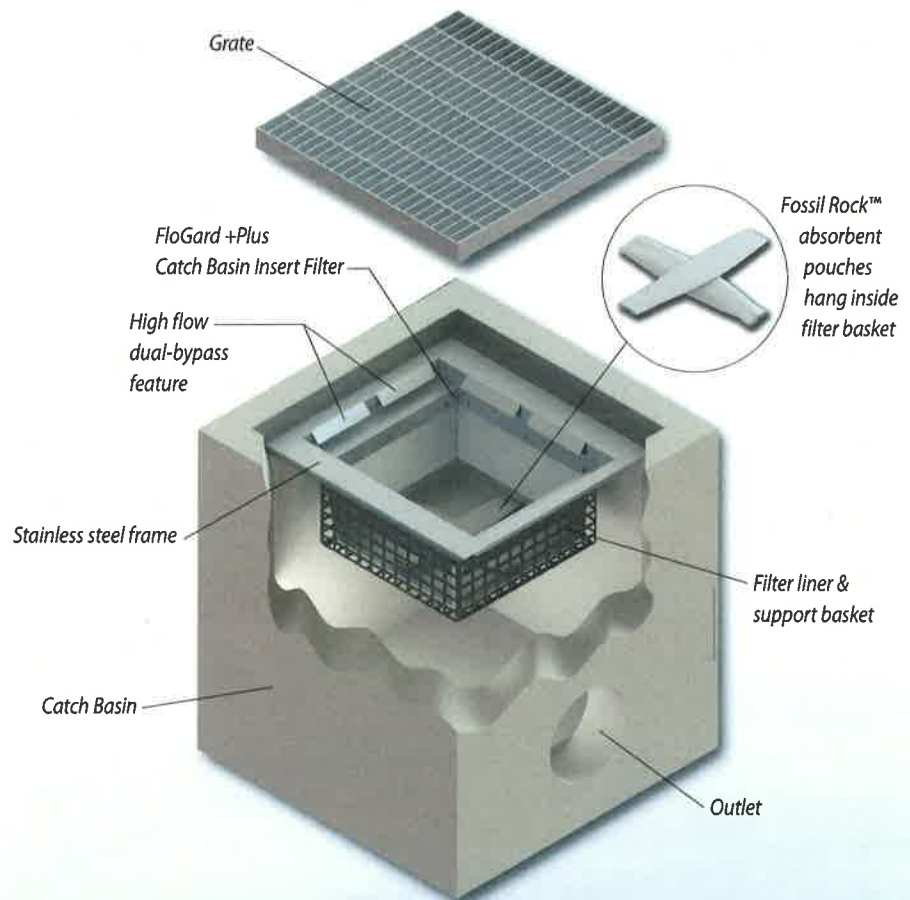
Environmentally Friendly

No standing water minimizes vector, bacteria, and odor problems.

Proven Performance

Field and laboratory tested with up to 86%¹ removal of TSS and 80%² removal of oils and grease.

1. University of Auckland laboratory testing of local street sweep material.
2. UCLA laboratory study.



How It Works:

Flows entering the unit pass through the filter liner basket for removal of sediment, trash, and debris. Optional Fossil Rock™ sorbent pouches installed in the basket effect hydrocarbon capture. As the storm flow exceeds the treatment flow rate, treatment will continue and excess flows will pass through the dual-bypass openings near the top of the unit.



FloGard +Plus Catch Basin Insert Filter

Catch basin insert designed to capture sediment, gross solids, trash, and petroleum hydrocarbons from low (first flush) flows, even during the most extreme weather conditions.

Example Types, Sizes, and Capacities

Additional sizes, including regional and custom options are available.

FloGard Combination Inlet								
SPECIFIER CHART								
MODEL NO. STANDARD DEPTH	STANDARD & SHALLOW DEPTH (Data in these columns is the same for both STANDARD & SHALLOW versions)			STANDARD DEPTH -20 Inches-		MODEL NO. SHALLOW DEPTH	SHALLOW DEPTH -12 Inches-	
	INLET ID Inside Dimension (Inch x Inch)	GRATE OD Outside Dimension (Inch x Inch)	TOTAL BYPASS CAPACITY (cu. ft. / sec.)	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)		SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)
FGP-1633FGO	16 X 33	18 X 36	7.0	2.5	1.7	FGP-1633FGO8	1.4	1.1
FGP-1836FGO	18 X 36	18 X 40	6.9	2.3	1.6	FGP-1836FGO8	1.3	.9
FGP-2234FGO	22 X 34	24 X 36	8.1	3.6	2.1	FGP-2234FGO8	2.1	1.4
FGP-2436FGO	24 X 36	24 X 40	8.0	3.4	2.0	FGP-2436FGO8	1.95	1.15



Combination Inlet

FloGard Flat Grated Inlet								
SPECIFIER CHART								
MODEL NO. STANDARD DEPTH	STANDARD & SHALLOW DEPTH (Data in these columns is the same for both STANDARD & SHALLOW versions)			STANDARD DEPTH -20 Inches-		MODEL NO. SHALLOW DEPTH	SHALLOW DEPTH -12 Inches-	
	INLET ID Inside Dimension (Inch x Inch)	GRATE OD Outside Dimension (Inch x Inch)	TOTAL BYPASS CAPACITY (cu. ft. / sec.)	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)		SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)
FGP-12F	12 X 12	12 X 14	2.8	0.3	0.4	FGP-12F8	.15	.25
FGP-16F	16 X 16	16 X 19	4.7	0.8	0.7	FGP-16F8	.45	.4
FGP-18F	18 X 18	18 X 20	4.7	0.8	0.7	FGP-18F8	.45	.4
FGP-1836F	18 X 36	18 X 40	6.9	2.3	1.6	FGP-1836F8	1.3	.9
FGP-21F	22 X 22	22 X 24	6.1	2.2	1.5	FGP-21F8	1.25	.85
FGP-24F	24 X 24	24 X 27	6.1	2.2	1.5	FGP-24F8	1.25	.85
FGP-2436F	24 X 36	24 X 40	8.0	3.4	2.0	FGP-2436F8	1.95	1.15
FGP-2448F	24 X 48	24 X 48	9.3	4.4	2.4	FGP-2448F8	2.5	1.35
FGP-32F-TN	28 X 28	32 X 32	6.3	2.2	1.5	FGP-32F8-TN	1.25	.85
FGP-30F	30 X 30	30 X 34	8.1	3.6	2.0	FGP-30F8	2.05	1.15
FGP-36F	36 X 36	36 X 40	9.1	4.6	2.4	FGP-36F8	2.65	1.35
FGP-3648F	36 X 48	40 X 48	11.5	6.8	3.2	FGP-3648F8	3.9	1.85
FGP-48F	48 X 48	48 X 54	13.2	9.5	3.9	FGP-48F8	5.45	2.25
FGP-1633F	16 X 34	18 X 36	6.9	2.3	1.6	FGP-1633F8	1.3	.9
FGP-2234F	22 X 34	24 X 36	8.0	3.4	2.0	FGP-2234F8	1.95	1.15



Flat Grated Inlet

FloGard Circular Grated Inlet					
SPECIFIER CHART					
MODEL NUMBER	INLET ID (Ø INCHES)	GRATE OD (Ø INCHES)	SOLIDS STORAGE CAPACITY (CU FT)	FILTERED FLOW (CFS)	TOTAL BYPASS CAPACITY (CFS)
FGP-RF15F	15	18	0.3	0.4	2.8
FGP-RF18F	18	20	0.8	0.7	4.7
FGP-RF20F	20	23	0.8	0.7	4.7
FGP-RF21F	21	23.5	0.8	0.7	4.7
FGP-RF22F	22	24	0.8	0.7	4.7
FGP-RF24F	24	26	0.8	0.7	4.7
FGP-RF30F	30	32	2.2	1.5	6.1
FGP-RF36F	36	39	3.6	2.0	8.1



Circular Frame Catch Basin

Visit our website: oldcastlestormwater.com or call (800) 579-8819 for additional sizes and options.



GENERAL SPECIFICATIONS FOR MAINTENANCE OF FLO-GARD+PLUS® CATCH BASIN INSERT FILTERS

SCOPE:

Federal, State and Local Clean Water Act regulations and those of insurance carriers require that stormwater filtration systems be maintained and serviced on a recurring basis. The intent of the regulations is to ensure that the systems, on a continuing basis, efficiently remove pollutants from stormwater runoff thereby preventing pollution of the nation's water resources. These specifications apply to the FloGard+Plus® Catch Basin Insert Filter.

RECOMMENDED FREQUENCY OF SERVICE:

Drainage Protection Systems (DPS) recommends that installed Flo-Gard+Plus® Catch Basin Insert Filters be serviced on a recurring basis. Ultimately, the frequency depends on the amount of runoff, pollutant loading and interference from debris (leaves, vegetation, cans, paper, etc.); however, it is recommended that each installation be serviced a minimum of three times per year, with a change of filter medium once per year. DPS technicians are available to do an on-site evaluation, upon request.

RECOMMENDED TIMING OF SERVICE:

DPS guidelines for the timing of service are as follows:

1. For areas with a definite rainy season: Prior to, during and following the rainy season.
2. For areas subject to year-round rainfall: On a recurring basis (at least three times per year).
3. For areas with winter snow and summer rain: Prior to and just after the snow season and during the summer rain season.
4. For installed devices not subject to the elements (washracks, parking garages, etc.): On a recurring basis (no less than three times per years).

SERVICE PROCEDURES:

1. The catch basin grate shall be removed and set to one side. The catch basin shall be visually inspected for defects and possible illegal dumping. If illegal dumping has occurred, the proper authorities and property owner representative shall be notified as soon as practicable.
2. Using an industrial vacuum, the collected materials shall be removed from the liner. (Note: DPS uses a truck-mounted vacuum for servicing Flo-Gard+Plus® catch basin inserts.)
3. When all of the collected materials have been removed, the filter medium pouches shall be removed by unsnapping the tether from the D-ring and set to one side. The filter liner, gaskets, stainless steel frame and mounting brackets, etc. shall be inspected for continued serviceability. Minor damage or defects found shall be corrected on-the-spot and a notation made on the Maintenance Record. More extensive deficiencies that affect the efficiency of the filter (torn liner, etc.), if approved by the customer representative, will be corrected and an invoice submitted to the representative along with the Maintenance Record.
4. The filter medium pouches shall be inspected for defects and continued serviceability and replaced as necessary and the pouch tethers re-attached to the liner's D-ring. See below.
5. The grate shall be replaced.

