City of New Bedford
Department of Planning, Housing & Community Development
608 Pleasant St, New Bedford, Massachusetts 02740
Telephone: (508) 979.1500 Facsimile: (508) 979.1575

PATRICK J. SULLIVAN
DIRECTOR

STAFF REPORT

PLANNING BOARD MEETING
September 13, 2017

Case #28-17: **SITE PLAN REVIEW**
Case #29-17: **SPECIAL PERMIT**
801 Mt. Pleasant Street
Map: 123A Lots: 79 & 80

Applicant's Agent: SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747

Owner: Minh-Tong Nguyen &
Cuc-Thi Tran
11 John Alden Court
Dartmouth, MA 02747

LOOKING NORTHWEST TOWARD SITE FROM MT. PLEASANT STREET

Overview

Request by applicant for **Site Plan** approval under Chapter 9 Comprehensive Zoning, §5400-5490B. Site Plan Review for a 1700+/- SF commercial nail salon, §5300-5390 for **Special Permit** for parking reduction, and §3100-3130 Parking and Loading, located at 801 Mt. Pleasant Street (Map 123A, Lots 79 & 80), on a 6792+/- SF site in the Mixed Use Business (MUB) zoning district.

The applicant proposes on-site demolition of a ranch-style, single-family dwelling unit built approximately 1955 and new construction of a single-story, clapboard-sided, commercial structure featuring intersecting gabled roof lines.

The use of this business is permitted by-right under the city ordinance in the MUB zoning district. To accommodate the use, the applicant is required to provide 9 (nine) parking spaces.

Existing Conditions

This project site is comprised of two associated parcels located on the west side of Mt. Pleasant Street between Downey and Haskell Streets east of New Bedford Regional Airport (EWB). The lot is level and marked by a single-family dwelling, storage shed, landscaping which includes old growth trees having a diameter greater than 16 inches in diameter [all in need of reclamation], and driveway providing parking for two to three vehicles, with

one (1) curb cut at Mt. Pleasant Street. A chain link fence follows the rear property line along Lot 79. Evidence exists of a septic system. The Southeastern Regional Transit Authority (SRTA) Route 8 designated bus stop is located street side; however, no sidewalk or bus shelter exists in the 16+/- foot city right-of-way to facilitate boarding or alighting for passengers.

The surrounding context is comprised of well maintained single-family dwelling units and commercial uses. Neighboring business entities include: Babbitt Steam Specialty Co., Lunds Limited barber shop, New Bedford Pack & Ship, Costa Chiropractic, Massage by Heather, Kids R Us Landing, and Cyclone Cleaners.

Proposed Conditions

The project involves the construction of a freestanding nail salon [to be set back one (1) foot from the city right-of-way], with associated parking, landscaping, and installation of new stormwater recharge system following best management practices (BMPs) to mitigate stormwater drainage at the site.

As determined by technical review of plans, the existing driveway width will be increased to 22 feet to allow adequate aisle width for traffic ingress and egress at Mt. Pleasant Street. The Applicant must obtain written approval from the Traffic Commission for driveway modification and provide for Planning Division files as soon as the approval has been received. Granite curbing will be adjusted to accommodate the driveway improvements.

The perimeter of the bituminous parking area will be finished using typical concrete curb, with screening and landscaping in compliance with **§3300** and **§3146.** Installation of a stockade fence of undetermined height is shown on plans at the north property line. Six (6) of the 12 large trees are to remain, as per landscape plan. Site lighting is limited to energy efficient LED wallpack illumination.

Soil disturbance activities will include: installing perimeter and other sediment controls, general site demolition and new building construction, excavation for the removal of old pavement, installation of the stormwater infiltration system, and parking facility. Upon completion of construction, landscaping will be installed and all disturbed areas will be stabilized.

Construction materials have not been specified on the architectural elevation drawings. Clarification is needed on the color, specification, and type of construction materials to be used for the exterior finish.

Demand and Operations

The applicant anticipates five (5) employees will serve 50 clients per day. Business hours operate from 10:00 a.m. to 7:00 p.m. Sunday to Saturday. Deliveries are unscheduled and according to pick up.

Anticipated project completion timeline is 4-6 months, at an estimated cost of $250,000.00.

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.

DPI comments were unavailable at the time of the compilation of this report and are forthcoming.

Outside of this, no further comments from city offices were received in this matter.

Site Plan Review

Plans submitted for consideration:

The submittal is shown as the Proposed Nail Salon, 801 Mt. Pleasant Street, New Bedford, MA, dated June 30, 2017, prepared by SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747, consisting of eight (8) sheets; and

Proposed New Building at 801 Mt. Pleasant Street, New Bedford, MA, dated 08/02/2017, prepared by Comprehensive Design-Build Service, P.O. Box 578, West Wareham, MA 02576, consisting of two (2) sheets;

A check box is provided next to recommended revisions, as stipulated by the Site Plan Review Checklist and City of New Bedford Code of Ordinances.

Cover Sheet

Locus Plan (Sheet 1 of 7)

Site Layout (Sheet 2 of 7)

- ☐ Staff recommends modifying Note No. 4 to read: Any minor modifications (as determined by the City Planner and City Engineer) to the information shown on the approved site plans shall be submitted to the City Planner and City Engineer as a Minor Plan Revision for approval prior to the work being performed.
- ☐ Screening materials to visually obscure the trash enclosure have not been specified on plan sheet. Staff recommends these materials be reviewed by the Planning Board or City Planner for final approval.
- ☐ Show snow storage area on plan sheet.
- ☐ Sign and Sign Schedule are omitted. Staff recommends that applicant provide plans & specs for review and approval by Planning Board or City Planner for the wall sign.
- ☐ Show any exterior mechanical, duct work, and/or utility boxes.

Grading/Utility Plan (Sheet 3 of 7)

Staff defers to the Department of Public Infrastructure.

Landscape / Lighting Plan (Sheet 4 of 7)

- Height of stockade fence shall be noted on plan. Height shall be at least six (6) feet but no greater than ten (10) feet as per **§3333.**
- Additional trees and shrubs shall be added along stockade fence line as per **§3332.**
- Revise Note on planting schedule to reflect tree diameter of *October Glory Red Maple* to be a minimum of 3" at a point, six (6) inches from ground level.
- Note snow storage area(s)
- Verify site distances at entrances.

Demolition/Erosion Control (Sheet 5 of 7)

Existing Conditions (Sheet 6 of 7)

- Staff site visit finds evidence of a septic system. The applicant should provide evidence that septic service has been discontinued and system has been properly removed.

Detail Sheet (Sheet 7 of 7)

Planning Staff defers to the Department of Public Infrastructure.

Proposed First Floor Plan

Proposed Elevations

- Show lighting location on building elevation drawings.
- Identify/provide all existing and proposed exterior materials, treatments and colors-including roofing, roof eaves, eave brackets, siding, doors, trim, sills, windows, fences, and railings. Staff recommends that material specifications for the exterior expansion should be reviewed and approved by the Planning Board or City Planner before construction commences.
- Show/provide details of proposed new exterior elements.
- Show any exterior mechanical, duct work, and/or utility boxes.

Waivers

There are no waiver petitions submitted by the applicant for consideration by the Planning Board.

Development Impact Statement (DIS)

The applicant has not provided a DIS for the proposed development.

Traffic Impact & Access Study

The applicant has not provided a traffic analysis for the proposed development.

Ground Sign Review

The applicant is not submitting an application for Ground Sign at this time. Under the current zoning ordinance should the applicant seek to erect a freestanding sign ("ground sign") on the property a separate site plan approval would be necessary.

Stormwater Management Report

- The applicant states in the Stormwater Management Report the property is served by municipal water and sanitary sewer. However, Staff site visit finds evidence of a septic system. The applicant should provide evidence that septic service has been discontinued and system has been properly removed.
- Change references from Hay to Straw wherever applicable.

Special Permit for Parking Reduction

As per **Appendix C-Table of Parking & Loading Regulations** of the zoning ordinance, the applicant is required to provide nine (9) parking spaces for the intended use. Shown on the plan submittal are seven (7) nine by twenty foot parking spaces, which include one ADA compliant space. Offsite parking is available on the adjacent streets. A SRTA Bus 8 stop is located in front of the proposed nail salon.

Plans show a 22 foot aisle width, in compliance with **§3144**. Spaces are oriented so vehicles may enter and leave the site facing the street.

The applicant seeks relief for the balance of **two (2)** parking spaces required under the ordinance.

Appendix C-Table of Parking & Loading Regulations

USE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
Businesses engaged in retail sale of goods and services, not elsewhere enumerated herein	One (1) space per each 200 sq. ft. of gross floor area, but not less than two (2) spaces for each business use intended to occupy the premises. After 20,000 sq. ft. gross floor area, one space per 400 sq. ft.	One loading space for each building containing more than 5,000 and less than 10,000 sq. ft. of gross floor area. Thereafter, one (1) additional loading space shall be required for each additional 25,000 sq. ft. of gross floor area

When considering an application for Special Permit, the Board takes into account the characteristics of the site and of the proposal in relation to that site, in addition to any specific factors that may be set forth under Section 5300 of the zoning ordinance. As to those thresholds, the staff offers the following considerations:

- **Social, economic, or community needs which are served by the proposal.**
  According to economic, demographic, and company data research firm IBISWorld, "Demand for the Hair and Nail Salon industry's services expanded over the past five years amid economic growth that boosted discretionary consumer spending on personal-care products and services. Moreover, new products and services favorably impacted industry revenue. Companies have continued to enter the industry, attracted by stable profit margins and low barriers to entry. Demand for industry services is expected to continue rising over the five years to 2022 thanks to improving disposable income."
  https://www.ibisworld.com/industry-trends/market-research-reports/other-services-except-public-administration/personal-laundry/hair-nail-salons.html

- **Traffic flow and safety, including parking and loading.**
  The applicant seeks relief for two (2) parking spaces from the nine (9) total required under regulations. A parking plan otherwise meeting stipulations of the ordinance has been engineered for the Planning Board's review and consideration. If verification of the site line complies with safety requirements of the Traffic Commission, the Planning Board may seek to find in its determination the benefits of the proposed use outweigh the adverse affects of the proposal.

- **Adequacy of utilities and other public services.**
  Whereas the applicant is renovating an existing structure within an area with complete utility and public services, there is no issue with this adequacy. The applicant states in the Stormwater Management Report

the property is served by municipal water and sanitary sewer. However, Staff site visit finds evidence of a septic system. The applicant should provide evidence that septic service has been discontinued and system has been properly removed.

- **Neighborhood character and social structures.**
  The proposed architectural elevations are contextually in harmony with the adjacent residential structures and do not detract from the neighborhood architectural style.

- **Impacts on the natural environment**
  This parcel had previously been disturbed and not subject to development of raw land. The applicant intends to improve the site by demolishing an existing residential structure served by septic system [unknown to be in compliance with MA Title 5 sanitary sewage regulations], and construct a new, one-story commercial building with associated landscaping and improved drainage for storm water mitigation, that fronts an arterial road.

- **Potential fiscal impact, including impact on City services, tax base, and employment**
  As the City of New Bedford Master Plan states in Chapter 5. Jobs and Business, the well being of any community is often measured by the strength of its economy. According to the website Beauty Schools Directory, "The job outlook for a nail technologist in MA appears to be flourishing, as it is among the five best states in the US for Nail Techs. With a location quotient of 2.31 and average wage of $11.72/hour, MA is considered to have an above average employment level for this occupation." http://www.beautyschoolsdirectory.com/search/ma/nail-technology

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 restores blighted property, improves the neighborhood, and attracts emerging businesses.

For Board Member Consideration

The proposals for Site Plan approval and Special Permit for parking reduction are consistent with the master plan's goal to expand workforce opportunities and communicates a positive message for business development.

Staff Recommendation

Having reviewed the case deliverables, staff recommends approval by the Planning Board of both the Special Permit and Site Plan, after duly considering following stipulations:

- The applicant should provide evidence that septic service has been discontinued and system has been properly removed.
- Applicant to obtain written approval from the Traffic Commission for driveway modification and provide for Planning Division files as soon as the approval has been received.
- Staff recommends modifying Site Layout plan sheet Note No. 4 to read: Any minor modifications (as determined by the City Planner and City Engineer) to the information shown on the approved site plans shall be submitted to the City Planner and City Engineer as a Minor Plan Revision for approval prior to the work being performed.
- Screening materials to visually obscure the trash enclosure have not been specified on plan sheets. Staff recommends these materials be reviewed by the Planning Board or City Planner for final approval.
- Show snow storage area on Site Layout plan sheet.
- Height of stockade fence shall be noted on plan. Height shall be at least six (6) feet but no greater than ten (10) feet as per §3333.
- Additional trees and shrubs shall be added along stockade fence line as per §3332.

- Revise Note on planting schedule to reflect tree diameter of October Glory Red Maple to be a minimum of 3" at a point six (6) inches from ground level.
- Note snow storage area(s) on Landscape and Lighting plan sheet.
- Verify site distances at entrances on Landscape and Lighting plan sheet.
- Change references from Hay to Straw wherever applicable in Stormwater Management report.
- Construction materials have not been specified on the architectural elevation drawings. Clarification is needed on the color, specification and type of construction materials to be used for the exterior finish.
- Sign and Sign Schedule are omitted from elevation drawings. Staff recommends that applicant provide plans & specs for review and approval by Planning Board or City Planner.
- Show lighting location on building elevation drawings.
- Identify/provide all existing and proposed exterior materials, treatments and colors-including roofing, roof eaves, eave brackets, siding, doors, trim, sills, windows, fences, and railings. Staff recommends that material specifications for the exterior expansion should be reviewed and approved by the Planning Board or City Planner before construction commences.
- Applicant to show/provide details of proposed new exterior elements.
- Plans to show any exterior mechanical, duct work, and/or utility boxes.
- The applicant has not provided a DIS for the proposed development.
- The applciant has not provided a Traffic Study.
- An application for Ground Sign review has not been included. If a free standing Ground Sign is anticipated for installation, the applicant must return to the Planning Board for submittal and review.

Attachments:

1. Project Narrative
2. Site Plan Review Application
3. Site Plan Review Application Checklist
4. Special Permit Application
5. Certified Abutters List
6. Photos
7. Bristol County (S.D) Registry of Deeds Book 11844, Page 115
8. Stormwater Management Report Dated August 7, 2017
9. Building Commissioner's Review Comments
10. Lighting Cut Sheets
11. Plan Set

SITEC
Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
Tel. (508) 998-2125 FAX (508) 998-7554

Unit C
769 Plain Street
Marshfield, MA 02050
Tel. (781) 319-0100 FAX (781) 834-4783

PROJECT NARRATIVE
AUGUST 7, 2017

Project:	Proposed Nail Salon 801 Mount Pleasant Street New Bedford, MA 02745 Assessors Map 123A – Lots 79 & 80
Property Owner:	Minh-Tong Nguyen & Cuc-Thi Tran 11 John Alden Court Dartmouth, MA 02747
Applicant:	Minh-Tong Nguyen & Cuc-Thi Tran 11 John Alden Court Dartmouth, MA 02747
Zoning District:	Mixed Use Business

EXISTING SITE CONDITIONS

The subject property is a 6,792 SF lot, located on the west side of Mount Pleasant Street. The property is between Haskell Street and Downey Street. Existing development on the property consists of a single family dwelling, with associated shed and driveway. The existing curb cut is located o Mount Pleasant Street. The property is currently served by municipal water and a private onsite sewage disposal system.

PROPOSED DEVELOPMENT

The Applicant is proposing the construction of a commercial nail salon.

Exterior site improvements will consist of the following:

1. Widen curb cut on Mount Pleasant Street to meet minimum City Standards;
2. Construct a 1700 SF building;
3. Construct new parking facility to service the proposed nail salon;
4. Add a new stormwater collection and recharge system for onsite stormwater treatment and flow mitigation;
5. Landscape improvements will be completed in the portion of the site that is being modified.
6. The project is estimated to take 4 to 6 months to complete at a cost of $250,000.

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: Proposed Nail Salon by: SITEC, Inc. dated: June 30, 2017

1. Application Information

Street Address: 801 Mount Pleasant Street

Assessor's Map(s): 123A Lot(s) 79 & 80

Registry of Deeds Book: 11844 Page: 115

Zoning District: Mixed Use Business

Applicant's Name (printed): Minh-Tong Nguyen & Cuc-Thi Tran

Mailing Address: 11 John Alden Court, Dartmouth, MA 02747
(Street) (City) (State) (Zip)

Contact Information: 508-863-3110
Telephone Number Email Address

Applicant's Relationship to Property: ☒ Owner ☐ Contract Vendee ☐ Other _____

2017 AUG 11 A 9:41 CITY CLERK

CITY CLERK'S OFFICE NEW BEDFORD, MA

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

Site Plan Sheets 1-7
Floor Plans & Building Elevation
Site Summary
Drainage Analysis

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.

8/10/17
Date

Signature of Applicant

PLANNING
AUG 11 2017
DEPARTMENT

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

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

3. Zoning Classifications

Present Use of Premises: Residential

Proposed Use of Premises: Commercial Nail Salon

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

4. Briefly Describe the Proposed Project:

The Applicant proposes to construct a freestanding nail salon with associated parking and a new stormwater recharge system will be installed to address runoff impacts with the expanded impervious areas.

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	6792'	0	6792'
Lot Width (ft)	84.90'	N/A	84.90
Number of Dwelling Units	1	N/A	0
Total Gross Floor Area (sq ft)	850	N/A	1700
Residential Gross Floor Area (sq ft)	850	N/A	0
Non-Residential Gross Floor Area (sq ft)	0	N/A	1700
Building Height (ft)	22'	100'	20'
Front Setback (ft)	25'	0'	1'
Side Setback (ft)	6'	10'	10'
Side Setback (ft)	40'	10'	49'

Rear Setback (ft)	26'	10'	11'
Lot Coverage by Buildings (% of Lot Area)	19	N/A	24
Permeable Open Space (% of Lot Area)	81	0	25
Green Space (% of Lot Area)	81	0	25
Off-Street Parking Spaces	0	9	7
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	0	1	0

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	0	50
b) Number of employees:	0	5
c) Hours of operation:	0	10:00AM - 7:00PM
d) Days of operation:	N/A	7 DAYS
e) Hours of deliveries:	N/A	N/A

f) Frequency of deliveries: ☐ Daily ☐ Weekly ☐ Monthly ☒ Other: PICK UP

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.

A special permit is requested under Section 3120 of the Zoning Ordinances to allow the reduction in the number of required onsite parking spaces. Offsite parking is available on the adjacent street.

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: Ming-Tong Nguyen & Cuc-Thi Tran

at the following address: 11 John Alden Court, Dartmouth, MA 02747

to apply for: Site Plan Review / Special Permit

on premises located at: 801 Mount Pleasant Street

in current ownership since: 2016

whose address is: 801 Mount Pleasant Street, New Bedford, MA 02745

for which the record title stands in the name of: Ming-Tong Nguyen & Cuc-Thi Tran

whose address is: 11 John Alden Court, Dartmouth, MA 02747

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 11844 Page: 115

OR Registry District of the Land Court, Certificate No.: _____ 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.

8/10/17 _____

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

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	
____	X	1. **Completed Application Form** (with all required signatures; 16 Copies)
____	X	2. **Completed Site Plan Review Application Checklist** (1 original & 15 copies)
____	X	3. **Plans**

- X 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.
- X One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)
- X All plans oriented so that north arrow points to top of sheet
- X Plans shall be drawn at a minimum scale of 1"= 40' or less
- X All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate
- X Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner
- X 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

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

- [x] **Title Block**
  - [x] Project name/title
  - [x] Assessor's map and parcel number(s)
  - [x] Registry Book and Page
  - [x] Name and address of property owner
  - [x] Name and address of Engineer / Architect / Landscape Architect
  - [x] Name and address of developer
  - [x] Revision Date Block
  - [x] Street Number and/or Lot Number
- [x] **Zoning Requirements Table (Indicate Required vs. Provided)**
  - [x] Zoning District
  - [x] Lot Area
  - [x] Lot Frontage
  - [x] Front, Side & Rear Setbacks of Buildings and Parking Areas
  - [x] Building Height
  - [x] Lot Coverage
  - [x] Green Space
  - [x] Off-Street Parking Spaces
  - N/A ☐ Compact Parking Spaces
  - [x] Accessible Parking Spaces
  - [x] Van Accessible Parking Spaces
  - [x] Screening Buffers
  - [x] Percentage of Lot that is Upland
  - [x] Total Square Footage of Upland
- [x] **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.)
- [x] **Plan Index** with latest revision date of each individual plan

____ 3b. **Existing Conditions Plan**

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

Staff | Applicant

- [x] Existing Topography:
  - [x] Contours at 2' intervals (1' contours or additional spot grades if site is flat)
  - [x] Overhead and underground utilities including but not limited to water, sewer, drainage, electric, telephone, cable TV, gas, septic systems, detention structures, wells
  - [x] Existing parking/paved areas including pavement type (parking, walkways, etc.)
  - [x] All Existing Curbcuts
  - [x] Listing of all existing utility owners and contact info located within the project limits
  - [x] Adequate utility information outside the site to verify proposed utility connections
  - [x] All utility pipe types, sizes, lengths, and slopes
  - [x] All utility structure information including rim and invert elevations
  - [x] All existing easements within 50 feet of property line-Identify any utility within the easement
  - [x] All existing utility easements with bearings and distances
  - [x] Existing pavement markings within site and on connecting roads
  - [x] 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...
  - [x] Wetlands, floodplain, water protection district delineation including offsets and buffer zones
  - [x] Streams, water courses, swales and all flood hazard areas
  - [x] Rock Outcroppings
- [ ] N/A Test pit locations including groundwater depths when encountered
  - [x] Historic buildings within 250 feet of the subject property

X

3c. Demolition Plan

- [x] **Existing Conditions Plan plus:**
- [x] Existing Buildings and Structures to be removed/demolished
- [x] Existing parking/paved areas to be removed/demolished
- [x] Existing utilities to be removed/demolished
- [x] Existing hydrants to be removed
- [x] Existing features to be removed/ demolished such as walls, curbing, landscaping trees, walks, fences, trees over 6" caliper, lighting, poles, guys, signs, etc.
- [x] Dust Control Measures
- [x] 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.

