

National Register District: Bedford Landing



Construction Management Plan

D.F. Pray

GENERAL CONTRACTORS

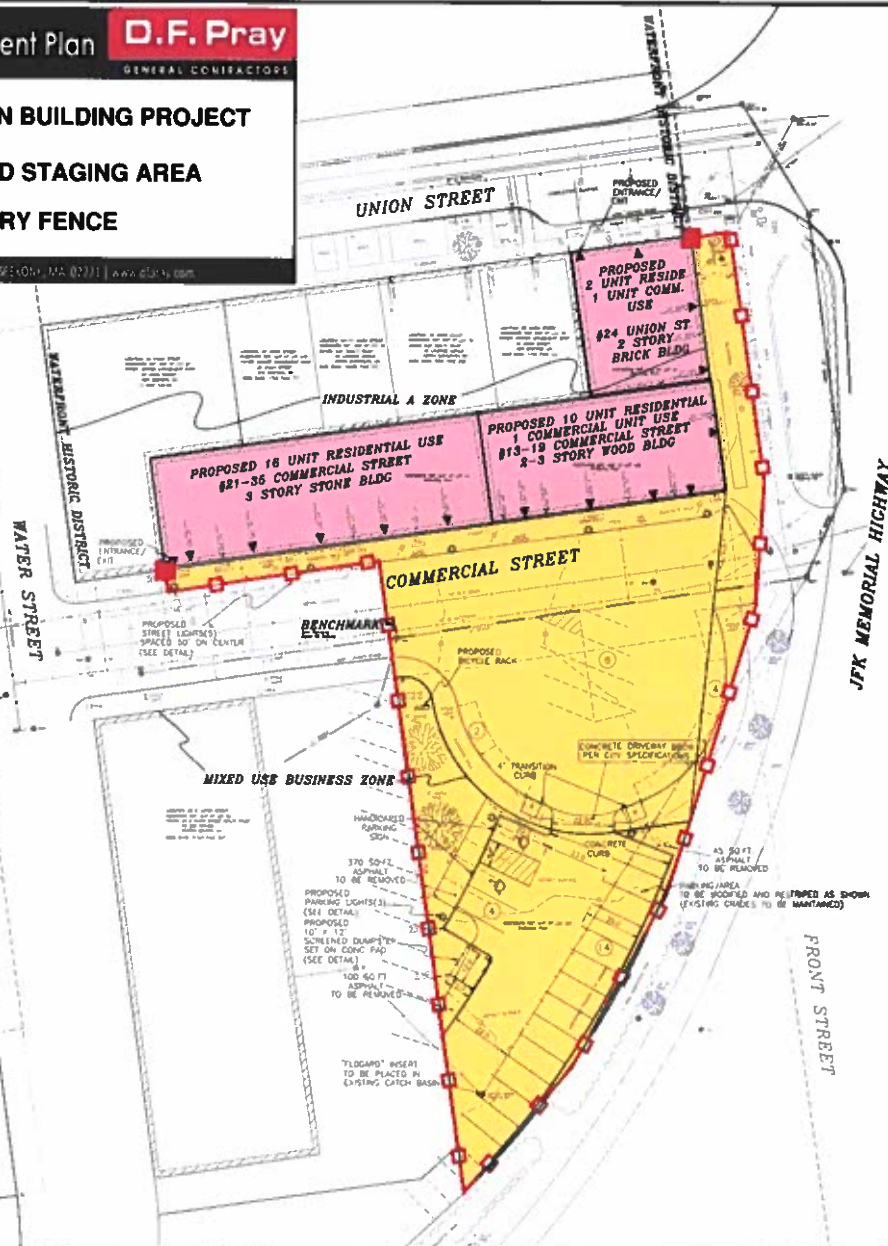
18 & UNION BUILDING PROJECT

PROPOSED STAGING AREA

TEMPORARY FENCE

D.F. Pray, Inc. | 25 ANTHONY STREET | WESTPORT, MA 02731 | www.dfp.com

- LEGEND**
- PROPERTY LINE
 - FENCE
 - QUADRANT
 - HANDICAP RAMP
 - DY. DOUBLE YELLOW LINE
 - EW. ELECTRIC MANHOLE
 - CB. CATCH BASIN
 - DW. DOWN MANHOLE
 - SW. SEWER MANHOLE
 - WH. WATER MANHOLE
 - HYD. FIRE HYDRANT
 - WG. WATER GATE VALVE
 - GV. GAS GATE VALVE
 - AL. AREA LIGHT
 - WS. WATER SERVICE
 - UP. UTILITY POLE
 - MB. MONITORING WELL
 - NP. NUMBER OF PARKING SPACES
 - BE. BUILDING ENTRANCE
 - B. BOLLARD
 - GL. GAS LINE
 - EL. ELECTRIC LINE
 - OW. OVERHEAD WIRES
 - WL. WATER LINE
 - DL. DRAIN LINE
 - SL. SEWER LINE
 - SL. STREET LAMP
 - SC. EXISTING CONTOUR
 - T. TREE



APPLICANT

APPLICANT: FRANKLIN HOSPITALITY CORPORATION
PO BOX 248
WESTPORT, MA

PARCEL SUMMARY

LOCATION: 24 UNION STREET
ASSESSORS REF: MAP 47 LOT 41
OWNER: FRANKLIN HOSPITALITY CORPORATION
PO BOX 248
WESTPORT, MA
DEED BOOK: 11953 PAGE 275
ZONING DISTRICT: INDUSTRIAL A & WATERFORD HISTORIC
PARCEL AREA=2350± SQ. FT.
BUILDING AREA=2320±

LOCATION: 21-35 COMMERCIAL STREET
ASSESSORS REF: MAP 47 LOT 189
OWNER: NATIONAL DOWNTOWN CLUB LLC
