NOTES

1. SEE FULL PHASE PLANS FOR NOTES, LEGENDS, AND DETAILS.

50 0 25 50 100 200

GRAPHIC SCALE 1 inch = 50 ft.

HIGHPOINT ENGINEERING, INC.
LAND PLANNING
PERMIT EXPEDITING
CIVIL ENGINEERING
CONSULTING

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CLIENT:

King Devens, LLC
800 Boylston Street, Suite 2400
Boston, MA 02199

CONSULTANT:

SEAL

LEVEL 2 - UNIFIED PERMIT
PHASE 1 - AMENITY BUILDING

57 JACKSON ROAD
DEVENS, MA

OWNER/APPLICANT: KING DEVENS, LLC

REV	DATE	DESCRIPTION

ISSUE TYPE: PERMITTING
ISSUE DATE: 08-24-2022
PROJECT NUMBER: 19019

DRAWN BY: WAH/JMP
CHECKED BY: DJH

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SHEET TITLE:

PHASE 1 - LAYOUT & MATERIALS PLAN

SHEET NUMBER:

PH100

P:\King Street Properties\19019 KSP (Devens 45-75 Jackson Rd - Devens)\04_Design\Dwg\Amenity\19019_LM-AMENITY.dwg

ISSUED FOR : UNIFIED PERMIT

57 JACKSON RD
FUTURE FFE=329.50

AMENITY
FFE=330.50

FUTURE 75 JACKSON RD
FFE=328.50

SWM-1
(18) 72" CMP's
TOP OF STONE = 324.00
TOP OF PIPE = 323.50
BOTTOM OF PIPE = 317.50
BOTTOM OF STONE = 316.50
INV IN (18" HDPE Pipe) = 322.00 (WQU-4)
INV OUT (6-6" HDPE Pipes) = 322.70 (SWM-2)
BACKFILL DETENTION SYSTEM TO MATCH EXISTING GRADE.

18" HDPE PIPE
L=32 | S=1.5%

WQU-4
RIM= 327.45
MARK LOCATION FOR FUTURE ACCESS. BACKFILL TO EXISTING GRADE.

FES INV= 319.0

12" HDPE PIPE
L=149 | S=1.3%

DMH #20
RIM= 328.29
MARK LOCATION FOR FUTURE ACCESS. BACKFILL TO EXISTING GRADE.

M&P EXISTING UTILITY BOX

FUTURE DMH #21 STUB

FUTURE DMH #21

BACKFILL PIPE TRENCH TO MATCH EXISTING GRADE (TYP.)

PROVIDE DEPTH OF EXISTING COM LINE WITH SITE ENGINEER PRIOR TO CONSTRUCTION WHERE THE LINE IS IN A PROPOSED CUT.

FUTURE TD #4

FUTURE TD #4 STUB

SEE FULL PHASE PLANS FOR ALL DRAINAGE INVERTS (TYP.)

STOCKPILE AREA W/ STRAW WATTLE

STOCKPILE AREA W/ STRAW WATTLE

TC=330.88
BC=330.63
CB #31
330.60

TC=329.75
BC=329.50

329.65
329.40
329.25
15" HDPE PIPE
L=153 | S=1.0%
330.78

CB #29
328.20
DMH #22
328.20
328.50
328.60

DMH #25
329.40
329.65
2% MAX.
DMH #24
329.25
329.50
CB #28
328.20
330.50

12" HDPE PIPE
L=36 | S=1.7%
DMH #23
CB #26
329.30

CB #30
330.60

ROOF LEADER OUTLET = 327.00

TW = 332.00
BW = 330.00
330.50
330.30

CB #27

12" HDPE PIPE
L=42 | S=2.9%

12" HDPE PIPE
L=77 | S=1.6%

12" HDPE PIPE
L=99 | S=0.5%

TD #3
RIM=330.30
INV(O)=317.50
INSTALLED ALONG BASE OF WALL

AD #21

AD #22

DMH #3

12" HDPE PIPE
L=48 | S=0.5%

12" HDPE PIPE
L=60 | S=0.5%

12" HDPE PIPE
L=106 | S=0.6%

PLACE POTENTIAL EXCESS FILL IN LANDSCAPED MOUNDS

335.5±
MATCH EXIST. GRADE

JACKSON ROAD

GIVRY STREET

INNOVATION AND TECHNOLOGY BUSINESS PARK
OPEN SPACE/RECREATION ZONE

INVERT
INV 12 CPP FES
ELEV. 307.86'

CULVERT
CPP 12
ELEV. 313.98'

INVERT
INV 15 RCP
ELEV. 320.05'

INVERT
INV 8 PVC
ELEV. 320.93'

INVERT
INV 6 PVC
ELEV. 320.83'

INVERT
INV 12 RCP
ELEV. 322.20'

INVERT
INV 12 RCP
ELEV. 321.93'

INVERT
INV. 8 PVC
ELEV. 325.15'

INV PVC12
ELEV. 329.26'

INVERT
INV 10 CLAY TOP PIPE
ELEV. 316.30'

INVERT
INV 12 RCP TOP
ELEV. 306.19'

INVERT
INV 42 RCP
ELEV. 304.09'

BENCHMARK:
BMK G — UP #6
ELEV. 329.31'

GM

REFUSE

50 0 25 50 100 200
GRAPHIC SCALE
1 inch = 50 ft.

