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
AUGUST 10, 2016
ADDENDUM TO PREVIOUS STAFF COMMENTS PROVIDED JUNE 8, 2016

Case # 24-16: **SITE PLAN MODIFICATION**
139 Hathaway Road
Map: 101
Lots: Part Lot 14, 16 & 17
Land Court Lot 11

Applicant: S.B. Realty Limited Partnership
92 Kilburn Street
New Bedford, MA 02740

Applicant's Agent: John Keegan
SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747

Owner: Paul Bishins
S. B. Realty Limited
92 Kilburn Street
New Bedford, MA 02740

VIEW OF SITE LOOKING NORTH

AERIAL VIEW LOOKING NORTH

Overview of Request

These comments are an amendment to the report provided on June 8, 2016 for the Planning Board's review and consideration, for a request to consider modifications to the Site Plan approval granted for Case #19-16. The applicant proposes to modify the approved site plan, shifting the 7150+/- SF retail building and loading/dumpster area to address concerns regarding delivery conflicts and existing tenant concerns regarding the parking layout.

The development project is located in the Mixed Use Business and Industrial B zoning districts on a ten (10) acre parcel at the northeast corner of Hathaway Road and Shawmut Avenue.

Proposed Conditions

The Planning Board may recall the previously approved plan offered improvements to site access, landscape design, stormwater mitigation, and parking circulation.

The site revisions include:

- Realignment of the parking on the east side of the O'Reilly's building to eliminate one curb cut into the main entrance aisle and to improve the main parking layout to better serve the parking for the overall center;
- Improved land marking and islands for traffic control;
- Relocation of the O'Reilly' loading area and screened dumpster pad to the west side of the proposed building. This shift will eliminate truck movements near the main site entrance;
- A new sidewalk that will link Hathaway Road to the new building;
- Underground stormwater infiltration and additional area for landscaping around the new building and parking islands around the site will still reduce the quantity of storm water run-off.

Handicapped access will be in compliance with the applicable provision of ADA and MA Architectural Access Board regulations.

All onsite lighting will comply with zoning regulations. The new building will be serviced with water and sewer connections.

All other site improvements that were previously approved including the elimination of six (6) parking spaces near Price Rite's Loading area are included in the revised plans.

The applicant's agent notes there is no increase in Peak Flow or Volume in storm water runoff, which has been accomplished by reducing the impervious area and adding substantial landscaping as well as directing the roof top run off into and underground chamber system where stormwater will be detained and infiltrated, thereby improving the stormwater quality and reducing storm water volume and peak flows.

Site Plan Review Modification

As presented staff finds that the proposed modifications do not contravene the decision previously rendered by the Board but in fact, continue to remain consistent with the thresholds and criteria established by the city's zoning ordinance.

Applicant estimates project completion to be September 14, 2016.

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.

The Conservation Commission comments: The proposed modification to the project is not in or within 100' of any local or State regulated Wetland Resource Areas. Therefore, no permit is required from the Conservation Commission for this project or the modification.

At the time of this report's preparation, no additional comments from city offices were received in this matter.

Staff Recommendation

In light of these findings, staff recommends approval of the modification to Site Plan Review approval previously granted.

Attachments:

1. Notice of Decision for Case 19-16
2. Minutes of Meeting Dated June 8, 2016
3. Comments from Ronald Labelle, Commissioner of Department of Public Infrastructure, dated 11/30/2015 and 08/27/2015
4. Letter from Applicant Requesting Modification to Site Plan Approval dated July 13, 2016
5. Project Description, as revised
6. Drainage Summary, revised 07/14/2016
7. Applicant's Agent Presentation Binder consisting of the following:
    - A. Site Plan Review Application
    - B. Bristol County Registry of Deeds (S.D) Book 79, Page 461
    - E. Lighting Specifications
    - F. Elevation, Sign Details and Floor Plan
    - G. Site Photos
8. Plan Set Revised thru 07/05/2016

Planning Board
City Hall, Room 303
133 William Street,
New Bedford, MA 02740
(508)979-1488
www.newbedford-ma.gov

Registry of Deeds Use Only:

CITY CLERKS OFFICE
NEW BEDFORD, MA
2016 JUN 16 P 3:57
CITY CLERK

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

NOTICE OF MODIFICATION of SITE PLAN APPROVAL

Case Numbers:	19-16
Request Type:	Modification of Case #18-15 Site Plan Approval
Address:	139 Hathaway Road
Zoning:	Mixed Use Business and Industrial B
Recorded Owner:	S.B. Realty Limited Partnership
Applicant:	Paul Bishins, S.B. Realty Limited Partnership
Applicant Address:	92 Kilburn Street, New Bedford, MA 02740

Application Submittal Date	Public Hearing Date	Decision Date
May 13, 2016	June 8, 2016	June 16, 2016

Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
101	Part 14, 16 & 17, Land Court Lot 11	79	461	14729

Application: Request by applicant for modification of the decision for Site Plan approval for Case #18-15 for new construction of a retail building, located at 139 Hathaway Road.

Action: **GRANTED, WITH CONDITIONS, as described in section four (4).**

A copy of this decision was filed with the City Clerk of the City of New Bedford on June 16, 2016. Any person aggrieved by this decision for Site Plan Approval has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 8 of Chapter 40A of the General Laws of Massachusetts and Section 5490B of the City of New Bedford Site Plan Review Ordinance.

6/16/2016
Date

Alexander Kalife, Clerk
City of New Bedford Planning Board

1) APPLICATION SUMMARY

The applicant and owner, Paul Bishons of S.B. Realty Limited Partnership located at 92 Kilburn Street in New Bedford, submitted an application for **Modification for Site Plan Approval** for Case #18-16 through agent SITEC, Inc., for a property located at 139 Hathaway Road (Map 101, Part Lot 14, Lot 16 & 17, and

ATTACHMENT 1

Land Court Lot 11) in the Mixed use Business and Industrial - B zoning districts. The decision for Site Plan and Special Permit for Parking Reduction approval was recorded concurrently as Case #18-15 with the office of the City Clerk on September 9, 2015. This decision was amended on October 29, 2015 after the 20 day appeal period expired in order to correct the Map (Plot) and Lot numbers.

The development plan had been revised because of a tenant lease agreement clause that controls the limits of new expansion. Therefore, the proposed freestanding retail building footprint was reduced from 7250 +/- SF to 7150+/- SF.

The development project satisfies the parking requirements under Chapter 9 Comprehensive Zoning Section 3100 and parking was gained for the overall parcel; therefore no Modification for Special Permit for Parking Reduction was required.

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

The submittal was shown on a plan set for Proposed O'Reilly Auto Parts, 139 Hathaway Road (Assessors Map 101, Lot 14), New Bedford, MA dated April 17, 2015, as revised thru May 9, 2016, prepared for S.B. Realty Limited Partnership, by SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747 consisting of:

1. Cover Sheet
2. Site Layout (SL-1)
3. Locus Map (LM-1)
4. Site Grading & Utilities Plan (G&U-1)
5. Landscaping Plan (LP-1)
6. Lighting Plan Sheet (Light-1)
7. Demolition Plan (Demo-1)
8. Erosion/Sedimentation Control Plan (ESC-1)
9. Existing Conditions (EC-1)
10. Detail sheet (Det-1)
11. Modification to Approved Plan received by the Planning Office 05/13/2016

Other Documents and Supporting Material

Staff Comments with attachments:

1. Notice of Decision for Case 18-15
2. Minutes of Meeting Dated September 9, 2015
3. Letter from Applicant Requesting Modification to Site Plan Approval, as revised May 24, 2016
4. Project Description, as revised May 24, 2016
5. Staff Report Dated September 9, 2015
6. Comments from Ronald Labelle, Commissioner of Department of Public Infrastructure, dated 11/30/2015 and 08/27/2015
7. Modification to Approved Plan dated April 17, 2015 (sic)
8. Plan Set Revised thru 05/09/2016
9. Drainage Summary, revised 05/20/2016
10. Summary of TR-20 Analysis for Case 18-15
11. Applicant's Agent Presentation Binder consisting of the following:
    A. Site Plan Review Application
    B. Site Plan Review Application Checklist

C. Bristol County Registry of Deeds (S.D) Book 79, Page 461
D. Certified Abutters List
E. Lighting Specifications
F. Elevation, Sign Details and Floor Plan
G. Site Photos
H. Stormwater Management Report

3) DISCUSSION

Board Members Colleen Dawicki, Kathryn Duff, Arthur Glassman, Peter Cruz and Alexander Kalife were present on the evening of the discussion. Board Member Duff left the meeting at 6:55 p.m. because of a scheduling conflict, so did not vote on the application for modification. Constance Brawders (Staff Planner) was present during proceedings for the subject case review.

Applicant's agent Steve Gioiosa, P.E., of SITEC, Inc., highlighted approved plan site improvements for the Board, which included site traffic circulation, parking plan improvements, pedestrian access to the site, landscaping, and drainage and storm water mitigation. Also in attendance was owner Paul Bishons, who was accompanied by legal counsel, Philip Beauregard. Mr. Gioiosa described proposed and associated minor changes to the building footprint, which resulted due to a tenant lease agreement clause that controls the limits of new expansion. Therefore, the proposed freestanding retail building footprint was reduced from 7250+/- SF to 7120 SF. The project complies with the current zoning ordinance.

A brief discussion occurred between agent and Board members for clarification of available parking spaces, which met with satisfactory conclusion by the Board. Chairman Dawicki noted for the record the Department of Inspectional Services provided written comment stating the modification satisfied the requirement for one (1) loading space and thirty-six (36) spaces, two (2) of which were serve as handicap parking under this use. None of the parking spaces are assigned to respective tenants.

Chair Dawicki requested a motion from the Board to open the public hearing; motion moved by Board Member K. Duff, with second by Board Member A. Glassman by vote of five (5)-zero (0).

No one spoke in favor or asked to be recorded in favor of the project submittal.

Speaking in opposition to the project for site tenant Price Rite Supermarket Company were Atty. David Lavenburg and David Bachman Manager of Real Estate.

Dialogue ensued between the opponents, board, and applicant's agent regarding the parking plan as proposed, parking of tractor trailers at the west property line, delivery truck maneuvering, construction and design of the east side load dock, site line distance at the ingress/egress, and grade/slope changes at the parcel.

Discussion concluded with an offer by applicant's agent to accommodate the request by Price Rite to reduce the five (5) or six (6) parking spaces at the east side of the supermarket building for delivery of produce, if the Planning Board were so moved to accept the offer. Chairman Dawicki reminded the opponents that the meeting of the Planning Board was not the venue by which to resolve their differences under their lessor/lessee agreement.

With no other comments received, motion was made by Board Member P. Cruz, with second by Board Member A. Glassman to close the hearing. Motion carried four (4) to zero (0).

4) DECISION

Chair Dawicki asked for a motion to grant the modified Site Plan approval. Board Member Glassman moved to approve Site Plan Modification for **Case #19-16**, with conditions for modification of the decision for Site Plan approval for Case #18-15 for new construction of a retail building, located at 139 Hathaway Road (Map 101, Part Lot 14, 16 & 17 and Land Court Lot 11), in the Mixed Use Business and Industrial B zoning districts as follows:

1. Applicant agrees to accommodate Price Rite Supermarket Company by eliminating parking spaces at the east side loading dock. [Twenty-one (21) parking spaces are shown on Plan Sheet S-L 1, up to six (6) will be removed.]

2. Applicant will update construction notes to plan sheets as recommended by staff, specifically:
   Construction/Site Layout Plan (Plan Sheet SL-1)
   - Any work and material within the City right-of-way shall conform to the City of New Bedford requirements.

   Erosion/Sedimentation Control Plan (Plan Sheet ESC-1)
   - All BMP erosion control measures shall be in place prior to demolition or any site work. *(BMP has been omitted from note 5.)*
   - Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas. *(Suburban is omitted.)*

3. The applicant will honor all of the Department of Public Infrastructure's recommendations in memos dated August 27, 2015 and November 30, 2015 (Attachment 1).

4. Recommendations made in the staff report shall be honored by the applicant.

5. As stipulated by the decision dated September 9, 2015, applicant shall have a handicap accessible ramp, or curb cut, installed at the pedestrian safety crosswalk.

6. The applicant shall provide handicap parking area signage and pavement markings, and show on revised plans, handicap parking spaces which will serve the business under the stipulations set forth by 521 CMR 23:00 Parking and Passenger Loading Zones.

7. As stipulated by the decision dated September 9, 2015, the landscaping shall provide trees true to Landscape Plan of 2-2.5 inch caliper diameter at the three-foot rise, or from the top of the burlap and ball.

8. As stipulated by the decision dated September 9, 2015, the roof sheathing material shall be a Cool Roof of EPDM or PVC, in light or white color.

9. As stipulated by the decision dated September 9, 2015, hours of operation shall be corrected for agreement and consistency between applications for Site Plan approval and Special Permit, and no earlier than 8:00 a.m. and no later than 8:00 p.m.

10. As stipulated by the decision dated September 9, 2015, signage may be illuminated no later than one hour after closing time, but no later than 9:00 p.m.

11. As stipulated by the decision dated September 9, 2015, days of operation shall be six days per week, from Monday thru Saturday.

12. As stipulated by the decision dated September 9, 2015, the applicant shall clarify the party responsible for operation and maintenance associated with the storage of oil materials and provide documentation for the Planning division case file folder.

13. The applicant will submit final plan revisions to the Planning Division in the following formats:
    One (1) -11" x 17" Plan Set
    One (1) CD or USB with Plan Set in PDF format

14. The applicant will provide a copy of the decision to the Planning Division certifying no appeal has been made to the Office of the City Clerk.

15. The rights authorized by the granted Site Plan Approval must be exercised, by issuance of a Building Permit by the Department of Inspectional Services and acted upon within one year from the date they were granted or they will lapse.

Motion seconded by Board Member Cruz. Motion carried unanimously four (4) to zero (0).

Board Member Kalife – Yes Board Member Glassman – Yes Board Member Cruz – Yes
Chair Person Dawicki - Yes

Board Member Duff – Left at 6:55 p.m.

Filed with the City Clerk on:

06/16/2016
Date

Alexander Kalife, Clerk
City of New Bedford Planning Board

Planning Board

June 8, 2016 – 6:00 PM –**MINUTES**
New Bedford City Hall, Public Meeting Room 314, 133 William Street

PRESENT:	**Colleen Dawicki, Chairperson** **Kathryn Duff** **Peter Cruz** **Arthur Glassman** **Alex Kalife**
ABSENT:	**None**
STAFF:	**Constance Brawders**, *Staff Planner*

CALL TO ORDER
Chairperson Dawicki called the meeting to order at 6:07 p.m.

ROLL CALL
A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL
A motion was made (KD) and seconded (AG) to approve the May 11 2016 and May 25, 2016 meeting minutes.
Motion passed unopposed five (5) to zero (0).

PUBLIC HEARINGS

ITEM 1 – Case #17-16 - Sidewalk Café Permit renewal for use by Trio Café & Lounge at the property known as 418 Rivet Street (Map 23, Lot 9) located in the Mixed Use Business zoning district. Applicant: Sandra Rodrigues, 418 Rivet Street, New Bedford, MA 02740.

The applicant stated they had made all the changes proposed, to include the seating and fencing.

A motion was made (KD) and seconded (AG) to open the public hearing. Motion passed unopposed.

In response to Ms. Dawicki's invitation to speak or be recorded in favor, Councilor Joseph Lopes asked to be recorded in favor.

Ms. Dawicki noted the case file contained a letter of support from the councilor as well.
There was no response to Ms. Dawicki's invitation to speak or be recorded in opposition.

A motion was made (KD) and seconded (AG) to close the public hearing. Motion passed unopposed.

Ms. Dawicki reminded this applicant and all other sidewalk café applicants of ADA compliance. There being no further board discussion, a motion was made (KD) and seconded (AG) to approve the sidewalk café permit renewal for Trio Lounge & Café. Motion passed unopposed five (5) to zero (0).

ITEM 2 – Case #18-16 - Sidewalk Café Permit renewal for use by Café Europa at the property known as 1256 Acushnet Avenue (Map 93, Lot 11) located in the Mixed Use Business zoning district. Applicant: Peter Ferreira, 1256 Acushnet Avenue, New Bedford, MA 02746.

The applicant declined to make a presentation, this being an unchanged request for renewal.

A motion was made (KD) and seconded (AG) to open the public hearing. Motion passed unopposed.

There was no response to Ms. Dawicki's invitation to speak or be recorded in favor or in opposition.

A motion was made (KD) and seconded (AG) to close the public hearing. Motion passed unopposed.

A motion was made (KD) and seconded (AG) to approve the sidewalk café permit for Café Europa. Motion passed unopposed five (5) to zero (0).

ITEM 3 – CASE #19-16 – S. B. Realty Limited Partnership, 100 North Street, New Bedford, MA 02740 - Request by applicant for modification of the decision for Site Plan approval for Case 18-15 for new construction of a retail building, located at 139 Hathaway Road (Map 101, Part Lot 14, 16 & 17 and Land Court Lot 11), in the Mixed Use Business and Industrial B zoning districts. Applicant's agent: SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747.

Steve Gioiosa of SITEC engineering addressed the board, noting the presence of property owner Paul Bishins and his counsel. Mr. Gioiosa described the property and noted the previous board approval for the previous site plan. He stated that subsequently the owner's lease agreement with the Price Rite tenant created an area where a building expansion was designated. As such, a building footprint change was made to be in compliance with the lease agreement, actually reducing the building footprint by 100 SF.

Mr. Gioiosa stated that all other required features are still incorporated, including improved access points, landscaping, an increase in parking, pedestrian walkways, signage, et cetera. He expressed the applicant is looking for approval of the minor site plan modifications.

In response to Mr. Glassman, Mr. Gioiosa stated that overall center parking was gained, not loss, in this reconfiguration.

A motion was made (KD) and seconded (AG) to open the public hearing. Motion passed unopposed.

In response to Ms. Dawicki's invitation to speak or be recorded in favor or in opposition, David Lavenburg representing Price Rite, and joined by Dennis Bachman, the Price Rite real estate manager, stated they were not present in September when the application was first approved as they did not get notice as required under their lease. He therefore noted many of Mr. Gioiosa's comments were without Price Rite consultation. He stated they object to the plan and had questions for the applicant.

Mr. Lavenburg asked to exhibit the current plan. He then listed his questions for the board to direct to the applicant. He stated Price Rite's position is that there is insufficient space/radius, given the additional parking, to access their loading dock. They are asking what consideration the applicant gave to Price Rite in this plan. Secondly, he noted the reference to the board's familiarity with the property. He noted that between the two buildings is a significant ramp and downgrading. He suggested that no one pushing a cart of groceries is going to park in that area, most especially in the winter. He then listed observations of the side of the building now designated for parking. First, the area is used for parking of large distribution trucks, and the current plan is absent this provision. He further directed the board to the incline in this area and suggested that it, again, is not a practical use of parking.

Mr. Bachman addressed the produce loading dock where, with this additional proposed parking, the truck would be unable to maneuver and back up to the dock. He noted the significant grade differences on both sides of the building and the retaining wall that would make anyone parking in the area have to walk through driving lanes, again noting the grades make this virtually unusable for anyone pushing a shopping cart.

Mr. Bachman stated the changes in the plan are to make the building fit within the lease parameters, and he noted the lease is not the board's purview. He noted the changes limit the parking in front of the Price Rite store. He stated the modifications to the ingress/egress points in his view require O'Reilly delivery and dumpster vehicles to do some sort of maneuvering in the primary driving/access lane for the shopping center, which creates a huge concern. He expressed concerns with the current design which has multiple ingress/egress lanes and the inherent problems associated with that.

There was no response to Ms. Dawicki's further invitation to speak or be recorded in favor or in opposition.

Ms. Dawicki suspended the public hearing and invited Mr. Gioiosa to address the questions and concerns presented.

Mr. Gioiosa stated the lack of notice is a lease issue and not a planning board issue, and noted that Price Rite does not have standing in this proceeding, not being a typical abutter. He stated the parking in the lower area can be used by customers without shopping carts or as employee parking. He stated the applicant had done field traffic evaluation per DPI requirements and video monitoring. He stated what is being provided far exceeds the utilization on the site.

Mr. Gioiosa stated they had looked at truck maneuvering for O'Reilly's and all tenants. He stated they

are comfortable with the available maneuvering space. He stated the plan creates more controlled spaces for different activities, i.e. drive aisles, loading areas, et cetera. He stated driving in the property parking lot is currently very unsafe, and the proposal will be a huge improvement.

Mr. Gioiosa gave the same argument with regard to the upper area parking. He stated that the parking of trailers in this area will not be allowed once the project is completed.

