City of New Bedford
Department of Planning, Housing & Community Development
608 Pleasant St, New Bedford, Massachusetts 02740
Telephone: (508) 979.1500 Facsimile: (508) 979.1575

PATRICK J. SULLIVAN
DIRECTOR

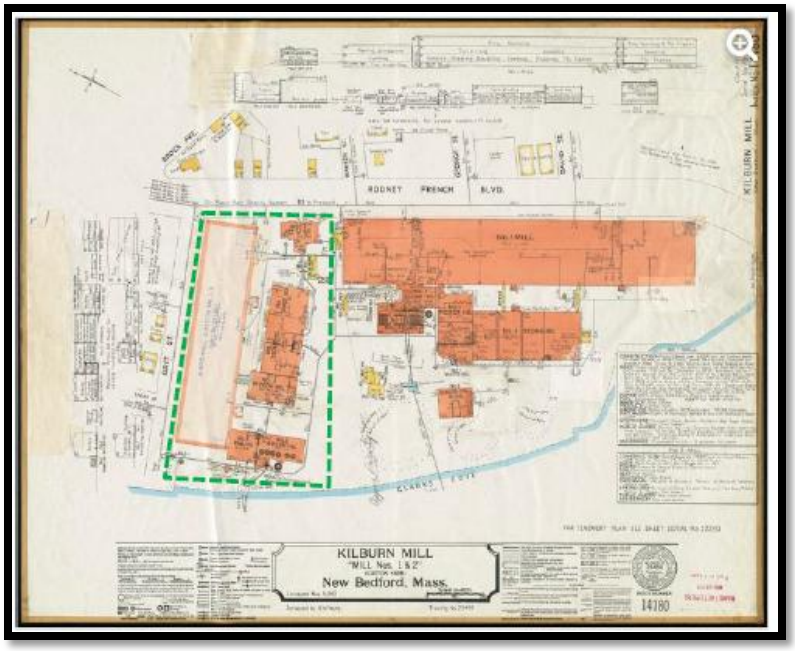
STAFF REPORT

PLANNING BOARD MEETING
March 8, 2017

Case #03-17: **SITE PLAN REVIEW**
Case #04-14: **SPECIAL PERMIT FOR PARKING REDUCTION**
89-93 W. Rodney French Blvd
Map 15, Lot 151

Applicant/ Owner: Erika Realty Trust
92 Kilburn Street
New Bedford, MA 02745

Applicant's Agent: SITEC, Inc
49 Faunce corner Road
Dartmouth, MA 02747



Overview of Request

Request to consider applications under Chapter 9 Comprehensive Zoning for Site Plan approval for adaptive reuse from a 290,191+/- SF mill building to 195 residential apartments and a Special Permit for Parking Reduction on a 4.2+/- acre site located at 89-93 West Rodney French Blvd (Map 15, Lot 151) in the Industrial B (IB) zoning district and West Rodney French Mill Overlay District (WRFMOD). The applicant/owner proposes interior and exterior renovations to the former No. 2 Kilburn Mill.

The applicant will also seek Special Permit from the Zoning Board of Appeals for the rehabilitation of the existing structure under **§4600A-West Rodney French Mill Overlay District (WRFMOD)** and **§5300-Special Permits.** At the time this report was prepared, a meeting date with the ZBA had not been scheduled.

Historic

Named for its first president Edward Kilburn, several structures comprise the former cotton spinning mill complex. The first mill building began operating in 1905; Kilburn Mill No. 2 was added in 1910. Further expansion of the profitable venture occurred in 1915. In 1925 Henry L. Tiffany, of the New York Tiffany Jewelry family, assumed the position of president and held this role thru 1932. Kilburn Mills employed 1,250 during peak

production prior to the Great Depression of 1929-1939. The mill was liquidated in 1949. Currently, Whaling City Transit utilizes area of the site to park school busses and Globe Furniture Warehouse operates a furniture store business at this location.


LOOKING NORTH AT SITE FROM HURRICANE BARRIER

Given the historical relevance of the Kilburn Mill, the applicant may wish to consider nominating the structure to the National Register of Historic Places. In addition to honorific recognition, projects listed in the National Register may be eligible for tax credits and Federal grants. Staff suggests the applicant confer with New Bedford's Historical Preservation Planner for information and guidance.

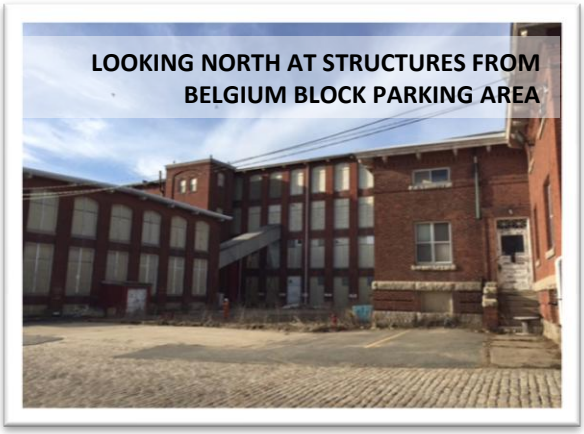
Existing Conditions

The redevelopment site, comprised of several structures, is located at the SW corner of West Rodney French Boulevard and Grit Street in the city of New Bedford's south end. The property is bordered by Grit Street at the north, W. Rodney French Blvd at the east, former mill structures at the south, and the newly constructed Hurricane Barrier walkway at Clark's Cove to the west.

Currently, the majority of the site perimeter is surrounded by chain link fence topped with barb wire and/or razor wire. However, the former Kilburn Mill office entry exemplifies distinctive fence design that staff suggests be preserved. Should the applicant install fence around the site perimeter after demolition of the chain link, staff suggests the decorative style be replicated, (which may include use of a value engineered product), that will honor this historical element.

Although maintenance of structures and site have been deferred, brick work and architectural features are remarkable, possessing a high level of detail.

Surrounding the red brick mill complex is a neighborhood exemplifying a mix of mill worker cottages and multifamily dwellings, as was the typical housing development pattern during the height of industrial production.



The land slopes gently east to west toward Clark's Cove. This area is shown as being in Zone X of Panel 0481G Map No. 25005C0481G of the Flood Insurance Rate Map (FIRM), as revised July 16, 2014. Zone X is recognized as a minimal risk area, outside the 500-year flood plain. Surface pavement includes a predominance of intact Belgium Block, gravel, and bituminous asphalt.

The proposed loft apartments are within walking distance to Howland Green branch library, Cove Walk alongside Clarke's Cove atop the Hurricane Barrier, Hazelwood Park, and West Beach.

Proposed Conditions

The applicant seeks to create a mix of 195 residential apartments consisting of 28 one-bedroom units, 155 two-bedroom units, and 12 three-bedroom units. Exterior building improvements will include new windows, brick repair, and the demolition of commercial components. The northern most structure fronting Grit Street will offer residential dwelling units on the upper three (3) floors. The former mill building to the south presents three (3) floors of residential units consisting of one (1) and two (2) bedroom mix. The third building, overlooking Cove Harbor Walk, will feature two (2) and three (3) bedroom townhouse-style dwelling units.

NOTE: Intended use of a fourth building, formerly known as the Office, having 7,485 SF fronting W. Rodney French Blvd at the driveway entrance has not been described by the applicant in the case submittals and therefore is not considered a part of the project being reviewed. In light of this—and if the Planning Board wishes to grant approvals—staff recommends that a condition stipulating that any future plans for the Office building be considered a modification of both the special permit and site plan review since its use would further intensify activity at the site placing additional demands on parking, etc.

The ground level of the northern most structure fronting Grit Street will provide 104 covered parking spaces for residents and guests of the property, to include three (3) ADA compliant spaces. The remaining 134 on-site parking spaces to serve the residents' needs are shown on plans at the southern area of the site area, and include four (4) ADA compliant spaces. Under 521 CMR 23:00, the applicant satisfies the required minimum number of seven (7) ADA accessible spaces.

The applicant seeks a Special Permit from the Planning Board for parking reduction from **390 to 238** parking spaces to accommodate residents and guests. Access to the site is via one curb cut at Grit Street and one curb cut at W. Rodney French Blvd.

Appendix C-Table of Parking & Loading Regulations

USE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
One-family dwelling Two-family dwelling Multi-family (3) or more per structure	Two (2) spaces per dwelling unit	One (1) loading space for each multifamily dwelling containing more than ten (10) dwelling units, or more than twenty (20) housekeeping units

Public utilities and municipal water and sewer serve the site. New stormwater water quality and flow mitigation controls will be included in the overall site improvement. The applicant states by combining increased landscaped area and four recharge systems, significant reduction in stormwater runoff will be achieved (Attachment 7).

It is anticipated the project redevelopment will take 12 to 18 months to complete with a construction cost estimate of between $20-$25 million dollars.

Site Plan Review

The submittal is named on the Cover Sheet as Apartments on the Cove, 89-93 West Rodney French Boulevard, New Bedford, MA, dated January 29, 2017, prepared for Erika Realty Trust, 92 Kilburn Street, New Bedford, MA 02740 by SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747, consisting of ten (10) sheets.

Recommended modifications are noted as follows:

Cover Sheet

- Add West Rodney French Mill Overlay district (WRFMOD) under Site Summary

Site Layout – Sheet 1 of 9

- Add to Notes: *The applicant shall present any proposed modification from the approved plans for consideration to the City Planner for determination as to whether the modified plan must return before this Board for further review.*

Locus Plan – Sheet 2 of 9

Landscaping Plan – Sheet 4 of 9

- A color landscape drawing at the Planning Board meeting would be helpful to the board.
- Missing from plan drawing as noted on Planting Schedule - one (1) October Red Glory Tree

Lighting Plan – Sheet 5 of 9

- While adhering to Dark Sky complaints stipulations, the applicant has specified lighting of a modern style for bollards, pedestals and poles. Staff recommends the applicant consider using Washingtonian – style lighting for this adaptive reuse project in keeping with the seaport city's historical character.

Existing Conditions – Sheet 6 of 9

Demolition Plan - Sheet 7 of 9

Erosion Control Plan – Sheet 8 of 9

Detail Sheet – Sheet 9 of 9

And

Architectural Plans for 89 W. Rodney French Blvd, New Bedford, dated 11-29-2016, prepared by Ganek Architects, Inc, One River Road, Carlisle, Ma 01741, consisting of five (5) sheets.

Elevation Sheet A101

- In reviewing the elevation plan, it appears N, S, E & W elevations are for a single building at Grit Street. Palladian windows are omitted in elevation drawings for the structure aligned with Clarke's Cove. Please revise plans to include elevations for all structures under this review.

Ground Floor Alt A2.0A

- Is there a leasing office?

First Floor A2.1

- Is there a leasing office?

Second Floor A2.2

Third Floor A2.3

Review Comments

Plans for modification were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department offices.

> Conservation Commission staff noted: The proposed Apartments on the Cove will require an Order of Conditions from the Conservation Commission. The property falls within the Buffer Zone to a Coastal Bank and is located within the FEMA Floodplain (A Zone el. 9).

Outside of this, no further comments from city offices were received in this matter.

Special Permit for Parking Reduction

With respect to on-site parking, staff notes that the reclamation and reuse of the existing, excavated block materials as a traffic calming measure will decrease the speed of vehicular traffic entering the site from W. Rodney French Boulevard, in addition to enhancing the appeal of the entrance to the complex.

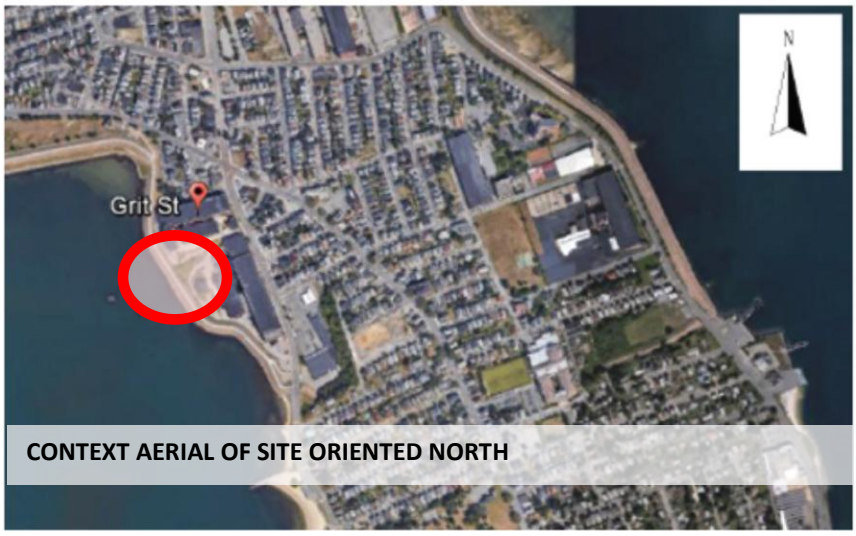
In light of this and in considering the application for Special Permit, (for which the Board must take into account the characteristics of the site and of the proposal in relation to that site, in addition to any specific factors that may be set forth under Section 5300 of the zoning ordinance), staff offers the following considerations:

- **Social, economic, or community needs which are served by the proposal.**
  The vision of the City includes the creation of dynamic neighborhoods. This proposal allows the restoration of an existing property and provides additional residential housing stock to the neighborhood.

- **Traffic flow and safety, including parking and loading.**
  Parking space allotment presents a challenge for this redevelopment proposal. For public safety reasons to facilitate emergency vehicle service, staff recommends that regulations be established by the owner and manager of the residential units stipulating a maximum number of cars tenants may park on site and limit the number of vehicles a tenant may register with management for the term of the tenants lease, based on occupancy of the building.

  To allow for better space planning, staff recommends that oversize vehicles, such as trucks and full-size SUVs, park in areas designated for such type of vehicle.

  Staff, also, recommends that the applicant submit a **waiver** for the Planning Board's consideration, petitioning for a decrease in municipal standard parking regulations of the nine (9) foot by twenty (20) foot parking area to accommodate compact car dimensions of eight (8) feet by sixteen (16) feet.



CONTEXT AERIAL OF SITE ORIENTED NORTH

- **Adequacy of utilities and other public services.**
  Whereas the applicant is replacing an existing structure

within a neighborhood with complete utility and public services, there is no anticipated issue with this adequacy.

- **Neighborhood character and social structures.**
  Housing is the most prevalent land use in New Bedford, and its cost and availability are critical components that define much of the city's character. This neighborhood is mix of residential single and multi–family dwellings and commercial use. The city's historic mill buildings are now being preserved and transformed for new uses, such as this proposal for residential housing. Adaptive reuse of this structure would promote a vibrant mixed use center as a new South End gateway destination.

- **Impacts on the natural environment**
  The applicant is adapting and renovating an existing structure and this application for parking reduction is for the utilization of urban space currently used for parking; there will be no anticipated negative impacts on the natural environment as a result of granting the special permit.

- **Potential fiscal impact, including impact on City services, tax base, and employment**
  Having this property renovated and the site improved will provide a positive fiscal impact on the city and the broader neighborhood by improving property values. Outside of water/sewer/trash services (which would be needed for any use), no additional city services are necessitated by this application

- **Master Plan Goal**
  This proposal is consistent with the master plan's goal (of establishing a sound foundation for future growth that builds upon its coastal location, preserves its historic legacy, and expands cultural and workforce opportunities) as it restores blighted property, improves the neighborhood and provides new residential opportunities.

Staff Recommendation

Having now reviewed the case submittal materials, staff offers the following recommendations:

☐ That any activation or use of the building previously known as "the Office" which was not a part of this case submittal shall necessitate a return before the Planning Board for a modification of the Site Plan Approval (and as may be warranted based on parking demand under the city zoning ordinance, a further review and/or modification of the Special Permit).

☐ That the permeable Belgium Block paving materials be preserved wherever practicable and that excavated block at the entry site of the apartment complex be reused as may be possible.

☐ That the owner devise a parking plan stipulating a maximum number of cars tenants may park on site and a limit as to the number of vehicles a tenant may register with management for the term of the tenants lease, based on occupancy of the building. This parking plan shall include clarity as to the parking allotted for oversized vehicles such as trucks and full-size SUVs to the satisfaction of the City Planner, New Bedford Police and Fire Department for the purpose of ensuring emergency vehicle access.

☐ That the applicant should check and resubmit all documents with corrections, to include all Plan sheets, Site Plan Review Application, Special Permit Application, Narrative, and any other conflicting documentation submitted for consideration by the Planning Board *(i.e., See Site Plan Review*).

The Planning Board may wish to also consider having the applicant submit a **waiver** for the Planning Board's consideration, petitioning for a decrease in municipal standard parking regulations of the nine (9) foot by twenty (20) foot parking area to accommodate compact car dimensions of eight (8) feet by sixteen (16) feet. If this is

required, such a change would warrant the submission of a revised parking plan and site plan for the Planning Board's for consideration. If this is the case, a continuance for the Special Permit for parking reduction would be warranted.

In addition to the foregoing recommendations, staff also s*uggests* the applicant confer with New Bedford's Historical Preservation Planner for information and guidance in seeking nomination of the Kilburn Mill to the National Register of Historic Places.

Attachments:

Apartments on the Cove bound presentation consisting of:

1. Narrative
2. Site Plan Review Application
3. Special Permit Application
4. Photographs
5. Deed – Bristol County (S.D) Registry of Deeds Book 1481, Page 427
6. Lighting Tear Sheet
7. Stormwater Management Report Dated February 7, 2017
8. Construction Erosion and Sediment Control Plan

PROJECT NARRATIVE

ATTACHMENT 1

APARTMENTS ON THE COVE
89–93 WEST RODNEY FRENCH BLVD.
NEW BEDFORD, MA

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 NARRATIVE
FEBRUARY 7, 2017

Project:	Apartments on the Cove 89-93 West Rodney French Blvd. New Bedford, Massachusetts 02744 Assessors Map 15 – Lot 161
Property Owner/: Applicant	Erika Realty Trust 92 Kilburn Street New Bedford, Massachusetts 02740
Zoning District:	Industrial B

EXISTING SITE CONDITIONS

The subject property is a 4.2 acre parcel of land located on the southwest corner of West Rodney French Blvd. and Grit Street in the south end of New Bedford. The property is bordered by Grit Street on the north, West Rodney French Blvd. on the east, an industrial site on the south, and the hurricane barrier and Clark's Cove on the west. There are three industrial/commercial buildings located on the property and there is an extensive parking/loading area consisting of paved, gravel, and cobblestone surfaces in the central and southern portion of the site.

Access to the property is available via curb cuts onto West Rodney French Blvd. (southeast corner) and Grit Street (northwest corner). The property is served by municipal water and sanitary sewer.

PROPOSED RE-DEVELOPMENT

The Applicant, Erika Realty Trust, is proposing to redevelop and upgrade the property with the conversion of the historic mill buildings into residential apartments. In order to preserve the important waterfront mill structures, this economic revitalization and repurposing of the property will insure the long term preservation of this facility.

The Applicant proposes to create a mix of residential apartments totaling 195 units. The mix will include (28) one bedroom units, (155) two bedroom units, and (12) three bedroom units. The ground level of the main building will be converted to an interior parking garage with tandem parking for tenant and guest parking. The remainder of the building will be renovated for the apartment use. Exterior building improvements will include new windows, brick repair, and elimination of the commercial components.

The site will be completely reconstructed with a new paved parking lot, drainage improvement and extensive landscaping. The sidewalks along West Rodney French and Grit Street will be rebuilt and new street trees and perimeter landscape improvements will be completed.

New stormwater water quality and flow mitigation controls will be included in the overall site improvements. Onsite recharge systems (4 new systems) are proposed with (5) new deep sump catch basins (refer to drainage report).

It is anticipated that the project will take 12 to 18 months to complete. Preliminary cost estimates for this project range from $20,000,000 - $25,000,000.

APPLICATIONS/CHECKLIST

PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

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

SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Apartments on the Cove by: SITEC, Inc. dated: January 29, 201

1. Application Information

Street Address: 89-93 West Rodney French Blvd

Assessor's Map(s): 15 Lot(s) 151

Registry of Deeds Book: 1481 Page: 427

Zoning District: Industrial B

Applicant's Name (printed): Erika Realty Trust

Mailing Address: 92 Kilburn Street (Street) | New Bedford (City) | MA (State) | 02740 (Zip)

Contact Information: (508) 997-6881
Telephone Number Email Address

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

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

Site Plans Cover sheet , Sheets 1-9
Building Floor Plans/Elevations
Project Report w/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.

2-9-17
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 / Commercial

Proposed Use of Premises: Residential Apartments

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

4. Briefly Describe the Proposed Project:

The Owner/Applicant is proposing to convert an existing mill complex from the current industrial/commercial uses to a 195 unit apartment complex. as part of the redevelopment project, the Applicant will reconstruct the parking/loading facility, create an parking garage on the lower level of the existing main mill structure, and install new stormwater management systems for water quality improvements and flow mitigation.

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	4.2 Acres	0	4.2 Acres
Lot Width (ft)	330'	N/A	330'
Number of Dwelling Units	0		195
Total Gross Floor Area (sq ft)	290,191	N/A	290,191
Residential Gross Floor Area (sq ft)	0	N/A	245,191
Non-Residential Gross Floor Area (sq ft)	290,191	N/A	45,000
Building Height (ft)	65'	100'	65'
Front Setback (ft)	5'	0	5'
Side Setback (ft)	5'	0	5'
Side Setback (ft)	50'	0	50'

Rear Setback (ft)	5'	0	5'
Lot Coverage by Buildings (% of Lot Area)	50%	50%	48%
Permeable Open Space (% of Lot Area)	4%	20%	18%
Green Space (% of Lot Area)	4%	20%	18%
Off-Street Parking Spaces	48	390	238
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	5	1	1

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	150	0
b) Number of employees:	100	0
c) Hours of operation:	6AM-9PM	N/A
d) Days of operation:	Sun-Sat	N/A
e) Hours of deliveries:	24 hrs	N/A

f) Frequency of deliveries: ☑ Daily ☐ Weekly ☐ Monthly ☐ 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.

A Special Permit is requested under Section 3120 of the Zoning Ordinance to allow the reduction in the number of required parking spaces. Some offstreet parking is available to offset a portion of the requested reduction and the Owner/Applicant will limit the number of allowable vehicles per tenant based on lease agreement restrictions.

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

1650A SP. PERMIT - W. Rodney French mill overlay district

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

Specify zoning code section & title

9. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Erika Realty Trust

at the following address: 92 Kilburn St, New Bedford, MA 02740

to apply for: Site Plan Review/Special Permit

on premises located at: 89-93 West Rodney French Blvd

in current ownership since: 1965

whose address is: 89-93 West Rodney French Blvd, New Bedford, MA 02744

for which the record title stands in the name of: Erika Realty Trust

whose address is: 92 Kilburn Street, New Bedford, MA 02740

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 1481 Page: 427

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.

2.9.17 _____

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:

[X] = **Shown on Plans** [W] = **Waiver Requested** [NA] = **Not Applicable**

Staff	Applicant	
____	X	1. **Completed Application Form** (with all required signatures; 16 Copies)
____	X	2. **Completed Site Plan Review Application Checklist** (1 original & 15 copies)
____	X	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)
W/NA	☐	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:

- [x] **Title Block**
  - [x] Project name/title
  - [x] Assessor's map and parcel number(s)
  - [x] Registry Book and Page
  - [x] Name and address of property owner
  - [x] Name and address of Engineer / Architect / Landscape Architect
  - [x] Name and address of developer
  - [x] Revision Date Block
  - [x] Street Number and/or Lot Number
- [x] **Zoning Requirements Table (Indicate Required vs. Provided)**
  - [x] Zoning District
  - [x] Lot Area
  - [x] Lot Frontage
  - [x] Front, Side & Rear Setbacks of Buildings and Parking Areas
  - [x] Building Height
  - [x] Lot Coverage
  - [x] Green Space
  - [x] Off-Street Parking Spaces
  - N/A ☐ Compact Parking Spaces
  - [x] Accessible Parking Spaces
  - [x] Van Accessible Parking Spaces
  - [x] Screening Buffers
  - [x] Percentage of Lot that is Upland
  - [x] Total Square Footage of Upland
- [x] **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.)
- [x] **Plan Index** with latest revision date of each individual plan

____ ____ 3b. **Existing Conditions Plan**

- [x] Name of Surveyor or Surveyor Firm
- [x] Date of survey
- [x] Property lines with bearings and distances
- [x] Monuments set/found at all lot corners
- [x] Easements with bearings and distances suitable for registry filing
- [x] Names of all abutters
- [x] Street names
- [x] Benchmark locations (Based on USGS NGVD – show year)
- N/A [x] NHESP mapped areas (Areas of Estimated and Priority Habitats)
- N/A ☐ Existing 21E Contaminated Site Information
- [x] Existing Buildings and Structures
  - [x] Area of building
  - [x] Number of stories
  - [x] Principal use
  - [x] Setbacks from property lines
  - [x] Floor elevations
  - [x] 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
  - ☒ 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

- N/A ☒ Proposed Buildings and Structures

Staff | Applicant

- [x] Area of building or additions
- [x] Number of stories
- [x] Principal use
- [x] Floor elevations
- [x] Door locations with sill elevations
- [x] Setback dimensions from property lines
- [N/A] Out-buildings, detached garages, temp. construction trailers, etc.

- [x] Proposed Topography, including but not limited to:
  - [x] Proposed contours at 2'intervals
  - [x] Parking lot setbacks to property line
  - [x] Parking lot grades (not to exceed 5% or be less than 0.5%)
  - [x] Walls
  - [x] Parking spaces (delineated and dimensioned)
  - [x] Accessible parking spaces & aisles
  - [x] Wheelchair ramps
  - [x] Sidewalks
  - [x] Pavement type(s)
  - [x] Curb type(s) and limits
  - [x] Lighting / Poles / Guys
  - [N/A] Signs (include sign schedule)
  - [x] Pavement markings
  - [x] Loading areas / Loading Docks / Platforms
  - [x] Fences
  - [x] Landscape areas
  - [x] Dumpster(s), Compactor(s) & Pads
  - [x] Spot Grades at 4 Building Corners
  - [x] Overall Plan Showing Areas of Cut & Fill
- [x] Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc.
- [x] Grading at entrance-show spot grades if required
- [x] Emergency Vehicle Access
- [x] Truck Access (WB-50 unless otherwise approved by City Engineer)
- [x] Snow Storage Areas, with limits of any fence protection (if applicable)
- [x] 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

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

Staff | Applicant

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

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

- ☒ Include all proposed utilities, including, but not limited to, Water, Sewer, Drainage, Electric, Telephone, Cable TV, Gas, Lighting, Title V Septic Systems & Detention and Retention Structures
  - Adequate utility information outside the site to verify proposed utility connections
  - All utility pipe types, sizes, lengths, and slopes
  - All utility structure information including rim and invert elevations
  - Any utility access vaults
  - All utility access handholes
  - All water services, hydrants, gates, shutoffs, tees
  - Utilities shall be underground if possible
  - All transformer locations
  - Required utility easements with dimensional bearings and distances
- N/A ☐ Force main, if required, conforming to City of New Bedford requirements
- N/A ☐ Water main loop
- N/A ☐ Sewer profile showing all utility crossings
- N/A ☐ Sections through detention basin(s)
- ☒ Include the following notes:
  - The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction within the right-of-way
  - All water and sewer material and construction shall conform to the City of New Bedford requirements

Staff | Applicant

- All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled
- The City shall be notified at least 24 hours prior to the required inspections

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

X **3g. Landscape Plan**

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

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

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

X **3i. Floor Plan**

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

Staff | Applicant

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

X 3j. Building Elevations

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

N/A 3k. Sign Plan

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

X 3l. Lighting Plan

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

X 3m. Detail Sheets (Typical Details)

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

Staff | Applicant

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

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

___ ___ 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: _____

PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

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

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: Apartments on the Cove by: SITEC, Inc dated: Jan 29, 2017

1. Application Information

Street Address: 89-93 West Rodney French Blvd

Assessor's Map(s): 15 Lot(s) 151

Registry of Deeds Book: 1481 Page: 427

Zoning District: Industrial B

Applicant's Name (printed): Erika Realty Trust

Mailing Address:	92 Kilburn Street	New Bedford	MA	02740
	(Street)	(City)	(State)	(Zip)

Contact Information: (508) 997-6881
Telephone Number Email Address

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

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

Site Plan cover Sheet, Design Plans Sheets 1-9
Building Floor Plans / Elevations
Project Report w/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.

2-9-17
Date

Signature of Applicant

2. Zoning Classifications

Present Use of Premises: Industrial B

Proposed Use of Premises: Residential

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

3. Briefly Describe the Proposed Project and Specify all Requested Special Permits:

The Owner/Applicant is proposing to convert an existing mill complex from the current Industrial/commercial uses to a 195 unit apartment complex. As part of the redevelopment project, the Applicant will reconstruct the parking/loading facility, create a parking garage on the lower level of the existing main mill structure, and install new stormwater management systems for water quality improvements and flow mitigation.

4. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	4.2 Acres	0	4.2 Acres
Lot Width (ft)	330'	N/A	330'
Number of Dwelling Units	0		195
Total Gross Floor Area (sq ft)	290,191	N/A	290,191
Residential Gross Floor Area (sq ft)	0	N/A	245,191
Non-Residential Gross Floor Area (sq ft)	290,191	N/A	45,000
Building Height (ft)	65'	100'	65'
Front Setback (ft)	5'	0	5'
Side Setback (ft)	5'	0	5'
Side Setback (ft)	50'	0	50'
Rear Setback (ft)	5'	0	5'
Lot Coverage by Buildings (% of Lot Area)	50%	50%	48%
Permeable Open Space (% of Lot Area)	4%	20%	18%
Green Space (% of Lot Area)	4%	20%	18%
Off-Street Parking Spaces	48	390	238
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	5	1	1

5. Please complete the following:	Existing	Proposed
a) Number of customers per day:	150	0
b) Number of employees:	100	0
c) Hours of operation:	6AM-9PM	N/A
d) Days of operation:	Sun-Sat	N/A
e) Hours of deliveries:	24 hrs	N/A

f) Frequency of deliveries: ☑ Daily ☐ Weekly ☐ Monthly ☐ Other:_____

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Erika Realty Trust

at the following address: 92 Kilburn Street, New Bedford, MA 02740

to apply for: Site Plan Review/Special Permit

on premises located at: 89-93 West Rodney French Blvd

in current ownership since: 1965

whose address is: 89-93 West Rodney French Blvd, New Bedford, MA 02744

for which the record title stands in the name of: Erika Realty Trust

whose address is: 92 Kilburn Street, New Bedford, MA 02740

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 1481 Page: 427

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.

2.9.17 _____

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

Planning Board Special Permit Application Checklist

☑ 1. **Completed Application Form** (with all required signatures; Original plus 15 Copies)

☑ 2. **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).

☑ 3. **Certified Abutters List** (4 copies)

☑ 4. **Proof of Ownership** (Deed(s) for All Involved Parcels; 4 Copies)

☑ 5. **Photos Depicting Existing Conditions** (Minimum of 3, In Color, 1 Aerial + 2 Other Views; 16 Copies)

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

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

☑ 8. **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.

  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_Exisitng Conditions2.dwg
  12-34_General1.dwg
  12-34_Generale.dwg

☑ **9. 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 _____

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.

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 #	15	LOT(S)#	151
ADDRESS: 89-93 West Rodney French Boulevard			

OWNER INFORMATION
NAME: Erika Realty Trust
MAILING ADDRESS: 92 Kilburn Street, New Bedford, MA 02740

APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): Alison Cesar	
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: *Check appropriate*	
	ZONING BOARD OF APPEALS APPLICATION
✓	PLANNING BOARD APPLICATION
	CONSERVATION COMMISSION APPLICATION
	LICENSING BOARD APPLICATION
	OTHER (*Please explain*):

PLANNING
FEB 01 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	Judith Mendahl	2-2-2017
Printed Name	Signature	Date

February 1, 2017
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 89-93 West Rodney French Boulevard (15-151). 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.

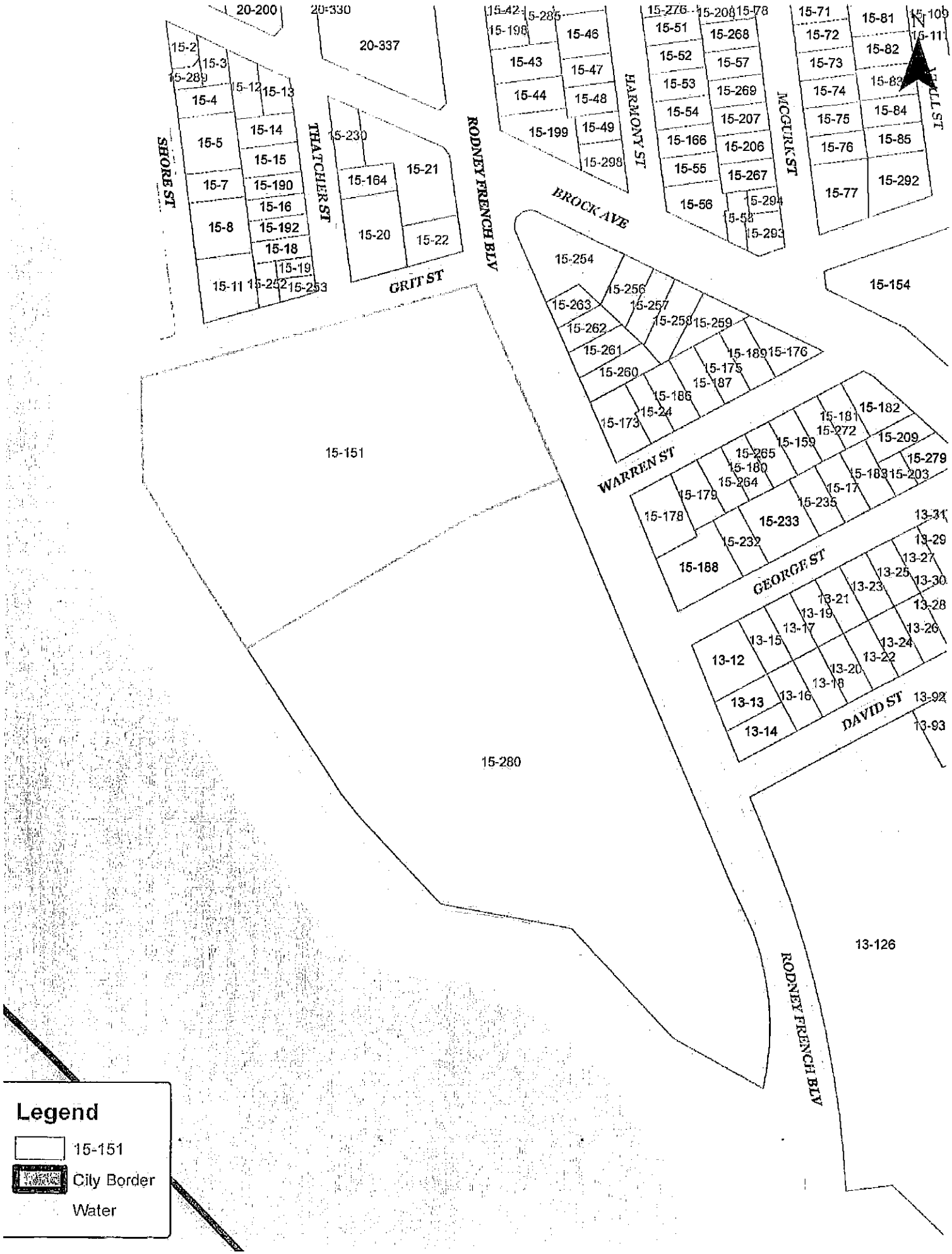
Parcel	Location	Owner and Mailing Address
15-261 ES	W RODNEY FRENCH BLVD	~~DUMAS ROBERT R "TRUSTEE", ROLAND R DUMAS LIVING TRUST~~ ~~7174 LAKESIDE DRIVE~~ Michelle Forand ~~SARASOTA, FL 34243~~ 458 Barnum St. NB MA 02745
15-178	98 W RODNEY FRENCH BLVD -104	FAGUNDES JOSEPH V, 230 PRINCETON STREET NEW BEDFORD, MA 02745
15-260 ES	W RODNEY FRENCH BLVD	~~DUMAS ROBERT R "TRUSTEE", ROLAND R DUMAS LIVING TRUST~~ ~~7174 LAKESIDE DRIVE~~ Michelle Forand ~~SARASOTA, FL 34243~~ 458 Barnum St. NB MA 02745
15-262	78 W RODNEY FRENCH BLVD	~~DUMAS ROBERT R "TRUSTEE", ROLAND R DUMAS LIVING TRUST~~ ~~7174 LAKESIDE DRIVE~~ ~~SARASOTA, FL 34243~~ Same as above ↑
15-151	89 W RODNEY FRENCH BLVD -93	ERIKA REALTY TRUST, 92 KILBURN STREET NEW BEDFORD, MA 02740
15-263	76 W RODNEY FRENCH BLVD	CRUZ SERGIO A, CRUZ MARIA LUISA 76 WEST RODNEY FRENCH BLVD NEW BEDFORD, MA 02744
15-253	1 THATCHER ST	ALMEIDA MILTON A, JONES JENNIFER L 1 THATCHER ST NEW BEDFORD, MA 02744
15-252	31 GRIT ST	KING KEVIN W, KING LEANNE R 31 GRIT ST NEW BEDFORD, MA 02744
15-22	W RODNEY FRENCH BLVD	COMMONWEALTH ELECTRIC CO, C/O PROPERTY TAX DEPARTMENT P O BOX 270 HARTFORD, CT 06141
15-11	38 SHORE ST	ARESTA CATHY "TRUSTEE", THE JOYCE M MENARD REVOCABLE TRUST-2006 38 SHORE STREET NEW BEDFORD, MA 02744
15-173	29 WARREN ST	ALLEN DOREEN G, 29 WARREN STREET NEW BEDFORD, MA 02744
15-20 ES	THATCHER ST	CIDADE MANUEL LINHARES, CIDADE GLORIA OLIVEIRA 3 JOSHUA WEEKS LANE S. DARTMOUTH, MA 02748
15-254	64 W RODNEY FRENCH BLVD	KYRIAKIDIS GEORGE, KYRIAKIDIS JOANNA 64 W RODNEY FRENCH BLVD NEW BEDFORD, MA 02744

February 1, 2017
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 89-93 West Rodney French Boulevard (15-151). 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.

