

LEGEND:

- EXISTING CONTOUR
EXISTING SEWER
EXISTING GAS
EXISTING DRAIN
EDGE OF WETLANDS
EDGE OF PAVEMENT
EDGE OF WOODS
PROPOSED CONTOUR
PROPOSED WATER
PROPOSED SEWER
PROPOSED GAS
PROPOSED SEDIMENT BARRIER
PROPOSED LIMIT OF CLEARING

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE CITY OF METHUEN, MASSACHUSETTS
SUBDIVISION RULES AND REGULATIONS:

SECTION 3.0 SUBMISSION AND ACTION:

- REQUEST A WAIVER FROM THE FOLLOWING SECTIONS RELATED TO PERFORMANCE BOND OR COVENANT FOR STREET CONSTRUCTION:

SECTION 3.2.6 PERFORMANCE GUARANTEE

SECTION 3.2.6.1 FINAL APPROVAL WITH BONDS OR SURETY

SECTION 3.2.6.2 FINAL APPROVAL WITH COVENANT

SECTION 4.0 DESIGN STANDARDS

- REQUEST A WAIVER FROM THIS ENTIRE SECTION TO ALLOW FOR INDIVIDUAL DRIVEWAY ACCESS TO HAMPSTEAD STREET FROM EACH LOT (2) RATHER THAN CONSTRUCTING A STREET.

SECTION 5.0 REQUIRED IMPROVEMENTS

- REQUEST A WAIVER FROM THE ENTIRE FOLLOWING SECTIONS RELATED TO ROADWAY CONSTRUCTION:

SECTION 5.3.1(3) TYPICAL CROSS-SECTION

SECTION 5.3.4 GRAVEL BASE

SECTION 5.3.5 PAVEMENT

SECTION 5.3.6 ROADWAY EMBANKMENTS AND RETAINING WALLS:
SUB-SECTIONS 5.3.6(2), (3), (4)

SECTION 5.3.7 CURBS AND BERMS

SECTION 5.3.8 GRANITE CURB INLETS

SECTION 5.4 STORM AND SURFACE DRAINAGE

SECTION 5.5 SANITARY SEWERS:
SUB-SECTIONS 5.5.4, 5.5.5

SECTION 5.6 WATER MAINS, VALVES, HYDRANTS & FITTINGS:
SUB-SECTIONS 5.6.1, 5.6.2, 5.6.3

SECTION 5.7 SIDEWALKS

SECTION 5.8 GUARDRAIL

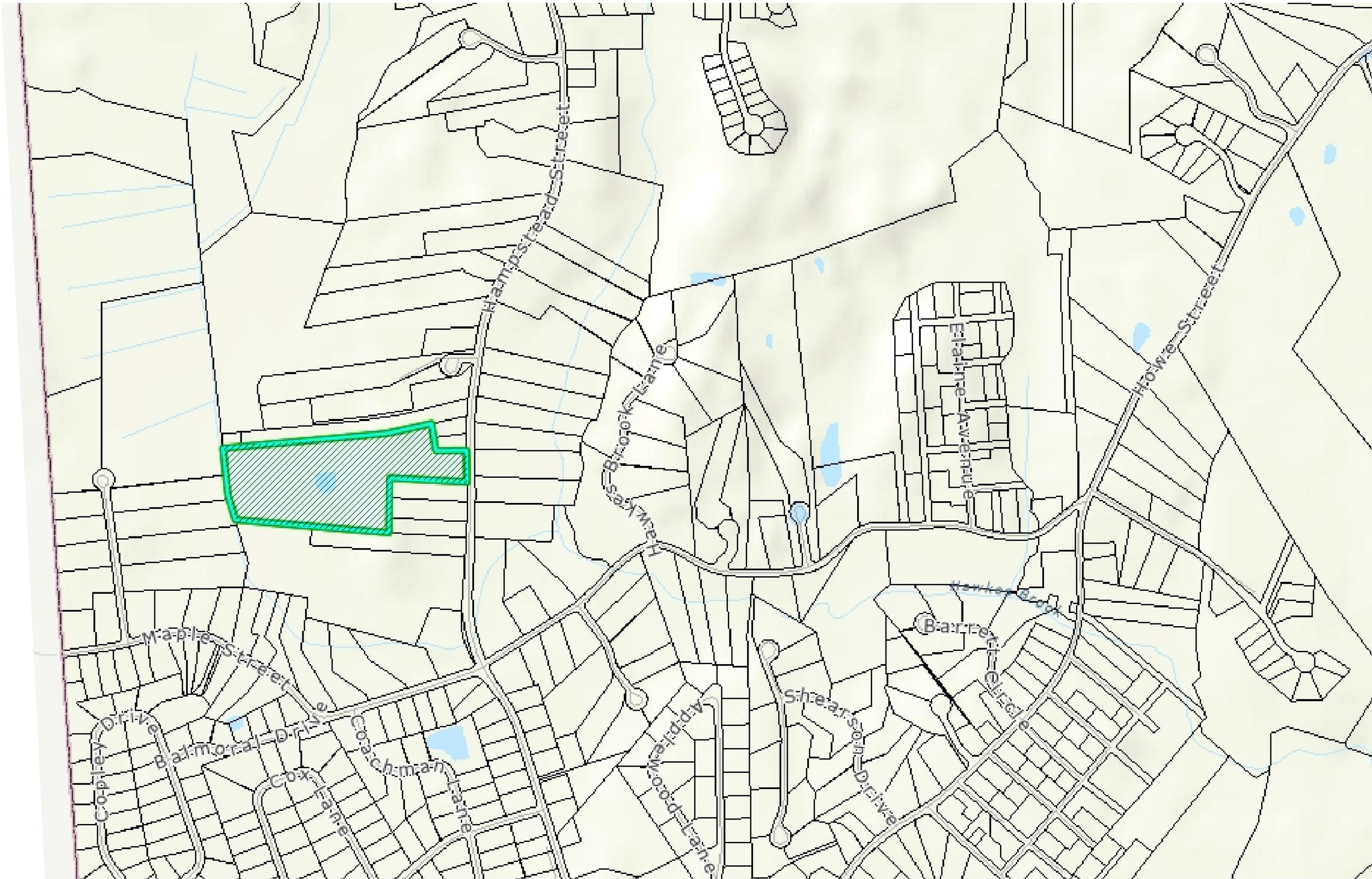
SECTION 5.10 STREET SIGNS

SECTION 5.12 STREET LIGHTING

Definitive Subdivision Plan

GUZMAN LANE

Methuen, Massachusetts



LOCUS

1" = 500'

Zoning Summary Chart

Zoning District: Rural Residential (RR)			
Zoning Regulation Requirements	Required	Provided Lot 1	Provided Lot 2
MINIMUM LOT AREA	80,000 sf	99,269 sf	423,493 sf
FRONTAGE	200.0 Feet	326.8 Feet	200.5 Feet
FRONT YARD SETBACK	40 Feet	63.0 Feet	52.7 Feet
SIDE YARD SETBACK	30 Feet	31.0 Feet	31.8 Feet
REAR YARD SETBACK	30 Feet	57.4 Feet	36.6 Feet
MINIMUM LOT WIDTH	200 Feet	250 Feet	219 Feet
MAXIMUM BUILDING HEIGHT	35 Feet	<35 Feet	<35 Feet
MAXIMUM BUILDING COVERAGE	25.0 %	2.5 %	0.6 %
MINIMUM OPEN SPACE	10.0 %	45.1 %	95.7 %

REFERENCE PLANS:

PLANS ON FILE AT THE ESSEX
COUNTY
REGISTRY OF DEEDS, NORTHERN
DISTRICT.

- 1). PLAN 3162.
- 2.) PLAN 13155
- 3.) PLAN LC 35338C
- 4.) PLAN 10427
- 5.) PLAN 17846

OWNER OF RECORD:
ST. GEORGE SYRIAN ORTHODOX CATHOLIC
SOCIETY OF LAWRENCE, MASS., INC.
8 LOWELL STREET
LAWRENCE, MA 01840

DEED:
BOOK 6105, PAGE 47

APPLICANT:
EDDY GUZMAN
PO BOX 656
LAWRENCE, MA 01842

ASSESSOR ID:
706-70-6

SHEET INDEX:

- SHEET 1 OF 9 COVER SHEET
SHEET 2 OF 9 LOT LAYOUT PLAN
SHEET 3 OF 9 LOT LAYOUT PLAN
SHEET 4 OF 9 EXISTING CONDITIONS PLAN
SHEET 5 OF 9 EXISTING CONDITIONS PLAN
SHEET 6 OF 9 GRADING PLAN
SHEET 7 OF 9 UTILITY PLAN
SHEET 8 OF 9 DETAILS
SHEET 9 OF 9 DETAILS

FOR REGISTRY OF DEEDS USE

METHUEN COMMUNITY
DEVELOPMENT BOARD

DATE OF APPLICATION:

DATE OF HEARING:

DATE OF APPROVAL:

DATE OF ENDORSEMENT:

METHUEN COMMUNITY DEVELOPMENT BOARD

DATE:

I HEREBY CERTIFY THAT THE NOTICE
OF APPROVAL OF THIS PLAN BY THE METHUEN
COMMUNITY DEVELOPMENT BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE AND
THAT NO APPEAL WAS RECEIVED DURING THE
TWENTY DAYS NEXT AFTER SUCH RECEIPT AND
RECORDING OF SAID NOTICE.

CITY CLERK

DATE

3	RESPONSE TO TOWN ENGINEERING AND PEER REVIEW	DEC. 6, 2022
2	RESPONSE TO TOWN DEPT. COMMENTS	NOV. 14, 2022
1	REVISE TO TWO LOT/TWO DRIVEWAY LAYOUT	OCT. 25, 2022

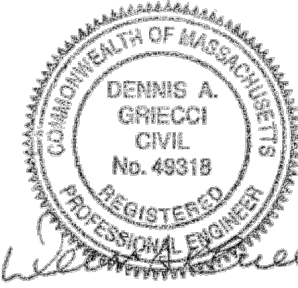
Revision No.	Revision Description	Date
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DEFINITIVE SUBDIVISION
EXISTING CONDITIONS PLAN
GUZMAN LANE
METHUEN, MASS.

PREPARED FOR: EDDY GUZMAN
DATE: MAY 6, 2022
SCALE: 1"=40'

andover
consultants
inc.

1 East River Place
Methuen, Mass. 01844
Telephone: 978-687-3828



I HEREBY CERTIFY THAT THIS
PLAN CONFORMS TO THE RULES AND
REGULATIONS OF THE REGISTERS OF
DEEDS OF MASSACHUSETTS.

REG. PROF. LAND SURVEYOR

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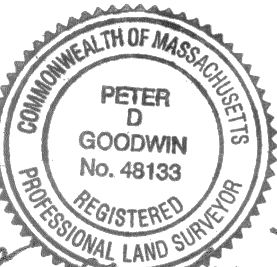
DEFINITIVE SUBDIVISION

LOT LAYOUT PLAN
GUZMAN LANE
METHUEN, MASS.

