



City of New Bedford

Department of Planning, Housing & Community Development

608 Pleasant St, New Bedford, Massachusetts 02740
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PATRICK J. SULLIVAN
DIRECTOR

STAFF COMMENTS

PLANNING BOARD MEETING

March 9, 2016

Case #06-16: SITE PLAN REVIEW

North Coast Seafood Processing Plant Expansion
43 Blackmer Street
Map 25A, Lots 1, 3 & 52

Applicant: North Coast Seafood
43 Blackmer Street
New Bedford, MA 02744

Owner: Map 25A, Lot 1
Melvin P. Stavis
Fargo Realty Trust
5 Dry Dock
Boston, MA 02210

Map 25A, Lots 3 & 52
Blackmer Realty LLC
5 Dry Dock
Boston, MA 02210



Applicant's Agent:

Cavanaro Consulting, Inc.
687 Main Street
Norwell, MA 02061

Overview of Request

Request by applicant for Site Plan approval under Chapter 9 Comprehensive Zoning, Sections 5400 and 4600 for a 29,500+/- SF expansion of an existing 47,200+/- SF industrial seafood processing plant, located on a 6.36+/- acre site at 43 Blackmer Street (Map 25A, Lot 1, 3 & 52), in the Industrial B and Working Waterfront Overlay zoning districts. [NOTE: The Working Waterfront Overlay District is comprised of the waterfront area along the Acushnet River and New Bedford Harbor between Gifford Street and Interstate Route I-195. A fish fillet or fish processing plant shall only be allowed in Industrial "B" Zones that are located within the Working Waterfront Overlay District.]

For Covenants governing this site, under Water Dependent Industrial use, and deed restrictions running with the land for this site proposal, please see Attachments 1 and 2.

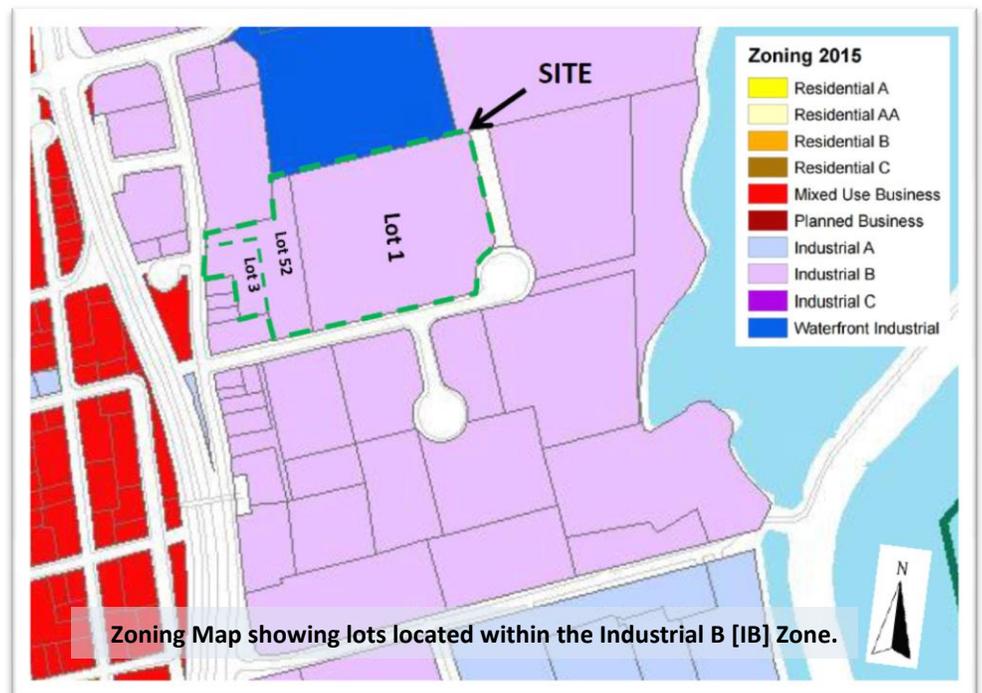
According to the website Fishchoice.com (<http://www.fishchoice.com/seafood-supplier/north-coast-seafoods-inc>) North Coast Seafoods is a third generation, first receiver of fish from the fisher, seafood processor that self distributes to national retail supermarkets, regional restaurants and national multi-units via overnight delivery. In addition to the New Bedford location, the company operates a facility in Boston.

Existing Conditions

The site is shown on FIRM map number 25005C0481G dated July 16, 2014 and located in an area protected from the 1 percent annual chance or greater flood hazard by a levee system. The area does not fall within the boundaries of a Natural Heritage Endangered Species Program natural community.

The area is comprised of parcels that have met the standards of lot line adjustment required by the Form A - Approval Not Required process.

Research finds multiple documents recorded at the Bristol County (S.D) Registry of Deeds identifying the lots under survey for this proposed redevelopment. Utility easements running with the land include those for Verizon, and Commonwealth Electric Company, (today recognized as EverSource). For reference to the Commonwealth Electric easement, see Attachment 2.



The existing plant, located on Lot 1, is stated as having 47,200+/- SF. The Zoning Enforcement Officer has indicated that a standard of 1:1500 be applied for this use; as such, the existing 69 parking exceeds the 32 spaces required ($47,200/1500 = 32$) under zoning¹.

The owner recently acquired associated parcel lots 52 and 3 that include an existing 6,300 +/- SF warehouse planned for demolition.

Trailer trucks currently load at the north elevation of the existing warehouse where the trucks enter and exit North Coast Seafoods by Blackmer Street.

The topography of this well-maintained site is relatively uniform. There is a depression running north to south between the two existing warehouses, estimated to be along shared lot lines.

¹ Of note is that according to the deed restriction (BK 5306, PG 339), parking requirements for businesses located on this site are one (1) space per 1,500 SF of building space for business uses.

Neighboring commercial entities include: Ocean Cliff Corporation, Oceans Fleet Fisheries, Inc., Sea Gold Seafood Products, Inc., and Finicky Pet Food, Inc. A parcel owned by The Commonwealth of MA Department of Fish and Game is located on the New Bedford harbor front, adjacent to the site. Two residential dwelling units exist at South Front Street near the intersection of Blackmer Street.

Proposed Conditions

The applicant proposes to expand their existing 47,200 SF building with a 29,500 SF addition for a total gross area of 76,700 SF. In addition to the expansion of space/operation, another of the applicant's primary objectives with respect to this expansion is facilitating loading and shipping logistics. The proposed exit of truck traffic directly onto South Front Street, thereby forming a circuitous path around the warehouse, is intended to promote efficient traffic circulation patterns.

In addition to a modified circulation pattern, the number of loading bays will increase from seven (7) to ten (10). [NOTE: The proposed site plan identifies nine (9) loading bays; it will be helpful for the Planning Board to see the location of the tenth loading bay identified on plans.]

The applicant proposes 90 parking spaces, exceeding the minimum requirements of 52 for the expanded structure of 76,700 SF. As such, no relief from parking requirements are necessary and no special permit is required according to the Zoning Enforcement Officer. In addition to standard parking, the plan illustrates four (4) ADA compliant parking spaces located near the front entry, meeting the threshold standards of 521 CMR: Architectural Access Board section 23.00 Parking and Passenger Loading Zones. In addition it is significant to comment that the applicant notes many employees commute by bicycle to work; as such, the applicant has incorporated approximately 20 spaces for bicycle parking for employees, which are shown on the Site Plan proximal to the employee entrance at the south elevation.

The applicant's agent states the new structure (combined existing and expansion) will cover 28% of the site, complying with New Bedford regulations stipulating no greater than 50% of a site be covered by a building in the IB zone. Proposed green space at 29% will exceed code requirements of 20%. Elevation of the proposed addition appears to measure by scale approximately 20+/- feet in height, less than the existing structure height of 30+/- feet.

Should the applicant propose rooftop mechanical equipment to include any satellite antenna installation, the Board may wish to consider conditioning any approval with a caveat requiring approval by the city planner prior to any certificate of occupancy sign-off.

Roof finish materials have not been described in the applicant's proposal. To reduce energy consumption, the Board may wish to consider conditioning any approval with a requirement of installing a white, or reflective, membrane roof consistent with previous Board decisions.

The applicant's agent reports that stormwater run-off drainage patterns will not significantly change and has provided a stormwater report for the Board's review (Attachment). Roof runoff will be attenuated and infiltrated via a 20 foot by 44 foot subsurface infiltration field. Furthermore, all proposed parking area runoff will pass through a Stormceptor Stormwater Treatment Unit, ensuring 80% or greater Total Suspended Solid removal for all runoff prior to discharge into the City drainage system. The applicant has included a Stormwater Operations & Maintenance Plan to comply with the MA DEP Stormwater Management Policy and City of New Bedford Municipal Code Article II, Sec. 16-32. - Industrial pretreatment and permit requirements. As the Planning Board's standard of practice has previously recommended that erosion control measures utilize straw rather than hay bales, staff recommends the Board consider a condition of any approval include a revision from hay to straw bales under the Operation and Maintenance Plan at paragraph 1. Installation of Erosion Controls, and paragraph

10. Site Stabilization. This revision specifying straw rather than hay should also be noted on Detail sheet DTI and Landscape Plan sheet LS.

The applicant's goal is to increase employment from 200 to 245 personnel. Remaining constant are the 24/7 business hours of operation and hours for delivery which will fall between 5:00 a.m. and 5:00 p.m.

Estimated cost for development and expansion is \$3.5 million dollars, as disclosed on the City of New Bedford Building Department Application for Plan Examination and Building Permit form. Estimated time for project completion remains for discussion with the Planning Board.

Review Comments

As required under city ordinance, the case submittal documents were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department.

Comments from the DPI have been received and will be available to the Planning Board as an attachment at the public hearing.

Comments from the Conservation Commission are as follows: "The applicant has filed a Notice of Intent with the Conservation Commission for work proposed within the 100 year Floodplain. The project is currently under review by the Commission's peer engineer for compliance with the DEP Stormwater Management Standards."

The Planning Department awaits further comments at the time of the compilation of this report.

Site Plan Review

Plans submitted for consideration:

The submittal is shown as the Site Plan for the Addition to Seafood Processing Plan for North Coast Seafood, 43 Blackmer Street, New Bedford, MA 02744, dated 02/10/2016, as prepared by Cavanaro Consulting, 687 Main Street, P.O. Box 5175, Norwell, MA 02061 consisting of six (6) sheets;

and

Proposed Addition for North Coast Seafoods, New Bedford, MA, dated 01-18-16, as prepared by Rivermoor Engineering, LLC, 146 Front Street, Suite 211, Scituate, MA 02066 consisting of two (2) sheets.

Title Sheet (TS) – Sheet 1/6

Proposed Square Footage reads 76, 700 SQ FT (See Overall Floor Plan Below).

Existing Conditions (EC) – Sheet 2/6

Site Plan (SP) – Sheet 3/6

Omissions: Identification of ten (10) Loading Bays.

Elevation drawings and site plan bear inconsistencies regarding relocation of nitrogen tank, location of loading bays, and number and location of ingress and egress.

Detail Sheet 1 (DTI) – Sheet 4/6

Revision: Specify Straw as erosion control material.

Detail sheet II (DTII) – Sheet 5/5

Revise Title Box to read Sheet 5/6.

Landscape Plan (LS) – Sheet 6/6

Revision: Specify Straw as erosion control material for silt fence.

Note #6 is incomplete and should include the word "needed".

Overall Floor Plan – Sheet A1.1

Omission: See Site Plan above

Building Area Summary Notes: Existing-47,175 SF

Proposed-29,670 SF

76, 845 SF

Exterior Elevations – Sheet A3.1

East elevation is understood as existing construction unaffected by the expansion of the structure.

Waiver Requests

The applicant has requested the following waivers from the Site Plan Review Application Checklist subparts:

3b. Existing Conditions Plan:

- Listing of all existing utility owners and contact info located within the project limits.
- Test pit locations including groundwater depths when encountered.
- Historic buildings within 250 feet of the subject property

3d. Construction/Layout Plan:

- Truck access (WB-50 unless otherwise approved by City Engineer.)
- Snow storage area, with limits of any fence protection (if applicable).
- Construction Notes:
 - *Any minor modifications (as determined by the City Engineer) to the information shown on the approved site plans shall be submitted to the City Engineer as a Minor Plan Revision for approval prior to the work being performed.*
 - *Any work and material within the city right-of-way shall conform to the City of New Bedford requirements.*
 - *All handicap parking, ramps, and access shall conform to AAB & MAAB requirements.*
 - *All erosion control measures shall be in place prior to construction. Erosion Control shall conform to the City of New Bedford Conservation Commission requirements as stated in the Order of Conditions. (Refer to Erosion Control Plan if part of submission.)*
 - *All pavement markings and signs shall conform to MUTCD requirements.*

3e. Grading & Drainage Plan:

- Delineation of all stockpile areas.
- Provide safety fencing around stockpiles over 10 feet in height or otherwise restrict site access.

3f. Utility & Grading Plan:

Include the following notes:

- *The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction with the right-of-way.*
- *All water and sewer material and construction shall conform to the City of New Bedford requirements.*
- *All water and sewer construction shall be inspected by the City of New Bedford before being backfilled.*
- *The City shall be notified at least 24 hours prior to the required inspections.*

3g. Landscape Plan:

- Plant & tree legend
- Snow storage areas
- Verify site distances at entrances.

3h. Erosion Control Plan:

- Delineation of all temporary stockpile areas.
- Safety fencing around stockpiles over 10 feet in height or otherwise restricted access.
- Straw bales or straw/bale silt fence combination around all stockpiles.
- Include the following notes:

- *All BMP erosion control measures shall be in place prior to demolition or any site work.*
- *Erosion Control BMP's shall conform to US EPA, NPDES, MA DEP, and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.*
- *Maintenance specifications for all proposed erosion and sedimentation controls.*

3l. Lighting Plan

3m. Detail Sheets:

- Bollards

7. Development Impact Statement

8. Traffic Impact & Access Study

Master Plan Goal

This proposal is consistent with the master plan's goal (of establishing a sound foundation for future growth that builds upon its coastal location, preserves its historic legacy, and expands cultural and workforce opportunities) as it supports existing traditional harbor industries, communicates a positive message projecting the City of New Bedford as hosting a business friendly environment, develops strategic sites such as the Working Waterfront Overlay District, supports a ready workforce and captures long-term catalytic opportunities for growth through both jobs created during construction and the creation of permanent jobs for the City of New Bedford.

For Board Member Consideration

Site Plan Review Application refers to a Special Permit application at question 3. Zoning Classifications. The applicant's agent states a Site Plan Approval was granted by the City of New Bedford Planning Board in 2003. Staff has requested a copy of the Decision from the agent for review and consideration by the Planning Board.

For reference and review of this case submittal, the Planning Board has been provided with copies of deed Book 5306/Page339 and Book 4729/Page 122 listing covenants which are in line with and follow the South Terminal Extension Deed Restrictions that give guidance to project development.

Staff Recommendation:

Having reviewed this request, the existing character of surrounding properties, and the thresholds required for approval of a site plan review, staff recommends approval of this application with the following conditions:

- The applicant/owners shall comply with the stipulations set forth by the City of New Bedford Department of Public Infrastructure.
- The applicant/owners shall comply with the stipulations set forth by the City of New Bedford Department of Environmental Stewardship and Conservation Commission.
- The Site Plan should be revised and submitted to planning staff and include all lighting types/locations, notes regarding curb and pavement types, lighting location and specifications, dumpster location/s and screening materials, identification of ten (10) loading bays, and snow storage area/s.
- Should the applicant propose mechanical equipment on the roof that would include any satellite antenna installation, staff recommends the applicant present plan revisions illustrating these details for consideration and approval by the city planner prior to the issuance of a certificate of occupancy.
- The applicant/owners shall work with planning staff to ensure that required language concerning streets, sewers and inspections are included under Construction Notes.
- The Landscape Plan shall be updated to include a plant schedule, greater detail as to what is to be retained and what is to be added, in addition to the snow storage area, to the satisfaction of the city planner.
- As the Planning Board's standard of practice recommends erosion control measures to utilize straw rather than hay bales, staff asks the applicant revise Hay to Straw bales under the Operation and Maintenance Plan

at paragraph 1. Installation of Erosion Controls and paragraph 10. Site Stabilization. This revision specifying straw rather than hay should also be noted on Detail sheet DTI and Landscape Plan sheet LS.

- Building Elevation plans to identify all proposed exterior materials -including roofing, finish color of materials, and treatment at the loading docks, and all building entrances and comply with the covenants under deed restriction.

Attachments:

1. Deed - Bristol County (S.D) Registry of Deeds Book 5306, Page 339
2. Deed - Bristol County (S.D) Registry of Deeds Book 11376, Page 320 (to include BK 4729, PG 123)
3. Utility Easements for Commonwealth Electric - Bristol County (S.D) Registry of Deeds BK 4840, PG 177 and BK 4822, PG 186
4. Site Plan Review Application and Supporting Information



Bristol South
Registry of Deeds

BK 5306 PG 339
12/27/01 12:03 DOC. 40013
Bristol Co. S.D.

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 HERIN 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
sufficient for all employees and visitors; and shall not permit such parking on the public ways.
All parking shall be confined to the rear or sides of the buildings. All parking areas shall be
paved, lined and screened from view in such a manner as required by applicable provisions of the
City of New Bedford, Code of Ordinances.

All truck loading platforms or loading doors shall be located at the rear or side of the building
and screened from view in such a manner as required by applicable provisions of the City of New
Bedford, Code of Ordinances.

Screening Materials

Chain link fence - Galvanized. 8 foot maximum height - barbed wire is not permitted.
Wood materials - Stockade or wood slats

Not for Official Use

Not for

LOT 1

Bristol South
Registry of Deeds

Bristol South
Registry of Deeds

Bristol South
Registry of Deeds

Not for Official Use

Not for

Not for Official Use

CASE 06-16

All exterior storage and rubbish areas shall be screened on all sides.

Paving Materials

The only materials considered for permanent paving are concrete and bituminous concrete (asphalt). Reprocessed asphalt is not allowed.

Setbacks

All buildings or structures shall set back from each street line or lot line a distance of 25 feet. No parking, loading areas or storage shall be conducted in the front yard setback area.

Landscaping

The front yard setback area shall be appropriately landscaped and maintained in accordance with applicable provisions of the City of New Bedford, Code of Ordinances. The rear and side yard setback areas shall preserve a foot wide strip which shall also be appropriately landscaped in accordance with applicable provisions of the City of New Bedford, Code of Ordinances.

Use

No use shall be made of the premises to be conveyed which would be inconsistent with the current zoning or which would be obnoxious to other occupants of the South Terminal Extension, create a nuisance or fail to conform to plans and development strategies promulgated from time to time by the New Bedford Redevelopment Authority.

