

REV'D.		EXIST.
LOT AREA	8000	31978
FRONTAGE	80'	99'
WIDTH	80'	90'
SETBACKS		
FRONT	20'	121'
SIDE CRTD.	15'	49.7'
SIDE LITD	15'	16'
REAR	20'	296'
STORIES	3	2
HEIGHT	35'	35'4"
LOT CVD.	402	2352
OPEN SPACE	102	832

12,000 - DUPLEX

N/F
MARISE BELICE TR
MARISE REVOCABLE TRUST OF 2022
BK. 17593 PG 87

N/F
MARIA BODA TR
MARIA BODA 2019 REVOCABLE TRUST
BK. 15822 PG 339

N/F
MARIA BODA TR
MARIA BODA 2019 REVOCABLE TRUST
BK. 15822 PG 339

N/F
RAYMOND & PALMA VOTER TR
VOTER FAMILY TRUST
BK. 10697 PG 313

N/F
NEIL DEBURRO & CRISTINE WILT TR
DEVIL T REALTY TRUST
BK. 17076 PG 99

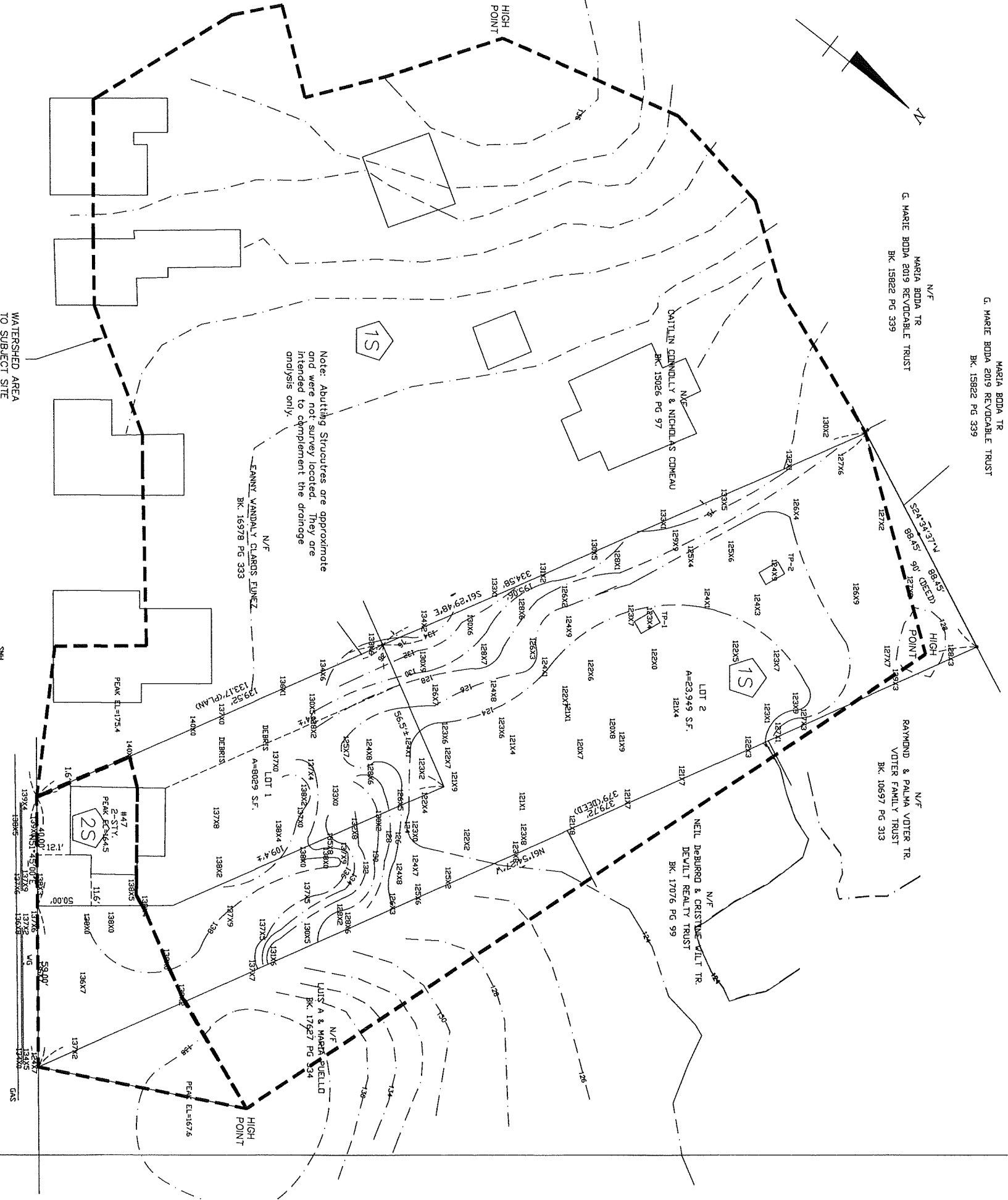
LOT 2
A=23,949 S.F.
