

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

Definitive Subdivision Plan

GUZMAN LANE

Methuen, Massachusetts

FOR REGISTRY OF DEEDS USE

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

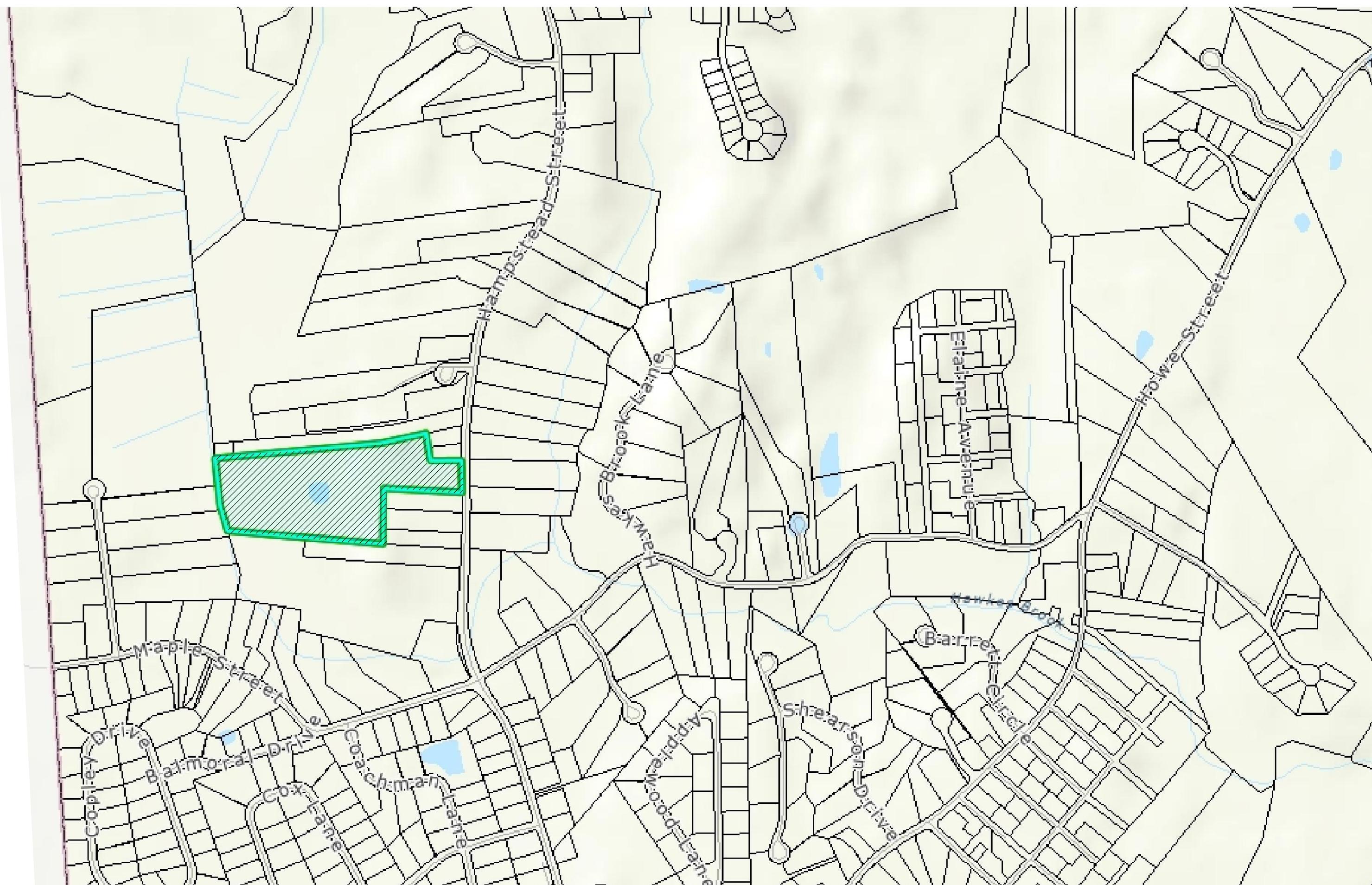
SECTION 5.6 WATER MAINS, VALVES, HYDRANTS & FITTINGS:
SUB-SECTIONS 5.6.1, 5.6.2, 5.6.3

SECTION 5.7 SIDEWALKS

SECTION 5.8 GUARDRAIL

SECTION 5.10 STREET SIGNS

SECTION 5.12 STREET LIGHTING



LOCUS
1" = 500'

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 _____

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

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

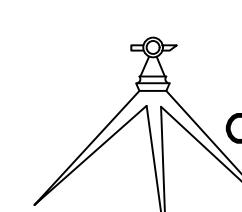
APPLICANT:
EDDY GUZMAN
PO BOX 656
LAWRENCE, MA 01842

ASSESSOR ID:
706-70-6

DEFINITIVE SUBDIVISION

COVER
GUZMAN LANE
METHUEN, MASS.

PREPARED FOR: EDDY GUZMAN
DATE: MAY 6, 2022 REV: OCTOBER 25, 2022
SCALE: 1"=40'


andover
consultants
inc.

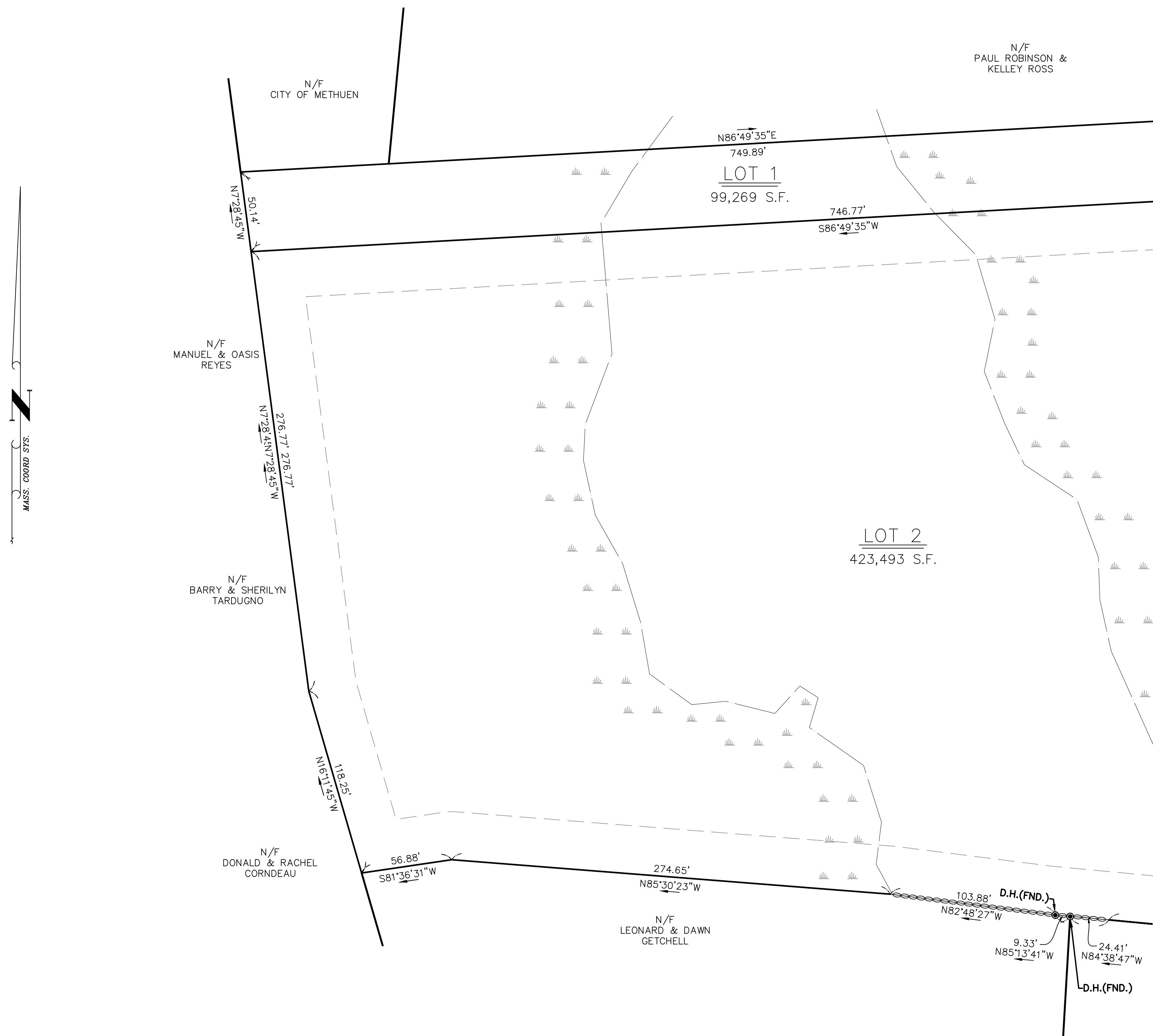
1 East River Place
Methuen, Mass. 01844
Telephone: 978-687-3828

