

- 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 DRAIN
 - PROPOSED SEDIMENT BARRIER
 - PROPOSED LIMIT OF WORK

Definitive Subdivision Plan

GUZMAN LANE

Methuen, Massachusetts

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

DEFINITIVE SUBDIVISION

COVER
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

0 40 80 120 160 Ft.
0 10 20 40 Meter

REFERENCE PLANS:

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

- PLAN 3162.
- PLAN 13155
- PLAN LC 35338C
- PLAN 10427
- 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 10 COVER SHEET
- SHEET 2 OF 10 LOT LAYOUT PLAN
- SHEET 3 OF 10 LOT LAYOUT PLAN
- SHEET 4 OF 10 EXISTING CONDITIONS PLAN
- SHEET 5 OF 10 EXISTING CONDITIONS PLAN
- SHEET 6 OF 10 GRADING & DRAINAGE PLAN
- SHEET 7 OF 10 UTILITY PLAN
- SHEET 8 OF 10 PLAN & PROFILE
- SHEET 9 OF 10 DETAILS
- SHEET 10 OF 10 DETAILS



SHEET 1 OF 10

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

SECTION 4.2.3.2 "DEAD ENDS WHERE THE BOARD HAS WAIVED THE DEAD END RESTRICTION, THE FOLLOWING CRITERIA SHALL BE FOLLOWED: DEAD END STREETS SHALL NOT BE LONGER THAN FIVE HUNDRED (500') FEET, UNLESS, IN THE OPINION OF THE BOARD, A GREATER LENGTH IS NECESSITATED BY TOPOGRAPHY OR OTHER LOCAL CONDITIONS, AND IN THAT CASE, SHALL BE CUL-DE-SACS..."

- REQUEST A WAIVER TO ALLOW FOR A STREET ENDING IN A CUL-DE-SAC BE 763 FEET LONG.

SECTION 4.5.2 "DRAINAGE EASEMENTS ...THE MINIMUM WIDTH OF ANY SUCH EASEMENT SHALL BE TWENTY (20') FEET."

- REQUEST A WAIVER TO ALLOW FOR 10 FOOT WIDE EASEMENTS ALONG ROADWAY SIDELINES TO ACCOMMODATE DRAINAGE SWALES.

SECTION 4.7.1 "TREE PLANTING THE COMMUNITY DEVELOPMENT BOARD REQUIRES THAT TREES WILL BE PLANTED ALONG ALL NEW STREETS AT INTERVALS OF NO GREATER THAN SEVENTY-FIVE (75') FEET..."

- REQUEST A WAIVER FROM THIS SECTION TO ALLOW NO TREE PLANTING.

SECTION 4.8.2 "INSTALLATION OF ALL SUBDIVISIONS ELECTRIC POWER SUPPLY CABLES, TELEPHONE CABLES AND CABLE TV SERVICE SHALL BE PLACED IN A TRENCH CENTERED TWO (2') FEET FROM THE EDGE OF THE ROADWAY PAVEMENT ON THE SIDE OF THE STREET WHERE THE SIDEWALK IS TO BE PLACED..."

- REQUEST A WAIVER FROM THIS SECTION TO ALLOW UTILITIES TO BE INSTALLED WITHIN THE PAVED WAY.

SECTION 5.3.1(3) "GENERAL ...STREETS AND ROADWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL ROADWAY CROSS SECTIONS ATTACHED TO THESE RULES AND REGULATIONS."

- REQUEST A WAIVER FROM THIS SECTION REGARDING THE TYPICAL CROSS SECTION TO ALLOW A PAVED WIDTH OF 22 FEET WITH 1 FOOT GRAVEL SHOULDERS ON EACH SIDE OF THE ROAD AS SHOWN ON THIS PLAN.

SECTION 5.3.7(2) "CURBS AND BERMS ...SLOPED GRANITE EDGING SHALL BE INSTALLED ON ALL SECONDARY ROADS."

- REQUEST A WAIVER FROM THIS SECTION REQUIRING SLOPED GRANITE EDGING BE INSTALLED ALONG THIS PROPOSED SECONDARY ROAD.

SECTION 5.3.8 "GRANITE CURB INLETS GRANITE CURB INLETS SHALL BE INSTALLED AT ALL CATCH BASIN LOCATIONS ON PRINCIPAL AND SECONDARY ROADS."

- REQUEST A WAIVER FROM THIS SECTION AS NO CATCH BASINS ARE PROPOSED AT CURB LINE.

5.4.1 STORM AND SURFACE DRAINAGE "GENERAL ...A CATCH BASIN TO MANHOLE SYSTEM OF DRAINAGE IS REQUIRED."

- REQUEST A WAIVER FROM THIS SECTION TO ALLOW A PORTION OF THE ROADWAY BE DRAINED BY ROADSIDE SWALES.

5.7.1 SIDEWALKS "LOCATION AND WIDTH SIDEWALKS FIVE (5') FEET IN WIDTH, UNLESS OTHERWISE SPECIFIED BY THE BOARD, SHALL BE CONSTRUCTED ALONG ALL ROADWAYS AS SHOWN ON THE APPROVED DEFINITIVE PLAN."

- REQUEST A WAIVER FROM THIS SECTION REQUIRING SIDEWALKS.