Architectural Review

The front elevation facing either Blackmer or Silva Street shall conform to the following design guidelines:

Exterior Materials

A basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment.

- Allowable materials for the front elevation:
 - Split face architectural concrete block
 - Brick
 - Stucco (Drivit, EHFS Systems)

All exterior finish materials shall be painted or finished.

The side and rear elevations shall conform to the following design guidelines:

Exterior Materials

A basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment.

- Allowable materials for side and rear elevations:
 - Metal
 - Concrete block (painted)
 - Split face architectural concrete block
 - Brick
 - Stucco
 - Wood

All exterior finish materials shall be painted or finished.

SUBJECT to the real estate taxes for the current fiscal year, which the Grantee hereby assumes and agrees to pay.

IN WITNESS WHEREOF the said New Bedford Redevelopment Authority has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Leo Poineau its Chairman, hereto duly authorized, this 27th day of December, 2001.

Signed in the presence of

[Signature]

New Bedford Redevelopment Authority

By: [Signature]
Leo Poineau, Chairman

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, SS.

December 27, 2001

Then personally appeared the above-named Leo Poineau its Chairman and acknowledged the foregoing Instrument to be the free act and deed of the New Bedford Redevelopment Authority, before me

[Signature]

Notary Public

Thomas J. Mathew

My Commission Expires: 3/14/08

Bristol South
Registry of Deeds

Not for Official Use

Not for

Use

outh

ts

Use



New Bedford Redevelopment Authority

Leo R. Poineau, Chairman

BK 5306 PG 342

CERTIFICATE OF VOTE

I, Mark Zajac, of New Bedford, Massachusetts, hereby certify that I am the duly elected and incumbent Executive Director and Clerk of the New Bedford Redevelopment Authority, a public body, politic and corporate, duly organized and existing under Massachusetts General Laws, Chapter 121B; and that the following is a true extract record of a duly called meeting of the Board of Directors of said Authority held at the Authority's office at 98 Front Street, New Bedford, Massachusetts on August 27, 2001, at 4:00 P.M.

It was voted: that the Chairman was authorized to execute a Purchase and Sales Agreement, Deed and other necessary documents with Fargo Realty Trust or its nominee for Lots 1B and 2A at the South Terminal Extension Subdivision more commonly referred to as the Standard-Times Field.

I further certify that the foregoing vote now remains in full force and effect.

I further certify that Leo Poineau is the current Chairman and that Mark Zajac is the current Executive Director and Clerk of the aforesaid New Bedford Redevelopment Authority.


Mark Zajac
Clerk and
Executive Director

EXHIBIT "A"

BK 5306 PG 343

Two contiguous parcels of land situated on the northerly side of Blackmer Street in New Bedford, Bristol County, Massachusetts, bounded and described as follows:

First Parcel:

Being shown as Lot 1B containing 102,756 square feet, more or less (2.36 acres more or less), on a Plan of Land entitled, "Approval Not Required Plan of Land in New Bedford, Massachusetts, Prepared for City of New Bedford, Scale 1" = 80', December 20, 1999, Revised June 18, 2000, prepared by SITBC Civil and Environmental Engineering, and recorded with the Bristol County (S.D.) Registry of Deeds in Plan Book 145, Page 89, bounded and described as follows:

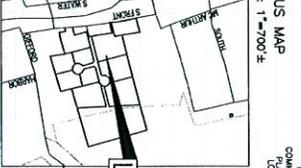
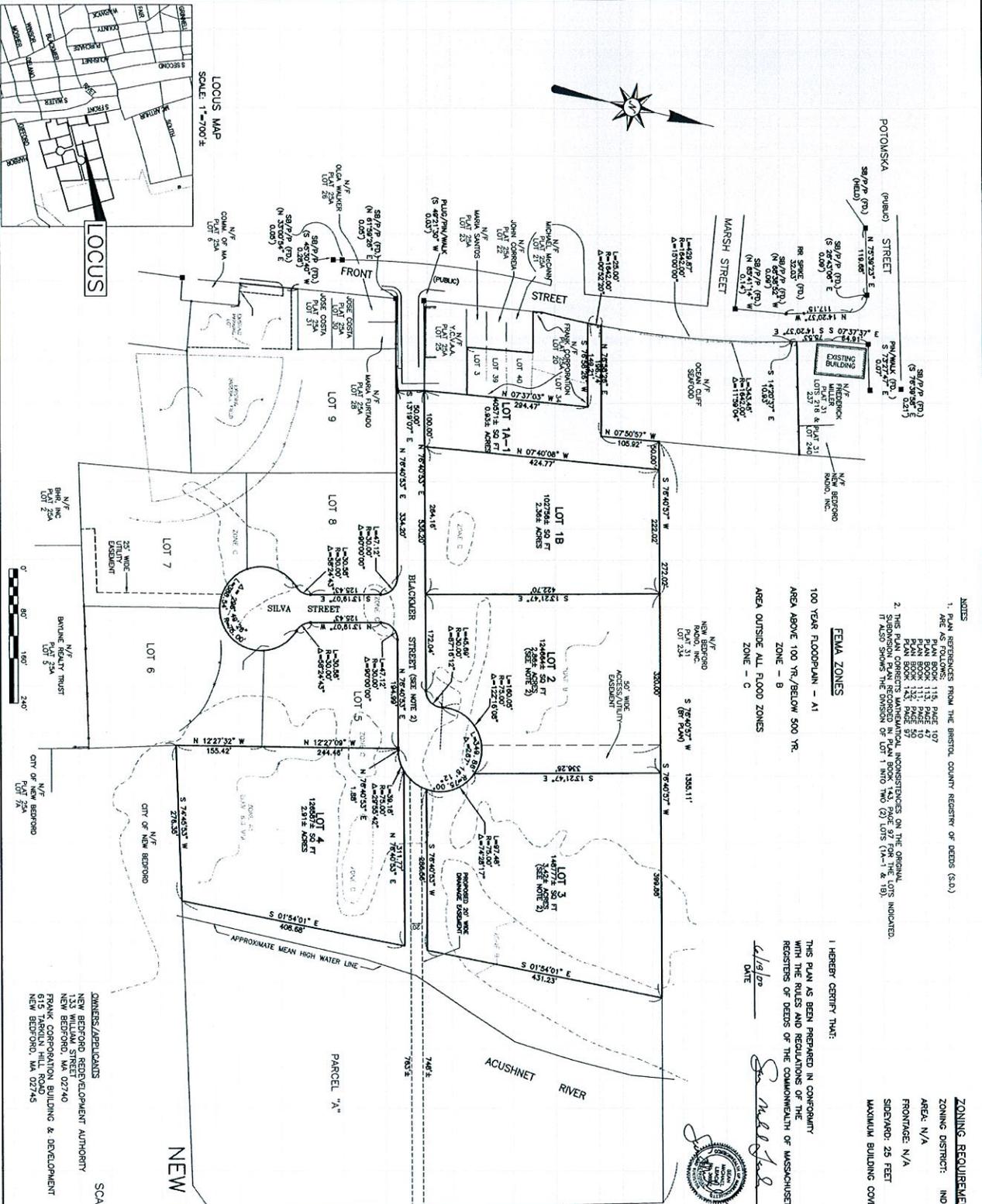
Beginning at a point in the Northerly sideline of said Blackmer Street, said point being the Northwesterly corner of said Lot 1B, thence running N 07°- 40'- 08" W four hundred twenty-four and 77/100 (424.77) feet, by Lot 1A-1 as shown on said plan, to a point; thence turning and running S 76°- 40'- 57" W by land now or formerly of New Bedford Radio, Inc. two hundred twenty-two and 02/100 (222.02) feet, to a point; thence turning and running S 13°- 21'- 47" E four hundred twenty-two and 71/100 (422.71) feet, by Lot 2 as shown on said plan to a point; thence turning and running N 76°- 40'- 53" E two hundred sixty-four and 16/100 (264.16) feet by said Blackmer Street to the point of beginning.

Second Parcel:

Being shown as Lot 2A containing 108,242 square feet of land on a plan entitled, "Approval Not Required Plan of Land in New Bedford, Massachusetts," Prepared for City of New Bedford Redevelopment Authority, dated December 20, 2001, and to be recorded with the Bristol County (S.D.) Registry of Deeds herewith, bounded and described as follows:

Beginning at a point in the Northerly sideline of said Blackmer Street, said point being the Northwesterly corner of said Lot 2A, thence running N 13°- 21'- 47" W four hundred twenty-two and 71/100 (422.71) feet, by Lot 1B as shown on said plan, to a point; thence turning and running S 76°- 40'- 57" W by land now or formerly of New Bedford Radio, Inc. two hundred sixty-nine and 99/100 (269.99) feet, to a point; thence turning and running S 13°- 21'- 47" E two hundred sixty-nine and 21/100 (299.21) feet, by Lot 2B as shown on said plan to a point; thence turning and running by said Lot 2B thirty-seven and 22/100 (37.22) feet in an arc with a right radius of thirty and 00/100 (30.00) feet, to a point in the sideline of said Blackmer Street; thence turning and running by said Blackmer Street eighty-seven and 22/100 (87.22) feet in an arc with a left radius of seventy-five and 00/100 (75.00) feet, to a point; thence turning and running by said Blackmer Street forty-five and 69/100 (45.69) feet in an arc with a right radius of thirty and 00/100 (00.00) feet to a point; thence turning and running N 76°- 40'- 53" E one hundred seventy-two and 03/100 (172.03) feet by said Blackmer Street to the point of beginning.

SEE LAND PLAN
148-92



NOTES

1. PLAN REFERENCES FROM THE BRISTOL COUNTY REGISTRY OF DEEDS (C.S.D.) ARE:
 PLAN BOOK 115, PAGE 107
 PLAN BOOK 117, PAGE 10
 PLAN BOOK 127, PAGE 59
 PLAN BOOK 132, PAGE 59
2. THIS PLAN CORRECTS MATHEMATICAL INCONSISTENCIES ON THE ORIGINAL SUBDIVISION PLAN, RECORDED IN PLAN BOOK 145 (2) OF DEEDS (C.S.D.) INDICATED. IT ALSO SHOWS THE STRONG LOT 1 AND 2.

FEMA ZONES

100 YEAR FLOODPLAIN - A1
 AREA ABOVE 100 YR./BELOW 500 YR.
 ZONE - B
 AREA OUTSIDE ALL FLOOD ZONES
 ZONE - C

I HEREBY CERTIFY THAT:
 THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Charles
 DATE



ZONING REQUIREMENTS

ZONING DISTRICT: INDUSTRIAL B
 AREA: N/A
 FRONTAGE: N/A
 SIDEWALK: 25 FEET
 MAXIMUM BUILDING COVERAGE: 50%

REC'D & RECORDED
 19 JUN 22 PM 3:09
 BRISTOL COUNTY
 REGISTERED DEEDS

NEW BEDFORD PLANNING BOARD APPROVAL
 UNDER THE SUBDIVISION CONTROL LAW
 IS NOT REQUIRED

David R. Kennedy
 CHAIRMAN, EX-OFFICIO

DATE: 6.22.00

NO DETERMINATION AS TO COMPLIANCE WITH ZONING IS MADE OR IMPLIED BY THIS ENDORSEMENT.

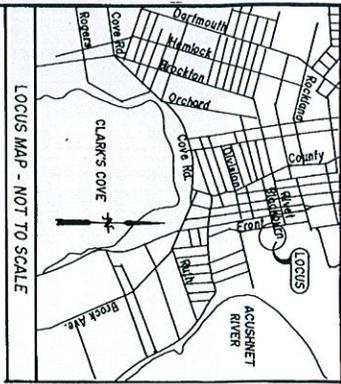
APPROVAL NOT REQUIRED
 PLAN OF LAND
 IN
 NEW BEDFORD, MASSACHUSETTS

PREPARED FOR
 CITY OF NEW BEDFORD

SCALE 1"=80'
 REVISED JUNE 18, 2000
 DECEMBER 20, 1999

PREPARED BY
STIEC
 Civil and Environmental Engineering
 13 N. Main Street
 New Bedford, MA 02745
 (508) 966-5125
 FAX (508) 966-7504
 www.stiec.com

26871



NEW BEDFORD PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. NO DETERMINATION AS TO COMPLIANCE WITH ZONING IS MADE OR INTENDED BY THIS ENDORSEMENT.

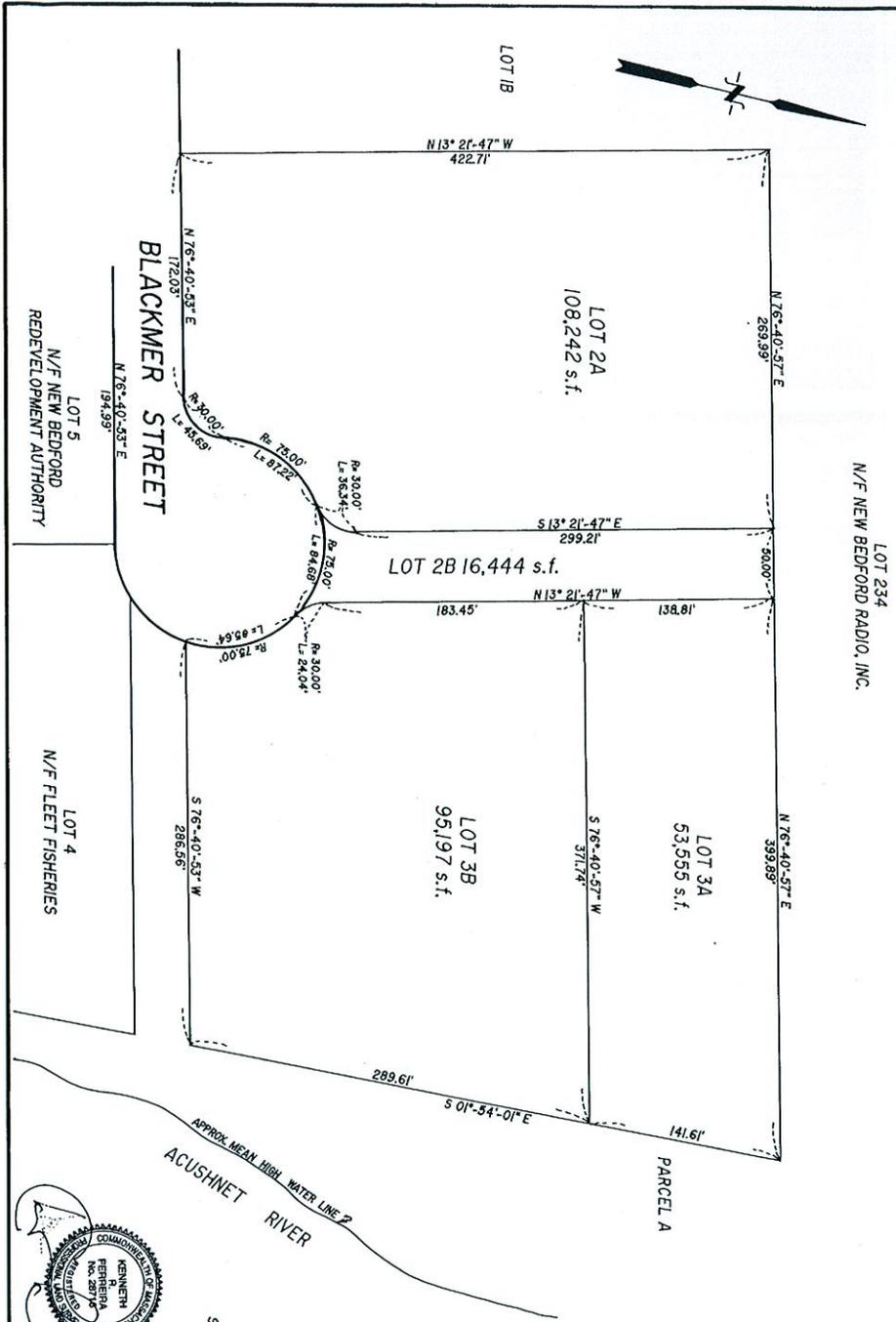
Kenneth R. Ferreira
 CHAIRMAN, EX-OFFICIO
 DATE 12/10/01

Notes:

1. OWNER: THE NEW BEDFORD REDEVELOPMENT AUTHORITY
2. ZONE: INDUSTRIAL B
3. THIS PLAN IS INTENDED TO SUPERSEDE THE APPROVAL NOT REQUIRED PLAN DATED 8-24-01.
4. LOT 2B IS TO BE BUILT AS A ROADWAY TO PROVIDE ACCESS & UTILITIES TO LOT 3A.

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS."
Kenneth R. Ferreira
 KENNETH R. FERREIRA, R.L.S., P.E.
 DATE 11-21-01

REC'D & RECORDED
 2001 DEC 27 PM 2:05
 REGISTER OF DEEDS
 DISTRICT COURT
 SOUTHWEST DISTRICT



SCALE: 1" = 60'



NOV. 21, 2001

APPROVAL NOT REQUIRED
 PLAN OF LAND
 located in
 NEW BEDFORD, MA.
 prepared for
 CITY OF NEW BEDFORD
 REDEVELOPMENT AUTHORITY

Kenneth R. Ferreira
 Engineering, Inc.

46 Foster Street
 New Bedford, Ma, 02740
 Tel. (508) 992-0020 Fax (508) 992-3374

SE 230121
 148-92

EXHIBIT "A"

RE: 89 Blackmer Street, New Bedford, MA 02744

the land, with the buildings and other improvements thereon, located in New Bedford, Bristol County, Commonwealth of Massachusetts, described as follows:

BEING shown as Lot 1A containing 65,858 square feet, more or less (1.51 acres, more or less) on a Plan of Land entitled "Approval Not Required Plan of Land" in New Bedford, Massachusetts prepared for the City of New Bedford, Scale 1" = 80', December 20, 1999 prepared by SITEC Civil and Environmental Engineering and recorded in the Bristol County (S.D.) Registry of Deeds in Plan Book 144, Page 67.

FOR TITLE, see deed dated July 1, 2000 and recorded on July 14, 2000 in the Bristol County (S.D.) Registry of Deeds in Book 4729, Page 122.

Subject to the covenants and restriction contained in the deed dated July 1, 2000 and recorded on July 14, 2000 in the Bristol County (S.D.) Registry of Deeds in Book 4729, Page 122, insofar as the same are in force and applicable.

Subject to an outstanding easement to Commonwealth Electric Company dated November 29, 2000 and recorded in the Bristol County (S.D.) Registry of Deeds in Book 4840, Page 177.

