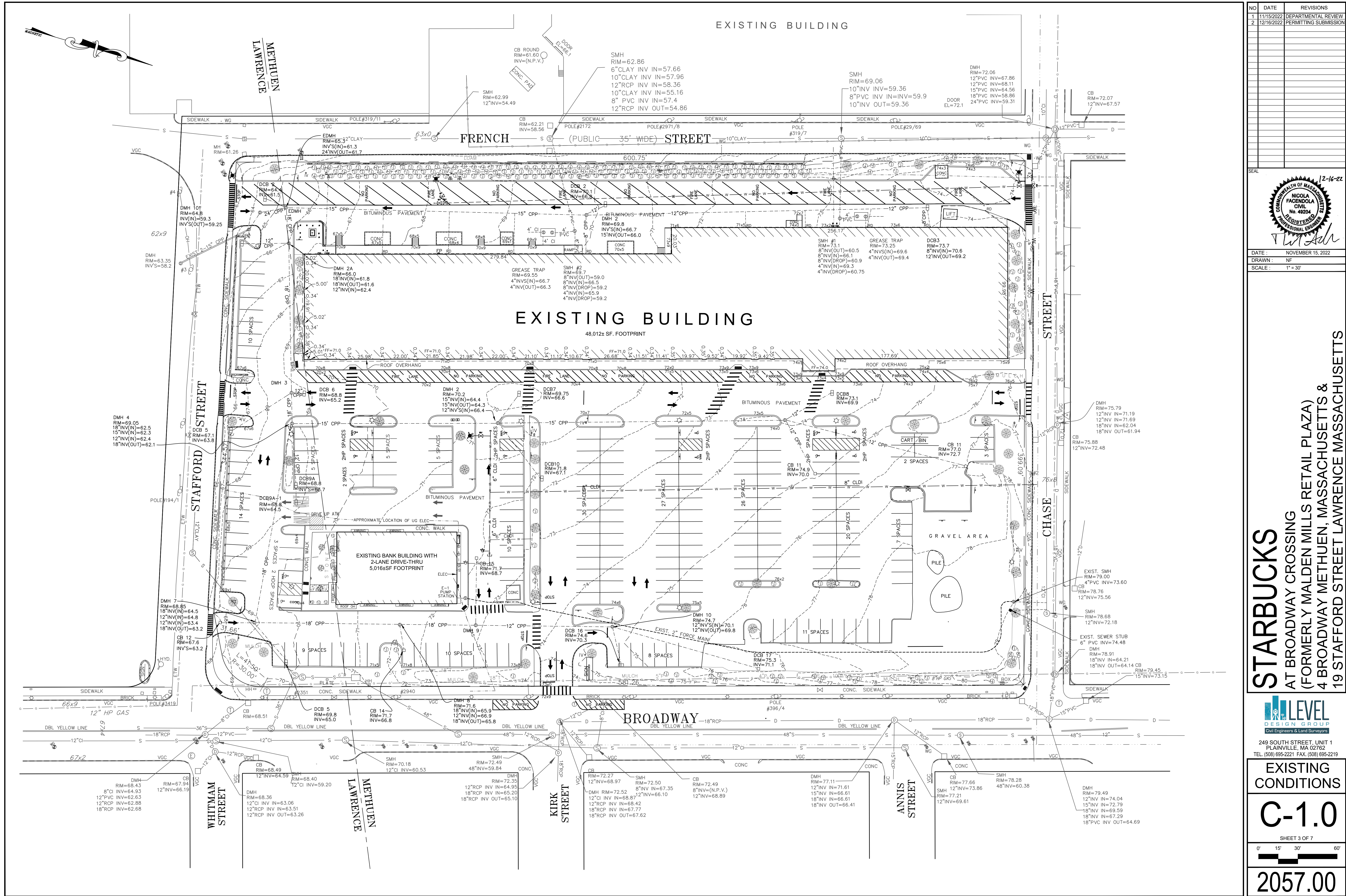


NOTES
C-0.1
SHEET 2 OF 7

2057.00



NO	DATE	REVISIONS
1	11/15/2022	DEPARTMENTAL REVIEW
2	12/16/2022	PERMITTING SUBMISSION

12-16-22

DATE: NOVEMBER 15, 2022
DRAWN: NF
SCALE: 1" = 30'

STARBUCKS
AT BROADWAY CROSSING
(FORMERLY MALDEN MILLS RETAIL PLAZA)
4 BROADWAY METHUEN, MASSACHUSETTS &
19 STAFFORD STREET LAWRENCE MASSACHUSETTS

LEVEL
DESIGN GROUP
Civil Engineers & Land Surveyors

249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

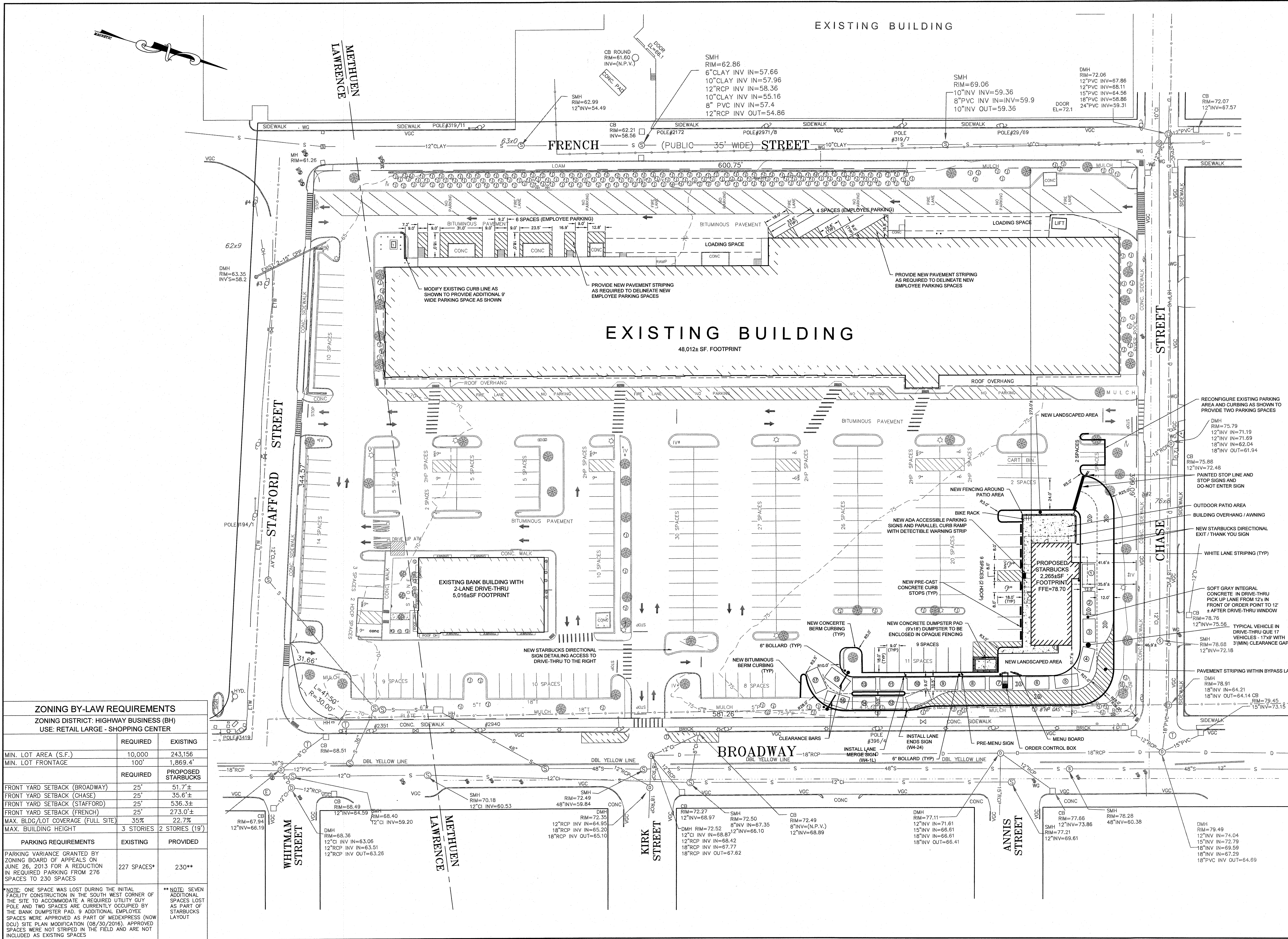
EXISTING CONDITIONS

C-1.0

SHEET 3 OF 7

0' 15' 30' 60'

2057.00



ZONING BY-LAW REQUIREMENTS

ZONING DISTRICT: HIGHWAY BUSINESS (BH)
USE: RETAIL LARGE - SHOPPING CENTER

	REQUIRED	EXISTING
MIN. LOT AREA (S.F.)	10,000	243,156
MIN. LOT FRONTAGE	100'	1,869.4'
	REQUIRED	PROPOSED
FRONT YARD SETBACK (BROADWAY)	25'	51.7'±
FRONT YARD SETBACK (CHASE)	25'	35.6'±
FRONT YARD SETBACK (STAFFORD)	25'	536.3'±
FRONT YARD SETBACK (FRENCH)	25'	273.0'±
MAX. BLDG/LOT COVERAGE (FULL SITE)	35%	22.7%
MAX. BUILDING HEIGHT	3 STORIES	2 STORIES (19')
PARKING REQUIREMENTS	EXISTING	PROVIDED
PARKING VARIANCE GRANTED BY ZONING BOARD OF APPEALS ON JUNE 26, 2013 FOR A REDUCTION IN REQUIRED PARKING FROM 276 SPACES TO 230 SPACES	227 SPACES*	230**