In response to Ms. Duff with regard to the slope, Mr. Gioiosa stated it starts at elevation 96 and drops down to elevation 83, over forty feet it would translate to about an 8% slope that will contain none of the handicap spaces.

In response to Ms. Duff regarding loading schedules, Mr. Gioiosa stated O'Reilly's is once a week in off-peak hours. With regard to the Price Rite dock, Mr. Gioiosa indicated alternative options for Price Rite and stated he did not believe the parking creates an obstruction to their use.

Mr. Gioiosa confirmed for Board Member Glassman that the northern parking spots had always been there and this is not a new parking area.

In response to Ms. Dawicki, Mr. Gioiosa addressed the stacking of vehicles. He stated the plan will eliminate much of what is going on today as it will create stop lines and breakpoints to avoid congestion. He also noted that auto parts stores are not a high traffic volume business.

Ms. Dawicki invited any further questions from the project opponents representing Price Rite. Representatives for Price Rite stated that the loading dock trailers back up parallel to the building and that cannot possibly be done with cars in the marked spaces shown. Representatives again raised the issue of potential problems and danger at the ingress/egress area, which they feel will happen regardless of stop lines.

In response to Board Member Cruz, Mr. Bachman explained that Price Rite receives deliveries from 53' tractor trailers usually six days a week. In response to a question from Board Member Kalife, Mr. Bachman confirmed that the loading dock is a raised platform as opposed to a lock in.

Mr. Glassman confirmed that eliminating the six spaces would solve the problem. Mr. Bachman agreed in as far as the loading dock area is concerned.

Mr. Gioiosa acknowledged that the dock would be a back up approach for utilization. He also acknowledged they could eliminate spaces if the board wished, provided the applicant's accommodation was noted in the record. He added there are four curb cuts to the site providing options. He also noted the retaining wall is an existing attribute.

Ms. Duff expressed that she saw the parking lot proposal as an improvement to what currently exists. Ms. Duff exited the meeting at this time. (6:55 p.m.)

A motion was made (PC) and seconded (AG) to close the public hearing. Motion passed unopposed.

Ms. Dawicki encouraged those in opposition to contact the site owners and the applicants with any further questions.

There was board discussion regarding the elimination of the proposed spaces near the loading dock, the traffic conditions and stacking at the entrance, and the parking and access on the west side of the building. Mr. Glassman noted that there were few changes from the plan that was already approved.

Ms. Dawicki noted the staff comments are to be included in conditions.

A motion was made (AG) and seconded (PC) to approve Case #19-16, O'Reilly Auto Parts, for modification of decision for the site plan approval in Case #18-15 for new construction of a retail building, located at 139 Hathaway Road in the Mixed Use Business and Industrial B zoning districts, with the conditions that parking spaces around the east side loading dock be eliminated, per all DPI comments and per all staff comments, and that the removal of the parking spots is being done per the tenant's request. Motion passed unopposed four (4) to 0 (zero).

ITEM 4 – Case #20-16 - Request by applicant for Site Plan Review for Ground Sign, located at 128 Union Street (Map 47, Lot 5), in the Mixed Use Business zoning district, Central Business District, and Downtown Business Overlay District. Applicant's agent: Poyant Signs, Inc., 125 Samuel Barnet Blvd, New Bedford, MA 02745.

Stephanie Poyant Moran addressed the board on behalf of the DeMello International Center which is seeking an addition to the existing ground sign. She stated the building had changed ownership and the owner is seeking to brand the building. She stated there will be many tenants, including a hair school, a cultural center, et cetera. She stated the building is intended to be open to tourists. The owner is seeking to add their name to the existing sign to indicate the building will now house more to offer people. She stated the new sign will be the same size as the existing sign and will just be added to the top.

In response to an inquiry by Board Member Cruz, Ms. Moran stated the sign is internally illuminated with only the text lighting up. She confirmed that the signs on the building will be internally illuminated in the same way the Santander sign is currently.

A motion was made (AG) and seconded (PC) to open the public hearing. Motion passed unopposed.

In response to Ms. Dawicki's invitation to speak or be recorded in favor, Dylan Fagundes, building project manager, stated he was in favor.

There was no response to Ms. Dawicki's further invitation to speak or be recorded in favor or opposition.

A motion was made (PC) and seconded (AG) to close the public hearing. Motion passed unopposed.

CITY OF NEW BEDFORD
Jonathan F. Mitchell, Mayor

Department of Public Infrastructure
Ronald H. Labelle
Commissioner

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance
Energy

November 30, 2015

Ms. Jennifer Clarke, Deputy Director
Dept. of Planning, Housing & Community Development
City of New Bedford
133 Williams St., Room 303
New Bedford, MA 02740

SUBJECT: Proposed O'Reilly Auto Parts
North Side Hathaway Rd. (Assessor's Map 101 Lot 14)
Mid-Block Pedestrian Signal

Dear Ms. Clarke:

The Department of Public Infrastructure reviewed and approved the site plan for the above project as submitted, with twelve conditions attached. One of those conditions (#6 on our Site Plan Review memorandum dated August 27, 2015) calls for the installation of a mid-block pedestrian signal to allow pedestrian traffic to cross Hathaway Road to address the problematic pedestrian crossing conditions at this location.

In response to our request, Mr. John Keegan from SITEC performed pedestrian counts at the location, and reported that the pedestrian counts do not trigger any of the Warrants for a pedestrian signal. The results of the Traffic Warrant performed for the installation of a mid-block crossing indicated that it did not meet the 100 pedestrians crossing for any 4 hour period of a normal day. However, after SITEC's evaluation of the pedestrian crossing conditions at the site, they concluded that if the mid-block crossing was updated and advanced signage was installed, it would increase the crosswalk's visibility and prompt motorists to slow down, rendering the crossing safer. Therefore, in light of the information in the report submitted by SITEC, the Department of Public Infrastructure has agreed to allow the installation of an updated mid-block crossing with advanced signage in lieu of the originally requested mid-block pedestrian signal.

If you should have any questions, please feel free to contact Manuel Silva, Supervising Civil Engineer, at 508-979-1550.

Sincerely,

Ronald H. Labelle
Commissioner

Cc: Manuel H. Silva, Supervising Civil Engineer

1105 Shawmut Avenue, New Bedford, MA 02746 Telephone 508-979-1550 Fax 1-508-961-3054
OV

ATTACHMENT 3

Department of Public Infrastructure

Ronald H. Labelle
Commissioner

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance

CITY OF NEW BEDFORD
Jonathan F. Mitchell, Mayor

MEMORANDUM

TO: City of New Bedford Planning Board

FROM: Ronald H. Labelle, Commissioner, D.P.I

DATE: August 27, 2015

RE: Proposed O'Reillley Auto Parts- Site Plan
Hathaway Road
Plot 101 Lot 14

PLANNING
AUG 27 2015
DEPARTMENT

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. Permits for sidewalk, driveways, drainage, sewer and water must be obtained from the Department of Public Infrastructure Engineering Division.
3. Driveways to be built in accordance with City of New Bedford regulations and with 4 foot transitions curb on both sides.
4. Developer to replace sidewalk in between both driveways on Hathaway Road, with a cement ribbon sidewalk. Developer to plant 5 trees within the new grass ribbon area.
5. Drainage design must comply with Phase II, Mass Department storm water management standards.
6. A mid block pedestrian signal installed to allow pedestrian traffic to cross Hathaway Road.
7. Developer to check condition of existing sewer service and lift station. Also, does the existing lift station have the capacity for the additional flow for the proposed building.
8. Develop to check condition of existing water service. Water trace to be installed on proposed water service.
9. All utilities to be installed in accordance with City of New Bedford standards.
10. The Department of Public Infrastructure requires a final set of approved plans to be submitted, that reflects all revisions made prior to the start of construction.

1105 Shawmut Avenue, New Bedford, MA 02746 Telephone 508-979-1556 Fax 1-508-961-3054
RONALDL@CI.NEW-BEDFORD.MA.US

11. Developer and site contractor must schedule a pre-construction meeting with the Department of Public Infrastructure prior to the start on construction.
12. 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
Sitec
S.B. Realty Limited Partnership

1105 Shawmut Avenue, New Bedford, MA 02746 Telephone 508-979-1556 Fax 1-508-961-3054
RONALDL@CI.NEW-BEDFORD.MA.US

SITEC
Civil and Environmental Engineering
Land Use Planning

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

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

CITY CLERKS OFFICE
NEW BEDFORD, MA
2016 JUL 15 A 9: 27
CITY CLERK

July 13, 2016

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

REFERENCE: O'REILLY AUTO PARTS
139 HATHAWAY ROAD
PLAT 101 – PART LOT 14, 16 AND 17
LAND COURT LOT 11
CASE NUMBER 18-15 SITE PLAN APPROVAL
MINOR AMENDMENT

Dear Planning Board:

As you know, the site plan for the O'Reilly's Auto Parts Store was amended on June 8, 2016 with the decision issued on June 16, 2016. The Board approved a slight reduction in building size and parking reconfiguration to match a shift in the building location. All previously approved site features including landscaping upgrades, onsite walkways, drainage improvements and offsite pedestrian infrastructure improvements were maintained per the original site plan approval which was granted in 2015.

After consultation with the project architect and in consideration of comments received from several Planning Board Members and one of the shopping center tenants, it was decided that one final site modification should be presented to improve the development layout.

The attached revised plans depict the following site revisions:

1. Relocation of the O'Reilly's loading area and dumpster pad to the west side of the proposed building. This shift will eliminate truck movements near the main site entrance;

2. Realign the parking on the east side of the O'Reilly's building to eliminate one curb cut into the main entrance aisle and to improve the main parking layout to better serve the parking for the overall center; and

3. All other site improvements that were previously approved including the elimination of six (6) parking spaces near Price Rite's loading area are included on these plans.

Case 24-16
07/18/2016

ATTACHMENT 4

At this time we respectfully request that we be placed on your August meeting agenda to review these minor modifications.

Thank you in advance for your consideration of this request.

Sincerely,
for SITEC, Inc.

Steven D. Gioiosa, P.E.
President

cc: S.B. Realty Limited Partnership
Price Rite
City Departments

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PROJECT DESCRIPTION

A. SITE DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
STEVEN D. GIORDA
CIVIL
No. 32165
REGISTERED PROFESSIONAL ENGINEER

1. Owner: S.B. Realty Limited Partnership

2. Applicant: S.B. Realty Limited Partnership
100 North Street
New Bedford, MA 02740

3. Location: 139 Hathaway Road
New Bedford, MA 02740
Assessors Map 101 – Part Lot 14, 16 & 17 L.C. Lot 11
Certificate 14729

4. Zoning: Mixed Use Business/Industrial B

5. Existing Site Conditions:

The subject property is a 10 acre, mixed use commercial property located on the northeast corner of Hathaway Road and Shawmut Avenue. At the present time, there are three separate buildings located on the site. These buildings include a McDonald's fast food restaurant located on the southwest corner of the site, a 25,000 sf retail/office building located along the easterly border of the site, and a mixed use retail building which is situated along the northerly border of the property.

The property is served by an off street parking lot and municipal water and sanitary sewer services.

B. PROJECT SUMMARY

A 7,250 sf retail building was approved by the City in 2015 for this site. After receiving approval, the owner realized that a lease agreement with one of the tenants designated the area for this type of outbuilding expansion. In order to accommodate this restriction, the building foot print was modified and an adjustment of the site improvements' was made. This modification was approved on June 8, 2016.

The applicant now proposes to construct the 7,150 sf freestanding retail building approved in June 2016 with a minor layout adjustment. As previously approved the existing parking facility will be reconstructed to improve site access and better defined parking for the overall property. In addition to the building construction, the specific site improvements include the following:

- Redefined curb cuts and access aisles for the Hathaway Road Driveways. Improved land marking and islands for traffic control.
- A new sidewalk that will link Hathaway Road to the new building.
- A screened dumpster pad to serve the new building.
- Underground stormwater infiltration and additional area for landscaping around the new building and parking islands around the site will still reduce the quantity of Stormwater Run Off.
- Handicapped access will be in compliance with applicable provisions of ADA and MA Architectural Access Board Regulations.
- All on site lighting will comply with zoning regulations.
- The new building will be serviced with water and sewer connections.
- All offsite improvements that were previously approved.

A Special Permit under Section 3120 of the Zoning Ordinance was granted to allow shared parking for a portion of this facility. One of the property tenants is a family Court and peak hours of the Court (weekday mornings) does not coincide with the peak periods for the remaining retail/restaurant uses. The Court is not open on weekends. A Special Permit allowed the applicant to reduce the required number of overall site parking spaces by 36. With the site plan reconfiguration, including the reduction in building size, the site meets current parking standards with 378 spaces required and 418 spaces provided.

5.0 CERTIFICATION AND NOTIFICATION

I certify under the penalty of law that I have read and understand The National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges for Construction Activities and terms and conditions of the SWPPP for the above designated project and agree to follow the practices described in the SWPPP.

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

Name: John Keegan Title: Project Engineer

Signature: John Keegan Date: May 20, 2016

CITY CLERKS OFFICE
NEW BEDFORD, MA
2016 JUL 15 A 9: 31
CITY CLERK

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COMMONWEALTH OF MASSACHUSETTS
STEVEN D. GIORDSA
CIVIL
No. 32165
REGISTERED PROFESSIONAL ENGINEER

DRAINAGE SUMMARY

PROJECT: Retail Development
139 Hathaway Road
New Bedford, MA

Date: July 14, 2016

EXISTING CONDITIONS

The applicant is proposing a minor modification to the outbuilding development that was previously approved on 0.8 acres of this 10 acre site. The area of development will be midway on the property along Hathaway Road and the area to be developed is 100 % impervious bituminous pavement. Currently stormwater sheet flows northeasterly across this pavement into an on-site drainage system. The system consists of catch basins, piping and drainage manholes and discharges off site near the embankment of Route 140 North.

PROPOSED CONDTIONS

A new 7,150 sf freestanding retail building is proposed in this area. The existing facility entrances on Hathaway Road will be upgraded as previously approved by the Board . Additionally, the parking lot upgrades and traffic control measures will improve site safety and a significant amount of the existing pavement will be replaced with landscaping. Stormwater from the development will be treated with (2) new Stormceptor 450-I stormwater units and the roof runoff will be directed into an underground infiltration/detention system. Both the Stormceptors and the roof infiltration system will be connected to the existing drainage system.

ANALYSIS

Existing and proposed conditions were analyzed using a computer version of TR-20 (attached). Soils on site are listed as urban land (excavated or filled). Normally this type of soil is considered to be in Hydrological Class C. A summary of the analysis is

ATTACHMENT 6

Case 24-16
07/18/2016

shown below. As can be seen there is a decrease in not only Peak Flows but in volume of run off leaving the site.

CONCLUSION

As noted in the above Summary, no increase in runoff Peak Flow or Volume has occurred. This has been accomplished by reducing the impervious area and adding substantial landscaping as well as directing the roof top run off into an underground chamber system where stormwater will be detained and infiltrated. Since the project is re-development, stormwater standards have to comply only to the maximum extent practicable. Since there is no increase in impervious area no recharge is required. The stormwater quality has been improved and the stormwater volume and peak flows have been reduced.

S.B. REALTY LIMITED PARTNERSHIP
139 HATHAWAY ROAD
NEW BEDFORD, MA

Summary of TR-20 Analysis

StormEvent	2-Year Peak CFS	2-Year Volume AF	10-Year Peak CFS	10-Year Volume AF	100-Year Peak CFS	100-Year Volume AF
Existing	2.53	1.193	3.79	0.292	6.75	0.525
Proposed	2.11	1.145	3.33	0.243	6.15	0.478
Decrease	0.42		0.825		0.6	
Decrease		0.048		0.049		0.047

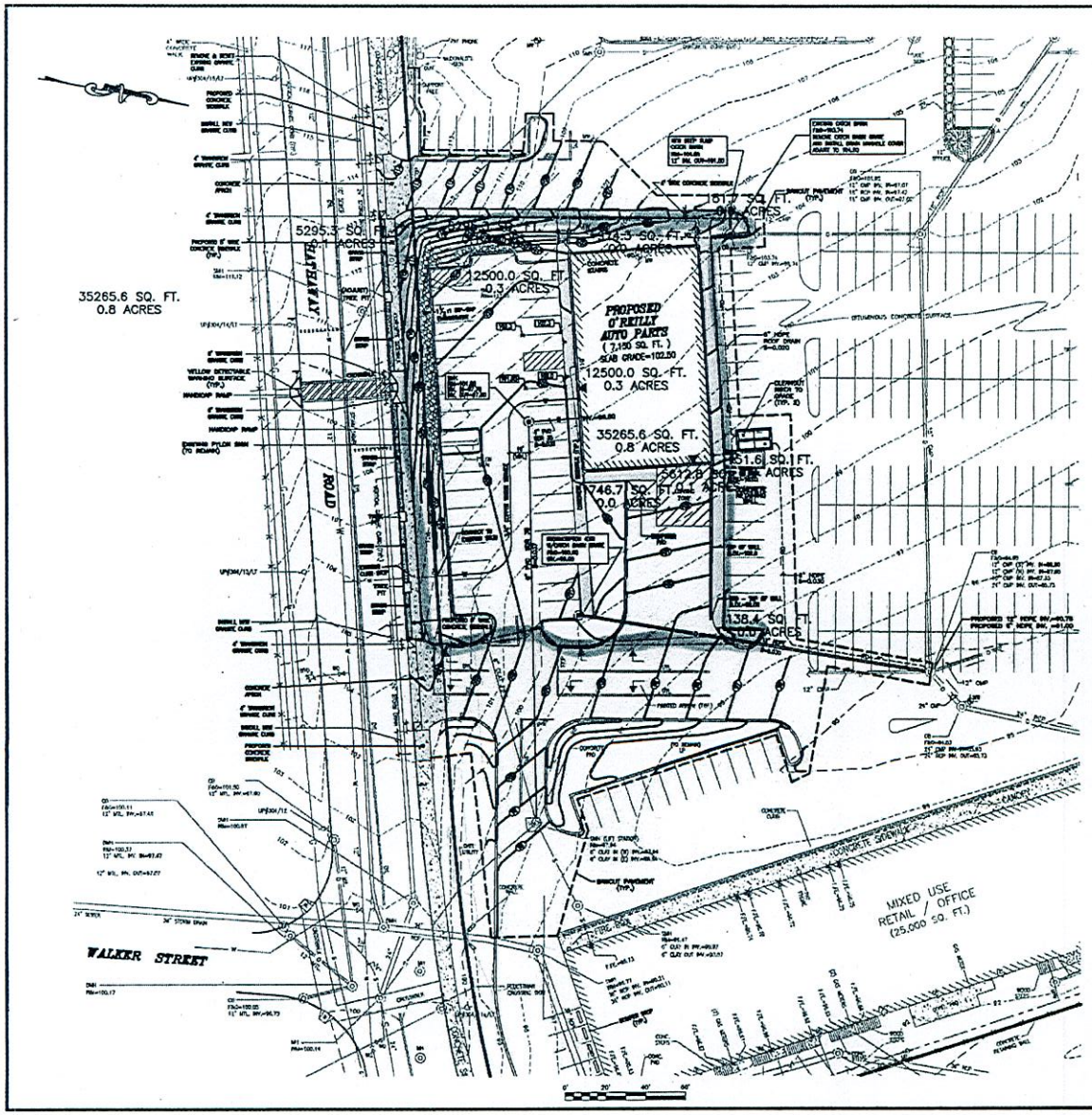
Recharge

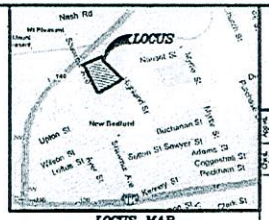
Existing Impervious
35256 sf

Proposed Impervious
26951 sf

Deacrease in Impervious 8305 **sf**

This project is a redevelopment.
As noted above, no increase in peak rate or voulume has occurred
No increase in impervious area has occurred. No Recharge volume is required.
All roof top run off will be infiltrated via a sub surface chamber system.
Infiltration requirements are the maximum extent practicable.





LOCUS MAP
SCALE: 1"=1,000'±

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING CHENERD WIRE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING DRAINAGE LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER GATE VALVE
- EXISTING WATER SERVICE
- EXISTING GAS GATE VALVE
- EXISTING LIGHT POLE
- EXISTING BORN SPOUT
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING UTILITY HAND HOLE
- EXISTING UTILITY POLE
- EXISTING MONITORING WELL
- EXISTING HANDICAP RAMP
- EXISTING TREE
- EXISTING BUILDING ENTRANCE
- PROPOSED BUILDING ENTRANCE
- PROPOSED CONTOUR
- PROPOSED DRAINAGE LINE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED ROOF DRAIN
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED SEWER MANHOLE
- PROPOSED SPOT GRADE

NOTES:

1. THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE & DISTRUCTION 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 BEFORE BEING BACK FILLED.
4. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.