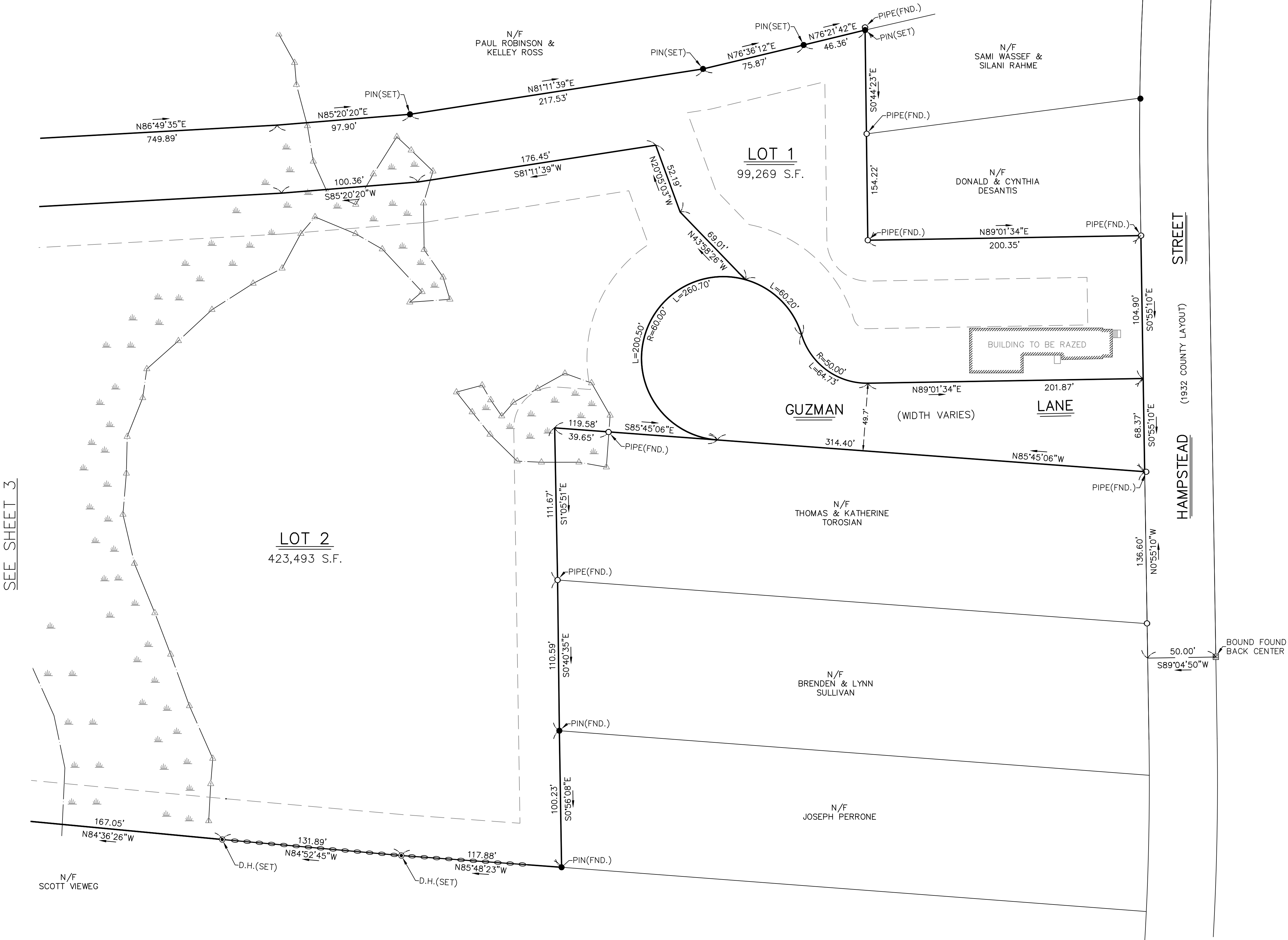
PREPARED FOR: EDDY GUZMAN
DATE: OCTOBER 26, 2022
SCALE: 1"=40'



1 East River Place
Methuen, Mass. 01844
Telephone: 978-687-3828



Peter D. Goodwin



SEE SHEET 3

I HEREBY CERTIFY THAT THIS
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REG. PROF. LAND SURVEYOR

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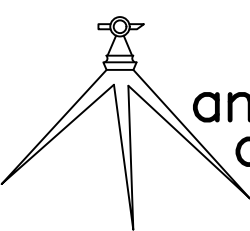
CITY CLERK

DATE

DEFINITIVE SUBDIVISION

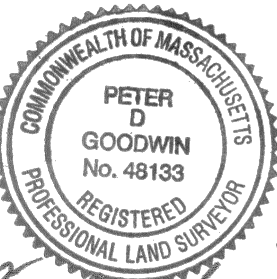
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GUZMAN LANE
METHUEN, MASS.

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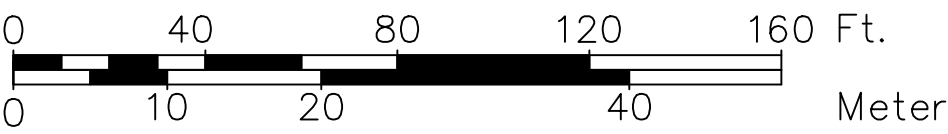


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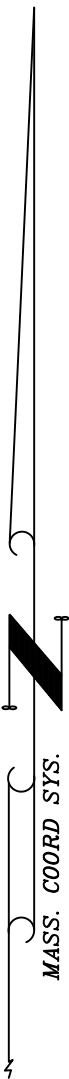
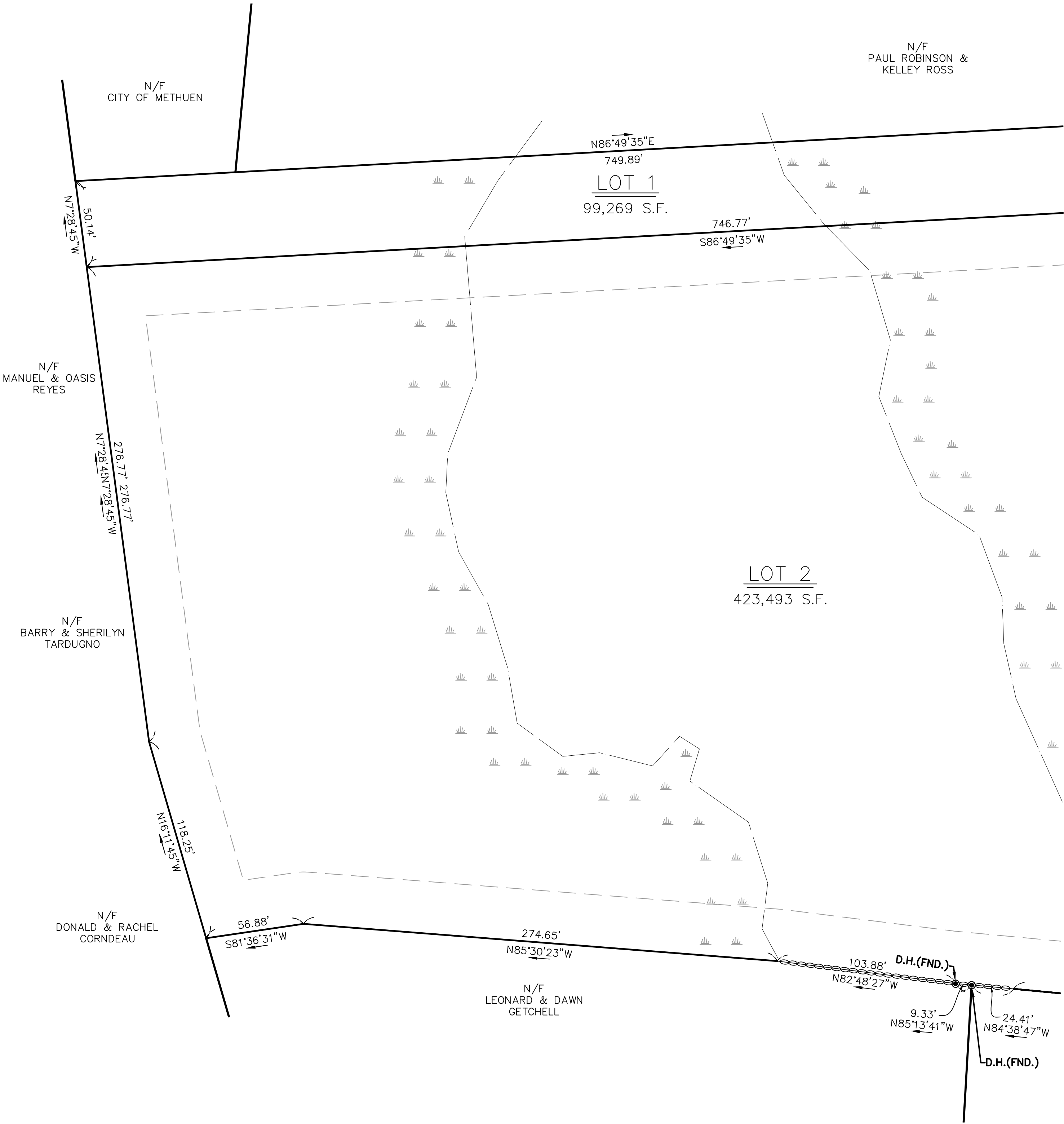


