

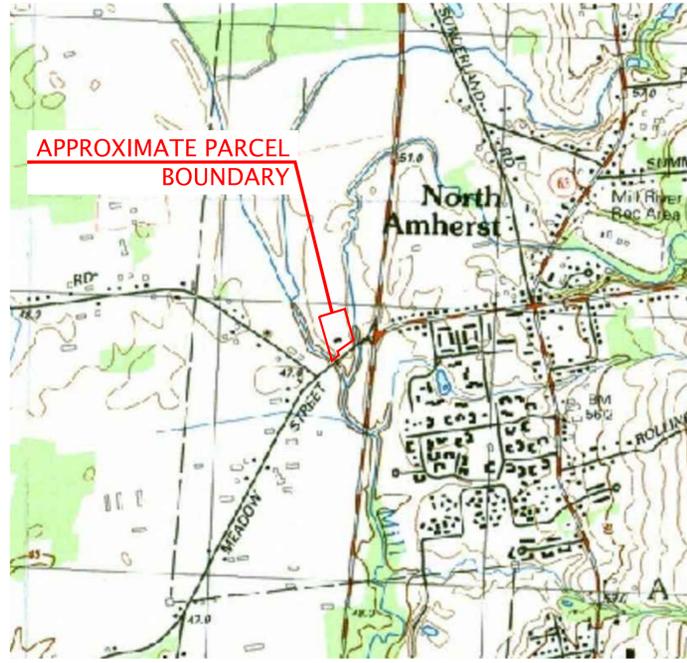
GTI

AT 169 MEADOW STREET

PROPOSED OFFSITE MEDICAL MARIJUANA DISPENSARY

TOWN OF AMHERST, MASSACHUSETTS

APRIL 22, 2016

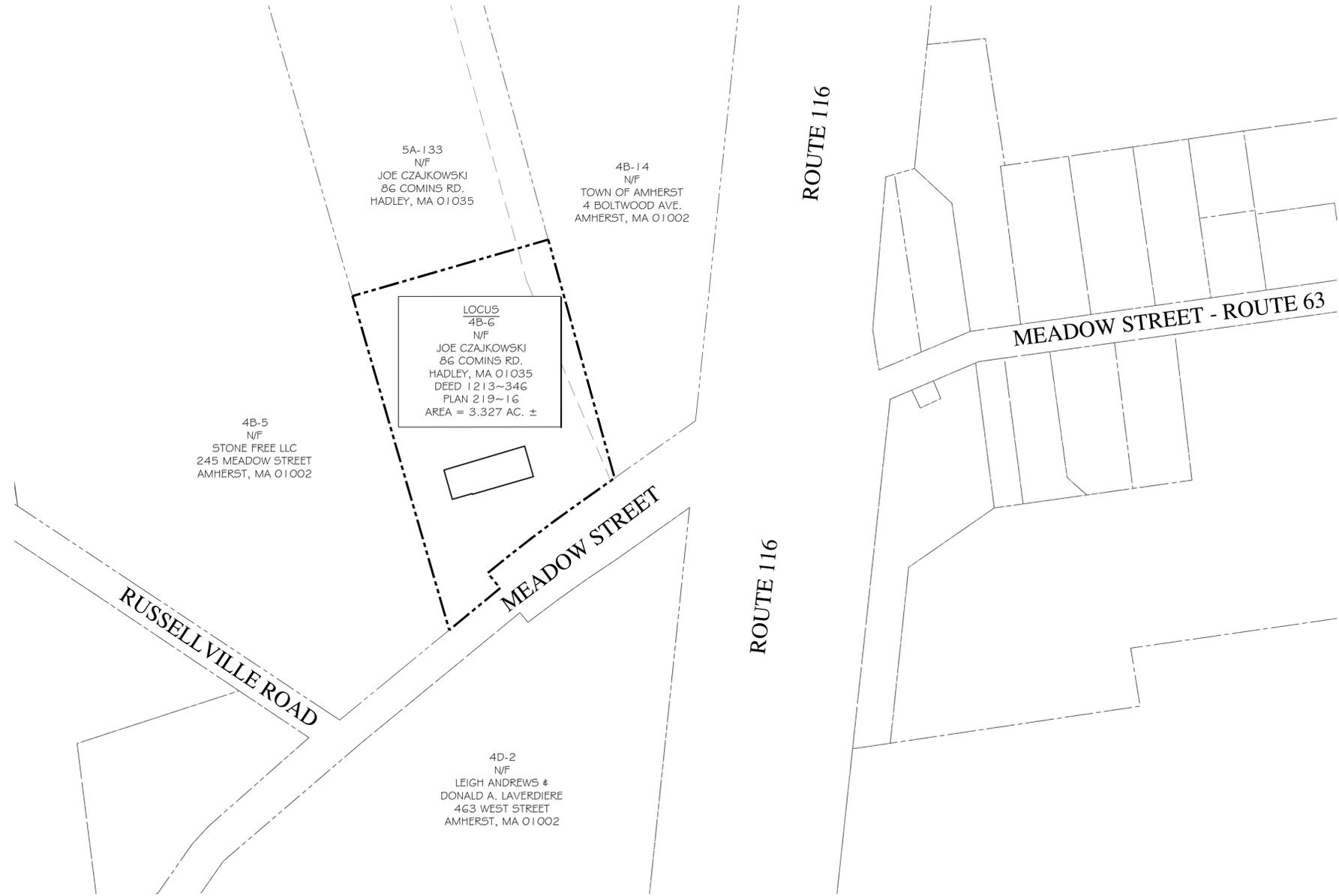


1 SITE LOCUS PLAN
Scale: 1"=1000'-0"

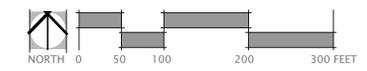


2 ORTHO-PHOTOGRAPH
Scale: 1"=200'-0"

SHEET INDEX			
SHEET NUMBER	SHEET NAME	CONSULTANT	DATE
1.0	COVER SHEET AND OVERALL LOCUS PLAN	NEW ENGLAND ENVIRONMENTAL	4/22/2016
2.0	EXISTING CONDITIONS PLAN	NEW ENGLAND ENVIRONMENTAL	4/22/2016
3.0	PROPOSED SITE IMPROVEMENT PLAN	NEW ENGLAND ENVIRONMENTAL	4/22/2016
4.0	EROSION AND SEDIMENT CONTROL PLAN	NEW ENGLAND ENVIRONMENTAL	4/22/2016
5.0	PROPOSED LANDSCAPE PLAN	NEW ENGLAND ENVIRONMENTAL	4/22/2016
5.1	PROPOSED LANDSCAPE SEEDING PLAN	NEW ENGLAND ENVIRONMENTAL	4/22/2016
6.0	GRADING PLAN	NEW ENGLAND ENVIRONMENTAL	4/22/2016
7.0	STORMWATER AND HYDROLOGY PLAN	NEW ENGLAND ENVIRONMENTAL	4/22/2016
8.0	DETAILS	NEW ENGLAND ENVIRONMENTAL	4/22/2016
8.1	DETAILS	NEW ENGLAND ENVIRONMENTAL	4/22/2016
8.2	PLANT DETAILS AND PLANT LISTS	NEW ENGLAND ENVIRONMENTAL	4/22/2016
8.3	NOTES	NEW ENGLAND ENVIRONMENTAL	4/22/2016
A-1	FIRST FLOOR PLAN	KUHN RIDDLE ARCHITECTS	4/22/2016
A-2	EXTERIOR ELEVATIONS & SIGNAGE	KUHN RIDDLE ARCHITECTS	4/22/2016
A-3	BUILDING RENDERING	KUHN RIDDLE ARCHITECTS	4/22/2016
L-2	LIGHTING PLAN	HAYES ENGINEERING	4/20/2016
SE-1	SECURITY PLAN	HAYES ENGINEERING	4/22/2016



3 OVERALL PARCEL AREA MAP
Scale: 1"=100'-0"



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Base Plan Prepared by:
USING MASS GIS DATA AND AMHERST GIS DATA



GTI MASSACHUSETTS NP
169 MEADOW STREET
AMHERST, MA 01002

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Project Title:
169 MEADOW STREET
AMHERST, MA

Sheet Title:
COVER AND OVERALL
LOCUS PLAN

Date:	4-22-2016
Scale:	AS SHOWN
Drawn by:	JJD
Checked by:	AJB
NEE File #	16-4946

REVISIONS	DATE	BY:

SHEET #
1.0



Project Title:
**169 MEADOW STREET
 AMHERST, MA**

Sheet Title:
EXISTING CONDITIONS

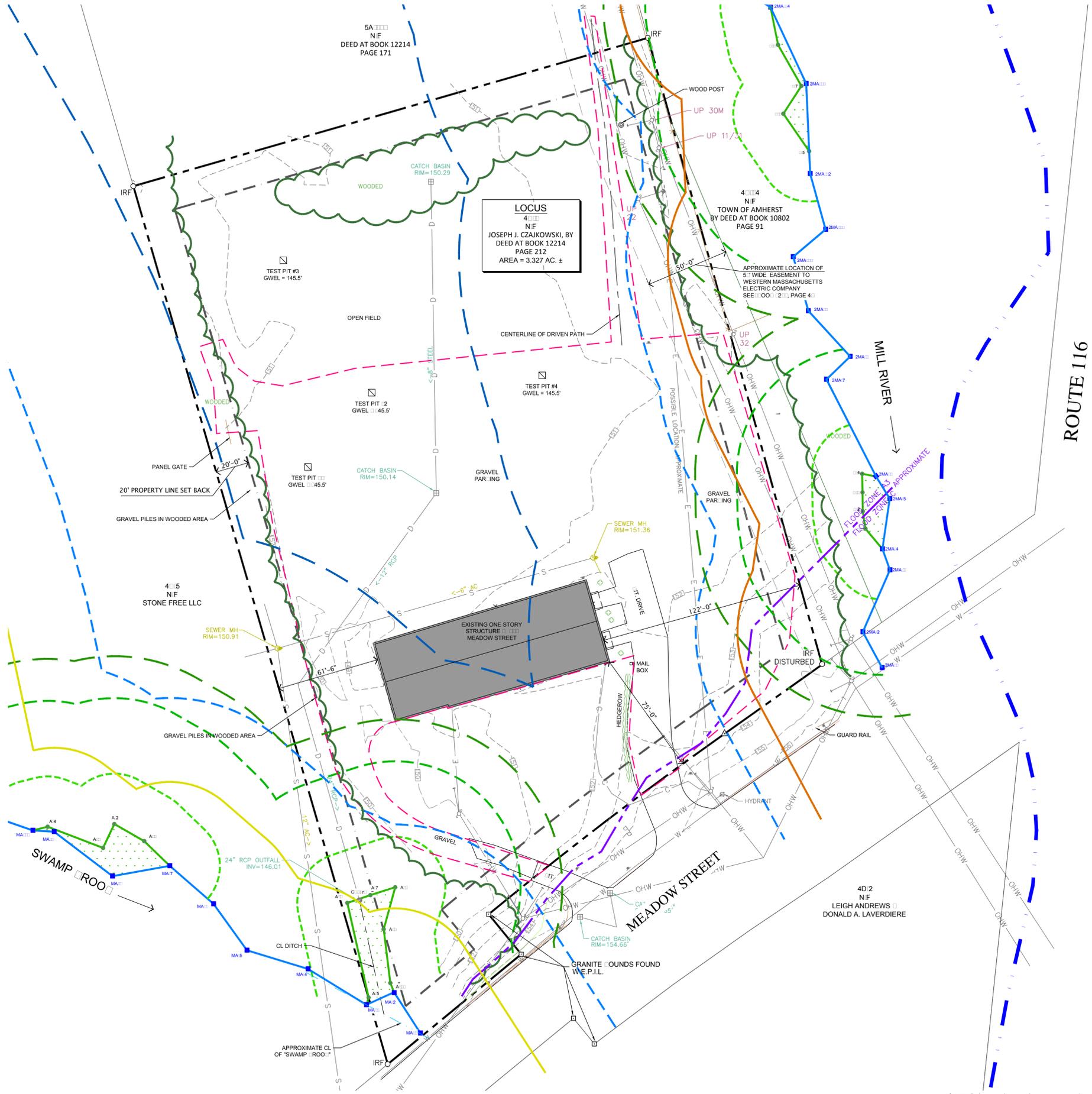
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Scale:	AS SHOWN
Drawn by:	JJD
Checked by:	AJB
NEE File #	16-4946

REVISIONS	DATE	BY:

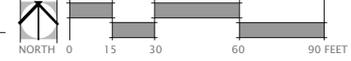
**SHEET #
 2.0**

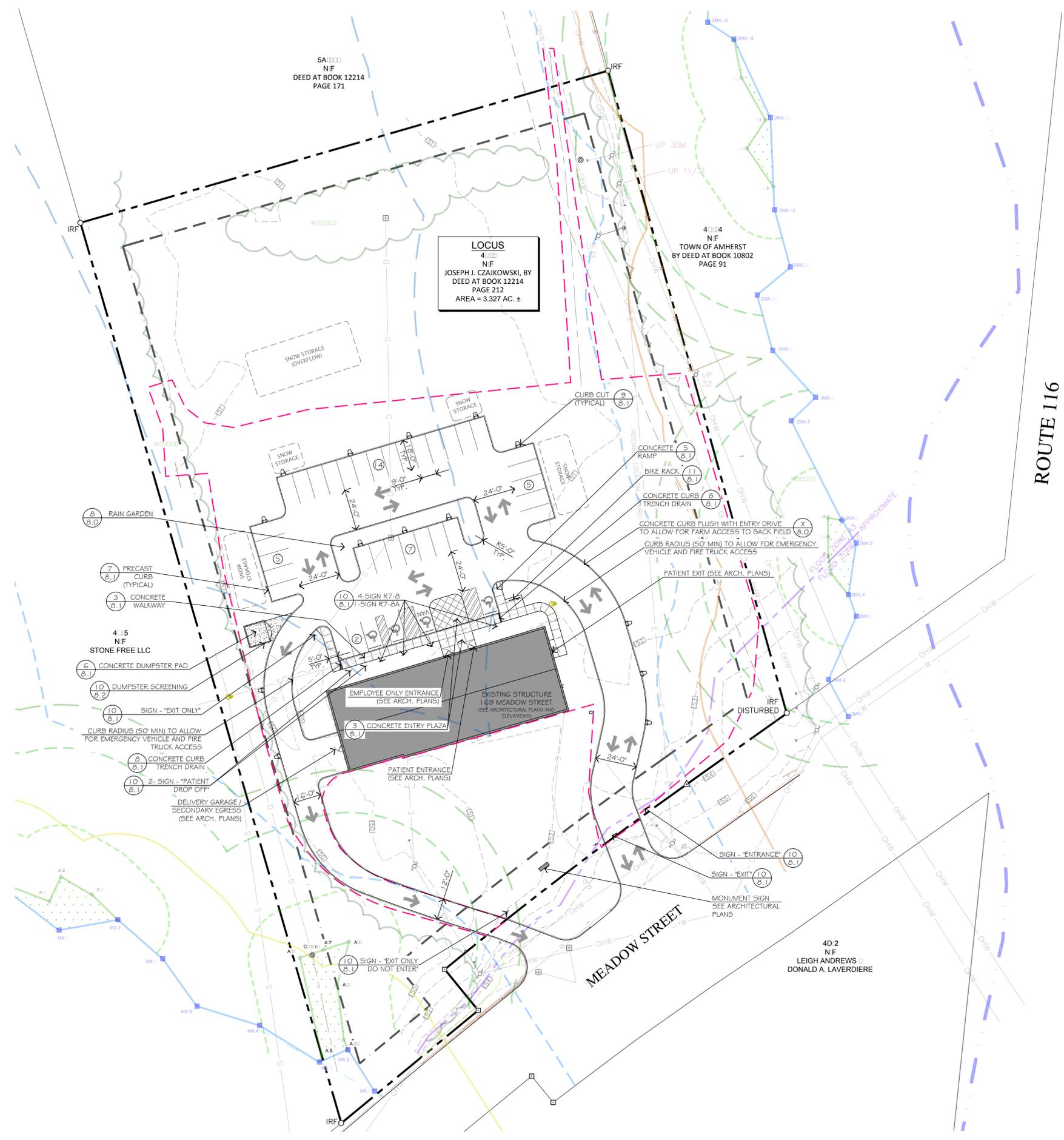
LEGEND

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- 20' PROPERTY LINE SETBACK
- EXISTING LIMITS OF DEGRADED AREA
- EXISTING WATER LINES
- EXISTING SEWER LINES
- EXISTING CATCH BASINS AND DRAINS
- EXISTING OVERHEAD WIRES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- EXISTING SIGNS
- EXISTING HYDRANTS
- EXISTING GUARD RAIL
- MEAN ANNUAL HIGH WATER (MAHW)
- 100' RIVERFRONT AREA
- 200' RIVERFRONT AREA
- MILL RIVER FLOOD PRONE CONSERVANCY DISTRICT (75 FROM MAHW ON MILL RIVER)
- SWAMP BROOK FLOOD PRONE CONSERVANCY DISTRICT (50 FROM MAHW ON SWAMP BROOK)
- 100 YEAR FLOOD LIMIT (BASED ON FEMA GIS LAYER)
- BORDERING VEGETATED WETLAND (BVW)
- 30' NO BUILD WETLAND BUFFER
- 75' BUILDING SET BACK
- 100' WETLAND BUFFER

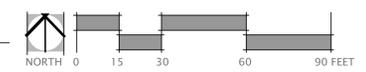


1 EXISTING CONDITIONS
 Scale: 1"=30'-0"





1 OVERALL SITE IMPROVEMENT PLAN
Scale: 1"=30'-0"



LEGEND

	PROPERTY LINE
	ABUTTER PROPERTY LINE
	20' PROPERTY LINE SETBACK
	EXISTING LIMITS OF DEGRADED AREA
	EXISTING WATER LINES
	EXISTING SEWER LINES
	EXISTING CATCH BASINS AND DRAINS
	EXISTING OVERHEAD WIRES
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND CABLE
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	30' NO BUILD WETLAND BUFFER
	75' BUILDING SET BACK
	100' WETLAND BUFFER

SITE SUMMARY

ZONING DISTRICT: LI - LIGHT INDUSTRIAL
LOT -4B-6
DEED 1213-346
PLAN 219-16

Description	Required	Provided
LOT AREA	None	±3.327 AC. (±144,920 SF)
EXISTING BUILDING		±6,700 SF
MAX. BUILDING COVERAGE	25%	4.6%
MAX. LOT COVERAGE	65%	24.77%
ADA ACCESSIBLE SPACES	3	4
TOTAL PARKING SPACES	23	37
INTERIOR LANDSCAPING	10%	±30%

SIGN SUMMARY

M.U.T.C.D. NUMBER	SPECIFICATION		DESCRIPTION
	WIDTH	HEIGHT	
R7-8	12"	18"	
R7-8A	12"	6"	
-	12"	12"	
-	12"	12"	
-	12"	18"	
-	12"	18"	
-	6"	18"	
-	6"	18"	

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Base Plan Prepared By:
USING MASS GIS DATA AND AMHERST GIS DATA

Prepared for:

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AMHERST, MA 01002

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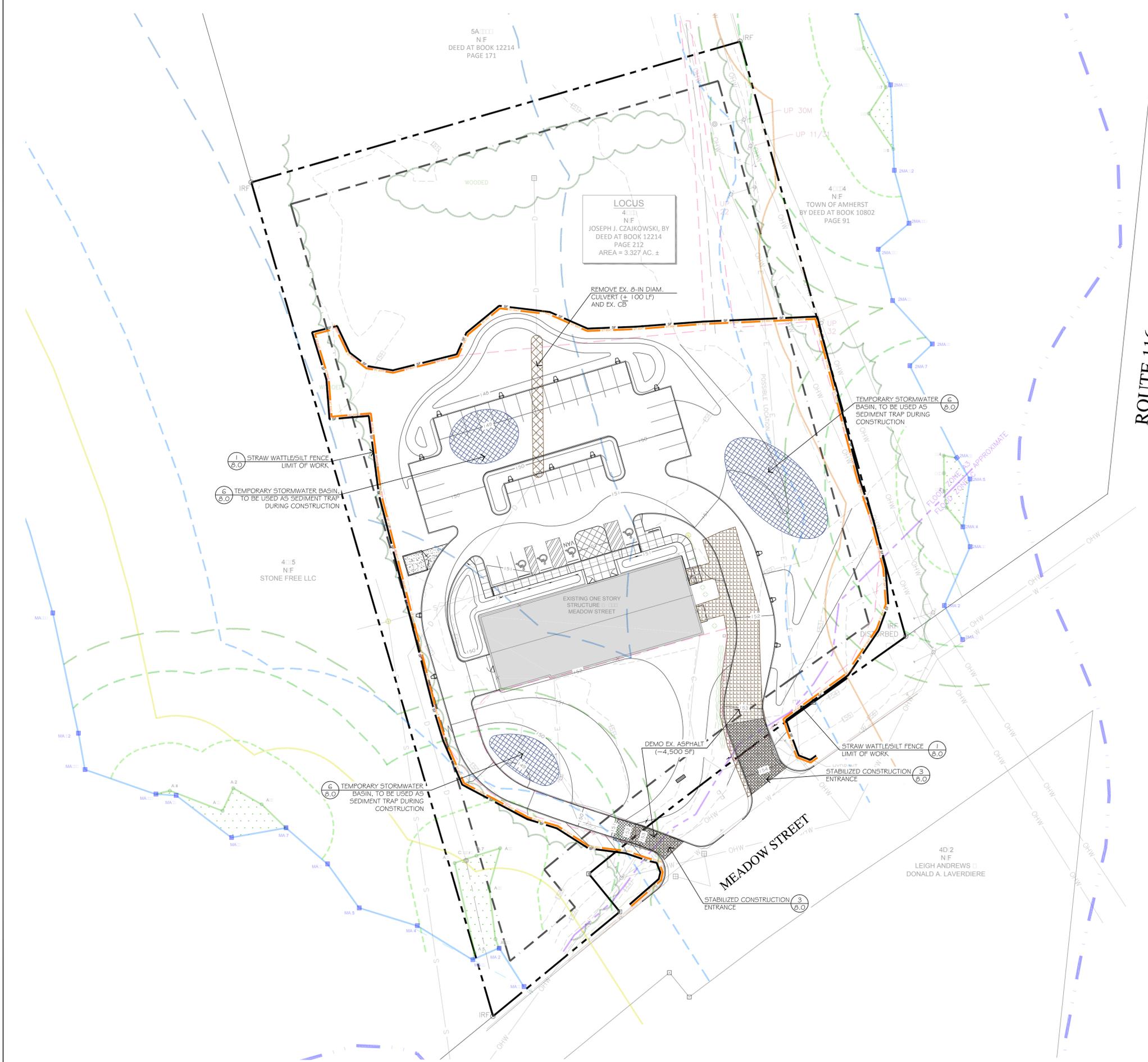
Project Title:
**169 MEADOW STREET
AMHERST, MA**

Sheet Title:
**SITE IMPROVEMENT
PLAN**

Date:	4-22-2016
Scale:	AS SHOWN
Drawn by:	JJD
Checked by:	AJB
NEE File #	16-4946

REVISIONS	DATE	BY

**SHEET #
3.0**



LEGEND	
	PROPERTY LINE
	ABUTTER PROPERTY LINE
	20' PROPERTY LINE SETBACK
	EXISTING LIMITS OF DEGRADED AREA
	EXISTING WATER LINES
	EXISTING SEWER LINES
	EXISTING CATCH BASINS AND DRAINS
	EXISTING OVERHEAD WIRES
	EXISTING UNDERGROUND ELECTRIC
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	30' NO BUILD WETLAND BUFFER
	75' BUILDING SET BACK
	100' WETLAND BUFFER

LEGEND	
	STABILIZED CONSTRUCTION ENTRANCE
	TEMPORARY STORMWATER BASIN, TO BE USED AS SEDIMENT TRAP DURING CONSTRUCTION
	STRAW WATTLE
	SILT FENCE/ LIMIT OF WORK

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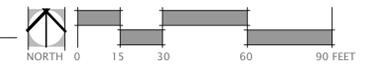
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 169 MEADOW STREET
 AMHERST, MA

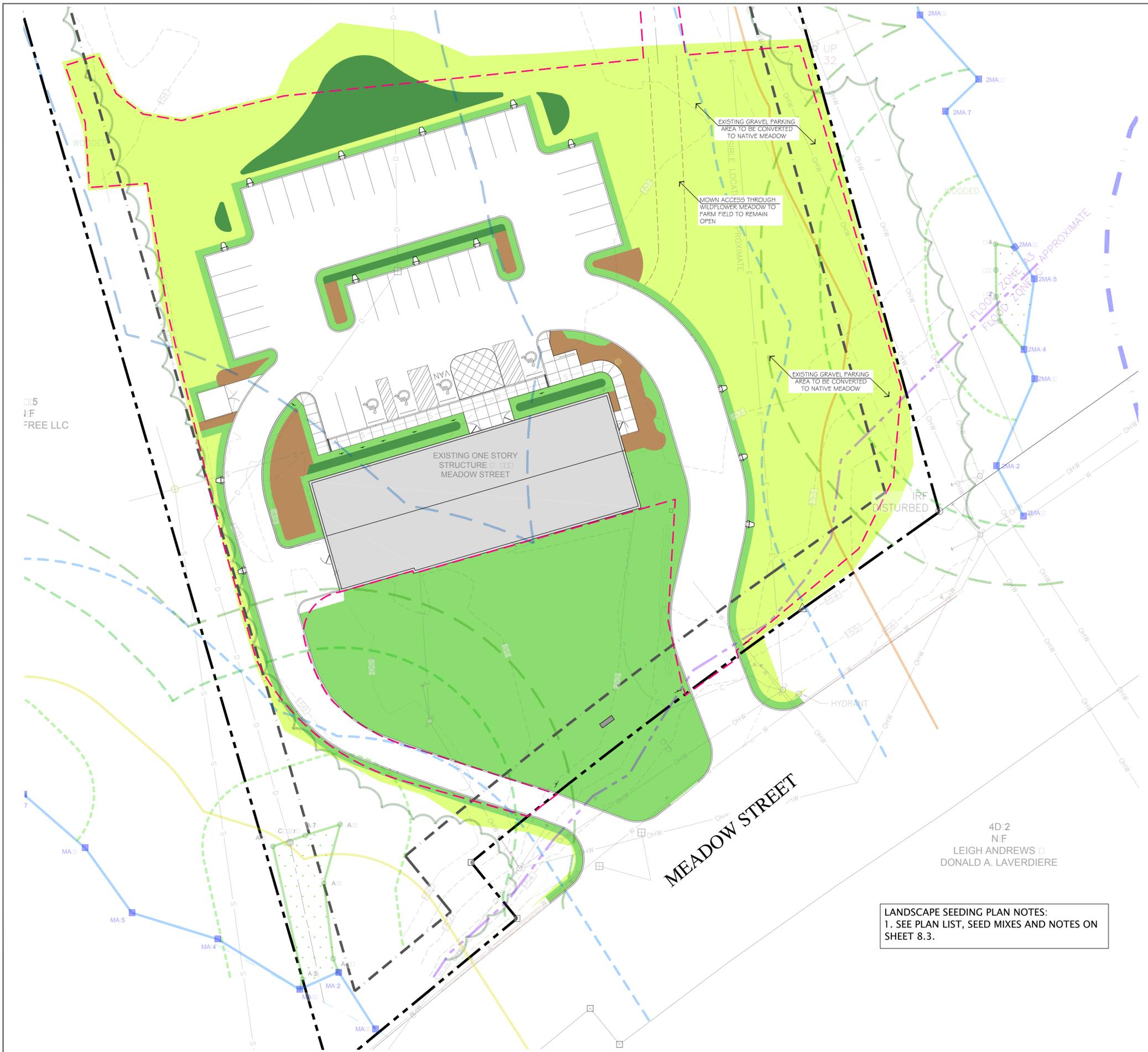
Sheet Title:
 EROSION AND SEDIMENT
 CONTROL PLAN

Date:	4-22-2016
Scale:	AS SHOWN
Drawn by:	JJD
Checked by:	AJB
NEE File #	16-4946

REVISIONS	DATE	BY
1 NEW FLOOR PLAN	4-15-2016	AJB/JJD

SHEET #
 4.0





LEGEND

- PROPERTY LINE
- BUTTER PROPERTY LINE
- 20' PROPERTY LINE SETBACK
- EXISTING LIMITS OF DEGRADED AREA
- EXISTING WATER LINES
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SEEDING LEGEND

- MOWN TURF SEED MIX OR SOD
- NEE WATER QUALITY SWALE / RAIN GARDEN SEED MIX
- WILDFLOWER / MEADOW SEED MIX
- COMPOST/MULCH AREA - NO SEED

LANDSCAPE SEEDING PLAN NOTES:
 1. SEE PLAN LIST, SEED MIXES AND NOTES ON SHEET 8.3.



