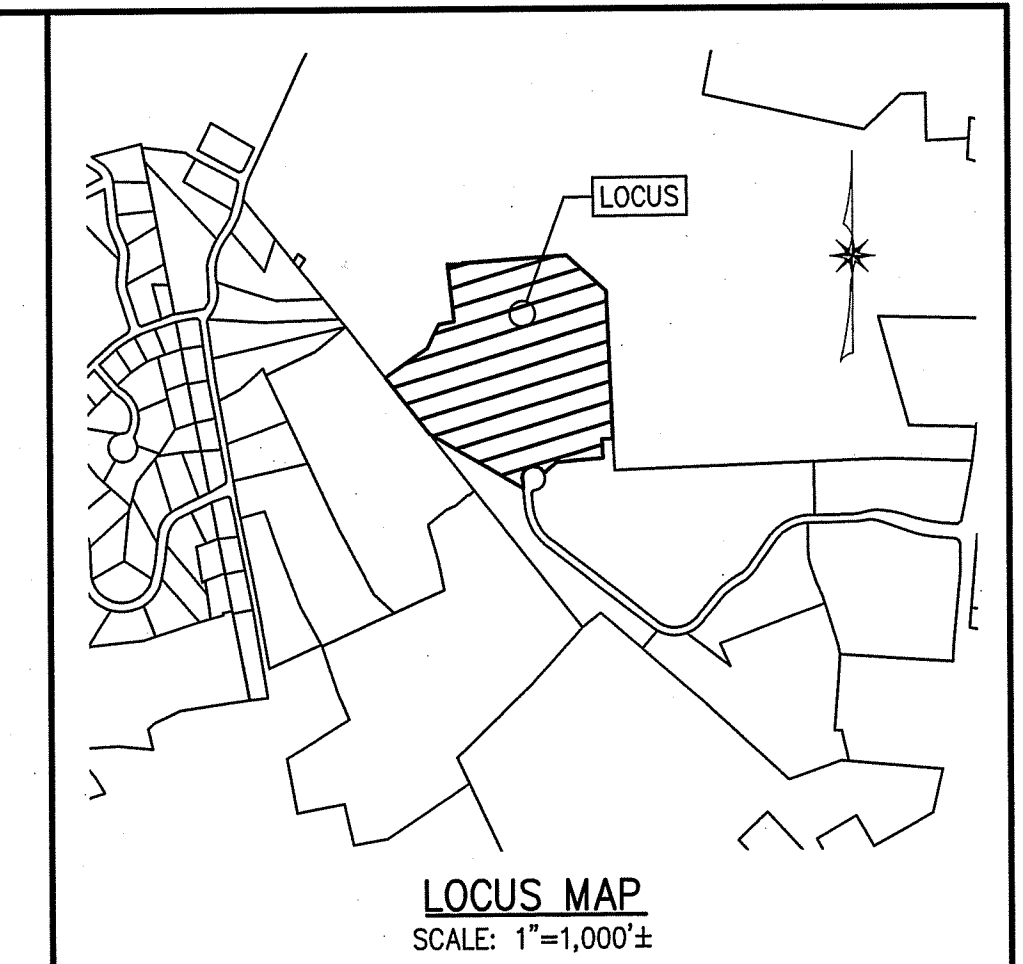
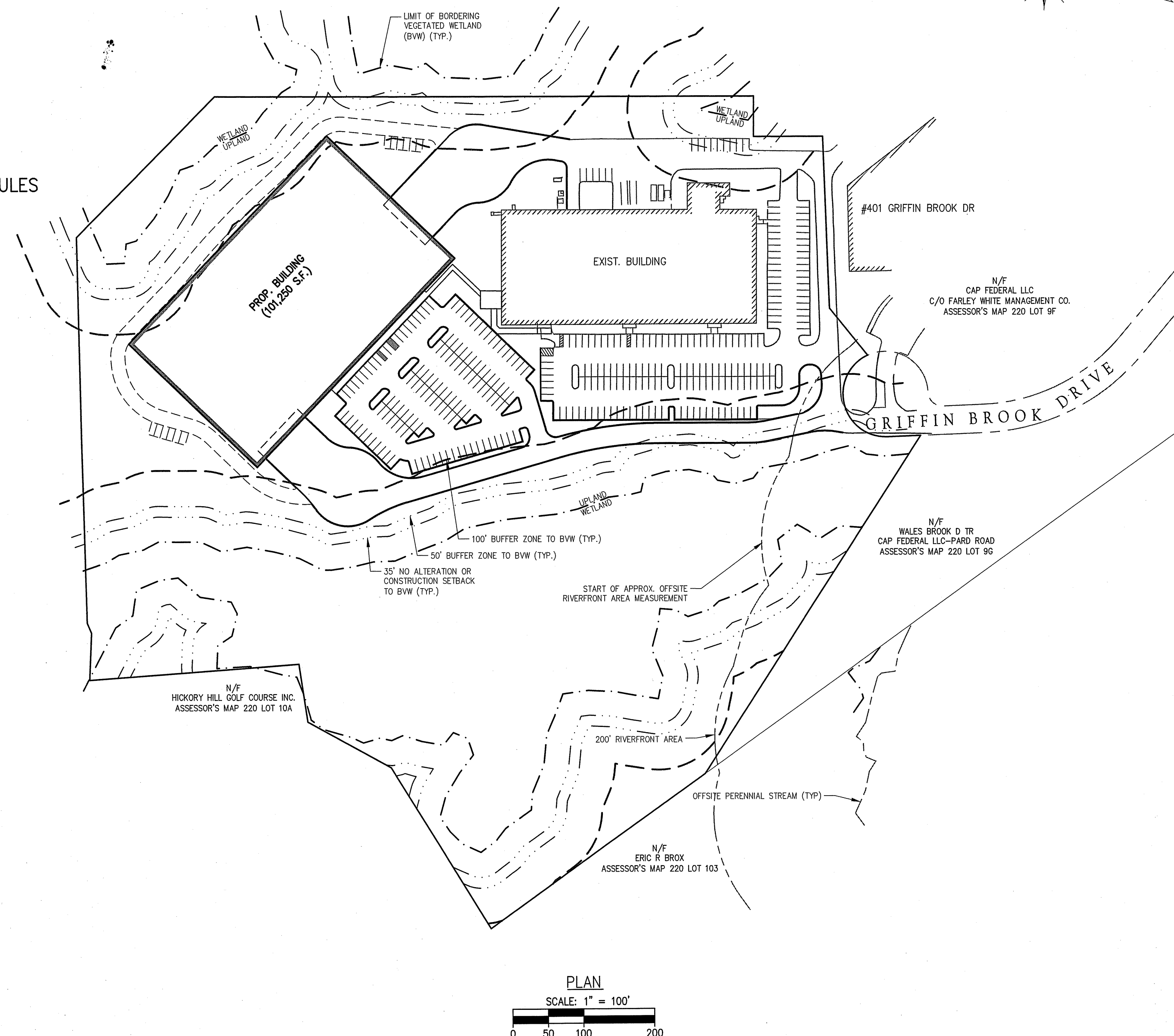


501 & 600 GRIFFIN BROOK DRIVE
METHUEN, MASSACHUSETTS

(ASSESSOR'S MAP 220, LOT 9D & 9E)

SCHEDULE OF PLAN SET DRAWINGS:

- | | |
|------|---|
| CS-1 | COVER SHEET |
| C-1 | GENERAL NOTES, ABBREVIATIONS, & LEGEND |
| C-2 | SHEET INDEX & EROSION CONTROL PLAN |
| C-3 | EXISTING CONDITIONS PLAN |
| C-4 | EXISTING CONDITIONS PLAN |
| C-5 | SITE LAYOUT PLAN |
| C-6 | GRADING AND DRAINAGE PLAN |
| C-7 | DRAINAGE SCHEDULE |
| C-8 | UTILITY PLAN |
| C-9 | EROSION CONTROL DETAILS |
| C-10 | SITE DETAILS |
| C-11 | UTILITY DETAILS |
| C-12 | DRAINAGE DETAILS |
| C-13 | DRAINAGE DETAILS |
| C-14 | DRAINAGE DETAILS |
| C-15 | TEST HOLE LOGS |
| L1.0 | LANDSCAPE PLAN |
| L1.1 | LANDSCAPE PLAN ENLARGEMENT AND PLANTING SCHEDULES |
| L1.2 | LANDSCAPE DETAILS AND PLANTING NOTES |
| L2.0 | LIGHTING PLAN |
| A1.2 | BUILDING ELEVATIONS |



APPLICANT/OWNER:
GRIFFIN BROOK DRIVE OWNER LLC
55 CAMBRIDGE STREET
BURLINGTON, MA 01803

CIVIL ENGINEER:
THE MORIN-CAMERON GROUP, INC.
25 KENOZA AVENUE
HAVERHILL, MA 01830
PHONE: 978-777-8586


The
Morin-Cameron
GROUP, INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS

ARCHITECT:
GSD ASSOCIATES, LLC
146 MAIN STREET, 2ND FLOOR
NORTH ANDOVER, MA 01845
PHONE: 978-688-5422



GSD Associates, LLC
Architects

LANDSCAPE ARCHITECT:
RADNER DESIGN ASSOCIATES, INC.
3 ALLIED DRIVE, SUITE 303
DEDHAM, MA 02026
PHONE: 508-736-6144



**Radner Design
Associates, Inc.**

WETLAND SCIENTIST:
LEC ENVIRONMENTAL CONSULTANTS, INC.
380 LOWELL STREET, SUITE 101
WAKEFIELD, MA 01880
PHONE: 781-245-2500

LEC

TRANSPORTATION ENGINEER:
BAYSIDE ENGINEERING
600 UNICORN PARK DRIVE
WOBURN, MA 01810
PHONE: 781-932-3201



BAYSIDE
ENGINEERING

GENERAL NOTE:
THESE PLANS ARE PREPARED FOR PERMITTING WITH THE CITY OF METHUEN. THE PLANS SHALL NOT BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT WRITTEN PERMISSION FROM THE MORIN-CAMERON GROUP, INC.

ISSUED APRIL 6, 2022

R E V I S I O N S			SURVEY BY: MCG DRAFTED BY: CM/LO CHECKED BY: SPC APPROVED BY: SPC SCALE: AS NOTED DATE: APRIL 6, 2022	COVER SHEET	DRAWING NO. CS-1
NO.	DESCRIPTION	DATE			

RECORD OWNER:

501 & 600 GRIFFIN BROOK DRIVE
ASSESSOR'S MAP 220 LOTS 9D & 9E
GRIFFIN BROOK DRIVE OWNER LLC
55 CAMBRIDGE STREET
BURLINGTON, MA 01803
BOOK 16943, PAGE 196

GENERAL NOTES:

- THESE PLANS ARE PREPARED FOR OUR CLIENT'S USE ONLY FOR THE PURPOSE OBTAINING PERMITS AND ARE NOT TO BE USED OR RELIED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.
- EXISTING CONDITIONS, WETLAND AND BOUNDARY INFORMATION SHOWN HEREON LOCATED BY FIELD INSTRUMENT SURVEY PERFORMED BY THE MORIN-CAMERON GROUP, INC. IN JULY, 2021.

FLOOD NOTE:

THE SUBJECT PROPERTY IS MOSTLY LOCATED IN A ZONE 'X' AS ILLUSTRATED ON FLOOD INSURANCE RATE MAP #2500800203F, WHICH HAS AN EFFECTIVE DATE OF JULY 3, 2012. A SMALL PORTION OF THE PROPERTY IS LOCATED IN A ZONE "AE" AS DEPICTED ON THE PLAN.

ZONING DISTRICT:

LIMITED INDUSTRIAL (IL) ZONING DISTRICT

WETLAND NOTE:

WETLAND RESOURCE AREA DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS, INC. IN MAY 2021. APPROVED UNDER AN ORDER OF RESOURCE AREA DELINEATION DEP FILE #219-1265, DATED OCTOBER 6, 2021.

GENERAL UTILITY NOTES:

- THE GENERAL CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE GENERAL CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC, CABLE AND TELEPHONE COMPANIES, GAS PROVIDER AND METHUEN MUNICIPAL UTILITY DEPARTMENTS TO VERIFY THE LOCATION, SIZE AND TYPE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE EXCAVATING OF TRENCHES, THE METHODS AND MATERIALS OF BACKFILLING, AND ALL OTHER MATTERS RELATING TO THE INSTALLATION OF WATER PIPES, SEWER LINES, STORM DRAINS, SUBSURFACE DRAINS, AND ALL OTHER UNDERGROUND UTILITIES SHALL BE CONSISTENT WITH GOOD CONSTRUCTION PRACTICES AND SHALL AT ALL TIMES BE SUBJECT TO THE INSPECTION BY THE APPLICABLE CITY DEPARTMENTS.
- ALL TRENCHES SHALL BE TAMPED WITH A POWER TAMPER AT INTERVALS NOT GREATER THAN ONE (1) FOOT.
- ALL UTILITY PENETRATIONS AT THE FOUNDATIONS SHALL BE ADJUSTED BASED ON THE FINAL CONSTRUCTION DRAWINGS.

SITE PREPARATION NOTES:

- ALL MATERIALS REMOVED FROM THE PREMISES SHALL BE DONE SO IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS FOR HAULING AND DISPOSAL.
- COORDINATE ANY UTILITY DIS-CONNECTIONS WITH APPROPRIATE SERVICE PROVIDERS.
- ALL TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. AVOID HEAVY MACHINERY WITHIN ROOT BALL FOOTPRINT.
- COORDINATE WITH CITY OF METHUEN WATER AND SEWER DIVISION.

CONSTRUCTION SEQUENCE:

TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.

- THE GENERAL CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY WITH THE OWNER (OWNER'S REPRESENTATIVE), PLANNING DEPARTMENT REPRESENTATIVE AND ANY OTHER INTERESTED CITY DEPARTMENT REPRESENTATIVES.
- STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. PLACE EROSION CONTROLS AT LOCATIONS INDICATED ON THE DEVELOPMENT PLANS. AN EPA CONSTRUCTION GENERAL PERMIT AND STORMWATER POLLUTION PREVENTION PLAN MUST BE ACTIVATED PRIOR TO CONSTRUCTION ACTIVITIES.
- IN PREPARING TO REMOVE MATERIALS FROM THE WORK AREA ON THE SITE, CAREFUL CONSIDERATION SHOULD BE MADE TO THE EXTENT OF DISTURBANCE SO AS NOT TO DISTURB MORE OF THE SITE THAN WHAT IS INTENDED TO BE IMMEDIATELY DEVELOPED AND RE-STABILIZED.
- LOAM AND TOP SOIL EXCAVATED FROM THE WORK AREA SHALL BE STOCKPILED AT THE LOCATIONS SHOWN ON THE PLANS. IF MATERIALS ARE STOCKPILED ON THE SITE WHERE THEY WILL NOT INTERFERE WITH CONSTRUCTION ACTIVITIES, THEY SHALL BE LOCATED SO AS TO MINIMIZE THE POTENTIAL FOR EROSION INTO EXISTING DRAINAGE INFRASTRUCTURE OR WETLAND RESOURCE AREAS. STOCKPILES SHALL BE STABILIZED WITH STRAW BALES, SILT FENCING OR EQUIVALENT. STOCKPILES LEFT FOR GREATER THAN 14 DAYS SHALL BE SEEDED WITH AN EROSION CONTROL MIX. STOCKPILES SHALL BE SITUATED OUTSIDE THE WETLAND BUFFER ZONES WHEREVER POSSIBLE.
- REMOVAL OF ALL DEBRIS OR MATERIAL FROM THE WORK AREA SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS UNDER THE OVERSIGHT OF A LICENSED SITE PROFESSIONAL (LSP) HIRED BY THE OWNER IF APPLICABLE.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT THE LOCATIONS NOTED.
- ALL CATCH BASINS SHALL BE PROTECTED WITH SILT SACK SEDIMENT TRAPS.
- REMOVAL OF ALL EXISTING UTILITIES TO BE CUT AND CAPPED, AND COORDINATED WITH APPROPRIATE UTILITY COMPANIES.

CONSTRUCTION PRACTICES:

ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:

- ALL REASONABLE ACTION SHALL BE TAKEN TO MINIMIZE THE NEGATIVE EFFECTS OF CONSTRUCTION ON ABUTTERS. ADVANCE NOTICE SHALL BE PROVIDED TO ALL ABUTTERS IN WRITING AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE PROJECT.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE COMMUNITY PLANNING COMMISSION, AND IN ACCORDANCE WITH ANY AND ALL RULES, REGULATIONS, AND ORDINANCES OF THE CITY OF METHUEN.
- THE OWNER SHALL PROMPTLY NOTIFY THE BOARD OF HEALTH OF ANY ENVIRONMENTAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION THAT MAY ADVERSELY IMPACT THE ABUTTERS TO THE SITE.
- ALL PROVISIONS IN THE MUNICIPAL CODE OF METHUEN, ARTICLE VI, SECTION 9-62, NOISE POLLUTION CONTROL ORDINANCE, SHALL BE STRICTLY ADHERED TO. IF STRICTER MEASURES ARE REQUIRED BY THIS DECISION, THE STRICTER MEASURES SHALL APPLY.
- WHERE PRACTICAL, ALL ONSITE MATERIAL SHALL BE USED AS BACK FILL AND FOR OTHER USES ON SITE.
- ALL CONSTRUCTION VEHICLES LEFT OVERNIGHT AT THE SITE MUST BE LOCATED COMPLETELY ON THE SITE.
- ALL CONSTRUCTION VEHICLES SHALL BE CLEANED PRIOR TO LEAVING THE SITE SO THAT THEY DO NOT LEAVE DIRT AND/OR DEBRIS ON SURROUNDING ROADWAYS.
- ALL CONSTRUCTION WILL OCCUR ON SITE; NO CONSTRUCTION WILL OCCUR OR BE STAGED WITHIN CITY RIGHT OF WAY. ANY DEVIATION FROM THIS SHALL BE APPROVED BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
- ANY ROADWAYS, DRIVEWAYS, SIDEWALKS, OR LANDSCAPING DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE OWNER. THE CITY ENGINEER, ALONG WITH THE CLERK OF THE WORKS SHALL DETERMINE THE CONDITION OF THE ROADWAYS DIRECTLY IMPACTED BY CONSTRUCTION AND RELATED TRAFFIC AND DETERMINE THE TYPES OF REPAIRS REQUIRED BY THE OWNER.

EROSION AND SEDIMENTATION CONTROL:

WIDELY ACCEPTED PRACTICES FOR REDUCING EROSION AND SEDIMENTATION WILL BE EMPLOYED IN THE DEVELOPMENT OF THIS SITE. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN FOR THE PROJECT.

- THE DEVELOPMENT OF THE SITE HAS BEEN PLANNED TO MATCH EXISTING TOPOGRAPHY AND GROUND COVER. EXISTING DRAINAGE PATTERNS OF THE SITE HAVE BEEN MAINTAINED TO THE EXTENT PRACTICABLE.
- NATURAL WETLANDS WILL BE PRESERVED AND PROTECTED, AND EXISTING VEGETATION WILL BE RETAINED AND PROTECTED TO THE EXTENT POSSIBLE.
- STEEP SLOPES, WHERE POSSIBLE, WILL NOT BE DISTURBED.
- THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED LAND TO THE EXTENT FEASIBLE.
- SEDIMENT CONTROL MEASURES WILL BE APPLIED TO CONTROL ANY SEDIMENTS THAT MAY BE PRODUCED AS A RESULT OF SITE CONSTRUCTION ACTIVITIES. EROSION AND DEPOSITION OF SEDIMENT WILL BE CLOSELY MONITORED DURING CONSTRUCTION.
- TEMPORARY EROSION CONTROL MEASURES WILL INCLUDE, BUT NOT BE LIMITED TO, FILTER FABRIC SILT FENCES, SEEDING AND MULCHING, SEEDED FILTER STRIPS AND SILT SACKS IN CATCH BASINS(EXISTING AND NEWLY INSTALLED).
- TOPSOIL STRIPPED FROM THE SITE WILL BE STOCKPILED FOR LOAMING AND SEEDING AT LATER CONSTRUCTION STAGES. THE STOCKPILES SHALL BE LOCATED SO AS TO ACT AS TEMPORARY DIVERSIONS, GENERALLY ON AN UPHILL SLOPE.
- SITE DEVELOPMENT WILL NOT COMMENCE UNTIL ALL TEMPORARY EROSION CONTROL MEASURES ARE IN PLACE. THESE MEASURES SHALL BE EMPLOYED UNTIL FINAL PAVING AND ADEQUATE VEGETATION HAS BEEN ESTABLISHED.
- THE CONSTRUCTION PHASE MUST COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY(EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PROTOCOLS. AN EPA NOTICE OF INTENT SHALL BE FILLED OUT AT LEAST 2 WEEKS PRIOR TO THE START OF CONSTRUCTION.
- NOTIFY THE CITY OF METHUEN AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

STORM DRAIN NOTES:

- STORMWATER CONVEYANCE PIPES SHALL BE HDPE (ADS N-12) UNLESS OTHERWISE NOTED.
- BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY BY AASHTO T-180D METHOD.
- SHEETING, IF USED, SHALL BE REMOVED PRIOR TO BACKFILLING TRENCH.
- UNSUITABLE SOIL BELOW THE INVERT (CLAY, ORGANICS, DEBRIS, ETC) SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIAL AND SHALL NOT BE REUSED AS BACKFILL.
- ROOF DRAINS SHALL BE DIRECTED TO THE DRAINAGE SYSTEM IN THE LOCATIONS SHOWN. COORDINATE LOCATIONS WITH THE PROJECT ARCHITECT AND LANDSCAPE ARCHITECT.
- REPAIR BROKEN OR DAMAGED DRAIN PIPES IN KIND.

RECORD KEEPING, AS-BUILTS & LAYOUT NOTES:

- THE SITE CONTRACTOR SHALL MAINTAIN TIES AND EXTENSIVE PHOTOS OF ALL BURIED UTILITIES. WHENEVER POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER OF INSPECTION MILESTONES SO UTILITIES CAN BE INSPECTED PRIOR TO BACKFILLING.
- ALL AS-BUILT SURVEYS AND LAYOUT NECESSARY DURING CONSTRUCTION SHALL BE COORDINATED WITH THE SURVEYOR. PROVIDE AT LEAST 72 HOURS ADVANCED NOTICE.

SEWER NOTES:

- A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN SANITARY SEWER PIPES AND WATER PIPES. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER PIPE, THE WATER PIPE SHALL BE SLEEVED FOR A DISTANCE OF AT LEAST 10' ON EACH SIDE.
- ALL GRAVITY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 UNLESS OTHERWISE NOTED.
- WHERE SANITARY SEWERS CROSS WATER SERVICES, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER PIPE. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER PIPE SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER PIPE AND THE SEWER PIPE SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- SANITARY SEWER LINES WITH LESS THAN 4 FEET OF COVER SHALL BE INSULATED TO PREVENT FREEZING.

DEMOLITION NOTES:

- CONTRACTOR TO CUT AND CAP ALL EXISTING UTILITY SERVICES PROPOSED TO BE REMOVED AT THE MAIN, IN ACCORDANCE WITH CITY BUILDING DEMOLITION REGULATIONS, PRIOR TO CONSTRUCTION. TEE SERVICE CONNECTIONS SHALL BE REMOVED FROM THE MAIN AND REPLACED WITH A MINIMUM OF 4 FT. OF NEW OLDI PIPE.
- HYDRANT CONNECTIONS FOR WATER USE DURING DEMOLITION SHALL BE COORDINATED WITH THE CITY OF METHUEN ENGINEERING DEPARTMENT

WATER NOTES:

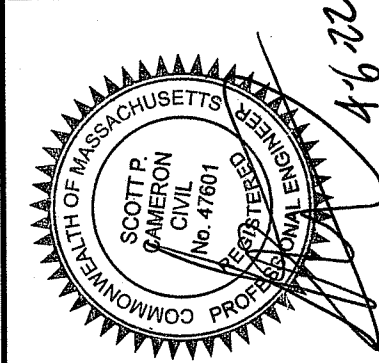
- WATER LINES WILL HAVE AT LEAST FIVE (5) FEET OF COVER.
- THERE MUST BE AT LEAST SIX (6) INCHES OF CLEARANCE BETWEEN A NEW WATER LINE AND ANY UNDERGROUND ROCK FORMATION.
- INSTALLATION IN CLAY/SILT SOILS: ALL WATER MAIN COMPONENTS SHALL MEET AWWA STANDARDS. "ALL DUCTILE IRON PIPE SHALL BE COATED WITH A LAYER OF ARC-SPRAYED ZINC PER ISO 8179. THE MASS OF THE ZINC APPLIED SHALL BE 200 G/M². A FINISHING TOPCOAT SHALL BE APPLIED TO THE ZINC. INTERIOR LINING FOR POTABLE WATER MAIN SHALL HAVE AN INTERIOR PROTECTIVE LINING OF CEMENT-MORTAR IN ACCORDANCE WITH ANSI/AWWA A21.4/C104."WATER AND FIRE PROTECTION MAINS FOUR (4) INCH AND GREATER SHALL BE CLASS S2 DUCTILE IRON CEMENT LINED PIPE AND ZINC COATED. WHERE SOIL CONDITIONS ARE DETERMINED BY THE DEPARTMENT TO BE CORROSIVE, POLY WRAP WILL BE INSTALLED AS ADDITIONAL MEANS OF PROTECTION. "POLYETHYLENE ENCASEMENT: POLYETHYLENE ENCASEMENT SHALL BE POLYETHYLENE CONSISTING OF THREE LAYERS OF GD-EXTRUDED LINEAR LOW DENSITY POLYETHYLENE (LLDPE), FUSED INTO A SINGLE THICKNESS OF NOT LESS THAN 8 (EIGHT) MILS."
- ALL MECHANICAL JOINT COMPONENTS WILL BE INSTALLED USING RETAINING GLANDS, SUCH AS, GRIP RING, MEGA LUG OR STAR GRIP. METAL WEDGES MUST BE USED AT ALL BELL JOINTS TO ENSURE CONTINUITY FOR TRACING. ALL FITTINGS (TEES, BENDS, SOLID SLEEVE ETC.) WILL BE ZINC COATED AS WELL FOR PROTECTION PER ISO 8179-2, ZINC RICH PAINT SHALL HAVE A ZINC CONTENT OF AT LEAST 85% BY WEIGHT AND SHALL BE FINISHED WITH AN EXTERIOR BITUMINOUS COATING.". A MINIMUM 3075S (STAINLESS STEEL) "T" BOLTS WILL BE USED TO CONNECT ANY APPURTENANCE THAT REQUIRES THE USE OF "T" BOLTS FOR ASSEMBLY.
- THE SERVICE CONNECTIONS SHALL BE PERPENDICULAR TO THE MAIN AND FOLLOW A STRAIGHT LINE INTO THE BUILDING.
- INSTALLATION IN CLAY/SILT SOILS: GATE VALVES WILL BE DUCTILE IRON EPOXY COATED (AWWA C550), WITH O-RING SEALS, URETHANE COATED WEDGE, STAINLESS STEEL NUTS AND BOLTS, AND ANTI-ROTATION SEATS TO PREVENT T-BOLTS FROM TURNING. VALVES WILL BE OPEN RIGHT USING A TWO (2) INCH OPERATING NUT WITH AN ARROW CAST IN THE METAL.
- ALL WATER VALVE BOX COVERS SHALL BE LABELED "WATER".
- ALL WATER METERS MUST BE PURCHASED FROM THE METHUEN WATER & SEWER DEPARTMENT. SHUT OFF VALVES ARE REQUIRED BOTH BEFORE AND AFTER THE METER. ALL METERS MUST BE INSTALLED OR REMOVED BY AN EMPLOYEE OF THE METHUEN WATER & SEWER DEPARTMENT ONLY. ALL METERS MUST BE LOCATED WITHIN THREE (3) FEET OF WHERE THE SERVICE ENTERS THE BUILDING AND SHALL BE ACCESSIBLE FOR READING, MAINTENANCE AND REPAIR.
- NO WATER WILL BE SUPPLIED TO ANY CONTRACTOR OR BUILDER THROUGH A WATER SERVICE WHICH HAS NOT BEEN PLACED "IN SERVICE" BY THE METHUEN WATER & SEWER DEPARTMENT. NO DISTRIBUTION SYSTEM COMPONENT WILL BE OPERATED BY ANYONE OTHER THAN METHUEN WATER & SEWER DEPARTMENT PERSONNEL.
- WATER LINES (MAINS AND SERVICE CONNECTIONS) SHALL BE PRESSURE TESTED TO 150 PSI AND HELD FOR ONE HOUR AND WITNESSED BY THE METHUEN WATER & SEWER DEPARTMENT CONSTRUCTION FOREMAN OR HIS DESIGNEE. ALL INSTALLATIONS MUST BE INSPECTED BY THE WATER CONSTRUCTION FOREMAN OR HIS DESIGNEE. PROVIDE THE METHUEN WATER & SEWER DEPARTMENT WITH AT LEAST 72 HOURS NOTICE FOR THE INSPECTION.
- AS-BUILT PLANS (HARD COPIES AND DIGITAL) ARE REQUIRED PRIOR TO PLACING A NEW WATER SYSTEM IN SERVICE. AS-BUILT PLANS (CORNER TIES) AND PAYMENTS ARE DUE PRIOR TO TURNING A WATER SERVICE ON. CONTACT THE SURVEYOR AT LEAST 72 HOURS PRIOR TO INSTALLATION TO COORDINATE AN AS-BUILT SURVEY.

LEGEND:

	CONTOUR
	SPOT GRADE
	DRAIN LINE
	GAS LINE
	SEWER LINE
	UNDERGROUND ELECTRIC LINE
	WATER LINE
	CHAIN LINK FENCE
	WOOD GUARD RAIL
	VERTICAL GRANITE CURB LINE
	CAPE COD BERM
	SNOW STORAGE AREA
	ACCESSIBLE PARKING SPACE
	PARKING SPACE QUANTITY
	SIGN
	LIGHT POLE
	HYDRANT
	WATER GATE
	SEWER MANHOLE (SMH)
	DRAIN MANHOLE (DMH)
	CATCH BASIN (CB)
	CDS HYDRODYNAMIC SEPARATOR (ST-2)
	TELEPHONE BOX
	TELEPHONE MANHOLE
	SUBSURFACE STRUCTURE
	SOIL TEST PIT

ABBREVIATION:

BWV	BORDER OF VEGETATED WETLANDS
BW	BOTTOM OF WALL
CCB	CAPE COD BERM
DCGS	DENSE GRADED CRUSHED STONE
EXIST.	EXISTING
DYLL	DOUBLE YELLOW LANE LINE
(M)	MEASURED
OCS	OUTLET CONTROL STRUCTURE
PROP.	PROPOSED
(R)	RECORD
#R	CURB RADIUS
DL	STOP LINE
SSA	SNOW STORAGE AREA
TYP	TYPICAL
TW	TOP OF WALL
VGC	VERTICAL GRANITE CURB

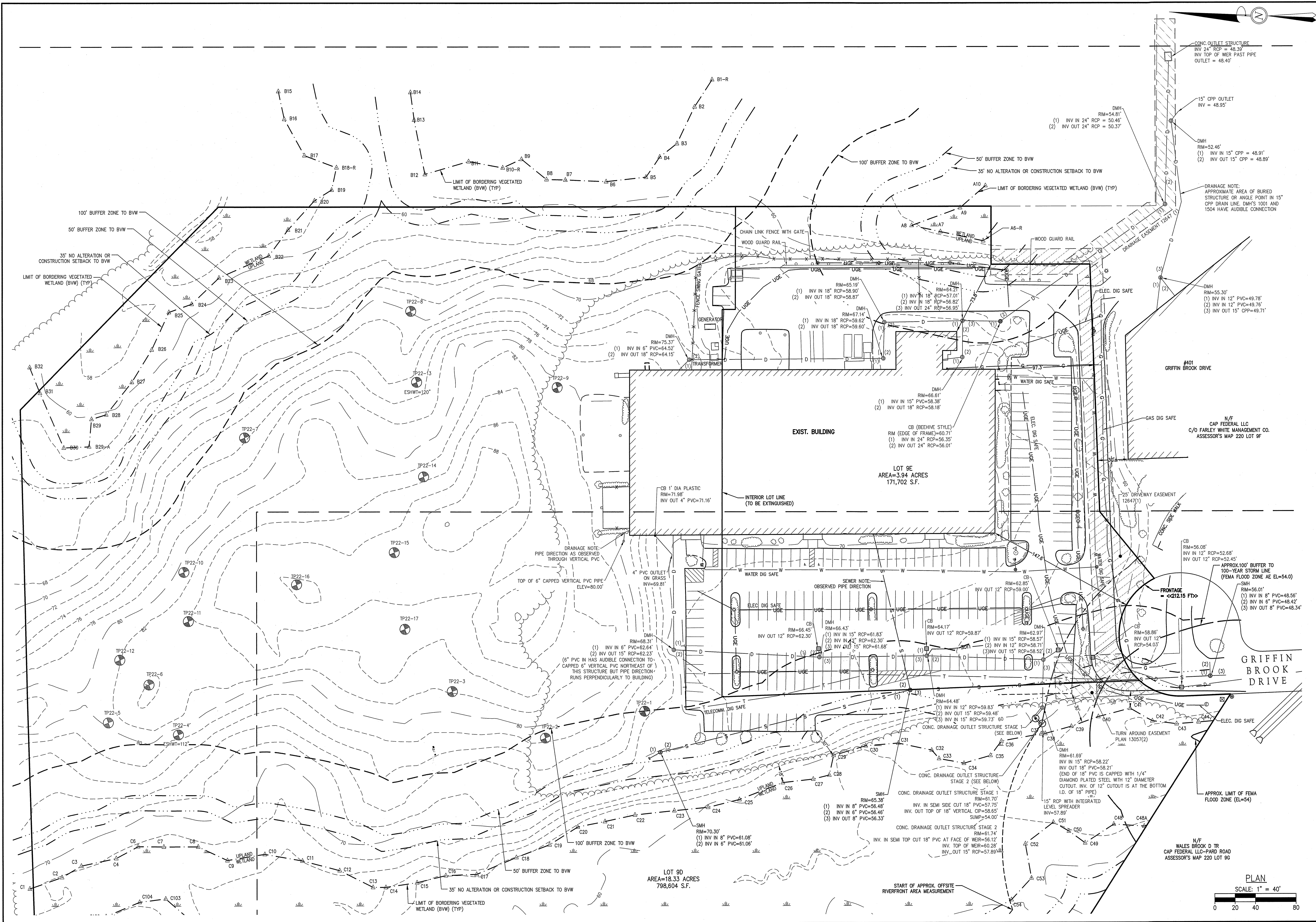


SURVEY BY: MCG
DRAFTED BY: CEM/LNO
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: AS NOTED
DATE: APRIL 6, 2022

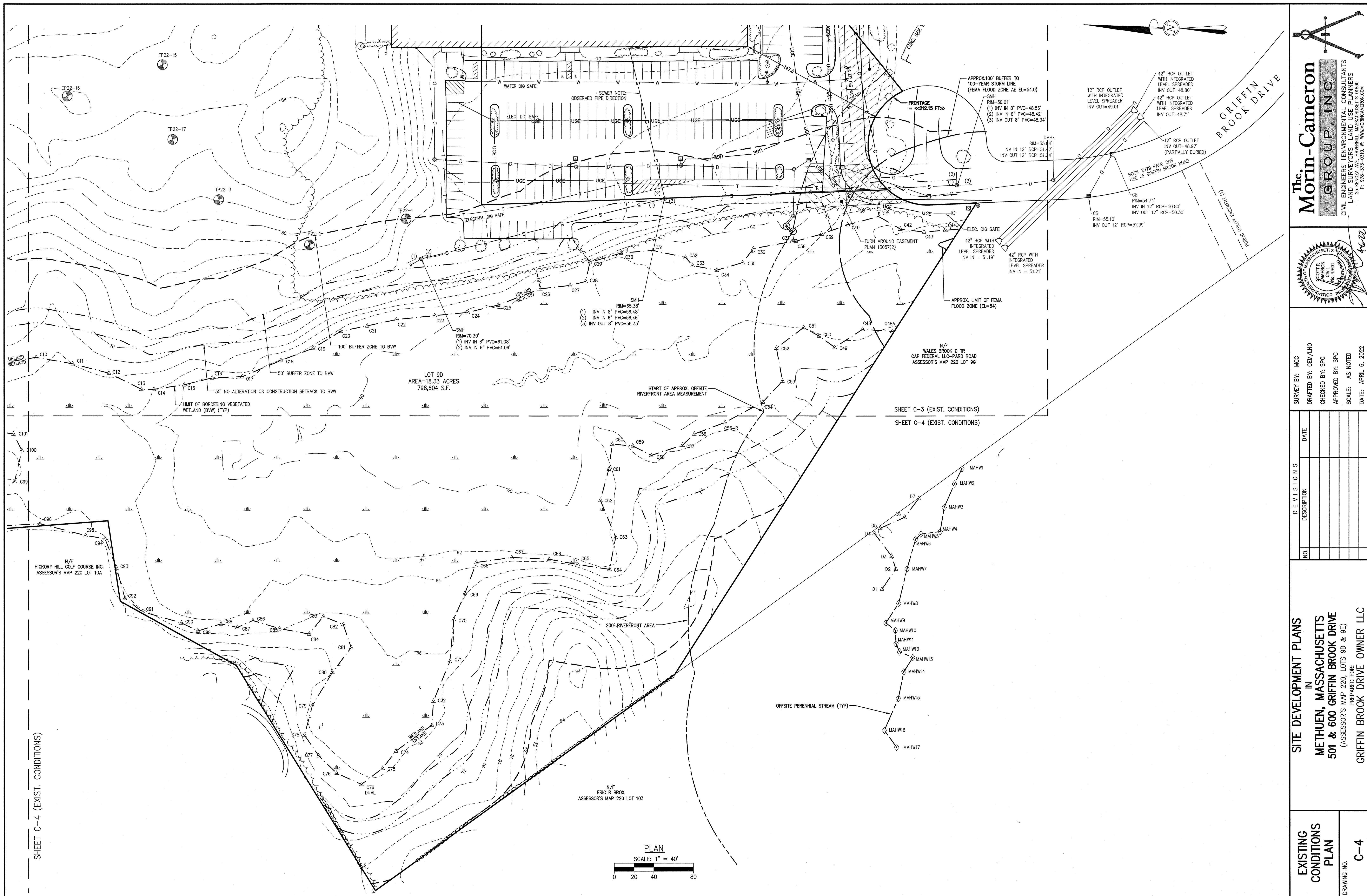
R E V I S I O N S		DATE	
NO	DESCRIPTION		

SITE DEVELOPMENT PLANS
IN
METHUEN, MASSACHUSETTS
501 & 600 GRIFFIN BROOK DRIVE
(ASSESSOR'S MAP 220, LOTS 9D & 9E)
PREPARED FOR:
GRIFFIN BROOK DRIVE OWNER LLC

