

SITEC

Civil and Environmental Engineering
Land Use Planning

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PROJECT NARRATIVE AUGUST 7, 2017

Project: Proposed Nail Salon
801 Mount Pleasant Street
New Bedford, MA 02745
Assessors Map 123A – Lots 79 & 80

Property Owner: Minh-Tong Nguyen & Cuc-Thi Tran
11 John Alden Court
Dartmouth, MA 02747

Applicant: Minh-Tong Nguyen & Cuc-Thi Tran
11 John Alden Court
Dartmouth, MA 02747

Zoning District: Mixed Use Business

EXISTING SITE CONDITIONS

The subject property is a 6,792 SF lot, located on the west side of Mount Pleasant Street. The property is between Haskell Street and Downey Street. Existing development on the property consists of a single family dwelling, with associated shed and driveway. The existing curb cut is located on Mount Pleasant Street. The property is currently served by municipal water and a private onsite sewage disposal system.

PLANNING
AUG 11 2017
DEPARTMENT

PROPOSED DEVELOPMENT

The Applicant is proposing the construction of a commercial nail salon.

Exterior site improvements will consist of the following:

1. Widen curb cut on Mount Pleasant Street to meet minimum City Standards;
2. Construct a 1700 SF building;
3. Construct new parking facility to service the proposed nail salon;
4. Add a new stormwater collection and recharge system for onsite stormwater treatment and flow mitigation;
5. Landscape improvements will be completed in the portion of the site that is being modified.
6. The project is estimated to take 4 to 6 months to complete at a cost of \$250,000.