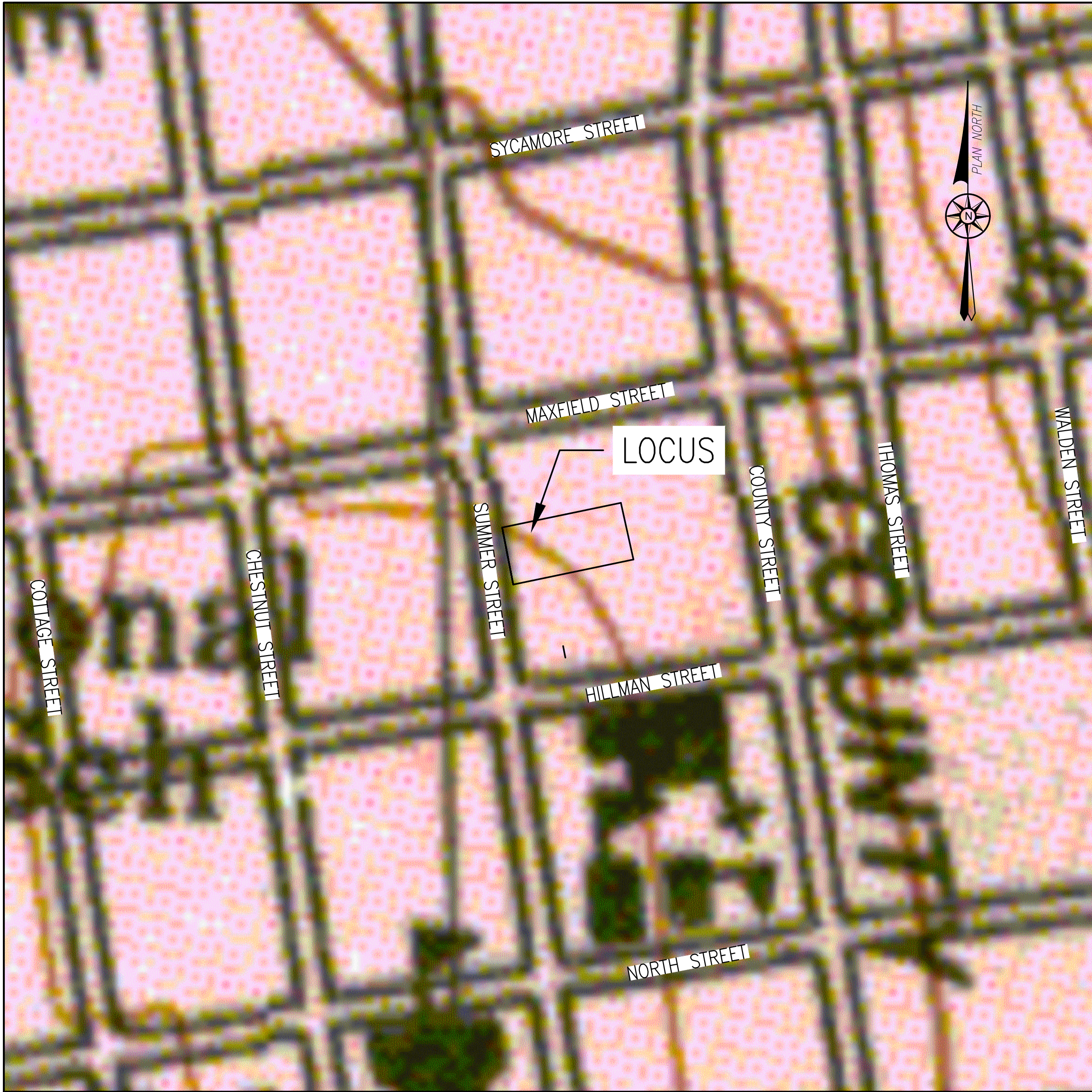




LOCATION MAP

SCALE: 1"=100'±



FOR REGISTRY USE ONLY

LIST OF REQUESTED SITE PLAN REVIEW WAIVERS

- 5451.C – UTILITY PLAN
- 5451.D – ARCHITECTURAL PLAN
- 5451.E – LANDSCAPING PLAN
- 5451.F – LIGHTING PLAN

PLAN INDEX

- SHEET 1 – COVER
- SHEET 2 – EXISTING CONDITIONS
- SHEET 3 – EXISTING CONDITIONS – COLOR-UP
- SHEET 4 – CONSTRUCTION / LAYOUT
- SHEET 5 – CONSTRUCTION / LAYOUT – COLOR-UP
- SHEET 6 – DETAILS

SITE PLAN

ASSESSORS MAP 58 LOTS 150 AND 546

#130 AND #130 ½ SUMMER STREET

NEW BEDFORD, MASSACHUSETTS

RECORD OWNER:
#130 SUMMER STREET
ASSESSOR MAP 58 LOT 150
KEVIN WELCH
283 SAWYER STREET, UNIT 1E
NEW BEDFORD, MA 02746

RECORD OWNER:
#130 ½ SUMMER STREET
ASSESSOR MAP 58 LOT 546
HOWLAND PLACE, L.L.C.
283 SAWYER STREET, UNIT 1E
NEW BEDFORD, MA 02746

DEED REFERENCE:
DEED BOOK 10419 PAGE 198
DEED BOOK 12849 PAGE 207

DEED REFERENCE:
DEED BOOK 12849 PAGE 209

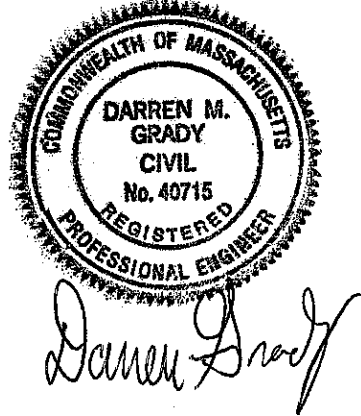
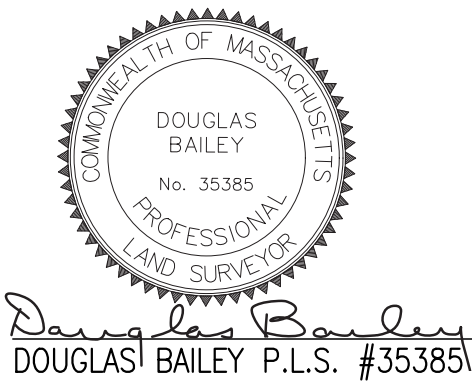
PREPARED FOR:
KEVIN WELCH – WELCH PROPERTIES
283 SAWYER STREET, UNIT 1E
NEW BEDFORD, MA 02746

DEVELOPER:
KEVIN WELCH – WELCH PROPERTIES
283 SAWYER STREET, UNIT 1E
NEW BEDFORD, MA 02746

OCTOBER 2, 2020
SCALE: 1"=20'
JOB No. 19-011

REVISIONS	

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



ZONING REQUIREMENTS TABLE

ZONING DISTRICT: RESIDENCE B

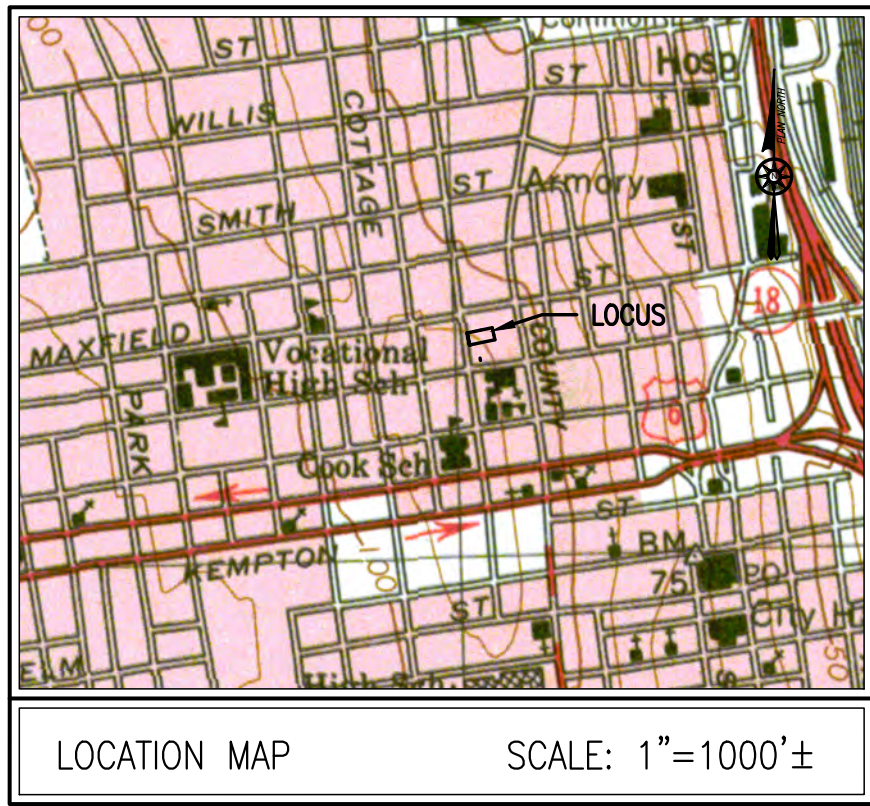
DIMENSIONAL REQUIREMENTS:

	REQUIRED	#130 EXISTING	#130 PROPOSED	#130 1/2 EXISTING	#130 1/2 PROPOSED
LOT AREA (#130 / #130 ½)	10,000 S.F./8,000 S.F.	6,316 S.F.	3,647 S.F.	2,283 S.F.	4,952 S.F.
UPLAND LOT AREA (% / S.F.)	–	100 % / 6,316 S.F.	100 % / 3,647 S.F.	100 % / 2,283 S.F.	100 % / 4,952 S.F.
LOT FRONTAGE	100 FT	64.00 FT	51.00 FT	0 FT	13.00 FT
FRONT BUILDING SETBACK	*3.5 FT	2.9 FT	2.9 FT	21.4 FT	21.4 FT
SIDE BUILDING SETBACK (LEFT / RIGHT)	10 FT / 12 FT	0.9 FT / 38.3 FT	0.9 FT / 25.3 FT	0.7 FT / 14.5 FT	0.7 FT / 40.5 FT
REAR BUILDING SETBACK	30 FT	13.1 FT	13.1 FT	1.5 FT	1.5 FT
FRONT PARKING AREA SETBACK	–	–	–	–	–
SIDE PARKING AREA SETBACK (#130 / #130 ½)	**1 FT / –	–	1 FT	–	–
REAR PARKING AREA SETBACK	–	–	–	–	–
HEIGHT	2.5 STORIES	3.5 STORIES	3.5 STORIES	2.5 STORIES	2.5 STORIES
LOT COVERAGE (BUILDING)	30 %	20.3 %	35.2 %	32.1 %	14.8 %
GREEN SPACE	35 %	74.5 %	45.1 %	59.1 %	41.8 %
OFF-STREET PARKING SPACES	2 PER UNIT	0	4	2	2
COMPACT PARKING SPACES	–	–	–	–	–
ACCESSIBLE PARKING SPACES	–	–	–	–	–
VAN ACCESSIBLE PARKING SPACES	–	–	–	–	–
SCREENING BUFFERS (#130 / #130 ½)	5 FT / –	–	5 FT	–	–

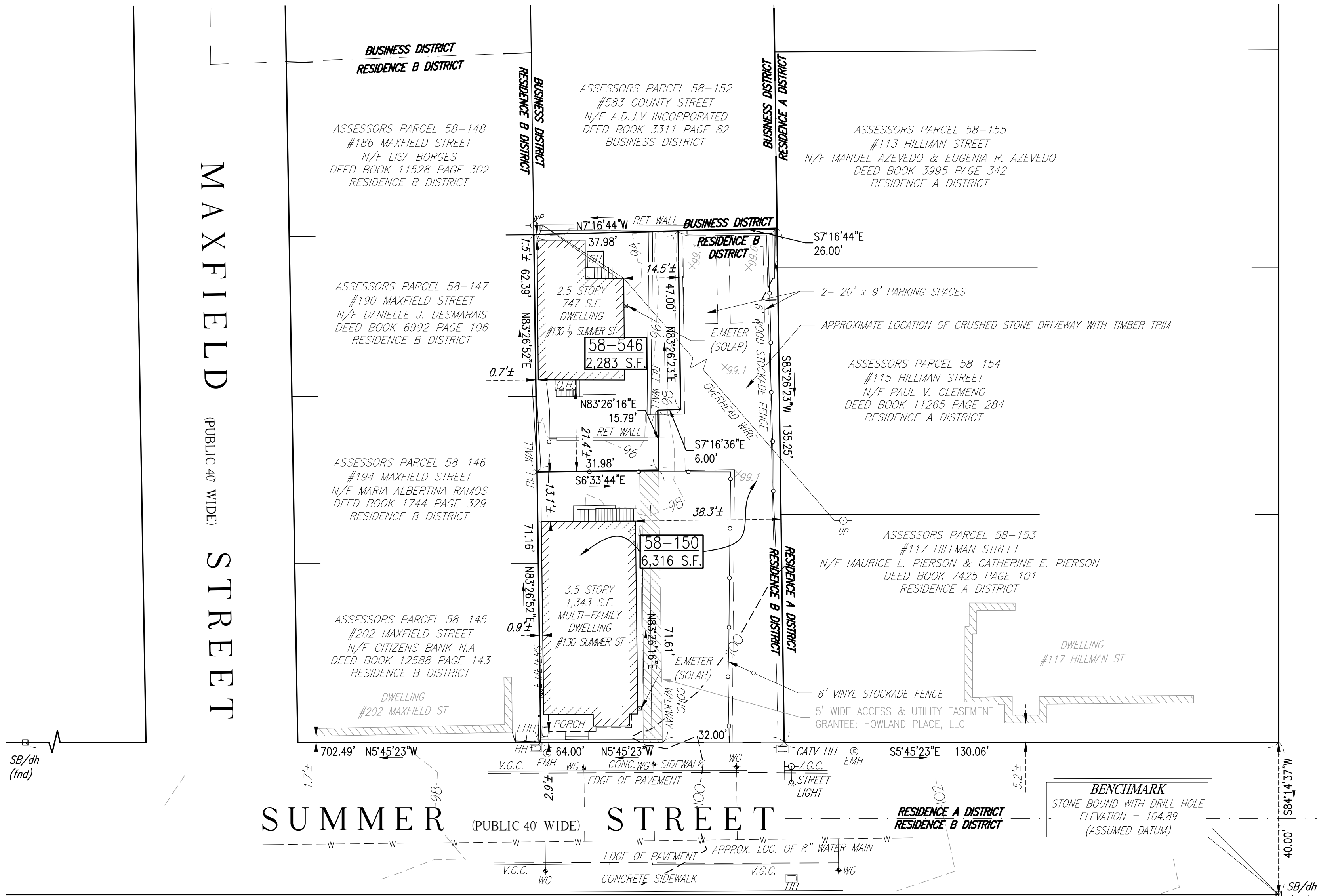
*\$5000.APPENDIX B.NOTE 2
WHERE THERE IS A BUILDING ON ONE OR BOTH OF THE ADJOINING LOTS, THE FRONT YARD FOR A BUILDING SHALL HAVE A DEPTH EQUAL TO THE AVERAGE OF THE FRONT YARD DEPTHS OF THE TWO (2) ADJOINING LOTS.

**\$3140. LOCATION AND LAYOUT OF PARKING AND LOADING FACILITIES, OFF-STREET PARKING AND LOADING, FOR FACILITIES OTHER THAN SINGLE- OR TWO-FAMILY RESIDENCES, MAY BE PROVIDED IN STRUCTURES OR IN THE OPEN AIR, AND SHALL BE SUBJECT TO THE FOLLOWING REGULATIONS PERTAINING TO THEIR LAYOUT AND LOCATION:
§3143. PARKING SPACE FOR THREE (3) OR FEWER VEHICLES MAY BE PROVIDED IN THE FORM OF A DRIVEWAY ON A LOT; THE IMPROVED SURFACE MAY BE EXTENDED TO ONE FOOT OF THE SIDE LINE.





EXISTING CONDITIONS



- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON JANUARY 17, 2019 AND DECEMBER 31, 2019.
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 5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS DEPICTED ON COMMUNITY PANEL NO. 255216 0393G, WHICH BEARS AN EFFECTIVE DATE OF JULY 16, 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SITE PLAN
ASSESSORS MAP 58 LOTS 150 AND 546
#130 AND #130 1/2 SUMMER STREET
NEW BEDFORD, MASSACHUSETTS

RECORD OWNER:
#130 SUMMER STREET
ASSESSOR MAP 58 LOT 150
KEVIN WELCH
283 SAWYER STREET, UNIT 1E
NEW BEDFORD, MA 02746

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#130 1/2 SUMMER STREET
ASSESSOR MAP 58 LOT 546
HOWLAND PLACE, L.L.C.
283 SAWYER STREET, UNIT 1E
NEW BEDFORD, MA 02746

DEED REFERENCE:
DEED BOOK 10419 PAGE 198
DEED BOOK 12849 PAGE 207

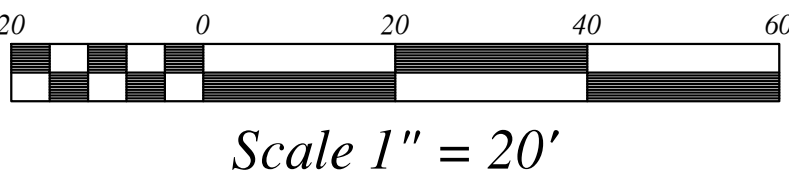
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PREPARED FOR:
KEVIN WELCH - WELCH PROPERTIES
283 SAWYER STREET, UNIT 1E
NEW BEDFORD, MA 02746

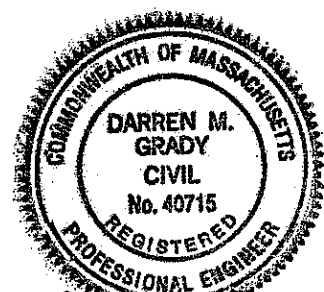
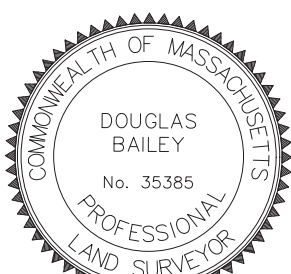
DEVELOPER:
KEVIN WELCH - WELCH PROPERTIES
283 SAWYER STREET, UNIT 1E
NEW BEDFORD, MA 02746

