



Department of Public Infrastructure

Jamie Ponte
Commissioner

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance
Forestry

CITY OF NEW BEDFORD

Jonathan F. Mitchell, Mayor

Memorandum

TO: City of New Bedford Zoning Board of Appeals

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

DATE: November 15, 2021

SUBJECT: Temple Landing II – Site Plan
SW corner of Middle St x Ash St
Plot 51, Lots 504 & 72

The City of New Bedford (City) Department of Public Infrastructure (DPI) has reviewed the revised plan dated 10/15/2021, prepared by Dream Collaborative LLC & Nitsch Engineering, along with all supporting documents submitted for the development of the above referenced site. The following summarizes DPI's comments to the proposed site plan:

1. The proposed project contains 2 separate parcels which may have to be combined for zoning purposes.
2. Commercial driveways are subject to Traffic Commission Board approval prior to DPI permit signoff.
3. 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. Site plan proposes radius curb with hot mix asphalt, revise plans to meet New Bedford construction standards.
4. Proposed on-street parallel parking area on Middle St must be reduced from 8.0' to 7.5' wide. City layout for sidewalk on Middle St is 11' wide. A minimum 3.0' wide path of travel for the concrete sidewalks (not including the 6" granite curb) must be maintained within City Layout for ADA compliance.
5. Applicant to submit Stormwater Report for review by DPI Engineering.
6. Developer to plant additional street trees on Elm St side of property's frontage. Contact DPI Engineering Division for list of approved species to be planted at this location.

7. Proposed bike racks are located within City Layout. If these are to remain within City Layout, must maintain 36" clearance on the sidewalk to meet ADA compliance. Coordinate with DPI for bike rack style to be purchased in order to maintain Standard of Appearance of street furniture throughout the City.
8. The proposed parking spots, parallel to Middle Street, are not the standard curb line of Middle Street, therefore, the City is not responsible for clearing those parking spaces to the curb line located during snow removal operations.
9. All utilities to be installed or modified in accordance with City of New Bedford standards.
 - a. Refer to Sheet C704: Water trench detail to be revised for backfill material to be flowable fill, not ordinary borrow. Also, water mains and services are a minimum of 4.5' to a maximum of 5.5' in depth.
 - b. Refer to Sheet C600: proposed sewer service must include a clean out, located 2' off property line, into City Layout (sidewalk).
10. Permanent trench repair patch shall be curb-to-curb from north line of the sewer service trench to south line of the water service trench.
11. Permits for driveways, sidewalk and utilities must be obtained from the Department of Public Infrastructure Engineering Division.
12. Developer must contact DPI's Engineering Division to verify the legal address number that corresponds to the door which is to be used as the main entrance of the building. Applicant shall not proceed with any advertising for the project under an assumed address number.
13. 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.
14. DPI requires a final plan set to be submitted that reflects all revisions made prior to the start of construction and/or any permits to be issued.
15. Upon completion of work, Developer must submit a stamped As-built drawing of all utility work prior to Certificate of Occupancy being issued.

Cc:

Planning Department
Department of Inspectional Services
Department of Resiliency and Environmental Stewardship
POAH United Front Four, LLC
Nitsch Engineering