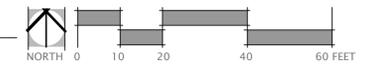
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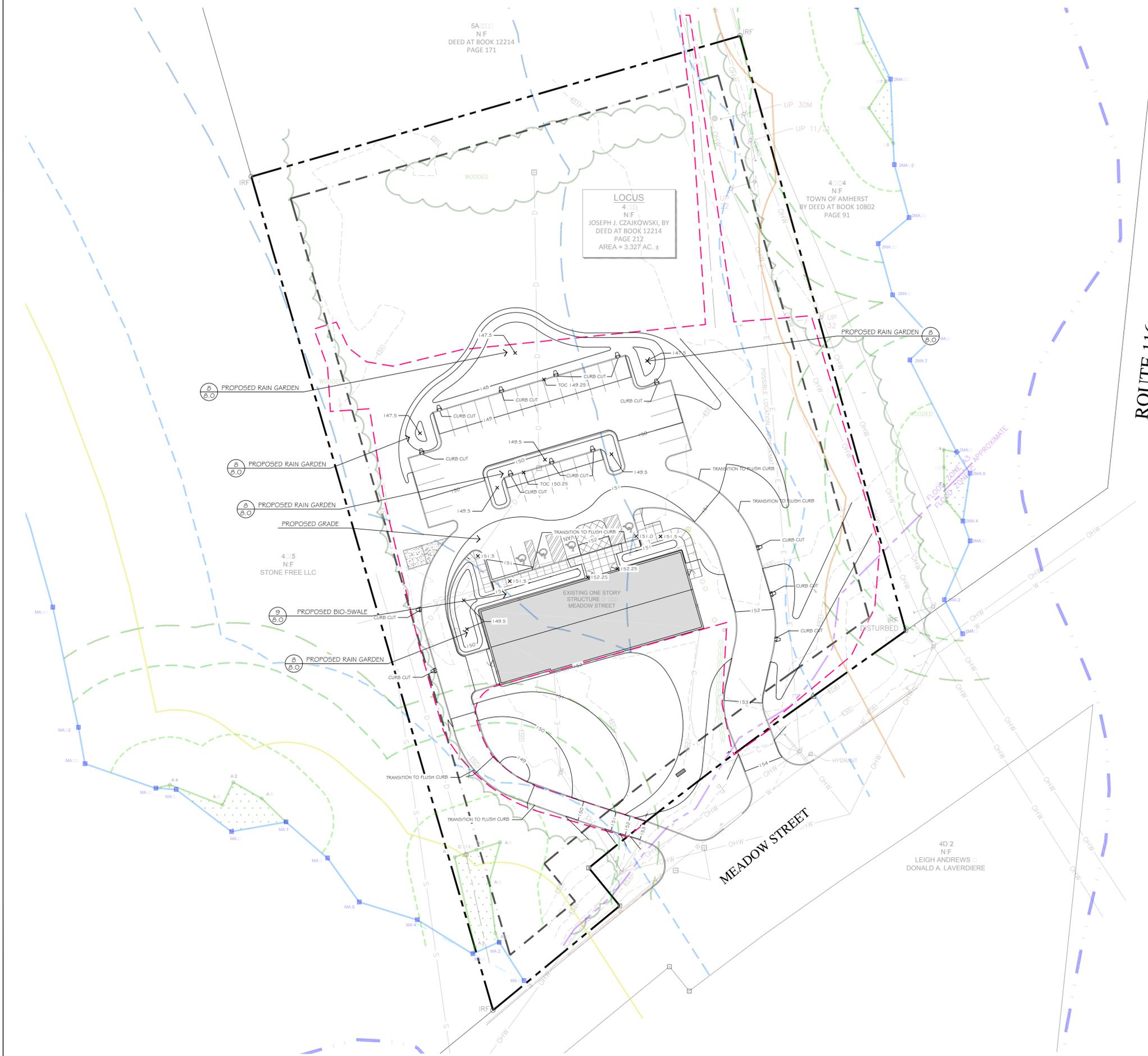
Sheet Title:
LANDSCAPE SEEDING PLAN

Date:	4-22-2016
Scale:	AS SHOWN
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Checked by:	AJB
NEE File #	16-4946

REVISIONS	DATE:	BY:

SHEET #
5.1





LEGEND

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 AMHERST, MA**

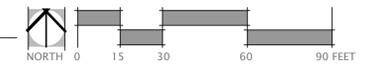
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GRADING PLAN

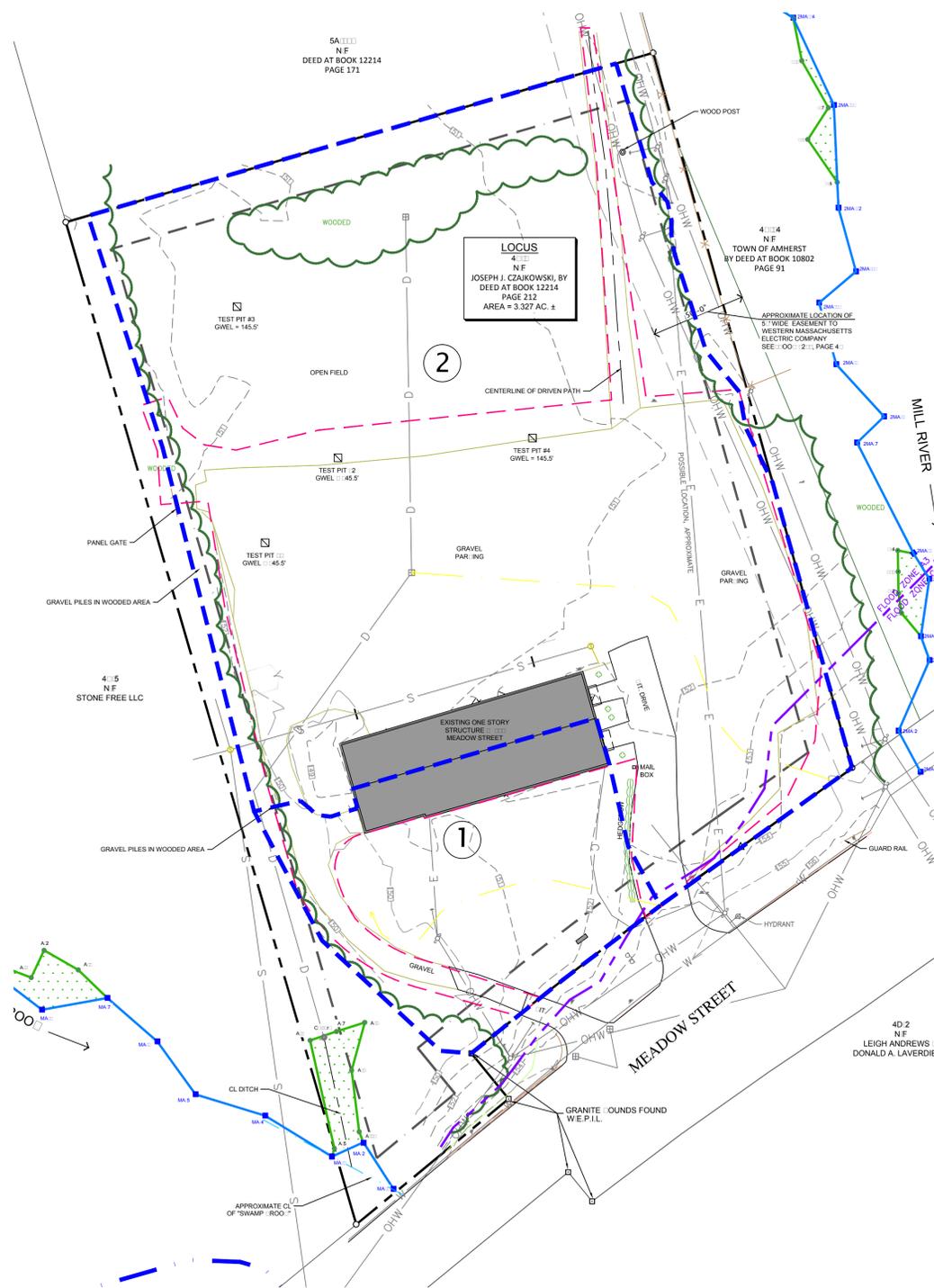
Date:	4-22-2016
Scale:	AS SHOWN
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Checked by:	AJB
NEE File #	16-4946

REVISIONS	DATE	BY:

**SHEET #
 6.0**

1 GRADING PLAN
 Scale: 1"=30'-0"



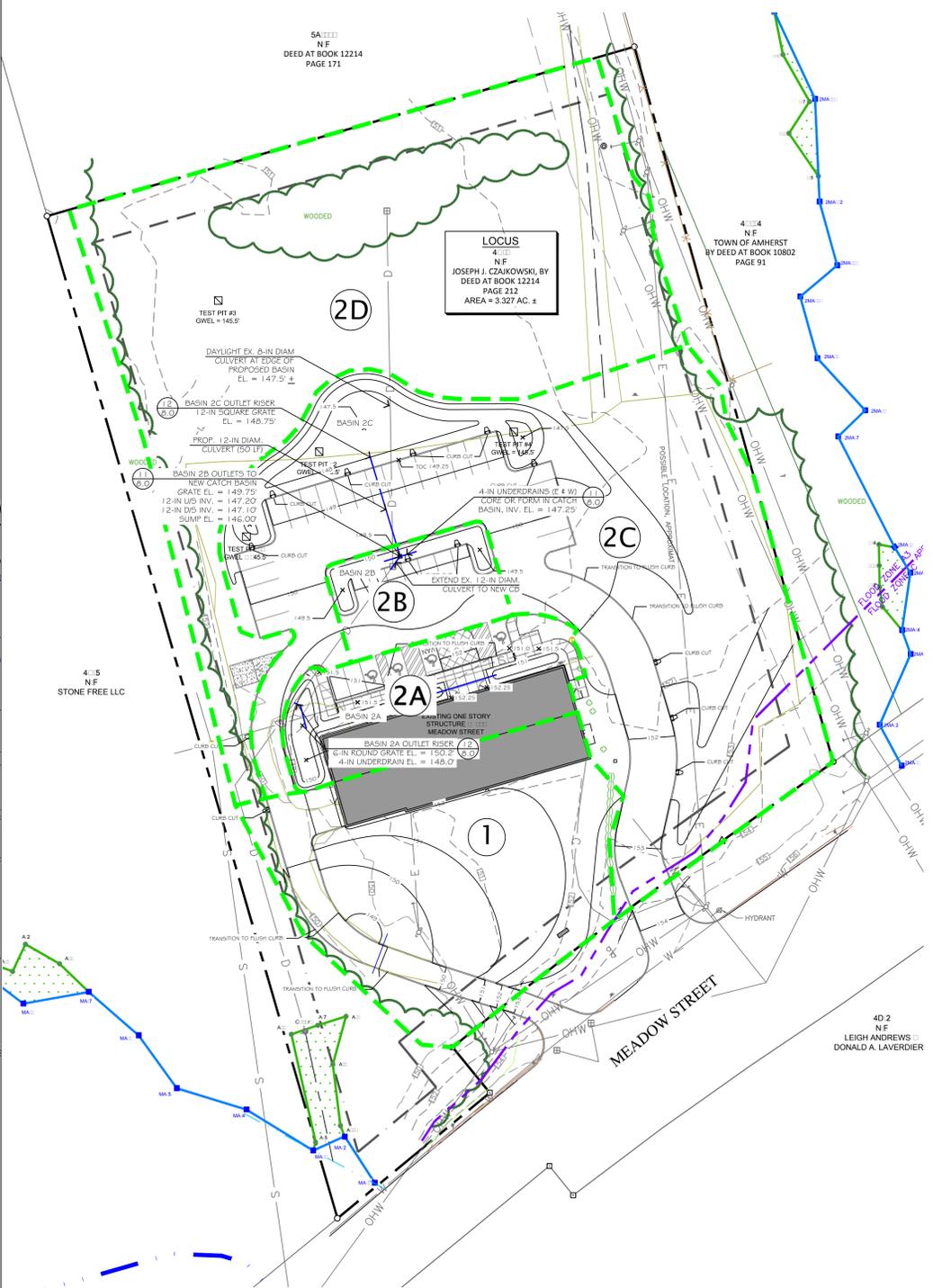


EXISTING CONDITIONS HYDROLOGY

SUBWATERSHED	AREA (ACRES)	CN	TC (MIN.)	EXISTING FLOWS (CFS)		
				2-YR	10-YR	100-YR
1	0.5	85	8.2	0.9	1.7	3.0
2	2.4	90	8.7	5.1	9.2	15.6
SITE TOTAL	2.9	89	NA	6.0	10.9	18.6

NOTE: FEMA EFFECTIVE FLOOD INSURANCE STUDY AND MAPPING SHOWS INUNDATION ACROSS ENTIRE PROPERTY.
 10-YEAR WSEL = 152.0' (~6-IN BELOW FINISH FLOOR, WELL ABOVE EX. & PROP. GRADES)
 100-YEAR WSEL = 154.0' (~2-FT ABOVE FINISH FLOOR)
 PERIODIC AND REGULAR FLOODING OF THE PROPERTY SHOULD BE PLANNED FOR IN ANY BUILDING IMPROVEMENTS. REGULAR INSPECTION AND CLEANING OF THE DRAINAGE SYSTEM IS RECOMMENDED.

