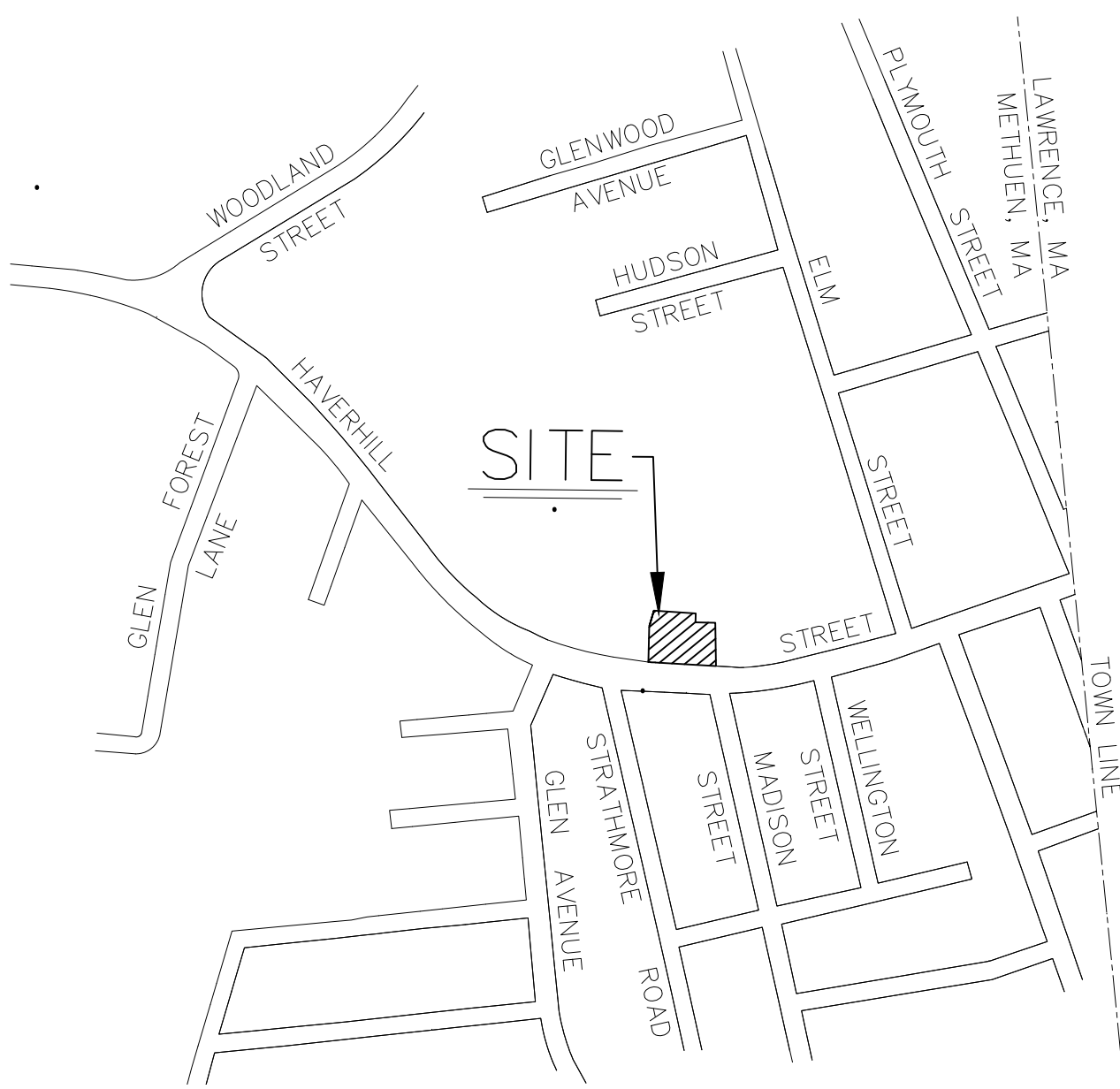


Proposed Site Plan
Aroma Joe's Drive-Through
Haverhill Street
Methuen, Massachusetts
Issued for Permitting
Not Approved for Construction

Sign Key			
M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
R1-1	30"	30"	
R6-1R	36"	12"	
R5-1	30"	30"	
R7-8	12"	18"	
R1-5C	18"	24"	
R7-BP	12"	6"	

Parking Summary Chart				
Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	2	5
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	1	1
TOTAL SPACES			3	6
Parking Requirements:				
RESTAURANT	6 EMPLOYEES	x	1 SPACES	/ 2 EMPLOYEE = 3
			TOTAL PARKING REQUIRED	= 3 SPACES

Zoning Summary Chart		
Zoning District:	BN (Neighborhood Business)	
Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	10,000 SF	17,928 SF
FRONTAGE	80.0 Feet	156.0 Feet
FRONT YARD SETBACK	25 Feet	25.8 Feet
SIDE YARD SETBACK	15 Feet	31.2 Feet
REAR YARD SETBACK	30 Feet	54.6 Feet
MINIMUM LOT WIDTH	80 Feet	> 80 Feet
MAXIMUM BUILDING HEIGHT	40 Feet	< 40 Feet
MAXIMUM BUILDING COVERAGE	35.0 %	4.4 %



SITE LOCUS: 1"=400'

Sheet Index		
Number	Drawing Title	Latest Issue
1 of 5	Cover Sheet	12/12/2023
2 of 5	Existing Conditions Plan	12/12/2023
3 of 5	Proposed Site Plan	12/12/2023
4 of 5	Site Details	12/12/2023
5 of 5	Site Details	12/12/2023
Number	Reference Drawings	Latest Issue
L1	Landscaping Plan prepared by Weinmayr/Tay Associates	8/10/2023
SL1	Proposed Site Lighting prepared by Reflex Lighting	8/22/2023
A201	Elevations Exterior prepared by TK Architects International	8/1/2023

OWNER OF RECORD:
Charles F. Perrault
Select Properties, LLC
79 Haverhill Street
Methuen, MA 01844

APPLICANT:
Amigos Coffee, LLC
46 Daniels Drive
Lee, NH 03861

DEED REFERENCE:
NERD Book 10828, Page 107

ASSESSOR PARCELS:
618-155-5B
618-155-5E
618-155-5J2

3	REVISE PER PEER REVIEW AND ENGINEERING DEPT. COMMENTS	12/12/2023
2	REVISE PER PEER REVIEW AND ENGINEERING DEPT. COMMENTS	11/2/2023
1	REVISE PER ENGINEERING DEPT. COMMENTS	9/22/2023
Revision No.	Revision Description	

COVER SHEET

VP HAVERHILL STREET

METHUEN, MASS.

PREPARED FOR: AMIGOS COFFEE, LLC

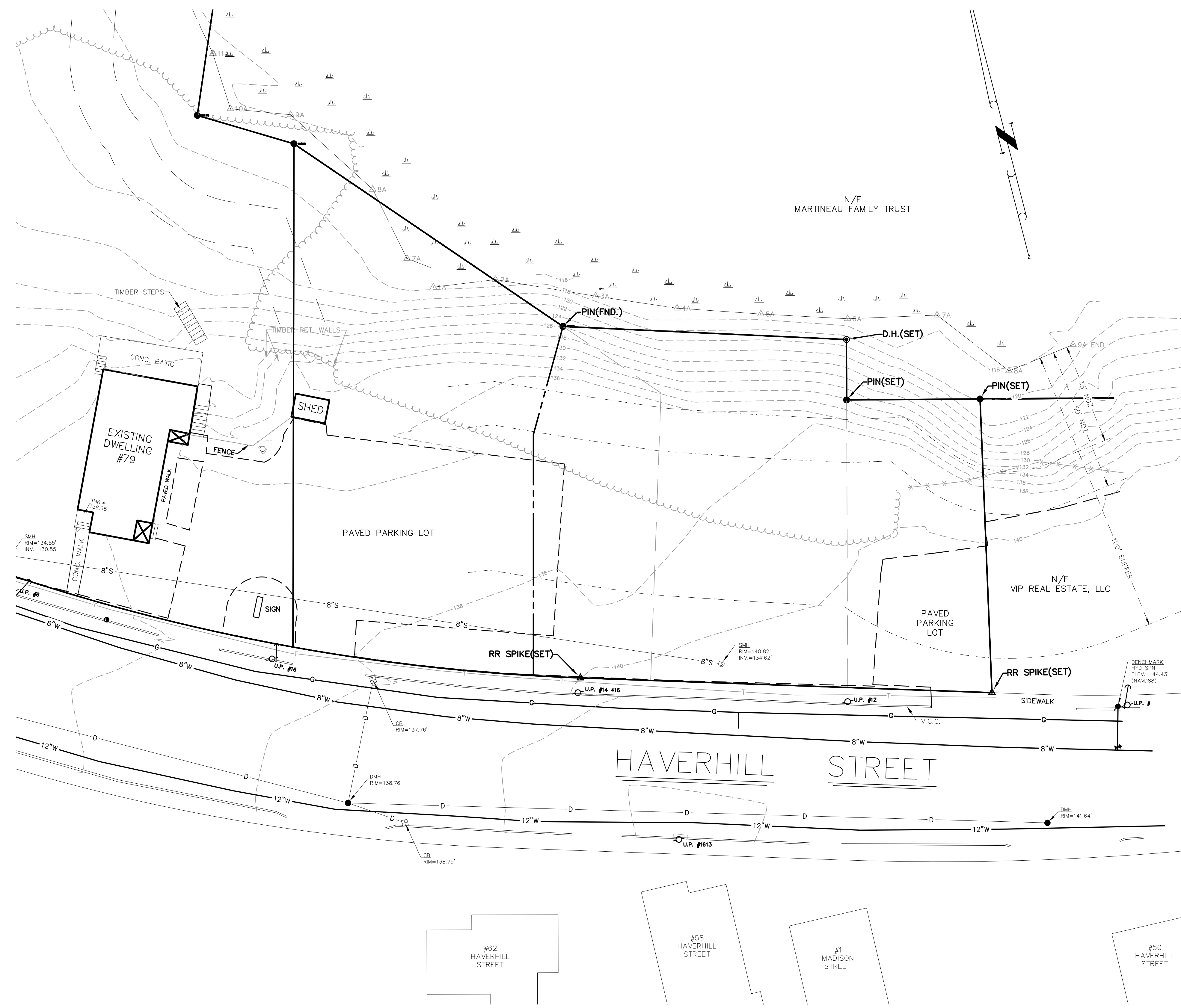
DATE: JULY 31, 2023

SCALE:1"=20'

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

Dennis A. Griecci
Reg. Prof. Engineer

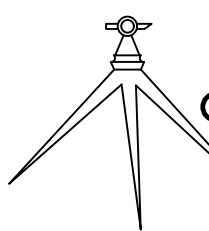
0 10 20 30 40 Ft.
0 2.5 5 10 Meter



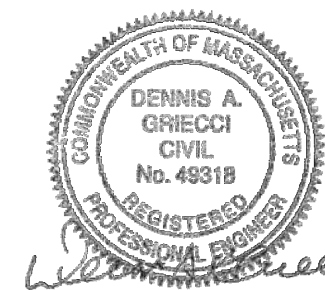
3	NO REVISIONS THIS SHEET	12/12/2023
2	NO REVISIONS THIS SHEET	11/2/2023
1	NO REVISIONS THIS SHEET	9/22/2023
Revision No.	Revision Description	Date

EXISTING CONDITIONS PLAN
VP HAVERHILL STREET
METHUEN, MASS.

