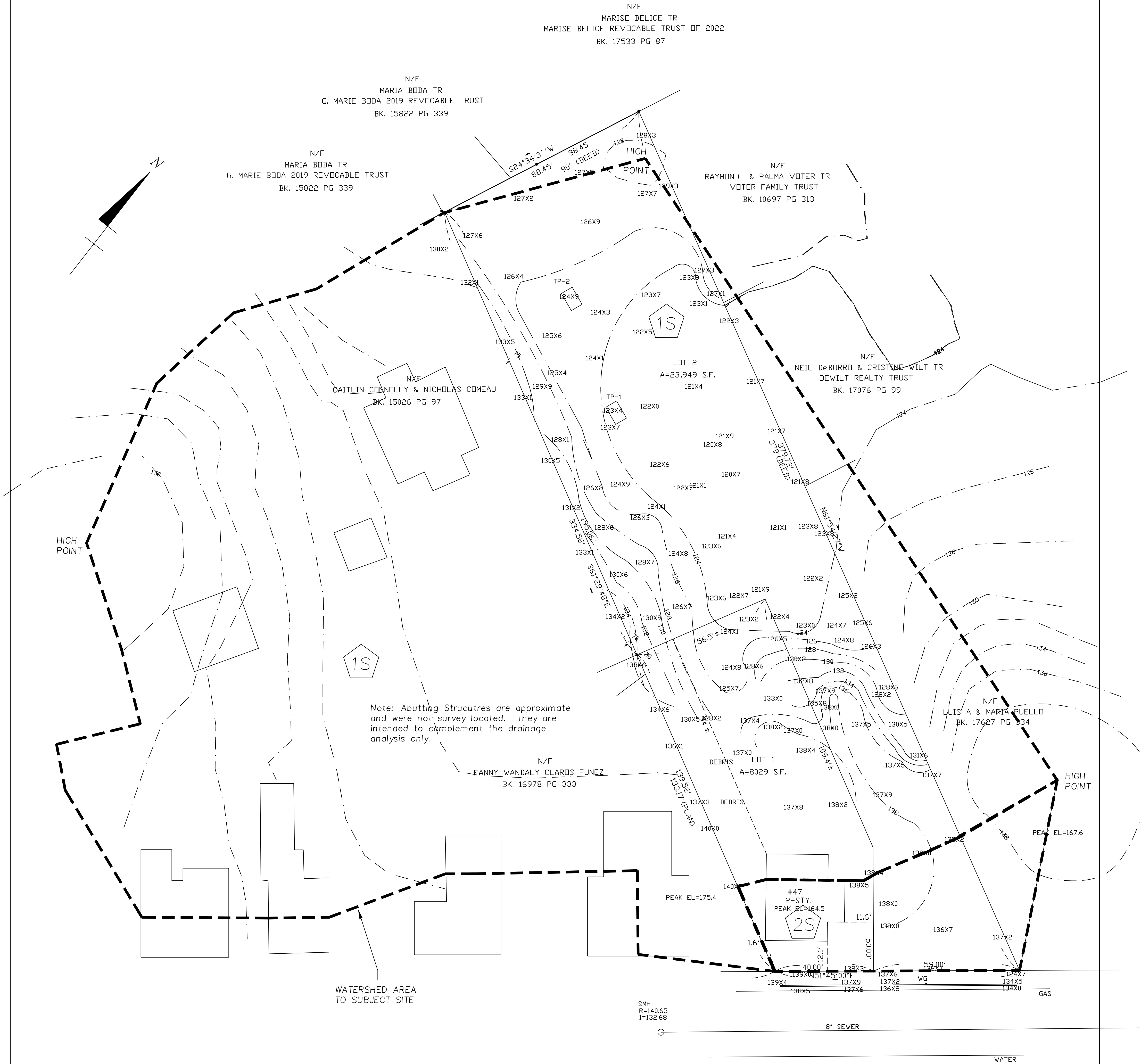


	REQ'D.	EXIST.
LOT AREA	9000 *	31978
FRONTAGE	80'	99'
WIDTH	80'	90'
SETBACKS		
FRONT	20'	12.1'
SIDE (RT)	15'	49.7'
SIDE (LT)	15'	1.6'
REAR	20'	296'
STORIES	3	2
HEIGHT	35'	35'<
LOT COV.	40%	2.5%
OPEN SPACE	10%	83%

