

STONEFIELD

September 1, 2021

Jamie Ponte
City of New Bedford
Department of Public Infrastructure
133 William Street, Room 303
New Bedford, MA 02740

**RE: Proposed Starbucks with Drive-Thru
Block 93, Lots 168, 169 & 275
0 & 8 Mitchel Street & 171 Coggs Hall Street
City of New Bedford, Bristol County, Massachusetts**

Jamie:

Stonefield Engineering and Design, LLC are pleased to submit documents to address the comments contained in the Department of Public Infrastructure's Review Letter. Please find the following items enclosed.

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Site Plan Set	09-03-2021	12	Stonefield Engineering & Design
Stormwater Management Report	07-01-2021	12	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the abovementioned report dated August 11, 2021:

- 1. The proposed project contains multiple parcels. No recorded ANR or 81X plan to date that reflects the reconfigured lot lines on the proposed plan set for this Site Plan Review has been submitted.*

Updated survey will be provided under separate cover.

- 2. It is recommended that the Technical Memo, dated July 1, 2021 prepared by Stonefield Engineering & Design, regarding the Traffic Impact Assessment prepared for the new development of this site undergo peer review by the City's traffic engineer consultant.*

Acknowledged. The Traffic Impact Assessment will be peer reviewed by the City's traffic engineer consultant.

- 3. Commercial driveways (modification, closure or creation of new driveways) are subject to Traffic Commission Board approval prior to release of the driveway permit from DPI.*

Acknowledged.

- 4. 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 all "proposed concrete curb" work in City right-of-way called for on the plan set to granite curbing meeting City standards.*

The plans will be updated to include "proposed granite curb" work in City right-of-way to meet City standards on the Site Plan (Sheet C-4).

- 5. Close in existing driveway apron on Mitchell Street leading to lot 168. Developer to install 6" wide vertical granite curb with full width cement concrete sidewalks.*

STONEFIELDENG.COM

1 BEACON STREET, FLOOR 15, BOSTON, MA 02108

617.203.2076 T.
201.340.4472 F.

The plans will be updated to include granite curb on Mitchell Street to lot 168 on the Site Plan (Sheet C-4).

6. *Coggeshall Street driveway is shifting westerly from existing location. Developer to remove and reset granite curb transition on easterly side of previous driveway apron.*

Limit of proposed granite curb will be updated on the Site Plan (Sheet C-4).

7. *Coggeshall Street was paved in June 2017 and is currently still within the five-year moratorium for restriction of any work within the roadway. If timeline of this project requires disturbance of Coggeshall Street prior to the Summer of 2022, a waiver must be submitted to DPI for written approval from the Commissioner.*

Acknowledged.

8. *Any disturbance to the roadway of Coggeshall Street will require that final restorations include paving the patch from curb to curb with infrared at the seams and thermoplastic pavement markings replaced. Engineer to revise plan set accordingly.*

Note will be added to the plans on the Site Plan (Sheet C-4) regarding the contractor to perform final curb to curb restorations along Coggeshall Street.

9. *Truck turn plan provided for firetrucks demonstrations the need for the truck to ride up and over the westerly curb line of Mitchell Street. There is concern that this same maneuver will occur when delivery trucks enter and exit the site. DPI recommends a Autoturn plan be submitted showing delivery truck turns (WB-50). Depending on the findings of this, the City may require additional modifications to the Mitchell Street sidewalk.*

The plans will be revised to include a truck turning plan to include delivery truck (SU-40). Starbucks will be using this size vehicle for deliveries in this market.

10. *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.*

The plans have been revised to include all labeling of sizes and materials for type of all utility mains within the Right of Way and existing services to the property. Please refer to the Utility Plan (C-6).

11. *Proposed 15" HDPE drainage overflow to City's system; HDPE pipe not allowed within CityROW. Also, all services must enter City layout perpendicular to the roadway/utility main. The proposed angular entry traversing Coggeshall Street not allowed. Revise plans accordingly and provide a detail for the service connection into the City's 6'x 3' RC box culvert on Coggeshall Street.*

The Grading Plan (C-5) will be revised to show the drainage pipe to connect perpendicular with the existing manhole structure located within Coggeshall Street. The material of the proposed drainage pipe will be revised to be RCP. Detail will be provided for the connection to the existing drainage manhole.