Subject to an outstanding easement to Commonwealth Electric Company dated November 9, 2000 and recorded in the Bristol County (S.D.) Registry of Deeds in Book 4822, Page 186.

**MASSACHUSETTS CORPORATION
QUITCLAIM DEED**

FRANKLIN BUILDING AND DEVELOPMENT CORP., a Massachusetts Corporation, duly established and existing under the laws of the Commonwealth of Massachusetts, with offices at 615 Tarkiln Hill Road, New Bedford, Massachusetts,

for consideration paid and in full consideration of Two Hundred Sixteen Thousand and 00/100 (\$216,000.00) Dollars;

grant to, DECOSTA REALTY HOLDINGS, LLC, a Rhode Island Limited Liability Corporation with offices at 50 Park Row West, Suite 100, Providence, RI 02903;

with QUITCLAIM COVENANTS

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

BEING shown as Lot 1A containing 65,858 square feet, more or less, (1.51 acres, more or less) on a Plan of Land entitled "Approval Not Required Plan of Land" in New Bedford, Massachusetts, prepared for the City of New Bedford, Scale 1" = 80', December 20, 1999 prepared by SITEC Civil and Environmental Engineering and recorded in the Bristol County (S.D.) Registry of Deeds in Plan Book 144, Page 67. See also Plan Book 143, Page 97.

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 shown as Lot 1A1 on Plan entitled "Approval With Record Plan of Land" and recorded Plan in Book 145, Page 89 and Deposition of the land conveyed herein.

The grantees hereby covenant and agree that this conveyance is subject to the following South Terminal Extension Deed Restrictions which shall run with the land and be binding upon the grantees, their executors, administrators, heirs, successors and assigns;

Loc. 1A Front St. New Bedford MA

REG OF DEEDS
REG #07
BRISTOL S
07/14/00 2:50PM
00000 16364
FEE \$984.96
CASH \$984.96

Bristol South
Registry of Deeds

Not for Official Use

Not for

Not for Official Use

Not for

Official Use

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. Owner shall provide on-site parking sufficient for all employees and visitors; and shall not permit such parking on the public ways. All parking shall be confined to the rear or sides of the buildings. All parking areas shall be paved, lined and screened from view in such a manner as required by applicable provisions of the City of New Bedford, Code of Ordinances.

All truck loading platforms or loading doors shall be located at the rear or side of the building and screened from view in such a manner as required by applicable provisions of the City of New Bedford, Code of Ordinances.

Screening Materials

Chain link fence - Galvanized 8' maximum height - barbed wire is not permitted. Wood materials - Stockade or wood slats.

All exterior storage and rubbish areas shall be screened on all sides.

Paving Materials

The only materials considered for permanent paving are concrete and bituminous concrete (asphalt). Reprocessed asphalt is not allowed;

Setbacks

All buildings or structures shall set back from each street line or lot line a distance of 25'. No parking, loading areas or storage shall be conducted in the front yard setback area.

Landscaping

The front yard setback area shall be appropriately landscaped and maintained in accordance with applicable provisions of the City of New Bedford, Code of Ordinances. The rear and side yard setback areas shall preserve a 5' wide strip which shall also be appropriately landscaped in accordance with applicable provisions of the City of New Bedford, Code of Ordinances.

Use

No use shall be made of the premises to be conveyed which would be inconsistent with the current zoning or which would be obnoxious to other occupants of the South Terminal Extension, create a nuisance or fail to conform to plans and development strategies promulgated from time to time by the New Bedford Redevelopment Authority.

Architectural Review

The front elevation facing either Blackmer or Silva Street shall conform to the following design guidelines:

Exterior Materials

A basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment.

Allowable materials for the front elevation:

- Split face architectural concrete block
- Brick
- Stucco (Drivit, EHFS Systems)

All exterior finish materials shall be painted or finished.

The side and rear elevations shall conform to the following design guidelines:

Exterior Materials

A basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment.

Allowable materials for side and rear elevations:

- Metal
- Concrete block (painted)
- Split face architectural concrete block
- Brick
- Stucco
- Wood

All exterior finish materials shall be painted or finished.

SUBJECT to the real estate taxes for the current fiscal year, which the Grantee hereby assumes and agrees to pay.

IN WITNESS WHEREOF the said FRANKLIN BUILDING AND DEVELOPMENT CORP. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Charles Franklin its President/Treasurer hereto duly authorized, this 1 day of July, in the year two thousand.

Signed in the presence of

FRANKLIN BUILDING AND DEVELOPMENT CORP.
BY ITS PRESIDENT/TREASURER

[Signature]

Charles Franklin

CHARLES FRANKLIN

Commonwealth of Massachusetts

BRISTOL, SS.

July / , 2000

Then personally appeared the above-named, CHARLES FRANKLIN, its PRESIDENT/TREASURER, and acknowledged the foregoing Instrument to be the free act and deed of the New Bedford Redevelopment Authority, before me

Anne M. Rodrigues

ANNE M. RODRIGUES

NOTARY PUBLIC

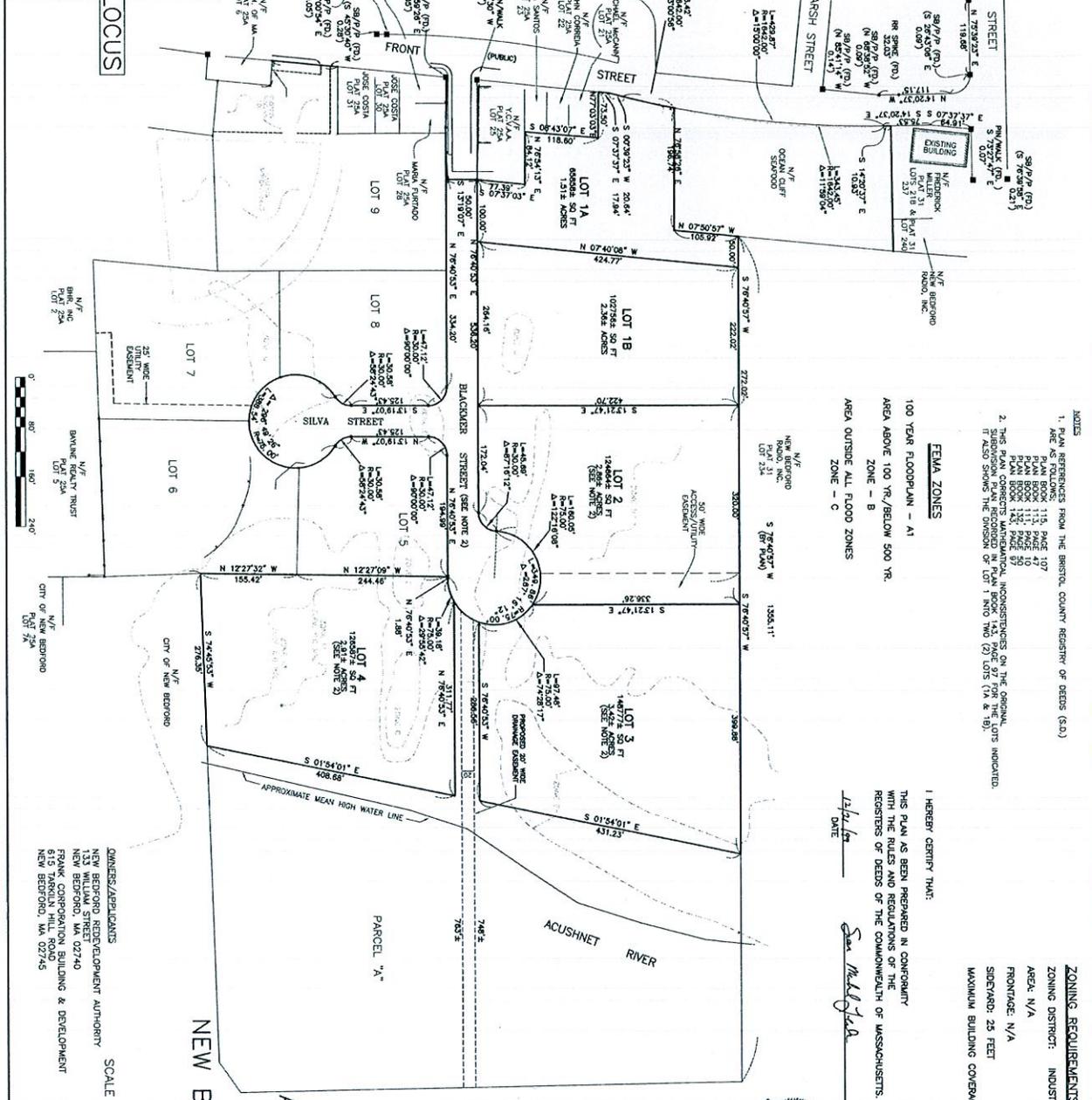
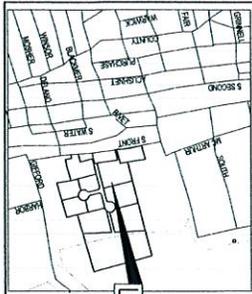
MY COMMISSION EXPIRES: 09/02/05



VIEIRA & DIGIANFILIPPO, P.C.

5 BRISTOL DRIVE

SOUTH EASTON, MA 02375



APPROVAL NOT REQUIRED
PLAN OF LAND
 IN
NEW BEDFORD, MASSACHUSETTS

PREPARED FOR
 CITY OF NEW BEDFORD

PREPARED BY
SITTEC
 15 North Road
 New Bedford, MA 02745
 (508) 998-2125
 FAX (508) 998-7554
 Agent No. 386, License: 1002, Lennedat1.dwg

OWNERS/APPLICANTS
 NEW BEDFORD REDEVELOPMENT AUTHORITY
 133 WILLIAM STREET
 NEW BEDFORD, MA 02740
 FRANK CORPORATION BUILDING & DEVELOPMENT
 615 BRIDLE HILL ROAD
 NEW BEDFORD, MA 02745

SCALE 1"=80'

DECEMBER 20, 1989

144-67

- NOTES**
1. PLAN REFERENCES FROM THE BRISTOL COUNTY REGISTRY OF DEEDS (S.D.)
 2. THIS PLAN CORRECTS MATHEMATICAL INCONSISTENCIES ON THE ORIGINAL SUBDIVISION PLAN RECORDED IN PLAN BOOK 142, PAGE 27 FOR THE LOTS INDICATED. IT ALSO SHOWS THE STRIPS IN LOT 1 AND TWO (2) STRIPS (IN B, 19).

FEMA ZONES

100 YEAR FLOODPLAIN - A1
 AREA ABOVE 100 YR./BELOW 500 YR.
 ZONE - B
 AREA OUTSIDE ALL FLOOD ZONES
 ZONE - C

I HEREBY CERTIFY THAT:
 THIS PLAN AS BEEN PREPARED IN CONFORMITY
 WITH THE RULES AND REGULATIONS OF THE
 REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

San Melillo
 DATE: _____

ZONING REQUIREMENTS

ZONING DISTRICT: INDUSTRIAL B
 AREA: N/A
 FRONTAGE: N/A
 SETBACK: 25 FEET
 MAXIMUM BUILDING COVERAGE: 50%

REC'D & RECORDED
 20 JAN 12 AM 11:48
 REGISTRY OF DEEDS
 BRISTOL COUNTY
 SUBDIVISION DISTRICT

NEW BEDFORD PLANNING BOARD APPROVAL
 UNDER THE SUBDIVISION CONTROL LAW
 IS NOT REQUIRED

Stanley A. Kennedy
 CHAIRMAN, EX-OFFICIO

DATE: 12.22.89

NO DETERMINATION AS TO COMPLIANCE WITH ZONING
 IS MADE OR INTENDED BY THIS ENDORSEMENT.

DECOSTA REALTY HOLDINGS, LLC a Rhode Island Limited Liability Company with a principal place of business at 50 Park Row West, Suite 100, Providence, RI 02903 (hereinafter called the GRANTOR(S)), in consideration of the mutual covenants herein contained, grant(s) to COMMONWEALTH ELECTRIC COMPANY, a Massachusetts corporation having a principal place of business at 800 Boylston Street, Boston, Suffolk County, Massachusetts, its successors and assigns, (hereinafter called the GRANTEE(S)), with quitclaim covenants, the perpetual right and easement to locate, relocate, erect, construct, reconstruct, install, lay, dig-up, operate, maintain, patrol, inspect, repair, replace, alter, change the location of, extend or remove one or more lines for the transmission and/or distribution of electricity for light, heat, power or other purpose and/or one or more lines for the transmission and/or distribution of intelligence by electricity or otherwise, and all necessary and proper wires, cables, conduits, conductors, transformers, transformer enclosures, foundations, platforms, pedestals, terminals, insulators, fittings, switches, poles, crossarms, guys, braces, anchors, supports, manholes, handholes, street light standards and fixtures, and other apparatus, equipment and fixtures deemed necessary for the purposes specified above, as the GRANTEE(S) may from time to time deem necessary, along, upon, under, across and over the private ways(s) and strips(s) of land ten feet in width abutting said private way(s) in the City of New Bedford, Bristol County, Commonwealth of Massachusetts, said private way(s) and land as now laid out being described as follows:

BEING shown as Lot 1A containing 65,858 square feet, more or less, (1.51 acres, more or less) on a Plan of Land entitled "Approval Not Required Plan of Land" in New Bedford, Massachusetts, prepared for the City of New Bedford, Scale 1" = 80', December 20, 1999 prepared by SITEC Civil and Environmental Engineering and recorded in the Bristol County (S.D.) Registry of Deeds in Plan Book 144, Page 67.

Said private ways are shown as Blackmer Street and Silva Street on the aforementioned plan.

For title reference see deed dated July 1, 2000 and recorded in Bristol County (S.D.) Registry of Deeds in book 4729, Page 122.

Also, the perpetual right and easement at any time and from time to time and without any further payment therefore, to cut, trim, clear and remove trees, brush, overhanging branches, and other obstructions to the extent that the GRANTEE(S) deem necessary to clear and keep clear and operate safely the said lines.

It is also agreed that the GRANTEE(S), their successors and assigns, shall have the right to extend their lines in the easement locus from time to time as may be necessary in the judgment of the GRANTEE(S), or their successors or assigns, to serve customers on the subject premises or on adjoining premises of other parties without incurring any liability to the GRANTORS(S), or any successors or assigns.

Together with the right to install, in said private way(s) a temporary line or lines wherever in the judgment of the GRANTEE(S), it is required for the emergency maintenance of service. In all cases the making of repairs or improvements shall be completed and the temporary line or lines removed as soon as practical.

It is also agreed that such line or lines and each and every part thereof, whether fixed to the realty or not shall be and remain the property of the GRANTEE(S), and their successors and assigns, as their interests may appear. Permission is herein granted to enter said private way(s) and premises for access thereto for all the above purposes.

(over)

Bristol South
Registry of Deeds

Bristol South
Registry of Deeds

Bristol South
Registry of Deeds

risto
of L

Not for Official Use
Not for Official Use
Not for Official Use

IN WITNESS WHEREOF, DeCOSTA REALTY HOLDINGS, LLC has caused its corporate seal to be here to affixed and theses presents to be signed, acknowledged and delivered by STEPHEN J. DIGIANFILIPPO its Agent hereby duly authorized this 29th day of November, 2000

DeCOSTA REALTY HOLDINGS, LLC

By: Stephen J. Digianfilippo
STEPHEN J. DIGIANFILIPPO

THE COMMONWEALTH OF MASSACHUSETTS

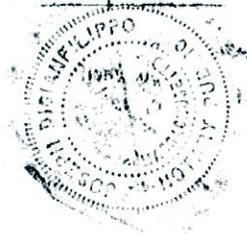
Plymouth ss

November 29, 2000

Then personally appeared the above-named STEPHEN J. DIGAINFILIPPO, its Agent of DeCOSTA REALTY HOLDINGS, LLC and acknowledged the foregoing instrument to be the free act and deed of DeCOSTA REALTY HOLDINGS, LLC, before me.

Joseph Digianfilippo
Notary Public

Joseph Digianfilippo
My Commission Expires: 11-29-2002



Bristol South
Registry of Deeds

Not for Official Use

Not for

Not for Official Use

"Original"

BK 4829 PG 186
11/15/00 11:31 DOC. 27945
Bristol Co. S.D.

The New Bedford Redevelopment Authority, a body politic and corporate, having a usual place of business at City Hall, 133 William Street, New Bedford, Bristol County, Massachusetts 02740 (hereinafter called the GRANTOR(S)), in consideration of the mutual covenants herein contained, grant(s) to COMMONWEALTH ELECTRIC COMPANY, a Massachusetts corporation having a principal place of business at 800 Boylston Street, Boston, Suffolk County, Massachusetts, its successors and assigns, (hereinafter called the GRANTEE), with quitclaim covenants, the perpetual right and easement to locate, relocate, erect, construct, reconstruct, install, lay, dig-up, operate, maintain, patrol, inspect, repair, replace, alter, change the location of, extend or remove one or more lines for the transmission and/or distribution of electricity for light, heat, power or other purpose and/or one or more lines for the transmission and/or distribution of intelligence by electricity or otherwise, and all necessary and proper wires, cables, conduits, conductors, transformers, transformer enclosures, foundations, platforms, pedestals, terminals, insulators, fittings, switches, poles, crossarms, guys, braces, anchors, supports, manholes, handholes, street light standards and fixtures and other apparatus, equipment and fixtures deemed necessary for the purpose specified above, as either or both of the GRANTEES may from time to time deem necessary, upon, under, across and over the private way(s) and strip(s) of land ten feet in width abutting said private way(s) in the City of New Bedford, Bristol County, Massachusetts, said private way(s) and land as now laid out being described as follows:

"APPROVAL NOT REQUIRED PLAN OF LAND in New Bedford Massachusetts Prepared for City of New Bedford, Scale 1" = 80' December 20, 1999, Revised June 18, 2000 prepared by SITEC CIVIL AND ENVIRONMENTAL ENGINEERING and recorded in the Bristol County (S.D.) Registry of Deeds in Plan Book 145, Page 89.

Said private ways are shown as Blackmer Street and Silva Street on the aforementioned plan.

In addition to the area described above, this Grant of Easement also includes the 25' wide utility easement on Lot 7.

For title reference see deed dated November 16, 1998 and recorded in Bristol County (S.D.) Registry of Deeds in Book 4272, Page 209.

Also, the perpetual right and easement at any time and from time to time and without any further payment therefore, to cut, trim, clear and remove trees, brush, overhanging branches, and other obstructions to the extent that the GRANTEES or either of them deem necessary to clear and keep clear and operate safely the said lines.