GENERAL NOTES,
LEGEND &
ABBREVIATION
DRAWING NO.
C-1



REVISIONS		DATE
NO.	DESCRIPTION	



ZONING MATRIX: IL DISTRICT		
SETBACK	REQUIRED	PROPOSED LOT 5B & 5C
LOT AREA (SF)	40,000	970,306
FRONTAGE (FT)	100	212.15
YARD SETBACK: FRONT (FT)	60	147±
YARD SETBACK: SIDE (FT)	30	97±
YARD SETBACK: REAR (FT)	30	55±
NUMBER OF STORIES	4 (MAXIMUM)	1
BUILDING HEIGHT (FT)	45 (MAXIMUM)	<40 (EXIST.) 67 (PROP.) *
LOT COVERAGE (%)	35% (MAXIMUM)	35%

* HEIGHT MEASURED FROM GRADE AT STREET: ELEV.=58.0
ACTUAL PROPOSED BUILDING HEIGHT FROM AVERAGE GRADE TO ROOF=45'
NOTE: ZONING HEIGHT VARIANCE APPROVED BY METHUEN ZONING BOARD OF
APPEALS ON FEBRUARY 23, 2022

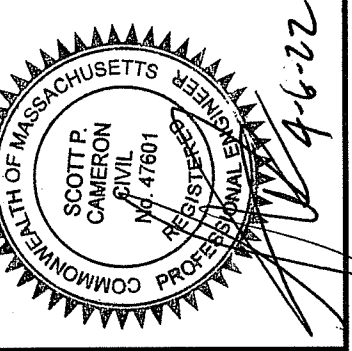
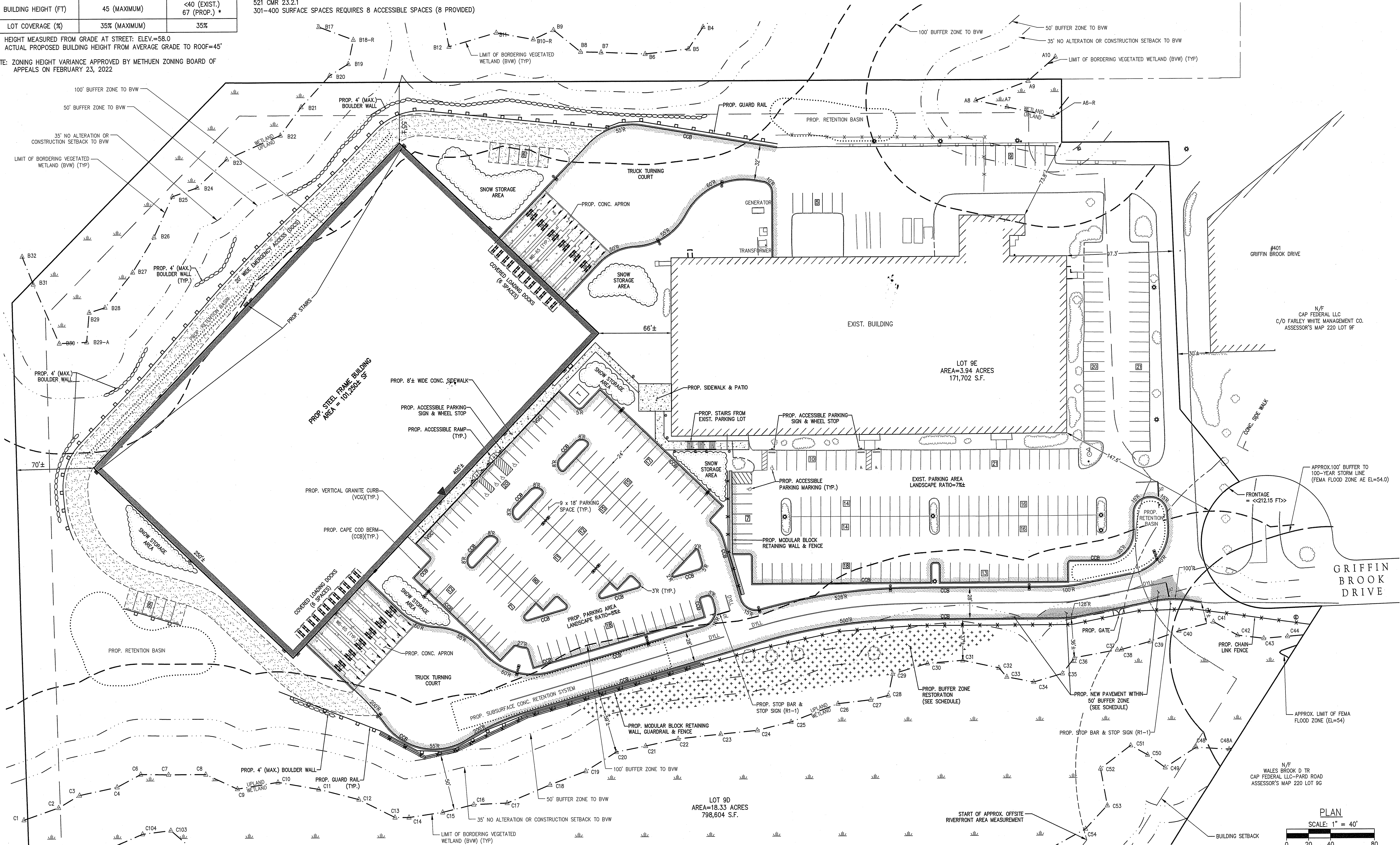
PARKING REQUIREMENTS					
DESCRIPTION	PARKING EQUATION	BUILDING SIZE (SF)	REQUIRED	PROVIDED	
EXIST. BUILDING (RESEARCH AND DEVELOPMENT)	1 SPACE/ 300 SF	59,917	200	200	
PROP. BUILDING (INDUSTRIAL) PROP. BUILDING (WAREHOUSE)	1 SPACE/ 600 SF 1 SPACE/ 1,200 SF	101,250 (55,000 INDUSTRIAL) (46,250 WAREHOUSE)	131	131	
TOTAL			331	331	

ACCESSIBLE PARKING:

MAAB
521 CMR 23.2.1
301-400 SURFACE SPACES REQUIRES 8 ACCESSIBLE SPACES (8 PROVIDED)

SCHEDULE OF BUFFER ZONE IMPACTS & RESTORATION		
WETLAND SETBACK	NEW PAVEMENT (S.F.)	RESTORED BUFFER ZONE (S.F.)
0-35'	205	5,500±
35-50'	965	4,100±
OTHER	--	2,300±

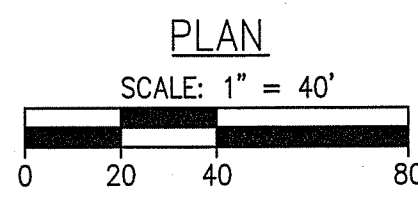
NOTE: 340± S.F. OF EXIST. PAVEMENT REMOVED FROM 0-35' SETBACK
986± S.F. OF EXIST. PAVEMENT REMOVED FROM 35-50' SETBACK

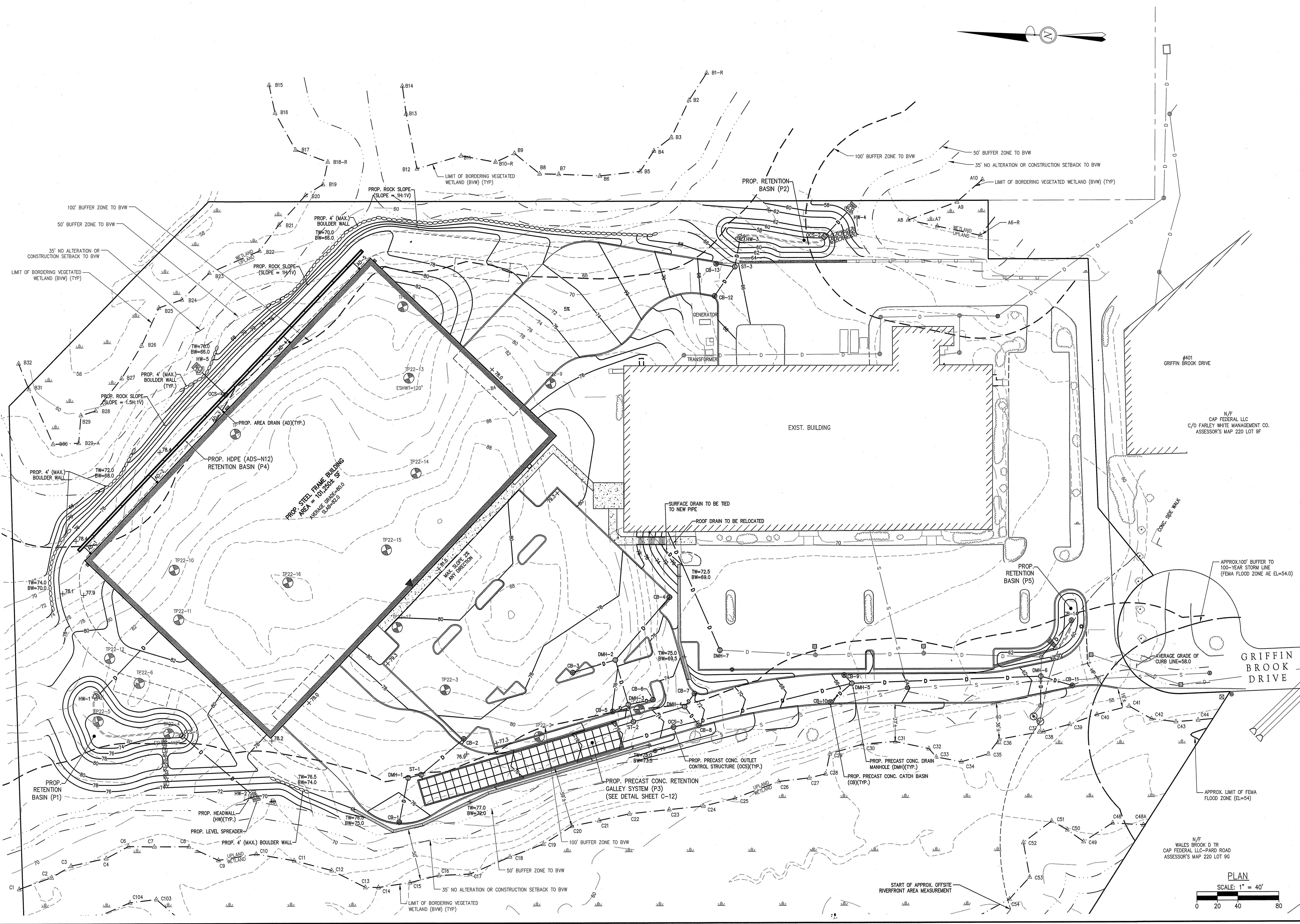


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DRAFTED BY: CEM/LNO
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: AS NOTED
DATE: APRIL 6, 2022

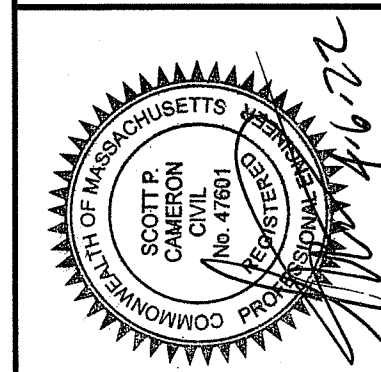
REVISIONS		DATE
NO.	DESCRIPTION	

SITE DEVELOPMENT PLANS
IN
METHUEN, MASSACHUSETTS
501 & 600 GRIFFIN BROOK DRIVE
(ASSESSOR'S MAP 220, LOTS 9D & 9E)
PREPARED FOR:
GRIFFIN BROOK DRIVE OWNER LLC





The Morin-Cameron Group, Inc.
CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS / LAND USE PLANNERS
100 W. MAIN STREET, SUITE 200
METHUEN, MA 01844
P: 978-375-4300, F: 978-375-4301, WWW.MORINCAMERON.COM



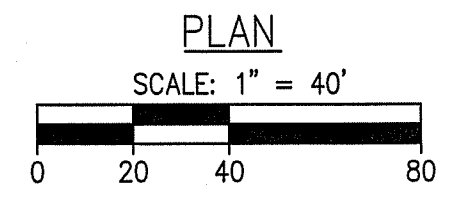
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DRAFTED BY:	CEM/LNO
CHECKED BY:	SPC
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SCALE:	AS NOTED
DATE:	APRIL 6, 2022

REVISIONS		DATE
NO.	DESCRIPTION	

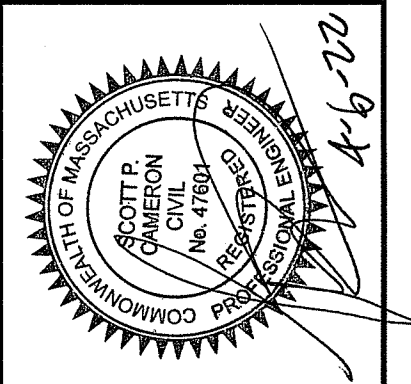
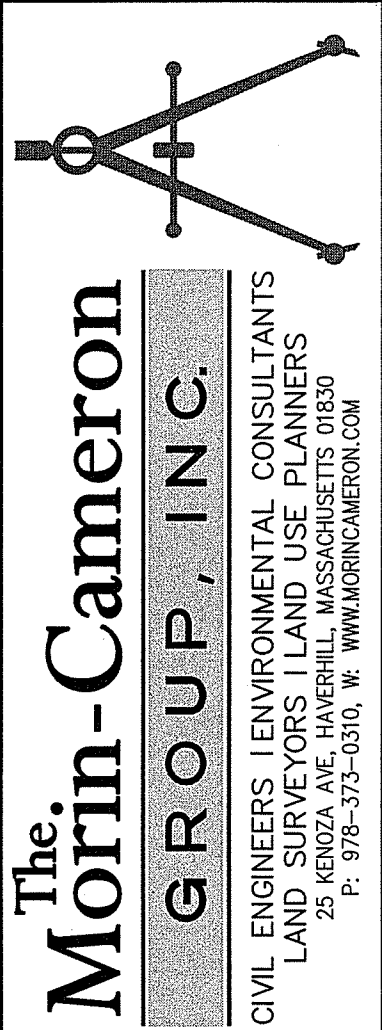
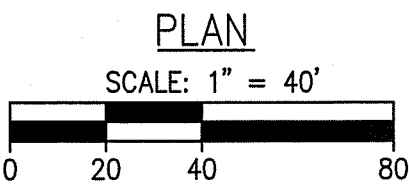
SITE DEVELOPMENT PLANS
IN
METHUEN, MASSACHUSETTS
501 & 600 GRIFFIN BROOK DRIVE
(ASSESSOR'S MAP 220, LOTS 9D & 9E)
PREPARED FOR:
GRIFFIN BROOK DRIVE OWNER LLC

GRADING AND DRAINAGE PLAN

DRAWING NO. **C-6**



UPSTREAM			CONNECTING PIPE		DOWNSTREAM STRUCTURE	PIPE INFORMATION				
ID	RIM	SUMP	INV. START	INV. END		LENGTH	DIAMETER	SLOPE	TYPE	NOTES
CB-1	75.8	65	69.00	68.81	DMH-1	38	12	0.005	HDPE	DOUBLE RIM
DMH-1	76.3	63.8	67.81	67.76	ST-1	10	12	0.005	HDPE	CONTECH CDS
CB-2	77.6	65	69.06	68.81	ST-1	50	12	0.005	HDPE	CONTECH CDS
ST-1	76.4	63.6	67.66	67.60	TANK	3	15	0.020	HDPE	
CB-3	77.0	64.5	68.57	68.375	DMH-2	38	12	0.005	HDPE	
CB-4	76.3	64.7	68.76	68.375	DMH-2	77	12	0.005	HDPE	
DMH-2	76.3	64.2	68.28	68.07	DMH-3	41	12	0.005	HDPE	
CB-5	76.0	64.1	68.14	68.07	DMH-3	13	12	0.005	HDPE	
CB-6	76.7	64.1	68.18	68.07	DMH-3	21	12	0.005	HDPE	
DMH-3	75.5	63.9	67.97	67.84	ST-2	13	12	0.010	HDPE	CONTECH CDS
CB-7	72.0	64.4	68.48	68.42	DMH-4	12	12	0.005	HDPE	
CB-8	72.1	64.5	68.52	68.42	DMH-4	19	12	0.005	HDPE	
DMH-4	72.5	64.3	68.32	67.84	ST-2	48	12	0.010	HDPE	CONTECH CDS
ST-2	75.5	63.7	67.74	67.60	P3	14	15	0.010	HDPE	POND 3
OCS3	75.5	60	64.00	61.30	DMH-5	175	18	-0.004	HDPE	
DMH-5	66.5	57.9	61.97	58.368	DMH-6	180	18	0.02	HDPE	
CB-9	66.0	58.1	62.10	62.068	DMH-5	7	12	0.005	HDPE	
CB-10	66.0	58.1	62.19	62.068	DMH-5	24	12	0.005	HDPE	
CB-11	61.7	54.5	58.51	58.368	DMH-6	28	12	0.005	HDPE	
DMH-6	61.9	54.2	58.27	58.22	EXIST. DMH	24	18	0.002	HDPE	DMH BY WETLAND
CB-12	68.0	56.6	60.65	60.50	ST-3	30	12	0.005	HDPE	CONTECH CDS
CB-13	68.0	56.5	60.57	60.50	ST-3	14	12	0.005	HDPE	CONTECH CDS
ST-3	65.8	56.4	60.40	60.20	HW-3	22	12	0.001	HDPE	HEADWALL
CB-14	60.0	54.5	58.56	58.52	Exist. DMH	43	12	0.001	HDPE	
AD-1	78.5	63.7	67.74	67.70	P4	8	6	0.005	HDPE	
AD-2	78.5	63.7	67.74	67.70	P4	8	6	0.005	HDPE	
AD-3	78.5	63.7	67.74	67.70	P4	8	6	0.005	HDPE	
AD-4	78.5	63.7	67.74	67.70	P4	8	6	0.005	HDPE	
AD-5	78.5	63.7	67.74	67.70	P4	8	6	0.005	HDPE	



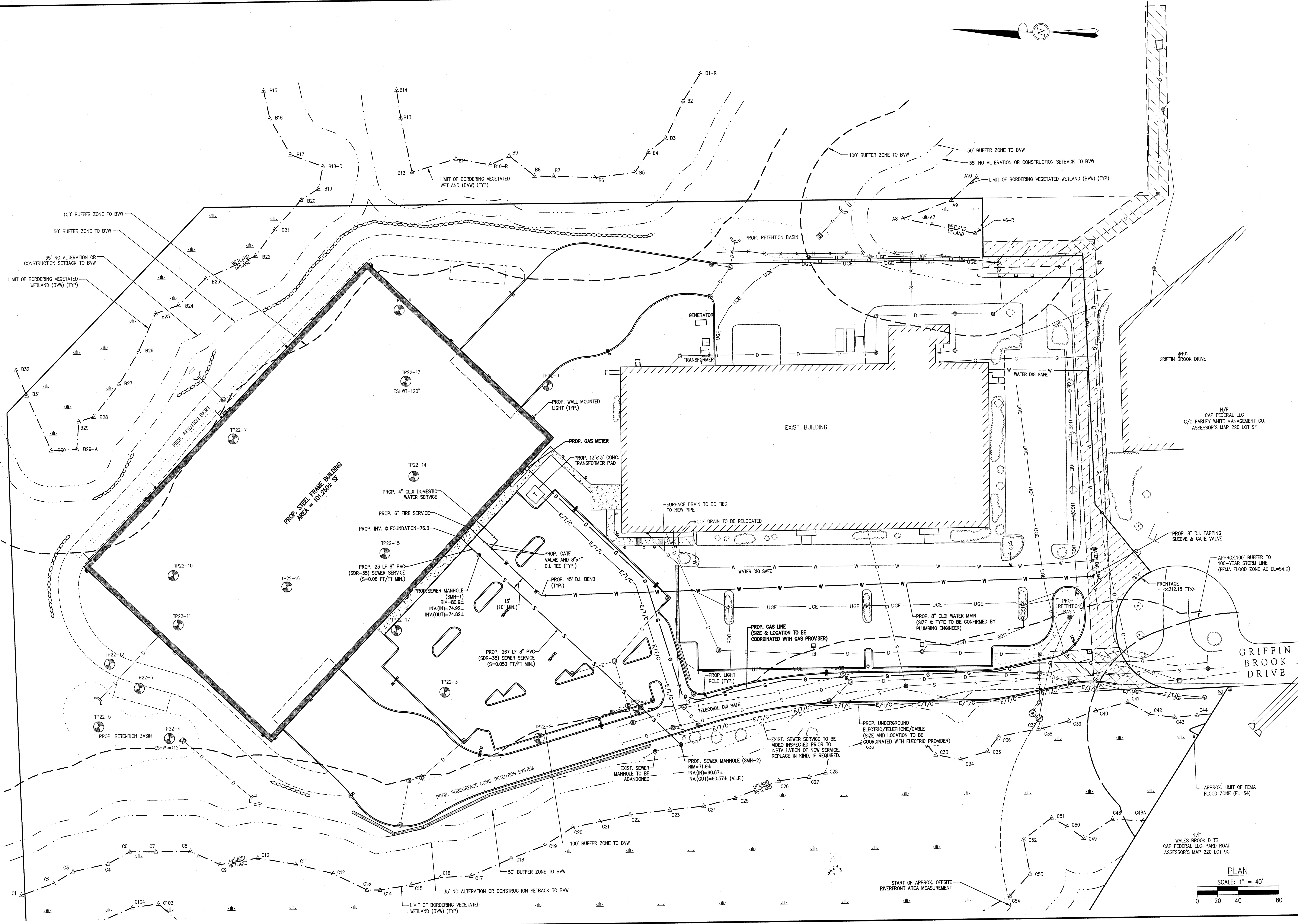
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APPROVED BY: SPC
SCALE: AS NOTED
DATE: APRIL 6, 2022

REVISIONS

NO.	DESCRIPTION	DATE

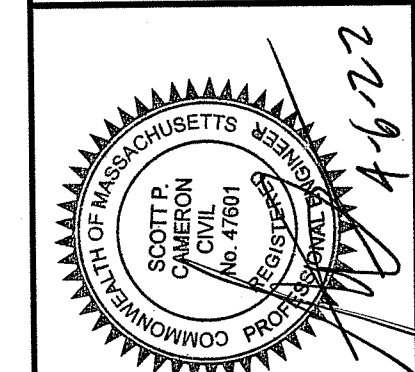
SITE DEVELOPMENT PLANS
IN
METHUEN, MASSACHUSETTS
501 & 600 GRIFFIN BROOK DRIVE
(ASSESSOR'S MAP 220, LOTS 9D & 9E)
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DRAINAGE SCHEDULE
DRAWING NO. C-7



The Morin-Cameron GROUP, INC.

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LAND SURVEYORS / LAND USE PLANNERS
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P: 978-373-0310, W: WWW.MORIN-CAMERON.COM

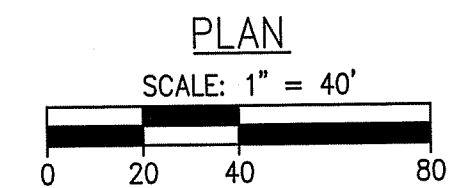


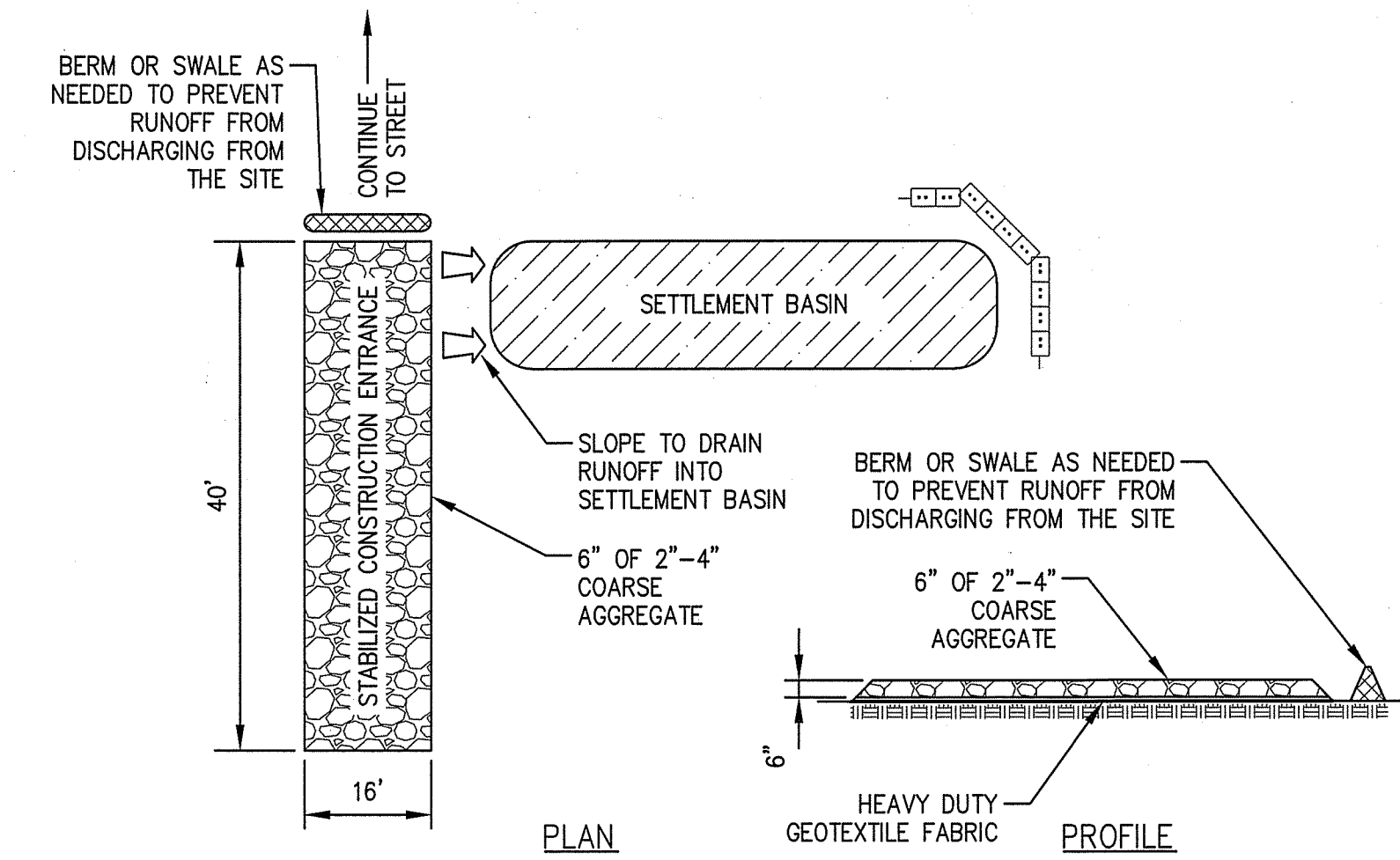
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DRAFTED BY: CEM/LNO	
CHECKED BY: SPC	
APPROVED BY: SPC	
SCALE: AS NOTED	
DATE: APRIL 6, 2022	

REVISIONS	
NO.	DESCRIPTION

SITE DEVELOPMENT PLANS
IN
METHUEN, MASSACHUSETTS
501 & 600 GRIFFIN BROOK DRIVE
(ASSESSOR'S MAP 220, LOTS 9D & 9E)
PREPARED FOR:
GRIFFIN BROOK DRIVE OWNER LLC

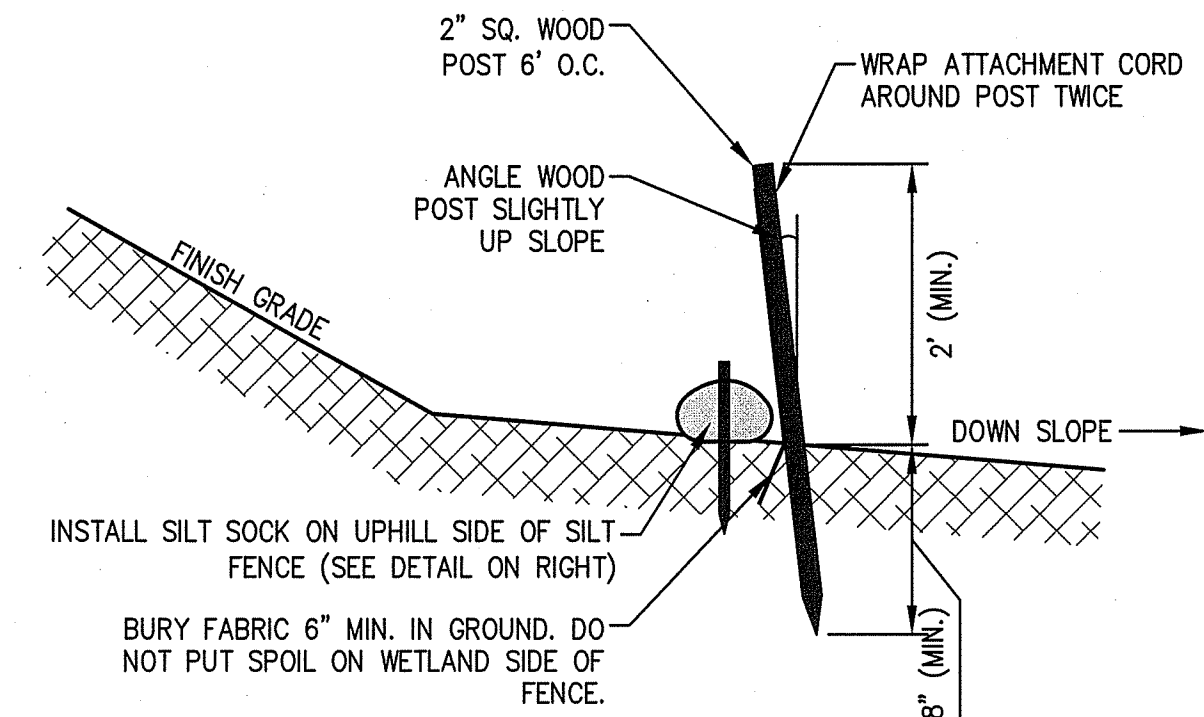
UTILITY PLAN	C-8
	DRAWING NO.