Peter D. Goodwin

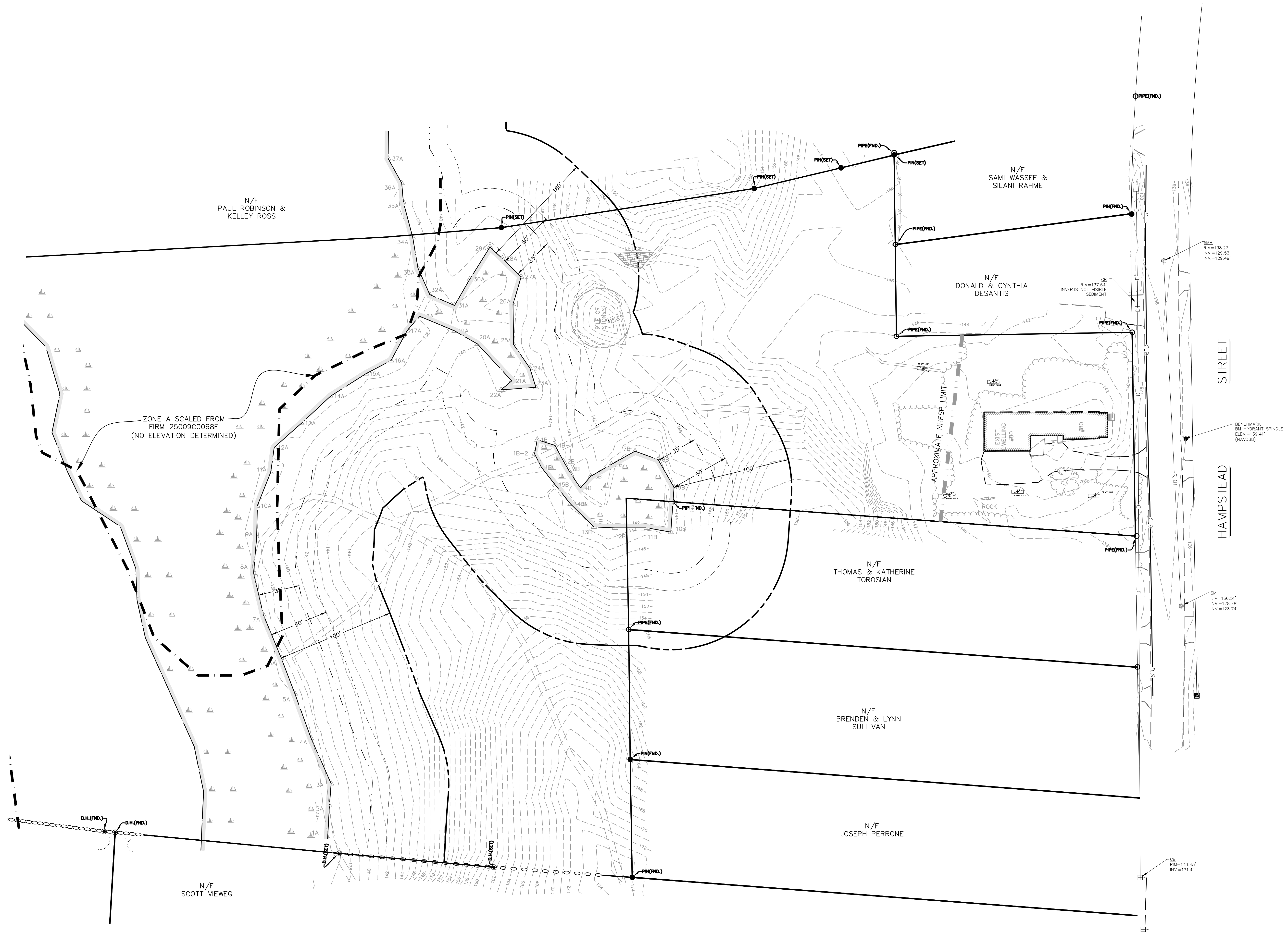
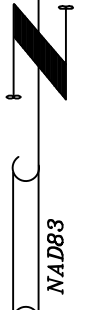


SHEET 3 OF 9

SEE SHEET 2



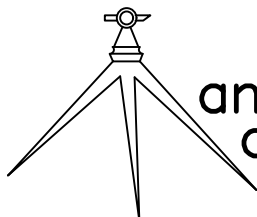
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METHUEN, MASS.

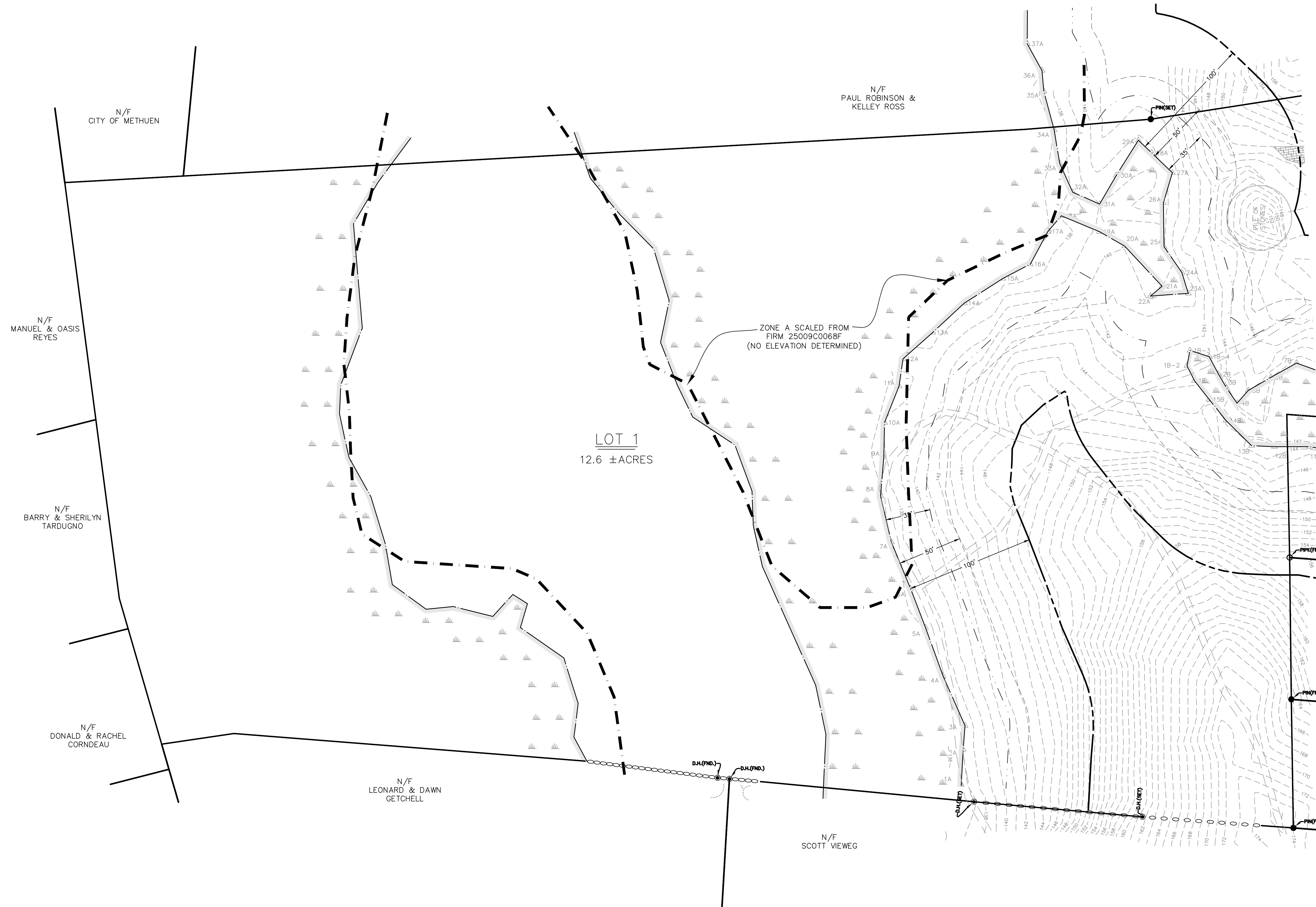
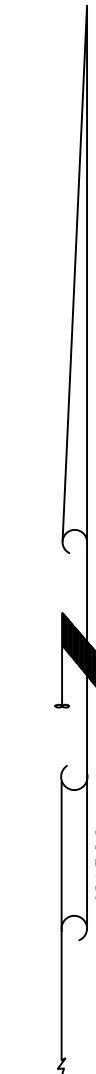
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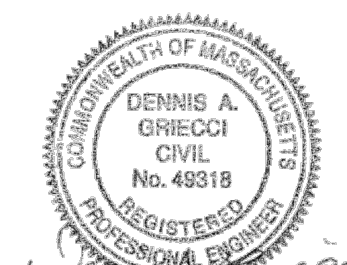
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METHUEN, MASS.

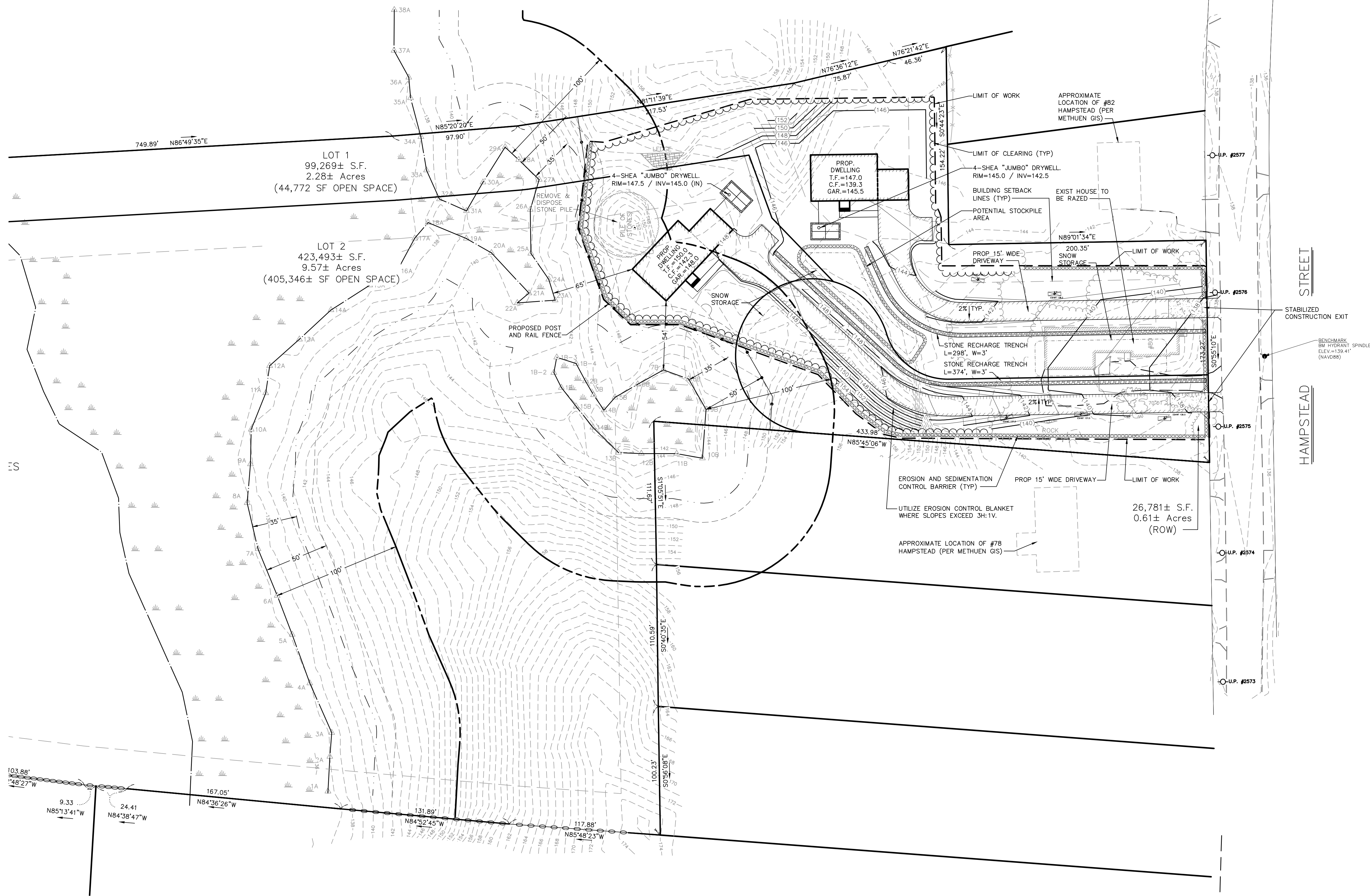
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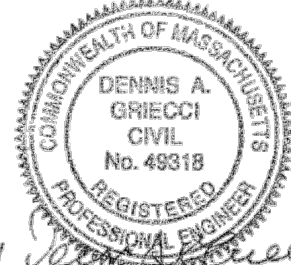
Revision No.	Revision Description	Date
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DEFINITIVE SUBDIVISION
GRADING & DRAINAGE PLAN
GUZMAN LANE
METHUEN, MASS.

