

PARCEL 128-32
NEW PLAINVILLE ROAD
N/F CITY OF NEW BEDFORD AIRPORT COMMISSION
BK. 1157 PG. 424

PARCEL 128-82
NEW PLAINVILLE ROAD
N/F CITY OF NEW BEDFORD AIRPORT COMMISSION
BK. 1152 PG. 182

LOCUS MAP
N.T.S.

NOTES:

1. RB-RESIDENTIAL B DISTRICT

REQUIRED
MINIMUM LOT AREA: 10,000 S.F. (TWO FAMILY)
MINIMUM FRONTAGE: 100 FT.
MINIMUM SETBACKS:
FRONT: 20 FT.
SIDE: 10 FT.
SIDE: 12 FT.
REAR: 30 FT.

MAXIMUM BLDG HEIGHT: 45 FT.
MAXIMUM BLDG. COVERAGE: 30%
MINIMUM LOT GREEN SPACE: 35%

2. FLOOD ZONE:

THE LOCUS IS LOCATED IN FLOOD ZONES X (AREA OF LESS THAN 0.2% CHANCE ANNUAL FLOOD) AND A (AREA OF SPECIAL FLOOD HAZARD, NO BASE FLOOD ELEVATION DETERMINED) AS SHOWN ON F.I.R.M. MAP 25005C 0386G DATED JULY 6, 2021.

BRISTOL COUNTY SOUTH REGISTRY OF DEEDS

DEED REFERENCE: BK. 12760 PG. 244

PLAN REFERENCE: PLAN BK. 156 PG. 13

(1,640 S.F. PAVEMENT WITHIN
100 FT. BUFFER ZONE)

PROPOSED RAIN
GARDEN SEE SHEET
2 FOR DETAILS

PARCEL 128-24
58,190 S.F.
1.33 AC.

PARCEL 128-1
NEW PLAINVILLE ROAD
N/F COMMONWEALTH OF MASSACHUSETTS
DEPT. OF ENVIRONMENTAL MANAGEMENT
BK. 1627 PG. 7

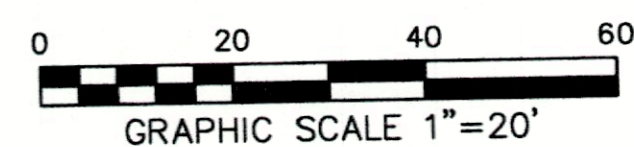
I CERTIFY THAT THE BUILDING LOCATION SHOWN ON THIS
PLAN WAS PERFORMED BY AN INSTRUMENT SURVEY

William Joseph McGovern September 16, 2022
REGISTERED LAND SURVEYOR DATE



DIG-SAFE
ANYONE WHO EXCAVATES ON PUBLIC OR PRIVATE
PROPERTY MUST NOTIFY UTILITY COMPANIES AT
LEAST 72 HOURS PRIOR TO DIGGING, EXCEPT IN
AN EMERGENCY. THE EXPENSE OF REPAIRING
DAMAGED FACILITIES GOES TO THOSE RESPONSIBLE
FOR DAMAGING THEM. NOTIFY DIG-SAFE AT
1-888-344-7233 (1-888-DIG-SAFE) TO MARK
FACILITIES ON THE GROUND PRIOR TO EXCAVATING

OWNERS:
PARCEL 128-24
2044 & 2046 SHAWMUT AVENUE
N/F IAN YATES & ALLISON VIGNA
2044 & 2046 SHAWMUT AVENUE
NEW BEDFORD, MA. 02746
BK. 12760 PG. 244



SHEET 1 OF 2

SHEET NAME:	EXISTING CONDITIONS & AS-BUILT SITE PLAN PARCEL 128-24	DRAWN BY:	TDR/WJM	DATE:	SEPTEMBER 16, 2022	REV.	DATE	DESCRIPTION	BY	APP.	
PROJECT SITE:	2044-2046 SHAWMUT AVENUE NEW BEDFORD, MASSACHUSETTS 02746	DESIGNED BY:	PROJECT NUMBER	811-01-01	CHECKED BY:	DRAWING SCALE:	1"=20'	APPROVED BY:	WJM	SHEET ID	EXISTING CONDITIONS

ZLS
ZENITH LAND SURVEYORS, LLC
1162 ROCKDALE AVENUE
NEW BEDFORD, MA 02740
(508) 995-0100

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