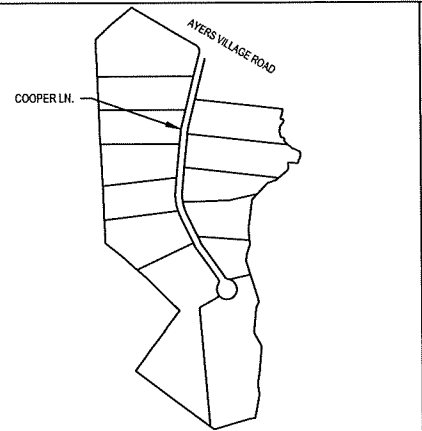




LOCUS MAP
NOT TO SCALE

OWNERS OF RECORD
JR BUILDERS, INC.
599 CANAL STREET
LAWRENCE, MA 01840

PLAN NOTES
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING LOTS 6 AND 7 INTO LOTS 6A, 7A, AND 7B.
2. ADJUTER INFORMATION OBTAINED FROM THE CITY OF METHUEN ASSESSORS DATABASE.
3. LOT 7A AND 7B REQUIRE A FRONTAGE EXCEPTION SPECIAL PERMIT.

REFERENCE PLANS AND DEEDS
1. SEE NORTH ESSEX REGISTRY OF DEEDS BOOK 15759 PAGE 213.
2. SEE NORTH ESSEX REGISTRY OF DEEDS PLAN NO. 17486.
3. SEE NORTH ESSEX REGISTRY OF DEEDS PLAN NO. 17842.

METHUEN PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS
BEEN PREPARED IN CONFORMANCE WITH
THE RULES AND REGULATIONS OF THE
REGISTER OF DEEDS.

DATE

LEGEND

- DRILL HOLE SET
- DRILL HOLE FOUND
- STONE MONUMENT TO BE SET
- IRON ROD/DRILL HOLE TO BE SET
- IRON PIPE FOUND
- IRON ROD SET W/ CAP

**PLAN OF LAND
IN
METHUEN, MA**

COOPER LANE

(LOT 6A, 7A, AND 7B)

(ASSESSOR'S MAP 802, BLOCK 72, LOT 28E AND 28F)

ZONING DISTRICT:
RESIDENTIAL DISTRICT (RR)

PREPARED FOR
JR BUILDERS, INC.