No.	Date	Revision Description	Drawn by	Chk'd by
1	MAY 5, 2015	PROPOSED SITE LAYOUT	SDG	SDG

scale 1"=20'
date APRIL 17, 2015
drawn NAD
designed SDG
checked SDG
drawing 2 of 2
G&U-1

project PROPOSED O'REILLY AUTO PARTS
1 W. BELLEVUE STREET
NEW BEDFORD, MASSACHUSETTS

client S.B. REALTY LIMITED PARTNERSHIP

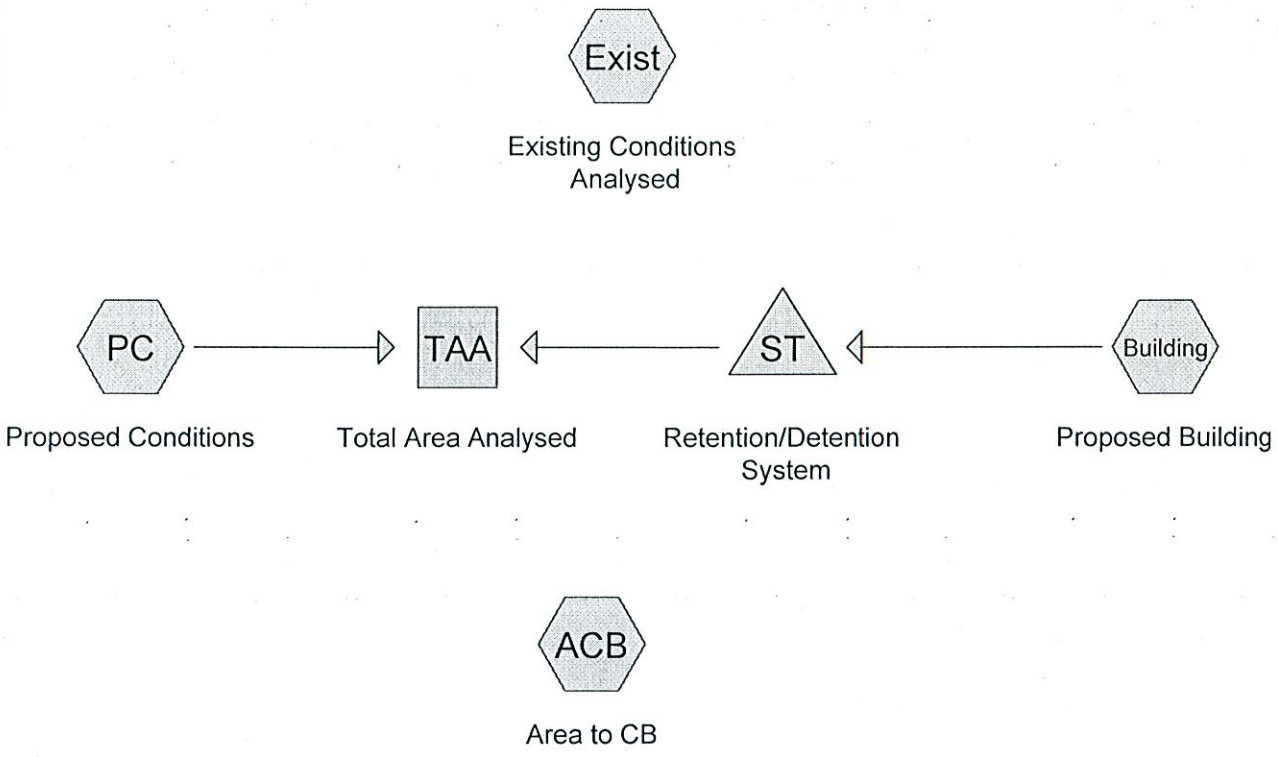
January 2015

PROPOSED DRAINAGE

SITEC, Inc.
Civil and Environmental Engineering
148 Aubrey Street
Fall River, MA 02721
(508) 999-2125
(508) 999-2126
www.SITEC-ENGINEERING.com

SITEC
Civil and Environmental Engineering

Assoc. No. NB 07-3677
Approved, Outlook
File No. 07-3677



Routing Diagram for S&B New Bedford2016REV
Prepared by SITEC, INC, Printed 5/20/2016
HydroCAD® 10.00 s/n 01164 © 2012 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.027	74	>75% Grass cover, Good, HSG C (PC)
1.551	98	Paved parking, HSG C (ACB, Exist, PC)
0.164	98	Roofs, HSG D (Building)
0.326	70	Woods, Good, HSG C (ACB, PC)
2.067	**93**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
1.903	HSG C	ACB, Exist, PC
0.164	HSG D	Building
0.000	Other	
2.067		**TOTAL AREA**

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	0.027	0.000	0.000	0.027	>75% Grass cover, Good	PC
0.000	0.000	1.551	0.000	0.000	1.551	Paved parking	ACB, Exist, PC
0.000	0.000	0.000	0.164	0.000	0.164	Roofs	Building
0.000	0.000	0.326	0.000	0.000	0.326	Woods, Good	ACB, PC
0.000	**0.000**	**1.903**	**0.164**	**0.000**	**2.067**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	ST	96.55	90.10	114.0	0.0566	0.010	6.0	0.0	0.0

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment ACB: Area to CB Runoff Area=19,540 sf 63.97% Impervious Runoff Depth>1.96"
Tc=6.0 min CN=88 Runoff=1.07 cfs 0.073 af

Subcatchment Building: Proposed Runoff Area=7,150 sf 100.00% Impervious Runoff Depth>2.87"
Tc=6.0 min CN=98 Runoff=0.51 cfs 0.039 af

Subcatchment Exist: Existing Conditions Runoff Area=35,256 sf 100.00% Impervious Runoff Depth>2.87"
Tc=6.0 min CN=98 Runoff=2.53 cfs 0.193 af

Subcatchment PC: Proposed Conditions Runoff Area=28,106 sf 70.45% Impervious Runoff Depth>2.13"
Tc=6.0 min CN=90 Runoff=1.65 cfs 0.114 af

Reach TAA: Total Area Analysed Inflow=2.11 cfs 0.145 af
Outflow=2.11 cfs 0.145 af

Pond ST: Retention/Detention System Peak Elev=97.04' Storage=426 cf Inflow=0.51 cfs 0.039 af
Discarded=0.00 cfs 0.001 af Primary=0.47 cfs 0.031 af Outflow=0.47 cfs 0.031 af

Total Runoff Area = 2.067 ac Runoff Volume = 0.420 af Average Runoff Depth = 2.44"
17.04% Pervious = 0.352 ac 82.96% Impervious = 1.715 ac

Summary for Subcatchment ACB: Area to CB

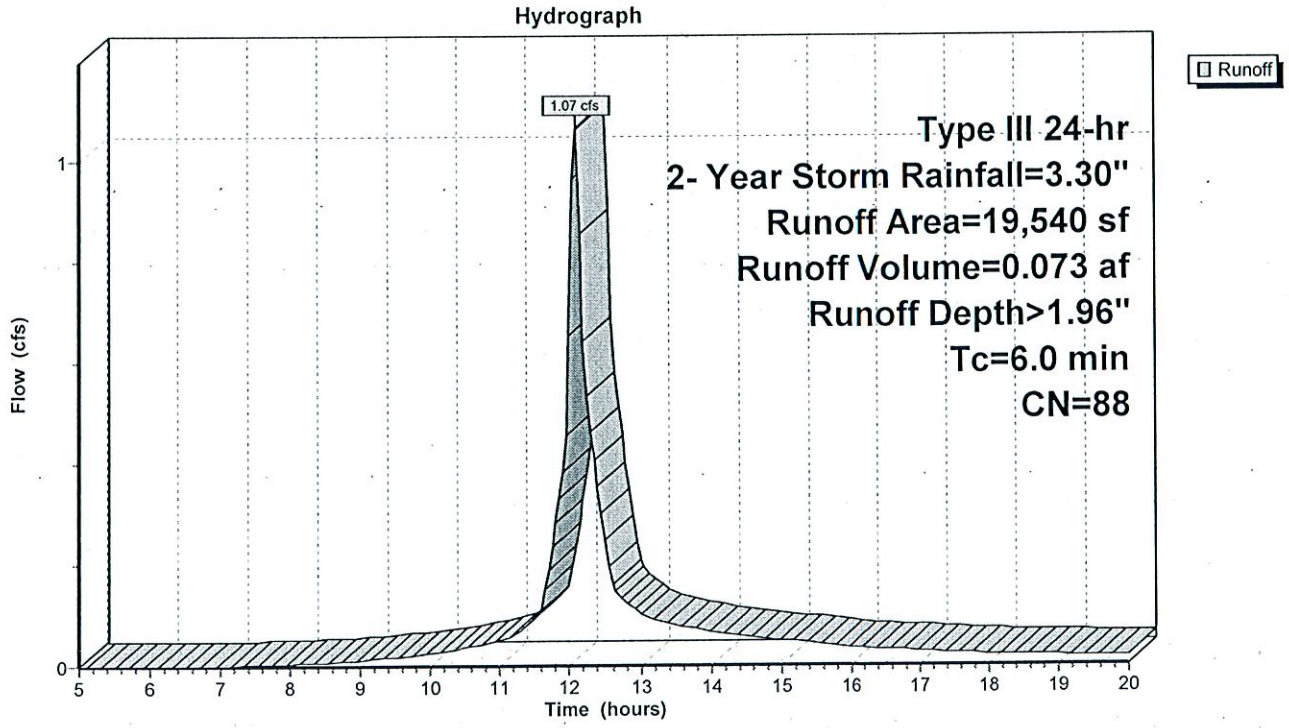
Runoff = 1.07 cfs @ 12.09 hrs, Volume= 0.073 af, Depth> 1.96"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2- Year Storm Rainfall=3.30"

Area (sf)	CN	Description
12,500	98	Paved parking, HSG C
7,040	70	Woods, Good, HSG C
19,540	88	Weighted Average
7,040		36.03% Pervious Area
12,500		63.97% Impervious Area

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

Subcatchment ACB: Area to CB



Summary for Subcatchment Building: Proposed Building

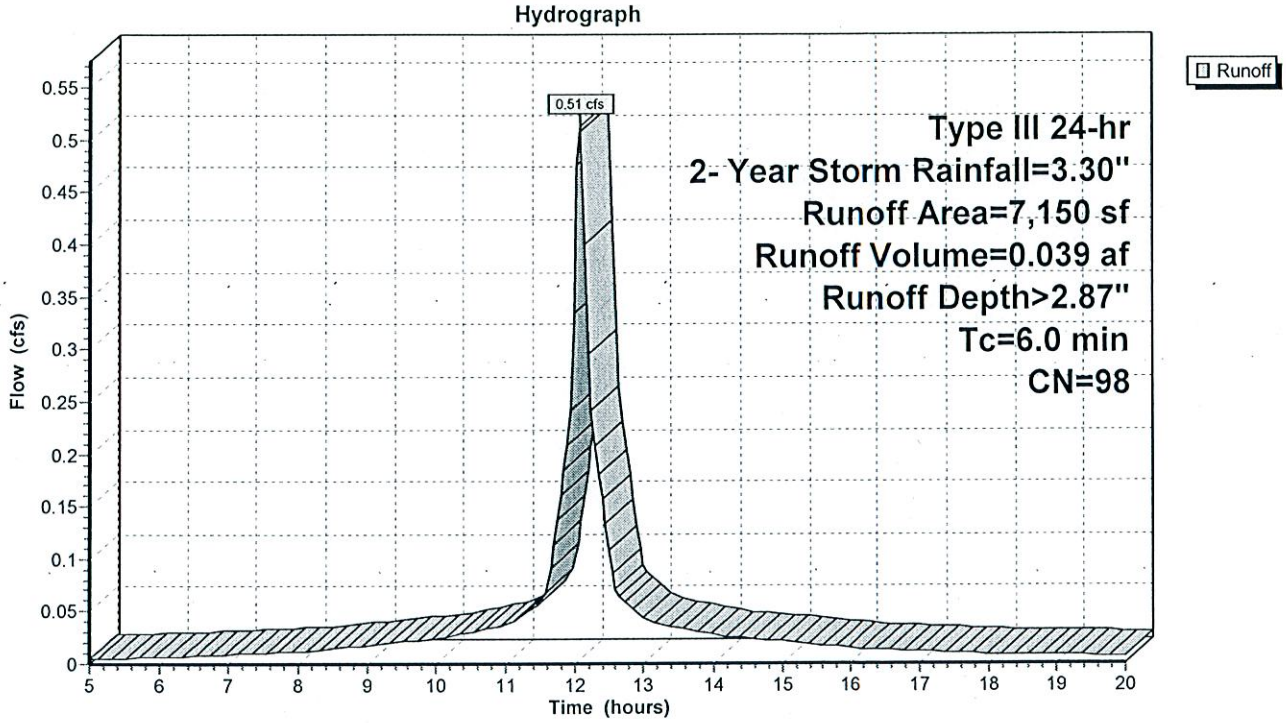
Runoff = 0.51 cfs @ 12.09 hrs, Volume= 0.039 af, Depth> 2.87"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2- Year Storm Rainfall=3.30"

Area (sf)	CN	Description
7,150	98	Roofs, HSG D
7,150		100.00% Impervious Area

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

Subcatchment Building: Proposed Building



Summary for Subcatchment Exist: Existing Conditions Analysed

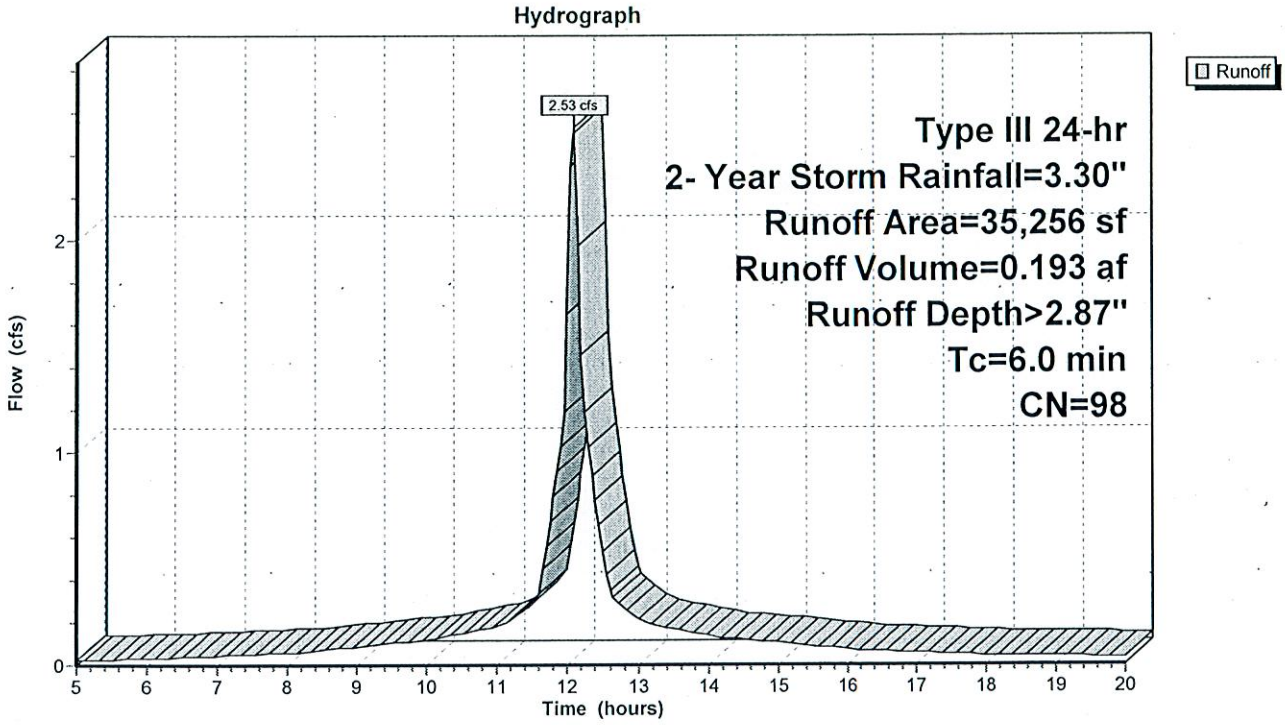
Runoff = 2.53 cfs @ 12.09 hrs, Volume= 0.193 af, Depth> 2.87"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2- Year Storm Rainfall=3.30"

Area (sf)	CN	Description
35,256	98	Paved parking, HSG C
35,256		100.00% Impervious Area

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

Subcatchment Exist: Existing Conditions Analysed



Summary for Subcatchment PC: Proposed Conditions

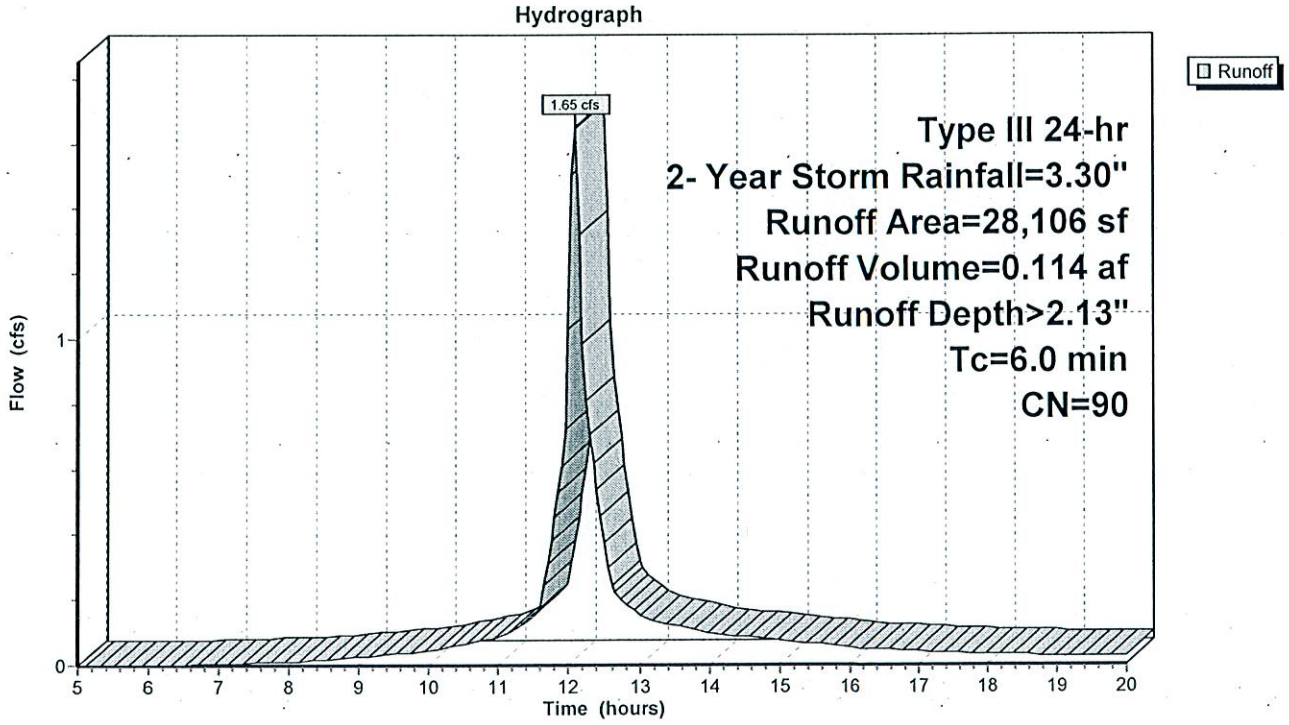
Runoff = 1.65 cfs @ 12.09 hrs, Volume= 0.114 af, Depth> 2.13"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2- Year Storm Rainfall=3.30"

Area (sf)	CN	Description
19,801	98	Paved parking, HSG C
7,140	70	Woods, Good, HSG C
1,165	74	>75% Grass cover, Good, HSG C
28,106	90	Weighted Average
8,305		29.55% Pervious Area
19,801		70.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6 minute minimum**