- SITE CONSTRUCTION EXIT SPECIFICATIONS FOR BOSTON WAY:**
1. STONE FOR STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 2"-4" STONE.
 2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 40 FEET.
 3. THE WIDTH OF THE ENTRANCE SHALL BE NO LESS THAN THE WIDTH OF THE INGRESS OR EGRESS DRIVE, OR 16 FEET, WHICHEVER IS GREATER.
 4. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
 5. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH MINIMUM 1 TO 5 SLOPES THAT CAN BE CROSSED BY VEHICLES CAN BE SUBSTITUTED.
 6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT, SEDIMENT SPILLED, WASHED OR TRACKED ONTO THE RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

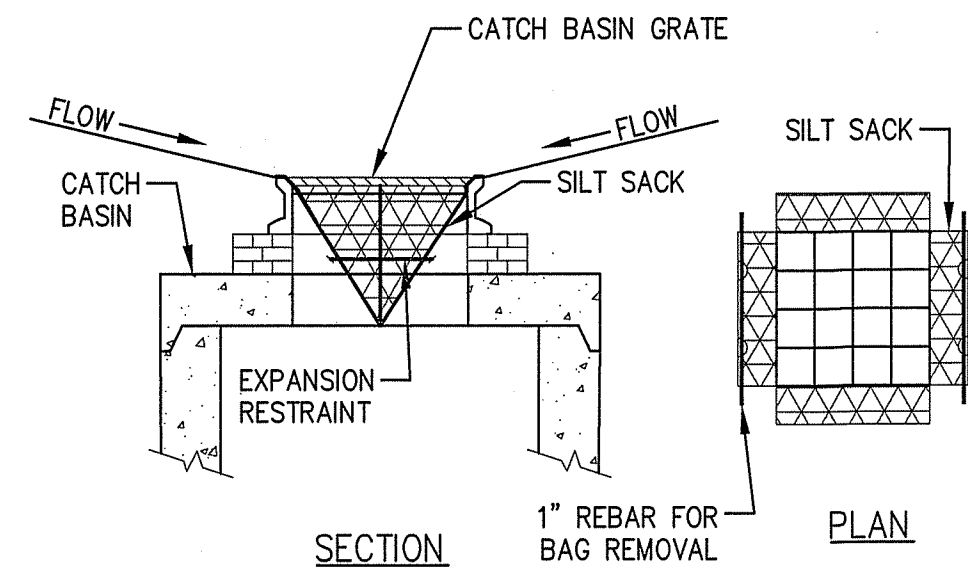
STABILIZED CONSTRUCTION ENTRANCE DETAIL
(NOT TO SCALE)



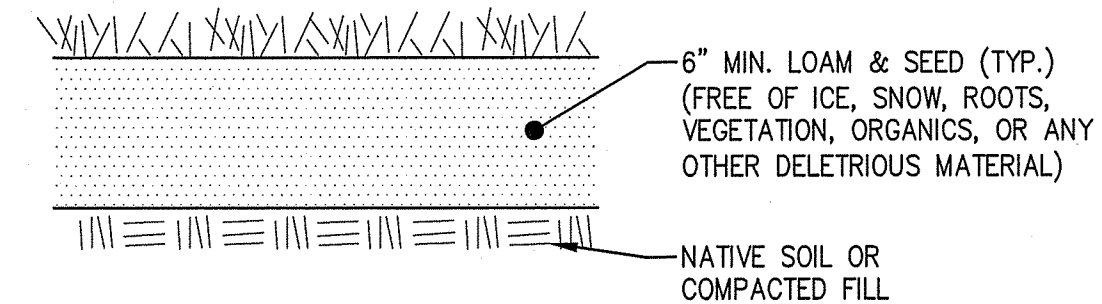
- NOTES:**
1. SILT FENCE TO BE INSTALLED AROUND LIMIT OF WORK TO PREVENT OFFSITE MIGRATION OF SEDIMENT DURING CONSTRUCTION.
 2. SILT FENCE TO BE MANUFACTURED BY PROPEX GEOTEX, TENCATE ENVIROFENCE, OR APPROVED EQUAL

SILT SOCK BACKED WITH SILT FENCE
(NOT TO SCALE)

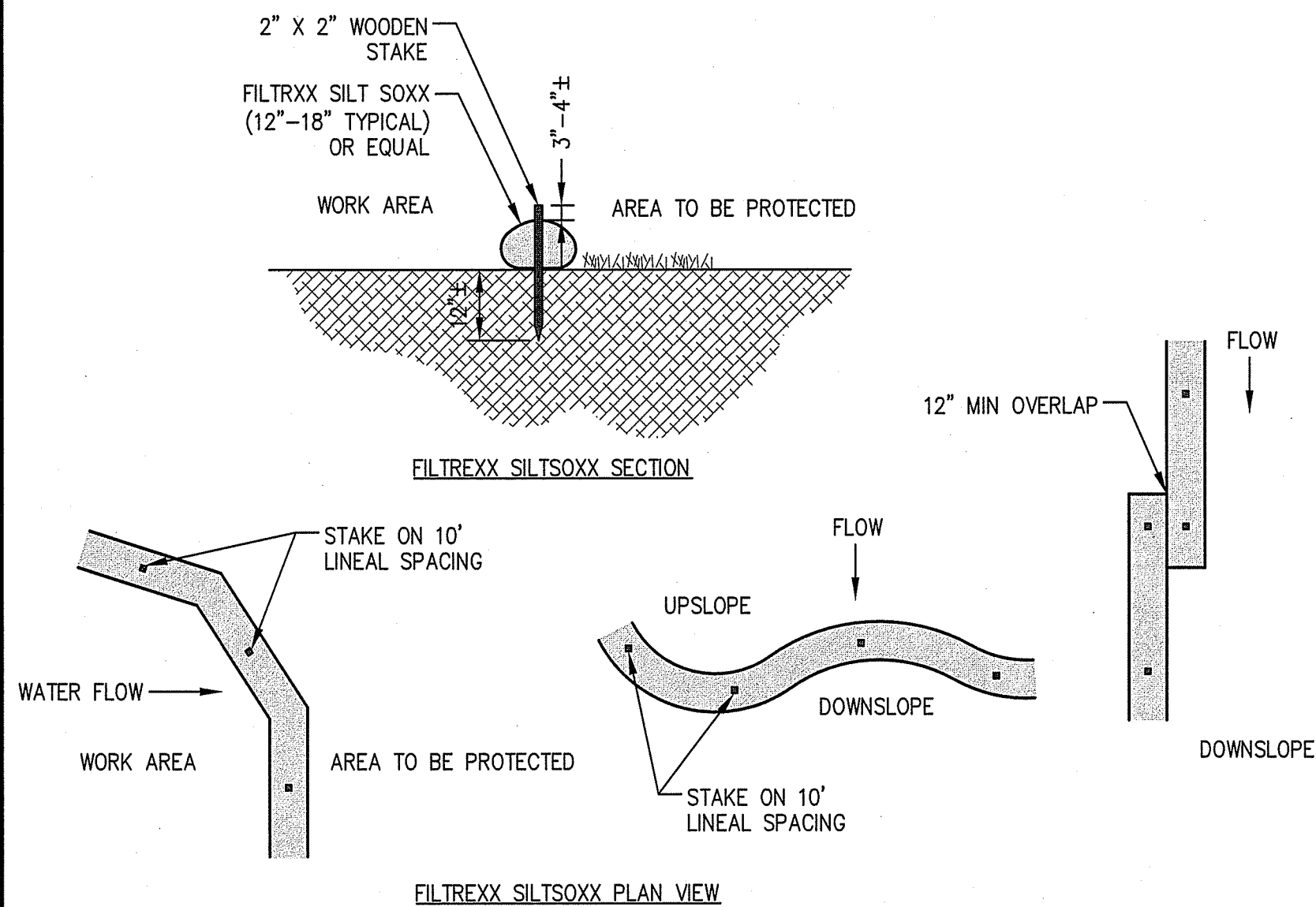
- SILT SACK NOTES:**
1. INSTALL SILT SACKS IN EXISTING CATCH BASINS. INSTALL SILT SACKS IN NEW CATCH BASINS AFTER INSTALLATION.
 2. GRATES TO BE PLACED OVER SILT SACKS.
 3. SILT SACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED WHEN DEPTH OF SEDIMENT IS WITHIN 6" OF GRATE.



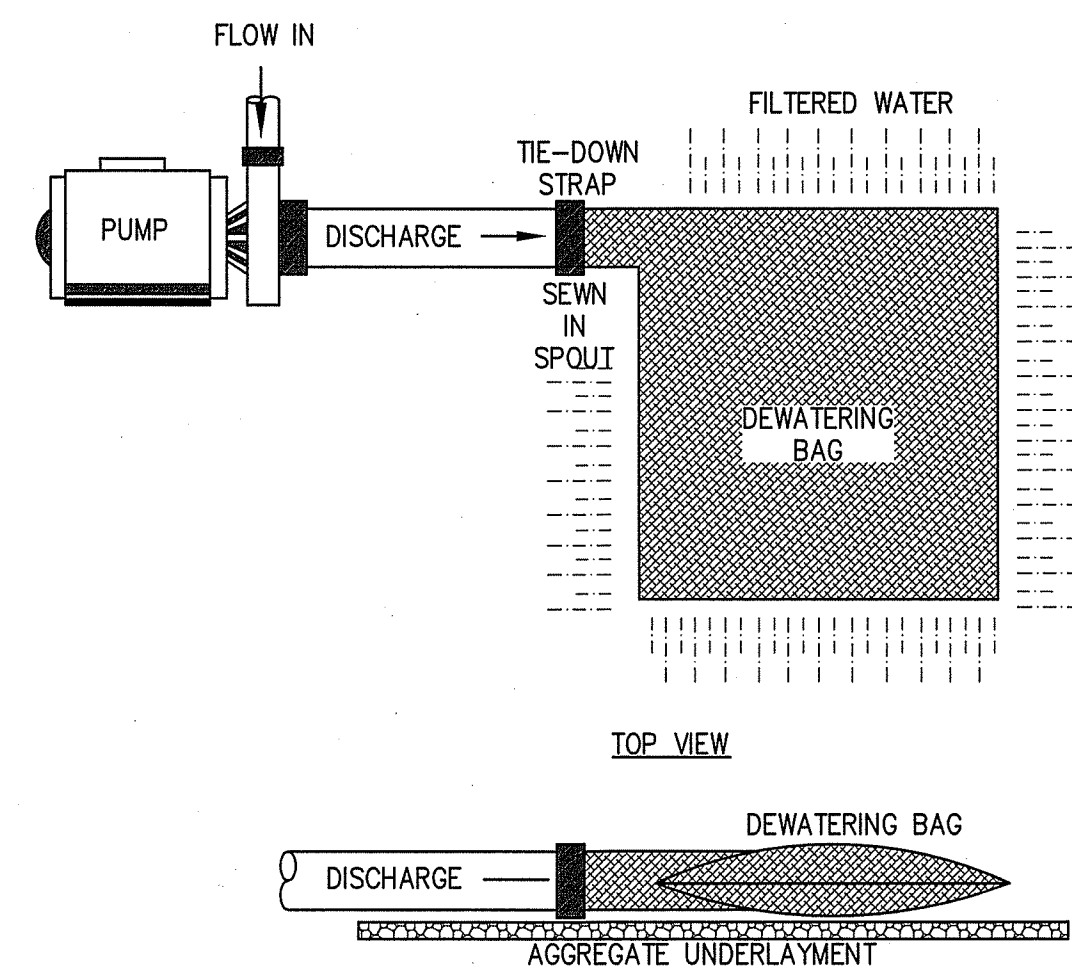
SILT SACK SEDIMENT TRAP
(NOT TO SCALE)



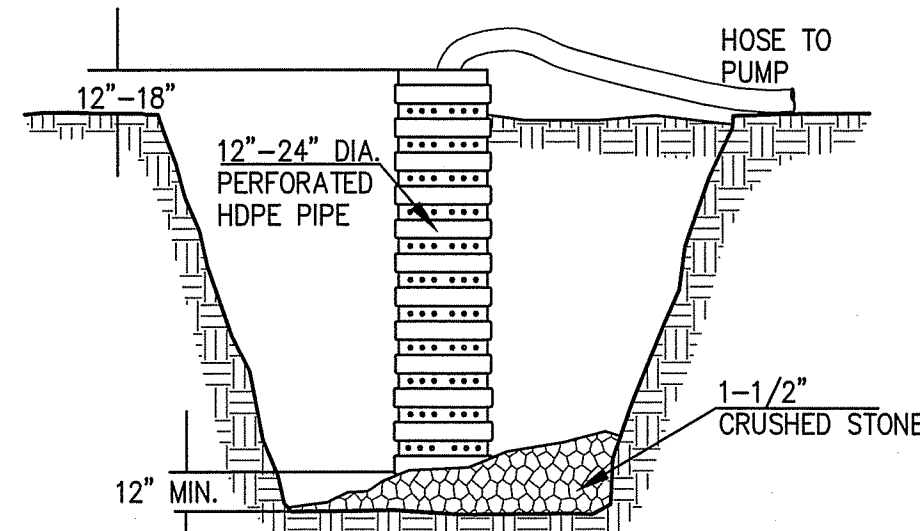
ORDINARY LOAM AND SEED
(NOT TO SCALE)



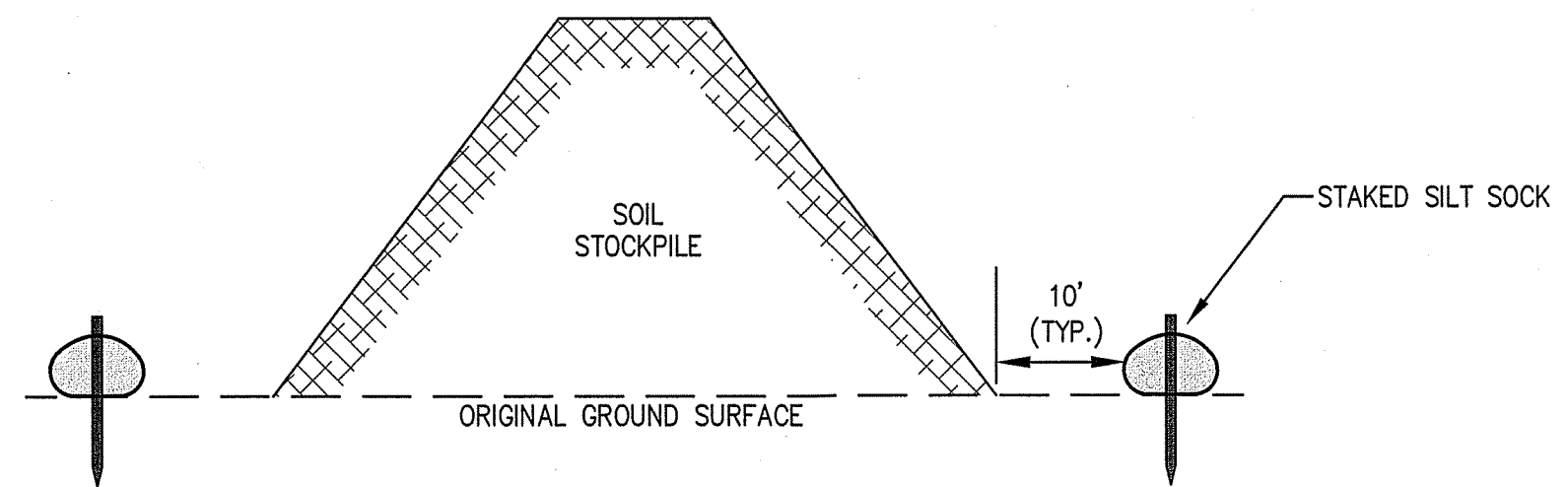
MULCH SOCK
(NOT TO SCALE)



DEWATERING BAG DETAIL
(NOT TO SCALE)



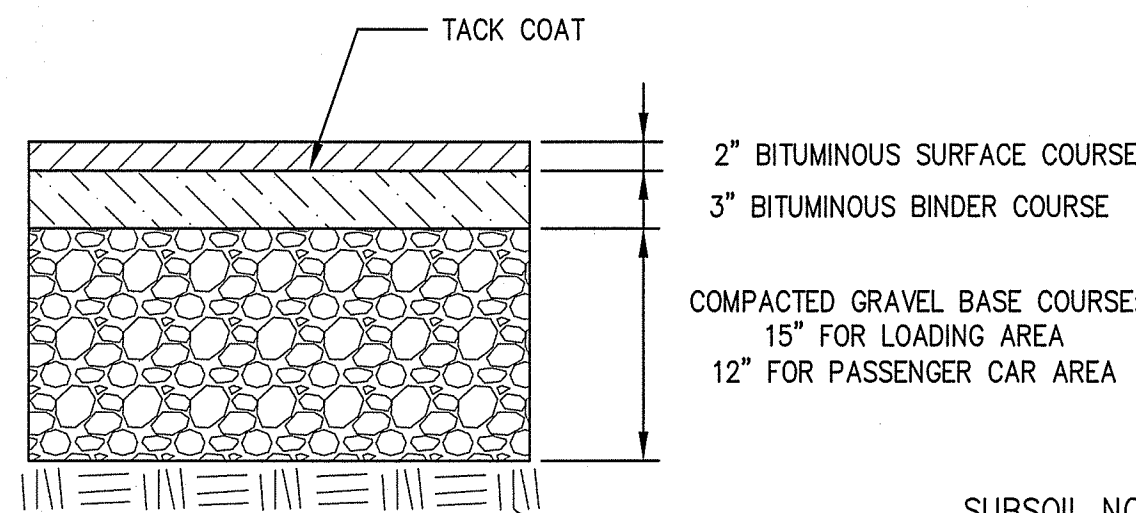
NOTE:
COORDINATE WITH LSP IF DEWATERING WITHIN A.U.L. AREAS



- NOTES:**
1. SILT SOCK TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE IF ON LEVEL GROUND OR TO EXTEND AROUND DOWNGRADIENT PORTION STOCKPILE IS ON SLOPE.
 2. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS IT SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET OR SEED (IF LOAM).
 3. INSPECTION OF SILT SOCKS SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2". REPAIR OR REPLACEMENT OF SILT SOCK SHALL BE MADE PROMPTLY AS NEEDED.
 4. SEDIMENT TRAPPED BY SILT SOCKS SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN SEDIMENT DEPTH REACHES 12".
 5. SILT SOCKS SHALL BE MAINTAINED UNTIL STOCKPILE IS ELIMINATED.

TEMPORARY SOIL STOCKPILE
(NOT TO SCALE)

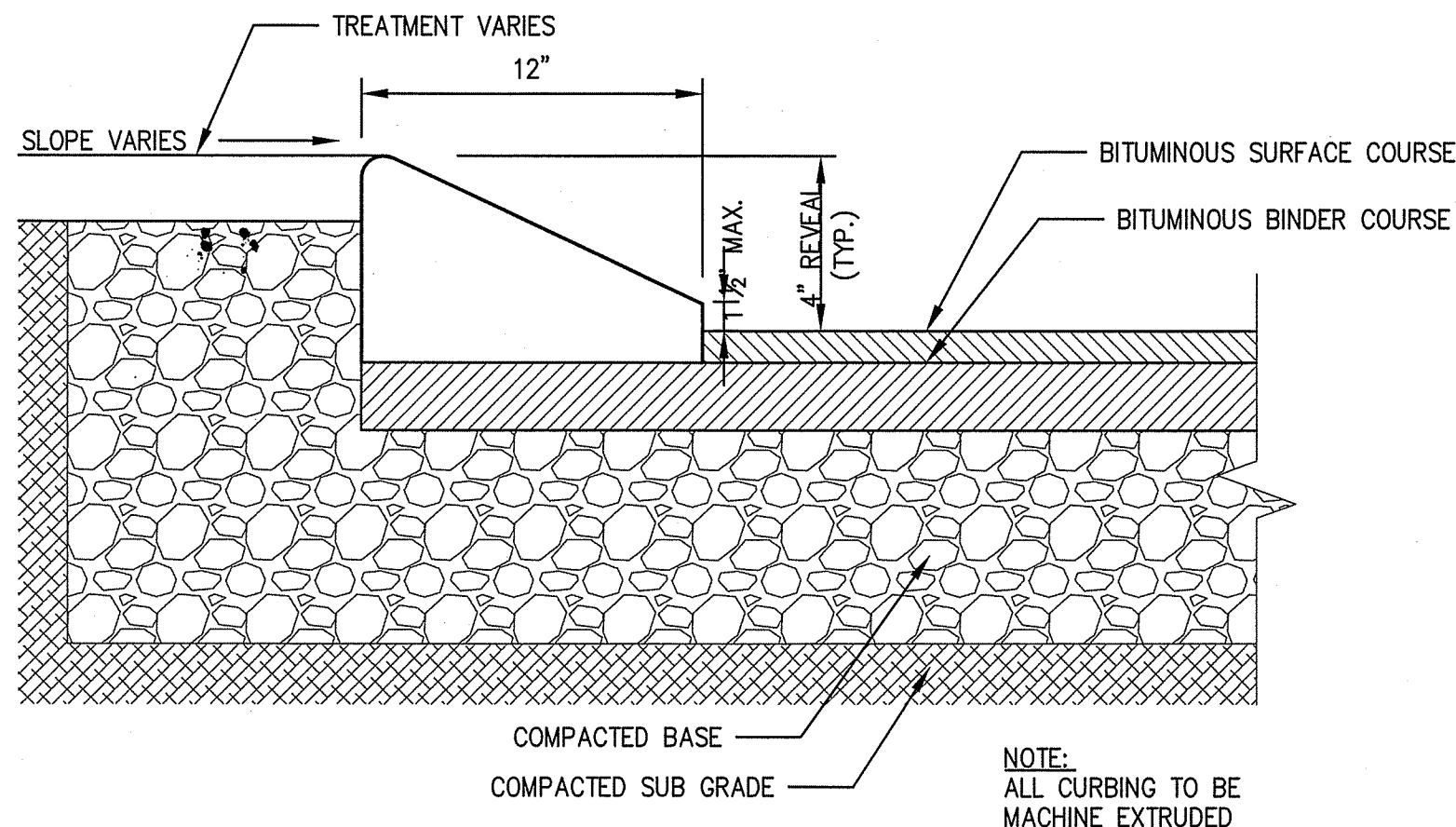
NO.	REVISIONS		DATE
	DESCRIPTION		



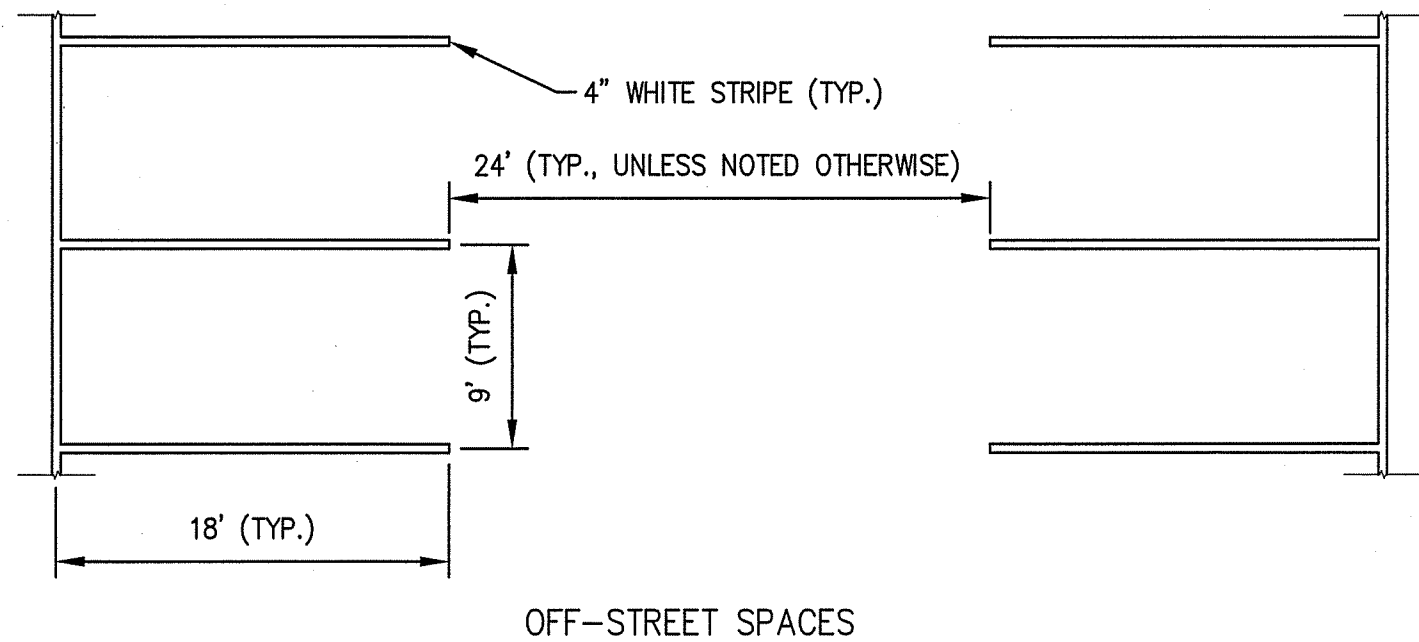
PAVING NOTES:
1. PAVEMENT SHALL BE TYPE 1, CLASS 1 BITUMINOUS CONCRETE
2. PAVEMENT THICKNESS AFTER ROLLING

SUBSOIL NOTE:
SUBSOILS TO BE INSPECTED PRIOR TO INSTALLATION OF PAVEMENT SUBBASE. IF UNCOMPACTED FILL OR UNSUITABLE SOIL IS PRESENT IT SHALL BE REMOVED TO UNDISTURBED NATIVE SOIL AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% R.C.

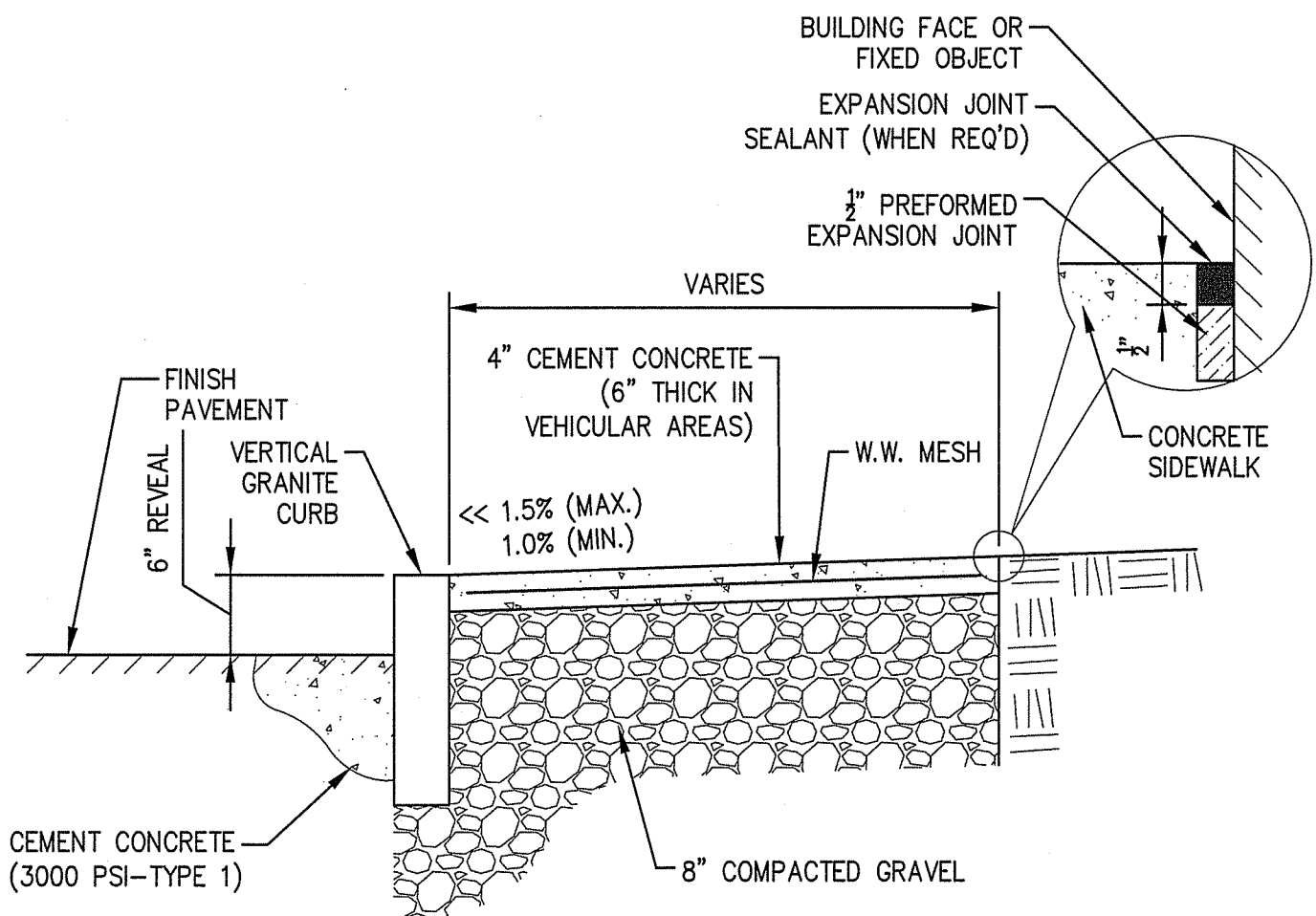
TYPICAL PAVEMENT SECTION
(NOT TO SCALE)



CAPE COD BERM (CCB)
(NOT TO SCALE)

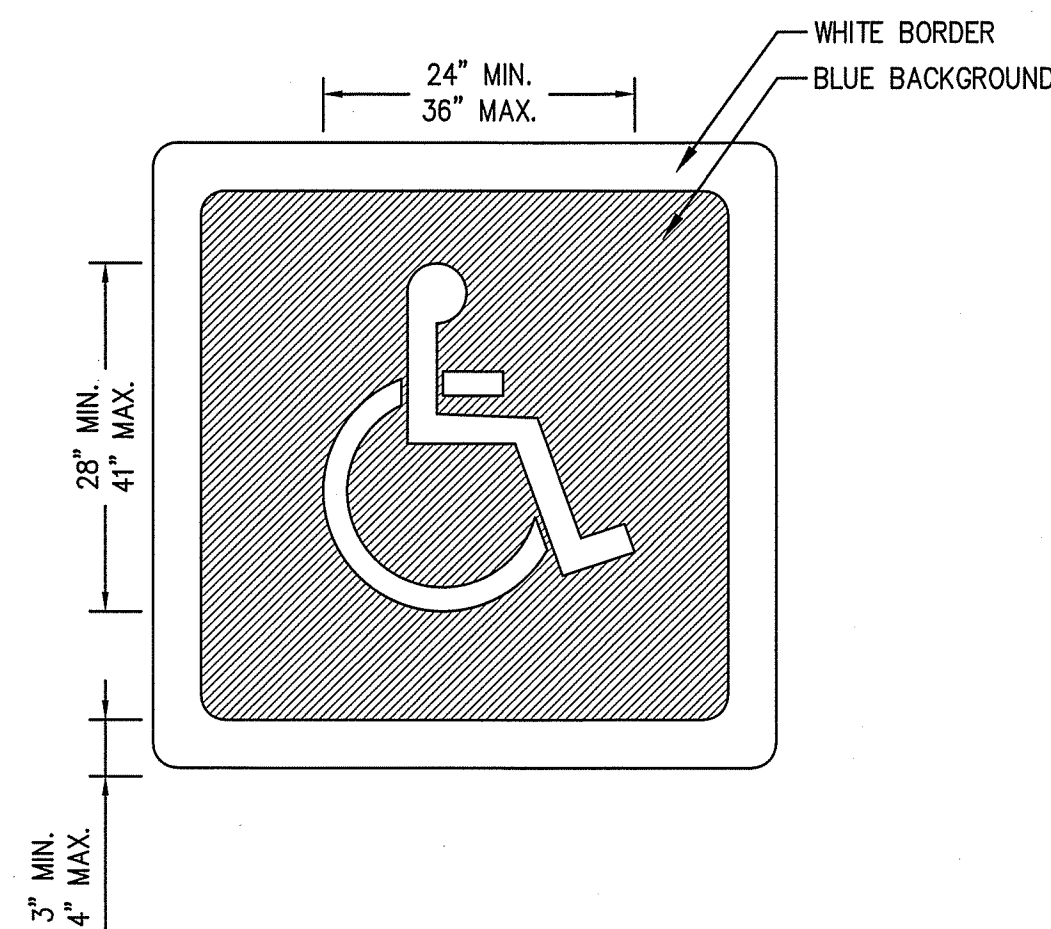


PARKING SPACE STRIPING
(NOT TO SCALE)



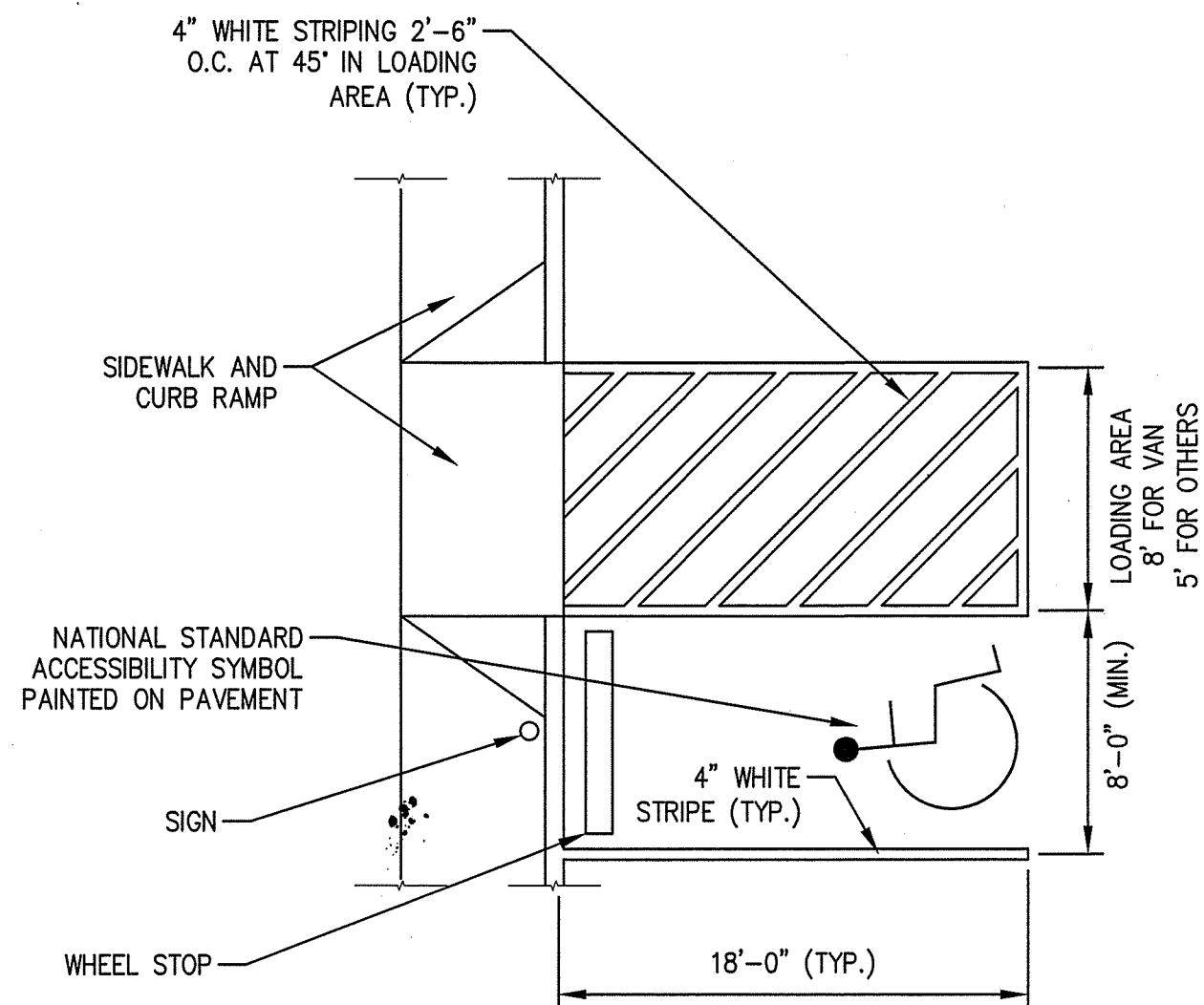
NOTES:
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-MOULDED JOINT FILLER.
2. PROVIDE CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CEMENT CONCRETE SHALL BE 4,000 PSI-TYPE II.