OCTOBER 2, 2020
SCALE: 1"=20'
JOB No. 19-011

REVISIONS	



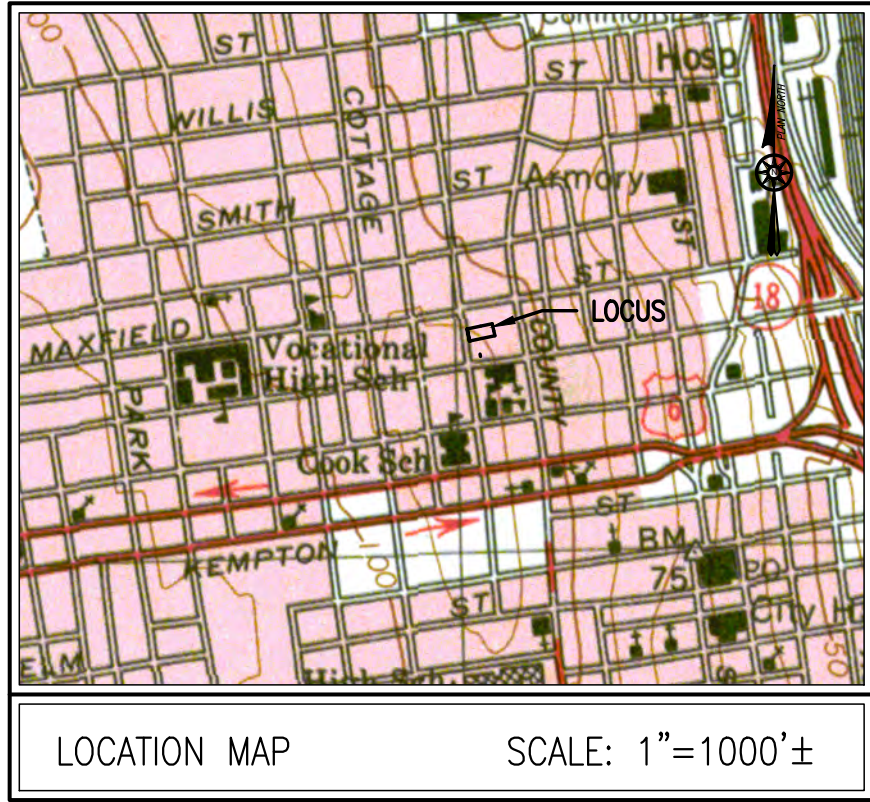
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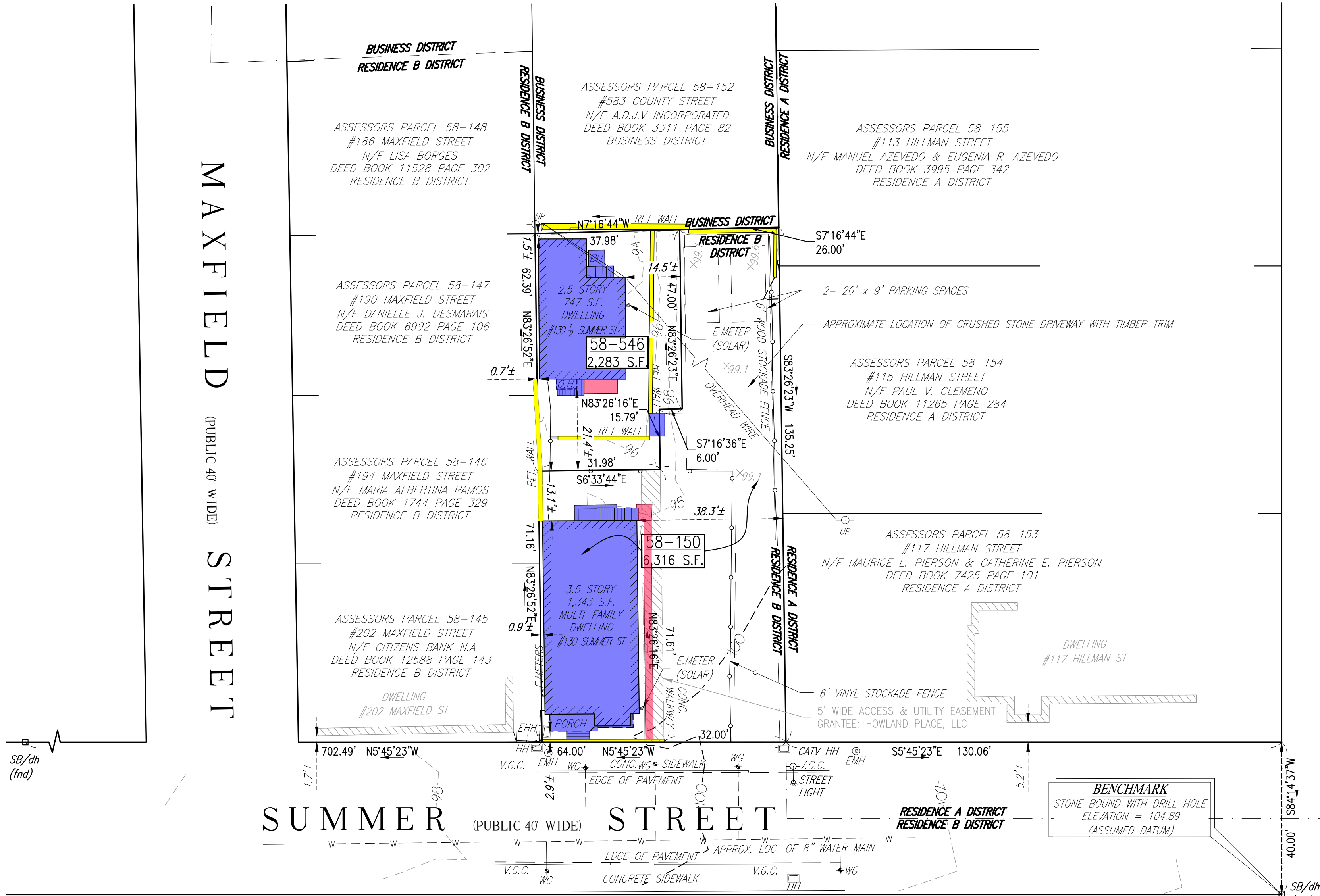
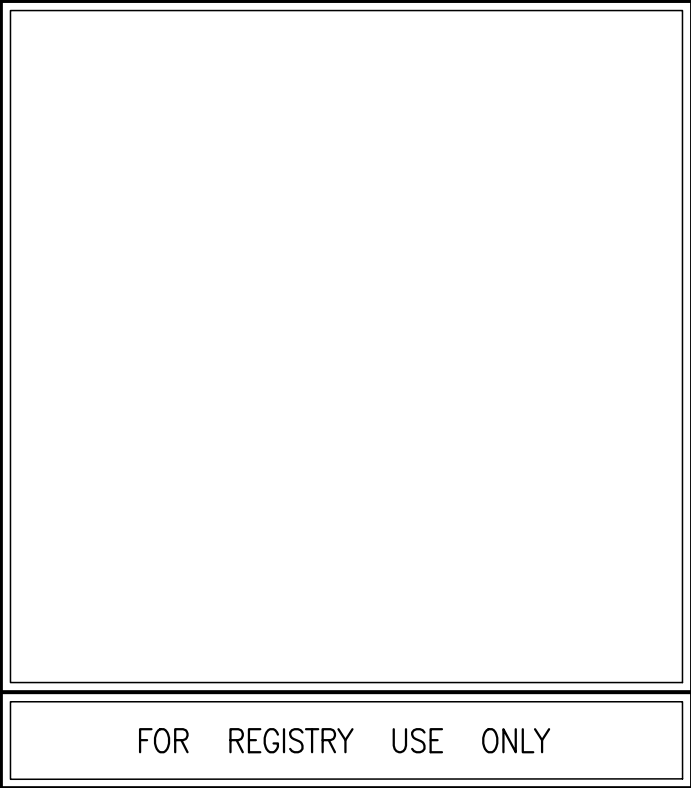
Douglas Bailey
DOUGLAS BAILEY P.L.S. #35385

Darren Grady
DARREN M. GRADY
CIVIL
No. 40715
REGISTERED
PROFESSIONAL ENGINEER

GRADY CONSULTING, L.L.C.
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



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SITE PLAN
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#130 AND #130 1/2 SUMMER STREET
NEW BEDFORD, MASSACHUSETTS

