

Town of Tewksbury
Massachusetts

TOWN CLERK
BOARD OF REGISTRARS
TEWKSBURY, MA
2025 FEB -6 PM 3:40

Planning Board

APPLICATION FOR HEARING

Application is hereby made for a:

(Check one or more and fill in appropriate blanks)

- Section 3.5 Special Permit, Appendix A Reference(s) _____
- Section 6.2 Sign Special Permit _____
- Modification to Special Permit # _____
- Other(s) MFD/55 in Commercial zone under previous Zoning / Section 5.3.3 footnote F and Land Disturbance Permit

Address of Application Property: 15 and 41 Astle Street aka 357 Main Street

Development Name (if applicable): _____

Lot Area 3.326 Ac Present Use Vacant Zoning District(s) GB formerly COM

Assessor's Map(s) and Lot(s) 22/ 9 & 11 Land Court Cert. No. _____ Bk/Pg _____

Middlesex North Registry of Deeds, Bk/Pg 32462/83 and 31715/53

Applicant: Name: David J. Plunkett, Esq. Telephone: 978-458-6162

Address: 491 Dutton Street, Suite 211 City/State: Lowell, MA 01854

Applicant Email Address: david@plunkettlaw.net

Property Owner: Name: BLTB Holdings LLC Telephone: _____

Address: 70 John E. Smith Drive Tewksbury City/State Tewksbury, MA 01876

Brief Description of Proposed Use: (or Attach Written Statement) See narrative attached

History of Applications before any Town Boards/Commissions for this Property:
(Date, Board, Result, Deed References: Attach additional sheet if needed.)

Information submitted is true to the best of my knowledge:

Signature of Applicant (or Representative):



Date:

2/6/25

Owner's Signature (if other than Applicant):

Date:

FILING FEE MUST ACCOMPANY THIS APPLICATION
Please See Fee Schedule: Make Checks Payable to the Town of Tewksbury

TOWN CLERK
BOARD OF REGISTRARS
TEWKSBURY, MA

2025 FEB -6 PM 3:40

TOWN CLERK
BOARD OF REGISTRARS
TEWKSBURY, MA

2025 FEB -6 PM 3:41

Application Land Disturbance Permit

GENERAL INSTRUCTIONS

An applicant for a land disturbance plan review must file with the Planning Board a completed application, in accordance with the requirements of the Stormwater Management and Erosion Control Bylaw.

1. Provide (6) copies of a completed Land Disturbance Application Form and (6) total sets of plans, as follows: (1) set of plans not to exceed 24" x 36" and (5) sets of plans not to exceed 11"x17" for all filings for disturbances exceeding one acre.
2. A check made payable to the Town of Tewksbury shall be submitted with the application and it will not be considered complete until filing fee is paid.
3. Provide a certified abutters list to include direct abutters (touching property line, including across public ways) and all abutters within 100 feet of the property line. The certification comes from the Assessor's Office located in the Town Hall Annex. The certified abutters list must be dated within six months of date of application. Please submit an electronic copy of this list upon submission.
4. The Applicant will publish the public notice. Transmit the legal notice for the Public Hearing to the Town Crier for publication for (2) successive weeks. The legal notice and dates for publication will be provided by the Community Development Office once the application is submitted. The applicant shall pay all costs associated with the publication and notification requirements.

Professional review fees include engineering review, legal review, and clerical fees associated with the public review and permit processing. A fee estimate may be provided by the Planning Board's consultant. The applicant may be required to establish an escrow account with the Town to cover the review fees. If the escrow account becomes depleted, the applicant will be required to renew the escrow account in order to continue the review of the application.

Applicant's Name David J. Plunkett, Esq.
 Applicant's Address 491 Dutton Street, Suite 211, Lowell, MA 01854
 Applicant's Phone 978-458-6162
 Owners' Names(s) BLJB Holdings LLC
 Owners' Address 70 John E. Smith Drive
Tewksbury, MA 01876
 Owner's Phone _____

The Land Disturbance involves property where owner's title to the land is derived under deed from Jane R. Granton, dated 10/3/18 and Brookline Bank dated 10/13/17 and recorded in the Middlesex North Registry of Deeds, Book 32462, Page 83 * , or Land Court Certificate of Title No _____, Registered in _____ District, Book _____, Page _____. The project is located on the parcel shown on Assessors Map _____, Parcel _____. Project street address _____

*and Book 31715 Page 53
Give a brief summary of the nature of the project. (attachment is acceptable)

The property (building) is described as being located at 15 and 41 Astle Street aka 357 Main Street
It is currently used as Vacant

The changes proposed are a proposed 90-- Unit Residential Development consisting of three (3) seperate buildings

Planned start date: 1/1/2026, Planned completion date: 1/1/2028

Total area to be disturbed? 123,900 square feet.

Total area of the site (lot) 144,882 square feet

Will there be disturbance of any slope greater than 15%? Yes No

If yes, give the area of the slope disturbance. 31,326 square feet.

Please list other narratives and plans (graphics) submitted with this application.

1. Residential Site Development Plan Set Prepared by LandPlex LLC
2. Stormwater Report prepared by LandPlex LLC
3. Street Access Permit, MA DOT
4. _____
5. _____
6. _____

2025 FEB -6 PM 3:41
TOWN CLERK
BOARD OF REGISTRARS
TEWKSBURY, MA

Attach application fee and supporting documents.

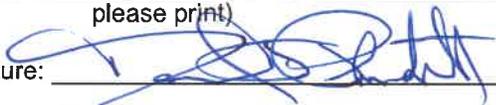
Certification

I, the undersigned, hereby certify that I have read and understand the requirements and conditions of the Town of Tewksbury Stormwater Management and Erosion Control Bylaw and Regulations and that the information included in the application materials is accurate and truthful to the best of my knowledge. (sign and print name and date)

Owner Signature: _____ Date: _____

Name _____

(please print)

Applicant Signature:  Date: 2/8/25

Name: David J. Plunkett, Esq.
(please print)

Application Fee Schedule

The following fee schedules are minimum fees. The Planning Board may require higher fees if deemed necessary for proper review of an application or to ensure compliance.

Disturbance Area	Application Fee
Less Than 1 Acre	\$ 250
1 to 10 Acres	\$ 500 + # of abutters x \$0.50 x 2 for postage
More than 10 Acres	\$ 750 + # of abutters x \$0.50 x 2 for postage
Resubmittal/Amendment Filing Fee	\$ 70 + # of abutters x \$0.50 x 2 for postage

TOWN CLERK
BOARD OF REGISTRARS
TEWKSBURY, MA

2025 FEB -6 PM 3:41

EXHIBIT 1

NARRATIVE

TOWN CLERK
BOARD OF REGISTRARS
TEWKSBURY, MA

2025 FEB -6 PM 3:41

David J. Plunkett

Plunkett & Plunkett
Attorneys at Law

*Hilton Business Center
491 Dutton Street, Suite 211
Lowell, Massachusetts 01854
Telephone (978) 458-6162
Fax (978) 453-2929
david@plunkettlaw.net*

February 5, 2025

Chair and Members of the Board
Planning Board
Tewksbury Town Hall
Tewksbury, MA 01876

RE: 15 Astle Street and 41 Astle Street aka 357 Main Street
(Assessors Map 22 Lots 9 and 11)

Dear Chair and Board Members:

My office has submitted in behalf of BLJB Holdings LLC, an application for a Special Permit, Site Plan Review and Land Disturbance Permit. My client owns the property located at 15 Astle Street and 41 Astle Street aka 357 Main Street (Assessors Map 22 Lots 9 and 11) ("Premises"). The land is currently zoned General Business (GB). On March 28, 2022 the Applicant obtained the endorsement of the Planning Board for an ANR plan for the Premises which plan was recorded at Middlesex North District Registry of Deeds at Plan Book 250 Plan 42. At the time of the endorsement of the Plan the Premises was in a as Commercial. The Zoning bylaws Appendix A Table of Use Regulations in effect at that time identified the Commercial District as a District in which MFD/55 is a permitted use by Special Permit from the Planning Board. The present submittal is protected pursuant to the terms of Chapter 40A. In addition we are requesting a Special Permit allowed under the current zoning By-laws section 5.3.3 footnote F.

The Premises is immediately adjacent to Main Street. Access to the Premises off of Main Street will be by means of a driveway permit issued by MassDOT. The applicant has previously obtained a driveway access permit dated November 2, 2018 as recorded Middlesex North District Registry of Deeds Book 32736 Page 167. Proposed improvements to the Premises will consist of 3 new residential buildings consisting of 90 units. Parking provide will exceed the number of spaces required.

The Premises is adjacent to the Walmart development site and is in close proximity to Route 495. The residential use will be consistent with residential

TOWN CLERK
BOARD OF REGISTRARS
TEWKSBURY, MA

2025 FEB -6 PM 3:41

Plunkett & Plunkett
Attorneys at Law

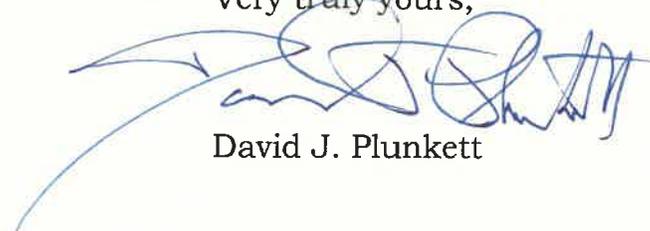
David J. Plunkett

*Hilton Business Center
491 Dutton Street, Suite 211
Lowell, Massachusetts 01854
Telephone (978) 458-6162
Fax (978) 453-2929
david@plunkettlaw.net*

use in the immediate area. The site shall provide for proper parking and pedestrian and vehicular flow thru the site. Primary access off of Main Street will be in line with a driveway permit to be issued by MassDOT. The location is adjacent to a Mass Transit/bus line stop and will be effective for use of such transportation by residents at the Premises. The development will be in line with the requirement of the Commonwealth of Massachusetts for the production of residential dwelling and its close proximity to Route 495 and the significant improvements of access in the immediate area associated with the commercial development in close proximity to the development will be benefit the town and residents at the Premises.

We feel that the proposal is the best use of the Premises which currently is not utilized to its potential and will provide an improved appearance to those using this part of the Town's Route 38 corridor.

Very truly yours,



David J. Plunkett

TOWN CLERK
BOARD OF REGISTRARS
TEWKSBURY, MA

2025 FEB -6 PM 3:41

EXHIBIT 2

MassDOT DRIVEWAY PERMIT

6



2019 00003647



Cf Bk: 32736 Pg: 167 Page: 1 of 8
Ka Recorded: 01/29/2019 03:49 PM
Stephanie Pollack, Secretary & CEO
Jonathan L. Gulliver, Highway Administrator



PERMIT - TEWKSBURY
Driveway(s) (Residential)

Permit #: 4-2018-0167

Subject to all the terms, conditions, and restrictions printed or written below, permission is hereby granted to BLJB HOLDINGS, LLC to enter upon the State Highway known as ROUTE 38 (MAIN STREET) for the purpose of constructing a residential driveway approach servicing 300 Main Street utilizing vertical granite curbing located between approximate stations 37+55 and 38+06 at the southwest location line and flaring to approximate stations 37+32 and 38+28 at the edge of the roadway and proposed crosswalk construction. All work is to be done as shown on the plans submitted and on file at the District Four Permit Office by Landplex, LLC titled "Main Street Tewksbury, Massachusetts" dated March 16, 2018 and revised on October 24, 2018.

No work shall be performed between November 15th and April 15th (winter shutdown) without prior approval from the District Highway Director or an authorized Representative.

WORK HOURS: 9:00 A.M. thru 3:00 P.M. Monday thru Friday.

The Grantee/Applicant shall record any Vehicular Access Permit or any Non-Vehicular Access Permit involving drainage at the appropriate registry of deeds. Any Permit issued by MassDOT that requires recording shall not be effective until recorded at the appropriate registry of deeds and a notice of recording is submitted to the District Highway Director.

The Grantee shall not engage in any utility work under benefit of this Permit. Nothing in this Permit shall be construed as authorizing any installation or maintenance thereof. For all driveway/roadway applications requiring utilities (water, gas, sewer etc.), a separate Permit must be applied for by the appropriate Utility Company or Municipality.

The Grantee shall not engage in any work under benefit of this Permit until a MassDOT Roadway Work Notification Form (attached) is filed with the District Permit Office prior to the start of work. The form must contain the required information and have the proper signatory approval. The form must be submitted no later than 12:00 PM on the Wednesday prior to the week the work will begin. The duration of work approvals shall be limited to one week at a time. If the work exceeds one week then a new Roadway Work Notification Form is required to be submitted for each additional week. The Grantee can fax the completed form to MassDOT at 781.646.5115.

