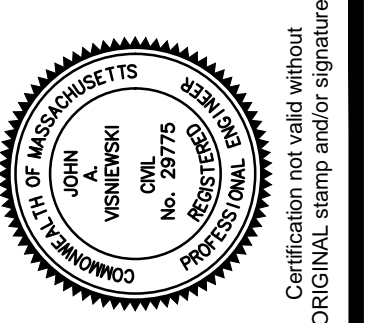


**REFERENCES**

- DEEDS:
  - Deed Book 23860 Page 296; recorded in the Middlesex North Registry of Deeds.
- PLANS:
  - Plan of Land in Lowell, Mass belonging to Constantine Raptis dated February 15, 1949 prepared by George McDonough recorded in the Middlesex North Registry of Deeds Plan Book 74 Plan 580.

**NOTES**

- PURPOSE:** The purpose of this plan is to meet the respective filing requirements for a City of Lowell Department of Planning & Development Site Plan Approval by showing the By-Right Development of the entire existing parcel.
- ZONING:** The subject property is within the Urban Multi-Family District - UMF.
- PROPERTY LINES & EASEMENTS:** Existing property lines shown are from Deed Reference 1A and Plan Reference 2A. There are no other property lines, easements, deed restrictions or protective covenants proposed.
- PUBLIC OR COMMON AREAS:** There are no known public or common areas within the subject property or on abutting properties.
- VARIANCES & SPECIAL PERMITS:** The subject property and abutting properties are not subject to any known existing recorded special permits or variances.
- FLOODPLAIN:** There is no special flood hazard areas inundated by the 100-yr. flood located on this property as defined by the Flood Insurance Rate Maps; for the City of Lowell Map 25017C0143F; prepared by the Federal Emergency Management Agency; dated July 7, 2014.



DESIGN BY	REVISION	DATE
KML		
KML/KAL		
KML		
KML		
JAV		

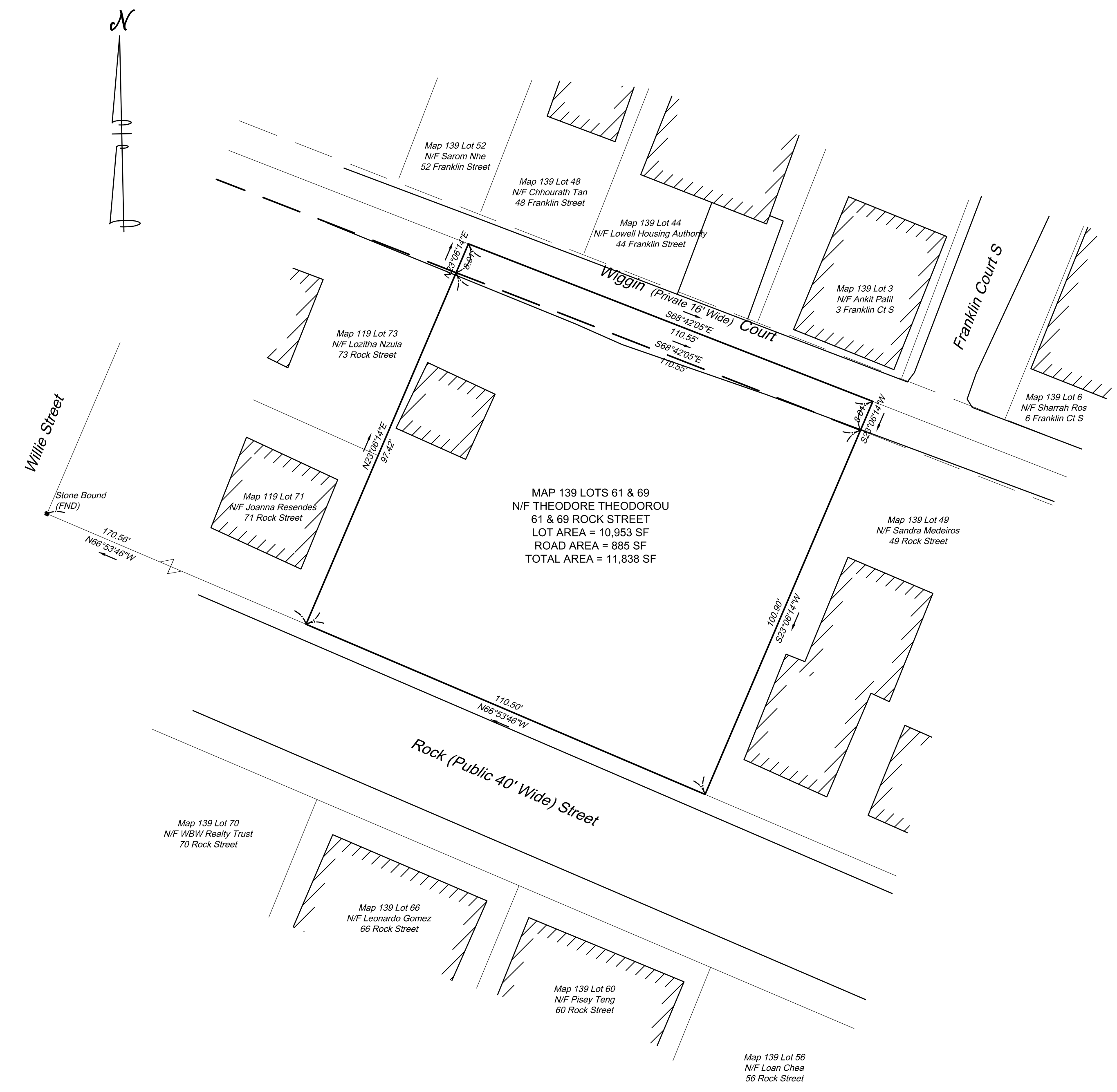
**CORNERSTONE**  
**Land Consultants, Inc.**  
 Civil Engineering - Land Planning  
 P.O. Box 657 - Pepperell, MA 01463 - (978) 433-8100  
 www.cornerstoneland.net

