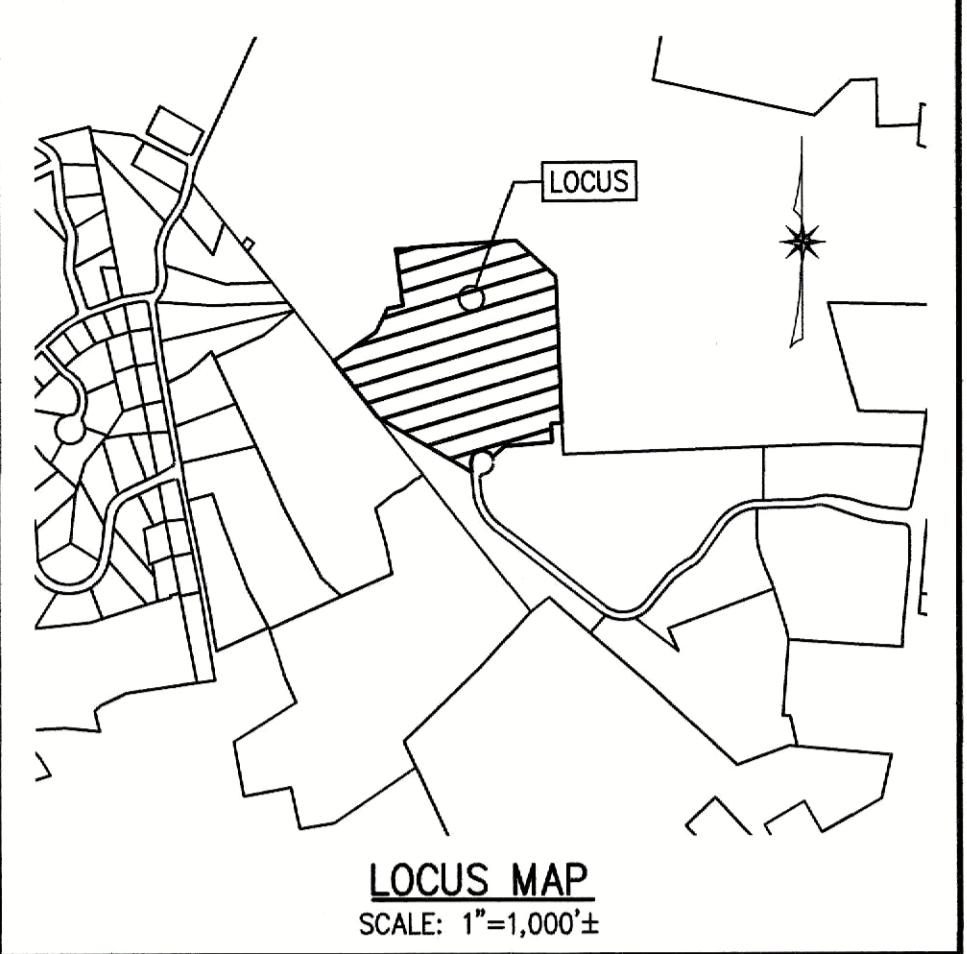


SITE DEVELOPMENT PLANS

501 & 600 GRIFFIN BROOK DRIVE

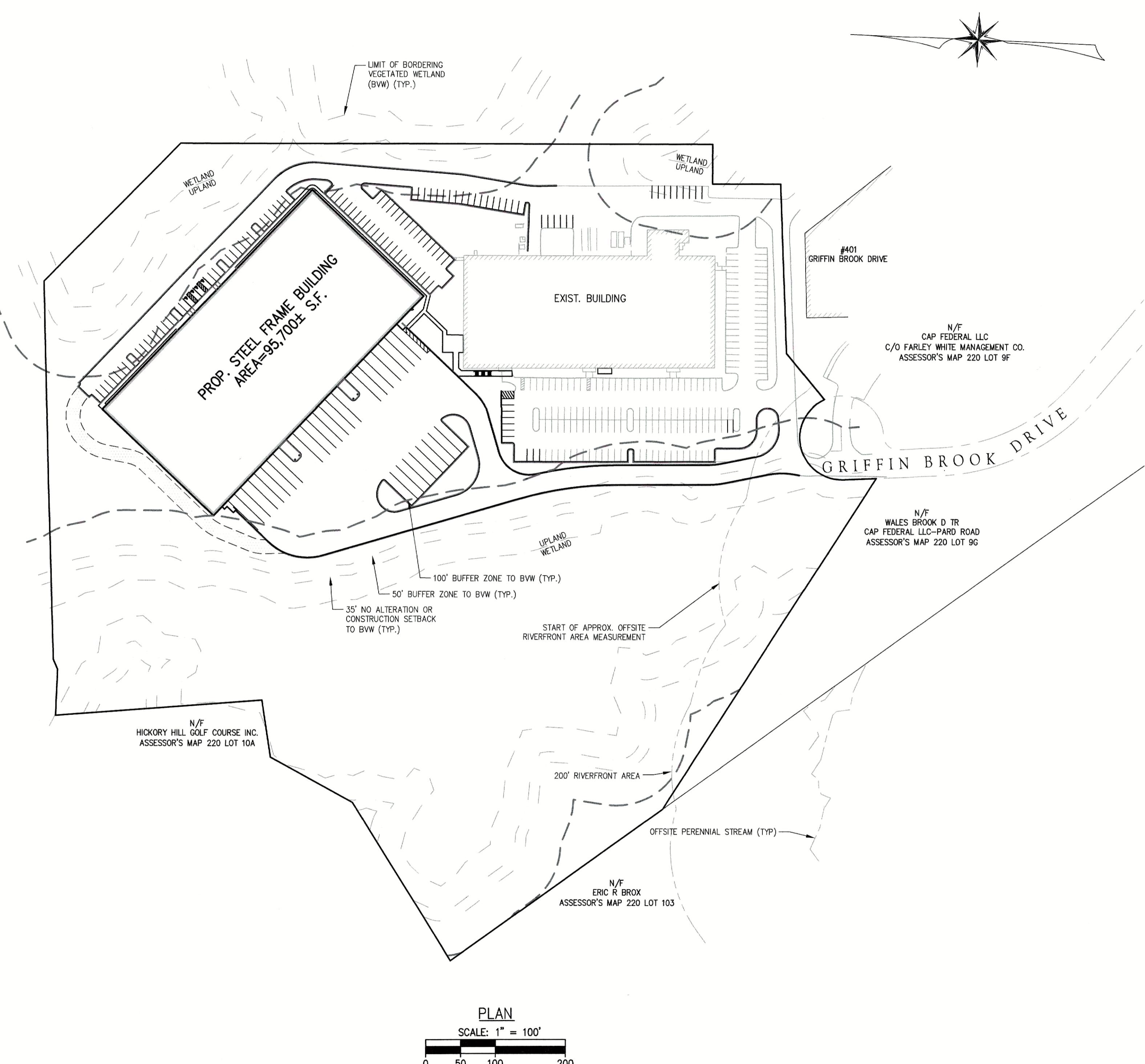
METHUEN, MASSACHUSETTS

(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	TREE AND SEEDING PLAN
L1.1	LANDSCAPE PLAN ENLARGEMENT 1
L1.2	LANDSCAPE PLAN ENLARGEMENT 2
L1.3	LANDSCAPE PLAN ENLARGEMENT 3
L1.4	LANDSCAPE DETAILS, PLANTING NOTES AND PLANTING SCHEDULE
L2.0	LIGHTING PLAN
SD101	SCHEMATIC FLOOR PLANS
SD200	SCHEMATIC ELEVATIONS



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

CIVIL ENGINEER:
THE MORIN-CAMERON GROUP, INC.
66 ELM STREET
DANVERS, MA 01923
PHONE: 978-777-8586

ARCHITECT:
DACON CORPORATION
16 HURON DRIVE
NATICK, MA 01760
PHONE: 508-561-3600

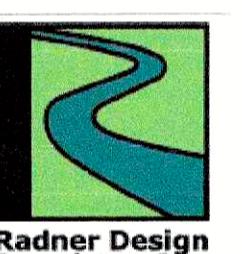
LANDSCAPE ARCHITECT:
RADNER DESIGN ASSOCIATES, INC.
3 ALLIED DRIVE, SUITE 303
DEDHAM, MA 02026
PHONE: 508-736-6144

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

TRANSPORTATION ENGINEER:
FUSS & O'NEILL | BAYSIDE ENGINEERING
600 UNICORN PARK DRIVE, SUITE 17
WOBURN, MA 01810
PHONE: 781-287-9924

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

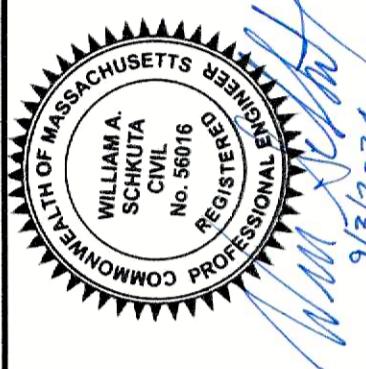
DACON
DESIGN | ARCHITECTURE | CONSTRUCTION



LEC

FUSS & O'NEILL | BAYSIDE
ENGINEERING

The
Morin-Cameron
GROUP, INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
16 ELM STREET, DANVERS, MA 01923
P: 978-777-8586, W: www.morincameron.com



REVISIONS		DATE
NO.	DESCRIPTION	

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

COVER SHEET
DRAWING NO. CS-1

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 #25009C0203F, 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 SITE 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 STRICKER MEASURES ARE REQUIRED BY THIS DECISION, THE STRICKER MEASURES SHALL APPLY.
- WHERE PRACTICAL, ALL ON SITE 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 (NPDES) 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 COMPACTION 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:

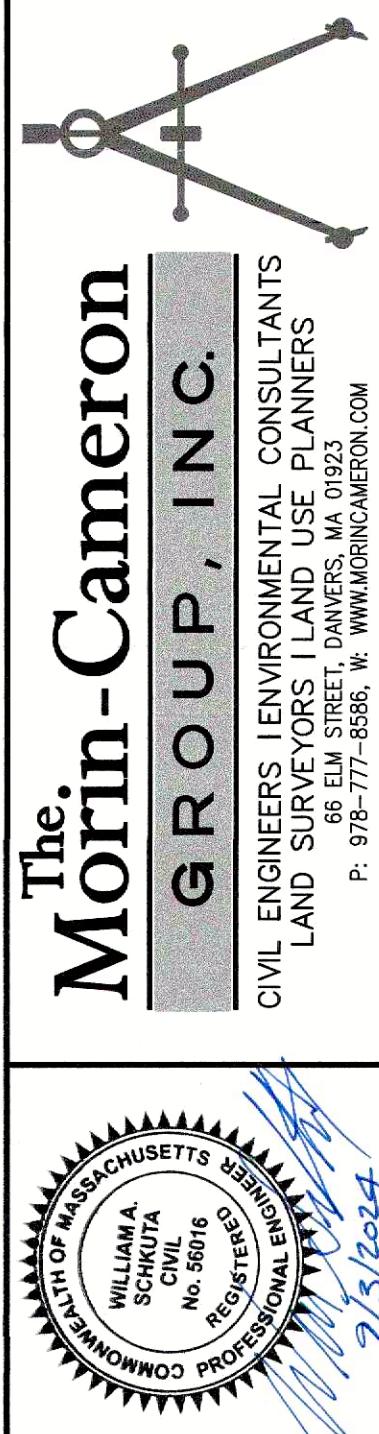
- THE SITE CONTRACTOR SHALL MAINTAIN TIES AND EXTENSIVE PHOTOS OF ALL BURIED UTILITIES. WHENEVER POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER OF INSPECTION MILESTONES SO UTILITIES CAN BE INSPECTED PRIOR TO BACKFILLING.
- ALL AS-BUILT SURVEYS AND LAYOUT NECESSARY DURING CONSTRUCTION SHALL 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 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.

LEGEND:

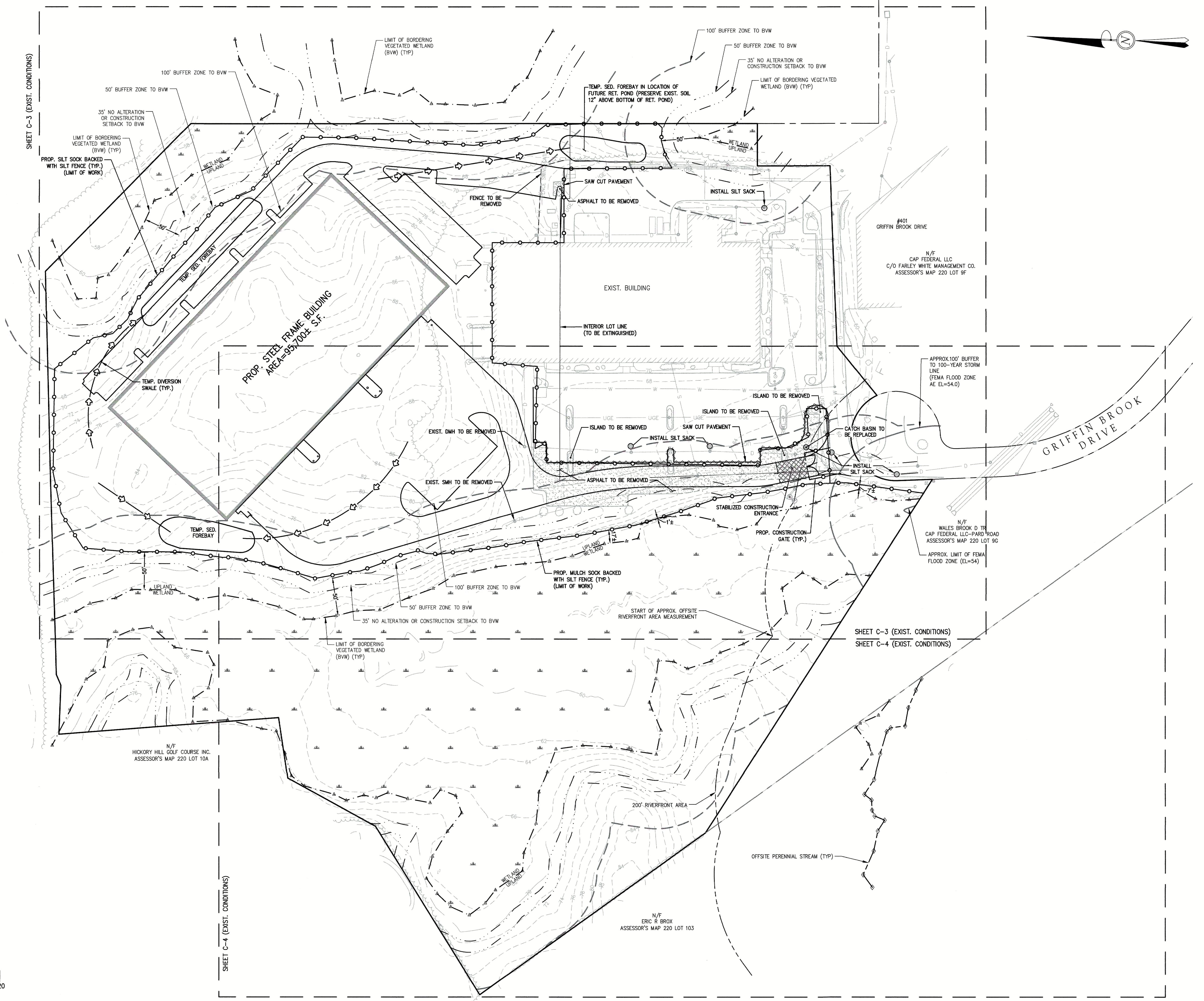
— 80 —	CONTOUR
+80.0	SPOT GRADE
— D —	DRAIN LINE
— G —	GAS LINE
— S —	SEWER LINE
— UGE —	UNDERGROUND ELECTRIC LINE
— W —	WATER LINE
— X — X —	CHAIN LINK FENCE
— WOOD GUARD RAIL —	WOOD GUARD RAIL
— VERTICAL GRANITE CURB LINE —	VERTICAL GRANITE CURB LINE
— CAPE COD BERM —	CAPE COD BERM
— SNOW STORAGE AREA —	SNOW STORAGE AREA
— ACCESSIBLE PARKING SPACE —	ACCESSIBLE PARKING SPACE
— PARKING SPACE QUANTITY —	PARKING SPACE QUANTITY
— SIGN —	SIGN
— LIGHT POLE —	LIGHT POLE
— HYDRANT —	HYDRANT
— WATER GATE —	WATER GATE
— SEWER MANHOLE (SMH) —	SEWER MANHOLE (SMH)
— DRAIN MANHOLE (DMH) —	DRAIN MANHOLE (DMH)
— CATCH BASIN (CB) —	CATCH BASIN (CB)
— CDS HYDRODYNAMIC SEPARATOR (ST-2) —	CDS HYDRODYNAMIC SEPARATOR (ST-2)
— TELEPHONE BOX —	TELEPHONE BOX
— SUBSURFACE STRUCTURE —	SUBSURFACE STRUCTURE
— SOIL TEST PIT —	SOIL TEST PIT



SURVEY BY:	MCG
DRAFTED BY:	LNO
CHECKED BY:	WAS
APPROVED BY:	AS NOTED
SCALE:	AS NOTED
DATE:	SEPTEMBER 3, 2024

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

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



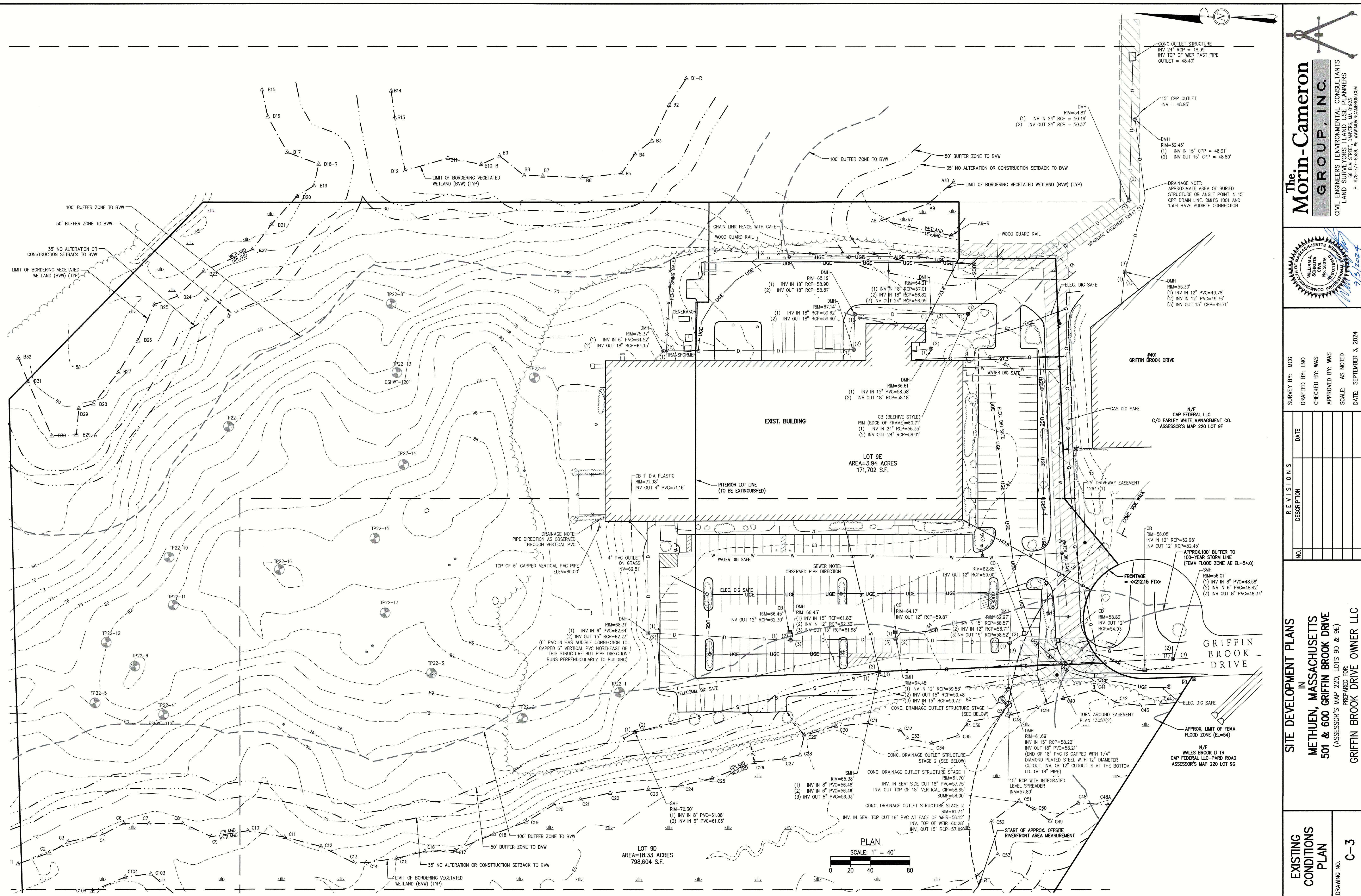
REVISIONS		SURVEY BY: MCG
DESCRIPTION	DATE	DRAFTED BY: LNO
		CHECKED BY: WAS
		APPROVED BY: WAS
		SCALE: AS NOTED
		DATE: SEPTEMBER 3, 2024

**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**

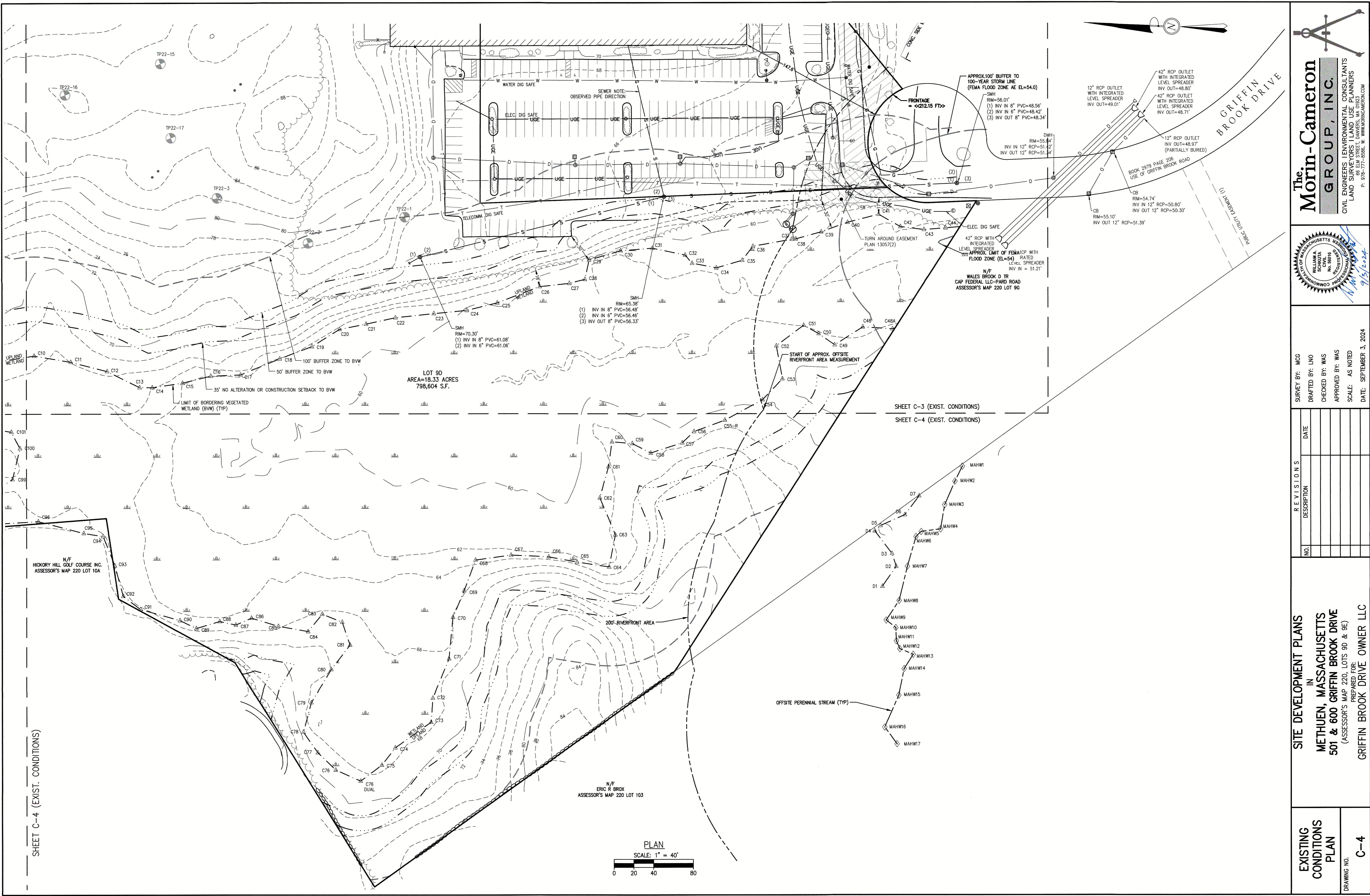
**SHEET INDEX
& EROSION
CONTROL**

DRAWING NO.