The Grantee shall notify the District Permit Office at 781.641.8351, two (2) working days prior to the start of work. No work shall be authorized without said notification.

TOWN CLERK
BOARD OF REGISTRARS
TEWKSBURY, MA

2025 FEB -6 PM 3:41

PK 32462 / P9 83

The Grantee shall contact the Area Contact Person (7:30 AM to 4:00 PM Monday through Friday) at 617.279.7203, two (2) working days prior to the start of work.

The Grantee shall notify Dig-Safe at 1.888.344.7233 at least 72 hours prior to the start of work for the purpose of identifying the location of underground utilities.

Dig-Safe # To be obtained prior to the commencement of work.

The Contractor is responsible to ensure that all contractor personnel, including all subcontractors, working on the project are issued and are wearing all necessary personal protective safety equipment while working within the project limits. This equipment shall include, as a minimum, a hardhat and a safety vest, regardless of the type of work being performed. Other safety equipment shall be added as required to perform the work in which they are engaged and in accordance with all local, state and federal requirements in effect.

The Grantee shall utilize and pay for uniformed police officers with their official vehicles to be in attendance at all times while work is being done under this permit.

The furnishing and erecting of all required signs and traffic safety devices shall be the responsibility of the Grantee.

All signs and devices shall conform to the 2009 edition of the Manual on Uniform Traffic Control Devices (MUTCD) with the Commonwealth of Massachusetts Amendments.

Cones and non-reflecting warning devices shall not be left in operating position on the highway when the daytime operations have ceased. If it becomes necessary for this Department to remove any construction warning devices or their appurtenances from the project due to negligence by the Grantee all costs for this work will be charged to the Grantee.

Flashing arrow boards will be used at all times when operations occupy the roadway and shall be available for use at all times.

All warning devices shall be subject to removal, replacement and repositioning by the Grantee as often as deemed necessary by the Engineer.

A copy of this permit must be on the job site at all times for inspection. Failure to have this permit available will result in suspension of the rights granted by this permit until such permit is made available.

The Completion of Work Form shall be sent to the Grantor as soon as possible after the completion of the physical work.

All line striping shall be twelve (12) inches wide.

2025 FEB -6 PM 3:41
TOWN CLERK
BOARD OF REGISTRARS
TEWKSBURY, MA

All pavement markings shall be thermoplastic.

Provisions shall be made for the safety and protection of Pedestrian Traffic during the construction period.

It shall be the responsibility of the Grantee to provide access to the property of residents and business owners during the progress of the proposed work.

No trees shall be cut or removed under this permit.

All work shall be in compliance with the 1988 Edition of the "Massachusetts Highway Department Standard Specifications for Highways and Bridges", and the Supplemental Specifications Dated July 1, 2015.

No equipment, trucks, workers, etc., shall occupy any part of the traveled way except between the hours of 9:00 A.M. and 3:00 P.M. Monday thru Friday. Except for an emergency, in no case will operations exceed the specified hours without the prior approval of the District Highway Director or an authorized Representative. This includes the placement of traffic control devices, vehicles, equipment or anything that restricts the flow of traffic through the construction zone. Emergencies must be unexpected situations or sudden occurrences of a serious and urgent nature that demand immediate attention.

No work shall be done under the terms of this permit on Saturdays, Sundays or Holidays.

No work will be performed on the day before or the day after a holiday or a long weekend which involves a holiday on any highway, roadway or property under the control of the MassDOT Highway Division or in areas where the work would adversely impact the normal flow of traffic on the State Highway System, without permission of the District Highway Director or an authorized Representative.

It is imperative that construction operations are managed so that motorists travel "delay" is minimized. At any time during the operation when a traffic delay of over twelve (12) minutes occurs and the situation is worsening, the Grantee will begin to suspend operations. Continuously increasing "delays" of over twelve (12) minutes are not to be permitted and may result in the suspension of the operation or termination of this Permit by the Department.

When in the opinion of the Engineer, this operation constitutes a hazard to traffic in any area, the Grantee may be required to suspend operations during certain hours and to remove his equipment from the roadway.

Whenever work is to be done within two hundred (200) feet of existing State Highway Traffic Signals, the District Office must be notified by the Grantee at least two (2) working days prior to the start of work by calling the District Traffic Office at 781.641.8485.

Care shall be exercised so as not to disturb any existing State Highway Traffic Loops. If said loops are disturbed, they shall be restored immediately after the end of the work day to their original condition. All expenses for restoring conditions shall be borne by the Grantee.

2025 FEB -6 PM 3:41
TOWN CLERK
BOARD OF REGISTRARS
TEWKSBURY, MA

Care shall be exercised so as not to disturb any existing State Highway Traffic Duct Systems or any underground structures that exist. If said system is disturbed, it shall be restored immediately to its original condition. Said damage shall be recorded and include: baseline station location and offset, type of damage, method and extent of repair. Also any damaged Traffic lines shall be restored to their original condition. All expenses for restoring conditions shall be charged to the Grantee. Temporary video detection may be required if traffic congestion/delays become an issue.

The Grantee will be responsible for any damage caused by this operation to curbing, structures, roadway, etc.

The Grantee shall be responsible for any settlement which may occur as a result of the work done under this permit.

The Grantee shall be responsible for any ponding of water which may develop within the State Highway Layout, caused by this work.

When a snow or ice condition exists during the progress of this work, the Grantee shall keep the highway well sanded to a point not less than two hundred (200) feet beyond the limits of the barriers and signs.

No work shall be authorized during snow, sleet, or ice storms and subsequent snow and ice operations.

No bituminous concrete shall be installed between November 15th and April 15th without prior approval from the District Highway Director or an authorized Representative.

The State Highway Layout shall be kept clean of debris of any nature at all times and shall be thoroughly cleaned at the completion of this permit.

The drive/drives shall be surfaced with Bituminous Concrete, Type I and shall be comprised of a 3" Class I Bituminous Concrete Base Course and two (2) 1 1/2" courses of Class I Bituminous Concrete Pavement for a total depth of 6" with a foundation of at least 6" of compacted gravel. The finished surface shall butt into and not overlap the existing highway grade at the road edge.

The drive/drives shall be graded so that no water shall enter the State Highway layout nor pond or collect thereon, including the roadway.

The curb shall be placed in conjunction with or immediately before the completion of the driveway surfacing.

Curbing and/or bituminous concrete removed from within the proposed driveway limits shall be disposed of outside the State Highway location lines.

The Grantee shall install either granite or bituminous concrete curbing outlining the limits of the driveway approaches.

2025 FEB -6 PM 3:41

TOWN CLERK
BOARD OF REGISTRARS
TEWKSBURY, MA

The part of the drive/drives located within the limits of the State Highway shall be maintained by the Grantee, at his own expense and to the satisfaction of the District Highway Director or an authorized Representative.

Sidewalks and Wheelchair ramps shall be constructed in accordance with 521 CMR Rules and Regulations of the Architectural Access Board (AAB) and Americans with Disabilities Act (ADA), (Sections 20.2 and 21.1), and the MassHighway Wheelchair Ramp Standards booklet effective 10/8/97, and the Construction and Traffic Standards Details, 1996 Metric Edition as revised.

If the sidewalk area is disturbed, it shall be restored, full width, in kind a minimum of five feet beyond any disturbed area.

All utility companies whose services are located within or adjacent to the proposed installation areas shall be notified in writing of the proposed installation at least 48 hours prior to the start of any excavation in said areas. This is independent of the required dig safe notification.

The splicing of cables is not allowed within the MHD layout.

It shall be the responsibility of the Grantee to replace all pavement markings which have been disturbed by this permit. These pavement markings shall be restored within ten (10) days after this work is performed or as deemed necessary by the District Highway Director or an authorized Representative.

Any bound marked MHB shall not be removed or disturbed. If it becomes necessary to remove and reset any highway bounds then the Grantee shall hire a Registered Professional Land Surveyor to perform this work. It shall be the responsibility of this land surveyor to submit to this office a statement in writing and a plan containing his stamp and signature showing that said work has been performed.

The Grantee assumes all risk associated with any environmental condition within the subject property and shall be solely responsible for all costs associated with evaluating, assessing, and remediating, in accordance with all applicable laws, any environmental contamination (1) discovered during Grantee's work or activities under this permit to the extent such evaluation, assessment or remediation is required for Grantee's work, or (2) resulting from Grantee's work or activities under this permit. Grantee shall notify Grantor of any such assessment and remediation activities. The Grantee is hereby held solely responsible for obtaining and maintaining any and all environmental compliance permits required by local, state and federal laws and regulations when regular or emergency work is proposed within, or in close proximity to, any wetland area.

This permit is issued with the stipulation that it may be modified or revoked at any time at the discretion of the District Four Highway Director or an authorized Representative without rendering said Department or the Commonwealth of Massachusetts liable in any way.

The Grantee shall indemnify and hold harmless the Commonwealth and its Highway Division

2025 FEB -6 PM 3:41
TOWN CLERK
BOARD OF REGISTRARS
TEWKSBURY, MA

against all suits, claims or liability of every name and nature arising at any time out of or in consequence of the acts of the Grantee in the performance of the work covered by this permit and or failure to comply with terms and conditions of the permit whether by themselves or their employees or subcontractors.

APPLICANT'S REPRESENTATIVE: Matthew Hamor

TELEPHONE NUMBER: (978) 201-9390

The Permit shall be void unless the work herein contemplated shall have been completed before November 2, 2019.

Dated at Arlington this 2nd day of November, 2018.

