

SITE PLAN FOR PROPOSED WAREHOUSE 33 LAKE GEORGE STREET DEVENS, MA.

HOWARD STEIN HUDSON
114 Turnpike Road, Suite 2C
Chelmsford, MA 01824
www.hshassoc.com

PREPARED FOR:
JONAS ANGUS
TPE SOLUTIONS, INC.
3 PATTERSON ROAD, SUITE #2
SHIRLEY, MA 01464

FOR REGISTRY USE ONLY

PROPOSED WAREHOUSE
33 LAKE GEORGE STREET
DEVENS, MA, 01434
WORCESTER COUNTY

GENERAL NOTES:

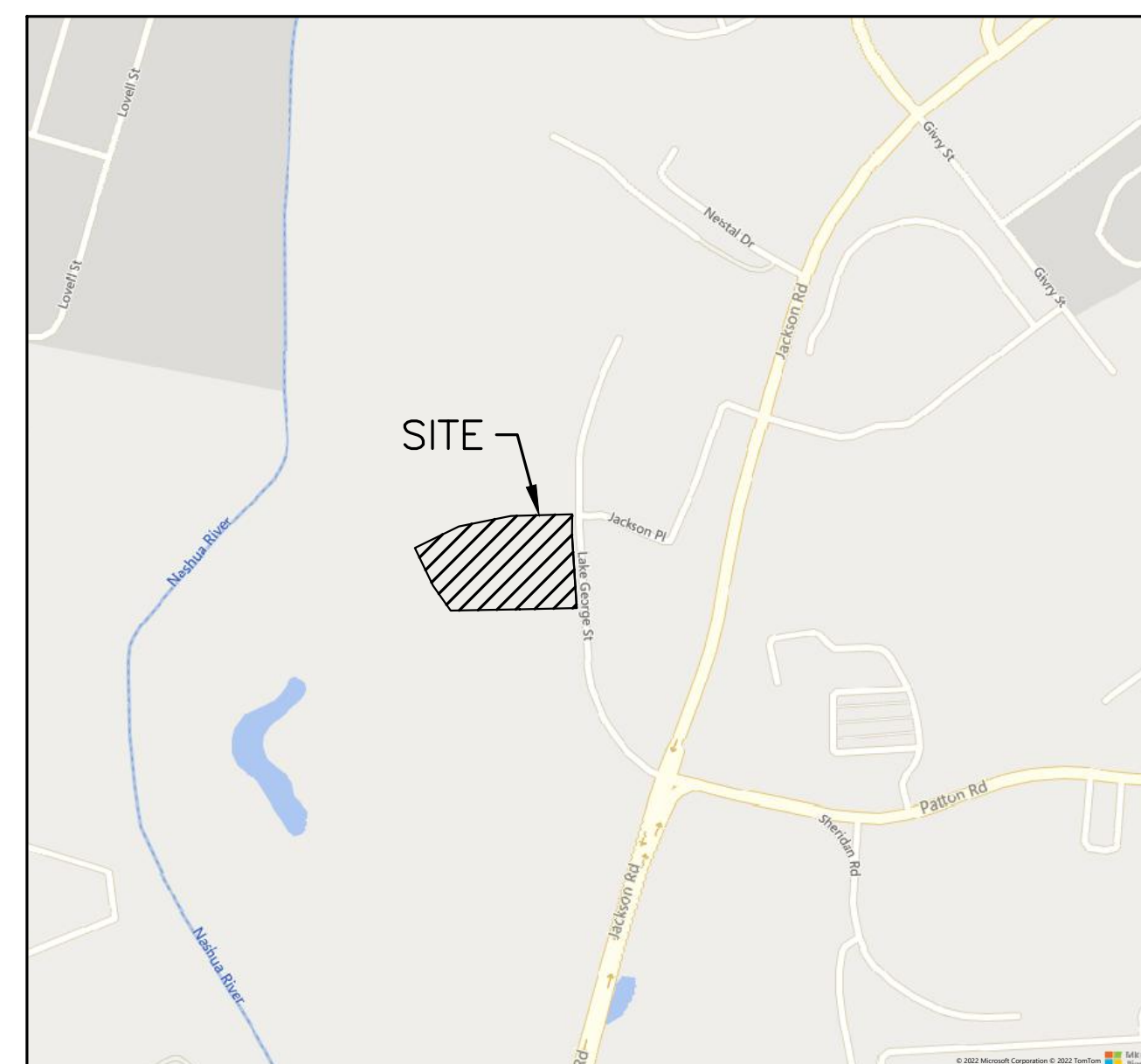
1. EXISTING CONDITIONS SHOWN PER PLAN ENTITLED "EXISTING CONDITIONS SURVEY" PREPARED BY WSP USA INC. DATED DECEMBER 6, 2022.
2. THE ACCURACY AND COMPLETENESS OF THE UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE, TYPE, ETC. OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE WORK. AT LEAST 72 HOURS BEFORE EXCAVATION, THE CONTRACTOR SHALL BE REQUIRED TO CONTACT DIGSAFE AT 1-888-344-7233.
3. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
4. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE APPROPRIATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
5. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, PRIOR TO EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAVING.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED, REMOVED AND DISPOSED.
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS AT HIS/HER OWN EXPENSE, OUTSIDE OF THE PROJECT LIMITS.
8. PROPOSED USE WILL NOT GENERATE ELECTROMAGNETIC INTERFERENCE TO ANY SENSITIVE RECEPTOR. INTERFERENCE WITH THE HARVARD-SMITHSONIAN RADIO TELESCOPE (1300-1720MHz) IS SPECIFICALLY PROHIBITED.
9. PROPOSED USE WILL NOT CAUSE PRONOUNCED, MULTIPLE PATTERNS OF NOISE OR VIBRATION NUISANCE TO, OR INTERFERE WITH, ANY SENSITIVE RECEPTOR.
10. A DEP AIR QUALITY PERMIT IS NOT REQUIRED.
11. THIS DEVELOPMENT HAS BEEN DESIGNED TO ACCOMMODATE A WB-67 TRACTOR TRAILER AT THE LOADING DOCKS.

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 - SHEET C.21 ENGINE 4 TRUCK TURNING PLAN
- EXISTING CONDITIONS PLANS UNDER SEPARATE COVER

LEGEND

<ul style="list-style-type: none"> — RIGHT OF WAY — PROPERTY LINE - - - ABUTTERS LINE - - - EASEMENT LINE - - - LEASE PARCEL AB LINE — DRAIN LINE — SEWER LINE — GAS LINE — ELECTRIC LINE (RECORD) — WATER LINE (RECORD) - - - INTERMEDIATE CONTOURS - - - INDEX CONTOURS — 50'-BZ — 100'-BZ - - - EDGE OF WETLAND 	<ul style="list-style-type: none"> BMK TEMPORARY BENCHMARK EOP EDGE OF PAVEMENT BC BITUMINOUS CURB VGC VERTICAL GRANITE CURB (R) RECORD INFORMATION RCP REINFORCED CONCRETE PIPE CPP CORRUGATED PLASTIC PIPE PVC POLYVINYL CHLORIDE H20 ELEVATION AT WATER SWL SOLID WHITE LINE DYL DOUBLE YELLOW LINE TOH TOP OF HOOD BOMO BOLT OVER MAIN OUTLET 	<ul style="list-style-type: none"> IR (SET) IRON ROD (TO BE SET) SIKH (SET) STONE BOUND (TO BE SET) □ STONE BOUND DRILL HOLE ◁ CULVERT ⊙ DRAIN MANHOLE ■ CATCH BASIN ⊙ SEWER MANHOLE ⊙ ELECTRIC MANHOLE ⊗ WATER GATE ☆ LIGHT POLE — SIGN (SINGLE POSTED) ⊙ DECIDUOUS TREE ⊙ CONIFER TREE
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LOCUS MAP
1"=800'

WAIVERS REQUESTED

1. 974 CMR 3.02(3)(A) "THE SITE PLAN SHALL BE 24" X 36" AND AT A SCALE OF 1"=40' UNLESS AN ALTERNATIVE SCALE IS APPROVED BY THE DIRECTOR."
2. 974 CMR 3.02(3)(A)(6) "TOPOGRAPHY FOR THE ENTIRE SITE IN 2' INTERVALS [...]"
3. 974 CMR 3.04(1)(A) "THE MINIMUM SETBACKS OF STRUCTURES FROM LOT LINES SHALL BE AS FOLLOWS: FRONT YARD: 25 FEET"
4. 974 CMR 3.06(4)(B) "35' ADDITIONAL SRA BUFFER DISTURBANCE"
5. 974 CMR 3.04(4)(B)(4) "POST VALVE INDICATOR"
6. 974 CMR 3.02(3)(B)(6)(A) "INDIVIDUAL MARKING OF TREES"

DEC APPROVAL

CHAIRPERSON _____	DATE _____	COMMISSIONER _____
COMMISSIONER _____		COMMISSIONER _____
COMMISSIONER _____		COMMISSIONER _____
COMMISSIONER _____		COMMISSIONER _____
COMMISSIONER _____		COMMISSIONER _____

ASSESSOR INFORMATION

DEVENS PARCEL 8-21-401

REFERENCES

1. EXISTING CONDITIONS SHOWN PER PLAN ENTITLED "EXISTING CONDITIONS SURVEY 33 LAKE GEORGE STREET" PREPARED BY WSP USA INC. DATED DECEMBER 6, 2022.
2. WETLAND FLAGGING DELINEATED BY GREG HOCHMUTH OF WILLIAMS & SPARAGES ON NOVEMBER 2, 2022.

ZONING DISTRICTS

INNOVATION & TECHNOLOGY BUSINESS
VIEWSHED OVERLAY DISTRICT
WATER SUPPLY PROTECTION OVERLAY DISTRICT

DIMENSIONAL REQUIREMENTS

	REQUIREMENT	PROPOSED
MINIMUM LOT AREA	2 AC	6.65± AC
MINIMUM LOT WIDTH	N/S	343± FT
MINIMUM LOT DEPTH	N/S	602± FT
MINIMUM LOT FRONTAGE	100'	448± FT
MINIMUM FRONT YARD	25'	10± FT*
MINIMUM SIDE YARD	10'	62± FT
MINIMUM REAR YARD	25'	446± FT
MAXIMUM IMPERVIOUS COVER	75%	23%±
OPEN SPACE	N/S	77±%
AREA TO BE PAVED**	N/S	32,315± SF
MAXIMUM STORIES	N/S	1
MAXIMUM BUILDING HEIGHT	75 FT	39± FT
MAXIMUM FLOOR AREA RATIO	0.25	0.11
BUILDING GROSS FLOOR AREA	N/S	31,464± SF
BUILDING FOOTPRINT	N/S	31,511± SF

* WAIVER REQUIRED FOR FRONT YARD SETBACK

** INCLUDES ALL SITE IMPERVIOUS COVER, EXCEPT BUILDING FOOTPRINT

PARKING REQUIREMENTS

MANUFACTURING AND INDUSTRIAL 2 SPACES PER 1,000 SF
NET FLOOR AREA = 31,511 SF X 2 SP/1,000 SF = 64 SPACES MAXIMUM
SPACES PROPOSED = 22 SPACES

SITE PLAN REVIEW REQUIRED

PER DEVENS ZONING BYLAWS CHAPTER III SECTION H SITE PLAN REVIEW SUBSECTION 1 GENERAL, "SITE PLAN REVIEW...SHALL BE TRIGGERED BY...(i) CONSTRUCTION OF ANY NEW BUILDING".

<p>OWNER(S) MASSACHUSETTS DEVELOPMENT FINANCE AGENCY 99 HIGH STREET BOSTON, MA</p>	<p>APPLICANT TPE SOLUTIONS 3 PATTERSON ROAD, SUITE #2 SHIRLEY, MA 01464</p>	<p>SURVEYOR WSP USA INC. 10 AL PAUL LANE MERRIMACK, NH 03054</p>
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<p>CIVIL ENGINEER HOWARD STEIN HUDSON 114 TURNPIKE ROAD, SUITE 2C CHELMSFORD, MA 01824</p>	<p>LANDSCAPE ARCHITECT JAMES K EMMANUEL ASSOCIATES 22 CARLTON ROAD MARBLEHEAD, MA 01945</p>	<p>LIGHTING CONSULTANT EXPOSURE 2 LIGHTING 6 SCOTT ROAD HAMPTON, NH 03842</p>
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WETLAND SCIENTIST
WILLIAMS & SPARAGES
189 N MAIN STREET
MIDDLETON, MA 01949

THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DEC APPROVAL

CHAIRPERSON _____ DATE _____

REVISIONS:

NO	BY	DATE	DESCRIPTION



LEVEL II
SITE PLAN

COVER
SHEET

DATE: MARCH 11, 2024
PROJECT NUMBER: 22175
DESIGNED BY: KF
DRAWN BY: KF/MR/NC
CHECKED BY: KE

C.1

SITE NOTES:

- THE INTENT OF THIS PLAN IS TO CONSTRUCT AN 31,511± SQUARE FOOT WAREHOUSE BUILDING WITH 3 LOADING DOCKS, 2 DRIVE IN BAYS, PAVED DRIVING AISLES, ASSOCIATED UTILITY CONNECTIONS, AND ACCESS TO LAKE GEORGE STREET.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL AND STATE STANDARDS AND REGULATIONS.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT, AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES, AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE LOCAL ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND MASSDOT STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO THE OUTSIDE OF FOUNDATION, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT, AS SHOWN ON PLANS. ALL SNOW IN EXCESS OF THESE DESIGNATIONS SHALL BE TRUCKED OFF SITE TO AN APPROVED SNOW DUMPING LOCATION. NO SNOW SHALL BE PLOWED OR STORED ALONG THE SLOPE RESOURCE AREA WITHOUT WALL PROTECTION.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- ALL SITE WALKWAYS TO BE BITUMINOUS CONCRETE UNLESS OTHERWISE SPECIFIED.

GRADING AND DRAINAGE NOTES:

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER HOWARD STEIN HUDSON, NOR ANY OTHER EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
- ALL EXISTING STRUCTURES TO BE MAINTAINED SHALL HAVE RIM ADJUSTED TO NEW PROPOSED GRADE.
- ALL DRAINAGE AND SANITARY STRUCTURES INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 4" DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE DETAIL SHEETS FOR DRAINAGE DETAILS.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE EROSION CONTROL IS NOT REQUIRED.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
- SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
- ALL STORMWATER BMP'S SHALL BE INSPECTED BY DESIGN ENGINEER AFTER INSTALLATION TO CONFIRM ALL BMP'S ARE INSTALLED IN COMPLIANCE WITH PLANS.

EROSION AND SEDIMENT CONTROL NOTES

- PERIMETER EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED AND UPGRADED AS NECESSARY DURING CONSTRUCTION BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND INSTALL ADDITIONAL CONTROL MEASURES AS NEEDED DURING CONSTRUCTION.
- EARTH DISTURBANCE MAY NOT BEGIN PRIOR TO RECEIVING COVERAGE OF A CONSTRUCTION GENERAL PERMIT THROUGH EPA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).
- A STORMWATER POLLUTION PREVENTION PLAN MUST BE PREPARED SPECIFIC FOR THIS PROJECT PRIOR TO EARTH DISTURBANCE.
- ALL CATCH BASINS RECEIVING DRAINAGE FROM THE PROJECT SITE MUST BE PROVIDED WITH A CATCH BASIN FILTER.
- STABILIZATION OF ALL RE-GRADED AND SOIL STOCKPILE AREAS MUST BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- SEDIMENT REMOVED FROM EROSION AND SEDIMENT CONTROL DEVICES MUST BE PROPERLY REMOVED AND DISPOSED. ALL DAMAGED CONTROLS MUST BE REMOVED AND REPLACED.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN. THIS INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PROPER CITY AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING WIND EROSION AND DUST THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL MAY INCLUDE, BUT IS NOT LIMITED TO, SPRINKLING OF WATER ON EXPOSED SOILS AND STREET SWEEPING ADJACENT ROADWAYS.
- IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN 21 DAYS AFTER LAND DISTURBANCE ACTIVITIES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZED SOILS WITHIN 14 DAYS OF THE LAST DISTURBANCE.
- ALL PROPOSED SLOPES OF 3:1 OR STEEPER SHALL BE SEEDED AND COVERED WITH EXCELSIOR MATTING, OR AN APPROVED EQUIVALENT EROSION CONTROL BLANKET.
- IF A DISTURBED AREA WILL BE EXPOSED FOR GREATER THAN ONE YEAR, PERMANENT GRASSES OR OTHER APPROVED COVER MUST BE INSTALLED.
- THE CONTRACTOR MUST KEEP ON-SITE AT ALL TIMES ADDITIONAL STRAW WATTLE, FILTER BAGS, SILT FENCE AND STRAW BALES FOR THE INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE CITY TO MITIGATE ANY EMERGENCY CONDITION.
- THE EROSION AND SEDIMENT CONTROLS AS SHOWN MAY NOT BE PRACTICAL DURING ALL STAGES OF CONSTRUCTION. EARTHWORK ACTIVITY ON-SITE MUST BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO A SEDIMENT CONTROL DEVICE OR INFILTRATED TO THE GROUND.
- DEMOLITION AND CONSTRUCTION DEBRIS MUST BE PROPERLY CONTAINED AND DISPOSED OF.
- DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE HAULED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION. IF THE INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY THROUGH ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.

UTILITY NOTES:

- WATER AND SEWER INSTALLATION SHALL MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN CLOSEST EDGES OF PIPE. WHERE CROSSING, WATER MUST REMAIN ABOVE THE SEWER AND 18" OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN THE TOP OF THE SEWER PIPE AND THE BOTTOM OF THE WATER PIPE.
- BASED ON TITLE 5, THE PROJECT PROPOSES TO UTILIZE 440 GPD OF WATER AND SEWER SERVICES.

NOTES CORRESPONDING TO 974 CMR 3.02(e) SITE PLAN REQUIREMENTS:

- DELINEATED WETLANDS ON AND ADJACENT TO THE SUBJECT LOT, AND ASSOCIATED BUFFERS, ARE SHOWN ON THIS PLAN. THERE ARE NO WATERCOURSES, WATER BODIES, UPLAND REVIEW AREAS, NOR RIPARIAN ZONES ON OR ADJACENT TO THE SUBJECT LOT.
- EXISTING AND PROPOSED TREE LINE WITHIN THE SUBJECT SITE IS SHOWN.
- SUBJECT SITE IS NOT LOCATED WITHIN ANY PRIORITY HABITAT AREAS.
- SOIL INFORMATION IS AVAILABLE ON THE SOIL MAP. THE VOLUME OF THE MATERIAL TO BE IMPORTED WILL BE LIMITED TO THAT NEEDED FOR FINISH GRADING AND WILL CONSIST OF CLEAN STONE, GRAVEL, AND FILL.
- DRAINAGE PATTERN INFORMATION IS AVAILABLE ON THE PRE-DEVELOPMENT WATERSHED MAP. PROPOSED LAND DISTURBANCE WITHIN EACH WATERSHED IS NOTED ON THIS PLAN.
- A DESCRIPTION OF CONSTRUCTION AND WASTE MATERIALS EXPECTED TO BE STORED ON SITE IS NOTED IN THE SUPPLEMENTAL DATA REPORT.
- GENERAL CONSTRUCTION SEQUENCE IS NOTED ON THIS PLAN. OPERATIONS AND MAINTENANCE PLAN CAN BE FOUND WITHIN APPENDIX A OF THE SUPPLEMENTAL DATA REPORT.
- PRIOR TO ANY LAND DISTURBANCE ACTIVITIES COMMENCING ON SITE, THE CONTRACTOR WILL PHYSICALLY MARK THE LIMITS OF CONSTRUCTION ON THE SITE WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE, SO THAT WORKERS UNDERSTAND THE AREAS TO BE PROTECTED. THE PHYSICAL MARKERS WILL BE INSPECTED DAILY AND REPAIRED AS NECESSARY THROUGHOUT THE DURATION OF THE PROJECT.
- THE PERIMETER SEDIMENT CONTROL STRAW WATTLE AND SILT FENCE WILL BE INSTALLED PRIOR TO SOIL DISTURBANCE AND MAINTAINED TO CONTAIN SOILS ON-SITE. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM WILL NOT BE DISTURBED WITHOUT PRIOR APPROVAL FROM THE DEC.
- EROSION WITHIN THE PROJECT AREA WILL BE CONTROLLED. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA AND STREET SWEEPING OF ADJACENT STREETS AND ROADS SHALL BE PERFORMED WHEN NECESSARY.
- ALL NEARBY RESOURCE AREAS SHALL BE PROTECTED FROM SEDIMENT TO THE GREATEST EXTENT PRACTICABLE.
- THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE MONITORED AND MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION. SEDIMENT WILL BE REMOVED ONCE THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF THE EROSION CONTROL.
- RUNOFF FROM OFFSITE AND UNDISTURBED AREAS WILL BE DIVERTED AWAY FROM CONSTRUCTION TO MINIMIZE SOIL EROSION AND SEDIMENTATION ON AND OFF-SITE. ALL HIGHLY ERODIBLE SOILS AND SLOPES SHALL BE TEMPORARILY STABILIZED IMMEDIATELY.
- A CONSTRUCTION PHASING PLAN WILL BE SUBMITTED TO THE DEC PRIOR TO ANY CONSTRUCTION ON THE SITE.
- SOIL STOCKPILES WILL BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILE SIDE SLOPES WILL NOT BE GREATER THAN 2:1. ALL STOCKPILES WILL BE SURROUNDED BY SEDIMENT CONTROLS.
- DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS WILL BE TEMPORARILY OR PERMANENTLY STABILIZED.
- PERMANENT SEEDING WILL BE UNDERTAKEN IN THE LATE SUMMER AND EARLY FALL FROM AUGUST TO OCTOBER 15. IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS FOUND TO BE IMPRACTICAL, AN APPROPRIATE TEMPORARY MULCH AND/OR NON-ASPHALTIC SOIL TACKIFIER WITH WINTER RYE WILL BE APPLIED.
- AN ANTI-TRACKING PAD WILL BE CONSTRUCTED AT THE ENTRANCE/EXIT OF THE SITE TO REDUCE THE AMOUNT OF SOIL CARRIED ONTO ROADWAYS AND OFF THE SITE. DUST WILL ALSO BE CONTROLLED ON SITE.
- ALL SLOPES STEEPER THAN 3:1 WILL, UPON COMPLETION, BE IMMEDIATELY STABILIZED.
- TEMPORARY SEDIMENT TRAPPING DEVICES WILL NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONSTRUCTION AREAS ASSOCIATED WITH THE PROJECT.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES WILL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
- THE PROJECT WILL OBTAIN A CONSTRUCTION GENERAL PERMIT FROM THE US EPA AND FILE IT WITH THE DEC PRIOR TO ISSUANCE OF A BUILDING PERMIT

STOCKPILING / STAGING NOTE:

- PER 974 CMR 3.04(8)(F)(6), NO CONSTRUCTION ACTIVITIES/STOCKPILING OR STORAGE OF MATERIALS SHALL OCCUR WITHIN AREAS TO BE LEFT IN THEIR NATURAL STATE OR PROPOSED TO BE LANDSCAPED.

STOCKPILING / STAGING NOTE:

- INSTALL EROSION AND SEDIMENT CONTROLS PRIOR TO STARTING ANY EARTHWORKS AND/OR TREE REMOVAL ACTIVITY. NO WORK MAY COMMENCE UNTIL THE DEVENS ENTERPRISE COMMISSION HAS REVIEWED AND APPROVED THE LOCATION OF SILT FENCE AS INDICATED ON THIS PLAN.
- INSTALL CONSTRUCTION ENTRANCE.
- BEGIN CLEARING AND GRUBBING.
- CONSTRUCT STORMWATER MANAGEMENT SYSTEM.
- INSTALL SITE FURNISHINGS.
- INSTALL PAVEMENT AND CURBS.
- INSTALL LANDSCAPING .
- EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL PERMANENT COVER IS ESTABLISHED.



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www.hshassoc.com

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33 LAKE GEORGE STREET
DEVENS, MA, 01434
WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION



LEVEL II
SITE PLAN

SITE PLAN
NOTES

DATE: MARCH 11, 2024

PROJECT NUMBER: 22175

DESIGNED BY: KF

DRAWN BY: KF/MR/NC

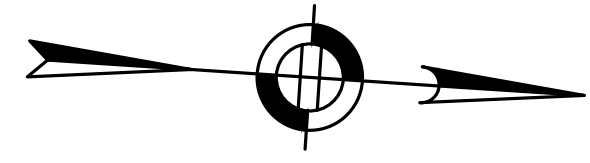
CHECKED BY: KE

C.2

SHEET 2 OF 21

DEC APPROVAL

CHAIRPERSON _____ DATE _____



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 TPE SOLUTIONS, INC.
 3 PATTERSON ROAD, SUITE #2
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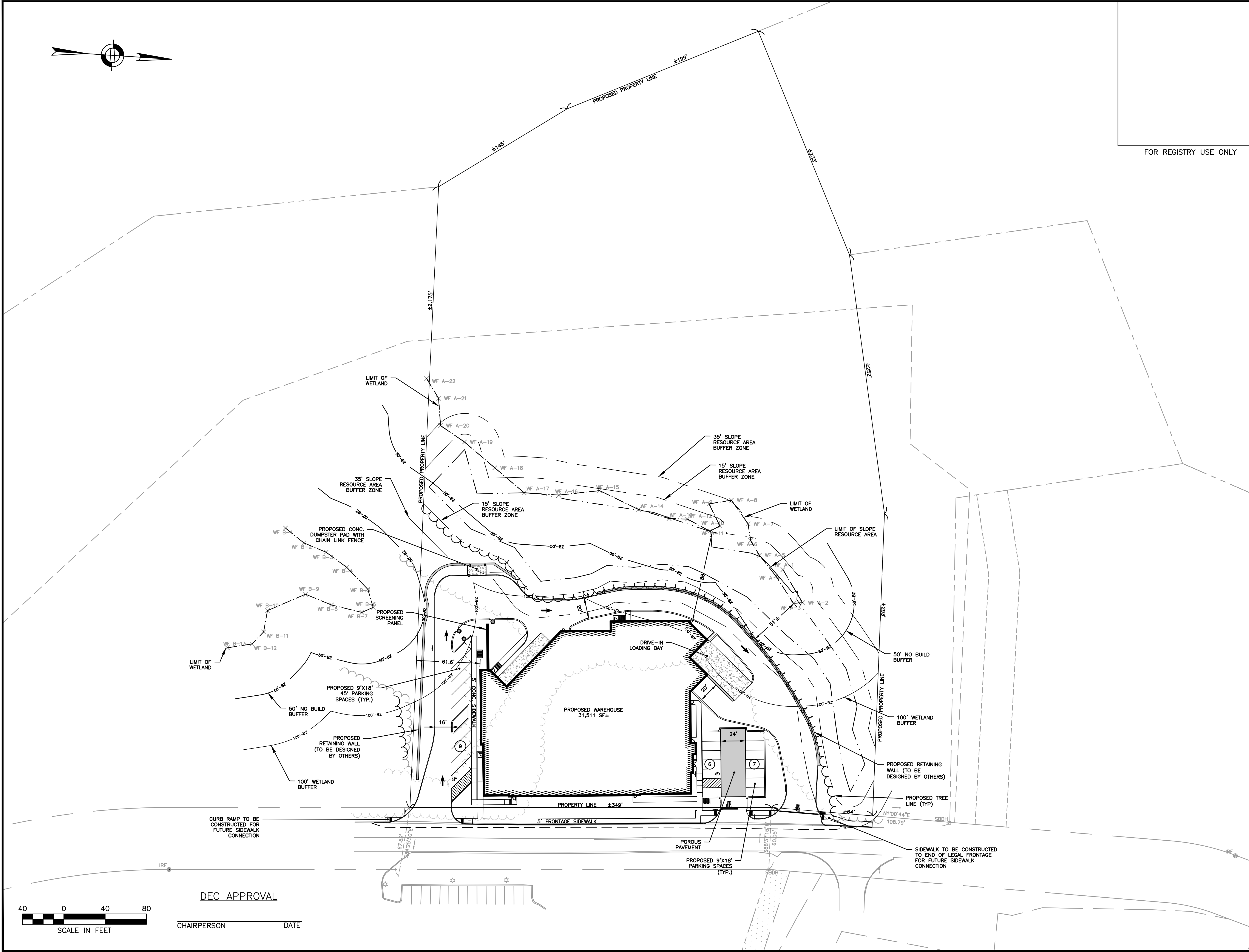


LEVEL II
 SITE PLAN

LOCUS
 PLAN

DATE: MARCH 11, 2024
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C.4



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CHAIRPERSON _____ DATE _____



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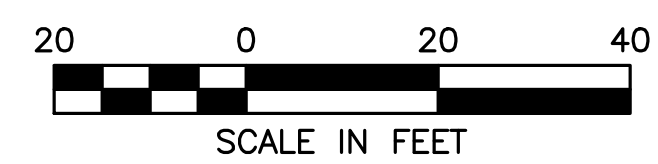
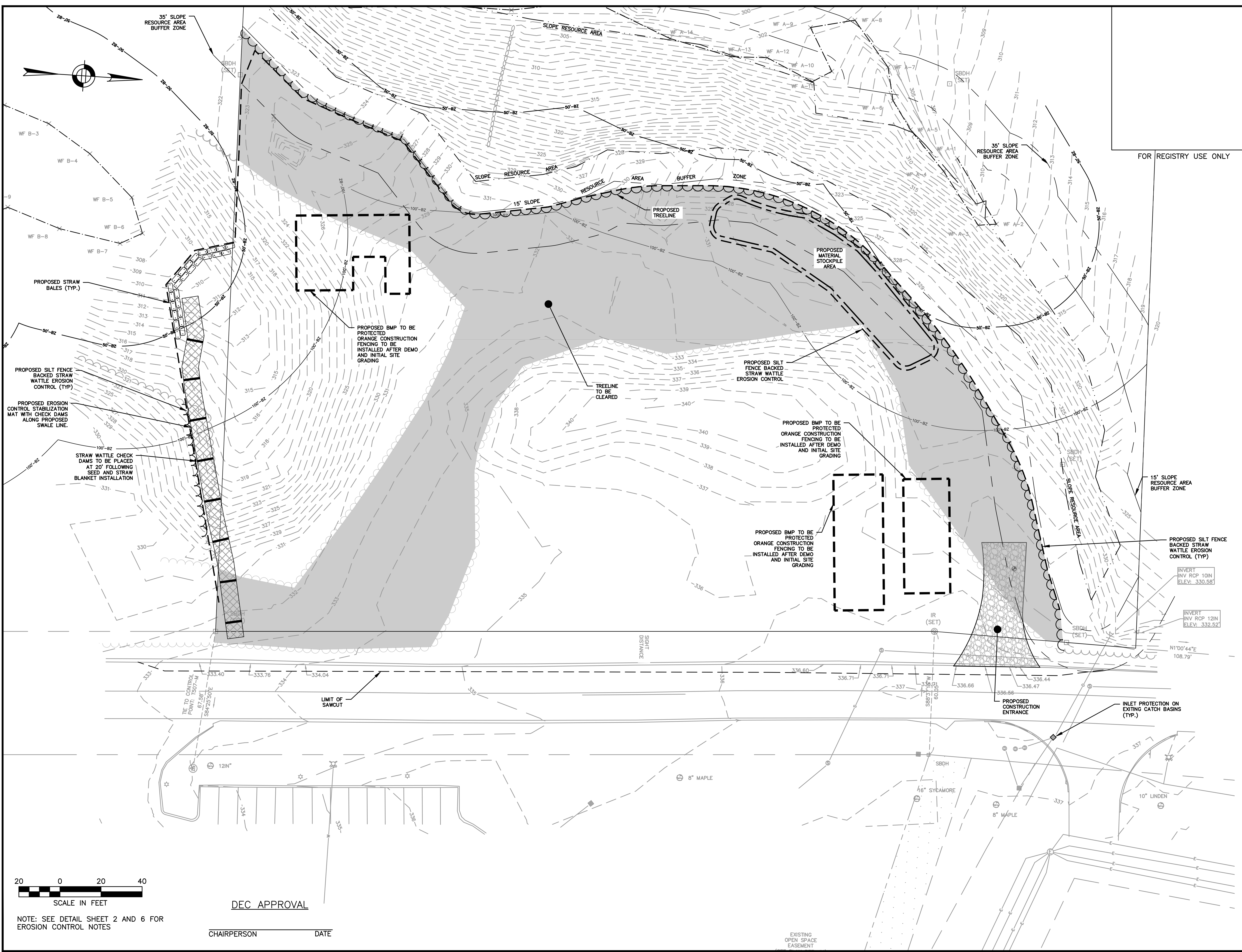
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**LEVEL II
 SITE PLAN**

**DEMOLITION
 AND EROSION
 CONTROL PLAN**

DATE:	MARCH 11, 2024
PROJECT NUMBER:	22175
DESIGNED BY:	KF
DRAWN BY:	KF/MR/NC
CHECKED BY:	KE



DEC APPROVAL

NOTE: SEE DETAIL SHEET 2 AND 6 FOR EROSION CONTROL NOTES

CHAIRPERSON _____ DATE _____

3/11/2024 L:\22175\CURRENT\OUTSHEETS\22175 - Site Plan.dwg
 Plot Saved by: MREGAN
 Printed by: Max Regan



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 114 Turnpike Road, Suite 2C
 Chelmsford, MA 01824
 www.hshassoc.com

PREPARED FOR:
 JONAS ANGUS
 TPE SOLUTIONS, INC.
 3 PATTERSON ROAD, SUITE #2
 SHIRLEY, MA 01464

PROPOSED WAREHOUSE
 33 LAKE GEORGE STREET
 DEVENS, MA, 01434
 WORCESTER COUNTY

13-21-0701
 NOW OR FORMERLY
 MDFA (LAKE GEORGE
 SUBSTATION)
 37 LAKE GEORGE
 STREET
 MSRD BOOK 26317
 PAGE 3
 WRD BOOK 17907
 PAGE 1
 (PARCEL "1")
 SEE PLAN REF. 1

REVISIONS:

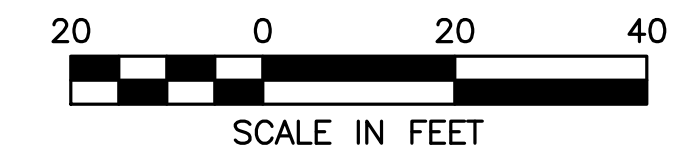
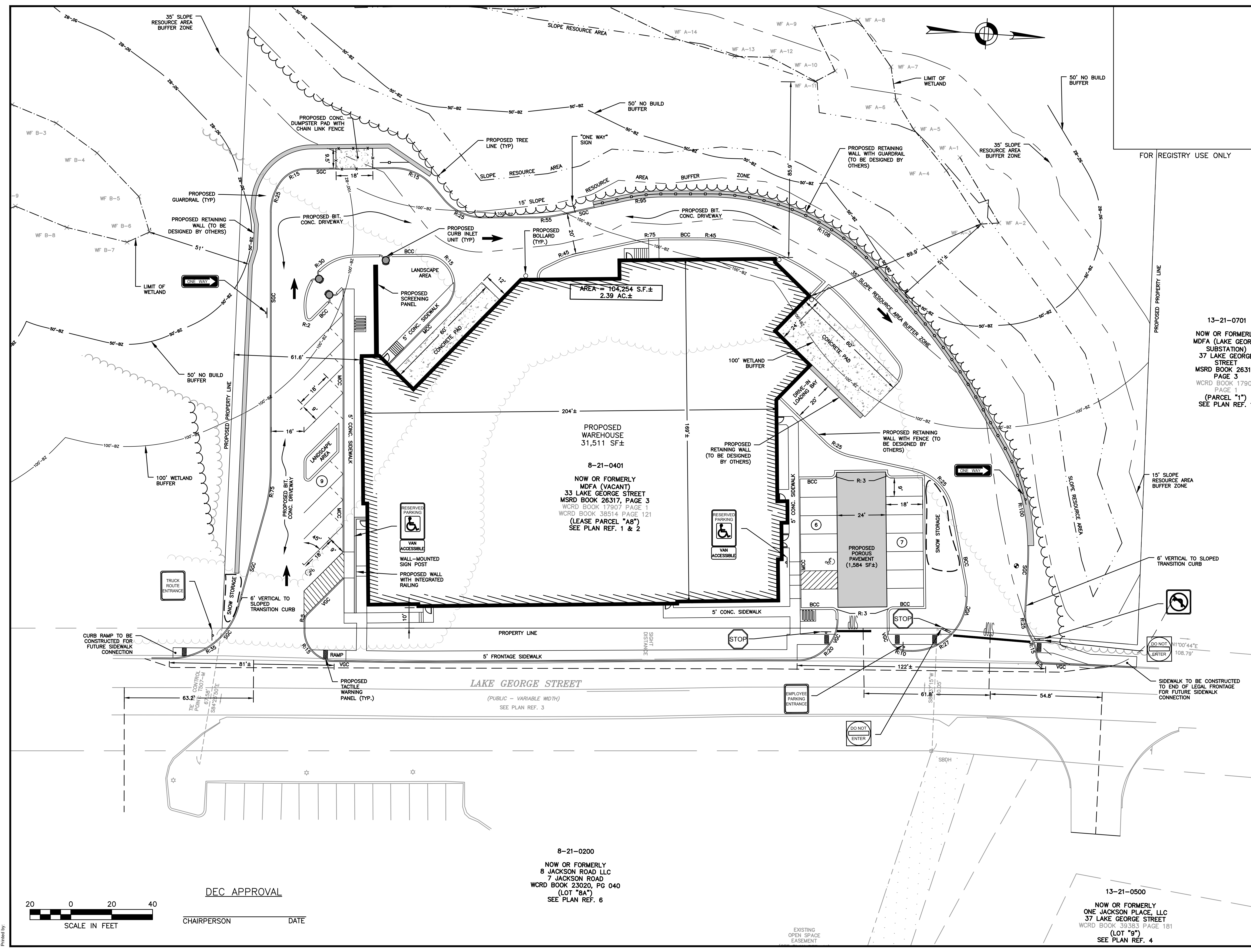
NO	BY	DATE	DESCRIPTION



**LEVEL II
 SITE PLAN**

**LAYOUT AND
 MATERIALS PLAN**

DATE:	MARCH 11, 2024
PROJECT NUMBER:	22175
DESIGNED BY:	KF
DRAWN BY:	KF/MR/NC
CHECKED BY:	KE
C.6	



DEC APPROVAL
 CHAIRPERSON _____ DATE _____

8-21-0200
 NOW OR FORMERLY
 8 JACKSON ROAD LLC
 7 JACKSON ROAD
 WRD BOOK 23020, PG 040
 (LOT "8A")
 SEE PLAN REF. 6

13-21-0500
 NOW OR FORMERLY
 ONE JACKSON PLACE, LLC
 37 LAKE GEORGE STREET
 WRD BOOK 39383 PAGE 181
 (LOT "9")
 SEE PLAN REF. 4



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 3 PATTERSON ROAD, SUITE #2
 SHIRLEY, MA 01464

PROPOSED WAREHOUSE
 33 LAKE GEORGE STREET
 DEVENS, MA, 01434
 WORCESTER COUNTY

REVISIONS:

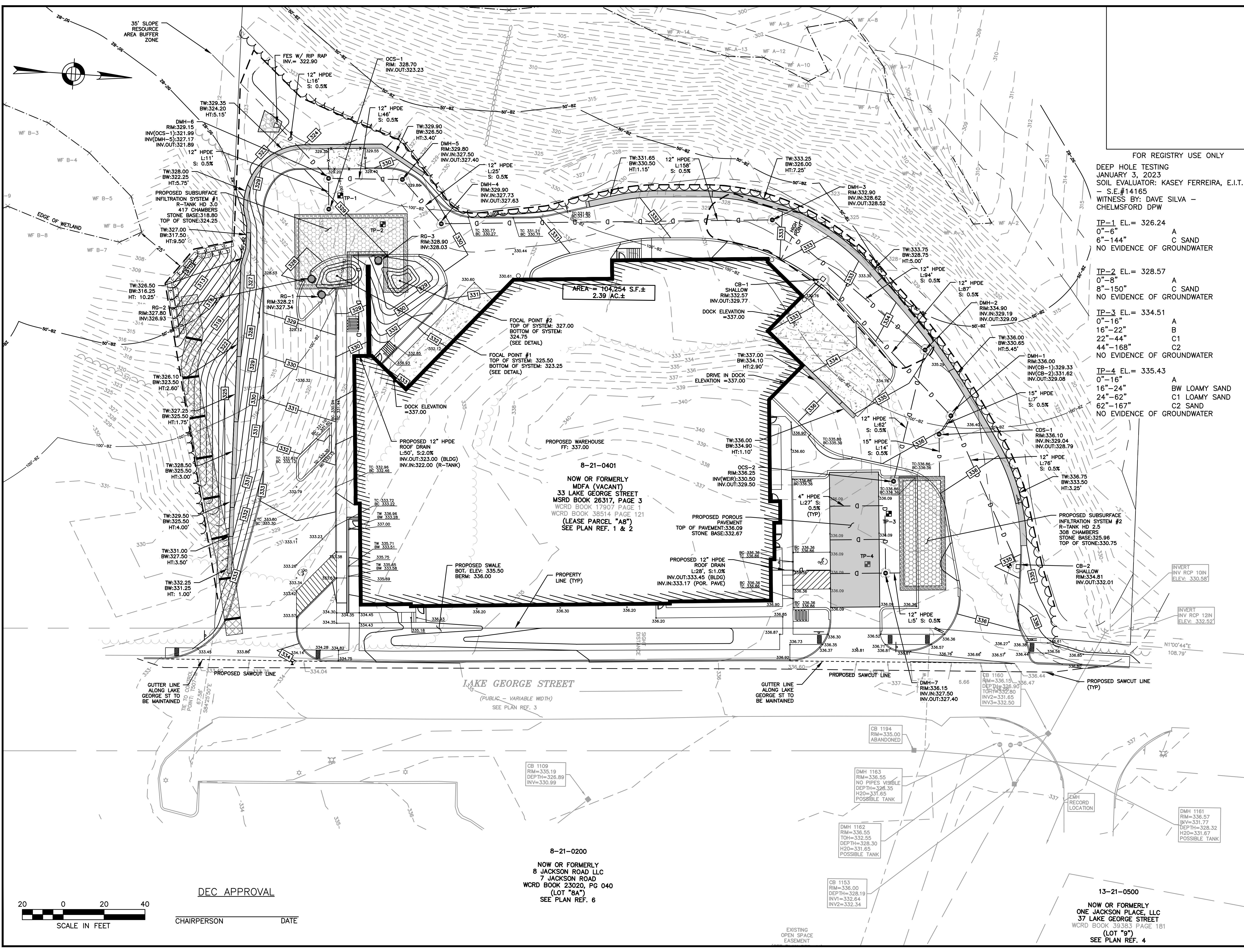
NO	BY	DATE	DESCRIPTION



LEVEL II SITE PLAN

GRADING AND DRAINAGE PLAN

DATE:	MARCH 11, 2024
PROJECT NUMBER:	22175
DESIGNED BY:	KF
DRAWN BY:	KF/MR/NC
CHECKED BY:	KE
	C.7



3/11/2024 L:\22175\CURRENT\OUTSHEETS\22175 - Site Plan.dwg
 Plot: 3/11/2024 10:58:57 AM
 PLOT BY: MREGAN
 PLOT FROM: Max Regan

DEC APPROVAL

CHAIRPERSON _____ DATE _____

8-21-0200
 NOW OR FORMERLY
 8 JACKSON ROAD LLC
 7 JACKSON ROAD
 WCRD BOOK 23020, PG 040
 (LOT "8A")
 SEE PLAN REF. 6

13-21-0500
 NOW OR FORMERLY
 ONE JACKSON PLACE, LLC
 37 LAKE GEORGE STREET
 WCRD BOOK 39383 PAGE 181
 (LOT "9")
 SEE PLAN REF. 4



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 SHIRLEY, MA 01464

PROPOSED WAREHOUSE
 33 LAKE GEORGE STREET
 DEVENS, MA, 01434
 WORCESTER COUNTY

13-21-0701
 NOW OR FORMERLY
 MDFA (LAKE GEORGE
 SUBSTATION)
 37 LAKE GEORGE
 STREET
 MSRD BOOK 26317
 PAGE 3
 WCRD BOOK 17907
 PAGE 1
 (PARCEL "1")
 SEE PLAN REF. 1

REVISIONS:

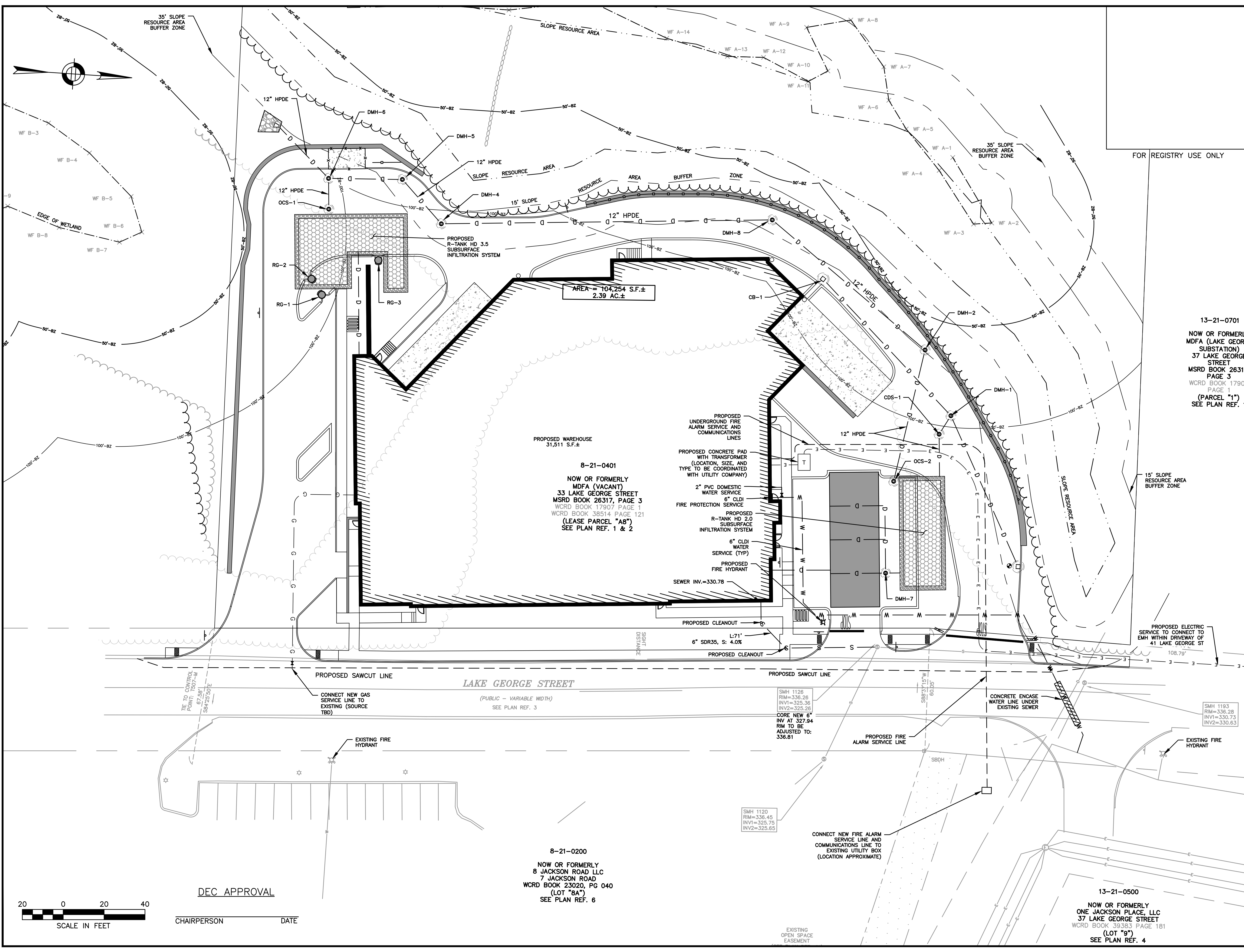
NO	BY	DATE	DESCRIPTION



LEVEL II
 SITE PLAN

UTILITY
 PLAN

DATE:	MARCH 11, 2024
PROJECT NUMBER:	22175
DESIGNED BY:	KF
DRAWN BY:	KF/MR/NC
CHECKED BY:	KE
C.8	
SHEET 8 OF 21	



PROPOSED WAREHOUSE
 31,511 S.F.±
 8-21-0401
 NOW OR FORMERLY
 MDFA (VACANT)
 33 LAKE GEORGE STREET
 MSRD BOOK 26317, PAGE 3
 WCRD BOOK 17907 PAGE 1
 WCRD BOOK 38514 PAGE 121
 (LEASE PARCEL "A8")
 SEE PLAN REF. 1 & 2

8-21-0200
 NOW OR FORMERLY
 8 JACKSON ROAD LLC
 7 JACKSON ROAD
 WCRD BOOK 23020, PG 040
 (LOT "8A")
 SEE PLAN REF. 6

13-21-0500
 NOW OR FORMERLY
 ONE JACKSON PLACE, LLC
 37 LAKE GEORGE STREET
 WCRD BOOK 39383 PAGE 181
 (LOT "9")
 SEE PLAN REF. 4



CHAIRPERSON _____ DATE _____

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PROPOSED WAREHOUSE
 33 LAKE GEORGE STREET
 DEVENS, MA, 01434
 WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION

james k. emmanuel | associates
 LANDSCAPE ARCHITECTS



22 Carlton Rd.
 Marblehead, MA 01945
 tel. (781) 622-7487

james@jamesemmanuel.com
 www.jamesemmanuel.com

**LEVEL II
 SITE PLAN**

**LANDSCAPING
 PLAN**

DATE:	MARCH 11, 2024
PROJECT NUMBER:	22175
DESIGNED BY:	KF
DRAWN BY:	KF/MR/NC
CHECKED BY:	KE

Plant Schedule

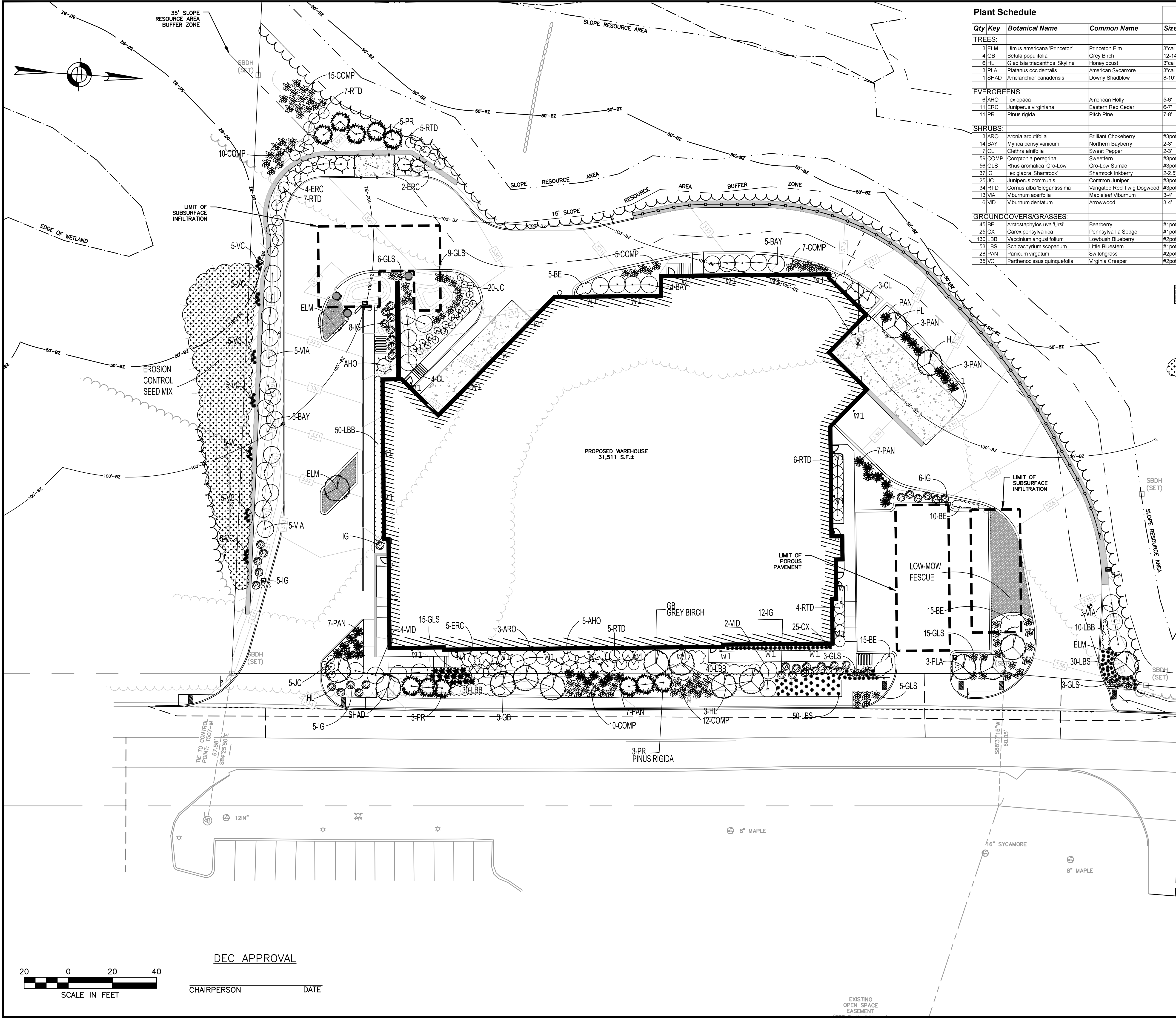
Qty	Key	Botanical Name	Common Name	Size
TREES:				
3	ELM	Ulmus americana 'Princeton'	Princeton Elm	3'cal
4	GB	Betula populifolia	Grey Birch	12-14'
6	HL	Gleditsia triacanthos 'Skyline'	Honeylocust	3'cal
3	PLA	Platanus occidentalis	American Sycamore	3'cal
1	SHAD	Amelanchier canadensis	Downy Shadblow	8-10'
EVERGREENS:				
6	AHO	Ilex opaca	American Holly	5-6'
11	ERC	Juniperus virginiana	Eastern Red Cedar	6-7'
11	PR	Pinus rigida	Pitch Pine	7-8'
SHRUBS:				
3	ARO	Aronia arbutifolia	Brilliant Chokeberry	#3pot
14	BAY	Myrica pensylvanicum	Northern Bayberry	2-3'
7	CL	Clethra alnifolia	Sweet Pepper	2-3'
59	COMP	Comptonia peregrina	Sweetfern	#3pot
56	GLS	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	#3pot
37	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	2-2.5'
25	JC	Juniperus communis	Common Juniper	#3pot
34	RTD	Cornus alba 'Elegantissima'	Variegated Red Twig Dogwood	#3pot
13	VIA	Viburnum acerifolia	Mapleleaf Viburnum	3-4'
6	VID	Viburnum dentatum	Arrowwood	3-4'
GROUNDCOVERS/GRASSES:				
45	BE	Arctostaphylos uva 'Ursi'	Bearberry	#1pot
25	CX	Carex pensylvanica	Pennsylvania Sedge	#1pot
130	LBB	Vaccinium angustifolium	Lowbush Blueberry	#2pot
53	LBS	Schizachyrium scoparium	Little Bluestem	#1pot
28	PAN	Panicum virgatum	Switchgrass	#2pot
35	VC	Parthenocissus quinquefolia	Virginia Creeper	#2pot

LOW MOW FESCUE

FESCUE	PROPORTION	PURITY	CERTIFICATION
MARCO POLO SHEEP FESCUE	25%	95%	90%
RESILIENT IV HARD FESCUE	25%	95%	90%
VIKING IV HARD FESCUE	25%	95%	90%
AZURE SHEEP FESCUE	25%	95%	90%

- Fescue blend shall be a fescue mix appropriate for full sun and shade exposure consisting of 4 varieties. The blend shall be from Colonial Seed Co. Windsor, CT. or approved equal.
- Seed mix rate shall be at 4# per 1000 SF for "Low Mow Fescue" areas.

EROSION CONTROL SEED MIX:
 SPECIES: Red Fescue (Festuca rubra), Canada Wild Rye (Elymus canadensis), Annual Ryegrass (Lolium multiflorum), Perennial Ryegrass (Lolium perenne), Little Bluestem (Schizachyrium scoparium), Indian Grass (Sorghastrum nutans), Switch Grass (Panicum virgatum), Upland Bantgrass (Agrostis perennans)
APPLICATION RATE: 35 lb/acre | 1250 sq ft/lb
 (Erosion control seed mix as provided by New England Wetlands Plants or equivalent)



DEC APPROVAL



CHAIRPERSON _____ DATE _____



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 SHIRLEY, MA 01464

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 DEVENS, MA, 01434
 WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION

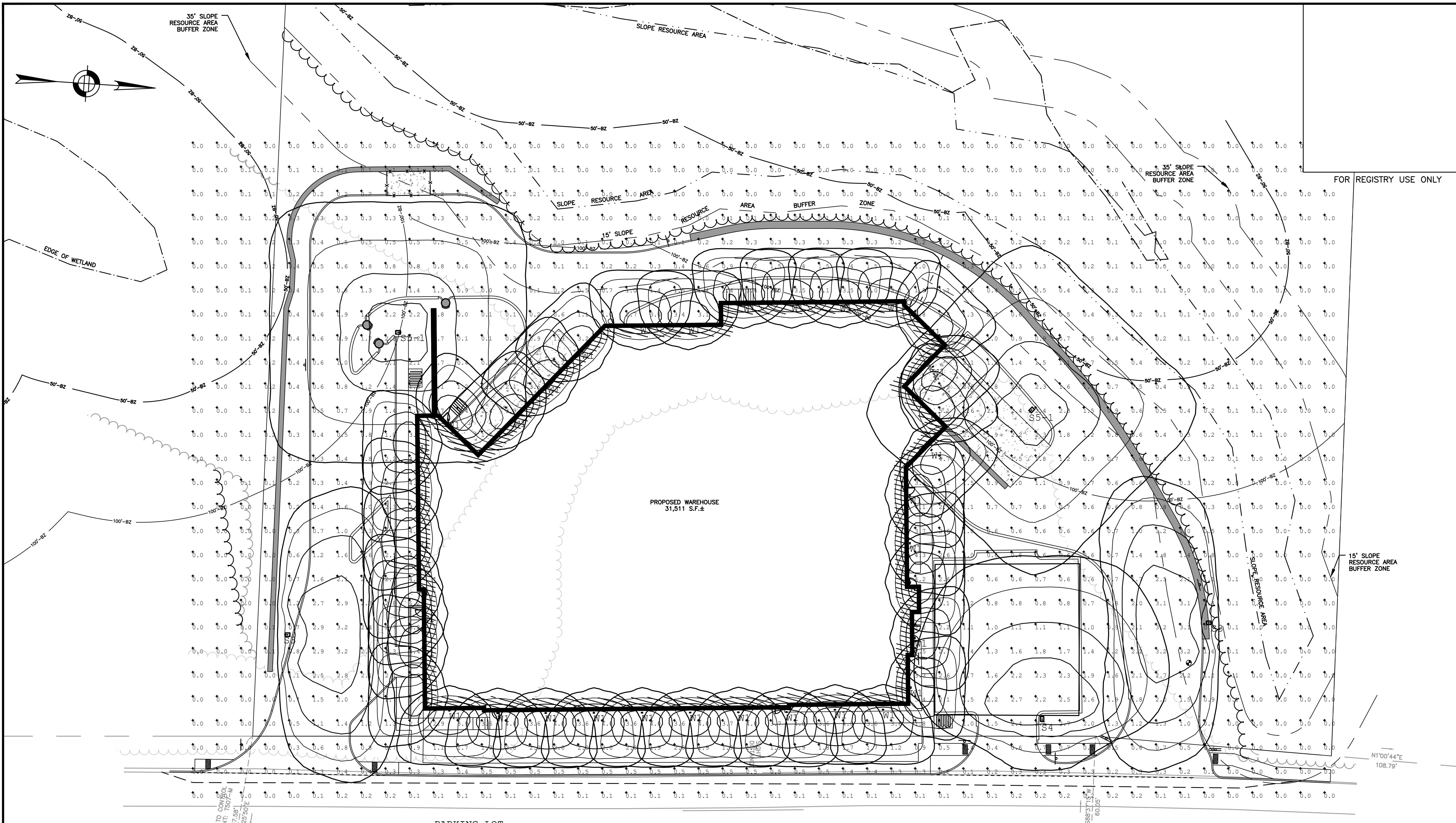
**LEVEL II
 SITE PLAN**

**LIGHTING
 PLAN**

DATE: MARCH 11, 2024
 PROJECT NUMBER: 22175
 DESIGNED BY: KF
 DRAWN BY: KF/MR/NC
 CHECKED BY: KE

C.10

SHEET 10 OF 21



Illuminance (Fc)
 Average = 1.54
 Maximum = 2.7
 Minimum = 0.6
 Avg/Min Ratio = 2.57
 Max/Min Ratio = 4.50

Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
	2	S3	Single	MRM-LED-09L-S1L-3-UNV-DIM-30-70CRI-IL-CXX / 4SQ B3 S11G20 S CXX	SINGLE HEAD ON 20' POLE	LSI INDUSTRIES, INC.
	1	S4	Single	MRM-LED-09L-S1L-4-UNV-DIM-30-70CRI-CXX / 4SQ B3 S11G20 S CXX	SUNGLE HEAD ON 20' POLE	LSI INDUSTRIES, INC.
	2	S5-1	Single	MRM-LED-09L-S1L-5W-UNV-DIM-30-70CRI-CXX / 4SQ B3 S11G20 S CXX	SINGLE HEAD ON 20' POLE	LSI INDUSTRIES, INC.
	36	W1	Single	LEW-30011-14W-T4-W30-XX-120/277V	WALL MOUNTED 12' AFG	LIGMAN



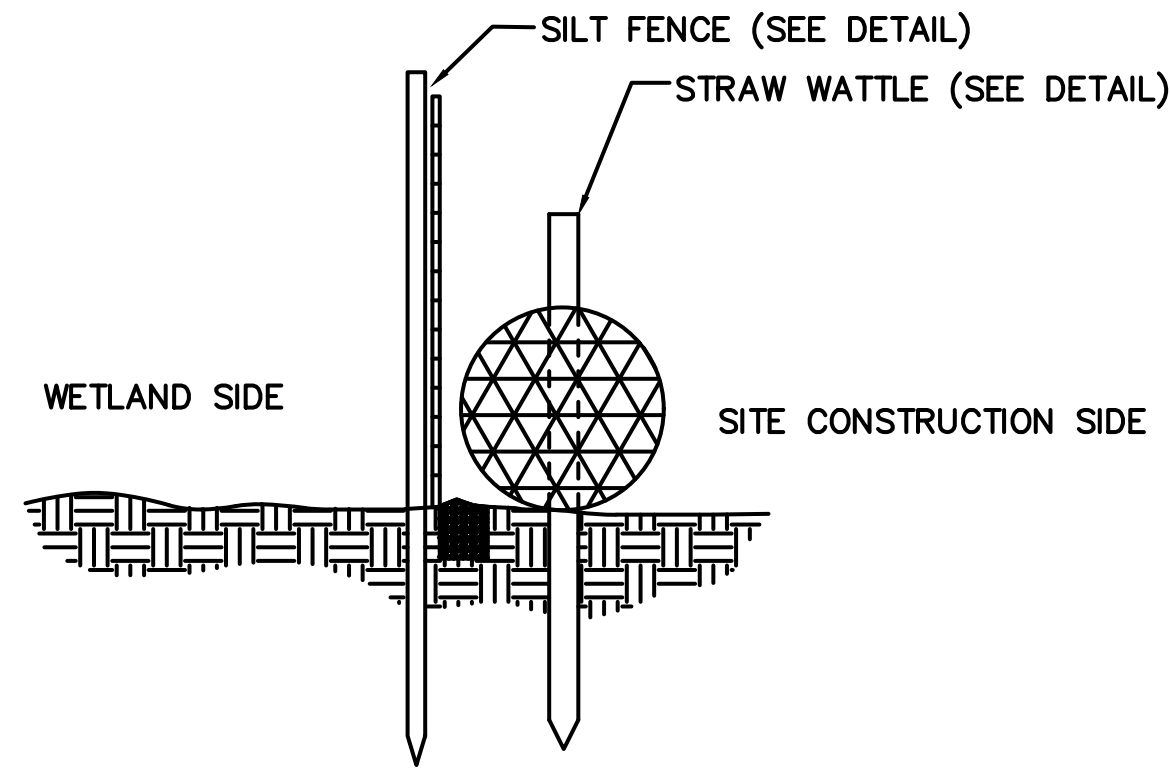
DEC APPROVAL

CHAIRPERSON _____ DATE _____

3/11/2024 L:\2175\CURRENT\OUTSHEETS\2175_Site Plan.dwg
 Plot Saved by: MREGAN
 Printed by: Max Regan

GENERAL CONSTRUCTION SEQUENCE

1. INSTALL EROSION AND SEDIMENT CONTROLS PRIOR TO STARTING ANY EARTHWORKS ACTIVITY.
2. INSTALL CONSTRUCTION ENTRANCE.
3. DEMOLITION OF EXISTING SITE FURNISHINGS.
4. BEGIN CLEARING AND GRUBBING.
5. CONSTRUCT STORMWATER MANAGEMENT SYSTEM.
6. INSTALL SITE FURNISHINGS.
7. INSTALL PAVEMENT AND CURBS.
8. INSTALL LANDSCAPING.
9. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL PERMANENT COVER IS ESTABLISHED.

