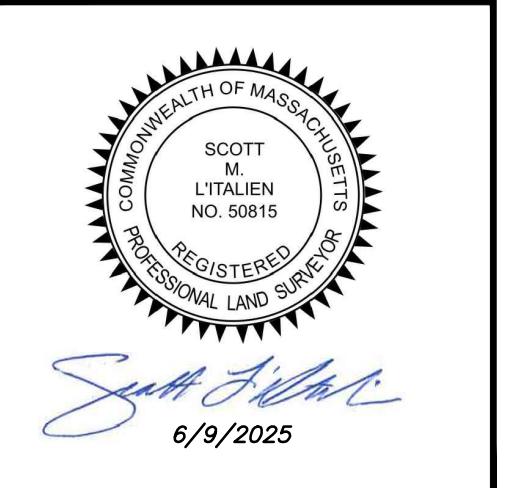


**GPI** Engineering Design  
Planning Construction Inspection  
603.893.0720 GPINET.COM  
Greeman-Pedersen, Inc.  
44 Stiles Road, Suite One  
Salem, NH 03073

PREPARED FOR  
MASS CABINETS, INC.  
99 CROSS STREET  
METHUEN, MA 01844

**PARCEL ID: 410-124-14F & 410-124-14E**

**99 CROSS STREET  
METHUEN, MASSACHUSETTS**



**NOTES:**

- 1) ZONE: LIMITED INDUSTRIAL DISTRICT (IL)  
MIN. LOT SIZE: 40,000 Sq.Ft.  
MIN. LOT FRONTAGE: 100 Ft.  
SETBACKS:  
FRONT 60 Ft.  
SIDE 30 Ft.  
REAR 30 Ft.
- 2) REFER TO THE CITY OF METHUEN ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES. THE ZONING INFORMATION SHOWN HEREON IS BASED ON A REVIEW OF THE METHUEN ZONING ORDINANCE.
- 3) THIS PLAN IS THE RESULT OF AN ON-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN JANUARY 22, 2024 AND FEBRUARY 7, 2024. A PORTION OF THE TOPOGRAPHY SHOWN HEREON WAS DERIVED FROM PUBLICLY AVAILABLE LIDAR DATA FROM NOAA.
- 4) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JANUARY 22, 2024.
- 5) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JANUARY 22, 2024.
- 6) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.
- 7) THE SURVEY TRACT IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER PRELIMINARY FLOOD INSURANCE RATE MAP NUMBER 25009C02026.
- 8) A TOTAL OF 28 (27 STANDARD, 1 MARKED AS ACCESSIBLE) CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED IN CONDUCTING THIS SURVEY.
- 9) WETLAND FLAGS SHOWN HEREON DELINEATED BY NORSE ENVIRONMENTAL SERVICES, INC. ON FEBRUARY 2, 2024.

**UTILITY NOTES:**

WATER SERVICE - PUBLIC WATER - CITY OF METHUEN  
SEWER SERVICE - PUBLIC SEWER - CITY OF METHUEN  
GAS SERVICE - NATURAL GAS - EVERSOURCE  
ELECTRICAL SERVICE - NATIONAL GRID