REPLACEMENT AND DISPOSAL OF EXPOSED FILTER MEDIUM AND COLLECTED DEBRIS

The frequency of filter medium pouch exchange will be in accordance with the existing DPS-Customer Maintenance Contract. DPS recommends that the medium be changed at least once per year. During the appropriate service, or if so determined by the service technician during a non-scheduled service, the filter medium pouches will be replaced with new pouches. Once the exposed pouches and debris have been removed, DPS has possession and must dispose of it in accordance with local, state and federal agency requirements.

DPS also has the capability of servicing all manner of catch basin inserts and catch basins without inserts, underground oil/water separators, stormwater interceptors and other such devices. All DPS personnel are highly qualified technicians and are confined space trained and certified. Call us at (888) 950-8826 for further information and assistance.

CONSTRUCTION EROSION AND SEDIMENT CONTROL PLAN

**Convenience Store/Gas Station
209 Theodore Rice Blvd.
Map 136 Lot 322
New Bedford, MA
September 14, 2017**

1. SITE DESCRIPTION:

**APPLICANT: South Coast Development, LLC
280 Ayer Road
Harvard, MA 01451**

PROJECT NAME AND LOCATION

**Convenience Store/Gas Station
209 Theodore Rice Blvd, New Bedford, MA**

DESCRIPTION: (Purpose and Types of Soil Disturbing Activities)

This project involves the redevelopment of an industrial site with the demolition of the current site improvements and the addition of a new commercial building and associated support systems on a 4.9 acre parcel. The site slopes generally from west to the southeast toward Theodore Rice Blvd and currently includes a foundation and slab from a recently demolished industrial building, parking/access aisles, and loading zones. The onsite soils have been classified by a licensed soil evaluator and consist of fill material over a medium to coarse sand.

Soil disturbing activities will include: installing perimeter and other sediment controls; excavation for the removal of old pavement and foundation together with general site demolition. New construction will include the addition of a second curb cut,

new building, parking and utilities, and a new stormwater management system. Upon completion of construction, landscaping will be installed and all disturbed areas will be stabilized.

SEQUENCE OF MAJOR ACTIVITIES

1. Install all erosion and sediment control measures per the enclosed approved plans. The Contractor will implement the use of widely accepted principles for erosion and sediment control during construction.
2. Removal of existing concrete/pavement/brush and topsoil.
3. Installation of electrical conduits, drainage, and retention system.
4. Construct building, canopy, sidewalks, gas systems and parking. Stabilize site with landscaping
5. Construction sequence may vary to minimize disturbance on site.

2. EROSION AND SEDIMENT CONTROLS

In addition to the perimeter controls, erosion control will be accomplished using temporary measures such as tracking entrance, seeding or mulching, spraying of liquid stabilizers or any combination of these measures. Seeds should be applied at a rate of 2 lbs/ 1000 square feet at a depth of ½ inch. Soil netting or covering should be used in extreme conditions.

Only minor stockpiling of soils will be allowed on site. Soil stockpiles will be ringed with hay bales/ silt fencing or covered in extreme conditions(Refer to Detail Sheet #2)

Maintenance / Inspection Procedures for Erosion and Sediment Controls

- Construction to commence in a phased manner.
- All control measures will be inspected at least once each week and following any storm event of 0.5 inches of precipitation or greater.
- All measures will be maintained in good working order; if repair is necessary, it will be initiated within 24 hours of report.
- Built up sediment will be removed from erosion control when it has reached one-third the height of the fence or bale.
- Silt fence will be inspected for depth of sediment, tears and to see if fabric is securely attached to the fence posts, are firmly in the

ground.

- Any temporary sediment basin used will be inspected for depth of sediment. Any build up of sediment will be removed when it reaches 10% of the design capacity or at the end of project completion.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts and healthy growth.
- A maintenance and inspection report will be made after each inspection. A copy of the report form to be completed by the inspector and kept on site.
- Construction site supervisor will be responsible for training workers in all inspection and maintenance practices necessary for keeping erosion and sediment controls in good working order.

3. OTHER CONTROLS

Waste Disposal

All waste materials will be disposed of off site in accordance with all applicable local, State, Federal regulations. No construction waste is to be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal. The individual, who manages the day-to-day site operations, will be responsible for seeing that these procedures are followed.

Hazardous Waste

All hazardous waste materials will be disposed of in a manner specified by local, State, Federal regulations and in accordance with any manufactures recommendations.

Sanitary Waste

All sanitary waste will be collected in portable units installed on site. The portable units will be cleaned and emptied by a qualified licensed contractor.

Concrete Waste

All concrete washings will be disposed on in a designated area away from wetlands and any property line. When the concrete hardens it will be removed from the site.

4. POLLUTION AND SPILL PREVENTION

INVENTORY FOR POLLUTION PREVENTION PLAN

The following substances listed below are expected to be present onsite during construction:

- General construction materials
- Asphalt/concrete
- Paints
- Petroleum based products
- Cleaning solvents

MATERIAL MANAGEMENT PRACTICES

Good Housekeeping Practices

- Store only enough products on site to do the job.
- All materials stored outside will be stored in a neat, orderly manner in the original containers.
- Products will be kept in their original containers with the original manufacture's label.
- Whenever possible, all products will be used up before disposing of the container.
- The site contractor will inspect daily to ensure proper use and disposal of materials onsite.

Product Specific Practices

Petroleum/Fertilizer Products:

- Refueling vehicles will be DOT Certified and have SPCC Plans in place and contain emergency equipment to contain and clean up small spills.
- All on site construction vehicles will be inspected for leaks and receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products will be stored in tightly sealed containers, which are properly marked.
- All fertilizers will be stored in a dry protected area and only used according to manufacturers recommendations.

Paints:

- All containers will be tightly sealed and stored when not required for use.
- All procedures will be followed to minimize spills and to keep products in the original containers.

Concrete Trucks:

- The site contractor is responsible for designating a safe area, away from abutting property and resource areas, for excess concrete disposal.

SPILL CONTROL PRACTICES

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for Spill Prevention and clean up during construction:

- Manufacturers recommended methods for spill clean up will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- All spills will be cleaned up immediately after discovery.
- If any threat of explosion or life threatening condition, all personnel will evacuate the area to safety and then contact the local fire department for assistance.
- The spill area will be ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- The site contractor responsible for day-to-day operations will be the spill prevention and clean up coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of the responsible personnel will be posted in the material storage area in the office trailer onsite.

NPDES Construction Permit Storm Water Pollution Prevention Plan

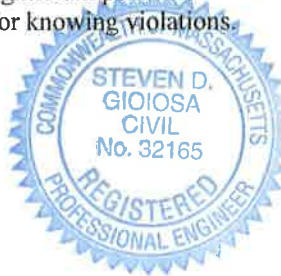
This Construction Erosion and Sedimentation Control Plan will also be used for the NPDES Construction Permit Storm Water Pollution Prevention Plan.

STORM WATER POLLUTION PREVENTION PLAN CERTIFICATION

I certify under the penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or person directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signed: _____

Steven D. Gioiosa, President
SITEC, Inc.



CONTRACTOR'S CERTIFICATION

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

Signature	For	Responsible for
 Date		



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



 9-14-17
Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- ☐ New development
- ☒ Redevelopment
- ☐ Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☐ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☒ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
 - ☐ Credit 1
 - ☐ Credit 2
 - ☐ Credit 3
- ☐ Use of "country drainage" versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☒ Other (describe): Roof runoff recharge system

Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☒ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☒ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

- ☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- ☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- ☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

- ☒ Soil Analysis provided.
- ☒ Required Recharge Volume calculation provided.
- ☐ Required Recharge volume reduced through use of the LID site Design Credits.
- ☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - ☒ Static
 - ☐ Simple Dynamic
 - ☐ Dynamic Field¹
- ☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.
- ☒ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- ☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- ☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
 - ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
 - ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- ☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- ☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

- ☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- ☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- ☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - ☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - ☐ is within the Zone II or Interim Wellhead Protection Area
 - ☐ is near or to other critical areas
 - ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - ☐ involves runoff from land uses with higher potential pollutant loads.
 - ☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - ☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- ☒ The BMP is sized (and calculations provided) based on:
 - ☒ The ½" or 1" Water Quality Volume or
 - ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- ☒ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- ☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- ☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- ☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted *prior to* the discharge of stormwater to the post-construction stormwater BMPs.
- ☐ The NPDES Multi-Sector General Permit does *not* cover the land use.
- ☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- ☐ All exposure has been eliminated.
- ☐ All exposure has *not* been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- ☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- ☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- ☐ Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- ☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
 - ☐ Limited Project
 - ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - ☐ Bike Path and/or Foot Path
 - ☒ Redevelopment Project
 - ☐ Redevelopment portion of mix of new and redevelopment.
- ☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- ☒ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- ☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- ☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- ☐ The project is **not** covered by a NPDES Construction General Permit.
- ☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- ☒ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

- ☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - ☒ Name of the stormwater management system owners;
 - ☒ Party responsible for operation and maintenance;
 - ☒ Schedule for implementation of routine and non-routine maintenance tasks;
 - ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
 - ☒ Description and delineation of public safety features;
 - ☒ Estimated operation and maintenance budget; and
 - ☒ Operation and Maintenance Log Form.
- ☐ The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- ☐ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- ☒ An Illicit Discharge Compliance Statement is attached;
- ☐ NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.



