

PROJECT NOTES:

1. LOCATION: 269 BROADWAY
2 OSGOOD STREET
PARCEL ID'S: 612-52-3
612-52-2
2. DEED: NORTHERN ESSEX REGISTRY
OF DEEDS
BOOK 17191 PAGE 137
3. ZONE: CENTRAL BUSINESS DISTRICT (CBD)
4. OVERLAY DISTRICT: METHUEN CENTER SMART GROWTH OVERLAY
DISTRICT (MCSGOD)
5. EXISTING USE: VACANT LOTS
6. PROPOSED USE: MIXED-USE DEVELOPMENT
7. OWNER: JOWAMAR COMPANIES, LLC
300 BROADWAY
METHUEN, MA 01844
8. 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.
9. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL
DATUM (NAVD88).
10. PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (MA83), MAINLAND ZONE.
11. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS
DEPICTED BY THE FLOOD INSURANCE RATE MAP #25009C0206F
(EFFECTIVE DATE JULY 3, 2012).
12. 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.a - WAIVER FROM THE MINIMUM FRONT
YARD SETBACK FROM BROADWAY.
WAIVER #6: SECTION V-V.10 - WAIVER FROM THE MINIMUM
REQUIREMENT OF OFF-STREET PARKING.
16. 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.
17. CONTRACTOR SHALL SECURE A STREET OPENING PERMIT, A TRENCH
PERMIT AND A SEWER AND WATER MAIN & SERVICE PERMIT FOR
UTILITY CONSTRUCTION.

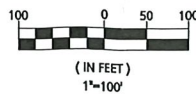
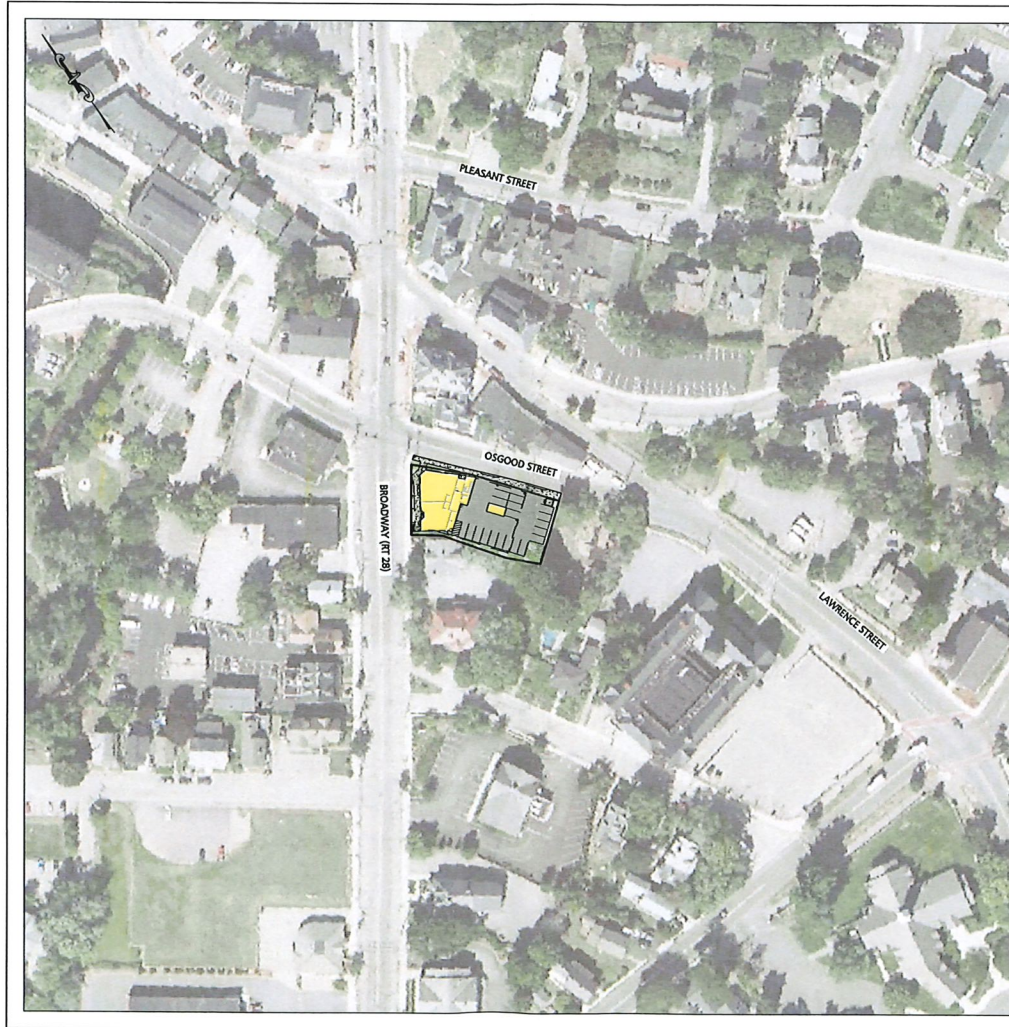
LEGEND