Subcatchment PC: Proposed Conditions

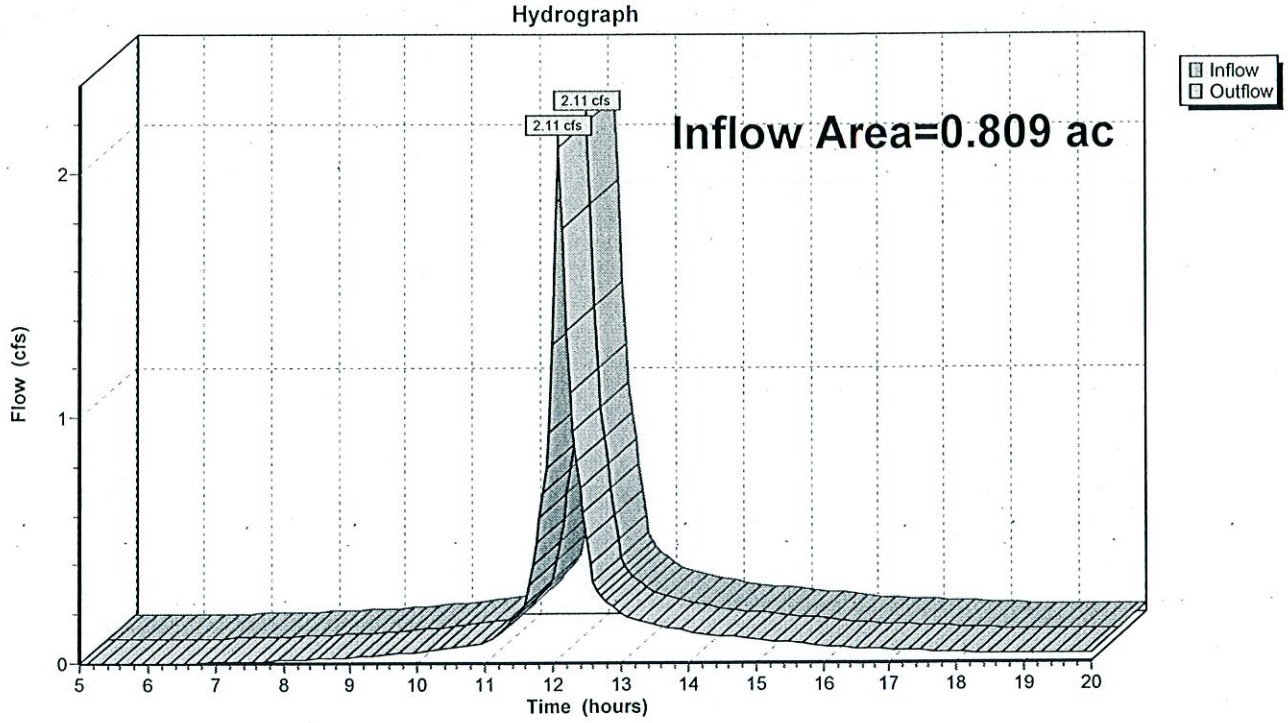


Summary for Reach TAA: Total Area Analysed

Inflow Area = 0.809 ac, 76.44% Impervious, Inflow Depth > 2.15" for 2- Year Storm event
Inflow = 2.11 cfs @ 12.10 hrs, Volume= 0.145 af
Outflow = 2.11 cfs @ 12.10 hrs, Volume= 0.145 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach TAA: Total Area Analysed



Summary for Pond ST: Retention/Detention System

Inflow Area =	0.164 ac,100.00% Impervious, Inflow Depth > 2.87" for 2- Year Storm event				
Inflow =	0.51 cfs @	12.09 hrs,	Volume=	0.039 af	
Outflow =	0.47 cfs @	12.12 hrs,	Volume=	0.031 af,	Atten= 9%, Lag= 2.2 min
Discarded =	0.00 cfs @	12.12 hrs,	Volume=	0.001 af	
Primary =	0.47 cfs @	12.12 hrs,	Volume=	0.031 af	

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 97.04' @ 12.12 hrs Surf.Area= 510 sf Storage= 426 cf

Plug-Flow detention time= 106.4 min calculated for 0.031 af (80% of inflow)
Center-of-Mass det. time= 51.5 min (789.8 - 738.3)

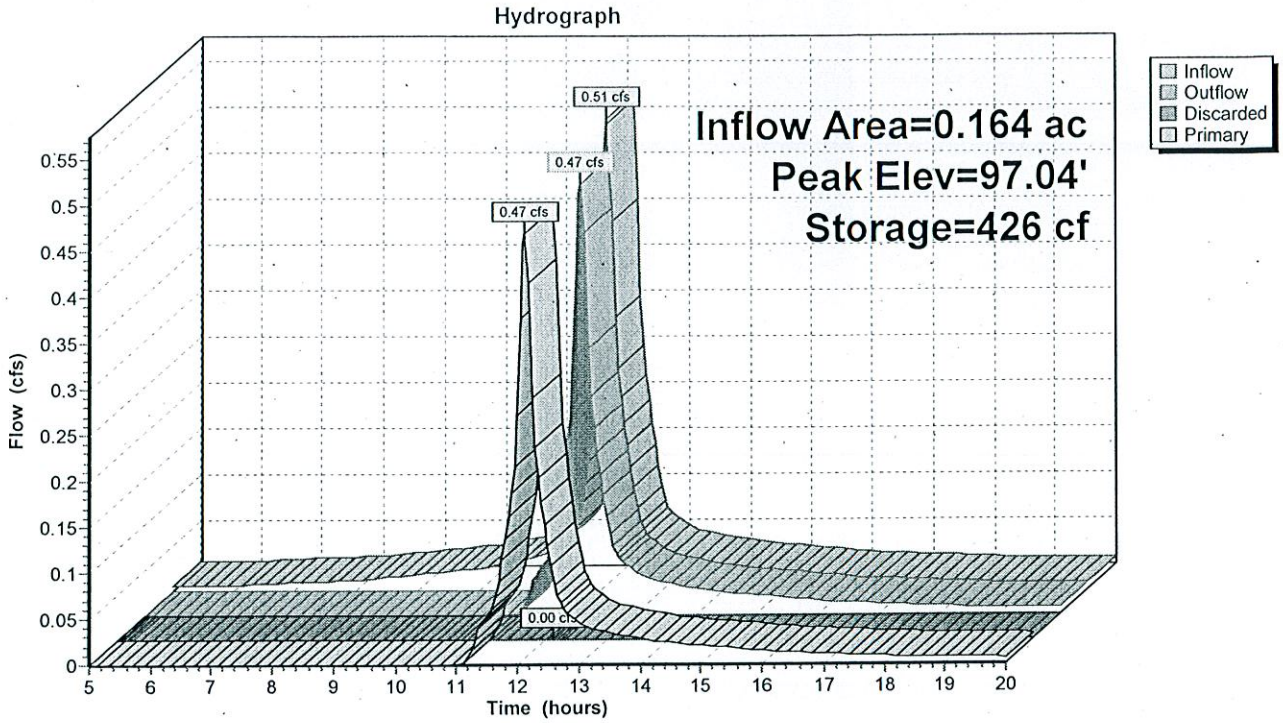
Volume	Invert	Avail.Storage	Storage Description
#1	94.25'	664 cf	**17.00'W x 17.00'L x 4.50'H Prismatoid Z=1.0** 2,111 cf Overall - 98 cf Embedded = 2,013 cf x 33.0% Voids
#2	94.95'	98 cf	**ADS_StormTech SC-740** x 2 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		762 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	96.55'	**6.0" Round Culvert** L= 114.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 96.55' / 90.10' S= 0.0566 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf
#2	Discarded	94.25'	**0.050 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.00 cfs @ 12.12 hrs HW=97.03' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.46 cfs @ 12.12 hrs HW=97.03' (Free Discharge)
└**1=Culvert** (Inlet Controls 0.46 cfs @ 2.36 fps)

Pond ST: Retention/Detention System



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment ACB: Area to CB Runoff Area=19,540 sf 63.97% Impervious Runoff Depth>3.37"
Tc=6.0 min CN=88 Runoff=1.80 cfs 0.126 af

Subcatchment Building: Proposed Runoff Area=7,150 sf 100.00% Impervious Runoff Depth>4.33"
Tc=6.0 min CN=98 Runoff=0.77 cfs 0.059 af

Subcatchment Exist: Existing Conditions Runoff Area=35,256 sf 100.00% Impervious Runoff Depth>4.33"
Tc=6.0 min CN=98 Runoff=3.79 cfs 0.292 af

Subcatchment PC: Proposed Conditions Runoff Area=28,106 sf 70.45% Impervious Runoff Depth>3.57"
Tc=6.0 min CN=90 Runoff=2.70 cfs 0.192 af

Reach TAA: Total Area Analysed Inflow=3.33 cfs 0.243 af
Outflow=3.33 cfs 0.243 af

Pond ST: Retention/Detention System Peak Elev=97.30' Storage=472 cf Inflow=0.77 cfs 0.059 af
Discarded=0.00 cfs 0.001 af Primary=0.67 cfs 0.051 af Outflow=0.67 cfs 0.051 af

Total Runoff Area = 2.067 ac Runoff Volume = 0.669 af Average Runoff Depth = 3.88"
17.04% Pervious = 0.352 ac 82.96% Impervious = 1.715 ac

Summary for Subcatchment ACB: Area to CB

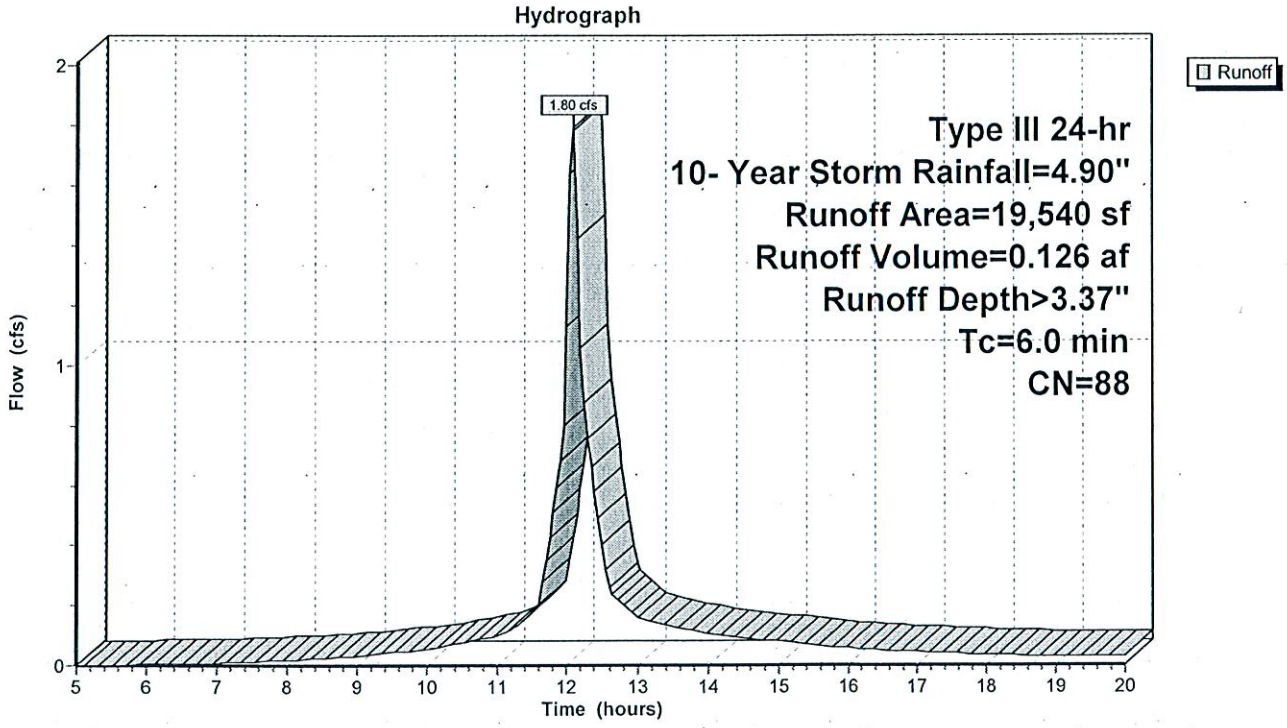
Runoff = 1.80 cfs @ 12.09 hrs, Volume= 0.126 af, Depth> 3.37"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10- Year Storm Rainfall=4.90"

Area (sf)	CN	Description
12,500	98	Paved parking, HSG C
7,040	70	Woods, Good, HSG C
19,540	88	Weighted Average
7,040		36.03% Pervious Area
12,500		63.97% Impervious Area

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

Subcatchment ACB: Area to CB



Summary for Subcatchment Building: Proposed Building

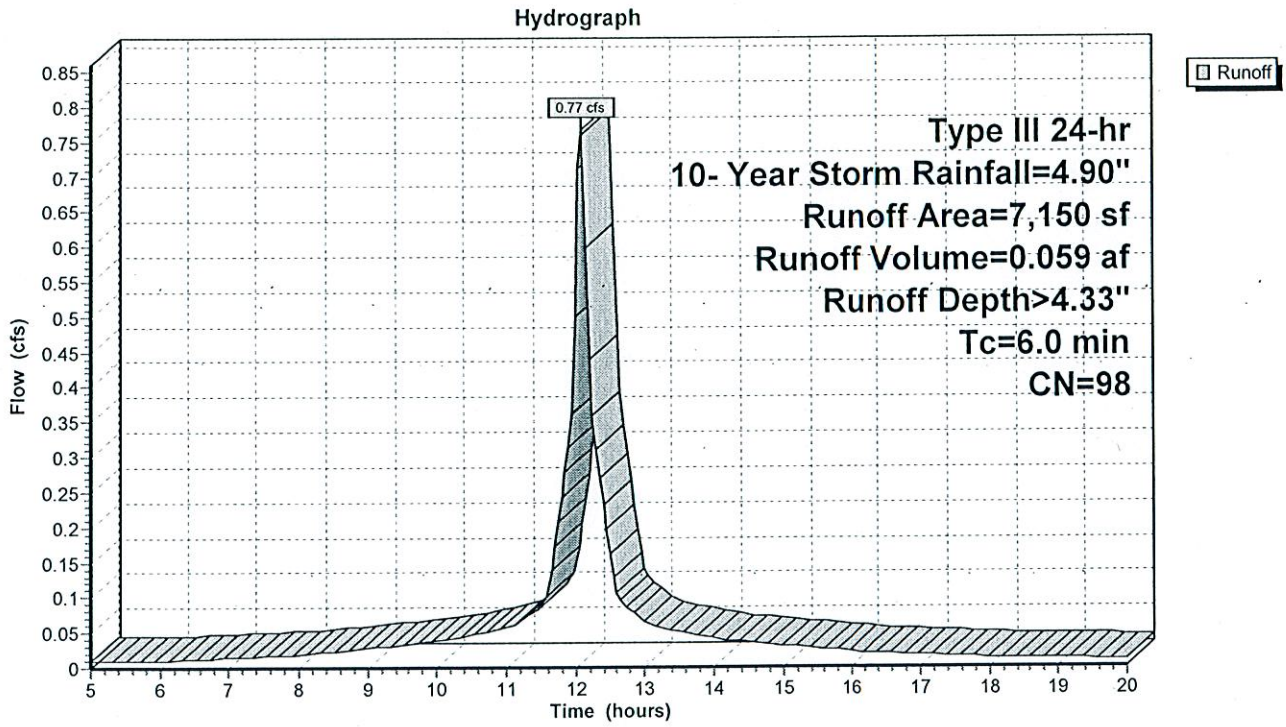
Runoff = 0.77 cfs @ 12.09 hrs, Volume= 0.059 af, Depth> 4.33"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10- Year Storm Rainfall=4.90"

Area (sf)	CN	Description
7,150	98	Roofs, HSG D
7,150		100.00% Impervious Area

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

Subcatchment Building: Proposed Building



Summary for Subcatchment Exist: Existing Conditions Analysed

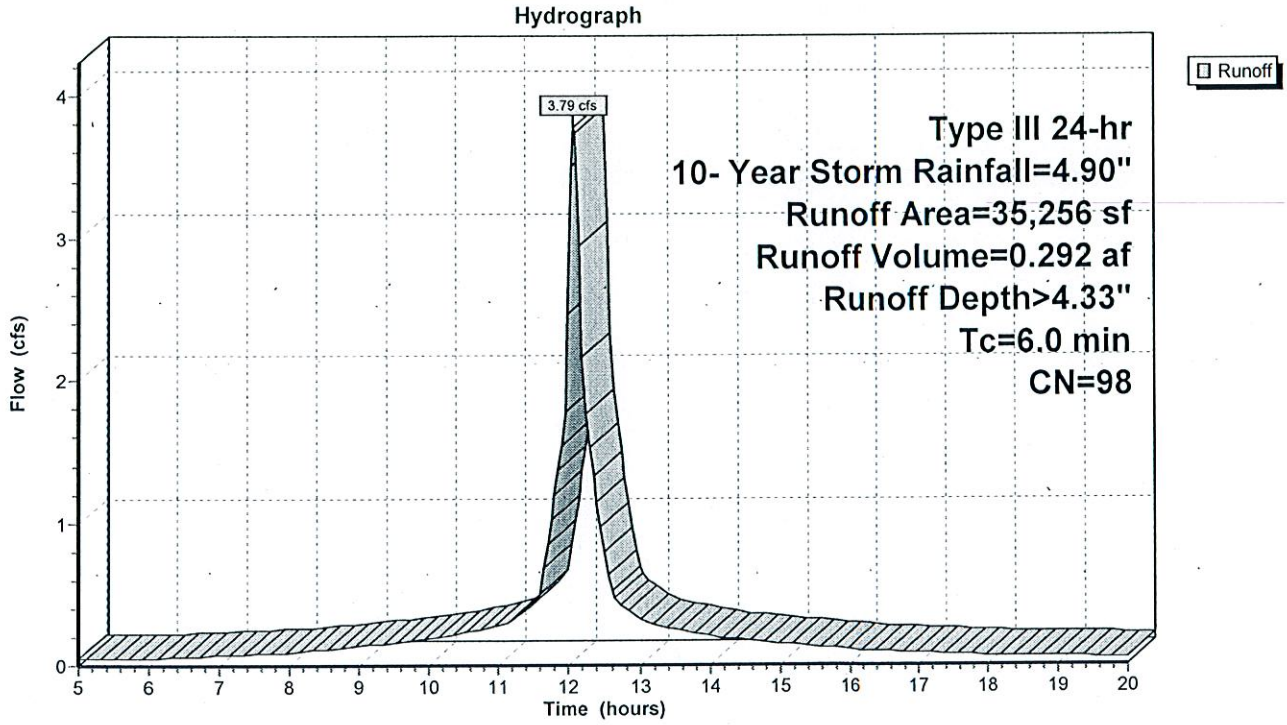
Runoff = 3.79 cfs @ 12.09 hrs, Volume= 0.292 af, Depth> 4.33"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10- Year Storm Rainfall=4.90"

Area (sf)	CN	Description
35,256	98	Paved parking, HSG C
35,256		100.00% Impervious Area

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

Subcatchment Exist: Existing Conditions Analysed



Summary for Subcatchment PC: Proposed Conditions

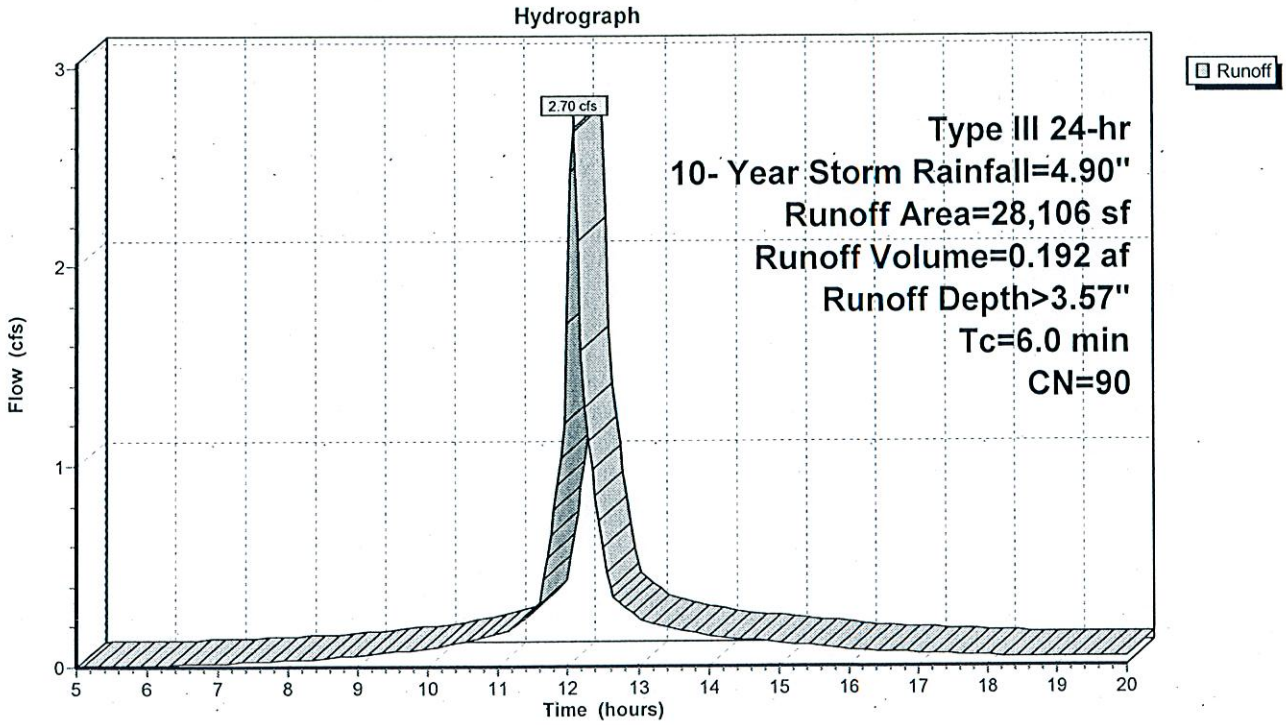
Runoff = 2.70 cfs @ 12.09 hrs, Volume= 0.192 af, Depth> 3.57"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10- Year Storm Rainfall=4.90"