MassDOT - Highway Division,

By



**Paul D. Stedman
District Highway Director**

BPS/bps

2018 FEB -6 PM 3:41
TOWN CLERK
BOARD OF REGISTRARS
TEWKSBURY, MA

EXHIBIT 3

ABBUTERS LIS MAP 22 LOTS 9 & 11

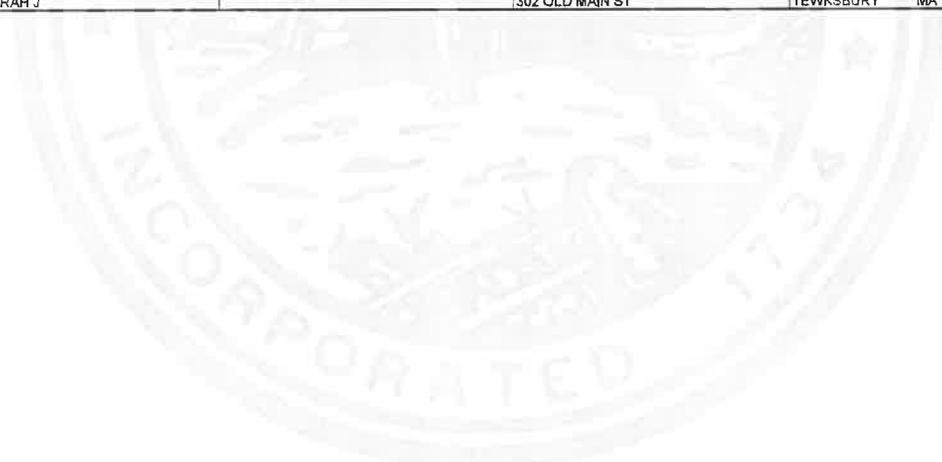
TOWN CLERK
BOARD OF REGISTRARS
TEWKSBURY, MA
2025 FEB -6 PM 3:41

Map 22 Lot 9
41 Astle Street
Tewksbury, MA 01876

Town of Tewksbury Abutters List

Prepared by: Patricia DeMeo
Processed date: January 21, 2025

Map/Lot	Abutter	Abutter	Address	Town	ST	Zip	Book/Page	Location
10-91	WAMESIT PLACE LLC		171 GREAT RD	ACTON	MA	01720	35557/7261	345 MAIN ST
22-5	BUMPUS KERRY N JR		71 ASTLE ST	TEWKSBURY	MA	01876	27746/0065	71 ASTLE ST
22-11	BLJB HOLDING LLC		70 JOHN E SMITH DR	TEWKSBURY	MA	01876	32462/0083	15 ASTLE ST
22-13	OBSIDIAN ML 6 LLC		165 FLANDERS RD	WESTBOROUGH	MA	01581	37841/0127	270 MAIN ST
22-14	POM LLC		3920 MYSTIC VALLEY PKWY U911	MEDFORD	MA	02155	32705/0038	283 OLD MAIN ST
22-17	PISANO ANTONIO TR	PISANO REALTY TRUST	4 HEATHER LN	STONEHAM	MA	02180	22181/0162	361 MAIN ST
22-26	PHAN KIM H		3 COTTONWOOD CIRCLE	ANDOVER	MA	01810	02161/0172	336 MAIN ST
22-27	MUTESI ASHURA & NYANA ELIZABETH		332 MAIN ST	TEWKSBURY	MA	01876	37689/0174	332 MAIN ST
22-31	CHEVEZ JOSE V		15 LITTLEFIELD AV	TEWKSBURY	MA	01876	31732/0149	15 LITTLEFIELD AV
22-32	BORO GRACE WANJIKU		304 OLD MAIN ST	TEWKSBURY	MA	01876	34574/0135	304 OLD MAIN ST
22-35	PORTILLO JOSE R	BURUCA REINA	282 OLD MAIN ST	TEWKSBURY	MA	01876	11014/0069	282 OLD MAIN ST
22-36	SETO TOM & AMY TR	SETO FAMILY REALTY TRUST	3920 MISTIC VALLEY PKWY	MEDFORD	MA	02155	17207/0228	290 OLD MAIN ST
22-112	PEABODY GARRETT C		43 ASTLE ST	TEWKSBURY	MA	01876	32682/0115	43 ASTLE ST
22-3	AMBROSIO SARAH & GLENN		50 ASTLE ST	TEWKSBURY	MA	01876	7908/0057	50 ASTLE ST
22-4	SMITH ADAM W & WEBB AMIE L		79 ASTLE ST	TEWKSBURY	MA	01876	31338/0238	79 ASTLE ST
22-6	GOLEN RICHARD J TR	GOLEN FAMILY IRREV TRST	61 ASTLE ST	TEWKSBURY	MA	01876	19377/0213	61 ASTLE ST
22-7	GOLEN RICHARD J TR	GOLEN FAMILY IRREV TRST	61 ASTLE ST	TEWKSBURY	MA	01876	19377/0213	61 ASTLE ST
22-8	THE HLM REALTY TRUST	MULNO HERBERT L JR TR	30 ASTLE ST	TEWKSBURY	MA	01876	7908/0063	30 ASTLE ST
22-9	BLJB HOLDING LLC		70 JOHN E SMITH DR	TEWKSBURY	MA	01876	32462/0083	41 ASTLE ST
22-10	HLM REALTY TRUST MULNO HERBERT L JR & MILDRED A	C/O MULNO FAMILY TRUST	70 ASTLE ST	TEWKSBURY	MA	01876	7908/0065	22 ASTLE ST
22-12	GOLEN RICHARD J	GOLEN FAMILY IRREV TRST	61 ASTLE ST	TEWKSBURY	MA	01876	19377/0216	45 ASTLE ST
22-16	COMMONWEALTH OF MASS	ATTN: DCAMM OFFICE OF REAL ESTATE	ONE ASHBURTON PLACE 15TH FLOOR	BOSTON	MA	02108	0/0	OLD MAIN ST
22-25	D & K CAPITAL LLC		276 RIVERSIDE AV	MEDFORD	MA	02155	36340/0178	346 MAIN ST
22-29	DESIATO ALEXANDRA & KIRANE MARK		19 LITTLEFIELD AV	TEWKSBURY	MA	01876	33832/0288	19 LITTLEFIELD AV
22-30	SARGENT DAVID J		8 NORTH ST	WILMINGTON	MA	01887	32690/0050	320 OLD MAIN ST
22-33	JOYAL RALPH E JR & DEBORAH J		302 OLD MAIN ST	TEWKSBURY	MA	01876	10823/0296	302 OLD MAIN ST



**TOWN CLERK
BOARD OF REGISTRARS
TEWKSBURY, MA**

Town of Tewksbury Abutters List

Map/Lot	Abutter	Abutter	Address	Town	ST	Zip	Book/Page	Location
22-11	BLJB HOLDING LLC	70 JOHN E SMITH DR	TEWKSBURY	MA	01876	32462/0083	15 ASTLE ST	
22-14	POM LLC	3920 MYSTIC VALLEY PKWY U911	MEDFORD	MA	02155	32705/0038	283 OLD MAIN ST	
22-17	PISANO ANTONIO TR	4 HEATHER LN	STONEHAM	MA	02180	22181/0162	361 MAIN ST	
22-18	SIDIROPOULOS HARALAMPOS TR	246 ANDOVER ST 2ND FL STE 201	PEABODY	MA	01960	10581/0084	365 MAIN ST	
22-24	D & K CAPITAL LLC	276 RIVERSIDE AV	MEDFORD	MA	02155	36340/0178	352 MAIN ST	
22-26	PHAN KIM H	3 COTTONWOOD CIRCLE	ANDOVER	MA	01810	02161/0172	336 MAIN ST	
22-27	MUTESI ASHURA & NYANA ELIZABETH	332 MAIN ST	TEWKSBURY	MA	01876	37689/0174	332 MAIN ST	
22-31	CHEVEZ JOSE V	15 LITTLEFIELD AV	TEWKSBURY	MA	01876	31732/0149	15 LITTLEFIELD AV	
22-32	BORO GRACE WANJIKU	304 OLD MAIN ST	TEWKSBURY	MA	01876	34574/0135	304 OLD MAIN ST	
22-36	SETO TOM & AMY TR	3920 MISTIC VALLEY PKWY	MEDFORD	MA	02155	17207/0228	290 OLD MAIN ST	
22-112	PEABODY GARRETT C	43 ASTLE ST	TEWKSBURY	MA	01876	32682/0115	43 ASTLE ST	
22-7	GOLEN RICHARD J TR	61 ASTLE ST	TEWKSBURY	MA	01876	19377/0213	51 ASTLE ST	
22-8	THE HLM REALTY TRUST	MULNO HERBERT L JR TR	TEWKSBURY	MA	01876	7908/0063	30 ASTLE ST	
22-9	BLJB HOLDING LLC	70 JOHN E SMITH DR	TEWKSBURY	MA	01876	32462/0083	41 ASTLE ST	
22-10	HLM REALTY TRUST MULNO HERBERT L JR & MILDREDA	C/O MULNO FAMILY TRUST	TEWKSBURY	MA	01876	7908/0065	22 ASTLE ST	
22-12	GOLEN RICHARD J	61 ASTLE ST	TEWKSBURY	MA	01876	19377/0216	45 ASTLE ST	
22-16	COMMONWEALTH OF MASS	ATTN: DCAMM OFFICE OF REAL ESTATE	BOSTON	MA	02108	0/0	OLD MAIN ST	
22-25	D & K CAPITAL LLC	ONE ASHBURTON PLACE 15TH FLOOR	MEDFORD	MA	02155	36340/0178	346 MAIN ST	
22-29	DESIATO ALEXANDRA & KIRANE MARK	276 RIVERSIDE AV	TEWKSBURY	MA	01876	33832/0288	19 LITTLEFIELD AV	
22-30	SARGENT DAVID J	19 LITTLEFIELD AV	TEWKSBURY	MA	01876	32690/0050	320 OLD MAIN ST	
22-33	JOYAL RALPH E JR & DEBORAH J	8 NORTH ST	WILMINGTON	MA	01887	10823/0296	302 OLD MAIN ST	
22-60	MAHMOUD NASER & KENDRA MARIE	302 OLD MAIN ST	TEWKSBURY	MA	01876	34419/0222	360 MAIN ST	



ASSESSORS

MAP 22, LOT 9 (#41 ASTLE STREET)
MAP 22, LOT 11 (#15 ASTLE STREET)

PROPERTY OWNER

BLJB HOLDINGS, LLC
70 JOHN E. SMITH DRIVE
TEWKSBURY, MASSACHUSETTS

DEED REFERENCE

MIDDLESEX NORTH REGISTRY OF DEEDS
BOOK 32462, PAGE 83
BOOK 32736, PAGE 167 (MA DOT "STREET ACCESS PERMIT")

PLAN REFERENCES

MIDDLESEX NORTH REGISTRY OF DEEDS
PLAN BOOK 245, PLAN 120

NOTES

- EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM AN INSTRUMENT SURVEY IN JANUARY OF 2016. TOPOGRAPHY SHOWN HEREON REFERS TO APPROXIMATE NAVD83 DATUM, TRANSFERRED FROM GPS BENCHMARK UTILIZING MAINE TECHNICAL SOURCE BASE STATION.
- NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE ADMINISTRATION MAPS, PER COMMUNITY PANEL FM25017C0257F, EFFECTIVE DATE JULY 7, 2014.
- NO UTILITIES ARE SHOWN. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

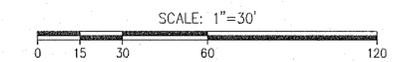
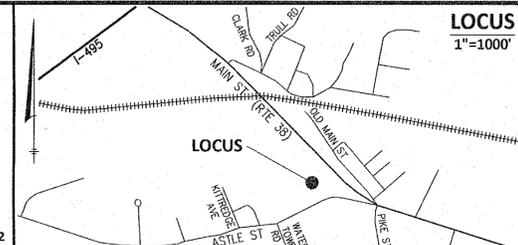
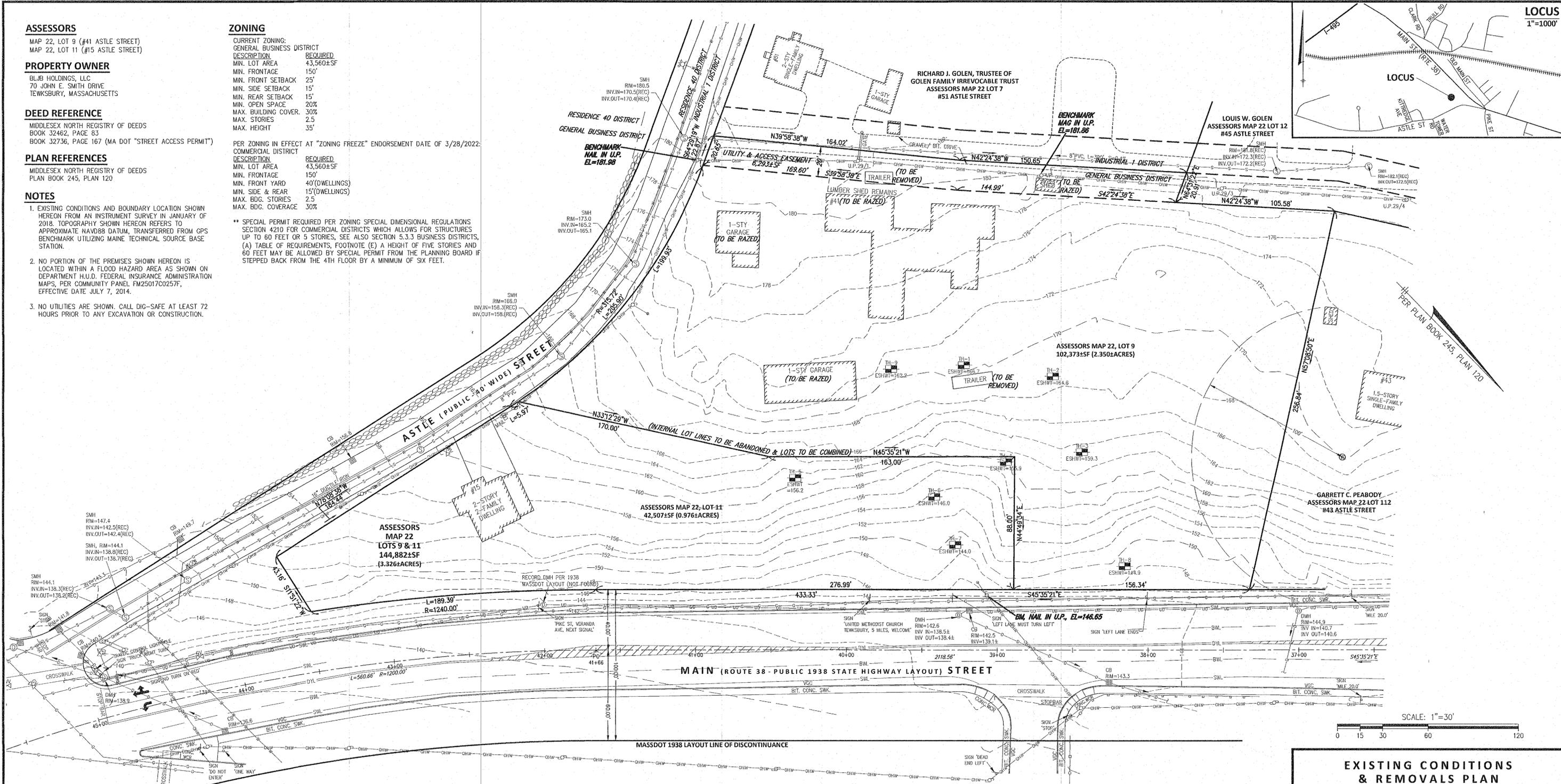
ZONING

