



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

December 14, 2016

- Case #38-16:** SITE PLAN REVIEW
Case #39-16: SPECIAL PERMIT FOR PARKING REDUCTION
Case #40-16: SITE PLAN REVIEW FOR NEW GROUND SIGN
SW Corner of Swift & Orchard Streets
Map 23, Lot 292

Owner: Clarke's Cove Development Co., LLC
651 Orchard Street, Suite 200
New Bedford, MA 02744

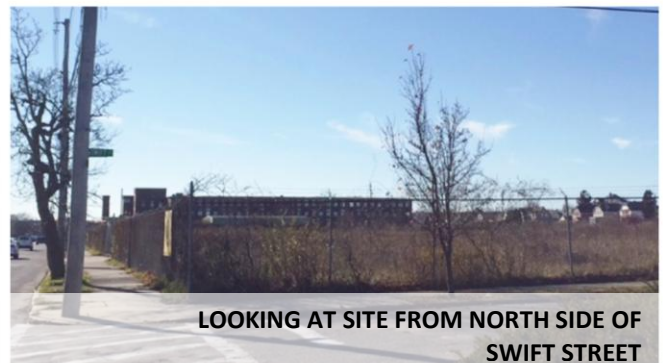
Applicant: Hunt Real Estate Services, Inc.
5100 W. Kennedy Blvd, Ste. 100
Tampa, FL 33609

Applicant's Agent: Prime Engineering, Inc.
P.O. Box 1088
Lakeville, MA 02347

Overview of Request

Request to consider applications under Chapter 9 Comprehensive Zoning for Site Plan approval for new construction of a commercial retail building, Site Plan approval of New Ground Sign, and Special Permit for Parking Reduction located at the SW Corner of Swift & Orchard Streets (Map 23, Lot 292) on a 0.999+/- acre vacant and undeveloped site in the Mixed Use Business (MUB) zoning district.

The site is a former manufacturing location first developed as a textile mill in the 1890's. Subsequently, the mill was purchased by Goodyear Tire & Rubber Company in 1920's for the manufacturing of specialty rubber products and tires. The plant ceased production by the 1990's and decommissioning activities included the removal by demolition all structures at the property. During the decommissioning, site assessment indicated lead, petroleum hydrocarbons, polycyclic aromatic hydrocarbons and volatile organic compound residuals were



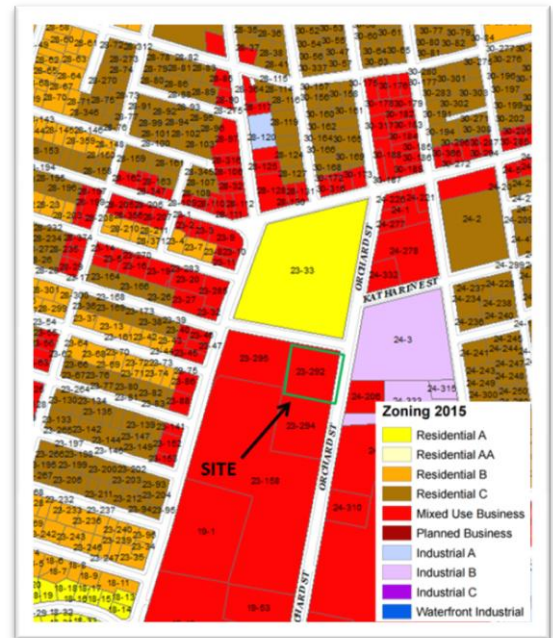
LOOKING AT SITE FROM NORTH SIDE OF SWIFT STREET



LOOKING WEST TOWARD SITE FROM SWIFT STREET

present in soil and groundwater. Additional studies conducted in 1999 found there was no migration of these hazardous materials from the site. Of additional note, no uncontrolled sources, such as PCBs, remain at the site. Concentrations of oil and/or hazardous material have been determined to be below S-2 (soil category) soil standards and below GW-2 groundwater standards and in certain locations below GW-1 standards. A current Activity and Use Limitation (AUL) is recorded on the site formerly known as 545 Orchard Street to provide notice to the public and future interested parties of the existence of contamination, and to stipulate permitted activities and uses allowed on this land parcel due to the past history of contamination.

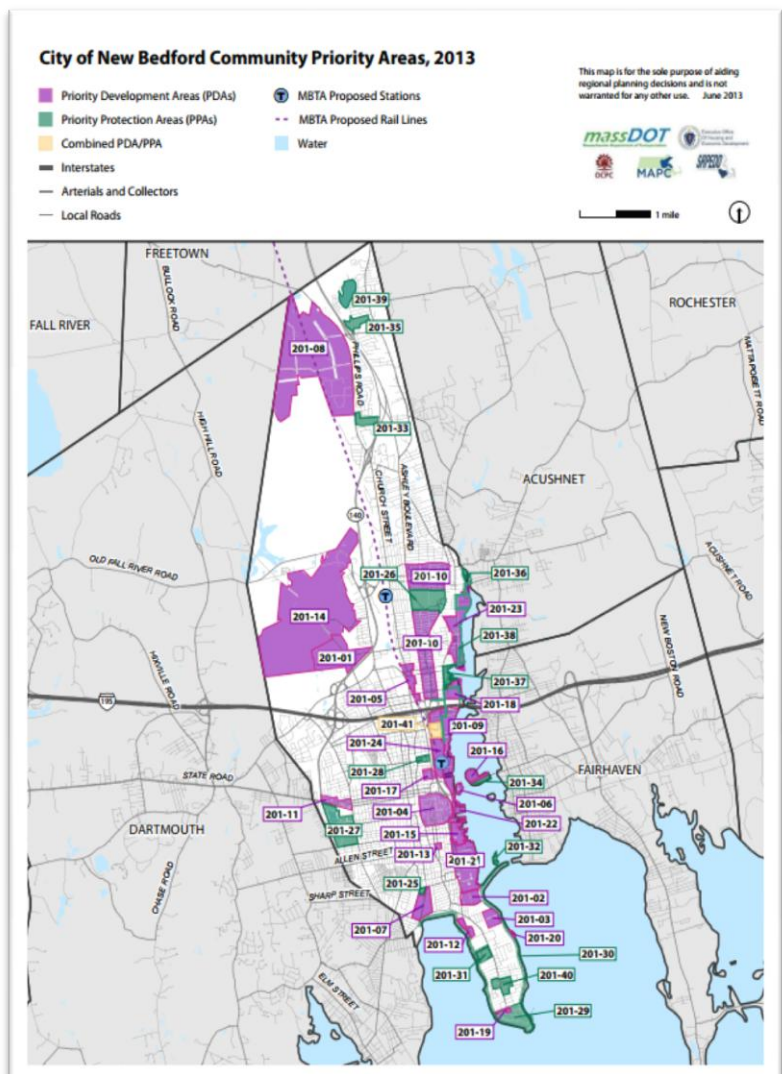
The AUL Opinion provides that a condition of No Significant Risk to health, safety, public welfare or the environment exists for any foreseeable period of time so long as the requisite stipulations are followed. Permitted Activities and Uses Set Forth in the AUL Opinion may be reviewed in the Notice of Activity and Use Limitations (Attachment 10).



In 2008, the Southcoast's regional planning agency--SRPEDD (the Southeastern Regional Planning and Economic Development District), listed this area, shown as 201-07, as a City of New Bedford Priority Development/Redevelopment Area. The former industrial site is a priority development site under MA Chapter 43D and benefits from certain provisions of the state law (i.e., guarantees local permitting decisions on priority development sites within 180 days).

WAIVER PETITIONS

The applicant has requested a waiver for stormwater detention in the letter to the Planning Board dated November 17, 2016, stating "the site was entirely covered by a building, that is, the lot was had complete impervious cover. Since the proposed development will have less impervious cover, the rate of stormwater will be less" (Attachment 6). However, applicant's agent states in the Development Impact Statement (see 5.0 Surface Water and Subsurface Conditions), "surface water will be collected in a deep sump catch basin and treated with a Stormceptor brand storm treatment system and then discharged to a storm drain main which will be installed by the current



landowners from a drain manhole in front of the Portuguese Club toward the south end of Orchard Street. Due to the presence of impacted soil, on-site infiltration of stormwater is ill advised.” (Attachment 5). The Planning Board may wish to note that DPI recommends, among its suggested conditions, that drainage design must comply with Phase II, MA Department Stormwater Management standards and that the applicant should show how the proposed 24 inch HDPE storm water pipe connects to the City System. (Attachment 14).

The applicant/owner submits six (6) waiver petitions from the Site Plan Review Application Checklist for the Planning Board’s consideration (Attachment 7):

- **Layout Plan: Showing proposed grading and spot shots.**
- **Layout Plan: Showing areas of cut & fill.**
- **Existing Conditions Plan: Topography.**
- **Plans in general on checklist: Electronic CAD and PDF.**
- **Plans in general on checklist: North Arrow pointing up the page.**
- **5454 drainage calculations.**

Parking requirements for the retail use stipulate one (1) space per each 200 sq. ft. of gross floor area, under ordinance. The applicant petitions the Planning Board for Special Permit for a parking reduction for on-site parking requirements from 46 to 32 spaces, two (2) of which meet the regulations under 521 CMR 23.00: Parking and Passenger Loading Zones.



Existing Conditions

The proposed development is located at the southwest corner of Orchard and Swift Streets in the city’s South End adjacent to Ashley Park and the Devalles School zone.

The 43,500+/- SF proposed development area was created by parceling a lot from an area consisting of approximately eleven (11) acres, commonly known as the Goodyear Site. The parcel is shown on Approval Not Required Plan of Land (ANR) as Lot 1A (Attachment 9).

Evidence of monitoring wells is present at the site. The current Activity and Use Limitation (AUL) on the entire eleven acres requires that earthwork be done

under a soil management plan under the supervision of a Licensed Site Professional (LSP).

Other neighboring entities and businesses include: the Monte Pio Luzon American Club, Goulart Square, a number mom & pop local businesses and restaurants, and Our Lady of Mt. Carmel Catholic Church.

Proposed Conditions

The applicant seeks to construct a single-story retail store of Nichiha fiber cement panel and metal, with ancillary parking behind the building. The south elevation (the front of the building as identified by the applicant) will serve as the main entrance for patrons. The building mass of elevations addressing Orchard Street and Swift Street is solid with no provision for natural light. Wall mounted signage for the north, south and east elevations and a ground sign at Orchard Street are proposed.

It has been recommended by the applicant that requisite street trees be planted 10-15 feet off the street layout, thereby keeping street trees far enough from existing power lines to allow the trees to mature as tall shade trees. The applicant also suggests planting lilac trees in the grass ribbon strip.

The anticipated number of customers per day is 200, with hours of operation from 8:00 a.m. to 10:00 p.m. seven (7) days per week. Six (6) employees will staff the retail establishment and accept deliveries between the hours of 8:00 a.m. and 8:00 p.m.

The applicant has provided a project cost estimate of \$343,000.00 with undetermined date for completion in 2017 for the proposed project, as stipulated under §5452.

Site Plan Review

The submittal is named on the Title Sheet as Proposed Family Dollar Retail Store, Orchard Street, New Bedford, MA Issued for Special Permit, dated November 4, 2016, prepared for Hunt Realty Real Estate Services, Inc., 5100 W Kennedy Blvd, Ste. 100, Tampa, FL 33609, by Prime Engineering, P.O. Box 1088, 350 Bedford Street, Lakeville, MA 02347 consisting of ten (10) sheets.

and

Family Dollar, SW Corner Swift St & Orchard St, Bedford, MA, dated 11.03.16, prepared by FWH Architects, 3336 Grand Blvd., Ste. 201, Holiday, FL 34690, consisting of six (6) sheets.

- Please correct typo to correctly read “New” Bedford on plans prepared by the architect.

Recommended modifications are noted as follow:

Cover Sheet –

- Add “Site Plan” to “Issued for Special Permit”

Existing Conditions Plan – C1.0

Demolition Plan – C2.0

Plan to Accompany Zoning Variance Request – C3.0

- Correct Title Box to read “Site Plan”
- It appears from the angle of the dumpster pads that the waste removal trucks will enter the site from Orchard Street. For safety reasons, staff suggests the dumpster pads be angled toward Swift Street so waste removal truck may enter and exit the site via Swift Street.

Grading & Drainage Plan – C4.0

- Typos at Notes refer to Dartmouth and Wolfeboro, NH. These typos should be corrected.

Utilities Plan – C5.0

- If a satellite dish is to be installed, applicant shall note the location of this structure on plan sheets.

Landscape Plan – C6.0

- Applicant is to seek approval with the Department of Public Infrastructure for proposed two (2) lilac trees and eight (8) additional large trees as Noted.
- There are discrepancies between plant schedule and number of plantings shown as noted. Applicant shall review plans and make corrections.

Erosion control Plan – C7.0

- Replace “Hay” & “Haybale” with “Straw”.
- Note: All references to Hay shall be replaced with Straw in the Stormwater Report, and all other case submittal documents as prepared by the applicant.

Details – C8.0 and C9.0

- Utility note shall include following *March, 2012* the words, “as amended”.

Photometric Site Plan – PH-1

Fixture Information –PH-2

Ext. Elevation Ext. Finish Schedule and Notes – R1.0

Ext. Elevation Ext. Finish Schedule and Notes – R2.0

- Applicant shall provide sample boards for the Planning Board’s review.
- Outside vending machines are shown on plan. Applicant shall obtain necessary permits for accessory use.

Ext. Elevation - A2.1

102 X 90 Floor Plan - A1.0

- It appears the mirror plan has been presented for consideration. Please confirm.

Appendix C-Table of Parking & Loading Regulations

USE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
Businesses engaged in retail sale of goods and services, not elsewhere enumerated herein.	One (1) space per each 200 sq. ft. of gross floor area, but not less than two (2) spaces for each business use intended to occupy the premises. After 20,000 sq. ft. gross floor area, one space per 400 sq. ft.	One loading space for each building containing more than 5,000 and less than 10,000 sq. ft. of gross floor area. Thereafter, one (1) additional loading space shall be required for each additional 25,000 sq. ft. of gross floor area.

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.

- Department of Public Infrastructure comments have been provided and may be reviewed at Attachment 14.
- No permit is required from the Conservation Commission for Map 23, Lot 292 because the site not located in or within 100’ of State or Local Wetland Resource Areas. However, City of New Bedford Director of Environmental Stewardship Michele S.W. Paul, LSP, recommends the monitoring wells be decommissioned in accordance with State regulations prior to redevelopment unless the new owner wants to maintain them. Ms. Paul shares that there do not appear to be any significant groundwater issues, therefore the wells are not necessary, and if the wells are damaged during construction, this presents a potential pathway for new spills to reach groundwater.
- Mary Rapoza, Director of Department of Parks, Recreation and Beaches comments Ashley Park provides open space and recreation and hosts an active Community Center for seniors and children which offers a number of after school programs and summer month programmed activity. The Director expressed her concern for the safety of those using Ashley Park, specifically with product delivery and increased traffic volume at the proposed retail establishment.

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

Special Permit for Parking Reduction

When considering an application for Special Permit, 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. As to those thresholds, 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 redevelopment of an existing property for the neighborhood through improvement.

- **Traffic flow and safety, including parking and loading.**

The applicant stated the site will be accessed by a proposed driveway and ample parking will be provided. Customers will park near the building's main entrance, where a sidewalk will provide safe pedestrian access to the building. On-site walkways will be connected to the off-site sidewalks in order to achieve safe pedestrian access.

Staff notes issues of concern for the safety of those using Ashley Park, due to product delivery and increased traffic volume at the proposed retail establishment.

- **Adequacy of utilities and other public services.**

The applicant has been provided with the Department of Infrastructure recommendations for the development. Staff recommends the applicant review the conditions for approval to meet performance standards set by DPI.

- **Neighborhood character and social structures.**

The applicant proposes to construct the building at the corner of Swift and Orchard Streets with parking to be located to the rear of the building mass (as opposed to the more suburban style arrangement of a setback building with a parking lot in front). Given the strategic corner location, optimally an archetype model that addresses corner street fronts and is respectful of the historic, traditional style store-fronts along Rivet Street would extend the kind of retail architecture and spatial expectations of the established neighborhood. The Planning Board may wish to have a conversation with the applicant regarding other options of locating the building and/or its main entrance point in a way that more closely aligns with street-driven, pedestrian-friendly retail development.

- **Impacts on the natural environment**

The AUL Opinion provides that a condition of No Significant Risk to health, safety, public welfare or the environment exists for any foreseeable period of time so long as the requisite stipulations are followed.

- **Potential fiscal impact, including impact on City services, tax base, and employment**

Having this abandoned Brownfield property site improved will provide a positive fiscal impact on the city. Done in keeping with the context of the neighborhood setting, the Economic Development Council supports development of this Priority Development Site.

- **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 jobs for the community in construction and ongoing.

Staff Recommendation

This site and the larger former Goodyear Site from which it has been created are significant to this part of the City for a number of reasons that include both its size and its undeveloped condition. As the first piece of the Goodyear Site to be developed, the plan to develop a Family Dollar building/business here is not without its challenges from a pure planning perspective.

The applicant is seeking a special permit for parking reduction as well as site plan approval for the overall project and for a proposed ground sign. In considering these three requests, staff offers the following considerations for the board:

1. **Special Permit.** The requested special permit would allow a retail parking lot of 32 vehicle spaces where 46 such spaces are required (given the proposed 9,180 SF retail business use). To deny this reduction would mean that the proposed building space would require reduction in square footage since there is no additional room on the site to increase proposed parking spaces. A reduction in the building size to 7,000



SF (a loss of roughly 24% of the building) would necessitate 35 spaces under the existing zoning ordinance. It would be difficult to achieve the parking standard as currently exists for a building of this size on a one acre lot as is the case here. The board may wish to consider, however, that the siting of this business close to a residential neighborhood may provide impetus for pedestrian and bike traffic to the site thereby reducing somewhat the demand for on-site parking.

2. **Site Plan Approval.** The architectural style exemplified by the proposed elevation drawings and construction specification materials will have an impact on the built environment of the City of New Bedford and the proposed Form Based Code Character Plan for Goulart Square. An element of consideration by the Planning Board when reviewing development proposals is how a building presents, or addresses, itself on the site. This presentation of the building determines the proposal's affect on the visual environment. In light of this and in keeping with comments made in the Section entitled "Special Permit for Parking Reduction" within this staff report the board may wish to have a conversation with the applicant regarding other options of locating the building and/or its main entrance point in a way that more closely aligns with street-driven, pedestrian-friendly retail development. Additionally, staff recommends the dumpster and transformer pads be screened, and landscaping plan conform to the stipulations of **§3300 - 3360**. Staff recommends the dumpster and transformer pads be relocated to the southwest corner of the site for improved circulation of waste management vehicles.
3. **Site Plan Approval for a Ground Sign.** By developing and constructing a building at the corner of two streets as is the proposed case here, the business would be able to strategically place wall signs on the faces of the building to provide the requisite advertising (in addition to directional entry signs, etc). Whether the building fronts on the street intersection or is placed there with its main opening to the south, the applicant may find that the need for their Ground Sign is precluded, as visibility of building mounted signage will be seen by approaching pedestrian and vehicular traffic. The proposed freestanding 13' 8" high, 24 SF red and orange graphic color ground sign is inconsistent within the existing neighborhood setting. As stipulated under **§3201**, of the city's ordinance to establish reasonable regulations for all exterior signs designed to attract the attention of persons located outdoors, the land use [for Ground Sign] must protect property values by ensuring the compatibility of property with that surrounding it; provide an attractive visual

environment throughout the city; protect the character and appearance of the various neighborhoods in the city; and protect the public health, safety, and general welfare.

In consideration of the following petitions for waiver:

Layout Plan: Showing proposed grading and spot shots.

- Staff recommends site (layout) plan show spot grading at four building corners.

Layout Plan: Showing areas of cut & fill.

- The applicant has not submitted plan and section views showing cut and fill areas of a site which is associated with an Activity and Use Limitation. These plans should be provided by the applicant.

Existing Conditions Plan: Topography

- The Site Plan Review Application asks the following “Benchmark locations (Based on USGS NGVD – show year)”; this request for waiver does not apply to the Planning Division checklist, therefore the petition by applicant is unnecessary.

Plans in general on checklist: Electronic CAD and PDF.

- The Planning division keeps electronic copies of plan submittals for historical reference. Applicant shall submit original digital plans in PDF format for historical reference.

Plans in general on checklist: North Arrow pointing up the page.

- Plan sheets illustrate a north arrow; therefore the petition by applicant is unnecessary.

5454 drainage calculations.

- Applicant describes the site as being totally impervious; site visit by staff finds the property overgrown with vegetation. Staff does not recommend waiver be granted for drainage calculations.

Attachments:

1. Site Plan Approval Application
2. Special Permit Application
3. Site Plan Approval Application for New Ground Sign
4. Development Impact Statement
5. Letter to the Planning Board dated November 17, 2016
6. Request for Waivers
7. Deed – Bristol County (S.D) Registry of Deeds Book 7223, Page 263
8. ANR Plan of Land Book 159, Page14
9. Notice of Activity and Use Limitations Bristol County (S.D) Registry of Deeds Book 7863, Page 305
10. Plan Set Dated 11.04.2016
11. Sign Graphic
12. Building Department Application for Plan Examination and Building Permit
13. Department of Public Infrastructure Memorandum Dated 12/07/2016
14. Drainage Report

2016 NOV 18 P 2:55



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

CITY CLERK

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

SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: See attached list of drawings by: Prime Engineering, Inc. dated: November 4, 2016

1. Application Information

Street Address: A vacant parcel at the SW corner of Swift and Orchard Streets
Assessor's Map(s): 23 Lot(s) 292
Registry of Deeds Book: 7223 Page: 263
Zoning District: Mixed Use Business

Applicant's Name (printed): Hunt Real Estate Services, Inc.
Mailing Address: 5100 W Kennedy Blvd., Suite 100 Tampa FL 33609
(Street) (City) (State) (Zip)
Contact Information: 727 458-4055 khess@huntresco.com
Telephone Number Email Address
Applicant's Relationship to Property: ☐ Owner ☐ Contract Vendee ☒ Other Proposed Buyer

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

See attached letter

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.

11/15/16
Date

[Signature]
Signature of Applicant

City Hall • 133 William Street • Room 303 • New Bedford, MA 02740 • www.newbedford-ma.gov
PH: (508)979-1488 • FX: (508)979-1576

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

Category

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

Construction

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

Scale

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

3. Zoning Classifications

Present Use of Premises: Mixed Use Business

Proposed Use of Premises: Retail store

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):
None

4. Briefly Describe the Proposed Project:

It is proposed to construct a 9,180 square foot retail store.

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	43,500	N/A	43,500
Lot Width (ft)	217	N/A	217
Number of Dwelling Units	0	N/A	0
Total Gross Floor Area (sq ft)	0	N/A	9,180
Residential Gross Floor Area (sq ft)	0	N/A	0
Non-Residential Gross Floor Area (sq ft)	0	N/A	9,180
Building Height (ft)	0	100	25
Front Setback (ft)	0	0	15
Side Setback (ft)	0	0	15&83
Side Setback (ft)	0	0	15&83

Rear Setback (ft)	0	10	83&112
Lot Coverage by Buildings (% of Lot Area)	0	N/A	21
Permeable Open Space (% of Lot Area)	100	N/A	N/A
Green Space (% of Lot Area)	100	0	Over 10
Off-Street Parking Spaces	0	46	32
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	0	1	1

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>0</u>	<u>200</u>
b) Number of employees:	<u>0</u>	<u>6</u>
c) Hours of operation:	<u>0</u>	<u>8 am - 10 pm</u>
d) Days of operation:	<u>N/A</u>	<u>7</u>
e) Hours of deliveries:	<u>N/A</u>	<u>8 am - 8 pm</u>
f) Frequency of deliveries: <input type="checkbox"/> Daily <input checked="" type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other:_____		

7. Planning Board Special Permits:

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

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.
It is proposed to construct a 9,180 square foot store with 32 parking spaces where the zoning ordinance requires
46 spaces.

8. ZBA Variances and Special Permits:

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

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

Specify zoning code section & title

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

Specify zoning code section & title

9. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Hunt Real Estate Services, Inc.

at the following address: 5100 W Kennedy Blvd., Suite 100, Tampa, FL 33609

to apply for: Site Plan Review

on premises located at: SW corner of Swift and Orchard Streets

in current ownership since: October 11, 2004

whose address is: SW corner of Swift and Orchard Streets

for which the record title stands in the name of: Clark's Cove Development Co., LLC

whose address is: 651 Orchard Street, New Bedford, MA 02749

by a deed duly recorded in the:
Registry of Deeds of County: Bristol Book: 2223 Page: 263

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.

10/23/14
Date

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

2016 NOV 18 P 2: 55



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD CITY CLERK

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

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: See attached list of drawings by: Prime Engineering, Inc. dated: 11/4/2016

1. Application Information

Street Address: SW Corner of Swift and Orchard Streets

Assessor's Map(s): 23 Lot(s) 292

Registry of Deeds Book: 7223 Page: 263

Zoning District: Mixed Use Business

Applicant's Name (printed): Hunt Real Estate Services, Inc.

Mailing Address: 5100 W Kennedy Blvd. - Suite 100 Tampa FL 33609
(Street) (City) (State) (Zip)

Contact Information: 727 458-4055 khess@huntresco.com
Telephone Number Email Address

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

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

Refer to attached cover letter

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.

11/15/16
Date

[Signature]
Signature of Applicant

City Hall • 133 William Street • Room 303 • New Bedford, MA 02740 • www.newbedford-ma.gov
PH: (508)979-1488 • FX: (508)979-1576

CASE 39-16

1

Case 38-16, 39-16 & 40-16

11/18/2016

ATTACHMENT 2

2. Zoning Classifications

Present Use of Premises: Mixed Use Business

Proposed Use of Premises: Retail store

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

None

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

It is proposed to construct a 9,180 square foot store with 32 parking spaces where the zoning ordinance requires 46 spaces.

4. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	46,500	N/A	43,500
Lot Width (ft)	217	N/A	217
Number of Dwelling Units	0	N/A	0
Total Gross Floor Area (sq ft)	0	N/A	9,180
Residential Gross Floor Area (sq ft)	0	N/A	0
Non-Residential Gross Floor Area (sq ft)	0	N/A	9,180
Building Height (ft)	0	100	25
Front Setback (ft)	0	0	15
Side Setback (ft)	0	0	15&83
Side Setback (ft)	0	0	15&83
Rear Setback (ft)	0	10	83&112
Lot Coverage by Buildings (% of Lot Area)	0	N/A	21
Permeable Open Space (% of Lot Area)	100	N/A	N/A
Green Space (% of Lot Area)	100	0	over 10
Off-Street Parking Spaces	0	46	32
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	0	1	1

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>0</u>	<u>200</u>
b) Number of employees:	<u>0</u>	<u>6</u>
c) Hours of operation:	<u>0</u>	<u>8 am - 10 pm</u>
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e) Hours of deliveries:	<u>N/A</u>	<u>8 am - 8 pm</u>
f) Frequency of deliveries:	<input type="checkbox"/> Daily <input checked="" type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____	

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Hunt Real Estate Services, Inc.

at the following address: 5100 W Kennedy Blvd., Suite 100, Tampa, FL 33609

to apply for: Special Permit

on premises located at: SW Corner of Swift and Orchard Streets

in current ownership since: October 11, 2004

whose address is: SW Corner of Swift and Orchard Streets

for which the record title stands in the name of: Clark's Cove Development Co, LLC

whose address is: 651 Orchard Street, New Bedford, MA 02744

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 2223 Page: 263

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.

11/13/16 Joe [Signature] Manager
Date Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

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

SITE PLAN REVIEW APPLICATION FOR NEW GROUND SIGN

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled:
See attached list of drawings by: Prime Engineering, Inc. dated: 11/4/2016.

1. Application Information

Street Address: SW Corner of Swift and Orchard Streets

Assessor's Map(s): 23 Lot(s) 292

Registry of Deeds Book: 7223 Page: 263

Zoning District: Mixed Use Business

Applicant's Name (printed): Hunt Real Estate Services, Inc.

Mailing Address: 5100 W Kennedy Blvd. Suite 100 Tampa FL 33609
(Street) (City) (State) (Zip)

Contact Information: 727 458-4055 khess@huntresco.com
Telephone Number Email Address

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

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

Refer to attached Pylon Sign Detail

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.

11/22/16
Date

[Signature]
Signature of Applicant

Case 40-16
11/22/2016

2. Zoning Classifications

Present Use of Premises: Vacant

Proposed Use of Premises: Retail Store

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

Special Permit for parking space reduction is pending.

3. Will sign be illuminated? Yes, How? Internally

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

5. Briefly Describe the Proposed Project:

It is proposed to construct a 9,180 square foot single story Family Dollar retail building with ancillary parking.

6. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Total Sign Area (sq ft)	N/A	25	24.16
Sign Height (ft)	N/A	15	13' 8"
Total Number of Signs at Subject Parcel(s)	N/A	1	1 Freestanding
Front Setback (ft)	N/A	6	6
Side Setback (ft)	N/A	6	40
Side Setback (ft)	N/A	6	174

7. ZBA Variances and Special Permits:

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

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

Specify zoning code section & title:

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

Specify zoning code section & title:

8. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Hunt Real Estate Services, Inc.

at the following address: 5100 W Kennedy Blvd. Suite 100, Tampa, FL 33609

to apply for: Site Plan Review for New Ground Sign

on premises located at: SW Corner of Swift and Orchard Streets

for which the record title stands in the name of: Clark's Cove Development Co, LLC

whose address is: 651 Orchard Street, New Bedford, MA 02744

by a deed duly recorded in the:

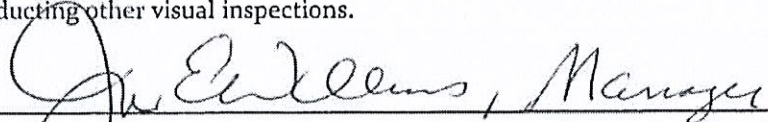
Registry of Deeds of County: Bristol Book: 2223 Page: 263

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.

11/12/14

Date


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

**DEVELOPMENT IMPACT STATEMENT
FOR
PROPOSED FAMILY DOLLAR STORE
AT
THE SOUTHWEST CORNER OF SWIFT AND ORCHARD STREETS
NEW BEDFORD, MA**

PREPARED FOR:

**HUNT REAL ESTATE SERVICES
5100 W KENNEDY BLVD. - SUITE 100
TAMPA, FL 33609**

PREPARED BY:

**PRIME ENGINEERING, INC.
P.O. BOX 1088
LAKEVILLE, MA 02347**

NOVEMBER 10, 2016

Case 38-16, 39-16 & 40-16
11/18/2016

1.0	INTRODUCTION	1
2.0	EXISTING CONDITIONS	1
3.0	PROPOSED DEVELOPMENT	1
4.0	PHYSICAL ENVIRONMENT	2
5.0	SURFACE WATER AND SUBSURFACE CONDITIONS	2
6.0	CIRCULATION SYSTEM	3
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Attachment A: Site Improvement Costs

Attachment B: Test Pit Logs
(For locations, refer to the Existing Conditions Plan)

Attachment C: Photographs

Attachment D: Pylon Sign Detail

1.0 INTRODUCTION

It is proposed to construct a retail store in New Bedford which requires Site Plan Review and a Special Permit from the Planning Board. One element of the submittal package is a Development Impact Statement. This document has been prepared to satisfy that requirement.

2.0 EXISTING CONDITIONS

The site is a vacant parcel on the south side of Swift Street and west side of Orchard Street. It is referenced as Lot 292 on Assessors Map 23. It contains 43,500 square feet of area. Historically, the site was covered with a large manufacturing building. The site slopes down from a high point at elevation 17 at the northeast end to elevation 10 at the southwest end of the site. The land surface is covered with grass with some shrubs.

3.0 PROPOSED DEVELOPMENT

It is proposed to construct a 9,180 square foot, single story, retail store with an ancillary parking lot with 30 standard spaces and 2 van accessible handicap spaces. The New Bedford zoning ordinance requires 46 parking spaces. A special permit is being requested to require fewer spaces because the Family Dollar operation does not need more than 30 spaces and there is ample available parking on Swift and Orchard Streets. Requiring fewer parking spaces will result in a greater amount of pervious landscaping.

The proposed wall mounted signs comply with the zoning standards. The standard Family Dollar internally lighted pylon sign, which is detailed in Attachment D of this report, complies with zoning standards as follows:

CRITERIA	REQUIRED	PROPOSED
Maximum height of top of sign	15 LF	13.7 LF
Maximum height of bottom of sign	10 LF	10 LF
Maximum area of sign	25 SF	24 SF

Other than the number of parking spaces, zoning standards will be met.

The sidewalks adjacent to the development on Orchard and Swift Streets will be reconstructed with a 5 foot wide grass ribbon strip and 5 foot wide concrete sidewalk on Orchard Street and a 4 foot wide grass ribbon strip and a 5 foot wide concrete sidewalk on Swift Street. Ordinarily, the

Department of Public Infrastructure requests shade trees be planted every 40 feet along the street in the grass ribbon strip. A review of the photographs presented in Attachment C demonstrate that the utility companies have been hacking away at the existing shade trees dooming them never to mature as functional or aesthetic shade trees. As an alternative, it is being proposed that the requisite shade trees be planted 10 to 15 feet off the street layout, thereby keeping them far away enough from the power lines to allow them to mature as tall shade trees. Several smaller trees (i.e. lilac) will still be planted in the grass ribbon strip and the existing trees will be preserved. The pear and lilac appear on the City's recommended street tree list but they will not be very effective as shade trees. The combination of on-site large shade trees and off-site small trees will combine to effect the desired street scape.

4.0 PHYSICAL ENVIRONMENT

The site is a listed Massachusetts Contingency Plan (MCP) site due to impacted soil from the former tire manufacturing operation. In addition, the soil is geotechnically unsuitable in its current condition. The soil from the entire site will be excavated down to the original slab elevation. Unsuitable debris will be removed and then the soil will be placed and compacted in one foot lifts. All solid waste will be transported to a licensed disposal facility. Other than the above, there are no unusual geologic, archeologic, scenic or historic features or structures. There are no stone walls, trails, open space links, or indigenous wildlife.

There is undeveloped land to the west and south. A city park is to the north and the John Devalles School and the Monte Pio Luzo American Club is to the east.

5.0 SURFACE WATER AND SUBSURFACE CONDITIONS

The site contains urban fill which, as in many areas of New Bedford, have been impacted by petroleum hydrocarbons, metals and poly nuclear aromatic hydrocarbons (PAHs). After development, these soils will be inaccessible since they will be beneath pavement and the concrete slab. During construction, they will be managed with a written soil management plan.

Historical releases of lubricating oils and other petroleum products (No. 6 fuel oil) have resulted in the detection of TPH and the following PAHs in soils; acenaphthene, anthracene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(g,h,i)perylene, benzo(a)pyrene, chrysene, dibenzo(a,h)anthracene, dibenzofuran, fluoranthene, fluorene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene and pyrene. Lead, butyl benzl phthalate and the following VOCs were also detected in soils: xylenes, methylene chloride, chloroform, tetrachloroethene, 1,2 dichloroethene and styrene.

Historical releases of lubricating oils and other petroleum products (No. 6 fuel oil) have resulted in the detection of TPH, naphthalene, and benzene in groundwater. Creosols (2 methylphenol, 4 methylphenol), 2,4 dimethylphenol, benzoic acid, phenol, bis 2 ethyl hexyl phthalate and the following VOCs were also detected in groundwater: ethylbenzene, toluene, xylenes, methyl tertiary

butyl ether, isopropylbenzene, n-propylbenzene, 1,2,4, trimethylbenzene, methylene chloride, chloroform, 1,1 dichloroethene, 1,1 dichloroethane, 1,2 dichloroethene, trichloroethene, vinyl chloride, trichlorofluoromethane, 1,4 dichlorobenzene and 4, methyl 2 pentanone.

Surface water will be collected in a deep sump catch basin and treated with a Stormceptor brand storm treatment system and then discharged to a storm drain main which will be installed by the current landowners from a drain manhole in front of the Portugese Club toward the south end of Orchard Street. Due to the presence of impacted soil, on site infiltration of stormwater is ill advised.

6.0 CIRCULATION SYSTEM

Orchard Street is a city street which runs from Cove Road on the south to Court Street to the north. It has a 36 foot pavement width with sidewalks on both sides. There is excellent site visibility in both directions from the subject site. Swift Road runs easterly from Dartmouth Street and terminates at Orchard Street. It has a 24 foot pavement width and sidewalks on both sides. There is good site visibility in both directions from the subject site.

Orchard Street experiences moderate traffic in the morning and evening rush hours and light traffic for the balance of the day. Swift Street experiences light traffic all day.

The Institute of Transportation Trip Generation Manual was used to project the volume of traffic. Land Use 815, free standing discount store, was used. The projected daily volume of weekday trip ends is 514. Saturday daily trip ends is projected to be 653 and Sunday daily vehicle trip ends is projected to be 504. The following six figures present projected peak hourly turning movements with 7-9 a.m. being the peak hour of the city streets, 10-11 a.m. is the store's morning peak hour, 12-3 p.m. is the store's afternoon peak hours and 4-6 p.m. is the city street's evening peak hours. The most severe traffic conflict is during the 4-6 p.m. rush hour, where 8 northbound vehicles on Orchard Street are turning left into the site. These vehicles must wait for a gap in the southbound traffic. Since the Rivet Street and Orchard Street intersection is controlled by a four way stop sign, a steady stream of southbound gaps occur. The combination of moderate traffic and well distributed turning movements results in a level of service A in all situations.

It is proposed that the existing sidewalk on Swift and Orchard Streets be reconstructed with the New Bedford standard grass ribbon along the street edge.

7.0 SUPPORT SYSTEMS

No fuel storage is proposed at the site. Fire Station #11 is less than one mile from the site, therefore emergency response should not be an issue.

The presence of a parking lot will not have any affect on recreation or schools.

8.0 COMPLIANCE WITH SITE PLAN REVIEW STANDARDS

Sections 5470 of the New Bedford Zoning Ordinance prescribes specific Site Plan Review design requirements. This section presents how each of these design standards are being met:

8.1 Earthworks

The proposed grading for the site requires importing approximately 950 cubic yards of gravel required to be placed immediately beneath the slab and pavement and approximately 350 cubic yards of ordinary earth for beneath the gravel layer.

8.2 Pedestrian and Vehicular Safety

The site will be accessed by a proposed driveway and ample parking will be provided. Visitors will park near the building's main entrance, where a sidewalk will provide safe pedestrian access to the building. The on-site sidewalks will be connected to the off-site sidewalks in order to achieve safe pedestrian access.