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

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



SEE SHEET 2

METHUEN COMMUNITY DEVELOPMENT BOARD

DATE OF APPLICATION:

DATE OF HEARING:

DATE OF APPROVAL:

DATE OF ENDORSEMENT:

METHUEN COMMUNITY DEVELOPMENT BOARD

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

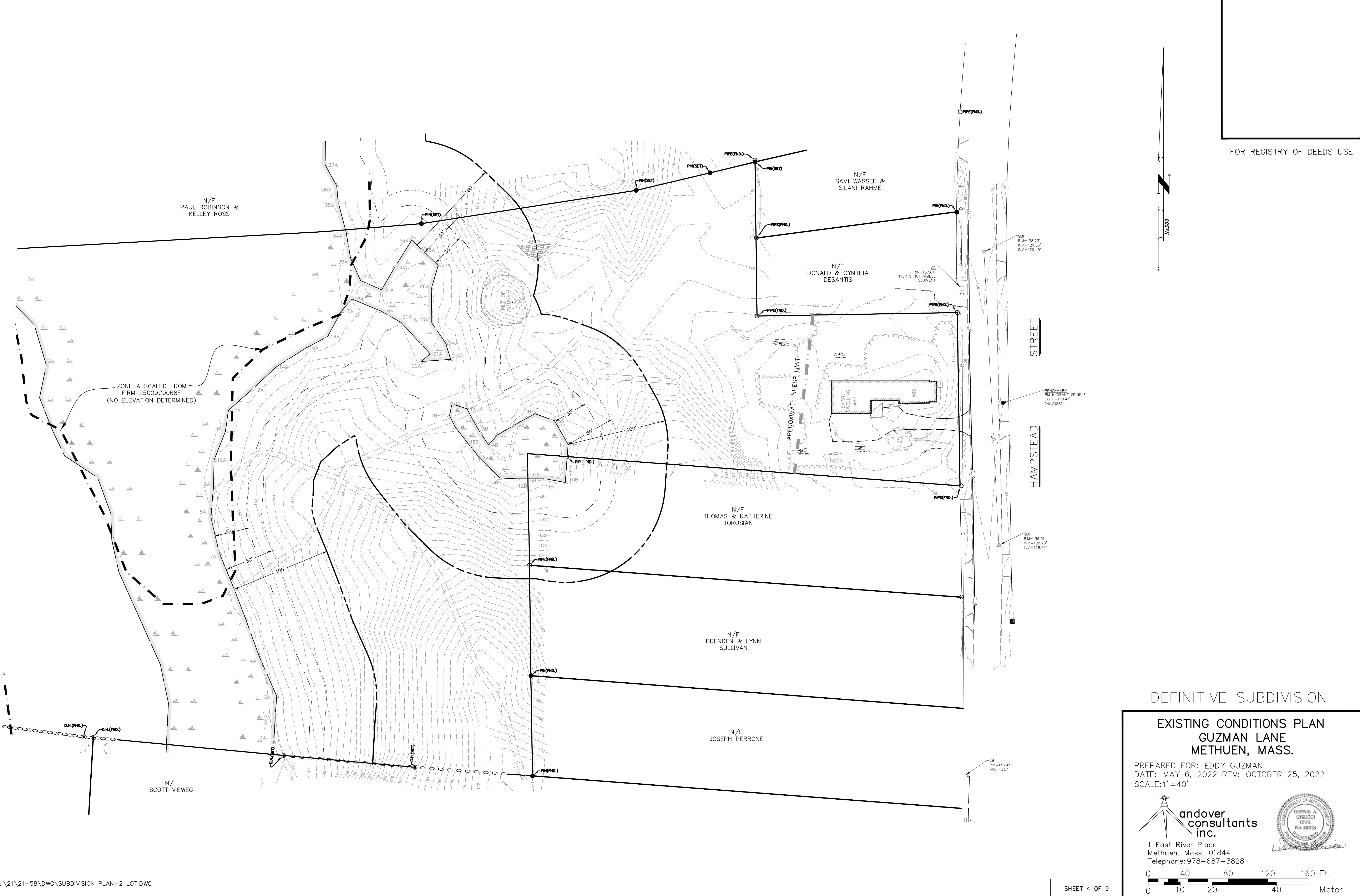
DEFINITIVE SUBDIVISION

LOT LAYOUT PLAN
GUZMAN LANE
METHUEN MASS

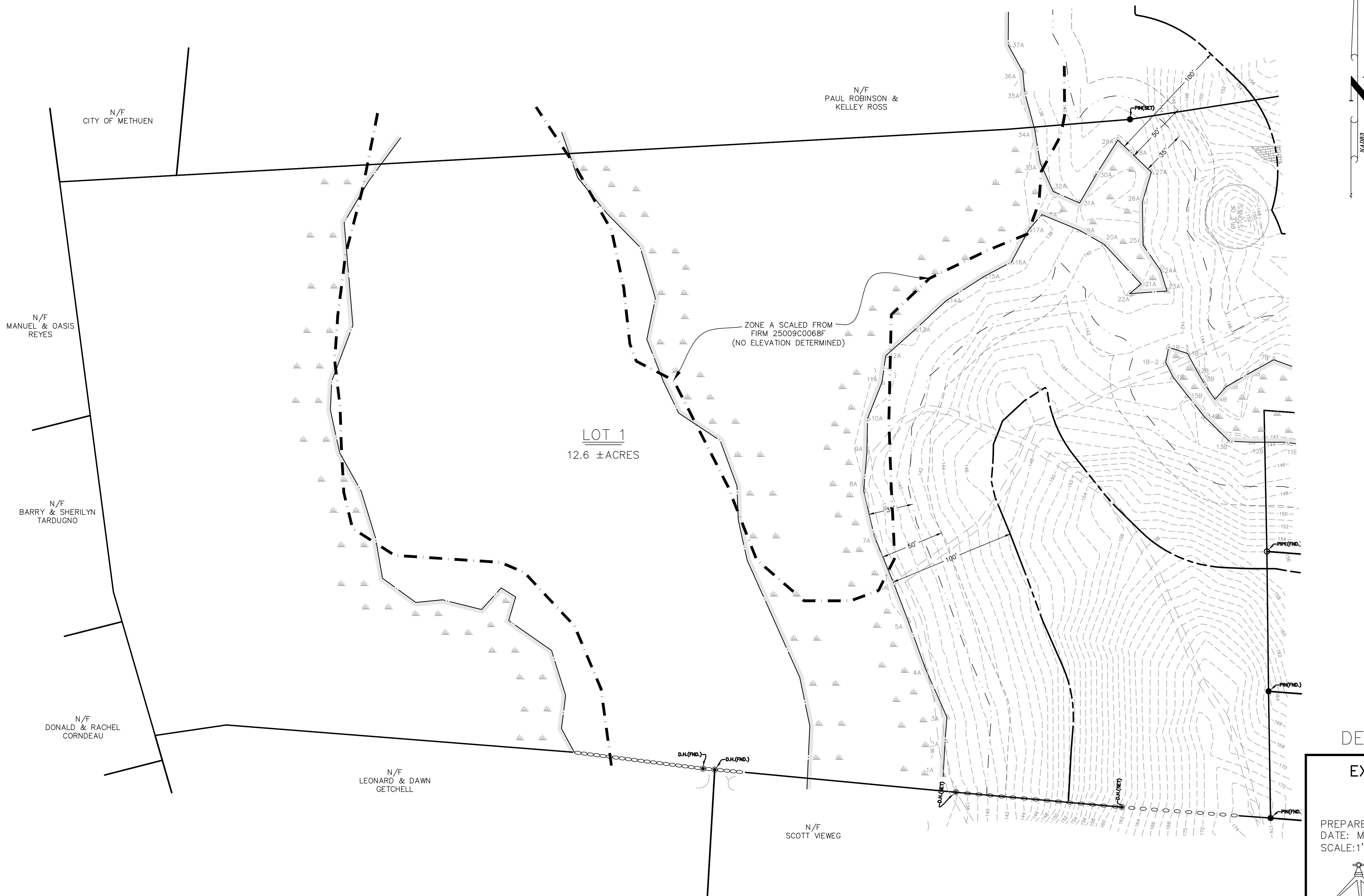
PREPARED FOR: EDDY GUZMAN
DATE: OCTOBER 26, 2022
SCALE:1"-40'



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



FOR REGISTRY OF DEEDS USE

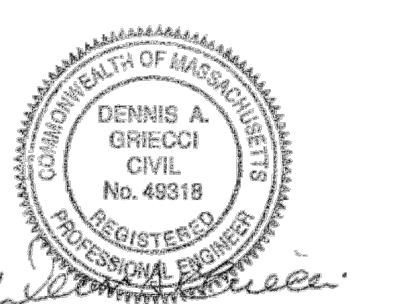


DEFINITIVE SUBDIVISION
EXISTING CONDITIONS PLAN
GUZMAN LANE
METHUEN, MASS.