C-2



PROJ. #4046



<u>ZONING MATRIX: LIMITED INDUSTRIAL DISTRICT (IL)</u>		
SETBACK	REQUIRED	PROPOSED LOT 5B & 5C
LOT AREA (SF)	40,000	970,306
FRONTAGE (FT)	100	212.15
LOT WIDTH (FT)	100	318±
YARD SETBACK: FRONT (FT)	60	147±
YARD SETBACK: SIDE (FT)	30	66±
YARD SETBACK: REAR (FT)	30	91±
NUMBER OF STORIES	4 (MAXIMUM)	1
BUILDING HEIGHT (FT)	45 (MAXIMUM)	<40 (EXIST.) 66 (PROP.) *
LOT COVERAGE (%)	35% (MAXIMUM)	39% **

PARKING CALCULATIONS

PARKING CALCULATIONS				
BUILDING DESCRIPTION	PARKING EQUATION	BUILDING SIZE (SF)	REQUIRED	PROPOSED
EXIST. BUILDING (RESEARCH AND DEVELOPMENT)	1 SPACE/ 300 SF	59,917	200	201
PROP. BUILDING (WAREHOUSE)	1 SPACE/ 1,200 SF	95,700	80	76 (9'x18' SPACES) 4 (8'x18' ACCESSIBLE SPACES)
TOTAL			280	281

ACCESSIBLE PARKING:

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

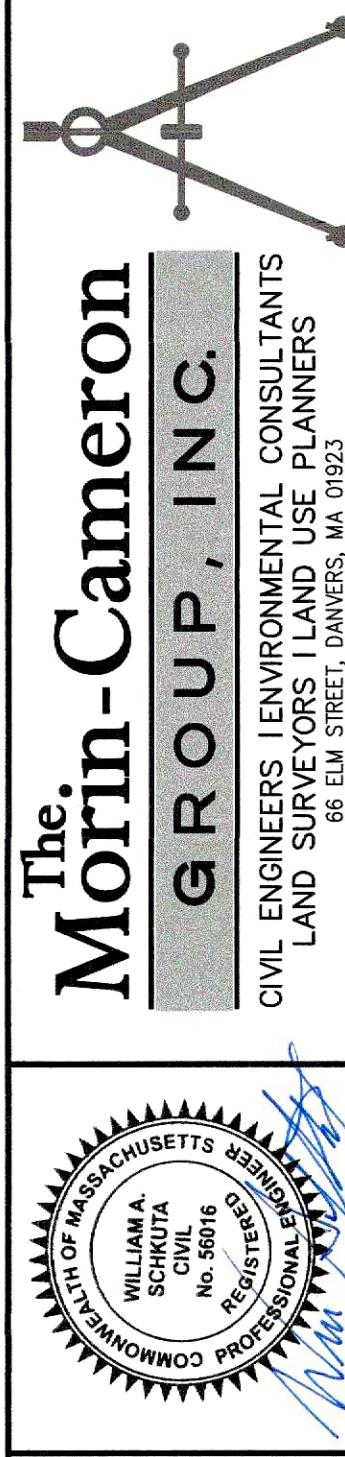
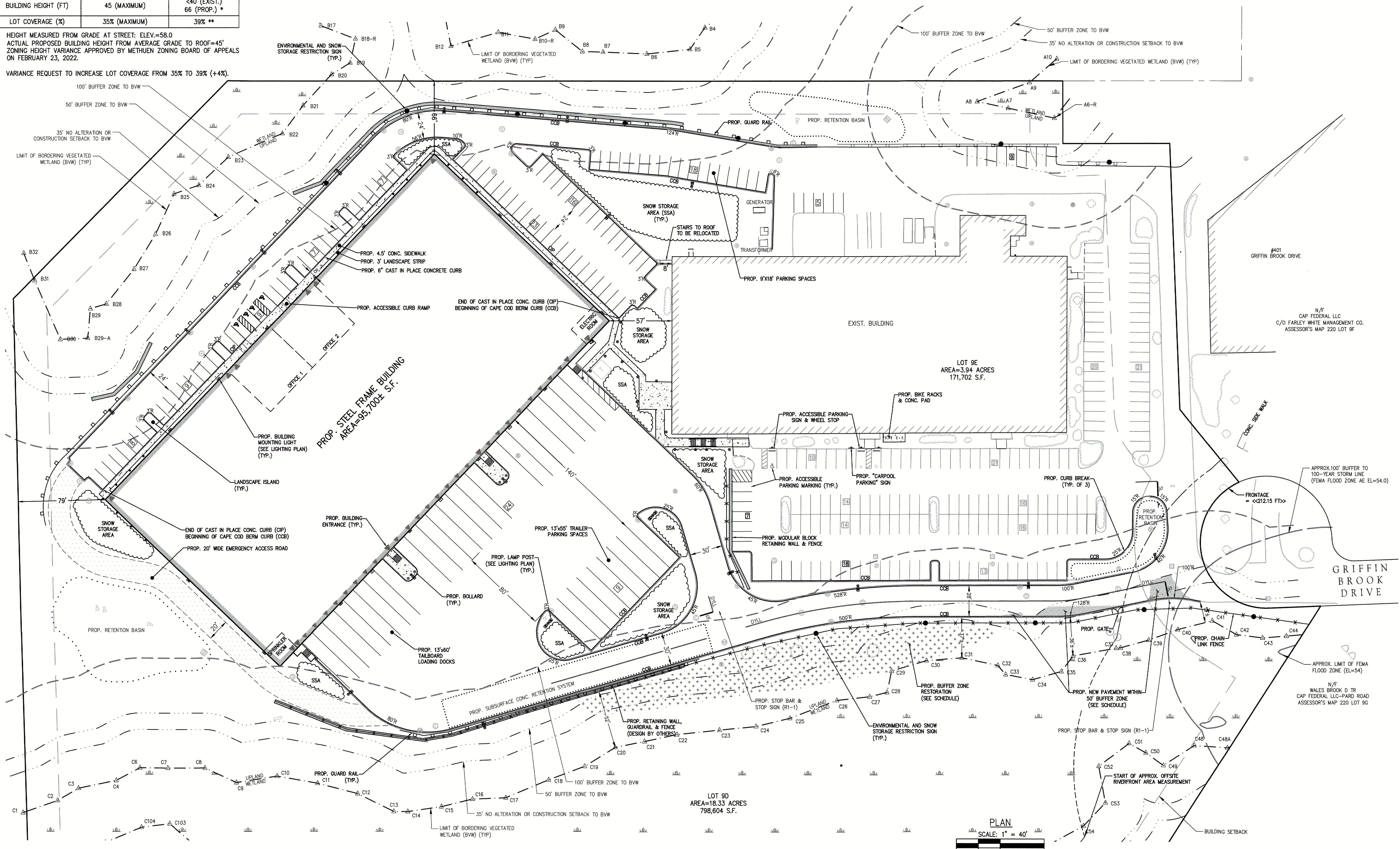
SCHEDULE OF BUFFER ZONE IMPACTS & RESTORATION

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

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

** VARIANCE REQUEST TO INCREASE LOT COVERAGE FROM 35% TO 39% (+4%)



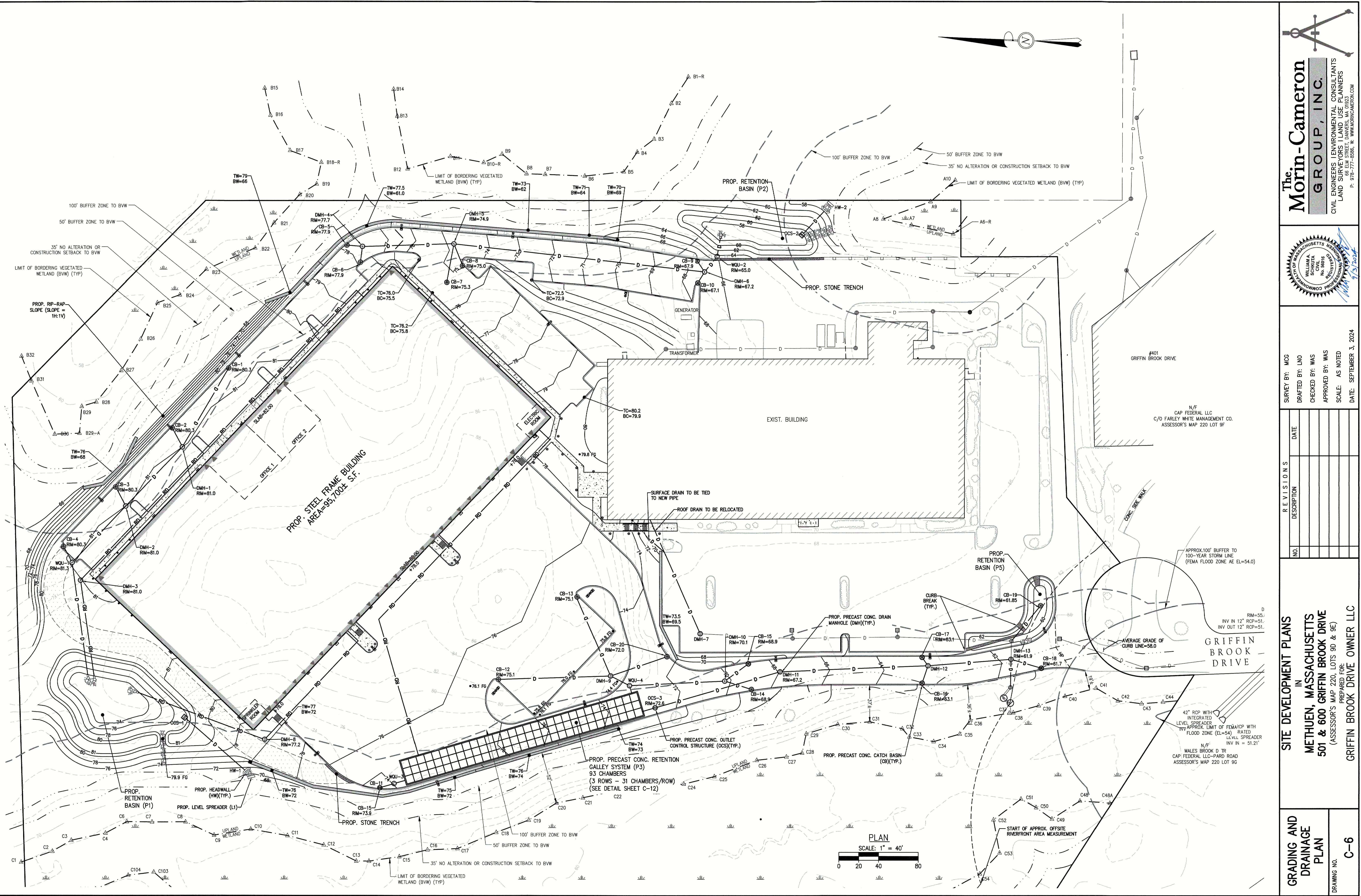
SITE DEVELOPMENT PLANS IN METHUEN, MASSACHUSETTS 101 & 600 GRIFFIN BROOK DRIVE

301 & 600 GRIFFIN BROOK
(ASSESSOR'S MAP 220, LOTS 9D &
PREPARED FOR:

SITE LAYOUT PLAN

C-5

DJ. #4046



PROJ. #4046

UPSTREAM			CONNECTING PIPE		DOWNSTREAM STRUCTURE	PIPE INFORMATION			TYPE	NOTES
ID	RIM	SUMP	INV. START	INV. END		LENGTH (LF)	DIAMETER (INCHES)	SLOPE (FT/FT)		
CB-1	80.3	72.6	76.60	75.87	DMH-1	91	12	0.008	HDPE	
CB-2	80.3	72.6	76.60	76.24	DMH-1	18	12	0.020	HDPE	
DMH-1	81.0		75.77	75.38	DMH-2	79	12	0.005	HDPE	
CB-3	80.3	72.6	76.60	76.24	DMH-2	18	12	0.020	HDPE	
DMH-2	81.0		75.28	74.90	WQU-1	75	12	0.005	HDPE	
CB-4	80.3	72.6	76.60	75.63	WQU-1	15	12	0.065	HDPE	
WQU-1	81.3		74.80	74.24	P1	112	12	0.005	HDPE	CONTECH CDS
ROOF	79.0		76.45	74.55	DMH-3	412	6	0.005	HDPE	
DMH-3	81.0		74.50	74.00	P1	96	12	0.005	HDPE	
ROOF	78.0		74.79	74.42	DMH-8	180	12	0.005	HDPE	
DMH-8	77.5		74.37	74.00	P1	134	12	0.005	HDPE	
CB-5	77.9	62.4	66.48	66.12	DMH-4	12	12	0.030	HDPE	
CB-6	77.9	61.9	65.92	65.56	DMH-4	12	12	0.030	HDPE	
DMH-4	77.7		65.36	65.08	DMH-5	7	12	0.040	HDPE	
CB-7	75.3	62.4	66.44	65.68	DMH-5	38	12	0.020	HDPE	
CB-8	75.0	61.4	65.48	65.08	DMH-5	20	12	0.020	HDPE	
DMH-5	74.9		64.88	59.72	DMH-6	129	12	0.040	HDPE	
CB-9	67.9	55.7	59.72	59.52	DMH-6	10	12	0.020	HDPE	
CB-10	67.1	55.7	59.72	59.52	DMH-6	10	12	0.020	HDPE	
DMH-6	67.2		59.22	58.71	WQU-2	17	12	0.030	HDPE	
WQU-2	65.0		58.51	58.00	P2	17	12	0.030	HDPE	CONTECH CDS
CB-11	73.9	61	65.00	64.40	WQU-3	30	12	0.020	HDPE	DOUBLE RIM
WQU-3	74.0		64.20	64.00	P3	10	12	0.020	HDPE	
CB-12	75.1	61.1	65.14	64.70	DMH-9	22	12	0.020	HDPE	
CB-13	75.1	61.5	65.56	64.70	DMH-9	43	12	0.020	HDPE	
DMH-9	74.4		64.45	64.29	WQU-4	8	12	0.020	HDPE	
CB-14	68.9	60.8	64.82	64.70	DMH-10	25	12	0.005	HDPE	
CB-15	68.9	60.8	64.83	64.70	DMH-10	26	12	0.005	HDPE	
DMH-10	70.1		64.60	64.14	WQU-4	92	12	0.005	HDPE	
WQU-4	73.9		64.04	64.00	P3	7	12	0.005	HDPE	CONTECH CDS
OCS-3	72.2	59.9	63.90	61.36	DMH-11	127	15	0.020	HDPE	
DMH-11	67.2		62.43	59.51	DMH-12	146	15	0.020	HDPE	
CB-16	63.1	55.4	59.46	59.31	DMH-12	15	12	0.010	HDPE	
CB-17	63.1	55.3	59.30	59.23	DMH-12	7	12	0.010	HDPE	
DMH-12	63.0		59.22	58.42	DMH-13	80	15	0.010	HDPE	
DMH-13	61.9		58.34	58.22	DMH-EXISTING	24	15	0.005	HDPE	
CB-18	61.7	54.5	58.51	58.37	DMH-EXISTING	28	12	0.005	HDPE	

PLAN
SCALE: 1" = 40'
0 20 40 80

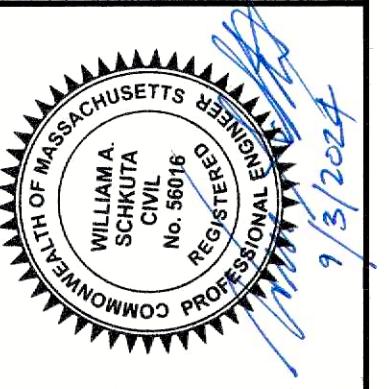
DRAWING NO.	SITE DEVELOPMENT PLANS		REV. I		DATE: SEPTEMBER 3, 2024
	IN	METHUEN, MASSACHUSETTS	NO.	DESCRIPTION	
501 & 600 GRIFFIN BROOK DRIVE					
(ASSESSOR'S MAP 220, LOTS 9D & 9E)					
GRIFFIN BROOK DRIVE OWNER LLC					
C-7					

The Morin-Cameron GROUP, INC.

WILLIANA SCHKUTA, CIVIL PROFESSIONAL ENGINEER, REG. IN MASS. NO. 58016
CIVIL ENGINEERS, ENVIRONMENTAL CONSULTANTS, SURVEYORS, LAND USE PLANNERS
68 ELM STREET, DANVERS, MA 01923
P: 978-777-8586, W: WWW.MORINCAMERON.COM

9/3/2024

<div[](https://www.morin-cameron.com/assets/images/logo.png)

LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MA 01923
P: 978-777-8586, W: WWW.MORRINCAMERON.COM

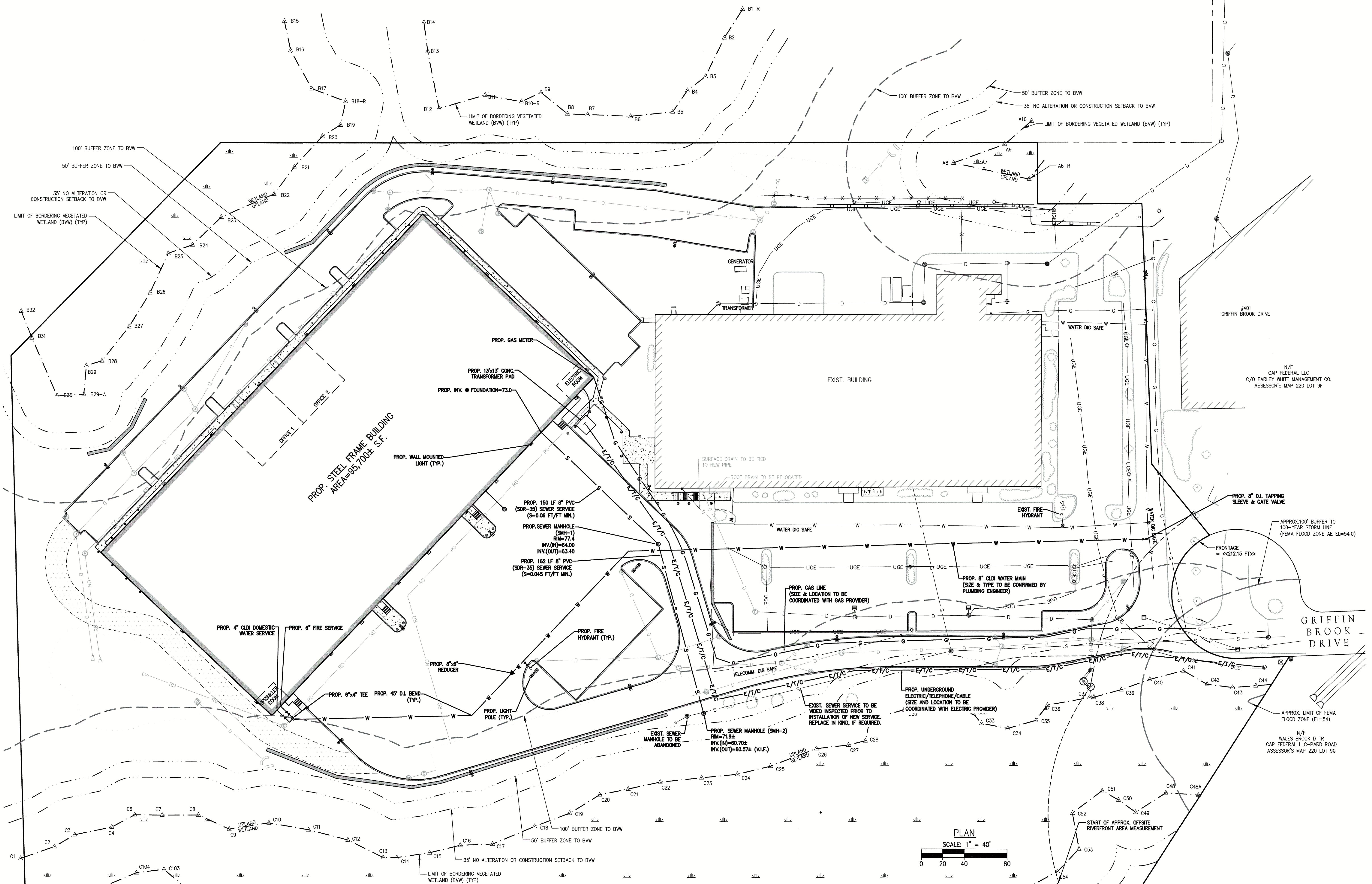
SURVEY BY: MCG
DRAFTED BY: LNO
CHECKED BY: WAS
APPROVED BY: WAS
SCALE: AS NOTED
DATE: SEPTEMBER 3, 2024