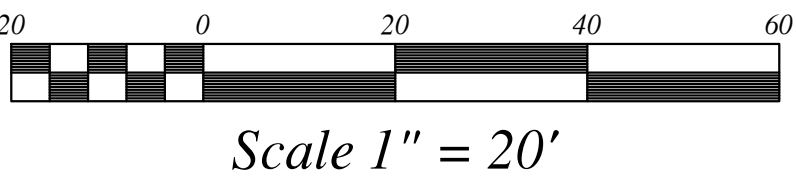
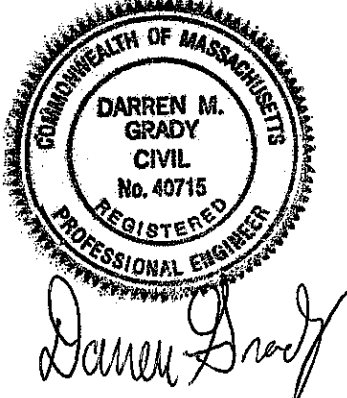
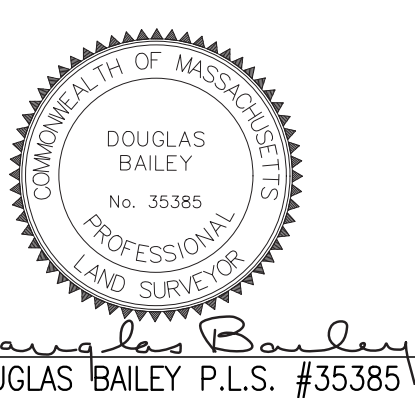
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#130 SUMMER STREET
ASSESSOR MAP 58 LOT 150
KEVIN WELCH
283 SAWYER STREET, UNIT 1E
NEW BEDFORD, MA 02746

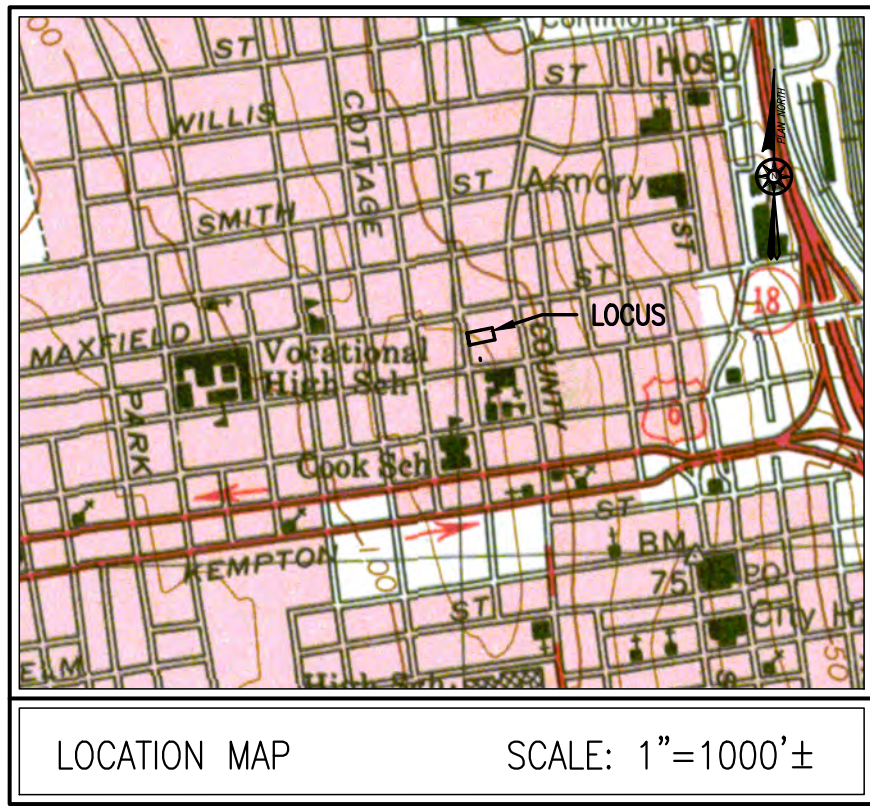
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ASSESSOR MAP 58 LOT 546
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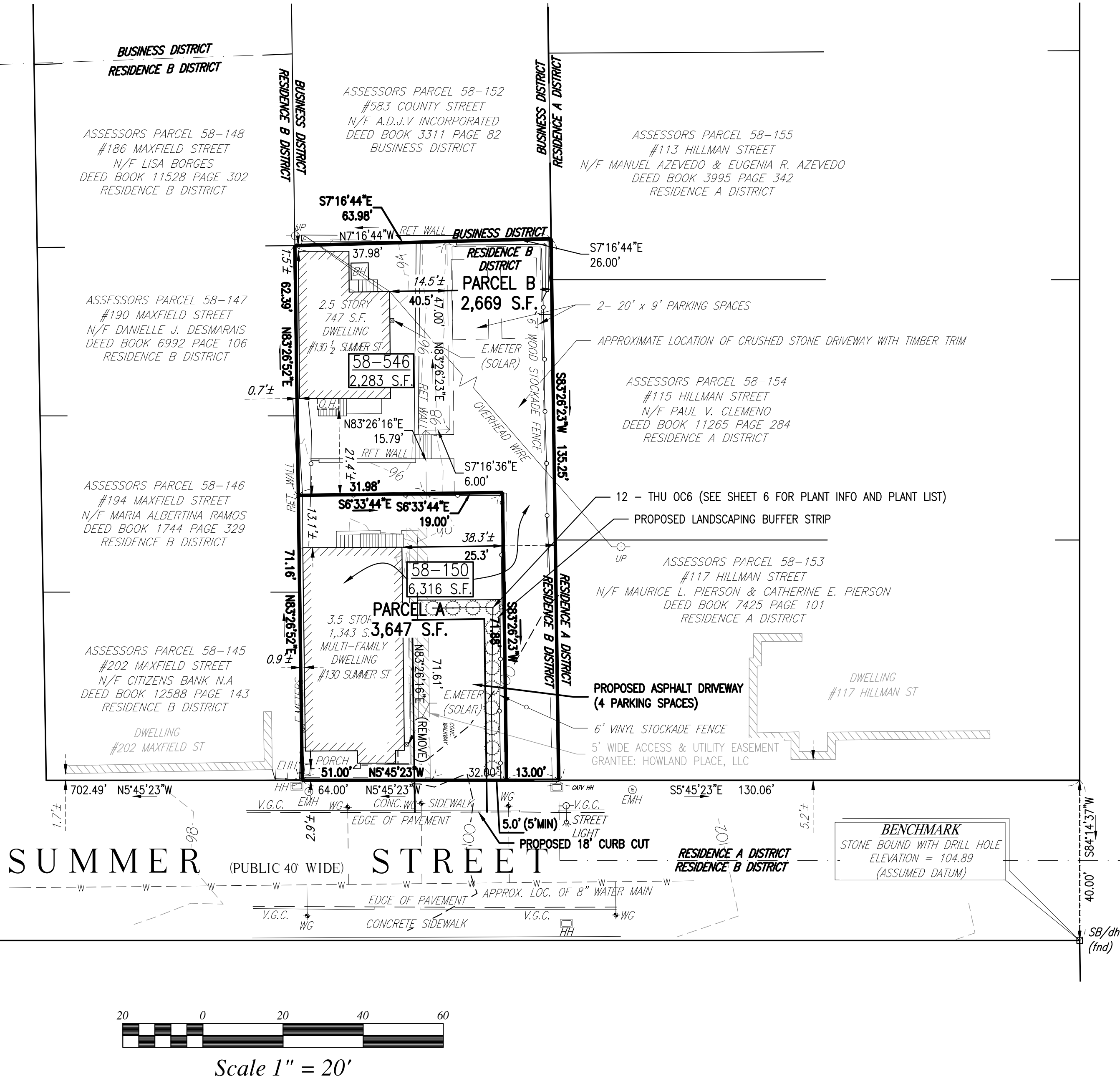
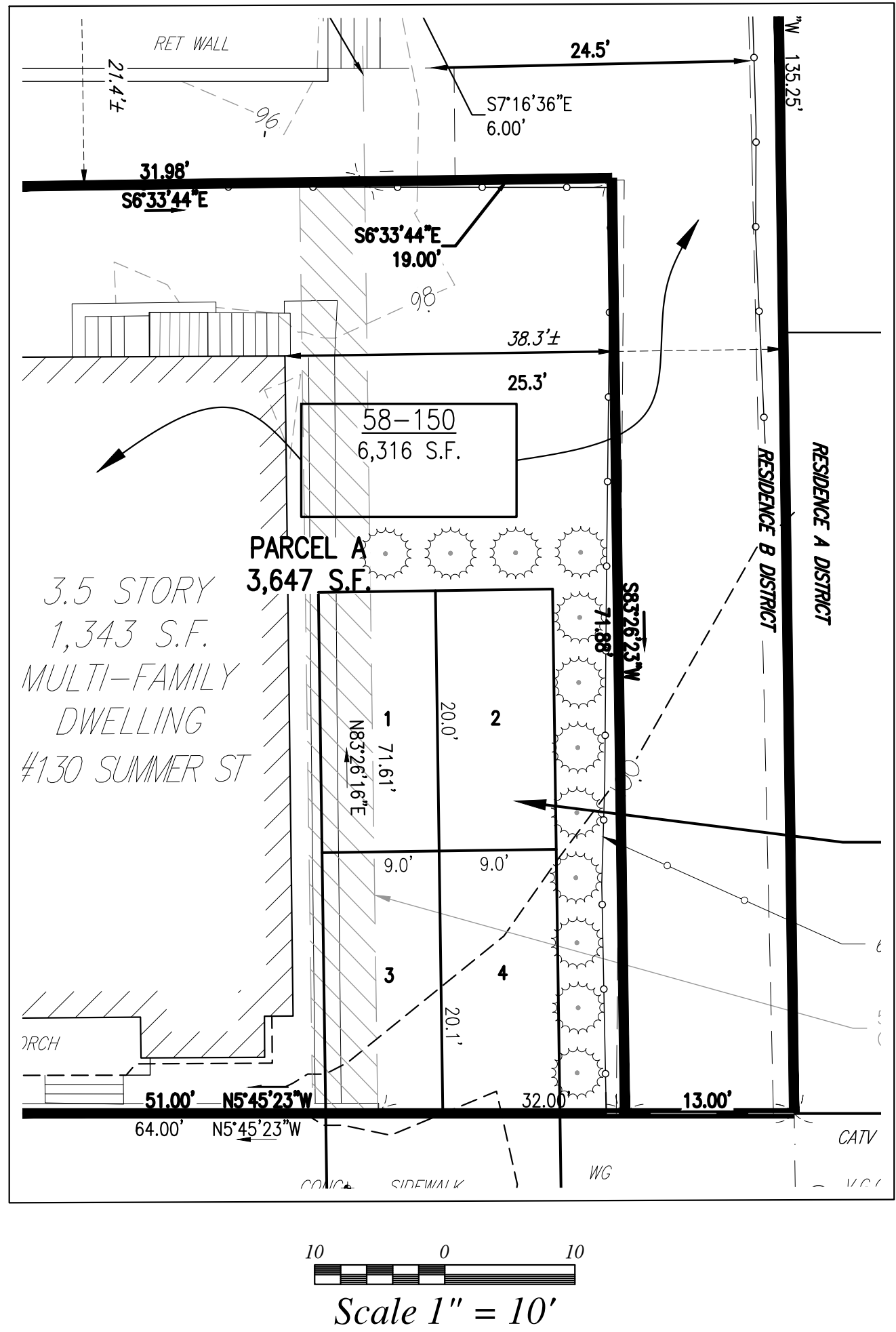
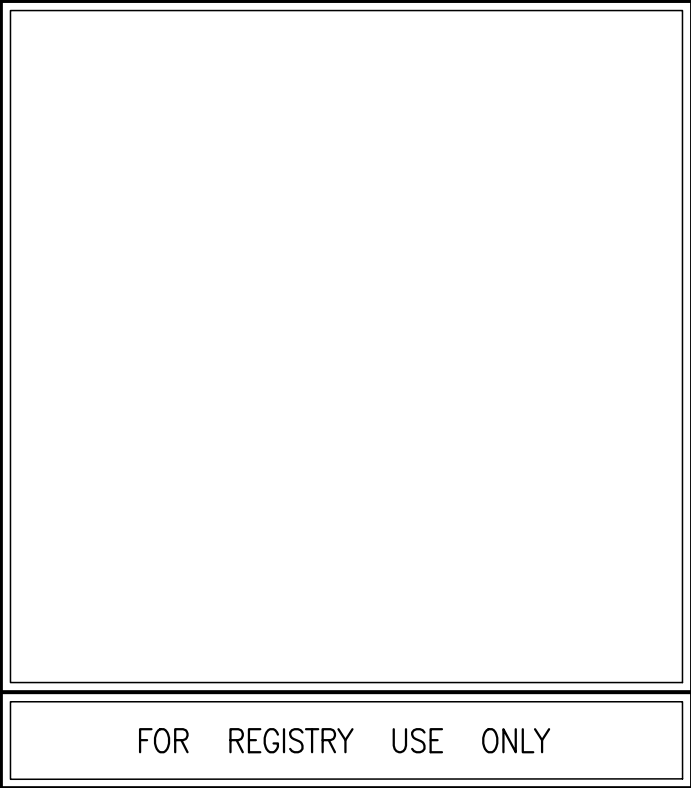
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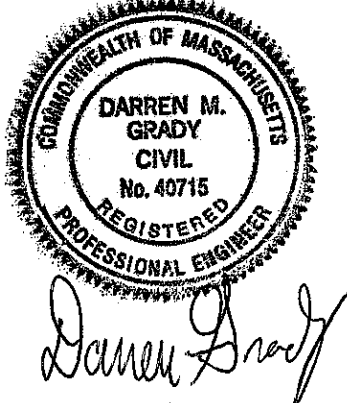
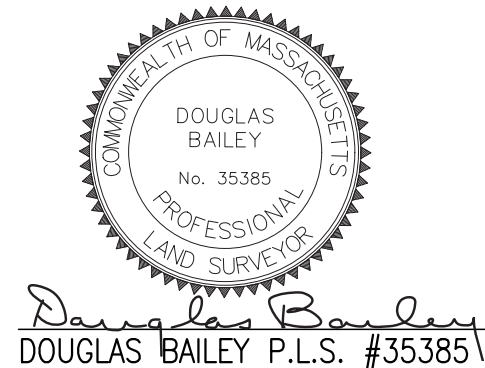