PREPARED FOR: EDDY GUZMAN
DATE: MAY 6, 2022 REV: OCTOBER 25, 2022
SCALE: 1"=40'

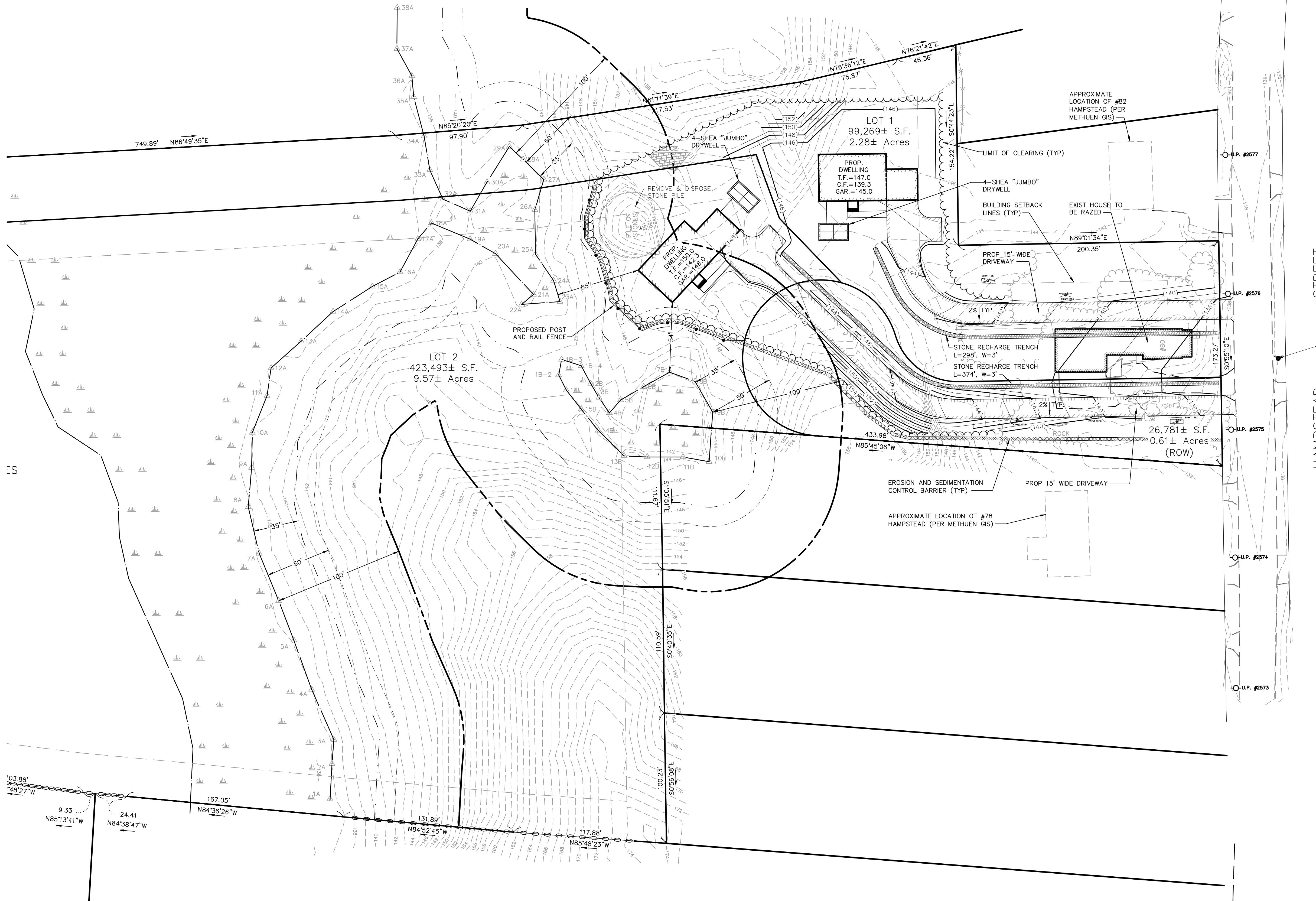
andover
consultants
inc.

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



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

FOR REGISTRY OF DEEDS USE



DEFINITIVE SUBDIVISION

GRADING & DRAINAGE PLAN

GUZMAN LANE

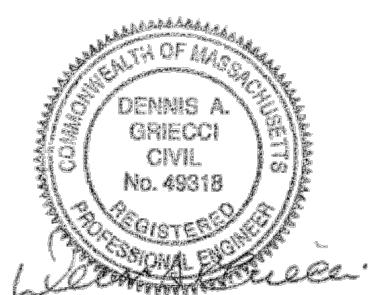
METHUEN MASS

WITCEN, MASS.

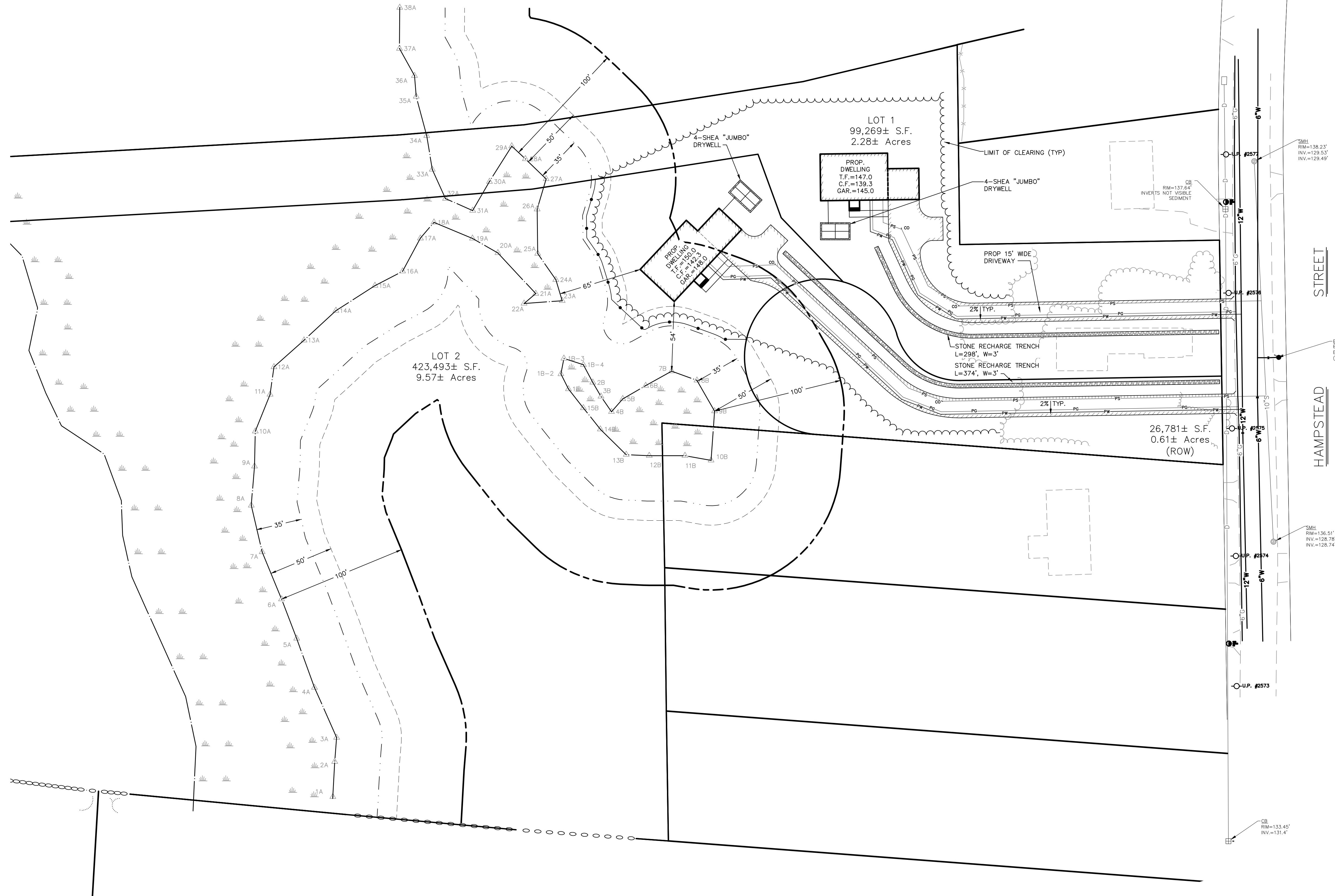


1 East River Place
Methuen, Mass. 01844
Telephone: 978-687-3828

A scale bar with markings for 0, 10, 20, 40, 80, 120, 160 feet and 0, 10, 20, 40 meters. The 0-10 and 10-20 foot/meter segments are white, while the 20-40 foot/meter segment is black.