121X4

N/F
DANIEL CONNOLLY & NICHOLAS COMEAU
BK. 15026 PG 97

Note: Abutting Structures are approximate
and were not survey located. They are
intended to complement the drainage
analysis only.

N/F
EANNY WANDALY CLAROS FINEZ
BK. 16978 PG 333

N/F
LUIS A & MARIA CUELLID
BK. 17627 PG 34



LOWELL STREET

SHEET 1 OF 3

EXISTING CONDITIONS SITE PLAN
OF
47 LOWELL STREET
IN
METHUEN, MA

PREPARED BY: P.J.F. AND ASSOCIATES
4 HIGHLAND AVENUE
WAKEFIELD, MA 01880
(781) 883-5473

REV. APRIL 29, 2025
REV. DEC. 27, 2024
DATE: DECEMBER 31, 2023

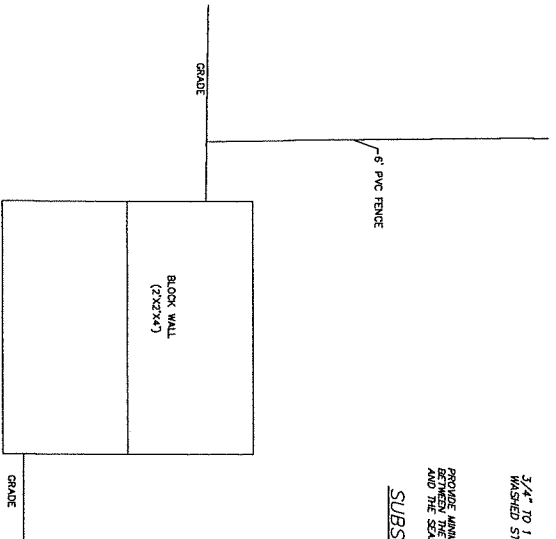
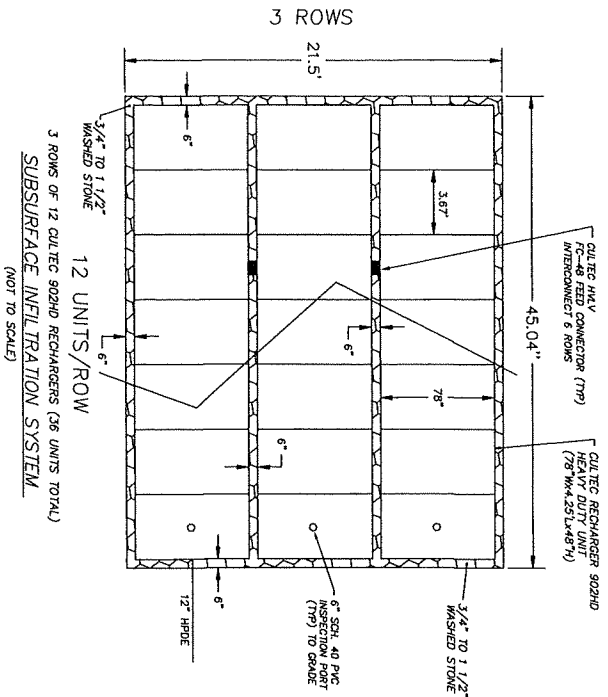
0' 10' 20' 30' 40'

