

APPLICATION FOR NOTICE OF INTENT

*Filed under
Massachusetts Wetlands Protection Act
(310 CMR 10.00) – WPA FORM 3
And the Town of Hanover Wetlands by-law*

***Industrial Addition, Parking and
Associated Improvements***

***43 & 89 Blackmer Street
New Bedford, Massachusetts***

**Owner:
Fargo Realty Trust and
Blackmer Street Realty LLC
5 Dry Dock Avenue
Boston, MA 02210**

**SUBMITTED TO:
City of New Bedford
Conservation Commission
133 William Street
New Bedford, MA 02740**

**PREPARED BY:
Cavanaro Consulting, Inc.
687 Main Street
Norwell, MA 02061**



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SECTION I

*WPA Form 3 Notice of Intent Application
Property Owner Information
NOI Wetland Fee Transmittal Form and Submittal Fees
Mass DEP Checklist for Stormwater Report
Certified Abutters List*



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City of New Bedford

City/Town

A. General Information (continued)

6. General Project Description:

Proposed building & parking expansion partially located within Land Subject to Coastal Storm Flowage (LSCSF)

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Bristol South

a. County

Bk 5306 Pg 339 and Bk 11376 Pg 320

c. Book

b. Certificate # (if registered land)

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bank, Bordering Vegetated Wetland, and Land Under Waterbodies and Waterways.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bordering Land Subject to Flooding and Isolated Land Subject to Flooding.

- f. Riverfront Area
1. Name of Waterway (if available) - specify coastal or inland
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: square feet

4. Proposed alteration of the Riverfront Area:
a. total square feet b. square feet within 100 ft. c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete Section B.2.f. above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Table with columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Designated Port Areas, Land Under the Ocean, Barrier Beach, Coastal Beaches, Coastal Dunes, Coastal Banks, Rocky Intertidal Shores, Salt Marshes, Land Under Salt Ponds, Land Containing Shellfish, Fish Runs, Land Subject to Coastal Storm Flowage, Restoration/Enhancement, and Project Involves Stream Crossings.



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Notice of Intent – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

2/10/16 On Line

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.1.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

_____ percentage/acreage

(b) outside Resource Area

_____ percentage/acreage

2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

(c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed. Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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C. Other Applicable Standards and Requirements (cont'd)

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
 b. No. Check why the project is exempt:
 1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Site Plan Set for Addition to Seafood Processing Plant, North Coast Seafoods, 43 Blackmer St

a. Plan Title

Cavanaro Consulting

Brendan P. Sullivan, P.E.

b. Prepared By

c. Signed and Stamped by

2/10/16

1"=40'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

5850

2/17/16

2. Municipal Check Number

3. Check date

5852

2/17/16

4. State Check Number

5. Check date

Rivermoor Engineering, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number _____

Document Transaction Number _____

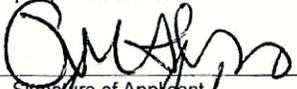
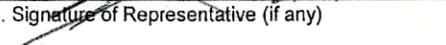
City of New Bedford

City/Town _____

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

	2/16/15
1. Signature of Applicant	2. Date
	2-16-15
3. Signature of Property Owner (if Different)	4. Date
	2-17-15
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

Property Owner Information:

43 Blackmer Street

Fargo Realty Trust
5 Dry Dock Avenue
Boston, MA 02210

89 Blackmer Street

Blackmer Street Realty LLC
5 Dry Dock Avenue
Boston, MA 02210



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

<u>43 & 89 Blackmer Street</u>	<u>New Bedford</u>
a. Street Address	b. City/Town
<u>5852</u>	<u>\$237.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>North Coast Seafoods</u>	<u>MA</u>		<u>02210</u>
c. Organization	f. State		g. Zip Code
<u>5 Dry Dock Avenue</u>	d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02210</u>	
e. City/Town	f. State	g. Zip Code	
<u></u>	<u></u>	<u></u>	
h. Phone Number	i. Fax Number	j. Email Address	

3. Property Owner (if different):

<u>Melvin</u>	<u>Stavis</u>	
a. First Name	b. Last Name	
<u>Fargo Realty Trust</u>		
c. Organization		
<u>5 Dry Dock Avenue</u>		
d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02210</u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2j) Construction of Industrial Addition	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$500.00
Step 6/Fee Payments:			
Total Project Fee:			\$500.00
			a. Total Fee from Step 5
State share of filing Fee:			\$237.50
			b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:			\$262.50
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING



RIVERMOOR ENGINEERING, LLC
146 FRONT STREET
SUITE 211
SCITUATE, MA 02066

ROCKLAND TRUST COMPANY
SCITUATE, MA 02066
53-4477/113

5852

2/17/2016

PAY TO THE
ORDER OF

Commonwealth of Massachusetts

\$ **237.50

Two Hundred Thirty-Seven and 50/100*****

DOLLARS

Commonwealth of Massachusetts

Arman Jany

MEMO North Coast Seafood permit

MP

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SUITE 211
SCITUATE, MA 02066

ROCKLAND TRUST COMPANY
SCITUATE, MA 02066
53-4477/113

5850

2/17/2016

PAY TO THE
ORDER OF

City of New Bedford

\$ **1,441.00

One Thousand Four Hundred Forty-One and 00/100*****

DOLLARS

City of New Bedford

Arman Jany

MEMO North Coast Seafood permit

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Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



Signature and Date

[Handwritten Signature] 2.17.16

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
 - Credit 1
 - Credit 2
 - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): _____

Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - Static
 - Simple Dynamic
 - Dynamic Field¹
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - Site is comprised solely of C and D soils and/or bedrock at the land surface
 - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - Solid Waste Landfill pursuant to 310 CMR 19.000
 - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - is within the Zone II or Interim Wellhead Protection Area
 - is near or to other critical areas
 - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - involves runoff from land uses with higher potential pollutant loads.
 - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
 - The ½" or 1" Water Quality Volume or
 - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does **not** cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
 - Limited Project
 - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - Bike Path and/or Foot Path
 - Redevelopment Project
 - Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - Name of the stormwater management system owners;
 - Party responsible for operation and maintenance;
 - Schedule for implementation of routine and non-routine maintenance tasks;
 - Plan showing the location of all stormwater BMPs maintenance access areas;
 - Description and delineation of public safety features;
 - Estimated operation and maintenance budget; and
 - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.



City of New Bedford
REQUEST for a CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT PROPERTY	
MAP #	25A
LOT(S)#	1, 3, & 52
ADDRESS: 43 and 89 Blackmer Street	
OWNER INFORMATION	
NAME: Fargo Realty Tr. & Blackmer Realty LLC	
MAILING ADDRESS: 5 Dry Dock, Boston, MA 02210	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): Brendan Sullivan	
MAILING ADDRESS (IF DIFFERENT): P.O. Box 5175, Norwell, MA 02061	
TELEPHONE #	781-659-8187
EMAIL ADDRESS:	bsullivan@cavanaroconsulting.com
REASON FOR THIS REQUEST: <i>Check appropriate</i>	
<input type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION
<input type="checkbox"/>	PLANNING BOARD APPLICATION
<input checked="" type="checkbox"/>	CONSERVATION COMMISSION APPLICATION
<input type="checkbox"/>	LICENSING BOARD APPLICATION
<input type="checkbox"/>	OTHER (<i>Please explain</i>):

PLANNING
JAN 20 2016
DEPARTMENT

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

Submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

Official Use Only:

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Carlos Amado

Printed Name

Carlos Amado

Signature

1/22/2016

Date

January 20, 2016

Dear Applicant,

Please find below the List of Abutters within 100 feet of the property known as 43 and 89 blackmer Street (25A-1, 3, &52). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
25A-24	S FRONT ST	DEMELO LIBERIO, 70 SHARP STREET NO. DARTMOUTH, MA 02747
25A-25	418 S FRONT ST	DEMELO LIBERIO, 70 SHARP STREET NO. DARTMOUTH, MA 02747
25A-21	402 S FRONT ST	SANTOS MARIA, 402 SO FRONT ST NEW BEDFORD, MA 02744
25-18 <i>CS</i>	JOHN F KENNEDY HWY	COMMONWEALTH OF MASS, 131 WILLIAM ST NEW BEDFORD, MA 02740
31-234 <i>CSR</i>	S FRONT ST	N B RADIO INC, C/O HALL COMMUNICATIONS 75 OXFORD ST SUITE 402 PROVIDENCE, RI 02905
25A-28	98 BLACKMER ST	FURTADO JOAO A, 98 BLACKMER STREET NEW BEDFORD, MA 02744
25A-63 <i>CS</i>	S FRONT ST	NEW BEDFORD REDEVELOPMENT AUTHORITY, 133 WILLIAM STREET NEW BEDFORD, MA 02740
25A-22	406 S FRONT ST	CORREIA JOHN JR, 406 SO FRONT STREET NEW BEDFORD, MA 02744
25A-42 <i>CS</i>	BLACKMER ST	FINICKY PET FOOD INC, 68 BLACKMER STREET NEW BEDFORD, MA 02740
25A-23 <i>CS</i>	S FRONT ST	ALMEIDA ANTONIO, 851 STATE ROAD WESTPORT, MA 02790
25A-43	68 BLACKMER ST	FINICKY PET FOOD INC, 68 BLACKMER STREET NEW BEDFORD, MA 02740
25A-46	38 BLACKMER ST	ABSECON COMPANY LLC, 38 BLACKMER STREET NEW BEDFORD, MA 02744
25A-47	20 BLACKMER ST	HARBORVIEW LLC, 20 BLACKMER STREET NEW BEDFORD, MA 02744

January 20, 2016

Dear Applicant,

Please find below the List of Abutters within 100 feet of the property known as 43 and 89 blackmer Street (25A-1, 3, &52). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
25A-3	89 BLACKMER ST	DECOSTA REALTY HOLDINGS LLC, 89 BLACKMER STREET NEW BEDFORD, MA 02744 <i>Blackmer Street Realty LLC 5 Dry Dock Ave. Boston, MA 02210</i>
31-143	1 RIVET ST	DEOLIVEIRA SEVERINO, DEOLIVEIRA MARIA J 1 RIVET ST NEW BEDFORD, MA 02744
31-144	360 S FRONT ST <i>-382</i>	WHITE G GREGORY `TRS`, BELZER DAVID R `TRS` P O BOX 417 GLENVIEW, IL 60025
31-197	371 S FRONT ST <i>-383 R</i>	S C I BRETAGNE U S A, C/O GUY COTTEN INC 782 SO WATER STREET NEW BEDFORD, MA 02740
25A-49 <i>NS</i>	BLACKMER ST	COMMONWEALTH OF MASSACHUSETTS (THE), 133 WILLIAM STREET NEW BEDFORD, MA 02740
25A-56 <i>NS</i>	BLACKMER ST	NEW BEDFORD REDEVELOPMENT, AUTHORITY 133 WILLIAM STREET NEW BEDFORD, MA 02740
31-288 <i>NS</i>	S FRONT ST	MASSACHUSETTS CLEAN ENERGY TECHNOLOGY CENTER, 55 SUMMER STREET - 9TH FLOOR BOSTON, MA 02110
25A-1	43 BLACKMER ST	STAVIS MELVIN P "TRS", FARGO REALTY TRUST 5 DRYDOCK AVENUE BOSTON, MA 02210

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31-252

31-254

31-263

31-289

31-288

31-234

31-144

25A-1

25A-49

25A-48

31-197

25A-3

25A-21

25A-23

25A-24

25A-25

SILVA ST

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25A-47

25A-26

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SECTION II

Project Summary

Project Summary:

We are pleased to submit this Notice of Intent application on behalf of North Coast Seafood for the facility/property located at 43 and 89 Blackmer Street, New Bedford, MA 02744.

The property has a total lot area of approximately 276,856± SF which is developed with a 47,300 SF Industrial Seafood processing plant and associated parking. An existing 6,300 SF warehouse onsite will be demolished as part of the project.

The existing 47,300 SF building was constructed by the existing owner in 2004. The owner of 43 Blackmer Street recently purchased the adjacent property at 89 Blackmer Street with a 6,300 SF structure/warehouse. All existing parking lot drainage is captured onsite and discharges into the existing drainage system in the adjacent roadways. The locus site is one lot removed from the New Bedford Harbor to the east. A FEMA Flood Plain associated with the harbor is located onsite and is delineated by elevation 6.0 NAVD88. The existing site has 69 off-street parking spaces and the applicant is proposing 21 new spaces to bring the total to 90 spaces.

The existing lot coverage is 55%, which includes all impervious areas. The existing building coverage is 20% which includes a structure that will be removed. The maximum allowed building coverage in this district is 50% and lot coverage is 80%.

The proposed 29,500 SF addition to the existing structure is needed for the expansion of the existing use. The addition will also include 3 more loading dock bays and 21 additional parking spaces.

Drainage patterns will not change significantly and roof runoff will be attenuated and infiltrated via a 20' x 44' subsurface infiltration filed. All proposed parking area runoff will be run through a Stormceptor Stormwater Treatment Unit, which will ensure a greater than 80% TSS removal for all runoff prior to discharge into the drainage system in the street. Water quality will also be improved through the implementation of an Operation and Maintenance Plan (O & M Plan). The runoff from the existing site has no stormwater controls. The proposed infiltration and stormwater controls will remove greater than 80% of total suspended solids (TSS) from the site, thus improving the downstream runoff dramatically.

WETLAND RESOURCE AREAS

There is one coastal resource area subject to the jurisdiction of the Wetlands Protection Act (M.G.L. Ch. 131 § 40) within the proposed site namely Land Subject to Coastal Storm Flowage. A brief description of the resource area is provided below. The proposed project does not exceed any of the thresholds for review under the Massachusetts Wetlands Protection Act (Mass General Laws Chapter 131, §40) and the Department of Environmental Protection Wetlands Regulations (310 CMR 10.00).

Land Subject to Coastal Storm Flowage

Per 310 CMR 10.04; Land Subject to Coastal Storm Flowage (LSCSF) means land subject to any inundation caused by coastal storms up to and including that caused by the 100-yr storm, surge of record or storm of record, whichever is greater. There are no performance standards associated with Land Subject to Coastal Storm Flowage. FEMA Flood Zone AE Elevation 6.0 NAVD88 is located within the site, approximately 3,270 SF of LSCSF will be filled by proposed building and will be flood compliant. Approximately 17,300 SF of LSCSF will be filled for site grading, parking and loading areas for a total of 20,570 SF of LSCSF will be filled within the site. No adverse impacts are foreseen as a result of the project as the proposed improvements will not affect the effectiveness of this area during coastal storm events.