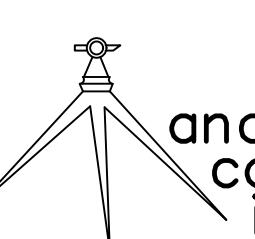
FOR REGISTRY OF DEEDS USE



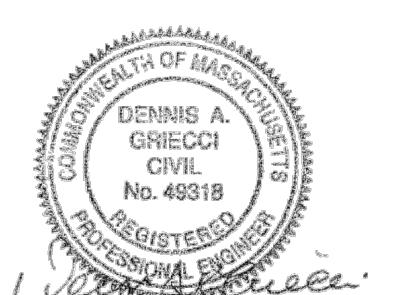
DEFINITIVE SUBDIVISION

UTILITY PLAN
GUZMAN LANE
METHUEN, MASS.

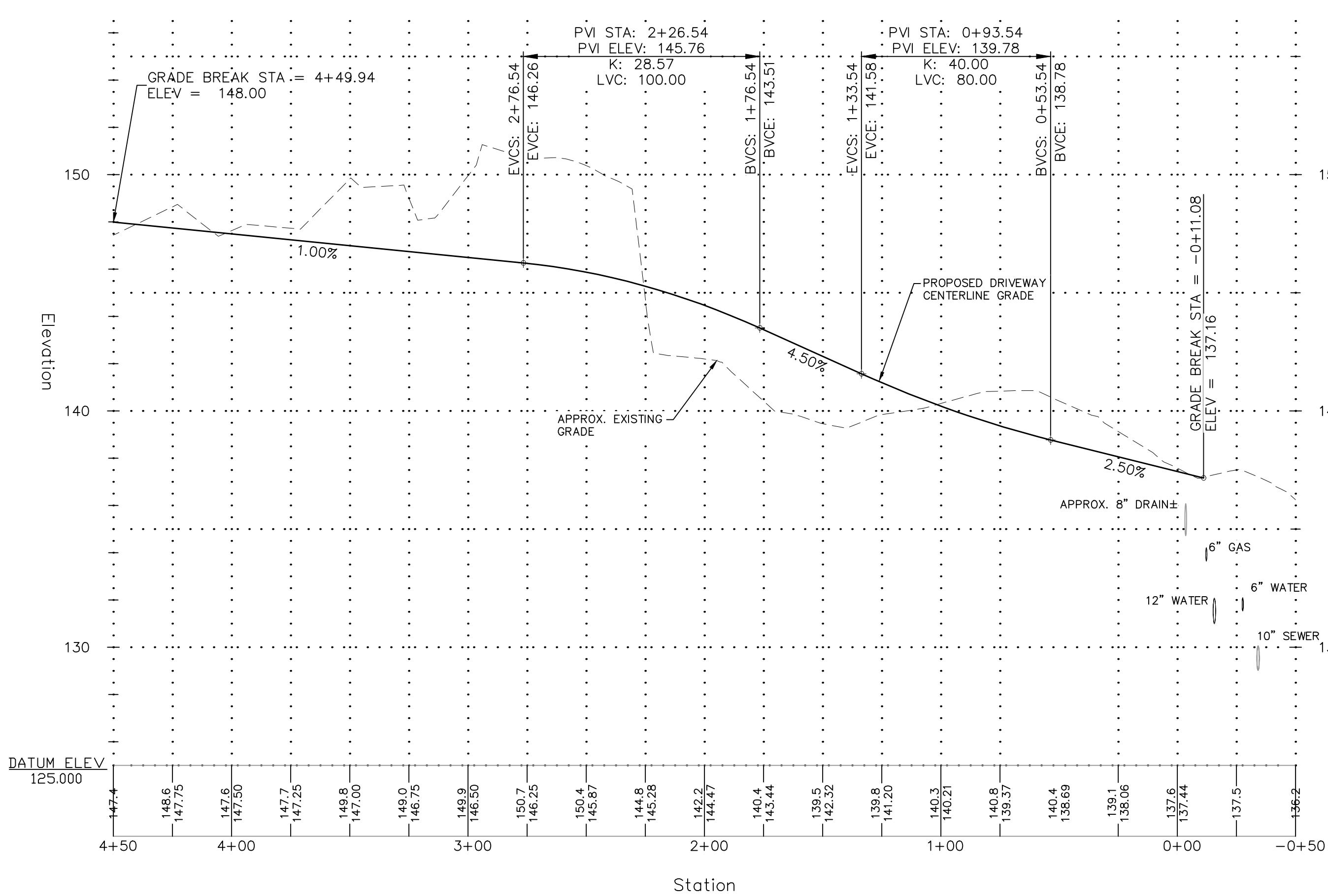
PREPARED FOR: EDDY GUZMAN
DATE: MAY 6, 2022 REV: OCTOBER 25, 2022
SCALE: 1"=40'

 andover
consultants
inc.