Area (sf)	CN	Description
19,801	98	Paved parking, HSG C
7,140	70	Woods, Good, HSG C
1,165	74	>75% Grass cover, Good, HSG C
28,106	90	Weighted Average
8,305		29.55% Pervious Area
19,801		70.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6 minute minimum**

Subcatchment PC: Proposed Conditions

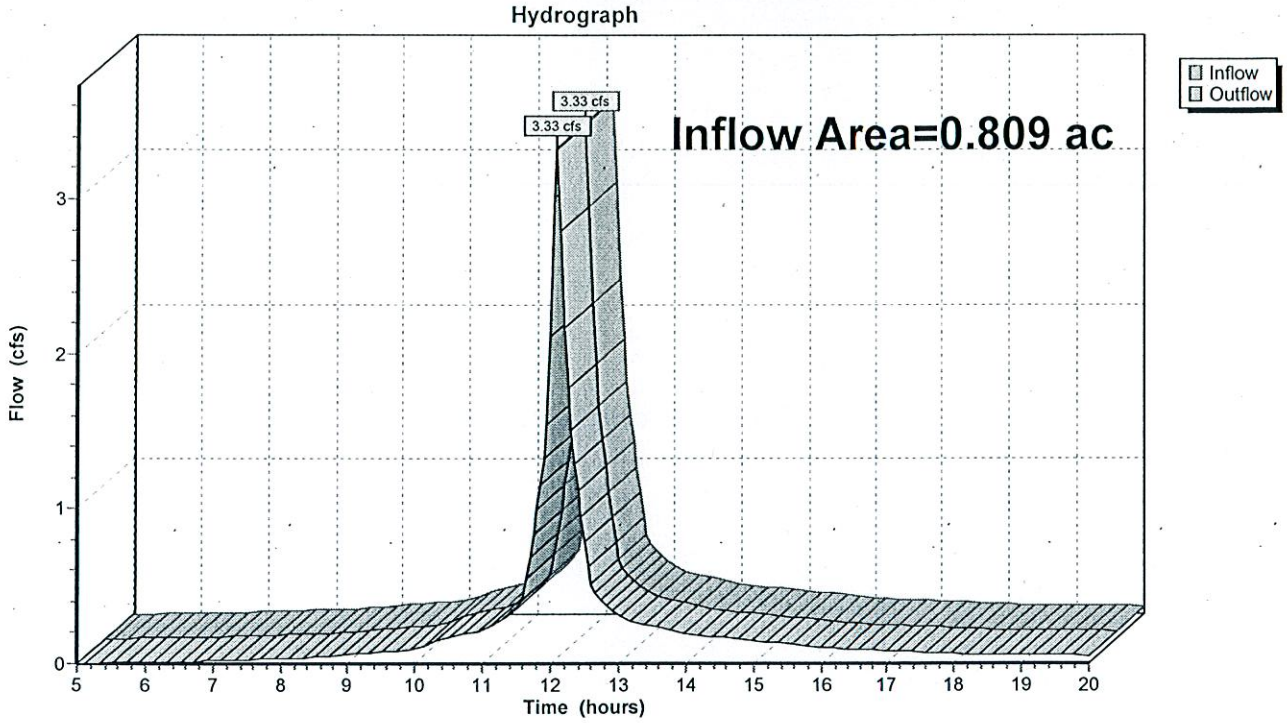


Summary for Reach TAA: Total Area Analysed

Inflow Area = 0.809 ac, 76.44% Impervious, Inflow Depth > 3.60" for 10- Year Storm event
Inflow = 3.33 cfs @ 12.09 hrs, Volume= 0.243 af
Outflow = 3.33 cfs @ 12.09 hrs, Volume= 0.243 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach TAA: Total Area Analysed



Summary for Pond ST: Retention/Detention System

Inflow Area =	0.164 ac,100.00% Impervious, Inflow Depth > 4.33" for 10- Year Storm event				
Inflow =	0.77 cfs @	12.09 hrs,	Volume=	0.059 af	
Outflow =	0.67 cfs @	12.13 hrs,	Volume=	0.051 af,	Atten= 13%, Lag= 2.9 min
Discarded =	0.00 cfs @	12.13 hrs,	Volume=	0.001 af	
Primary =	0.67 cfs @	12.13 hrs,	Volume=	0.051 af	

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 97.30' @ 12.13 hrs Surf.Area= 533 sf Storage= 472 cf

Plug-Flow detention time= 83.2 min calculated for 0.051 af (86% of inflow)
Center-of-Mass det. time= 41.5 min (776.7 - 735.2)

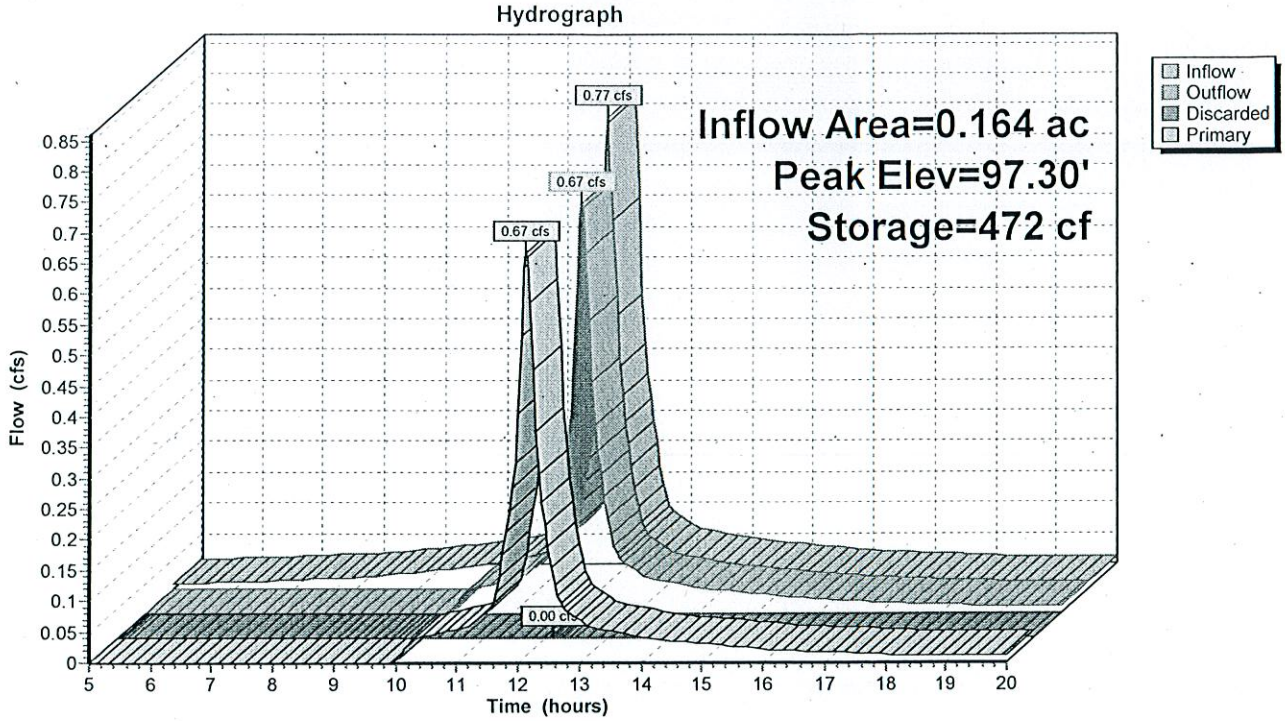
Volume	Invert	Avail.Storage	Storage Description
#1	94.25'	664 cf	**17.00'W x 17.00'L x 4.50'H Prismatoid Z=1.0** 2,111 cf Overall - 98 cf Embedded = 2,013 cf x 33.0% Voids
#2	94.95'	98 cf	**ADS_StormTech SC-740** x 2 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		762 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	96.55'	**6.0" Round Culvert** L= 114.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 96.55' / 90.10' S= 0.0566 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf
#2	Discarded	94.25'	**0.050 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.00 cfs @ 12.13 hrs HW=97.28' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.66 cfs @ 12.13 hrs HW=97.28' (Free Discharge)
└**1=Culvert** (Inlet Controls 0.66 cfs @ 3.34 fps)

Pond ST: Retention/Detention System



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment ACB: Area to CB Runoff Area=19,540 sf 63.97% Impervious Runoff Depth>4.46"
Tc=6.0 min CN=88 Runoff=2.34 cfs 0.167 af

Subcatchment Building: Proposed Runoff Area=7,150 sf 100.00% Impervious Runoff Depth>5.42"
Tc=6.0 min CN=98 Runoff=0.96 cfs 0.074 af

Subcatchment Exist: Existing Conditions Runoff Area=35,256 sf 100.00% Impervious Runoff Depth>5.42"
Tc=6.0 min CN=98 Runoff=4.73 cfs 0.366 af

Subcatchment PC: Proposed Conditions Runoff Area=28,106 sf 70.45% Impervious Runoff Depth>4.67"
Tc=6.0 min CN=90 Runoff=3.48 cfs 0.251 af

Reach TAA: Total Area Analysed Inflow=4.24 cfs 0.317 af
Outflow=4.24 cfs 0.317 af

Pond ST: Retention/Detention System Peak Elev=97.53' Storage=514 cf Inflow=0.96 cfs 0.074 af
Discarded=0.00 cfs 0.001 af Primary=0.81 cfs 0.066 af Outflow=0.81 cfs 0.066 af

Total Runoff Area = 2.067 ac Runoff Volume = 0.858 af Average Runoff Depth = 4.98"
17.04% Pervious = 0.352 ac 82.96% Impervious = 1.715 ac

Summary for Subcatchment ACB: Area to CB

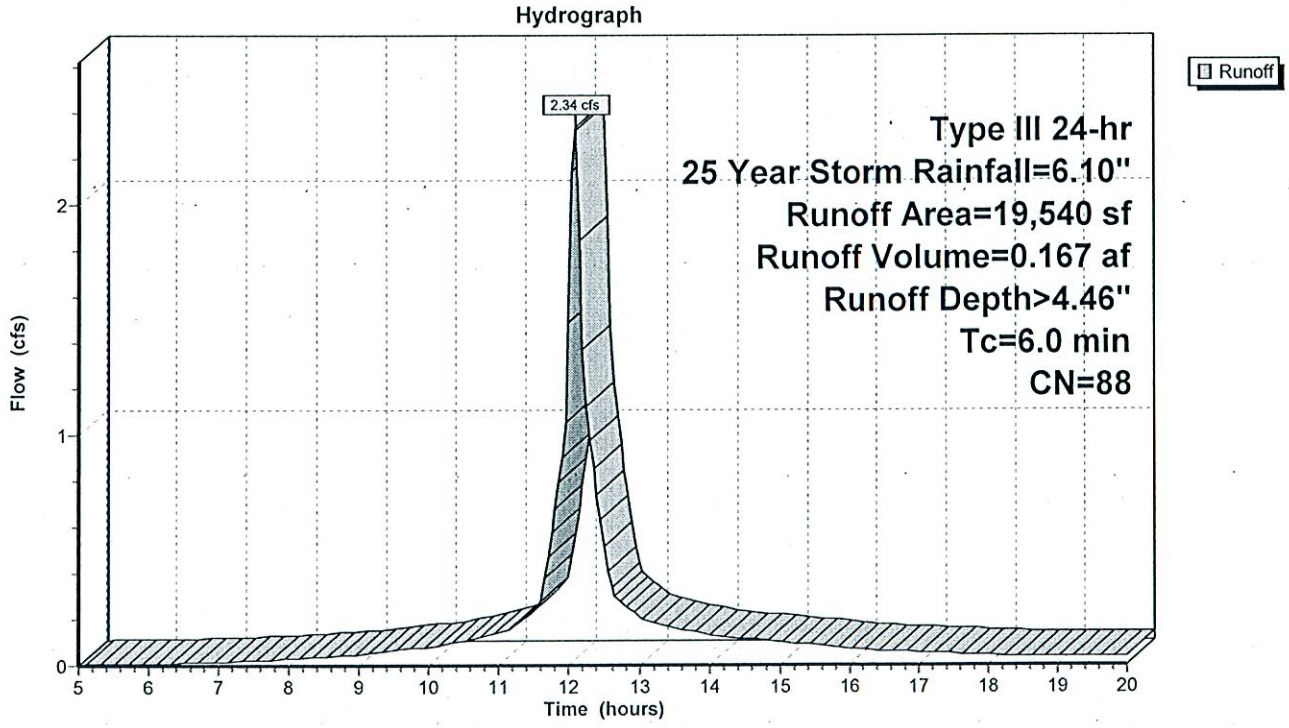
Runoff = 2.34 cfs @ 12.09 hrs, Volume= 0.167 af, Depth> 4.46"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Storm Rainfall=6.10"

Area (sf)	CN	Description
12,500	98	Paved parking, HSG C
7,040	70	Woods, Good, HSG C
19,540	88	Weighted Average
7,040		36.03% Pervious Area
12,500		63.97% Impervious Area

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

Subcatchment ACB: Area to CB



Summary for Subcatchment Building: Proposed Building

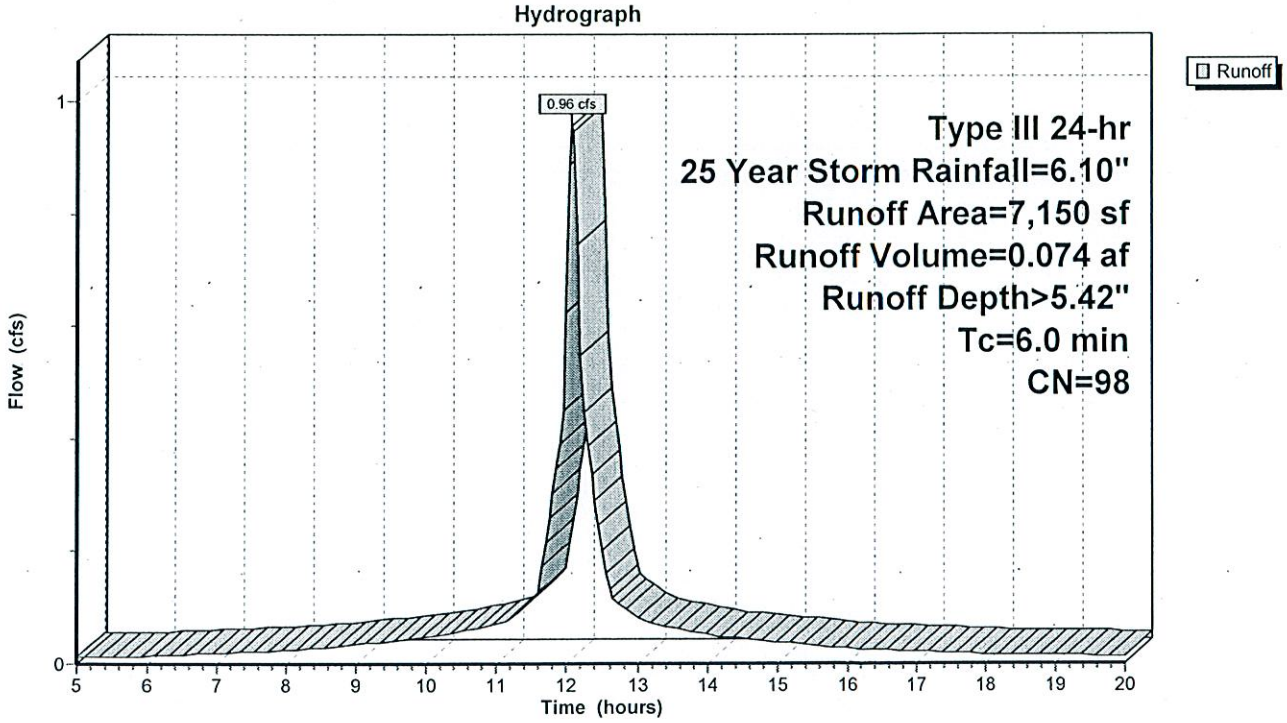
Runoff = 0.96 cfs @ 12.09 hrs, Volume= 0.074 af, Depth> 5.42"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Storm Rainfall=6.10"

Area (sf)	CN	Description
7,150	98	Roofs, HSG D
7,150		100.00% Impervious Area

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

Subcatchment Building: Proposed Building



Summary for Subcatchment Exist: Existing Conditions Analysed

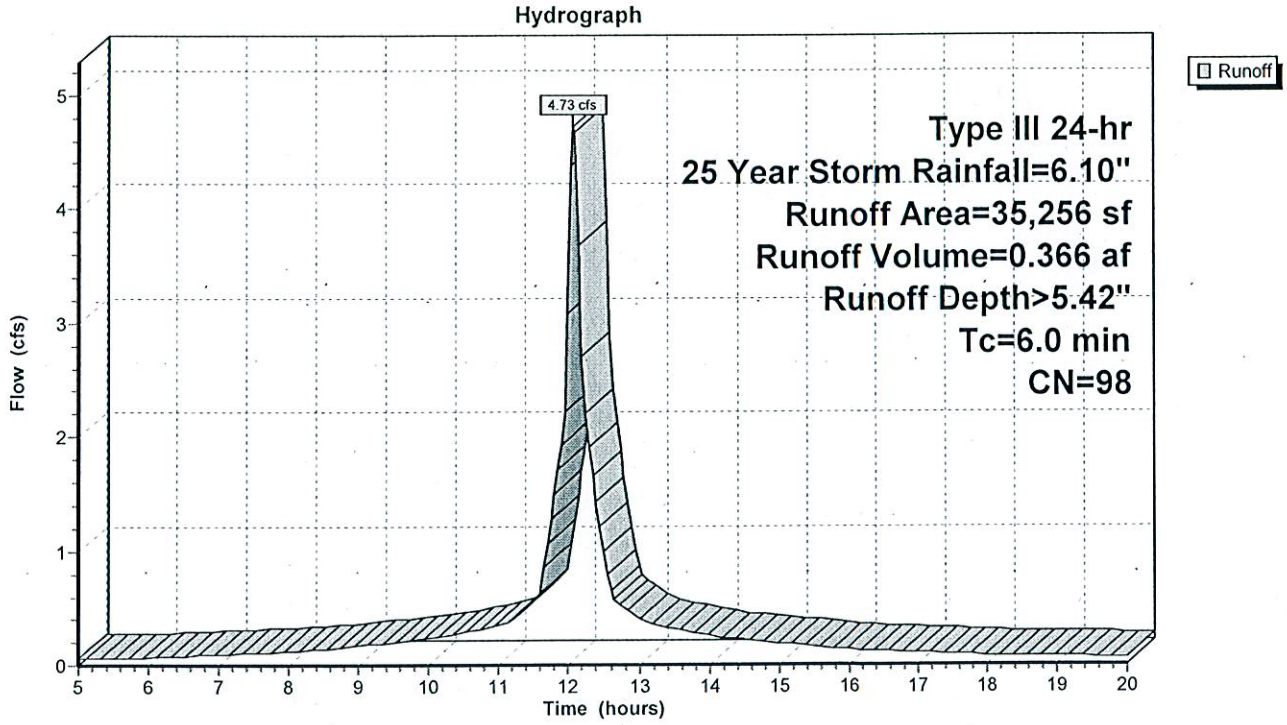
Runoff = 4.73 cfs @ 12.09 hrs, Volume= 0.366 af, Depth> 5.42"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Storm Rainfall=6.10"

Area (sf)	CN	Description
35,256	98	Paved parking, HSG C
35,256		100.00% Impervious Area