CONCRETE SIDEWALK
(NOT TO SCALE)



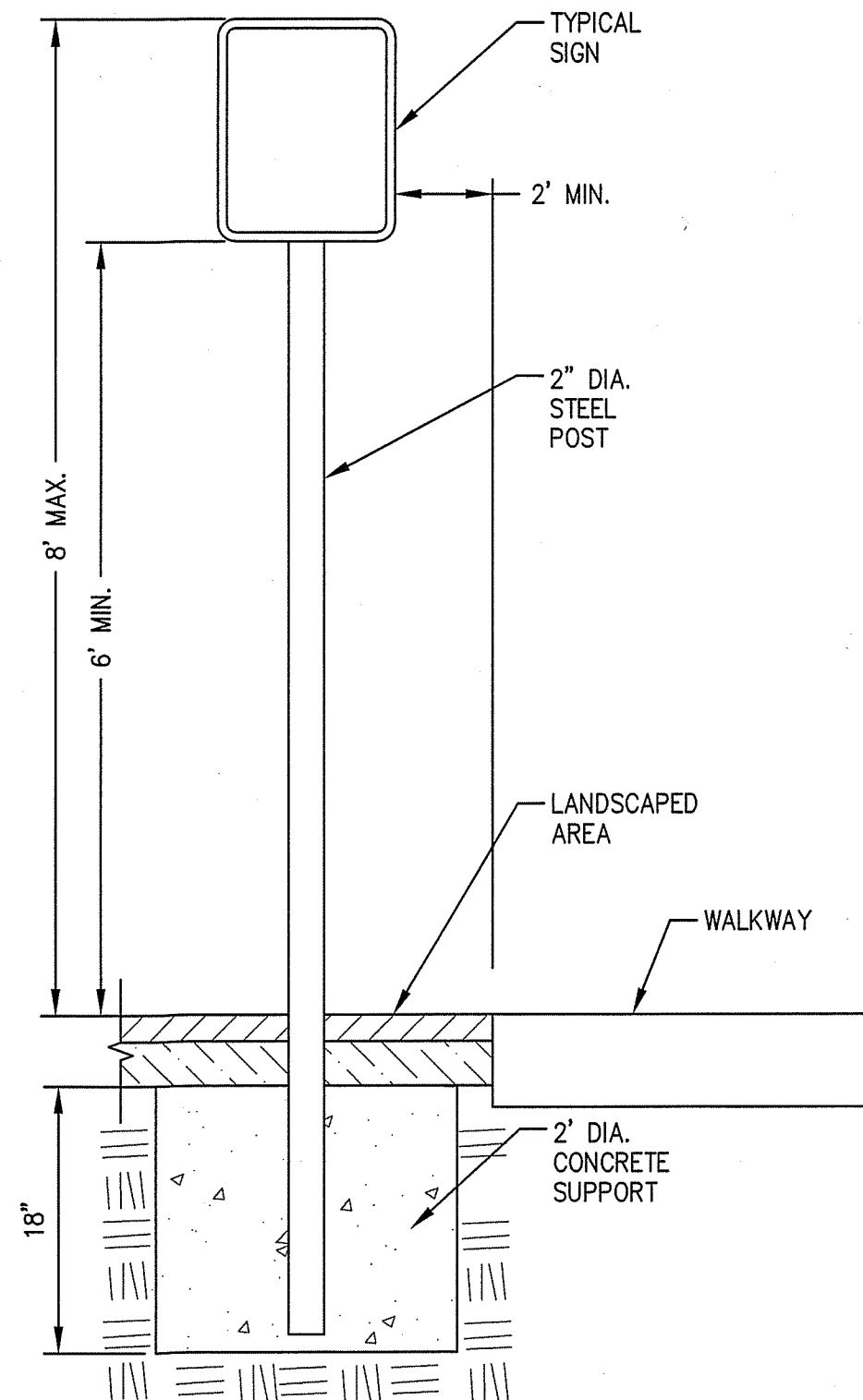
NOTE:
1. THE STROKE WIDTH OF THE PAINTED SYMBOL AND THE WHITE BORDER MUST BE A MINIMUM THICKNESS OF 3", WITH A MAXIMUM THICKNESS OF 4".
2. BLUE BACKGROUND AND WHITE BORDER ARE OPTIONAL.

INTERNATIONAL ACCESSIBILITY PARKING SPACE SYMBOL
(NOT TO SCALE)



NOTE:
1. PAVEMENT MAX SLOPE 2% IN ALL DIRECTIONS.

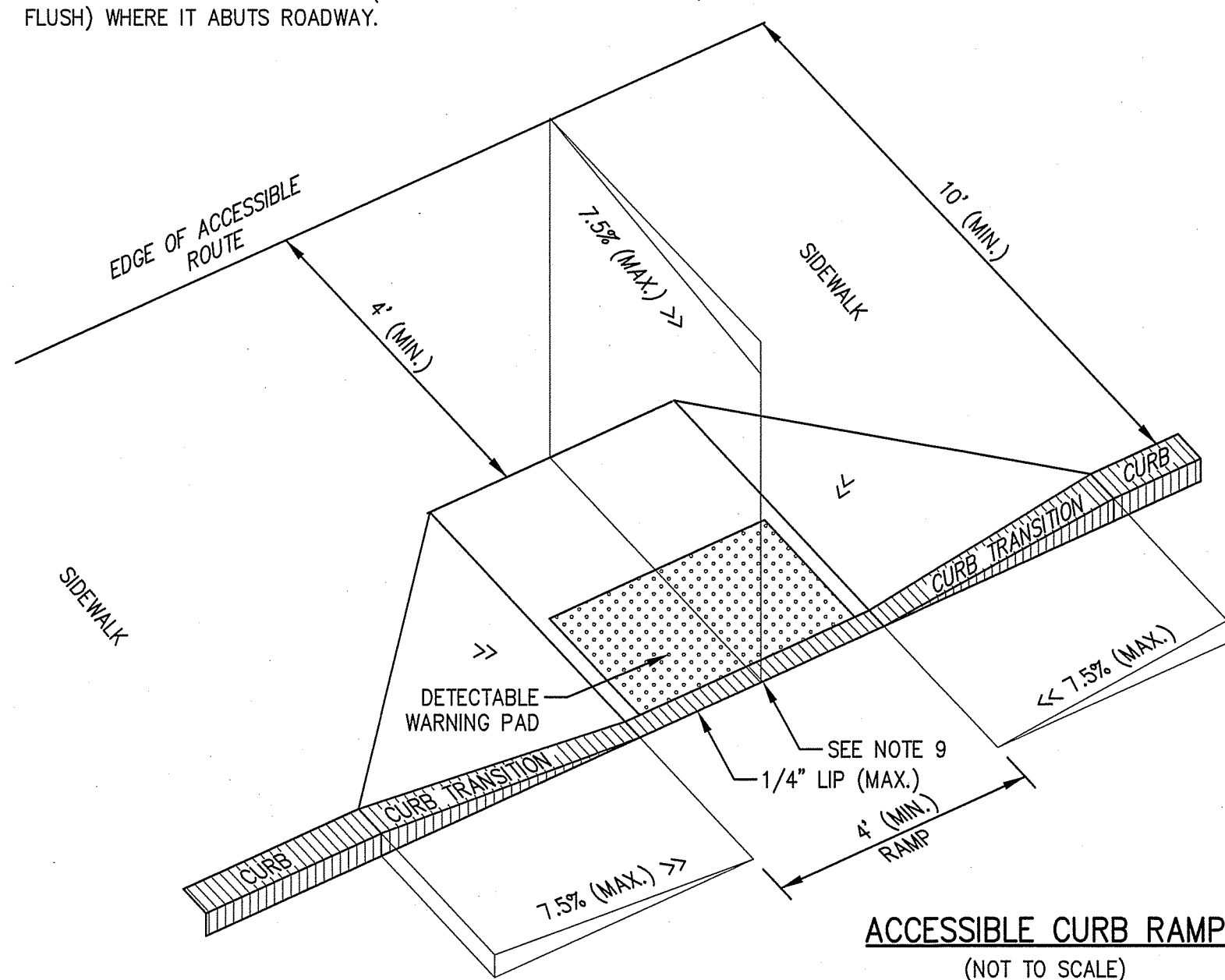
ACCESSIBLE PARKING SPACE
(NOT TO SCALE)



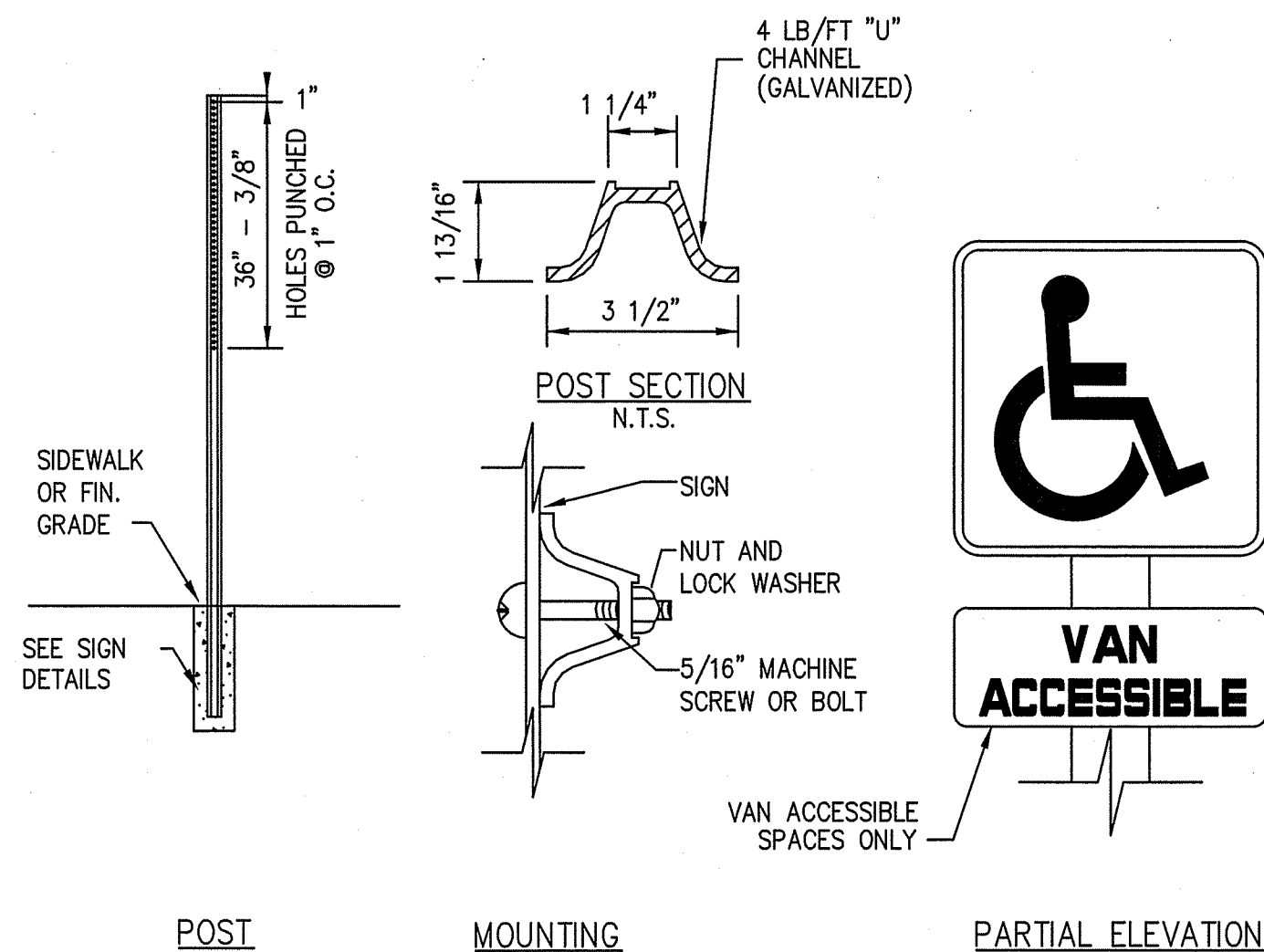
FOR SIGNS
IN LANDSCAPE AREAS

SIGN POST
(NOT TO SCALE)

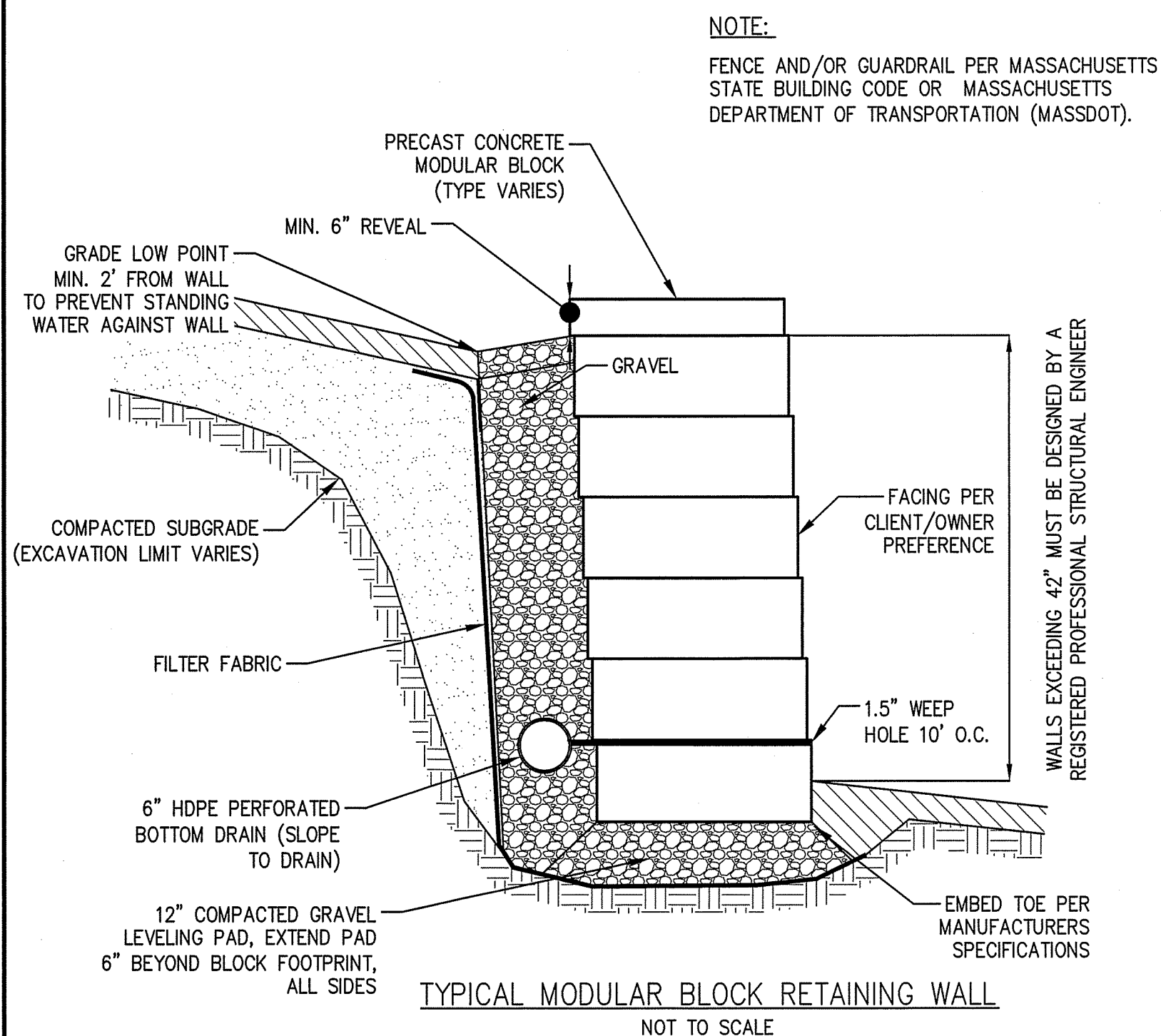
NOTES:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1 1/2% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED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



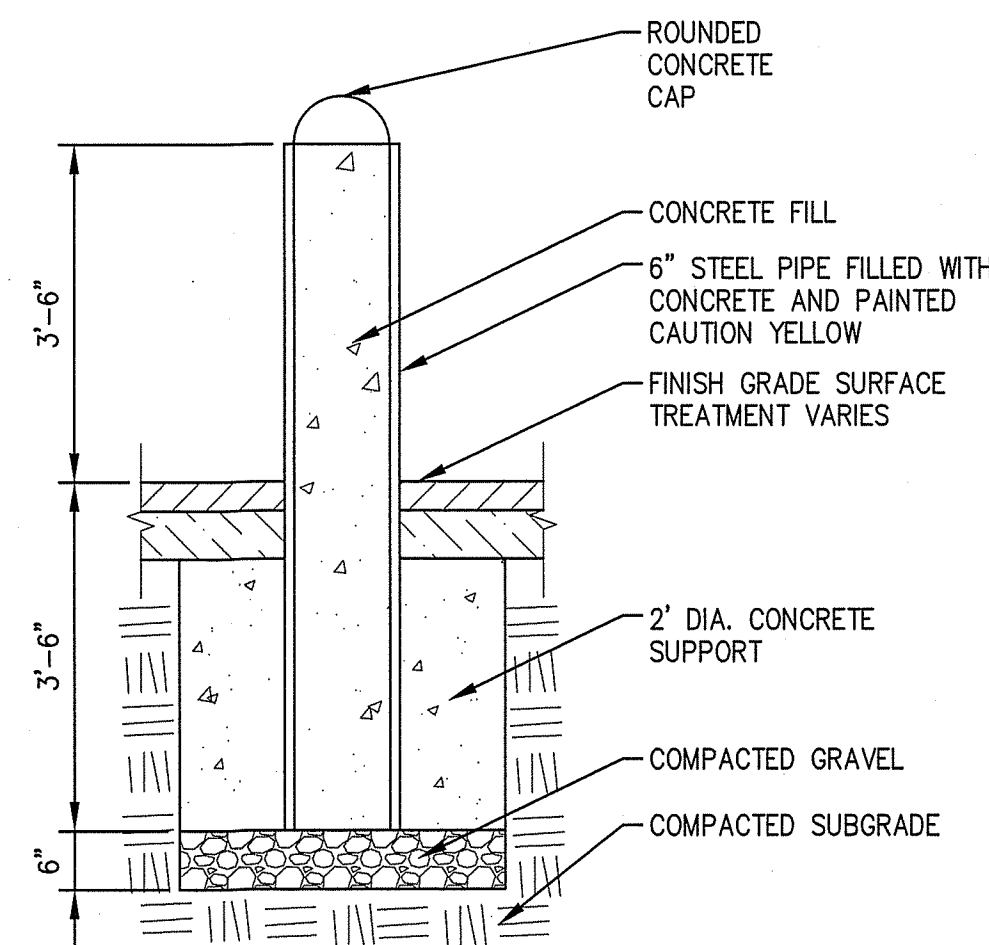
ACCESSIBLE CURB RAMP
(NOT TO SCALE)



ACCESSIBLE PARKING SPACE SIGN
(NOT TO SCALE)

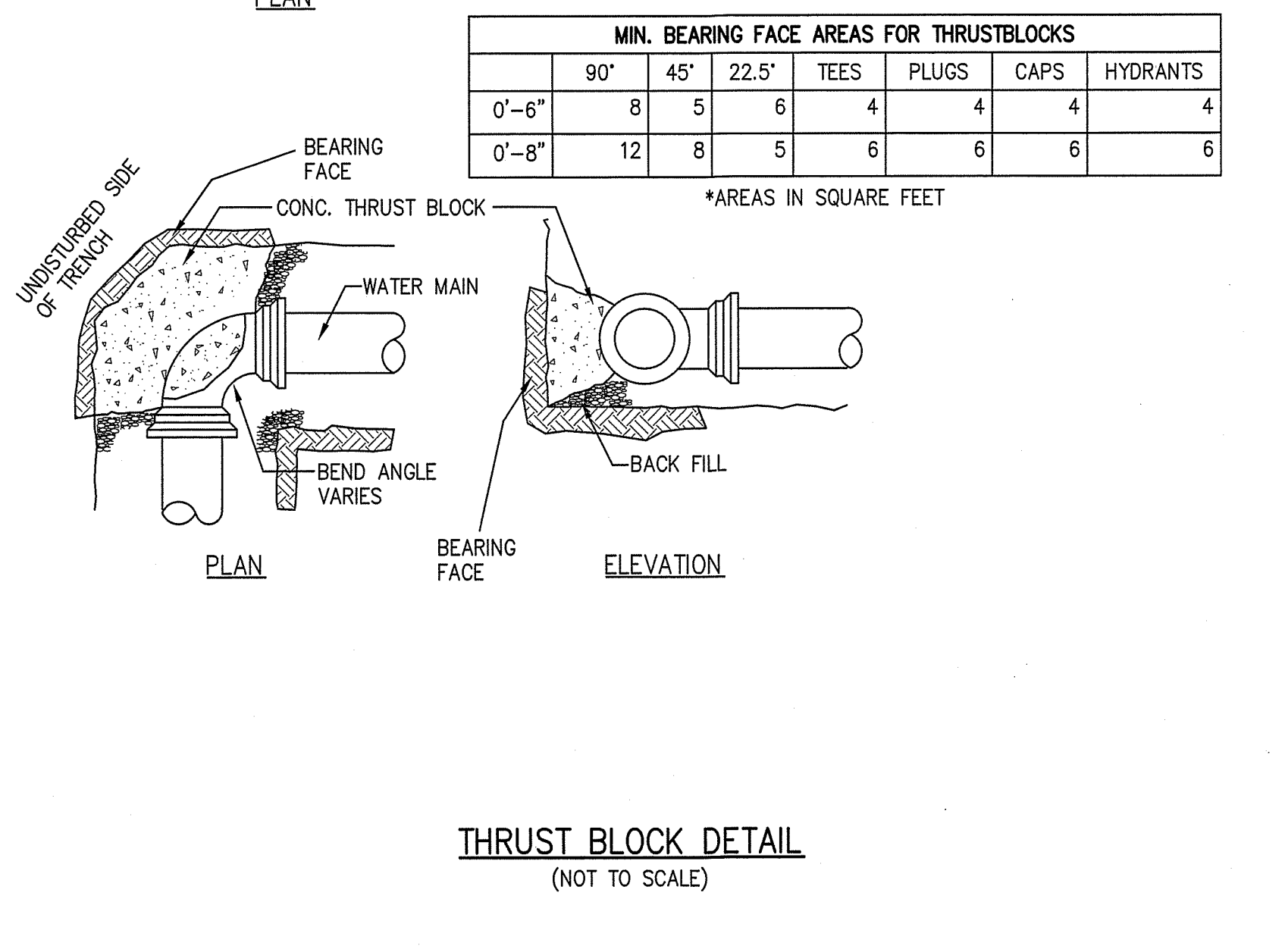
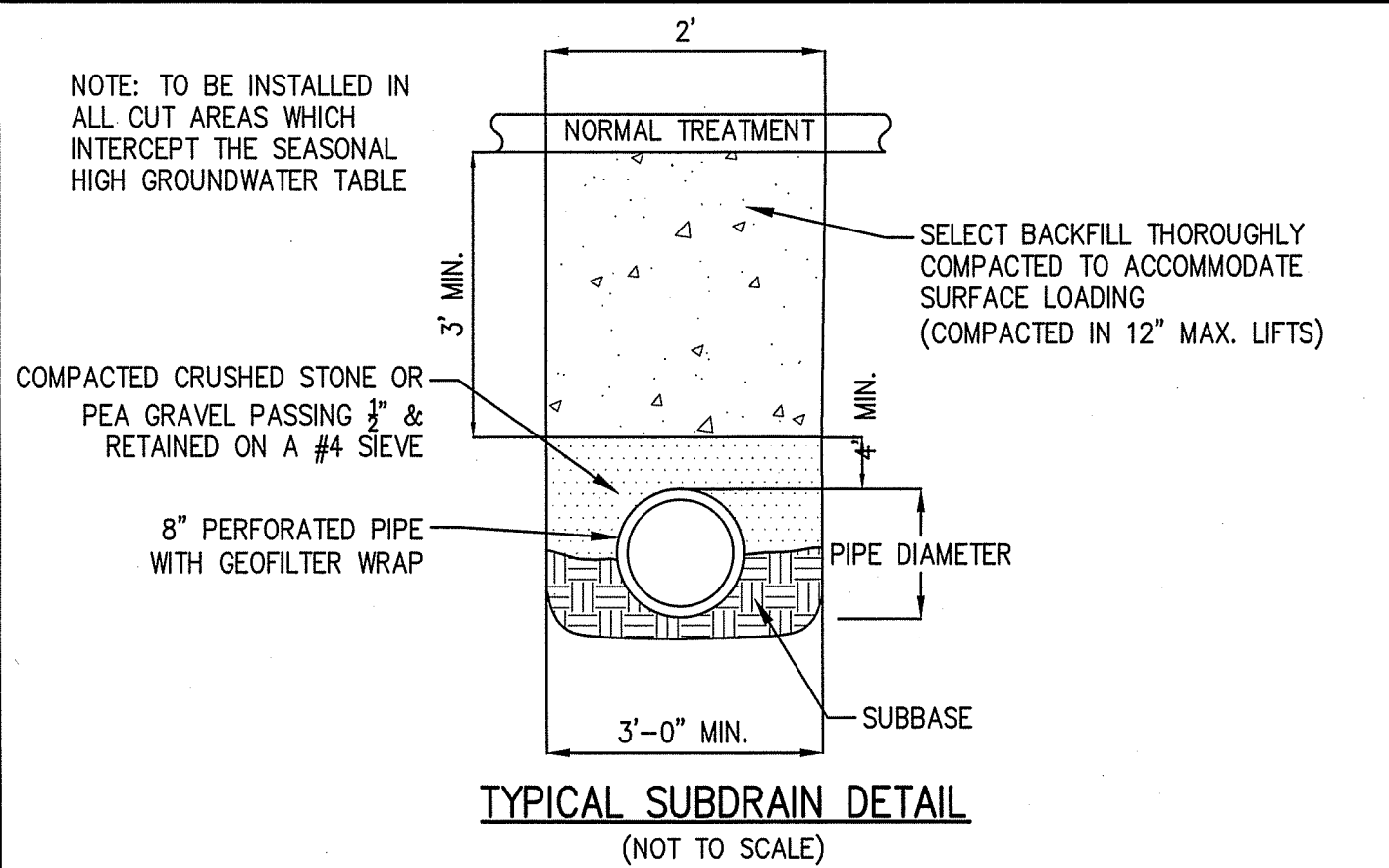
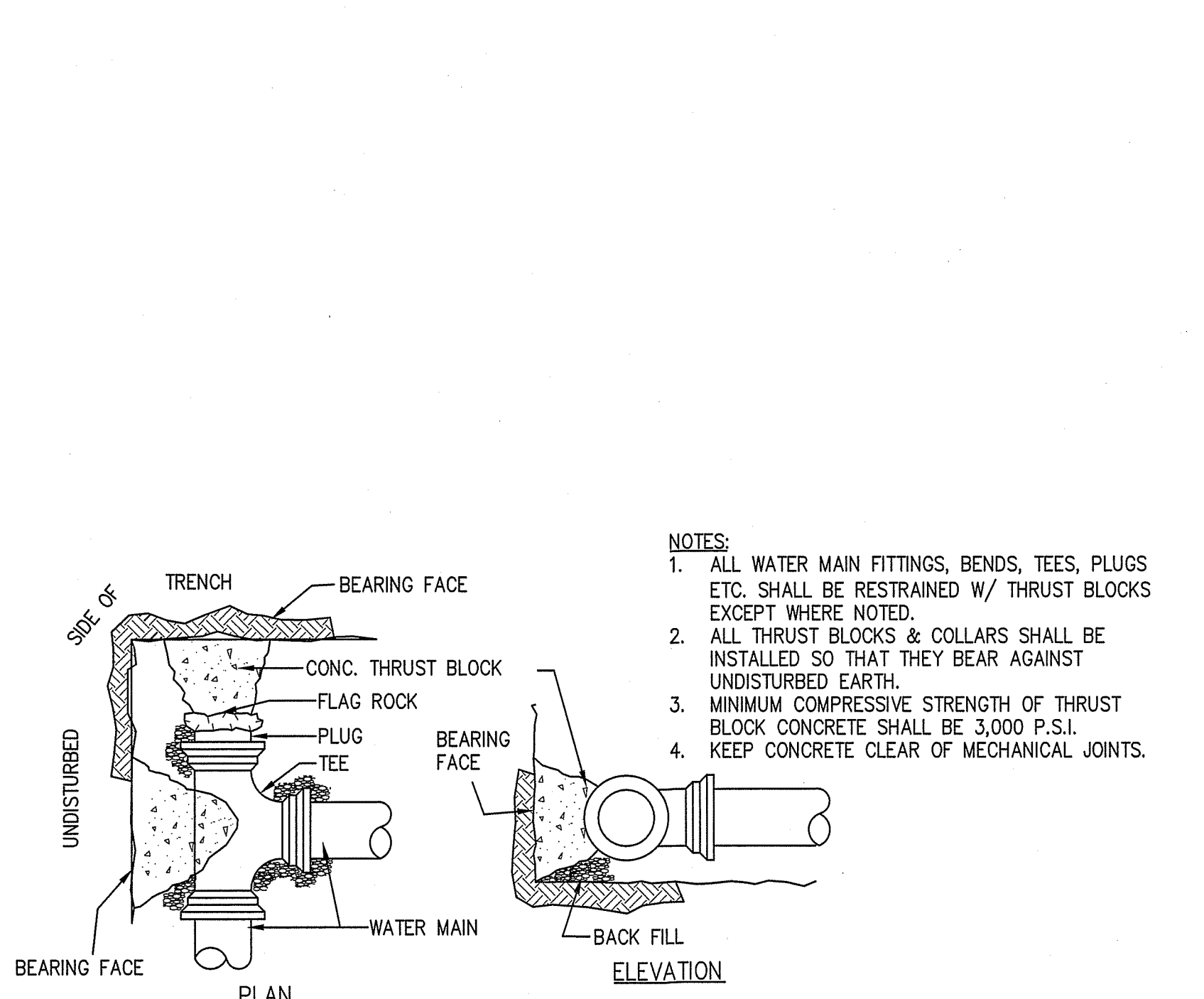
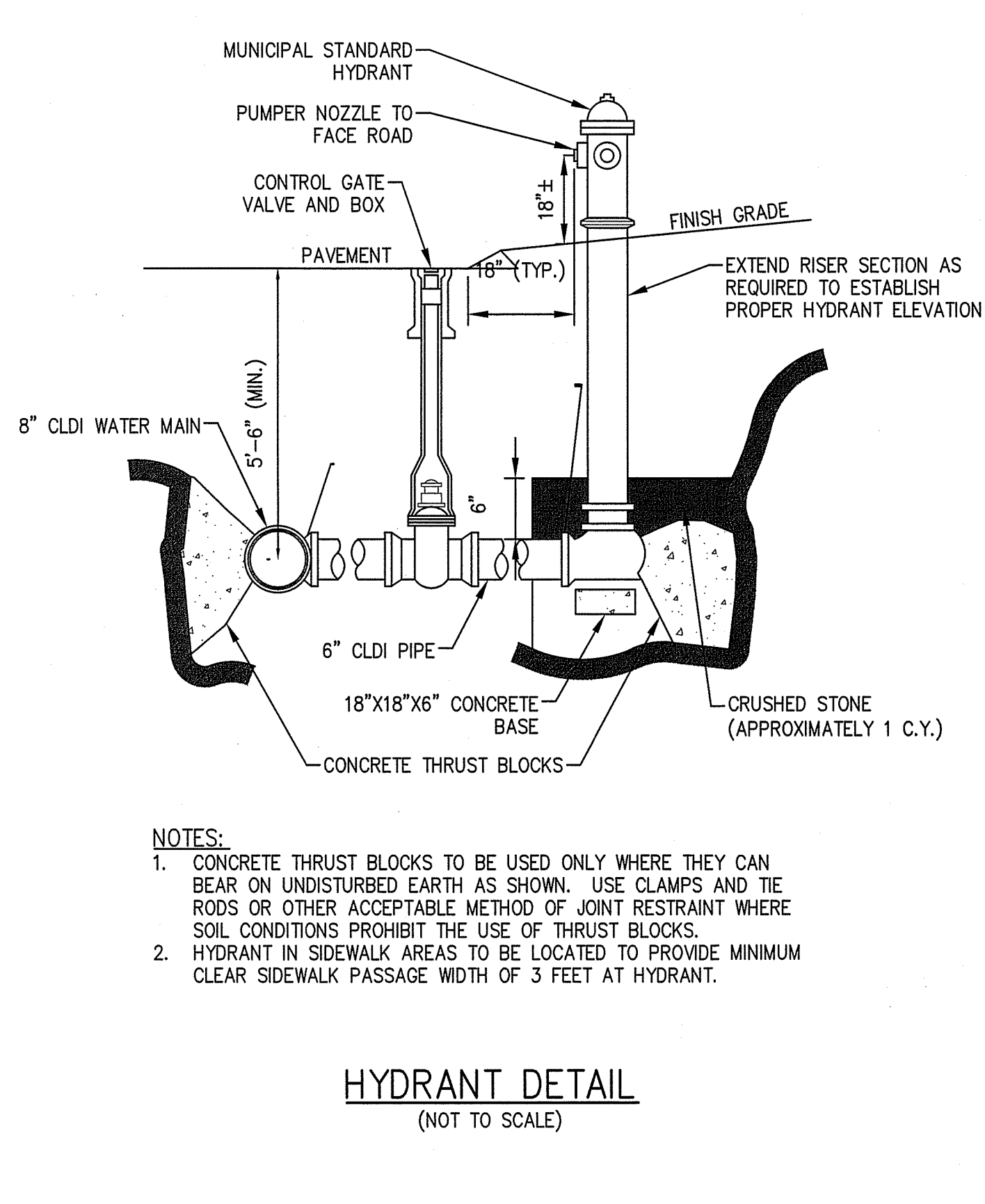
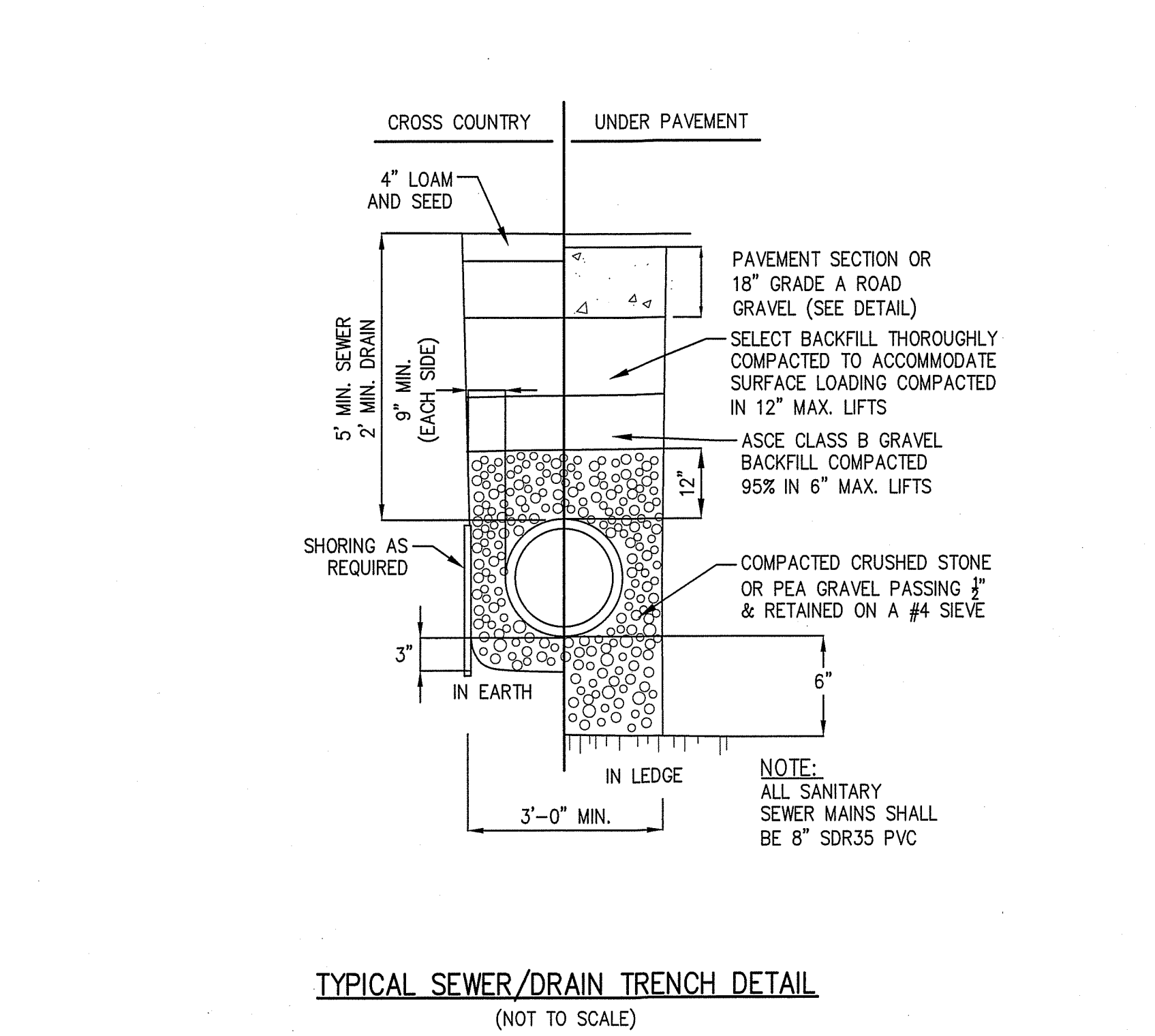
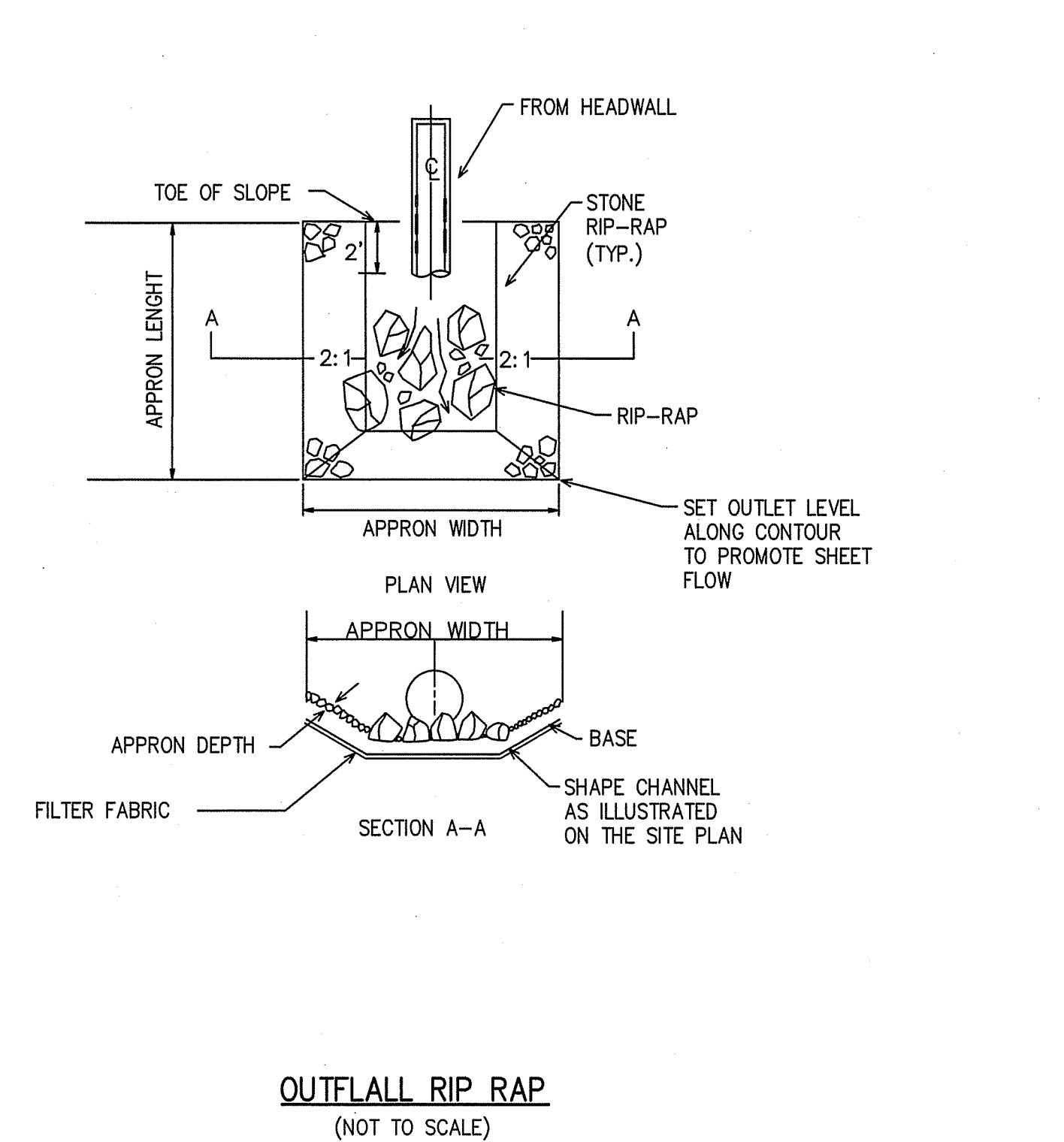