FILE No. 7967EX

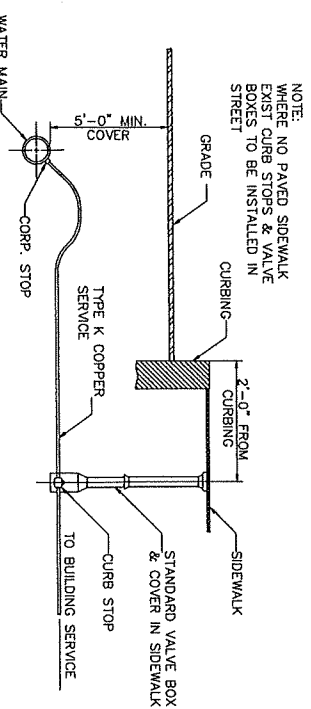
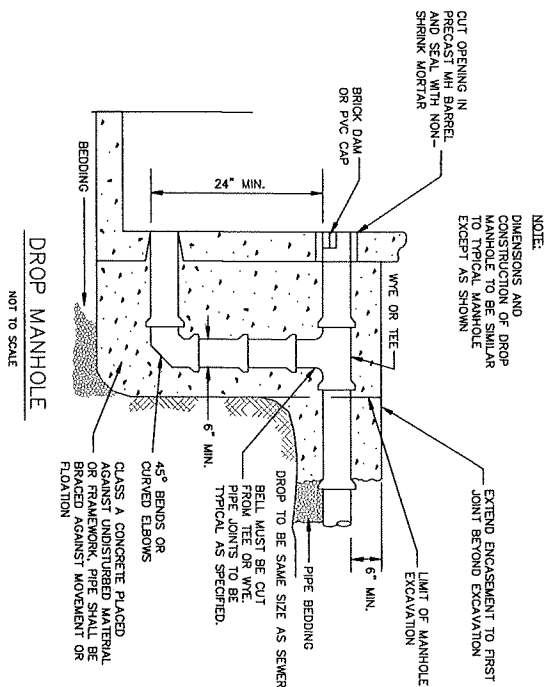
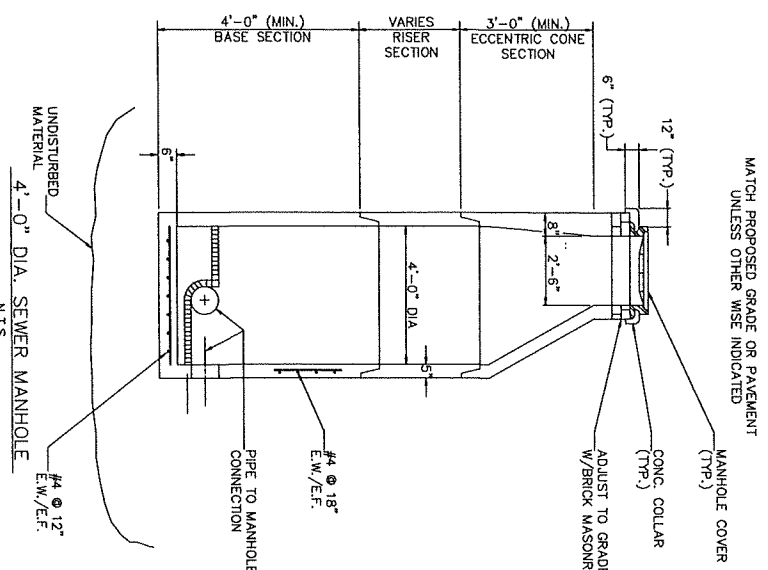
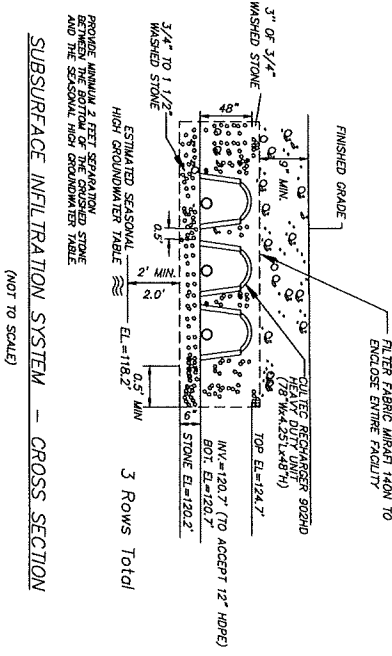


