

Proposed Site Plan

Aroma Joe's Drive-Through

Haverhill Street

Methuen, Massachusetts

Issued for Permitting
Not Approved for Construction

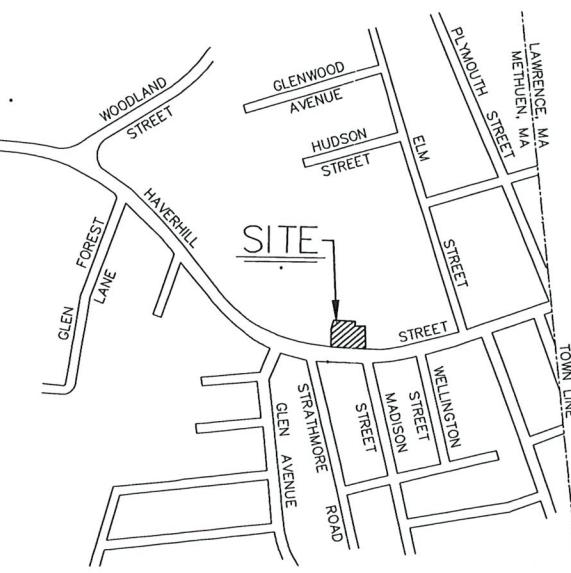


Sign Key		
M.U.T.C.D. Number	Specification	Desc.
	Width Height	
R1-1	30" 30"	STOP
R6-IR	36" 12"	ONE WAY
R5-1	30" 30"	DO NOT ENTER
R7-8	12" 18"	RESERVED PARKING
R7-8P	12" 6"	VAN ACCESSIBLE

Parking Summary Chart			
Description	Size		Spaces
	Required	Provided	Required
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

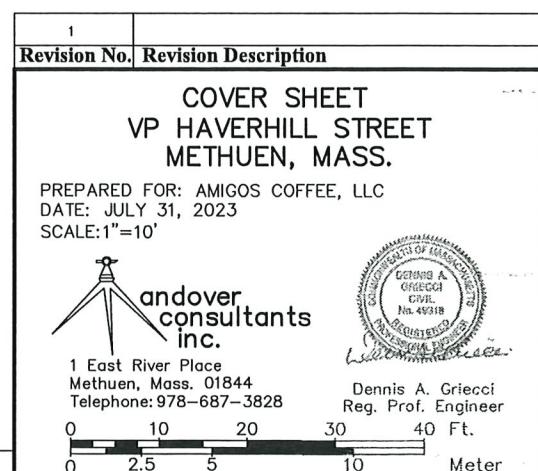
Parking Requirements:

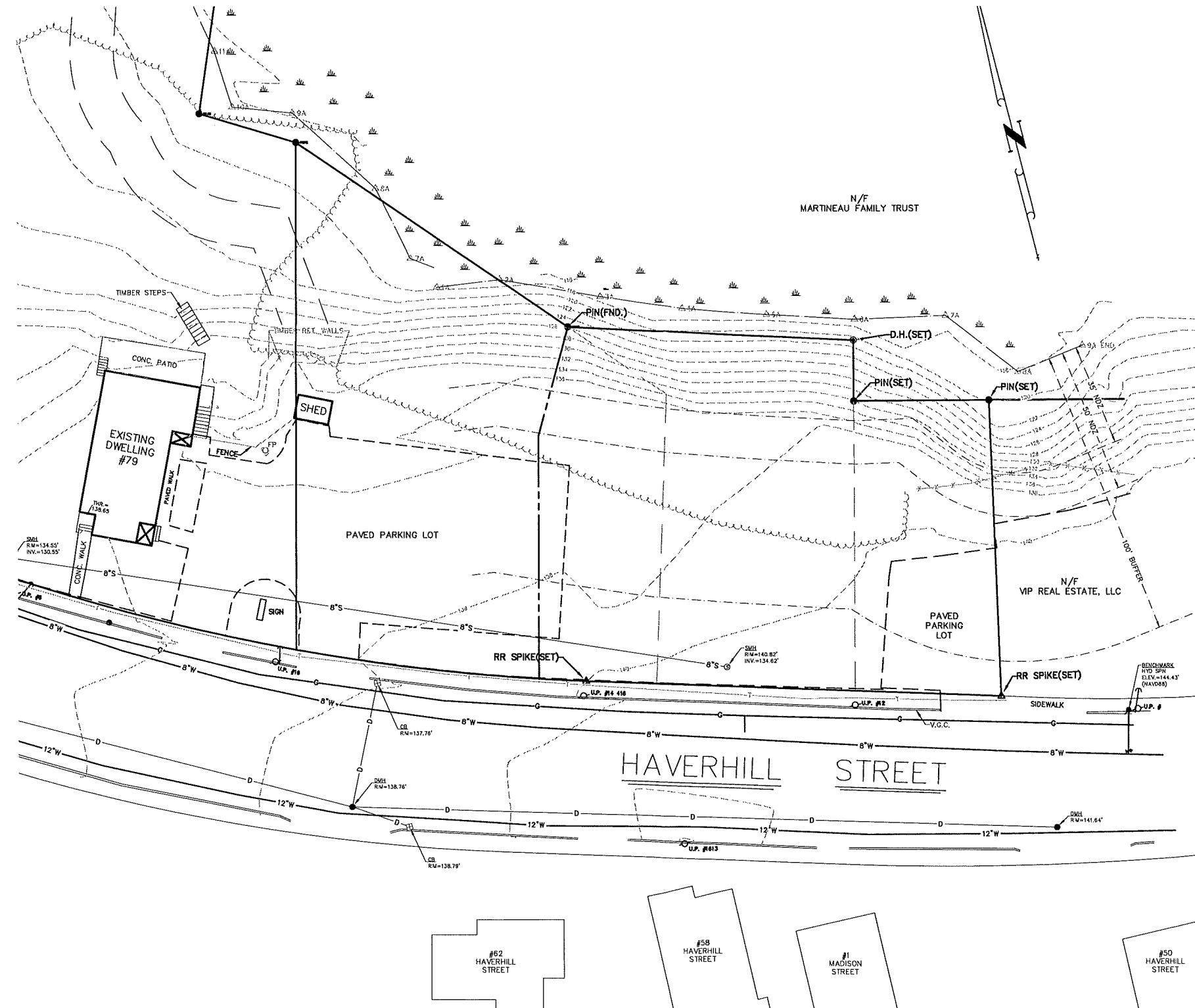
RESTAURANT 6 EMPLOYEES x 1 SPACES / 2 EMPLOYEE = 3
TOTAL PARKING REQUIRED = 3 SPACES