8.3 Scenic Views

The proposed building will not obstruct any scenic views from publicly accessible locations.

8.4 Visual Intrusion

The parking, storage areas and outdoor service areas have been laid out so as not to be visually intrusive to any public way and residentially used or zoned areas. All trash storage areas will be screened by enclosures. Landscaping will be provided throughout the site.

8.5 Off-Site Glare

The proposed parking has been designed so as to prevent glare. The parking lot lighting will be dark sky compliant and will shine downward in order to prevent off-site glare.

8.6 Character, Material and Scale of Building

The proposed building is similar in character, material and scale to the other buildings in the area.

8.7 Water Contamination

All materials that have a potential for causing higher stormwater pollution loads will be stored indoors. The stormwater will be passed through a Stormceptor brand stormwater treatment system, thereby assuring proper water quality.

8.8 Zoning Compliance

Except for the number of parking spaces, the site design complies with all the relevant zoning ordinance provisions in the mixed-use business district.

8.9 Public Ways

The proposed use will not damage Orchard Street, Swift Street or any other public ways.

8.10 Internal Vehicle Circulation

The proposed driveways have been layed out in order to promote orderly and reasonable internal circulation within the site so as to protect public safety.

9.0 CONCLUSION

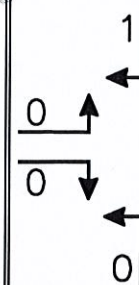
The proposed store will add to the City's tax base and provide a convenient location for shopping in that area of New Bedford. The developed property will be privately owned and maintained. None of the property will become common or public land. Compliance with zoning standards is presented on the Zoning Summary Table which is presented on the cover sheet on the set of project plans

It is intended that construction will be completed in 2017. Attachment A presents the projected site costs.

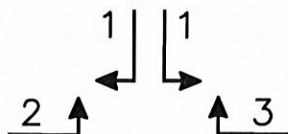
A.P. 23-292
545 ORCHARD STREET

43,500 SQ. FT.
0.998 ACRES

SITE



SWIFT STREET



ORCHARD STREET



DRAWING TITLE

TRAFFIC MOVEMENT FIGURE - 1
WEEKDAY 7AM-9AM PEAK HOUR TURNING MOVEMENT

PROJECT

FAMILY DOLLAR STORE
NEW BEDFORD, MASSACHUSETTS

CLIENT

HUNT REAL ESTATE
NEW BEDFORD, MASSACHUSETTS

• CIVIL ENGINEERING
• LAND SURVEYING
• ENVIRONMENTAL
ASSESSMENT



P.O. BOX 1088
LAKEVILLE, MA 02347
TEL: 508.947.0050
FAX: 508.947.2004

APPROX. SCALE:

1" = 30'

DATE:

NOV 8, 2016

DRAWN BY:

DJLS

DESIGNED BY:

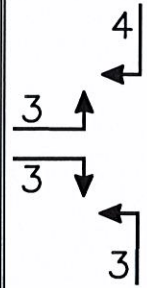
CHECKED BY:

APPROVED BY:

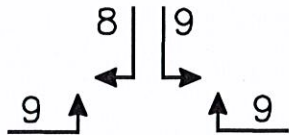
A.P. 23-292
545 ORCHARD STREET

43,500 SQ. FT.
0.998 ACRES

SITE




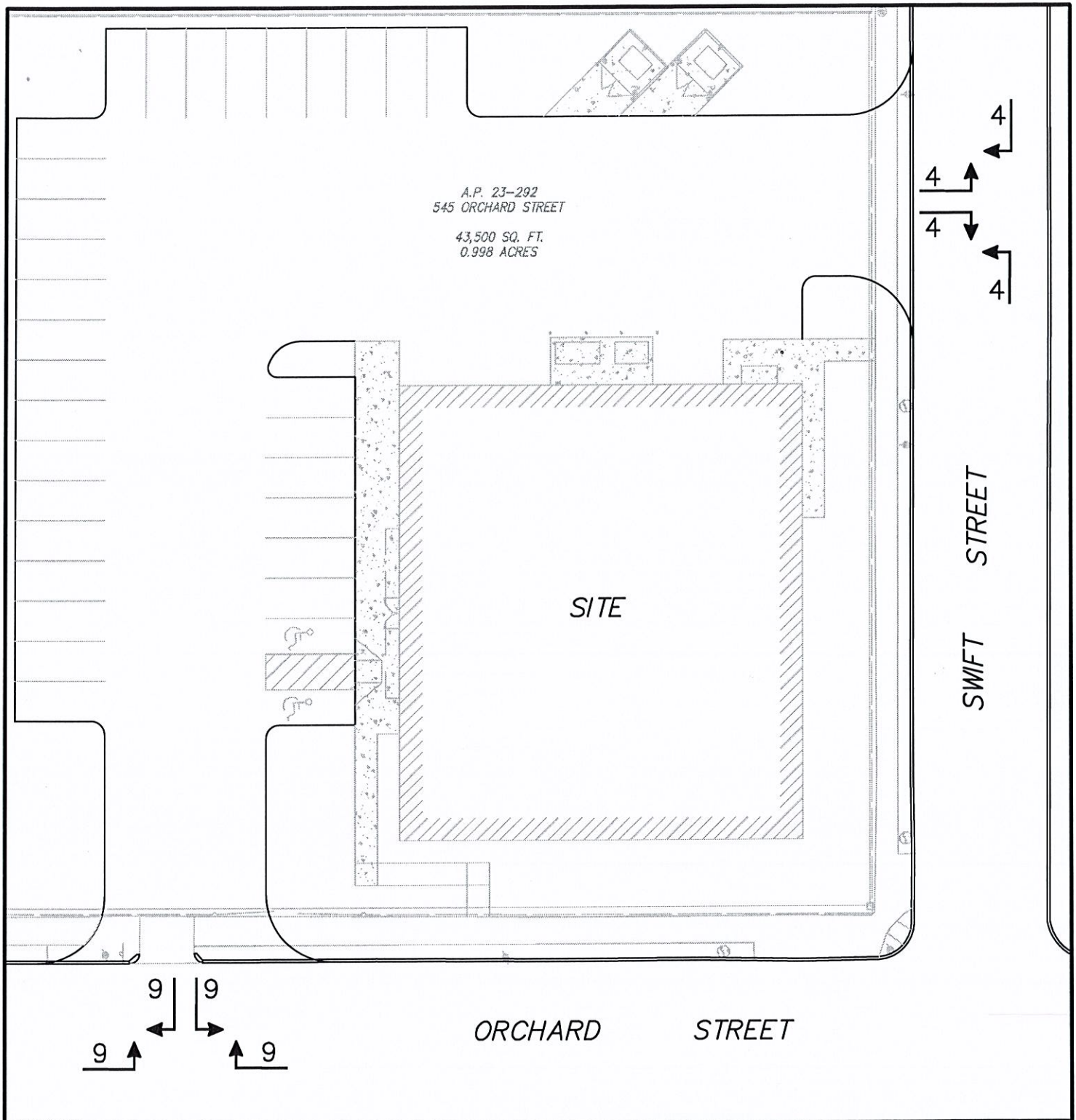
SWIFT STREET



ORCHARD STREET



DRAWING TITLE	TRAFFIC MOVEMENT FIGURE - 2 WEEKDAY 10AM-11AM PEAK HOUR TURNING MOVEMENT	APPROX. SCALE: 1" = 30'
PROJECT	FAMILY DOLLAR STORE NEW BEDFORD, MASSACHUSETTS	DATE: NOV 8, 2016
CLIENT	HUNT REAL ESTATE NEW BEDFORD, MASSACHUSETTS	DRAWN BY: DJLS
		DESIGNED BY:
• CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL ASSESSMENT	 PRIME ENGINEERING INC.	P.O. BOX 1088 LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004
		CHECKED BY:
		APPROVED BY:



DRAWING TITLE		TRAFFIC MOVEMENT FIGURE - 3	APPROX. SCALE:
		WEEKDAY 12PM-3PM PEAK HOUR TURNING MOVEMENT	1" = 30'
PROJECT		FAMILY DOLLAR STORE	DATE:
		NEW BEDFORD, MASSACHUSETTS	NOV 8, 2016
CLIENT		HUNT REAL ESTATE	DRAWN BY:
		NEW BEDFORD, MASSACHUSETTS	DJLS
			DESIGNED BY:
			CHECKED BY:
			APPROVED BY:
<ul style="list-style-type: none"> • CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL ASSESSMENT 		P.O. BOX 1088 LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004	



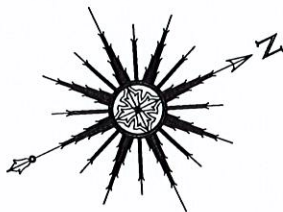
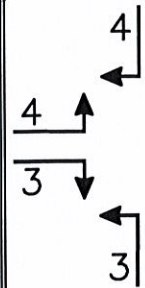
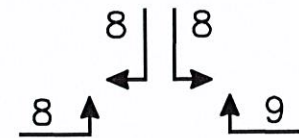
A.P. 23-292
545 ORCHARD STREET

43,500 SQ. FT.
0.998 ACRES

SITE

SWIFT STREET

ORCHARD STREET



DRAWING TITLE

TRAFFIC MOVEMENT FIGURE - 4
WEEKDAY 4PM-6PM PEEK HOUR TURNING MOVEMENT

PROJECT

FAMILY DOLLAR STORE
NEW BEDFORD, MASSACHUSETTS

CLIENT

HUNT REAL ESTATE
NEW BEDFORD, MASSACHUSETTS

• CIVIL ENGINEERING
• LAND SURVEYING
• ENVIRONMENTAL
ASSESSMENT



P.O. BOX 1088
LAKEVILLE, MA 02347
TEL: 508.947.0050
FAX: 508.947.2004

APPROX. SCALE:

1" = 30'

DATE:

NOV 8, 2016

DRAWN BY:

DJLS

DESIGNED BY:

CHECKED BY:

APPROVED BY:

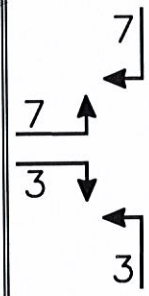
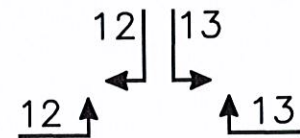
A.P. 23-292
545 ORCHARD STREET

43,500 SQ. FT.
0.998 ACRES

SITE

SWIFT STREET

ORCHARD STREET



DRAWING TITLE

TRAFFIC MOVEMENT FIGURE - 5
SATURDAY PEAK HOUR TURNING MOVEMENT

PROJECT

FAMILY DOLLAR STORE
NEW BEDFORD, MASSACHUSETTS

CLIENT

HUNT REAL ESTATE
NEW BEDFORD, MASSACHUSETTS

• CIVIL ENGINEERING
• LAND SURVEYING
• ENVIRONMENTAL
ASSESSMENT



P.O. BOX 1088
LAKEVILLE, MA 02347
TEL: 508.947.0050
FAX: 508.947.2004

APPROX. SCALE:
1" = 30'

DATE:
NOV 8, 2016

DRAWN BY:
DJLS

DESIGNED BY:

CHECKED BY:

APPROVED BY:

A.P. 23-292
545 ORCHARD STREET

43,500 SQ. FT.
0.998 ACRES

SITE

SWIFT STREET

ORCHARD STREET

11 13
12 13



DRAWING TITLE

TRAFFIC MOVEMENT FIGURE - 6
SUNDAY PEAK HOUR TURNING MOVEMENT

PROJECT

FAMILY DOLLAR STORE
NEW BEDFORD, MASSACHUSETTS

CLIENT

HUNT REAL ESTATE
NEW BEDFORD, MASSACHUSETTS

• CIVIL ENGINEERING
• LAND SURVEYING
• ENVIRONMENTAL
ASSESSMENT



P.O. BOX 1088
LAKEVILLE, MA 02347
TEL: 508.947.0050
FAX: 508.947.2004

APPROX. SCALE:
1" = 30'

DATE:
NOV 8, 2016

DRAWN BY:
DJLS

DESIGNED BY:

CHECKED BY:

APPROVED BY:

ATTACHMENT A
SITE IMPROVEMENT COSTS

Proposed Family Dollar Store
Corner of Swift and Orchard Streets
Site Improvement Costs

Earthwork	\$150,000
Erosion Control	\$ 6,000
Paving	\$ 85,000
Sidewalks	\$ 10,000
Dumpster Enclosure	\$ 10,000
Site Lighting	\$ 9,000
Landscaping/Irrigation	\$ 19,000
Water	\$ 10,000
Sewer	\$ 5,000
Storm	\$ 20,000
Power	\$ 13,000
Gas	\$ 5,000
<u>Phone</u>	<u>\$ 1,000</u>
Total	\$343,000

ATTACHMENT B
TEST PIT LOGS

TEST PIT LOG

Project: Proposed Family Dollar, New Bedford, MA		Project #: 141.06058	
TEST PIT IDENTIFICATION: TP1			
Location: Swift Street & Orchard Street		Ground Elevation: NM	
Client: Hunt Real Estate		Datum: NA	
Contractor: Diversified Development		Operator: Troy	
Equipment: CAT 303.5E CR		Samples Collected <u> </u> Yes <u>X</u> No	
Capacity/Reach: 2.5 cu. ft./9.5'		Time Started: 10:30 Time Completed: 11:30	
Weather: Mostly sunny, breezy (NE), 80s			
Logged by: CDD		Date: 9/5/14	
Checked by: JPJ		Date: 1/21/16	
TEST PIT INFORMATION			
Depth of Stratum Change Feet	Sample No. and Type	Sample Depth Feet	Soil Description
0 - 1			TOPSOIL
1 - 3			FILL MATERIALS: Yellow-brown, fine to coarse SAND and fine to coarse GRAVEL with Cobbles and Boulders, little Silt. Debris estimate 25%.
3 - 9.5			FILL MATERIALS: Dark brown, fine to coarse SAND, and fine to coarse GRAVEL with Cobbles and Boulders. Concrete slab at 4' to 5'. Debris estimate 25%.
			Bottom of Excavation 9.5'
Pit Dimensions (Ft.)			Remarks:
Length	10		1) Test pit backfilled with excavated material.
Width	5		2) Water seepage at 9' bgs.
Depth	9.5		3) Debris noted: brick fragments, rebar, lumber, clay and steel pipe, scrap metal, electrical wires, tar paper, reinforced concrete slab.

TEST PIT LOG

Project: Proposed Family Dollar, New Bedford, MA		Project #: 141.06058	
TEST PIT IDENTIFICATION: TP2			
Location: Swift Street & Orchard Street		Ground Elevation: NM	
Client: Hunt Real Estate		Datum: NA	
Contractor: Diversified Development		Operator: Troy	
Equipment: CAT 303.5E CR		Samples Collected <u> X </u> Yes <u> </u> No	
Capacity/Reach: 2.5 cu. ft./9.5'		Time Started: 0900 Time Completed: 1020	
Weather: Mostly sunny, breezy (NE), 80s			
Logged by: CDD		Date: 9/5/14	
Checked by: JPJ		Date: 1/21/16	
TEST PIT INFORMATION			
Depth of Stratum Change Feet	Sample No. and Type	Sample Depth Feet	Soil Description
0 - 1			TOPSOIL
1 - 9	S1	6'-7'	FILL MATERIALS: Brown-Gray, fine to coarse SAND, and fine to coarse GRAVEL with Cobbles and Boulders, little Silt. Concrete slab at 3' to 4'. Debris estimate 25%.
			Bottom of Excavation 9.0'
Pit Dimensions (Ft.) Length <u> 8 </u> Width <u> 3 </u> Depth <u> 9 </u>			Remarks: 1) Test pit backfilled with excavated material. 2) Water seepage at 9' bgs. 3) Debris noted: brick and concrete fragments, lumber, scrap metal, rubber, rebar, steel pipes. 4) Sample TP2-S1-090514 collected from interval representative of fill materials encountered. Aliquots collected for metals and EPH (with target PAHs) analyses. Sample held pending discussion with MA DEP.

TEST PIT LOG

Project: Proposed Family Dollar, New Bedford, MA		Project #: 141.06058	
TEST PIT IDENTIFICATION: TP3			
Location: Swift Street & Orchard Street		Ground Elevation: NM	
Client: Hunt Real Estate		Datum: NA	
Contractor: Diversified Development		Operator: Troy	
Equipment: CAT 303.5E CR		Samples Collected <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Capacity/Reach: 2.5 cu. ft./9.5'		Time Started: 0830 Completed: 0900	
Weather: Mostly sunny, breezy (NE), 80s			
Logged by: CDD		Date: 9/5/14	
Checked by: JPJ		Date: 1/21/16	
TEST PIT INFORMATION			
Depth of Stratum Change Feet	Sample No. and Type	Sample Depth Feet	Soil Description
0 - 1			TOPSOIL.
2 - 4			FILL MATERIALS: Yellow, fine to coarse SAND and fine to coarse GRAVEL with Cobbles and Boulders. Debris estimate 5%.
4 - 7.5			SAND & GRAVEL: Tan, fine to coarse SAND and fine to coarse GRAVEL with Cobbles and Boulders. Boulder at 6.5' - 7.5'
			Bottom of Excavation 7.5' (Refusal)
Pit Dimensions (Ft.)			Remarks:
Length	9		1) Test pit backfilled with excavated material.
Width	3		2) Groundwater not encountered.
Depth	7.5		3) Debris noted: brick fragments, steel plate.

TEST PIT LOG

Project: Proposed Family Dollar, New Bedford, MA		Project #: 141.06058	
TEST PIT IDENTIFICATION: TP4			
Location: Swift Street & Orchard Street		Ground Elevation: NM	
Client: Hunt Real Estate		Datum: NA	
Contractor: Diversified Development		Operator: Troy	
Equipment: CAT 303.5E CR		Samples Collected <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Capacity/Reach: 2.5 cu. ft./9.5'		Time Started: 1140 Time Completed: 1230	
Weather: Mostly sunny, breezy (NE), 80s			
Logged by: CDD		Date: 9/5/14	
Checked by: JPJ		Date: 1/21/16	
TEST PIT INFORMATION			
Depth of Stratum Change Feet	Sample No. and Type	Sample Depth Feet	Soil Description
0 – 1			TOPSOIL
1 – 8.5			FILL MATERIALS: Yellow/brown, fine to coarse SAND and fine to coarse GRAVEL with Cobbles and Boulders. Brick wall encountered at 5'. Debris estimate 15%.
			Bottom of Excavation 8.5' (Refusal)
Pit Dimensions (Ft.) Length <u>8</u> Width <u>4</u> Depth <u>8.5</u>			Remarks: 1) Test pit backfilled with excavated material. 2) Groundwater not encountered. 3) Debris noted: lumber, rebar, brick and concrete fragments, ash, cinders, glass.

TEST PIT LOG

Project: Proposed Family Dollar, New Bedford, MA		Project #: 141.06058	
TEST PIT IDENTIFICATION: TP5			
Location: Swift Street & Orchard Street		Ground Elevation: NM	
Client: Hunt Real Estate		Datum: NA	
Contractor: Diversified Development		Operator: Troy	
Equipment: CAT 303.5E CR		Samples Collected <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Capacity/Reach: 2.5 cu. ft./9.5'		Time Started: 1300 Time Completed: 1330	
Weather: Mostly sunny, breezy (NE), 80s			
Logged by: CDD		Date: 9/5/14	
Checked by: JPJ		Date: 1/21/16	
TEST PIT INFORMATION			
Depth of Stratum Change Feet	Sample No. and Type	Sample Depth Feet	Soil Description
0 - 1			TOPSOIL
1 - 2			FILL MATERIALS: Tan, fine to coarse SAND and Crushed Stone.
2 - 5			FILL MATERIALS: Tan, fine to coarse SAND and fine to coarse GRAVEL. Debris estimate 15%.
5 - 8.5			SAND & GRAVEL: Brown, fine to coarse SAND and fine to coarse GRAVEL with Cobbles and Boulders, little Silt.
			Bottom of Excavation 8.5' (Refusal)
Pit Dimensions (Ft.)			Remarks:
Length	8		1) Test pit backfilled with excavated material.
Width	3		2) Groundwater not encountered.
Depth	8.5		3) Debris noted: brick and concrete fragments.

TEST PIT LOG

Project: Proposed Family Dollar, New Bedford, MA		Project #: 141.06058	
TEST PIT IDENTIFICATION: TP6			
Location: Swift Street & Orchard Street		Ground Elevation: NM	
Client: Hunt Real Estate		Datum: NA	
Contractor: Diversified Development		Operator: Troy	
Equipment: CAT 303.5E CR		Samples Collected <u> </u> Yes <u>X</u> No	
Capacity/Reach: 2.5 cu. ft./9.5'		Time Started: 1330 Time Completed: 1350	
Weather: Mostly sunny, breezy (NE), 80s			
Logged by: CDD		Date: 9/5/14	
Checked by: JPJ		Date: 1/21/16	
TEST PIT INFORMATION			
Depth of Stratum Change Feet	Sample No. and Type	Sample Depth Feet	Soil Description
0 - 1			TOPSOIL
1 - 2			FILL MATERIALS: Brown, fine to coarse SAND and fine to coarse GRAVEL, with Cobbles and Boulders.
2 - 3			FILL MATERIALS: Brown, fine to coarse SAND and fine to coarse GRAVEL, with Cobbles and Boulders.. Debris estimate 15%.
3 - 5			FILL MATERIALS: Gray/Brown, fine to coarse SAND and fine to coarse GRAVEL. Concrete slab at 5'. Debris estimate 15%.
			Bottom of Excavation 5' (Refusal)
Pit Dimensions (Ft.)			Remarks:
Length	9		1) Test pit backfilled with excavated material.
Width	7		2) Groundwater not encountered.
Depth	5		3) Debris noted: lumber; asphalt, brick, and concrete fragments; scrap metal; steel pipe; wiring.

TEST PIT LOG

Project: Proposed Family Dollar, New Bedford, MA		Project #: 141.06058	
TEST PIT IDENTIFICATION: TP7			
Location: Swift Street & Orchard Street		Ground Elevation: NM	
Client: Hunt Real Estate		Datum: NA	
Contractor: Diversified Development		Operator: Troy	
Equipment: CAT 303.5E CR		Samples Collected <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Capacity/Reach: 2.5 cu. ft./9.5'		Time Started: 1350 Time Completed: 1410	
Weather: Mostly sunny, breezy (NE), 80s			
Logged by: CDD		Date: 9/5/14	
Checked by: JPJ		Date: 1/21/16	
TEST PIT INFORMATION			
Depth of Stratum Change Feet	Sample No. and Type	Sample Depth Feet	Soil Description
0 – 1			TOPSOIL
1 – 2			FILL MATERIALS: Brown, fine to coarse SAND and fine to coarse GRAVEL with Cobbles and Boulders.
2 – 4.5			FILL MATERIALS: Gray/Brown, fine to coarse SAND and fine to coarse GRAVEL. Debris estimate 15%. Concrete slab at 4.5'.
			Bottom of Excavation 4.5' (Refusal on concrete slab)
Pit Dimensions (Ft.)			Remarks:
Length	10		1) Test pit backfilled with excavated material.
Width	7		2) Groundwater not encountered.
Depth	4.5		3) Debris noted: lumber; asphalt, brick, and concrete fragments; scrap metal; steel pipe; wiring.

TEST PIT LOG

Project: Proposed Family Dollar, New Bedford, MA		Project #: 141.06058	
TEST PIT IDENTIFICATION: TP201			
Location: Swift Street & Orchard Street		Ground Elevation: 14 +/-	
Client: Hunt Real Estate		Datum: NA	
Contractor: N. Gomes		Operator: Nathan	
Equipment: CAT 320E		Samples Collected <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Capacity/Reach: 16 ft		Time Started: 9:00 Time Completed: 9:50	
Weather: Overcast, 25 °F			
Logged by: JPJ		Date: 1/12/16	
Checked by: JPJ		Date: 1/21/16	
TEST PIT INFORMATION			
Depth of Stratum Change Feet	Sample No. and Type	Sample Depth Feet	Soil Description
0 - 1			TOPSOIL
1 - 2.5			FILL MATERIALS: Yellow-brown, fine to coarse SAND, some Silt, some Gravel.
2.5 - 7.5			FILL MATERIALS: Brown, fine to coarse SAND, some Silt, some Gravel, with cobbles and boulders. Concrete slab at 7' to 7'6". Debris estimate 40%.
7.5 - 12			FILL MATERIALS: Dark gray, fine to coarse SAND and GRAVEL, with cobbles and boulders. Debris estimate 15%.
12 - 14			SAND: Brown fine to medium SAND.
			Bottom of Excavation 14'
Pit Dimensions (Ft.)			Remarks:
Length	20		1) Test pit backfilled with excavated material.
Width	8		2) Water seepage at 4 feet.
Depth	14		3) Debris noted: brick fragments, brick, concrete fragments, rebar, wood, scrap metal, tar paper, concrete slab.

TEST PIT LOG

Project: Proposed Family Dollar, New Bedford, MA		Project #: 141.06058	
TEST PIT IDENTIFICATION: TP202			
Location: Swift Street & Orchard Street		Ground Elevation: 14 +/-	
Client: Hunt Real Estate		Datum: NA	
Contractor: N. Gomes		Operator: Nathan	
Equipment: CAT 320E		Samples Collected <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Capacity/Reach: 16 ft		Time Started: 9:50 Time Completed: 10:30	
Weather: Overcast, 25 °F			
Logged by: JPJ		Date: 1/12/16	
Checked by: JPJ		Date: 1/21/16	
TEST PIT INFORMATION			
Depth of Stratum Change Feet	Sample No. and Type	Sample Depth Feet	Soil Description
0 - 1			TOPSOIL
1 - 3			FILL MATERIALS: Yellow-brown, fine to coarse SAND, some Silt, some Gravel.
3 - 12			FILL MATERIALS: Brown, fine to coarse SAND, some Silt, some Gravel, with cobbles and boulders. Debris estimate 50%.
			Bottom of Excavation 12'
Pit Dimensions (Ft.)			Remarks:
Length	10		1) Test pit backfilled with excavated material.
Width	10		2) Water seepage at 4' bgs.
Depth	12		3) Debris noted: brick fragments, brick, concrete fragments, foundation blocks, scrap metal.

TEST PIT LOG

Project: Proposed Family Dollar, New Bedford, MA		Project #: 141.06058	
TEST PIT IDENTIFICATION: TP203			
Location: Swift Street & Orchard Street		Ground Elevation: 14.5 +/-	
Client: Hunt Real Estate		Datum: NA	
Contractor: N. Gomes		Operator: Nathan	
Equipment: CAT 320E		Samples Collected <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Capacity/Reach: 16 ft		Time Started: 10:30 Time Completed: 11:00	
Weather: Overcast, 25 °F			
Logged by: JPJ		Date: 1/12/16	
Checked by: JPJ		Date: 1/21/16	
TEST PIT INFORMATION			
Depth of Stratum Change Feet	Sample No. and Type	Sample Depth Feet	Soil Description
0 - 1			TOPSOIL.
1 - 2.5			FILL MATERIALS: Yellow-brown, fine to coarse SAND, some Silt, some Gravel, with cobbles and boulders.
2.5 - 4			FILL MATERIALS: Yellow-brown, fine to coarse SAND, some Silt, some Gravel, with cobbles and boulders. Debris estimate 20%
4 - 6			SAND & GRAVEL: Brown, fine to coarse SAND, some Silt, little gravel, with cobbles.
			Bottom of Excavation 6'
Pit Dimensions (Ft.) Length <u>10</u> Width <u>6</u> Depth <u>6</u>			Remarks: 1) Test pit backfilled with excavated material. 2) Water seepage at 5' bgs. 3) Debris noted: brick fragments, concrete fragments, trace wood, trace plastic.

TEST PIT LOG

Project: Proposed Family Dollar, New Bedford, MA		Project #: 141.06058	
TEST PIT IDENTIFICATION: TP204			
Location: Swift Street & Orchard Street		Ground Elevation: 14.5 +/-	
Client: Hunt Real Estate		Datum: NA	
Contractor: N. Gomes		Operator: Nathan	
Equipment: CAT 320E		Samples Collected <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Capacity/Reach: 16 ft		Time Started: 11:00 Time Completed: 11:20	
Weather: Overcast, 25 °F			
Logged by: JPJ		Date: 1/12/16	
Checked by: JPJ		Date: 1/21/16	
TEST PIT INFORMATION			
Depth of Stratum Change Feet	Sample No. and Type	Sample Depth Feet	Soil Description
0 - 1			TOPSOIL.
1 - 4			FILL MATERIALS: Yellow-brown, fine to coarse SAND, some Silt, some Gravel, with cobbles and boulders. Debris estimate 5%.
4 - 7			FILL MATERIALS: Dark brown, fine to coarse SAND, some Silt, some Gravel, with cobbles and boulders. Debris estimate 40%.
7 - 10			SAND & GRAVEL: Gray, fine to coarse SAND, some Silt, some Gravel.
			Bottom of Excavation 10' (Refusal, presumed bedrock)
Pit Dimensions (Ft.)			Remarks:
Length	23		1) Test pit backfilled with excavated material.
Width	6		2) Water seepage at 5.5' bgs.
Depth	10		3) Debris noted: rebar, brick and concrete fragments, trace wood.

TEST PIT LOG

Project: Proposed Family Dollar, New Bedford, MA		Project #: 141.06058	
TEST PIT IDENTIFICATION: TP205			
Location: Swift Street & Orchard Street		Ground Elevation: 13.5 +/-	
Client: Hunt Real Estate		Datum: NA	
Contractor: N. Gomes		Operator: Nathan	
Equipment: CAT 320E		Samples Collected <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Capacity/Reach: 16 ft		Time Started: 11:20 Time Completed: 11:30	
Weather: Overcast, 25 °F			
Logged by: JPJ		Date: 1/12/16	
Checked by: JPJ		Date: 1/21/16	
TEST PIT INFORMATION			
Depth of Stratum Change Feet	Sample No. and Type	Sample Depth Feet	Soil Description
0 - 1			TOPSOIL
1 - 6			FILL MATERIALS: Brown, fine to coarse SAND, some Silt, some Gravel, with cobbles and boulders. Debris estimate 5%.
6 - 7			SAND & GRAVEL: Brown, fine to coarse SAND, some Silt, some Gravel.
			Bottom of Excavation 7'
Pit Dimensions (Ft.) Length <u>13</u> Width <u>6</u> Depth <u>7</u>			Remarks: 1) Test pit backfilled with excavated material. 2) Water seepage at 6' bgs. 3) Debris noted: brick, concrete, and asphalt fragments.

TEST PIT LOG

Project: Proposed Family Dollar, New Bedford, MA		Project #: 141.06058	
TEST PIT IDENTIFICATION: TP206			
Location: Swift Street & Orchard Street		Ground Elevation: 14 +/-	
Client: Hunt Real Estate		Datum: NA	
Contractor: N. Gomes		Operator: Nathan	
Equipment: CAT 320E		Samples Collected <u> </u> Yes <u>X</u> No	
Capacity/Reach: 16 ft		Time Started: 11:30 Time Completed: 12:00	
Weather: Overcast, 25 °F			
Logged by: JPJ		Date: 1/12/16	
Checked by: JPJ		Date: 1/21/16	
TEST PIT INFORMATION			
Depth of Stratum Change Feet	Sample No. and Type	Sample Depth Feet	Soil Description
0 - 1			TOPSOIL
1 - 2			FILL MATERIALS: Yellow-brown, fine to coarse SAND, some Silt, some Gravel.
2 - 5			FILL MATERIALS: Brown, fine to coarse SAND, some Silt, some Gravel, with cobbles, boulders and Boulders. Debris estimate 20%.
5 - 10			FILL MATERIALS: BRICK with boulders. Debris estimate 75%.
			Bottom of Excavation 10' (Refusal)
Pit Dimensions (Ft.)			Remarks:
Length	15		1) Test pit backfilled with excavated material.
Width	8		2) Water seepage at 6' bgs.
Depth	10		3) Debris noted: brick, scrap metal, wood.

TEST PIT LOG

Project: Proposed Family Dollar, New Bedford, MA		Project #: 141.06058	
TEST PIT IDENTIFICATION: TP207			
Location: Swift Street & Orchard Street		Ground Elevation: 14 +/-	
Client: Hunt Real Estate		Datum: NA	
Contractor: N. Gomes		Operator: Nathan	
Equipment: CAT 320E		Samples Collected <u> </u> Yes <u>X</u> No	
Capacity/Reach: 16 ft		Time Started: 12:00 Time Completed: 12:20	
Weather: Overcast, 25 °F			
Logged by: JPJ		Date: 1/12/16	
Checked by: JPJ		Date: 1/21/16	
TEST PIT INFORMATION			
Depth of Stratum Change Feet	Sample No. and Type	Sample Depth Feet	Soil Description
0 – 1			TOPSOIL
1 – 2.5			FILL MATERIALS: Brown, fine to coarse SAND, some Silt, some Gravel, with cobbles.
2.5 – 5			FILL MATERIALS: Brown-gray, fine to coarse SAND, some Silt, some Gravel, with cobbles and boulders. Debris estimate 50%. Concrete slab at 5'.
5 - 7			SAND & GRAVEL: Brown, fine to coarse SAND, some Silt, some Gravel.
			Bottom of Excavation 7'
Pit Dimensions (Ft.)			Remarks:
Length	12		1) Test pit backfilled with excavated material.
Width	6		2) Water seepage at 5' bgs.
Depth	7		3) Debris noted: brick fragments, concrete fragments, rebar, wood, steel pipe, tar paper.

Soil Classification Terms

<i>Grain Size</i>		
<i>Material</i>	<i>Fraction</i>	<i>Sieve Size</i>
Boulders		12" +
Cobbles		3"-12"
Gravel	coarse	¾"-3"
	fine	No. 4 to ¾"
Sand	coarse	No. 10 to No. 4
	medium	No. 40 to No. 10
	fine	No. 200 to No. 40
Fines (Silt & Clay)		Passing No. 200

Identification of soil type is made on the basis of an estimate of particle sizes, and in the case of fine-grained soils, also on basis of plasticity.

<i>Coarse and Fine Grained Soils</i>	
<i>Descriptive Adjective</i>	<i>*Percentage Requirement</i>
Trace	1-10%
Little	10-20%
Some	20-35%
And	35-50%

When sampling gravelly soils with a standard split spoon, the true percentage of gravel is often not recovered due to the relatively small sampler diameter.

*Percentage measured by weight.

Standard Penetration Value (N) & Undrained Shear Strength (S_u) v. Relative Density & Consistency

<i>GRANULAR SOILS</i>	
<i>N</i>	<i>Relative Density (%)</i>
0-4	Very Loose (0-15)
4-10	Loose (15-35)
10-30	Medium Dense (35-65)
30-50	Dense (65-85)
>50	Very Dense (>85)

<i>COHESIVE SOILS</i>		
<i>S_u (psf)</i>	<i>N</i>	<i>Consistency</i>
<250	<2	Very Soft
250 to 500	2-4	Soft
500 to 1,000	4-8	Medium
1,000 to 2,000	8-15	Stiff
2,000 to 4,000	15-30	Very Stiff
>4,000	>30	Hard

Consistency of cohesive soils is based upon undrained shear strength determined from field vane shear, pocket penetrometer, torvane, or laboratory tests. Consistency of cohesive soils is based upon the N-value when no other data is available.

Rock Classification Terms

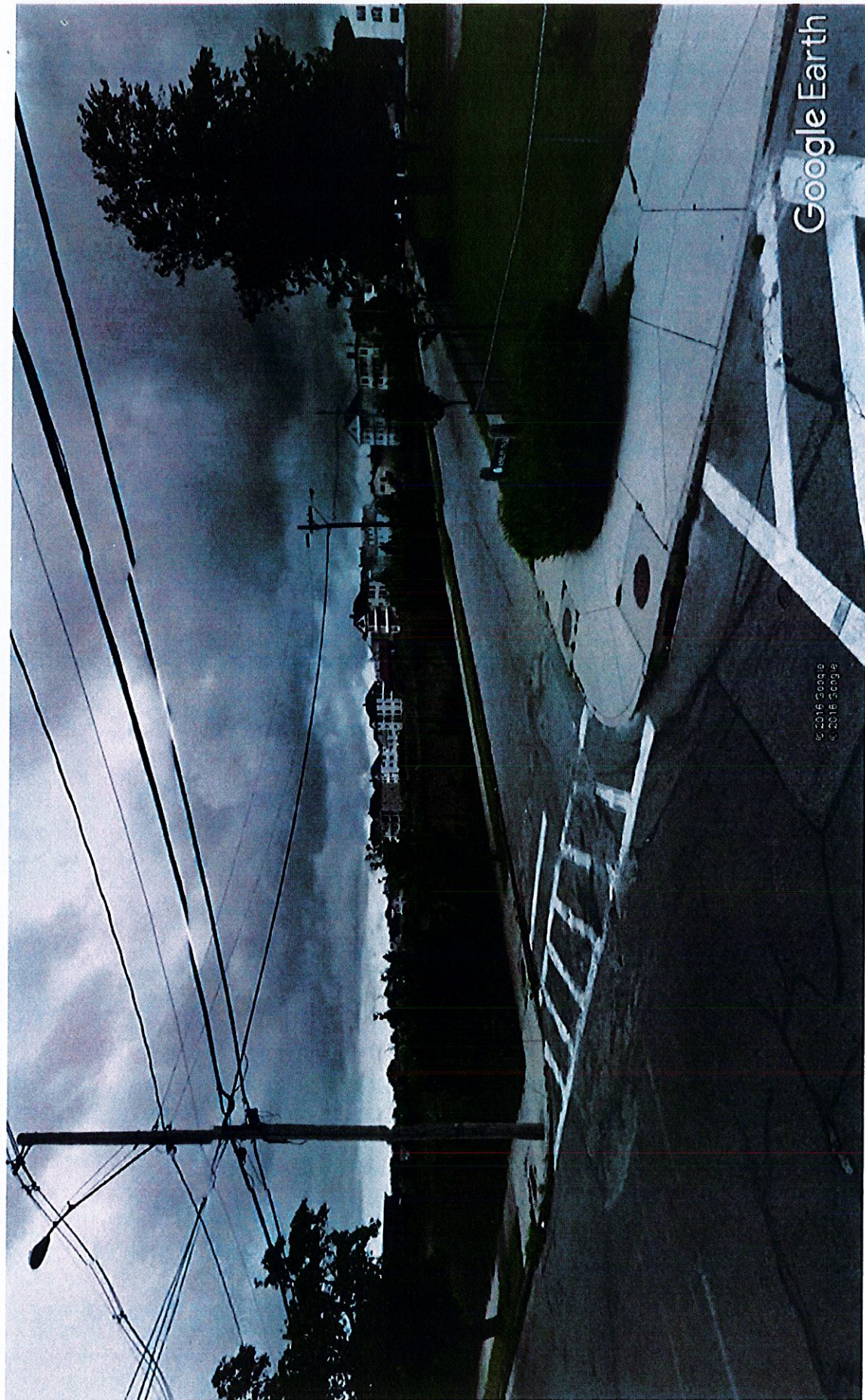
<i>Weathering Classification</i>		
<i>Grade</i>	<i>Symbol</i>	<i>Diagnostic Features</i>
Fresh	F	No visible sign of decomposition or discoloration. Rings under hammer impact.
Slightly Weathered	WS	Slight discoloration inwards from open fracture, otherwise similar to F.
Moderately Weathered	WM	Discoloration throughout. Weaker mineral such as feldspar decomposed. Strength somewhat less than fresh rock but cores can not be broken by hand or scraped by knife.
Highly Weathered	WH	Most minerals somewhat decomposed. Specimens can be broken by hand with effort or shaved with knife. Core stones present in rock mass. Texture becoming distinct but fabric.
Completely Weathered	WC	Minerals decomposed to soil but fabric and structure preserved (Saprolite). Specimens easily crumbled or penetrated.
Residual Soil	RS	Advanced state of decomposition resulting in Plastic soils. Rock fabric and structure completely destroyed. Large volume change.