66 STATE ROAD
WESTPORT, MA
DEED BOOK: 12787 PAGE 112
ZONING DISTRICT: INDUSTRIAL A & WATERFORD HISTORIC
PARCEL AREA=3470± SQ. FT.
BUILDING AREA=3470± SQ. FT.

LOCATION: 13-19 COMMERCIAL STREET
ASSESSORS REF: MAP 47 LOT 44
OWNER: NATIONAL DOWNTOWN CLUB LLC
66 STATE ROAD
WESTPORT, MA
DEED BOOK: 12787 PAGE 112
ZONING DISTRICT: INDUSTRIAL A & WATERFORD HISTORIC
PARCEL AREA=4860± SQ. FT.
BUILDING AREA=4860± SQ. FT.

LOCATION: JOHN F. KENNEDY MEMORIAL HIGHWAY
ASSESSORS REF: MAP 47 LOT 127
OWNER: NATIONAL DOWNTOWN CLUB LLC
66 STATE ROAD
WESTPORT, MA
DEED BOOK: 12787 PAGE 112
ZONING DISTRICT: MIXED USE BUSINESS
PARCEL AREA=8498± SQ. FT.

SURVEY INFORMATION
ELEVATION DATUM: NAVD 1988
SURVEY COMPLETED: 7-31-19

ZONING REQUIREMENTS

ZONING DISTRICT: INDUSTRIAL A
MIN. LOT AREA: 0 SQ. FT.
MIN. FRONTAGE: 0'
MAX. BUILDING HGT: 7 STORES/100'
MIN. FRONT SETBACK: 25'
MIN. SIDE SETBACK: 25'
MIN. REAR SETBACK: 25'
MAX. LOT COV. BLDG: 50%

ZONING DISTRICT: MIXED USE BUSINESS
MIN. LOT AREA: 15000 SQ. FT.
MIN. FRONTAGE: 0'
MAX. BUILDING HGT: 100'
MIN. FRONT SETBACK: 30'
MIN. SIDE SETBACK: 10/12
MIN. REAR SETBACK: 0'

UTILITY COMPANIES

SANITARY SEWER - NEW BEDFORD (NH)
WATER SUPPLY - NEW BEDFORD (NH)
DEPARTMENT OF PUBLIC INFRASTRUCTURE
1165 SHANNUT AVENUE
NEW BEDFORD, MA 02740
(508) 979-1550