CURRENT ZONING:	REQUIRED
GENERAL BUSINESS DISTRICT	
DESCRIPTION	
MIN. LOT AREA	43,560±SF
MIN. FRONTAGE	150'
MIN. FRONT SETBACK	25'
MIN. SIDE SETBACK	15'
MIN. REAR SETBACK	15'
MIN. OPEN SPACE	30%
MAX. BUILDING COVER.	30%
MAX. STORIES	2.5
MAX. HEIGHT	35'

PER ZONING IN EFFECT AT "ZONING FREEZE" ENDORSEMENT DATE OF 3/28/2022:

COMMERCIAL DISTRICT	REQUIRED
DESCRIPTION	
MIN. LOT AREA	43,560±SF
MIN. FRONTAGE	150'
MIN. FRONT YARD	40'(DWELLINGS)
MIN. SIDE & REAR	15'(DWELLINGS)
MAX. BLDG. STORIES	2.5
MAX. BLDG. COVERAGE	30%

** SPECIAL PERMIT REQUIRED PER ZONING SPECIAL DIMENSIONAL REGULATIONS SECTION 4210 FOR COMMERCIAL DISTRICTS WHICH ALLOWS FOR STRUCTURES UP TO 60 FEET OR 5 STORIES, SEE ALSO SECTION 5.3.3 BUSINESS DISTRICTS, (A) TABLE OF REQUIREMENTS, FOOTNOTE (E) A HEIGHT OF FIVE STORIES AND 60 FEET MAY BE ALLOWED BY SPECIAL PERMIT FROM THE PLANNING BOARD IF STEPPED BACK FROM THE 4TH FLOOR BY A MINIMUM OF SIX FEET.



LEGEND

- STONEWALL
- ZONING SETBACK LINE
- EASEMENT LINE
- TRAFFIC CONTROL LIGHT POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- HYDRANT
- WATER GATE VALVE
- GAS GATE VALVE
- UTILITY POLE
- SIGN
- OVERHEAD WIRE LINE
- SEWER PIPE
- WATER PIPE
- DRAIN PIPE
- ROOF DRAIN PIPE
- 2-FOOT CONTOUR
- ELEVATION SPOT GRADE

ABBREVIATIONS

- BIT. BITUMINOUS
- BWL BROKEN WHITE LINE
- CB CATCH BASIN
- CCB CAPE COD BERM
- CONC. CONCRETE
- DMH DRAIN MANHOLE
- DYL DOUBLE YELLOW LINE
- ELEV ELEVATION
- ESHWT ESTIMATED SEASONAL HIGH WATER TABLE
- FES FLARED END SECTION
- INV INVERT
- R24 24' RADIUS (TYP)
- RET.WALL RETAINING WALL
- SF SQUARE FEET
- SIS SUBSURFACE INFIL. SYSTEM
- SMH SEWER MANHOLE
- SOS SEDIMENT & OIL SEPARATOR
- SWK SIDEWALK
- SWL SOLID WHITE LINE
- UP UTILITY POLE
- WCR WHEEL CHAIR RAMP

SOIL TESTING DATA

SOIL SCIENTIST: STEVE ERIKSEN, NORSE ENVIRONMENTAL SERVICES
DATE: MARCH 5, 2018

TEST HOLE 1 (TH-1)	DEPTH	HORIZON	COLOR	DESCRIPTION
TEST HOLE 1 (TH-1)	0-14"	Ap	10Y2/2	FINE SANDY LOAM
	16-36"	Bw	10Y4/4	FINE SANDY LOAM
	36-79"	C1	2.5Y5/4	LOAMY SAND
	79-136"	C2	2.5Y4/4	SANDY LOAM: FIRM, MASSIVE, & COMPACT
	WEEPING 54", STANDING 136", ESHWT 45"			

TEST HOLE 2 (TH-2)	DEPTH	HORIZON	COLOR	DESCRIPTION
TEST HOLE 2 (TH-2)	0-14"	Ap	10Y2/2	FINE SANDY LOAM
	14-30"	Bw	10Y4/4	FINE SANDY LOAM
	30-85"	C1	2.5Y5/4	LOAMY SAND
	85-145"	C2	2.5Y4/4	SANDY LOAM: FIRM, MASSIVE, & COMPACT
WEEPING 55", STANDING 145", ESHWT 48"				

TEST HOLE 3 (TH-3)	DEPTH	HORIZON	COLOR	DESCRIPTION
TEST HOLE 3 (TH-3)	0-14"	Ap	10Y2/2	FINE SANDY LOAM
	14-35"	Bw	10Y4/4	FINE SANDY LOAM
	35-90"	C1	2.5Y5/4	LOAMY SAND
	90-150"	C2	2.5Y4/4	SANDY LOAM: FIRM, MASSIVE, & COMPACT. FEW STONES & BOULDERS.
WEEPING 60", ESHWT 44"				

TEST HOLE 4 (TH-4)	DEPTH	HORIZON	COLOR	DESCRIPTION
TEST HOLE 4 (TH-4)	0-12"	Ap	10Y2/2	FINE SANDY LOAM
	12-30"	Bw	10Y4/4	FINE SANDY LOAM
	30-68"	C1	2.5Y5/4	LOAMY SAND
	68-136"	C2	2.5Y4/4	SANDY LOAM: FIRM & MASSIVE. FEW STONES.
WEEPING 65", STANDING 136", ESHWT 50"				

TEST HOLE 5 (TH-5)	DEPTH	HORIZON	COLOR	DESCRIPTION
TEST HOLE 5 (TH-5)	0-11"	Ap	10Y2/2	FINE SANDY LOAM
	11-30"	Bw	10Y4/4	FINE SANDY LOAM
	30-60"	C1	2.5Y5/4	LOAMY SAND
	60-105"	C2	2.5Y4/4	SANDY LOAM: FIRM & MASSIVE. FEW STONES & BOULDERS.
WEEPING 65", STANDING 105", ESHWT 58"				

TEST HOLE 6 (TH-6)	DEPTH	HORIZON	COLOR	DESCRIPTION
TEST HOLE 6 (TH-6)	0-12"	Ap	10Y2/2	FINE SANDY LOAM
	12-38"	Bw	10Y4/4	FINE SANDY LOAM
	38-92"	C1	2.5Y3/4	MEDIUM SAND
	92-160"	C2	2.5Y5/6	MED.-COURSE SAND.
STANDING 160", ESHWT 77"				

TEST HOLE 7 (TH-7)	DEPTH	HORIZON	COLOR	DESCRIPTION
TEST HOLE 7 (TH-7)	0-11"	Ap	10Y2/2	FINE SANDY LOAM
	11-36"	Bw	10Y4/4	FINE SANDY LOAM
	36-72"	C1	2.5Y5/4	MEDIUM SAND
	72-137"	C2	2.5Y4/4	SANDY LOAM: FIRM & MASSIVE. FEW STONES & BOULDERS.
STANDING 137", ESHWT 56"				

TEST HOLE 8 (TH-8)	DEPTH	HORIZON	COLOR	DESCRIPTION
TEST HOLE 8 (TH-8)	0-10"	Ap	10Y2/2	FINE SANDY LOAM
	10-30"	Bw	10Y4/4	FINE SANDY LOAM
	30-115"	C1	2.5Y5/6	COURSE SAND. GRAVEL.
	STONES, COBBLES, & BOULDERS.			
STANDING 89", ESHWT 40"				

EXISTING CONDITIONS & REMOVALS PLAN

357 MAIN STREET
TEWKSBURY, MASSACHUSETTS

PLAN PREPARED FOR: **BLJB HOLDINGS, LLC**
70 JOHN E. SMITH DRIVE
TEWKSBURY, MASSACHUSETTS

PLAN PREPARED BY: **LANDPLEX**
CIVIL ENGINEERING • SURVEYING
10 GEORGE STREET, UNIT 208
LOWELL, MASSACHUSETTS 01852
978-201-9390 • LANDPLEX.COM

SHEET: 2 OF 6 | SCALE: 1"=30' | FEBRUARY 5, 2025

NO. REVISION DESCRIPTION DATE

ASSESSORS

MAP 22, LOT 9 (#41 ASTLE STREET)
 MAP 22, LOT 11 (#15 ASTLE STREET)

PROPERTY OWNER

BLJB HOLDINGS, LLC
 70 JOHN E. SMITH DRIVE
 TEWKSBURY, MASSACHUSETTS

DEED REFERENCE

MIDDLESEX NORTH REGISTRY OF DEEDS
 BOOK 32462, PAGE 83
 BOOK 32736, PAGE 167 (MA DOT "STREET ACCESS PERMIT")

PLAN REFERENCES

MIDDLESEX NORTH REGISTRY OF DEEDS
 PLAN BOOK 245, PLAN 120

NOTES

- EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM AN INSTRUMENT SURVEY IN JANUARY OF 2018. TOPOGRAPHY SHOWN HEREON REFERS TO APPROXIMATE NAVD83 DATUM, TRANSFERRED FROM GPS BENCHMARK UTILIZING MAINE TECHNICAL SOURCE BASE STATION.
- NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE ADMINISTRATION MAPS, PER COMMUNITY PANEL FM25017C0257F, EFFECTIVE DATE JULY 7, 2014.
- NO UTILITIES ARE SHOWN. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ZONING

DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA	43,560±SF	144,882±SF (3.326±ACRES)
MIN. FRONTAGE	150'	622.72'(MAIN)/413.21'(ASTLE)
MIN. FRONT SETBACK	25'	41.0'
MIN. SIDE SETBACK	15'	15.8'
MIN. REAR SETBACK	15'	5 **
MIN. OPEN SPACE	20%	18%
MAX. BUILDING COVER.	30%	
MAX. STORIES	2.5	
MAX. HEIGHT	35'	

PER ZONING IN EFFECT AT "ZONING FREEZE" ENDORSEMENT DATE OF 3/28/2022:

DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA	43,560±SF	144,882±SF (3.326±ACRES)
MIN. FRONTAGE	150'	622.72'(MAIN)/413.21'(ASTLE)
MIN. FRONT YARD	40'(DWELLINGS)	41.0'
MIN. SIDE & REAR	15'(DWELLINGS)	15.8'
MAX. BLDG. STORIES	2.5	5 **
MAX. BLDG. COVERAGE	30%	18%

