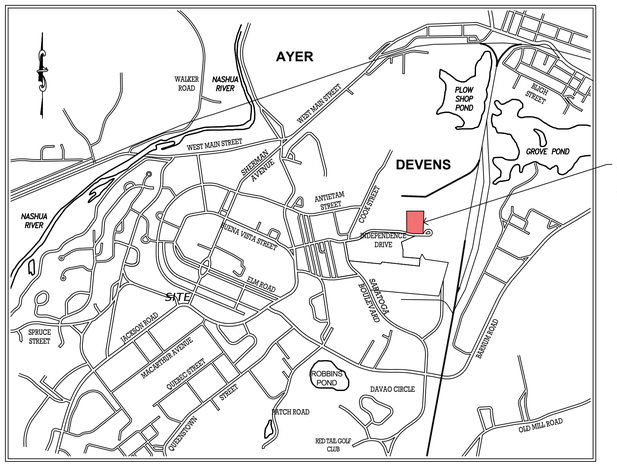
PROJECT: ***PROPOSED BUILDING***
31 INDEPENDENCE DRIVE
DEVENS, MASSACHUSETTS

APPLICANT: ***31 INDEPENDENCE DRIVE, LLC***
133 PEARL STREET
BOSTON, MA 02110

CIVIL ENGINEER: ***EUGENE T. SULLIVAN, INC.***
230 LOWELL STREET- SUITE 2A
WILMINGTON, MASSACHUSETTS

LAND SURVEYOR: ***DANA F. PERKINS INC.***
1057 EAST STREET
TEWKSBURY, MASSACHUSETTS

LANDSCAPE ARCHITECT: ***JAMES K. EMMANUEL ASSOCIATES***
22 CARLTON ROAD
MARBLEHEAD, MASSACHUSETTS



31 INDEPENDENCE DRIVE AVENUE SITE

LOCUS PLAN

DRAWING INDEX: JUNE 29, 2022

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GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTIFY "DIG-SAFE" [888.344.7233] AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. THE UNDERGROUND UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED BY FIELD SURVEY AND EXISTING DRAWINGS. THIS ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN USE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
3. THESE SITE PLANS ARE BASED UPON AN ON-THE-GROUND TOPOGRAPHICAL SURVEY. NO ATTEMPT WAS MADE IN PREPARING THESE PLANS TO ASCERTAIN THE LOCATION OF NON-VISUALLY APPARENT SUBSURFACE UTILITIES AND STRUCTURES OR CONDITIONS.
4. THESE PLAN HAVE BEEN PREPARED FOR THIS CLIENT AND THIS PROJECT. REPRODUCTION IN WHOLE OR IN PART FOR OTHER PURPOSES IS STRICTLY PROHIBITED.
5. THESE DRAWINGS SHALL NOT BE SCALED. IF CLARIFICATION OF INTENT IS REQUIRED, THE CONTRACTOR SHALL REQUEST CLARIFICATION PRIOR TO CONTINUING HIS WORK.
6. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO INITIATION OF THE WORK AND SHALL NOTIFY THE CIVIL ENGINEER OF RECORD AND THE OWNER OF ANY DISCREPANCIES WITH THE SITE CONDITIONS OR PROPOSED CONSTRUCTION IMMEDIATELY UPON DISCOVERY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING PROPOSED CONSTRUCTION WITH EXISTING CONDITIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AND LICENSES.
9. ALL WORK SHALL CONFORM TO ALL LOCAL AND STATE REGULATORY AGENCIES AND UTILITY REQUIREMENTS.
10. UPON ENTERING THE SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL, DEWATERING AND SHALL UNDERTAKE ALL MEASURES TO PROTECT WETLANDS, THE DRAINAGE SYSTEMS, ADJACENT PROPERTIES AND STREETS FROM SILTATION, STORMWATER RUNOFF, AND DUST DURING THE ENTIRE PROJECT DURATION.
11. THE LIMIT OF WORK SHALL BE AS DESIGNATED ON THESE PLANS, AND/OR THE EDGE OF PROPOSED GRADING AND/OR THE PROPERTY LINES IF NOT INDICATED OTHERWISE.
12. THE CONTRACTOR SHALL CLEARLY MARK THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.
13. MATERIALS IMPORTED TO THE SITE SHALL BE FREE OF HAZARDOUS WASTE AND NOXIOUS MATERIALS, STORED AS DESIGNATED AND SHALL NOT HAMPER THE SITE ACTIVITIES.
14. ALL NECESSARY POLICE DETAILS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE DETAILS WITH THE LOCAL POLICE DEPARTMENT.
15. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES IN WORKING ORDER AND FREE FROM DAMAGE DURING THE ENTIRE DURATION OF THE PROJECT. ALL COSTS RELATED TO THE REPAIR OF DAMAGED UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION AT NO ADDITIONAL COSTS TO THE OWNER.
16. THE CONTRACTOR SHALL UTILIZE ALL PRECAUTIONS AND MEASURES NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC, ALL PERSONNEL AND PROPERTY DURING CONSTRUCTION IN ACCORDANCE WITH OSHA STANDARDS, INCLUDING BARRICADES, SAFETY LIGHTING, CONES, POLICE DETAILS, AND/OR FLAGMEN AS NECESSARY.
17. ALL TRENCHING WORK WITHIN A ROADWAY SHALL BE COORDINATED WITH THE PROPER LOCAL AND/OR STATE AGENCY. TRENCH SAFETY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR DOING THE TRENCH WORK, INCLUDING ANY LOCAL AND/OR STATE PERMITS REQUIRED FOR THE TRENCHWORK.
18. ALL TRENCHWORK WITHIN EXISTING PAVEMENT SHALL BE SAWCUT PER THE APPLICABLE DETAILS. TRENCHWORK BACKFILL AND COMPACTION SHALL HAVE MAXIMUM 8" LIFTS. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE THE PATCH AND REPAVE AFTER ONE COMPLETE 12-MONTH CYCLE IF SETTLEMENT OCCURS DUE TO INADEQUATE COMPACTION.
19. SITE LAYOUT SURVEY REQUIRED FOR CONSTRUCTION WILL BE PROVIDED BY THE CONTRACTOR AND SHALL BE CONDUCTED BY A MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS DURING CONSTRUCTION.
20. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS REGARDING NOISE, VIBRATION, DUST, SEDIMENTATION CONTAINMENT, TRENCHWORK AND ROADWAY WORK.
21. SOLID WASTES SHALL BE COLLECTED AND STORED IN A SECURED DUMPSTER. THE DUMPSTER SHALL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS.
22. THE CONTRACTOR SHALL RESTORE ALL SURFACES EQUAL TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION IS COMPLETE. AREAS NOT DISTURBED BY CONSTRUCTION SHALL BE LEFT NATURAL. THE CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO SHRUBS, TREES AND OTHER LANDSCAPING AND/OR NATURAL FEATURES.
23. LEDGE OR BOULDER EXCAVATION IS ANTICIPATED FOR THIS SITE. THE CONTRACTOR SHALL PROVIDE A UNIT COST PER CUBIC YARD FOR LEDGE AND/OR BOULDER REMOVAL. LEDGE AND/OR BOULDERS LESS THAN ONE CUBIC YARD IN SIZE WILL NOT BE CONSIDERED PAYABLE ROCK.

