PROJECT NARRATIVE

XCEL BRAZILIAN JIU JITSU GYMNASIUM

Prepared for Marcio Silva

Prepared by Boucher & Heureux, Inc.

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The project consists of a proposed 5,200 SF gymnasium with associated off-street parking, grading, utilities & landscape trees on a vacant, 27,871 SF commercial lot at the northwesterly corner of Church & Chaffee Streets in New Bedford, MA (see Approval Not Required Plan, prepared by Prime Engineering, dated 1/18/17). A Layout & Landscape Plan, Grading & Utilities Plan and Details & Notes (3 sheets), prepared by Boucher & Heureux, Inc., dated 1/23/17 have been submitted to the Planning Division with the application for Site Plan Review. The building will be a metal space building (see Floor Plan & Elevations, prepared by Cape Building Systems, Inc., dated 7/1/16). There are no wetland areas on or within 100 feet of the property. The land slopes moderately in a northeasterly direction toward Church Street. The site is served by municipal water & sewer as well as gas, electric, telephone & CATV utilities.

The proposed entrance to the off-street parking facility is located in Chaffee Street as far away from the intersection of Chaffee & Church Streets as possible. 30 parking spaces, including the required two handicap spaces, plus a loading space are proposed in accordance with the zoning requirement for the gymnasium use. A sidewalk is proposed around the building for patrons and along the westerly side of Church Street across the frontage of the lot. Also, a granite curb and street trees are proposed across the frontage of the lot in Church Street. The travel aisle width and size of the parking spaces are in compliance with City standards. Access for fire and emergency vehicles is provided on three sides of the building.

Storm water runoff from the parking area is directed into two water quality catch basins and then, into infiltration systems to recharge groundwater and attenuate storm events (see Storm Water Management Report, prepared by Raposa Engineering Consulting, LLC, dated 1/23/17). Roof runoff is directed into these two infiltration systems that overflow to an outlet control structure and connection to a drain pipe in Church Street. All construction activities will incorporate sedimentation and erosion control measures to protect adjacent streets and properties. A stone construction entrance/exit will be constructed at the proposed entrance. Silt fence will be installed downgradient from the proposed work and silt sacks shall be placed around the two catch basin grates during construction, until the landscape areas on the site are stabilized.