ENTIRE SITE IS UNDERLAIN BY NRCS SOIL TYPE 30A RAYNHAM SILT LOAM, HYDROLOGIC SOIL GROUP C/D, ASSUMED AS TYPE D IN ALL ANALYSES FOR UNDRAINED CONDITIONS.



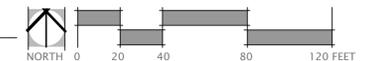
PROPOSED CONDITIONS HYDROLOGY

SUBWATERSHED	AREA (ACRES)	CN	TC (MIN.)	PROPOSED FLOWS (CFS)		
				2-YR	10-YR	100-YR
1	0.5	85	8.2	0.9	1.7	3.0
2A	0.2	92	5	0.4	0.6	0.8
2B	0.1	93	5	0.3	0.5	0.8
2C	1.0	87	8	0.3	2.2	3.7
2D	1.1	79	8	1.4	3.1	6.0
2	2.4	NA	NA	2.1	5.6	10.8
SITE TOTAL	2.9	85	NA	3.0	7.3	13.8
PERCENT CHANGE	0	-5%	NA	-50%	-33%	-26%

NOTE: TO ASSURE FLOOD STORAGE WOULD NOT BE DECREASED, A CUT-FILL ANALYSIS WAS RUN ON THE PROPOSED GRADING CONTOURS SHOWN ABOVE. NET CUT FROM THE PROJECT SITE IS APPROXIMATELY 775 CUBIC YARDS (MATERIAL WILL BE EXPORTED). SEE THE STORMWATER REPORT FOR MORE INFORMATION.

LEGEND

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- 20' PROPERTY LINE SETBACK
- - - EXISTING LIMITS OF DEGRADED AREA
- W — EXISTING WATER LINES
- S — EXISTING SEWER LINES
- D — EXISTING CATCH BASINS AND DRAINS
- OHW — EXISTING OVERHEAD WIRES
- E — EXISTING UNDERGROUND ELECTRIC
- C — EXISTING UNDERGROUND CABLE
- EXISTING SIGNS
- EXISTING HYDRANTS
- EXISTING GUARD RAIL
- MA — MEAN ANNUAL HIGH WATER (MAHW)
- A2 — 100 YEAR FLOOD LIMIT (BASED ON FEMA GIS LAYER)
- BORDERING VEGETATED WETLAND (BVW)



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Professional Engineer Seal:
 KEVIN A. MCCAFFERY
 CIVIL ENGINEER
 REGISTERED PROFESSIONAL ENGINEER

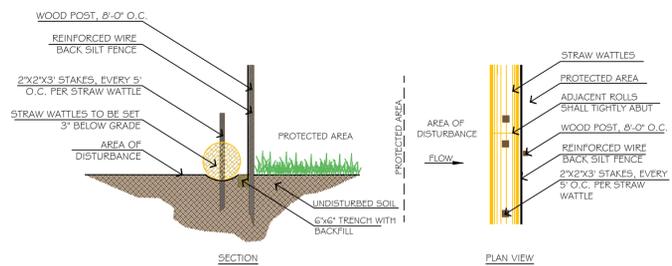
Project Title:
 169 MEADOW STREET
 AMHERST, MA

Sheet Title:
 STORMWATER AND
 HYDROLOGY PLAN

Date: 4-22-2016
 Scale: AS SHOWN
 Drawn by: JJD
 Checked by: AJB
 NEE File #: 16-4946

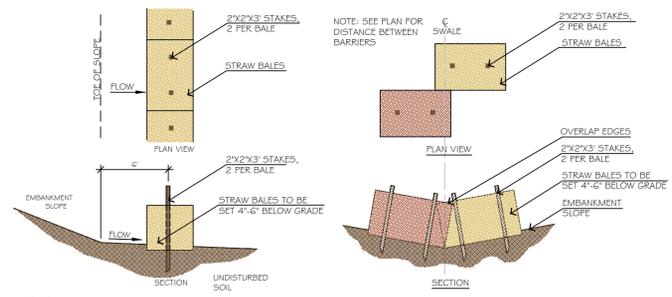
REVISIONS DATE: BY:

SHEET #
 7.0



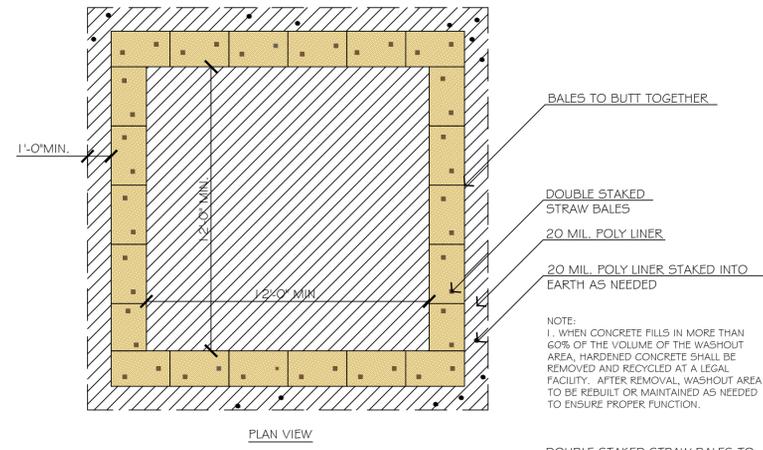
1 SILT FENCE (TYPICAL)

8.0 Scale: NTS



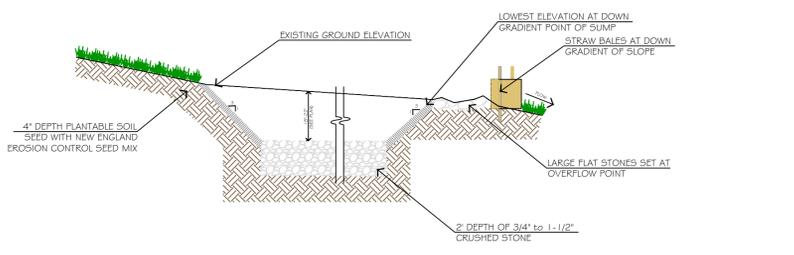
2 STRAW BALE (TYPICAL - AS NEEDED)

8.0 Scale: NTS



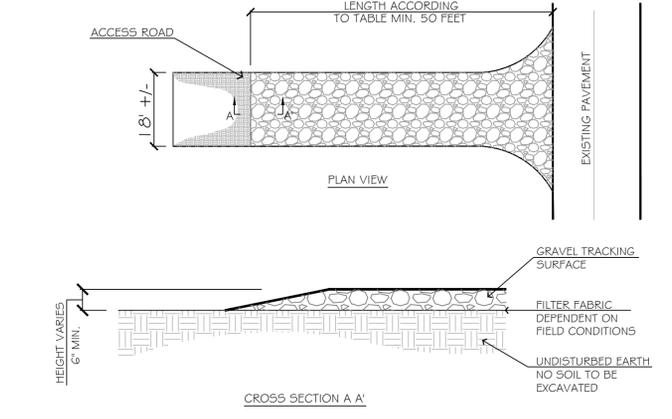
5 CONCRETE WASHOUT AREA

8.0 Scale: NTS



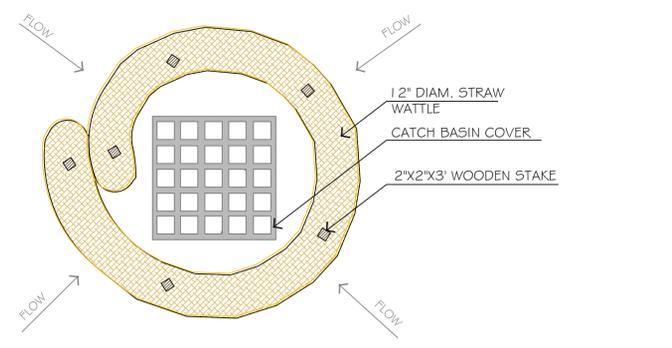
7 CATCH BASIN INTERNAL INLET PROTECTION (OR APPROVED EQUAL)

8.0 Scale: NTS



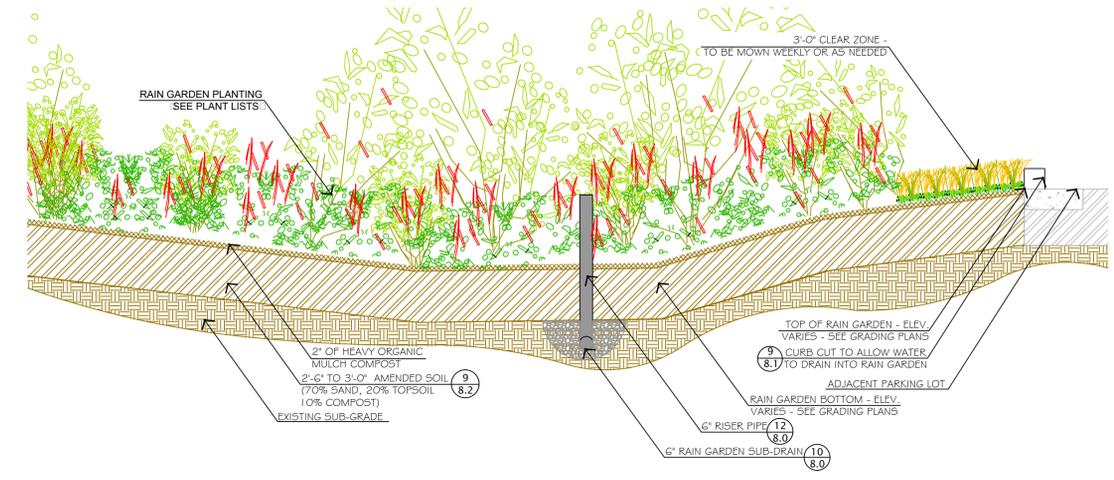
3 STABILIZED CONSTRUCTION ENTRANCE (IF NEEDED)

8.0 Scale: NTS



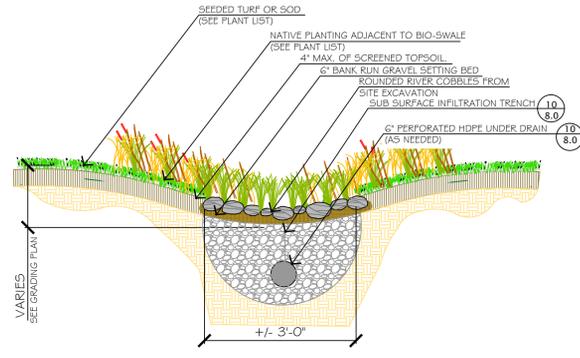
4 CATCH BASIN EXTERNAL INLET PROTECTION

8.0 Scale: NTS



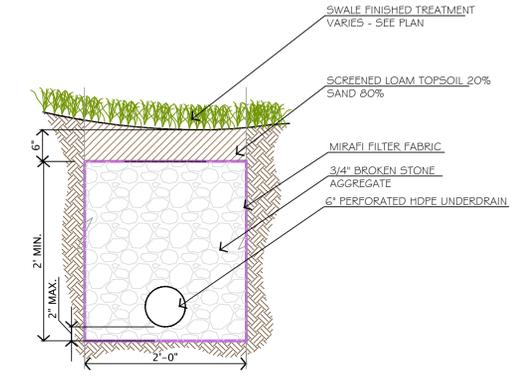
8 RAIN GARDEN (TYPICAL)

8.0 Scale: NTS



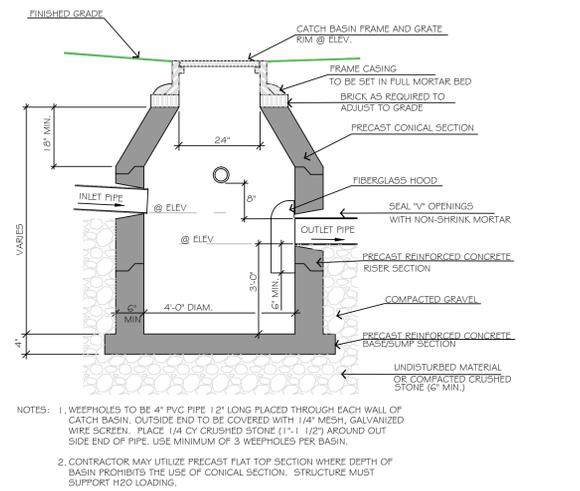
9 BIO SWALE (TYPICAL)

8.0 Scale: NTS



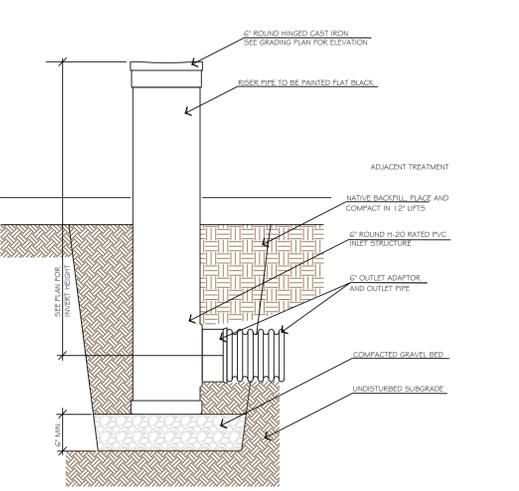
10 INFILTRATION TRENCH

8.0 Scale: NTS



11 CATCH BASIN (TYPICAL)

8.0 Scale: NTS

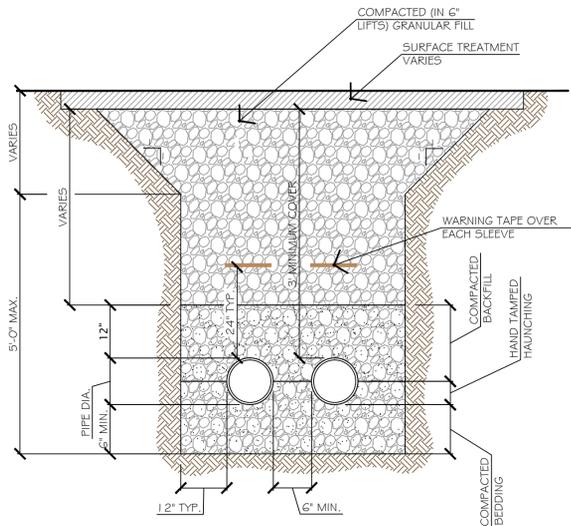


12 RISER DETAIL (TYPICAL)

8.0 Scale: NTS

PERCENT SLOPE OF ROADWAY	LENGTH OF ROAD REQUIRED
0 TO 2%	COARSE GRAINED SOILS 50 FT.
2 TO 5%	100 FT.
OVER 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE (AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER COVERING AUTHORITY)

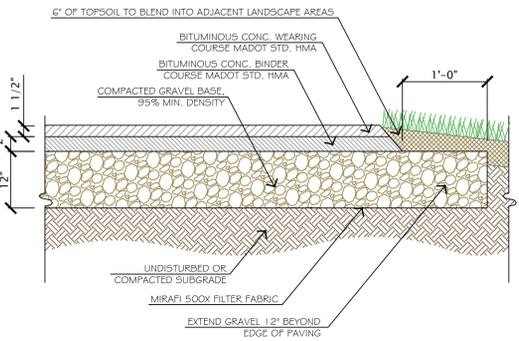
- NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY OFF-ROAD STORAGE OR STAGING AREAS. THE CONTRACTOR SHALL PROVIDE A STABILIZED CONSTRUCTION ENTRANCE FOR EACH OFF-ROAD STORAGE AREA.
 2. STONE SIZE TO BE 2" TO 2-1/2" DIA.
 3. DEPTH OF GRAVEL TO BE BASED ON SOILS BUT BE A MINIMUM DEPTH OF 3"
 4. THE ABOVE-INDICATED STABILIZATION CONSTRUCTION ENTRANCE TO BE USED AT OFF-SITE STORAGE OR STAGING AREA, IF REQUIRED, AND OBTAINED BY THE CONTRACTOR.