DEVENS UXO PROTOCOL AND SOILS POLICY:

1. THIS PROPERTY IS SUBJECT TO THE DEVENS UXO PROTOCOL AND PROCEDURES:
   1.1. WHEREAS DEVENS IS A FORMER ACTIVE MILITARY INSTALLATION, IT IS POSSIBLE THAT UNEXPLODED ORDNANCE ["UXO"] AND/OR MUNITIONS OF EXPLOSIVE CONCERN ["MEC"] MAY EXIST AND/OR BE ENCOUNTERED AT DEVENS. PRIOR TO PERFORMING ANY INTRUSIVE SOIL WORK, ALL PERSONNEL ONSITE MUST VIEW A UXO/MEC INSTRUCTIONAL VIDEO BRIEFING INTENDED TO INSTRUCT ON-SITE PERSONNEL AS TO HOW TO VISUALLY RECOGNIZE UNEXPLODED ORDNANCE ["UXO"] AND/OR MUNITIONS OF EXPLOSIVE CONCERN ["MEC"] WHICH COULD BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES AND PROVIDING INSTRUCTION OF THE PROCEDURES TO BE FOLLOWED IF A POTENTIAL UXO/MEC IS ENCOUNTERED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING VIEWING OF THE VIDEO BY ALL PERSONNEL [BOTH CONTRACTOR AND SUBCONTRACTORS] WHO WILL BE EXCAVATING [EITHER BY MACHINE OR HAND TOOLS], WILL BE WORKING WITHIN AN EXCAVATED AREA OR WHO WILL BE OVERSEEING OR SUPERVISING EITHER. ARRANGEMENTS CAN BE MADE FOR VIEWING OF THE INSTRUCTIONAL VIDEO BY CONTACTING THE DEVENS FIRE DEPARTMENT [978.772.4600] LOCATED AT 182 JACKSON ROAD, DEVENS, MA. CONTACT FIRE DEPARTMENT TO SCHEDULE THE VIEWING TO AVOID ANY DELAYS IN THE CONTRACTOR'S PROPOSED CONSTRUCTION SCHEDULE.
   1.2. IF AN ORDNANCE IS FOUND OR SUSPECTED, THE CONTRACTOR SHALL FOLLOW THE FOLLOWING PROCEDURES:

   DO NOT TOUCH

   STOP ALL OPERATIONS IN THE AREA OF THE ITEM

   SHUT OFF ALL EQUIPMENT IN THE AREA OF THE ITEM

   EVACUATE THE AREA

   CALL DEVENS DISPATCH AT 978.772.7200

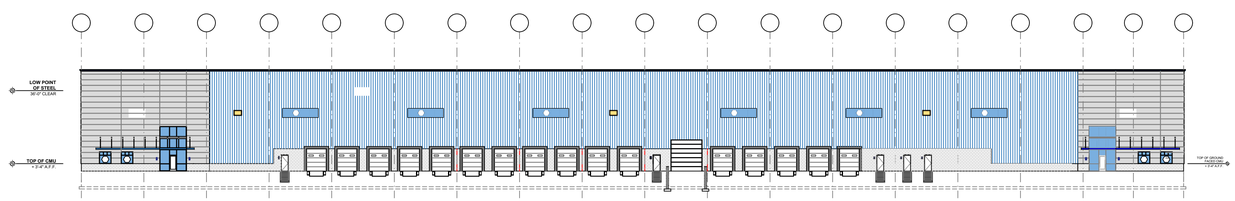
   1.3 DISPATCH WILL NOTIFY THE APPROPRIATE EMERGENCY AND PUBLIC SAFETY PERSONNEL INCLUDING NOTIFICATION OF THE ARMY UXO RESPONSE COORDINATOR.
   1.4 STATE POLICE, IN CONJUNCTION WITH THE DEVENS FIRE CHIEF AND THE US ARMY WILL DETERMINE THE COURSE OF ACTION TO BE FOLLOWED REGARDING THE RELOCATING, REMOVING, AND/OR DESTROYING OF FOUND UXO UPON FURTHER INVESTIGATION OF THE ITEM.
   1.5 THE CONTRACTOR WILL BE NOTIFIED WHEN PERSONNEL CAN RETURN TO THE AREA AND/OR WHEN AND WHERE OPERATION OF EQUIPMENT CAN RESUME.

2. NO SOILS ARE TO LEAVE THE SITE AS PART OF THIS PROJECT CONSISTENT WITH THE DEVENS SOIL MANAGEMENT POLICY. IF SOILS MUST BE REMOVED FROM THE SITE THEN PRIOR TO REMOVING ANY SOILS OFF-SITE [WHETHER IN DEVENS OR OUTISDE OF DEVENS] THE APPLICANT/OWNER MUST CONSULT AND COORDINATE WITH THE DEVENS ENVIRONMENTAL MANAGER AND MASS DEP. THE PROTOCOL FOR REMOVAL IS AS FOLLOWS:
   https://www.devensec.com/development/Devens_Soil_Mgmt_and_UXO_Policies_and_Procedures.pdf .

THE FOLLOWING EROSION CONTROL PRINCIPLES SHALL APPLY TO THE LAND GRADING AND CONSTRUCTION PHASES:

1. STRIPPING OF VEGETATION, GRADING, OR OTHER SOIL DISTURBANCE SHALL BE DONE IN A MANNER TO MINIMIZE SOIL EROSION.
2. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
3. THE EXTENT OF THE AREA AND DURATION OF PERIOD WHICH THE AREA IS EXPOSED AND FREE OF VEGETATION SHALL BE KEPT WITHIN PRACTICAL LIMITS.
4. TEMPORARY SEEDING, MULCHING, OR OTHER SUITABLE STABILIZATION MEASURES SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE.
5. ALL SEDIMENT SHALL BE CONTAINED ONSITE AND REMOVED AS NECESSARY. CUT AND FILL SLOPES AND STOCKPILED MATERIALS SHALL BE PROTECTED USING SILT FENCE AND FILTER LOGS TO PREVENT EROSION. SLOPES, ESPECIALLY DOWNGRADIENT OF PAVED AREAS, SHALL BE STABILIZED AS SOON AS POSSIBLE AND PROTECTED WITH PERMANENT EROSION PROTECTION WHEN EROSION EXPOSURE PERIOD IS EXPECTED TO BE GREATER THAN OR EQUAL TO THREE MONTHS, AND TEMPORARY EROSION PROTECTION HAS BEEN INCORPORATED PRIOR TO CONSTRUCTION.
6. PERMANENT EROSION PROTECTION SHALL BE ACCOMPLISHED BY SEEDING WITH GRASS OR OTHER MIXTURES AS SHOWN ON THESE PLANS.
7. TEMPORARY EROSION PROTECTION SHALL BE ACCOMPLISHED BY COVERING WITH EROSION PROTECTION MATERIALS AS REQUIRED BY THE ORDER OF CONDITIONS.
8. EXCEPT WHERE SPECIFIED SLOPE IS INDICATE ON THESE PLANS, FILL SLOPES SHALL BE LIMITED TO A GRADE OF 2:1 [HORIZONTAL TO VERTICAL], CUT SLOPES AT 1.5:1 SHOULD BE NETTED WITH BIODEGRADABLE JUTE MESH OR EQUAL.

COMMONWEALTH OF MASSACHUSETTS
EUGENE T. SULLIVAN
CIVIL
No. 45737
REGISTERED
PROFESSIONAL ENGINEER



FRONT ELEVATION

I HEREBY CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR WORCESTER COUNTY, MASSACHUSETTS, PANEL 313 OF 1075, COMMUNITY NUMBER 250308, MAP NUMBER 25027C0313E, EFFECTIVE DATE, JULY 4, 2011.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

PROFESSIONAL LAND SURVEYOR DATE

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH UNIFORM INSTRUCTIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.