SECTION III

STORMWATER REPORT

STORMWATER REPORT

for

Proposed Industrial Addition, Parking and Associated Improvements

at

43 Blackmer Street

New Bedford, MA 02744

Applicant:

North Coast Seafood
5 Dry Dock Avenue
Boston, MA 02210

Owner:

Fargo Realty Trust and Blackmer Street Realty LLC
5 Dry Dock Avenue
Boston, MA 02210

Prepared by:

**CAVANARO CONSULTING, INC.
687 MAIN STREET
NORWELL, MASSACHUSETTS 02061**

STORMWATER DRAINAGE CALCULATIONS

1.0 METHODOLOGY

The adequacy of drainage structures and their ability to function properly must be analyzed to minimize detrimental stormwater effects. The impacts of stormwater are mitigated through several mechanisms such as infiltration, transportation and evaporation. The remaining runoff can be quantified through developed and accepted methods. By determining the characteristics of site specific stormwater conditions, mitigating efforts can be taken to avoid stormwater damage by constructing control devices. Designing and analyzing these mechanisms requires the acquisition of site data through observations, computer modeling the watershed, and the interpretation and application of the calculated values.

2.0 OVERVIEW

We have analyzed the existing structures on the site utilizing the HydroCad Storm water modeling program. Storm rainfall, run-off curve numbers, and other site characteristics are input into the program. The results of calculations are output into tables and graphs for each area and control structure. The complete calculations are presented in this report.

3.0 DESIGN STORMS

We have computed storm water run-off calculations for the proposed subdivision site, for a 2, 10, 25, and 100 year, 24-hour storm events. This results in a 3.2", 4.6", 5.6", and a 6.8" rain event, respectively for each storm event.

4.0 EXISTING DRAINAGE AREAS

The existing site is currently divided into two drainage areas, one design control point flows to Blackmer Street in the front, design control point No. 2 flows to the rear.

5.0 PROPOSED DRAINAGE AREAS

The proposed infiltration system and stormwater control devices will provide adequate treatment, peak rate runoff control. The 20' x 44' infiltration field will consist of crushed stone and 36 Stormtech infiltration chambers. Catch basins are proposed with deep sumps and hoods. A stormceptor is proposed for treatment for all new pavement prior to being discharged into the existing drainage system in the street. The proposed rear runoff will be captured by the existing drainage system onsite.

Drainage Analysis

Design Control Point #1 (Blackmer Street)

<u>Storm</u>	<u>Existing Conditions (ES1)</u>	<u>Post-development (1P)</u>
	<u>Flow</u>	<u>Flow</u>
2–Year-24Hour (3.20")	6.64 cfs	6.75 cfs
10–Year-24Hour (4.60")	10.84 cfs	10.38 cfs
25–Year-24Hour (5.60")	13.82 cfs	13.00 cfs
100–Year-24Hour (6.80")	17.38 cfs	16.17 cfs

Design Control Point #2 (Rear of site)

<u>Storm</u>	<u>Existing Conditions (ES2)</u>	<u>Post-development (2P)</u>
	<u>Flow</u>	<u>Flow</u>
2–Year-24Hour (3.20’)	0.53 cfs	0.92 cfs
10–Year-24Hour (4.60’)	0.97 cfs	1.53 cfs
25–Year-24Hour (5.60’)	1.30 cfs	1.96 cfs
100–Year-24Hour (6.80’)	1.72 cfs	2.47 cfs

The proposed re-development project will conform to the Stormwater Standards to the maximum extent practicable as follows:

Standard 1: No New Stormwater Conveyances of Untreated Stormwater or Erosion Offsite

The proposed improvements have an increase in pavement that will be treated prior to flowing into the infiltration field. Also deep sump catch basins with hoods will be provided on all new catch basins, and all runoff will flow through a Stormceptor Treatment Unit prior to discharging off site.

Standard 2: Peak Rate Attenuation

Because the Flood Plain associated with the site constitutes LSCSF, peak flow control is not critical at the locus site.

Standard 3: Recharge and Discharge Volume

The required recharge volume for the site is 0.1” per net increase of new impervious, or 0.1”/12 x 45,949s.f. = 383 cubic feet. The infiltration system has a total volume of approximately 400 cubic feet of storage below elevation 4.2, the elevation of the outlet pipe. Therefore, this requirement is met.

Drawdown:

$$Rv / (K \times \text{bottom area}) = 400 \text{ ft}^3 / [0.000125 \text{ fpm} \times (880 \text{ sf})] = 3,636 \text{ min.} = 61 \text{ hours}$$

61 hours < 72 hours, therefore drawdown requirement is met.

Standard 4: Water Quality

The implementation of a Long Term Operation and Maintenance Plan will further improve water quality in the long term. The required Water Quality Volume for this site is 0.5” per net increase of new pavement, or 0.5”/12 x 16,449 s.f. = 685 cubic feet. The infiltration system has a total volume of 1,374 cubic feet of storage, therefore this requirement is met.

Standard 5: Land Uses with Higher Pollutant Loads (LUHPPLs)

The proposed use of the site does not constitute a higher potential pollutant load, therefore this standard does not apply.

Standard 6: Critical Areas

The locus site is not located within a critical area as can be seen on the attached DEP priority resource map. Thus, Standard 6 does not pertain to this project.

Standard 7: Redevelopment

The project is considered redevelopment.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

The Operation and Maintenance Plan included with this submittal will ensure proper maintenance of the proposed pollution, erosion and sedimentation measures proposed during construction.

Standard 9: Long Term Operation and Maintenance Plan

The Long Term Operation and Maintenance Plan is included within the Operation and Maintenance Plan which is enclosed in this submittal to ensure drainage non-structural BMP's are maintained as intended.

Standard 10: Prohibition of Illicit Discharges

Routine visual inspections are scheduled as part of the Operations and Maintenance Plan to prevent illicit discharges. Furthermore, an Illicit Compliance Statement is included in this submittal.

Improvement Over Existing Conditions

Water quality will be improved through the implementation of an Operation and Maintenance Plan (O & M Plan). This O & M Plan includes good practice measures such as visual maintenance and inspections onsite. The runoff from the existing site has no stormwater controls, the proposed infiltration and stormwater controls will remove greater than 80% of total suspended solids (TSS) from the site improving the downstream runoff dramatically.

SECTION IV

*CONSTRUCTION PERIOD AND LONG TERM POLLUTION
PREVENTION AND EROSION AND SEDIMENTATION CONTROL*

ILLCIT DISCHARGE STATEMENT

Stormwater Operation and Maintenance Plan and Illicit Discharge Statement

Proposed Industrial Addition and Parking Area and Associated Improvements

North Coast Seafoods

43 & 89 Blackmer Street – New Bedford, MA 02740

Stormwater Management System's Owner: North Coast Seafoods

System Owner's Address: 5 Dry Dock Avenue, Boston, MA 02210

Party responsible for Operations and Maintenance:

Owners of 43 and 89 Blackmer Street, New Bedford, MA

It is most important for a drainage system to be maintained in order for it to work properly. The following is an Operation and Maintenance plan to upkeep the existing non-structural and structural best performance practices as outlined in the Massachusetts Department of Environmental Protection's Stormwater Management Policy.

Construction Sequencing:

The following section provides construction details and highlights the construction sequence and timing of earth moving activities.

1 Installation of Erosion Controls

Erosion and sedimentation controls (i.e. silt fence and hay bales) will be installed where needed and inspected at the limits of the work area prior to the commencement of earth moving activities.

2 Clearing

The project area will be cleared of debris and boulders. Materials removed from the site will be transported to an appropriate facility or will be disposed of properly. No large boulders will be buried on the site. All cleared vegetation will be removed from the project site or mulched and stockpiled for future use on the site.

3 Rough Grading

During this phase of construction, rough grades will be established for the project site. If suitable topsoil is found, it will be removed and stockpiled in an upland area outside of the 100-foot buffer zone of identified wetlands. The stockpiled topsoil will be stored until ready for re-use on site.

4 Drainage System Construction

After rough grading is complete, the drainage collection, conveyance and discharge areas will be installed. The drainage system design and structures for the proposed development will follow the Department of Environmental Protection's Best Management Practice standards.

5 Utility Installation

In this phase of construction, underground utilities including water, sewer, gas, power, telecommunications, etc. will be installed.

7 Parking Area Paving

During this phase of construction, the parking extension and access ways for the facility as shown on the submitted plans will be paved to binder course only.

9 Installation of Amenities

Amenities such as signage and landscaping will be installed or completed as required for safety.

10 Site Stabilization

The final phase of the project is the restoration and stabilization of all exposed surfaces. Disturbed areas will be landscaped or seeded as shown on the Landscape Plan. In the event that weather conditions prevent final restoration, temporary erosion and sedimentation measures will be employed until the weather is suitable for final cleanup. A final inspection will ensure that the project site is cleared of all project debris and that erosion and sedimentation controls are functioning properly. Haybales and silt fencing will not be removed until the site is stabilized and the final inspection is complete.

Operation and Maintenance Plan during Construction:

Sediment and Erosion Control

- Siltation fences shall be inspected at least once a week and after each rainfall event. Make any required repairs immediately. Repair scoured areas on the back side of fence at this time to prevent future problems.
- Should the fabric of the silt sock tear, decompose or otherwise become ineffective, replace it within 24 hours of discovery.
- Remove silt deposits once they reach 15 to 30 percent of the height of the silt fence to provide adequate storage volume for the next rain event and to reduce pressure on the fence. Care should be taken to avoid undermining the fence during cleanout process.
- Accumulated sediment may be spread to form a surface for turf or other vegetation establishment, or disposed of elsewhere. The area should be reshaped to permit natural drainage.
- Crushed stone construction entrances shall be inspected and maintained on a daily basis. Any buildup of material within the apron shall be removed offsite and replaced with clean crushed stone as needed.
- Also at the construction entrances any sediment tracked onto the public road during the construction process shall be removed immediately and any adjustment of the entrance to prevent additional sediment tracking.

Infiltration System

All infiltration areas shall be excavated and installed after the construction of the foundation. No heavy equipment shall traverse the proposed infiltration areas after installation.

Per MA DEP Stormwater Guidelines the following work shall be done to stabilize the site prior to installing the subsurface structures:

- Do not allow runoff from any disturbed areas on the site to flow to the subsurface structures.
- Rope off the area where the subsurface structures are to be placed.
- Accomplish any required excavation with equipment placed just outside the area. If the size of the area intended for exfiltration is too large to accommodate this approach, use trucks with low-pressure tires to minimize compaction. Do not allow any other vehicles within the area to be excavated.
- Keep the area above and immediately surrounding the subsurface system roped off to all construction vehicles until the final top surface is installed.

- At no time shall the area for the infiltration system be used as a temporary sediment basin. Stockpiles shall be placed away from the subsurface infiltration system and sedimentation fences shall be placed around the perimeter of the infiltration area to prevent the accumulation of sediment within the native soils.

Dust Control: Sprinkle water as necessary to control dust during construction.

Material Stockpiling: Stockpiles of material must be placed outside all wetland resource areas and their buffer zones. If left overnight, material stockpiling must be protected from the weather.

Good housekeeping:

The following good housekeeping BMP's will be implemented in order to prevent pollution during construction:

- Petroleum products will be stored in tightly sealed containers which are clearly labeled.
- Any asphalt substances used onsite will be applied according to the manufacturer's specifications.
- If portable sanitary units are used, sanitary waste will be removed as necessary to avoid overfilling.
- All paint and other hazardous waste materials will be tightly sealed and stored when not in use. Excess material will not be discharged into the public stormwater system, but will be properly disposed of according to the manufacturer's specifications.
- If spray guns are used, they will be cleaned on a removable tarp.

Operation and Maintenance Plan After Construction:

Subsurface Infiltration System:

Inspect inspection ports at least twice a year. Remove any debris or sediment that may be clogging the system.

Pipes:

Drainage pipes (inlets and outlets) shall be inspected to ensure that they are free of all obstructions and that they are structurally sound during every catch basin inspection.

Parking Area Sweeping

All paved parking areas shall be swept at a minimum twice a year and after a major storm event to remove pollutants.

Catch Basin Cleaning

All catch basins shall be cleaned and inspected in late winter or early spring after the snow melts. Inspections should include the frame and grate, pipe, structure itself and the trap for damage and or repair.

Snow Management

At no time shall the wetlands be used for the stockpiling of snow.

Estimated Operation and Maintenance Budget:

Maintenance cost will be approximately \$2,000.00 per year.

Illicit Discharges:

At no time will the owner or any other individual utilize the stormwater management system for any purpose other than its intended use. The stormwater management system as shown on the attached site plan at no time shall receive discharges other than stormwater, this includes “wastewater discharges and discharges of stormwater contaminated by contact with process wastes, raw materials, toxic pollutants, hazardous substances, oil or grease.”

