

DATE: \_\_\_\_\_

Proposed Site Plans

WoodSpring Suites - Choice Hotels




143 Pleasant Valley Street

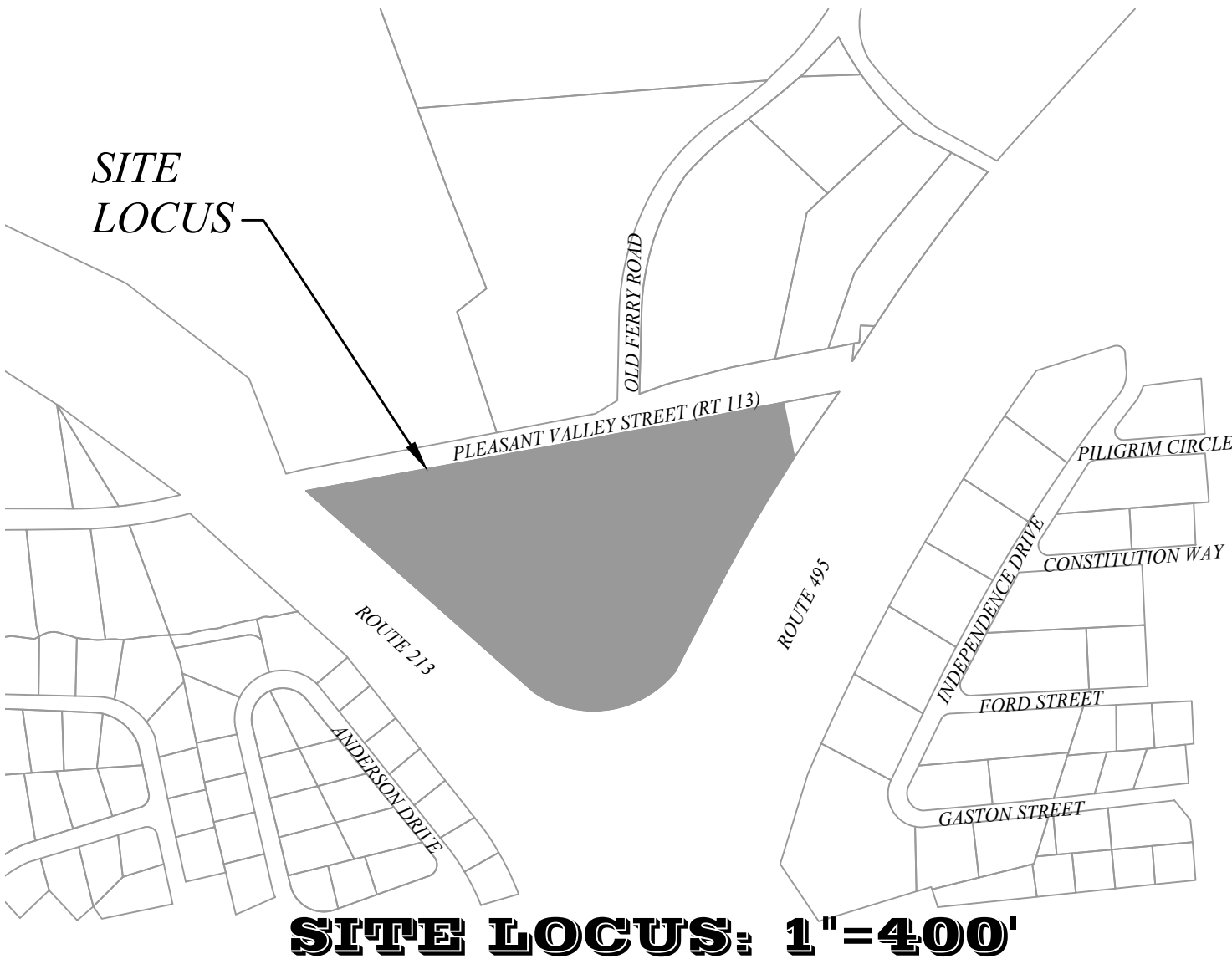
Methuen, Massachusetts

Issued for Permitting

Not Approved for Construction

Sign Key

M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
R1-1	30"	30"	
R7-8	12"	18"	
R7-8P	12"	6"	



**OWNER OF RECORD:**  
Heavenly Investments VI LLC  
19 Prides Circle  
Andover, MA 01810

**APPLICANT:**  
Park Silver Development, LLC  
8171 Maple Lawn Blvd. Suite 375 & 380  
Fulton, MD 20759

**DEED REFERENCE:**  
NERD Book 17976, Page 34

**ASSESSOR PARCELS:**  
1010-108-457

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	120	124
ACCESSIBLE SPACES (1 VAN ACCESSIBLE)	8 x 18	8 x 18	5	5
TOTAL SPACES			125	129
Parking Requirements:				
HOTEL	122 GUEST ROOMS	x 1 SPACES	/ 1 GUEST ROOM	= 122
HOTEL	6 EMPLOYEES	x 1 SPACES	/ 2 EMPLOYEES	= 3
			TOTAL PARKING REQUIRED	= 125 SPACES

Zoning Summary Chart

Zoning District:	IL (Limited Industrial)	
Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	40,000 SF	11.053 Acres
FRONTAGE	80.0 Feet	817 Feet
FRONT YARD SETBACK	60 Feet	65.1 Feet
SIDE YARD SETBACK	30 Feet	84 Feet
REAR YARD SETBACK	30 Feet	84 Feet
MINIMUM LOT WIDTH	100 Feet	>100 Feet
MAXIMUM BUILDING HEIGHT	45 Feet	<45 Feet
MAXIMUM BUILDING COVERAGE	35.0 %	2.6%

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8 of 8	Site Details	12/1/2025
Number	Reference Drawings	Latest Issue
	Existing Conditions Plan	11/11/2025
A1.1 & A1.2	Architectural Floor Plans	11/19/2025
A2.1 & A2.2	Architectural Exterior Elevations	11/19/2025
E-7	Electrical Site Plan (Photometrics)	11/19/2025
LA-1	Site Landscaping Plan	12/1/2025

Revision No.

Revision Description

Date

COVER SHEET

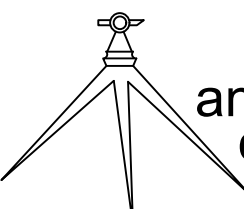
143 PLEASANT VALLEY STREET

METHUEN, MASS

PREPARED FOR: PARK SILVER DEVELOPMENT

DATE: DECEMBER 1, 2025

SCALE:1"= 20'



andover  
consultants  
inc.

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

Dennis A. Grieco  
Civil  
No. 49318  
Professional Engineer

020406080

Ft.



Notes:

General

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
14. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:

A. PAVEMENTS AND CONCRETE SURFACES: FLUSH

B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH

C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:

A. WATER PIPES SHALL BE CEMENT LINED DUCTILE IRON WATER PIPE CLASS 52

B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SCHEDULE SDR 35 SEWER PIPE

C. STORM DRAINAGE PIPES SHALL BE REINFORCED CEMENT CONCRETE

D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEMWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE ELECTRICAL SITE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.

10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE THREE (3) FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE PRECAST CONCRETE CURB (PCC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
7. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
8. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS. NOTE THAT EXISTING UTILITIES INSTALLED ON SITE ARE TO REMAIN AND SHALL BE PROTECTED BY CONTRACTOR.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4. THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY ANDOVER CONSULTANTS, INC. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY ANDOVER CONSULTANTS, INC.

A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: NORSE ENVIRONMENTAL SERVICES.

B. FLAGS MARKING THE WETLANDS WERE LOCATED BY: ANDOVER CONSULTANTS, INC
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD88.

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ANDOVER CONSULTANTS. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO ANDOVER CONSULTANTS.

Legend

Exist.	Prop.		Exist.	Prop.
		LIMIT OF DISTURBANCE		CONCRETE
		WETLAND LINE WITH FLAG	27.35 TC x	TOP OF CURB ELEVATION
		FLOODPLAIN	26.85 BC x	BOTTOM OF CURB ELEVATION
		BORDERING LAND SUBJECT TO FLOODING	132.75 x	SPOT ELEVATION
		WETLAND BUFFER ZONE		UNDERDRAIN
		NO DISTURB ZONE		DRAIN
		200' RIVERFRONT AREA		ROOF DRAIN
		PRECAST CONC. CURB		SEWER
		BUILDING		OVERHEAD WIRE
		BUILDING ENTRANCE		WATER
		LOADING DOCK		FIRE PROTECTION
		BOLLARD		DOMESTIC WATER
		DUMPSTER PAD		GAS
		SIGN		ELECTRIC
		DOUBLE SIGN		CATCH BASIN
		STEEL GUARDRAIL		DOUBLE CATCH BASIN
		WOOD GUARDRAIL		DRAIN MANHOLE
		TREE LINE		SEWER MANHOLE
		WIRE FENCE		CURB STOP & BOX
		FENCE		WATER VALVE & BOX
		STOCKADE FENCE		TAPPING SLEEVE, VALVE & BOX
		STONE WALL		FIRE HYDRANT
		RETAINING WALL		POST INDICATOR VALVE
		STREAM / POND / WATER COURSE		GAS METER
		DETENTION BASIN		ELECTRIC MANHOLE
		HAY BALES		ELECTRIC METER
		MINOR CONTOUR		LIGHT POLE
		MAJOR CONTOUR		
		PARKING COUNT		
		DOUBLE YELLOW LINE		
		STOP LINE		
		CROSSWALK		
		ACCESSIBLE CURB RAMP		
		ACCESSIBLE PARKING		
		VAN-ACCESSIBLE PARKING		

Abbreviations

General		Utility	
ABAN	ABANDON	CB	CATCH BASIN
ACR	ACCESSIBLE CURB RAMP	CO	CLEANOUT
ADJ	ADJUST	DCB	DOUBLE CATCH BASIN
APPROX	APPROXIMATE	DMH	DRAIN MANHOLE
BIT	BITUMINOUS	COND	CONDUIT
BS	BOTTOM OF SLOPE	DIP	DUCTILE IRON PIPE
CONC	CONCRETE	FES	FLARED END SECTION
ELEV	ELEVATION	F&G	FRAME AND GRATE
EXIST	EXISTING	F&C	FRAME AND COVER
FDN	FOUNDATION	GT	GREASE TRAP
FFE	FIRST FLOOR ELEVATION	HDPE	HIGH DENSITY POLYETHYLENE PIPE
GTD	GRADE TO DRAIN	HW	HEADWALL
LA	LANDSCAPE AREA	HYD	HYDRANT
LOD	LIMIT OF DISTURBANCE	INV	INVERT ELEVATION
PERF	PERFORATED	LP	LIGHT POLE
PROP	PROPOSED	PVC	POLYVNYLCHLORIDE PIPE
REM	REMOVE	PIV	POST INDICATOR VALVE
RET	RETAIN	RCP	REINFORCED CONCRETE PIPE
R&D	REMOVE AND DISPOSE	R=	RIM ELEVATION
R&R	REMOVE AND RESET	SMH	SEWER MANHOLE
TYP	TYPICAL	TSV	TAPPING SLEEVE, VALVE AND BOX
		UG	UNDERGROUND
		UP	UTILITY POLE

METHUEN COMMUNITY DEVELOPMENT BOARD

DATE: \_\_\_\_\_

Revision No.

Revision Description

Date

LEGEND & GENERAL NOTES

143 PLEASANT VALLEY STREET

METHUEN, MASS

PREPARED FOR: PARK SILVER DEVELOPMENT

DATE: DECEMBER 1, 2025

SCALE:1"= 20'

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

Reg. Prof. Engineer

020406080

Ft.



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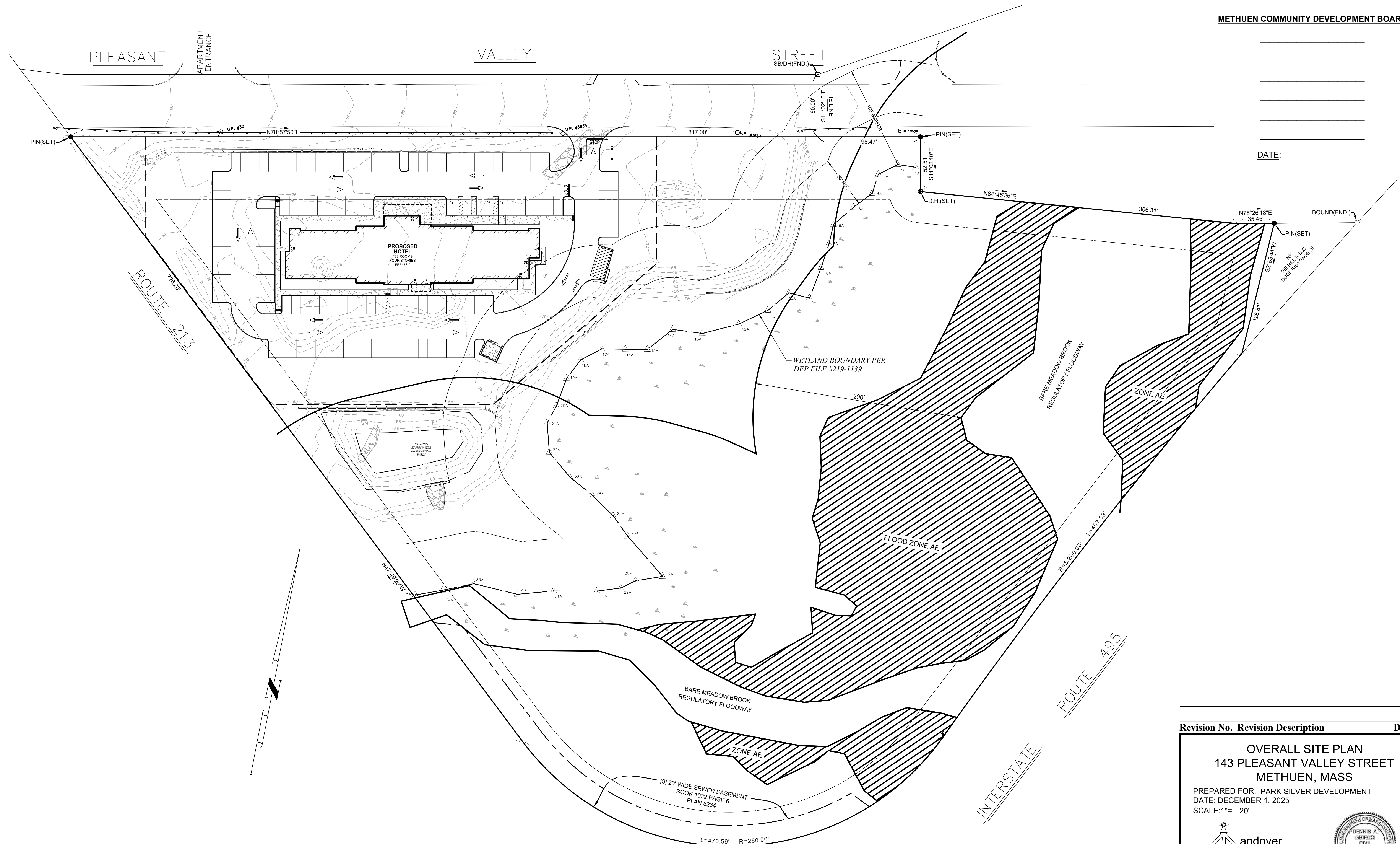
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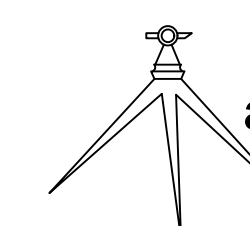
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<b>Revision No.</b>	<b>Revision Description</b>	<b>Date</b>

