

## LAND USE TABLE

LOCATION: 386 OAK STREET, METHUEN, MA 01844

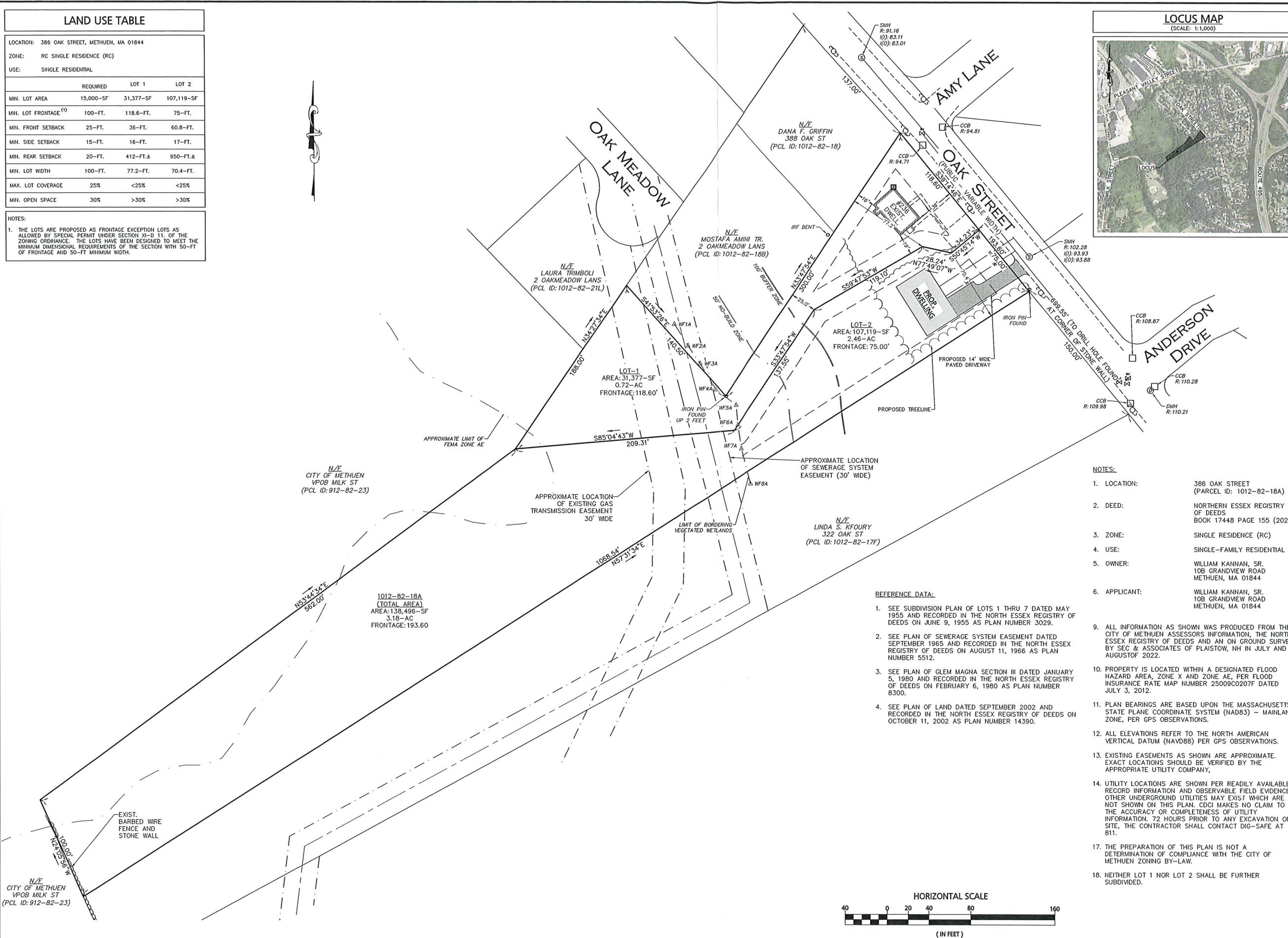
ZONE: RC SINGLE RESIDENCE (RC)

USE: SINGLE RESIDENTIAL

	REQUIRED	LOT 1	LOT 2
MIN. LOT AREA	15,000-SF	31,377-SF	107,119-SF
MIN. LOT FRONTRAGE <sup>(1)</sup>	100-FT.	118.6-FT.	75-FT.
MIN. FRONT SETBACK	25-FT.	36-FT.	60.8-FT.
MIN. SIDE SETBACK	15-FT.	16-FT.	17-FT.
MIN. REAR SETBACK	20-FT.	412-FT. <sup>±</sup>	950-FT. <sup>±</sup>
MIN. LOT WIDTH	100-FT.	77.2-FT.	70.4-FT.
MAX. LOT COVERAGE	25%	<25%	<25%
MIN. OPEN SPACE	30%	>30%	>30%

NOTES:

1. THE LOTS ARE PROPOSED AS FRONTRAGE EXCEPTION LOTS AS ALLOWED BY SPECIAL PERMIT UNDER SECTION XI-D 11. OF THE ZONING ORDINANCE. THE LOTS HAVE BEEN DESIGNED TO MEET THE MINIMUM DIMENSIONAL REQUIREMENTS OF THE SECTION WITH 50-FT OF FRONTRAGE AND 50-FT MINIMUM WIDTH.



This aerial map shows a residential area with several streets labeled. A thick black arrow points from the word 'LOCUS' to a specific location on Locus Street. The map includes labels for 'PEASANT VALLEY STREET', 'OAK STREET', 'LICK STREET', and 'ROUTE 455'. A scale bar indicates a scale of 1:1,000.

FOR REGISTRY USE ONLY							
<p>THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS IN 1978 AND AMENDED JANUARY 12, 1988.</p>							
 <span style="float: right;">08-26-2022</span> SURVEYOR <span style="float: right;">DATE</span>							
APPROVED BY THE CITY OF METHUEN COMMUNITY DEVELOPMENT BOARD							
<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>							
CERTIFICATE OF ACTION							
DATE OF ENDORSEMENT							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">8/25/22</td> <td>ADDED WETLANDS AND BEARINGS</td> </tr> <tr> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td colspan="2">REVISONS</td> </tr> </table>		8/25/22	ADDED WETLANDS AND BEARINGS	DATE	DESCRIPTION	REVISONS	
8/25/22	ADDED WETLANDS AND BEARINGS						
DATE	DESCRIPTION						
REVISONS							
OWNER / APPLICANT: <b>WILLIAM KANNAN, SR.</b> 10B GRANDVIEW ROAD METHUEN, MA 01844							
PROJECT: <b>386 OAK STREET</b> METHUEN, MA 01844							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">DATE ISSUED:</td> <td>JULY 29, 2022</td> </tr> <tr> <td>PROJECT #:</td> <td>22-10368</td> </tr> <tr> <td>PREPARED BY:</td> <td>WILLIAM HALL, P.E.</td> </tr> </table>		DATE ISSUED:	JULY 29, 2022	PROJECT #:	22-10368	PREPARED BY:	WILLIAM HALL, P.E.
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344 North Main Street <span style="float: right;">Tel: (978) 416-0920</span> Andover, MA 01810 <span style="float: right;">Fax: (978) 416-7865</span>							
DRAWING TITLE: <b>FRONTAGE EXCEPTION PLAN</b>							
DRAWING #: <span style="float: right;">C-1</span>							