<i>Rock Descriptors</i>			
Term		Meaning	
Hardness	Soft	Scratched by fingernail	
	Medium Hard	Scratched easily by penknife	
	Hard	Scratched with difficulty by penknife	
	Very Hard	Cannot be scratched by penknife	
Jointing/ Fractures	Slight	2 to 6 ft. spacing	
	Moderate	8in. to 2 ft.	
	High	2 in. to 8 in.	
	Intense	< 2in.	
Bedding	Laminated	(< 1")	Natural Break in Rock Layers
	Thin Bedded	(1" - 4")	
	Bedded	(4" - 12")	
	Thick Bedded	(12" - 36")	
	Massive	(> 36")	

Unified System Classification of Soils (ASTM D 2487)

Major Divisions			Group Symbols	Typical Names
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels 50% or more of coarse fraction retained on No. 4 sieve	Clean Gravels	GW	Well-graded gravels and gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines.
		Gravels w/ Fines	GM	Silty gravels, gravel-sand-silt mixtures.
			GC	Clayey gravels, gravel-sand-clay mixtures.
	Sands More than 50% coarse fraction passes No. 4 sieve	Clean Sands	SW	Well-graded sands and gravelly sands little or no fines.
			SP	Poorly graded sands and gravelly sands little or no fines.
		Sands w/ Fines	SM	Silty sands, gravel-sand-silt mixtures.
			SC	Clayey sands, sand-clay mixtures.
Fine-Grained Soils 50% or more passes No. 200 sieve	Silts and Clays Liquid Limit 50% or less	ML	Inorganic silts, very fine sands, rock flour.	
		CL	Inorganic clays of low plasticity, gravelly clays, sandy clays, silty clays.	
		OL	Organic silts and organic silty clays of low plasticity.	
	Silts and Clays Liquid limit greater than 50%	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts	
		CH	Inorganic clays of high plasticity, fat clays.	
		OH	Organic clays of medium to high plasticity.	
Highly Organic Soils			Pt	Peat, mulch and other highly organic soils

ATTACHMENT C
PHOTOS



feet
meters

10

4

Google Earth

Google Earth



Looking southwesterly into the site



Looking southerly on Orchard with the site to the right and Howland Place in the distance



feet
meters

20
6

Google Earth

Google Earth



Looking northwesterly into the site



November 17, 2016

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

**RE: PROPOSED FAMILY DOLLAR STORE
SW CORNER OF ORCHARD AND SWIFT STREETS**

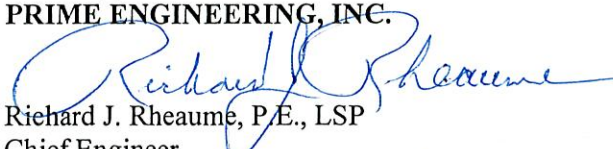
Dear Board Members,

On behalf of Hunt Real Estate Services, Inc., we hereby submit the enclosed package for Site Plan Review and Special Permit for a proposed retail store. The submittal package consists of the following:

- This letter;
- The executed application forms;
- The application checklists;
- A check for \$400 which is the submittal fee;
- A check for \$200 for South Coast Media Group;
- 4 sets of full size plans and twelve 11"x17" plans, folded;
- 17 copies of the Impact Report which includes the estimated cost of site work, Traffic Impact and Access Study;
- A CD disk of the drawings in PDF format (CAD format will be submitted after Planning input has been received);
- 5 certified abutters lists and a copy of the abutters notice;
- 5 copies of the deed (proof of ownership) and
- 17 copies of the Stormwater Report.

It is proposed that the facility will be constructed between March and September 2017. Historically, the site was entirely covered by a building, that is, the lot had complete impervious cover. Since the proposed development will have less impervious cover, the rate of storm runoff will be less. We hereby request that the need for stormwater detention be waived. We also request that we not be required to have the plans on NVGD 29 datum. A determination has been made that the plan as presented complies with ADA regulations.

Sincerely,
PRIME ENGINEERING, INC.


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

ATTACHMENT 5



City of New Bedford
REQUEST FOR WAIVER

Case 38-16, 39-16 & 40-16
11/18/2016

APPLICATION FOR WAIVER FROM SITE PLAN REVIEW REQUIREMENTS

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

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

SUBJECT PROPERTY			
ASSESSOR'S MAP PLOT#	23	LOT(S)#	292
REGISTRY OF DEEDS BOOK:	7223	PAGE #	263
PROPERTY ADDRESS: SW corner of Swift and Orchard Streets			
ZONING DISTRICT: Mixed use business			
OWNER INFORMATION			
NAME: Clark's Cove Development Co., LLC			
MAILING ADDRESS: 651 Orchard Street, New Bedford, MA 02749			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Hunt Real Estate Services, Inc.			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one:	OWNER <input type="checkbox"/>	CONTRACT VENDEE <input type="checkbox"/>	OTHER Describe <input checked="" type="checkbox"/> Proposed buyer
MAILING ADDRESS (IF DIFFERENT): 5100 W Kennedy Blvd., Suite 100, Tampa, FL 33609			
TELEPHONE #	727 458-4055		
EMAIL ADDRESS:	khess@huntresco.com		

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

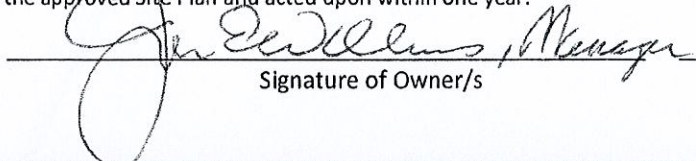
Signature of Applicant/s

11/18/16

Date

If the applicant differs from the owner, this section must be completed/signed by the property owner/s:

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.


Signature of Owner/s

11/13/16
Date

DESCRIPTION	Ordinance Section		CLEARLY Describe why this request is being made.
	1	***Example*** 5451. b. Topography and Drainage Plan	***Example*** There currently exists a structure and pavement on the site. No excavation of the site is being proposed, therefore topography and drainage will not be altered.
	2	Checklist for Layout Plan: Showing proposed grading and spot shots.	Not required by ordinance and it would make the plan too busy. The Grading Plan shows all grading information.
	3	Checklist for Layout Plan: Showing areas of cut and fill.	Not required by ordinance and it would make the plan too busy. The Grading Plan shows all cut and fill information.
	4	Checklist for Existing Conditions Plan: Topography based on NGVD 29	Not required by ordinance. Floodplain is based on NAVD 88 which is a different datum.

Additional pages describing the waiver request may be attached to this form following the same chart format, if necessary.



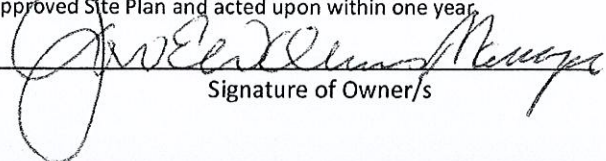
Please check here if additional pages are attached.



Number of Waiver requests submitted for consideration: 6

If the applicant differs from the owner, this section must be completed/signed by the property owner/s:

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

 — 11/13/14
Signature of Owner/s Date

DESCRIPTION	Ordinance Section		CLEARLY Describe why this request is being made.
	1	***Example*** 5451. b. Topography and Drainage Plan	***Example*** There currently exists a structure and pavement on the site. No excavation of the site is being proposed, therefore topography and drainage will not be altered.
	2	Plans in general on checklist: Electronic CAD and PDF.	Not required by ordinance. It will be submitted once Planning Board input is received.
	3	Plans in general on checklist: North arrow pointing up the page.	Not required by ordinance. Orchard Street is main throughfare.
	4	5454 drainage calculations	The site was totally impervious and will have 30% pervious cover so the runoff will be much less than before.

Additional pages describing the waiver request may be attached to this form following the same chart format, if necessary.



Please check here if additional pages are attached.



Number of Waiver requests submitted for consideration: 6

QUITCLAIM DEED

THE GOODYEAR TIRE & RUBBER COMPANY., a corporation organized and existing under the laws of the State of Ohio, with a principal place of business in Akron, Ohio,

for consideration paid, and in full consideration of ONE MILLION FIVE HUNDRED FIFTY THOUSAND AND NO/100 (\$1,550,000.00),

grants to **CLARK'S COVE DEVELOPMENT CO., LLC**, a Massachusetts Limited Liability Company with a usual place of business located at 651 Orchard Street, Suite 200, New Bedford, MA 02744,

land in New Bedford,

Beginning at the northwesterly corner thereof at the intersection of Bolton Road and Swift Street; thence running easterly by said Swift Street four hundred forty-five (445) feet, more or less, to Orchard Street; thence running southerly by said Orchard Street nine hundred eighty and eighty one-hundredths (980.80) feet to property now or formerly of the Gosnold Mills; thence running westerly at an interior angle of eighty-nine degrees fifty-one minutes (89° 51') by said Gosnold Mills land in part through the center of a brick wall five hundred forty-one and eighty-three one-hundredths (541.83) feet, more or less, to said Bolton Road; and thence running northerly by said Bolton Road about nine hundred eighty-five (985) feet to the point of beginning.

Together with all the right, title and interest of the Grantor in, to and concerning a certain twenty-four inch (24") pipe, commencing at the dividing line between the above-described parcel and said land of the Gosnold Mills property and running through said land of the Gosnold Mills property and running through said land of the Gosnold Mills property through Orchard and Cove Streets; thence through a twenty (20) foot strip of land to and into the water of Clark's Cove to a certain well or structure therein situated, particularly including herein all the right, title and interest of the Grantor in and to said twenty (20) foot strip of land and said well or structure and all other rights included or specified in, and subject to the obligations contained in, two certain instruments from the New England Cotton Yarn Company to and with Lawrence A. Ford, both dated August 14, 1902 and respectively recorded with said Bristol County, South District Registry of Deeds, Book 228, Pages 286 and following and Book 228, Pages 294 and following.

Subject to and with the benefit of easements and restrictions of record insofar as they may be in full force and effect.

Being the same premises conveyed Grantor by deed dated December 31, 1956 and recorded in the Bristol County (S.D.) Registry of Deeds in Book 1209, Page 100.

This sale does not constitute substantially all of the assets of said Corporation.

2008
217.50
+3500

212.50
226.09
536.31
974.90

303.76
220.39

IN WITNESS WHEREOF, the said GOODYEAR TIRE & RUBBER COMPANY, has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by A J DELGUYD its ~~DIRECTOR - REAL ESTATE~~, hereto duly authorized, this 11th day of October 2004.

Signed and sealed in presence of

THE GOODYEAR TIRE &
RUBBER COMPANY

Joyce Lee Gorog
Witness

A J Delguyd
By: **A J DELGUYD**

DIRECTOR - REAL ESTATE

~~THE COMMONWEALTH OF MASSACHUSETTS~~

STATE OF OHIO
COUNTY OF SUMMIT

~~BRISTOL~~, ss:

October 11, 2004

On this 11th day of October 2004, before me, the undersigned notary public, personally appeared A J DELGUYD, **DIRECTOR - REAL ESTATE** of THE GOODYEAR TIRE & RUBBER COMPANY, and proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for the stated purpose.

REG OF DEEDS
REG #07
BRISTOL S

10/15/04 10:20AM 01
000000 #1428

FEE \$7068.00

CASH \$7068.00

Joyce Lee Gorog
Official Signature of Notary
My commission expires: May 22, 2007

JOYCE LEE GOROG, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires May 22, 2007



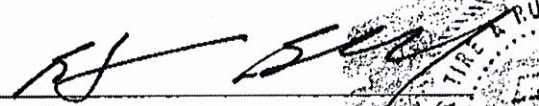
CERTIFICATION

I, the undersigned, Bertram Bell, Assistant Secretary of The Goodyear Tire & Rubber Company, a corporation organized and existing under the laws of the State of Ohio, do hereby certify that the attached is a full, true and correct copy of the Delegation of Authority to the Director Real Estate and to the Manager Real Estate Services dated July 1, 2004 signed by Robert J Keegan, Chairman of the Board, Chief Executive Officer and President, and attested by Bertram Bell, Assistant Secretary, of said corporation.

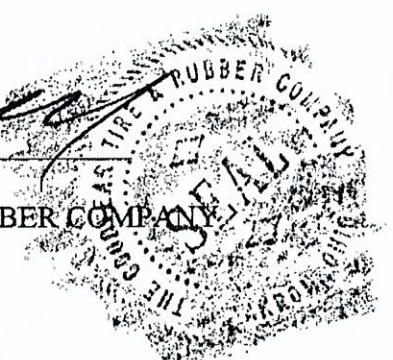
And I further certify that the attached Delegation of Authority has been neither revoked nor modified and is in full force and effect at the date hereof.

And I further certify that my examination of the applicable records of said corporation on the date hereof reveals that Anthony J Delguyd is the Director, Real Estate and that Steve A Mikolay is the Manager, Real Estate Services of The Goodyear Tire & Rubber Company and is authorized to sign documents specified in the attached Delegation of Authority.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the corporate seal of said The Goodyear Tire & Rubber Company to be affixed this 22nd day of September, 2004.


Assistant Secretary

THE GOODYEAR TIRE & RUBBER COMPANY



The Goodyear Tire & Rubber Company

Akron, Ohio 44316-0001

July 1, 2004

DELEGATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

Pursuant to authority vested in me by resolution adopted by the Board of Directors of The Goodyear Tire & Rubber Company (hereinafter referred to as the "Company"), on August 3, 1999, I hereby authorize the

DIRECTOR REAL ESTATE MANAGER REAL ESTATE SERVICES

of the Company to execute for and on behalf and in the name of the Company, without attestation and without affixation of the corporate seal, any lease or sublease of real property (including oil, gas and mineral rights) or agreements (including deeds and related instruments) for the purchase or sale of real property for use and operation as or incidental to a distribution or production facility of The Goodyear Tire & Rubber Company, including easements, access and license agreements, and amendments to any of the foregoing, provided that such shall fall within the following categories:

1. Subleases of lease-controlled vacant properties, and including subleases to dealers and franchisees and leases of Company-owned properties.
2. Leases and subleases where the base term does not exceed twenty (20) years and base rental does not exceed \$500,000.00 per lease year (net to lessor).
3. Office leases where the base term does not exceed ten (10) years and the base rental does not exceed \$500,000.00 per lease year.
4. Lease and sublease assignments.
5. Listing Agreements with brokers to sell, lease or sublease properties at a commission rate not to exceed 10 percent.
6. Recreational area (baseball fields, Goodyear Theater, etc), farm land and/or pasture land leases and license agreements on plant sites wherein the term does not exceed five (5) years (cancelable by Goodyear at any time upon 30 days' notice to tenant) at the highest rental reasonably obtainable.

7. Oil, gas or mineral leases wherein the total expenditure does not exceed \$50,000.00.
8. Purchase of individual properties in an amount not to exceed \$3,000,000.00.
9. Sale or leasing of surplus property.
10. Real Estate License Agreements.
11. Easement Agreements.
12. Certification of lease terms, conditions and status to lessors or third parties.
13. Agreements for the subordination of leases and subleases.
14. Settlement and release agreements relating to Goodyear leased and fee-owned property.

In exercising the authority granted within this letter, they are directed to observe such instructions as to prior approvals, including, approval by the Law Department and, where commitments are involved, have an approved budget as shall have been prescribed by the executive officer of the Company having cognizance of the subject matter

The documents listed above will be retained in the Contract Records Department of the Secretary's Office.


This Delegation shall be in full force and effect from July 1, 2004 to and including June 30, 2006 unless theretofore revoked, and cancels and supersedes a similar delegation dated July 1, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official corporate seal of said Company to be affixed.



Chairman of the Board,
Chief Executive Officer and President
THE GOODYEAR TIRE & RUBBER COMPANY

Attest:



Assistant Secretary

08/09/06 15:43
PLAN RECORDED
BRISTOL S.D.
REGISTRY
IN 159-14

FOR REGISTRY USE ONLY

SWIFT STREET

DUNBAR STREET

SIDNEY STREET

SAGAMORE STREET

JENKINS STREET

WINSPIER STREET

STREET

BOLTON

(PUBLIC - 60' WIDE)

N 29°59' 41" E 400.12'

T= 149.10'

R= 10209.60' D= 01°40' 24" L= 298.18'

58°14' 03" W 58.00'

PLAT 19 LOT 48
NOW OR FORMERLY
CURTIS J. MELLO and JOHN E. WILLIAMS

"I CERTIFY THAT THIS PLAN CONFORMS WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF DEEDS
OF THE COMMONWEALTH OF MASSACHUSETTS."

Earle O. Phillips, Jr.
PREPARER OF PLAN

PLAT 19 LOT 53
NOW OR FORMERLY
UNITED FISHERMEN CLUB, INC.

Case 38-16, 39-16 & 40-16

11/18/2016

NEW BEDFORD PLANNING BOARD

NEW BEDFORD PLANNING BOARD APPROVAL UNDER THE
SUBDIVISION CONTROL LAW IS NOT REQUIRED.

CITY PLANNER *Ronald A. Kennedy*

DATE: 8.8.06

NO DETERMINATION AS TO COMPLIANCE WITH THE NEW
BEDFORD ZONING BY-LAWS IS MADE, INTENDED OR
IMPLIED AS A RESULT OF THIS ENDORSEMENT.

N 64°59' 40" W 437.97'
SWIFT STREET
(50' WIDE 1914 LAYOUT)
S 64°59' 40" E 445.13'

STONE BOUND
WITH DRILL HOLE 245.13'

R= 5670.00' D= 02°53' 30" L= 286.15' T= 143.11'

N 24°59' 50" E 217.50'

LOT 1A
43,500 sq.ft. (0.998 acres)

N 64°59' 40" W 200.00'

ORCHARD STREET

STREET

ORCHARD

762.41

S 24°59' 50" W
(PUBLIC - 60' WIDE)



Earle O. Phillips, Jr.
#30755

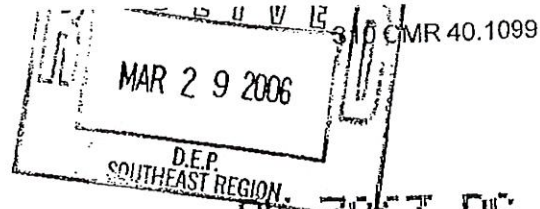
PLAN OF LAND SITUATED IN
NEW BEDFORD, MA
PREPARED FOR
CLARK'S COVE DEVELOPMENT CO., LLC
JULY 12, 2006 SCALE: 1"= 60'

NOTE: THIS PLAN IS A REDIVISION OF LOTS 1
THROUGH 5 SHOWN ON A PLAN RECORDED IN THE
REGISTRY OF DEEDS IN PLAN BOOK 157 PAGE 76.

SCALE IN FEET
0 20 40 60 120

EARLE O. PHILLIPS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
203 BELLEVILLE ROAD
NEW BEDFORD, MA. 02745
508-999-5830 JOB 2001304

Form 1075


 BK 7863 PG 305
 11/08/05 03:14 DOC. 38400
 Bristol Co. S.D.

NOTICE OF ACTIVITY AND USE LIMITATION
 M.G.L. c. 21E, § 6 and 310 CMR 40.0000

Disposal Site Name: **545 Orchard Street, New Bedford, MA**
 DEP Release Tracking No.(s): **4-00688**

This Notice of Activity and Use Limitation ("Notice") is made as of this 7th day of July, 2005, by **Clarks Cove Development Company, LLC, 651 Orchard Street, Suite 200, New Bedford, MA 02744**, together with his/her/its/their successors and assigns (collectively "Owner").

WITNESSETH:

WHEREAS, **Clarks Cove Development Company, LLC**, is the owner in fee simple of that certain parcel of vacant land located in **New Bedford, Bristol (South) County, Massachusetts**, pursuant to a deed recorded with the **Bristol (South) County Registry of Deeds in Book 7223, Page 263;**

WHEREAS, said parcel(s) of land, which is more particularly bounded and described in Exhibit A, attached hereto and made a part hereof ("Property") is subject to this Notice of Activity and Use Limitation. The Property is shown on [a plan recorded in the **Bristol County Registry of Deeds in Plan Book 19, Plan 2;**

ATTACHED

WHEREAS, the Property comprises all of a disposal site as the result of a release of oil and/or hazardous material. Exhibit B is a sketch plan showing the relationship of the Property subject to this Notice of Activity and Use Limitation to the boundaries of said disposal site existing within the limits of the Property and to the extent such boundaries have been established. Exhibit B is attached hereto and made a part hereof; and

WHEREAS, one or more response actions have been selected for the Disposal Site in accordance with M.G.L. c. 21E ("Chapter 21E") and the Massachusetts Contingency Plan, 310 CMR 40.0000 ("MCP"). Said response actions are based upon (a) the restriction of human access to and contact with oil and/or hazardous material in soil and/or (b) the restriction of certain activities occurring in, on, through, over or under the Property. The basis for such restrictions is set forth in an Activity and Use Limitation Opinion ("AUL Opinion"), dated 8/25/2005, (which is attached hereto as Exhibit C and made a part hereof);

NOW, THEREFORE, notice is hereby given that the activity and use limitations set forth in said AUL Opinion are as follows:

1. Activities and Uses Consistent with the AUL Opinion. The AUL Opinion provides that a condition of No Significant Risk to health, safety, public welfare or the environment exists for any foreseeable period of time (pursuant to 310 CMR 40.0000) so long as any of the following activities and uses occur on the Property:

The language in these forms are part of promulgated regulations and cannot be modified in any way unless so noted (within brackets) in the form itself.

PLEASE RETURN TO:

LANDAMERICA
 150 FEDERAL STREET, SUITE 200
 BOSTON, MA 02110
 ATTN: APW FILE NO. 833

(i) Maintenance of the property as an unpaved, vacant lot. The permitted use of the Property as an unpaved vacant lot is contingent upon the Property being enclosed with a secure fence or wall which will prevent access to the Property by all persons with the exception of the Owner and his/her/its agents for inspection or maintenance activities at the Property;

(ii) Construction activities and underground utility repair, including soil excavation and regarding activities, provided a Soils Management Plan and Health and Safety Plan is implemented prior to the commencement of such activities;

(iii) Commercial and industrial activities and uses provided that the Property remains entirely covered with any of the following structures or materials or any combination of the following structures or materials; (1) a building foundation with a concrete floor, (2) an impervious surface such as concrete or asphalt pavement, (3) greater than three (3) feet of clean fill placed upon the ground surface at the existing ground elevation with landscaped vegetation

(iv) Such other activities or uses which, in the Opinion of an LSP, shall present no greater risk of harm to health, safety, public welfare or the environment than the activities and uses set forth in this Paragraph; and

(v) Such other activities and uses not identified in Paragraph 2 as being Activities and Uses Inconsistent with the AUL.

2. Activities and Uses Inconsistent with the AUL Opinion. Activities and uses which are inconsistent with the objectives of this Notice of Activity and Use Limitation, and which, if implemented at the [Property] [Portion of the Property], may result in a significant risk of harm to health, safety, public welfare or the environment or in a substantial hazard, are as follows:

(i) Residential, agricultural, outdoor and indoor recreational or institutional activities and uses (institutional activities and uses inconsistent with the AUL Opinion are specifically associated with daycare centers, schools, orphanages and educational facilities);

(ii) Commercial/industrial use in the absence of barriers identified in 1(iii); and

(iii) Excavation of and exposure to Property soils with the exception of future construction/site development activities and short duration excavation for the purposes of underground utility repairs or installation.

3. Obligations and Conditions Set Forth in the AUL Opinion. If applicable, obligations and/or conditions to be undertaken and/or maintained at the Property to maintain a condition of No Significant Risk as set forth in the AUL Opinion shall include the following:

(i) As an unpaved, vacant lot, obligations and conditions set forth in the AUL Opinion to

The language in these forms are part of promulgated regulations and cannot be modified in any way unless so noted (within brackets) in the form itself.

be undertaken and/or maintained at the Property include indefinite maintenance of a secure fence or wall which will prevent access to the Property by all persons with the exception of the Owner and his/her/its agents for inspection or maintenance activities at the property;

(ii) During any construction/site development activities, obligations and conditions set forth in the AUL Opinion to be undertaken and/or maintained at the Property include: maintenance of a secure fence or wall which will prevent access to Property soils by all persons with the exception of the Owner and his/her/its agents and construction/site development workers; the implementation of a Soil Management Plan under the direction of a Licensed Site Professional; and implementation of a Health and Safety Plan prepared by a certified industrial hygienist.; and

(iii) During any commercial and industrial activities and uses at the Property, the Property must remain entirely covered with the structures or materials identified in (iii) indefinitely except to conduct construction/site development activities or short term utility repairs..

4. Proposed Changes in Activities and Uses. Any proposed changes in activities and uses at the Property which may result in higher levels of exposure to oil and/or hazardous material than currently exist shall be evaluated by an LSP who shall render an Opinion, in accordance with 310 CMR 40.1080 *et seq.*, as to whether the proposed changes will present a significant risk of harm to health, safety, public welfare or the environment. Any and all requirements set forth in the Opinion to meet the objective of this Notice shall be satisfied before any such activity or use is commenced.

5. Violation of a Response Action Outcome. The activities, uses and/or exposures upon which this Notice is based shall not change at any time to cause a significant risk of harm to health, safety, public welfare, or the environment or to create substantial hazards due to exposure to oil and/or hazardous material without the prior evaluation by an LSP in accordance with 310 CMR 40.1080 *et seq.*, and without additional response actions, if necessary, to achieve or maintain a condition of No Significant Risk or to eliminate substantial hazards.

If the activities, uses, and/or exposures upon which this Notice is based change without the prior evaluation and additional response actions determined to be necessary by an LSP in accordance with 310 CMR 40.1080 *et seq.*, the owner or operator of the Property subject to this Notice at the time that the activities, uses and/or exposures change, shall comply with the requirements set forth in 310 CMR 40.0020.

6. Incorporation Into Deeds, Mortgages, Leases, and Instruments of Transfer. This Notice shall be incorporated either in full or by reference into all future deeds, easements, mortgages, leases, licenses, occupancy agreements or any other instrument of transfer, whereby an interest in and/or a right to use the Property or a portion thereof is conveyed.

Owner hereby authorizes and consents to the filing and recordation and or registration of this Notice, said Notice to become effective when executed under seal by the undersigned LSP, and recorded and/or registered with the appropriate Registry(ies) of Deeds and/or Land Registration Office(s).

WITNESS the execution hereof under seal this 7th day of July, 2005.

Clark's Cove Development Company, LLC


John E. Williams, Manager

The language in these forms are part of promulgated regulations and cannot be modified in any way unless so noted (within brackets) in the form itself.

[COMMONWEALTH OF MASSACHUSETTS]
[STATE OF _____]

____ Bristol _____, ss

____ July 7 _____, 2005

Then personally appeared the above-named John E. Williams, Manager and acknowledged the foregoing instrument to be the free act and deed of said Limited Liability Company before me,

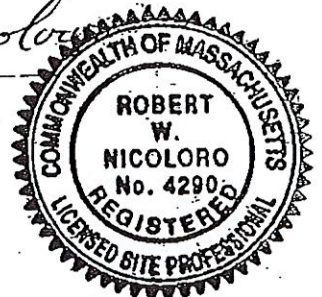
Sara B. O'Leary
Notary Public: Sara B. O'Leary
My Commission Expires: 12-02-2005



The undersigned LSP hereby certifies that the [his][her] executed the aforesaid Activity and Use Limitation Opinion attached hereto as Exhibit C and made a part hereof and that in [his][her] Opinion this Notice of Activity and Use Limitation is consistent with the terms set forth in said Activity and Use Limitation Opinion.

Date: _____

Robert Nicoloro
[Name of LSP]
[LSP SEAL]



[COMMONWEALTH OF MASSACHUSETTS]
[STATE OF New Hampshire]

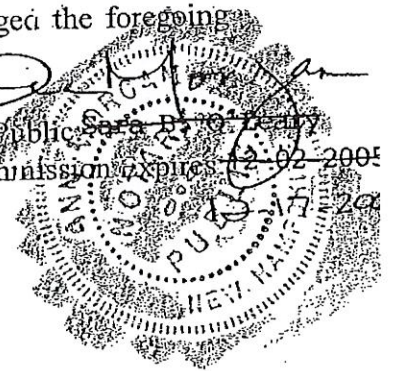
Rockingham County Sept 20, 2005

Then personally appeared the above named _____ and acknowledged the foregoing instrument to be [his][her] free act and deed before me,

Sara B. O'Leary
Notary Public: Sara B. O'Leary
My Commission Expires: 12-02-2005

Upon recording, return to:

Clarks Cove Development Company, LLC
c/o John E. Williams, Manager
651 Orchard Street, Suite 200
New Bedford, MA 02744



BK 7863 PG 316

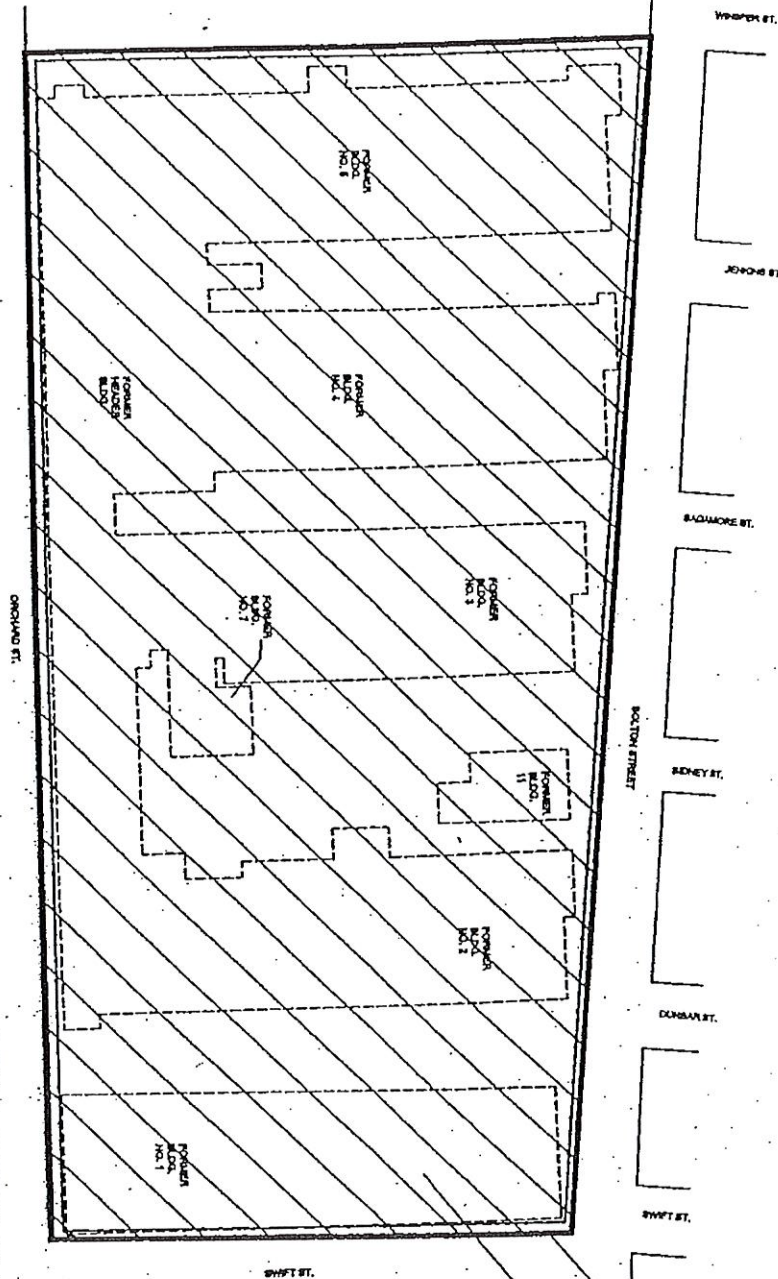
EXHIBIT A

Legal Description of the Property

The following Metes & Bounds are to describe the Property located at 545 Orchard Street

Beginning at the northwesterly corner thereof at the intersection of Bolton Road and Swift Street; thence running easterly by said Swift Street four hundred forty-five (445) feet, more or less, to Orchard Street; thence running southerly by said Orchard Street nine hundred eighty and eighty one-hundredths (980.80) feet to property now or formerly of the Gosnold Mills; thence running westerly at an interior angle of eighty-nine degrees fifty-one minutes ($89^{\circ} 51'$) by said Gosnold Mills land in part through the center of a brick wall five hundred forty-one and eighty-three one-hundredths (541.83) feet, more or less, to said Bolton Road; and thence running northerly by said Bolton Road about nine hundred eighty-five (985) feet to the point of beginning.

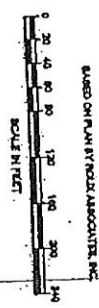
EXHIBIT B



LEGEND:

CHAIN LINK FENCE

OUTLINE FOOTPRINT OF FORMER BUILDING (REMOVED)



BASED ON PLAN BY NOLAN ASSOCIATES, INC.



SKETCH PLAN
646 ORCHARD STREET
NEW BEDFORD, MASSACHUSETTS

H1/A

Planning Department

EXHIBIT C

EXHIBIT CACTIVITY AND USE LIMITATION OPINION

In accordance with the requirements of 310 CMR 40.0174, this Activity and Use Limitation Opinion has been prepared for a parcel of land owned by Clarks Cove Development, LLC, and located at 545 Orchard Street, New Bedford, Bristol County, Massachusetts. The Site is approximately 11 acres with no structures and is situated approximately 1,500 feet northwest of Clarks Cove within a high density, mixed urban residential/commercial/industrial zone. The property is graded as an open field lot and is completely fenced.

Site History

The Site is a former manufacturing location first developed as a textile mill in the early 1890's by American Cotton Fabric Corporation. The Goodyear Tire & Rubber Company (Goodyear) purchased the mill in the 1920s for the manufacture of rubber tires and specialty rubber products. The property is located in New Bedford, Massachusetts and is bordered to the north by Swift Street, to the east by Orchard Street, to the west by Bolton Street, and to the south by Howland Place Retail Mall complex. Goodyear conducted facility decommissioning activities following the closure of the plant and removal of operations and equipment. Decommissioning activities included the removal by demolition of all structures on the property and preparation of the property for sale and future redevelopment. During the course of decommissioning activities, it was discovered that lubricating oils from machinery had been released to soil and groundwater at the Site. Short Term measures were conducted at the site and Phase II Activities were initiated. The assessment activities completed at the Site indicated that lead, petroleum hydrocarbons, polycyclic aromatic hydrocarbons and volatile organic compound residuals were present in the soil and groundwater at the Site. Furthermore, based on the results of additional Phase II activities conducted in 1999, oil and/or hazardous materials were determined not to be migrating from the Site. Furthermore, it was concluded that no uncontrolled sources remain at the Site. Concentrations of OHM on-site were determined to be below S-2 soil standards and below GW-2 groundwater standards and in certain location on-site below GW-1 standards.

Reason for Activity and Use Limitation

An AUL is required to achieve and maintain a condition of No Significant Risk on the subject Property. In addition, the implementation of the AUL is being used to provide notice of the existence of contamination to future holders of an interest(s) in the subject Property, and to place additional conditions on Site uses.

Permitted Activities and Uses Set Forth in the AUL Opinion

- (i) Maintenance of the property as an unpaved, vacant lot. The permitted use of the Property as an unpaved vacant lot is contingent upon the Property being enclosed with a secure fence or wall which will prevent access to the Property by all persons with the exception of the Owner and his/her/its agents for inspection or maintenance activities at the Property.
- (ii) Construction activities and underground utility repair, including soil excavation and regarding activities, provided a Soils Management Plan and Health and Safety Plan is implemented prior to the commencement of such activities;
- (iii) Commercial and industrial activities and uses provided that the Property remains entirely covered with any of the following structures or materials or any combination of the following structures or materials; (1) a building foundation with a concrete floor, (2) an impervious surface such as concrete or asphalt pavement, (3) greater than three (3) feet of clean fill placed upon the ground surface at the existing ground elevation with landscaped vegetation; and
- (iv) Such other activities or uses which, in the Opinion of an LSP, shall present no greater risk of harm to health, safety, public welfare or the environment than the activities and uses set forth in this Paragraph.

Activities and Uses Inconsistent with the AUL Opinion

- (i) Residential, agricultural, outdoor and indoor recreational or institutional activities and uses (institutional activities and uses inconsistent with the AUL Opinion are specifically associated with daycare centers, schools, orphanages and educational facilities);
- (ii) Commercial/industrial use in the absence of barriers identified above; and
- (iii) Excavation of and exposure to Property soils with the exception of future construction/site development activities and short duration excavation for the purposes of underground utility repairs or installation.