X

3d. Construction/Layout Plan

- [x] Proposed Buildings and Structures

taff | Applicant

- [X] Area of building or additions
- [X] Number of stories
- [X] Principal use
- N/A [ ] Floor elevations
- N/A [ ] Door locations with sill elevations
- [X] Proposed Topography, including but not limited to:
  - [X] Proposed contours at 2'intervals
  - [X] Parking lot setbacks to property line
  - [X] Parking lot grades (not to exceed 5% or be less than 0.5%)
  - [X] Walls
  - [X] Parking spaces (delineated and dimensioned)
  - [X] Accessible parking spaces & aisles
  - [X] Wheelchair ramps
  - [X] Sidewalks
  - [X] Pavement type(s)
- [X] Setback dimensions from property lines
- [X] Out-buildings, detached garages, temp. construction trailers, etc.
- [X] Curb type(s) and limits
- N/A [ ] Lighting / Poles / Guys
- [X] Signs (include sign schedule)
- [X] Pavement markings
- [X] Loading areas / Loading Docks / Platforms
- [X] Fences
- [X] Landscape areas
- [X] Dumpster(s), Compactor(s) & Pads
- N/A [ ] Spot Grades at 4 Building Corners
- [X] Overall Plan Showing Areas of Cut & Fill
- [X] Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc.
- [X] Grading at entrance-show spot grades if required
- [X] Emergency Vehicle Access
- [X] Truck Access (WB-50 unless otherwise approved by City Engineer)
- N/A [ ] Snow Storage Areas, with limits of any fence protection (if applicable)
- [X] Construction notes, including the following 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

X 2e. Grading and Drainage Plan

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

Staff | Applicant

- [x] Proposed parking lots, sidewalks, islands, etc.
  - Parking lot grades shall not exceed 5% or be less than 0.5 %
- N/A [ ] Floor elevations & door locations
- [x] 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.
- [x] Adequate information off site to verify proposed drain connections
- N/A [ ] Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes
- N/A [ ] Utility easements with bearings and distances suitable for registry filing
- [x] Delineation of all stockpile areas
- [x] Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access
- N/A [ ] 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.
- [x] 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.

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

- N/A [ ] 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
- N/A [ ] Force main, if required, conforming to City of New Bedford requirements
- N/A [ ] Water main loop
- N/A [ ] Sewer profile showing all utility crossings
- N/A [ ] Sections through detention basin(s)
- [x] 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

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

X 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
N/A ☐ Snow storage areas
N/A ☐ Proposed irrigation methods (on-site wells to be used unless otherwise approved)
☒ Verify sight distances at entrances

X 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)
N/A ☐ 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.

X 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

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

X 3j. Building Elevations

- [X] Show all structural building elevations (front, sides and rear façades) that will be affected by the proposed project
- N/A ☐ For additions/alterations: label existing and new construction, as well as items to be removed
- [X] 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
- [X] Show any exterior mechanical, duct work, and/or utility boxes
- [X] Include dimensions for building height, wall length and identify existing and proposed floor elevations

N/A 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

X 3l. Lighting Plan

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

X 3m. Detail Sheets (Typical Details)

- [X] Pavement Section Detail
- [X] Sidewalk Detail
- [X] Curb Detail
- ☐ Driveway Detail
- ☐ Wheel Chair Ramp Detail
- ☐ Concrete Pad Detail
- [X] Catch Basin Detail
- ☐ Drainage Manhole Detail
- ☐ Water/Sewer Trench Details (12" envelope)
- ☐ Sewer Manhole Detail (26" cover)
- ☐ Detention / Retention Basin Sections (from plan)
- ☐ Detention Basin Outlet Structure Detail
- ☐ Miscellaneous Detention / Retention Basin Details
- [X] Infiltration Device Details
- ☐ Stormwater BMPs (Water Quality Structure Details, etc.)
- ☐ Bollards

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

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

- 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

X 5. **Certified Abutters List** (16 copies)

X 6. **Proof of Ownership** (Copy of Deed(s) for All Involved Parcels; 16 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

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

- ☒ MADEP Stormwater Standards Compliance Checklist (signed & stamped)
- ☒ Overall Project Description
- ☒ Existing Conditions

Staff | Applicant

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

10. Electronic PDF and AutoCAD Files

- [x] Shall consist of a CD with a printed CD Label in a CD case
- [x] CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D
- [x] 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)
- [x] 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:**

  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.

Staff | Applicant

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

X **11. 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

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

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: Proposed Nail Salon by: SITEC, Inc. dated: June 30, 2017

1. Application Information

Street Address: 801 Mount Pleasant Street

Assessor's Map(s): 123A Lot(s) 79 & 80

Registry of Deeds Book: 11844 Page: 115

Zoning District: Mixed Use Business

Applicant's Name (printed): Ming-Tong Nguyen & Cuc-Thi Tran

Mailing Address: 11 John Alden Court, Dartmouth, MA 02747
(Street) (City) (State) (Zip)

Contact Information: 508-863-3110
Telephone Number Email Address

Applicant's Relationship to Property: ☒ Owner ☐ Contract Vendee ☐ Other _____

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

Site Plan Sheets 1-7
Floor Plans & Building Elevation
Site Summary
Drainage Analysis

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.

8/10/17
Date

Signature of Applicant

CITY CLERK 2017 AUG 11 A 9:04 NEW BEDFORD, MA

PLANNING AUG 11 2017 DEPARTMENT

2. Zoning Classifications

Present Use of Premises: Residential

Proposed Use of Premises: Commercial Nail Salon

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

3. **Briefly Describe the Proposed Project and Specify all Requested Special Permits:**
The Applicant proposes to construct a freestanding nail salon with associated parking. A special permit is required to reduce the number of onsite parking spaces from the required 9 spaces to 7 spaces.

4. **Please complete the following:**

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	6792 sf	0	6792 sf
Lot Width (ft)	84.90	N/A	84.90
Number of Dwelling Units	1	N/A	0
Total Gross Floor Area (sq ft)	850	N/A	1700
Residential Gross Floor Area (sq ft)	850	N/A	0
Non-Residential Gross Floor Area (sq ft)	0	N/A	1700
Building Height (ft)	22'	100'	20'
Front Setback (ft)	25	0	1
Side Setback (ft)	6	10	10
Side Setback (ft)	40	10	49
Rear Setback (ft)	26	10	11
Lot Coverage by Buildings (% of Lot Area)	19%	N/A	24%
Permeable Open Space (% of Lot Area)	81%	0	25%
Green Space (% of Lot Area)	81%	0	25%
Off-Street Parking Spaces	0	9	7
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	0	1	0

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	0	50
b) Number of employees:	0	5
c) Hours of operation:	0	10:00 AM - 7:00 PM
d) Days of operation:	N/A	7 DAYS
e) Hours of deliveries:	N/A	N/A

f) Frequency of deliveries: ☐ Daily ☐ Weekly ☐ Monthly ☒ Other: SELF PICK UP

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Ming-Tong Nguyen & Cuc-Thi Tran

at the following address: 11 John Alden Court, Dartmouth, MA 02747

to apply for: Site Plan Review / Special Permit

on premises located at: 801 Mount Pleasant Street

in current ownership since: 2016

whose address is: 801 Mount Pleasant Street, New Bedford, MA 02745

for which the record title stands in the name of: Ming-Tong Nguyen & Cuc-Thi Tran

whose address is: 11 John Alden Court, Dartmouth, MA 02747

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 11844 Page: 115

OR Registry District of the Land Court, Certificate No.: _____ 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.

8/10/17 _____

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

Planning Board Special Permit Application Checklist

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

☒ 2. **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).

☒ 3. **Certified Abutters List** (4 copies)

☒ 4. **Proof of Ownership** (Deed(s) for All Involved Parcels; 4 Copies)

☒ 5. **Photos Depicting Existing Conditions** (Minimum of 3, In Color, 1 Aerial + 2 Other Views; 16 Copies)

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

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

☒ 8. **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.

- <u>File Naming</u>:

  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_Exisitng Conditions2.dwg
  12-34_General1.dwg
  12-34_Generale.dwg

☒ **9. <u>Application Fee</u>** (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 _____

July 7, 2017
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 797 & 801 Mount Pleasant Street (123A-78, 79, 80).
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
123A-3	789 MT PLEASANT ST ~~791~~	DUBOIS ROBERT A `TRS`, DUBOIS FERNANDA M `TRS` ✓8/21/17 789 MT PLEASANT ST NEW BEDFORD, MA 02745
123A-80 WS	MT PLEASANT ST	~~SEPPALA JOSEPHINE, C/O JEANNE FABIAN~~ Minh-Tong Nguyen, ✓8/21/17 ~~70 NESTLE'S LANE~~ 11 John Alden Lane Cuc-Thi Tran ~~ACUSHNET, MA 02743~~ Dartmouth, MA 02747
123A-81	811 MT PLEASANT ST	~~HARDY ARTHUR J JR "TRUSTEE", HARDY NORMA M "TRUSTEE"~~ ✓8/22/17 811 MOUNT PLEASANT STREET Maria Pereira Costa (Trs) NEW BEDFORD, MA 02745
123A-72	217 DOWNEY ST	LAPOINTE MELANIE D, ✓8/30/17 217 DOWNEY ST NEW BEDFORD, MA 02745
123-81 ES	MT PLEASANT ST	CITY OF NEW BEDFORD, AIRPORT COMMISSION ✓8/21/17 131 WILLIAM ST NEW BEDFORD, MA 02740
123A-79	801 MT PLEASANT ST	~~SEPPALA JOSEPHINE, C/O JEANNE FABIAN~~ Minh-Tong Nguyen, ~~90 NESTLE'S LANE~~ 11 John Alden Lane Cuc-Thi Tran ~~ACUSHNET, MA 02743~~ Dartmouth, MA 02747
123-87	796 MT PLEASANT ST	BABBITT STEAM, SPECIALTY CO ✓8/21/17 P O BOX 51208 NEW BEDFORD, MA 02745
123A-69	225 DOWNEY ST	CABRAL DANIEL B, ✓8/19/17 225 DOWNEY STREET NEW BEDFORD, MA 02745
123A-78	797 MT PLEASANT ST	RODRIGUES JOHN P, ✓8/22/17 1042 BEVERLY STREET NEW BEDFORD, MA 02745
123A-82	220 HASKELL ST	ANDRADE ROBERT, ✓8/21/17 220 HASKELL NEW BEDFORD, MA 02745
123A-88	224 HASKELL ST	ALMEIDA GABRIEL P, ALMEIDA CARMASITA ✓8/19/17 224 HASKELL STREET NEW BEDFORD, MA 02745
123A-9	218 DOWNEY ST	ANDRADE WILLIAM J, ✓8/24/17 218 DOWNEY ST NEW BEDFORD, MA 02745

ATTACHMENT 5

SITE PHOTOGRAPHS

Case 28-17 & 29-17
08/11/2017

Case 28-17 & 29-17
08/11/2017

Case.28-17 & 29-17
08/11/2017

Case 28-17 & 29-17
08/11/2017

2016 00024162
Bk: 11844 Pg: 115 Pg: 1 of 2 BS
Doc: DEED 10/03/2016 03:15 PM

MASSACHUSETTS EXCISE TAX
Bristol PROD South 001
Date: 10/03/2016 03:15 PM
Ctrl# 020407 31953 Doc# 00024162
Fee: $606.48 Cons: $133,000.00

QUITCLAIM DEED

We, John F. Fabian Jr. and Jeanne M. Fabian , of 801 Mount Pleasant Street, New Bedford Massachusetts 02745

for consideration paid, and in full consideration of One Hundred Thirty Three Thousand Dollars ($133,000.00)

grant to Minh-Tong Nguyen and Cuc-Thi Tran, as tenants in common , of 11 John Alden Lane, Dartmouth Massachusetts 02747

with QUITCLAIM COVENANTS

The land in New Bedford, Bristol County, MA, bounded and described as follows:

Parcel One:
Beginning at a point in the westerly line of Mount Pleasant Street, at the northeasterly corner of Lot Numbered 59 on a plan of land to be hereinafter-designated; thence

Northerly by said westerly line of Mount Pleasant Street a distance of Forty-two and 45/100 (42.45) feet to Lot Numbered 57 on said plan; thence

Westerly by said Lot #57 a distance of Eighty (80) feet to Lot numbered 138 on said Plan; thence

Southerly by said Lot #138 a distance of Forty-two and 45/100 (42.45) feet to Lot #59 on said Plan; thence

Easterly a distance of Eighty (80) feet by Lot #59 to Mount Pleasant Street and the point of beginning.

Being Lot Numbered 58 on a Plan of land entitled " Nash Villa", Section 1, New Bedford, Mass., Citizens Ice Co., April 1913, F.T. Westcott, Engineer", Said plan is recorded in Bristol County S.D. Registry of Deeds in Plan Book 11, Page 42.

Parcel Two:

The land in said New Bedford, with any buildings thereon, being on the west side of Mt Pleasant Street and being Lot 80 on Plat 123A of the Assessors' records for the City of New Bedford. Said Lot being lot #57 on Plan of Nash Villa, section I, on file in Bristol County S.D. Registry of Deeds, Plan Book 11, Page 42 to which reference may be had for a more particular description.

Property Address: 801 Mount Pleasant Street, New Bedford Massachusetts 02745.

801 Mount Pleasant Street, New Bedford, Massachusetts 02745

ATTACHMENT 7

Grantee not @ property

For title, see deed from Josephine J. Seppala, dated February 20, 2009 and recorded with the Bristol County S.D. Registry of Deeds in Book 9472, Page 204. See Death Certificate and Estate Tax Affidavit of Josephine J. Seppala recorded herewith.

We, the Grantors named herein, do hereby voluntarily release all our rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there are no other person or persons entitled to any homestead rights other than those executing this deed.

WITNESS our hands and seals this 3rd day of October, 2016.

Witness

John F. Fabian Jr.

Witness

Jeanne M. Fabian

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss. October 3, 2016

Then personally appeared the above-named, John F. Fabian Jr. and Jeanne M. Fabian, who proved to me through satisfactory evidence of identification which was MA DL to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose before me,

Notary Public
My commission expires: 12/24/2021

DAVID A. PELLETIER
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 24, 2021

SITEC
Civil and Environmental Engineering
Land Use Planning

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STORMWATER MANAGEMENT REPORT
AUGUST 7, 2017

Project: Proposed Nail Salon
801 Mount Pleasant Street
New Bedford, MA 02745
Assessors Map 123A – Lots 79 & 80

EXISTING SITE CONDITIONS

The subject property is a 6,792 SF lot, located on the west side of Mount Pleasant Street. The property is between Haskell Street and Downey Street. Existing development on the property consists of a single family dwelling, with associated shed and driveway. The existing curb cut is located o Mount Pleasant Street. The property is currently served by municipal water and a private onsite sewage disposal system.

PROPOSED DEVELOPMENT

The Applicant is proposing the construction of a commercial nail salon.

Exterior site improvements will consist of the following:

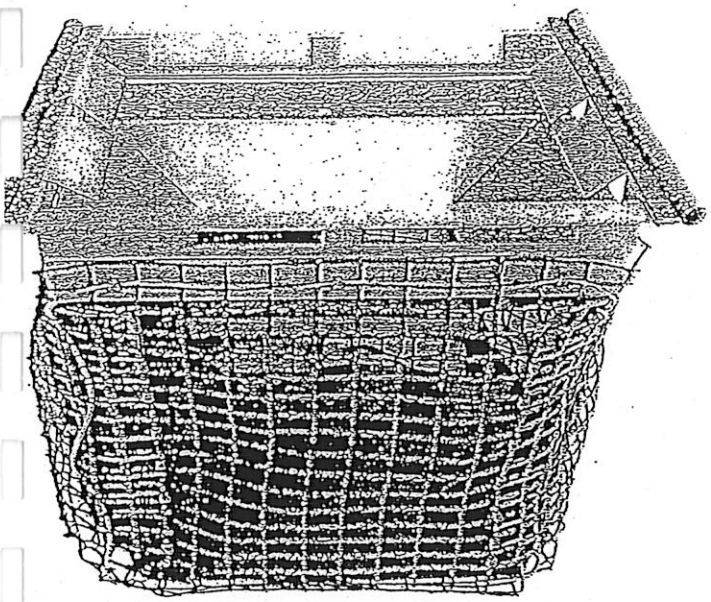
1. Widen curb cut on Mount Pleasant Street to meet minimum City Standards;
2. Construct a 1700 SF building;
3. Construct new parking facility to service the proposed nail salon;
4. Add a new stormwater collection and recharge system for onsite stormwater treatment and flow mitigation;
5. Landscape improvements will be completed in the portion of the site that is being modified.
6. The project is estimated to take 4 to 6 months to complete at a cost of $250,000.

The proposed drainage system will consist of the addition of one deep sump catch basin installed with a Flo Gard Plus catch basin filter insert.

The Flo Gard filters are rated to remove 80% of the Total Suspended Solids (TSS) from the runoff. An additional 25% TSS removal will occur in the deep sump catch basin.

In addition to TSS removal, the Flo Gard units are designed to provide hydrocarbon screening in the 70% to 80% range. The outflow from the new catch basin will be directed to an onsite recharge system.

The recharge system will consist of (16) Cultec Recharge units, Model #330HD which will be set on a 6" crushed stone bed with a 6" crushed stone overlay. The system will have a 12" perimeter of crushed stone and all unsuitable materials within 5' of the system or below the system will be removed and replaced with high quality sand meeting DEP septic system (Title 5) standards. This system is designed to retain 100% of the new surface runoff for this project. The attached calculations utilizing HydroCAD demonstrate the recharge capacity up to a 7.1" (100 year storm) rainfall event.



KRISTAR

FloGard®+PLUS Catch Basin Insert Filter

Gard®+PLUS Catch Basin Insert Filter

AL FILTER CONFIGURATION

+PLUS catch basin insert filter shall provide solids filtration through a filter screen or filter liner, and arbon capture shall be effected using a non-leaching absorbent material contained in a pouch or similar l restraint. Hydrocarbon absorbent shall not be placed at an exposed location at the entry to the filter that w blinding by debris and sediment without provision for self-cleaning in operation.

all conform to the dimensions of the inlet in which it is applied, allow removal and replacement of all internal ts, and allow complete inspection and cleaning in the field.

CAPACITY

ll provide two internal high-flow bypass locations that in total exceed the inlet peak flow capacity. Filter shall ered flow capacity in excess of the required "first flush" treatment flow. Unit shall not impede flow into or ... catch basin when properly sized and installed.

ALS

rt frame shall be constructed of type 304 stainless steel. Filter screen, when used in place of filter liner, ype 304 or 316 stainless steel, with an apparent opening size of not less than 4 U.S. mesh. Filter liner, when lace of filter screen, shall be woven polypropylene geotextile fabric liner with an apparent opening size t less than 40 U.S. mesh as determined by ASTM D 4751. Filter liner shall include a support basket of ne geogrid with stainless steel cable reinforcement.

shall be rated at a minimum 25-year service life. All other materials, with the exception of the hydrocarbon hall have a rated service life in excess of 2 years.

d®+PLUS TEST RESULTS SUMMARY

ency	% TSS Removal	% Oil and Grease Removal	% PAH Removal
	80	70 to 80	
kland Taylor Ltd. Auckland)	78 to 95		
ali f Honolulu)	80		20 to 40

FEATURES

- Easy to install, inspect and maintain
- Can be retrofitted to existing drain catch basins – or used in new projects
- Economical and efficient
- Catches pollutants where they are easiest to catch (at the inlet)
- No standing water – minimizes vector, bacteria and odor problems
- Can be incorporated as part of a "Treatment Train"

BENEFITS

- Lower installation, inspection and maintenance costs
- Versatile installation applications
- Higher return on investment
- Allows for installation on small and confined sites
- Minimizes vector, bacteria and odor problems
- Allows user to target specific pollutants

FloGard®+PLUS

Catch Basin Insert Filter

KRISTAR

INSTALLATION AND MAINTENANCE

Shall be installed and maintained in accordance with manufacturer's general instructions and recommendations.

PERFORMANCE

Shall provide 80% removal of total suspended solids (TSS) from treated flow with a particle size distribution ... with typical urban street deposited sediments. Filter shall capture at least 70% of oil and grease and 40% ...osphorus (TP) associated with organic debris from treated flow. Unit shall provide for isolation of trapped ...s, including debris, sediments, and floatable trash and hydrocarbons, from bypass flow such that re-suspension ...s of pollutants is minimized during peak flow events.