NO.	REVISION	DATE
		JUNE 9, 2025

DRAWN/DESIGN BY **CSS/KAC** CHECKED BY **SML**

**OWNER OF RECORD:**

PARCEL ID: 410-124-14F  
SARNO REALTY INC.  
99 CROSS STREET  
METHUEN, MA 01844-0425  
BOOK 9862 PAGE 297

PARCEL ID: 410-124-14E  
SARNO REALTY INC.  
99 CROSS STREET  
METHUEN, MA 01844-0425  
BOOK 18267 PAGE 197

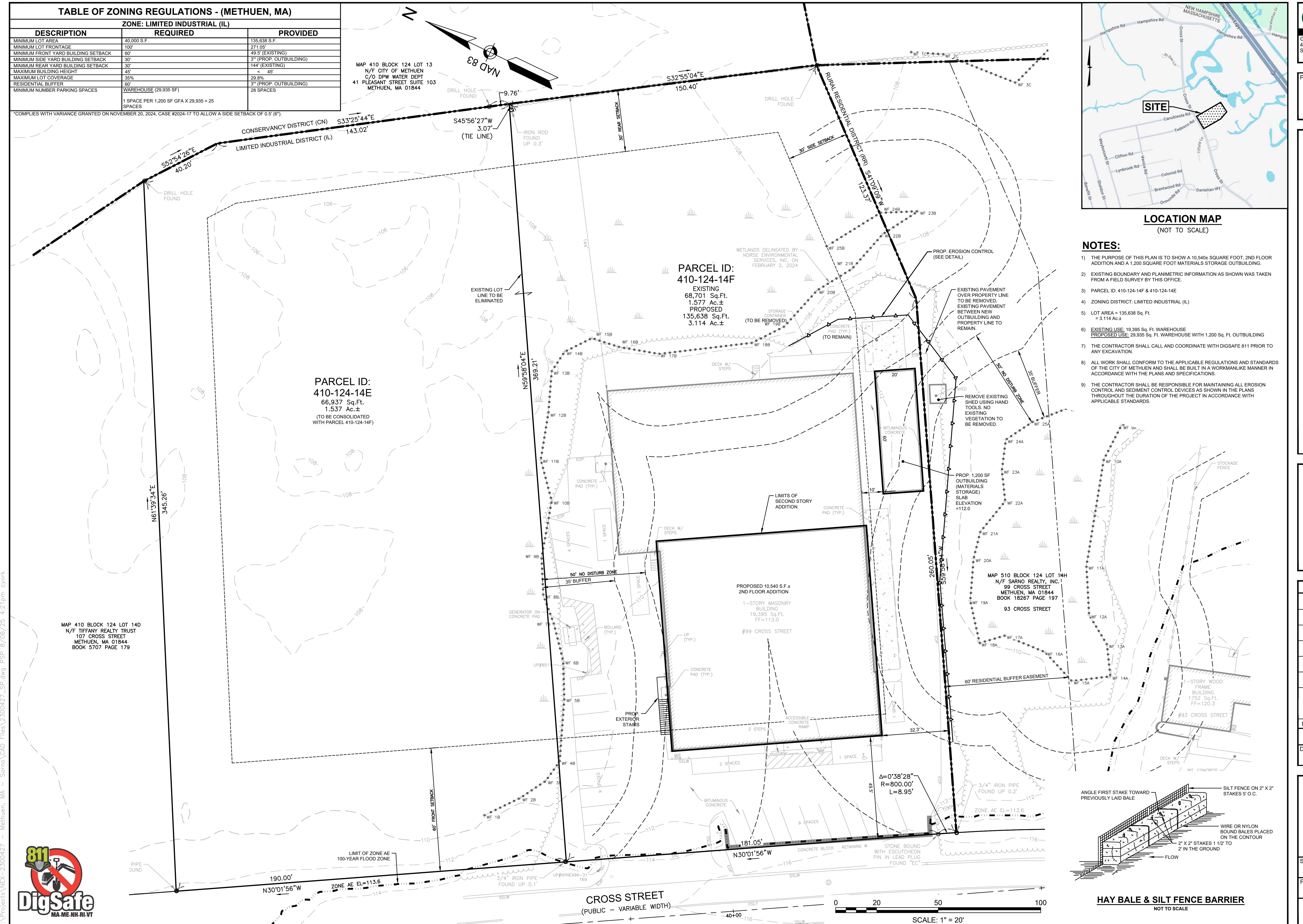
**EXISTING  
CONDITIONS  
PLAN**

SCALE: 1"=20'
NEX-2300427
1 OF 1

TABLE OF ZONING REGULATIONS - (METHUEN, MA)		
ZONE: LIMITED INDUSTRIAL (IL)		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 S.F.	135,638 S.F.
MINIMUM LOT FRONTAGE	100'	271.05'
MINIMUM FRONT YARD BUILDING SETBACK	60'	49.5' (EXISTING)
MINIMUM SIDE YARD BUILDING SETBACK	30'	3' (PROP. OUTBUILDING)
MINIMUM REAR YARD BUILDING SETBACK	0'	144' (EXISTING)
MAXIMUM BUILDING HEIGHT	45'	45'
MAXIMUM LOT COVERAGE	35%	29.8%
RESIDENTIAL BUFFER	60'	3' (PROP. OUTBUILDING)
MINIMUM NUMBER PARKING SPACES	1 SPACE PER 1,000 SF GFA X 29,935 = 25 SPACES	28 SPACES

\*COMPLIES WITH VARIANCE GRANTED ON NOVEMBER 20, 2024, CASE #2024-17 TO ALLOW A SIDE SETBACK OF 0.5' (6').