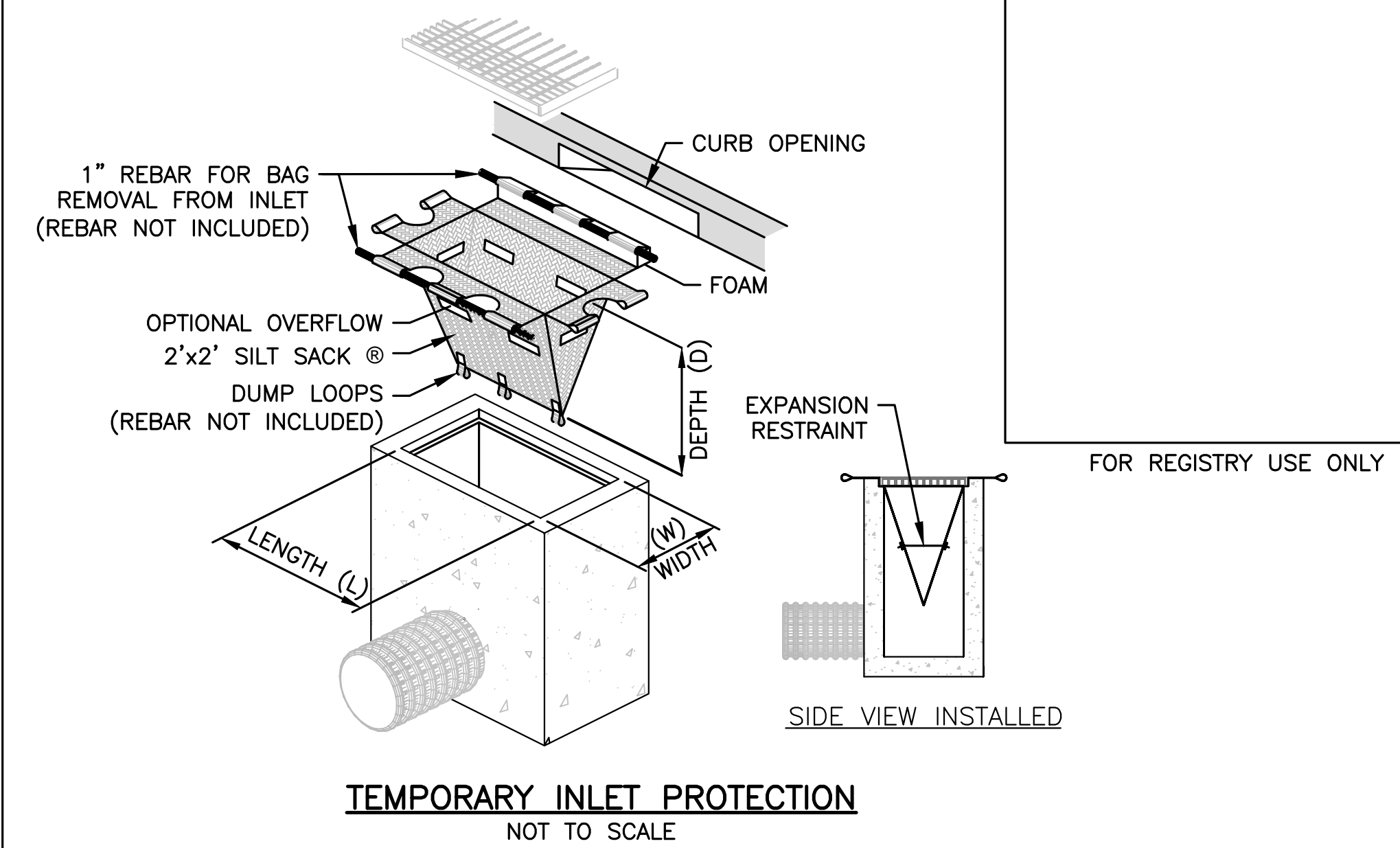
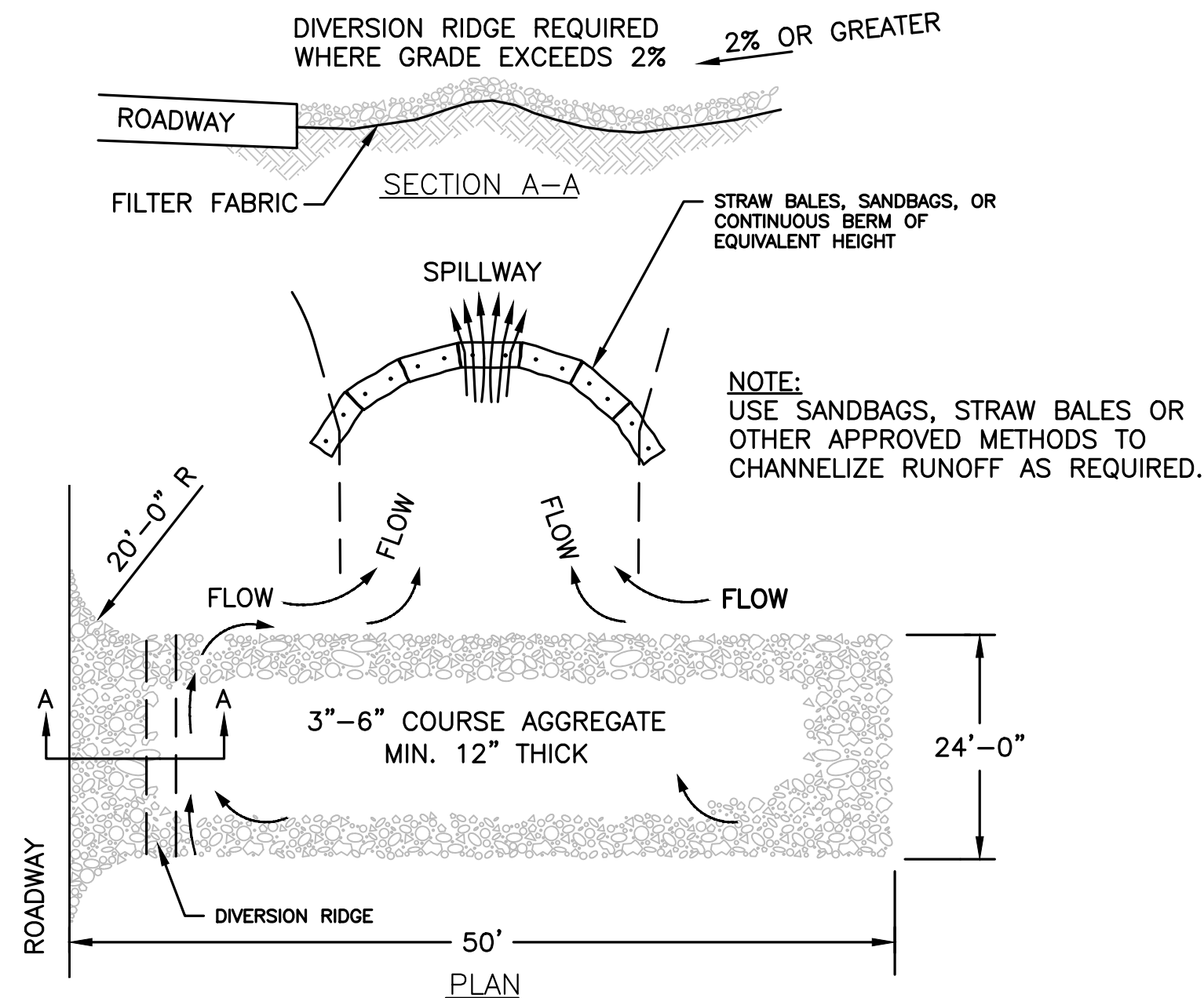


STRAW WATTLE WITH SILT FENCE BACKING DETAIL
NOT TO SCALE

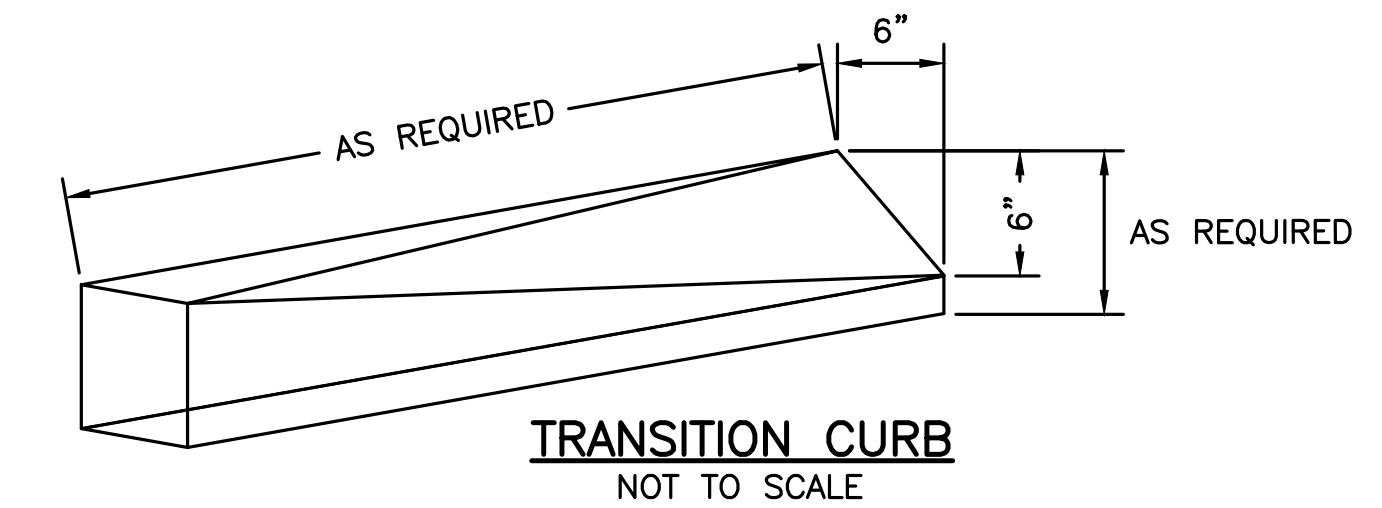
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE APPLIED WHERE NECESSARY TO KEEP PUBLIC WAYS FREE OF SEDIMENT INCLUDING STAGING AREAS

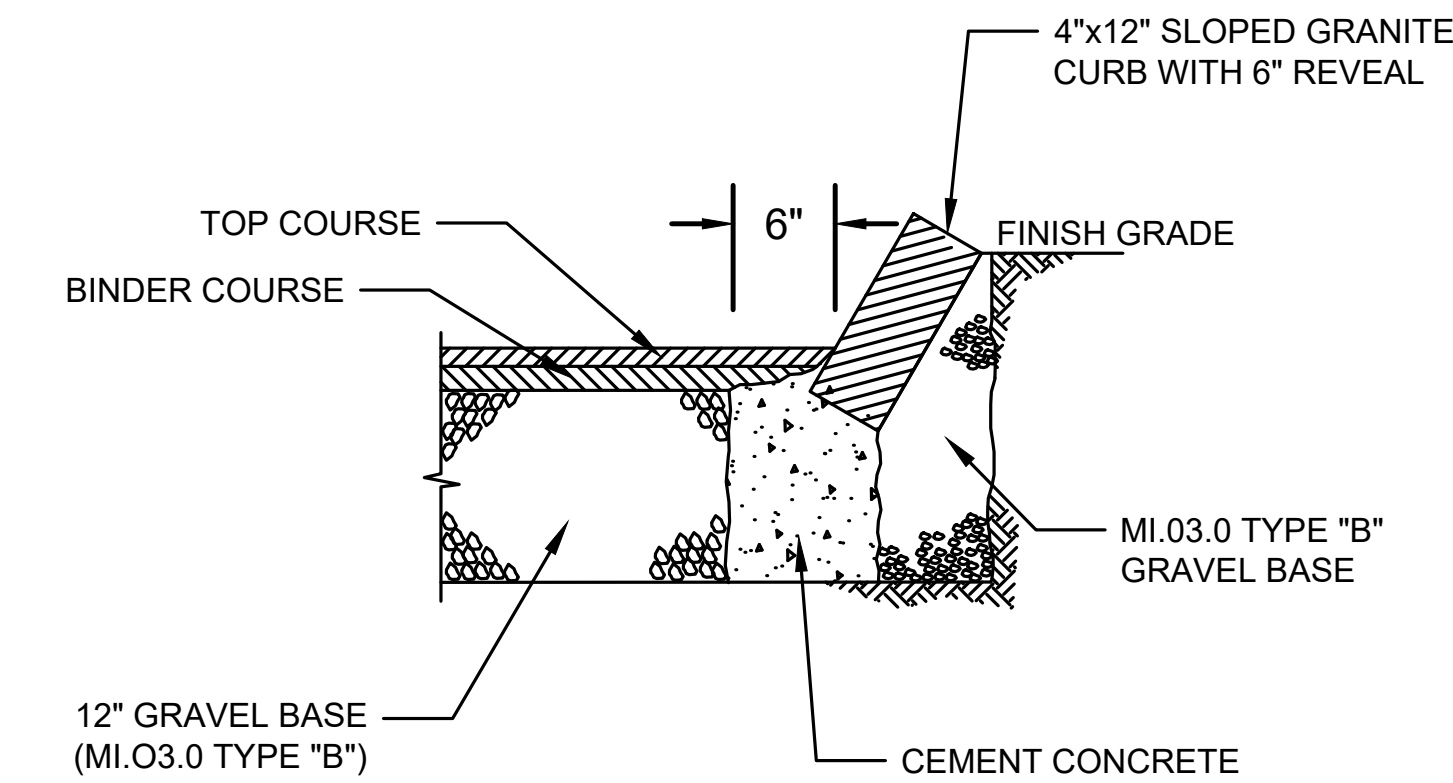
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



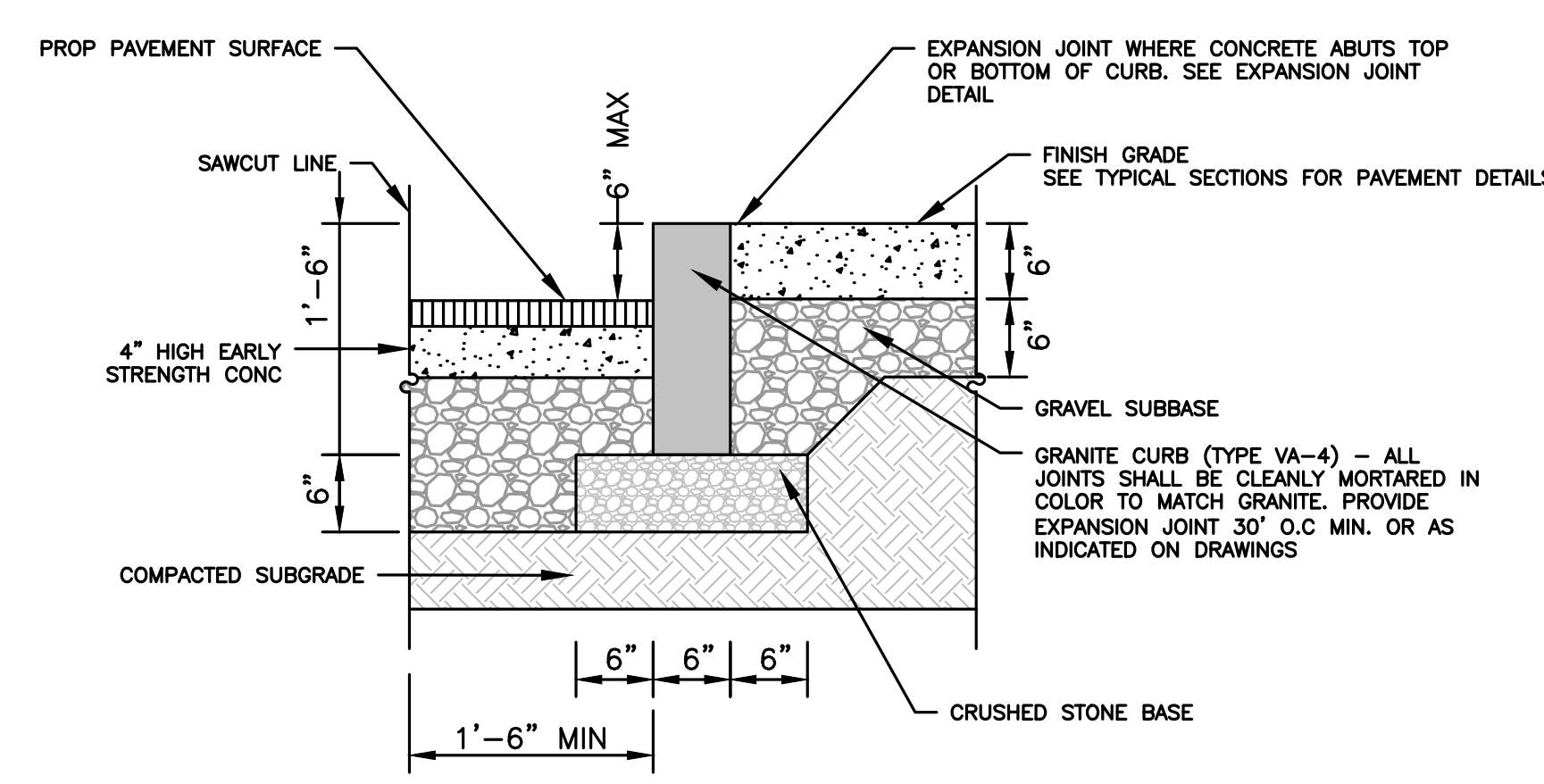
TEMPORARY INLET PROTECTION
NOT TO SCALE



TRANSITION CURB
NOT TO SCALE



SLOPED GRANITE CURB
NOT TO SCALE



VERTICAL GRANITE CURB
NOT TO SCALE

NOTE: USE 2" BIT. CONC. TOP COURSE ABOVE HIGH EARLY STRENGTH CONCRETE FOR RESETTING CURBS

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DEVENS, MA, 01434
WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION

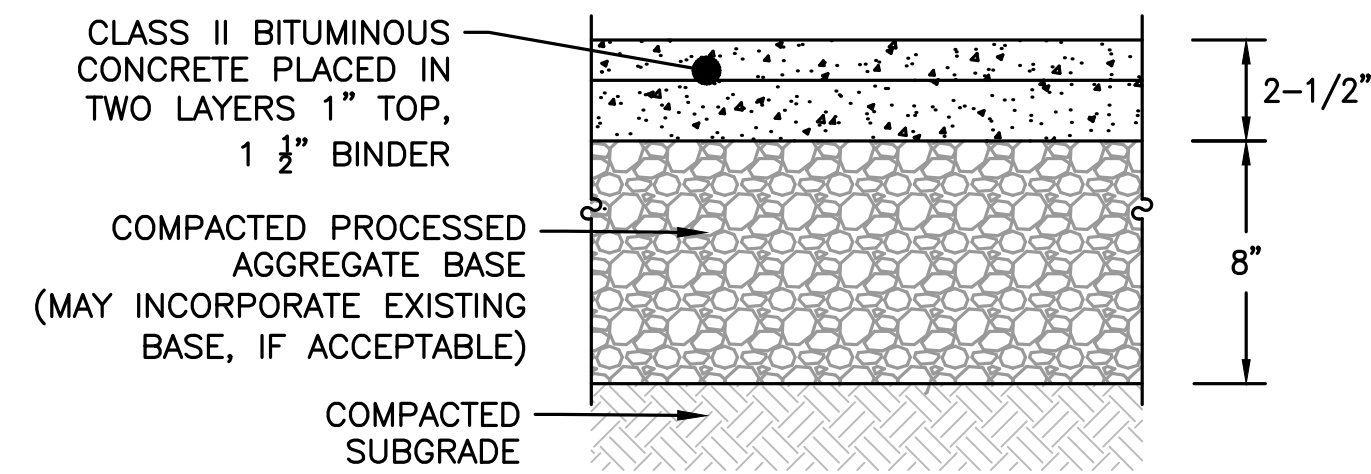


LEVEL II
SITE PLAN

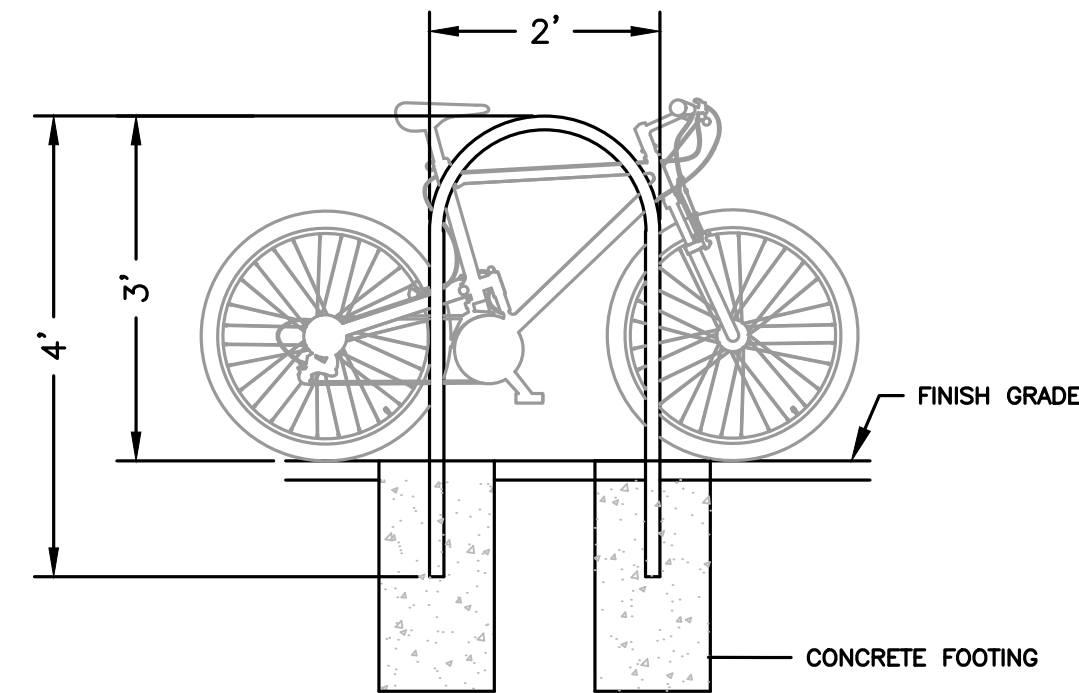
DETAIL
SHEET 1

DATE: MARCH 11, 2024
PROJECT NUMBER: 22175
DESIGNED BY: KF
DRAWN BY: KF/MR/NC
CHECKED BY: KE

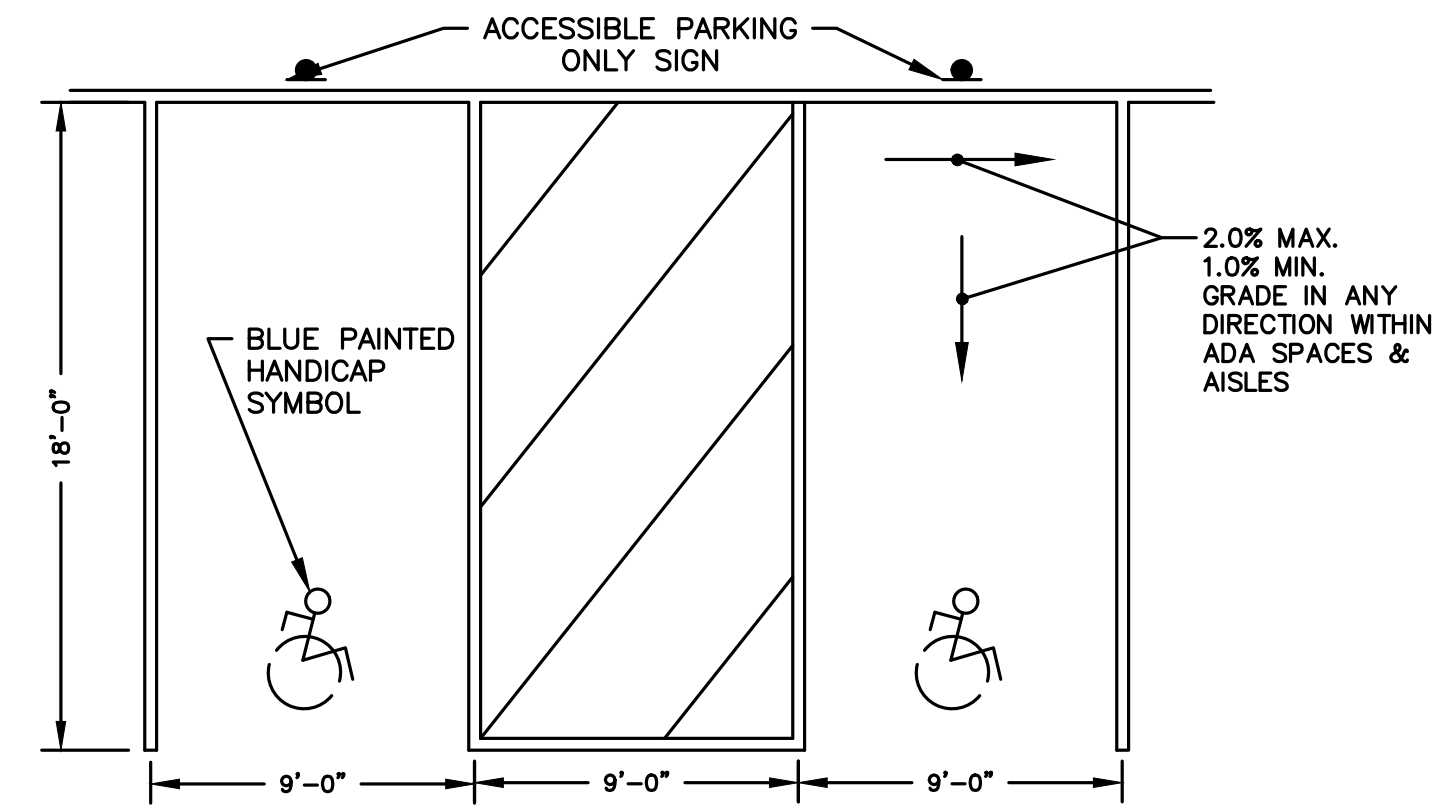
C.11
SHEET 11 OF 21



BIT CONC SIDEWALK SECTION DETAIL
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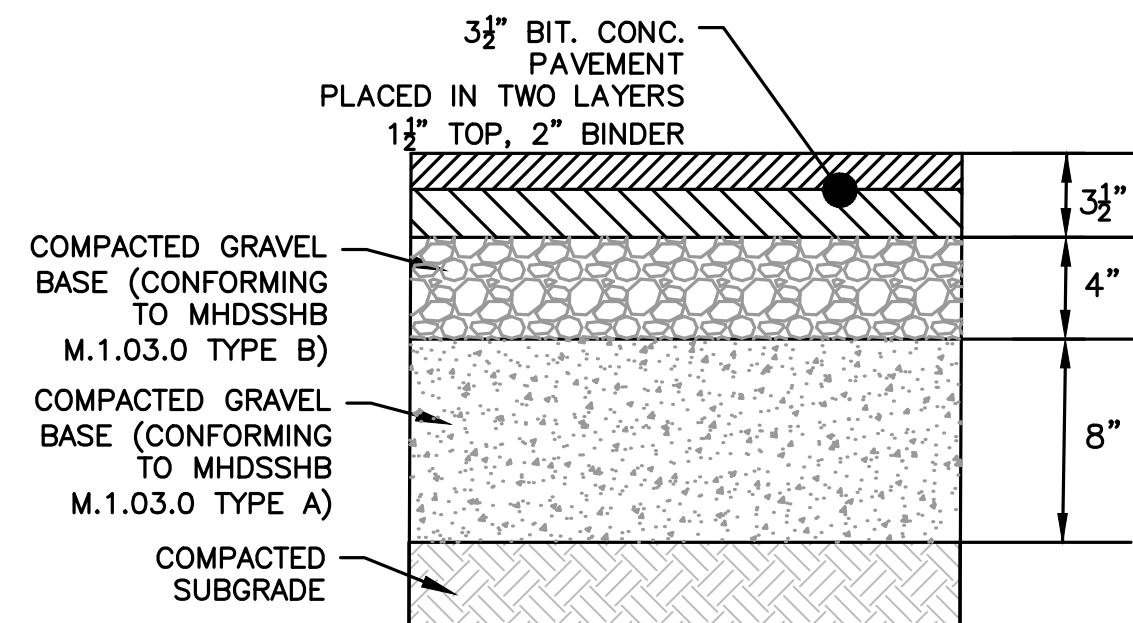


INVERTED "U" BICYCLE RACK
NOT TO SCALE

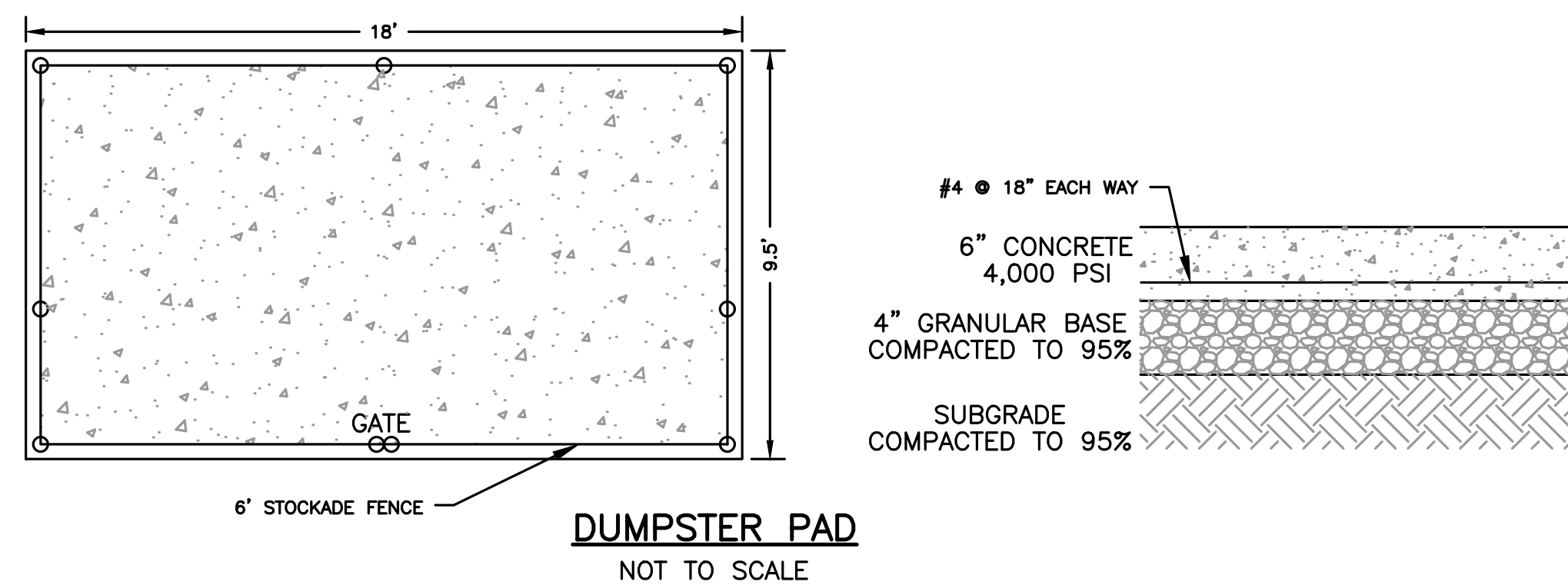


TYPICAL HANDICAP PARKING SPACE
NOT TO SCALE

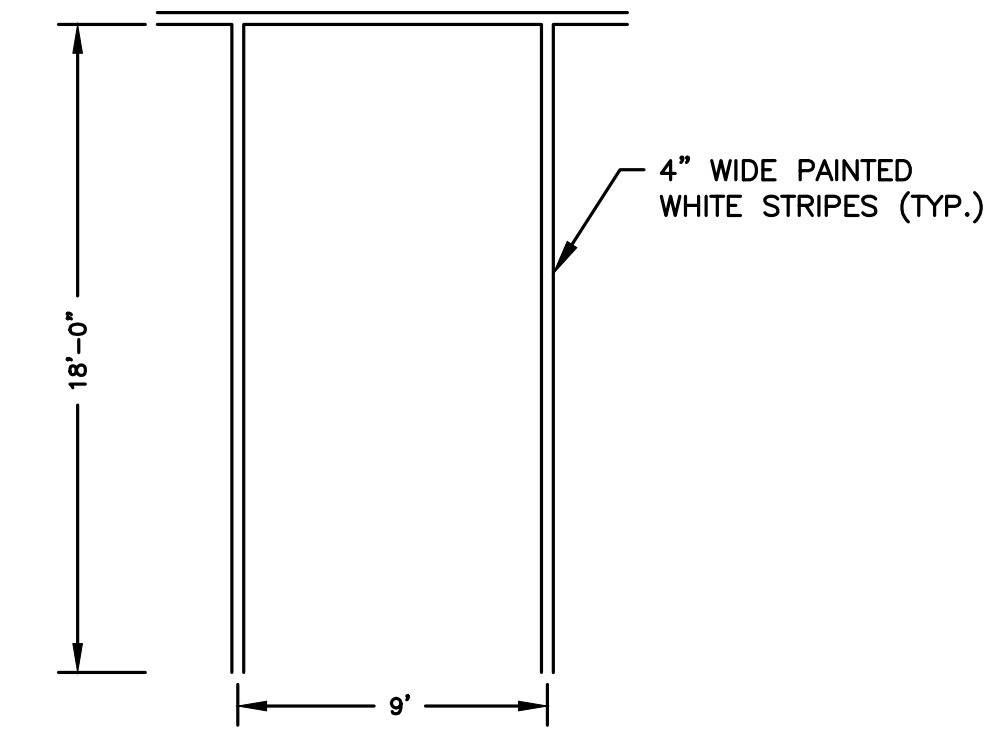
PREPARED FOR:
JONAS ANGUS
TPE SOLUTIONS, INC.
3 PATTERSON ROAD, SUITE #2
SHIRLEY, MA 01464



