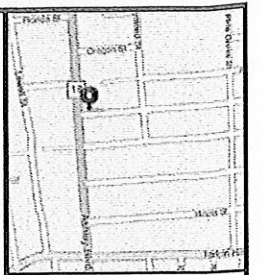


- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO SEEK A SITE PLAN APPROVAL FROM THE CITY OF NEW BEDFORD'S PLANNING BOARD FOR THE CHANGE OF USE AT 269 MARYLAND STREET. THE PROPOSED USE IS HEALTH CARE CONSULTING.
 2. THIS PLAN WAS DEVELOPED FROM ASSESSOR RECORDS, DEEDS AND AERIAL PHOTOGRAPHY AND IS NOT THE RESULT OF AN ON THE GROUND SURVEY.
 3. PROPERTY LINES AND BUILDING LOCATIONS ARE APPROXIMATE ONLY.
 4. THE PROPOSED USE WILL NOT ALTER EXISTING OUTSIDE LIGHTING.
 5. BUSINESS HOURS: 9AM TO 9 PM M-F 8AM TO 2 PM WEEKENDS.
 6. THE APPLICANT WILL UTILIZE THE EXISTING SIGN SPACE. NO NEW SIGNS ARE PROPOSED.
 7. THE CONSULTING PRACTICE AND PATIENTS SHALL UTILIZE EXISTING OFF STREET AND ON STREET PARKING. NO NEW PARKING IS PROPOSED.

ZONING REQUIREMENTS

	MUB REQUIREMENT	PROVIDED
AREA	8,000 sf single family 10,000 sf 2-family 15,000 sf 3+ family	7,200 sf
FRONTAGE	75' uses in Residential A 100' 2-family 150-ft 3+ family 0' other allowed uses	80' Ashley Blvd 90' Maryland St
FRONT YARD	20' f or uses allowed in Res. District 0' other allowed uses	≈ 6-ft
SIDE YARD	8' One side 12' other side for uses in Residential District 8' other allowed uses	≈ 1' ± one side ≈ 12' ± other side
REAR YARD	30' Uses in Res. District 20' for 1- or 2-story structures 10' for 3+ Story Structures	≈ 26' ±
MAX. HEIGHT	45' 1- or 2- family 60' 3+ family 100' other allowed uses	≈ 26'
MAX COVERAGE	30% Uses allowed in Res. District. 40% for corner lots in Res. Dist. 0% for all other allowed uses	≈ 31%
GREEN SPACE	35% Uses in Res. District 0 other allowed uses	≈ 65%
PARKING (Medical Office)	2 per 200 sf GFA (2200 sf)/200= 10 spaces	1 off street 3 on street (Maryland) (reduction requested)



PARCEL INFORMATION:
OWNER: FELISSA COELHO
269 MARYLAND ST
NEW BEDFORD, MA 02745
DEED REFERENCE:
NEW BEDFORD REGISTRY OF DEEDS
BOOK 5413 PAGE 48

Prepared for:
Heather Brito, LMHC, SP
504 Ashley Blvd.
New Bedford, MA 02745



Project:
~SITE PLAN ~
269 MARYLAND STREET
NEW BEDFORD, MA

Date: 8-5-2015
Scale: 1"=10'
Drawn by: SDC
Checked by: SDC
CT File #: 15-1000

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PLANNING
AUG 17 2015
DEPARTMENT SHEET
S-1

CHSO 21-15