*NOTE: ONE SPACE WAS LOST DURING THE INITIAL FACILITY CONSTRUCTION IN THE SOUTH WEST CORNER OF THE SITE TO ACCOMMODATE A REQUIRED UTILITY GUY POLE AND TWO SPACES ARE CURRENTLY OCCUPIED BY THE BANK DUMPSTER PAD. 9 ADDITIONAL EMPLOYEE SPACES WERE APPROVED AS PART OF MEDEXPRESS (NOW DCU) SITE PLAN MODIFICATION (08/30/2016). APPROVED SPACES WERE NOT STRIPED IN THE FIELD AND ARE NOT INCLUDED AS EXISTING SPACES

**NOTE: SEVEN ADDITIONAL SPACES LOST AS PART OF STARBUCKS LAYOUT

NO. DATE REVISIONS

1 11/15/2022 DEPARTMENTAL REVIEW

2 12/16/2022 PERMITTING SUBMISSION

SEAL

12/16/22

NICOLA FACENDOLA

CIVIL

No. 49204

REGISTERED PROFESSIONAL ENGINEER

DATE: NOVEMBER 15, 2022

DRAWN: NF

SCALE: 1" = 30'

STARBUCKS

AT BROADWAY CROSSING

(FORMERLY MALDEN MILLS RETAIL PLAZA)

4 BROADWAY METHUEN, MASSACHUSETTS &

19 STAFFORD STREET LAWRENCE MASSACHUSETTS

LEVEL

DESIGN GROUP

249 SOUTH STREET, UNIT 1

PLAINVILLE, MA 02769

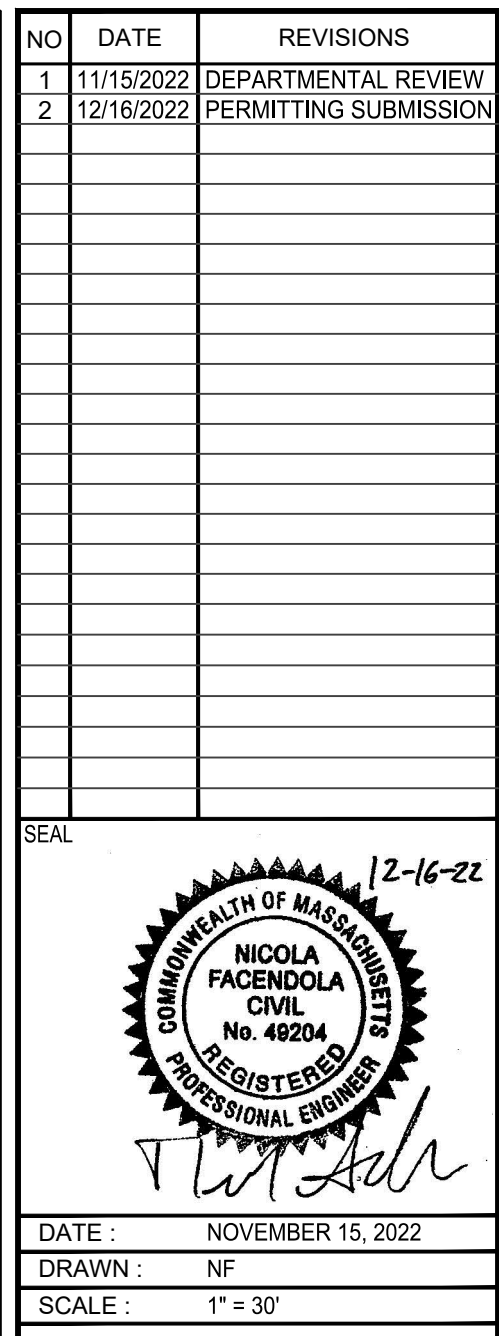
TEL: (508) 895-2221 FAX: (508) 895-2219

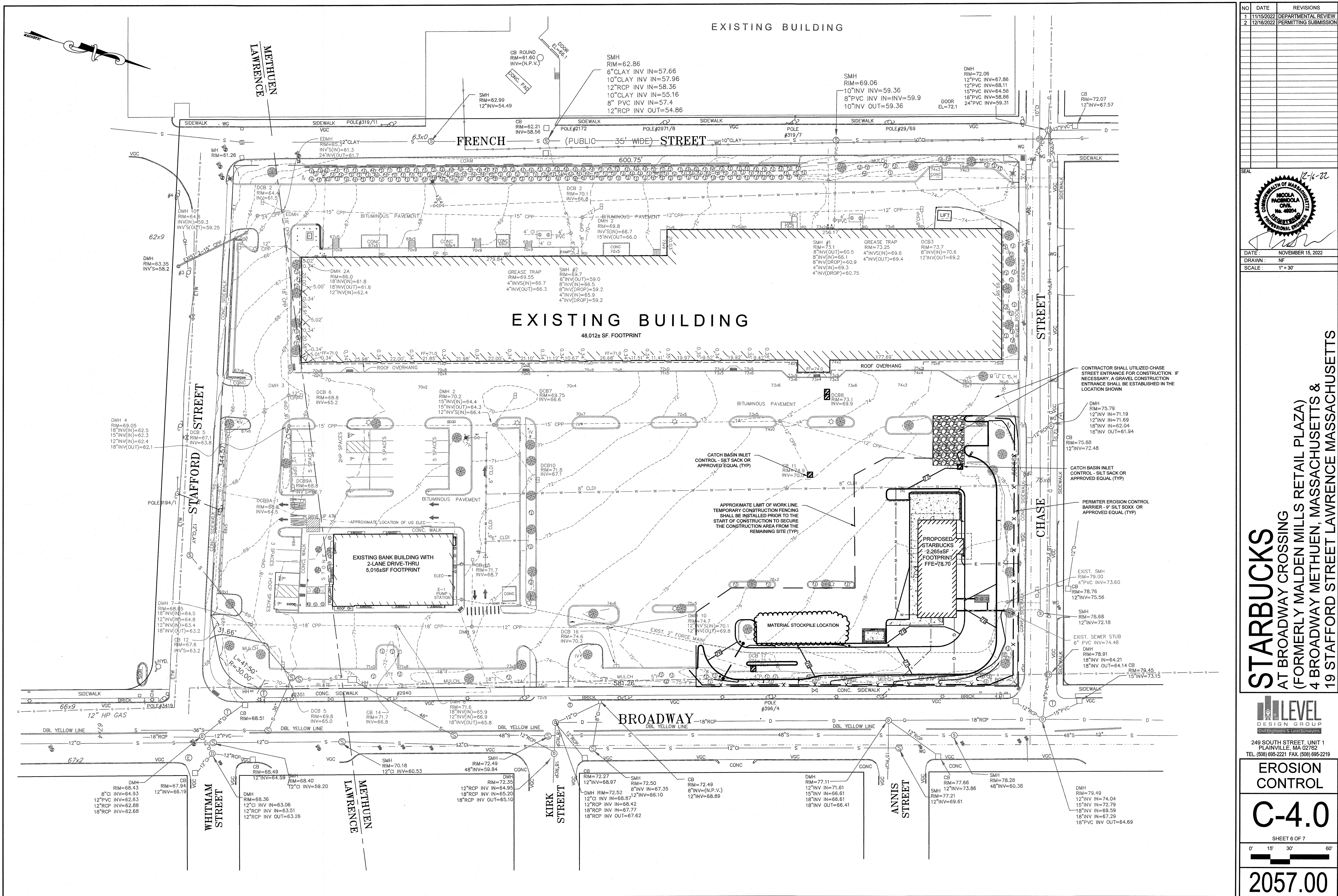
LAYOUT & MATERIALS

C-2.0

SHEET 4 OF 7

2057.00





NO	DATE	REVISIONS
1	11/15/2022	DEPARTMENTAL REVIEW
2	12/16/2022	PERMITTING SUBMISSION

SEAL

COMMONWEALTH OF MASSACHUSETTS
NICOLA PASQUINOLA
CIVIL
No. 46204
REGISTERED ENGINEER

DATE: NOVEMBER 15, 2022
DRAWN: NF
SCALE: 1" = 30'