PAUL J. FINOCCHIO P.L.S. No.36115

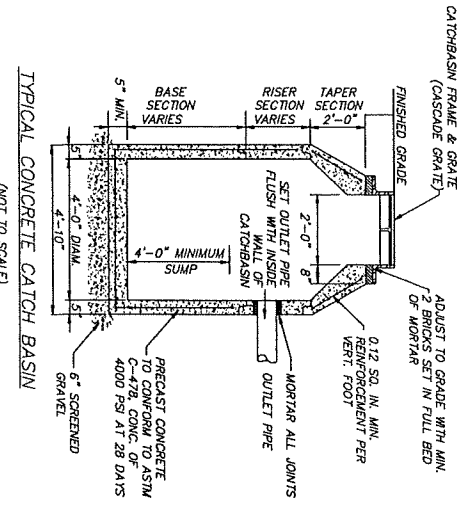
DATE



WALL DETAIL
NOT TO SCALE



COPPER SERVICE CONNECTION
NOT TO SCALE



SOILS INFORMATION:

SOIL TESTS PERFORMED BY JOHN D. SULLIVAN III, P.E., CSE
CITY OF METHUEN (CONSERVATION OFFICER)

TEST PIT: TP-1
ELEV.=123.8'±
G.W. ELEV.=NOT OBSERVED

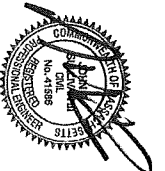
HORIZON A: SANDY LOAM 10 YR 3/3
8"-24" HORIZON Bw: LOAMY SAND 10 YR 6/8
24"-96" HORIZON C: M-C SAND (Stratified) 2.5 Y 6/4

E.S.H.G.W. < ELEV 115.8'
RAMMS RATE USED: 8.27 IN/HR

TEST PIT: TP-2
ELEV.=125.2'±
G.W. ELEV.=NOT OBSERVED

0"-42" FILL
42"-52" HORIZON Bw: LOAMY SAND 10 YR 6/8
52"-84" HORIZON C: M-C SAND (Stratified) 2.5 Y 6/4

E.S.H.G.W. < ELEV 118.2'
RAMMS RATE USED: 8.27 IN/HR



JOHN D. SULLIVAN III, P.E. No. 41586 DATE

DETAIL SHEET OF 47 LOWELL STREET IN METHUEN, MA

PREPARED BY: P.J.F. AND ASSOCIATES
REV 5/29/25 4 HIGHLAND AVENUE
REV 5/13/25 WAKEFIELD, MA 01880
REV 4/29/25 (781) 883-5473
REV 2/25/25
REV 1/22/25
REV 12/27/24
REV 8/2/24

SCALE: 1" = 20'

SCALE: 1" = 20'

DATE: DECEMBER 31, 2023

FILE No. 7967PB

FIELD	PLOT	DESIGN	DRAFT	CALC.	CHECK