PREPARED FOR: AMIGOS COFFEE, LLC
DATE: JULY 31, 2023
SCALE: 1"=20'

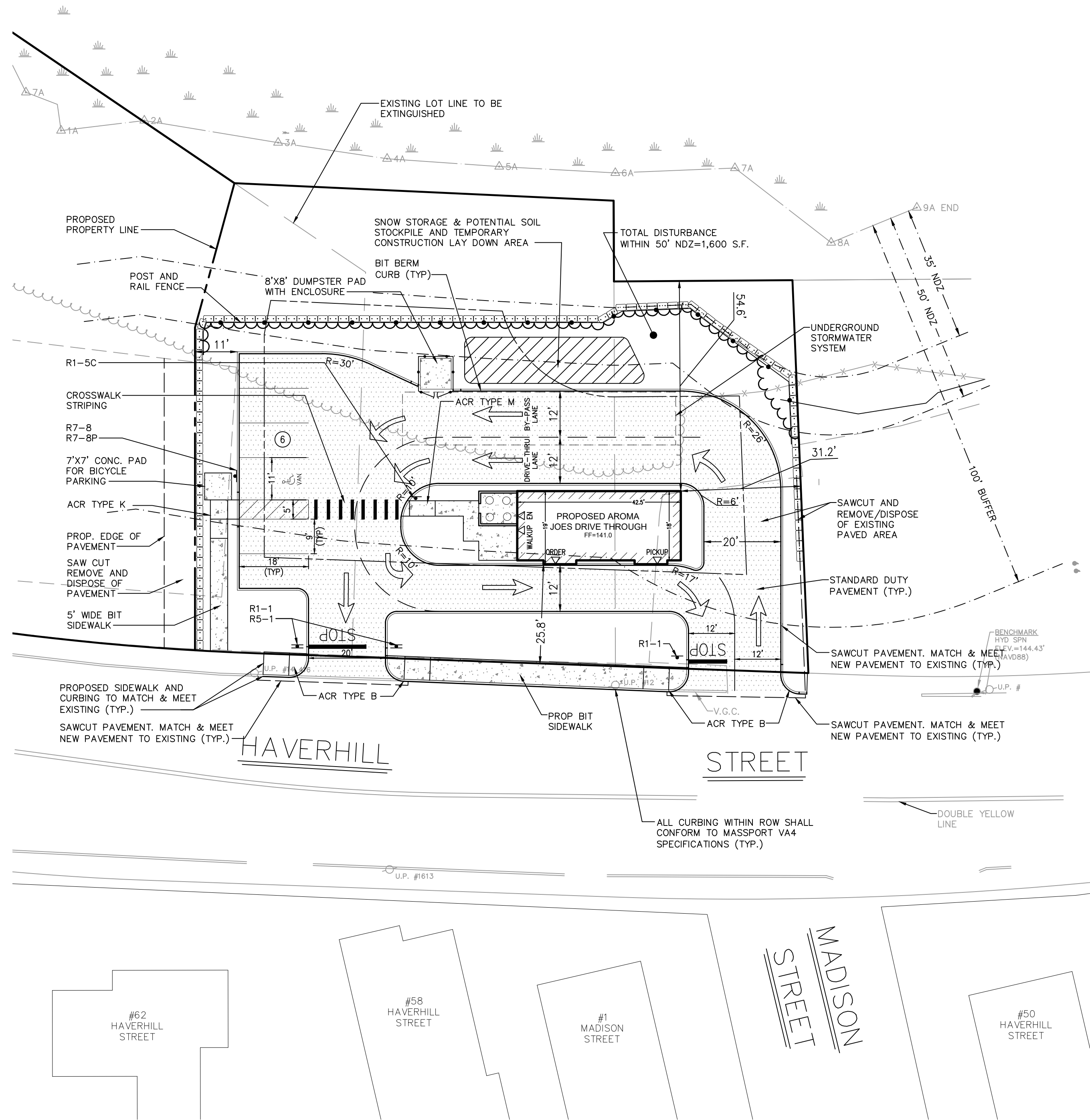


1 East River Place
Methuen, Mass. 01844
Telephone: 978-687-3828

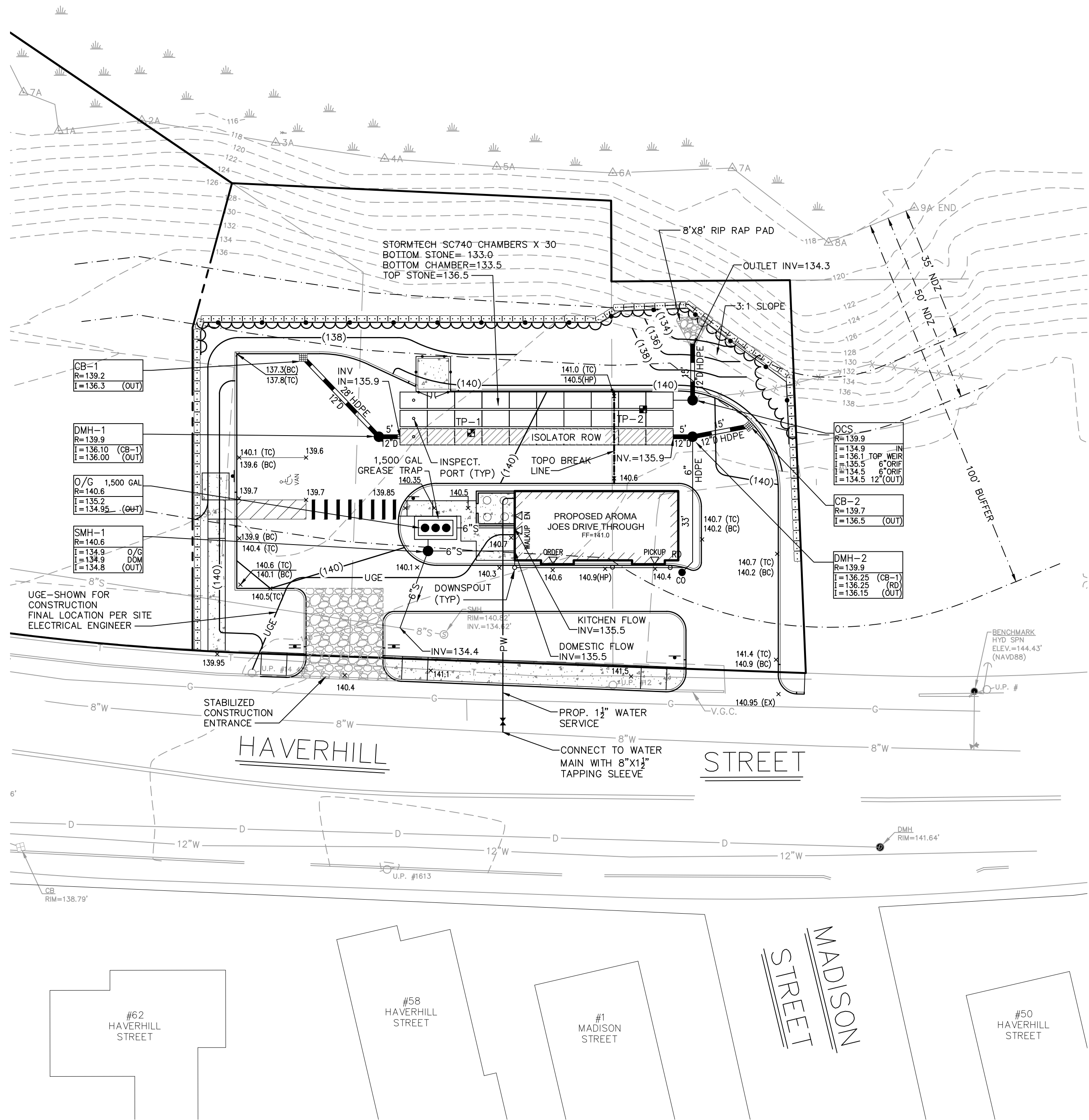


Dennis A. Griecci
Reg. Prof. Engineer





LAYOUT & MATERIALS



GRADING & UTILITY

- NOTE:
1. ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN PROJECT SITE SHALL CONFORM TO APPLICABLE SPECIFICATIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 2. ALL CURBING WITHIN RIGHT-OF-WAY (ROW) SHALL CONFORM TO MASS DOT VA4 SPECIFICATIONS.
 3. ALL CURBING REMOVED WITHIN ROW SHALL BE RETURNED TO THE METHUEN HIGHWAY YARD.
 4. SIGNS, LANDSCAPING AND OTHER FEATURES LOCATING WITH SIGHT TRIANGLE AREAS SHALL BE DESIGNED, INSTALLED AND MAINTAINED SO AS NOT TO EXCEED 2.5- FEET IN HEIGHT. SNOW WINDROWS LOCATED WITHIN SIGHT TRIANGLES AREAS THAT EXCEED 3.5- FEET IN HEIGHT OR THAT WOULD OTHERWISE INHIBIT SIGHT LINES SHALL BE PROMPTLY REMOVED.

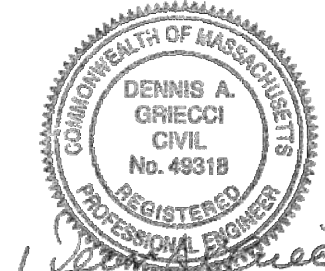
3	REVISE PER PEER REVIEW AND ENGINEERING DEPT. COMMENTS	12/12/2023
2	REVISE PER PEER REVIEW AND ENGINEERING DEPT. COMMENTS	11/2/2023
1	REVISE PER ENGINEERING DEPT. COMMENTS	9/22/2023
Revision No. Revision Description		Date

PROPOSED SITE PLAN
VP HAVERHILL STREET
METHUEN, MASS.

PREPARED FOR: AMIGOS COFFEE, LLC
DATE: JULY 31, 2023
SCALE: 1"=20'

