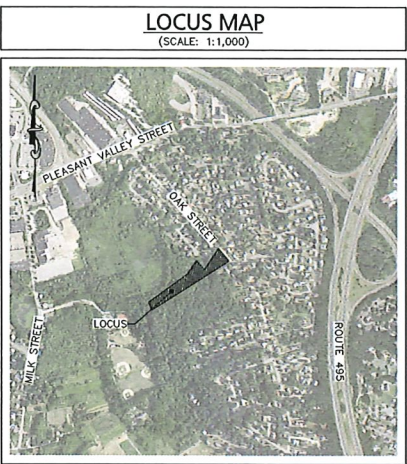
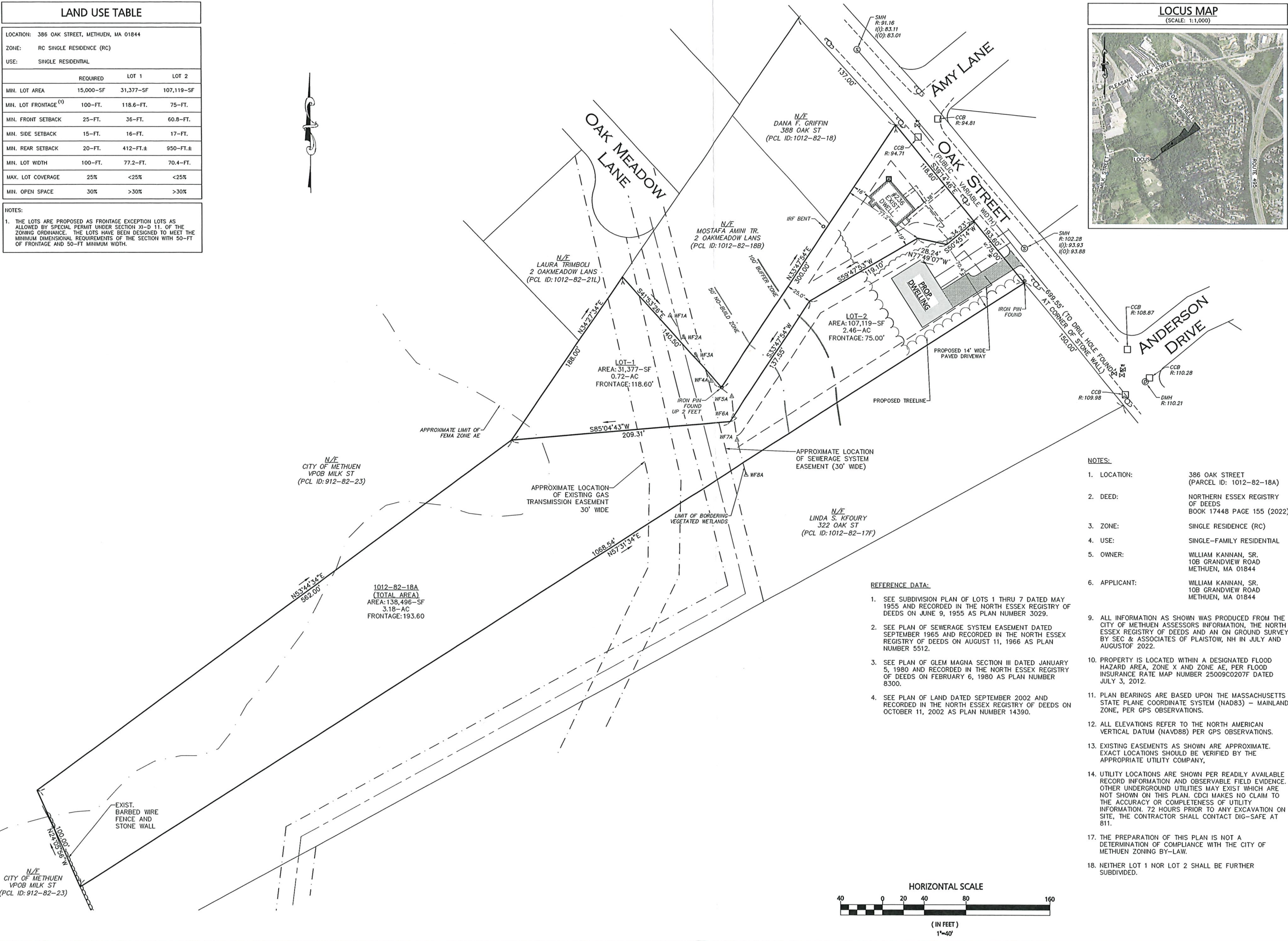


LAND USE TABLE			
LOCATION: 386 OAK STREET, METHUEN, MA 01844			
ZONE: RC SINGLE RESIDENCE (RC)			
USE: SINGLE RESIDENTIAL			
	REQUIRED	LOT 1	LOT 2
MIN. LOT AREA	15,000-SF	31,377-SF	107,119-SF
MIN. LOT FRONTAGE <sup>(1)</sup>	100-FT.	118.6-FT.	75-FT.
MIN. FRONT SETBACK	25-FT.	36-FT.	60.8-FT.
MIN. SIDE SETBACK	15-FT.	16-FT.	17-FT.
MIN. REAR SETBACK	20-FT.	412-FT.±	950-FT.±
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 FRONTAGE 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 FRONTAGE AND 50-FT MINIMUM WIDTH.			



