

LOCUS MAP
SCALE: 1"=800

ZONING TABLE

GERAMAT WAY, LOT 1A AND 1B ZONING DISTRICT: RA			
	REQUIRED	PROPOSED LOT 1A	PROPOSED LOT 1B
LOT AREA:	40,000 S.F.	20,440 S.F.**	23,148 S.F.**
LOT FRONTAGE:	100 FT.	100 FT.	50 FT.**
LOT WIDTH:	100 FT.	193.9 FT.	145.8 FT.
FRONT SETBACK:	25 FT.	31.6 FT.	134.7 FT.
SIDE SETBACK:	20 FT.	28.0 FT.	29.4 FT.
REAR SETBACK:	20 FT.	100.6 FT.	25.4 FT.
BLDG COVERAGE:	25%	8.6%	10.3%
LOT COVERAGE:	40%	12.5%	19.5%
BLDG HEIGHT:	35 FT.	>35 FT.	>35 FT.

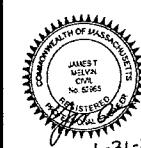
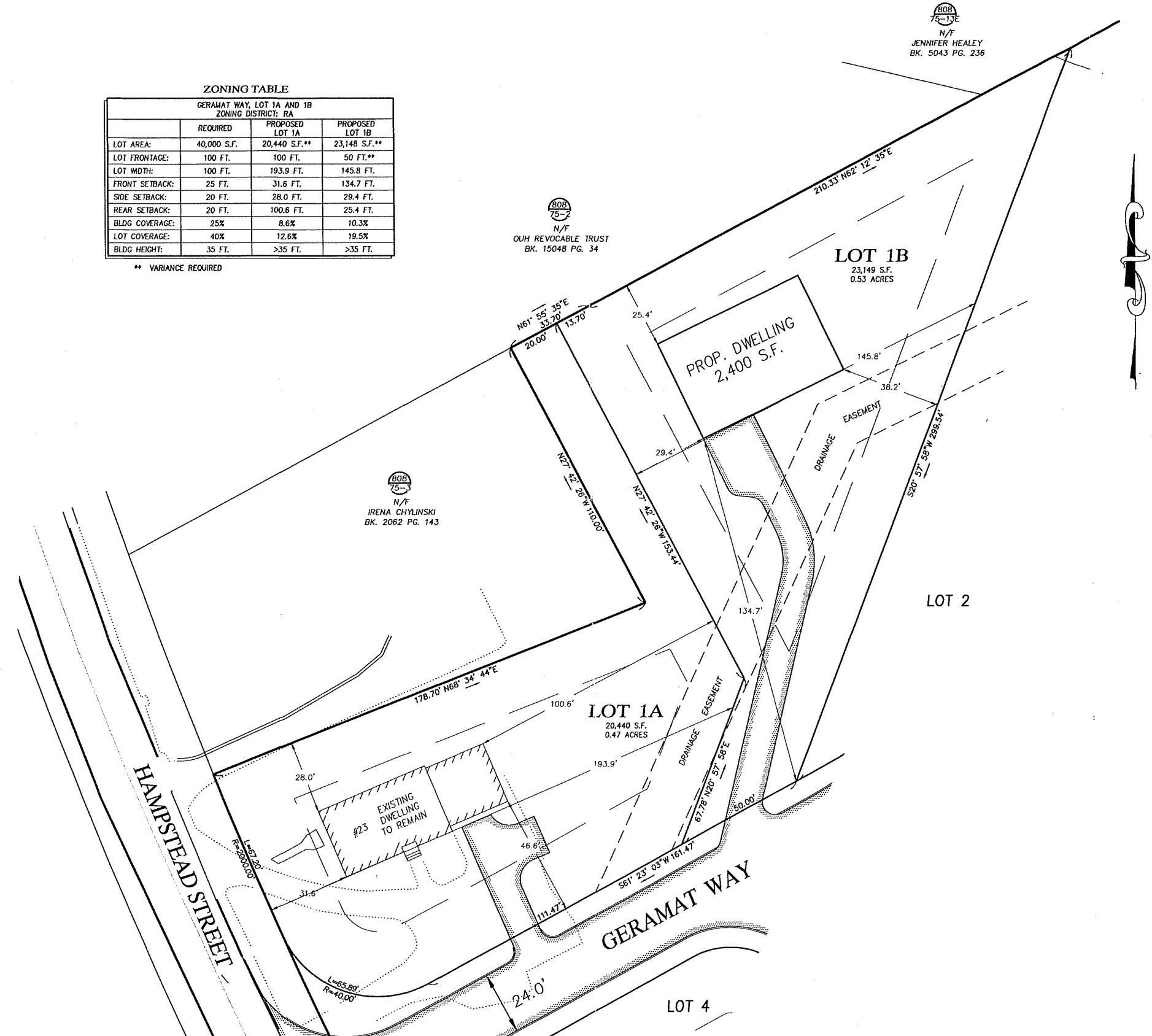
**** VARIANCE REQUIRED**

BASIS OF BEARINGS
MASS STATE PLANE COORDINATE SYSTEM
NAD 83

NAD-83
OWNER OF RECORD
JR BUILDERS INC.
P.O. 17057, P.O. 201

PLAN REFERENCES

PLAN #7840
PLAN #4361
PLAN #13744
PLAN #15516
PLAN #18064
ESSEX COUNTY LAYOUT #2504



A graphic scale with markings at 0, 10, 20, and 40. Below the scale, the text '(IN FEET)' and '1 inch = 20' is written.

PREPARED FOR
JR BUILDERS, INC.
16 INDUSTRIAL WAY
SALEM, NH 03079

MEI MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20' CALCD. BY: J.T.M. PROJECT: M21393
DATE: JAN. 31, 2022 CHKD. BY: J.S.H.

FRONTAGE WAIVER PLAN
IN
METHUEN, MA
AT
GERAMAT WAY

**FRONTAGE
WAIVER
PLAN**

SHEET: 1 OF 1

THE CERTIFICATION SHOWN BELOW IS INTENDED TO
MEET REGISTRATION REQUIREMENTS AND IS NOT A
CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY
OWNED. OWNERSHIP OF ADJOINING PROPERTIES ARE
ACCORDING TO ASSESSORS RECORDS.

THAT THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE
REGISTER OF DEEDS.....

