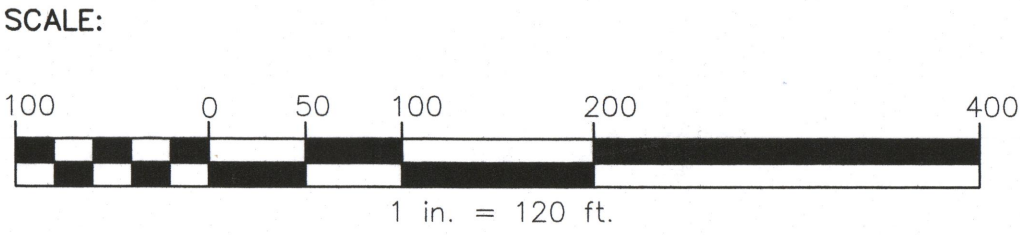
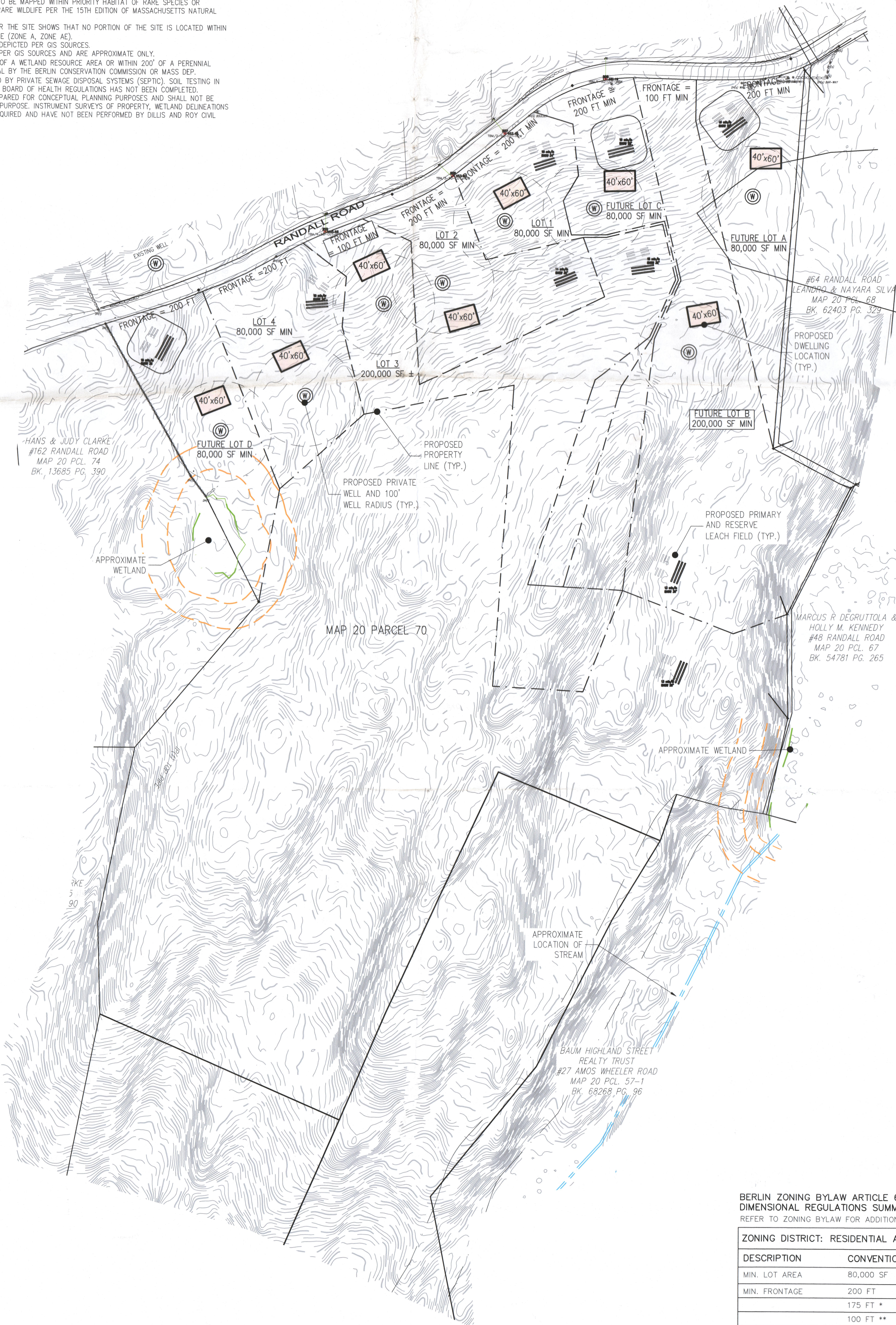