Existing Conditions



Proposed Recharge
Inflow



Recharge System



Proposed Outflow



Routing Diagram for South Coast Development

Prepared by {enter your company name here}, Printed 9/13/2017
HydroCAD® 10.00 s/n 01164 © 2012 HydroCAD Software Solutions LLC

South Coast Development

Prepared by {enter your company name here}

HydroCAD® 10.00 s/n 01164 © 2012 HydroCAD Software Solutions LLC

Type III 24-hr 2 year storm Rainfall=3.40"

Printed 9/13/2017

Page 2

Summary for Subcatchment E-1: Existing Conditions

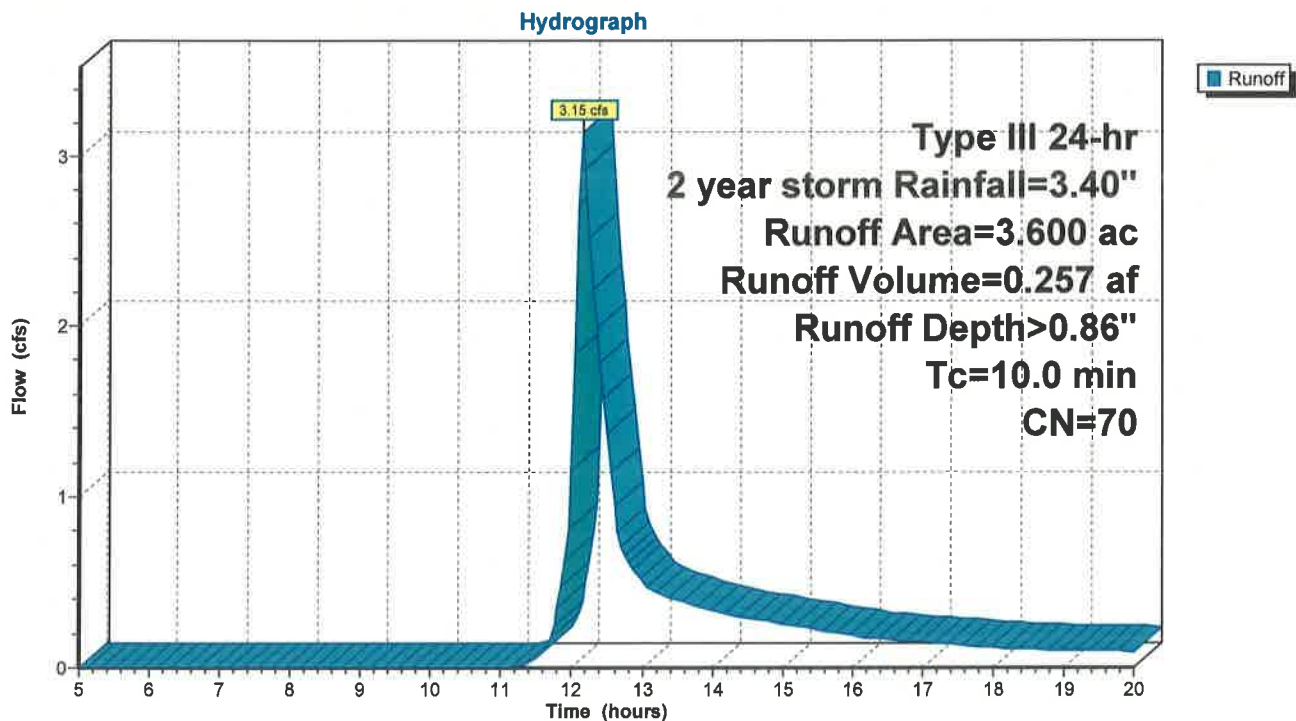
Runoff = 3.15 cfs @ 12.16 hrs, Volume= 0.257 af, Depth> 0.86"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 year storm Rainfall=3.40"

Area (ac)	CN	Description
* 1.010	98	Impervious
1.790	61	>75% Grass cover, Good, HSG B
0.800	55	Woods, Good, HSG B
3.600	70	Weighted Average
2.590		71.94% Pervious Area
1.010		28.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, AB

Subcatchment E-1: Existing Conditions



South Coast Development

Prepared by {enter your company name here}

HydroCAD® 10.00 s/n 01164 © 2012 HydroCAD Software Solutions LLC

Type III 24-hr 2 year storm Rainfall=3.40"

Printed 9/13/2017

Page 3

Summary for Subcatchment P-1: Proposed Recharge Inflow

Runoff = 0.54 cfs @ 12.14 hrs, Volume= 0.047 af, Depth> 2.96"

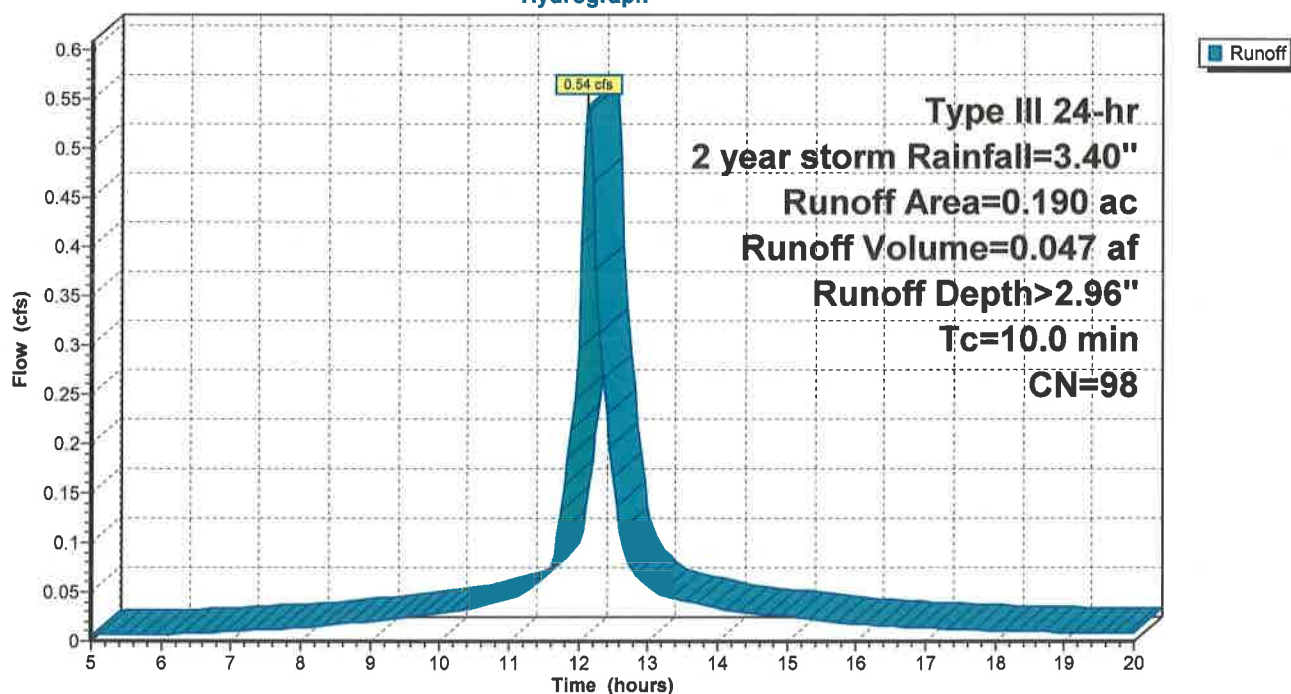
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 year storm Rainfall=3.40"

Area (ac)	CN	Description
* 0.190	98	Roof Area
0.190		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, AB

Subcatchment P-1: Proposed Recharge Inflow

Hydrograph



South Coast Development

Prepared by {enter your company name here}

HydroCAD® 10.00 s/n 01164 © 2012 HydroCAD Software Solutions LLC

Type III 24-hr 2 year storm Rainfall=3.40"

Printed 9/13/2017

Page 4

Summary for Subcatchment P-2: Proposed Outflow

Runoff = 2.98 cfs @ 12.16 hrs, Volume= 0.243 af, Depth> 0.86"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

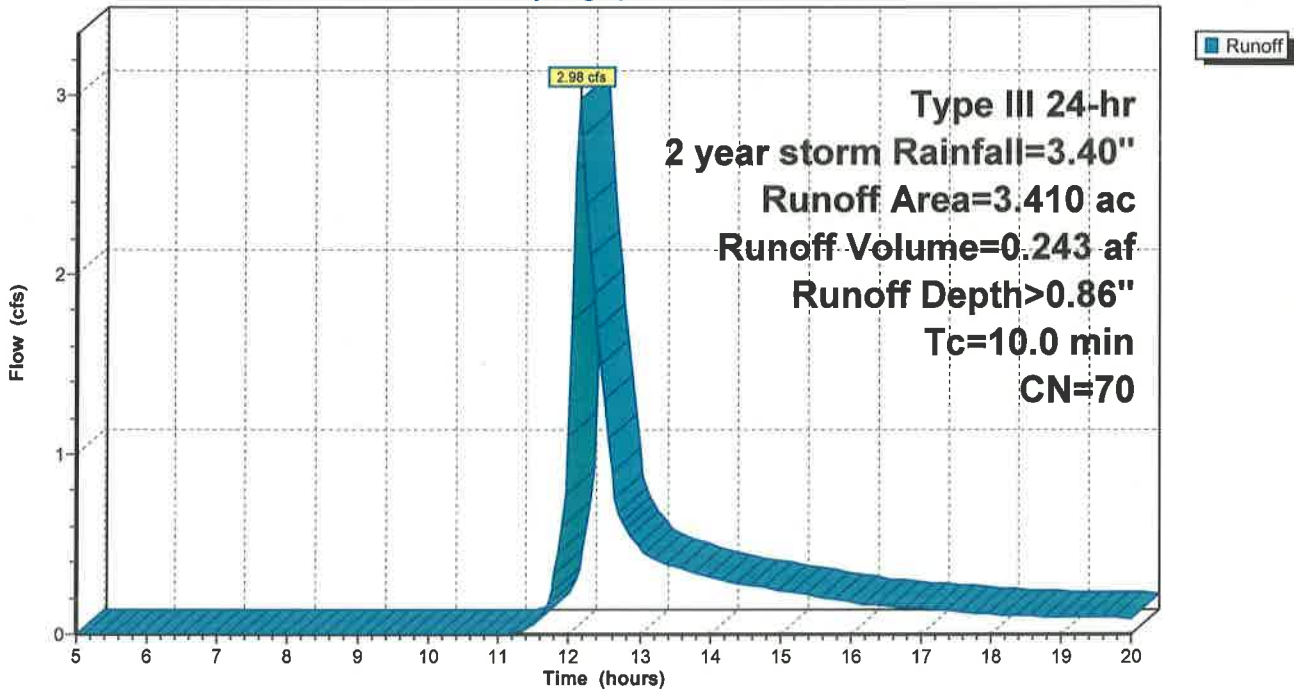
Type III 24-hr 2 year storm Rainfall=3.40"