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

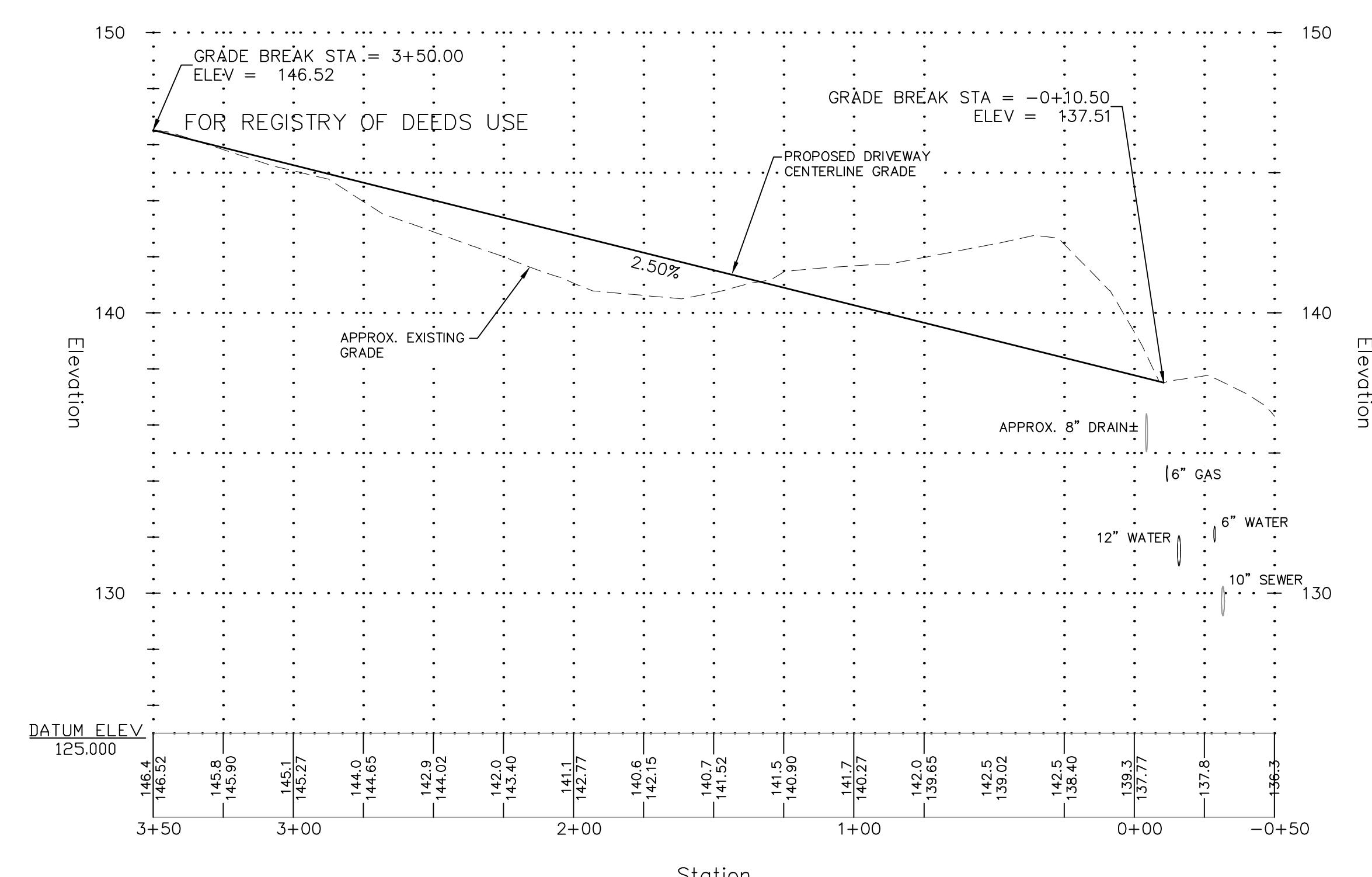


0 40 80 120 160 Ft.
0 10 20 40 Meter



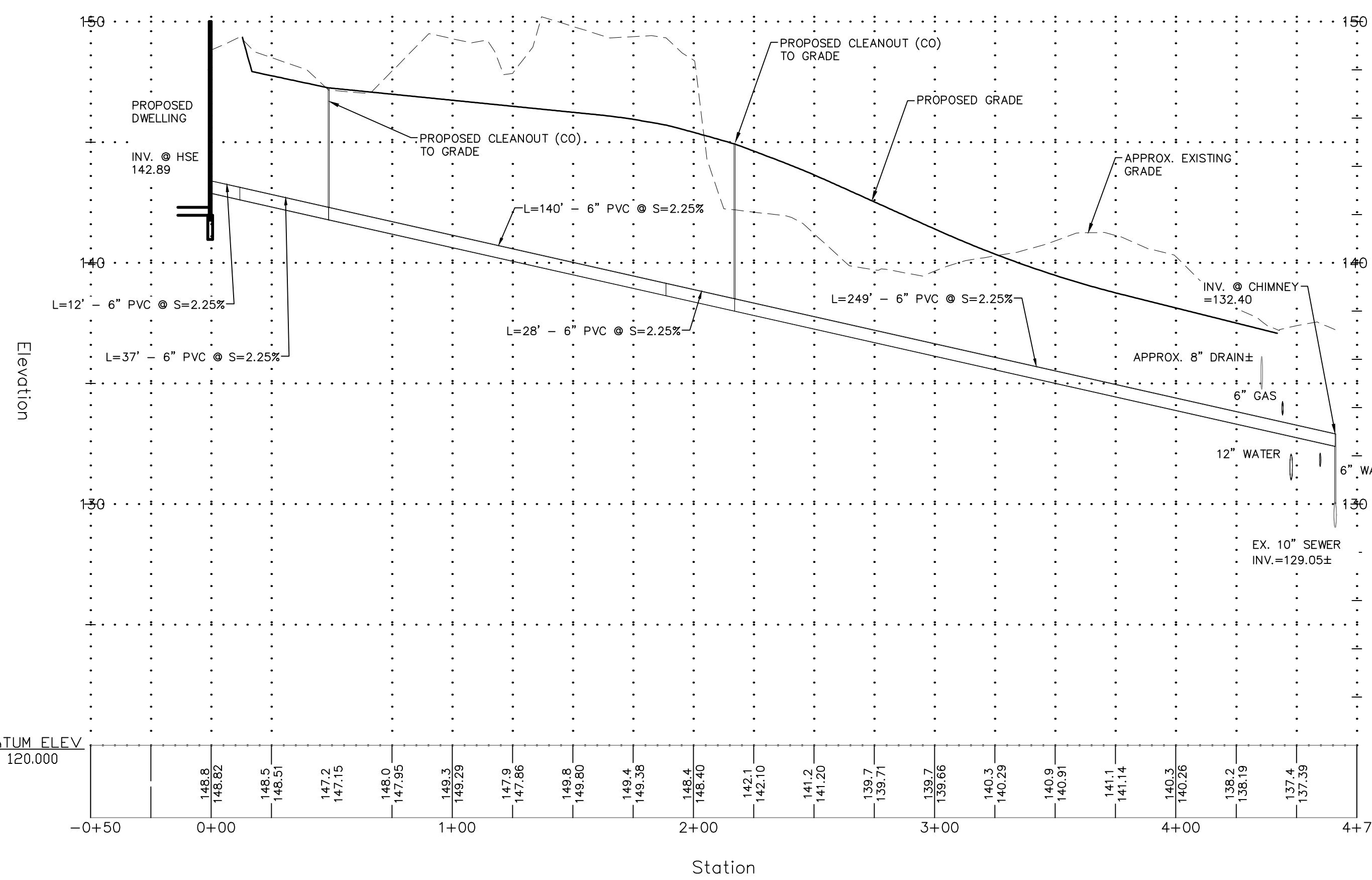
PROFILE LOT 2 DRIVEWAY

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



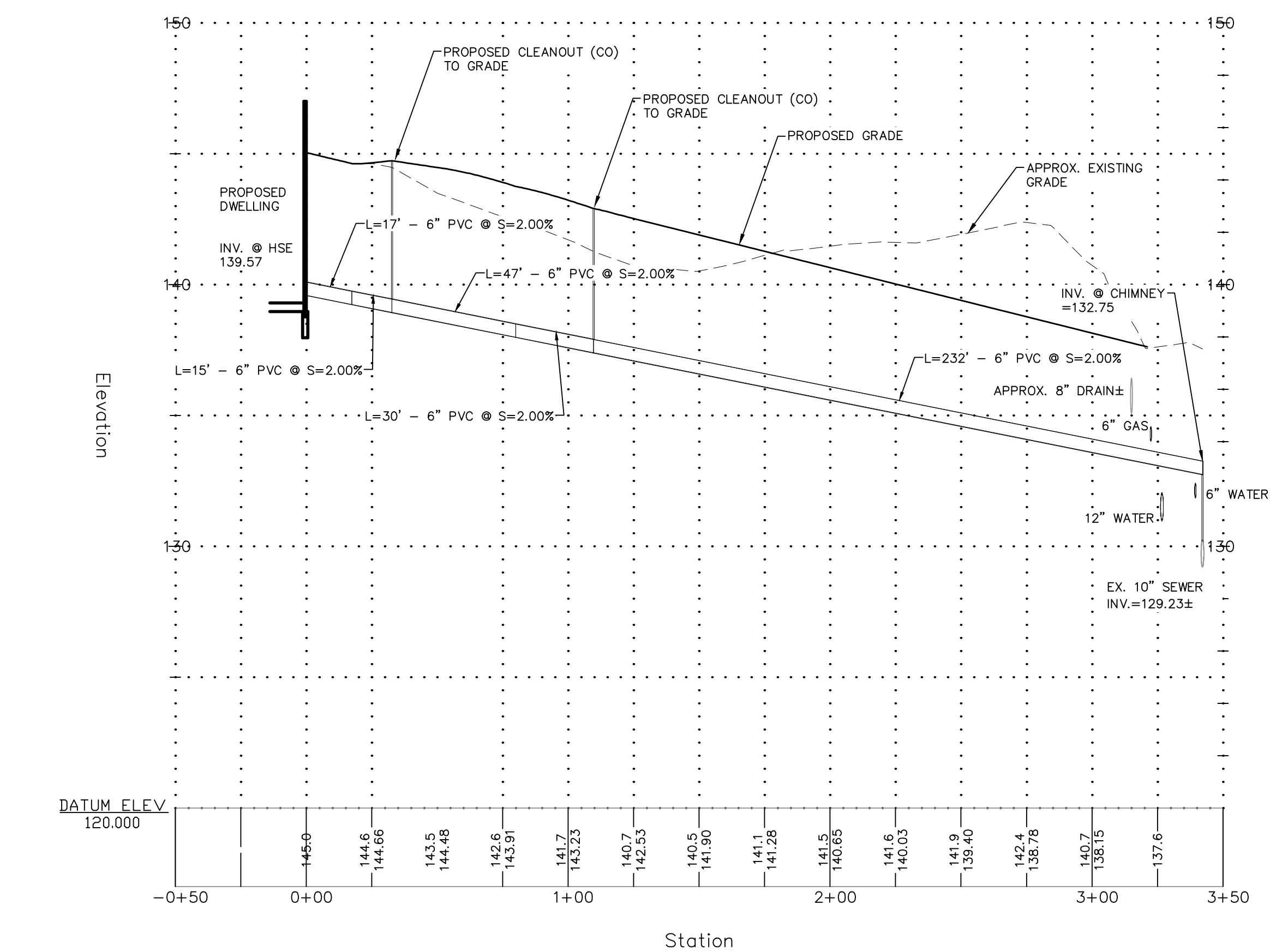
PROFILE LOT 1 DRIVEWAY

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.

