



ENGINEERING A BETTER TOMORROW

ENGINEERING | SITEWORK | LAND SURVEYING | DEVELOPMENT

*Servicing the Northeast*

September 3, 2021

City of New Bedford  
Jennifer Carloni, Director of City Planning  
Planning Board  
133 William Street, Room 303  
New Bedford, MA 02740

**RE: 40 Edison Street  
New Bedford, MA 02745**

Dear Jennifer,

We have enclosed a response letter and revised Site Plans in response to the comment letter prepared by Jamie Ponte, Commissioner dated August 10, 2021 in regards to their review of the Site Plans.

We trust the attachments noted above and included herewith will provide the necessary documentation to address their comments. If you should have any questions, please feel free to contact us.

Very Truly Yours,

FARLAND CORPORATION, INC.

*Christian A. Farland*

Christian A. Farland, P.E., LEED AP  
Principal Engineer and President

**cc:** File, Client

## DPI COMMENTS

### **Comment #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.*

**The applicant has had an Approval Not Required Plan prepared and endorsed by the City Planner on August 5, 2021 and is recorded at the Bristol County Registry of Deeds in Plan Book 183 Page 27. A copy of the endorsed plan will be provided.**

### **Comment #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.*

**Farland Corp. has added Easement's "A" and "B" to sheet 5 of the revised the plan set.**

### **Comment #3:**

*Developer to obtain a utility easement for the existing underground electric service located on Lot 220.*

**The developer will be abandoning the existing underground electric service and is proposing a new underground electrical service at the south east corner of the property as depicted on sheet 6 of the revised plan set.**

### **Comment #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.*

**New concrete driveway aprons are proposed at all driveway locations and shown on sheet 5 of the revised plan set.**

*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.*

**Farland Corp. has revised the plans accordingly.**

**Comment #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.*

**Farland Corp. has revised the plans accordingly.**

**Comment #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.*

**Plans depict a concrete apron in front of some of existing Bradley Heads and not a curb misalignment. Labels for these concrete aprons have been added to sheet 3 of the revise plan set for clarification.**

**Comment #7:**

*Engineer to correct the mislabeling of existing Bradley Head on the Nash Road side of this site's frontage.*

**Farland Corp. has revised the plans accordingly.**

**Comment #8:**

*Developer to install new ADA compliant wheelchair ramps at the northeast corner and southwest corner at the intersection of Edison Street & Belleville Road.*

**Farland Corp. has revised the plans accordingly.**

**Comment #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.*

**Farland Corp. has revised the plans accordingly.**

**Comment #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.*

**Farland Corp. has revised the plans accordingly.**

**Comment #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' 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.*

**Farland Corp. has revised the plans accordingly.**

**Comment #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.*

**Farland Corp. has revised the plans accordingly.**

*b. Engineer must update plans to show existing fire suppression line along the east side of the exiting building.*

**Farland Corp. has revised the plans accordingly.**

**Comment #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.*

**Farland Corp. has revised the plans accordingly.**

**Comment #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.*

**Roof leaders have been connected to the on-site infiltration system to the maximum extent.**

**Comment #15:**

*This project is not exempt from storm water 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.*

**Farland Corp. has revised the site plans to comply with the stormwater rules and regulations to the maximum extent. Please see letter from River Hawk Environmental in regards the limitation to infiltration on-site.**

**Comment #16:**

*All utilities to be installed or modified, are to be in accordance with City of New Bedford construction standards.*

**All utilities installed will be in compliance of the construction standards.**

**Comment #17:**

*Gravel subbase detail to meet City construction standards and specifications for sidewalks and driveways within City Layout. Engineer to revise plan.*

**Farland Corp. has revised the plans accordingly.**

**Comment #18:**

*Water trench detail is missing pipe size. Engineer to revise plan.*

**Farland Corp. has revised the plans accordingly.**

**Comment #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).*

**Farland Corp. has revised the plans accordingly.**

**Comment #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.*

**The developer will pull all necessary permits required and will coordinate construction with DPI as requested.**

**Comment #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.*

**The applicant will file a NPDES permit prior to construction.**

**Comment #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.*

**The applicant will notify DPI prior to construction.**

**Comment #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.*

**The developer will schedule a pre-construction meeting prior to construction as requested.**

**Comment #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.*

**Farland Corp. will provide DPI a final plan along with the building permit application.**

**Comment #25:**

*Upon completion of work, Developer must submit a stamped as-built drawing of all utility work prior to Certificate of Occupancy being issued.*

**The developer will provide a stamped as-built drawing upon completion.**

If you have any questions or require any further information, please contact this office at (508) 717-3479.