NOTE:
 1. TRENCH TO PITCH AWAY FROM THE BUILDING TOWARD OPEN FIELD TO ENSURE PROPER DRAINAGE AS NEEDED.
 2. ENDS OF HDPE PIPES TO BE CAPPED OR UNUSED. ENDS TO BE MARKED IN THE FIELD AND AS BUILT TO BE SUPPLIED BY CONTRACTOR.
 3. MIN. COVER REQUIREMENTS:
 SEWER 4'-0" MIN.
 WATER 5'-0" MIN.
 UNDERGROUND SERVICES + GAS 2'-6" MIN.
 4. HDPE PIPES GRADES TO BE APPROPRIATE BASED ON UTILITY CODE REQUIREMENTS.
 5. SPACING BETWEEN PIPES IN TRENCH TO MEET ALL CODE REQUIREMENTS.
 6. ALL UTILITIES WITHIN TRENCHES TO BE INSPECTED PER CODE, PRIOR TO BACKFILLING.

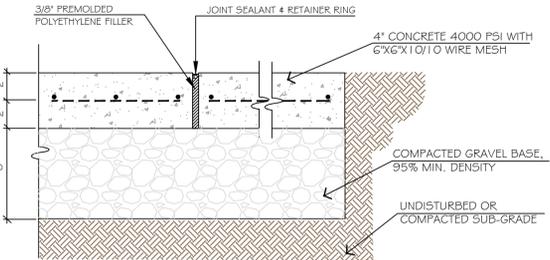
1 UTILITY TRENCH (TYPICAL)

8.1 Scale: NTS



2 PARKING LOT PAVING (TYPICAL)

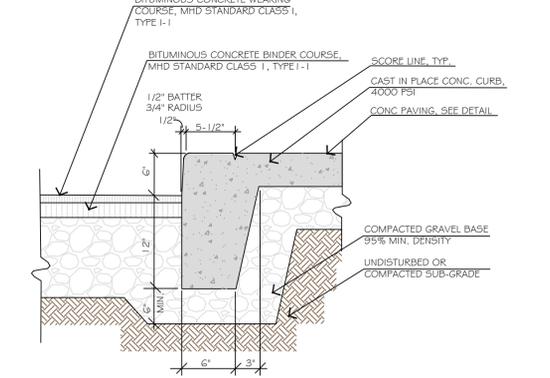
8.1 Scale: NTS



NOTE: CONCRETE FINISH TO BE MEDIUM TEXTURE BROOM FINISH PERPENDICULAR TO DIRECTION OF WALK WITH 3" TROWELLED EDGES
 WALKWAYS: SCORING EVERY 5'. EXPANSION JOINTS EVERY 20' UNLESS OTHERWISE INDICATED ON PLAN; PROVIDE EXPANSION JOINTS AT ALL VERTICAL WALLS + ISOLATION JOINTS AT ALL FOOTINGS
 SCORING LINES TO BE AT LEAST 1/4 THICKNESS OF SIDEWALK

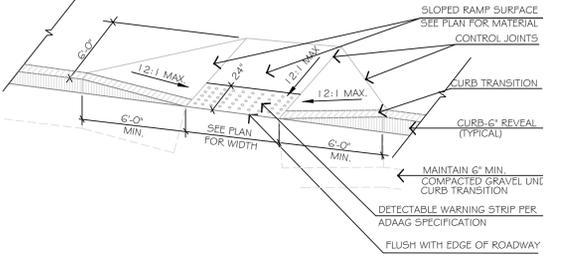
3 CONCRETE PAVING (TYPICAL)

8.1 Scale: NTS



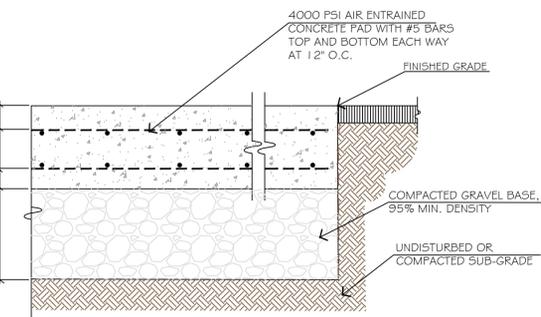
4 CONCRETE CURB ADJACENT TO CONCRETE WALK

8.1 Scale: NTS



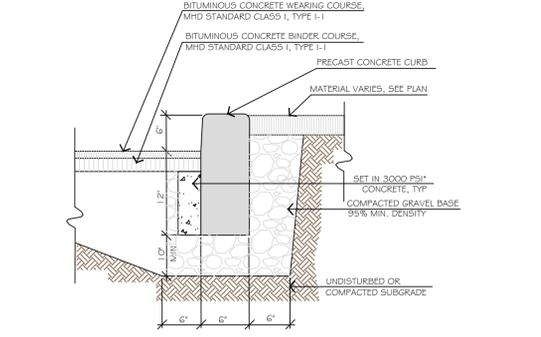
5 SIDEWALK RAMP (TYPICAL)

8.1 Scale: NTS



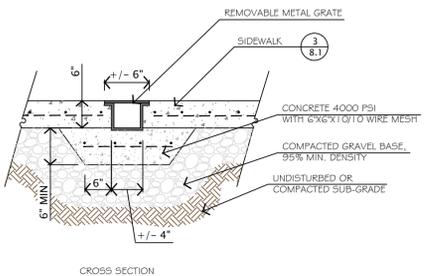
6 CONCRETE DUMPSTER PAD (TYPICAL)

8.1 Scale: NTS



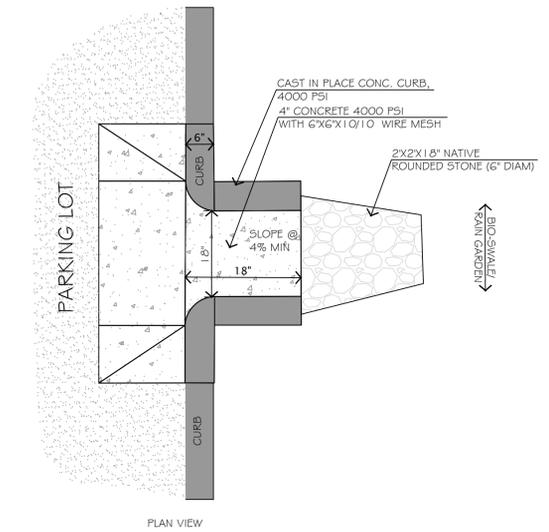
7 PRECAST CONCRETE CURB (TYPICAL)

8.1 Scale: NTS



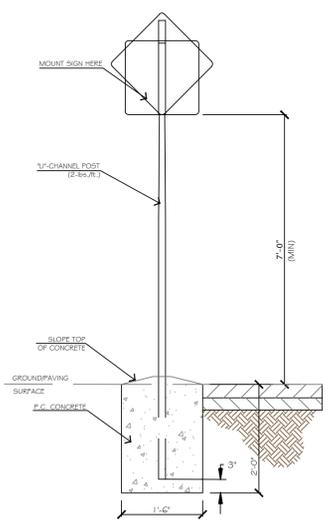
8 CONCRETE CURB TRENCH DRAIN (TYPICAL)

8.1 Scale: NTS



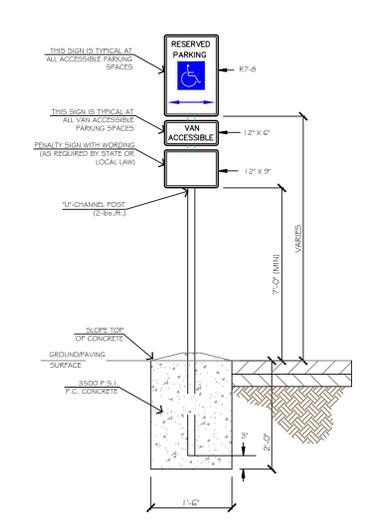
9 CONCRETE CURB CUT (TYPICAL)

8.1 Scale: NTS

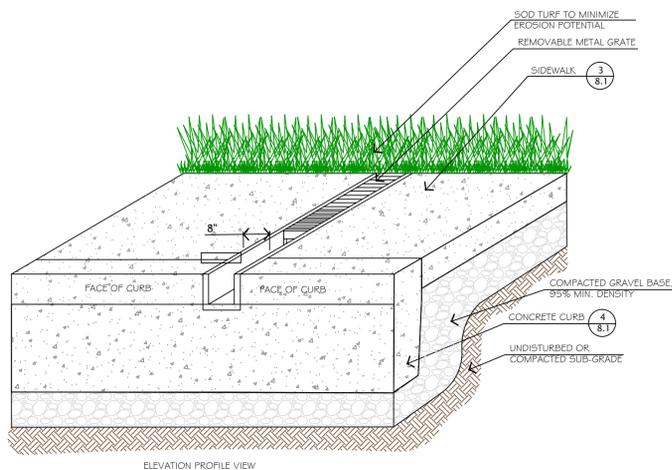


10 STANDARD AND ACCESSIBLE PARKING SIGN AND BASE DETAIL (TYPICAL)

8.1 Scale: NTS

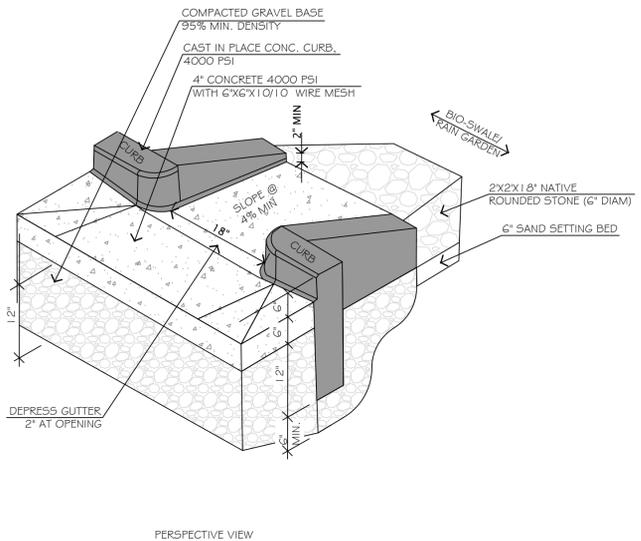


1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES', LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



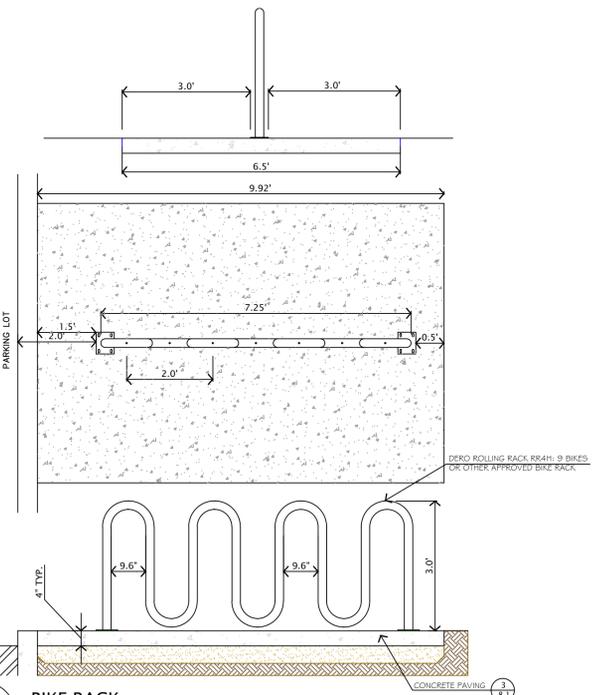
8.1 CONCRETE CURB TRENCH DRAIN (TYPICAL)

Scale: NTS



8.1 CONCRETE CURB CUT (TYPICAL)

Scale: NTS



11 BIKE RACK

8.1 Scale: NTS



GTI MASSACHUSETTS NP
 169 MEADOW STREET
 AMHERST, MA 01002

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Project Title:
 169 MEADOW STREET
 AMHERST, MA

Sheet Title:
 DETAILS

Date:	4-22-2016
Scale:	AS SHOWN
Drawn by:	JJD
Checked by:	AJB
NEE File #	16-4946

REVISIONS	DATE	BY

SHEET #
 8.1

I. Erosion Control Notes

Erosion and sediment control methods for the site include structural and stabilization practices. Stabilization practices will be implemented to cover exposed soil so that discharge of sediment into buffer zones and resource areas is minimized. Stabilization practices reduce the time soil is exposed to the elements therefore reducing the possibility of erosion. An adequate stockpile of erosion control materials will be maintained at the construction site in the event of an emergency or routine repairs.