* 12,000- DUPLEX



LOWELL STREET

SHEET 1 OF 3

EXISTING CONDITIONS SITE PLAN
OF
47 LOWELL STREET
IN
METHUEN, MA

PREPARED BY:		P.J.F. AND ASSOCIATES 4 HIGHLAND AVENUE WAKEFIELD, MA 01880 (781) 883-5473			
		0' 10' 20' 30' 40'			
REV. APRIL 29, 2025					
REV. DEC. 27, 2024		SCALE: 1"= 20'			
DATE: DECEMBER 31, 2023		FILE No. 7967EX			
FIELD	PLOT	DESIGN	DRAFT	CALC.	CHECK



PAUL J. FINOCCHIO P.L.S. No.36115

DATE

	REQ'D.	EXIST.	PROP. LOT 1	PROP. LOT 2
LOT AREA	8000 *	31978	8029	23949
FRONTAGE	80'	99'	40'	59'
WIDTH	80'	90'	58'	90'
SETBACKS				
FRONT	20'	12.1'	12.1'	48'
SIDE (RT)	15'	49.7'	8.2'	15.4'
SIDE (LT)	15'	1.6'	1.6'	17.7'
REAR	20'	296'	92.6'	114'
STORIES	3	2	2	3
HEIGHT	35'	35'<	35'<	35'<
LOT COV.	40%	2.5%	13%	9.3%
OPEN SPACE	10%	83%		

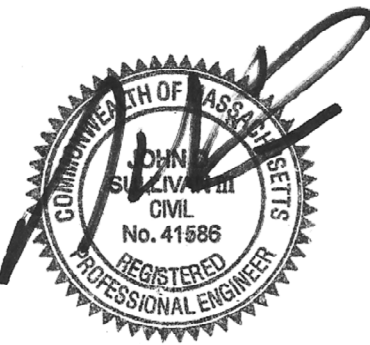
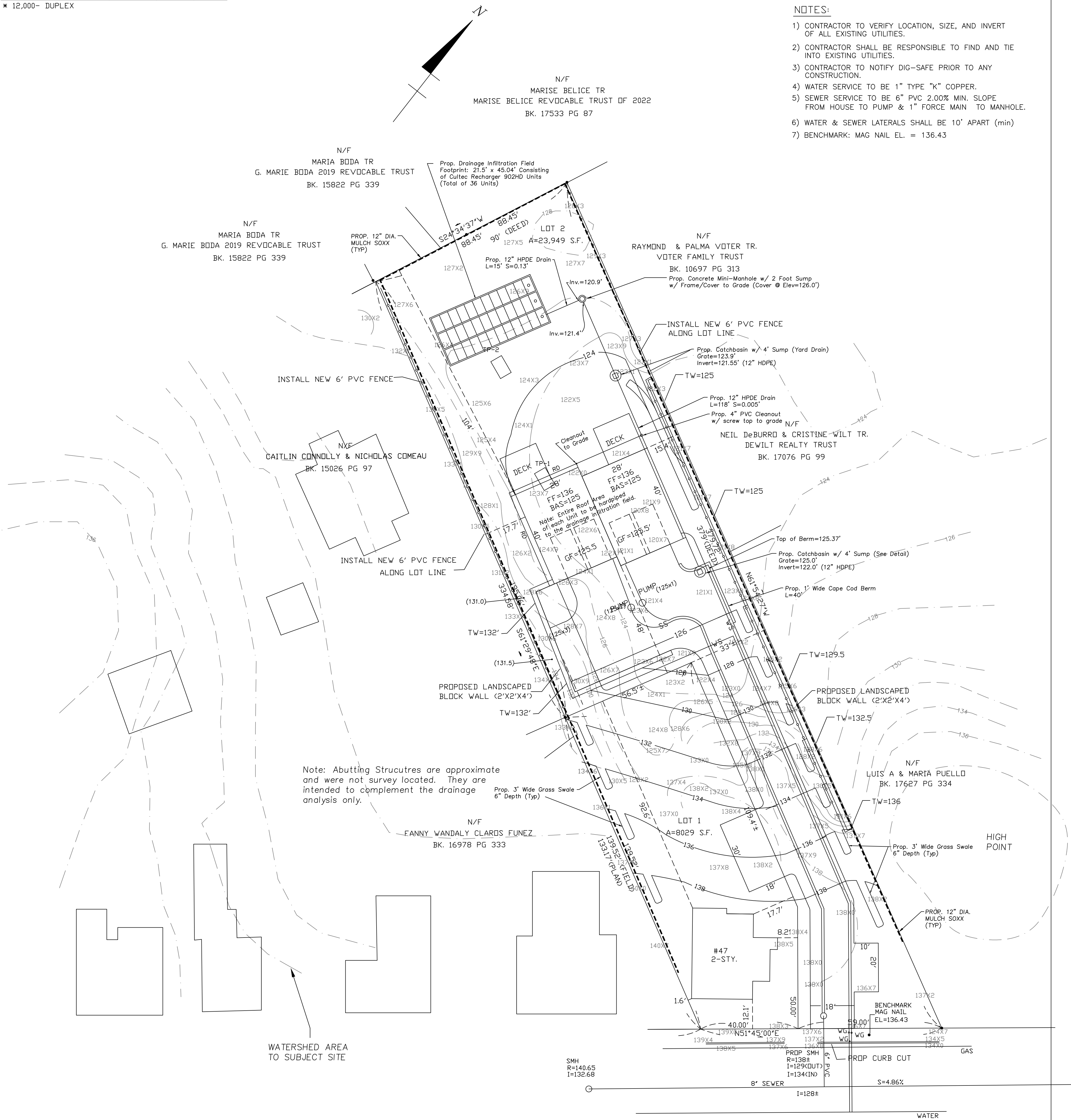
* 12,000- DUPLEX