12. *Oil/water separator to be placed at the inlet connection of the infiltration system, not the outlet pipe. Engineer to revise plans.*

The existing system does not include an oil/water separator and the system is to provide proper water quality measures for the BMP proposed.

13. *Proposed sewer service connection to be direct entry into City's sewer manhole located in Coggeshall St. Sewer manhole is epoxy lined. Contact DPI Engineering for further discussion and requirements for restoration of the wall of the epoxy-lined manhole structure.*

Proposed sewer service connection will be updated to be a direct entry into City's sewer manhole located in Coggeshall Street as shown on Grading Plan (Sheet C-5) and Utility Plan (Sheet C-6). Coordination ongoing with the DPI Engineering for further discussion and requirements for restoration of the wall of the epoxy-lined manhole structure.

14. *Refer to Sheet C-6: The curb stop for the proposed 2" domestic water service must be located 1.5' from face of the curb, not property line. Also, the clean out for the proposed 6" PVC gravity sewer service must be located 2' off property line, into City Layout not private property. Engineer to revise plans.*

The location of the water valve for the 2" domestic water service and the cleanout for the 6" PVC gravity sewer will be updated on the Utility Plan (Sheet C-6).

15. *Water meter to be installed at point of direct entry into the building.*

Water meter will be installed at point of direct entry into the building. Refer to Architectural plans.

16. *No proposed fire supply service to be installed. Fire supply cannot be tapped off domestic service connection. If fire suppression system is required, Engineer to revise plans and show proposed location, size and pipe material for fire supply service.*

No proposed fire supply service to be installed at this time. Plans will be revised accordingly to show proposed location, size, and pipe material for fire supply service if required.

17. *Refer to Sheet C-11: Full Depth Asphalt Pavement Detail to be revised to 2.5" HMA binder course and 1.5" top course. Curb Ramp with flares detail should be revised to be in accordance with New Bedford specs.*

The Full Depth Asphalt Pavement Detail will be revised to be 2.5" HMA binder course and 1.5" top course. Curb Ramp with Flares Detail will be updated. Please see Construction Details (Sheet C-11)

18. *Refer to Sheet C-12: Utility Trench Detail to be revised to for utility install depths and allowable fill requirements (Refer to City construction standards) as backfill material.*

The Utility Trench Detail will be updated on Construction Details (Sheet C-12) to include the utility installation depths and allowable backfill material as per the City construction standards.

19. *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 C-3: Engineer to update plan to include all water services and sewer service to be capped.*

Existing water and/or sewer services located on the parcel will capped in place at the appropriate locations based on the City's construction standards. The Demolition Plan (Sheet C-03) will be updated accordingly.

20. *All utilities to be installed or modified, are to be in accordance with City of New Bedford construction standards and are to be performed by a City-approved bonded contractor.*

Acknowledged.

21. *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.*

Acknowledged.

22. *Is the grease trap proposed for inside the building? Developer to contact DPI's IPP/FOG Engineer for grease trap maintenance and inspection permit.*

The grease trap is proposed inside the building as indicated in the Architectural Plans. Developer will coordinate with the DPI's IPP/FOG Engineer regarding maintenance and inspection permit.

23. *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 any of the old address numbers.*

Acknowledged.

24. *Developer must schedule a pre-construction meeting with DPI's Assistant City Engineer prior to the start of construction. DP! will not signoff of any /all permits until the preconstruction meeting has taken place.*

Acknowledged.

25. *DP 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.*

Acknowledged.

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

Acknowledged.

Please contact our office if you have any questions or comments regarding this submission.

Best regards,



Jake Modestow, PE
Stonefield Engineering and Design, LLC

Via FedEx

BOS\2020\BOS-200026-Alrig-NEC Coggeshall Street & Mitchell Street, New Bedford, MA\Correspondence\Outgoing\City or Township\2021-09-01_Response Letter.docx