

Construction Management Plan

D.F. Pray

GENERAL CONTRACTORS

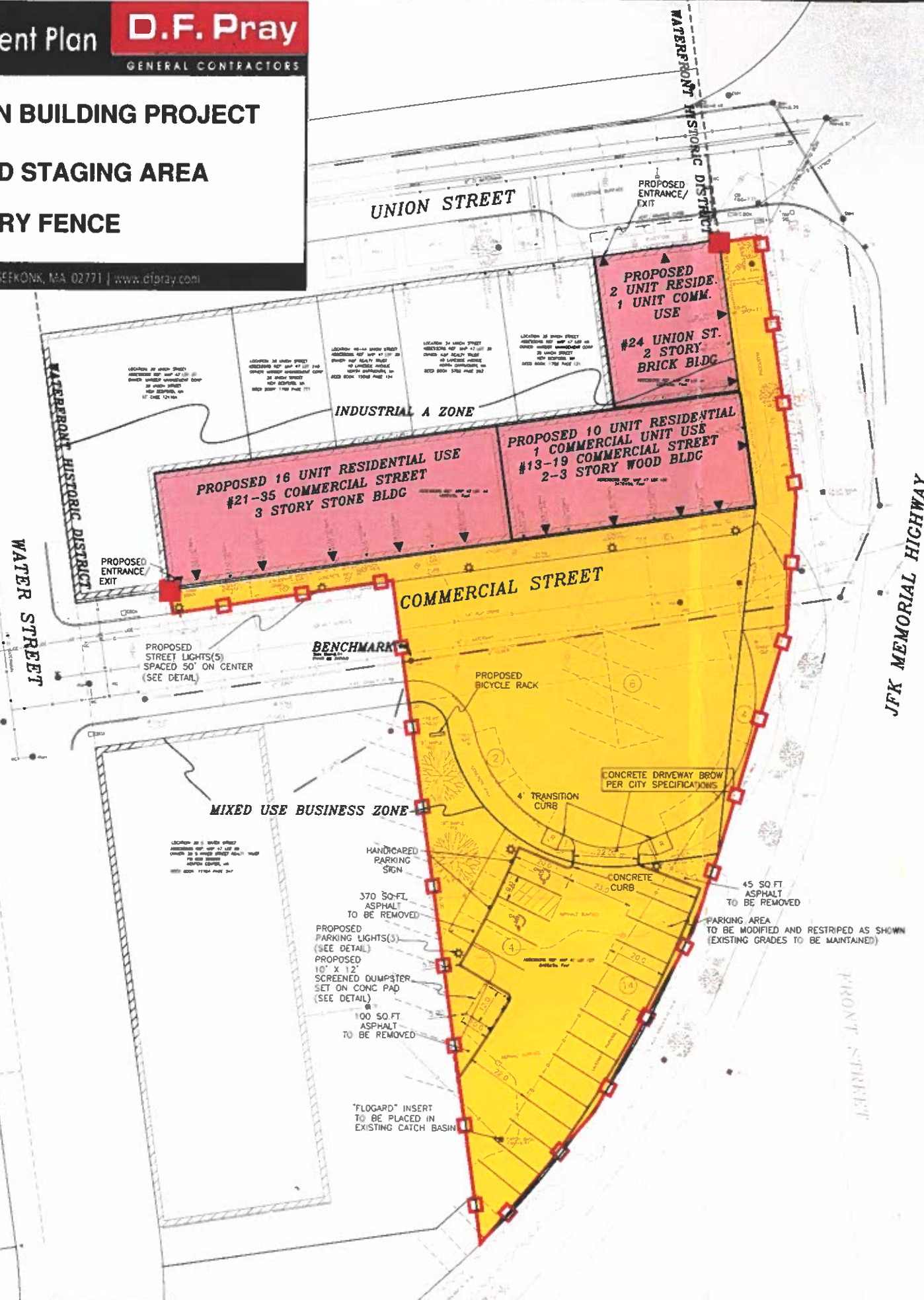
18 & UNION BUILDING PROJECT

PROPOSED STAGING AREA

TEMPORARY FENCE

D.F. PRAY, INC. | 25 ANTHONY STREET | SEFKONK, MA 02771 | www.dfpay.com

LEGEND	
	PROPERTY LINE
	FENCE
	GUARDRAIL
	HANDICAP RAMP
	DOUBLE YELLOW LINE
	ELECTRIC MANHOLE
	CATCH BASIN
	DRAIN MANHOLE
	SEWER MANHOLE
	MANHOLE
	FIRE HYDRANT
	WATER GATE VALVE
	GAS GATE VALVE
	AREA LIGHT
	WATER SERVICE
	UTILITY POLE
	MONITORING WELL
	NUMBER OF PARKING SPACES
	BUILDING ENTRANCE
	BOLLARD
	GAS LINE
	ELECTRIC LINE
	OVERHEAD WIRES
	WATER LINE
	DRAIN LINE
	SEWER LINE
	STREET LAMP
	EXISTING CONTOUR
	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 & WATERFRONT HISTORIC
PARCEL AREA=2320± 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 & WATERFRONT 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 & WATERFRONT 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 STORIES/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: 20'
MIN. SIDE SETBACK: 10/12
MIN. REAR SETBACK: 0'

UTILITY COMPANIES

SANITARY SEWER - NEW BEDFORD DPI
WATER SUPPLY - NEW BEDFORD DPI
DEPARTMENT OF PUBLIC INFRASTRUCTURE
1105 SHAWMUT AVENUE
NEW BEDFORD, MA 02740
(508) 979-1550

GAS - EVERSOURCE GAS (855) 645-2427
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

CLIENT: FRANKLIN HOSPITALITY CORPORATION

DRAWING TITLE: SITE LAYOUT AND UTILITY PLAN

SITEC, Inc.
448 Brimley Ave.
Bedford, MA 02727
(508) 998-2125
Fax: (508) 998-7954

SITEC
Civil and Environmental Engineering
Land Use Planning

Scale: 1"=33.4' PC
File No: 19-7314