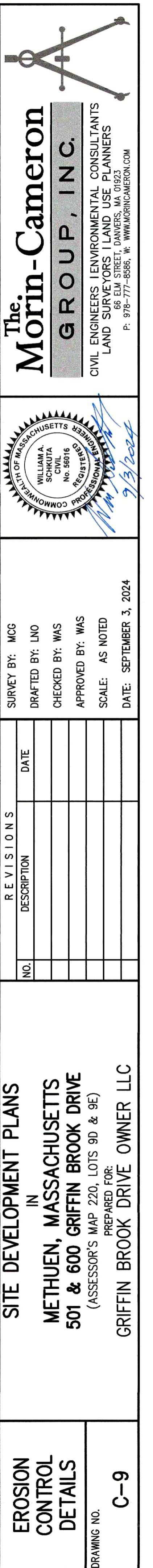
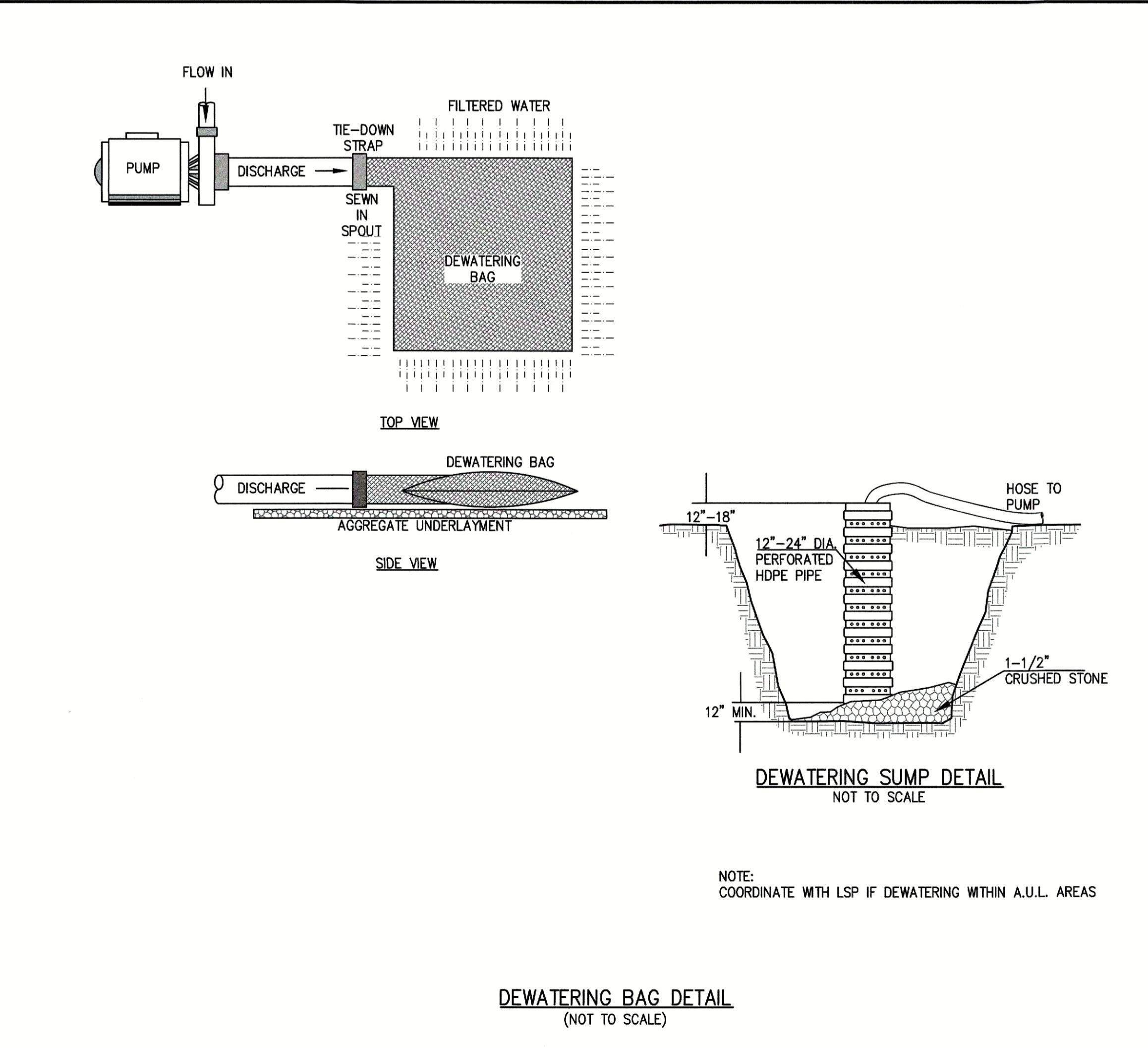
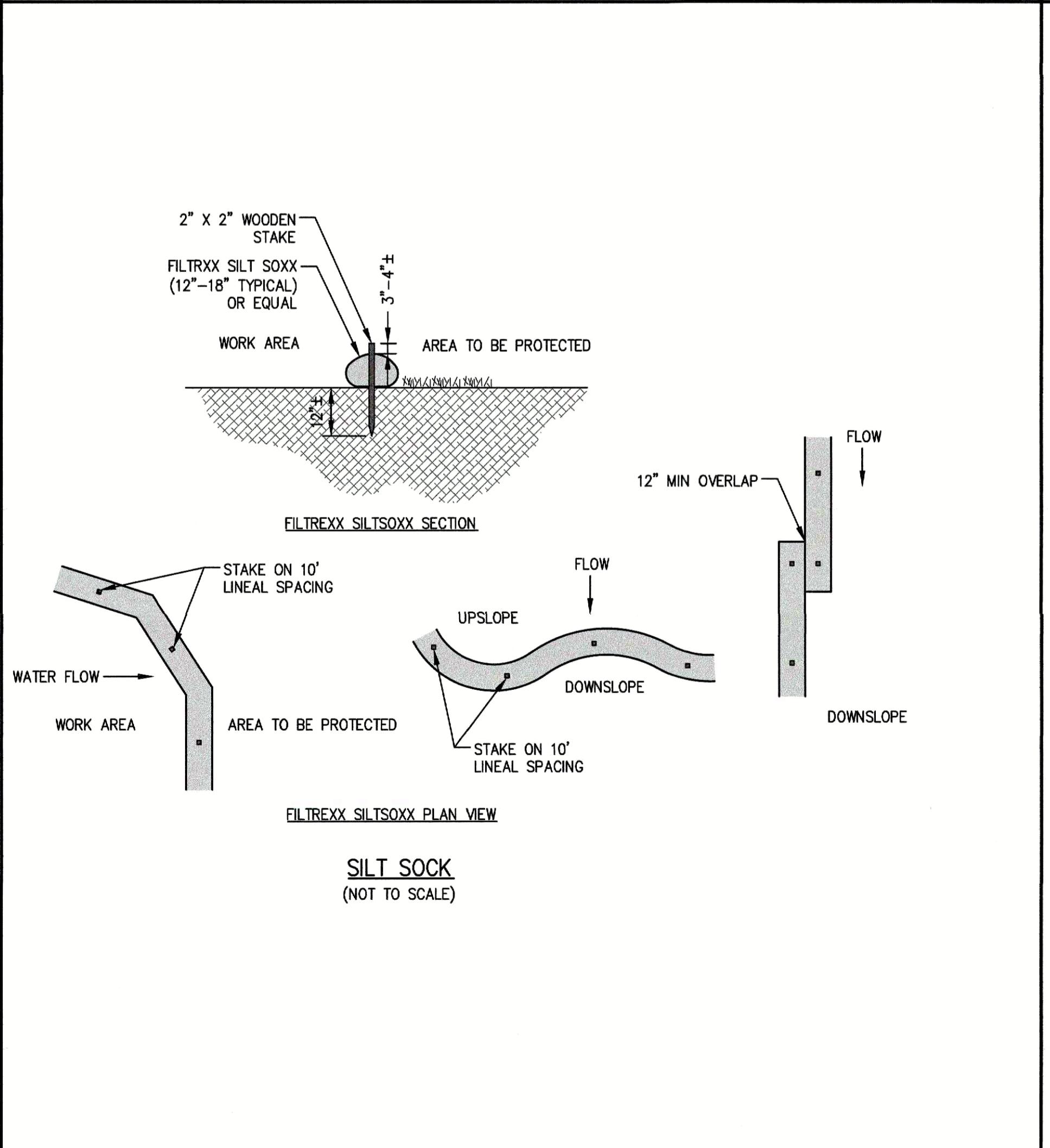
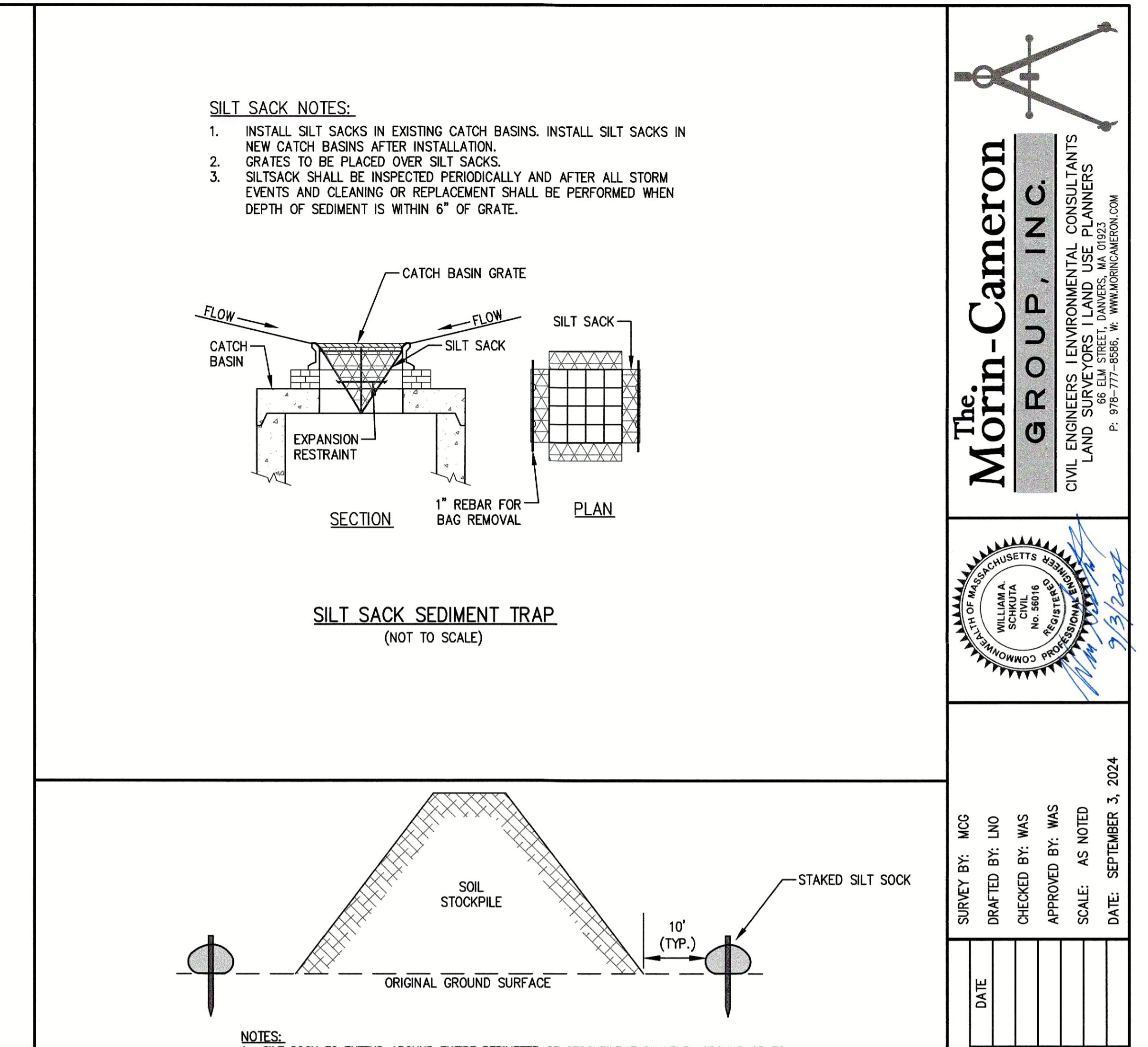
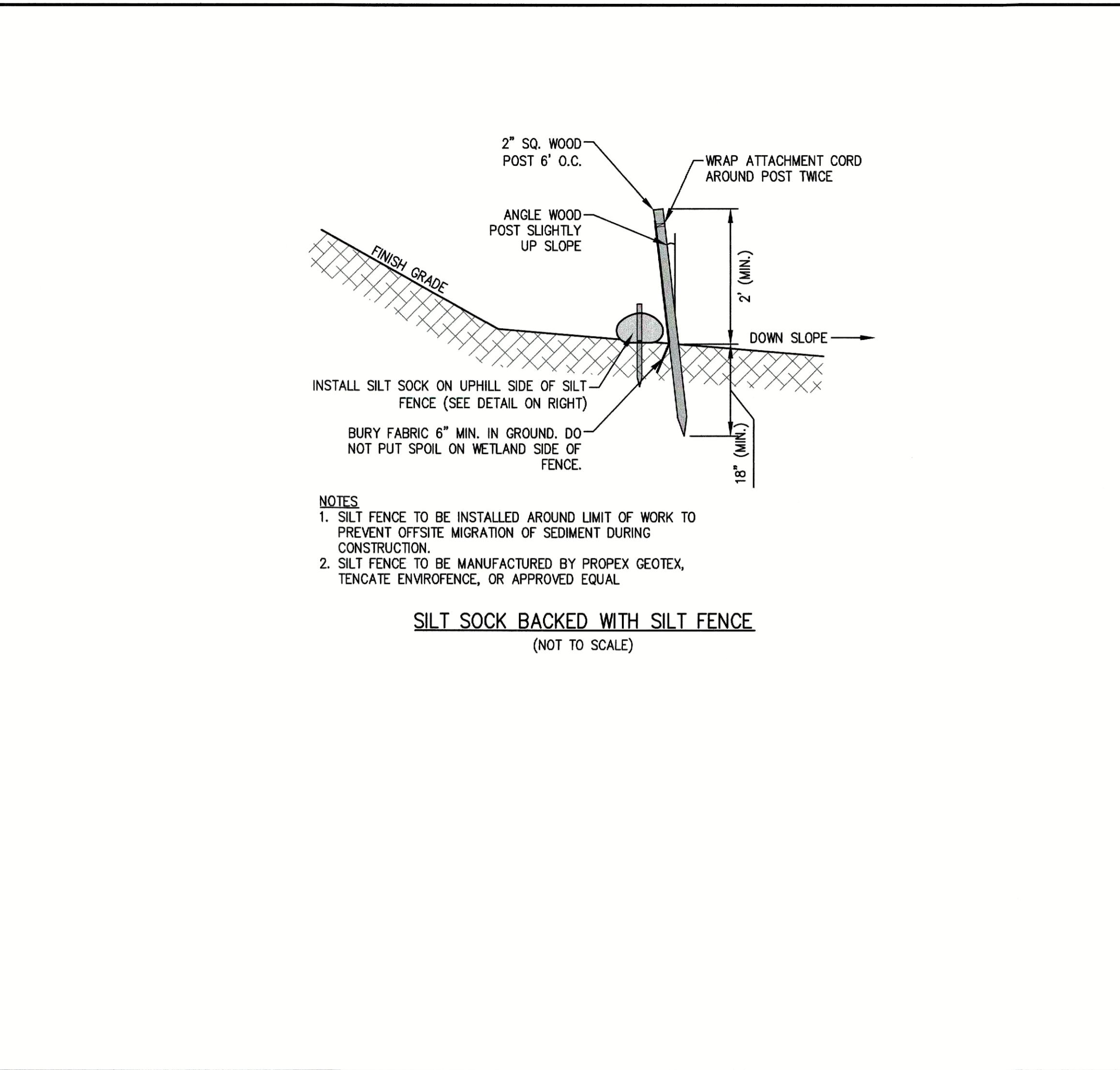
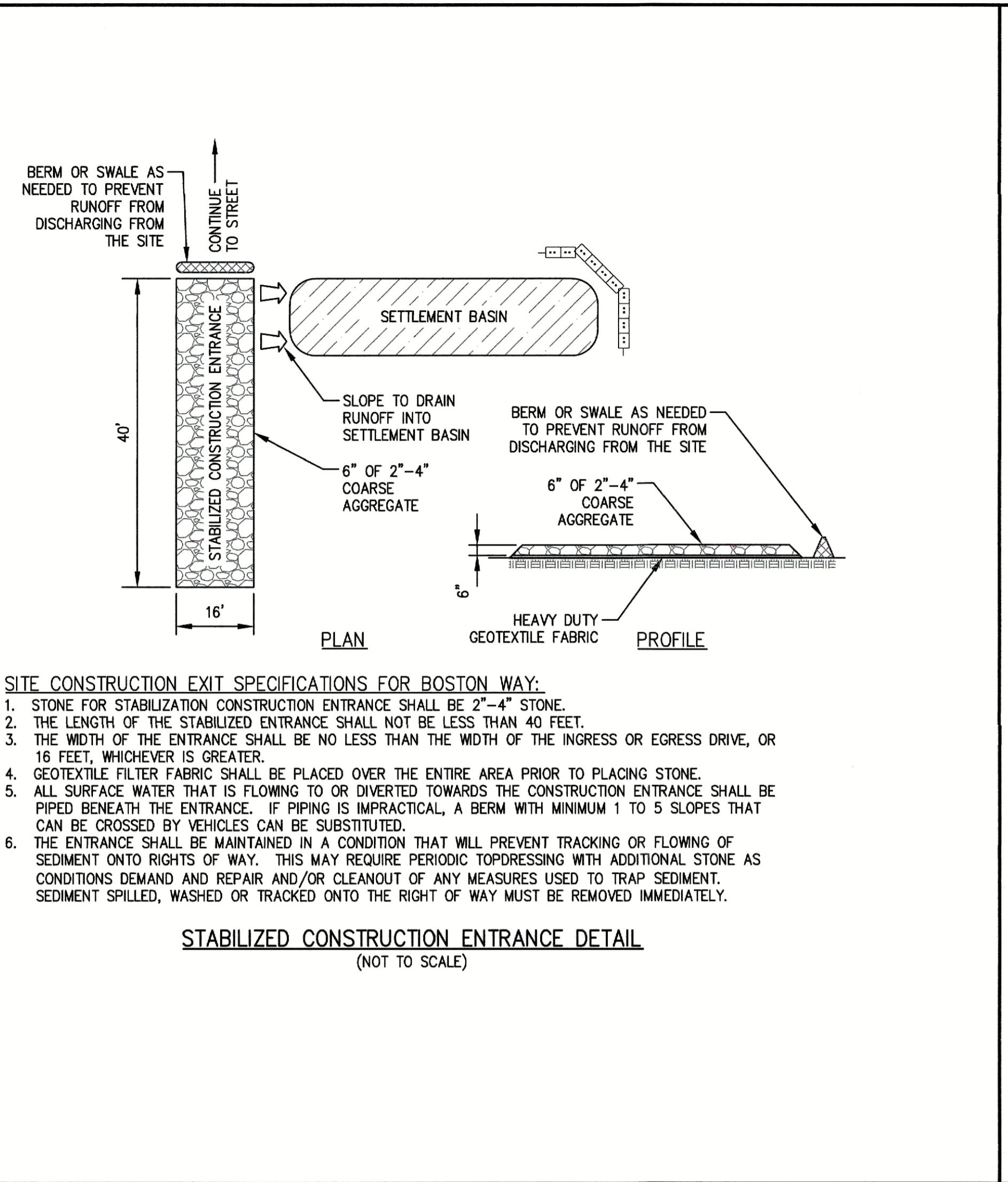
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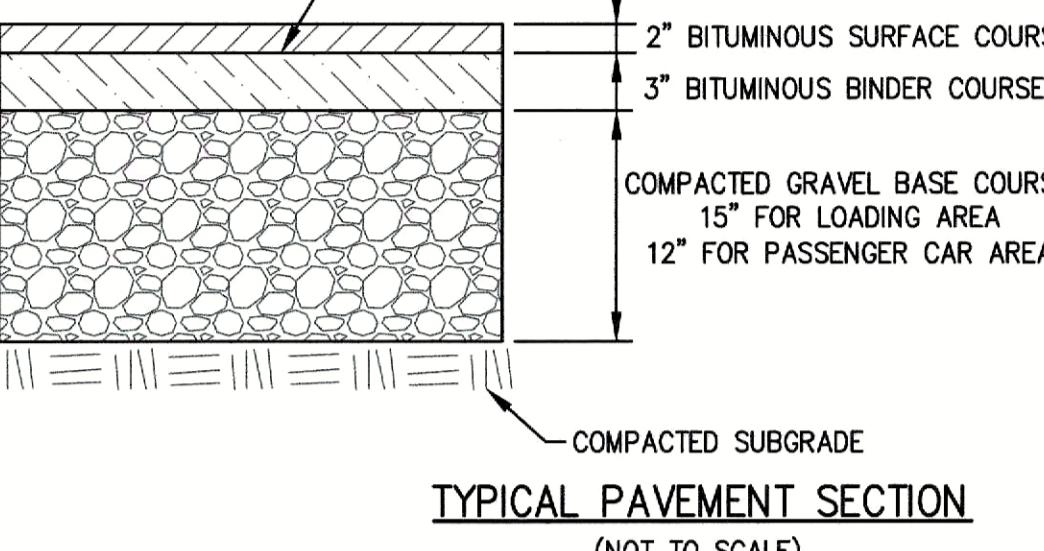
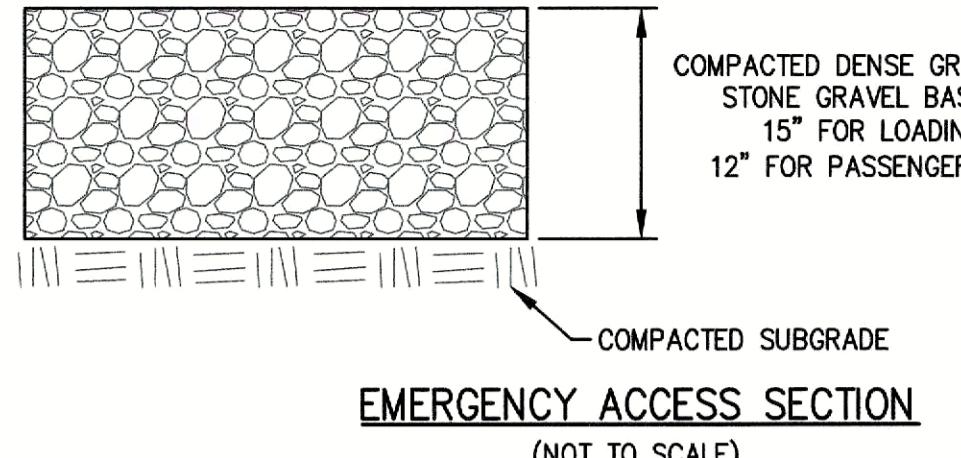
THE DEVELOPMENT PLANS
IN
METHUEN, MASSACHUSETTS
101 & 600 GRIFFIN BROOK DRIVE
(ASSESSOR'S MAP 220, LOTS 9D & 9E)
PREPARED FOR:
GRIFFIN BROOK DRIVE OWNER LTD.