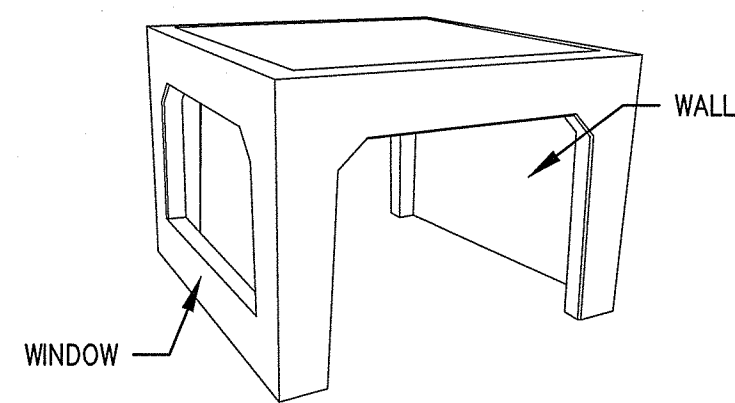
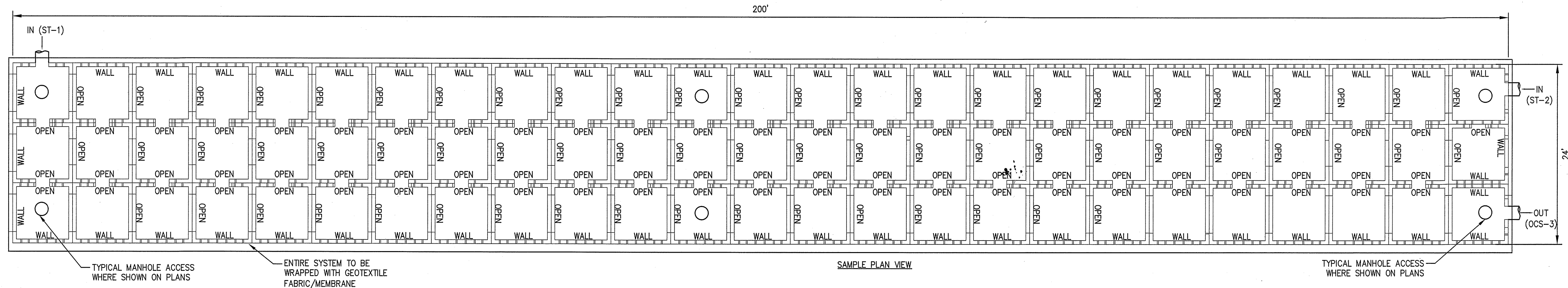
TYPICAL MODULAR BLOCK RETAINING WALL
(NOT TO SCALE)



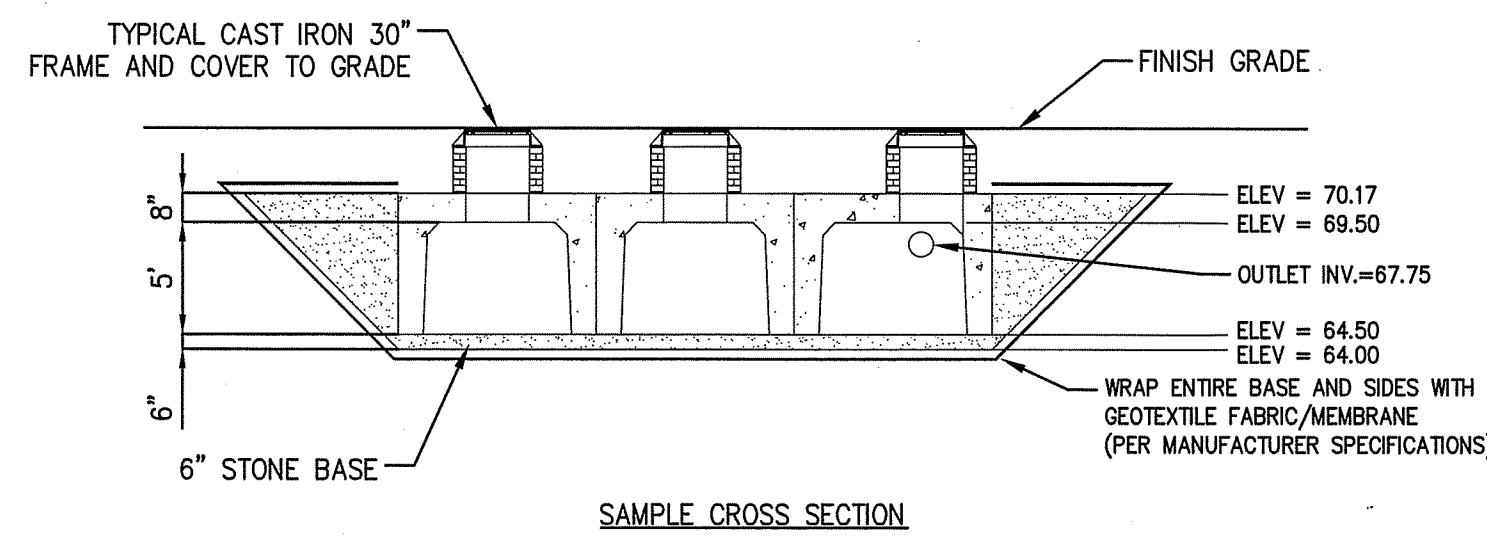
BOLLARD
(NOT TO SCALE)

NO.	REVISIONS	
	DESCRIPTION	DATE



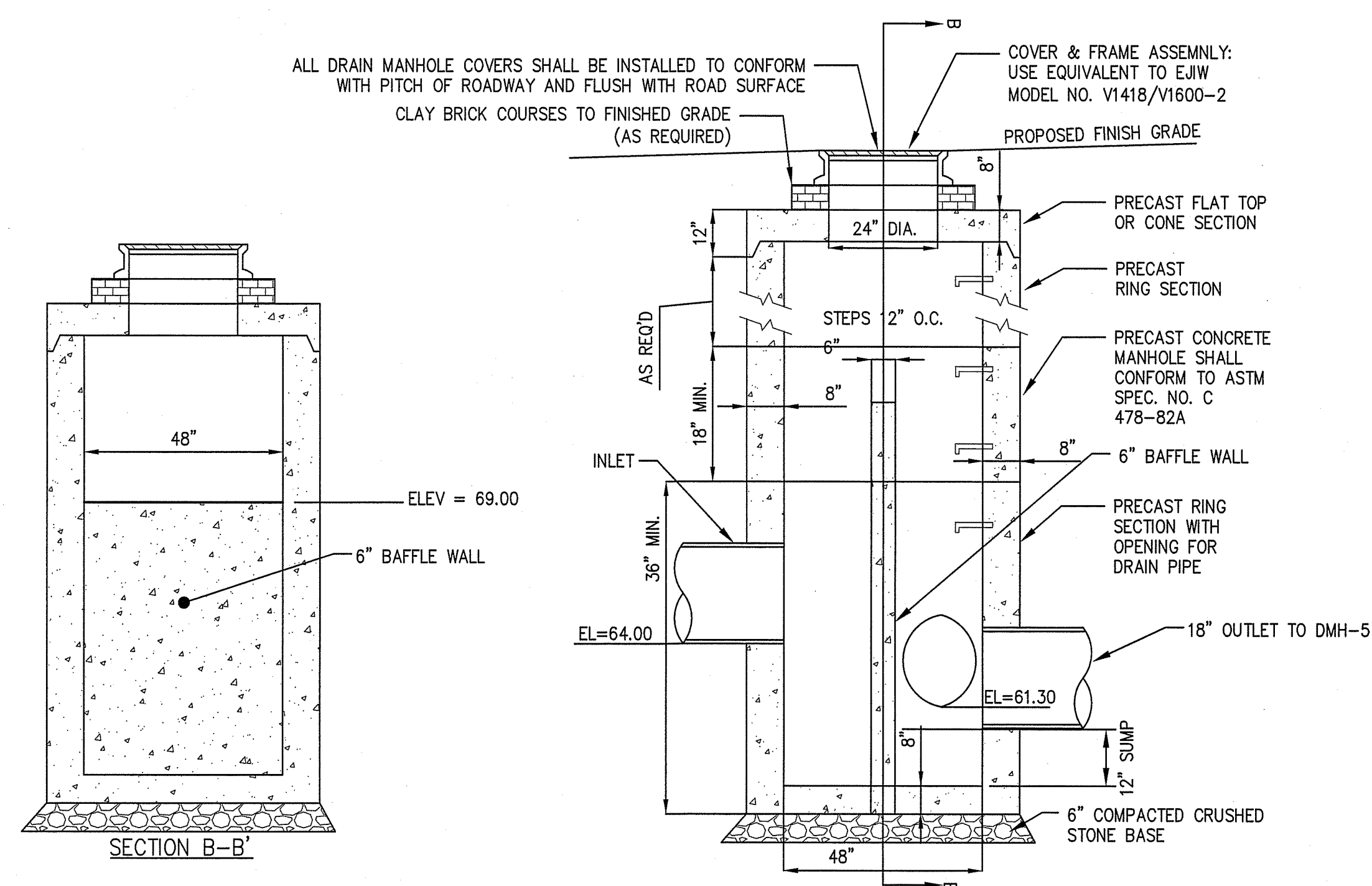


RETAIN-IT CHAMBER COMPONENT DETAIL
(NOT TO SCALE)

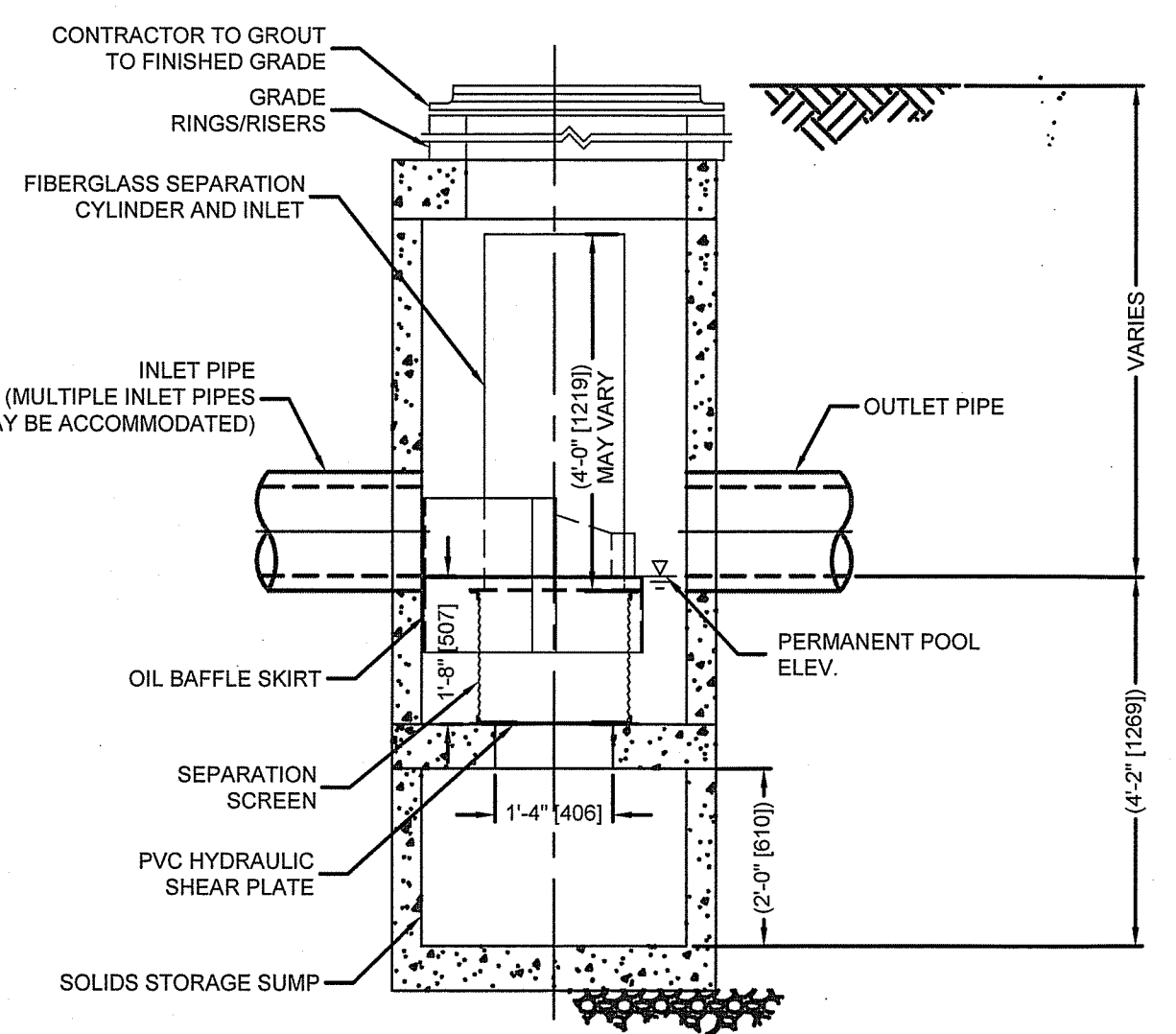
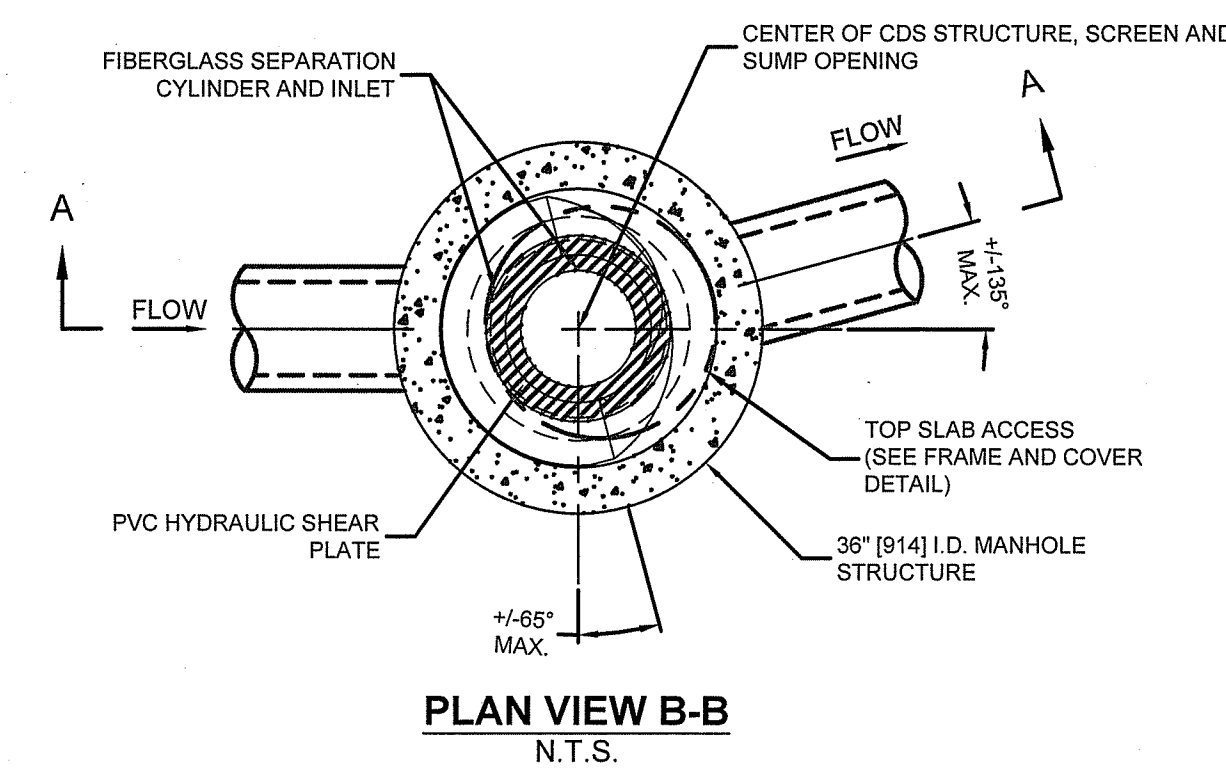


SUBSURFACE RETENTION SYSTEM (P3) (RETAIN-IT MODULES)
(NOT TO SCALE)

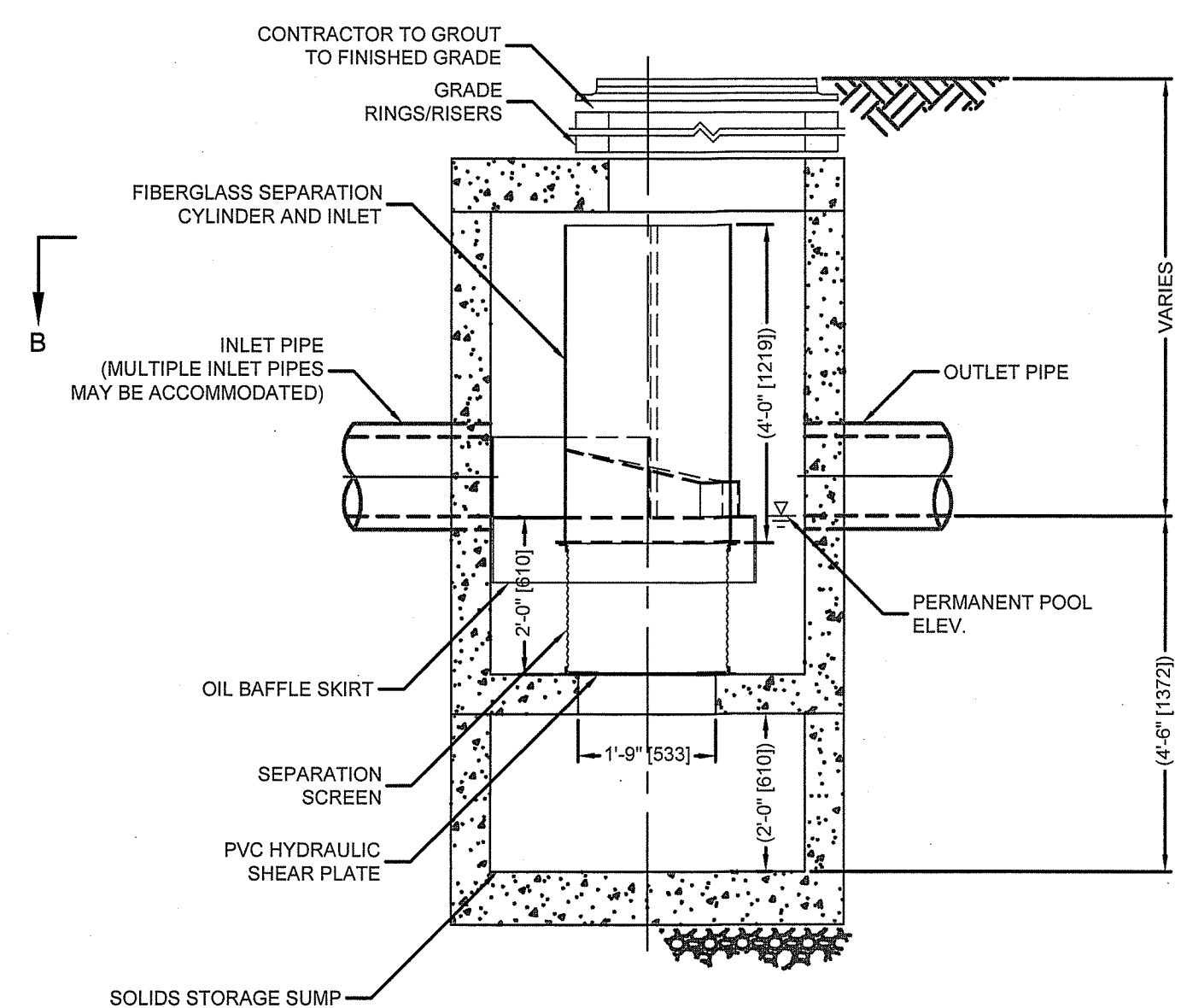
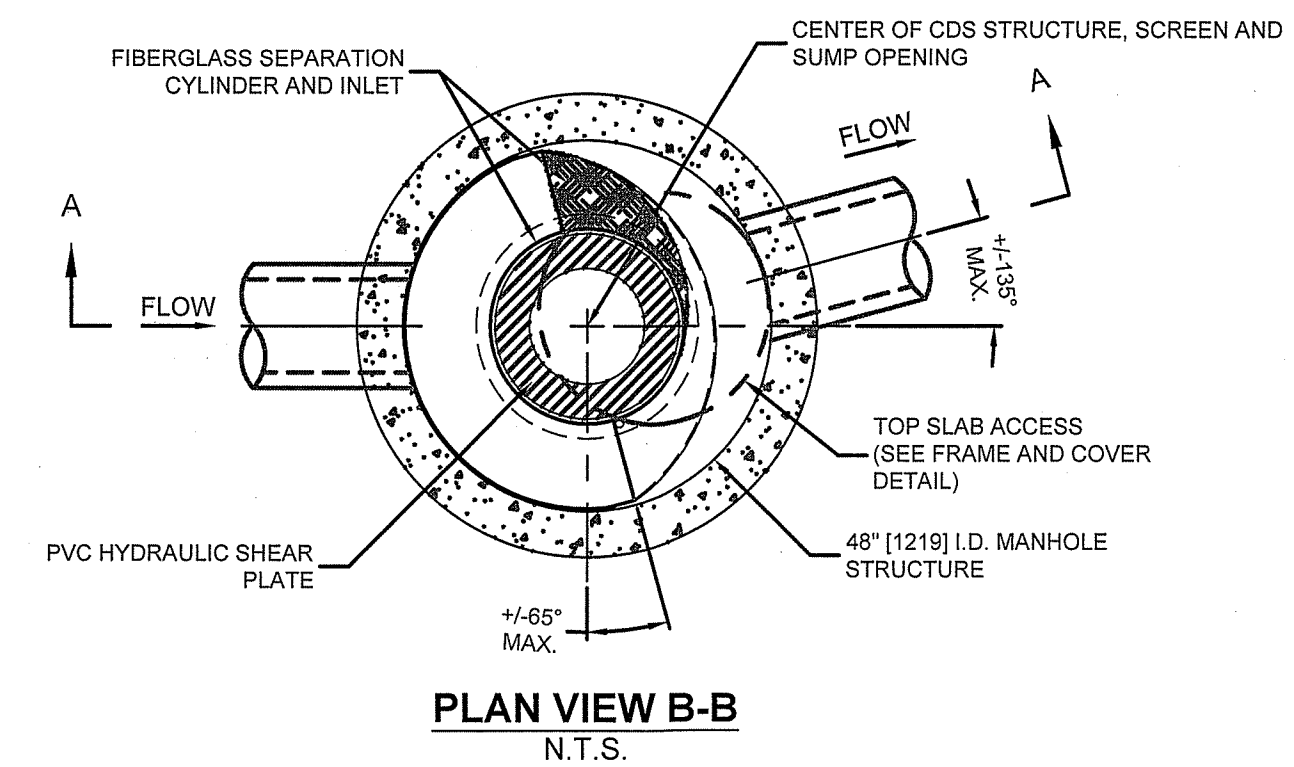
100-YEAR STORM ELEV. = 69.12
10-YEAR STORM ELEV. = 69.99
2-YEAR STORM ELEV. = 65.50



OUTLET CONTROL STRUCTURE (OCS-3)
(NOT TO SCALE)

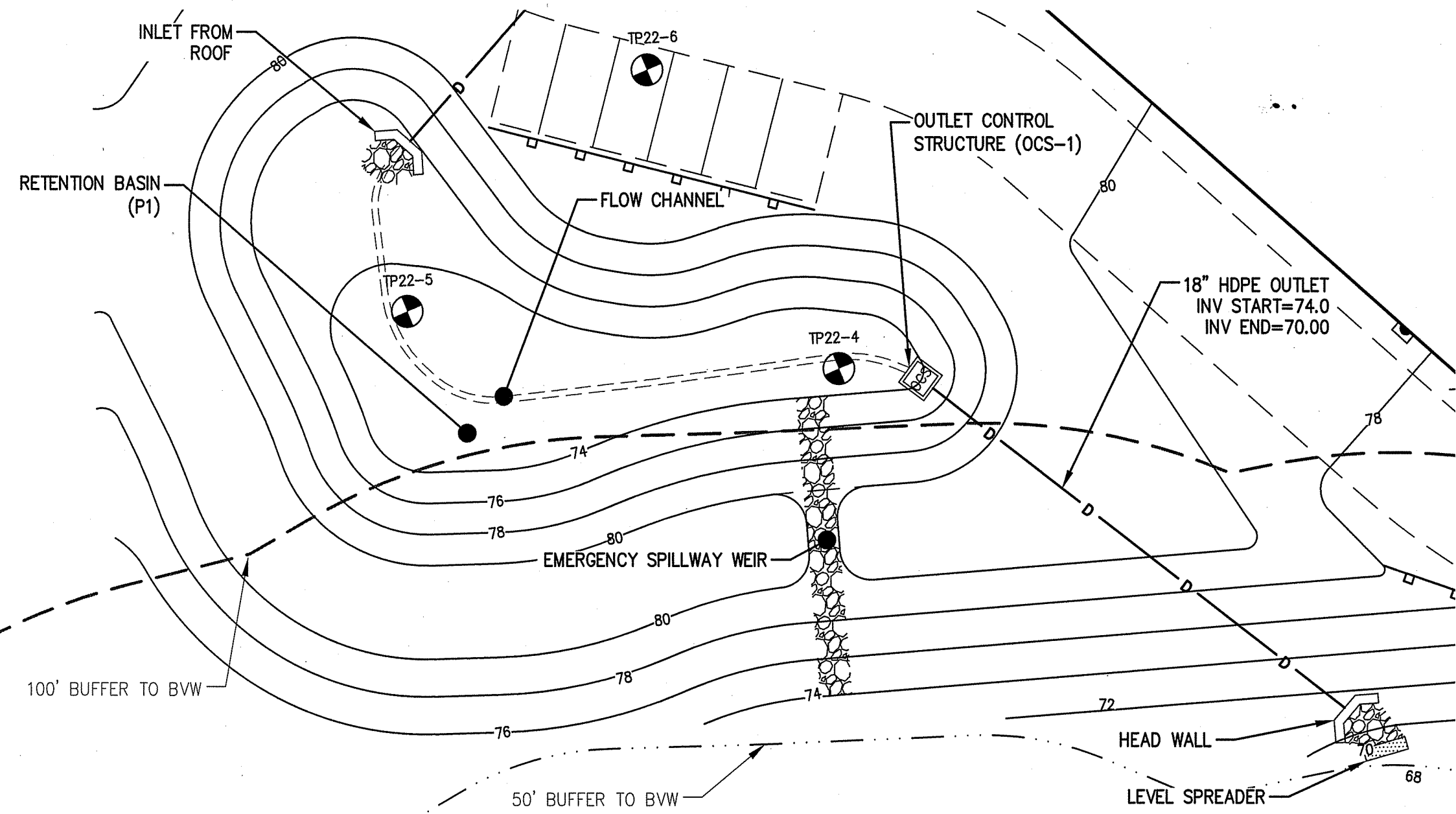


ELEVATION A-A
N.T.S.
CONTECH CDS1515-3-C (ST-1)
(NOT TO SCALE)



ELEVATION A-A
N.T.S.
CONTECH CDS2015-4-C (ST-2)
(NOT TO SCALE)

NO.	DESCRIPTION	DATE

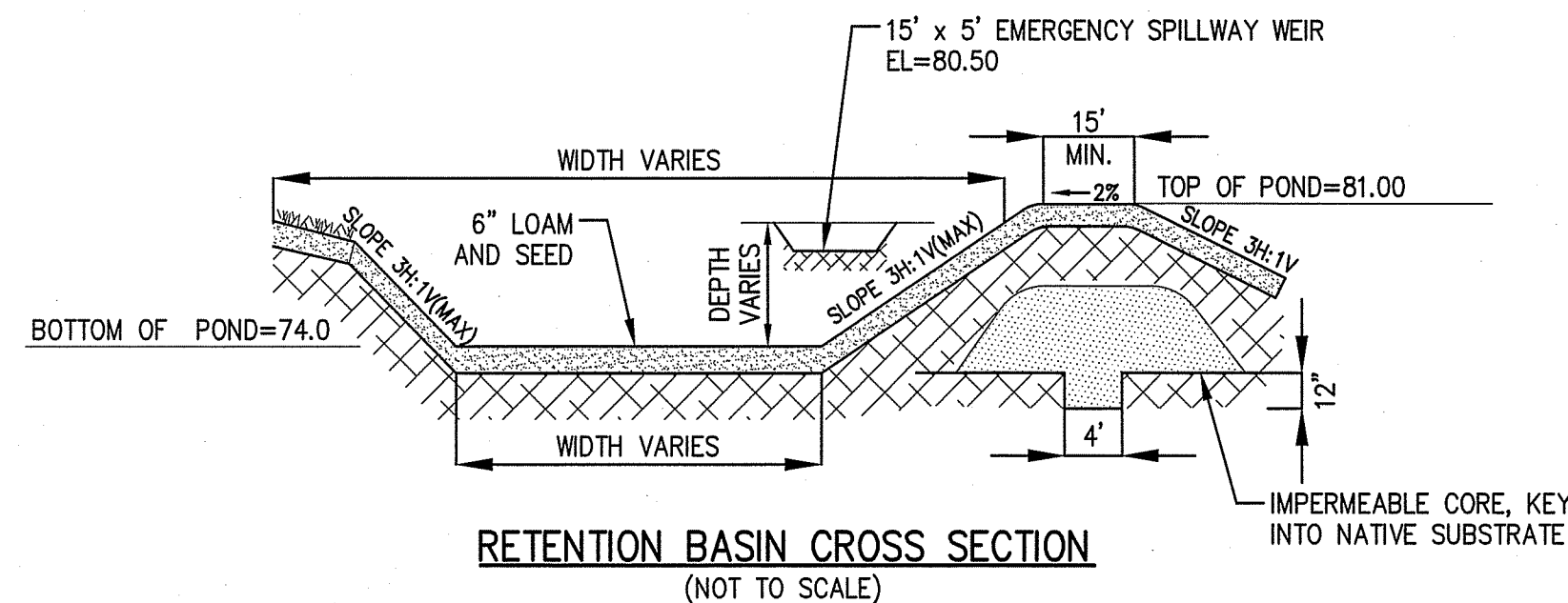


RETENTION BASIN (P1)

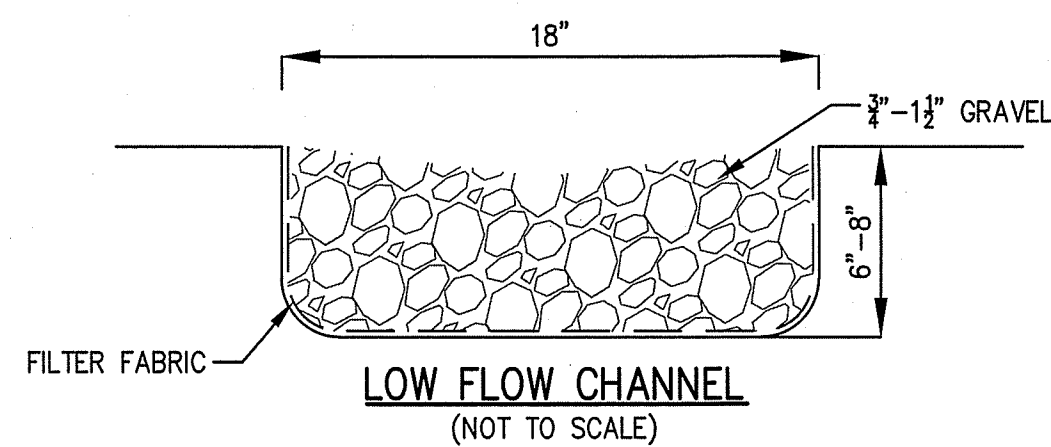
CONSTRUCTION INSPECTION NOTE:

AT LEAST 48-HOURS PRIOR TO FINALIZING BASIN GRADING AND STABILIZATION, CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER AND METHUEN CITY ENGINEER THAT THE BOTTOM OF BASIN BED IS READY FOR INSPECTION. THE BASIN BOTTOM SHOULD BE SCARIFIED, FREE OF BEDROCK AND STONES OVER 6 INCHES DIAMETER.