5.12 "STREET LIGHTING ALL THE APPURTENANCES FOR STREET LIGHTING, I.E. HANDHOLES, TRANSFORMER PADS, CONDUIT, ETC., WITH UNDERGROUND WIRING SHALL BE INSTALLED CONCURRENTLY WITH THE INSTALLATION OF THE UNDERGROUND DOMESTIC ELECTRIC SERVICE. PLANS SHOWING PROPOSED LOCATIONS OF POLES AND UNDERGROUND CABLES, CONDUITS, TRANSFORMERS AND RELATED EQUIPMENT SHALL BE FILED WITH AND APPROVED BY THE BOARD BEFORE INSTALLATION IS COMMENCED."

- REQUEST A WAIVER FROM THIS SECTION REQUIRING STREET LIGHTING.

- REQUEST A WAIVER FROM THE CONSERVATION COMMISSION'S 50' NO-DISTURB ZONE IN ORDER TO CONSTRUCT ROAD TO ACCESS UPLAND AREA.

REG. PROF. LAND SURVEYOR

METHUEN COMMUNITY
DEVELOPMENT BOARD

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CITY CLERK

DATE _____

DEFINITIVE SUBDIVISION

LOT LAYOUT 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

[illegible]

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

REG. PROF. LAND SURVEYOR

FOR REGISTRY OF DEEDS USE

METHUEN COMMUNITY
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LOT LAYOUT PLAN
GUZMAN LANE
METHUEN, MASS.

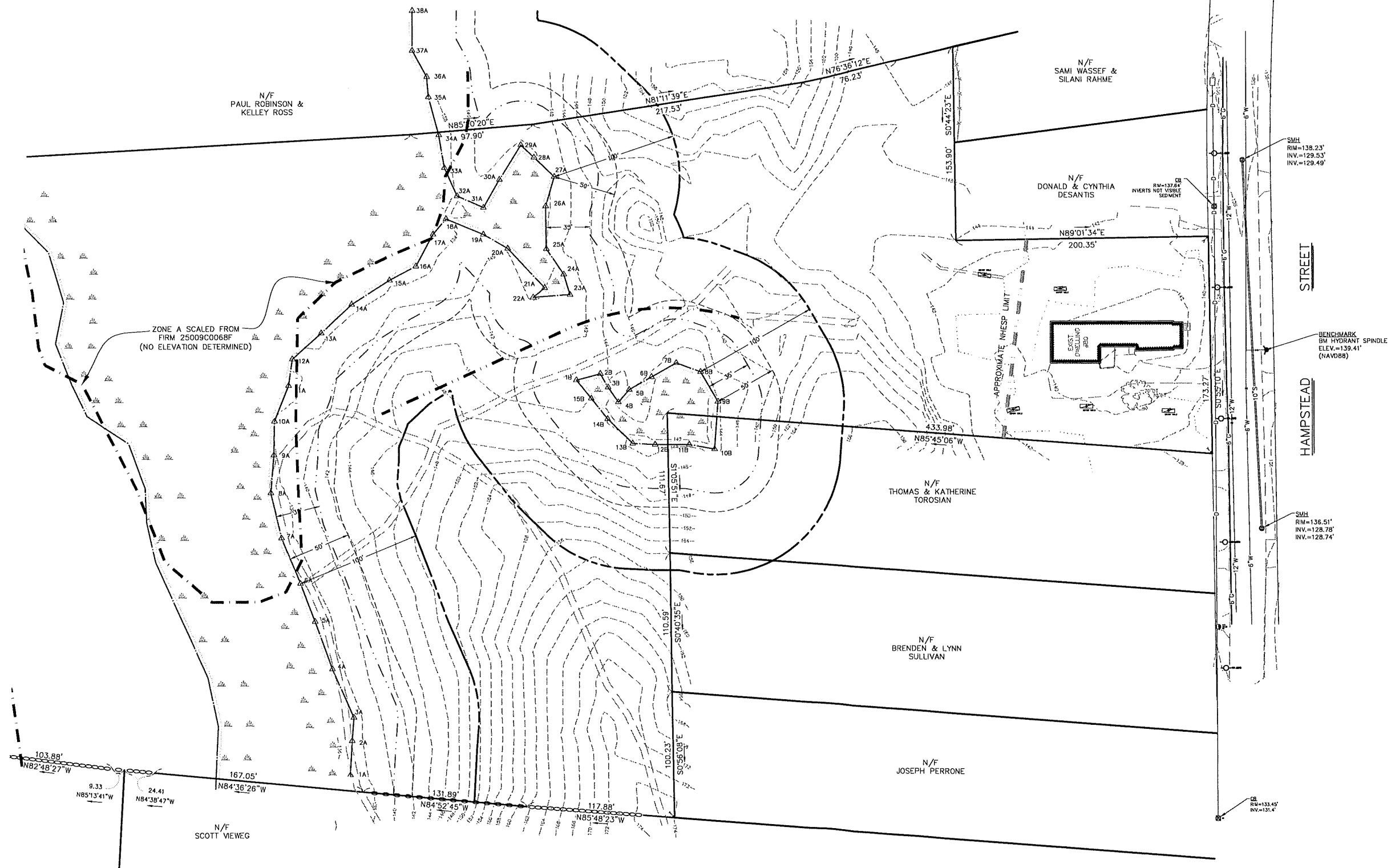
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DATE: MAY 6, 2022
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1 East River Place
Methuen, Mass. 01844
Telephone: 978-687-3828



0 40 80 120 160 Ft.
0 10 20 40 Meter

FOR REGISTRY OF DEEDS USE



DEFINITIVE SUBDIVISION

EXISTING CONDITIONS PLAN
GUZMAN LANE
METHUEN, MASS.