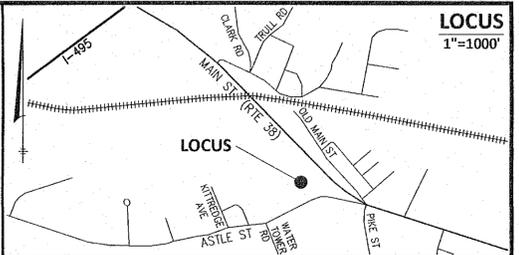
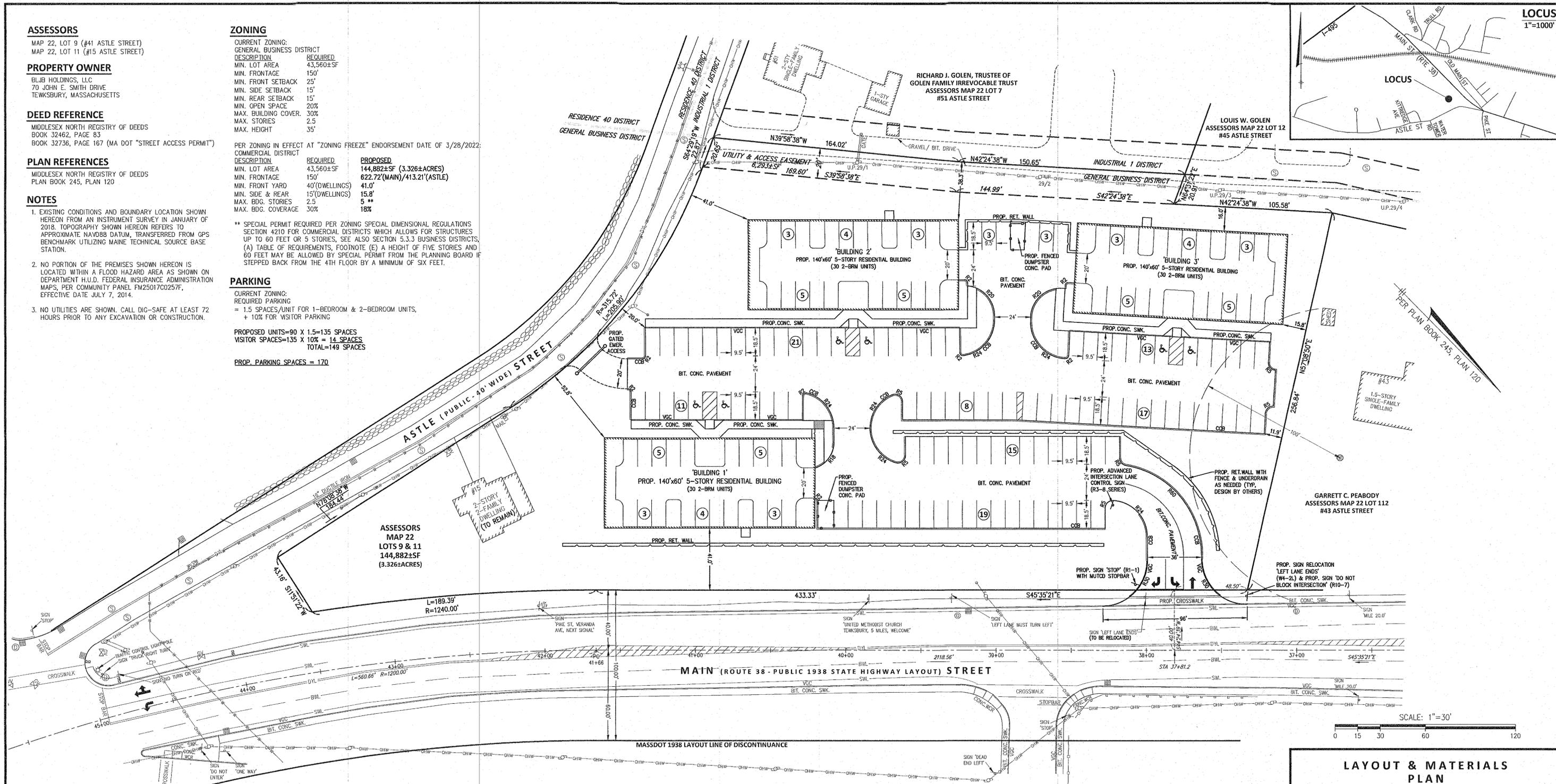
** SPECIAL PERMIT REQUIRED PER ZONING SPECIAL DIMENSIONAL REGULATIONS SECTION 4210 FOR COMMERCIAL DISTRICTS WHICH ALLOWS FOR STRUCTURES UP TO 60 FEET OR 5 STORIES, SEE ALSO SECTION 5.3.3 BUSINESS DISTRICTS, (A) TABLE OF REQUIREMENTS, FOOTNOTE (E) A HEIGHT OF FIVE STORIES AND 60 FEET MAY BE ALLOWED BY SPECIAL PERMIT FROM THE PLANNING BOARD IF STEPPED BACK FROM THE 4TH FLOOR BY A MINIMUM OF SIX FEET.

PARKING

CURRENT ZONING:
 REQUIRED PARKING
 = 1.5 SPACES/UNIT FOR 1-BEDROOM & 2-BEDROOM UNITS,
 + 10% FOR VISITOR PARKING

PROPOSED UNITS=90 X 1.5=135 SPACES
 VISITOR SPACES=135 X 10% = 14 SPACES
 TOTAL=149 SPACES

PROP. PARKING SPACES = 170



LEGEND

- STONEWALL
- ZONING SETBACK LINE
- EASEMENT LINE
- ⊙ TRAFFIC CONTROL LIGHT POLE
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ HYDRANT
- ⊙ WATER GATE VALVE
- ⊙ GAS GATE VALVE
- ⊙ UTILITY POLE
- ⊙ SIGN
- OVERHEAD WIRE LINE
- SEWER PIPE
- WATER PIPE
- DRAIN PIPE
- ROOF DRAIN PIPE
- 2-FOOT CONTOUR
- ⊙ ELEVATION SPOT GRADE

ABBREVIATIONS

- BIT. BITUMINOUS
- BWL BROKEN WHITE LINE
- CB CATCH BASIN
- CCB CAPE COD BERM
- CONC. CONCRETE
- DMH DRAIN MANHOLE
- DYL DOUBLE YELLOW LINE
- ELEV ELEVATION
- ESHWT ESTIMATED SEASONAL HIGH WATER TABLE
- FES FLARED END SECTION
- INV INVERT
- R24 24' RADIUS (TYP)
- RET.WALL RETAINING WALL
- SF SQUARE FEET
- SIS SUBSURFACE INFIL. SYSTEM
- SMH SEWER MANHOLE
- SOS SEDIMENT & OIL SEPARATOR
- SWK SIDEWALK
- SWL SOLID WHITE LINE
- UP UTILITY POLE
- WCR WHEEL CHAIR RAMP

LAYOUT & MATERIALS PLAN

**357 MAIN STREET
 TEWKSBURY, MASSACHUSETTS**

PLAN PREPARED FOR: BLJB HOLDINGS, LLC 70 JOHN E. SMITH DRIVE TEWKSBURY, MASSACHUSETTS	PLAN PREPARED BY: CIVIL ENGINEERING • SURVEYING 10 GEORGE STREET, UNIT 208 LOWELL, MASSACHUSETTS 01852 978-201-9390 - LANDPLEX.COM
SHEET: 3 OF 6	SCALE: 1"=30'
FEBRUARY 5, 2025	

NO. REVISION DESCRIPTION DATE

ASSESSORS

MAP 22, LOT 9
MAP 22, LOT 11

PROPERTY OWNER

BLJB HOLDINGS, LLC
70 JOHN E. SMITH DRIVE
TEWKSBURY, MASSACHUSETTS

NOTES

- 1. EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM AN INSTRUMENT SURVEY IN JANUARY OF 2018. TOPOGRAPHY SHOWN HEREON REFERS TO APPROXIMATE NAVD83 DATUM, TRANSFERRED FROM GPS BENCHMARK UTILIZING MAINE TECHNICAL SOURCE BASE STATION.
2. NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE ADMINISTRATION MAPS, PER COMMUNITY PANEL FM2501700257F, EFFECTIVE DATE JULY 7, 2014.
3. NO UTILITIES ARE SHOWN. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ZONING

CURRENT ZONING: GENERAL BUSINESS DISTRICT

PER ZONING IN EFFECT AT "ZONING FREEZE" ENDORSEMENT DATE OF 3/28/2022: COMMERCIAL DISTRICT

STORY ABOVE GRADE PLANE CALCULATIONS

PER TOWN OF TEWKSBURY ZONING DEFINITIONS, A 'STORY ABOVE GRADE PLANE' IS ANY STORY WITH ITS FINISHED FLOOR ABOVE GRADE PLANE, OR IN WHICH THE FINISHED FLOOR OF THE NEXT FLOOR ABOVE IS MORE THAN SIX (6) FEET ABOVE GRADE PLANE, OR IN WHICH THE FINISHED FLOOR OF THE NEXT FLOOR ABOVE IS MORE THAN TWELVE (12) FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.

FOR 'BUILDING 1': BASED ON THE PROPOSED GRADING SHOWN HEREON, GRADE PLANE=168.1. SINCE FF=174.0, & 174.0-168.1=5.9, & SINCE THE LOWEST ADJACENT FINISHED GRADE IS 164.0, & 174.0-164.0=10.0, THEREFORE THE GARAGE FLOOR IS NOT A STORY ABOVE GRADE.

FOR 'BUILDING 2': BASED ON THE PROPOSED GRADING SHOWN HEREON, GRADE PLANE=176.5. SINCE FF=182.0, & 182.0-176.5=5.5, & SINCE THE LOWEST ADJACENT FINISHED GRADE IS 172.0, & 182.0-172.0=10.0, THEREFORE THE GARAGE FLOOR IS NOT A STORY ABOVE GRADE.

FOR 'BUILDING 3': BASED ON THE PROPOSED GRADING SHOWN HEREON, GRADE PLANE=176.4. SINCE FF=182.0, & 182.0-176.4=5.6, & SINCE THE LOWEST ADJACENT FINISHED GRADE IS 172.0, & 182.0-172.0=10.0, THEREFORE THE GARAGE FLOOR IS NOT A STORY ABOVE GRADE.

DEED REFERENCE

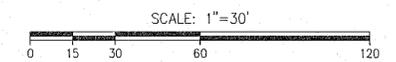
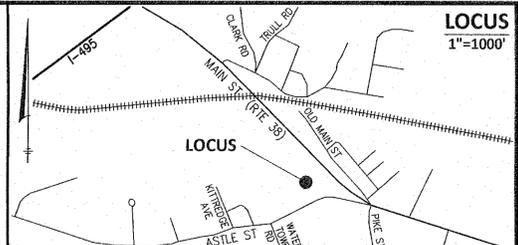
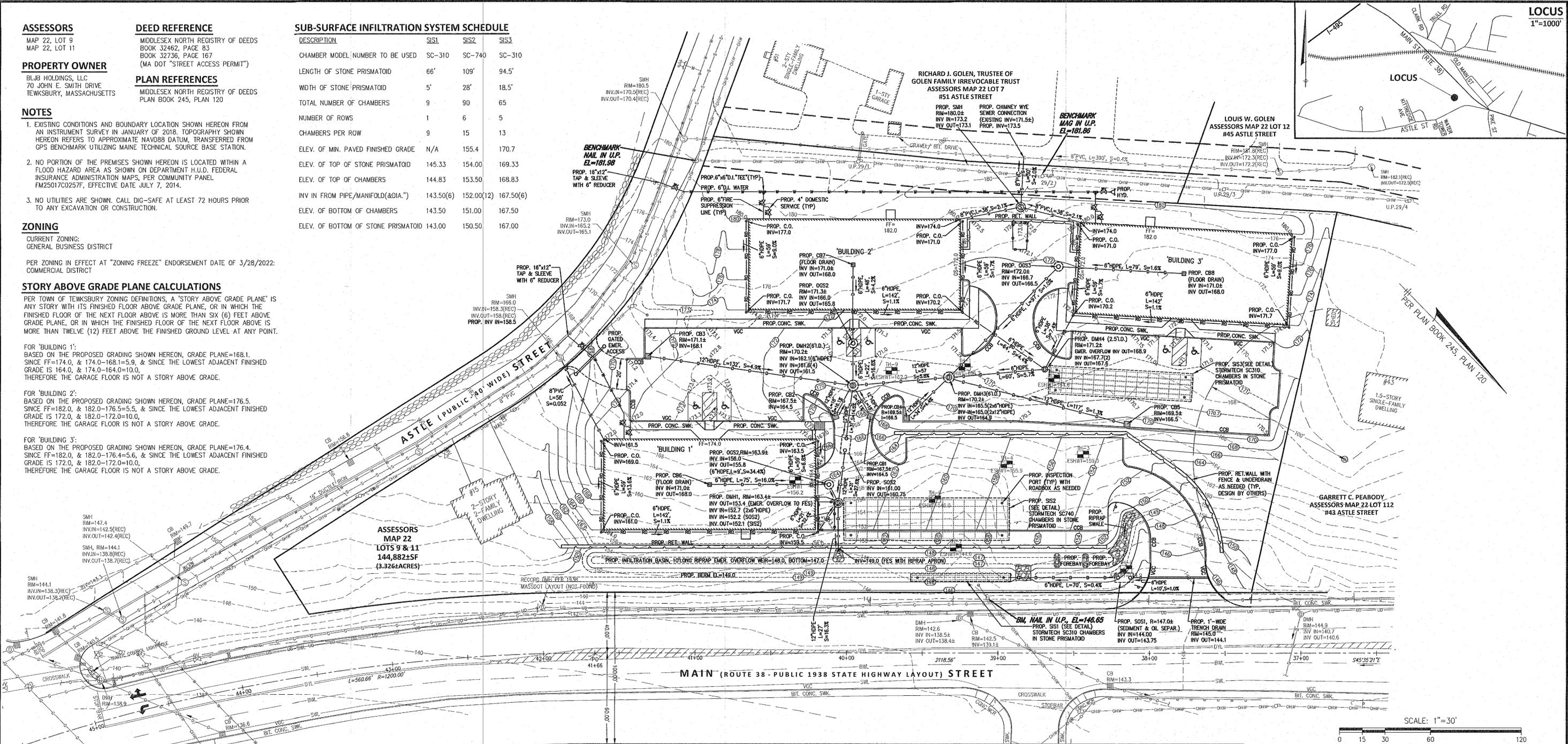
MIDDLESEX NORTH REGISTRY OF DEEDS
BOOK 32462, PAGE 83
BOOK 32736, PAGE 167
(MA DOT "STREET ACCESS PERMIT")

PLAN REFERENCES

MIDDLESEX NORTH REGISTRY OF DEEDS
PLAN BOOK 245, PLAN 120

SUB-SURFACE INFILTRATION SYSTEM SCHEDULE

Table with 4 columns: DESCRIPTION, S1S1, S1S2, S1S3. Rows include Chamber Model Number, Length of Stone Prismatoid, Width of Stone Prismatoid, Total Number of Chambers, Number of Rows, Chambers per Row, Elevation of Min. Paved Finished Grade, Elevation of Top of Stone Prismatoid, Elevation of Top of Chambers, Invert from Pipe/Manifold, and Elevation of Bottom of Stone Prismatoid.