Structural practices involve the construction of devices to divert and limit runoff. These practices limit the amount of stormwater entering a disturbed area or trap sediment prior to stormwater leaving a site. The following are the procedures to be followed:

1. The site construction foreman shall be designated as the on-site individual who will be responsible for the daily maintenance of all sediment and erosion controls, and shall implement all measures necessary to control erosion and to prevent sediment from leaving the site.
2. Prior to any site grading or site work, the contractor shall install all specified sediment and erosion controls, which will also serve as the limit of construction. The sediment controls will be as specified on the approved plans.
3. Erosion control type as shown on the plans to be field verified based on construction timing, phasing and site conditions.
4. A construction exit shall be constructed to shed dirt from construction vehicle tires. The crushed stone pad will be replaced/cleaned as needed to maintain its effectiveness.
5. Temporary sediment basins may be used as needed during construction. Sediment shall be removed from the basins on a as needed basis or when the sediment reaches a depth of more than 3'.
6. Construction debris and sediment shall be kept on site and shall not be permitted to migrate beyond the project boundaries.
7. Once the site is stable, the sediment and erosion controls may be removed under the direction of the erosion control specialist.

II. Other Controls

The following additional controls shall be implemented during construction in order to minimize erosion and runoff from the project location:

8. No chemicals (cement, mortar, etc.) shall be mixed or poured within any wetlands or buffer zone
9. Solid waste will be collected and stored in a secure dumpster. The dumpster shall meet all local and state solid waste management regulations.
10. Construction debris may include lumber, concrete, steel, or other debris and site materials requiring removal. These materials will be disposed of according to state and federal law and will not be disposed of on site. Excess soil generated from this site requires characterization prior to removal. Rather than export material, it is preferred that minor excavations are reused on site as backfill in the same general area it originated.
11. The limits of all grading and disturbance shall be kept to a minimum within the proposed area of construction. All areas outside the limits of disturbance shall remain undisturbed.
12. Continuous lines of erosion controls shall enclose the work area and serve as the limit of work.
13. All erosion and sediment control measures shall be maintained or replaced as required to assure proper function.
14. All breaches or failures in sediment controls shall be immediately repaired or replaced.
15. Debris and litter, which accumulates along the construction area, shall be removed daily.
16. Sediment build-up behind any silt fences or erosion control barriers will be monitored and removed whenever sediment has accumulated to 6-inches in depth.
17. Other controls will be implemented, as deemed necessary by the contractor, during the construction of the project.
18. If conditions warrant, additional de-watering controls may be needed such as dirt bags, frac tanks or other measures.

III. Phasing and General Construction Sequence

In order to further minimize sediment loss on the site, a general construction sequence plan has been developed. Prior to conducting work associated with this project, the contractor shall be required to obtain all copies of permit applications and approvals that outline conditions governing the proposed work. The contractor will also review the drawings prepared for the project. The contractor will then follow the general sequence of work as outlined below:

19. The contractor will place all erosion and sedimentation control systems in accordance with the drawings, or as may be dictated by site conditions, in order to maintain the intent of the specifications and permits. Deficiencies or changes on the drawings shall be corrected or implemented as site conditions change. Changes during construction shall be noted and posted on the drawings (Site Plans).
20. The intent is to direct all water from disturbed areas through sedimentation controls prior to leaving construction boundaries. There shall be no discharge of untreated construction runoff from this site.
21. The contractor shall maintain temporary erosion and sedimentation control systems as dictated by site conditions, indicated in the construction documents, or as directed by governing authorities or owner to control sediment until final stabilization.
22. The contractor shall respond to any maintenance or additional work ordered by owner or governing authorities immediately if required, and always within 7 days.
23. The contractor shall incorporate permanent erosion control features, permanent slope stabilization, and vegetation into the project plans at the earliest practical time to minimize the need for temporary controls.
24. Tree and vegetation cleaning and any rough grading shall only occur if the disturbed soil surface can be stabilized within 48 hours of cleaning. Tree and vegetation cleaning shall be scheduled in conjunction with weather forecast such that no more than 1/4" of rain is to be expected within 48 hours of any cleaning or grading activity.
25. The contractor shall stabilize all disturbed areas within 48 hours after final grading. In the event that it is not practical to seed areas, slopes must be stabilized with geotextile fabric or other means to reduce the erosive potential of the area.

RAIN GARDEN AND WATER QUALITY SWALE NOTES:

1. Rain Garden / Swales have been designed to accomplish multiple functions, particularly enhance water quality, provide wetland wildlife habitat, and release clean, cool water off site. Rain Garden systems have many advantages as a Low Impact Development Practice to include reliable pollutant removal, longevity, adaptability to many development sites, and excellent wildlife habitat potential.
2. Water Quality Swale Area: The Swale is designed to remove coarse sediments from the water flow. Emergent vegetation will be designed to slow water velocity thus reducing carrying capacity, increasing sedimentation, retention time, and absorption of runoff and nutrients.
3. The Rain Garden: The Rain Garden is designed to provide water quality treatment to the detained storm flows maximizing the opportunity for enhancing water quality AND INFILTRATION.
4. Plantings: The planting design utilizes native plant species adapted to flourish in an environment of fluctuating water levels and soil moisture regimes. These plants have also been selected for their abilities to grow well and stabilize areas of sedimentation, and provide food and cover for wildlife. Plantings are divided into discrete zones based upon function and degree of inundation by detained storm waters. Due to the fluctuating ground water elevations the final selection of plants may be altered once the Rain Garden is graded and the ground water depths are verified throughout. Any alterations to final selections of plantings must be approved by the project designer.

CONSTRUCTION AND PLANTING NOTES:

1. Contractor shall provide project designer with samples, photos, cut sheets, and other documentation for all proposed materials as needed to ensure the products to be installed and used on-site meet the design intent and specification.
2. The specified planting and construction shall be executed to the limits shown on the accompanying plan.
3. Plants to be approved by project designer prior to delivery to site.
4. The planting process will be supervised by New England Environmental Inc. Plant locations shall be staked in the field prior to installation for approval by project designer and may be adjusted based on site specific conditions. Plant substitutions due to commercial availability or hydrological conditions may be made by the project designer.
5. Planting will be delayed as needed to ensure planting is completed during dry weather. Contractor shall verify the receipt of plants in good condition, as specified, and in the quantities shown on the plan. Plant substitution may only be made by New England Environmental Inc. All commercially obtained stock will be bare root (Planting of bare root plants will only be installed within April 1st to June 15th or September 15th to November 30th), container-grown or B&B, and secured through regional sources to ensure that plants will be adapted to local climate and site-specific conditions. All plant material shall conform to the guidelines established by "The American Nursery and Landscape Association", latest edition.
6. No planting will occur in frozen ground. Planting will be targeted for dry conditions. Plantings will be commensurate with all notes and specifications on this plan. New England Environmental Inc. will be on site during planting operations to finalize exact locations of all plants based upon specific hydrologic and site requirements.
7. Seed will be mixed in the specified proportions by weight and document the vendor's guarantee of analysis. Seed will be applied by the broadcast method at the rate specified. Seeding will take place after all other planting is complete. All seeded areas will be hydro-mulched with a tackifier or covered with an erosion control blanket to reduce erosion.
8. All due care will be taken during the site preparation and planting work to avoid compaction of soils.
9. The contractor shall be responsible for the careful installation, maintenance (including watering), and establishment of the seeded areas and all installed plant materials. All plants shall be guaranteed by the contractor to remain alive and healthy for a 12 month period. Beyond 12 months, the owner will be responsible for replacing vegetation, preventing erosion, and maintaining the proper function of the basin in compliance with the maintenance plan.

10. Proposed plants to be installed as specified.

11. The project designer to be on site during all construction activity to approve all plant locations, materials (soils, plants, staking etc.), and planting. The project designer will provide a planting report to the conservation commission upon completion of the restoration area.

LANDSCAPE MAINTENANCE

1. Annual landscape maintenance is required to control undesired and invasive plant species.
2. Inspection of the landscape plants shall occur one (1) time per month for the first year. This inspection should include an assessment of plant health and vigor and eradication of any weeds, invasive plants, or "volunteer" plants that may sprout.
3. Seeded grasses shall be mature after 2 years of growth. The 2 year window is important for grass species establishment. Woody and invasive volunteer species in this area shall be eradicated as they are seen and the area is to be overseeded.
4. The wildflower area can take up to 2 years until the perennial plants reach maturity. Invasive and non-native volunteer species shall be eradicated when seen during inspections. Weed and invasive species eradication shall be executed in a manner that does not disrupt adjacent plant growth.
5. Long term maintenance of the grassy and wildflower/meadow areas should include an early spring mowing between March 1 - April 10. The mowing should occur at a maximum of 1 time per year and minimum of every 3 years. This mowing should NOT occur in the first spring after seeding unless the incidence of weeds is out-competing the intended plant species.
6. Native plants may be added as necessary in the event of plant loss.
7. Invasive species shall be controlled as needed.

INSPECTION & MAINTENANCE SCHEDULE:

1. **Rain Garden:**
Herbaceous vegetation in and on the side slopes of the Rain Garden shall be mown once per growing season to prevent establishment of woody growth and other undesirable plants that inhibit proper performance. Grass vegetation should not be cut shorter than 4". It is important not to engage in excessive mowing operations, as this keeps the grass too short and decreases the efficiency of the vegetation to reduce runoff borne sediments and velocities.

Rain Gardens shall be inspected after every major storm in the first few months to ensure proper function. Thereafter, the basin should be inspected at least once every 6 months.

Sediment and debris shall be removed manually on a regular basis no less than once per year to reduce the risk of clogging and maintain good vegetation.

Vegetation, 2" subgrade layer of organic mulch, and the top several inches of amended sand subgrade layer within the rain garden shall be replaced if draw down does not occur within 24-36 hours after the rain event and as directed by the project designer.
2. **Water Quality Swales**
Water Quality Swales shall be mowed at least once per growing season to prevent establishment of woody growth and other undesirable plants that inhibit proper performance. Grass vegetation should not be cut shorter than 4". It is important not to engage in excessive mowing operations, as this keeps the grass too short and decreases the efficiency of the vegetation to reduce runoff borne sediments and velocities.

Water Quality Swales shall be inspected after every major storm in the first few months to ensure proper function. Thereafter, the basin should be inspected at least once every 6 months.

Sediment, and debris shall be removed manually on a regular basis no less than once per year to reduce the risk of clogging and maintain good vegetation.

Vegetation shall be maintained and bare soil areas shall be repaired as needed.
3. **Meadow/Wildflower Area:**
Meadow shall be mowed at least once per growing season to prevent establishment of woody growth and other undesirable plants. Grass vegetation should not be cut shorter than 4". It is important not to engage in excessive mowing operations.

Meadows shall be inspected at least once every 6 months for signs of erosion.

Vegetation, 2" subgrade layer of organic mulch, and top several inches of amended subgrade layer within the meadow may be replaced as directed by the project designer, if undesired plant species colonize.

Prepared by:

New England Environmental, Inc.
Environmental Consulting

15 Research Drive
Amherst, MA 01002
(p) 413.256.0202
(f) 413.256.1092
www.neeinc.com



Base Plan Prepared By:

USING MASS GIS DATA AND AMHERST GIS DATA (L)



Prepared for:



GTI MASSACHUSETTS NP
169 MEADOW STREET
AMHERST, MA 01002

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DO NOT USE FOR CONSTRUCTION



Project Title:

169 MEADOW STREET
AMHERST, MA

Sheet Title:

DETAILS

Date:	4-22-2016
Scale:	AS SHOWN
Drawn by:	JJD
Checked by:	AJB
NEE File #	16-4946

REVISIONS	DATE:	BY:
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SHEET #
8.3

This drawing is not intended nor shall it be used for construction purposes unless the signed professional seal of a registered architect employed by Kuhn Riddle Architects, Inc., is affixed above.

Keynotes/General Notes:

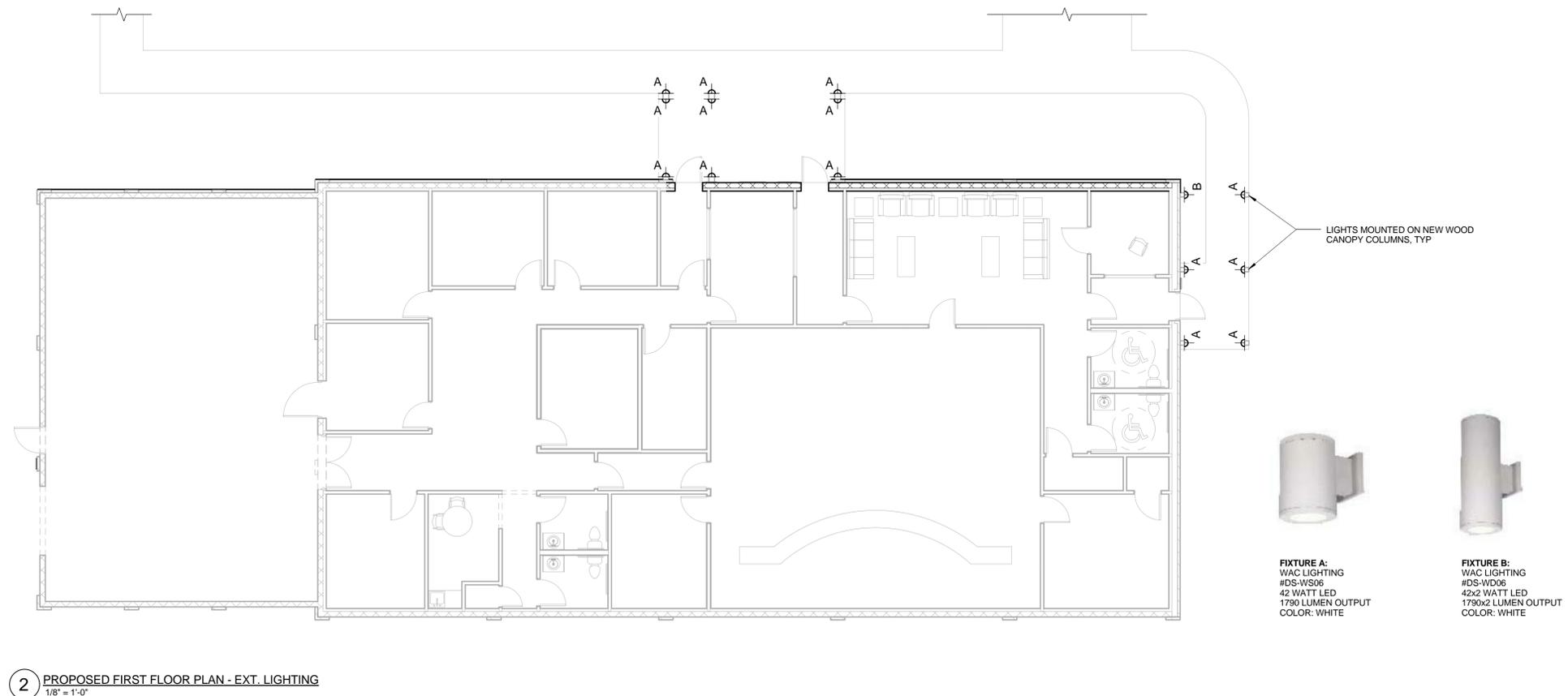
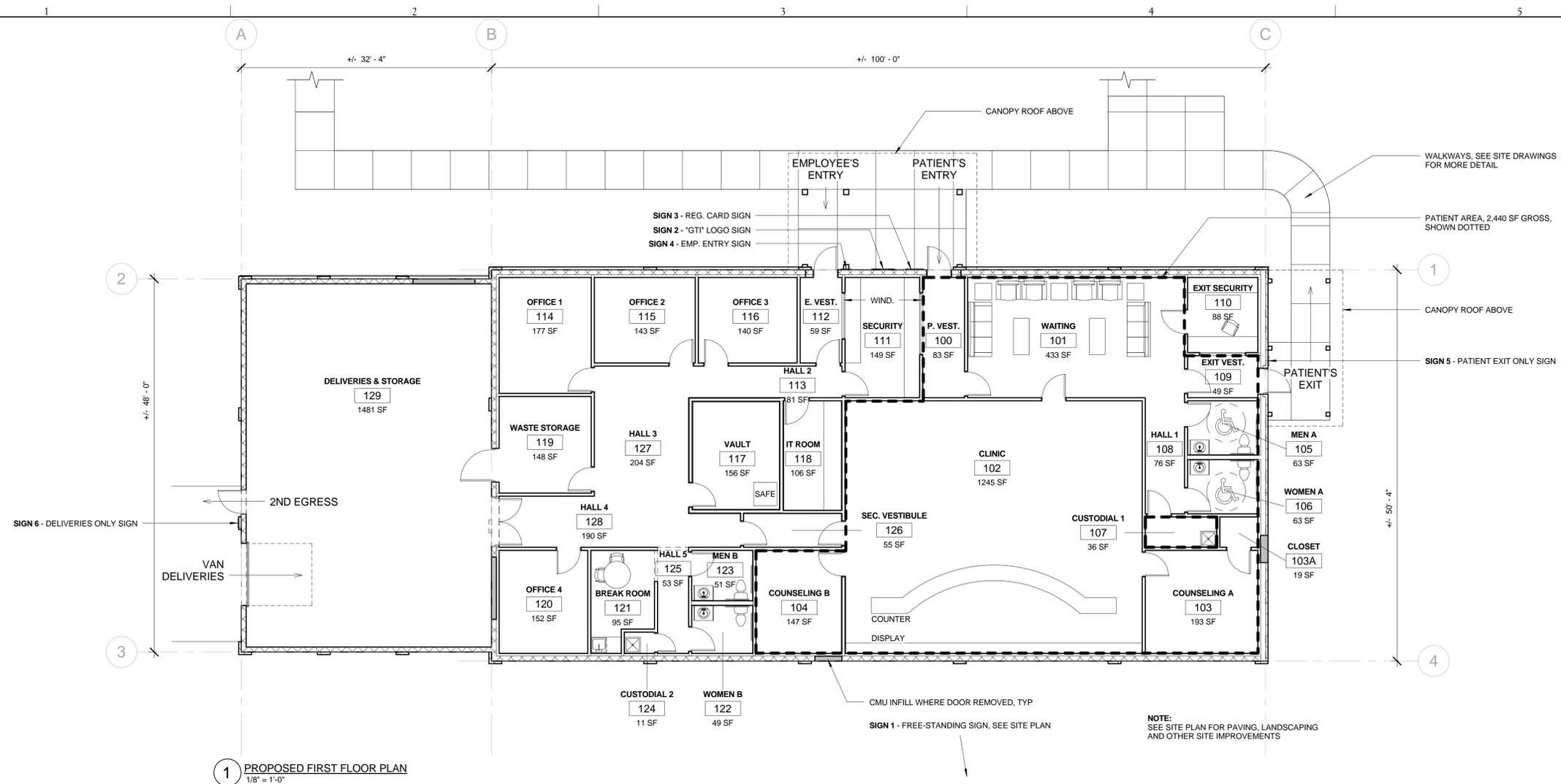
**SPECIAL PERMIT
APPLICATION
DRAWING -
NOT FOR
CONSTRUCTION**

GTI Massachusetts NP
169 Meadow Street, Amherst, MA
01002

**FIRST FLOOR PLAN &
BUILDING LIGHTING PLAN**

Date: 22 APRIL 2016
Project: 16021
Scale: 1/8" = 1'-0"
Drawn By: CWF

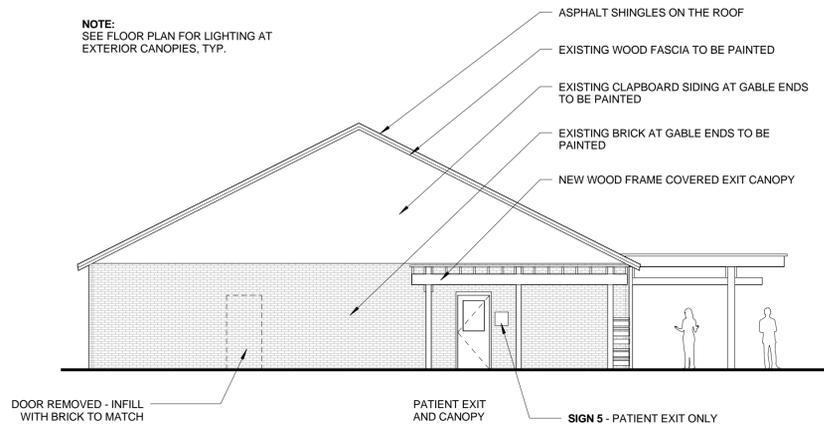
A-1



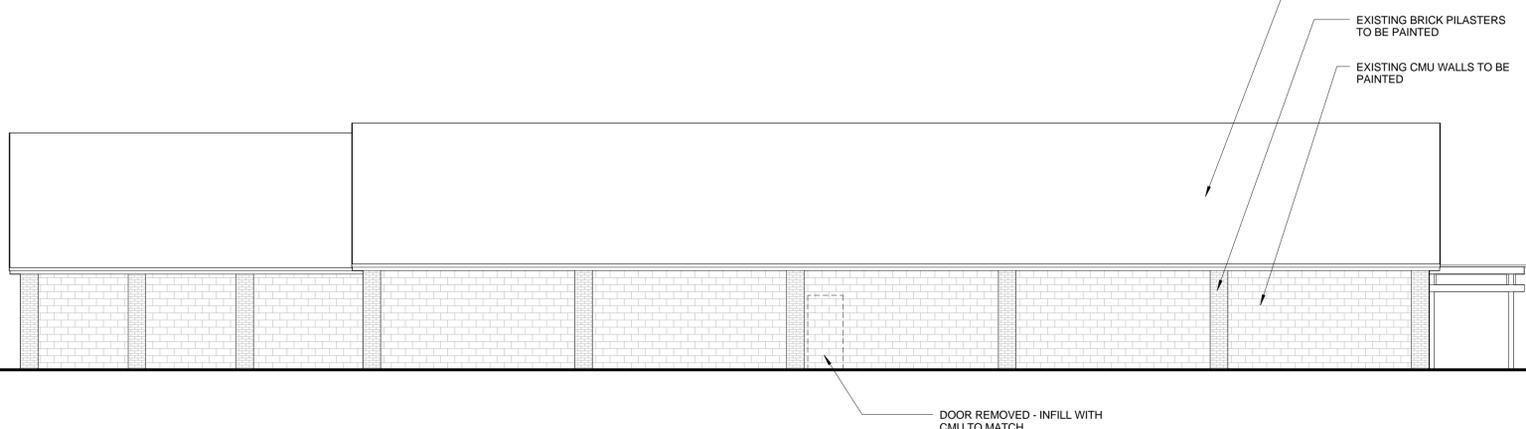
This drawing is not intended nor shall it be used for construction purposes unless the signed professional seal of a registered architect employed by Kuhn Riddle Architects, Inc., is affixed above.

Keynotes/General Notes:

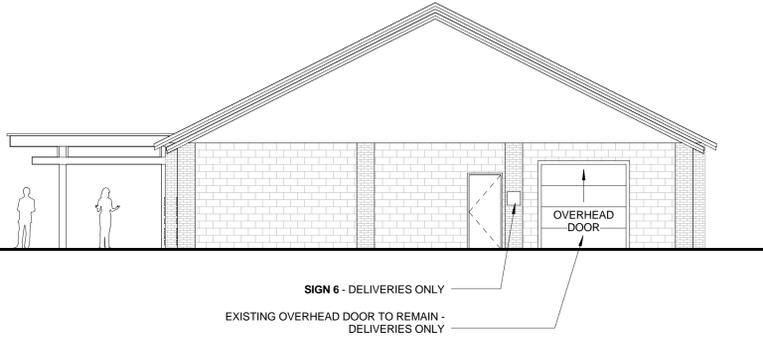
NOTE:
SEE FLOOR PLAN FOR LIGHTING AT EXTERIOR CANOPIES, TYP.



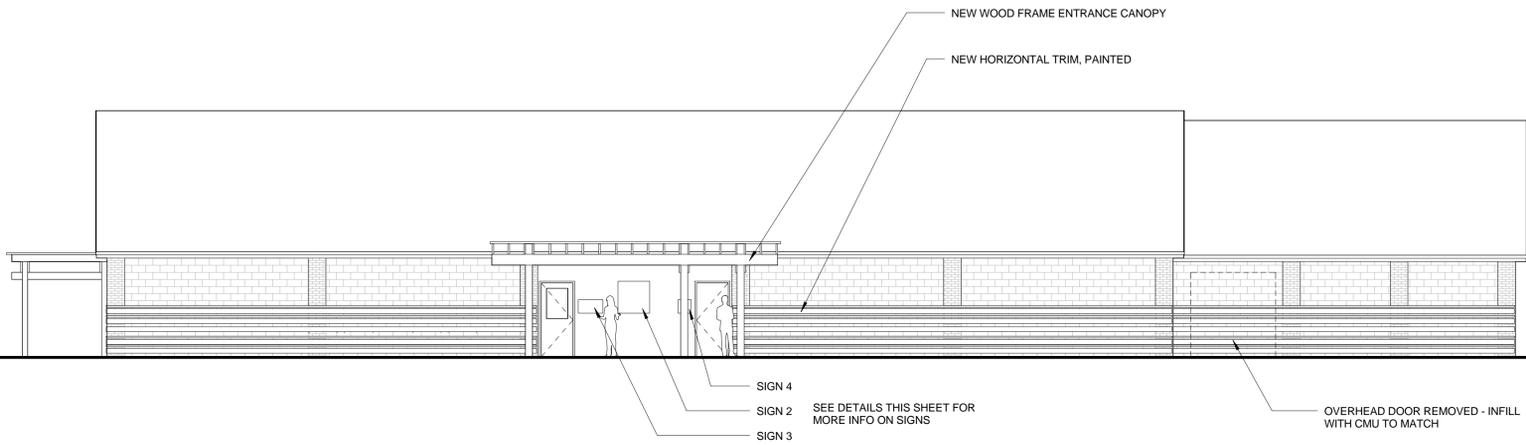
1 EAST (PATIENT EXIT) ELEVATION
1/8" = 1'-0"



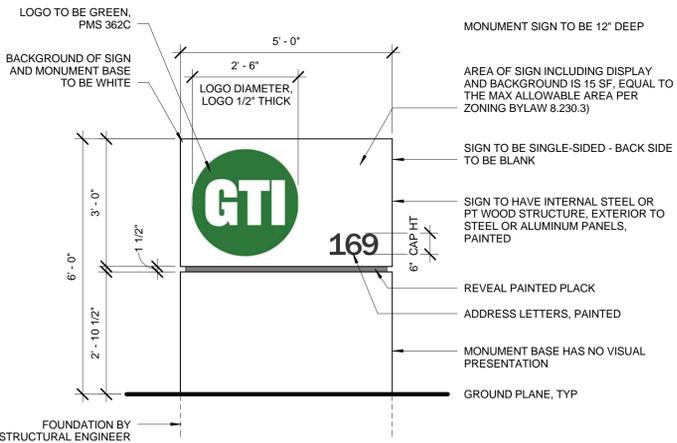
2 SOUTH (MEADOW STREET) ELEVATION
1/8" = 1'-0"