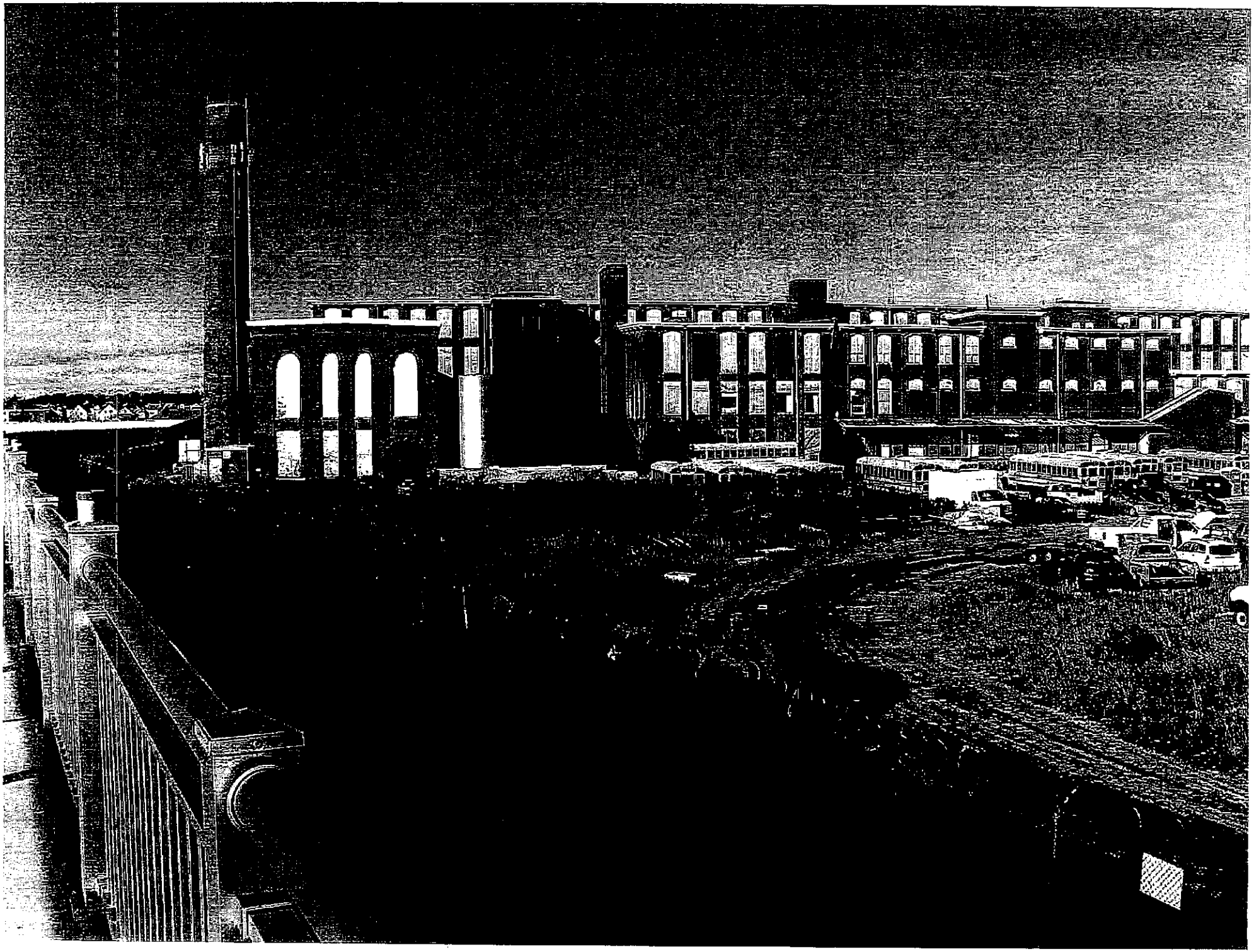
Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

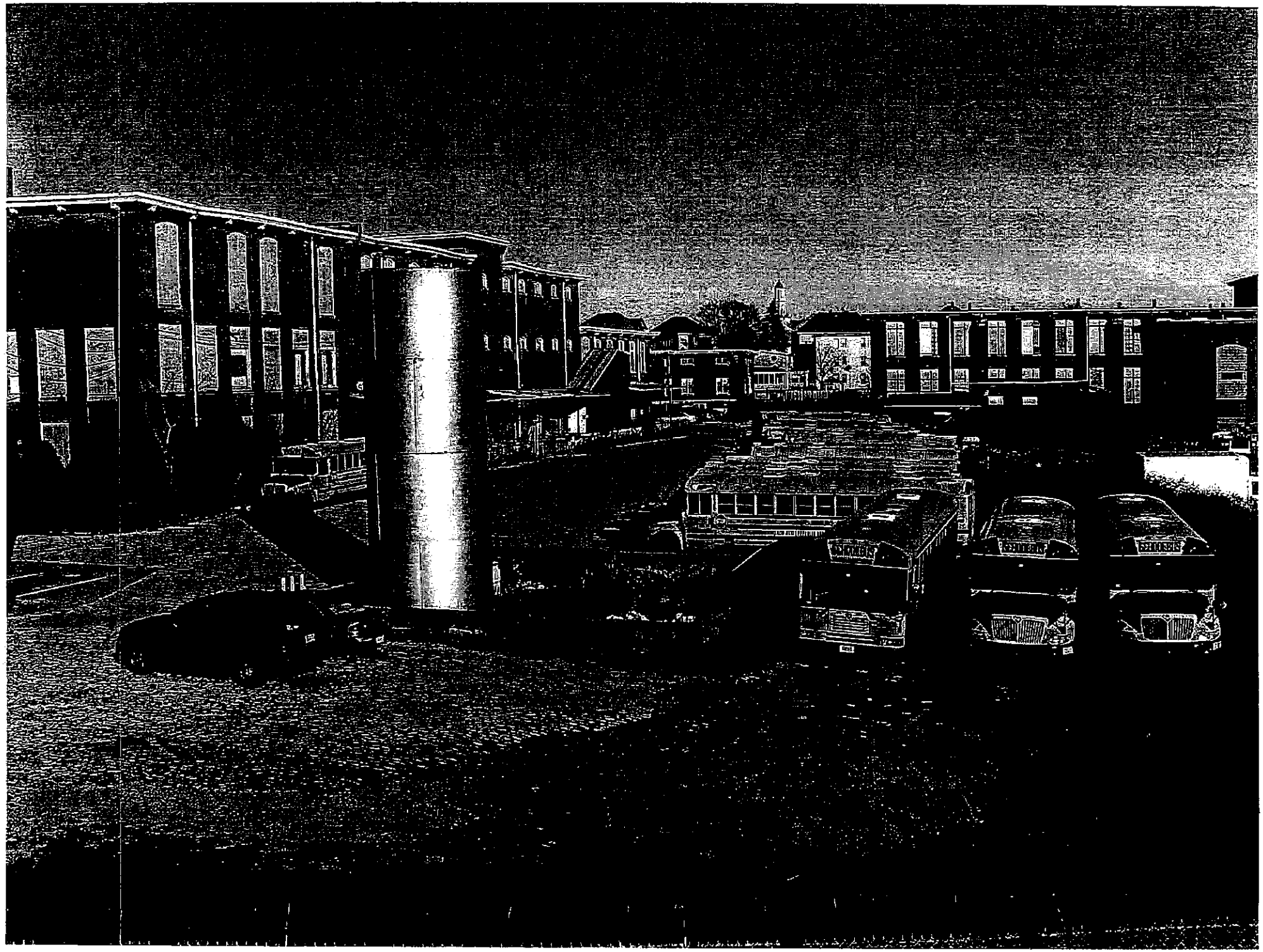
Parcel	Location	Owner and Mailing Address
15-280	95 W RODNEY FRENCH BLVD -127	CLARK`S COVE REALTY CO LLP, 127 W RODNEY FRENCH BLVD NEW BEDFORD, MA 02744

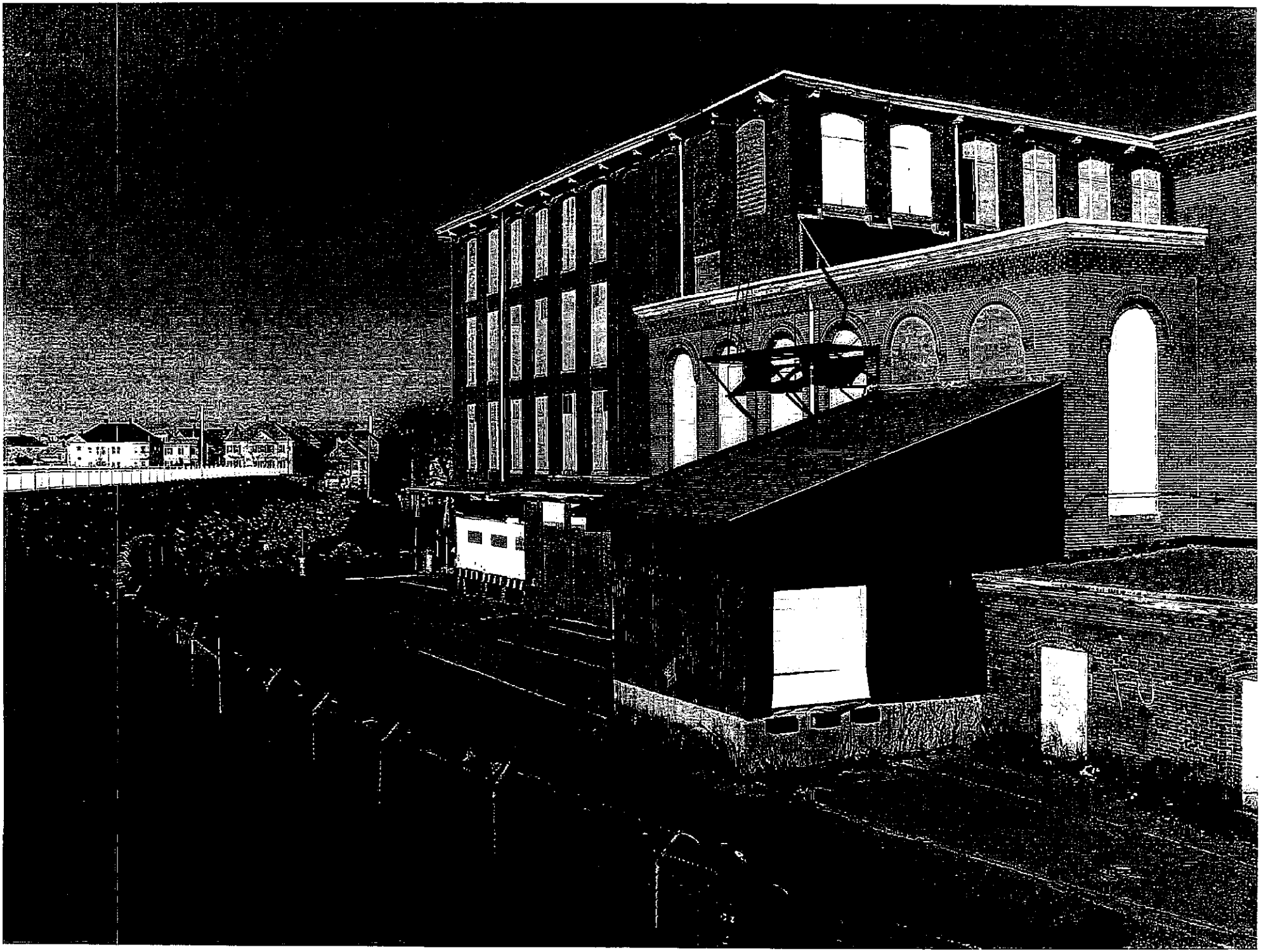

20-200
20-330
20-337
15-2
15-3
15-289
15-4
15-12
15-13
15-5
15-14
15-15
15-7
15-190
15-16
15-8
15-192
15-18
15-19
15-11
15-252
15-253
SHORE ST
THATCHER ST
15-230
15-164
15-21
15-20
15-22
GRIT ST
RODNEY FRENCH BLV
15-42
15-285
15-198
15-46
15-43
15-47
15-44
15-48
15-199
15-49
15-298
HARMONY ST
15-276
15-208
15-78
15-51
15-268
15-52
15-57
15-53
15-269
15-54
15-207
15-166
15-206
15-55
15-267
15-56
15-294
15-58
15-293
MCGUIRK ST
15-71
15-81
15-109
15-72
15-82
15-111
15-73
15-74
15-83
15-75
15-84
15-76
15-85
15-77
15-292
BELL ST
BROCK AVE
15-254
15-154
15-256
15-263
15-257
15-262
15-258
15-259
15-261
15-189
15-176
15-260
15-175
15-187
15-186
15-173
15-24
15-151
WARREN ST
15-181
15-182
15-272
15-209
15-265
15-159
15-279
15-180
15-183
15-203
15-264
15-17
15-179
15-235
15-178
15-233
13-31
15-232
13-29
15-188
GEORGE ST
13-27
13-25
13-30
13-23
13-21
13-28
13-19
13-17
13-26
13-15
13-24
13-12
13-22
13-20
13-18
13-13
13-16
DAVID ST
13-92
13-14
13-93
15-280
13-126
RODNEY FRENCH BLV
N
Legend
15-151
City Border
Water

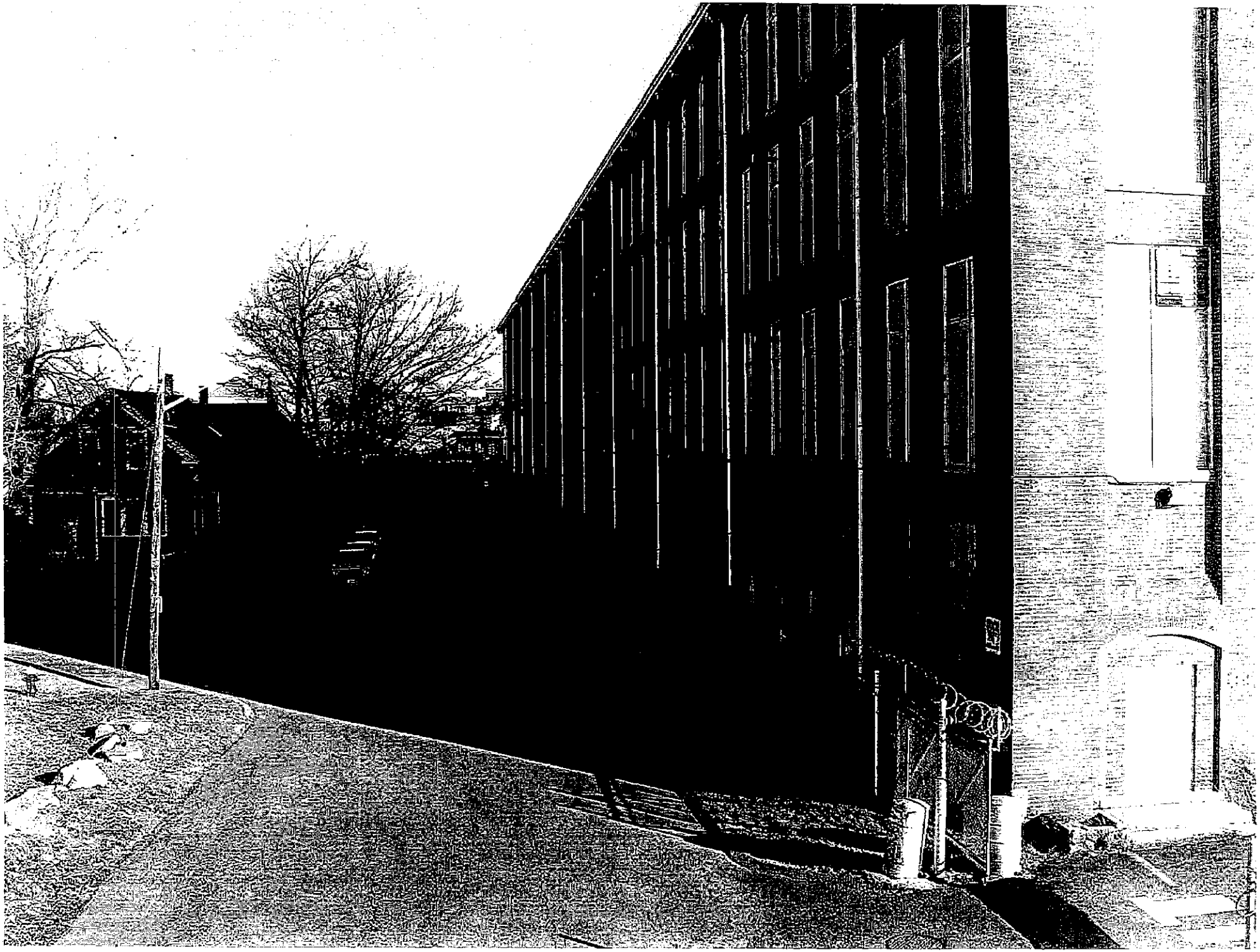
SITE PHOTOGRAPHS

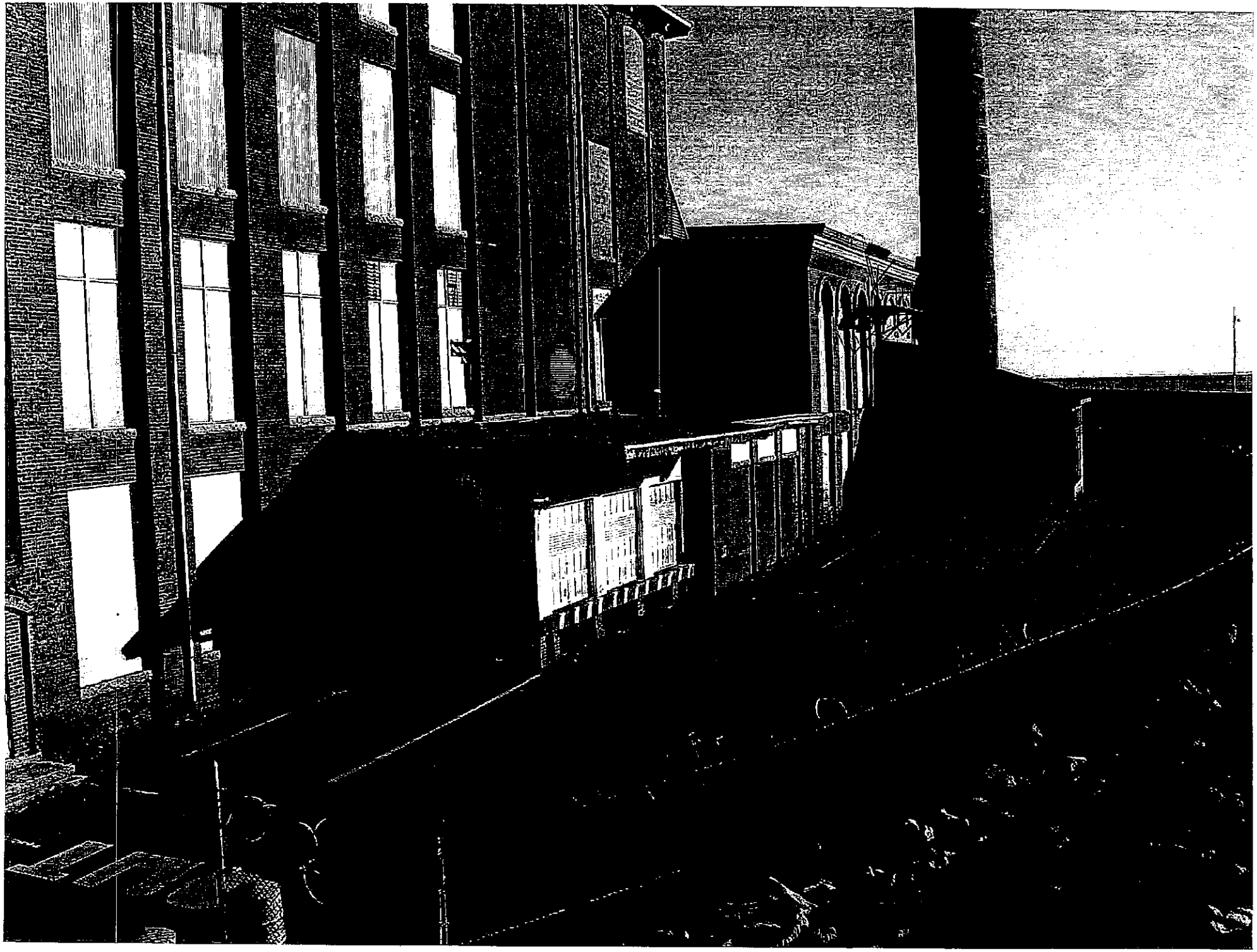
ATTACHMENT 4

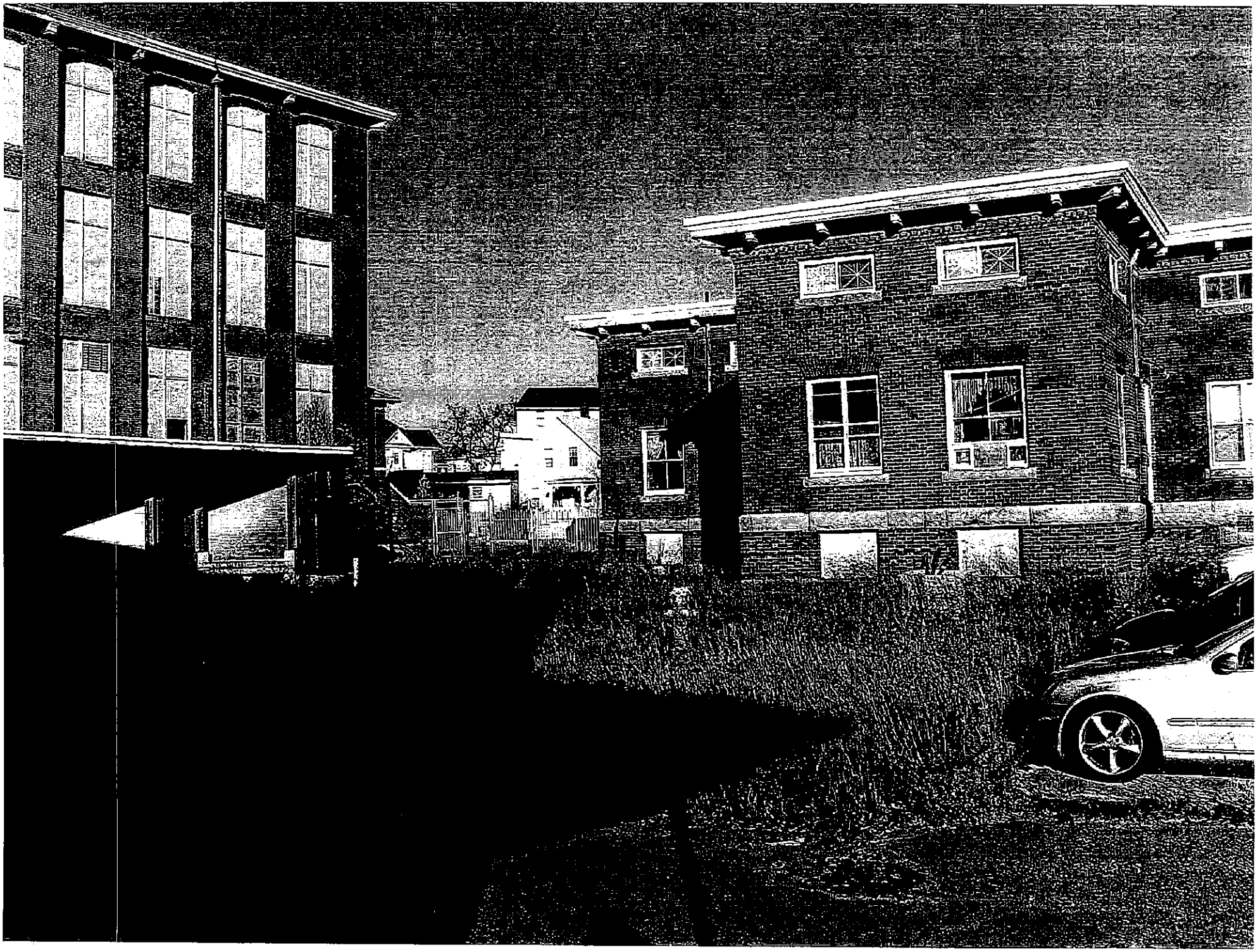


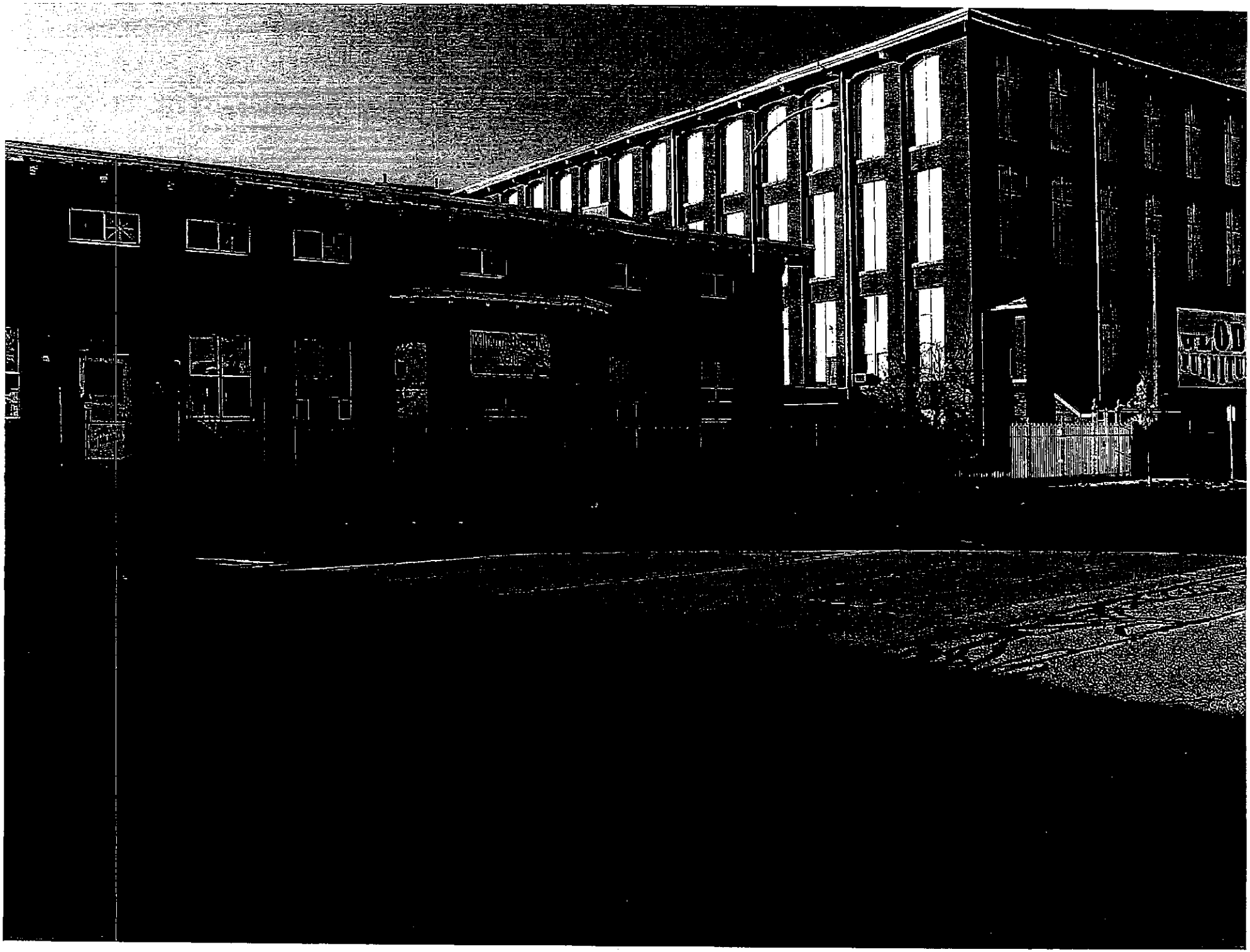


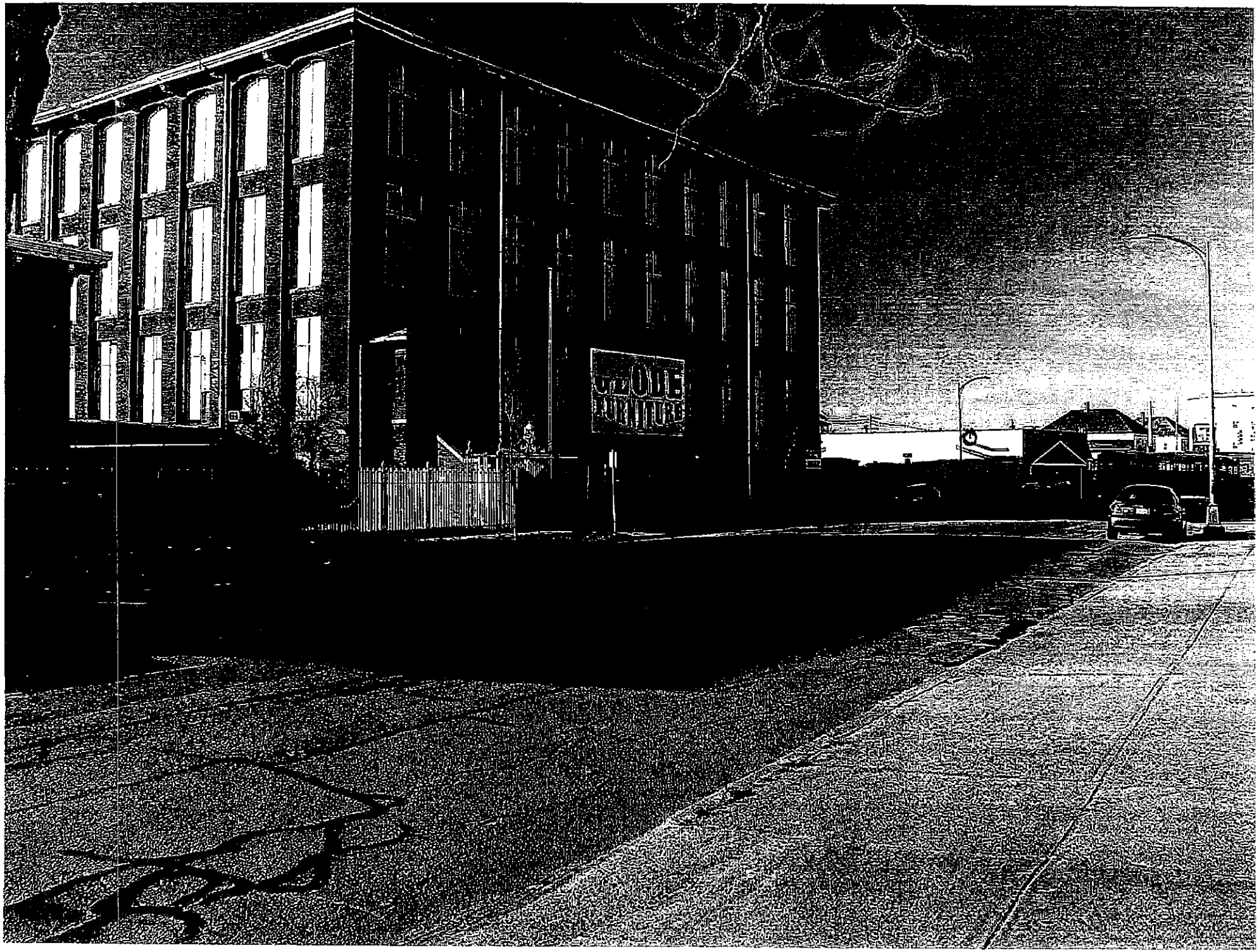












PROPERTY DEEDS

ATTACHMENT 5

3983 BOOK 1481 PAGE 427

SKYLINE REALTY, INC., a corporation duly established under the laws of the Commonwealth of Massachusetts, and having its usual place of business at South Dartmouth, Bristol County, Commonwealth of Massachusetts

~~of~~ ~~County, Massachusetts~~

~~being married~~ for consideration paid, grant to ERIKA BISHINS, HAROLD BISHINS, DAVID S. BARNET, TRUSTEES OF ERIKA REALTY TRUST UNDER DECLARATION OF TRUST DATED APRIL 28, 1965, recorded in Bristol County (S.D.) Registry of Deeds

~~of~~

WARRANTY

with ~~quitclaim~~ covenants

the land in New Bedford, bounded and described as follows:

[Description and encumbrances, if any]

Beginning at a boundstone at the southwesterly corner of Grit Street and Rodney French Boulevard;

thence SOUTHERLY in the westerly line of said Rodney French Boulevard, two hundred ninety-five and 64/100 (295.64) feet to a drill hole at land now or formerly of Bedford Realty, Inc.;

thence WESTERLY in a line forming an interior angle of 89° 24' with the said westerly line of Rodney French Boulevard by last named land and running along the northerly face of a mill building of said Bedford Realty, Inc., formerly known as Kilburn Mill No. 1, one hundred forty one and 06/100 (141.06) feet to the northwesterly corner of said mill building;

thence WESTERLY in a line forming an interior angle with the last described line of 187° 84' two hundred two and 58/100 (202.58) feet to a drill hole located ten (10) feet northerly from a corner of a one ~~story~~ building;

thence on the same course two hundred two and 98/100 (202.98) feet to a drill hole in a rip-rap seawall; and

thence on the same course, into the waters of Clark's Cove as far as private rights extend;

thence beginning again at the place of beginning:

thence WESTERLY in the southerly line of Grit Street five hundred and seventy (570) feet more or less to said rip-rap seawall; and

thence into the watersof Clark's Cove as far as private rights extend; and

thence SOUTHERLY by the waters of Clark's Cove to the westerly end of the southerly line of the premises herein described.

Excepting herefromthe land and easements in three parcels of land conveyed to the City of New Bedford by deed dated April 23, 1965, and recorded in said Registry of Deeds.

Together with all the right, title and interest of the grantor in and to any licenses heretofore granted to lay and maintain pipes to build and maintain seawalls and to fill solid in Clark's Cove insofar as such licenses pertain tothe premises herein granted and insofar as the rights granted by such licenses may be transferred.

Together also with all the right, title and interest of the grantor in and to the fee to Grit Street and the fee to Rodney French

Boulevard West where those streets adjoin the above described premises.

Together also with the right to maintain, operate and repair the piping, tanks and appurtenances to the sprinkler system now on or in the granted premises.

