CISCO NEW BEDFORD RESTAURANT FACILITY
1480 EAST RODNEY FRENCH BLVD.
NEW BEDFORD, MASSACHUSETTS

SITE SUMMARY
ASSESSORS MAP 12  LOT 27, 264, 287–291
ZONING DISTRICT: MIXED USE BUSINESS/INDUSTRIAL A
PROPOSED USE: RESTAURANT
DEED REFERENCE: BOOK 11031, PAGE 153
BOOK 11034, PAGE 130

ZONING REQUIREMENTS TABLE

<table>
<thead>
<tr>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>WID INDA</td>
<td>WID INDA</td>
<td>WID INDA</td>
</tr>
<tr>
<td>LOT AREA</td>
<td>0.55 ACRES</td>
<td>0.55 ACRES</td>
</tr>
<tr>
<td>LOT FRONTAGE</td>
<td>35’</td>
<td>35’</td>
</tr>
<tr>
<td>FRONT SETBACK (BDG.)</td>
<td>25’</td>
<td>30’</td>
</tr>
<tr>
<td>SIDE SETBACK (BDG.)</td>
<td>25’</td>
<td>30’</td>
</tr>
<tr>
<td>REAR SETBACK (BDG.)</td>
<td>20’</td>
<td>20’</td>
</tr>
<tr>
<td>FRONT SETBACK (PARKING)</td>
<td>0’</td>
<td>0’</td>
</tr>
<tr>
<td>SIDE SETBACK (PARKING)</td>
<td>0’</td>
<td>0’</td>
</tr>
<tr>
<td>REAR SETBACK (PARKING)</td>
<td>0’</td>
<td>0’</td>
</tr>
<tr>
<td>BUILDING HEIGHT</td>
<td>30’</td>
<td>30’</td>
</tr>
<tr>
<td>LOT COVERAGE</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>GROSS SPACE</td>
<td>0</td>
<td>200</td>
</tr>
<tr>
<td>SCREENING BARRIERS</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>OFF STREET PARKING</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

LOCUS MAP

PLAN INDEX

<table>
<thead>
<tr>
<th>SHEET #</th>
<th>TITLE</th>
<th>DATE</th>
<th>REVISED</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 OF 1</td>
<td>COVER SHEET</td>
<td>MARCH 15, 2019</td>
<td></td>
</tr>
<tr>
<td>1 OF 1</td>
<td>SITE LAYOUT</td>
<td>MARCH 15, 2019</td>
<td></td>
</tr>
<tr>
<td>2 OF 1</td>
<td>LICE MAP</td>
<td>MARCH 15, 2019</td>
<td></td>
</tr>
<tr>
<td>3 OF 1</td>
<td>SITE PLAN</td>
<td>MARCH 15, 2019</td>
<td></td>
</tr>
<tr>
<td>4 OF 1</td>
<td>LANDSCAPE PLAN</td>
<td>MARCH 15, 2019</td>
<td></td>
</tr>
<tr>
<td>5 OF 1</td>
<td>SITE UTILITIES</td>
<td>MARCH 15, 2019</td>
<td></td>
</tr>
<tr>
<td>6 OF 1</td>
<td>SITE LIGHTING</td>
<td>MARCH 15, 2019</td>
<td></td>
</tr>
<tr>
<td>7 OF 1</td>
<td>EXISTING CONDITIONS</td>
<td>MARCH 15, 2019</td>
<td></td>
</tr>
<tr>
<td>8 OF 1</td>
<td>DEMOLITION PLAN</td>
<td>MARCH 15, 2019</td>
<td></td>
</tr>
<tr>
<td>9 OF 1</td>
<td>EROSION CONTROL PLAN</td>
<td>MARCH 15, 2019</td>
<td></td>
</tr>
<tr>
<td>10 OF 1</td>
<td>DETAIL SHEET #1</td>
<td>MARCH 15, 2019</td>
<td></td>
</tr>
<tr>
<td>11 OF 1</td>
<td>DETAIL SHEET #2</td>
<td>MARCH 15, 2019</td>
<td></td>
</tr>
<tr>
<td>12 OF 1</td>
<td>BUILDING ELEVATIONS</td>
<td>MARCH 15, 2019</td>
<td></td>
</tr>
<tr>
<td>13 OF 1</td>
<td>FLOOR PLAN</td>
<td>MARCH 15, 2019</td>
<td></td>
</tr>
</tbody>
</table>

OWNERS:
CCK REALTY, LLC
1480 C. RODNEY FRENCH BLVD.
NEW BEDFORD, MA 02740

VVK REALTY, LLC
P. O. BOX 12
FANNIN, GA 30130

APPLICANT:
SIGNEDWELL NEW BEDFORD, LLC
1480 C. RODNEY FRENCH BLVD.
NEW BEDFORD, MA 02740

DATE: MARCH 15, 2019
**OPERATION & MAINTENANCE PLAN: STORMWATER MANAGEMENT SYSTEM**

1. **Maintenance Management Plan:**
   - The property owner shall be responsible for maintaining all elements of the system, includingRegular inspection and cleaning, and repairs or replacements as necessary. Maintenance tasks should be performed according to a schedule agreed upon by the property owner and the system designer.
   - Inspections shall be conducted at least annually to ensure the system is functioning as intended and to identify any potential issues.
   - Repairs and replacements should be made promptly to minimize any negative impacts on the system's performance.
   - Records of all maintenance activities shall be kept for at least five years from the date of the last inspection.