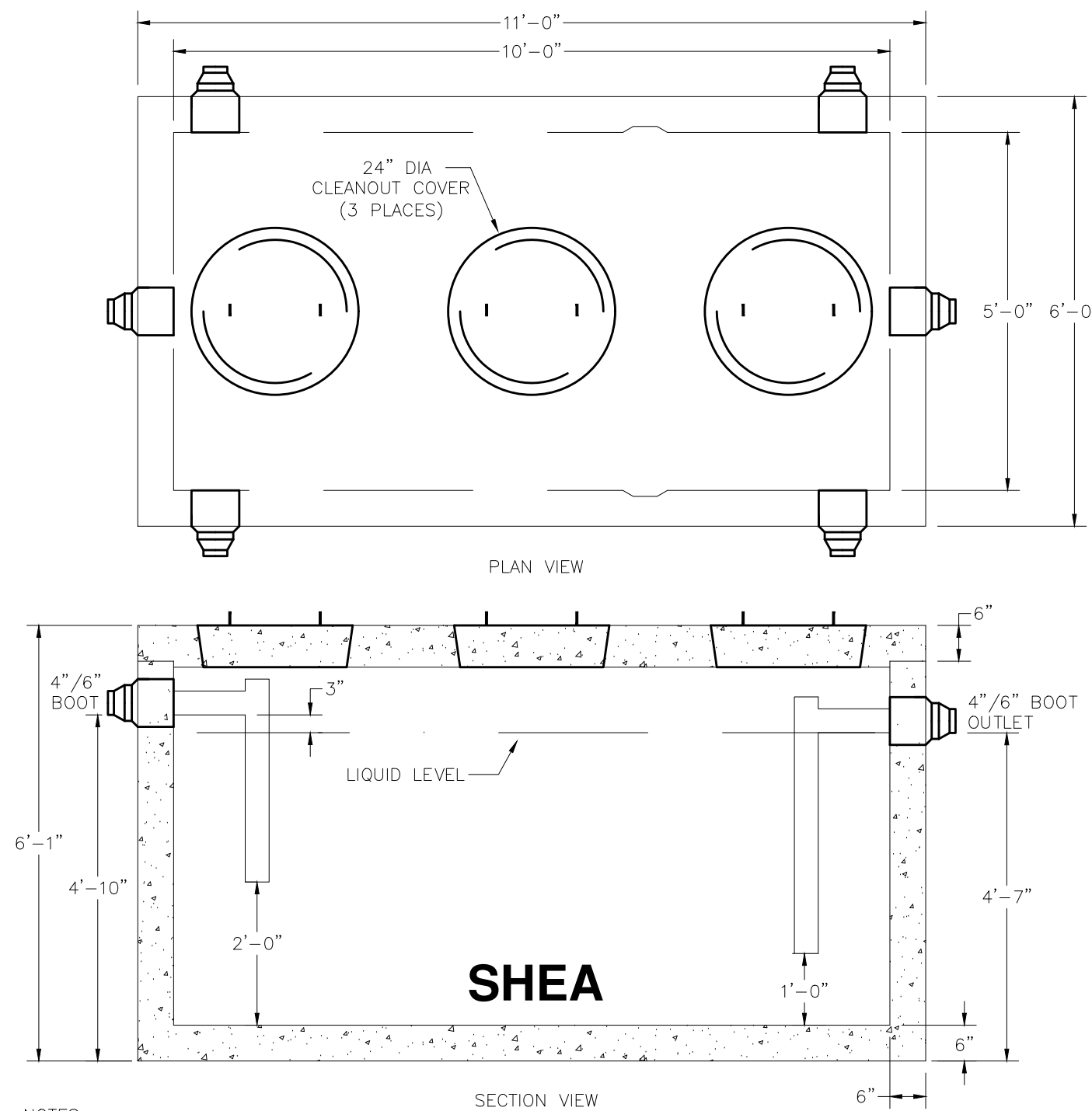


1 East River Place
Methuen, Mass. 01844
Telephone: 978-687-3828



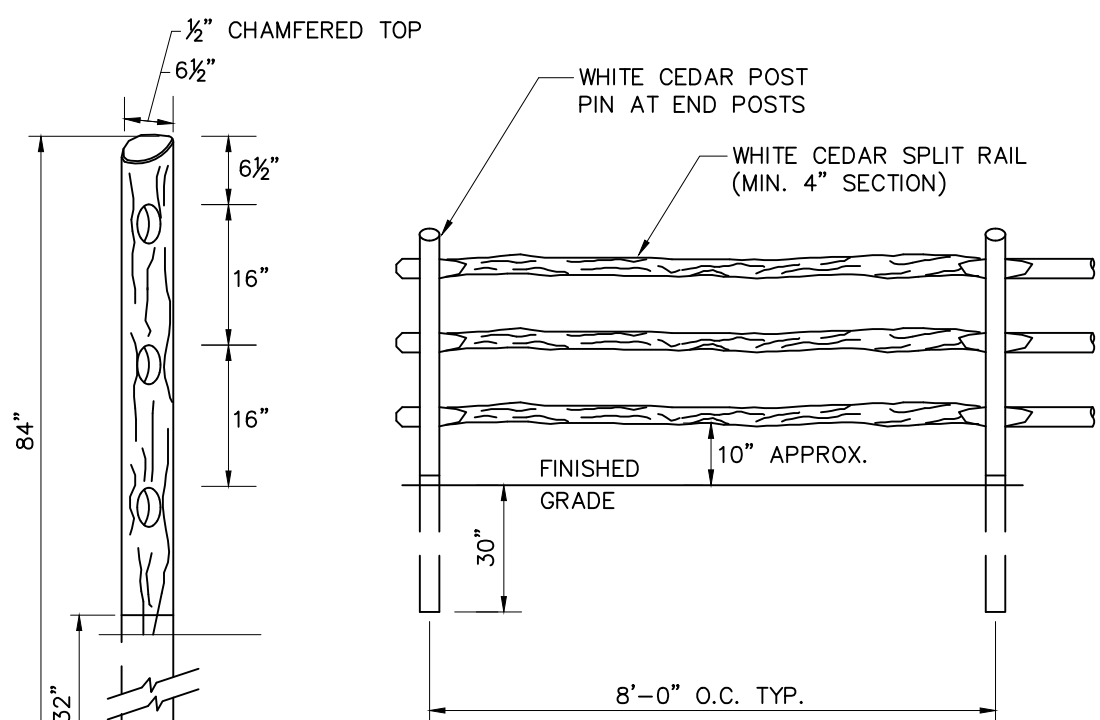
Dennis A. Grieci
Reg. Prof. Engineer





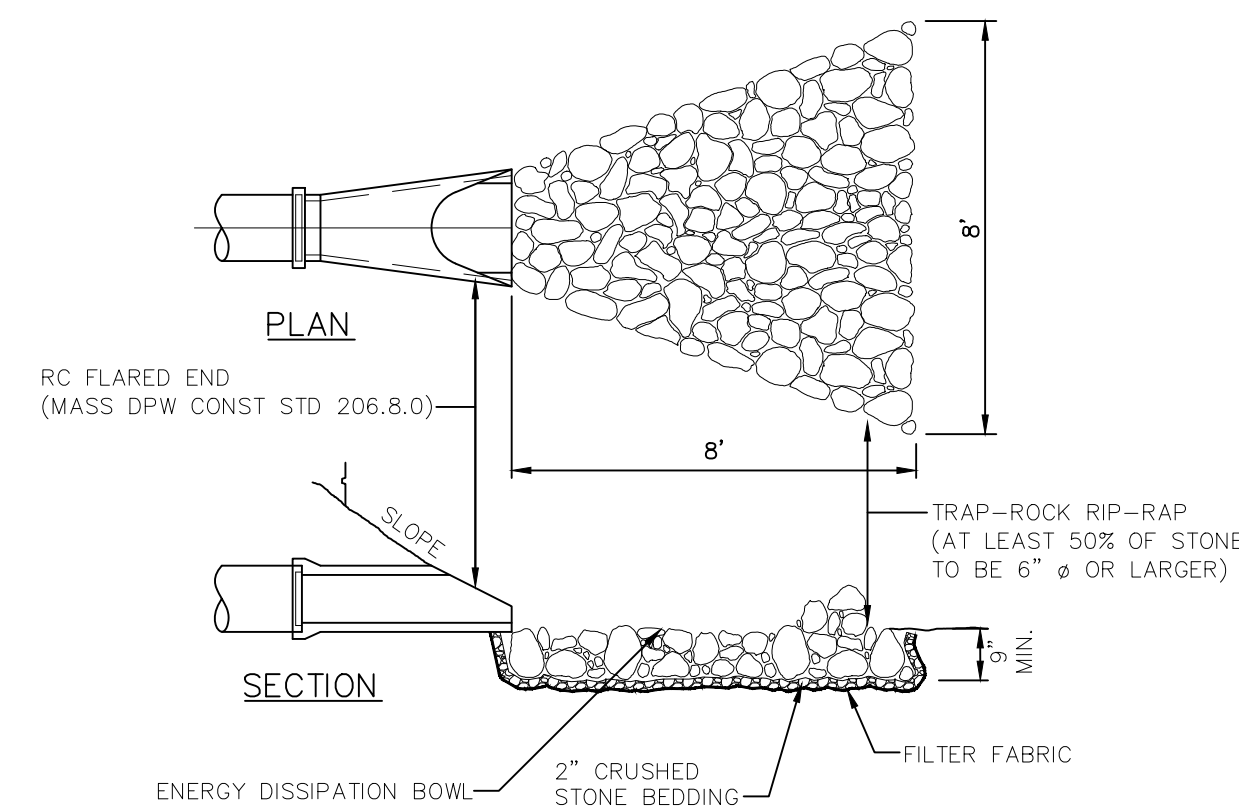
- NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 2. DESIGN CONFORMS WITH 310 CMR 15.00, DEP TITLE 5 REGS. FOR GREASE TRAPS.
 3. ALL REINFORCEMENT PER ASTM C1227.
 4. DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 5 FT COVER.
 5. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN
 6. TEES AND BAFFLES SOLD SEPARATELY
 7. GREASE TRAP SHALL HAVE DOUBLE ASPHALT EXTERIOR COATING.

1,500 GALLON GREASE TRAP
NOT TO SCALE

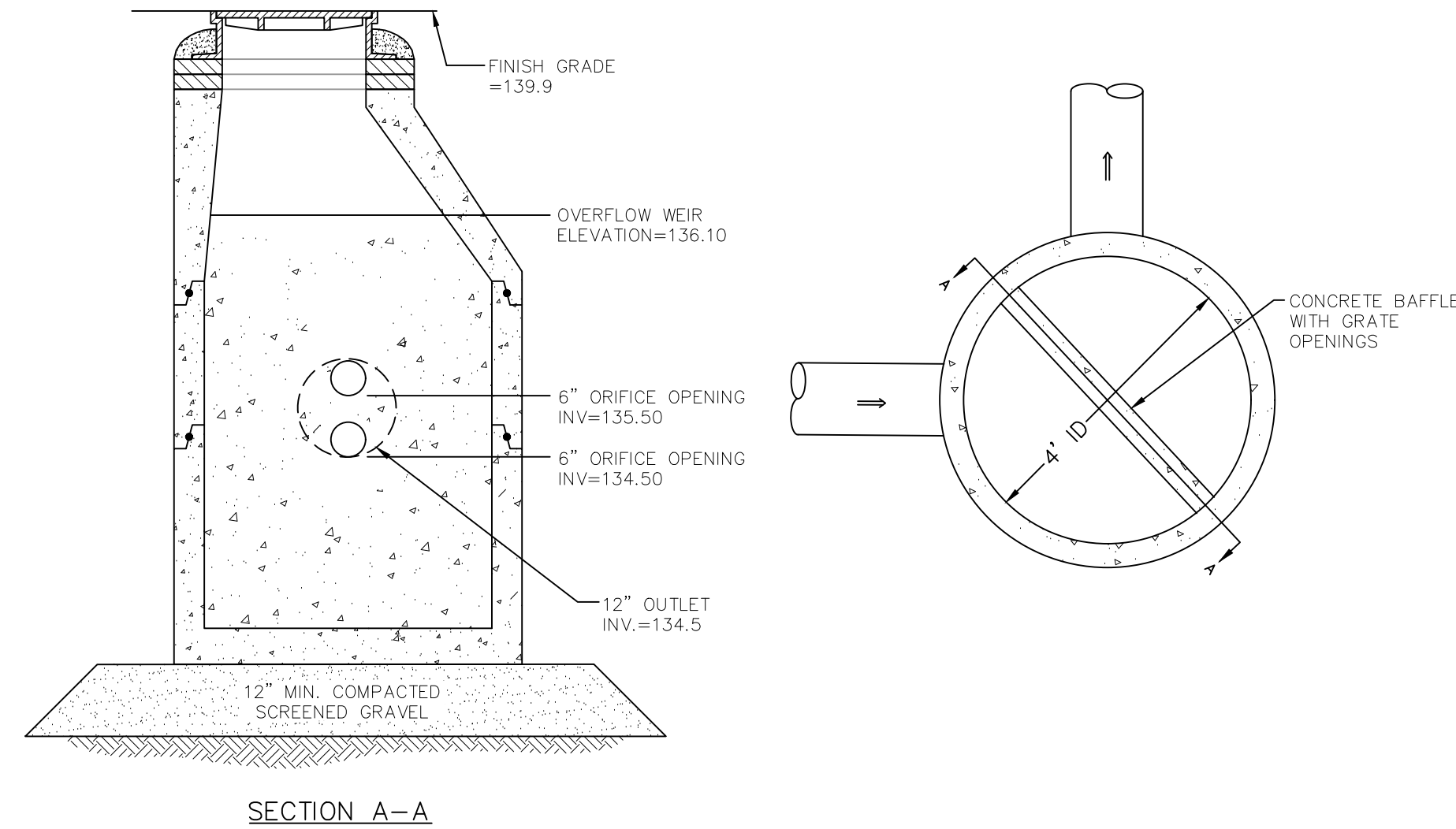


Rail Section
TREAT THIS SECTION OF POST WITH A WOOD PRESERVATIVE AS SPECIFIED BY THE FENCE MANUFACTURER.
NOTE: FENCE MAY BE SUBSTITUTED WITH TWO RAIL FENCE WITH PERMISSION FROM CITY PRIOR TO INSTALLATION.