STARBUCKS
AT BROADWAY CROSSING
(FORMERLY MALDEN MILLS RETAIL PLAZA)
4 BROADWAY METHUEN, MASSACHUSETTS &
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LEVEL
DESIGN GROUP
Civil Engineers & Land Surveyors
249 SOUTH STREET, UNIT 1
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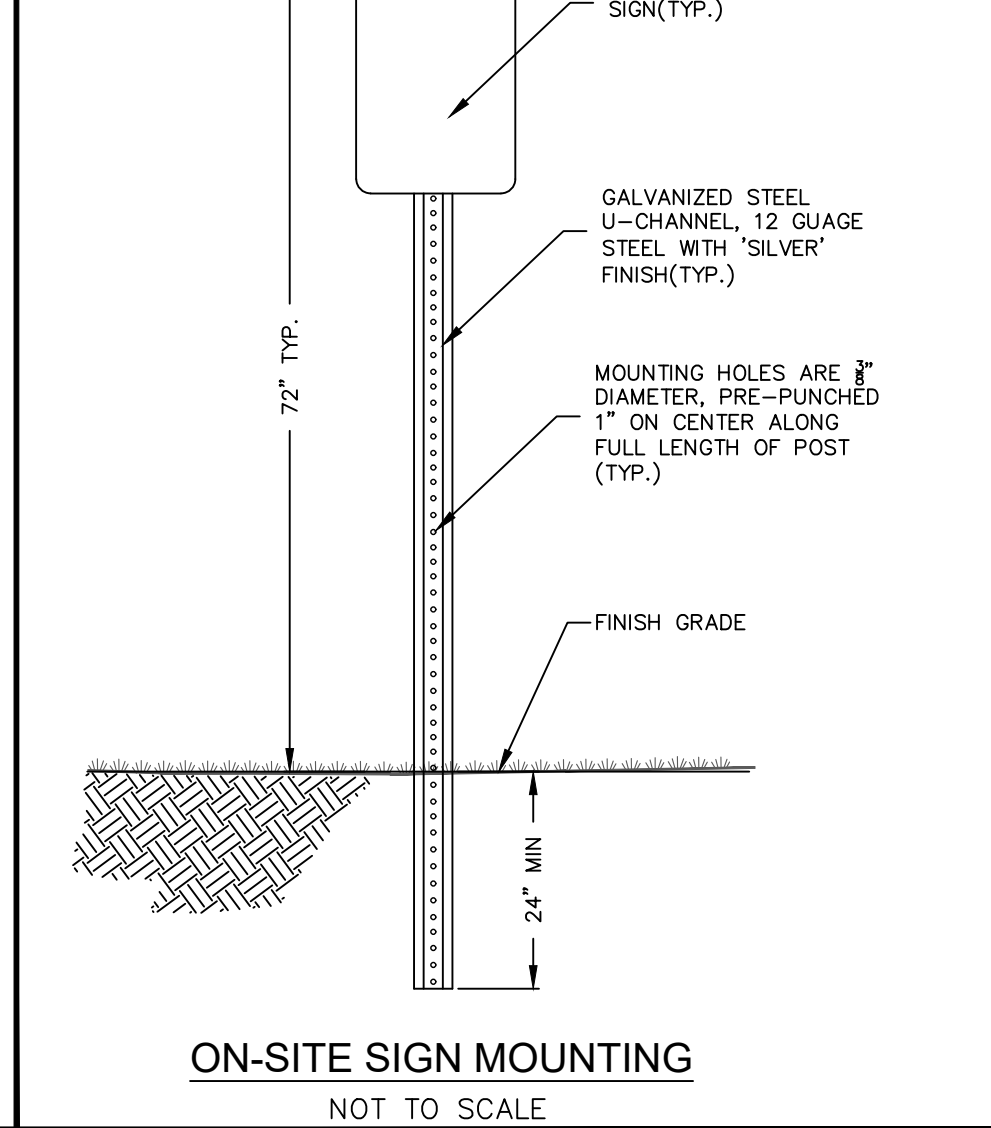
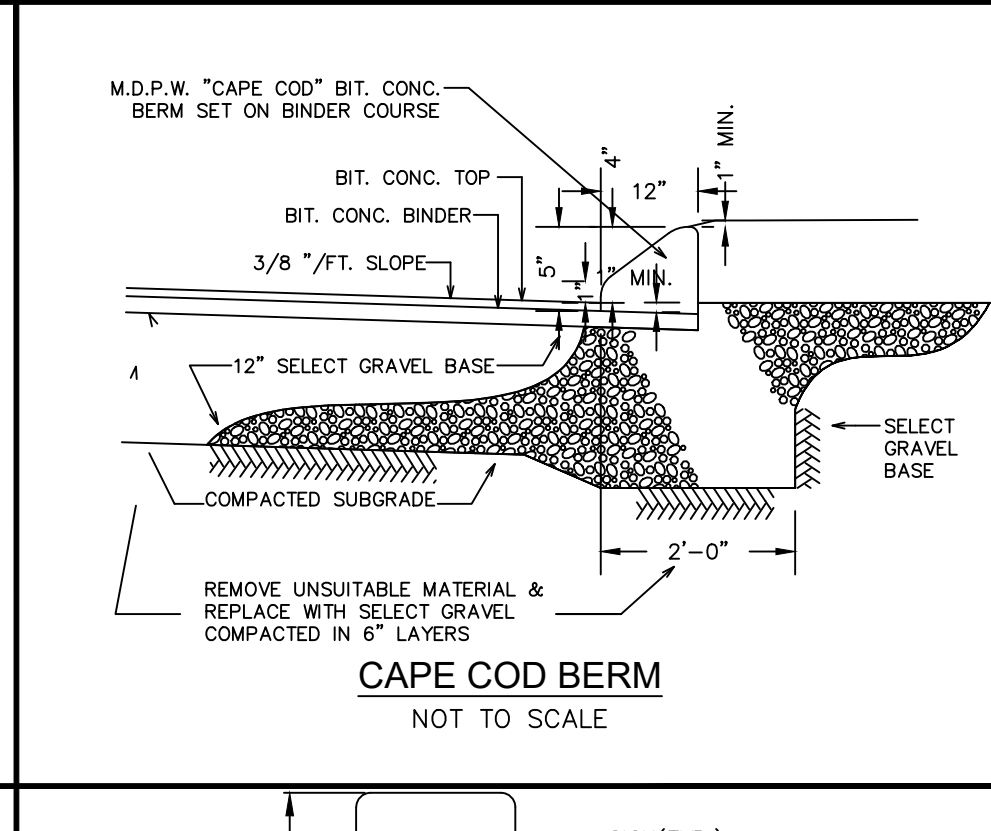
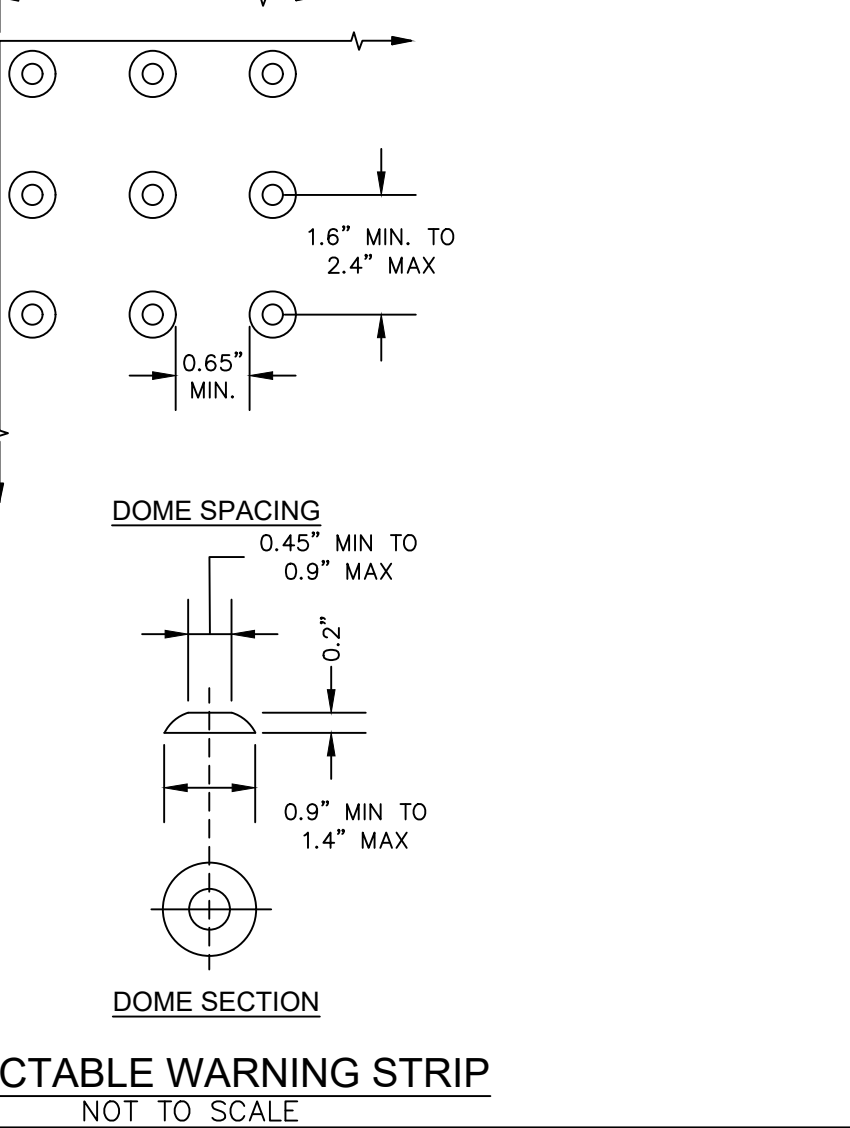
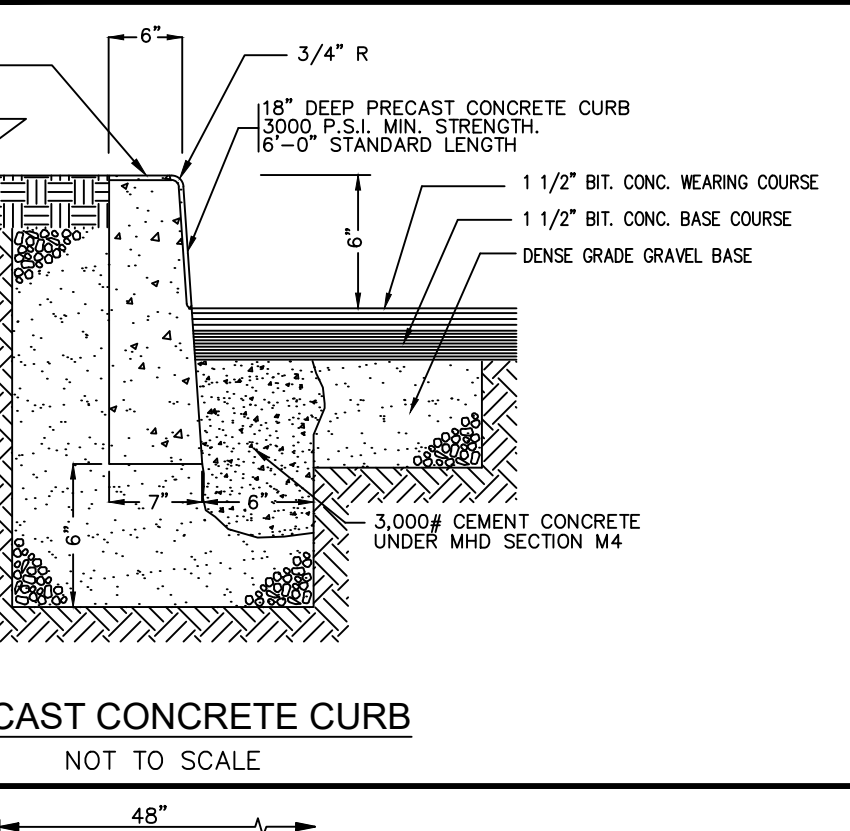
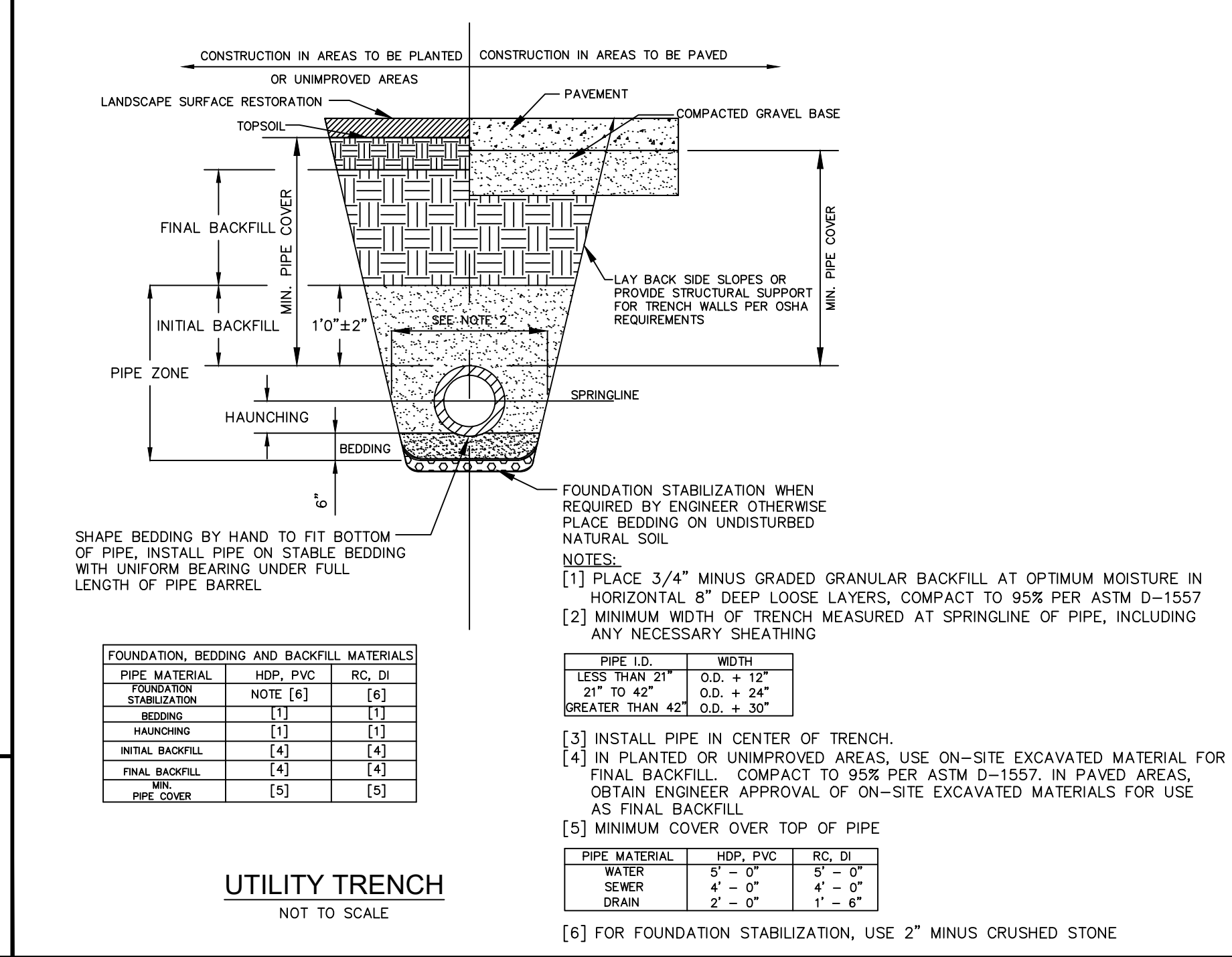
