

PROJECT NOTES:

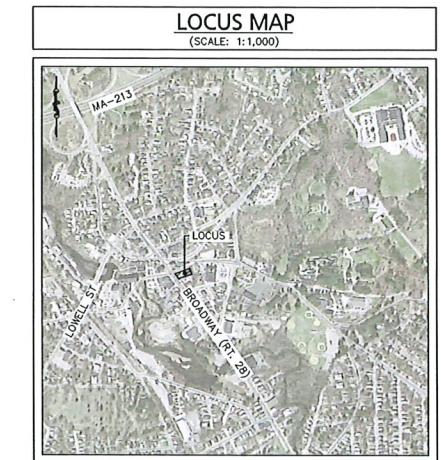
- LOCATION: 269 BROADWAY
2 OSGOOD STREET
PARCEL ID'S: 612-52-3
612-52-2
- DEED: NORTHERN ESSEX REGISTRY
OF DEEDS
BOOK 17191 PAGE 137
- ZONE: CENTRAL BUSINESS DISTRICT (CBD)
- OVERLAY DISTRICT: METHUEN CENTER SMART GROWTH OVERLAY
DISTRICT (MCSGD)
- EXISTING USE: VACANT LOTS
- PROPOSED USE: MIXED-USE DEVELOPMENT
- OWNER: JOWAMAR COMPANIES, LLC
300 BROADWAY
METHUEN, MA 01844
- EXISTING CONDITIONS INFORMATION GENERATED FROM RECORD
DOCUMENTS, READILY AVAILABLE INFORMATION AS WELL AS AN ON
GROUND SURVEY BY ANDOVER CONSULTANTS, INC. IN SEPTEMBER OF
2021.
- ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL
DATUM (NAVD88).
- PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (NAD83), MAINLAND ZONE.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS
DEPICTED BY THE FLOOD INSURANCE RATE MAP #25009C0206F
(EFFECTIVE DATE JULY 3, 2012).
- THE FOLLOWING WAIVERS ARE BEING REQUESTED FROM THE CITY OF
METHUEN COMPREHENSIVE ZONING ORDINANCE REVISED THROUGH
SEPTEMBER 5, 2017:
 - WAIVER #1: SECTION V-V.6.c - WAIVER FROM THE MAXIMUM
RESIDENTIAL DENSITY.
 - WAIVER #2: SECTION V-V.7 - WAIVER FROM THE MINIMUM SIDE YARD
SETBACK.
 - WAIVER #3: SECTION V-V.7 - WAIVER FROM THE MAXIMUM LOT
COVERAGE.
 - WAIVER #4: SECTION V-V.7 - WAIVER FROM THE MINIMUM OPEN
SPACE.
 - WAIVER #5: SECTION V-V.8.e - WAIVER FROM THE MINIMUM FRONT
YARD SETBACK FROM BROADWAY.
 - WAIVER #6: SECTION V-V.10 - WAIVER FROM THE MINIMUM
REQUIREMENT OF OFF-STREET PARKING.
- ALL WATER AND SEWER CONSTRUCTION ACTIVITIES SHALL BE
PERFORMED BY A LICENSED TOWN DRAIN LAYER. ALL TESTING RESULTS
FOR THE UTILITIES AND SERVICE TIE CARDS ARE REQUIRED TO BE
SUBMITTED TO THE TOWN DPW ENGINEERING DIVISION.
- CONTRACTOR SHALL SECURE A STREET OPENING PERMIT, A TRENCH
PERMIT AND A SEWER AND WATER MAIN & SERVICE PERMIT FOR
UTILITY CONSTRUCTION.