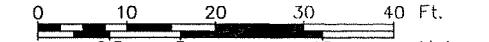


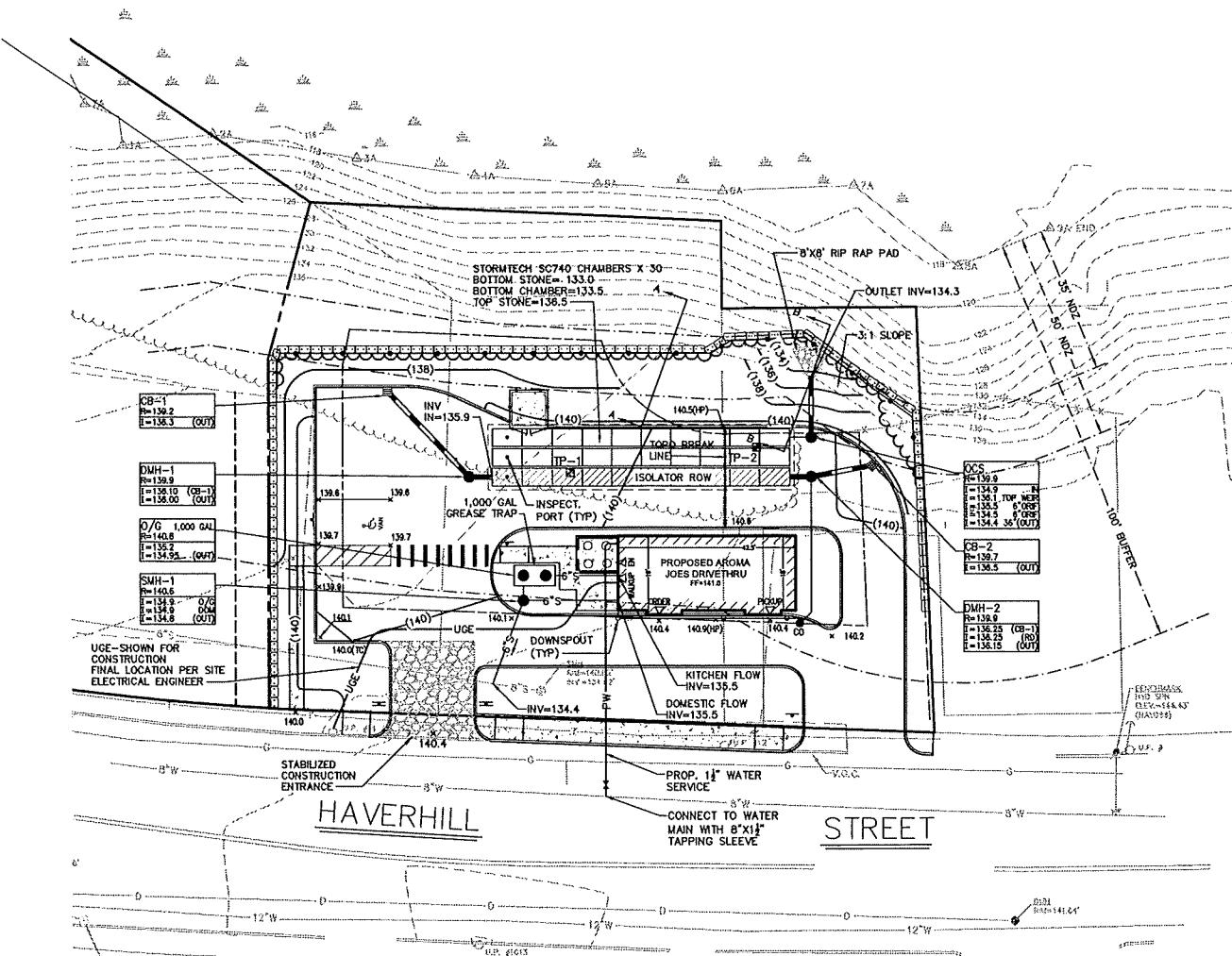
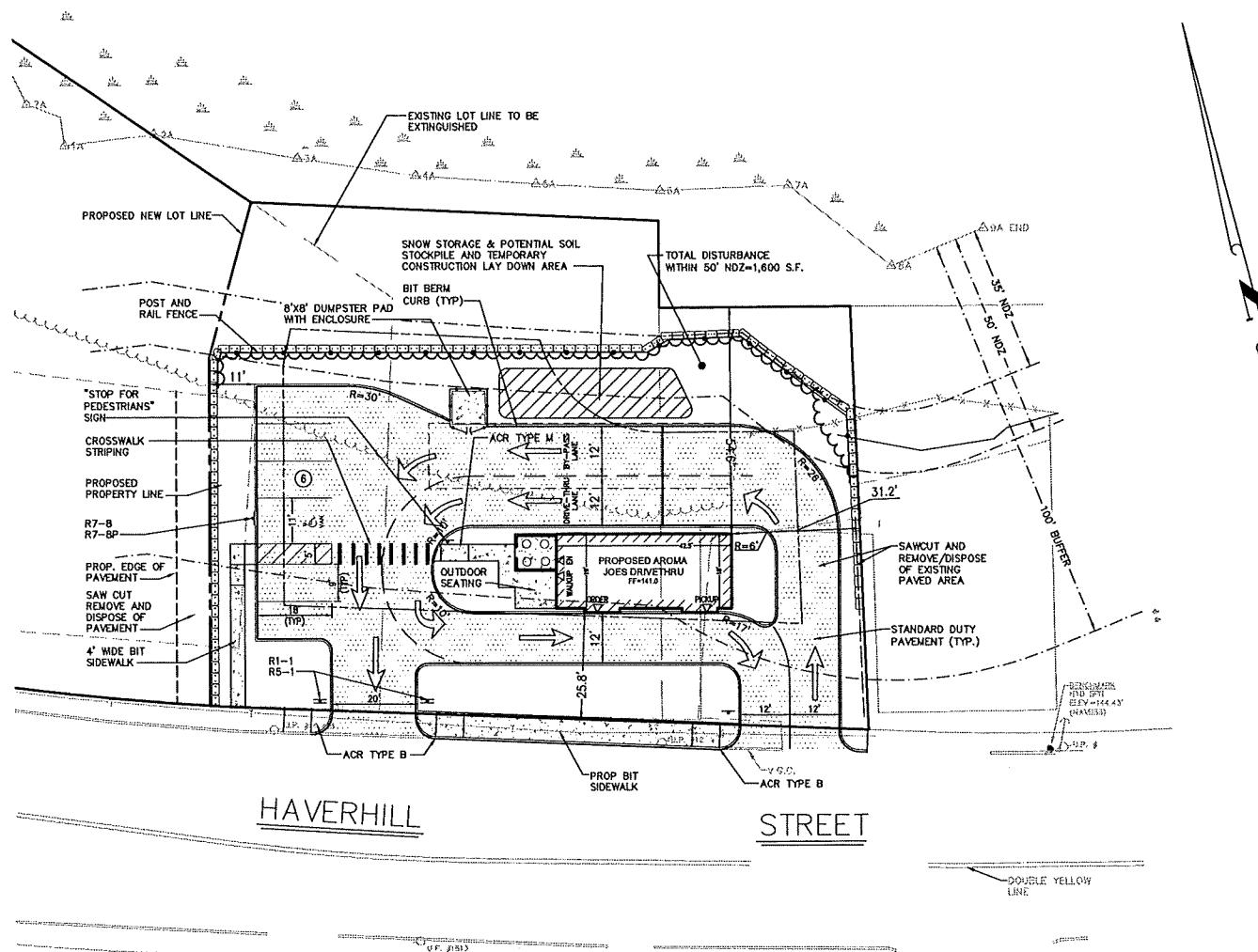
Zoning Summary Chart		
Zoning District:	BN (Neighborhood Business)	
Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	10,000 SF	17,928 SF
FRONTAGE	80.0 Feet	156.0 Feet
FRONT YARD SETBACK	25 Feet	25.8 Feet
SIDE YARD SETBACK	15 Feet	31.2 Feet
REAR YARD SETBACK	30 Feet	54.6 Feet
MINIMUM LOT WIDTH	80 Feet	> 80 Feet
MAXIMUM BUILDING HEIGHT	0 Feet	0 Feet
MAXIMUM BUILDING COVERAGE	35.0 %	44 %