MAP 410 BLOCK 124 LOT 13  
N/F CITY OF METHUEN  
C/O DPW WATER DEPT  
41 PLEASANT STREET SUITE 103  
METHUEN, MA 01844

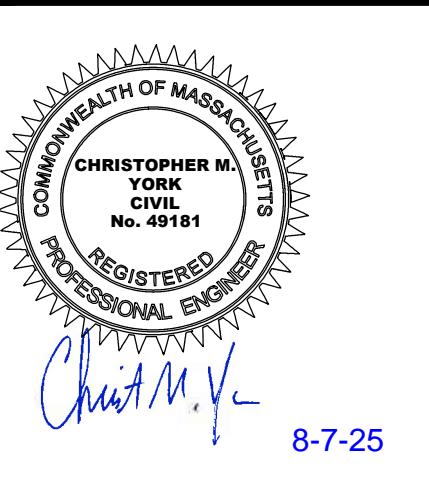


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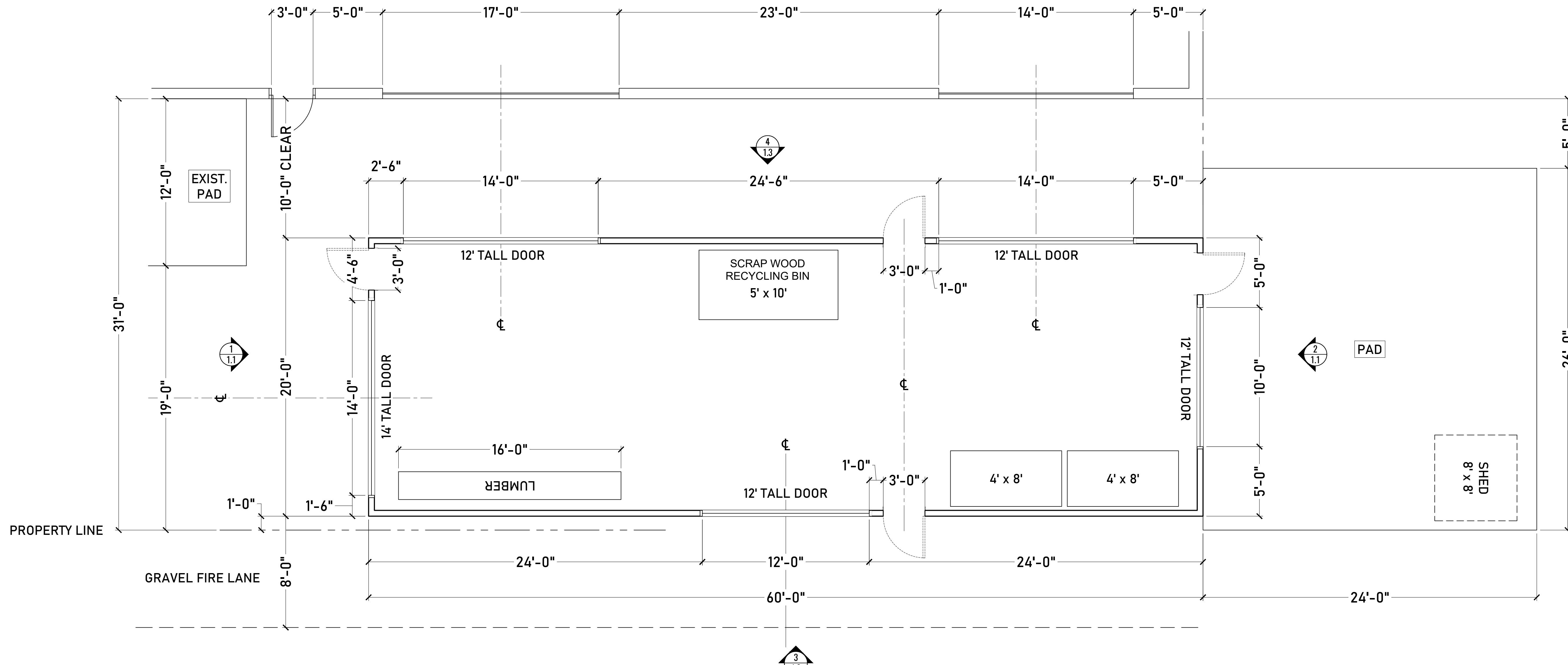
PREPARED FOR:  
MASS CABINETS, INC.  
99 CROSS STREET  
METHUEN, MA 01844

