



CITY OF NEW BEDFORD
Jonathan F. Mitchell, Mayor

Department of Public Infrastructure

Jamie Ponte
Commissioner

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance
Forestry
Energy

Memorandum

TO: City of New Bedford Planning Board

FROM: Jamie Ponte, Commissioner *JP* *YMS*

DATE: March 17, 2021

SUBJECT: Commercial Building Conversion – Site Plan
WS Shawmut Ave (formerly known as 969 Shawmut Ave)
Plot 121, Lots 63 & 40

The City of New Bedford (City) Department of Public Infrastructure (DPI) has reviewed the submitted plan dated February 9, 2021, prepared by Allen & Major Associates, Inc. along with all supporting documents submitted for the redevelopment of the above referenced site. The following summarizes DPI's comments to the proposed site plan:

1. Proposed project site contains two separate parcels, which may have to be combined for zoning purposes. Plans shall be revised to define both parcels (lot 40 & lot 63) for the site and revise cover sheet and title block.
2. Engineer must update plans to clearly show all utilities, including labeling of sizes and material type for all utility mains within the Right of Way and existing services to the property.
3. Commercial driveways are subject to Traffic Commission Board approval prior to release of the driveway permit from DPI.
4. Driveways must be built in accordance with City's construction standards which requires 90-degree alignment from the roadway with four-foot vertical granite curb transitions to either side. Also, all driveways within the City layout must be cement concrete. Site plan proposes radius curb with hot mix asphalt, revise plans to meet New Bedford construction standards.

5. Developer to install vertical granite curb along Shawmut Ave for the entire frontage of the site.
6. Proposed wheelchair ramps at driveway aprons to be eliminated. ADA compliant crossing incorporated in City design specs for driveways.
7. Developer to install new 5.0' wide cement concrete sidewalks with 4.0' wide grass ribbon between the proposed granite curb and the proposed cement sidewalks.
8. Developer to plant trees within the grass ribbon area of sidewalk layout of Shawmut Ave. Trees are to be spaced a minimum of 40 feet and maximum of 60 feet apart on center. Contact DPI Engineering Division for list of approved species to be planted at this location.
9. No private signs to be installed within City Layout.
10. Developer to check condition of existing sewer and water services proposed to be maintained and reused.
11. Any existing water and/or sewer services to be abandoned or old unused services pertaining to the parcel are to be capped in accordance with the City's construction standards. Water services are to be capped at the main. Sewer services are to be capped at the property line.
12. Any roof leaders and/or sump pump connections to the City's sewer system are to be disconnected and redirected to the on-site infiltration system, or pervious areas.
13. All utilities to be installed or modified, are to be in accordance with City of New Bedford construction standards.
14. Refer to Sheet C-500. Revise full depth pavement section detail to show 1 ½" top course and 2 ½" binder course for hot mix asphalt within City layout.
15. Refer to Sheet C-501. Revise concrete sidewalk to show a depth of 4 inches for cement concrete. Revise typical section for commercial driveway apron to meet City of New Bedford construction standards for driveways with ADA compliant sidewalk through.
16. Developer to comply with the City of New Bedford's Stormwater Rules and Regulations for a redevelopment project. Coordinate with DPI's Engineering Division for further discussion of site runoff mitigation and stormwater report provided.
17. Permits for driveways, sidewalk and utilities must be obtained from the Department of Public Infrastructure Engineering Division. Coordinate with DPI for construction related inspections of stormwater, water and wastewater infrastructure.

18. The developer must contact DPI's Engineering Division to assign the legal address number that corresponds to the door to be used as the main entrance of the building. Applicant shall not proceed with any advertising for the project under the old address number.
19. Developer must schedule a pre-construction meeting with DPI's Assistant City Engineer prior to the start of construction. DPI will not signoff of any/all permits until the preconstruction meeting has taken place.
20. DPI requires a final plan set to be submitted that reflects all revisions made prior to the start of construction and/or issuance of any permits.
21. Upon completion of work, Developer must submit a stamped as-built drawing of all utility work prior to Certificate of Occupancy being issued.

Cc:

Department of Inspectional Services
Department of Resiliency and Environmental Stewardship
True Storage New Bedford, LLC
Allen & Major Associates, Inc.