PROPERTY LINE	---
ADJUTERS PROPERTY LINE	---
PROPOSED STRUCTURE	=====
PROPOSED CURB	=====
PROPOSED PAVEMENT	XXXXXX
PROPOSED POROUS PAVEMENT	XXXXXX
PROPOSED CONCRETE	XXXXXX
PROPOSED CONTOUR	-----
PROPOSED SPOT GRADE	-----
PROPOSED SPOT GRADE (TW/BW)	-----
PROPOSED DRAIN	-----
PROPOSED SILT FENCE	-----
PROPOSED RETAINING WALL	-----
PROPOSED CHAINLINK FENCE	-----
PROPOSED LANDSCAPE AREA	-----
PROPOSED WATER	-----
PROPOSED SEWER	-----
PROPOSED ELECTRIC/TELEPHONE/CABLE	-----
PROPOSED PARKING COUNT	-----
PROPOSED HANDICAP SPACE	-----
PROPOSED TRAFFIC ARROW	-----
PROPOSED SIGN	-----
PROPOSED LIMIT OF WORK	-----

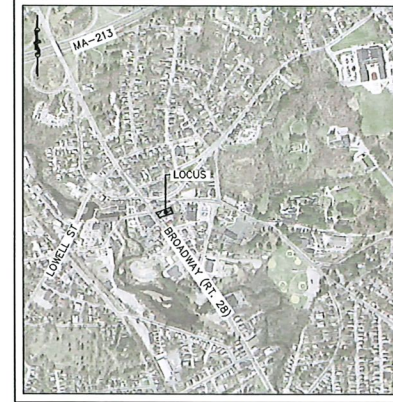
PLAN INDEX:

TITLE	DATE ISSUED
C-1 COVER SHEET	10/05/22
C-2 EXISTING CONDITIONS PLAN	10/05/22
C-3 LAYOUT & MATERIALS 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

SITE DEVELOPMENT PLANS FOR 269 BROADWAY & 2 OSGOOD STREET (PARCELS 612-52-2 & 612-52-3) METHUEN, MASSACHUSETTS 01844



LOCUS MAP
(SCALE: 1:1,000)



DATE
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
CONSULTANTS, INC.

CIVIL DESIGN
Consultants, Inc.