SCALE: As Shown  
 DATE: March 23, 2020  
 PREPARED FOR:  
 JAF 27, LLC  
 10 Monroe Street  
 Lowell, MA 01852

**BY-RIGHT DEVELOPMENT PLAN**  
**Site Plan Approval**  
**61-69 ROCK STREET**  
**LOWELL, MASSACHUSETTS**

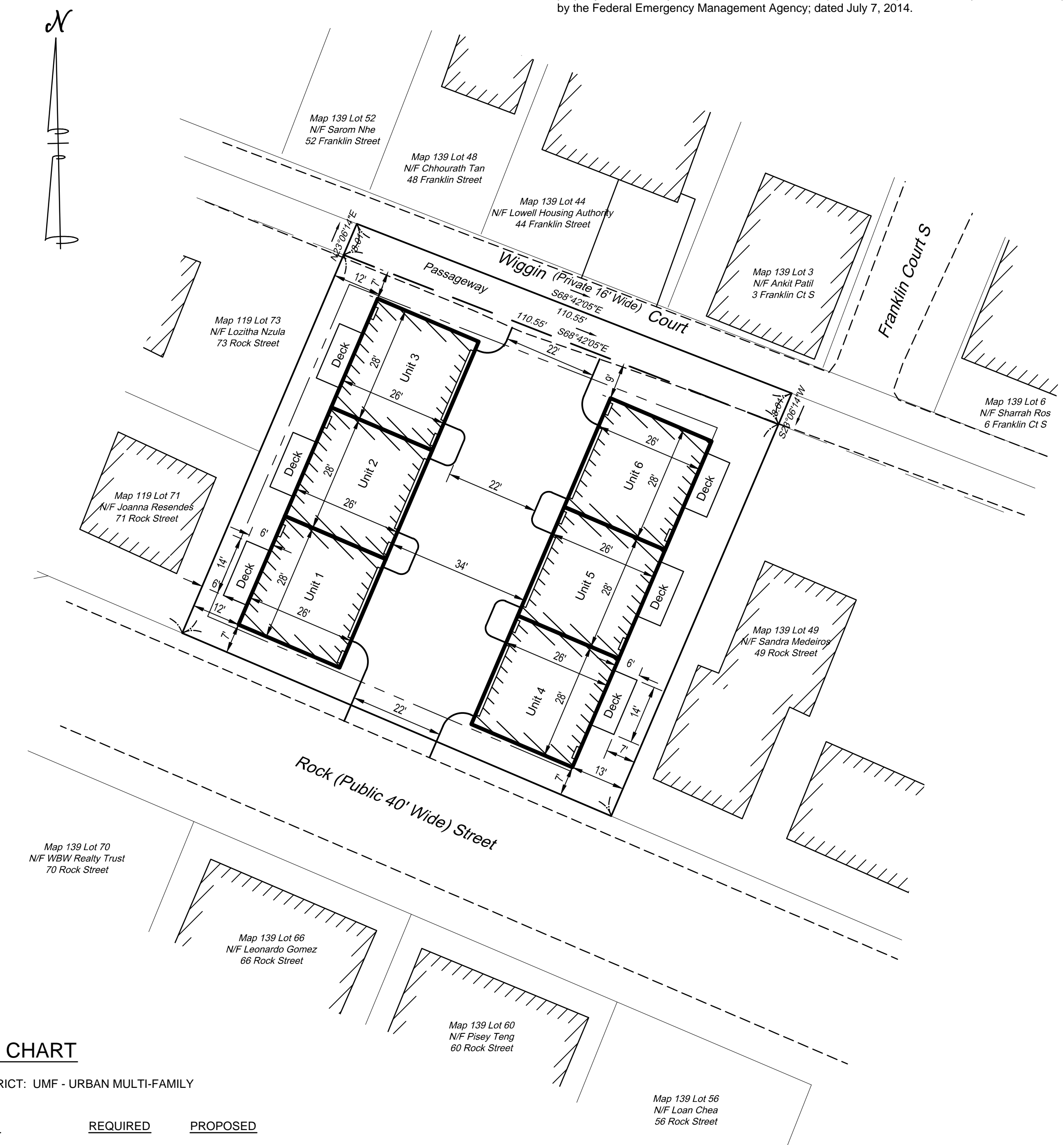
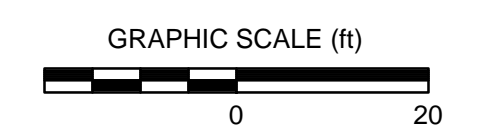
JOB NO.: 2020-112  
 SHEET: 1 of 1