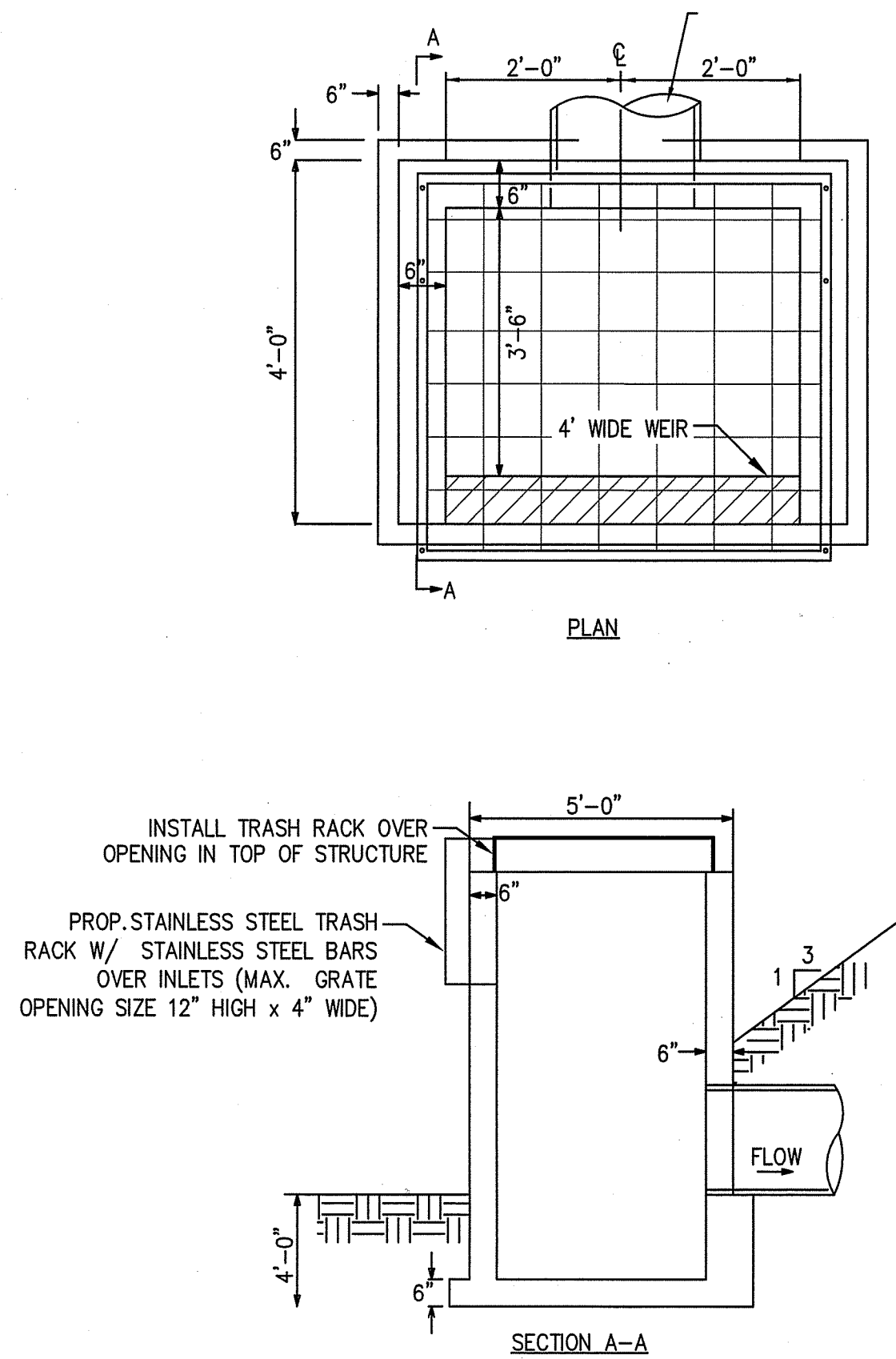
100-YEAR STORM ELEV. = 80.39
10-YEAR STORM ELEV. = 79.26
2-YEAR STORM ELEV. = 77.29



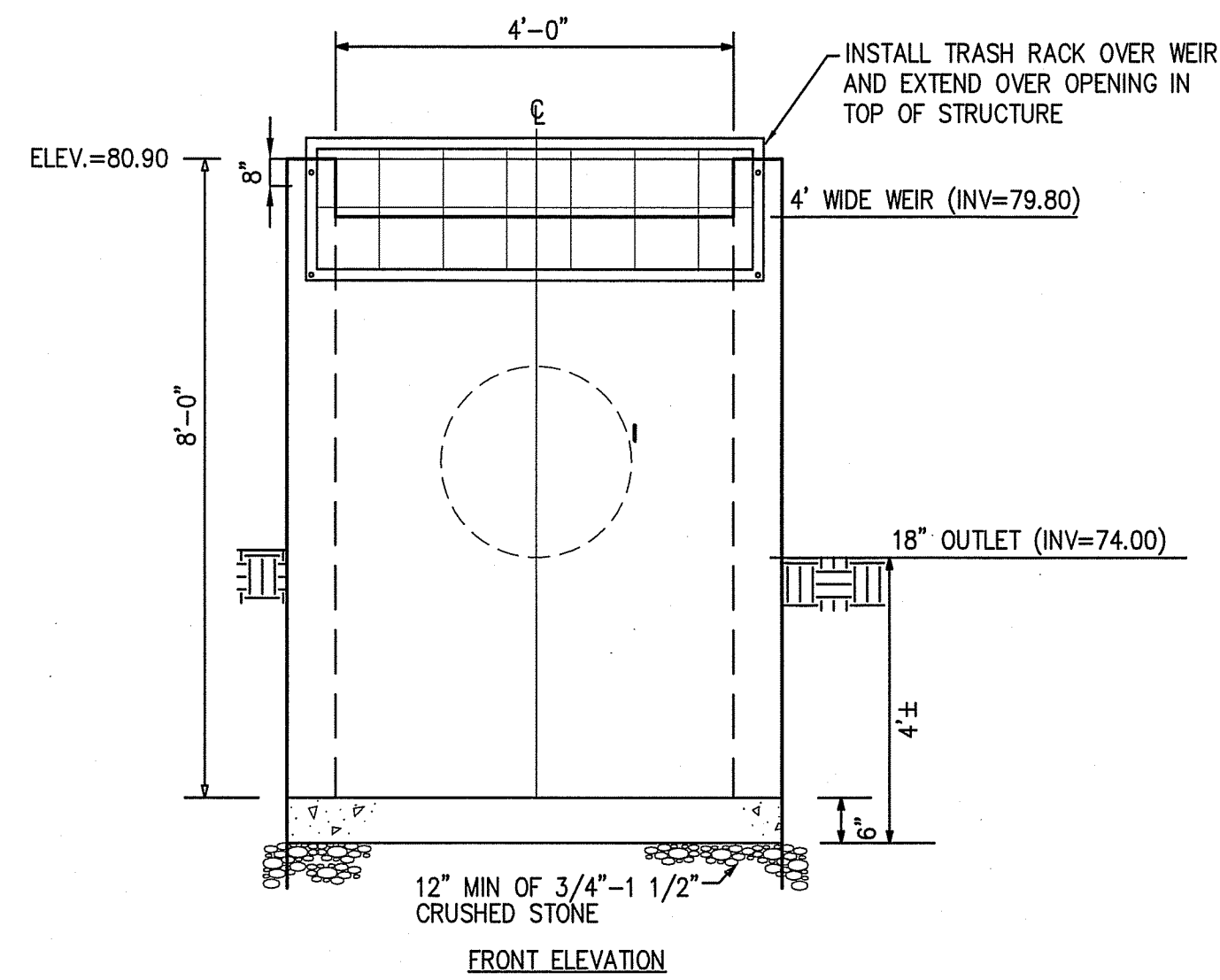
RETENTION BASIN CROSS SECTION
(NOT TO SCALE)



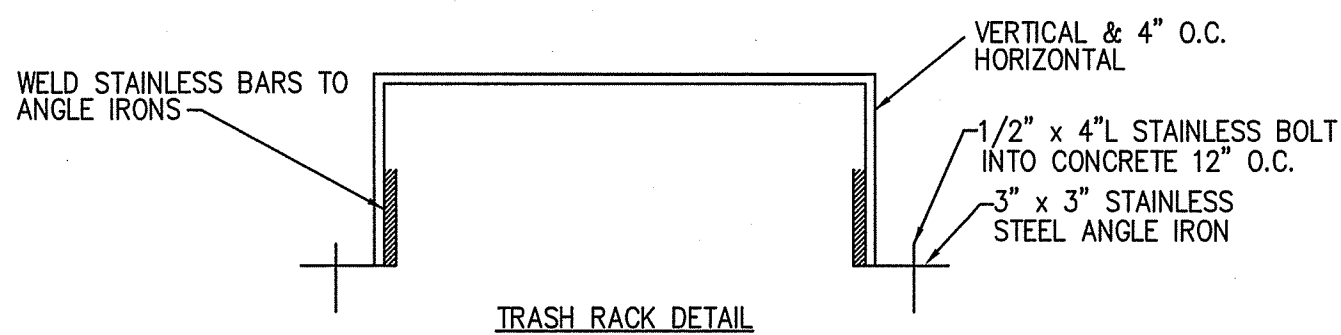
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SECTION A-A

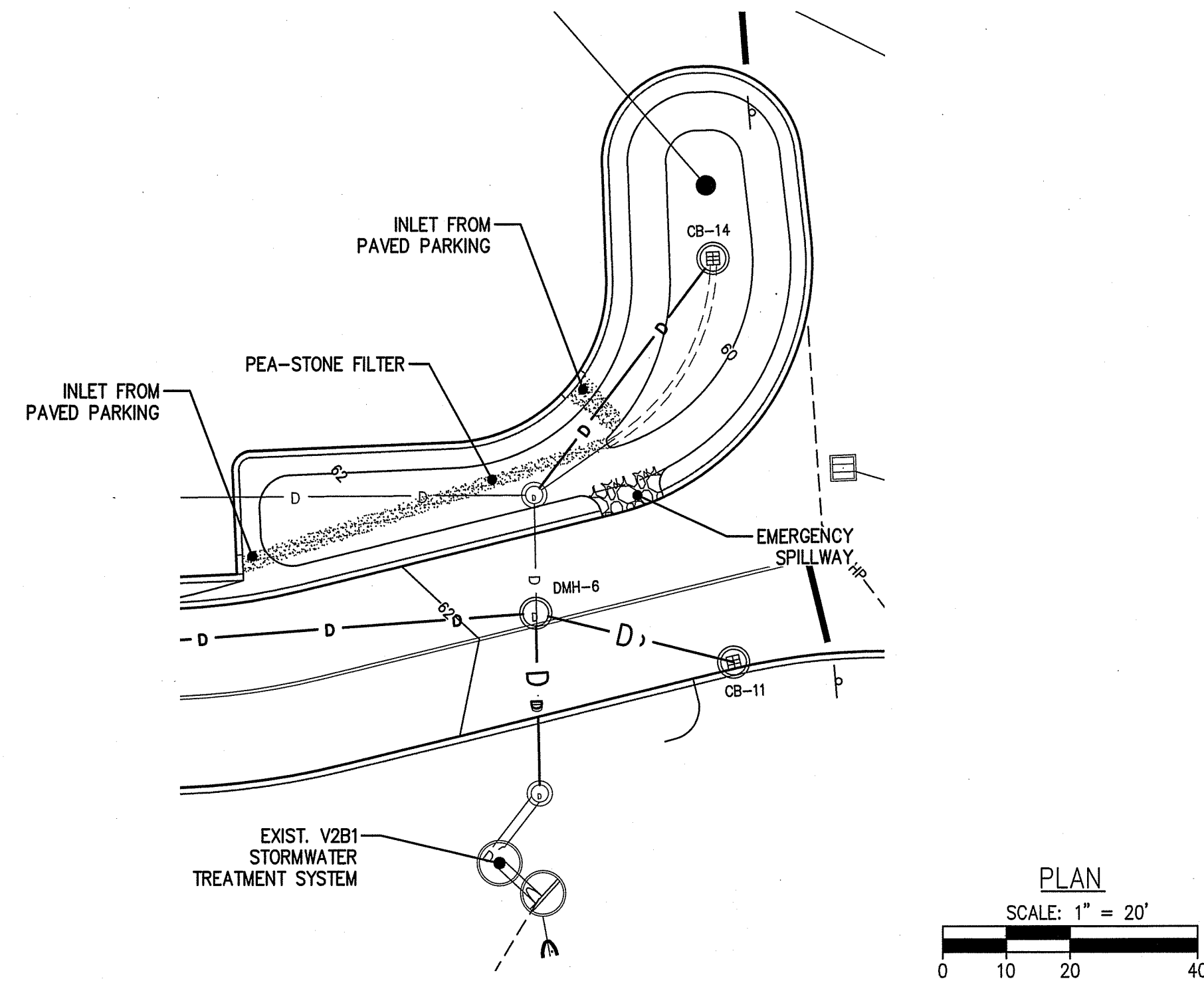


FRONT ELEVATION



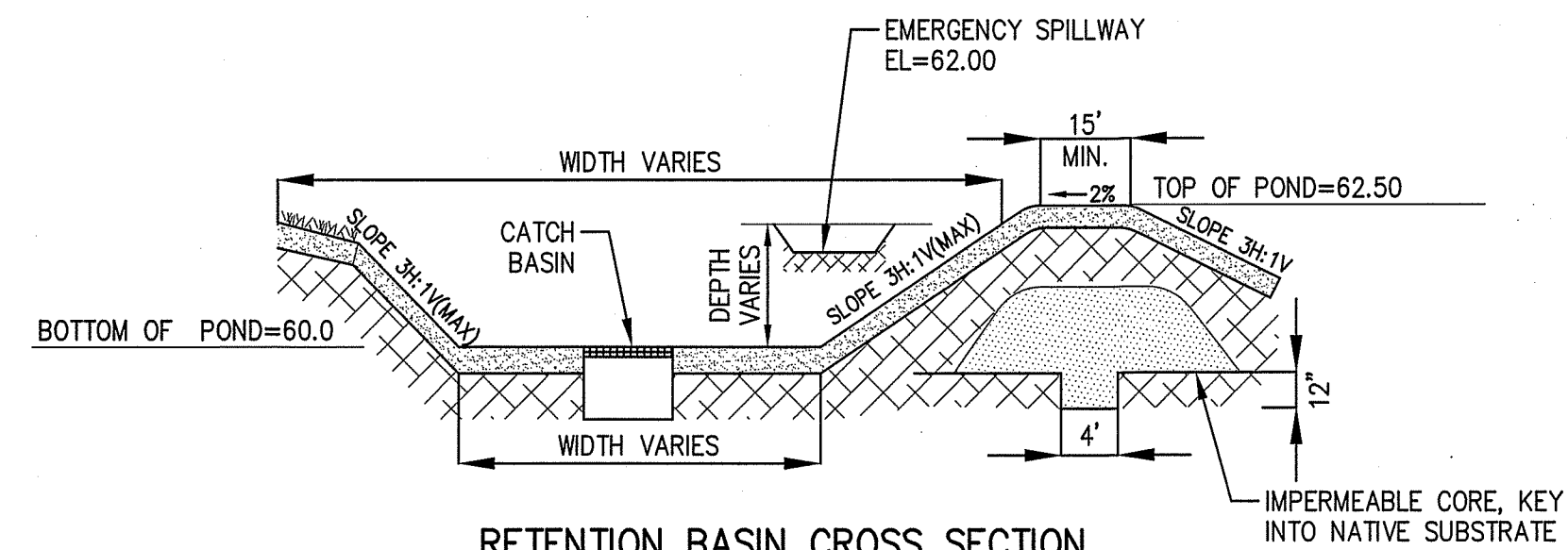
TRASH RACK DETAIL

OUTLET CONTROL STRUCTURE (OCS-1)
(NOT TO SCALE)

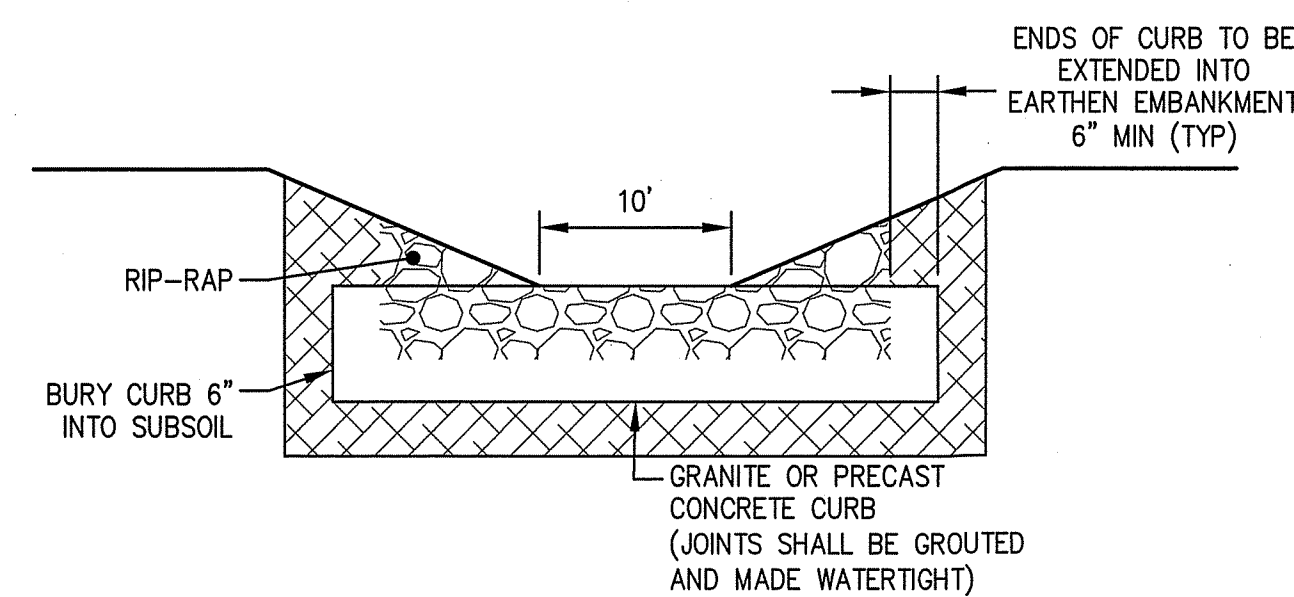


RETENTION BASIN (P5)

100-YEAR STORM ELEV. = 62.00
10-YEAR STORM ELEV. = 61.87
2-YEAR STORM ELEV. = 61.13

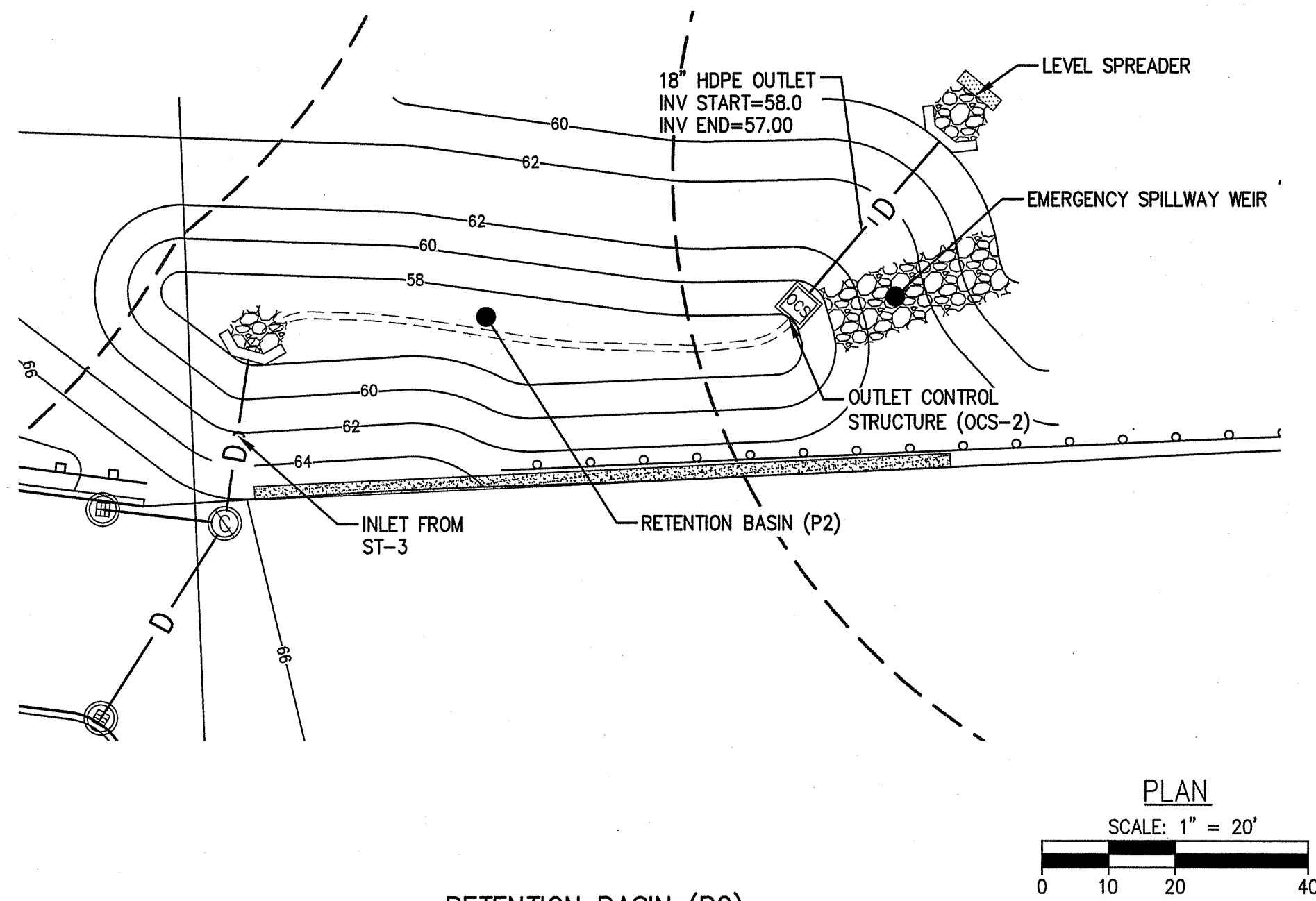


RETENTION BASIN CROSS SECTION
(NOT TO SCALE)



EMERGENCY SPILLWAY WEIR
NOT TO SCALE

REVISIONS		DATE
NO.	DESCRIPTION	

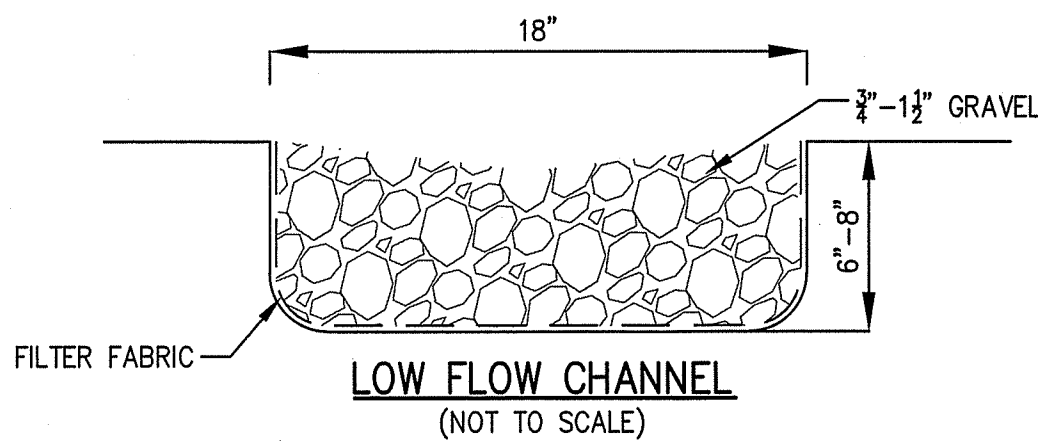
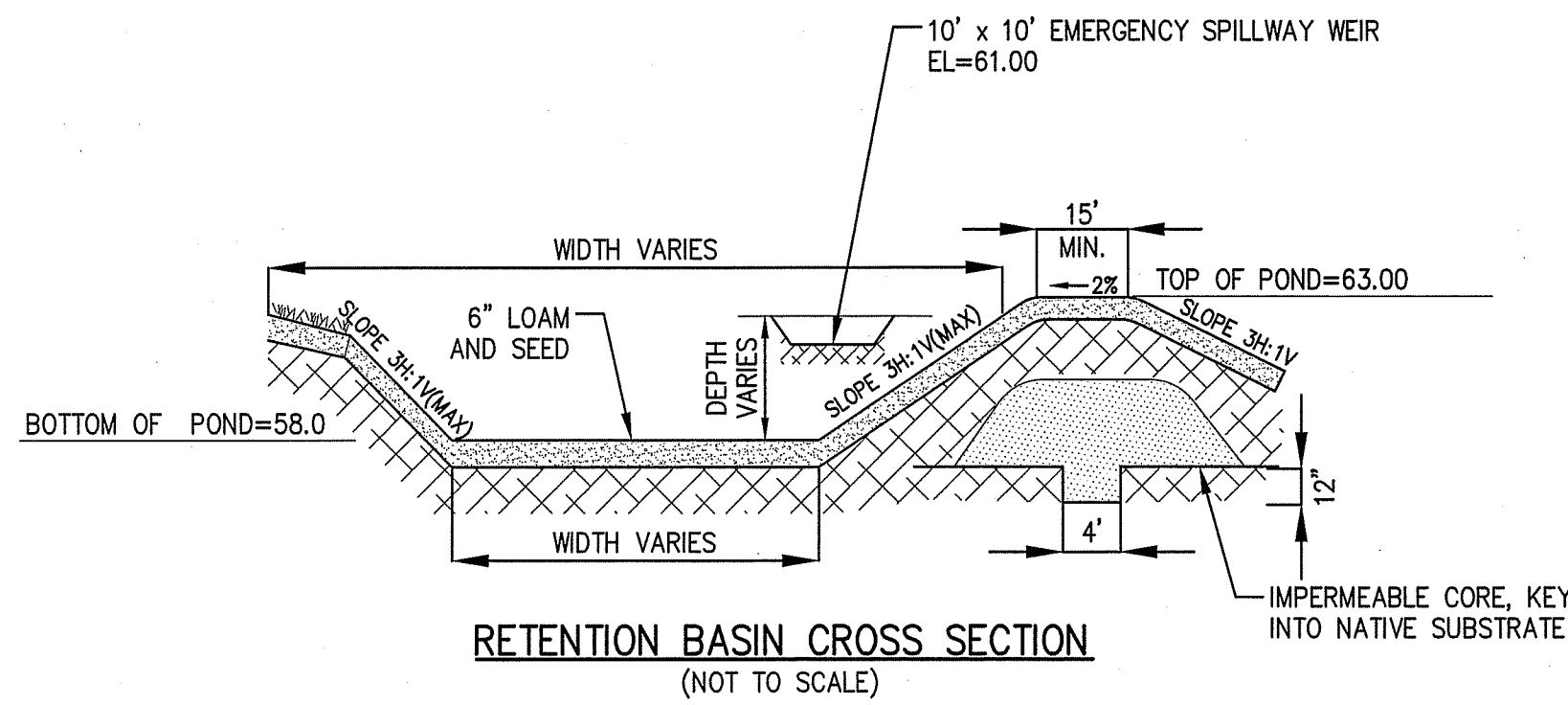


RETENTION BASIN (P2)

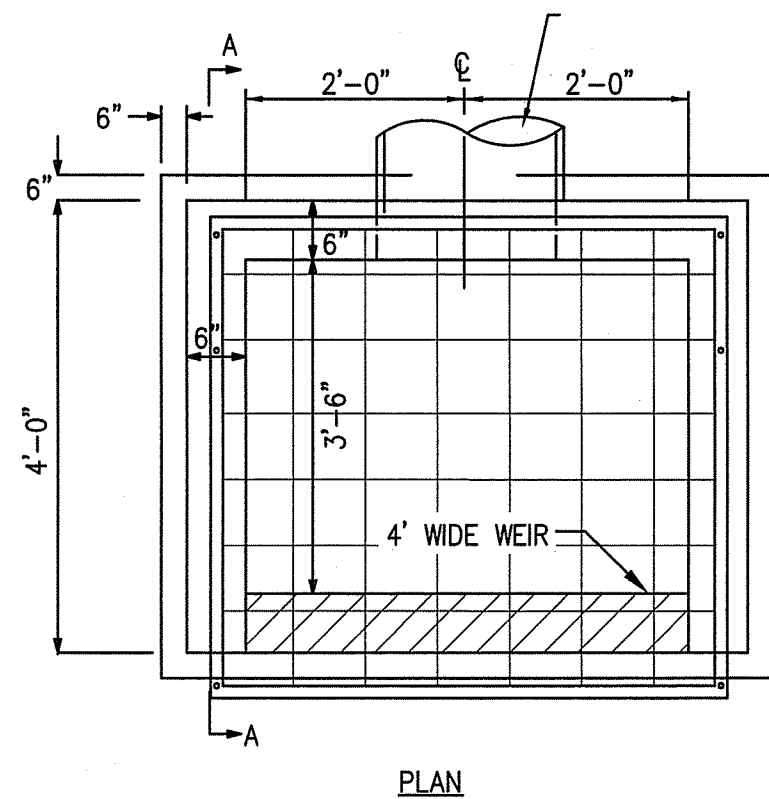
CONSTRUCTION INSPECTION NOTE:

AT LEAST 48-HOURS PRIOR TO FINALIZING BASIN GRADING AND STABILIZATION, CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER AND METHUEN CITY ENGINEER THAT THE BOTTOM OF BASIN BED IS READY FOR INSPECTION. THE BASIN BOTTOM SHOULD BE SCARIFIED, FREE OF BEDROCK AND STONES OVER 6 INCHES DIAMETER.

