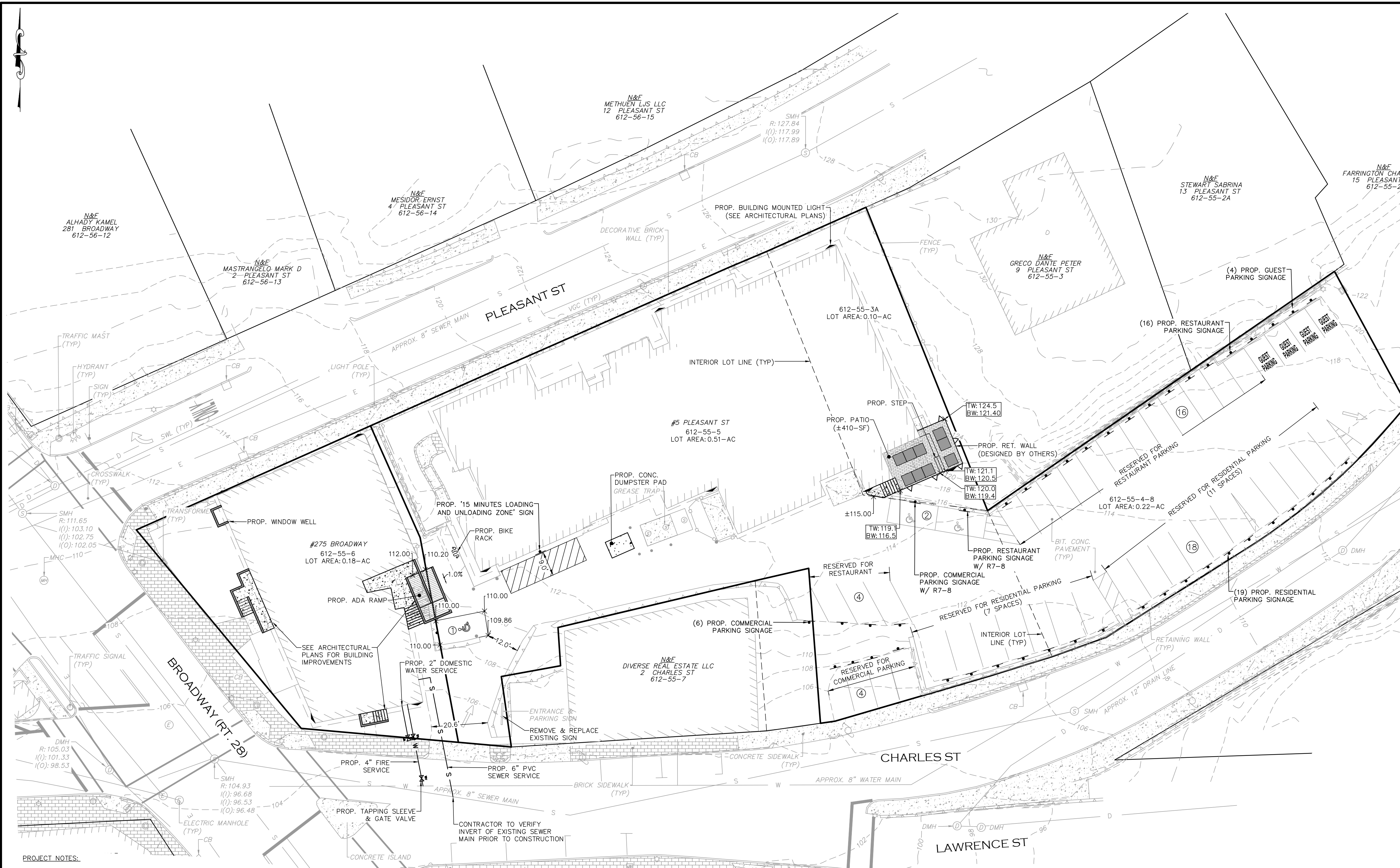