LEGEND

EXISTING CONTOUR	---126---
EXISTING SPOT GRADE	124X2
SEWER MANHOLE	OSMH
PROPOSED CONTOUR	---128---
DRAIN LINE	D
SEWER LINE	S
SEWER SERVICE	SS
WATER SERVICE	WS
WATER GATE	WG
CATCH BASIN	CB
GAS LINE	G

NOTES:

- 1) CONTRACTOR TO VERIFY LOCATION, SIZE, AND INVERT OF ALL EXISTING UTILITIES.
- 2) CONTRACTOR SHALL BE RESPONSIBLE TO FIND AND TIE INTO EXISTING UTILITIES.
- 3) CONTRACTOR TO NOTIFY DIG-SAFE PRIOR TO ANY CONSTRUCTION.
- 4) WATER SERVICE TO BE 1" TYPE "K" COPPER.
- 5) SEWER SERVICE TO BE 6" PVC 2.00% MIN. SLOPE FROM HOUSE TO PUMP & 1" FORCE MAIN TO MANHOLE.
- 6) WATER & SEWER LATERALS SHALL BE 10' APART (min)
- 7) BENCHMARK: MAG NAIL EL. = 136.43



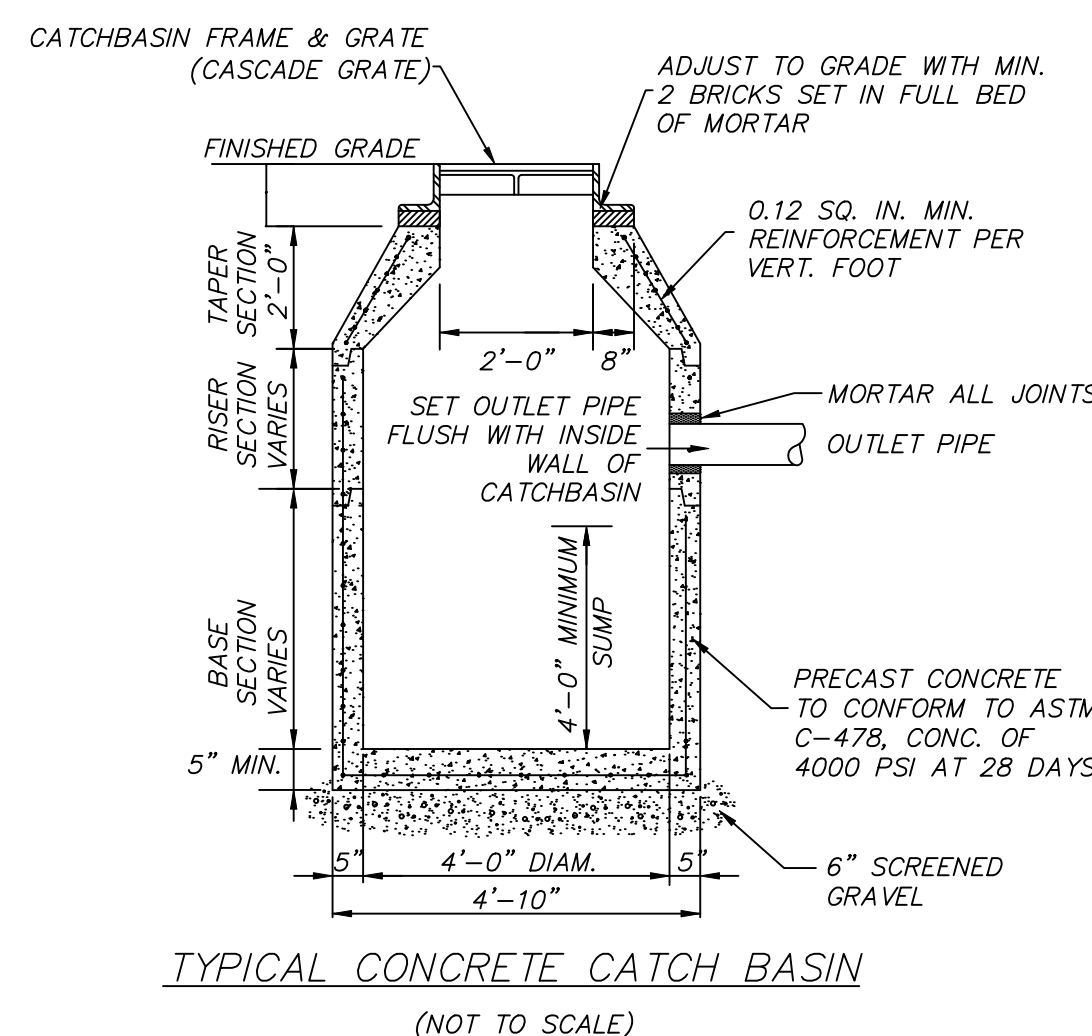
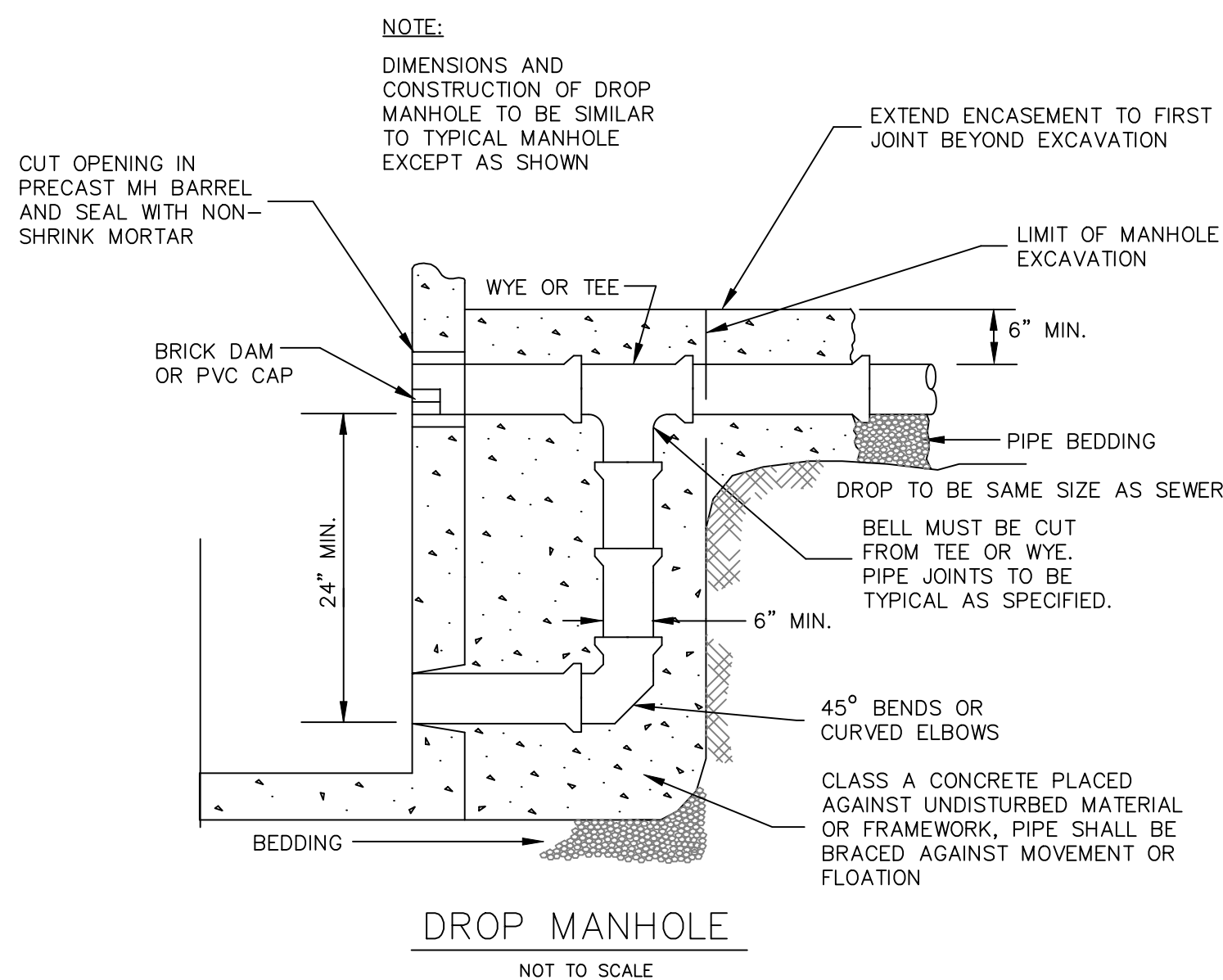
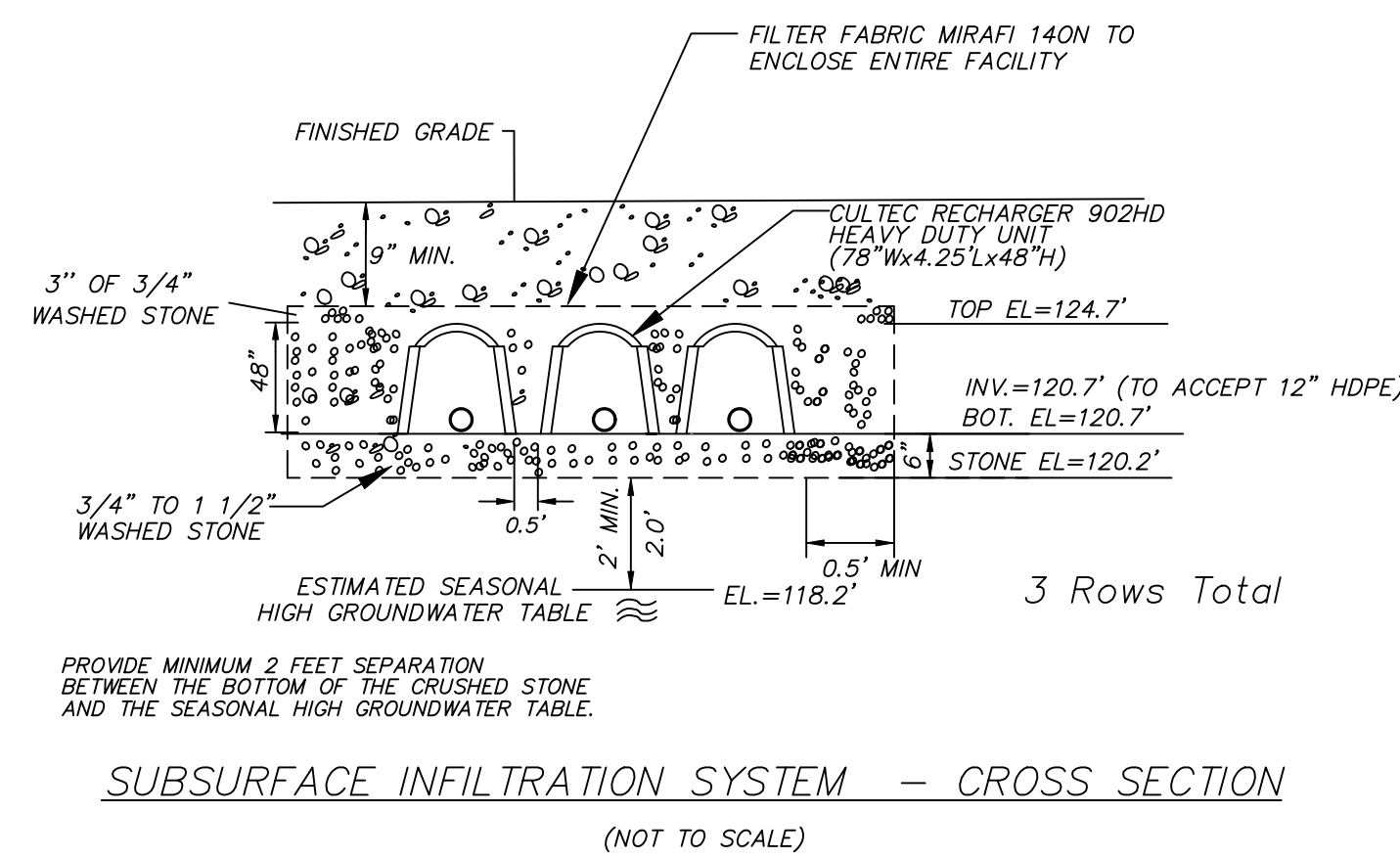
PROPOSED SITE PLAN
OF
47 LOWELL STREET
IN
METHUEN, MA

