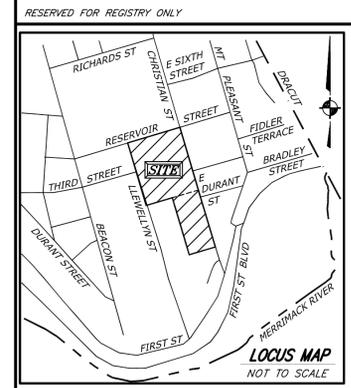


PLAN REFERENCES:

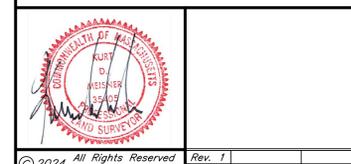
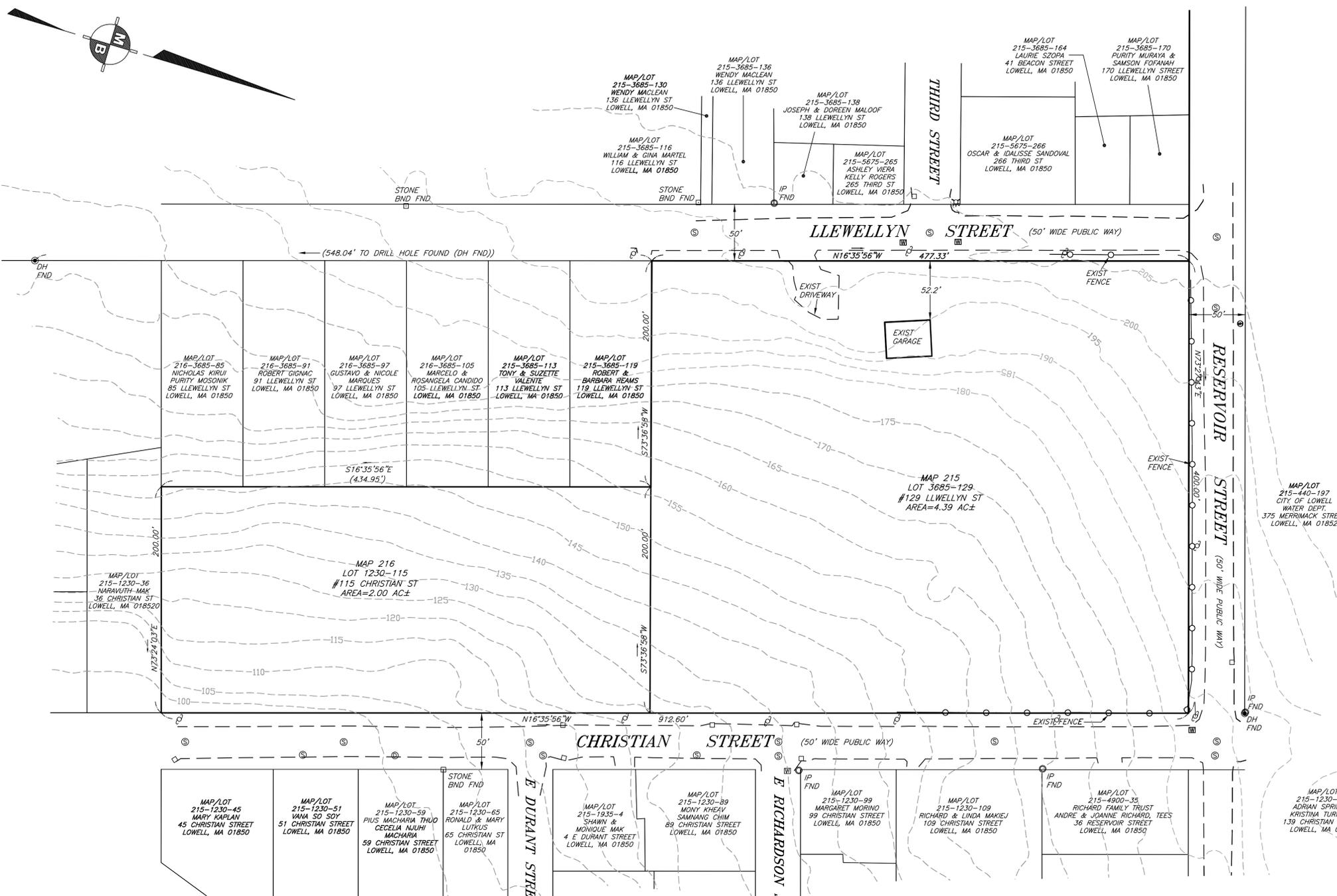
- #2-#4 BRADLEY STREET PLAN OF LAND IN LOWELL, MA. SCALE: 1"=30', DATE: APRIL 6, 2006. BY: PRECISION LAND SURVEYING, INC. RECORDED AT THE MIDDLESEX NORTH REGISTRY OF DEEDS IN PLAN BOOK 221 PLAN 57.
- PLAN OF LAND IN LOWELL, MA. BEING A SUBDIVISION OF 89 CHRISTIAN ST. BY: COREY & DONAHUE, INC. SCALE: 1"=20', DATE MAR 6, 1987. RECORDED AT THE MIDDLESEX NORTH REGISTRY OF DEEDS IN PLAN BOOK 158 PLAN 107.
- COMPILED PLAN OF LAND IN LOWELL, MASS. BELONGING TO GERALD T. & ELLEN M. BOUCHARD, SCALE: 1"=30', MARCH 27, 1986. BY: CHARLES W. MORAN. RECORDED AT THE MIDDLESEX NORTH REGISTRY OF DEEDS IN BOOK OF PLANS 153 PLAN 1.
- PLAN OF LAND IN LOWELL, MASS. BELONGING TO STEPHANIE K. BINDAS, SURVEYED MAY 22, 1982. SCALE: 1"=20', BY: CHARLES W. MORAN. RECORDED AT THE MIDDLESEX NORTH REGISTRY OF DEEDS IN BOOK OF PLANS 140 PLAN 33.
- PLAN OF LAND IN LOWELL, MASS. SCALE: 1"=40', OCT. 26, 1976. BY: DANA F. PERKINS & SONS, INC. CIVIL ENGINEERS & SURVEYORS, FOR: DONALD VAN GREENBY. RECORDED AT THE MIDDLESEX NORTH REGISTRY OF DEEDS IN BOOK OF PLANS 123 PLAN 48.
- SUBDIVISION PLAN OF LAND IN LOWELL, MASS. PREPARED FOR: S.F.C. REAL ESTATE, INC. SCALE: 1"=40', AMY 20, 1974. BY: THOMAS D. ELLIS, REG. LAND SURVEYOR. RECORDED AT THE MIDDLESEX NORTH REGISTRY OF DEEDS IN BOOK OF PLANS 119 PLAN 10.
- COMPILED SUBDIVISION F PLAN OF LAND IN LOWELL, MASS. PREPARED FOR WILLIAM J. GETTINGS, SCALE: 1"=40', SEPT. 1973. RECORDED AT THE MIDDLESEX NORTH REGISTRY OF DEEDS IN BOOKS OF PLANS 128 PLAN 89.
- PLAN OF LAND IN LOWELL, MASS. FOR STANLEY SZOPA, SCALE: 1"=20', JULY 19, 1972. BY: DANA F. PERKINS & SONS, INC. CIVIL ENGINEERS & SURVEYORS. RECORDED AT THE MIDDLESEX NORTH REGISTRY OF DEEDS IN BOOK OF PLANS 114 PLAN 173.
- PLAN OF LAND IN LOWELL, MASS. BELONGING TO VAN GREENBY REALTY TRUST, SCALE: 1"=50' MAY 30, 1967. BY: BROOKS, JORDAN & GRAVES. RECORDED AT THE MIDDLESEX NORTH REGISTRY OF DEEDS IN BOOK OF PLANS 105 PLAN 58.



NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITION OF MAP 215 LOT 3685-129 & MAP 216 LOT 1230-115.
- SUBJECT PROPERTIES:
MAP 215 LOT 3685-129
& MAP 216 LOT 1230-115

RECORD OWNER:
BERKELEY DEVELOPMENT, LLC.
16 PULPIT ROCK ROAD
PELHAM, NH 03076
BOOK: 37460 PAGE: 182
- PRESENT ZONING: SSF
- EXISTING LOT SIZE:
MAP 215 LOT 3685-129 = 191,067 S.F.±
OR 4.39 AC.±
MAP 216 LOT 1230-115 = 86,987 S.F.±
OR 2.00 AC.±
- MINIMUM LOT SIZE REQUIRED: 10,000 S.F.
- MINIMUM FRONTAGE: 90 FEET
- MINIMUM BUILDING SETBACKS:
FRONT = 25 FEET
(PROJECTIONS 22 FEET
PORCHES 17 FEET
GARAGE 30 FEET)
SIDE = 10 SUM 25
REAR = 25 FEET
- PROPERTY SURVEY PERFORMED BY MEISNER BREM CORPORATION IN JANUARY 2024. EXISTING TOPOGRAPHY SHOWN HEREON IS IMPORTED FROM NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) LIDAR MAPPING.
- THERE ARE NO WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY. SEE LETTER FROM LUKE HURLEY, CWS, CSS, CESSWI OF BSC GROUP DATED MARCH 14, 2024.



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EXISTING CONDITIONS PLAN
115 CHRISTIAN STREET &
129 LLEWELLYN STREET
LOWELL, MASS.

PREPARED FOR:
BERKELEY DEVELOPMENT, LLC.
16 PULPIT ROCK ROAD
PELHAM, NH 03076

SCALE: 1"=50' DATE: APRIL 2, 2024

DESIGNED BY: JMW SURVEYED BY: KDM
 DRAFTED BY: JMW JOB NUMBER: 3182 1 OF 1
 APPROVED BY: KDM

Note: All technical work by any individual done for preparation of this plan is the responsibility of Meisner Brem Corporation and not the individual.

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