SITE DEVELOPMENT PLANS

FOR

269 BROADWAY & 2 OSGOOD STREET

(PARCELS 612-52-2 & 612-52-3)
METHUEN, MASSACHUSETTS 01844



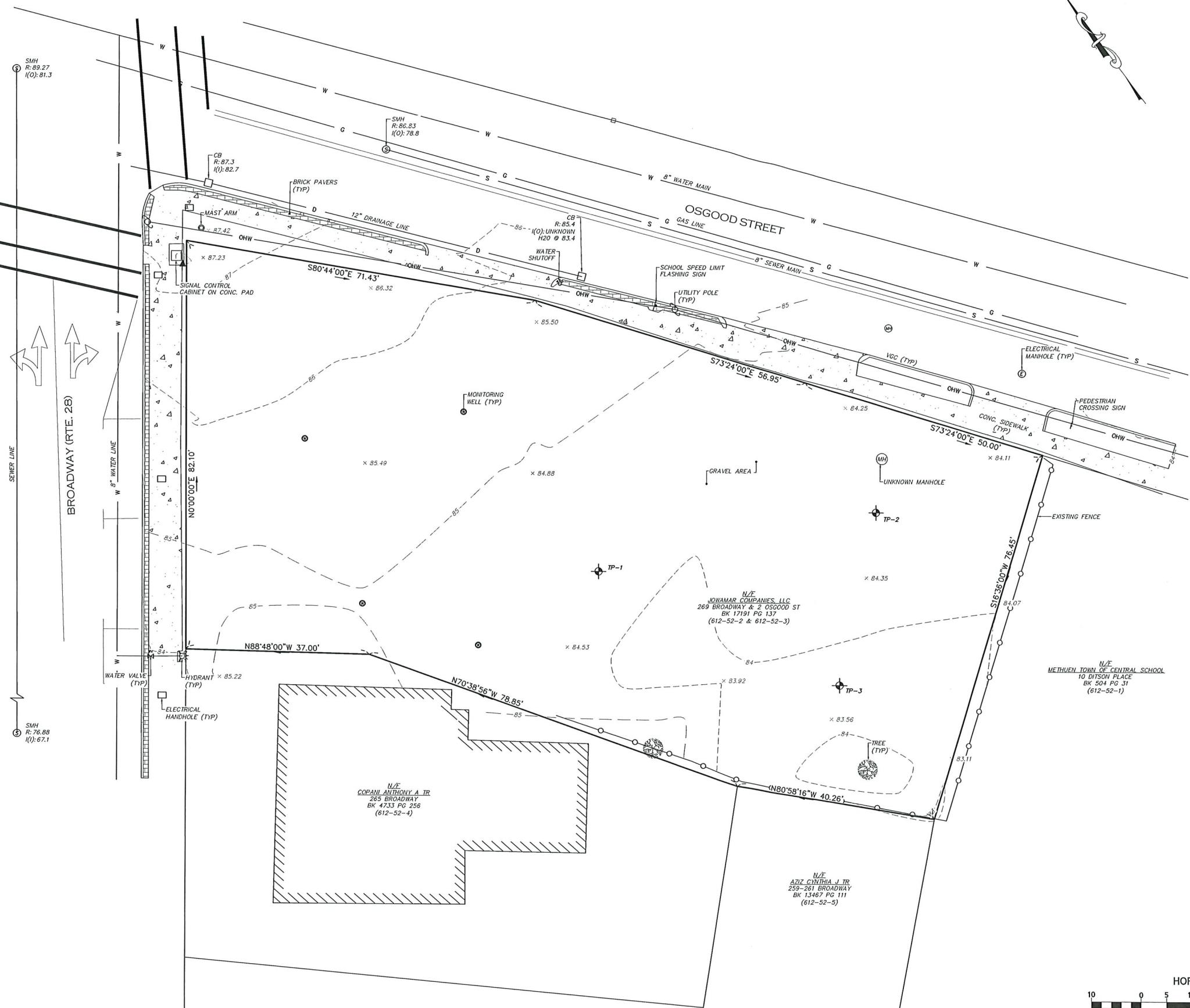
PLAN INDEX

TITLE	DATE ISSUED
C-1 COVER SHEET	10/05/22
C-2 EXISTING CONDITIONS PLAN	10/05/22
C-3 ZONING & PERMIT PLAN	10/05/22
C-4 GRADING, DRAINAGE & UTILITIES PLAN	10/05/22
D-1 CONSTRUCTION DETAILS	10/05/22
D-2 CONSTRUCTION DETAILS	10/05/22



DATE	DESCRIPTION
REVISIONS	
OWNER / APPLICANT: JOWAMAR COMPANIES, LLC 300 BROADWAY METHUEN, MA 01844	
PROJECT: 269 BROADWAY & 2 OSGOOD ST METHUEN, MA 01844	
DATE ISSUED: OCTOBER 5, 2022	
PROJECT #: 21-10314	
PREPARED BY: MAC	
<i>ISSUED FOR REVIEW October 5, 2022</i>	
PROFESSIONAL ENGINEER 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: COVER SHEET	
DRAWING #: C-1	

ISSUED FOR REVIEW: OCTOBER 5, 2022



NOTES:-

ATION: 269 BROADWAY
(PARCEL ID: 612-52-3)

2 OSGOOD STREET
(PARCEL ID: 612-52-2)

D: NORTHERN ESSEX REGISTRY
OF DEEDS
BK 17191, PG 137

E: CENTRAL BUSINESS DISTRICT (CBD)

RELAY DISTRICT: METHUEN CENTER SMART GRO
DISTRICT (MCSGOD)

EXISTING USE: VACANT LOT

IER: JOWAMAR COMPANIES, LLC
300 BROADWAY
METHUEN, MA 01844:

TING CONDITIONS INFORMATION GENERATED FROM RECORD
UMENTS, READILY AVAILABLE INFORMATION AS WELL AS AN ON THE
OUND SURVEY PERFORMED BY ANDOVER CONSULTANTS, INC. IN
TEMBER, 2021.

PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA
FLOOD INSURANCE RATE MAP NUMBER 25009C0206F DATED JULY
2012.

ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM NAD88, PER GPS OBSERVATIONS.
UTM LOCATIONS ARE SHOWN PER READILY AVAILABLE RECORD.

FORMATION AND OBSERVABLE FIELD EVIDENCE. OTHER UNDERGROUND
LINES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAN. CDCI
MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITY
FORMATION. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE
TRACTOR SHALL CONTACT DIG-SAFE AT 811.

FOR REGISTRY USE ONLY
THIS PLAN WAS PREPARED IN
ACCORDANCE WITH THE RULES AND
REGULATIONS FOR RECORDING ADOPTED
BY THE REGISTERS OF DEEDS IN 197
AND AMENDED JANUARY 12, 1988.

SURVEYOR _____ DATE _____

APPLICANT: JOWAMAR COMPANIES, LLC
300 BROADWAY
METHUEN, MA 01876

PROJECT:
269 BROADWAY
& 2 OSGOOD STREET
METHUEN, MA 01844

DATE ISSUED:	OCTOBER 5, 2022
PROJECT #:	21-10314
PREPARED BY:	TJS

The logo for Civil Design Consultants, Inc. features the company name in a bold, sans-serif font. 'CIVIL DESIGN' is in a larger, bolder font, and 'Consultants, Inc.' is in a smaller, regular font below it. The logo is set against a blue gradient background.