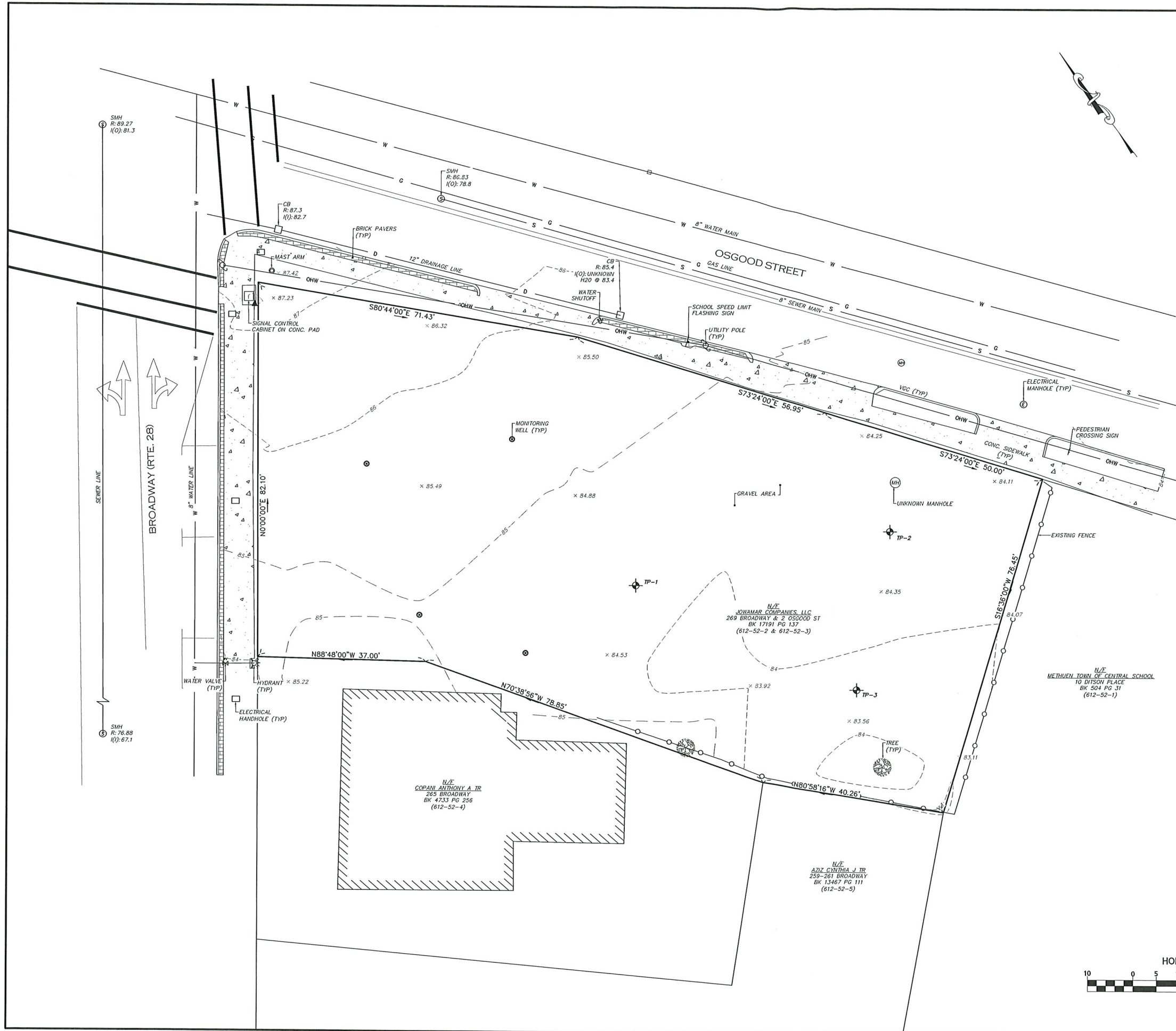
SURVEY • DESIGN • PERMITTING • CONSTRUCTION ADMINISTRATION

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:
1. LOCATION: 269 BROADWAY (PARCEL ID: 612-52-3)
2 OSGOOD STREET (PARCEL ID: 612-52-2)
 2. DEED: NORTHERN ESSEX REGISTRY OF DEEDS BK 17191, PG 137
 3. ZONE: CENTRAL BUSINESS DISTRICT (CBD)
 4. OVERLAY DISTRICT: METHUEN CENTER SMART GROWTH OVERLAY DISTRICT (MCSGOD)
 5. EXISTING USE: VACANT LOT
 6. OWNER: JOWAMAR COMPANIES, LLC
300 BROADWAY
METHUEN, MA 01844
 7. EXISTING CONDITIONS INFORMATION GENERATED FROM RECORD DOCUMENTS, READILY AVAILABLE INFORMATION AS WELL AS AN ON THE GROUND SURVEY PERFORMED BY ANDOVER CONSULTANTS, INC. IN SEPTEMBER, 2021.
 8. PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP NUMBER 25009C0206F DATED JULY 3, 2012.
 9. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88), PER GPS OBSERVATIONS.
 10. UTILITY LOCATIONS ARE SHOWN PER READILY AVAILABLE RECORD INFORMATION AND OBSERVABLE FIELD EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAN. CDCI MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITY INFORMATION. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR 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 1978 AND AMENDED JANUARY 12, 1988.