POST AND RAIL FENCE DETAIL
NOT TO SCALE

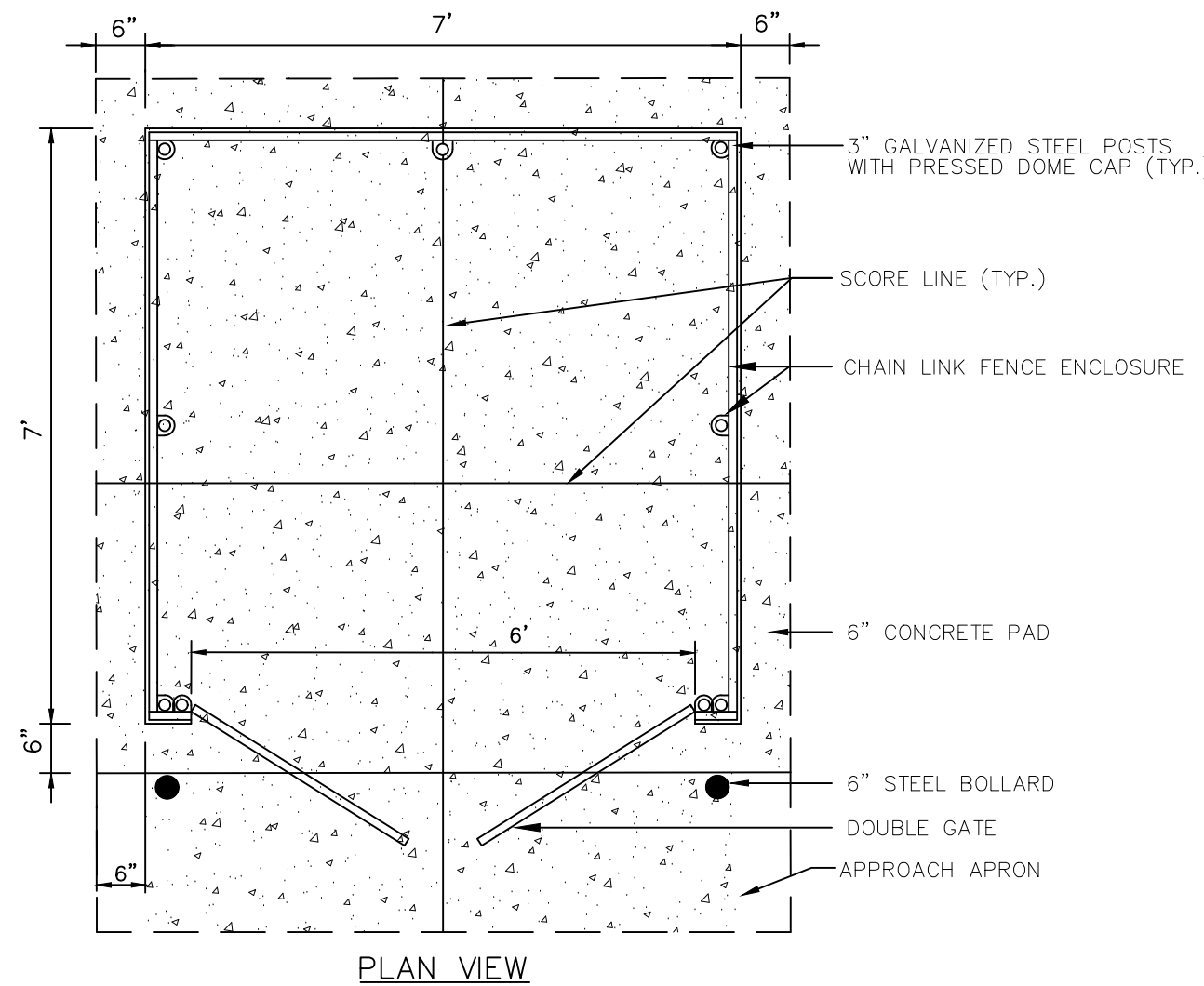


DETAIL FOR FLARED END
NOT TO SCALE

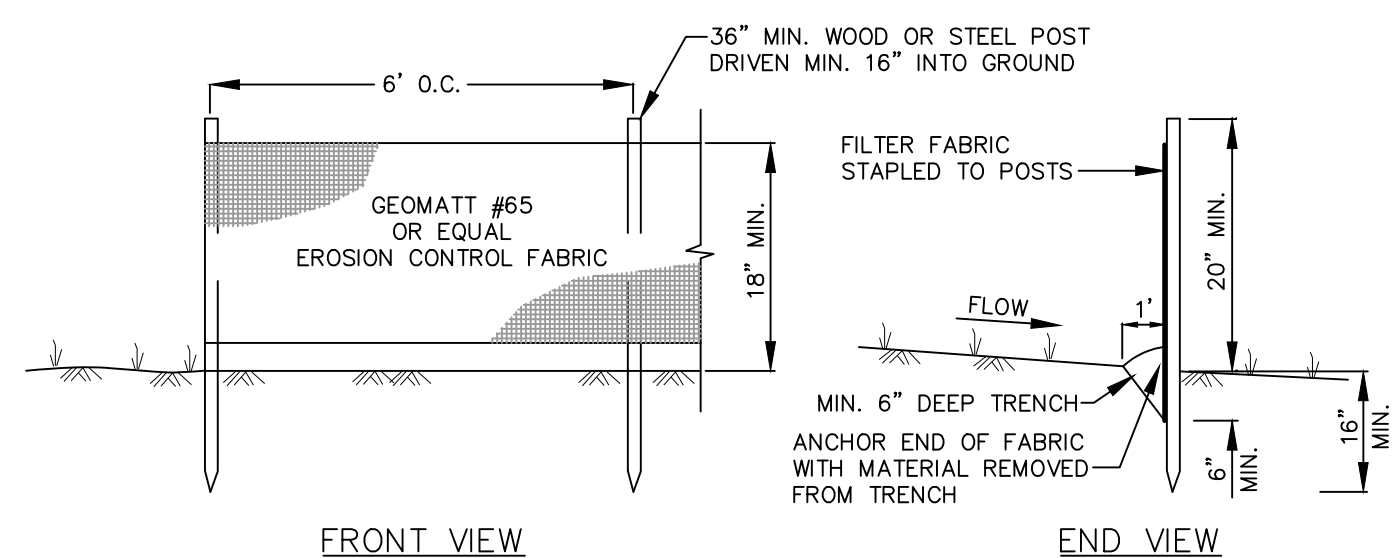


OUTLET CONTROL STRUCTURE
NOT TO SCALE

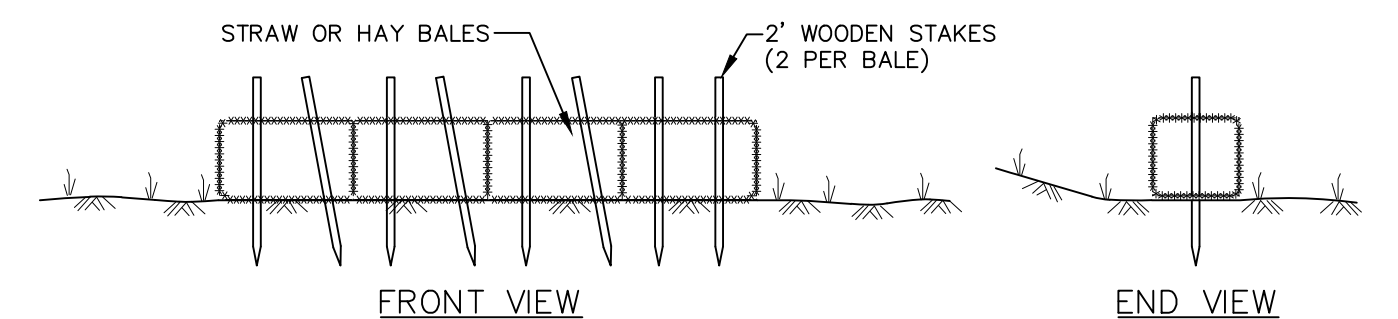
- NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 4. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)