AWNING NO. C-8

PROJ. #4046

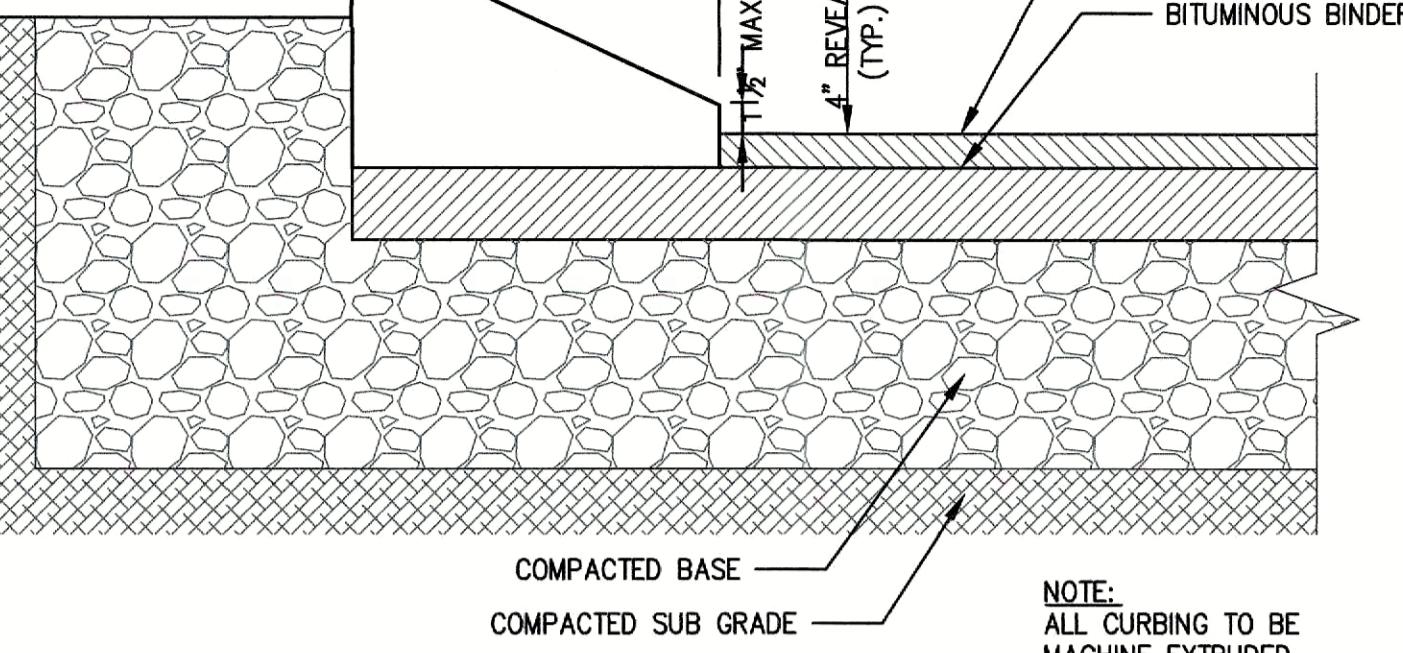
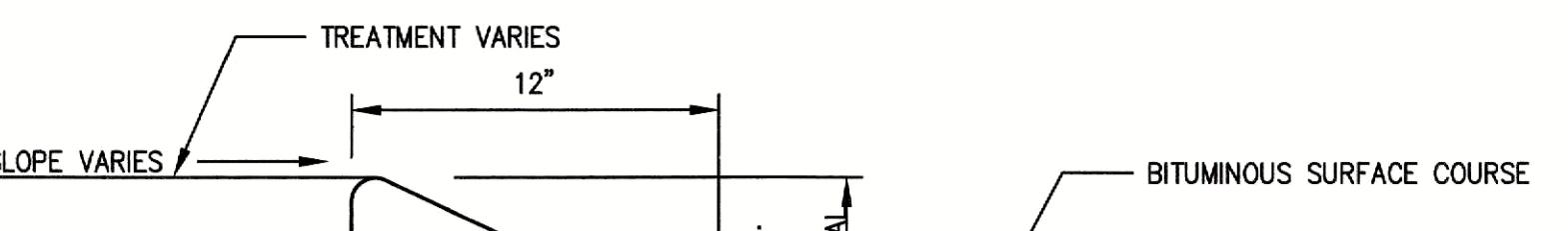




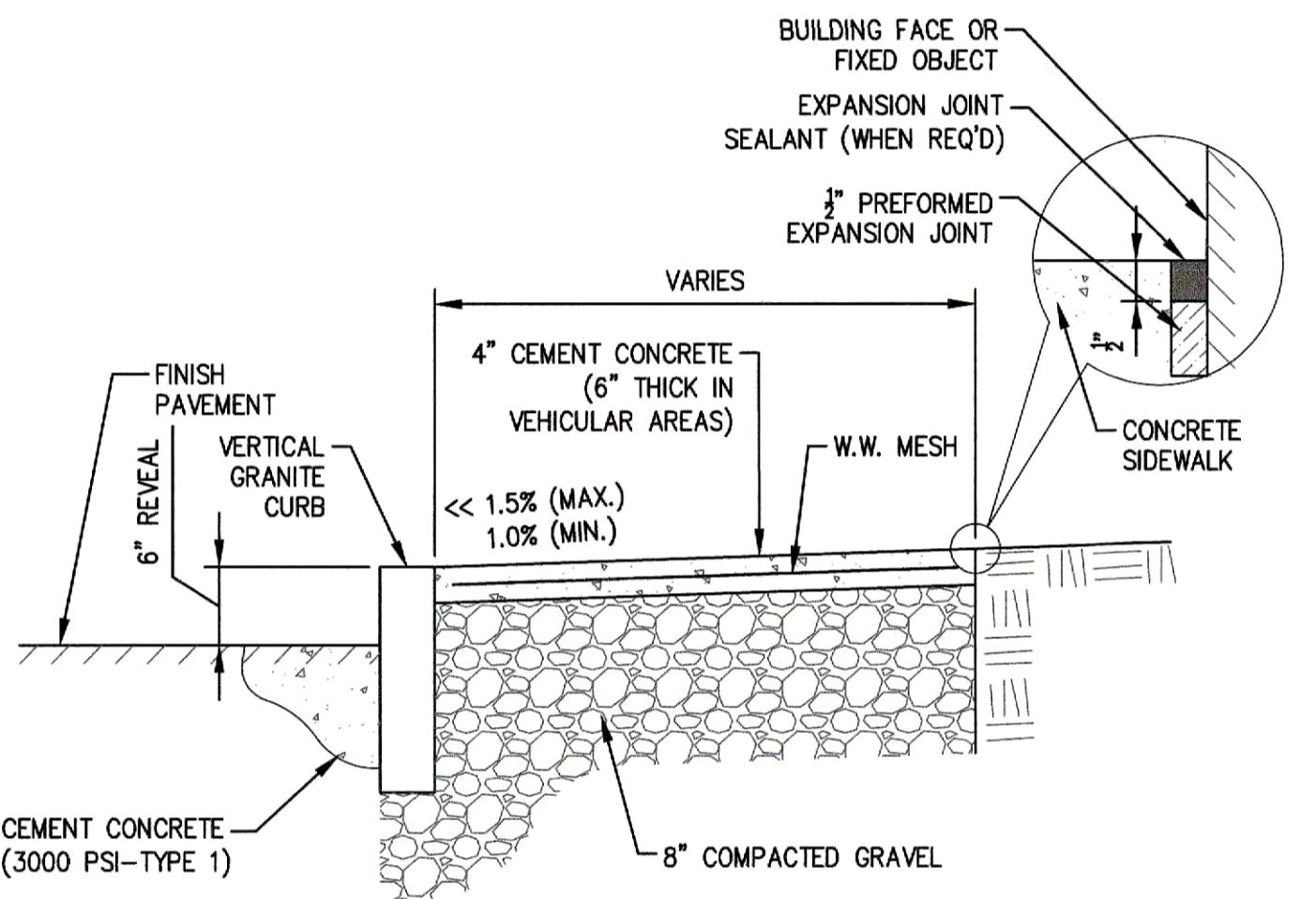


SUBSOIL NOTE:
SUBSOILS TO BE INSPECTED PRIOR TO
INSTALLATION OF PAVEMENT SUBBASE.
IF UNCOMPACTED FILL OR UNSUITABLE
SOIL IS PRESENT IT SHALL BE
REMOVED TO UNDISTURBED NATIVE
SOIL AND REPLACED WITH STRUCTURAL
FILL COMPACTED TO 95% R.C.

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

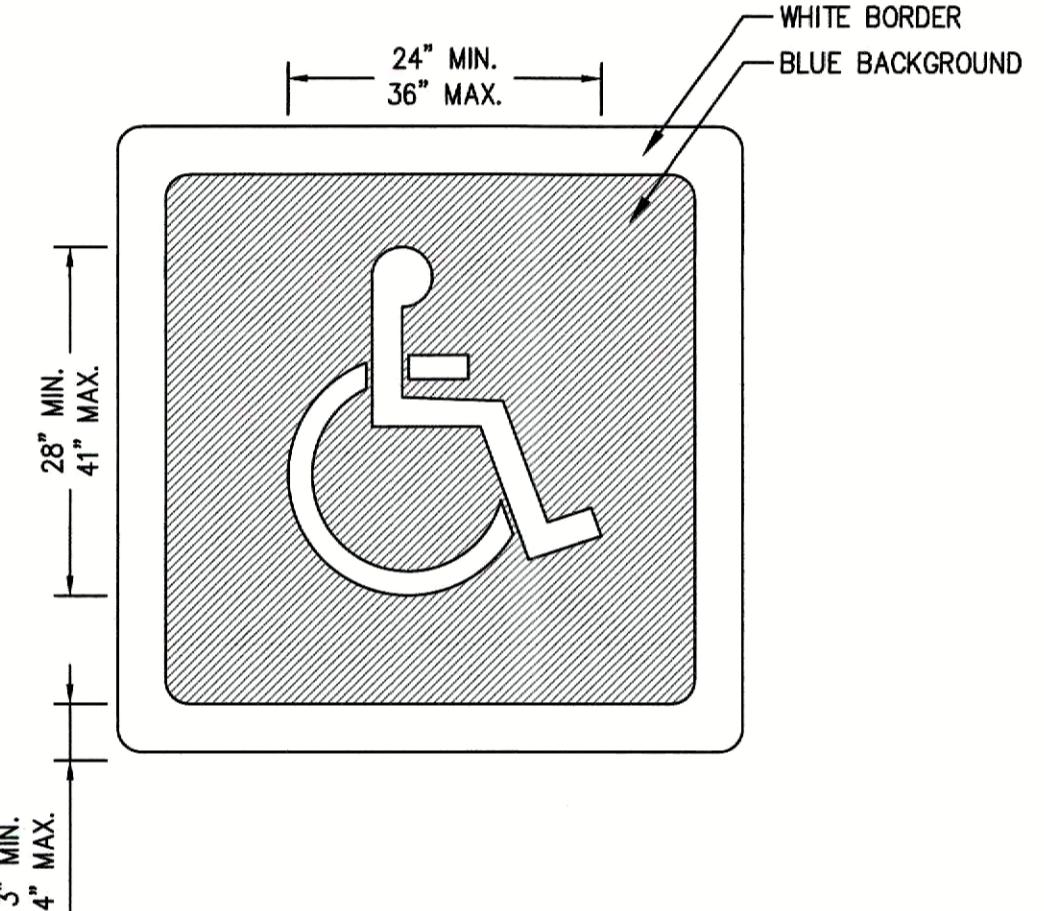


CAPE COD BERM (CCB)
(NOT TO SCALE)



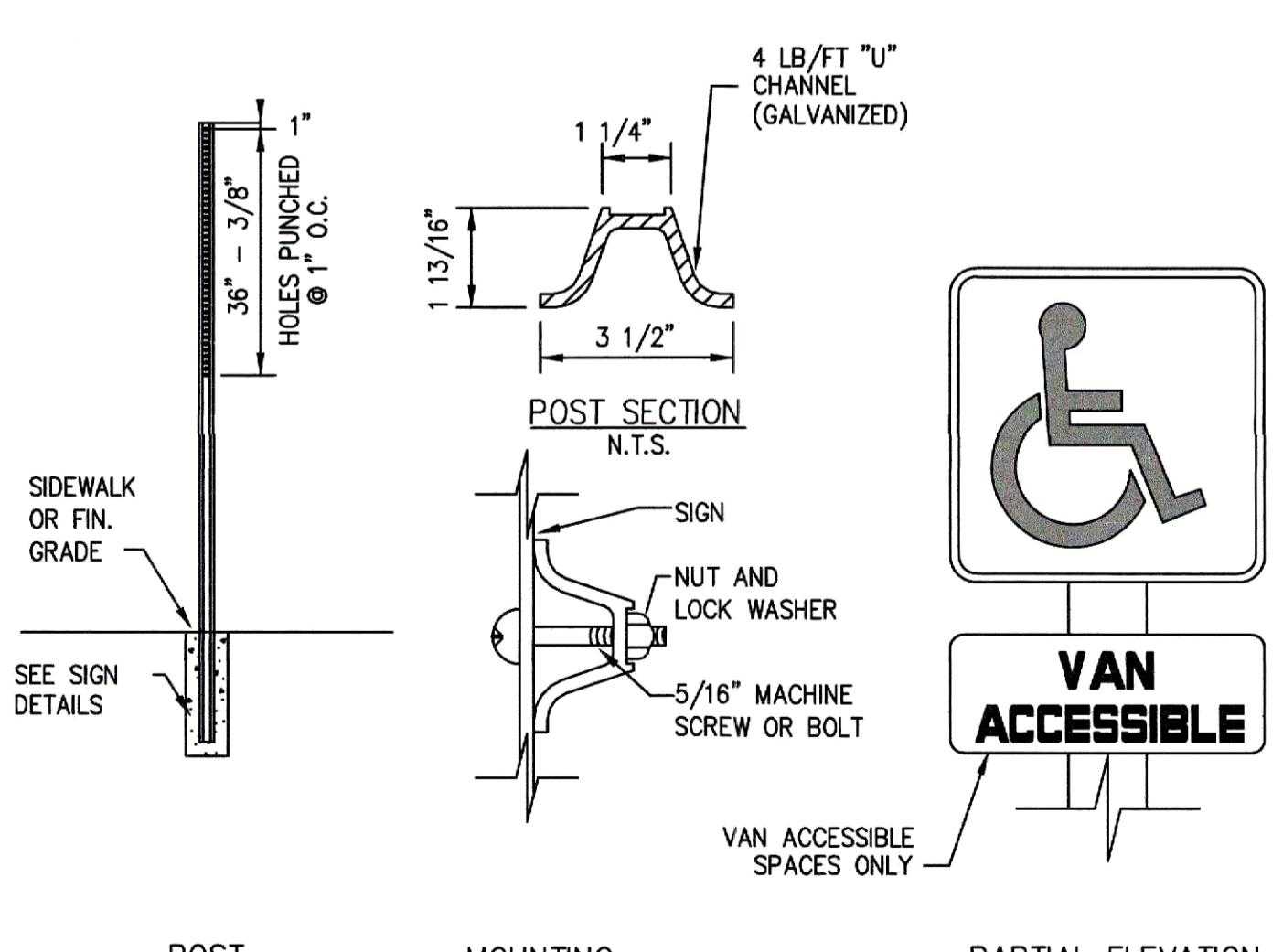
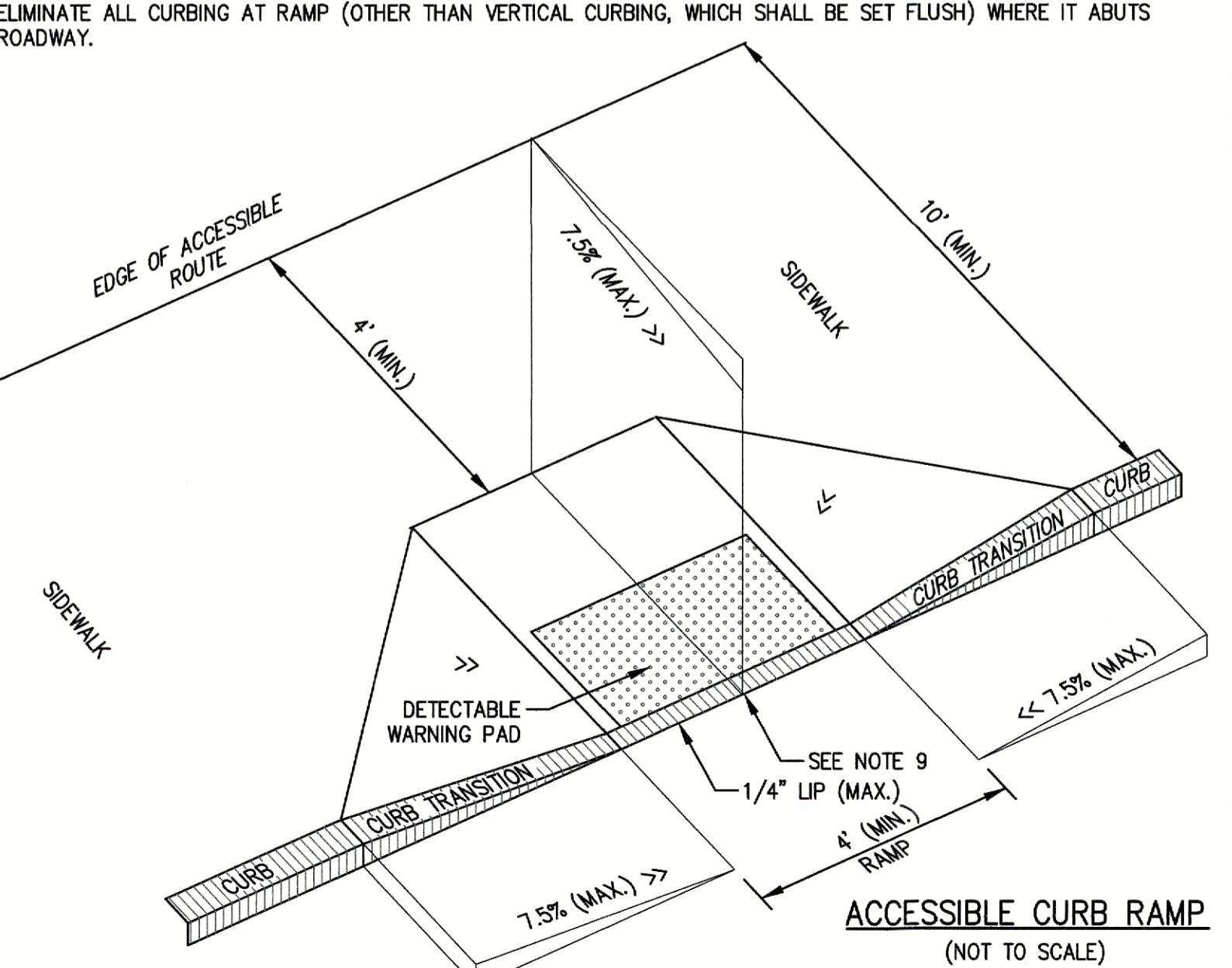
NOTES:
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH
PRE-MOULDLED JOINT FILLER.
2. PROVIDE CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CEMENT CONCRETE SHALL BE 4,000 PSI-TYPE II.

CONCRETE SIDEWALK
(NOT TO SCALE)

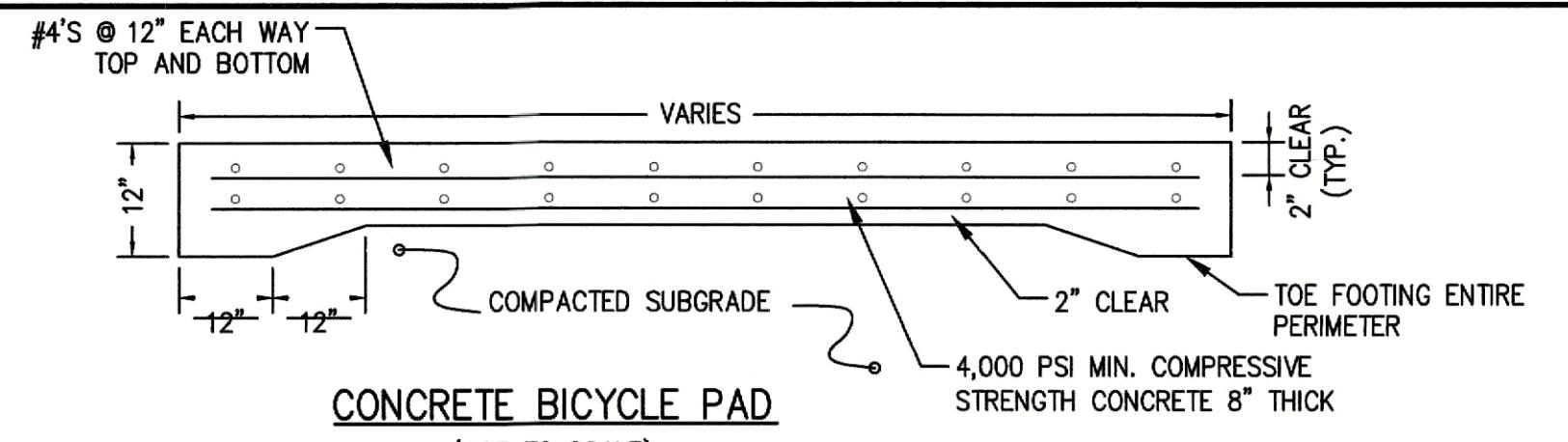


INTERNATIONAL ACCESSIBILITY PARKING SPACE SYMBOL
(NOT TO SCALE)

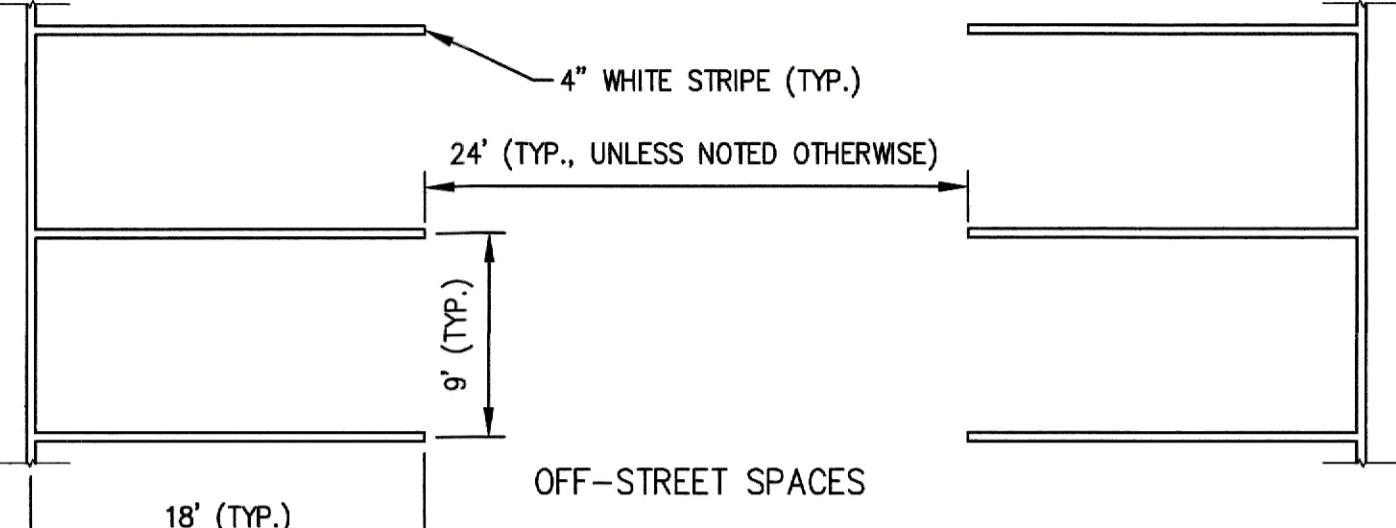
NOTES:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E.,
HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES SEE PLANS FOR CURB TYPE.
6. 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.