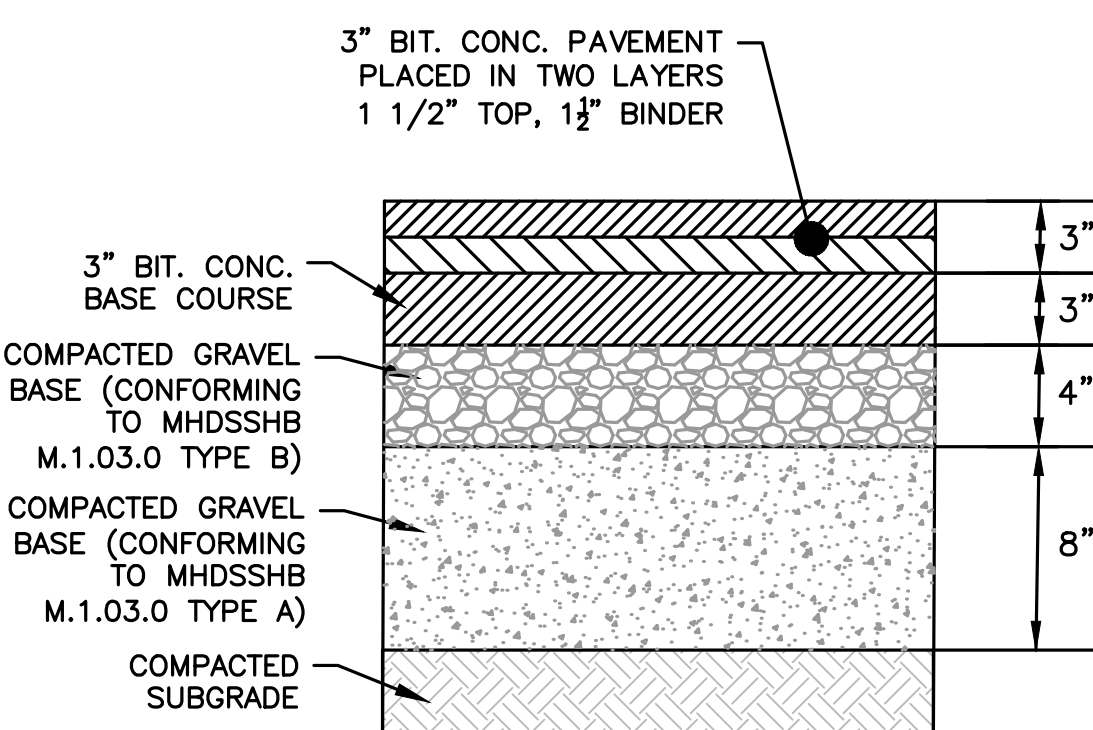
LIGHT DUTY PAVEMENT (BIT. CONC.) DETAIL
NOT TO SCALE



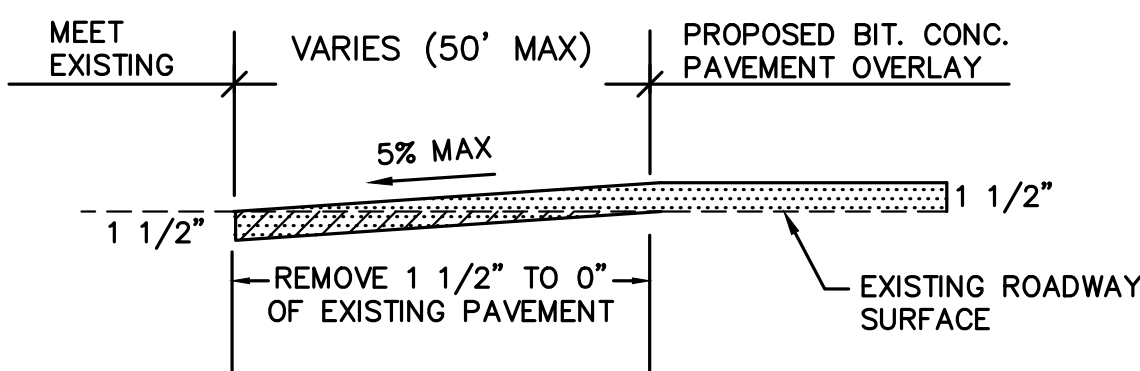
DUMPSTER PAD
NOT TO SCALE



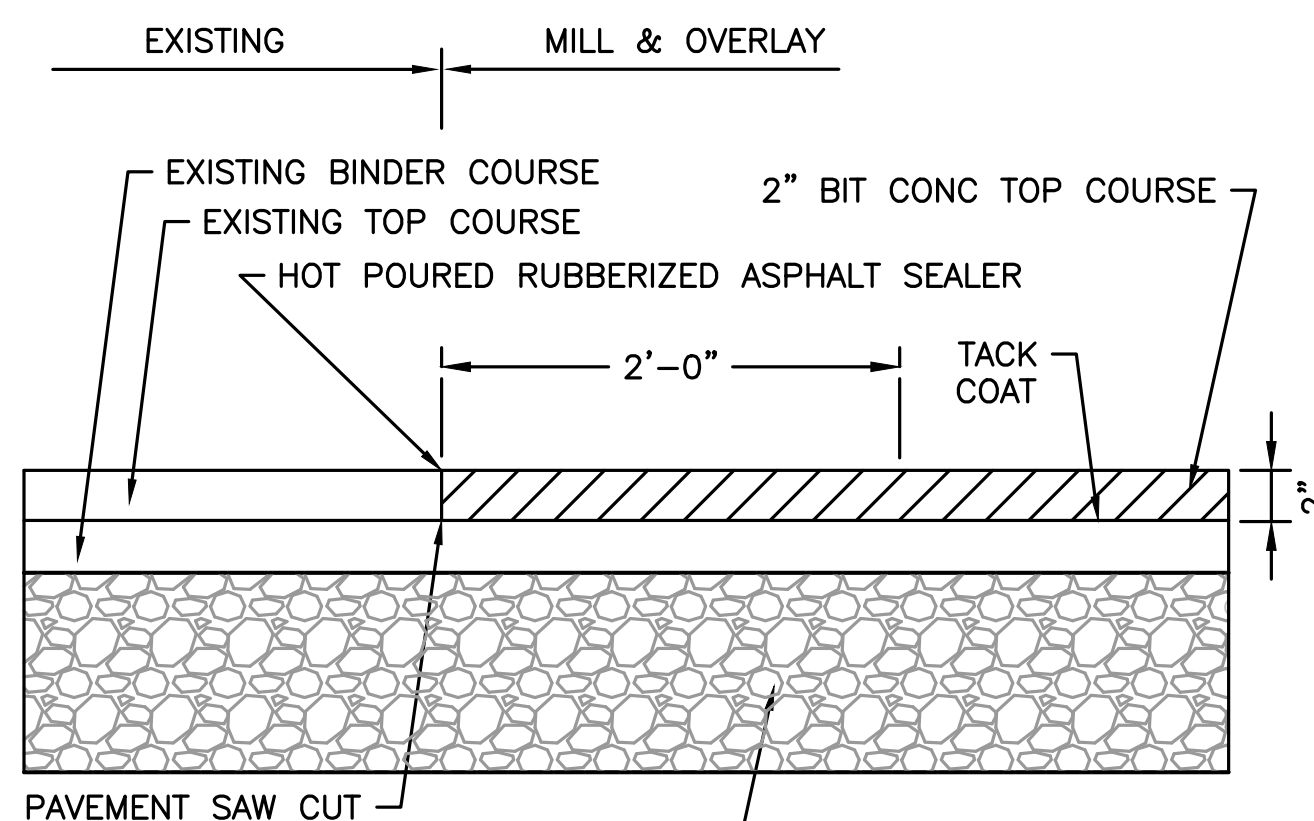
TYPICAL PARKING SPACE
NOT TO SCALE



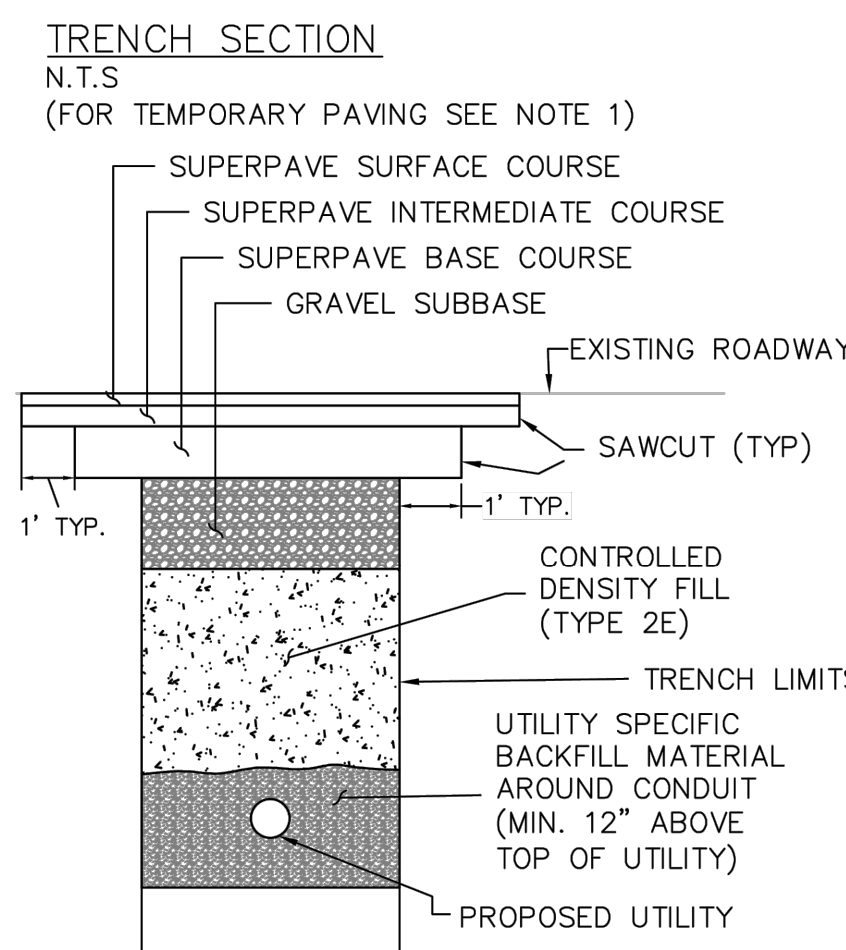
HEAVY DUTY PAVEMENT (BIT. CONC.) DETAIL
NOT TO SCALE



PAVEMENT TRANSITION
NOT TO SCALE



PAVEMENT JOINT DETAIL
NOT TO SCALE



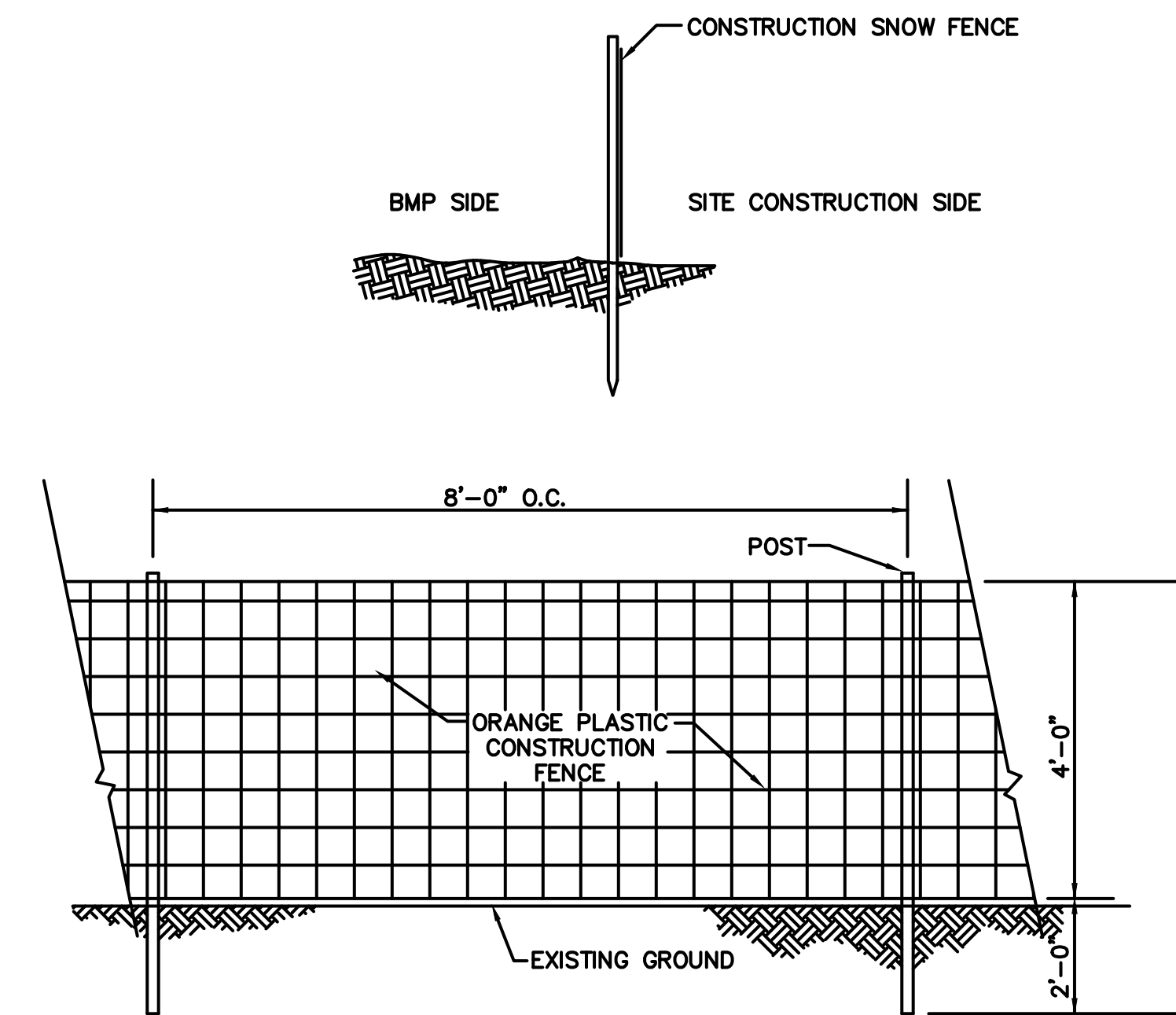
PAVEMENT NOTES*

- PAVEMENT MIX DEPTH SHALL MATCH OR EXCEED THE EXISTING DEPTH OF HMA.
- 1.75" SUPERPAVE SURFACE COURSE 12.5 (SSC-12.5)
- 2.25" SUPERPAVE INTERMEDIATE COURSE 19.0 (SIC-19.0)
- 3.5" SUPERPAVE BASE COURSE 37.5 (SBC - 37.5)
- MINIMUM 12" GRAVEL SUB-BASE: (MAXIMUM 3" AGGREGATE SIZE)
- *TRENCHES ON FREEWAYS SHALL REQUIRE A PAVEMENT DESIGN TO BE SUBMITTED FOR APPROVAL
- ALL HOT MIX ASPHALT SHALL BE PRODUCED WITH A WARM MIX ADDITIVE

- NOTES:
- IF A TEMPORARY PATCH IS TO BE USED, THE CDF SHALL BE PLACED TO THE ELEVATION OF THE ADJOINING SUBGRADE, THEN GRAVEL SHALL BE PLACED AND COMPACTED TO WITHIN 3 1/2 INCHES OF THE FINISHED GRADE. THE LAST 3 1/2 INCHES SHALL BE HOT MIX ASPHALT PLACED IN TWO LAYERS: 1 1/2" SURFACE COURSE OVER 2" INTERMEDIATE COURSE.
 - MATERIAL WHICH MEETS THE SPECIFICATION FOR GRAVEL BORROW TYPE C (M1.03.0 TYPE C), PLACED AND COMPACTED IN LAYERS NO GREATER THAN 6", MAY BE USED IN PLACE OF THE CDF WITH APPROVAL FROM THE DISTRICT HIGHWAY DIRECTOR.
 - THE EXPOSED EDGES OF ALL LONGITUDINAL AND TRANSVERSE SAW CUT JOINTS SHALL BE TREATED WITH HOT Poured RUBBERIZED ASPHALT JOINT SEALANT MEETING MASSDOT SPECIFICATIONS.
 - YELLOW METAL FOIL MARKING TAPE SHALL BE PLACED 18" OVER THE CONDUIT (METAL MARKING TAPE/WIRE SHOULD BE USED FOR NON-METALLIC CONDUIT.)
 - FOR ROADS WITH AN EXISTING CEMENT CONCRETE BASE, A REINFORCED, HIGH EARLY STRENGTH AIR ENTRAINED, GLASS "F" CEMENT CONCRETE SLAB SHALL BE CAST IN PLACE TO MEET THE EXISTING PAVEMENT. SPECIFIC JOINT DETAILS WITH THE EXISTING PAVEMENT SHALL BE APPROVED DEPENDENT ON THE EXISTING SITE CONDITIONS.
 - ALL TRENCH DIMENSIONS SHALL BE IN ACCORDANCE WITH SUB-SECTION 140.80 OF THE MASSDOT STANDARDS AND SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 - SIC 19.0 MAY BE SUBSTITUTED FOR SBC-37.5

	UTILITY TRENCH PERMANENT PAVEMENT REPAIR		DATE: 12.7.16	NTS
	Drawn By: AFR	Checked By: AFR	DRAWING NO.: XXXX	

UTILITY TRENCH PERMANENT PAVEMENT REPAIR
NOT TO SCALE



NOTE: ORANGE PLASTIC CONSTRUCTION FENCE TO BE PLACED AT LIMIT OF WORK.

CONSTRUCTION FENCE
NOT TO SCALE

REVISIONS:

NO	BY	DATE	DESCRIPTION
1			
2			
3			



LEVEL II SITE PLAN

DETAIL SHEET 2

DATE:	MARCH 11, 2024
PROJECT NUMBER:	22175
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DRAWN BY:	KF/MR/NC
CHECKED BY:	KE

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REVISIONS:

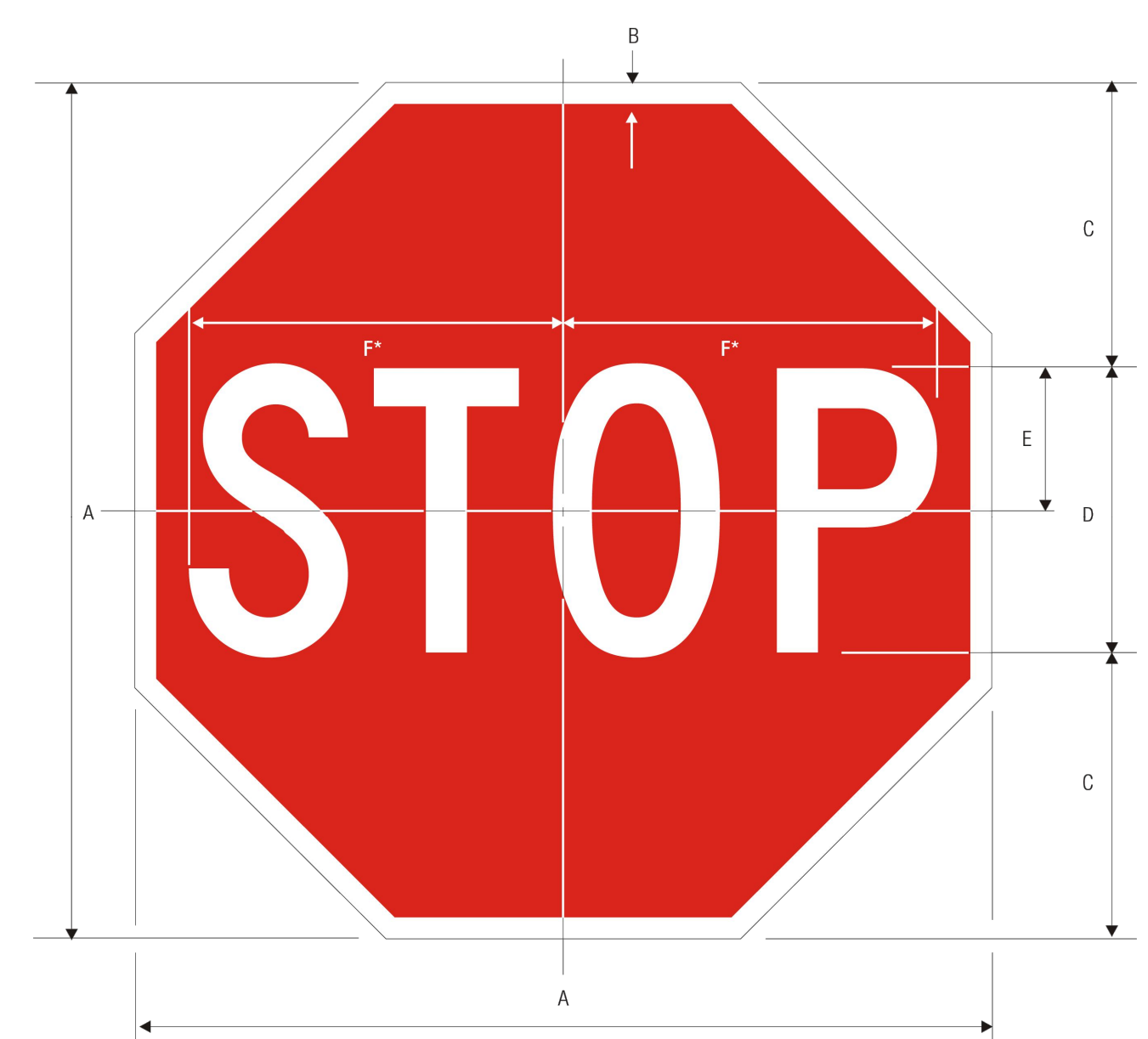
NO	BY	DATE	DESCRIPTION



LEVEL II
 SITE PLAN

DETAIL
 SHEET 3

DATE:	MARCH 11, 2024
PROJECT NUMBER:	22175
DESIGNED BY:	KF
DRAWN BY:	KF/MR/NC
CHECKED BY:	KE

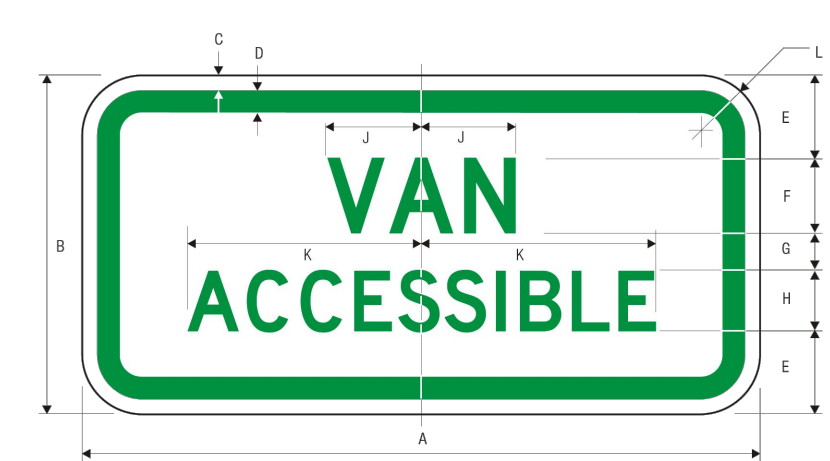


R1-1
 STOP
 *Reduce spacing 40%

A	B	C	D	E	F
18	.375	6	6 C	3	7.75
24	.625	8	8 C	4	10
30	.75	10	10 C	5	12.5
36	.875	12	12 C	6	15
48	1.25	16	16 C	8	20

COLORS: LEGEND - WHITE (RETROREFLECTIVE)
 BACKGROUND - RED (RETROREFLECTIVE)

STOP SIGN DETAIL
 NOT TO SCALE



R7-8a
 VAN ACCESSIBLE



R7-8b
 VAN ACCESSIBLE

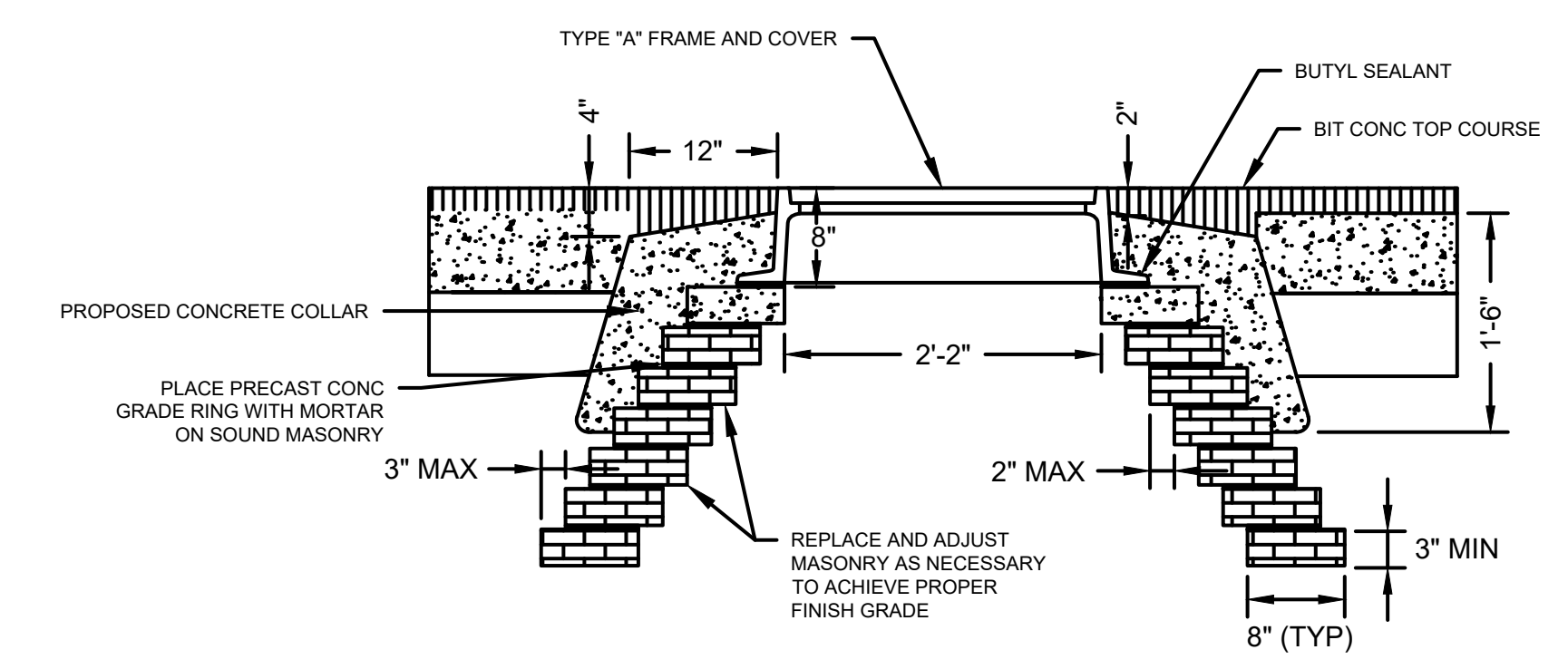
A	B	C	D	E	F	G	H	J	K	L
12	6	.375	4.58	1.5	15.0	5	1.0	1.875	3.889	1.5
18	9	.375	4.58	2.25	2.0	7	1.5	2.400	5.794	1.5

PARKING APPLICATION: LEGEND - GREEN (RETROREFLECTIVE) OR BLACK BACKGROUND - WHITE (RETROREFLECTIVE)
 DIRECTIONAL APPLICATION: LEGEND - WHITE (RETROREFLECTIVE) BACKGROUND - BLUE (RETROREFLECTIVE)

ACCESSIBLE PARKING SIGN
 NOT TO SCALE

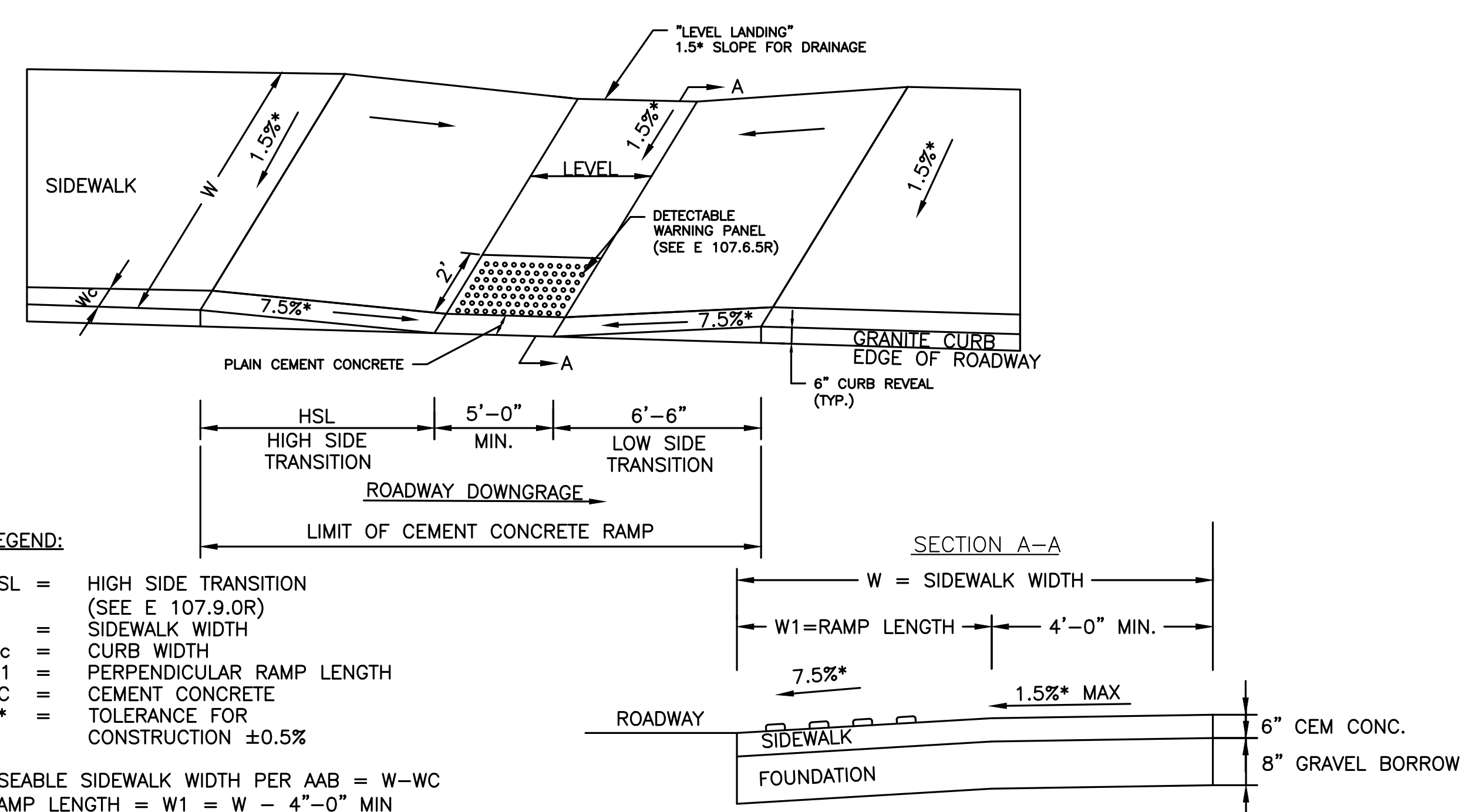


R7-8 NO PARKING
 LEGEND - GREEN (RETROREFL), WHITE SYMBOL ON BLUE (RETROREFL)
 BACKGROUND - WHITE (RETROREFL)



- NOTES:
- DIMENSIONS INDICATED ARE MINIMUM ACCEPTABLE EXCEPT WHERE OTHERWISE STATED. THE ENTIRE EXCAVATION SHALL BE FILLED WITH CONCRETE.
 - APPLY SEALANT TO SURFACE OF COLLAR AND MANHOLE FRAME PRIOR TO PLACING BITUMINOUS CONCRETE TOP.
 - ADJACENT TO CASTING, PLACE AND COMPACT BITUMINOUS CONCRETE TOP IN TWO COURSES.

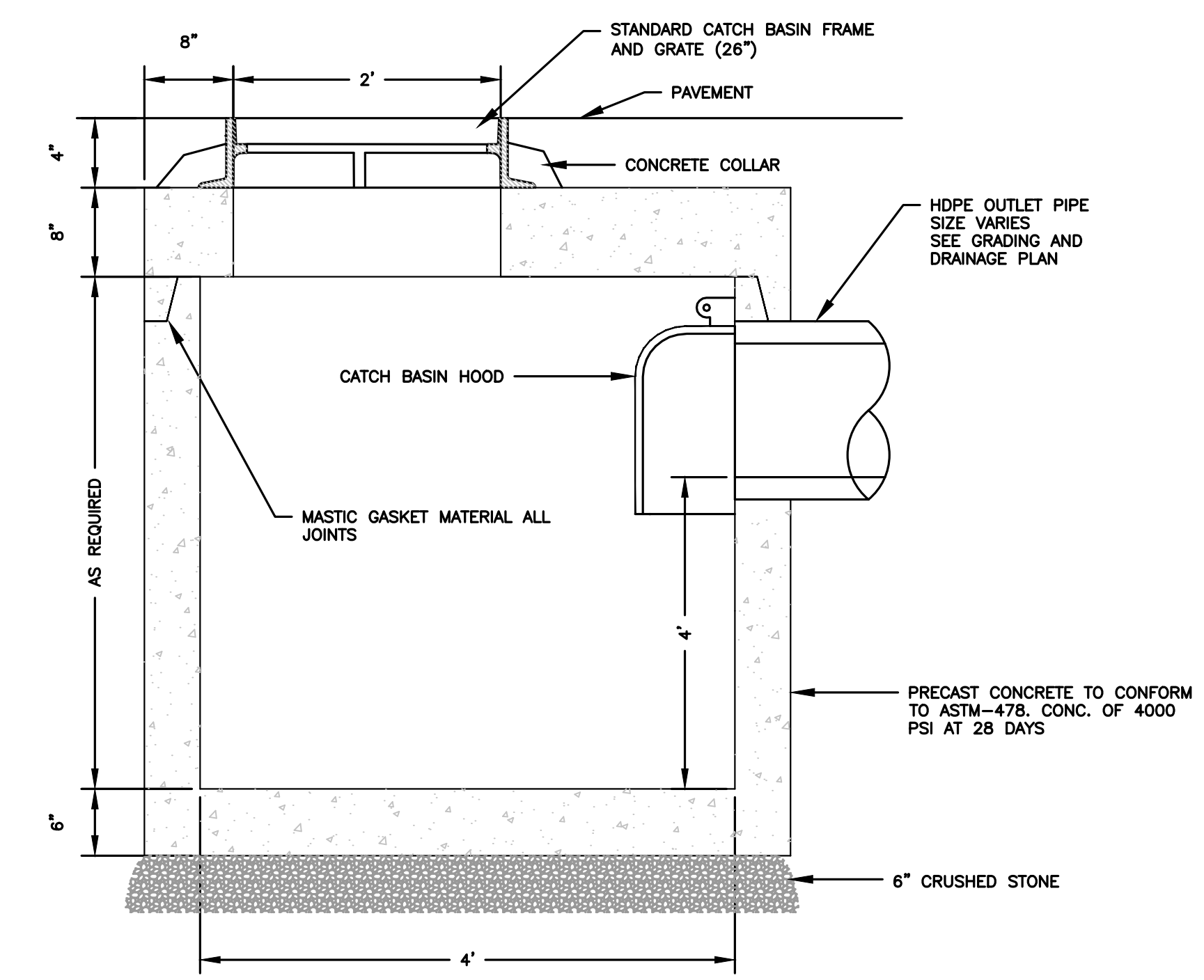
BRICK MANHOLE ADJUSTMENT TO GRADE
 NOT TO SCALE



LEGEND:
 HSL = HIGH SIDE TRANSITION (SEE E 107.9.0R)
 W = SIDEWALK WIDTH
 Wc = CURB WIDTH
 W1 = PERPENDICULAR RAMP LENGTH
 CC = CEMENT CONCRETE
 * = TOLERANCE FOR CONSTRUCTION ±0.5%

USEABLE SIDEWALK WIDTH PER AAB = W-WC
 RAMP LENGTH = W1 = W - 4'-0" MIN

**WHEELCHAIR RAMP ON NARROW SIDEWALK WITH
 DETECTABLE WARNING PANEL (E107.2.1R)**
 NOT TO SCALE



SHALLOW CATCH BASIN DETAIL
 NOT TO SCALE



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FOR REGISTRY USE ONLY

PROPOSED WAREHOUSE
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DEVENS, MA, 01434
WORCESTER COUNTY

REVISIONS:

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NO	BY	DATE	DESCRIPTION



LEVEL II
SITE PLAN

DETAIL
SHEET 4

DATE: MARCH 11, 2024

PROJECT NUMBER: 22175

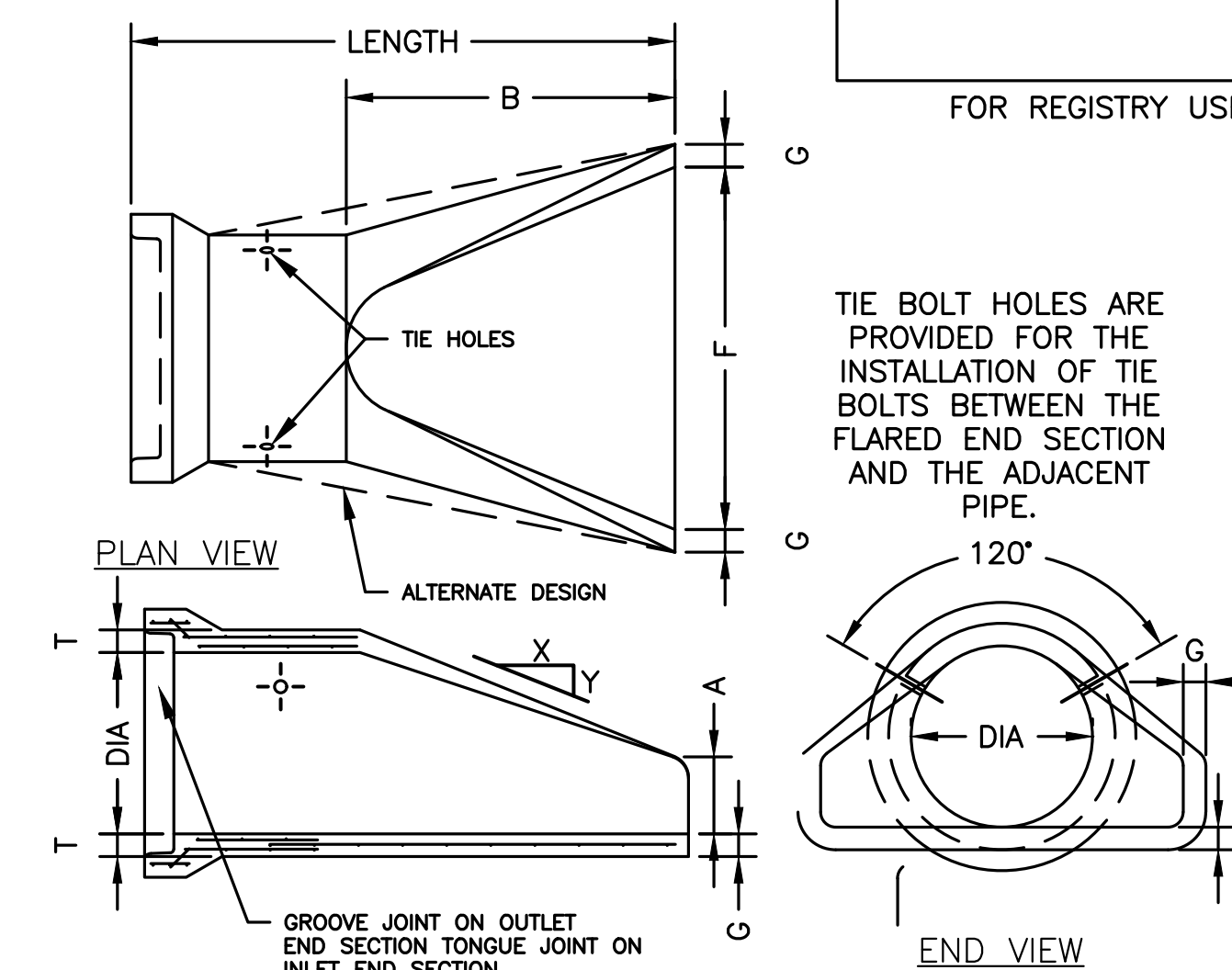
DESIGNED BY: KF

DRAWN BY: KF/MR/NC

CHECKED BY: KE

C.14

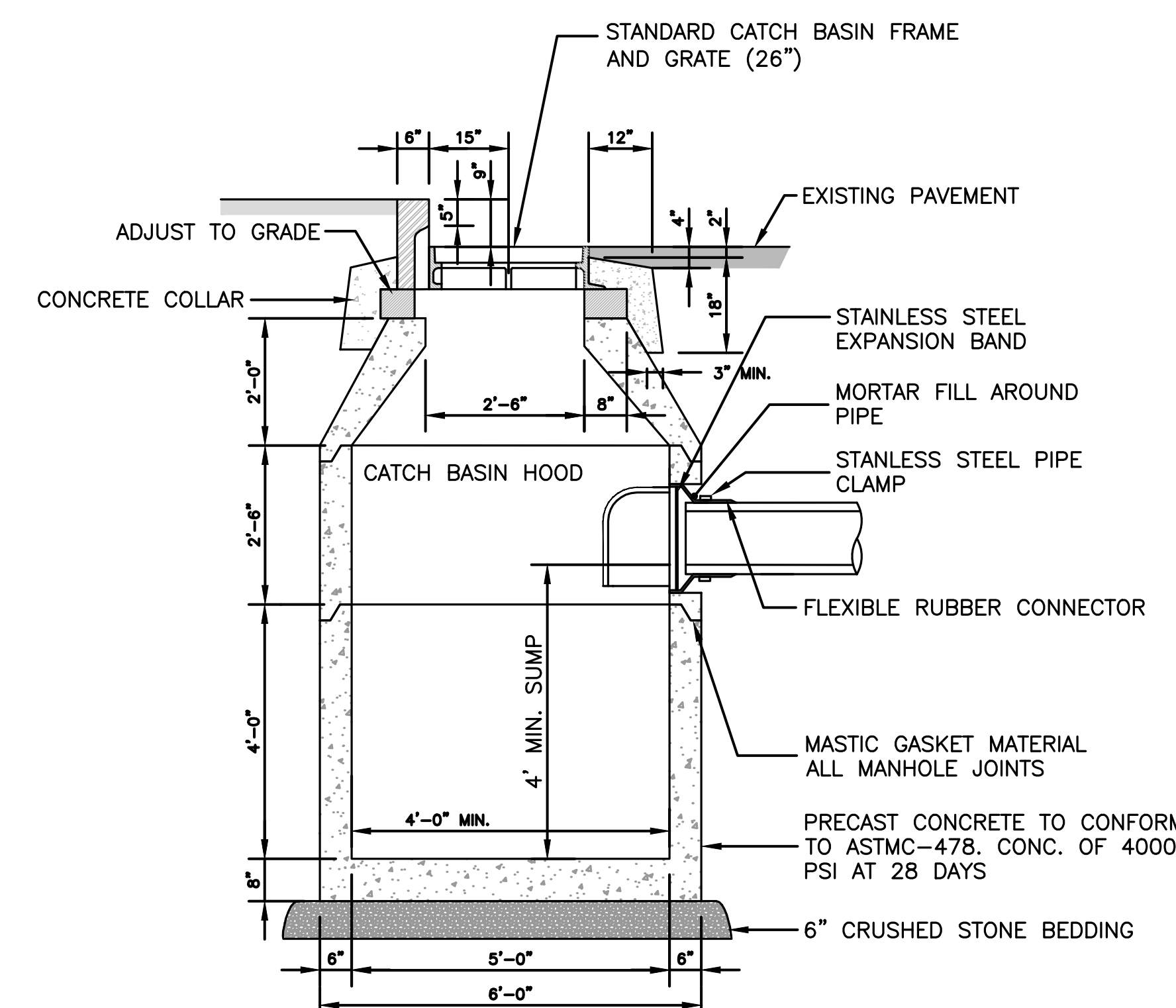
SHEET 14 OF 21



LONGITUDINAL SECTION

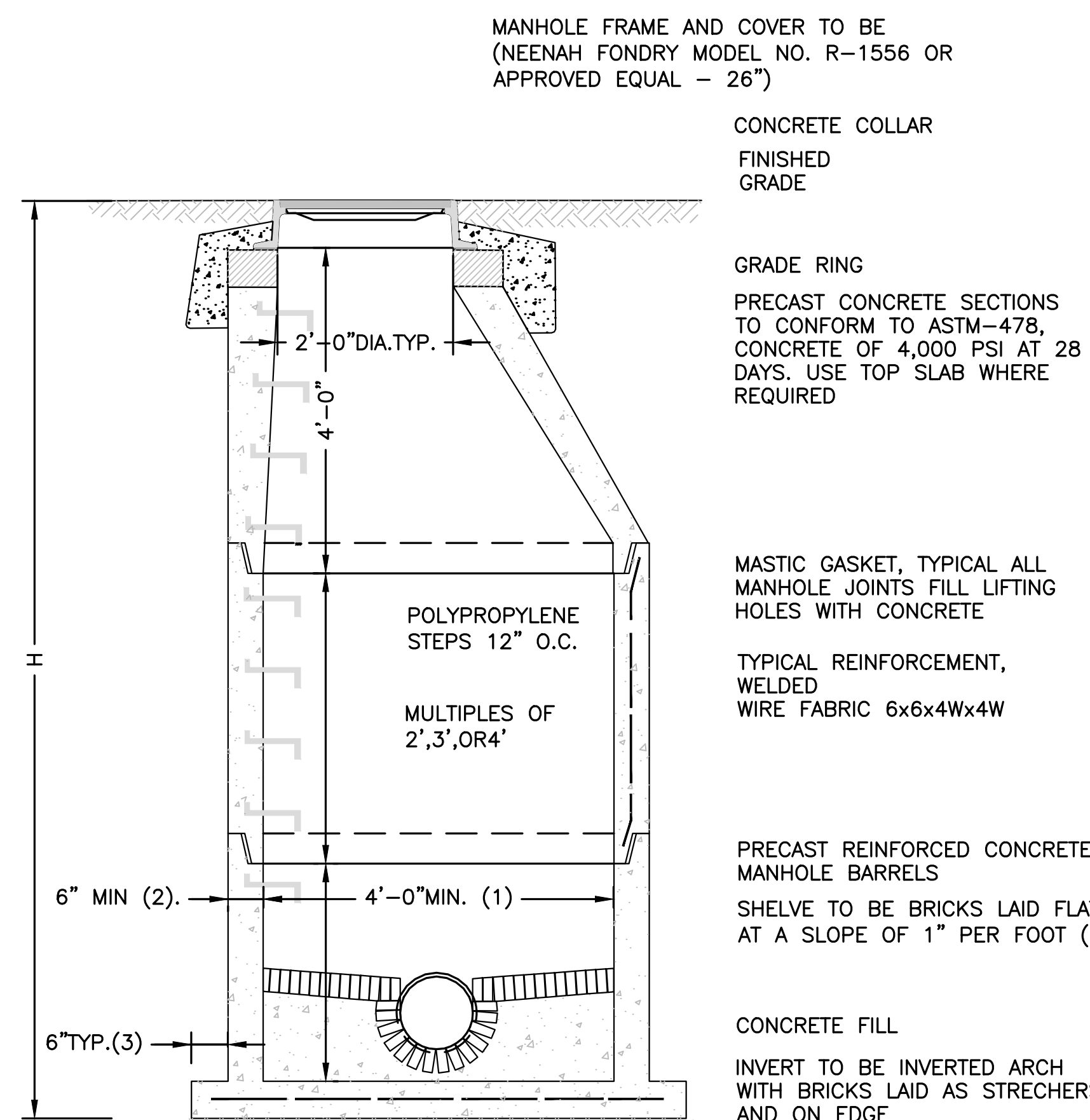
PIPE DIA	LENGTH		SLOPE (X TO Y)	T	A	B	F	G	WEIGHT/SECTION (LBS)
	OUTLET	INLET							
12"	6'-0"	6'-0"	2.4 TO 1	2"	4"	24"	24"	2"	530
15"	6'-0"	6'-0"	2.4 TO 1	2 1/2"	6"	27"	30"	2 1/2"	740
18"	6'-0"	6'-0"	2.3 TO 1	2 1/2"	9"	27"	36"	2 1/2"	990
21"	6'-0"	6'-0"	2.4 TO 1	2 3/4"	9"	36"	42"	2 3/4"	1280
24"	6'-0"	6'-0"	2.5 TO 1	3"	9 1/2"	43 1/2"	48"	3"	1520

FLARED END OUTLET
NOT TO SCALE



NOTES:
1. ADEQUATE FOR H=20 MINIMUM LOADING.

CATCH BASIN
NOT TO SCALE

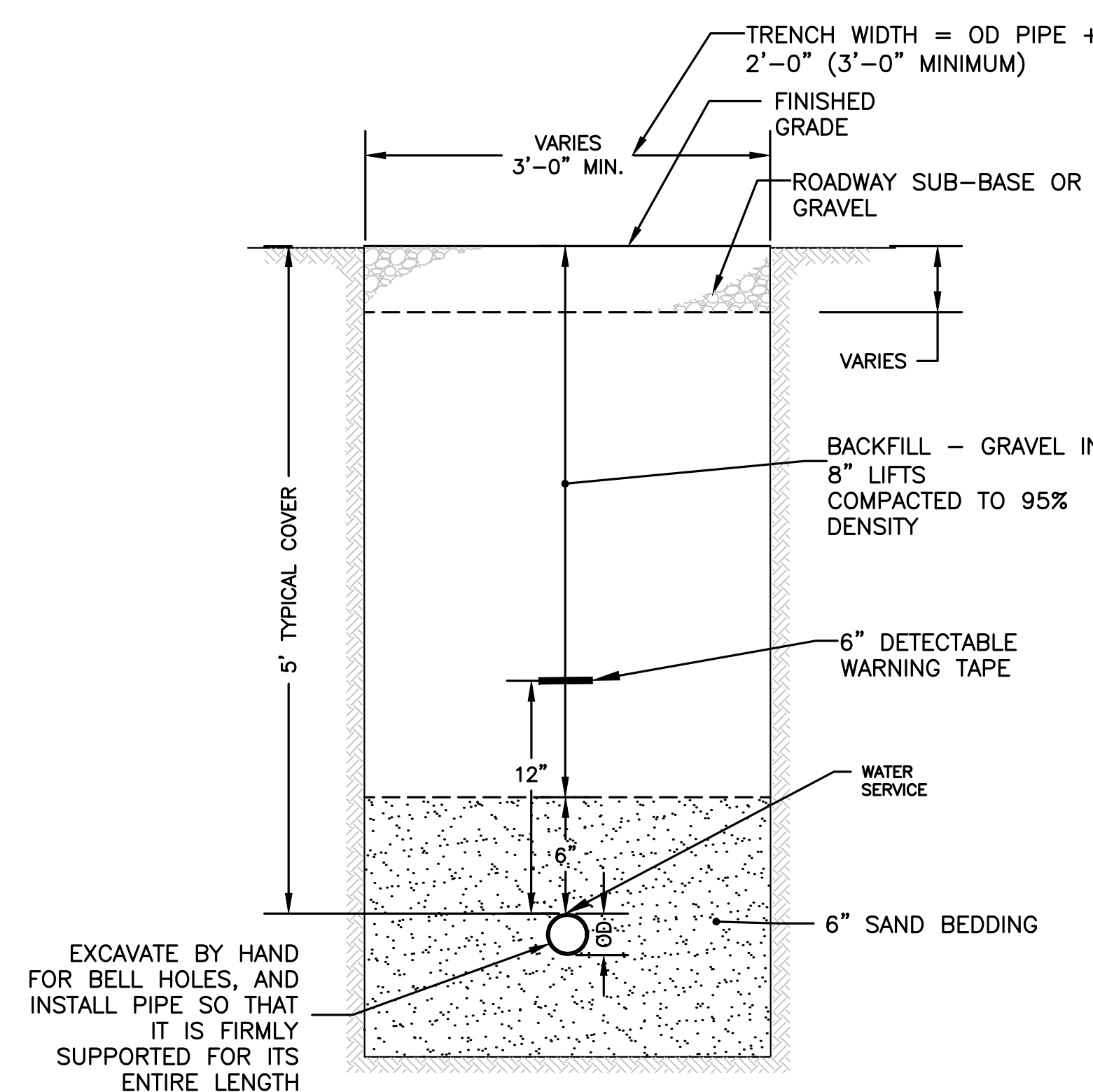


H= 10' OR LESS -#4 AT 18 EW MIDDEPTH
H= 10' TO 20' -#4 AT 12 EW MIDDEPTH
H= 20' TO 30' -#5 AT 12 EW MIDDEPTH
IN ADDITION TO WELDED WIRE FABRIC

NOTES:

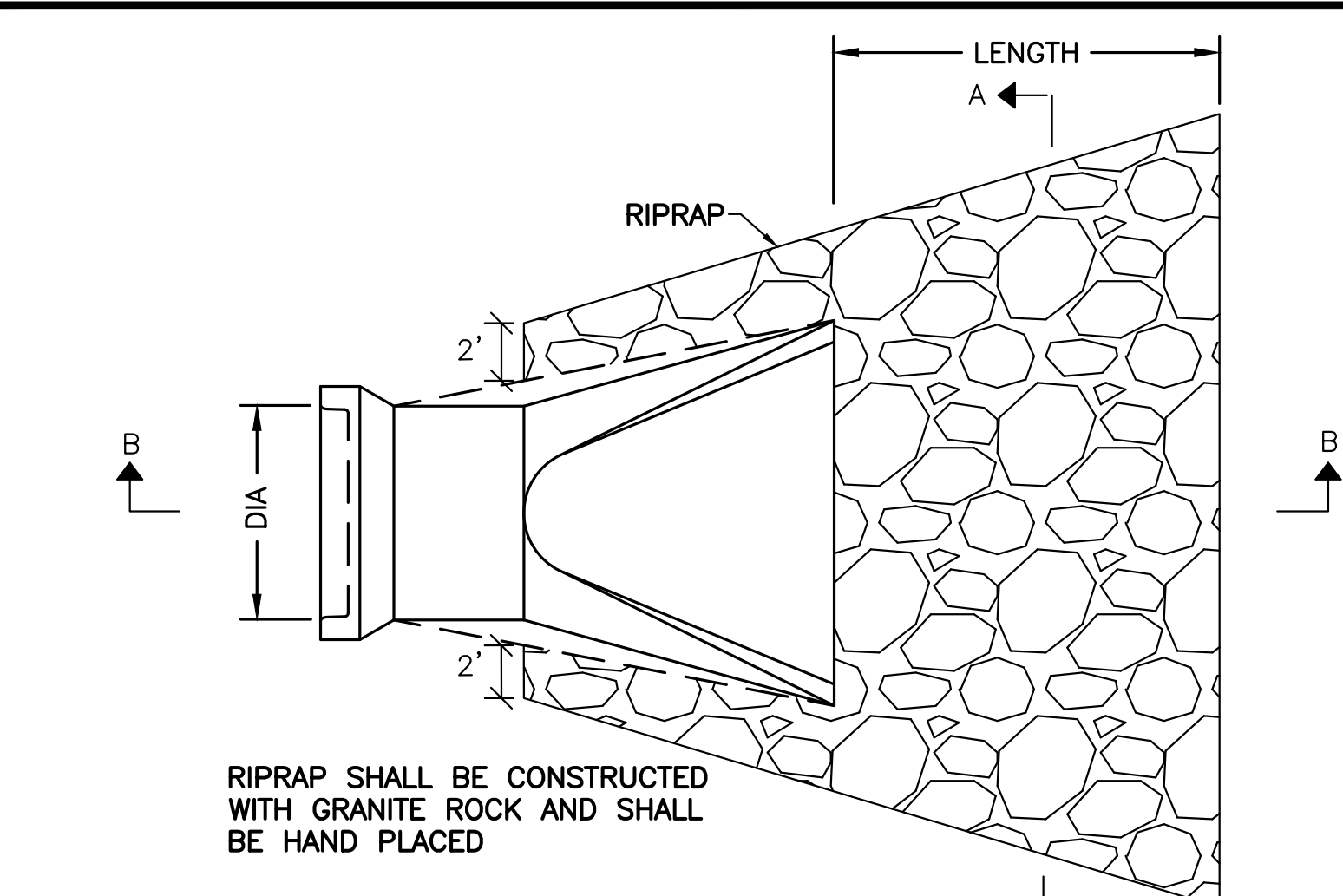
- 5'-0" DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 20 FEET OR WHEN ORDERED BY THE ENGINEER.
- 6 INCH MIN. WALL THICKNESS AND 7 INCH MIN. BASE THICKNESS WITH 5'-0" DIAMETER MANHOLES.
- 6 INCH LIP OPTIONAL UNLESS OTHERWISE NOTED. CONCRETE INVERT AND SHELF MAY BE SUBSTITUTED IN STORM DRAIN MANHOLES AS DIRECTED BY THE ENGINEER.

PRECAST CONCRETE MANHOLE
NOT TO SCALE



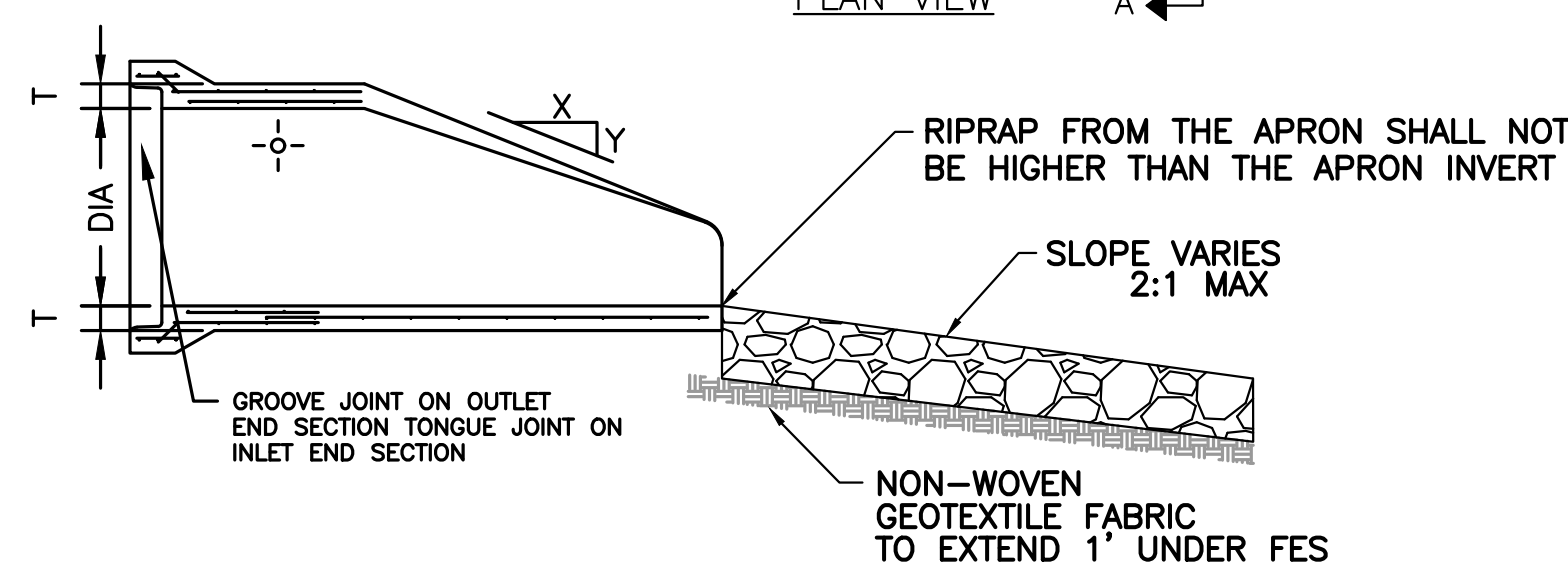
EXCAVATE BY HAND FOR BELL HOLES, AND INSTALL PIPE SO THAT IT IS FIRMLY SUPPORTED FOR ITS ENTIRE LENGTH

TRENCH DETAIL - WATER SERVICE
NOT TO SCALE



RIPRAP SHALL BE CONSTRUCTED WITH GRANITE ROCK AND SHALL BE HAND PLACED

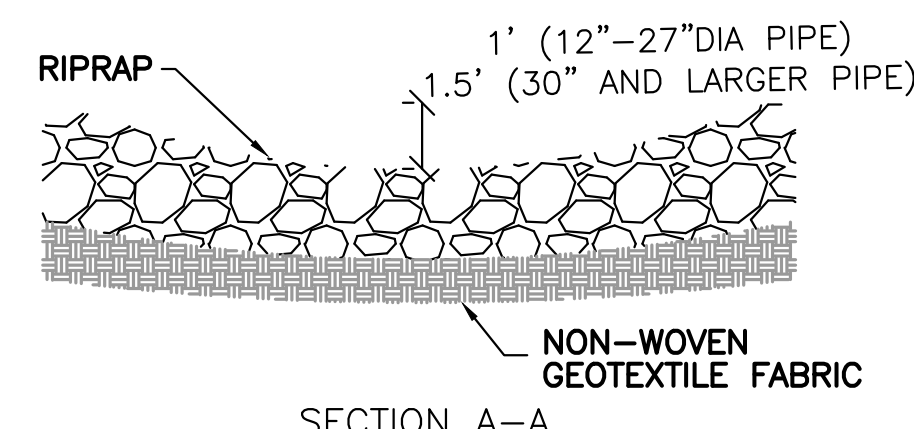
PLAN VIEW



SECTION B-B

NOTE: ONE CUBIC YARD IS APPROXIMATELY 1.4 TONS.

PIPE DIA (IN.)	LENGTH (FT.)	QUANTITY (C.Y.)	CLASS
12"	8'	5	III
15"	8'	5	III
18"	10'	6	III
24"	12'	8	III
30"	14'	12	III
36"	16'	14	III
42"	18'	22	IV
48"	20'	26	IV
>48"	22'-28'	30-40	IV

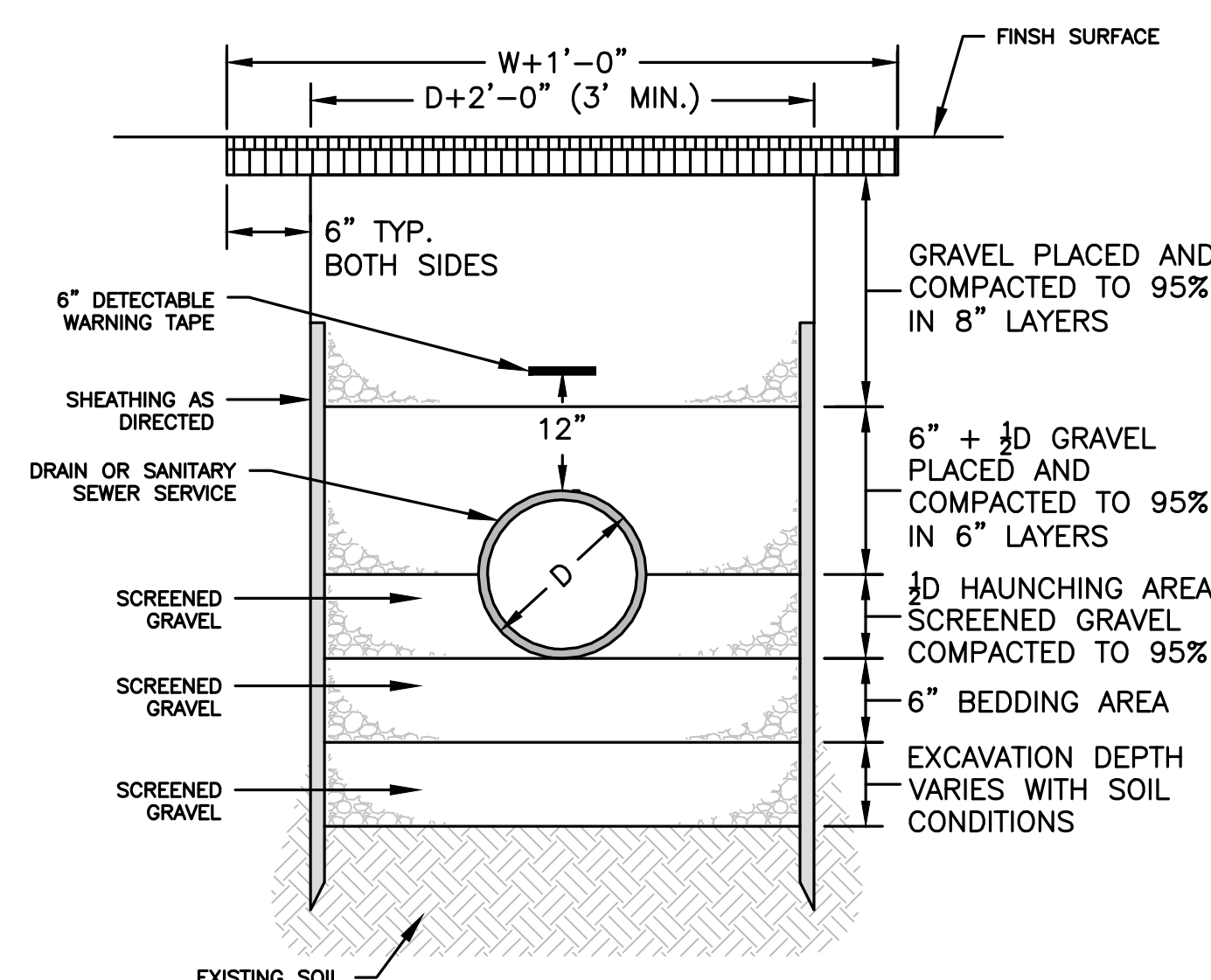


SECTION A-A

OWNERSHIP
270 BILLERICA, LLC OR
FUTURE OWNER

RIPRAP FOR FLARED END SECTION
NOT TO SCALE

FOR SYSTEM MAINTENANCE REQUIREMENTS REFER TO SUPPLEMENTAL DATA REPORT O&M. PROPERTY OWNERSHIP IS RESPONSIBLE FOR ENSURING PROPER O&M OF SYSTEM.



TRENCH DETAIL - DRAINAGE OR SANITARY SEWER SERVICE
NOT TO SCALE



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LEVEL II
SITE PLAN

DETAIL
SHEET 5

DATE:	MARCH 11, 2024
PROJECT NUMBER:	22175
DESIGNED BY:	KF
DRAWN BY:	KF/MR/NC
CHECKED BY:	KE

C.15

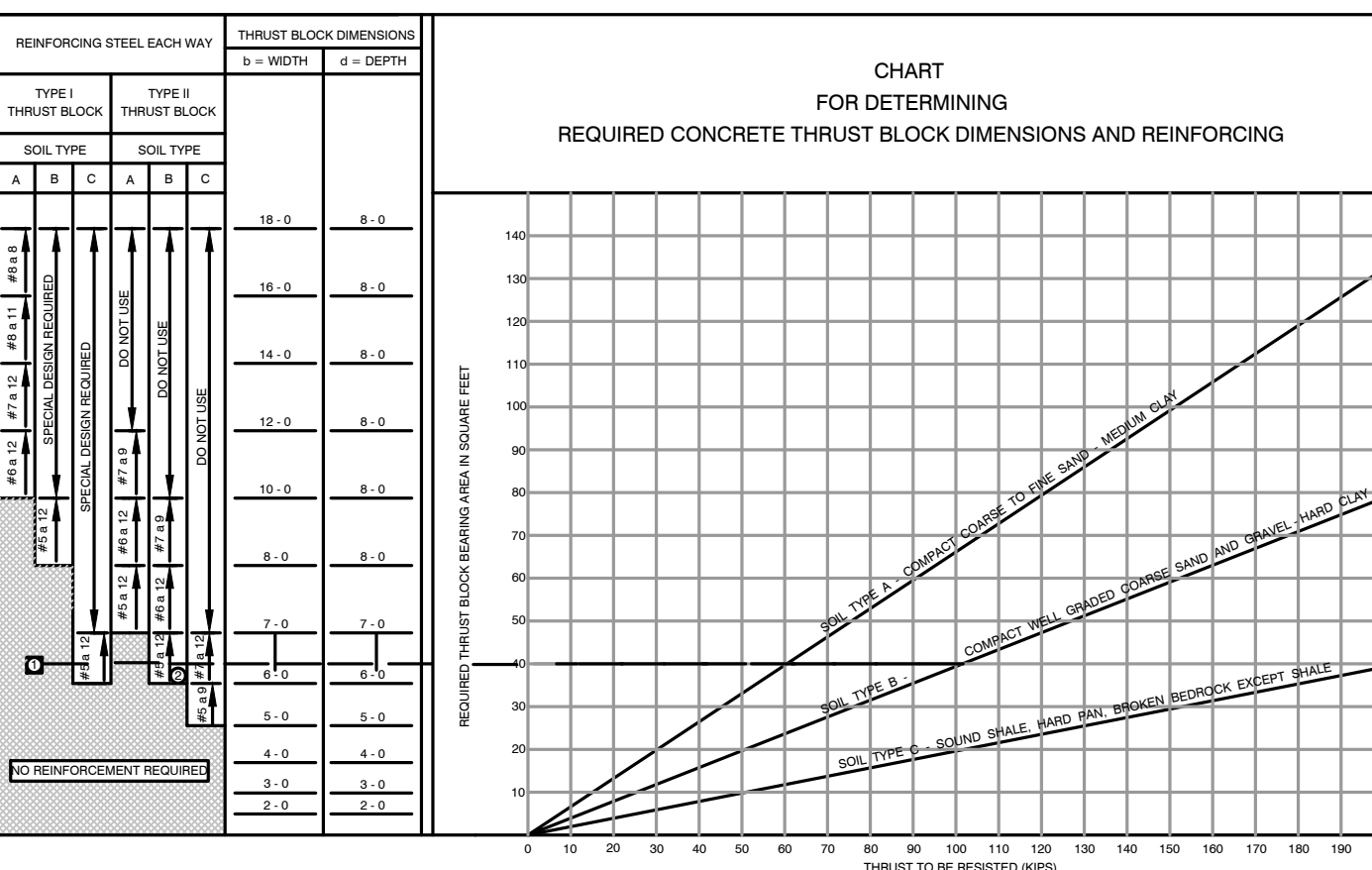
SHEET 15 OF 21

TABLE II - "a" DIMENSION - FEET

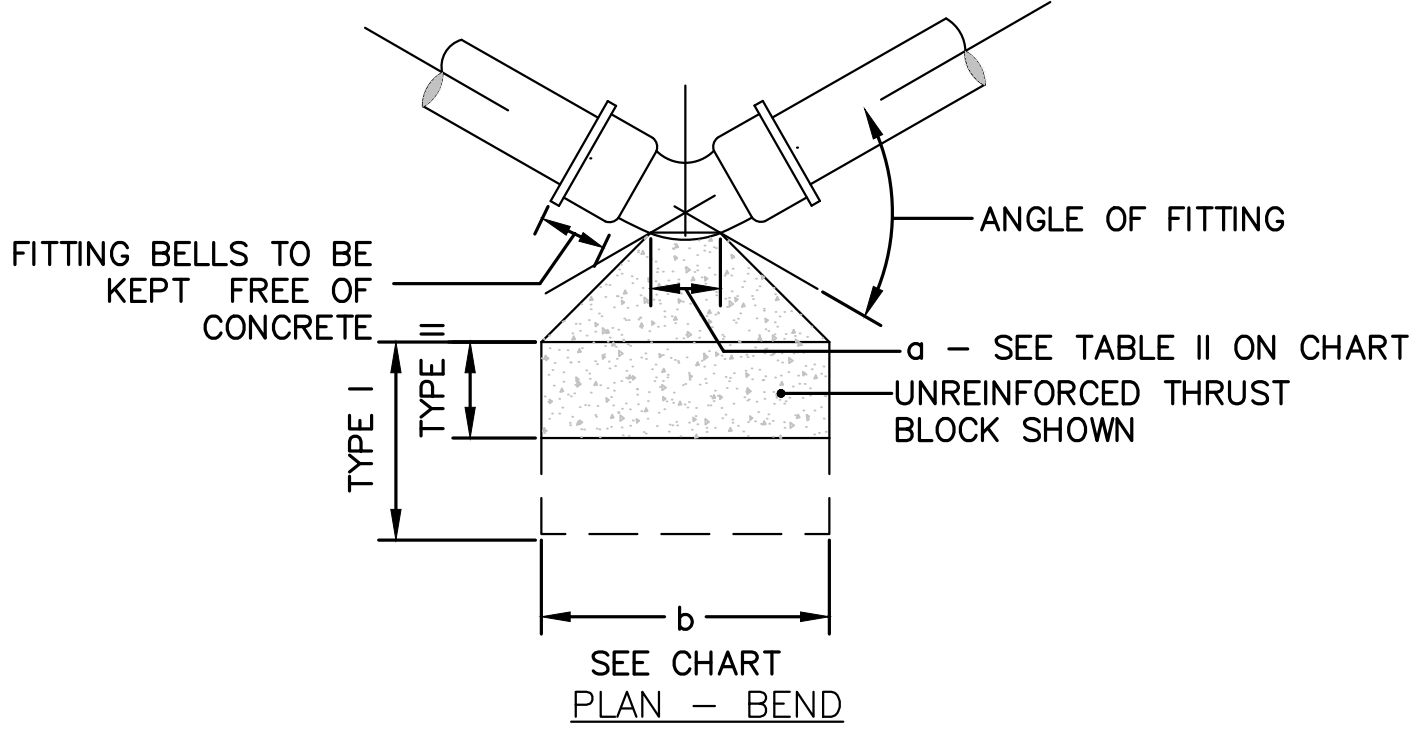
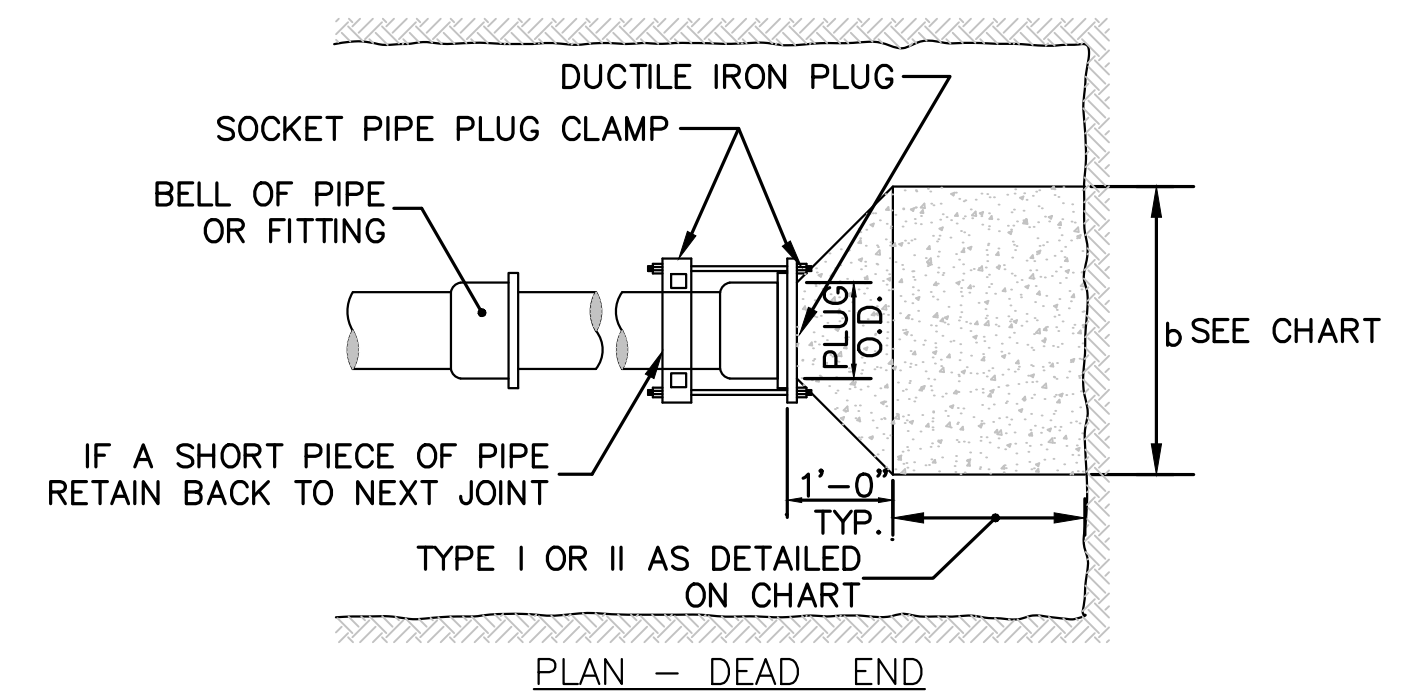
PIPE DIAMETER - INCHES	NO FITTING	OTHERS
4.5 - 10.5	1.4	1.4
10.5 - 15	1.6	1.6
15 - 20	1.8	1.8
20 - 24	2.0	2.0

TABLE I - THRUST - KIPS (WATER PRESSURE = 200 P.S.I.)