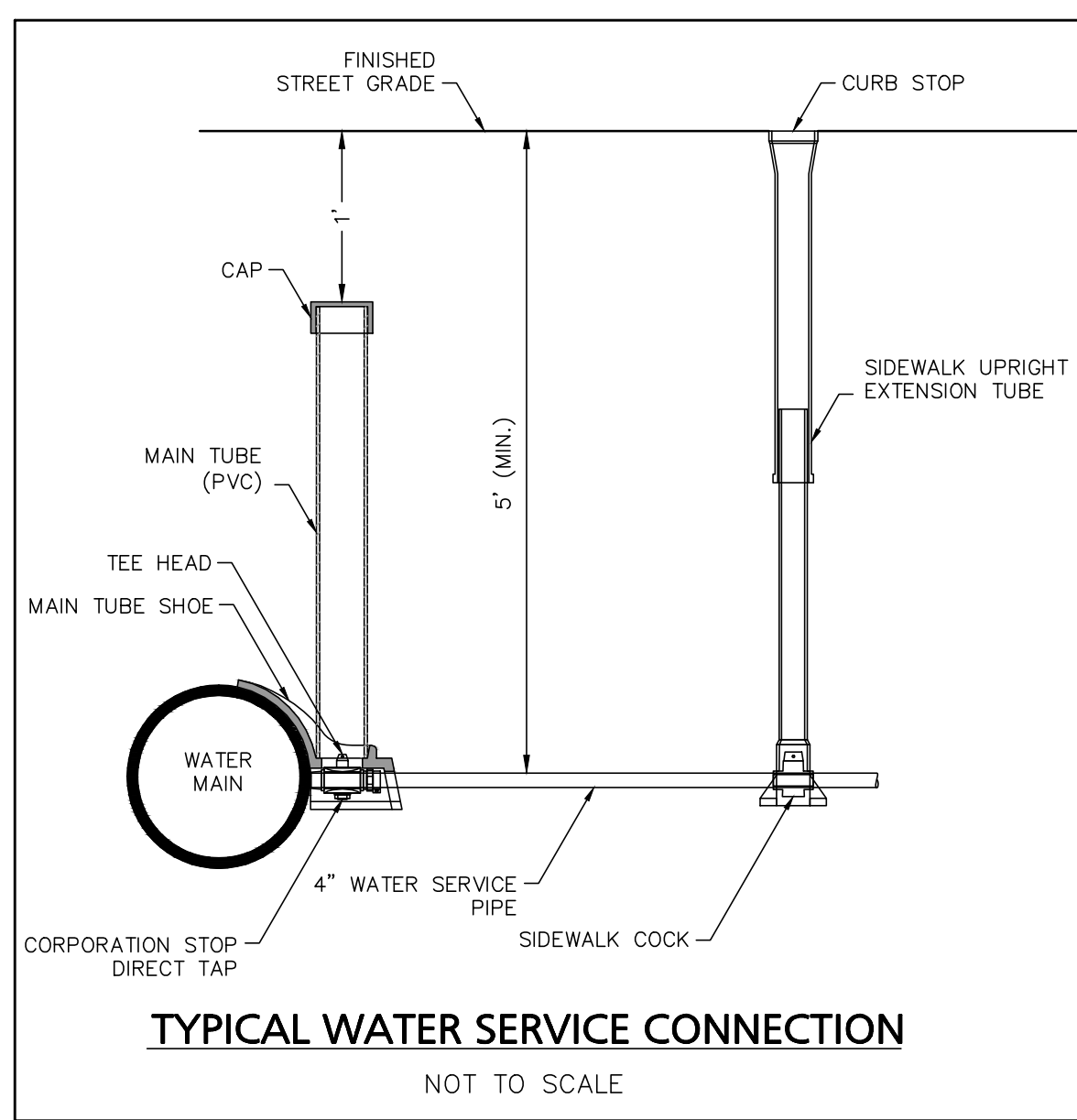
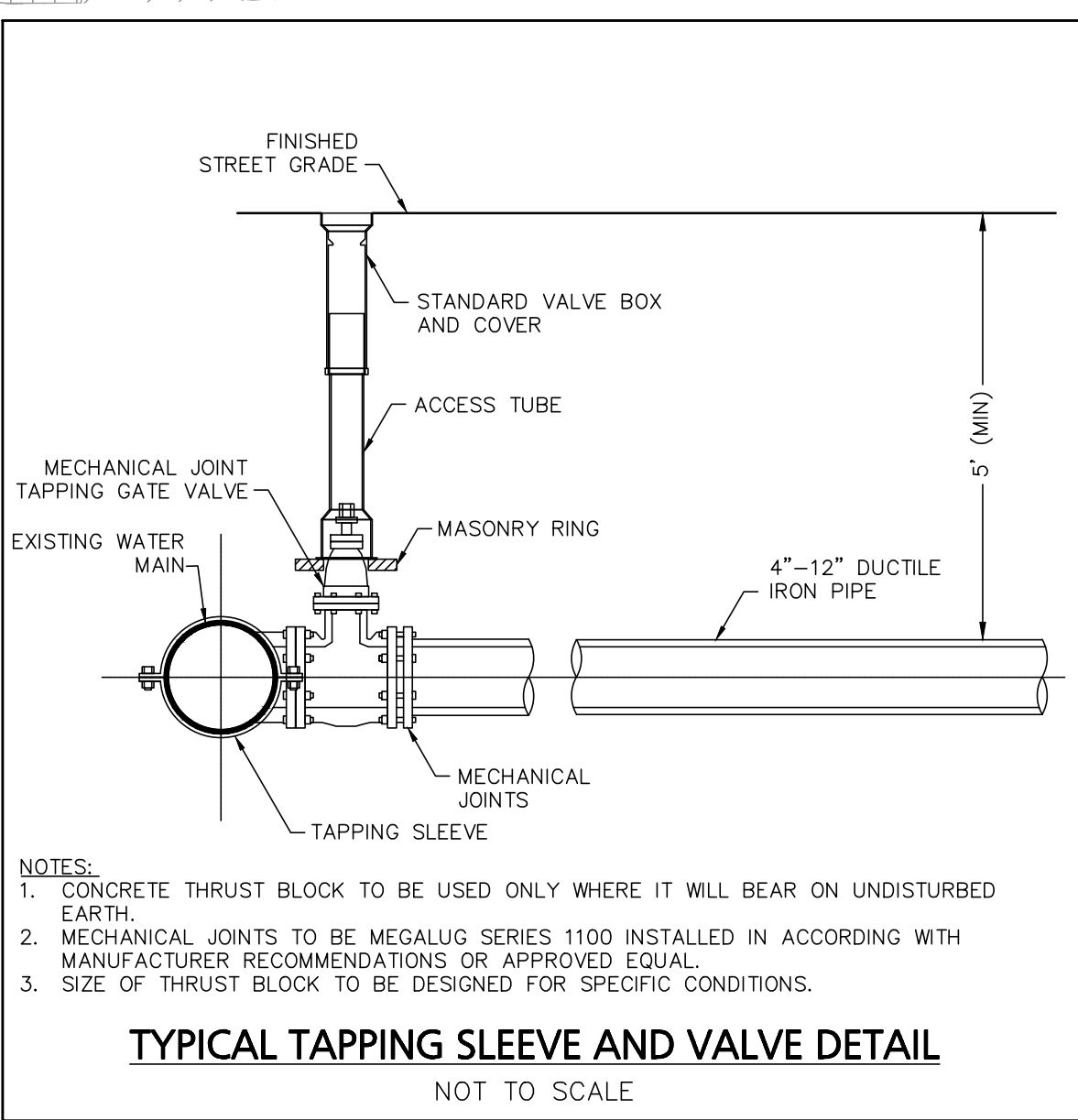
