

# MBL Land Development & Permitting, Corp.

*Land Development, Transportation & Environmental Solutions*

## **Office Location**

5 Bristol Drive, Suite 3A & 4  
South Easton, MA 02375  
P.508.297.2746

**Email:** [info@MBLLandDevelopment.com](mailto:info@MBLLandDevelopment.com)

## **Remittance Address**

P.O. Box 7001  
Somerset, MA 02726  
P.508.944.0758

**Website:** [www.MBLLandDevelopment.com](http://www.MBLLandDevelopment.com)

November 20, 2023

City of Fall River Site Plan Review Committee/Fall River Redevelopment Authority  
Attn: Mr. Daniel Aguiar, City Engineer  
One Government Center  
Fall River, MA 02722

Re: Response to SP 22-685 Approval Conditions dated December 20, 2022

Dear Mr. Daniel Aguiar,

On behalf of our client VMD Companies LLC, MBL Land Development & Permitting Corp. is submitting this response letter to revisions listed as part of the Conditions of Approval by the City of Fall River Site Plan Review Committee on December 20, 2022.

## **General**

1. Cover Sheet shall list the name and address of the owner and applicant.

**MBL Response:** MBL has updated the cover sheet to include the information mentioned. Please see revised plan set dated 11/20/2023.

2. Cover Sheet shall include a parcel summary that lists all applicable Zoning Districts.

**MBL Response:** MBL has updated the cover sheet to include the information mentioned. Please see revised plan set dated 11/20/2023.

3. Cover Sheet shall reference any and all Fall River Redevelopment Authority approvals, LDA and or restrictions.

**MBL Response:** MBL has updated the cover sheet to include any all waivers, approvals, LDA and/or Restrictions in both the City of Fall River and Freetown. Please see revised plan set dated 11/20/2023.

## **Sheet 3.0-3.4**

4. Dimension all existing curb openings and driveway aprons.

**MBL Response:** MBL has updated the existing conditions to include dimensions for all existing curb openings and driveway aprons. Please see revised plan set dated 11/20/2023.

5. Provide Rim and Invert elevations for all utility structures.

**MBL Response:** MBL has updated the existing conditions to include rim and invert elevations are utility where the information was made available and on the ground survey by this firm. Please see revised plan set dated 11/20/2023.

### **Sheet 5.0-5.3**

6. Dimension proposed curb opening and note alterations to existing openings.

**MBL Response:** MBL has revised the plan set to include dimensions for all new and existing curb openings to be utilized or closed off with the proposed project. Please see revised plan set dated 11/20/2023.

7. Southerly proposed curb opening must fall within the perpendicular projection of the southerly lot line.

**MBL Response:** MBL has revised the proposed curb opening mentioned to utilize the existing curb cut radii along Innovation Way at this location. Please see revised plan set dated 11/20/2023.

8. Provide building setbacks to all property lines.

**MBL Response:** MBL has revised the plan set to include building setbacks to all property lines as requested. Please see revised plan set dated 11/20/2023.

9. Provide a note regarding pavement marking material type.

**MBL Response:** MBL has revised the plan set to include a general note on all layout sheets that pavement markings shall consist of MassDOT approved traffic paint with glass bead retroreflective additive. Please see revised plan set dated 11/20/2023.

10. Correct several text overlay errors.

**MBL Response:** MBL has revised the plan set to correct the overlay errors mentioned. Please see revised plan set dated 11/20/2023.

11. Add specific signage regarding truck traffic only.

**MBL Response:** MBL has revised the plan set to include truck traffic only signage as requested. Please see revised plan set dated 11/20/2023.

12. Provide any proposed site signage in accordance with the Zoning Bylaw.

**MBL Response:** MBL has provided all site signage that is to be proposed. Specific building and tenant signage will conform to the City of Fall River Zoning Bylaws, or variance will be needed.

13. Provide setback dimension from all parking, storage and work areas to the adjacent lot line.(front, side & rear) refer to 86-202 (e) of the Zoning Bylaw for compliance.

**MBL Response:** MBL has revised the plan set to include setback dimensions to exterior lot lines of the development. Setbacks to interior lot lines within the development have been previously approved, without the use of a waiver. Please see sheets C-5.0 through C-5.3 of the revised plan set dated 11/20/2023.

14. Provide locations for refuse storage in enclosed/screened areas or specifically note how this will be handled within the interior of the buildings.

**MBL Response:** MBL has provided a note on all layout sheets stating "One loading bay per tenant will be utilized for the handling of refuse storage." Additionally, a typical location of proposed dumpsters with a vinyl fence enclosure. Please see sheets C-5.0 through C-5.3 of the revised plan set dated 11/20/2023.