OVERALL SITE PLAN  
143 PLEASANT VALLEY STREET  
METHUEN, MASS

PREPARED FOR: PARK SILVER DEVELOPMENT  
DATE: DECEMBER 1, 2025  
SCALE: 1"= 20'



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



Reg. Prof. Engineer



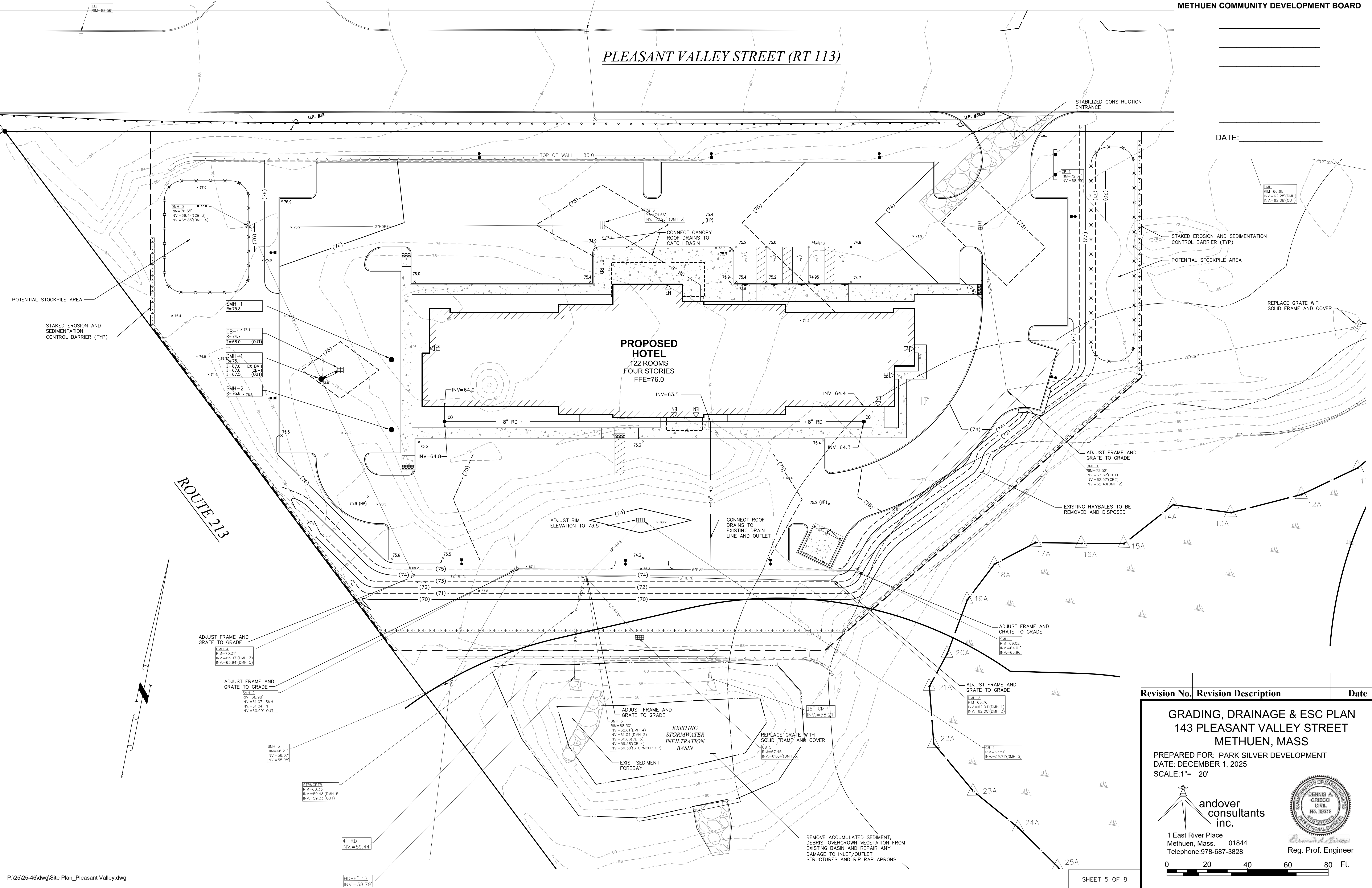






PLEASANT VALLEY STREET (RT 113)

DATE:



Revision No.	Revision Description	Date
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GRADING, DRAINAGE & ESC PLAN  
143 PLEASANT VALLEY STREET  
METHUEN, MASS

PREPARED FOR: PARK SILVER DEVELOPMENT  
DATE: DECEMBER 1, 2025  
SCALE: 1"= 20'

andover  
consultants  
inc.

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

Reg. Prof. Engineer



*PLEASANT VALLEY STREET (RT 113)*

DATE:

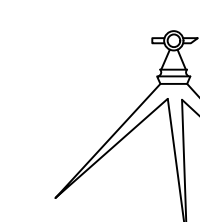
**PROPOSED  
HOTEL**  
122 ROOMS  
FOUR STORIES  
FFE=76.0

ROUTE 213

Revision No.	Revision Description	Date
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UTILITY PLAN  
143 PLEASANT VALLEY STREET  
METHUEN, MASS

PREPARED FOR: PARK SILVER DEVELOPMENT  
DATE: DECEMBER 1, 2025  
SCALE: 1"= 20'



