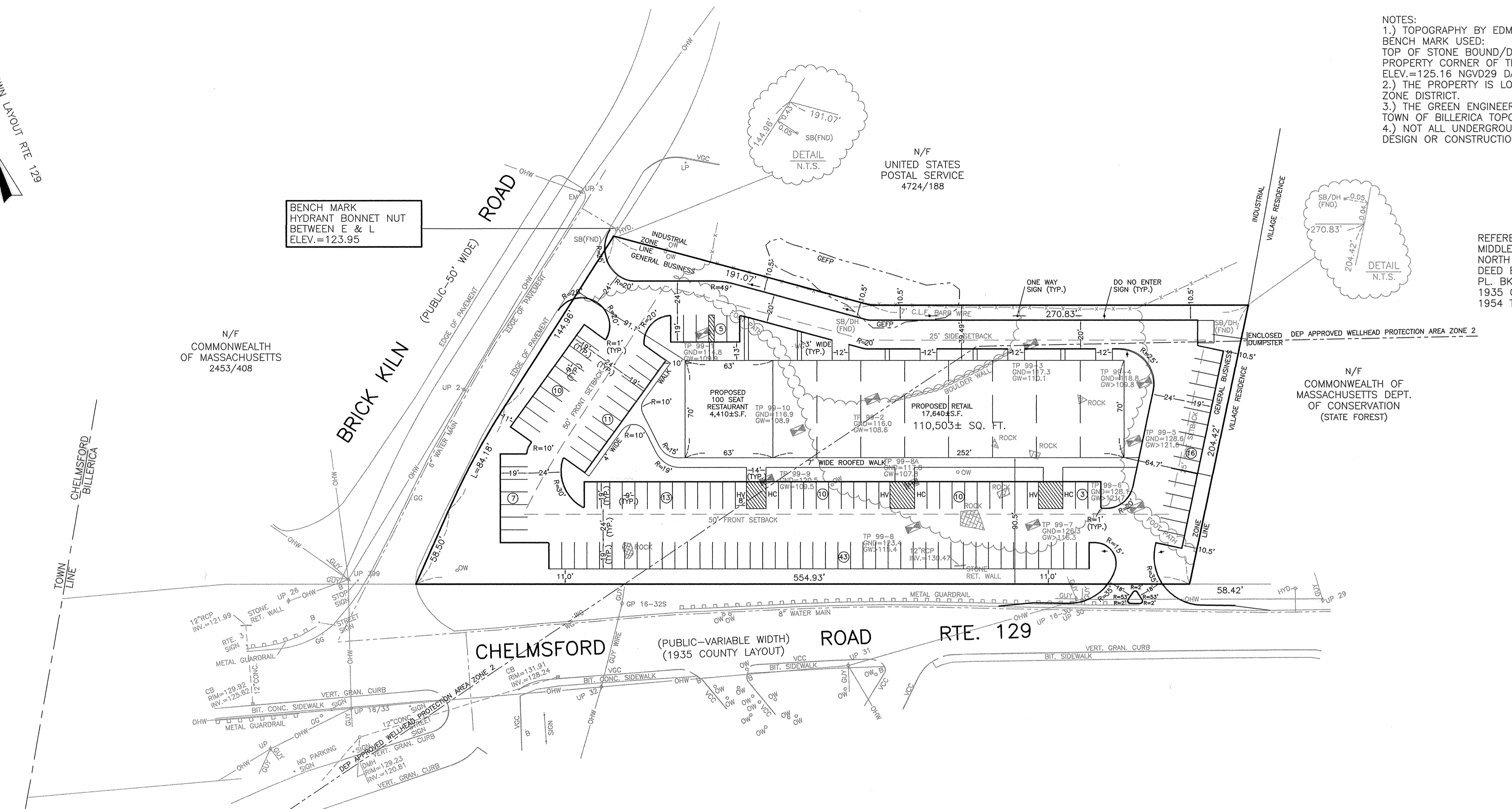


NOTES:  
 1.) TOPOGRAPHY BY EDM/PRISM POLE METHOD.  
 BENCH MARK USED:  
 TOP OF STONE BOUND/DRILL HOLE AT THE NORTHEASTERN PROPERTY CORNER OF THE UNITED STATES POSTAL SERVICE ELEV.=125.16 NGVD29 DATUM  
 2.) THE PROPERTY IS LOCATED IN A GENERAL BUSINESS ZONE DISTRICT.  
 3.) THE GREEN ENGINEERING FLOOD PLAIN WAS LOCATED FROM TOWN OF BILLERICA TOPOGRAPHY MAP 16.  
 4.) NOT ALL UNDERGROUND UTILITIES ARE SHOWN. BEFORE DESIGN OR CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.

REFERENCE:  
 MIDDLESEX COUNTY REGISTRY OF DEEDS  
 NORTH DISTRICT  
 DEED BK. 12163, PG. 074  
 PL. BK. 101, PL. 150  
 1935 COUNTY LAYOUT  
 1954 TOWN LAYOUT



BENCH MARK  
 HYDRANT BONNET NUT  
 BETWEEN E & L  
 ELEV.=123.95

N/F  
 UNITED STATES  
 POSTAL SERVICE  
 4724/188

N/F  
 COMMONWEALTH  
 OF MASSACHUSETTS  
 2453/408

N/F  
 COMMONWEALTH OF  
 MASSACHUSETTS DEPT.  
 OF CONSERVATION  
 (STATE FOREST)

- LEGEND:
- B BOLLARD
  - BIT. BITUMINOUS
  - CB CATCH BASIN
  - C.L.F. CHAIN LINK FENCE
  - CONC. CONCRETE
  - EM ELECTRIC MARK
  - GEFP GREEN ENGINEERING FLOOD PLAIN
  - GG GAS GATE
  - GP GUY POLE
  - GRAN. GRANITE
  - HC HANDICAP CAR
  - HV HANDICAP VAN
  - HYD. HYDRANT
  - INV. INVERT
  - LP LIGHT POLE
  - DMH DRAIN MANHOLE
  - O OAK
  - OHW OVERHEAD WIRE
  - OW OBSERVATION WELL
  - P PINE
  - RCP REINFORCED CONCRETE PIPE
  - RET. RETAINING WALL
  - TP TEST PIT
  - TW TWIN
  - UT. UTILITY POLE
  - VCC VERTICAL CONCRETE CURB
  - VERT. VERTICAL
  - VGC VERTICAL GRANITE CURB
  - WG WATER GATE

ZONING TABLE		
ZONE: GENERAL BUSINESS	REQUIRED	PROPOSED
LOT AREA	25,000 SF	110,503± SF
FRONTAGE	125'	554.93' (CHELMSFORD RD)
FRONT YARD SETBACK	50'	90.50'
SIDE YARD SET BACK	25'/50'(RES)	36.49'
REAR YARD SET BACK	35'	64.69'
HEIGHT	45'/3 STY.	1 STY.
MAX. BUILDING LOT COVERAGE	25% MAX.	25,200 SF=22.8% (INCLUDES ROOFED WALK)
GREEN SPACE	25% MIN.	28%
GREEN STRIP PERIMETER (10')	100%	100%
GREEN STRIP BUILDINGS (10')	75%	511/770=66%

PARKING SUMMARY			
USE	REQUIRED	PROVIDED	
RETAIL	17,640 SF	1/250 SF=70.6	128
RESTAURANT 100 SEATS/15 EMPLOYEES	15P/2.5SEATS=40+15		6
HANDICAPPED			5
TOTAL			126

ASSESSORS MAP 13, PARCEL 8  
 GENERAL BUSINESS DISTRICT

NOONAN & MC DOWELL, INC.

LAND SURVEYORS  
 CIVIL ENGINEERS &  
 ENVIRONMENTAL PLANNERS

25 BRIDGE STREET, SUITE 6, BILLERICA, MA. 01821-1023  
 (978) 667-9736

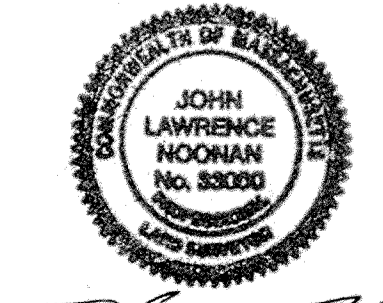
ZONING COMPLIANCE  
 PLAN OF LAND  
 IN  
**BILLERICA, MA.**  
 (MIDDLESEX COUNTY)

PREPARED FOR:  
 APPLEWOOD CONSTRUCTION  
 10 PONDVIEW PLACE  
 TYNGSBOROUGH, MA 01879

SCALE 1IN=40FT

FEET 0 20 40 80 120

DATE:	JUNE 29, 2001
COMP./DESIGN:	J.L. NOONAN
DRAWN:	J.A. ROBINSON
CHK. J.L. NOONAN	DWG. NO. 1690P2
SHEET NO. 1 OF 1	JOB NO. 1690.A/003



11/2/01  
 DATE *John L. Noonan*  
 PROFESSIONAL LAND SURVEYOR

REVISED: 9-11-2001, BUILDING SIZE