It is also agreed that the GRANTEES, their successors and assigns, shall have the right to extend their lines in the easement locus from time to time as may be necessary in the judgment of the GRANTEES, or their successors or assigns, to serve customers on the subject premises or on adjoining premises of other parties without incurring any liability to the GRANTOR(S), or any successors or assigns.

Together with the right to install, in said private way(s) and/or said strip(s) a temporary line or lines wherever in the judgment of the Grantees or either of them, it is required for the emergency maintenance of service. In all cases the making of repairs or improvements shall be completed and the temporary line or lines removed as soon as practical.

It is also agreed that such line or lines and each and every part thereof, whether fixed to the realty or not, shall be and remain the property of the GRANTEES and their successors and assigns as their interests may appear. Permission is herein granted to enter said private way(s), strip(s) of land and premises for access thereto for all the above purposes.

IN WITNESS WHEREOF NEW BEDFORD REDEVELOPMENT AUTHORITY has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by LEO R. POINEAU, its Chairman hereby duly authorized this 9th day of November, 2000.

NEW BEDFORD REDEVELOPMENT AUTHORITY

BY: [Signature]
LEO R. POINEAU, Chairman

THE COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

November 9, 2000

Then personally appeared the above-named LEO R. POINEAU, CHAIRMAN and acknowledged the foregoing instrument to be the free act and deed of NEW BEDFORD REDEVELOPMENT AUTHORITY before me.

[Signature]
Notary Public

Feb-5-2004
My Commission Expires



Bristol South
Registry of Deeds

Not for Official Use

Not for

Bristol South
Registry of Deeds

Official Use

Not for

Filing Fee: \$50.00
(See footnote below)

ID Number: _____



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Office of the Secretary of State
Corporations Division
100 North Main Street
Providence, Rhode Island 02903-1335

EX 4840 PG 179

LIMITED LIABILITY COMPANY

ARTICLES OF AMENDMENT TO
ARTICLES OF ORGANIZATION
(To Be Filed in Duplicate)

Pursuant to the provisions of Section 7-10-12 of the General Laws, 1956, as amended, the undersigned limited liability company hereby amends its Articles of Organization as follows:

1. The name of the limited liability company is:

DEE ASSOCIATES, LLC

2. The Articles of Organization of the limited liability company as amended or restated to date are amended as follows:

(Insert Amendment(s))

(If additional copies is required, please list on separate attachment)

ARTICLE 1. The name of the limited liability company is:

DE COSTA REALTY HOLDINGS, LLC

3. The effective date of this amendment is later than the date of the filing of these Articles of Amendment, is:

(not prior to, not more than 90 days after the filing of these Articles of Amendment)

In the penalty of perjury, I declare and affirm that I have examined these Articles of Amendment, including any accompanying attachments, and that all statements contained herein are true and correct.

Date: June 7, 2020

DEE ASSOCIATES, LLC

(Print Name of Limited Liability Company)

By: [Signature]
Signature of Authorized Person

Stephen V. Digianfilippo, Agent

Filing fee footnote

If the purpose of this amendment is solely to indicate a change in managers pursuant to Section 7-10-12(a)(2), the filing fee shall be \$30.00.

**APPLICATION FOR
SITE PLAN REVIEW
CITY OF NEW BEDFORD**

***Proposed Industrial Addition Parking and
Associated Improvements***

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

**APPLICANT:
North Coast Seafood
5 Dry Dock
Boston, MA 02210**

**Owner:
Fargo Realty Trust
5 Dry Dock
Boston, MA 02210**

**SUBMITTED TO:
City of New Bedford
Planning Board
133 William Street
New Bedford, MA 02740**

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



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SECTION I

APPLICATION FOR SITE PLAN REVIEW



Site Plan Review Application Checklist

In order for the City of New Bedford Planning Board to accurately review your project in a timely manner, plan sets submitted with applications must be complete and thorough. A comprehensive understanding of this handout and submittal of all required documents and plans ensures an efficient review of your project.

Unless otherwise noted or determined by Planning Division Staff to not be required, the following information and drawings must be included in the submittal package for your application. For an application to be accepted, each and every item is required at the time of application submittal.

In certain instances, plans, or portions of plans, may be waived when not applicable for the review of a particular type of development, at the discretion of the City Planner. Requests for any such waiver(s) must be submitted, in writing, to Planning Division for consideration prior to application submittal.

All submitted materials must be legible, organized & bound (where appropriate) in a manner that allows for distribution of all proposal materials as 1 package. Please utilize double-sided printing for submitted reports, studies and statements when possible.

Initials Indicate
Item Submitted.

For subparts of the required plans, please mark as follows:

X = Shown on Plans W = Waiver Requested NA = Not Applicable

Staff Applicant

BS

1. **Completed Application Form** (with all required signatures; 1 Original & 15 Copies)

BS

2. **Completed Site Plan Review Application Checklist** (1 original & 15 copies)

BS

3. **Plans**

- Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduced plans (11" x 17") are required for all applications. Staff reserves the right to require additional copies.
- One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)
- All plans oriented so that north arrow points to top of sheet
- Plans shall be drawn at a minimum scale of 1" = 40' or less
- All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate
- Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner
- All plans shall have a title block comprised of the following: Project Title, Sheet Title, Sheet Number; Registrant Stamp (i.e. PE, PLS, LA); Registrant's name and address; Street addresses of the project area parcels; Scale at which the plan is drawn; Plan Issue Date; and all plan revision dates (with corresponding revision descriptions).

Staff | Applicant

3a. Cover Sheet, to include the following information:

Title Block

- | | |
|---|--|
| <input checked="" type="checkbox"/> Project name/title | <input checked="" type="checkbox"/> Name and address of Engineer / Architect / Landscape Architect |
| <input checked="" type="checkbox"/> Assessor's map and parcel number(s) | <input checked="" type="checkbox"/> Name and address of developer |
| <input checked="" type="checkbox"/> Registry Book and Page | <input checked="" type="checkbox"/> Revision Date Block |
| <input checked="" type="checkbox"/> Name and address of property owner | <input checked="" type="checkbox"/> Street Number and/or Lot Number |

Zoning Requirements Table (Indicate Required vs. Provided)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Zoning District | <input checked="" type="checkbox"/> Compact Parking Spaces |
| <input checked="" type="checkbox"/> Lot Area | <input checked="" type="checkbox"/> Accessible Parking Spaces |
| <input checked="" type="checkbox"/> Lot Frontage | <input checked="" type="checkbox"/> Van Accessible Parking Spaces |
| <input checked="" type="checkbox"/> Front, Side & Rear Setbacks of Buildings and Parking Areas | <input checked="" type="checkbox"/> Screening Buffers |
| <input checked="" type="checkbox"/> Building Height | <input checked="" type="checkbox"/> Percentage of Lot that is Upland |
| <input checked="" type="checkbox"/> Lot Coverage | <input checked="" type="checkbox"/> Total Square Footage of Upland |
| <input checked="" type="checkbox"/> Green Space | |
| <input checked="" type="checkbox"/> Off-Street Parking Spaces | |

Locus Map (At a scale of 1 inch = 100 feet, showing the entire project and its relation to existing areas, buildings and roads within a distance of 1,000 feet from the project boundaries or such other distances as may be approved or required by the Planning Board.)

Plan Index with latest revision date of each individual plan

3b. Existing Conditions Plan

- Name of Surveyor or Surveyor Firm
- Date of survey
- Property lines with bearings and distances
- Monuments set/found at all lot corners
- Easements with bearings and distances suitable for registry filing
- Names of all abutters
- Street names
- Benchmark locations (Based on USGS NGVD - show year)
- NHESP mapped areas (Areas of Estimated and Priority Habitats)
- Existing 21E Contaminated Site Information
- Existing Buildings and Structures
 - Area of building
 - Number of stories
 - Principal use
 - Setbacks from property lines
 - Floor elevations
 - Door locations with sill elevations

Staff | **Applicant**

- Existing Topography:
 - Contours at 2' intervals (1' contours or additional spot grades if site is flat)
 - Overhead and underground utilities including but not limited to water, sewer, drainage, electric, telephone, cable TV, gas, septic systems, detention structures, wells
 - Existing parking/paved areas including pavement type (parking, walkways, etc.)
 - All Existing Curbscuts
 - Listing of all existing utility owners and contact info located within the project limits
 - Adequate utility information outside the site to verify proposed utility connections
 - All utility pipe types, sizes, lengths, and slopes
 - All utility structure information including rim and invert elevations
 - All existing easements within 50 feet of property line-Identify any utility within the easement
 - All existing utility easements with bearings and distances
 - Existing pavement markings within site and on connecting roads
 - Existing features such as walls, curbing, landscaping, trees, walks, fences, trees over 12" caliper, lighting, poles, guys, signs, loading areas, fire hydrants, dumpster locations, known buried slabs, etc...
 - Wetlands, floodplain, water protection district delineation including offsets and buffer zones
 - Streams, water courses, swales and all flood hazard areas
 - Rock Outcroppings
 - Test pit locations including groundwater depths when encountered
 - Historic buildings within 250 feet of the subject property

33

3c. Demolition Plan

- Existing Conditions Plan plus:
 - Existing Buildings and Structures to be removed/demolished
 - Existing parking/paved areas to be removed/demolished
 - Existing utilities to be removed/demolished
 - Existing hydrants to be removed
 - Existing features to be removed/ demolished such as walls, curbing, landscaping trees, walks, fences, trees over 6" caliper, lighting, poles, guys, signs, etc.
 - Dust Control Measures
 - Proposed construction phase drainage infrastructure plan including (but not limited to) piping and natural watercourse profiles & cross-sections, retention/detention structures, drain manholes, catch basins, gutter inlets, headwalls, water quality BMPs, and erosion & sedimentation control features, etc.

34

3d. Construction/Layout Plan

- Proposed Buildings and Structures

Staff Applicant

- | | |
|---|--|
| <input checked="" type="checkbox"/> Area of building or additions | <input checked="" type="checkbox"/> Setback dimensions from property lines |
| <input checked="" type="checkbox"/> Number of stories | <input checked="" type="checkbox"/> Out-buildings, detached garages, temp. construction trailers, etc. |
| <input checked="" type="checkbox"/> Principal use | |
| <input checked="" type="checkbox"/> Floor elevations | |
| <input checked="" type="checkbox"/> Door locations with sill elevations | |
| <input checked="" type="checkbox"/> Proposed Topography, including but not limited to: | |
| <input checked="" type="checkbox"/> Proposed contours at 2' intervals | <input checked="" type="checkbox"/> Curb type(s) and limits |
| <input checked="" type="checkbox"/> Parking lot setbacks to property line | <input checked="" type="checkbox"/> Lighting / Poles / Guys |
| <input checked="" type="checkbox"/> Parking lot grades (not to exceed 5% or be less than 0.5%) | <input checked="" type="checkbox"/> Signs (include sign schedule) |
| <input checked="" type="checkbox"/> Walls | <input checked="" type="checkbox"/> Pavement markings |
| <input checked="" type="checkbox"/> Parking spaces (delineated and dimensioned) | <input checked="" type="checkbox"/> Loading areas / Loading Docks / Platforms |
| <input checked="" type="checkbox"/> Accessible parking spaces & aisles | <input checked="" type="checkbox"/> Fences |
| <input checked="" type="checkbox"/> Wheelchair ramps | <input checked="" type="checkbox"/> Landscape areas |
| <input checked="" type="checkbox"/> Sidewalks | <input checked="" type="checkbox"/> Dumpster(s), Compactor(s) & Pads |
| <input checked="" type="checkbox"/> Pavement type(s) | <input checked="" type="checkbox"/> Spot Grades at 4 Building Corners |
| <input checked="" type="checkbox"/> Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc. | <input checked="" type="checkbox"/> Overall Plan Showing Areas of Cut & Fill |
| <input checked="" type="checkbox"/> Grading at entrance-show spot grades if required | |
| <input checked="" type="checkbox"/> Emergency Vehicle Access | |
| <input checked="" type="checkbox"/> Truck Access (WB-50 unless otherwise approved by City Engineer) | |
| <input checked="" type="checkbox"/> Snow Storage Areas, with limits of any fence protection (if applicable) | |
| <input checked="" type="checkbox"/> Construction notes, including the following notes: | |
| <ul style="list-style-type: none">Any minor modifications (as determined by the City Engineer) to the information shown on the approved site plans shall be submitted to the City Engineer as a Minor Plan Revision for approval prior to the work being performed.Any work and material within the City right-of-way shall conform to the City of New Bedford requirementsAll handicap parking, ramps, and access shall conform to AAB & MAAB requirementsAll erosion control measures shall be in place prior to construction. Erosion Control shall conform to the City of New Bedford Conservation Commission requirements as stated in the Order of Conditions. (Refer to Erosion Control Plan if part of submission)All pavement markings and signs shall conform to MUTCD requirements | |

3e. Grading and Drainage Plan

- Existing Conditions Plan and Construction/ Layout Plan plus:
- Existing and proposed site grading/ topography-Contours at 2' intervals (1' contours or additional spot grades if site is flat)

Staff Applicant

- Proposed parking lots, sidewalks, islands, etc.
 - Parking lot grades shall not exceed 5% or be less than 0.5 %
- Floor elevations & door locations
- Proposed drainage infrastructure plan including but not limited to piping and natural watercourse profiles & cross-sections, infiltration/ retention / detention structures, drain manholes, headwalls, roof recharge systems, flow direction, water quality BMPs, etc.
- Adequate information off site to verify proposed drain connections
- Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes
- Utility easements with bearings and distances suitable for registry filing
- Delineation of all stockpile areas
- Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access
- For applications associated with residential or commercial/industrial subdivisions, include an overall development plan showing all construction activity and proposed grading for all project phases, and show the proposed building envelope within each house lot and the proposed grading, drainage, and storm water disposal for each lot.
- A design for the stormwater drainage systems prepared by a Registered Professional Engineer demonstrating that proposed development rates of runoff do not exceed pre-development rates, as required under Massachusetts Stormwater Management Standards.

3f. Utility and Grading Plan (Show appropriate info from Existing Conditions & Construction/Layout Plan)

- Include all proposed utilities, including, but not limited to, Water, Sewer, Drainage, Electric, Telephone, Cable TV, Gas, Lighting, Title V Septic Systems & Detention and Retention Structures
 - Adequate utility information outside the site to verify proposed utility connections
 - All utility pipe types, sizes, lengths, and slopes
 - All utility structure information including rim and invert elevations
 - Any utility access vaults
 - All utility access handholes
 - All water services, hydrants, gates, shutoffs, tees
 - Utilities shall be underground if possible
 - All transformer locations
 - Required utility easements with dimensional bearings and distances
- Force main, if required, conforming to City of New Bedford requirements
- Water main loop
- Sewer profile showing all utility crossings
- Sections through detention basin(s)
- Include the following notes:
 - The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction within the right-of-way
 - All water and sewer material and construction shall conform to the City of New Bedford requirements

Staff Applicant

- All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled
- The City shall be notified at least 24 hours prior to the required inspections

24
Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.

3g. Landscape Plan

- Location, species & size of all proposed plantings
- All existing landscaping to be removed or retained
- Plant and tree legend
- Delineate & label all existing and proposed groundcovers, lawn areas, driveways, walkways, patios and other surface treatments
- Snow storage areas
- Proposed irrigation methods (on-site wells to be used unless otherwise approved)
- Verify sight distances at entrances

3h. Erosion Control Plan (show appropriate information from Existing Conditions and Construction/Layout Plans)

- Straw bales or straw bale/silt fence combination and compost filter tubes
- Anti-tracking BMP area at all construction entrances
- Dust Control (Methods of)
- Protection of existing and proposed drainage structures with straw bales and/or silt sacks
- Delineation of all temporary stockpile areas
- Safety fencing around stockpiles over 10' in height or otherwise restricted site access
- Straw bales or straw bale/silt fence combination around all stockpiles
- Include the following notes:
 - All BMP erosion control measures shall be in place prior to demolition or any site work.
 - Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.
 - Maintenance specifications for all proposed erosion and sedimentation controls.

