



## Department of Public Infrastructure

**Jamie Ponte**  
**Commissioner**

**Water**  
**Wastewater**  
**Highways**  
**Engineering**  
**Cemeteries**  
**Park Maintenance**  
**Forestry**

### **CITY OF NEW BEDFORD**

**Jonathan F. Mitchell, Mayor**

To: Matt De Thomas, Vice President D.F. Pray

From: Jamie Ponte, Commissioner

Date: September 11, 2023

RE: The Caravela Apartments  
SS Union Street (fka 278 Union St)  
Plot 46, Lots 18 & 21

The City of New Bedford (City) Department of Public Infrastructure (DPI) has reviewed the submitted plan dated June 1, 2023, prepared by DHK Architects 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 project plans have a date of June 1, 2023. The original civil plans submitted have a date of July 12, 2021 with revisions on October 25, 2021. A new plan set with the original plan date and any /all changes to the plans tracked by revision date is required.
2. The cement concrete used at the Union Street project was dyed with color pigments. All cement concrete required within the City layout as part of this project must match the color and texture of the Union Street project. The finished cement concrete must be similar in color and texture so as to not notice any difference in materials, colors, or shading compared to the Union Street project. Coordinate with DPI for color and manufacturer of dyes used.
3. The scale labeled on the plan set dated June 1, 2023 is illegible. A plan set with a readable and usable scale is required.
4. Plans dated June 1, 2023 show updated existing conditions on sheet C002. All other sheets show out-of-date existing conditions.
5. Comments from the Technical Memo from GALE, stated in comment 13 the exiting curb cut on Eighth Street will remain open to maintain access for trash receptacles. This driveway was closed in, plans should be updated to show accurate existing conditions information.

6. Prior to approval, please forward stamped and signed drawings, any revised calculations, and additional supporting documentation as requested.
7. Contact the DPI to schedule a preconstruction meeting once all comments have been addressed and the DPI has received updated plans, details, and supporting documentation.
8. Following construction, Record Drawings are required prior to final sign off. Record Drawings shall be stamped by a Registered Professional Engineer in the Commonwealth of Massachusetts.
9. Work on this project will occur directly adjacent to the City's reconstruction of Union Street. Work on this project includes the installation of new water, sewer and stormwater utilities followed by full roadway reconstruction including new sidewalks, ADA compliant wheelchair ramps and paving. Please refer to the comments on the previous memo regarding needed coordination between the City and project construction.
10. Refer to previous DPI Memorandum, date August 10, 2021, for comments that must still be addressed and/or adhered to by the applicant:

The attached memo dated August 10, 2021 is highlighted to show which comments were either unaddressed or addressed insufficiently and are required before DPI permits can be approved.

Attachments: City of New Bedford Memo dated August 10, 2021.

CC: Planning Department  
Department of Inspectional Services  
Department of Resiliency and Environmental Stewardship



## CITY OF NEW BEDFORD

Jonathan F. Mitchell, Mayor

## Department of Public Infrastructure

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# Memorandum

TO: City of New Bedford Planning Board

FROM: Jamie Ponte

DATE: August 10, 2021

SUBJECT: The Caravela Apartments  
SS Union Street (fka 278 Union St)  
Plot 46, Lots 18 & 21

Comments that still need to be  
addressed are highlighted as shown:

The City of New Bedford (City) Department of Public Infrastructure (DPI) Engineering Division has reviewed the submitted site improvements proposed at the above referenced location. The proposed improvements include the demolition of an existing structure and the construction of a new five story, mixed use building with 53 residential apartments, 18 parking spaces, and ground level retail or community space. Additional site improvements include site grading and work within the City right-of-way to restore sidewalks and install new utilities.

Prior to approval, please forward stamped and signed drawings, any revised calculations, and additional supporting documentation as requested.

Contact the DPI to schedule a preconstruction meeting once all comments have been addressed and the DPI has received updated plans, details, and supporting documentation.

Following construction, Record Drawings are required prior to final sign off. Record Drawings shall be stamped by a Registered Professional Engineer in the Commonwealth of Massachusetts.

Work on this project will occur directly adjacent to the City's reconstruction of Union Street. Work on this project includes the installation of new water, sewer and stormwater utilities followed by full roadway reconstruction including new sidewalks, ADA compliant wheelchair ramps and paving. Please refer to the comments below regarding needed coordination between the City and project construction.