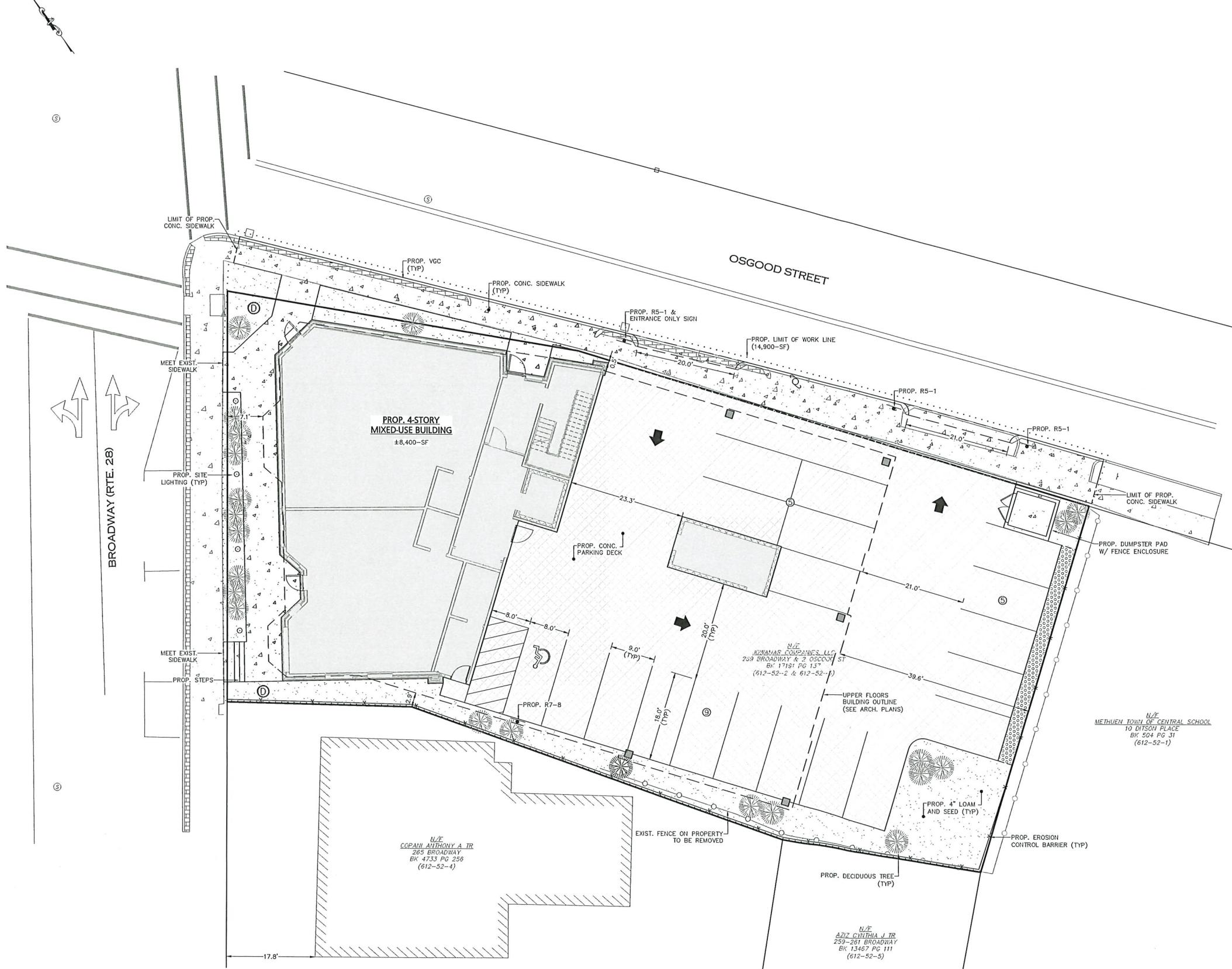
344 North Main Street
Andover, MA 01810

**EXISTING
CONDITIONS PLAN**

1000

(IN FEET)
 $1\text{m} = 10\text{ft}$

C-2



LAND USE TABLE

LOCATION:	269 BROADWAY (PARCEL ID: 612-52-3) 2 OSGOOD STREET (PARCEL ID: 612-52-2)		
ZONE:	CENTRAL BUSINESS (CBD)		
OVERLAY DISTRICT:	METHUEN CENTER SMART GROWTH OVERLAY DISTRICT (MCSGD)		
	HISTORIC DISTRICT		
USE:	MIXED-USE DEVELOPMENT		
ITEM	CBD	MCSGD	PROPOSED
MINIMUM LOT AREA	20,000-SF	0-SF	13,217-SF
MAXIMUM DENSITY	6 DU/ACRE	30 DU/ACRE	59 DU/ACRE ⁽²⁾
MINIMUM LOT FRONTOAGE	80-FT	50-FT	82.1-FT
MINIMUM FRONT SETBACK	10-FT ⁽¹⁾	0-FT	0.5-FT
MINIMUM SIDE SETBACK	10-FT ⁽¹⁾	10-FT	2.9-FT ⁽²⁾
MINIMUM REAR SETBACK	10-FT ⁽¹⁾	10-FT	39.6-FT
MAX. NO. STORIES	4-STORIES	4-STORIES	4-STORIES
MAX. BUILDING HEIGHT	45-FT	45-FT	44-FT
MAX. LOT COVERAGE	40%	70%	83% ⁽²⁾
MIN. OPEN SPACE	60%	30%	17% ⁽²⁾

PARKING CALCULATIONS:	
RESIDENTIAL:	18 D.U. X (1 SPACES / D.U.) + 1 GUEST SPACE/5-SPACES 22-SPACES REQUIRED 19-SPACES PROVIDED (2)
COMMERCIAL:	2558-SF X (1 SPACE / 500-SF OF GFA) + 1 SPACE/4 EMPLOYEES MAX. SHIFT 7-SPACES REQUIRED

LAND USE NOTES:

1. THE FRONT, SIDE AND REAR SETBACK REQUIREMENTS IN CBD MAY BE REDUCED TO ZERO UNDER SITE PLAN REVIEW BY THE CD BOARD.
2. THE FOLLOWING WAIVERS ARE BEING REQUESTED FROM THE CITY OF METHUEN COMPREHENSIVE ZONING ORDINANCE REVISED THROUGH SEPTEMBER 5, 2017:
 - WAIVER #1: SECTION V-V6.c – WAIVER FROM THE MAXIMUM RESIDENTIAL DENSITY.
 - WAIVER #2: SECTION V-V7 – WAIVER FROM THE MINIMUM SIDE YARD SETBACK.
 - WAIVER #3: SECTION V-V.7 – WAIVER FROM THE MAXIMUM LOT COVERAGE.
 - WAIVER #4: SECTION V-V.7 – WAIVER FROM THE MINIMUM OPEN SPACE.
 - WAIVER #5: SECTION V-V8.e – WAIVER FROM THE MINIMUM FRONT YARD SETBACK FROM BROADWAY.
 - WAIVER #6: SECTION V-V.10 – WAIVER FROM THE MINIMUM

NOTES:

SIGN SCHEDULE

REGULATORY DESIGNATION	SIGN	SIZE	MOUNTING HEIGHT	QUANTITY
R7-8		12" x 18"	5'-0"	1
R5-1		30" x 30"	7'-0"	3
N/A		18" x 24"	7'-0"	1

