

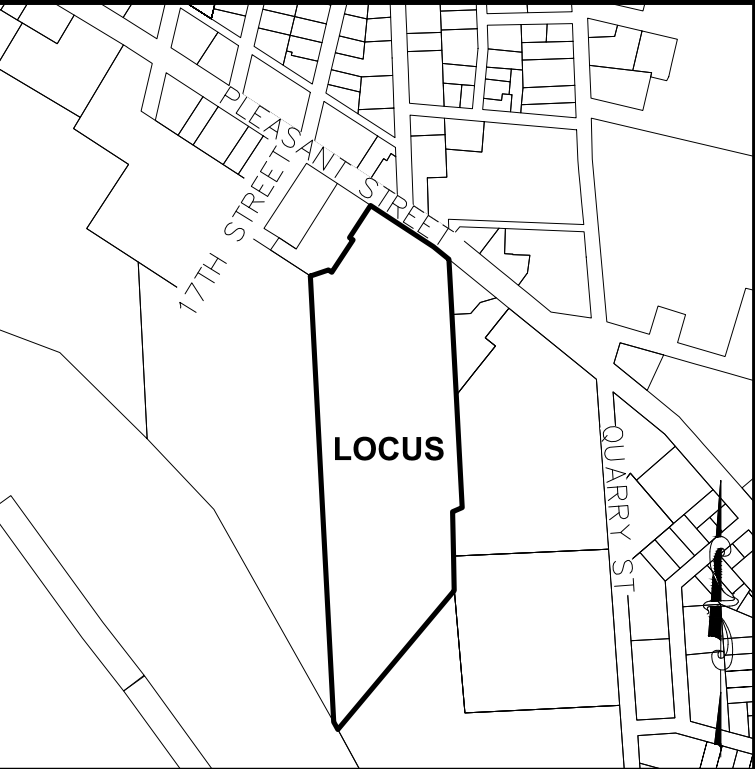
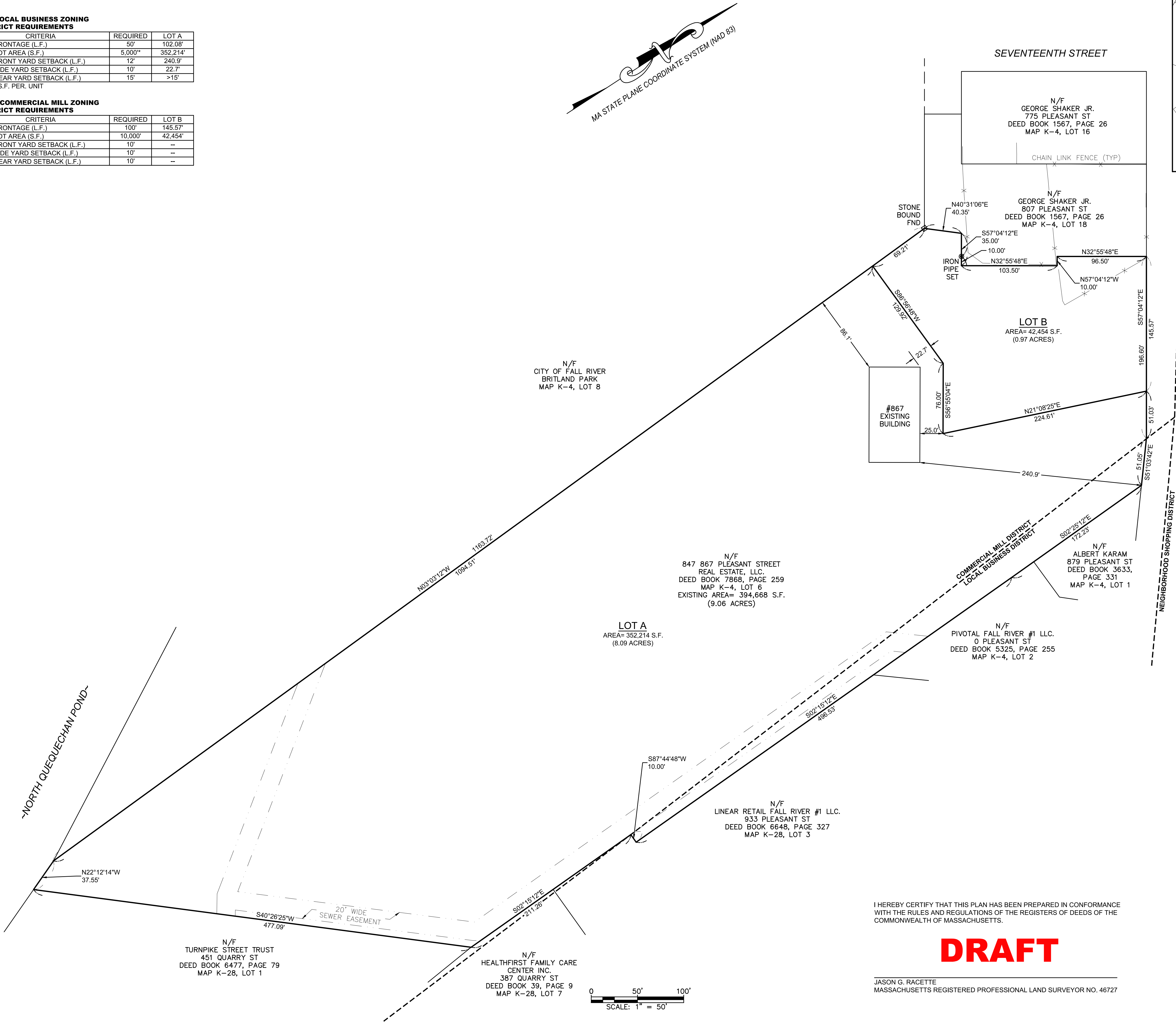
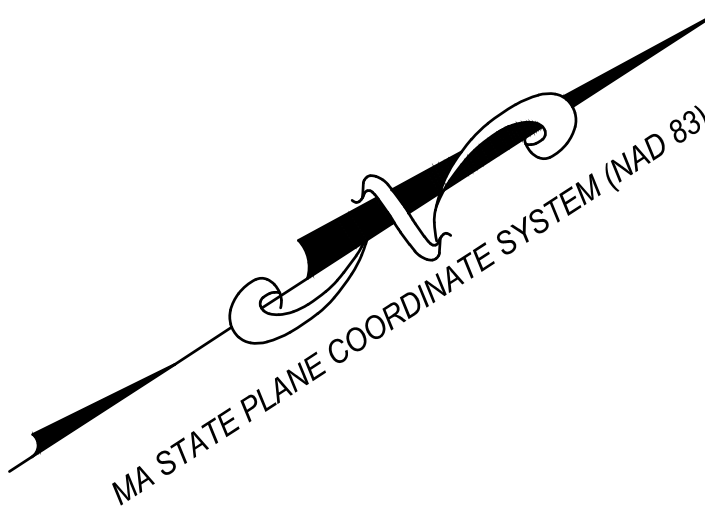
**B-L: LOCAL BUSINESS ZONING
DISTRICT REQUIREMENTS**