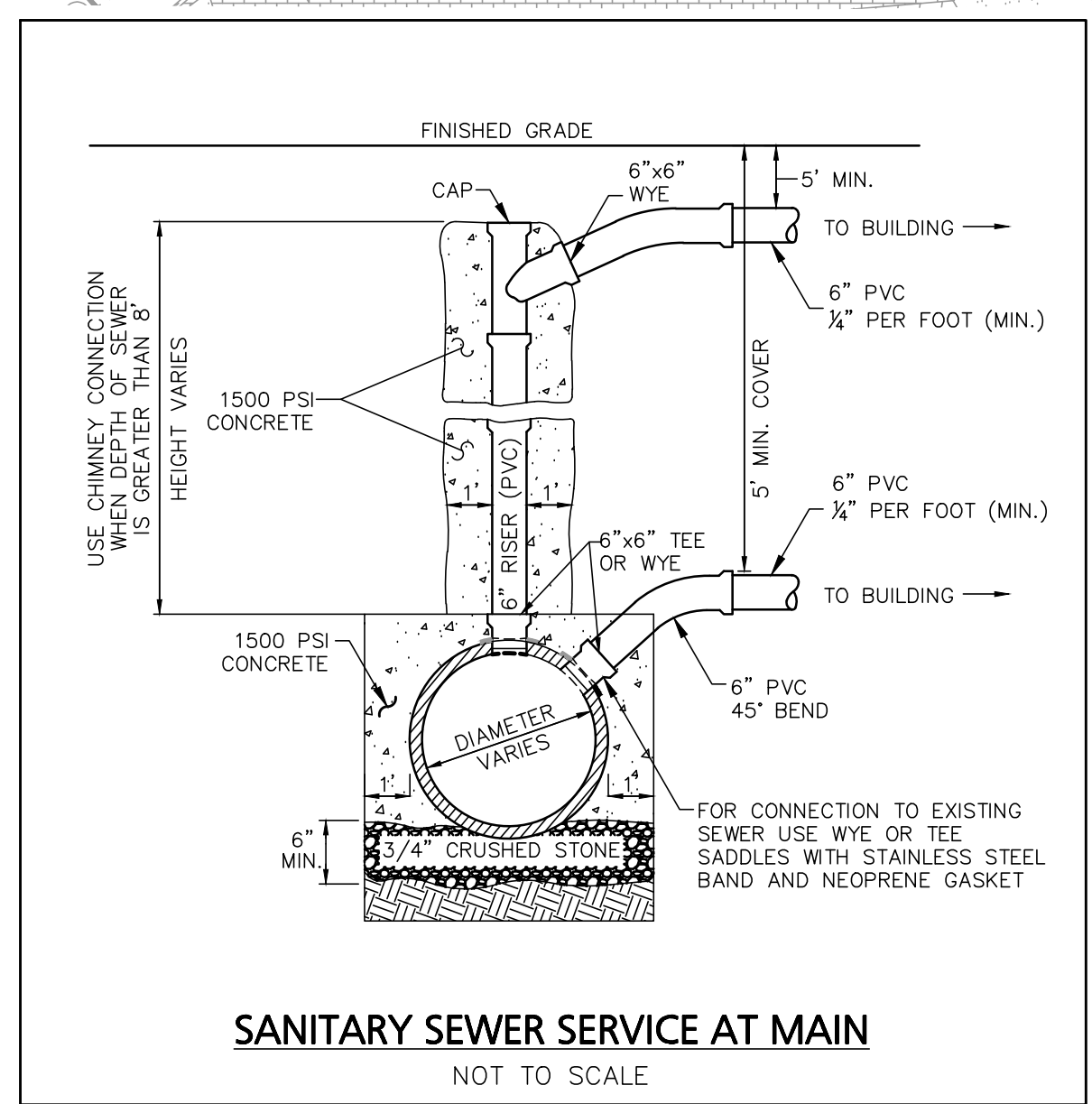