PROPOSED CONDITIONS



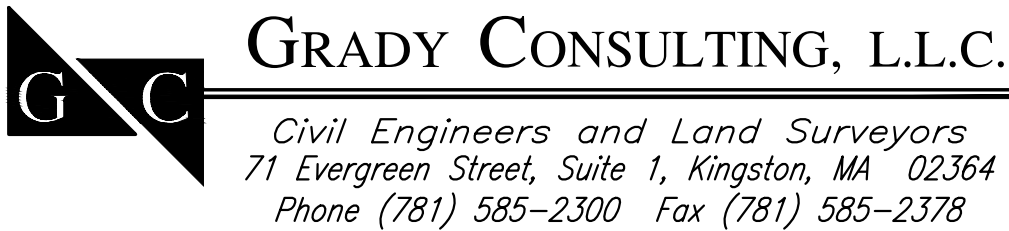
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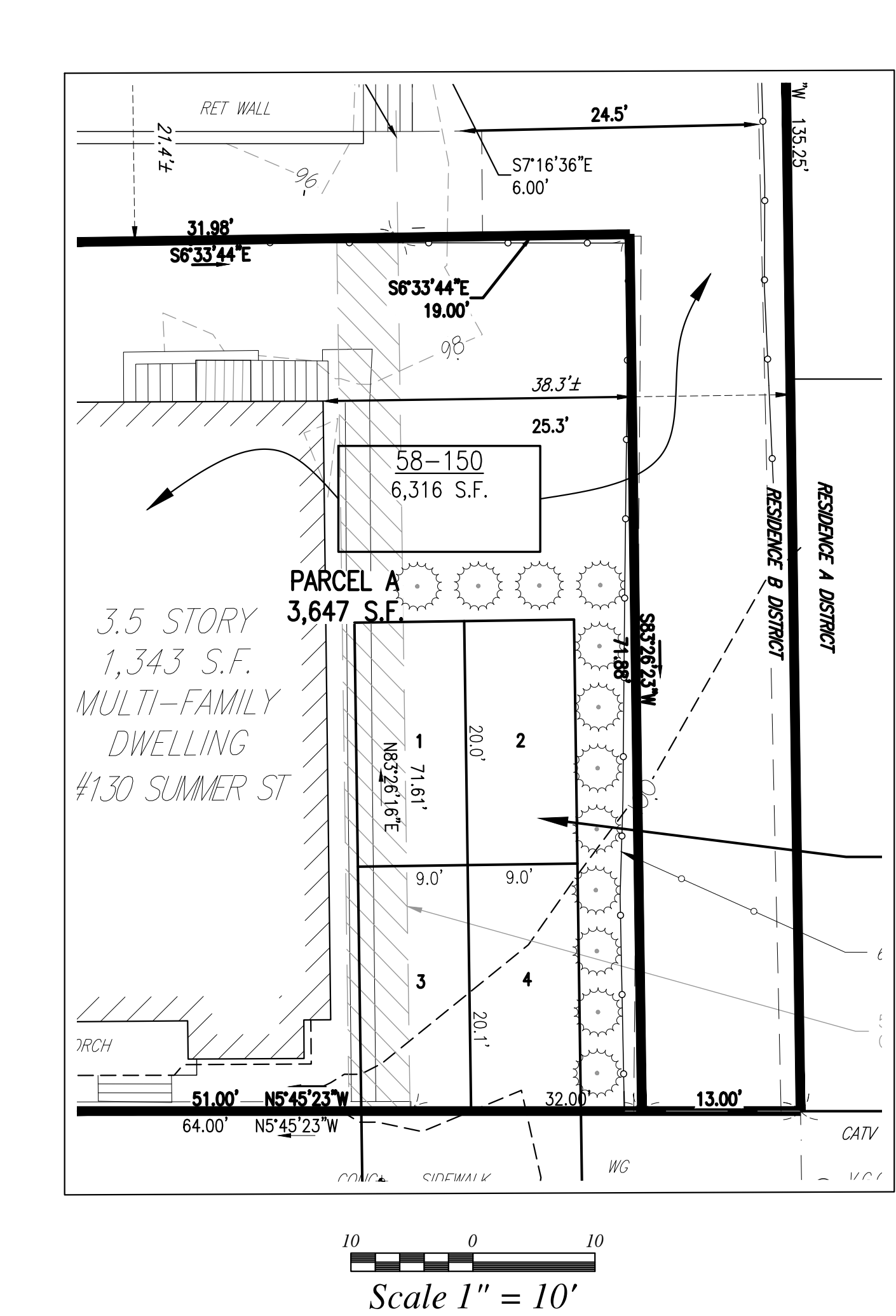
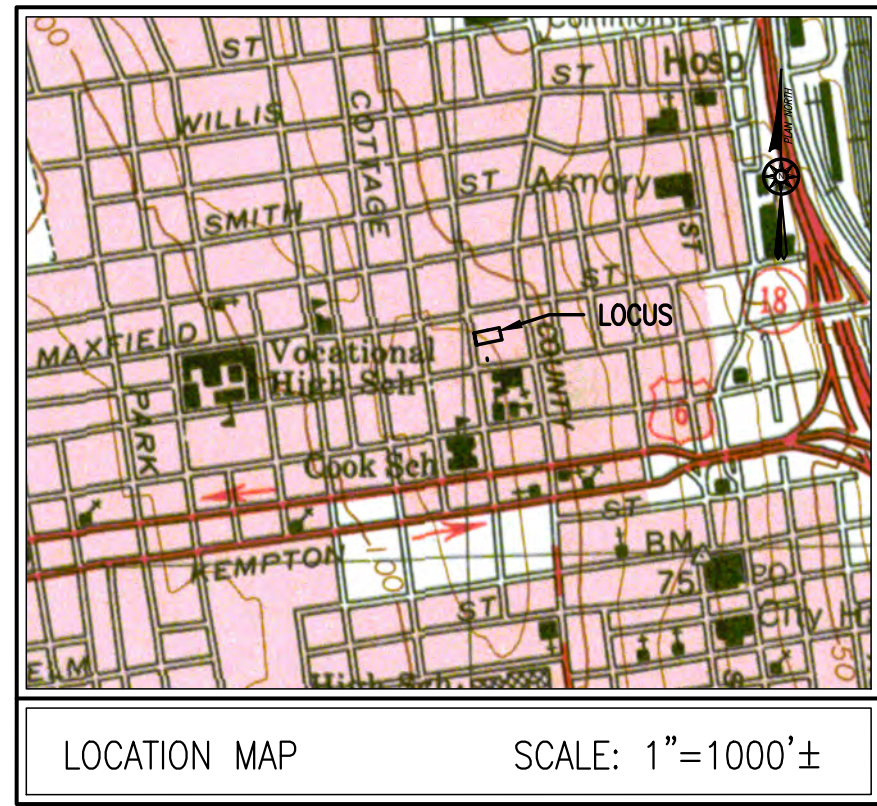
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 3. ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB & MAAB REQUIREMENTS.
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 5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.



