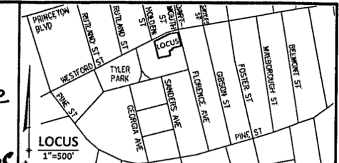


#9 + 11 Florence Avenue
House number issued
subject to all requirement
at other City Departments
Agencies *Paul Coughlin*

#9 Florence Avenue

#11 Florence Avenue



ASSESSORS

PARCEL ID: 0088 6285 0084

PROPERTY OWNER

684 WESTFORD STREET, LLC
229 STEEDMAN STREET
LOWELL, MASSACHUSETTS

DEED REFERENCES

MIDDLESEX NORTH REGISTRY OF DEEDS
BOOK 37633, PAGE 71

PLAN REFERENCES

MIDDLESEX NORTH REGISTRY OF DEEDS
1. PLAN BOOK 8, PLAN 43
2. PLAN BOOK 19, PLAN 3
3. PLAN BOOK 58, PLAN 42
4. PLAN BOOK 200, PLAN 127

NOTES

- EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM AN INSTRUMENT SURVEY IN FEBRUARY OF 2023. TOPOGRAPHY SHOWN HEREON REFERS TO NAVD83 DATUM.
- NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE ADMINISTRATION MAPS, PER COMMUNITY PANEL 250700139F, EFFECTIVE DATE JULY 7TH, 2014.
- UTILITIES SHOWN HEREON FROM SURFACE LOCATIONS AND PLANS OF RECORD. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.

ZONING

OVERLAY DISTRICT: TYLER PARK HISTORIC DISTRICT

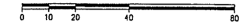
ZONING DISTRICT: TIF, TRADITIONAL TWO-FAMILY

DESCRIPTION	REQUIRED	PROPOSED	1-FAMILY	PROPOSED	1-FAMILY	PROPOSED	1-FAMILY	PROPOSED	1-FAMILY
MIN. LOT AREA	4,000SF	12,021±SF	6,000SF	6,044±SF	6,019±SF	6,023±SF	6,005±SF	6,005±SF	6,005±SF
MIN. L.A./D.U.	4,000SF	6,010±SF	6,000SF	6,044±SF	6,019±SF	6,023±SF	6,005±SF	6,005±SF	6,005±SF
MIN. FRONTAGE	80'	55.00'	70'	74.66'	55.24'	55.00'	55.00'	55.00'	55.00'
MIN. LOT WIDTH	64'	28.0'	36'	67.9'	54.5'	53.7'	53.7'	53.7'	53.7'
MIN. FRONT YARD	15'	15.0'	20'	15.7'	18.0'	18.0'	17.2'	17.2'	17.2'
MIN. SIDE YARD	10'x42'	10.5'x42.8'	10'	10.1'	11.0'	10.7'	10.8'	10.8'	10.8'
MIN. REAR YARD	20'	25.5'	20'	N/A	28.5'	32.2'	36.0'	36.0'	36.0'
MAX. STORES	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5

INDICATES VARIANCE REQUIRED

** INDICATES PLANNING BOARD SPECIAL PERMIT REQUIRED TO REDUCE MIN. FRONTAGE AND WIDTH REQUIREMENTS PER LOWELL ZONING ORDINANCE SECTION 5.1.1.7.

SCALE: 1"=20'



LAYOUT PLAN

684 WESTFORD STREET
LOWELL, MASSACHUSETTS

PLAN PREPARED FOR:

684 WESTFORD STREET, LLC
229 STEEDMAN STREET
LOWELL, MASSACHUSETTS

PLAN PREPARED BY:

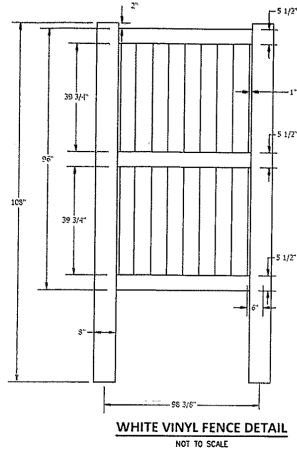
CIVIL ENGINEERING & SURVEYING
10 QUINCY STREET, UNIT 208
LOWELL, MASSACHUSETTS 01850
978-261-1100 • WWW.CESURV.COM

SHEET: 4 OF 6

SCALE: 1"=20'

DECEMBER 20, 2024

NO. REVISION DESCRIPTION DATE



WHITE VINYL FENCE DETAIL
NOT TO SCALE

LEGEND
WHITE FENCE LINE
CHAIN-LINK FENCE LINE
ZONING DISTRICT BOUNDARY

ABBREVIATIONS

BIT. BITUMINOUS
CCB. CAPE COD BERM
CONC. CONCRETE
D.U. DWELLING UNIT
ELEC. ELECTRIC
EOP. EDGE OF PAVEMENT
EXIST. EXISTING
FAM. FAMILY
FF. FIRST FLOOR ELEVATION
GAR. GARAGE
HYD. HYDRAULIC
L.A. LOT AREA
MAX. MAXIMUM
MIN. MINIMUM
PROP. PROPOSED
RET.WALL RETAINING WALL
SF. SQUARE FEET
SIDEWALK SIDEWALK
TIF. TRADITIONAL TWO-FAMILY
TYP. TYPICAL
VCC. VERTICAL GRANITE CURB
L/S. LANDSCAPE

#670, 678, 682, 688 Westford Street
House number issued
subject to all requirements
at other City Departments
Agencies *Paul Coughlin*