North Coast Seafoods

Applicant (Signature)

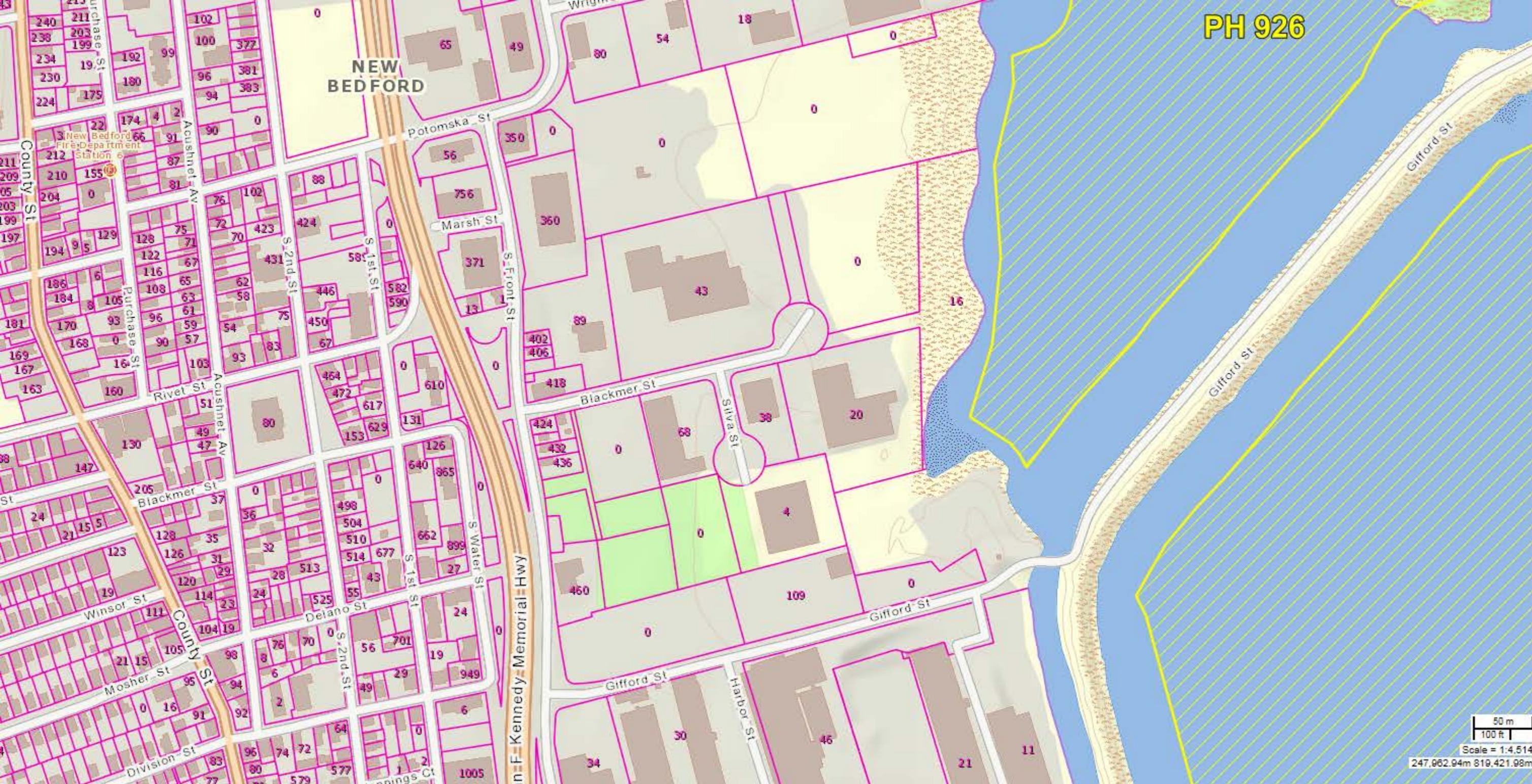
Applicant (Print)

SECTION V

FIGURES

PH 926

NEW BEDFORD



Active Data Layers

Check all Uncheck all Remove all

Legend

NHESP Priority Habitats of Rare Species



NHESP Natural Communities



NHESP Estimated Habitats of Rare Wildlife



Areas of Critical Environmental Concern ACECs Boundaries

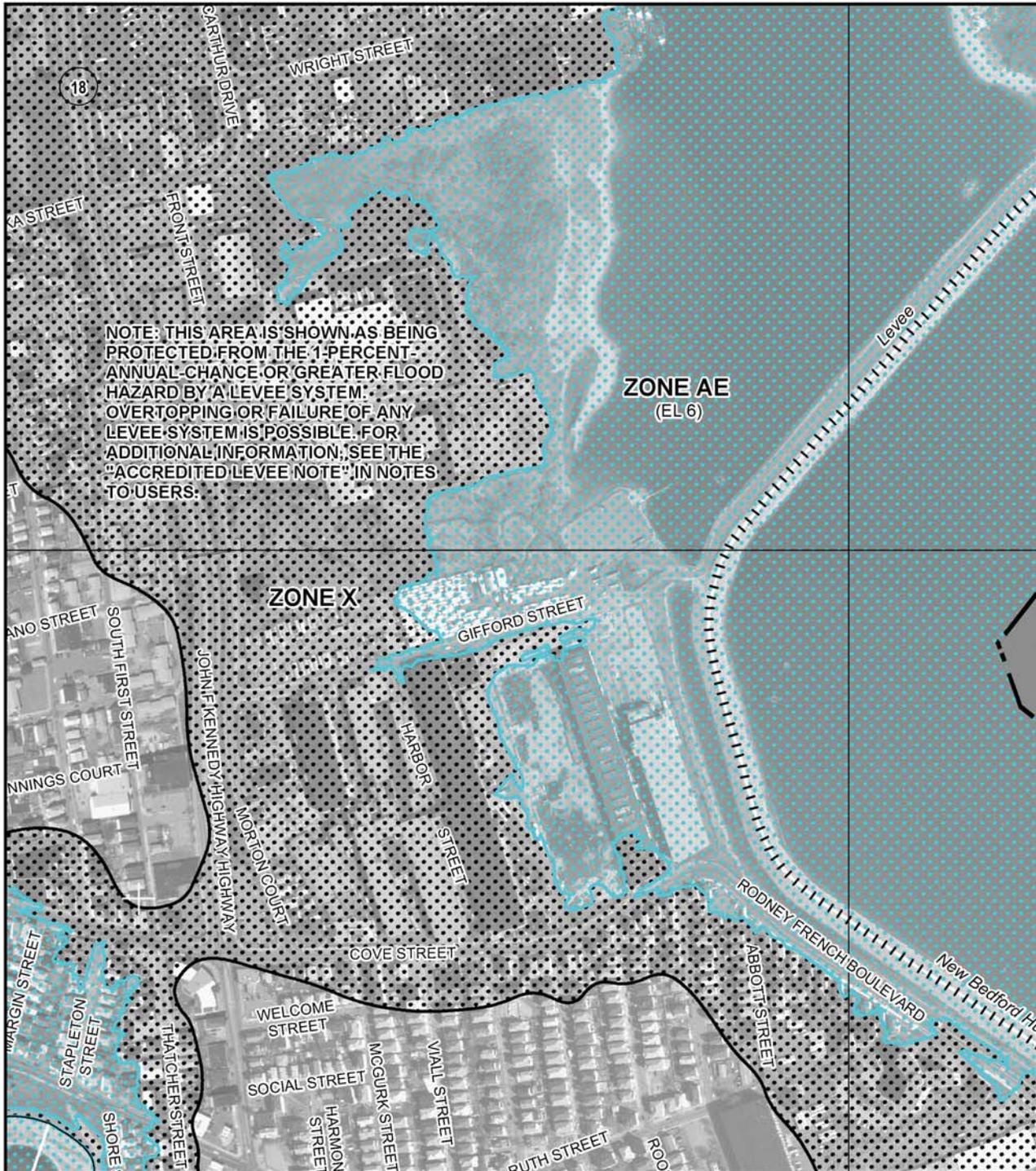
-  ROAD/RAIL BASED
-  RIVER BASED
-  WETLAND BASED
-  FLOODPLAIN BASED
-  TIDAL BASED
-  CONTOUR BASED
-  POLITICAL BOUNDARY
-  PROPERTY LINE BASED
-  OTHER
-  NOT DEFINED

Areas of Critical Environmental Concern ACECs

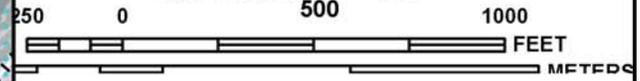


Tax Parcels for Query





MAP SCALE 1" = 500'



PANEL 0481G

FIRM
FLOOD INSURANCE RATE MAP
BRISTOL COUNTY,
MASSACHUSETTS
(ALL JURISDICTIONS)

PANEL 481 OF 550
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DARTMOUTH, TOWN OF	250051	0481	G
NEW BEDFORD, CITY OF	255216	0481	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
25005C0481G
MAP REVISED
JULY 16, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Site Pictures



Front 43 Blackmer Street



Front - Right Side 43 Blackmer Street



Front 89 Blackmer street



89 Blackmer from South Front Street

SECTION VI

*DRAINAGE CALCULATIONS & SUPPLEMENTAL
DRAINAGE INFORMATION*



Existing- Rear



Existing cond - To street



Prop. To Rear



Prop. Bldg.



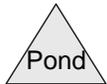
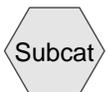
Proposed Conditions



20' x 44' Infiltration Field



DCP 1 T Street



Routing Diagram for Blackmer Stret NB
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Blackmer Stret NB

Type III 24-hr 2 Year Event Rainfall=3.20"

Prepared by Microsoft

Printed 2/10/2016

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Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2P: Prop. To Rear	Runoff Area=17,910 sf 40.42% Impervious Runoff Depth=1.91" Tc=5.0 min CN=87 Runoff=0.92 cfs 0.066 af
Subcatchment ES1: Existing cond - To	Runoff Area=124,036 sf 29.80% Impervious Runoff Depth=2.00" Tc=5.0 min CN=88 Runoff=6.64 cfs 0.474 af
Subcatchment ES2: Existing- Rear	Runoff Area=14,200 sf 0.00% Impervious Runoff Depth=1.40" Tc=5.0 min CN=80 Runoff=0.53 cfs 0.038 af
Subcatchment PS1: Prop. Bldg.	Runoff Area=29,500 sf 100.00% Impervious Runoff Depth=2.97" Tc=5.0 min CN=98 Runoff=2.12 cfs 0.167 af
Subcatchment PS2: Proposed Conditions	Runoff Area=90,826 sf 50.83% Impervious Runoff Depth=2.08" Tc=5.0 min CN=89 Runoff=5.08 cfs 0.362 af
Reach 1P: DCP 1 T Street	Inflow=6.75 cfs 0.513 af Outflow=6.75 cfs 0.513 af
Pond Infil Fld: 20' x 44' Infiltration Field	Peak Elev=4.60' Storage=766 cf Inflow=2.12 cfs 0.167 af Discarded=0.00 cfs 0.007 af Primary=1.80 cfs 0.152 af Outflow=1.80 cfs 0.159 af

Blackmer Stret NB

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Type III 24-hr 2 Year Event Rainfall=3.20"

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Page 3

Summary for Subcatchment 2P: Prop. To Rear

Runoff = 0.92 cfs @ 12.08 hrs, Volume= 0.066 af, Depth= 1.91"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Event Rainfall=3.20"

Area (sf)	CN	Description
7,240	98	Roofs, HSG D
6,015	80	>75% Grass cover, Good, HSG D
4,655	80	>75% Grass cover, Good, HSG D
17,910	87	Weighted Average
10,670		59.58% Pervious Area
7,240		40.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment ES1: Existing cond - To street

Runoff = 6.64 cfs @ 12.08 hrs, Volume= 0.474 af, Depth= 2.00"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Event Rainfall=3.20"

Area (sf)	CN	Description
23,015	96	Gravel surface, HSG D
* 26,569	98	Bit. Conc.
* 1,065	98	Bit. conc.
* 6,335	98	Exist. Bldg
60,497	80	>75% Grass cover, Good, HSG D
* 2,495	98	pvmnt
* 495	98	Conc. Pad
3,565	80	>75% Grass cover, Good, HSG D
124,036	88	Weighted Average
87,077		70.20% Pervious Area
36,959		29.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment ES2: Existing- Rear

Runoff = 0.53 cfs @ 12.08 hrs, Volume= 0.038 af, Depth= 1.40"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Event Rainfall=3.20"

Blackmer Stret NB

Type III 24-hr 2 Year Event Rainfall=3.20"

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Area (sf)	CN	Description
14,200	80	>75% Grass cover, Good, HSG D
14,200		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PS1: Prop. Bldg.

Runoff = 2.12 cfs @ 12.07 hrs, Volume= 0.167 af, Depth= 2.97"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Event Rainfall=3.20"

Area (sf)	CN	Description
29,500	98	Roofs, HSG D
29,500		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PS2: Proposed Conditions

Runoff = 5.08 cfs @ 12.07 hrs, Volume= 0.362 af, Depth= 2.08"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Event Rainfall=3.20"

Area (sf)	CN	Description
8,136	98	Paved parking, HSG D
27,842	98	Paved parking, HSG D
9,934	98	Paved parking, HSG D
* 256	98	Conc. pad
28,587	80	>75% Grass cover, Good, HSG D
11,044	80	>75% Grass cover, Good, HSG D
4,655	80	>75% Grass cover, Good, HSG D
372	80	>75% Grass cover, Good, HSG D
90,826	89	Weighted Average
44,658		49.17% Pervious Area
46,168		50.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Blackmer Stret NB

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Type III 24-hr 2 Year Event Rainfall=3.20"

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Summary for Reach 1P: DCP 1 T Street

Inflow Area = 2.762 ac, 62.89% Impervious, Inflow Depth = 2.23" for 2 Year Event event
 Inflow = 6.75 cfs @ 12.08 hrs, Volume= 0.513 af
 Outflow = 6.75 cfs @ 12.08 hrs, Volume= 0.513 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Summary for Pond Infil Fld: 20' x 44' Infiltration Field

Inflow Area = 0.677 ac, 100.00% Impervious, Inflow Depth = 2.97" for 2 Year Event event
 Inflow = 2.12 cfs @ 12.07 hrs, Volume= 0.167 af
 Outflow = 1.80 cfs @ 12.12 hrs, Volume= 0.159 af, Atten= 15%, Lag= 3.1 min
 Discarded = 0.00 cfs @ 12.12 hrs, Volume= 0.007 af
 Primary = 1.80 cfs @ 12.12 hrs, Volume= 0.152 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 4.60' @ 12.12 hrs Surf.Area= 880 sf Storage= 766 cf

Plug-Flow detention time= 75.3 min calculated for 0.159 af (95% of inflow)
 Center-of-Mass det. time= 44.7 min (800.2 - 755.5)

Volume	Invert	Avail.Storage	Storage Description
#1	3.00'	844 cf	Custom Stage Data (Irregular) Listed below 2,640 cf Overall - 531 cf Embedded = 2,109 cf x 40.0% Voids
#2	4.00'	531 cf	StormTech RC-310 x 36 Inside #1 Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap
		1,374 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
3.00	880	128.0	0	0	880
6.00	880	128.0	2,640	2,640	1,264

Device	Routing	Invert	Outlet Devices
#1	Discarded	3.00'	0.090 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 0.00'
#2	Primary	4.20'	6.0" Horiz. Orifice/Grate X 3.00 C= 0.600

Discarded OutFlow Max=0.00 cfs @ 12.12 hrs HW=4.59' (Free Discharge)
 ↑1=Exfiltration (Controls 0.00 cfs)

Primary OutFlow Max=1.76 cfs @ 12.12 hrs HW=4.59' (Free Discharge)
 ↑2=Orifice/Grate (Orifice Controls 1.76 cfs @ 2.99 fps)

Blackmer Stret NB

Type III 24-hr 10 Year Event Rainfall=4.60"

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Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2P: Prop. To Rear	Runoff Area=17,910 sf 40.42% Impervious	Runoff Depth=3.19"
	Tc=5.0 min CN=87	Runoff=1.53 cfs 0.109 af
Subcatchment ES1: Existing cond - To	Runoff Area=124,036 sf 29.80% Impervious	Runoff Depth=3.29"
	Tc=5.0 min CN=88	Runoff=10.84 cfs 0.781 af
Subcatchment ES2: Existing- Rear	Runoff Area=14,200 sf 0.00% Impervious	Runoff Depth=2.55"
	Tc=5.0 min CN=80	Runoff=0.97 cfs 0.069 af
Subcatchment PS1: Prop. Bldg.	Runoff Area=29,500 sf 100.00% Impervious	Runoff Depth=4.36"
	Tc=5.0 min CN=98	Runoff=3.06 cfs 0.246 af
Subcatchment PS2: Proposed Conditions	Runoff Area=90,826 sf 50.83% Impervious	Runoff Depth=3.39"
	Tc=5.0 min CN=89	Runoff=8.14 cfs 0.589 af
Reach 1P: DCP 1 T Street		Inflow=10.38 cfs 0.819 af
		Outflow=10.38 cfs 0.819 af
Pond Infil Fld: 20' x 44' Infiltration Field	Peak Elev=4.97' Storage=984 cf	Inflow=3.06 cfs 0.246 af
	Discarded=0.00 cfs 0.007 af	Primary=2.49 cfs 0.230 af
		Outflow=2.49 cfs 0.237 af