Sheet Index		
Number	Drawing Title	Latest Issue
1 of 5	Cover Sheet	7/31/2023
2 of 5	Existing Conditions Plan	7/31/2023
3 of 5	Proposed Site Plan	7/31/2023
4 of 5	Site Details	7/31/2023
5 of 5	Site Details	7/31/2023
	Reference Drawings	
L1	Landscaping Plan	8/10/2023

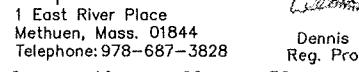




1	Revision No.	Revision Description	Date
EXISTING CONDITIONS PLAN			
VP HAVERHILL STREET			
METHUEN, MASS.			
PREPARED FOR: AMIGOS COFFEE, LLC			
DATE: JULY 31, 2023			
SCALE: 1"=10'			
 andover consultants inc.			
1 East River Place Methuen, Mass. 01844 Telephone: 978-687-3828			
 Dennis A. Grieggi Reg. Prof. Engineer			
 0 10 20 30 40 Ft. 0 2.5 5 10 Meter			



LAYOUT & MATERIAL

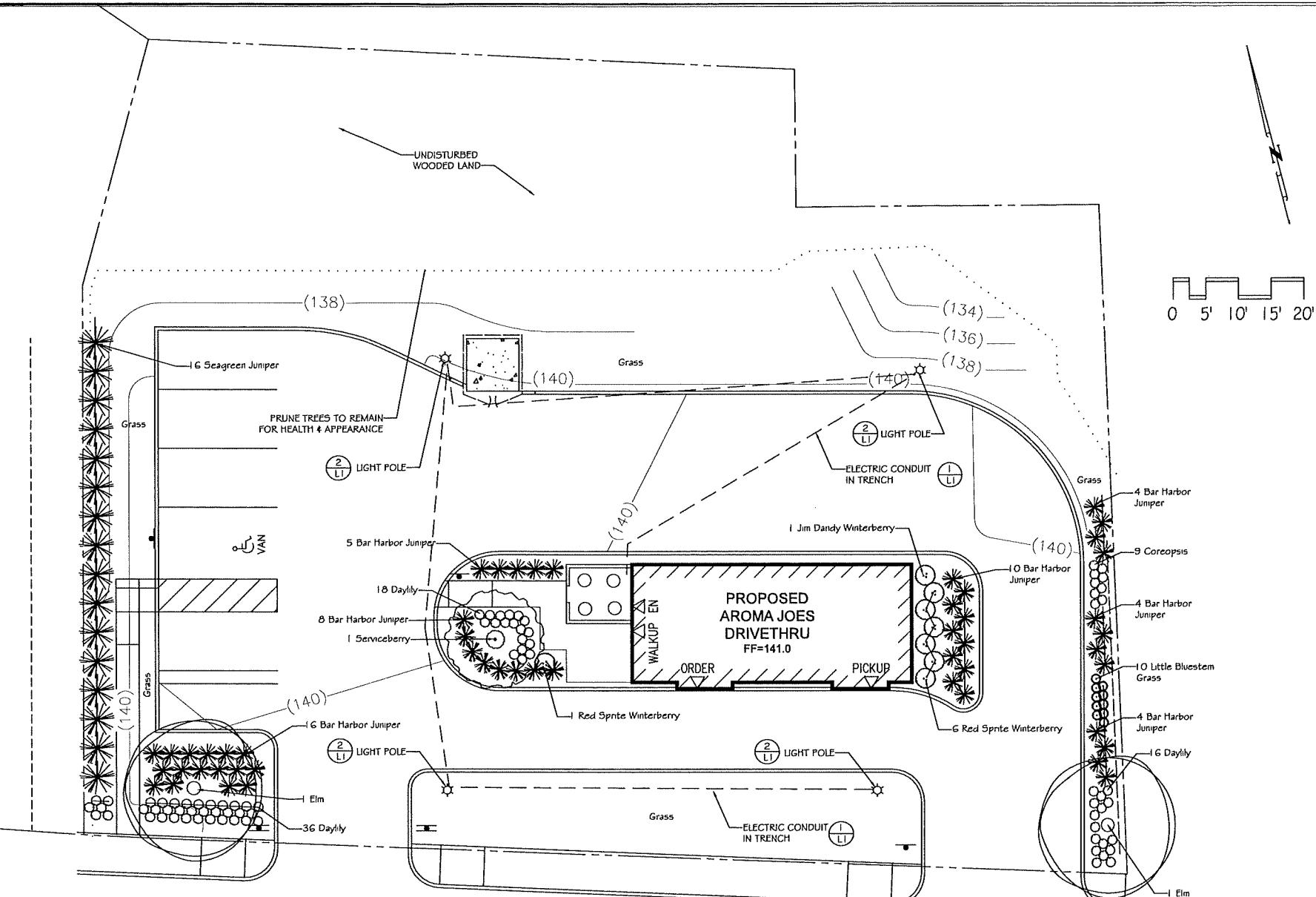
1		
Revision No.	Revision Description	Date
PROPOSED SITE PLAN VP HAVERHILL STREET METHUEN, MASS.		
PREPARED FOR: AMIGOS COFFEE, LLC DATE: JULY 31, 2023 SCALE: 1"=10'		
 andover consultants inc.		
1 East River Place Methuen, Mass. 01844 Telephone: 978-687-3828		
		
Dennis A. Griecci Reg. Prof. Engineer		
		

PLANT LIST

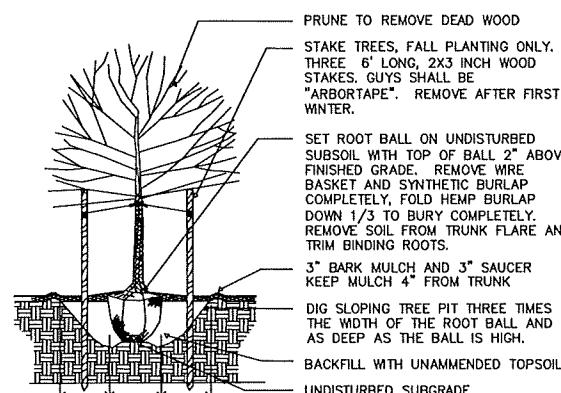
QTY.	SIZE	COMMON NAME	BOTANICAL NAME
TREES			
1	5-6'	Autumn Brilliance Serviceberry	Amelanchier 'Autumn Brilliance'
2	2.5-3"	Valley Forge Elm	Ulmus 'Valley Forge'
SHRUBS			
7	24-36"	Red Sprite Winterberry	Ilex verticillata 'Red Sprite'
1	4-5'	Jim Dandy Winterberry	Ilex vert. 'Jim Dandy'
16	24-36"	Seagreen 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