LSP Signature:



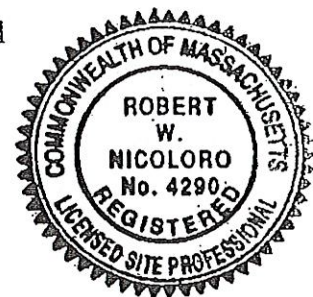
LSP Seal

Date:

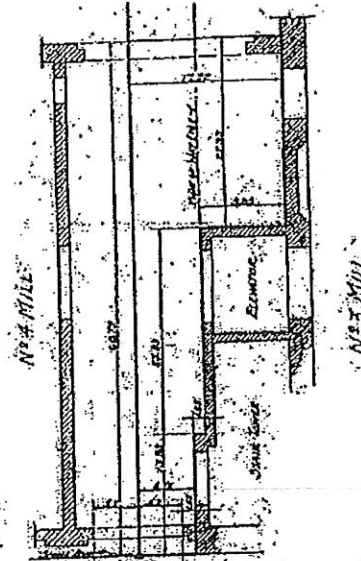
8-25-2005

License Number:

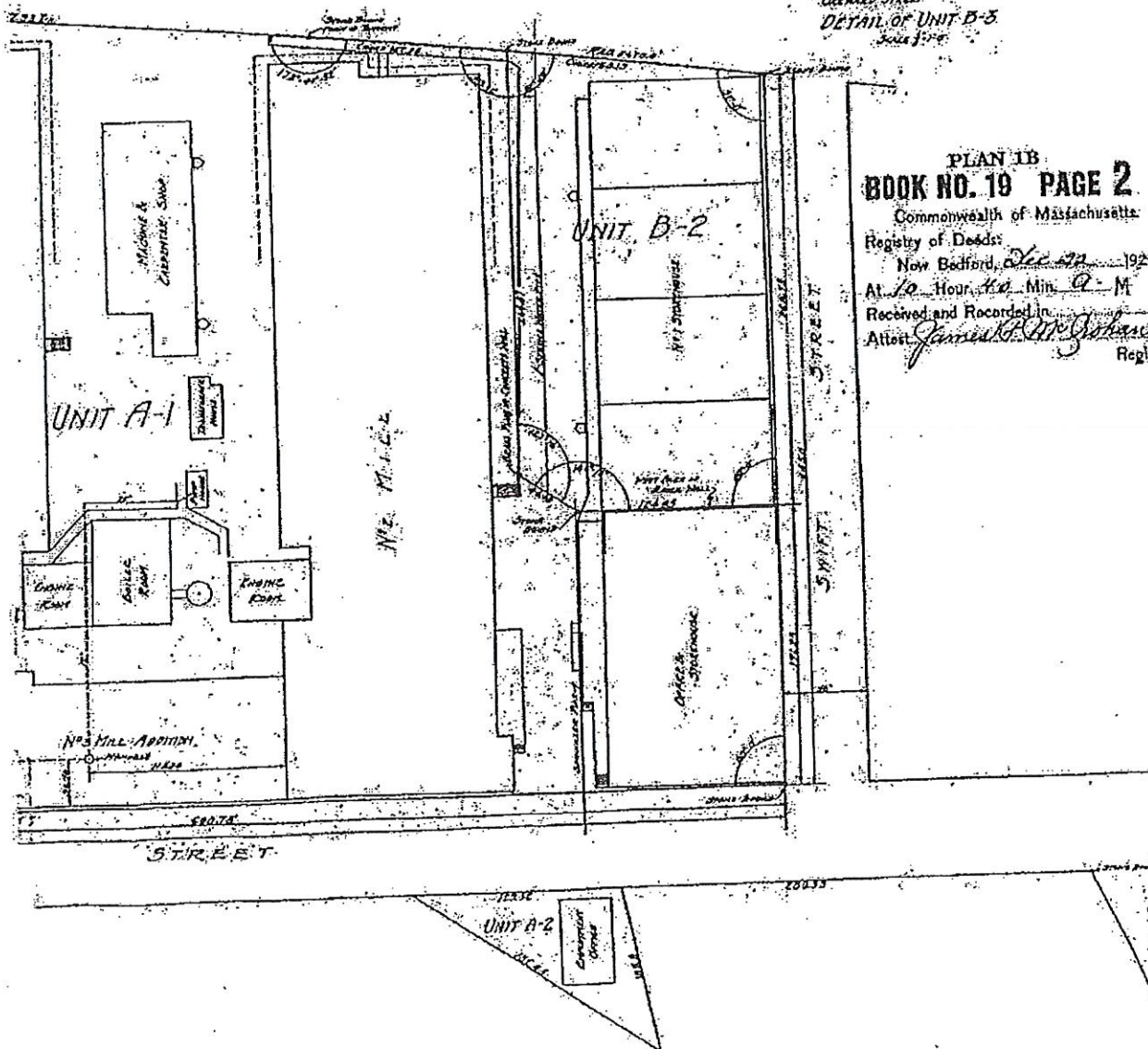
4290



PLAN OF PROPERTY
 DEVON MILLS INC.
 AND
 THE FISK TIRE FABRIC COMPANY
 NEW BEDFORD, MASS.
 Scale 1" = 40' & 1" = 80'
 CHAS. F. HANCOCK & CO.
 100 State Street, Boston.



RT. 108 HAZEL, BOLTON ROAD



PLAN 1B
 BOOK NO. 19 PAGE 2

Commonwealth of Massachusetts
 Registry of Deeds:
 Now Bedford, Mass. Dec 27 1923
 At 10 Hour 40 Min. A. M.
 Received and Recorded in
 Attest *James P. McGohe*
 Register.

PROPOSED FAMILY DOLLAR RETAIL STORE

ORCHARD STREET

NEW BEDFORD, MASSACHUSETTS

ISSUED FOR SPECIAL PERMIT

ZONING SUMMARY
ZONING: MIXED USE BUSINESS

CRITERIA	EXISTING	REQUIRED	PROVIDED
LOT AREA (SF)	43,500		43,500
LOT WIDTH (FT)	217.5	0	217.5
# OF DWELLING UNITS	0	0	0
TOTAL GROSS FLOOR AREA (SF)	0	N/A	9180
RESIDENTIAL GROSS FLOOR AREA (SF)	0	N/A	0
NON-RES GROSS FLOOR AREA (SF)	0	N/A	9180
BUILDING HEIGHT (FT)	0	100	25
FRONT SETBACK (FT)	0	0	15
SIDE SETBACK (FT)	0	10	112
SIDE SETBACK (FT)	0	12	83
REAR SETBACK (FT)	0	10	N/A
LOT COVERAGE BY BLDG (% OF LOT)	0	100	21.1
PERMEABLE OPEN SPACE (% OF LOT)	100	0	26
GREEN SPACE (% OF LOT)	100	0	26
OFF-STREET PARKING SPACES	0	46	32
VAN ACCESSIBLE HC SPACES	0	1	2
HANDICAP SPACES	0	2	2
LONG TERM BICYCLE PARKING SPACES	0	0	0
SHORT TERM BICYCLE PARKING SPACES	0	0	0
LOADING BAYS	0	1	1

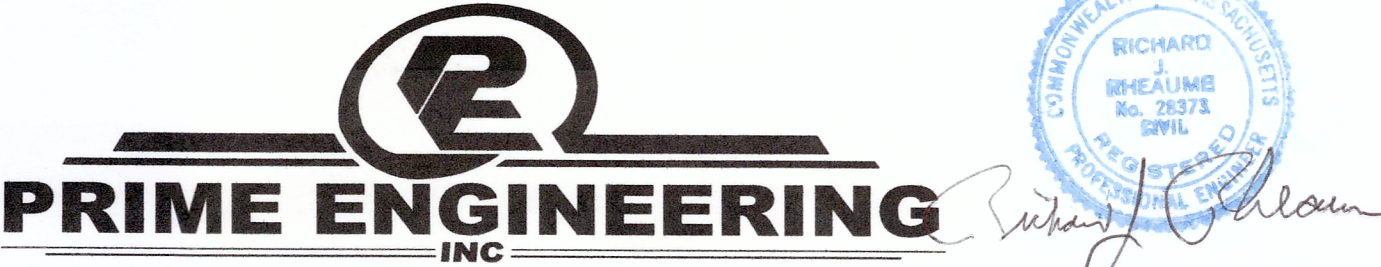
SCHEDULE OF DRAWINGS

SHEET NUMBER	PLAN TITLE
	TITLE SHEET
1.	EXISTING CONDITIONS PLAN
2.	DEMOLITION PLAN
3.	SITE LAYOUT
4.	GRADING & DRAINAGE PLAN
5.	UTILITIES PLAN
6.	LANDSCAPE PLAN
7.	EROSION CONTROL PLAN
8.	DETAILS 1
9.	DETAILS 2
PH-1	LIGHTING PLAN
PH-2	LIGHTING FIXTURE PLAN
A1.0	FLOOR PLAN
A2.0	FRONT ELEVATION
A2.1	SIDE AND REAR ELEVATIONS
R1.0	COLOR ELEVATIONS

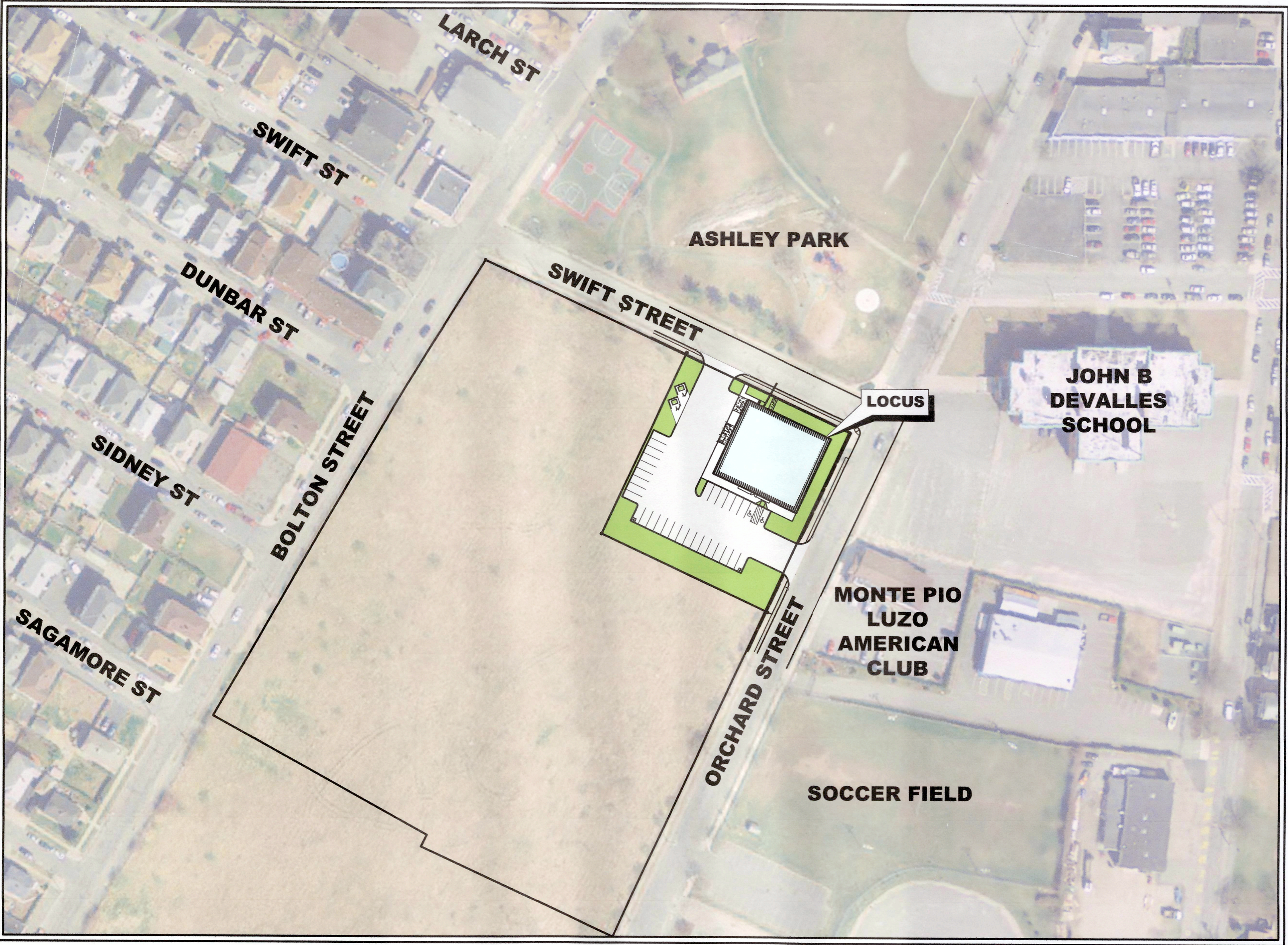
DEVELOPMENT TEAM

FUNCTION	TEAM MEMBER
DEVELOPER	HUNT REAL ESTATE SERVICES INC. 5100W KENNEDY BLVD, SUITE 100 TAMPA, FL 33609
ARCHITECT	FWH ARCHITECTS 3336 GRAND BLVD, SUITE 201 HOLIDAY, FL 34690
SITE DESIGN ENGINEER	PRIME ENGINEERING, INC. P.O. BOX 1088 LAKEVILLE, MA 02347
CURRENT OWNER	CLARK COVE DEVELOPMENT CO, LLC 651 ORCHARD ST, SUITE 200 NEW BEDFORD, MA 02744

PREPARED BY:



CIVIL ENGINEERING—LAND SURVEYING—ENVIRONMENTAL ASSESSMENT
P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347
TEL: 508.947.0050 FAX: 508.947.2004

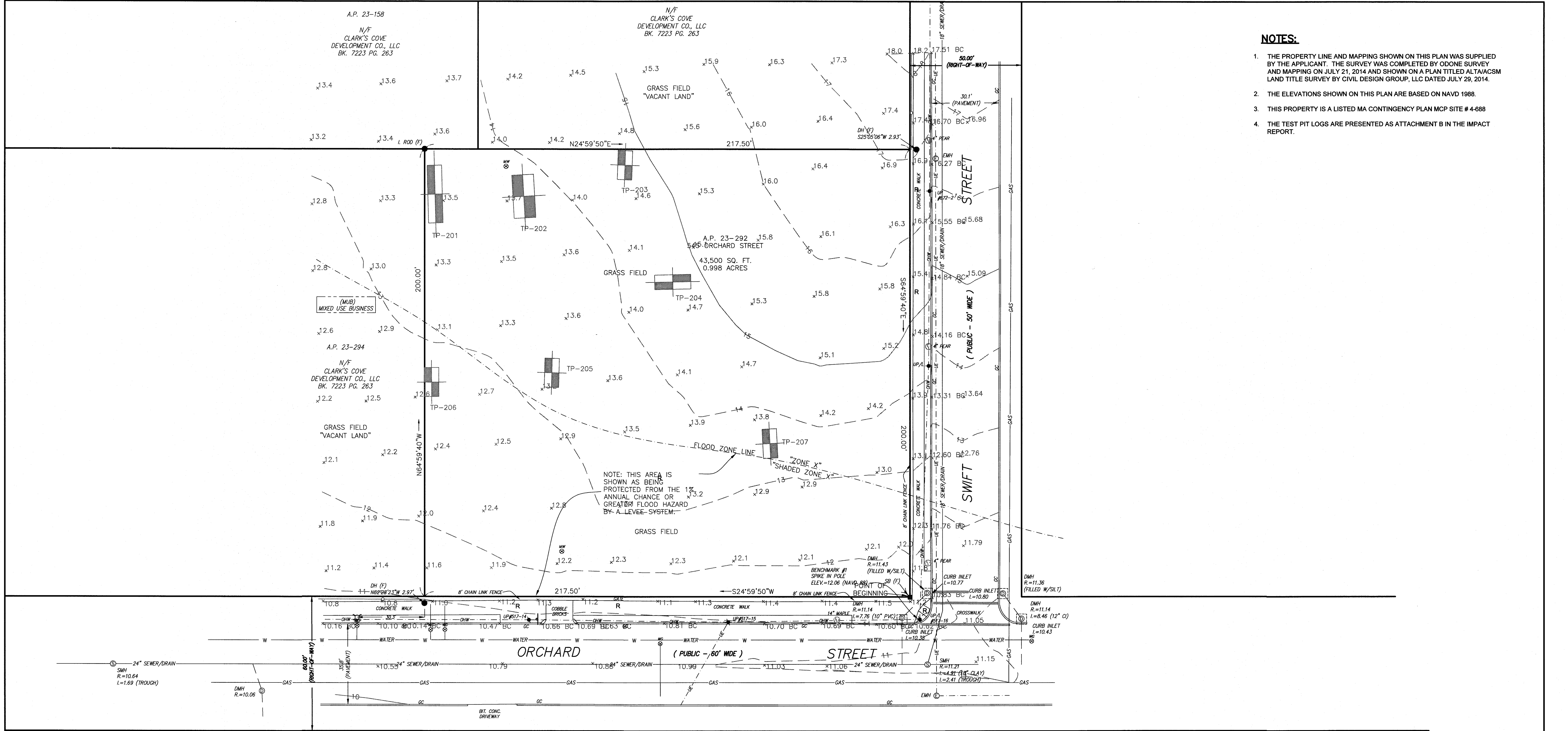


NEIGHBORHOOD LOCUS PLAN
SCALE: 1"=80'

NOVEMBER 4, 2016

SITE LOCUS IS REFERENCED AS NEW BEDFORD ASSESSOR'S
MAP 23 LOT 292. SEE BOOK 7223/ PAGE 263 RECORDED
IN THE BRISTOL COUNTY REGISTRY OF DEEDS, IN NEW BEDFORD.

THE SITE IS LOCATED IN THE MIXED USE BUSINESS ZONING DISTRICT



- NOTES:**
1. THE PROPERTY LINE AND MAPPING SHOWN ON THIS PLAN WAS SUPPLIED BY THE APPLICANT. THE SURVEY WAS COMPLETED BY ODORE SURVEY AND MAPPING ON JULY 21, 2014 AND SHOWN ON A PLAN TITLED ALTA/ACSM LAND TITLE SURVEY BY CIVIL DESIGN GROUP, LLC DATED JULY 29, 2014.
 2. THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NAVD 1988.
 3. THIS PROPERTY IS A LISTED MA CONTINGENCY PLAN MCP SITE # 4-688
 4. THE TEST PIT LOGS ARE PRESENTED AS ATTACHMENT B IN THE IMPACT REPORT.

APPROVED BY THE CITY OF NEW BEDFORD PLANNING BOARD

CITY OF NEW BEDFORD PLANNING BOARD

APPROVED _____ ENDORSED _____

REV.	DATE	DESCRIPTION	BY	APP.

DRAWING TITLE

EXISTING CONDITIONS PLAN

PROJECT

FAMILY DOLLAR

NEW BEDFORD, MASSACHUSETTS

CLIENT

HUNT REAL ESTATE SERVICES, INC.

TAMPA, FLORIDA

CIVIL ENGINEERING

LAND SURVEYING

ENVIRONMENTAL ASSESSMENT

PRIME ENGINEERING

P.O. BOX 1088
350 BEDFORD ST.
LAKEVILLE, MA 02347
TEL: 508.947.0050
FAX: 508.947.2004

SCALE: 1" = 20'

DATE: 11/4/2016

DRAWN BY: EKW

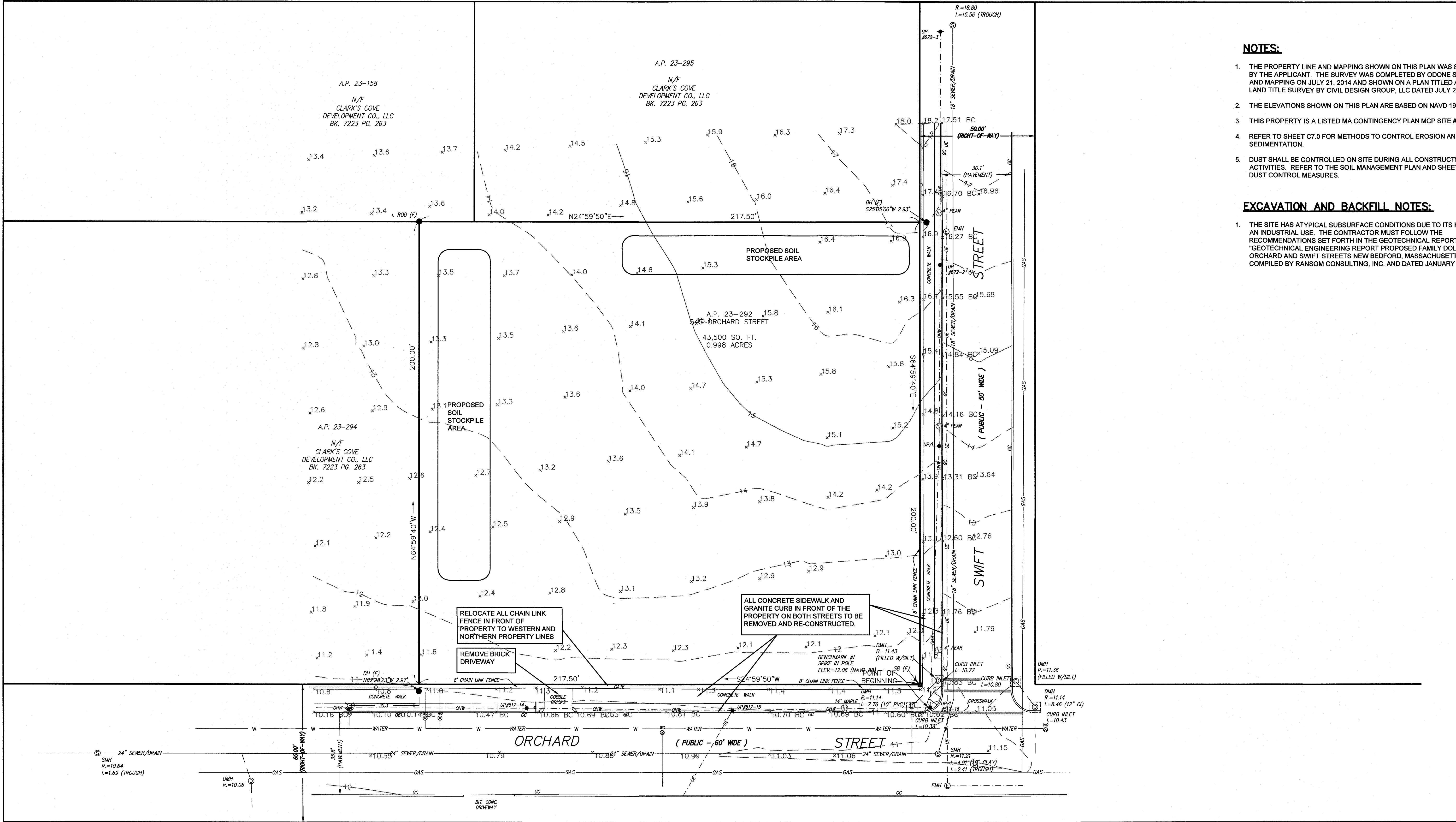
DESIGNED BY: RMF

CHECKED BY: RJR

APPROVED BY: RJR

SHEET NO. **C1.0**

PROJECT NO. 17210303

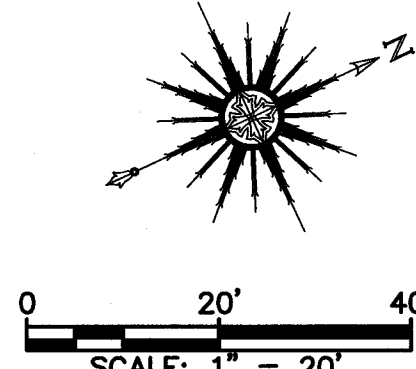



NOTES:

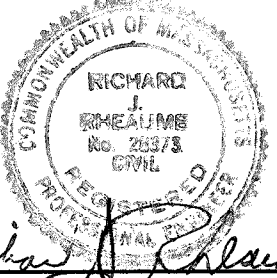
1. THE PROPERTY LINE AND MAPPING SHOWN ON THIS PLAN WAS SUPPLIED BY THE APPLICANT. THE SURVEY WAS COMPLETED BY ODOE SURVEY AND MAPPING ON JULY 21, 2014 AND SHOWN ON A PLAN TITLED ALTA/ACSM LAND TITLE SURVEY BY CIVIL DESIGN GROUP, LLC DATED JULY 29, 2014.
2. THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NAVD 1988.
3. THIS PROPERTY IS A LISTED MA CONTINGENCY PLAN MCP SITE # 4-688.
4. REFER TO SHEET C7.0 FOR METHODS TO CONTROL EROSION AND SEDIMENTATION.
5. DUST SHALL BE CONTROLLED ON SITE DURING ALL CONSTRUCTION ACTIVITIES. REFER TO THE SOIL MANAGEMENT PLAN AND SHEET C7.0 FOR DUST CONTROL MEASURES.

EXCAVATION AND BACKFILL NOTES:

1. THE SITE HAS ATYPICAL SUBSURFACE CONDITIONS DUE TO ITS HISTORY AS AN INDUSTRIAL USE. THE CONTRACTOR MUST FOLLOW THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT ENTITLED "GEOTECHNICAL ENGINEERING REPORT PROPOSED FAMILY DOLLAR STORE ORCHARD AND SWIFT STREETS NEW BEDFORD, MASSACHUSETTS" COMPILED BY RANSOM CONSULTING, INC. AND DATED JANUARY 28, 2016.

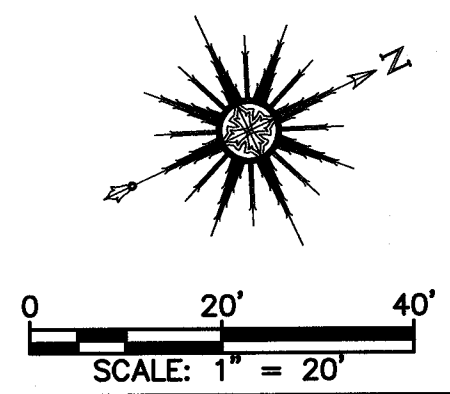
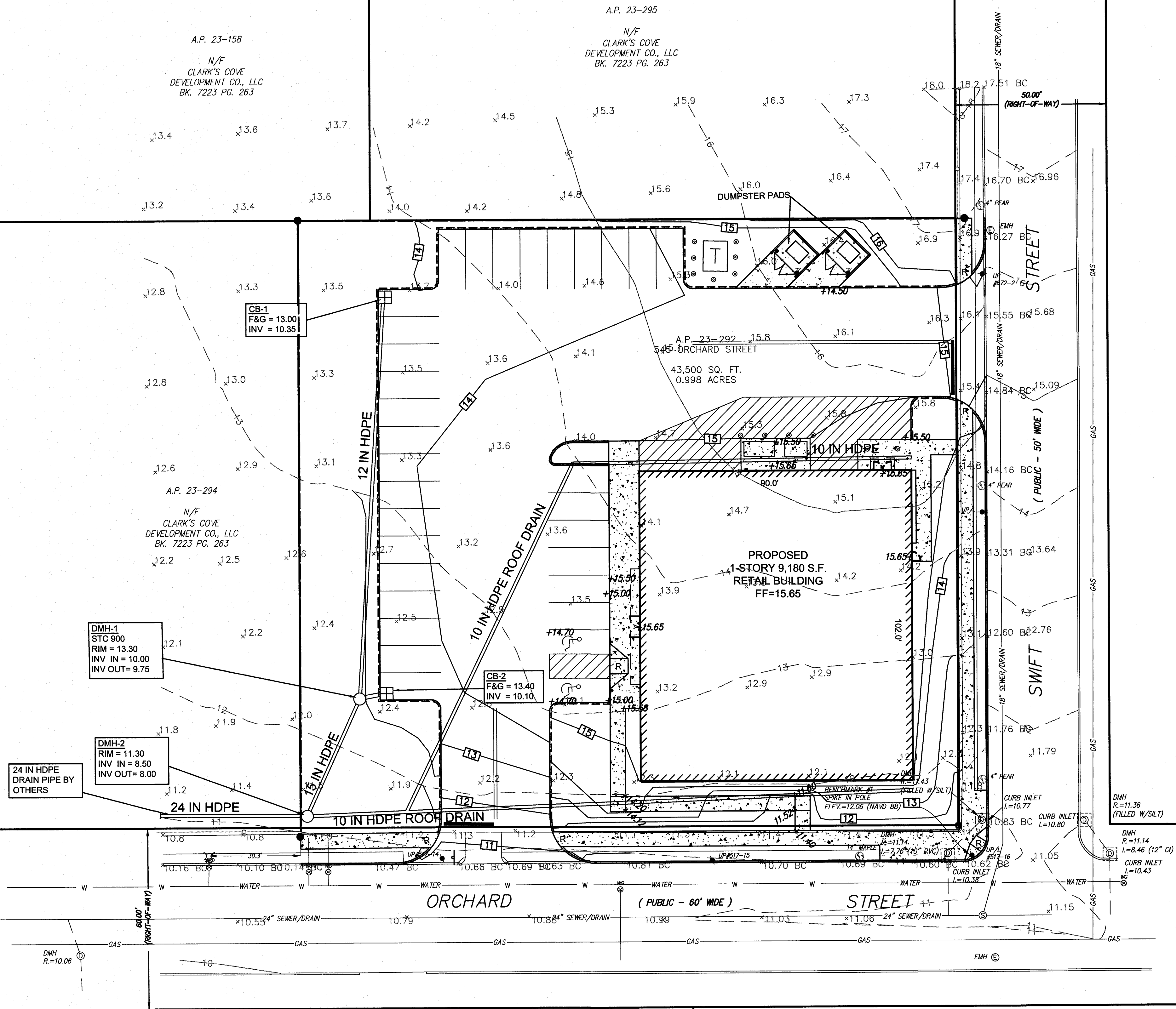


DRAWING TITLE DEMOLITION PLAN				SCALE: 1" = 20'
PROJECT FAMILY DOLLAR NEW BEDFORD, MASSACHUSETTS				DATE: 11/4/2016
CLIENT HUNT REAL ESTATE SERVICES, INC. TAMPA, FLORIDA				DRAWN BY: EKW
<div><div><div>CIVIL ENGINEERING</div><div>LAND SURVEYING</div><div>ENVIRONMENTAL ASSESSMENT</div></div><div>PRIME ENGINEERING INC.</div></div>				DESIGNED BY: RMF
				CHECKED BY: RJR
<div><div><div>P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004</div></div></div>				APPROVED BY: RJR
				SHEET NO. C2.0
REV. DATE DESCRIPTION BY APP.				PROJECT NO. 17210303



NOTES:

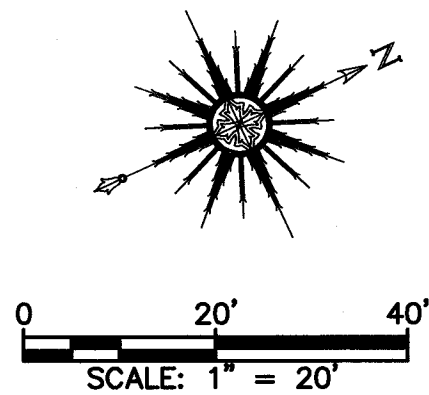
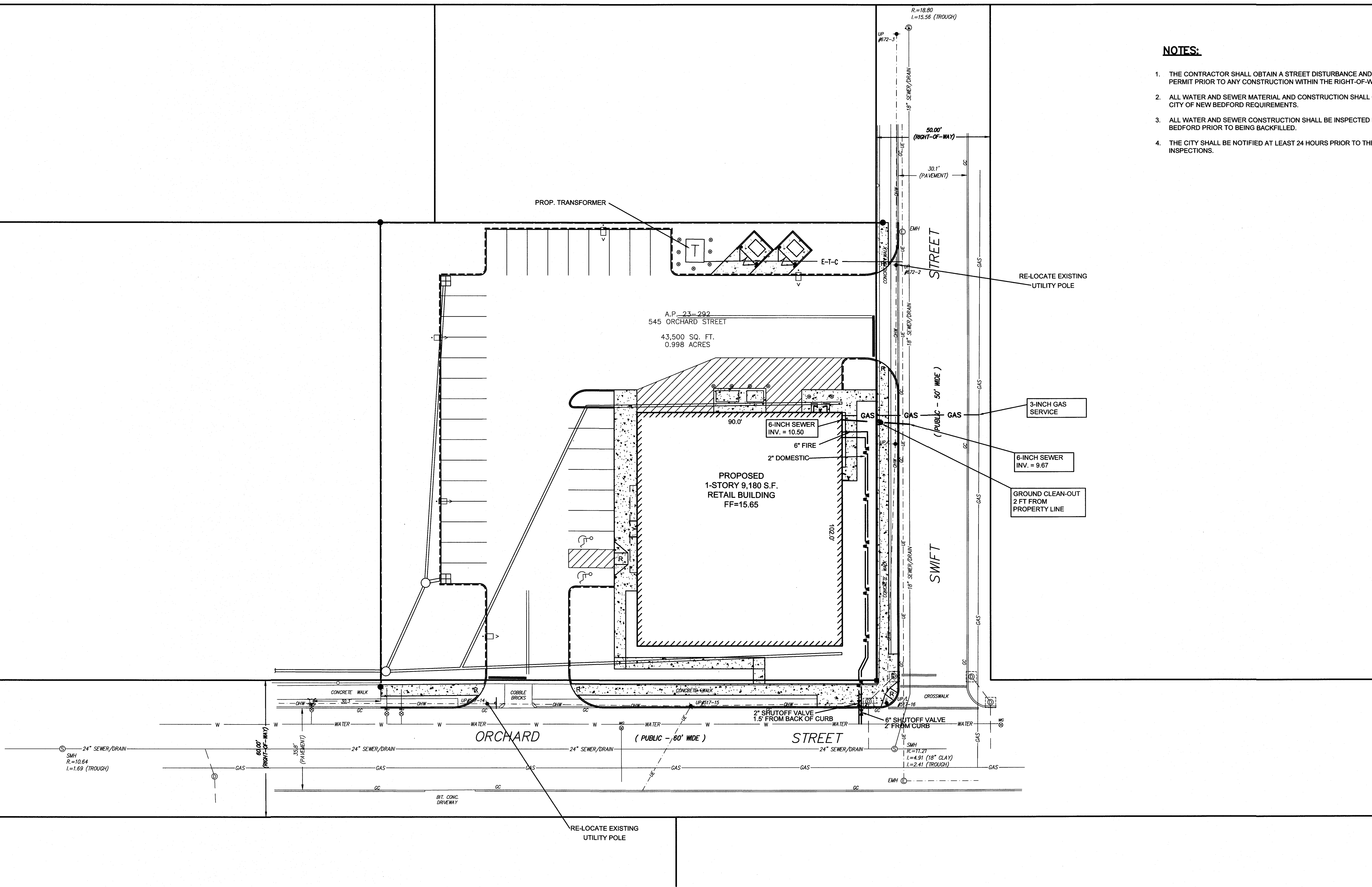
1. THE SUBJECT PROPERTY IS SHOWN AS LOT 1 ON THE TOWN OF DARTMOUTH ASSESSORS' MAP NUMBER 68.
2. EXISTING TOPOGRAPHY AND SITE DETAIL DONE BY AERIAL PHOTOGRAMMETRY BY EASTERN TOPOGRAPHICS, WOLFEBORO, NH, IN OCTOBER 2002.
3. SUBSEQUENT IMPROVEMENTS TO THE PROPERTY WERE LOCATED BY INSTRUMENT SURVEY BY PRIME ENGINEERING, INC.
4. PROPERTY LINE INFORMATION IS THE RESULT OF A PROPERTY LINE SURVEY BY PRIME ENGINEERING, INC.



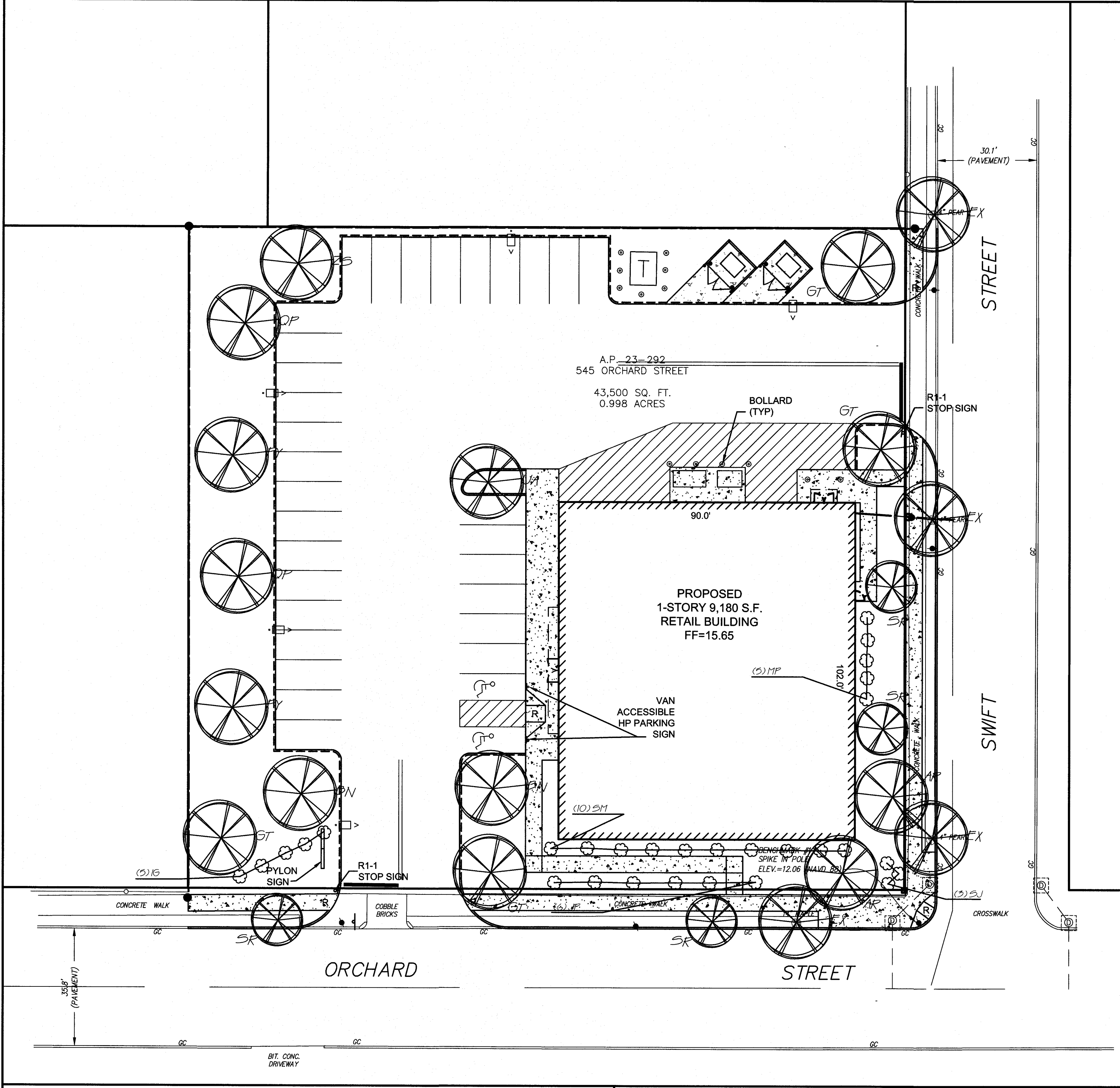
DRAWING TITLE GRADING AND DRAINAGE PLAN				SCALE: 1" = 20'	
PROJECT FAMILY DOLLAR NEW BEDFORD, MASSACHUSETTS				DATE: 11/4/2016	
CLIENT HUNT REAL ESTATE SERVICES, INC. TAMPA, FLORIDA				DRAWN BY: EKW	
DESIGNED BY: RMF				CHECKED BY: RJR	
APPROVED BY: RJR				PROJECT NO. 17210303	
SHEET NO. C4.0					
P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004					
PRIME ENGINEERING					
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT					
REV.	DATE	DESCRIPTION	BY	APP.	