## Site Review Comments

The following summarizes the comments associated with the site improvements:

- 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.
- The project proposed to close in two existing driveways. Driveway permits are subject to Traffic Commission approval. Contact DPI to begin driveway permit process and submittal to Traffic Commission.
- The proposed driveway entrance to be installed by the City under the Union Street project on Eighth Street is shown as being used as a construction entrance. Coordinate with the DPI on the timing of construction so that the City can modify its proposed work on Eighth Street to coincide with the project's construction timeline accordingly.
- Permits for sidewalk, driveway, water, sewer and storm drain must be obtained from DPI Engineering Division. All utilities to be installed in accordance with the City of New Bedford standards.
- An oil water separate is proposed to accept drainage flow from the parking garage. This is proposed to be discharged to the sewer system. Engineer to revise plans, this connection should tie into the stormwater main, not sewer main. Coordinate with the Wastewater Division Industrial Pretreatment Program regarding this discharge and the need for any permits.
- Existing water and sewer services to the property are not shown. Engineer to indicate these on the plan and abandon and/or cap as required by City standards.
- All unused services must be cut and capped in accordance with the City of New Bedford construction standards (sewer at the property line, water services 2-in and larger removed from the main and water services smaller than 2-in at the corporation).
- The plans must show all existing utilities with size and material type noted including service connections. Coordinate with Eversource Gas as required to obtain missing data. Coordinate with the DPI Engineering Division for any required record plans or the Union Street reconstruction drawings that show existing conditions utility information.
- On Sheet G003 – the sewer in Union Street is shown as a 12-in. The sewer is 24-in in diameter and is brick. This sewer is being upgraded to a 15-in PVC pipe. Refer to the Union Street improvements drawings. Also Sheet C001 notes the existing sewer as 24-in brick.

- On Sheet G003 – there is an existing catch basin in the parking lot that captures runoff. No discharge location is shown. Provide this on the drawings. If this discharges to the sewer system, the pipeline shall be cut, plugged and abandoned at the property line per City standards. Please coordinate with DPI if filming or dye testing is required and city assistance is needed to help locate the location of the drain as it crosses the property line.
- Confirm there are no coal shoots located under the sidewalk in Union Street that would need to be abandoned and filled in as part of this project.
- A significant amount of security fencing is shown:
  - On Eight Street, the fencing shall not be any more than 8-ft from the face of the curbing. Because metered parking will be blocked, coordinate with the Traffic Commission for approval.
  - On Union Street, no security fencing is proposed. This shall be shown.
  - If scaffolding is needed to construct the building and it is installed in the City right of way, Traffic Commission approval is required. Access shall be maintained under the scaffolding for pedestrian access that is ADA compliant.
  - A screen shall be provided that has a minimum 95-percent opacity.
  - Fencing shall be installed as shown on the plan not as “necessary” which is noted on Sheet C002.
- Submit to the DPI a traffic and pedestrian control plan which at a minimum shall be designed in accordance with MUTCD standards. The plan shall show sign and barricade placements as well as any other pertinent information.
- Work is proposed to mill a small area adjacent to curbing to be reset. Portions of this milling are located in areas to be paved under the Union Street improvements project. No milling of newly paved streets will be allowed. Coordinate work with the DPI.
- Any roadway markings disturbed shall be repainted in accordance with City standards.
- Submit to the City a dewatering and drainage plan. Discharge to the sewer system is not permitted. Should discharge to the stormwater system be required, obtain the required permits from the EPA. Submit all permits to the DPI. Discharges shall not interfere with the work being performed on the Union Street improvements project.
- Hauling of materials along Union Street or Eight Street (newly paved areas only) will not be permitted to mitigate damage to new pavement.



- Provide the DPI with a dust control plan. In addition to dust management, the plan shall also include provisions for street sweeping of Union Street, Spring Street and Eight Street to ensure the right-of-way is maintained and truck washing provisions to mitigate transport of debris on haul routes. The DPI reserves the right to require additional street sweeping as needed.
- Erosion and sedimentation controls are not shown on the Drawings. Update the plans to show placement of such devices. These shall be maintained in accordance with the approved plans and the City's stormwater management standards.
- On Sheet C002 – The existing cobra head street light is shown to “remain”. This shall be removed and a new concrete base with new “New Bedford” style post with LED luminaire to be installed by DPI. Coordinate construction for scheduling of this work.
- On Sheet C002 – the two existing handicap parking signs shall be removed and reset on new posts. In addition, there is an existing ornamental street sign on the northeastern corner of Spring Street and Eight Street that shall be protected and retained, reset if necessary.
- On Sheet C002 – the two existing trees on Spring Street are shown to be removed and reset. The Contractor will provide a 1-year warranty on all plantings from the date of install. At the end of this period, any plant that is missing, dead, not true to name or size as specified, or not in satisfactory growth, as determined by the City Arborist, shall be replaced. In case of any question regarding the condition and satisfactory establishment of a rejected plant, the City Arborist's decision is final. Furnish a guarantee for all replacement plants for at least one full growing season.
- Sheet C101 – the driveway on Spring Street is not design to City standards. Update the design and the detail(s) provided.
- Sheet C101 – Developer to install new ADA compliant wheelchair ramp on the northwest corner of Spring Street and Eighth Street. Engineer to revise proposed wheelchair ramp configuration on northeast corner.
- Sheet C101- provide an additional tree on Eight Street. Coordinate with the DPI for an approved list of street tree species.
- Sheet C201 – Coordinate the grading on the Union Street improvements project with the finished grade elevations proposed. Contact DPI for a set of design drawings for Union Street.
- Sheet C301 – a 2-in domestic meter is shown as being required on the 4-in domestic service. This is not allowed. Meter sizing is equivalent to service size tapped off the water main, no