RECORD OWNER: #130 SUMMER STREET ASSESSOR MAP 58 LOT 150 KEVIN WELCH 283 SAWYER STREET, UNIT 1E NEW BEDFORD, MA 02746	RECORD OWNER: #130 1/2 SUMMER STREET ASSESSOR MAP 58 LOT 546 HOWLAND PLACE, L.L.C. 283 SAWYER STREET, UNIT 1E NEW BEDFORD, MA 02746
DEED REFERENCE: DEED BOOK 10419 PAGE 198 DEED BOOK 12849 PAGE 207	DEED REFERENCE: DEED BOOK 12849 PAGE 209
PREPARED FOR: KEVIN WELCH - WELCH PROPERTIES 283 SAWYER STREET, UNIT 1E NEW BEDFORD, MA 02746	DEVELOPER: KEVIN WELCH - WELCH PROPERTIES 283 SAWYER STREET, UNIT 1E NEW BEDFORD, MA 02746
OCTOBER 2, 2020	SCALE: 1"=20' JOB No. 19-011

REVISIONS	



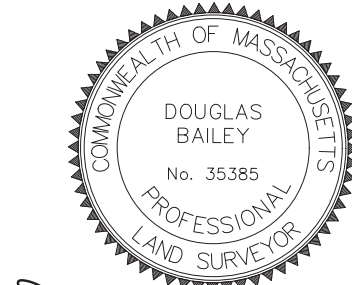


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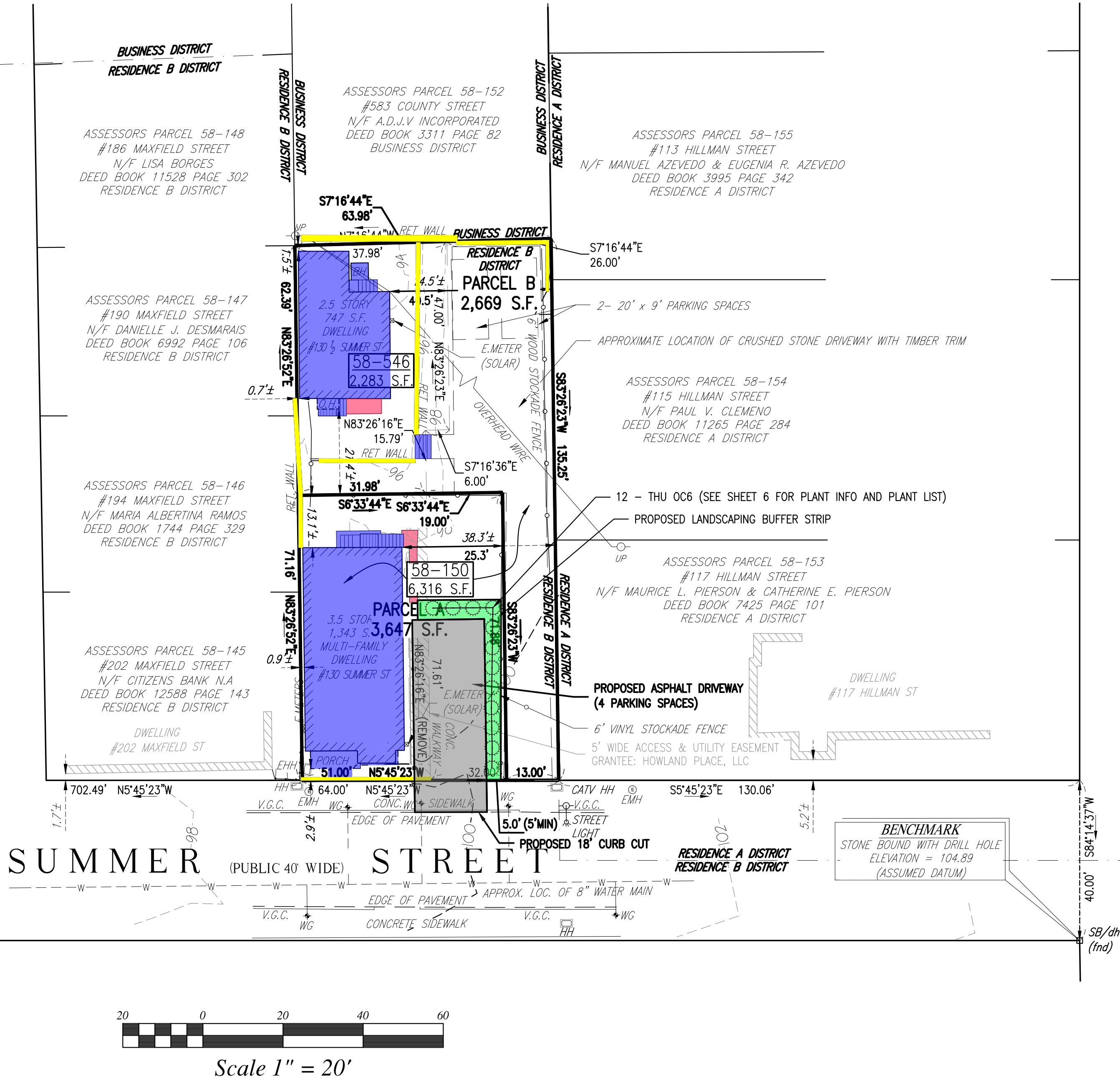
Douglas Bailey
DOUGLAS BAILEY P.L.S. #35385



Darren M. Grady
DARREN M. GRADY P.L.S. #40715

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROPOSED CONDITIONS



#130 SPECIAL PERMIT REQUESTS

NEW BEDFORD ZONING BYLAW CH.9§
CH.9§3112 - TO ALLOW THE CREATION OF OFF-STREET PARKING SPACES LESS THAN THE NUMBER REQUIRED
CH.9§3146 - TO ALLOW A PARKING LAYOUT WITHOUT A DRIVE OR AISLE.

#130 VARIANCE REQUESTS

NEW BEDFORD ZONING BYLAW
CH.9.2720 - TO ALLOW THE RECONFIGURATION OF A PRE-EXISTING NON-CONFORMING LOT WITH INSUFFICIENT FRONTAGE
CH.9.2720 - TO ALLOW THE RECONFIGURATION OF A PRE-EXISTING NON-CONFORMING LOT WITH INSUFFICIENT AREA
CH.9.2720 - TO ALLOW THE RECONFIGURATION OF A PRE-EXISTING NON-CONFORMING LOT WITH EXCESS BUILDING COVERAGE

#130 1/2 VARIANCE REQUESTS

NEW BEDFORD ZONING BYLAW
CH.9.2720 - TO ALLOW THE RECONFIGURATION OF A PRE-EXISTING NON-CONFORMING LOT WITH INSUFFICIENT FRONTAGE
CH.9.2720 - TO ALLOW THE RECONFIGURATION OF A PRE-EXISTING NON-CONFORMING LOT WITH INSUFFICIENT AREA
CH.9.2720 - TO ALLOW THE RECONFIGURATION OF A PRE-EXISTING NON-CONFORMING LOT WITH EXCESS BUILDING COVERAGE
CH.9.2756 - TO ALLOW THE CONSTRUCTION OF A DRIVEWAY LESS THAN TEN (10) PERCENT OF THE DISTANCE BETWEEN THE SIDE LOT LINE AND THE PRINCIPLE DWELLING.