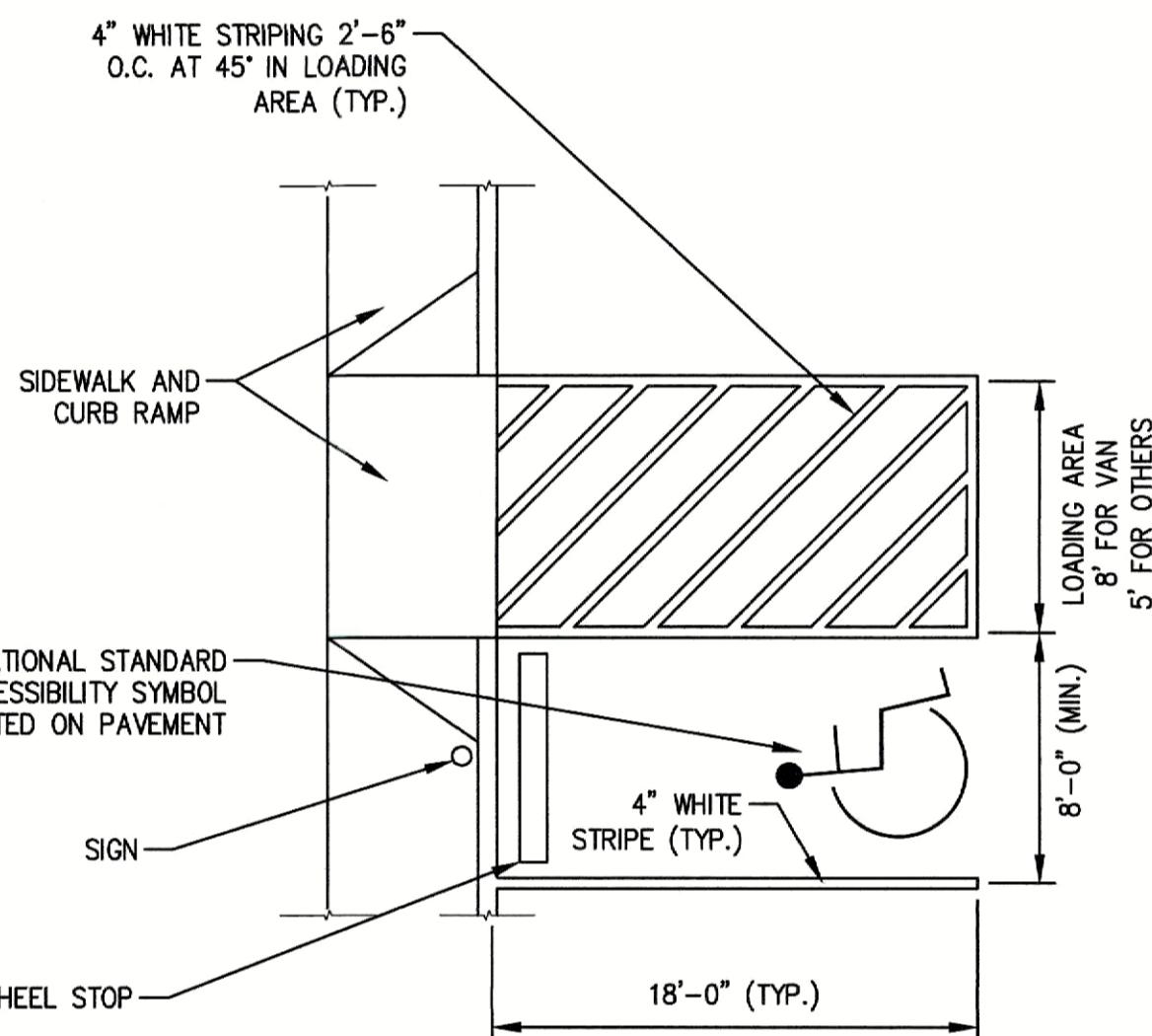
ACCESSIBLE PARKING SPACE SIGN
(NOT TO SCALE)



CONCRETE BICYCLE PAD
(NOT TO SCALE)

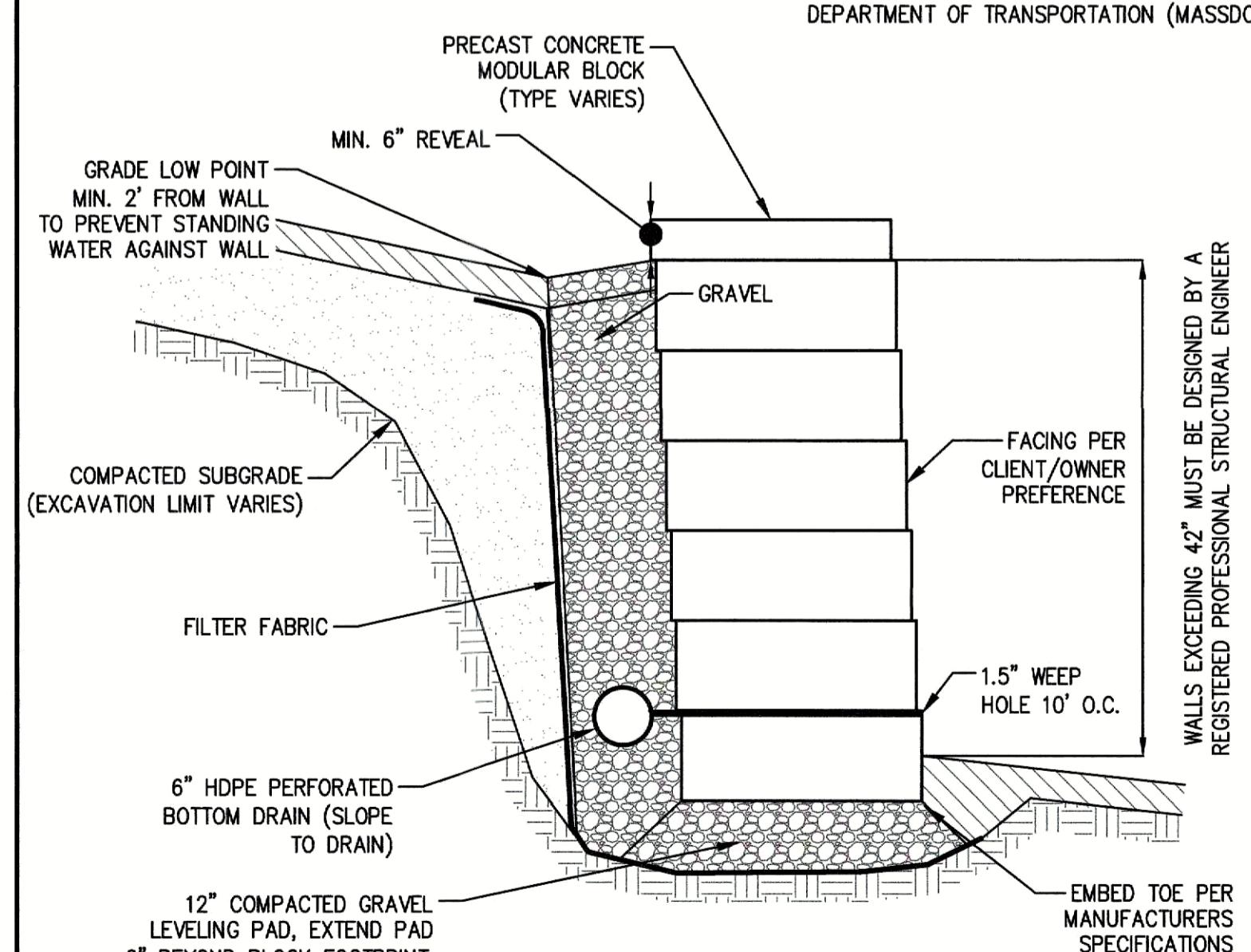


PARKING SPACE STRIPING
(NOT TO SCALE)

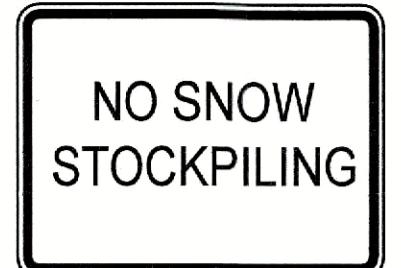


ACCESSIBLE PARKING SPACE
(NOT TO SCALE)

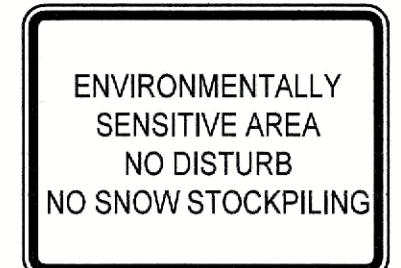
NOTE:
FENCE AND/OR GUARDRAIL PER MASSACHUSETTS
STATE BUILDING CODE OR MASSACHUSETTS
DEPARTMENT OF TRANSPORTATION (MASSDOT).



TYPICAL MODULAR BLOCK RETAINING WALL
(NOT TO SCALE)

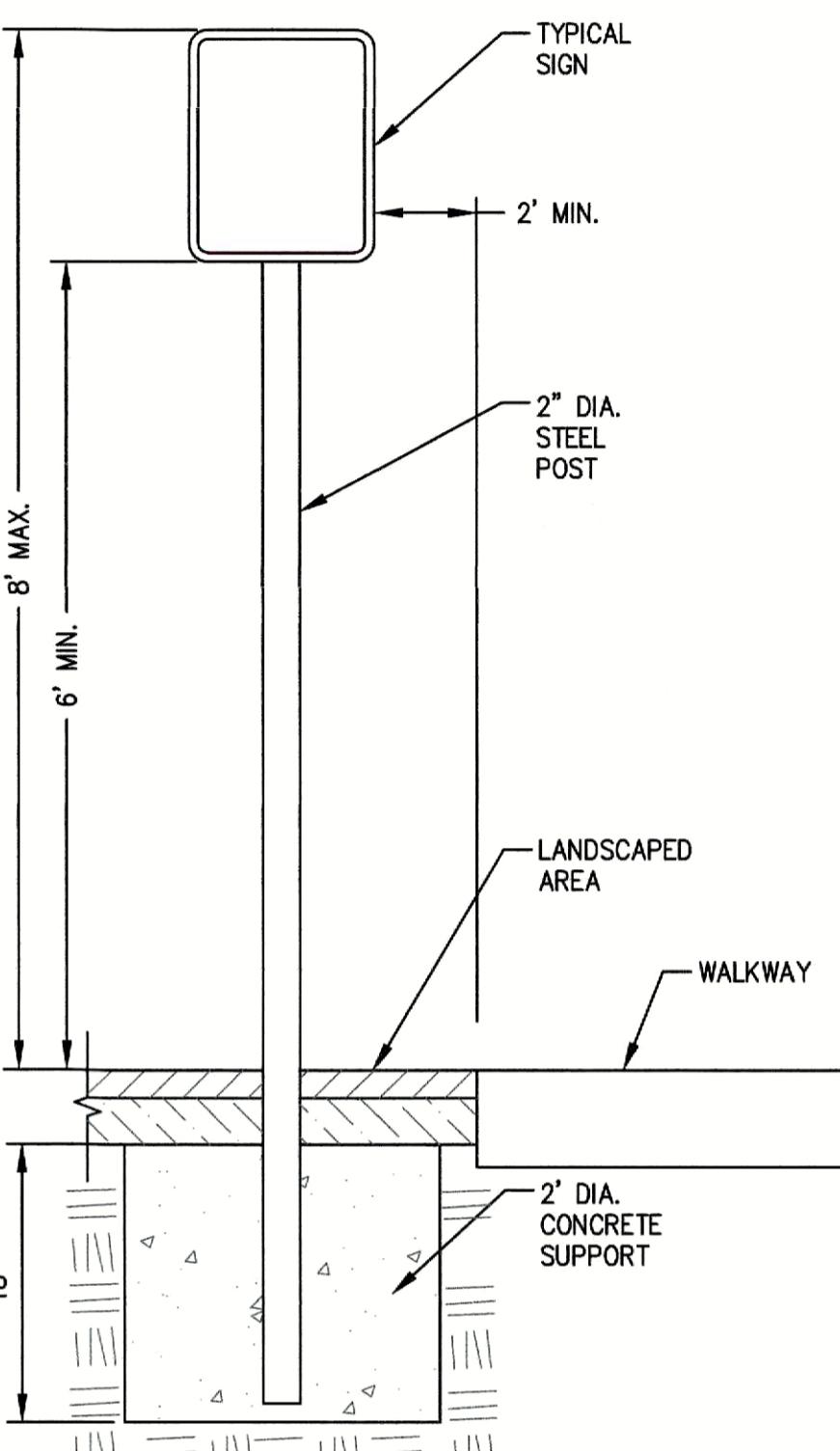


**NO SNOW
STOCKPILING**
24"x30"
REFLECTIVE FINISH



**ENVIRONMENTALLY
SENSITIVE AREA
NO DISTURB
NO SNOW STOCKPILING**
24"x30"
REFLECTIVE FINISH

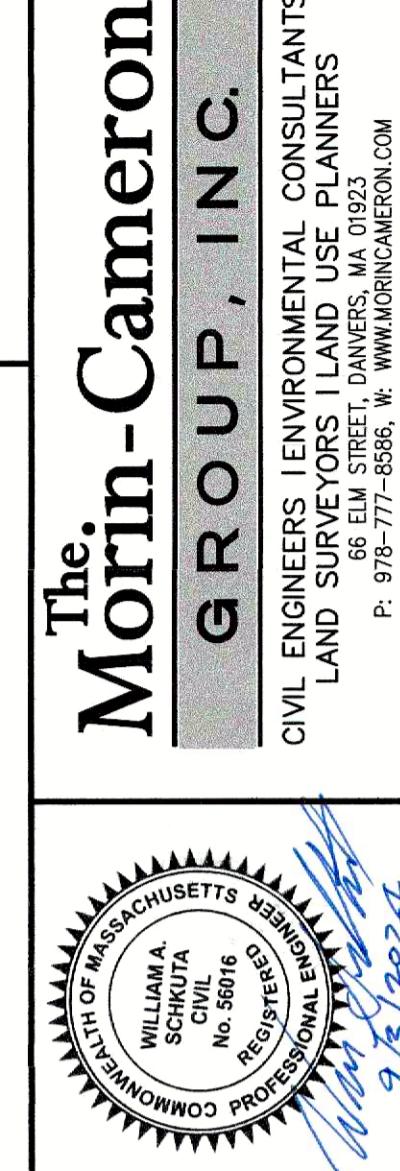
**ENVIRONMENTAL & SNOW
STORAGE RESTRICTION SIGN**
(PLACE 100' ON CENTER)



SIGN POST
(NOT TO SCALE)

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

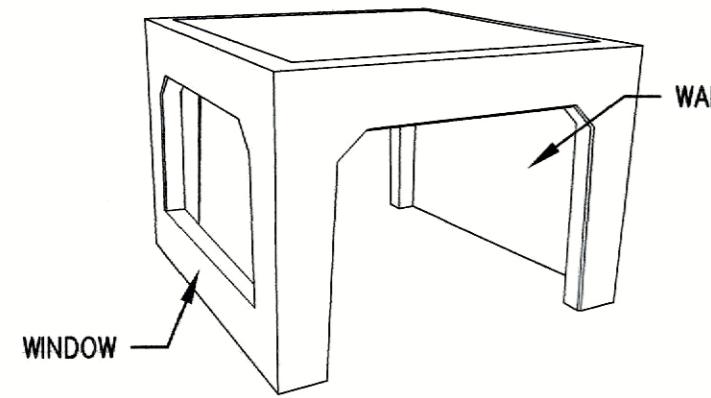
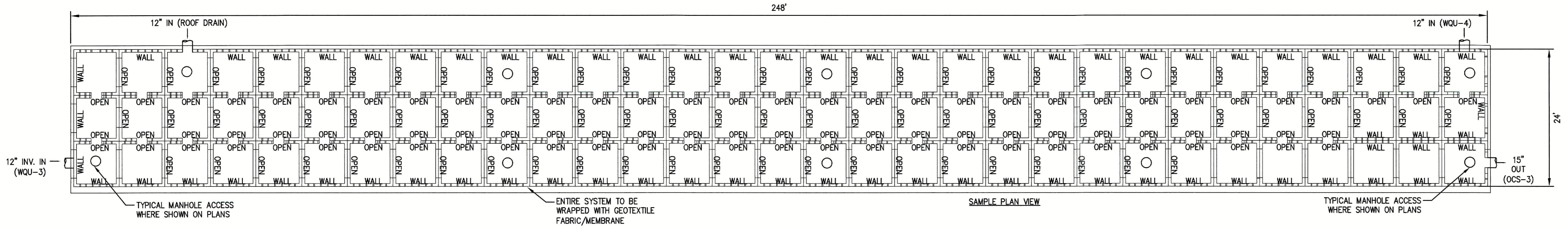
SITE DETAILS
DRAWING NO. C-10



REVISIONS
SURVEY BY: MCG
DRAFTED BY: INO
CHECKED BY: WAS
APPROVED BY: WAS
SCALE: AS NOTED
DATE: SEPTEMBER 3, 2024

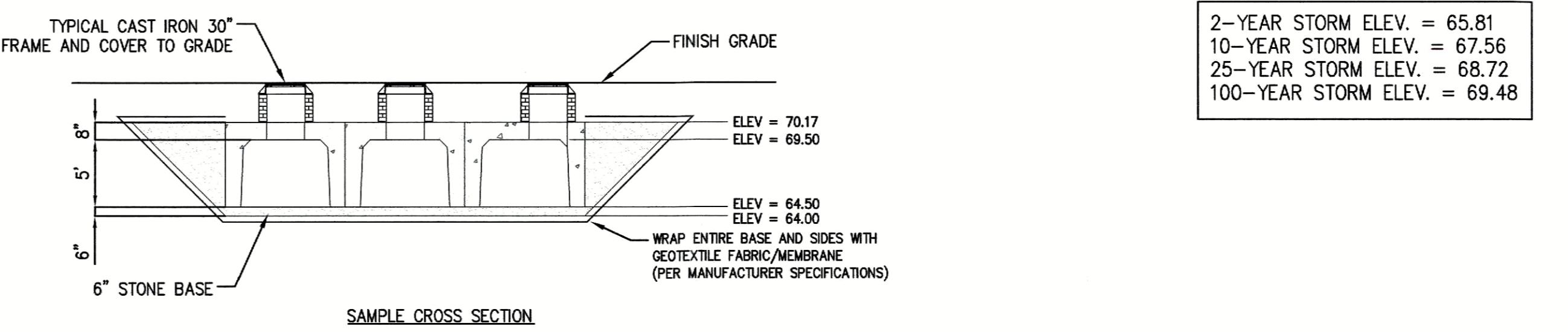
**CIVIL ENGINEERS, ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS, LAND USE PLANNERS**
166 ELM STREET, DANVERS, MA 01923
P: 978-777-8586; W: WWW.MORINCAMERON.COM

WILLIAM A. CHIARA
REG. PROFESSIONAL ENGINEER
NO. 5616
COMMISSIONER OF
MASSACHUSETTS BOARD OF
PROFESSIONAL ENGINEERS
MAY 23, 2024

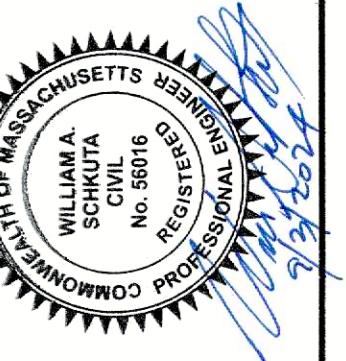


RETAIN-IT CHAMBER COMPONENT DETAIL
(NOT TO SCALE)

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



The logo for The Morin-Cameron Group, Inc. is positioned at the top left. It features a compass rose with a large 'M' in the center. The compass rose has four main points: North (up), South (down), East (right), and West (left). The 'M' is composed of two intersecting lines that form a stylized 'M' shape. The entire logo is set against a white background with a thin black border.