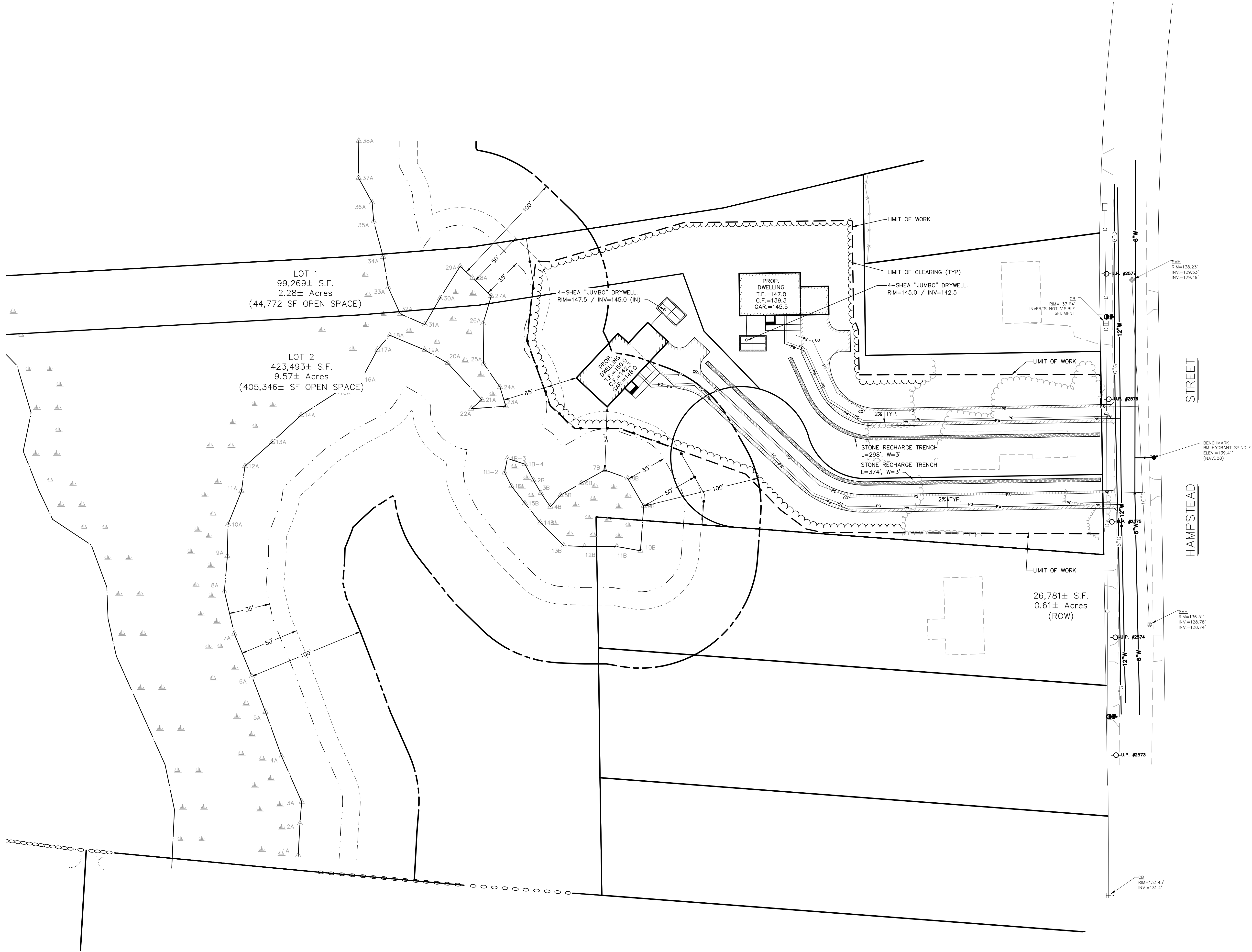
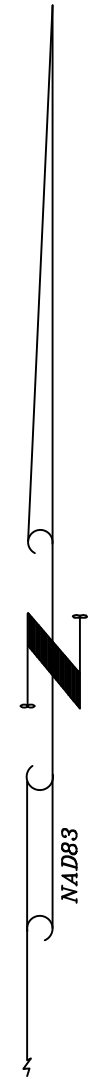
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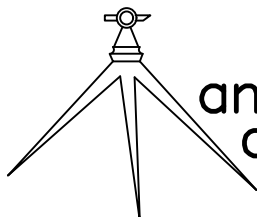
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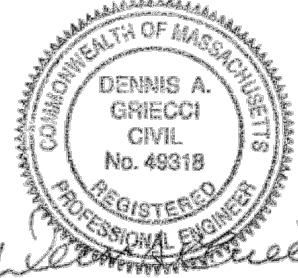
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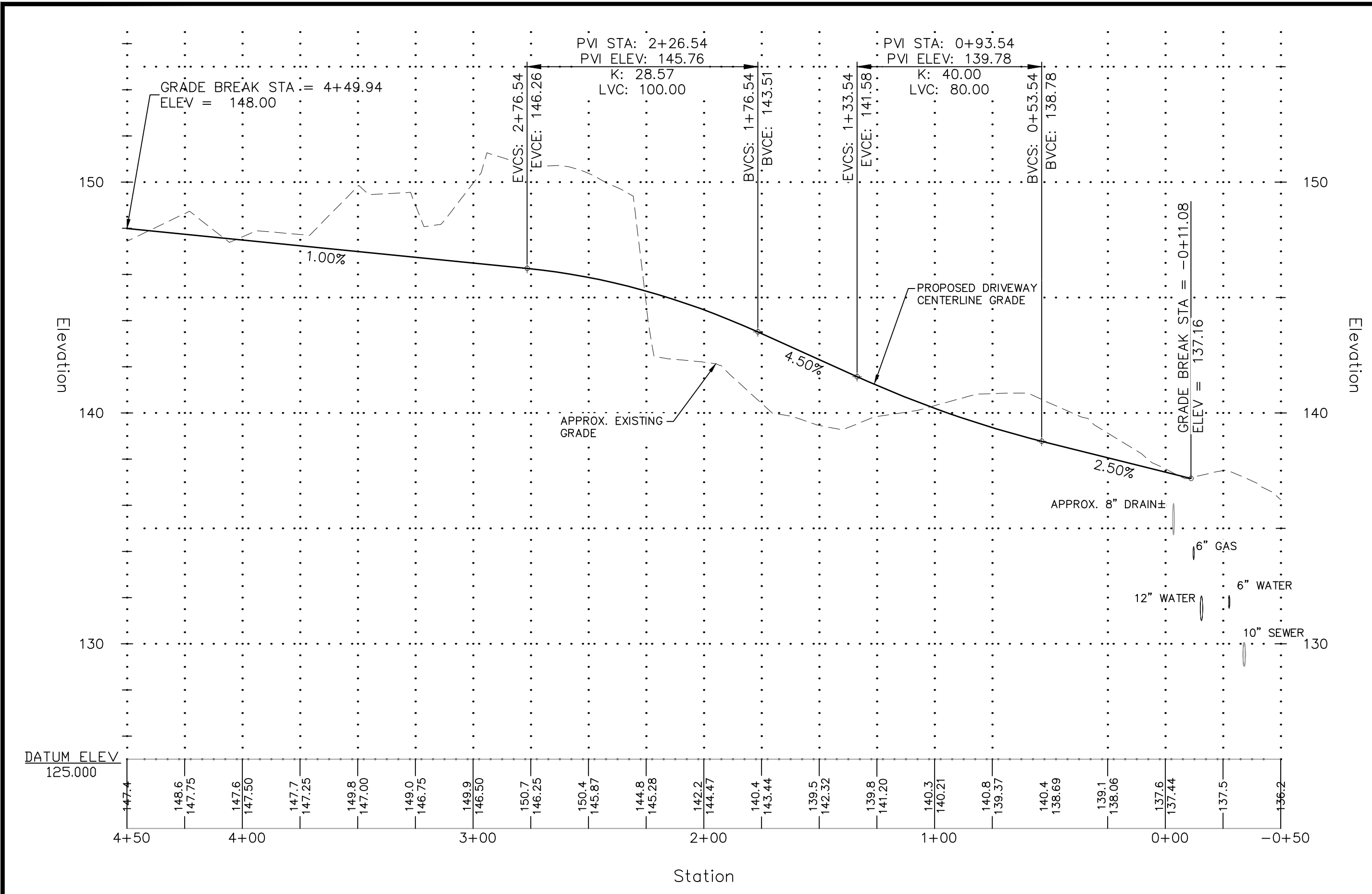
DEFINITIVE SUBDIVISION
UTILITY PLAN
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METHUEN, MASS.