PROFESSIONAL LAND SURVEYOR DATE

FOR REGISTRY USE ONLY

THE FOLLOWING EROSION CONTROL PRINCIPLES SHALL APPLY TO THE LAND GRADING AND CONSTRUCTION PHASES:

1. STRIPPING OF VEGETATION, GRADING, OR OTHER SOIL DISTURBANCE SHALL BE DONE IN A MANNER TO MINIMIZE SOIL EROSION.
2. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
3. THE EXTENT OF THE AREA AND DURATION OF PERIOD WHICH THE AREA IS EXPOSED AND FREE OF VEGETATION SHALL BE KEPT WITHIN PRACTICAL LIMITS.
4. TEMPORARY SEEDING, MULCHING, OR OTHER SUITABLE STABILIZATION MEASURES SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE.
5. ALL SEDIMENT SHALL BE CONTAINED ONSITE AND REMOVED AS NECESSARY. CUT AND FILL SLOPES AND STOCKPILED MATERIALS SHALL BE PROTECTED USING SILT FENCE AND FILTER LOGS TO PREVENT EROSION. SLOPES, ESPECIALLY DOWNGRADIENT OF PAVED AREAS, SHALL BE STABILIZED AS SOON AS POSSIBLE AND PROTECTED WITH PERMANENT EROSION PROTECTION WHEN EROSION EXPOSURE PERIOD IS EXPECTED TO BE GREATER THAN OR EQUAL TO THREE MONTHS, AND TEMPORARY EROSION PROTECTION HAS BEEN INCORPORATED PRIOR TO CONSTRUCTION.
6. PERMANENT EROSION PROTECTION SHALL BE ACCOMPLISHED BY SEEDING WITH GRASS OR OTHER MIXTURES AS SHOWN ON THESE PLANS.
7. TEMPORARY EROSION PROTECTION SHALL BE ACCOMPLISHED BY COVERING WITH EROSION PROTECTION MATERIALS AS REQUIRED BY THE ORDER OF CONDITIONS.
8. EXCEPT WHERE SPECIFIED SLOPE IS INDICATE ON THESE PLANS, FILL SLOPES SHALL BE LIMITED TO A GRADE OF 2:1 (HORIZONTAL TO VERTICAL) CUT SLOPES AT 1.5:1 SHOULD BE NETTED WITH BIODEGRADABLE JUTE MESH OR EQUAL.

THE FOLLOWING EROSION AND SEDIMENT CONTROL TECHNIQUES AND PROCEDURES ARE TO BE EMPLOYED TO PROTECT THE ADJACENT WETLANDS AND NEIGHBORING PROPERTIES AND ROADWAYS.

1. PRIOR TO ANY SITE ACTIVITIES, EROSION CONTROLS ARE TO BE PLACED WHERE SHOWN ON THESE PLANS. EROSION CONTROLS ARE TO TRAP SEDIMENT TRANSPORTED BY RUN-OFF BEFORE IT IMPACTS THE WETLANDS OR LEAVES THE CONSTRUCTION SITE. THESE SILT FENCES AND HAY BALES ARE TO BE INSPECTED PERIODICALLY AND REPAIRED / REPLACED AS NECESSARY DURING THE CONSTRUCTION PROJECT. INSPECTIONS OF THE EROSION CONTROLS ARE TO BE PERFORMED WEEKLY AND AFTER EVERY SIGNIFICANT PRECIPITATION EVENT (EXCEEDING ½" OF PRECIPITATION).
2. THE EROSION CONTROLS ARE TO BE IN PLACE PRIOR TO ANY EXCAVATION OR CLEARING OF THE SITE. AREAS OUTSIDE THE EROSION CONTROLS ARE NOT TO BE DISTURBED DURING CONSTRUCTION.
3. SEDIMENT BUILDUP AT THE EROSION CONTROLS SHALL BE REMOVED ONE THE SEDIMENT VOLUME REACHES ½ THE HEIGHT OF THE EROSION CONTROLS.
4. DIVERT RUNOFF FROM OFFSITE AND UNDISTURBED AREAS AWAY FROM CONSTRUCTION TO MINIMIZE SOIL EROSION AND SEDIMENTATION ON AND OFF-SITE. TEMPORARILY STABILIZE ALL HIGHLY ERODIBLE SOILS AND SLOPES IMMEDIATELY.
5. LAND DISTURBANCE ACTIVITIES EXCEEDING TWO ACRES IN SIZE SHALL NOT BE DISTURBED WITHOUT A SEQUENCING PLAN THAT REQUIRES STORMWATER CONTROLS TO BE INSTALLED AND EXPOSED SOILS STABILIZED, AS DISTURBANCES BEYOND THE TWO ACRES CONTINUES. A CONSTRUCTION PHASING PLAN, INCLUDING EROSION CONTROL AND SEDIMENT CONTROL PLAN FOR EACH PHASE, SHALL BE SUBMITTED PRIOR TO ANY CONSTRUCTION ON THE SITE. MASS CLEARINGS AND GRADING OF THE ENTIRE SITE SHOULD BE AVOIDED.
6. SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS.
7. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED.
8. PERMANENT SEEDING SHALL BE UNDERTAKEN IN THE SPRING FROM MARCH THRU MAY, AND IN LATE SUMMER AND EARLY FALL FROM AUGUST TO OCTOBER 15. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15 AN APPROPRIATE TEMPORARY MULCH AND/OR NONASPHALTIC SOIL TACKIFIER WITH WINTER RYE SHALL BE APPLIED.
9. ALL SLOPES STEEPER THAN 3:1, AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS MUST, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH OR OTHER APPROVED STABILIZATION MEASURES.
10. TEMPORARY SEDIMENT TRAPPING DEVICES MUST NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONSTRUCTION AREAS ASSOCIATED WITH THE PROJECT. SIMILARLY, STABILIZATION MUST BE ESTABLISHED PRIOR TO CONVERTING TEMPORARY SEDIMENT TRAPS/BASINS INTO PERMANENT [POST-CONSTRUCTION] STORMWATER MANAGEMENT FACILITIES. ALL FACILITIES USED FOR TEMPORARY MEASURES SHALL BE CLEANED AND RE-STABILIZED PRIOR TO BEING PUT INTO FINAL OPERATION.
11. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
12. TO REDUCE THE TRACKING OF SEDIMENT ONTO PUBLIC WAYS, PROVIDE A CRUSHED STONE FILTER AT THE DRIVE ENTRANCE. ALL CONSTRUCTION VEHICLES ENTERING AND LEAVING THE SITE SHALL USE THE PROPOSED CONSTRUCTION ENTRANCE.
13. PROPER MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IF DE-WATERING IS NECESSARY DURING CONSTRUCTION. THESE MEASURES SHALL INCLUDE DE-WATERING BAGS, TEMPORARY HAYBALES, SILT FENCES, SILT SOCKS AND/OR OTHER APPROVED DEVICES. THE DE-WATERING SETUP SHALL BE APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION.
14. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE DURING CONSTRUCTION OF ALL STORMWATER FACILITIES INSTALLED OR AFFECTED BY THE PROJECT. ANY SEDIMENT OR DEBRIS COLLECTED WITHIN THESE FACILITIES FROM THE PROJECT WORK SHALL BE REMOVED PRIOR TO THE OWNER'S ACCEPTANCE.
16. STREET SWEEPING SHALL BE PERFORMED ON ADJACENT ROADS AND STREETS AS NECESSARY DURING THE PROJECT DURATION.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH UNIFORM INSTRUCTIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.