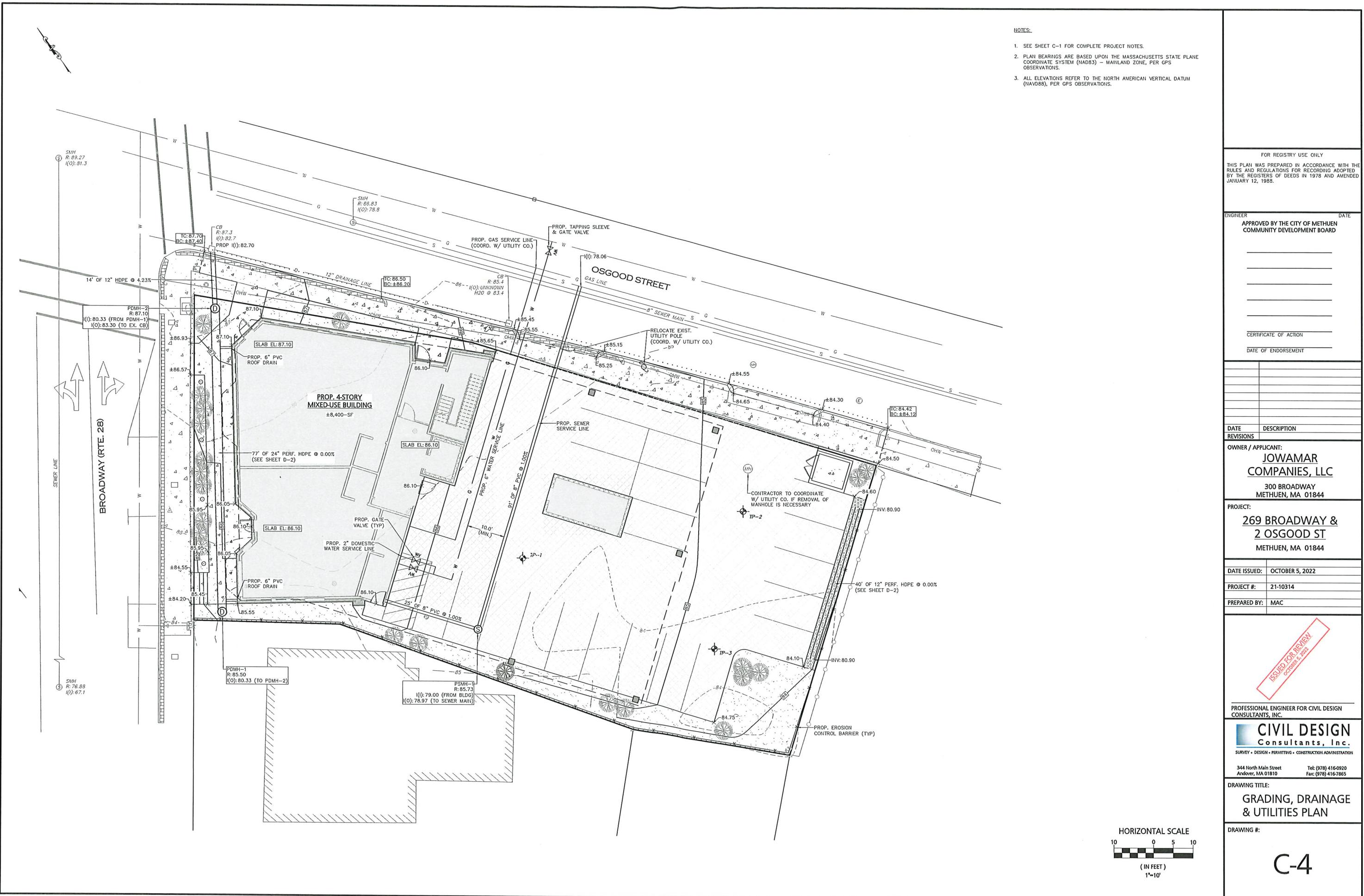
PROFESSIONAL ENGINEER FOR CIVIL DESIGN
CONSULTANTS, INC.

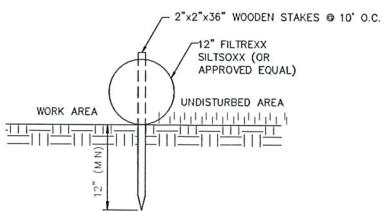
CIVIL DESIGN Consultants, Inc.

344 North Main Street Tel: (978) 416-0920

DRAWING TITLE:

C-3



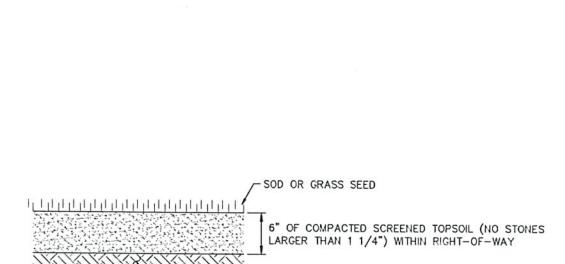


MAINTENANCE:

1. FILTER SOCK SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF FILTER SOCK SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, REPLACE PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS SHALL BE REMOVED WITH FILTER SOCK UPON COMPLETION OF CONSTRUCTION ACTIVITIES.

FILTER SOCK INSTALLATION

NOT TO SCALE



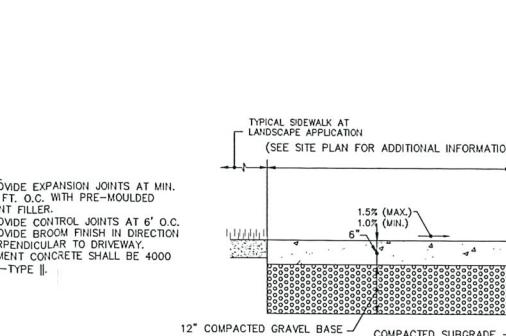
NOTES:
1. TOP OF LOAM (TOPSOIL) IS FINISHED GRADE.
2. DUSTPAN SHALL CONTAIN BETWEEN 5% AND 12% ORGANIC MATTER AND SHALL HAVE A MAXIMUM STONE SIZE OF 1 1/4" AND SHALL CONFORM TO THE FOLLOWING GRADATION:

SIEVE
1 1/4 INCH
No.100
No.40
No.100
No.200

% PASSING
100
85-100
60-85
38-60
28-40

TYPICAL LANDSCAPING CROSS SECTIONS

NOT TO SCALE



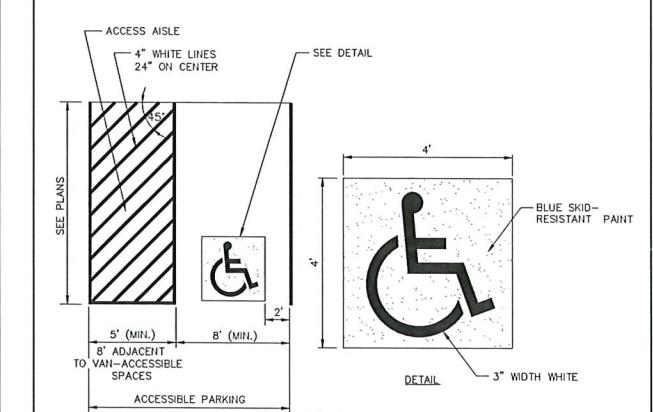
NOTES:
1. PROVIDE EXPANSION JOINTS AT MIN. 6' O.C. WITH PRE-MOULDED JOINT FILLER.
2. PROVIDE CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO DRIVEWAY.
4. CEMENT CONCRETE SHALL BE 4000 PSI-TYPE II.

TYPICAL SIDEWALK AT LANDSCAPE APPLICATION
(SEE SITE PLAN FOR ADDITIONAL INFORMATION)

12" COMPACTED GRAVEL BASE
COMPACTED SUBGRADE

TYPICAL CONCRETE SIDEWALK DETAIL

NOT TO SCALE



NOTES:
1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. ALL STRIPING SHALL BE 4" WIDE SOLID WHITE PAVEMENT MARKINGS UNLESS OTHERWISE NOTED.
3. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.