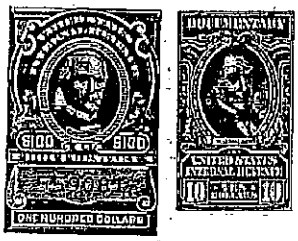
The above described premises are conveyed subject to the following:

(1) An easement granted by Kilburn Mill to Bedford Realty, Inc. in a deed dated November 29, 1950, and recorded in Bristol County (S.D.) Registry of Deeds Book 1004, Page 241 to pass and repass over a portion of the above described land four (4) feet in width and immediately adjoining the building formerly called Kilburn Mill No. 1. and extending westerly one hundred and forty five (145) feet from the westerly line of Rodney French Boulevard as more particularly described in the said deed;

(2) Outstanding beach rights, if any there may be, and any existing right to lay and maintain a sewer across the said premises.

(3) Real estate taxes for the year 1965 which are to be paid by the grantees.

Being the second parcel conveyed to Skyline Realty, Inc., by Calvine Mills, Inc., by deed dated April 26, 1965, which deed is to be recorded herewith.



BRISTOL SOUTH
COMMONWEALTH OF MASSACHUSETTS
DEEDS EXCISE
MAY 4'65
9045

BRISTOL SOUTH
COMMONWEALTH OF MASSACHUSETTS
DEEDS EXCISE
MAY 4'65
2000

IN WITNESS WHEREOF, the said SKYLINE REALTY, INC., has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Helen M. Swift, its president, hereto duly authorized this fourth day of May in the year one thousand nine hundred and sixty-five.

SKYLINE REALTY, INC.

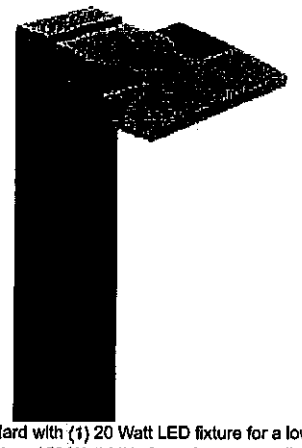
BY Helen M. Swift

HELEN M. SWIFT, Pres.

LIGHTING SPECIFICATIONS

ATTACHMENT 6

BLED20



42" high rectangular Bollard with (1) 20 Watt LED fixture for a low level lighting applications. Equivalent to a 150 Watt MH. Great for pathway lighting! IESNA Full Cutoff, Fully Shielded optics. 5 year warranty.

Color: Bronze

Weight: 19.6 lbs

Project:

Type:

Prepared By:

Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	20W
120V:	0.19A	Color Temp:	5000K
208V:	0.12A	Color Accuracy:	70 CRI
240V:	0.10A	L70 Lifespan:	100000
277V:	0.08A	Lumens:	1,401
Input Watts:	22W	Efficacy:	64 LPW
Efficiency:	91%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

Junction Box:

Junction Box Not Included.

Maximum Ambient Temperature:

Suitable for use in 55°C (131°F) ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -22° F (-30°C).

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The BLED is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Housing:

Precision die cast aluminum housing, lens frame.

Mounting:

42" Bollard.

Gaskets:

High temperature silicone.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Anchor Bolt:

The anchor bolts for the BLED's have the following dimensions 1/2 - 13 x 12 1/4" long with 2 3/4" hook.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Driver:

Constant Current, Class2, 100 -277V, 50/60 Hz, 100 - 240VAC 0.3 - 0.15A, 277VAC 0.15A

THD:

7.35% at 120V

Optical

Fixture Efficacy:

64 Lumens per Watt

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

Other

California Title 24:

See BLED20/PC for a 2013 California Title 24 compliant model.

Patents:

The BLED20 RCL design is protected under patents pending in Canada, U.S., China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Technical Specifications (continued)

Other

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

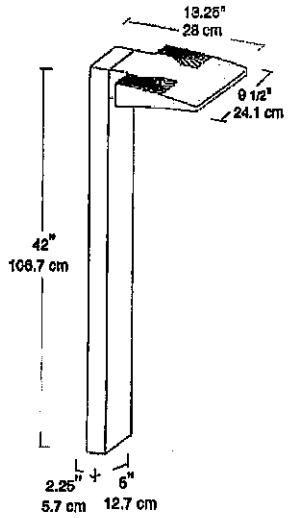
Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods– Buy American Act– Construction Materials (October 2010).

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Dimensions



Features

High output LED

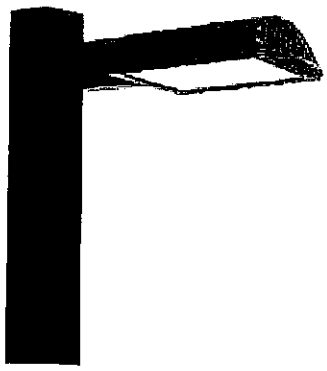
100,000 hour life

Superior heat sinking with die cast aluminum housing

Meets ADA Requirements

ALED3T105N

RAB LIGHTING



Specification grade area lights available with IES Type III distribution. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	105W
120V:	0.89A	Color Temp:	4000K
208V:	0.58A	Color Accuracy:	82 CRI
240V:	0.50A	L70 Lifespan:	100000
277V:	0.44A	Lumens:	7,604
Input Watts:	106W	Efficacy:	72 LPW
Efficiency:	99%		

ALED3T105N

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaries have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multi-chip, high-output, long-life LEDs

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 104°F (40°C) ambient temperatures

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Superior thermal management with external Air-Flow fins.

Housing:

Die-cast aluminum housing, lens frame and mounting arm.

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

IP Rating:

Ingress Protection rating of IP66 for dust and water

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Drivers:

Two Drivers, Constant Current, Class 2, 1400mA, 100-277V, 50/60Hz, 0.8A, Power Factor 99%

THD:

7.9% at 120V, 16.8% at 277V

Surge Protection:

4kV

Other

California Title 24:

See ALED3T105/BL, ALED3T105/PCS, ALED3T105/PCS2, or ALED3T105/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Technical Specifications (continued)

Other

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods– Buy American Act-- Construction Materials (October 2010).

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

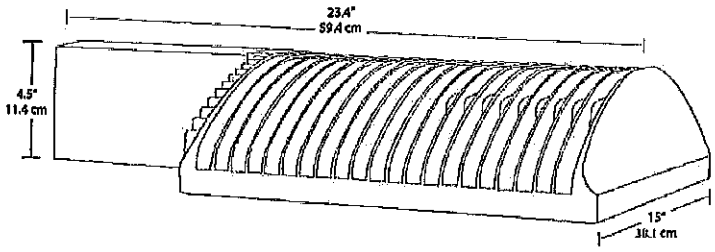
Optical

BUG Rating:

B1 U0 G2

ALED3T105N

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED									
	2T = Type II **3T** = Type III **4T** = Type IV	**360** = 360W **260** = 260W **150** = 150W **125** = 125W **105** = 105W **78** = 78W	**Blank** = Arm **SF** = Slipfitter	**Blank** = 5000K (Cool) **Y** = 3000K (Warm) **N** = 4000K (Neutral)	**Blank** = Bronze **W** = White **RG** = Gray	**Blank** = 120-277V **/480** = 480V (Only 360W & 260W)	**Blank** = No Photocell **/PC** = 120V Button **/PC2** = 277V Button **/PCS** = 120V Swivel **/PCS2** = 277V Swivel **/PCT** = 120-277V Twistlock **/PCS4** = 480V Swivel **/PCT4** = 480V Twistlock	**Blank** = No Dimming **/D10** = Dimmable	**Blank** = No Bi-Level **/BL** = Bi-Level

STORMWATER MANAGEMENT REPORT

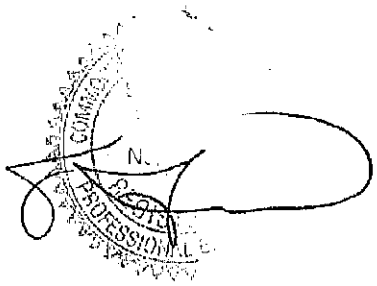
ATTACHMENT 7

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
FEBRUARY 7, 2017



Project: Apartments on the Cove
89-93 West Rodney French Blvd.
New Bedford, Massachusetts 02744
Assessors Map 15 – Lot 161

Property Owner/: Erika Realty Trust
Applicant 92 Kilburn Street
New Bedford, Massachusetts 02740

Zoning District: Industrial B

EXISTING SITE CONDITIONS

The subject property is a 4.2 acre parcel of land located on the southwest corner of West Rodney French Blvd. and Grit Street in the south end of New Bedford. The property is bordered by Grit Street on the north, West Rodney French Blvd. on the east, an industrial site on the south, and the hurricane barrier and Clark's Cove on the west. There are three industrial/commercial buildings located on the property and there is an extensive parking/loading area consisting of paved, gravel, and cobblestone surfaces in the central and southern portion of the site.

Access to the property is available via curb cuts onto West Rodney French Blvd. (southeast corner) and Grit Street (northwest corner). The property is served by municipal water and sanitary sewer.

PROPOSED RE-DEVELOPMENT

The Applicant, Erika Realty Trust, is proposing to redevelop and upgrade the property with the conversion of the historic mill buildings into residential apartments. In order to preserve the important waterfront mill structures, this economic revitalization and repurposing of the property will insure the long term preservation of this facility.

The Applicant proposes to create a mix of residential apartments totaling 195 units. The mix will include (28) one bedroom units, (155) two bedroom units, and (12) three bedroom units. The ground level of the main building will be converted to an interior parking garage with tandem parking for tenant and guest parking. The remainder of the building will be renovated for the apartment use. Exterior building improvements will include new windows, brick repair, and elimination of the commercial components.

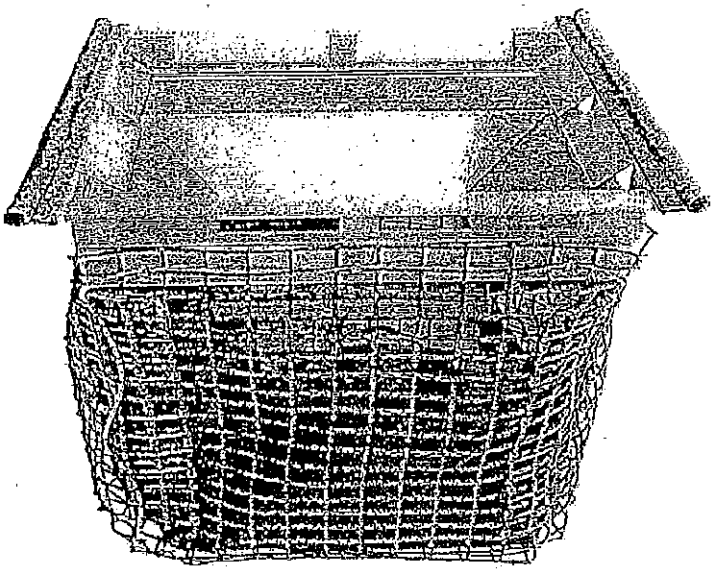
The site will be completely reconstructed with a new paved parking lot, drainage improvement and extensive landscaping. The sidewalks along West Rodney French and Grit Street will be rebuilt and new street trees and perimeter landscape improvements will be completed.

New stormwater water quality and flow mitigation controls will be included in the overall site improvements. Onsite recharge systems (4 new systems) are proposed with (5) new deep sump catch basins.

The proposed drainage system will consist of the addition of five new deep sump catch basins installed with Flo Gard Plus catch basin insert filters. These filters are rated to remove 80% of the total suspended soils (TSS) from the runoff water. An additional 25% TSS removal will occur as a result of the deep sump basins. The Flo Gard units also provide hydrocarbon screening in the 70% to 80% range. The overflow from the new parking lot drainage will be directed into four onsite detention/recharge systems.

The recharge systems will consist of Cultec Recharger units, Model #280HD which will be set on a 6" crushed stone bed with a 6" crushed stone overlay. The systems will have a 12" perimeter of crushed stone and all unsuitable soils within 5 feet of the systems and below the systems will be removed and replaced with high quality sand meeting DEP septic system (Title 5) standards.

The combination of increased landscaped areas and the four recharge systems, a significant reduction in stormwater runoff will be achieved. Each of the systems are designed to store and recharge 100% of the runoff associated with rainfall events up to 4.8 inches. The attached HydroCAD computations demonstrate the effectiveness of the flow mitigation.



KRISTAR

FloGard®+PLUS Catch Basin Insert Filter

FloGard®+PLUS Catch Basin Insert Filter

GENERAL FILTER CONFIGURATION

loGard®+PLUS catch basin insert filter shall provide solids filtration through a filter screen or filter liner, and ydrocarbon capture shall be effected using a non-leaching absorbent material contained in a pouch or similar movable restraint. Hydrocarbon absorbent shall not be placed at an exposed location at the entry to the filter that ould allow blinding by debris and sediment without provision for self-cleaning in operation.

lter shall conform to the dimensions of the inlet in which it is applied, allow removal and replacement of all internal mponents, and allow complete inspection and cleaning in the field.

LOW CAPACITY

lter shall provide two internal high-flow bypass locations that in total exceed the inlet peak flow capacity. Filter shall ovide filtered flow capacity in excess of the required "first flush" treatment flow. Unit shall not impede flow into or rough the catch basin when properly sized and installed.

ATERIALS

ter support frame shall be constructed of type 304 stainless steel. Filter screen, when used in place of filter liner, all be type 304 or 316 stainless steel, with an apparent opening size of not less than 4 U.S. mesh. Filter liner, when ed in place of filter screen, shall be woven polypropylene geotextile fabric liner with an apparent opening size OS) of not less than 40 U.S. mesh as determined by ASTM D 4751. Filter liner shall include a support basket of lypropylene geogrid with stainless steel cable reinforcement.

er frame shall be rated at a minimum 25-year service life. All other materials, with the exception of the hydrocarbon sorbent, shall have a rated service life in excess of 2 years.

FEATURES

- Easy to install, inspect and maintain
- Can be retrofitted to existing drain catch basins – or used in new projects
- Economical and efficient
- Catches pollutants where they are easiest to catch (at the inlet)
- No standing water – minimizes vector, bacteria and odor problems
- Can be incorporated as part of a "Treatment Train"

BENEFITS

- Lower installation, inspection and maintenance costs
- Versatile installation applications
- Higher return on investment
- Allows for installation on small and confined sites
- Minimizes vector, bacteria and odor problems
- Allows user to target specific pollutants

oGard®+PLUS TEST RESULTS SUMMARY

sting Agency	% TSS Removal	% Oil and Grease Removal	% PAH Removal
LA	80	70 to 80	
if Auckland nking & Taylor Ltd. r city of Auckland)	78 to 95		
if Hawaii city of Honolulu)	80		20 to 40

Innovative stormwater management products

FloGard®+PLUS

Catch Basin Insert Filter

KRISTAR

INSTALLATION AND MAINTENANCE

Filter shall be installed and maintained in accordance with manufacturer's general instructions and recommendations.

PERFORMANCE

Filter shall provide 80% removal of total suspended solids (TSS) from treated flow with a particle size distribution consistent with typical urban street deposited sediments. Filter shall capture at least 70% of oil and grease and 40% of total phosphorus (TP) associated with organic debris from treated flow. Unit shall provide for isolation of trapped pollutants, including debris, sediments, and floatable trash and hydrocarbons, from bypass flow such that re-suspension and loss of pollutants is minimized during peak flow events.

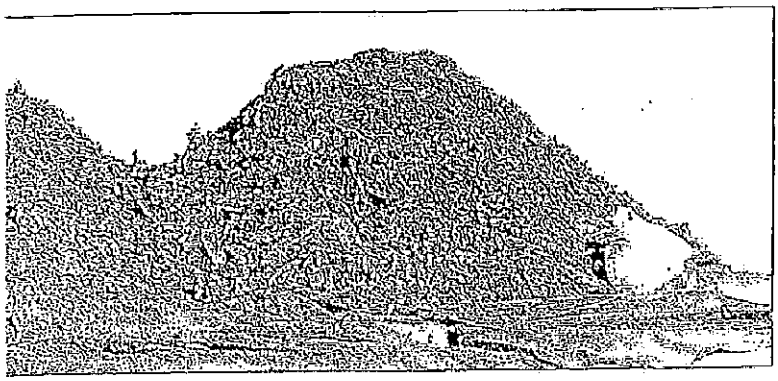
FloGard®+PLUS COMPETITIVE FEATURE COMPARISON

Evaluation of FloGard+PLUS Units Based on flow-comparable units) (Scale 1-10, 10 being best)	FloGard+PLUS	Other Insert Filter Types**
Flow Rate	10	7
Removal Efficiency*	80%	45%
Capacity – Sludge and Oil	7	7
Service Life	10	3
Installation – Ease of Handling / Installation	6	6
Ease of Inspections & Maintenance	7	7
Value	10	2

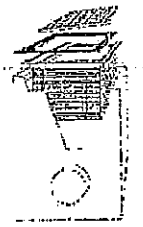
*approximate, based on field sediment removal testing in urban street application **average

Long-Term Cost Comparison (Scale 1-10, 10 being lowest cost, higher number being best)	FloGard+PLUS	Other Insert Filter Types
Unit cost — initial ($/cfs treated)	10	4
Installation cost ($/cfs treated)	9	6
Adsorbent replacement (annual avg $/cfs treated)	10	2
Unit materials replacement (annual avg $/cfs treated)	10	10
Maintenance cost (annual avg $/cfs treated)	9	6
Total first yr ($/cfs treated)	10	5
Total Annual Avg ($/cfs treated, avg over 20 yrs)*	10	5

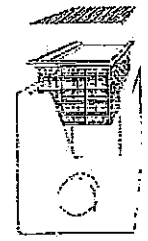
*assumes 3% annual inflation



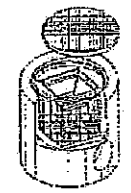
Captured debris from FloGard+PLUS, Dana Point, CA



FloGard+PLUS Combination Inlet



FloGard+PLUS Flat Grate



FloGard+PLUS Round Gated Inlet

KriStar Enterprises, Inc.
P.O. Box 6419
Santa Rosa, CA 95406-1419

PH: 800-579-8819
FAX: 707-524-8186
www.kristar.com

FGP-T 11.19.18.042M

CONSTRUCTION EROSION AND SEDIMENT CONTROL PLAN

Apartments on the Cove
89-93 West Rodney French Blvd.
Map 15 Lot 151
New Bedford, MA
February 7, 2017

---

1. SITE DESCRIPTION:

OWNER: **Erika Realty Trust**
92 Kilburn Street
New Bedford, MA 02740

PROJECT NAME AND LOCATION

Apartments on the Cove
89-93 west Rodney French Blvd, New Bedford, MA

DESCRIPTION: (Purpose and Types of Soil Disturbing Activities)

This project involves the reconstruction of an existing parking lot/loading area and the renovation of the mill complex into apartments with associated, landscaping and drainage on a 4.2 acre parcel. The site slopes from east to west toward Clark's Cove and currently includes a combination paved, gravel, and cobblestone parking and loading area in addition to the multi-story industrial/commercial buildings. 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 general site demolition, installation of the stormwater infiltration systems, parking facility, curbing and

sidewalks. 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 pavement/brush and topsoil.
3. Installation of electrical conduits, drainage, and retention system.
4. Construct canopy, sidewalks, 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.

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 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.

Fertilizers:

- 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 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 of 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 clan 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.

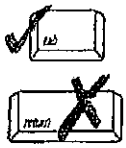
Signature	For	Responsible for
_____ _____ Date		

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.[1] This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8[2]
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

[1] The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

[2] For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

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.

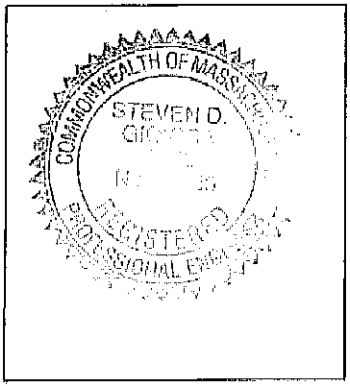
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the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



2.9.17
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): _____

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 Field[1]

☐ 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.

STORMWATER OPERATION & MAINTENANCE PLAN

PROJECT: Apartments on the Cove
89-93 West Rodney French Blvd.
New Bedford, MA 02744

OWNER/OPERATOR: Erika Realty Trust
92 Kilburn Street
New Bedford, MA 02740

Responsible Party: The maintenance of the stormwater management system for the proposed project shall be the responsibility of the contractor during the construction period. Upon completion of construction and full stabilization of the site, the responsibility for the maintenance will shift to the property owner.

INSPECTION PROTOCOL

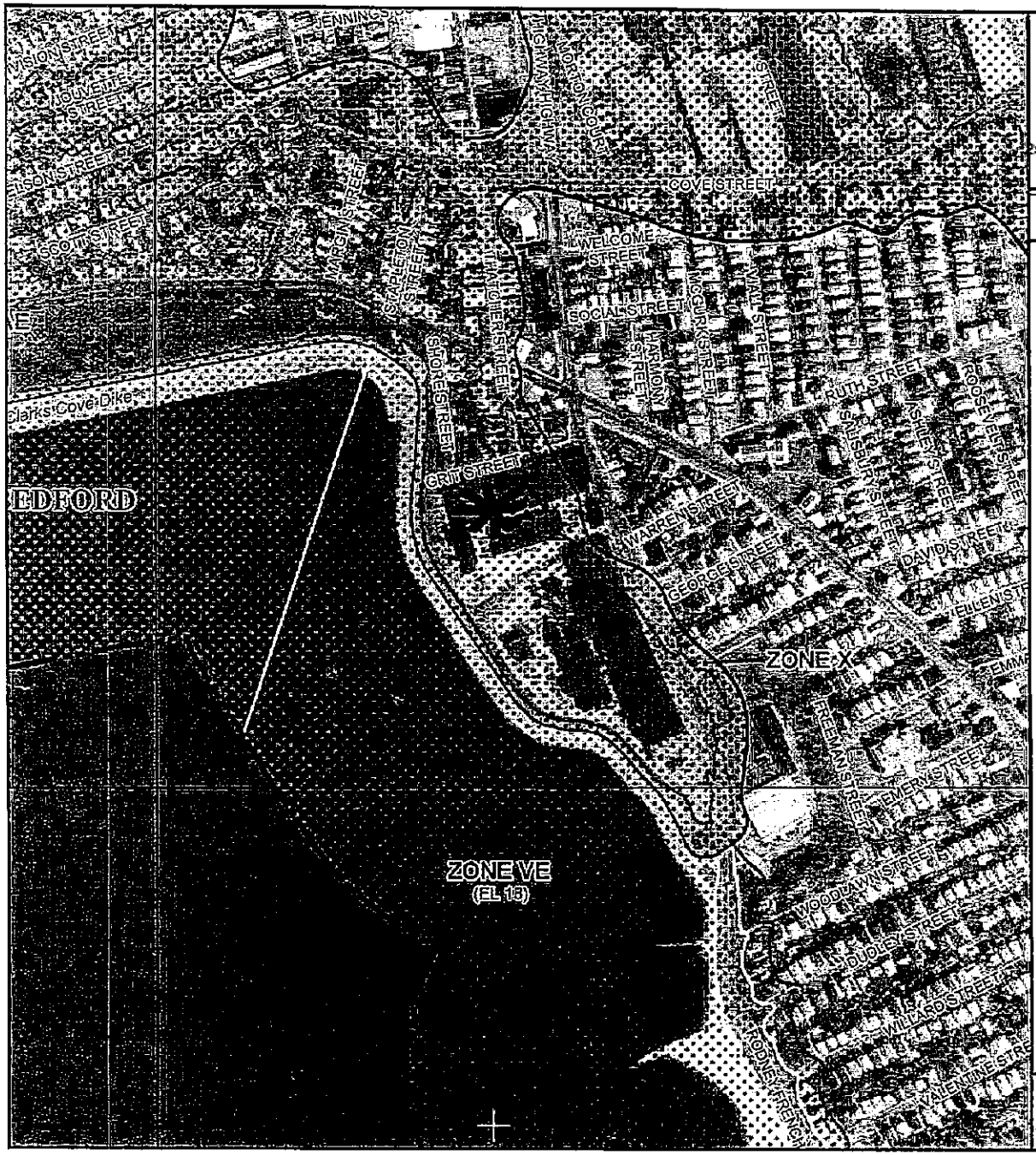
1. The parking area and adjacent portions of the site will be checked and cleaned of accumulated litter on a daily basis.
2. The parking surface, catch basins, and surrounding areas shall be cleaned upon completion of all construction activities prior to acceptance by the Owner.
3. The catch basins shall be inspected in the Spring and Fall and cleaned of accumulated debris as needed.
4. The FloGard inserts shall be inspected quarterly and cleaned as needed. The insert media shall be replaced annually as recommended by the manufacturer.
5. The perimeter shall be inspected quarterly for accumulated debris and/or erosion. Sediment shall be removed and repairs, if required, shall be completed.

NOTES

1. All sediment and hydrocarbons shall be properly handled and disposed of in accordance with local, state, and Federal guidelines and regulations.
2. Where the need for maintenance is contributing to a water quality problem, immediate action shall be taken by the Owner to correct the problem. Corrective action shall be taken within 14 days.

3. Estimated cost of yearly maintenance - $1,00 - $1,500

4. Snow disposal shall be the Owner's responsibility. Snow will be disposed of in the area designated on the site plan or removed from the site for legal, offsite disposal.



MAP SCALE 1" = 500'

250 0 500 1000

FEET

METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0481G

FIRM

FLOOD INSURANCE RATE MAP

BRISTOL COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)

PANEL 481 OF 550

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DARTMOUTH, TOWN OF	250051	0481	G
NEW BEDFORD, CITY OF	255215	0481	G

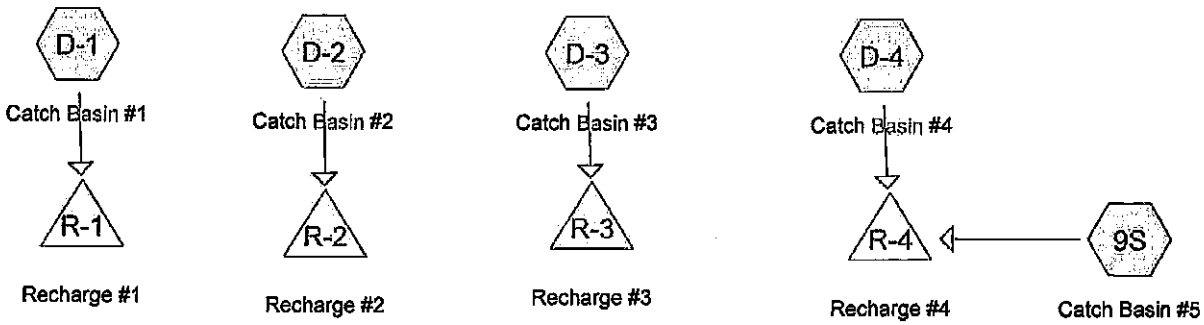
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

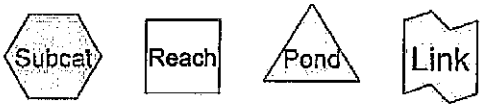
MAP NUMBER
25005C0481G

MAP REVISED
JULY 16, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov





Routing Diagram for Erika Realty
Prepared by {enter your company name here}, Printed 2/8/2017

Summary for Subcatchment 9S: Catch Basin #5

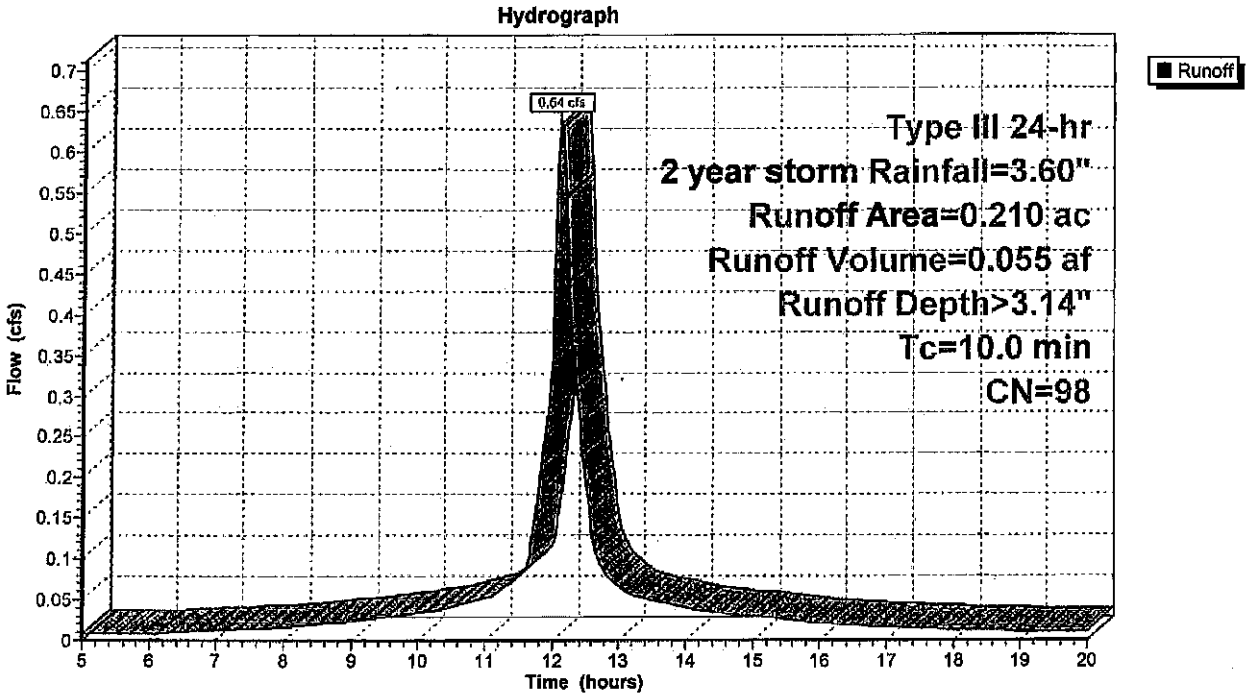
Runoff = 0.64 cfs @ 12.14 hrs, Volume= 0.055 af, Depth> 3.14"

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=3.60"

	Area (ac)	CN	Description
*	0.210	98	Impervious
	0.210		100.00% Impervious Area

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

Subcatchment 9S: Catch Basin #5



Summary for Subcatchment D-1: Catch Basin #1

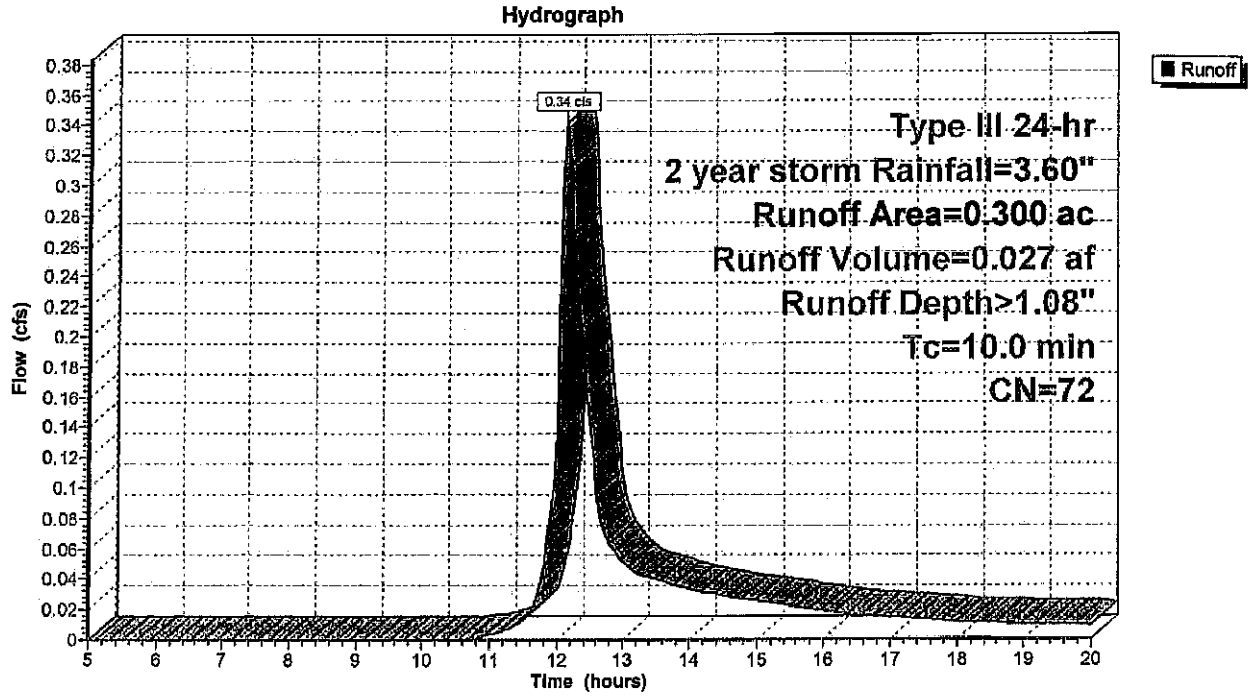
Runoff = 0.34 cfs @ 12.15 hrs, Volume= 0.027 af, Depth> 1.08"

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=3.60"

	Area (ac)	CN	Description
*	0.170	98	Impervious
	0.130	39	>75% Grass cover, Good, HSG A
	0.300	72	Weighted Average
	0.130		43.33% Pervious Area
	0.170		56.67% Impervious Area

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

Subcatchment D-1: Catch Basin #1



Summary for Subcatchment D-2: Catch Basin #2

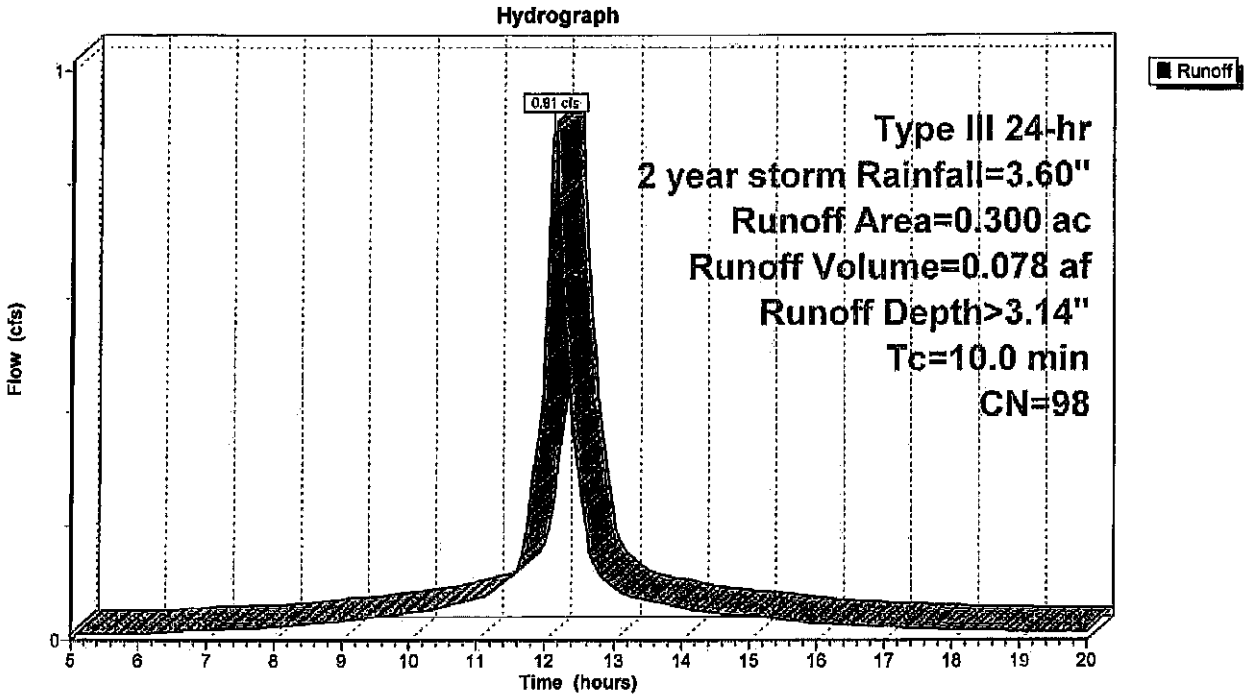
Runoff = 0.91 cfs @ 12.14 hrs, Volume= 0.078 af, Depth> 3.14"

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=3.60"