SITE PLAN
ASSESSORS MAP 58 LOTS 150 AND 546
#130 AND #130 1/2 SUMMER STREET
NEW BEDFORD, MASSACHUSETTS

RECORD OWNER:

#130 SUMMER STREET
ASSESSOR MAP 58 LOT 150
KEVIN WELCH
283 SAWYER STREET, UNIT 1E
NEW BEDFORD, MA 02746

DEED REFERENCE:

DEED BOOK 10419 PAGE 198
DEED BOOK 12849 PAGE 207

RECORD OWNER:

#130 1/2 SUMMER STREET
ASSESSOR MAP 58 LOT 546
HOWLAND PLACE, L.L.C.
283 SAWYER STREET, UNIT 1E
NEW BEDFORD, MA 02746

DEED REFERENCE:

DEED BOOK 12849 PAGE 209

PREPARED FOR:
KEVIN WELCH - WELCH PROPERTIES
283 SAWYER STREET, UNIT 1E
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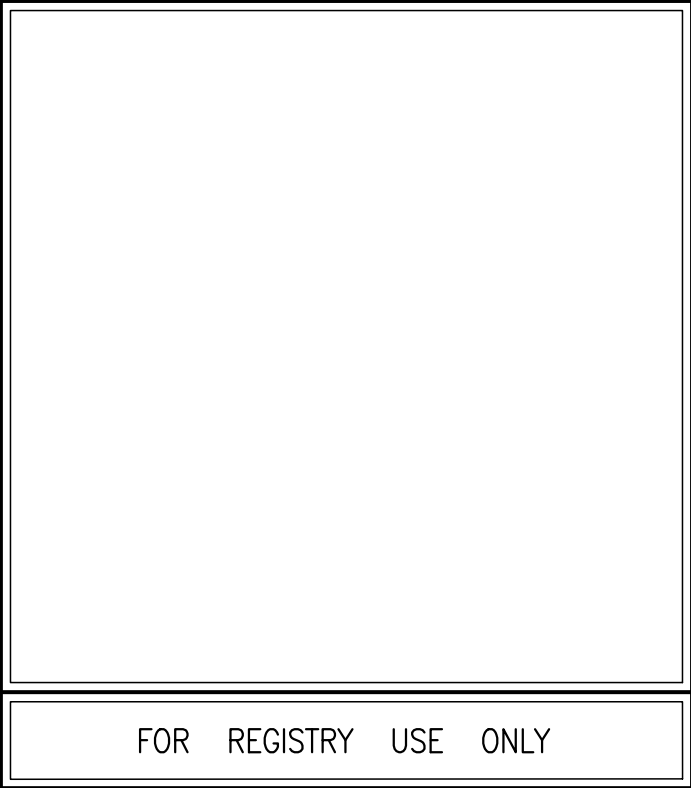
DEVELOPER:
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NEW BEDFORD, MA 02746
OCTOBER 2, 2020
SCALE: 1"=20'
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REVISIONS	

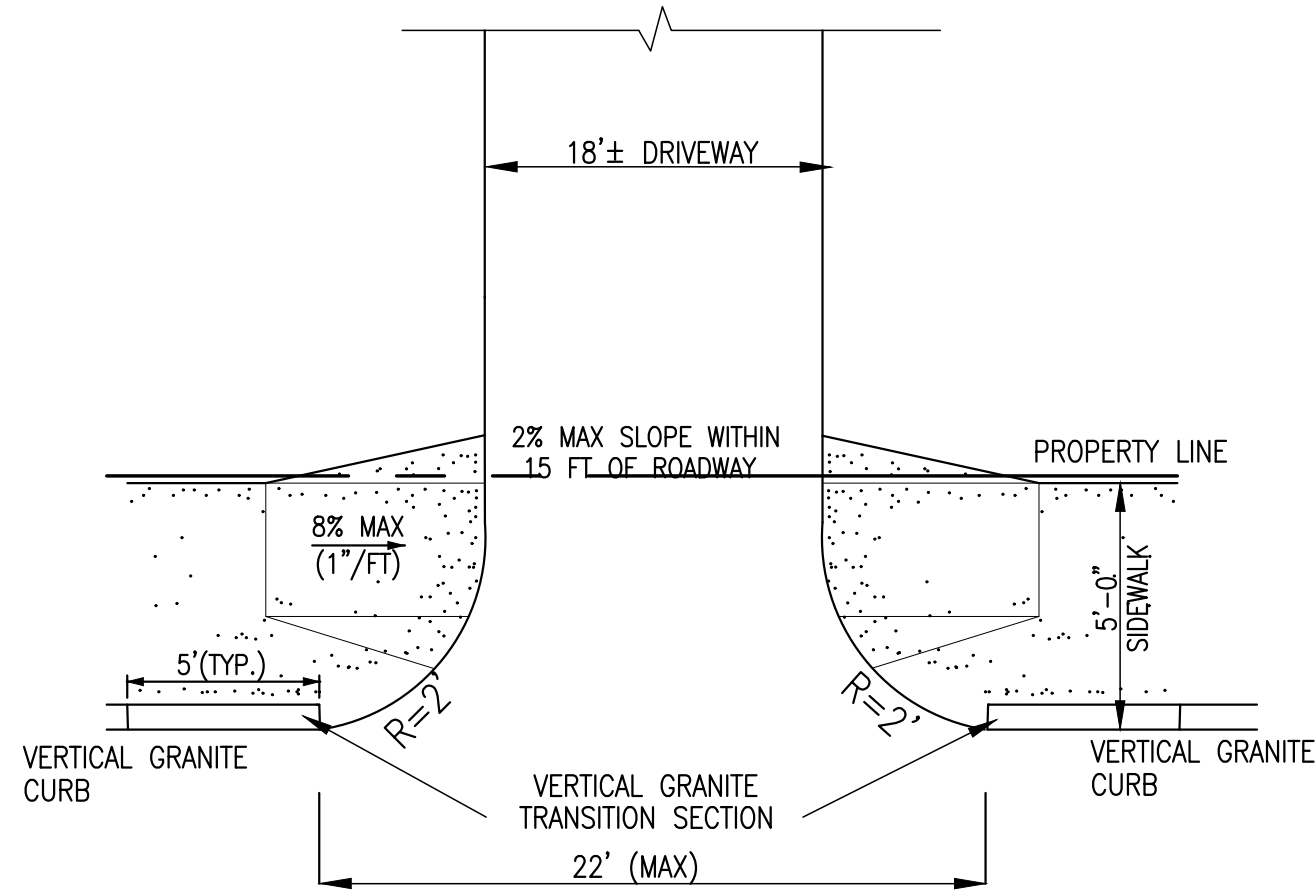
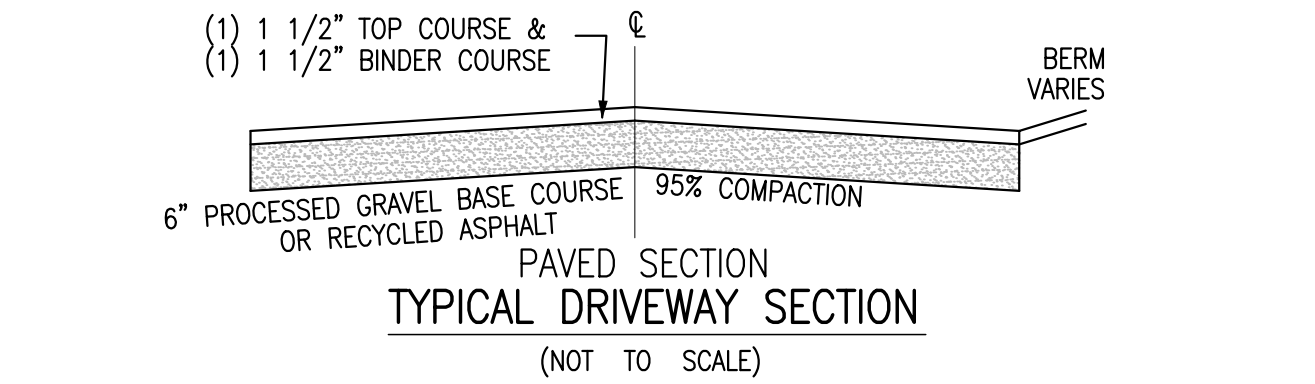


GRADY CONSULTING, L.L.C.

