

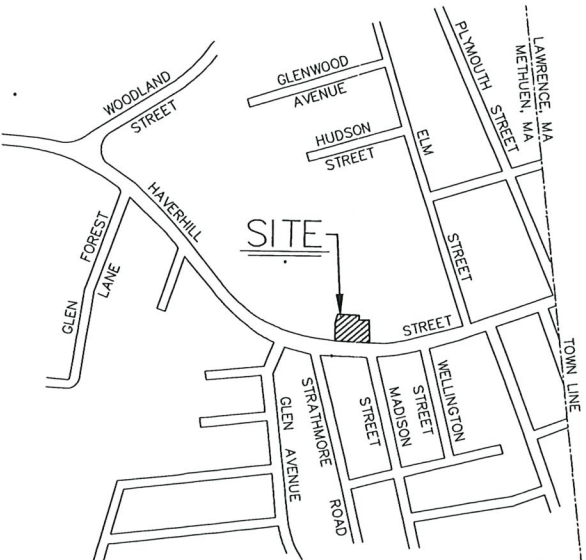
Proposed Site Plan
Aroma Joe's Drive-Through
Haverhill Street
Methuen, Massachusetts

Issued for Permitting
Not Approved for Construction



Sign Key			
M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
R1-1	30"	30"	STOP
R6-1R	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	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	



SITE LOCUS: 1"=400'

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

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

DEED REFERENCE:
NERD Book 10828, Page 107

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

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 %	4.4 %

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

1

Revision No.

Revision Description

COVER SHEET
VP HAVERHILL STREET
METHUEN, MASS.

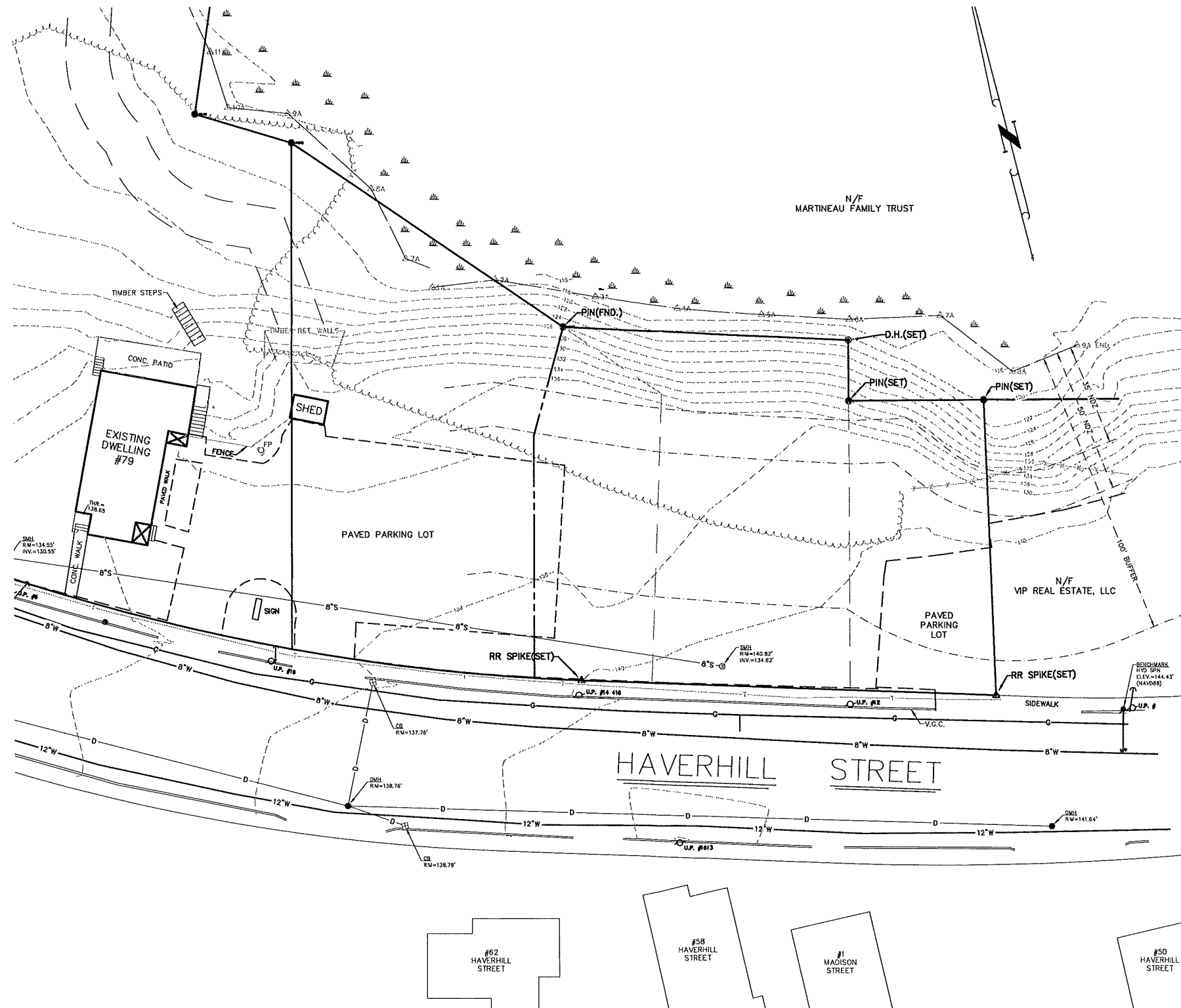
PREPARED FOR: AMIGOS COFFEE, LLC
DATE: JULY 31, 2023
SCALE: 1"=10'

andover
consultants
inc.