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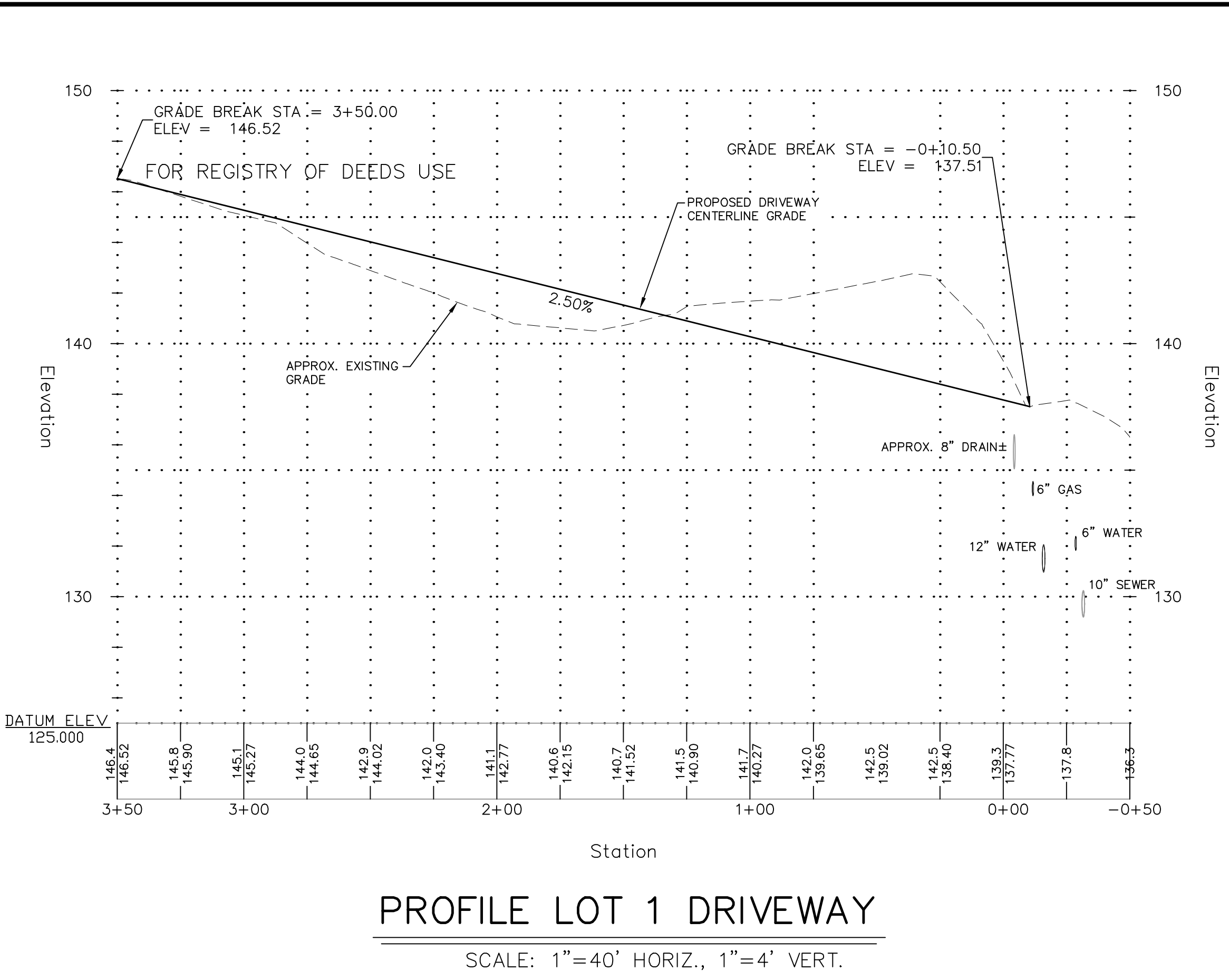


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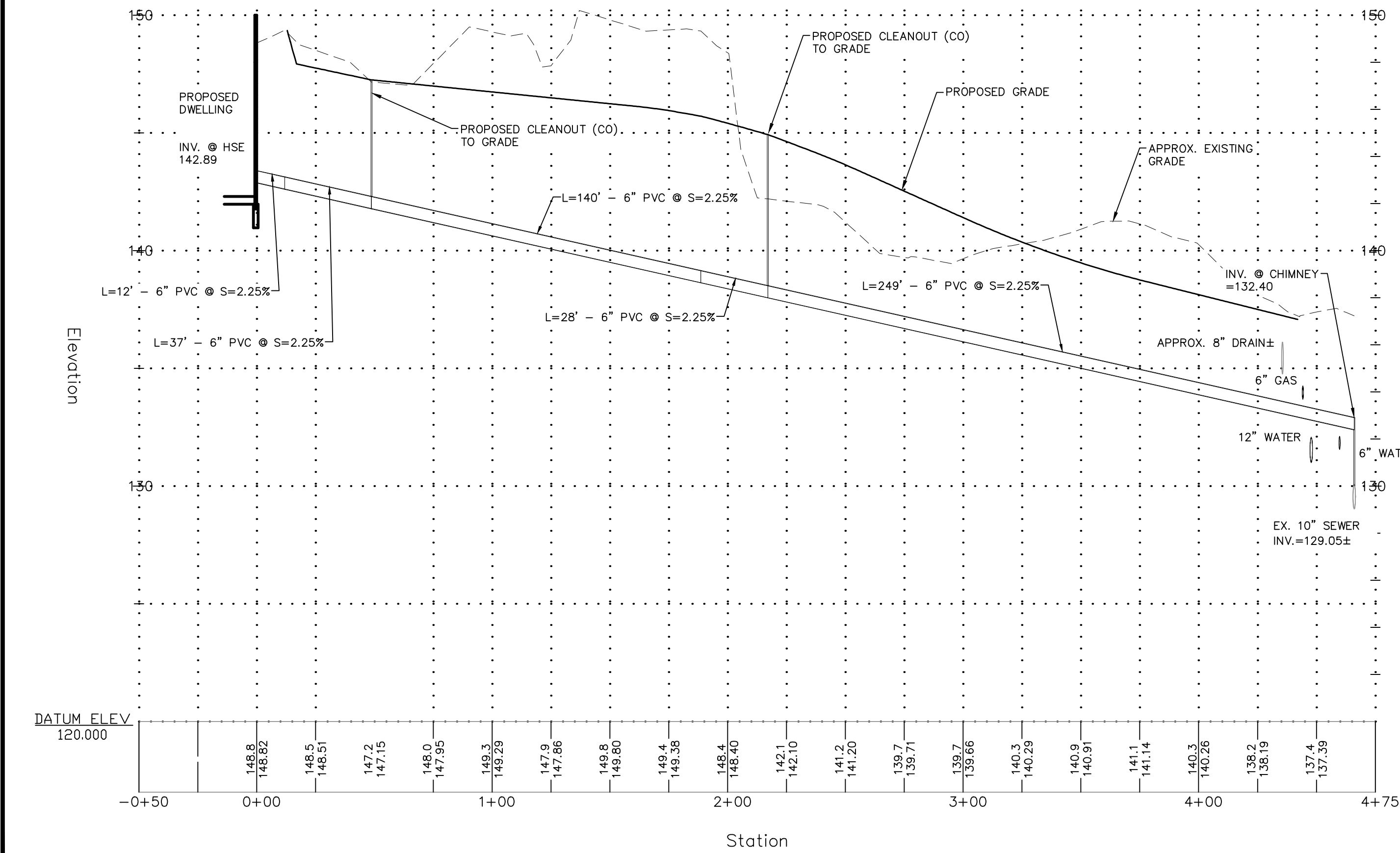




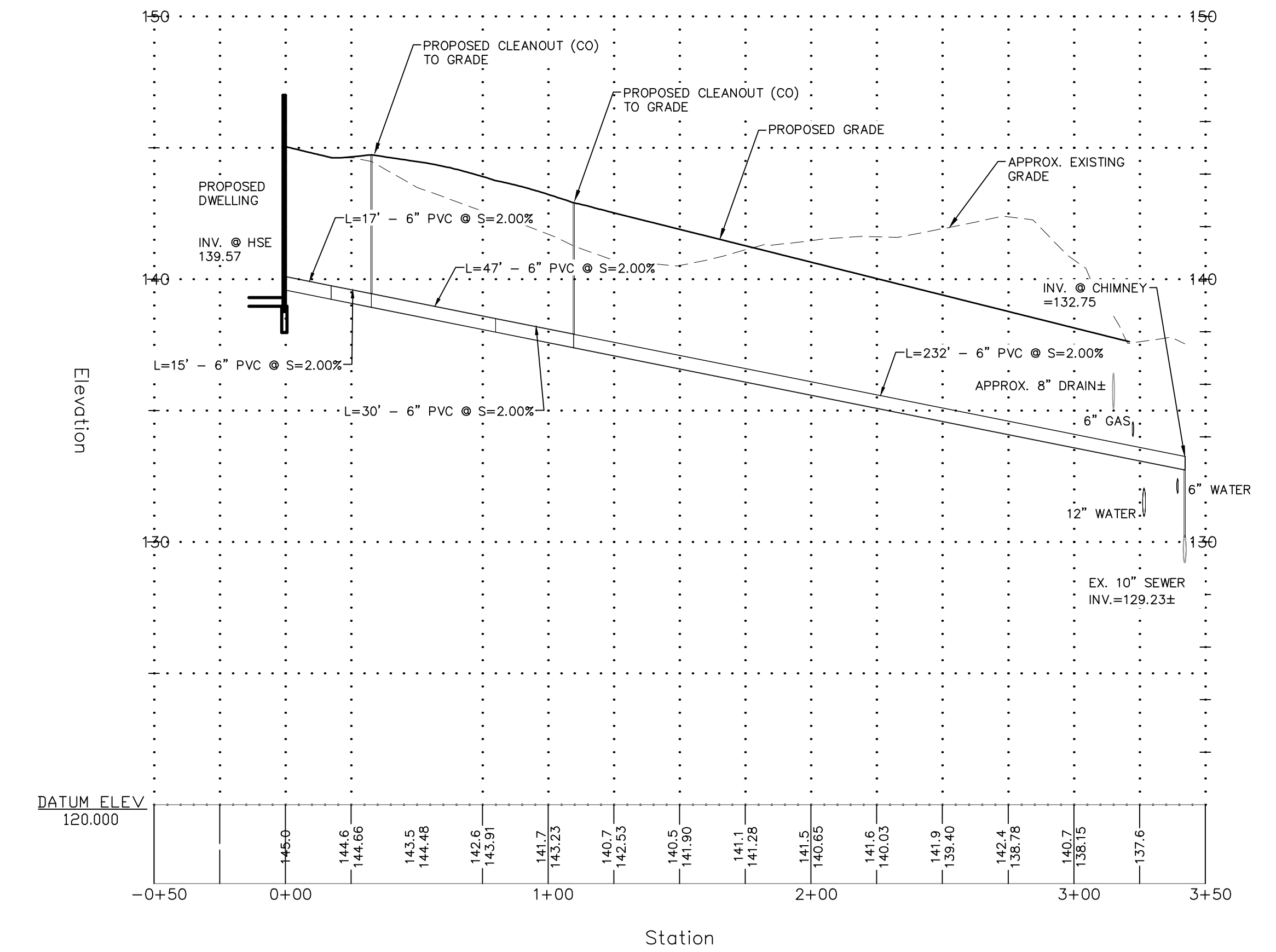
PROFILE LOT 2 DRIVEWAY
SCALE: 1"=40' HORIZ., 1"=4' VERT.



PROFILE LOT 1 DRIVEWAY
SCALE: 1"=40' HORIZ., 1"=4' VERT.



LOT 2 SEWER CONNECTION PROFILE
SCALE: 1"=40' HORIZ., 1"=4' VERT.



LOT 1 SEWER CONNECTION PROFILE
SCALE: 1"=40' HORIZ., 1"=4' VERT.