3i. Floor Plan

- Include complete floor plan of all floors (entire building), including existing & proposed work
- Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes
- Show the location of all existing and proposed doors, windows, and walls
- For non-residential projects: show all existing and proposed seating areas, mechanical/kitchen equipment, backup generators and/or other major functional components of the proposed project

Staff Applicant

- Identify waste storage and disposal area(s), including detail(s) for dumpster(s) and dumpster pick-up and trash & garbage compaction areas (if any)

3j. Building Elevations

- Show all structural building elevations (front, sides and rear façades) that will be affected by the proposed project
- For additions/alterations: label existing and new construction, as well as items to be removed
- Identify all existing and proposed exterior materials, treatments and colors- including roofing, roof eaves, eave brackets, siding, doors, trim, sills, windows, fences, and railings. Show details of proposed new exterior elements
- Show any exterior mechanical, duct work, and/or utility boxes
- Include dimensions for building height, wall length and identify existing and proposed floor elevations

3k. Sign Plan

- Fully-dimensioned color elevations for all proposed signs
- Total square footage of existing signs and total square footage of proposed signs
- Existing and proposed sign locations on site plan
- Existing and proposed materials and methods of lighting for all signs

3l. Lighting Plan

- Location and orientation of all existing and proposed exterior lighting, including building and ground lighting and emergency spot lighting (if any)
- Height and initial foot-candle readings on the ground and the types of fixtures to be used
- Plan Must Show Illumination Patterns On-Site and Areas Off-Site
- New Bedford Washingtonian Type Fixtures Should Be Used, Where Applicable
- Provide Cut Sheet for All Lighting Fixtures

3m. Detail Sheets (Typical Details)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Pavement Section Detail | <input checked="" type="checkbox"/> Sewer Manhole Detail (26" cover) |
| <input checked="" type="checkbox"/> Sidewalk Detail | <input checked="" type="checkbox"/> Detention / Retention Basin Sections (from plan) |
| <input checked="" type="checkbox"/> Curb Detail | <input checked="" type="checkbox"/> Detention Basin Outlet Structure Detail |
| <input checked="" type="checkbox"/> Driveway Detail | <input checked="" type="checkbox"/> Miscellaneous Detention / Retention Basin Details |
| <input checked="" type="checkbox"/> Wheel Chair Ramp Detail | <input checked="" type="checkbox"/> Infiltration Device Details |
| <input checked="" type="checkbox"/> Concrete Pad Detail | <input checked="" type="checkbox"/> Stormwater BMPs (Water Quality Structure Details, etc.) |
| <input checked="" type="checkbox"/> Catch Basin Detail | <input checked="" type="checkbox"/> Bollards |
| <input checked="" type="checkbox"/> Drainage Manhole Detail | |
| <input checked="" type="checkbox"/> Water/Sewer Trench Details (12" envelope) | |

Staff Applicant

- Water and Sewer Trench Sections
- Anti-Seepage Collar Detail
- Flared End Detail
- Rip Rap Detail
- Straw bales/Silt Fence Detail
- Silt Sac Detail
- Compost Filter Tube Detail
- Light Pole Foundation Detail
- Retaining Wall Details
- Tree/Shrub Planting Detail

- Sign Detail
- Fence Detail
- Flowable Fill Trench
- Pavement Marking Details
- Handicap Parking/Compact Parking Signs
- Hydrant Detail (American -Darling B-62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right)
- Thrust Block Detail

4. Project Narrative (16 Copies), to include adequate summary & description of the proposed project and indicating, where appropriate:

- If submitting a Development Impact Statement (DIS), this Narrative shall be submitted as part of that document
- The number of dwelling units to be built and the acreage in residential use
- Evidence of compliance with parking and off-street loading requirements
- The forms of ownership contemplated for the property and a summary of the provisions of any ownership or maintenance thereof
- Identification of all land that will become common or public land
- Any other evidence necessary to indicate compliance with the zoning ordinance
- A written statement indicating the estimated time required to complete the proposed project and any and all phases thereof
- A written estimate showing, in detail, the projected costs of all site improvements (and off-site improvement) planned
- Drainage calculations by a registered professional engineer, with storm drainage design conforming to City of New Bedford subdivision regulations, as well as wetland delineations determined by a certified wetland scientist if applicable, for 1, 10, 25 & 100 year storm events

5. Certified Abutters List (4 copies)

6. Proof of Ownership (Copy of Deed(s) for All Involved Parcels; 4 Copies)

7. Development Impact Statement (DIS), completed per §5350 of Zoning Code, (16 Copies), if required by Board

8. Traffic Impact & Access Study (TIAS) (16 Copies), if required by Board

9. Stormwater Management Report (9 Copies), if required, comprised of the following:

- MADEP Stormwater Standards Compliance Checklist (signed & stamped)

Staff Applicant

- Overall Project Description
- Existing Conditions
- Proposed Improvements
- Proposed Conditions
- Hydrologic Analysis for Existing & Proposed Conditions for Milestone Storm Event Intensities
- Stormwater Management Regulations
- Summary
- Appendix - Existing/Proposed Conditions Plans showing the following:
 - Overall Existing Subcatchment Area Table
 - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
 - Soil Classifications Table (Existing Soils)
 - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
 - Overall Proposed Subcatchment Area Table
 - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
 - Soil Classifications Table (Including Proposed Boron Soils, Etc., if applicable)
 - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
- Appendix - Hydrologic Analyses
 - HydroCAD Software Analyses (or equivalent software) Analyses (Existing & Proposed Conditions)
- Appendix - Illicit Discharge Certification (signed & dated)

10. Electronic PDF and AutoCAD Files

- Shall consist of a CD with a printed CD Label in a CD case
- CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D
- All project submissions shall include the following file types. All project related Drawing Files shall be provided in all 2 supported formats, listed below.
 - AutoCAD Drawing format (.dwg)
 - Adobe Portable Document Format (.pdf)
- PDF files shall be created from within the AutoCAD environment and contain Layer information.
- It is a requirement that each project drawing/sheet created for a project shall be published/plotted to DWG and PDF, and placed in the appropriate folder in the CD submission. All external references (DWG, DWF, DGN, PDF, TIFF, MrSID, JPG, etc.) which are used in support of the creation of these project sheets shall be stored within the XREF folder only (Subfolder of DWG) on the CD. Also the AutoCAD support files (fonts, plot style, etc.) should be supplied on the CD.
- File Naming:**

Staff Applicant

The following file naming standard for all CAD related files created, used, or submitted to the Planning Department shall be followed. This applies to all CAD drawings, DWF's, PDF's used in support of, or used in conjunction with this CAD Standard.

File names shall begin with their project Planning Board Case number assigned (available through the Planning Department), followed by an underscore and the appropriate discipline code. In the instance where there is more than one file, assign an appropriate sequential number to the end (ex. 1,2,3). Special characters are not permitted except for the following; hyphens [-], underscores [_], and/or parenthesis [()].

Example 1.

A set of engineering design plans and documents were prepared for project file number 12-34; acceptable filenames would be as follows:

12-34_Existing Conditions1.dwg

12-34_Existing Conditions2.dwg

12-34_General1.dwg

12-34_Generale.dwg

11. **Photos Depicting Existing Conditions** (Minimum of 3, In Color, 1 Aerial + 2

Other Views; 16 Copies)

12. **Completed Department Sign-Off Sheet** (1 original copy)

13. **Application Fee** (All fees are due at time of application submission)

Official Use Only:

For the Planning Board, this application has been received by the Planning Division of the Department of Planning, Housing & Community Development on the date specified below:

Review date: _____ All materials submitted: Yes No

Signature: _____ Fee: _____



PLANNING BOARD

CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

SITE PLAN REVIEW APPLICATION INSTRUCTIONS

1. Prior to submitting an application, it is advised that applicants meet with Planning Division Staff to address technical issues, to identify potential concerns and to review information necessary for submittal (including whether a Development Impact Statement or additional studies/reports will be required). Please call (508)979-1488 to schedule a pre-submittal meeting. The applicant may meet with Planning Staff as many times as necessary. Depending on the complexity of a proposal, attendees from additional departments may be invited to attend.
2. Planning Board meeting dates and the corresponding application submittal deadlines are listed on the City of New Bedford website. When possible, the Division prefers that applications requiring multiple Board approvals be reviewed concurrently; please contact Planning Staff for consultation on optimal concurrent review scheduling.
3. A Certified Abutters List must also accompany this application. In advance of submitting an application, an Abutters List must be requested from the Planning Division (Room 303) in person or by fax or email. This request is made by submittal of an Abutters List Request Form, available on the City of New Bedford website or in the Planning Division office (City Hall, Room 303). Once you receive an Abutters List from Planning Staff, you must take it to the Assessor's Office (City Hall, Room 109) to be certified. Once certified, the list may be included in the submittal.
4. All applications must be filled out completely and be submitted with all required materials, as detailed in the Site Plan Review Application Checklist. Incomplete or improperly filed applications will be returned to the applicant for resubmission. Documentation of Deeds, Certificate of Title, Recorded Plans, etc. must also be included in your application. Following a verification of application completeness by Planning Staff (City Hall, Room 303), bring the completed application packets to the City Clerk (City Hall, Room 118), with the required Filing Fee.
5. Unless otherwise noted or determined by Planning Staff to not be required, all information listed in the Site Plan Review Application Checklist must be included in the submittal package for your application. For an application to be accepted, each and every item is required at the time of application submittal.

In certain instances, plans, or portions of plans, may be waived when not applicable for the review of a particular type of development, at the discretion of the City Planner. Requests for any such waiver(s) must be submitted, in writing, to Planning Division for consideration prior to application submittal.

6. A Site Plan Review Application Checklist (and accompanying materials) must be submitted for review and verification by Planning Staff prior to application submittal. As copies of a completed Checklist are required for a complete submittal, the applicant must allow sufficient time for review prior to the

application submittal deadline. The submittal of DRAFT Checklists and materials via email to Planning Staff is highly encouraged well-in-advance of submittal.

7. A non-refundable filing fee is required when submitting the application, payable by check to the City of New Bedford. The fee covers the cost of processing the decision, including legal advertisement.
8. Once a complete application is received, Planning Staff will draft an Abutters Notification Letter for the subject case and provide it to the Applicant for their use to perform the required legal notice to Abutters.
9. The Planning Board will hear all applications within sixty-five days of the application filing date.
10. All applications must be filled out completely and be submitted with all required materials, as detailed in the Site Plan Review Application Checklist. Incomplete or improperly filed applications will be returned to the applicant for resubmission. Documentation of Deeds, Certificate of Title, Recorded Plans, etc. must also be included in your application. Following a verification of application completeness by Planning Staff (City Hall, Room 303), bring the completed application packets to the City Clerk, with the required Filing Fee.
11. The Applicant or an appointed representative **must attend** the public hearing.
12. Applicants may appeal the determination of the Planning Board to the Massachusetts Superior Court.
13. If your petition is granted, and after the official decision is recorded with the City Clerk, there is a twenty (20) day waiting period after which time you may proceed and obtain a building permit if an appeal has not been filed. (The 20 day appeal period commences from the date of the decision's filing with City Clerk, not the date of the decision) And that the project be set forth according to plans submitted with the application and that it be recorded at the Registry of Deeds and a Building Permit be issued by the Department of Inspectional Services and acted upon within one year.



PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Industrial Addition by: Cavanaro Consulting dated: Feb. 10, 2016

1. Application Information

Street Address: 43 Blackmer Street

Assessor's Map(s): Map 25A Lot(s) 1,3 & 52

Registry of Deeds Book: Bk 5306 Pg 339 Page: Bk 11376 Pg 320

Zoning District: Industrial "B" - Working Waterfront Overlay District

Applicant's Name (printed): Cavanaro Consulting

Mailing Address: P.O. Box 5175 Norwell MA 02061
(Street) (City) (State) (Zip)

Contact Information: 781-659-8187 jcavanaro@cavanaroconsulting.com
Telephone Number Email Address

Applicant's Relationship to Property: Owner Contract Vendee Other Engineer

List all submitted materials (include document titles & volume numbers where applicable) below:

- Site Plans
- Architectural Plans
- Site Plan Review Application and Supporting Information

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

2/10/16
Date

[Signature]
Signature of Applicant

2. Review Applicability (Check All That Apply to Your Proposal)

| Category | Construction | Scale |
|--|--|--|
| <input type="checkbox"/> Residential | <input type="checkbox"/> New Construction | <input type="checkbox"/> < 2,000 gross sq feet |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Expansion of Existing | <input type="checkbox"/> > 2,000 gross sq feet |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Conversion | <input type="checkbox"/> 3 or more new residential units |
| <input type="checkbox"/> Mixed (Check all categories that apply) | <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> 1 or more new units in existing res. multi-unit |
| | | <input type="checkbox"/> Drive Thru Proposed |
| | | <input type="checkbox"/> Ground Sign Proposed |
| | | <input type="checkbox"/> Residential Driveway With > 1 curbcut |

3. Zoning Classifications

Present Use of Premises: _____

Proposed Use of Premises: _____

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):

4. Briefly Describe the Proposed Project:

5. Please complete the following:

| | <u>Existing</u> | <u>Allowed/Required</u> | <u>Proposed</u> |
|--|-----------------|-------------------------|-----------------|
| Lot Area (sq ft) | | | |
| Lot Width (ft) | | | |
| Number of Dwelling Units | | | |
| Total Gross Floor Area (sq ft) | | | |
| Residential Gross Floor Area (sq ft) | | | |
| Non-Residential Gross Floor Area (sq ft) | | | |
| Building Height (ft) | | | |
| Front Setback (ft) | | | |
| Side Setback (ft) | | | |
| Side Setback (ft) | | | |

| | | | |
|---|--|--|--|
| Rear Setback (ft) | | | |
| Lot Coverage by Buildings (% of Lot Area) | | | |
| Permeable Open Space (% of Lot Area) | | | |
| Green Space (% of Lot Area) | | | |
| Off-Street Parking Spaces | | | |
| Long-Term Bicycle Parking Spaces | | | |
| Short-Term Bicycle Parking Spaces | | | |
| Loading Bays | | | |

6. Please complete the following:

Existing Proposed

- a) Number of customers per day: _____ _____
- b) Number of employees: _____ _____
- c) Hours of operation: _____ _____
- d) Days of operation: _____ _____
- e) Hours of deliveries: _____ _____
- f) Frequency of deliveries: Daily Weekly Monthly Other: _____

7. Planning Board Special Permits:

_____ The applicant is also requesting a Special Permit from the Planning Board.

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.

8. ZBA Variances and Special Permits:

NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.

_____ The applicant is also requesting a special permit from the ZBA:

Specify zoning code section & title

_____ The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

9. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

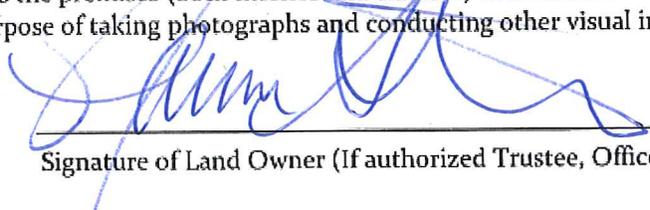
I hereby authorize the following Applicant: Cavanaro Consulting
at the following address: 687 Main Street, Norwell, MA 02061
to apply for: Special Permit
on premises located at: 43 Blackmer Street
in current ownership since: 2003
whose address is: 5 Dry Dock, Boston MA
for which the record title stands in the name of: Fargo Realty Trust
whose address is: 5 Dry Dock, Boston, MA

by a deed duly recorded in the:
Registry of Deeds of County: Bristol South Book: 5306 Page: 339

OR Registry District of the Land Court, Certificate No.: N/A Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

Date



Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

NOTICE BY PUBLICATION & ABUTTERS NOTIFICATION

(Follow Massachusetts General Laws, Chapter 40A, Section 5)

- 1) The applicant shall be responsible for paying for the legal advertisements in the New Bedford Standard-Times once in each of two (2) successive weeks, the first publication to be not less than fourteen (14) days prior to the date of said hearing. This cost is included in the Application Fee. The City of New Bedford Planning Division shall be responsible for placing the legal ad in the New Bedford Standard-Times.
- 2) The applicant shall be responsible for certifying the abutters list and mailing, by Certified Mail, with Return Receipt Requested, a copy of the notice to each affected abutter.
- 3) A Legal Advertisement will be drafted by Planning Staff, including the date, time and location of the public hearing, and provided to the Applicant upon submittal of a complete application. This Legal Advertisement may not be altered or amended by the Applicant prior to use in notifying Abutters.

DEPARTMENT SIGN-OFF SHEET

PLANNING BOARD SPECIAL PERMIT REVIEW

| <u>DEPARTMENT</u> | <u>COPIES</u> | <u>SIGNATURE</u> | <u>DATE</u> |
|---|----------------------|-------------------------|--------------------|
| BOARD MEMBERS CITY HALL, ROOM 303 | 6 | <hr/> | |
| CITY PLANNING CITY HALL, ROOM 303 | 1 full size | <hr/> | |
| CITY CLERK CITY HALL, ROOM 118 | 1 | <hr/> | |
| CITY SOLICITOR CITY HALL, ROOM 203 | 1 | <hr/> | |
| HEALTH DEPARTMENT 1213 PURCHASE STREET | 1 | <hr/> | |
| INSPECTIONAL SERVICE CITY HALL, ROOM 308 | 1 full size | <hr/> | |
| ENGINEERING DEPARTMENT 1105 SHAWMUT AVENUE | 1 full size | <hr/> | |
| PUBLIC INFRASTRUCTURE 1105 SHAWMUT AVENUE | 1 | <hr/> | |
| CONSERVATION COMMISSION CITY HALL, ROOM 304 | 1 | <hr/> | |
| FIRE DEPARTMENT 1204 PURCHASE STREET | 1 full size | <hr/> | |
| SCHOOL DEPARTMENT 455 COUNTY STREET | 1 | <hr/> | |



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 checked="" type="checkbox"/> | PLANNING BOARD APPLICATION | | |
| <input 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


Signature

1/22/2016
Date

January 20, 2016

Dear Applicant,

Please find below the List of Abutters within 300 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.

| <u>Parcel</u> | <u>Location</u> | <u>Owner and Mailing Address</u> |
|-------------------|-----------------------|--|
| 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>ES</i> | JOHN F KENNEDY HWY | COMMONWEALTH OF MASS, 131 WILLIAM ST NEW BEDFORD, MA 02740 |
| 31-234 <i>ESR</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>ES</i> | S FRONT ST | NEW BEDFORD REDEVELOPMENT AUTHORITY, 133 WILLIAM STREET NEW BEDFORD, MA 02740 |
| 25A-26 | 424 S FRONT ST | NEW BEDFORD REDEVELOPMENT AUTHORITY, 700 PLEASANT STREET NEW BEDFORD, MA 02740 |
| 25A-31 | 436 S FRONT ST | COSTA JOSE S, COSTA LINDA L 140 OSBORN 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>SS</i> | BLACKMER ST | FINICKY PET FOOD INC, 68 BLACKMER STREET NEW BEDFORD, MA 02740 |
| 25A-23 <i>ES</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 |

