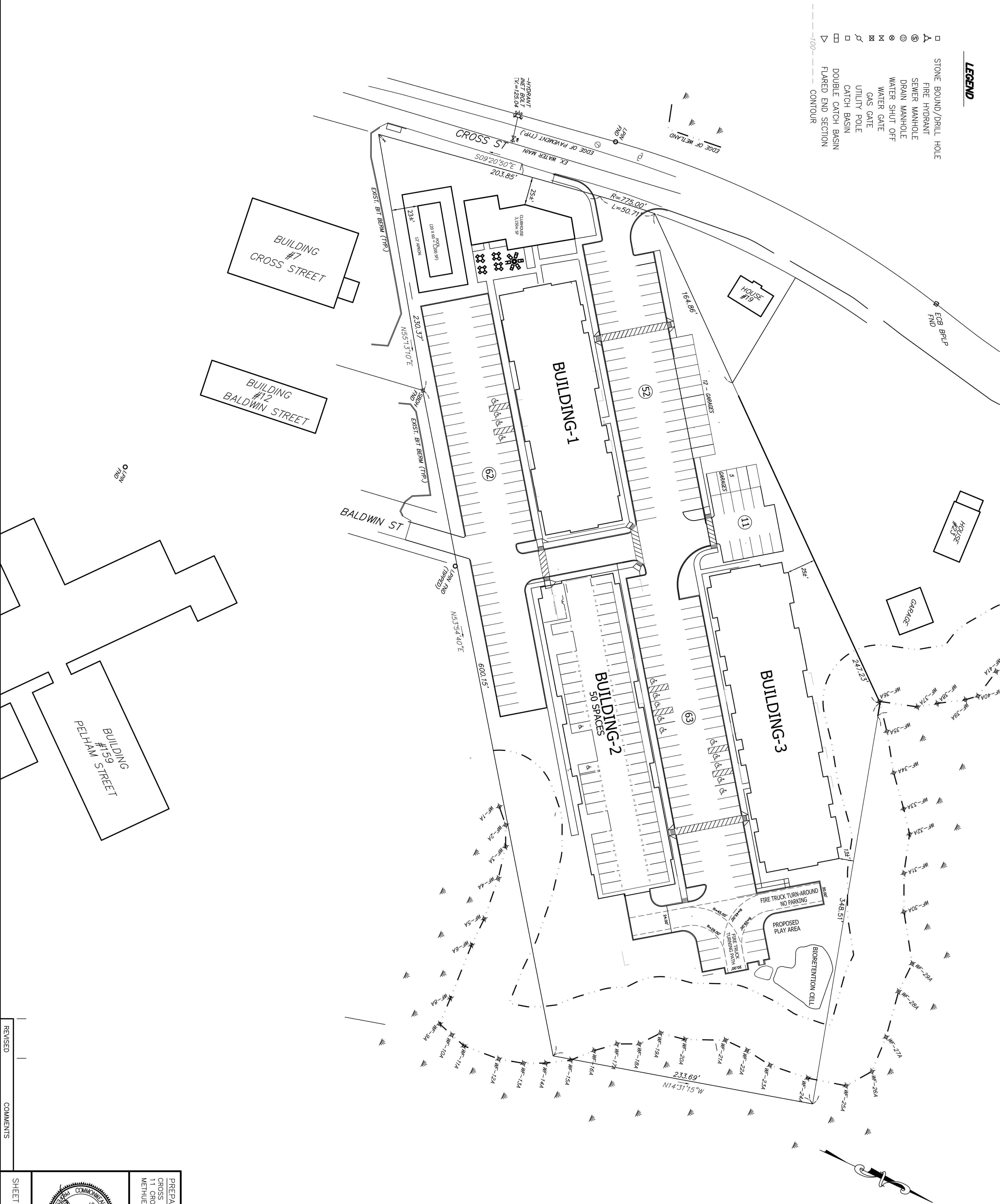


LEGEND

- STONE BOUND/DRILL HOLE
- FIRE HYDRANT
- SEWER MANHOLE
- DRAIN MANHOLE
- WATER SHUT OFF
- GAS GATE
- UTILITY POLE
- CATCH BASIN
- DOUBLE CATCH BASIN
- FLARED END SECTION
- CONTOUR



PARKING TABLE	
ZONE: PROPOSED CSPRD ZONING	
USE: MULTI-FAMILY	
PARKING REQUIREMENTS	REQUIRED
MULTI-FAMILY DWELLINGS	1.0 SPACE PER UNIT
ONE-BEDROOM UNITS	1.75 SPACES PER UNIT
TWO-BEDROOM UNITS	2.0 SPACES PER UNIT
THREE-BEDROOM UNITS	2.0 SPACES PER UNIT
ANCILLARY OR ACCESSORY BUILDINGS	1.0 SPACES PER 350 GROSS SF

PARKING TABLE	
ZONE: PROPOSED CSPRD ZONING	
USE: MULTI-FAMILY	
USES	
ONE-BEDROOM UNITS	79
TWO-BEDROOM UNITS	62
THREE-BEDROOM UNITS	27
ANCILLARY OR ACCESSORY BUILDINGS	3,150 SF
TOTAL REQUIRED	251
PARKING TYPE	
GARAGE	17
EXTERIOR	188
INTERIOR	50
TOTAL PROVIDED	255

ZONING TABLE	
ZONE: PROPOSED CSPRD ZONING	
USE: MULTI-FAMILY	
MINIMUM LOT AREA	5.0 Acres
MINIMUM FRONTAGE	200'
MINIMUM LOT WIDTH	200'
MAXIMUM BUILDING HEIGHT:	
MULTI-FAMILY DWELLINGS	5 STORIES AND 70'
ANCILLARY OR ACCESSORY BUILDINGS	2 STORIES AND 35'
BUILDING SETBACKS	<10' FROM BOUNDARY OF CSPRD
MULTI-FAMILY DWELLING SEPARATION	>25' FROM ANY OTHER MULTI-FAMILY DWELLINGS
UNIT DENSITY	35 UNITS PER ACRE

PRELIMINARY PARKING AND CIRCULATION PLAN

PREPARED FOR: TIAS

CROSS ST & BALDWIN ST
METHUEN, MA

PROPOSED CSPRD

SCALE: 1"=40'
NOVEMBER 10, 2025

Dresser, Williams & Way, Inc.
572 BOSTON ROAD – UNIT 5 BILERICA, MA
TELEPHONE NO. (978) 663-5410
E-MAIL: DWINC@dwinc.com

PREPARED FOR:
CROSS LD 002B, LLC
11 CROSS STREET
METHUEN, MA 01864

SHEET 4 OF 4