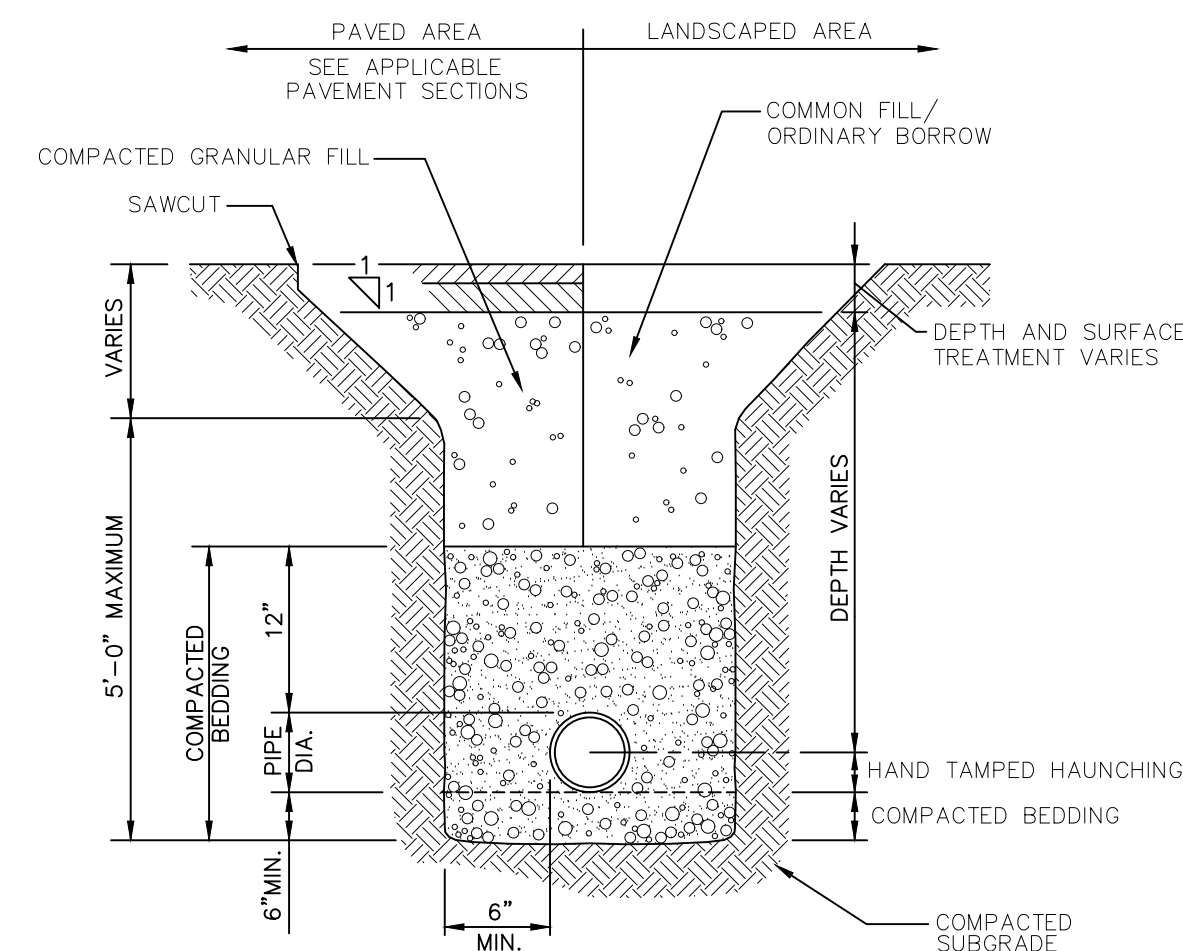
DUMPSTER PAD ENCLOSURE
NOT TO SCALE



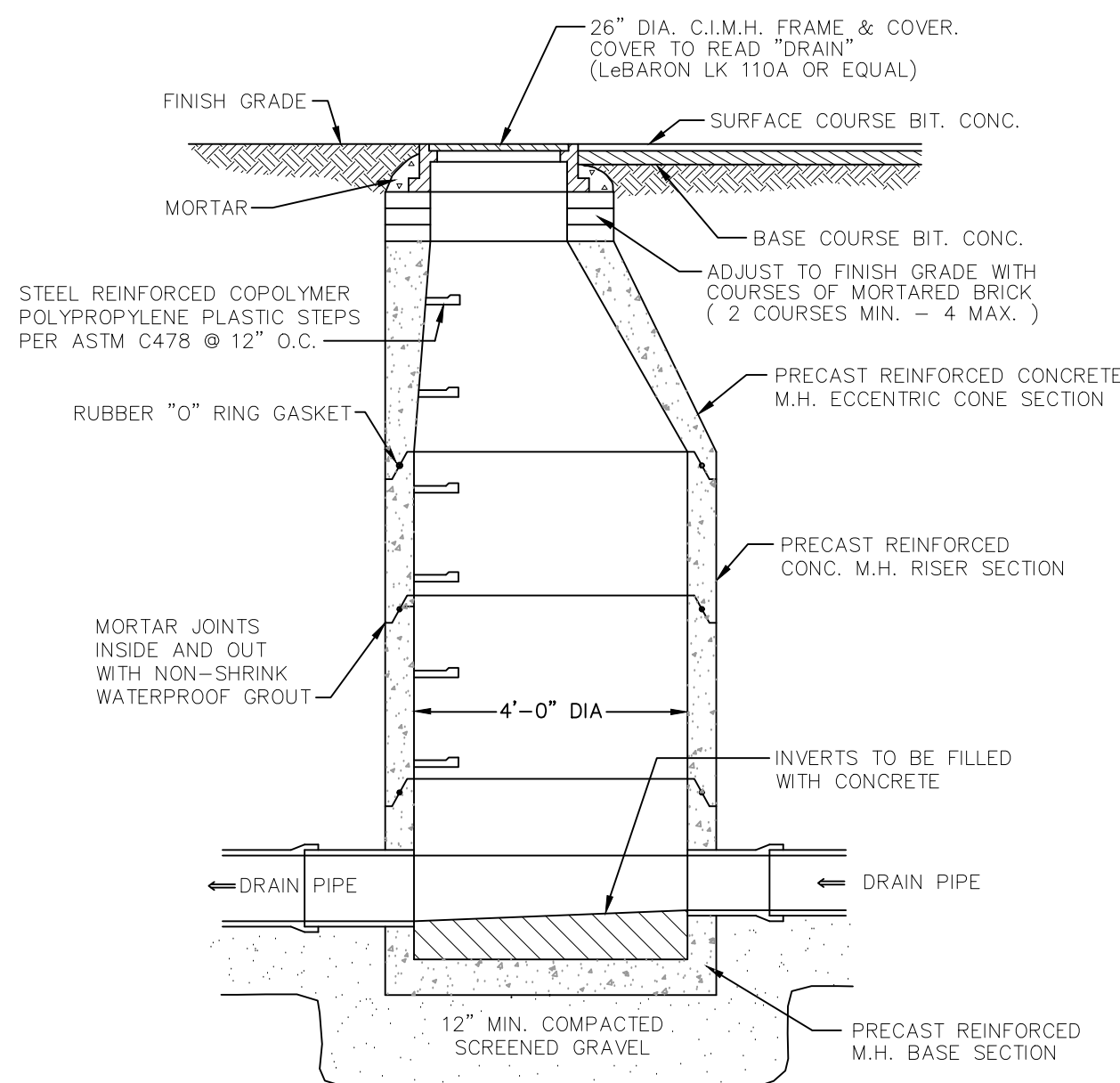
FABRIC SILTATION FENCE DETAIL
NOT TO SCALE



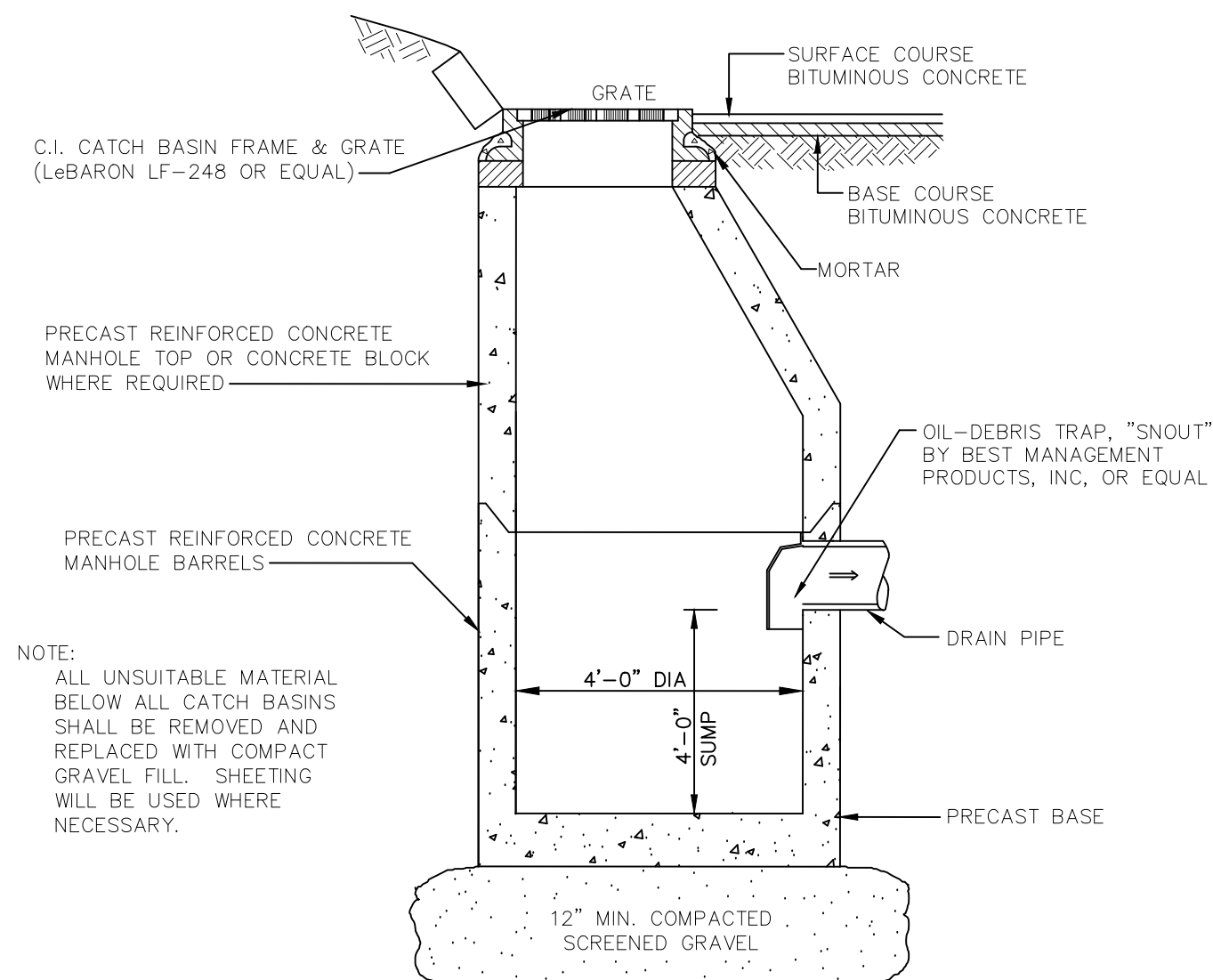
HAY BALE SILTATION BARRIER DETAIL
NOT TO SCALE



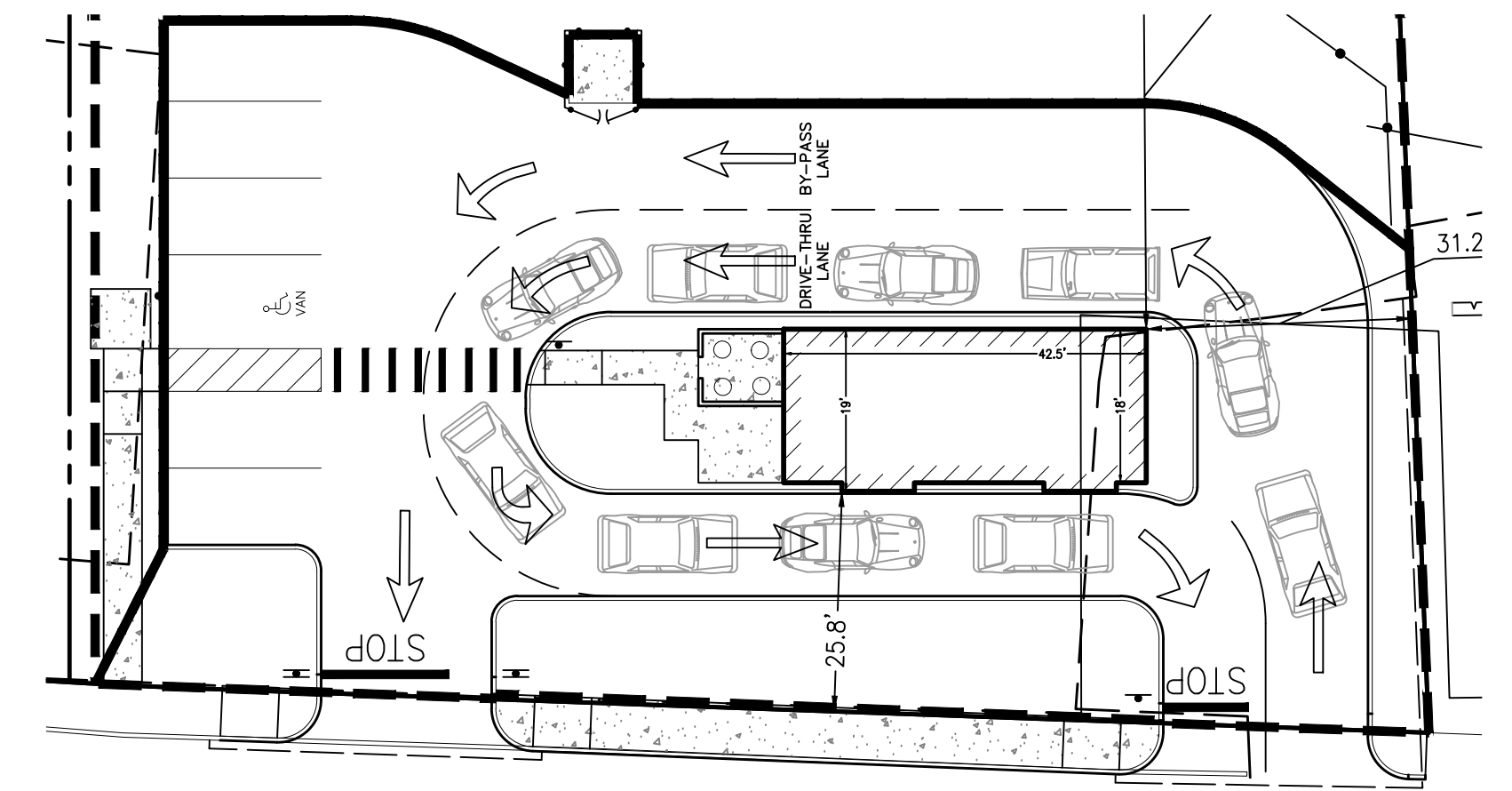
PIPE TRENCH TYPICAL SECTION
NOT TO SCALE



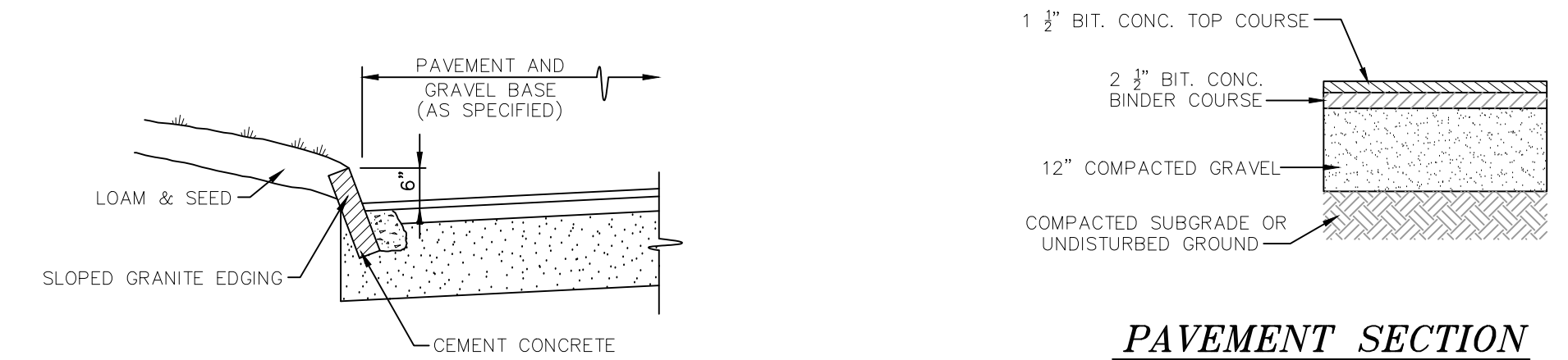
TYPICAL DRAIN MANHOLE DETAIL
NOT TO SCALE



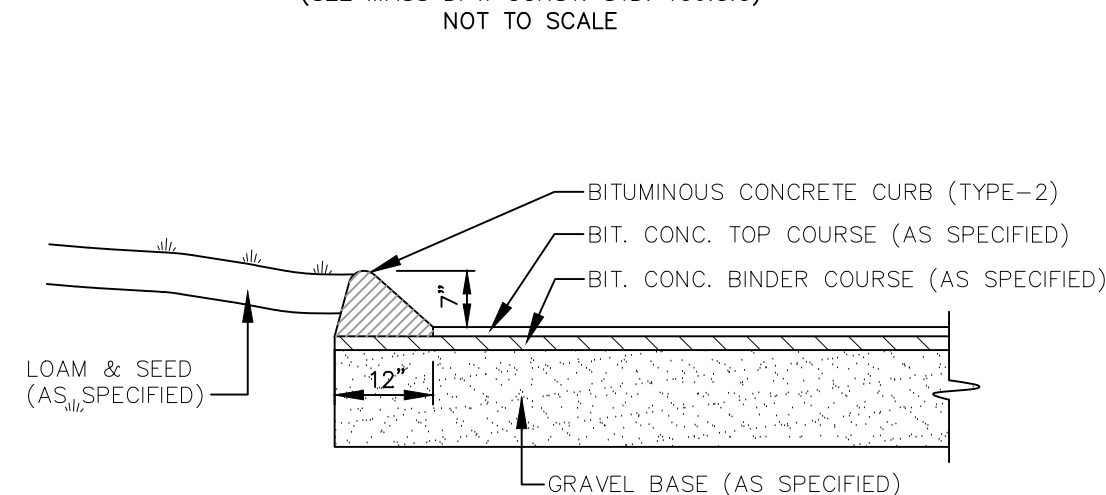
DEEP SUMP HOODED CATCH BASIN (TYP.)
NOT TO SCALE



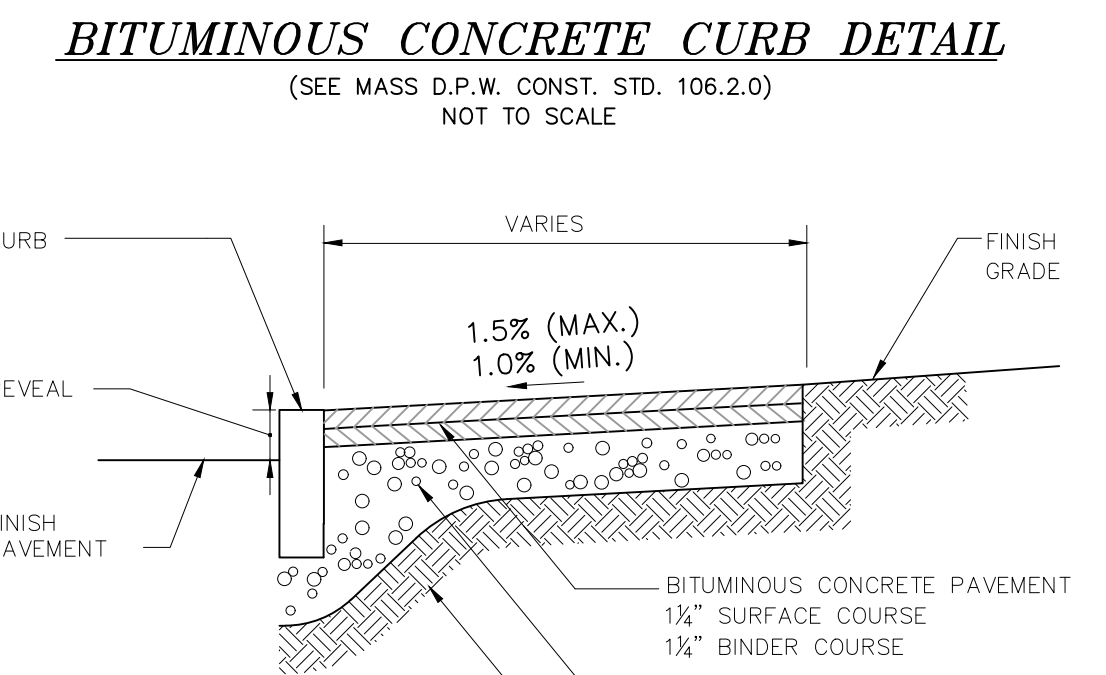
CAR QUEUING DETAIL
SCALE: 1"=20'



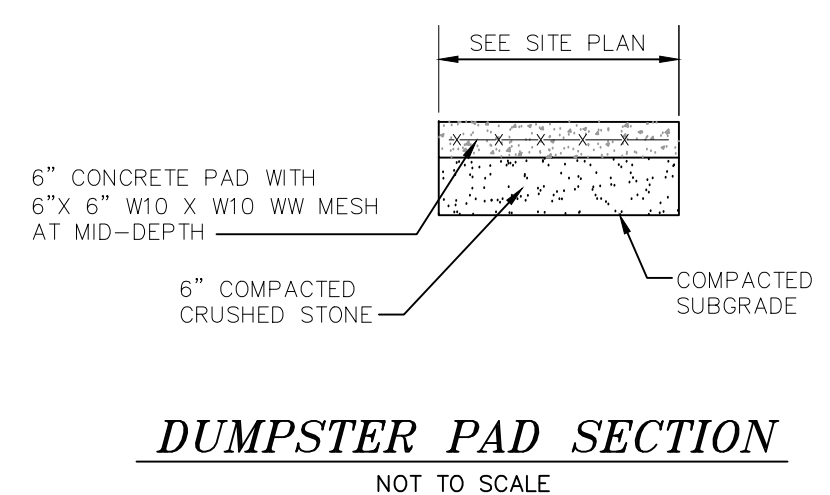
PAVEMENT SECTION
NOT TO SCALE



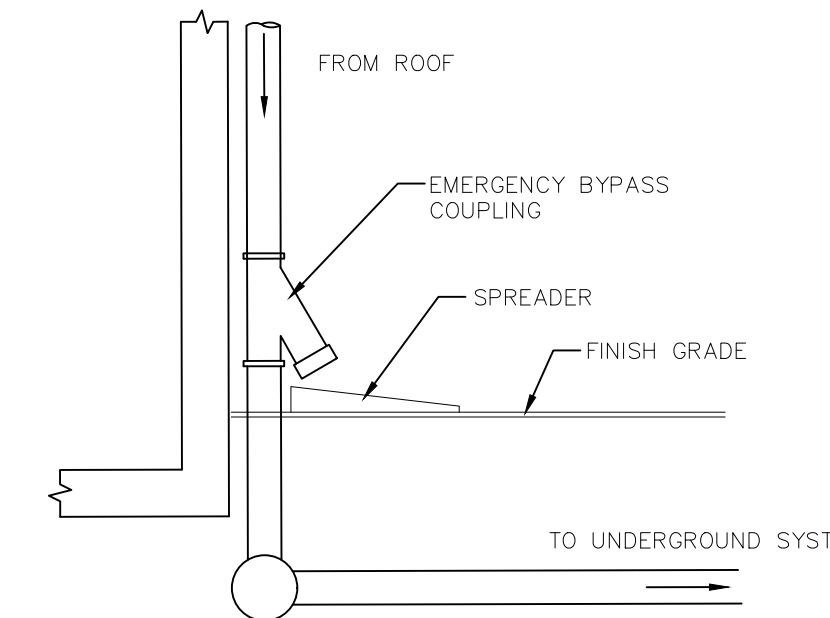
SLOPED GRANITE EDGING DETAIL