GAS - EVERSOURCE GAS (855) 845-2427
180 MACARTHUR DRIVE
NEW BEDFORD, MA 02740

ELECTRIC - EVERSOURCE ELECTRIC (888) 633-3797
180 MACARTHUR DRIVE
NEW BEDFORD, MA 02740

CABLE - COMCAST (800) 934-6489

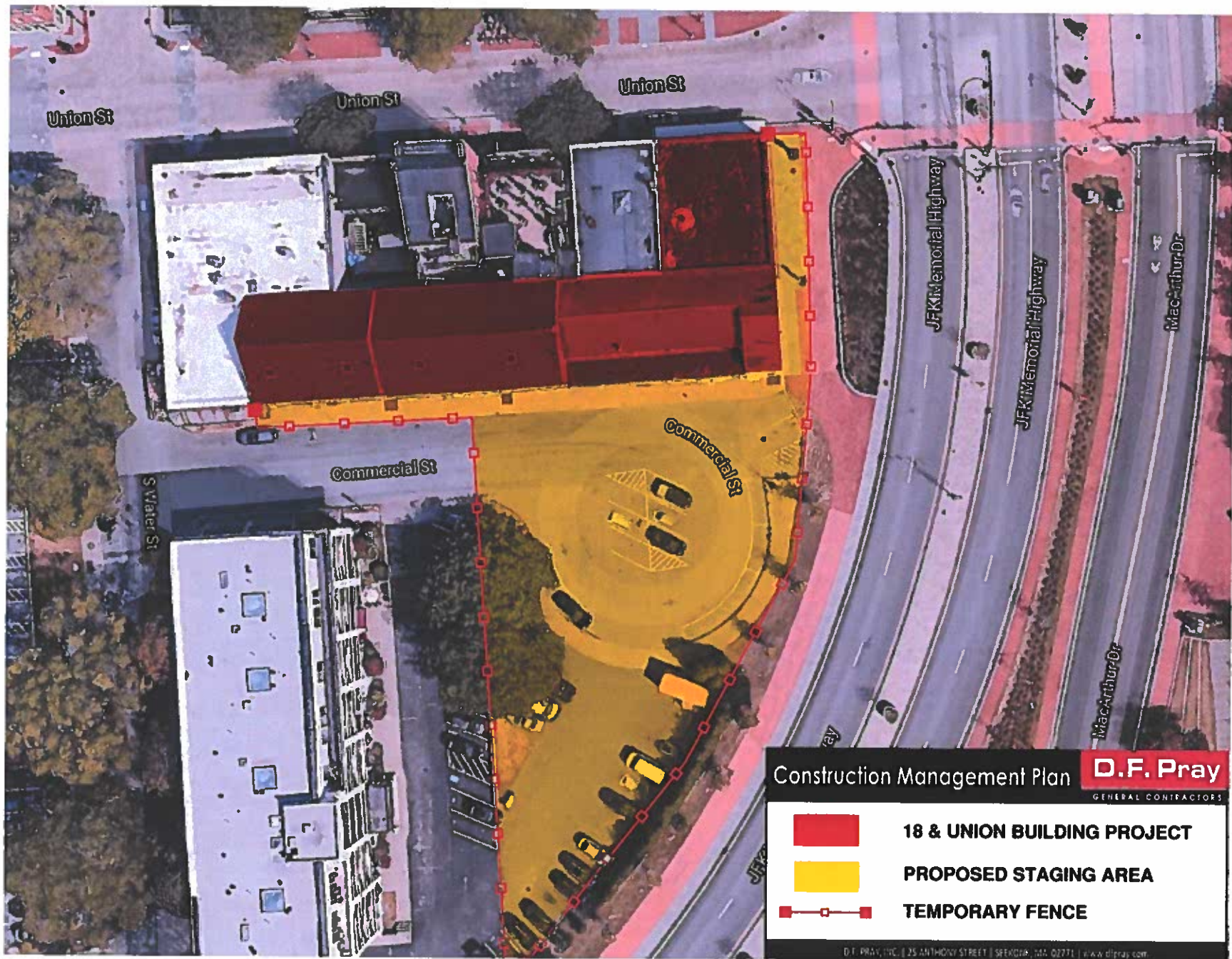
PROJECT: EIGHTEEN & UNION MIXED USE REDEVELOPMENT
13-19, 21-35 COMMERCIAL STREET, 24 UNION STREET
NEW BEDFORD, MA

FRANKLIN HOSPITALITY CORPORATION

SITE LAYOUT AND UTILITY PLAN

SITEC
Site Construction Engineering
1000 Main Street
Westport, MA 02731
(508) 247-1111
www.sitec.com

19-1314



Construction Management Plan

D.F. Pray

GENERAL CONTRACTORS



18 & UNION BUILDING PROJECT



PROPOSED STAGING AREA



TEMPORARY FENCE