Blackmer Stret NB

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Type III 24-hr 10 Year Event Rainfall=4.60"

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Summary for Subcatchment 2P: Prop. To Rear

Runoff = 1.53 cfs @ 12.07 hrs, Volume= 0.109 af, Depth= 3.19"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Event Rainfall=4.60"

Area (sf)	CN	Description
7,240	98	Roofs, HSG D
6,015	80	>75% Grass cover, Good, HSG D
4,655	80	>75% Grass cover, Good, HSG D
17,910	87	Weighted Average
10,670		59.58% Pervious Area
7,240		40.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment ES1: Existing cond - To street

Runoff = 10.84 cfs @ 12.07 hrs, Volume= 0.781 af, Depth= 3.29"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Event Rainfall=4.60"

Area (sf)	CN	Description
23,015	96	Gravel surface, HSG D
* 26,569	98	Bit. Conc.
* 1,065	98	Bit. conc.
* 6,335	98	Exist. Bldg
60,497	80	>75% Grass cover, Good, HSG D
* 2,495	98	pvmnt
* 495	98	Conc. Pad
3,565	80	>75% Grass cover, Good, HSG D
124,036	88	Weighted Average
87,077		70.20% Pervious Area
36,959		29.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment ES2: Existing- Rear

Runoff = 0.97 cfs @ 12.08 hrs, Volume= 0.069 af, Depth= 2.55"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Event Rainfall=4.60"

Blackmer Stret NB

Type III 24-hr 10 Year Event Rainfall=4.60"

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Area (sf)	CN	Description
14,200	80	>75% Grass cover, Good, HSG D
14,200		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PS1: Prop. Bldg.

Runoff = 3.06 cfs @ 12.07 hrs, Volume= 0.246 af, Depth= 4.36"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Event Rainfall=4.60"

Area (sf)	CN	Description
29,500	98	Roofs, HSG D
29,500		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PS2: Proposed Conditions

Runoff = 8.14 cfs @ 12.07 hrs, Volume= 0.589 af, Depth= 3.39"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Event Rainfall=4.60"

Area (sf)	CN	Description
8,136	98	Paved parking, HSG D
27,842	98	Paved parking, HSG D
9,934	98	Paved parking, HSG D
* 256	98	Conc. pad
28,587	80	>75% Grass cover, Good, HSG D
11,044	80	>75% Grass cover, Good, HSG D
4,655	80	>75% Grass cover, Good, HSG D
372	80	>75% Grass cover, Good, HSG D
90,826	89	Weighted Average
44,658		49.17% Pervious Area
46,168		50.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

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Type III 24-hr 10 Year Event Rainfall=4.60"

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Summary for Reach 1P: DCP 1 T Street

Inflow Area = 2.762 ac, 62.89% Impervious, Inflow Depth = 3.56" for 10 Year Event event
 Inflow = 10.38 cfs @ 12.08 hrs, Volume= 0.819 af
 Outflow = 10.38 cfs @ 12.08 hrs, Volume= 0.819 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Summary for Pond Infil Fld: 20' x 44' Infiltration Field

Inflow Area = 0.677 ac, 100.00% Impervious, Inflow Depth = 4.36" for 10 Year Event event
 Inflow = 3.06 cfs @ 12.07 hrs, Volume= 0.246 af
 Outflow = 2.49 cfs @ 12.13 hrs, Volume= 0.237 af, Atten= 19%, Lag= 3.6 min
 Discarded = 0.00 cfs @ 12.13 hrs, Volume= 0.007 af
 Primary = 2.49 cfs @ 12.13 hrs, Volume= 0.230 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 4.97' @ 12.13 hrs Surf.Area= 880 sf Storage= 984 cf

Plug-Flow detention time= 56.5 min calculated for 0.237 af (96% of inflow)
 Center-of-Mass det. time= 34.4 min (782.9 - 748.5)

Volume	Invert	Avail.Storage	Storage Description
#1	3.00'	844 cf	Custom Stage Data (Irregular) Listed below 2,640 cf Overall - 531 cf Embedded = 2,109 cf x 40.0% Voids
#2	4.00'	531 cf	StormTech RC-310 x 36 Inside #1 Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap
		1,374 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
3.00	880	128.0	0	0	880
6.00	880	128.0	2,640	2,640	1,264

Device	Routing	Invert	Outlet Devices
#1	Discarded	3.00'	0.090 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 0.00'
#2	Primary	4.20'	6.0" Horiz. Orifice/Grate X 3.00 C= 0.600

Discarded OutFlow Max=0.00 cfs @ 12.13 hrs HW=4.95' (Free Discharge)
 ↑1=Exfiltration (Controls 0.00 cfs)

Primary OutFlow Max=2.45 cfs @ 12.13 hrs HW=4.95' (Free Discharge)
 ↑2=Orifice/Grate (Orifice Controls 2.45 cfs @ 4.16 fps)

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Type III 24-hr 25 Year Event Rainfall=5.60"

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Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2P: Prop. To RearRunoff Area=17,910 sf 40.42% Impervious Runoff Depth=4.14"
Tc=5.0 min CN=87 Runoff=1.96 cfs 0.142 af**Subcatchment ES1: Existing cond - To**Runoff Area=124,036 sf 29.80% Impervious Runoff Depth=4.24"
Tc=5.0 min CN=88 Runoff=13.82 cfs 1.006 af**Subcatchment ES2: Existing- Rear**Runoff Area=14,200 sf 0.00% Impervious Runoff Depth=3.42"
Tc=5.0 min CN=80 Runoff=1.30 cfs 0.093 af**Subcatchment PS1: Prop. Bldg.**Runoff Area=29,500 sf 100.00% Impervious Runoff Depth=5.36"
Tc=5.0 min CN=98 Runoff=3.74 cfs 0.303 af**Subcatchment PS2: Proposed Conditions**Runoff Area=90,826 sf 50.83% Impervious Runoff Depth=4.35"
Tc=5.0 min CN=89 Runoff=10.31 cfs 0.756 af**Reach 1P: DCP 1 T Street**Inflow=13.00 cfs 1.042 af
Outflow=13.00 cfs 1.042 af**Pond Infil Fld: 20' x 44' Infiltration Field**Peak Elev=5.35' Storage=1,144 cf Inflow=3.74 cfs 0.303 af
Discarded=0.00 cfs 0.007 af Primary=3.04 cfs 0.287 af Outflow=3.04 cfs 0.294 af

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Type III 24-hr 25 Year Event Rainfall=5.60"

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Summary for Subcatchment 2P: Prop. To Rear

Runoff = 1.96 cfs @ 12.07 hrs, Volume= 0.142 af, Depth= 4.14"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Event Rainfall=5.60"

Area (sf)	CN	Description
7,240	98	Roofs, HSG D
6,015	80	>75% Grass cover, Good, HSG D
4,655	80	>75% Grass cover, Good, HSG D
17,910	87	Weighted Average
10,670		59.58% Pervious Area
7,240		40.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment ES1: Existing cond - To street

Runoff = 13.82 cfs @ 12.07 hrs, Volume= 1.006 af, Depth= 4.24"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Event Rainfall=5.60"

Area (sf)	CN	Description
23,015	96	Gravel surface, HSG D
* 26,569	98	Bit. Conc.
* 1,065	98	Bit. conc.
* 6,335	98	Exist. Bldg
60,497	80	>75% Grass cover, Good, HSG D
* 2,495	98	pvmnt
* 495	98	Conc. Pad
3,565	80	>75% Grass cover, Good, HSG D
124,036	88	Weighted Average
87,077		70.20% Pervious Area
36,959		29.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment ES2: Existing- Rear

Runoff = 1.30 cfs @ 12.08 hrs, Volume= 0.093 af, Depth= 3.42"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Event Rainfall=5.60"

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Type III 24-hr 25 Year Event Rainfall=5.60"

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Area (sf)	CN	Description
14,200	80	>75% Grass cover, Good, HSG D
14,200		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PS1: Prop. Bldg.

Runoff = 3.74 cfs @ 12.07 hrs, Volume= 0.303 af, Depth= 5.36"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Event Rainfall=5.60"

Area (sf)	CN	Description
29,500	98	Roofs, HSG D
29,500		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PS2: Proposed Conditions

Runoff = 10.31 cfs @ 12.07 hrs, Volume= 0.756 af, Depth= 4.35"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Event Rainfall=5.60"

Area (sf)	CN	Description
8,136	98	Paved parking, HSG D
27,842	98	Paved parking, HSG D
9,934	98	Paved parking, HSG D
* 256	98	Conc. pad
28,587	80	>75% Grass cover, Good, HSG D
11,044	80	>75% Grass cover, Good, HSG D
4,655	80	>75% Grass cover, Good, HSG D
372	80	>75% Grass cover, Good, HSG D
90,826	89	Weighted Average
44,658		49.17% Pervious Area
46,168		50.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

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Type III 24-hr 25 Year Event Rainfall=5.60"

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Summary for Reach 1P: DCP 1 T Street

Inflow Area = 2.762 ac, 62.89% Impervious, Inflow Depth = 4.53" for 25 Year Event event
 Inflow = 13.00 cfs @ 12.08 hrs, Volume= 1.042 af
 Outflow = 13.00 cfs @ 12.08 hrs, Volume= 1.042 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Summary for Pond Infil Fld: 20' x 44' Infiltration Field

Inflow Area = 0.677 ac, 100.00% Impervious, Inflow Depth = 5.36" for 25 Year Event event
 Inflow = 3.74 cfs @ 12.07 hrs, Volume= 0.303 af
 Outflow = 3.04 cfs @ 12.13 hrs, Volume= 0.294 af, Atten= 19%, Lag= 3.6 min
 Discarded = 0.00 cfs @ 12.13 hrs, Volume= 0.007 af
 Primary = 3.04 cfs @ 12.13 hrs, Volume= 0.287 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 5.35' @ 12.13 hrs Surf.Area= 880 sf Storage= 1,144 cf

Plug-Flow detention time= 48.3 min calculated for 0.294 af (97% of inflow)
 Center-of-Mass det. time= 29.7 min (775.0 - 745.3)

Volume	Invert	Avail.Storage	Storage Description
#1	3.00'	844 cf	Custom Stage Data (Irregular) Listed below 2,640 cf Overall - 531 cf Embedded = 2,109 cf x 40.0% Voids
#2	4.00'	531 cf	StormTech RC-310 x 36 Inside #1 Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap
		1,374 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
3.00	880	128.0	0	0	880
6.00	880	128.0	2,640	2,640	1,264

Device	Routing	Invert	Outlet Devices
#1	Discarded	3.00'	0.090 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 0.00'
#2	Primary	4.20'	6.0" Horiz. Orifice/Grate X 3.00 C= 0.600

Discarded OutFlow Max=0.00 cfs @ 12.13 hrs HW=5.31' (Free Discharge)
 ↑1=Exfiltration (Controls 0.00 cfs)

Primary OutFlow Max=2.99 cfs @ 12.13 hrs HW=5.31' (Free Discharge)
 ↑2=Orifice/Grate (Orifice Controls 2.99 cfs @ 5.07 fps)

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Type III 24-hr 100 Year Event Rainfall=6.80"

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Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2P: Prop. To Rear Runoff Area=17,910 sf 40.42% Impervious Runoff Depth=5.29"
Tc=5.0 min CN=87 Runoff=2.47 cfs 0.181 af

Subcatchment ES1: Existing cond - To Runoff Area=124,036 sf 29.80% Impervious Runoff Depth=5.40"
Tc=5.0 min CN=88 Runoff=17.38 cfs 1.281 af

Subcatchment ES2: Existing- Rear Runoff Area=14,200 sf 0.00% Impervious Runoff Depth=4.51"
Tc=5.0 min CN=80 Runoff=1.72 cfs 0.123 af

Subcatchment PS1: Prop. Bldg. Runoff Area=29,500 sf 100.00% Impervious Runoff Depth=6.56"
Tc=5.0 min CN=98 Runoff=4.55 cfs 0.370 af

Subcatchment PS2: Proposed Conditions Runoff Area=90,826 sf 50.83% Impervious Runoff Depth=5.51"
Tc=5.0 min CN=89 Runoff=12.91 cfs 0.958 af

Reach 1P: DCP 1 T Street Inflow=16.17 cfs 1.312 af
Outflow=16.17 cfs 1.312 af

Pond Infil Fld: 20' x 44' Infiltration Field Peak Elev=5.89' Storage=1,337 cf Inflow=4.55 cfs 0.370 af
Discarded=0.00 cfs 0.007 af Primary=3.70 cfs 0.354 af Outflow=3.70 cfs 0.361 af

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Type III 24-hr 100 Year Event Rainfall=6.80"

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Summary for Subcatchment 2P: Prop. To Rear

Runoff = 2.47 cfs @ 12.07 hrs, Volume= 0.181 af, Depth= 5.29"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Event Rainfall=6.80"

Area (sf)	CN	Description
7,240	98	Roofs, HSG D
6,015	80	>75% Grass cover, Good, HSG D
4,655	80	>75% Grass cover, Good, HSG D
17,910	87	Weighted Average
10,670		59.58% Pervious Area
7,240		40.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment ES1: Existing cond - To street

Runoff = 17.38 cfs @ 12.07 hrs, Volume= 1.281 af, Depth= 5.40"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Event Rainfall=6.80"

Area (sf)	CN	Description
23,015	96	Gravel surface, HSG D
* 26,569	98	Bit. Conc.
* 1,065	98	Bit. conc.
* 6,335	98	Exist. Bldg
60,497	80	>75% Grass cover, Good, HSG D
* 2,495	98	pvmnt
* 495	98	Conc. Pad
3,565	80	>75% Grass cover, Good, HSG D
124,036	88	Weighted Average
87,077		70.20% Pervious Area
36,959		29.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment ES2: Existing- Rear

Runoff = 1.72 cfs @ 12.07 hrs, Volume= 0.123 af, Depth= 4.51"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Event Rainfall=6.80"

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Type III 24-hr 100 Year Event Rainfall=6.80"

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Area (sf)	CN	Description
14,200	80	>75% Grass cover, Good, HSG D
14,200		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PS1: Prop. Bldg.