DRAWING NO.  
**1051**



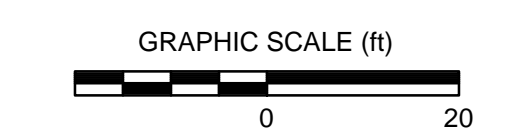
**Existing Conditions**

SCALE: 1 in. = 20 ft.



**Proposed Conditions**

SCALE: 1 in. = 20 ft.



**ZONING CHART**

ZONING DISTRICT: UMF - URBAN MULTI-FAMILY

DESCRIPTION	REQUIRED	PROPOSED
MIN LOT AREA (SF)	3,400	10,953
MIN LOT AREA PER DU	1,000	1,825
MIN LOT FRONTAGE (LF)	55	110.5
MAX FLOOR AREA RATIO	---	---
MIN FRONT YARD (FT)	7	7
MAX FRONT YARD (FT)	---	---
MIN FRONT GARAGE (FT)	---	---
MIN SIDE YARD (FT)	3 SUM 17	12 SUM 25
MIN REAR YARD (FT)	20	---
LANDSCAPE OPEN SP (SF)	---	---
USEABLE OPEN SPACE (SF)	---	---
MAX HEIGHT (FT/STORIES)	65/6	35
MAX CURB CUT (FT)	25	22

**PARKING**

REQUIRED: TWO SPACES PER DWELLING UNIT = 12 SPACES  
 PROPOSED NUMBER OF SPACES = 2 GARAGE/UNIT = 12 SPACES



STREET SIDE ELEVATION 1/4"=1'-0"



DRIVEWAY ELEVATION 1/4" = 1'-0"

61-69 ROCK STREET  
CONDOMINIUMS  
LOWELL, MA

1-24-20  
Issue Description Date

**PJKA**

PETER J. KARB  
ARCHITECT

13 HILLCREST AVE.  
STOW, MA  
508-308-8770



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WITHOUT THE WRITTEN CONSENT OF THE  
ARCHITECT.

Architect: PETER J. KARB

Drawn: PJK Check:

Job No: 2009 Scale: 1/4" = 1'-0"

PLANS

A-3

Sheet:



SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

61-69 ROCK STREET  
CONDOMINIUMS  
LOWELL, MA

1-24-20  
Issue Description Date

**PJKA**

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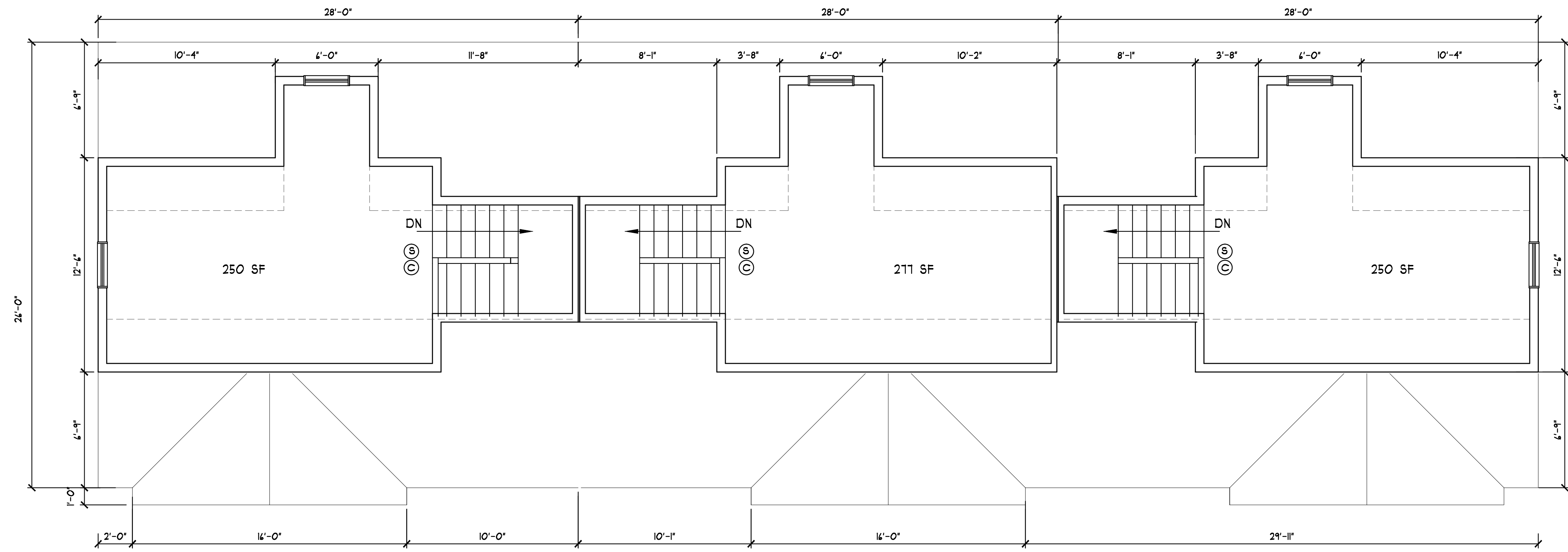
Architect: PETER J. KARB

Drawn: PJK Check:

Job No: 2009 Scale: 1/4" = 1'-0"

