



**CITY OF NEW BEDFORD**  
Jonathan F. Mitchell, Mayor

## Department of Public Infrastructure

Jamie Ponte  
Commissioner

Water  
Wastewater  
Highways  
Engineering  
Cemeteries  
Park Maintenance  
Forestry

## Memorandum

TO: City of New Bedford Planning Board

FROM: Jamie Ponte, Commissioner

DATE: August 10, 2021

SUBJECT: Nash Rd Self Storage– Site Plan  
ES Edison St (f.k.a. 40 Edison St)  
Plot 107, Lots 105 & 109

The City of New Bedford (City) Department of Public Infrastructure (DPI) has reviewed the submitted plan titled "Site Plan- 40 Edison St- Assessors Map 107 Lots 105 & 109- New Bedford, MA" last dated June 28, 2021, prepared by Farland Corp., 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. The proposed project contains multiple parcels. No recorded ANR plan to date that reflects the reconfigured lot lines on the proposed plan set for this Site Plan Review has been submitted.
2. Developer to install new, separated fire supply service. Existing shared fire suppression line between Lots 109 & 220 (easterly abutting parcel) is to be retained by Lot 220 with an easement to be recorded. Developer must cut and cap all connections to the existing fire supply line. Engineer to revise plans accordingly.
3. Developer to obtain a utility easement for the existing underground electric service located on Lot 220.
4. Commercial driveways are subject to Traffic Commission Board approval prior to release of the driveway permit from DPI.
  - a. Developer to install new driveway apron on Nash Road. Existing driveway does not align with chain link fence opening into the property.

- b. Driveways must be built in accordance with City construction standards, 90-degree alignment from the roadway with four-foot vertical granite curb transitions to either side. Engineer to revise "pavement saw-cut line" and "vertical granite curb" work shown on plan set.
5. Edison Street is a 50' wide right-of-way with 13' wide sidewalks and 24' wide roadway. Engineer to revise plans accordingly for sidewalk width and curb line alignment. Refer to Sheet 6 of 9: Engineer to revise proposed sidewalk layout of Edison St to be 0.5' granite curb, 5.5' grass ribbon, 5.0' cement concrete sidewalk, 2.0' grass ribbon.
6. Engineer to revise existing and proposed granite curb line along Edison Street and Belleville Road. Plan set shows a curb alignment offset of the drainage structures (Bradley Heads) set into the sidewalk. Existing field conditions are that the granite curb and face of the Bradley Head are in one continuous gutter line, no jog or offset. Contractor to install new Bradley Head covers; covers to be supplied by DPI.
7. Engineer to correct the mislabeling of existing Bradley Head on the Nash Road side of this site's frontage.
8. Developer to install new ADA compliant wheelchair ramps at the northeast corner and southwest corner at the intersection of Edison Street & Belleville Road.
9. Developer to install new 5.0' wide cement concrete sidewalks with 4.5' wide grass ribbon along property line limit of frontage on Nash Road.
10. Refer to Sheet 8 of 9: "Accessible Ramp Type A" shall have cement concrete for transition curb wings, not landscaped area. Also, all wheelchair ramps and driveway aprons shall be 6 inches in depth, with fibers or reinforcing mesh.
11. Developer to plant one additional tree within the grass ribbon area of sidewalk layout of Nash Rd, east of existing street tree. Proposed trees are to be spaced minimum of 40't to a maximum of 60' apart on center. Contact DPI Engineering Division for list of approved species to be planted at this location.
  - a. Plans should be revised to label existing street trees located on Edison Street from Belleville Road to northerly proposed driveway apron.
12. Refer to Sheet 6 of 9:
  - a. Engineer must update plans to label sizes and material type for all proposed services to the site.
  - b. Engineer must update plans to show existing fire suppression line along the east side of the exiting building.



13. 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. Refer to Sheet 4 of 9: Engineer to update plan to include all water services and sewer service to be capped.
14. 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.
15. This project is not exempt from stormwater mitigation. Refer to City of New Bedford Code of Ordinances Sec. 16-134 and the City of New Bedford Stormwater Management Rules and Regulations (SMRRs) for a Redevelopment project (these SMRRs are available on the City of New Bedford website at <https://www.newbedford-ma.gov/public-infrastructure/wastewater/>). The applicant must submit a compliant stormwater management plan and obtain a Stormwater Permit from DPI.
16. All utilities to be installed or modified, are to be in accordance with City of New Bedford construction standards.
17. Gravel subbase detail to meet City construction standards and specifications for sidewalks and driveways within City Layout. Engineer to revise plan.
18. Water trench detail is missing pipe size. Engineer to revise plan.
19. Contact DPI Engineering Division for list of approved species to be planted within Edison St, Nash Rd and Belleville Rd Right-of-Way (sidewalk's grass ribbon area).
20. 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 sidewalk, driveway, stormwater, water and wastewater infrastructure.
21. Area of impact is greater than one acre. Owner must file a NPDES permit and supply a copy to DPI's Engineering Division. Coordinate sedimentation and erosion control site inspections with DPI Engineering Division. Refer to the City's SMRR for additional requirements.
22. 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.
23. 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.

24. 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.
25. 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  
Bravo Development  
Farland Corp.