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

Dennis A. Griecci
Reg. Prof. Engineer

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0 2.5 5 10 Meter



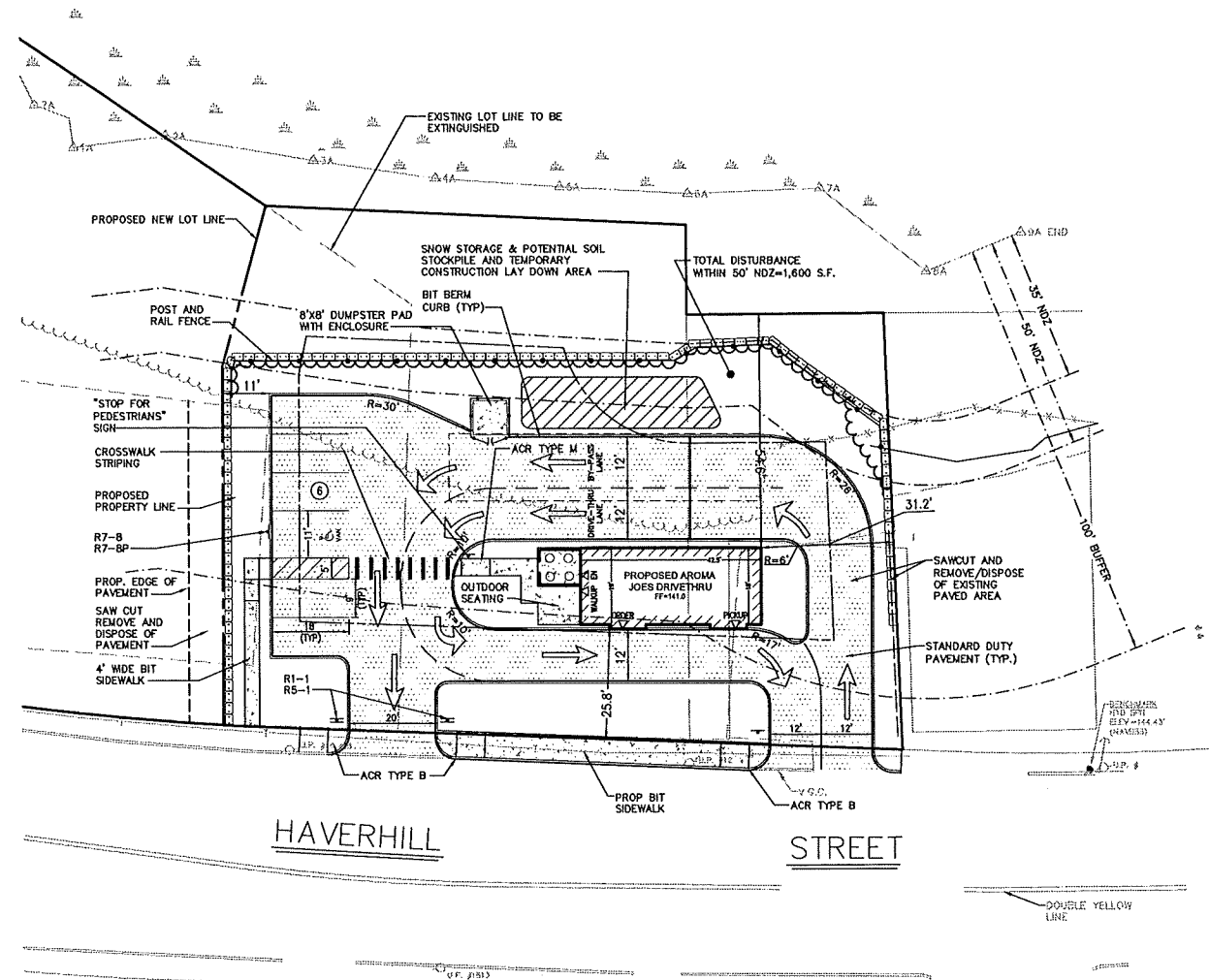
Revision No.	Revision Description	Date
1	EXISTING CONDITIONS PLAN VP HAVERHILL STREET METHUEN, MASS.	

PREPARED FOR: AMIGOS COFFEE, LLC
DATE: JULY 31, 2023
SCALE: 1"=10'