LEGEND table listing symbols for stone wall, zoning setback line, easement line, traffic control light pole, sewer manhole, drain manhole, catch basin, hydrant, water gate valve, gas gate valve, utility pole, sign, overhead wire line, sewer pipe, water pipe, drain pipe, roof drain pipe, 2-foot contour, and elevation spot grade.

ABBREVIATIONS table listing symbols for bituminous, broken white line, catch basin, cape cod berm, concrete, drain manhole, double yellow line, elevation, estimated seasonal high water table, flared end section, invert, 24' radius, retaining wall, square feet, subsurface infil. system, sewer manhole, sediment & oil separator, sidewalk, solid white line, utility pole, and wheel chair ramp.

SOIL TESTING DATA table with columns for Test Hole, Depth, Horizon, Color, and Description. Includes data for Test Holes 1, 2, 3, 4, 5, 6, 7, 8, and 9.

SOIL TESTING DATA table with columns for Test Hole, Depth, Horizon, Color, and Description. Includes data for Test Holes 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19.

SOIL TESTING DATA table with columns for Test Hole, Depth, Horizon, Color, and Description. Includes data for Test Holes 20, 21, 22, 23, 24, 25, 26, 27, 28, and 29.

SOIL TESTING DATA table with columns for Test Hole, Depth, Horizon, Color, and Description. Includes data for Test Holes 30, 31, 32, 33, 34, 35, 36, 37, 38, and 39.

SOIL TESTING DATA table with columns for Test Hole, Depth, Horizon, Color, and Description. Includes data for Test Holes 40, 41, 42, 43, 44, 45, 46, 47, 48, and 49.

SOIL TESTING DATA table with columns for Test Hole, Depth, Horizon, Color, and Description. Includes data for Test Holes 50, 51, 52, 53, 54, 55, 56, 57, 58, and 59.

GRADING & UTILITIES PLAN. 357 MAIN STREET, TEWKSBURY, MASSACHUSETTS. PLAN PREPARED FOR: BLJB HOLDINGS, LLC. PLAN PREPARED BY: LANDPLEX CIVIL ENGINEERING & SURVEYING. SHEET: 4 OF 6. SCALE: 1"=30'. FEBRUARY 5, 2025.

EROSION AND SEDIMENT CONTROL NOTES

- GENERAL PERFORMANCE STANDARDS**
1. THE CONTRACTOR SHALL INSTALL, ROUTINELY INSPECT AND MAINTAIN ALL SEDIMENT AND EROSION CONTROLS SUCH THAT THEY ARE IN PROPER WORKING ORDER AT ALL TIMES DURING THE CONSTRUCTION PROJECT UNTIL SUCH TIME AS ALL AREAS OF THE SITE TRIBUTARY TO THOSE EROSION CONTROLS ARE IN A PERMANENTLY STABILIZED CONDITION.
 2. THE PLAN VIEWS IN THIS PLAN SET SHOW PRIMARILY THE LOCATIONS OF THE PERIMETER EROSION CONTROLS AND ARE NOT INTENDED TO SHOW ALL EROSION CONTROLS NECESSARY FOR MANAGEMENT OF THE SITE. THE CONTRACTOR SHALL MANAGE THE SITE SUCH THAT EROSION AND SEDIMENT FROM RUNOFF AND WIND BLOWN DUST ARE CONTROLLED AND MINIMIZED AT ALL TIMES. THE EROSION CONTROLS SHOWN ON THIS PLAN INCLUDE THE INITIAL SETUP OF EROSION CONTROLS AND BASIC INFORMATION. TO MEET THE REQUIREMENT OF BEST MANAGEMENT PRACTICES, THE CONTRACTOR MUST EMPLOY STRATEGIES TO MANAGE THE SITE PROPERLY, WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO MINIMIZING AREAS OF EXPOSED SOILS, INSTALLING TEMPORARY COVER, MAKE NECESSARY ADJUSTMENTS TO THE EROSION CONTROL INSTALLATIONS TO IMPROVE FUNCTION, PROVIDE TEMPORARY SEDIMENT BASINS, AND INSTALL ADDITIONAL EROSION CONTROL WHERE NECESSARY.
 3. THE EROSION CONTROL WORK IS SUBJECT TO PERMITS AND APPROVALS UNDER THE MUNICIPAL STORMWATER BYLAWS, WETLANDS BYLAWS, AND ASSOCIATED REGULATIONS, AS APPLICABLE. THE PROJECT MAY ALSO BE SUBJECT TO OTHER LOCAL, STATE, AND FEDERAL APPROVALS. THE CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR COMPLIANCE WITH THE CONDITIONS AND REQUIREMENTS OF THESE PERMITS.
 4. DESIGN, INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS SHALL BE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOLLOWING THE GUIDELINES INCLUDED IN THE FOLLOWING: "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS. A GUIDE FOR PLANNERS, DESIGNERS AND MUNICIPAL OFFICIALS" BY THE MASS. EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS, MAY 2003, AND "STORMWATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES: DEVELOPING POLLUTION PREVENTION PLANS AND BEST MANAGEMENT PRACTICES" BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY, OCTOBER 1992.

- PERIMETER EROSION AND SEDIMENT CONTROL AND LIMIT OF WORK**
1. PRIOR TO ANY DISTURBANCE OR ALTERATIONS OF ANY AREA ON THE SITE, AN EROSION CONTROL BARRIER SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLAN. THIS ALSO INCLUDES MAKING REPAIRS AND UPGRADES OF EXISTING EROSION CONTROLS INSTALLED UNDER ANY SITE-ENABLING WORK AS APPLICABLE. APPLICABLE PORTIONS OF THOSE EROSION CONTROLS TO CONTINUE TO BE UTILIZED SHALL BE MADE FULLY FUNCTIONAL AND MAINTAINED GOOD ORDER THROUGHOUT THE CONSTRUCTION PERIOD.
 2. ONCE INSTALLED, THE EROSION CONTROL BARRIER SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADED FROM THE BARRIERS HAVE BEEN PERMANENTLY STABILIZED.
 3. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED OR WHERE SPECIAL STABILIZATION MEASURES OR LANDSCAPE PLANTINGS ARE PROPOSED SHALL BE LOAMED AND SEEDED OR SOODED. SIX INCHES OF LOAM TOPSOIL (MIN. COMPACTED DEPTH) SHALL BE APPLIED UNLESS OTHERWISE SPECIFIED. (SEE LANDSCAPE PLAN AND OTHER PLANS AS APPLICABLE).
 4. THE EROSION CONTROL BARRIER MAY ALSO DELINEATE THE LIMIT OF WORK. ALL AREAS OUTSIDE THE LIMIT ARE TO BE LEFT UNDISTURBED. DURING THE SITE WORK, ALL PERSONS AND EQUIPMENT SHALL STAY OUT OF THESE AREAS TO PRESERVE THE EXISTING VEGETATION AND SOIL COVER.

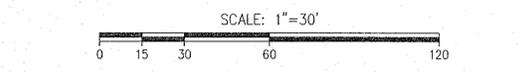
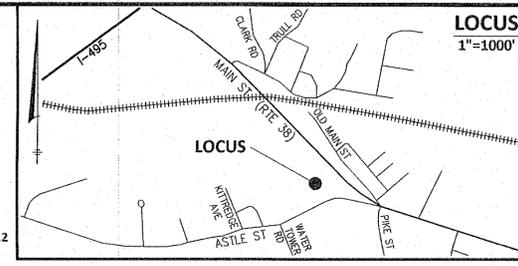
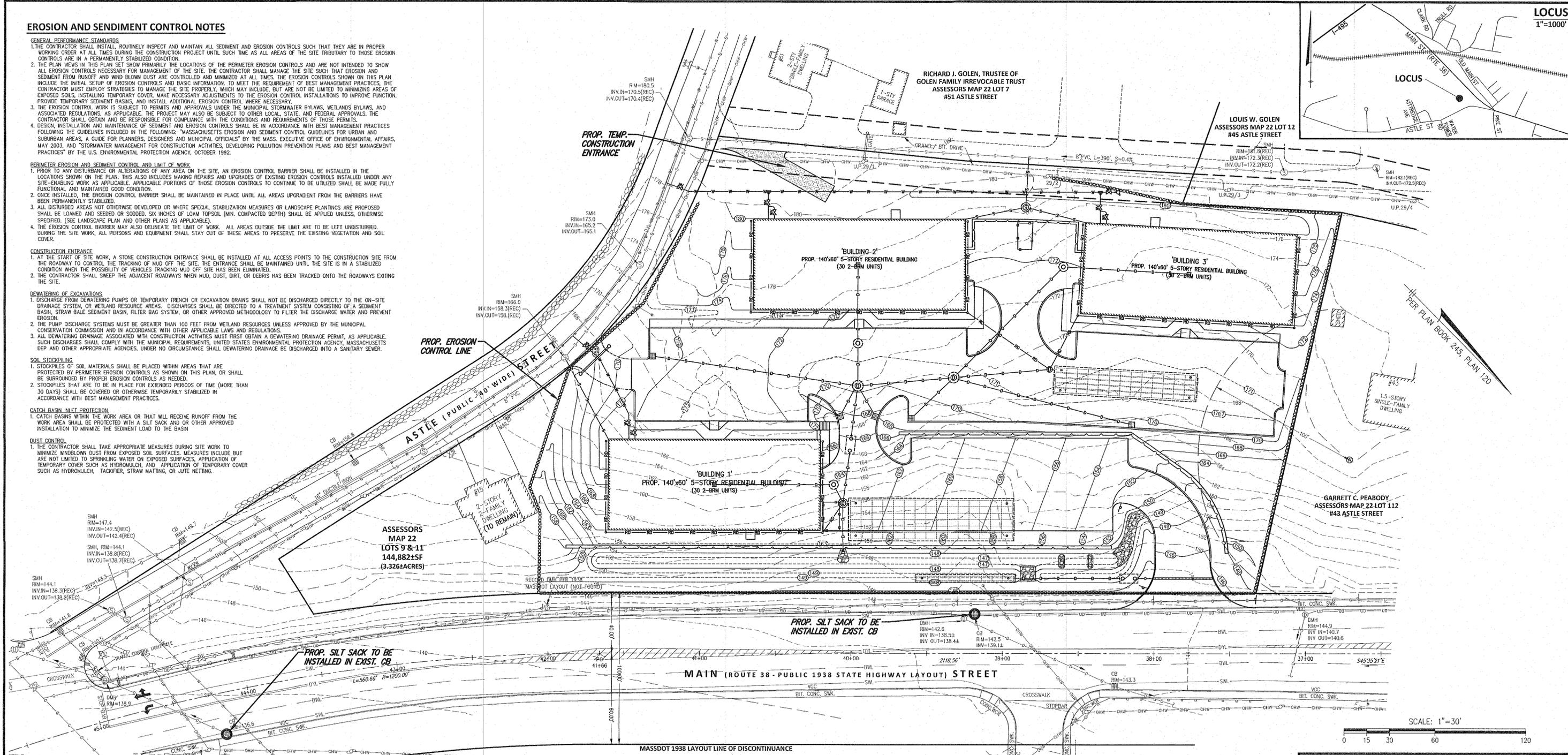
- CONSTRUCTION ENTRANCE**
1. AT THE START OF SITE WORK, A STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESS POINTS TO THE CONSTRUCTION SITE FROM THE ROADWAY TO CONTROL THE TRACKING OF MUD OFF THE SITE. THE ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS IN A STABILIZED CONDITION WHEN THE POSSIBILITY OF VEHICLES TRACKING MUD OFF SITE HAS BEEN ELIMINATED.
 2. THE CONTRACTOR SHALL SWEEP THE ADJACENT ROADWAYS WHEN MUD, DUST, DIRT, OR DEBRIS HAS BEEN TRACKED ONTO THE ROADWAYS EXITING THE SITE.