NOTES:

1. THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE AND OBSTRUCTION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
2. ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
3. ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF NEW BEDFORD PRIOR TO BEING BACKFILLED.
4. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.

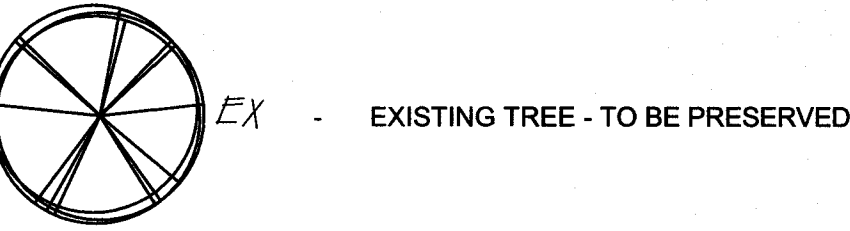


DRAWING TITLE UTILITIES PLAN				SCALE: 1" = 20'
PROJECT FAMILY DOLLAR NEW BEDFORD, MASSACHUSETTS				DATE: 11/4/2016
CLIENT HUNT REAL ESTATE SERVICES, INC. TAMPA, FLORIDA				DRAWN BY: EKW
DESIGNED BY: RME				CHECKED BY: RJR
SHEET NO. C5.0				PROJECT NO. 17210303
P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004				
PRIME ENGINEERING				
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT				
REV.	DATE	DESCRIPTION	BY	APP.

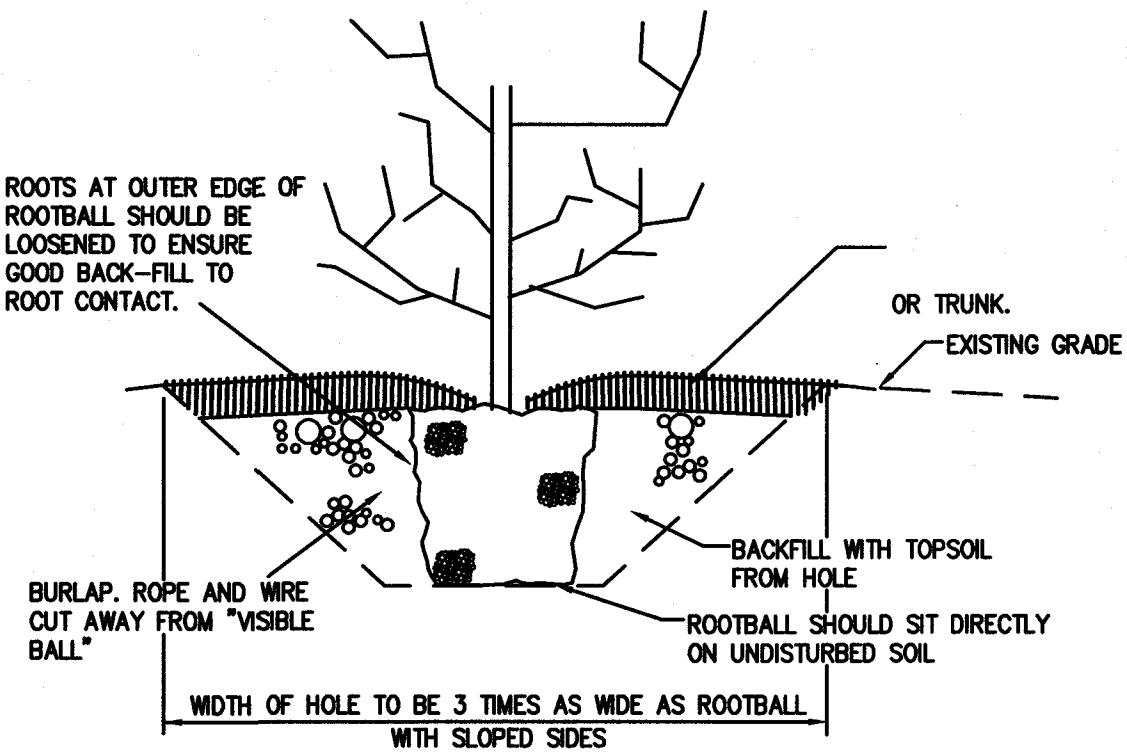


PLANTING SCHEDULE

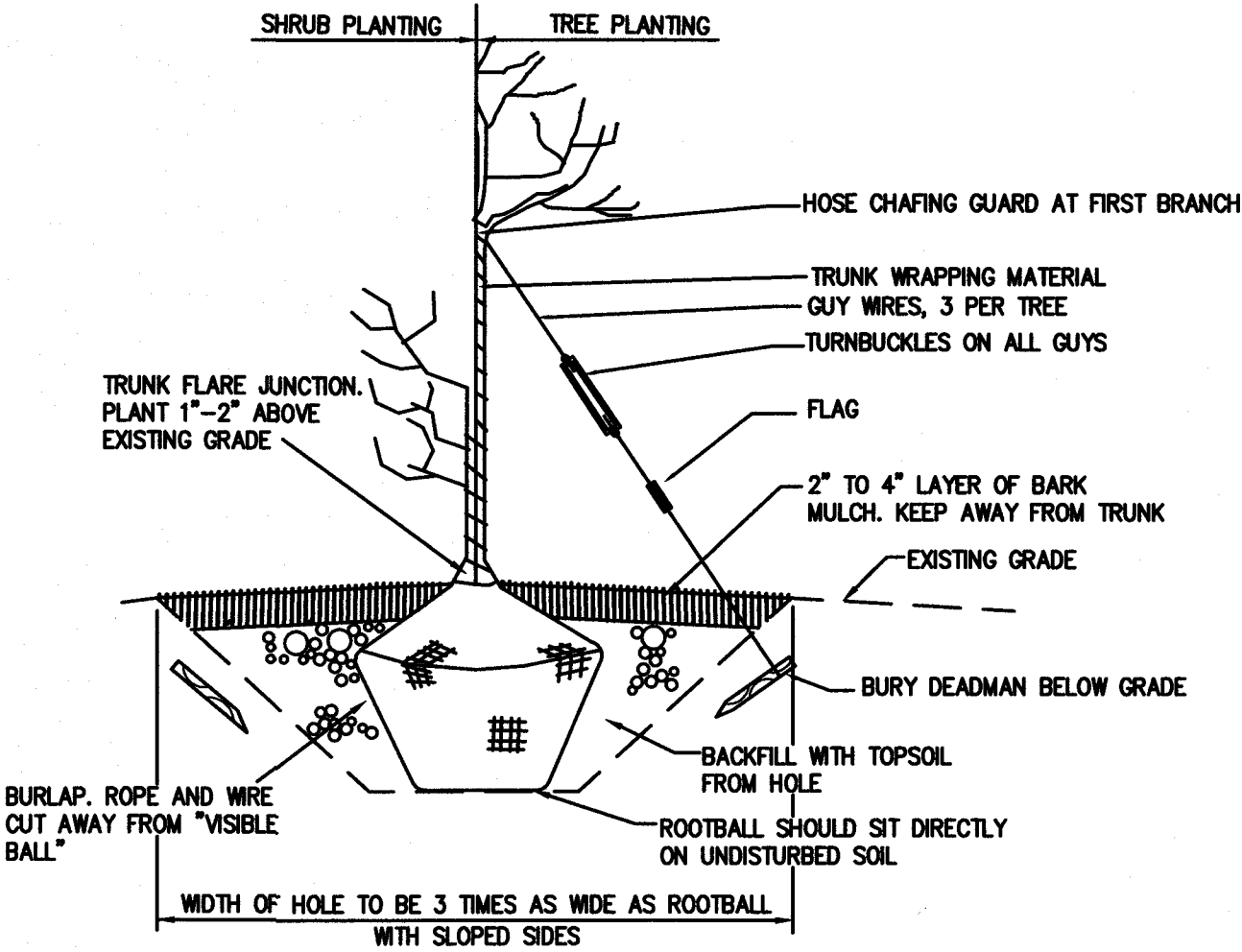
DECIDUOUS TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
DN	BETULANIGRA HERITAGE CLUMP	HERITAGE RIVER CLUMP BIRCH	6'	2
UA	ULMUS AMERICAN VALLEY FORGE	VALLEY FORGE ELM	2" CAL	1
SR	SYRINGA RECTICULATA	LILAC TREE	2.5" CAL	2
OP	QUERCUS PALUSTRIS	PIN OAK	2" CAL	2
AR	ACER RUBRUM RED SUNSET	RED SUNSET SWAMP MAPLE	2" CAL	2
PY	PRUNUS YEDOENSIS	YASHINO CHERRY	2.5" CAL	4
GT	GLEDIS TRIACANTHOS INER SHADEMASTER	SHADEMASTER LOCUS	2.5" CAL	1
ZS	ZELKOVA SERRATA VILLAGE GREEN	ZELKOVA	2.5" CAL	2
SHRUBS				
JP	JUNIPERUS PROCUMBENS NANA	DWART JAPANESE GARDEN JUNIPER	15"	10
IG	ILEX GLABA COMPACTA	INKBERRY	15"	5
JH	ILEX CRENATA JERSEY PINNACLE	JAPANESE HOLLY JERSEY PINNACLE	3'-4'	2
MP	MYRTACAE PENNSYLVANICA	NORTHERN BAYBERRY	18"	5
SJ	JUNIPERUS CHINENSIS	SEAGREEN JUNIPER	18"	3
SM	SPIRAEA MIXED VARIETY	MIXED SPIRAEA		
	SPIRAEA BULMALDA ANTHONY WATERER	ANTHONY WATERER	18"	2
	SPIRAEA FLAMING MOUND	FLAMING MOUND	18"	3
	SPIRAEA BULMALDA GOLD FLAME	GOLD FLAME	18"	3
	SPIRAEA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS	18"	2



NOTE:
OVERHEAD POWER POLES RESTRICT THE ABILITY FOR LARGE TREES TO PROPERLY MATURE WITHIN THE CITY ROAD LAYOUT. THE FOUR TREES THAT EXIST WITHIN THE LAYOUT WILL BE PRESERVED AND SUPPLEMENTED WITH TWO LILAC TREES (NOT INCLUDED IN THE ABOVE SCHEDULE). EIGHT ADDITIONAL LARGE TREES ARE PROPOSED JUST OUTSIDE THE ROAD LAYOUT FOR A TOTAL OF FOURTEEN TREES THAT WILL LINE THE STREETS.



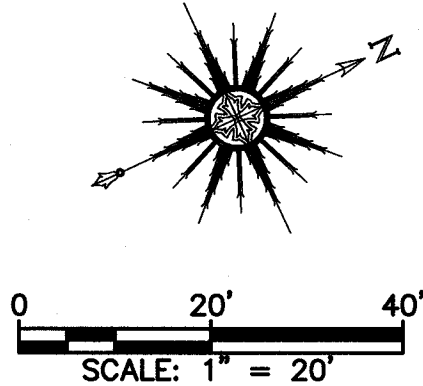
CONTAINER GROWN SHRUB AND
TREE PLANTING DETAIL
NOT TO SCALE



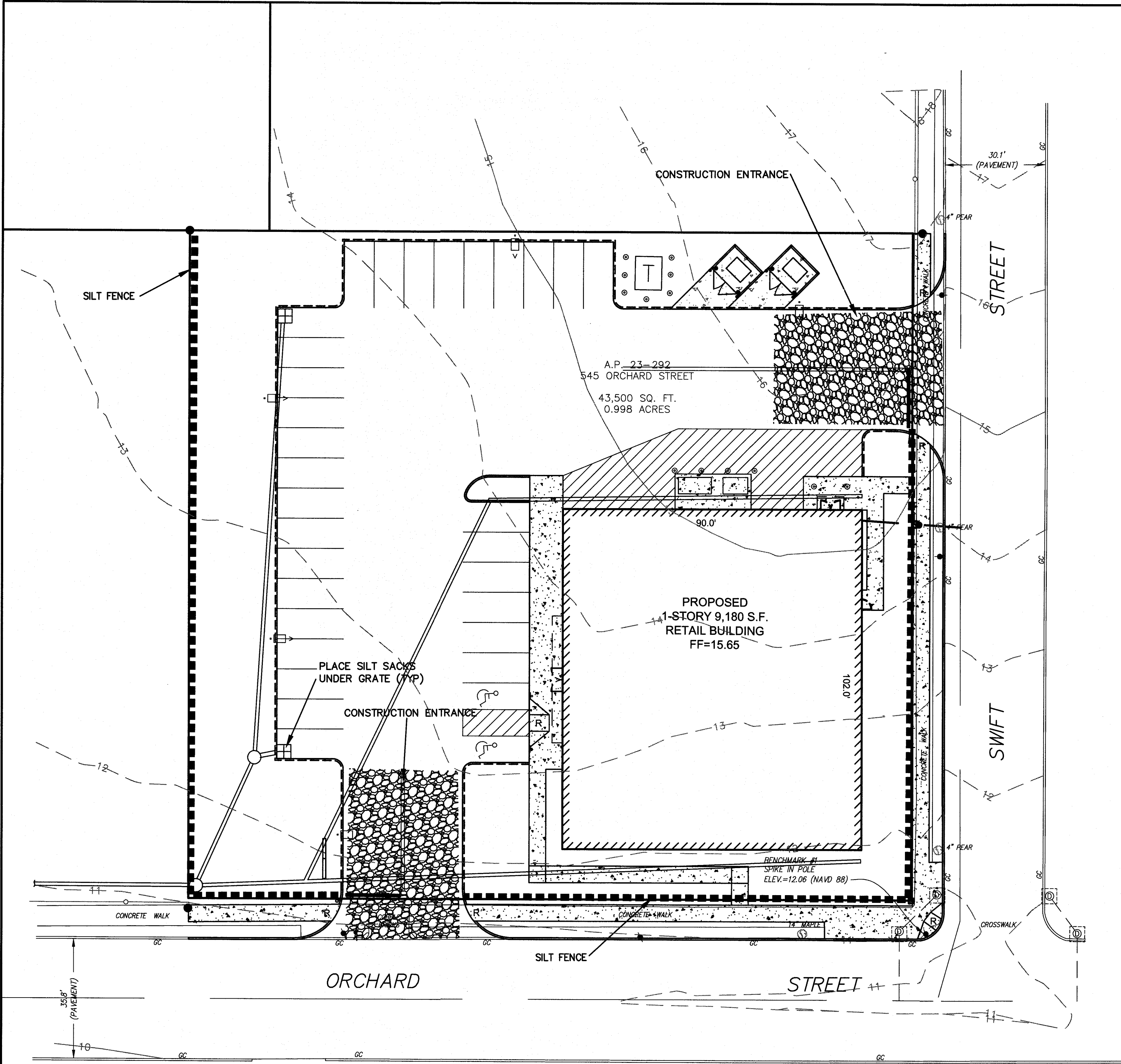
B&B TREE AND SHRUB
PLANTING DETAIL
NOT TO SCALE

APPROVED BY THE CITY OF NEW BEDFORD PLANNING BOARD

CITY OF NEW BEDFORD PLANNING BOARD
APPROVED _____ ENDORSED _____



DRAWING TITLE				SCALE: 1" = 20'	
PROJECT				DATE: 11/4/2016	
CLIENT				DRAWN BY: EKW	
DESIGNED BY: RMF				CHECKED BY: RJR	
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT				APPROVED BY: RJR	
PRIME ENGINEERING				PROJECT NO. 17210303	
P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004				SHEET NO. C6.0	



EROSION & SEDIMENT CONTROL NOTES:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION AND PREVENT SEDIMENTATION WITHIN 25' OF RESOURCE AREAS OR OFFSITE PROPERTIES. IT IS INTENDED THAT THE IMPLEMENTATION OF THE FOLLOWING MEASURES WILL MEET THIS GOAL. WHEN IT IS CLEAR TO THE DESIGNER THAT EROSION AND SEDIMENTATION HAVE BEEN ADEQUATELY CONTROLLED WITHOUT THE IMPLEMENTATION OF EVERY MEASURE, ADDITIONAL MEASURES NEED NOT BE IMPLEMENTED. ALTERNATIVELY, IF ALL OF THE FOLLOWING MEASURES HAVE BEEN IMPLEMENTED AND THE CONTROL OF EROSION AND SEDIMENTATION IS INADEQUATE, THE CONTRACTOR MUST EMPLOY SUFFICIENT SUPPLEMENTAL MEASURES BEYOND THE SCOPE OF THIS PLAN.

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL MUNICIPAL REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION.
3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER OR AGENTS OF THE OWNER.
4. CATCH BASINS WILL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SILT SOCKS SHOULD BE INSTALLED UNDER GRATE OPENING UNTIL PAVEMENT IS IN PLACE AND GROUND SURFACE IS STABILIZED.
5. SEEDING MIXTURE FOR FINISHED GRASSED AREAS WILL BE AS FOLLOWS:

KENTUCKY BLUE GRASS	45%
CREeping RED FESCUE	45%
PERENNIAL RYEGRASS	10%

SEED TO BE APPLIED AT A RATE OF 4 LBS./1000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 15. AFTER OCTOBER 15, AREAS WILL BE STABILIZED WITH HAYBALE CHECK, FILTER FABRIC, OR WOODCHIP MULCH, AS REQUIRED, TO CONTROL EROSION.

6. AREAS THAT ARE NOT THE LOCATION OF ACTIVE CONSTRUCTION WHICH ARE TO BE LEFT BARE FOR OVER ONE MONTH BEFORE FINISHED GRADING AND SEEDING IS ACHIEVED, SHALL BE MULCHED OR RECEIVE TEMPORARY STABILIZATION SUCH AS JUTE NETTING OR SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYEGRASS APPLIED TO A RATE OF 2 LBS./1,000 SQ. FT. LIMESTONE (EQUIVALENT TO BE 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 90 LBS./1,000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 1. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COARSE MATTER.

7. AT ALL PROPOSED FILL AREAS WHICH ARE NOT CURRENTLY SHOWN ON THESE PLANS, THE CONTRACTOR SHALL ESTABLISH AN EROSION CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) ABOUT TEN (10') FEET FROM TOE TO SLOPE OF PROPOSED FILL AREAS PRIOR TO BEGINNING FILL INSTALLATION. STABILIZATION OF SLOPES IN FILL AREAS (USING MULCH OR GRASS) SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF FILL INSTALLATION.

8. STABILIZATION OF SLOPES IN CUT AREAS (USING MULCH OR GRASS) AND THE INSTALLATION OF CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) AT THE TOE OF SLOPE SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMPLETION.

9. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN. ALL HAYBALES OR SILT FENCE RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.

10. CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PLANNING BOARD OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

11. THE CONTRACTOR SHALL VERIFY IN THE FIELD THAT THE CONTROLS REQUIRED BY THIS PLAN ARE PROPERLY INSTALLED. SHALL MAKE INSPECTION OF SUCH FACILITIES NOT LESS FREQUENTLY THAN EVERY 14 DAYS OR AFTER A RAINFALL IN EXCESS OF 1/2" INCH, WHICHEVER OCCURS FIRST. THE INSPECTION REPORTS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT AND CONSERVATION COMMISSION OFFICE ON A MONTHLY BASIS.

12. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF SOIL STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF HAYBALES. SIDE SLOPES SHALL NOT EXCEED 2:1.

13. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO SPRINKLING OF WATER ON EXPOSED SOILS AND HAUL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC.

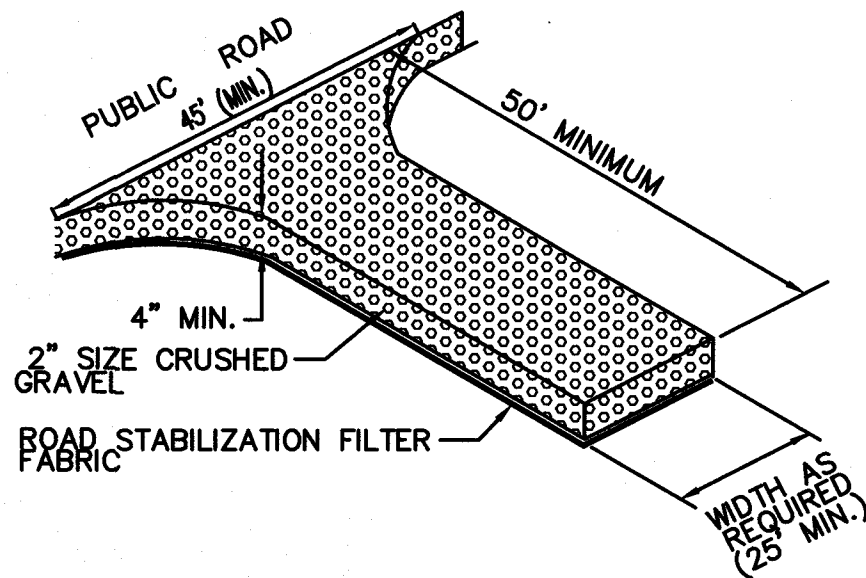
14. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP. OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF A PUMPING OPERATION IS CAUSING TURBIDITY PROBLEMS, SAID OPERATION SHALL CEASE UNTIL SUCH TIME AS FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED. SAID DISCHARGE POINTS SHALL BE LOCATED OVER 100 FEET FROM THE DELINEATED WETLANDS AS INDICATED ON THIS PLAN.

15. SILT SACKS OR OTHER EQUIVALENT ARE TO BE PLACED IN THE FIRST DOWNSTREAM CATCH BASINS FROM THE SITE.

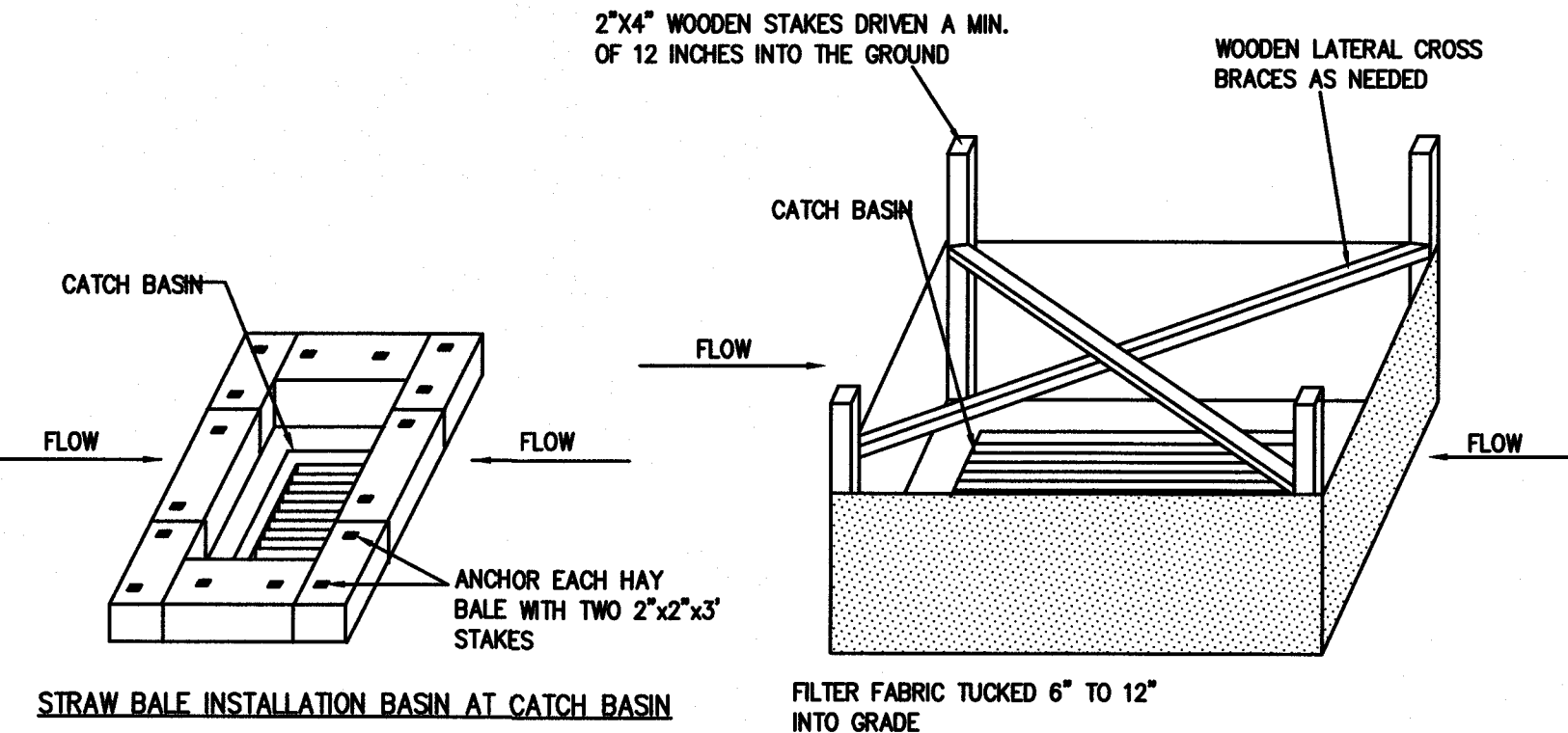
16. ALL BMP EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION OR ANY SITE WORK.

17. EROSION CONTROL BMPs SHALL CONFORM TO US EPA, NPDES, MA DEP AND MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS.

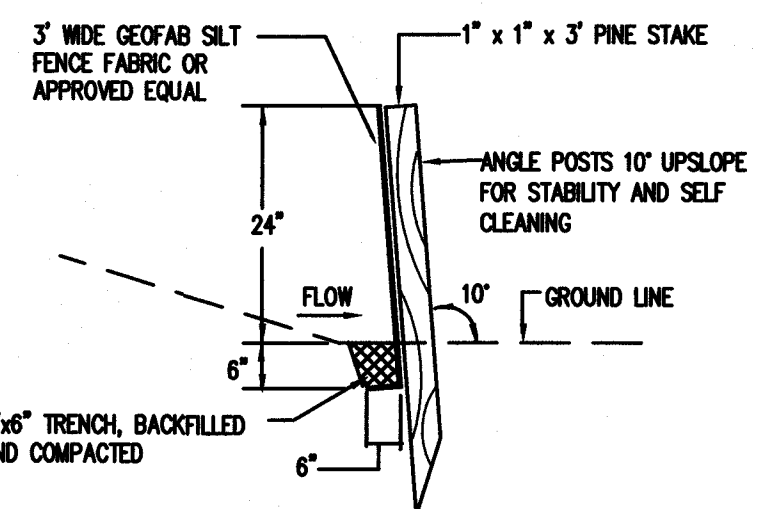
18. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS UNTIL THE SITE HAS BEEN FULLY STABILIZED. THE MAINTENANCE SHALL INCLUDE REPLACEMENT OF THE BMP IF NECESSARY.



CONSTRUCTION ENTRANCE
NOT TO SCALE



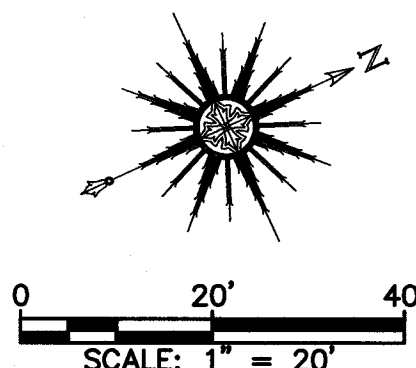
SEDIMENT AND EROSION CONTROL AT CATCH BASINS
TO BE INSTALLED IF SPECIFIED BY FIELD ENGINEER
NOT TO SCALE



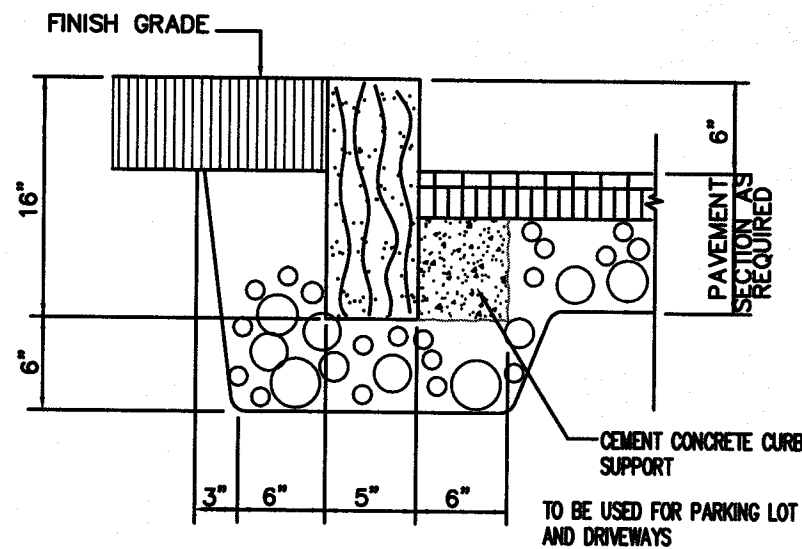
SILT FENCE DETAIL
NOT TO SCALE

APPROVED BY THE CITY OF NEW BEDFORD PLANNING BOARD

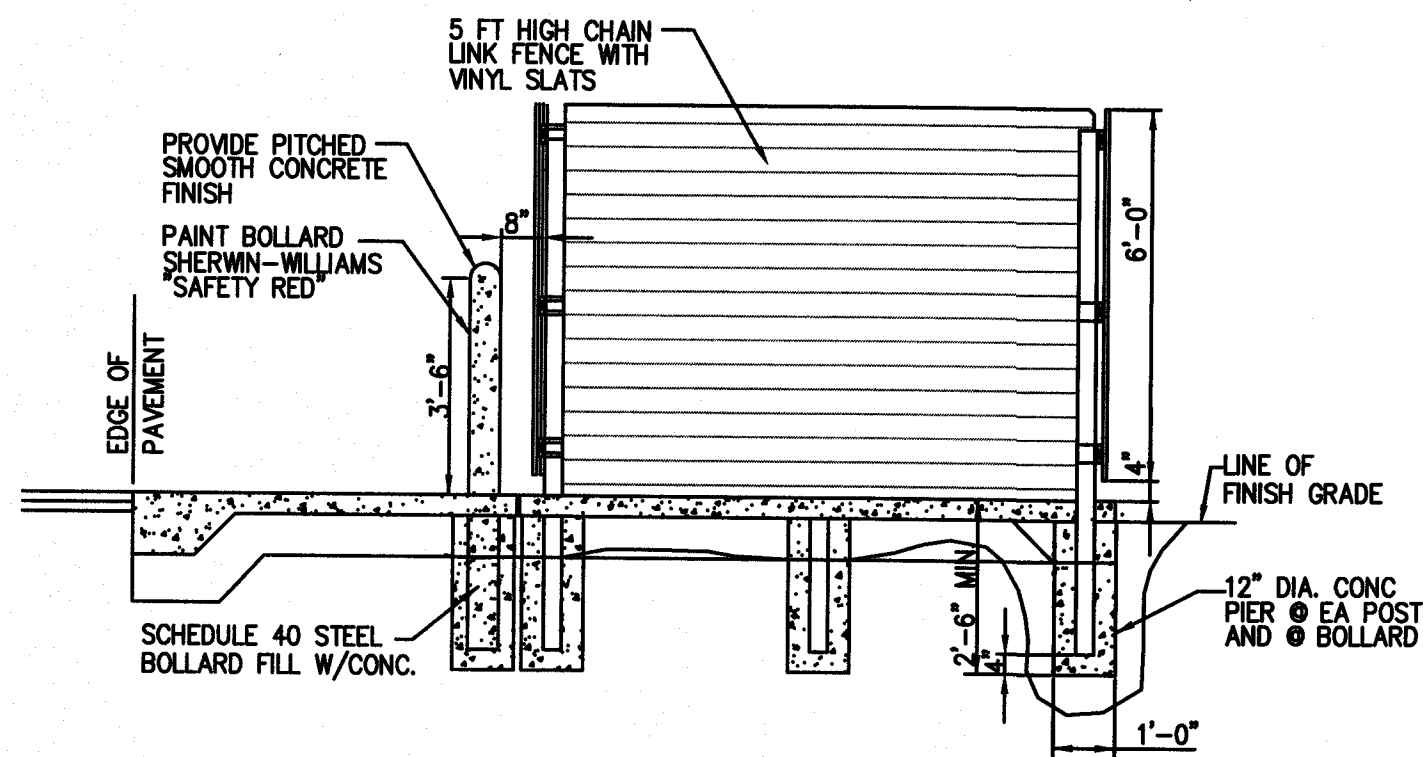
CITY OF NEW BEDFORD PLANNING BOARD
APPROVED _____ ENDORSED _____



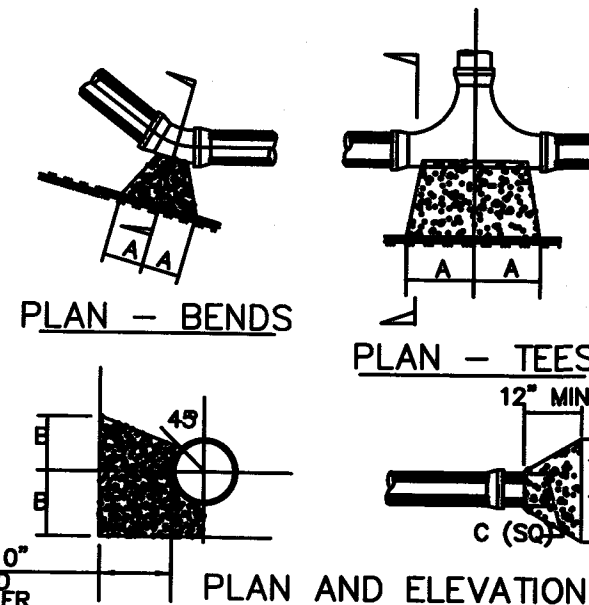
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5" VERTICAL GRANITE CURB
WITH 6" REVEAL
NOT TO SCALE



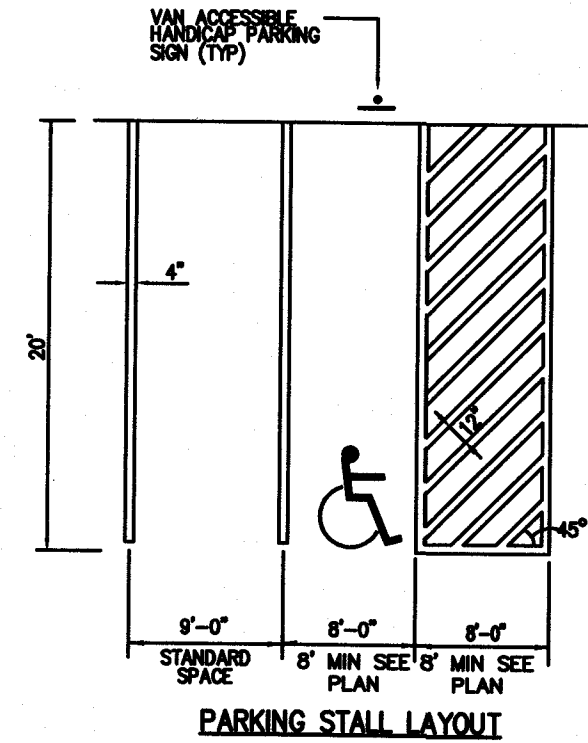
CONCRETE DUMPSTER PAD
NOT TO SCALE



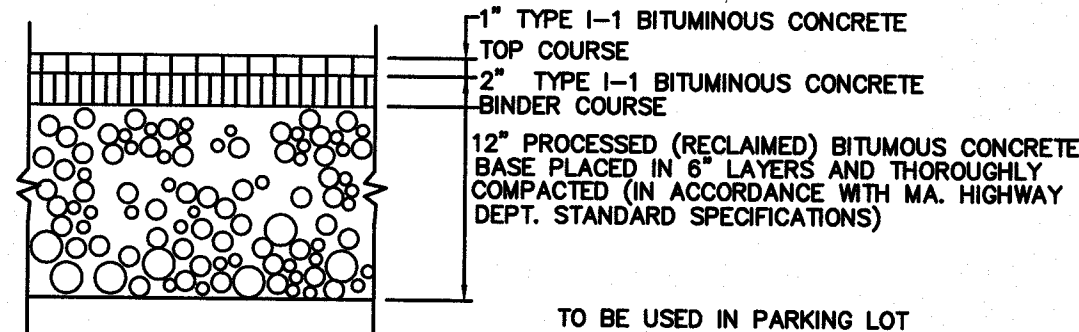
THRUST BLOCK DETAIL
NOT TO SCALE

TYPE	SIZE	1/4 BEND	1/8 BEND	1/16 BEND	TEES	PLUGS
2,000 PSF SOIL	8"	10"	12"	14"	16"	18"
	10"	12"	14"	16"	18"	20"
	12"	14"	16"	18"	20"	22"
	14"	16"	18"	20"	22"	24"
	16"	18"	20"	22"	24"	26"
	18"	20"	22"	24"	26"	28"
	20"	22"	24"	26"	28"	30"
	22"	24"	26"	28"	30"	32"
	24"	26"	28"	30"	32"	34"
	26"	28"	30"	32"	34"	36"