PROFESSIONAL LAND SURVEYOR DATE

FOR REGISTRY USE ONLY

N/F
O'REILLY AUTO PARTS
PARCEL NO. 26-13-1300
15 INDEPENDENCE DRIVE

N/F
DEVENS RECYCLING CENTER, LLC
PARCEL NO. 32-13-1801
45 INDEPENDENCE DRIVE

CHAIN LINK FENCE W/BARBED WIRE

PROVIDE 12"Ø FILTREXX SILTSOXX @ PROPERTY PERIMETER. [LIMIT OF WORK]

CONSTRUCTION TRAILER AND PORTABLE TOILET LOCATION

50' LONG x 30' WIDE ANTI-TRACKING CONSTRUCTION ENTRANCE

HEAVY DUTY EQUIPMENT PROHIBITED FROM PROPOSED INFILTRATION AREAS DURING CONSTRUCTION [TYPICAL WHERE SHOWN].

PROVIDE INLET PROTECTION @ CATCH BASIN DURING CONSTRUCTION

MATERIAL STOCKPILE AND WASHOUT AREA

INDEPENDENCE DRIVE
(PUBLIC - 60' WIDE)

N/F
DEVENS RECYCLING CENTER, LLC
PARCEL NO. 32-13-1801
45 INDEPENDENCE DRIVE

N/F
MACK DEVENS DEVELOPMENT, LLC
PARCEL NO. 26-13-600
18 INDEPENDENCE RIVE

N/F
FEDERAL BUREAU OF PRISONS
PARCEL NO. 26-13-200
36 INDEPENDENCE DRIVE

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT GRADE
- UTILITY POLE
- EDGE OF BORDERING VEGETATED WETLANDS
- SILT FENCE AND HAY BALES
- PROPOSED DRAIN PIPE
- DRAIN MANHOLE
- CATCH BASIN
- SEWER PIPE
- SEWER MANHOLE
- WATER LINE
- WATER GATE VALVE
- HYDRANT
- GAS LINE
- GAS GATE VALVE
- ELECTRIC LINE
- GUARDRAIL
- CHAIN LINK FENCE

EROSION AND SEDIMENT CONTROLS PLAN

EC.1 SCALE: 1" = 30'-0"

GRAPHIC SCALE

30 15 0 15 30 60 120

COMMONWEALTH OF MASSACHUSETTS
EUGENE T. SULLIVAN
CIVIL
No. 45737
REGISTERED PROFESSIONAL ENGINEER

Eugene T. Sullivan, Inc.
Consulting Engineers
230 Lowell Street - Suite 2A
Wilmington, MA 01887
Phone: 978.657.6469
Fax: 978.657.8563
Email: etspe@outlook.com