	Area (ac)	CN	Description
*	0.300	98	Impervious
	0.300		100.00% Impervious Area

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

Subcatchment D-2: Catch Basin #2



Summary for Subcatchment D-3: Catch Basin #3

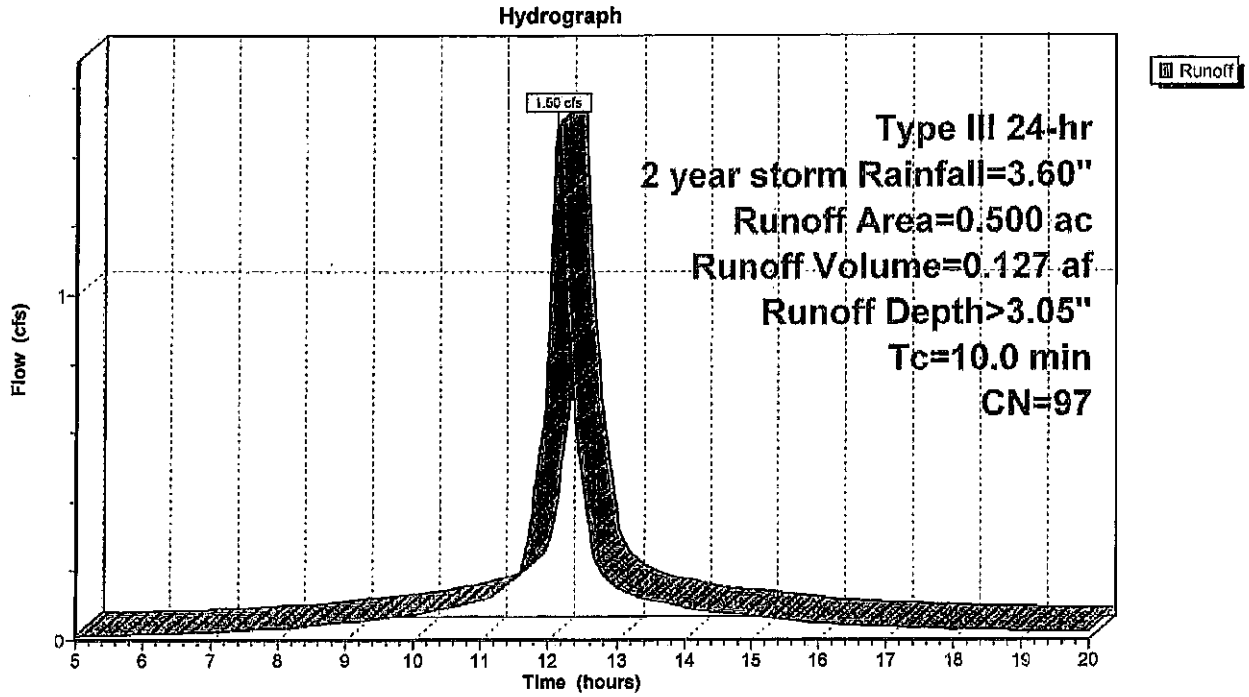
Runoff = 1.50 cfs @ 12.14 hrs, Volume= 0.127 af, Depth> 3.05"

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=3.60"

	Area (ac)	CN	Description
*	0.480	98	Impervious
	0.020	61	>75% Grass cover, Good, HSG B
	0.500	97	Weighted Average
	0.020		4.00% Pervious Area
	0.480		96.00% Impervious Area

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

Subcatchment D-3: Catch Basin #3



Summary for Subcatchment D-4: Catch Basin #4

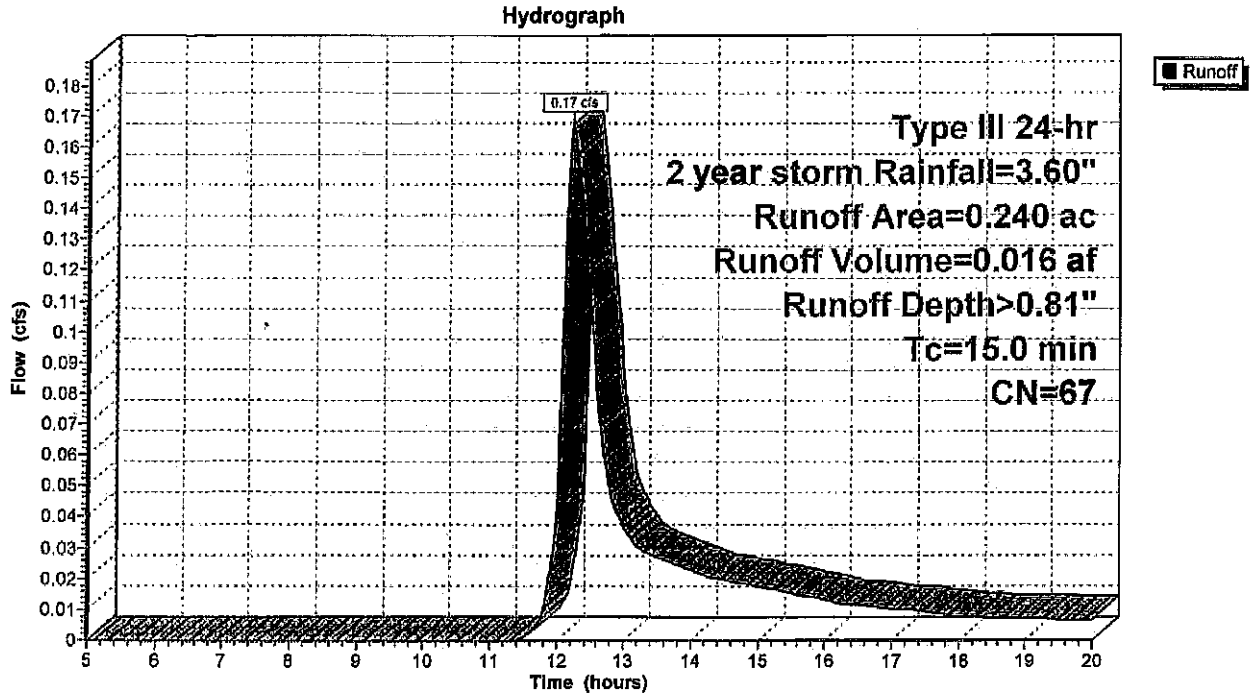
Runoff = 0.17 cfs @ 12.24 hrs, Volume= 0.016 af, Depth> 0.81"

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=3.60"

	Area (ac)	CN	Description
*	0.040	98	Impervious
	0.200	61	>75% Grass cover, Good, HSG B
	0.240	67	Weighted Average
	0.200		83.33% Pervious Area
	0.040		16.67% Impervious Area

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

Subcatchment D-4: Catch Basin #4



Summary for Pond R-1: Recharge #1

Inflow Area = 0.300 ac, 56.67% Impervious, Inflow Depth > 1.08" for 2 year storm event
Inflow = 0.34 cfs @ 12.15 hrs, Volume= 0.027 af
Outflow = 0.08 cfs @ 11.95 hrs, Volume= 0.027 af, Atten= 77%, Lag= 0.0 min
Discarded = 0.08 cfs @ 11.95 hrs, Volume= 0.027 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 7.26' @ 12.66 hrs Surf.Area= 0 sf Storage= 317 cf

Plug-Flow detention time= 28.4 min calculated for 0.027 af (100% of inflow)
Center-of-Mass det. time= 27.8 min (848.4 - 820.6)

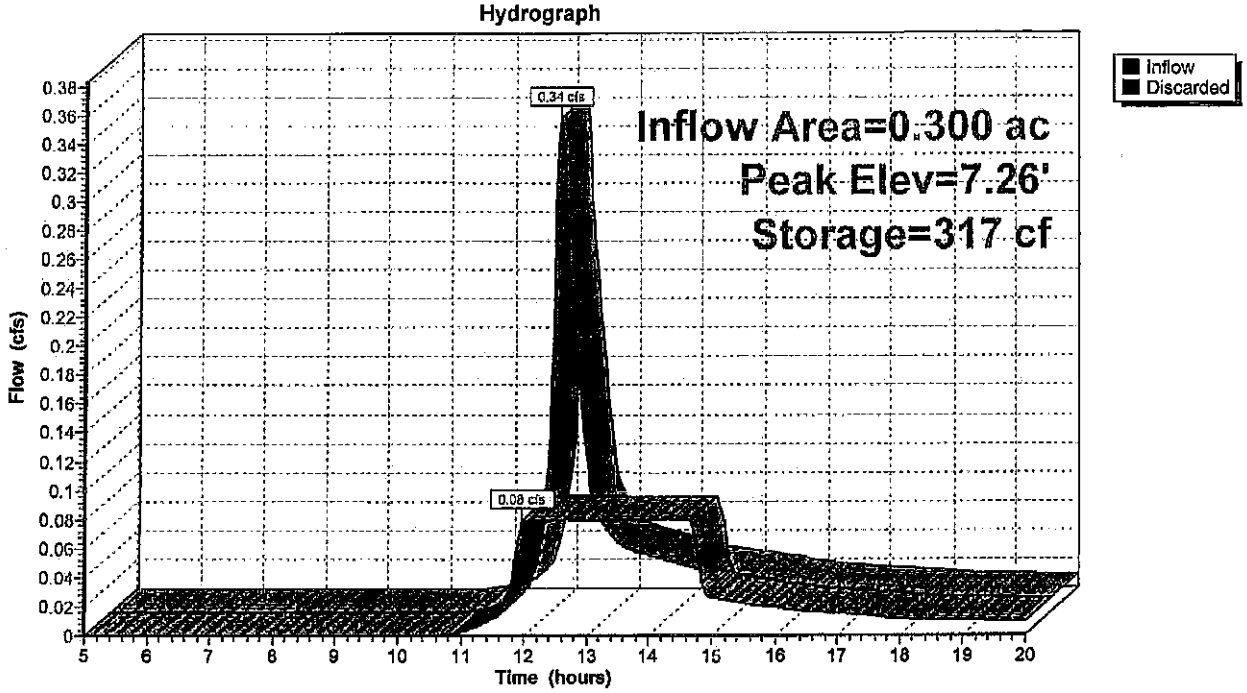
Volume	Invert	Avail.Storage	Storage Description
#1	6.50'	1,362 cf	**Custom Stage Data** Listed below

Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
6.50	0	0
7.00	200	200
7.50	230	430
8.00	227	657
8.50	223	880
9.17	282	1,162
9.67	200	1,362

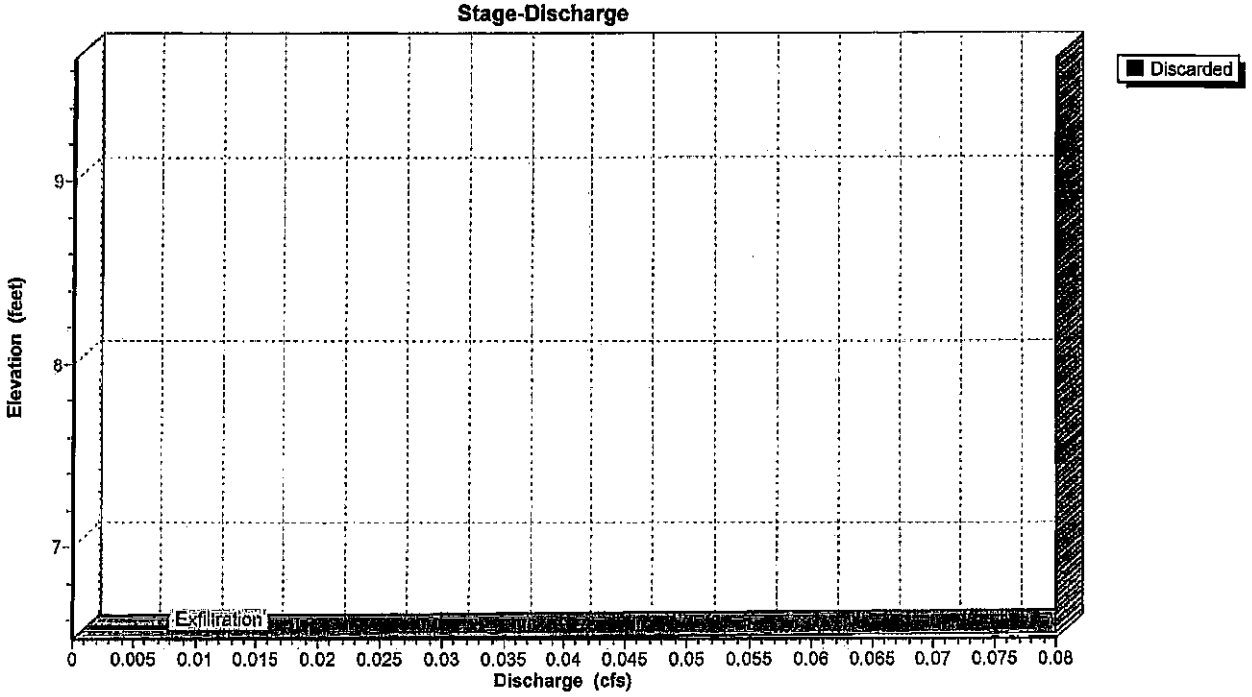
Device	Routing	Invert	Outlet Devices
#1	Discarded	6.50'	**0.08 cfs Exfiltration at all elevations**

Discarded OutFlow Max=0.08 cfs @ 11.95 hrs HW=6.53' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

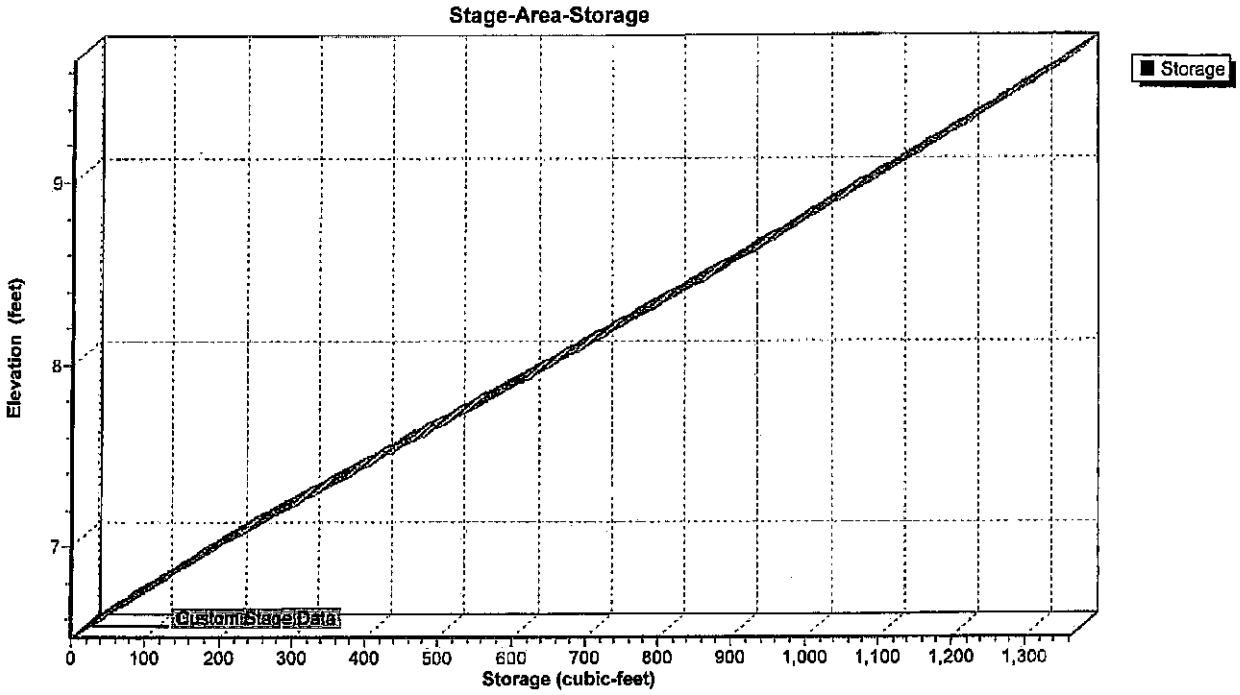
Pond R-1: Recharge #1



Pond R-1: Recharge #1



Pond R-1: Recharge #1



Summary for Pond R-2: Recharge #2

Inflow Area = 0.300 ac,100.00% Impervious, Inflow Depth > 3.14" for 2 year storm event
Inflow = 0.91 cfs @ 12.14 hrs, Volume= 0.078 af
Outflow = 0.10 cfs @ 11.45 hrs, Volume= 0.078 af, Atten= 89%, Lag= 0.0 min
Discarded = 0.10 cfs @ 11.45 hrs, Volume= 0.078 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 5.43' @ 12.95 hrs Surf.Area= 0 sf Storage= 1,246 cf

Plug-Flow detention time= 91.2 min calculated for 0.078 af (100% of inflow)
Center-of-Mass det. time= 90.7 min (831.2 - 740.5)

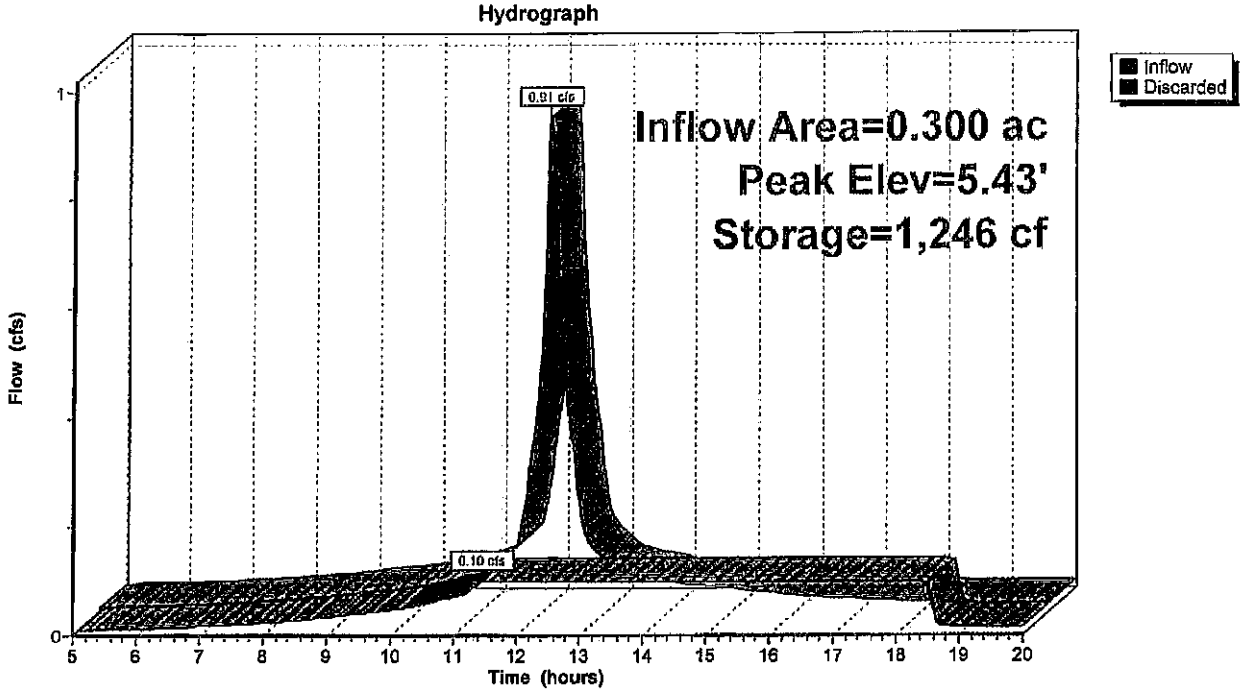
Volume	Invert	Avail.Storage	Storage Description
#1	3.40'	1,894 cf	**Custom Stage Data** Listed below

Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
3.40	0	0
3.90	272	272
4.40	319	591
4.90	321	912
5.40	315	1,227
6.07	395	1,622
6.57	272	1,894

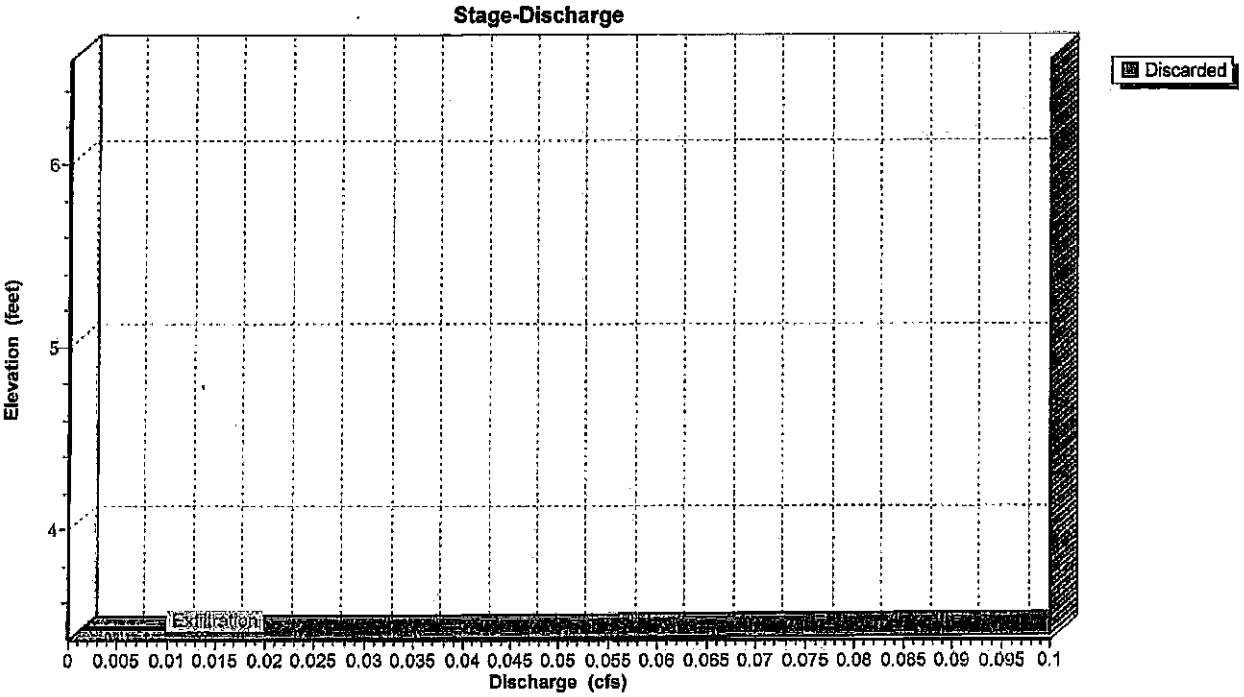
Device	Routing	Invert	Outlet Devices
#1	Discarded	3.40'	**0.10 cfs Exfiltration at all elevations**

Discarded OutFlow Max=0.10 cfs @ 11.45 hrs HW=3.43' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.10 cfs)

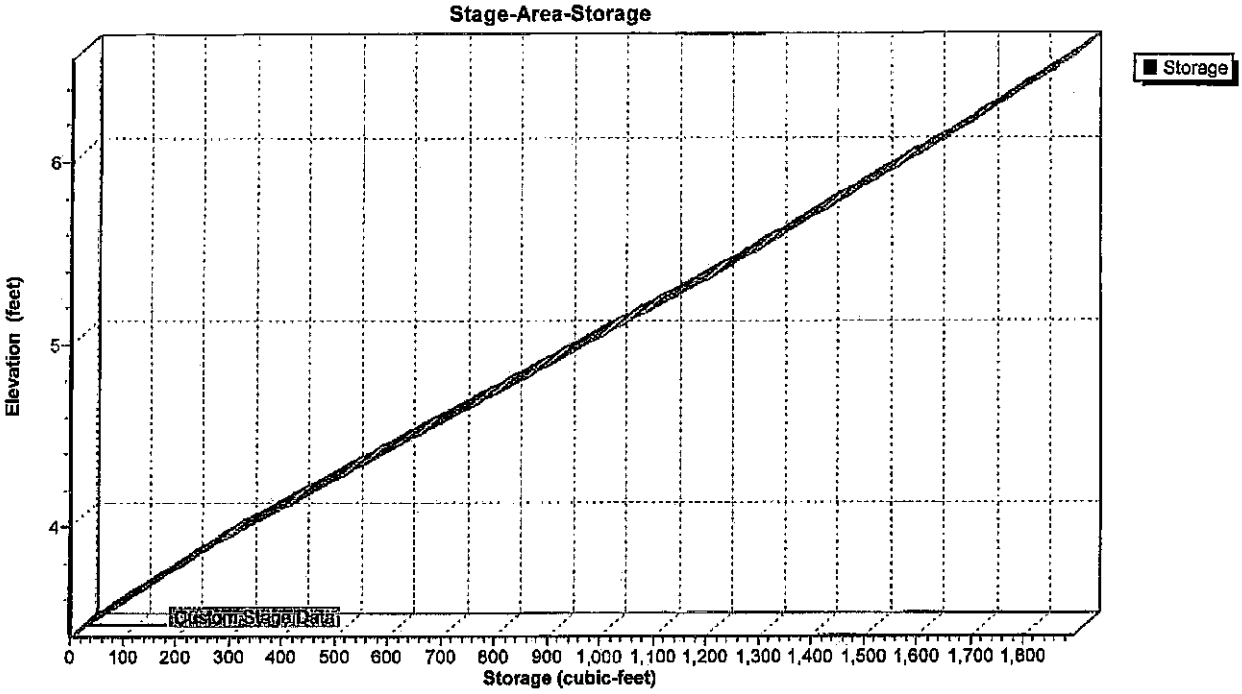
Pond R-2: Recharge #2



Pond R-2: Recharge #2



Pond R-2: Recharge #2



Summary for Pond R-3: Recharge #3

Inflow Area = 0.500 ac, 96.00% Impervious, Inflow Depth > 3.05" for 2 year storm event
Inflow = 1.50 cfs @ 12.14 hrs, Volume= 0.127 af
Outflow = 0.20 cfs @ 11.65 hrs, Volume= 0.127 af, Atten= 87%, Lag= 0.0 min
Discarded = 0.20 cfs @ 11.65 hrs, Volume= 0.127 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 4.52' @ 12.78 hrs Surf.Area= 0 sf Storage= 1,875 cf

Plug-Flow detention time= 65.1 min calculated for 0.127 af (100% of inflow)
Center-of-Mass det. time= 64.5 min (809.5 - 745.0)

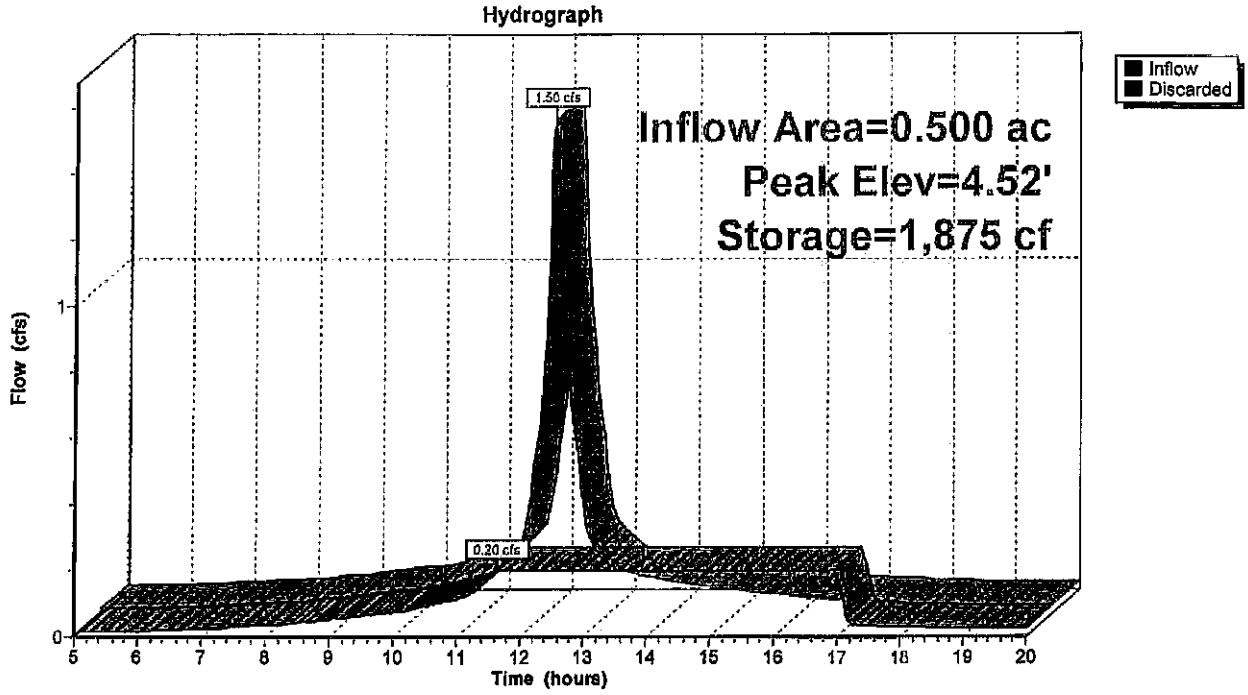
Volume	Invert	Avail.Storage	Storage Description
#1	2.70'	3,027 cf	**67** Listed below

Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
2.70	0	0
3.20	460	460
3.70	541	1,001
4.20	534	1,535
4.70	526	2,061
5.37	506	2,567
5.87	460	3,027

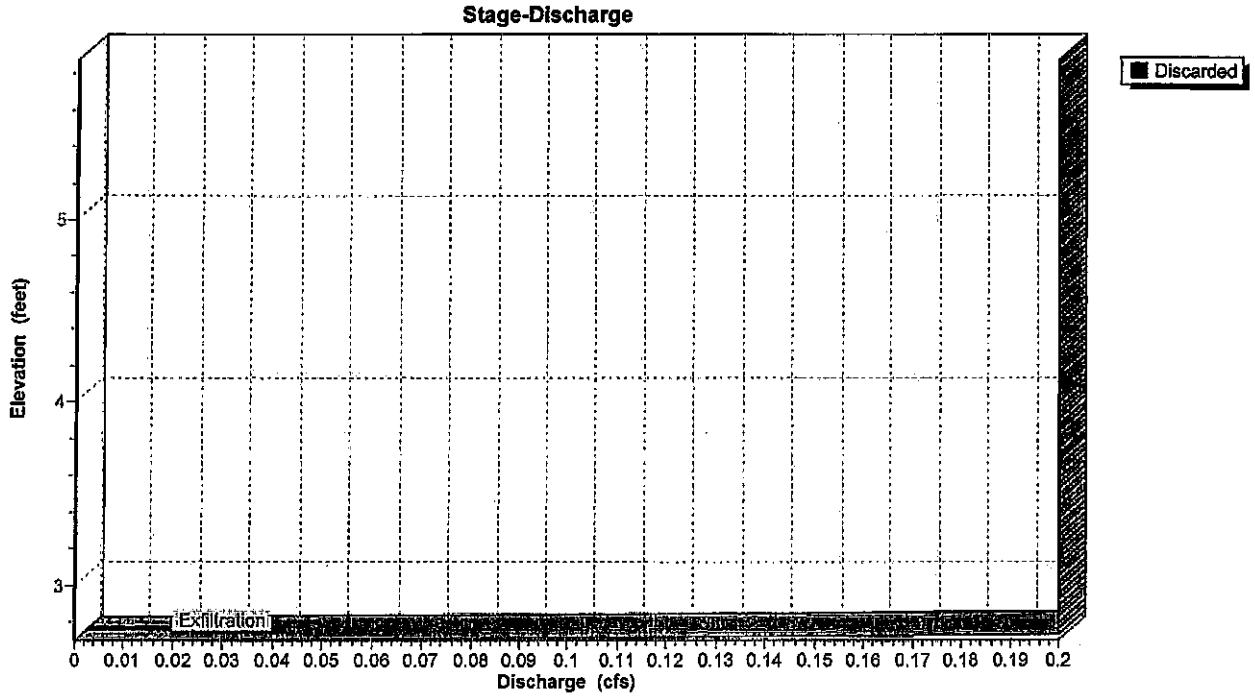
Device	Routing	Invert	Outlet Devices
#1	Discarded	2.70'	**0.20 cfs Exfiltration at all elevations**

Discarded OutFlow Max=0.20 cfs @ 11.65 hrs HW=2.74' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.20 cfs)

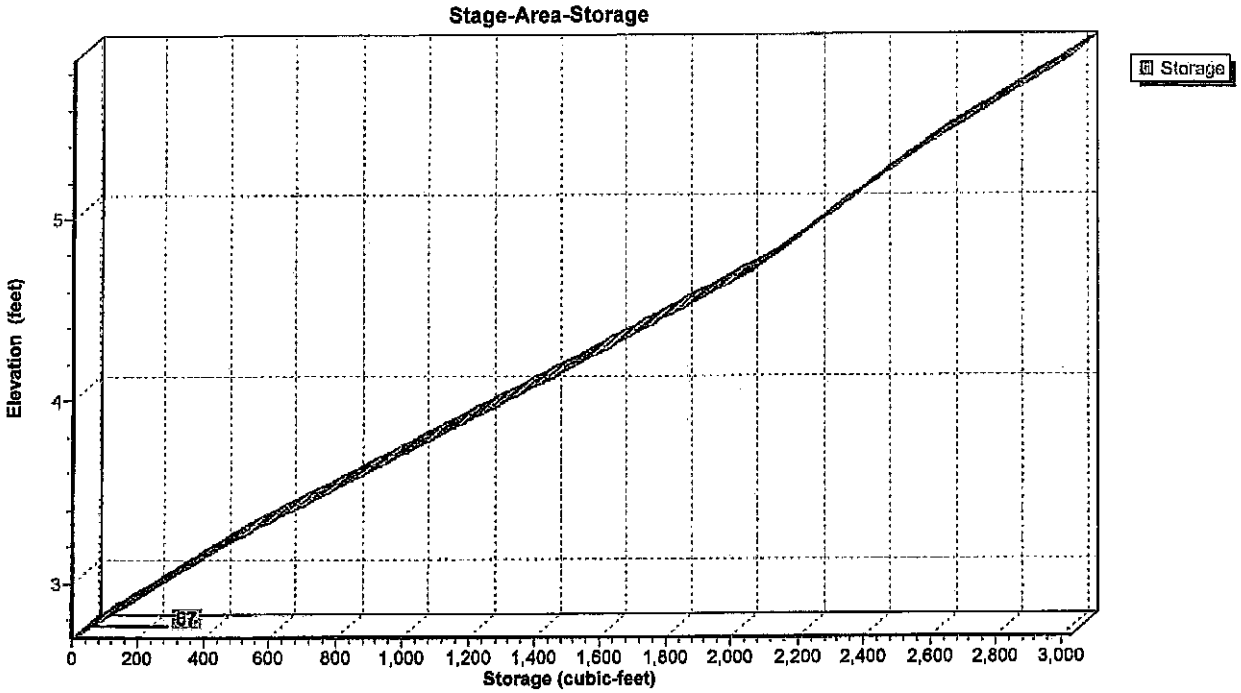
Pond R-3: Recharge #3



Pond R-3: Recharge #3



Pond R-3: Recharge #3



Summary for Pond R-4: Recharge #4

Inflow Area = 0.450 ac, 55.56% Impervious, Inflow Depth > 1.90" for 2 year storm event
Inflow = 0.77 cfs @ 12.15 hrs, Volume= 0.071 af
Outflow = 0.10 cfs @ 11.70 hrs, Volume= 0.071 af, Atten= 87%, Lag= 0.0 min
Discarded = 0.10 cfs @ 11.70 hrs, Volume= 0.071 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 4.87' @ 13.03 hrs Surf.Area= 0 sf Storage= 1,081 cf

Plug-Flow detention time= 84.7 min calculated for 0.071 af (100% of inflow)
Center-of-Mass det. time= 83.8 min (846.1 - 762.4)