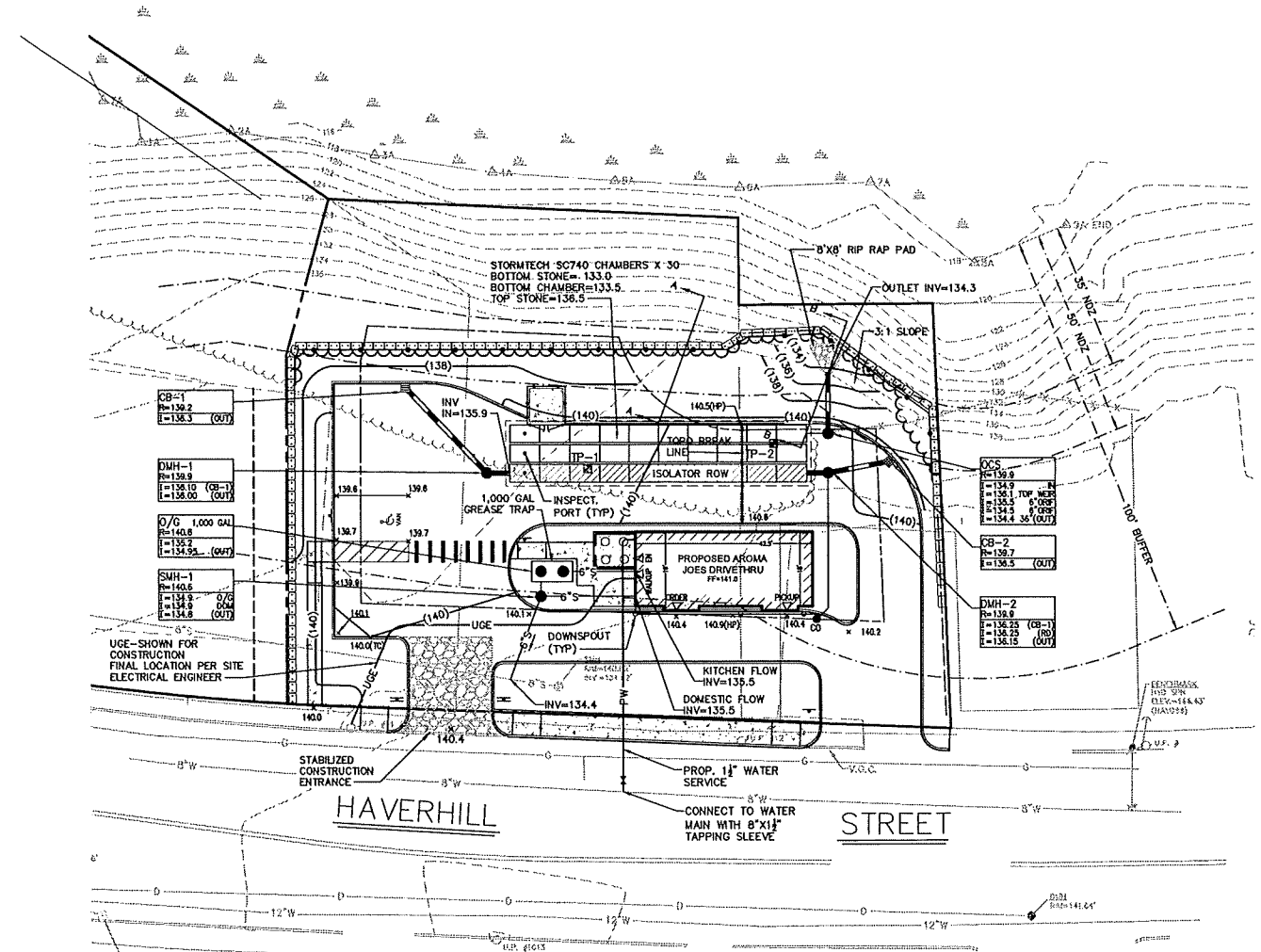
andover consultants inc.
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Dennis A. Grieci
Reg. Prof. Engineer
No. 49218

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LAYOUT & MATERIALS



GRADING & UTILITY

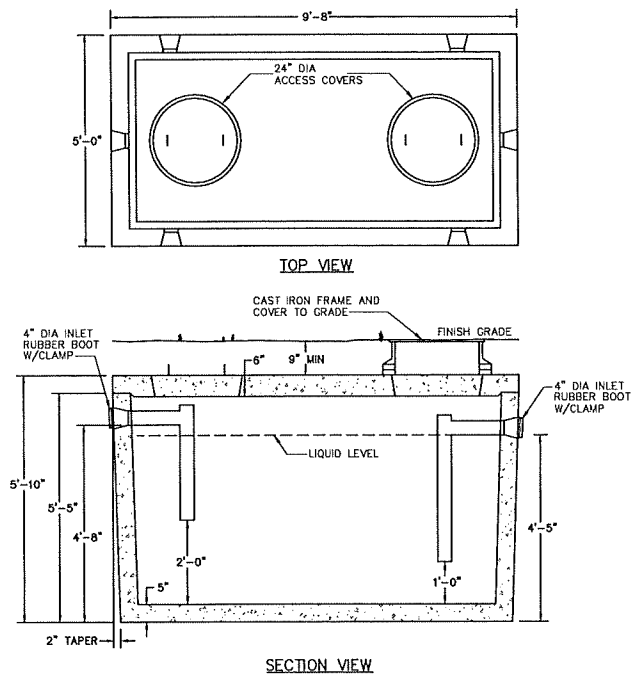
Revision No.	Revision Description	Date
1	PROPOSED SITE PLAN VP HAVERHILL STREET METHUEN, MASS.	