Area (ac)	CN	Description
* 0.970	98	Impervious
1.790	61	>75% Grass cover, Good, HSG B
0.650	55	Woods, Good, HSG B
3.410	70	Weighted Average
2.440		71.55% Pervious Area
0.970		28.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, AB

Subcatchment P-2: Proposed Outflow

Hydrograph



South Coast Development

Type III 24-hr 2 year storm Rainfall=3.40"

Prepared by {enter your company name here}

Printed 9/13/2017

HydroCAD® 10.00 s/n 01164 © 2012 HydroCAD Software Solutions LLC

Page 5

Summary for Pond 4P: Recharge System

Inflow Area = 0.190 ac, 100.00% Impervious, Inflow Depth > 2.96" for 2 year storm event
 Inflow = 0.54 cfs @ 12.14 hrs, Volume= 0.047 af
 Outflow = 0.06 cfs @ 11.50 hrs, Volume= 0.047 af, Atten= 89%, Lag= 0.0 min
 Discarded = 0.06 cfs @ 11.50 hrs, Volume= 0.047 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 91.45' @ 12.94 hrs Surf.Area= 0 sf Storage= 750 cf

Plug-Flow detention time= 93.2 min calculated for 0.047 af (100% of inflow)
 Center-of-Mass det. time= 92.1 min (833.1 - 741.0)

Volume	Invert	Avail.Storage	Storage Description
#1	90.50'	2,898 cf	Custom Stage Data Listed below

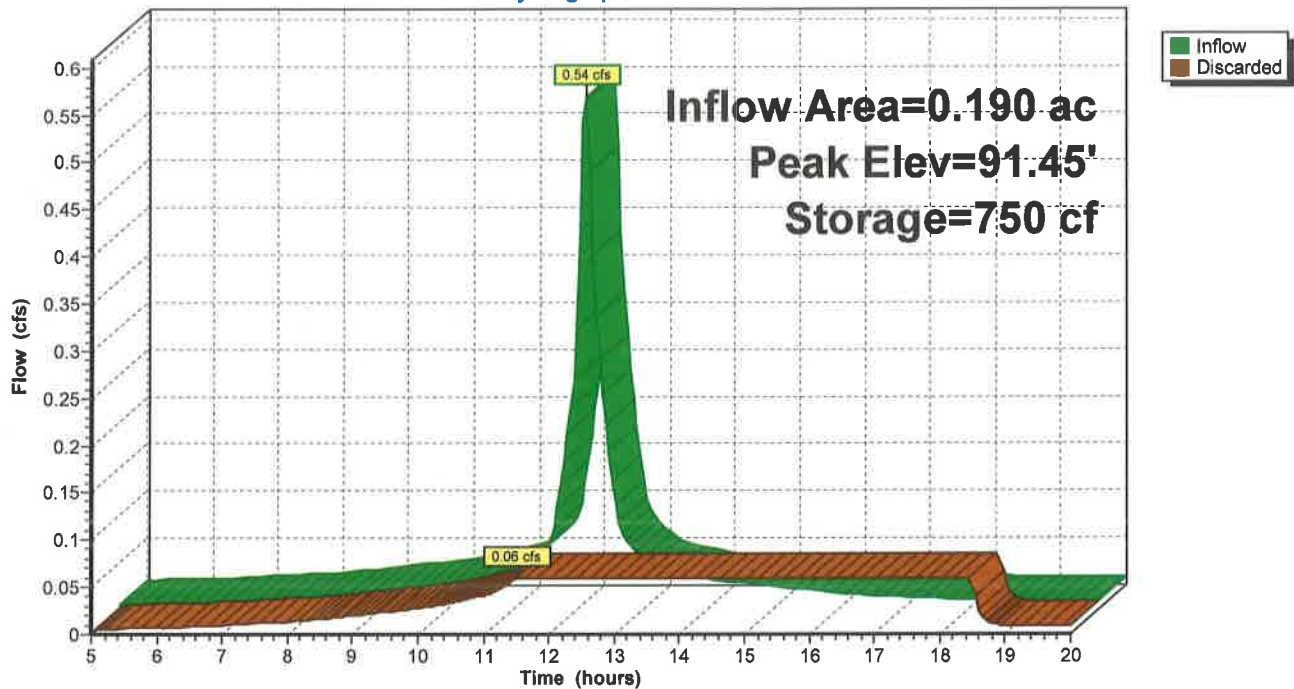
Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
90.50	0	0
91.00	260	260
91.50	542	802
92.00	527	1,329
92.50	506	1,835
93.00	455	2,290
93.54	368	2,658
94.04	240	2,898

Device	Routing	Invert	Outlet Devices
#1	Discarded	90.50'	0.06 cfs Exfiltration at all elevations

Discarded OutFlow Max=0.06 cfs @ 11.50 hrs HW=90.54' (Free Discharge)
 1=Exfiltration (Exfiltration Controls 0.06 cfs)

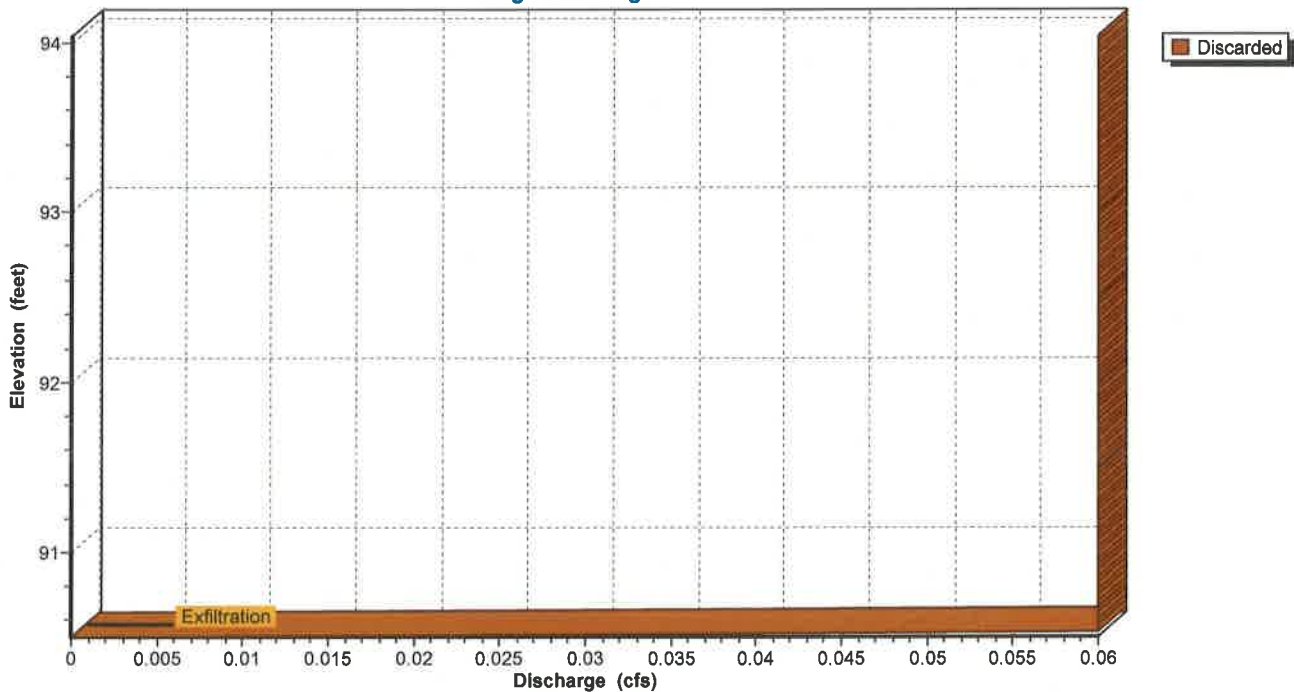
Pond 4P: Recharge System

Hydrograph



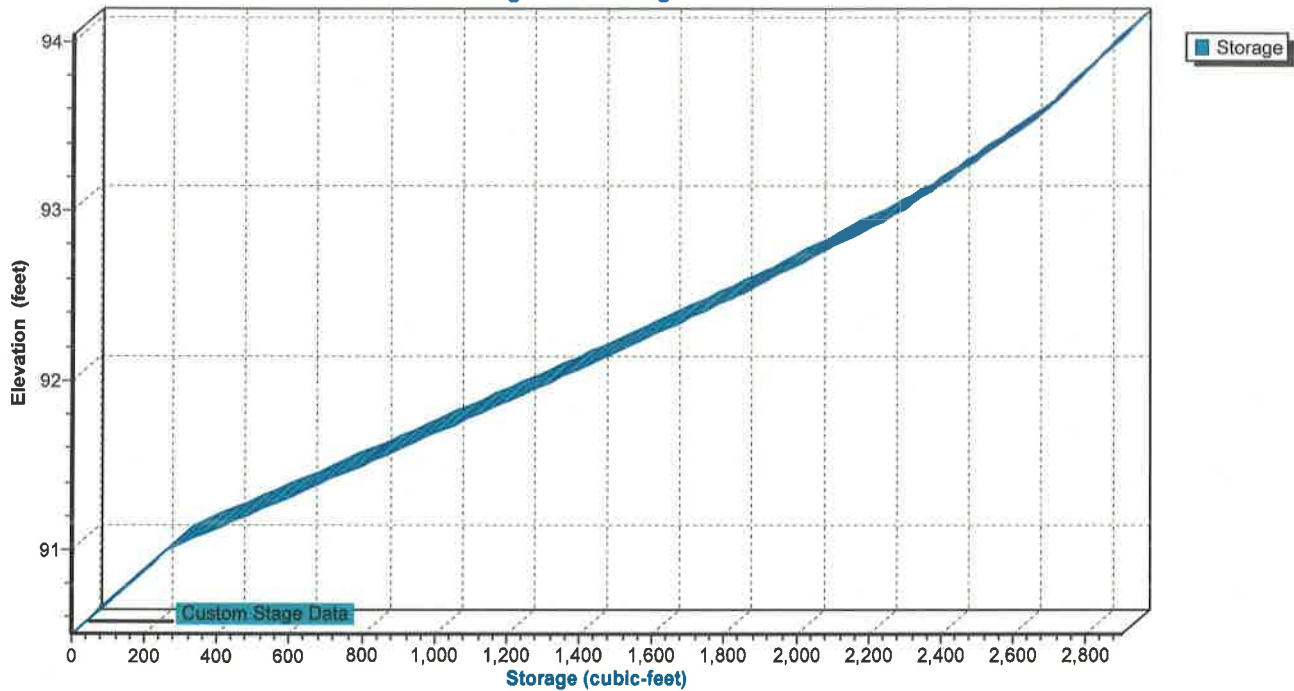
Pond 4P: Recharge System

Stage-Discharge



Pond 4P: Recharge System

Stage-Area-Storage



South Coast Development

Prepared by {enter your company name here}

HydroCAD® 10.00 s/n 01164 © 2012 HydroCAD Software Solutions LLC

Type III 24-hr 10 year storm Rainfall=4.80"