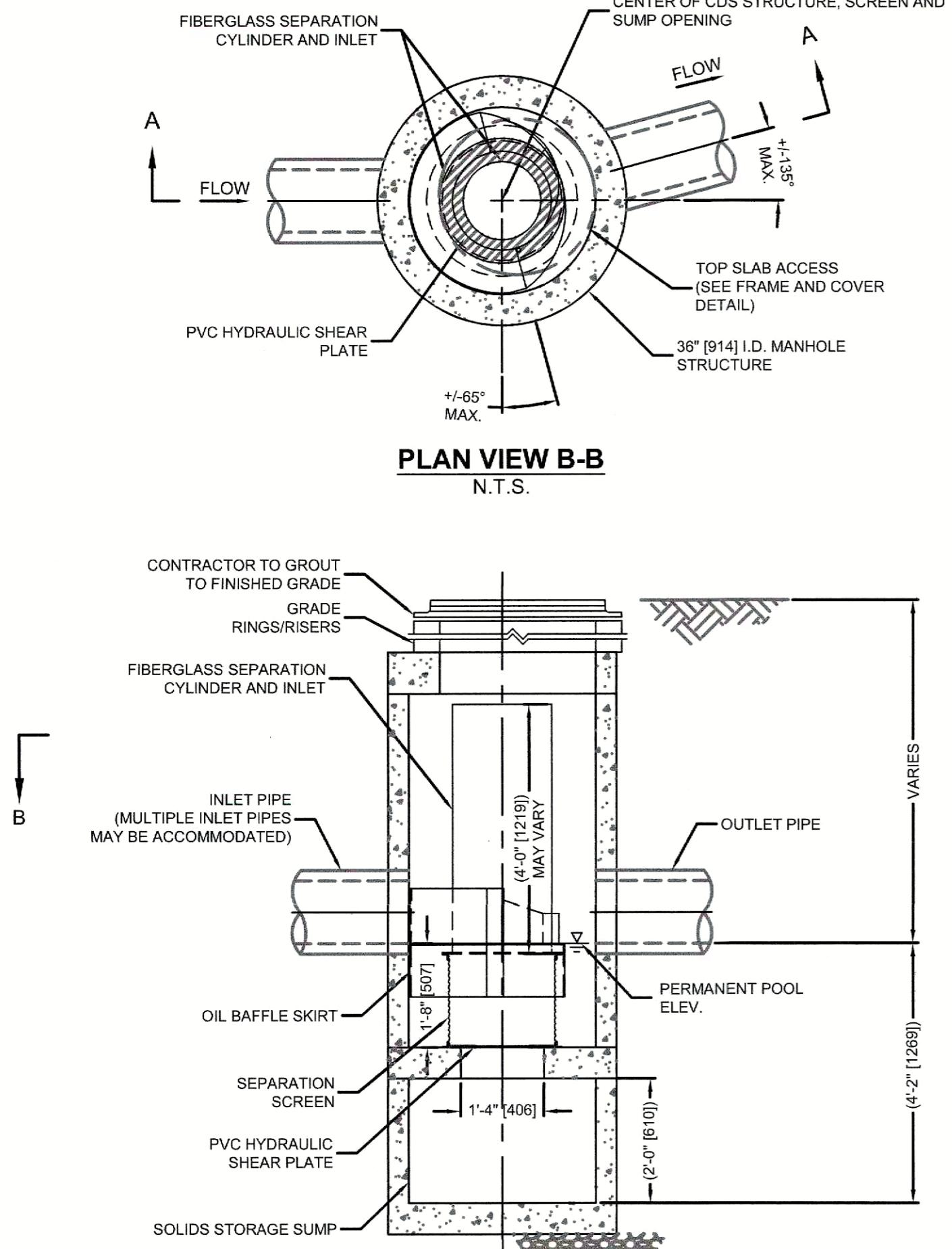
The Morin-Cameron

MORRISON GROUP, INC.
ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNER
66 ELM STREET, DANVERS, MA 01923
P: 978-777-8586, W: WWW.MORRINCAMERON.COM

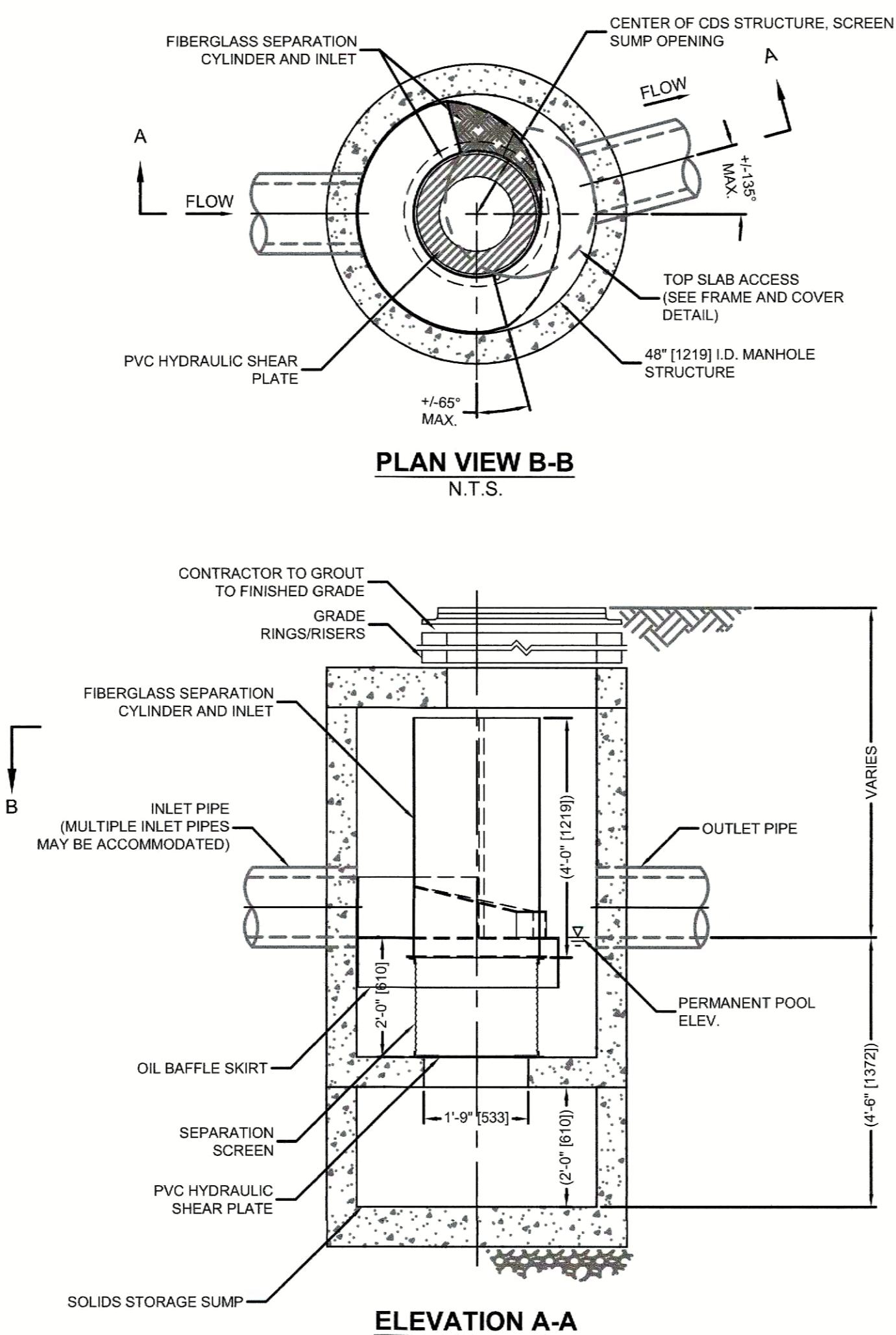
P: 978-777-8586, W: WWW.MORINCAMERON.COM

SURVEY BY: MCG
DRAFTED BY: LNO
CHECKED BY: WAS
APPROVED BY: WAS
SCALE: AS NOTED
DATE: SEPTEMBER

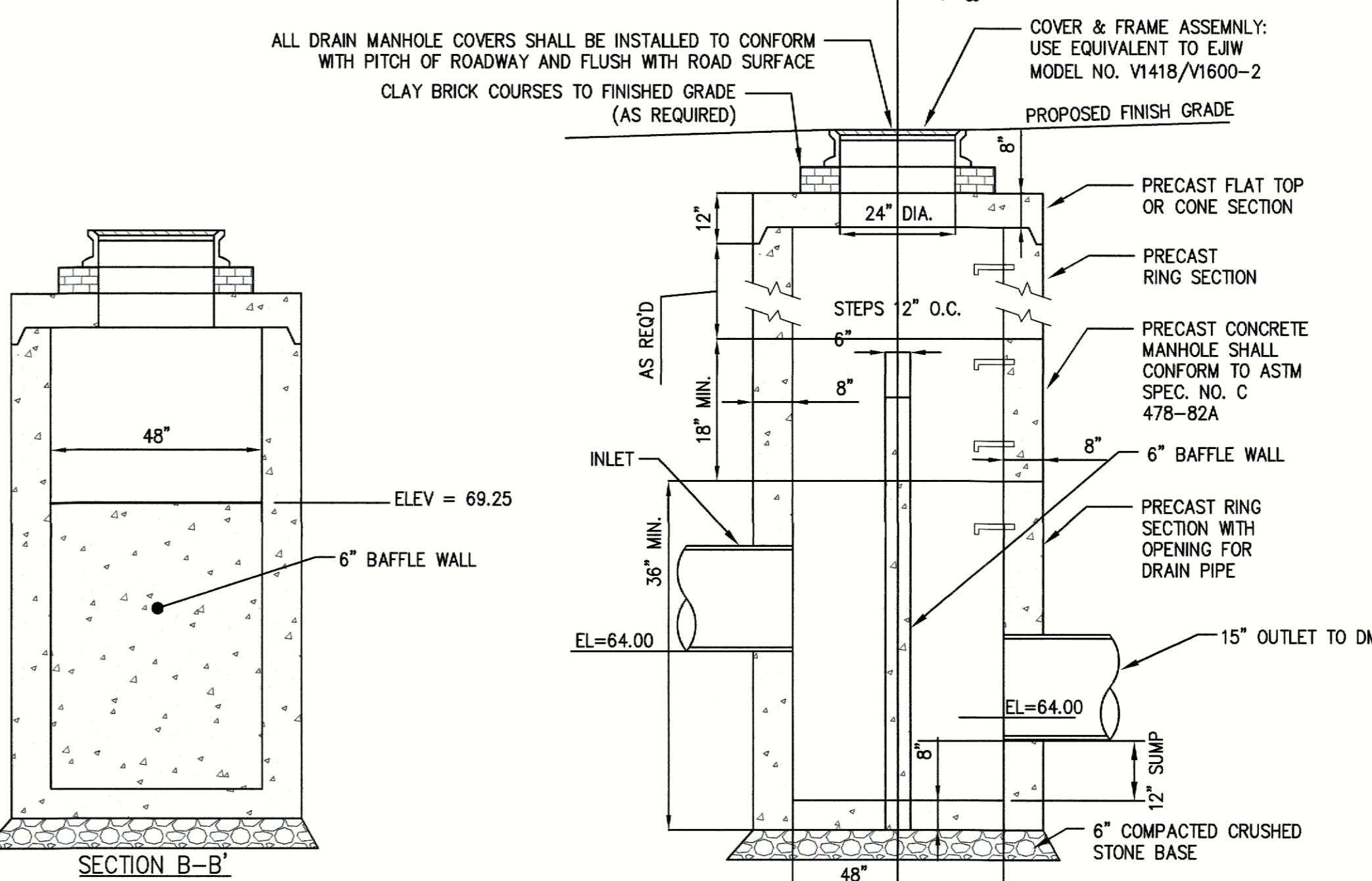
DRAINAGE DETAILS		SITE DEVELOPMENT PLANS IN METHUEN, MASSACHUSETTS 501 & 600 GRIFFIN BROOK DRIVE (ASSESSOR'S MAP 220, LOTS 9D & 9E) PREPARED FOR: GRIFFIN BROOK DRIVE OWNER LLC	
		DRAWING NO. C-12	NO.



CONTECH CDS1515-3-C (WQU-3)
(NOT TO SCALE)

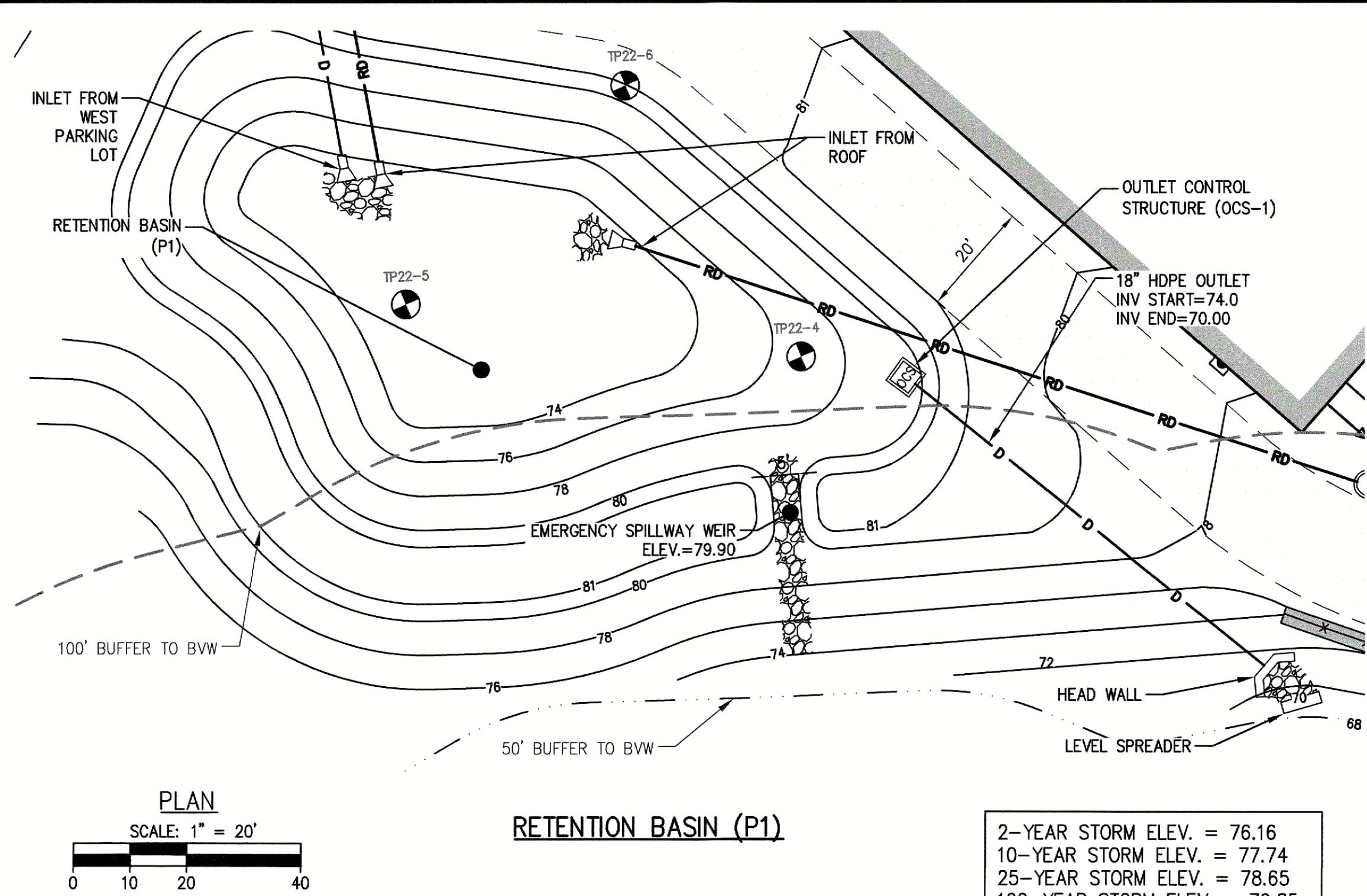


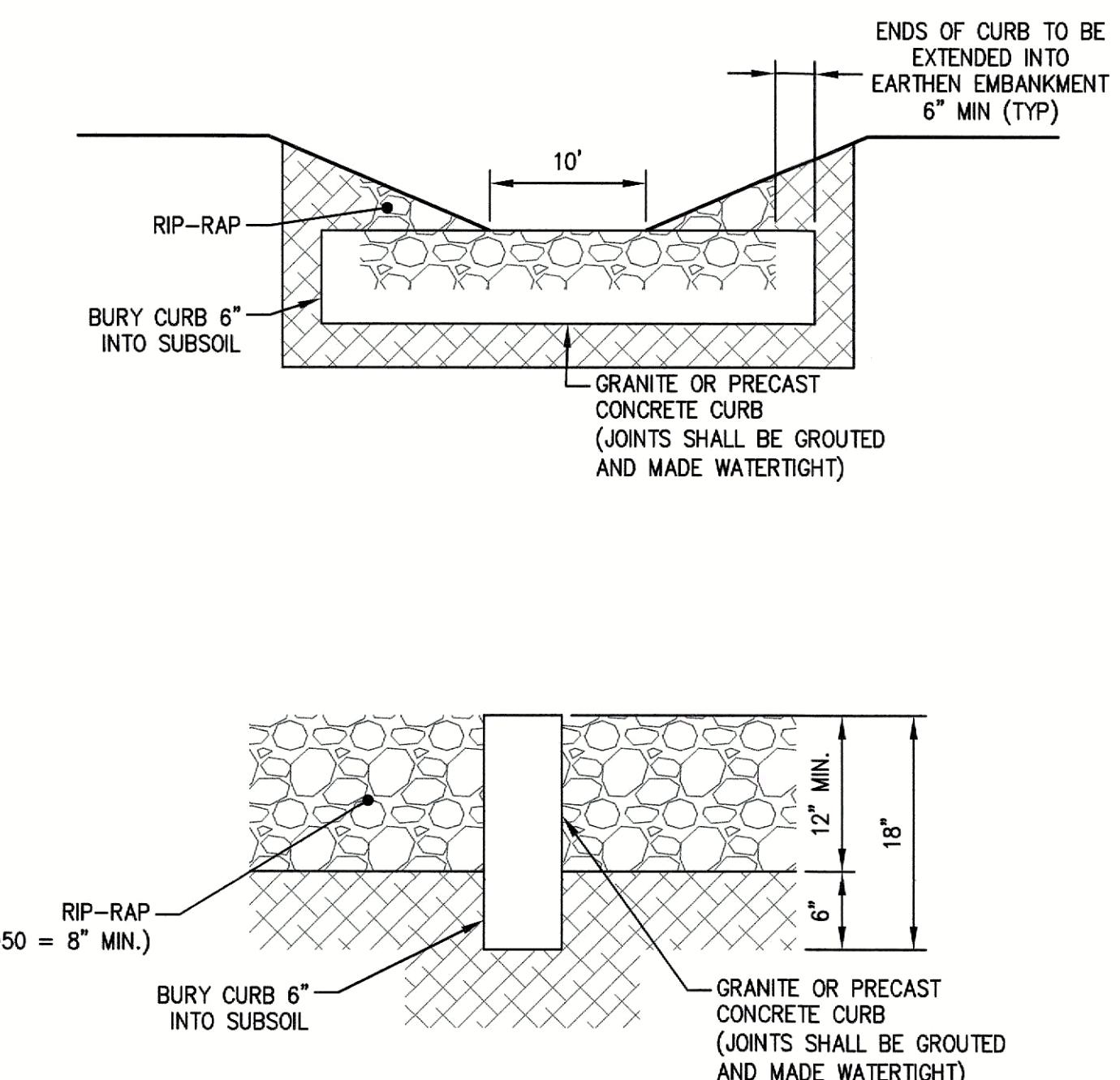
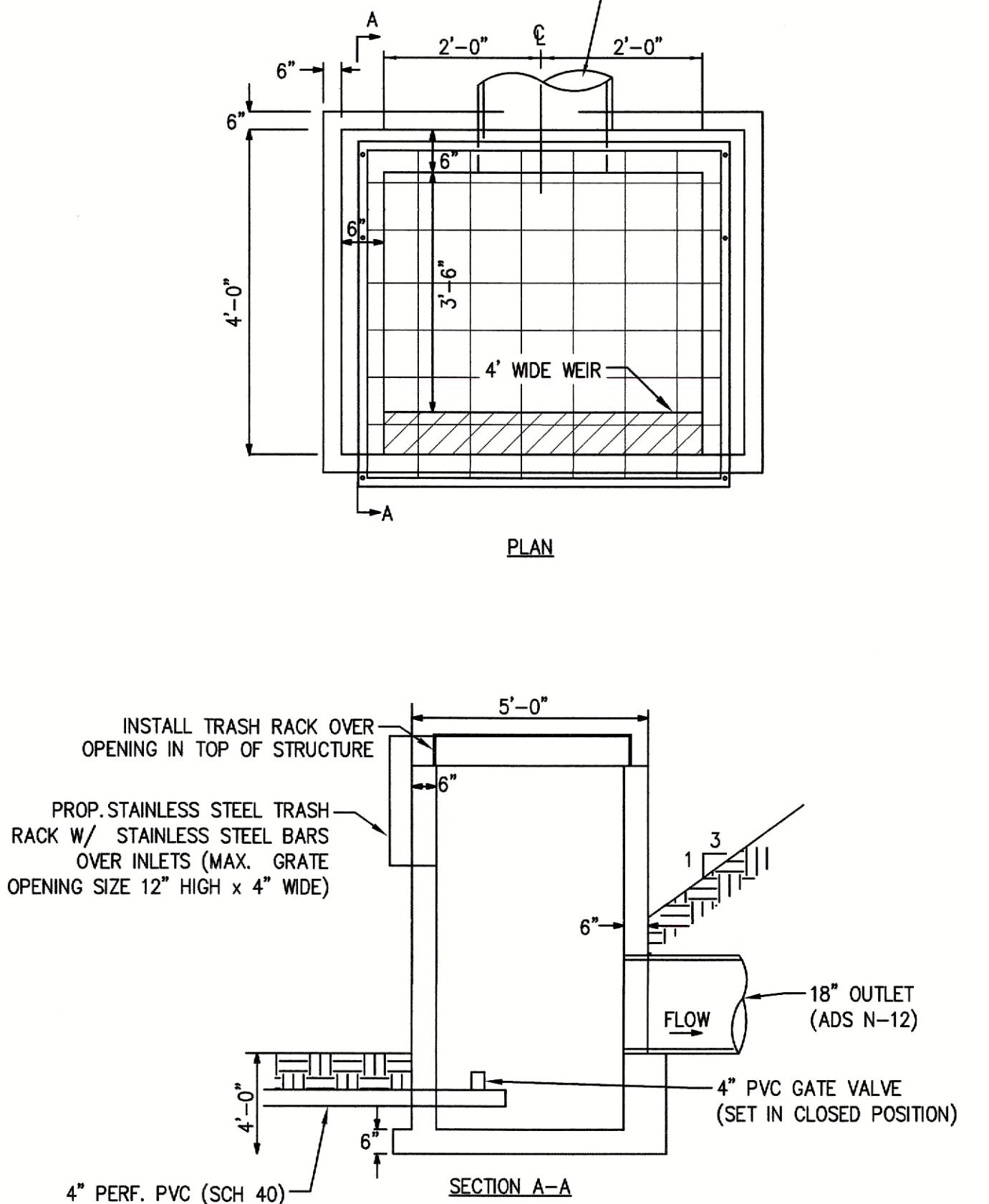
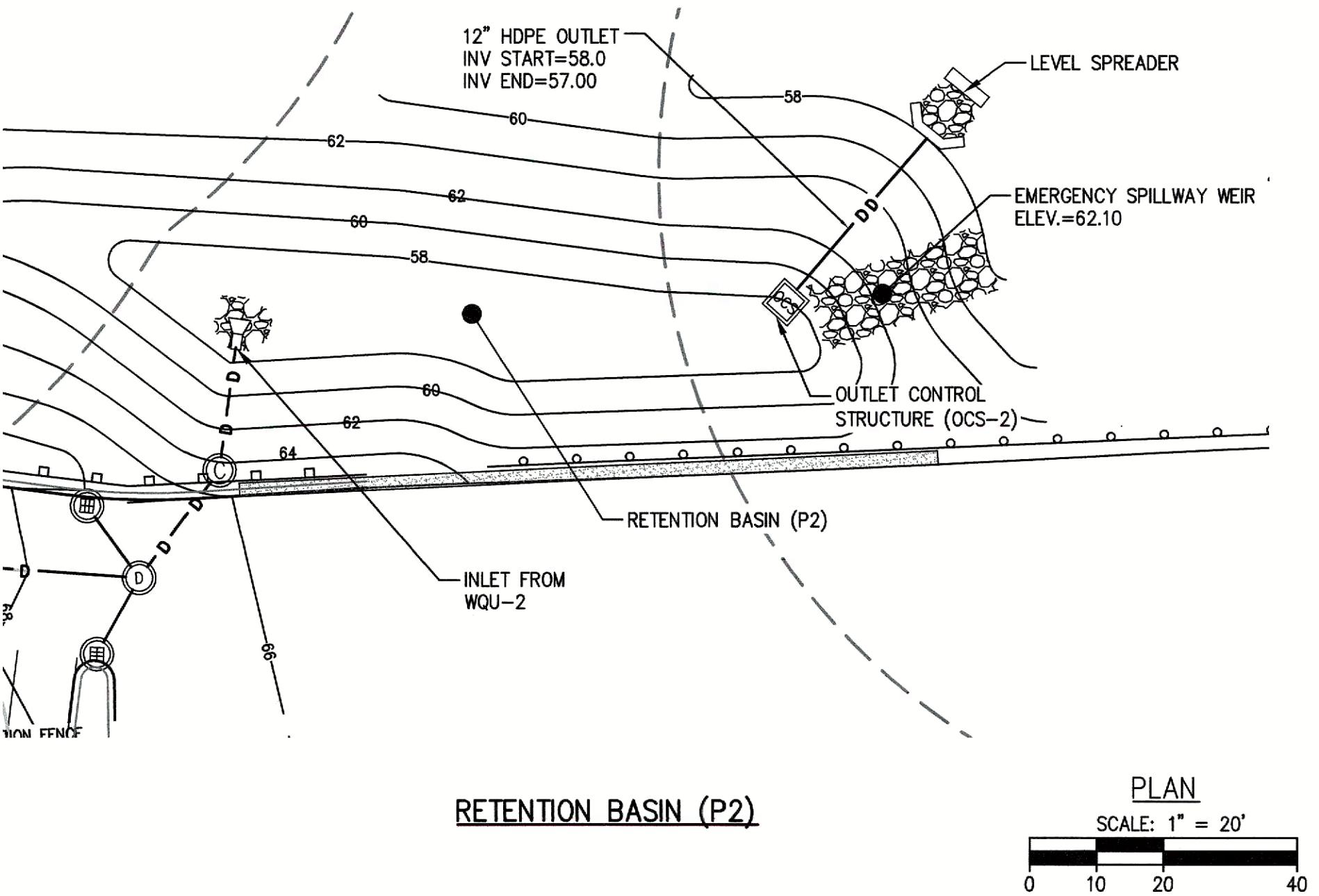
CONTECH CDS2015-4-C (WQU-4)
(NOT TO SCALE)