- NOTES:
- LOCATION: 386 OAK STREET (PARCEL ID: 1012-82-18A)
  - DEED: NORTHERN ESSEX REGISTRY OF DEEDS BOOK 17448 PAGE 155 (2022)
  - ZONE: SINGLE RESIDENCE (RC)
  - USE: SINGLE-FAMILY RESIDENTIAL
  - OWNER: WILLIAM KANNAN, SR. 10B GRANDVIEW ROAD METHUEN, MA 01844
  - APPLICANT: WILLIAM KANNAN, SR. 10B GRANDVIEW ROAD METHUEN, MA 01844
  - ALL INFORMATION AS SHOWN WAS PRODUCED FROM THE CITY OF METHUEN ASSESSORS INFORMATION, THE NORTH ESSEX REGISTRY OF DEEDS AND AN ON GROUND SURVEY BY SEC & ASSOCIATES OF PLAISTOW, NH IN JULY AND AUGUST OF 2022.
  - PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA, ZONE X AND ZONE AE, PER FLOOD INSURANCE RATE MAP NUMBER 25009C0207F DATED JULY 3, 2012.
  - PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83) - MAINLAND ZONE, PER GPS OBSERVATIONS.
  - ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88) PER GPS OBSERVATIONS.
  - EXISTING EASEMENTS AS SHOWN ARE APPROXIMATE. EXACT LOCATIONS SHOULD BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY.
  - UTILITY LOCATIONS ARE SHOWN PER READILY AVAILABLE RECORD INFORMATION AND OBSERVABLE FIELD EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAN. CDCl MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITY INFORMATION. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
  - THE PREPARATION OF THIS PLAN IS NOT A DETERMINATION OF COMPLIANCE WITH THE CITY OF METHUEN ZONING BY-LAW.
  - NEITHER LOT 1 NOR LOT 2 SHALL BE FURTHER SUBDIVIDED.

- REFERENCE DATA:
- SEE SUBDIVISION PLAN OF LOTS 1 THRU 7 DATED MAY 1955 AND RECORDED IN THE NORTH ESSEX REGISTRY OF DEEDS ON JUNE 9, 1955 AS PLAN NUMBER 3029.
  - SEE PLAN OF SEWERAGE SYSTEM EASEMENT DATED SEPTEMBER 1965 AND RECORDED IN THE NORTH ESSEX REGISTRY OF DEEDS ON AUGUST 11, 1966 AS PLAN NUMBER 5512.
  - SEE PLAN OF GLEM MAGNA SECTION III DATED JANUARY 5, 1980 AND RECORDED IN THE NORTH ESSEX REGISTRY OF DEEDS ON FEBRUARY 6, 1980 AS PLAN NUMBER 8300.
  - SEE PLAN OF LAND DATED SEPTEMBER 2002 AND RECORDED IN THE NORTH ESSEX REGISTRY OF DEEDS ON OCTOBER 11, 2002 AS PLAN NUMBER 14390.

FOR REGISTRY USE ONLY  
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING ADOPTED BY THE REGISTRY OF DEEDS IN 1978 AND AMENDED JANUARY 12, 1988.

*William Kannan, Sr.*  
SURVEYOR 08-26-2022  
DATE

APPROVED BY THE CITY OF METHUEN  
COMMUNITY DEVELOPMENT BOARD

CERTIFICATE OF ACTION  
DATE OF ENDORSEMENT

8/25/22	ADDED WETLANDS AND BEARINGS
DATE	DESCRIPTION
REVISIONS	

OWNER / APPLICANT:  
**WILLIAM KANNAN, SR.**  
10B GRANDVIEW ROAD  
METHUEN, MA 01844

PROJECT:  
**386 OAK STREET**  
METHUEN, MA 01844

DATE ISSUED:	JULY 29, 2022
PROJECT #:	22-10368
PREPARED BY:	WILLIAM HALL, P.E.

PROFESSIONAL LAND SURVEYOR FOR CIVIL  
DESIGN CONSULTANTS, INC.

**CIVIL DESIGN**  
Consultants, Inc.

SURVEY • DESIGN • PERMITTING • CONSTRUCTION ADMINISTRATION

344 North Main Street  
Andover, MA 01810  
Tel: (978) 416-0920  
Fax: (978) 416-7865

DRAWING TITLE:  
**FRONTAGE  
EXCEPTION PLAN**

DRAWING #:  
**C-1**