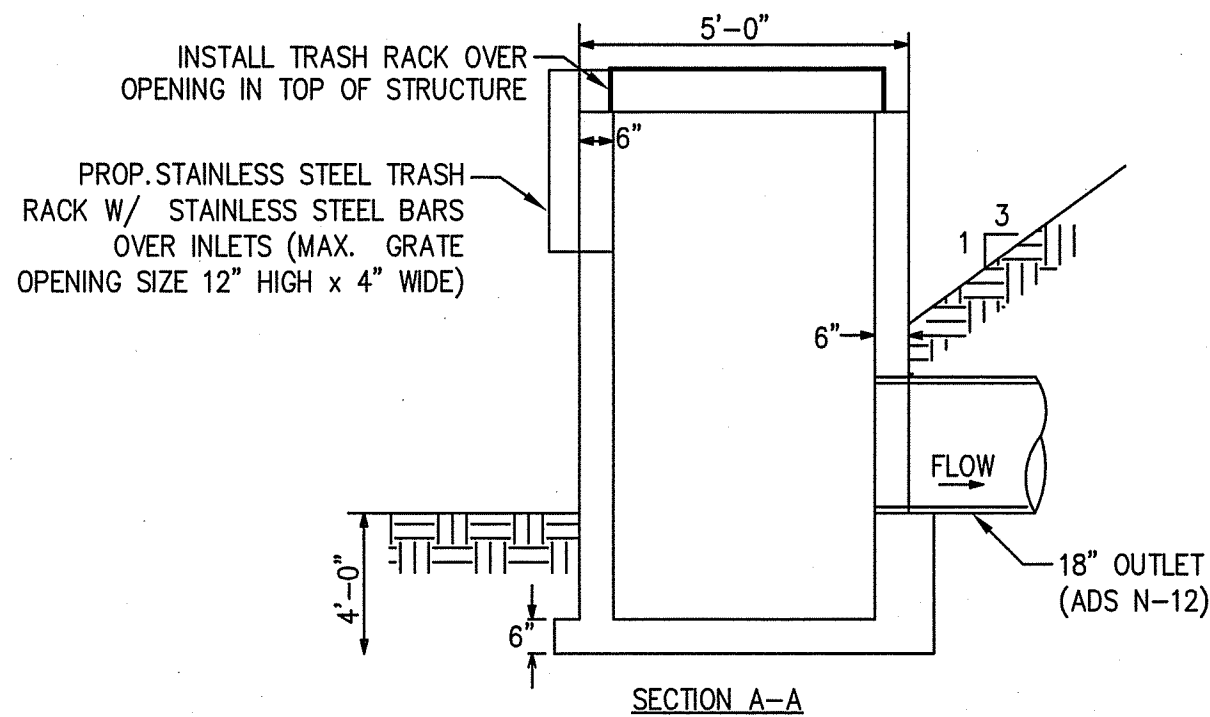
100-YEAR STORM ELEV. = 60.87
10-YEAR STORM ELEV. = 60.13
2-YEAR STORM ELEV. = 58.67



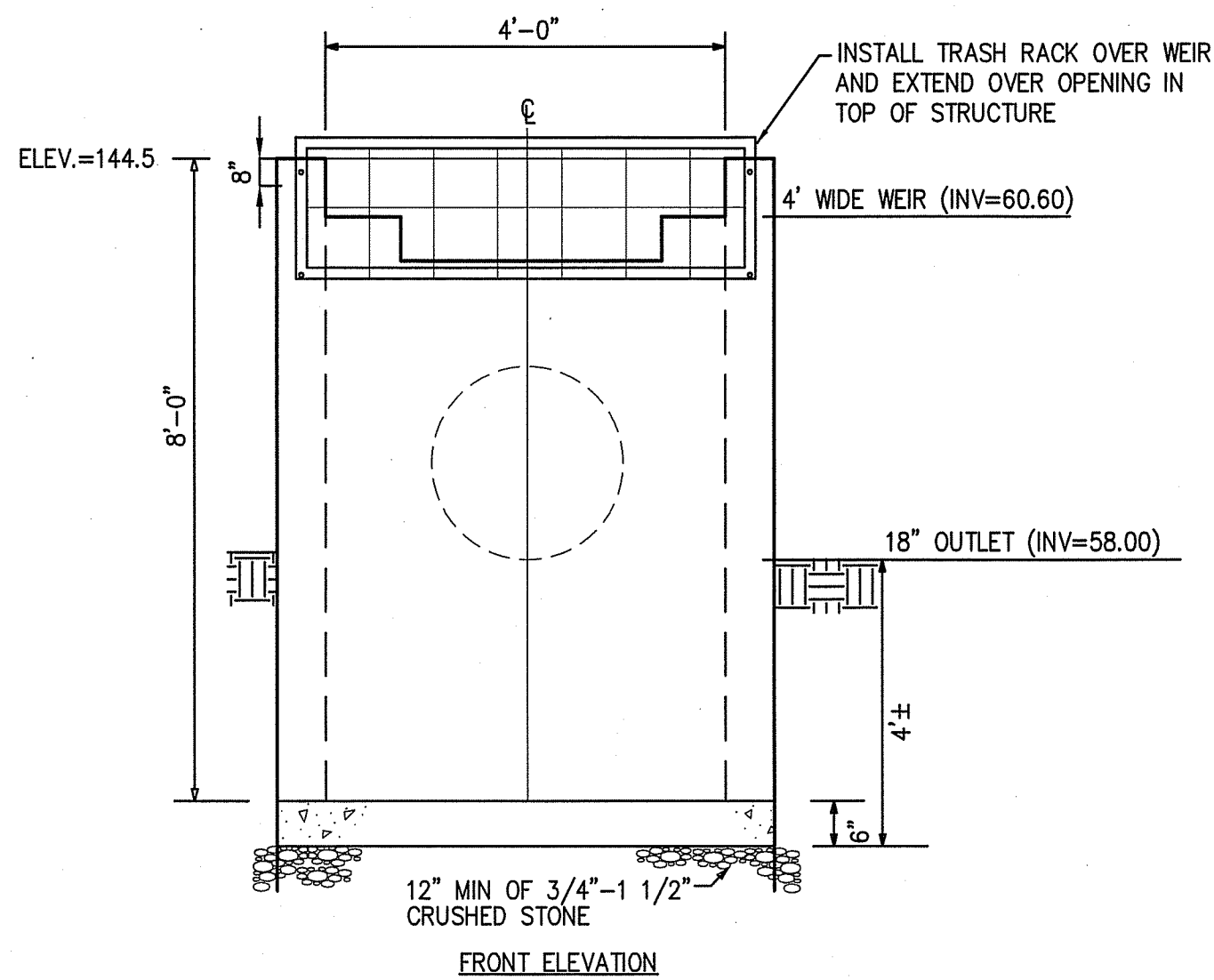
LOW FLOW CHANNEL
(NOT TO SCALE)



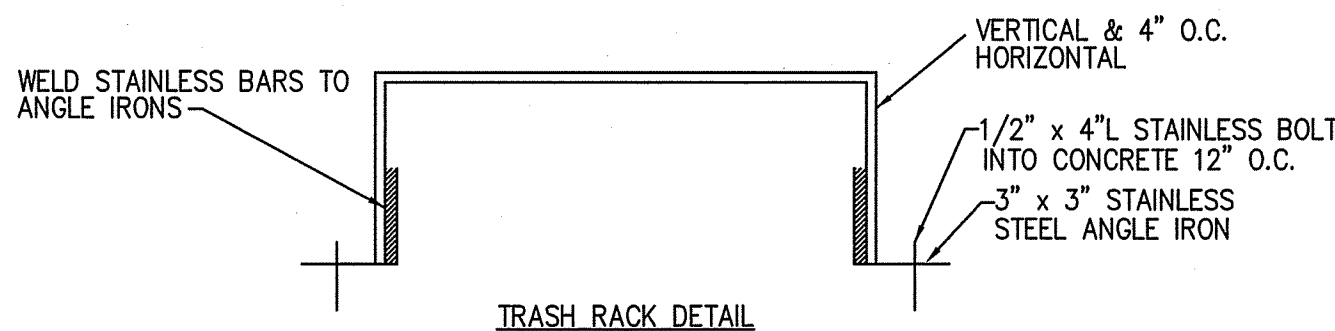
PLAN



SECTION A-A

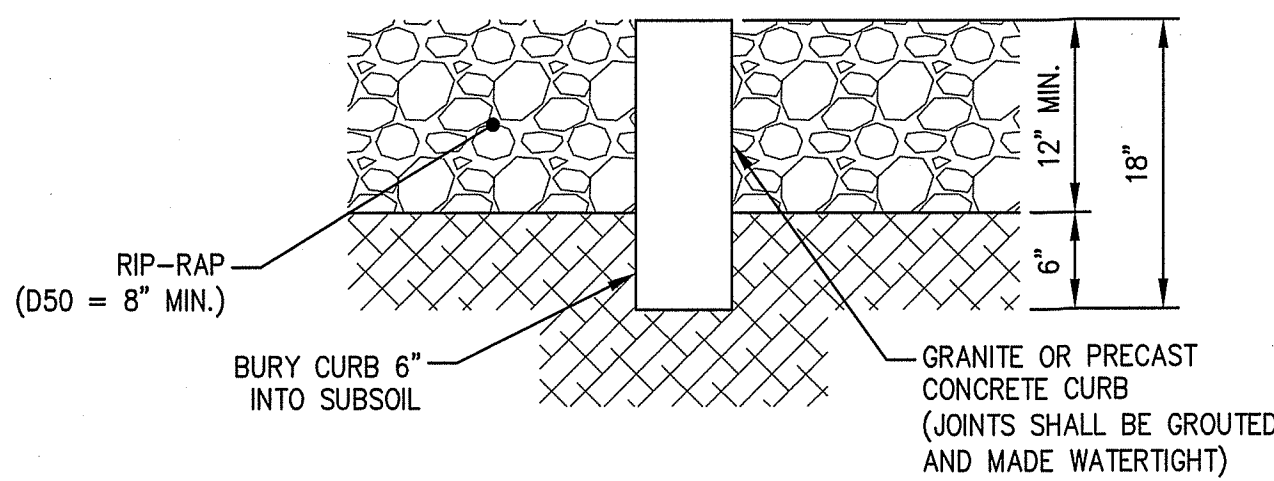
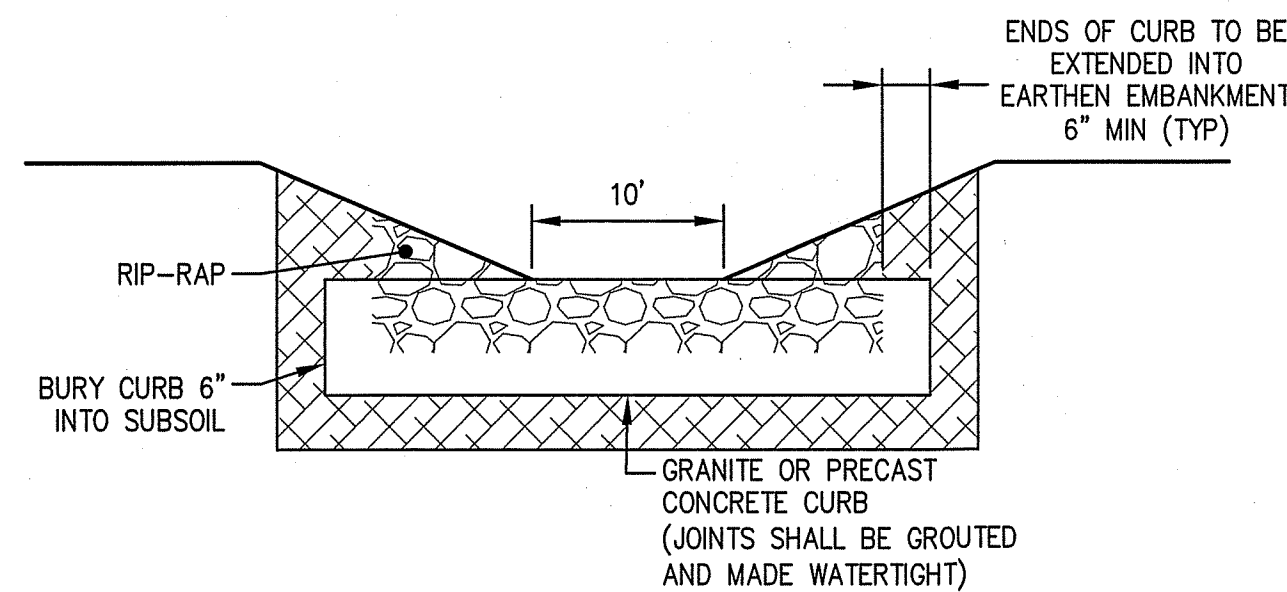


FRONT ELEVATION



TRASH RACK DETAIL

OUTLET CONTROL STRUCTURE (OCS-1)
(NOT TO SCALE)



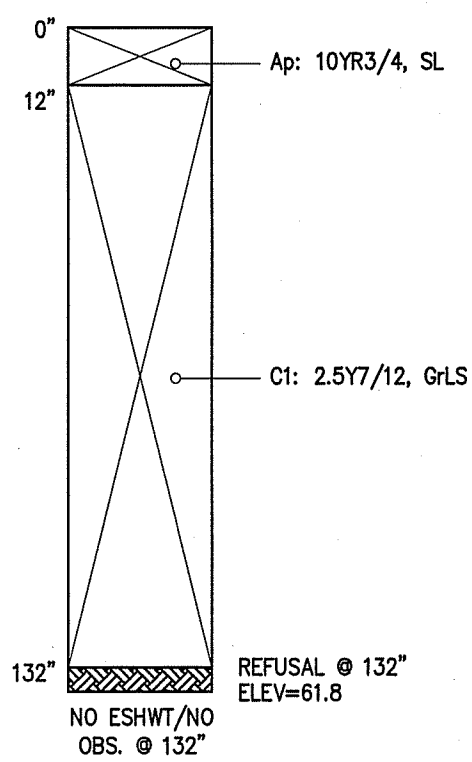
EMERGENCY SPILLWAY WEIR
NOT TO SCALE

NO.	REVISIONS	
	DESCRIPTION	DATE

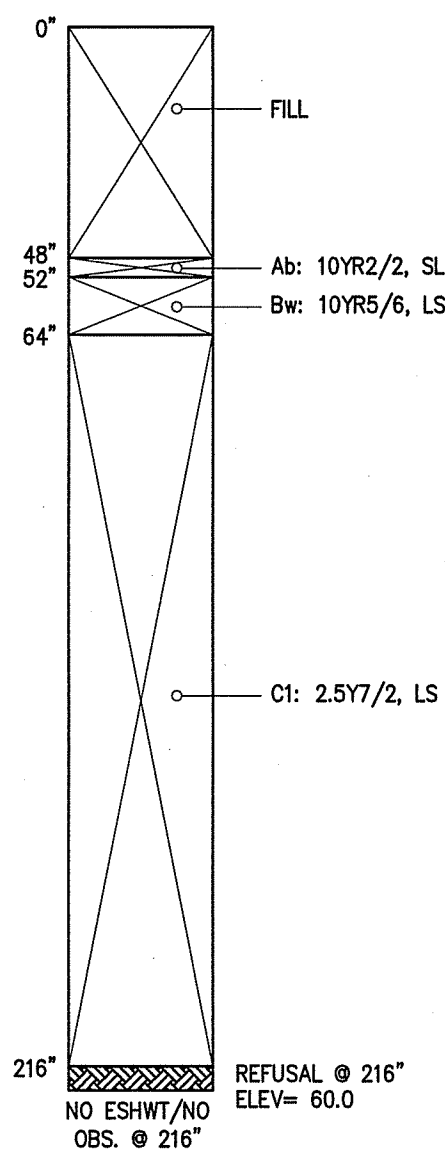
SOIL LOGS

DATE PERFORMED: 02/07/2022 & 02/08/2022
PERFORMED BY: WILL SCHKUTA, SE #14030

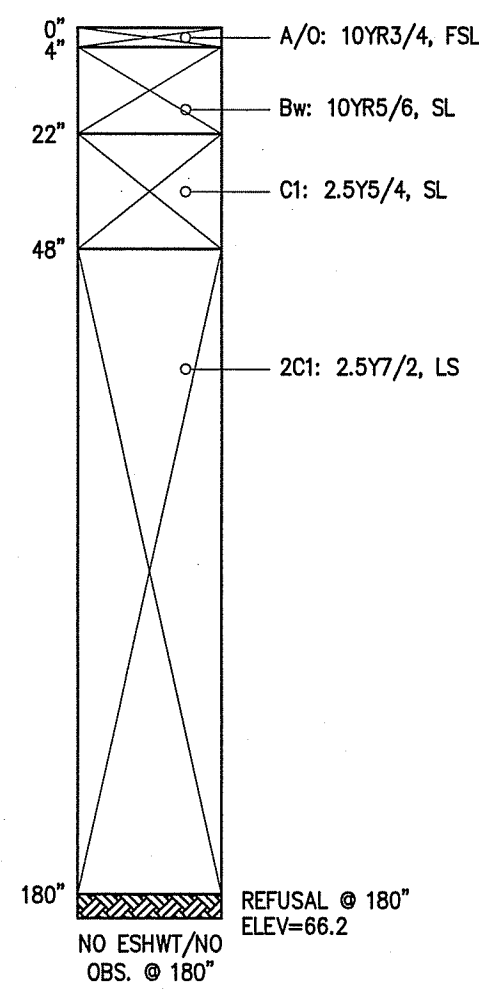
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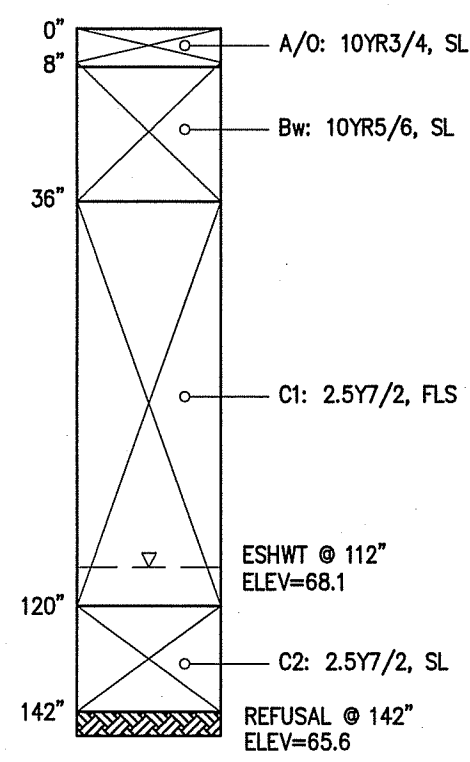
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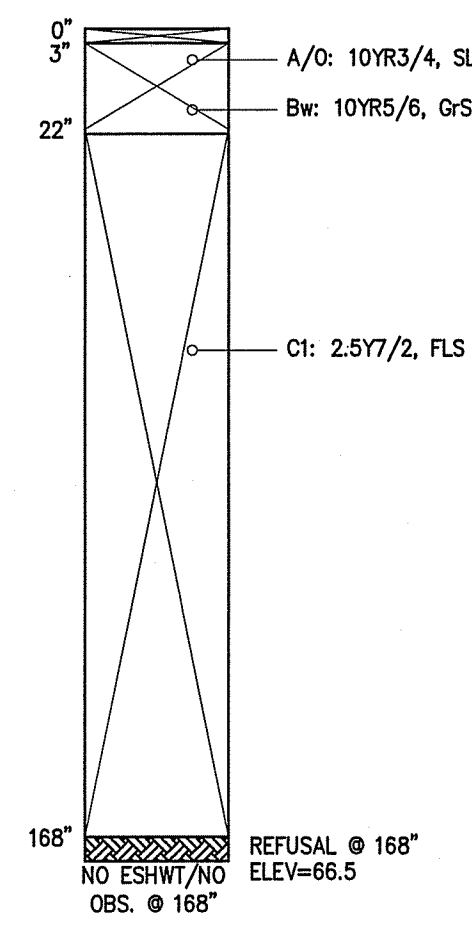
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ELEV. = 81.2



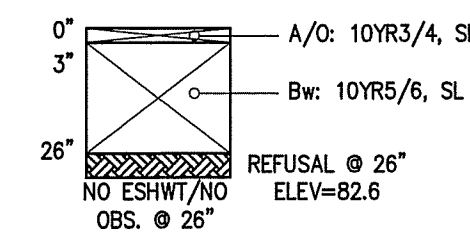
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ELEV. = 77.4



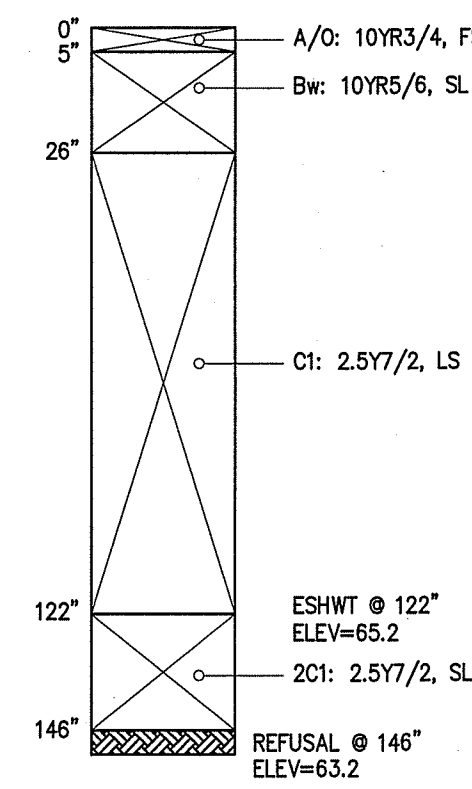
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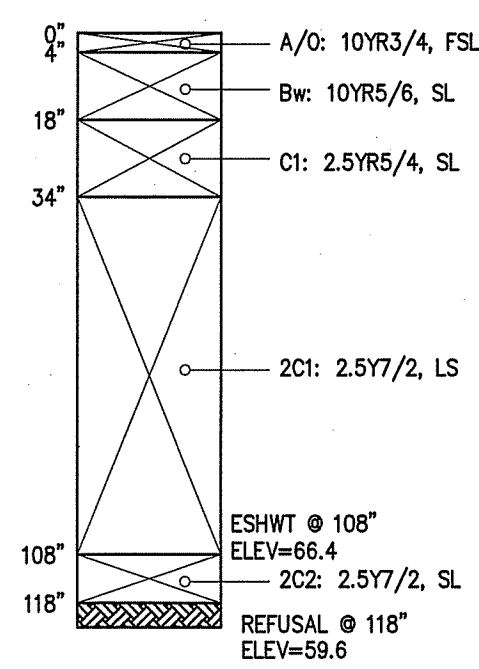
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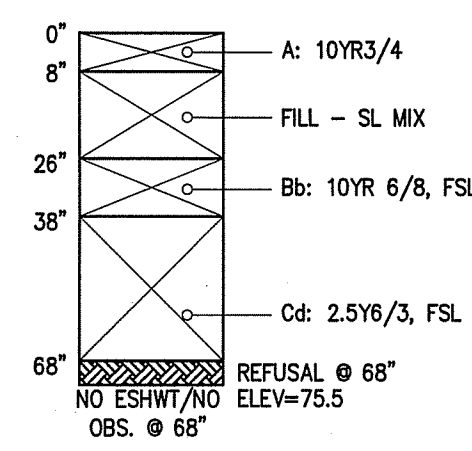
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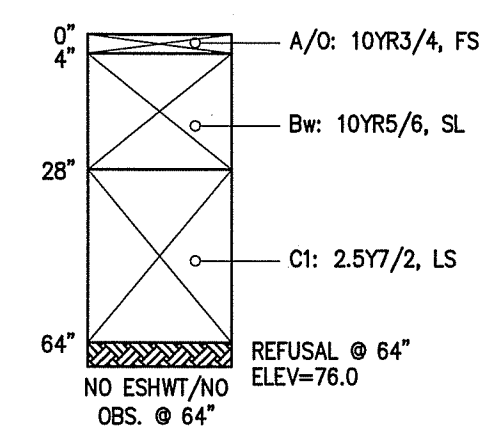
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ELEV. = 69.4



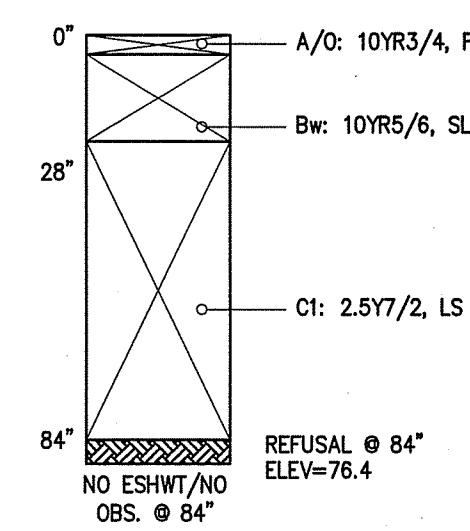
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ELEV. = 81.1



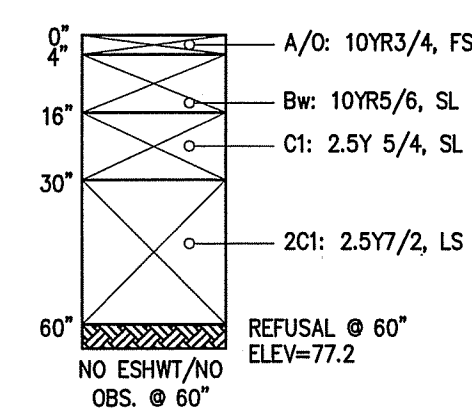
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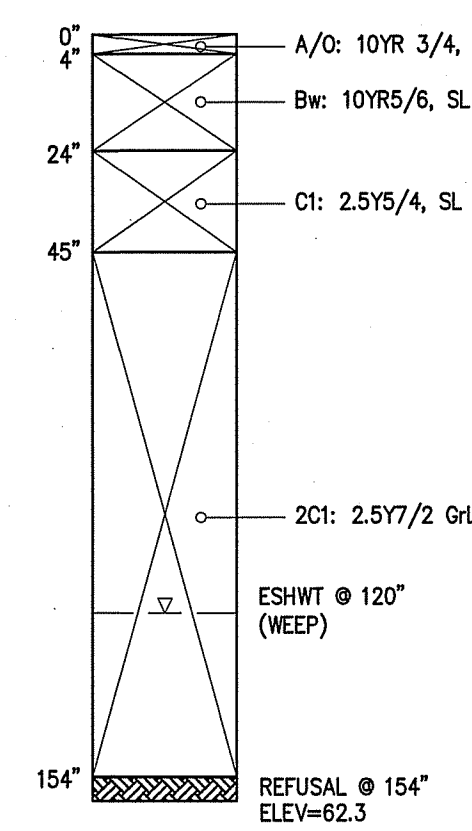
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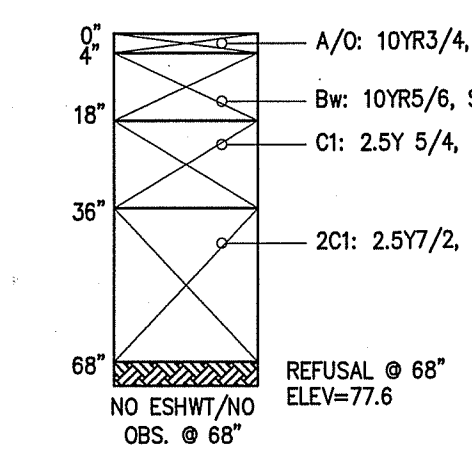
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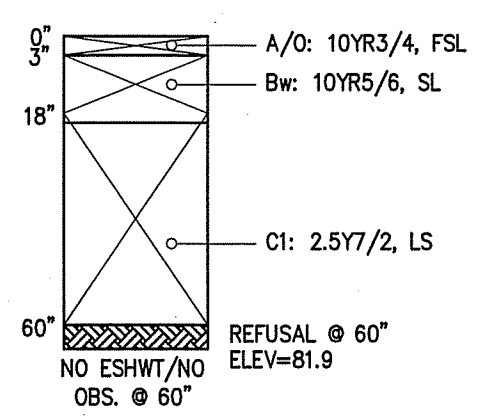
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ELEV. = 75.1



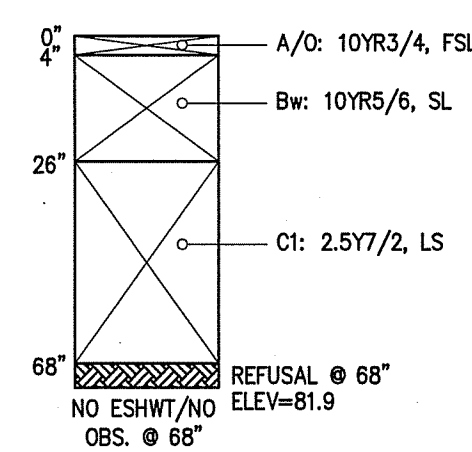
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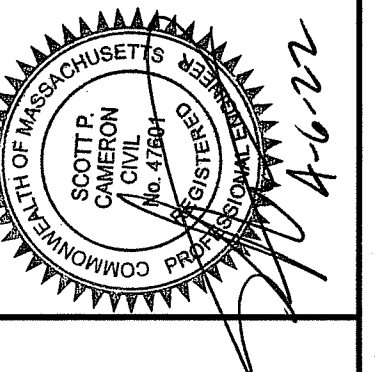
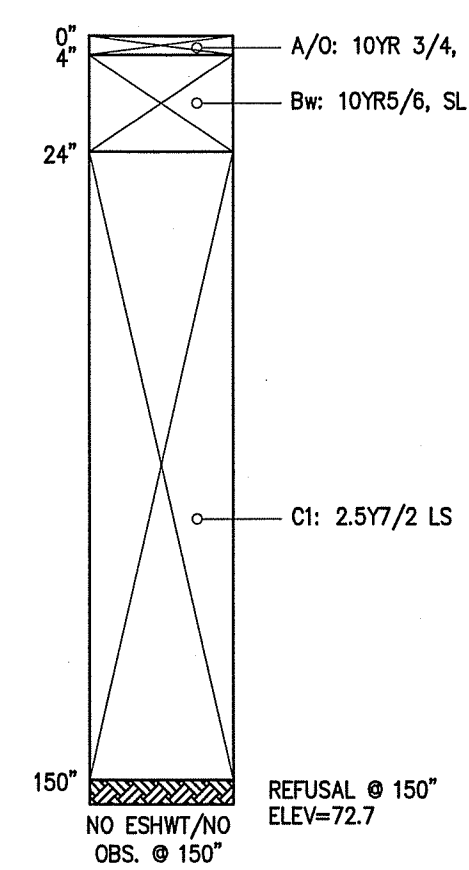
TP 22-15
ELEV. = 86.9



TP 22-16
ELEV. = 88.3



TP 22-17
ELEV. = 85.2



SURVEY BY: MCG
DRAFTED BY: GEM/LNO
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: AS NOTED
DATE: APRIL 6, 2022

REVISIONS	
NO.	DESCRIPTION

SITE DEVELOPMENT PLANS
IN
METHUEN, MASSACHUSETTS
501 & 600 GRIFFIN BROOK DRIVE
(ASSESSOR'S MAP 220, LOTS 9D & 9E)
PREPARED FOR:
GRIFFIN BROOK DRIVE OWNER LLC



Suggested Plant Palette

Latin Name	Common Name	Size	Remarks
Deciduous Shade Trees			
<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	3-3.5" Cal.	8&8, full, round, symmetrical, high-branched
<i>Celtis occidentalis</i>	Hackberry	3-3.5" Cal.	8&8, full, round, symmetrical, high-branched
<i>Gleditsia triacanthos</i> inermis 'Skyline'	Skyline Honeylocust	3-3.5" Cal.	8&8, full, round, symmetrical, high-branched
<i>Ostrya virginiana</i>	American Hophornbeam	3-3.5" Cal.	8&8, full, round, symmetrical, high-branched
<i>Quercus palustris</i> 'Pacific Brilliance'	Pacific Brilliance Pin Oak	3-3.5" Cal.	8&8, full, round, symmetrical, high-branched
Ornamental Flowering Trees			
<i>Amelanchier canadensis</i>	Shadblow Serviceberry	8-10' Ht.	8&8, full, round, multi-stem
<i>Cercis canadensis</i>	Eastern Redbud	8-10' Ht.	8&8, full, round, multi-stem
<i>Cornus florida</i>	Flowering Dogwood	8-10' Ht.	8&8, full, round, multi-stem
<i>Crataegus phaenopyrum</i>	Washington Hawthorn	8-10' Ht.	8&8, full, round, multi-stem
<i>Hamamelis virginiana</i>	Witch Hazel	8-10' Ht.	8&8, full, round, multi-stem
Shrubs			
<i>Aronia arbutifolia</i>	Red Chokeberry	3-4' Ht.	Container
<i>Clethra alnifolia</i>	Summersweet	3-4' Ht.	Container
<i>Forsythia x intermedia</i>	Border Forsythia	3-4' Ht.	Container
<i>Hibiscus syriacus</i>	Rose of Sharon	3-4' Ht.	Container
<i>Hydrangea macrophylla</i> 'All Summer Beauty'	All Summer Beauty Hydrangea	7 Gal.	Container
<i>Hydrangea macrophylla</i> 'Nikko Blue'	Nikko Hydrangea	7 Gal.	Container
<i>Ilex crenata</i>	Japanese Holly	5 Gal.	Container
<i>Ilex glabra</i>	Inkberry Holly	5 Gal.	Container
<i>Juniperus chinensis</i> 'Hetzi Columnaris'	Upright Hetz Juniper	4-5' Ht.	Container
<i>Juniperus chinensis</i> 'Seagreen'	Seagreen Juniper	12-18" Spr.	Container
<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	12-18" Spr.	Container
<i>Myrica pennsylvanica</i>	Northern Bayberry	24-30" Ht.	Container
<i>Physocarpus opulifolium</i> 'Diabolo'	Ninebark	3-4' Ht.	Container
<i>Potentilla fruticosa</i> 'Abbotswood'	Abbotswood Potentilla	12-18" Ht.	Container
<i>Rosa rugosa</i>	Beech Rose	5 Gal.	Container
<i>Spiraea betulifolia</i>	Birdleaf Spirea	12-18" Ht.	Container
<i>Syringa vulgaris</i>	Lilac	5 Gal.	Container
<i>Viburnum trilobum</i>	American Cranberrybush	7 Gal.	Container
Perennials, Grasses and Groundcovers			
<i>Arctostaphylos uva-ursi</i>	Bearberry	1 Gal.	Container
<i>Asclepias tuberosa</i>	Butterfly Weed	1 Gal.	Container
<i>Aster nova-angliae</i>	New England Aster	1 Gal.	Container
<i>Carex pennsylvanica</i>	Oak Sedge	1 Gal.	Container
<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	1 Gal.	Container
<i>Echinacea purpurea</i> 'Magnus'	Magnus Coneflower	1 Gal.	Container
<i>Gaultheria procumbens</i>	Eastern Teaberry	1 Gal.	Container
<i>Hemerocallis x 'Pardon Me'</i>	Pardon Me Daylily	1 Gal.	Container
<i>Hemerocallis x 'Stella de Oro'</i>	Stella D'Oro Daylily	1 Gal.	Container
<i>Liatris spicata</i> 'Kobolt'	Kobolt Blazing Star	1 Gal.	Container
<i>Liriope muscari</i> 'Variegata'	Variegated Lilyturf	1 Gal.	Container
<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	1 Gal.	Container
<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	1 Gal.	Container
<i>Pennisetum alopecuroides</i>	Fountain Grass	1 Gal.	Container
<i>Phlox subulata</i>	Moss Phlox	1 Gal.	Container
<i>Rudbeckia 'American Gold Rush'</i>	American Gold Rush Black-Eyed Susan	1 Gal.	Container
<i>Sedum 'Autumn Joy'</i>	Autumn Joy Stonecrop	1 Gal.	Container

Bufferzone Restoration, Slope Stabilization Planting and Stormwater Basins

Latin Name	Common Name	Size	Remarks
Shrubs			
<i>Arctostaphylos uva-ursi</i>	Bearberry	1 Gal.	Container
<i>Forsythia x intermedia</i> 'Gold Tide'	Gold Tide Forsythia	3 Gal.	Container
<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	3 Gal.	Container
<i>Rhus aromatica</i> 'Gro-low'	Gro-low Sumac	3 Gal.	Container
Perennials, Grasses and Groundcovers			
New England Wetland Plants - New England Conservation/Wildlife Mix		Seeds	Apply 25 lbs per acre @ Bufferzone Restoration Area
New England Wetland Plants - New England Erosion Control/Restoration Mix for Dry Sites		Seeds	Apply 35 lbs per acre @ Stormwater Detention Basins - Slope
New England Wetland Plants - New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites		Seeds	Apply 35 lbs per acre @ Stormwater Detention Basins - Bottom

NOTE:

PLANT SELECTION SUBJECT TO CHANGE DEPENDING ON PLANT AVAILABILITY AT THE TIME OF PLANTING

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

Botanical Name	Common Name	Indicator
<i>Elymus riparius</i>	Riverbank Wild Rye	FACW
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Agrostis perennans</i>	Upland Bentgrass	FACU
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Spotted Joe Pye Weed	OBL
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Aster novae-angliae (Symphyotrichum novae-angliae)</i>	New England Aster	FACW-
<i>Scirpus cyperinus</i>	Wool Grass	FACW
<i>Juncus effusus</i>	Soft Rush	FACW+

PRICE PER LB. \$37.00 MIN. QUANTITY 3 LBS. TOTAL: \$111.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed to soil contact. Best results are obtained with a Spring or late Summer seeding. Late fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

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New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefoil	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus (Symphyotrichum pilosum)</i>	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	
PRICE PER LB. \$39.50 MIN. QUANTITY 2 LBS. TOTAL: \$79.00 APPLY: 25 LBS/ACRE :1750 sq ft/lb		
The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes. For both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects.		
New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.		