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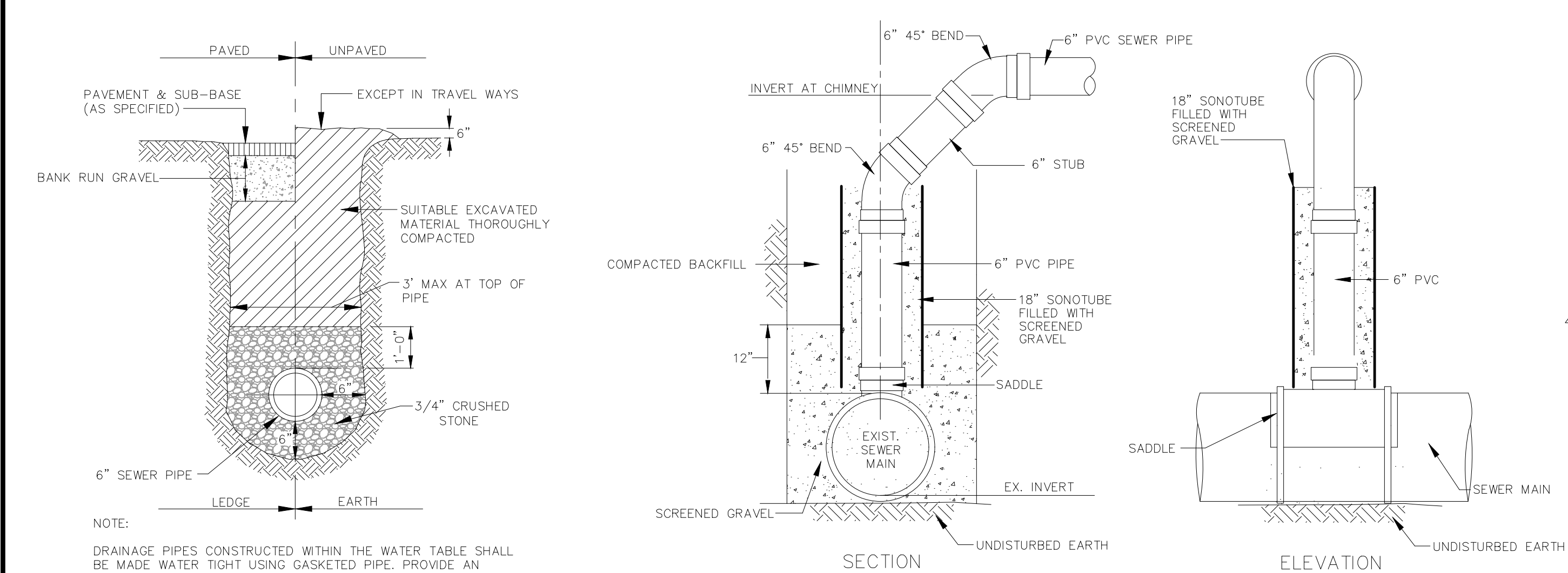
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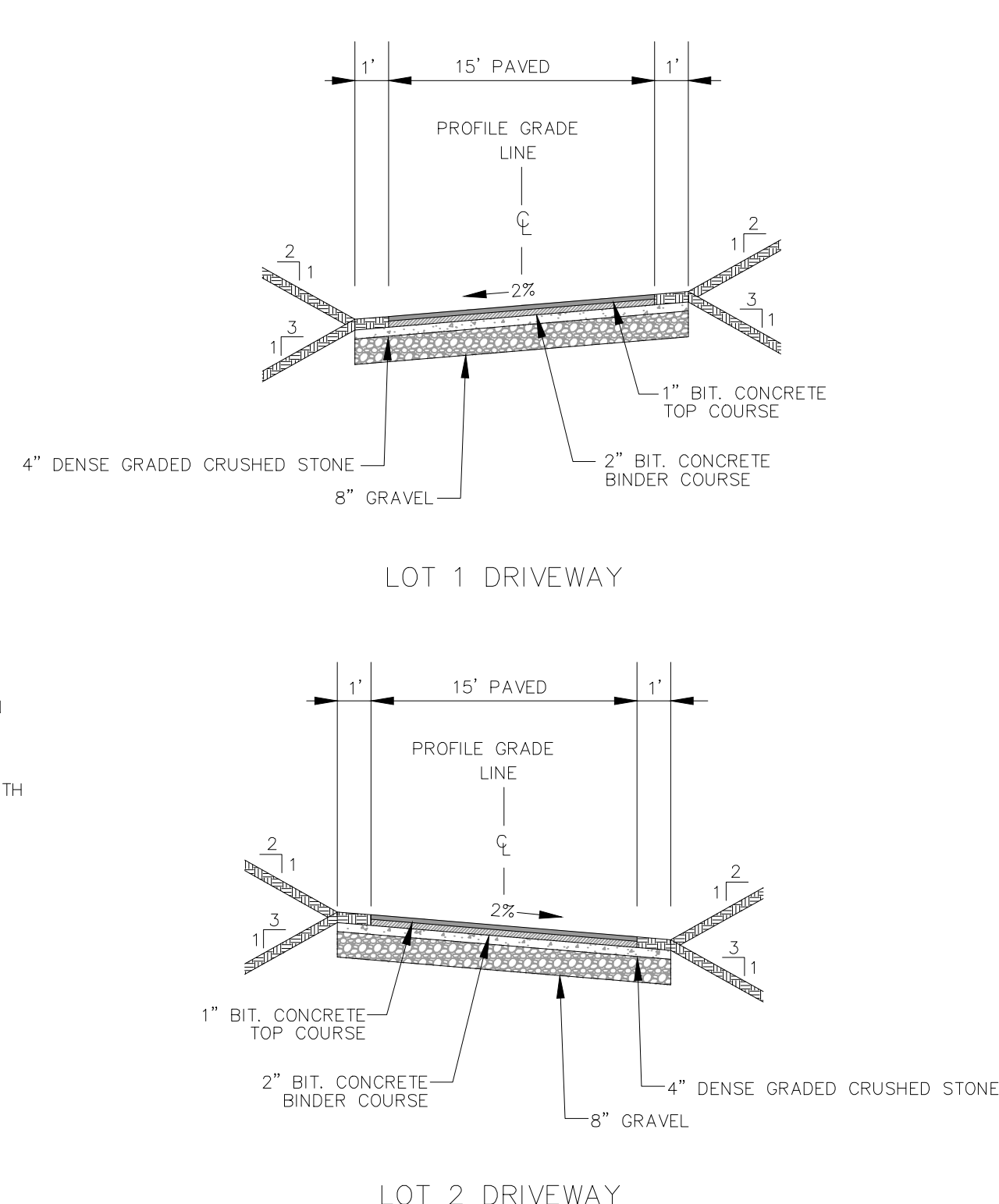
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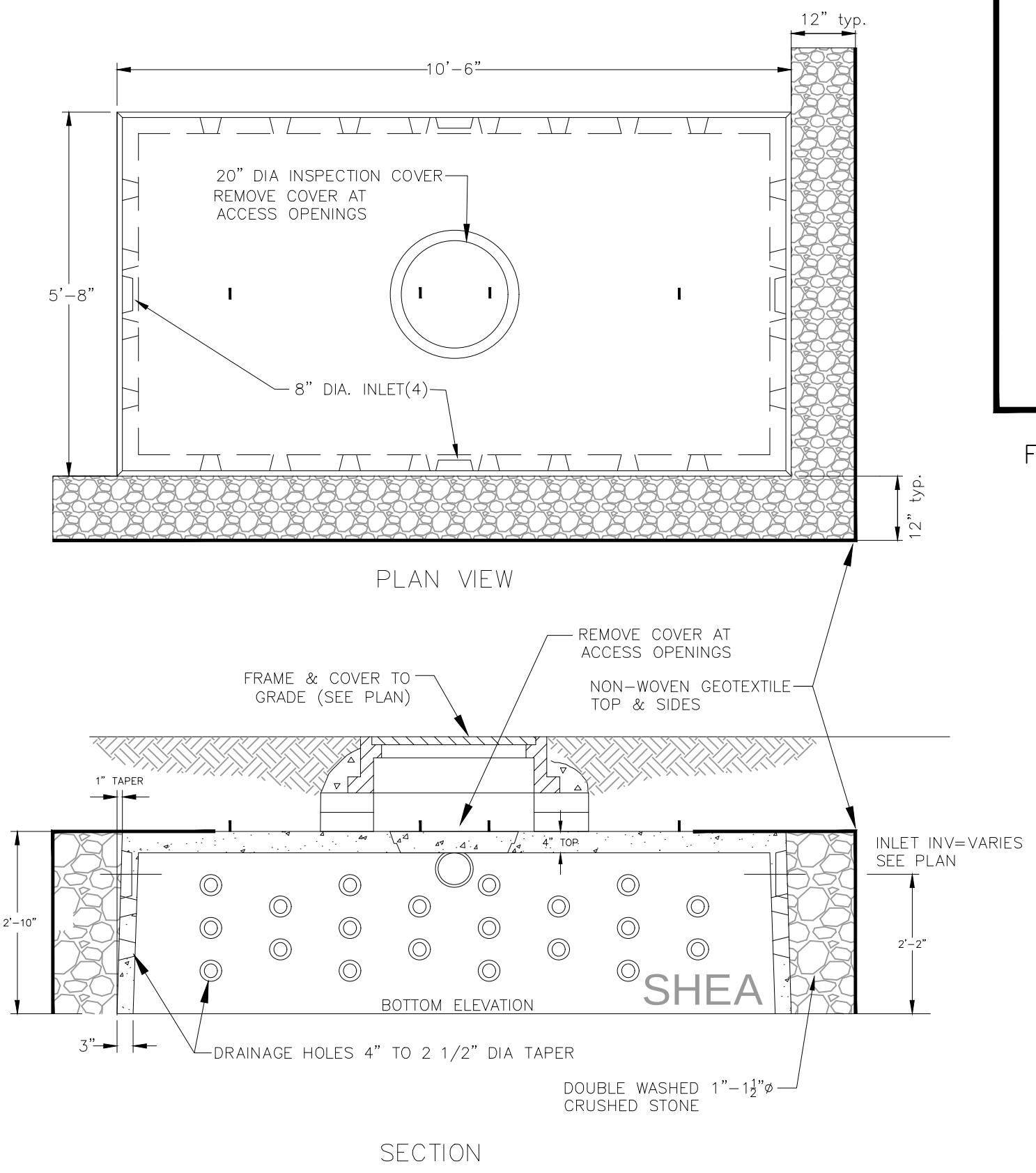