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

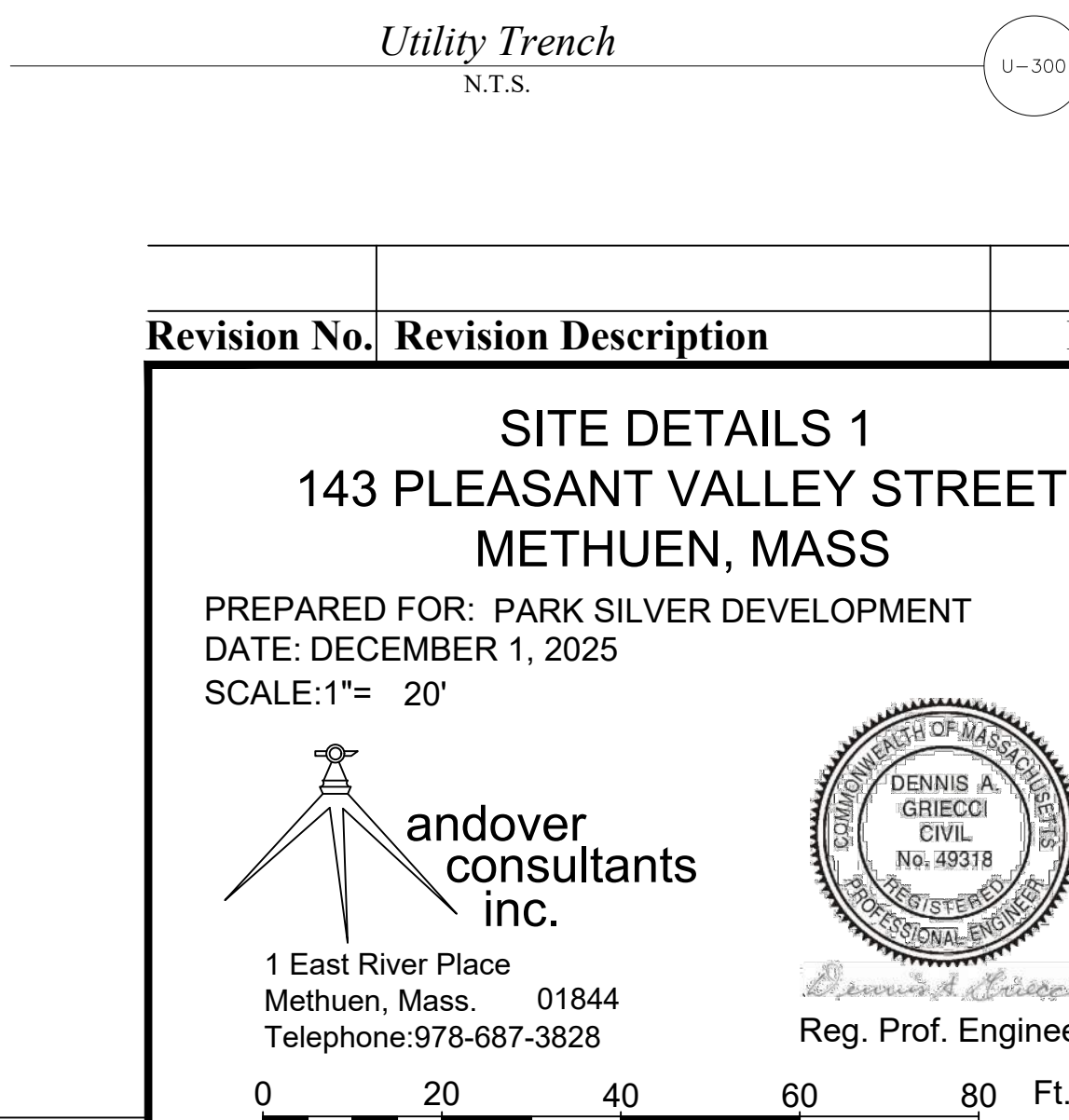
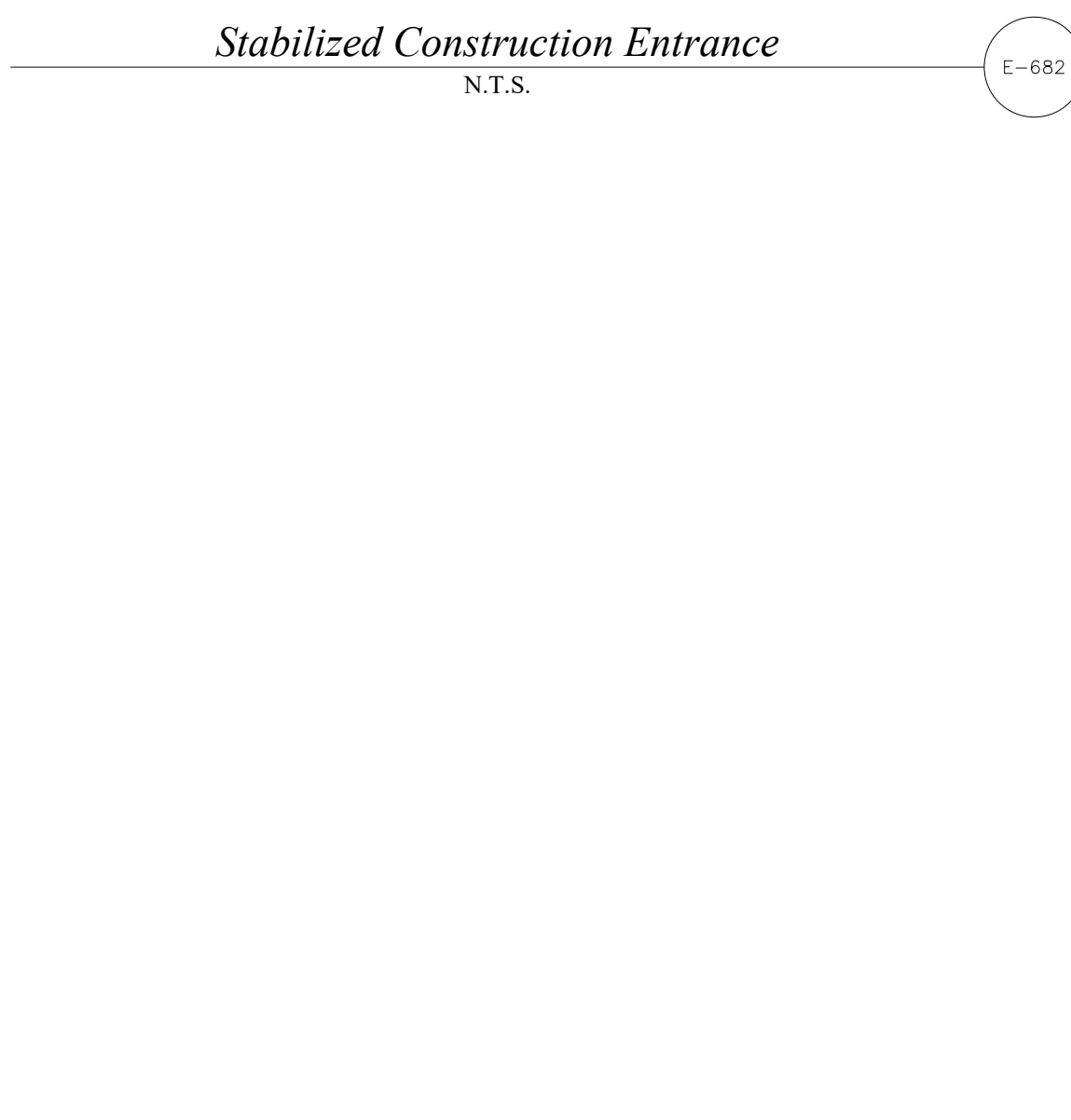
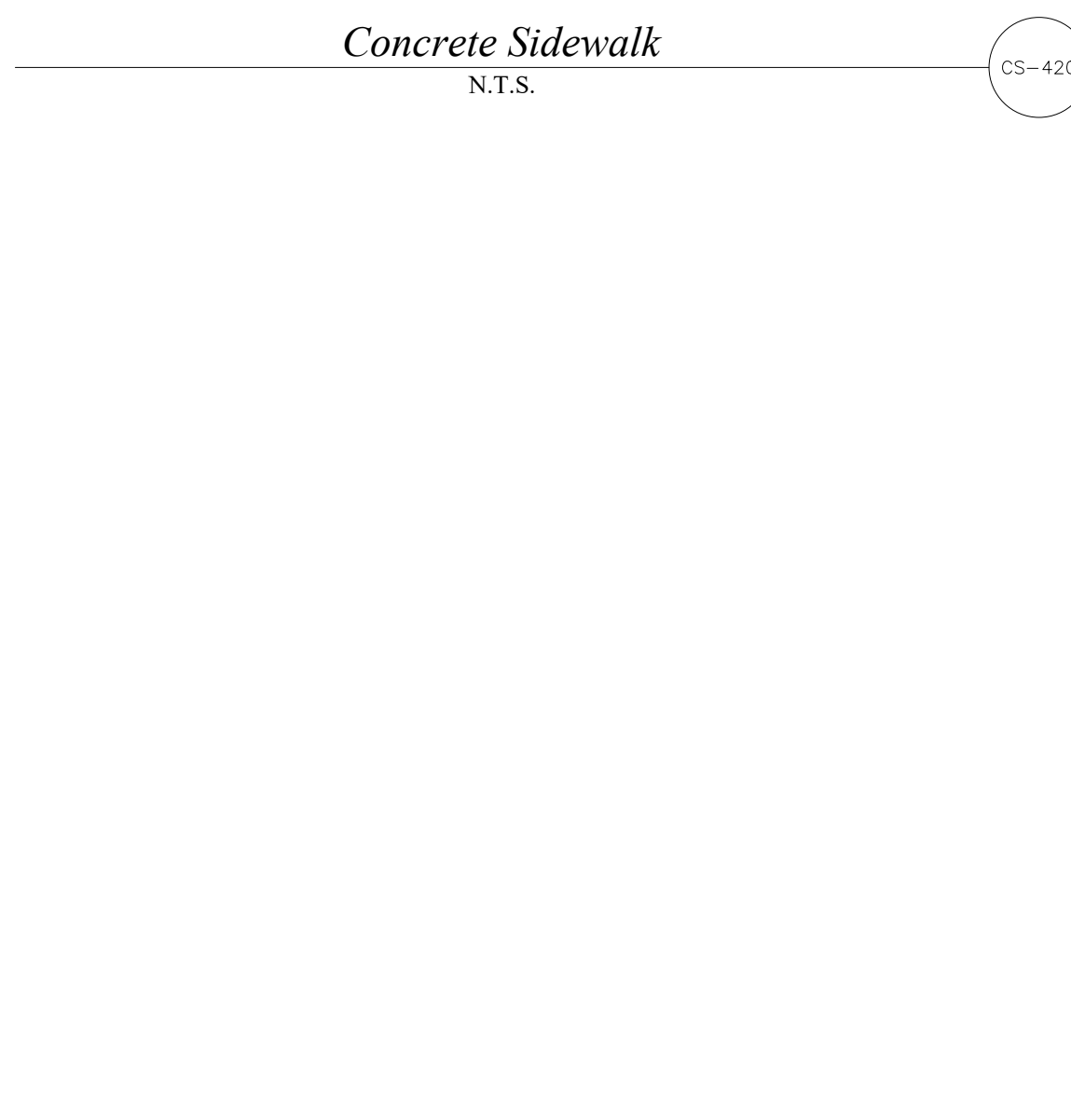
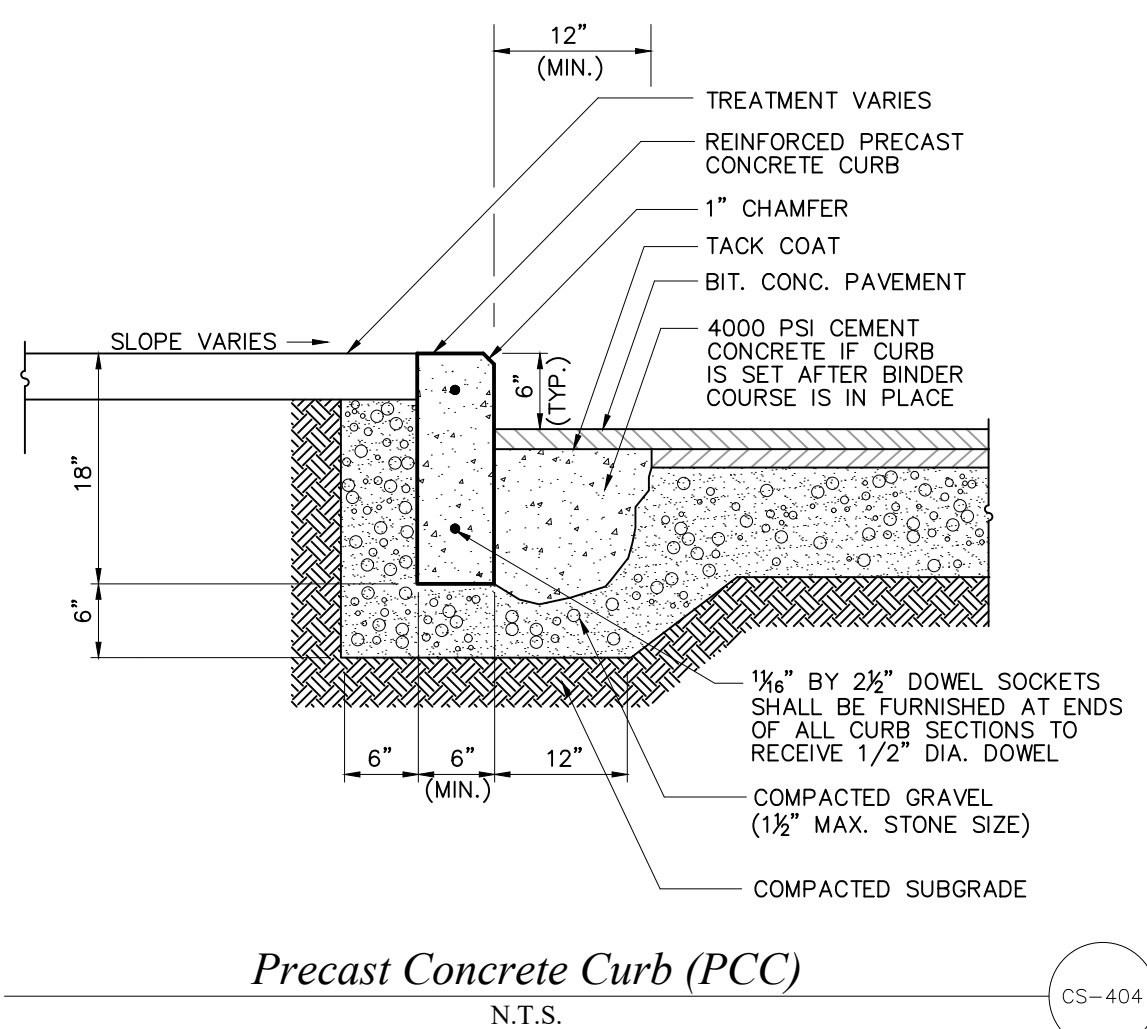
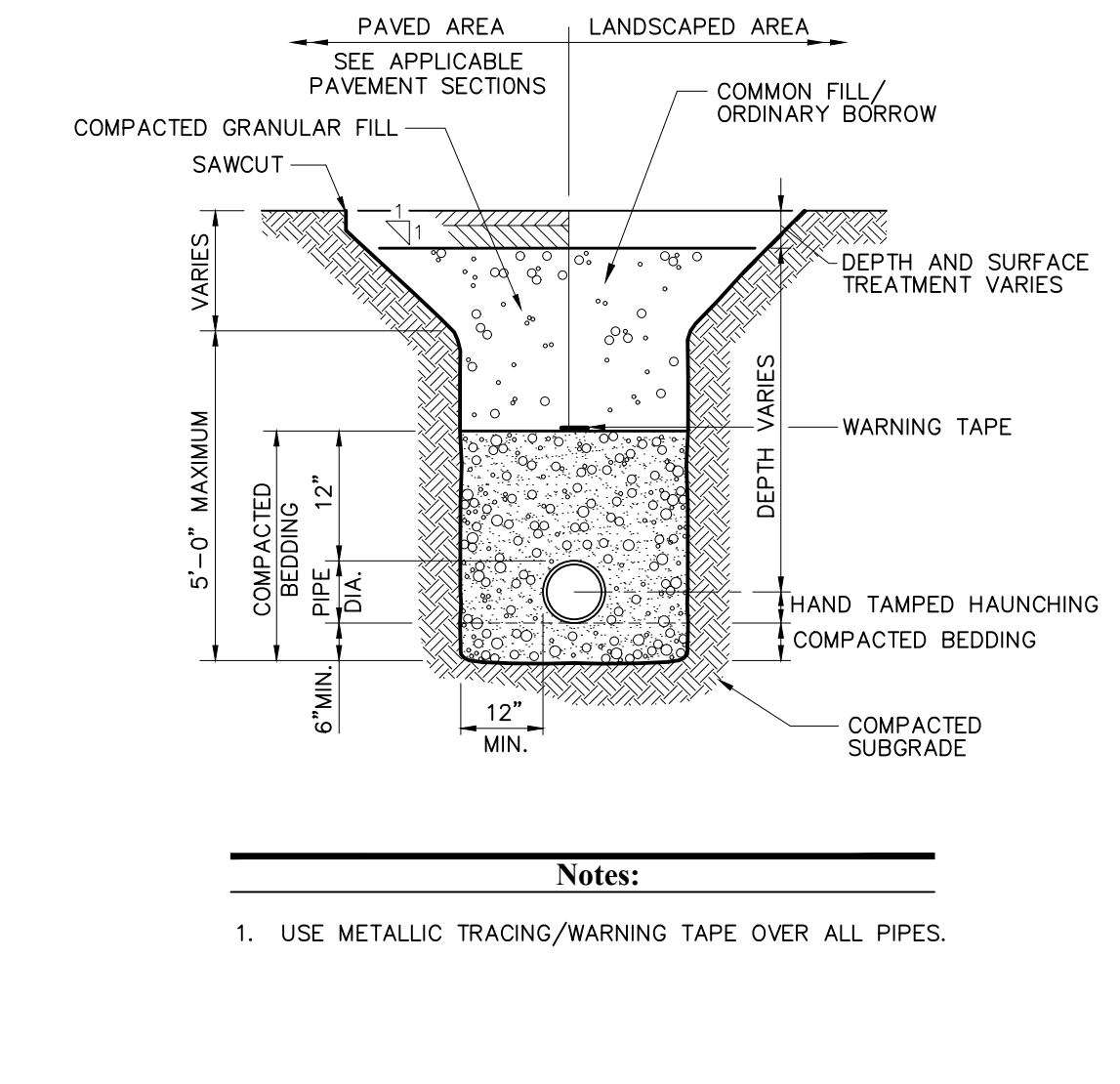
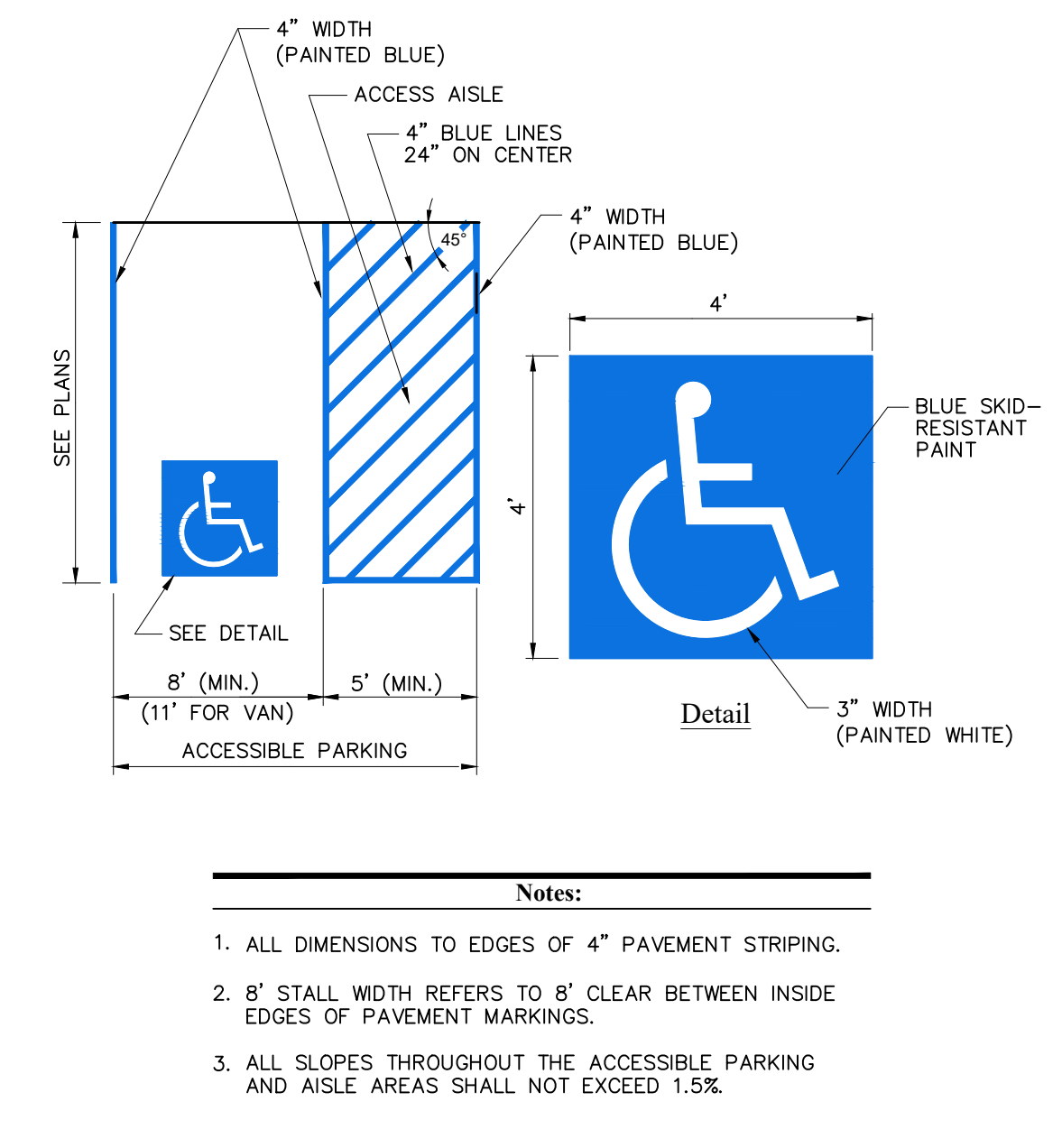