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PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix For Dry Sites

Botanical Name	Common Name	Indicator
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Lolium multiflorum</i>	Annual Ryegrass	
<i>Lolium perenne</i>	Perennial Ryegrass	
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Sorghastrum nutans</i>	Indian Grass	UPL
PRICE PER LB. \$18.00 MIN. QUANTITY 5 LBS. TOTAL: \$90.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb		

The New England Erosion Control/Restoration Mix For Dry Sites provides an appropriate selection of native and naturalized grasses to ensure that dry and recently disturbed sites will be quickly revegetated and the soil surface stabilized. It is an appropriate seed mix for road cuts, pipelines, steeper slopes, and areas requiring quick cover during the ecological restoration process. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper soil seed contact. Best results are obtained with a Spring or late Summer seeding. Late Spring through Mid-Summer seeding will benefit from a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering will be required. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

501 & 600 Griffin
Brook Drive
Methuen, MA

Client
Griffin Brook Drive
Owner LLC

Civil Engineer

The Morin-Cameron Group, Inc.
25 Kenoza Avenue
Haverhill, MA

Landscape Architect



Radner Design
Associates, Inc.
3 Allied Drive, Suite 303
Dedham, MA 02026
508.736.6144
www.RadnerDesign.com



Revision:

Drawn: kc

Checked by: mr

Scale: AS SHOWN

Key Plan:

Sheet Name:
Landscape Plan
Enlargement
and Planting Schedules

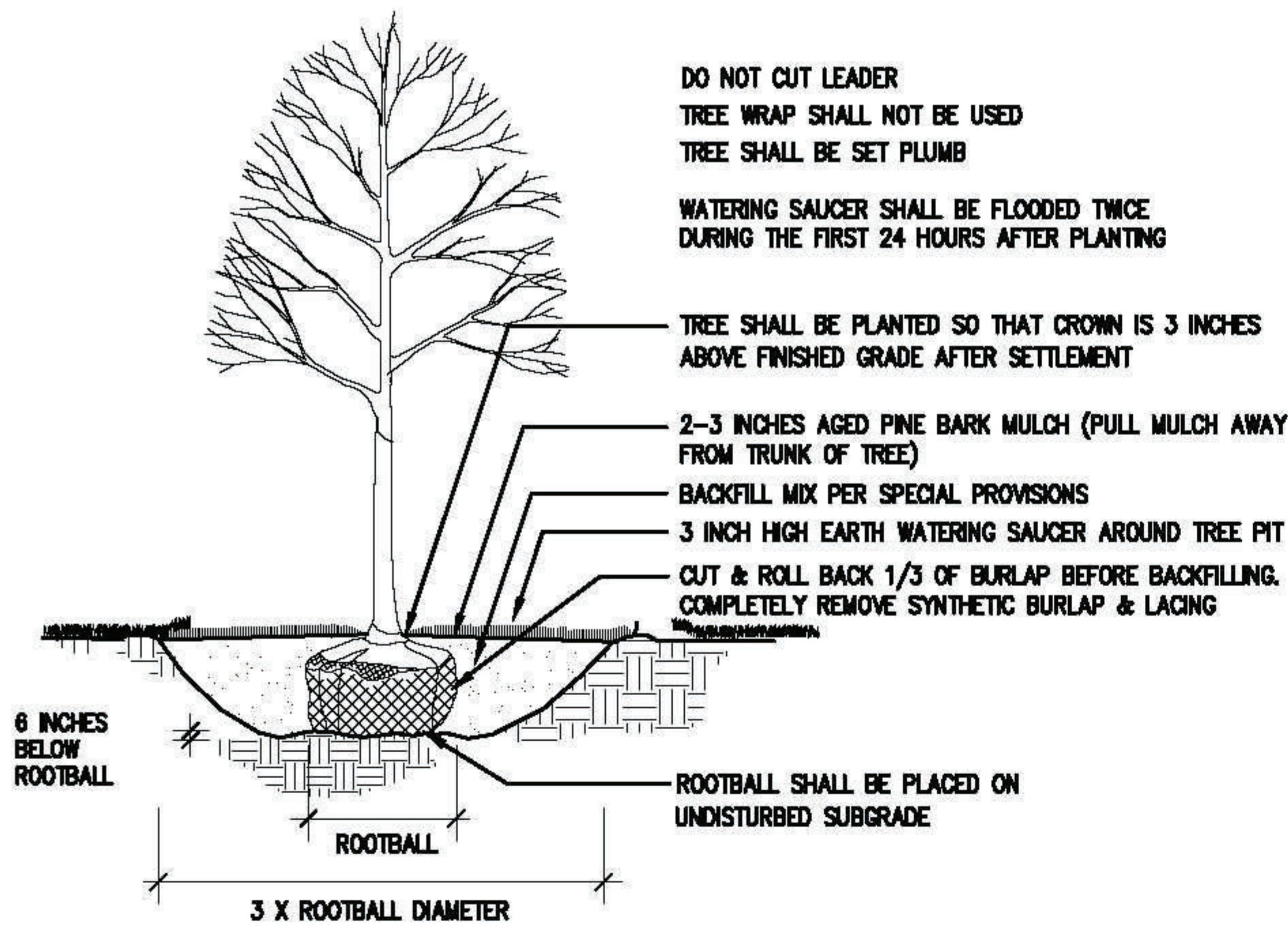
Project No.:
22-02

Issue Date:
04/06/2022

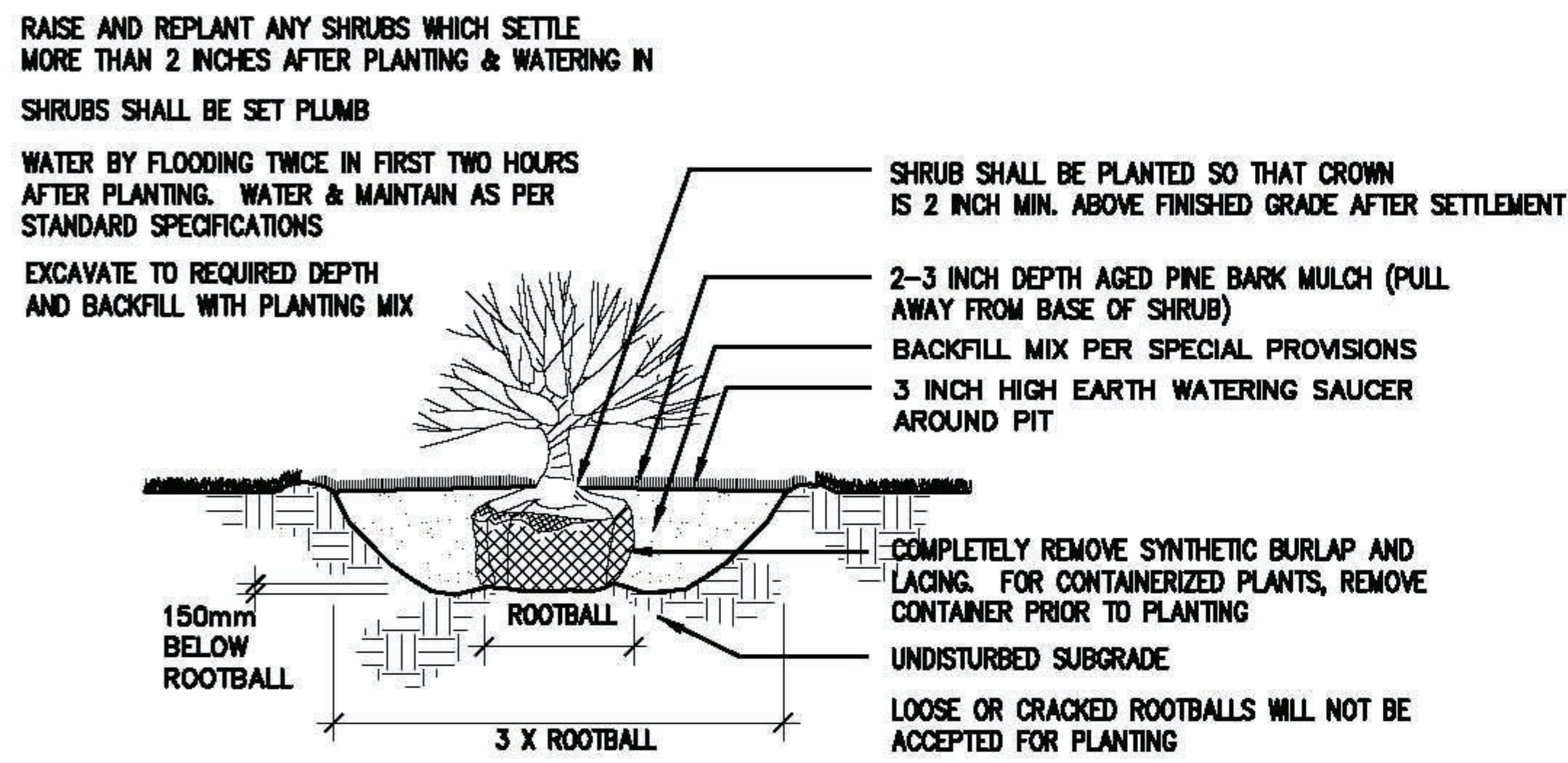
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L1.1

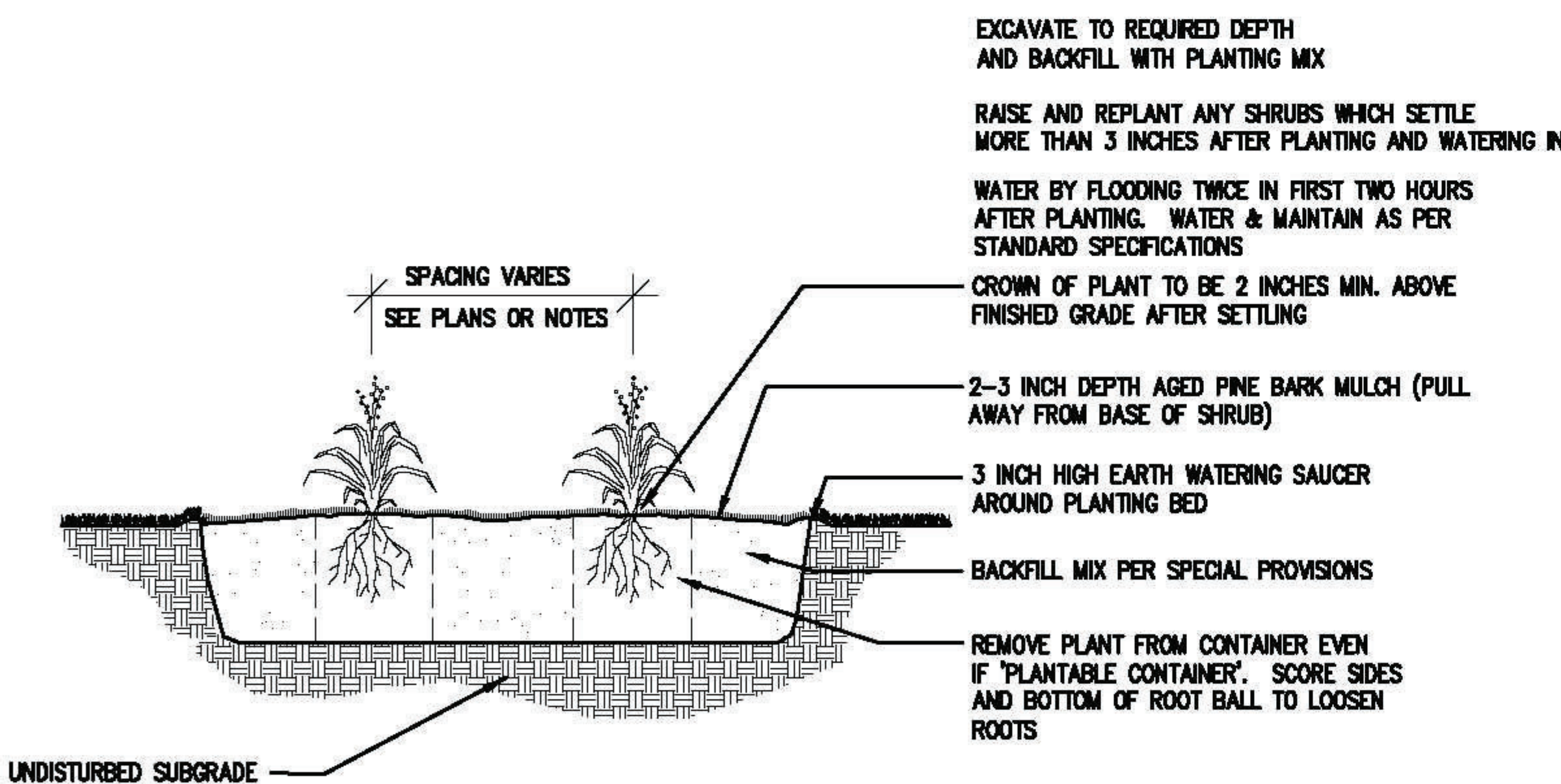
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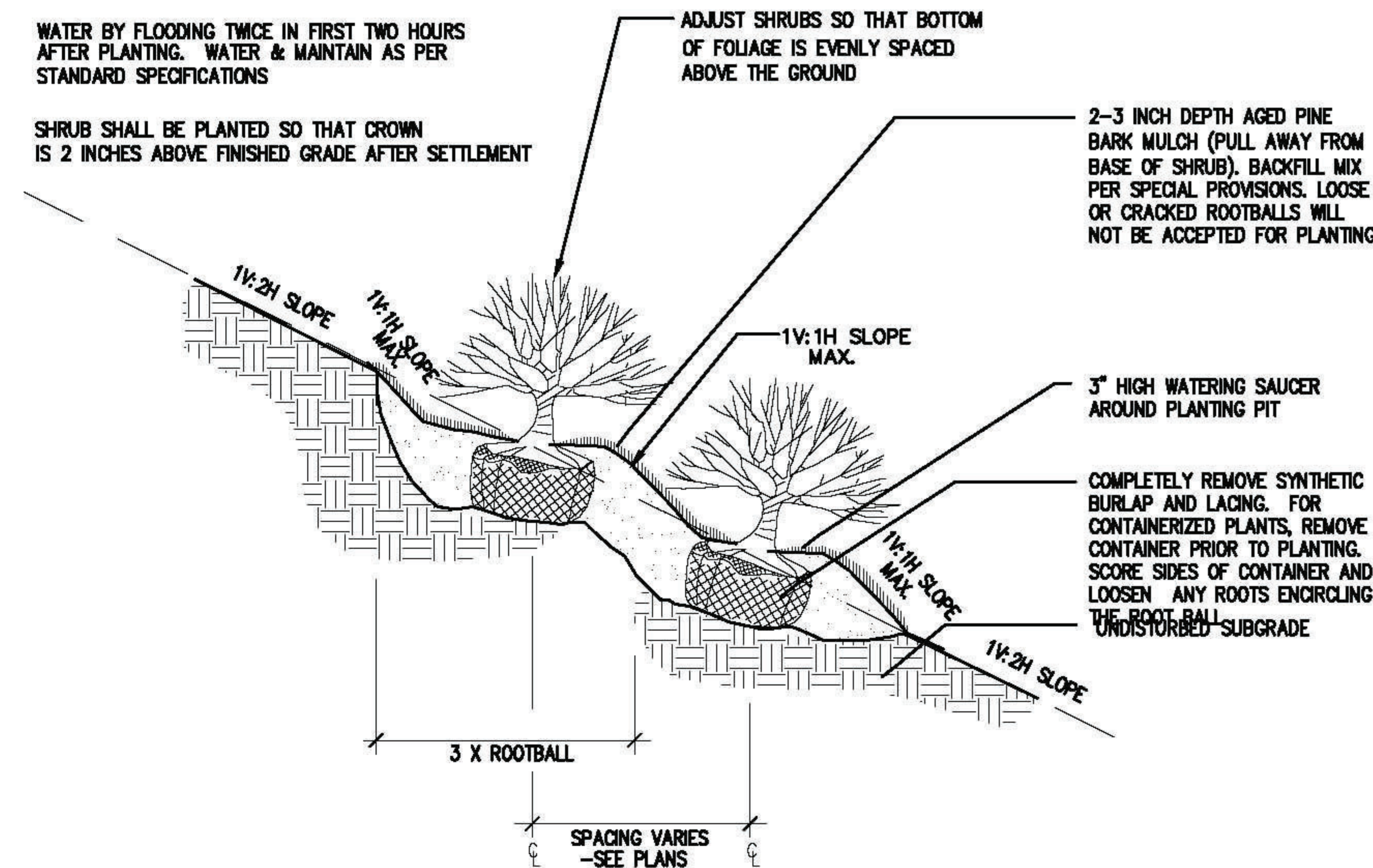
DECIDUOUS TREE PLANTING
NOT TO SCALE



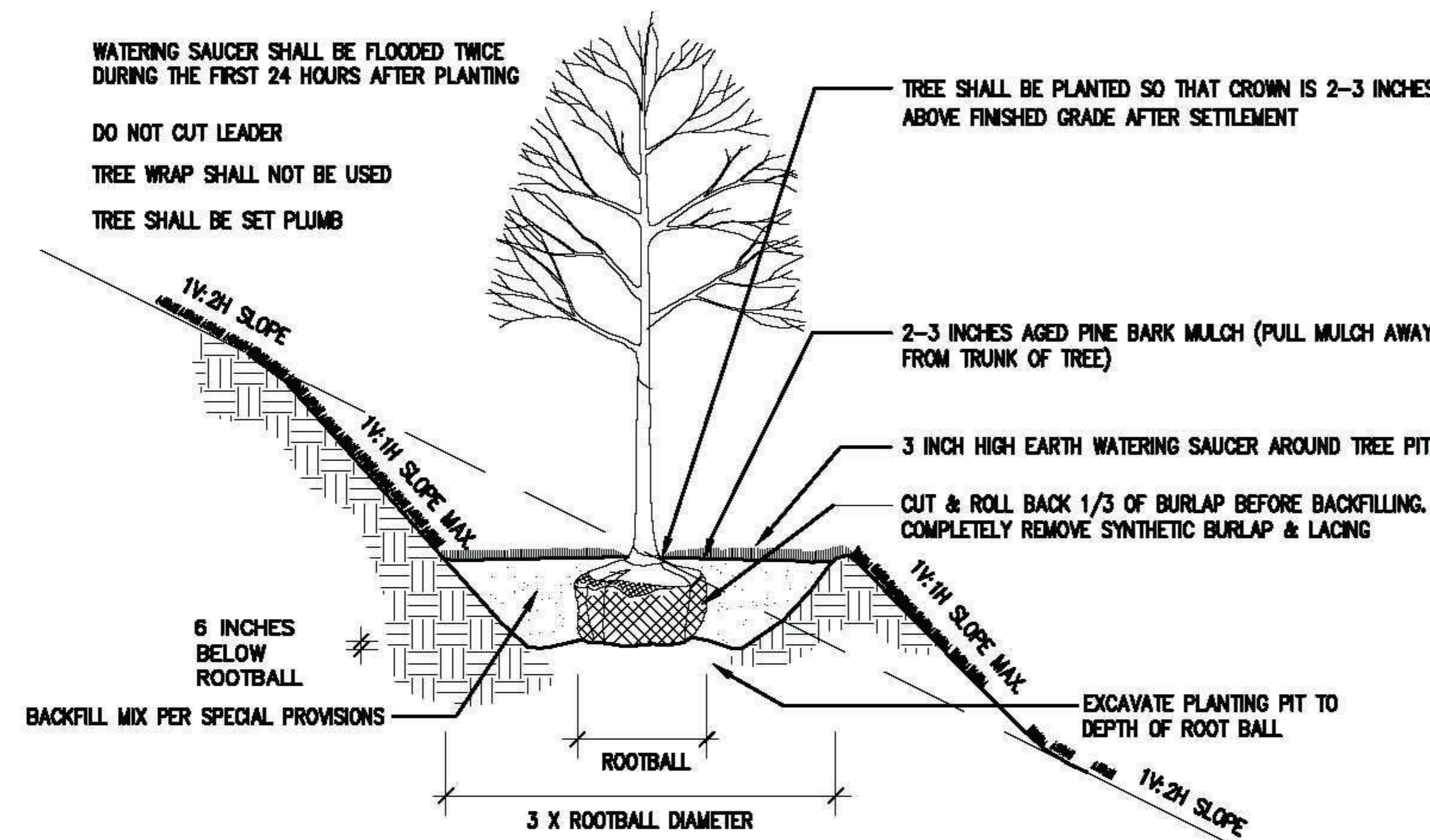
SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING
NOT TO SCALE



CONTAINERIZED SHRUB PLANTING (SLOPE) DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING (SLOPE)
NOT TO SCALE

PLANTING NOTES

- FURNISH AND INSTALL PLANTS AS SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITY OF SHRUBS GRAPHICALLY SHOWN ON PLANS. IF THERE IS A DISCREPANCY BETWEEN PLANT LIST QUANTITIES AND GRAPHICS, THE GRAPHIC SHALL TAKE PRECEDENCE.
- PRIOR TO THE START OF EXCAVATION FOR THE PROJECT BOTH ON AND OF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED A DIGSAFE NUMBER INDICATING THAT EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- CONTRACTOR SHALL BEGIN 90 DAY MAINTENANCE PERIOD IMMEDIATELY UPON PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL VERIFY TREE REMOVALS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. USE OF PEAT MOSS IS PROHIBITED.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE. REQUEST THE LANDSCAPE ARCHITECT PROVIDE A WRITTEN LETTER OF ACCEPTANCE UPON COMPLETION OF EACH PHASE.
- PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- LANDSCAPE ARCHITECT TO FLAG TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
- AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED WITH TOPSOIL TO A MINIMUM DEPTH OF 6", AND SEEDED WITH A MIX CONSISTING OF 40% PERENNIAL RYE GRASS; 30% CHEWINGS FESCUE; 30% KENTUCKY BLUEGRASS.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
- PROVIDE AUTOMATIC IRRIGATION SYSTEM FOR PLANTINGS AND LAWN AREAS UNLESS OTHERWISE NOTED. SUBMIT DESIGN PLANS AND PRODUCT LITERATURE PER THE SPECIFICATIONS.
- THERE SHALL BE NO SUBSTITUTION OF PLANT SPECIES WITHOUT AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
- NO PLANTING SHALL BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
- PLANTS TO BE THOROUGHLY WATERED AFTER INSTALLATION, AT LEAST TWICE WITHIN THE FIRST 24 HOURS.

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Methuen, MA

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Owner LLC

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Revision:

Drawn: kc

Checked by: mr

Scale: AS SHOWN

Key Plan:

Sheet Name:
Landscape Details
and Planting Notes

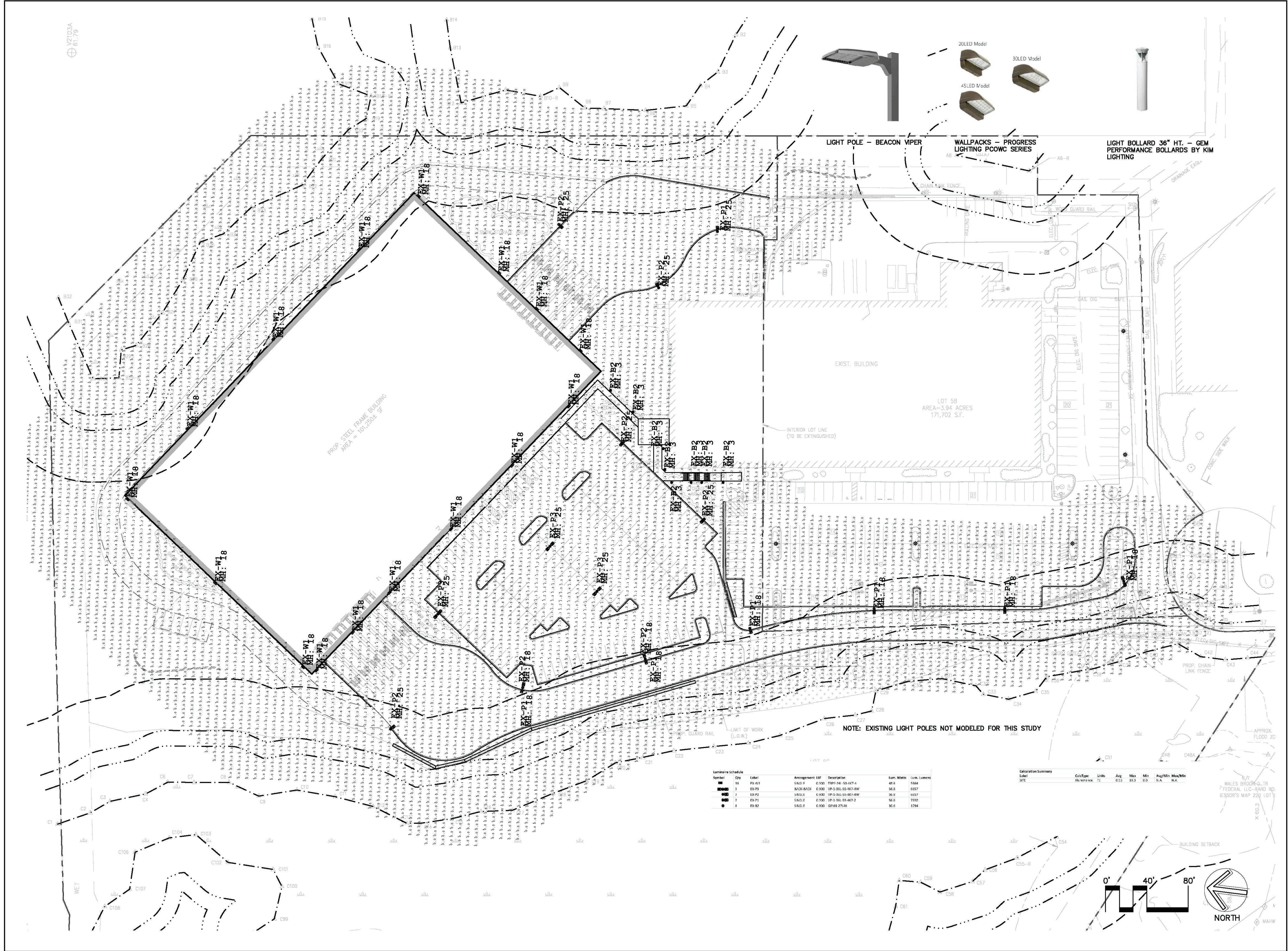
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Lighting Plan

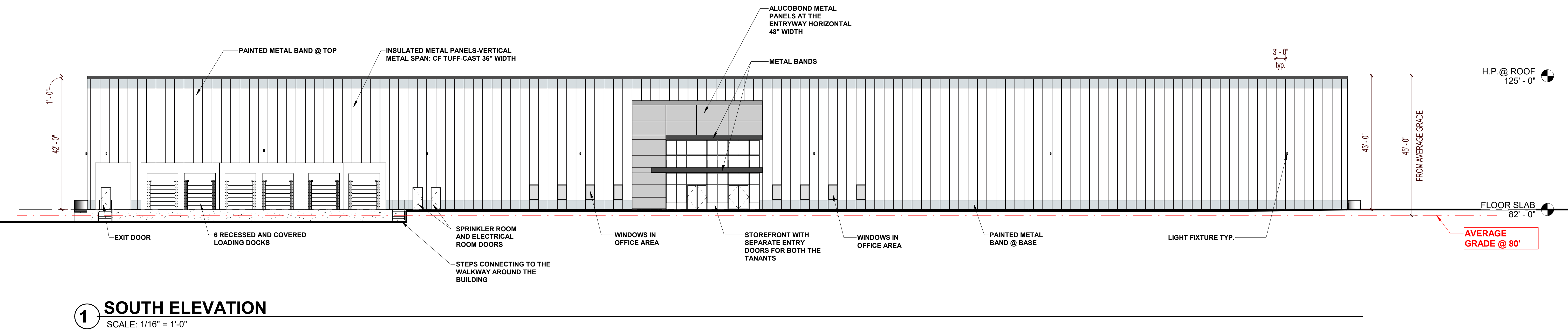
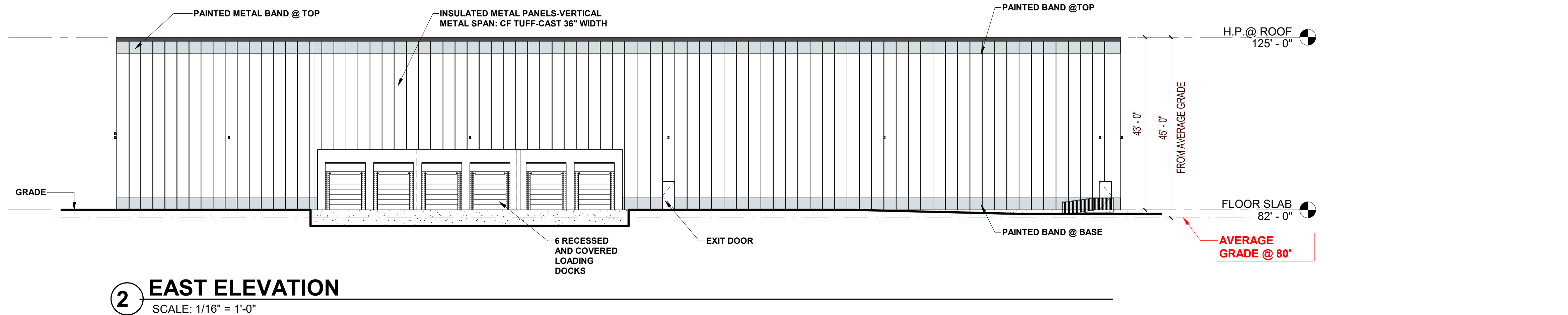
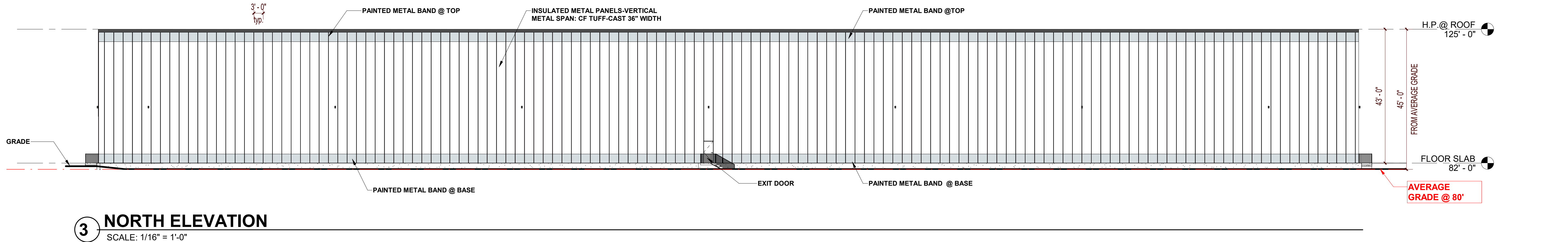
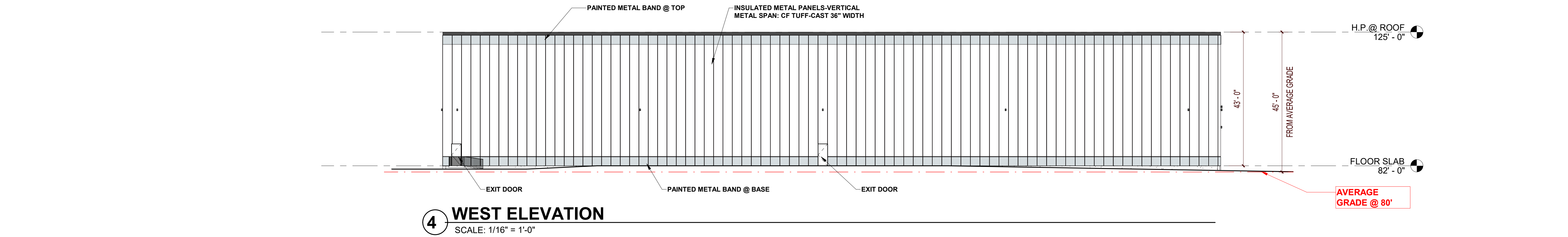
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consultant:

sheet title:
BUILDING
ELEVATIONS

project name:
PROPOSED WAREHOUSE-
600 GRIFFIN BROOK DRIVE
600 GRIFFIN BROOK DRIVE
METHUEN, MA

issue date: 04/06/22

revisions:

No.	Description	Date

dr. **chk.**

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