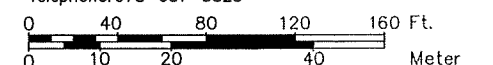
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DATE: MAY 6, 2022
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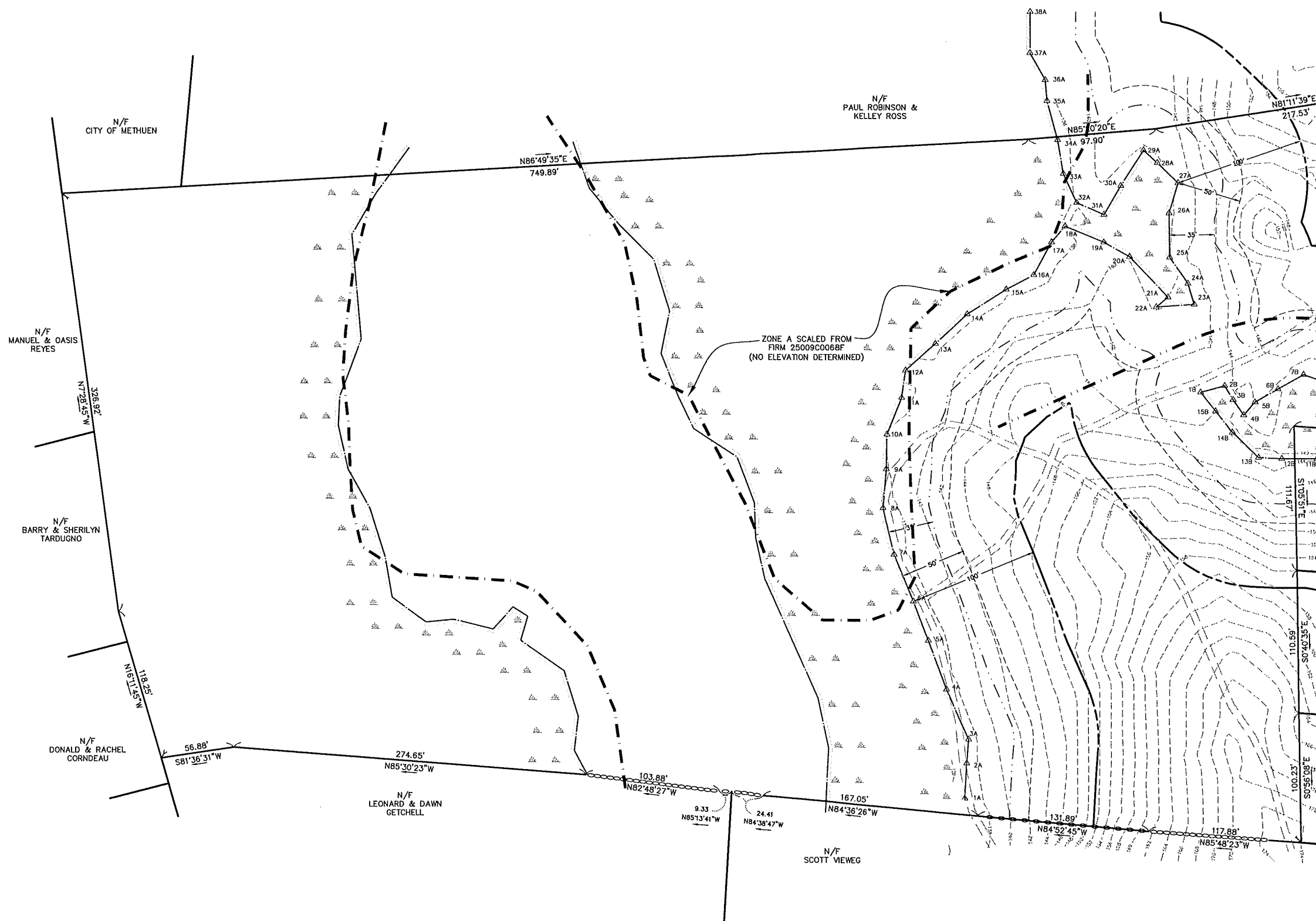
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Methuen, Mass. 01844
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Peter J. Goodwin



FOR REGISTRY OF DEEDS USE



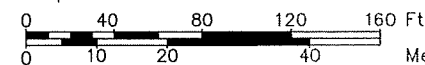
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EXISTING CONDITIONS PLAN
GUZMAN LANE
METHUEN, MASS.

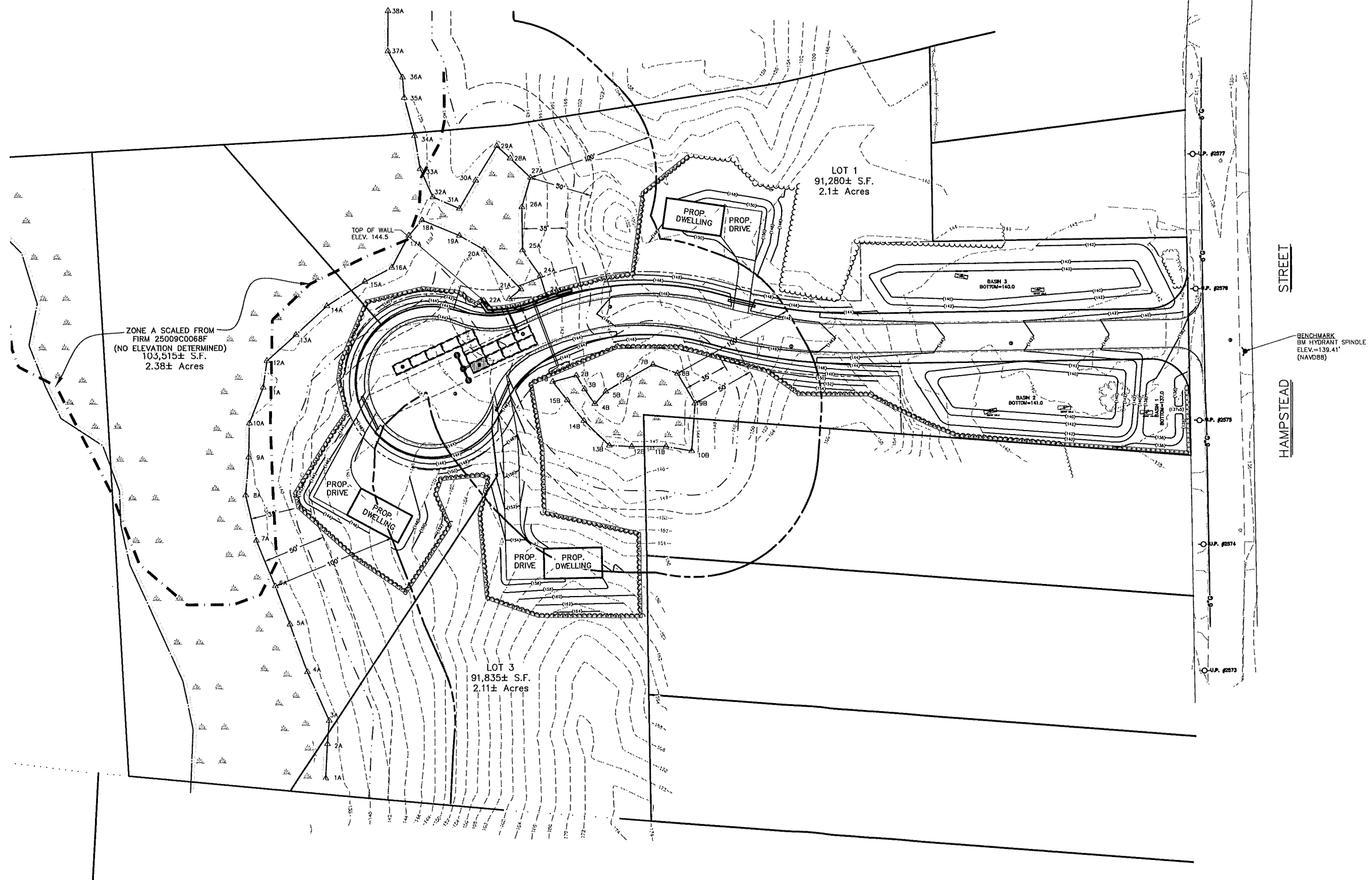
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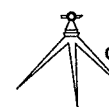
FOR REGISTRY OF DEEDS USE



DEFINITIVE SUBDIVISION

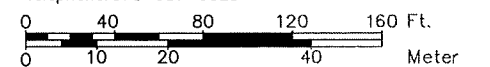
GRADING & DRAINAGE PLAN
GUZMAN LANE
METHUEN, MASS.

PREPARED FOR: EDDY GUZMAN
DATE: MAY 6, 2022
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FOR REGISTRY OF DEEDS USE

Structure Table	
Structure Name	Structure Details
CB 1	RIM = 144.32 SUMP = 136.90 D-1 INV OUT = 140.90
CB 2	RIM = 144.32 SUMP = 136.90 D-2 INV OUT = 140.90
STC-450I	RIM = 144.52 SUMP = 135.60 D-2 INV IN = 140.85 D-1 INV IN = 140.85 D-3 INV OUT = 140.60
SUBSURFACE GALLEY	RIP = 143.77 SUMP = 142.30 D-3 INV IN = 140.55

Pipe Table			
Pipe Name	Size	Length	Slope
D-1	12" RCP	7'	0.71%
D-3	12" RCP	5'	1.03%
D-2	12" RCP	9'	0.56%

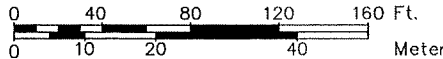
DEFINITIVE SUBDIVISION

UTILITY PLAN
GUZMAN LANE
METHUEN, MASS.

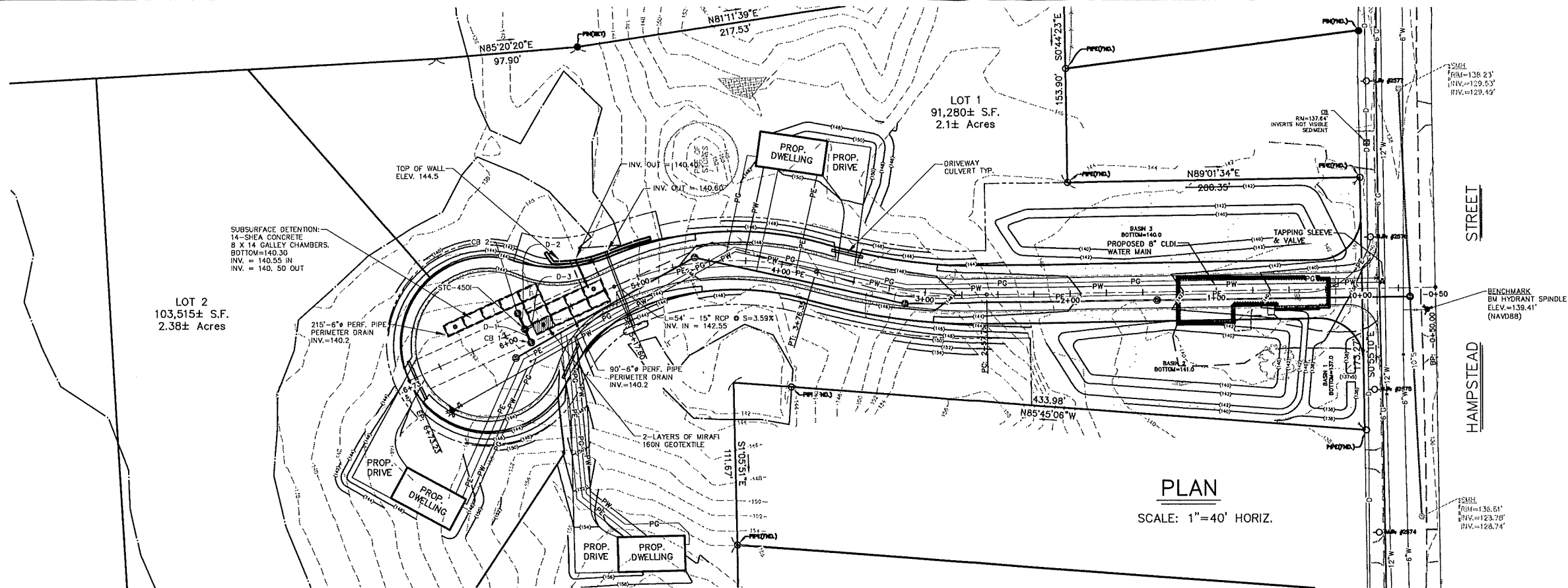
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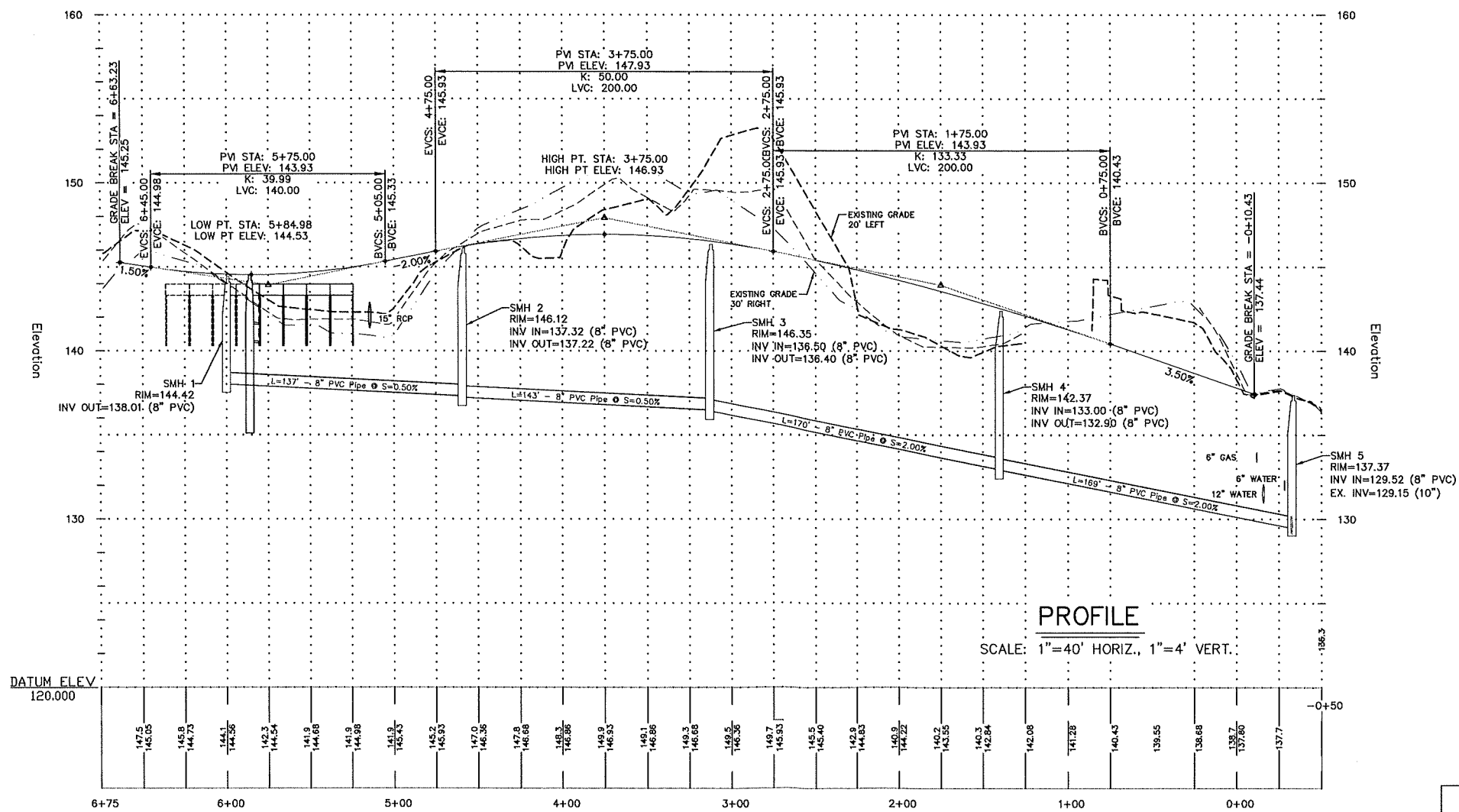
1 East River Place
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Telephone: 978-687-3828



SHEET 7 OF 10



FOR REGISTRY OF DEEDS USE



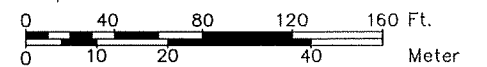
DEFINITIVE SUBDIVISION

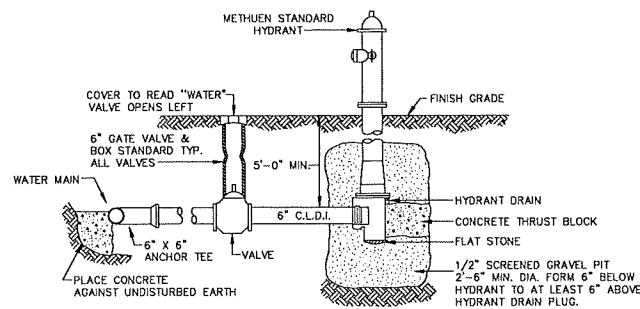
PLAN & PROFILE
GUZMAN LANE
METHUEN, MASS.

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



1 East River Place
Methuen, Mass. 01844
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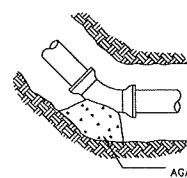




CONSULT WITH METHUEN FIRE DEPT FOR CITY STANDARD HYDRANT MANUFACTURER

FIRE HYDRANT DETAIL
(NOT TO SCALE)

ANCHOR ALL 1/16, 1/8, & 1/4 BENDS



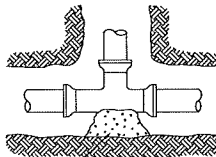
HORIZONTAL ANCHORS - WATER MAIN
NOT TO SCALE

ANCHOR ALL 1/16, 1/8, & 1/4 BENDS

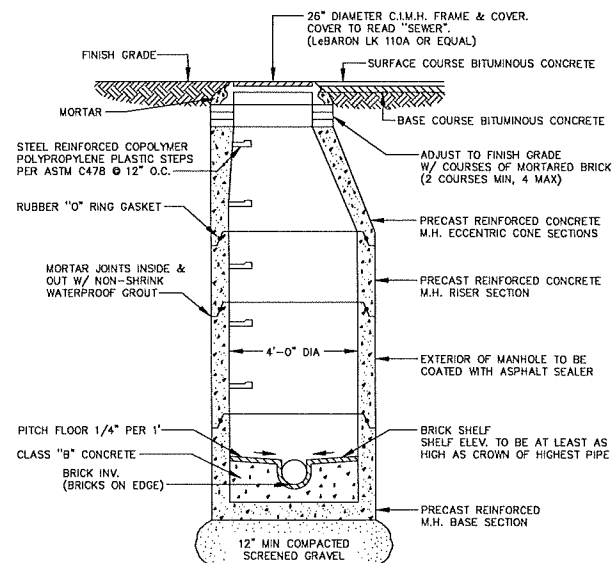
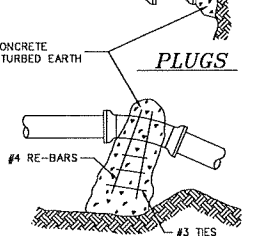
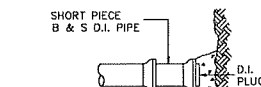


VERTICAL ANCHORS WATER MAIN
NOT TO SCALE

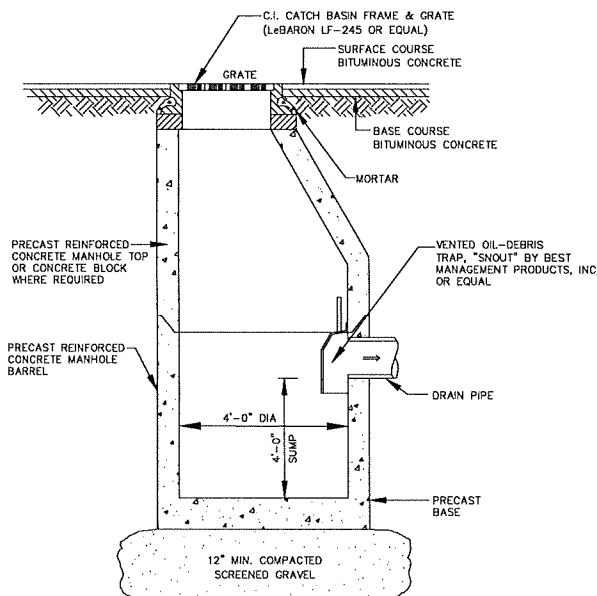
ANCHOR ALL TEES WITH BRANCHES 6\"/>



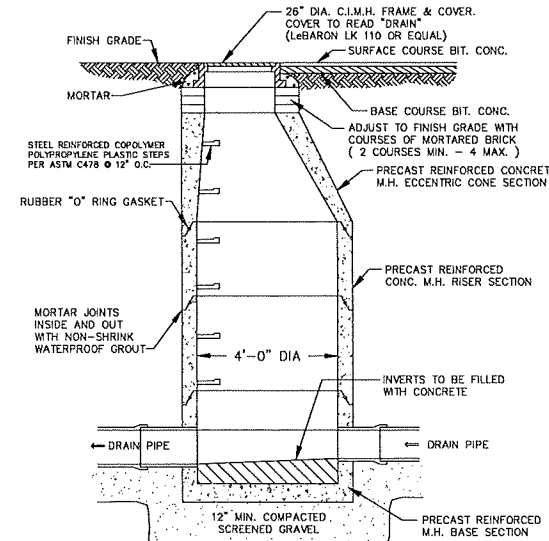
PLUGS



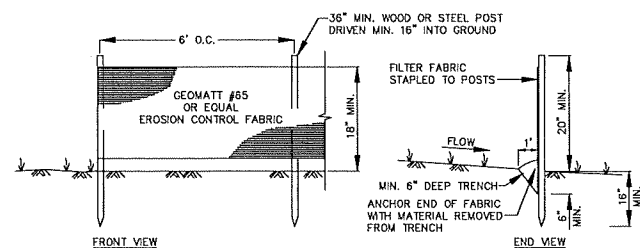
TYPICAL SEWER MANHOLE DETAIL
NOT TO SCALE



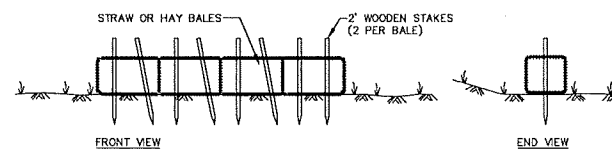
DEEP-SUMP HOODED CATCH BASIN (TYP.)
NOT TO SCALE



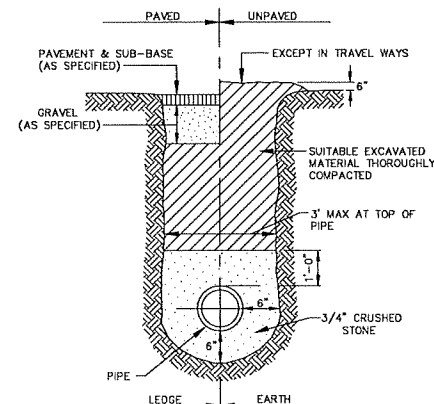
TYPICAL DRAIN MANHOLE DETAIL
NOT TO SCALE



FABRIC SILTATION FENCE DETAIL
NOT TO SCALE



HAY BALE SILTATION BARRIER DETAIL
NOT TO SCALE



NOTE:
DRAINAGE PIPES CONSTRUCTED WITHIN THE WATER TABLE SHALL BE MADE WATER TIGHT USING GASKETED PIPE. PROVIDE AN ANTI-SEEP COLLAR WITHIN EACH PIPE TRENCH SECTION, WHEN NEEDED, TO MINIMIZE GROUNDWATER MOVEMENT ALONG THE PIPE BEDDING.

PIPE TRENCH TYPICAL SECTION
NOT TO SCALE

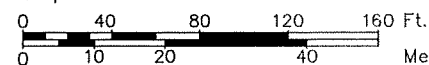
DEFINITIVE SUBDIVISION

DETAILS
GUZMAN LANE
METHUEN, MASS.