- DEWATERING OF EXCAVATIONS**
1. DISCHARGE FROM DEWATERING PUMPS OR TEMPORARY TRENCH OR EXCAVATION DRAINS SHALL NOT BE DISCHARGED DIRECTLY TO THE ON-SITE DRAINAGE SYSTEM, OR WETLAND RESOURCE AREAS. DISCHARGES SHALL BE DIRECTED TO A TREATMENT SYSTEM CONSISTING OF A SEDIMENT BASIN, STRAW BALE SEDIMENT BASIN, FILTER BAG SYSTEM, OR OTHER APPROVED METHODOLOGY TO FILTER THE DISCHARGE WATER AND PREVENT EROSION.
 2. THE PUMP DISCHARGE SYSTEMS MUST BE GREATER THAN 100 FEET FROM WETLAND RESOURCES UNLESS APPROVED BY THE MUNICIPAL CONSERVATION COMMISSION AND IN ACCORDANCE WITH OTHER APPLICABLE LAWS AND REGULATIONS.
 3. ALL DEWATERING DRAINAGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES MUST FIRST OBTAIN A DEWATERING DRAINAGE PERMIT, AS APPLICABLE. SUCH DISCHARGES SHALL COMPLY WITH THE MUNICIPAL REQUIREMENTS, UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, MASSACHUSETTS DEP AND OTHER APPROPRIATE AGENCIES. UNDER NO CIRCUMSTANCE SHALL DEWATERING DRAINAGE BE DISCHARGED INTO A SANITARY SEWER.

- SOIL STOCKPILING**
1. STOCKPILES OF SOIL MATERIALS SHALL BE PLACED WITHIN AREAS THAT ARE PROTECTED BY PERIMETER EROSION CONTROLS AS SHOWN ON THIS PLAN, OR SHALL BE SURROUNDED BY PROPER EROSION CONTROLS AS NEEDED.
 2. STOCKPILES THAT ARE TO BE IN PLACE FOR EXTENDED PERIODS OF TIME (MORE THAN 30 DAYS) SHALL BE COVERED OR OTHERWISE TEMPORARILY STABILIZED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

- CATCH BASIN INLET PROTECTION**
1. CATCH BASINS WITHIN THE WORK AREA OR THAT WILL RECEIVE RUNOFF FROM THE WORK AREA SHALL BE PROTECTED WITH A SILT SACK AND OR OTHER APPROVED INSTALLATION TO MINIMIZE THE SEDIMENT LOAD TO THE BASIN.

- DUST CONTROL**
1. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES DURING SITE WORK TO MINIMIZE WIND-BLOWN DUST FROM EXPOSED SOIL SURFACES. MEASURES INCLUDE BUT ARE NOT LIMITED TO SPRINKLING WATER ON EXPOSED SURFACES, APPLICATION OF TEMPORARY COVER SUCH AS HYDROMULCH, AND APPLICATION OF TEMPORARY COVER SUCH AS HYDROMULCH, TAGGER, STRAW MATTING, OR JUTE NETTING.

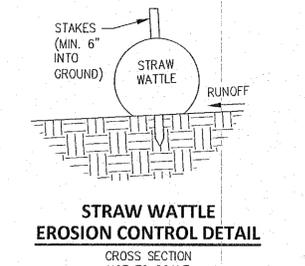
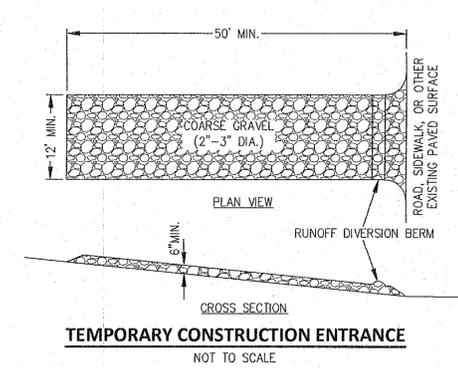
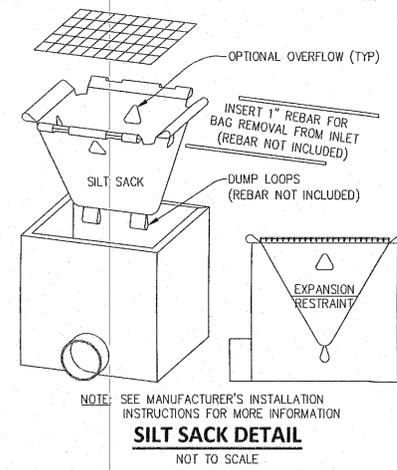


LEGEND

- STONEWALL
- ZONING SETBACK LINE
- EASEMENT LINE
- ⊙ TRAFFIC CONTROL LIGHT POLE
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ HYDRANT
- ⊙ WATER GATE VALVE
- ⊙ GAS GATE VALVE
- ⊙ UTILITY POLE
- ⊙ SIGN
- OVERHEAD WIRE LINE
- SEWER PIPE
- WATER PIPE
- DRAIN PIPE
- ROOF DRAIN PIPE
- 2-FOOT CONTOUR
- x173.3 ELEVATION SPOT GRADE

ABBREVIATIONS

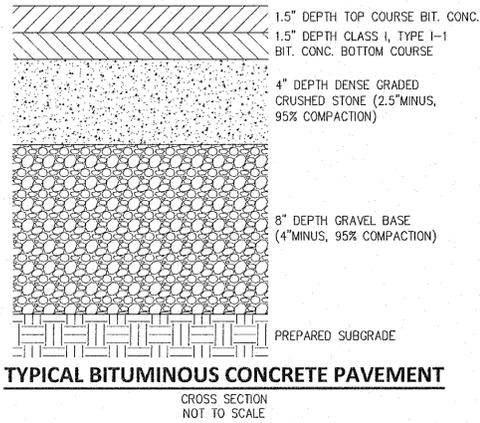
- BIT. BITUMINOUS
- BWL BROKEN WHITE LINE
- CB CATCH BASIN
- CCB CAPE COD BERM
- CONC. CONCRETE
- DMH DRAIN MANHOLE
- DYL DOUBLE YELLOW LINE
- ELEV. ELEVATION
- ESHWT ESTIMATED SEASONAL HIGH WATER TABLE
- FES FLARED END SECTION
- INV INVERT
- R24 24' RADIUS (TYP)
- RET.WALL RETAINING WALL
- SF SQUARE FEET
- SIS SUBSURFACE INFIL. SYSTEM
- SMH SEWER MANHOLE
- SOS SEDIMENT & OIL SEPARATOR
- SWK SIDEWALK
- SWL SOLID WHITE LINE
- UP UTILITY POLE
- WCR WHEEL CHAIR RAMP



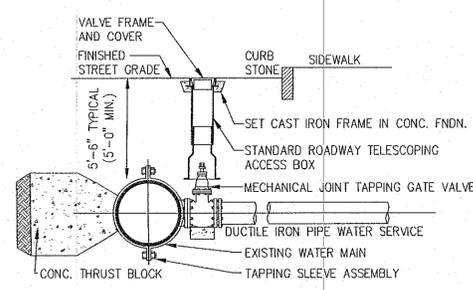
EROSION CONTROL PLAN

357 MAIN STREET
TEWKSBURY, MASSACHUSETTS

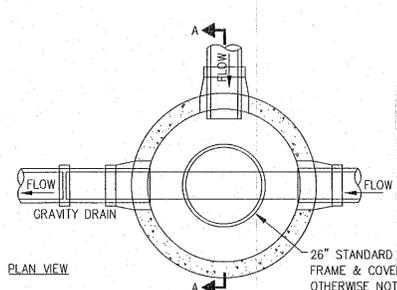
PLAN PREPARED FOR: BLJ HOLDINGS, LLC 70 JOHN E. SMITH DRIVE TEWKSBURY, MASSACHUSETTS	PLAN PREPARED BY: LANDPLEX CIVIL ENGINEERING • SURVEYING 10 GEORGE STREET, UNIT 208 LOWELL, MASSACHUSETTS 01852 978-201-9390 - LANDPLEX.COM	
SHEET: 5 OF 6	SCALE: 1"=30'	
FEBRUARY 5, 2025		
NO.	REVISION DESCRIPTION	DATE



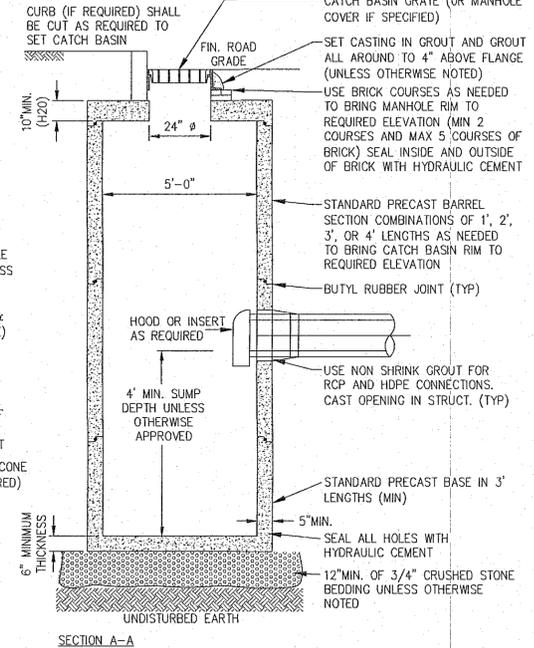
TYPICAL BITUMINOUS CONCRETE PAVEMENT
CROSS SECTION NOT TO SCALE



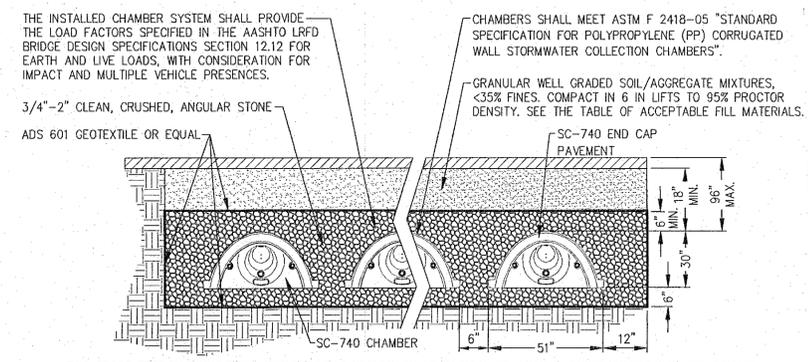
TAPPING SLEEVE DETAIL
CROSS SECTION NOT TO SCALE



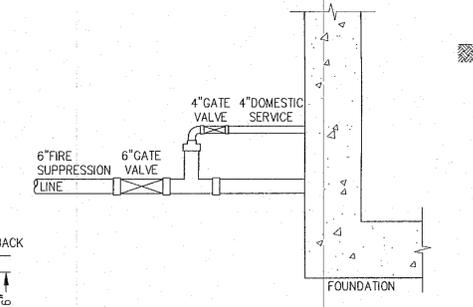
PLAN VIEW
26" STANDARD MANHOLE FRAME & COVER (UNLESS OTHERWISE NOTED)



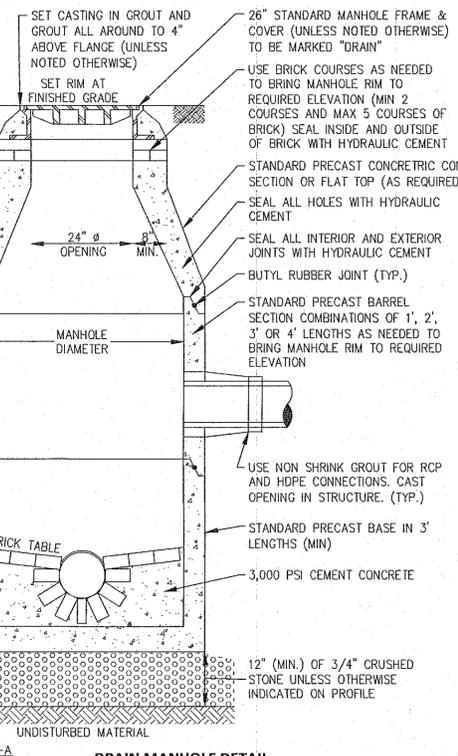
DEEP SUMP DRAINAGE STRUCTURE
NOT TO SCALE



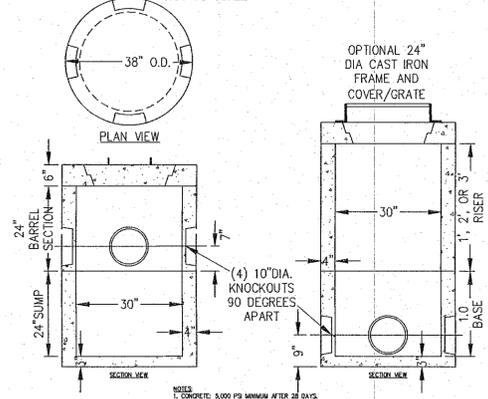
SUB-SURFACE INFILTRATION SYSTEM (STORMTECH SC-740 OR APPROVED EQUAL)
CROSS SECTION NOT TO SCALE