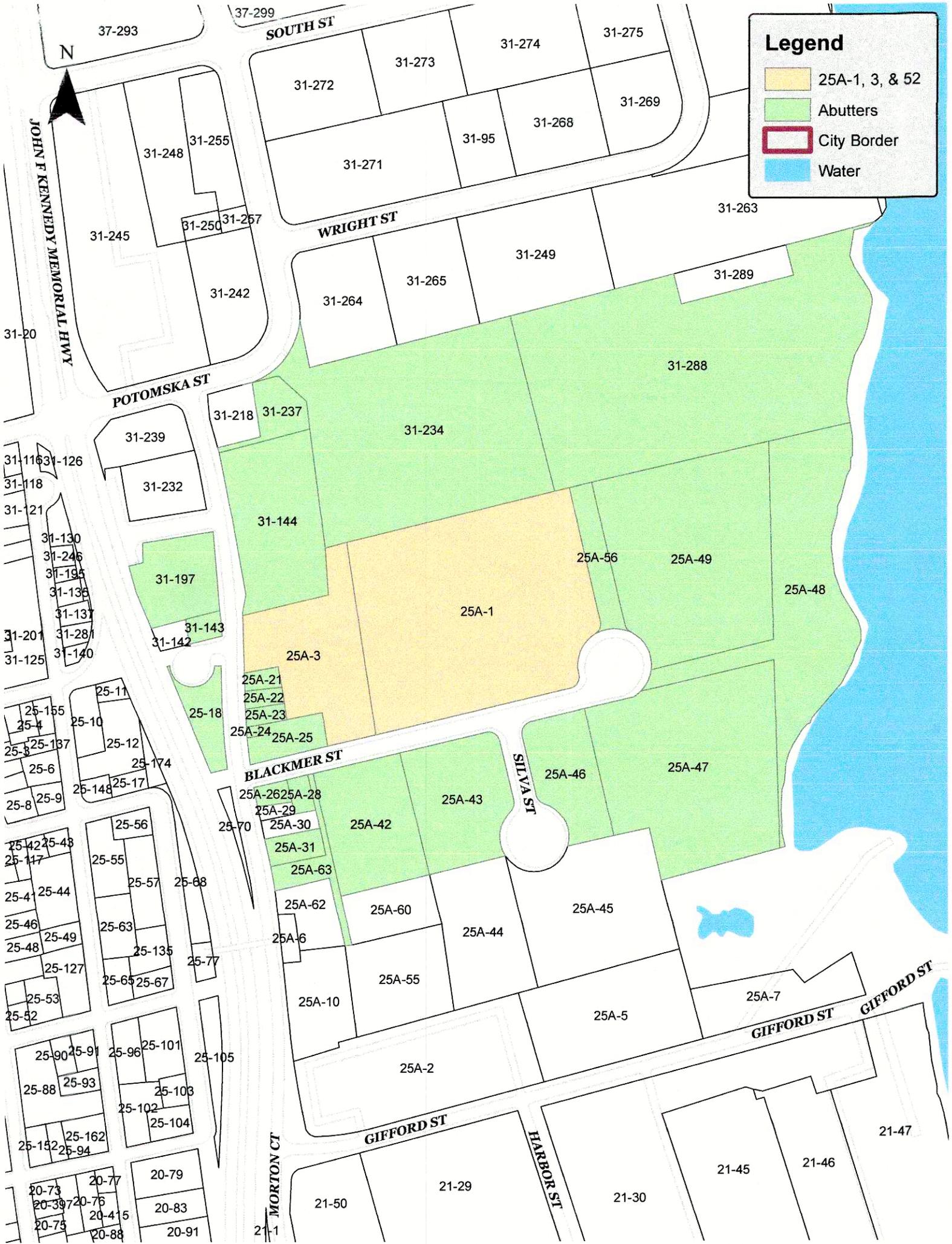
January 20, 2016

Dear Applicant,

Please find below the List of Abutters within 300 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-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 |
| 25A-3 | 89 BLACKMER ST | DECOSTA REALTY HOLDINGS LLC, 89 BLACKMER STREET NEW BEDFORD, MA 02744 <i>Blackmer Street Realty LLC 5 Dry Dock Avenue Boston, MA 02110</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 |
| 31-237 <i>SS</i> | MACARTHUR DR | RAFAEL CARLOS, RAFAEL CONCEICAO 77 TUCKER LANE DARTMOUTH, MA 02747 |
| 31-197 | 371 S FRONT ST <i>383R</i> | S C I BRETAGNE U S A, C/O GUY COTTEN INC 782 SO WATER STREET NEW BEDFORD, MA 02740 |
| 25A-48 | 16 BLACKMER ST | NEW BEDFORD REDEVELOPMENT AUTHORITY, 133 WILLIAM STREET NEW BEDFORD, MA 02740 |
| 25A-49 <i>NE</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>R-ES</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 |
| | | |



Legend

- 25A-1, 3, & 52
- Abutters
- City Border
- Water

N

JOHN F KENNEDY MEMORIAL HWY

SOUTH ST

WRIGHT ST

POTOMSKA ST

BLACKMER ST

SILVA ST

GIFFORD ST

GIFFORD ST

MORTON CT

HARBOR ST

37-293
31-293
31-20
31-116
31-118
31-121
31-130
31-246
31-195
31-135
31-137
31-201
31-281
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31-126
25-155
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25-137
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25A-6
25A-5
25A-4
25A-3
25A-2
25A-1
21-47
21-46
21-45
21-30
21-29
21-50

SECTION II

Project Summary

Project Summary:

We are pleased to submit this Site Plan Review Application on behalf of North Coast Seafood for the facility located at 43 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 s.f, Industrial Seafood processing plant and associated parking. An existing 6,300 s.f. warehouse onsite will be demolished as part of the project.

The existing 47,300 s.f. building was constructed by the existing owner in 2004. The owner recently purchased an adjacent property with a 6,300 s.f. 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 s.f. 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 field. 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.

SECTION III

STORMWATER REPORT

STORMWATER REPORT

for

Proposed Industrial Addition, Parking and Associated Improvements

at

43 Blackmer Street

New Bedford, MA 02740

Applicant:

North Coast Seafood
5 Dry Dock
Boston, MA 02210

Owner:

Fargo Realty / Blackmer Realty LLC
5 Dry Dock
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 lot and Associated Improvements Northcoast Seafoods

43 Blackmer Street – New Bedford, MA 02740

Stormwater Management System's Owner: Northcoast Seafoods

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

Party responsible for Operations and Maintenance: Owners of 43 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 and Wastewater 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 Roadway Paving

During this phase of construction, the entrance and exit roadways for the development 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 and as the homes become occupied.

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 necessary with an erosion control seed mix. Much of the disturbed area is to be rough graded with topsoil and allowed to revegetate with indigenous species and kept thereafter in a natural state as habitat. Permanent restoration and revegetation measures serve to provide additional habitat and to control erosion and sedimentation by establishing a vegetative cover. 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 socks 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 30 to 50 percent of the height of the silt sock 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.
- Silt socks are to be removed upon stabilization of the contributing drainage area. 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.

Street Sweeping

All streets and sidewalks shall be swept at a minimum twice a year and after a major storm event to remove pollutants which can accumulate on road and sidewalks.

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 gutter inlet stone, 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, raw materials, toxic pollutants, hazardous substances, oil or grease.”

North Coast Seafoods

Applicant (Signature)

Applicant (Print)

SECTION V

FIGURES



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0481G

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

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

CONTAINS:

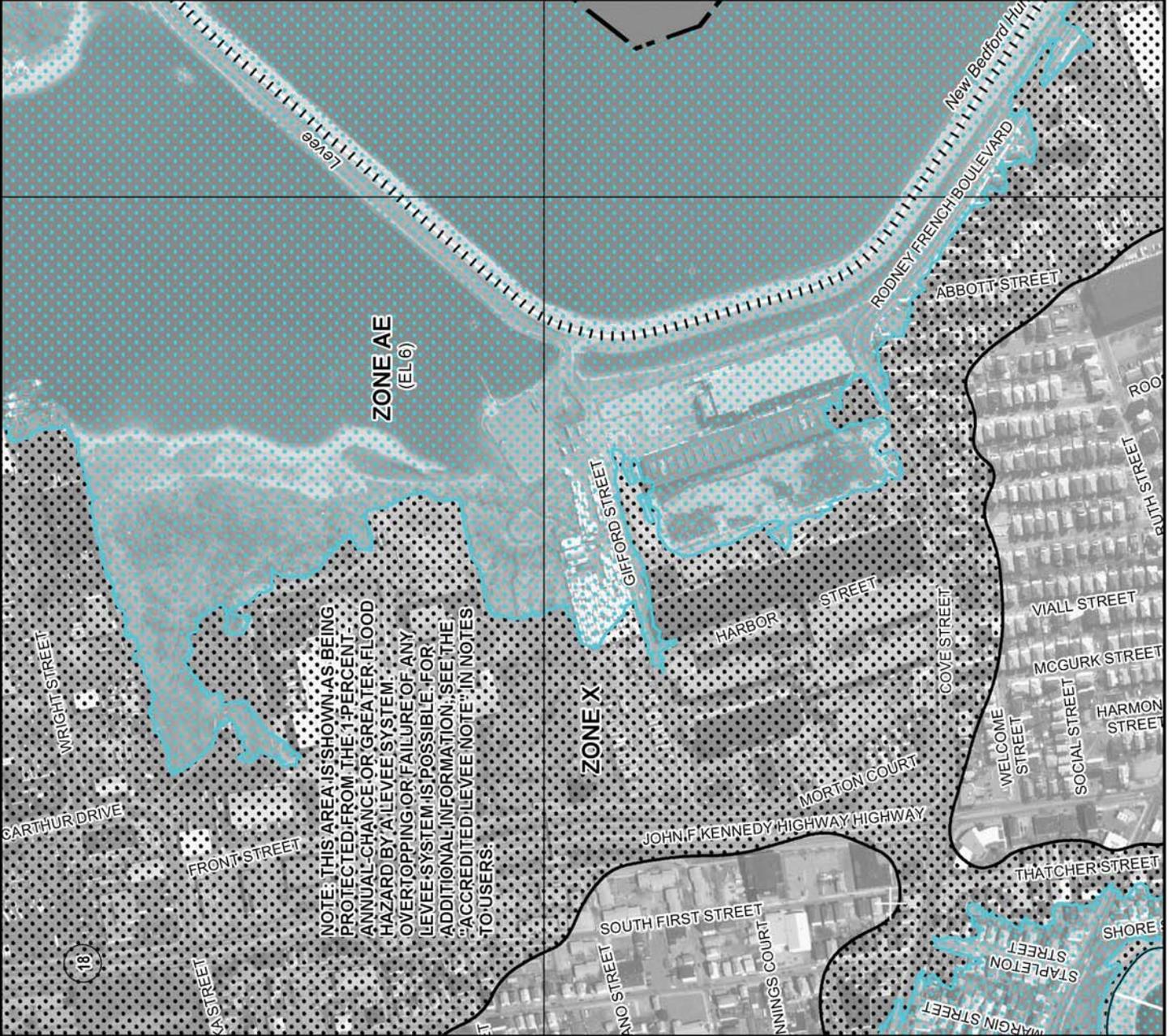
| | | | |
|----------------------|--------|-------|--------|
| COMMUNITY | NUMBER | PANEL | SUFFIX |
| DARTMOUTH, TOWN OF | 250051 | 0481 | G |
| NEW BEDFORD, CITY OF | 253216 | 0481 | G |

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.



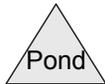
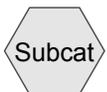
Proposed Conditions



20' x 44' Infiltration Field



DCP 1 T Street



Blackmer Stret NB

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

Prepared by Microsoft

Printed 2/10/2016

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Page 2

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

Prepared by Microsoft

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

Printed 2/10/2016

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"

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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 |

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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)

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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 |

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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"

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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 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 |
| #2 | 4.00' | 531 cf | |
| | | 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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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=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)

Blackmer Stret NB

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

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Page 14

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 |

Blackmer Stret NB

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"

Blackmer Stret NB

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

Prepared by Microsoft

Printed 2/10/2016

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Page 16

| 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 |

Blackmer Stret NB

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

Prepared by Microsoft

Printed 2/10/2016

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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)

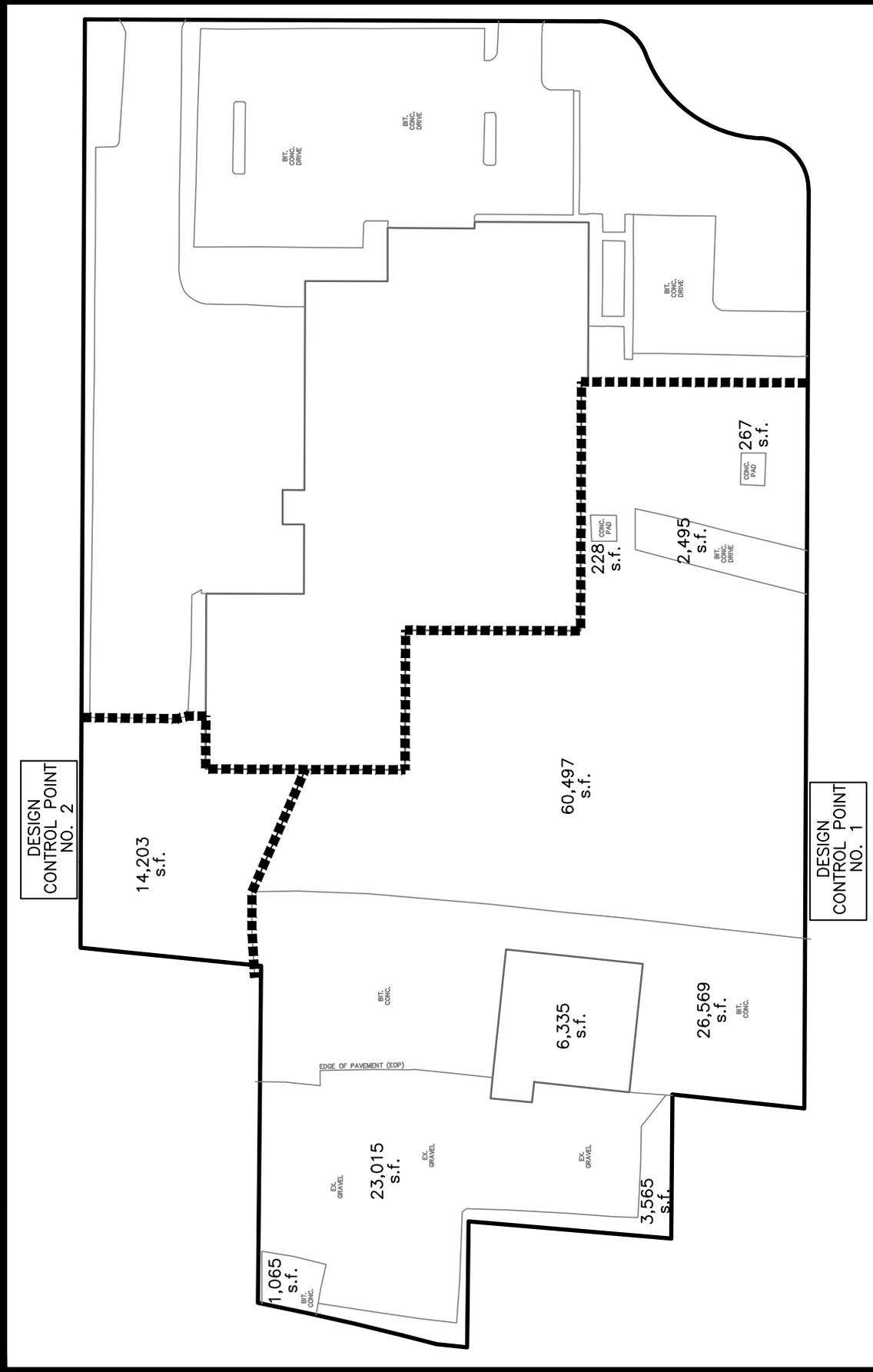
| Volume | Invert | Avail.Storage | Storage Description |
|--------|--------|---------------|--|
| #1 | 3.00' | 844 cf | Custom Stage Data (Irregular) Listed below 2,640 cf Overall - 531 cf Embedded = 2,109 cf x 40.0% Voids |
| #2 | 4.00' | 531 cf | StormTech RC-310 x 36 Inside #1 Effective Size= 28.9"W 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 |

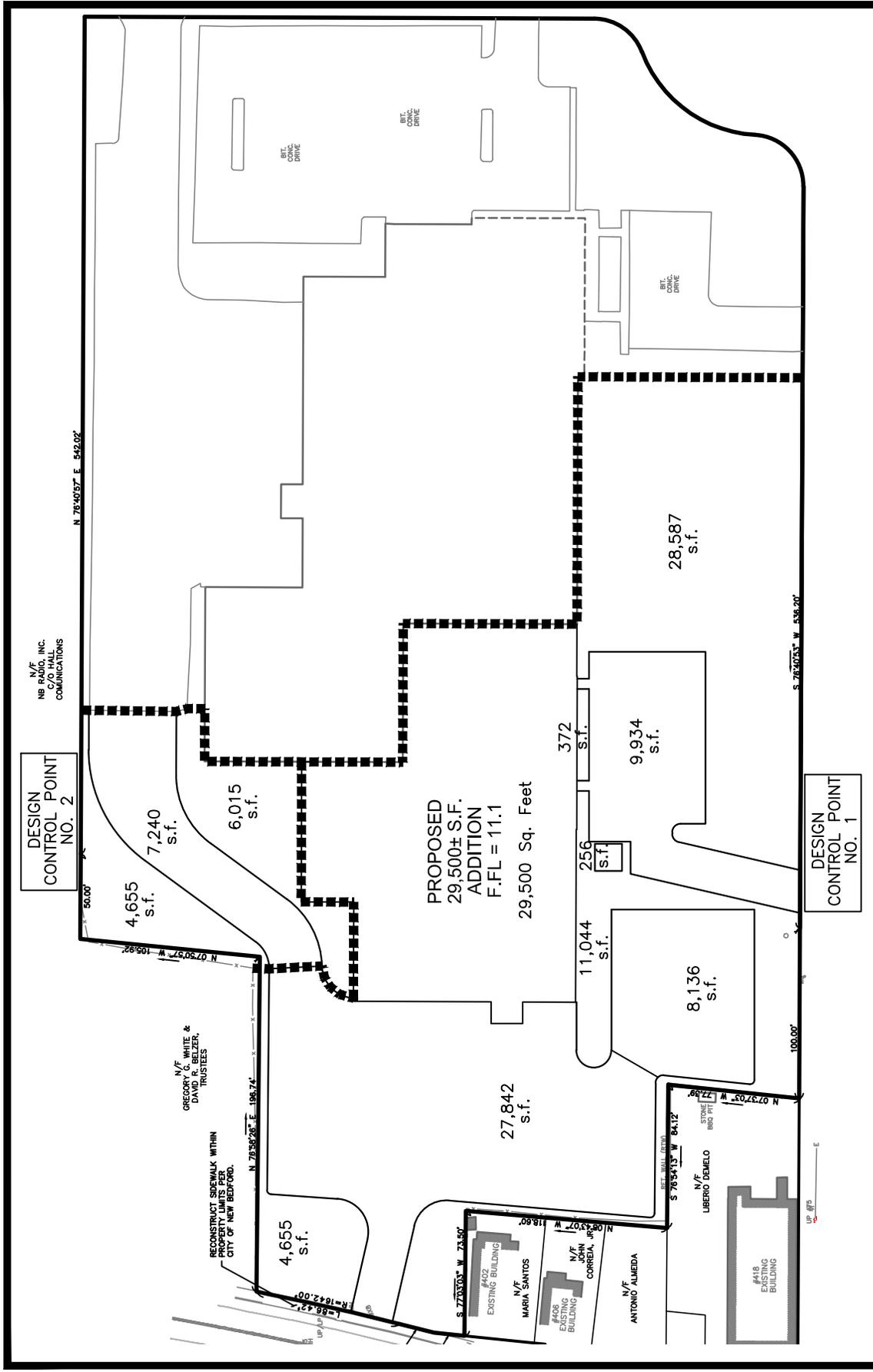
| Device | Routing | Invert | Outlet Devices |
|--------|-----------|--------|--|
| #1 | Discarded | 3.00' | 0.090 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 0.00' |
| #2 | Primary | 4.20' | 6.0" Horiz. Orifice/Grate X 3.00 C= 0.600 |

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)



| | | |
|--|--|---|
| 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 | ESA SHEET NO. 1 OF 1 FILENAME: *PROJECT* |
| DESIGN CONTROL POINT NO. 1 | DESIGN CONTROL POINT NO. 2 | PROJECT NO. : 15109 DATE : 2/10/16 DRAWN BY : BPS CHECKED BY : JCC |



DESIGN CONTROL POINT NO. 2

DESIGN CONTROL POINT NO. 1

Proposed Subcatchment Area Plan

DRAWING NO. **PSA**
 SHEET NO. 1 OF 1
 FILENAME: A:\PROJECTS

PROJECT NO. : 15109
 DATE : 2/10/16
 DRAWN BY : BPS
 CHECKED BY : JCC

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

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



RECONSTRUCT ORIGINALLY WITHIN PROPERTY LIMITS PER CITY OF NEW BEDFORD.