PREPARED FOR: AMIGOS COFFEE, LLC
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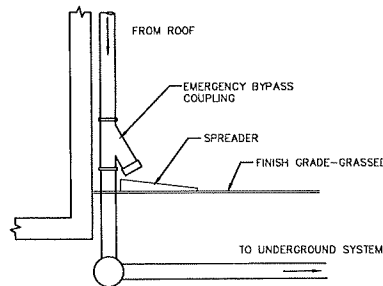
Dennis A. Griecci
Reg. Prof. Engineer
No. 49318

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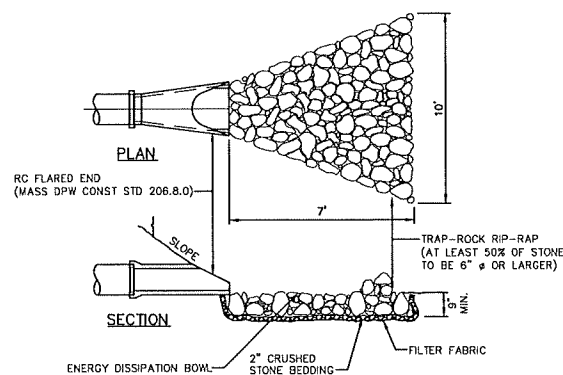


1000 GALLON OIL/GREASE TRAP DETAIL
NOT TO SCALE

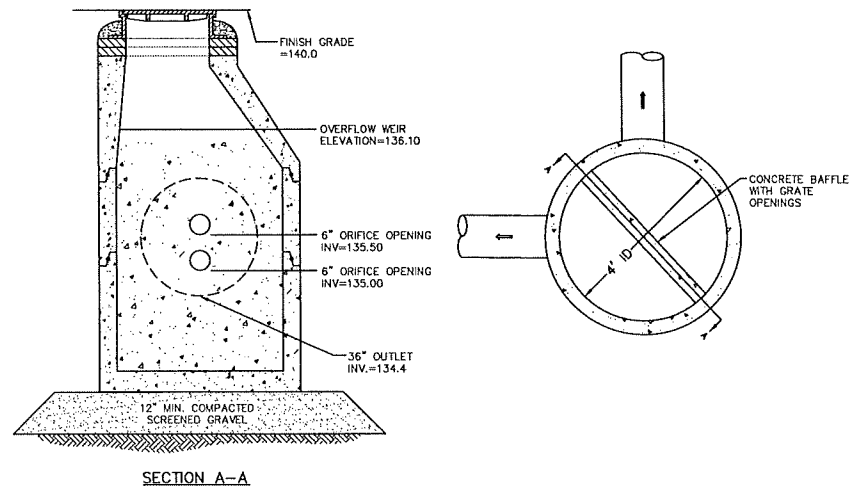
- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. CONSTRUCTION OF GREASE TRAPS CONFORMS WITH 310 CMR, SECTION 15.00 DEP TITLE 5 REGS.
 3. ALL REINFORCEMENT PER ASTM C1227.
 4. TEES AND BAFFLES SOLD SEPARATELY.
 5. TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN.
 6. DESIGNED FOR AASHTO HS-20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



ROOF DRAIN W/OVERFLOW
NOT TO SCALE

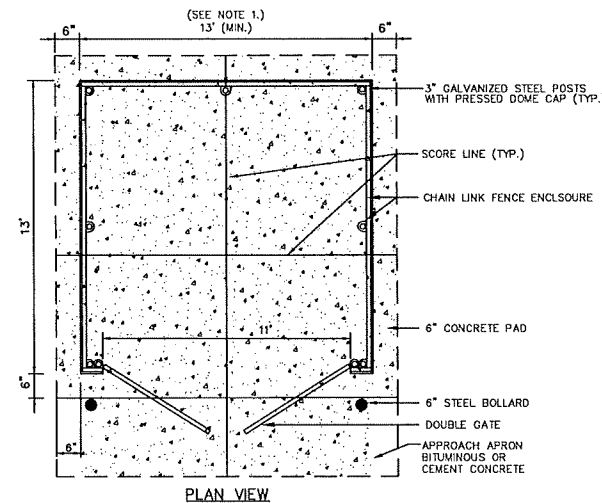


DETAIL FOR FLARED END
NOT TO SCALE

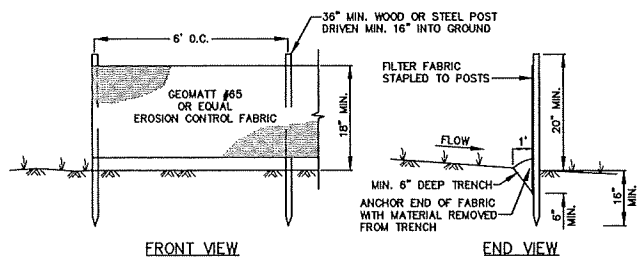


OUTLET CONTROL STRUCTURE
NOT TO SCALE

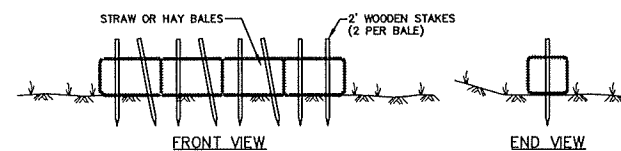
- NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
 4. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR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