3 WEST (DELIVERY) ELEVATION
1/8" = 1'-0"

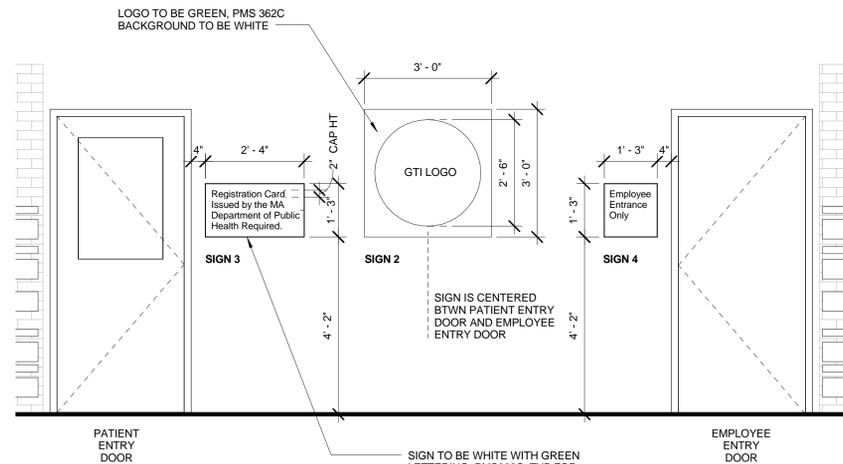


4 NORTH (ENTRANCE) ELEVATION
1/8" = 1'-0"

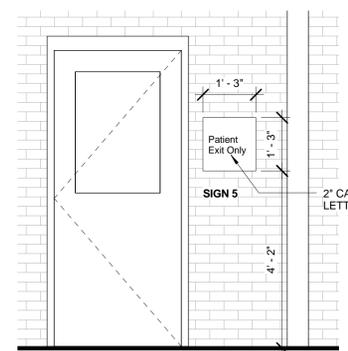


5 MONUMENT SIGN - SIGN 1
1/2" = 1'-0"

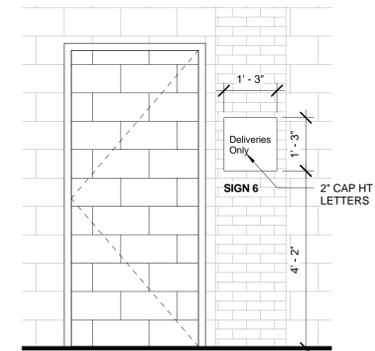
NOTE:
SEE FLOOR PLAN AND EXTERIOR ELEVATIONS FOR SIGN LOCATIONS



6 SIGNAGE AT ENTRANCE - SIGNS 2, 3, AND 4
1/2" = 1'-0"



7 PATIENT EXIT - SIGN 5
1/2" = 1'-0"



8 DELIVERIES ONLY - SIGN 6
1/2" = 1'-0"

SPECIAL PERMIT APPLICATION DRAWING - NOT FOR CONSTRUCTION

GTI Massachusetts NP
 169 Meadow Street, Amherst, MA 01002

EXTERIOR ELEVATIONS & SIGNAGE

Date: 22 APRIL 2016
 Project: 16021
 Scale: As indicated
 Drawn By: Author

KUHN RIDDLE
ARCHITECTS
28 AMITY ST. SUITE 2B
AMHERST
MASSACHUSETTS 01002
413 259 1630
FAX: 413 259 1621

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Keynotes/General Notes:



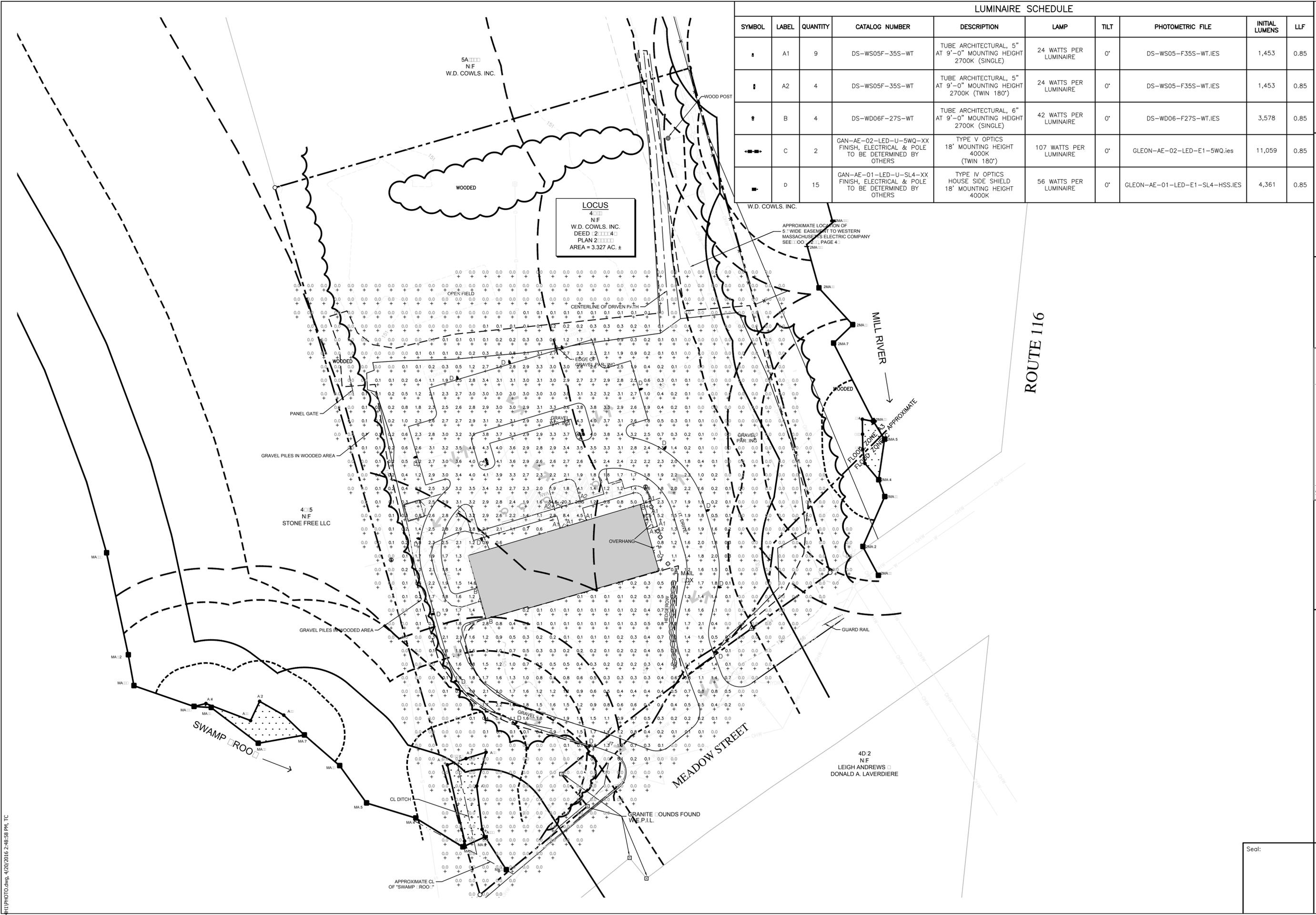
**SPECIAL PERMIT
APPLICATION
DRAWING -
NOT FOR
CONSTRUCTION**

GTI Massachusetts NP
169 Meadow Street, Amherst, MA
01002

BUILDING RENDERING

Date: 22 APRIL 2016
Project: 16021
Scale:
Drawn By: AB

A-3



LUMINAIRE SCHEDULE										
SYMBOL	LABEL	QUANTITY	CATALOG NUMBER	DESCRIPTION	LAMP	TILT	PHOTOMETRIC FILE	INITIAL LUMENS	LLF	
⊕	A1	9	DS-WS05F-35S-WT	TUBE ARCHITECTURAL, 5" AT 9'-0" MOUNTING HEIGHT 2700K (SINGLE)	24 WATTS PER LUMINAIRE	0°	DS-WS05-F35S-WT.IES	1,453	0.85	
⊕	A2	4	DS-WS05F-35S-WT	TUBE ARCHITECTURAL, 5" AT 9'-0" MOUNTING HEIGHT 2700K (TWIN 180°)	24 WATTS PER LUMINAIRE	0°	DS-WS05-F35S-WT.IES	1,453	0.85	
⊕	B	4	DS-WD06F-27S-WT	TUBE ARCHITECTURAL, 6" AT 9'-0" MOUNTING HEIGHT 2700K (SINGLE)	42 WATTS PER LUMINAIRE	0°	DS-WD06-F27S-WT.IES	3,578	0.85	
⊕	C	2	GAN-AE-02-LED-U-SWQ-XX	FINISH, ELECTRICAL & POLE TO BE DETERMINED BY OTHERS	107 WATTS PER LUMINAIRE	0°	GLEON-AE-02-LED-E1-SWQ.ies	11,059	0.85	
⊕	D	15	GAN-AE-01-LED-U-SL4-XX	FINISH, ELECTRICAL & POLE TO BE DETERMINED BY OTHERS	56 WATTS PER LUMINAIRE	0°	GLEON-AE-01-LED-E1-SL4-HSS.IES	4,361	0.85	

Prepared For:
 Applicant:
 GTI Investments, Inc.
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Prepared By:
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Design By: AMC
 Drawn By: AMC
 Checked By: PJO
 Project File: AMH-0001
 Comp. No: AMH1
 Issued For Permit
 Issued For Review
 Issued For Bid
 Not For Construction

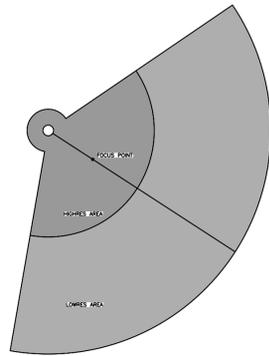
No.	Revision	Date
10		
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Scale: 1" = 30'
 0' 15' 30' 60'

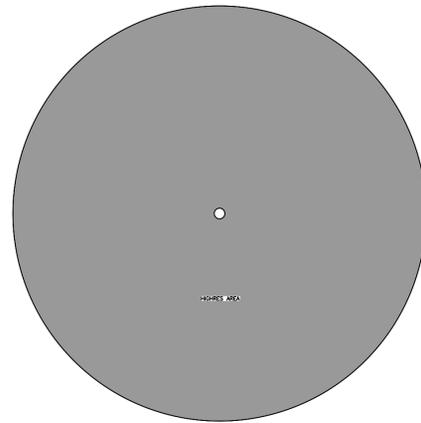
Date: April 20, 2016

Drawing Title:
LIGHTING PLAN
GTI MASSACHUSETTS NP CORP.
169 MEADOW STREET
AMHERST, MASSACHUSETTS

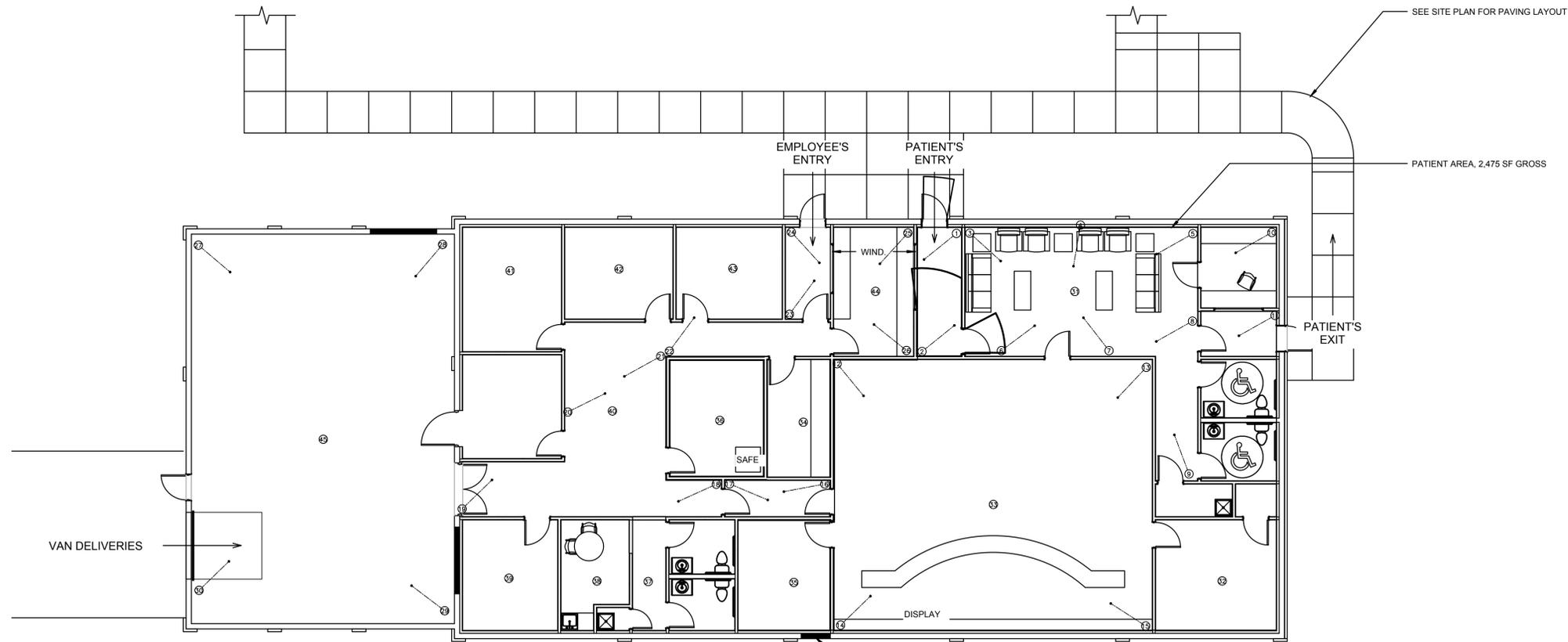
Seal:
 Drawing No.:
L2
 SHEET 1 OF 1



CAMERAS No. 1-30: AXIS M3006-V
COVERAGE AREA



CAMERAS No. 31-45: AXIS M3007-PV
COVERAGE AREA



NOTE: ENTIRE INTERIOR OF BUILDING
(EXCLUDING RESTROOMS) IS ABLE TO
CAPTURE HIGH RESOLUTION IMAGES



HIGHRES IMAGE



LOWRES IMAGE

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Checked By: PJO

Project File: AMH-0001

Comp. No: AMH1

Issued For Permit

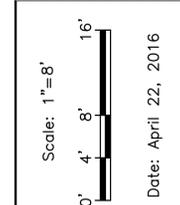
Issued For Review

Issued For Bid

Issued For Construction

Not For Construction

No.	Revision	Date
10		
9		
8		
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Drawing Title:

SECURITY PLAN
GTI MASSACHUSETTS NP CORP.
169 MEADOW STREET
AMHERST, MASSACHUSETTS

Seal: Drawing No.:
SE1
SHEET 1 OF 1