

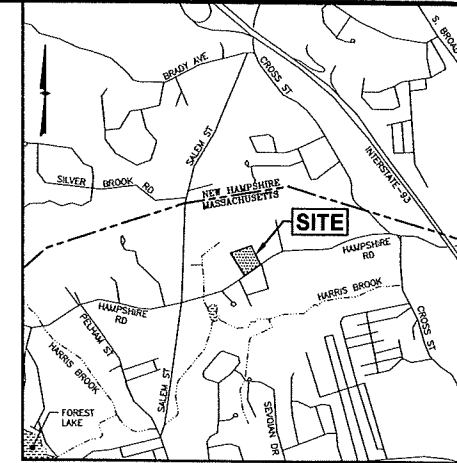
#### NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL ID 310-125-7 INTO THREE SINGLE FAMILY HOME LOTS.
- 2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE ON JULY 22 AND JULY 23, 2021.
- 3) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY 22, 2021.
- 4) THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 25009C0201F, WITH AN EFFECTIVE DATE OF JULY 3, 2012.
- 5) SEE SPECIAL PERMIT GRANTED BY THE METHUEN ZONING BOARD OF APPEALS ON JULY 29, 2020 TO PERMIT THE CONSTRUCTION OF THREE SINGLE FAMILY HOMES IN A RESIDENTIAL RURAL (RR) DISTRICT UNDER SECTION IX-B AND IX-D, NON-CONFORMING USES, STRUCTURES AND LOTS.
- 6) LOCATIONS OF EXISTING BUILDINGS ARE BASED ON THE CITY OF METHUEN GIS AND ARE APPROXIMATE.

PARCEL: 310-125-2A  
N/F PAUL GARABEDIAN, JR. &  
CHARLES GARABEDIAN, TRUSTEES  
179 MAIN STREET  
SALEM, NH 03079  
BOOK 3152 PAGE 323

#### LEGEND

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- PROPOSED LOT LINE



LOCATION MAP  
(NOT TO SCALE)

METHUEN COMMUNITY  
DEVELOPMENT BOARD  
APPROVED UNDER THE SUBDIVISION  
CONTROL LAW M.G.L. CHAPTER 41  
SECTION 81-R.

DATE:

#### CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN CONFORMS  
TO THE RULES AND REGULATIONS OF THE  
REGISTRY OF DEEDS OF MASSACHUSETTS.

REG. PROF. LAND SURVEYOR

DATE

APPROXIMATE LOCATION  
OF EXISTING BUILDINGS  
TO BE RAZED

LOT 1  
PROPOSED:  
75,069 Sq.Ft.  
1.723 Ac.±

LOT 2  
PROPOSED:  
69,954 Sq.Ft.  
1.606 Ac.±

LOT 3  
PROPOSED:  
64,840 Sq.Ft.  
1.489 Ac.±

PARCEL: 310-125-6  
N/F VINCENT J. &  
SUSAN D. LUCCISANO  
220 HAMPSHIRE ROAD  
METHUEN, MA 01844  
CERT. No. 17313

PARCEL: 310-125-8  
N/F MICHAEL J. &  
LYNNE L. NUTTON  
154 HAMPSHIRE ROAD  
METHUEN, MA 01844  
CERT. No. 119975

HAMPSHIRE ROAD  
(PUBLIC - VARIABLE WIDTH)

BEVERLY STREET  
(PUBLIC - 40' WIDE)

COTTAGE STREET  
(PUBLIC - 40' WIDE)

FOR REGISTRY USE ONLY

#### TABLE OF ZONING REGULATIONS - METHUEN, MA

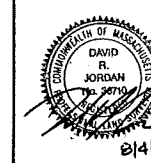
ZONE: RURAL RESIDENTIAL (RR)		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA - Sq. Ft.	80,000 SF	84,840 SF MIN *
MINIMUM LOT FRONTAGE	200'	132' *
MINIMUM FRONT YARD BUILDING SETBACK	40'	>40'
MINIMUM REAR YARD BUILDING SETBACK	30'	>30'
MINIMUM SIDE YARD BUILDING SETBACK	30'	>30'
MAXIMUM BUILDING HEIGHT	25' (3 STORIES)	<35'
MAXIMUM LOT COVERAGE	25%	<25%

\* SEE SPECIAL PERMIT GRANTED

0 100 200 300 400  
SCALE: 1" = 100'

#### OWNER OF RECORD:

PARCEL: 310-125-7  
SS LBMA LLC  
84 STATE STREET  
BOSTON, MA 02109  
CERT. No. 9528



**GPI**  
603.893.0720  
GPI.NET.COM

Engineering  
Design  
Planning  
Construction Management

Greenman-Pedersen, Inc.  
44 Stiles Road  
Suite One  
Salem, NH 03079

SCALE: 1"=40'	DATE: AUGUST 4, 2021	DRAWING NO. 21240_SV.dwg
DRAWN BY: DPD/AKC	CHECKED BY: DRJ	PROJECT NO. 2021240
		SHEET NO. 1 OF 1