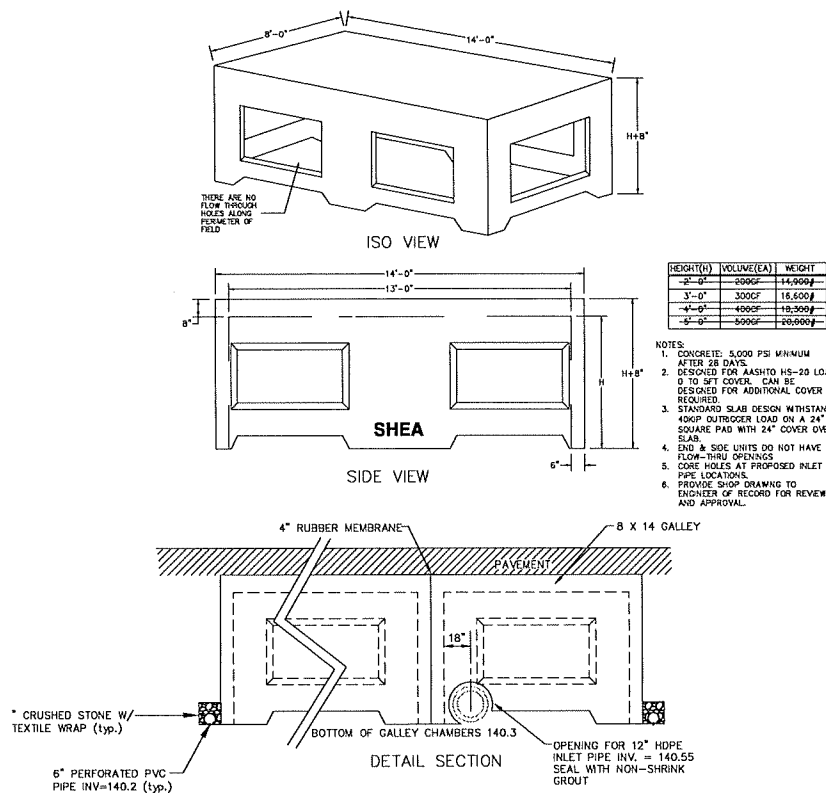
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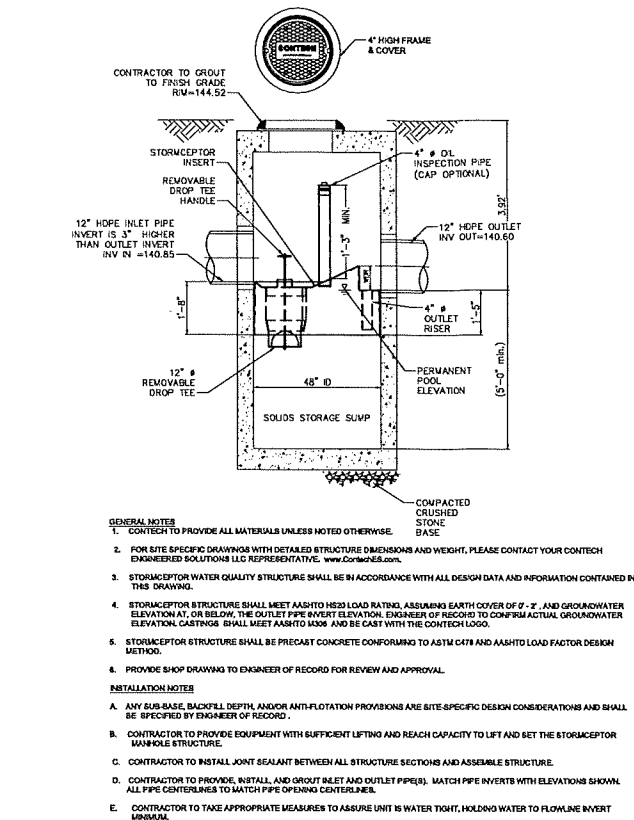
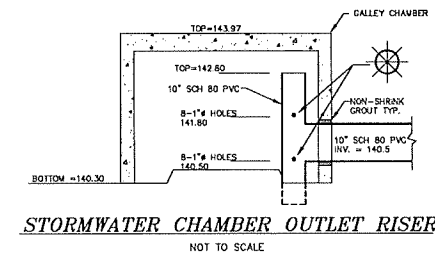
1 East River Place
Methuen, Mass. 01844
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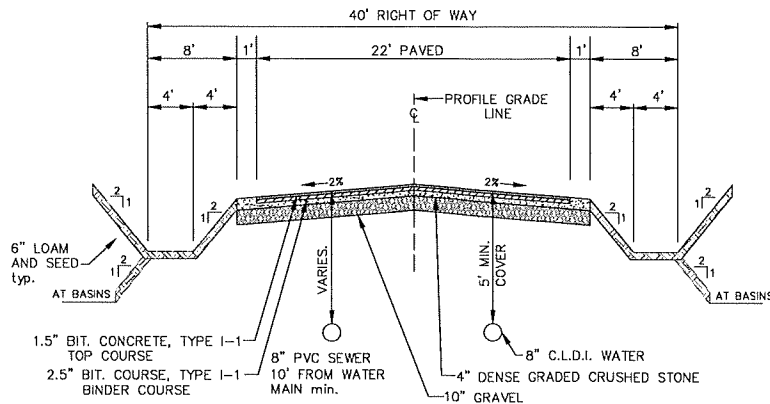
FOR REGISTRY OF DEEDS USE



SHEA PRE-CAST STORMWATER CHAMBERS
NOT TO SCALE



STORMCEPTOR 450i DETAIL
NOT TO SCALE



DEFINITIVE SUBDIVISION

DETAILS
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METHUEN, MASS.

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