CRITERIA	REQUIRED	LOT A
MIN. FRONTAGE (L.F.)	50'	102.08'
MIN. LOT AREA (S.F.)	5,000*	352,214'
MIN. FRONT YARD SETBACK (L.F.)	12'	240.9'
MIN. SIDE YARD SETBACK (L.F.)	10'	22.7'
MIN. REAR YARD SETBACK (L.F.)	15'	>15'

*5,000 S.F. PER. UNIT

**CMD: COMMERCIAL MILL ZONING
DISTRICT REQUIREMENTS**

CRITERIA	REQUIRED	LOT B
MIN. FRONTAGE (L.F.)	100'	145.57'
MIN. LOT AREA (S.F.)	10,000*	42,454'
MIN. FRONT YARD SETBACK (L.F.)	10'	--
MIN. SIDE YARD SETBACK (L.F.)	10'	--
MIN. REAR YARD SETBACK (L.F.)	10'	--



**VICINITY MAP
SCALE: 1"=500'**

**FOR REGISTRY
USE ONLY**

RECORD OWNER

847 867 PLEASANT ST
REAL ESTATE LLC.
PO BOX 247
ROCHESTER, MA 02770

DEED REFERENCE

DEED BOOK 7868, PAGE 259

PLAN REFERENCE

PLAN BOOK 171, PAGE 22

ASSESSOR'S REFERENCE

MAP K-4, LOT 6

CITY OF FALL RIVER ZONING DESIGNATION

CMD-COMMERCIAL MILL DISTRICT
BL-LOCAL BUSINESS

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ASSESSOR'S MAP K-4, LOT 6 INTO LOTS A & B, AS SHOWN HEREON.
2. THE EXISTING FEATURES DEPICTED ON THIS PLAN WERE OBTAINED FROM AN ON-THE-GROUND FIELD SURVEY PERFORMED BY PRIME ENGINEERING, INC., IN JUNE AND JULY 2023. SHOWN ON AN APPROVAL NOT REQUIRED PLAN PERFORMED BY THE AFOREMENTIONED SURVEYOR RECORDED WITH THE FALL RIVER REGISTRY REFERENCED ABOVE.

FALL RIVER PLANNING BOARD

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW NOT REQUIRED

BY: _____ DATE: _____

TITLE: _____

THE FALL RIVER PLANNING BOARD'S ENDORSEMENT
MAKES NO DETERMINATION AS TO COMPLIANCE WITH ZONING.

**APPROVAL NOT REQUIRED PLAN
ON PLEASANT STREET**

IN
FALL RIVER, MASSACHUSETTS

PREPARED FOR:
PLEASANT STREET REAL ESTATE, LLC.

DATE: DECEMBER 12, 2025

SCALE: 1" = 50'

PREPARED BY:



CIVIL ENGINEERING - LAND SURVEYING - ENVIRONMENTAL ASSESSMENT
P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347
TEL: 508.947.0050 FAX: 508.947.2004

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.

DRAFT

JASON G. RACETTE
MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 46727