OUTLET CONTROL STRUCTURE (OCS-3)

(NOT TO SCALE)



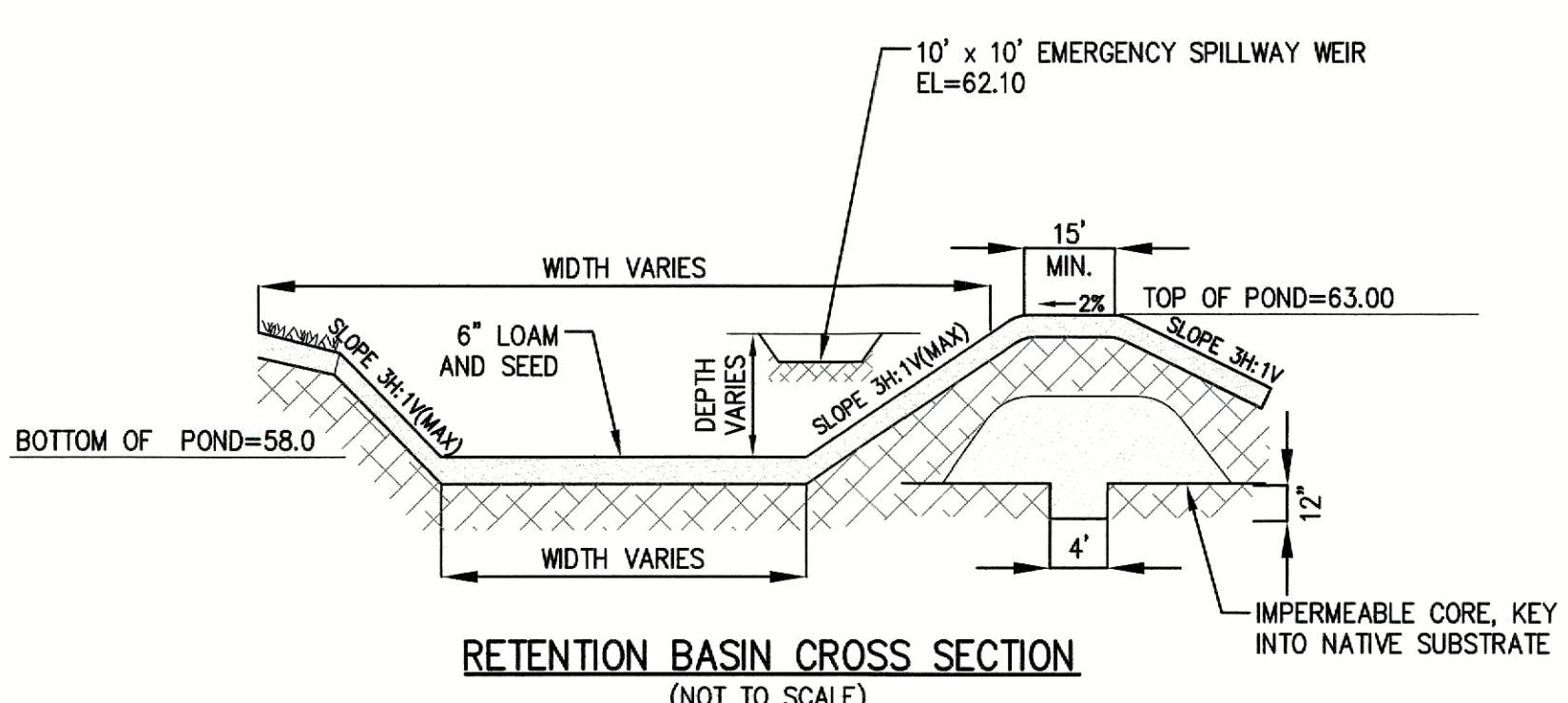


EMERGENCY SPILLWAY WEIR (P2)
NOT TO SCALE

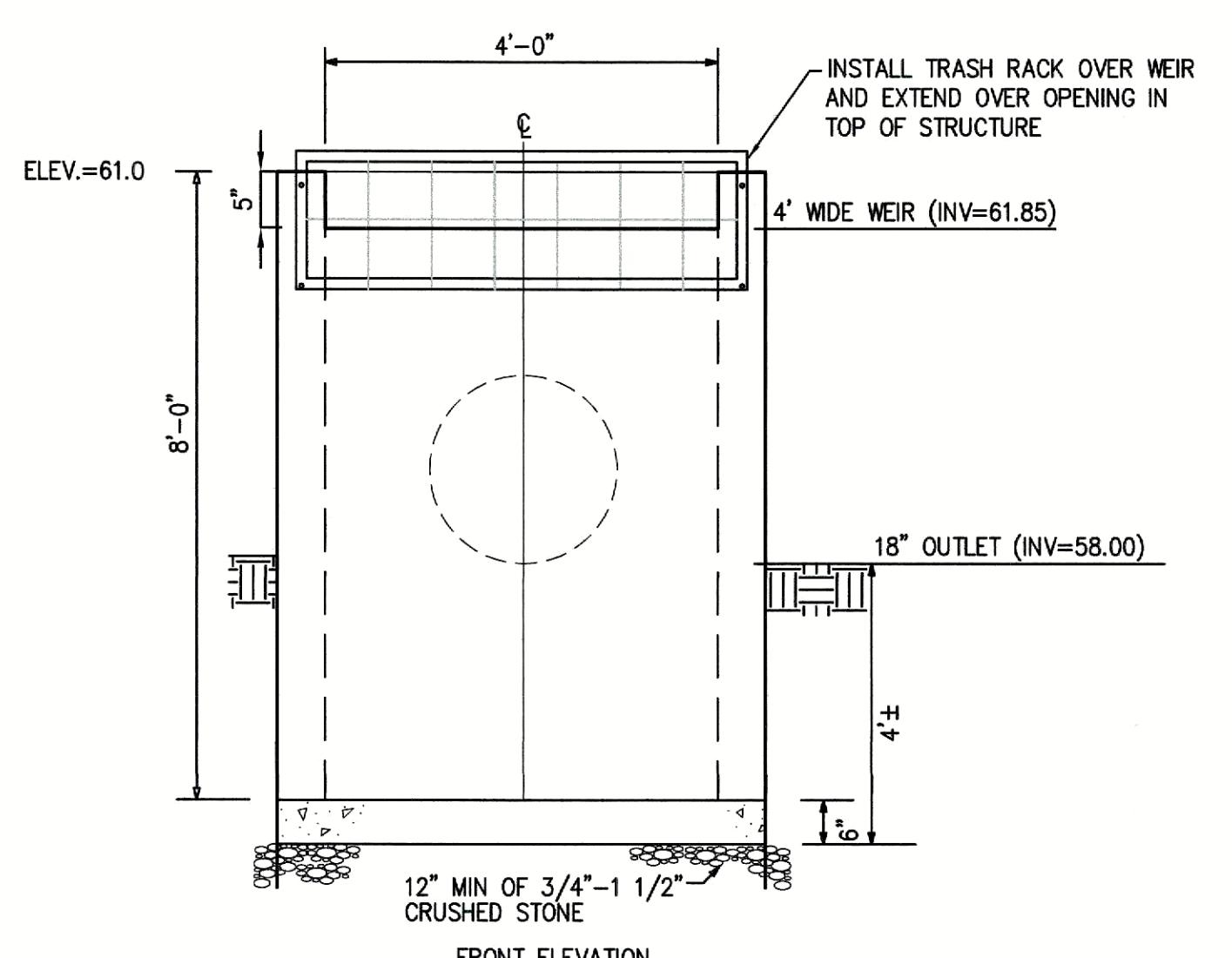
CONSTRUCTION INSPECTION NOTE:

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.

2-YEAR STORM ELEV. = 59.12
10-YEAR STORM ELEV. = 60.60
25-YEAR STORM ELEV. = 61.45
100-YEAR STORM ELEV. = 61.98

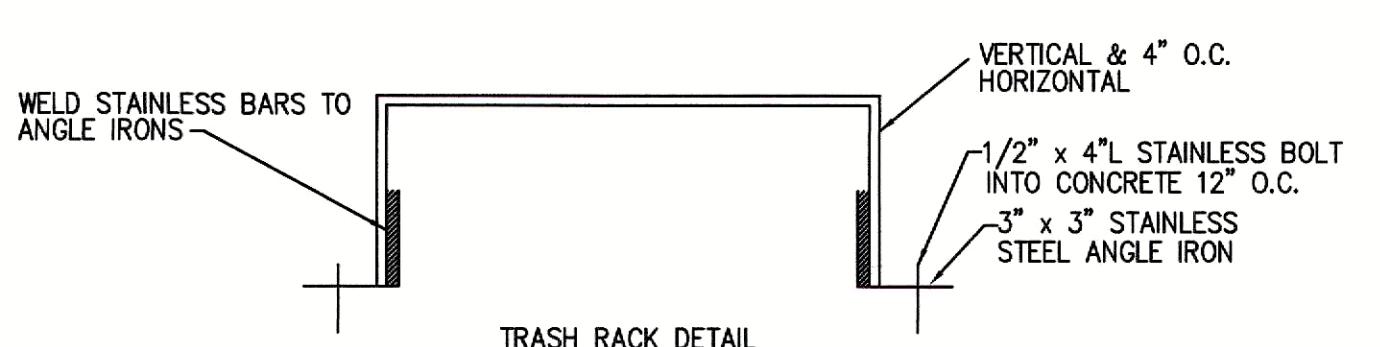


RETENTION BASIN CROSS SECTION
(NOT TO SCALE)

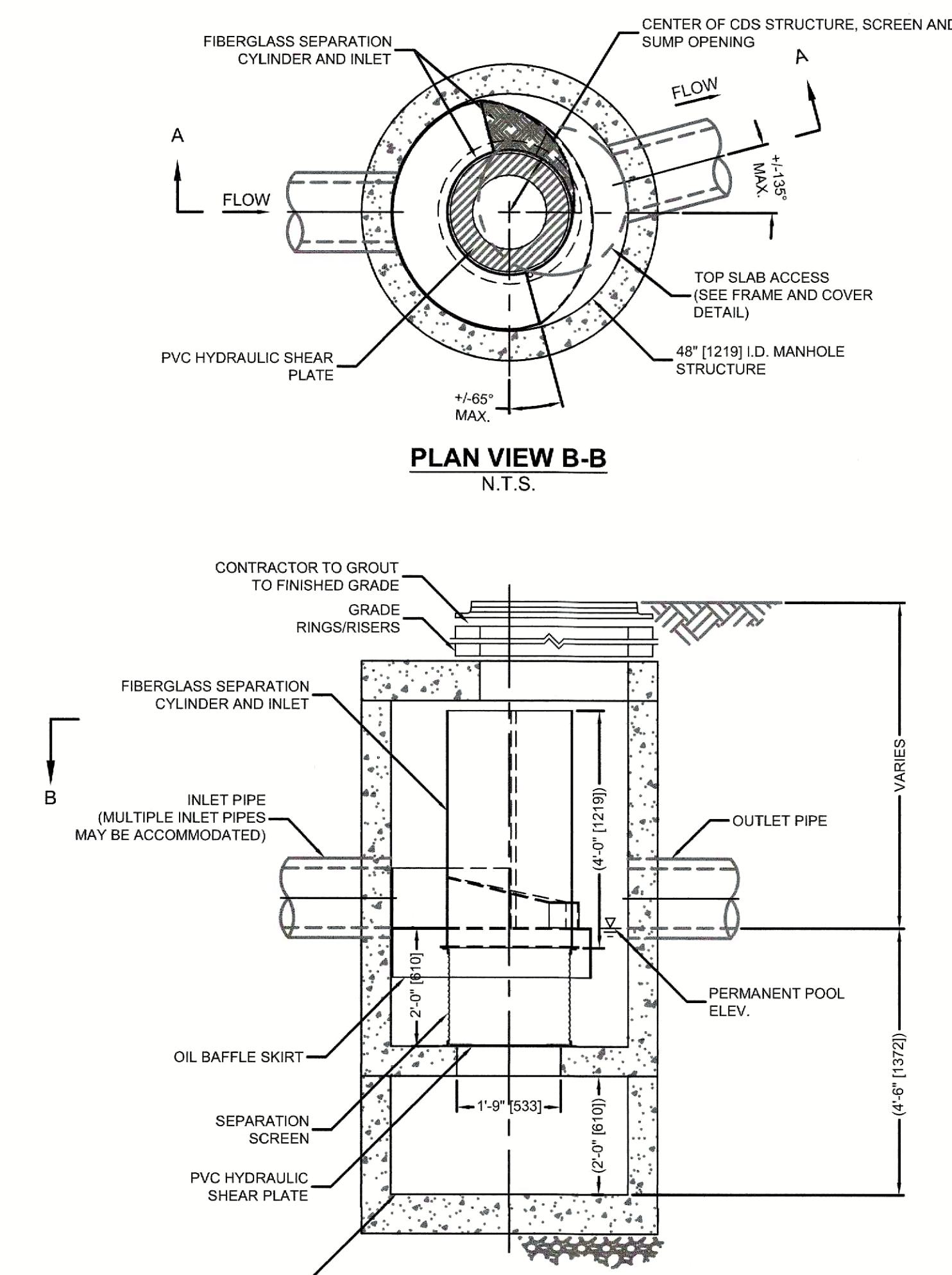


OUTLET CONTROL STRUCTURE (OCS-2)

(NOT TO SCALE)



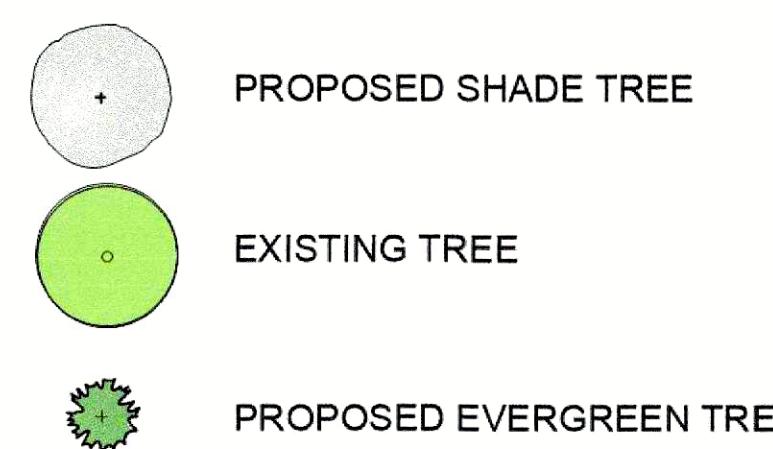
LOW FLOW CHANNEL
(NOT TO SCALE)



CONTECH CDS2015-4-C (WQU-2)
(NOT TO SCALE)

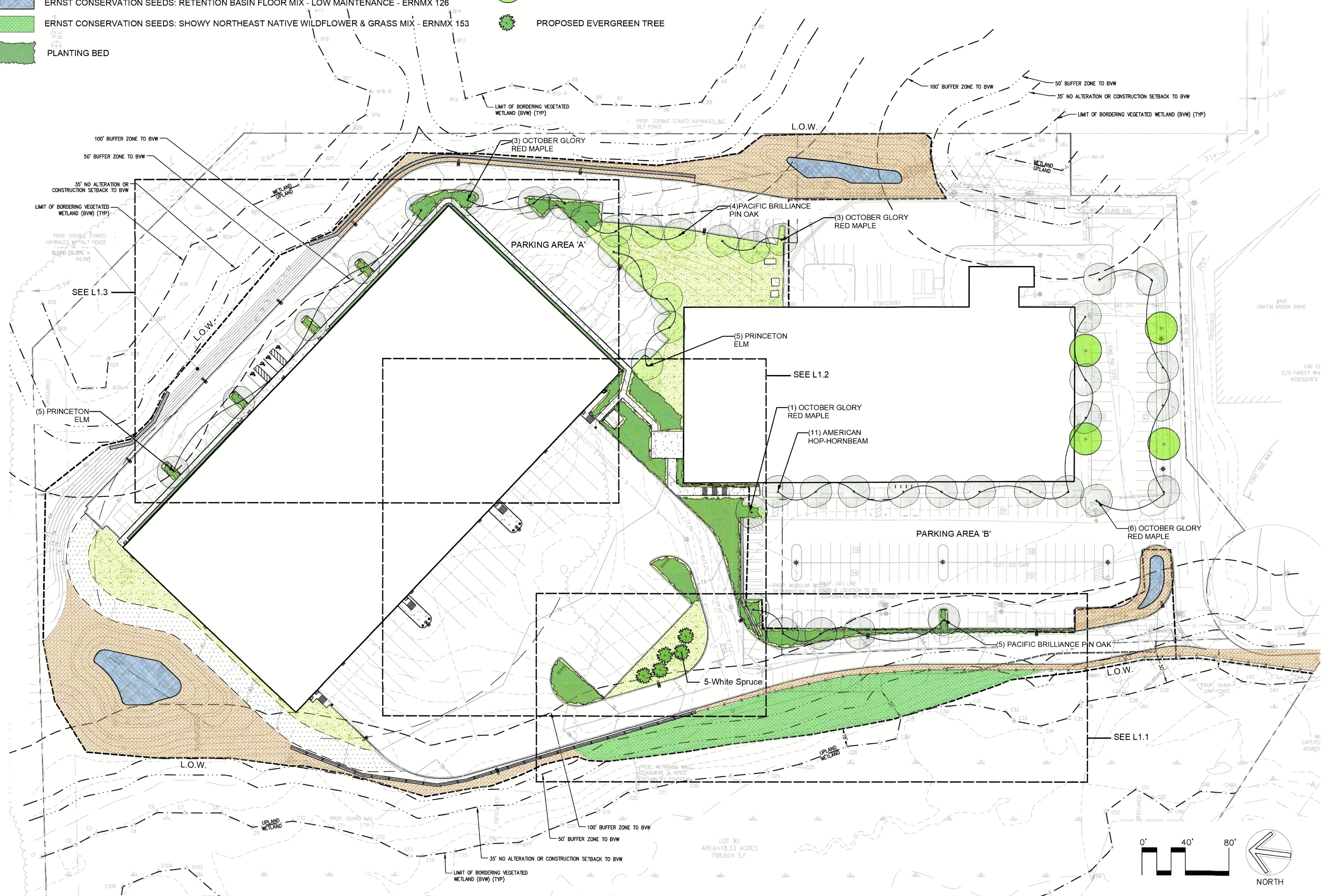
LEGEND:

	LOAM AND SEED WITH RYE-FESCUE MIX
	ERNST CONSERVATION SEEDS: NATIVE STEEP SLOPE MIX W/ANNUAL RYEGRASS - ERNMX 181
	ERNST CONSERVATION SEEDS: RETENTION BASIN FLOOR MIX - LOW MAINTENANCE - ERNMX 126
	ERNST CONSERVATION SEEDS: SHOWY NORTHEAST NATIVE WILDFLOWER & GRASS MIX - ERNMX 153
	PLANTING BED



LANDSCAPE CALCULATIONS:

PARKING AREA 'A'	39,500 SF	PARKING AREA 'B'	52,700 SF
LANDSCAPE AREA REQUIRED - 5%	1,975 SF	LANDSCAPE AREA REQUIRED - 5%	2,635 SF
LANDSCAPE AREA PROPOSED - 32%	13,000 SF	LANDSCAPE AREA PROPOSED - 16%	8,630 SF
TREES REQUIRED @ 1 PER 2,000 SF	20	TREES REQUIRED @ 1 PER 2,000 SF	26
TREES PROPOSED	20	TREES PROPOSED INCL. EXISTING	27



501 & 600 Griffin
Brook Drive
Owner LLC
Methuen, MA

Civil Engineer

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

Landscape Architect



3 Allied Drive, Suite 303
Dedham, MA 02026
508.736.6144
www.RadnerDesign.com



Revision:

Drawn: kc

Checked by: mr

Scale: 1"=40'-0"

Issue:

PERMIT SET

Sheet Name:
Tree and Seeding Plan

Project No.:
22-02

Issue Date:
09/03/2024

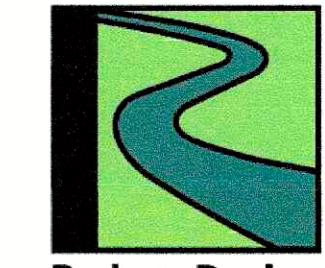
Sheet No.:
L1.0

501 & 600 Griffin
Brook Drive
Owner LLC
Methuen, MA

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: 1"=20'-0"

Issue:

PERMIT SET

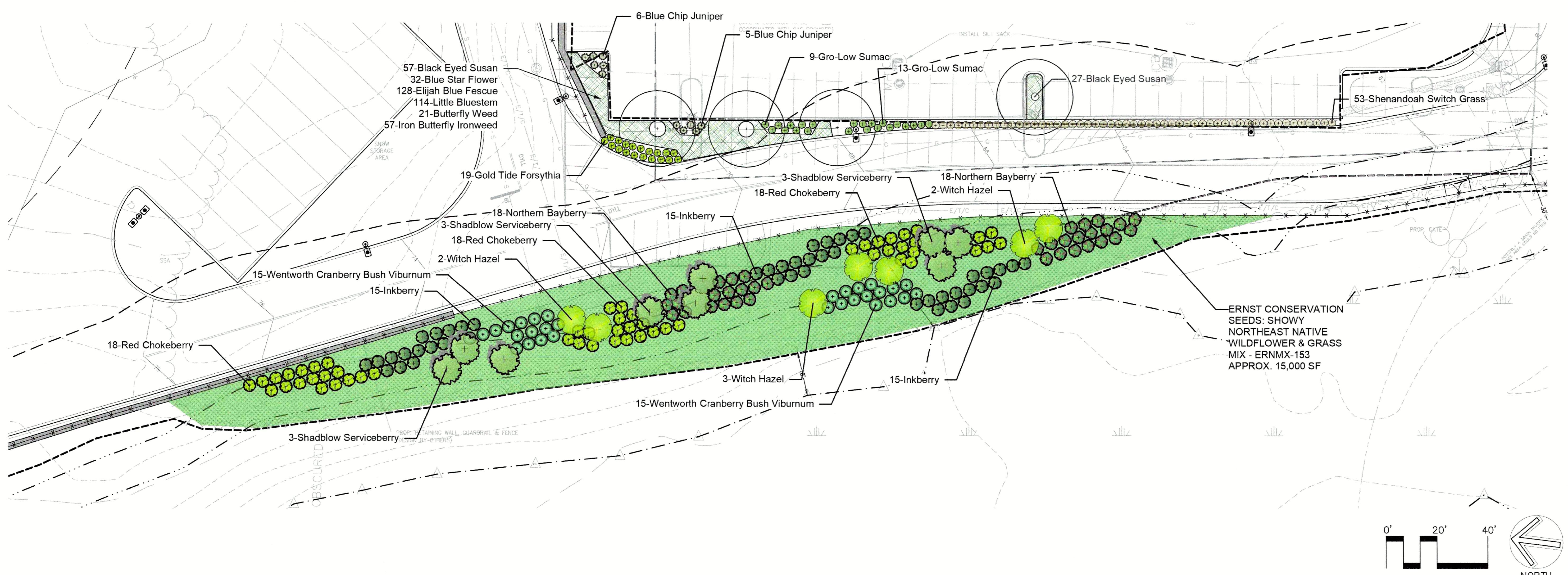
Sheet Name:
Landscape Plan
Enlargement 1