GENERAL NOTES:

1. PROPERTY LINES ARE DEPICTED PER PLANS OF RECORDS AND ASSESSOR RECORDS. PROPERTY LINES ARE APPROXIMATE ONLY.
2. THIS PLAN IS NOT THE RESULT OF AN INSTRUMENT SURVEY BY DILLIS & ROY CIVIL DESIGN GROUP, INC. ALL INFORMATION IS APPROXIMATE ONLY.
3. THE SITE IS NOT SHOWN TO BE MAPPED WITHIN PRIORITY HABITAT OF RARE SPECIES OR ESTIMATED HABITATS OF RARE WILDLIFE PER THE 15TH EDITION OF MASSACHUSETTS NATURAL HERITAGE ATLAS.
4. THE FEMA FIRM PANEL FOR THE SITE SHOWS THAT NO PORTION OF THE SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE (ZONE A, ZONE AD).
5. EXISTING TOPOGRAPHY IS DEPICTED PER GIS SOURCES.
6. WETLANDS ARE DEPICTED PER GIS SOURCES AND ARE APPROXIMATE ONLY.
7. ALTERATIONS WITHIN 100' OF A WETLAND RESOURCE AREA OR WITHIN 200' OF A PERENNIAL STREAM REQUIRE APPROVAL BY THE BERLIN CONSERVATION COMMISSION OR MASS DEP.
8. LOTS ARE TO BE SERVICED BY PRIVATE SEWAGE DISPOSAL SYSTEMS (SEPTIC). SOIL TESTING IN ACCORDANCE WITH BERLIN BOARD OF HEALTH REGULATIONS HAS NOT BEEN COMPLETED.
9. THIS PLAN HAS BEEN PREPARED FOR CONCEPTUAL PLANNING PURPOSES AND SHALL NOT BE UTILIZED FOR ANY OTHER PURPOSE. INSTRUMENT SURVEYS OF PROPERTY, WETLAND DELINEATIONS AND SOIL TESTING ARE REQUIRED AND HAVE NOT BEEN PERFORMED BY DILLIS AND ROY CIVIL DESIGN GROUP, INC.



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BERLIN ZONING BYLAW ARTICLE 6 DENSITY & DIMENSIONAL REGULATIONS SUMMARY
REFER TO ZONING BYLAW FOR ADDITIONAL REQUIREMENTS

ZONING DISTRICT: RESIDENTIAL AGRICULTURE	
DESCRIPTION	CONVENTIONAL
MIN. LOT AREA	80,000 SF
MIN. FRONTAGE	200 FT
	175 FT *
	100 FT **
MIN. WIDTH	100 FT
MIN. FRONT YARD	50 FT
MIN. SIDE YARD	20 FT
MIN. REAR YARD	40 FT

* REDUCED FRONTAGE WHEN LOCATED ON A STREET CURVE LESS THAN 400' RADIUS OR ON TURN AROUND OF CUL-DE-SAC
** REDUCED FRONTAGE PROVIDED THAT THE AREA IS GREATER THAN 200,000 SF AND NO MORE THAN ONE SUCH LOT IS REDUCED FOR ANY CONTINUOUS 400 FEET OF FRONTAGE.



CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
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100 MAIN ST., SUITE 310 CONCORD, MA 01742

PREPARED FOR:
BLACK PEARL DEVELOPMENT GROUP, LLC
P.O. BOX
BERLIN, MASSACHUSETTS 01503

DATE:
4/8/25

CONCEPTUAL ANR LOT LAYOUT
0 RANDALL ROAD
BERLIN, MASSACHUSETTS 01503

NO.	DATE	DESCRIPTION	BY
1.	8/19/25	LOT LAYOUT & SEPTIC SYSTEM LOCATIONS	SD

JOB NO.
8518

DRAWING NO.
8518-CONCEPT ANR

SHEET NO.

1