NOTES

1) UNDERGROUND UTILITIES ARE NOT SHOWN.
2) THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING A ZEISS ELTA TOTAL STATION BETWEEN JUNE 2, 2009 AND JUNE 4, 2009. EXISTING IMPROVEMENTS ON REMAINING LAND AND BOUNDARY COMPILED FROM EXISTING PLANS AND RECORD DEED.
3) NAD83 HORIZONTAL COORDINATE SYSTEM ESTABLISHED BY GPS-OPUS METHODS.
4) EASEMENTS OF RECORD ARE SHOWN IN SO FAR AS DISCLOSED BY THE CURRENT DEEDS. SEE BOOK 21867 PAGE 190. GUY WIRE EASEMENTS NOT SHOWN. SEE BOOK 968 PAGE 190, BOOK 968 PAGE 191, BOOK 1151 PAGE 127, AND BOOK 1199 PAGE 77.
5) BOUNDARY OF BORDERING LAND SUBJECT TO FLOODING OBTAINED FROM TOWN OF BILLERICA, MASSACHUSETTS FLOOD PLAIN LIMIT, PREPARED BY GREEN ENGINEERING AFFILIATES, INC., DATED MAY 11, 1971.

INTENT

THE PURPOSE OF THIS PLAN IS TO DIVIDE THE EXISTING PARCEL SHOWN AS ASSESSORS MAP 58, BLOCK 1-3, LOT 2, TO CREATE THREE NEW LOTS. LOTS 2-2A, 2-2B, AND 2-2C. THE THREE PROPOSED LOTS HAVE FRONTAGE AND ACCESS FROM THE EXISTING PUBLIC STREET KNOWN AS TREBLE COVE ROAD.

ZONING TABLE

	INDUSTRIAL			
	REQUIRED	LOT 2-2A	LOT 2-2B	LOT 2-2C
MINIMUM LOT SIZE (SF)	60,000	744,500	1,600,908	979,897
MINIMUM LOT FRONTAGE (FT)	150	1,044	765	156
MINIMUM FRONT YARD (FT)	100	100	101	658
MINIMUM REAR YARD (FT)	50	N/A	171	80
MINIMUM SIDE YARD (FT)	35/50[1]	41	69	54
MAXIMUM FLOOR AREA RATIO (FAR)	1.0	0.08	0.17	0.08
MAXIMUM LOT COVERAGE (%)	50%	8%	14%	5%
MINIMUM GREEN SPACE (%)	25%	66%	61%	72%

ZONING DIMENSIONS TAKEN FROM TOWN OF BILLERICA ZONING BY-LAWS REVISED MAY, 2021.
1. SIDE YARD SHALL BE INCREASED TO 50' ON ANY LOT THAT ABUTS LAND IN A RESIDENTIAL DISTRICT

LEGEND

- STONE WALL
- BUILDING
- FLOOD PLAIN OVERLAY DISTRICT. SEE NOTE 5
- ■ SB — STONE BOUND
- ◉ DH — DRILL HOLE
- ○ IP — IRON PIN/IRON PIPE
- CTR BK — CENTER BACK
- FND — FOUND
- r — RECORD
- s — SURVEY
- 38-69 — ASSESSOR ID MAP/LOT