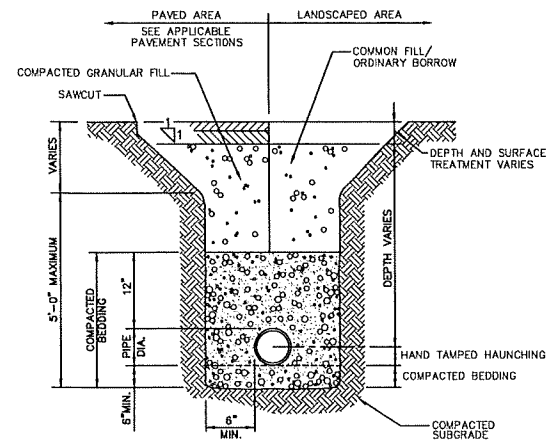
DUMPSTER PAD ENCLOSURE
NOT TO SCALE



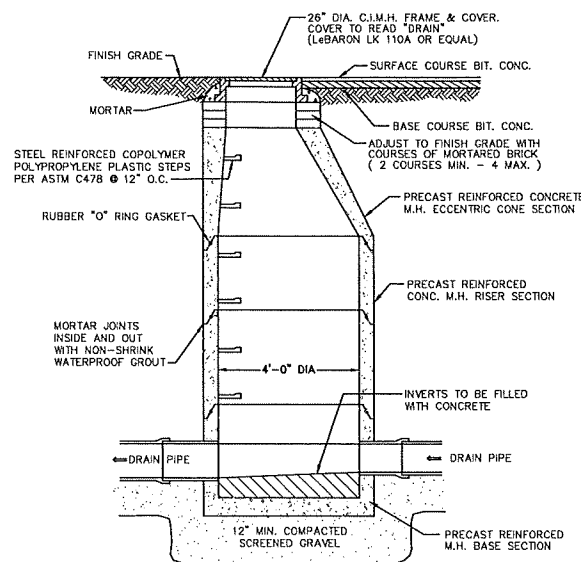
FABRIC SILTATION FENCE DETAIL
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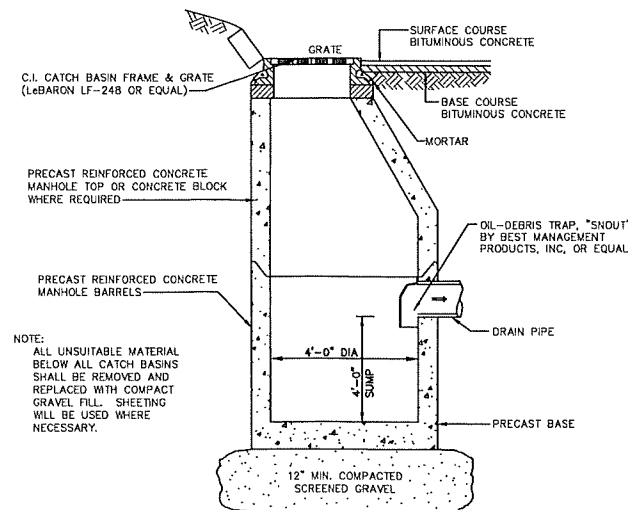
HAY BALE SILTATION BARRIER DETAIL
NOT TO SCALE



PIPE TRENCH TYPICAL SECTION
NOT TO SCALE

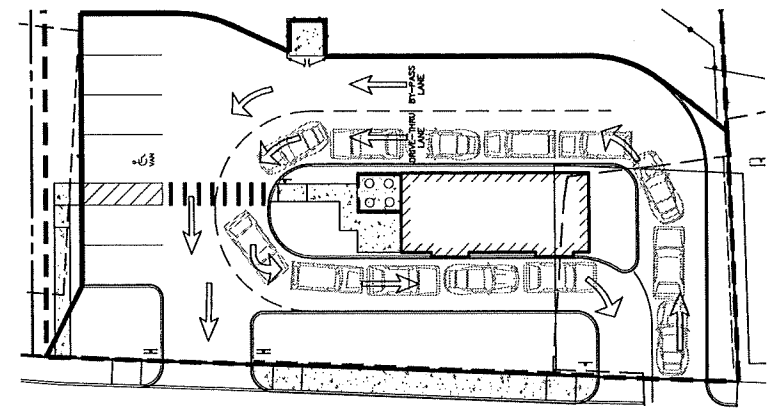


TYPICAL DRAIN MANHOLE DETAIL
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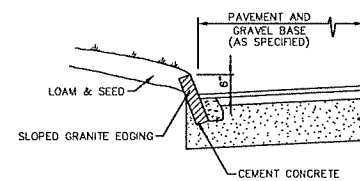


- NOTE:
1. ALL UNSUITABLE MATERIAL BELOW ALL CATCH BASINS SHALL BE REMOVED AND REPLACED WITH COMPACT GRAVEL FILL. SHEETING WILL BE USED WHERE NECESSARY.