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

Subcatchment Exist: Existing Conditions Analysed



Summary for Subcatchment PC: Proposed Conditions

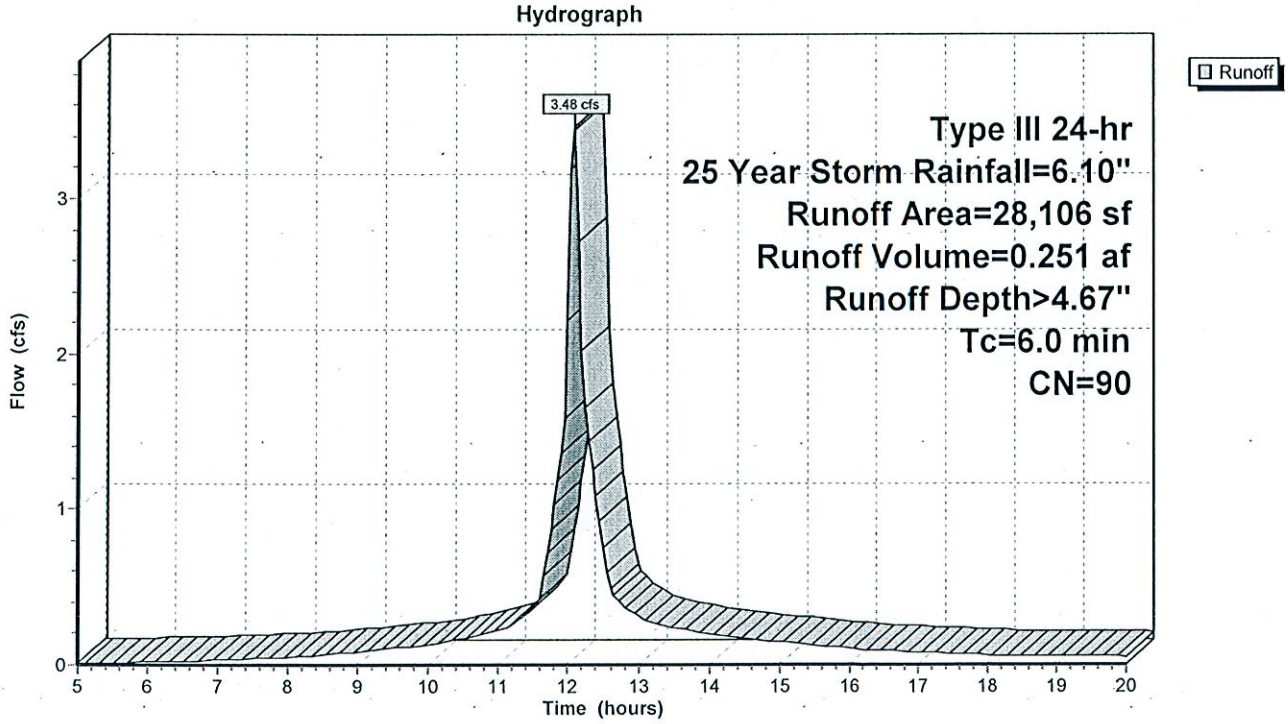
Runoff = 3.48 cfs @ 12.09 hrs, Volume= 0.251 af, Depth> 4.67"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Storm Rainfall=6.10"

Area (sf)	CN	Description
19,801	98	Paved parking, HSG C
7,140	70	Woods, Good, HSG C
1,165	74	>75% Grass cover, Good, HSG C
28,106	90	Weighted Average
8,305		29.55% Pervious Area
19,801		70.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6 minute minimum**

Subcatchment PC: Proposed Conditions

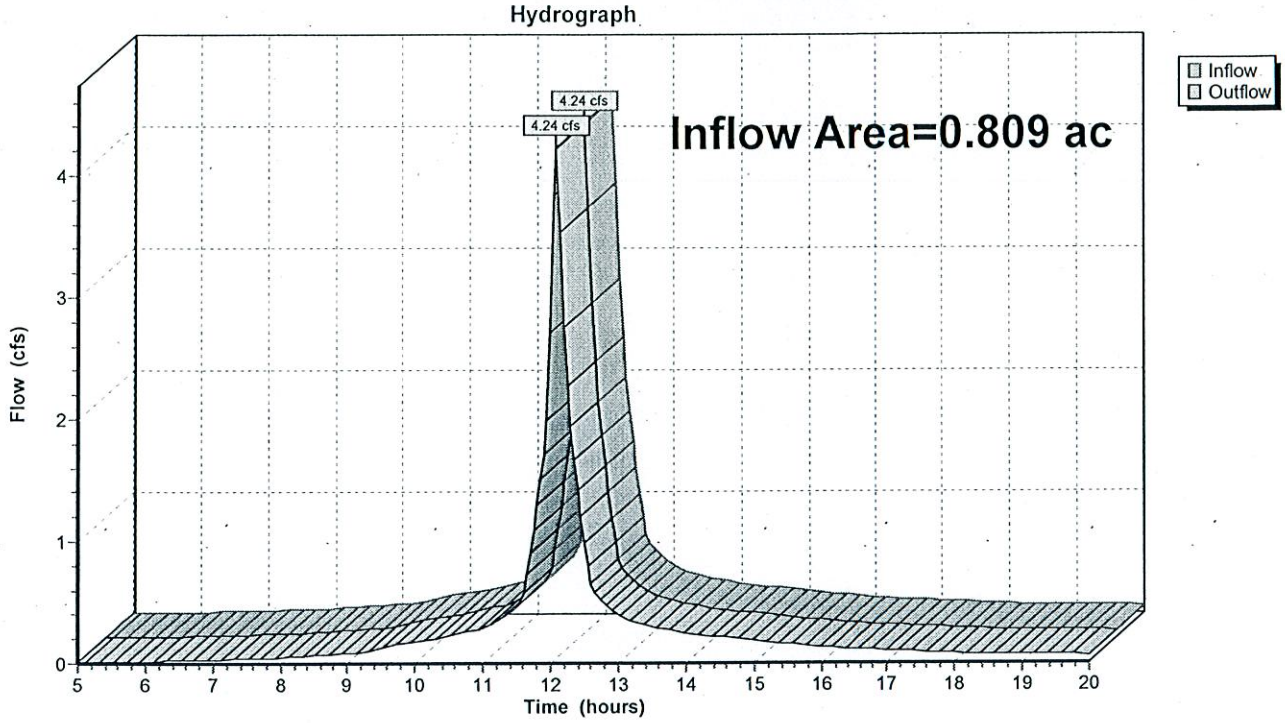


Summary for Reach TAA: Total Area Analysed

Inflow Area = 0.809 ac, 76.44% Impervious, Inflow Depth > 4.70" for 25 Year Storm event
Inflow = 4.24 cfs @ 12.09 hrs, Volume= 0.317 af
Outflow = 4.24 cfs @ 12.09 hrs, Volume= 0.317 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach TAA: Total Area Analysed



Summary for Pond ST: Retention/Detention System

Inflow Area =	0.164 ac,100.00% Impervious, Inflow Depth > 5.42" for 25 Year Storm event				
Inflow =	0.96 cfs @	12.09 hrs,	Volume=	0.074 af	
Outflow =	0.81 cfs @	12.14 hrs,	Volume=	0.066 af,	Atten= 16%, Lag= 3.3 min
Discarded =	0.00 cfs @	12.14 hrs,	Volume=	0.001 af	
Primary =	0.81 cfs @	12.14 hrs,	Volume=	0.066 af	

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 97.53' @ 12.14 hrs Surf.Area= 555 sf Storage= 514 cf

Plug-Flow detention time= 71.8 min calculated for 0.066 af (89% of inflow)
Center-of-Mass det. time= 36.1 min (770.2 - 734.1)

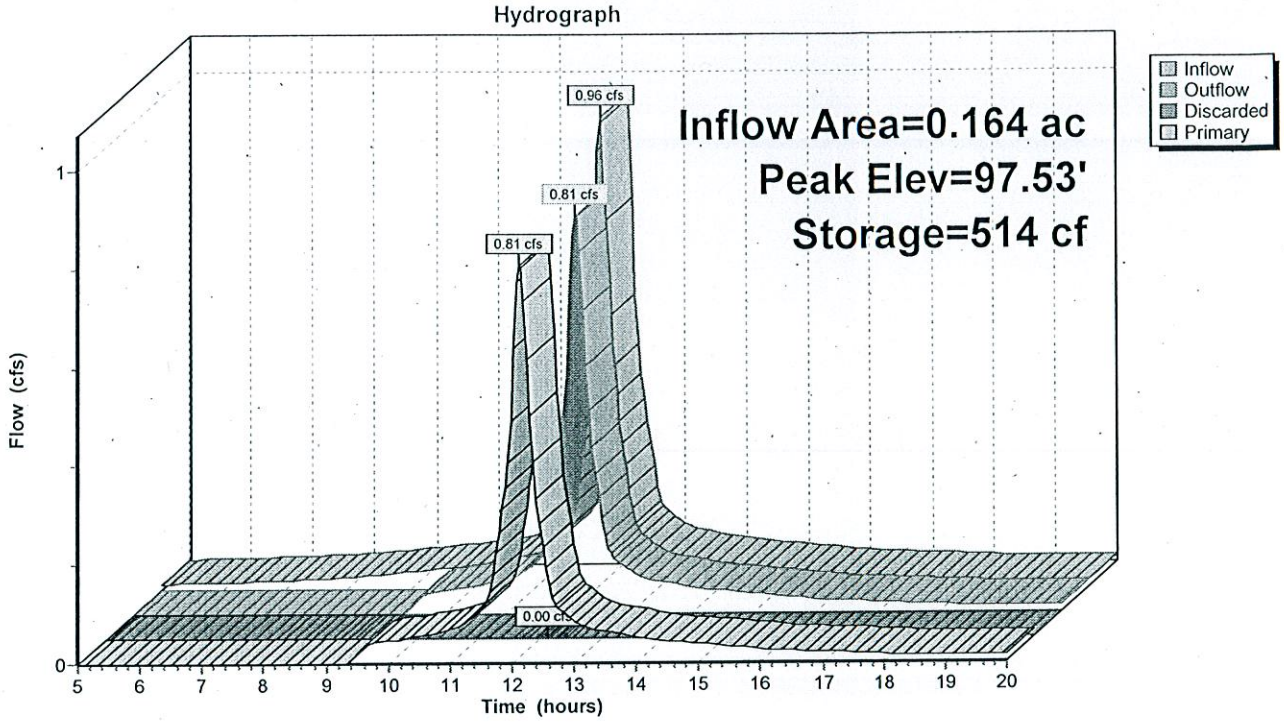
Volume	Invert	Avail.Storage	Storage Description
#1	94.25'	664 cf	**17.00'W x 17.00'L x 4.50'H Prismatoid Z=1.0** 2,111 cf Overall - 98 cf Embedded = 2,013 cf x 33.0% Voids
#2	94.95'	98 cf	**ADS_StormTech SC-740** x 2 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		762 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	96.55'	**6.0" Round Culvert** L= 114.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 96.55' / 90.10' S= 0.0566 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf
#2	Discarded	94.25'	**0.050 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.00 cfs @ 12.14 hrs HW=97.52' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.80 cfs @ 12.14 hrs HW=97.52' (Free Discharge)
└**1=Culvert** (Inlet Controls 0.80 cfs @ 4.07 fps)

Pond ST: Retention/Detention System



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment ACB: Area to CB Runoff Area=19,540 sf 63.97% Impervious Runoff Depth>6.85"
Tc=6.0 min CN=88 Runoff=3.51 cfs 0.256 af

Subcatchment Building: Proposed Runoff Area=7,150 sf 100.00% Impervious Runoff Depth>7.78"
Tc=6.0 min CN=98 Runoff=1.37 cfs 0.106 af

Subcatchment Exist: Existing Conditions Runoff Area=35,256 sf 100.00% Impervious Runoff Depth>7.78"
Tc=6.0 min CN=98 Runoff=6.75 cfs 0.525 af

Subcatchment PC: Proposed Conditions Runoff Area=28,106 sf 70.45% Impervious Runoff Depth>7.07"
Tc=6.0 min CN=90 Runoff=5.15 cfs 0.380 af

Reach TAA: Total Area Analysed Inflow=6.15 cfs 0.478 af
Outflow=6.15 cfs 0.478 af

Pond ST: Retention/Detention System Peak Elev=98.11' Storage=626 cf Inflow=1.37 cfs 0.106 af
Discarded=0.00 cfs 0.001 af Primary=1.08 cfs 0.098 af Outflow=1.08 cfs 0.098 af

Total Runoff Area = 2.067 ac Runoff Volume = 1.267 af Average Runoff Depth = 7.36"
17.04% Pervious = 0.352 ac 82.96% Impervious = 1.715 ac

Summary for Subcatchment ACB: Area to CB

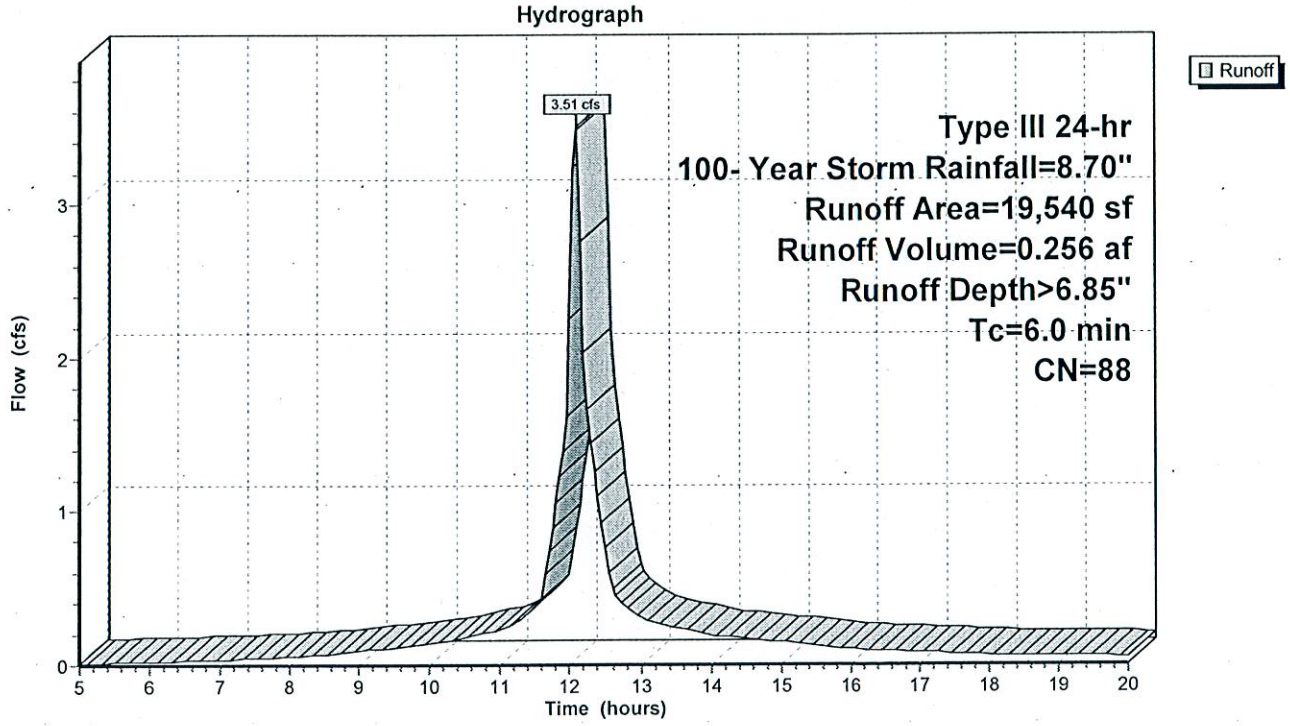
Runoff = 3.51 cfs @ 12.09 hrs, Volume= 0.256 af, Depth> 6.85"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100- Year Storm Rainfall=8.70"

Area (sf)	CN	Description
12,500	98	Paved parking, HSG C
7,040	70	Woods, Good, HSG C
19,540	88	Weighted Average
7,040		36.03% Pervious Area
12,500		63.97% Impervious Area

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

Subcatchment ACB: Area to CB



Summary for Subcatchment Building: Proposed Building

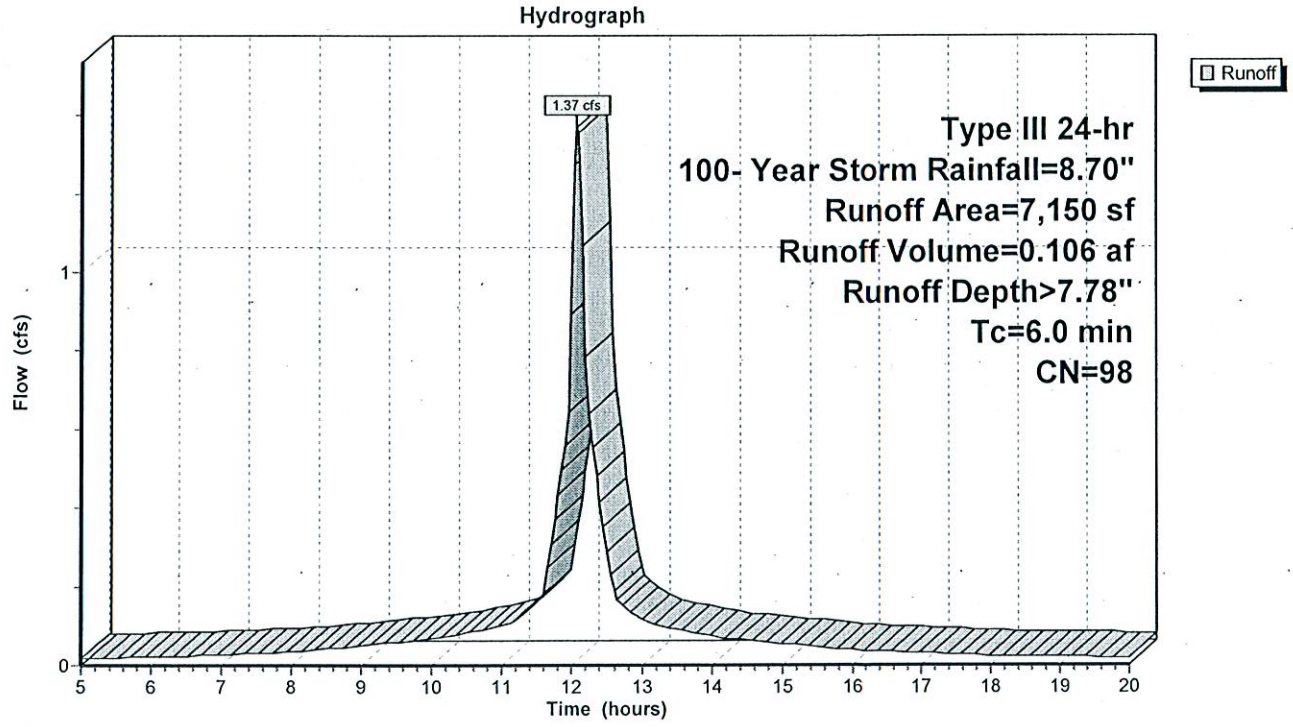
Runoff = 1.37 cfs @ 12.09 hrs, Volume= 0.106 af, Depth> 7.78"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100- Year Storm Rainfall=8.70"