Printed 9/13/2017

Page 8

Summary for Subcatchment E-1: Existing Conditions

Runoff = 6.73 cfs @ 12.15 hrs, Volume= 0.520 af, Depth> 1.73"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

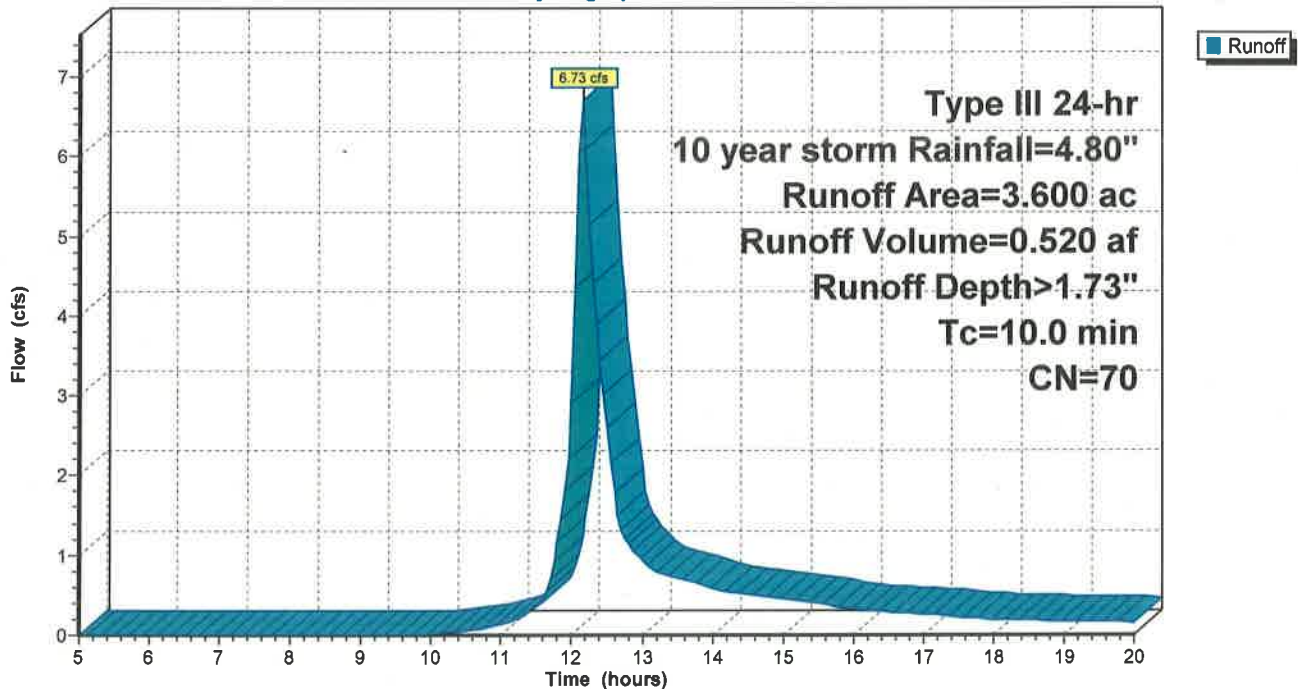
Type III 24-hr 10 year storm Rainfall=4.80"

	Area (ac)	CN	Description
*	1.010	98	Impervious
	1.790	61	>75% Grass cover, Good, HSG B
	0.800	55	Woods, Good, HSG B
	3.600	70	Weighted Average
	2.590		71.94% Pervious Area
	1.010		28.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, AB

Subcatchment E-1: Existing Conditions

Hydrograph



South Coast Development

Prepared by {enter your company name here}

HydroCAD® 10.00 s/n 01164 © 2012 HydroCAD Software Solutions LLC

Type III 24-hr 10 year storm Rainfall=4.80"

Printed 9/13/2017

Page 9

Summary for Subcatchment P-1: Proposed Recharge Inflow

Runoff = 0.77 cfs @ 12.14 hrs, Volume= 0.067 af, Depth> 4.24"

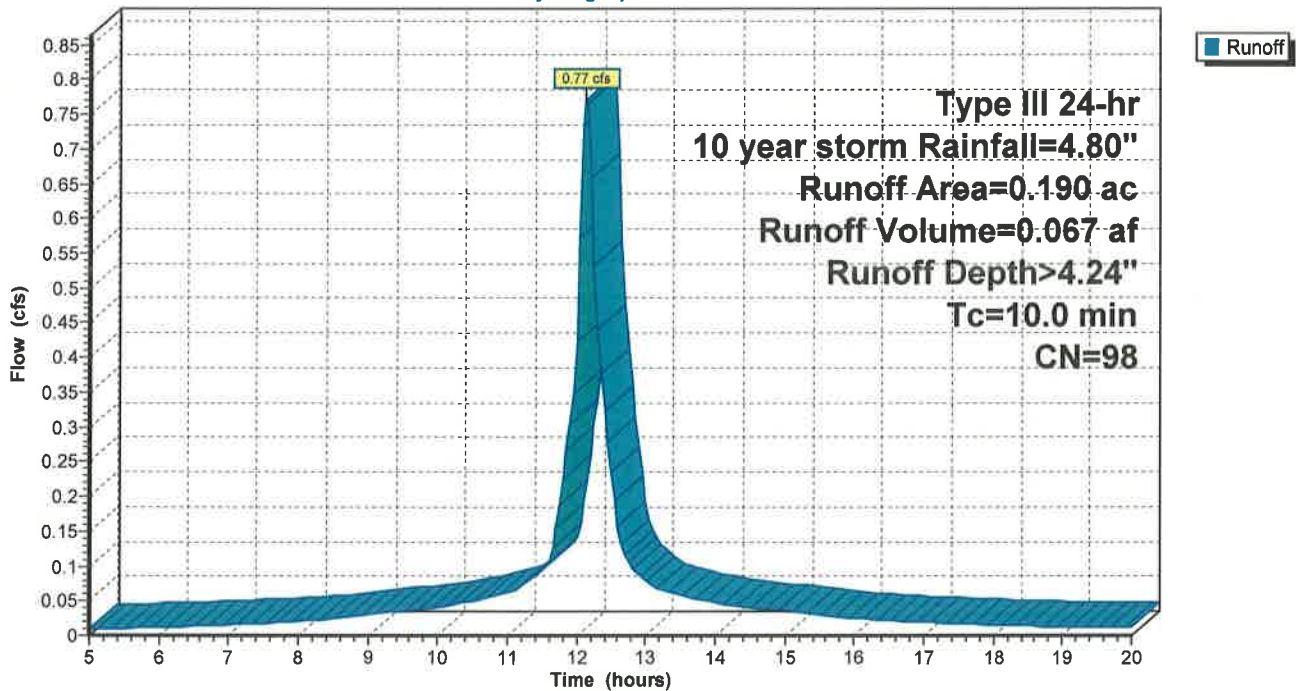
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 year storm Rainfall=4.80"

Area (ac)	CN	Description
* 0.190	98	Roof Area
0.190		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, AB

Subcatchment P-1: Proposed Recharge Inflow

Hydrograph



South Coast Development

Prepared by {enter your company name here}

HydroCAD® 10.00 s/n 01164 © 2012 HydroCAD Software Solutions LLC

Type III 24-hr 10 year storm Rainfall=4.80"

Printed 9/13/2017

Page 10

Summary for Subcatchment P-2: Proposed Outflow

Runoff = 6.37 cfs @ 12.15 hrs, Volume= 0.493 af, Depth> 1.73"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

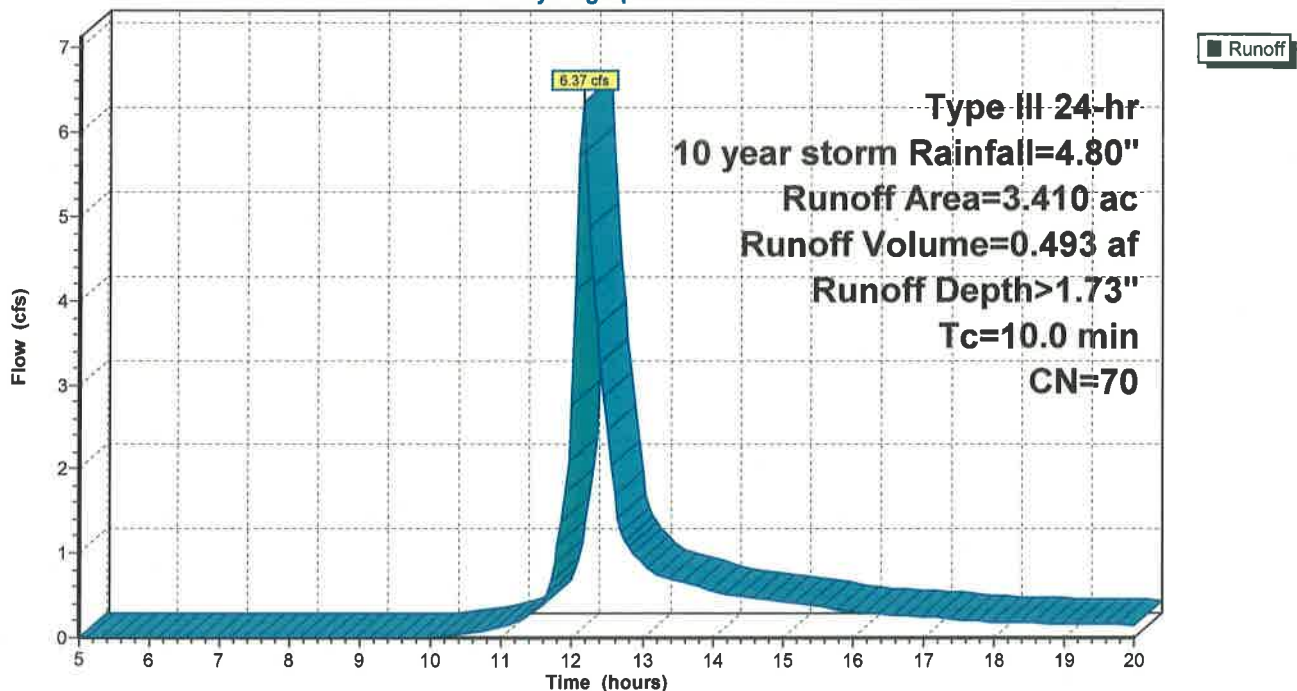
Type III 24-hr 10 year storm Rainfall=4.80"