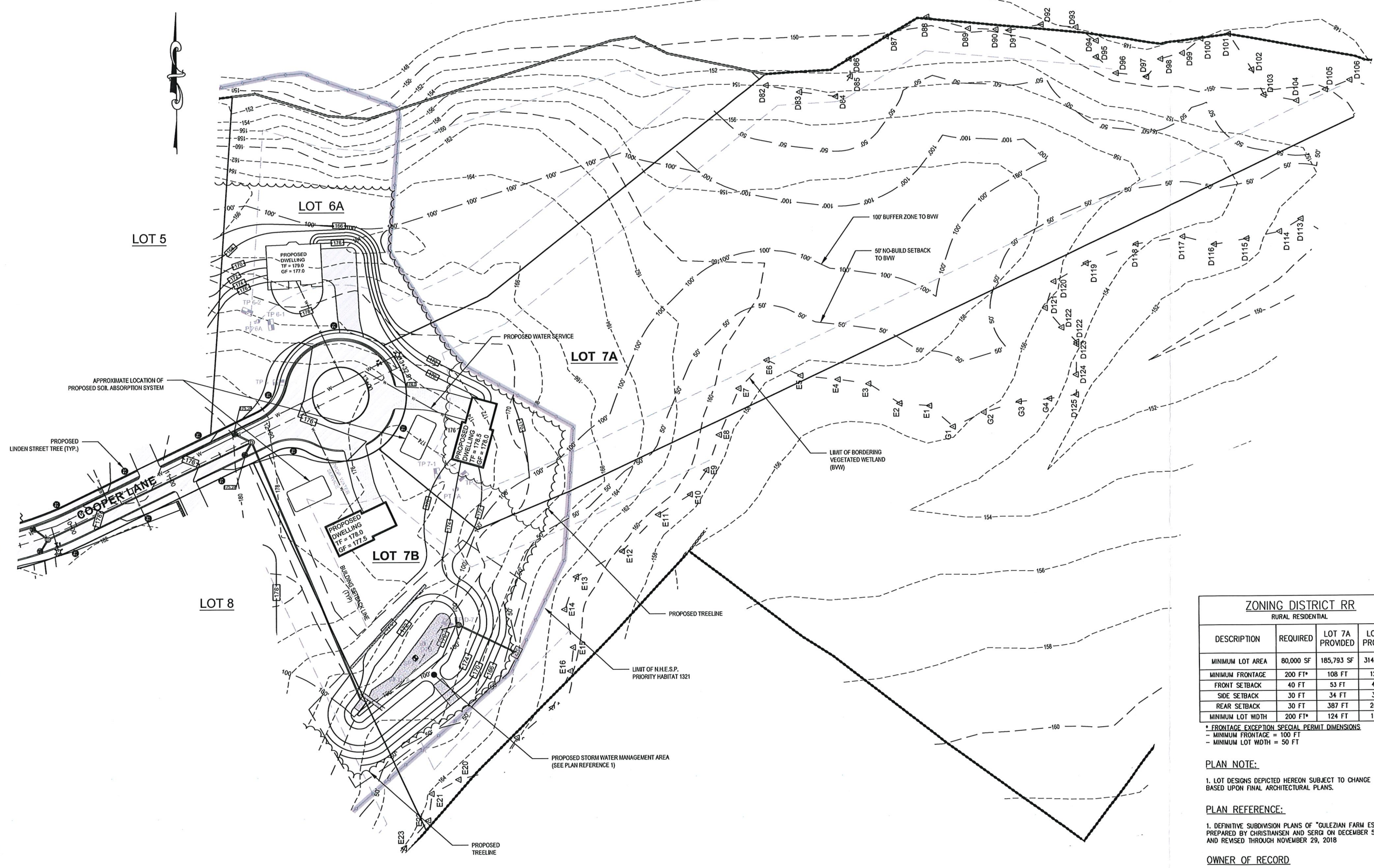
DATE: SEPTEMBER 8, 2020

50 0 50 100 FT
SCALE: 1"=50'

**The
Morin-Cameron**

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
25 KENOZA AVE., HAVERHILL, MASSACHUSETTS 01830
P: 978-373-0310, F: 978-373-3960, W: WWW.MORIN-CAMERON.COM





ZONING DISTRICT RR			
RURAL RESIDENTIAL			
DESCRIPTION	REQUIRED	LOT 7A PROVIDED	LOT 7B PROVIDED
MINIMUM LOT AREA	80,000 SF	185,793 SF	314,413 SF
MINIMUM FRONTAGE	200 FT*	108 FT	122 FT
FRONT SETBACK	40 FT	53 FT	45 FT
SIDE SETBACK	30 FT	34 FT	33 FT
REAR SETBACK	30 FT	387 FT	209 FT
MINIMUM LOT WIDTH	200 FT*	124 FT	110 FT

* FRONTAGE EXCEPTION SPECIAL PERMIT DIMENSIONS
- MINIMUM FRONTAGE = 100 FT
- MINIMUM LOT WIDTH = 50 FT

PLAN NOTE:
1. LOT DESIGNS DEPICTED HEREON SUBJECT TO CHANGE BASED UPON FINAL ARCHITECTURAL PLANS.

PLAN REFERENCE:
1. DEFINITIVE SUBDIVISION PLANS OF "GULEZIAN FARM ESTATES" PREPARED BY CHRISTIANSEN AND SERGI ON DECEMBER 5, 2017 AND REVISED THROUGH NOVEMBER 29, 2018

OWNER OF RECORD
JR BUILDERS
599 CANAL STREET
LAWRENCE, MA 01840

The Morin-Cameron GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
25 KENNA AVE., HAVERHILL, MASSACHUSETTS 01830
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REVISIONS

NO.	DESCRIPTION	DATE

PROPOSED SITE PLAN
TO ACCOMPANY A
FRONTAGE EXCEPTION SPECIAL PERMIT APPLICATION
11 COOPER LANE
(PARCEL ID: 802-72-287)
PREPARED FOR:
JR BUILDERS, INC.

DRAFTED BY: SC
CHECKED BY: ML
APPROVED BY: SC
SCALE: AS NOTED
DATE: SEPTEMBER 8, 2020

SHEET NO.

1 OF 1

PROJ. #14052