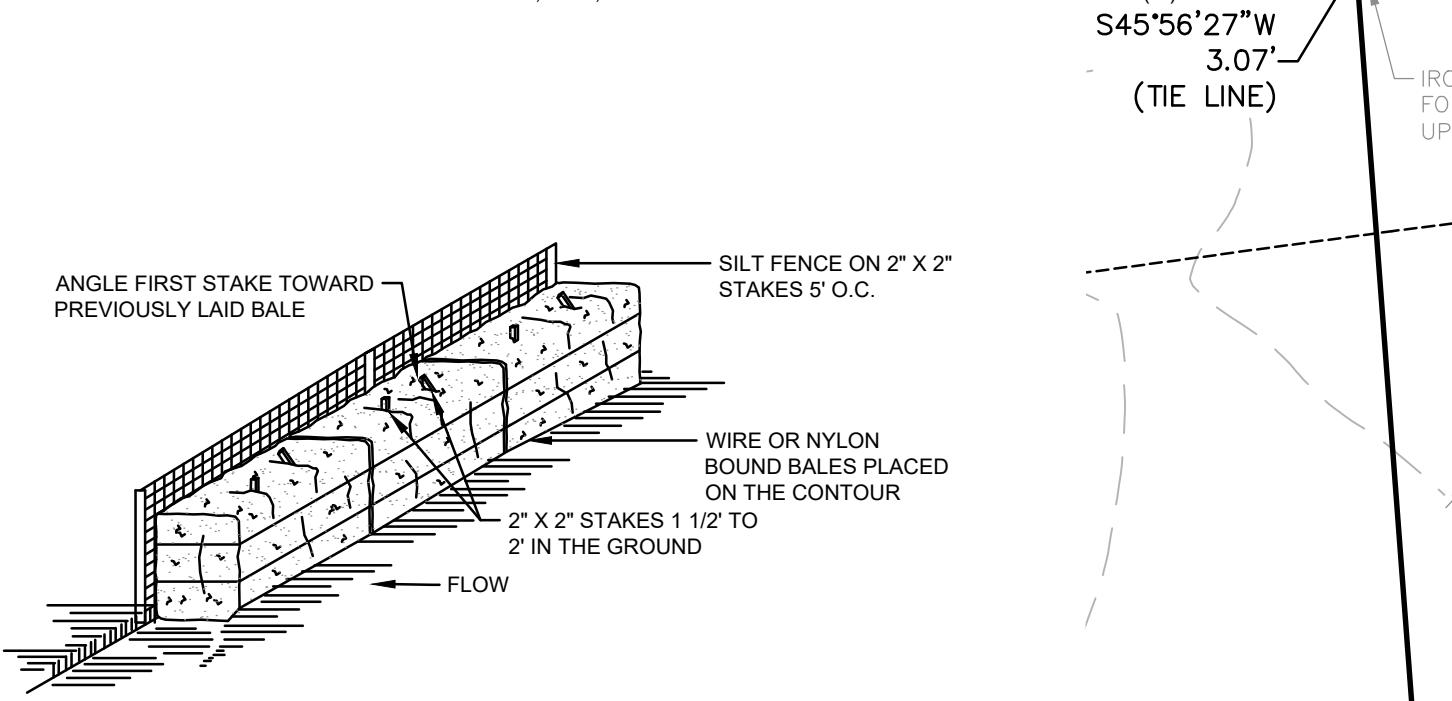
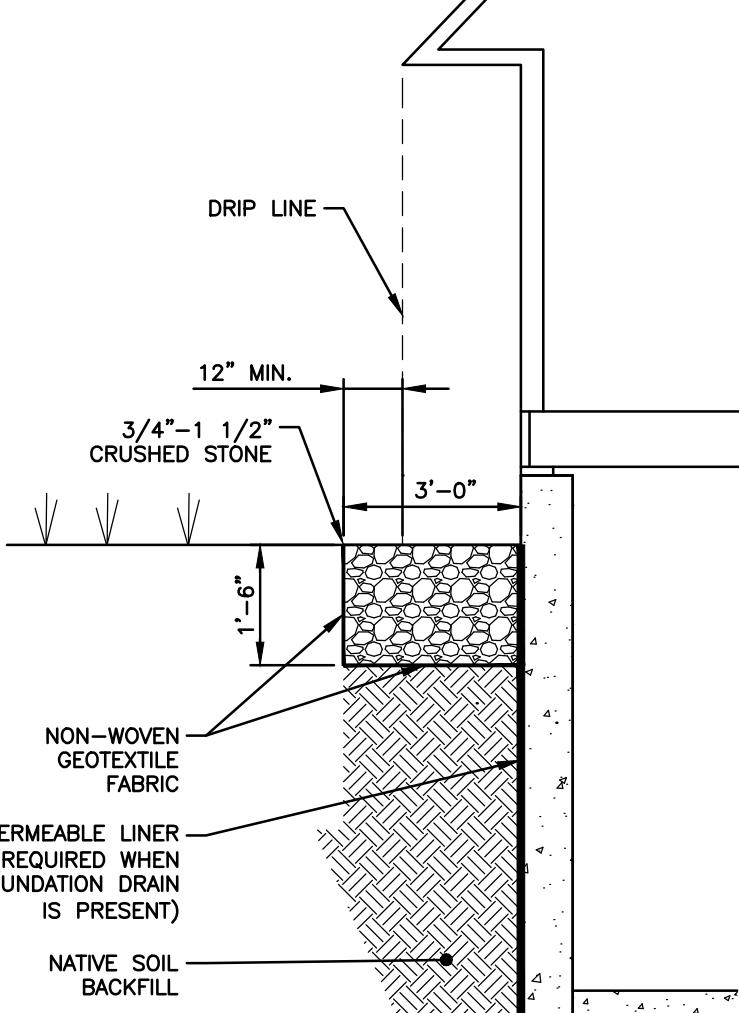


TABLE OF ZONING REGULATIONS - (METHUEN, MA)		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 S.F.	135,638 S.F.
MINIMUM LOT FRONTAGE	100'	271.05'
MINIMUM FRONT YARD BUILDING SETBACK	60'	49.5' (EXISTING)
MINIMUM SIDE YARD BUILDING SETBACK	30'	3' (PROP. OUTBUILDING)
MINIMUM REAR YARD BUILDING SETBACK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

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



HAY BALE & SILT FENCE BARRIER
NOT TO SCALE



STONE DRIP EDGE
NOT TO SCALE



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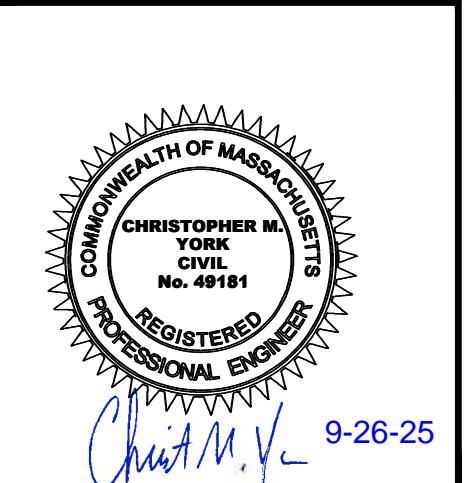


GPI Engineering Design Planning Construction Inspection
603.893.0720 GPI.NET.COM
Greman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

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		
3	REV. PER MASSDEP COMMENTS	9/25/25
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	CMY	CHECKED BY
DRJ		

SITE PLAN

SCALE: 1"=20'
PROJECT NO. NEX-2300427
1 OF 1