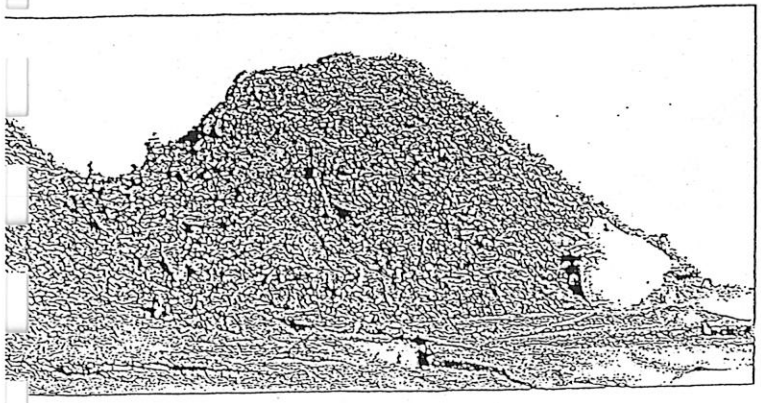
...®+PLUS COMPETITIVE FEATURE COMPARISON

...on of FloGard+PLUS Units ...ow-comparable units) (Scale 1-10, 10 being best)	FloGard+PLUS	Other Insert Filter Types**
	10	7
...l Efficiency*	80%	45%
...y – Sludge and Oil	7	7
...e	10	3
... – Ease of Handling / Installation	8	6
Inspections & Maintenance	7	7
	10	2

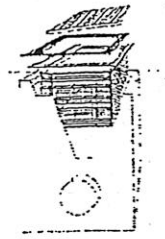
*...based on field sediment removal testing in urban street application **average

...rm Cost Comparison ...10 being lowest cost, higher number being best)	FloGard+PLUS	Other Insert Filter Types
... initial ($/cfs treated)	10	4
...on cost ($/cfs treated)	9	6
...nt replacement (annual avg $/cfs treated)	10	2
...ls replacement (annual avg $/cfs treated)	10	10
...e cost (annual avg $/cfs treated)	9	6
...yr ($/cfs treated)	10	5
...ual Avg ($/cfs treated, avg over 20 yrs)*	10	5

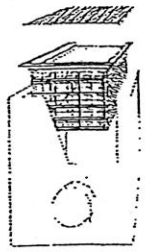
*...annual inflation



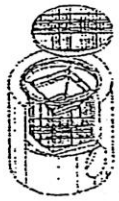
Captured debris from FloGard+PLUS, Dana Point, CA



FloGard+PLUS Combination Inlet



FloGard+PLUS Flat Grate



FloGard+PLUS Round Gated Inlet

KriStar Enterprises, Inc.
P.O. Box 6419
Santa Rosa, CA 95406-1419

PH: 800-579-8819
FAX: 707-524-8186
www.kristar.com

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CONSTRUCTION EROSION AND SEDIMENT CONTROL PLAN

Proposed Nail Salon
801 Mount Pleasant Street
Map 123A Lot 79 & 80
New Bedford, MA
August 7, 2017

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1. SITE DESCRIPTION:

OWNER: **Minh-Tong Nguyen and Cuc-Thi Tran**
11 John Alden Lane
Dartmouth, MA 02747

PROJECT NAME AND LOCATION

Proposed Nail Salon
801 Mount Pleasant Street, New Bedford, MA

DESCRIPTION: (Purpose and Types of Soil Disturbing Activities)

This project involves the construction of a proposed nail salon, with associated parking, landscaping and drainage on a 6792 SF parcel. The site currently consists of a single family dwelling. The onsite soils have been classified as Paxton fine sandy loams by the latest soil survey.

Soil disturbing activities will include: installing perimeter and other sediment controls; excavation for the removal of old pavement and general site demolition, new building construction, installation of the stormwater infiltration system and parking facility. Upon completion of construction, landscaping will be installed and all disturbed areas will be stabilized.

SEQUENCE OF MAJOR ACTIVITIES

1. Install all erosion and sediment control measures per the enclosed approved plans. The Contractor will implement the use of widely accepted principles for erosion and sediment control during construction.
2. Removal of existing structures, pavement, trees, brush and topsoil.
3. Construct proposed building.
4. Installation of site utilities, and drainage system.
5. Construct, sidewalks, and parking. Stabilize site with landscaping
6. Construction sequence may vary to minimize disturbance on site.

2. EROSION AND SEDIMENT CONTROLS

In addition to the perimeter controls, erosion control will be accomplished using temporary measures such as tracking entrance, seeding or mulching, spraying of liquid stabilizers or any combination of these measures. Seeds should be applied at a rate of 2 lbs/ 1000 square feet at a depth of ½ inch. Soil netting or covering should be used in extreme conditions.

Only minor stockpiling of soils will be allowed on site. Soil stockpiles will be ringed with hay bales/ silt fencing or covered in extreme conditions.

Maintenance / Inspection Procedures for Erosion and Sediment Controls

- Construction to commence in a phased manner.
- All control measures will be inspected at least once each week and following any storm event of 0.5 inches of precipitation or greater.
- All measures will be maintained in good working order; if repair is necessary, it will be initiated within 24 hours of report.
- Built up sediment will be removed from erosion control when it has reached one-third the height of the fence or bale.
- Silt fence will be inspected for depth of sediment, tears and to see if fabric is securely attached to the fence posts, are firmly in the ground.
- Any temporary sediment basin used will be inspected for depth of sediment. Any build up of sediment will be removed when it reaches 10% of the design capacity or at the end of project completion.

- Temporary and permanent seeding and planting will be inspected for bare spots, washouts and healthy growth.
- A maintenance and inspection report will be made after each inspection. A copy of the report form to be completed by the inspector and kept on site.
- Construction site supervisor will be responsible for training workers in all inspection and maintenance practices necessary for keeping erosion and sediment controls in good working order.

3. OTHER CONTROLS

Waste Disposal

All waste materials will be disposed of off site in accordance with all applicable local, State, Federal regulations. No construction waste is to be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal. The individual, who manages the day-to-day site operations, will be responsible for seeing that these procedures are followed.

Hazardous Waste

All hazardous waste materials will be disposed of in a manner specified by local, State, Federal regulations and in accordance with any manufactures recommendations.

Sanitary Waste

All sanitary waste will be collected in portable units installed on site. The portable units will be cleaned and emptied by a qualified licensed contractor.

Concrete Waste

All concrete washings will be disposed on in a designated area away from wetlands and any property line. When the concrete hardens it will be removed from the site.

4. POLLUTION AND SPILL PREVENTION

INVENTORY FOR POLLUTION PREVENTION PLAN

The following substances listed below are expected to be present onsite during construction:

- General construction materials
- Asphalt/concrete
- Paints
- Petroleum based products
- Cleaning solvents

MATERIAL MANAGEMENT PRACTICES

Good Housekeeping Practices

- Store only enough products on site to do the job.
- All materials stored outside will be stored in a neat, orderly manner in the original containers.
- Products will be kept in their original containers with the original manufacture's label.
- Whenever possible, all products will be used up before disposing of the container.
- The site contractor will inspect daily to ensure proper use and disposal of materials onsite.

Product Specific Practices

Petroleum Products:

- Refueling vehicles will be DOT Certified and have SPCC Plans in place and contain emergency equipment to contain and clean up small spills.
- All on site construction vehicles will be inspected for leaks and receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products will be stored in tightly sealed containers, which are properly marked.

Fertilizers:

- All fertilizers will be stored in a dry protected area and only used according to manufacturers recommendations.

Paints:

- All containers will be tightly sealed and stored when not required for use.
- All procedures will be followed to minimize spills and to keep products in the original containers.

Concrete Trucks:

- The site contractor is responsible for designating a safe area, away from abutting property and resource areas, for excess concrete disposal.

SPILL CONTROL PRACTICES

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will followed for Spill Prevention and clean up during construction:

- Manufacturers recommended methods for spill clean up will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- All spills will be cleaned up immediately after discovery.
- If any threat of explosion of life threatening condition, all personnel will evacuate the area to safety and then contact the local fire department for assistance.
- The spill area will be ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- The site contractor responsible for day-to-day operations will be the spill prevention and clan up coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of the responsible personnel will be posted in the material storage area in the office trailer onsite.

NPDES Construction Permit Storm Water Pollution Prevention Plan

This Construction Erosion and Sedimentation Control Plan will also be used for the NPDES Construction Permit Storm Water Pollution Prevention Plan.

STORM WATER POLLUTION PREVENTION PLAN CERTIFICATION
I certify under the penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or person directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. Signed:    Steven D. Gioiosa, President SITEC, Inc.

CONTRACTOR'S CERTIFICATION
I certify under penalty of law that I understand the terms and conditions of the general National Pollutant discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

Signature	For	Responsible for
_____ _____ Date		

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

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

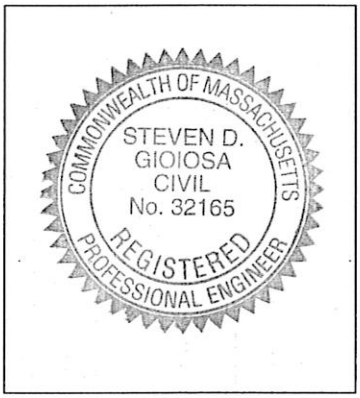
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the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

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

Registered Professional Engineer's Certification

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

Registered Professional Engineer Block and Signature



Signature and Date 8.10.17

Checklist

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

☐ New development

☒ Redevelopment

☐ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

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

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

Standard 1: No New Untreated Discharges

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

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☒ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

☒ Soil Analysis provided.

☒ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☒ Static ☐ Simple Dynamic ☐ Dynamic Field[1]

☒ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

- ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
- ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
- ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
- ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

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

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

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

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☐ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☒ The BMP is sized (and calculations provided) based on:

- ☒ The ½" or 1" Water Quality Volume or
- ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☒ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

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

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☐ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

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

☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☐ Limited Project
- ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☒ Redevelopment Project
- ☐ Redevelopment portion of mix of new and redevelopment.

☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

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

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

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

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

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☐ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☒ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☒ Name of the stormwater management system owners;
- ☒ Party responsible for operation and maintenance;
- ☒ Schedule for implementation of routine and non-routine maintenance tasks;
- ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☒ Description and delineation of public safety features;
- ☒ Estimated operation and maintenance budget; and
- ☒ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

☒ An Illicit Discharge Compliance Statement is attached;

☐ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

SITEC
Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
Tel. (508) 998-2125 FAX (508) 998-7554

Unit C
769 Plain Street
Marshfield, MA 02050
Tel. (781) 319-0100 FAX (781) 834-4783

STORMWATER OPERATION & MAINTENANCE PLAN

PROJECT: Proposed Nail Salon
801 Mount Pleasant Street
New Bedford, MA

OWNER/OPERATOR: Minh-Tong Nguyen and Cuc-Thi Tran.
11 John Alden Lane
Dartmouth, MA 02747

Responsible Party: The maintenance of the stormwater management system for the proposed project shall be the responsibility of the contractor during the construction period. Upon completion of construction and full stabilization of the site, the responsibility for the maintenance will shift to the property owner.

INSPECTION PROTOCOL

1. The parking area and adjacent portions of the site will be checked and cleaned of accumulated litter on a daily basis.
2. The parking surface, catch basins, and drainage swale shall be cleaned upon completion of all construction activities prior to acceptance by the Owner.
3. The catch basins shall be inspected in the Spring and Fall and cleaned of accumulated debris as needed.
4. The FloGard insert shall be inspected quarterly and cleaned as needed. The insert media shall be replaced annually as recommended by the manufacturer.
5. The perimeter shall be inspected quarterly for accumulated debris and/or erosion. Sediment shall be removed and repairs, if required, shall be completed.

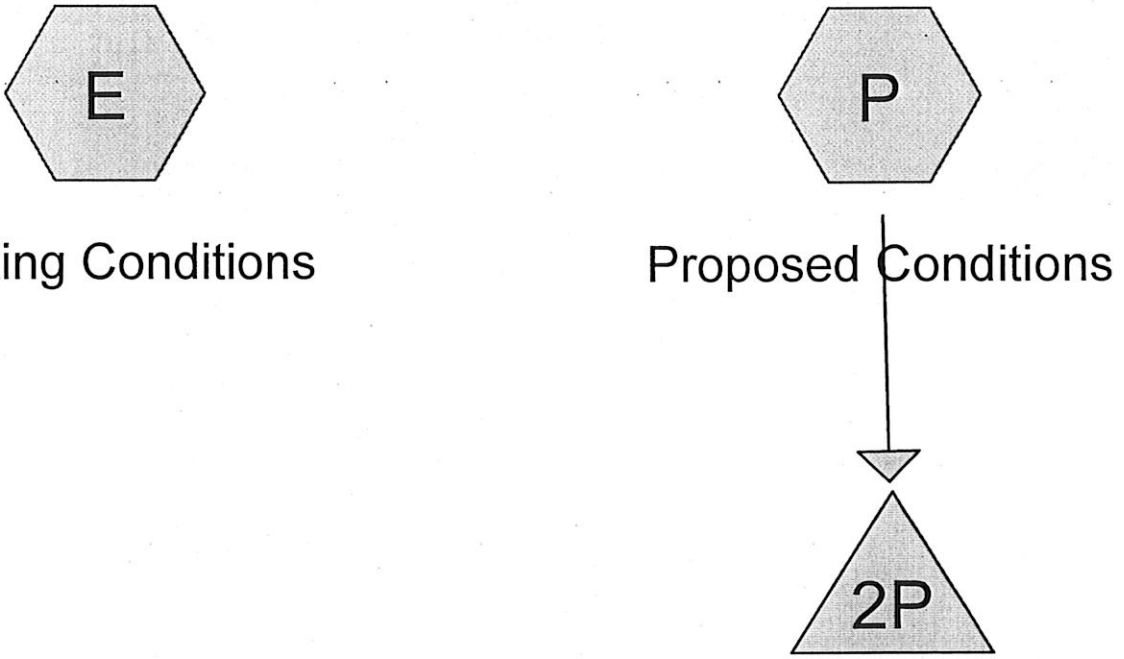
NOTES

1. All sediment and hydrocarbons shall be properly handled and disposed of in accordance with local, state, and Federal guidelines and regulations.

2. Where the need for maintenance is contributing to a water quality problem, immediate action shall be taken by the Owner to correct the problem. Corrective action shall be taken within 14 days.

3. Estimated cost of yearly maintenance - $700 - $1,000

4. Snow disposal shall be the Owner's responsibility. Snow will be disposed of in the area designated on the site plan or removed from the site for legal, offsite disposal.



Subcat Reach Pond Link

Routing Diagram for 801 MT.PLEASANT
Prepared by {enter your company name here}, Printed 8/9/2017
HydroCAD® 10.00 s/n 01164 © 2012 HydroCAD Software Solutions LLC

Summary for Subcatchment E: Existing Conditions

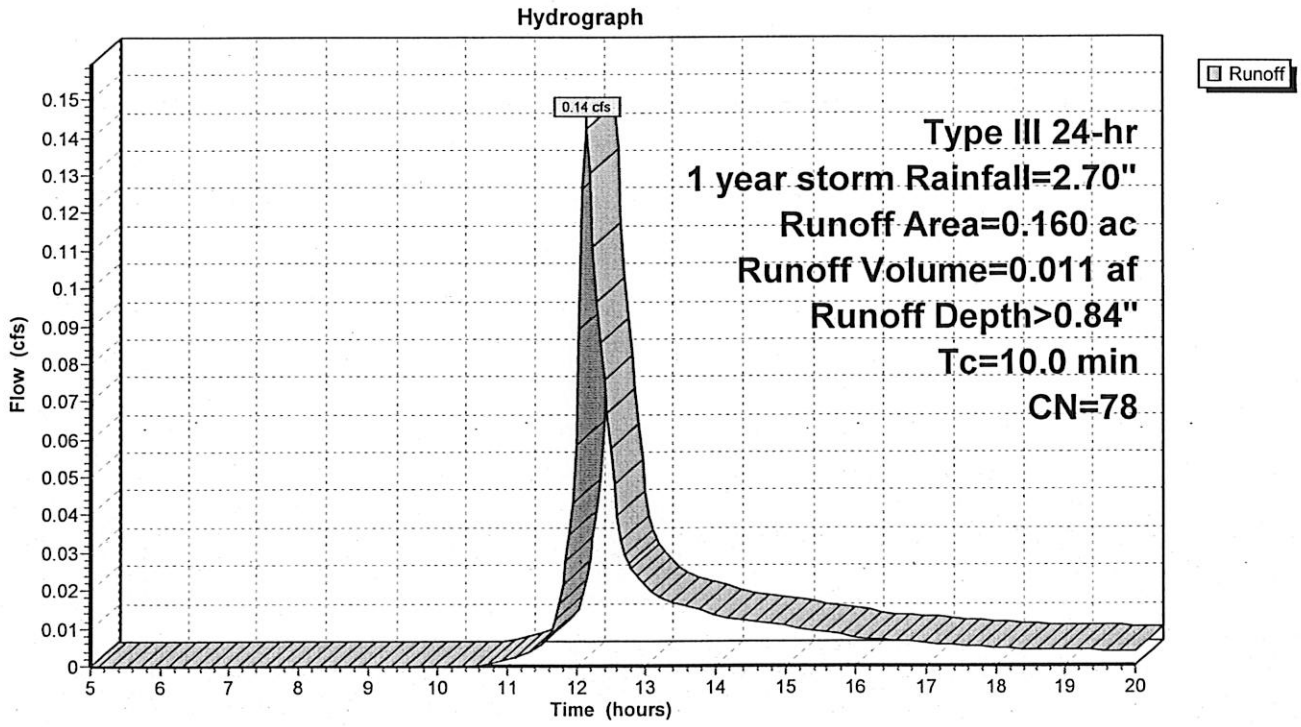
Runoff = 0.14 cfs @ 12.15 hrs, Volume= 0.011 af, Depth> 0.84"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 year storm Rainfall=2.70"

	Area (ac)	CN	Description
*	0.030	98	Impervious
	0.130	74	>75% Grass cover, Good, HSG C
	0.160	78	Weighted Average
	0.130		81.25% Pervious Area
	0.030		18.75% Impervious Area

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

Subcatchment E: Existing Conditions



Summary for Subcatchment P: Proposed Conditions

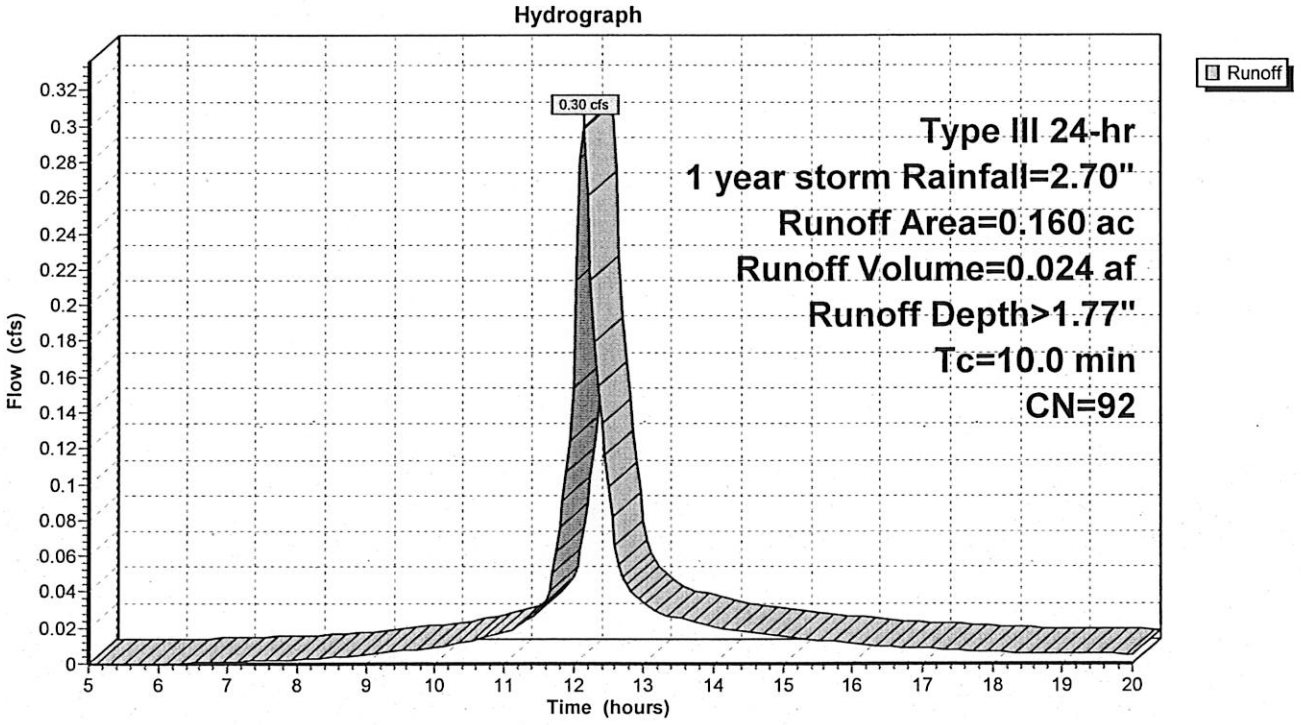
Runoff = 0.30 cfs @ 12.14 hrs, Volume= 0.024 af, Depth> 1.77"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 year storm Rainfall=2.70"

	Area (ac)	CN	Description
	0.040	74	>75% Grass cover, Good, HSG C
*	0.120	98	Impervious
	0.160	92	Weighted Average
	0.040		25.00% Pervious Area
	0.120		75.00% Impervious Area

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

Subcatchment P: Proposed Conditions



Summary for Pond 2P: Recharge System

Inflow Area = 0.160 ac, 75.00% Impervious, Inflow Depth > 1.77" for 1 year storm event
Inflow = 0.30 cfs @ 12.14 hrs, Volume= 0.024 af
Outflow = 0.05 cfs @ 11.75 hrs, Volume= 0.024 af, Atten= 83%, Lag= 0.0 min
Discarded = 0.05 cfs @ 11.75 hrs, Volume= 0.024 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 92.49' @ 12.69 hrs Surf.Area= 0 sf Storage= 333 cf