ACCESSIBLE PARKING SPACE

NOT TO SCALE

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

ENGINEER
APPROVED BY THE CITY OF METHUEN
COMMUNITY DEVELOPMENT BOARD

CERTIFICATE OF ACTION
DATE OF ENDORSEMENT

DATE DESCRIPTION
REVISIONS

OWNER / APPLICANT:
JOWAMAR
COMPANIES, LLC
300 BROADWAY
METHUEN, MA 01844

PROJECT:
269 BROADWAY &
2 OSGOOD ST
METHUEN, MA 01844

DATE ISSUED: OCTOBER 5, 2022

PROJECT #: 21-10314

PREPARED BY: MAC

ISSUED FOR REVIEW
October 5, 2022

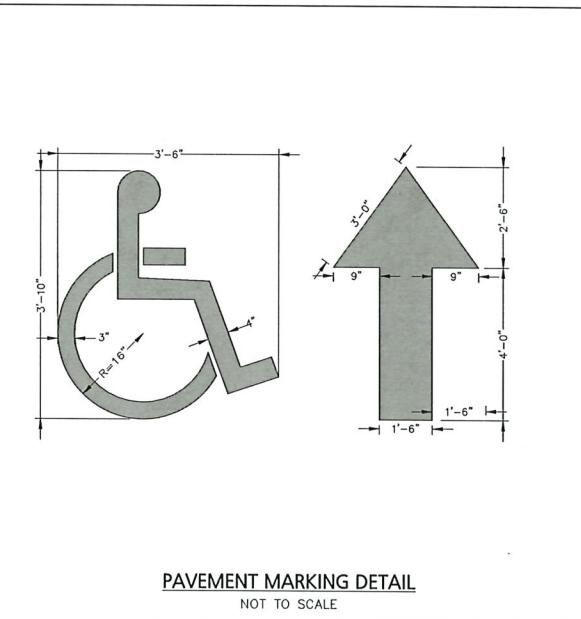
PROFESSIONAL ENGINEER FOR CIVIL DESIGN
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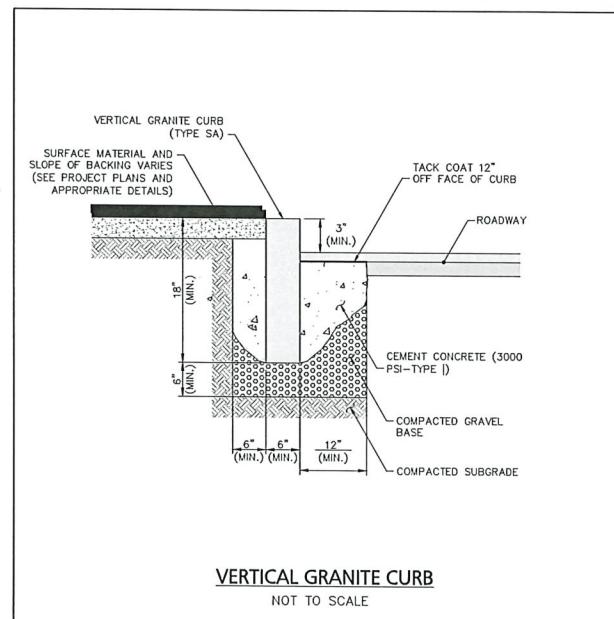
DRAWING TITLE:
CONSTRUCTION
DETAILS

DRAWING #:

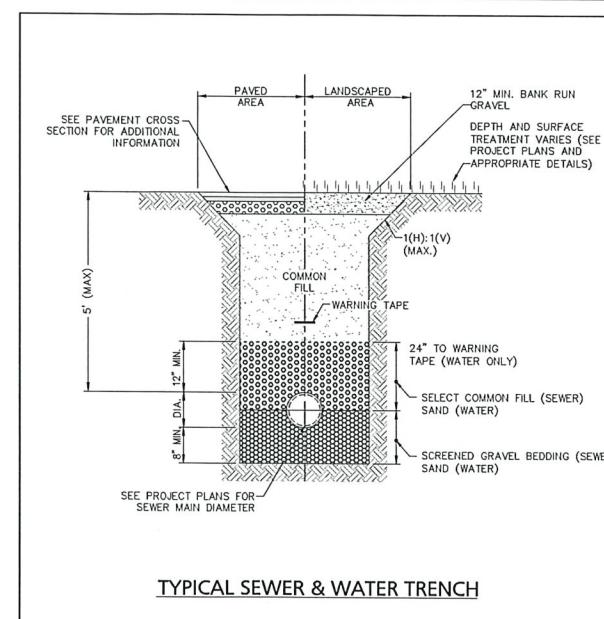
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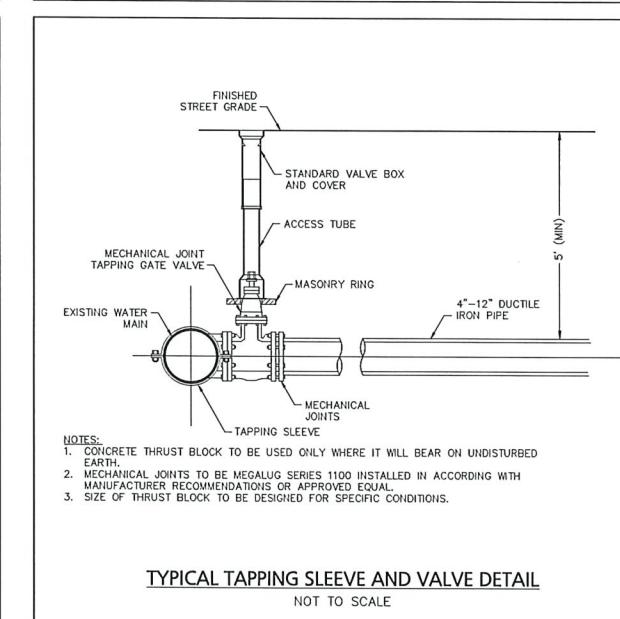
PAVEMENT MARKING DETAIL
NOT TO SCALE