(SEE MASS DPW CONST. STD. 106.5.0)
NOT TO SCALE



BITUMINOUS CONCRETE CURB DETAIL
(SEE MASS D.P.W. CONST. STD. 106.2.0)
NOT TO SCALE

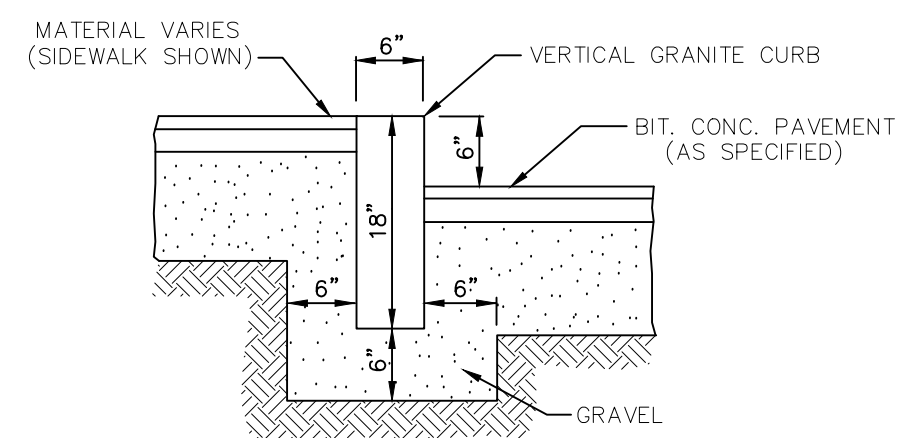


DUMPSTER PAD SECTION
NOT TO SCALE



ROOF DRAIN W/OVERFLOW
NOT TO SCALE

BITUMINOUS CONCRETE SIDEWALK
NOT TO SCALE



VERTICAL GRANITE CURB DETAIL
NOT TO SCALE

3	REVISE PER PEER REVIEW AND ENGINEERING DEPT. COMMENTS	12/12/2023
2	REVISE PER PEER REVIEW AND ENGINEERING DEPT. COMMENTS	11/2/2023
1	NO REVISIONS THIS SHEET	9/22/2023

Revision No.	Revision Description	Date
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SITE DETAILS
VP HAVERHILL STREET
METHUEN, MASS.

PREPARED FOR: AMIGOS COFFEE, LLC
DATE: JULY 31, 2023
SCALE: 1"=20'