Runoff = 4.55 cfs @ 12.07 hrs, Volume= 0.370 af, Depth= 6.56"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Event Rainfall=6.80"

Area (sf)	CN	Description
29,500	98	Roofs, HSG D
29,500		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PS2: Proposed Conditions

Runoff = 12.91 cfs @ 12.07 hrs, Volume= 0.958 af, Depth= 5.51"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Event Rainfall=6.80"

Area (sf)	CN	Description
8,136	98	Paved parking, HSG D
27,842	98	Paved parking, HSG D
9,934	98	Paved parking, HSG D
* 256	98	Conc. pad
28,587	80	>75% Grass cover, Good, HSG D
11,044	80	>75% Grass cover, Good, HSG D
4,655	80	>75% Grass cover, Good, HSG D
372	80	>75% Grass cover, Good, HSG D
90,826	89	Weighted Average
44,658		49.17% Pervious Area
46,168		50.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

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Type III 24-hr 100 Year Event Rainfall=6.80"

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Summary for Reach 1P: DCP 1 T Street

Inflow Area = 2.762 ac, 62.89% Impervious, Inflow Depth = 5.70" for 100 Year Event event
 Inflow = 16.17 cfs @ 12.08 hrs, Volume= 1.312 af
 Outflow = 16.17 cfs @ 12.08 hrs, Volume= 1.312 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Summary for Pond Infil Fld: 20' x 44' Infiltration Field

Inflow Area = 0.677 ac, 100.00% Impervious, Inflow Depth = 6.56" for 100 Year Event event
 Inflow = 4.55 cfs @ 12.07 hrs, Volume= 0.370 af
 Outflow = 3.70 cfs @ 12.13 hrs, Volume= 0.361 af, Atten= 19%, Lag= 3.6 min
 Discarded = 0.00 cfs @ 12.13 hrs, Volume= 0.007 af
 Primary = 3.70 cfs @ 12.13 hrs, Volume= 0.354 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 5.89' @ 12.13 hrs Surf.Area= 880 sf Storage= 1,337 cf

Plug-Flow detention time= 41.1 min calculated for 0.361 af (98% of inflow)
 Center-of-Mass det. time= 25.7 min (768.1 - 742.4)

Volume	Invert	Avail.Storage	Storage Description
#1	3.00'	844 cf	Custom Stage Data (Irregular) Listed below 2,640 cf Overall - 531 cf Embedded = 2,109 cf x 40.0% Voids
#2	4.00'	531 cf	StormTech RC-310 x 36 Inside #1 Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap
		1,374 cf	Total Available Storage

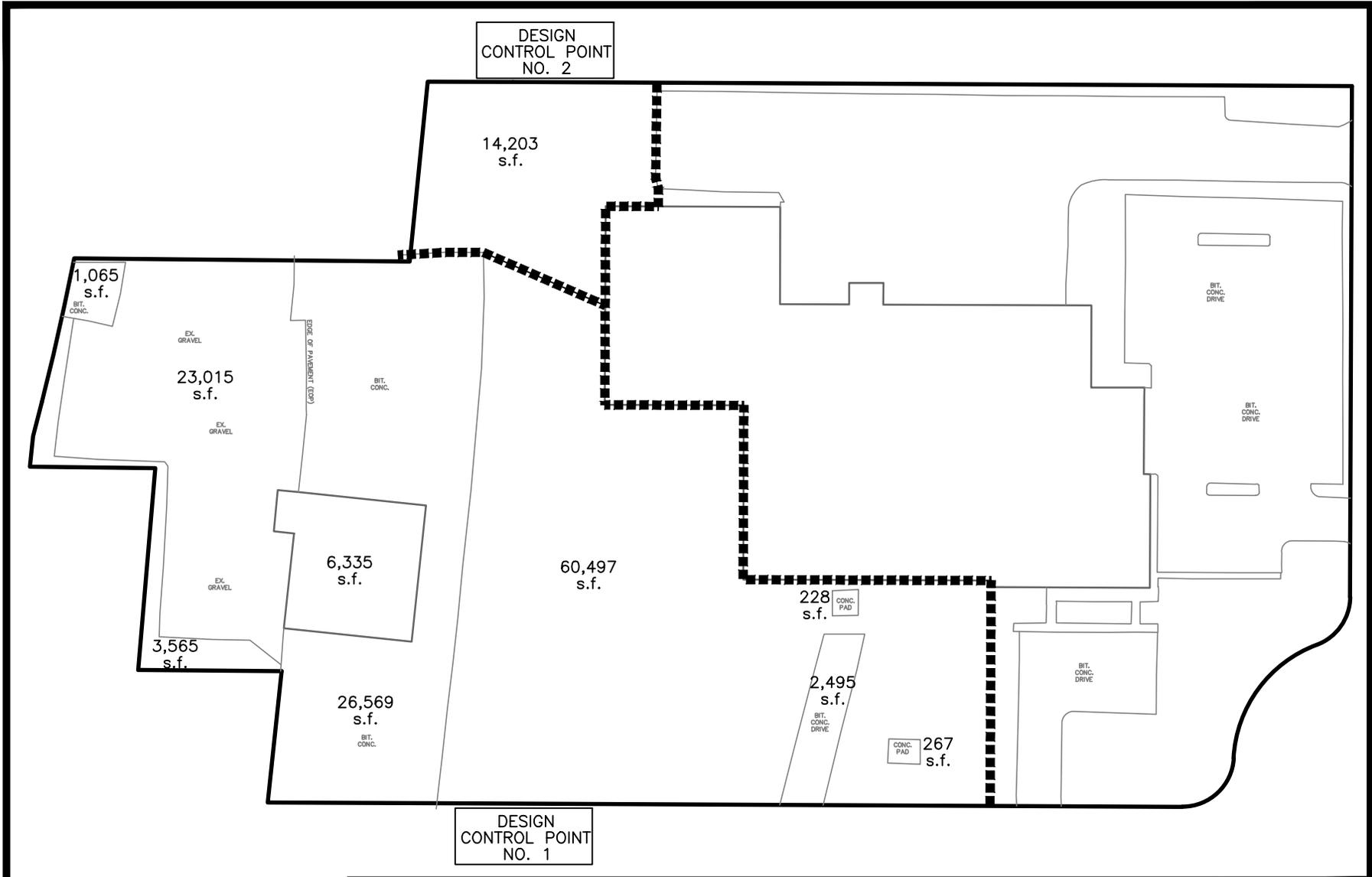
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
3.00	880	128.0	0	0	880
6.00	880	128.0	2,640	2,640	1,264

Device	Routing	Invert	Outlet Devices
#1	Discarded	3.00'	0.090 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 0.00'
#2	Primary	4.20'	6.0" Horiz. Orifice/Grate X 3.00 C= 0.600

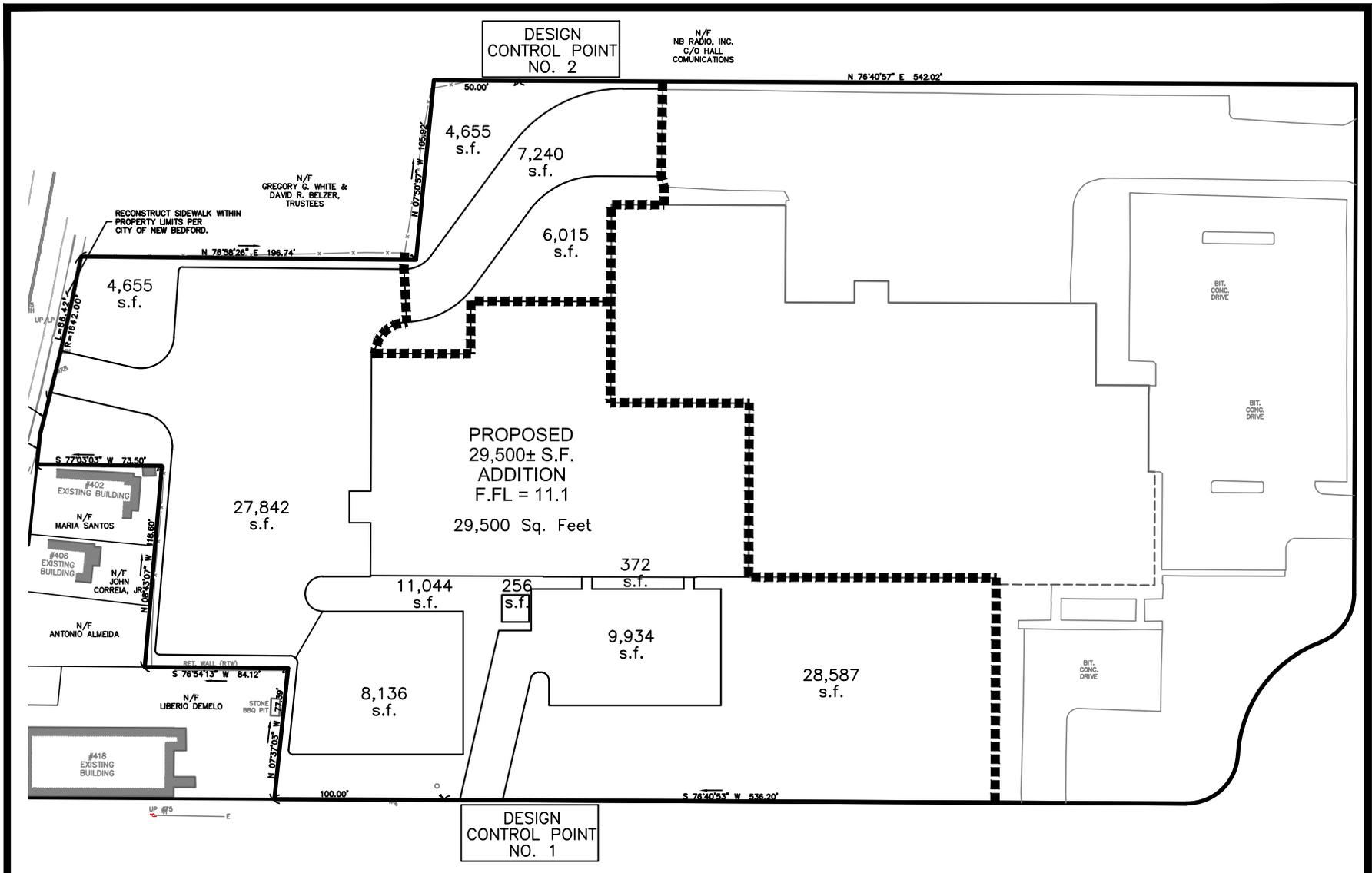
Discarded OutFlow Max=0.00 cfs @ 12.13 hrs HW=5.85' (Free Discharge)
 ↑1=Exfiltration (Controls 0.00 cfs)

Primary OutFlow Max=3.64 cfs @ 12.13 hrs HW=5.85' (Free Discharge)
 ↑2=Orifice/Grate (Orifice Controls 3.64 cfs @ 6.18 fps)

**SUPPLEMENTAL
INFORMATION**



Existing Subcatchment Area Plan		DRAWING NO.
CAVANARO CONSULTING 687 MAIN STREET P.O. BOX 5175 NORWELL, MASSACHUSETTS 02061 PHONE: 781.659.8187 FAX: 781.659.8186	PREPARED FOR: NORTH COAST SEAFOOD 5 DRY DOCK BOSTON, MA 02210	PROJECT NO. : 15109
		DATE : 2/10/16
		DRAWN BY : BPS
		CHECKED BY : JCC
		ESA SHEET NO. 1 OF 1 FILENAME: X:\PROJECTS\



Proposed Subcatchment Area Plan		DRAWING NO.
CAVANARO CONSULTING 687 MAIN STREET P.O. BOX 5175 NORWELL, MASSACHUSETTS 02061 PHONE: 781.659.8187 FAX: 781.659.8186	PREPARED FOR: NORTH COAST SEAFOOD 5 DRY DOCK BOSTON, MA 02210	PROJECT NO. : 15109
		DATE : 2/10/16
		DRAWN BY : BPS
		CHECKED BY : JCC
		PSA SHEET NO. 1 OF 1 FILENAME: X:\PROJECTS\

SECTION VII

LOCUS DEED

MASSACHUSETTS CORPORATION
QUITCLAIM DEED

NEW BEDFORD REDEVELOPMENT AUTHORITY, a body politic and corporate having its usual place of business at 98 Front Street, New Bedford, Bristol County, Commonwealth of Massachusetts

for consideration paid, and in full consideration of \$601,000.00

grants to Melvin P. Stavis, Trustee of FARGO REALTY TRUST, under declaration of trust dated September 15, 1983 and recorded with the Suffolk Registry District of the Land Court as Document # 373638 in Book 476, Page 106, having a mailing address

of 41 D Street Boston, Massachusetts

with **Quitclaim Covenants**

The land located in New Bedford, Bristol County, Commonwealth of Massachusetts, described as follows:

(Description and encumbrances, if any)

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE

FOR TITLE, see Deed dated November 16, 1998 and recorded in the Bristol County (S.D.) Registry of Deeds in Book 4272, Page 209.

The Grantee and its successors and assigns hereby covenants and agrees that it shall only develop and/or maintain uses on the parcel conveyed herein which satisfy the requirements of Water Dependent Industrial use as that term is defined in 310 CMR: 9.12(2)(b), as amended.

The foregoing shall be deemed to be a covenant running with the land herein conveyed.

The grantee hereby covenants and agrees that this conveyance is subject to the following South Terminal Extension Deed Restrictions which shall run with the land and be binding upon the grantee, its executors, administrators, heirs, successors and/or assigns:

Pre-Review

All proposed construction either vertical or horizontal including additions or improvements shall be pre-reviewed by the New Bedford Redevelopment Authority at its regularly scheduled meeting before the application for a building permit is permitted.

Parking Regulations

1 space per each 1,500 square feet of building space. Owner shall provide on-site parking

LOCUS: 89 Blackmer Street
New Bedford, MA 02744

BK 11376 PG 320
05/27/15 10:22 DOC. 10119
Bristol Co. S.D.

**MASSACHUSETTS QUITCLAIM DEED
BY LIMITED LIABILITY COMPANY**

DECOSTA REALTY HOLDINGS, LLC, a Rhode Island limited liability company, and registered in the Commonwealth of Massachusetts, of Dartmouth, Massachusetts,

for consideration paid, and in full consideration of ONE MILLION FOUR HUNDRED THOUSAND and 00/100 (\$1,400,000.00) DOLLARS

grants to BLACKMER STREET REALTY LLC, a Massachusetts limited liability company, having a principal office of 5 Dry Dock Avenue, Boston, Massachusetts 02210,

with Quitclaim Covenants

the land with the building and other improvements thereon located at **89 Blackmer Street, New Bedford, Massachusetts 02744**, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO
AND
INCORPORATED HEREIN BY REFERENCE**

The GRANTOR herein hereby warrants and represents that it is not taxed as a corporation for federal tax purposes.