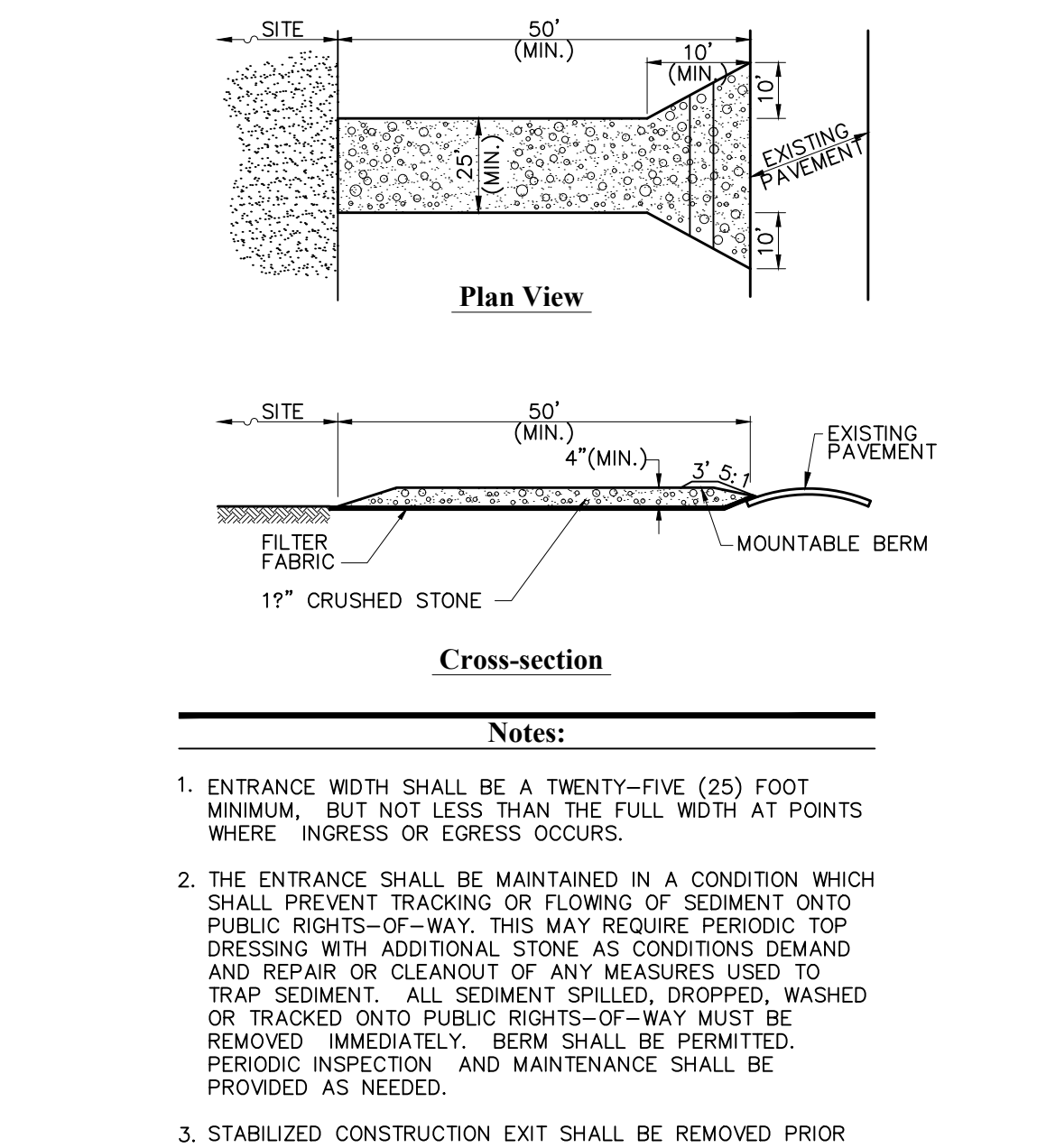
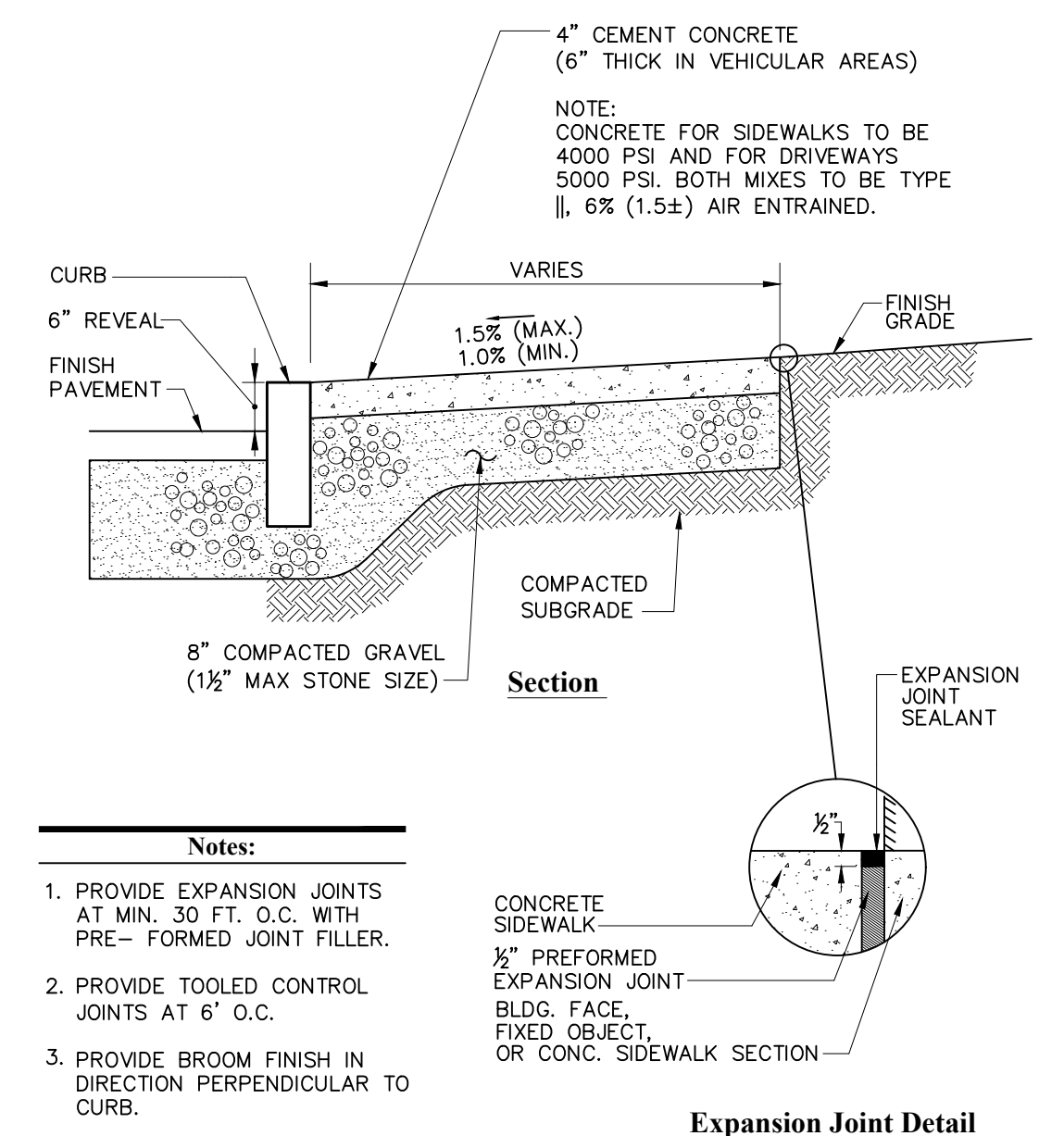
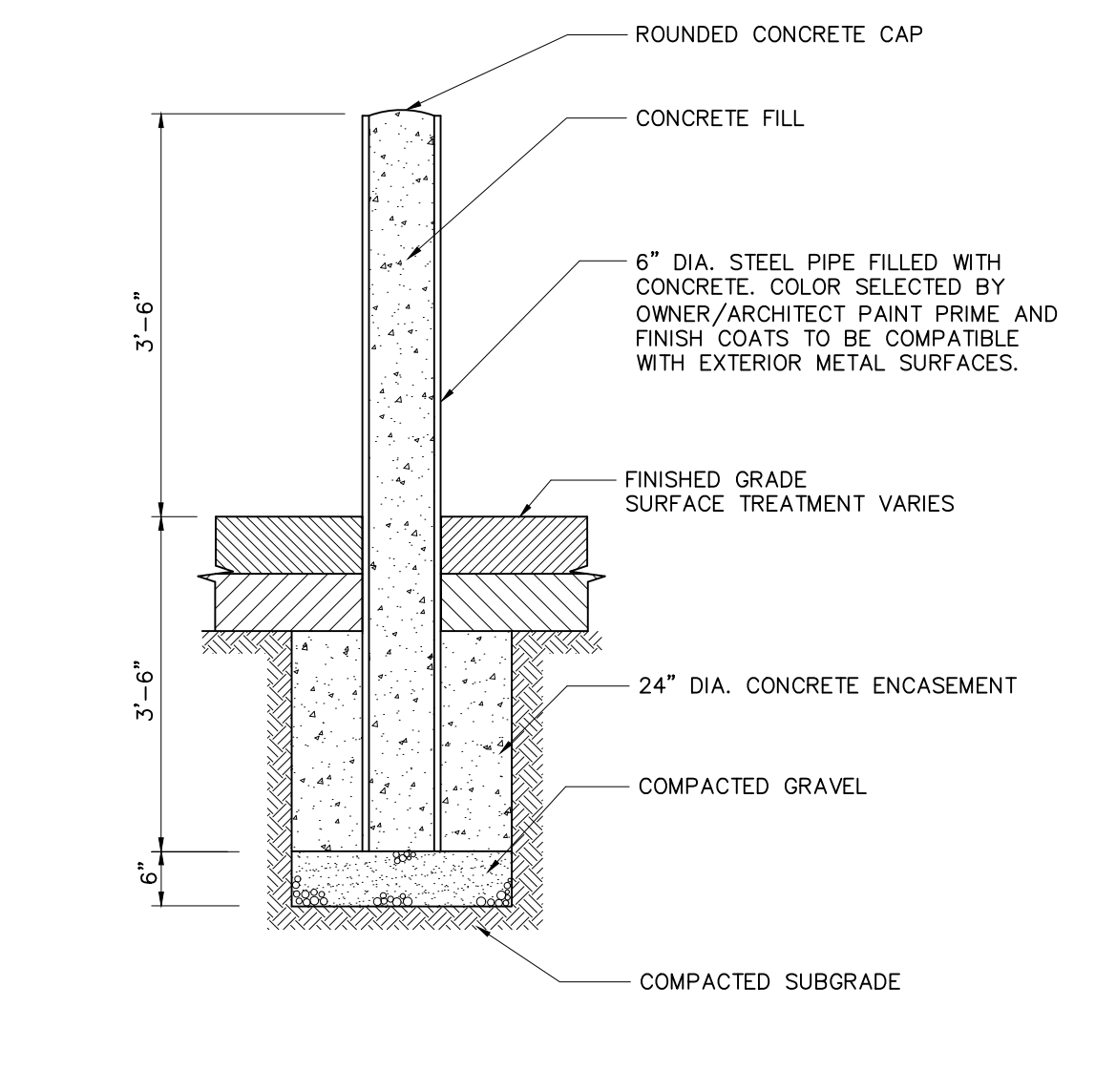
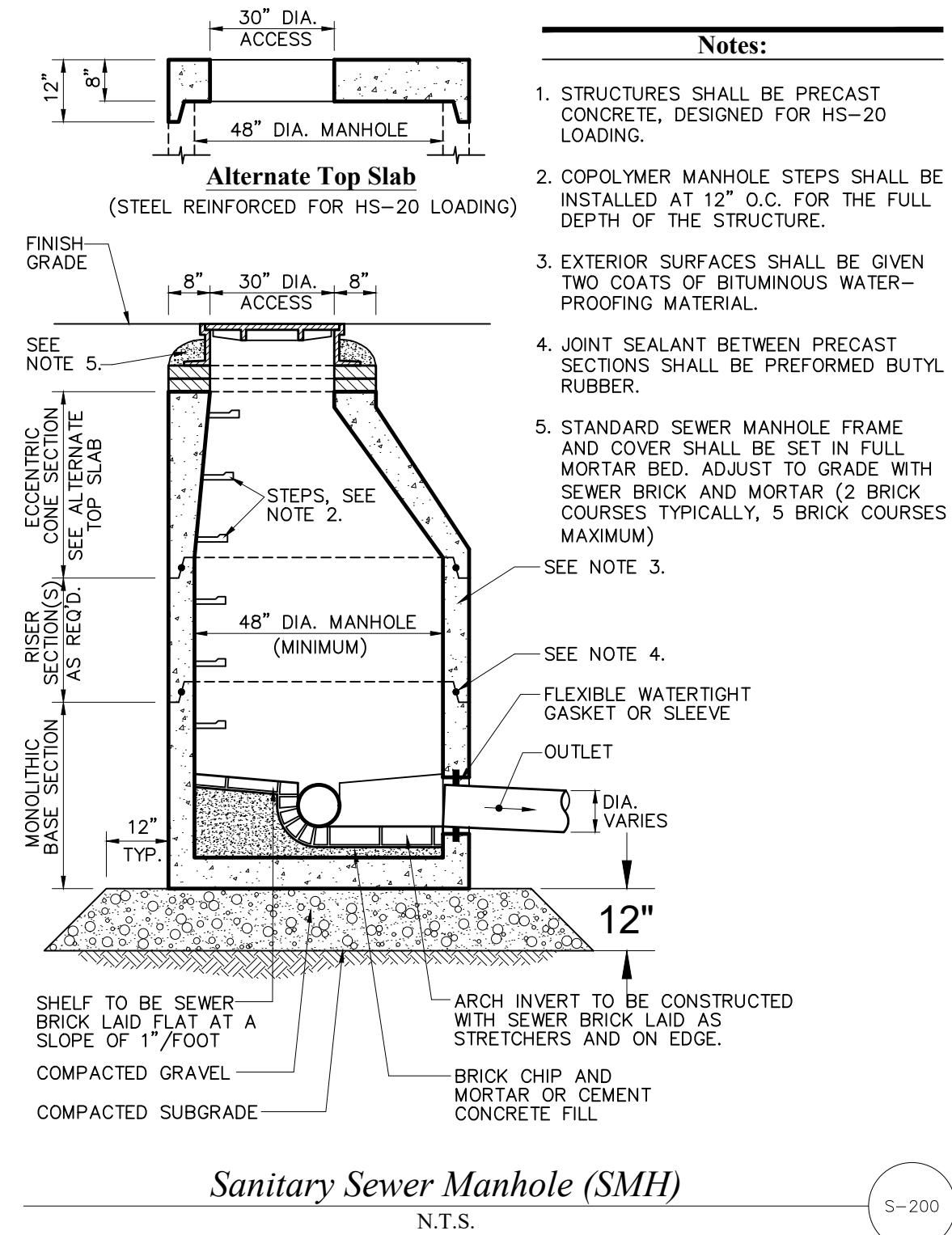
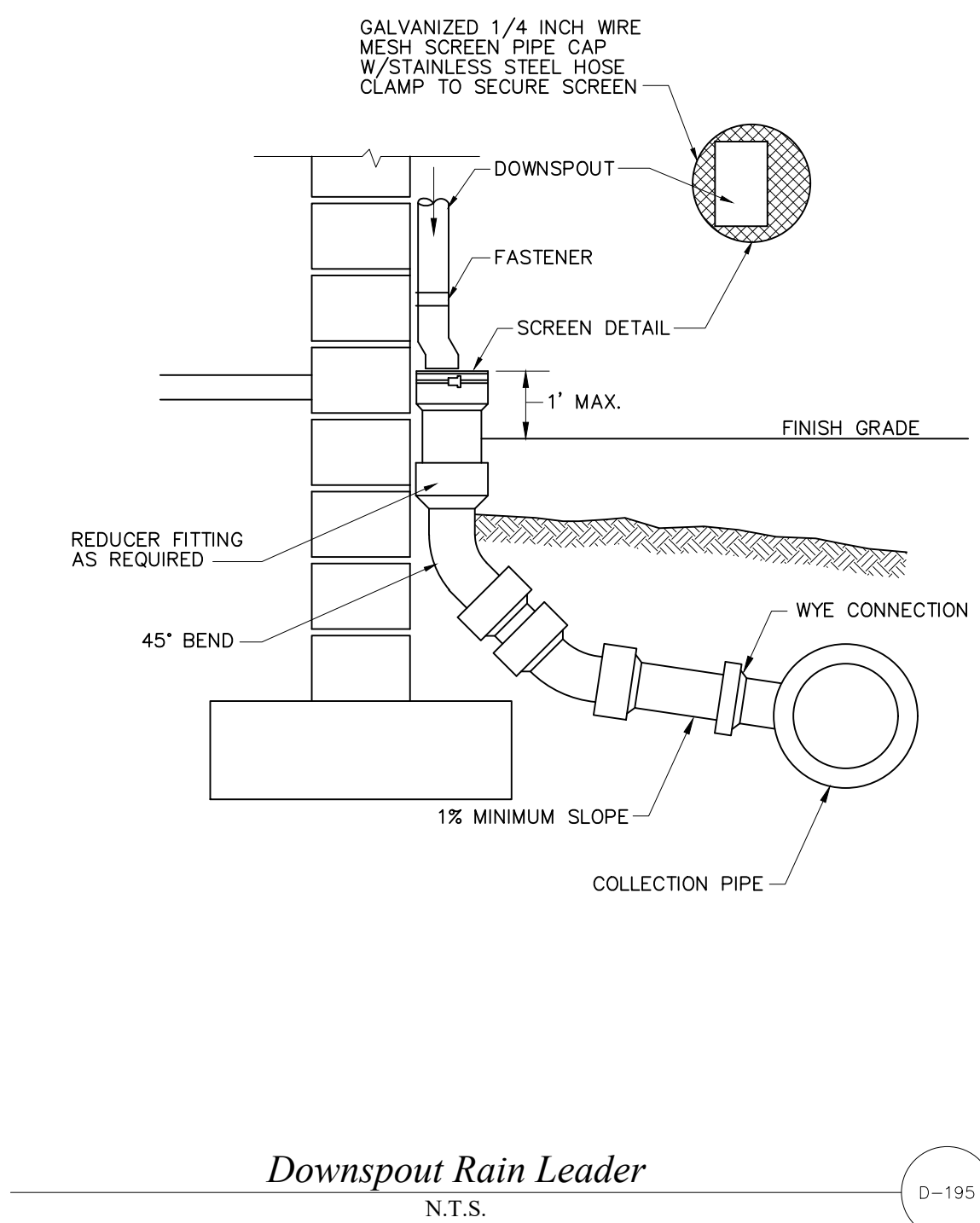
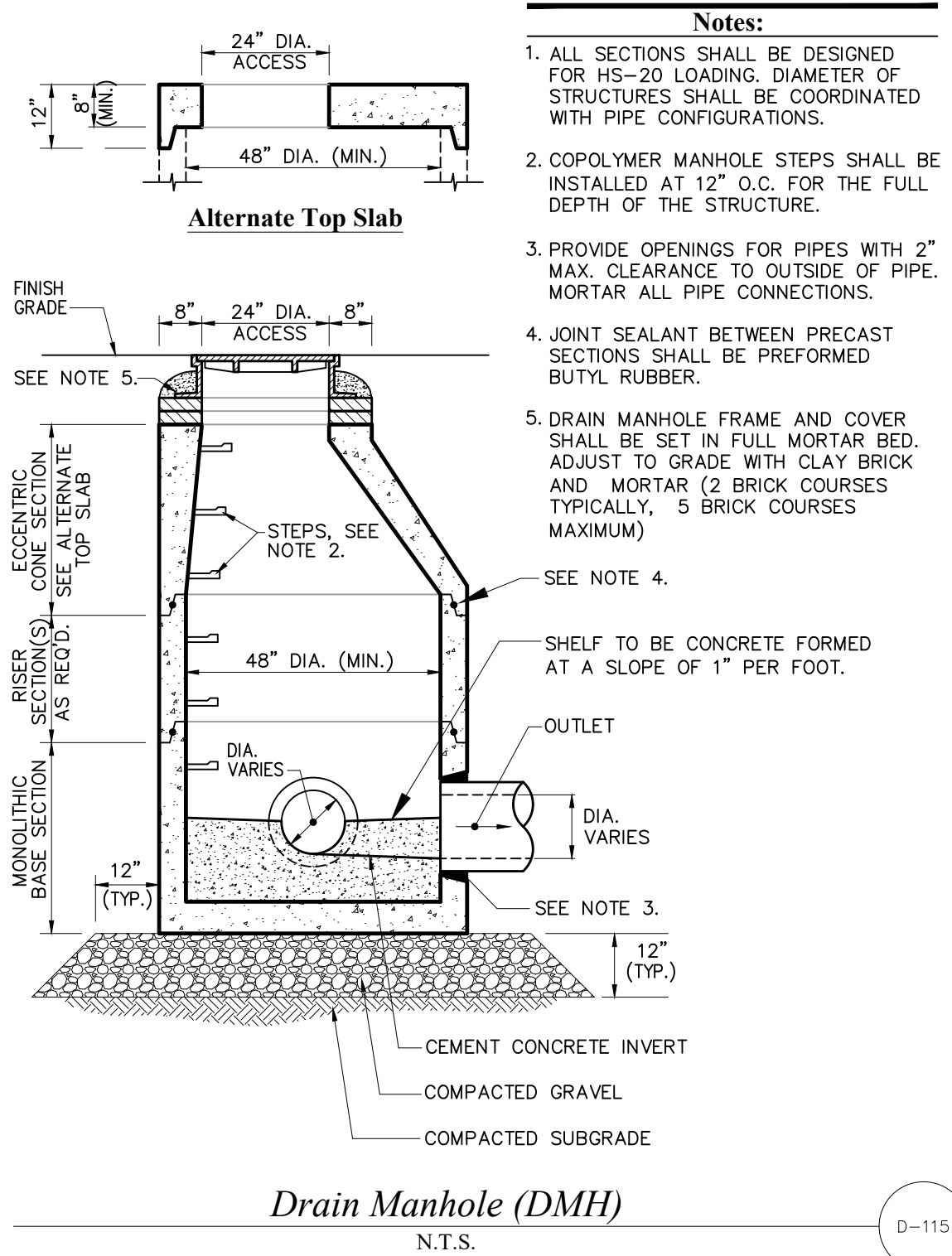
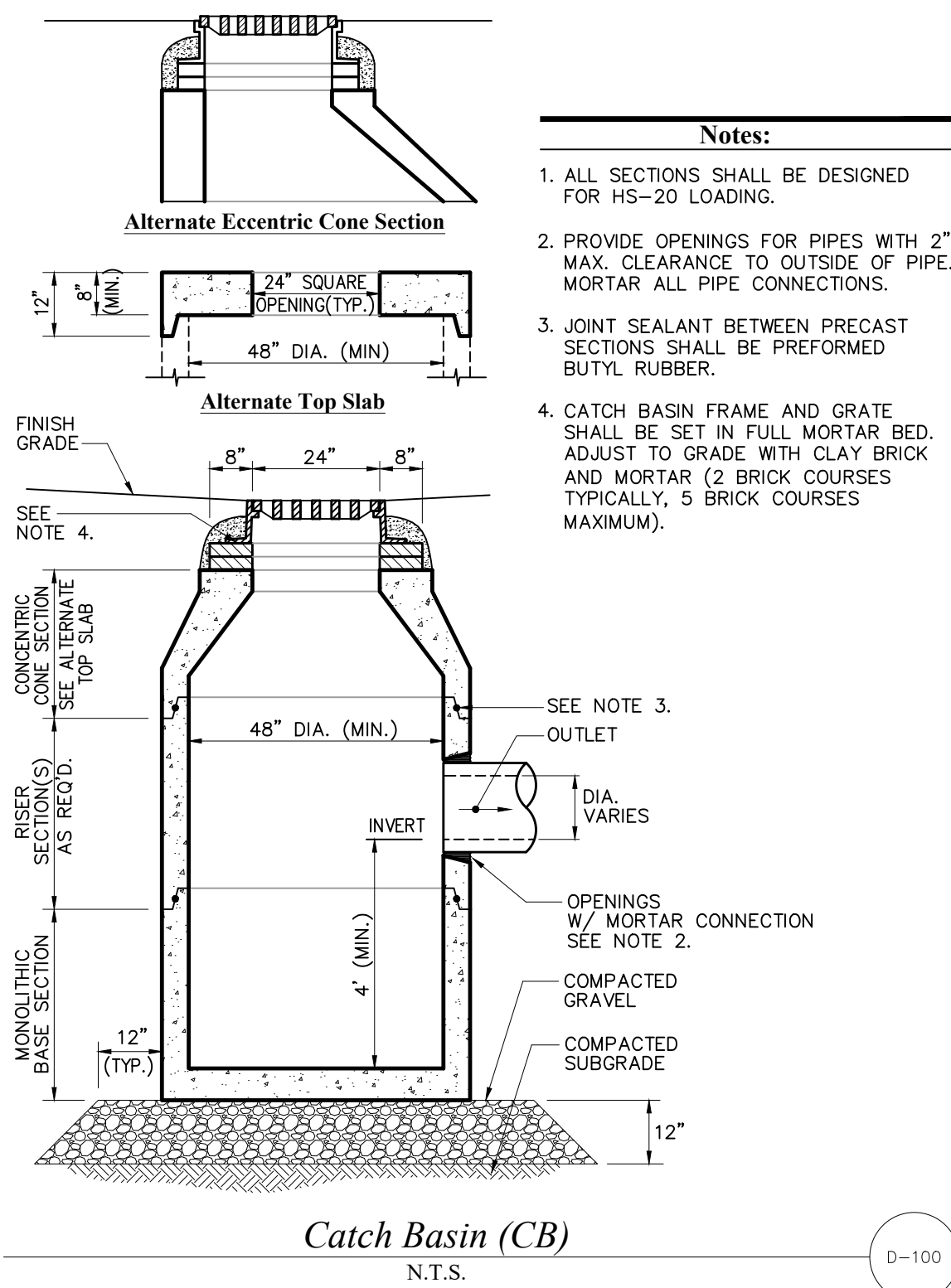