PARCEL ID: 410-124-14F & 410-124-14E  
99 CROSS STREET  
METHUEN, MASSACHUSETTS



REVISIONS	
2	ADD 60' RESIDENTIAL BUFFER EASEMENT 8/7/25
1	ADD 35' BUFFER, EROSION CONTROL DETAIL & REMOVE GRAVEL STRIP 7/11/25
NO.	REVISION DATE
JUNE 30, 2025	
DRAWN/DESIGN BY	CHECKED BY
CMY	DRJ

SITE PLAN	
SCALE: 1"=20'	NOT TO SCALE



1  
0.0 PLAN: NEW OUTBUILDING 60' x 20'  
SCALE: 1/4" = 1'-0"

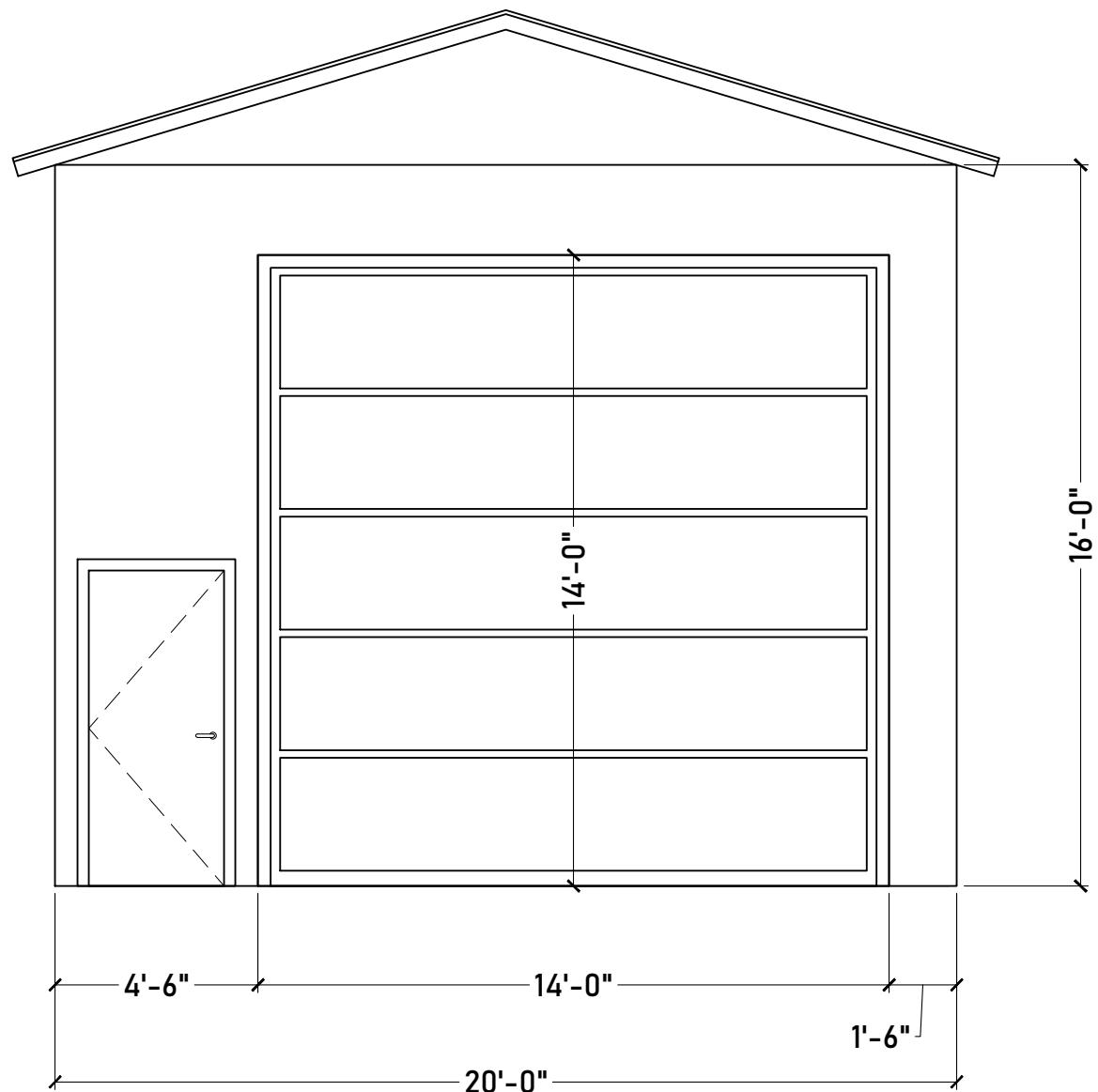
**MASS CABINETS, INC.**

99 CROSS STREET - METHUEN, MASSACHUSETTS 01844 - TEL: (978) 738-0600 FAX: (978) 738-0601

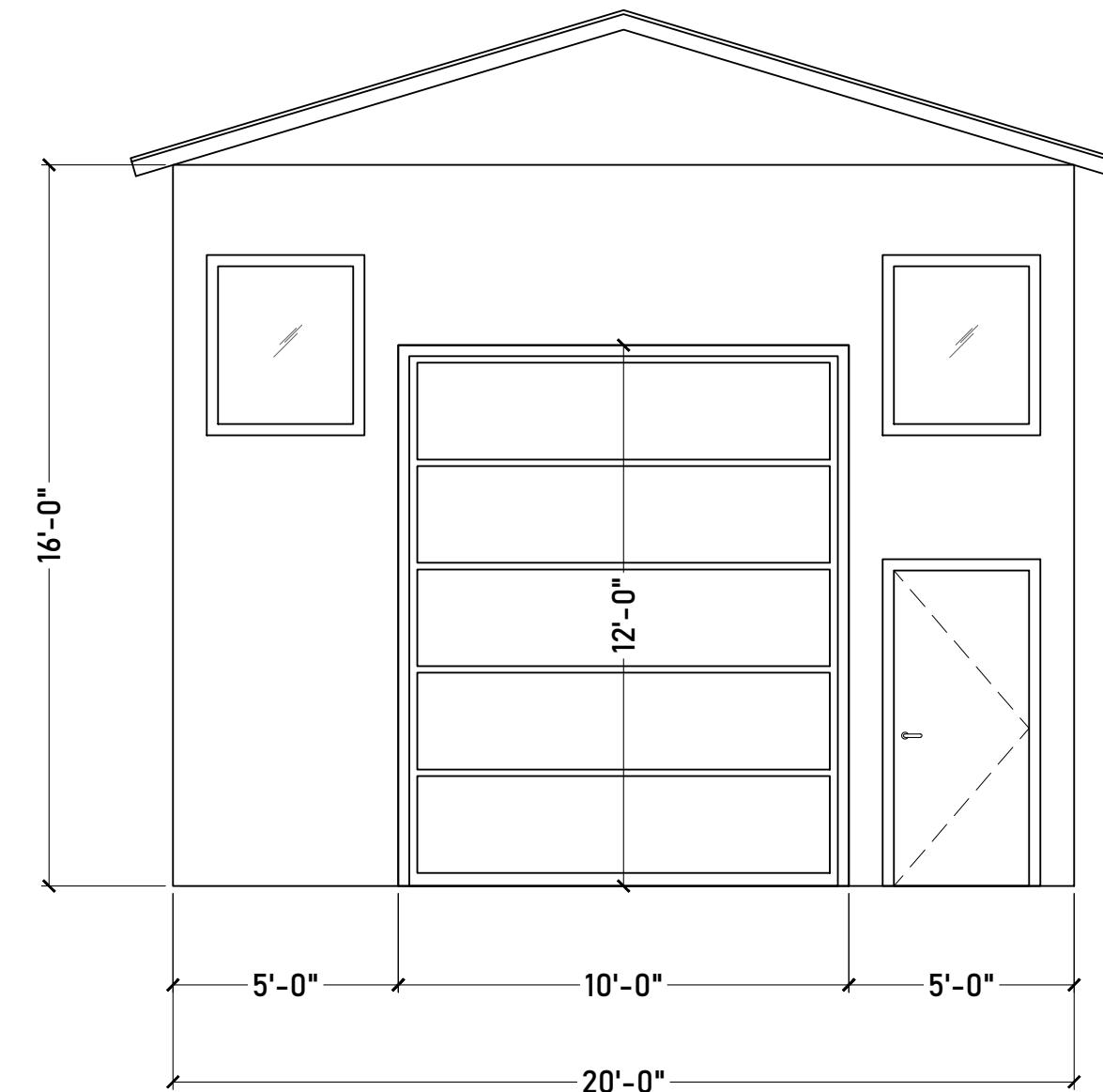
DRAWN BY: JP	NEW OUTBUILDING PLAN		
SCALE: AS NOTED	REVISION 1	REVISION 2	REVISION 3
DATE: 04/09/2025	DATE: BY:	DATE: BY:	DATE: BY:

PROJECT: OFFICE RENOVATION  
2ND FLOOR ADDITION  
99 CROSS STREET  
METHUEN, MA 01844

DRAWING NUMBER  
**1.0**



1 ELEVATION: NEW OUTBUILDING - FRONT  
1.1 SCALE: 1/4" = 1'-0"



2 ELEVATION: NEW OUTBUILDING - REAR  
1.1 SCALE: 1/4" = 1'-0"

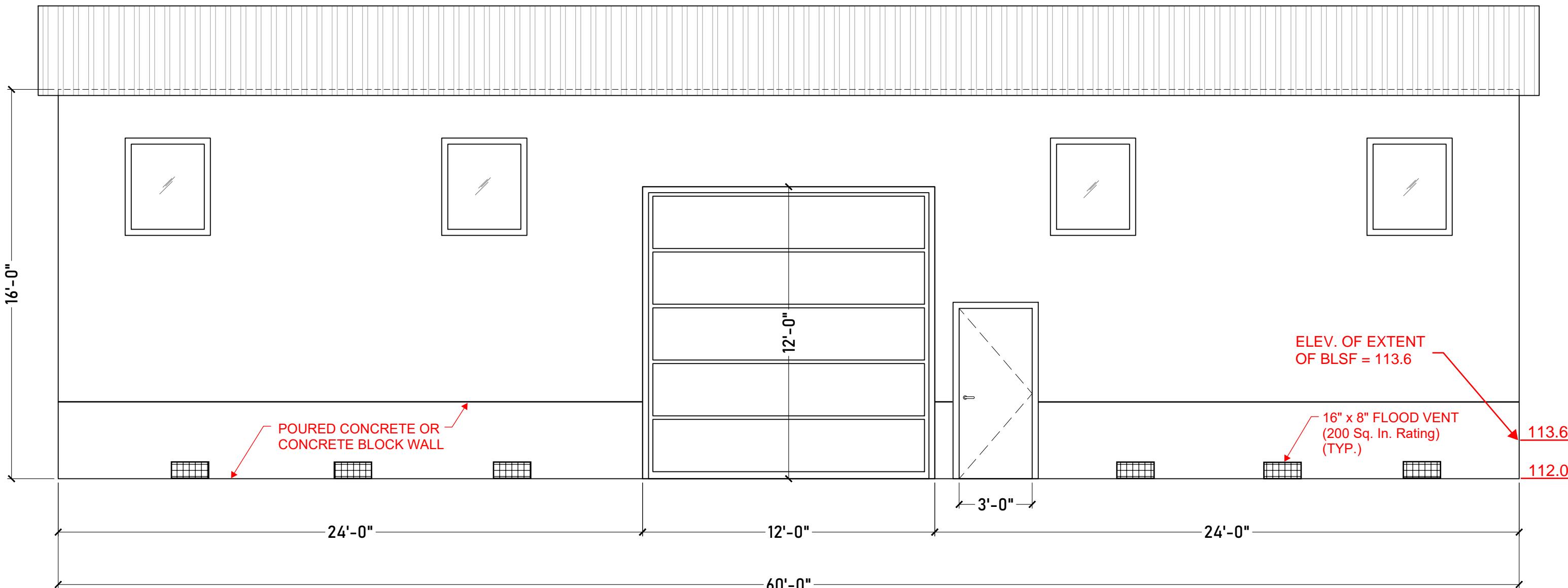
**MASS CABINETS, INC.**

99 CROSS STREET - METHUEN, MASSACHUSETTS 01844 - TEL: (978) 738-0600 FAX: (978) 738-0601

DRAWN BY: JP	ELEVATIONS: NEW OUTBUILDING FRONT & BACK VIEWS		
SCALE: AS NOTED	REVISION 1	REVISION 2	REVISION 3
DATE: 04/09/2025	DATE: BY:	DATE: BY:	DATE: BY:

PROJECT: OFFICE RENOVATION  
2ND FLOOR ADDITION  
99 CROSS STREET  
METHUEN, MA 01844

DRAWING NUMBER  
1.1



3  
1.2 ELEVATION: NEW OUTBUILDING - RIGHT OUTSIDE  
SCALE: 1/4" = 1'-0"

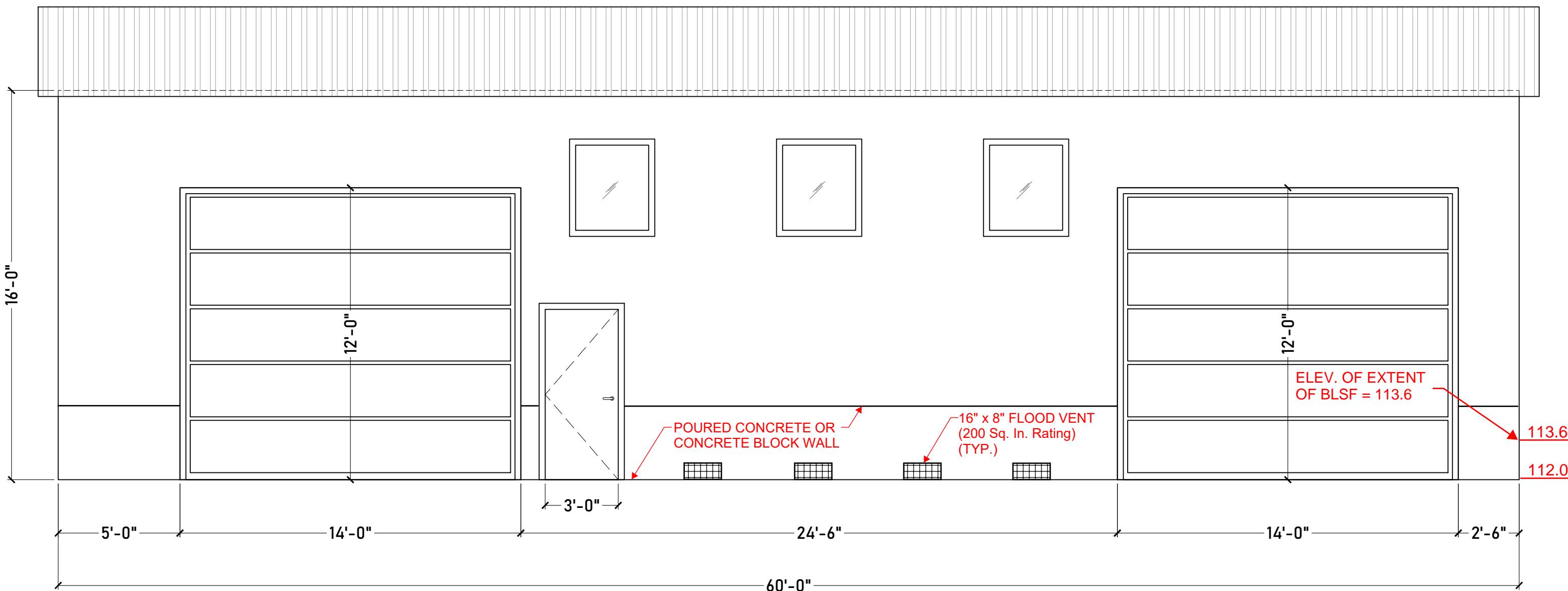
**MASS CABINETS, INC.**

99 CROSS STREET - METHUEN, MASSACHUSETTS 01844 - TEL: (978) 738-0600 FAX: (978) 738-0601

DRAWN BY: JP ELEVATION: NEW OUTBUILDING RIGHT OUTSIDE VIEW  
SCALE: AS NOTED REVISION 1 REVISION 2 REVISION 3  
DATE: 04/09/2025 DATE: BY: DATE: BY: DATE: BY:

PROJECT: OFFICE RENOVATION  
2ND FLOOR ADDITION  
99 CROSS STREET  
METHUEN, MA 01844

DRAWING NUMBER  
1.2



4  
1.3

ELEVATION: NEW OUTBUILDING - LEFT OUTSIDE FACING EXISTING BUILDING  
SCALE: 1/4" = 1'-0"