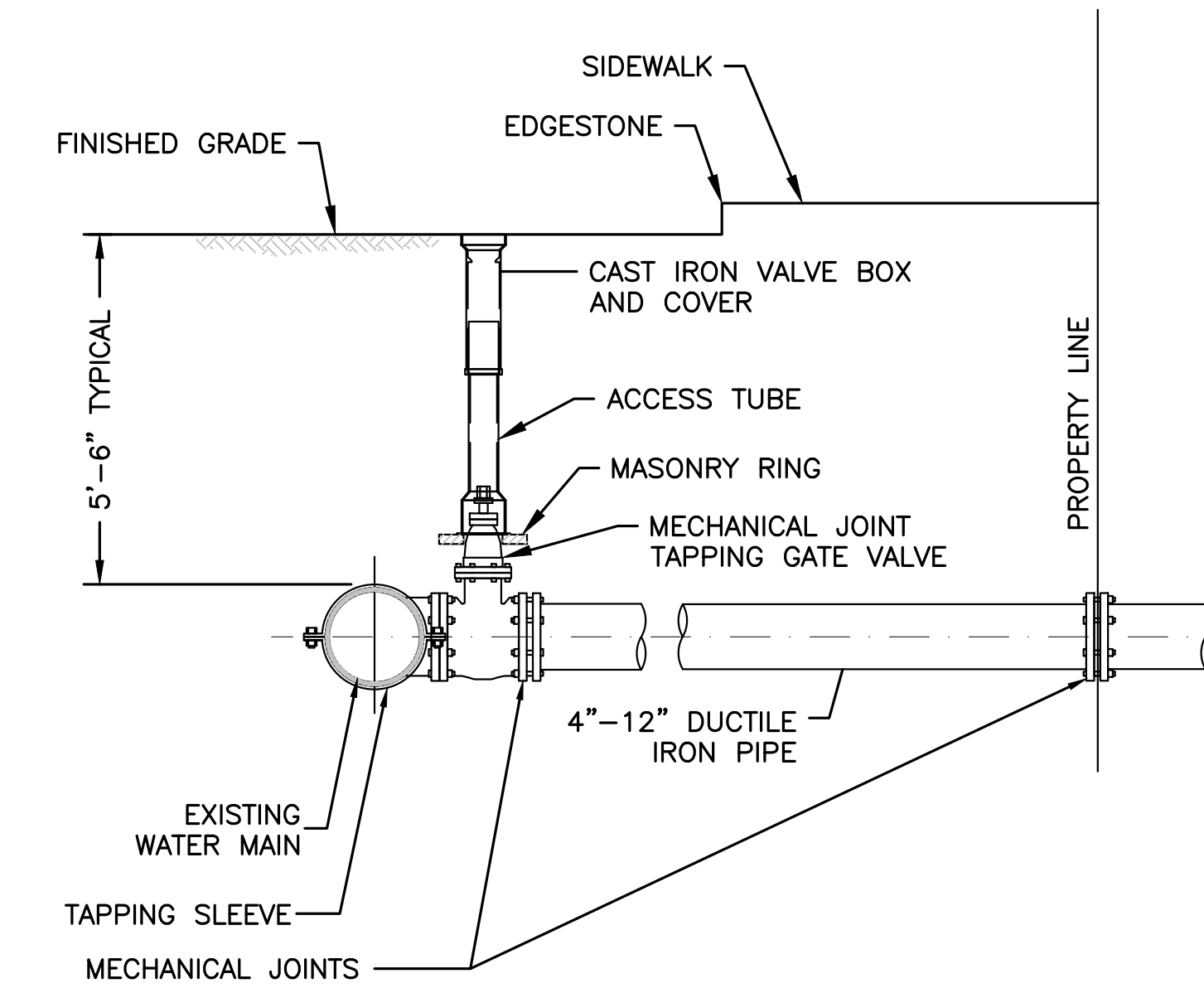
PIPE DIAMETER - INCHES	4	6	8	10	12	14	16	18	20	24	30	36	42
4	5.9	10	15.0	20.6	26.6	32.9	39.4	46.1	52.9	59.8	66.8	73.9	81.1
6	7.9	14.2	21.3	28.8	36.8	45.1	53.6	62.2	70.9	79.6	88.4	97.2	106.1
8	11.1	19.8	29.7	39.8	50.1	60.6	71.3	82.1	93.0	104.0	115.0	126.1	137.2
10	14.5	26.4	39.4	52.5	65.7	79.1	92.6	106.2	120.0	133.8	147.7	161.6	175.5
12	18.1	33.6	50.5	67.5	84.6	101.8	119.1	136.4	153.8	171.2	188.6	206.0	223.4
14	21.9	41.1	60.0	79.0	98.0	117.0	136.0	155.0	174.0	193.0	212.0	231.0	250.0
16	25.9	49.6	70.5	91.5	113.0	134.5	156.0	177.5	199.0	220.5	242.0	263.5	285.0
18	30.1	59.1	82.5	105.0	128.0	151.0	174.0	197.0	220.0	243.0	266.0	289.0	312.0
20	34.5	69.6	96.0	120.0	145.0	170.0	195.0	220.0	245.0	270.0	295.0	320.0	345.0
24	45.1	91.1	126.0	153.0	181.0	209.0	237.0	265.0	293.0	321.0	349.0	377.0	405.0
30	66.8	134.0	180.0	219.0	259.0	300.0	341.0	382.0	423.0	464.0	505.0	546.0	587.0
36	88.4	177.0	237.0	288.0	340.0	392.0	444.0	496.0	548.0	600.0	652.0	704.0	756.0
42	110.1	220.0	291.0	354.0	418.0	482.0	546.0	610.0	674.0	738.0	802.0	866.0	930.0



THRUST BLOCK DIMENSIONS
NOT TO SCALE

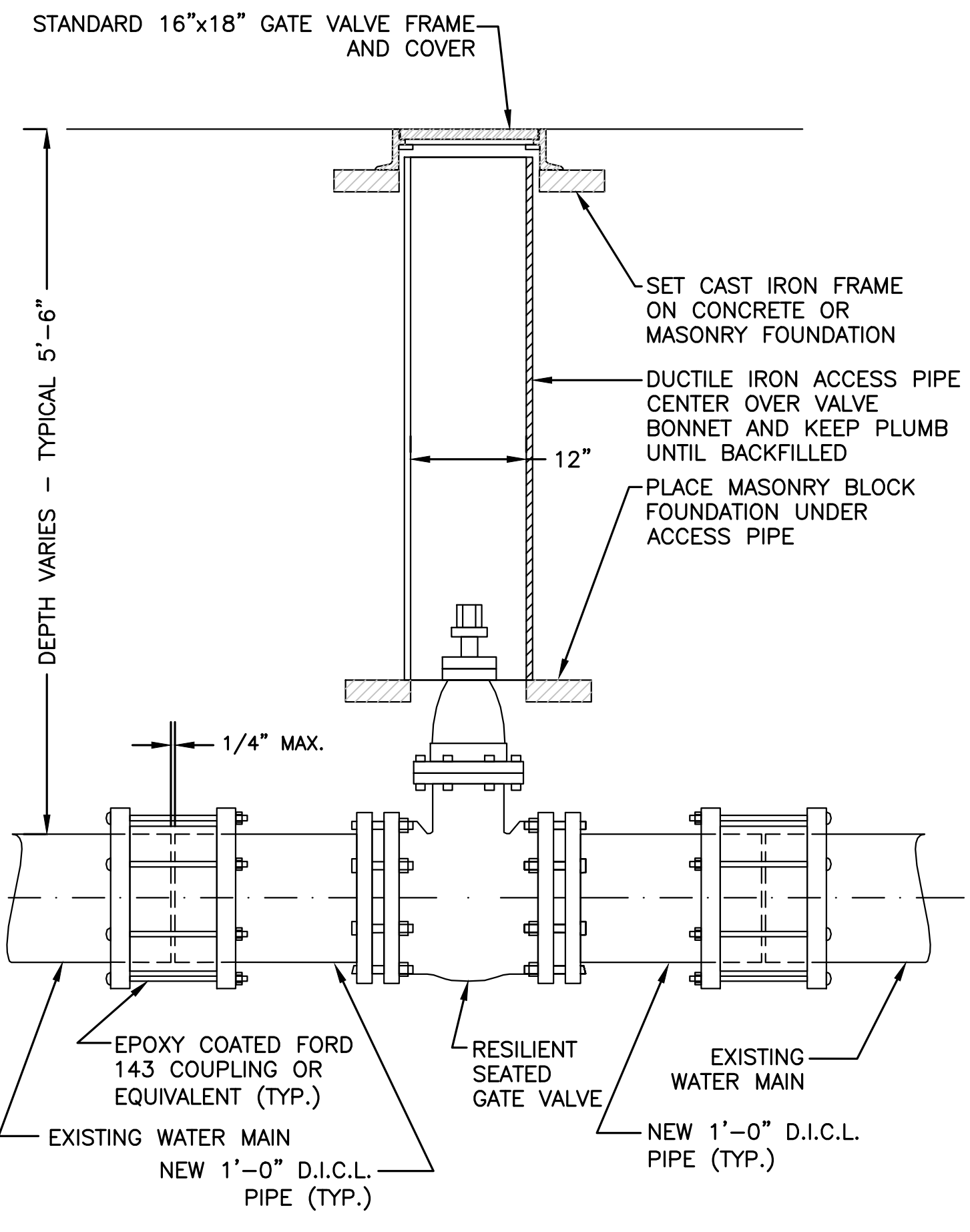


THRUST BLOCK
NOT TO SCALE



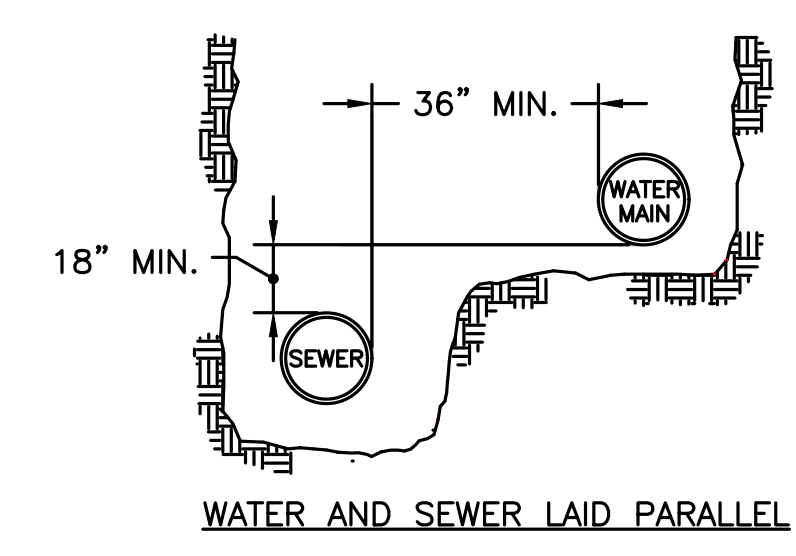
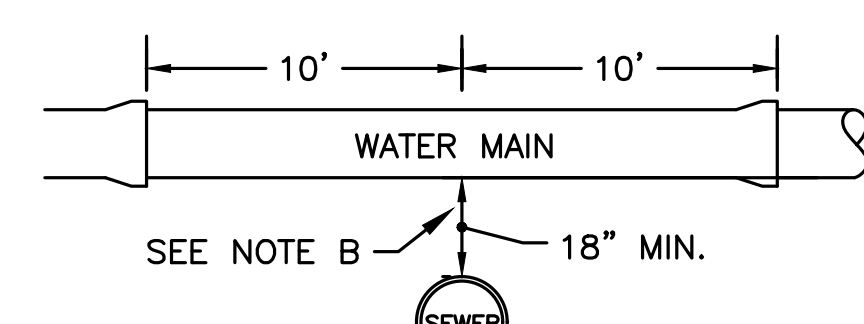
- NOTES:
- CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
 - USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
 - SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.

TAPPING SLEEVE & VALVE
NOT TO SCALE



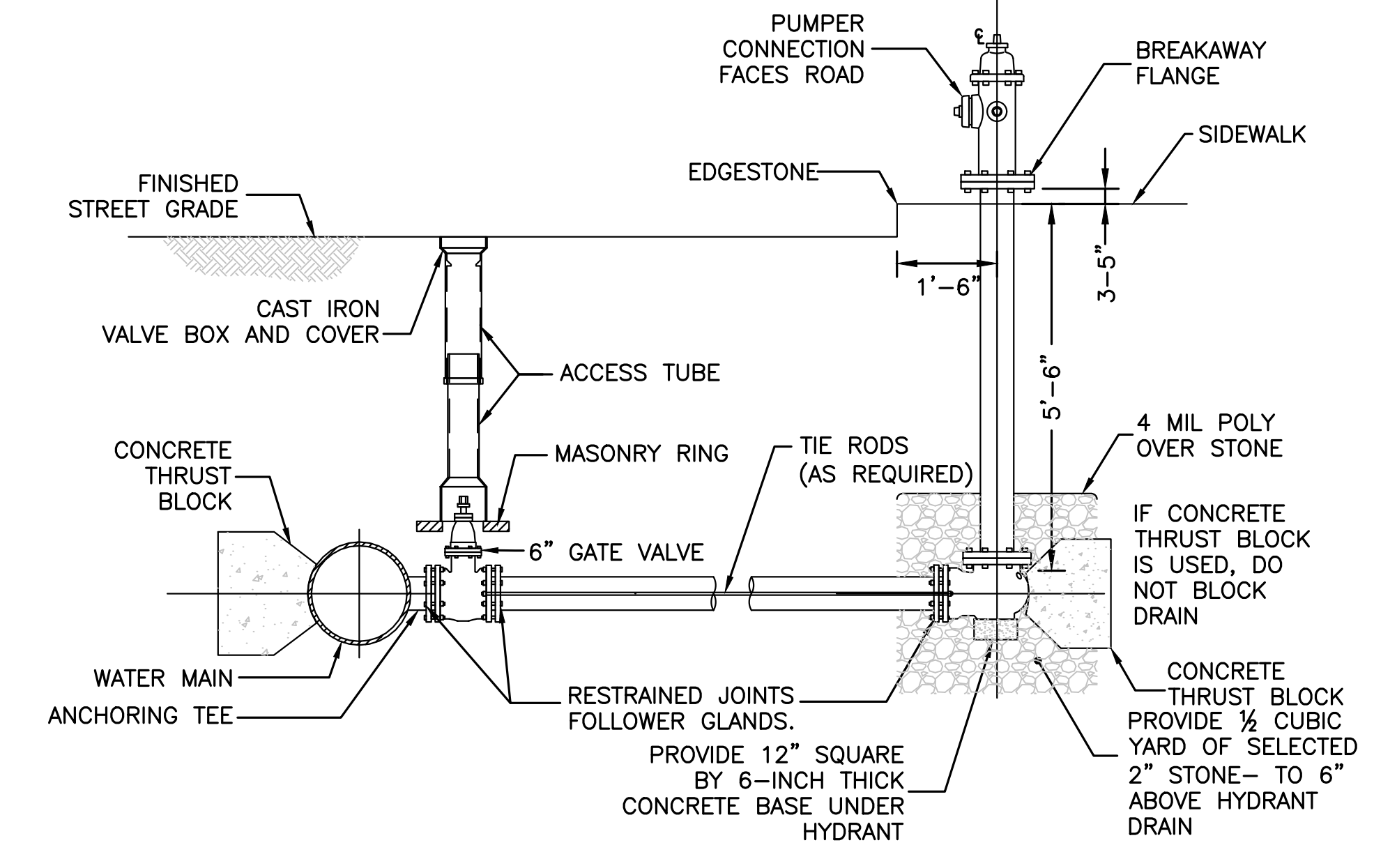
- NOTE:
- ALL EXCAVATION AND BACKFILLING AND PAVING SHALL BE IN ACCORDANCE WITH THE CITY OF BOSTON REQUIREMENTS.

TYPICAL GATE VALVE INSTALLATION
NOT TO SCALE



SEWER/WATER SEPARATION & CROSSING DETAIL
NOT TO SCALE

- NOTES:
- THE SEPARATION OF WATER MAINS AND SEWERS SHALL COMPLY WITH THE FOLLOWING GENERAL REQUIREMENTS.
- PARALLEL INSTALLATION:
 - NORMAL CONDITIONS: THE INSIDE EDGE OF A WATER MAIN SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM THE INSIDE EDGE OF ANY SANITARY SEWER, STORM SEWER OR SEWER MANHOLE.
 - WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, ONE OF TWO METHODS MAY BE EMPLOYED. IN BOTH CASES THE INVERT OF THE WATER LINE MUST BE AT LEAST 18" ABOVE THE CROWN OF THE SEWER LINE.
 - LAY WATER AND SEWER IN SEPARATE TRENCHES WITH THE WATER MAIN AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH WITH A MINIMUM HORIZONTAL SEPARATION FROM INSIDE PIPE TO INSIDE PIPE OF 36"
- CROSSINGS:
 - WHEN SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER LAID SUCH THAT THE INVERT OF THE WATER LINE IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER LINE.
 - WHEN THE SEWER ELEVATION CANNOT BE VARIED TO MEET THE REQUIREMENT, THE WATER LINE MUST BE RELOCATED OR RECONSTRUCTED WITH MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10 FT ON EACH SIDE OF THE SEWER.
 - WHEN IT IS IMPOSSIBLE TO OBTAIN EITHER OR BOTH OF THE ABOVE REQUIREMENTS, BOTH THE WATER AND SEWER LINES SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE OR OTHER EQUIVALENT MATERIAL. BOTH PIPES SHALL BE PRESSURE TESTED BY AN APPROVED METHOD TO ASSURE WATER TIGHTNESS OR BOTH PIPES SHALL BE ENCASED IN CONCRETE.



- NOTES:
- HYDRANT TO BE EITHER AFC AMERICAN DARLING B-62-B OR THE KENNEDY GUARDIAN K-81D HYDRANT.
 - HYDRANTS SHALL BE OPEN LEFT
 - THE DIRECTION OF THE NOZZLES CAN BE CHANGED 360 DEGREES BY ROTATING THE HYDRANT WITHOUT DIGGING UP THE HYDRANT
 - HYDRANT SHALL HAVE TWO (2) 2.5" HOSE NOZZLES AND ONE (1) 4.5" PUMPER NOZZLE.

TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE
NOT TO SCALE



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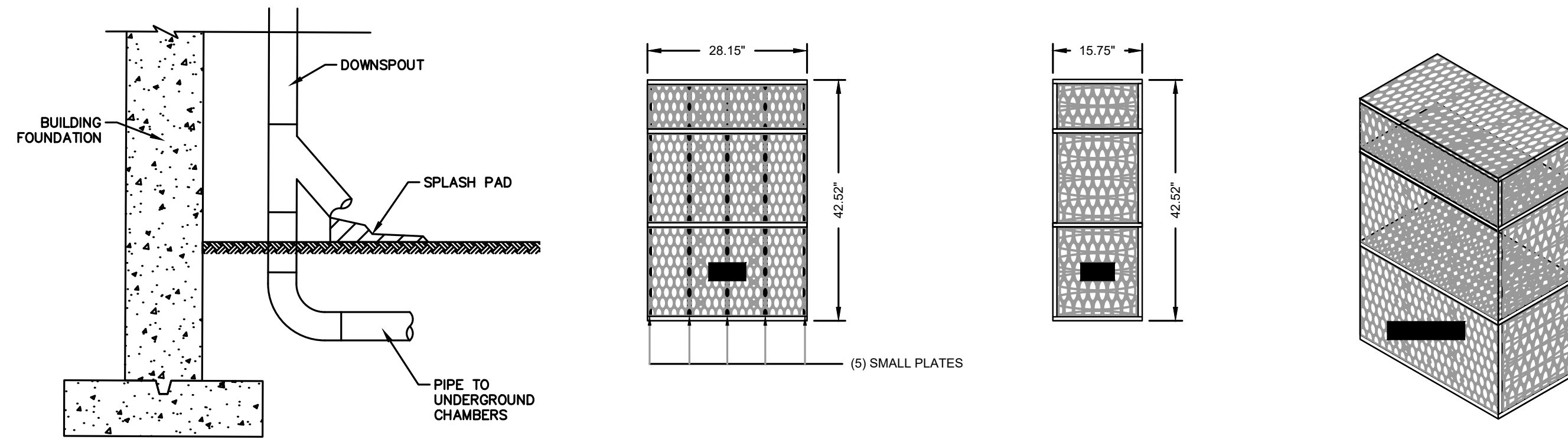
LEVEL II
 SITE PLAN

DETAIL
 SHEET 6

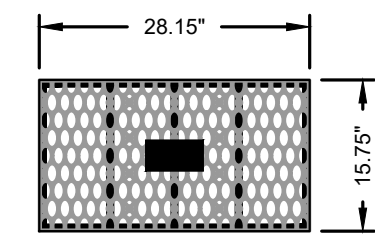
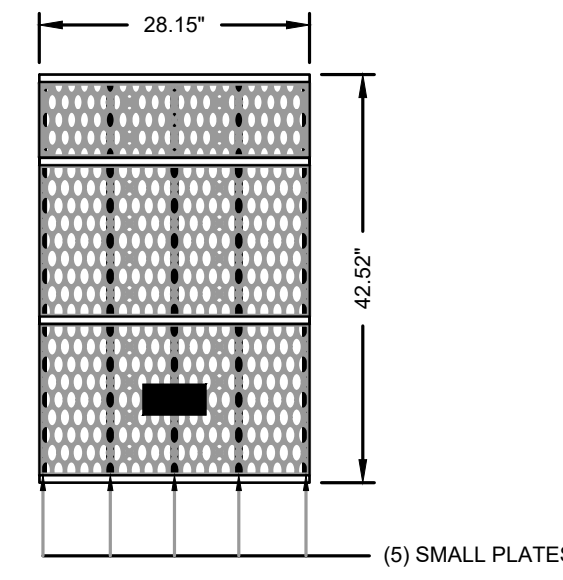
DATE: MARCH 11, 2024
 PROJECT NUMBER: 22175
 DESIGNED BY: KF
 DRAWN BY: KF/MR/NC
 CHECKED BY: KE

C.16

SHEET 16 OF 21



ROOF LEADER CONNECTION DETAIL
 NOT TO SCALE



MODULE DATA

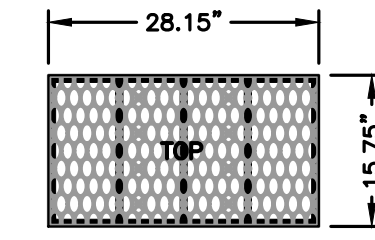
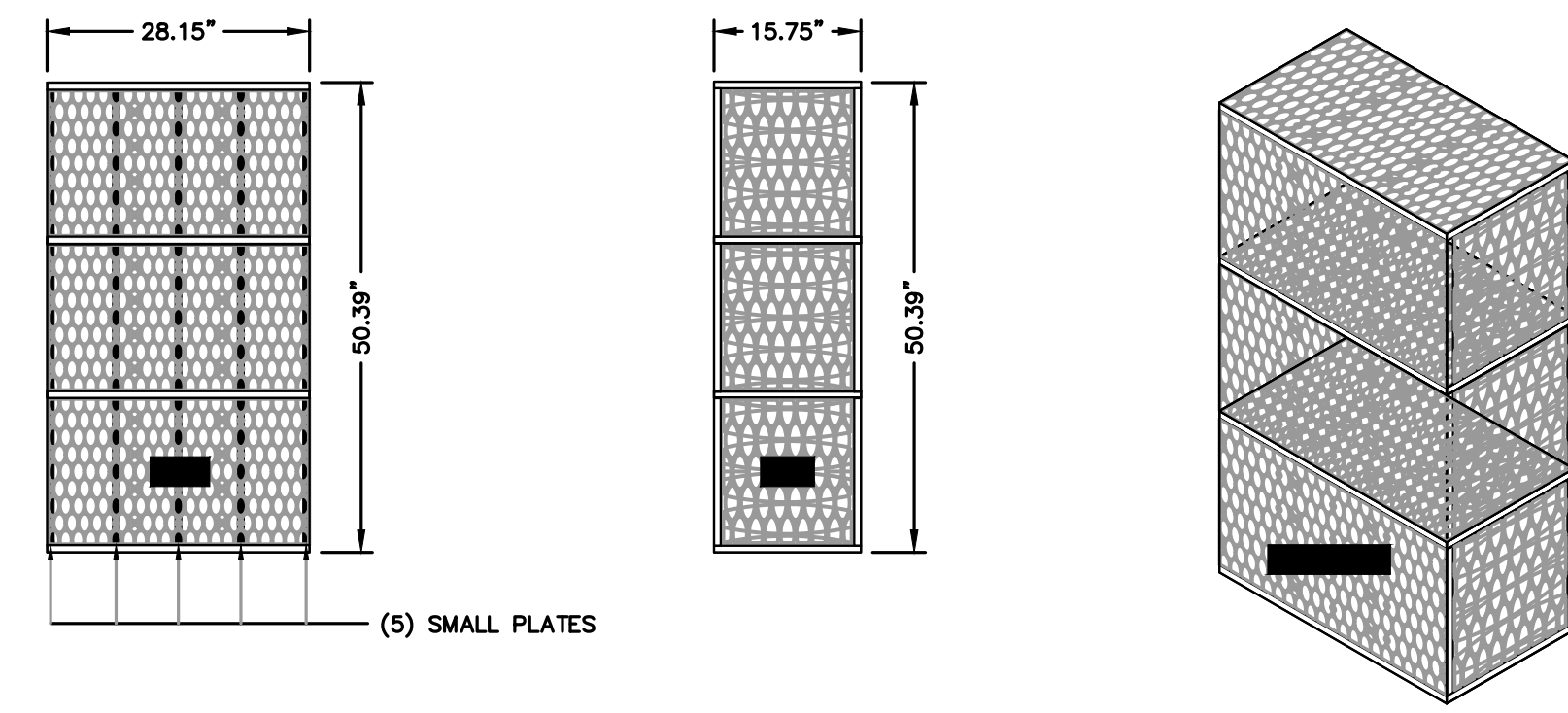
GEOMETRY: LENGTH = 28.15 IN. (715 MM)
 WIDTH = 15.75 IN. (400 MM)
 HEIGHT = 42.52 IN. (1080 MM)
 TANK VOLUME = 10.91 CF
 STORAGE VOLUME = 10.36 CF
 VOID INTERNAL VOLUME = 95%
 VOID SURFACE AREA = 90%

LOAD RATING: 33.4 PSI, (MODULE ONLY)
 HS20/HS25 - SEE SPECS FOR COVER REQUIREMENTS

MATERIAL: 100% RECYCLED POLYPROPYLENE

SMALL PLATES REQUIRED: 5/SEGMENT, 15/MODULE

R-TANK^{HD} DOUBLE+MINI MODULE
 NOT TO SCALE



MODULE DATA

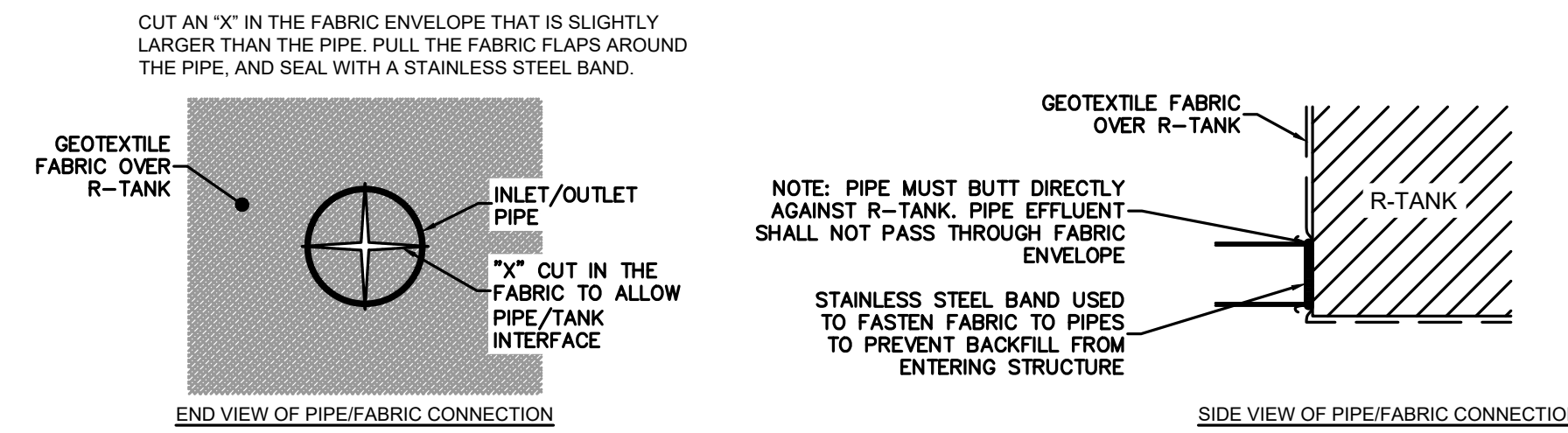
GEOMETRY: LENGTH = 28.15 IN. (715 MM)
 WIDTH = 15.75 IN. (400 MM)
 HEIGHT = 50.39 IN. (1280 MM)
 TANK VOLUME = 12.93 CF
 STORAGE VOLUME = 12.28 CF
 VOID INTERNAL VOLUME = 95%
 VOID SURFACE AREA = 90%