Reg. Prof. Engineer

SHEET 6 OF 8

P:\25\25-46\dwg\Site Plan Pleasant Valley.dwg





# METHUEN COMMUNITY DEVELOPMENT BOARD

DATE: \_\_\_\_\_

Revision No. Revision Description Date

SITE DETAILS 1  
143 PLEASANT VALLEY STREET  
METHUEN, MASS

PREPARED FOR: PARK SILVER DEVELOPMENT  
DATE: DECEMBER 1, 2025  
SCALE: 1"= 20'

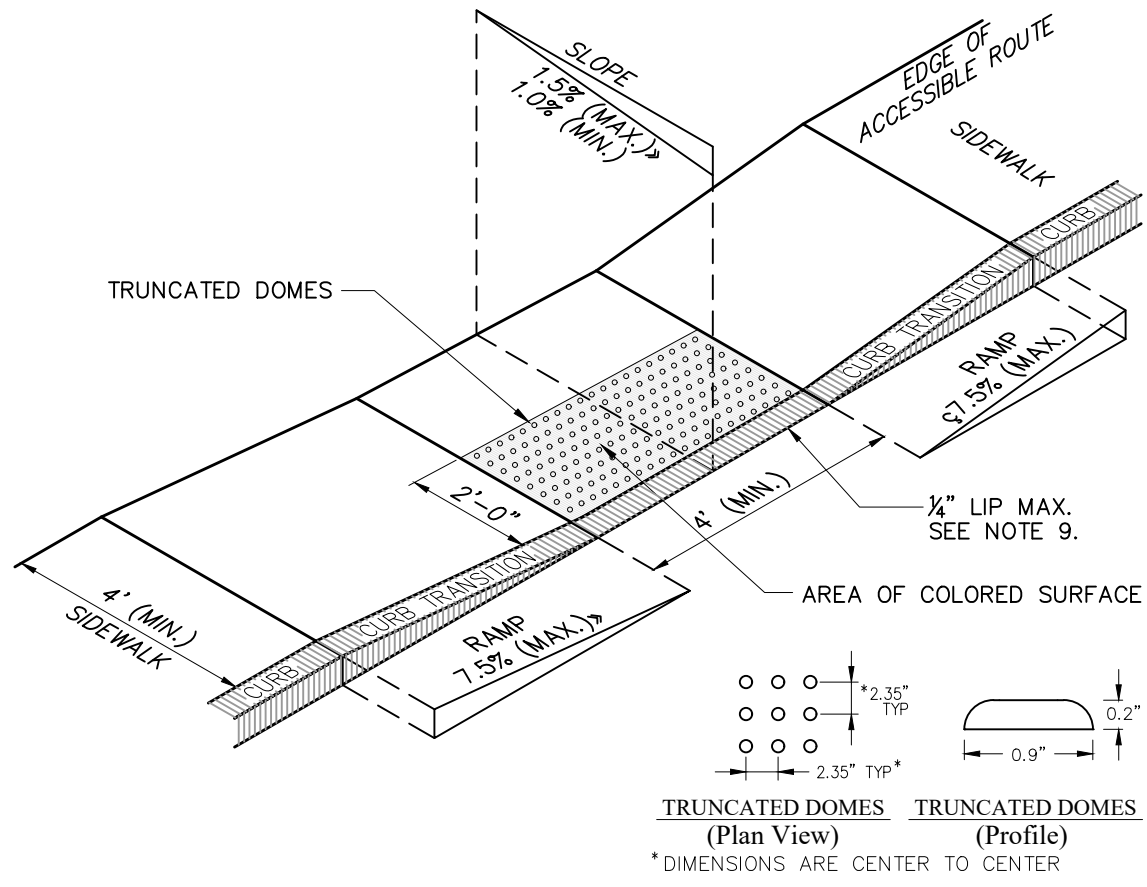
andover consultants inc.  
1 East River Place  
Methuen, Mass. 01844  
Telephone: 978-687-3828



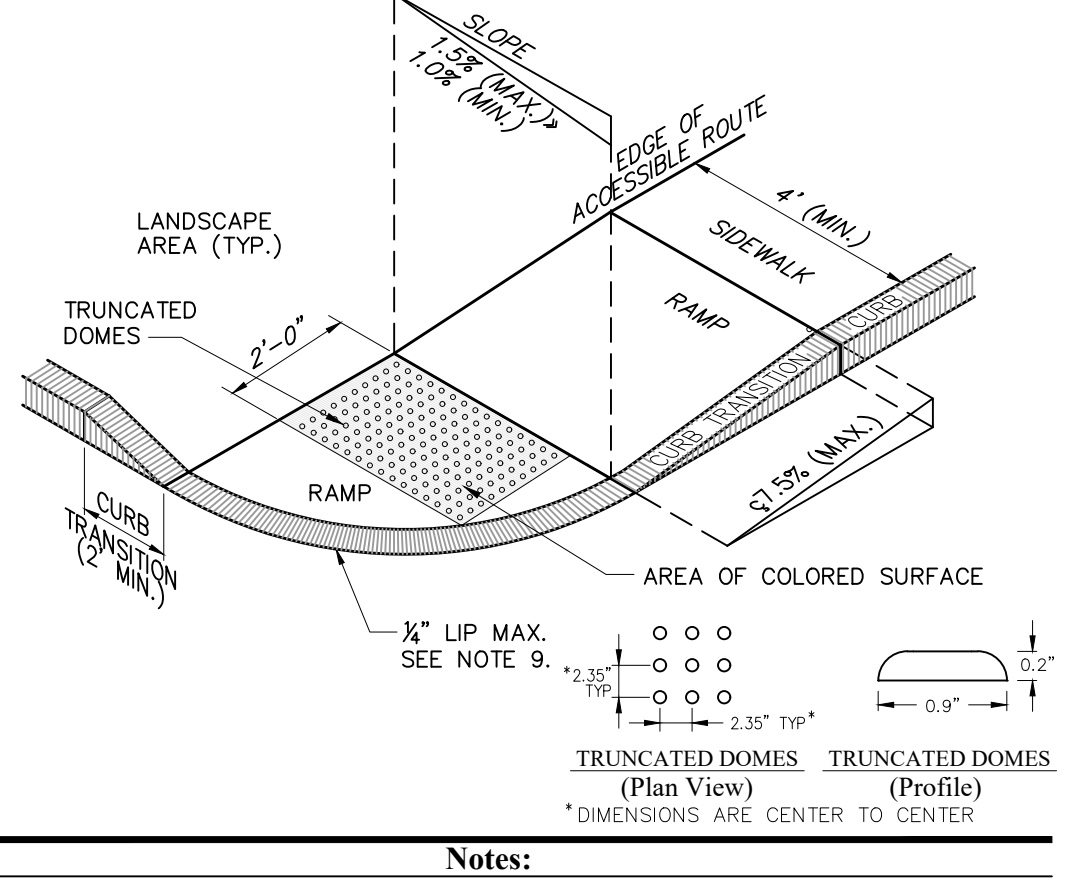
Reg. Prof. Engineer

0 20 40 60 80 Ft.