NO	DATE	REVISIONS

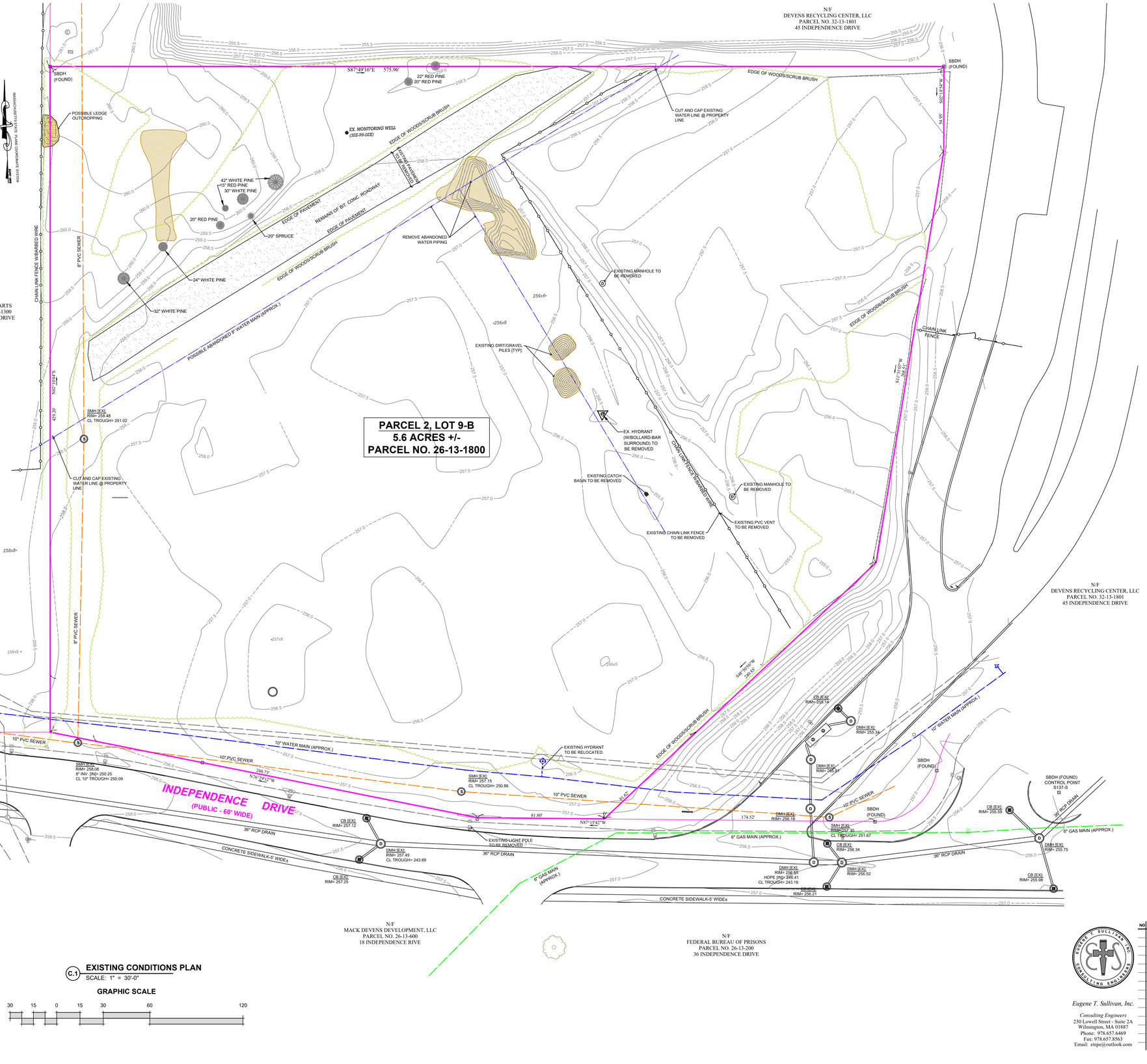
PREPARED FOR:
31 INDEPENDENCE DRIVE, LLC
133 PEARL STREET
BOSTON, MA

DRAWING:
EROSION CONTROLS PLAN

PROJECT:
PROPOSED INDUSTRIAL BUILDING
31 INDEPENDENCE DRIVE
DEVENS, MA

SCALE: 1" = 30'-0"
DATE: JUNE 29, 2022

DRAWING NUMBER
EC.1



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PROFESSIONAL LAND SURVEYOR DATE

FOR REGISTRY USE ONLY

C.1 **EXISTING CONDITIONS PLAN**
SCALE: 1" = 30'-0"

GRAPHIC SCALE

30 15 0 15 30 60 120

COMMONWEALTH OF MASSACHUSETTS
EUGENE T. SULLIVAN
CIVIL
No. 45797
REGISTERED PROFESSIONAL ENGINEER

NO	DATE	REVISIONS

Eugene T. Sullivan, Inc.
Consulting Engineers
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Phone: 978.657.6469
Fax: 978.657.8563
Email: etspe@outlook.com

PREPARED FOR:
31 INDEPENDENCE DRIVE, LLC
133 PEARL STREET
BOSTON, MA

DRAWING:
EXISTING CONDITIONS PLAN

PROJECT:
PROPOSED INDUSTRIAL BUILDING
31 INDEPENDENCE DRIVE
DEVENS, MA

SCALE: 1" = 30'-0"
DATE: JUNE 29, 2022

DRAWING NUMBER
C.1

ZONING REQUIREMENTS

RAIL INDUSTRIAL AND TRADE RELATED ZONING DISTRICT

	REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	5.6 ACRES±
MINIMUM LOT FRONTAGE	75 FEET	362 FEET
MINIMUM FRONT YARD	25 FEET	166 FEET
MINIMUM SIDE YARD	10 FEET	10 FEET
MINIMUM REAR YARD	25 FEET	37 FEET
BUILDING FOOTPRINT		111,050 SF
FLOOR AREA		111,050 SF
MAXIMUM FLOOR AREA RATIO	.6	.45
TOTAL PAVED AREA		61,284 SF
TOTAL IMPERVIOUS AREA		172,331 SF
MAXIMUM IMPERVIOUS SURFACE RATIO	.9	.706
OPEN SPACE		294
MAXIMUM BUILDING HEIGHT	75 FEET	45 FEET