SUBJECT to the fiscal year 2016 real estate taxes which the grantee hereby assumes and agrees to pay.

Executed as a sealed instrument this 26th day of May 2015.



Witness

DeCosta Realty Holdings, LLC


Lorraine DeCosta Manager and
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

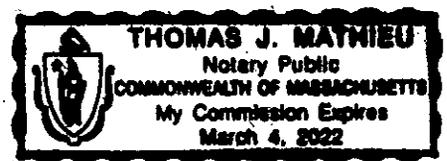
Bristol, ss.

On this 26th day of May 2015, before me personally appeared the above-named Lorraine DeCosta, Manager and Authorized Signatory, proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License, to be the person whose name is signed on the within document, and acknowledged that she signed it voluntarily for its stated purpose on behalf of DeCosta Realty Holdings, LLC



Notary Public

My Commission Expires: 3/4/22

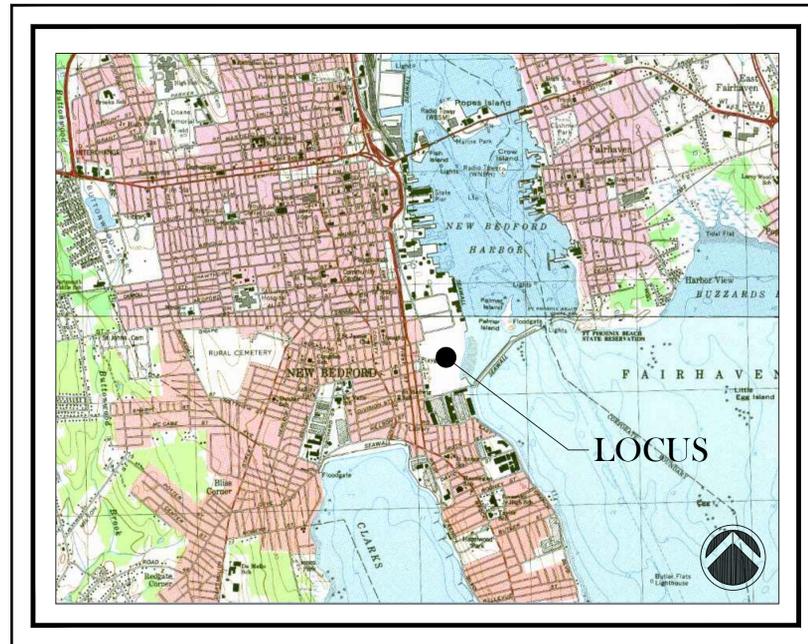


REG. OF DEEDS
REG #07
BRISTOL
05/27/15 10:21AM
000000#2510
FEE \$6384.00
CASH \$6384.00

SECTION VIII

*PROJECT PLANS
See Attached*

SITE PLAN FOR ADDITION TO SEAFOOD PROCESSING PLANT NORTH COAST SEAFOOD 43 BLACKMER STREET NEW BEDFORD, MA 02744



LOCUS PLAN:
NOT TO SCALE

ZONING REQUIREMENTS:

ZONE: INDUSTRIAL "B"
WORKING WATERFRONT OVERLAY DISTRICT

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	0 SF	276,855 SF (6.36 AC)	276,855 SF (6.36 AC)
FRONTAGE	0 FT	536+ FT	536+ FT
FRONT BUILDING SETBACK	25 FT	132.0 FT	132.0 FT
TOTAL GROSS FLOOR AREA	0	47,200± SQ. FT.	76,700± SQ. FT.
SIDE BUILDING SETBACK	25 FT	111.0 FT	40.4 FT
REAR BUILDING SETBACK	25 FT	72.4 FT	72.4 FT
MAX. BUILDING COVERAGE	50% MAX.	20%	28%
MAX. BUILDING HEIGHT	7 STORIES-100 FT	1 STORY - 30± FT	1 STORY - 30± FT
GREEN SPACE	20%	45%	29%
BICYCLE SPACES	0	0	20±
TOTAL PARKING	52	69	90
ACCESSIBLE PARKING	4 (1-VAN)	2 (1-VAN)	4 (1-VAN)
LOADING BAYS	5	6	10

SITE SUMMARY:

APPLICANT: NORTH COAST SEAFOOD
43 BLACKMER STREET
NEW BEDFORD, MA 02744

OWNER: MELVIN P. STAVIS
FARGO REALTY TRUST
5 DRY DOCK
BOSTON, MA 02210
ASSESSOR'S PARCEL: #25A-LOT 1
DEED BOOK: 5306, PAGE: 339

BLACKMER REALTY LLC
5 DRY DOCK
BOSTON, MA 02210
ASSESSOR'S PARCEL: #25A-LOTS 3 & 52
DEED BOOK: 11376, PAGE: 320

ASSESSORS INFORMATION: PARCEL MAP 25A LOTS 1, 3 & 52

ZONING DISTRICT: INDUSTRIAL - B

WORKING WATERFRONT
OVERLAY DISTRICT

SHEET INDEX:

TS - TITLE SHEET (SHEET 1 OF 6)
EC - EXISTING CONDITIONS (SHEET 2 OF 6)
SP - SITE PLAN (SHEET 3 OF 6)
DTI - DETAIL SHEET I (SHEET 4 OF 6)
DTII - DETAIL SHEET II (SHEET 5 OF 6)
LS - LANDSCAPE PLAN (SHEET 6 OF 6)

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION



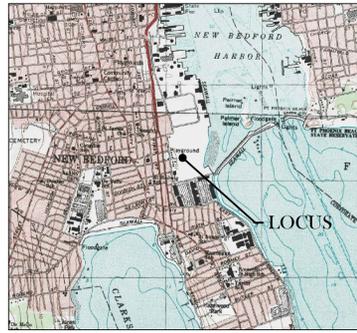
TITLE SHEET

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

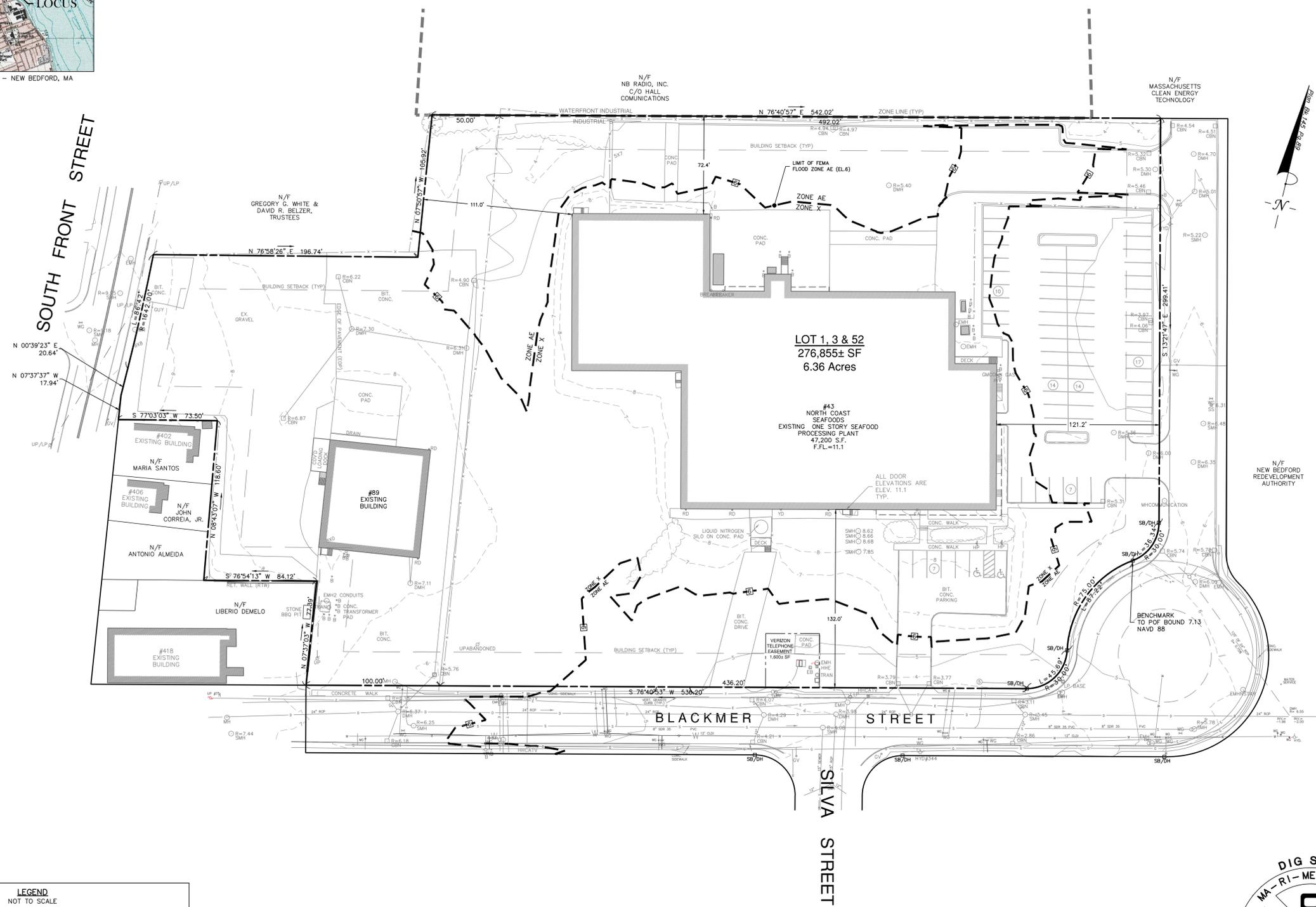
**NORTH COAST SEAFOOD
43 BLACKMER STREET
NEW BEDFORD, MA 02744**

PREPARED FOR:
NORTH COAST SEAFOOD
5 DRY DOCK
BOSTON, MA 02210

PROJECT NO. : 15109	DRAWING NO.
SCALE : AS SHOWN	TS
DATE : 2/10/16	
DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 1 OF 6
CHECKED BY : JCC	FILENAME: F:\4011\DWGS\A-REV 1-6.DWG



LOCUS: 43 BLACKMER STREET - NEW BEDFORD, MA



DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION

DATUM:
ELEVATIONS SHOWN HEREON REFERENCE NAVD 1988.

FEMA:
LOCUS LIES IN F.I.R.M. ZONE X AND AE (EL. 6) AS SHOWN ON COMMUNITY PANEL NO. 250050481G DATED JULY 16, 2014.

OWNERS OF RECORD:
MELVIN P. STAVS
FARGO REALTY TRUST
5 DRY DOCK
BOSTON, MA 02210
ASSESSOR'S PARCEL: #25A-LOT 1
DEED BOOK: 5306, PAGE: 339

BLACKMER REALTY LLC
5 DRY DOCK
BOSTON, MA 02210
ASSESSOR'S PARCEL: #25A-LOTS 3 & 52
DEED BOOK: 11376, PAGE: 320

UTILITIES:
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

SURVEY NOTES:
1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON OCTOBER 8, 2015.
2. EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT RECORD DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD.



EXISTING CONDITIONS

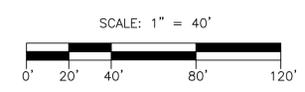
CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

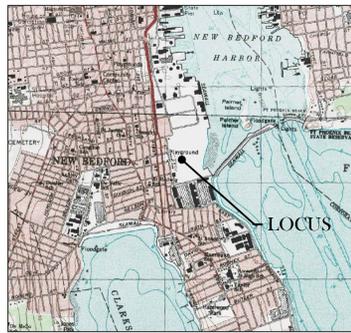
NORTH COAST SEAFOOD
43 BLACKMER STREET
NEW BEDFORD, MA 02744

PREPARED FOR:
NORTH COAST SEAFOOD
5 DRY DOCK
BOSTON, MA 02210

PROJECT NO. : 15109	DRAWING NO.
SCALE : AS SHOWN	EC
DATE : 2/10/16	
DESIGNED BY : BPS	
DRAWN BY : BPS/DB	SHEET NO. 2 OF 6
CHECKED BY : JCC	FILENAME: F:\4011\DWGS\A-REV 1-6.DWG

LEGEND NOT TO SCALE			
○ DMH	DRAIN MANHOLE	--- 55 ---	EXIST. CONTOUR
○ SMH	SEWER MANHOLE	---	WETLAND BUFFER ZONE
□ CBN	CATCH BASIN	---	FLOOD ZONE
⊕ HYD	HYDRANT	---	OVERHEAD WIRES
⊗ WG	WATER GATE	○ ○ ○ ○ ○ ○ ○ ○ ○ ○	STONE WALL
⊗ WS	WATER SERVICE	○ ○ ○ ○ ○ ○ ○ ○ ○ ○	EXISTING TREES AND SHRUBS
⊕ UP	UTILITY POLE	~ ~ ~ ~ ~	TREELINE/LANDSCAPE
☆ LP	LIGHT	---	WETLAND LINE
○ GV	GAS VALVE	---	