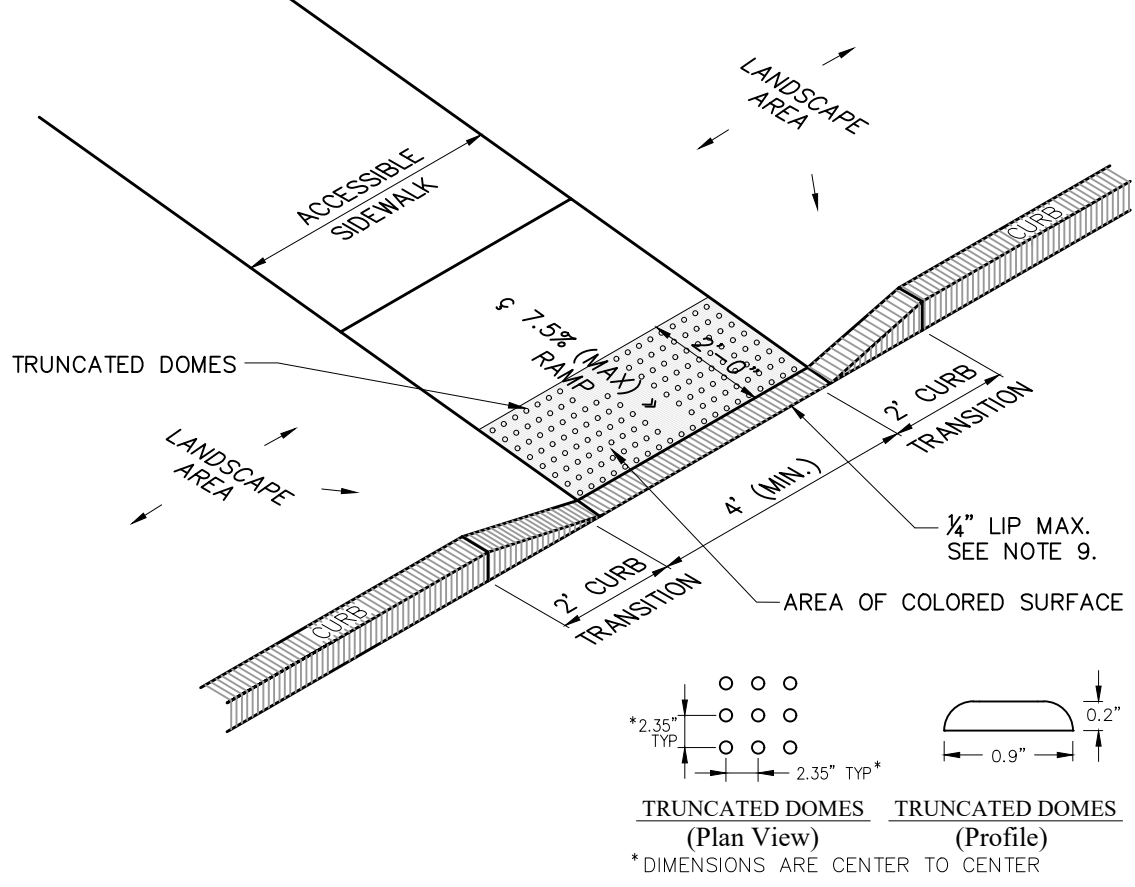




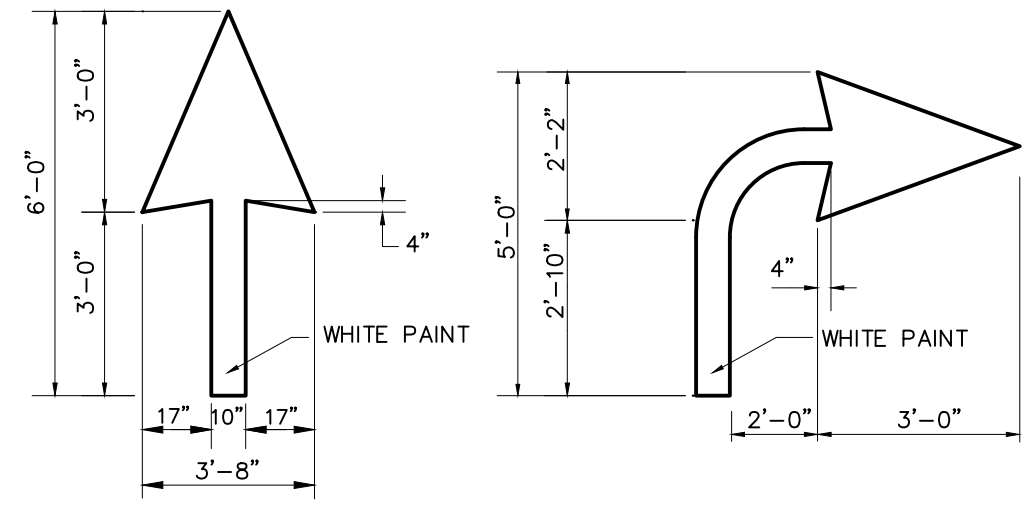
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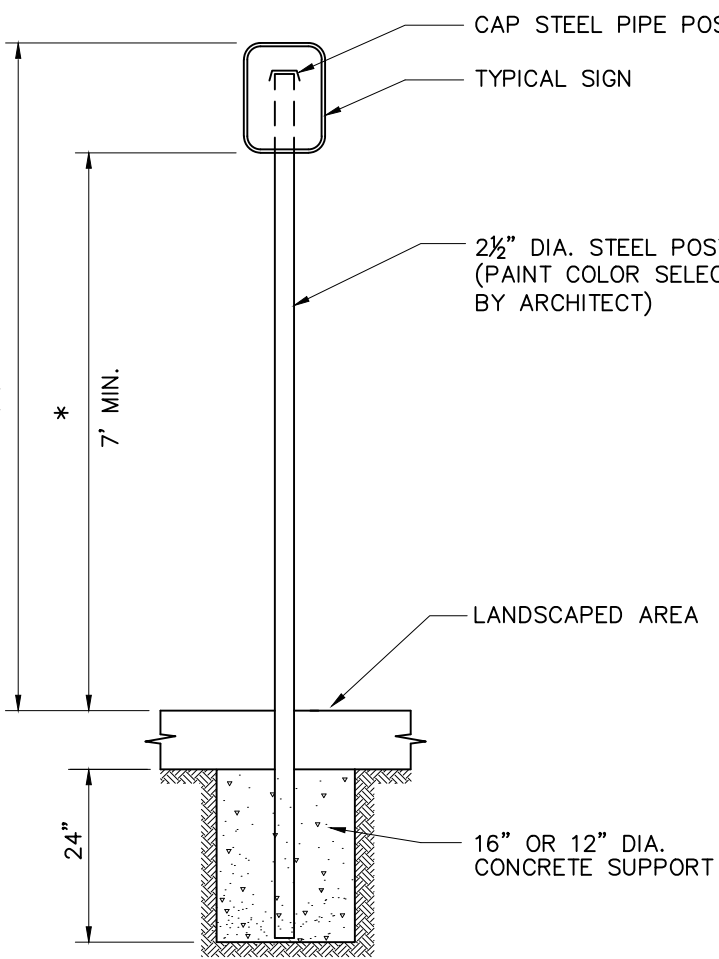
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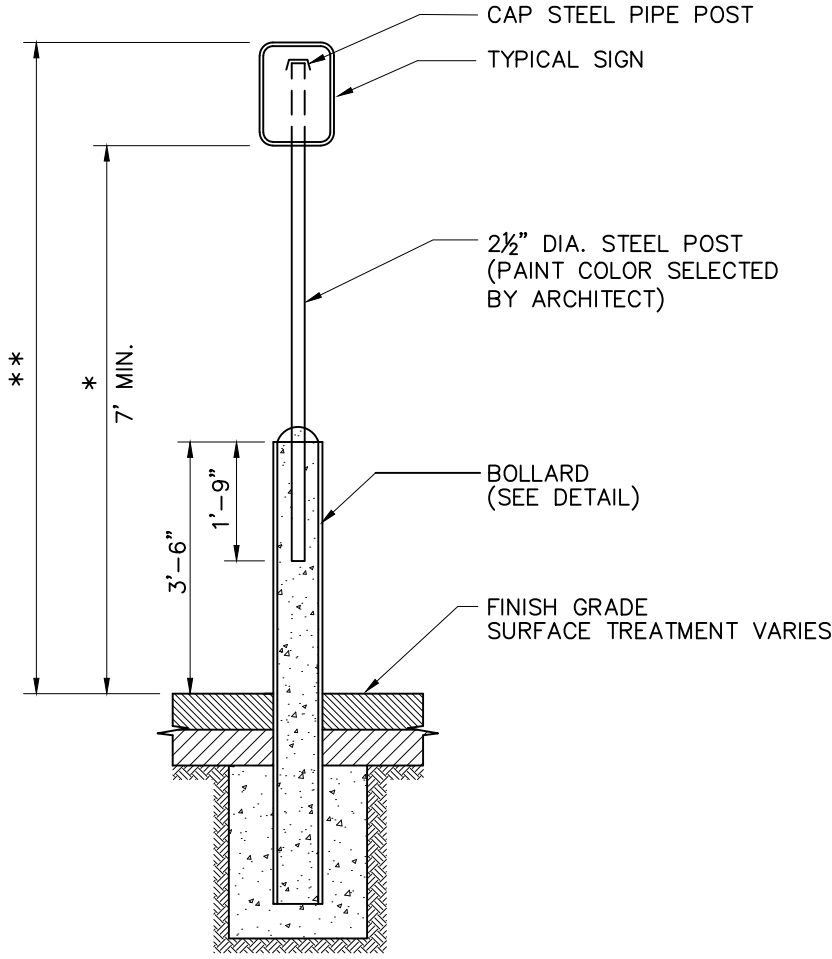
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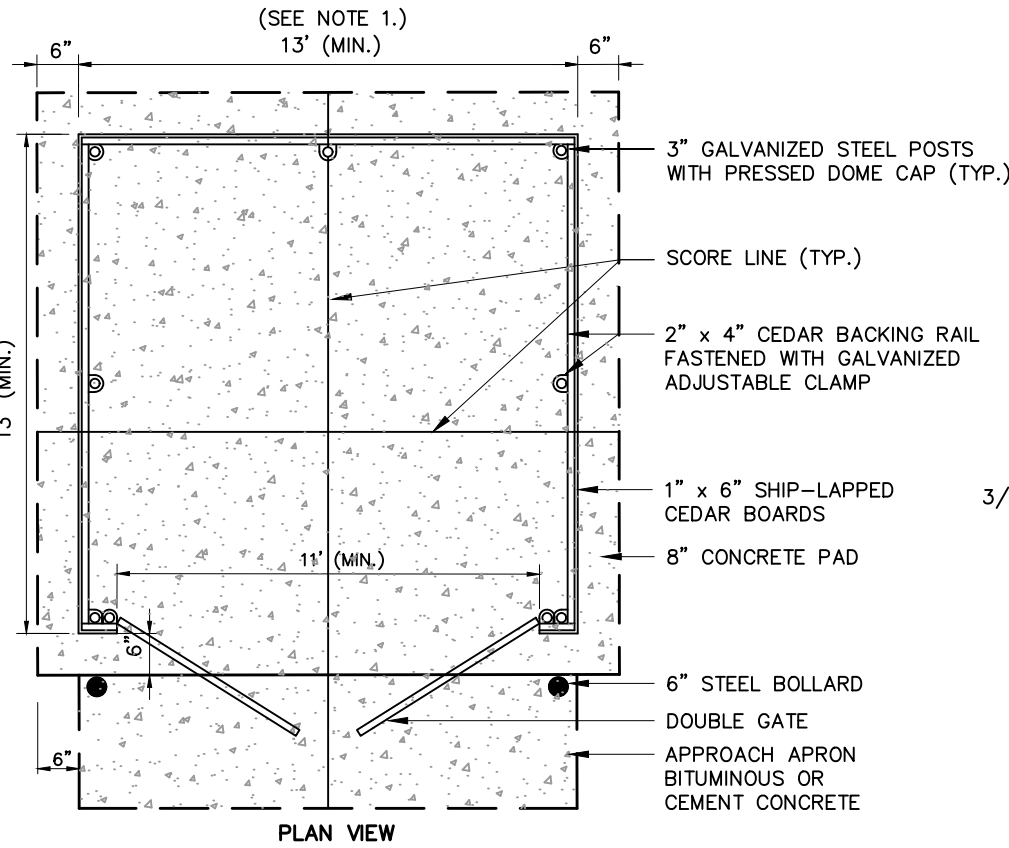
**Painted Pavement Markings-On Site**  
N.T.S.