15. Consider reducing drive aisle to 22' where possible.

**MBL Response:** MBL has discussed with the applicant the recommendation of reducing drive aisles to 22' where possible, and 24' was preferred. To provide adequate room for vehicle maneuvering and fire truck access.

### **Sheet 6.0-6.3**

16. The applicant is encouraged to consider the addition of green infrastructure.

**MBL Response:** MBL has considered the recommendation of incorporating additional green infrastructure throughout the proposed project. Several site constraints limit the available space including groundwater, wetlands, ledge, and limited areas for truck movement. The proposed open air infiltration basin and rain garden are proposed and additionally, all buildings are designed to be LEED certified which includes several site design aspects as well. Please see revised plan set dated 11/20/2023.

17. Show proposed easement lines.

**MBL Response:** MBL has updated the grading and drainage sheets to show the proposed easements in red as recommended. Please see sheets C-6.0 through C-6.3 of the revised plan set dated 11/20/2023.

18. Show proposed erosion control (Haybales and Silt Fence required).

**MBL Response:** MBL has updated the grading and drainage sheets to show the proposed erosion control lines as recommended. Please see sheets C-6.0 through C-6.3 of the revised plan set dated 11/20/2023.

19. Provide roof leader sizing. An 8" or 10" roof drain is shown in differing locations.

**MBL Response:** MBL has performed roof leader sizing for roof drainage for each building. Please see sheets C-6.0 through C-6.3 of the revised plan set dated 11/20/2023 and revised Drainage Report dated 7/27/2023 for sizing calculations.

20. Guard Rail shall added along any drive aisle or parking area with an adjacent grade of 3:1 or steeper, where a minimum 5' shoulder is not provided.

**MBL Response:** MBL has updated the site plans to provide guardrail along all drives where the downhill slopes are 3:1 or steeper or a minimum 5' shoulder is not provided. Please see sheets C-6.0 through C-6.3 of the revised plan set dated 11/20/2023.

21. Extend access drive to the toe of slope on the east side of the infiltration basin on sheet 6.3 (similar to that along the west side of the basin).

**MBL Response:** MBL has updated the site plans to show access/maintenance drives along all basin berms as recommended. Please see sheets C-6.0 through C-6.3 of the revised plan set dated 11/20/2023.

22. Maintenance access drives shall be installed along all pond berms.

**MBL Response:** MBL has updated the site plans to show access/maintenance drives along all basin berms as recommended. Please see sheets C-6.0 through C-6.3 of the revised plan set dated 11/20/2023.

23. Provide test pit data in the location of the 15'+/- cut in the location of Building 2.

**MBL Response:** Please see attached Geotech report of borings conducted in the area of Building 2 and recommendations based on their findings.

24. All retaining walls in excess of 4' shall be specifically designed and submitted for building permits.

**MBL Response:** All retaining walls in excess of 4' in height will be designed by a structural engineer and submitted to the building inspector prior to construction.

25. Rip Rap shall extend to the toe of slope in all locations where it is proposed. (example, FES 1,5,6 in infiltration basin on sheet 6.3)

**MBL Response:** MBL has updated the site plans to extend the Rip-Rap down to the toe of slope as recommended. Please see sheets C-6.0 through C-6.3 of the revised plan set dated 11/20/2023.

26. There appears to be no system overflow for the Stormtrap System D on sheet 6.3

**MBL Response:** MBL has designed Stormtrap System D to contain and infiltrate the entire 100-year storm event, with additional storage available above the 100-year storm event. Therefore, no outlet should be required.

### **Sheet 7.0-7.3**

27. Show proposed easement lines.

**MBL Response:** MBL has updated the utility sheets to show the proposed easements in red as recommended. Please see sheets C-7.0 through C-7.3 of the revised plan set dated 11/20/2023.

28. 4" water services are not allowed. Please specify 2" or 6".

**MBL Response:** MBL has updated the proposed water service line to be 6" as recommended. Per Meeting with Department of Community Utilities final water line sizes for each building will be determined prior to issuance of building permit and be sized based on tenants needs with sizing provided by a MEP engineer. Please see sheets C-7.0 through C-7.3 of the revised plan set dated 11/20/2023.

29. Discuss and resolve with the Department of Community Utilities the proposed need for the 12" water main that runs through the project frontage in lieu of separate building connections.

**MBL Response:** MBL and the Applicant have updated the proposed water service connections based on a meeting and comments received from department of community utilities. Please see sheets C-7.0 through C-7.3 of the revised plan set dated 11/20/2023.