Area (ac)	CN	Description
* 0.970	98	Impervious
1.790	61	>75% Grass cover, Good, HSG B
0.650	55	Woods, Good, HSG B
3.410	70	Weighted Average
2.440		71.55% Pervious Area
0.970		28.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, AB

Subcatchment P-2: Proposed Outflow

Hydrograph



South Coast Development

Type III 24-hr 10 year storm Rainfall=4.80"

Prepared by {enter your company name here}

Printed 9/13/2017

HydroCAD® 10.00 s/n 01164 © 2012 HydroCAD Software Solutions LLC

Page 11

Summary for Pond 4P: Recharge System

Inflow Area = 0.190 ac, 100.00% Impervious, Inflow Depth > 4.24" for 10 year storm event
 Inflow = 0.77 cfs @ 12.14 hrs, Volume= 0.067 af
 Outflow = 0.06 cfs @ 11.00 hrs, Volume= 0.057 af, Atten= 92%, Lag= 0.0 min
 Discarded = 0.06 cfs @ 11.00 hrs, Volume= 0.057 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 91.91' @ 13.47 hrs Surf.Area= 0 sf Storage= 1,234 cf

Plug-Flow detention time= 149.5 min calculated for 0.057 af (85% of inflow)
 Center-of-Mass det. time= 105.6 min (843.9 - 738.3)

Volume	Invert	Avail.Storage	Storage Description
#1	90.50'	2,898 cf	Custom Stage Data Listed below

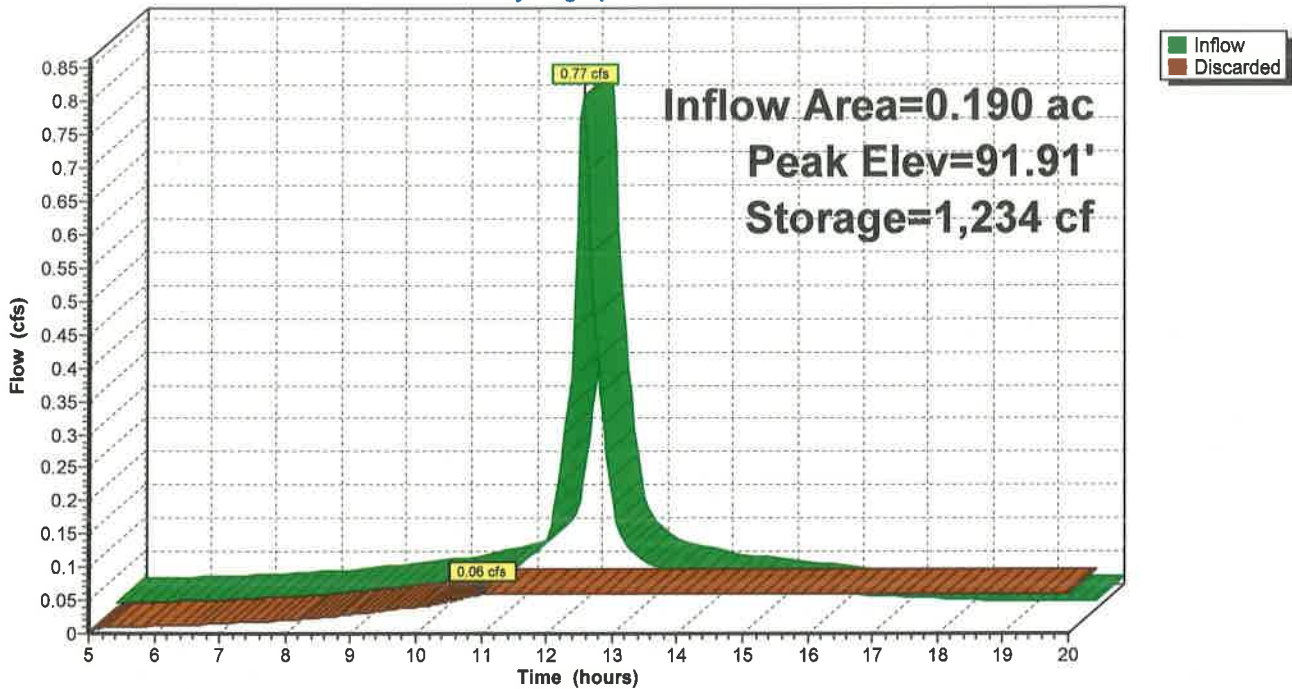
Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
90.50	0	0
91.00	260	260
91.50	542	802
92.00	527	1,329
92.50	506	1,835
93.00	455	2,290
93.54	368	2,658
94.04	240	2,898

Device	Routing	Invert	Outlet Devices
#1	Discarded	90.50'	0.06 cfs Exfiltration at all elevations

Discarded OutFlow Max=0.06 cfs @ 11.00 hrs HW=90.54' (Free Discharge)
 1=Exfiltration (Exfiltration Controls 0.06 cfs)