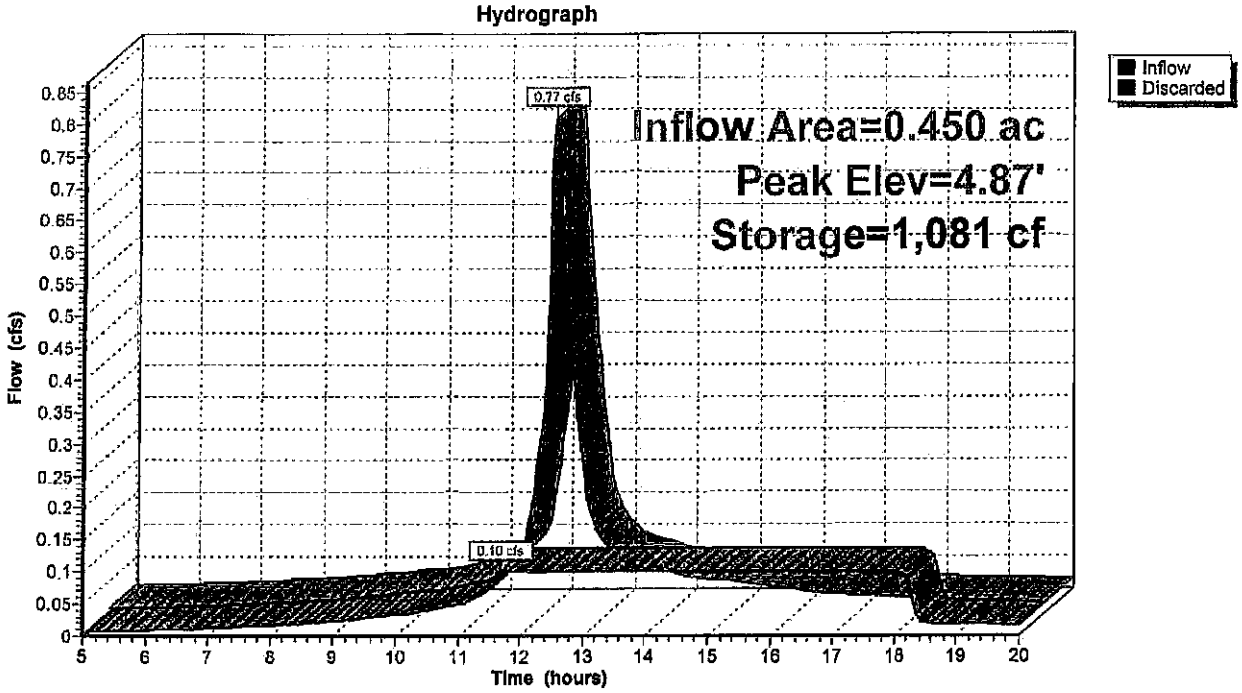
Volume	Invert	Avail.Storage	Storage Description
#1	3.10'	1,969 cf	**Custom Stage Data** Listed below

Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
3.10	0	0
3.60	272	272
4.10	319	591
4.60	321	912
5.10	315	1,227
5.77	395	1,622
6.27	272	1,894
7.00	75	1,969

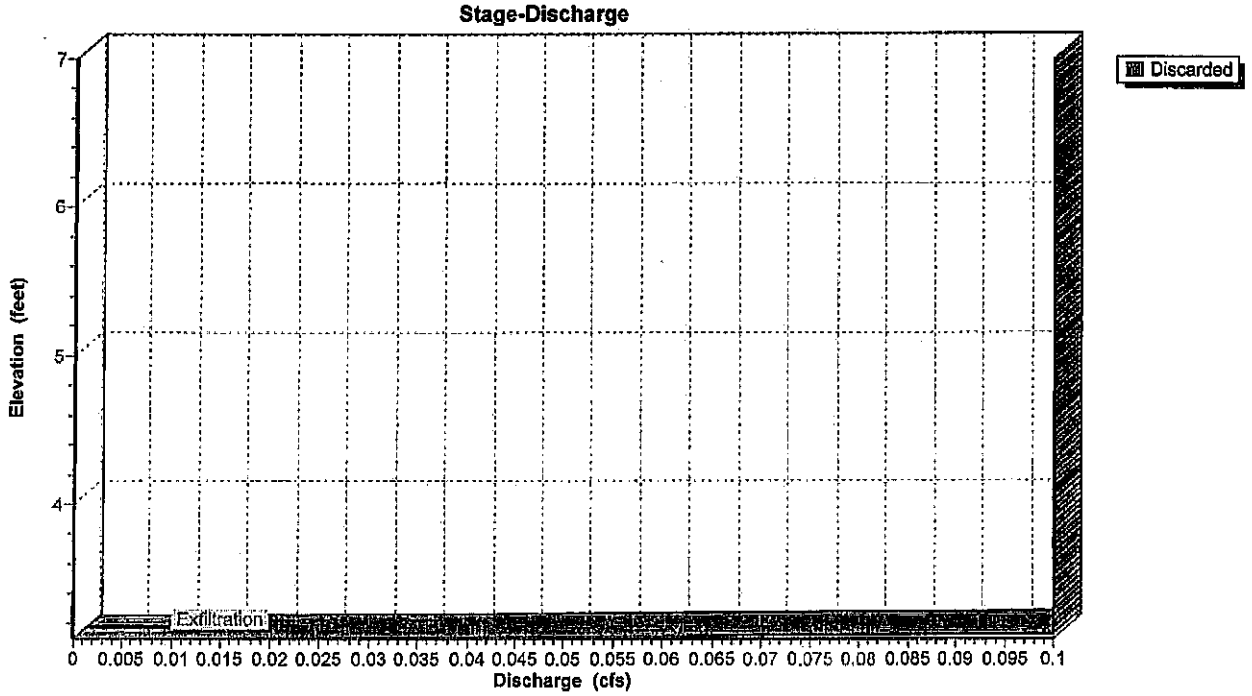
Device	Routing	Invert	Outlet Devices
#1	Discarded	3.10'	**0.10 cfs Exfiltration at all elevations**

Discarded OutFlow Max=0.10 cfs @ 11.70 hrs HW=3.14' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.10 cfs)

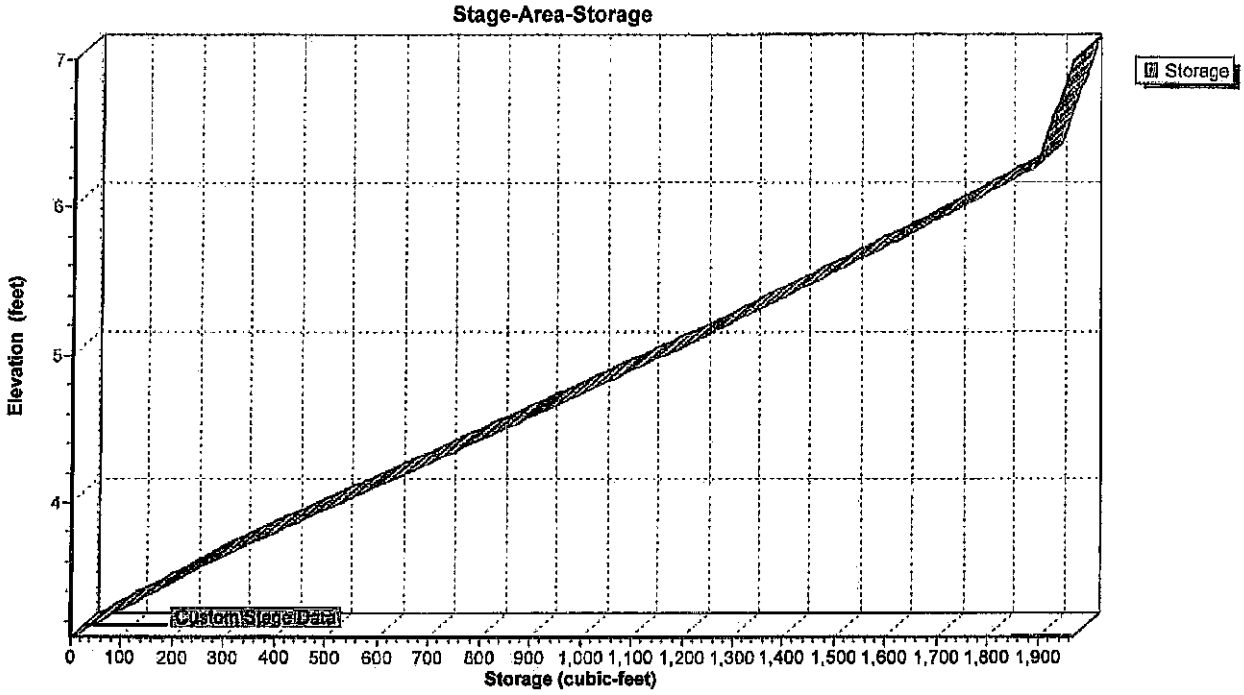
Pond R-4: Recharge #4



Pond R-4: Recharge #4



Pond R-4: Recharge #4



Summary for Subcatchment 9S: Catch Basin #5

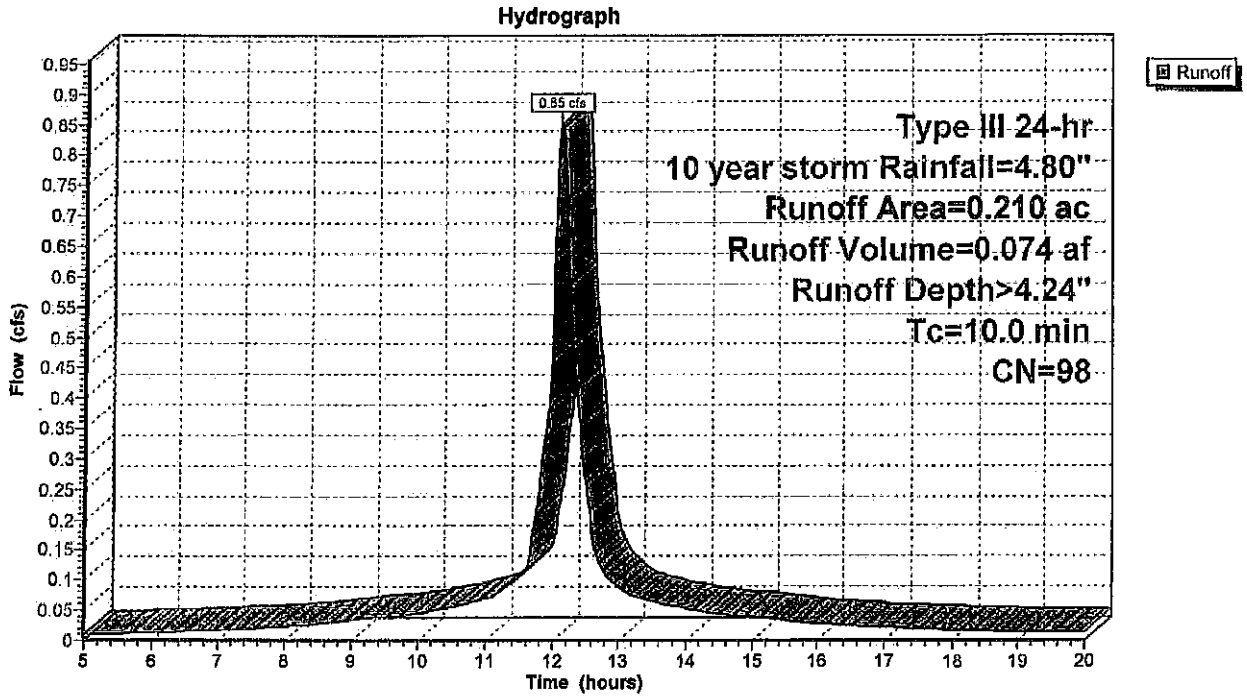
Runoff = 0.85 cfs @ 12.14 hrs, Volume= 0.074 af, Depth> 4.24"

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
*	0.210	98	Impervious
	0.210		100.00% Impervious Area

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

Subcatchment 9S: Catch Basin #5



Summary for Subcatchment D-1: Catch Basin #1

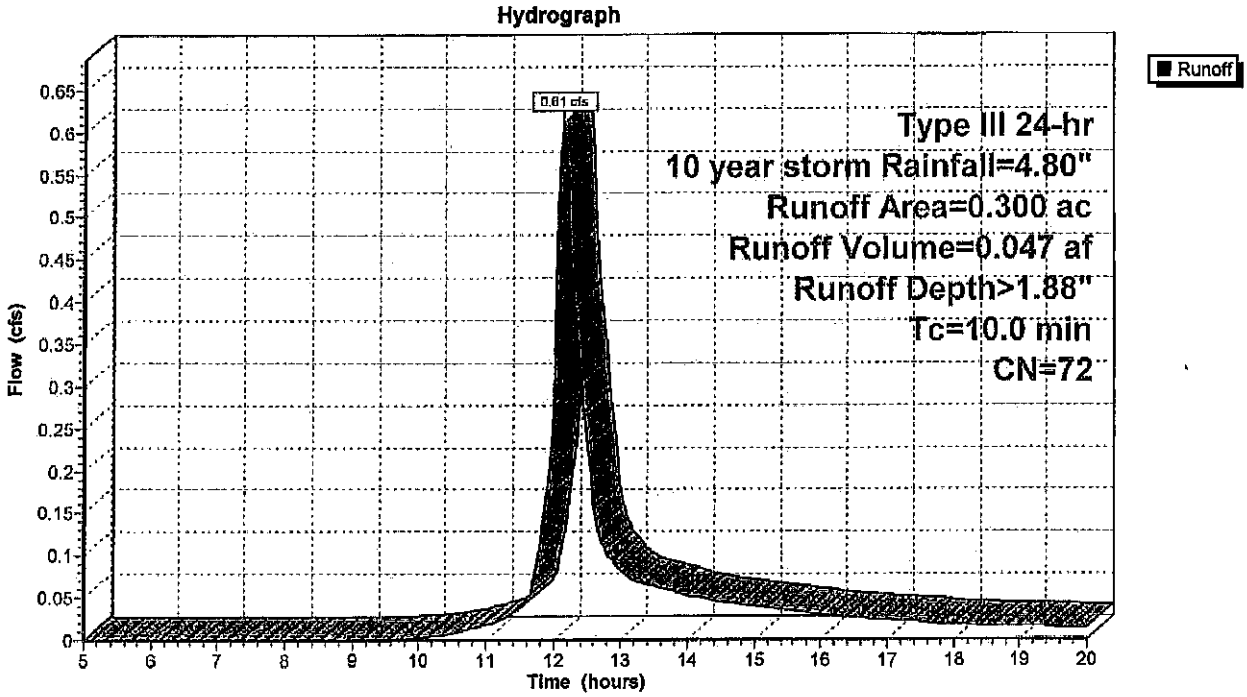
Runoff = 0.61 cfs @ 12.15 hrs, Volume= 0.047 af, Depth> 1.88"

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
*	0.170	98	Impervious
	0.130	39	>75% Grass cover, Good, HSG A
	0.300	72	Weighted Average
	0.130		43.33% Pervious Area
	0.170		56.67% Impervious Area

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

Subcatchment D-1: Catch Basin #1



Summary for Subcatchment D-2: Catch Basin #2

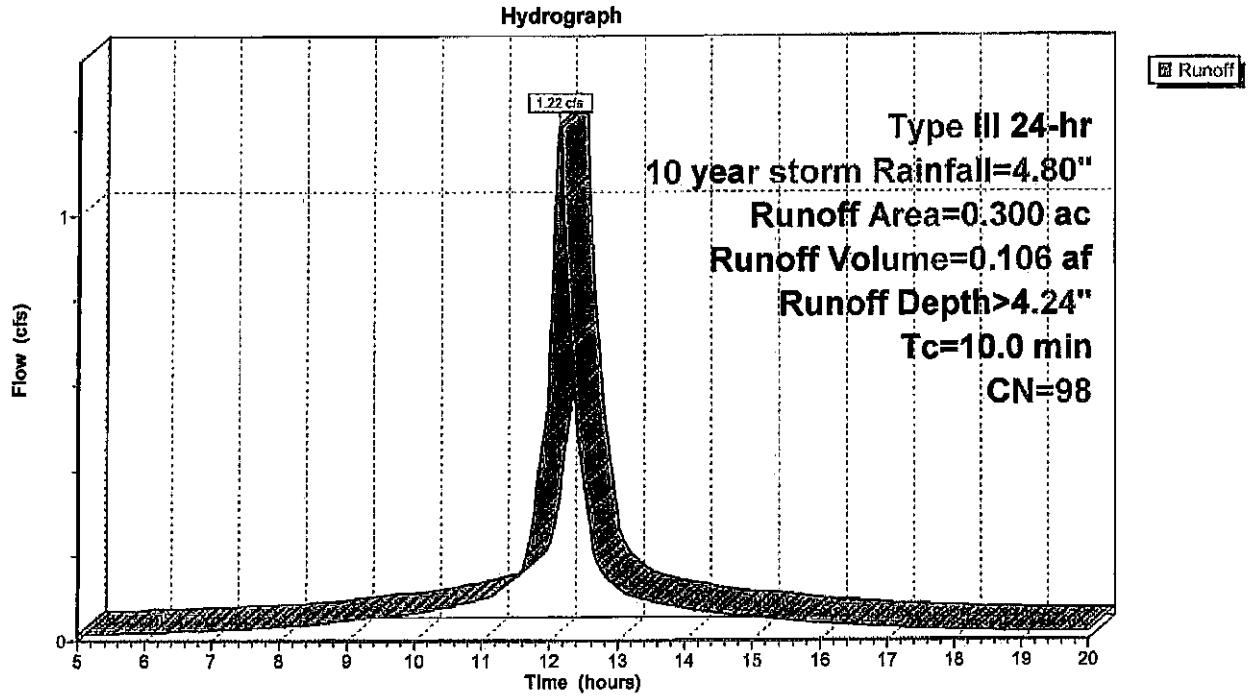
Runoff = 1.22 cfs @ 12.14 hrs, Volume= 0.106 af, Depth> 4.24"

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
*	0.300	98	Impervious
	0.300		100.00% Impervious Area

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

Subcatchment D-2: Catch Basin #2



Summary for Subcatchment D-3: Catch Basin #3

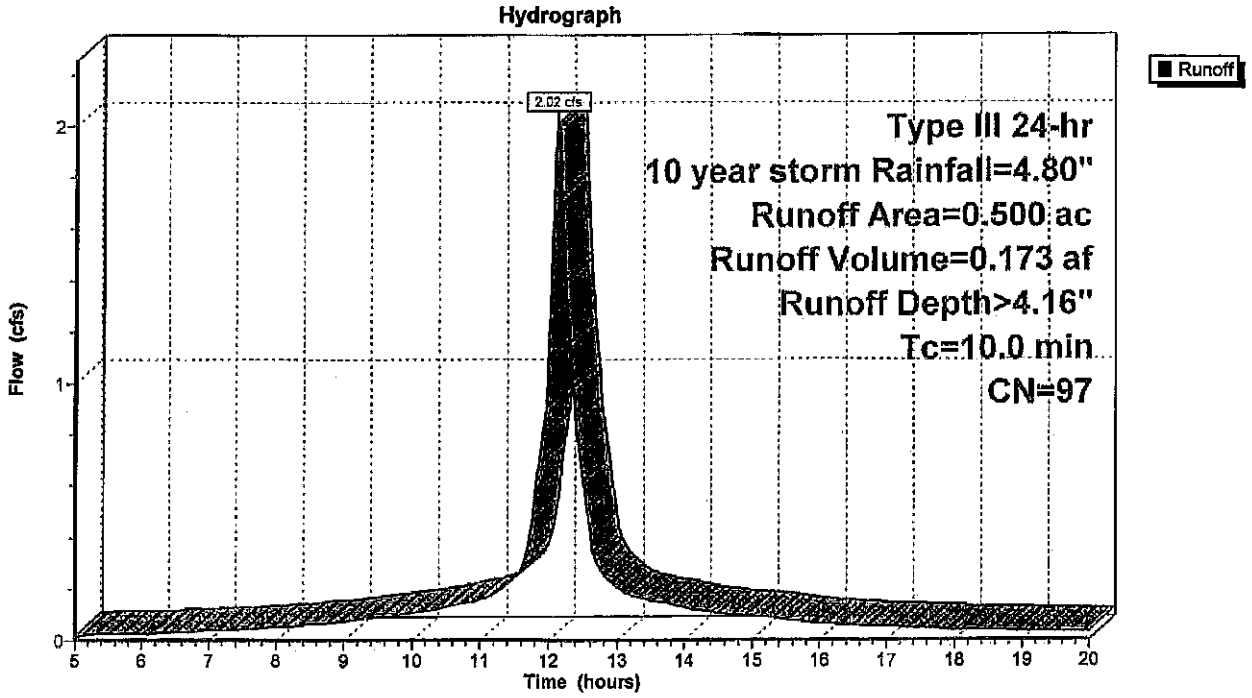
Runoff = 2.02 cfs @ 12.14 hrs, Volume= 0.173 af, Depth> 4.16"

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
*	0.480	98	Impervious
	0.020	61	>75% Grass cover, Good, HSG B
	0.500	97	Weighted Average
	0.020		4.00% Pervious Area
	0.480		96.00% Impervious Area

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

Subcatchment D-3: Catch Basin #3



Summary for Subcatchment D-4: Catch Basin #4

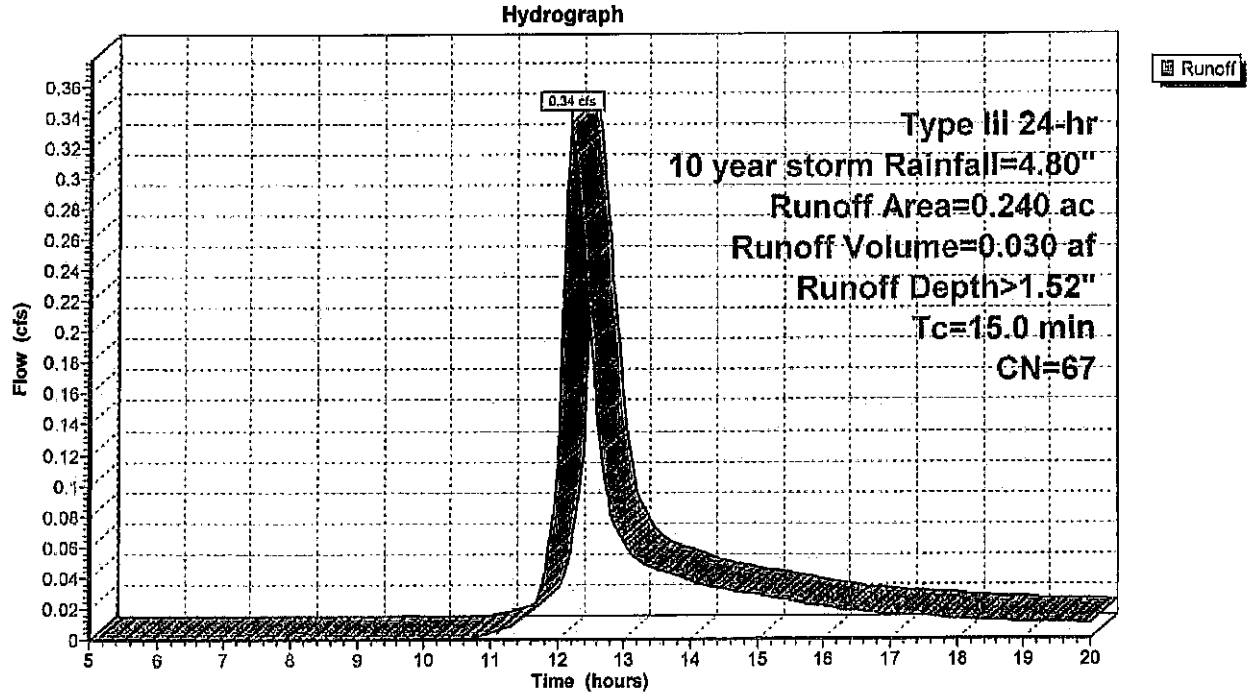
Runoff = 0.34 cfs @ 12.22 hrs, Volume= 0.030 af, Depth> 1.52"

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
*	0.040	98	Impervious
	0.200	61	>75% Grass cover, Good, HSG B
	0.240	67	Weighted Average
	0.200		83.33% Pervious Area
	0.040		16.67% Impervious Area

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

Subcatchment D-4: Catch Basin #4



Summary for Pond R-1: Recharge #1

Inflow Area = 0.300 ac, 56.67% Impervious, Inflow Depth > 1.88" for 10 year storm event
Inflow = 0.61 cfs @ 12.15 hrs, Volume= 0.047 af
Outflow = 0.08 cfs @ 11.80 hrs, Volume= 0.047 af, Atten= 87%, Lag= 0.0 min
Discarded = 0.08 cfs @ 11.80 hrs, Volume= 0.047 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 8.26' @ 13.04 hrs Surf.Area= 0 sf Storage= 772 cf

Plug-Flow detention time= 87.9 min calculated for 0.047 af (100% of inflow)
Center-of-Mass det. time= 87.2 min (895.5 - 808.2)

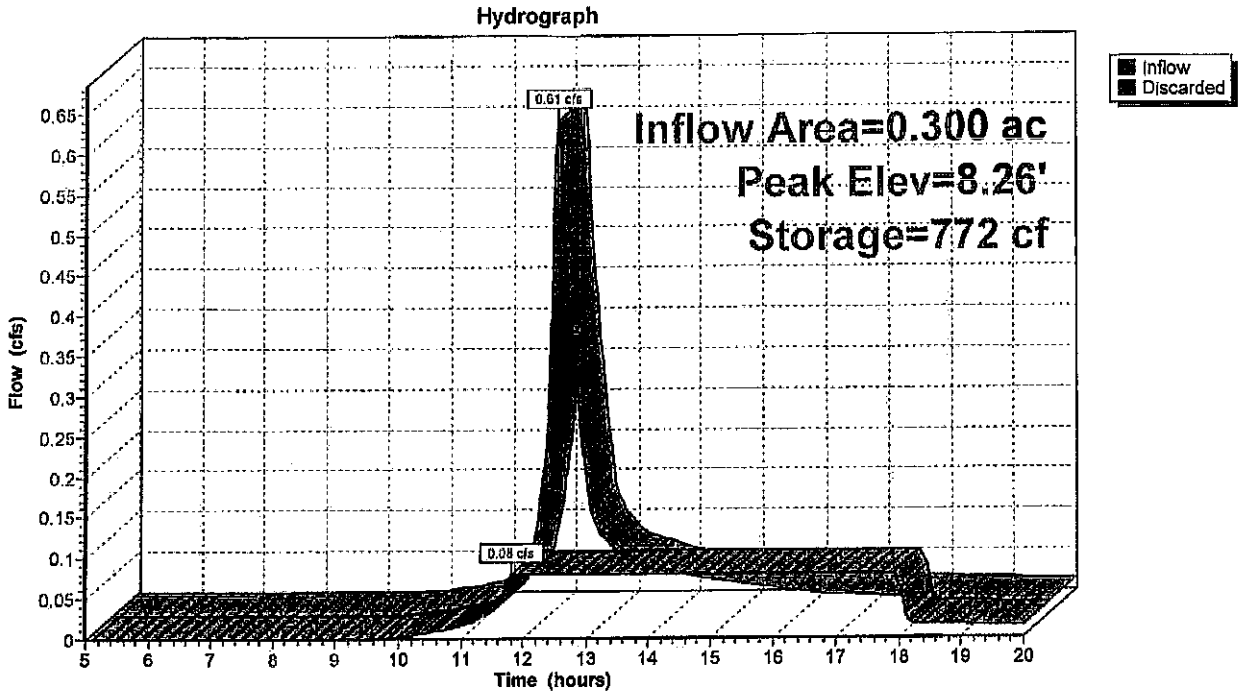
Volume	Invert	Avail.Storage	Storage Description
#1	6.50'	1,362 cf	**Custom Stage Data** Listed below

Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
6.50	0	0
7.00	200	200
7.50	230	430
8.00	227	657
8.50	223	880
9.17	282	1,162
9.67	200	1,362

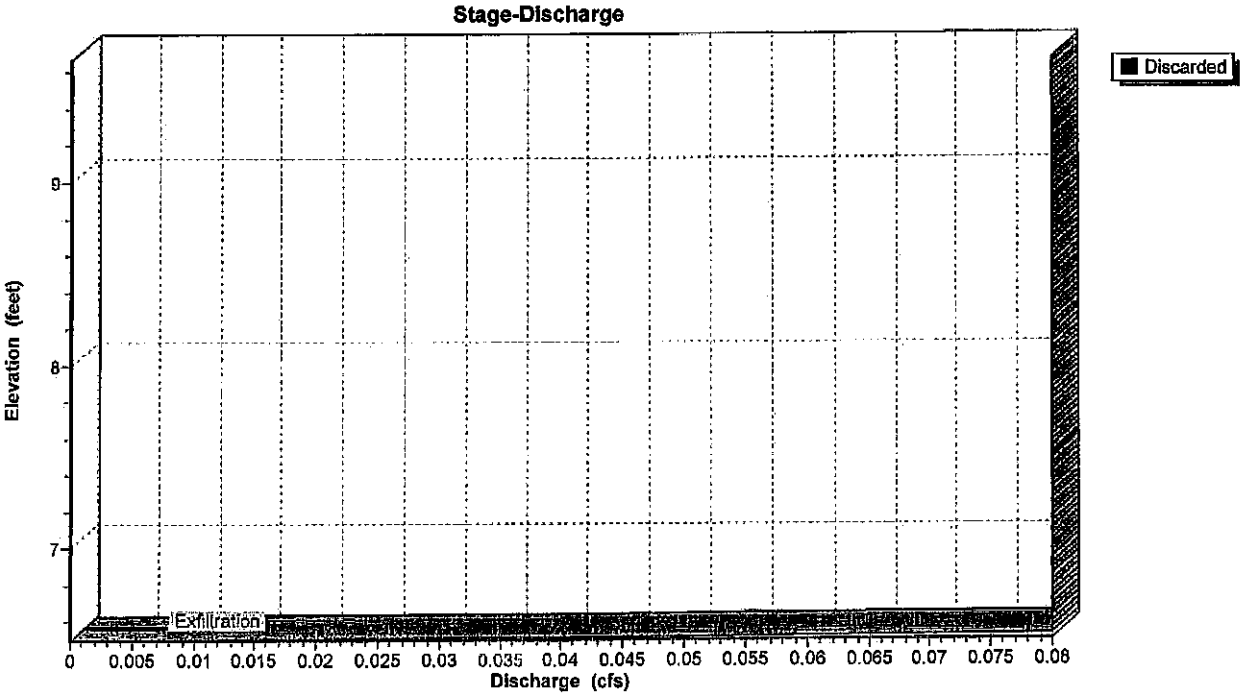
Device	Routing	Invert	Outlet Devices
#1	Discarded	6.50'	**0.08 cfs Exfiltration at all elevations**

Discarded OutFlow Max=0.08 cfs @ 11.80 hrs HW=6.54' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

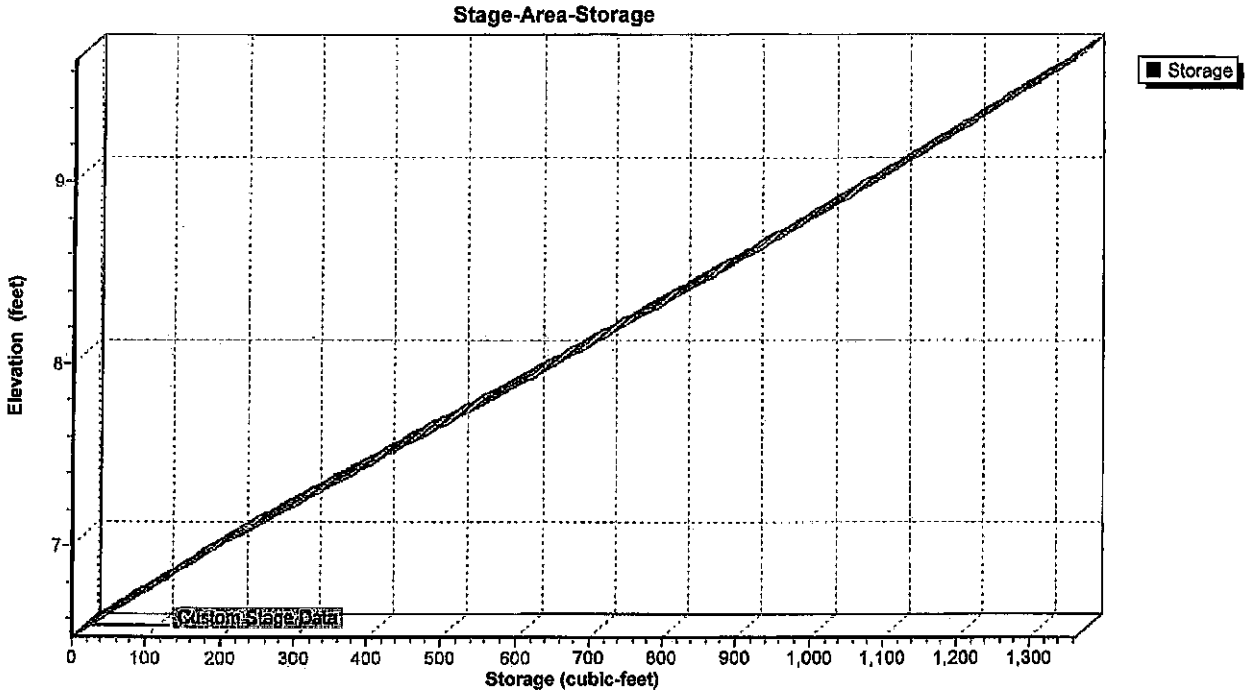
Pond R-1: Recharge #1



Pond R-1: Recharge #1



Pond R-1: Recharge #1



Summary for Pond R-2: Recharge #2

Inflow Area = 0.300 ac,100.00% Impervious, Inflow Depth > 4.24" for 10 year storm event
Inflow = 1.22 cfs @ 12.14 hrs, Volume= 0.106 af
Outflow = 0.10 cfs @ 11.10 hrs, Volume= 0.095 af, Atten= 92%, Lag= 0.0 min
Discarded = 0.10 cfs @ 11.10 hrs, Volume= 0.095 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 6.56' @ 13.32 hrs Surf.Area= 0 sf Storage= 1,891 cf

Plug-Flow detention time= 143.4 min calculated for 0.094 af (89% of inflow)
Center-of-Mass det. time= 108.2 min (846.5 - 738.3)

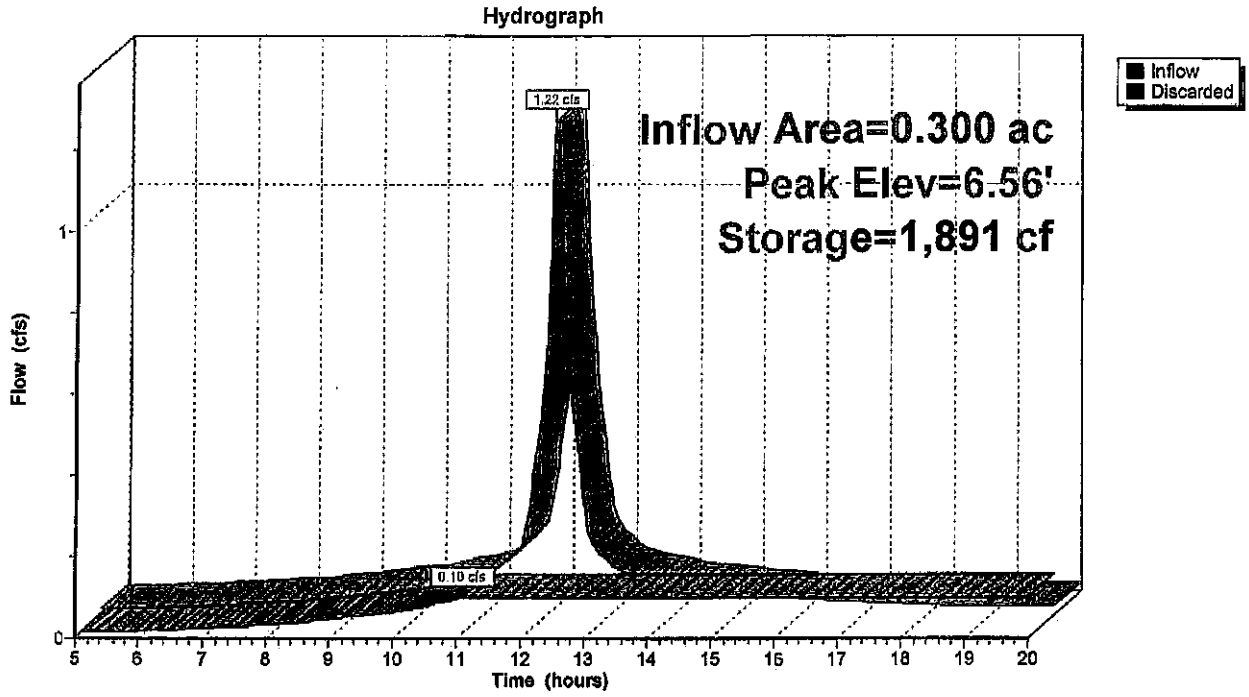
Volume	Invert	Avail.Storage	Storage Description
#1	3.40'	1,894 cf	**Custom Stage Data** Listed below

Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
3.40	0	0
3.90	272	272
4.40	319	591
4.90	321	912
5.40	315	1,227
6.07	395	1,622
6.57	272	1,894

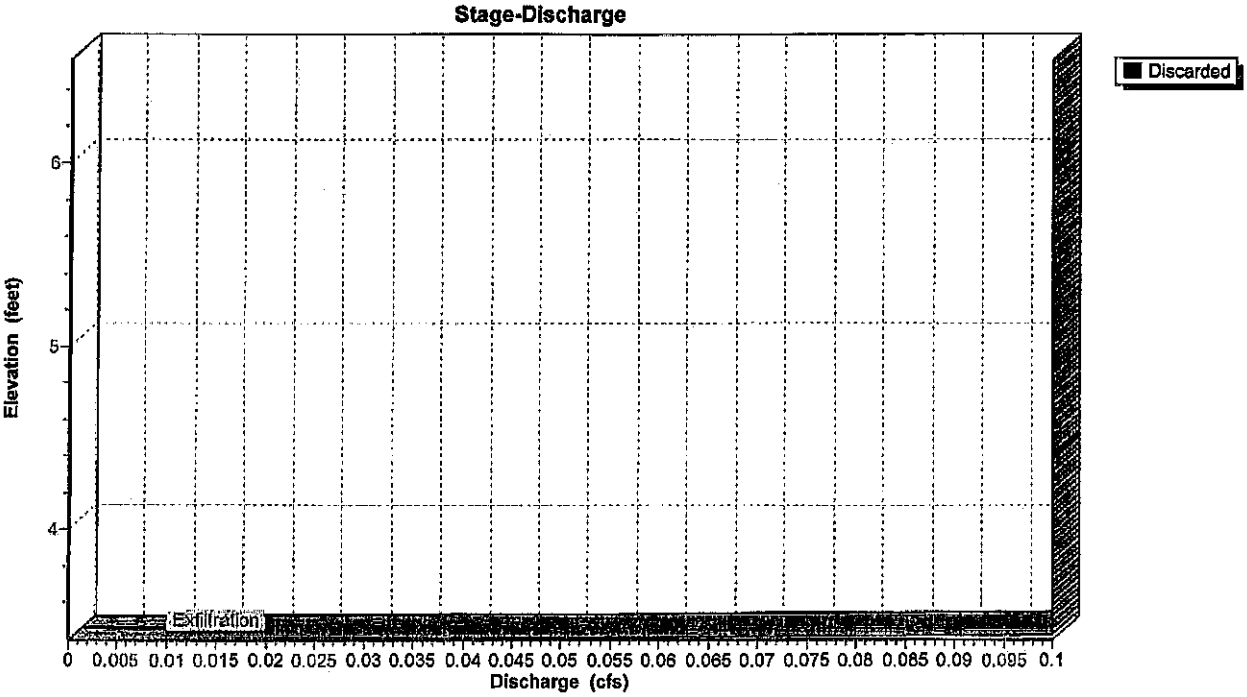
Device	Routing	Invert	Outlet Devices
#1	Discarded	3.40'	**0.10 cfs Exfiltration at all elevations**

Discarded OutFlow Max=0.10 cfs @ 11.10 hrs HW=3.43' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.10 cfs)

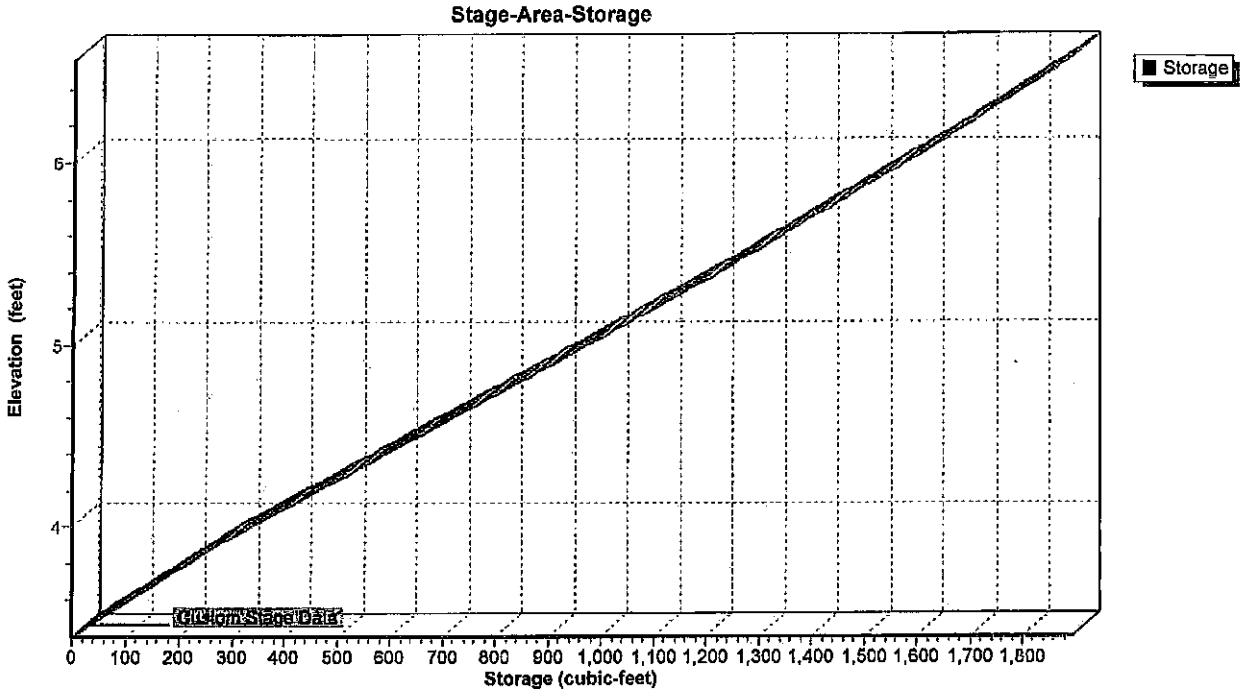
Pond R-2: Recharge #2



Pond R-2: Recharge #2



Pond R-2: Recharge #2



Summary for Pond R-3: Recharge #3

Inflow Area = 0.500 ac, 96.00% Impervious, Inflow Depth > 4.16" for 10 year storm event
Inflow = 2.02 cfs @ 12.14 hrs, Volume= 0.173 af
Outflow = 0.20 cfs @ 11.35 hrs, Volume= 0.173 af, Atten= 90%, Lag= 0.0 min
Discarded = 0.20 cfs @ 11.35 hrs, Volume= 0.173 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 5.71' @ 13.04 hrs Surf.Area= 0 sf Storage= 2,878 cf

Plug-Flow detention time= 109.2 min calculated for 0.173 af (100% of inflow)
Center-of-Mass det. time= 108.8 min (850.5 - 741.7)

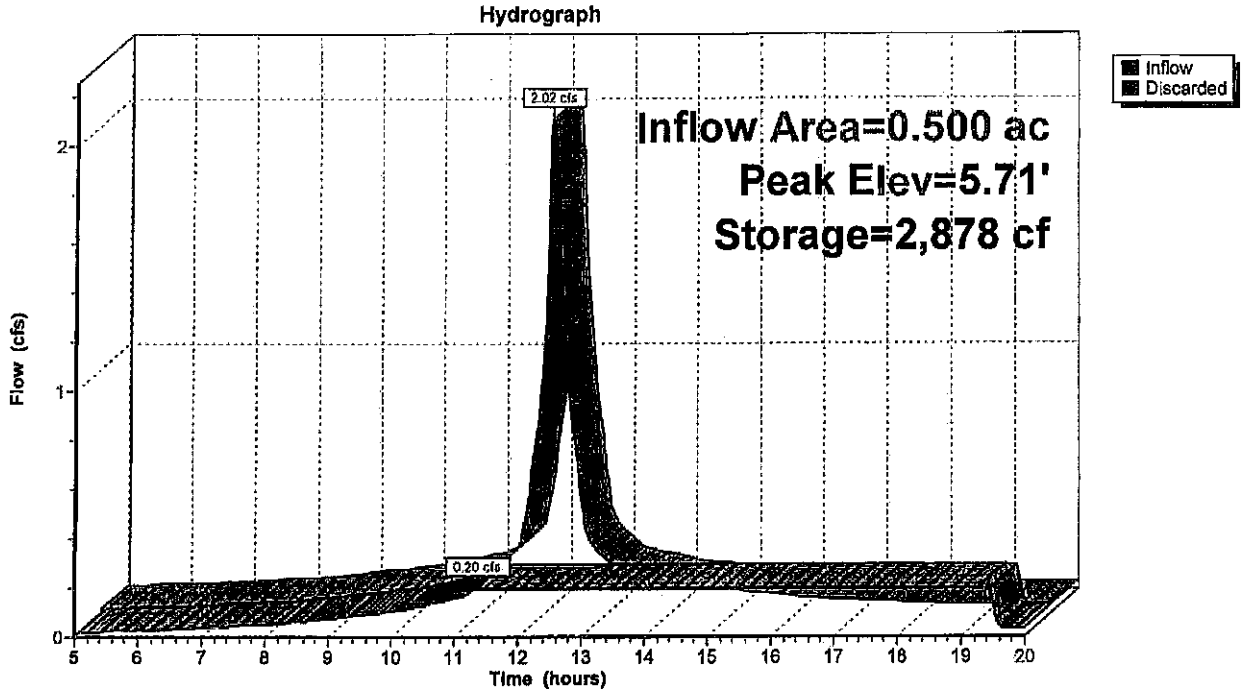
Volume	Invert	Avail.Storage	Storage Description
#1	2.70'	3,027 cf	**67** Listed below

Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
2.70	0	0
3.20	460	460
3.70	541	1,001
4.20	534	1,535
4.70	526	2,061
5.37	506	2,567
5.87	460	3,027

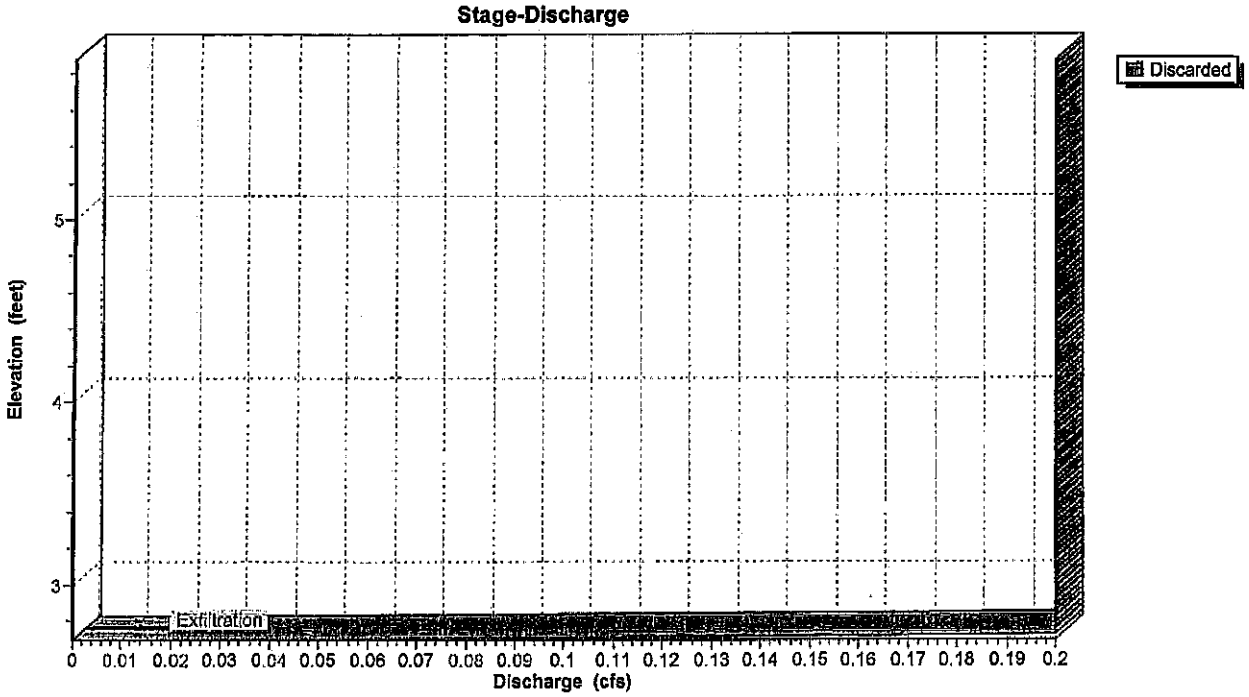
Device	Routing	Invert	Outlet Devices
#1	Discarded	2.70'	**0.20 cfs Exfiltration at all elevations**

Discarded OutFlow Max=0.20 cfs @ 11.35 hrs HW=2.73' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.20 cfs)

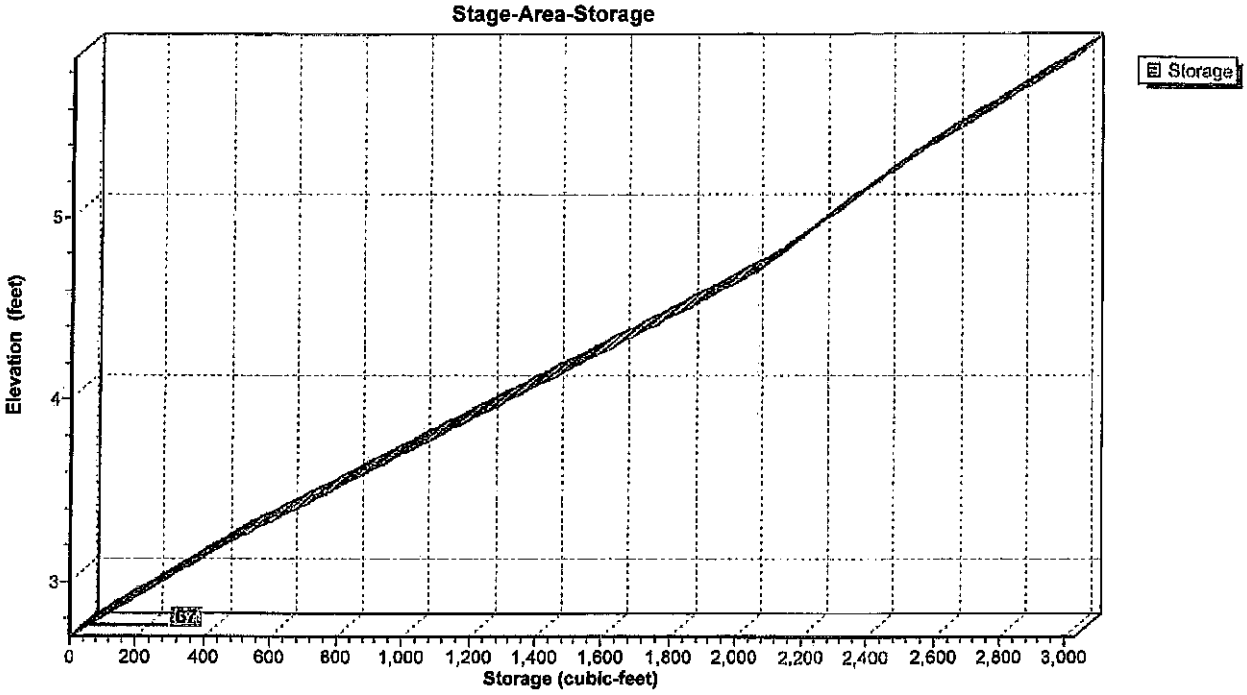
Pond R-3: Recharge #3



Pond R-3: Recharge #3



Pond R-3: Recharge #3



Summary for Pond R-4: Recharge #4

Inflow Area = 0.450 ac, 55.56% Impervious, Inflow Depth > 2.79" for 10 year storm event
Inflow = 1.14 cfs @ 12.15 hrs, Volume= 0.104 af
Outflow = 0.10 cfs @ 11.45 hrs, Volume= 0.088 af, Atten= 91%, Lag= 0.0 min
Discarded = 0.10 cfs @ 11.45 hrs, Volume= 0.088 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 6.50' @ 13.78 hrs Surf.Area= 0 sf Storage= 1,918 cf

Plug-Flow detention time= 154.1 min calculated for 0.088 af (84% of inflow)
Center-of-Mass det. time= 106.5 min (869.1 - 762.6)

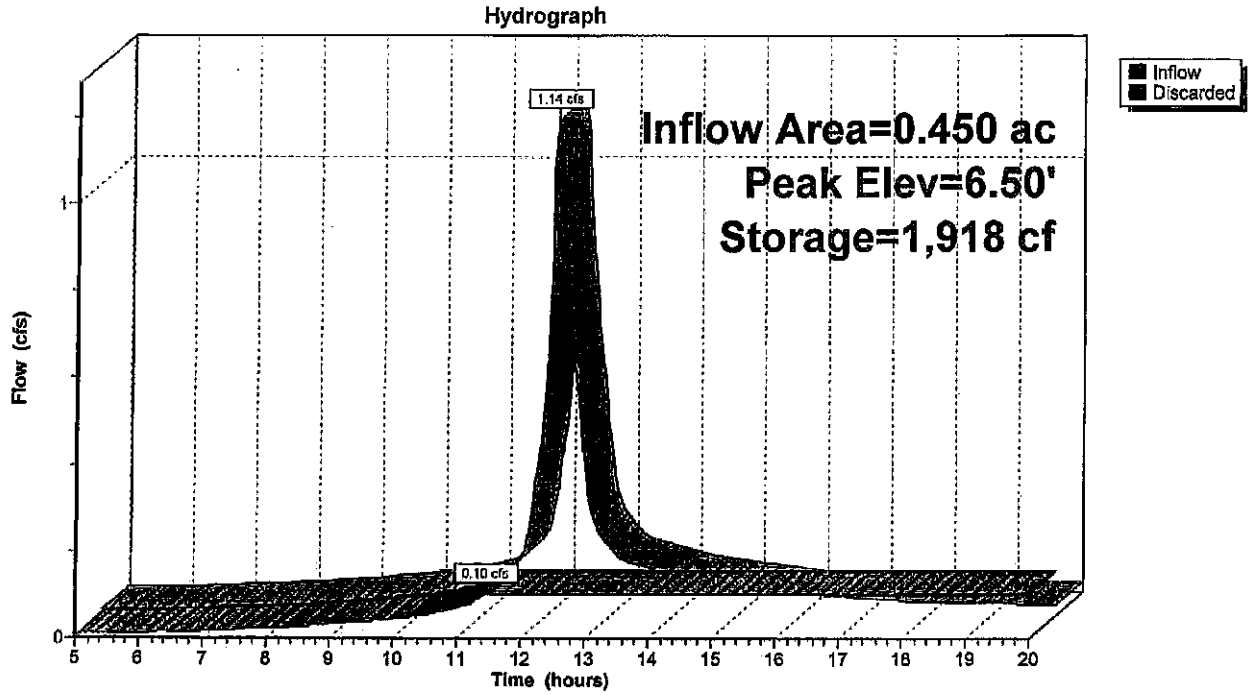
Volume	Invert	Avail.Storage	Storage Description
#1	3.10'	1,969 cf	**Custom Stage Data** Listed below

Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
3.10	0	0
3.60	272	272
4.10	319	591
4.60	321	912
5.10	315	1,227
5.77	395	1,622
6.27	272	1,894
7.00	75	1,969

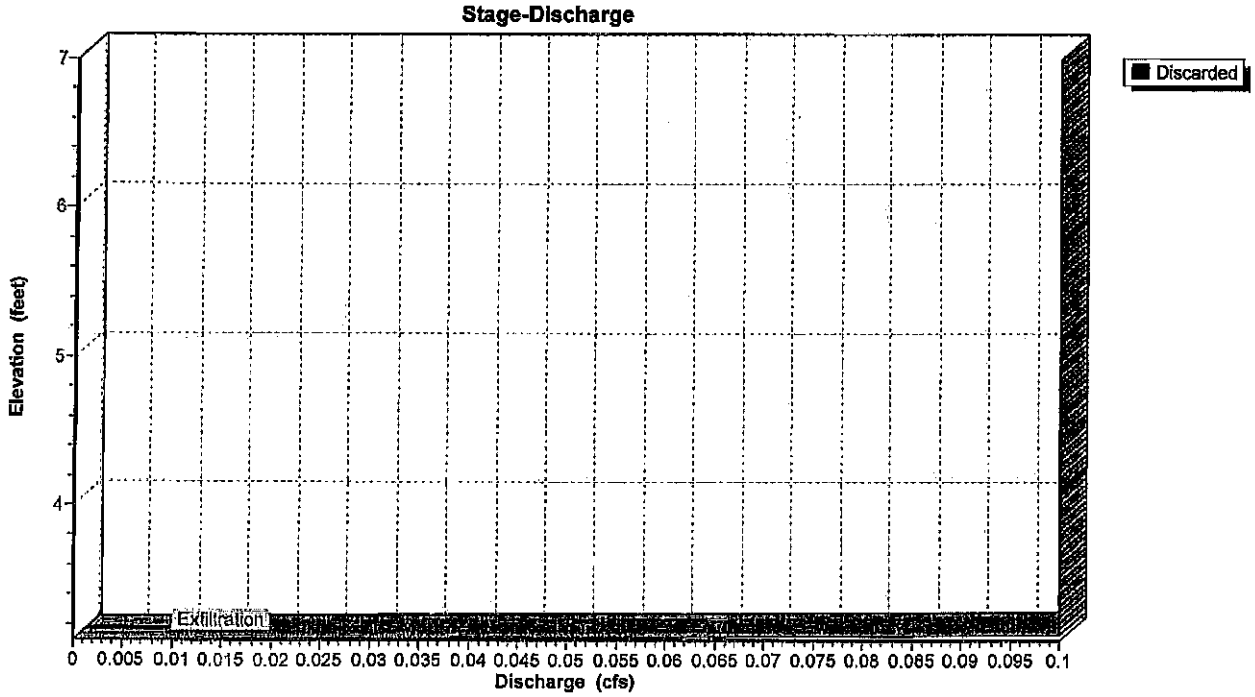
Device	Routing	Invert	Outlet Devices
#1	Discarded	3.10'	**0.10 cfs Exfiltration at all elevations**

Discarded OutFlow Max=0.10 cfs @ 11.45 hrs HW=3.14' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.10 cfs)

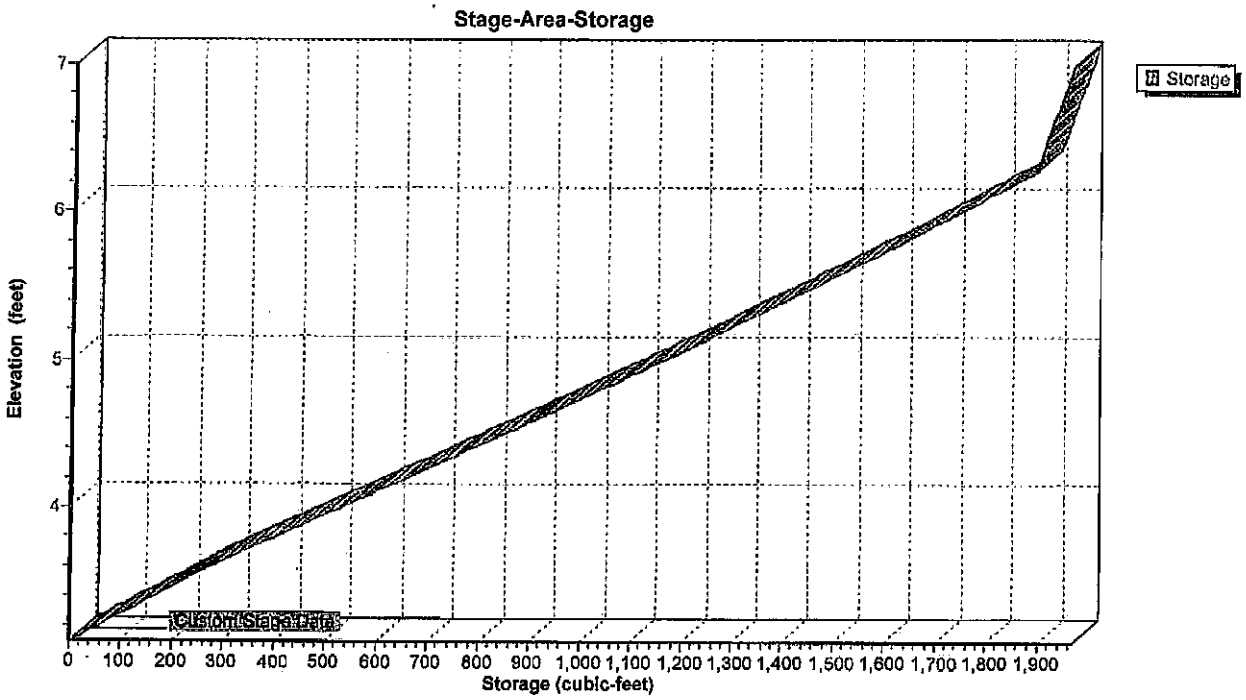
Pond R-4: Recharge #4



Pond R-4: Recharge #4



Pond R-4: Recharge #4



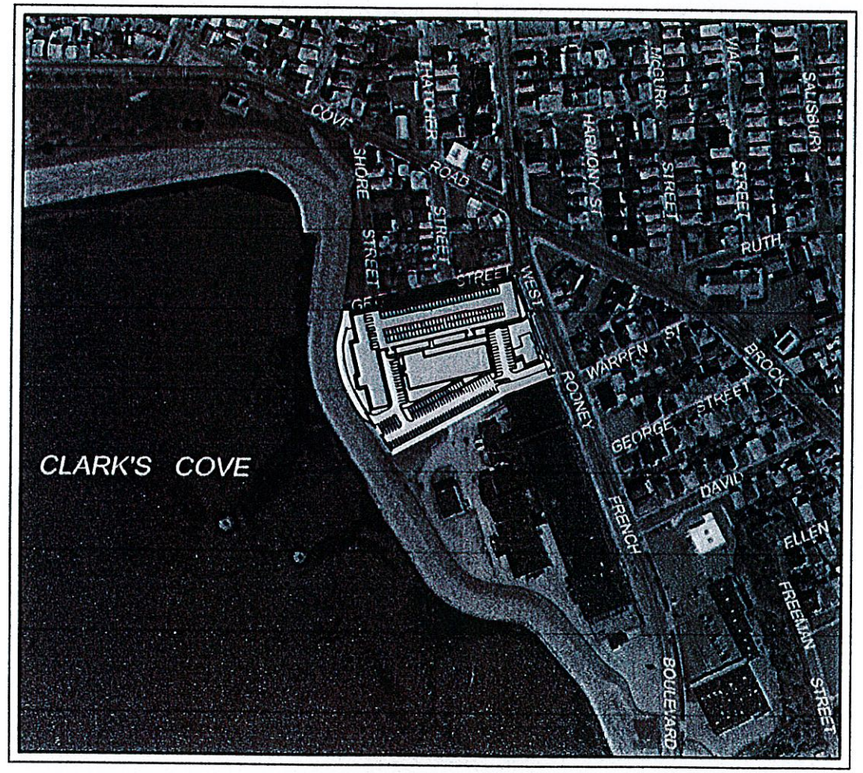
APARTMENTS ON THE COVE
89 - 93 WEST RODNEY FRENCH BOULEVARD
NEW BEDFORD, MASSACHUSETTS

SITE SUMMARY

ASSESSORS MAP 15 LOT LOT 151
ZONING DISTRICT: INDUSTRIAL B
EXISTING USE: INDUSTRIAL/COMMERCIAL
PROPOSED USE: RESIDENTIAL
DEED REFERENCE: BOOK 1481, PAGE 427

ZONING REQUIREMENTS TABLE

	REQUIRED	PROPOSED
LOT AREA	———	4.2 ACRES (100% UPLAND)
LOT FRONTAGE	0'	295.60' (W. RODNEY FRENCH BLVD.) 492.62' (GRIT STREET)
FRONT SETBACK (BLDG.) SIDE SETBACK (BLDG.) REAR SETBACK (BLDG.)	25' 25' 25'	5' (EXISTNG) 5'/50' (EXISTING) 5' (EXISTING)
FRONT SETBACK (PARKING) SIDE SETBACK (PARKING) REAR SETBACK (PARKING)	0' 0' 0'	67' 5' 5'
BUILDING HEIGHT	100'	65'±
LOT COVERAGE	50%	48%
GREEN SPACE	20%	18%
SCREENING BUFFERS	N/A	N/A
OFF STREET PARKING	390	238



LOCUS MAP
SCALE: 1"=200'±

PLAN INDEX

SHEET NO.	TITLE	DATE	REVISED
———	COVER SHEET	JANUARY 29, 2017	
1 OF 9	SITE LAYOUT	JANUARY 29, 2017	
2 OF 9	LOCUS PLAN	JANUARY 29, 2017	
3 OF 9	SITE GRADING & UTILITIES	JANUARY 29, 2017	
4 OF 9	LANDSCAPING PLAN	JANUARY 29, 2017	
5 OF 9	LIGHTING PLAN	JANUARY 29, 2017	
6 OF 9	EXISTING CONDITIONS	JANUARY 29, 2017	
7 OF 9	DEMOLITION PLAN	JANUARY 29, 2017	
8 OF 9	EROSION CONTROL PLAN	JANUARY 29, 2017	
9 OF 9	DETAIL SHEET	JANUARY 29, 2017	
———	FLOOR PLANS / ELEVATIONS	SEPTEMBER 1, 2016	

Case 03-17 and 04-17
02/10/2017

ATTACHMENT 9

OWNER / APPLICANT:
ERIKA REALTY TRUST
92 KILBURN STREET
NEW BEDFORD, MA 02740

DATE: JANUARY 29, 2017

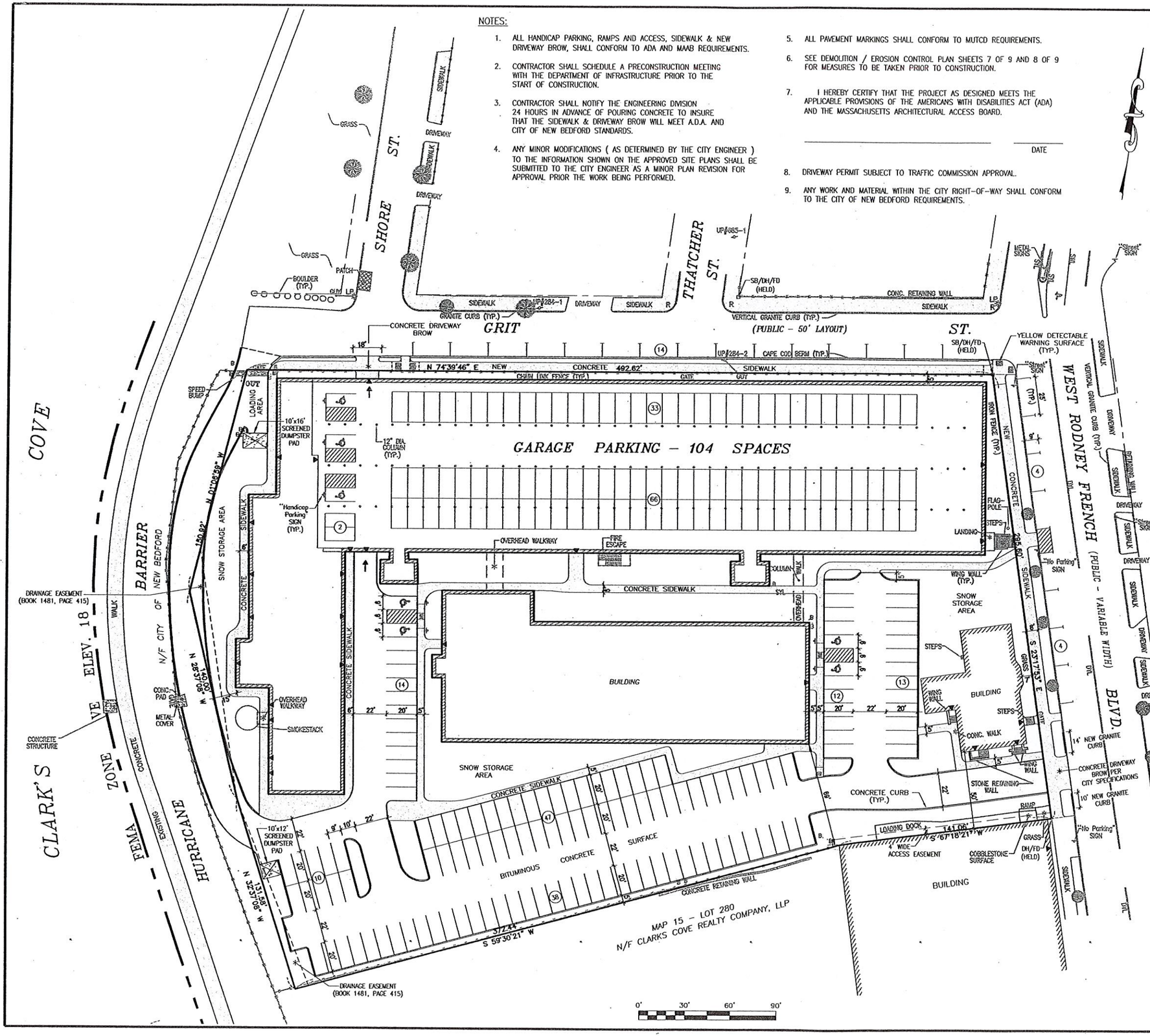
SITEC
Civil and Environmental Engineering
Land Use Planning
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM
ACAD NO. 16-6374 LOCUS PLAN.DWG

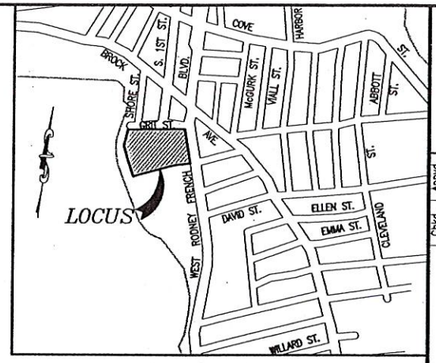
NOTES:

1. ALL HANDICAP PARKING, RAMPS AND ACCESS, SIDEWALK & NEW DRIVEWAY BROW, SHALL CONFORM TO ADA AND MAAB REQUIREMENTS.
2. CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE DEPARTMENT OF INFRASTRUCTURE PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 24 HOURS IN ADVANCE OF POURING CONCRETE TO INSURE THAT THE SIDEWALK & DRIVEWAY BROW WILL MEET A.D.A. AND CITY OF NEW BEDFORD STANDARDS.
4. 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 THE WORK BEING PERFORMED.
5. ALL PAVEMENT MARKINGS SHALL CONFORM TO MUTCD REQUIREMENTS.
6. SEE DEMOLITION / EROSION CONTROL PLAN SHEETS 7 OF 9 AND 8 OF 9 FOR MEASURES TO BE TAKEN PRIOR TO CONSTRUCTION.
7. I HEREBY CERTIFY THAT THE PROJECT AS DESIGNED MEETS THE APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD.