SURVEYOR DATE

DATE	DESCRIPTION
REVISIONS	

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

ISSUED FOR REVIEW
OCTOBER 5, 2022

CIVIL DESIGN
Consultants, Inc.
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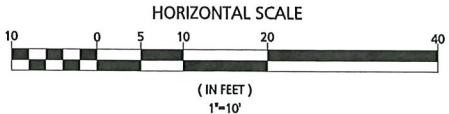
344 North Main Street
Andover, MA 01810
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Fax: (978) 416-7965

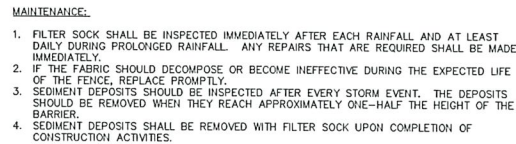
DRAWING TITLE:

EXISTING CONDITIONS PLAN

DRAWING #:

C-2





The image contains two technical drawings. The left drawing is a side profile of a wheelchair, showing dimensions: a total width of 3'-6", a total height of 3'-10", a seat width of 3", a wheel radius of R=15", and a seat depth of 4". The right drawing is a directional sign, showing dimensions: a total width of 3'-0" at the top, a base width of 1'-6", a base height of 1'-6", and a sign height of 6'-4". The sign has a 9" wide base and a 9" wide top section.

A cross-sectional diagram of a sod installation. The top layer is labeled "SOD OR GRASS SEED" and is represented by a row of vertical lines. Below this is a layer of "6" OF COMPACTED SCREENED TOPSOIL (NO STONES LARGER THAN 1 1/4") WITHIN RIGHT-OF-WAY", depicted with a stippled pattern. The bottom layer is labeled "COMPACTED SUBGRADE" and is shown with diagonal hatching.

NOTES:	SIEVE	% PASSING
1. TOP OF LOAM (TOPSOIL) IS FINISHED GRADE.	1 1/4 INCH	100
2. TOPSOIL 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:	No.4	85-100
	No.40	60-85
	No.100	38-60
	No.200	28-40

VERTICAL GRANITE CURB (TYPE SA)

SURFACE MATERIAL, AND SLOPE OF BACKING VARIES (SEE PROJECT PLANS AND APPROPRIATE DETAILS)

3" (MIN.)

TACK COAT 12" OFF FACE OF CURB

ROADWAY

18" (MIN.)

6" (MIN.)

CEMENT CONCRETE (3000 PSI-TYPE I)

COMPACTED GRAVEL BASE

6" (MIN.)

6" (MIN.)

12" (MIN.)

COMPACTED SUBGRADE

NOTES:

1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. 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.

1.5% (MAX.)
1.0% (MIN.)
6"
12" COMPACTED GRAVEL BASE
COMPACTED SUBGRADE

SEE PAVEMENT CROSS SECTION FOR ADDITIONAL INFORMATION

PAVED AREA

LANDSCAPED AREA

12" MIN. BANK RUN GRAVEL

DEPTH AND SURFACE TREATMENT VARIES (SEE PROJECT PLANS AND APPROPRIATE DETAILS)

5' (MAX.)

1(H):1(V) (MAX.)

COMMON FILL

WARNING TAPE

24" TO WARNING TAPE (WATER ONLY)

SELECT COMMON FILL (SEWER) SAND (WATER)

SCREENED GRAVEL BEDDING (SEWER) SAND (WATER)

12" MIN. DIA.

8" MIN.

SEE PROJECT PLANS FOR SEWER MAIN DIAMETER

Diagram illustrating the layout of accessible spaces and the details of the wheelchair symbol.

Left Diagram (Overall Layout):

- ACCESS AISLE:** Indicated by a diagonal hatched pattern.
- 4" WHITE LINES 24" ON CENTER:** Dimensions for the accessible aisle.
- SEE DETAIL:** Points to the wheelchair symbol detail.
- SEE PLANS:** Points to the overall layout.
- 8' (MIN.):** Minimum width of the accessible space.
- 5' (MIN.):** Minimum width of the adjacent van-accessible space.
- 8' ADJACENT VAN-ACCESSIBLE SPACES:** Dimension for the adjacent van-accessible space.
- 2':** Minimum width of the wheelchair symbol.

Right Diagram (DETAIL):

- 4":** Overall width of the wheelchair symbol.
- 4":** Overall height of the wheelchair symbol.
- BLUE SKID-RESISTANT PAINT:** Material used for the wheelchair symbol.
- 3" WIDTH WHITE:** Width of the white border around the symbol.
- DETAIL:** Points to the wheelchair symbol.