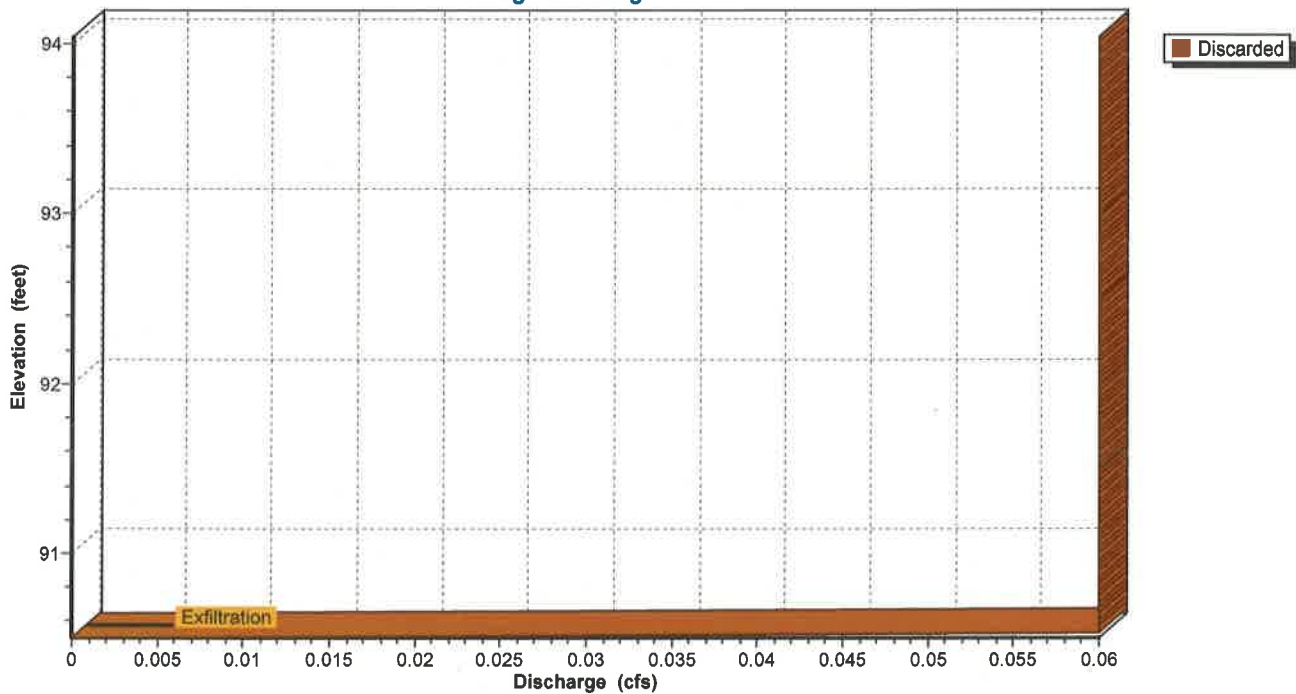
Pond 4P: Recharge System

Hydrograph

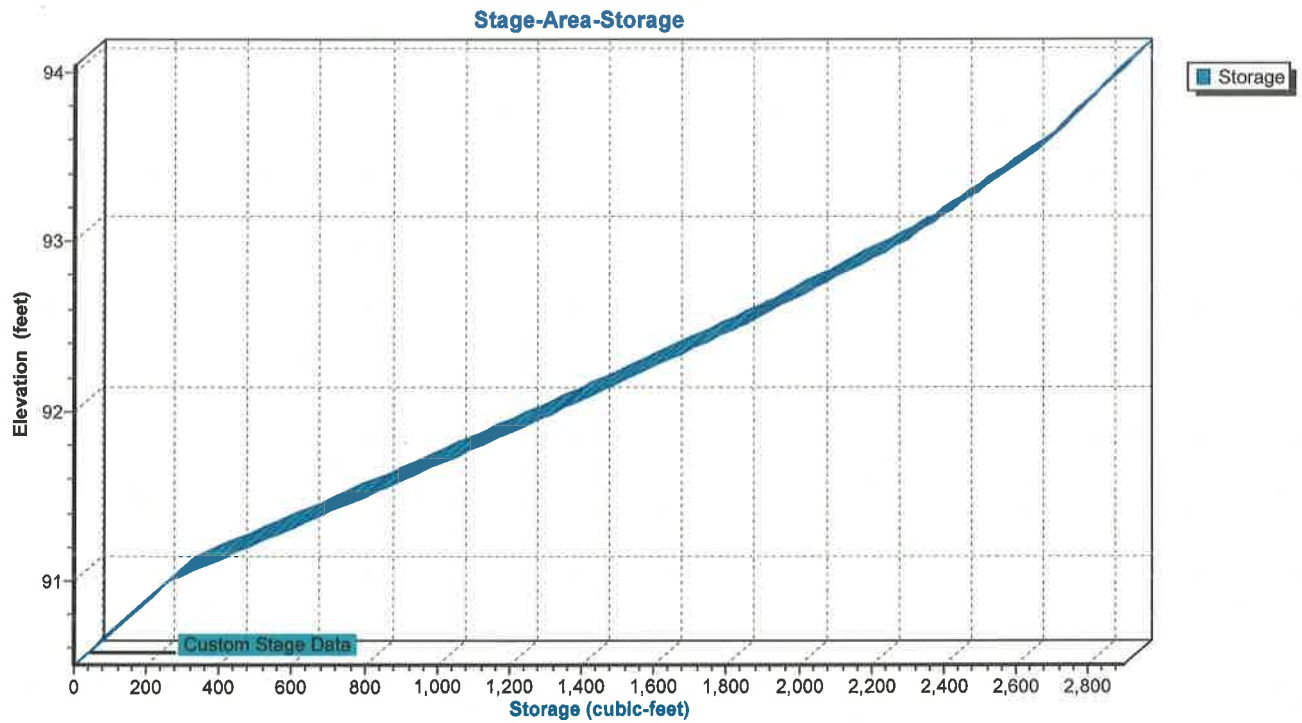


Pond 4P: Recharge System

Stage-Discharge



Pond 4P: Recharge System



Summary for Subcatchment E-1: Existing Conditions

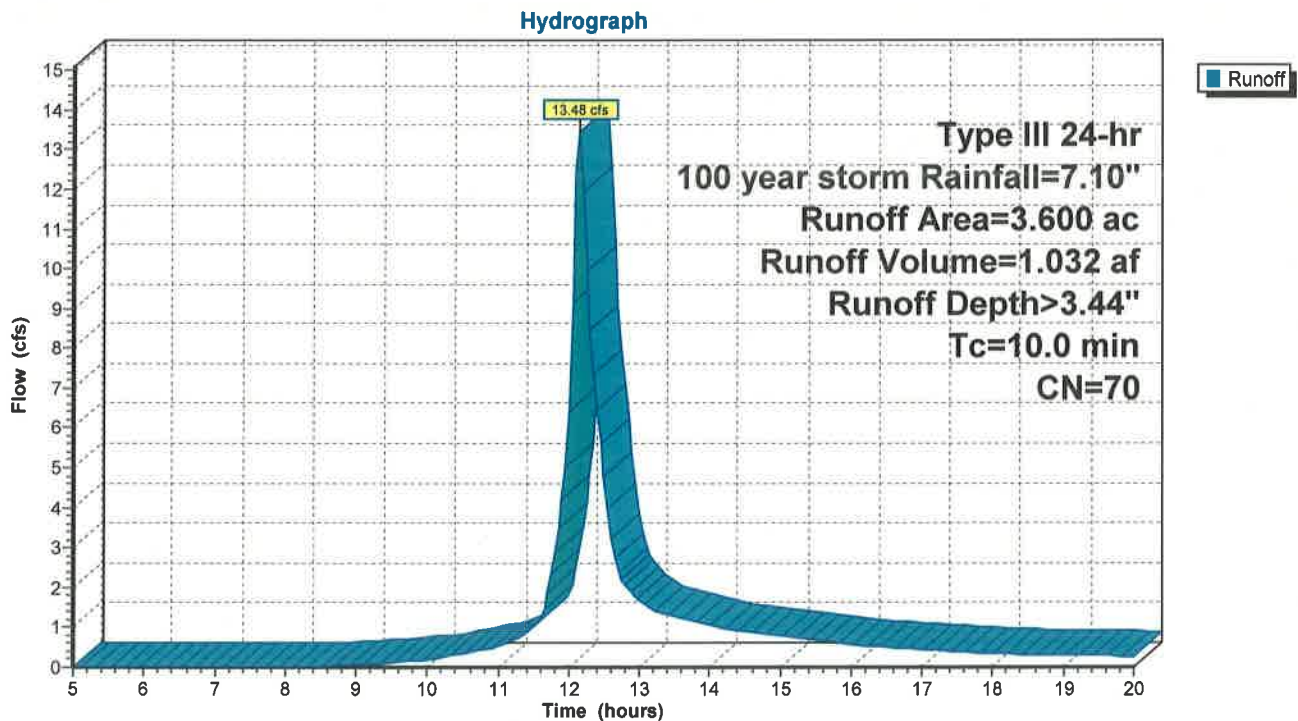
Runoff = 13.48 cfs @ 12.15 hrs, Volume= 1.032 af, Depth> 3.44"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 year storm Rainfall=7.10"

Area (ac)	CN	Description
* 1.010	98	Impervious
1.790	61	>75% Grass cover, Good, HSG B
0.800	55	Woods, Good, HSG B
3.600	70	Weighted Average
2.590		71.94% Pervious Area
1.010		28.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, AB

Subcatchment E-1: Existing Conditions



South Coast Development

Prepared by {enter your company name here}

HydroCAD® 10.00 s/n 01164 © 2012 HydroCAD Software Solutions LLC

Type III 24-hr 100 year storm Rainfall=7.10"

Printed 9/13/2017

Page 15

Summary for Subcatchment P-1: Proposed Recharge Inflow

Runoff = 1.15 cfs @ 12.14 hrs, Volume= 0.100 af, Depth> 6.33"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

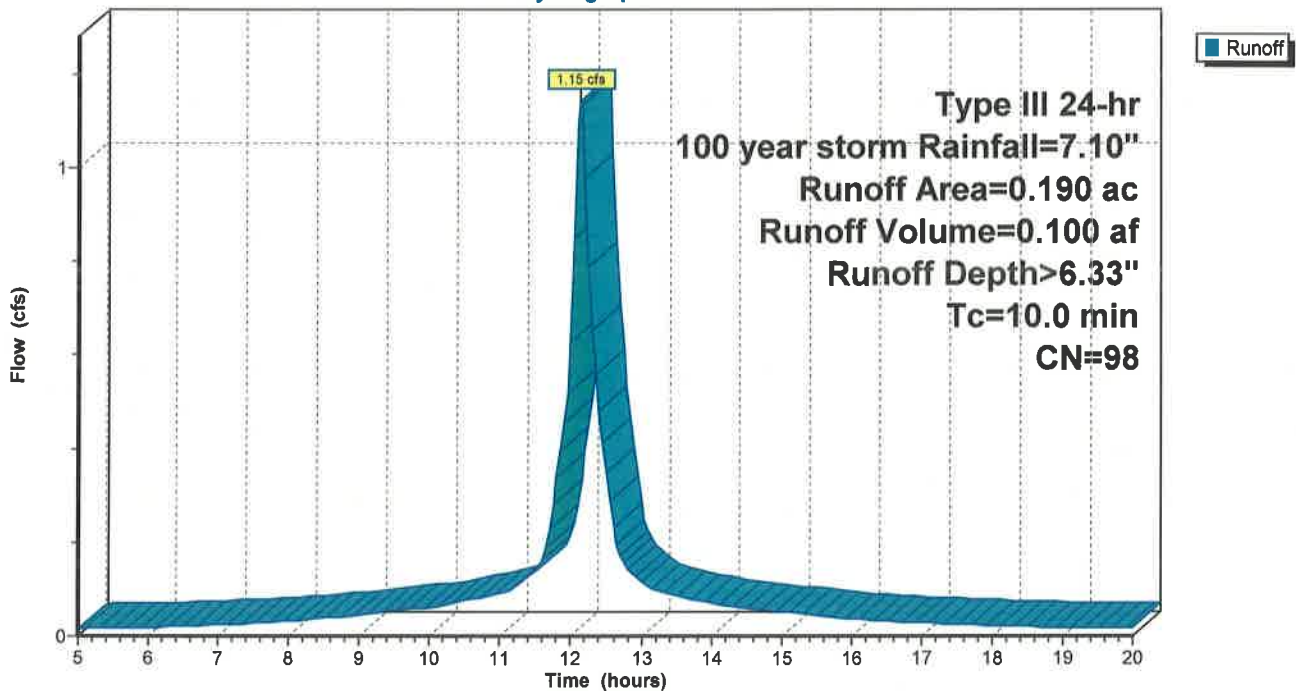
Type III 24-hr 100 year storm Rainfall=7.10"

Area (ac)	CN	Description
* 0.190	98	Roof Area
0.190		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, AB

Subcatchment P-1: Proposed Recharge Inflow

Hydrograph



South Coast Development

Prepared by {enter your company name here}

HydroCAD® 10.00 s/n 01164 © 2012 HydroCAD Software Solutions LLC

Type III 24-hr 100 year storm Rainfall=7.10"

Printed 9/13/2017

Page 16

Summary for Subcatchment P-2: Proposed Outflow

Runoff = 12.77 cfs @ 12.15 hrs, Volume= 0.977 af, Depth> 3.44"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