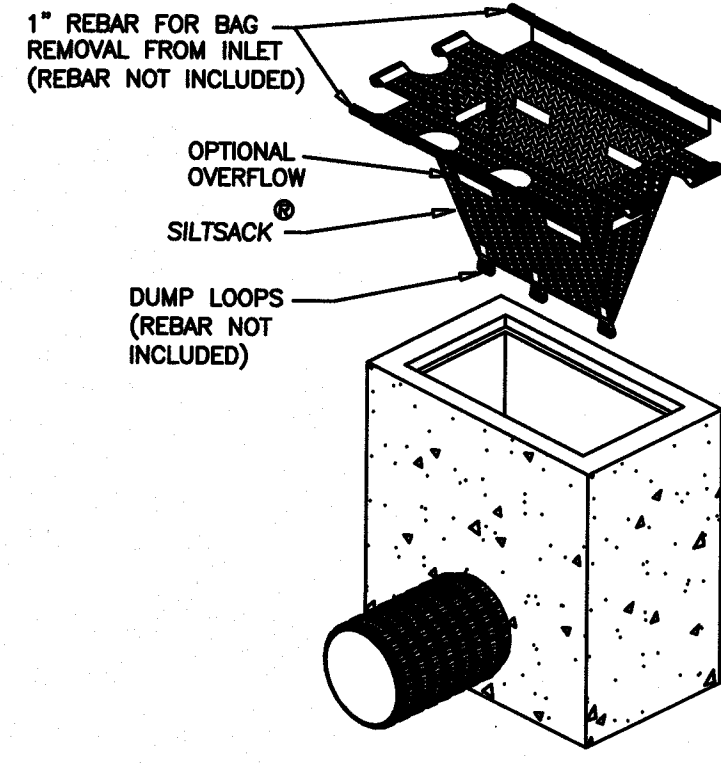
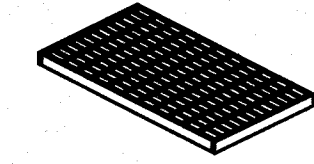
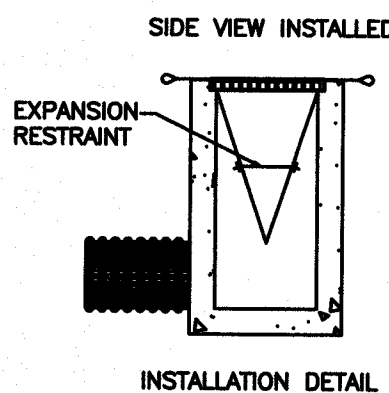
THRUST BLOCK DETAIL
NOT TO SCALE



TYPICAL PAVEMENT MARKINGS
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



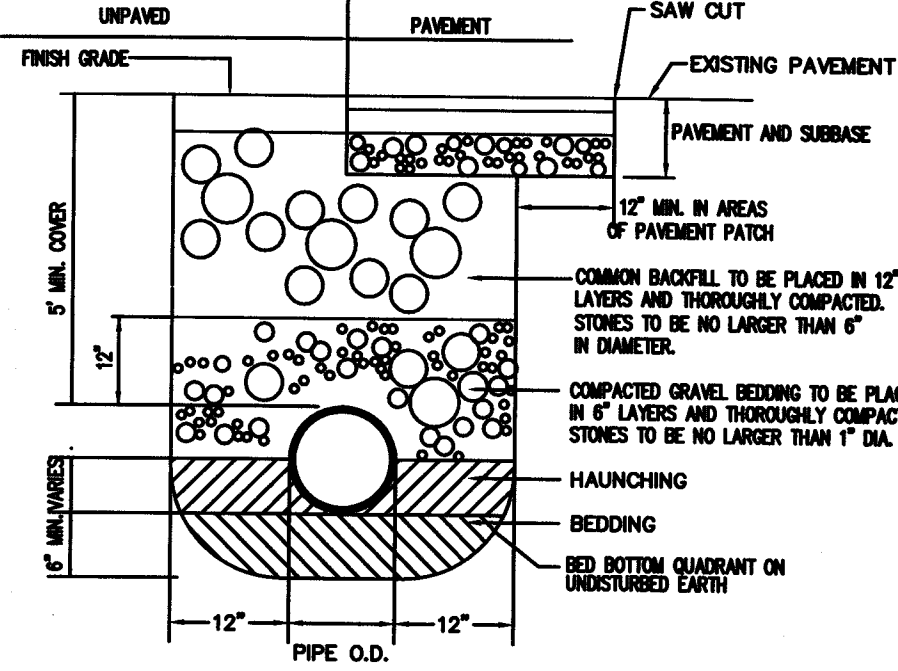
DETAIL OF INLET SEDIMENT CONTROL DEVICE
WITH CURB DEFLECTOR ("SILT SACK")
NOT TO SCALE

NOTE: THE SILTSACK® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE	ASTM D-4632	300 LBS
STRENGTH GRAB	ASTM D-4632	20%
TENSILE ELONGATION	ASTM D-4633	120 LBS
PUNCTURE MULLEN	ASTM D-3786	800 PSI
BURST TRAPEZOID	ASTM D-4533	120 LBS
TEAR UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING	ASTM D-4751	40 US SIEVE
SIZE FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT 0.55
PERMITTIVITY	ASTM D-4491	SEC -1

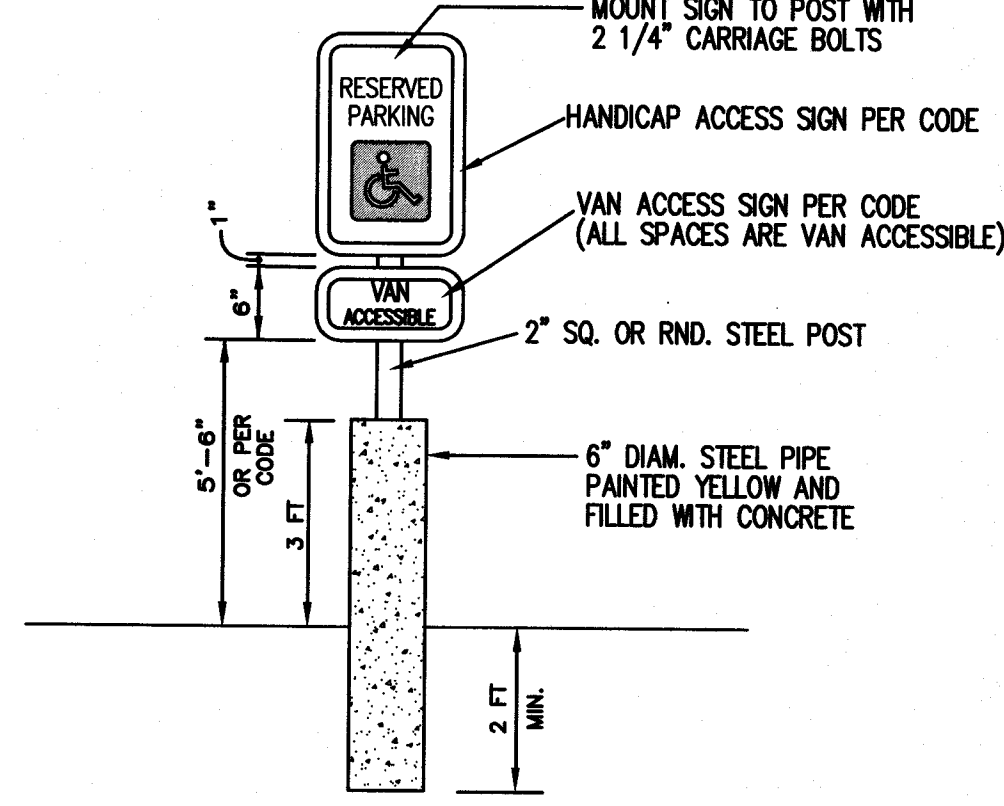
HI-FLOW SILTSACK®
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE	ASTM D-4632	285 LBS
STRENGTH GRAB	ASTM D-4632	20%
TENSILE ELONGATION	ASTM D-4633	135 LBS
PUNCTURE MULLEN	ASTM D-3786	420 PSI
BURST TRAPEZOID	ASTM D-4533	45 LBS
TEAR UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING	ASTM D-4751	20 US SIEVE
SIZE FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT 1.5
PERMITTIVITY	ASTM D-4491	SEC -1



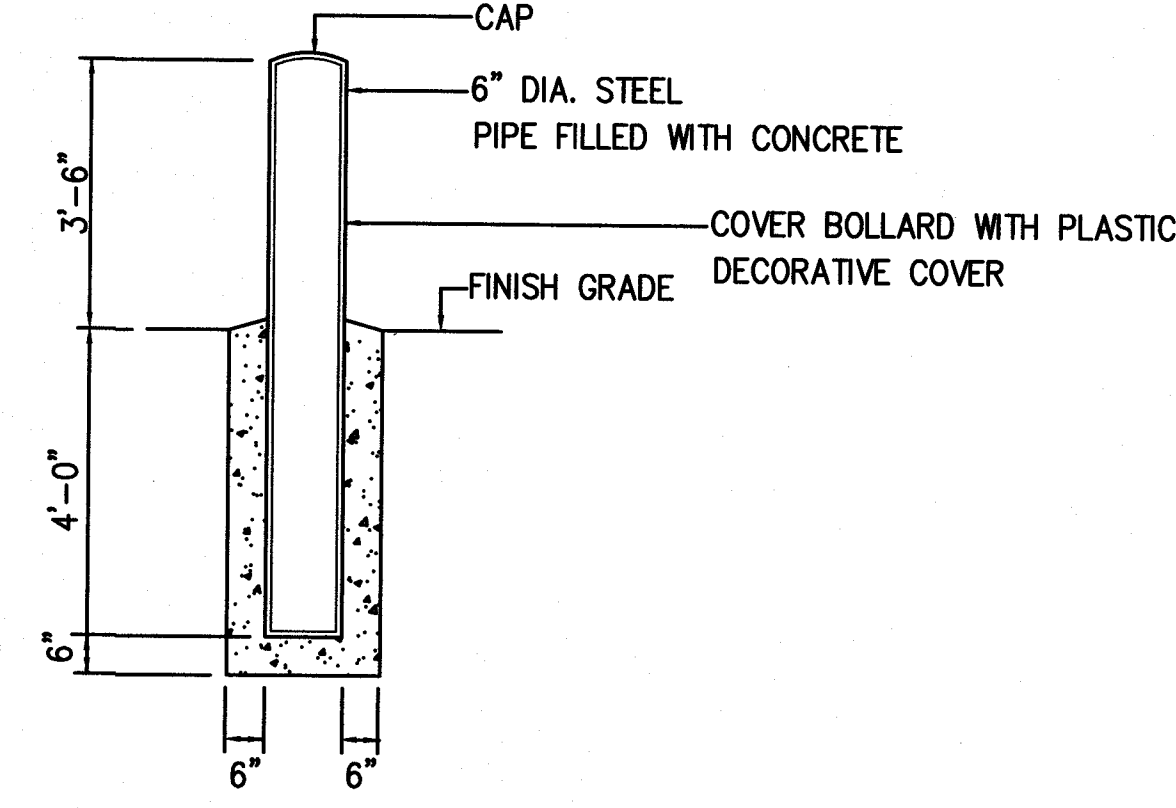
NOTES:
1. IF LEDGE IS ENCOUNTERED MINIMUM CLEARING BETWEEN PIPE AND LEDGE IS 12".
2. HAUNCHING AND BEDDING TO BE CRUSHED STONE OR GRAVEL BORROW, AS DIRECTED, FOR ALL PIPE EXCEPT DUCTILE IRON. USE COMMON BACKFILL, 5" MAX. STONE SIZE FOR DUCTILE IRON.

WATER MAIN TRENCH DETAIL
NOT TO SCALE

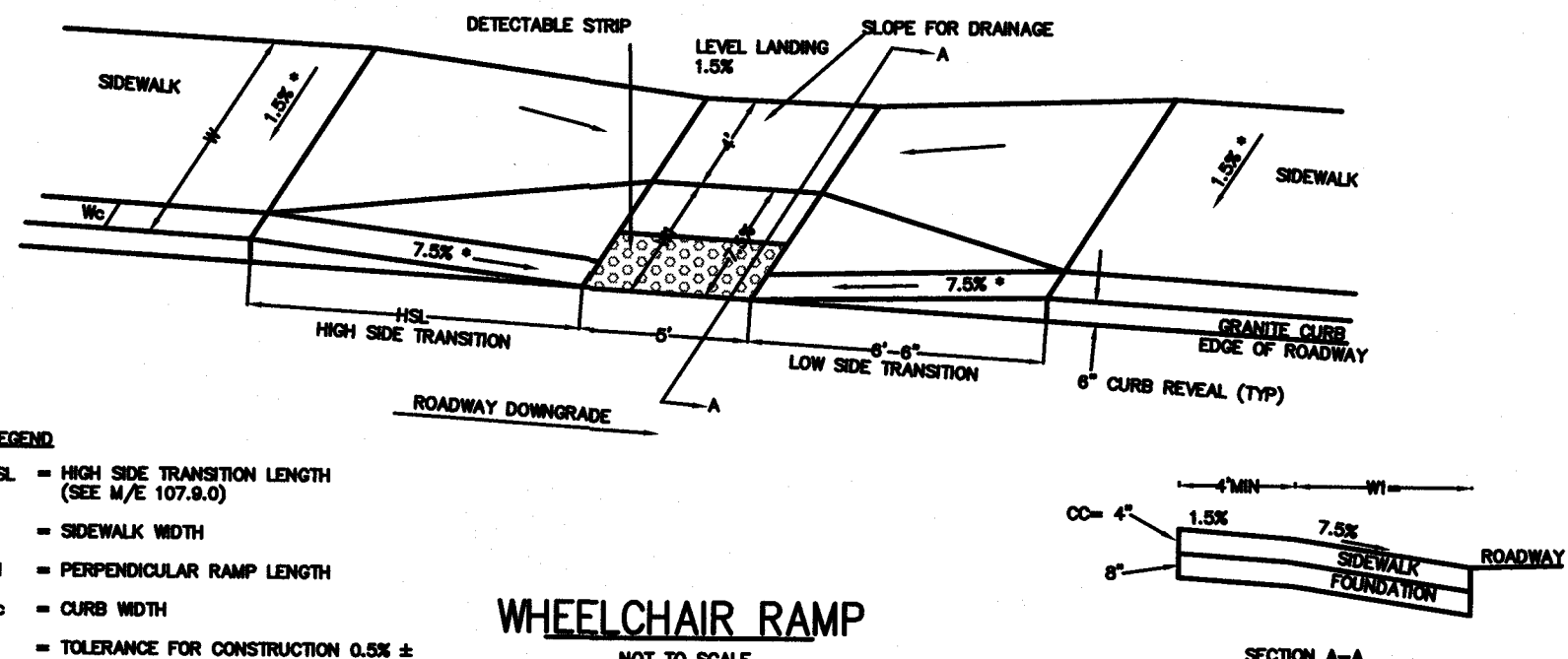


HANDICAP SIGN DETAIL
NOT TO SCALE

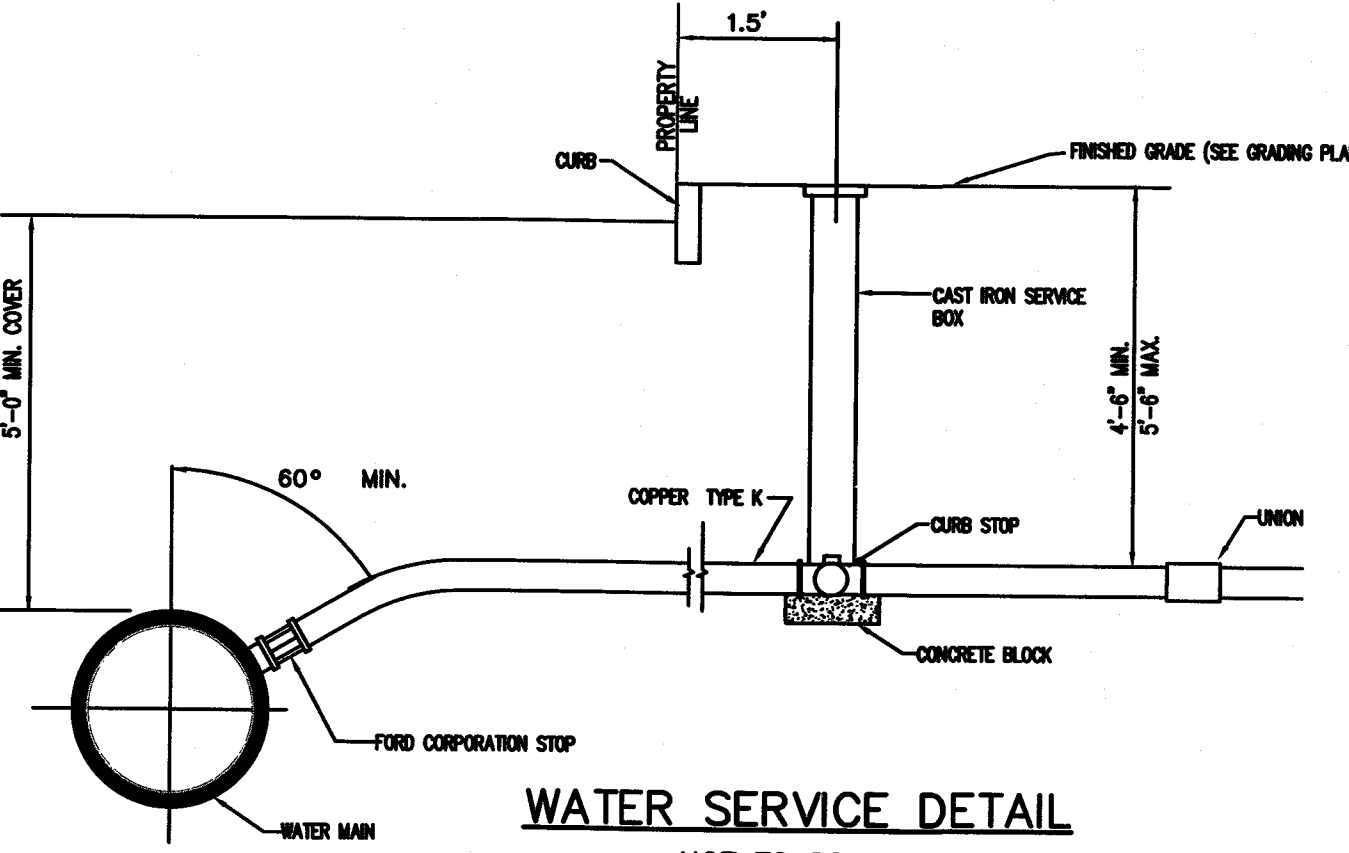
NOTE: ALL HANDICAP SPACES ON SITE SHALL BE VAN ACCESSIBLE



BOLLARD DETAIL
NOT TO SCALE

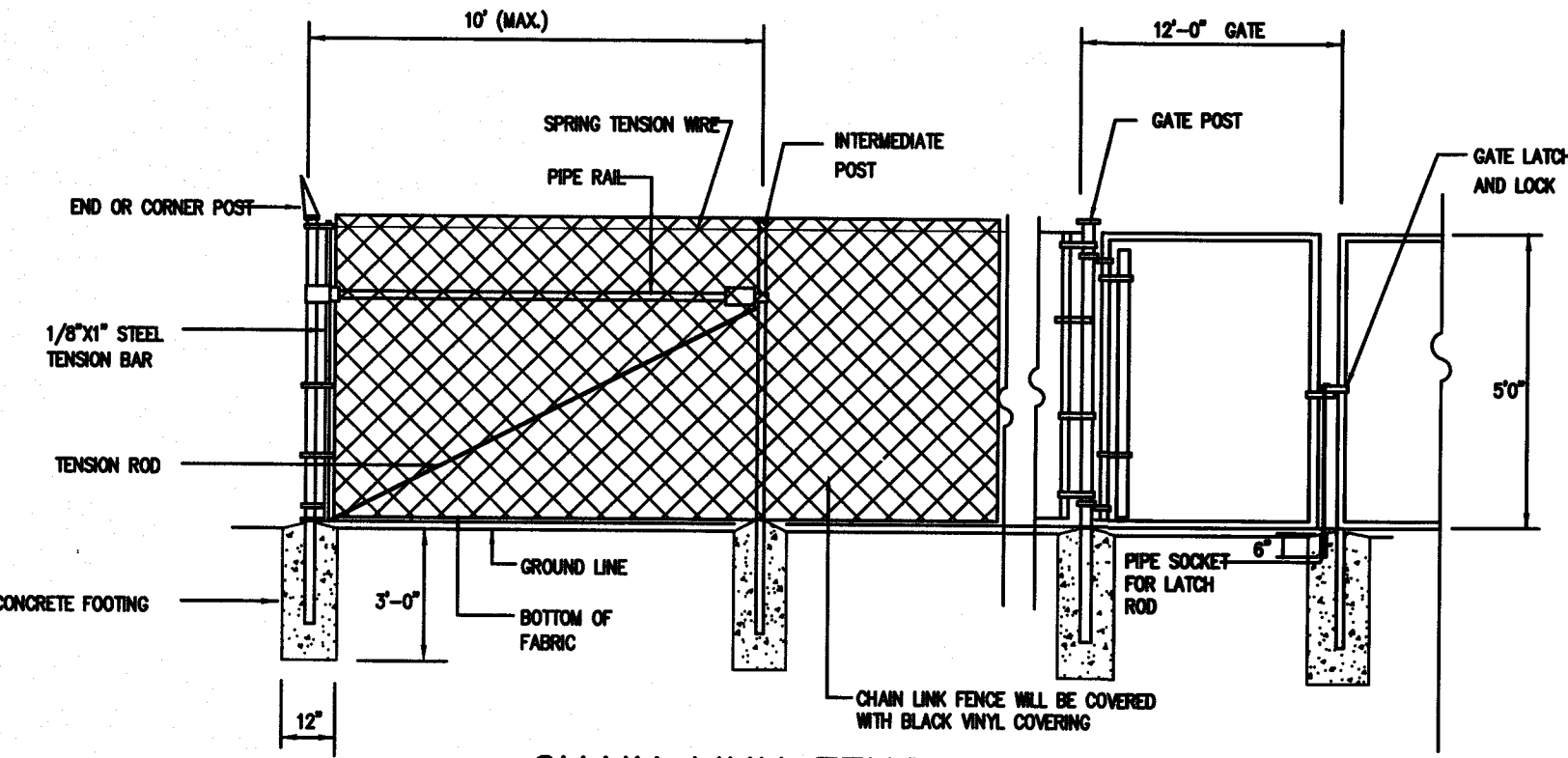


WHEELCHAIR RAMP
NOT TO SCALE



WATER SERVICE DETAIL
NOT TO SCALE

NOTE: CURB STOPS TO BE PLACED 18 INCHES FROM FACE OF CURB



CHAIN LINK FENCE DETAIL

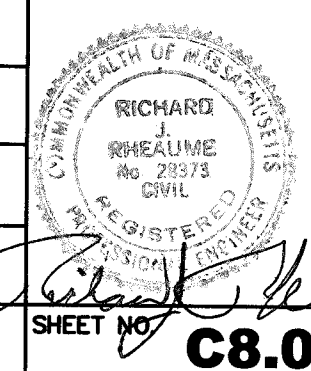
APPROVED BY THE CITY OF NEW BEDFORD PLANNING BOARD

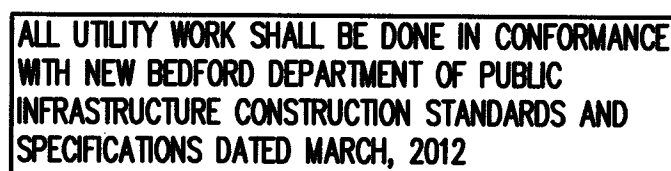
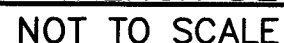
CITY OF NEW BEDFORD PLANNING BOARD

APPROVED _____ ENDORSED _____

ALL UTILITY WORK SHALL BE DONE IN CONFORMANCE WITH NEW BEDFORD DEPARTMENT OF PUBLIC INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS DATED MARCH, 2012

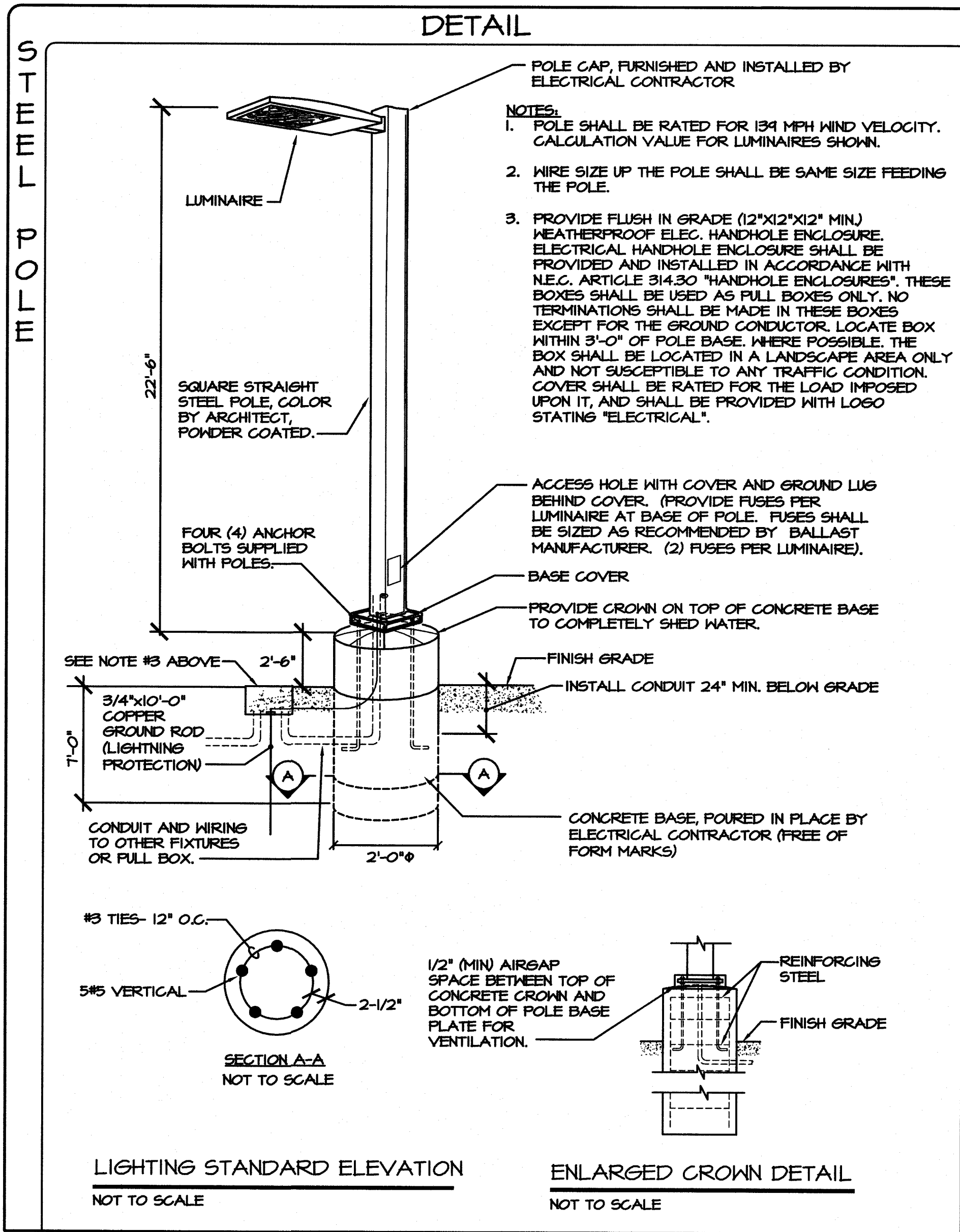
DRAWING TITLE DETAILS				SCALE: AS NOTED
PROJECT FAMILY DOLLAR NEW BEDFORD, MASSACHUSETTS				DATE: 11/4/2016
CLIENT HUNT REAL ESTATE SERVICES, INC. TAMPA, FLORIDA				DRAWN BY: EKW
DESIGNED BY: RMF				CHECKED BY: RJR
APPROVED BY: RJR				PROJECT NO. 17210303
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT PRIME ENGINEERING				P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004
REV.	DATE	DESCRIPTION	BY	APP.





APPROVED _____ ENDORSED _____

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. RINEAUME
No. 20373
CIVIL
REGISTERED
PROFESSIONAL ENGINEER
SHEET NO. **C9.0**



LIGHT POLE SHOP DRAWINGS

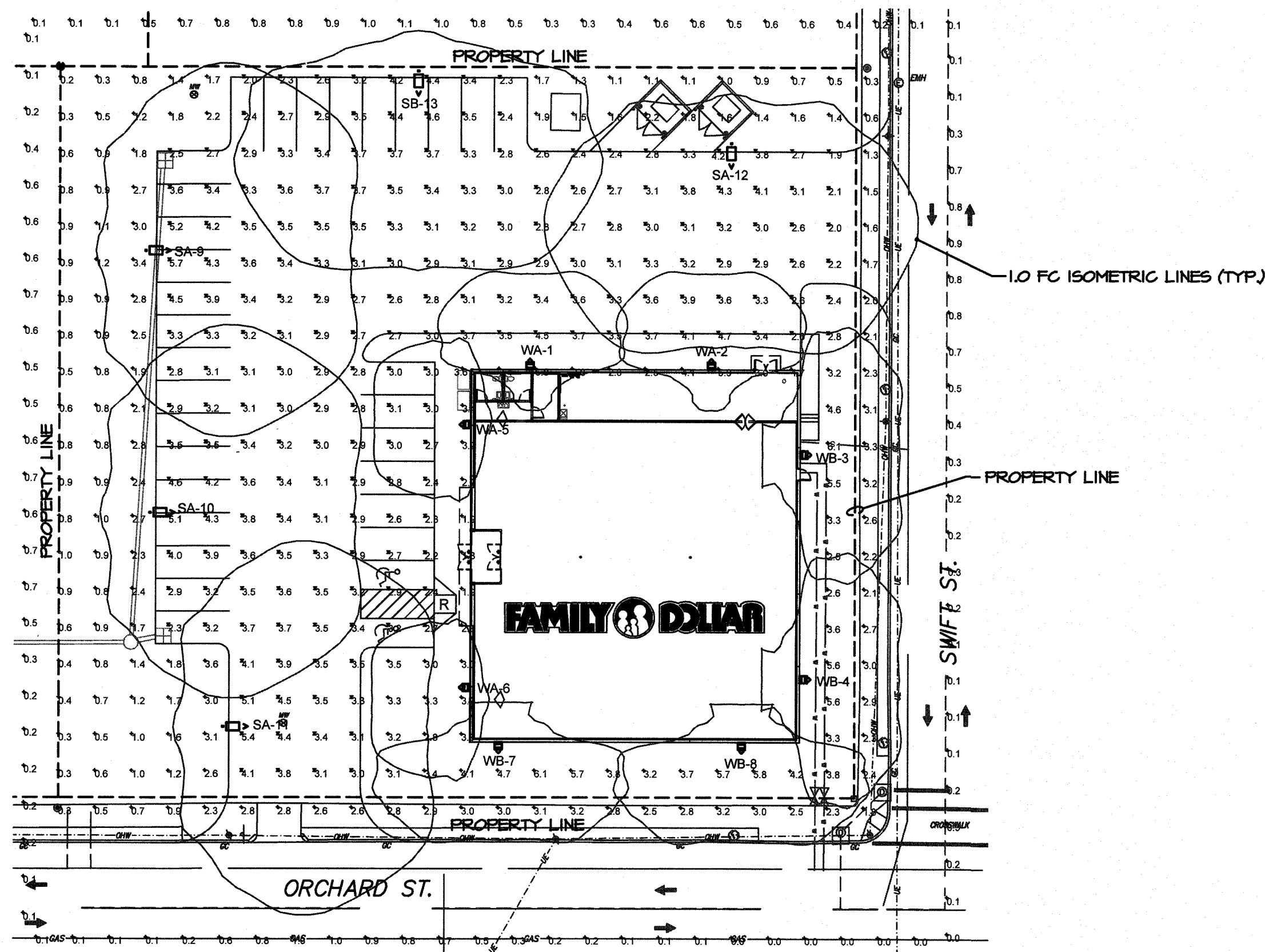
INCLUDED WITH THE POLE SHOP DRAWING SUBMITTAL SHALL BE A SIGNED AND SEALED DRAWING OF THE SITE LIGHTING POLE BASE DESIGN SHOWING MINIMUM BASE DEPTH. CALCULATION SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER WITH AN ACTIVE LICENSE IN THE STATE OF MASSACHUSETTS. CALCULATION SHALL BE BASED ON SOIL INFORMATION AT ACTUAL SITE.

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL SITE	+	2.8 ft	6.1 ft	0.2 ft	30.5:1	14.0:1
PARKING AREA	✕	3.3 ft	5.7 ft	1.9 ft	3.0:1	1.7:1
SPILL LIGHT	+	0.4 ft	1.1 ft	0.0 ft	N/A	N/A

SURFACE SCHEDULE						
Name	Front	Back	X	Y	Z	Area (ft²)
Structure	0%	0%				

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF
SA	4	DSX1 LED 80C 1000 40K T4M MVOLT	DSX1 LED with 80 LEDs @ 1000 mA, 4000K TYPE 4 MEDIUM OPTICS	LED	DSX1_LED_60 C_1000_40K_T 4M_MVOLT.le		Absolute	0.90
SB	1	DSX1 LED 60C 1000 40K T4M MVOLT HS	DSX1 LED with 60 LEDs @ 1000 mA, 4000K TYPE 4 MEDIUM OPTICS WITH HOUSE-SIDE SHIELD	LED	DSX1_LED_60 C_1000_40K_T 4M_MVOLT_H S.le		Absolute	0.90
WA	4	DSXW1 LED 20C 700 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 700mA.	LED	DSXW1_LED_ 20C_700_40K_ T4M_MVOLT.l le		Absolute	0.90
WB	4	DSXW1 LED 20C 1000 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA.	LED	DSXW1_LED_ 20C_1000_40K_ T3M_MVOLT. le		Absolute	0.90

LUMINAIRE LOCATIONS											
No.	Label	Location		MH	Orientation	Tilt	Aim				
		X	Y				X	Y	Z		
1	WA	440.2	227.7	10.5	10.5	0.0	0.0	440.2	227.7	0.0	
2	WA	489.1	227.7	10.5	10.5	0.0	0.0	489.1	227.7	0.0	
3	WB	514.9	203.0	10.5	10.5	90.0	0.0	514.9	203.0	0.0	
4	WB	514.9	141.5	10.5	10.5	90.0	0.0	514.9	141.5	0.0	
5	WA	422.6	212.7	15.0	15.0	-90.0	0.0	422.6	212.7	0.0	
6	WA	422.2	135.9	15.0	15.0	-90.0	0.0	422.2	135.9	0.0	
7	WB	444.3	123.4	10.5	10.5	180.0	0.0	444.3	123.4	0.0	
8	WB	497.7	123.0	10.5	10.5	180.0	0.0	497.7	123.0	0.0	
9	SA	334.5	259.0	25.0	25.0	90.0	0.0	336.7	259.0	0.0	
10	SA	335.8	187.3	25.0	25.0	90.0	0.0	338.0	187.3	0.0	
11	SA	355.9	128.4	25.0	25.0	90.0	0.0	358.1	128.4	0.0	
12	SA	494.4	288.5	25.0	25.0	180.0	0.0	494.4	288.2	0.0	
13	SB	408.8	308.1	25.0	25.0	180.0	0.0	408.8	305.9	0.0	



ALL SITE AND BUILDING LIGHTS PROPOSED ON THIS PROJECT ARE DESIGNED AS FULL CUTOFF CLASSIFICATION WITH ZERO UP LIGHT COMPONENTS.

THESE PHOTOMETRICS ARE INTENDED FOR DESIGN AND EVALUATION PURPOSES ONLY. THE POINT-BY-POINT SHOWN IS BASED ON A COMPUTER LIGHTING PROGRAM WITH APPROXIMATED PARAMETERS. THEREFORE, THESE PHOTOMETRICS MAY VARY FROM ACTUAL FIELD CONDITIONS.

SOUHEIL CHEHAYEB, P.E.
CONSULTING PROFESSIONAL ENGINEER

3702 AZEELA ST.
TAMPA, FL 33609

(813) 876-1416
(fax) 876-0913

LIC #39553

SOUHEIL CHEHAYEB

16-163

☐ "REVIEWED"

☐ "DISAPPROVED - RESUBMIT"

All Site and Building Plan Requirements, including but limited to, all Interior Dimensions, Materials, Hardware, Equipment & Specifications, are to be designed and built per the Family Dollar Prototype Plan # as indicated in the lease, unless a deviation is approved by Family Dollar's Plan Reviewer, next to each specific deviation. The initials indicate approval of only the one deviation being initiated. Any deviation from designated Prototype Plan that is not initiated by Family Dollar is disapproved and void.

(Approval to plan deviation will be indicated with the following circled initials: _____)



Lic # AA 0003300
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
Fax 727. 815. 3337

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

SOUHEIL CHEHAYEB, P.E.
MA License No. 39553

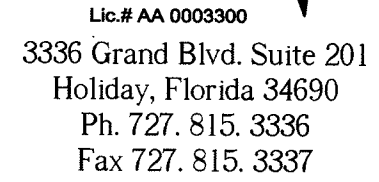
FAMILY DOLLAR
SW CORNER SWIFT ST. & ORCHARD ST.
BEDFORD, MASSACHUSETTS
PROJECT # 712332 PROTOTYPE # 2016-01

11.03.16
date

16085
comm. no.

PHOTOMETRIC
SITE PLAN

PH-1



SOUHEIL CHEHAYEB, P.E.
MA License No. 39553


revision descriptions

PROJECT # 712332 PROTOTYPE #2016-01

FIXTURE INFORMATION

PH-2

(Approval to plan deviation will be indicated with the following circled initials : _____)






D-Series Size 1

LED Wall Luminaire

Catalog No. DSXW1 LED 20C 700 40K 74M MVOLT

Notes

Size







Specifications

Width: 13-3/4" (34.9 cm)	Weight: 12 lbs (5.4 kg)	
Depth: 10" (25.4 cm)		
Height: 6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm)	BBW Weight: 5 lbs (2.3 kg)	
Depth: 4" (10.2 cm)	ELCW Weight: 10 lbs (4.5 kg)	
Height: 6-3/8" (16.2 cm)		





For 3/4" NPT side-entry conduit (BBW only)

Introduction

The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-modern applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.


With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.





D-Series Size 1

LED Wall Luminaire

Category Number	DSXW1 LED 20C 1000 40K T3M MOUNT
Notes	
Type	WB



Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		


Back Box (BBW, ELCW)


Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting energy-efficient lighting with a variety of optical and control options for customized performance.