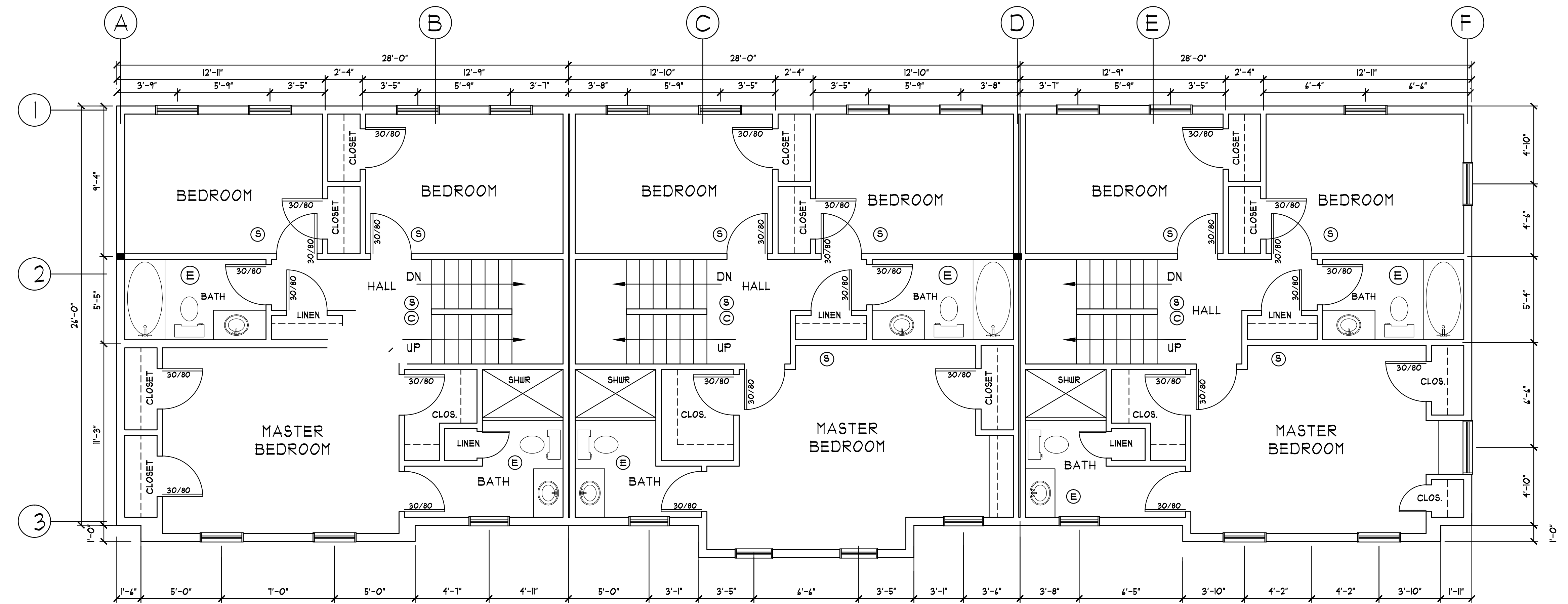
Title: ELEVATIONS

Sheet: A-4



ATTIC FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"