30. All proposed water main and service connections shall be looped to the satisfaction of the Department of Community Utilities and Fire Department. Including around the rear of building.

**MBL Response:** MBL and the Applicant have updated the proposed water service connections based on a meeting and comments received from department of community utilities and fire department, It was determined by both departments that looping behind the buildings is not required. Please see sheets C-7.0 through C-7.3 of the revised plan set dated 11/20/2023.

31. All existing water services stubs not being utilized shall be removed back to the main and replaced with a spool piece.

**MBL Response:** MBL has updated the proposed site plans to have any existing water stubs not to be utilized to be removed back to the main and replaced as recommended. Please see sheets C-7.0 through C-7.3 of the revised plan set dated 11/20/2023.

32. Provide cleanout manholes for the sewer force main at a minimum interval of 500'

**MBL Response:** MBL has updated the proposed site plans to provide cleanout manholes of the proposed sewer force main at 500' (max) intervals as recommended. Please see sheets C-7.0 through C-7.3 of the revised plan set dated 11/20/2023.

33. Is an air relief valve needed at the high point of the force main just south of building? (Sheet 7.1)

**MBL Response:** MBL has updated the layout of proposed force main manhole and no air relief valve is need. At the end of force main is a drop connection that will allow air to escape from the pipe. Please see revised site plans details dated 11/20/2023 for further information.

34. (Sheet 7.2) The proposed water tie in point is not a pumping station, it is a meter pit for feeding the Town of Freetown. Tie in at this location is prohibited.

**MBL Response:** MBL and the Applicant have updated the proposed water service connections to connect to water main between buildings 2 & 3 to maintain pressure as discussed at the meeting and comments received from department of community utilities. Please see sheets C-7.0 through C-7.3 of the revised plan set dated 11/20/2023.

### **Sheet 8.0-8.3**

35. Haybales and Silt Fence is required.

**MBL Response:** MBL has updated the proposed site plans to show the required silt fence and straw wattles as erosion control fencing. Please see sheets C-8.0 through C-8.3 as well as sheet C-9.5 for details of the revised plan set dated 11/20/2023.

36. Provide erosion control along the boundary of each building site regardless of proximity to resource area.

**MBL Response:** MBL has updated the proposed site plans to show silt fence that has been installed as part of MESA approval around the entire building site and additional silt fence & wattle erosion controls to be installed at all areas that are sloped down and away from the site. Proposed areas that have existing elevations that are higher than the proposed elevations and slope onto the site are not shown to have erosion controls. Please see sheets C-8.0 through C-8.3 as well as sheet C-9.5 for details of the revised plan set dated 11/20/2023.

37. Every proposed access drive shall be installed as a construction entrance during construction.

**MBL Response:** MBL has updated the proposed site plans to show every proposed access drive as a construction entrance to the site. Please see sheets C-8.0 through C-8.3 as well as sheet C-9.5 for details of the revised plan set dated 11/20/2023.

### **Sheet 9.0-9.15**

38. Utility Trench Detail: (9.0)

- a. Provide metallic trace tape 12" above pipe.

**MBL Response:** MBL has updated the utility trench detail to include metallic trace tape to be installed 12" above utility pipe. Please see sheet C-9.0 of the revised plan set dated 11/20/2023.

39. Sewer Cleanout Detail (9.0)

- a. Provide durable road box to protect the top of the CO. This should be for both the CO's in roadways and in vegetated areas.

**MBL Response:** MBL has updated the cleanout detail to include a durable road box for protection to be installed over the cleanout. Please see sheet C-9.0 of the revised plan set dated 11/20/2023.

40. Catch Basin Detail: (9.1)

- a. SEE NOTE 3 should read SEE NOTE 4
- b. All penetrations to be cored or cast to accept flexible boot or link seal type gasket similar to Sewer MH.
- c. Use flexible boot or link seal type gasket similar to Sewer MH to seal all penetrations for pipes that enter the structure.
- d. Note b. on sheet C-2.0 calls for CB's to have hoods/snouts installed at their outlets. The detail doesn't show this, correct the discrepancy.

**MBL Response:** MBL has updated the catch basin detail based on the above comments. MBL has updated the detail to include the use of The Eliminator hood on the outlet of the catch basin. Please see sheet C-9.1 of the revised plan set dated 11/20/2023.

41. Drain Manhole Detail (9.1)

- a. Provide shelf to top of pipe similar to sewer MH' s.
- b. All penetrations to be cored or cast to accept flexible boot or link seal type gasket similar to Sewer MH's.
- c. Use flexible boot or link seal type gasket similar to Sewer MH to seal all penetrations for pipes that enter the structure.