PREPARED BY: P.J.F. AND ASSOCIATES
4 HIGHLAND AVENUE
WAKEFIELD, MA 01880
(781) 883-5473

REV. 4/29/25
REV. 1/22/25
REV. 12/27/24
REV. 8/2/24

DATE: DECEMBER 31, 2023 FILE No. 7967P5

FIELD	PLOT	DESIGN	DRAFT	CALC.	CHECK



TYPICAL CONCRETE CATCH BASIN
(NOT TO SCALE)

DETAIL SHEET
OF
47 LOWELL STREET
IN
METHUEN, MA

PREPARED BY: P.J.F. AND ASSOCIATES
4 HIGHLAND AVENUE
WAKEFIELD, MA 01880
(781) 883-5473

REV. 4/29/25
REV. 1/22/25
REV. 12/27/24
REV. 8/2/24

0' 10' 20' 30' 40'
SCALE: 1" = 20'

DATE: DECEMBER 31, 2023 FILE No. 7967P5A

TEST PIT: TP-1
ELEV.=123.8'±
G.W. ELEV.=NOT OBSERVED

0"-8" HORIZON A: SANDY LOAM 10 YR 3/3
8"-24" HORIZON Bw: LOAMY SAND 10 YR 6/8
24"-96" HORIZON C: M-C SAND (Stratified) 2.5 Y 6/4

E.S.H.G.W. < ELEV 115.8'
RAWLS RATE USED: 8.27 IN/HR

TEST PIT: TP-2
ELEV.=125.2'±
G.W. ELEV.=NOT OBSERVED

0"-42" FILL
42"-52" HORIZON Bw: LOAMY SAND 10 YR 6/8
52"-84" HORIZON C: M-C SAND (Stratified) 2.5 Y 6/4

E.S.H.G.W. < ELEV 118.2'
RAWLS RATE USED: 8.27 IN/HR



JOHN D. SULLIVAN III, P.E. No. 41586 DATE