61-69 ROCK STREET  
CONDOMINIUMS  
LOWELL, MA

1-24-20  
Issue Description Date

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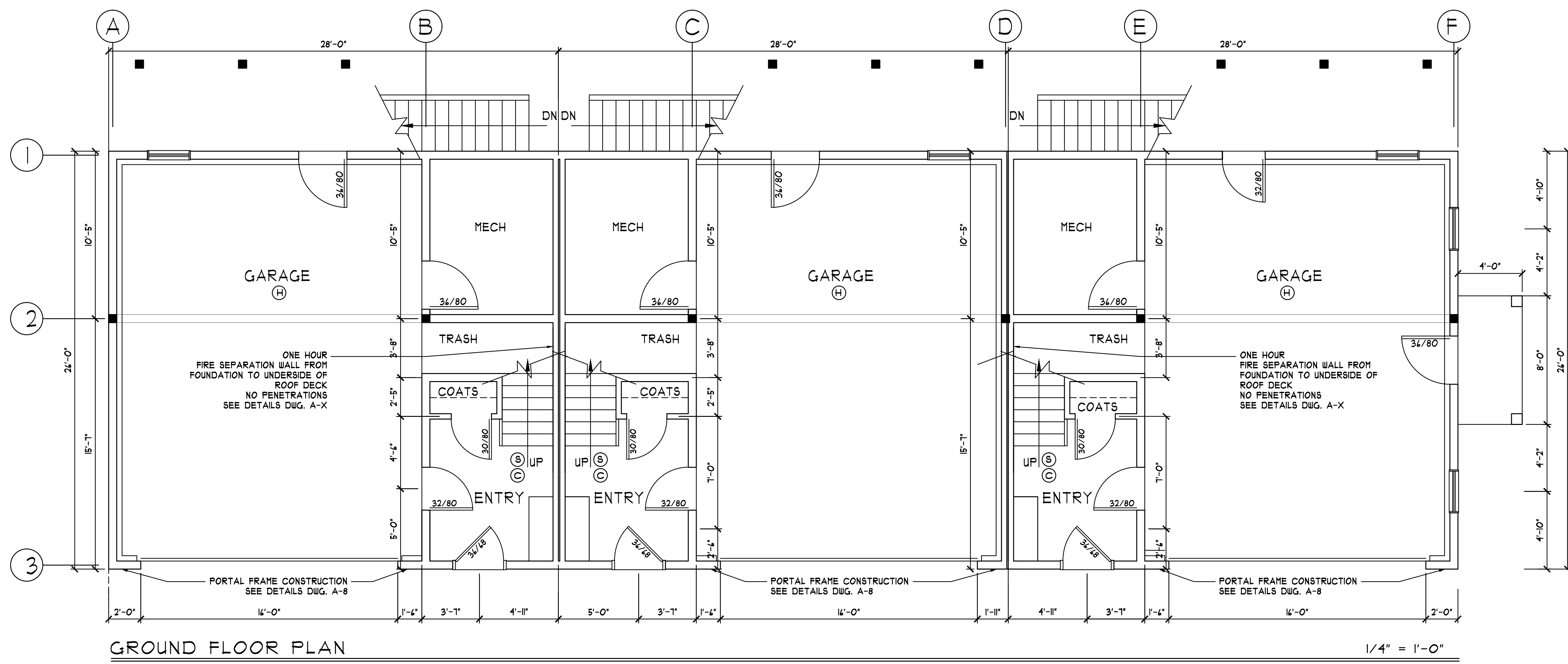
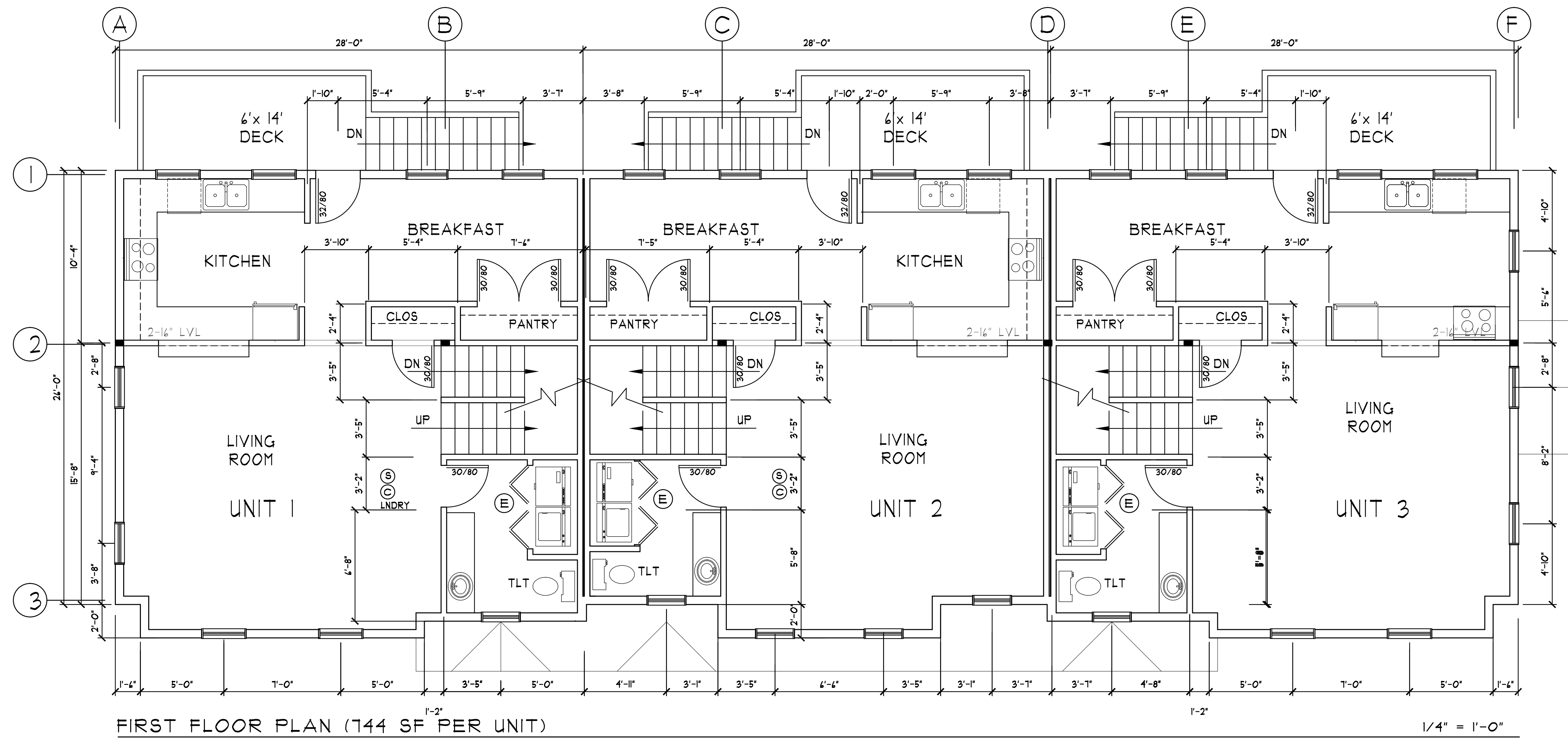
Architect: PETER J. KARB

Drawn: PJK Check:

Job No: 2009 Scale: 1/4" = 1'-0"

Title: PLANS

Sheet: A-2



61-69 ROCK STREET  
 CONDOMINIUMS  
 LOWELL, MA

1-24-20  
 Issue Description Date

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Architect: PETER J. KARB

Drawn: PJK Check:

Job No: 2009 Scale: 1/4" = 1'-0"

PLANS

A-1

Sheet: