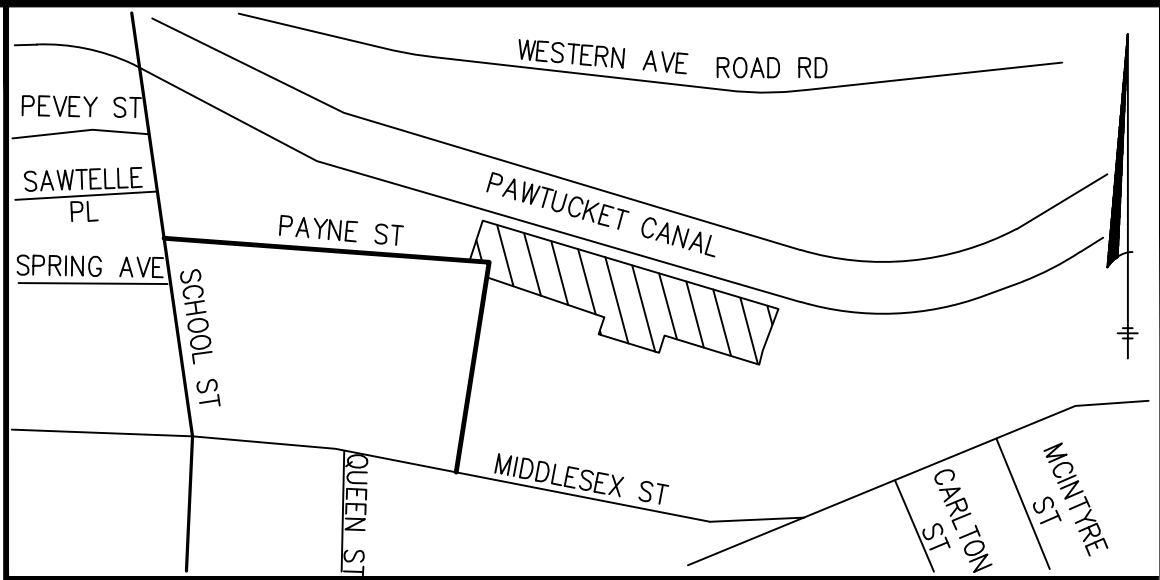
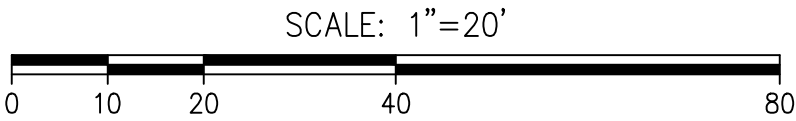
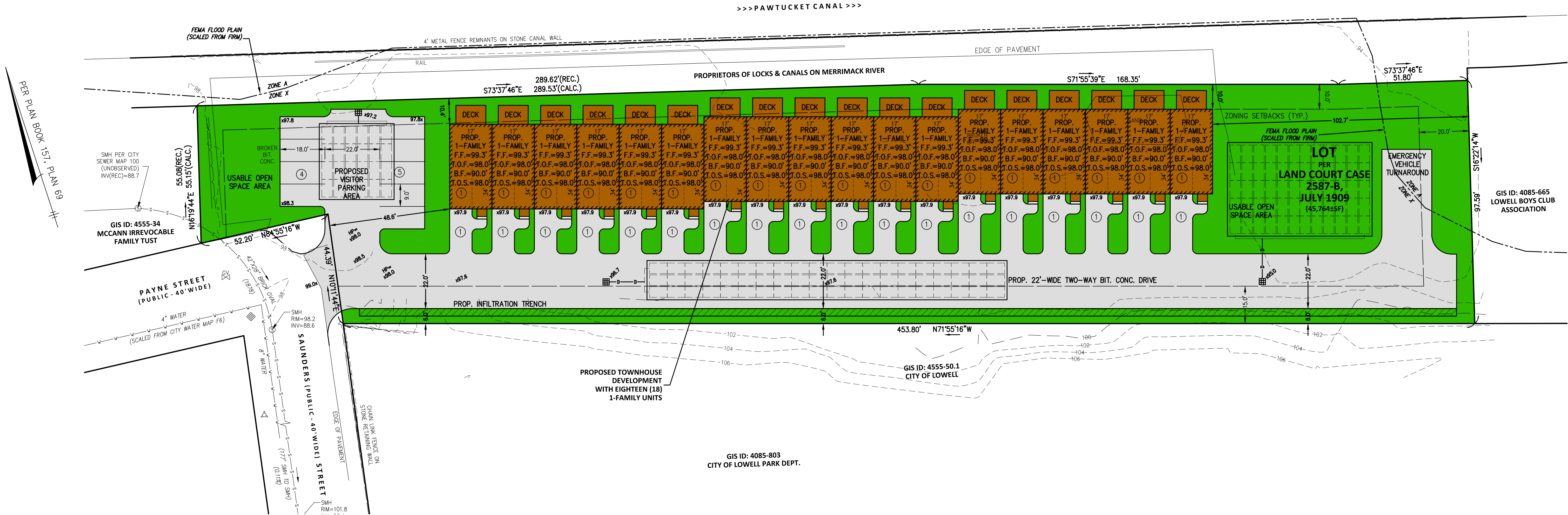




LOCUS
NOT TO SCALE



LEGEND

- ZONING SETBACK LINE
- EASEMENT LINE
- SEWER MANHOLE
- CATCH BASIN
- HYDRANT
- WATER GATE VALVE
- GAS GATE VALVE
- UTILITY POLE
- DECIDUOUS TREE

ABBREVIATIONS

- BIT. BITUMINOUS
- CB CATCH BASIN
- CONC. CONCRETE
- DMH DRAIN MANHOLE
- DRAIN. DRAINAGE
- ELEV. ELEVATION
- FF. FIRST FLOOR ELEVATION
- PROP. PROPOSED
- RET.WALL. RETAINING WALL
- SB. STONE BOUND DRILL HOLE
- SF. SQUARE FEET
- SMH. SEWER MANHOLE
- SWK. SIDEWALK
- TYP. TYPICAL
- UP. UTILITY POLE

ASSESSORS

MAP 120, BLOCK 4555, LOT 50

PROPERTY OWNER

JOSEPH BRADY
50 JERICHO PATH
FALMOUTH, MA 02540

DEED REFERENCES

NORTHERN MIDDLESEX REGISTRY OF DEEDS
1. BOOK 201, PAGE 137

PLAN REFERENCES

NORTHERN MIDDLESEX REGISTRY OF DEEDS
1. PLAN LCC-2587-B, JULY 1909

ZONING

DISTRICT: TRADITIONAL MIXED-USE DISTRICT (TMU)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MAX F.A.R.	NONE	N/A	N/A
LOT AREA	6,000 SF	45,764±SF	45,764±SF
MIN L.A./D.U.	2,500 SF	N/A	2,542 SF
FRONTAGE	25'	44.39'	44.39'
FRONT YARD	*	12.9'	46.6'
SIDE YARD	10'SUM25'	2.0'	10.0'
REAR YARD	20'	94.2'	102.7'
MIN U.O.S./D.U.	250	N/A	295
BDG. HEIGHT	45'(MAX)	N/A	N/A
STORIES	4(MAX)	1	N/A

* SHALL BE CONSISTENT WITH EXISTING SETBACKS ON THE BLOCK

PER CITY OF LOWELL ZONING BYLAWS ARTICLE XII: TABLE OF USES SECTION 12.1., SEVEN (7) OR MORE UNITS ON ONE LOT (INCLUDING TOWNHOUSES) REQUIRES SPECIAL PERMIT APPROVAL BY THE PLANNING BOARD

GENERAL NOTES

- EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM AN INSTRUMENT SURVEY IN APRIL OF 2018. TOPOGRAPHY SHOWN HEREON REFERS TO AN ASSUMED DATUM.
- A 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 25017C0189F, EFFECTIVE DATE JULY 7TH, 2014.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

PARKING SUMMARY

REQUIRED: 2 SPACES PER DWELLING UNIT

PROVIDED: 45 SPACES

GRADING & DRAINAGE

50 PAYNE STREET
LOWELL, MASSACHUSETTS

PLAN PREPARED FOR:

INNER CITY DEVELOPMENT

JULY 9, 2018

SCALE: 1" = 20'



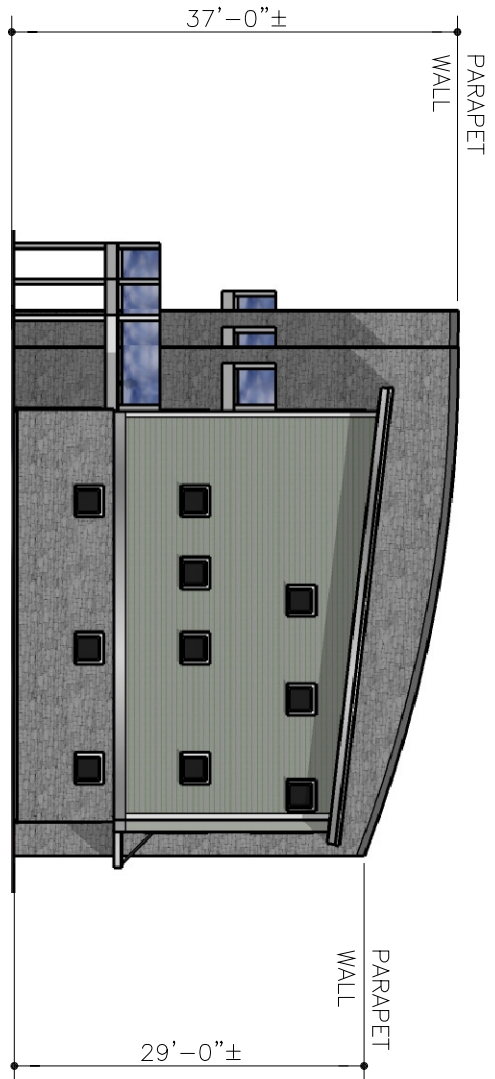
CIVIL ENGINEERING • SURVEYING
10 GEORGE STREET, UNIT 208
LOWELL, MASSACHUSETTS 01852
978-201-9390 - LANDPLEX.COM

NO.	REVISION	DESCRIPTION	DATE



South (Entrance) Elevation

SCALE: 1/16"=1'-0"



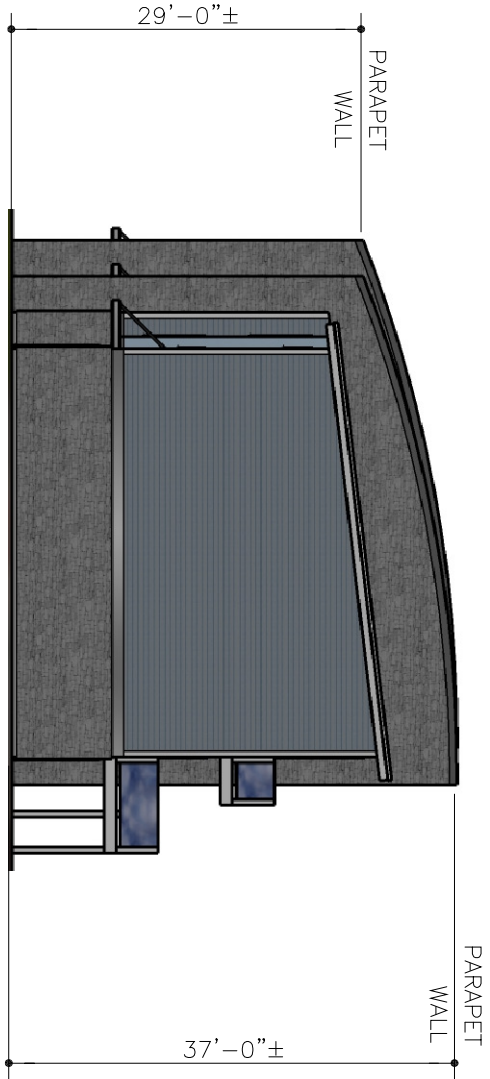
West Elevation

SCALE: 1/16"=1'-0"



North (Canalfront) Elevation

SCALE: 1/16"=1'-0"



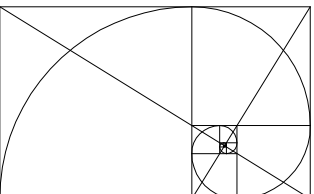
East Elevation

SCALE: 1/16"=1'-0"

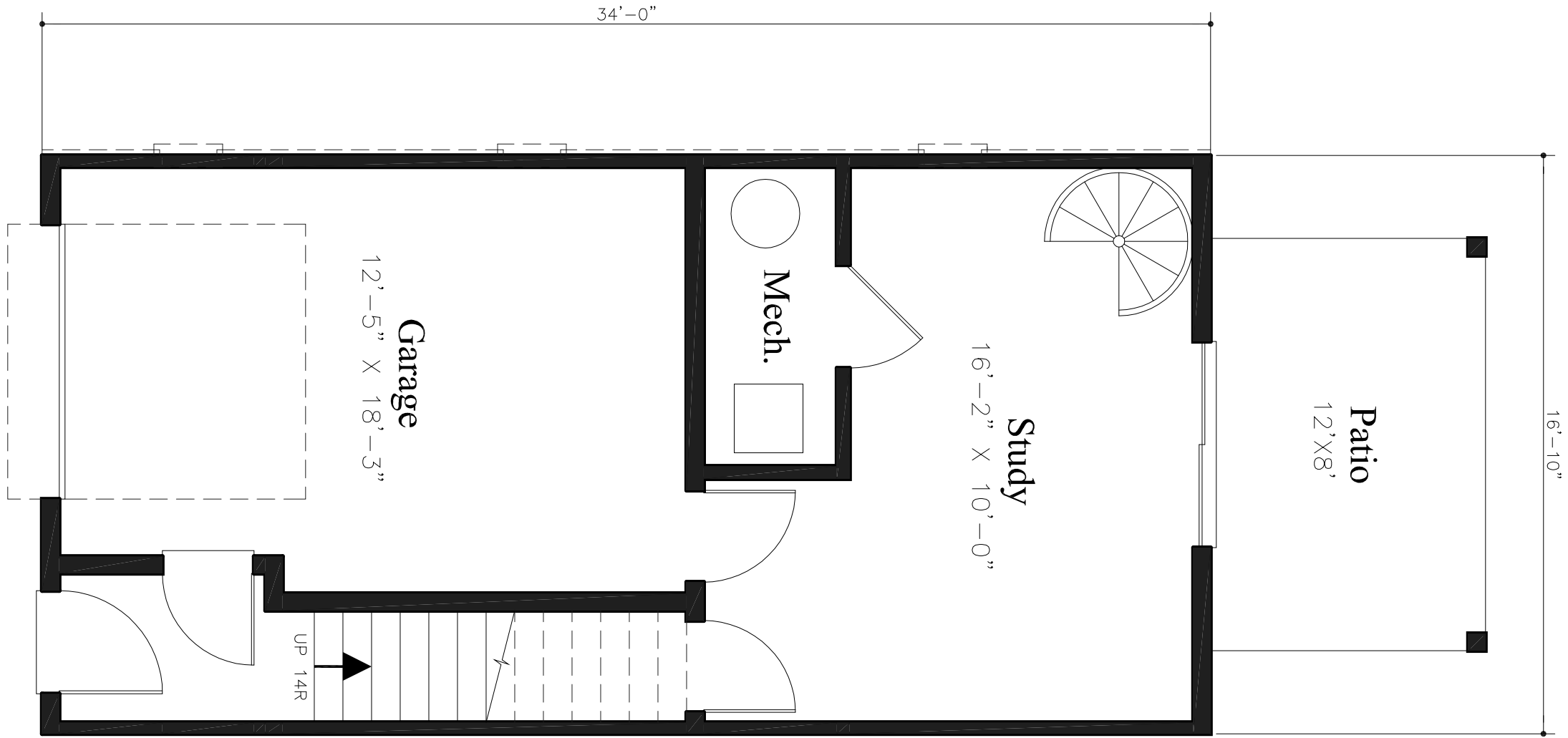
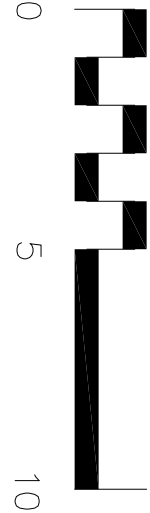


50 Payne Street
Lowell, Massachusetts

Prepared for:
Inner City Development



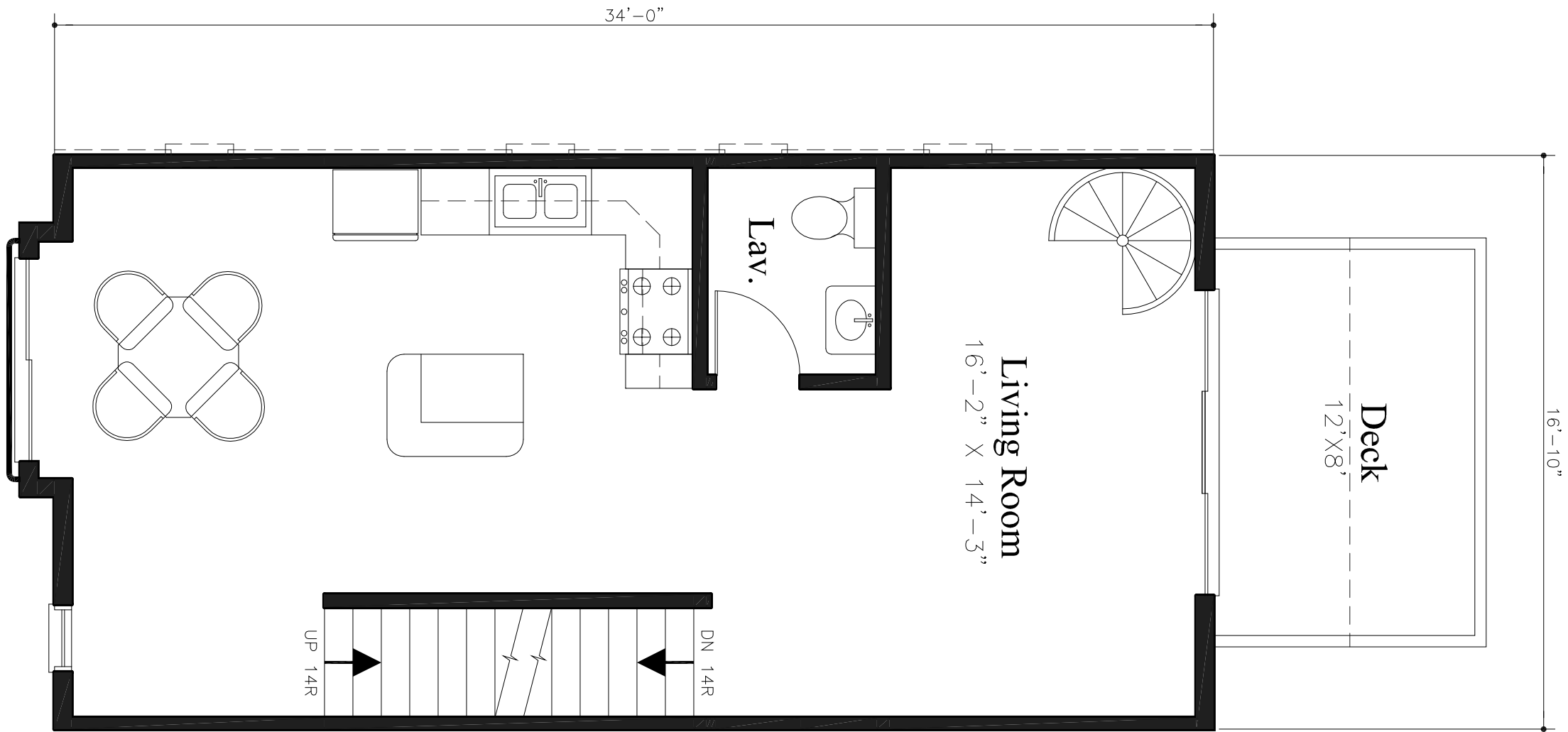
Silverwatch Architects, LLC
Architecture * Engineering * Design * Land Planning
155 Londonderry Road Windham, New Hampshire 03087
603.894.4450 WWW.SILVERWATCH.COM



Lower Level Plan

SCALE: 1/4"=1'-0"

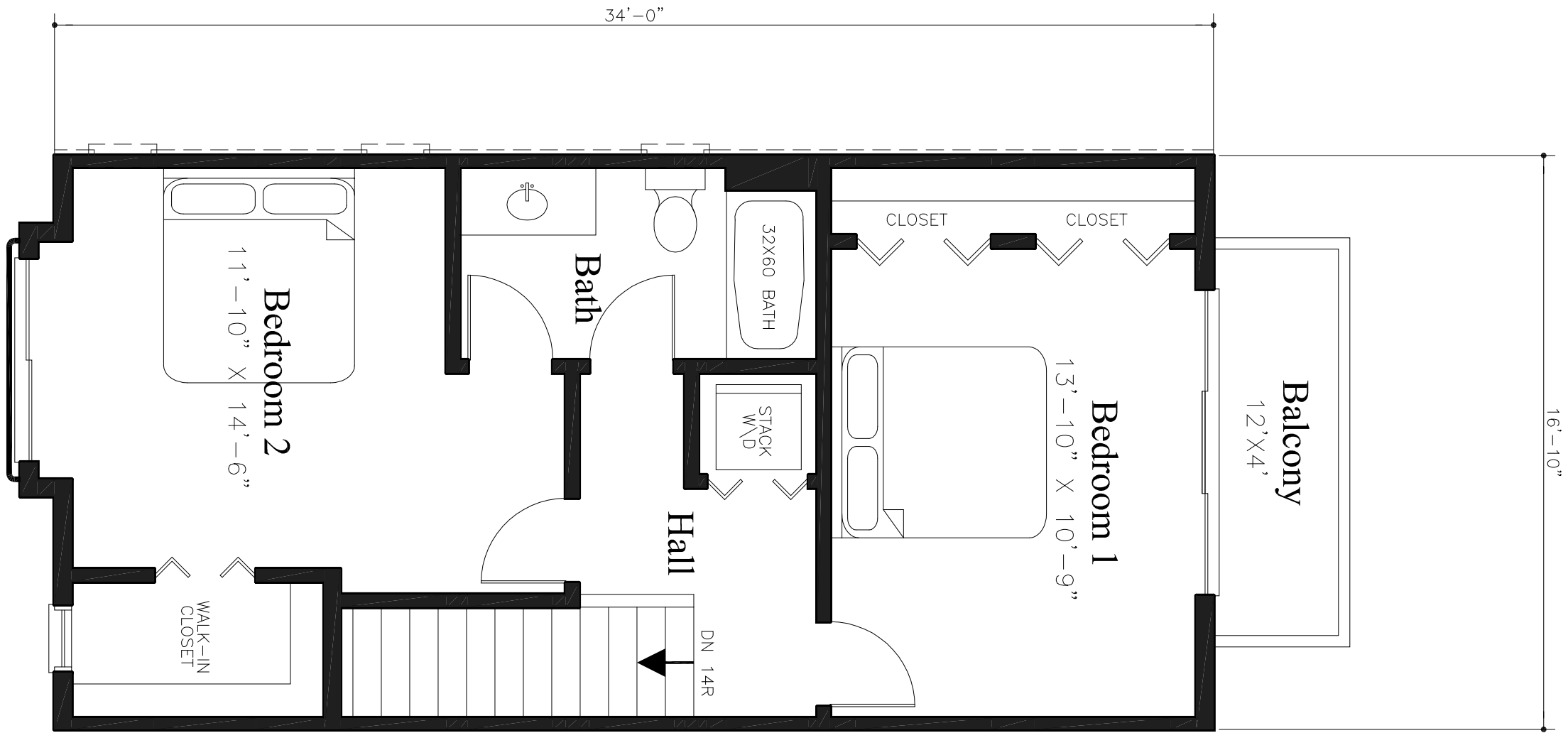
LOWER LEVEL AREA = 300 SQUARE FEET



Main Floor Plan

SCALE: 1/4"=1'-0"

MAIN FLOOR AREA = 580 SQUARE FEET



Second Floor Plan

SCALE: 1/4"=1'-0"

SECOND FLOOR AREA = 580 SQUARE FEET

Preliminary Design: 10/8/19

Seal

Sheet 1 of 2

A-1

Drawn:	JDS
Checked:	JDS
Approved:	ICD
	XXX
	XXX
Scale:	As Noted
Date:	6/11/19
Project No.:	SA-60-18

Project Name:	50 Payne Street Townhomes
Prepared For:	Inner City Development
Project Address:	50 Payne Street Lowell, Massachusetts
Sheet Title:	Floor Plans

Silverwatch Architects, LLC

Architecture * Engineering * Design * Land Planning

155 Londonderry Road Windham, New Hampshire 03087

603.894.4450 WWW.SILVERWATCH.COM