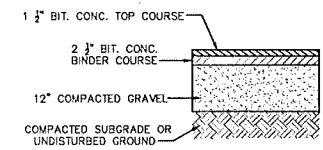
DEEP SUMP HOODED CATCH BASIN (TYP.)
NOT TO SCALE



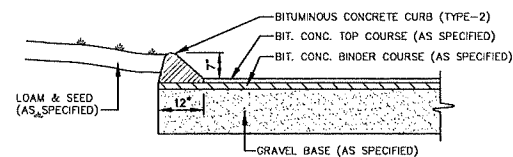
CAR QUEUING DETAIL
SCALE: 1"=20'



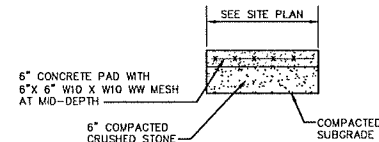
SLOPED GRANITE EDGING DETAIL
(SEE MASS DPW CONST. STD. 106.5.0)
NOT TO SCALE



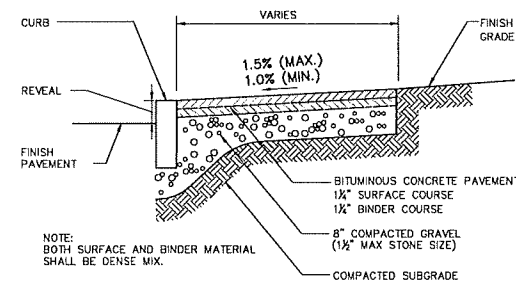
PAVEMENT SECTION
NOT TO SCALE



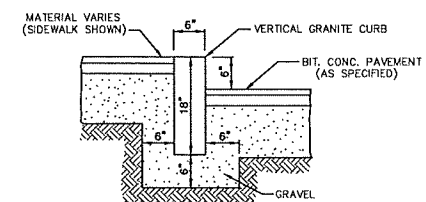
BITUMINOUS CONCRETE CURB DETAIL
(SEE MASS D.P.W. CONST. STD. 106.2.0)
NOT TO SCALE



DUMPSTER PAD SECTION
NOT TO SCALE



BITUMINOUS CONCRETE SIDEWALK
NOT TO SCALE



VERTICAL GRANITE CURB DETAIL
NOT TO SCALE

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1		

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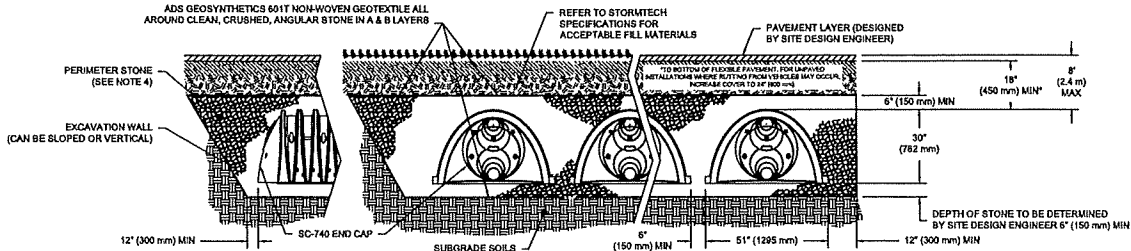
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0 2.5 5 10 Meter

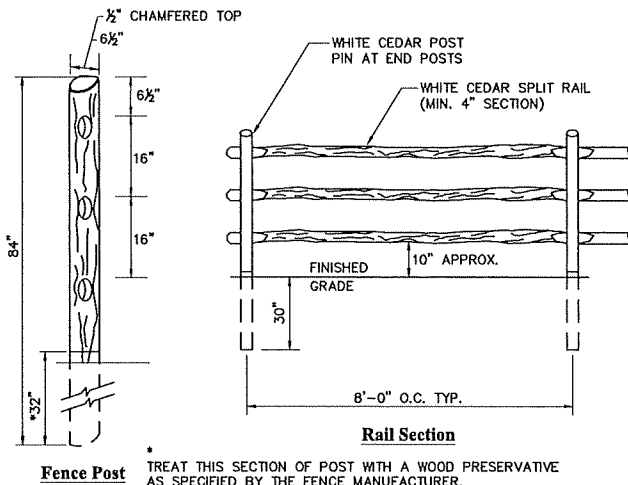
STORMTECH SC-740 CHAMBER SYSTEMS

- PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT², AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



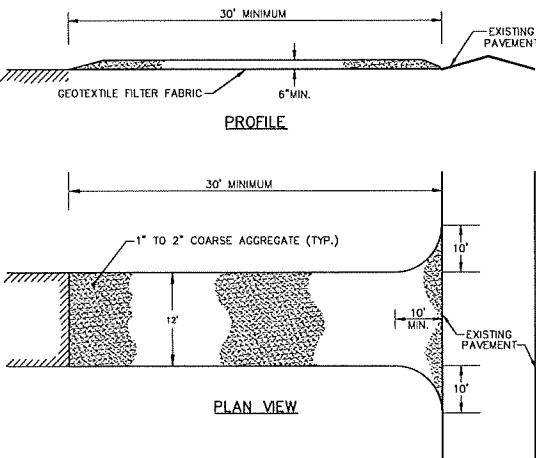
POST AND RAIL FENCE DETAIL NOT TO SCALE

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A.1. REMOVE/OPEN LID ON HYDRAULIC INLINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXFORM FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROW PLUS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - B.2. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