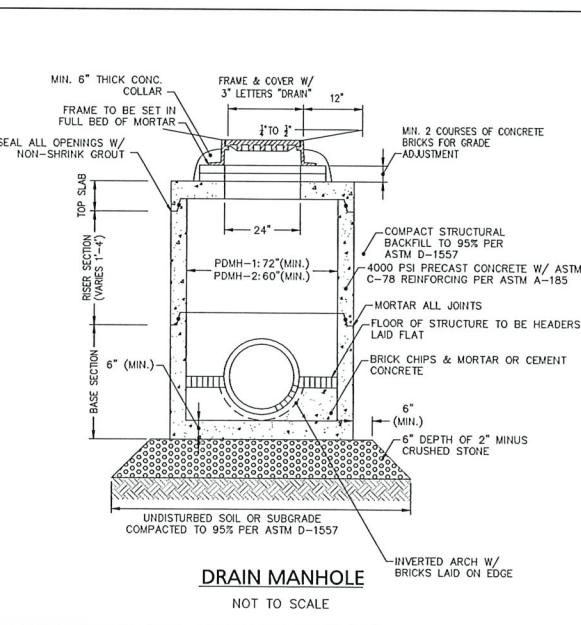
VERTICAL GRANITE CURB
NOT TO SCALE



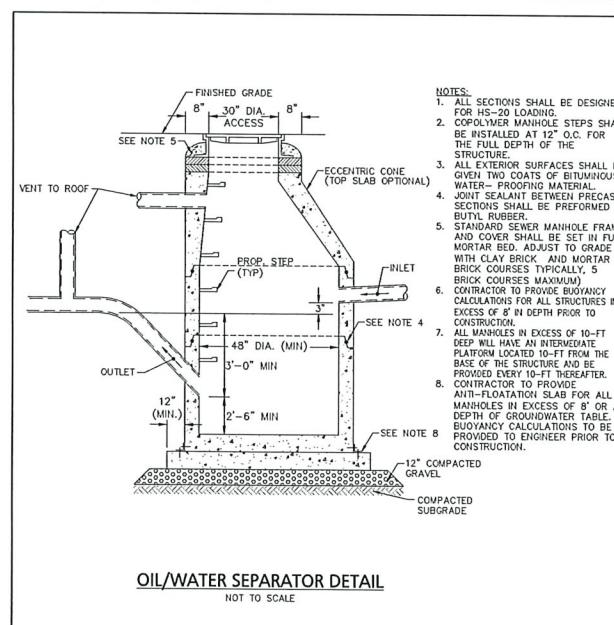
TYPICAL SEWER & WATER TRENCH



TYPICAL TAPPING SLEEVE AND VALVE DETAIL
NOT TO SCALE



DRAIN MANHOLE
NOT TO SCALE



OIL/WATER SEPARATOR DETAIL
NOT TO SCALE

GENERAL UTILITY NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.

2. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THE SEWER SECTION OR OTHER APPROPRIATE MECHANICAL-JOINTS FOR THE DISTANCE OF FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE INTERFERED WITH THE SEWER. THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.

3. ALL EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.

4. ALL EXTERIOR SURFACES SHALL BE PROTECTED FROM EXPOSURE TO THE ELEMENTS. PRECAST SECTIONS SHALL BE PREFERRED BUT, RUBBER.

5. STAINLESS STEEL MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED, ADJUST TO GRADE WITH CLAY BRICK, AND MORTAR (2 BRIEFS, 10" X 10" X 10" X 5" BRICK COURSES MAXIMUM).

6. CONTRACTOR TO PROVIDE BUOYANCY CALCULATION FOR ALL STRUCTURES IN EXCESS OF 8' IN DEPTH PRIOR TO CONSTRUCTION.

7. ALL MANHOLES IN EXCESS OF 10'-0" DEEP SHALL BE LOCATED ON A 10'-0" X 10'-0" PLATFORM LOCATED 10'-0" FROM THE BASE OF THE STRUCTURE AND BE PROVIDED WITH AN INVERTED ARCH.

8. CONTRACTOR TO PROVIDE ANTI-FLOTATION SLAB FOR ALL MANHOLES IN EXCESS OF 8' OR AT DEPTHS IN EXCESS OF 8'-0". BUOYANCY CALCULATIONS TO BE PROVIDED TO ENGINEER PRIOR TO CONSTRUCTION.

9. THE CONTRACTOR IS RESPONSIBLE TO CONTACT AND DETERMINE, COORDINATE AND SCHEDULE ALL NECESSARY INSPECTIONS AND MONITORING WITH ALL APPROPRIATE UTILITY COMPANIES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RESTORATION AND CLEAN UP UPON COMPLETION OF THE PROJECT.

11. WATER AND SEWER TESTING TO CONFORM TO LOCAL DPW REGULATIONS.

12. ALL MECHANICAL JOINTS TO BE MEGALUG SERIES 1100 INSTALLED IN ACCORDING WITH MANUFACTURER RECOMMENDATIONS OR APPROVED EQUAL.

13. ALL SEWER SYSTEM MAINS, STRUCTURES AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF METHUEN RULES AND REGULATIONS.

14. CONTRACTOR TO COORDINATE ALL BUILDING PENETRATIONS AND ROOF LEADER LOCATIONS WITH ARCHITECTURAL DOCUMENTS PRIOR TO CONSTRUCTION.

GENERAL CONSTRUCTION NOTES:
1. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL DO A VERT. ALIGNMENT, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, BONDS, ETC. AND OTHER APPROVAL RELATED ITEMS. NO CONSTRUCTION SHALL COMMENCE UNTIL SUCH PERMITS HAVE BEEN ISSUED.

3. CONTRACTOR TO CONFIRM AND VERIFY THE VALIDITY, LOCATION, MATERIAL, AND AVAILABILITY TO USE EXISTING UTILITIES. CONTRACTOR TO NOTIFY OWNERSHIP OF PROPERTY. CONTRACTOR TO LOCATE EXISTING UTILITIES AND CONFIRM SAID UTILITIES WITH ALL APPLICABLE MUNICIPALITIES AND UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. ONCE UTILITIES HAVE BEEN CONFIRMED IN THE FIELD BY CONTRACTOR AND VERIFIED BY APPLICABLE MUNICIPALITY AND UTILITY COMPANY AND CONNECTION HAS BEEN APPROVED BY ENTITY, ONLY THEN SHALL THE CONTRACTOR CONSTRUCT AND UTILIZE THESE UTILITIES. CONTRACTOR TO IMMEDIATELY INFORM THE ENGINEER OF RECORD OF ANY DEVIATIONS TO PLANS.

4. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES LOCATED AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF NECESSARY. THE EXISTENCE AND/OR LOCATION OF THESE PLANS MAY BE ONLY APPROXIMATELY CORRECT AND THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONS TO ENSURE THAT NO DAMAGE IS DONE TO ANY OTHER EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST THREE WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS, PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. ALL WATER, GAS, SEWER AND OTHER UTILITIES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

6. RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATIONS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

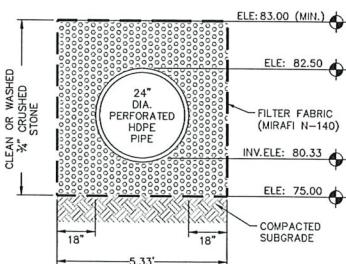
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING, WITH MATCHING MATERIALS, ANY PAVEMENT, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION.

8. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.

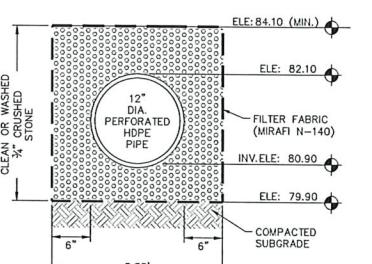
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE DOCUMENTS AND SUBSEQUENT ISSUED PLAN REVISIONS. ANY DEVIATIONS FROM THESE DOCUMENTS SHALL REQUIRE NOTIFICATION TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTING ANY CHANGE. THE CONTRACTOR WILL BE WORKING AT HIS OR HER OWN RISK.

10. ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF METHUEN RULES AND REGULATIONS.

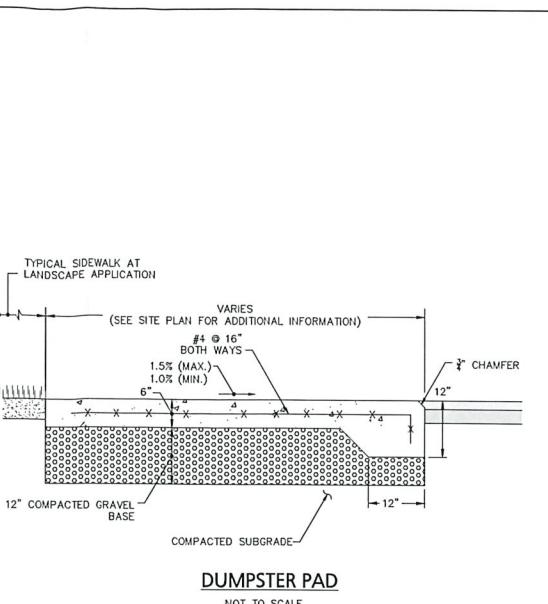
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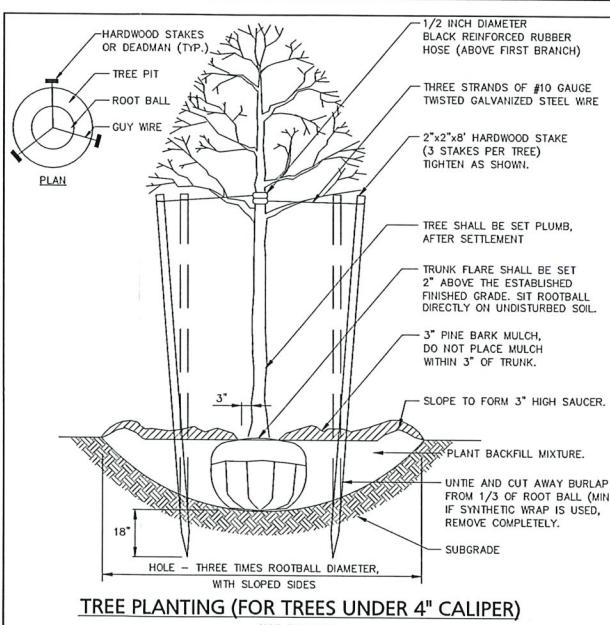
24" DIA. PIPE INFILTRATION TRENCH DETAIL
NOT TO SCALE



12" DIA. PIPE INFILTRATION TRENCH DETAIL
NOT TO SCALE



DUMPSTER PAD
NOT TO SCALE



TREE PLANTING (FOR TREES UNDER 4" CALIPER)
NOT TO SCALE

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING AND LANDSCAPING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT, MAY BE DEEMED UNACCEPTABLE.
5. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED.
6. ALL PLANTS SHALL BE INSTALLED AS DETAILED.
7. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON.
8. FIELD ADJUST ALL PLANTINGS AS NECESSARY TO AVOID CONFLICT WITH UTILITIES.

GENERAL EROSION CONTROL NOTES

1. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLAN. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED IN AN EFFECTIVE CONDITION DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE TERM AND CONDITIONS OF THE CONSTRUCTION GENERAL PERMIT ISSUED BY THE EPA AND THE STORMWATER POLLUTION PREVENTION PLAN SUBMITTED WITH THE PERMIT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION, MAINTENANCE, AND/OR REPLACEMENT OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PERMANENT MEASURES UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. THE OWNER IS RESPONSIBLE THEREAFTER.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN ROADS, CONTROL DUST, AND TAKE ALL NECESSARY MEASURES TO ENSURE THAT THE SITE AND ALL ROADS BE MAINTAINED IN A MUD AND DUST-FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO, WATER, CALCIUM CHLORIDE, AND/OR CRUSHED STONE OR COARSE GRAVEL.
4. ALL PROPOSED CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS AND DETAILS. ALL VEHICLE TRAFFIC ENTERING OR EXITING THE WORK AREA SHALL PASS OVER THE CONSTRUCTION ENTRANCES TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO THE SURROUNDING ROADWAYS.
5. THE CONTRACTOR SHALL INSTALL ALL PERIMETER SEDIMENT CONTROL BARRIERS AS SHOWN ON THE SITE DEVELOPMENT PLANS. SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY SOIL STOCKPILE AREAS.
6. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS AS CLOSELY AS POSSIBLE. AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESOILED, RESEEDED, OR OTHERWISE RESTORED TO THEIR ORIGINAL STATE. TREES AND OTHER EXISTING VEGETATION SHALL BE RETAINED WHEREVER FEASIBLE.
7. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED TO ANY DISTURBED AREAS (INCLUDING SOIL STOCKPILE AREAS) THAT HAVE NOT YET REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS. THE RECOMMENDED TEMPORARY SEEDING DATES ARE MARCH 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 1.
8. PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS PERMANENTLY CEASED. THE RECOMMENDED PERMANENT SEEDING DATES ARE APRIL 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 1.
9. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHOULD BE MULCHED IMMEDIATELY FOLLOWING SEEDING IN ADDITION TO AREAS WHICH CANNOT BE SEEDED WITHIN THE RECOMMENDED SEEDING DATES AND ANY SOIL STOCKPILE AREAS. TEMPORARY MULCHING SHOULD BE PERFORMED AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.
10. STRAW OR HAY MULCH, WOOD FIBER MULCH, AND HYDROMULCH ARE RECOMMENDED. THE MATERIALS USED IN MULCHING SHALL CONFORM TO THE REQUIREMENTS LISTED IN SECTION M6.04 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES.
11. IF SEEDING CANNOT BE COMPLETED IMMEDIATELY OR WITHIN THE RECOMMENDED SEEDING DATES, USE THE TEMPORARY MULCHING MEASURE TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