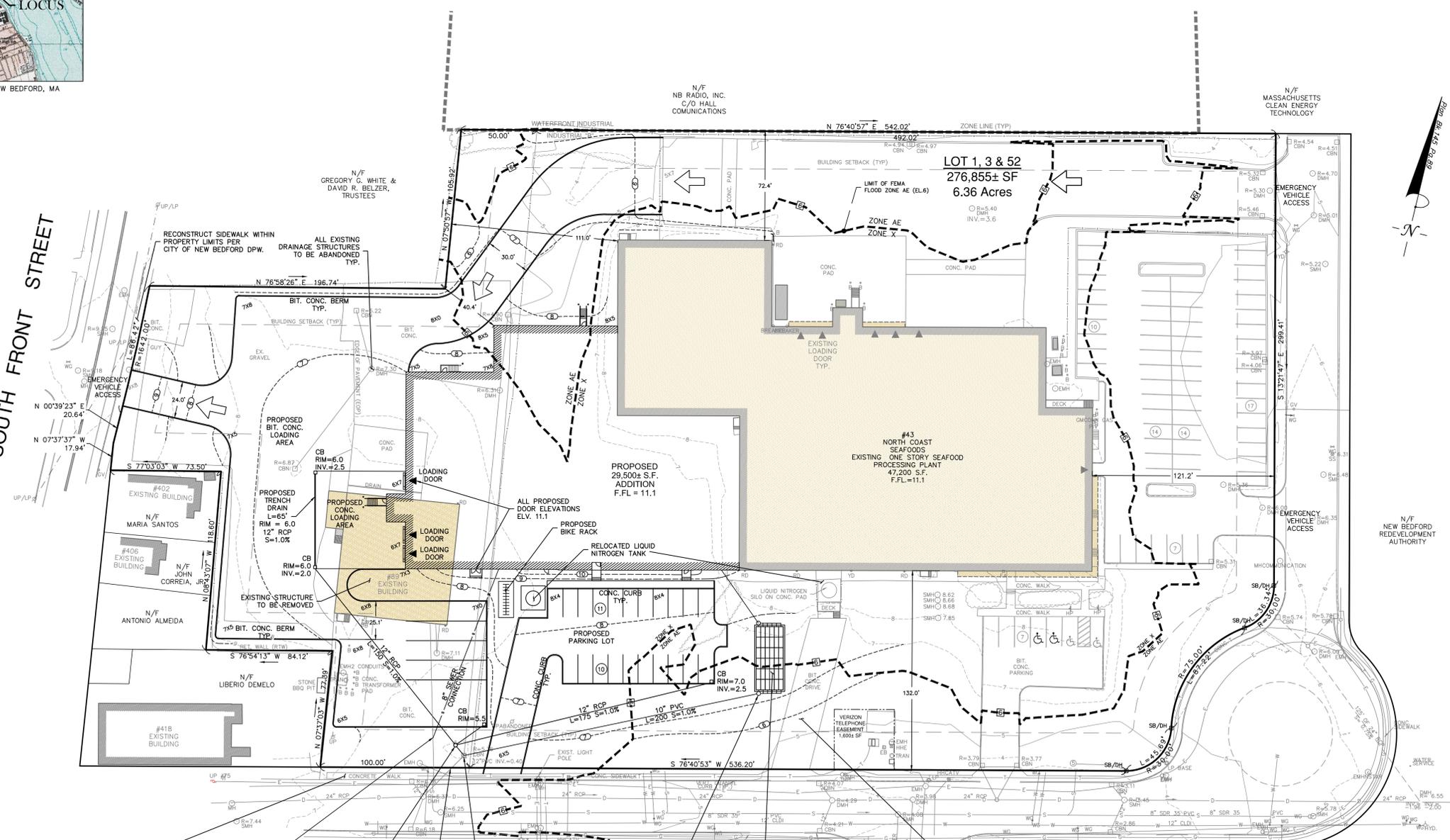




LOCUS: 43 BLACKMER STREET - NEW BEDFORD, MA

SOUTH FRONT STREET

SILVA STREET



DRAWING REVISIONS

ACTION	DATE	DESCRIPTION

DATUM:
ELEVATIONS SHOWN HEREON REFERENCE NAVD 1988.

FEMA:
LOCUS LIES IN F.I.R.M. ZONE X AND AE (EL. 6) AS SHOWN ON COMMUNITY PANEL NO. 25005C0481G DATED JULY 16, 2014.

OWNERS OF RECORD:
MELVIN P. STAVIS
FARGO REALTY TRUST
5 DRY DOCK
BOSTON, MA 02210
ASSESSOR'S PARCEL: #25A-LOT 1
DEED BOOK: 5306, PAGE: 339

BLACKMER REALTY LLC
5 DRY DOCK
BOSTON, MA 02210
ASSESSOR'S PARCEL: #25A-LOTS 3 & 52
DEED BOOK: 11376, PAGE: 320

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- THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THE ADJACENT PARCELS AND UTILITIES THROUGHOUT CONSTRUCTION. ANY REPAIR OF DAMAGED PROPERTY, WHICH IS THE RESULT OF INADEQUATE PROTECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR RESPONSIBLE FOR SITE WORK SHALL BE RESPONSIBLE FOR COMPLETING ALL UTILITY INSTALLATION TO WITHIN 5 FEET OF THE PROPOSED BUILDING LINE.
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- CONTRACTOR SHALL APPLY DUST CONTROL MEASURES AS NEEDED.



SITE PLAN

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

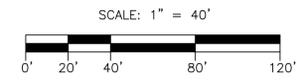
NORTH COAST SEAFOOD
43 BLACKMER STREET
NEW BEDFORD, MA 02744

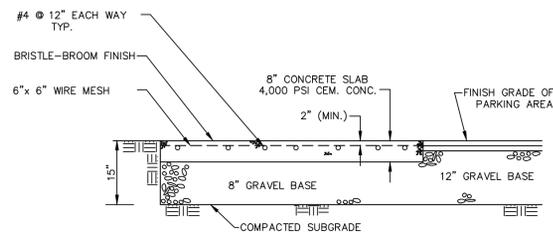
PREPARED FOR:
NORTH COAST SEAFOOD
5 DRY DOCK
BOSTON, MA 02210

PROJECT NO. : 15109	DRAWING NO.
SCALE : AS SHOWN	SP
DATE : 2/10/16	
DESIGNED BY : BPS	SHEET NO. 3 OF 6
DRAWN BY : BPS	
CHECKED BY : JCC	FILENAME: F:\4011\DWGS\A-REV 1-6.DWG

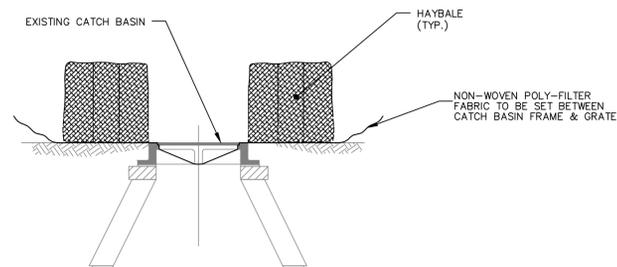
LEGEND
NOT TO SCALE

○ DMH DRAIN MANHOLE	— 55 — EXIST. CONTOUR
○ SMH SEWER MANHOLE	— — — WETLAND BUFFER ZONE
□ CBN CATCH BASIN	— — — FLOOD ZONE
◇ HYD HYDRANT	— — — OVERHEAD WIRES
⊠ WG WATER GATE	○ ○ ○ ○ ○ STONE WALL
⊙ WS WATER SERVICE	○ ○ ○ ○ ○ EXISTING TREES AND SHRUBS
◇ UP UTILITY POLE	— — — TREELINE/LANDSCAPE
☆ LP LIGHT	— — — WETLAND LINE
○ GV GAS VALVE	

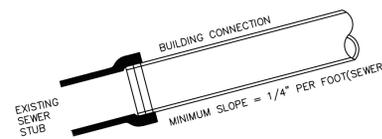




CONCRETE PAD
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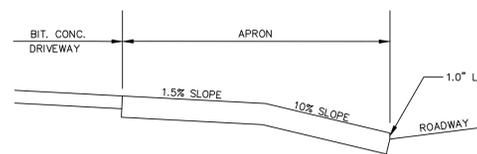
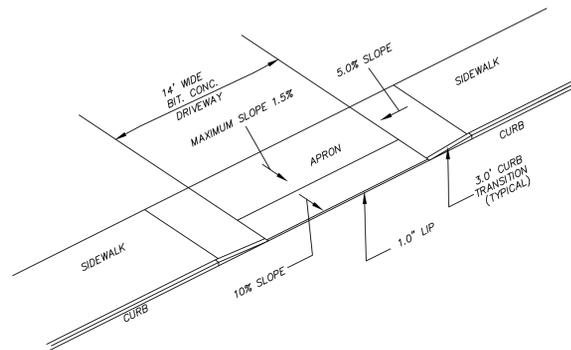


HAYBALE EROSION CHECK
NOT TO SCALE

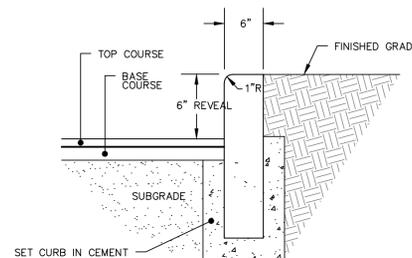


NOTES:
CONNECTION TO EXISTING SEWER STUB

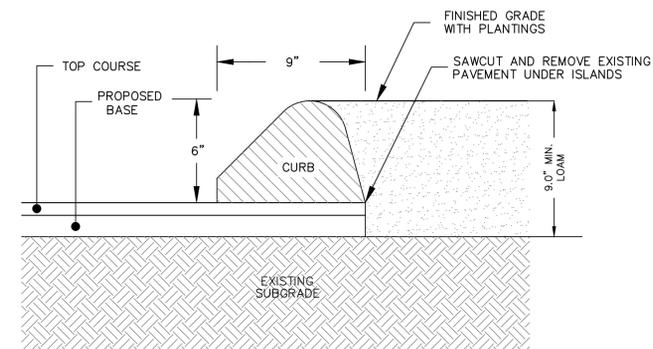
SEWER CONNECTION
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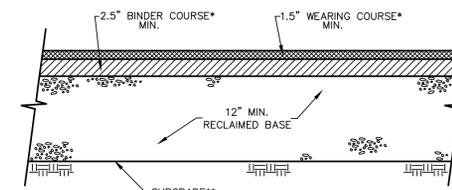
TYPICAL DRIVEWAY DETAIL AT STREET
NOT TO SCALE



PRECAST CONCRETE CURB DETAIL
NOT TO SCALE



TYPICAL BITUMINOUS CONCRETE CURB
NOT TO SCALE



*PAVEMENT SHALL COMPLY WITH MASS DOT STANDARDS AND SHALL BE COMPACTED TO A MINIMUM 95% LABORATORY DENSITY
** SUBGRADE SHALL BE STRIPPED OF LOAM, SUBSOIL AND ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED AND REPLACED WITH GRAVEL BORROW.

**PAVEMENT SECTION
NEW PARKING LOT**
NOT TO SCALE

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION

DATUM:
ELEVATIONS SHOWN HEREON REFERENCE NAVD 1988.

FEMA:
LOCUS LIES IN F.I.R.M. ZONE X AND AE (EL. 6) AS SHOWN ON COMMUNITY PANEL NO. 25005C0481G DATED JULY 16, 2014.

OWNERS OF RECORD:
MELVIN P. STAVIS
FARGO REALTY TRUST
5 DRY DOCK
BOSTON, MA 02210
ASSESSOR'S PARCEL: #25A-L0T 1
DEED BOOK: 5306, PAGE: 339

BLACKMER REALTY LLC
5 DRY DOCK
BOSTON, MA 02210
ASSESSOR'S PARCEL: #25A-L0TS 3 & 52
DEED BOOK: 11376, PAGE: 320

UTILITIES:
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5. ALL WATER AND SEWER MAINS SHALL BE SEPARATED BY A MINIMUM DISTANCE OF 10'-0", WHEREVER POSSIBLE.
6. CONTRACTOR SHALL APPLY DUST CONTROL MEASURES AS NEEDED.



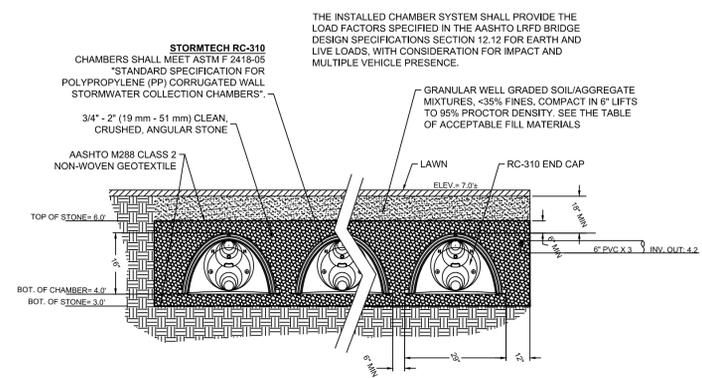
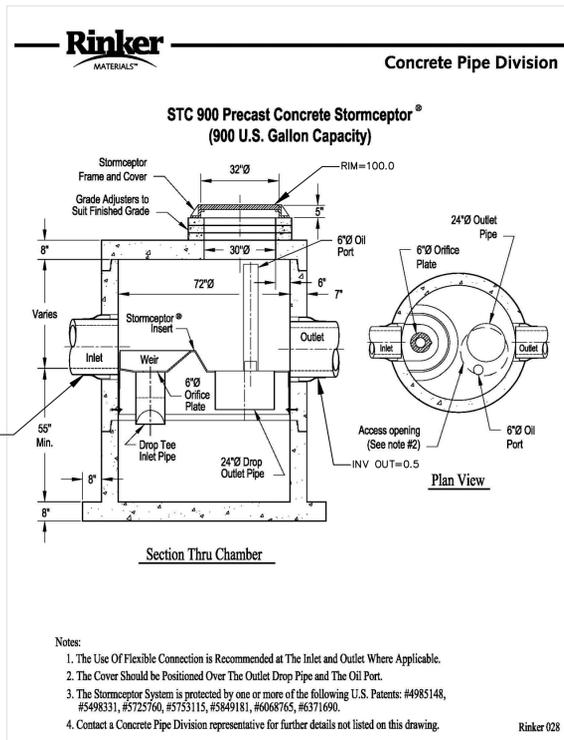
DETAIL SHEET I

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

NORTH COAST SEAFOOD
43 BLACKMER STREET
NEW BEDFORD, MA 02744

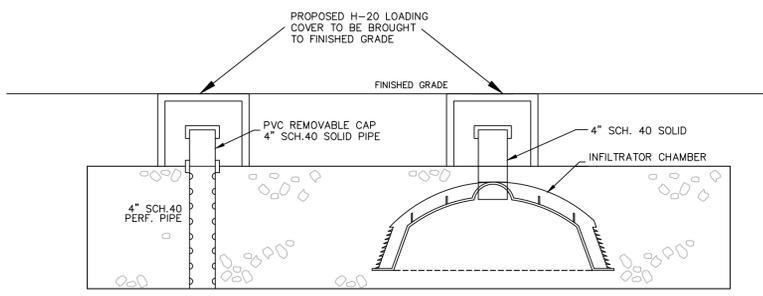
PREPARED FOR:
NORTH COAST SEAFOOD
5 DRY DOCK
BOSTON, MA 02210

PROJECT NO. : 15109	DRAWING NO.
SCALE : AS SHOWN	DTI
DATE : 2/10/16	
DESIGNED BY : BPS	
DRAWN BY : BPS	
CHECKED BY : JCC	SHEET NO. 4 OF 6
FILENAME: F:\4011\DWGS\A-REV 1-6.DWG	

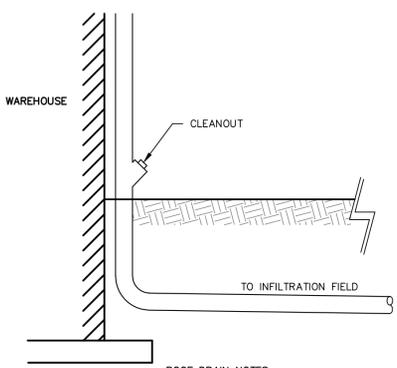


- INFILTRATION BASIN NOTES:**
1. TRAFFICKING OF THESE SOILS BY HEAVY EQUIPMENT SHOULD BE MINIMIZED, OR PREFERABLY PROHIBITED.
 2. STORMWATER DISCHARGES INTO THE SYSTEM SHOULD NOT BE PERMITTED UNTIL ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED
 3. DISCHARGE OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES INTO THE SYSTEM SHOULD BE PROHIBITED.

