



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying • Engineering
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February 14, 2023

City of Methuen

Community Development Division
Searles Building, 41 Pleasant Street
Methuen, MA 01844

RE: Pie Hill Warehousing – Amended Site Plan
Tax Map 1010 Lot 79-17
46 Old Ferry Road

Dear Community Development Board Members,

As agent for Triple G Property, LLC, Fieldstone Land Consultants is hereby writing this letter to provide a brief overview of the above referenced Site Plan revisions (Amended Site Plan) for the Pie Hill Warehousing project. This project is located at 46 Old Ferry Road, Tax map 1010 parcel 79-17. The site is 833,651 square feet with 820.03 feet of frontage on Old Ferry Road. The proposed warehouse development known as Pie Hill Warehousing was previously approved and recorded in November of 2022. We are submitting this package to address minor changes needed and encountered through the construction process.

The changes made include raising the finished floor of the building 4' to avoid ledge and the associated need for blasting. Raising the building also allowed us to reduce material excavated providing a more balanced site. Along with the building revision we revised revising utility building connection locations to enter at the proposed utility rooms. Roof drain connections have been finalized along with, building access points, and other building features such as stairways and heating unit layout and locations. These changes will not affect abutting properties or the major design features of the site. The building, access road, and retaining wall locations are all unchanged. Proposed landscaping and stormwater management areas are also unaffected and will improve the site as previously designed. This revised package (amended site plan) will still observe the intent of the original site plan and allow for a more efficient development of the site.

We hope that these minor revisions can be handled administratively but we are happy to meet to discuss the plans in more detail as needed. Please do not hesitate to contact me with any questions.

Very truly yours,
FIELDSTONE LAND CONSULTANTS, PLLC

Chuck L. Ritchie, E.I.T.
Project Engineer