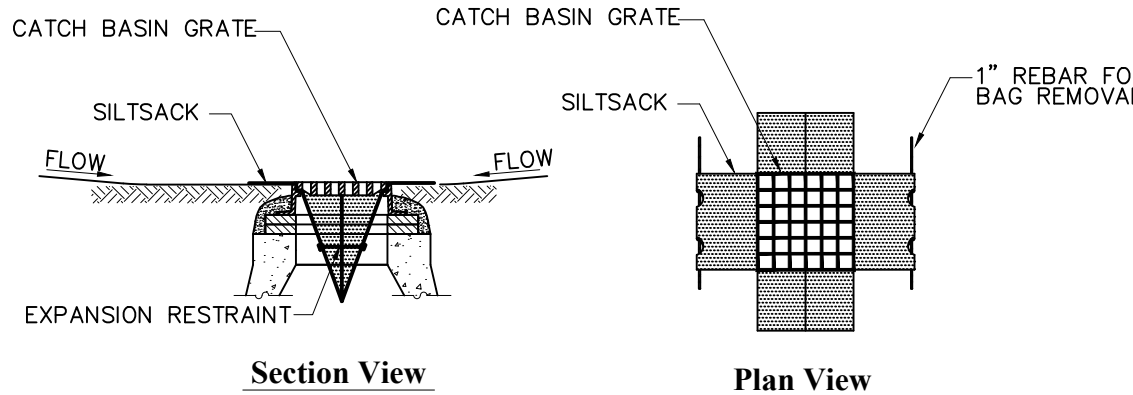
**Sign Post-Type A**  
N.T.S.



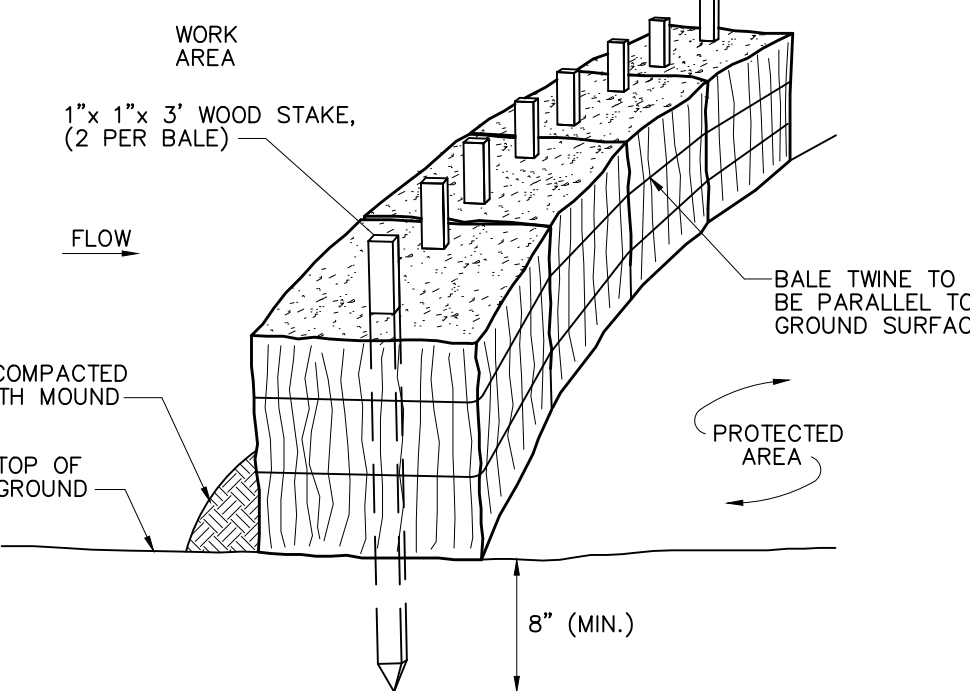
**Bollard Mounted Sign**  
N.T.S.



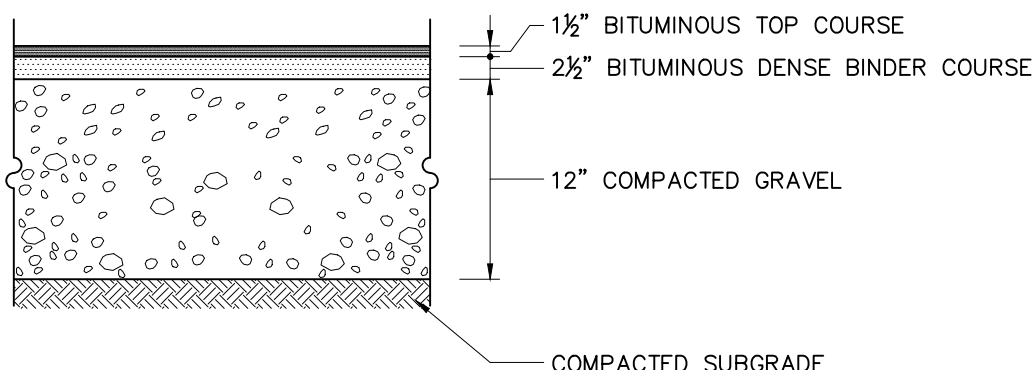
**Dumpster Pad with Enclosure**  
N.T.S.



**Siltsack Sediment Trap**  
N.T.S.



**Straw Bale Barrier**  
N.T.S.



















**Bituminous Concrete Pavement Sections**  
N.T.S.

**METHUEN COMMUNITY DEVELOPMENT BOARD**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE: \_\_\_\_\_



- 
- NOTES:
1. TOPOGRAPHY SHOWN IN CONSTRUCTION AREA FROM AN ON THE GROUND AS-BUILT SURVEY FEBRUARY 2023, AUGMENTED AUGUST 2025.
  2. TOPOGRAPHY OUTSIDE CONSTRUCTION AREA IS BASED ON OLD SURVEYS.
  3. UTILITIES ARE SHOWN AS LOCATED IN THE FIELD DURING THE SURVEY AND AS PROVIDED BY CITY GIS RECORDS AND LOCAL/PRIVATE UTILITY COMPANIES.
  4. WATER MAIN IN PLEASANT VALLEY STREET IS SHOWN PER GIS DATA PROVIDED BY THE CITY OF METHUEN.
  5. THE CONNECTION TO THE PUBLIC SEWER IS UNKNOWN AND SHOULD BE CONFIRMED BY A UTILITY INVESTIGATION COMPANY.
  6. THE CONNECTION TO THE PUBLIC WATER SYSTEM IS UNKNOWN AND SHOULD BE CONFIRMED BY A UTILITY INVESTIGATION COMPANY.
- LEGEND:
- EXISTING CONTOUR
  - STONE BOUND W/D.H.
  - IRON PIN
  - EXISTING DRAINAGE
  - EXISTING GAS
  - EXISTING WATER
  - U-POLE & GUY WIRE
  - WETLAND FLAG
  - EROSION CONTROL
  - PAVEMENT EDGE
  - RETAINING WALL
  - RIP-RAP
  - WETLANDS
- LOCUS MAP - SCALE: 1"=500'
- EXISTING CONDITIONS PLAN  
143 PLEASANT VALLEY STREET  
METHUEN, MASS.
- PREPARED FOR: PARK SILVER DEVELOPMENT, LLC  
DATE: NOVEMBER 11, 2025  
SCALE: 1"= 40'
- andover consultants inc.
- 1 East River Place  
Methuen, Mass. 01844  
Telephone: 978-687-3828
- Peter D. Goodwin  
Reg. Prof. Land Surveyor

 EXISTING CONTOUR  
 STONE BOUND W/D.  
 IRON PIN  
 D —  EXISTING DRAINAGE  
 G — EXISTING GAS  
 W —  EXISTING WATER  
 U-POLE & GUY WIRE  
 5A  
 WETLAND FLAG  
 EROSION CONTROL  
 PAVEMENT EDGE  
 RETAINING WALL  
 RIP-RAP  
 WETLANDS

X:\25\25-46 Pleasant Valley\dwg\25-46 Pleasant Valley.dwg

REGULATORY FLOODWAY

[9] 20' WIDE SEWER EASEMENT  
BOOK 1032-PAGE 6  
PLAN 5234

PREPARED FOR: PARK SILVER DEVELOPMENT, LLC  
DATE: NOVEMBER 11, 2025  
SCALE: 1"= 40'



andover  
consultants  
inc.

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

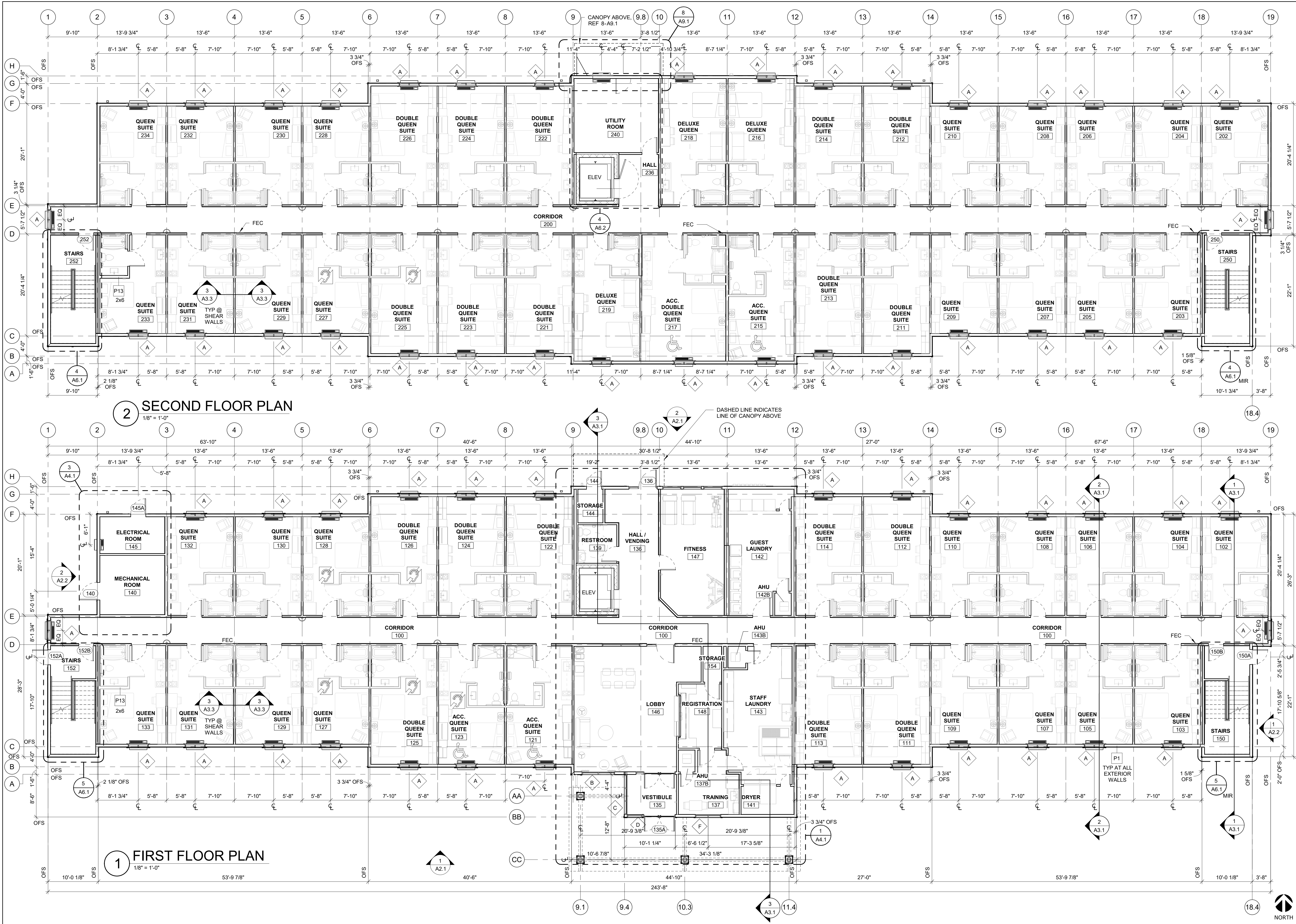
A circular professional seal for Peter D. Goodwin, a Professional Land Surveyor in the Commonwealth of Massachusetts. The seal features the text "COMMONWEALTH OF MASSACHUSETTS" around the top and "PROFESSIONAL LAND SURVEYOR" around the bottom. In the center, it reads "PETER D. GOODWIN No. 48133". A handwritten signature, "Peter D. Goodwin", is written across the seal.

Peter D. Goodwin  
Reg. Prof. Land Surveyor





11/19/2025 6:25:41 PM



**brr**  
Architect of Record:  
BRR Architecture, Inc.  
8131 METCALF AVE,  
SUITE 300  
OVERLAND PARK, KS 66204  
www.brrarch.com  
Tel: 913-262-9095  
Fax: 913-262-9044

**Consultants**

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**Issues & Revisions**

NO.	DATE	DESCRIPTION

Project Name  
**WoodSpring Suites**

Project Address  
**METHUEN, MA**

Drawn By:  
Checked By:  
Document Date:  
**11/19/25**  
Protocol:  
**WSS\_v6.0\_2025.0**  
**(06/12/25)**  
Bulletins Through:  
**WSS\_v6.0**

Project No.  
**31000867**

Professional Seal

Sheet Title  
**FIRST & SECOND FLOOR PLANS**

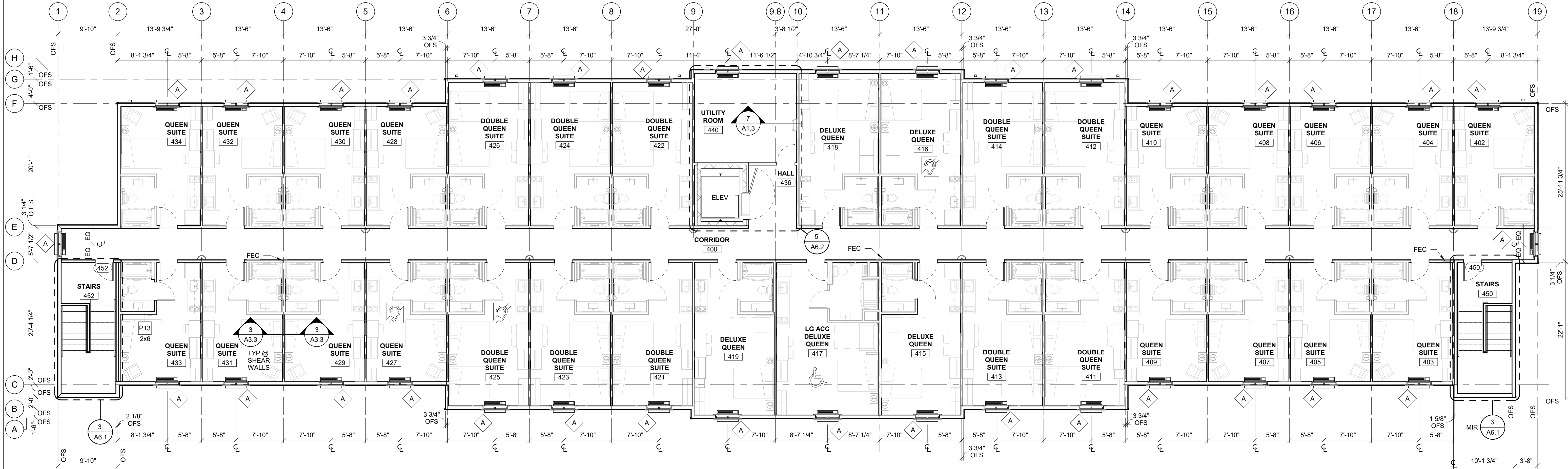
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**A1.1**