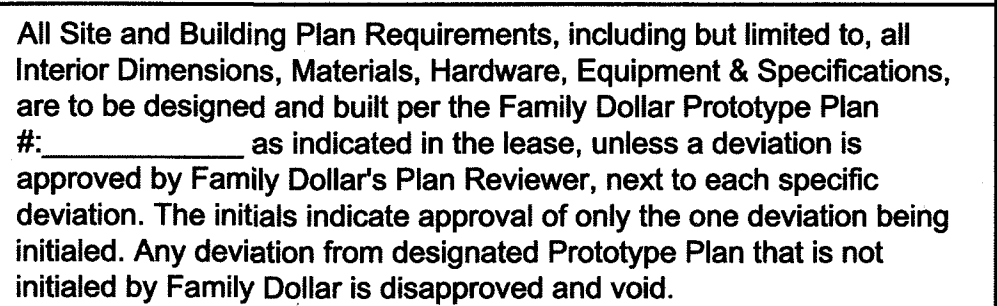
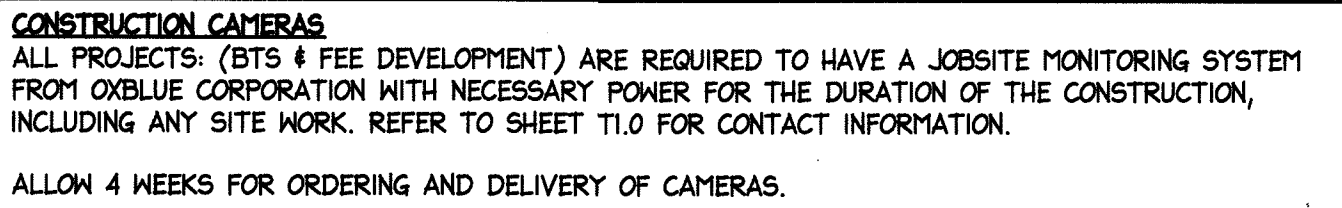
With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.



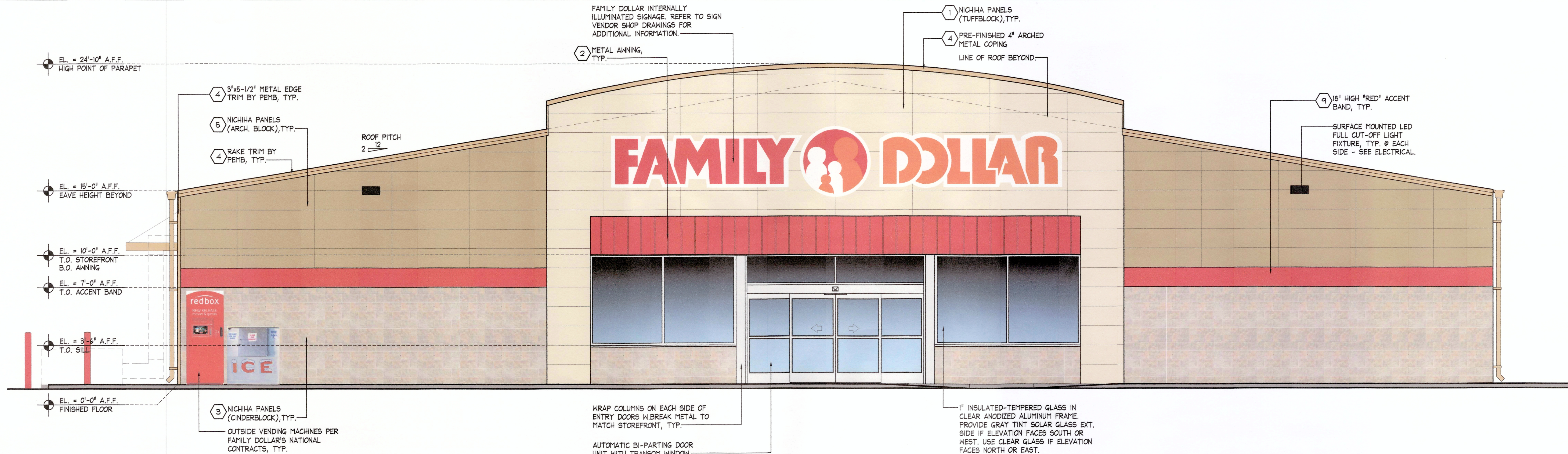
 **LITHONIA
LIGHTING** One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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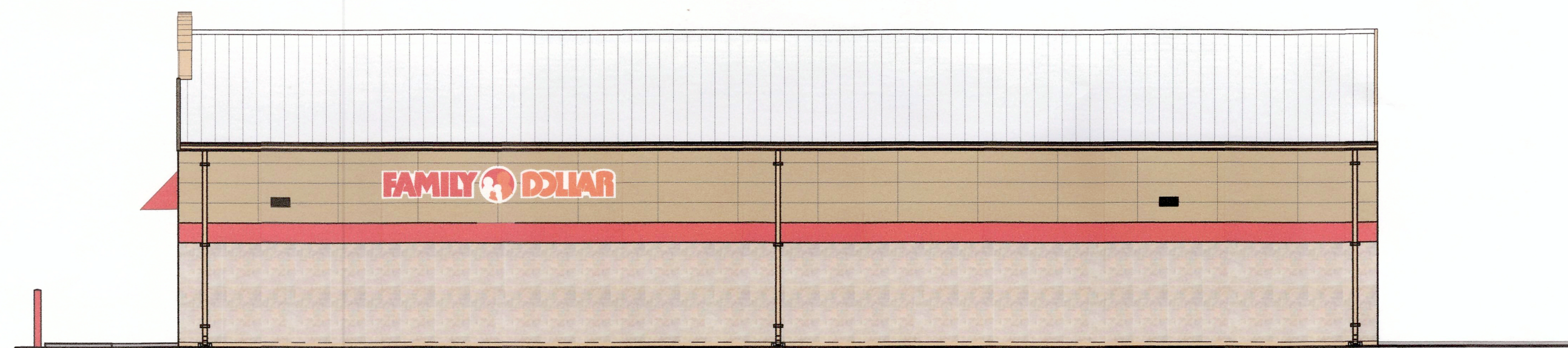






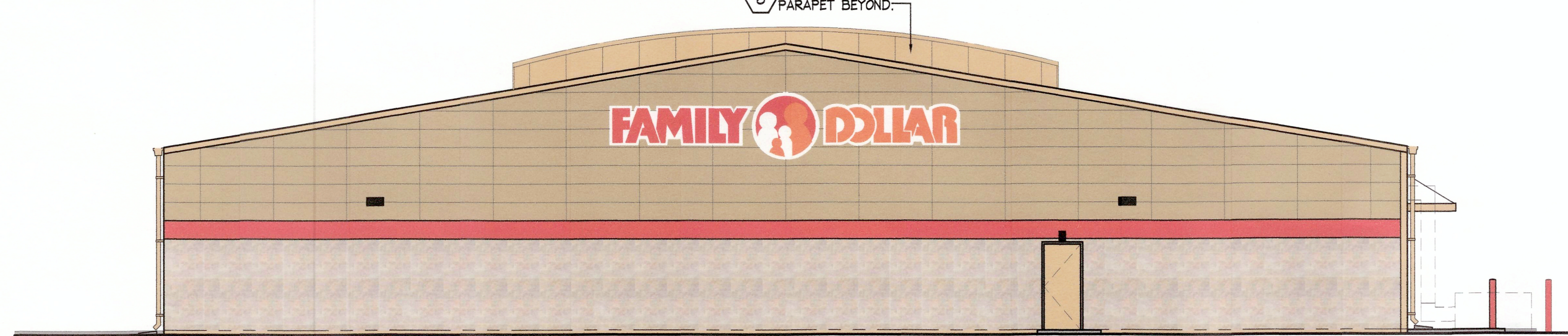
SOUTH ELEVATION (PARKING LOT)

SCALE = 1/4" = 1'-0"



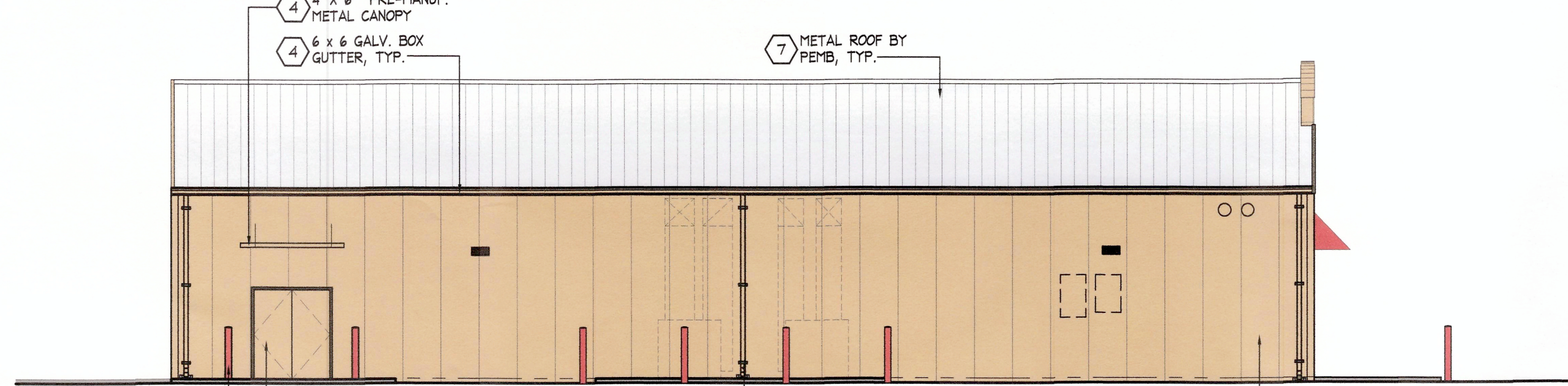
EAST ELEVATION (ORCHARD STREET)

SCALE = 1/8" = 1'-0"



NORTH ELEVATION (SWIFT STREET)

SCALE = 1/8" = 1'-0"



WEST ELEVATION (PARKING LOT/ADJ. PROPERTY)

SCALE = 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NO.	AREA	TYPE	COATS	COLOR
1	'NICHHA' FIBER CEMENT WALL PANEL	TUFFBLOCK LARGE BLOCK (18'x72') PANEL W/TEXTURED FIN.	PRE-FINISHED	MATCH BENJAMIN MOORE COLOR 'FD BM LIGHT SAND'
2	METAL AWNING	VP - PANEL RIB NUCOR - CLASSIC WALL	PRE-FINISHED	MATCH VP COLOR 'COOL BRIGHT RED' OR MATCH BENJAMIN MOORE COLOR 'FD BM SAFETY RED'
3	'NICHHA' FIBER CEMENT WALL PANEL	EDA621E CINDERBLOCK - BROWN (18'x72') PANEL	PRE-FINISHED	
4	DOORS, GUTTERS, DOWNSPOUTS, MTL. TRIM, RAKE TRIM, RECEIVING CANOPY, ARCHED PARAPET CAP	METAL BUILDING MANUFACTURER	PRE-FINISHED	VP COLOR "TAN" NUCOR COLOR "SAGEBRUSH TAN" MID-WEST COLOR "SADDLE TAN" BENJAMIN MOORE COLOR 'FD BM DARK SAND'
5	'NICHHA' FIBER CEMENT WALL PANEL	ARCHITECTURAL BLOCK SERIES-COLOR TUSCAN	PRE-FINISHED	BENJAMIN MOORE COLOR 'FD BM KHAKI'
6	STEEL BOLLARDS	EXTERIOR LATEX	2	BENJAMIN MOORE COLOR 'FD BM SAFETY RED'
7	METAL ROOF	STANDING SEAM ROOF	PRE-FINISHED	COOL ARCTIC WHITE
8	METAL PANELS	MID-WEST - PBA PANEL NUCOR - ACCENT PANEL VP - VEE RIB PANEL	PRE-FINISHED	MID-WEST COLOR "SADDLE TAN" NUCOR COLOR "SAGEBRUSH TAN" VP COLOR "TAN" BENJAMIN MOORE COLOR 'FD BM DARK SAND'
9	'NICHHA' FIBER CEMENT WALL PANEL (RED BAND)	ILLUMINATIONS LARGE BLOCK (18'x72') PANEL	PRE-FINISHED	MATCH BENJAMIN MOORE COLOR 'FD BM SAFETY RED'

EXTERIOR FINISH NOTES

1. APPLY MASONRY BLOCK FILLER TO CONCRETE BLOCK PRIOR TO FINISH PAINTING. (AT DUMPSTER ENCLOSURE ONLY)
2. IF METAL BUILDING IS USED, G.C. TO SUBMIT MANUFACTURER'S STANDARD COLORS TO FAMILY DOLLAR FOR APPROVAL.
3. REFER TO PAINT ORDERING INSTRUCTIONS ON SHEET T1.0
4. EXTERIOR PAINT (OTHER THAN TRAFFIC PAINT) -BENJAMIN MOORE: ULTRA SPEC HP DTM ACRYLIC SEMI-GLOSS ENAMEL - HP29
5. TRAFFIC PAINT-BENJAMIN MOORE LATEX TRAFFIC PAINT TD58

- ☐ "REVIEWED" _____
- ☐ "DISAPPROVED - RESUBMIT" _____

All Site and Building Plan Requirements, including but limited to, all Interior Dimensions, Materials, Hardware, Equipment & Specifications, are to be designed and built per the Family Dollar Prototype Plan #_____, as indicated in the lease, unless a deviation is approved by Family Dollar's Plan Reviewer, next to each specific deviation. The initials indicate approval of only the one deviation being initiated. Any deviation from designated Prototype Plan that is not initiated by Family Dollar is disapproved and void.

(Approval to plan deviation will be indicated with the following circled initials : _____)

FWH
Architects

LIC.# AA 0003300

3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
Fax 727. 815. 3337

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
MA License No. 31856

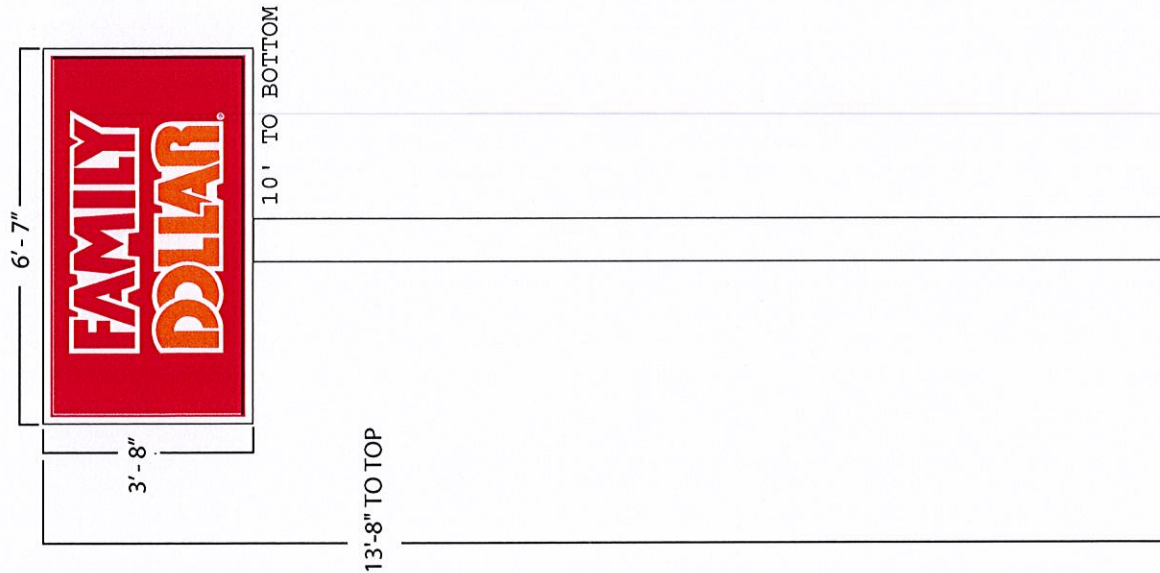
FAMILY DOLLAR
SW CORNER SWIFT ST. & ORCHARD ST.
BEDFORD, MASSACHUSETTS
PROJECT # 712332 PROTOTYPE #2016-01

11.03.16
date

16085
comm. no.

EXT. ELEVATION
EXT. FINISH SCHED.
AND NOTES

R1.0



GENERAL SPECIFICATIONS:

Materials: Extruded aluminum
 Face: 150 SG polycarbonate vacuum formed
 Face Decoration: 2nd surface
 Access: Remove face
 Area Squared: 24 Sq. Ft.
 Area Actual: 24 Sq. Ft.
 Weight (Est.):
 • TBE (uncrated)
 Wind Load: 120psf

ELECTRICAL

Illumination:
 • (18) GEDS 71 -1 Power Strip LED
 Ballast/Power Supply:
 • (2) GEPS24-100V
 Line Load:
 • 2.2 Amps @ 100-240 VAC
 • (1) 20 Amp Circuit, 60 Hz UL 48 & NEC Compliant

COLORS:

Interior: Ptd. white
 Exterior: BASE, CABINET & RETAINERS - Ptd. AKSO
 NOBEL (GRIP GUARD PLUS) "Sign20134"
 Raceway: NA
 Face Graphics Color Specifications:
 "FAMILY" - AKSO NOBEL (GRIP FLEX) "Sign 10399"
 WHITE, "SIGN 0208 RED"
 "DOLLAR" - AKSO NOBEL (GRIP FLEX) "Sign 10399"
 White, "Sign 0209" ORANGE
 SYMBOL - AKSO NOBEL (GRIP FLEX) "Sign 10399"
 White ®

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Everbrite

Everbrite LLC
 4949 S 110th Street, Greenfield, WI 53220
 Phone: 414-529-3500 • Fax: 414-529-7191
 Website: www.everbrite.com

Part No:

Description:

24 Sq Ft Pylon Cabinet

Date: 9/18/15

Drawn By: DB

Project No: 335537





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

FOR BUILDING DEPT. USE

DATE RECEIVED: _____
RECEIVED BY: _____
ISSUED BY: _____

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

(AT LOCATION) SW Corner Orchard Street
(NO) (STREET)
BETWEEN (CROSS STREET) AND (CROSS STREET)
PLOT 23 LOT 292 DISTRICT MUB ACCEPTED STREET Yes
PLANS FILED ☒ YES ☐ NO

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

A. TYPE OF IMPROVEMENT

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

D1 PROPOSED USE — For demolition most recent use

Residential

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

Nonresidential

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

B. OWNERSHIP

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

D2 Does this building contain asbestos?

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

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

C. COST

(Omit cents)

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

D3 Non-residential — Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

FAMILY DOLLAR RETAIL BUILDING

III. SELECTED CHARACTERISTICS OF BUILDING — For new buildings complete part E through I. For demolition, complete only parts G, H & I. For all others, (additions, alterations, repair, moving, foundation), complete E through I.

E. PRINCIPAL TYPE OF FRAME

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

G. TYPE OF SEWAGE DISPOSAL

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

H. TYPE OF WATER SUPPLY

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

F. PRINCIPAL TYPE OF HEATING FUEL

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

I. TYPE OF MECHANICAL

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

J. DIMENSIONS

- 53 Number of stories ONE
54 Height 25'
55 Total square feet of floor area, all floors based on exterior dimensions 2180
56 Building length 90
57 Building width 102
58 Total sq. ft. of bldg. footprint 9180
59 Front lot line width 217
60 Rear lot line width 217
61 Depth of lot 200
62 Total sq. ft. of lot size 43,500
63 % of lot occupied by bldg. (58+62) 21
64 Distance from lot line (front) 15
65 Distance from lot line (rear) 83
66 Distance from lot line (left) 15
67 Distance from lot line (right) 12



Euzebio Arruda
Commissioner

CITY OF NEW BEDFORD
Jonathan F. Mitchell, Mayor

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance

MEMORANDUM

TO: City of New Bedford Planning Board

FROM: Euzebio Arruda, Commissioner, D.P.I.

DATE: December 7, 2016

RE: Site Plan – Family Dollar Retail Store
Orchard St.
P.23 L.292

The Department of Public Infrastructure has reviewed the proposed site plan referenced above and recommends approval with the following conditions:

1. Driveway permits are subject to Traffic Commission approval.
2. Driveways to be built in accordance with City of New Bedford regulations and with 4 foot transition curb on both side (No radius curb thru sidewalk area)
3. Permits for sidewalk, driveways, water, sewer and storm drain must be obtained from the Department of Public Infrastructure Engineering Division.
4. Drainage design must comply with Phase II, Mass Department Stormwater Management standards.
5. Show how the proposed 24 inch HDPE Storm water pipe connects to the City System.
6. What type of curb is proposed around the perimeter of the Parking Lot?
7. All utilities to be installed in accordance with City of New Bedford Standards.
8. Owner to explore the possibility of running a water main on Swift St and then connect the Fire Supply and domestic services to it.
9. A 10 foot minimum separation between the Water and Sewer services is required.
10. Developer to plant 2 more trees (one on the Orchard St. west sidewalks and the other on the Swift St. south side)
11. Owner must contact DPI to assign address for the proposed building.
12. An easement must be recorded for the proposed 24 inch Stormwater pipe, south of the proposed site.
13. The Department of Public Infrastructure requires a final set of approval plans to be submitted that reflects all revisions made prior to the start of construction.
14. Developer and site Contractor must schedule a pre-construction meeting with the Department of Public Infrastructure prior to the start of Construction.

PLANNING

DEC 07 2016

DEPARTMENT

15. Upon Completion, Engineer must submit "As Built Drawings" in CADD format prior to the Certificate of Occupancy being issued.

/ct

Cc: Department of Inspectional Services
Environmental Stewardship
Prime Engineering
Hunt Real Estate Services, Inc.
Clark Cove Development Co, LLC.

STORMWATER REPORT

**FAMILY DOLLAR STORE
SW CORNER OF ORCHARD AND SWIFT STREETS
NEW BEDFORD, MA**

PREPARED FOR:

HUNT REAL ESTATE SERVICES, INC.

PREPARED BY:

**PRIME ENGINEERING, INC.
P.O. BOX 1088
LAKEVILLE, MA**

NOVEMBER 11, 2016

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FIGURES

Figure 1 - Locus Plan

APPENDICES

Appendix A - Site Construction Controls For The Proposed Family Dollar Facility

Appendix B - Permanent Stormwater System Operation and Maintenance Program

Appendix C - Interim Illicit Discharge Statement

Appendix D - Checklist For Stormwater Report

Appendix E - Hydrologic Computations

SW Corner of Orchard and Swift Streets, New Bedford**1.0 INTRODUCTION**

It is proposed to construct a retail store in New Bedford which requires Site Plan Review and a Special Permit from the Planning Board. One element of the submittal package is a Stormwater Report. This document has been prepared to satisfy that requirement.

2.0 EXISTING CONDITIONS

The site is a vacant parcel on the south side of Swift Street and west side of Orchard Street. It is referenced as Lot 292 on Assessors Map 23. It contains 43,500 square feet of area. Historically, the site was covered with a large manufacturing building. The site slopes down from a high point at elevation 17 at the northeast end to elevation 10 at the southwest end of the site. The land surface is covered with grass with some shrubs.

3.0 PROPOSED DEVELOPMENT

It is proposed to construct a 9,180 square foot, single story, retail store with an ancillary parking lot with 30 standard spaces and 2 van accessible handicap spaces. The New Bedford zoning ordinance requires 46 parking spaces. A special permit is being requested to require fewer spaces because the Family Dollar operation does not need more than 30 spaces and there is ample available parking on Swift and Orchard Streets. Requiring fewer parking spaces will result in a greater amount of pervious landscaping.

4.0 PHYSICAL ENVIRONMENT

The site is a listed Massachusetts Contingency Plan (MCP) site due to impacted soil from the former tire manufacturing operation. In addition, the soil is geotechnically unsuitable in its current condition. The soil from the entire site will be excavated down to the original slab elevation. Unsuitable debris will be removed and then the soil will be placed and compacted in one foot lifts. All solid waste will be transported to a licensed disposal facility. Other than the above, there are no unusual geologic, archeologic, scenic or historic features or structures. There are no stone walls, trails, open space links, or indigenous wildlife.

There is undeveloped land to the west and south. A city park is to the north and the John Devalles School and the Monte Pio Luzo American Club is to the east.

5.0 SURFACE WATER AND SUBSURFACE CONDITIONS

The site contains urban fill which, as in many areas of New Bedford, have been impacted by petroleum hydrocarbons, metals and poly nuclear aromatic hydrocarbons (PAHs). After

SW Corner of Orchard and Swift Streets, New Bedford

development, these soils will be inaccessible since they will be beneath pavement and the concrete slab. During construction, they will be managed with a written soil management plan.

Historical releases of lubricating oils and other petroleum products (No. 6 fuel oil) have resulted in the detection of TPH and the following PAHs in soils: acenaphthene, anthracene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(g,h,i)perylene, benzo(a)pyrene, chrysene, dibenzo(a,h)anthracene, dibenzofuran, fluoranthene, fluorene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene and pyrene. Lead, butyl benzyl phthalate and the following VOCs were also detected in soils: xylenes, methylene chloride, chloroform, tetrachloroethene, 1,2 dichloroethene and styrene.

Historical releases of lubricating oils and other petroleum products (No. 6 fuel oil) have resulted in the detection of TPH, naphthalene, and benzene in groundwater. Creosols (2 methylphenol, 4 methylphenol), 2,4 dimethylphenol, benzoic acid, phenol, bis 2 ethyl hexyl phthalate and the following VOCs were also detected in groundwater: ethylbenzene, toluene, xylenes, methyl tertiary butyl ether, isopropylbenzene, n-propylbenzene, 1,2,4, trimethylbenzene, methylene chloride, chloroform, 1,1 dichloroethene, 1,1 dichloroethane, 1,2 dichloroethene, trichloroethene, vinyl chloride, trichlorofluoromethane, 1,4 dichlorobenzene and 4, methyl 2 pentanone.

Surface water will be collected in a deep sump catch basin and treated with a Stormceptor brand storm treatment system and then discharged to a storm drain main which will be installed by the current landowners from a drain manhole in front of the Portugese Club toward the south end of Orchard Street. Due to the presence of impacted soil, on site infiltration of stormwater is ill advised.

6.0 COMPLIANCE WITH STORMWATER MANAGEMENT STANDARDS

This section of the report provides the requisite documentation that each of the Stormwater Management Standards are being met in accordance with Volume 3 of the Stormwater Manual.

6.1 Standard 1 - No Untreated Discharges

Standard 1 requires that there be no untreated storm discharges and that there be no erosion to wetlands. As shown on the site plans, the site's stormwater will be conveyed by pipe to a Stormceptor treatment system. Therefore, Standard 1 will be met.

6.2 Standard 2 - Peak Rate Attenuation

Standard 2 requires that for inland wetland systems there be no increase in the peak stormflow. As presented in Appendix E, the stormwater computations demonstrate that there will be a decrease in the peak rate of runoff for all design storms. Therefore, this standard will be met.

SW Corner of Orchard and Swift Streets, New Bedford**6.3 Standard 3 - Stormwater Recharge**

Standard 3 requires that post-development groundwater recharge approximate current groundwater recharge. As presented in Section 5, the soil at the site has contaminants that make it inadvisable to infiltrate. The DEP stormwater manual acknowledges this. Therefore, standard 3 will be met.

6.4 Standard 4 - Water Quality

Standard 4 requires removal of 80% of total suspended solids from the storm runoff. Under developed conditions, the runoff will be passed through Stormceptor treatment system which has been approved by the STEP process. It is listed in Table LUHPPL of the Stormwater Manual as being acceptable for sites with higher pollution loads.

BMP	TSS Removal Rate	Initial Pollution Load	Amount Removed	Remaining Load
Stormceptor	.80	1.0	.80	.10
Total Removal			.80	

Since 80% of the TSS will be removed, Standard 4 will be met.

6.5 Standard 5 - Land And Uses With Higher Pollution Loads

Since the proposed development is a retail facility, it is not considered to be a land use with higher pollution loads. Proposed source controls are presented in Appendix B - Stormwater System Operation and Maintenance Plan. The storm system has been designed to, at a minimum, pass the first one inch of runoff through this BMP. Therefore, Standard 5 will be met.

6.6 Standard 6 - Critical Areas

The site does not discharge to critical areas. However, as detailed in the preceding subsection, all standards for discharge to critical areas in the Stormwater Manual are being met by this storm system BMP design. Therefore, Standard 6 will be met.

6.7 Standard 7 - Redevelopment Project

Qualified redevelopment projects are allowed to only meet Standards 1 to 6 to the "maximum extent practicable". This proposed development does qualify as a redevelopment project. However, all standards will be met.

6.8 Standard 8 - Construction Period Controls

Standard 8 requires the preparation and implementation of an erosion and sediment control program for the site construction phase. Appendix A and Sheet 7 of the site plans present this program which is in full compliance with Standard 8.

6.9 Standard 9 - Long Term Operation and Maintenance Program

Standard 9 requires the preparation of an ongoing program to maintain the stormwater quality and quantity controls in optimal operating condition. Appendix B presents a long term Operation and Maintenance Program which is in full compliance with Standard 9. Therefore, Standard 9 will be met.

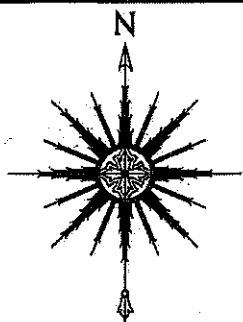
6.10 Standard 10 - Prohibition of Illicit Discharges

Standard 10 prohibits illicit discharges to Stormwater Management systems. Appendix C presents an interim illicit discharge statement which is in compliance with Standard 10. The approval should include the requirement that a final illicit discharge statement be provided when construction is complete.

7.0 CONCLUSION

The proposed project will convert a vacant lot to a retail facility. All stormwater standards will be met.

FIGURES



PROJECT	MAP 23, LOT 292 NEW BEDFORD, MASSACHUSETTS
CLIENT	CLARK'S COVE DEVELOPMENT NEW BEDFORD, MASSACHUSETTS



APPROX. SCALE:	1" = 1200'
DATE:	SEPT 16, 2015
DRAWN BY:	DRE
DESIGNED BY:	
CHECKED BY:	WPK
APPROVED BY:	WPK

APPENDICES

APPENDIX A

SITE CONSTRUCTION CONTROLS FOR THE PROPOSED FAMILY DOLLAR RETAIL FACILITY

SITE CONSTRUCTION CONTROLS FOR THE PROPOSED FAMILY DOLLAR FACILITY

1.0 INTRODUCTION

It is proposed to construct a retail facility. Surrounding areas must be protected from any impacts from the proposed construction activities. The following erosion and sediment control program material management practices and spill control program have been developed to that end.

2.0 PRECONSTRUCTION MEASURES

Prior to the initiation of any construction, silt fencing shall be installed as shown on the plans. A preconstruction conference shall then be held with the New Bedford Department of Public Infrastructure in order to confirm that sediment control conditions are adequate for construction to start.

3.0 CONSTRUCTION PERIOD MEASURES

The following are the minimal measures required for erosion and sediment control, material handling and for spill control.

3.1 EROSION AND SEDIMENTATION CONTROL

The following measures shall be maintained throughout the site construction phase of the project.

Catch Basin Protection

Proposed catch basins shall be protected with haybale barriers or filters prior to the completion of paving.

Drainage Swale Haybale Check Dams

Haybales shall also be placed across construction ditches during construction to limit the transport of sediment into drainage systems and waterways.

Stabilized Construction Entrance

A temporary stabilized construction entrance shall be installed at both Orchard and Swift Streets. The purpose of the construction entrance is to remove sediment attached to vehicle tires and minimize its transport and deposition onto public road surfaces. The construction entrance shall be composed of a 6-inch thick (minimum) bed of 2-inch diameter crushed stone that extends a minimum of 50 feet. The construction entrance shall be a minimum of 25 feet wide, and shall flare to a minimum width of 45 feet wide at the junction with the roadway. The crushed stone bed shall be replenished as necessary to maintain the proper function.

Silt Fences

Silt fences shall be placed at the limits of work where the slope is less than 4:1. Typically, they shall be installed adjacent to resource areas, where soil shall be exposed due to construction related activities, as depicted on the plans. They shall be placed in a sturdy, upright position and supported/anchored to withstand the forces of the elements and the circumstances of construction activities. The fences shall be installed in a manner that shall prevent runoff from passing over, under, or around the fence (i.e. all of the runoff shall pass through the fence). They shall be attached to posts (either steel or wood) in sufficient number to support the fence. The posts shall typically be placed 4 to 8 feet apart. It shall be the construction contractor's responsibility to maintain the fence in a functional condition throughout the duration of construction activities. The contractor shall also remove any large accumulations of sediment in a timely manner and dispose the material appropriately.

Haybales

Haybales shall be placed in conjunction with silt fences, at the limit of work on steep slopes only. Steep slopes for this project are those which are 4:1 or steeper. They shall be staked with metal or wood stakes to anchor them to the ground. The contractor is responsible for maintaining the haybales in good condition and replacing them as necessary. Bales that deteriorate and are no longer intact or that become plugged with sediment shall be removed and disposed. They shall be replaced with new haybales installed as described above.

Permanent Erosion Control Measures

Distinguished from temporary erosion control measures, the following permanent erosion control measures shall remain in place after the completion of the project.

Erosion Control Matting

Control matting shall be used on slopes 4:1 or steeper and in sloped planted areas subject to high wind exposure. This matting shall serve to stabilize these steeper slopes and prevent erosion prior to the slope stabilization. The matting shall also assist in maintaining the soil moisture necessary to support dense vegetative plantings proposed for some of the steeper slopes.

Erosion and Sediment Control - Maintenance

The project general contractor shall have primary responsibility for implementing temporary and permanent controls described in the plan and shall be responsible for assuring contractor compliance with contract documents including all erosion and sediment control measures.

- Damaged or deteriorated items shall be repaired or replaced immediately after identification.
- The underside of haybales should be kept in close contact with the earth and reset as necessary.

- Silt fence and haybales shall be inspected after every major rainfall runoff event (over ½" depth of precipitation) or every 14 days, whichever occurs first. All damaged or misaligned fences shall be immediately repaired. Silt shall be immediately removed from all areas of the silt fence when depth of accumulation exceeds 9 inches. Each report shall be documented on the form enclosed in Attachment A-1.
- Sumps shall be inspected after every major rainfall runoff event (over ½" depth of precipitation) or every 14 days, whichever occurs first. Silt shall be immediately removed from all sumps where the depth of accumulation exceeds 9 inches.
- All exposed construction areas shall be stabilized upon completion in order to minimize the time that these areas are unstabilized.

3.2 MATERIALS MANAGEMENT PRACTICES

The following are the material management practices that shall be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff. The Contractor's Superintendent shall be responsible for ensuring that these procedures are followed:

1. *Good Housekeeping*

The following good housekeeping practices shall be followed on-site during construction:

- a. An effort shall be made to store only enough products required to do the job.
- b. All materials stored on-site shall be stored in a neat, orderly manner and, if possible, under a roof or in a containment area. At a minimum, all containers shall be stored with their lids on when not in use. Drip pans shall be provided under all dispensers.
- c. Products shall be kept in their original containers with the original manufacturer's label in legible condition.
- d. Substances shall not be mixed with one another unless recommended by the manufacturer.
- e. Whenever possible, the product shall be used up before disposing the container.
- f. Manufacturer's recommendations for proper use and disposal shall be followed.
- g. The Contractor's Superintendent shall be responsible for daily inspections to ensure proper use and disposal of materials.

2. *Hazardous Substances*

These practices shall be used to reduce the risks associated with hazardous substances. Material Safety Data Sheets (MSDSs) for each product with hazardous properties that is used at the project shall be obtained and used for the proper management of potential wastes that may result from these products. An MSDS shall be posted in the immediate area where such product is stored and/or used and another copy of each MSDS shall be maintained in the job trailer at the project. Each employee who must handle a hazardous substance shall be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.

- a. Products shall be kept in original containers with the original labels in legible condition.
- b. Original labels and MSDS shall be procured and used for each product.
- c. If surplus product must be disposed, manufacturer's and local/state/federal required methods for proper disposal must be followed.

3. *Hazardous Waste*

It is imperative that hazardous waste be properly identified and handled in accordance with all applicable hazardous waste standards, including the storage, transport and disposal of hazardous wastes. There are significant penalties for the improper handling of hazardous wastes. It is important that the Site Superintendent seeks appropriate assistance in making the determination of whether a substance or material is a hazardous waste. For example, hazardous waste may include certain hazardous substances, as well as pesticides, paints, paint solvents, cleaning solvents, pesticides, contaminated soils, and other materials, substances or chemicals that have been discarded (or are to be discarded) as being out-of-date, contaminated, or otherwise unusable, and can include the containers for those substances. The Contractor's Superintendent is also responsible for ensuring that site personnel are instructed as to these Hazardous Waste requirements and also that the requirements are being followed.

4. *Product Specific Practices*

The following product specific practices shall be followed on the job site:

Petroleum Products

On-site vehicles shall be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products shall be stored in tightly sealed containers which are clearly labeled. Petroleum storage tanks shall be located at a minimum of 100 linear feet from drainage ways, inlets and surface waters. Any petroleum storage tanks stored on-site shall be located within a containment area that is designed with an impervious surface between the tank and the ground. The secondary containment must be designed to provide a containment volume that is equal to 110% of the volume of the largest tank. Any mobile petroleum tank shall be parked in a vehicular service area surrounded by a berm that provides a containment volume that is equal to 110% of the volume of the largest tank. Containment must provide sufficient volume to contain expected precipitation and 110% volume of the largest tank. Accumulated rainwater or spills from containment areas are to be promptly pumped into a containment device and disposed properly by a licensed hazardous waste transporter. Drip pans shall be provided for all dispensers. Any asphalt substances used on-site shall be applied according to the manufacturer's recommendations. The location of any fuel tanks and/or equipment storage areas must be identified on the Erosion Control Plan by the Contractor once the locations have been determined.

Fertilizers

Fertilizers shall be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer shall be worked in the soil to limit exposure to stormwater. The contents of any partially used bags of fertilizer shall be transferred to a sealable plastic bin to avoid spills.

Cleaning Solvents

All containers shall be tightly sealed and stored when not in use. Excess solvents shall not be discharged to the storm sewer system, but shall be properly disposed of according to manufacturer's instructions or state and federal regulations.

Concrete Wastes

Concrete trucks shall be allowed to wash out or discharge surplus concrete or drum wash water on the project site, but only in specifically designated diked and impervious washout areas which have been prepared to prevent contact between the concrete wash and stormwater. Waste generated from concrete wash water shall not be allowed to flow into drainage ways, inlets, receiving waters or any location other than the designated concrete washout. Waste concrete may be poured into forms to make rip-rap or other useful concrete products. Concrete washouts shall be located at minimum of 100 linear feet from drainage ways, inlets, surface waters and wetland resource areas.

The hardened residue from the concrete washout diked areas shall be disposed in the same manner as other non-hazardous construction waste materials or may be broken up and used on site as deemed appropriate by the Contractor. Maintenance of the washout is to include removal of hardened concrete. Facility shall not be filled beyond 95% capacity and shall be cleaned out once 75% full unless a new facility is constructed. The Contractor's Superintendent shall be responsible for seeing that these procedures are followed.

Saw-cut Portland Cement Concrete (PCC) slurry shall not be allowed to enter storm drains or watercourses. Saw-cut residue should not be left on the surface of pavement or be allowed to flow over and off pavement. Residue from saw-cutting and grinding shall be collected by vacuum and disposed of in the concrete washout facility.