Plug-Flow detention time= 46.8 min calculated for 0.024 af (100% of inflow)
Center-of-Mass det. time= 46.5 min (821.9 - 775.3)

Volume	Invert	Avail.Storage	Storage Description
#1	91.50'	1,886 cf	**Custom Stage Data** Listed below

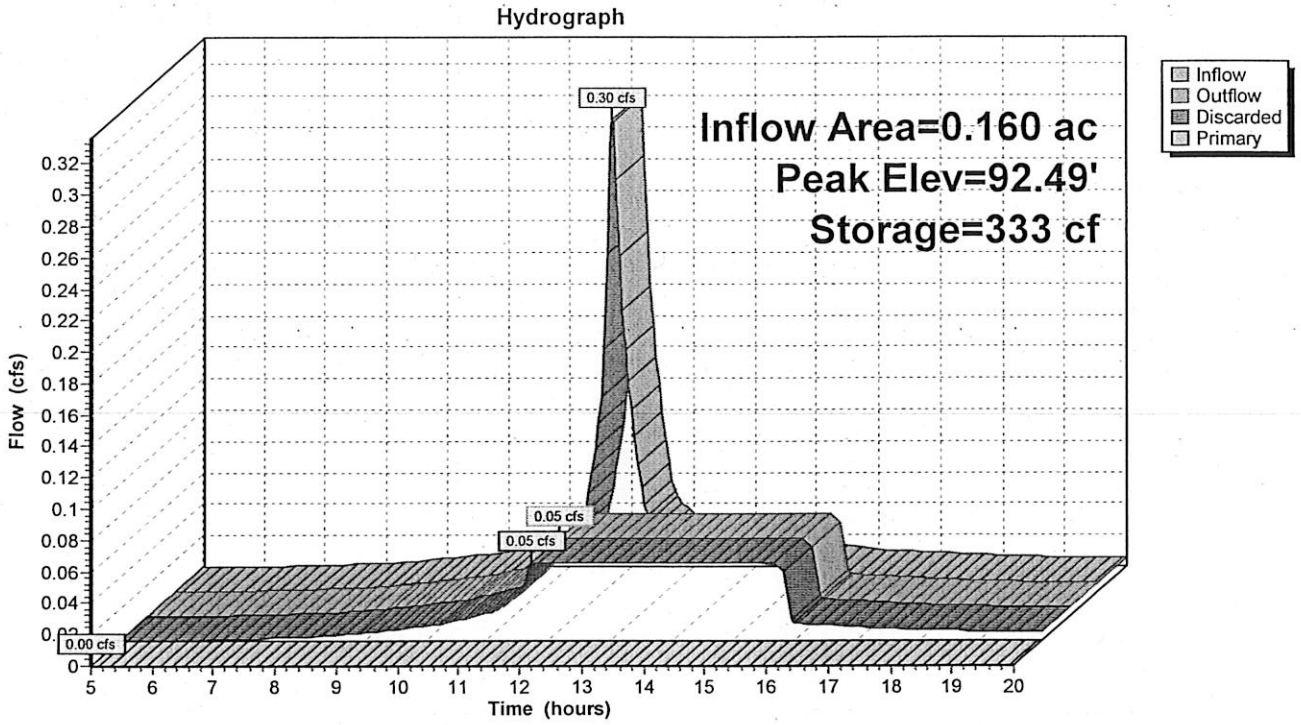
Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.50	0	0
92.00	57	57
92.50	284	341
93.00	276	617
93.50	266	883
94.00	240	1,123
94.50	186	1,309
95.00	57	1,366
96.10	20	1,386
96.12	500	1,886

Device	Routing	Invert	Outlet Devices
#1	Discarded	91.50'	**0.05 cfs Exfiltration at all elevations**
#2	Primary	96.10'	**6.0' long x 2.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Discarded OutFlow Max=0.05 cfs @ 11.75 hrs HW=91.56' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=91.50' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Recharge System



Summary for Subcatchment E: Existing Conditions

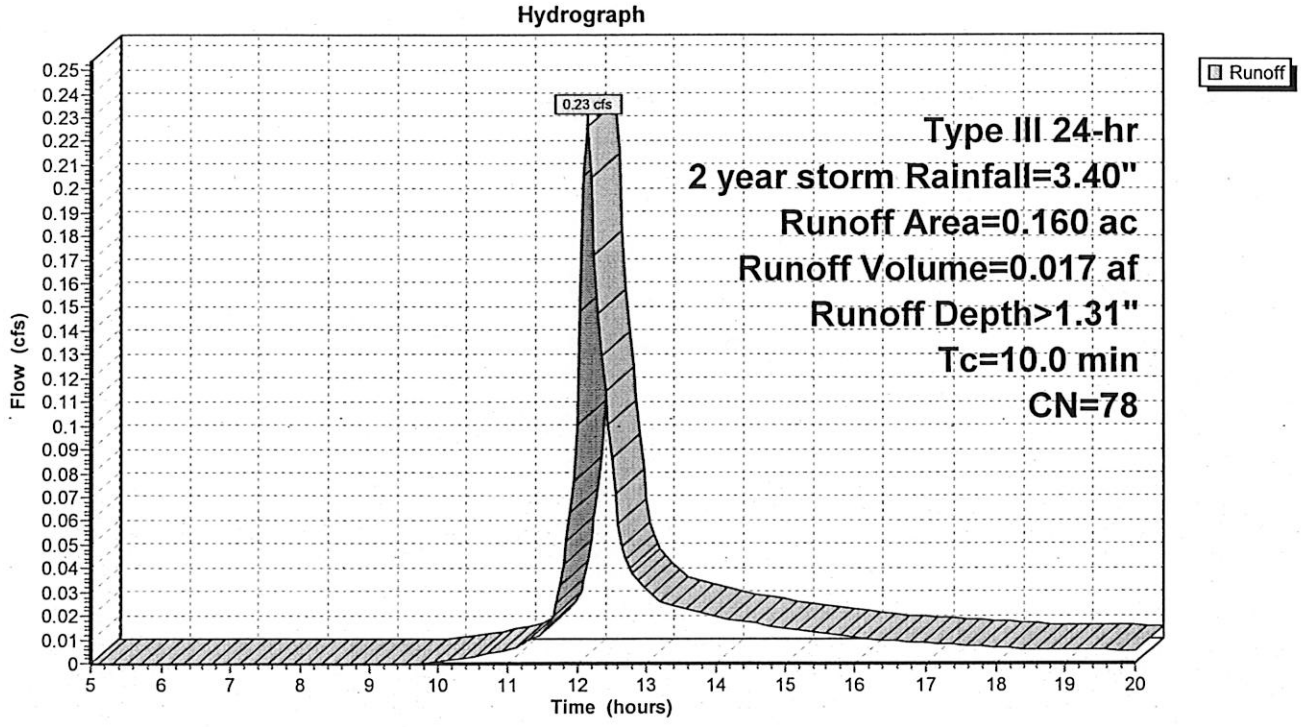
Runoff = 0.23 cfs @ 12.15 hrs, Volume= 0.017 af, Depth> 1.31"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 year storm Rainfall=3.40"

	Area (ac)	CN	Description
*	0.030	98	Impervious
	0.130	74	>75% Grass cover, Good, HSG C
	0.160	78	Weighted Average
	0.130		81.25% Pervious Area
	0.030		18.75% Impervious Area

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

Subcatchment E: Existing Conditions



Summary for Subcatchment P: Proposed Conditions

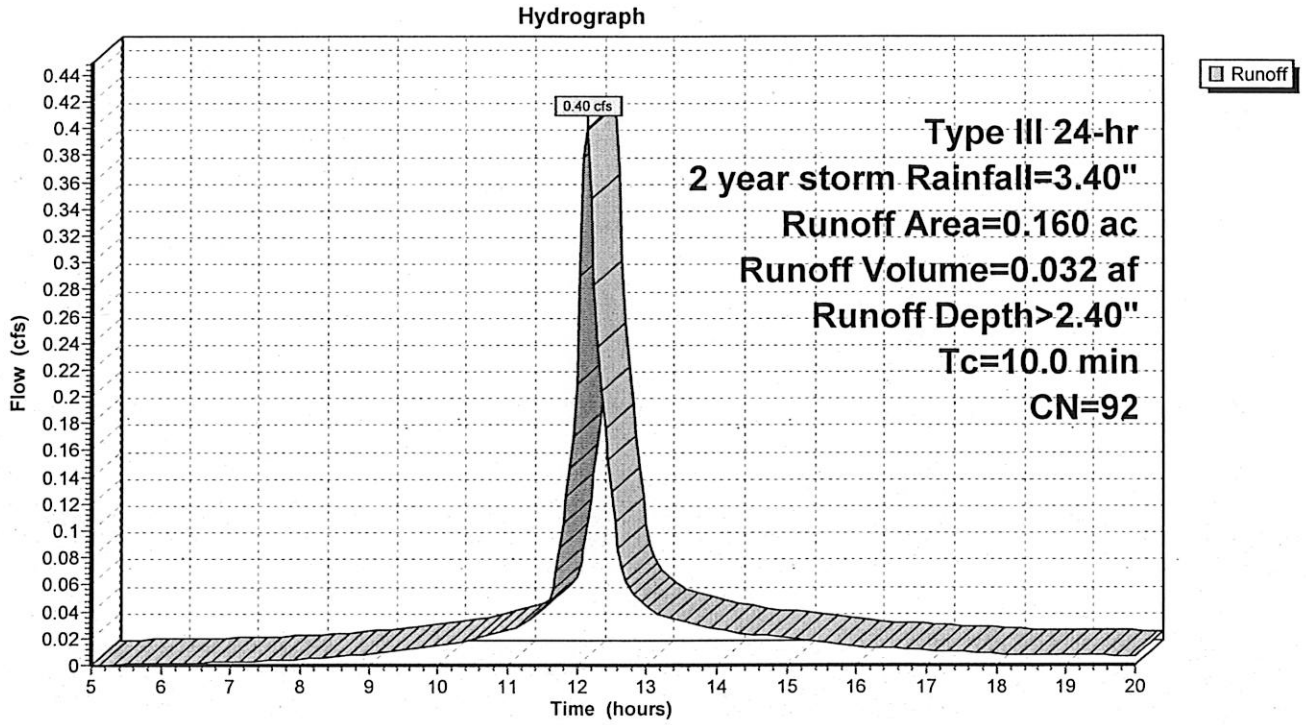
Runoff = 0.40 cfs @ 12.14 hrs, Volume= 0.032 af, Depth> 2.40"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 year storm Rainfall=3.40"

	Area (ac)	CN	Description
	0.040	74	>75% Grass cover, Good, HSG C
*	0.120	98	Impervious
	0.160	92	Weighted Average
	0.040		25.00% Pervious Area
	0.120		75.00% Impervious Area

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

Subcatchment P: Proposed Conditions



Summary for Pond 2P: Recharge System

Inflow Area = 0.160 ac, 75.00% Impervious, Inflow Depth > 2.40" for 2 year storm event
Inflow = 0.40 cfs @ 12.14 hrs, Volume= 0.032 af
Outflow = 0.05 cfs @ 11.65 hrs, Volume= 0.032 af, Atten= 88%, Lag= 0.0 min
Discarded = 0.05 cfs @ 11.65 hrs, Volume= 0.032 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 92.81' @ 12.88 hrs Surf.Area= 0 sf Storage= 511 cf

Plug-Flow detention time= 78.7 min calculated for 0.032 af (100% of inflow)
Center-of-Mass det. time= 78.5 min (846.5 - 768.1)

Volume	Invert	Avail.Storage	Storage Description
#1	91.50'	1,886 cf	**Custom Stage Data** Listed below

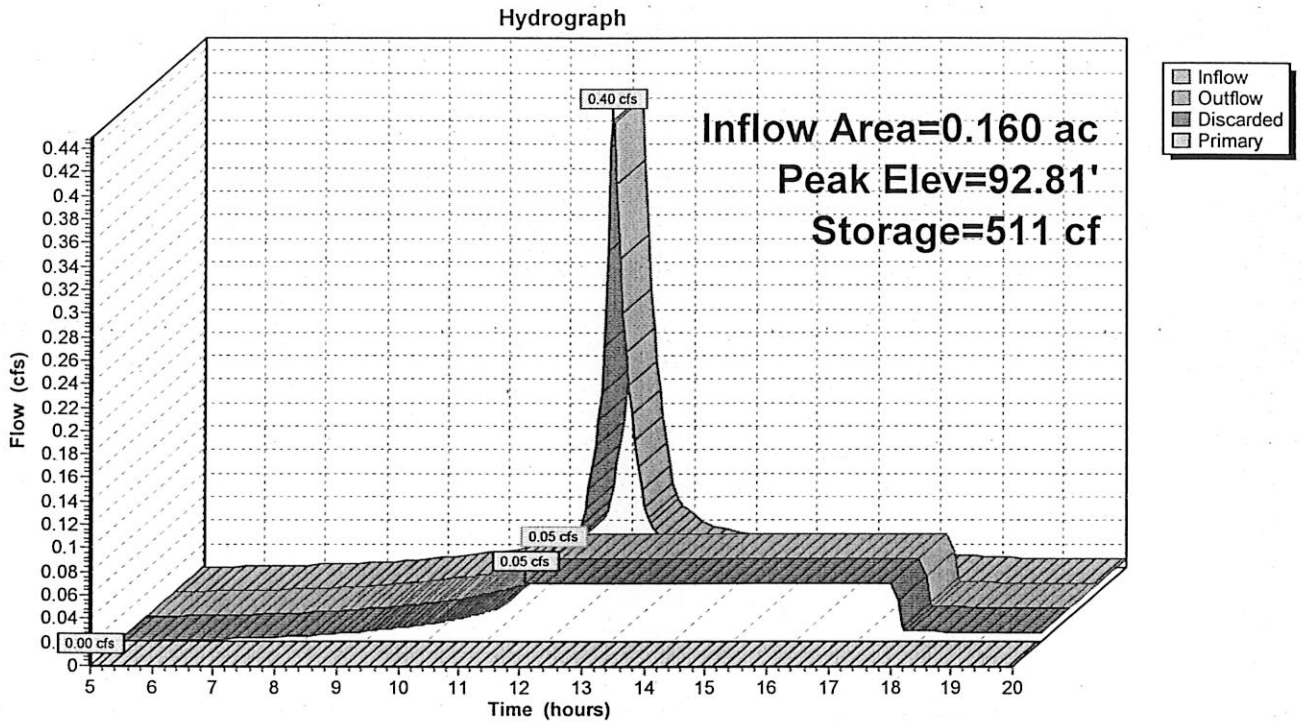
Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.50	0	0
92.00	57	57
92.50	284	341
93.00	276	617
93.50	266	883
94.00	240	1,123
94.50	186	1,309
95.00	57	1,366
96.10	20	1,386
96.12	500	1,886

Device	Routing	Invert	Outlet Devices
#1	Discarded	91.50'	**0.05 cfs Exfiltration at all elevations**
#2	Primary	96.10'	**6.0' long x 2.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Discarded OutFlow Max=0.05 cfs @ 11.65 hrs HW=91.55' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=91.50' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Recharge System



Summary for Subcatchment E: Existing Conditions

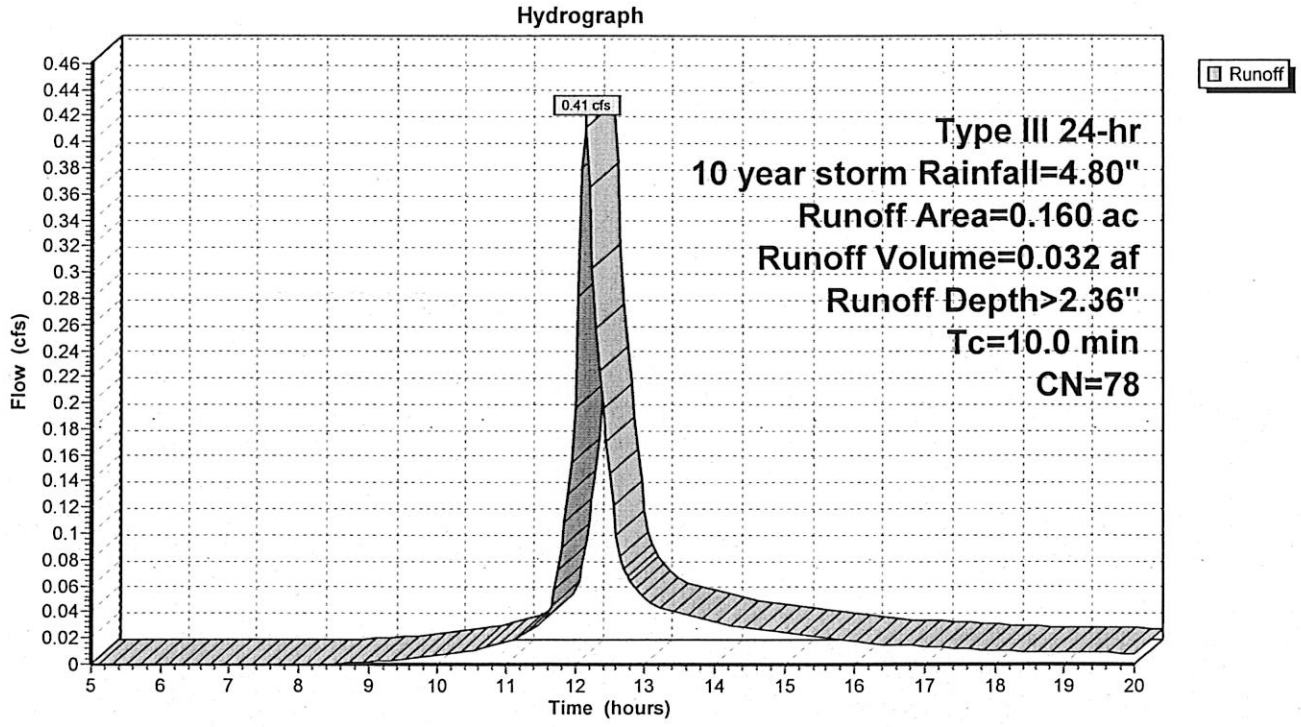
Runoff = 0.41 cfs @ 12.15 hrs, Volume= 0.032 af, Depth> 2.36"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 year storm Rainfall=4.80"

	Area (ac)	CN	Description
*	0.030	98	Impervious
	0.130	74	>75% Grass cover, Good, HSG C
	0.160	78	Weighted Average
	0.130		81.25% Pervious Area
	0.030		18.75% Impervious Area

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

Subcatchment E: Existing Conditions



Summary for Subcatchment P: Proposed Conditions

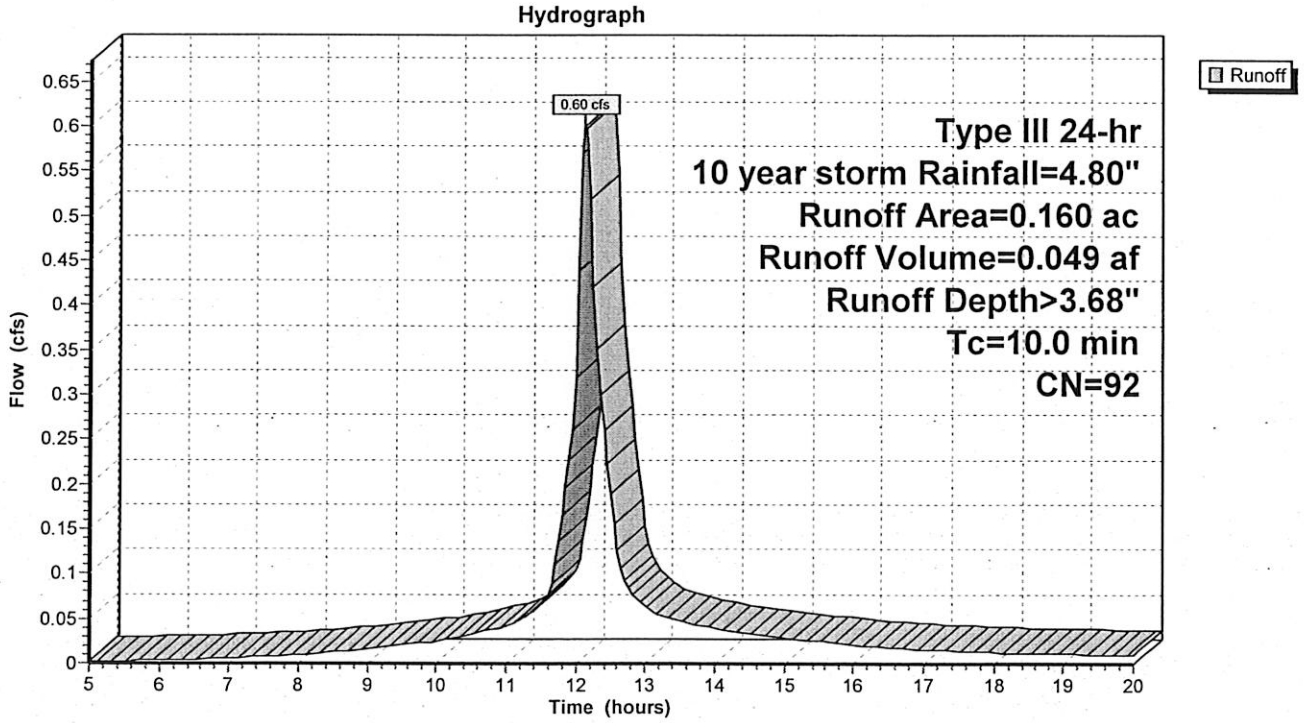
Runoff = 0.60 cfs @ 12.14 hrs, Volume= 0.049 af, Depth> 3.68"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 year storm Rainfall=4.80"