N/F GREGORY, WHITE & DAVID R. BELZER, TRUSTEES

#402 EXISTING BUILDING N/F MARIA SANTOS

#403 EXISTING BUILDING N/F JOAN CORREIA

N/F ANTONIO ALMEIDA

N/F LIBERIO DEMELO

#418 EXISTING BUILDING

28,587 s.f.

11,044 s.f.

9,934 s.f.

8,136 s.f.

27,842 s.f.

PROPOSED 29,500± S.F. ADDITION F.F.L = 11.1 29,500 Sq. Feet

7,240 s.f.

6,015 s.f.

4,655 s.f.

4,655 s.f.

N. 78°40'57" E. 542.02'

N/F, INC. C/O HALL COMMUNICATIONS

S. 78°20'53" W. 438.20'

N. 78°50'20" E. 198.74'

N. 72°37'03" W. 271.89'

S. 78°54'13" W. 84.12'

N. 16°42'00"

S. 77°33'00" W. 234.50'

N. 18°08'30" W. 118.68'

N. 08°30'30" W. 108.37'

N. 08°30'30" W. 108.37'

N. 08°30'30" W. 108.37'

UP 87% E

**SUPPLEMENTAL
INFORMATION**

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

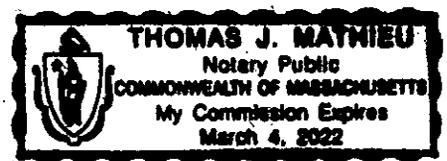
Bristol, ss.

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

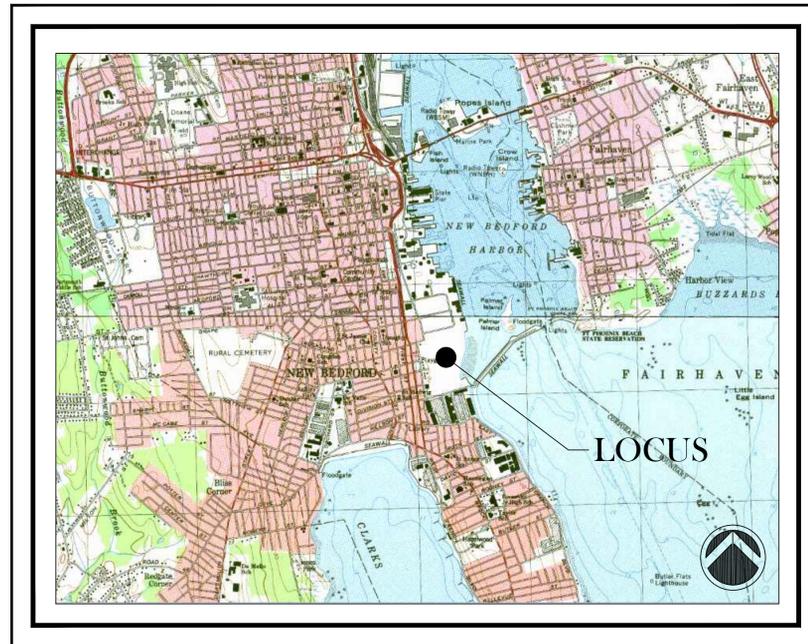


REG. OF DEEDS
REG #07
BRISTOL
05/27/15 10:21AM
000000#2510
FEE \$6384.00
CASH \$6384.00

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)

CASE 06-16

DRAWING REVISIONS

| ACTION | DATE | DESCRIPTION |
|--------|------|-------------|
| | | |
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TITLE SHEET

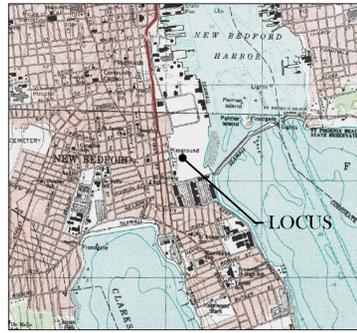
CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



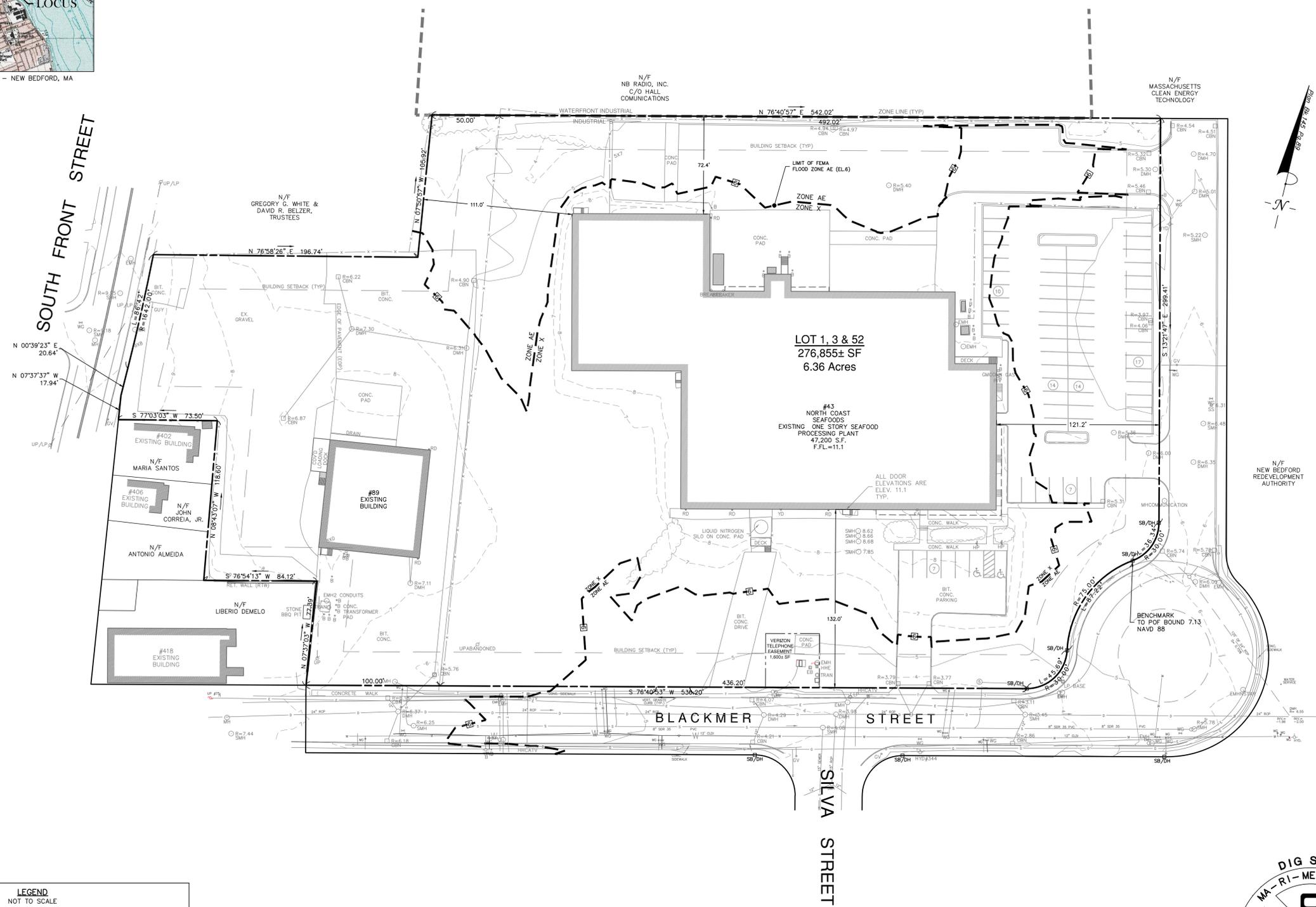
**NORTH COAST SEAFOOD
43 BLACKMER STREET
NEW BEDFORD, MA 02744**

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

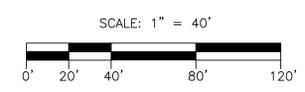
NORTH COAST SEAFOOD
43 BLACKMER STREET
NEW BEDFORD, MA 02744

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 | SHEET NO. 2 OF 6 |
| DRAWN BY : BPS/DB | FILENAME: F:\4011\DWGS\A-REV 1-6.DWG |
| CHECKED BY : JCC | |

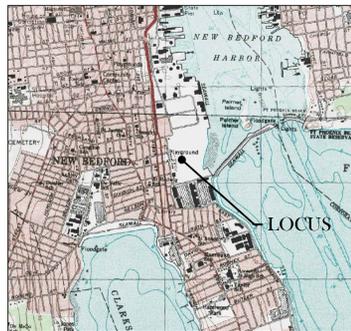
LEGEND
NOT TO SCALE

| | | | | |
|-------|---------------|-----------------|-----|---------------------------|
| ○ 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 | --- | --- | |



CASE 06-16

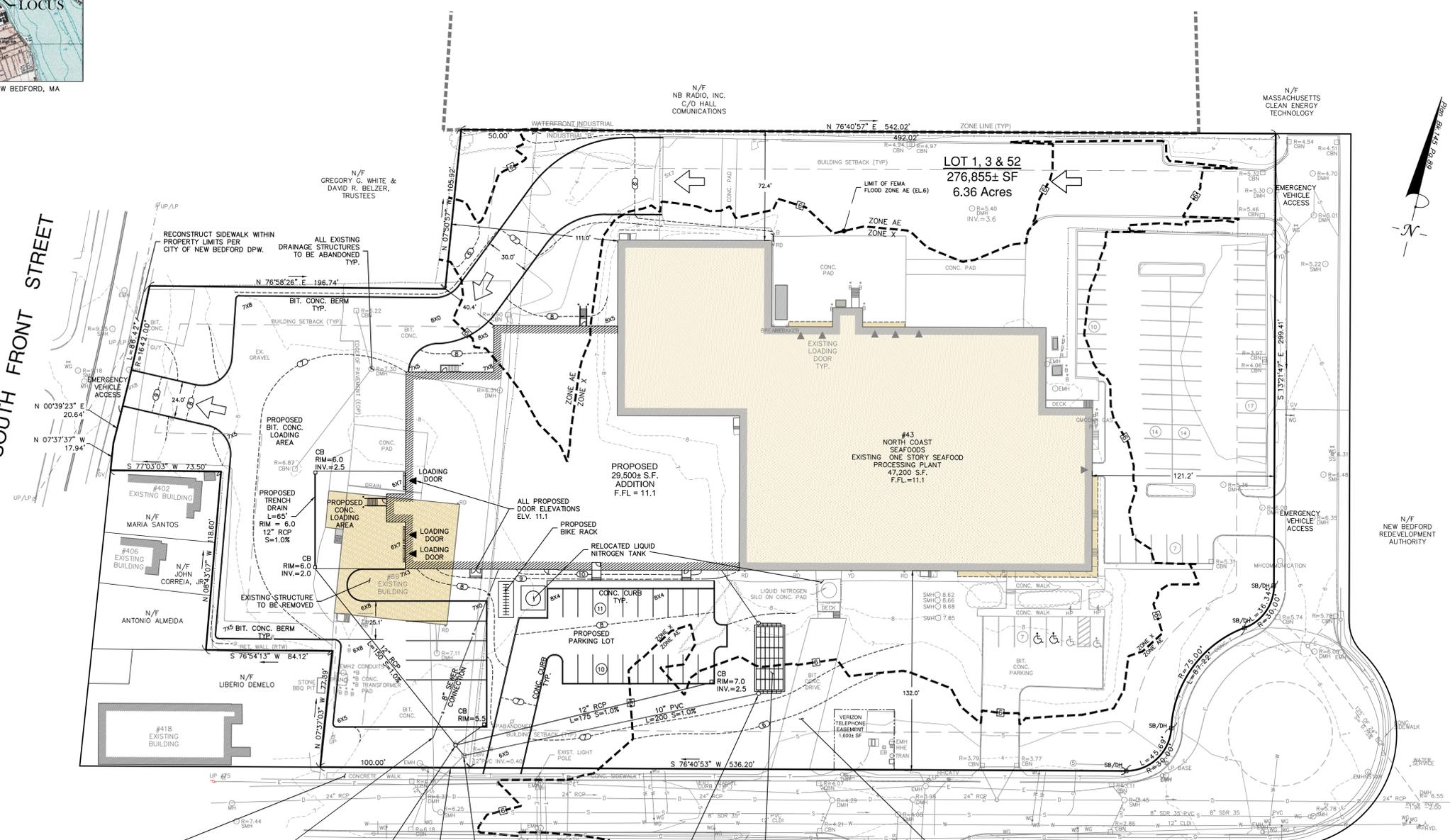




LOCUS: 43 BLACKMER STREET - NEW BEDFORD, MA

SOUTH FRONT STREET

SILVA STREET



DRAWING REVISIONS

| ACTION | DATE | DESCRIPTION |
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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. 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:
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SURVEY NOTES:

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SITE PLAN

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

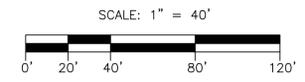
NORTH COAST SEAFOOD
43 BLACKMER STREET
NEW BEDFORD, MA 02744

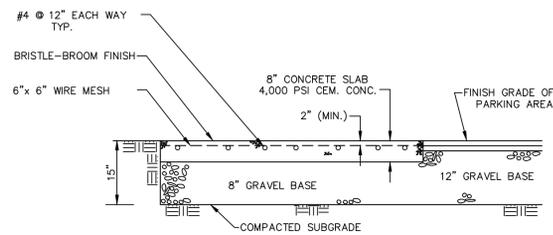
PREPARED FOR:
NORTH COAST SEAFOOD
5 DRY DOCK
BOSTON, MA 02210

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

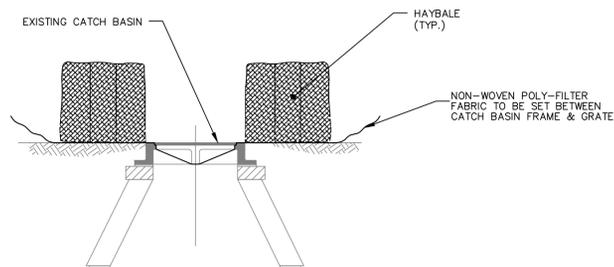
LEGEND
NOT TO SCALE

| | |
|---------------------|-------------------------------------|
| ○ 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 | |

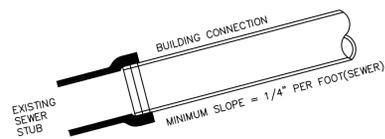




CONCRETE PAD
NOT TO SCALE

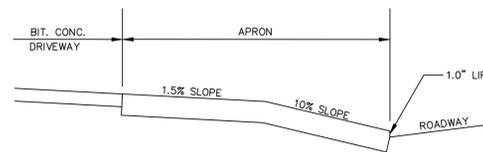
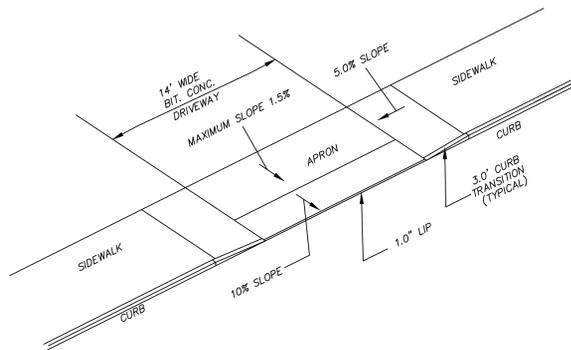


HAYBALE EROSION CHECK
NOT TO SCALE

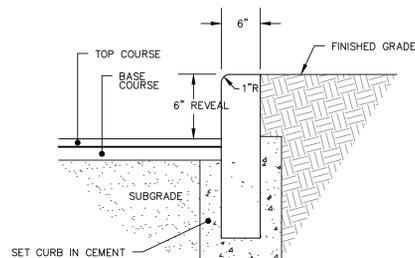


NOTES:
CONNECTION TO EXISTING SEWER STUB

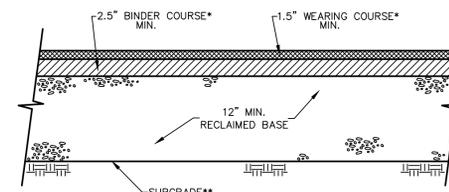
SEWER CONNECTION
NOT TO SCALE



TYPICAL DRIVEWAY DETAIL AT STREET
NOT TO SCALE

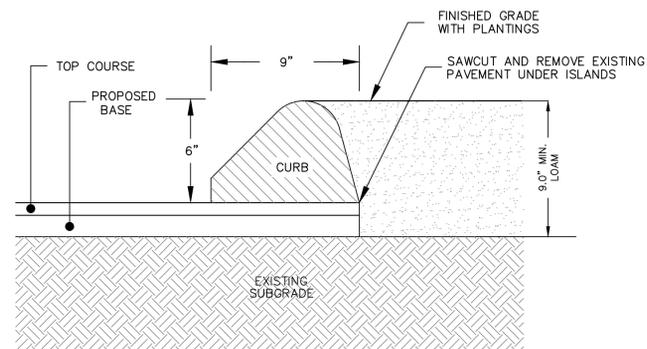


PRECAST CONCRETE CURB DETAIL
NOT TO SCALE



*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



TYPICAL BITUMINOUS CONCRETE CURB
NOT TO SCALE

DRAWING REVISIONS

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

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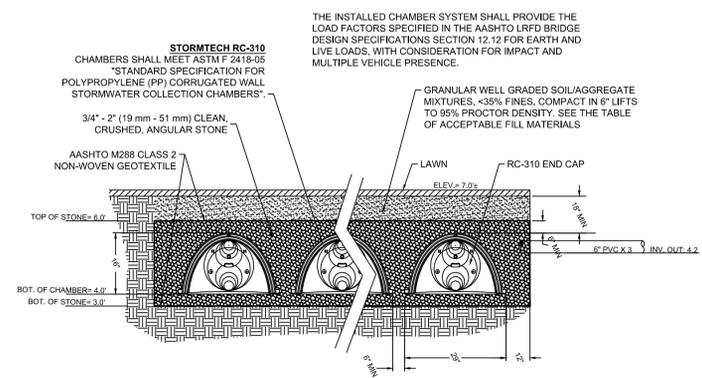
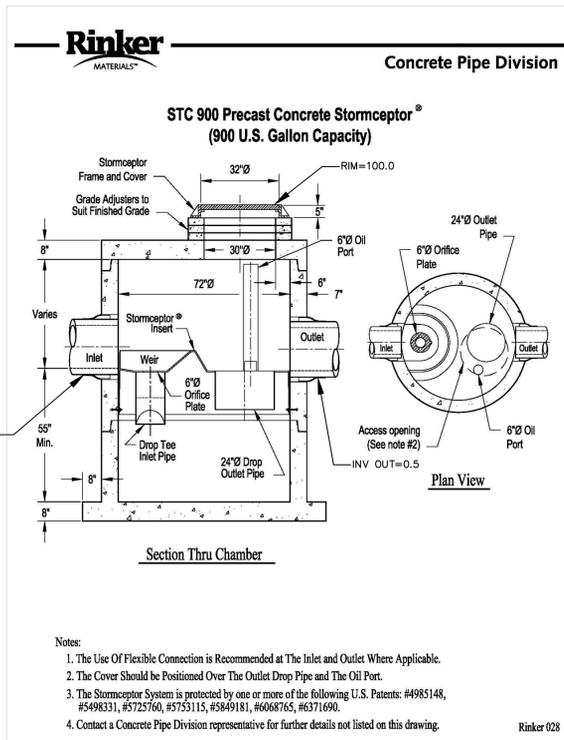
DETAIL SHEET I