[illegible]

MIN. 6" THICK CONC. COLLAR

FRAME & COVER W/ 3" LETTERS "DRAIN"

12"

1" TO 2"

MIL. 2 COURSES OF CONCRETE BRICKS FOR GRADE ADJUSTMENT

SEAL ALL OPENINGS W/ NON-SHRINK GROUT

TOP SLAB

RISE SECTION (VARIES 1'-4")

24"

PD MH-1: 72" (MIN.)

PD MH-2: 60" (MIN.)

MORTAR ALL JOINTS

FLOOR OF STRUCTURE TO BE HEAVY LAID FLAT

BRICK CHIPS & MORTAR OR CEMENT CONCRETE

6" (MIN.)

6" (MIN.)

6" DEPTH OF 2" MINUS CRUSHED STONE

UNDISTURBED SOIL OR SUBGRADE COMPACTED TO 95% PER ASTM D-1557

DRAIN MANHOLE

COMPACT STRUCTURAL BACKFILL TO 95% PER ASTM D-1557

4000 PSI PRECAST CONCRETE WALLS, C-78 REINFORCING PER ASTM A-631

Technical drawing of a manhole structure showing various components and dimensions:

- FINISHED GRADE**: Indicated at the top of the structure.
- 8" 30" DIA. ACCESS**: Dimension for the access opening at the top.
- 8"**: Dimension for the thickness of the top slab.
- SEE NOTE 5**: Reference to a note on the left side of the drawing.
- VENT TO ROOF**: Indicated on the left side of the structure.
- ECCENTRIC CONE (TOP SLAB OPTIONAL)**: Label for the top slab structure.
- PROP. SIF (TIP)**: Label for the property slip (tip) on the right side.
- INLET**: Label for the inlet on the right side.
- SEE NOTE 4**: Reference to a note on the right side of the drawing.
- 48" DIA. (MIN.)**: Dimension for the main body of the manhole.
- 3'-0" MIN.**: Dimension for the height of the main body.
- OUTLET**: Label for the outlet on the left side.
- 12" (MIN.)**: Dimension for the bottom of the manhole.
- 2'-6" MIN.**: Dimension for the height of the bottom section.
- SEE NOTE**: Reference to a note at the bottom right of the drawing.
- 12" GRAV.**: Dimension for the gravity flow at the bottom.

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 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 THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO 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 UTILITY WORK PERFORMED WITHIN RIGHT-OF-WAY SHALL BE PERFORMED BY A CONTRACTOR LICENSED BY THE DPW AND OBTAIN A PERMIT FOR SUCH WORK FROM THE DPW, IF NEEDED.
4. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
5. A DUST EMISSION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED BY THE CONTRACTOR IF CONDITIONS WARRANT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL UTILITIES AS SHOWN ON THESE PLANS IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE UTILITY COMPANY STANDARDS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFICATIONS OF MATERIALS AND INSTALLATION PROCEDURES AND INSTALL IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. THE CONTRACTOR IS RESPONSIBLE TO CONTACT AND DETERMINE, COORDINATE AND SCHEDULE ALL NECESSARY INSPECTIONS AND MONITORING WITH ALL APPROPRIATE UTILITY COMPANIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO PERFORM THE WORK.
9. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE PROJECT BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
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 MECALOG 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 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 SO VERIFY ALL UTILITIES, 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 SECURED.
3. CONTRACTOR TO CONFIRM AND VERIFY THE VALIDITY, LOCATION, MATERIAL, AND AVAILABILITY TO USE EXISTING UTILITIES ON OR NEAR THE PROJECT SITE 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 SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF NECESSARY, THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THESE PLANS MAY BE ONLY APPROXIMATELY CORRECT AND THE CONTRACTOR IS REQUIRED TO MAKE EXCAVATIONS TO VERIFY THE EXISTENCE OF THE UTILITIES SHOWN HEREIN AND 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

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
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PROJECT #:	21-10314
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PREPARED BY:	MAC
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PROFESSIONAL ENGINEER FOR CIVIL DESIGN
CONSULTANTS, INC.



CIVIL DESIGN
Consultants, Inc.