	Area (ac)	CN	Description
	0.040	74	>75% Grass cover, Good, HSG C
*	0.120	98	Impervious
	0.160	92	Weighted Average
	0.040		25.00% Pervious Area
	0.120		75.00% Impervious Area

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

Subcatchment P: Proposed Conditions



Summary for Pond 2P: Recharge System

Inflow Area = 0.160 ac, 75.00% Impervious, Inflow Depth > 3.68" for 10 year storm event
Inflow = 0.60 cfs @ 12.14 hrs, Volume= 0.049 af
Outflow = 0.05 cfs @ 11.30 hrs, Volume= 0.044 af, Atten= 92%, Lag= 0.0 min
Discarded = 0.05 cfs @ 11.30 hrs, Volume= 0.044 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 93.56' @ 13.40 hrs Surf.Area= 0 sf Storage= 912 cf

Plug-Flow detention time= 150.4 min calculated for 0.044 af (89% of inflow)
Center-of-Mass det. time= 116.0 min (874.8 - 758.7)

Volume	Invert	Avail.Storage	Storage Description
#1	91.50'	1,886 cf	**Custom Stage Data** Listed below

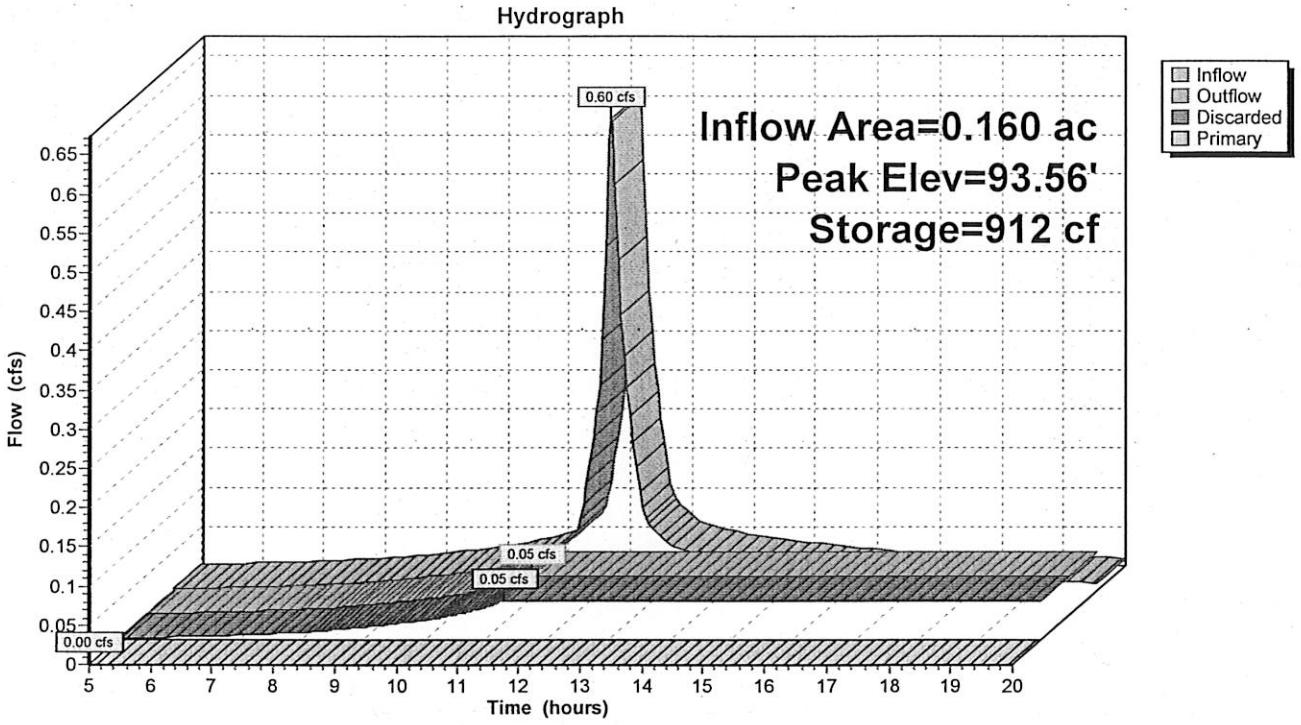
Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.50	0	0
92.00	57	57
92.50	284	341
93.00	276	617
93.50	266	883
94.00	240	1,123
94.50	186	1,309
95.00	57	1,366
96.10	20	1,386
96.12	500	1,886

Device	Routing	Invert	Outlet Devices
#1	Discarded	91.50'	**0.05 cfs Exfiltration at all elevations**
#2	Primary	96.10'	**6.0' long x 2.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Discarded OutFlow Max=0.05 cfs @ 11.30 hrs HW=91.55' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=91.50' (Free Discharge)
↑**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Recharge System



Summary for Subcatchment E: Existing Conditions

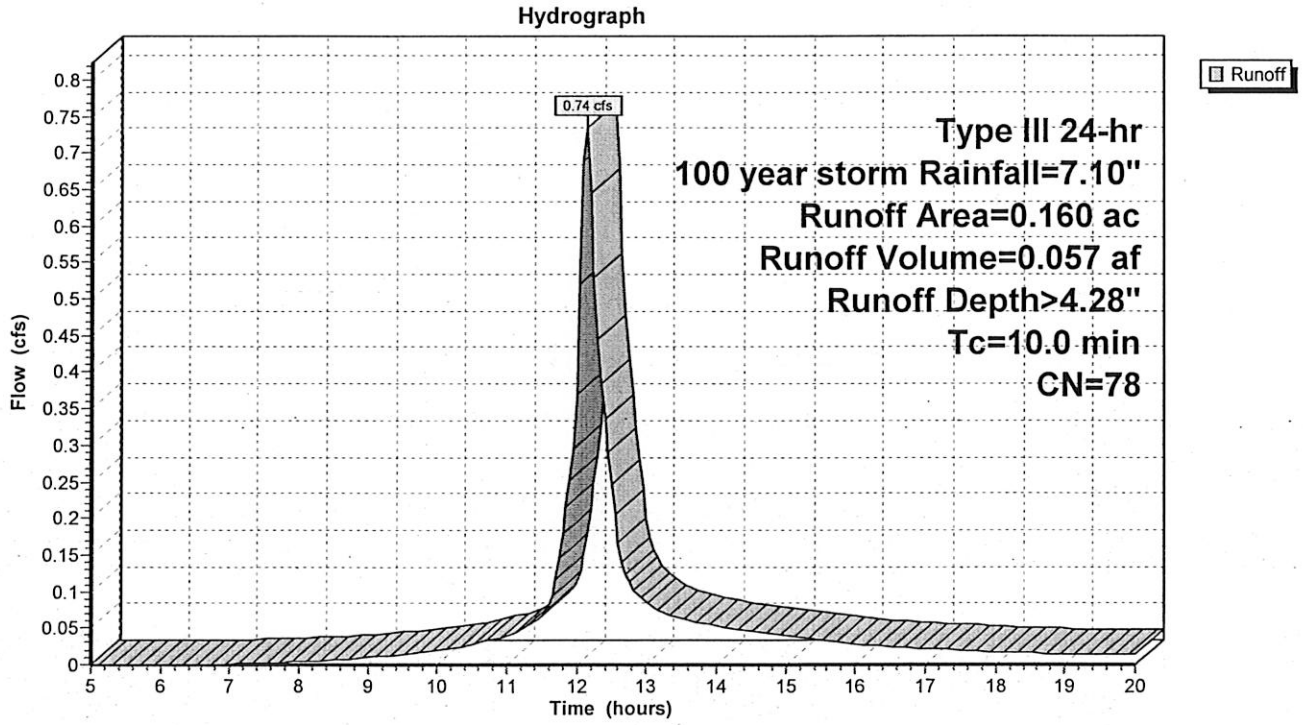
Runoff = 0.74 cfs @ 12.14 hrs, Volume= 0.057 af, Depth> 4.28"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 year storm Rainfall=7.10"

	Area (ac)	CN	Description
*	0.030	98	Impervious
	0.130	74	>75% Grass cover, Good, HSG C
	0.160	78	Weighted Average
	0.130		81.25% Pervious Area
	0.030		18.75% Impervious Area

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

Subcatchment E: Existing Conditions



Summary for Subcatchment P: Proposed Conditions

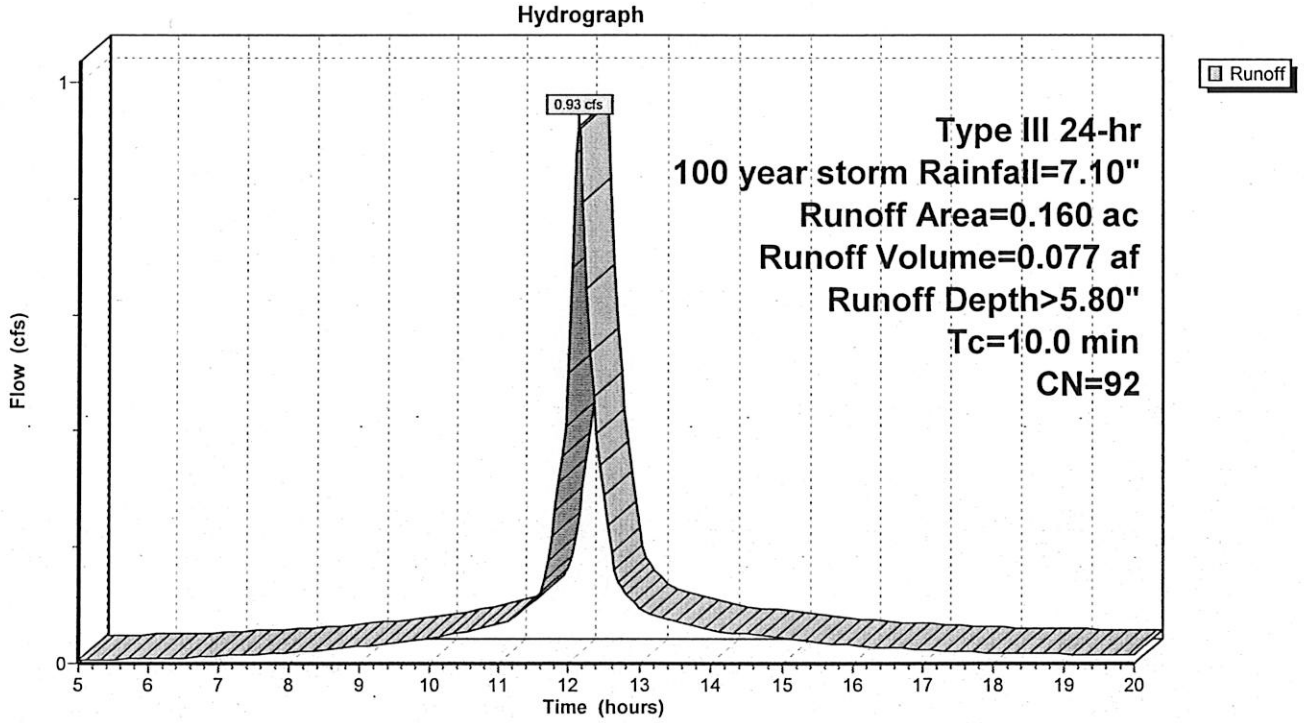
Runoff = 0.93 cfs @ 12.14 hrs, Volume= 0.077 af, Depth> 5.80"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 year storm Rainfall=7.10"

	Area (ac)	CN	Description
	0.040	74	>75% Grass cover, Good, HSG C
*	0.120	98	Impervious
	0.160	92	Weighted Average
	0.040		25.00% Pervious Area
	0.120		75.00% Impervious Area

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

Subcatchment P: Proposed Conditions



Summary for Pond 2P: Recharge System

Inflow Area = 0.160 ac, 75.00% Impervious, Inflow Depth > 5.80" for 100 year storm event
Inflow = 0.93 cfs @ 12.14 hrs, Volume= 0.077 af
Outflow = 0.07 cfs @ 13.61 hrs, Volume= 0.054 af, Atten= 92%, Lag= 88.6 min
Discarded = 0.05 cfs @ 10.35 hrs, Volume= 0.049 af
Primary = 0.02 cfs @ 13.61 hrs, Volume= 0.005 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 96.11' @ 13.61 hrs Surf.Area= 0 sf Storage= 1,613 cf

Plug-Flow detention time= 155.5 min calculated for 0.053 af (69% of inflow)
Center-of-Mass det. time= 88.9 min (839.5 - 750.6)

Volume	Invert	Avail.Storage	Storage Description
#1	91.50'	1,886 cf	**Custom Stage Data** Listed below

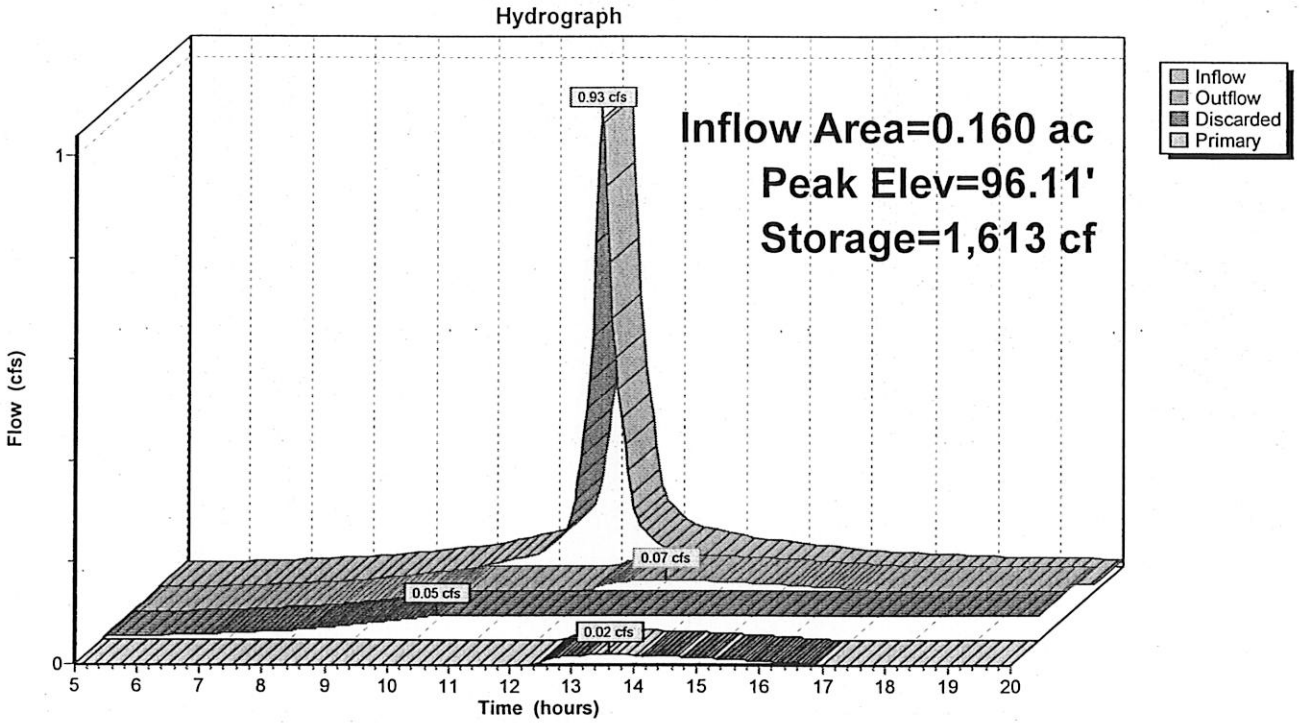
Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.50	0	0
92.00	57	57
92.50	284	341
93.00	276	617
93.50	266	883
94.00	240	1,123
94.50	186	1,309
95.00	57	1,366
96.10	20	1,386
96.12	500	1,886

Device	Routing	Invert	Outlet Devices
#1	Discarded	91.50'	**0.05 cfs Exfiltration at all elevations**
#2	Primary	96.10'	**6.0' long x 2.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

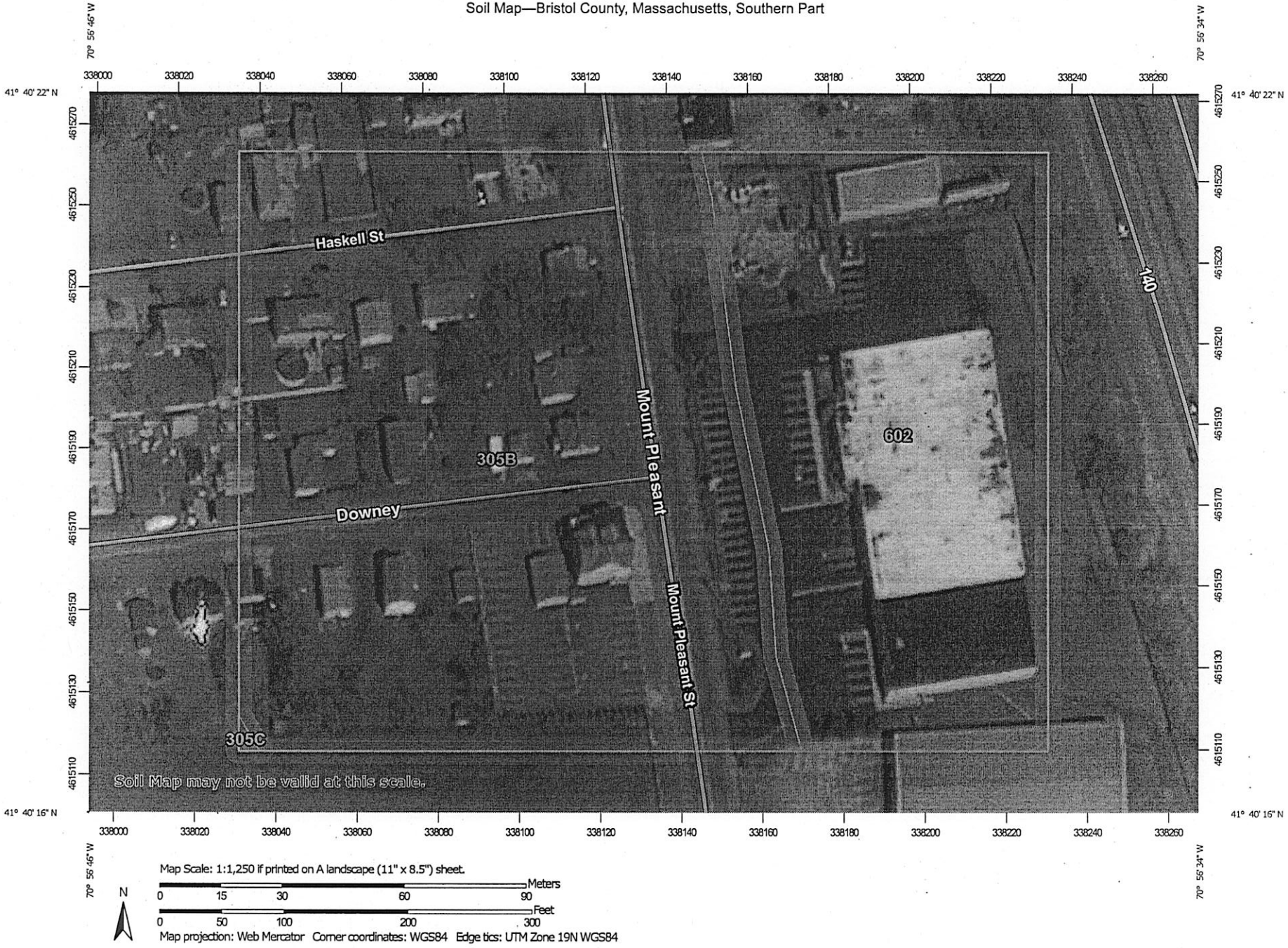
Discarded OutFlow Max=0.05 cfs @ 10.35 hrs HW=91.55' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.01 cfs @ 13.61 hrs HW=96.11' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 0.01 cfs @ 0.24 fps)

Pond 2P: Recharge System



Soil Map—Bristol County, Massachusetts, Southern Part



Map Scale: 1:1,250 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bristol County, Massachusetts, Southern Part
Survey Area Data: Version 10, Sep 14, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Jun 7, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Bristol County, Massachusetts, Southern Part (MA603)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
305B	Paxton fine sandy loam, 3 to 8 percent slopes	4.6	63.0%
305C	Paxton fine sandy loam, 8 to 15 percent slopes	0.0	0.1%
602	Urban land	2.7	37.0%
Totals for Area of Interest		**7.3**	**100.0%**

IX. HOMEOWNER LICENSE EXEMPTION

Supplement #1
The current exemption for **"homeowner"** was extended to include **owner-occupied dwellings** of two units or less and to allow such homeowners to engage an individual for hire who does not possess a license, **provided that the owner acts as supervisor.** (State Building Code Section 110.5)

DEFINITION OF HOMEOWNER:
Person(s) who own a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one to two family dwelling, attached or detached structures accessory to such use and /or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner. Such "homeowner shall submit to the Building Official, on a form acceptable to the Building Official, that **he/she shall be responsible for all such work performed under the building permit.** (Section 110.5)

The undersigned "homeowner assumes responsibility for compliance with the State Building Code and other applicable codes, ordinance, rules and regulations, and will comply with the City of New Bedford Building Department minimum inspection procedures and requirements.