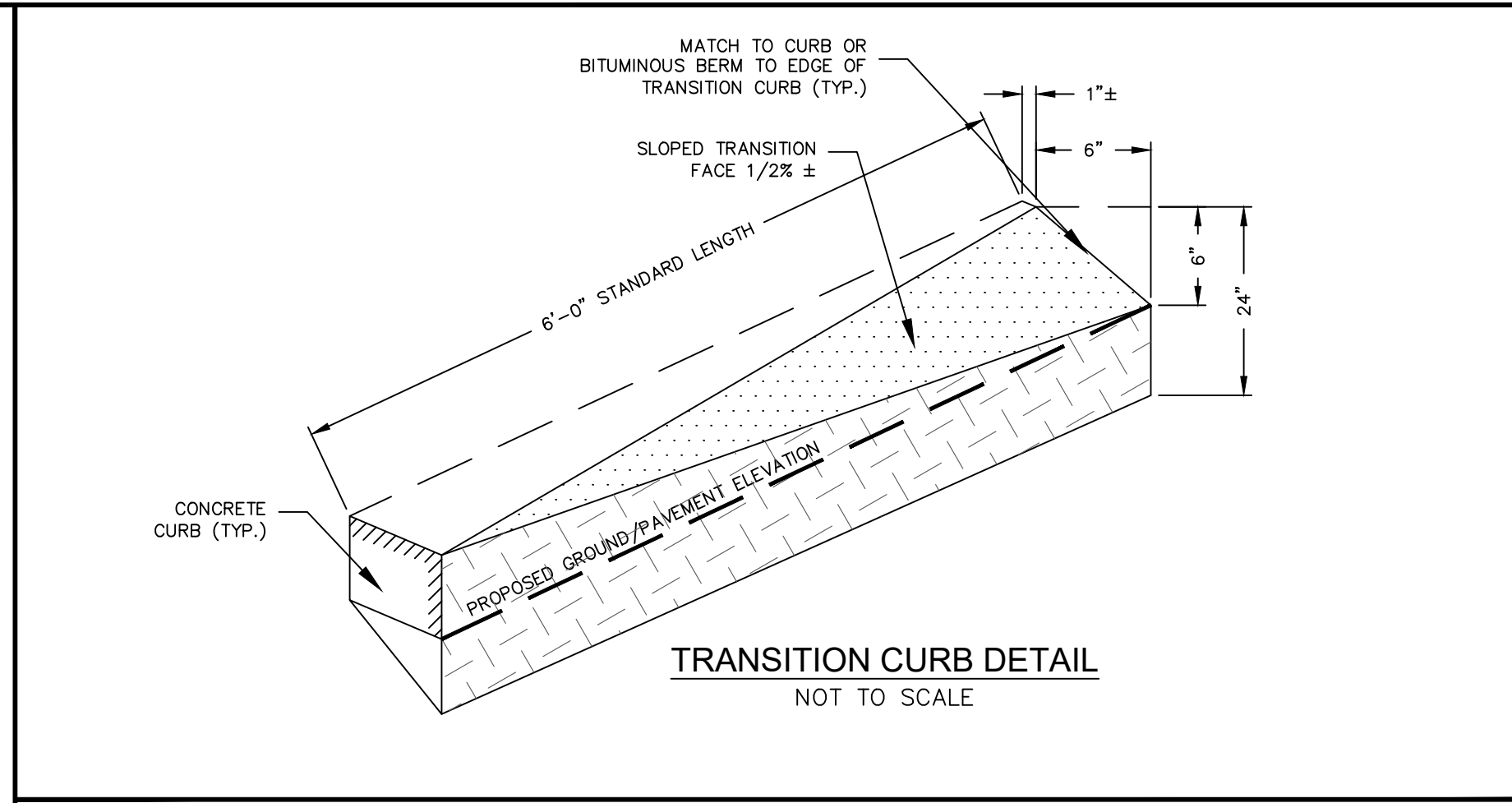
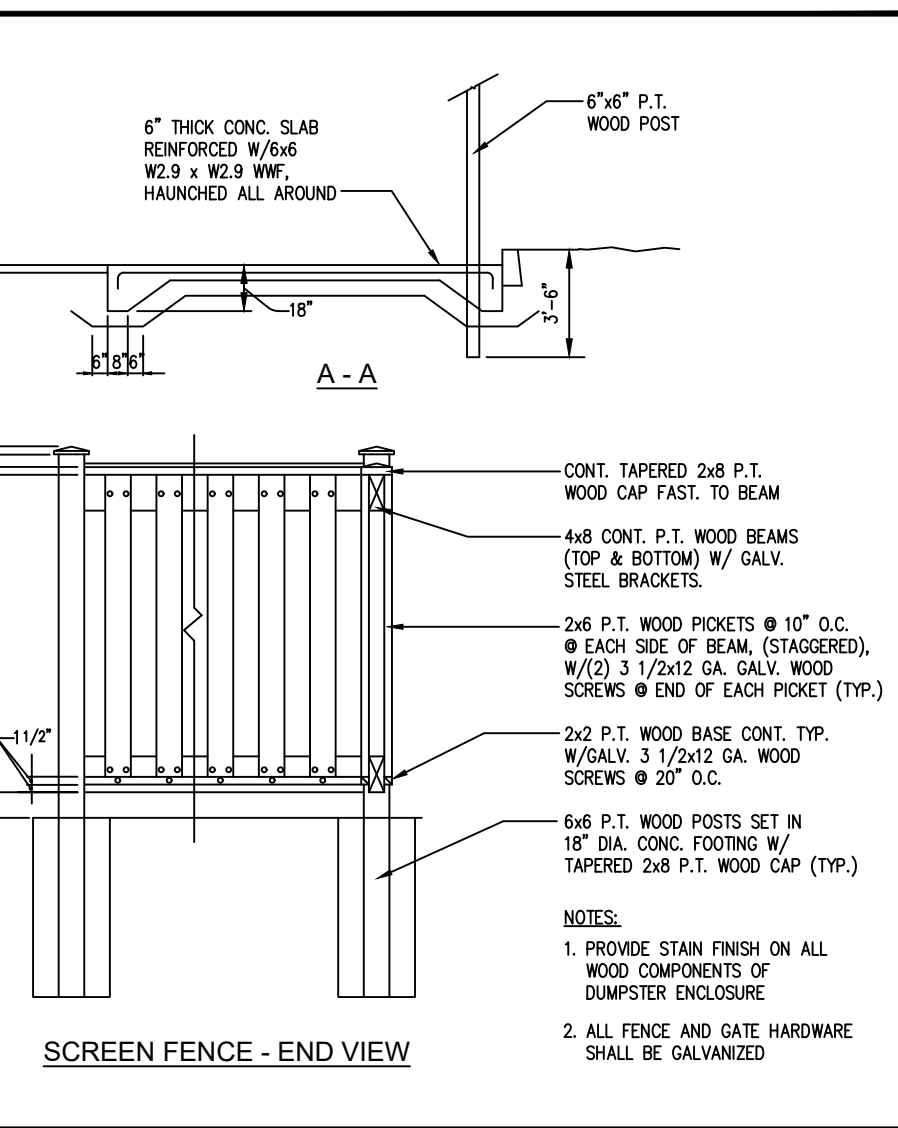
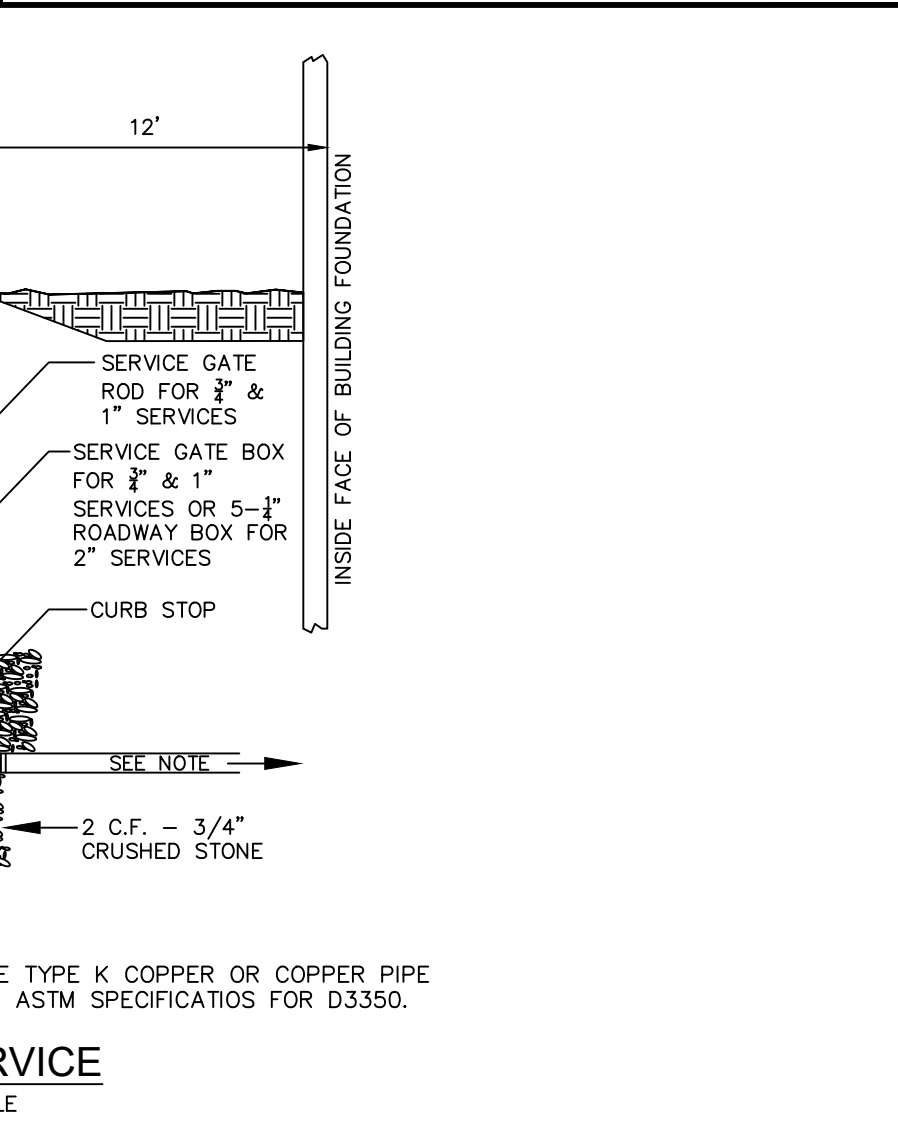
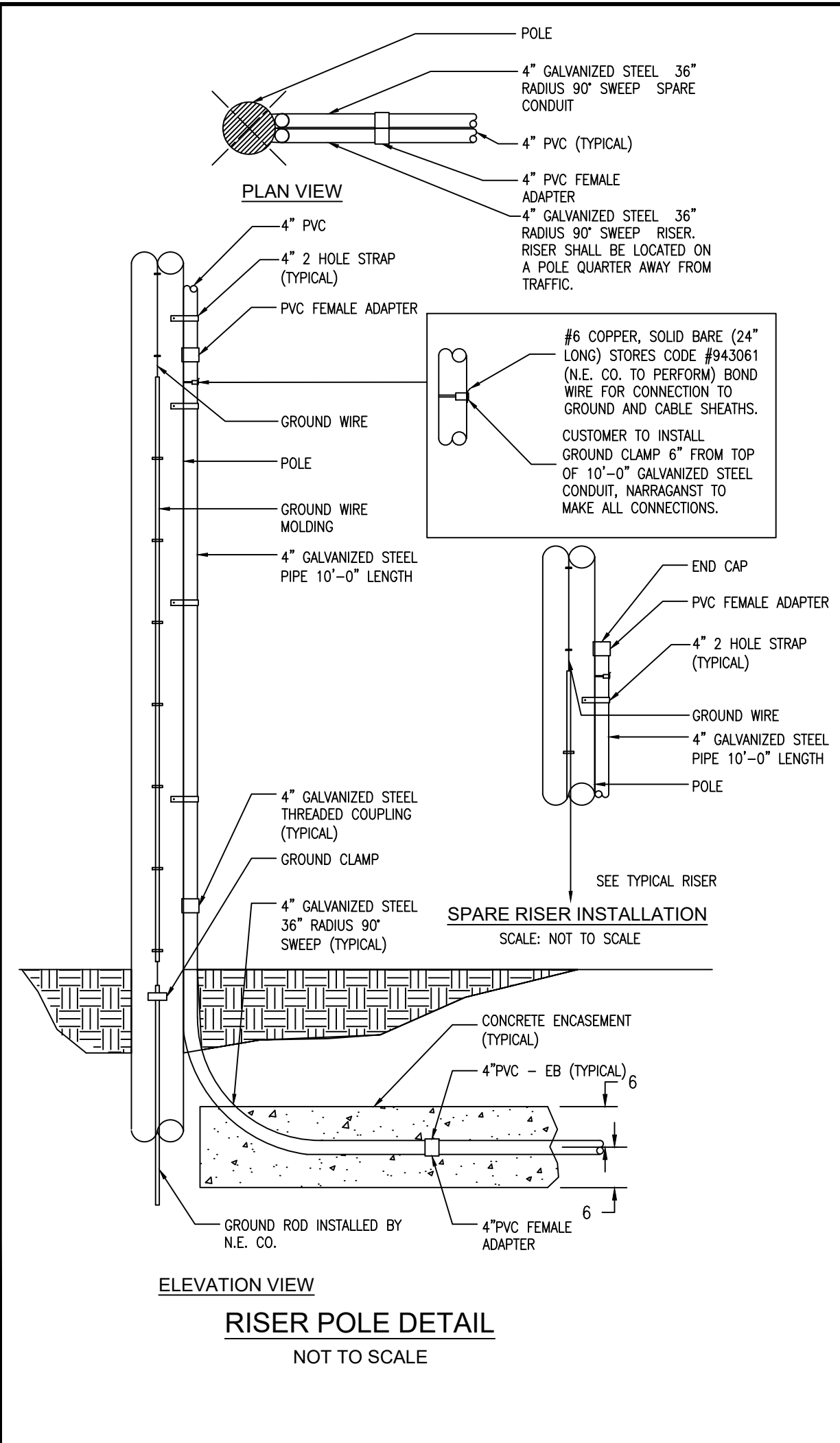
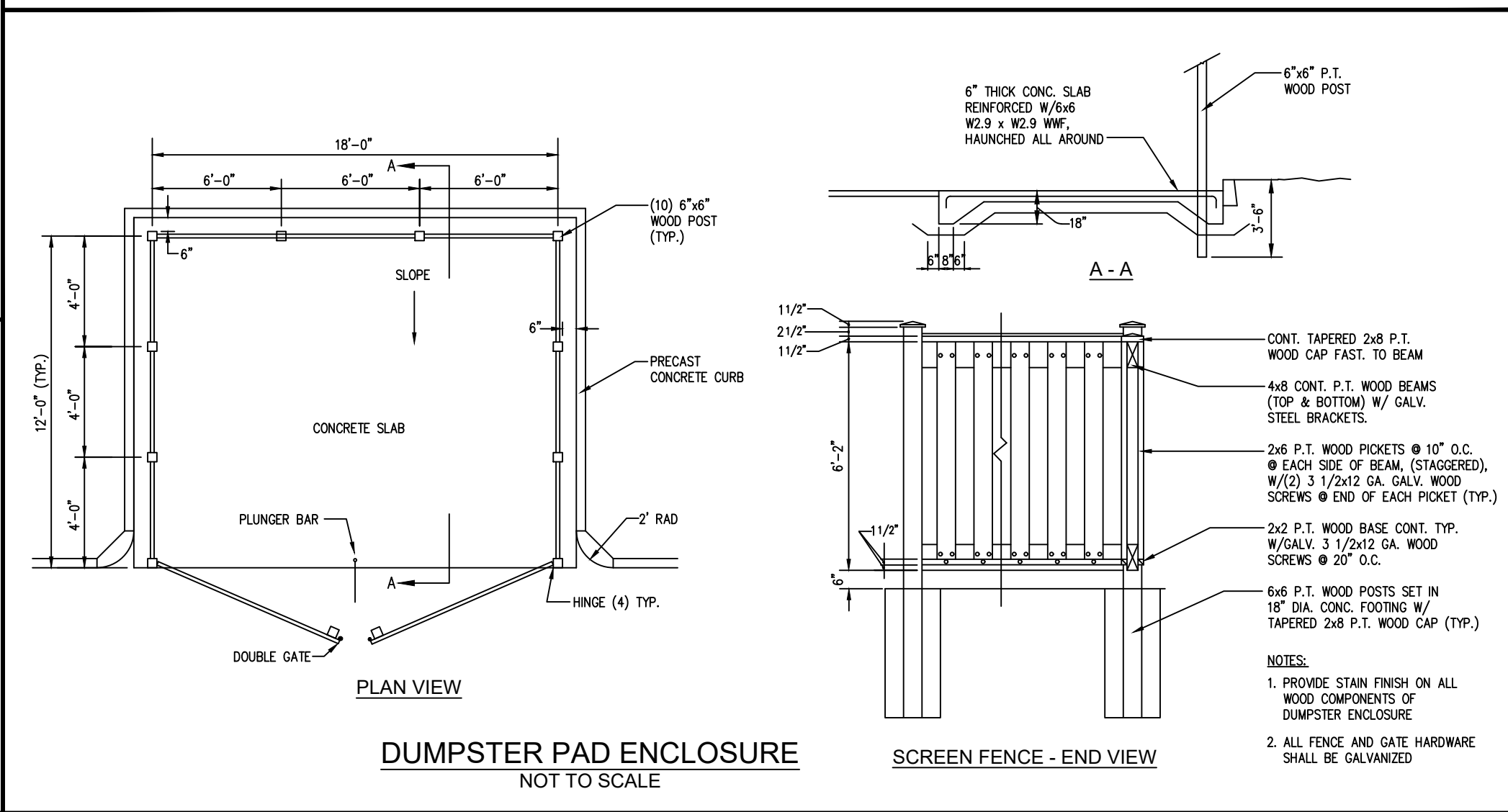
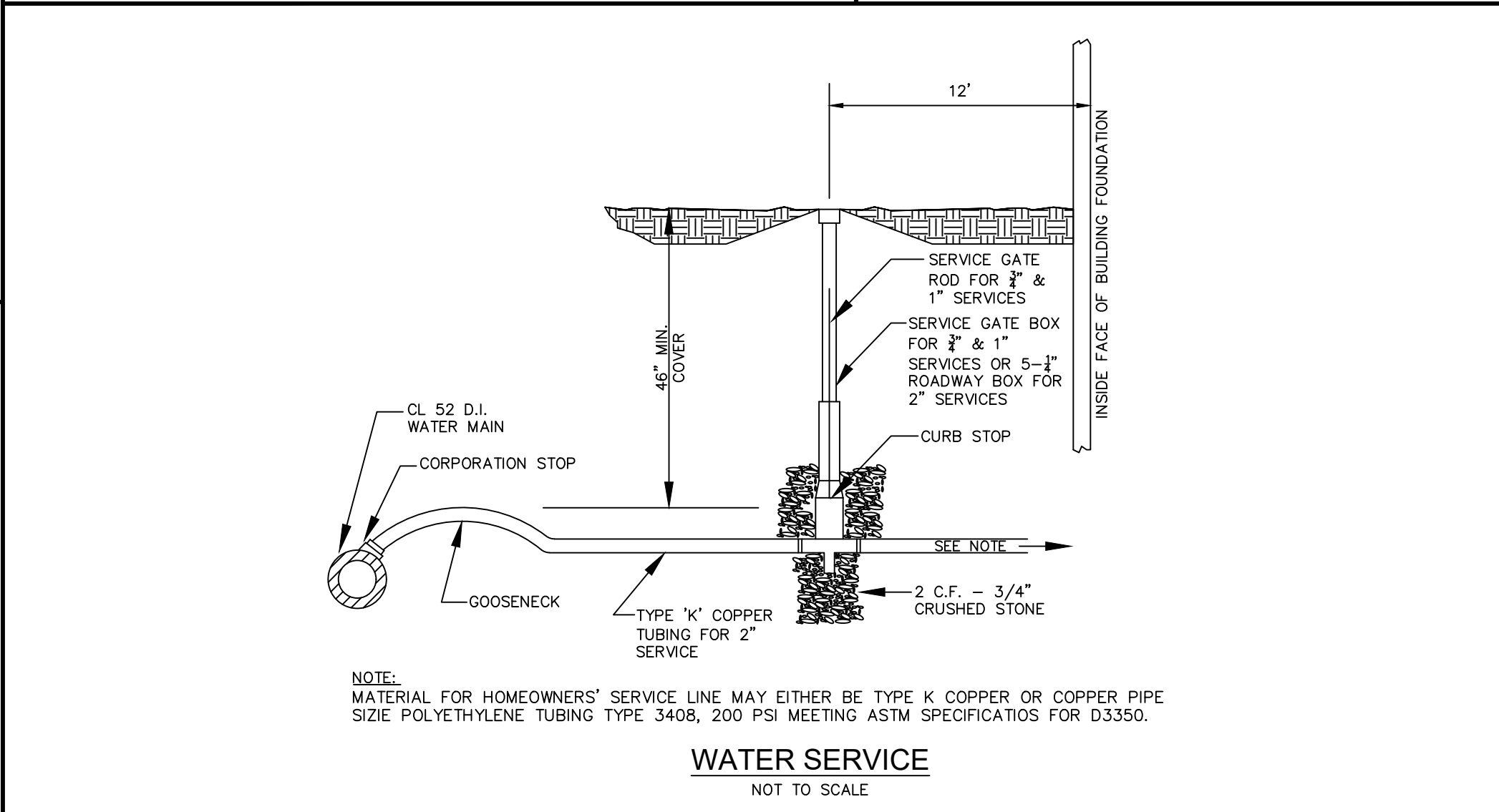
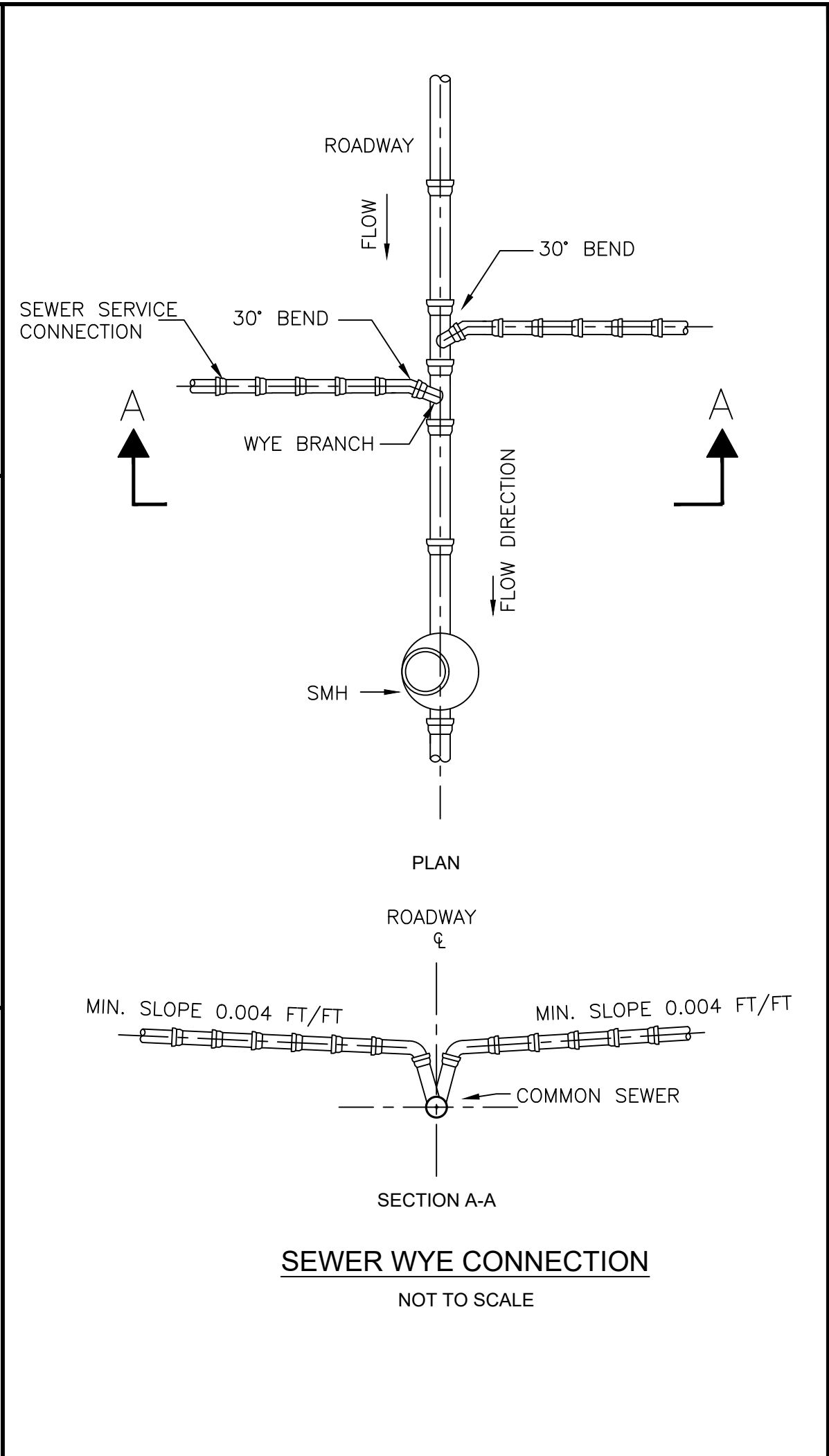