20' X 44' INFILTRATION FIELD
NOT TO SCALE

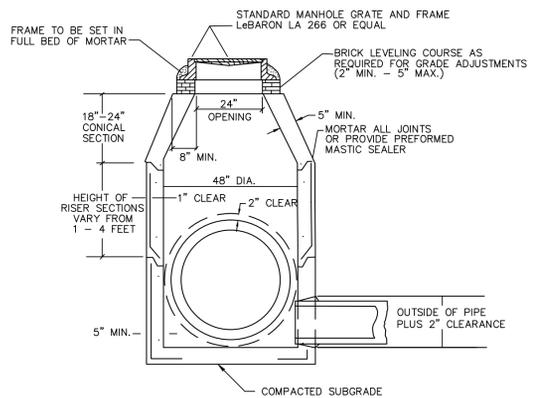


INSPECTION PORT DETAIL
NOT TO SCALE

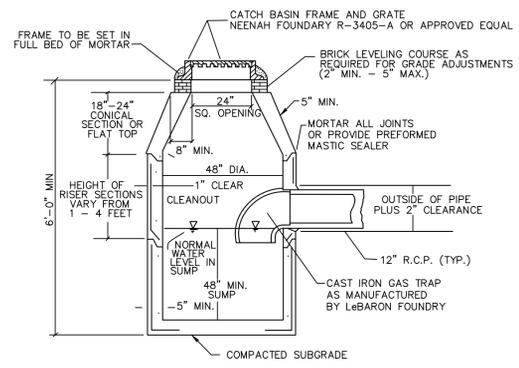


- ROOF DRAIN NOTES:**
1. FOR LAYOUT OF STORM DRAIN SEE PLAN ON DRAWING C1 GRADING & DRAINAGE
 2. CONTRACTOR SHALL BACKFILL DRAINAGE PIPE & STRUCTURES WITH WELL COMPACTED GRAVEL MATERIAL SUITABLE FOR SUPPORT OF PAVEMENT AREA ABOVE PIPE & STRUCTURE.

ROOF LEADER SYSTEM
NOT TO SCALE

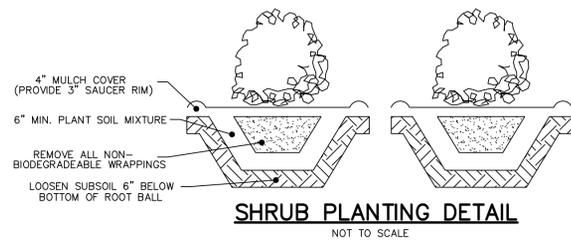


PRECAST CONCRETE MANHOLE
NOT TO SCALE

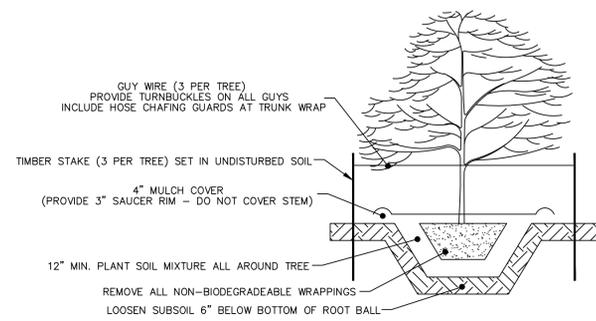


PRECAST CONCRETE CATCH BASIN
NOT TO SCALE

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION
DATUM: ELEVATIONS SHOWN HEREON REFERENCE NAVD 1988.		
FEMA: LOCUS LIES IN F.I.R.M. ZONE X AND AE (EL. 6) AS SHOWN ON COMMUNITY PANEL NO. 25005C0481G DATED JULY 16, 2014.		
OWNERS OF RECORD: MELVIN P. STAVIS FARGO REALTY TRUST 5 DRY DOCK BOSTON, MA 02210 ASSESSOR'S PARCEL: #25A-L0T 1 DEED BOOK: 5306, PAGE: 339 BLACKMER REALTY LLC 5 DRY DOCK BOSTON, MA 02210 ASSESSOR'S PARCEL: #25A-L0TS 3 & 52 DEED BOOK: 11376, PAGE: 320		
UTILITIES: UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)		
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DETAIL SHEET II		
CAVANARO CONSULTING 687 MAIN STREET P.O. BOX 5175 NORWELL, MASSACHUSETTS 02061 PHONE: 781.659.8187 FAX: 781.659.8186		
NORTH COAST SEAFOOD 43 BLACKMER STREET NEW BEDFORD, MA 02744		
PREPARED FOR: NORTH COAST SEAFOOD 5 DRY DOCK BOSTON, MA 02210		
PROJECT NO. : 15109	DRAWING NO.	
SCALE : AS SHOWN	DTII	
DATE : 2/10/16	DESIGNED BY : BPS	
DRAWN BY : BPS	SHEET NO. 5 OF 5	
CHECKED BY : JCC	FILENAME: F:\4011\DWGS\A-REV 1-6.DWG	



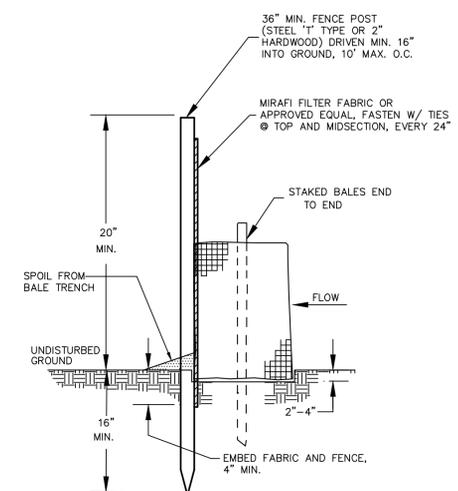
SHRUB PLANTING DETAIL
NOT TO SCALE



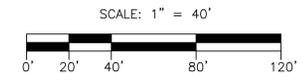
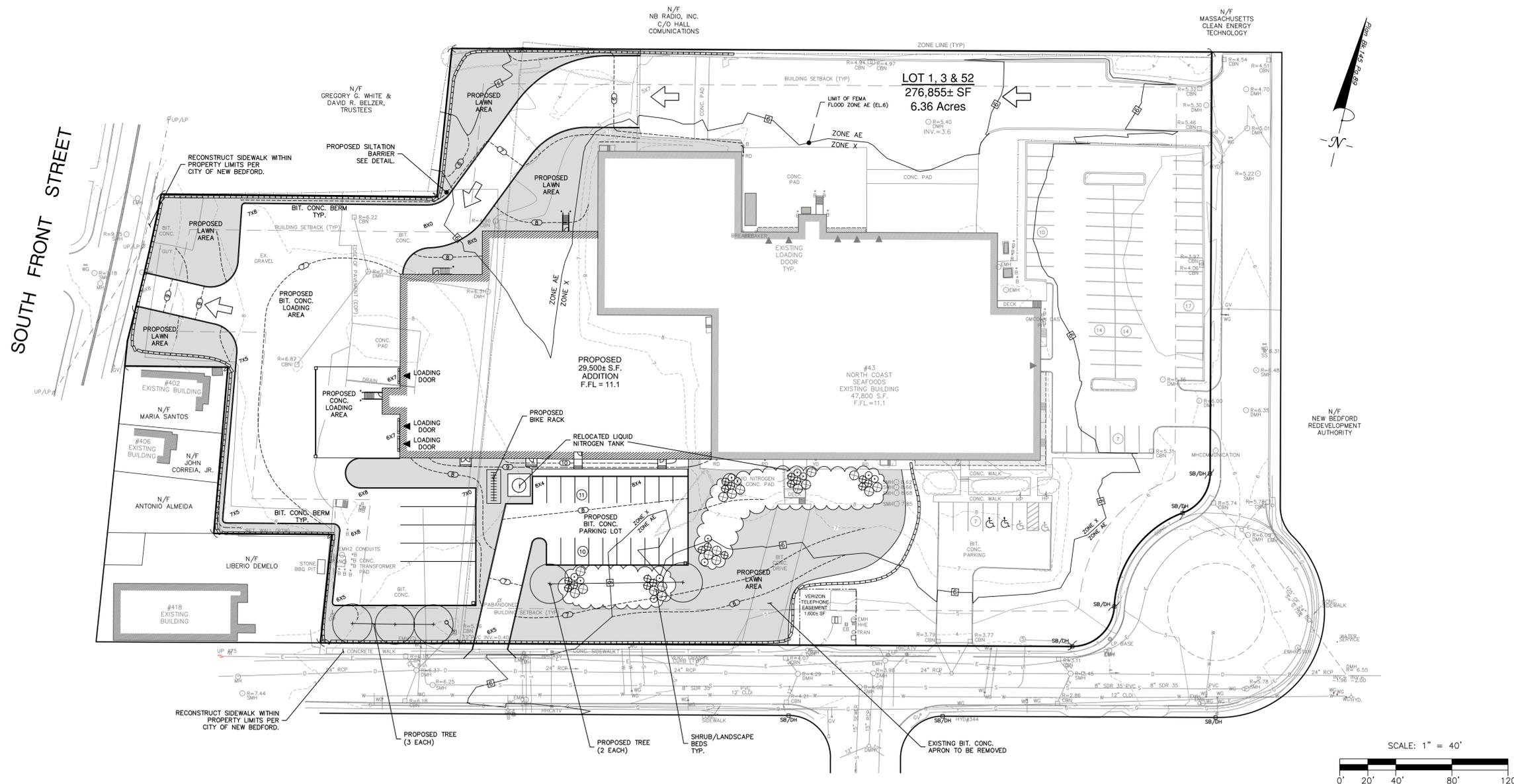
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

PLANTING NOTES

1. ALL PLANTS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF INSTALLATION. ALL PLANTS SHALL BE HEALTHY, LIVE, AND FULL IN APPEARANCE. OWNER RESERVES THE RIGHT TO REJECT ANY PLANTING, WHICH IS NOT SUITABLE UPON DELIVERY TO THE SITE.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL REQUIRED MAINTENANCE TO PLANTS FOR A MINIMUM OF (6) WEEKS AFTER DATE OF INSTALLATION. IF PLANTS ARE INSTALLED AFTER MAY 15TH, MAINTENANCE SHALL BE PROVIDED UNTIL AUGUST 30TH OR (6) WEEKS, WHICHEVER GREATER.
3. ALL NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL OF THE PROPER PH AND ORGANIC COMPOSITION SUITABLE FOR HEALTHY LAWN GROWTH.
4. NON-APPROVED SUBSTITUTIONS WILL NOT BE ACCEPTED IF PLANTED. OWNER SHALL BE PROVIDED WITH A LIST OF PROPOSED SUBSTITUTE PLANTS PRIOR TO INSTALLATION.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF (3) STAKES PER TREE PER INDUSTRY STANDARDS. TREES SHALL BE SET PLUMB WITH TRUNK STEM NOT BURIED IN BACKFILL. ALL NON-BIODEGRADABLE WRAPS AND CAGES SHALL BE REMOVED FROM THE PLANTING PRIOR TO BACKFILLING.
6. PROVIDE A MINIMUM OF 12" OF TOPSOIL AROUND AND BENEATH THE PLANTING. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE EXACT LIMITS AND TYPES OF MULCHING AROUND TREES AND OTHER PLANTINGS.
7. ALL DISTURBED AREAS NOT DELINEATED ON THE PLANS SHALL BE SLICE SEEDED OR HYDROSEEDED WITH AN APPROPRIATE SEASON SEED MIXTURE. DRAINAGE AREAS SHALL BE SEEDING ACCORDING TO THEIR DESIGN SPECIFICATIONS. REFER TO EROSION & CONTROL PLAN FOR ADDITIONAL SEEDING PROCEDURES.



HAYBALE WITH SILTFENCE
NOT TO SCALE



DRAWING REVISIONS

ACTION	DATE	DESCRIPTION

DATUM:
ELEVATIONS SHOWN HEREON REFERENCE NAVD 1988.

EMAs:
LOCUS LIES IN F.I.R.M. ZONE X AND AE (EL. 6) AS SHOWN ON COMMUNITY PANEL NO. 25005C0481G DATED JULY 16, 2014.

OWNERS OF RECORD:
MELVIN P. STAVIS
FARGO REALTY TRUST
5 DRY DOCK
BOSTON, MA 02210
ASSESSOR'S PARCEL: #25A-L0T 1
DEED BOOK: 5306, PAGE: 339

BLACKMER REALTY LLC
5 DRY DOCK
BOSTON, MA 02210
ASSESSOR'S PARCEL: #25A-L0TS 3 & 52
DEED BOOK: 11376, PAGE: 320

UTILITIES:
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

SURVEY NOTES:
1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON OCTOBER 8, 2015.
2. EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT RECORD DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD.

GENERAL NOTES:
1. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE UTILITIES SHOWN ON THESE PLANS ARE BASED ON AVAILABLE RECORD AND FIELD DATA, WHICH MAY NOT DEPICT ALL EXISTING UTILITIES.
2. WATER LINES SHALL BE CONSTRUCTED WITH A MINIMUM OF 5 FEET OF COVER.
3. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THE ABUTTING PARCELS AND UTILITIES THROUGHOUT CONSTRUCTION. ANY REPAIR OF DAMAGED PROPERTY, WHICH IS THE RESULT OF INADEQUATE PROTECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR RESPONSIBLE FOR SITE WORK SHALL BE RESPONSIBLE FOR COMPLETING ALL UTILITY INSTALLATION TO WITHIN 5 FEET OF THE PROPOSED BUILDING LINE.
5. ALL WATER AND SEWER MAINS SHALL BE SEPARATED BY A MINIMUM DISTANCE OF 10'-0", WHEREVER POSSIBLE.
6. CONTRACTOR SHALL APPLY DUST CONTROL MEASURES AS

LANDSCAPE PLAN

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

NORTH COAST SEAFOOD
43 BLACKMER STREET
NEW BEDFORD, MA 02744

PREPARED FOR:
NORTH COAST SEAFOOD
5 DRY DOCK
BOSTON, MA 02210

PROJECT NO. : 15109	DRAWING NO.
SCALE : AS SHOWN	LS
DATE : 2/10/16	
DESIGNED BY : BPS	SHEET NO. 6 OF 6
DRAWN BY : BPS	FILENAME: F:\4011\DWGS\A-REV 1-6.DWG
CHECKED BY : JCC	