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

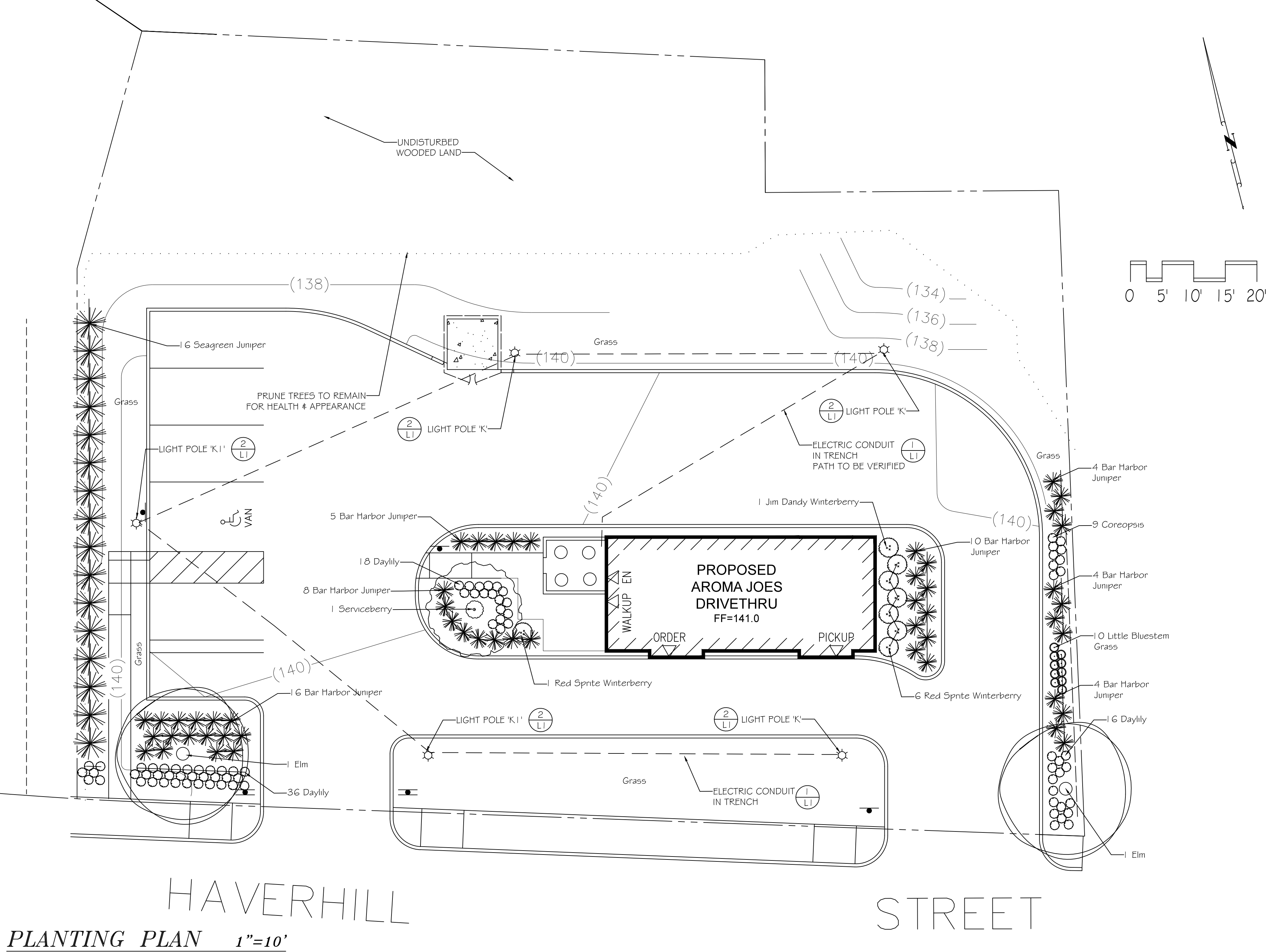
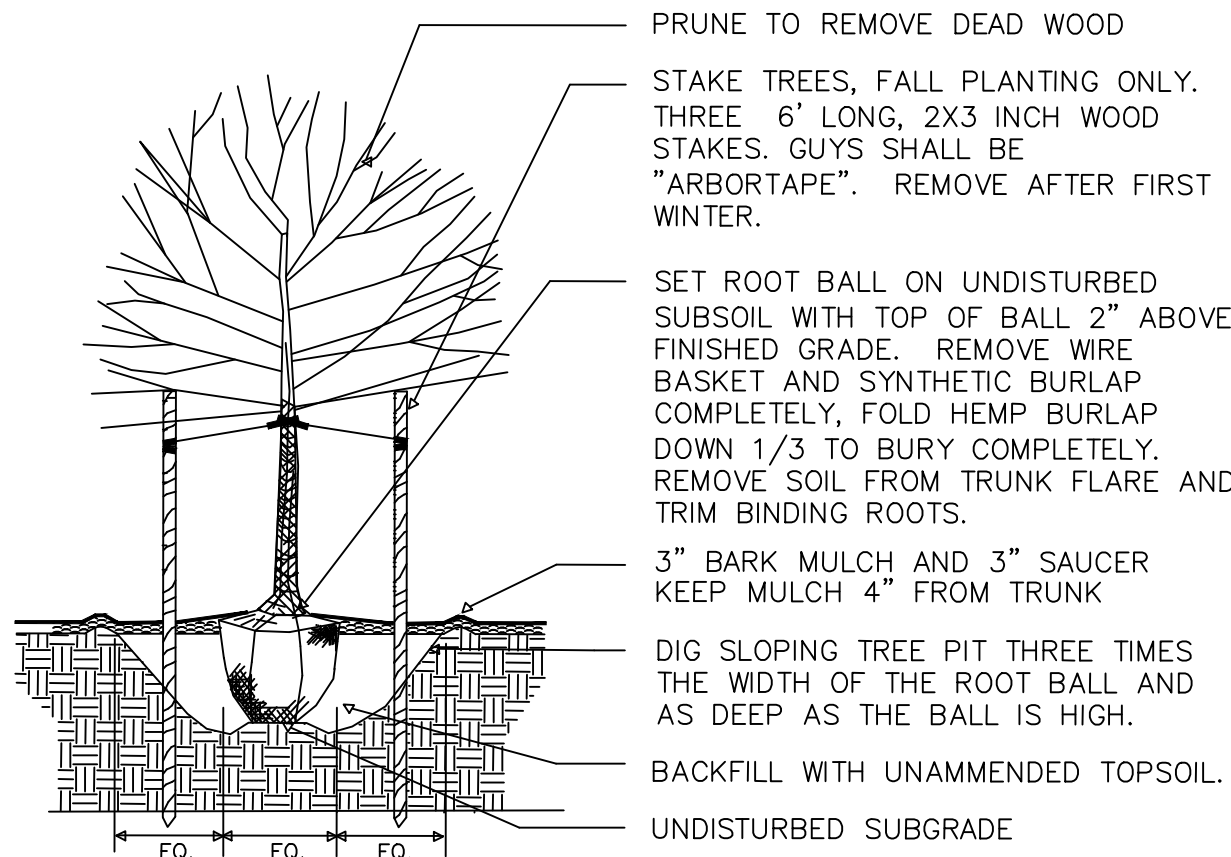
Dennis A. Griecci
Reg. Prof. Engineer



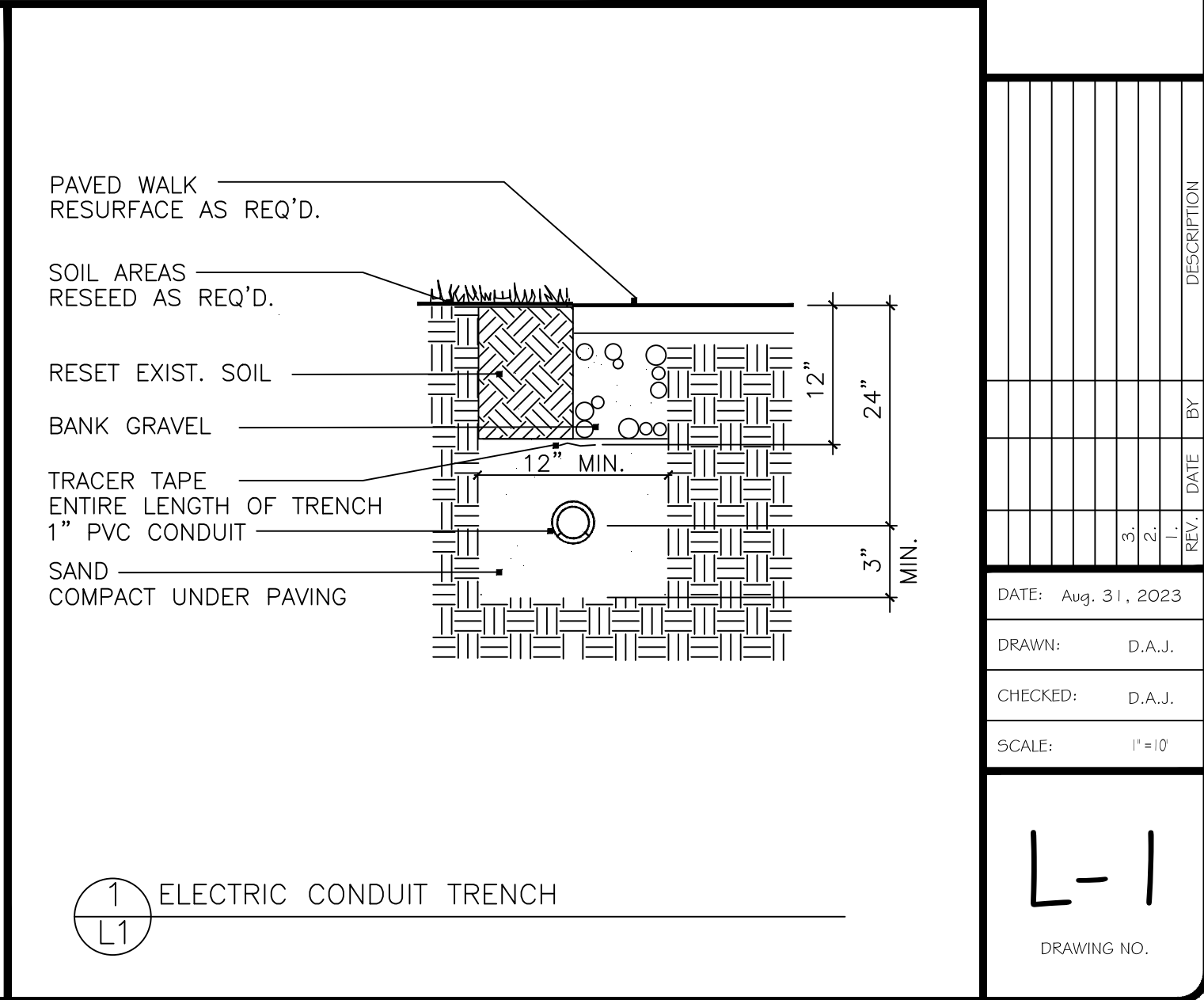
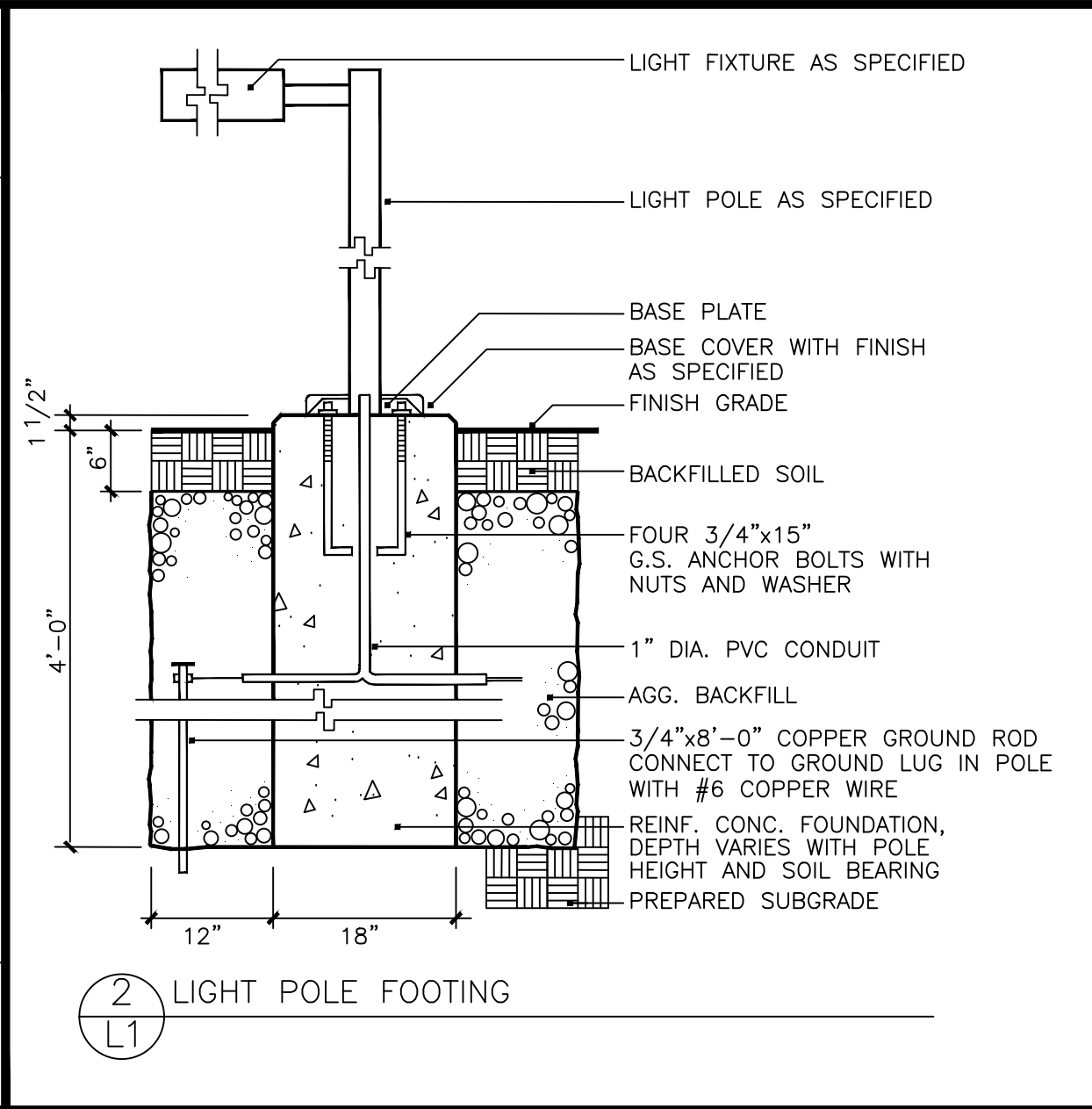
PLANT LIST			
QTY.	SIZE	COMMON NAME	BOTANICAL NAME
TREES			
1	5-6'	Autumn Brilliance Serviceberry	Amelanchier 'Autumn Brilliance'
2	2.5-3"	Valley Forge Elm	Ulmus 'Valley Forge'
SHRUBS			
7	24-36"	Red Sprite Winterberry	Ilex verticillata 'Red Sprite'
1	4-5'	Jim Dandy Winterberry	Ilex vert. 'Jim Dandy'
16	24-36"	Seagreen Juniper	Juniperus chin. 'Seagreen'
51	18-24"	Bar Harbor Juniper	Juniperus horiz. 'Bar Harbor'
PERENNIALS			
9	2 gal.	Coreopsis	Coreopsis verticillata
70	2 gal.	Daylily	Hemerocallis 'Stella d'Oro'
10	2 gal.	Little Bluestem	Schizachyrium scoparium 'Blue Heaven'