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
BILLERICA PLANNING BOARD

_____
_____
_____
_____
_____
_____
DATE

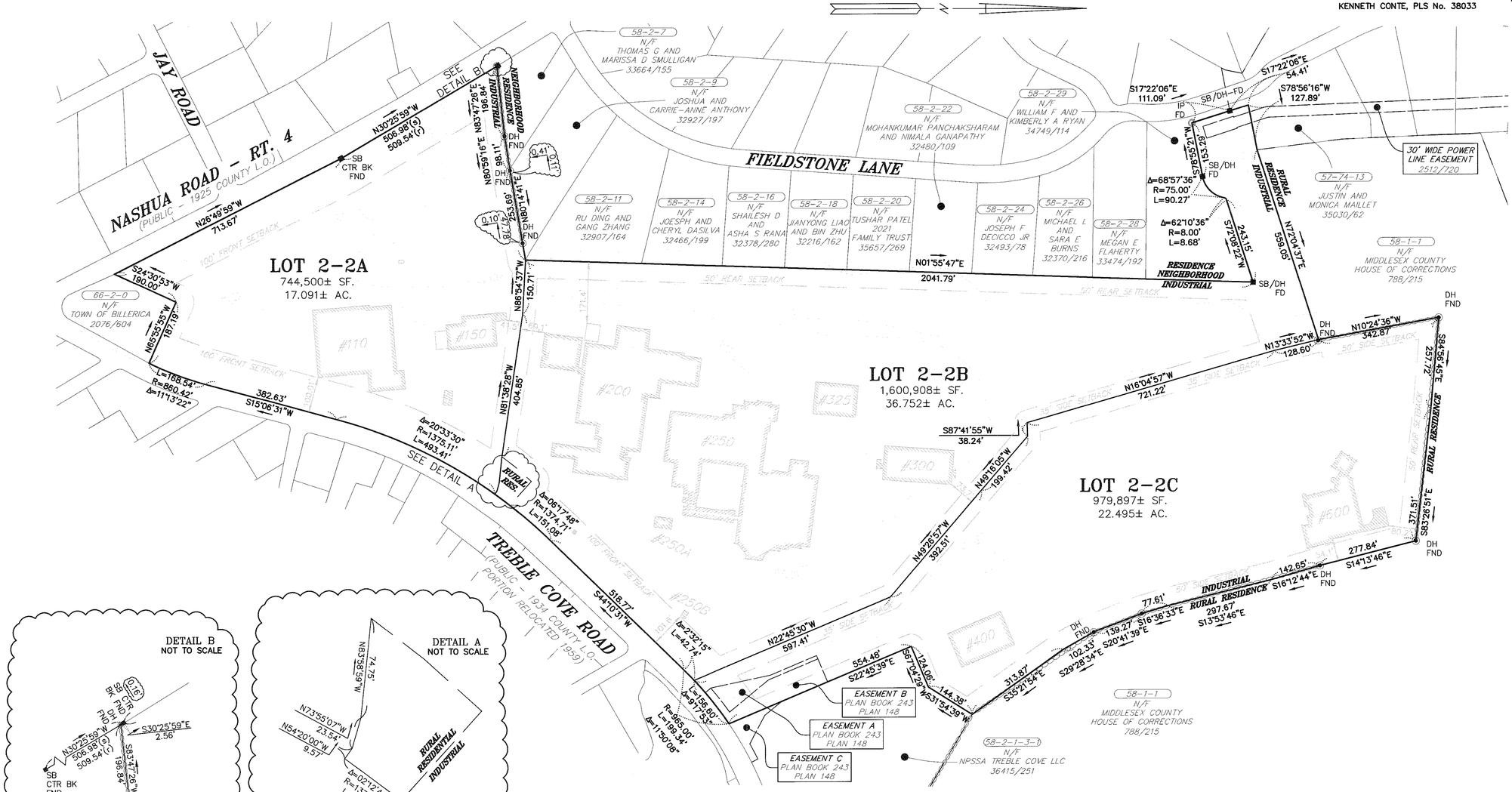
THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

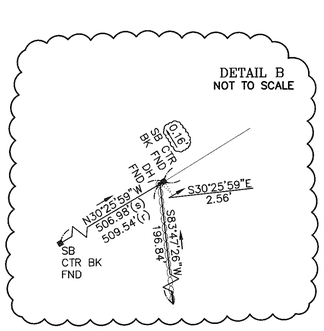
9/7/2022
DATE

KENNETH CONTE, PLS No. 38033

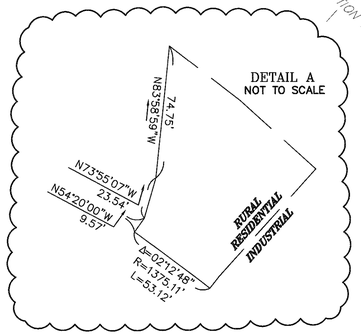
MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)



DETAIL B
NOT TO SCALE



DETAIL A
NOT TO SCALE



PREPARED FOR:

LANTHEUS MEDICAL IMAGING, INC.

331 TREBLE COVE ROAD
NORTH BILLERICA, MA 01862

RECORD OWNER:

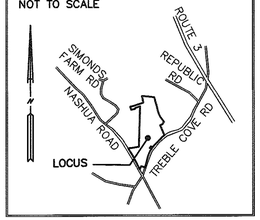
ACP LANTERN REAL ESTATE, LLC

ASSESSOR'S PARCEL 58-2-1-3
DEED BOOK 21867 PAGE 190

5		
4		
3		
2		
1		
0	09/07/2022	INITIAL ISSUE
ISSUE	DATE	DESCRIPTION

ATL	MPM	MPM	KCC
FLD	CALC	DWN	CHK'D

LOCUS MAP
NOT TO SCALE



PLAN OF LAND

331 TREBLE COVE ROAD
NORTH BILLERICA, MA
(MIDDLESEX COUNTY)

PREPARED BY:

BEALS + THOMAS

BEALS AND THOMAS, INC.
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

DATE: SEPTEMBER 7, 2022

SCALE: 1"=150'

METERS: 0 25 50 100 — 0 75 150 300 450 — FEET

B+T JOB NO. 1847.28	
B+T PLAN NO. 184728P081A-001	ANR
SHEET No. 1 OF 1	