- PROJECT NOTES:**
1. LOCATION: 275 BROADWAY ST (PARCEL ID: 612-55-6) 5 PLEASANT ST (PARCEL ID: 612-55-5) (VP) PLEASANT ST (PARCEL ID: 612-55-3A) (VP) CHARLES ST (PARCEL ID: 612-55-4-8)
 2. OWNERS: DOVARO 5 PLEASANT STREET LLC PO BOX 1167 SALEM, NH 03079
ROBERT J PALMISANO TR PO BOX 1167 SALEM, NH 03079
 3. APPLICANT: EXORDIUM CAPITAL 44 MERRIMAC STREET NEWBURYPORT, MA 01950
 4. EXISTING CONDITIONS INFORMATION GENERATED FROM RECORD DOCUMENTS, READILY AVAILABLE INFORMATION AS WELL AS AN AERIAL SURVEY PERFORMED BY CIVIL DESIGN CONSULTANTS, INC. IN MAY 2021.
 5. PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 6. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88).
 7. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON OBSERVABLE FIELD EVIDENCE AND RECORD PLANS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION ON SITE.
 8. THESE DOCUMENTS HAVE BEEN PREPARED TO SATISFY ASCE 38.02 MINIMUM UTILITY QUALITY LEVEL C ONLY. ASCE 38.02 MINIMUM QUALITY LEVEL C IS LIMITED TO THE COLLECTION AND REVIEW OF RECORD UTILITY DOCUMENTS AND A SITE FEATURES SURVEY TO MEASURE THE LOCATION AND ELEVATION OF THE EXISTING SEWER AND DRAIN SYSTEM. NO SUBSURFACE EXPLORATION IN THE FORM OF GPR, TEST PITS, BORING OR ANY OTHER GEOPHYSICAL METHODS WERE PERFORMED AS PART OF THIS SURVEY. ALL INFORMATION SHOWN IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGEMENT IN RELATING THIS INFORMATION WITH AVAILABLE RECORD DOCUMENTATION.