12. ANY EXISTING OR PROPOSED CATCH BASINS THAT MAY BE SUBJECT TO SEDIMENTATION PROCESSES SHALL HAVE SILT SACKS INSTALLED TO PREVENT SEDIMENT FROM ENTERING THE PROPOSED STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED SITE. THE PROPER INLET PROTECTION DEVICES SHALL BE INSTALLED WHERE STORM DRAIN INLETS ARE TO BE MADE OPERATIONAL BEFORE PERMANENT STABILIZATION OF ANY DISTURBED DRAINAGE AREA.
13. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES AND VOLUME 12 OF THE MASSACHUSETTS STORM WATER MANAGEMENT HANDBOOK.
14. WASTE DISPOSAL: MATERIALS WHICH COULD BE A POTENTIAL SOURCE OF STORM WATER POLLUTION SUCH AS GASOLINE, DIESEL FUEL, HYDRAULIC OIL, ETC., SHALL BE STORED AT THE END OF EACH DAY IN A STORAGE TRAILER OR COVERED LOCATION AND TAKEN OFF-SITE AND PROPERLY DISPOSED OF. ALL TYPES OF WASTE GENERATED AT THIS SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND/OR REGULATIONS.
15. GOOD HOUSEKEEPING: THE PROJECT SITE SHALL PROVIDE FOR THE MINIMIZATION OF EXPOSURE OF CONSTRUCTION DEBRIS (INCLUDES, BUT NOT LIMITED TO, INSULATION, WOOD PAINTS AND PAINT CANS, SOLVENTS, WALL BOARD, ETC.) TO PRECIPITATION BY MEANS OF DISPOSAL AND/OR PROPER SHELTER OR COVER. IN ADDITION, CONSTRUCTION WASTE MUST BE PROPERLY DISPOSED OF IN ORDER TO AVOID EXPOSURE TO PRECIPITATION AT THE END OF EACH WORKING DAY.
16. NO DUST WILL BE ALLOWED ON OR OFF WORK SITE. CONTRACTOR MUST CONDUCT CONTINUOUS EFFORT TO CONTROL DUST. LACK OF DUST CONTROL COULD CAUSE THE PROJECT TO BE STOPPED UNTIL ISSUES ARE RESOLVED.
17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL DUST AND TAKE ALL NECESSARY MEASURES TO ENSURE ALL ROADS ARE MAINTAINED IN A DUST-FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. REPETITIVE TREATMENTS SHOULD BE APPLIED AS NECESSARY.
18. REPAIRS OR REPLACEMENT OF DRAINAGE STRUCTURES, RIP RAP CHANNELS, OR OTHER ELEMENTS OF THE FACILITY SHOULD BE DONE WITHIN 14 DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT, REPAIR/REPLACEMENT MUST BE DONE IMMEDIATELY TO AVOID FAILURE OR DANGER TO NEARBY RESIDENTS.
19. IMMEDIATELY PRIOR TO THE END OF CONSTRUCTION OR ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL INSPECT ALL ON-SITE STORMWATER MANAGEMENT FACILITIES AND CLEAN AND FLUSH AS NECESSARY.
20. THE GENERAL CONTRACTOR OR NOMINEE WILL BE THE PARTY RESPONSIBLE FOR THE INSPECTION, MAINTENANCE, AND REQUIRED DOCUMENTATION OF ALL STORM WATER STRUCTURES AS OUTLINED WITHIN.

GENERAL CONSTRUCTION SEQUENCING:

DETAILED BELOW ARE THE MAJOR CONSTRUCTION ACTIVITIES. THEY ARE PRESENTED IN THE ORDER (OR SEQUENCE) THAT THEY ARE EXPECTED TO OCCUR, BUT EACH ACTIVITY IS NECESSARY TO BE COMPLETED BEFORE THE NEXT BEGINS. ALSO, THESE ACTIVITIES COULD OCCUR IN A DIFFERENT ORDER IF NECESSARY TO MAINTAIN ADJUSTABLE EROSION AND SEDIMENTATION CONTROL. ALL ACTIVITIES AND THE TIMEFRAME (BEGINNING AND ENDING DATES) SHALL BE RECORDED BY THE GENERAL CONTRACTOR:

1. CONTRACTOR TO REVIEW ALL LOCAL, STATE AND FEDERAL PERMITS.
2. DELINATE THE LIMIT OF THE TREE CLEARING OPERATIONS.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
4. CUT AND CLEAR TREES WITHIN THE AREA OF DISTURBANCE.
5. PLACE REMAINING EROSION CONTROL MEASURES PRIOR TO ANY EARTH MOVING OPERATIONS.
6. BEGIN ROUGH GRADING AND EARTHWORK OPERATIONS.
7. CONSTRUCT REMAINING DRAINAGE IMPROVEMENTS. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED NO LATER THAN 72-HOURS AFTER CONSTRUCTION ACTIVITY BEGINS. IF EARTHWORK TEMPORARILY CEASES ON A PORTION OF OR ON THE ENTIRE SITE, AND WILL NOT RESUME WITHIN 21-DAYS, THE AREA SHALL BE STABILIZED. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 35% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
8. INSTALL ALL UNDERGROUND UTILITIES.
9. CONSTRUCT DRIVEWAYS ACCORDING TO THE PLAN. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
10. CONSTRUCT BUILDING AND ASSOCIATED INFRASTRUCTURE.
11. SURFACE TREATMENT OF ALL DISTURBED AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE TREATED WITH 4" OF LOAM AND SEED.
12. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES.
13. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
14. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS ARE STABILIZED WITH A SUITABLE STAND OF GRASS, PAVEMENT OR COMPACTED GRAVELS.

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DRAWING TITLE:

CONSTRUCTION DETAILS

DRAWING #:

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

ENGINEER DATE
APPROVED BY THE CITY OF METHUEN
COMMUNITY DEVELOPMENT BOARD

CERTIFICATE OF ACTION
DATE OF ENDORSEMENT

DATE DESCRIPTION
REVISIONS

OWNER / APPLICANT:
JOWAMAR COMPANIES, LLC
300 BROADWAY
METHUEN, MA 01844

PROJECT:
269 BROADWAY & 2 OSGOOD ST
METHUEN, MA 01844

DATE ISSUED: OCTOBER 5, 2022

PROJECT #: 21-10314

PREPARED BY: MAC

ISSUED FOR REVIEW
October 5, 2022