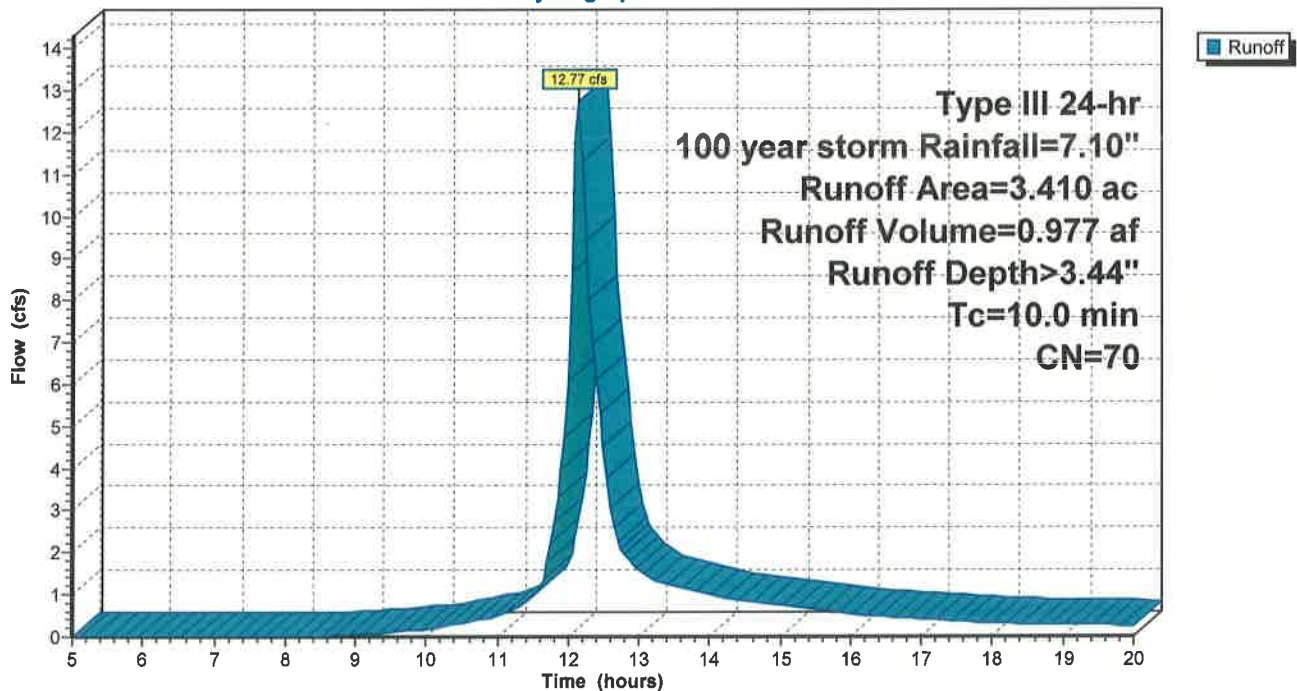
Type III 24-hr 100 year storm Rainfall=7.10"

Area (ac)	CN	Description
* 0.970	98	Impervious
1.790	61	>75% Grass cover, Good, HSG B
0.650	55	Woods, Good, HSG B
3.410	70	Weighted Average
2.440		71.55% Pervious Area
0.970		28.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, AB

Subcatchment P-2: Proposed Outflow

Hydrograph



South Coast Development

Type III 24-hr 100 year storm Rainfall=7.10"

Prepared by {enter your company name here}

Printed 9/13/2017

HydroCAD® 10.00 s/n 01164 © 2012 HydroCAD Software Solutions LLC

Page 17

Summary for Pond 4P: Recharge System

Inflow Area = 0.190 ac, 100.00% Impervious, Inflow Depth > 6.33" for 100 year storm event
 Inflow = 1.15 cfs @ 12.14 hrs, Volume= 0.100 af
 Outflow = 0.06 cfs @ 9.90 hrs, Volume= 0.063 af, Atten= 95%, Lag= 0.0 min
 Discarded = 0.06 cfs @ 9.90 hrs, Volume= 0.063 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 92.89' @ 14.58 hrs Surf.Area= 0 sf Storage= 2,194 cf

Plug-Flow detention time= 155.5 min calculated for 0.063 af (63% of inflow)
 Center-of-Mass det. time= 77.6 min (814.0 - 736.4)

Volume	Invert	Avail.Storage	Storage Description
#1	90.50'	2,898 cf	Custom Stage Data Listed below

Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
90.50	0	0
91.00	260	260
91.50	542	802
92.00	527	1,329
92.50	506	1,835
93.00	455	2,290
93.54	368	2,658
94.04	240	2,898

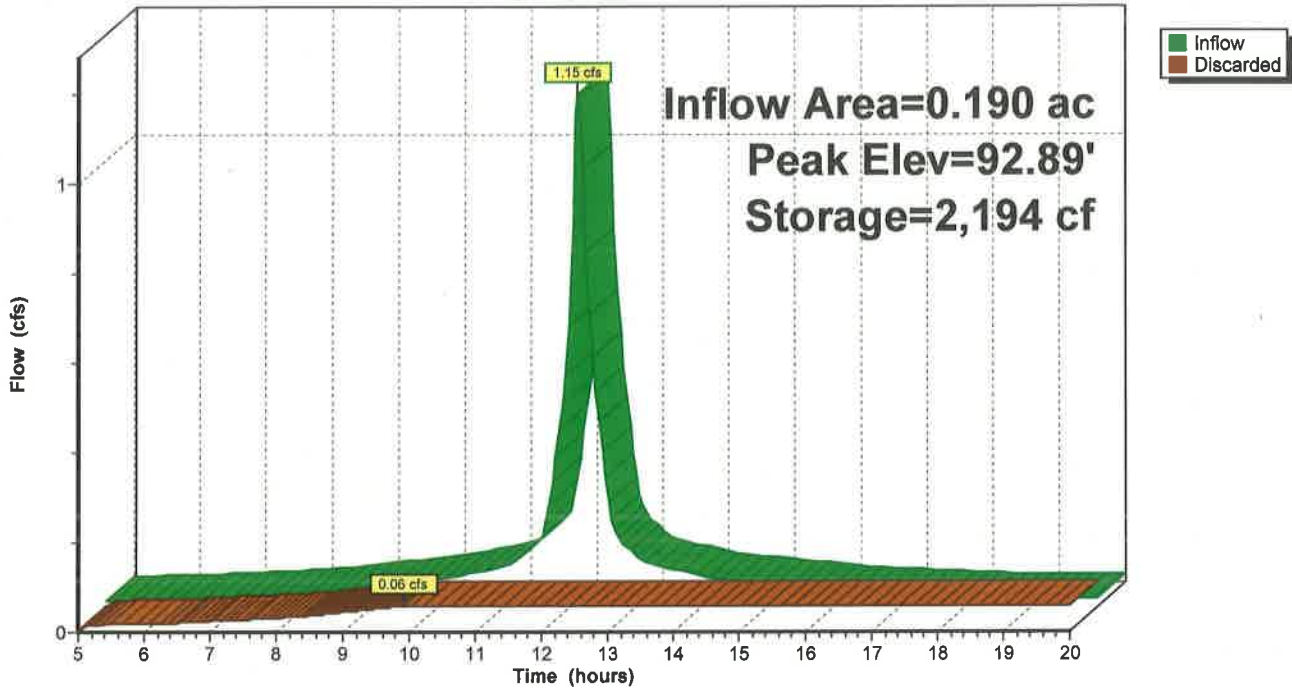
Device	Routing	Invert	Outlet Devices
#1	Discarded	90.50'	0.06 cfs Exfiltration at all elevations

Discarded OutFlow Max=0.06 cfs @ 9.90 hrs HW=90.54' (Free Discharge)

1=Exfiltration (Exfiltration Controls 0.06 cfs)

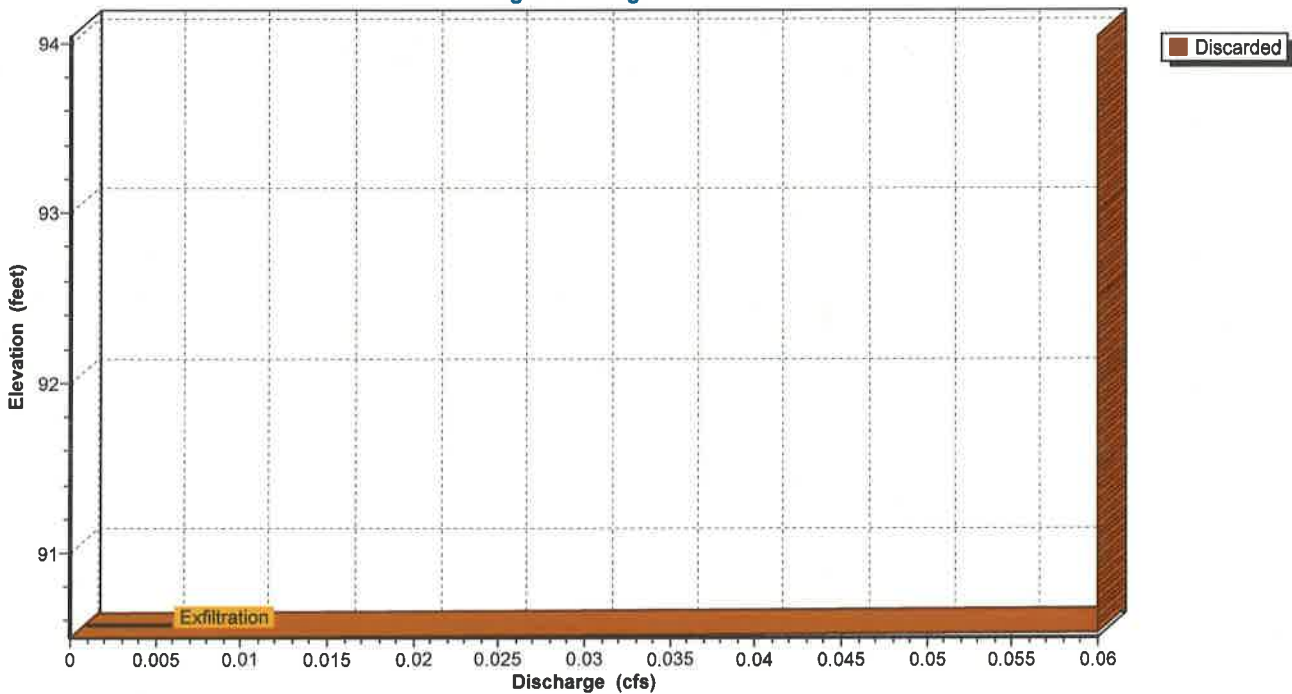
Pond 4P: Recharge System

Hydrograph



Pond 4P: Recharge System

Stage-Discharge



Pond 4P: Recharge System

Stage-Area-Storage