SURVEY • DESIGN • PERMITTING • CONSTRUCTION ADMINISTRATION

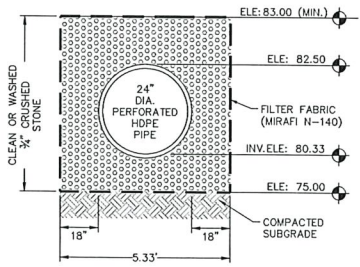
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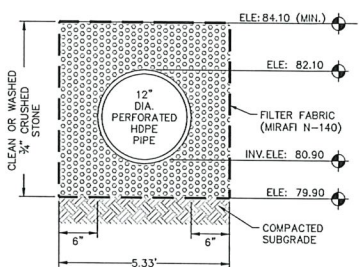
CONSTRUCTION DETAILS

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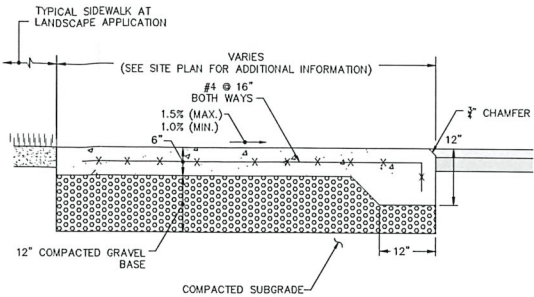
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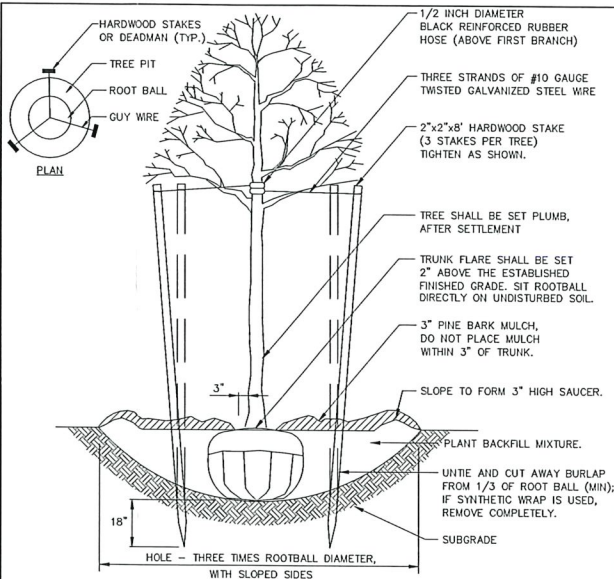
24" DIA. PIPE INFILTRATION TRENCH DETAIL
NOT TO SCALE



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 EFFECTIVE CONDITION DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE TERMS 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 TIMELY INSTALLATION, 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 RESEDED, RESEED, 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 M6.04.0 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 TWO 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 (INCLUDING BUT NOT LIMITED TO, INSULATION, WIRING, 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 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.
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 THEN REPAIR/REPLACEMENT MUST BE DONE IMMEDIATELY TO AVERT 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

DESCRIBED BELOW ARE THE MAJOR CONSTRUCTION ACTIVITIES. THEY ARE PRESENTED IN THE ORDER (OR SEQUENCE) THEY ARE EXPECTED TO BEGIN, BUT EACH ACTIVITY WILL NOT NECESSARILY BE COMPLETED BEFORE THE NEXT BEGINS. ALSO, THESE ACTIVITIES COULD OCCUR IN A DIFFERENT ORDER IF NECESSARY TO MAINTAIN ADEQUATE 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. DELINEATE 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 ACTIVITIES CEASE. 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 85% 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.
12. SURFACE TREATMENT OF ALL DISTURBED AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE TREATED WITH 4" OF LOAM AND SEED.
13. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES.
14. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
15. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS ARE STABILIZED WITH A SUITABLE STAND OF GRASS, PAVEMENT OR COMPACTED GRAVELS.

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

PROFESSIONAL ENGINEER FOR CIVIL DESIGN
CONSULTANTS, INC.

CIVIL DESIGN
Consultants, Inc.
SURVEY • DESIGN • PERMITTING • CONSTRUCTION ADMINISTRATION

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DRAWING TITLE:
CONSTRUCTION
DETAILS

DRAWING #:

D-2