DEFINITIVE SUBDIVISION

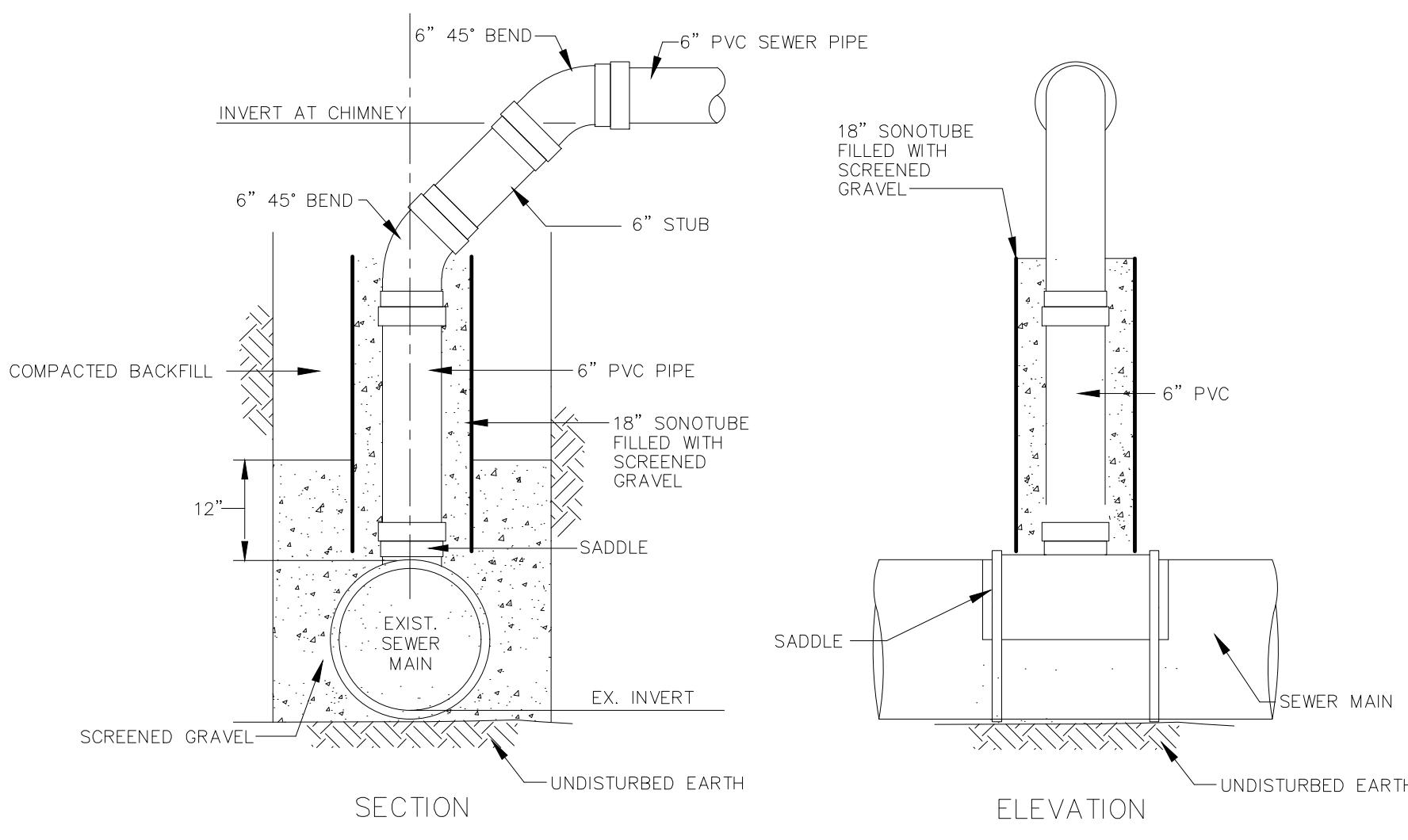
DETAILS
GUZMAN LANE
METHUEN MASS

PREPARED FOR: EDDY GUZMAN
DATE: MAY 6, 2022 REV: OCTOBER 25, 2022
SCALE:1"=40'

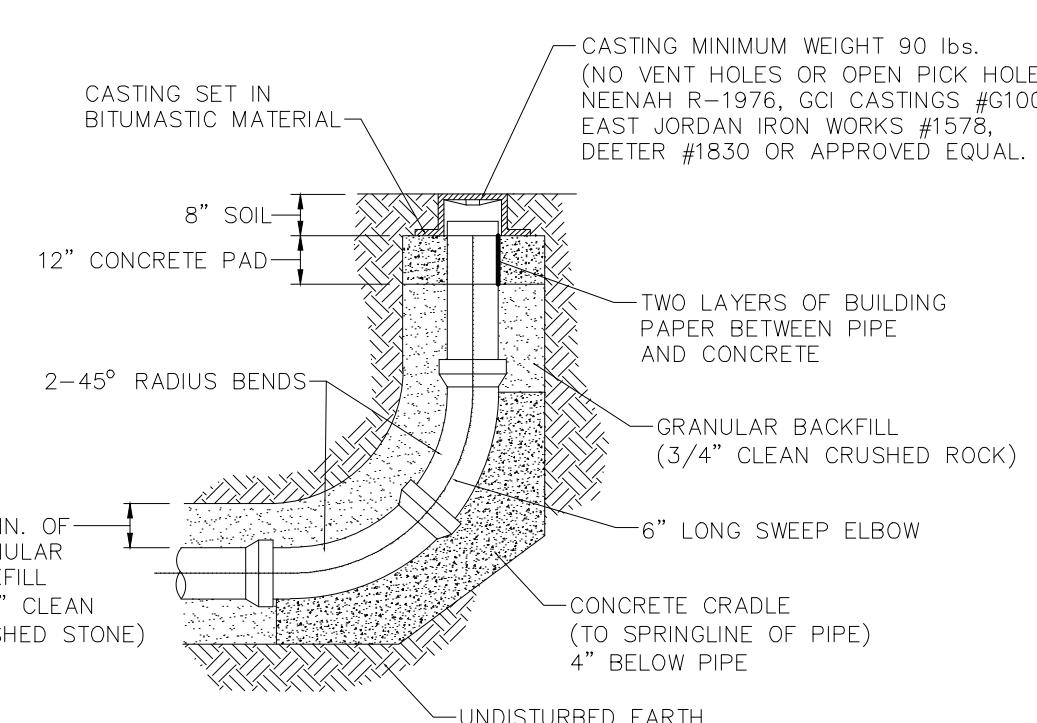
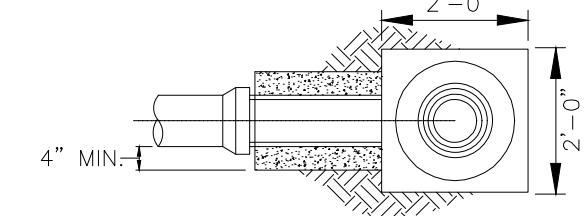