HOMEOWNERS SIGNATURE _____

X. CONSTRUCTION DEBRIS DISPOSAL

Supplement #2
In accordance with provisions of Massachusetts General Law C40, S54, debris resulting form this work shall be disposed of in a properly licensed solid waste disposal facility as defined by Massachusetts General Law C111, S150A

The debris will be disposed of in: NB WASTE SHAWMUT AVE NEW BEDFORD
(Location of Facility)

Signature of Permit Applicant _____ Date 6-9-17

XI. HOME IMPROVEMENT CONTRACTOR LAW AFFIDAVIT

(Residential Use Only) Supplement to Permit Application
Supplement #3
MGLc, 142 A requires that the **"reconstruction, alteration, renovation, repair, modernization, conversion, improvement, removal, demolition, or construction of an addition to any pre-existing owner-occupied building containing at least one but not more than four dwelling units... or to structures which are adjacent to such residence of building"** be conducted by registered contractors, with certain exceptions, along with other requirements.

Type of Work: Erect a 28'x 70' Building Est. Cost _____

Address of Work 801 Mt. Pleasant Street

Owner Name: _____ Date of Permit Application: _____

I hereby certify that: Registration is not required for the following reason(s):

_____ Work excluded by law _____ Job under $1,000 _____ Building not owner-occupied _____ Owner obtaining own permit

Other (specify) _____

Notice is hereby given that:
OWNERS OBTAINING THEIR OWN PERMIT OR EMPLOYING UNREGISTERED CONTRACTORS FOR APPLICABLE HOME IMPROVEMENT WORK DO NOT HAVE ACCESS TO THE ARBITRATION PROGRAM OF GUARANTY FUND UNDER MGLC. 142A.

signed under penalties of perjury:
I hereby apply for a permit as the agent of the owner:

Date _____ Contractor Signature _____ Registration No. _____

OR:
Notwithstanding the above notice, I hereby apply for a permit as the owner of the above property:

Date _____ Owner Signature _____

XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONS

C. Building Permit Rejected ☒ Site Plan Review

Reason For Rejection: Special Permit (Reduction in Parking) "PLANNING BOARD" "See Attachments"

Fee

Permit #

Comments and Conditions:

Signed Daniel L. Romanowicz Date: 6/15 2017

Title Building Commissioner

Case 28-17 & 29-17
08/11/2017

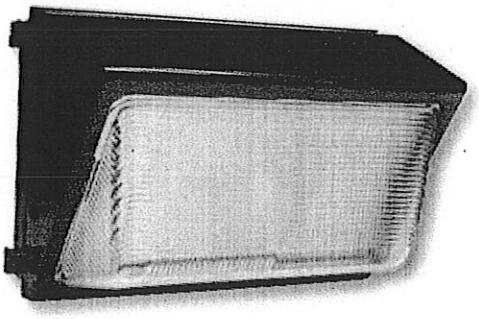
ATTACHMENT 9

WALL PACKS

E-WP8 Series

LED Traditional Style Wall Pack - Small
Replaces 100W PSMH

Average Customer Rating



A new twist on an old classic!

Efficient
- Uses 45% less energy than comparable HID fixtures
- Quick, easy installation

Durable
- Lens is heat and shock resistant
- Powder-coat finish withstands the test of time

Recommended Use
- Security
- Pathways
- Perimeter lighting

Input Voltage
- Universal (120V through 277V Operation)

Certifications

5 YEAR LIMITED WARRANTY · UL LISTED · Suitable for WET LOCATIONS · NON-DIMMABLE · CREE LEDs

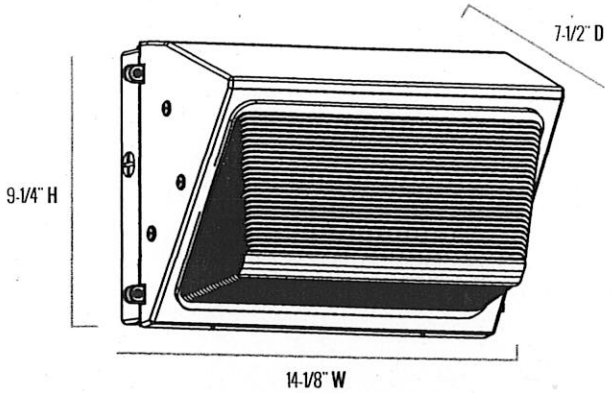
e-conolight® | Making LED easy.

1 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e

ATTACHMENT 10

WALL PACKS

E-WP8 Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
7-1/2" **D** x 14-1/8" **W** x 9-1/4" **H**	8.6 lbs.	8 to 18 feet	2 to 3 times the mounting height

Fixture Specifications

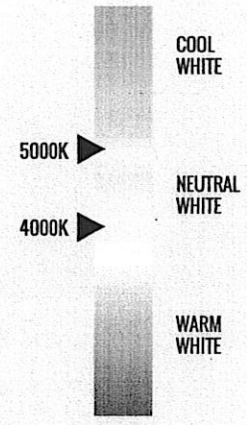
HOUSING	Heavy duty, die-cast aluminum housing with hinged door frame Dark bronze polyester powder-coat finish
LENS ASSEMBLY	Heat and shock-resistant borosilicate glass prismatic lens
MOUNTING	1/2" NPT tapped knockouts for conduit entrances (one on top, one on each side, one on back)

Electrical Performance

OPERATING MINIMUM	LIFESPAN L_{70} AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 76,000 Hours	> 0.9	< 20%	No

INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps)	0.41A	0.24A	0.21A	0.19A

CORRELATED COLOR TEMPERATURE (CCT)



Warranty & Certifications

WARRANTY	UL LISTED	DLC	ENERGY STAR
5-Year Limited	Wet Locations	---	---

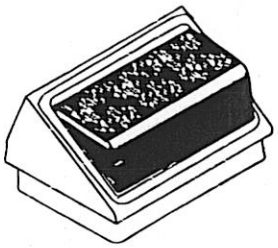
Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
E-WP8L05CZ	3200 Lumens	Cool White (5000K)	47W	≥ 70 CRI	100W PSMH
E-WP8L05NZ	2900 Lumens	Neutral White (4000K)	47W	≥ 70 CRI	100W PSMH

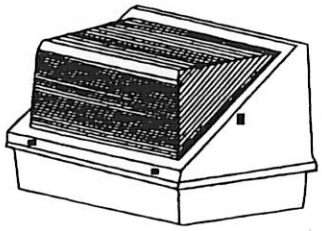
INSTALLATION INSTRUCTIONS
E-WP8, E-WP9 Series

Document:	LPN00246X0001A0	Date	2014-3-28
Created By:	TMT	DCR#	2014-113

e-conolight®



E-WP8 Series



E-WP9 Series

⚠ CAUTIONS

IMPORTANT SAFEGUARDS

When using electrical equipment, basic safety precautions should always be followed including the following:

READ AND FOLLOW ALL SAFETY INSTRUCTIONS

1. To avoid the possibility of electrical shock, turn off power supply before installation or servicing.
2. This luminaire must be installed in accordance with the NEC or your local electrical code. If you are not familiar with these codes and requirements, consult a qualified electrician.

SAVE THESE INSTRUCTIONS FOR FUTURE REFERENCE

MOUNTING

NOTE: To insure proper installation and service, the fixture should be mounted with the lamp in a horizontal position. Do not recess. Also make sure fixture is weatherproof by sealing all gaps and holes with weatherproof silicone sealant.

USING 1/2" PLUGS OR KNOCKOUTS IN THE BACK

1. Remove lens assembly by loosening screws on side of frame. Swing lens assembly open,disconnect connector(s) and lift upward to remove from housing.
2. Drill appropriate knockouts from back of fixture for wiring access.
3. Fixture is best mounted by drilling through back of fixture securing it to the mounting surface using the appropriate mounting hardware for the surface. Mounting hardware supplied by others. When drilling holes, do not drill within 1/4" (6.4 mm) from edges of fixture, also use caution when drilling near the power supply not to nick, or leave metal chips behind. All unused holes must be plugged. Waterproof silicone will ensure a tight seal.
4. Complete the wiring to the power source and ground (refer to wiring instructions).
5. Replace lens assembly, connect connector, and swing lens assembly into place. Tighten screws that were loosened in Step 1.

USING 1/2" PLUGS ON THE SIDE

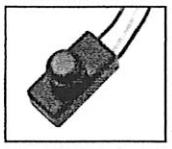
1. Remove lens assembly by loosening screws on side of frame. Swing refractor open, disconnect connector(s) and lift upward to remove from housing.
2. Remove 1/2" plug from direction you intend to feed conduit.
3. Fixture is best mounted by drilling through back of fixture securing it to the mounting surface using the appropriate mounting hardware for the surface. Mounting hardware supplied by others. When drilling holes, do not drill within 1/4" (6.4 mm) from edges of fixture, also use caution when drilling near the power supply not to nick, or leave metal chips behind. All unused holes must be plugged. Waterproof silicone will ensure a tight seal.
4. Feed conduit to the desired hole and complete the wiring to the power source and ground (refer to wiring instructions).
5. Replace lens assembly, connect connector, and swing lens assembly into place. Tighten screws that were loosened in Step 1.

FIXTURE WIRING

1. Connect the desired voltage lead (120V, 208V, 240V or 277V) from the fixture to the voltage supply lead.
2. Connect the lead from the fixture labeled (Com) to the Common supply lead.
3. Connect the supply ground to the fixture ground screw (GREEN).

E-WP8 Series

Accessories



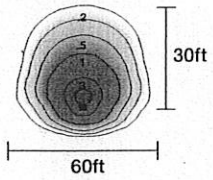
Photocell - Button, 120V/208V/240V/277V

SKU: **E-ACP1** (120V)
E-ACP2 (208V/240V/277V)

USE: Photocell is field installed.
Drilling of the back box in the field is required.

Photometric Diagrams

Mounted at 10 ft.



All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture.

WALL PACKS

Case 28-17 & 29-17
08/11/2017

PROPOSED NAIL SALON

801 MOUNT PLEASANT STREET
NEW BEDFORD, MASSACHUSETTS

SITE SUMMARY

ASSESSORS MAP 123A LOTS 79 & 80
ZONING DISTRICT: MIXED USE BUSINESS
EXISTING USE: RESIDENTIAL
PROPOSED USE: COMMERCIAL NAIL SALON
DEED REFERENCE: BOOK 11844, PAGE 115

ZONING REQUIREMENTS TABLE

	REQUIRED	PROPOSED
LOT AREA	0	0.16 ACRES (100% UPLAND) 6792
LOT FRONTAGE	0'	84.90'
FRONT SETBACK (BLDG.)	0'	1'
SIDE SETBACK (BLDG.)	10'	10.5'
REAR SETBACK (BLDG.)	10'	11'
FRONT SETBACK (PARKING)	0'	2'
SIDE SETBACK (PARKING)	0'	3'
REAR SETBACK (PARKING)	0'	
BUILDING HEIGHT	7 STORIES	1 STORY
LOT COVERAGE	N/A	24% (BUILDING)
GREEN SPACE	0%	25%
SCREENING BUFFERS		5' MINIMUM
OFF STREET PARKING	9	7 SPACES

LOCUS MAP
SCALE: 1"=100'±

PLAN INDEX

SHEET NO.	TITLE	DATE	REVISED
—	COVER SHEET	JUNE 30, 2017	
1 OF 7	LOCUS PLAN	JUNE 30, 2017	
2 OF 7	SITE LAYOUT	JUNE 30, 2017	
3 OF 7	GRADING / UTILITY PLAN	JUNE 30, 2017	
4 OF 7	LANDSCAPE / LIGHTING PLAN	JUNE 30, 2017	
5 OF 7	DEMOLITION / EROSION CONTROL	JUNE 30, 2017	
6 OF 7	EXISTING CONDITIONS	JUNE 30, 2017	
7 OF 7	DETAIL SHEET	JUNE 30, 2017	
—	SCHEMATIC FLOOR PLAN		
—	BUILDING ELEVATION		

OWNER / APPLICANT:
MINH-TONG NGUYEN & CUC-THI TRAN
11 JOHN ALDEN COURT
DARTMOUTH, MA 02747

DATE: JUNE 30, 2017

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Civil and Environmental Engineering
Land Use Planning
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Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM
ACAD NO. 17-6599 LOCUS PLAN.DWG

No.	Date	Revision Description	Chkd. by	Apprvd. by

scale: AS NOTED
date: JUNE 30, 2017
drawn: NAD
checked: SDG
approved: SDG

sheet 1 of 2
drawing number: LOCUS-1

project: PROPOSED NAIL SALON
801 MT. PLEASANT STREET
NEW BEDFORD, MA 02745

client: MINH-TONG NGUYEN & CUC-THI TRAN

drawing title: LOCUS MAP

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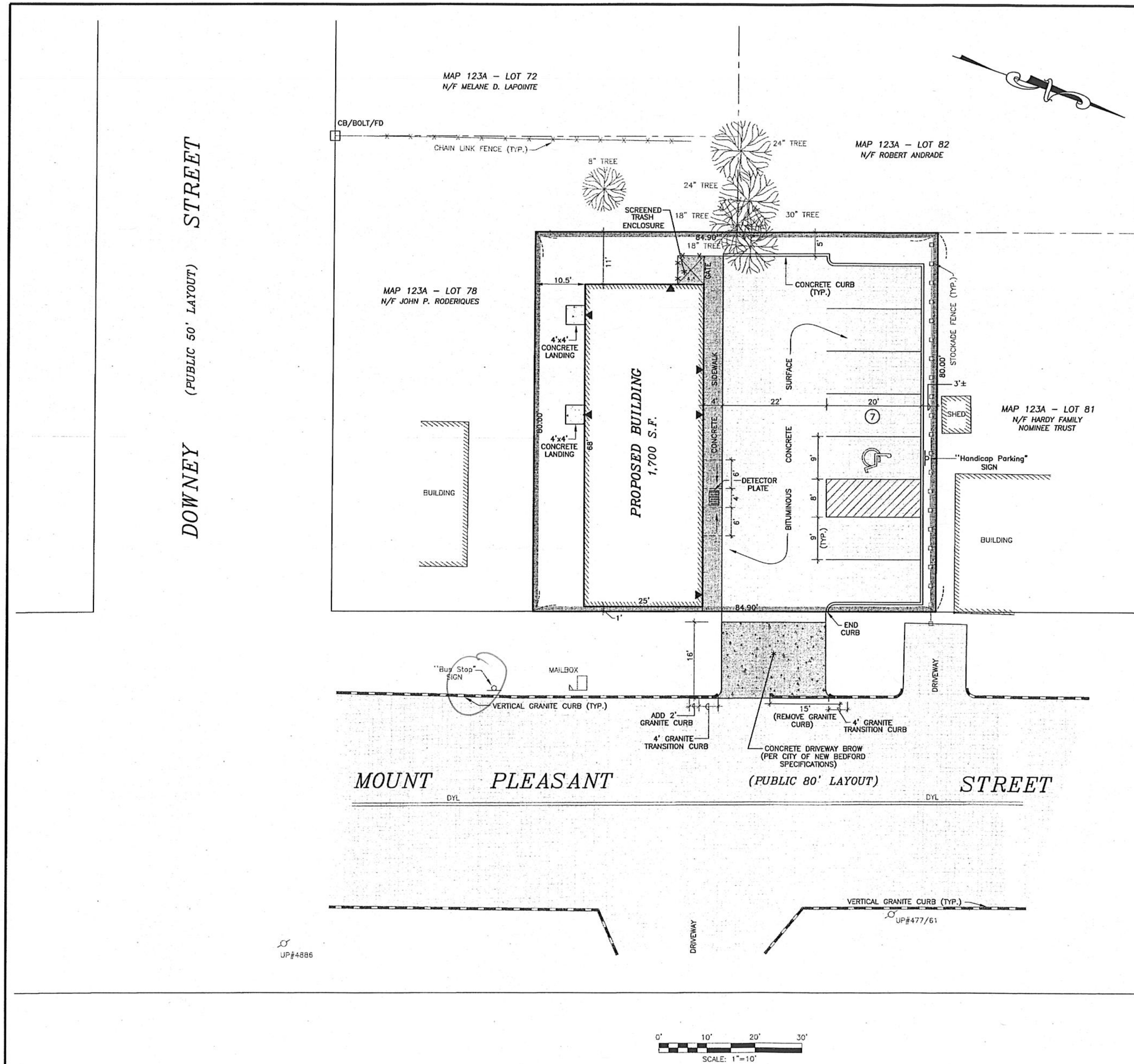
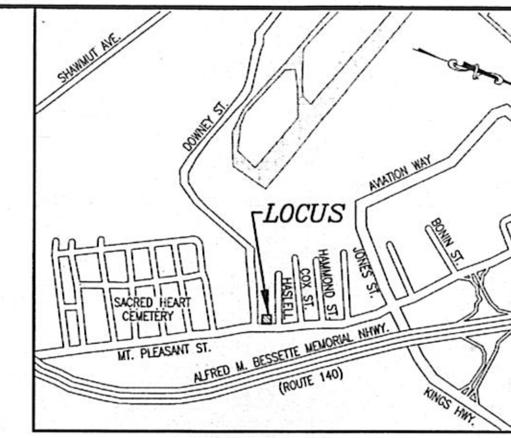
Acad No. NB 17-6559 LOCUS MAP.DWG
File No. 17-6559

CITY CLERK'S OFFICE
NEW BEDFORD, MA
2017 AUG 11 A 11:02

PLANNING
AUG 11 2017
DEPARTMENT





LOCUS MAP

SCALE: 1"=800'±

LEGEND

- PROPERTY LINE
- EXISTING ABUTTER BUILDING
- EXISTING DOUBLE YELLOW LANE LINE
- EXISTING STOCKADE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING UTILITY POLE
- EXISTING TREE
- PROPOSED BUILDING ENTRANCE
- PROPOSED NUMBER OF PARKING SPACES

NOTES:

1. ALL HANDICAP PARKING, RAMPS AND ACCESS, SIDEWALK & NEW DRIVEWAY BROW, SHALL CONFORM TO ADA AND MAAB REQUIREMENTS.
2. CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 24 HOURS IN ADVANCE OF POURING CONCRETE TO INSURE THAT THE SIDEWALK & DRIVEWAY BROW WILL MEET A.D.A. AND CITY OF NEW BEDFORD STANDARDS.
4. 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 THE WORK BEING PERFORMED.
5. ALL PAVEMENT MARKINGS SHALL CONFORM TO MUTCD REQUIREMENTS.
6. SEE DEMOLITION / EROSION CONTROL PLAN SHEET 5 OF 7 FOR MEASURES TO BE TAKEN PRIOR TO CONSTRUCTION.
7. I HEREBY CERTIFY THAT THE PROJECT AS DESIGNED MEETS THE APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD.

   8.10.17
   DATE
8. DRIVEWAY PERMIT SUBJECT TO TRAFFIC COMMISSION APPROVAL.
9. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.