_____ DATE

8. DRIVEWAY PERMIT SUBJECT TO TRAFFIC COMMISSION APPROVAL.
9. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.





LOCUS MAP

SCALE: 1"=600'±

LEGEND

- PROPERTY LINE
- BUILDING ENTRANCE
- SYL — EXISTING SOLID YELLOW LINE
- SWL — EXISTING SOLID WHITE LINE
- DYL — EXISTING DOUBLE YELLOW LINE
- EXISTING STOCKADE FENCE
- EXISTING IRON FENCE
- EXISTING CHAIN LINK FENCE
- LP — EXISTING LIGHT POLE
- UP — EXISTING UTILITY POLE
- R — EXISTING HANDICAP RAMP
- B. — EXISTING BOLLARD
- EXISTING TREE
- EXISTING SHRUB
- (66) — PROPOSED NUMBER OF PARKING SPACES
- B. — PROPOSED BOLLARD

SITE SUMMARY

ASSESSORS MAP 15 - LOT 151

EXISTING USE: INDUSTRIAL/COMMERCIAL

PROPOSED USE: 195 APARTMENTS

APARTMENT MIX:

- *1 BEDROOM - 28 UNITS*
- *2 BEDROOM - 155 UNITS*
- *3 BEDROOM - 12 UNITS*

PARKING REQUIRED: 2 SPACES/UNIT x 195 UNITS = 390 SPACES

PARKING PROVIDED: 238 SPACES (ON SITE) 22 SPACES (ON SITE)

ADA PARKING REQUIRED: 7 SPACES

ADA PARKING PROVIDED: 7 SPACES (ALL VAN ACCESSIBLE)

LOADING SPACES REQUIRED: 1

LOADING SPACES PROVIDED: 1

FEMA ZONE AE ELEV. 9.0
ZONING DISTRICT: INDUSTRIAL B
PARCEL AREA = 4.2 ACRES

No.	Date	Revision Description	Appvd.
			Chkd. By

scale: 1"=30'
date: JANUARY 29, 2017
datum: NAD
checked: SDG
approved: SDG
sheet 1 of 9
drawing number: SL-1

project: MAP 15 LOT 151
WEST RODNEY FRENCH BOULEVARD
NEW BEDFORD, MASSACHUSETTS

client: ERIKA REALTY TRUST

drawing title: SITE LAYOUT

SITEC, Inc.
449 Faunce Corner Road
North Dartmouth, MA 02747
(508) 998-2135
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM

SITEC
Civil and Environmental Engineering
Land Use Planning

Acad No. NB 16-6374 SL.DWG

File No. 16-6374

0' 120' 240' 360'

SCALE: 1"=120'±

No.	Date	Revision Description	Chkd. by	Apprd. by

scale: 1"=120'±
date: JANUARY 29, 2017
drawn: NAD
checked: SDG
approved: SDG
sheet 2 of 9
drawing number LOCUS-1

SITEC
Civil and Environmental Engineering
Land Use Planning

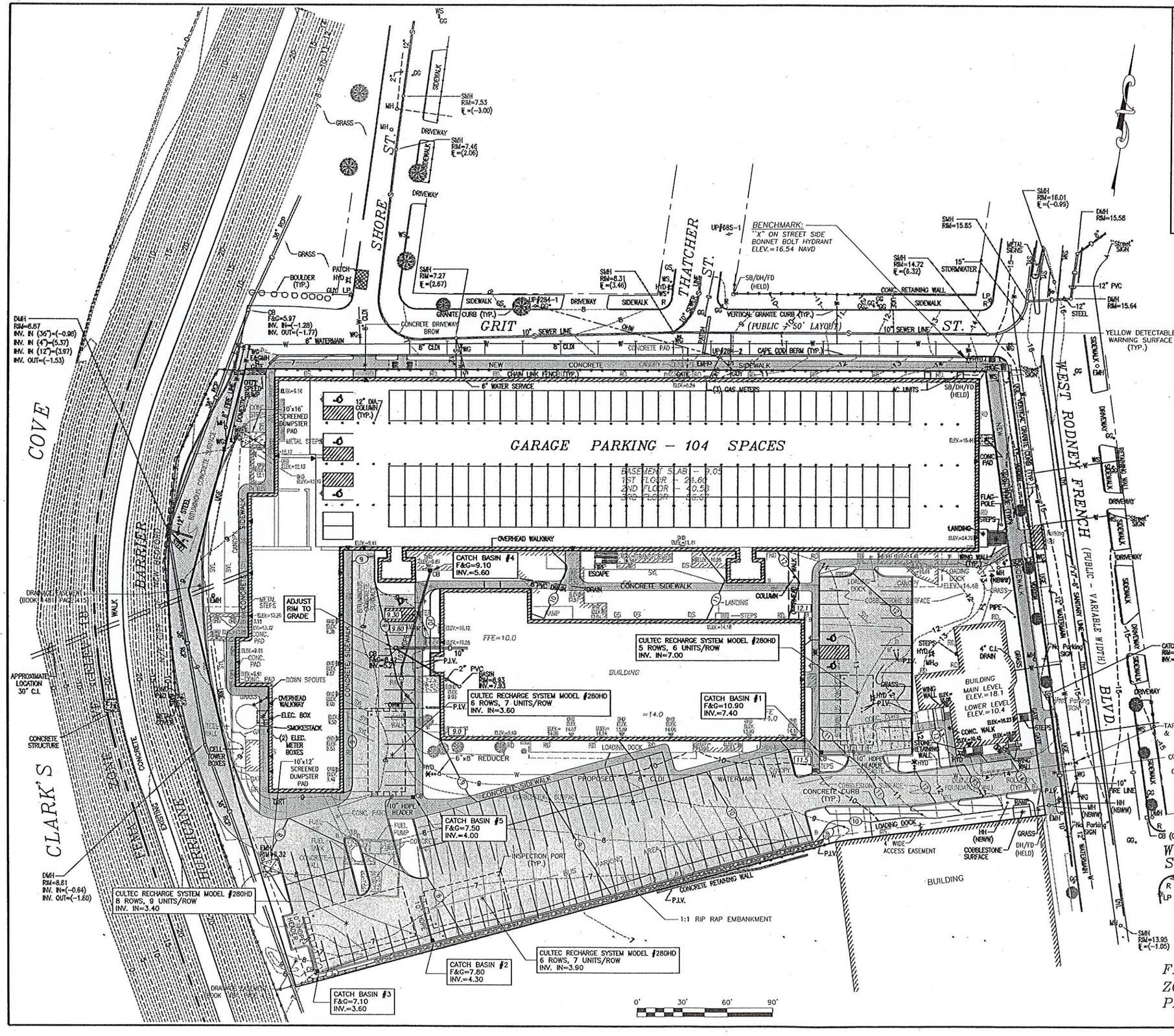
SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7534
WWW.SITEC-ENGINEERING.COM

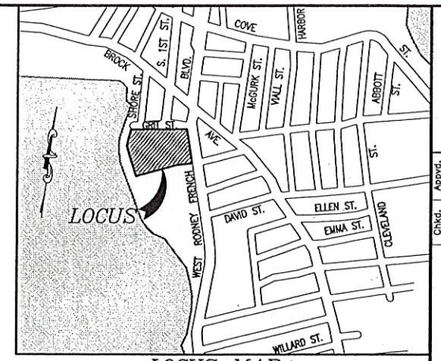
project: ASSESSORS MAP 15 – LOT 151
WEST RODNEY FRENCH BOULEVARD
NEW BEDFORD MASSACHUSETTS

client: ERIKA REALTY TRUST

drawing title: LOCUS PLAN

Acad No. NB 16-6374 LOCUS PLAN.DWG
File No. 16-6374





LOCUS MAP

SCALE: 1"=600'±

LEGEND

- PROPERTY LINE
- BUILDING ENTRANCE
- 12 EXISTING CONTOUR
- SYL EXISTING SOLID YELLOW LINE
- SWL EXISTING SOLID WHITE LINE
- DYL EXISTING DOUBLE YELLOW LINE
- EXISTING STOCKADE FENCE
- EXISTING IRON FENCE
- EXISTING CHAIN LINK FENCE
- OHW EXISTING OVERHEAD WIRES
- G EXISTING GAS MAIN
- W EXISTING WATERMAIN
- S EXISTING SEWER LINE
- D EXISTING DRAINAGE LINE
- UGE EXISTING UNDERGROUND ELECTRIC
- RD EXISTING ROOF DRAIN
- DS EXISTING DOWN SPOUT
- CB EXISTING CATCH BASIN
- RD EXISTING ROOF DRAIN
- DMH EXISTING DRAIN MANHOLE
- SMH EXISTING SEWER MANHOLE
- MH EXISTING MANHOLE
- EMH EXISTING ELECTRIC MANHOLE
- HYD EXISTING FIRE HYDRANT
- WG EXISTING WATER GATE VALVE
- WS EXISTING WATER SERVICE
- GG EXISTING GAS GATE VALVE
- GS EXISTING GAS SERVICE
- LP EXISTING LIGHT POLE
- UP EXISTING UTILITY POLE
- R EXISTING HANDICAP RAMP
- EXISTING BOLLARD
- EXISTING TREE
- EXISTING SHRUB
- P.I.V. EXISTING POST INDICATOR VALVE
- OHD EXISTING OVERHEAD DOOR
- 9.30 PROPOSED SPOT GRADE
- CB PROPOSED CATCH BASIN
- D PROPOSED DRAINAGE LINE
- W PROPOSED WATERMAIN
- HYD PROPOSED FIRE HYDRANT
- WG PROPOSED WATER GATE VALVE
- 11 PROPOSED CONTOUR
- PROPOSED BOLLARD

FEMA ZONE AE ELEV. 9.0
ZONING DISTRICT: INDUSTRIAL B
PARCEL AREA = 4.2 ACRES

No.	Revision Description	Date	Drwn. by	Chkd. by	Apprvd.

scale: 1"=30'
date: JANUARY 29, 2017
drawn: NAD
checked: SDG
approved: SDG
sheet 3 of 9
drawing number: GU-1

project: MAP 15 LOT 151
WEST RODNEY FRENCH BOULEVARD
NEW BEDFORD, MASSACHUSETTS

client: ERIKA REALTY TRUST

drawing title: GRADING & UTILITIES

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-1311
Fax (508) 998-7554
www.SITEC-ENGINEERING.COM

SITEC
Civil and Environmental Engineering
Land Use Planning

Acad No: NB 16-6374 GU.DWG
File No. 16-6374

PERENNIAL PLANTING

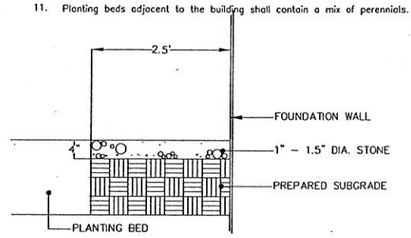
SHRUB PLANTING

NOT TO SCALE

PLANT LIST			
symbol	quantity	name	size
AR	25	ACER RUBRUM 'OCTOBER GLORY'	2" - 2.5" cal.
		October Glory Red Maple	B&B
BN	7	BETULA NIGRA 'BANTIF'	2" - 2.5" cal.
		Dura Heat River Birch	B&B, speciman, clump
CB	16	CARPINUS BETULUS 'FRANS FONTAINE'	7' - 8'
		Frans Fontaine Columnar Hornbeam	B&B
CP	3	CHAMAECYPARIS PISIFERA FILIFERA 'AUREA'	3 gallon container
		Gold Mop Cypress	
CM	6	CORNUS KOUSA 'MILKY WAY'	7' - 8'
		Milky Way Kousa Dogwood	B&B
CK	4	CORNUS KOUSA 'SATOMI'	7' - 8'
		Satomi Kousa Dogwood	B&B
CS	17	CORNUS SANGUINA 'MIDWINTER FIRE'	3 gallon container
		Midwinter Fire Bloodtwig Dogwood	
GR	18	GERANIUM 'ROZEANNE'	1 gallon container
		Rozeanne Geranium	space 24" apart
HM	11	HYDRANGEA MACROPHYLLA 'BLUSHING BRIDE'	3 gallon container
		Blushing Bride Endless Summer Hydrangea	
IV	77	ITEA VIRGINICA 'LITTLE HENRY'	3 gallon container
		Little Henry Virginia Sweetspire	
JC	44	JUNIPERUS CHINENSIS PFITZERIANA 'COMAPCTA'	3 gallon container
		Compact Pfitzer Juniper	
PJ	14	PIERIS JAPONICA 'MT. FIRE'	3 gallon container
		Mt. Fire Pieris	
PC	13	PYRUS CALLYERNA 'CHANTICLEER'	2" 2.5" cal.
		Chanticleer Pear	B&B
RB	26	RHODODENDRON 'BOULE DE NEIGE'	3 gallon container
		Boule de Neige Rhododendron	

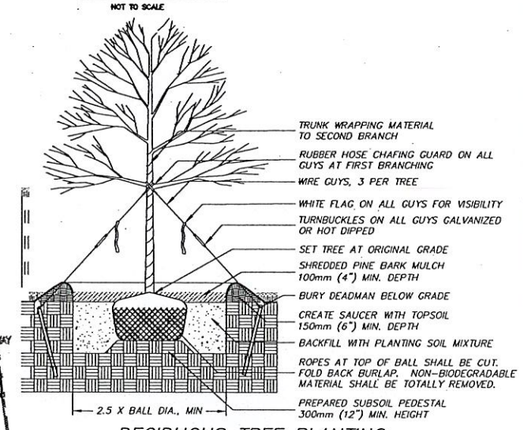
PLANTING NOTES

1. All new lawn areas shall receive a minimum of 6 inches topsoil of the proper pH and organic content suitable for the healthy growth of lawns. These areas shall be seeded with a fine blade lawn grass seed.
2. All tree and shrub pits shall be at least 2 feet wider and 1 foot deeper than the tree or shrub root ball to be planted in it. Backfill shall be high quality loam of the proper pH and organic content suitable for the healthy growth of plant materials.
3. All areas to be mulched shall receive 4 inches minimum 100 % shredded bark mulch within 48 hours of planting. Unless otherwise noted in planting details.
4. All plants shall be nursery grown and conform to the latest edition of "ANSI Z60.1, American Standard for Nursery Stock."
5. Plants shall conform to the botanical name as indicated in the latest edition of "American Joint Committee of Horticultural Nomenclature, Standardized Plant Names."
6. Plants shall be handled at all times in accordance with the best horticultural practices. Plants in-leaf shall be sprayed with anti-desiccant before digging. Plants shall be dug with firm natural balls and shall conform to the ratios and sizes specified in ANSI Z60.1. B & B plants shall be wrapped in burlap and tied firmly. Plant materials shall be delivered immediately prior to placement, shall be kept moist and shall be protected from sun and wind. Plants having broken or cracked balls prior to or during planting will not be accepted.
7. All trunks of deciduous trees shall be wrapped immediately after planting with tree wrap. Wrap shall be wound spirally, from the bottom of the trunk to the second branches. All trees shall be staked or guyed immediately after planting in accordance with best horticultural practices.
8. The periods for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
9. All disturbed areas shall be loomed and seeded as directed in note #1 above.
10. All locations of existing utilities may not be shown on this plan. See other plan sheets for utility locations. Contractor shall be solely responsible for determining actual locations of existing utilities. Utility conflicts may require adjustments to proposed construction. Contractor shall be responsible for repair of any utilities damaged during construction.
11. Planting beds adjacent to the building shall contain a mix of perennials.



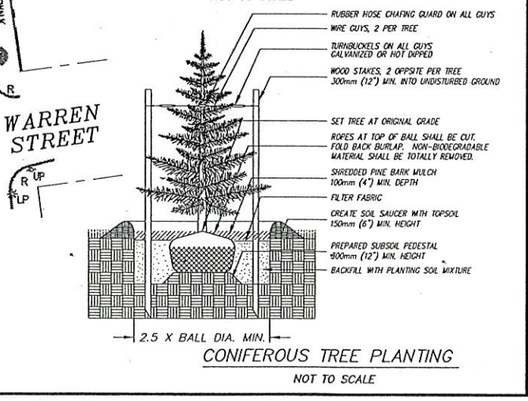
GRAVEL STRIP

NOT TO SCALE



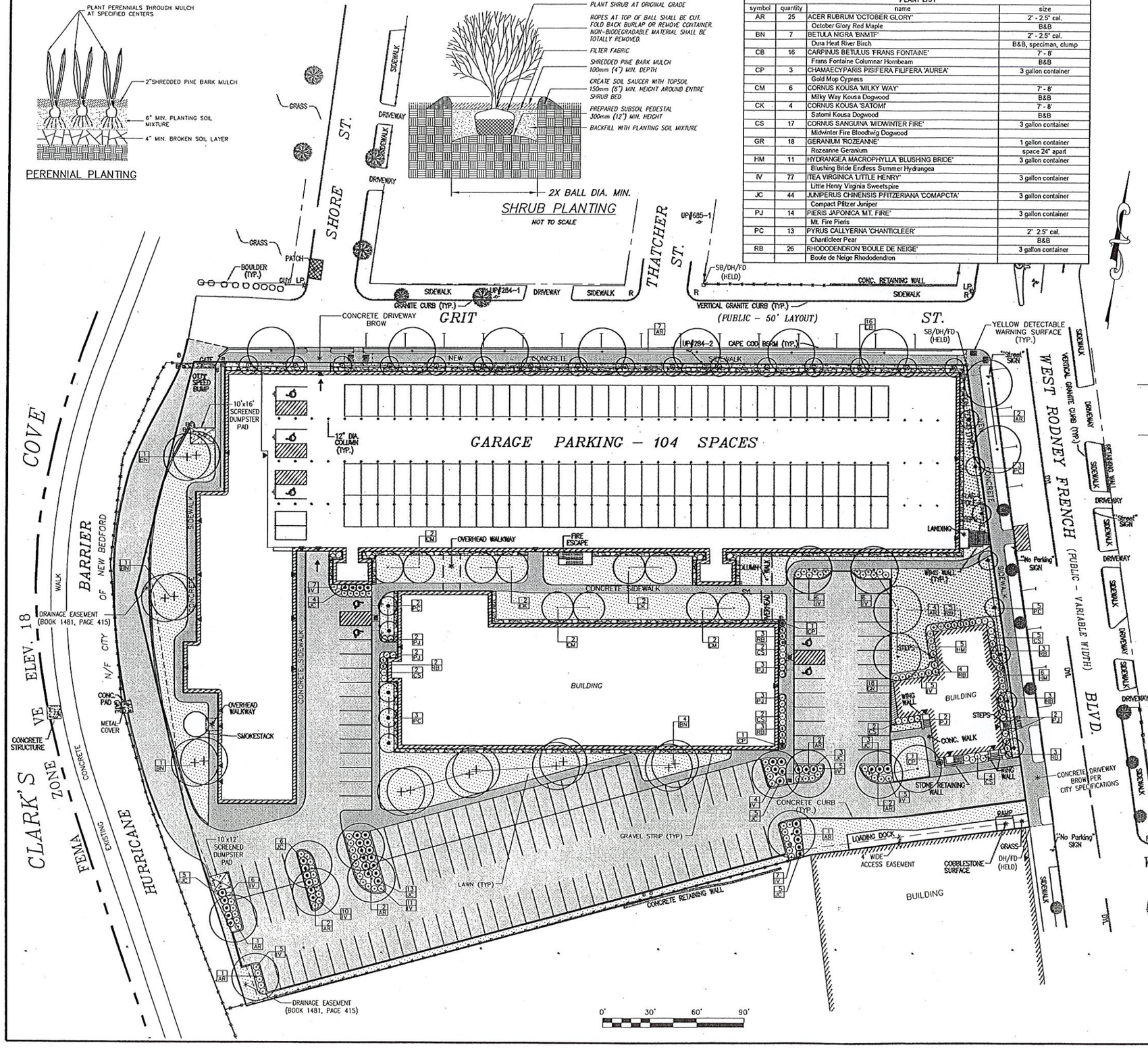
DECIDUOUS TREE PLANTING

NOT TO SCALE



CONIFEROUS TREE PLANTING

NOT TO SCALE



SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-2135
(FAX) (508) 998-3554
www.SITEC-ENGINEERING.COM

SITEC
Civil and Environmental Engineering
Land Use Planning

scale:	1"=30'
date:	JANUARY 29, 2017
drawn:	NAD
checked:	SDG
approved:	SDG
sheet number	4 of 9
drawing number	LP-1

project: MAP 15 LOT 151
WEST RODNEY FRENCH BOULEVARD
NEW BEDFORD, MASSACHUSETTS

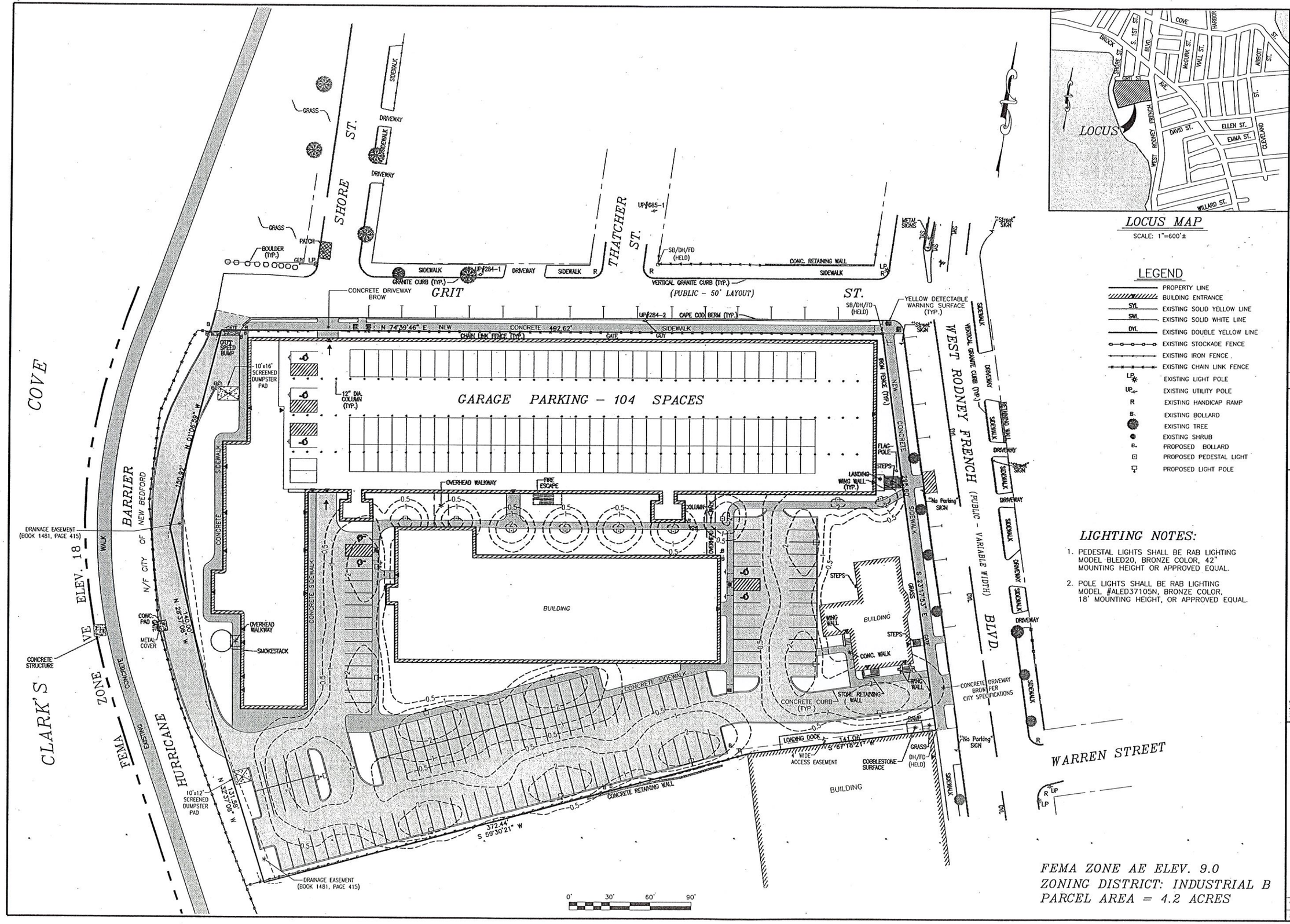
client: ERIKA REALTY TRUST

drawing title: LANDSCAPING PLAN

No.	Date	Revision Description	Chkd. by:	Apprvd:

Acad No: NB 16-6374 LP.DWG

File No. 16-6374



LOCUS MAP

SCALE: 1"=600'±

LEGEND

- PROPERTY LINE
- BUILDING ENTRANCE
- SYL — EXISTING SOLID YELLOW LINE
- SWL — EXISTING SOLID WHITE LINE
- DYL — EXISTING DOUBLE YELLOW LINE
- EXISTING STOCKADE FENCE
- EXISTING IRON FENCE
- EXISTING CHAIN LINK FENCE
- LP — EXISTING LIGHT POLE
- UP — EXISTING UTILITY POLE
- R — EXISTING HANDICAP RAMP
- B — EXISTING BOLLARD
- EXISTING TREE
- EXISTING SHRUB
- B — PROPOSED BOLLARD
- PROPOSED PEDESTAL LIGHT
- PROPOSED LIGHT POLE

LIGHTING NOTES:

1. PEDESTAL LIGHTS SHALL BE RAB LIGHTING MODEL BLED20, BRONZE COLOR, 42" MOUNTING HEIGHT OR APPROVED EQUAL.
2. POLE LIGHTS SHALL BE RAB LIGHTING MODEL #ALED37105N, BRONZE COLOR, 18' MOUNTING HEIGHT, OR APPROVED EQUAL.

FEMA ZONE AE ELEV. 9.0
ZONING DISTRICT: INDUSTRIAL B
PARCEL AREA = 4.2 ACRES

No.	Revision Description	Date	Chkd. by	Apprvd. by

scale: 1"=30'
date: JANUARY 29, 2017
drawn: NAD
checked: SDG
approved: SDG
sheet 5 of 9
drawing number: LGHT-1

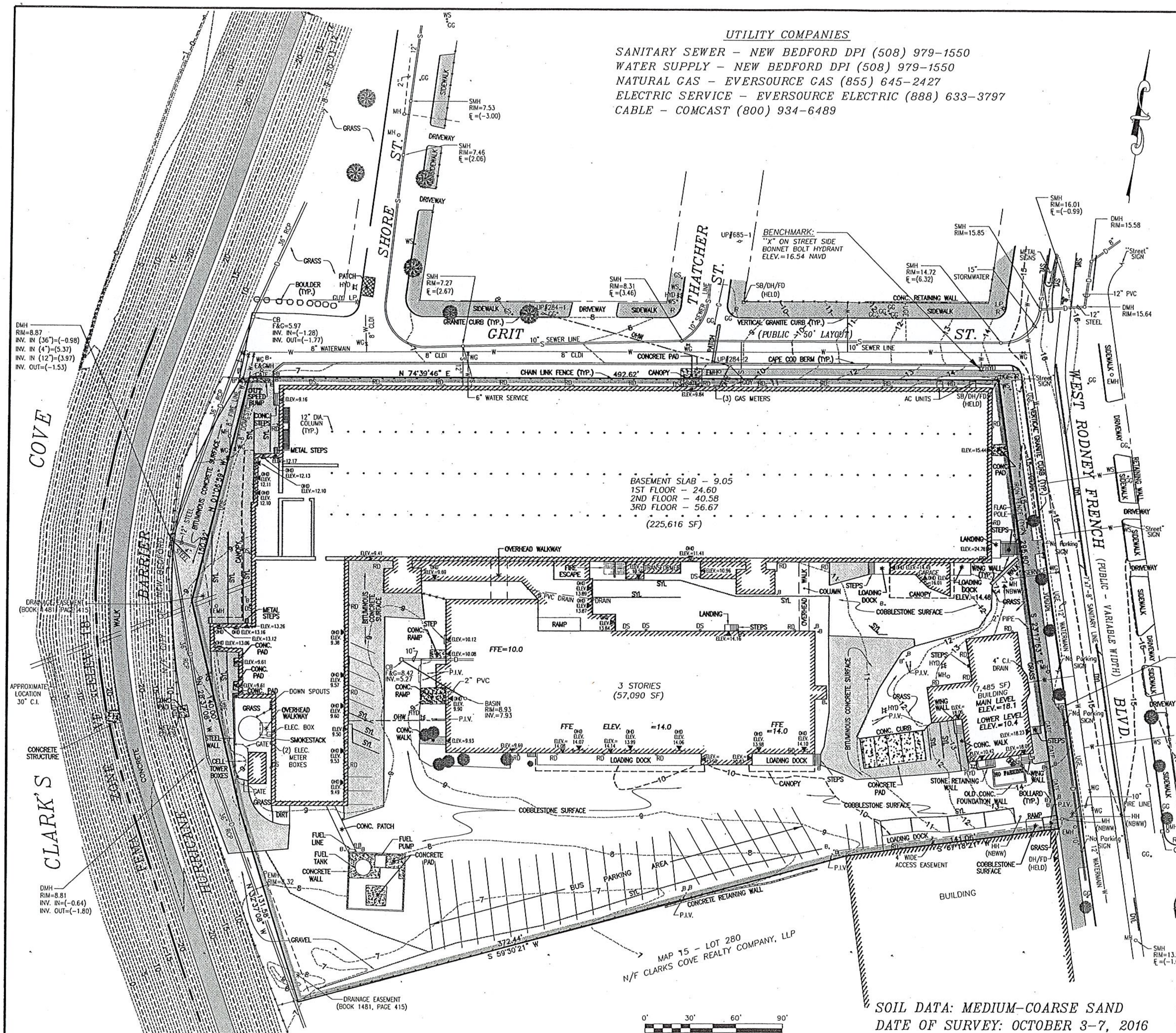
project: MAP 15 LOT 151
WEST RODNEY FRENCH BOULEVARD
NEW BEDFORD, MASSACHUSETTS

client: ERIKA REALTY TRUST

drawing title: LIGHTING PLAN

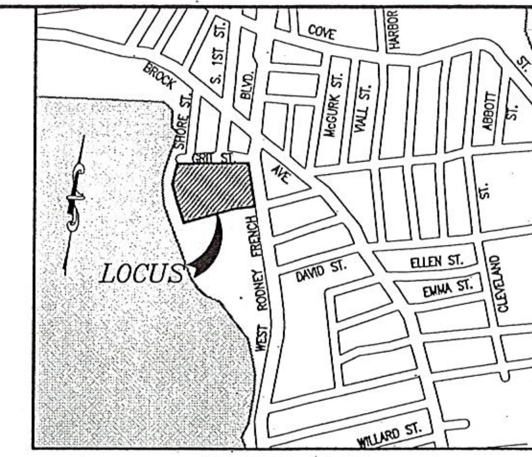
SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-7515
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM
SITEC
Civil and Environmental Engineering
Land Use Planning

Acad No. NB 16-6374 LIGHTING PLAN.DWG
File No. 16-6374



UTILITY COMPANIES

SANITARY SEWER – NEW BEDFORD DPI (508) 979–1550
WATER SUPPLY – NEW BEDFORD DPI (508) 979–1550
NATURAL GAS – EVERSOURCE GAS (855) 645–2427
ELECTRIC SERVICE – EVERSOURCE ELECTRIC (888) 633–3797
CABLE – COMCAST (800) 934–6489



LOCUS MAP

SCALE: 1"=600'±

LEGEND

Symbol	Description
	PROPERTY LINE
	BUILDING ENTRANCE
---12---	EXISTING CONTOUR
SYL	SOLID YELLOW LINE
SWL	SOLID WHITE LINE
DYL	DOUBLE YELLOW LINE
	STOCKADE FENCE
	IRON FENCE
	CHAIN LINK FENCE
OHW	OVERHEAD WIRES
G	GAS MAIN
W	WATERMAIN
S	SEWER LINE
D	DRAINAGE LINE
UGE	UNDERGROUND ELECTRIC
RD	ROOF DRAIN
DS	DOWN SPOUT
CB	CATCH BASIN
RD	ROOF DRAIN
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
MH	MANHOLE
EMH	ELECTRIC MANHOLE
HYD	FIRE HYDRANT
WG	WATER GATE VALVE
WS	WATER SERVICE
GG	GAS GATE VALVE
GS	GAS SERVICE
LP	LIGHT POLE
UP	UTILITY POLE
R	HANDICAP RAMP
B	BOLLARD
	TREE
	SHRUB
P.I.V.	POST INDICATOR VALVE
OHD	OVERHEAD DOOR

SOIL DATA: MEDIUM–COARSE SAND
DATE OF SURVEY: OCTOBER 3–7, 2016

FEMA ZONE AE ELEV. 9.0
ZONING DISTRICT: INDUSTRIAL B
PARCEL AREA = 4.2 ACRES

No.	Date	Revision Description	Chkd. by	Appvd. by

scale: 1"=30'
date: JANUARY 29, 2017
drawn: NAD
checked: SDG
approved: SDG
sheet 6 of 9
drawing number: EC–1

project: MAP 15 LOT 151
WEST RODNEY FRENCH BOULEVARD
NEW BEDFORD, MASSACHUSETTS

client: ERIKA REALTY TRUST

drawing title: EXISTING CONDITIONS

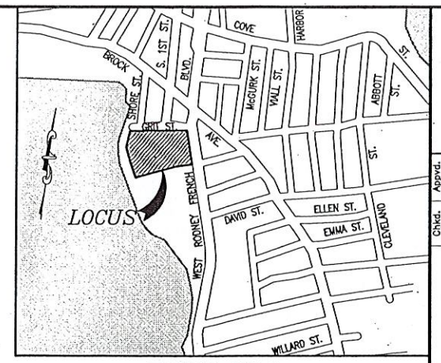
SITEC
Civil and Environmental Engineering
Land Use Planning
SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998–2125
FAX (508) 998–7554
WWW.SITEC-ENGINEERING.COM

Acad No. NB 16–6374 EC.DWG
File No. 16–6374

NOTES:

1. DEMOLITION SHALL BE LIMITED TO THE AREA OUTLINED.
2. CONTRACTOR SHALL PROTECT ABUTTING AREAS FROM DAMAGE. DAMAGE OF ABUTTING AREAS SHALL BE REPAIRED AT THEW CONTRACTORS EXPENSE.
3. ALL DEMOLITION MATERIALS SHALL BE LEGALLY DISPOSEE OF OFFSITE.
4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO INITIAL DEMOLITION.
5. CONTRACTOR SHALL HAVE WATER AVAILABLE FOR DUST CONTROL OR AN APPROVED DUST CONTROL AGENT.
6. MATERIAL STOCKPILE AREAS SHLL BE AS NOTED ON SHEET 8 OF 9.

BENCHMARK:
"X" ON STREET SIDE
BONNET BOLT HYDRANT
ELEV.=16.54 NAVD



LOCUS MAP

SCALE: 1"=600'±

LEGEND

- PROPERTY LINE
- BUILDING ENTRANCE
- 12 EXISTING CONTOUR
- SYL EXISTING SOLID YELLOW LINE
- SWL EXISTING SOLID WHITE LINE
- DYL EXISTING DOUBLE YELLOW LINE
- EXISTING STOCKADE FENCE
- EXISTING IRON FENCE
- EXISTING CHAIN LINK FENCE
- OHW EXISTING OVERHEAD WIRES
- G EXISTING GAS MAIN
- W EXISTING WATERMAIN
- S EXISTING SEWER LINE
- D EXISTING DRAINAGE LINE
- UGE EXISTING UNDERGROUND ELECTRIC
- RD EXISTING ROOF DRAIN
- DS EXISTING DOWN SPOUT
- CB EXISTING CATCH BASIN
- DMH EXISTING DRAIN MANHOLE
- SMH EXISTING SEWER MANHOLE
- MH EXISTING MANHOLE
- EMH EXISTING ELECTRIC MANHOLE
- HYD EXISTING FIRE HYDRANT
- WG EXISTING WATER GATE VALVE
- WS EXISTING WATER SERVICE
- GG EXISTING GAS GATE VALVE
- GS EXISTING GAS SERVICE
- LP EXISTING LIGHT POLE
- UP EXISTING UTILITY POLE
- R EXISTING HANDICAP RAMP
- B EXISTING BOLLARD
- EXISTING TREE
- EXISTING SHRUB
- P.I.V. EXISTING POST INDICATOR VALVE
- OHD EXISTING OVERHEAD DOOR

FEMA ZONE AE ELEV. 9.0
ZONING DISTRICT: INDUSTRIAL B
PARCEL AREA = 4.2 ACRES

0' 30' 60' 90'

No.	Revision Description	Date	Chkd. by	Appvd.

scale: 1"=30'
date: JANUARY 29, 2017
drawn: NAD
checked: SDG
approved: SDG
sheet 7 of 9
drawing number: DEMO-1

project: MAP 15 LOT 151
WEST RODNEY FRENCH BOULEVARD
NEW BEDFORD, MASSACHUSETTS

client: ERIKA REALTY TRUST

drawing title: DEMOLITION PLAN

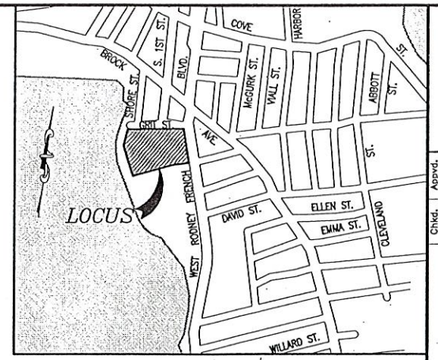
SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7554
www.SITEC-ENGINEERING.com

SITEC
Civil and Environmental Engineering
Land Use Planning

Acad No. NB 16-6374
DEMOLITION PLAN.DWG
File No. 16-6374

NOTES:

1. ALL BMP EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION OR ANY SITE WORK.
2. EROSION CONTROL BMP'S SHALL CONFORM TO THE US EPA, NPDES, MA DEP AND MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS.
3. CONTRACTOR SHALL HAVE WATER AVAILABLE FOR DUST CONTROL OR, AS AN ALTERNATIVE, AN APPROVED DUST CONTROL AGENT CAN BE UTILIZED.
4. MATERIAL STOCKPILE SHALL BE AS NOTED. SAFETY FENCING SHALL BE USED AROUND STOCKPILES THAT EXCEED 10' IN HEIGHT.
5. SILT FENCE SHALL BE SET ON DOWNGRADIENT EDGE OF ANY STOCKPILE.