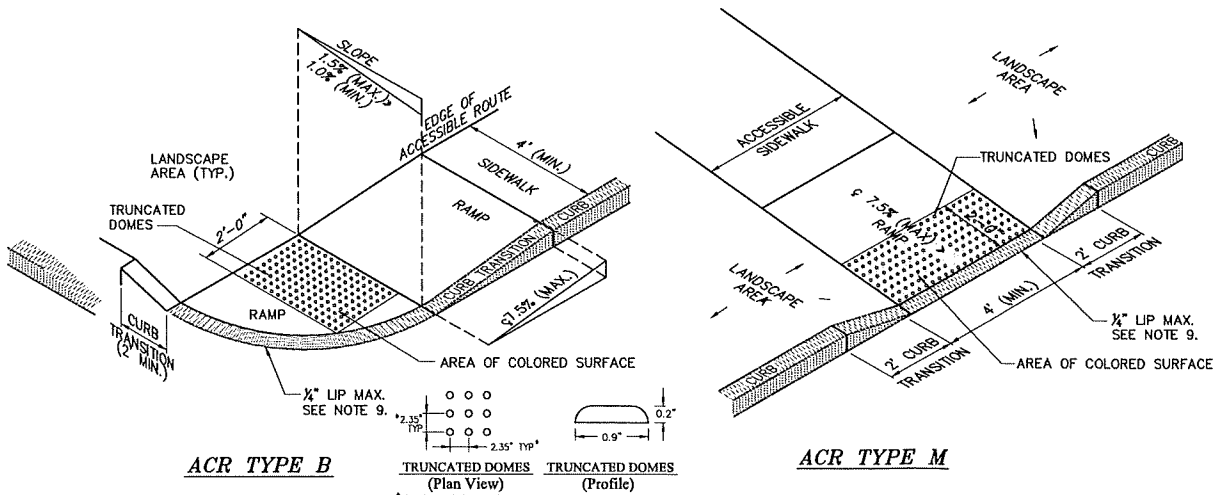
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



CONSTRUCTION SPECIFICATIONS:

1. STONE FOR A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 30 FEET.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN A FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DEVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM SUBSTITUTED FOR THE PIPE.

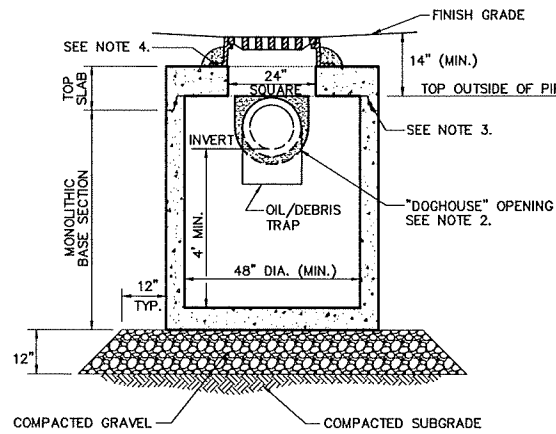
STABILIZED CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE



Notes:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN.)
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING
7. TYPICAL SIDEWALK SECTION FOR RAMP SECTION CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

ACCESSIBLE CURB RAMPS (ACR) NOT TO SCALE



Notes:

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON PIPE. GROUT ALL PIPE CONNECTIONS (NON-SHRINK GROUT).
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE (4" DEPTH) SHALL BE SET IN FULL MORTAR BED.
5. ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.

CATCH BASIN/SHALLOW COVER NOT TO SCALE

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1		

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PREPARED FOR: AMIGOS COFFEE, LLC
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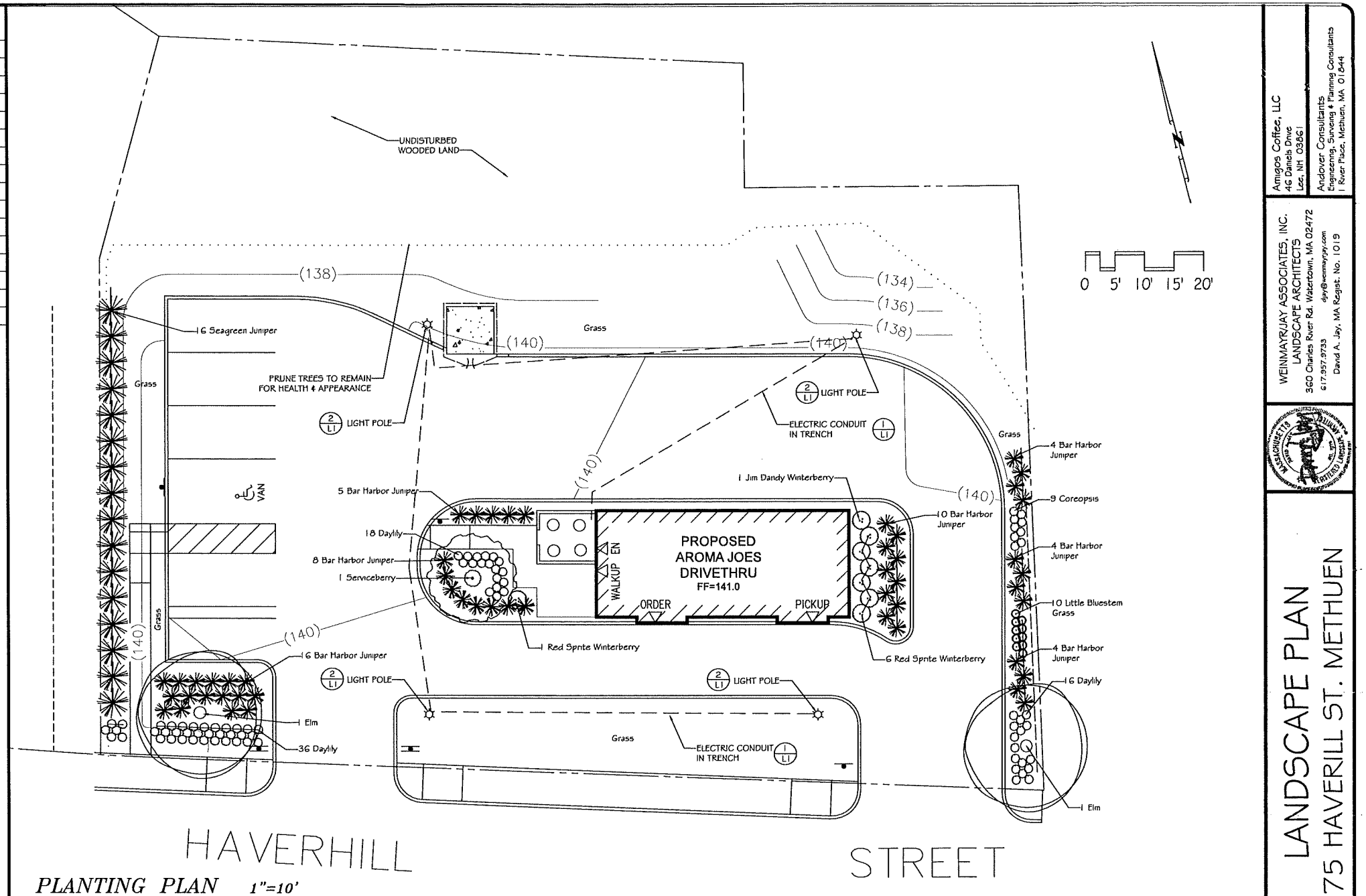
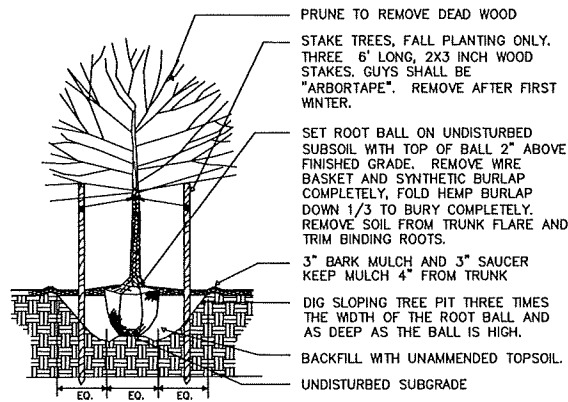
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PLANT LIST