LOCUS: MAP 123A – LOTS 79 & 80
ZONING DISTRICT: MIXED USE BUSINESS
SURVEY DATUM: NAVD
SURVEY DATE: MARCH 29, 2017
OWNER/APPLICANT
MINH-TONG NGUYEN & CUC-THI TRAN
11 JOHN ALDEN LANE
DARTMOUTH, MA 02747
DEED REFERENCE: BOOK 11844, PAGE 115
PLAN REFERENCE: BOOK 11, PAGE 42

No.	Date	Revision Description	Chkd. by	Appvd. by

scale: 1"=10'
date: JUNE 30, 2017
drawn: NAD
checked: SDG
approved: SDG
sheet 2 of 7
drawing number: SL-1

project: PROPOSED NAIL SALON
801 MT. PLEASANT STREET
NEW BEDFORD, MA 02745

client: MINH-TONG NGUYEN & CUC-THI TRAN

drawing title: SITE LAYOUT

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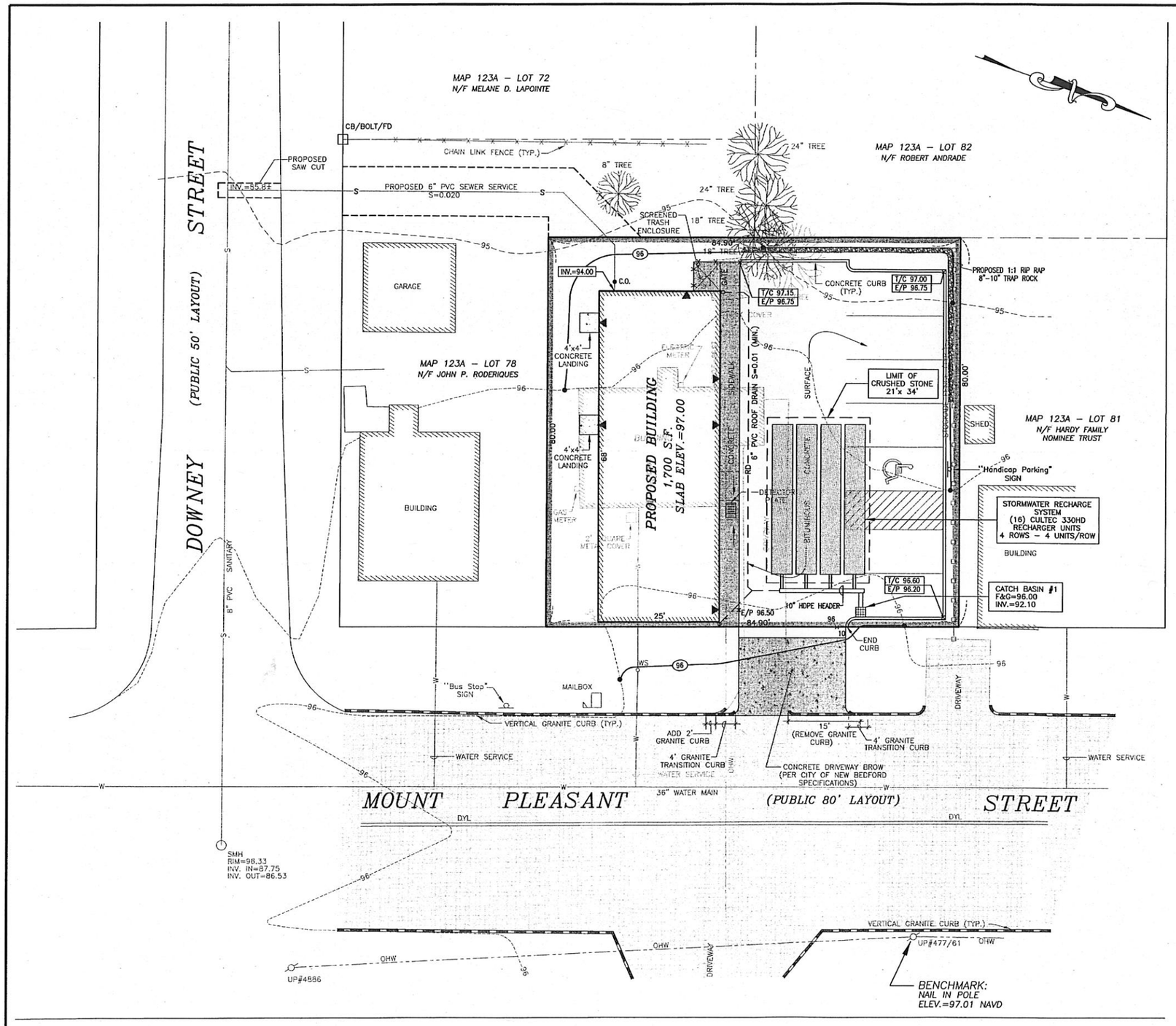
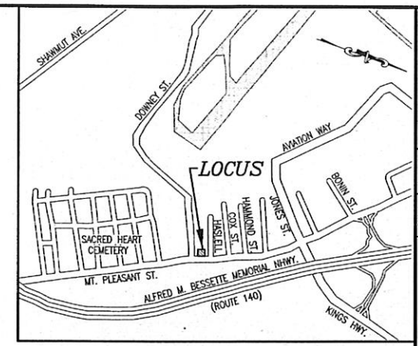
Acad No. NB 17-6559 SL.DWG
File No. 17-6559

CITY CLERK 2017 AUG 11 A 9:45 NEW BEDFORD
PLANNING AUG 11 DEPARTMENT

Case 28-17 & 29-17
08/11/2017





LOCUS MAP

SCALE: 1"=800'±

LEGEND

- PROPERTY LINE
- EXISTING BUILDING ENTRANCE
- 96 EXISTING CONTOUR
- DYL EXISTING DOUBLE YELLOW LANE LINE
- EXISTING STOCKADE FENCE
- EXISTING CHAIN LINK FENCE
- OHW EXISTING OVERHEAD WIRES
- W EXISTING WATER MAIN
- WS$_0$ EXISTING WATER SERVICE (CURB STOP)
- S EXISTING EWER LINE
- SMH EXISTING SEWER MANHOLE
- UP EXISTING UTILITY POLE
- LP EXISTING LAMP POST
- EXISTING TREE
- PROPOSED BUILDING ENTRANCE

CITY CLERK
2017 AUG 11 A 9:45
NEW BEDFORD, MA

PLANNING
AUG 11 2017
DEPARTMENT

No.	Date	Revision Description	Chkd. by:	Appvd. by:
1	08/11/17	PER PLANNING BOARD COMMENTS		

scale: 1"=10'
date: JUNE 30, 2017
drawn: NAD
checked: SDG
approved: SDG
sheet 3 of 7
drawing number: GU-1

project: PROPOSED NAIL SALON
801 MT. PLEASANT STREET
NEW BEDFORD, MA 02745

client: MINH-TONG NGUYEN & CUC-THI TRAN

drawing title: GRADING / UTILITY PLAN

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Acad No. NB 17-6559 GU.DWG
File No. 17-6559

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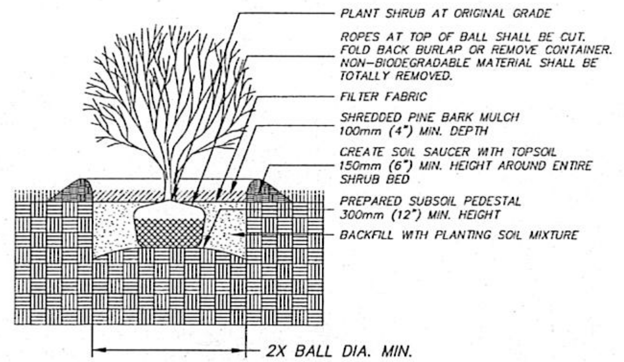
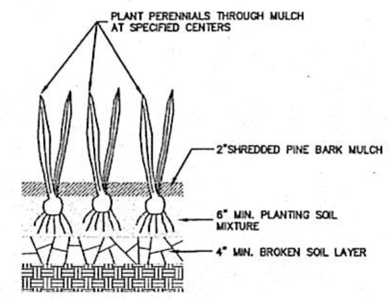
08/11/2017



SHRUB PLANTING

NOT TO SCALE



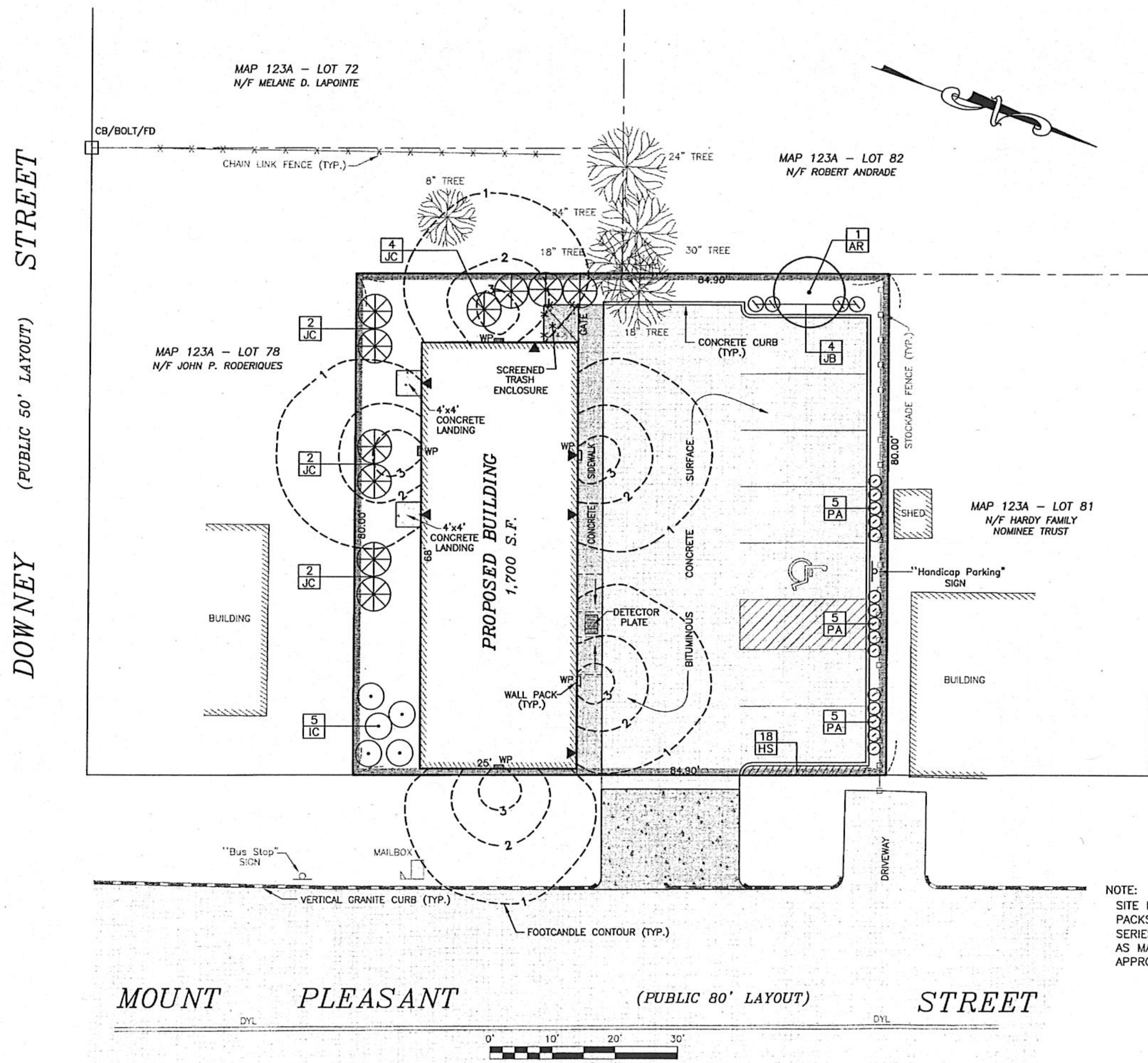
PERENNIAL PLANTING

NOT TO SCALE

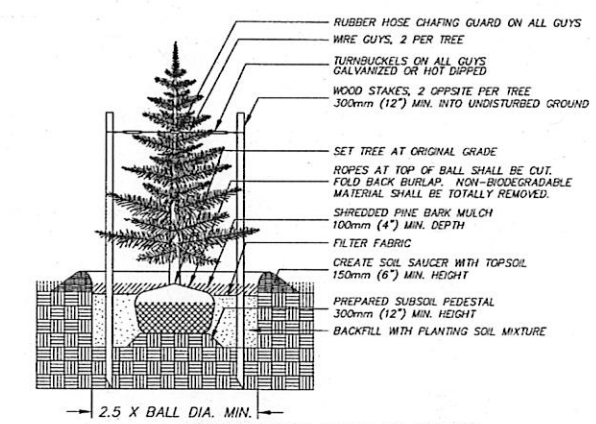
		PLANT LIST	
symbol	quantity	name	size/notes
AR	1	ACER RUBRUM 'OCTOBER GLORY'	2" – 2.5" cal.
		October Glory Red Maple	B&B
HS	18	HEMEROCALLIS 'GOING BANANAS'	1 gallon container
		Going Bananas Daylily	space 24" O.C.
IC	5	ILEX CRENATA 'HELLERI'	3 gallon container
		Heller Holly	
JC	10	JUNIPERUS CHINENSIS 'BLUE POINT'	
		Blue Point Juniper	
JB	4	JUNIPERUS CHINENSIS PFITZERIANA 'COMPACTA'	3 gallon container
		Compact Pfitzer Juniper	
PA	15	PENNISETUM ALOPECUROIDES 'HAMELN'	1 gallon container
		Dwarf Fountain Grass	

PLANTING NOTES

1. All new lawn areas shall receive a minimum of 6 inches topsoil of the proper pH and organic content suitable for the healthy growth of lawns. These areas shall be seeded with a fine blade lawn grass seed.
2. All tree and shrub pits shall be at least 2 feet wider and 1 foot deeper than the tree or shrub root ball to be planted in it. Backfill shall be high quality loam of the proper pH and organic content suitable for the healthy growth of plant materials.
3. All areas to be mulched shall receive 4 inches minimum 100% shredded bark mulch within 48 hours of planting. Unless otherwise noted in planting details.
4. All plants shall be nursery grown and conform to the latest edition of "ANSI Z60.1, American Standard for Nursery Stock."
5. Plants shall conform to the botanical name as indicated in the latest edition of "American Joint Committee of Horticultural Nomenclature, Standardized Plant Names."
6. Plants shall be handled at all times in accordance with the best horticultural practices. Plants in-leaf shall be sprayed with anti-desiccant before digging. Plants shall be dug with firm natural balls and shall conform to the ratios and sizes specified in ANSI Z60.1. B & B plants shall be wrapped in burlap and tied firmly. Plant materials shall be delivered immediately prior to placement, shall be kept moist and shall be protected from sun and wind. Plants having broken or cracked balls prior to or during planting will not be accepted.
7. All trunks of deciduous trees shall be wrapped immediately after planting with tree wrap. Wrap shall be wound spirally, from the bottom of the trunk to the second branches. All trees shall be staked or guyed immediately after planting in accordance with best horticultural practices.
8. The periods for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
9. All disturbed areas shall be loamed and seeded as directed in note #1 above.
10. All locations of existing utilities may not be shown on this plan. See other plan sheets for utility locations. Contractor shall be solely responsible for determining actual locations of existing utilities. Utility conflicts may require adjustments to proposed construction. Contractor shall be responsible for repair of any utilities damaged during construction.
11. Planting beds adjacent to the building shall contain a mix of perennials.

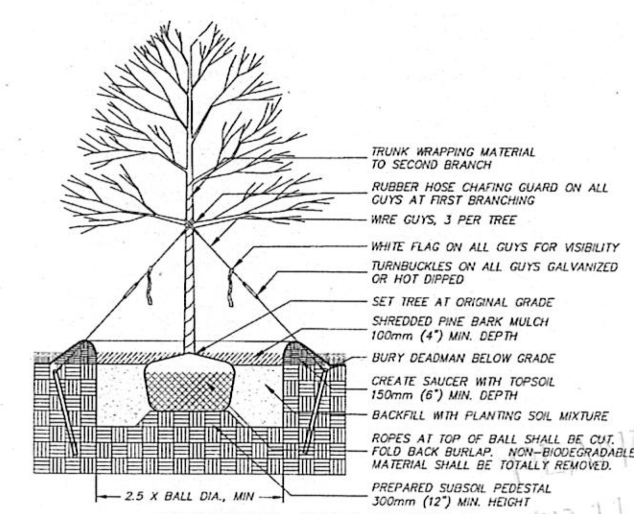


NOTE:
SITE LIGHTING SHALL BE LIMITED TO WALL PACKS. LIGHTS SHALL BE MODEL #E-WP8 SERIES LED TRADITIONAL STYLE WALL PACKS AS MANUFACTURED BY E-CONOLIGHT OR APPROVED EQUAL.



CONIFEROUS TREE PLANTING

NOT TO SCALE



DECIDUOUS TREE PLANTING

NOT TO SCALE

No.	Date	Revision Description	Chkd. by	Appvd. by

scale: 1"=10'
date: JUNE 30, 2017
drawn: NAD
checked: SDG
approved: SDG
sheet 4 of 7
drawing number: LP-1

project: PROPOSED NAIL SALON
801 MT. PLEASANT STREET
NEW BEDFORD, MA 02745

client: MINH-TONG NGUYEN & CUC-THI TRAN

drawing title: LANDSCAPE / LIGHTING PLAN

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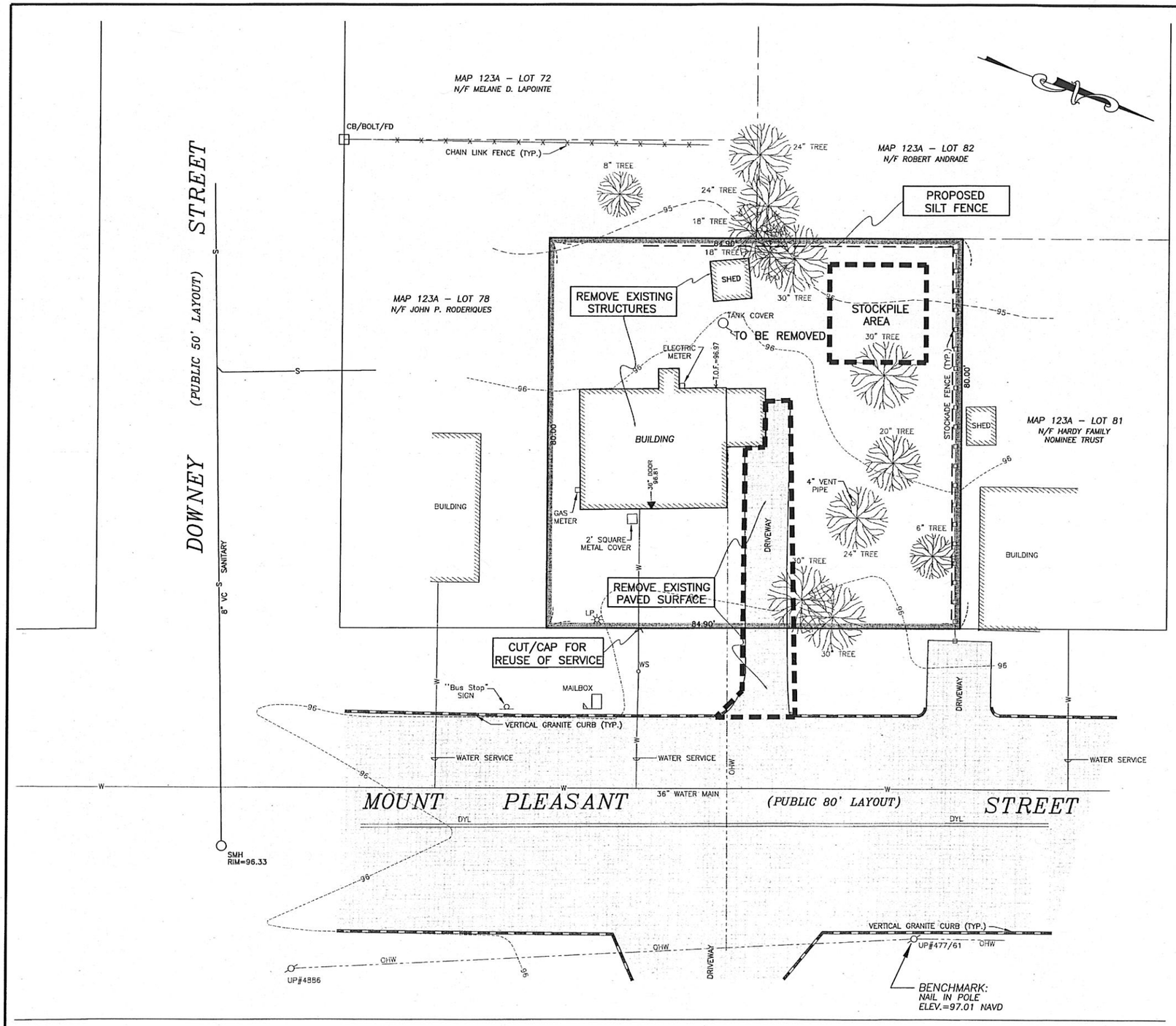
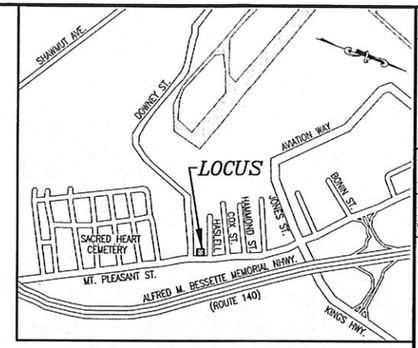
Acad No. NB 17-6559 LANDSCAPE.DWG

File No. 17-6559

Case 28-17 & 29-17
08/11/2017





LOCUS MAP

SCALE: 1"=800'±

LEGEND

- PROPERTY LINE
- EXISTING BUILDING ENTRANCE
- 96 EXISTING CONTOUR
- DYL EXISTING DOUBLE YELLOW LANE LINE
- EXISTING STOCKADE FENCE
- EXISTING CHAIN LINK FENCE
- OHW EXISTING OVERHEAD WIRES
- W EXISTING WATER MAIN
- WS EXISTING WATER SERVICE (CURB STOP)
- S EXISTING SEWER LINE
- SMH EXISTING SEWER MANHOLE
- UP EXISTING UTILITY POLE
- LP EXISTING LAMP POST
- EXISTING TREE

NOTES:

1. ALL BMP EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION OR ANY SITE WORK.
2. EROSION CONTROL BMP'S SHALL CONFORM TO THE US EPA, NPDES, MA DEP AND MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS.
3. CONTRACTOR SHALL HAVE WATER AVAILABLE FOR DUST CONTROL OR, AS AN ALTERNATIVE, AN APPROVED DUST CONTROL AGENT CAN BE UTILIZED.
4. MATERIAL STOCKPILE SHALL BE AS NOTED. SAFETY FENCING SHALL BE USED AROUND STOCKPILES THAT EXCEED 10' IN HEIGHT.
5. SILT FENCE SHALL BE SET ON DOWNGRADIENT EDGE OF ANY STOCKPILE.
6. DEMOLITION SHALL BE LIMITED TO THE AREA OUTLINED.
7. CONTRACTOR SHALL PROTECT ABUTTING AREAS FROM DAMAGE. DAMAGE TO ABUTTING AREAS SHALL BE REPAIRED AT THE CONTACTORS EXPENSE.
8. ALL DEMOLITION MATERIALS SHALL BE LEGALLY DISPOSED OF OFFSITE.