LOAD RATING: 33.4 PSI, (MODULE ONLY)
 HS20/HS25 - SEE SPECS FOR COVER REQUIREMENTS

MATERIAL: 100% RECYCLED POLYPROPYLENE

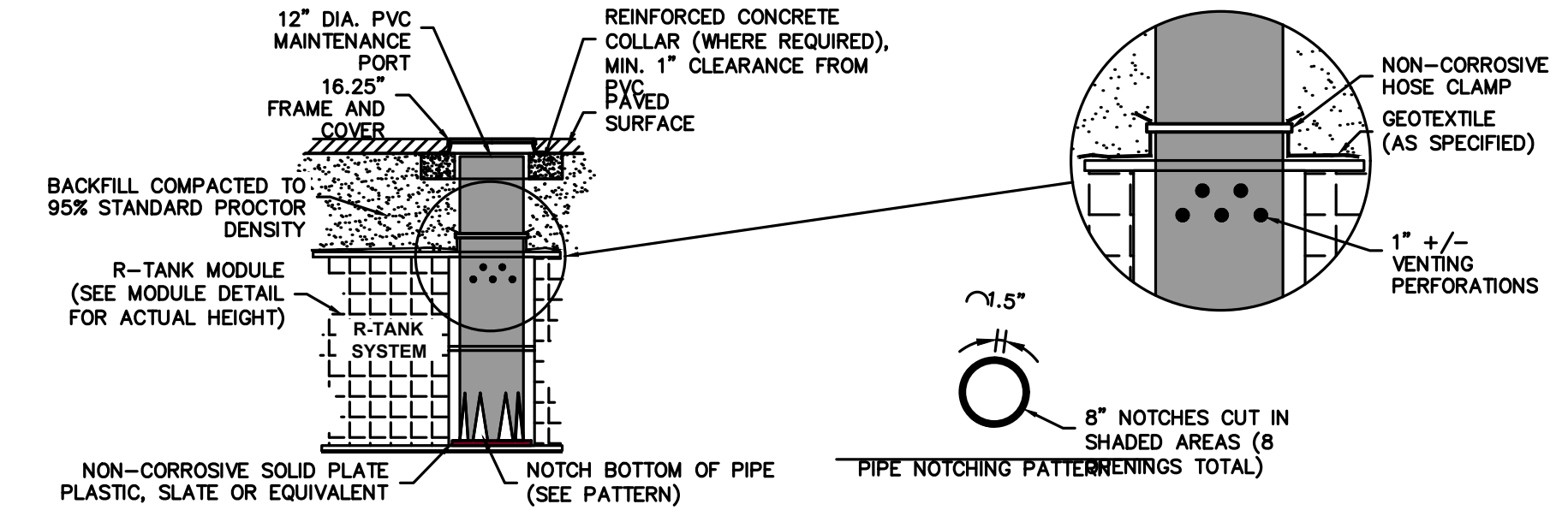
SMALL PLATES REQUIRED: 5/SEGMENT, 15/MODULE

R-TANK^{HD} TRIPLE MODULE
 NOT TO SCALE

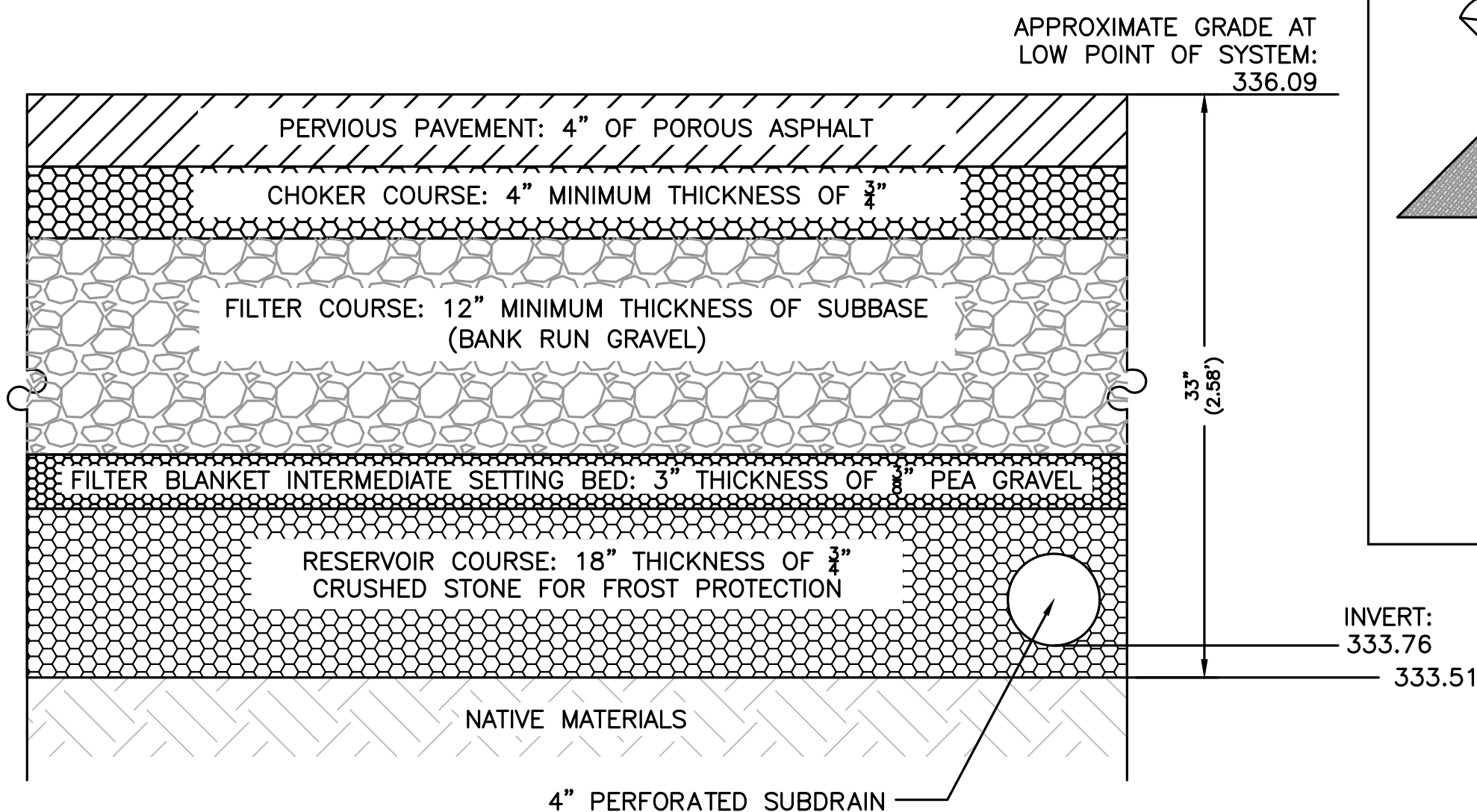


R-TANK TYPICAL INLET/OUTLET W/ GEOTEXTILE BOOT
 NOT TO SCALE

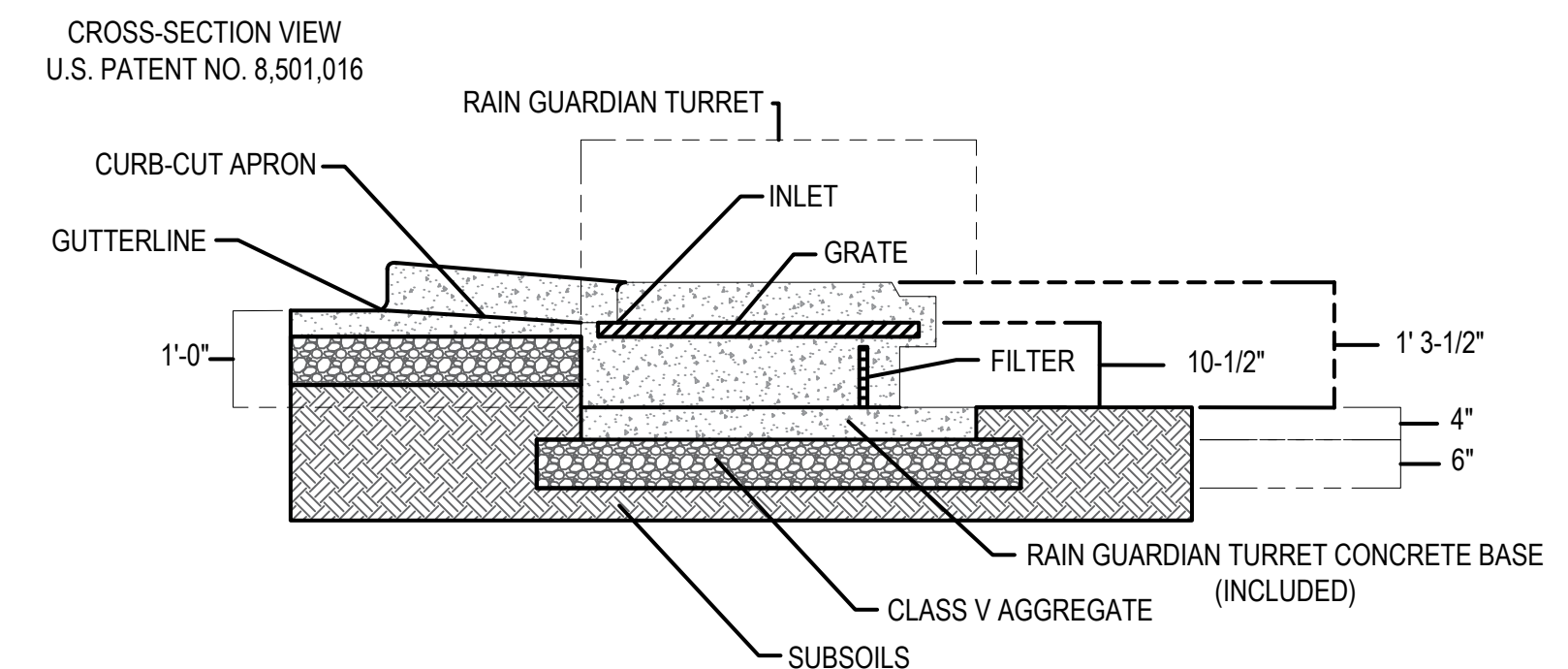
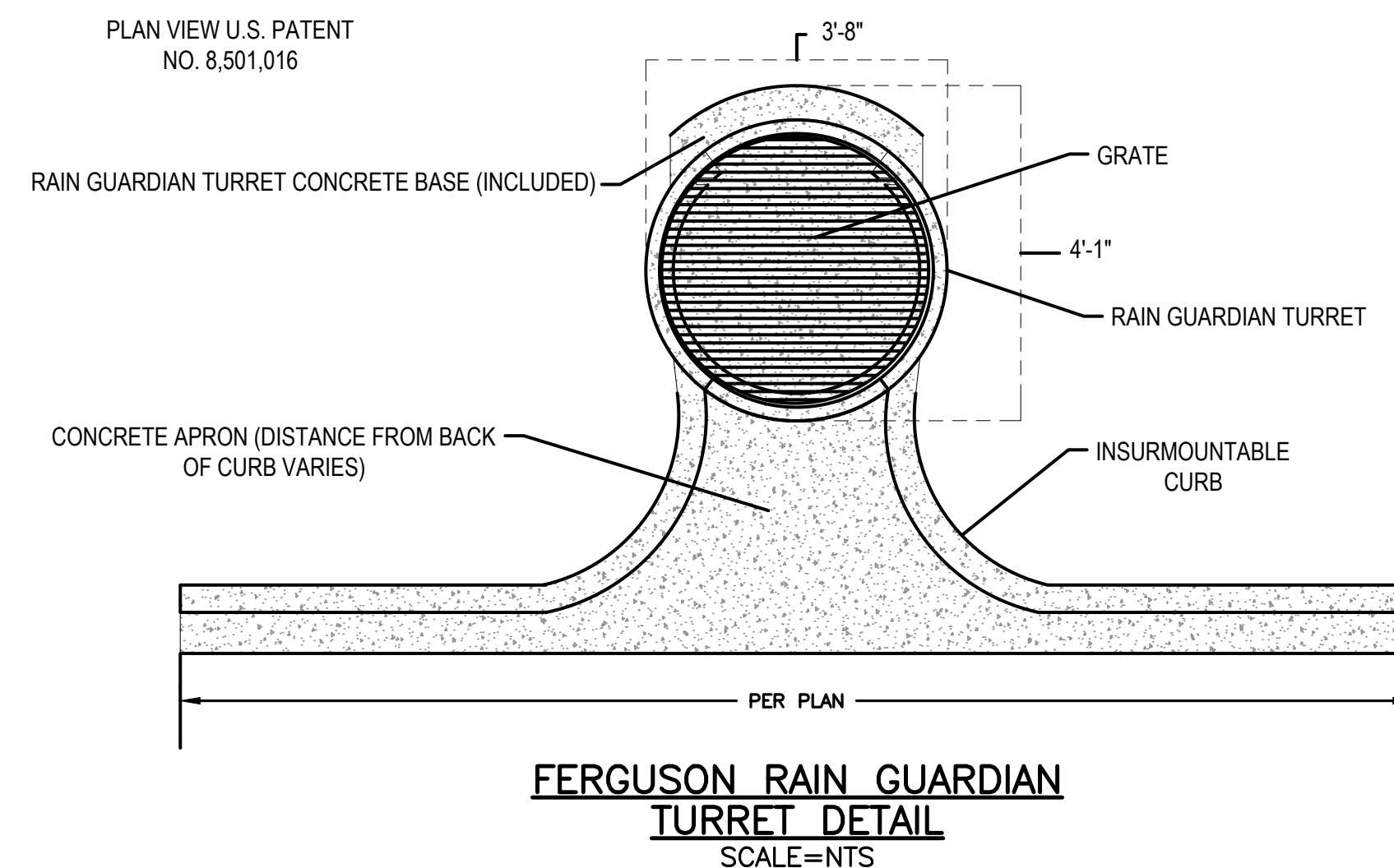
- NOTES**
- THIS PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT.
 - MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER, FLUSH AS NEEDED.
 - R-TANK^{HD}, R-TANK^{SD} AND R-TANK^{XD/LD} MAY BE USED IN TRAFFIC APPLICATIONS.
 - SEE TRAFFIC LOADING DETAIL FOR MINIMUM & MAXIMUM COVER REQUIREMENTS.
 - IF MAINTENANCE PORT IS LOCATED IN A NON-TRAFFIC AREA, A PLASTIC CAP CAN BE USED IN LIEU OF A FRAME AND COVER WITH CONCRETE COLLAR.



R-TANK^{HD/SD/XD/LD} 12" MAINTENANCE PORT
 NOT TO SCALE



PERMEABLE PAVEMENT SECTION DETAIL
 NOT TO SCALE



FERGUSON WATERWORKS

FOR ADDITIONAL INFORMATION PLEASE CONTACT:
 FERGUSON WATERWORKS, 1-800-448-3036, www.ferguson.com



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REVISIONS:

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LEVEL II
 SITE PLAN

DETAIL
 SHEET 7

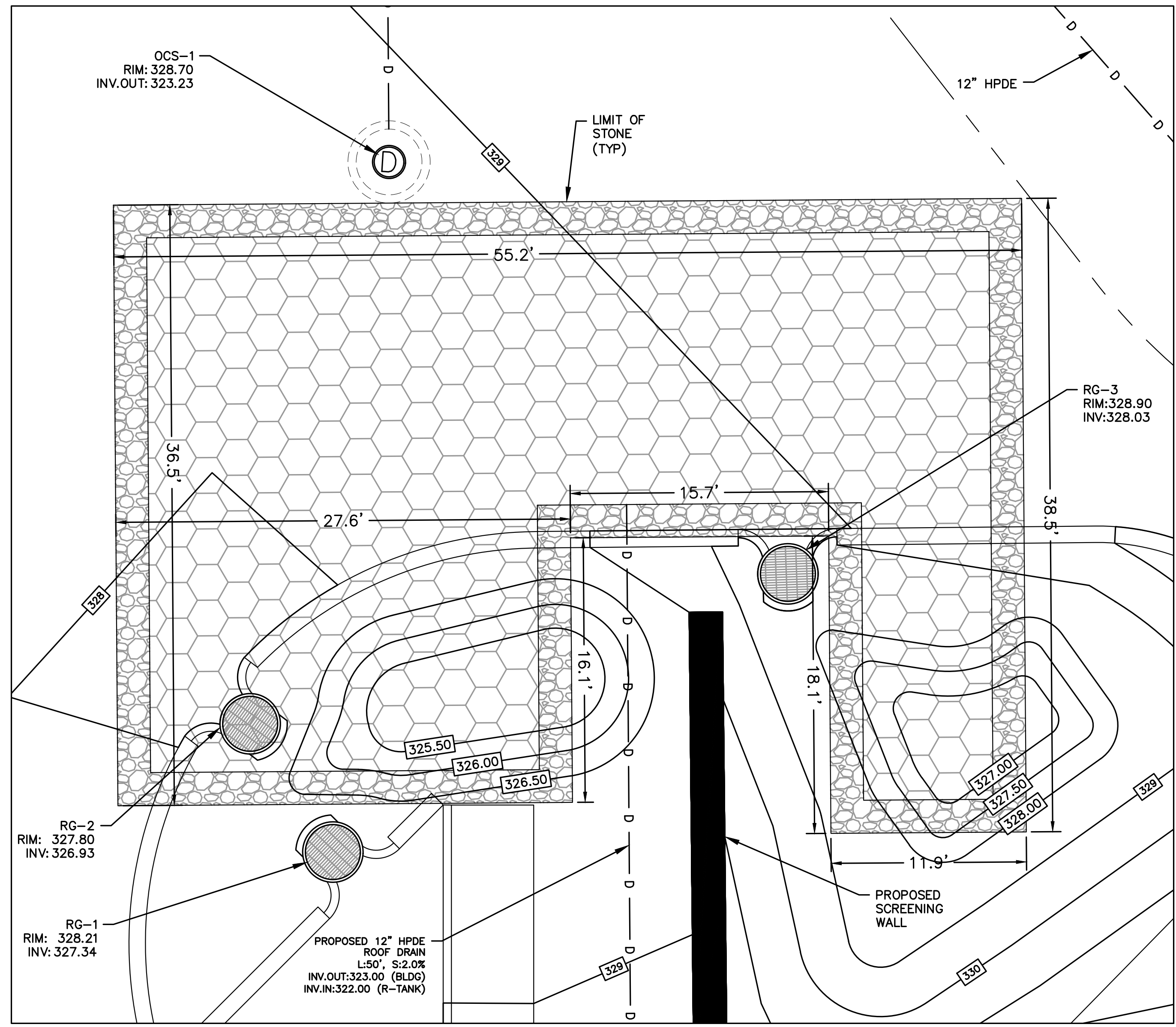
DATE:	MARCH 11, 2024
PROJECT NUMBER:	22175
DESIGNED BY:	KF
DRAWN BY:	KF/MR/NC
CHECKED BY:	KE

SSIS-1 SYSTEM DETAILS
 PROPOSED LAYOUT INCLUDES 417 R-TANK 3.5 HD
 CHAMBERS INSTALLED WITH A 3" BASE STONE AND
 12" COVER STONE.

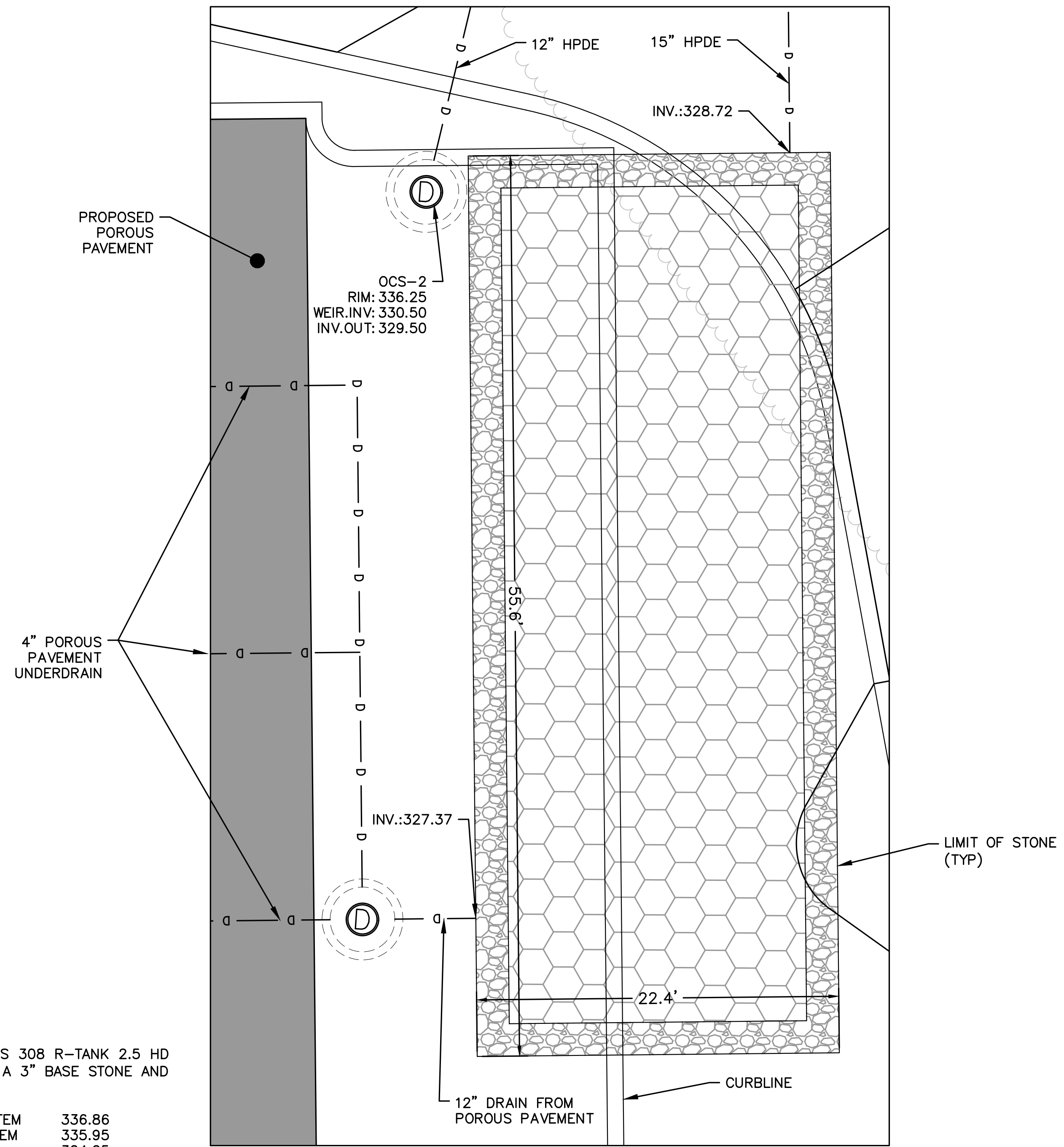
MAXIMUM GRADE OVER SYSTEM	330.25
MINIMUM GRADE OVER SYSTEM	324.92
TOP OF STONE	324.25
TOP OF CHAMBER	323.25
BOTTOM OF CHAMBER	319.05
BOTTOM OF STONE	318.80
ESTIMATED WATER TABLE	314.24

SSIS-2 SYSTEM DETAILS
 PROPOSED LAYOUT INCLUDES 308 R-TANK 2.5 HD
 CHAMBERS INSTALLED WITH A 3" BASE STONE AND
 12" COVER STONE.

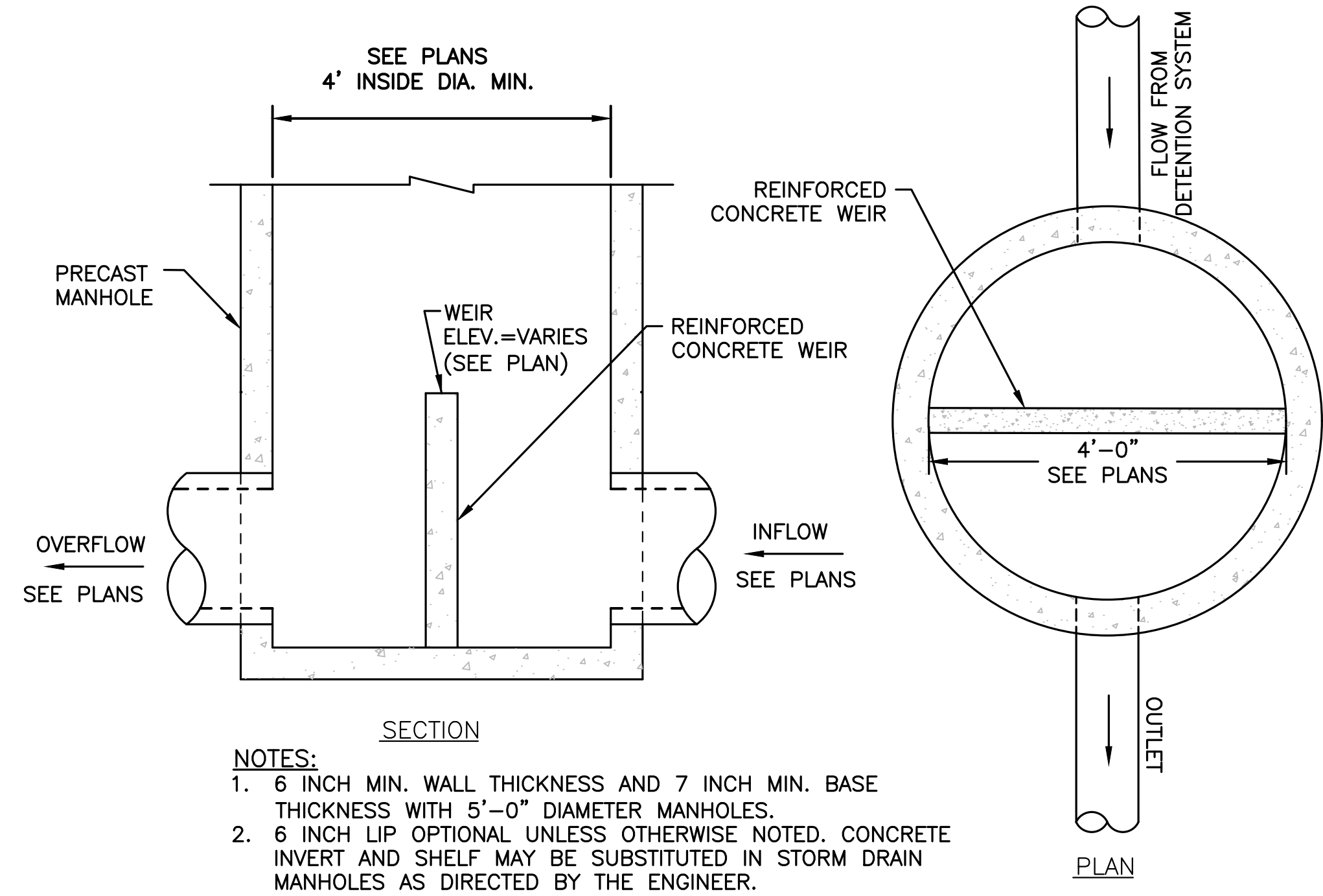
MAXIMUM GRADE OVER SYSTEM	336.86
MINIMUM GRADE OVER SYSTEM	335.95
TOP OF STONE	324.25
TOP OF CHAMBER	329.75
BOTTOM OF CHAMBER	326.21
BOTTOM OF STONE	325.96
ESTIMATED WATER TABLE	320.51



**FERGUSON R-TANK SUBSURFACE
 INFILTRATION SYSTEM #1**
 1" = 5'



**FERGUSON R-TANK SUBSURFACE
 INFILTRATION SYSTEM #2**
 1" = 5'



- NOTES:**
- 6 INCH MIN. WALL THICKNESS AND 7 INCH MIN. BASE THICKNESS WITH 5'-0" DIAMETER MANHOLES.
 - 6 INCH LIP OPTIONAL UNLESS OTHERWISE NOTED. CONCRETE INVERT AND SHELF MAY BE SUBSTITUTED IN STORM DRAIN MANHOLES AS DIRECTED BY THE ENGINEER.
 - CONTRACTOR TO SUBMIT METHOD OF BRACING WEIR.

OUTLET CONTROL STRUCTURE
 NOT TO SCALE



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REVISIONS:

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LEVEL II
 SITE PLAN

DETAIL
 SHEET 8

DATE: MARCH 11, 2024

PROJECT NUMBER: 22175

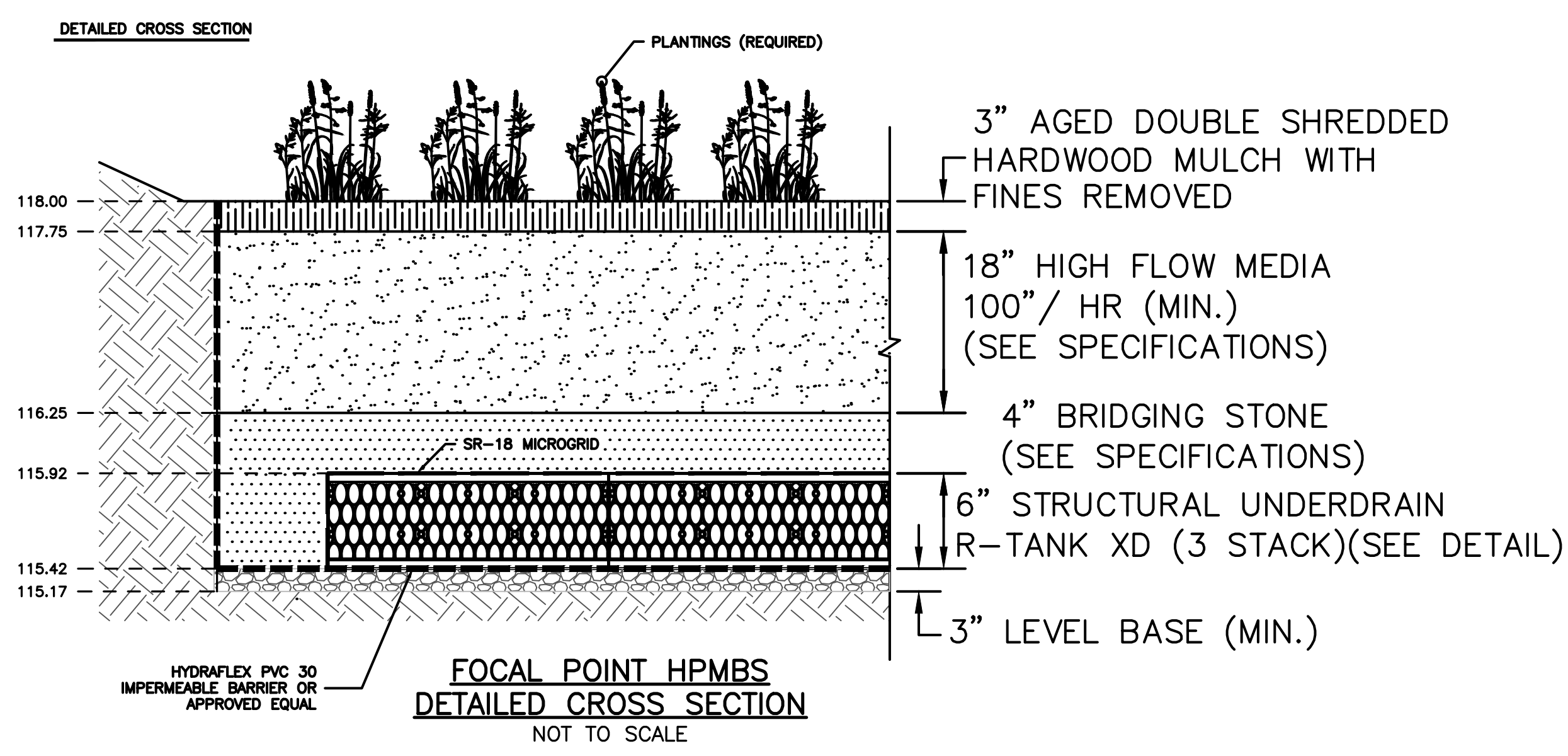
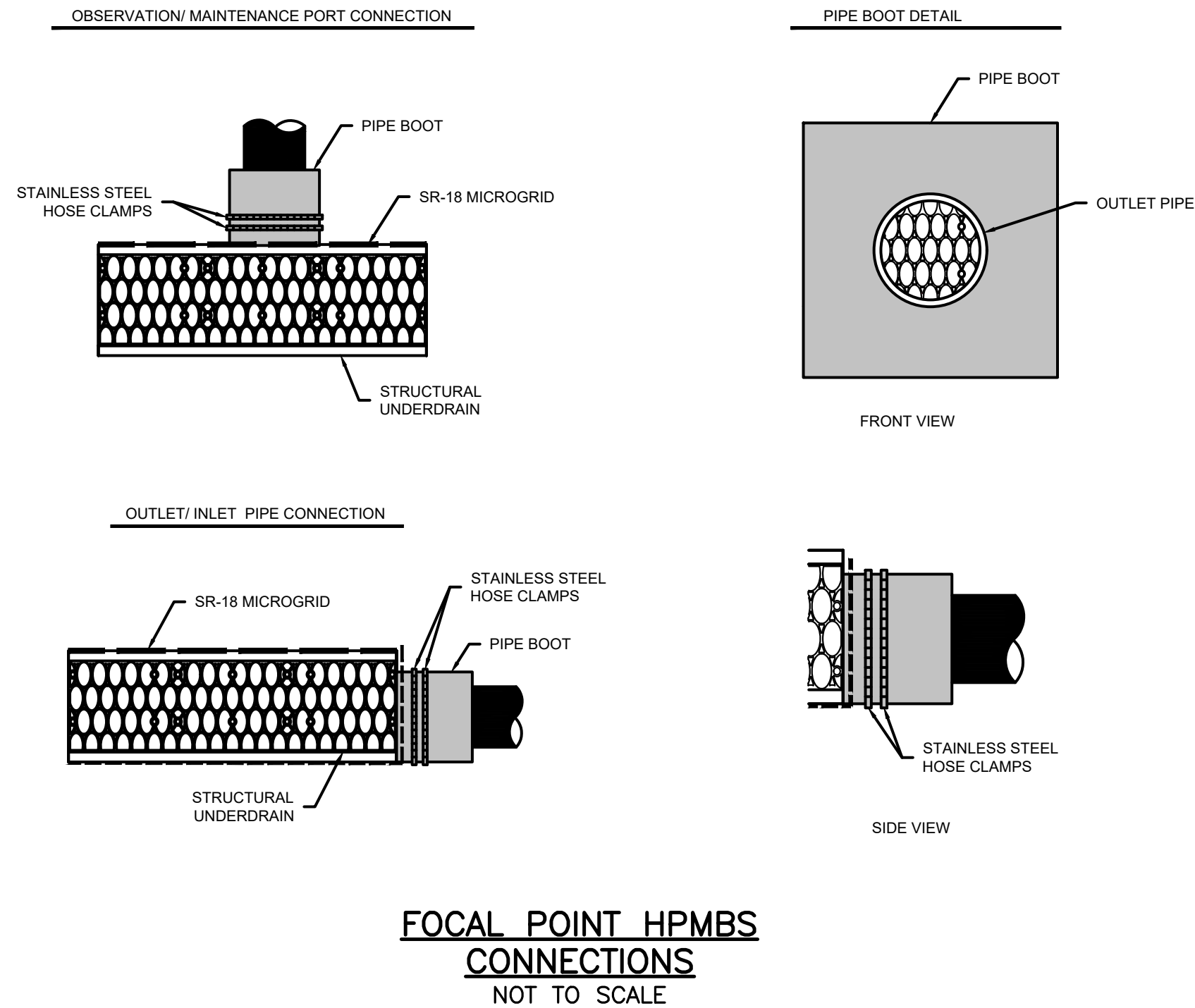
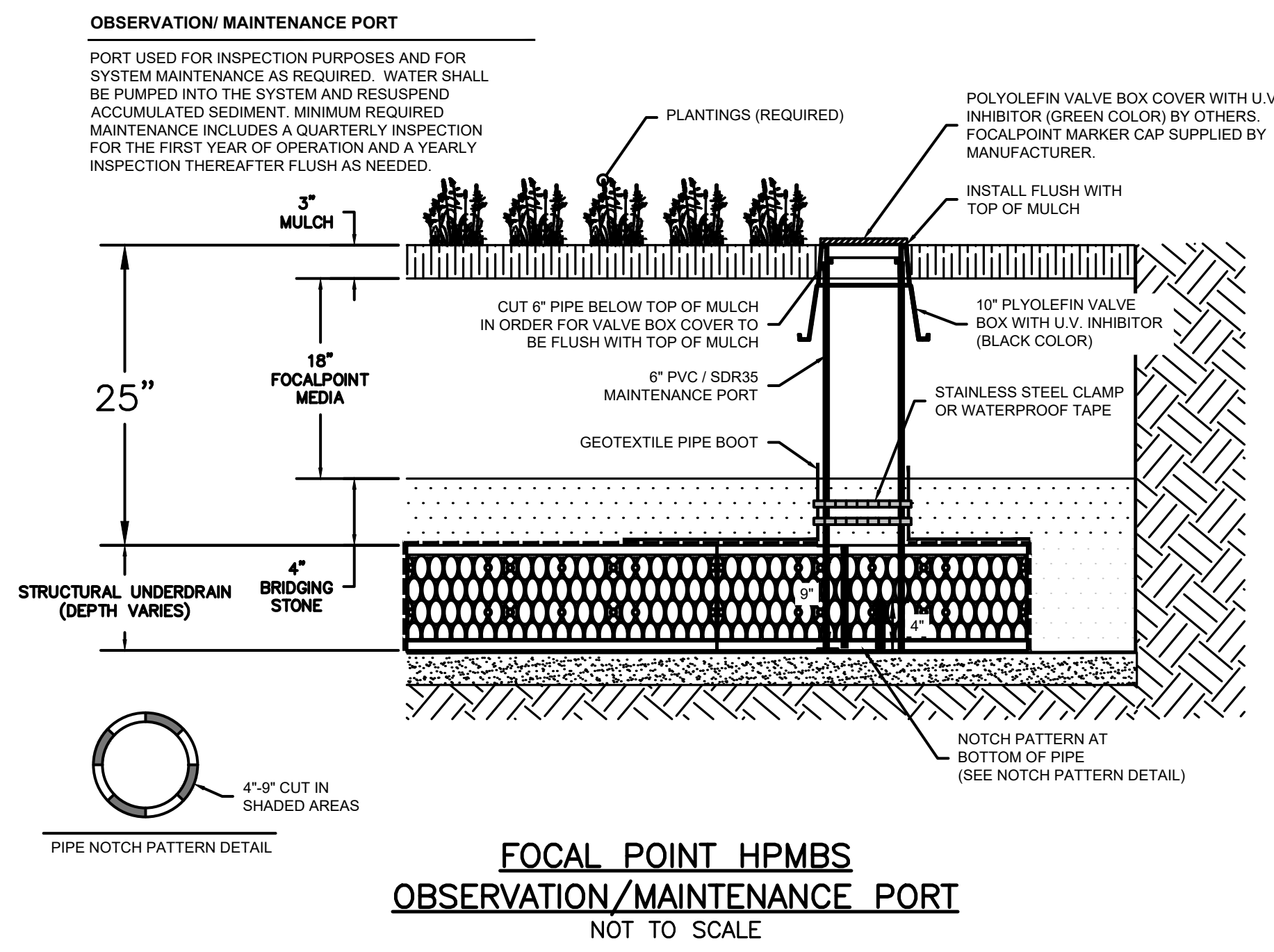
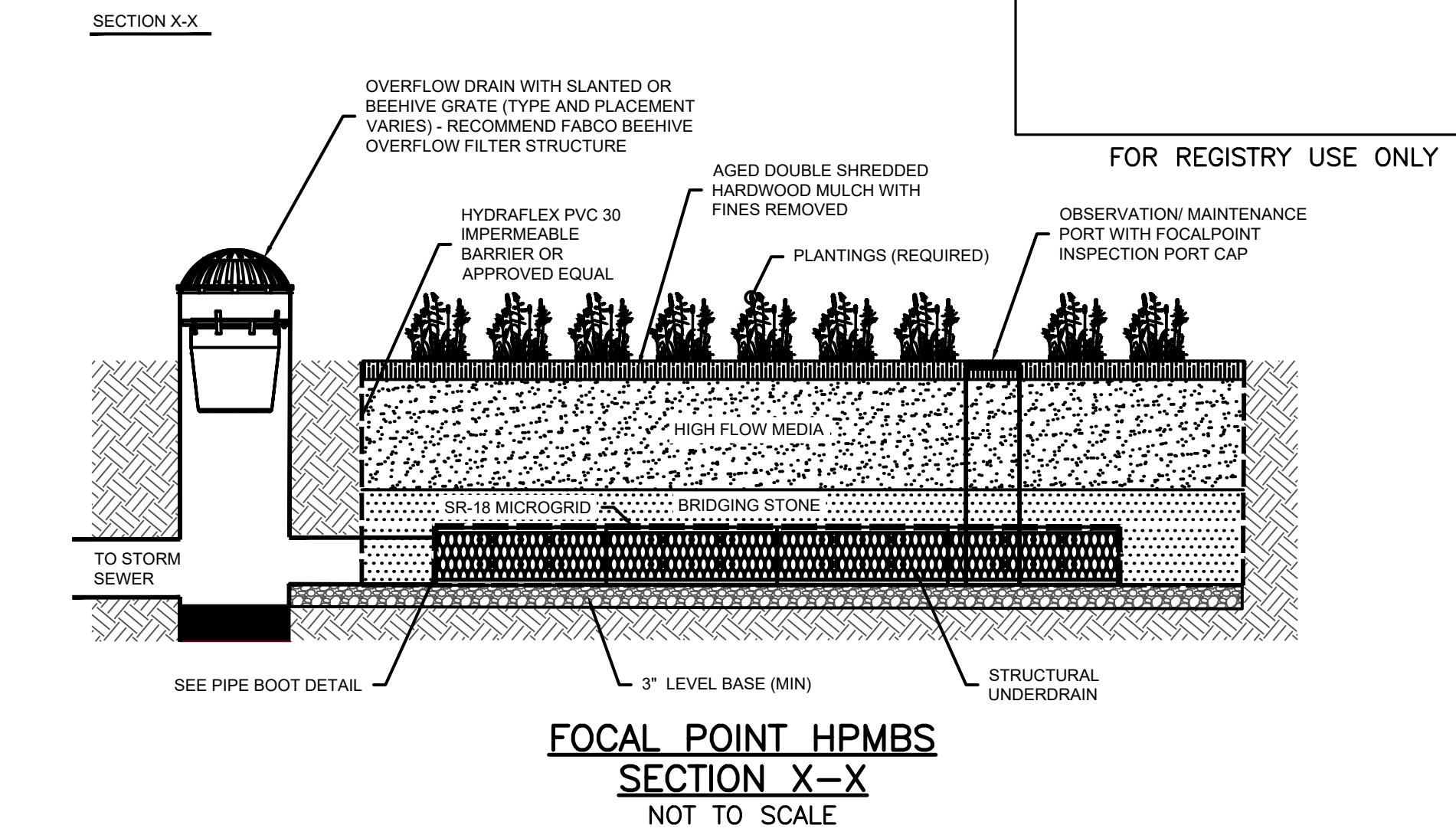
DESIGNED BY: KF