PROPERTY USE:

1. **THIS PROPOSED USES FOR THIS PROPERTY ARE OFFICE, DISTRIBUTION AND WAREHOUSING WHICH ARE ALLOWED USES IN THE RAIL, INDUSTRIAL AND TRADE ZONING DISTRICT IN ACCORDANCE WITH EXHIBIT D- TABLE OF PERMITTED USES IN THE ZONING BYLAWS.**

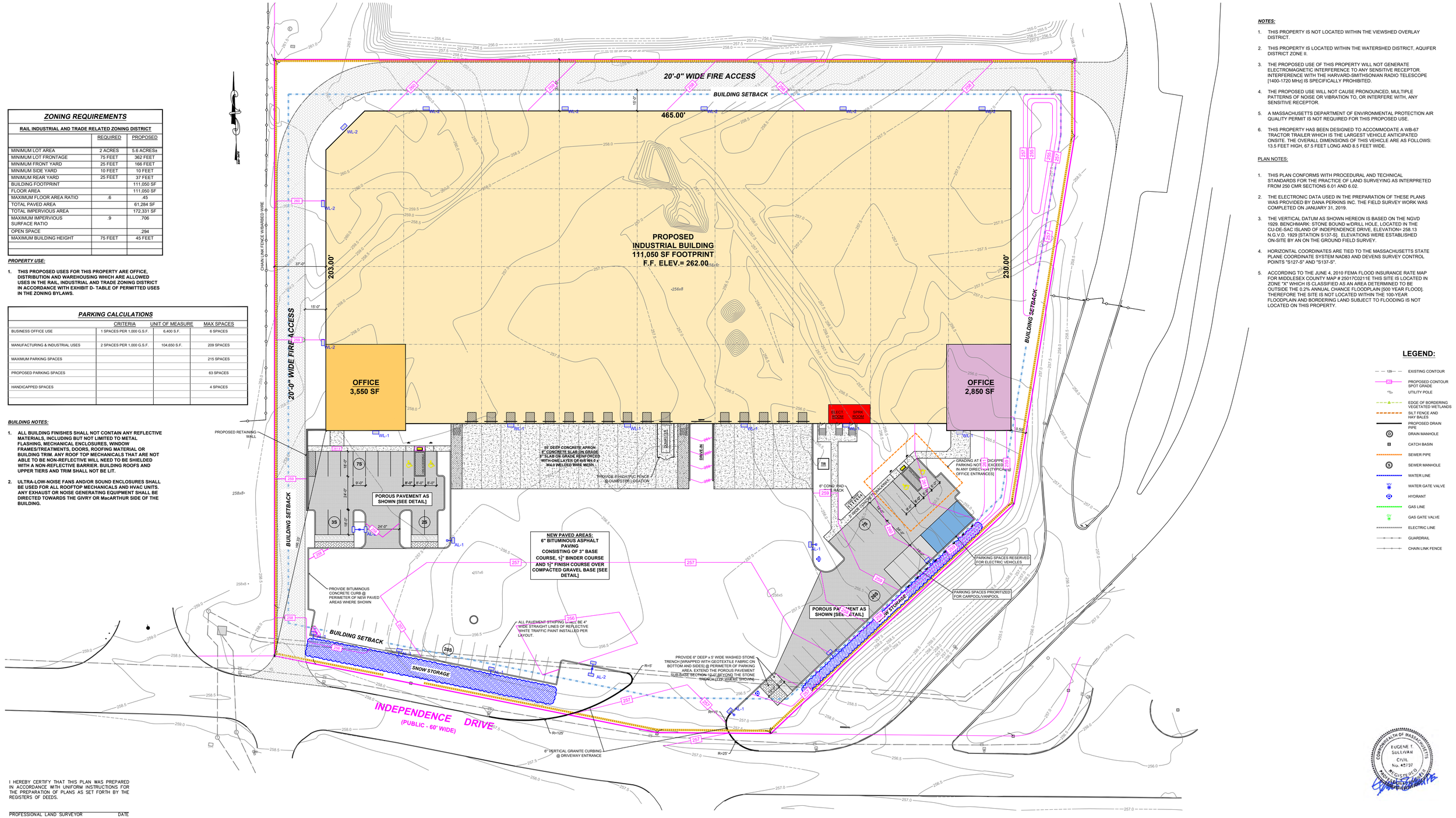
PARKING CALCULATIONS

	CRITERIA	UNIT OF MEASURE	MAX SPACES
BUSINESS OFFICE USE	1 SPACES PER 1,000 G.S.F.	6,400 S.F.	6 SPACES
MANUFACTURING & INDUSTRIAL USES	2 SPACES PER 1,000 G.S.F.	104,650 S.F.	209 SPACES
MAXIMUM PARKING SPACES			215 SPACES
PROPOSED PARKING SPACES			63 SPACES
HANDICAPPED SPACES			4 SPACES