Area (sf)	CN	Description
7,150	98	Roofs, HSG D
7,150		100.00% Impervious Area

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

Subcatchment Building: Proposed Building



Summary for Subcatchment Exist: Existing Conditions Analysed

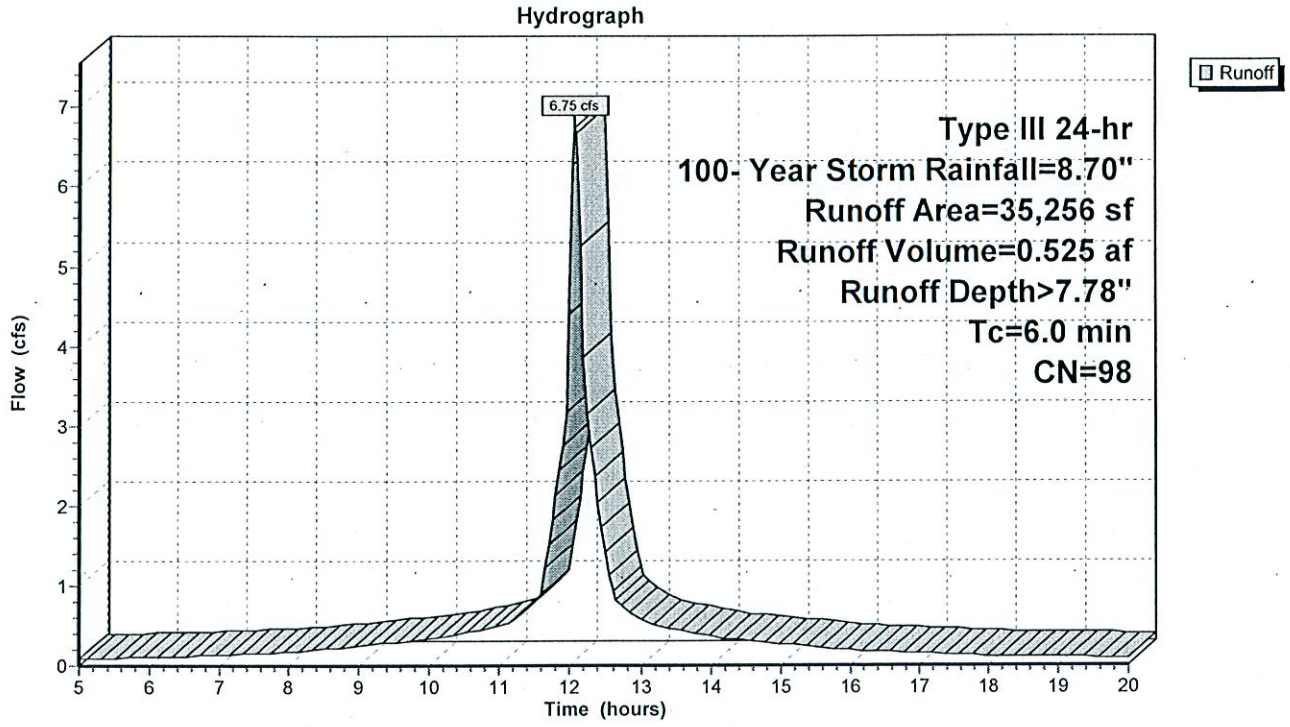
Runoff = 6.75 cfs @ 12.09 hrs, Volume= 0.525 af, Depth> 7.78"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100- Year Storm Rainfall=8.70"

Area (sf)	CN	Description
35,256	98	Paved parking, HSG C
35,256		100.00% Impervious Area

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

Subcatchment Exist: Existing Conditions Analysed



Summary for Subcatchment PC: Proposed Conditions

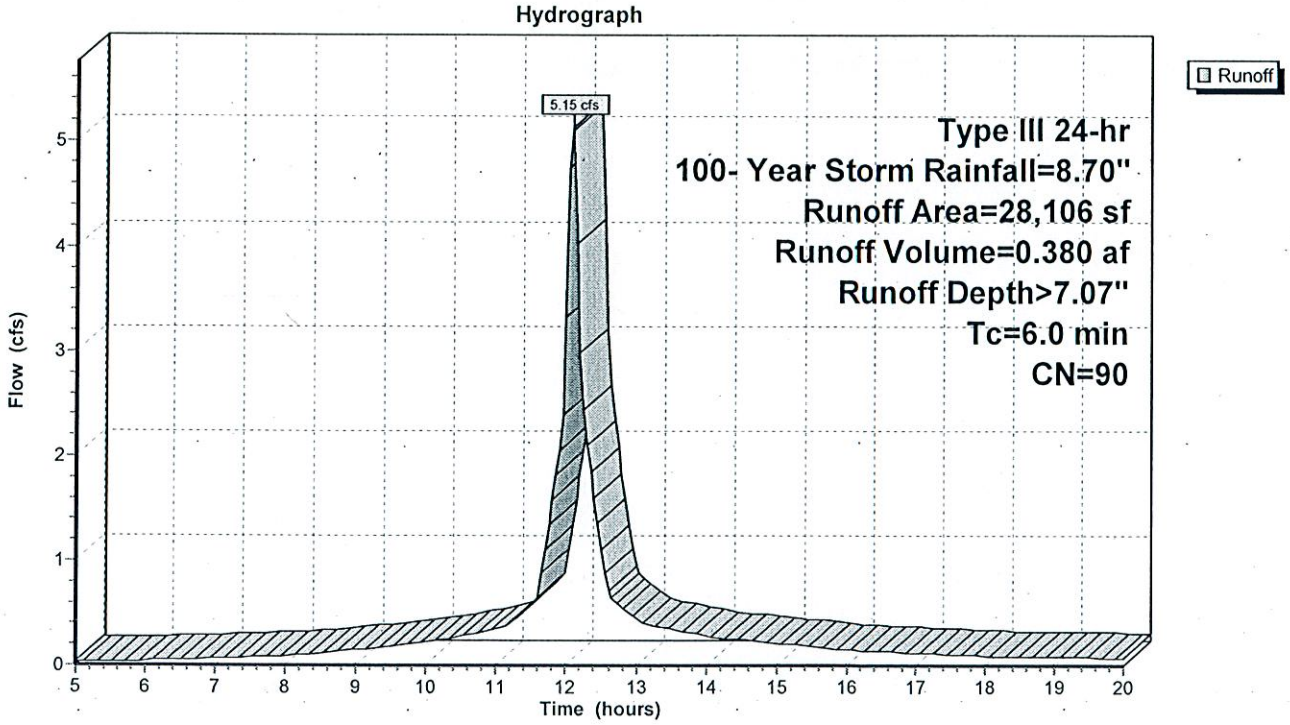
Runoff = 5.15 cfs @ 12.09 hrs, Volume= 0.380 af, Depth> 7.07"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100- Year Storm Rainfall=8.70"

Area (sf)	CN	Description
19,801	98	Paved parking, HSG C
7,140	70	Woods, Good, HSG C
1,165	74	>75% Grass cover, Good, HSG C
28,106	90	Weighted Average
8,305		29.55% Pervious Area
19,801		70.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6 minute minimum**

Subcatchment PC: Proposed Conditions

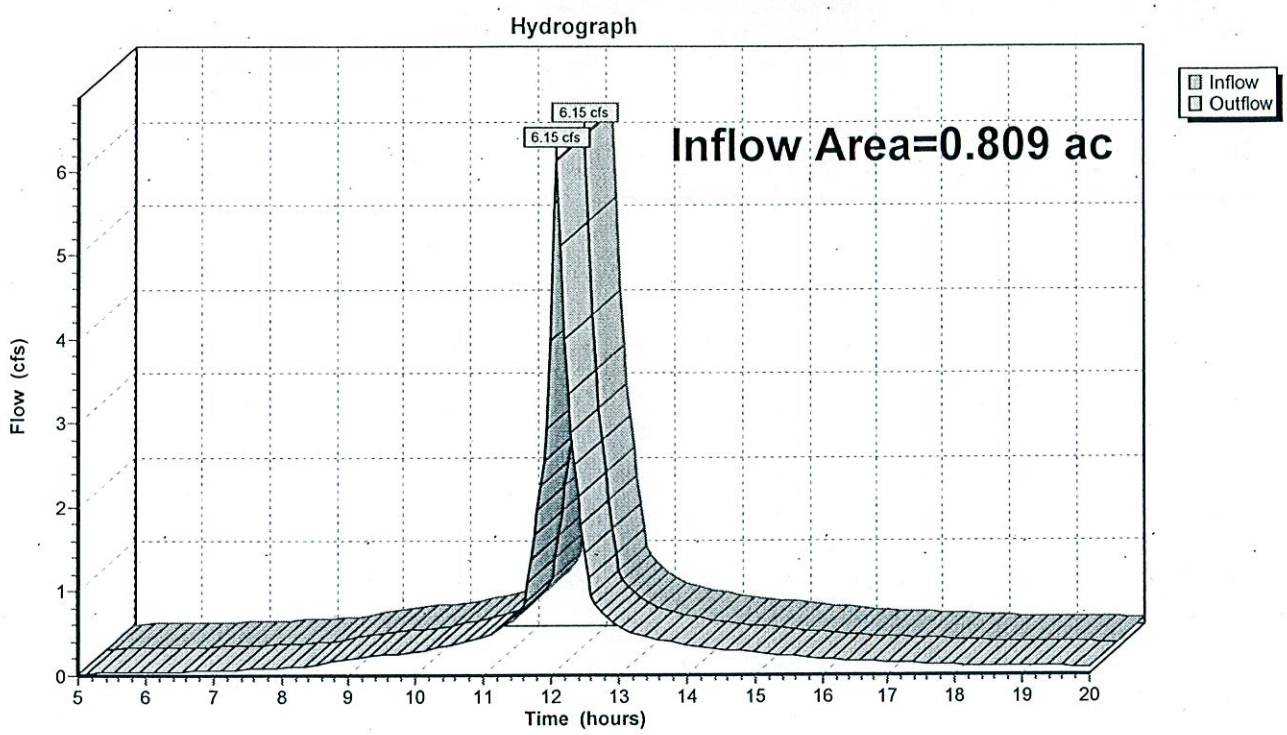


Summary for Reach TAA: Total Area Analysed

Inflow Area = 0.809 ac, 76.44% Impervious, Inflow Depth > 7.09" for 100- Year Storm event
Inflow = 6.15 cfs @ 12.09 hrs, Volume= 0.478 af
Outflow = 6.15 cfs @ 12.09 hrs, Volume= 0.478 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach TAA: Total Area Analysed



Summary for Pond ST: Retention/Detention System

Inflow Area =	0.164 ac,100.00% Impervious, Inflow Depth > 7.78" for 100- Year Storm event				
Inflow =	1.37 cfs @	12.09 hrs,	Volume=	0.106 af	
Outflow =	1.08 cfs @	12.15 hrs,	Volume=	0.098 af,	Atten= 21%, Lag= 4.0 min
Discarded =	0.00 cfs @	12.15 hrs,	Volume=	0.001 af	
Primary =	1.08 cfs @	12.15 hrs,	Volume=	0.098 af	

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 98.11' @ 12.15 hrs Surf.Area= 611 sf Storage= 626 cf

Plug-Flow detention time= 55.9 min calculated for 0.098 af (92% of inflow)
Center-of-Mass det. time= 28.6 min (761.4 - 732.8)

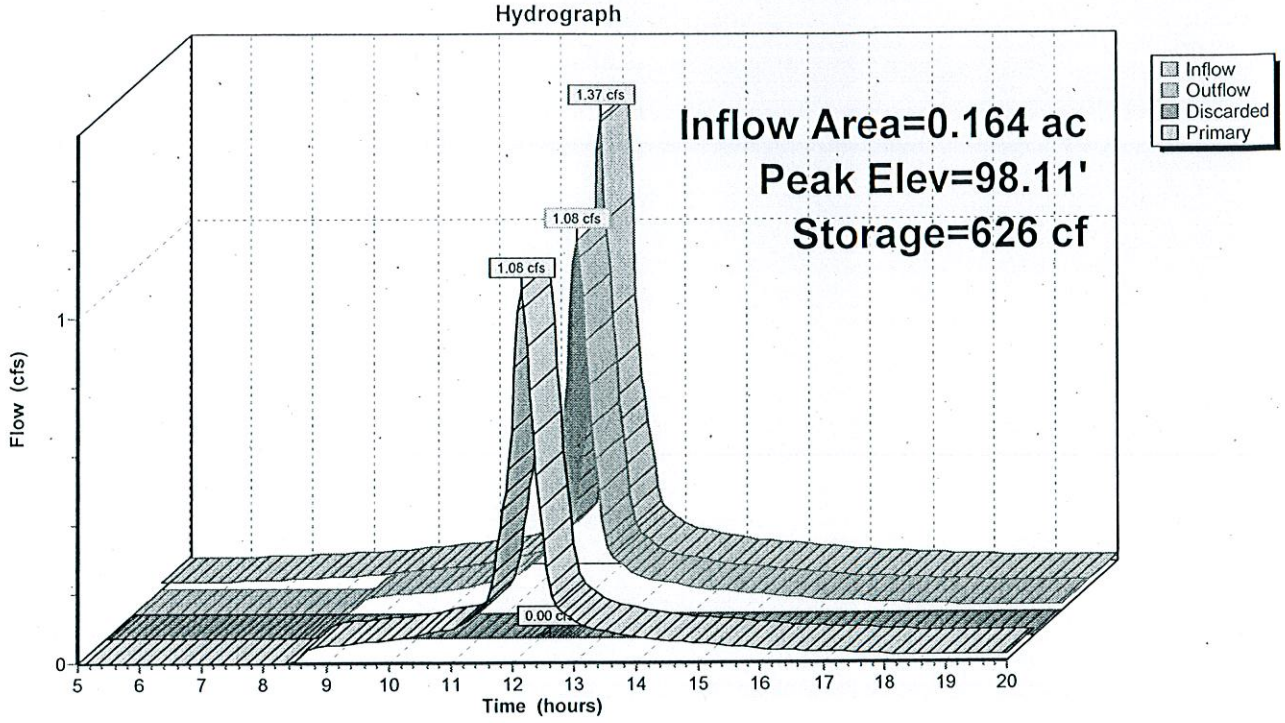
Volume	Invert	Avail.Storage	Storage Description
#1	94.25'	664 cf	**17.00'W x 17.00'L x 4.50'H Prismatoid Z=1.0** 2,111 cf Overall - 98 cf Embedded = 2,013 cf x 33.0% Voids
#2	94.95'	98 cf	**ADS_StormTech SC-740** x 2 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		762 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	96.55'	**6.0" Round Culvert** L= 114.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 96.55' / 90.10' S= 0.0566 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf
#2	Discarded	94.25'	**0.050 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.00 cfs @ 12.15 hrs HW=98.11' (Free Discharge)
└─**2=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=1.08 cfs @ 12.15 hrs HW=98.11' (Free Discharge)
└─**1=Culvert** (Inlet Controls 1.08 cfs @ 5.50 fps)

Pond ST: Retention/Detention System



NPDES FORM 3510-9	EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY WASHINGTON, DC 20460 NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER AN NPDES GENERAL PERMIT	Form Approved. OMB Nos. 2040-0004

Submission of this Notice of Intent (NOI) constitutes notice that the operator identified in Section II of this form requests authorization to discharge pursuant to the NPDES Construction General Permit (CGP) permit number identified in Section I of this form. Submission of this NOI also constitutes notice that the operator identified in Section II of this form meets the eligibility requirements of Parts 1.1 and 1.2 of the CGP for the project identified in Section III of this form. Permit coverage is required prior to commencement of construction activity until you are eligible to terminate coverage as detailed in Part 8 of the CGP. To obtain authorization, you must submit a complete and accurate NOI form. Discharges are not authorized if your NOI is incomplete or inaccurate or if you were never eligible for permit coverage. Refer to the instructions at the end of this form.

I. Approval to Use Paper NOI Form

Have you been given approval from the Regional Office to use this paper NOI form*? ☐ Yes ☐ NO

If yes, provide the reason you need to use this paper form, the name of the EPA Regional Office staff person who approved your use of this form, and the date of approval:

Reason for using paper form:

Name of EPA staff person:

Date approval obtained:

*** Note: You are required to obtain approval from the applicable Regional Office prior to using this paper NOI form.**

II. Permit Information: Tracking Number (EPA Use Only) MAR12BE08

Permit Number: MAR120000 (see Appendix B of the CGP for the list of eligible permit numbers)

III. Operator Information

Name: Mega Builders INC

Phone: 774.301.1049 Fax (Optional):

Email: kaiser122697@comcast.com

IRS Employer Identification Number (EIN): 45-6774114

Point of Contact (First Name, Middle Initial, Last Name): Richard Shahdan

Mailing Address:

Street: 430 Hortonville Road

City: Swansea State: MA Zip: 02777

NOI Preparer (Complete if NOI was prepared by someone other than the certifier):

Prepared by (First Name, Middle Initial, Last Name): John R Keegan

Organization: SITEC, INC

Phone: (508) 998-2125 Fax (Optional):

E-mail: jkeegan@sitec-engineering.com

IV. Project/Site Information

Project/Site Name: O'Rielly's Auto Store

Project/Site Address:

Street/Location:

City: New Bedford State: MA Zip: 02740

County or similar government subdivision: Bristol

For the project/site for which you are seeking permit coverage, provide the following information:

Latitude/Longitude (Use one of three possible formats, and specify method)

Latitude 1.	41,39,37	N(degrees, minutes, seconds)	Longitude 1.	70,56,46	W(degrees, minutes, seconds)
2.		N(degrees, minutes, decimal)	2.		W(degrees, minutes, decimal)
3.		N(degrees, decimals)	3.		W(degrees, decimals)

Latitude/Longitude Data Source: ☐ U.S.G.S topographical map ☐ EPA Web Site ☐ GPS ☑ Other: Google

If you used a U.S.G.S. topographic map, what was the scale?

Horizontal Reference Datum: ☑ NAD 27 ☐ NAD 83 or WGS 84 ☐ Unknown

Is your project located in Indian Country lands? ☐ Yes ☑ No

If yes, provide the name of the Indian tribe associated with the area of Indian country (including name of Indian reservation, if applicable), or if not in Indian country, provide the name of the Indian tribe associated with the property:

Are you requesting coverage under this NOI as a "federal operator" as defined in Appendix A? ☐ Yes ☑ No

9/14/2016

Estimated Project Start Date: 12/23/2015 Estimated Project Completion Date: ~~07/07/2016~~

Estimated Area to be Disturbed (to the nearest quarter acre): 1.3

Have earth-disturbing activities commenced on your project/site? ☐ Yes ☑ No

If yes, is your project an emergency-related project? ☐ Yes ☐ No

Have stormwater discharges from your project/site been covered previously under an NPDES permit? ☐ Yes ☑ No

If yes, provide the Tracking Number if you had coverage under EPA's CGP or the NPDES permit number if you had coverage under an EPA individual permit:

V. Discharge Information

Does your project/site discharge stormwater into a Municipal Separate Storm Sewer System (MS4)? ☐ Yes ☑ No

Are there any surface waters within 50 feet of your project's earth disturbances? ☐ Yes ☑ No

Receiving Waters and Wetlands Information: (Attach a separate list if necessary)

Surface water(s) to which discharge	Impaired Water	Listed Water Pollutant(s)	Tier 2, 2.5 or 3	Source	TMDL Name and Pollutant
Drainage ditch	No		No	Site Survey	

Describe the methods you used to complete the above table: Please refer to the Source(s) in the above table.

VI. Chemical Treatment Information

Will you use polymers, flocculants, or other treatment chemicals at your construction site? ☐ Yes ☑ No

If yes, will you use cationic treatment chemicals* at your construction site? ☐ Yes ☐ No

If yes, have you been authorized to use cationic treatment chemicals by your applicable EPA Regional Office in advance of filing your NOI*? ☐ Yes ☐ No

If you have been authorized to use cationic treatment chemicals by your applicable EPA Regional Office, attach a copy of your authorization letter and include documentation of the appropriate controls and implementation procedures designed to ensure that your use of cationic treatment chemicals will not lead to a violation of water quality standards.

Please indicate the treatment chemicals that you will use:

* Note: You are ineligible for coverage under this permit unless you notify your applicable EPA Regional Office in advance and the EPA office authorizes coverage under this permit after you have included appropriate controls and implementation procedures designed to ensure that your use of cationic treatment chemicals will not lead to a violation of water quality standards.

VII. Stormwater Pollution Prevention Plan (SWPPP) Information

Has the SWPPP been prepared in advance of filing this NOI? ☑ Yes ☐ No

SWPPP Contact Information:

First Name, Middle Initial, Last Name: Richard Shahdan

Organization: Mega Builders INC

Phone: 774.301.1049 Fax (Optional):

E-mail: kaiser122697@comcast.com

VIII. Endangered Species Protection

Using the instructions in Appendix D of the CGP, under which criterion listed in Appendix D are you eligible for coverage under this permit (only check 1 box)?

☑ A ☐ B ☐ C ☐ D ☐ E ☐ F

Provide a brief summary of the basis for criterion selection listed in Appendix D (e.g., communication with U.S. Fish and Wildlife Service or National Marine Fisheries Service, specific study):MA GIS

If you select criterion B, provide the Tracking Number from the other operator's notification of authorization under this permit:

If you select criterion C, you must attach a copy of your site map (see Part 7.2.6 of the permit), and you must answer the following questions:

What federally-listed species or federally-designated critical habitat are located in your "action area":

What is the distance between your site and the listed species or critical habitat (miles):

If you select criterion D, E, or F, attach copies of any letters or other communications between you and the U.S. Fish and Wildlife Service or National Marine Fisheries Service.

