

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%	12.6%	19.5%
BLDG HEIGHT:	35 FT.	>35 FT.	>35 FT.

\*\* VARIANCE REQUIRED

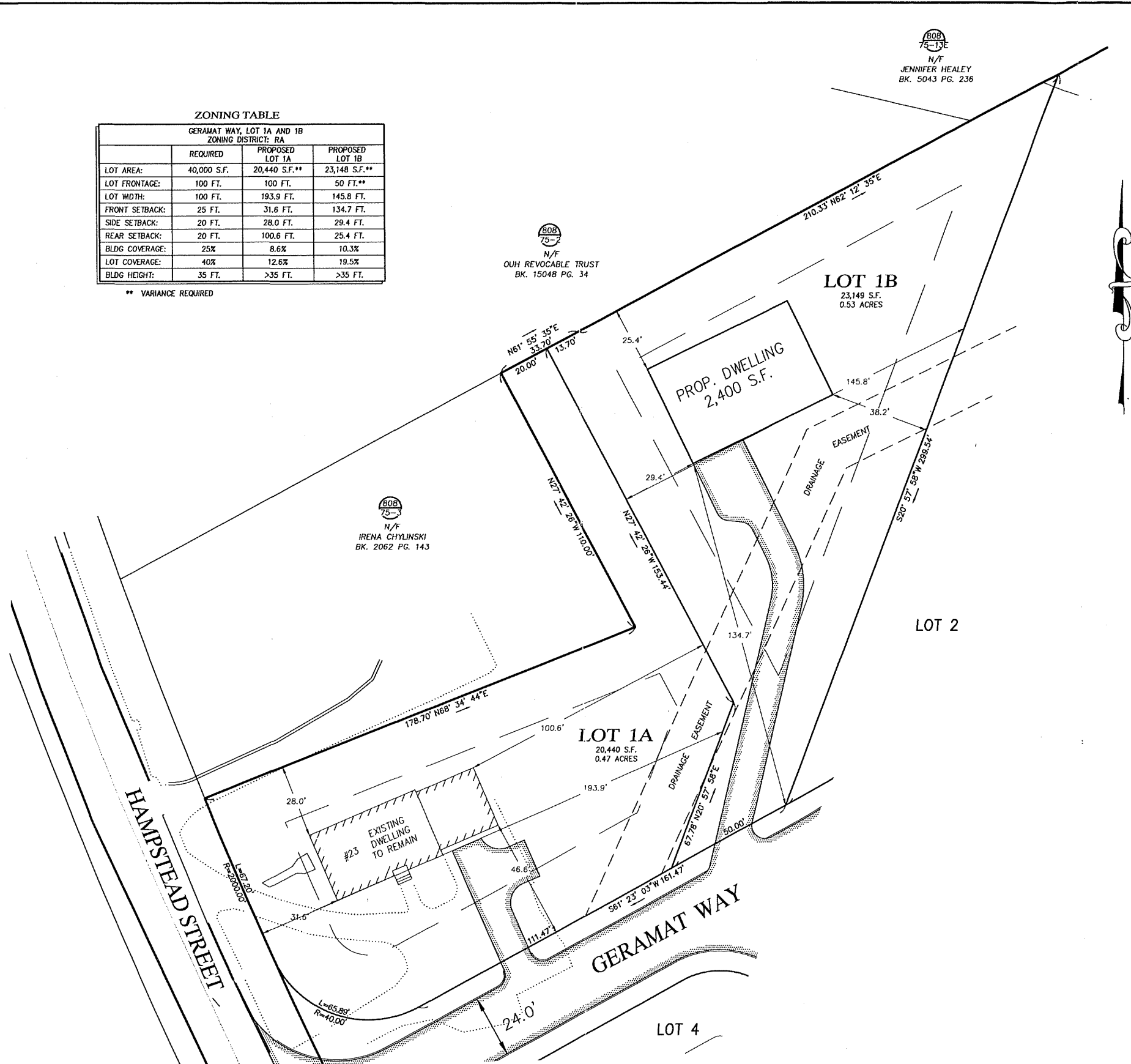
**BASIS OF BEARINGS**  
MASS STATE PLANE COORDINATE SYSTEM  
NAD-83

#### OWNER OF RECORD

JR BUILDERS INC.  
BK. 17057 PG. 201

#### PLAN REFERENCES

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



FOR REGISTRY USE

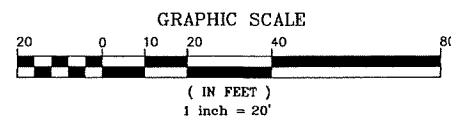
METHUEN COMMUNITY DEVELOPMENT BOARD

DATE: \_\_\_\_\_

APPROVED UNDER THE SUBDIVISION CONTROL  
LAW M.G.L. CHAPTER 41, SECTION 81-R.

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

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



PREPARED FOR

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



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'

DATE: JAN. 31, 2022

CALC. BY: J.T.M.

CHKD. BY: J.S.H.

PROJECT: M213934

FRONTAGE WAIVER PLAN  
IN  
METHUEN, MA  
AT  
GERAMAT WAY

FRONTAGE  
WAIVER  
PLAN

SHEET: 1 OF 1