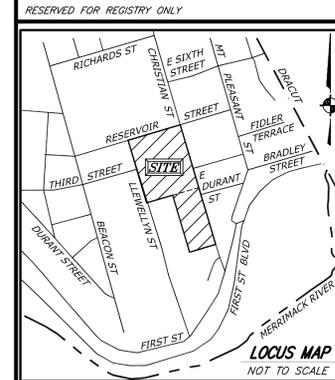


PLAN REFERENCES:

- #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. & EILLEN 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 & 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 COMBINE MAP 215 LOT 3685-129 & MAP 216 LOT 1230-115, AND RESUBDIVIDE INTO 17 SINGLE FAMILY RESIDENTIAL LOTS.
- 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
- ORIGINAL 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.

THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

KURT D. MEISNER L.L.S. #35405



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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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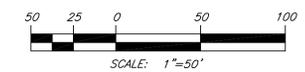
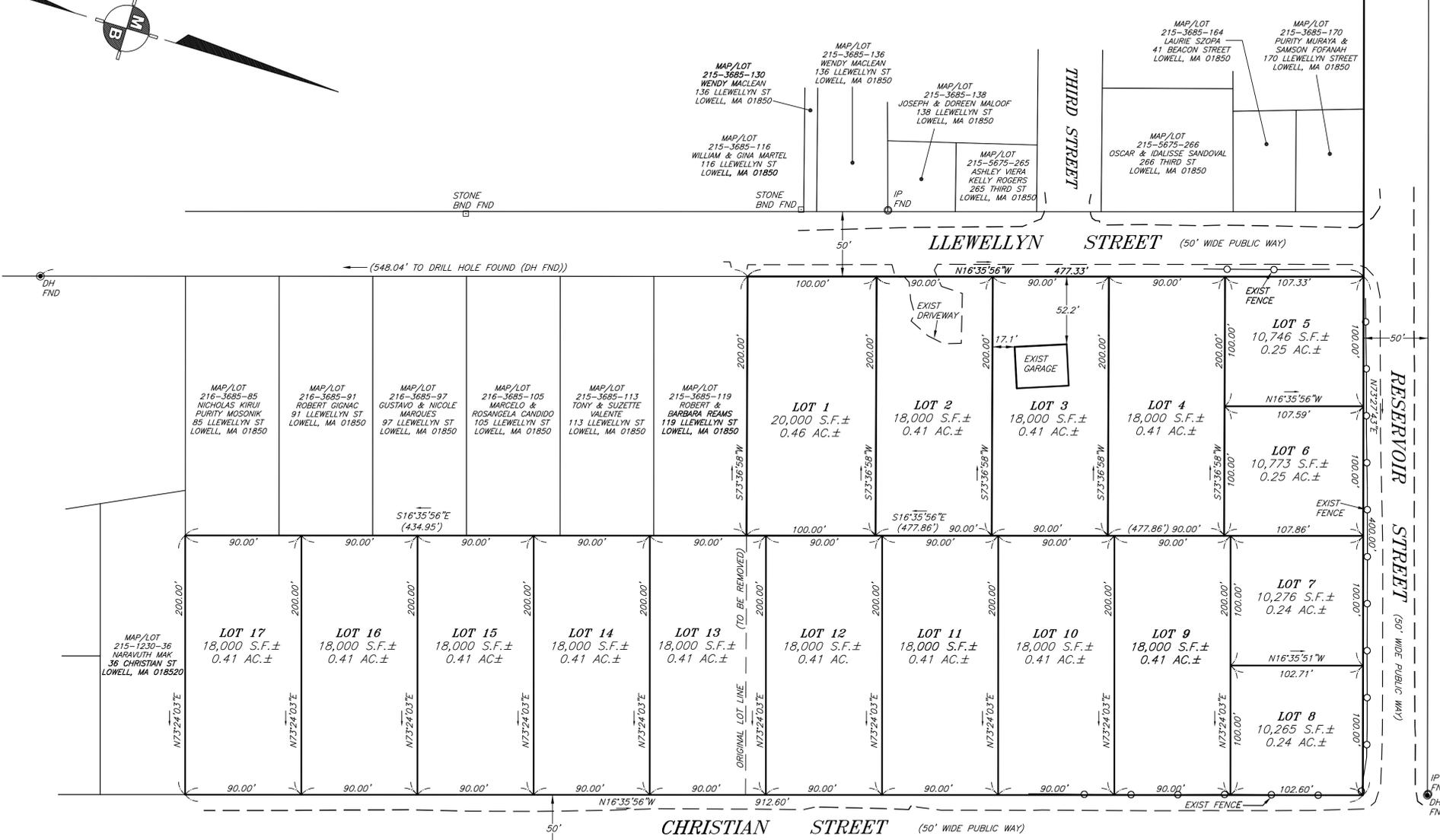
APPROVAL NOT REQUIRED PLAN
115 CHRISTIAN STREET & 129 LLEWELLYN STREET
LOWELL, MASS.

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

SCALE: 1"=50' DATE: FEBRUARY 12, 2024

MEISNER BREM CORPORATION
142 LITTLETON ROAD, SUITE 16, WESTPORT, MA 01886 · (978) 692-1111
202 MAIN STREET, SUITE G1, SALEM, NH 03079 · (603) 883-1301

DESIGNED BY: JMW SURVEYED BY: RDM
DRAFTED BY: JMW JOB NUMBER: 3182
APPROVED BY: RDM



811 DigSafe
MA-ME-NH-NY

THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR AND SHALL CONTACT THE LOCAL DIG SAFE OFFICE 72 HOURS PRIOR TO START OF CONSTRUCTION (811 OF 888-DIG-SAFE).

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