NOTES

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57 JACKSON ROAD
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OWNER/APPLICANT: KING DEVENS, LLC

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CHECKED BY: DJH

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SHEET TITLE:
PHASE 1 - GRADING & DRAINAGE PLAN

SHEET NUMBER:
PH200

ISSUED FOR : **UNIFIED PERMIT**

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57 JACKSON RD
FUTURE FFE=329.50

FUTURE 75 JACKSON RD
FFE=328.50

AMENITY

JACKSON ROAD

GIVRY STREET

PROVIDE ELEVATIONS OF EXISTING COM LINE TO SITE ENGINEER PRIOR TO CONSTRUCTION

LOCATE GAS LINE PRIOR TO CONSTRUCTION

SMH #2
RIM = 328.60
INV OUT = 317.39 (STUB)
INV IN = 317.49 (SMH #1)

2,500 GALLON GREASE TRAP
INV OUT = 326.15
INV IN = 326.40

WATER GATE IN PERMANENT PAVEMENT

8" WATER STUB IN PHASE 1 PAVEMENT

8" WATER STUB

12"x8" CLDI TEE

8" CLDI

12"x6" CLDI TEE

PROPOSED 6" CLDI AND HYDRANT

10" PVC PIPE L=161 | S=0.6%

SANITARY SEWER INV OUT = 326.5

PROPOSED GAS METER

SANITARY SEWER INV OUT = 326.50

5'Ø SMH #10
RIM = 326.29
INV OUT = 325.00 (SMH #1) (PLUGGED)
INV OUT = 325.00 (WYE)
INV IN = 325.10 (SMH #8)
INV IN = 325.10 (GREASE TRAP)

SMH #1
RIM = 331.70 (INSIDE DROP)
INV OUT = 318.16 (SMH #2)
INV IN = 323.50 (SMH #10)
INV IN = 318.26 (EX. SMH 7448)

8" PVC PIPE L=23 | S=4.6%

8" PVC PIPE L=40 | S=1.0%

SMH #8
RIM = 332.94
INV OUT = 326.00 (SMH #10)
INV IN = 326.10 (AMENITY BLDG)

8" PVC PIPE L=57 | S=2.6%

WYE INV= 318.55
INV IN= 323.80

PLUG PIPE

8" PVC PIPE L=118 | S=1.0%

8" PVC PIPE L=88 | S=1.0%

EXISTING SMH 7448
RIM=333.01 (EX.)
INV OUT =318.81 (NEW, SMH #1)
INV IN = 318.91 (EXIST, INV 3)
INV IN = 319.01 (EXIST, INV 1)
RECONSTRUCT BRICK INVERT
CUT & CAP EXISTING 10" PVC (LINE 2) AFTER NEW SEWER IS CONNECTED (SEE SITE PREPARATION PLAN)

CATV CONDUIT TRENCH (TBD BY UTILITY COMPANY)

ELECTRIC CONDUIT TRENCH (TBD BY UTILITY COMPANY)

12" INSERTION VALVE TO BE INSTALLED PRIOR TO CONNECTION OF NEW MAIN. MATCH NEW PIPE DIAMETER TO EXISTING PIPE DIAMETER. PIPE SIZE TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION & PROVIDED TO SITE ENGINEER. CUT & CAP EXISTING WATER SERVICE AFTER NEW WATER LINE IS OPERATIONAL.

4" GAS MAIN & GAS GATE (TBD BY UTILITY COMPANY)

12"x4" TAPPING SLEEVE GATE VALVE

ELECTRIC & COMM
TO BE COORDINA
OF GI

UTILITIES LEGEND	
W W	WATER SERVICE
S S	SEWER LINE
GAS GAS	GAS LINE
UGE UGE	UNDERGROUND ELECTRIC LINE
CATV CATV	TELCOM DUCT BANK
S	SANITARY MANHOLE
T	ELECTRIC TRANSFORMER
EMH	ELECTRIC MANHOLE
TMH	TELCOM MANHOLE
	HYDRANT
WG	WATER GATE
	STUB & CAP & MARK
GG	GAS GATE

NOTES

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50 0 25 50 100 200
GRAPHIC SCALE 1 inch = 50 ft.

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SHEET TITLE:
PHASE 1 - UTILITY PLAN

SHEET NUMBER:
PH300

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