IX. Historic Preservation

Is your project/site located on a property of religious or cultural significance to an Indian tribe? ☐ Yes ☑ No

If yes, provide the name of the Indian tribe associated with the property:

Are you installing any stormwater controls as described in Appendix E that require subsurface earth disturbance? (Appendix E, Step 1) ☑ Yes ☐ No

If yes, have prior surveys or evaluations conducted on the site have already determined historic properties do not exist, or that prior disturbances have precluded the existence of historic properties? (Appendix E, Step 2) ☑ Yes ☐ No

If no, have you determined that your installation of subsurface earth-disturbing stormwater controls will have no effect on historic properties? (Appendix E, Step 3) ☐ Yes ☐ No

If no, did the SHPO, THPO, or other tribal representative (whichever applies) respond to you within the 15 calendar days to indicate whether the subsurface earth disturbances caused by the installation of stormwater controls affect historic properties? (Appendix E, Step 4) ☐ Yes ☐ No

If yes, describe the nature of their response:

☐	Written indication that adverse effects to historic properties from the installation of stormwater controls can be mitigated by agreed upon actions.
☐	No agreement has been reached regarding measures to mitigate effects to historic properties from the installation of stormwater controls.
☐	Other: ____

X. Certification Information

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

First Name, Middle Initial, Last Name: John Keegan

Title: Project Engineer

Signature:

Date: Monday, December 21, 2015

E-mail: jkeegan@sitec-engineering.com

PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

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

SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Proposed O'Reilly Auto Parts by: SITEC, Inc. dated: Rev July 5, 2016

1. Application Information

Street Address: 139 Hathaway Road

Assessor's Map(s): 101 Lot(s) Part 14, 16 & 17, L.C. Lot 11

Registry of Deeds Book: Certificate 14729/Book 79 Page: 461

Zoning District: Mixed Use Business/Industrial B

Applicant's Name (printed): S. B. Realty Limited Partnership

Mailing Address: 100 North Front Street (Street) New Bedford (City) MA (State) 02740 (Zip)

Contact Information: 508-990-8883 (Telephone Number) Email Address

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

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

Site Plans Sheets 1-9
Deed
Narrative
Building

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.

July 14, 2016
Date

Signature of Applicant

CASE 24-16

ATTACHMENT 7 A-G

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

Category

- [ ] Residential
- [x] Commercial
- [ ] Industrial
- [ ] Mixed (Check all categories that apply)

Construction

- [x] New Construction
- [ ] Expansion of Existing
- [ ] Conversion
- [ ] Rehabilitation

Scale

- [ ] < 2,000 gross sq feet
- [x] > 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 Commercial

Proposed Use of Premises: Mixed Use Commercial

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):
Case#19-10 Special Permit Aug 24, 2010; Case #18-15 Special Permit Sept 9, 2015;Case #19-16 Site Plan June 8, 2016

4. **Briefly Describe the Proposed Project:**

The applicant proposes to modify a previously approved site plan, shifting the 7,150 SF retail building and loading/dumpster area to address concerns regarding delivery conflicts, and existing tenant concerns regarding the parking layout.

5. **Please complete the following:**

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	435600+/- SF	0	435600+/- SF
Lot Width (ft)	470+/-'	0	470+/-'
Number of Dwelling Units	n/a	n/a	n/a
Total Gross Floor Area (sq ft)	n/a	n/a	n/a
Residential Gross Floor Area (sq ft)	n/a	n/a	n/a
Non-Residential Gross Floor Area (sq ft)	0	n/a	7,150SF
Building Height (ft)	0	110'	17.5'
Front Setback (ft)	n/a	0	76'
Side Setback (ft)	n/a	0	305'
Side Setback (ft)	n/a	0	207'

Rear Setback (ft)	n/a	10'	610'
Lot Coverage by Buildings (% of Lot Area)	33%	n/a	35%
Permeable Open Space (% of Lot Area)	4%	0	6%
Green Space (% of Lot Area)	4%	0	6%
Off-Street Parking Spaces	371	378	418
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:	n/a	150+/-
b) Number of employees:	0	5
c) Hours of operation:	n/a	8AM-8PM
d) Days of operation:	n/a	6 days
e) Hours of deliveries:	n/a	8AM-8PM

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

7. Planning Board Special Permits:

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

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.

_____

_____

_____

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: S.B. Realty Limited Partnership

at the following address: 100 North Front St, New Bedford, Ma 02740

to apply for: Site Plan Review

on premises located at: 139 Hathaway Road

in current ownership since: October 7, 1985

whose address is: 100 North Front Street

for which the record title stands in the name of: S.B. Realty Limited Partnership

whose address is: 100 North Front Street, New Bedford, MA 02740

by a deed duly recorded in the:

Registry of Deeds of County: _____ Book: _____ Page: _____

OR Registry District of the Land Court, Certificate No.: 14729 Book: 79 Page: 461

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.

7-14-16 _____

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

Land Ct. 28344 E filed with Cert. 14729 B. 79 P. 461 for Lots 114-12.

Book 79 Page 461
DOC. 461
No. 14721

Transfer Certificate of Title.

From Transfer Certificate No. 14728, Originally Registered October 7, 1985, in Registration Book 79 Page 457 for the South Registry District of Bristol County

This is to Certify that S. B. Realty Limited Partnership, a Massachusetts limited partnership having its usual place of business in

Address of Owner: P.O. Box H-3103 New Bedford, Mass.

~~of~~ New Bedford in the County of Bristol and Commonwealth of Massachusetts,

~~xxxxxx~~

is the owner in fee simple as set forth above

Purported Address of Property: 139 Hathaway Road New Bedford, Mass.

of that certain parcel of land situate in New Bedford in the County of Bristol and said Commonwealth, bounded and described as follows:

Southeasterly	by	the northwesterly line of Hathaway Road, six hundred twenty-seven and 14/100 (627.14) feet;
Southerly	by	the northerly line forming the junction of said Hathaway Road and Shawmut Avenue, seventy and 25/100 (70.25) feet;
Southwesterly	by	the northeasterly line of Shawmut Avenue, seven hundred forty and 86/100 (740.86) feet;
Northerly	by	Lots 4 and 7 on plan hereinafter mentioned, four hundred seventy and 49/100 (470.49) feet;
Easterly		ninety-three and 12/100 (93.12) feet, and
Northeasterly		six hundred thirty-eight and 97/100 (638.97) feet, by Lot 7 on said plan.

Said land is shown as Lots 3, 5 and 6 on subdivision plan 28344C, drawn by Raymond L. Viereck, Surveyor, dated May 15, 1963, and filed in the Land Registration Office at Boston, a copy of which is filed in Bristol County (S.D.) Registry of Deeds, in Land Registration Book 42, Page 465, with Certificate of Title No. 8275.

The above described land is subject to and with the benefit of easements and encumbrances as set forth in deed from Arlans Dept. Stores, Inc. to Continental Screw Company, dated June 7, 1963 and registered as Document. No. 22833.

LIGHTING SPECIFICATIONS

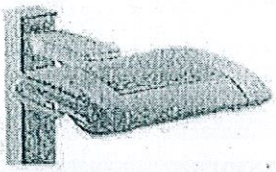
Cree Edge™ Series

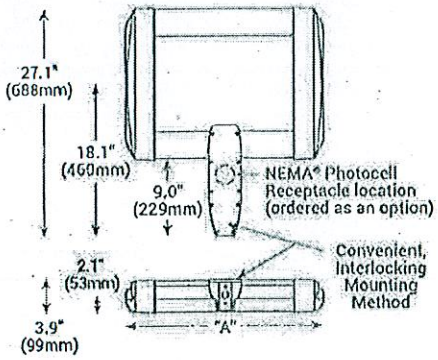
LED Area/Flood Luminaire

Product Description

The Cree Edge Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, Spider, or Side Arm (details on page 2). Includes a leaf/debris guard.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

DA Mount





Performance Summary

- Utilizes BetaLED® Technology
- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- CRI: Minimum 70 CRI
- CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard
- Limited Warranty[1]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

[1] See www.cree.com/lighting/products/warranty for warranty terms

LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)
20	28.1" (713mm)	43 lbs. (20kg)
24	32.1" (814mm)	48 lbs. (22kg)

Accessories

Field-Installed

Bird Spikes
XA-BRDSPK

Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Backlight Control Shields
XA-20BLS-4
- Four-pack
- Unpainted stainless steel

Ordering Information

Example: ARE EDG 2M AA 12 E UL SV 350

Product	Optic			Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current
ARE EDG	1S Type I Short 2M Type II Medium 2MB Type II Medium w/BLS 2MP Type II Medium w/ Partial BLS 2S Type II Short	2SB Type II Short w/BLS 2SP Type II Short w/Partial BLS 3M Type III Medium 3MB Type III Medium w/BLS 3MP Type III Medium w/Partial BLS	4M Type IV Medium 4MB Type IV Medium w/BLS 4MP Type IV Medium w/Partial BLS 5M Type V Medium 5S Type V Short	AA Adjustable Arm DA Direct Arm DL Direct Arm Long R3 Spider, Center Tenon, 2-3/8" to 3" OD - Available with 40-240 LEDs R4 Spider, Center Direct, 4" Square - Available with 40-240 LEDs SA Side Arm - Available with 20-60 LEDs	02 04 06 08 10 12 14 16 20 24	E	UL Universal 120-277V UH Universal 347-480V 34 347V	BK Black BZ Bronze PB Platinum Bronze SV Silver WH White	350 350mA 525 525mA - Available with 20-160 LEDs 700 700mA - Available with 20-60 LEDs
FLD EDG	15 15° Flood 25 25° Flood	40 40° Flood 70 70° Flood	SN Sign N6 NEMA® 6						

Options

- 40K 4000K Color Temperature
  - Minimum 70 CRI
  - Color temperature per luminaire
- DIM 0-10V Dimming
  - Control by others
  - Refer to Dimming spec sheet for details
  - Can't exceed specified drive current
- F Fuse
  - Refer to ML spec sheet for availability with ML options
  - Available with UL voltage only
  - When code dictates fusing, use time delay fuse
- HL Hi/Low (Dual Circuit Input)
  - Refer to HL spec sheet for details
  - Sensor not included
- ML Multi-Level
  - Refer to ML spec sheet for details
  - Intended for downlight applications at 0° tilt
- P Photocell
  - Refer to ML spec sheet for availability with ML options
  - Must specify UL or 34 voltage
- PML Programmable Multi-Level, 30-40' Mounting Height
  - Designed for applications where mounting height is 30-40' A.F.G.
  - Refer to PML spec sheet for details
  - Intended for downlight applications at 0° tilt
- PML2 Programmable Multi-Level, 20' Mounting Height
  - Designed for applications where mounting height is 20' A.F.G.
  - Refer to PML spec sheet for details
  - Intended for downlight applications at 0° tilt
- R NEMA® Photocell Receptacle
  - Intended for downlight applications with maximum 45° tilt
  - Photocell by others
  - Refer to ML spec sheet for availability with ML options

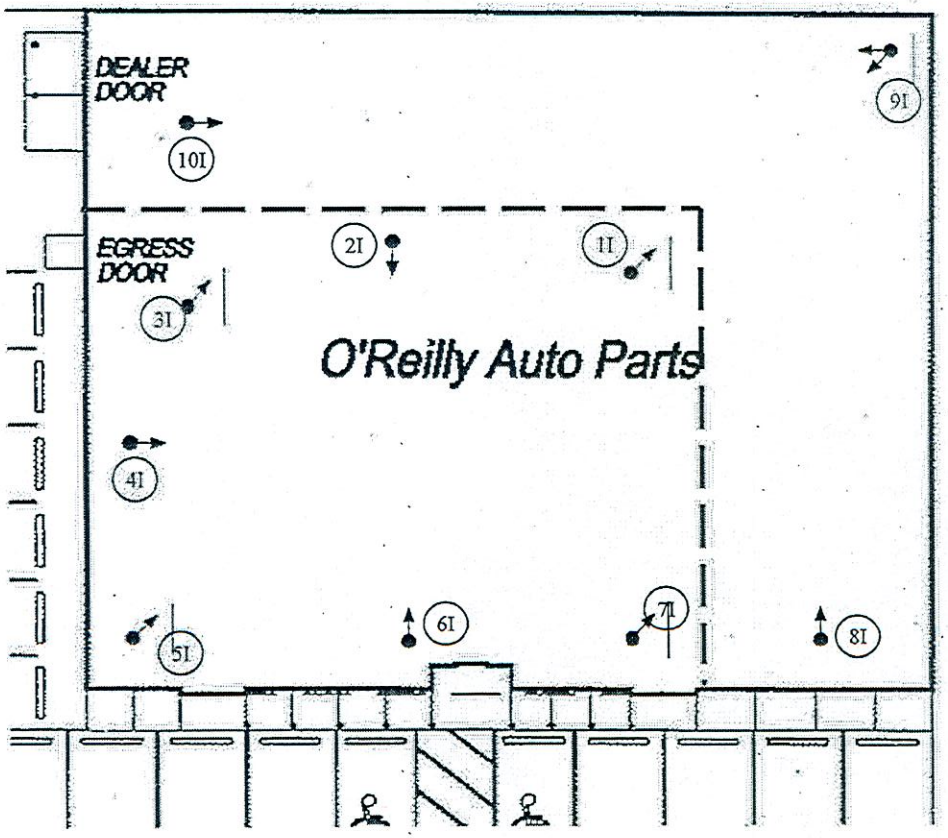
* Reference EPA and pole configuration suitability data beginning on page 24

ELEVATION

SIGN DETAILS

FLOOR PLAN

O'Reilly Auto Parts – Interior Photo Documentation Points



WORK LETTER EXHIBIT B-2

Date: 11/03/2007

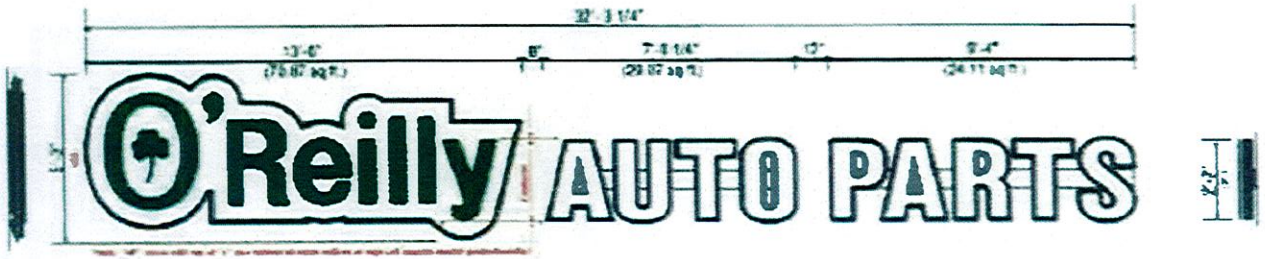
EXHIBIT C-2

RED BACKGROUND

Sample Store Front LayoutNTS

*NTS

EXHIBIT C-1



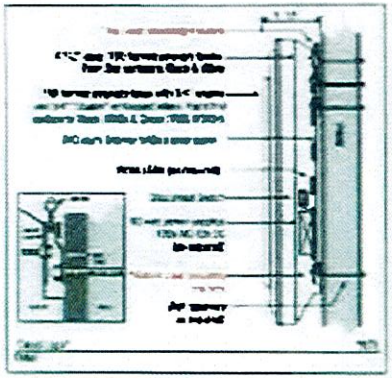
Side View "O'Reilly"

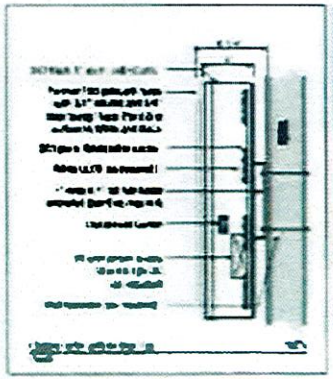
Front View

Side View "AUTO PARTS"

Formed Cloud Logo with "AP" Formed Caps & Channel Returns

Parts 53-31-L-CldLogo&CldRe-WFC





O'Reilly AUTO PARTS

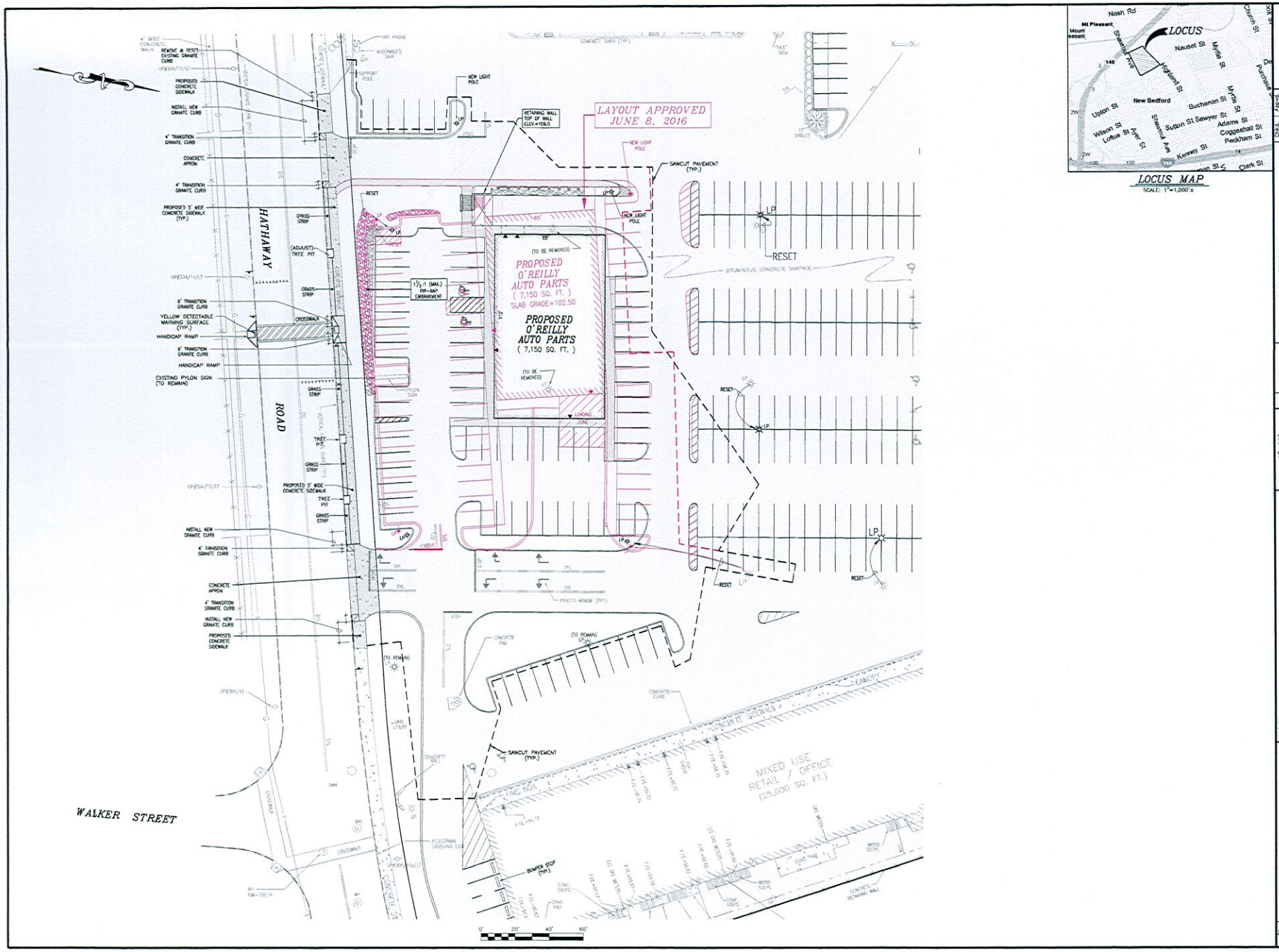
Formed Embossed Cloud Logo
AUTO PARTS Channel Letters
with Formed Embossed Caps

2 - 11

O'Reilly AUTO PARTS

3

BARGAIN OUTLET
PRICE RITE
The original
BOB'S DISCOUNT
Rent-A-Center



No.	Date	Revision Description	Chk'd	Appd

project: PROPOSED O'REILLY AUTO PARTS
139 HATHAWAY ROAD
NEW BEDFORD, MASSACHUSETTS

client: S.B. REALTY LIMITED PARTNERSHIP

drawing title: MODIFICATION TO APPROVED PLAN

scale: 1"=20'
date: JULY 1, 2016
drawn: NAD
checked: SDG
approved: SDG

sheet 1 of 1
drawing number: MTAP-1

SITEC
SITEC, Inc.
433 Faunce Corner Road
Dartmouth, MA 02747
Tel (508) 992-2354
Fax (508) 992-7354
www.SITEC-ENGINEERING.com
Civil and Environmental Engineering
Land Use Planning

Acad No. NB 07-3977
MODIFICATION TO APPROVED PLANNING
File No. 07-3977

ATTACHMENT 9