

LOCUS MAP
N.T.S.

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

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.
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

REMOVE APPX. 420 S.F. OF ENCRANCHING PAVEMENT

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

PROPOSED RAIN GARDEN SEE SHEET 2 FOR DETAILS

(703 S.F. IN BUFFER CONC. PATIO)

PROPOSED GRASSED SWALE WITH CHECK DAMS

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

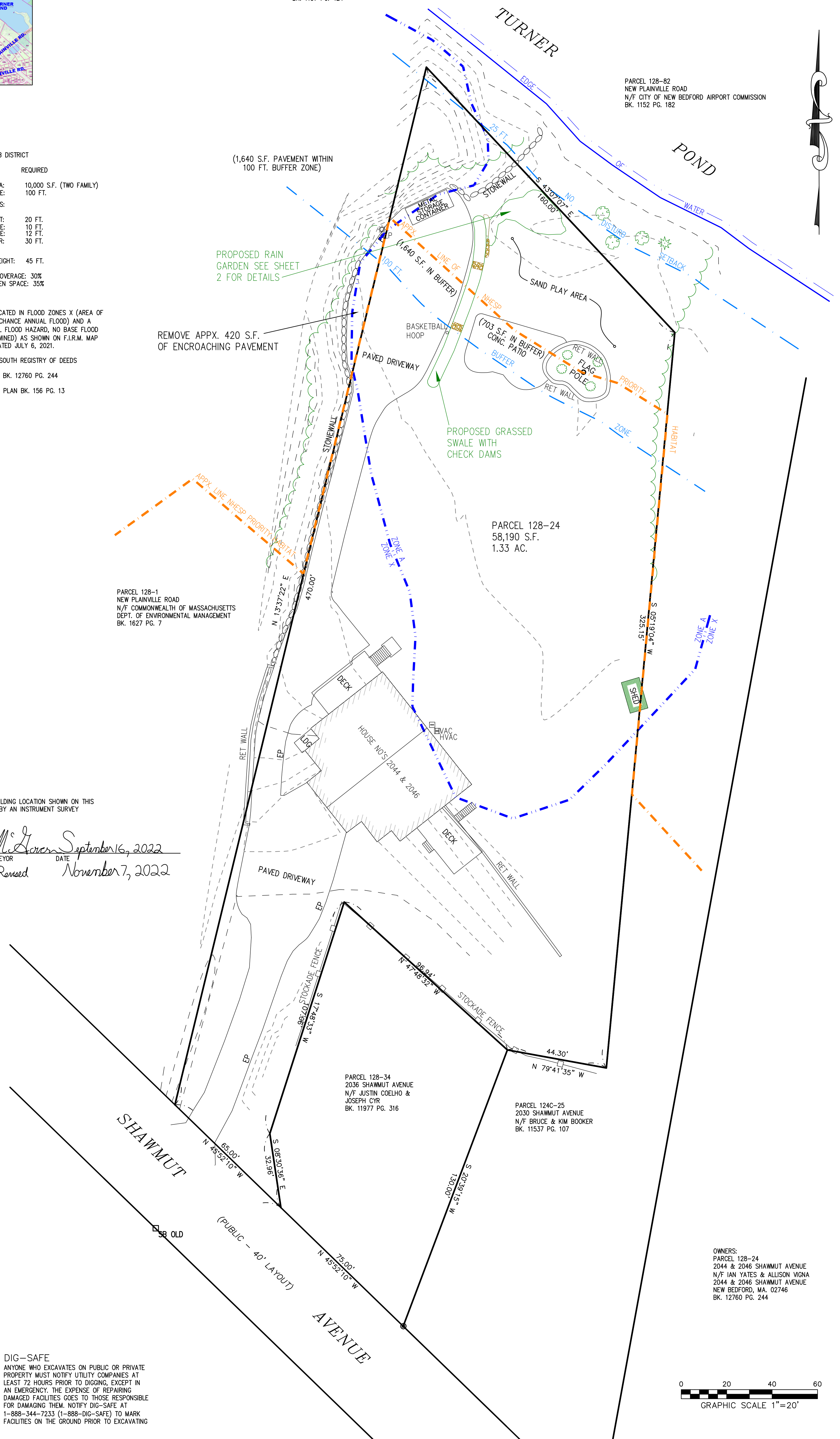
PARCEL 128-34
2036 SHAWMUT AVENUE
N/F JUSTIN COELHO &
JOSEPH CYR
BK. 11977 PG. 316

PARCEL 124C-25
2030 SHAWMUT AVENUE
N/F BRUCE & KIM BOOKER
BK. 11537 PG. 107

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

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

William J. McGovern September 16, 2022
REGISTERED LAND SURVEYOR DATE
Renewed November 7, 2022



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



SHEET NAME:	EXISTING CONDITIONS & AS-BUILT SITE PLAN PARCEL 128-24				
PROJECT SITE:	2044-2046 SHAWMUT AVENUE NEW BEDFORD, MASSACHUSETTS 02746				
CLIENT INFO:	ALLISON VIGNA & IAN YATES 2044 & 2046 SHAWMUT AVENUE NEW BEDFORD, MASSACHUSETTS 02746				
DRAWN BY:	TDR/WJM	DATE:	SEPTEMBER 16, 2022	REV. DATE	DESCRIPTION
DESIGNED BY:		PROJECT NUMBER:	811-01-01	1.	11-7-22 ADDED NOTE REGARDING REMOVAL OF ENCRANCHING PAVEMENT
CHECKED BY:	JP	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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