PLANTING NOTES

- UTILITIES: CALL DIG SAFE PRIOR TO ANY DIGGING OR GRADING AT THE SITE. LANDSCAPE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES. LANDSCAPE CONTRACTOR IS TO COORDINATE HIS WORK WITH THE IRRIGATION AND LIGHTING CONTRACTORS.
- COMPACTED SUBGRADE SHALL BE TILLED PRIOR TO THE SPREADING OF LOAM. COMPACTED LOAM SHALL BE TILLED PRIOR TO THE SPREADING OF SEED, LAYING OF SOD, OR PLANTING OF TREES AND SHRUBS. COMPACTED GRASS AREAS SHALL BE AERATED.
- DRAINAGE: THE LANDSCAPE CONTRACTOR SHALL INSURE BEFORE AND AFTER THE SPREADING OF LOAM THAT ALL AREAS WILL DRAIN.
- LOAM SHALL BE CLEAN, WELL DRAINED TOPSOIL, FREE OF TOXINS, CONTAINING A MINIMUM OF 10% ORGANIC MATTER, THOROUGHLY RAKED TO REMOVE STONES AND DEBRIS GREATER THAN 1". WHETHER FROM THE SITE OR IMPORTED. LOAM SHALL BE TESTED FOR PLANTING SUITABILITY (pH, ORGANIC MATTER, AVAILABLE PLANT NUTRIENTS, C/N RATIO, BULK DENSITY, SOLUBLE SALTS, HEAVY METALS, ETC.). AT LEAST THREE TESTS SHALL BE TAKEN PER STOCKPILE FOR CONSISTENCY. IF SOIL IS FOUND TO BE DEFICIENT, CONTRACTOR SHALL PROVIDE A PROGRAM OF CORRECTIVE ACTIONS. COMPOST SHALL BE ADDED AND TILLED INTO THE SOIL AS NECESSARY TO BRING THE ORGANIC CONTENT TO 10% MIN. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 12" OF LOAM. ALL LAWN AREAS SHALL HAVE A MINIMUM OF 6" OF LOAM.
- PLANT PITS SHALL BE THREE ROOT BALL DIAMETERS IN WIDTH, AND NO DEEPER THAN THE PLANT BALL. REMOVE SOIL FROM THE TOP OF THE ROOT BALL DOWN TO THE TRUNK FLARE BY LOOSENING THE BURLAP AND DIG PLANT PIT SUCH THAT ROOT FLARE IS 1 TO 2 INCHES ABOVE FINISHED GRADE.
- SET PLANT IN THE HOLE. CUT AWAY ALL VISIBLE ROPE AND BURLAP. REMOVE WIRE BASKETS. REMOVE SOIL TO EXPOSE ROOT FLARE.
- BACKFILL HOLE WITH EXISTING SOIL. WHEN BACKFILLING IS HALF COMPLETE, FILL PIT WITH WATER AND ALLOW TO DRAIN TO REMOVE AIR POCKETS. COMPLETE BACKFILLING LEAVING THE ROOT FLARE EXPOSED.
- MIX MYCOR TREE SAVER INTO TOP 8" OF SOIL ADJACENT TO THE ROOT BALL AT THE RATE OF 1 PACKET PER CALIPER INCH OF TRUNK OR 1 PACKET PER FOOT OF ROOT BALL DIAMETER.
- WATER-HOLDING SAUCER SHALL BE BUILT UP AROUND THE PLANT PIT. FLOOD WITH WATER FOR 5 MINUTES IMMEDIATELY AFTER PLANTING.
- STAKES AND TREE WRAP: THE LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKES AND TREE WRAP SHALL BE REMOVED IN THE SPRING PRIOR TO FINAL ACCEPTANCE AND RELEASE OF THE GUARANTEE.
- COMPOST: IF MATERIAL IS PLANTED IN UNDISTURBED SOIL, SPREAD 1 TO 2" OF COMPOST OVER THE ENTIRE PLANT BED OR LAWN AREA. DO NOT FERTILIZE.
- MULCH AREAS AROUND PROPOSED TREES AND SHRUBS AND ALL PLANT BEDS WITH 3" SHREDDED BARK MULCH. DO NOT MULCH AGAINST TRUNKS AND STEMS.
- PRUNING: REMOVE ALL DEAD, BROKEN AND DAMAGED BRANCHES.
- WATER PLANTS ONCE A DAY FOR THE FIRST WEEK AND ONCE A WEEK FOR THE FIRST PLANTING SEASON. WATER AT THE RATE OF FIVE GALLONS PER SHRUB AND 10 GALLONS PER TREE.
- GUARANTEE ALL PLANTS FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE.



LIGHT FIXTURE				
KEY	MANUFACTURER	CATALOG NO.	WATT	LIGHT
K1	Eaton McGraw-Edison	TLM-E02-LED-E1-SL3-70-30	52W	3000K CCTM 70 CRI LEDS 128 Lumens
K	Eaton McGraw-Edison	TLM-E02-LED-E1-SL4-70-30	52W	3000K CCTM 70 CRI LEDS 128 Lumens
MOUNTING		REMARKS		
20' Height		Talon Medium LED Site Luminaire Lightboards with AccuLED Optics - Type 3 and Type 4 Distribution with Spill Light Control		



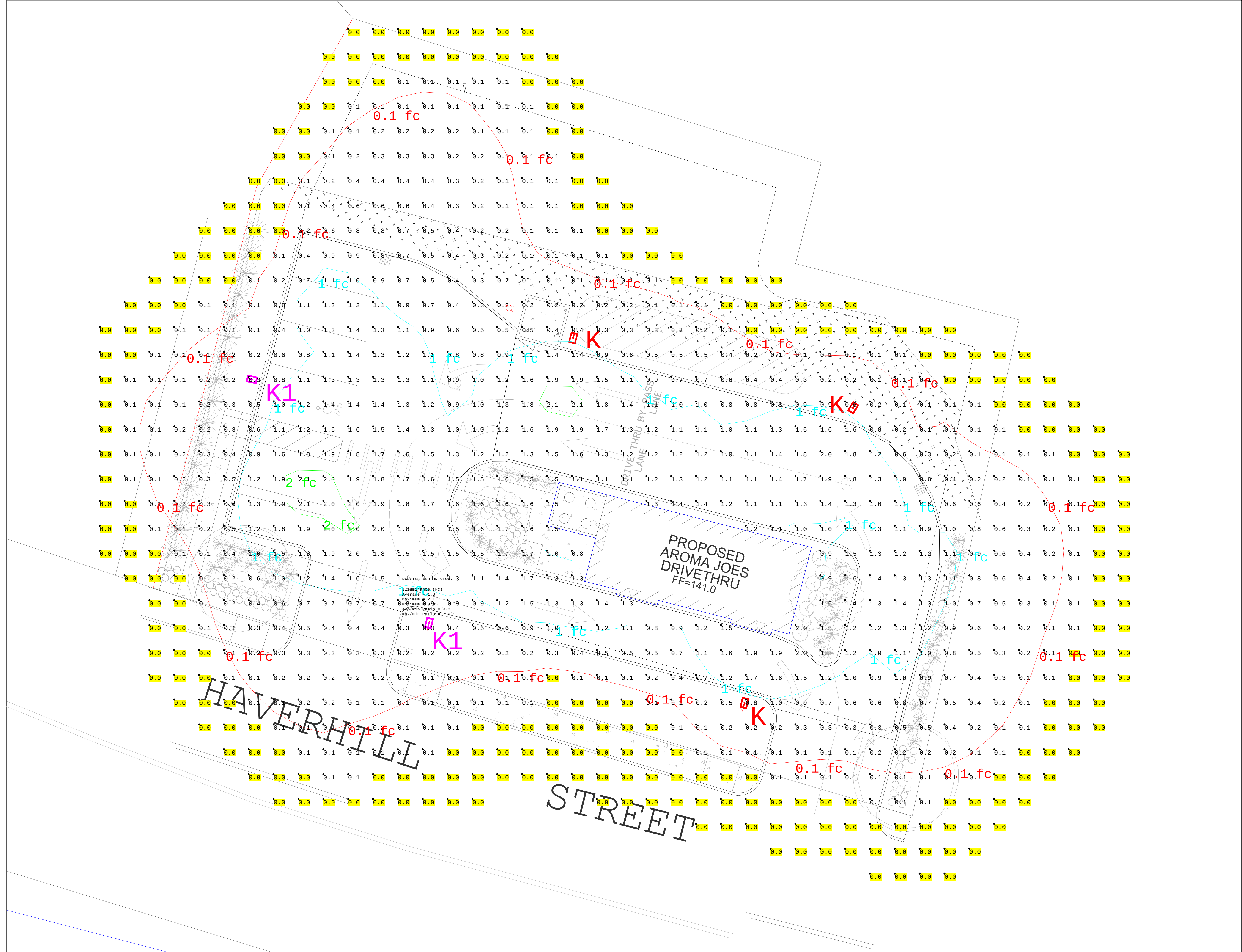
Amigos Coffee, LLC
46 Daniels Drive
Lee, NH 03861
Andover Consultants
Engineering, Surveying & Planning Consultants
1 River Place, Methuen, MA 01844

WEINMAYR/AY ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
360 Charles River Rd. Watertown, MA 02472
617.957.9733
djay@weinmayray.com
David A. Jay, MA Regist. No. 1019

LANDSCAPE PLAN
75 HAVERILL ST. METHUEN

REV.	DATE	BY	DESCRIPTION
1	Aug. 31, 2023	D.A.J.	DRAWN
2		D.A.J.	CHECKED
3			SCALE: 1"=10'

L-1
DRAWING NO.



Luminaire Schedule						
Qty	Symbol	Label	Arrangement	Description	Lum. Watts	Lum. Lumens
3		K	Single	MCGRAW: TLM-E02-LED-E1-SL4-HSS-7030 (20' HEIGHT)	52.1	3717
2		K1	Single	MCGRAW: TLM-E02-LED-E1-SL3-HSS-7030 (20' HEIGHT)	52.1	3167

Calculation Summary					
Label	Units	Avg	Max	Min	Avg/Min
SITE (ALL POINTS) Planar	Fc	0.5	2.1	0.0	N.A.
PARKING AND DRIVEWAY	Fc	1.3	2.1	0.3	4.2

REFLEX LIGHTING
1200 SILAS DEANE HWY. WETHERSFIELD, CT 06091
860-455-5171

www.reflexlighting.com

DISCLAIMER: CALCULATIONS SHOULD BE USED AS A GUIDE ONLY.
LIGHT LEVELS ARE SUBJECT TO CONDITIONS IN THE FIELD.

www.reflexlighting.com

Drawn By: A.M.
Date: 8/22/2023

Specified:
Salesperson:
Scale: Not to Scale

AROMA Joes- METHUEN MA

PROPOSED SITE LIGHTING

Page 1 of 1