PIPE TRENCH
TYPICAL SECTION
NOT TO SCALE

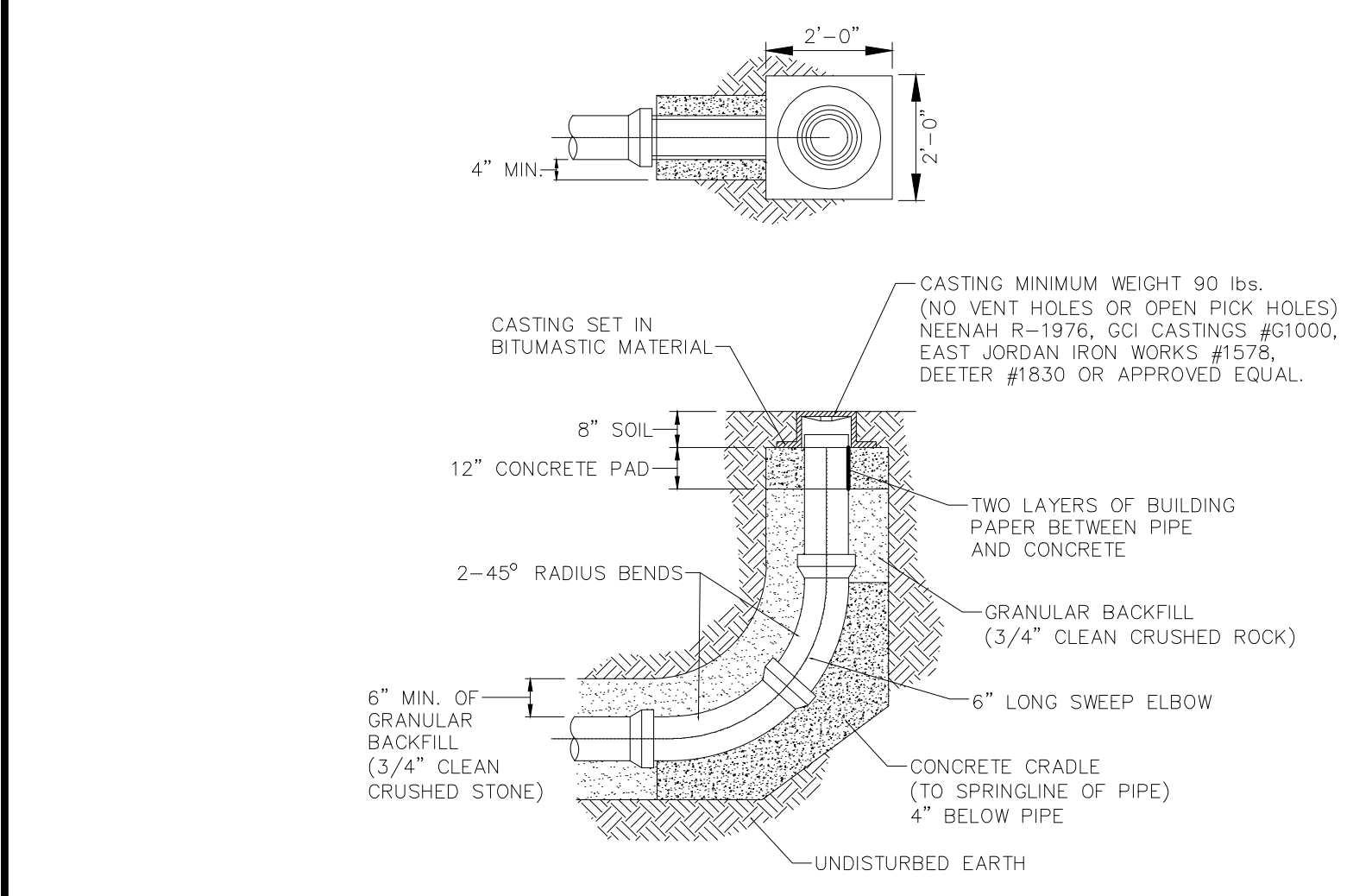
SANITARY SEWER CHIMNEY DETAIL
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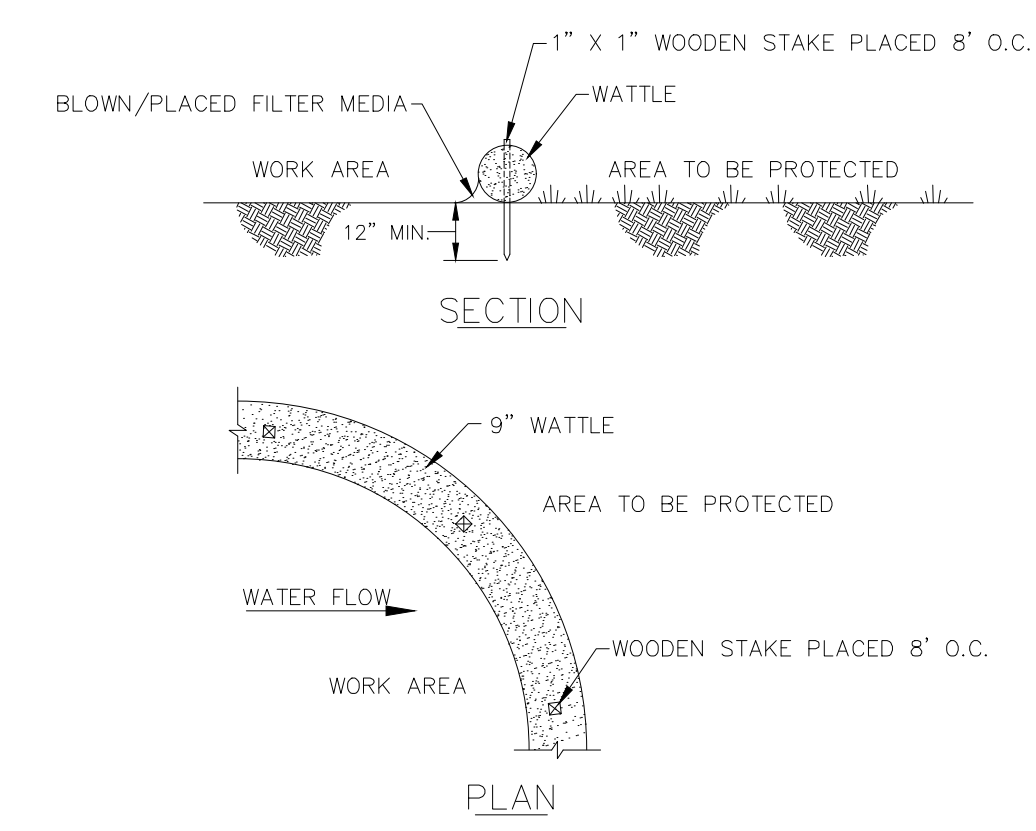
TYPICAL DRIVEWAY CROSS-SECTION
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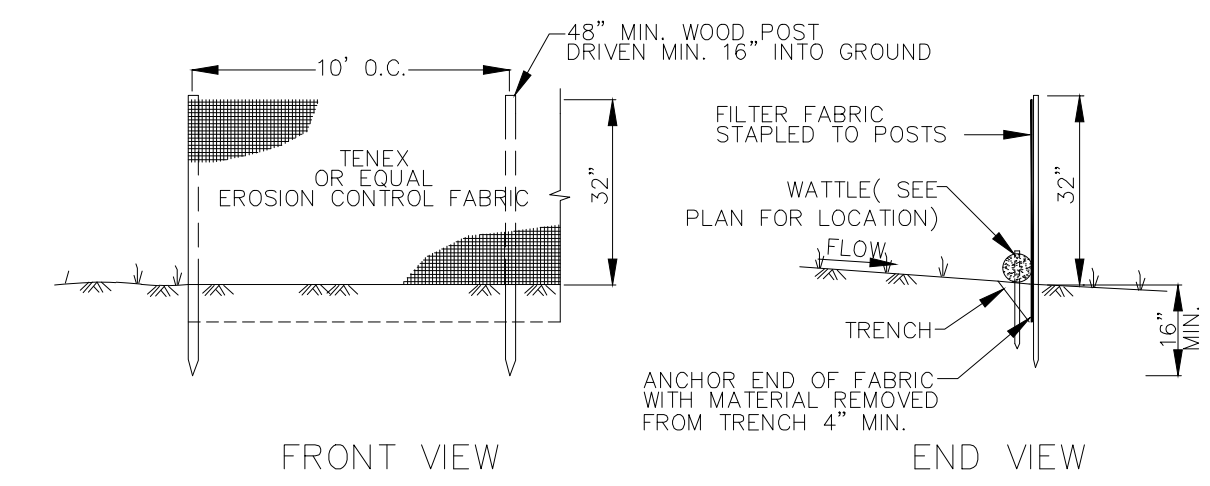
SHEA PRECAST CONCRETE
1000 GALLON JUMBO DRYWELL
NOT TO SCALE



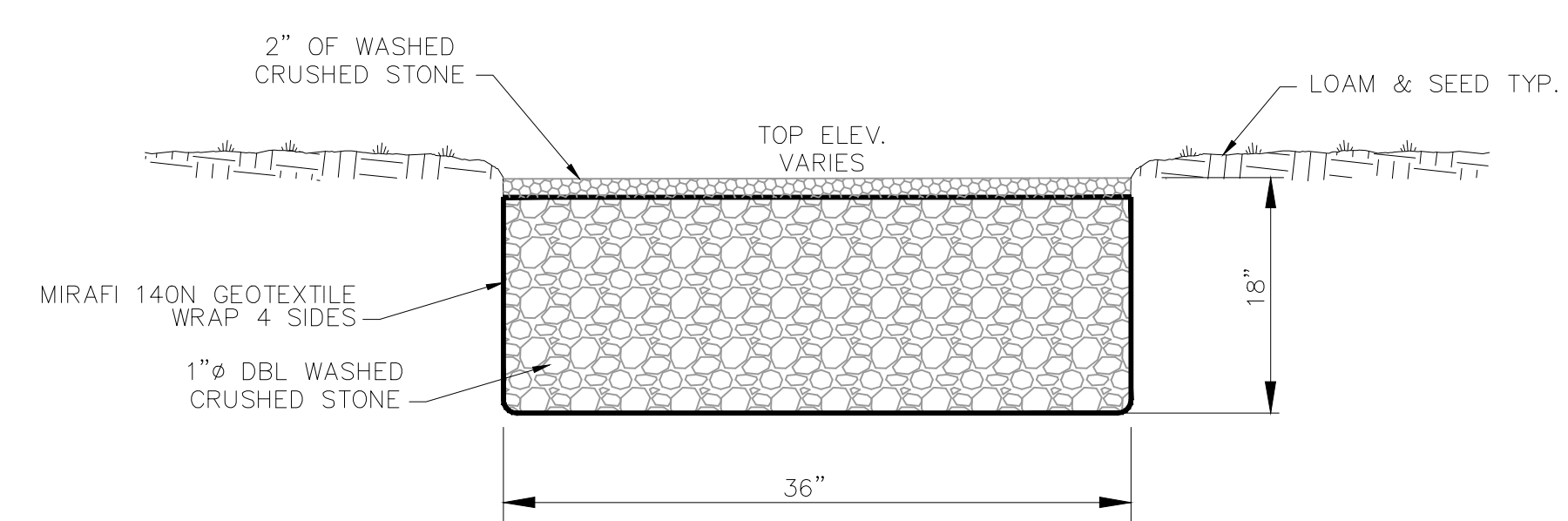
STANDARD CLEANOUT DETAIL
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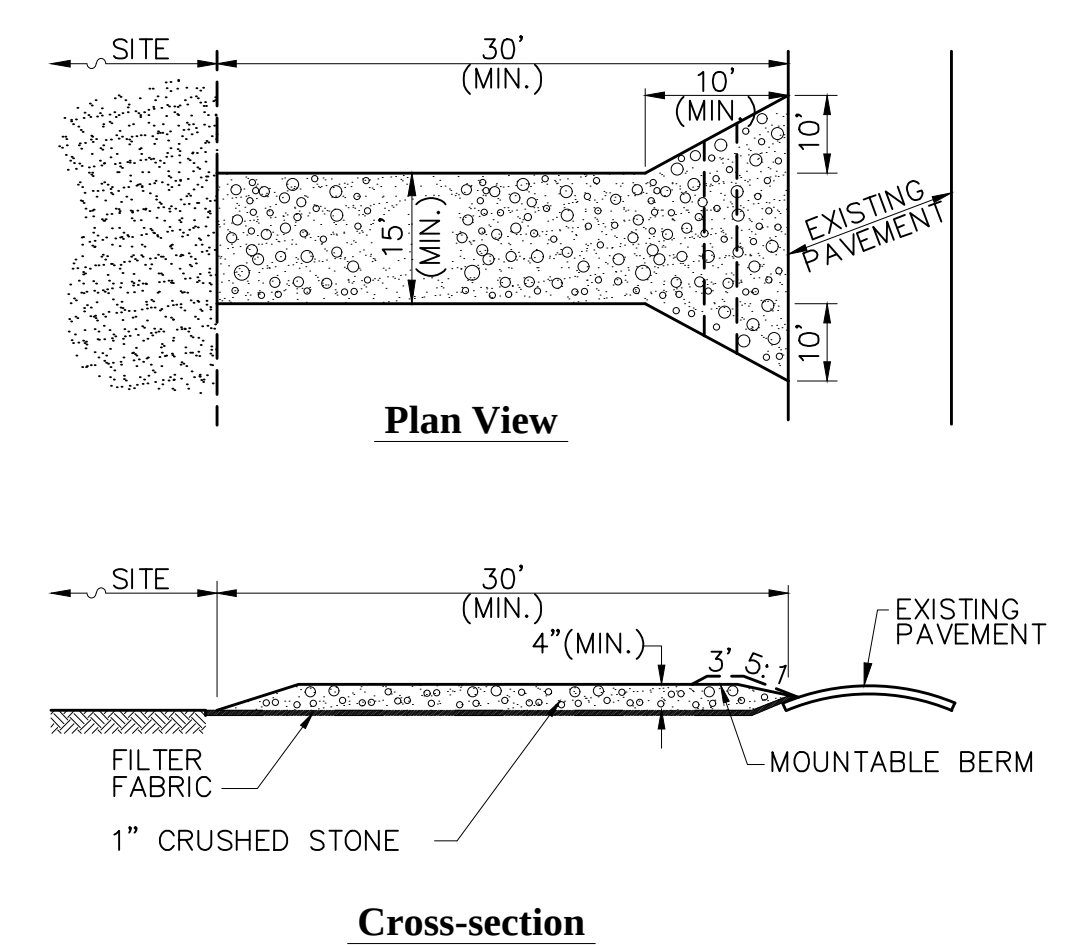
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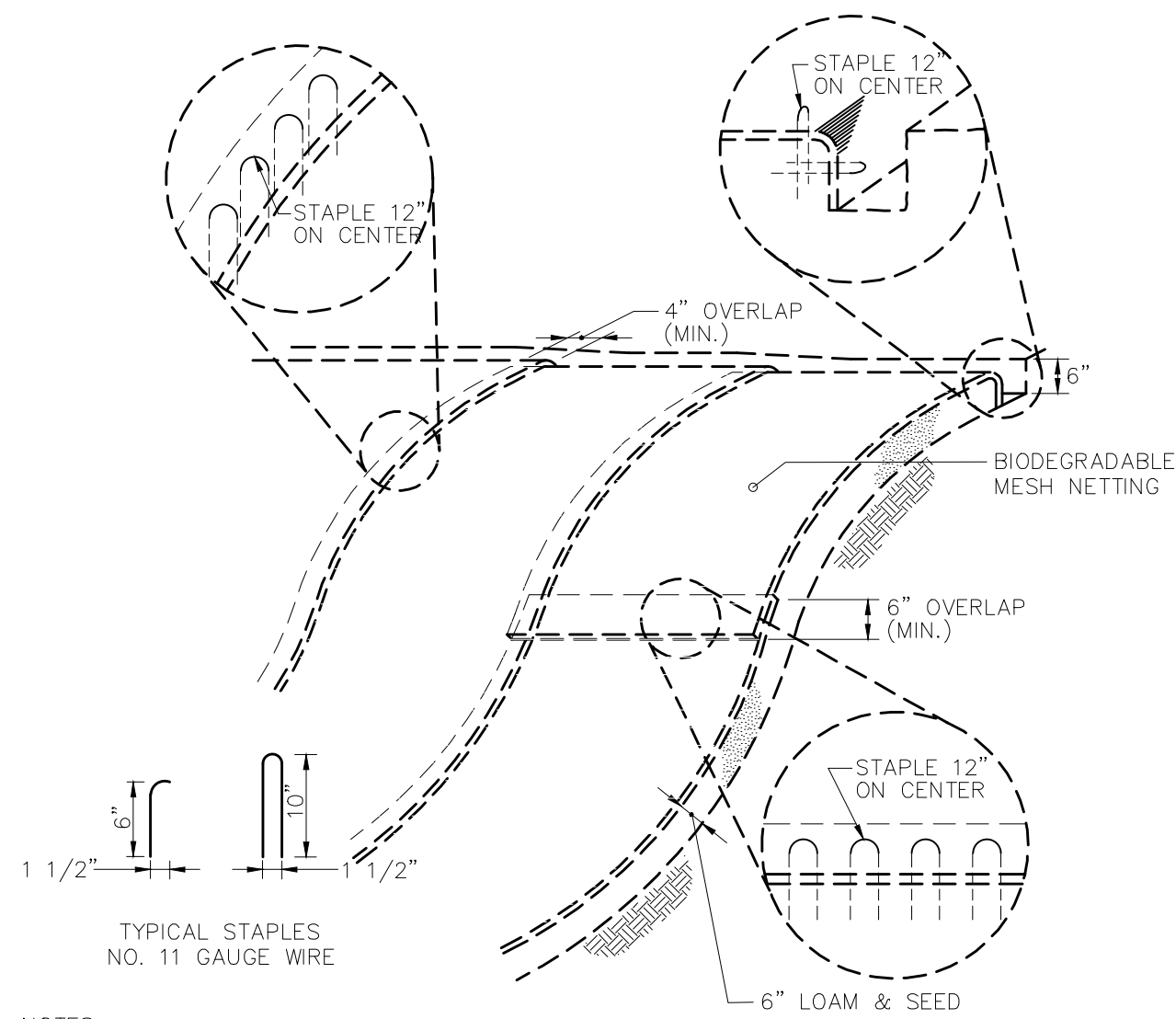
FABRIC SILT FENCE
STRAW WATTLE DETAIL
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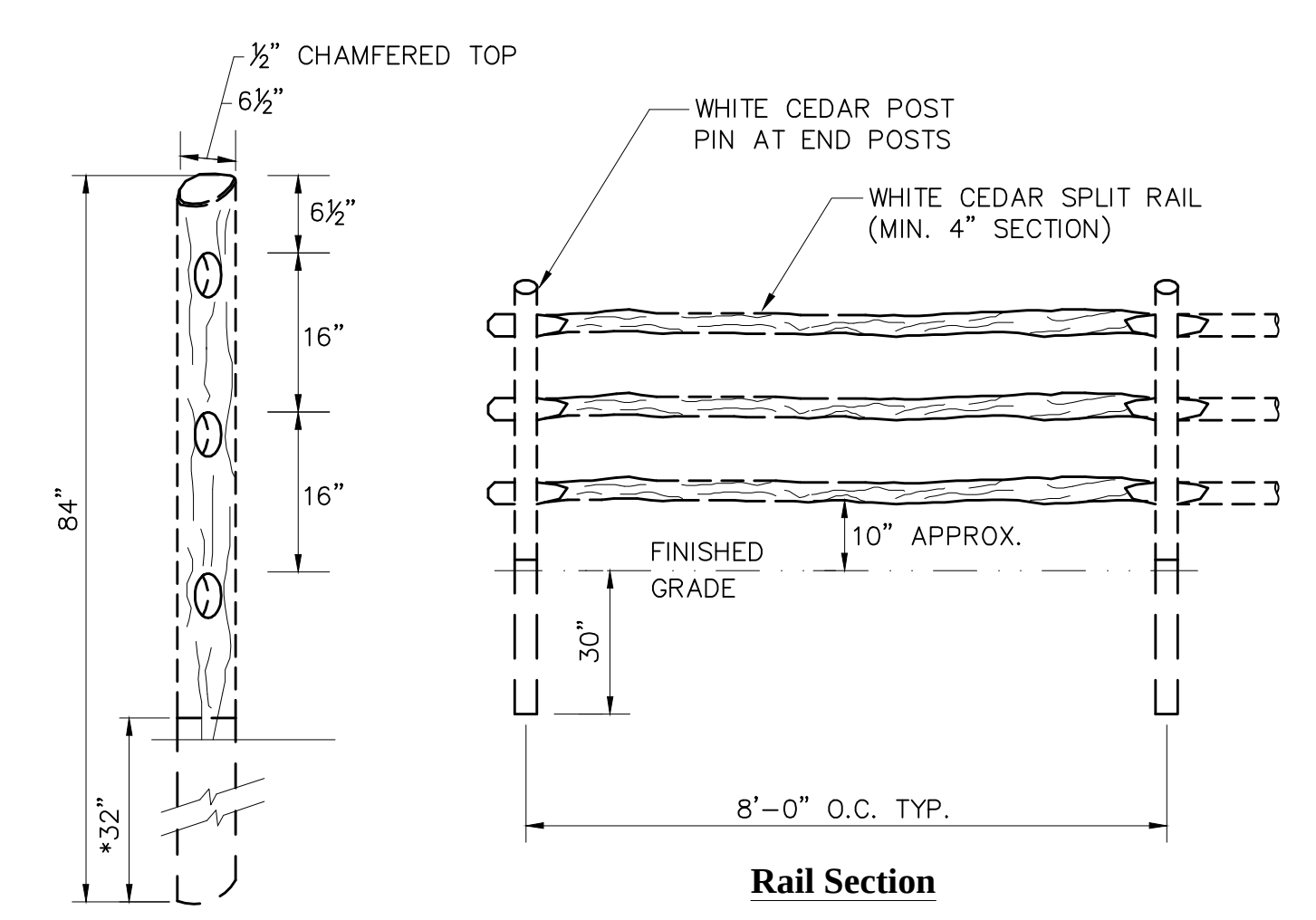
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NOT TO SCALE



STABILIZED CONSTRUCTION EXIT
NOT TO SCALE



EROSION CONTROL BLANKET SLOPE INSTALLATION
NOT TO SCALE



POST AND RAIL FENCE DETAIL
NOT TO SCALE

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