DRAWN BY: KF/MR/NC

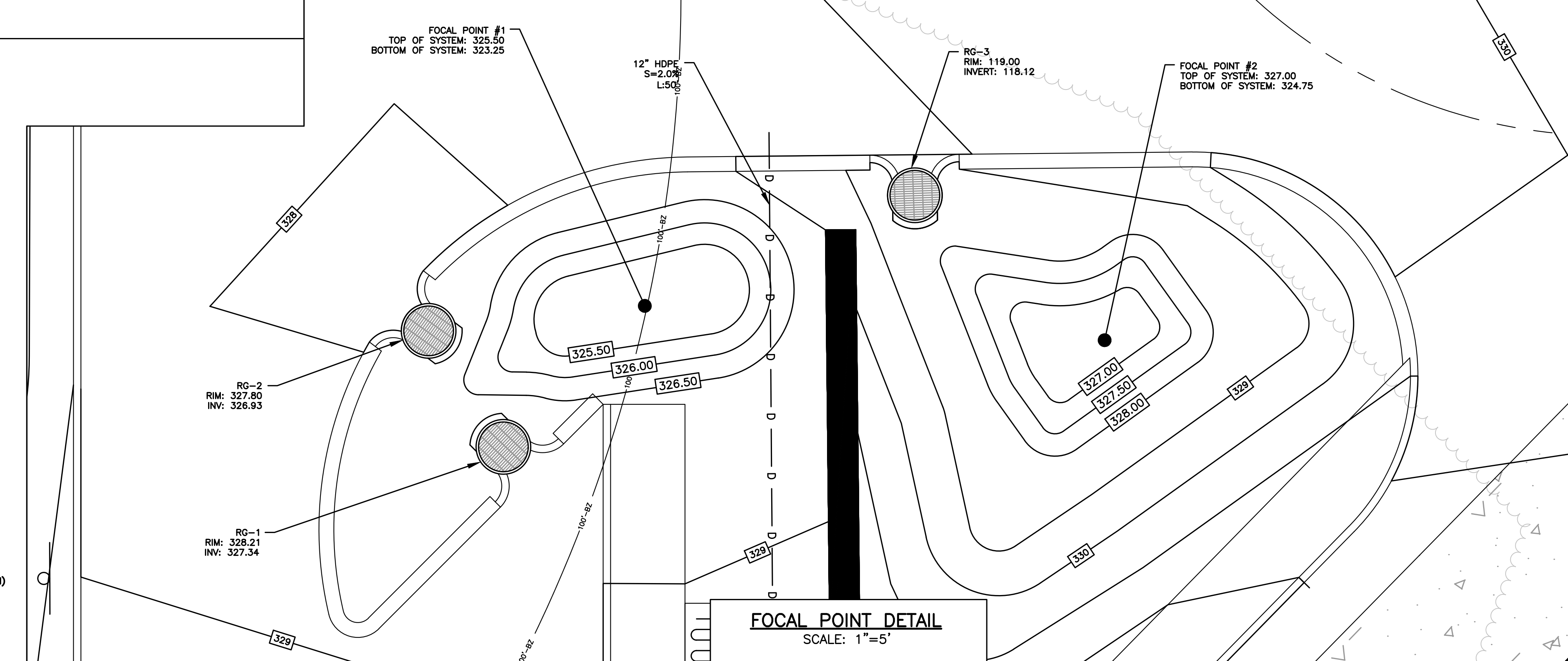
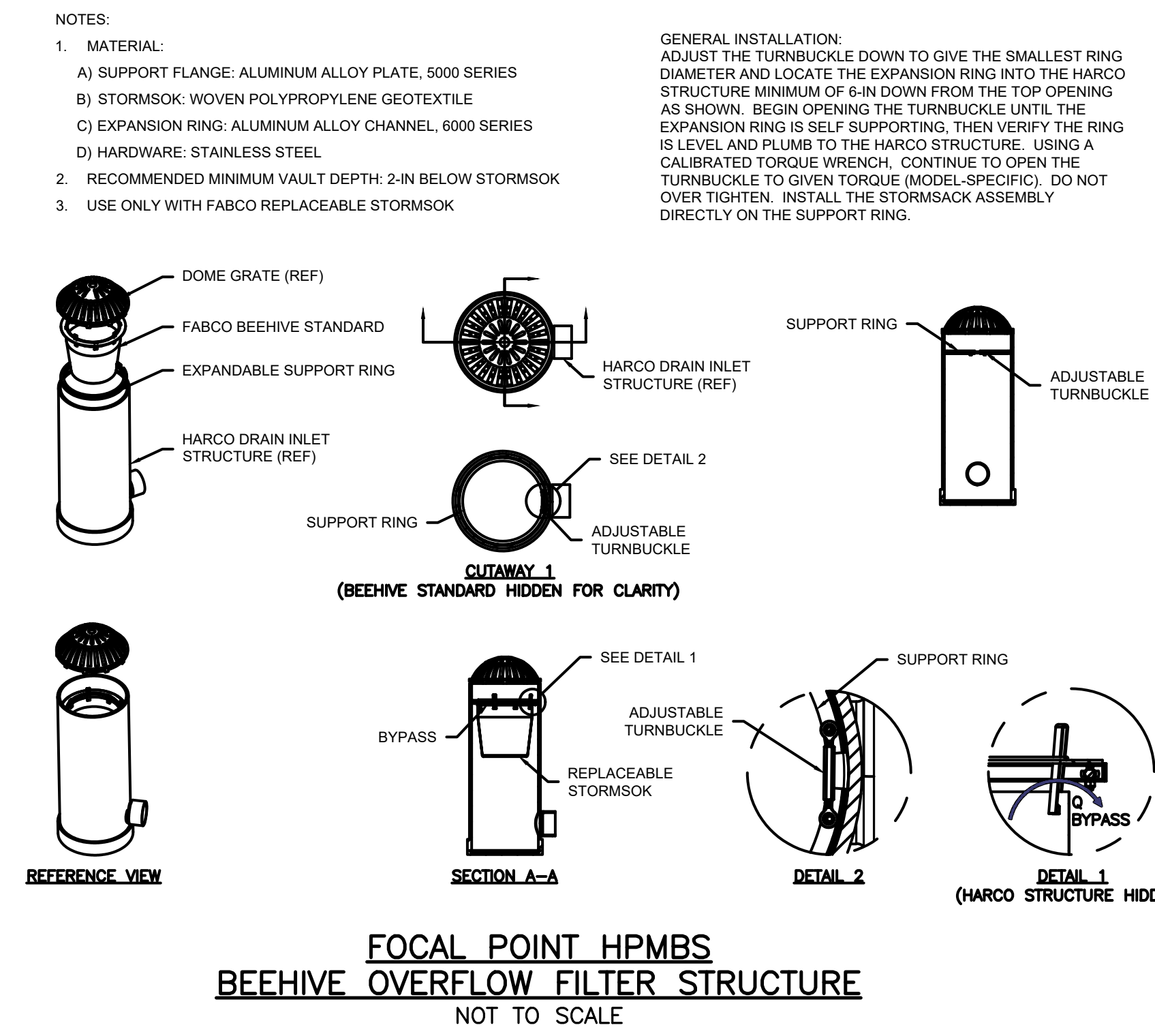
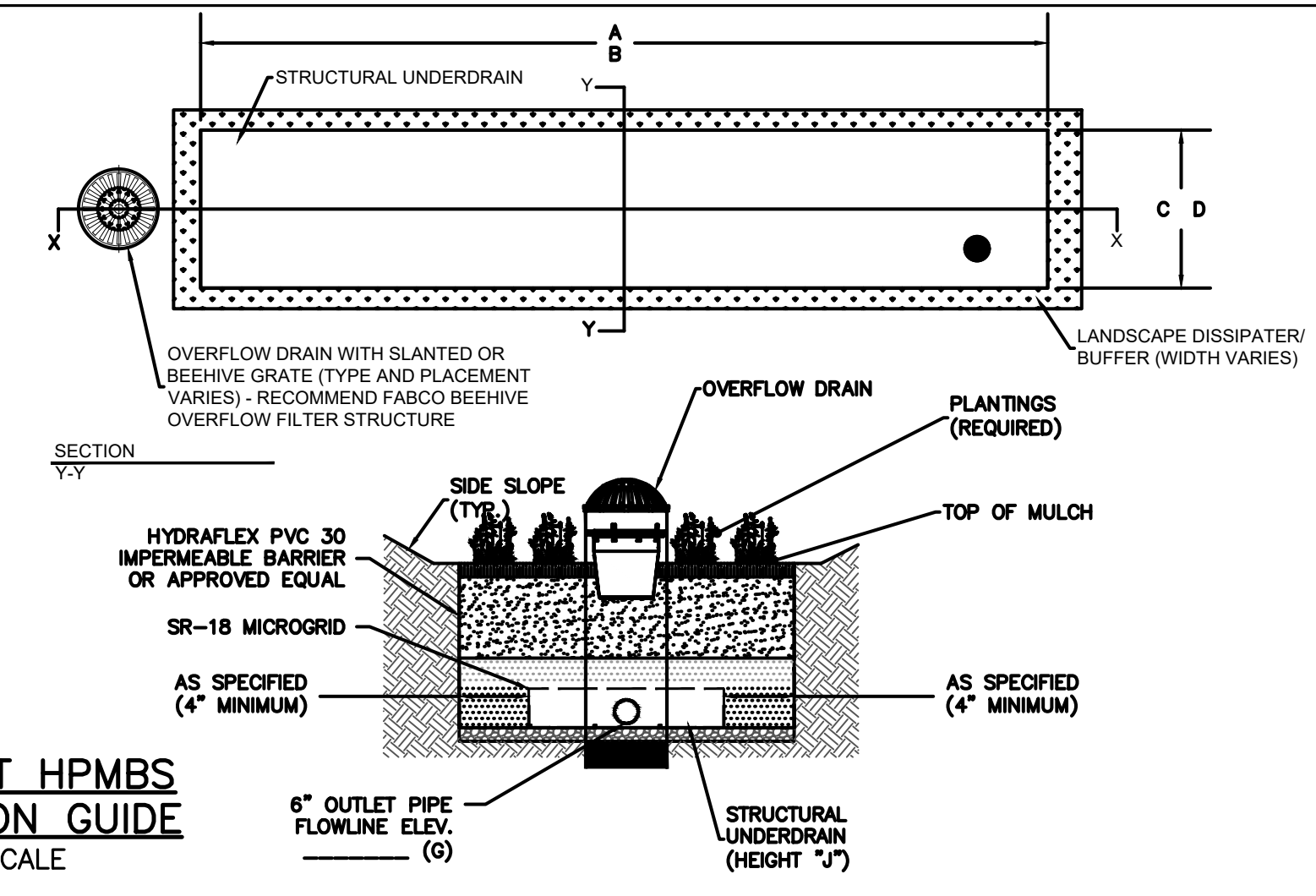
CHECKED BY: KE

C.18

SHEET 18 OF 21



- FOCALPOINT HPMBs PERFORMANCE SPECIFICATION:**
- HIGH PERFORMANCE MEDIA**
 - HIGH PERFORMANCE MEDIA MUST MEET A MINIMUM OF 100" PER HOUR INFILTRATION RATE.
 - HIGH PERFORMANCE STRUCTURAL UNDERDRAIN**
 - MUST HAVE A MINIMUM OF 19 SQUARE INCHES OF ORIFICE OPENING PER SQUARE FOOT.
 - MUST MEET MS-25 LOADING REQUIREMENTS.
 - MUST BE MODULAR IN NATURE AND ASSEMBLED ON SITE.
 - MUST HAVE MINIMUM 90% INTERIOR VOID SPACE.
 - PLANT COMPONENT**
 - SUPPLIER SHALL PROVIDE LIST OF ACCEPTABLE PLANTS.
 - IF PLANTS ARE NOT INCLUDED IN THE LANDSCAPE CONTRACT/PLANS, SITE CONTRACTOR SHALL PROVIDE PLANTS.
 - PLANTS SHALL BE INSTALLED AT THE TIME THE SYSTEM IS COMMISSIONED FOR USE. PLANTING OUTSIDE THIS TIME REQUIRES APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT OF RECORD.
 - SEE FOCALPOINT INSTALLATION GUIDE FOR PLANT SPACING, PLANTING PROCEDURES ETC.





HOWARD STEIN HUDSON
 114 Turnpike Road, Suite 2C
 Chelmsford, MA 01824
 www.hshassoc.com

PREPARED FOR:
 JONAS ANGUS
 TPE SOLUTIONS, INC.
 3 PATTERSON ROAD, SUITE #2
 SHIRLEY, MA 01464

PROPOSED WAREHOUSE
 33 LAKE GEORGE STREET
 DEVENS, MA, 01434
 WORCESTER COUNTY

FOR REGISTRY USE ONLY

REVISIONS:

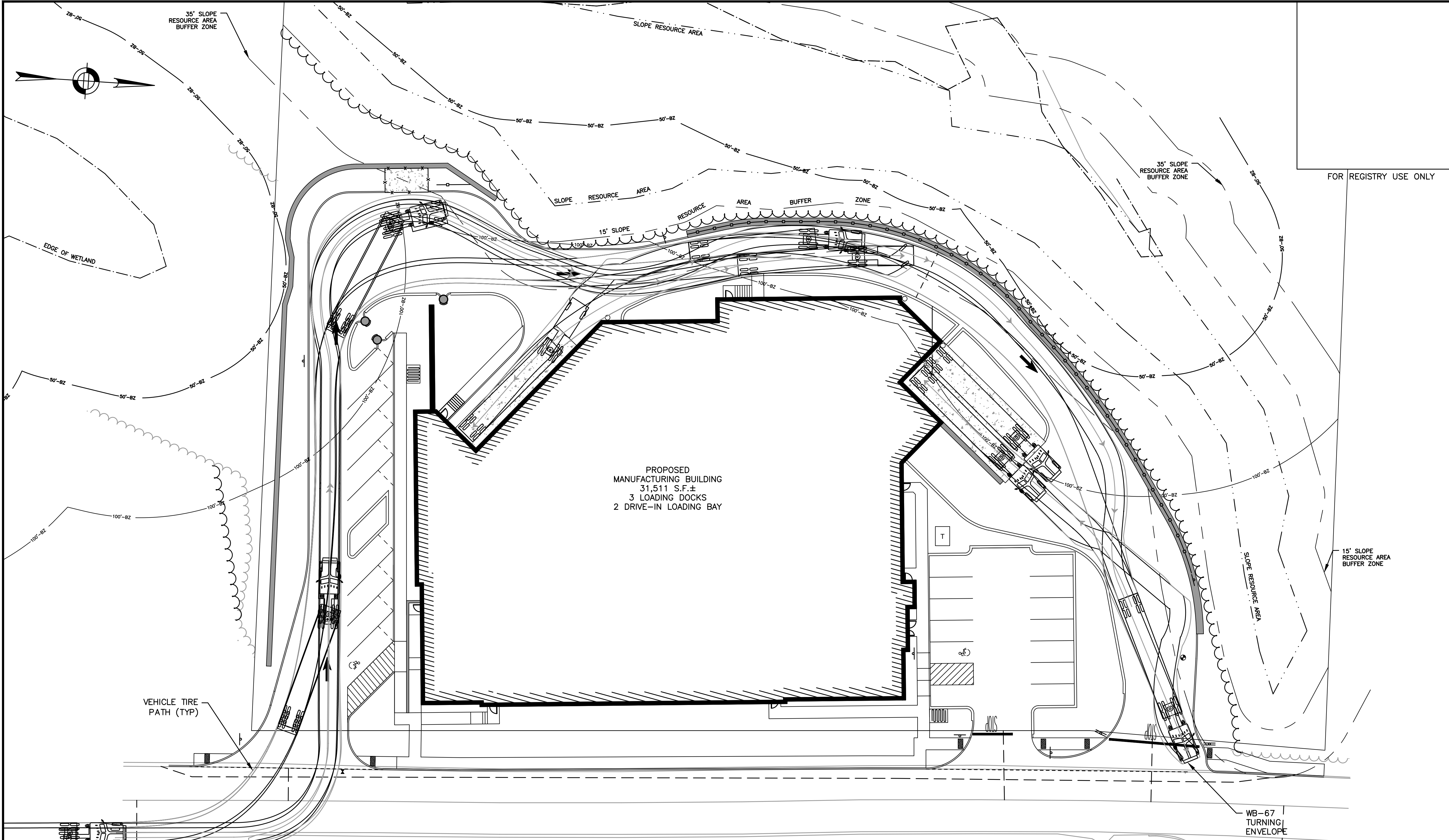
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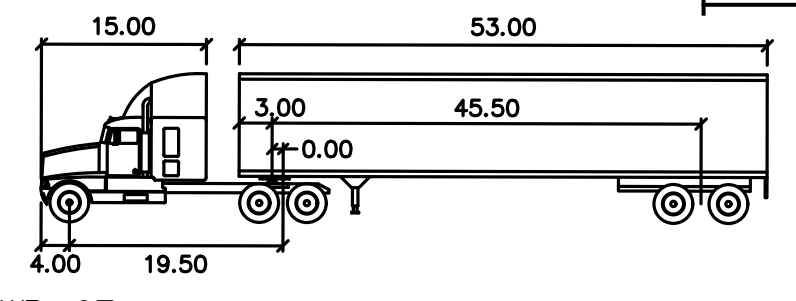
LEVEL II
 SITE PLAN

TRUCK TURNING PLAN

DATE: MARCH 11, 2024
 PROJECT NUMBER: 22175
 DESIGNED BY: KF
 DRAWN BY: KF/MR/NC
 CHECKED BY: KE



TRUCK TURNING NOTES:
 1. TRUCK TURNING MOVEMENTS SIMULATED USING AUTODESK AUTOTURN 11 FOR CML 3D 2024.



Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
				MRM-LED-09L-SIL-3-UNV-DIM-30-70CRI-IL-CXX / 4SQ B3 S11G20 S CXX	SINGLE HEAD ON 20' POLE	LSI INDUSTRIES, INC.
				MRM-LED-09L-SIL-4-UNV-DIM-30-70CRI-CXX / 4SQ B3 S11G20 S CXX	SUNGLE HEAD ON 20' POLE	LSI INDUSTRIES, INC.
				MRM-LED-09L-SIL-5W-UNV-DIM-30-70CRI-CXX / 4SQ B3 S11G20 S CXX	SINGLE HEAD ON 20' POLE	LSI INDUSTRIES, INC.
				LEW-30011-14W-T4-W30-XX-120/277V	WALL MOUNTED 12' AFG	LIGMAN

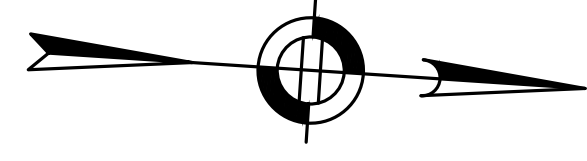
DEC APPROVAL

CHAIRPERSON DATE



Tractor Width : 8.00
 Trailer Width : 8.50
 Tractor Track : 8.00
 Trailer Track : 8.50

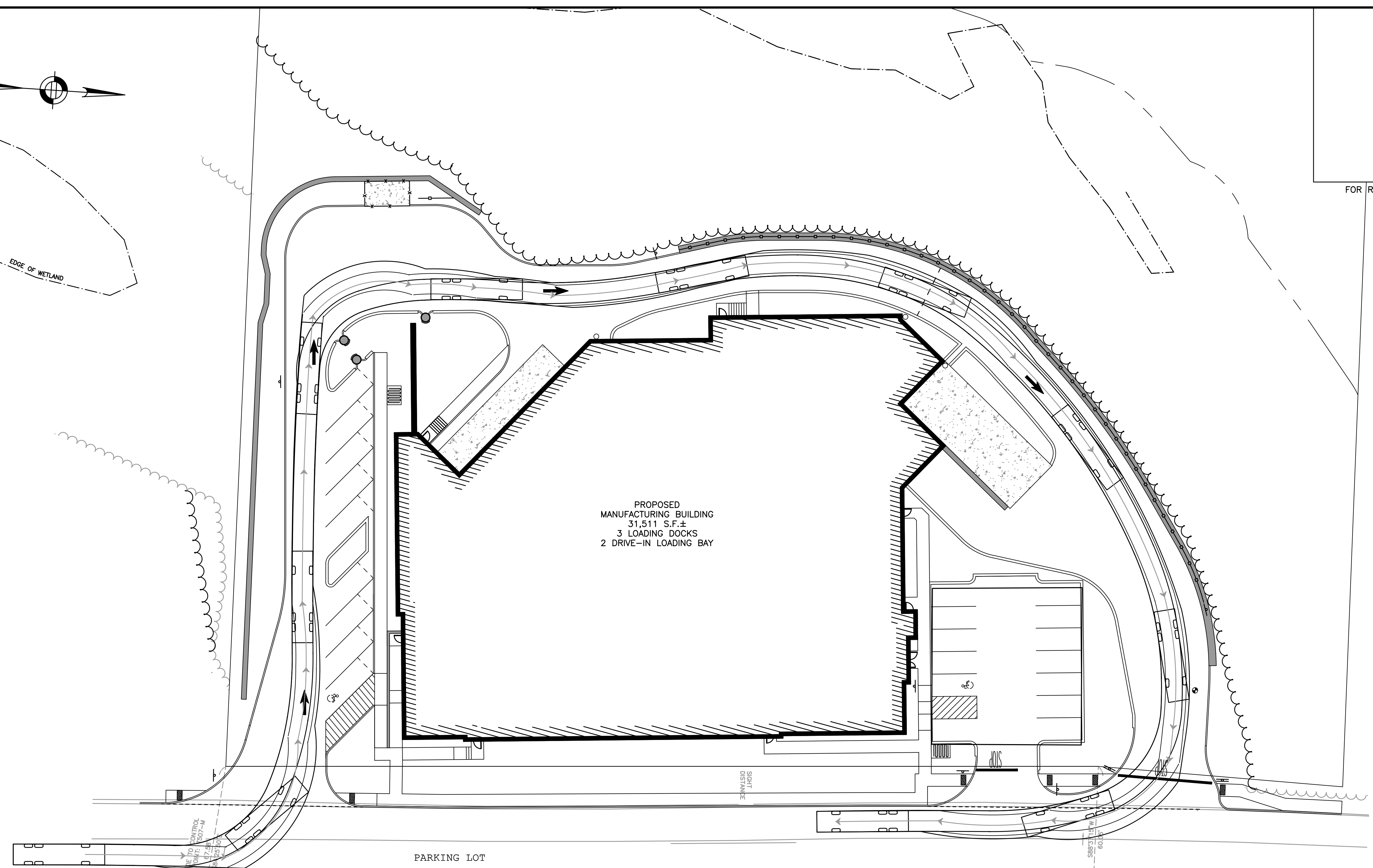
Lock to Lock Time : 6.0
 Steering Angle : 28.4
 Articulating Angle : 75.0



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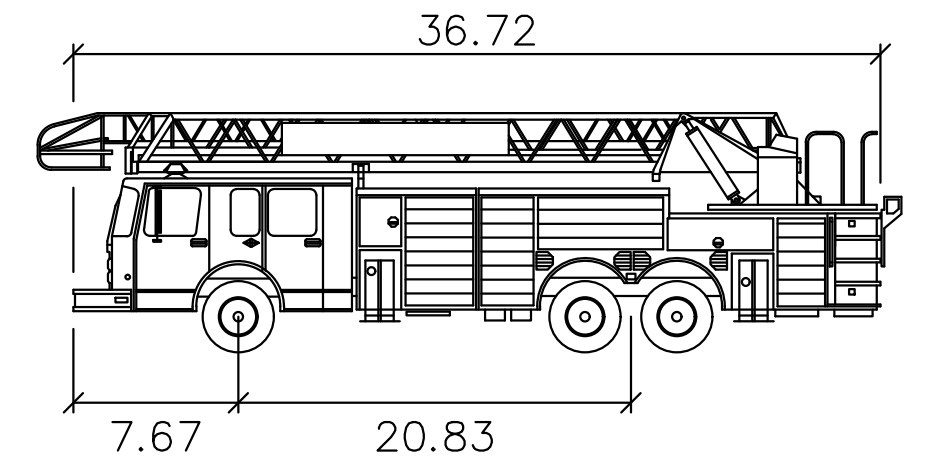
PROPOSED WAREHOUSE
 33 LAKE GEORGE STREET
 DEVENS, MA, 01434
 WORCESTER COUNTY



PROPOSED
 MANUFACTURING BUILDING
 31,511 S.F.±
 3 LOADING DOCKS
 2 DRIVE-IN LOADING BAY

PARKING LOT

Illuminance (Fc)
 Average = 1.54
 Maximum = 2.7
 Minimum = 0.6
 Avg/Min Ratio = 2.57
 Max/Min Ratio = 4.50



Fire-Devens Tower

- Width : 8.33
- Track : 8.33
- Lock to Lock Time : 6.0
- Steering Angle : 40.8

EXISTING
 OPEN SPACE
 EASEMENT



REVISIONS:

NO	BY	DATE	DESCRIPTION

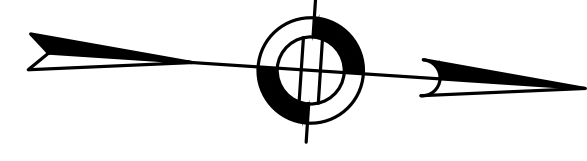


LEVEL II
 SITE PLAN

TOWER TRUCK
 TURNING PLAN

DATE: MARCH 11, 2024
 PROJECT NUMBER: 22175
 DESIGNED BY: KF
 DRAWN BY: KF/MR/NC
 CHECKED BY: KE

C.20



PREPARED FOR:
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REVISIONS:

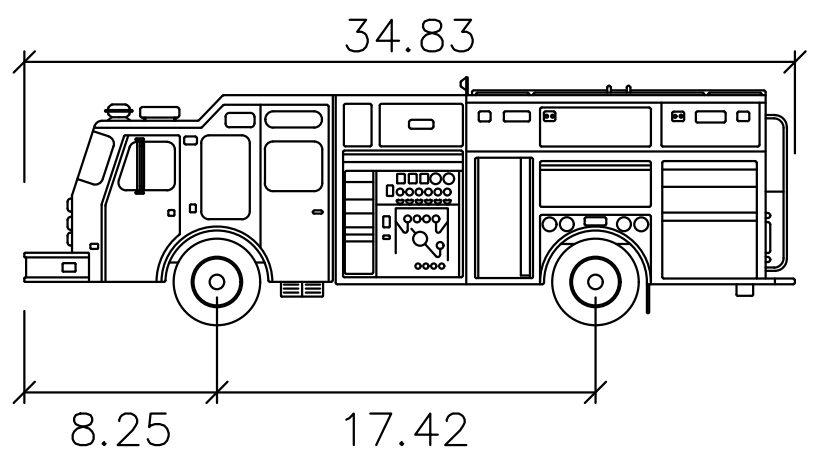
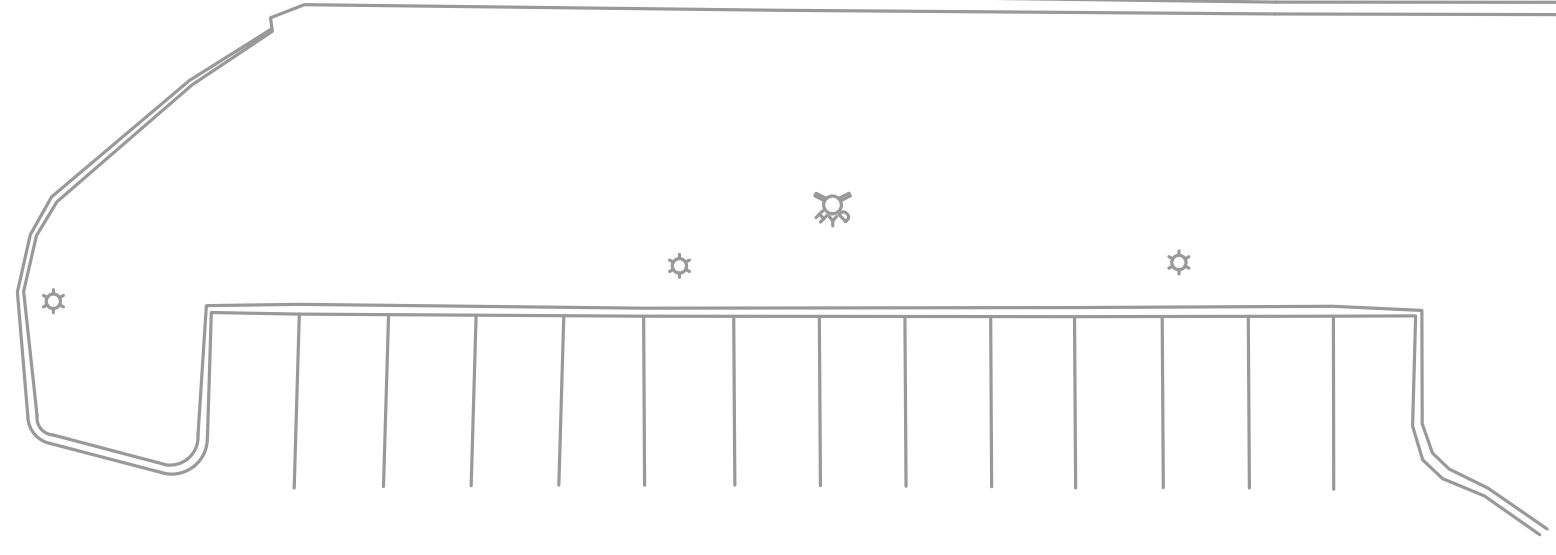
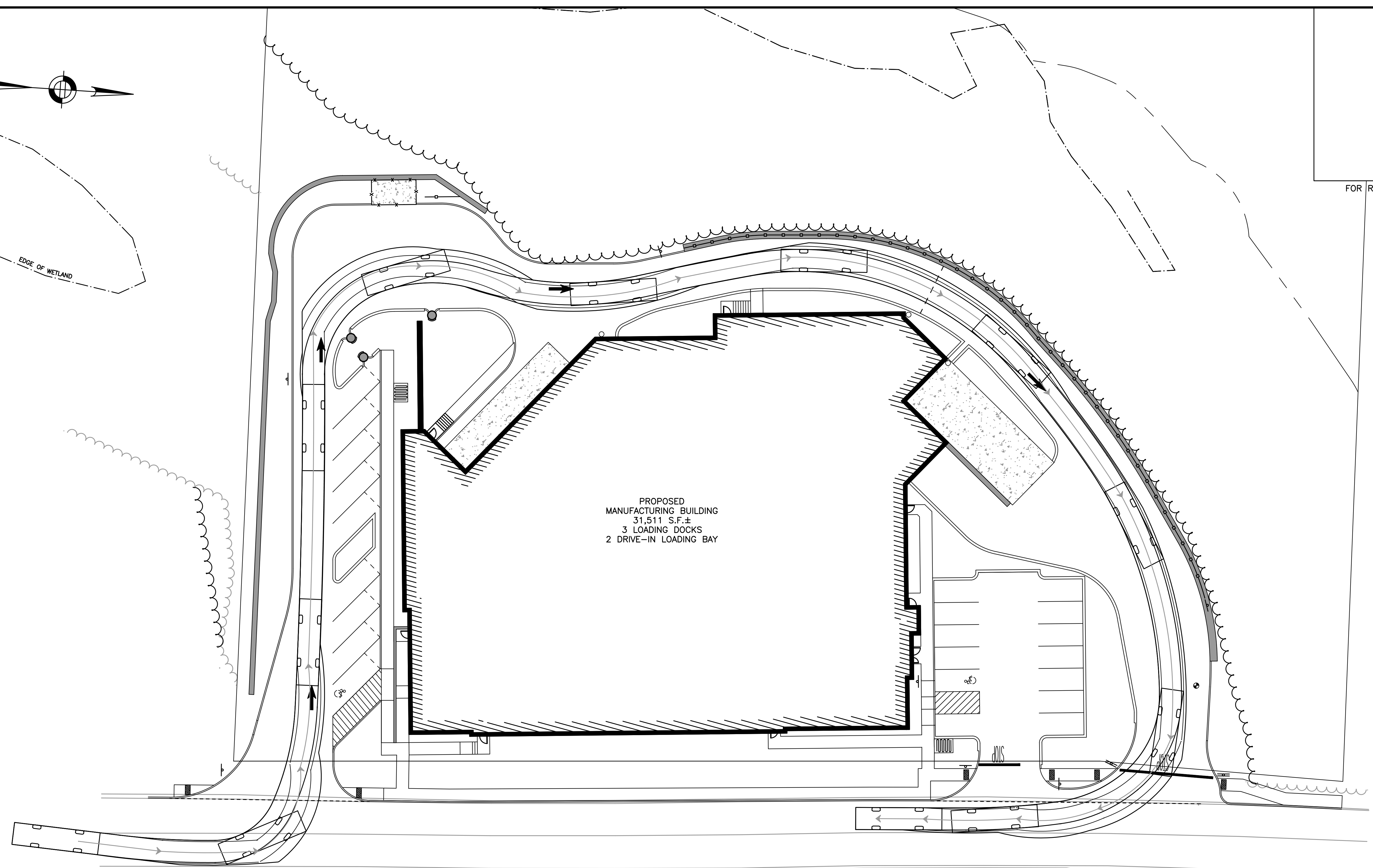
NO	BY	DATE	DESCRIPTION



LEVEL II
 SITE PLAN

**ENGINE 4
 TURNING PLAN**

DATE: MARCH 11, 2024
 PROJECT NUMBER: 22175
 DESIGNED BY: KF
 DRAWN BY: KF/MR/NC
 CHECKED BY: KE



Fire-Devens Engine 4feet
 Width : 8.92
 Track : 8.92
 Lock to Lock Time : 6.0
 Steering Angle : 33.7

