

U.S.G.S. LOCUS MAP
SCALE: 1"=1000'



CALUMET STREET
(50' WIDE - PUBLIC LAYOUT)

Benchmark
Nail in U.P. #121/1
Elevation=13.50'
NAVD 88

MAP 9
LOTS 376
N/F WHITING

MAP 9
LOT 371
4,630± S.F.

MAP 9
LOT 239
N/F WHITNEY

EXISTING CONDITIONS PLAN

AT

400 WEST RODNEY FRENCH BLVD
NEW BEDFORD, MA

PREPARED FOR:
SHERRI PEREIRA

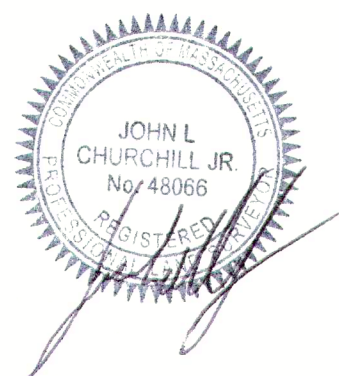
PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538

SCALE: 1" = 10' AUGUST 25, 2020

ZONING DISTRICT: RESIDENCE B (RB)

	<u>REQUIRED</u>	<u>EXISTING CONDITIONS</u>
FRONT SETBACK =	20' MIN.	6.7'
REAR SETBACK =	30' MIN.	N/A
SIDE SETBACK =	10' / 12' MIN.	4.7' / 11.8'
BUILDING HEIGHT =	45' or 2.5 st. MAX.	< 45' & 2.5 st.
LOT COVERAGE (building) =	40% MAX.	37.2%
GREEN SPACE (pervious) =	35% MIN.	39.4%

*On a corner lot, only one line can be considered a street line; all other lines shall be considered side lines.



OWNER OF RECORD:
RYAN M. ELLIS
400 W. RODNEY FRENCH BLVD
NEW BEDFORD, MA 02744


FEMA FLOOD ZONE (DWELLING):
AE (EL. 13)

AS SHOWN ON COMMUNITY PANEL:
#25005C0481G (dated 7-16-2014)

ASSESSOR'S MAP & LOT:
MAP 9, LOT 371

DEED REFERENCE:
BOOK 11464, PAGE 128

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.