No.	Revision Description	Date	Chkd. by	Apprvd. by

project: PROPOSED NAIL SALON
801 MT. PLEASANT STREET
NEW BEDFORD, MA 02745

owner: MINH–TONG NGUYEN & CUC–THI TRAN

drawing title: DEMOLITION / EROSION CONTROL

scale: 1"=10'
date: JUNE 30, 2017
drawn: NAD
checked: SDG
approved: SDG
sheet 5 of 7
drawing number: DEC–1

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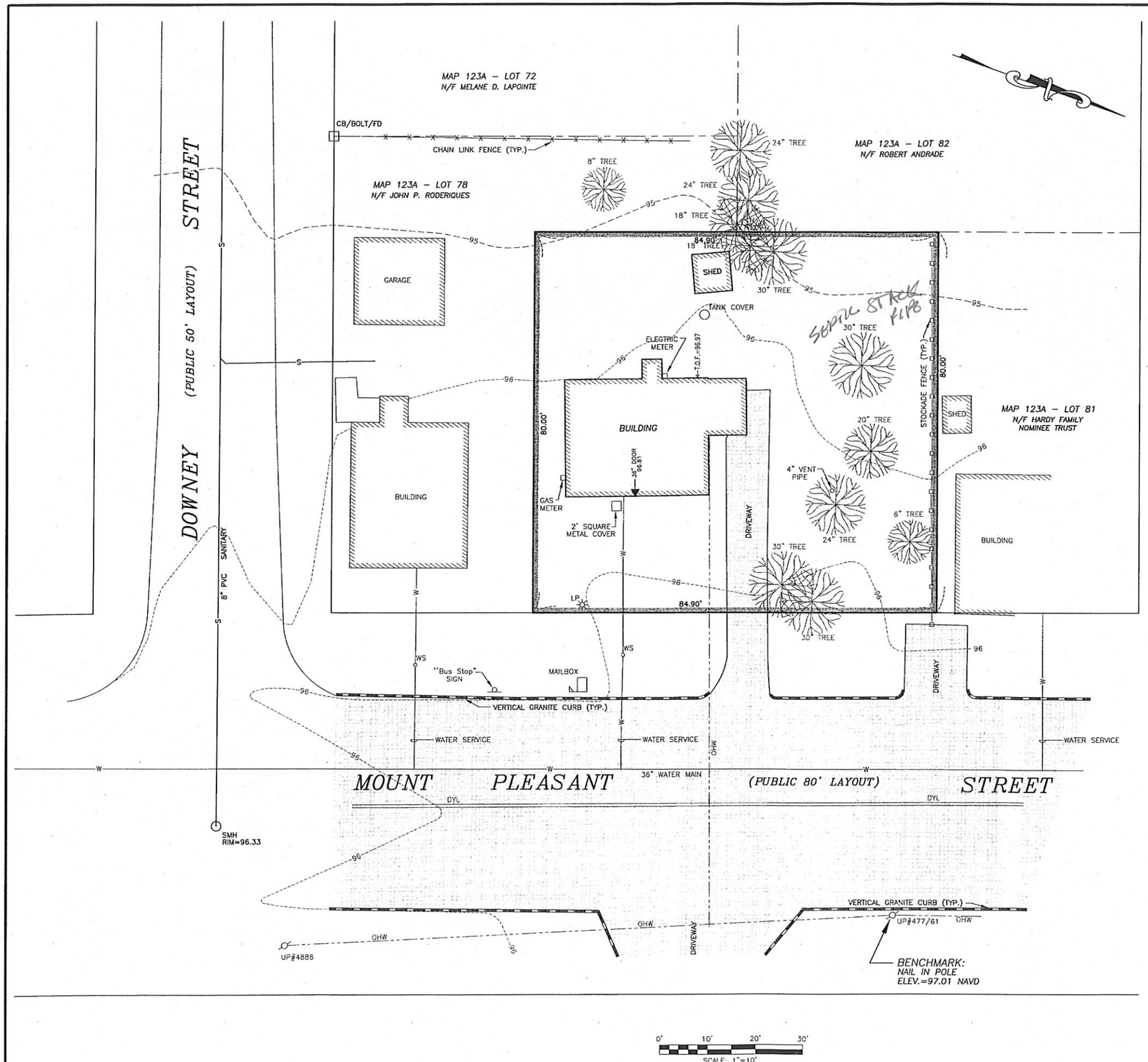
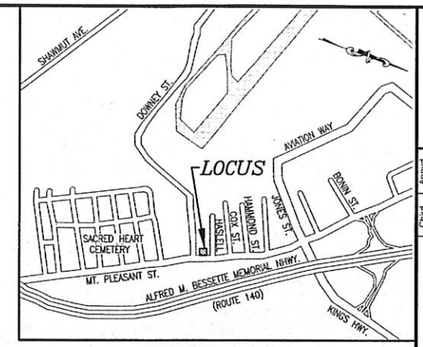
Civil and Environmental Engineering
Land Use Planning

Acad No. NB 17-6559
DEMO EROSION CONTROL.DWG
File No. 17-6559





LOCUS MAP
SCALE: 1"=800'±

LEGEND

- PROPERTY LINE
- BUILDING ENTRANCE
- 96 EXISTING CONTOUR
- DYL DOUBLE YELLOW LANE LINE
- STOCKADE FENCE
- CHAIN LINK FENCE
- OHW OVERHEAD WIRES
- W WATER MAIN
- WS WATER SERVICE (CURB STOP)
- S SEWER LINE
- SMH SEWER MANHOLE
- UP UTILITY POLE
- LP LAMP POST
- TREE

LOCUS: MAP 123A – LOTS 79 & 80
ZONING DISTRICT: MIXED USE BUSINESS
SURVEY DATUM: NAVD
SURVEY DATE: MARCH 29, 2017
OWNER/APPLICANT
MINH–TONG NGUYEN & CUC–THI TRAN
11 JOHN ALDEN LANE
DARTMOUTH, MA 02747
DEED REFERENCE: BOOK 11844, PAGE 115
PLAN REFERENCE: BOOK 11, PAGE 42

No.	Revision Description	Date	Chkd. by	Appvd.
		2017 AUG 11		

scale: 1"=10'
date: JUNE 30, 2017
drawn: NAD
checked: CSBG
approved: JDG
sheet of drawing number: EC-1 6 7

project: PROPOSED NAIL SALON
801 MT. PLEASANT STREET
NEW BEDFORD, MA 02745

client: MINH–TONG NGUYEN & CUC–THI TRAN

drawing title: EXISTING CONDITIONS

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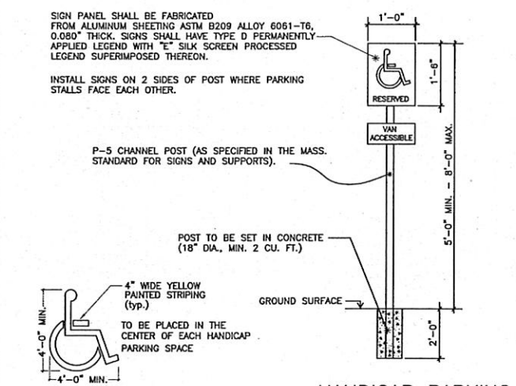
Acad No. NB 17-6559 EC.DWG
File No. 17-6559

Case 28-17 & 29-17
08/11/2017

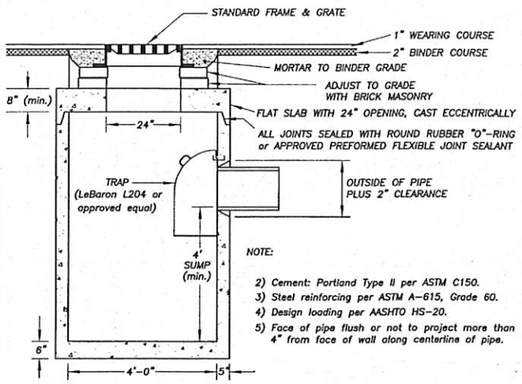


HANDICAP PARKING SPACE INDICATOR

NOT TO SCALE

HANDICAP PARKING SPACE SIGN

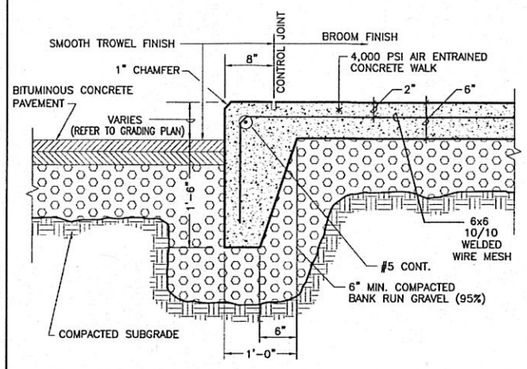
NOT TO SCALE



NOTE: CATCH BASIN SHALL BE FITTED WITH FLO GARD PLUS (SHALLOW) CATCH BASIN INSERT FILTER AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR APPROVED EQUAL.

PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



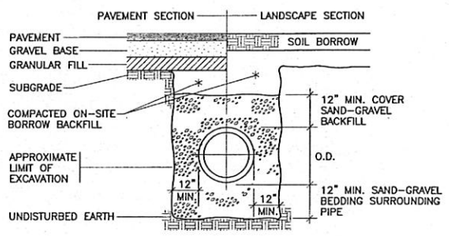
NOTE: PROVIDE CONTROL JOINT & EXPANSION AS REQUIRED FOR CONCRETE WALK.

TYPICAL CONCRETE WALK-CURB DETAIL

NOT TO SCALE

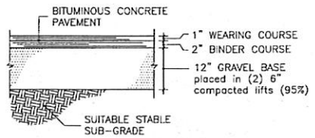
GENERAL NOTES:

1. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THESE PLANS ARE BASED ON FIELD AND RECORD INFORMATION AND, THEREFORE, MAY NOT COMPLETELY DEPICT ALL EXISTING UTILITIES.
3. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS ARE FOUND TO DIFFER WITH THESE DRAWINGS.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THE ABUTTING AREA AND UTILITIES IN THE CONSTRUCTION OF THIS SITE. REPAIR OF DAMAGED PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL CONSTRUCTION.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE CONSTRUCTION SPECIFICATIONS, LATEST REVISION.
7. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF NEW BEDFORD DPW STANDARDS.
8. THE PROPOSED CONCRETE SIDEWALK AND DRIVEWAY APRONS MUST MEET CURRENT A.D.A. AND CITY STANDARDS. THE PROPOSED DRIVEWAYS SHALL BE 6" CEMENT CONCRETE WITH 6"x6" GAUGE WIRE MESH.
9. ALL DRIVEWAY PERMITS ARE SUBJECT TO TRAFFIC COMMISSION APPROVAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 24 HOURS IN ADVANCE TO ENSURE THE PROPOSED SIDEWALK AND DRIVEWAY APRONS AND WHEELCHAIR RAMPS WILL MEET THE CURRENT A.D.A. AND CITY OF NEW BEDFORD STANDARDS.
10. PERMITS FOR DRAINAGE, WATER, SIDEWALKS AND DRIVEWAYS MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC INFRASTRUCTURE (DPI) ENGINEERING DIVISION BY OWNER.
11. ALL UTILITY WORK TO BE CONDUCTED PER DPI SPECIFICATION.
12. THE DEVELOPER AND SITE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE PRIOR TO START OF CONSTRUCTION.
13. UPON COMPLETION OF THE PROJECT, THE ENGINEER MUST SUBMIT AS-BUILT DRAWINGS IN CADD FORMAT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



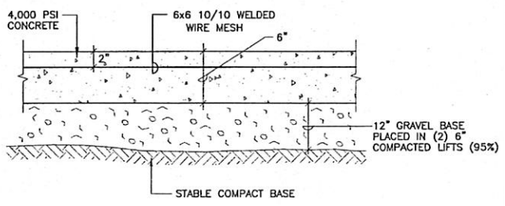
TYPICAL STORM DRAIN TRENCH SECTION

NOT TO SCALE



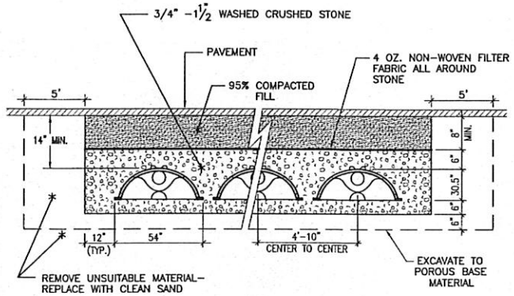
PAVING SECTION

NOT TO SCALE



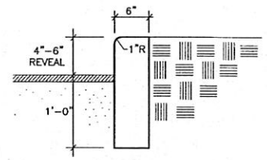
TRASH ENCLOSURE PAD

NOT TO SCALE



CULTEC CONTACTOR 330HD
TYPICAL CROSS SECTION DETAIL
RECHARGE CHAMBER SYSTEM

NOT TO SCALE



PRECAST CONCRETE CURB

NOT TO SCALE

No.	Revision Description	Date	Chkd. by	Apprd. by

scale: NOT TO SCALE
date: JUNE 30, 2017
drawn: NAD
checked: SDG
approved: SDG
sheet 7 of 7
drawing number: DS-1

project: PROPOSED NAIL SALON
801 MT. PLEASANT STREET
NEW BEDFORD, MA 02745

client: MINH-TONG NGUYEN & CUC-THI TRAN

drawing title: DETAIL SHEET

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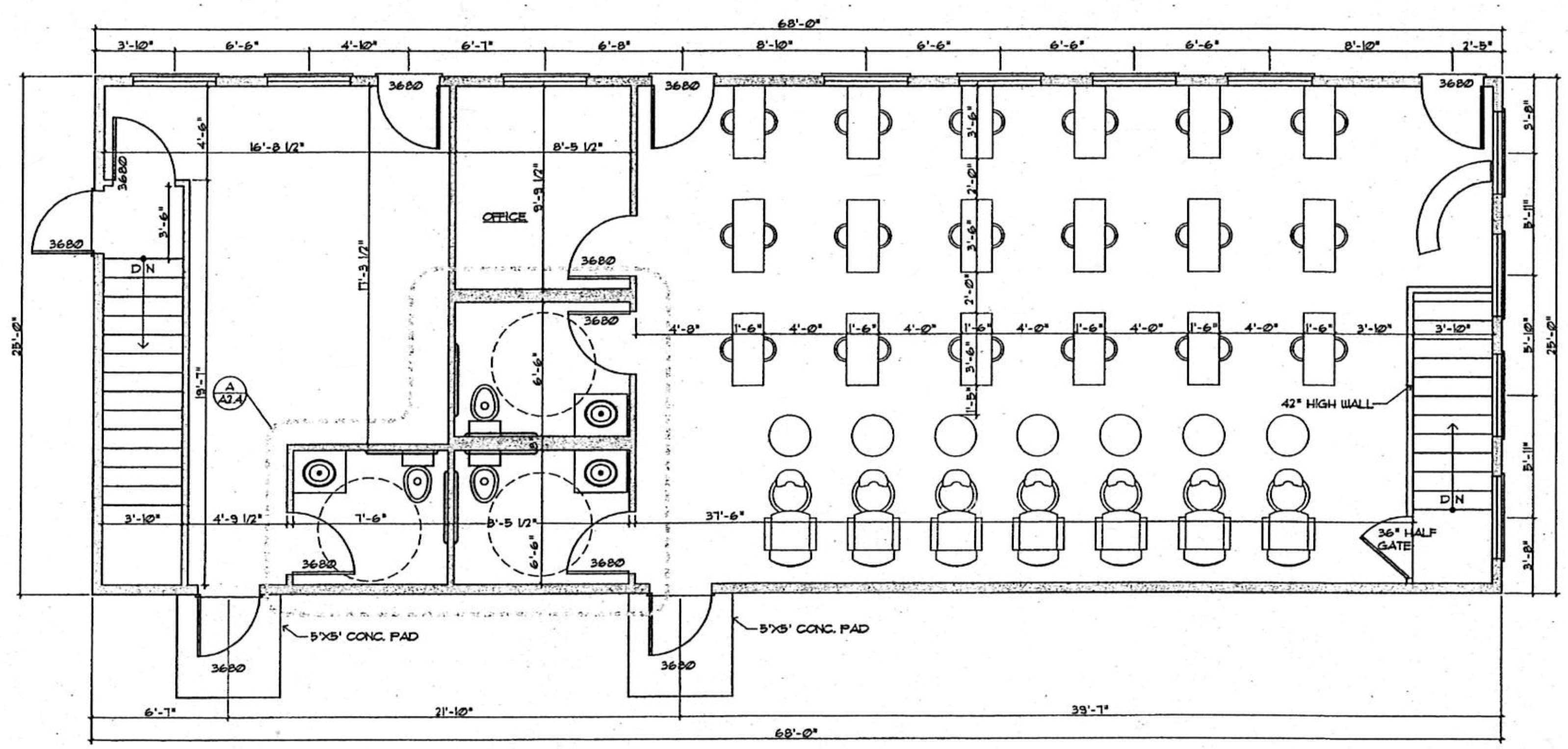
Acad No. NB 17-6559 DETAIL SHEET.DWG
File No. 17-6559

Case 28-17 & 29-17
08/11/2017



A
A1.4
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

Description: PROPOSED New Building

Drawing Title: Proposed First Floor Plan

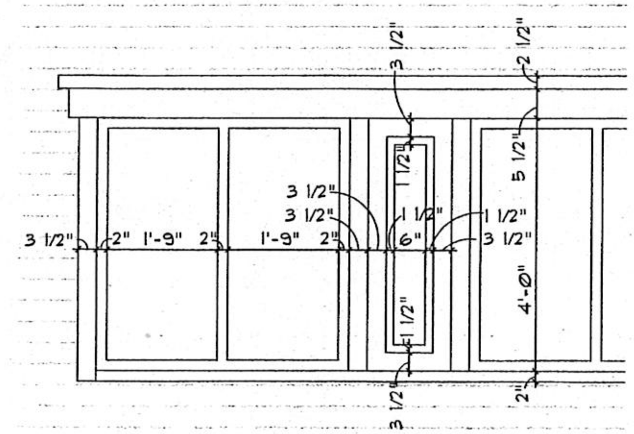
Drawing No. A2.2

Project: PROPOSED New Building At: 801 Mt Pleasant St New Bedford, MA

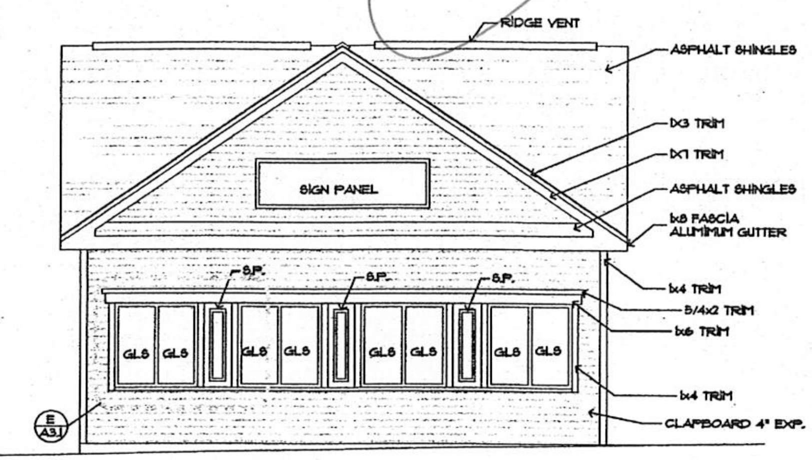
25' x 68'

1700 SF

Case 28-17 & 29-17
08/11/2017

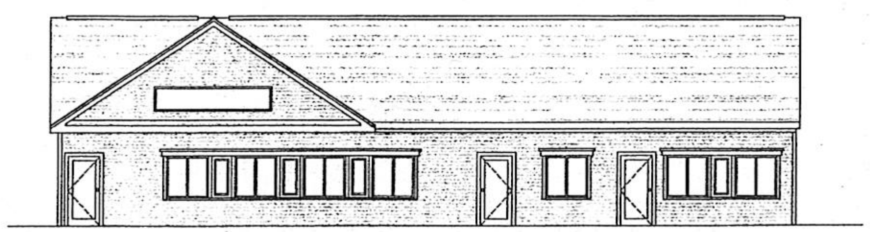


E / A3.1 ENLARGED WINDOW DETAIL
SCALE: 1/2" = 1'-0"

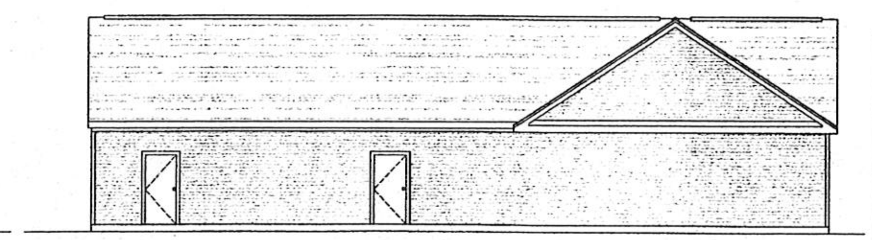


GLS=GLASS S.P.=SOLID PANEL

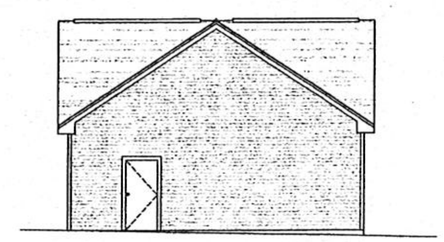
A / A3.1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



B / A3.1 PROPOSED SIDE ELEVATION
SCALE: 1/8" = 1'-0"



C / A3.1 PROPOSED SIDE ELEVATION
SCALE: 1/8" = 1'-0"



D / A3.1 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"

Notes:
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Notes:
All sub-trades and fabricators shall be responsible for field verifying all dimensions to ensure proper location and fit of all field construction and manufactured items called for or shown on this drawing.

Description: PROPOSED New Building

☐ Approved
☐ Approved as Noted
Date
by

COMPREHENSIVE DESIGN-BUILD SERVICES SINCE 1982

CDBS
a Division of Integrated House Wrights, LLC
P.O.BOX 578 WEST WAREHAM, MA 02576-0578
T/F: 508.291.1051
email: ormonde@cdbsdesigns.com

No.	Date	Revision
△		
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Drawing Title: Proposed ELEVATIONS

Date 08.02.2017
Scale AS SHOWN
Drawn AMP
Checked
Approved
Sheet of

Drawing No. A3.1
Proj. No. 2016-109

Project: PROPOSED New Building At: 801 Mt Pleasant St New Bedford, MA

Case 28-17 & 29-17
08/11/2017