1 East River Place
Methuen, Mass. 01844
Telephone: 978-687-3828

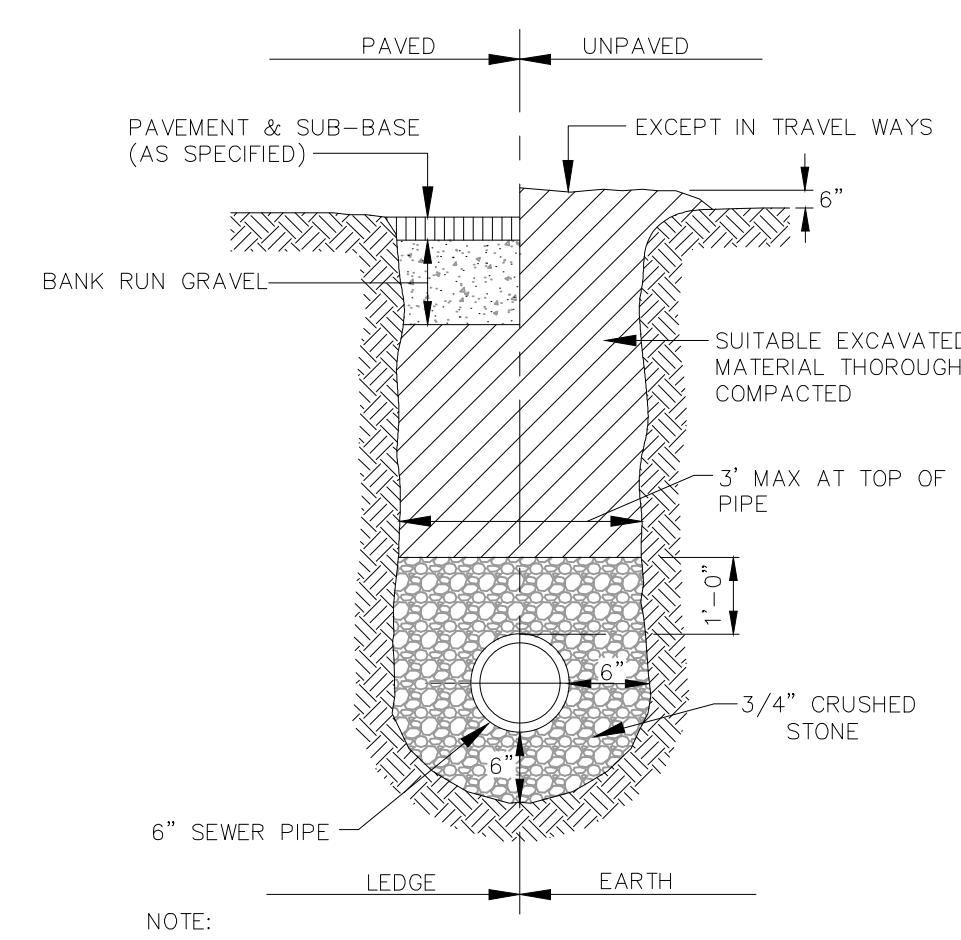




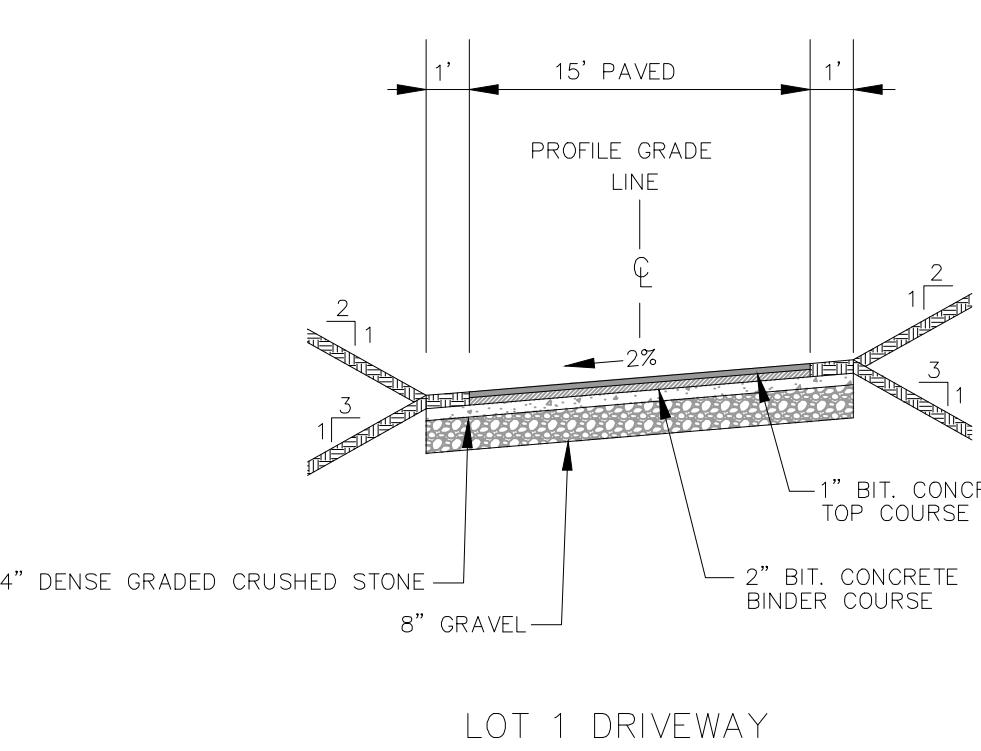
SANITARY SEWER CHIMNEY DETAIL
NOT TO SCALE



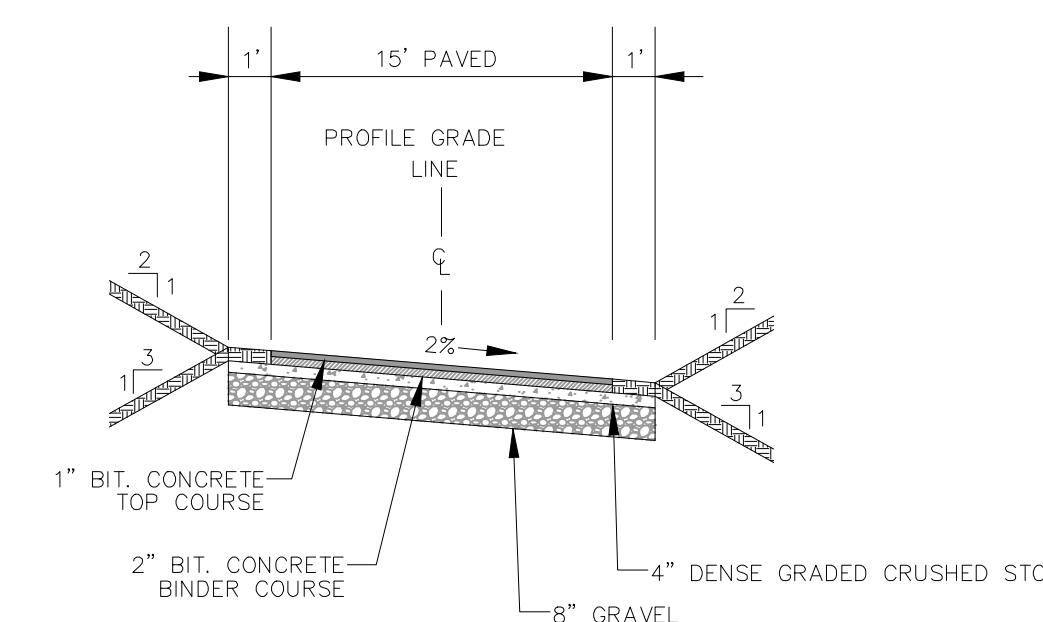
STANDARD CLEANOUT DETAIL
NOT TO SCALE



**PIPE TRENCH
TYPICAL SECTION**
NOT TO SCALE

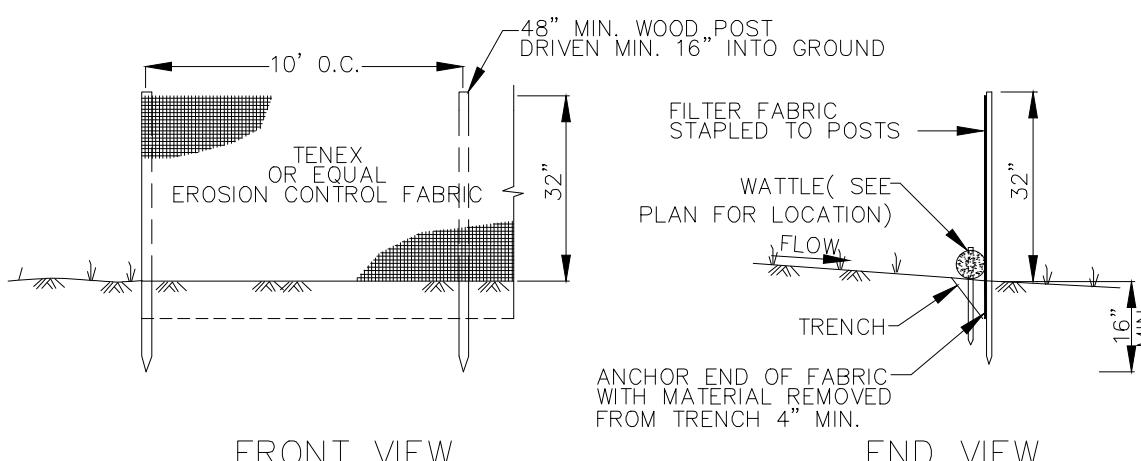


LOT 1 DRIVEWAY

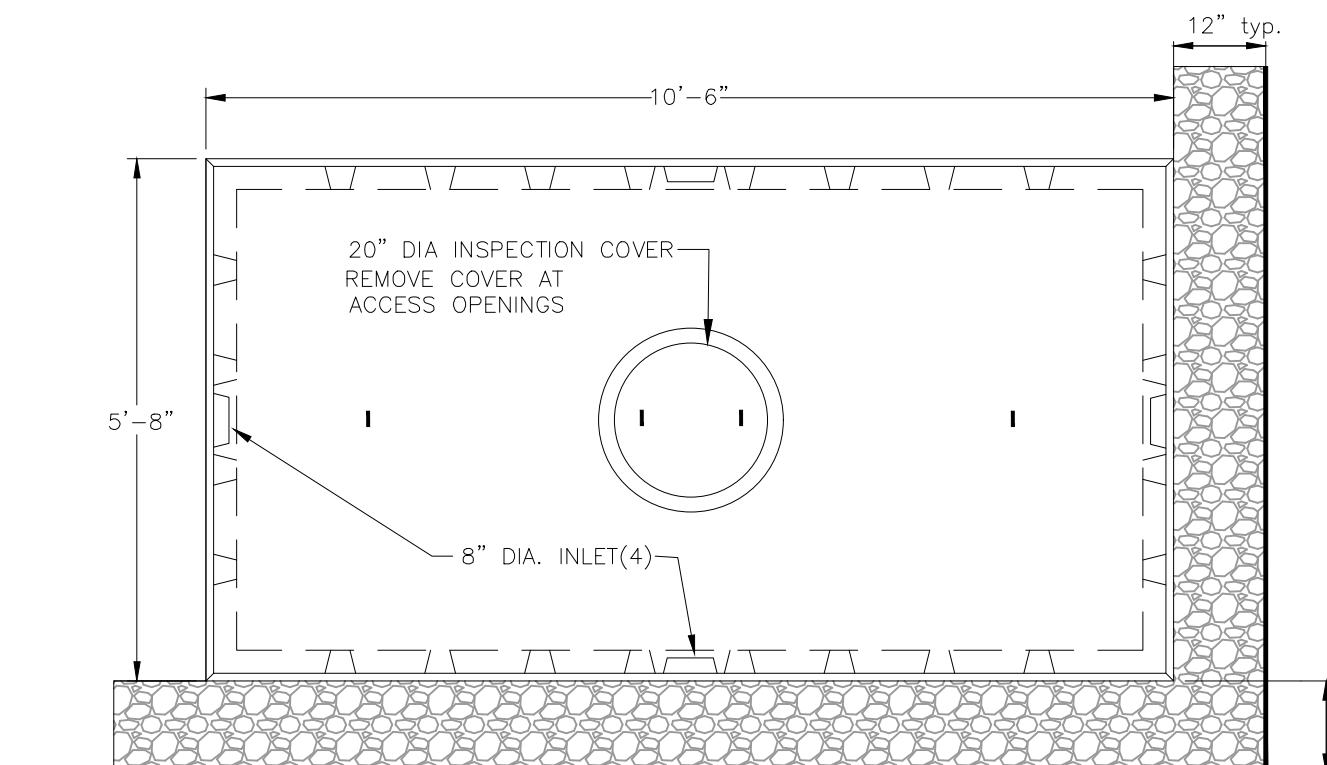


LOT 2 DRIVEWAY

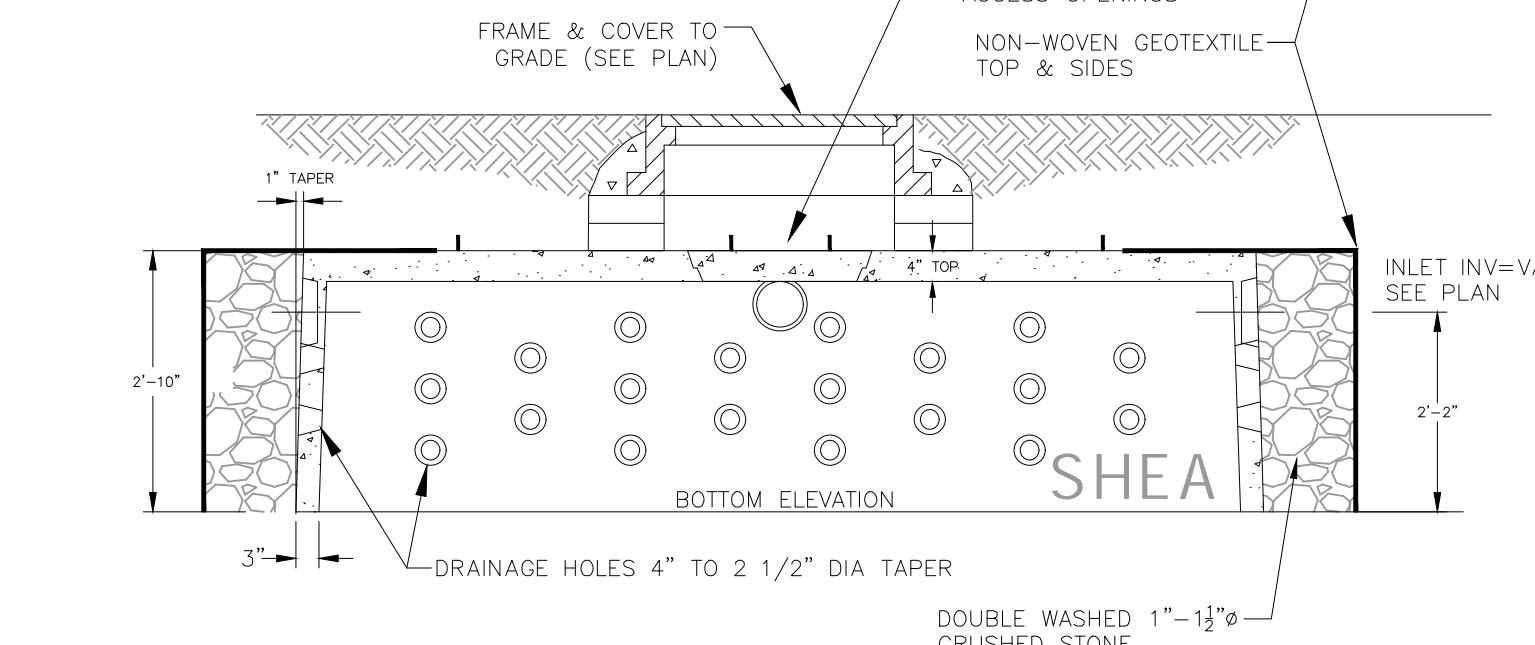
TYPICAL DRIVEWAY CROSS-SECTION
NOT TO SCALE