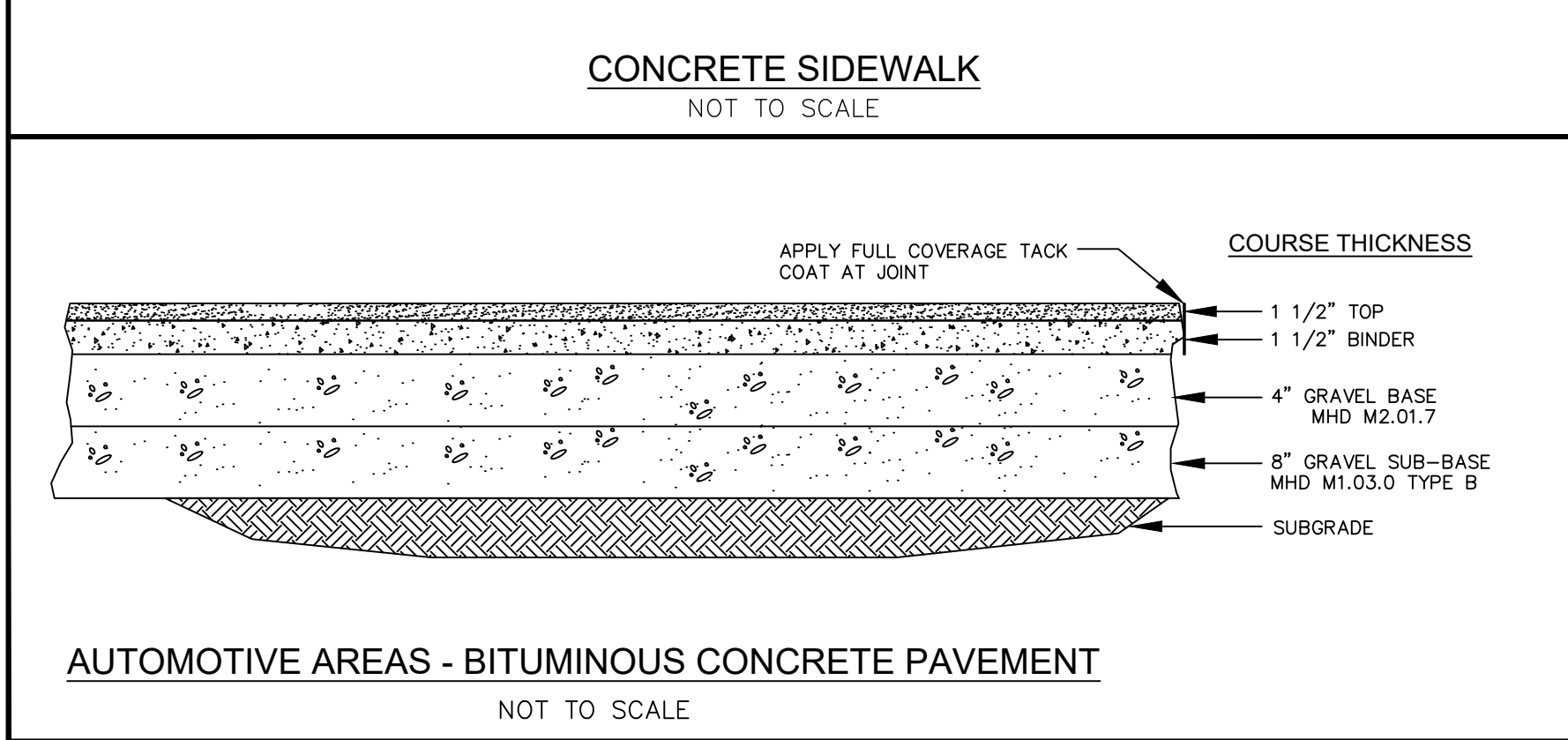
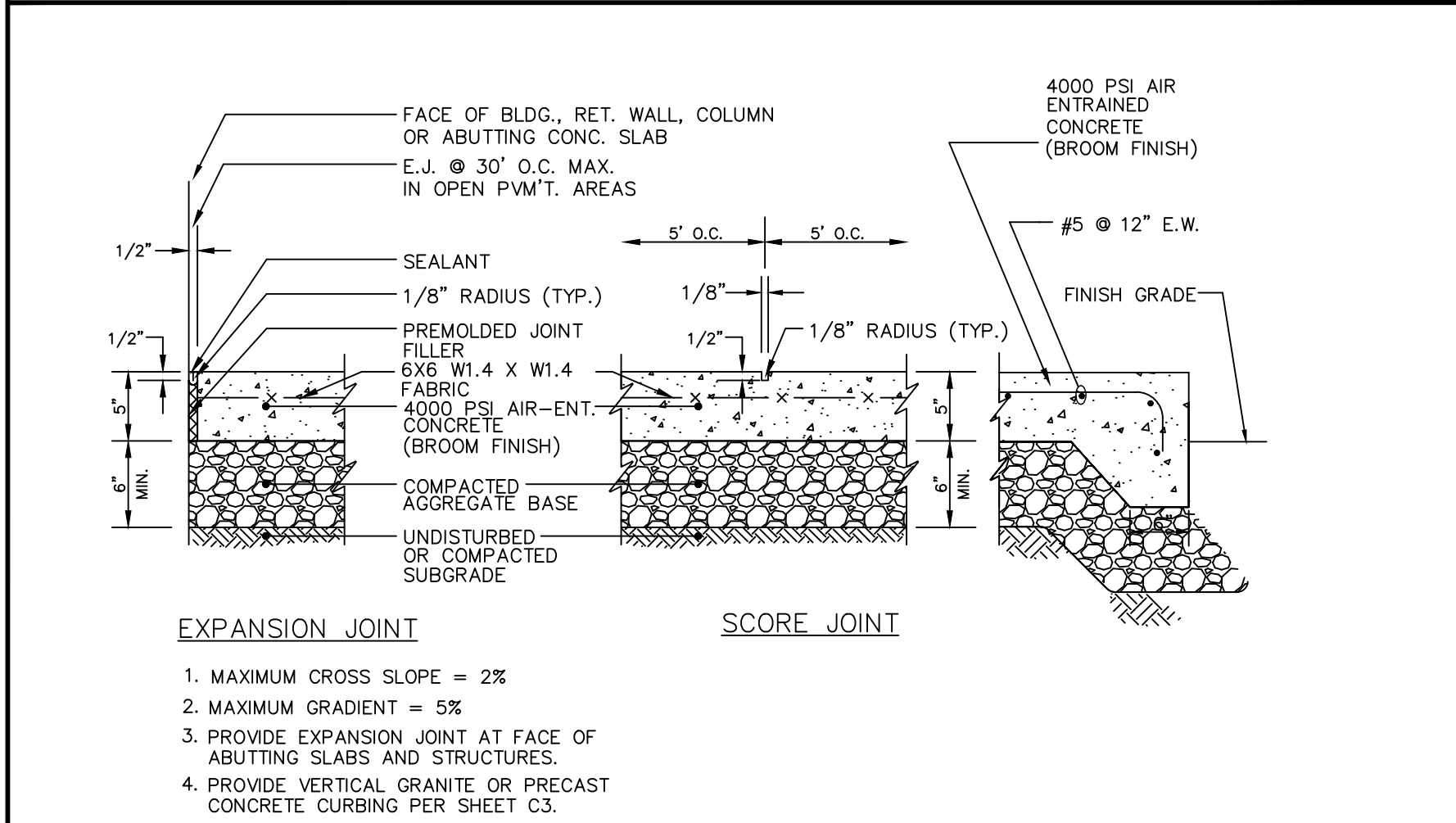
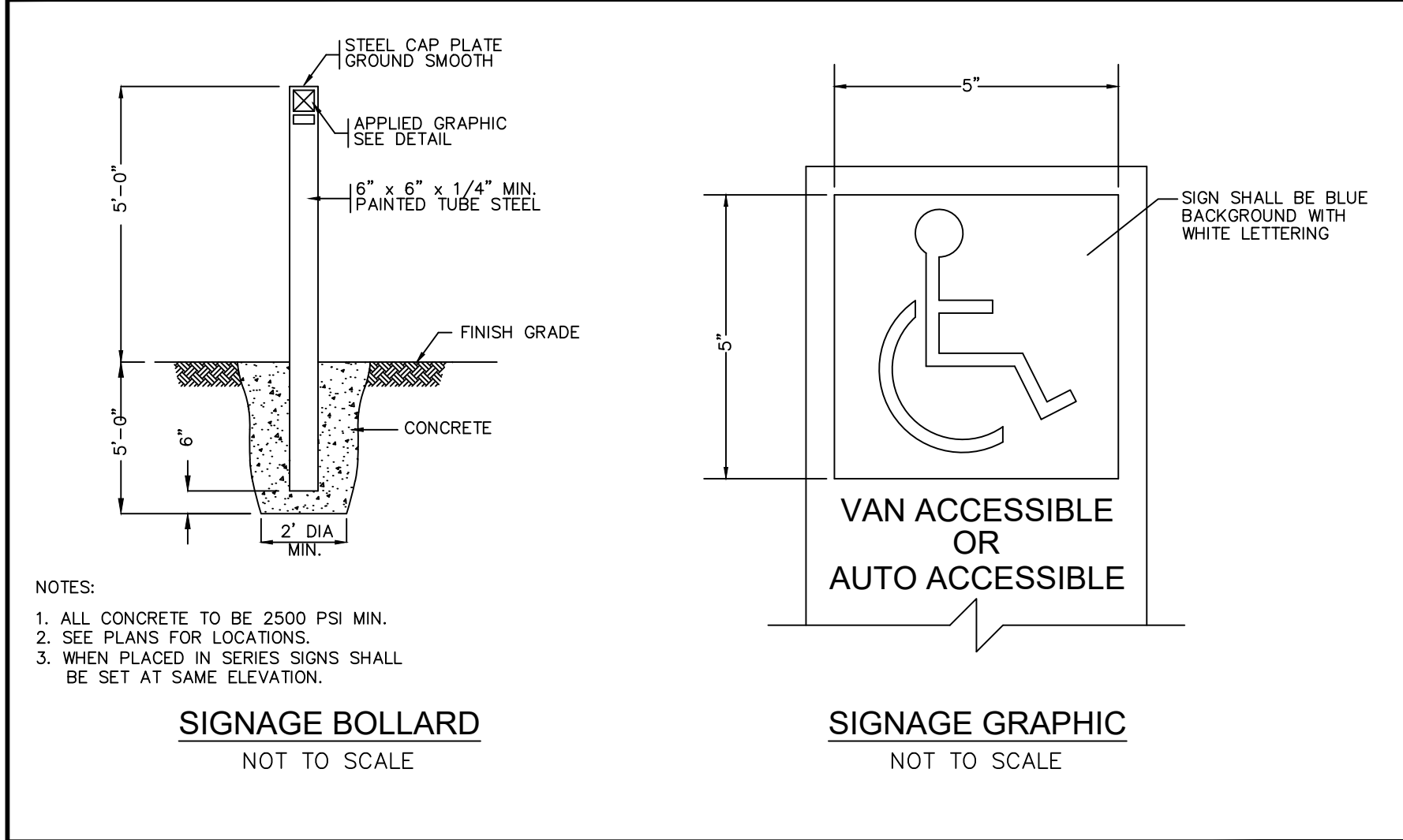
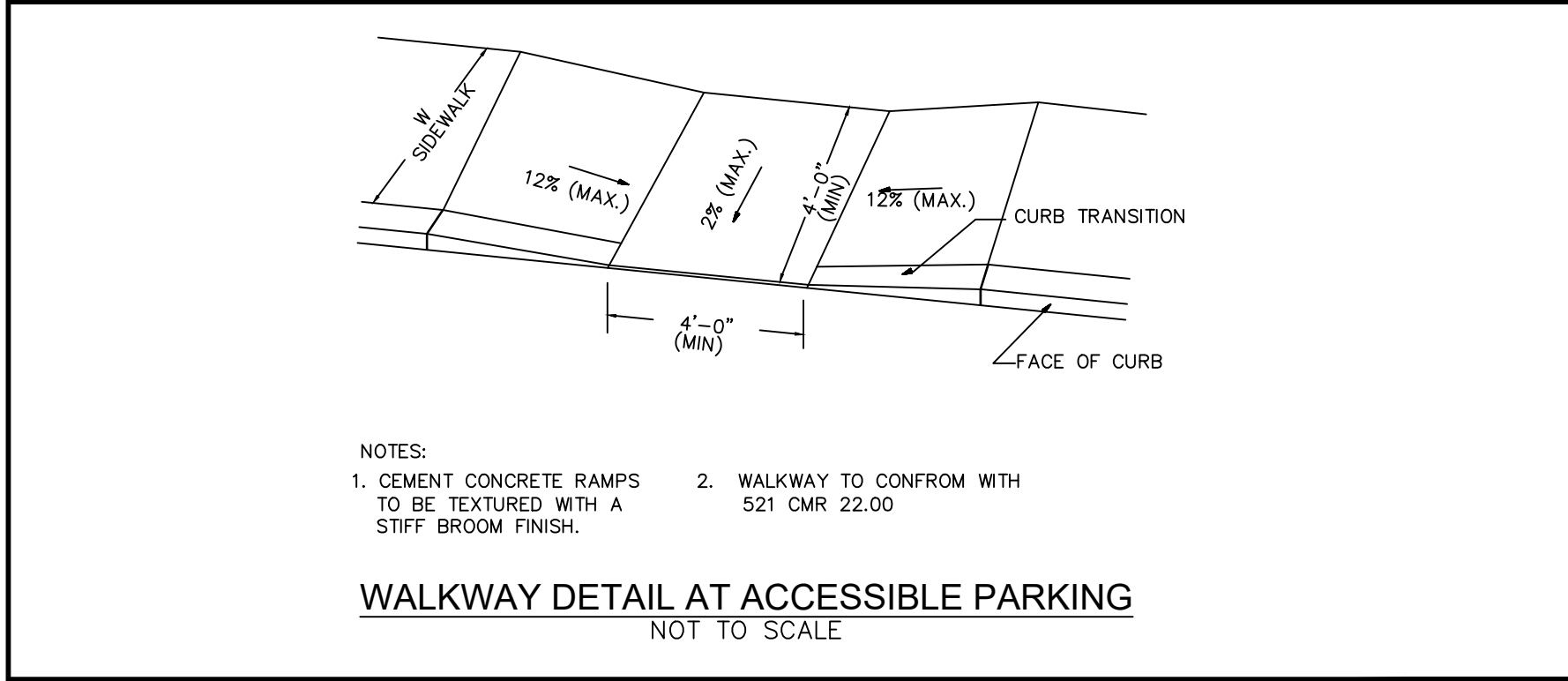
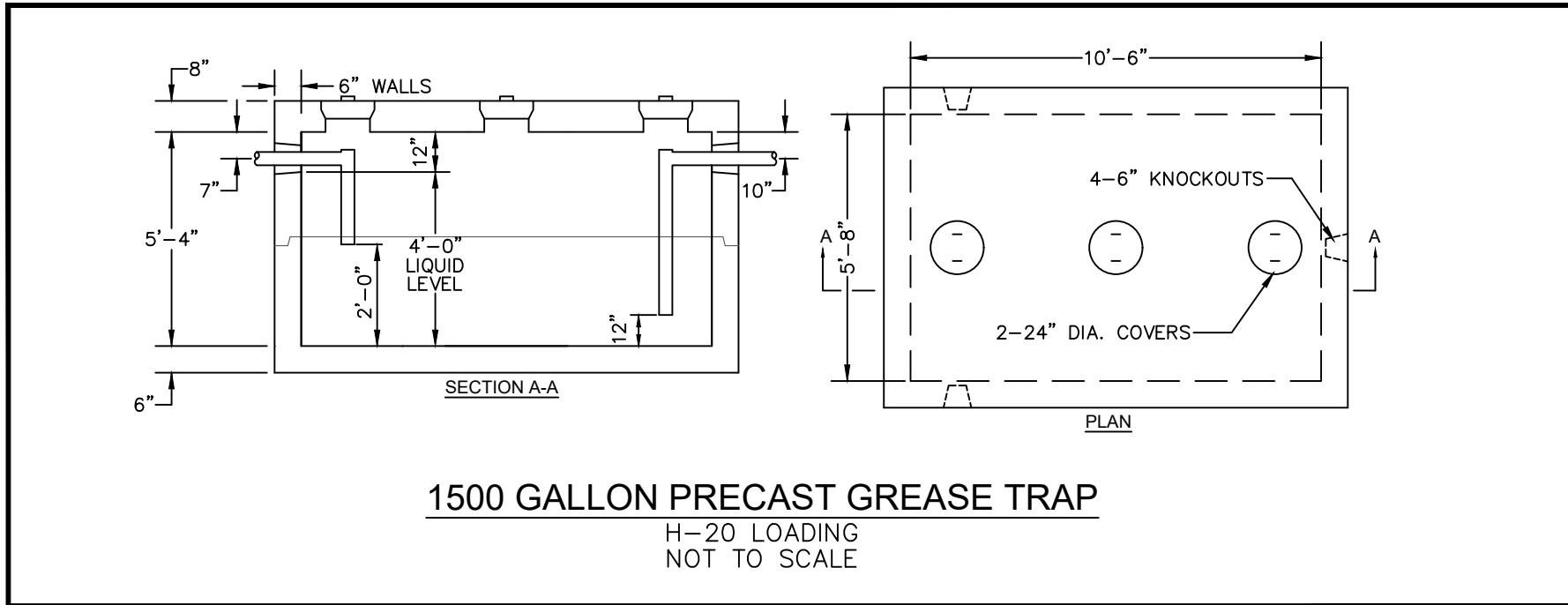
EROSION CONTROL

C-4.0

SHEET 6 OF 7

0' 15' 30' 60'

2057.00



NO. 1
DATE 11/15/2022
REVISIONS DEPARTMENTAL REVIEW

2
DATE 12/16/2022
REVISIONS PERMITTING SUBMISSION

SEAL

COMMONWEALTH OF MASSACHUSETTS
NICHOLA FACENDOLA
CIVIL
No. 48204
REGISTERED
PROFESSIONAL ENGINEER

12-16-22

DATE: NOVEMBER 15, 2022

DRAWN: NF

SCALE: NTS

STARBUCKS

AT BROADWAY CROSSING
(FORMERLY MALDEN MILLS RETAIL PLAZA)
4 BROADWAY METHUEN, MASSACHUSETTS &
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TYPICAL
DETAILS

C-5.0

SHEET 7 OF 7

2057.00