**MBL Response:** MBL has updated the drainage manhole detail based on the above comments. Please see sheet C-9.1 of the revised plan set dated 11/20/2023.

42. Double Grate Catch Basin Detail: (9.1)

- a. All penetrations to be cored or cast to accept flexible boot or link seal type gasket similar to Sewer MH.
- b. Use flexible boot or link seal type gasket similar to Sewer MH to seal all penetrations for pipes that enter the structure.
- c. Penetration in the top of the casting shall be the width of the inside of the casting.
- d. Note b. on sheet C-2.0 calls for CB's to have hoods/snouts installed at their outlets. The detail doesn't show this, correct the discrepancy.

**MBL Response:** MBL has updated the Double Grate Catch Basin detail based on the above comments. MBL has updated the detail to include the use of The Eliminator hood on the outlet of the catch basin. Please see sheet C-9.1 of the revised plan set dated 11/20/2023.

43. Roof Drain Detail: (9.1)

- a. Questioning the use of a 10" main drain that is supposed to accept multiple 10" downspouts.

**MBL Response:** MBL has updated the size of drainage mains for multiple roof drain leaders. Please see the pipe calculations attached for sizing for the 25-year storm. For updated roof drainage routing please see revised plan set dated 11/20/2023.

44. Internal Sewer Drop MH Detail (9.1)

- a. Use external Drop MH

**MBL Response:** MBL has updated the Sewer Drop detail to be external rather than internal. Please see sheet C-9.1 of the revised plan set dated 11/20/2023.

45. Pump Station Detail: (9.2)

- a. Show calcs for wetwell design.
- b. Show calcs for flotation for both the wetwell and the valve pit.
- c. Show calcs for force main sizing to meet 2 fps scouring velocity
- d. Preferred material for small diameter force main is SDR 11 HDPE.
- e. Is the force main a 4" line or the 3" line shown in this detail?
- f. If the pump will only deliver 30 gpm, velocity in a 4" pipe will be well under 1 fps which is not acceptable.
- g. Pump calcs call out 30gpm@ 44.17 TDH, corresponding pump spec calls out 30gpm @20.61 TDH, correct this discrepancy.
- h. Why is the discharge piping 10+ ft below grade? The discharge line as well as the valve pit could easily be raised several feet and still be well below water and drainage lines.
- i. The force main may be laid at 4' below grade. Water crossings would need to be completed in accordance with the concrete encasement at utility crossing detail on C-9.1.
- j. The drain line from the valve pit into the wetwell shall enter the wetwell above the 8" inlet to the wetwell.



**MBL Response:** MBL has updated the Pump Station detail based on the above comments. MBL also updated the elevations of the discharge piping and valve pit to be 4' +/- below proposed grades and updated detail to show valve pit drain line above the 8" gravity line. Since the wet well and valve pit are in areas of ledge removal, worse case of groundwater elevation was used to determine boyounce calculation for the wet-well and valve pit structures. flotation calculations will be done by a Geotech engineer and are to be submitted along with the. The current design is based on 10,000 GPD, contractor to get updated pump station sizing based on proposed tenant needs prior to building permit. Please see sheet C-9.2 of the revised plan set dated 11/20/2023.

46. Drain Manhole (Doghouse) (9.5)

- a. The existing pipe that the doghouse is to be installed over may be sealed with non- shrink grout, but any penetrations into the barrel of the manhole are to be cored or cast to accept flexible boot or link seal type gasket similar to Sewer MH's.
- b. Use flexible boot or link seal type gasket similar to Sewer MH to seal all penetrations for pipes that enter the structure through the barrel of the MH.

**MBL Response:** MBL has updated the doghouse manhole detail based on the above comments. Please see sheet C-9.5 of the revised plan set dated 11/20/2023.

**Sheet 12.0-12.3**

47. Evergreen clusters shall be provided along the Innovation Way frontage at appropriate intervals.

**MBL Response:** MBL has updated the proposed landscaping plans to include additional clusters of evergreen plantings along Innovation Way to provide screening between the roadway and parking areas. Please see sheets C-12.0 through C-12.3 of the revised plan set dated 11/20/2023.

MBL believes that upon making the above revisions to the proposed site plans satisfies the Conditions of Approval set forth in the Site plan Review Approval of the proposed project on Innovation Way. Please do not hesitate to contact us with any questions and concerns or should you need additional information.

Respectfully,  
MBL Land Development & Permitting Corp.



Brian M. Dunn, BS. CE, M. ASCE  
President/Project Director



Tracy L. Duarte, PE  
Director of Engineering