reducers allowed prior to meter connection. Meter is to be installed at direct entry point into the building.

- There will be a significant amount of excavation needed directly adjacent to the City right-of-way and existing abutting properties. Developer to provide the following to the DPI:
  - An excavation support plan.
  - A settlement monitoring plan including monitoring adjacent structures and structures in the City right-of-way.
  - If a crane is proposed to erect the building, provide a location for the crane and indicate if any materials need to be lifted over existing buildings (private property) or over the City right-of-way. Coordinate with the DPI during construction.
  - If any newly installed sidewalks on Union Street or Eight Street are damaged as a result of the construction, the sidewalks shall be fully replaced for the entire length of the building.
  - If piles, vibrated sheeting, or other types of support structures are proposed, provide a vibration monitoring plan.
- The stormwater system improvements need to comply with the City of New Bedford Stormwater Management Rules and Regulations for new development. Provide DPI with a copy of all required Stormwater Pollution Prevention Plans (SWPPPs), NPDES discharge permits, O&M plans, and rights-of-entry needed. Coordinate with the DPI Engineering Division regarding required stormwater and erosion and sedimentation control inspections and submittal of needed documents. Update C003 on the duration of inspection between inspections for the erosion and sedimentation control devices.
- Adequate site security shall be provided and maintained throughout the duration of the project.
- 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.
- All construction details must meet City of New Bedford standards. The following address some major comments on the details:
  - Provide 4-in concrete sidewalks and 6-in concrete wheelchair ramps. The sidewalks do not need to be reinforced. The wheelchair ramps shall be reinforced with fiber cement or wire mesh.
  - The Tactile Warning Strip shall be yellow in color. Glue on panels are not allowed.

- Update the Accessible Curb Ramp detail to show granite curbing including flush mounted granite curbing on the flat portion of the ramp.
- Where the concrete sidewalk abuts the building, install ½-in premolded joint filler with joint sealer.
- 8-in processed gravel shall be used under the sidewalks, wheelchair ramps and driveway aprons.
- 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. No curb rounds allowed.
- Provide 12-in of gravel under the oil water separator.
- LeBaron foundry is listed for a casting manufacture. They are no longer in business. Update this model to East Jordan Iron Works, Neenah Foundry, or approved equal.
- Provide the following construction details:
  - Tree planting detail.
  - Sign detail with a new post.
- Provide fiber roles in lieu of the proposed silt socks.
- On the Driveway Pavement Section detail shown on C501, provide 4-in of dense graded crushed stone over 8-in gravel borrow.
- The pavement layers on the Pavement Jointing Detail shall match that of the Driveway Pavement Section.

## Stormwater Management Comments

The design drawings prepared by DHK Architects dated July 13, 2021 and the report titled *Stormwater Management System Report* by Gale Associates., Inc. dated July 14, 2021 (Design Report) were reviewed for compliance with the DEP Stormwater Management Standards (DEPSMS) and the City of New Bedford Stormwater Management Rules and Regulations (SMRR).

- The location of discharge of the existing catch basin needs to be determined.



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- Post development runoff calculations were provided. Please provide documentation that the proposed 10-in drain line at 2-percent slope can convey the projected peak flows.
- Under the SMRR, the project is considered a redevelopment project. As such, the project needs to comply with Section 3.2.13. Provide documentation as to how this project complies with the SMRR regarding reduction of peak flows.
- The project is in compliance with Section 3.2.14.C of the SMRR. No additional treatment is required prior to discharge.

Cc:

Department of Inspectional Services  
Department of Resiliency and Environmental Stewardship  
Alinea Capital Partners, LLC  
DHK Architects  
Thornton Tomasetti