Project No.:
22-02

Issue Date:
09/03/2024

Sheet No.:

L1.1



ERNST
SEEDS
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: May 17, 2022

Native Steep Slope Mix w/Annual Ryegrass - ERNMX-181

Botanical Name	Common Name
31.10 % <i>Sorghastrum nutans</i> , NY4 Ecotype	Indiangrass, NY4 Ecotype
20.00 % <i>Lolium multiflorum</i>	Annual Ryegrass
14.00 % <i>Andropogon gerardii</i> , 'Niagara'	Big Bluestem, 'Niagara'
10.00 % <i>Elymus canadensis</i>	Canada Wildrye
7.00 % <i>Elymus virginicus</i> , Madison-NY Ecotype	Virginia Wildrye, Madison-NY Ecotype
4.00 % <i>Agrostis perennans</i> , Albany Pine Bush-NY Ecotype	Autumn Bentgrass, Albany Pine Bush-NY Ecotype
4.00 % <i>Panicum virgatum</i> , 'Shawnee'	Switchgrass, 'Shawnee'
3.00 % <i>Panicum clandestinum</i> , Tioga	Deergrass, Tioga
1.50 % <i>Echinacea purpurea</i>	Purple Coneflower
1.30 % <i>Chamaecrista fasciata</i> , PA Ecotype	Partridge Pea, PA Ecotype
1.20 % <i>Helopsis hellianthoides</i> , PA Ecotype	Oxeye Sunflower, PA Ecotype
1.00 % <i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis
1.00 % <i>Rudbeckia hirta</i>	Blackeyed Susan
0.30 % <i>Monarda fistulosa</i> , Fort Indiantown Gap-PA Ecotype	Wild Bergamot, Fort Indiantown Gap-PA Ecotype
0.20 % <i>Asclepias syriaca</i>	Common Milkweed
0.20 % <i>Solidago rugosa</i> , PA Ecotype	Wrinkleleaf Goldenrod, PA Ecotype
0.10 % <i>Aster lateriflorus</i>	Calico Aster
0.10 % <i>Aster pilosus</i> , PA Ecotype	Heath Aster, PA Ecotype
100.00 %	

Seeding Rate: 60 lb per acre, or 1.5 lb per 1,000 sq ft

Erosion Control & Revegetation



ERNST
SEEDS
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: May 17, 2022

Retention Basin Floor Mix - Low Maintenance - ERNMX-126

Botanical Name	Common Name
20.00 % <i>Panicum clandestinum</i> , Tioga	Deergrass, Tioga
20.00 % <i>Puccinellia distans</i> , Fults	Alkaligrass, Fults
18.00 % <i>Elymus virginicus</i> , Madison-NY Ecotype	Virginia Wildrye, Madison-NY Ecotype
15.00 % <i>Agrostis stolonifera</i> , 'Penncross'	Creeping Bentgrass, 'Penncross'
15.00 % <i>Poa palustris</i>	Fowl Bluegrass
10.00 % <i>Carex vulpinoidea</i> , PA Ecotype	Fox Sedge, PA Ecotype
1.00 % <i>Carex scoparia</i> , PA Ecotype	Blunt Broom Sedge, PA Ecotype
1.00 % <i>Juncus effusus</i>	Soft Rush
100.00 %	

Seeding Rate: 20-40 lbs per acre, or 0.5-1 lb/1,000 sq ft with a cover crop. For a cover crop use one of the following: grain rye (1 Sep to 30 Apr; 30 lbs/acre), Japanese millet (1 May to 31 Aug; 10 lbs/acre), or barnyard grass (1 May to 31 Aug; 10 lbs/acre).

Stormwater Management



ERNST
SEEDS
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Date: May 17, 2022

Showy Northeast Native Wildflower & Grass Mix - ERNMX-153

Botanical Name	Common Name
34.00 % <i>Bouteloua curtipendula</i> , Butte	Side oats Grama, Butte
20.80 % <i>Schizachyrium scoparium</i> , Fort Indiantown Gap-PA Ecotype	Little Bluestem, Fort Indiantown Gap-PA Ecotype
16.00 % <i>Elymus virginicus</i> , PA Ecotype	Virginia Wildrye, PA Ecotype
8.00 % <i>Echinacea purpurea</i>	Purple Coneflower
3.00 % <i>Chamaecrista fasciata</i> , PA Ecotype	Partridge Pea, PA Ecotype
3.00 % <i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis
3.00 % <i>Rudbeckia hirta</i>	Blackeyed Susan
2.00 % <i>Helopsis helianthoides</i> , PA Ecotype	Oxeye Sunflower, PA Ecotype
1.40 % <i>Liatris spicata</i> , PA Ecotype	Marsh Blazing Star, PA Ecotype
1.20 % <i>Asclepias tuberosa</i> , PA Ecotype	Butterfly Milkweed, PA Ecotype
1.10 % <i>Tradescantia virginiana</i> , PA Ecotype	Ohio Spiderwort, PA Ecotype
1.00 % <i>Pensetum digitalis</i> , PA Ecotype	Tall White Beardtongue, PA Ecotype
1.00 % <i>Zizia aurea</i> , PA Ecotype	Golden Alexanders, PA Ecotype
0.90 % <i>Pycnanthemum tenuifolium</i>	Narrowleaf Mountainmint
0.70 % <i>Senna hebecarpa</i> , VA & WV Ecotype	Wild Senna, VA & WV Ecotype
0.50 % <i>Baptisia australis</i> , Southern WV Ecotype	Blue False Indigo, Southern WV Ecotype
0.40 % <i>Monarda fistulosa</i> , Fort Indiantown Gap-PA Ecotype	Wild Bergamot, Fort Indiantown Gap-PA Ecotype
0.30 % <i>Aster oblongifolius</i> , PA Ecotype	Aromatic Aster, PA Ecotype
0.30 % <i>Oenothera biennis</i> var. <i>triticea</i>	Sundrops
0.20 % <i>Aster laevis</i> , NY Ecotype	Smooth Blue Aster, NY Ecotype
0.20 % <i>Aster novae-angliae</i> , PA Ecotype	New England Aster, PA Ecotype
0.20 % <i>Aster pilosus</i> , PA Ecotype	Heath Aster, PA Ecotype
0.20 % <i>Solidago nemoralis</i> , PA Ecotype	Gray Goldenrod, PA Ecotype
0.10 % <i>Aster prenanthoides</i> , PA Ecotype	Zigzag Aster, PA Ecotype
0.10 % <i>Pentstemon hirsutus</i>	Hairy Beardtongue
0.10 % <i>Senna marilandica</i>	Maryland Senna
0.10 % <i>Solidago bicolor</i> , PA Ecotype	White Goldenrod, PA Ecotype
0.10 % <i>Solidago juncea</i> , PA Ecotype	Early Goldenrod, PA Ecotype
0.10 % <i>Solidago odora</i> , PA Ecotype	Licorice Scented Goldenrod, PA Ecotype
100.00 %	

Seeding Rate: 20 lbs/acre with 30 lbs/acre of a cover crop. For a cover crop use either grain oats (1 Jan to 31 Jul) or grain rye (1 Aug to 31 Dec).

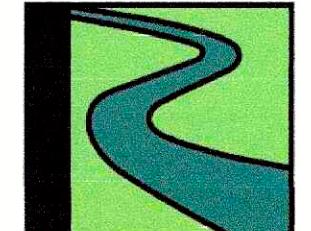
Pollinator Favorites: Uplands & Meadows

501 & 600 Griffin
Brook Drive
Owner LLC
Methuen, MA

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: 1"=20'-0"

Issue:

PERMIT SET

Sheet Name:
Landscape Plan
Enlargement 2

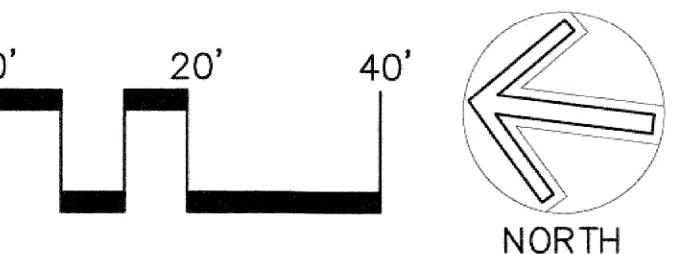
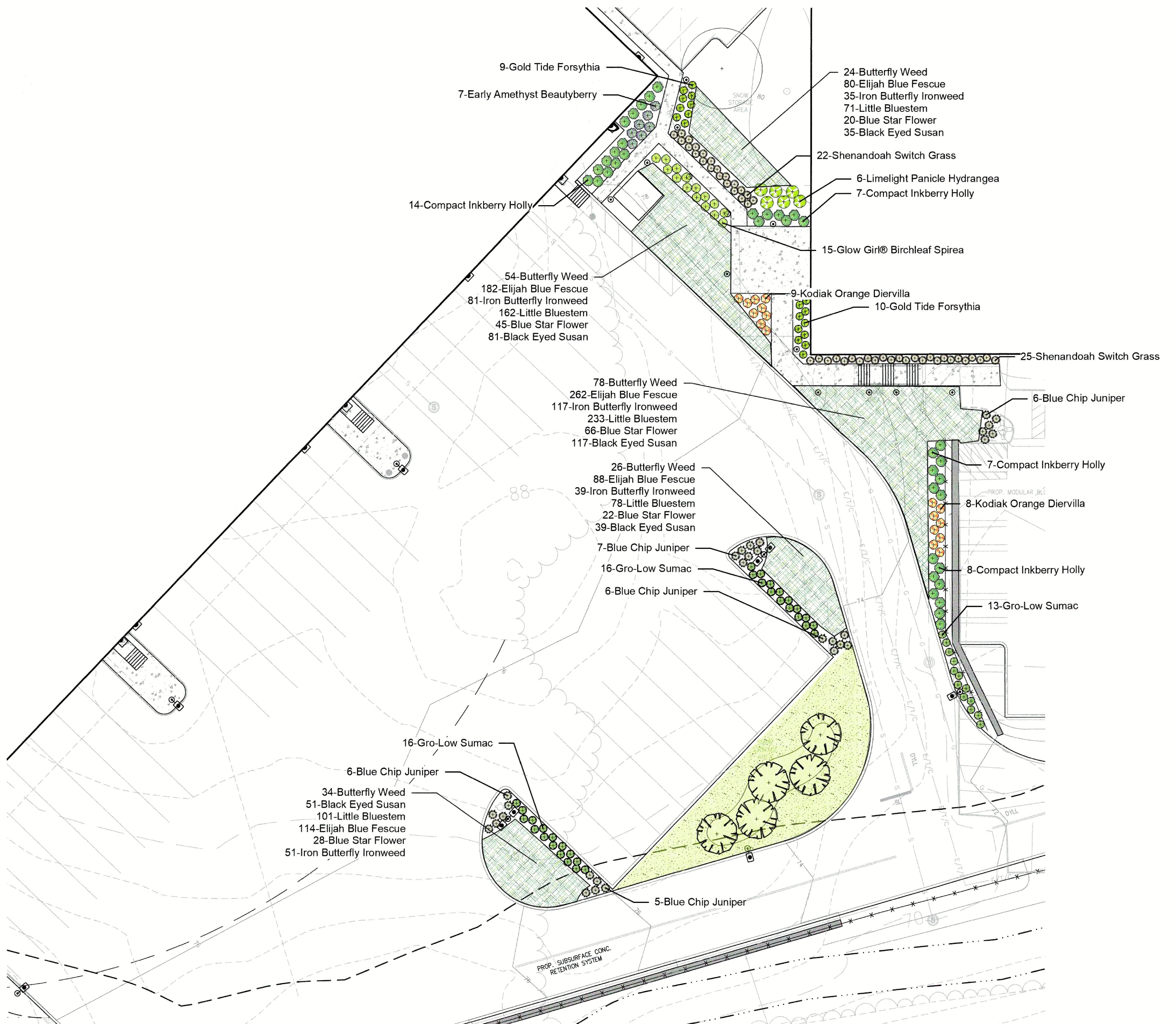
Project No.:
22-02

Issue Date:
09/03/2024

Sheet No.:

L1.2

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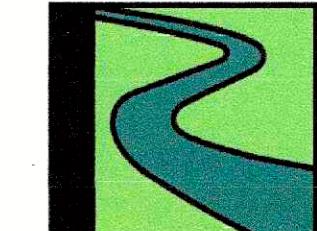


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Revision:

Drawn: kc

Checked by: mr

Scale: 1"=20'-0"

Issue:

PERMIT SET

Sheet Name:
Landscape Plan
Enlargement 3

Project No.:
22-02

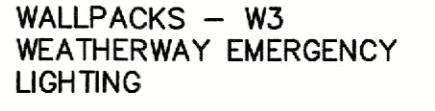
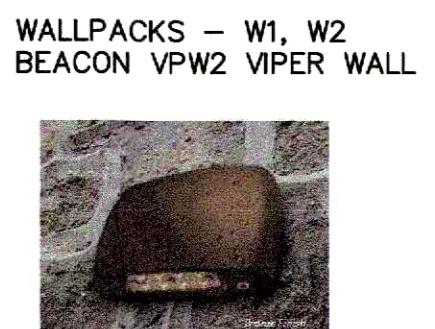
Issue Date:
09/03/2024

Sheet No.:
L1.3

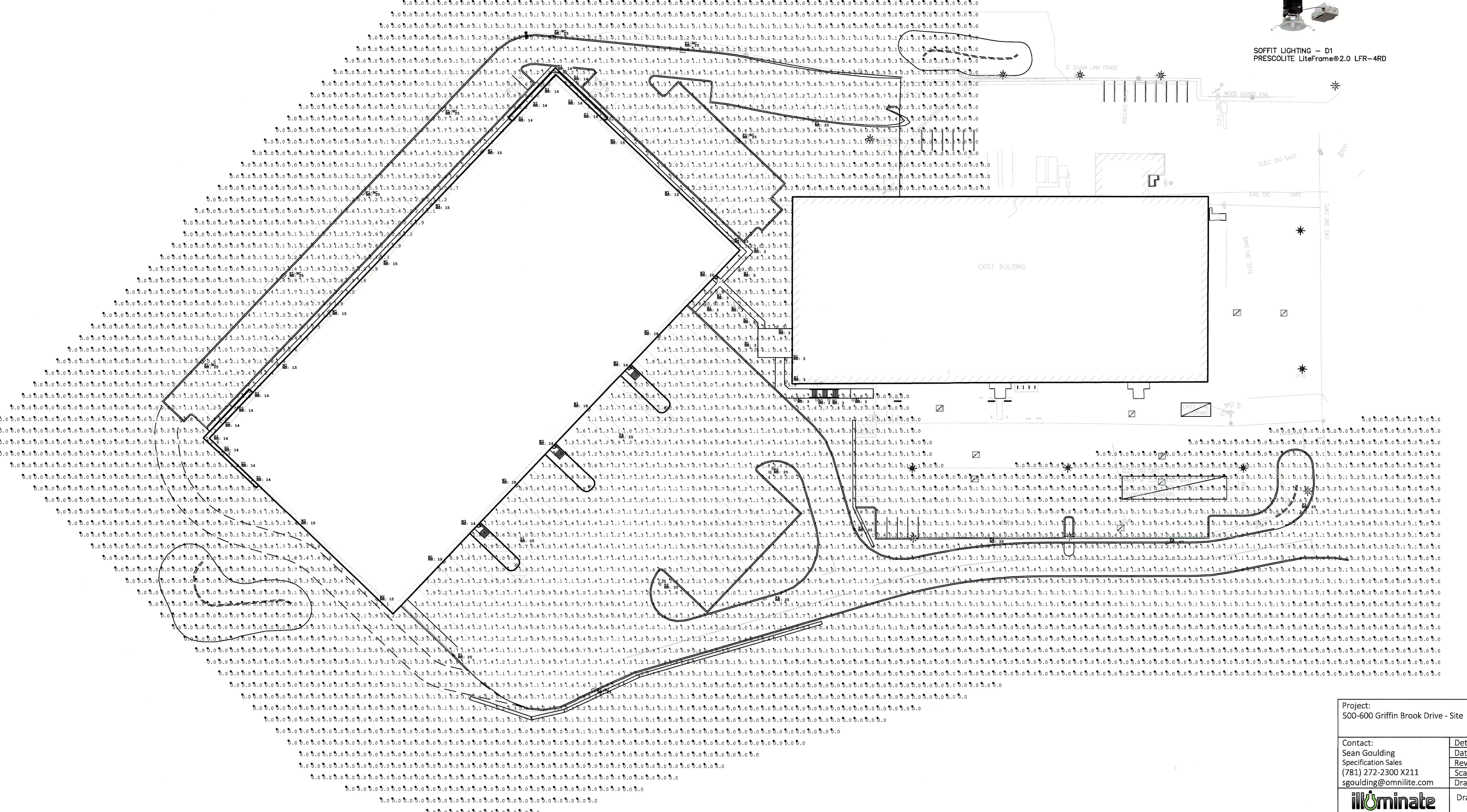
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Luminaires Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
14	B1	30.6	SINGLE	0.900	GEMI-27L3K
14	D1	11.8	SINGLE	0.900	LFR-4RD-M-15L35K8MD-DM1_LFR-4RD-T-CL-S
4	P1	72	SINGLE	0.900	VP-1-160L-75-3K7-4W
8	P1-BC	92	SINGLE	0.900	VP-1-160L-100-3K7-4-BC
2	P2	144	BACK-BACK	0.900	VP-1-160L-75-3K7-4W
2	P3	72	SINGLE	0.900	VP-1-160L-75-3K7-3
4	P4	72	SINGLE	0.900	VP-1-160L-75-3K7-2
12	W1	34.2	SINGLE	0.900	VPW2-80L-35-3K7-4W
2	W2	50.6	SINGLE	0.900	VPW2-80L-55-3K7-4
4	W3	15.8	SINGLE	0.900	WWAC_EM-WeatherWay-IN NORMAL AC MODE



LIGHT BOLLARD B1 - 36" HT. - GEM PERFORMANCE BOLLARDS BY KIM LIGHTING

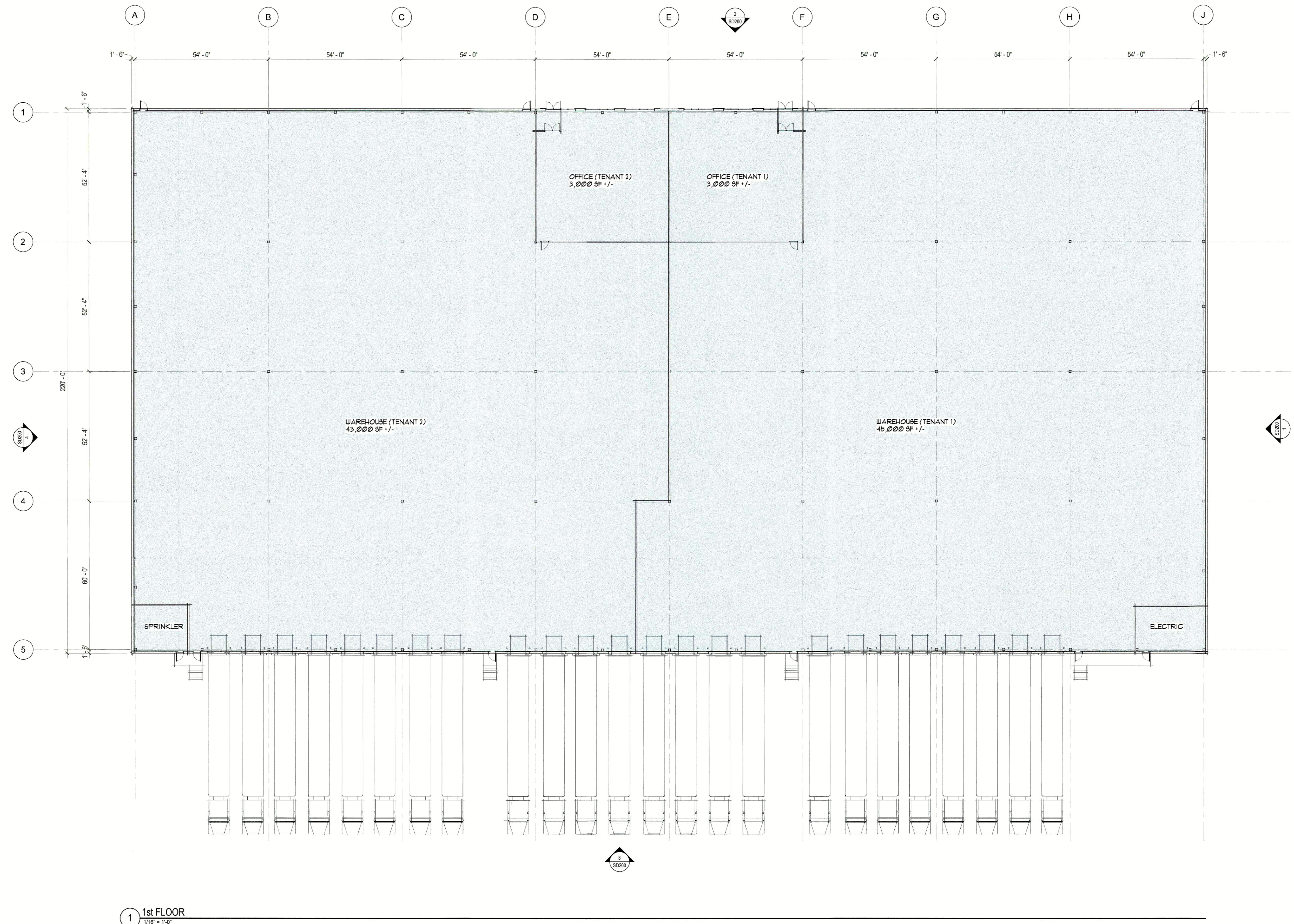


Project:
500-600 Griffin Brook Drive - Site

Contact:	Detail: Photometric Calculation
Sean Goulding	Date: 09/03/2024
Specification Sales	Revision: 1
(781) 272-2300 X211	Scale: 1" = 40'-0"
sgoulding@omnilite.com	Drawn By: SHJ

illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500
333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Drawing Number: L2.0



PROPOSED WAREHOUSE
600 GRIFFIN BROOK DRIVE, METHUEN, MA

4284

NO	DATE	ISSUE
8	240607	UPDATED PLANS

SD101
SCHEMATIC FLOOR
PLAN

DACON