2. **Reasonable Use:**
   - The property owner shall use the system in a manner consistent with its intended design and in compliance with all applicable laws and regulations.
   - Any unauthorized use or modification of the system may result in the loss of warranty and may void the manufacturer's warranty.

3. **Replacement Parts:**
   - Replacement parts for the system shall be obtained from the manufacturer or an authorized distributor.
   - The property owner shall be responsible for ensuring that all replacement parts are of equivalent quality and performance to the original parts.

4. **Warranty Information:**
   - The manufacturer's warranty shall apply to all components of the system.
   - The warranty period shall be specified in the warranty document provided with the system.
   - The property owner shall be responsible for promptly notifying the manufacturer of any warranty issues.

5. **Real Estate Transfers:**
   - Upon the transfer of ownership, the new owner shall be informed of the system's existence and its maintenance requirements.
   - The new owner shall be responsible for all maintenance and repair obligations associated with the system.

6. **Disclaimers:**
   - The manufacturer disclaims all warranties, either express or implied, for the system.
   - The property owner shall be responsible for all costs associated with the system's operation and maintenance.

---

**SPECIFICATION & SEGMENTATION CONTROL**

1. **Segmentation and Grouping:**
   - The property owner shall be responsible for segmenting the system into manageable segments for maintenance and repair.
   - Segments shall be defined based on the system's physical layout and the functionality of each component.
   - An operations and maintenance plan shall be developed for each segment to ensure effective management.

2. **Operational Segmentation:**
   - The system shall be segmented into operational segments, each with a specific function, such as stormwater detention or infiltration.
   - Each operational segment shall be maintained and repaired independently to minimize the impact on the overall system.

3. **Physical Segmentation:**
   - The system shall be further segmented into physical segments, such as catch basins, infiltrators, or retention ponds.
   - Each physical segment shall be maintained and repaired independently to ensure the integrity of the system.

---

**Site Plan:**

- The site plan shall be provided by the property owner and shall be approved by the local authorities.
- The site plan shall include all components of the system, including catch basins, infiltrators, retention ponds, and any other related infrastructure.
- The site plan shall be reviewed and approved by the appropriate regulatory agencies before any construction begins.

---

**Utility Interconnection:**

- Utility interconnection agreements shall be in place before any construction begins.
- The property owner shall be responsible for ensuring that all utilities are interconnected in accordance with the manufacturer's recommendations.
- Any discrepancies between the site plan and the interconnection agreements shall be resolved before construction begins.

---

** liaisons:**

- The property owner shall provide all necessary liaisons for the system's installation and maintenance.
- The property owner shall be responsible for ensuring that all necessary permits and approvals are obtained.
- The property owner shall be responsible for ensuring that all necessary inspections are conducted.

---

**Contact Information:**

- The property owner shall provide all necessary contact information for the system's installation and maintenance.
- The property owner shall be responsible for ensuring that all necessary permits and approvals are obtained.
- The property owner shall be responsible for ensuring that all necessary inspections are conducted.

---

**Maintenance Plan:**

- The property owner shall develop a maintenance plan for the system, including regular inspections and repairs.
- The maintenance plan shall be reviewed and updated as necessary.
- The maintenance plan shall be provided to all necessary parties, including utilities and regulatory agencies.

---

**Warranty Information:**

- The manufacturer's warranty shall apply to all components of the system.
- The warranty period shall be specified in the warranty document provided with the system.
- The property owner shall be responsible for promptly notifying the manufacturer of any warranty issues.

---

**Disclaimers:**

- The manufacturer disclaims all warranties, either express or implied, for the system.
- The property owner shall be responsible for all costs associated with the system's operation and maintenance.

---

**Real Estate Transfers:**

- Upon the transfer of ownership, the new owner shall be informed of the system's existence and its maintenance requirements.
- The new owner shall be responsible for all maintenance and repair obligations associated with the system.

---

**Other:**

- The property owner shall be responsible for all other aspects of the system's operation and maintenance.
- The property owner shall be responsible for ensuring that all necessary permits and approvals are obtained.
- The property owner shall be responsible for ensuring that all necessary inspections are conducted.

---

**Appendix:**

- Any necessary appendices shall be provided by the property owner and shall be included in the final system documentation.
- The appendices shall include all necessary data, specifications, and instructions for the system's operation and maintenance.

---

**References:**

- All necessary references shall be provided by the property owner and shall be included in the final system documentation.
- The references shall include all necessary standards, codes, and guidelines for the system's operation and maintenance.

---

**Figures:**

- All necessary figures shall be provided by the property owner and shall be included in the final system documentation.
- The figures shall include all necessary diagrams, plans, and drawings for the system's operation and maintenance.

---

**Graphs:**

- All necessary graphs shall be provided by the property owner and shall be included in the final system documentation.
- The graphs shall include all necessary data, trends, and comparisons for the system's operation and maintenance.