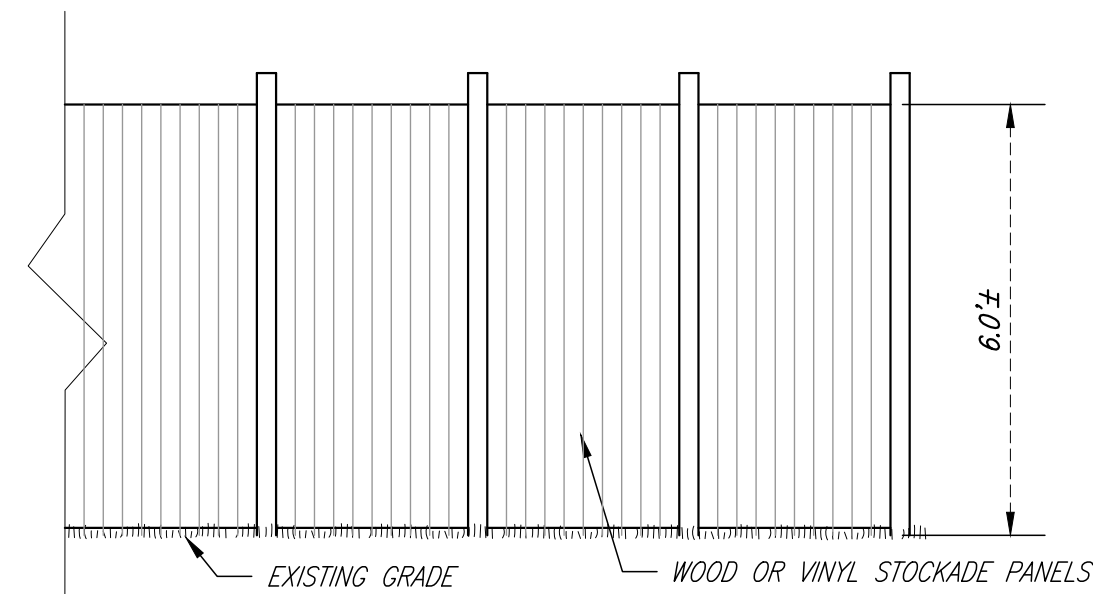
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



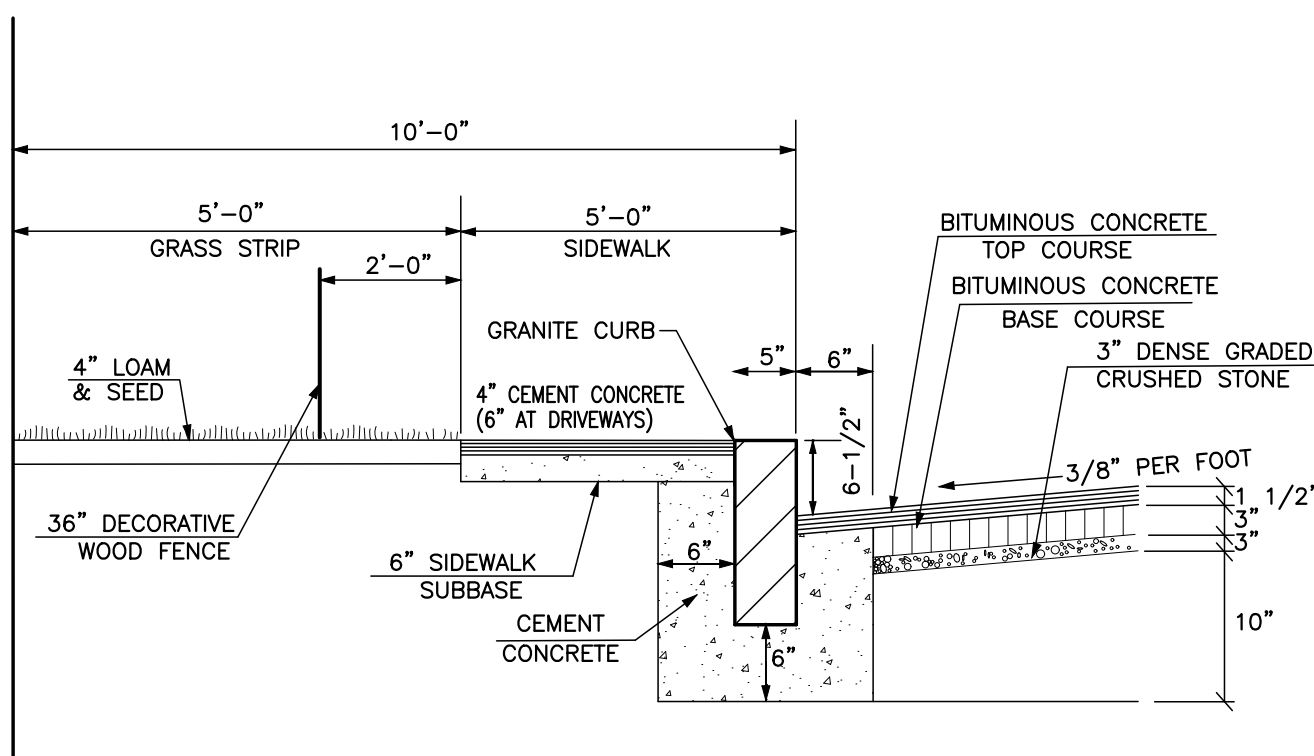
FOR REGISTRY USE ONLY



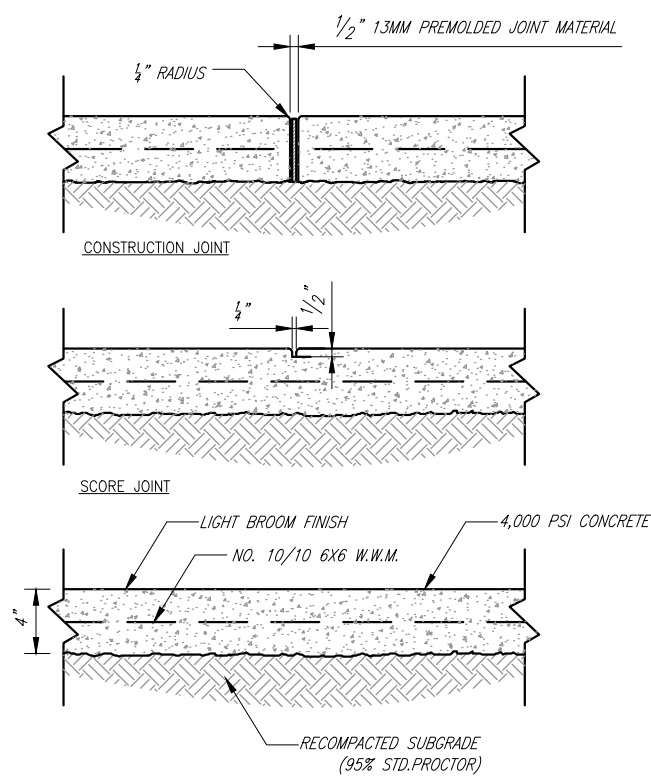
TYPICAL DRIVEWAY OPENING
(NOT TO SCALE)



TYPICAL DETAIL OF EXISTING FENCE
(NOT TO SCALE)



TYPICAL SIDEWALK AND
GRANITE CURB SECTION
(NOT TO SCALE)



00 CONCRETE SIDEWALK
1 1/2" = 1'-0"



EVERGREEN TREE DETAIL
1/2" = 1'-0"

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	2020-09-23 15:08
THU OC6	12	THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	B & B	3-4' HGT.

SITE PLAN

ASSESSORS MAP 58 LOTS 150 AND 546

#130 AND #130 1/2 SUMMER STREET
NEW BEDFORD, MASSACHUSETTS

RECORD OWNER:

#130 SUMMER STREET
ASSESSOR MAP 58 LOT 150
KEVIN WELCH
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DEED REFERENCE:

DEED BOOK 10419 PAGE 198
DEED BOOK 12849 PAGE 207

RECORD OWNER:

#130 1/2 SUMMER STREET
ASSESSOR MAP 58 LOT 546
HOWLAND PLACE, L.L.C.
283 SAWYER STREET, UNIT 1E
NEW BEDFORD, MA 02746

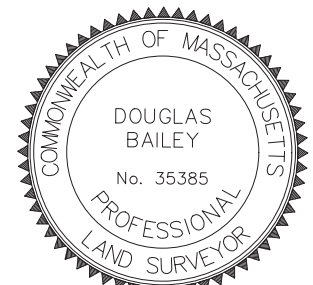
DEED REFERENCE:

DEED BOOK 12849 PAGE 209

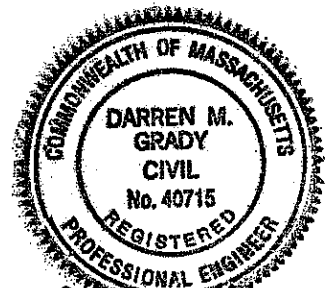
PREPARED FOR:
KEVIN WELCH - WELCH PROPERTIES
283 SAWYER STREET, UNIT 1E
NEW BEDFORD, MA 02746

DEVELOPER:
KEVIN WELCH - WELCH PROPERTIES
283 SAWYER STREET, UNIT 1E
NEW BEDFORD, MA 02746
OCTOBER 2, 2020
SCALE: 1"=20'
JOB No. 19-011

REVISIONS	



Douglas Bailey
DOUGLAS BAILEY P.L.S. #35385



Darren M. Grady
DARREN M. GRADY
No. 40715
REGISTERED PROFESSIONAL ENGINEER



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