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

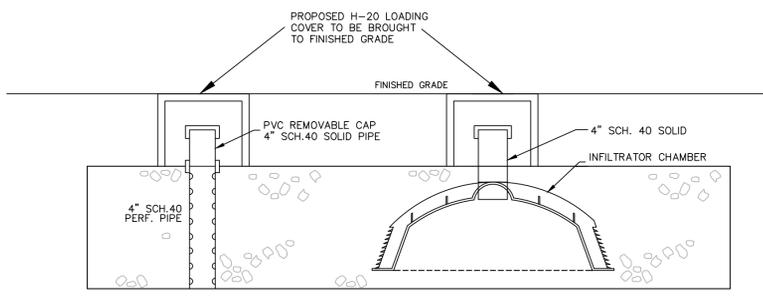
PREPARED FOR:
NORTH COAST SEAFOOD
5 DRY DOCK
BOSTON, MA 02210

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| 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 | |

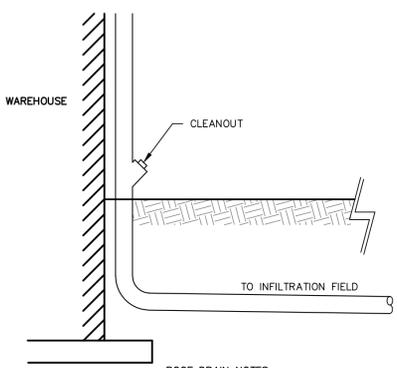


- INFILTRATION BASIN NOTES:**
1. TRAFFICKING OF THESE SOILS BY HEAVY EQUIPMENT SHOULD BE MINIMIZED, OR PREFERABLY PROHIBITED.
 2. STORMWATER DISCHARGES INTO THE SYSTEM SHOULD NOT BE PERMITTED UNTIL ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED
 3. DISCHARGE OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES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

20' X 44' INFILTRATION FIELD
NOT TO SCALE

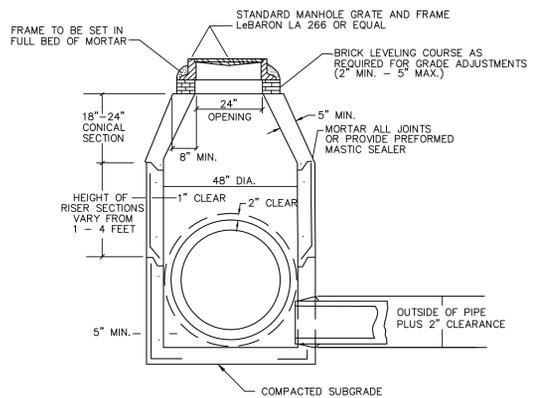


INSPECTION PORT DETAIL
NOT TO SCALE

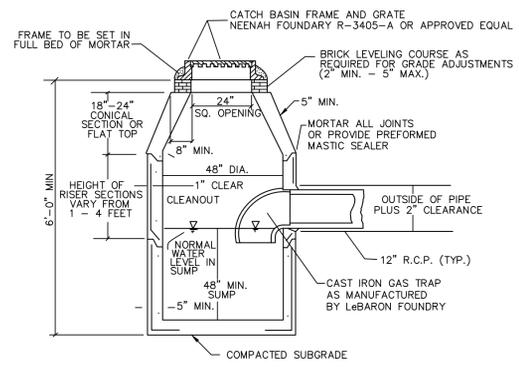


- ROOF DRAIN NOTES:**
1. FOR LAYOUT OF STORM DRAIN SEE PLAN ON DRAWING C1 GRADING & DRAINAGE
 2. CONTRACTOR SHALL BACKFILL DRAINAGE PIPE & STRUCTURES WITH WELL COMPACTED GRAVEL MATERIAL SUITABLE FOR SUPPORT OF PAVEMENT AREA ABOVE PIPE & STRUCTURE.

ROOF LEADER SYSTEM
NOT TO SCALE

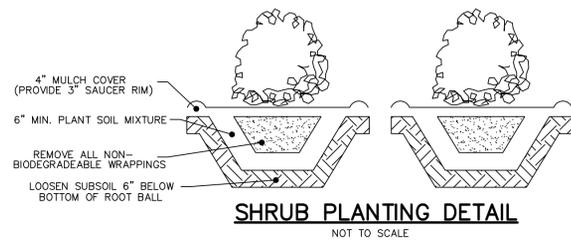


PRECAST CONCRETE MANHOLE
NOT TO SCALE

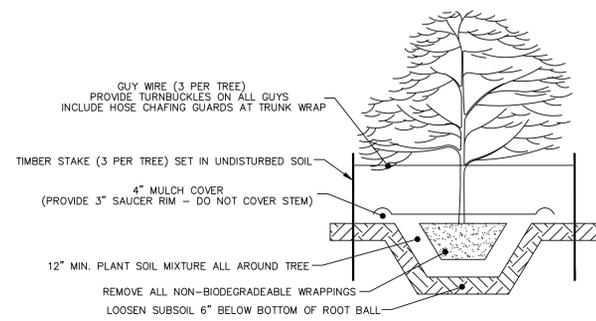


PRECAST CONCRETE CATCH BASIN
NOT TO SCALE

| DRAWING REVISIONS | | |
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| ACTION | DATE | DESCRIPTION |
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| | | |
| <p>DETAIL SHEET II</p> | | |
| <p>CAVANARO CONSULTING 687 MAIN STREET P.O. BOX 5175 NORWELL, MASSACHUSETTS 02061 PHONE: 781.659.8187 FAX: 781.659.8186</p> | | |
| <p>NORTH COAST SEAFOOD 43 BLACKMER STREET NEW BEDFORD, MA 02744</p> | | |
| <p>PREPARED FOR: NORTH COAST SEAFOOD 5 DRY DOCK BOSTON, MA 02210</p> | | |
| 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 | |



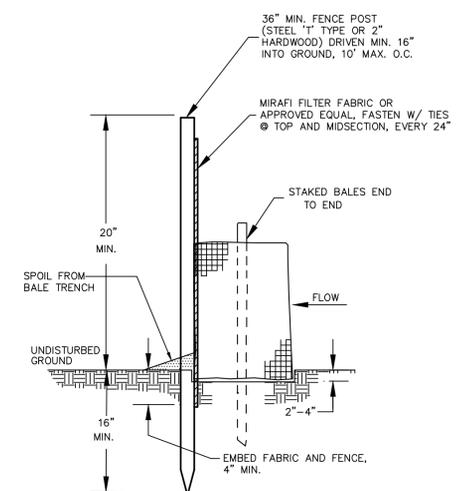
SHRUB PLANTING DETAIL
NOT TO SCALE



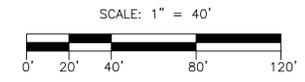
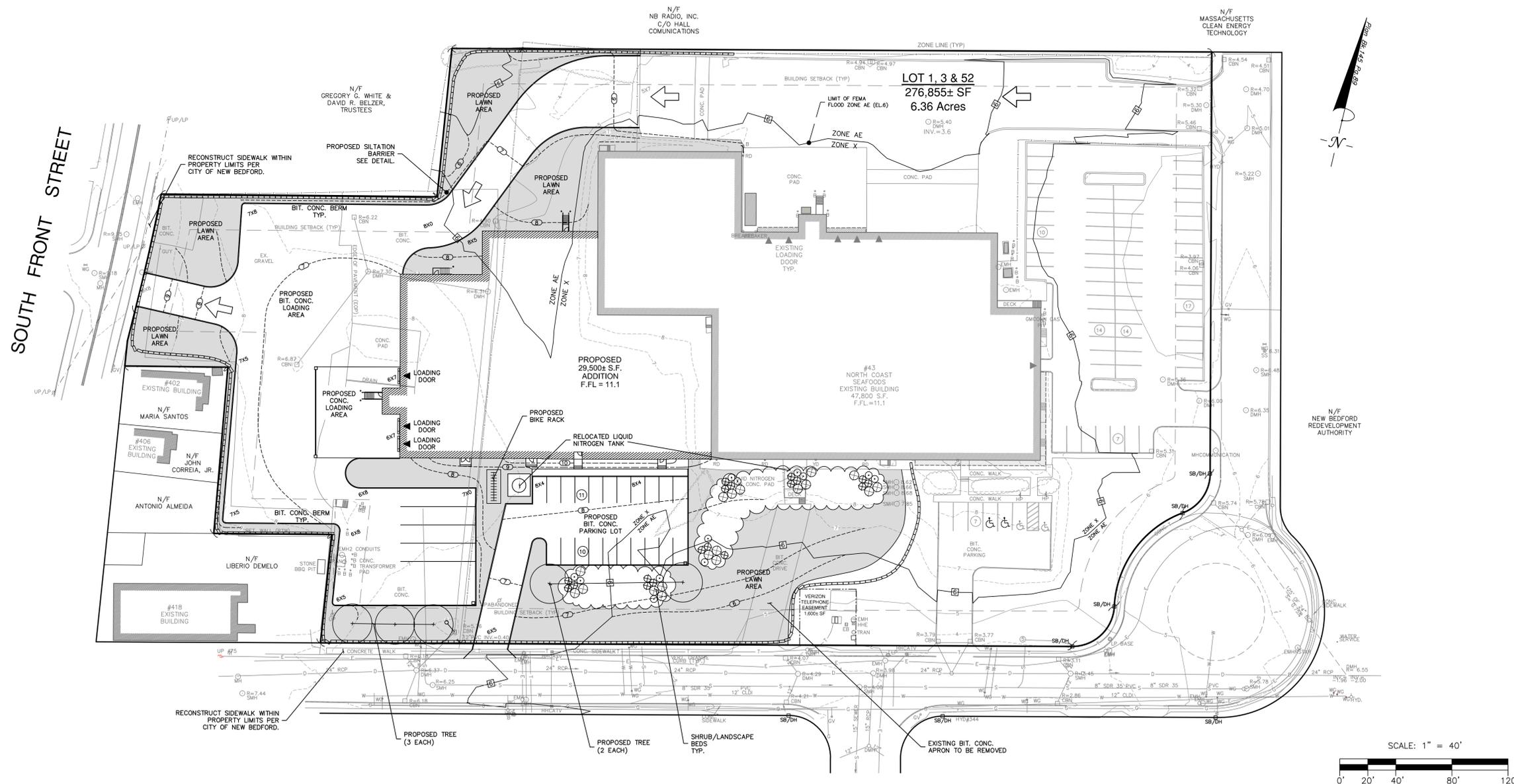
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

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 SEEDED ACCORDING TO THEIR DESIGN SPECIFICATIONS. REFER TO EROSION & CONTROL PLAN FOR ADDITIONAL SEEDING PROCEDURES.



HAYBALE WITH SILTFENCE
NOT TO SCALE



DRAWING REVISIONS

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LANDSCAPE PLAN

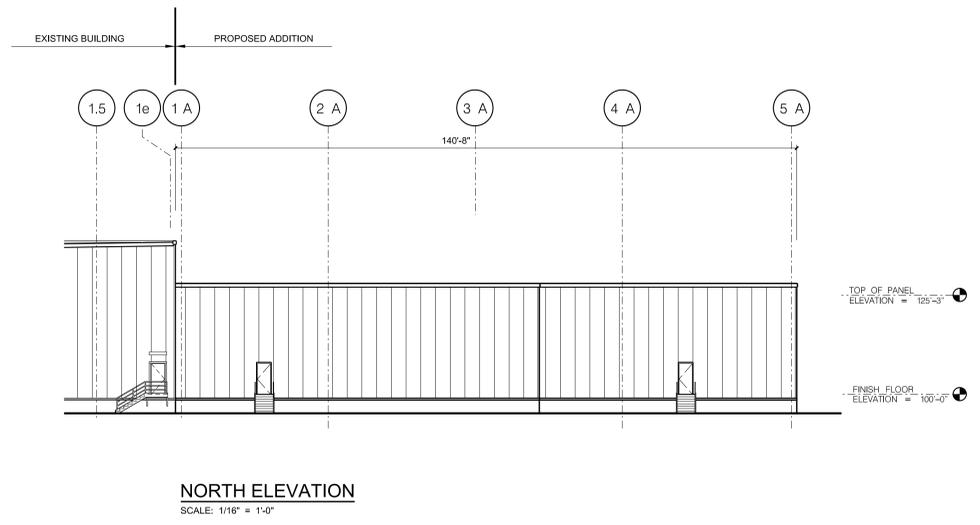
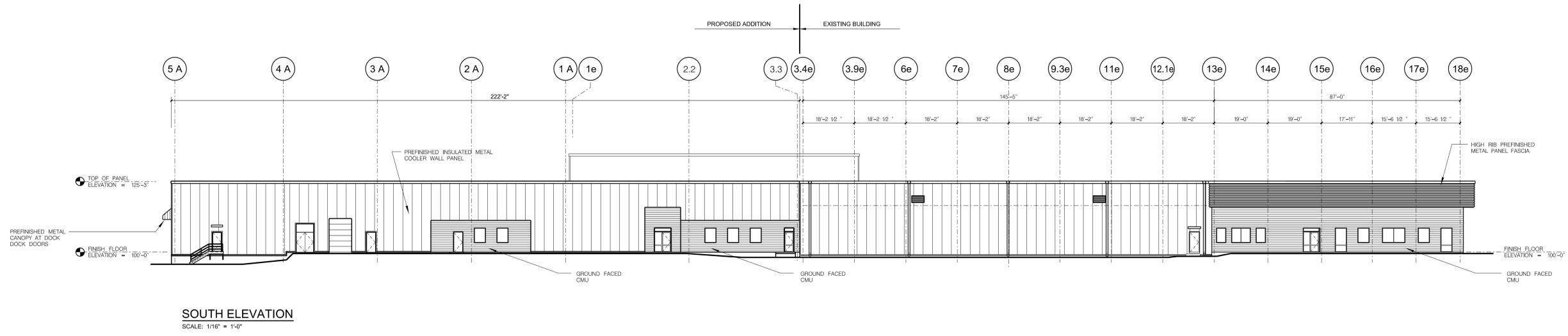
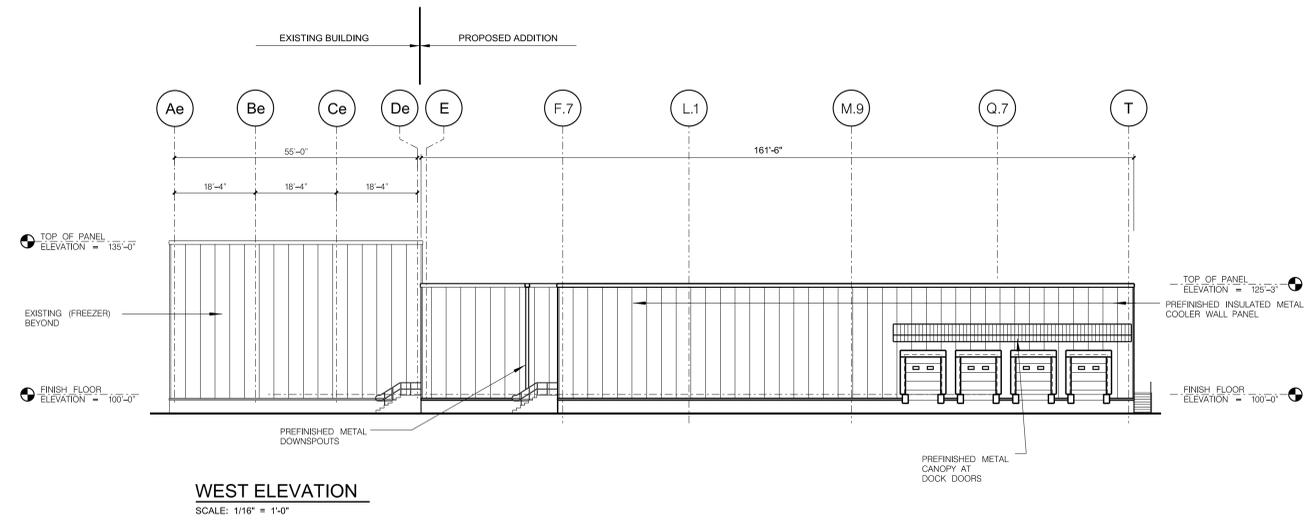
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PHONE: 781.659.8187
FAX: 781.659.8186

NORTH COAST SEAFOOD
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NEW BEDFORD, MA 02744

PREPARED FOR:
NORTH COAST SEAFOOD
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BOSTON, MA 02210

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| DATE : 2/10/16 | |
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| DRAWN BY : BPS | FILENAME: F:\4011\DWGS\A-REV 1-6.DWG |
| CHECKED BY : JCC | |

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11-12-15



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| 0 | 01-18-16 | FOR PERMIT | |
| | | ACTION DATE | DESCRIPTION |

Proposed Addition For:
NORTH COAST SEAFOODS
 NEW BEDFORD, MASSACHUSETTS

EXTERIOR ELEVATIONS

RIVERMOOR ENGINEERING, LLC
 146 FRONT STREET, SUITE 211
 SCLTUATE, MASSACHUSETTS 02066
 TEL: (781) 545-2848
 FAX: (781) 544-7729



DATE: 01-18-16
 DESIGNED BY: rea
 DRAWN BY: pcSApp
 CHECKED BY: djf

DRAWING NO.
A3.1
 15-090