LOCUS MAP

SCALE: 1"=600'±

LEGEND

- PROPERTY LINE
- BUILDING ENTRANCE
- 12 — EXISTING CONTOUR
- SYL — EXISTING SOLID YELLOW LINE
- SWL — EXISTING SOLID WHITE LINE
- DYL — EXISTING DOUBLE YELLOW LINE
- STOCKADE FENCE
- IRON FENCE
- CHAIN LINK FENCE
- OHW — OVERHEAD WIRES
- G — EXISTING GAS MAIN
- W — EXISTING WATERMAIN
- S — EXISTING SEWER LINE
- D — EXISTING DRAINAGE LINE
- UGE — EXISTING UNDERGROUND ELECTRIC
- RD. — EXISTING ROOF DRAIN
- DS. — EXISTING DOWN SPOUT
- CB — EXISTING CATCH BASIN
- DMH — EXISTING DRAIN MANHOLE
- SMH — EXISTING SEWER MANHOLE
- MH — EXISTING MANHOLE
- EMH — EXISTING ELECTRIC MANHOLE
- HYD — EXISTING FIRE HYDRANT
- WG — EXISTING WATER GATE VALVE
- WS — EXISTING WATER SERVICE
- GG — EXISTING GAS GATE VALVE
- GS — EXISTING GAS SERVICE
- LP — EXISTING LIGHT POLE
- UP — EXISTING UTILITY POLE
- R — EXISTING HANDICAP RAMP
- B — EXISTING BOLLARD
- EXISTING TREE
- EXISTING SHRUB
- P.I.V. — EXISTING POST INDICATOR VALVE
- OHD — EXISTING OVERHEAD DOOR

BENCHMARK: "X" ON STREET SIDE BONNET BOLT HYDRANT ELEV.=16.54 NAVD

BASEMENT SLAB – 9.05
1ST FLOOR – 24.60
2ND FLOOR – 40.58
3RD FLOOR – 56.67

FFE=10.0

FFE ELEV. =14.0

FFE =14.0

FEMA ZONE AE ELEV. 9.0
ZONING DISTRICT: INDUSTRIAL B
PARCEL AREA = 4.2 ACRES

0' 30' 60' 90'

No.	Date	Revision Description	Chkd. by	Appvd.

scale: 1"=30'
date: JANUARY 29, 2017
drawn: NAD
checked: SDG
approved: SDG
sheet 8 of 9
drawing number: EROSION-1

project: MAP 15 LOT 151
WEST RODNEY FRENCH BOULEVARD
NEW BEDFORD, MASSACHUSETTS

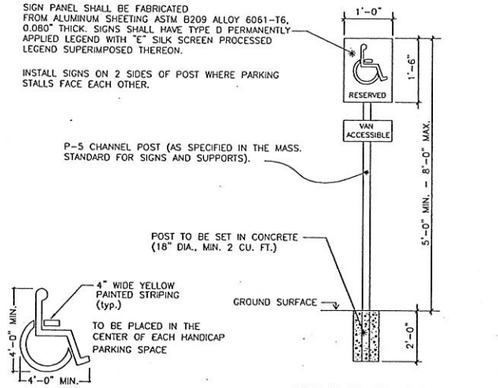
client: ERIKA REALTY TRUST

drawing title: EROSION CONTROL PLAN

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

SITEC
Civil and Environmental Engineering
Land Use Planning

Acad No. NB 16-6374
EROSION CONTROL PLAN.DWG
File No. 16-6374

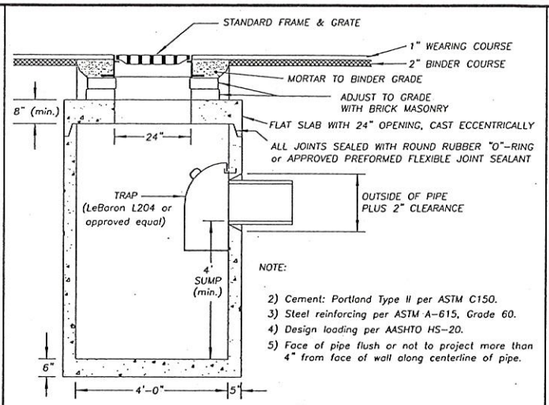


HANDICAP PARKING SPACE INDICATOR

NOT TO SCALE

HANDICAP PARKING SPACE SIGN

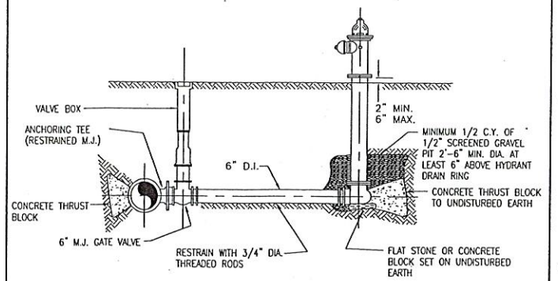
NOT TO SCALE



NOTE: CATCH BASIN SHALL BE FITTED WITH FLO GARD PLUS (SHALLOW) CATCH BASIN INSERT FILTER AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR APPROVED EQUAL.

PRECAST CONCRETE CATCH BASIN

NOT TO SCALE

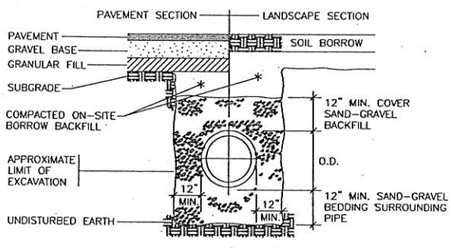


HYDRANT DETAIL

NOT TO SCALE

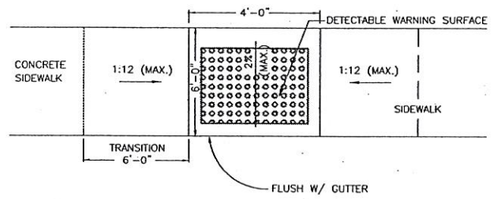
GENERAL NOTES:

1. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THESE PLANS ARE BASED ON FIELD AND RECORD INFORMATION AND, THEREFORE, MAY NOT COMPLETELY DEPICT ALL EXISTING UTILITIES.
3. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS ARE FOUND TO DIFFER WITH THESE DRAWINGS.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THE ABUTTING AREA AND UTILITIES IN THE CONSTRUCTION OF THIS SITE. REPAIR OF DAMAGED PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL CONSTRUCTION.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE CONSTRUCTION SPECIFICATIONS, LATEST REVISION.
7. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF NEW BEDFORD DPW STANDARDS.
8. THE PROPOSED CONCRETE SIDEWALK AND DRIVEWAY APRONS MUST MEET CURRENT A.D.A. AND CITY STANDARDS. THE PROPOSED DRIVEWAYS SHALL BE 6" CEMENT CONCRETE WITH 6"x6" GAUGE WIRE MESH.
9. ALL DRIVEWAY PERMITS ARE SUBJECT TO TRAFFIC COMMISSION APPROVAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 24 HOURS IN ADVANCE TO ENSURE THE PROPOSED SIDEWALK AND DRIVEWAY APRONS AND WHEELCHAIR RAMPS WILL MEET THE CURRENT A.D.A. AND CITY OF NEW BEDFORD STANDARDS.
10. PERMITS FOR DRAINAGE, WATER, SIDEWALKS AND DRIVEWAYS MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC INFRASTRUCTURE (DPI) ENGINEERING DIVISION BY OWNER.
11. ALL UTILITY WORK TO BE CONDUCTED PER DPI SPECIFICATION.
12. THE DEVELOPER AND SITE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE PRIOR TO START OF CONSTRUCTION.
13. UPON COMPLETION OF THE PROJECT, THE ENGINEER MUST SUBMIT AS-BUILT DRAWINGS IN CADD FORMAT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



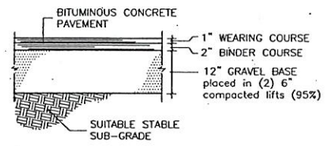
TYPICAL STORM DRAIN TRENCH SECTION

NOT TO SCALE



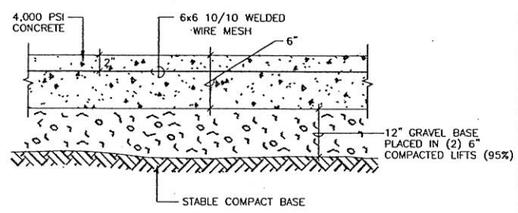
HANDICAP RAMP DETAIL

(NOT TO SCALE)



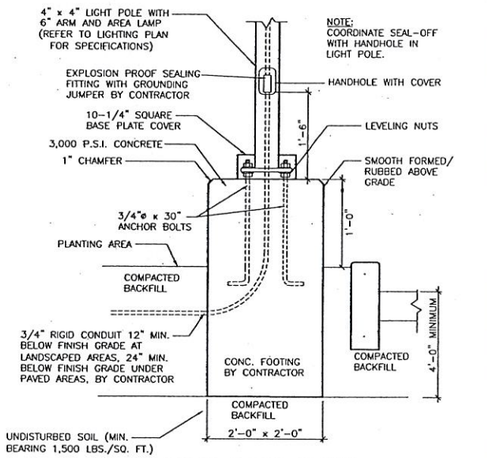
PAVING SECTION

NOT TO SCALE



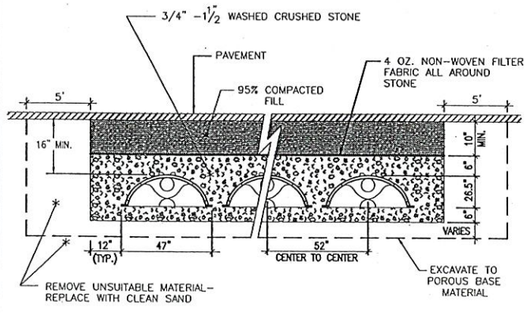
DUMPSTER PAD DETAIL

NOT TO SCALE



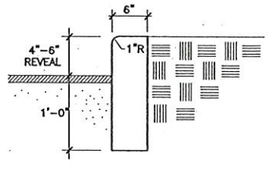
LIGHT POLE DETAIL

NOT TO SCALE



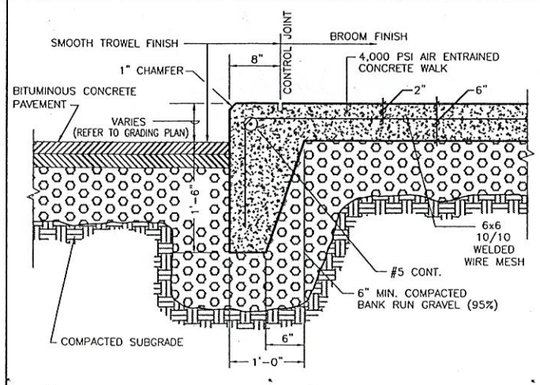
CULTEC CONTACTOR 330HD TYPICAL CROSS SECTION DETAIL RECHARGE CHAMBER SYSTEM

NOT TO SCALE



PRECAST CONCRETE CURB

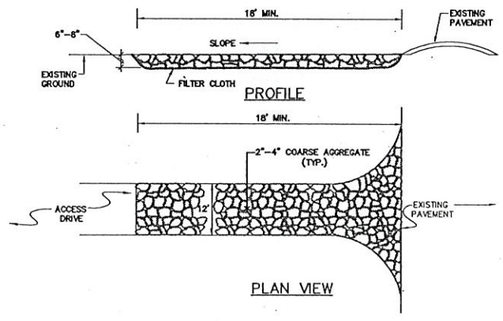
NOT TO SCALE



NOTE: PROVIDE CONTROL JOINT & EXPANSION AS REQUIRED FOR CONCRETE WALK.

TYPICAL CONCRETE WALK-CURB DETAIL

NOT TO SCALE



THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. INSTALL TOP DRESSING WITH ADDITIONAL STONE AS NECESSARY. TRAPPED SEDIMENT WILL BE CLEANED OUT AS NEEDED. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY WILL BE REMOVED PROMPTLY.

TEMPORARY CONSTRUCTION ENTRANCE/EXIT

N.T.S.

No.	Revision Description	Date	Chkd. by	Apprvd. by

scale: 1"=30'
date: JANUARY 29, 2017
drawn: NAD
checked: SDG
approved: SDG
sheet number: DS-1 of 9 sheets

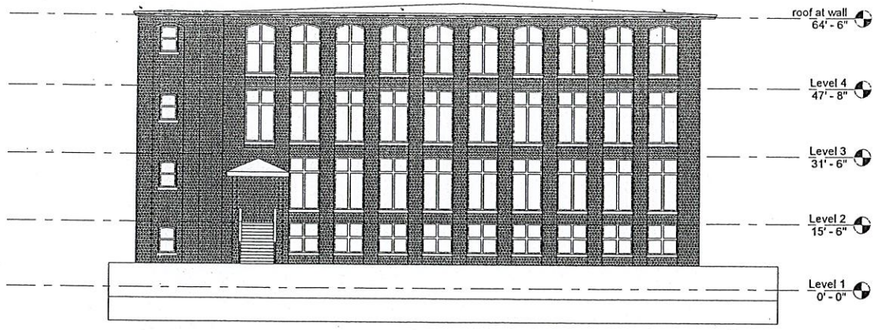
project: MAP 15 LOT 151
WEST RODNEY FRENCH BOULEVARD
NEW BEDFORD, MASSACHUSETTS

owner: ERIKA REALTY TRUST

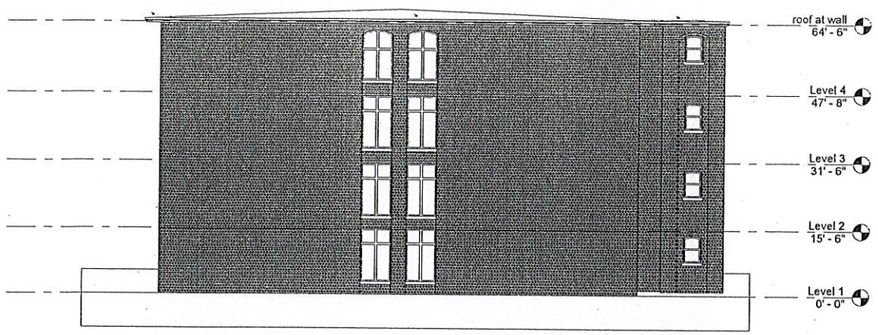
drawing title: DETAIL SHEET

SITEC, Inc.
417 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM
SITEC
Civil and Environmental Engineering
Land Use Planning

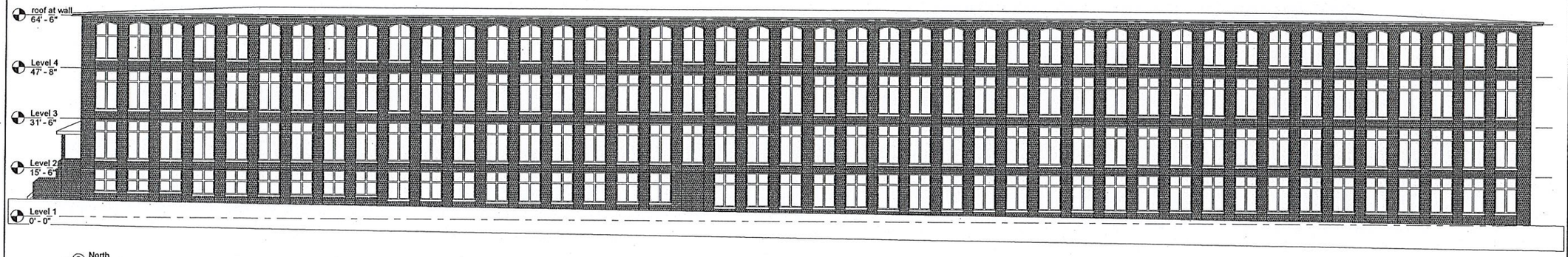
Acad No. NB 16-6374 DETAIL SHEET.DWG
File No. 16-6374



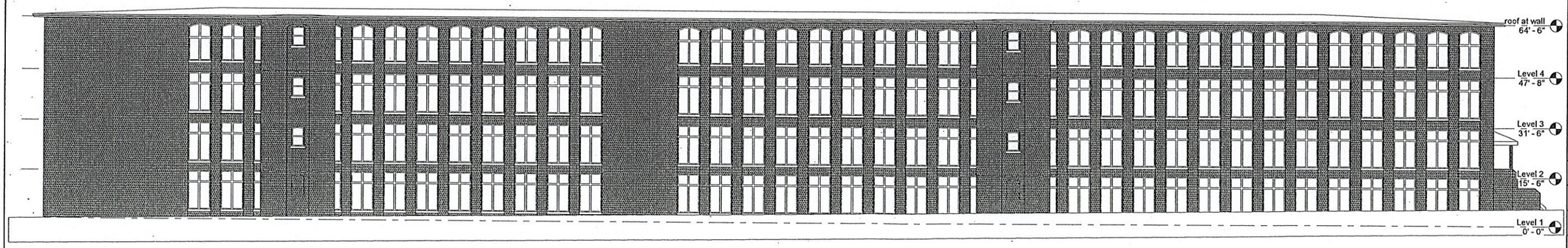
1 East
1/16" = 1'-0"



2 West
1/16" = 1'-0"



3 North
1/16" = 1'-0"



4 South
1/16" = 1'-0"

PROGRESS PRINT

89 W. Rodney, French BLVD New Bedford

89 W. Rodney, French BLVD New Bedford

TEL:
FAX:
www:

ganek architects inc

ARCHITECT:
ganek
architects inc
One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

CONSULTANT

DRAWING TITLE
Elevations

Revision Schedule

Number	Date	Revision Description

SCALE
1/16" = 1'-0"

DATE
11-29-2016

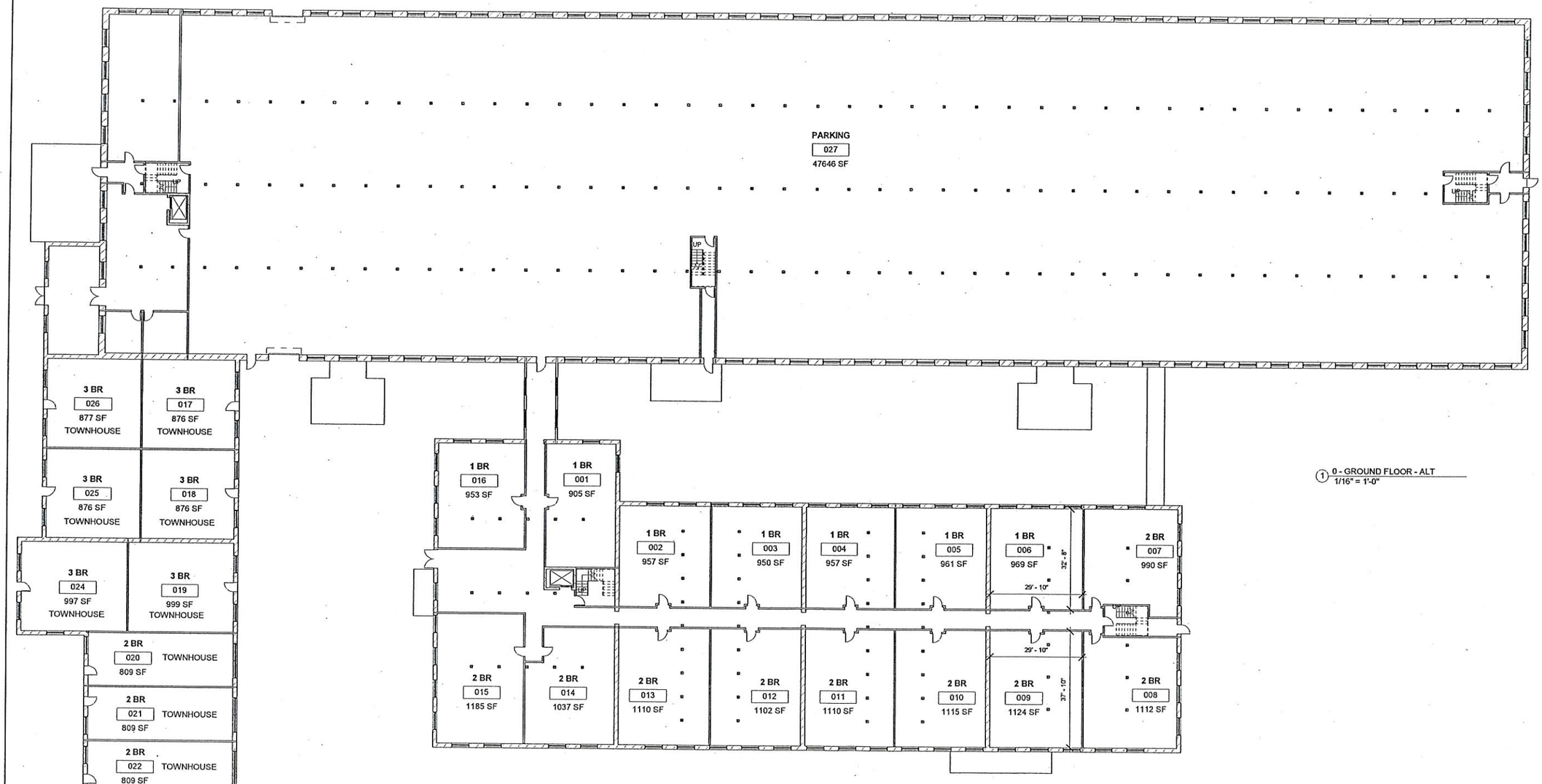
DRAWN BY	CHECKED BY
Author	Checker

PROJECT NUMBER
2056-16-89

DRAWING NUMBER

A101

Y:\2056-16 89 W. Rodney French Blvd, New Bedford\Drawings\89_west_rodney_french_blvd_new_bedford_MA.rvt
12/20/2016 1:54:03 PM



1 0 - GROUND FLOOR - ALT
1/16" = 1'-0"

\\192.168.0.2\Company\Projects\2006-16 89 W. Rodney French Blvd, New Bedford\Drawings\New Bedford_Mike_09 Feb 2017.rvt
2/9/2017 10:52:44 AM

89 WEST RODNEY FRENCH BLVD.

New Bedford, MA

TEL:
FAX:
www.

ARCHITECT:
ganek architects inc.
One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

CONSULTANT

DRAWING TITLE
GROUND FLOOR ALT.

PROGRESS SET ONLY
NOT FOR CONSTRUCTION

Revision Schedule

Number	Date	Revision Description

SCALE 1/16" = 1'-0"

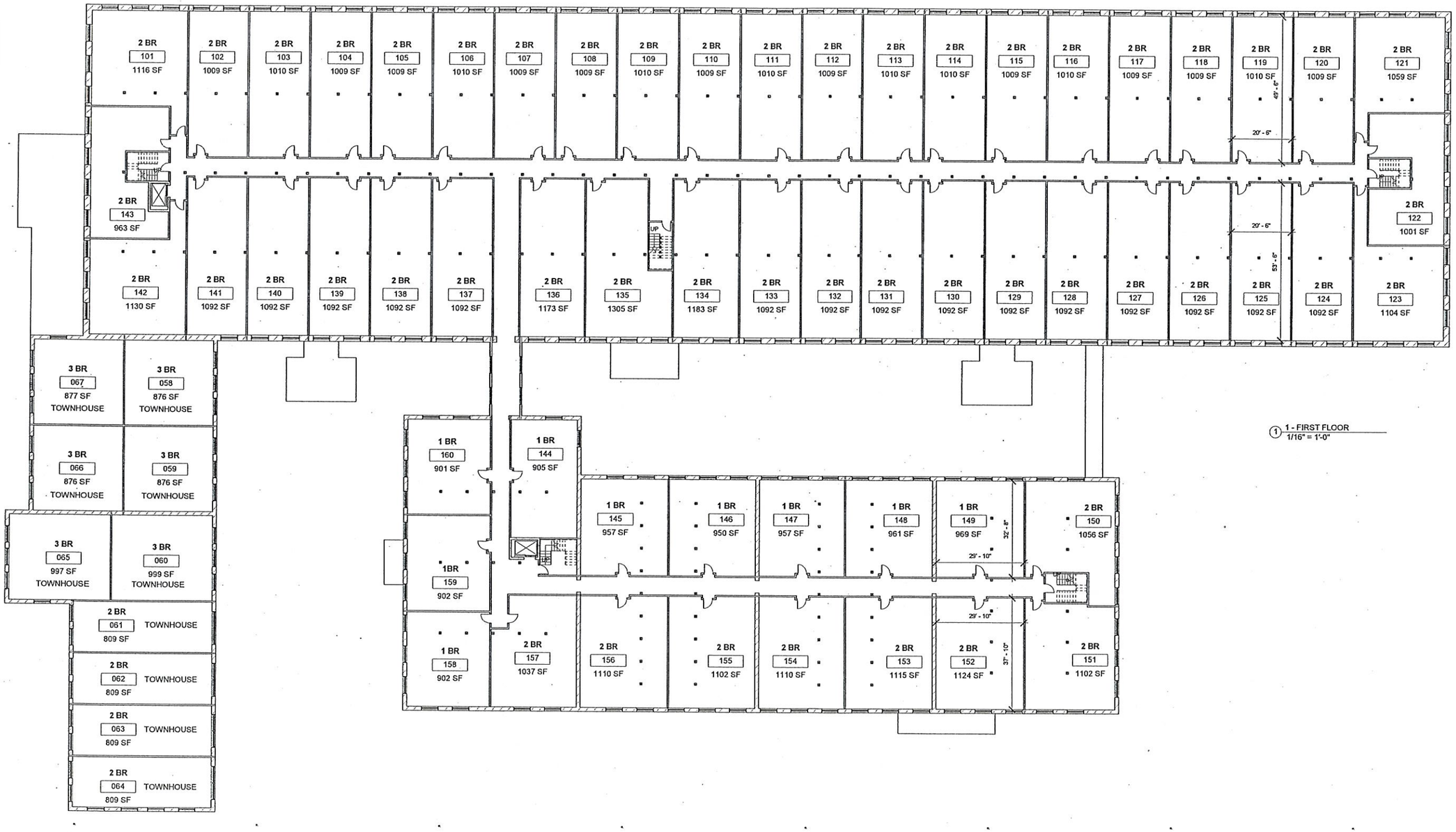
DATE 2/09/17

DRAWN BY SMB | CHECKED BY BG

PROJECT NUMBER 2016-10

DRAWING NUMBER

A2.0A



1 - FIRST FLOOR
1/16" = 1'-0"

C:\Users\Mike\Desktop\Barry\New Bedford\New Bedford.rvt
9/1/2016 5:31:01 PM

89 WEST RODNEY FRENCH BLVD.

New Bedford, MA

TEL:
FAX:
www:

ARCHITECT:
genek architects inc.
One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

CONSULTANT

DRAWING TITLE
FIRST FLOOR

PROGRESS SET ONLY
NOT FOR CONSTRUCTION

Revision Schedule

Number	Date	Revision Description

SCALE 1/16" = 1'-0"

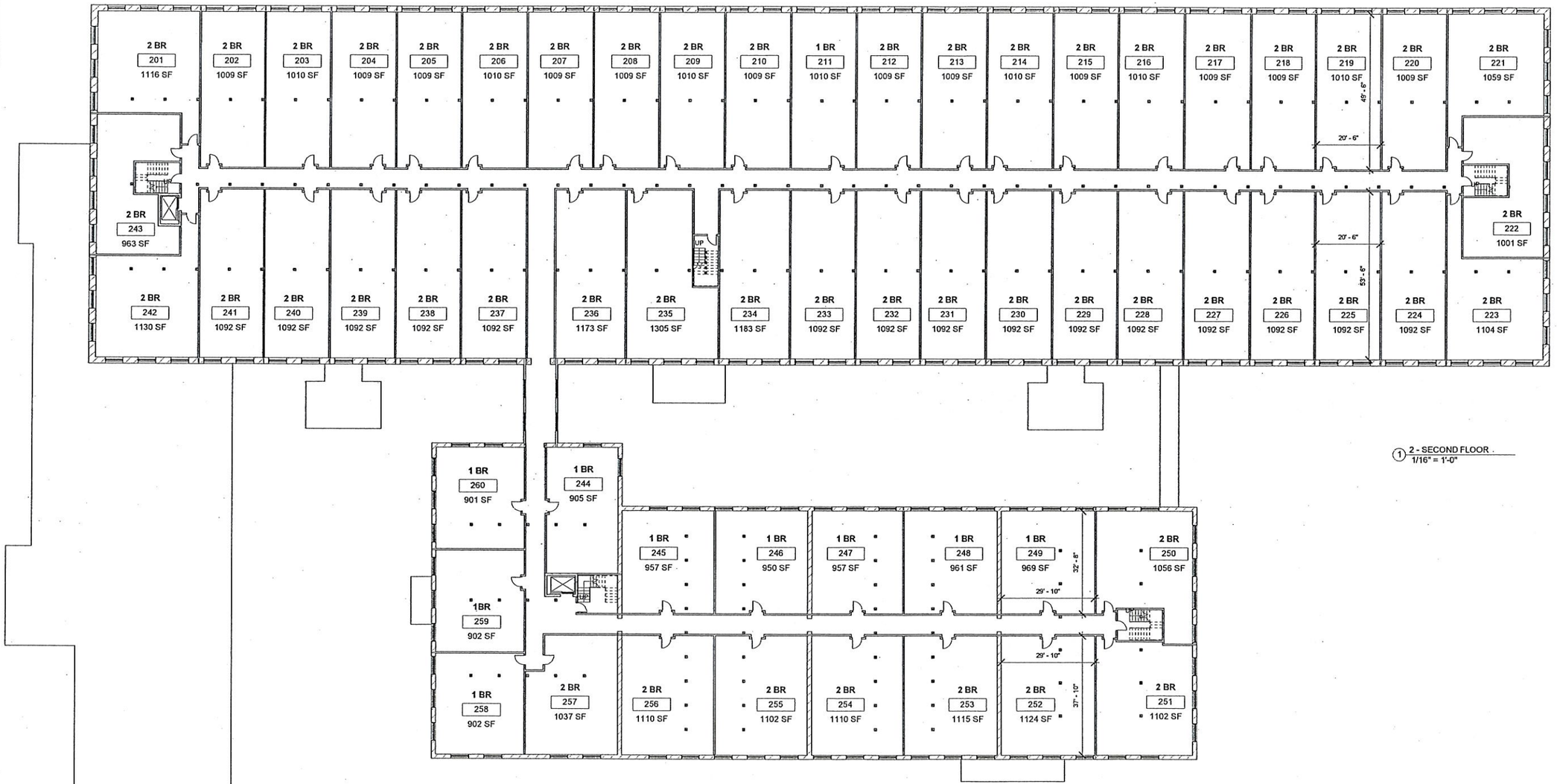
DATE 9/1/16

DRAWN BY	CHECKED BY
Author	Checker

PROJECT NUMBER 2016-10

DRAWING NUMBER

A2.1



1 2 - SECOND FLOOR
1/16" = 1'-0"

C:\Users\Mike\Desktop\Barry\New Bedford\New Bedford.rvt
9/1/2016 5:31:02 PM

89 WEST RODNEY FRENCH BLVD.

New Bedford, MA

TEL:
FAX:
www:

ARCHITECT:
GA genek architects inc.
One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

CONSULTANT

DRAWING TITLE
SECOND FLOOR

PROGRESS SET ONLY
NOT FOR CONSTRUCTION

Revision Schedule

Number	Date	Revision Description

SCALE 1/16" = 1'-0"

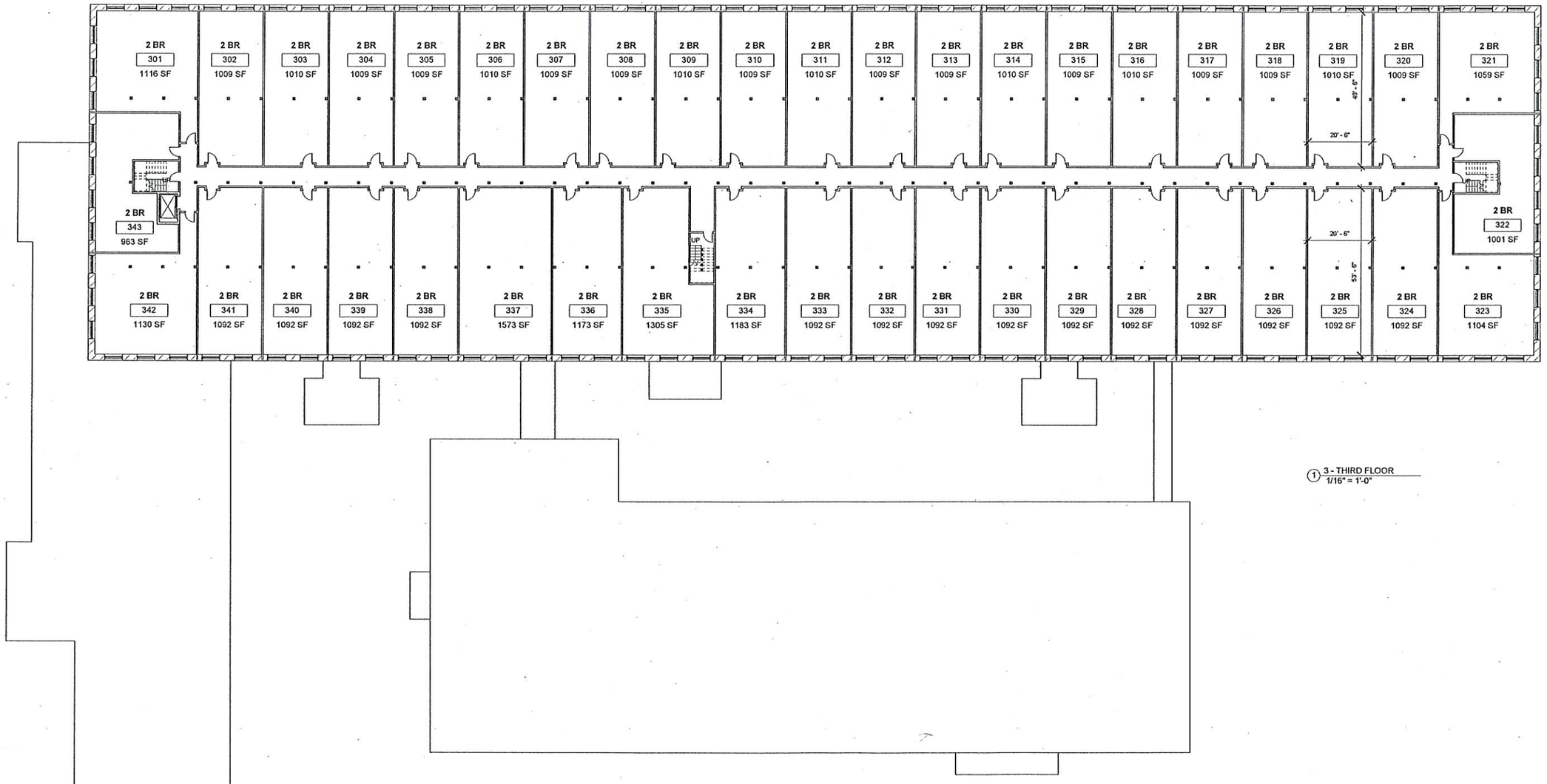
DATE 9/1/16

DRAWN BY Author | CHECKED BY Checker

PROJECT NUMBER 2016-10

DRAWING NUMBER

A2.2



1 3 - THIRD FLOOR
1/16" = 1'-0"

C:\Users\Mike\Desktop\Barry\New Bedford\New Bedford.rvt
9/1/2016 5:31:03 PM

89 WEST RODNEY FRENCH BLVD.

New Bedford, MA

TEL:
FAX:
www:

ARCHITECT:
ganek architects inc.
One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

CONSULTANT

DRAWING TITLE
THIRD FLOOR

PROGRESS SET ONLY
NOT FOR CONSTRUCTION

Number	Date	Revision Description

SCALE
1/16" = 1'-0"

DATE
9/1/16

DRAWN BY	CHECKED BY
MDW	BDG

PROJECT NUMBER
2016-10

DRAWING NUMBER

A2.3