LOCUS MAP
(SCALE: 1:1,000)

LAND USE TABLE

LOCATION: 5 PLEASANT STREET (612-55-5)
275 BROADWAY (PARCEL 612-55-6)

ZONE: CENTRAL BUSINESS DISTRICT (CBD)
HISTORIC DISTRICT

OVERLAY DISTRICT: SMART GROWTH OVERLAY DISTRICT (MCSGOD)

USE: MIXED-USE DEVELOPMENT

ITEM	CBD	MCSGOD	#5 PLEASANT ⁽¹⁾	#275 BROADWAY
MIN. LOT AREA	4,000-SF	0-SF	36,220-SF±	7,865-SF±
MAX. DENSITY	--	30 UNITS PER ACRE	5 UNITS PER ACRE	83 UNITS ⁽²⁾ PER ACRE
MIN. LOT FRONTAGE	40-FT	50-FT	197.7-FT	57.6-FT
MIN. FRONT SETBACK	10-FT	0-FT	±2.3-FT	±0.4-FT
MIN. SIDE SETBACK	15-FT	10-FT	±12.9-FT	±2.0-FT ⁽³⁾
MIN. REAR SETBACK	30-FT	10-FT	-	-
MAX. STORIES	4	4	3	3
MAX. HEIGHT	45-FT	45-FT	<40-FT	<40-FT
MAX. LOT COVERAGE	40%	70%	87%	67%
MIN. OPEN SPACE	--	30%	13%	33%

OFF-STREET PARKING CALCULATIONS:

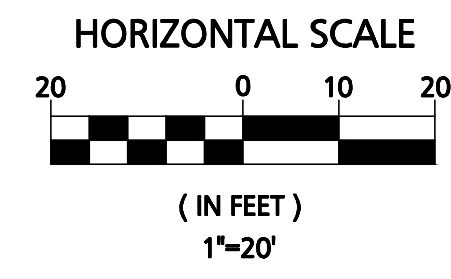
MULTIFAMILY RESIDENTIAL: 19 D.U. X (1 SPACE/D.U.)
+ (1 GUEST SPACE/5 SPACES)
23-SPACES REQUIRED
23-SPACES PROVIDED

RESTAURANT: 12 EMPLOYEES X (1 SPACE/4 EMPLOYEES)
+ 100 SEATS X (1 SPACE/8 SEATS)
16-SPACES REQUIRED
16-SPACES PROVIDED

OTHER: 6,995-SF X (1 SPACE/500-SF OF GFA)
+ 11 EMPLOYEES X (1 SPACE/4 EMPLOYEES)
17-SPACES REQUIRED
6-SPACES PROVIDED

TOTAL PARKING SPACES REQUIRED: 56-SPACES
TOTAL PARKING SPACES PROVIDED: 45-SPACES

NOTE:
1. #5 PLEASANT STREET CONSISTS OF THREE (3) PARCELS:
- 612-55-5
- 612-55-3A
- 612-55-4-8
2. COMBINED MAX. DENSITY: (36220-SF+7865-SF)/(43560-SF/AC) X (30 UNITS/ACRE) = 30 UNITS/ACRE
PROVIDED DENSITY: 19-UNITS/ACRE
3. DIMENSION SETBACKS FROM EXISTING NON-CONFORMING STRUCTURE.



8/17/21	REV. PER CITY COMMENTS
DATE	DESCRIPTION
REVISIONS	

APPLICANT:
EXORDIUM CAPITAL
44 MERRIMAC STREET
NEWBURYPORT, MA 01950

PROJECT:
RED TAVERN
METHUEN, MA 01844

DATE ISSUED:	AUGUST 5, 2021
PROJECT #:	21-10283
PREPARED BY:	MAC

ISSUED FOR REVIEW
AUGUST 17, 2021

PROFESSIONAL ENGINEER

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:
SITE PLAN

DRAWING #:
C-1