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

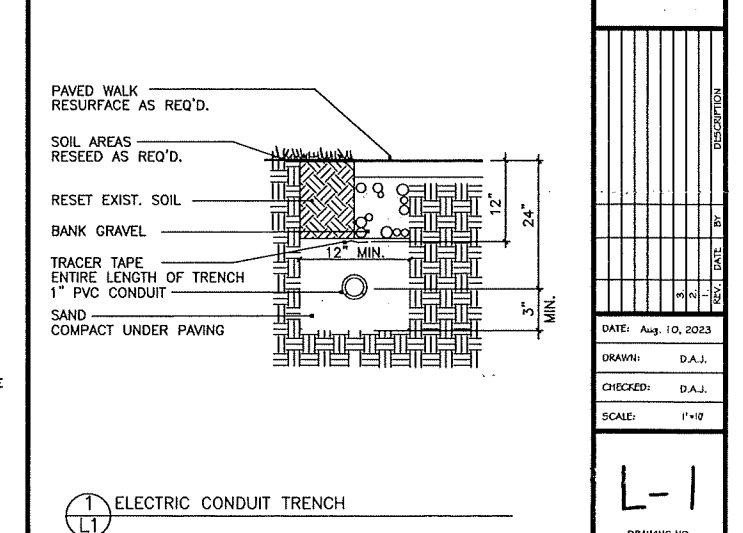
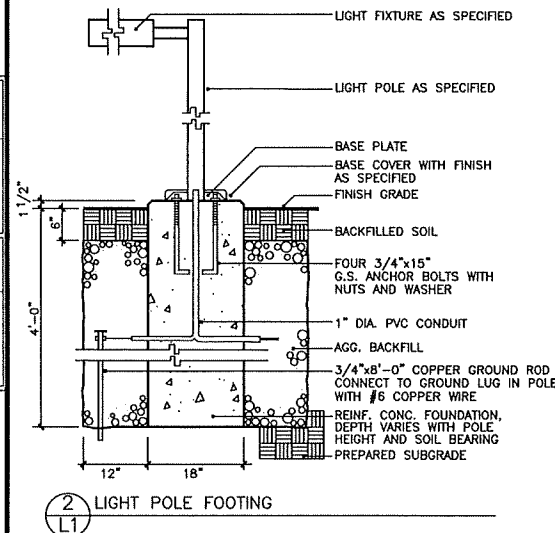
1. UTILITIES: CALL DIG SAFE PRIOR TO ANY DIGGING OR GRADING AT THE SITE. LANDSCAPE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES. LANDSCAPE CONTRACTOR IS TO COORDINATE HIS WORK WITH THE IRRIGATION AND LIGHTING CONTRACTORS.
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.



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 Panels Drive
Lee, NH 03861
David A. Jay, MA Reg. No. 10119
David A. Jay, MA Reg. No. 10119
David A. Jay, MA Reg. No. 10119



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

L-1
DRAWING NO.