1. 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.
2. 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.
3. DRAINAGE: THE LANDSCAPE CONTRACTOR SHALL INSURE BEFORE AND AFTER THE SPREADING OF LOAM THAT ALL AREAS WILL DRAIN.
4. 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.
5. 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.
6. SET PLANT IN THE HOLE, CUT AWAY ALL VISIBLE ROPE AND BURLAP. REMOVE WIRE BASKETS. REMOVE SOIL TO EXPOSE ROOT FLARE.
7. 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.
8. 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.
9. WATER-HOLDING SAUCER SHALL BE BUILT UP AROUND THE PLANT PIT. FLOOD WITH WATER FOR 5 MINUTES IMMEDIATELY AFTER PLANTING.
10. 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.
11. 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.
12. MULCH AREAS AROUND PROPOSED TREES AND SHRUBS AND ALL PLANT BEDS WITH 3" SHREDDED BARK MULCH. DO NOT MULCH AGAINST TRUNKS AND STEMS.
13. PRUNING: REMOVE ALL DEAD, BROKEN AND DAMAGED BRANCHES.
14. 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.
15. GUARANTEE ALL PLANTS FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE.

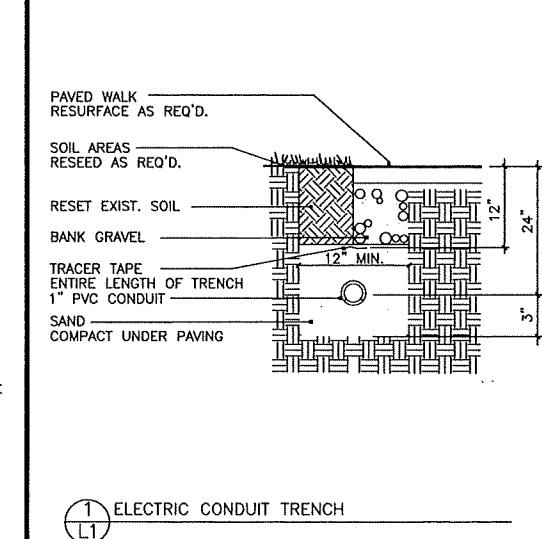
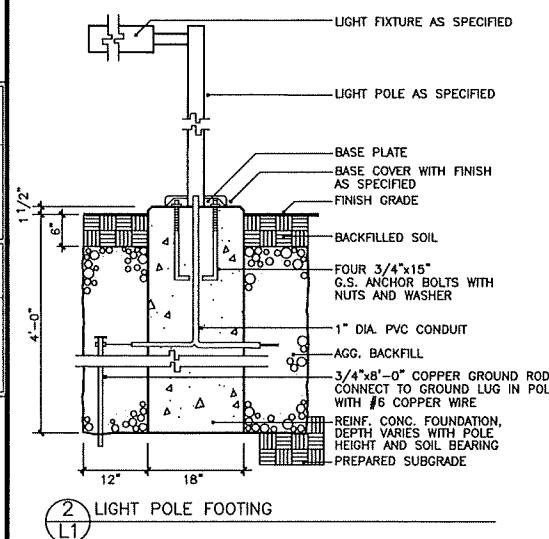


HAVERHILL
PLANTING PLAN 1"=10'



LIGHT FIXTURE

MANUFACTURER	CATALOG NO.	WATT/VOLTAGE	LIGHT
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 4 Distribution with Spill Light Control		



LANDSCAPE PLAN
75 HAVERHILL ST. METHUEN

AMIGOS COFFEE, LLC	46 Daniels Drive Lec, NH 03561
WEINMARIJAY ASSOCIATES, INC.	360 Charles River Rd, Watertown, MA 02472 617/957-9733 daj@weinmarijay.com
LANDSCAPE ARCHITECTS	David A. Jay, MA Regist. No. 1019



DATE	BY	REVISION	DESCRIPTION
Aug. 10, 2023			
DRAWN:	D.A.J.		
CHECKED:	D.A.J.		
SCALE:	1"=10		