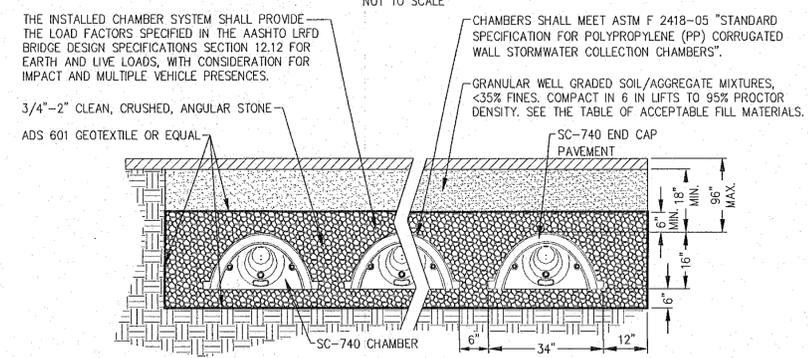
WATER SERVICE CONNECTION
NOT TO SCALE



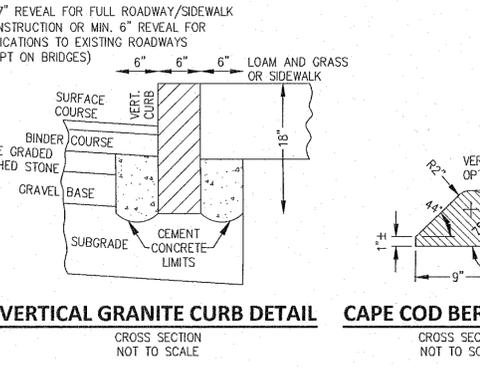
DRAIN MANHOLE DETAIL
NOT TO SCALE



MANHOLE 30" DIA. H-20 MINI CATCH BASIN
NOT TO SCALE

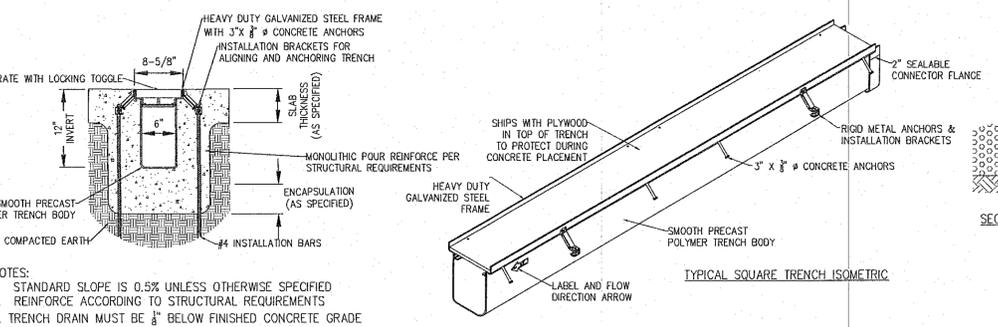


SUB-SURFACE INFILTRATION SYSTEM (STORMTECH SC-310 OR APPROVED EQUAL)
CROSS SECTION NOT TO SCALE

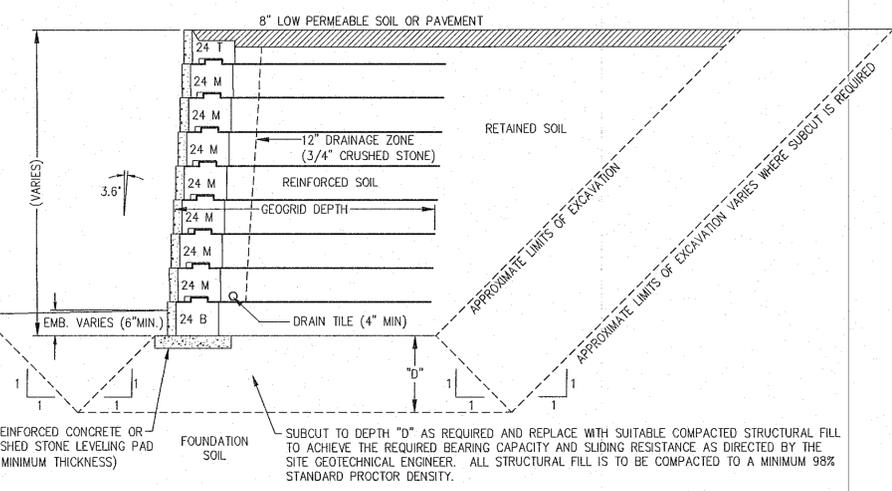


VERTICAL GRANITE CURB DETAIL
CROSS SECTION NOT TO SCALE

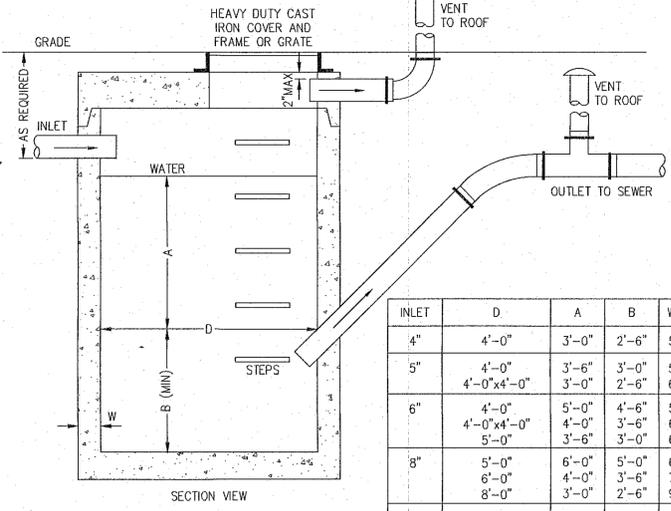
CAPE COD BERM DETAIL
CROSS SECTION NOT TO SCALE



PRE-FABRICATED 6" WIDE TRENCH DRAIN DETAIL (DURA TRENCH OR APPROVED EQUAL)
NOT TO SCALE

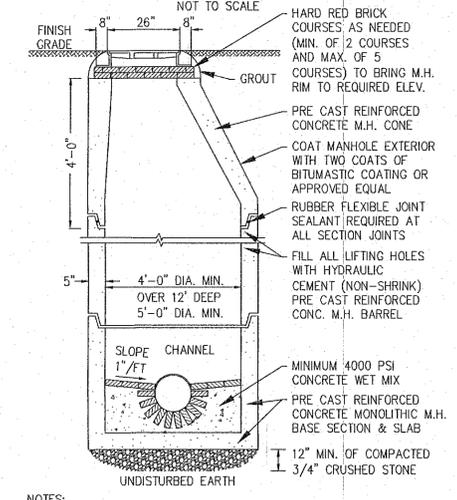


TYPICAL GEO-GRID WALL CROSS SECTION
NOT TO SCALE

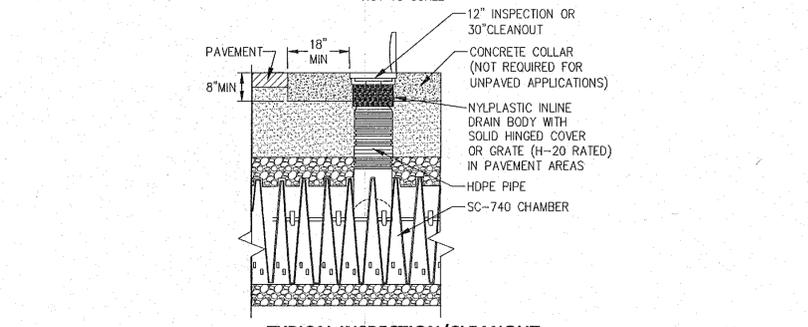


TYP. OIL & GREASE SEPARATOR
CROSS SECTION NOT TO SCALE

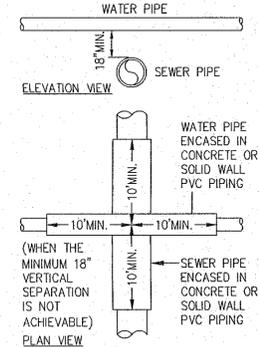
INLET	D	A	B	W
4"	4'-0"	3'-0"	2'-6"	5"
5"	4'-0"	3'-6"	3'-0"	5"
6"	4'-0"x4'-0"	3'-0"	2'-6"	6"
6"	4'-0"	5'-0"	4'-6"	5"
6"	4'-0"x4'-0"	4'-0"	3'-6"	6"
6"	5'-0"	3'-6"	3'-0"	6"
8"	5'-0"	6'-0"	5'-0"	6"
8"	6'-0"	4'-0"	3'-6"	7"
8"	8'-0"	3'-0"	2'-6"	7"
10"	6'-0"	6'-6"	5'-6"	7"
10"	8'-0"	5'-0"	4'-0"	9"



TYPICAL SEWER MANHOLE DETAIL
CROSS SECTION NOT TO SCALE



TYPICAL INSPECTION/CLEANOUT PORT DETAIL
CROSS SECTION NOT TO SCALE



PIPE CROSSING DETAIL
NOT TO SCALE

DETAILS

**357 MAIN STREET
TEWKSBURY, MASSACHUSETTS**

PLAN PREPARED FOR:	PLAN PREPARED BY:
BLJB HOLDINGS, LLC 70 JOHN E. SMITH DRIVE TEWKSBURY, MASSACHUSETTS	LANDPLEX CIVIL ENGINEERING • SURVEYING 10 GEORGE STREET, UNIT 208 LOWELL, MASSACHUSETTS 01852 978-201-9390 - LANDPLEX.COM
SHEET: 6 OF 6	NOT TO SCALE
FEBRUARY 5, 2025	

NO. REVISION DESCRIPTION DATE

NOTE: DESIGN IS FOR INTERNAL STABILITY OF THE WALL STRUCTURE ONLY (E.F. SHEA OR EQUIVALENT). EXTERNAL STABILITY, INCLUDING BUT NOT LIMITED TO FOUNDATION AND SLOPE STABILITY IS THE RESPONSIBILITY OF THE OWNER. THE DESIGN IS BASED ON THE ASSUMPTION THAT THE MATERIALS WITHIN THE RETAINED MASS, METHODS OF CONSTRUCTION, AND QUALITY OF MATERIALS CONFORM TO E.F. SHEA'S (OR EQUIVALENT) SPECIFICATION FOR THIS PROJECT.

NOTES:
1. TYPICAL SANITARY MANHOLE TO BE 4 FEET IN DIAMETER.
2. 5'-0" DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 12 FEET OR WHEN ORDERED BY THE ENGINEER.
3. 6" MIN. WALL THICKNESS AND 7" MIN. BASE THICKNESS WITH 5'-0" DIAMETER MANHOLES.
4. INNER EDGE OF BRICK TABLE TO BE AT ELEVATION OF CROWN OF TOP OF PIPE.
5. DESIGN LOAD-HS20.
6. ALL INVERTS SHALL BE 4,000 PSI CEMENT CONCRETE IN VOID AREAS AND RED SEWER BRICK CONSTRUCTION.
7. INVERTS SHALL NOT BE BUILT ABOVE GRADE. ALL INVERTS SHALL BE BUILT IN PLACE AFTER ALL PIPES HAVE BEEN INSTALLED.

NOTES:
1. THE SEWER PIPE CROWN SHALL BE 18" MINIMUM BELOW THE INVERT OF THE WATER PIPE. BOTH PIPES SHALL BE CLASS 150 PRESSURE PIPE.
2. WHERE AN 18" SEPARATION AS DESCRIBED ABOVE IS NOT POSSIBLE, BOTH PIPES SHALL BE ENCASED IN CONCRETE OR SOLID WALL PVC PIPING FOR 10 FEET MINIMUM TO EITHER SIDE OF THE CROSSING, AND ALL WATER PIPE JOINTS WITHIN THAT DISTANCE SHALL HAVE MECHANICAL FITTINGS.