5. Solid and Construction Wastes

All waste materials shall be collected and disposed at an appropriate solid waste disposal area.

6. Sanitary Wastes

A minimum of one portable sanitary unit shall be provided for every ten (10) workers on the site. Sanitary waste shall be collected from the portable units a minimum of one time per

week by a licensed portable facility provider in compliance with local and state regulations.

Sanitary waste units shall be located in an area where the likelihood of the unit contributing to stormwater discharges is negligible. Additional containment BMPs must be implemented, such as gravel bags or specially designed plastic skid containers around the base, to prevent wastes from contributing to stormwater discharges.

7. Contaminated Soils

Any contaminated soils (resulting from spills of hazardous substances or oil or discovered during the course of construction) which may result from construction activities shall be contained and cleaned up immediately and in accordance with applicable state and federal regulations. Contaminated soils not resulting from construction activities, or which pre-existed construction activities, but which are discovered by virtue of construction activities, should be reported in the same manner as spills, but with sufficient information to indicate that the discovery of an existing condition is being reported. If there is a release that occurs by virtue of the discovery of existing contamination, this should be reported as a spill, if it otherwise meets the requirements for a reportable spill.

3.3 **SPILL PREVENTION AND RESPONSE PROCEDURES**

The Contractor shall train personnel in the proper handling and cleanup of spilled hazardous substances or oil. No spilled hazardous substances or oil shall be allowed to come in contact with stormwater discharges. If such contact occurs, the stormwater discharge shall be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated stormwater. It shall be the responsibility of the Contractor's Superintendent to be properly trained, and to train all personnel in spill prevention and cleanup procedures.

3.3.1 In order to prevent or minimize the potential for a spill of hazardous substances or oil to come into contact with stormwater, the following steps shall be implemented:

- a. All hazardous substances or oil (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) shall be stored in a secure location, with their lids on, preferably under cover, when not in use.
- b. The minimum practical quantity of such materials shall be kept at the project.
- c. A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, plastic and metal trash containers, etc.) shall be provided at the storage site.
- d. Manufacturer's recommended methods for spill cleanup shall be clearly posted and site personnel shall be trained regarding these procedures and the location of the information and cleanup supplies.

- e. It is the Contractor's responsibility to ensure that hazardous waste discovered or generated at the project site is disposed of properly by a licensed hazardous material disposal company. The Contractor is responsible for not exceeding hazardous waste storage requirements mandated by the EPA or state and local authority.

3.3.2 A spill contingency plan shall be implemented during construction, including the following provisions:

- Equipment necessary to quickly attend to inadvertent spills or shall be stored on-site in a secure but accessible location. Such equipment shall include:
 1. Safety goggles.
 2. Chemically resistant gloves and overshoe boots.
 3. Water and chemical fire extinguishers.
 4. Sand and shovels.
 5. Suitable absorbent materials.
 6. Storage containers.
 7. First aid equipment.

3.3.3 In the event of a spill of hazardous substances or oil, the following procedures must be followed:

- a. All measures must be taken to contain and abate the spill and to prevent the discharge of the hazardous substance or oil to stormwater or off-site. (The spill area must be kept well ventilated and personnel must wear appropriate protective clothing to prevent injury from contact with the hazardous substances.)
- b. For spills of less than five (5) gallons of material, proceed with source control and containment, clean-up with absorbent materials or other applicable means unless an imminent hazard or other circumstances dictate that the spill should be treated by a professional emergency response contractor.
- c. For spills greater than five (5) gallons of material, immediately contact Richard J. Rheume, LSP, Prime Engineering, Inc., P.O. Box 1088, Lakeville, MA 02347 (508) 947-0050. Provide information on the type of material spilled, the location of the spill, the quantity spilled, and the time of the spill and proceed with prevention, containment and/or clean-up if so desired.
- d. Spills that exceed reportable quantities of certain substances specifically mentioned in federal regulations 40 CFR 110, 40 CFR 117, and 40 CFR 302 must be immediately reported to the EPA National Response Center, Telephone (800) 242-8802.

The Contractor's Superintendent shall be the spill prevention and response coordinator. He shall designate the individuals who shall receive spill prevention and response training. These individuals shall each become responsible for a particular phase of prevention and response. The names of these personnel shall be posted in the material storage area and in the office trailer on-site.

Any spill that occurs shall be documented on a spill report form that is enclosed as Attachment B-2.

ATTACHMENT A-1

**INSPECTION AND MAINTENANCE REPORT FORM
AND POST-AUTHORIZATION RECORDS**

**STORMWATER POLLUTION PREVENTION PLAN
WEEKLY INSPECTION AND MAINTENANCE REPORT FORM**

Inspector: _____ **Title** _____ **Date:** _____

Specific Site Location: _____

STABILIZATION MEASURES

AREA	INSTALLED? (Yes/No)	CONDITION OF STABILIZATION MEASURE
Silt Fences		
Haybales		
Stabilization for Stockpiles		
Seeding and Planting		
Geotextile Fabrics		

STABILIZATION REQUIRED:

TO BE PERFORMED BY: _____ **ON OR**

BEFORE: _____

Make note of the date and location of the following:

- The start of grading activities
- Temporary or permanent cease of grading activities
- Implementation of temporary stabilization
- Implementation of final stabilization

**STORMWATER POLLUTION PREVENTION PLAN
WEEKLY INSPECTION AND MAINTENANCE REPORT FORM
Continued**

Weather information for the period since the last inspection (or since commencement of construction activity if the first inspection) including a best estimate of the beginning of each storm event, duration of each storm event, approximate amount of rainfall for each storm event (in inches), and whether any discharges occurred;

Weather information and a description of any discharges occurring at the time of the inspection;

Form A-III

**STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
INSPECTION CHECKLIST - TO BE COMPLETED BY CONTRACTOR**

Inspected By: _____, Title _____ Date: _____

YES	NO	DOES NOT APPLY	ITEM
			Are the BMPs called for on the SWPPP installed in the proper location and according to the specification of the SWPPP?
			Are all operational stormwater inlets protected from sediment flow?
			Do any erosion/siltation control measure require repair or clean-out to maintain adequate function? If yes, indicate which ones.
			Are on-site construction traffic routes, parking, and storage of equipment and supplies restricted to areas specifically designated for those uses?
			Are the locations of temporary soil stockpiles or construction materials in approved areas?
			Do any seeded or landscaped areas require maintenance irrigation, fertilization, seeding or mulching?
			Is there any evidence that sediment is leaving the site?
			Is there any evidence of erosion on cut or fill slopes?
			Is there any evidence of sediment, debris, or mud on public roads at intersections with site access roads?
			Notes:
Action to be Taken:			

Note: See Page 13, Part 4 (Inspections) of the General Permit (Attachment "L") for additional inspection report requirements.

APPENDIX B

PERMANENT STORMWATER SYSTEM OPERATION AND MAINTENANCE PROGRAM

LONG TERM POLLUTION PREVENTION PROGRAM PERMANENT OPERATION AND MAINTENANCE PROGRAM FOR FAMILY DOLLAR FACILITY

1.0 INTRODUCTION

The Family Dollar Facility site has been designed to ensure stormwater quality. In order for this to continue in the long term, it is necessary to implement the following Long Term Operation and Maintenance Program.

2.0 RESPONSIBLE PARTY

Hunt Real Estate Services, Inc.
5100 W Kennedy Blvd., Suite 100
Tampa, FL 33609
ATTN: Kathleen Hess
Telephone: (727) 458-4055

3.0 SOURCE CONTROL MEASURES

The most effective means of providing clean runoff is to prevent pollutants from coming into contact with the stormwater in the first place. This involves the following:

1. Keeping de-icing agents, fertilizers, stockpiles, etc. covered at all times. All such products shall be stored indoors or off-site.
2. All landscaping, fertilization, and other grounds maintenance shall be done by professional ground keepers who are trained at how to maintain the grounds.
3. An annual parking lot sweeping program shall be implemented. This program shall include removal of windblown debris and litter from landscaped areas.
4. A supply of speedy dry type oil absorbent material shall be kept on site to allow for the quick cleanup of minor spills.

4.0 MAINTENANCE OF STORM SYSTEM

This section presents the periodic maintenance that must be completed:

1. The catch basins shall be cleaned annually.
2. The Stormceptor shall be maintained as shown on the plans and as specified in Attachment B-1.

5.0 SPILL PREVENTION AND RESPONSE PLAN

The Property Manager; shall train personnel in the proper handling and cleanup of spilled hazardous substances or oil. No spilled hazardous substances or oil shall be allowed to come in contact with

stormwater discharges. If such contact occurs, the stormwater discharge shall be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose such contaminated stormwater. It shall be the responsibility of the Property Manager to be properly trained, and to train all personnel in spill prevention and cleanup procedures.

In order to prevent or minimize the potential for a spill of hazardous substances or oil to come into contact with stormwater, the following steps shall be implemented:

- a. All hazardous substances or oil (such as pesticides, petroleum products, fertilizers, detergents, chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) shall be stored in a secure location, with their lids on, preferably under cover, when not in use.
- b. The minimum practical quantity of such materials shall be kept at the facility.
- c. A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, plastic and metal trash containers, etc.) shall be provided at the site.
- d. Manufacturer's recommended methods for spill cleanup shall be clearly posted and site maintenance personnel shall be trained regarding these procedures and the location of the information and cleanup supplies.
- e. It is the Property Manager's responsibility to ensure that hazardous waste discovered or generated at the project site are disposed properly by a licensed hazardous material disposal company. The Property Manager is responsible for not exceeding hazardous waste storage requirements mandated by the EPA or state and local authority.

A spill contingency plan shall be implemented including the following provisions:

- Equipment necessary to quickly attend to inadvertent spills or shall be stored on-site in a secure but accessible location. Such equipment shall include:
 1. Safety goggles.
 2. Chemically resistant gloves and overshoe boots.
 3. Water and chemical fire extinguishers.
 4. Sand and shovels.
 5. Suitable absorbent materials.
 6. Storage containers.
 7. First aid equipment.

In the event of a spill of hazardous substances or oil, the following procedures must be followed:

- a. All measures must be taken to contain and abate the spill and to prevent the discharge of the hazardous substance or oil to stormwater or off-site. (The spill area must be kept well ventilated and personnel must wear appropriate protective clothing to prevent injury from contact with the hazardous substances.)
- b. For spills of less than five (5) gallons of material, proceed with source control and containment, clean-up with absorbent materials or other applicable means unless an

imminent hazard or other circumstances dictate that the spill should be treated by a professional emergency response contractor.

- c. For spills greater than five (5) gallons of material, immediately contact Richard J. Rheume, LSP, Prime Engineering, Inc., P.O. Box 1088, Lakeville, MA 02347 at (508) 947-0050 and provide information on the type of material spilled, the location of the spill, the quantity spilled, and the time of the spill and proceed with prevention, containment and/or clean-up, if so desired.
- d. Spills of amounts that exceed reportable quantities of certain substances specifically mentioned in federal regulations 40 CFR 110, 40 CFR 117, and 40 CFR 302 must be immediately reported to the EPA National Response Center at (800) 242-8802. The Property Manager shall be the spill prevention and response coordinator. He shall designate the individuals who shall receive spill prevention and response training. These individuals shall each become responsible for a particular phase of prevention and response. The names of these personnel should be posted in the material storage area and in the property office. Any spill that occurs shall be documented on a spill report form that is enclosed as Attachment B-2.

6.0 SNOW AND ICE REMOVAL

Snow removal shall be primarily done by mechanical removal rather than chemical application. The judicious use of sand and salt without chemical additives is allowed in order to protect the safety of the public.

ATTACHMENT B-1

**STORMCEPTOR STORM TREATMENT SYSTEM
MAINTENANCE PROCEDURES**

4.0 Stormceptor Maintenance Guidelines

The performance of all storm water quality measures decrease as they fill with sediment. Although the maintenance frequency will be site specific, Rinker Materials generally recommends annual maintenance be performed or when the sediment volume in the unit reaches 15% of the total storage. This recommendation is based on several factors:

- Minimal performance degradation due to sediment build-up.
- Sediment removal is easier when removed on a regular basis (as sediment builds up it compacts and solidifies making maintenance more difficult).
- Development of a routine maintenance interval helps ensure a regular maintenance schedule is followed. Although the frequency of maintenance will depend on site conditions, it is estimated that annual maintenance will be required for most applications; annual maintenance is a routine occurrence which is easy to plan for and remember.

Hydrocarbon Spills

In the event of any hazardous material spill, Rinker Materials recommends maintenance be performed immediately. Maintenance should be performed by a licensed liquid waste hauler. You should also notify the appropriate regulatory agencies as required.

4.1 Recommended Maintenance Procedure

Oil is removed through the 6" inspection/oil port and sediment is removed through the 24" diameter outlet riser pipe. Alternatively, oil could be removed from the 24" opening if water is removed from the treatment chamber, lowering the oil level below the drop pipes.

The depth of sediment can be measured from the surface of the Stormceptor with a dipstick tube equipped with a ball valve (Sludge Judge®). Rinker Materials recommends maintenance be performed once the sediment depth exceeds the guideline values provided in Table 8.

Table 8. Sediment Depths Indicating Required Maintenance*	
Model	Sediment Depth
450i	8" (200 mm)
900	8" (200 mm)
1200	10" (250 mm)
1800	15" (375 mm)
2400	12" (300 mm)
3600	17" (425 mm)
4800	15" (375 mm)
6000	18" (450 mm)
7200	15" (375 mm)
11000s	17" (425 mm)**
13000s	20" (500 mm)**
16000s	17" (425 mm)**

* Depths are approximate

** Depths in each structure

No entry into the unit is required for routine maintenance of the Inlet Stormceptor or the smaller disc insert models of the In-Line Stormceptor. Entry to the level of the by-pass may be required for servicing the larger in-line models. Any potential obstructions at the inlet can be observed from the surface. The by-pass chamber has been designed as a platform for authorized maintenance personnel, in the event that an obstruction needs to be removed, drain flushing needs to be performed, or camera surveys are required.

Typically, maintenance is performed by the Vacuum Service Industry, a well established sector of the service industry that cleans underground tanks, sewers, and catch-basins. Costs to clean a Stormceptor will vary based on the size of the unit and transportation distances. If you need assistance for cleaning a Stormceptor unit, contact your local Rinker Materials representative, or the Rinker Materials Stormceptor Information Line at (800) 909-7763.

Disposal

The requirements for the disposal of material from a Stormceptor are similar to that of any other Best Management Practices (BMPs). Local guidelines should be consulted prior to disposal of the separator contents.

In most areas the sediment, once dewatered, can be disposed of in a sanitary landfill. It is not anticipated that the sediment would be classified as hazardous waste. In some areas, mixing the water with the sediment will create a slurry that can be discharged into a trunk sanitary sewer. In all disposal options, approval from the disposal facility operator/agency is required. Petroleum waste products collected in Stormceptor (oil/chemical/fuel spills) should be removed by a licensed waste management company.

ATTACHMENT B-2

BLANK SPILL REPORT

SPILL REPORT

SITE ADDRESS: _____

NAME OF PERSON COMPLETING THIS FORM: _____

DATE: _____

TYPE OF MATERIAL: _____ QUANTITY: _____

DESCRIPTION OF RELEASE: _____

CIRCUMSTANCES LEADING TO RELEASE: _____

LOCATION OF SPILL: _____

RESPONSE ACTIONS: _____

PERSONNEL: _____

ATTACH DOCUMENTATION OF NOTIFICATIONS AND CORRECTIVE MEASURES
IMPLEMENTED TO PREVENT REOCCURRENCE

(COPY AS NEEDED)

APPENDIX C

INTERIM ILLICIT DISCHARGE STATEMENT

ATTACHMENT E

INTERIM ILLICIT DISCHARGE STATEMENT

1.0 INTRODUCTION

The following is an interim illicit discharge statement based on existing conditions and design conditions. Once construction is complete, a final illicit discharge statement shall be issued to the New Bedford Planning Board based on as built conditions.

2.0 EXISTING CONDITIONS

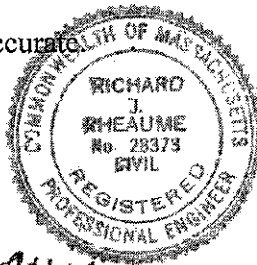
The existing facility is a vacant lot. There are no known illicit connections in this area. No sources of illicit discharges were uncovered when test pits were excavated. Based on this investigation, to the best of my knowledge there are no current illicit discharges to the storm drainage system. If during construction, an illicit discharge is discovered, it shall be removed immediately.


3.0 PROPOSED DESIGN

The proposed design calls for separate storm services to the storm drain. There are no points in the proposed storm drainage system where illicit discharges are likely to occur.

Certain types of discharges are allowable under the U.S. Environmental Protection Agency Construction General Permit, and it is the intent of the site's Long Term Pollution Prevention Plan to allow such discharges. These types of discharges shall be allowed under the conditions that no pollutants shall be allowed to come in contact with the water prior to or after its discharge.

I hereby certify that the preceding is accurate.




Richard J. Rheume, P.E., LSP
Prime Engineering, Inc.

Nov. 11, 2016
Date

APPENDIX D

CHECKLIST FOR STORMWATER REPORT



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 8²
- 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.

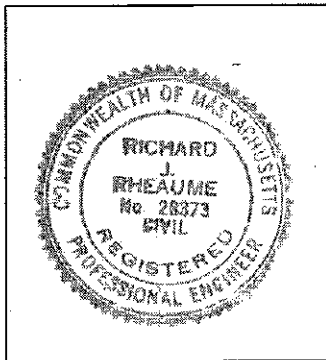
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the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



Richard J. Rheume Nov. 11, 2016
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 Field¹
- ☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.
- ☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- ☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- ☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
 - ☒ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
 - ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- ☐ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- ☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

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



Massachusetts Department of Environmental Protection
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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.



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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.

APPENDIX E

HYDROLOGIC COMPUTATIONS

**Proposed
Family Dollar, Orchard Street
New Bedford, Massachusetts**

Drainage Summary

2 YR STORM (3.4 in.)

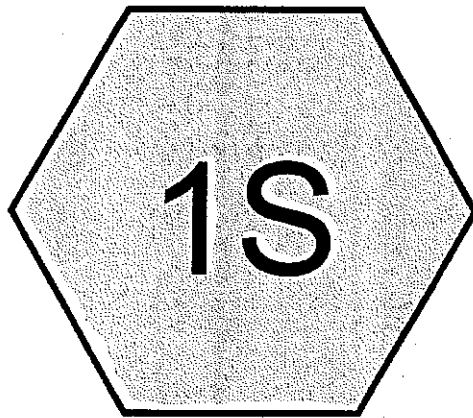
Receptor	Pre Development Q Max (cfs)	Post Development Q Max (cfs)
Ocean	3.84	3.16

10 YR STORM (4.8 in.)

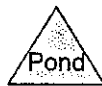
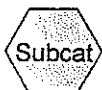
Receptor	Pre Development Q Max (cfs)	Post Development Q Max (cfs)
Ocean	5.45	4.85

100 YR STORM (7.0 in.)

Receptor	Pre Development Q Max (cfs)	Post Development Q Max (cfs)
Ocean	7.98	7.48



project site



Routing Diagram for Pre-development
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Pre-development

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Page 2**Area Listing (all nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
1.162	98	impervious (1S)

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
1.162	Other	1S

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	1.162	1.162	impervious	1S

Pre-development

Type III 24-hr 2 yr Rainfall=3.40"

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: project site

Runoff Area=50,622 sf 100.00% Impervious Runoff Depth=3.17"

Flow Length=267' Tc=6.0 min CN=98 Runoff=3.84 cfs 0.307 af

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Type III 24-hr 2 yr Rainfall=3.40"

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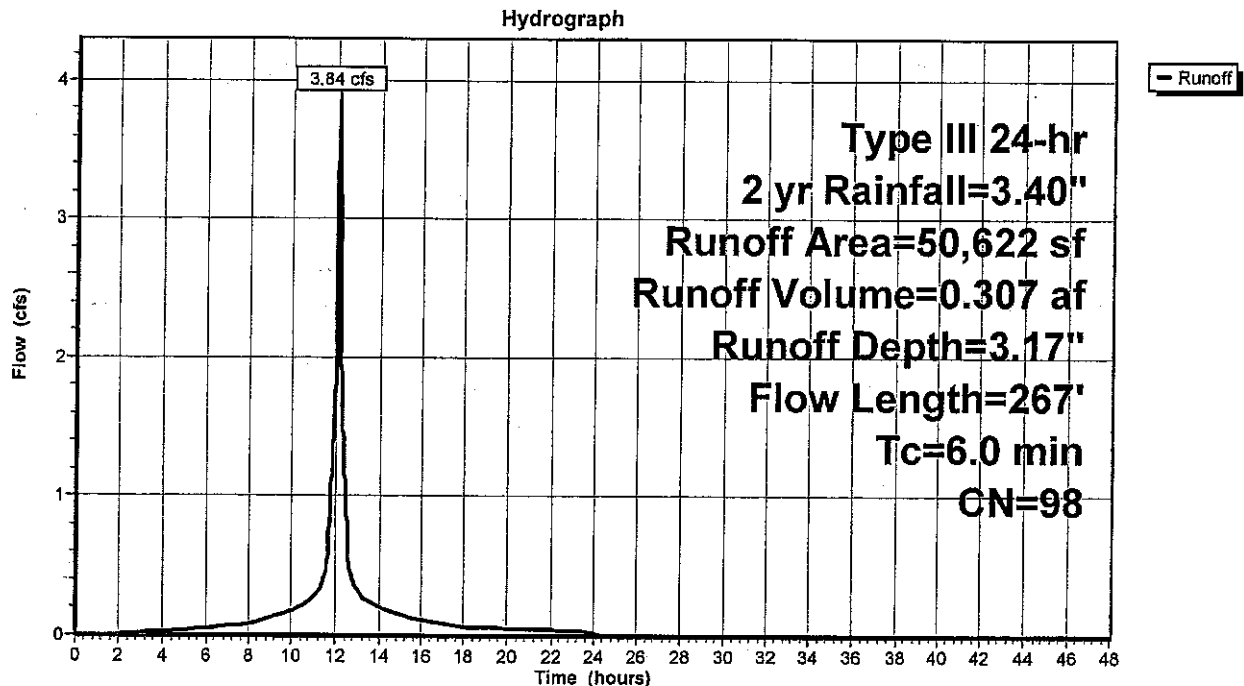
Summary for Subcatchment 1S: project site

Runoff = 3.84 cfs @ 12.08 hrs, Volume= 0.307 af, Depth= 3.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 2 yr Rainfall=3.40"

Area (sf)	CN	Description
* 50,622	98	impervious
50,622		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	50	0.0200	1.23		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
1.2	217	0.0209	2.93		Shallow Concentrated Flow, Paved Kv= 20.3 fps
4.1					Direct Entry,
6.0	267	Total			

Subcatchment 1S: project site

Pre-development

Type III 24-hr 10 yr Rainfall=4.80"

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: project site

Runoff Area=50,622 sf 100.00% Impervious Runoff Depth=4.56"
Flow Length=267' Tc=6.0 min CN=98 Runoff=5.45 cfs 0.442 af

Pre-development

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Type III 24-hr 10 yr Rainfall=4.80"

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Summary for Subcatchment 1S: project site

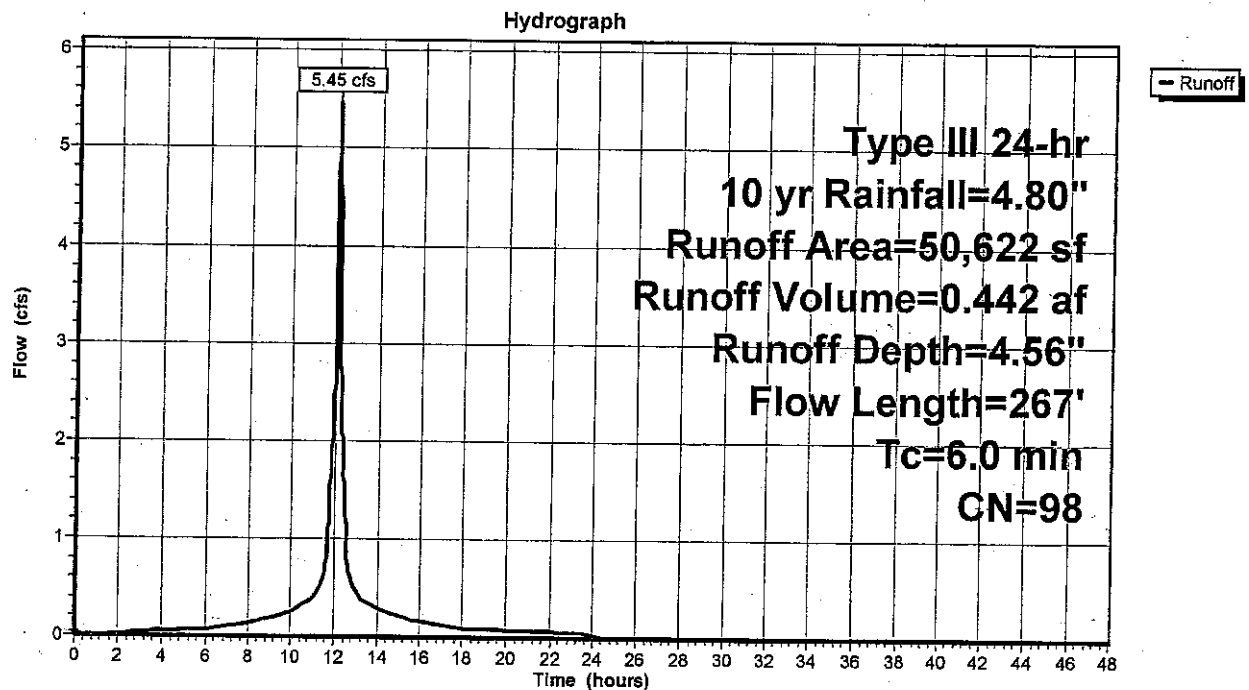
Runoff = 5.45 cfs @ 12.08 hrs, Volume= 0.442 af, Depth= 4.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10 yr Rainfall=4.80"

Area (sf)	CN	Description
* 50,622	98	impervious
50,622		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	50	0.0200	1.23		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
1.2	217	0.0209	2.93		Shallow Concentrated Flow, Paved Kv= 20.3 fps
4.1					Direct Entry,
6.0	267	Total			

Subcatchment 1S: project site



Pre-development

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Type III 24-hr 100 yr Rainfall=7.00"

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: project site

Runoff Area=50,622 sf 100.00% Impervious Runoff Depth=6.76"
Flow Length=267' Tc=6.0 min CN=98 Runoff=7.98 cfs 0.655 af

Pre-development

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Type III 24-hr 100 yr Rainfall=7.00"

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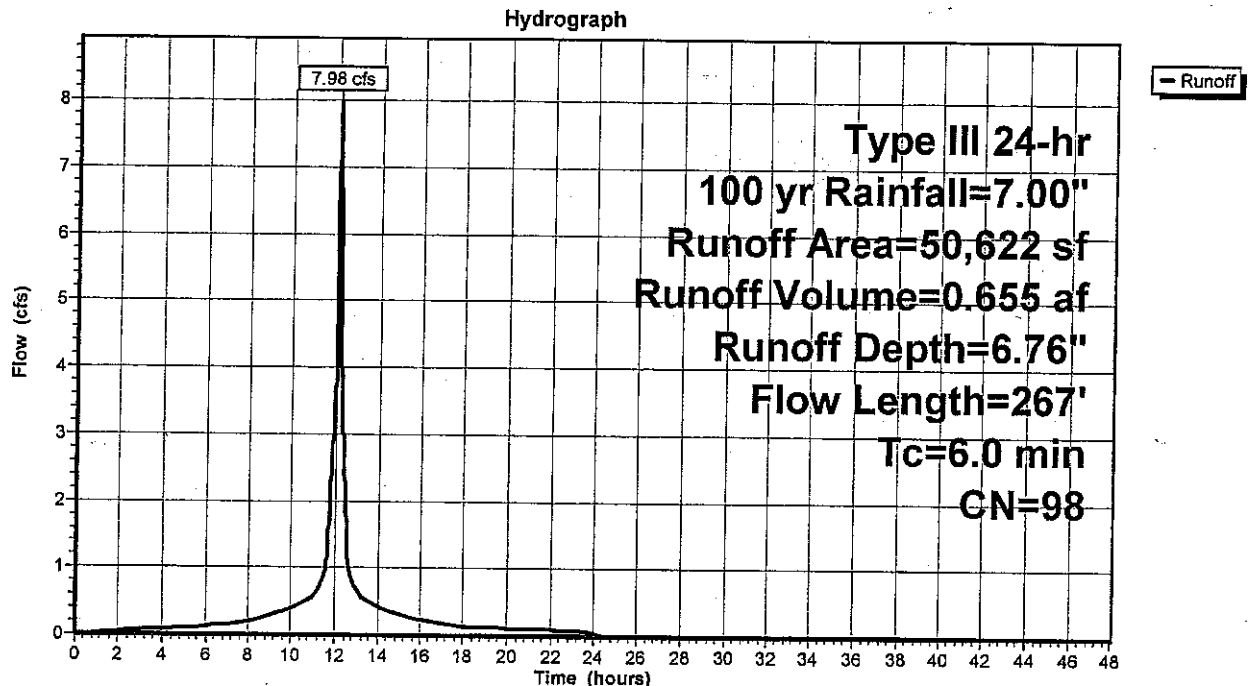
Summary for Subcatchment 1S: project site

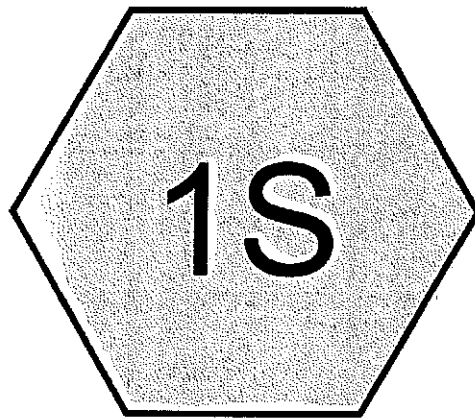
Runoff = 7.98 cfs @ 12.08 hrs, Volume= 0.655 af, Depth= 6.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 100 yr Rainfall=7.00"

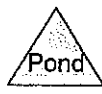
Area (sf)	CN	Description
* 50,622	98	impervious
50,622		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	50	0.0200	1.23		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
1.2	217	0.0209	2.93		Shallow Concentrated Flow, Paved Kv= 20.3 fps
4.1					Direct Entry,
6.0	267	Total			

Subcatchment 1S: project site



project site



Routing Diagram for Post-development

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Post-development

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.407	74	>75% Grass cover, Good, HSG C (1S)
0.756	98	impervious (1S)

Post-development

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.407	HSG C	1S
0.000	HSG D	
0.756	Other	1S

Post-development

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.407	0.000	0.000	0.407	>75% Grass cover, Good	1S
0.000	0.000	0.000	0.000	0.756	0.756	impervious	1S

Post-development

Type III 24-hr 2 yr Rainfall=3.40"

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: project site

Runoff Area=50,622 sf 65.01% Impervious Runoff Depth=2.35"

Tc=6.0 min CN=90 Runoff=3.16 cfs 0.228 af

Post-development

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Type III 24-hr 2 yr Rainfall=3.40"

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Page 6

Summary for Subcatchment 1S: project site

Runoff = 3.16 cfs @ 12.09 hrs, Volume= 0.228 af, Depth= 2.35"

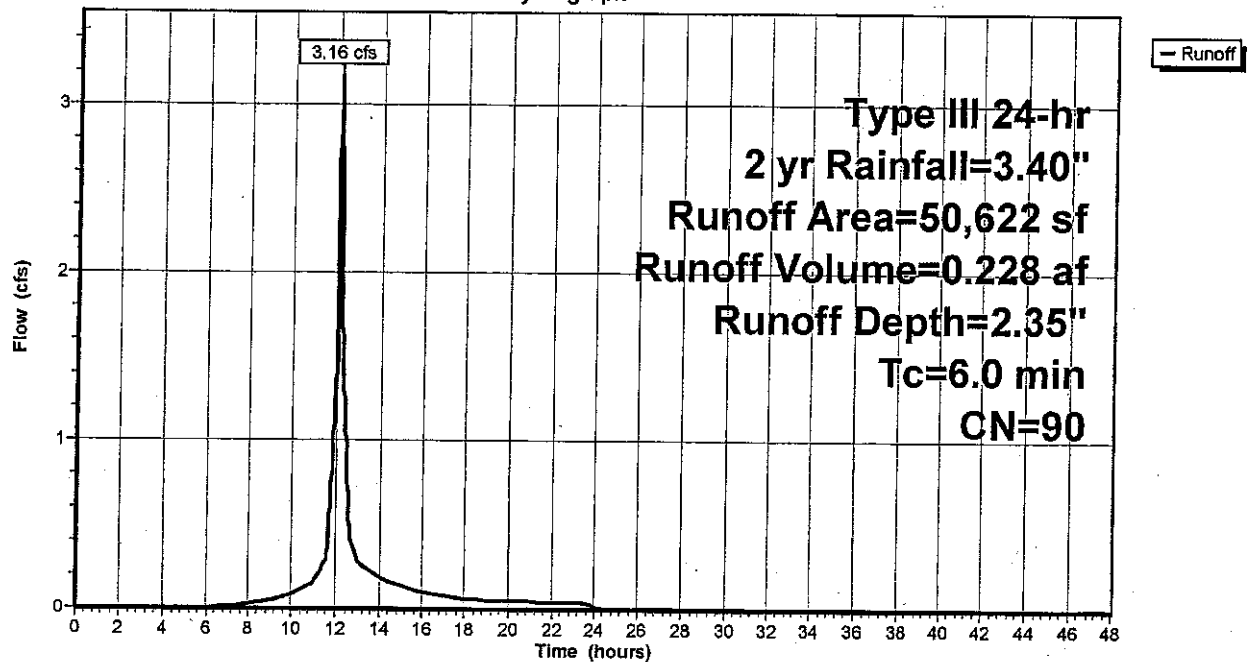
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 2 yr Rainfall=3.40"

Area (sf)	CN	Description
* 32,911	98	impervious
17,711	74	>75% Grass cover, Good, HSG C
50,622	90	Weighted Average
17,711		34.99% Pervious Area
32,911		65.01% Impervious Area

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

Subcatchment 1S: project site

Hydrograph



Post-development

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Type III 24-hr 10 yr Rainfall=4.80"

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: project site

Runoff Area=50,622 sf 65.01% Impervious Runoff Depth=3.68"

Tc=6.0 min CN=90 Runoff=4.85 cfs 0.357 af

Post-development

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Type III 24-hr 10 yr Rainfall=4.80"

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Summary for Subcatchment 1S: project site

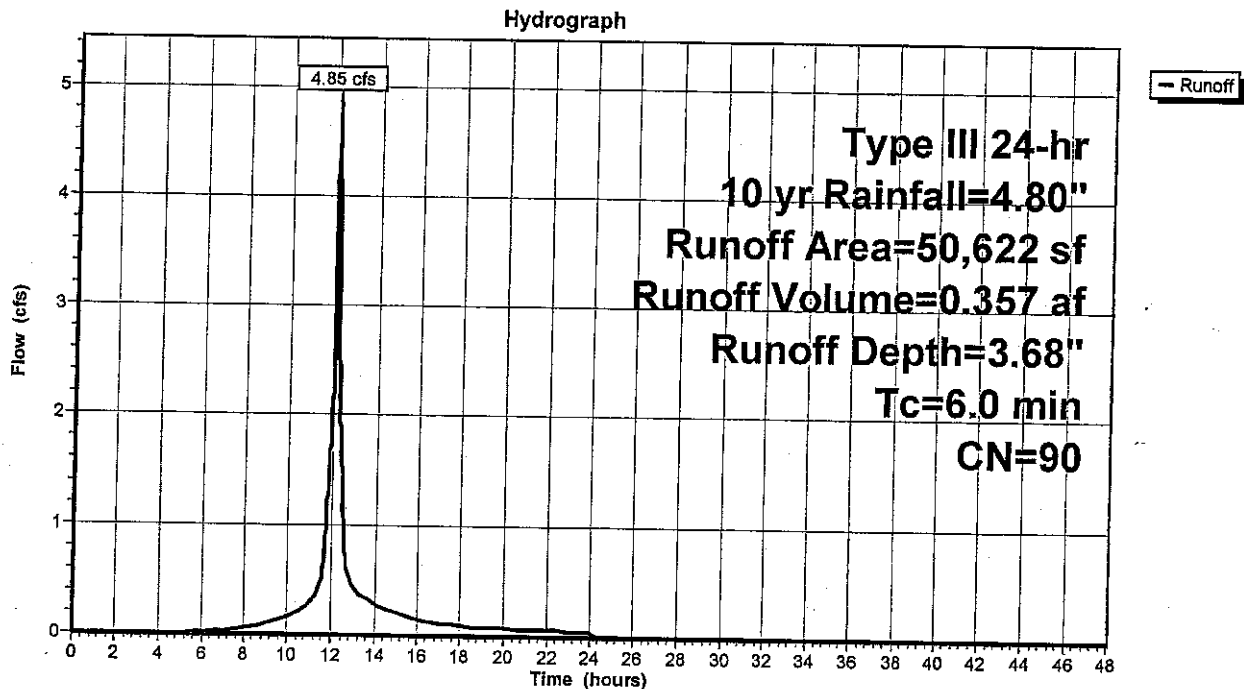
Runoff = 4.85 cfs @ 12.09 hrs, Volume= 0.357 af, Depth= 3.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10 yr Rainfall=4.80"

Area (sf)	CN	Description
32,911	98	impervious
17,711	74	>75% Grass cover, Good, HSG C
50,622	90	Weighted Average
17,711		34.99% Pervious Area
32,911		65.01% Impervious Area

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

Subcatchment 1S: project site



Post-development

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Type III 24-hr 100 yr Rainfall=7.00"

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: project site

Runoff Area=50,622 sf 65.01% Impervious Runoff Depth=5.82"
Tc=6.0 min CN=90 Runoff=7.48 cfs 0.564 af

Post-development

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Type III 24-hr 100 yr Rainfall=7.00"

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Summary for Subcatchment 1S: project site

Runoff = 7.48 cfs @ 12.08 hrs, Volume= 0.564 af, Depth= 5.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 100 yr Rainfall=7.00"

	Area (sf)	CN	Description
*	32,911	98	impervious
	17,711	74	>75% Grass cover, Good, HSG C
	50,622	90	Weighted Average
	17,711		34.99% Pervious Area
	32,911		65.01% Impervious Area

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

Subcatchment 1S: project site