**FABRIC SILT FENCE
STRAW WATTLE DETAIL**
NOT TO SCALE

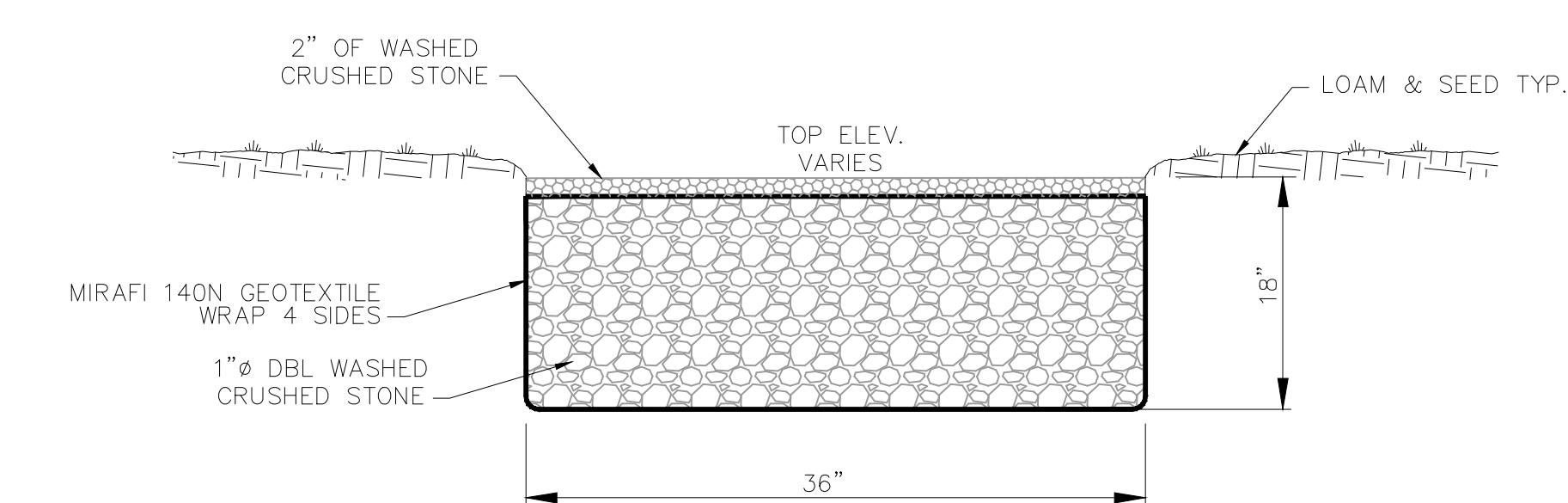


PLAN VIEW

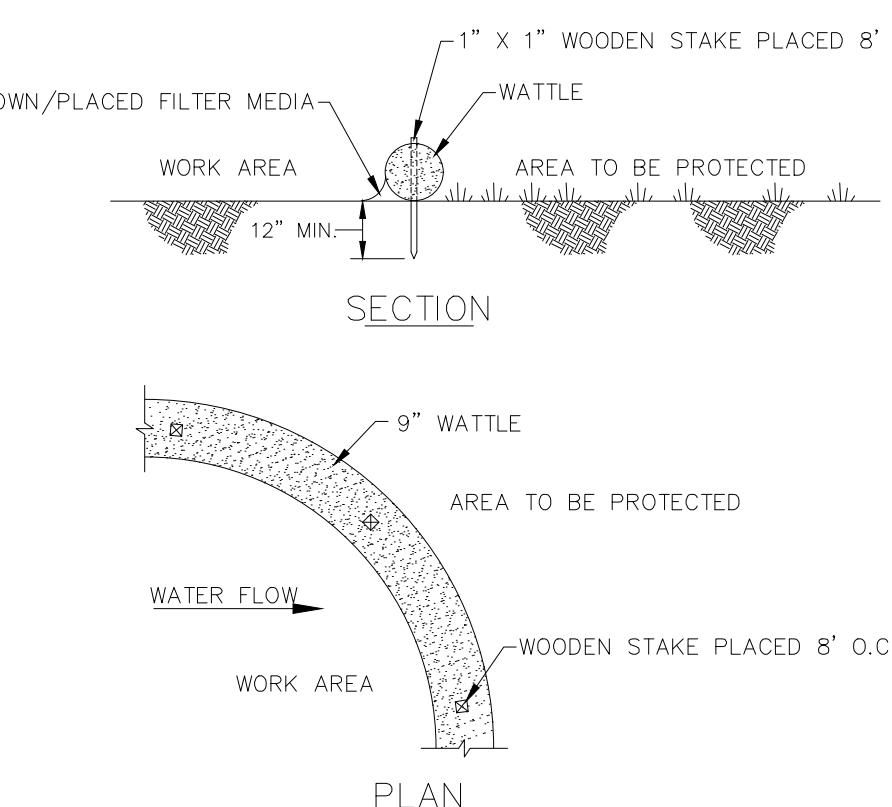


SECTION

**SHEA PRECAST CONCRETE
1000 GALLON JUMBO DRYWELL**
NOT TO SCALE



STONE RECHARGE TRENCH DETAIL
NOT TO SCALE



STRAW WATTLE DETAIL
NOT TO SCALE

DEFINITIVE SUBDIVISION

DETAILS GUZMAN LANE METHUEN, MASS.

PREPARED FOR: EDDY GUZMAN
DATE: MAY 6, 2022 REV: OCTOBER 25, 2022
SCALE: 1"=40'

**andover
consultants
inc.**

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