NORTH

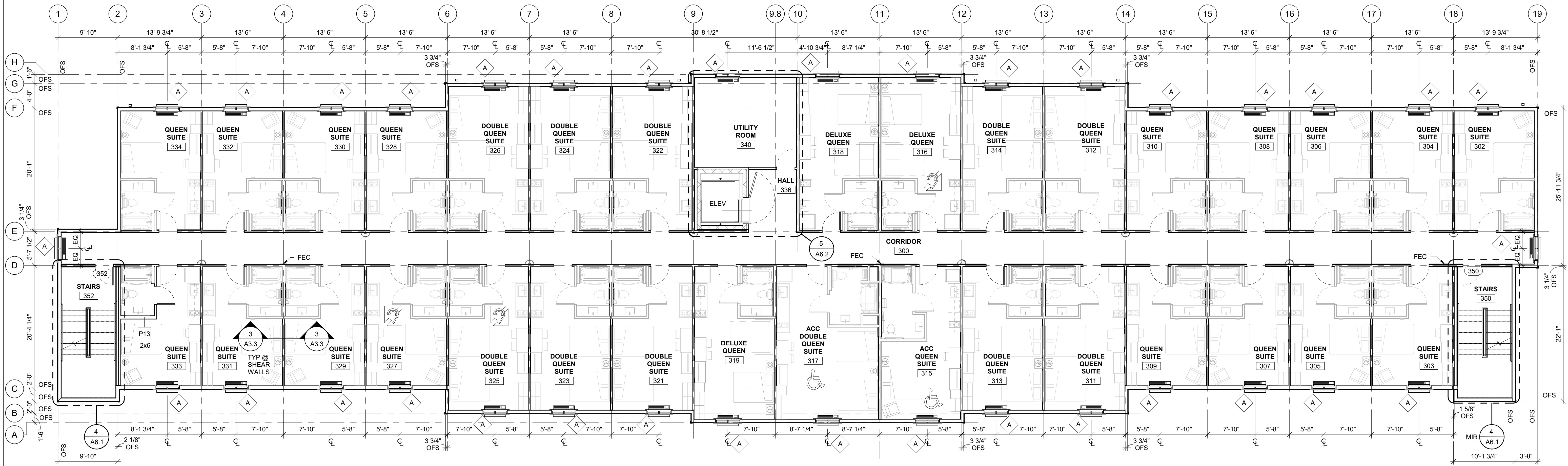
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2 FOURTH FLOOR PLAN  
1/8" = 1'-0"



1 THIRD FLOOR PLAN  
1/8" = 1'-0"

**brr**  
Architect of Record:  
BRR Architecture, Inc.  
8131 METCALF AVE,  
SUITE 300  
OVERLAND PARK, KS 66204  
www.brrarch.com  
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Issues & Revisions  
NO. DATE DESCRIPTION

Project Name  
**WoodSpring Suites**

Project Address  
**METHUEN, MA**

Drawn By:  
Checked By:  
Document Date:  
**11/19/25**  
Protocol:  
**WSS\_v6.0\_2025.0**  
(06/12/25)  
Bulletins Through:  
**WSS\_v6.0**

Project No.  
**31000867**

Professional Seal

Sheet Title  
**THIRD & FOURTH FLOOR PLANS**

Sheet No.  
**A1.2**

NORTH

BRR Original printed on recycled paper





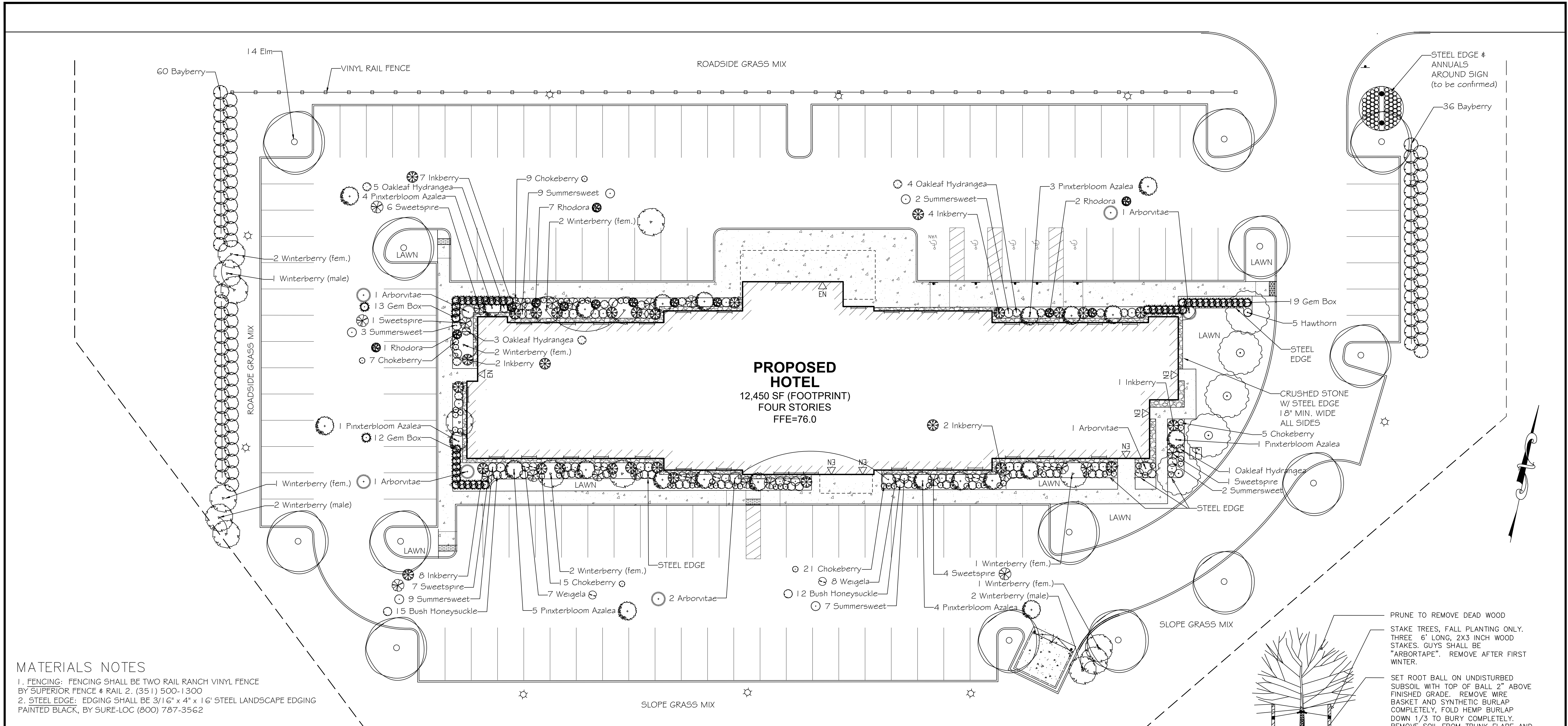












**MATERIALS NOTES**

1. FENCING: FENCING SHALL BE TWO RAIL RANCH VINYL FENCE BY SUPERIOR FENCE & RAIL 2. (35 I) 500-1300

2. STEEL EDGE: EDGING SHALL BE 3/16" x 4" x 1/6" STEEL LANDSCAPE EDGING PAINTED BLACK, BY SURE-LOC (800) 787-3562

PLANT LIST			
QTY.	SIZE	COMMON NAME	BOTANICAL NAME
TREES			
5	2-2.5"	Hawthorn, thornless	Crataegus crus. inerm. 'Crusader'
14	2.5-3"	Elm	Ulmus americana 'Princeton'
SHRUBS			
57	3 gal.	Chokeberry	Aronia melan. 'Low Scape Mound'
10	3 gal.	Rhodora Azalea	Azalea canadense
18	3-4'	Pinxterbloom Azalea	Azalea periclymenoides
32	3 gal.	Summersweet	Clethra alnifolia 'Hummingbird'
27	3 gal.	Bush Honeysuckle	Diervilla lonicera 'Copper'
12	3 gal.	Oakleaf Hydrangea	Hydrangea quercifolia 'Munchkin'
24	24-36"	Inkberry	Ilex glabra 'Compacta'
44	3 gal.	Gem Box	Ilex glabra 'Gem Box'
11	4-5'	Winterberry (female)	Ilex verticillata 'Sparkleberry'
5	4-5'	Winterberry (male)	Ilex verticillata 'Southern Gentleman'
29	3 gal.	Virginia Sweetspire	Itea virginica 'Henry's Garnet'
96	2-3'	Bayberry	Myrica pennsylvanica
6	6-8'	Fairview Arborvitae	Thuja occidentalis 'Fairview'
15	3 gal.	Weigela	Weigela florida 'Tuxedo'
		Annuals as needed	

**PLANTING NOTES**

1. SUBSTITUTIONS: ALL PLANT MATERIAL LISTED IS NATIVE. ALL SUBSTITUTIONS SHALL BE NATIVE AND SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

2. 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.

3. 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.

4. DRAINAGE: THE LANDSCAPE CONTRACTOR SHALL INSURE BEFORE AND AFTER THE SPREADING OF LOAM THAT ALL AREAS WILL DRAIN.

5. 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.

6. 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.

7. SET PLANT IN THE HOLE. CUT AWAY ALL VISIBLE ROPE AND BURLAP. REMOVE WIRE BASKETS. REMOVE SOIL TO EXPOSE ROOT FLARE.

8. 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.

9. 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.

10. WATER-HOLDING SAUCER SHALL BE BUILT UP AROUND THE PLANT PIT. FLOOD WITH WATER FOR 5 MINUTES IMMEDIATELY AFTER PLANTING.

11. 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.

12. 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.

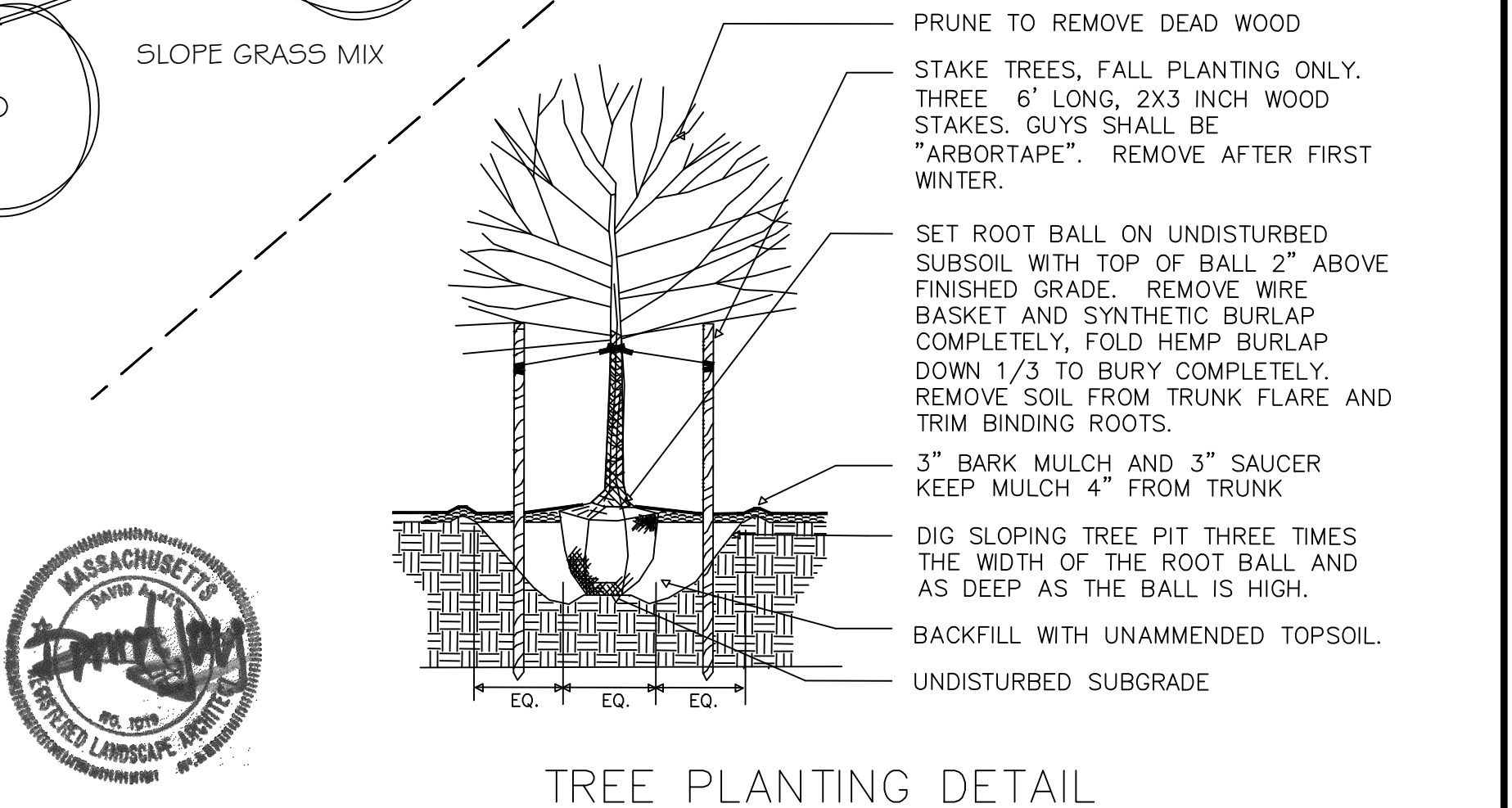
13. MULCH AREAS AROUND PROPOSED TREES AND SHRUBS AND ALL PLANT BEDS WITH 3" SHREDDED BARK MULCH. DO NOT MULCH AGAINST TRUNKS AND STEMS.

14. PRUNING: REMOVE ALL DEAD, BROKEN AND DAMAGED BRANCHES.

15. IRRIGATION: BOTH SIDES OF THE DRIVEWAY ENTRY AND ALL LAWNS AND PLANT BEDS BETWEEN THE DRIVEWAY AND THE BUILDING SHALL RECEIVE IRRIGATION. LAWN AREAS SHALL RECEIVE SPRINKLER IRRIGATION, PLANT BEDS SHALL RECEIVE DRIP IRRIGATION.

16. WATER PLANTS OUTSIDE THE IRRIGATION AREA 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.

17. GUARANTEE ALL PLANTS FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE.



**WOODSPRING SUITES**  
143 PLEASANT VALLEY STREET  
METHUEN, MASSACHUSETTS

**LANDSCAPE PLAN**

**APPLICANT:**  
PARK SILVER DEVELOPMENT  
8171 MAPLE LAWN BLVD, SUITE 375  
FULTON, MD 20759

**ENGINEER:**  
ANDOVER CONSULTANTS  
1 RIVER PLACE  
METHUEN, MA 01844

**Weinmayr/Jay Assoc. Inc.**  
360 CHARLES RIVER RD. WATERTOWN MA 02472 617-957-9733

**DATE:** 12/1/2025

**SCALE:** 1/16"=1'

**JOB No.** 2847

**SHEET** 1 of 1

**L-1**