BUILDING NOTES:

1. **ALL BUILDING FINISHES SHALL NOT CONTAIN ANY REFLECTIVE MATERIALS, INCLUDING BUT NOT LIMITED TO METAL FLASHING, MECHANICAL ENCLOSURES, WINDOW FRAMES/TREATMENTS, DOORS, ROOFING MATERIAL OR BUILDING TRIM. ANY ROOF TOP MECHANICALS THAT ARE NOT ABLE TO BE NON-REFLECTIVE WILL NEED TO BE SHIELDED WITH A NON-REFLECTIVE BARRIER. BUILDING ROOFS AND UPPER TIERS AND TRIM SHALL NOT BE LIT.**

2. **ULTRA-LOW-NOISE FANS AND/OR SOUND ENCLOSURES SHALL BE USED FOR ALL ROOFTOP MECHANICALS AND HVAC UNITS. ANY EXHAUST OR NOISE GENERATING EQUIPMENT SHALL BE DIRECTED TOWARDS THE GIVRY OR MacARTHUR SIDE OF THE BUILDING.**



NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN THE VIEWSHED OVERLAY DISTRICT.
2. THIS PROPERTY IS LOCATED WITHIN THE WATERSHED DISTRICT, AQUIFER DISTRICT ZONE II.
3. THE PROPOSED USE OF THIS PROPERTY WILL NOT GENERATE ELECTROMAGNETIC INTERFERENCE TO ANY SENSITIVE RECEPTOR. INTERFERENCE WITH THE HARVARD-SMITHSONIAN RADIO TELESCOPE [1400-1720 MHz] IS SPECIFICALLY PROHIBITED.
4. THE PROPOSED USE WILL NOT CAUSE PRONOUNCED, MULTIPLE PATTERNS OF NOISE OR VIBRATION TO, OR INTERFERE WITH, ANY SENSITIVE RECEPTOR.
5. A MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION AIR QUALITY PERMIT IS NOT REQUIRED FOR THIS PROPOSED USE.
6. THIS PROPERTY HAS BEEN DESIGNED TO ACCOMMODATE A WB-67 TRACTOR TRAILER WHICH IS THE LARGEST VEHICLE ANTICIPATED ONSITE. THE OVERALL DIMENSIONS OF THIS VEHICLE ARE AS FOLLOWS: 13.5 FEET HIGH, 67.5 FEET LONG AND 8.5 FEET WIDE.

PLAN NOTES:

1. THIS PLAN CONFORMS WITH PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS INTERPRETED FROM 250 CMR SECTIONS 6.01 AND 6.02.
2. THE ELECTRONIC DATA USED IN THE PREPARATION OF THESE PLANS WAS PROVIDED BY DANA PERKINS INC. THE FIELD SURVEY WORK WAS COMPLETED ON JANUARY 31, 2019.
3. THE VERTICAL DATUM AS SHOWN HEREON IS BASED ON THE NGVD 1929. BENCHMARK: STONE BOUND w/DRILL HOLE, LOCATED IN THE CU-DE-SAC ISLAND OF INDEPENDENCE DRIVE. ELEVATION= 258.13 N.G.V.D. 1929 [STATION S137-S]. ELEVATIONS WERE ESTABLISHED ON-SITE BY AN ON THE GROUND FIELD SURVEY.
4. HORIZONTAL COORDINATES ARE TIED TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD83 AND DEVENS SURVEY CONTROL POINTS "S127-S" AND "S137-S".
5. ACCORDING TO THE JUNE 4, 2010 FEMA FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY MAP # 25017C0211E THIS SITE IS LOCATED IN ZONE "X" WHICH IS CLASSIFIED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN [500 YEAR FLOOD]. THEREFORE THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AND BORDERING LAND SUBJECT TO FLOODING IS NOT LOCATED ON THIS PROPERTY.

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR / SPOT GRADE
- UTILITY POLE
- EDGE OF BORDERING VEGETATED WETLANDS
- SILT FENCE AND HAY BALES
- PROPOSED DRAIN PIPE
- DRAIN MANHOLE
- CATCH BASIN
- SEWER PIPE
- SEWER MANHOLE
- WATER LINE
- WATER GATE VALVE
- HYDRANT
- GAS LINE
- GAS GATE VALVE
- ELECTRIC LINE
- GUARDRAIL
- CHAIN LINK FENCE

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH UNIFORM INSTRUCTIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.

PROFESSIONAL LAND SURVEYOR DATE

FOR REGISTRY USE ONLY

C.2 **SITE LAYOUT PLAN**
SCALE: 1" = 30'-0"

GRAPHIC SCALE
30 15 0 15 30 60 120

COMMONWEALTH OF MASSACHUSETTS
EUGENE T. SULLIVAN
CIVIL
No. 45737
REGISTERED PROFESSIONAL ENGINEER

Eugene T. Sullivan, Inc.
Consulting Engineers
230 Lowell Street - Suite 2A
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Phone: 978.657.6469
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Email: etspc@outlook.com

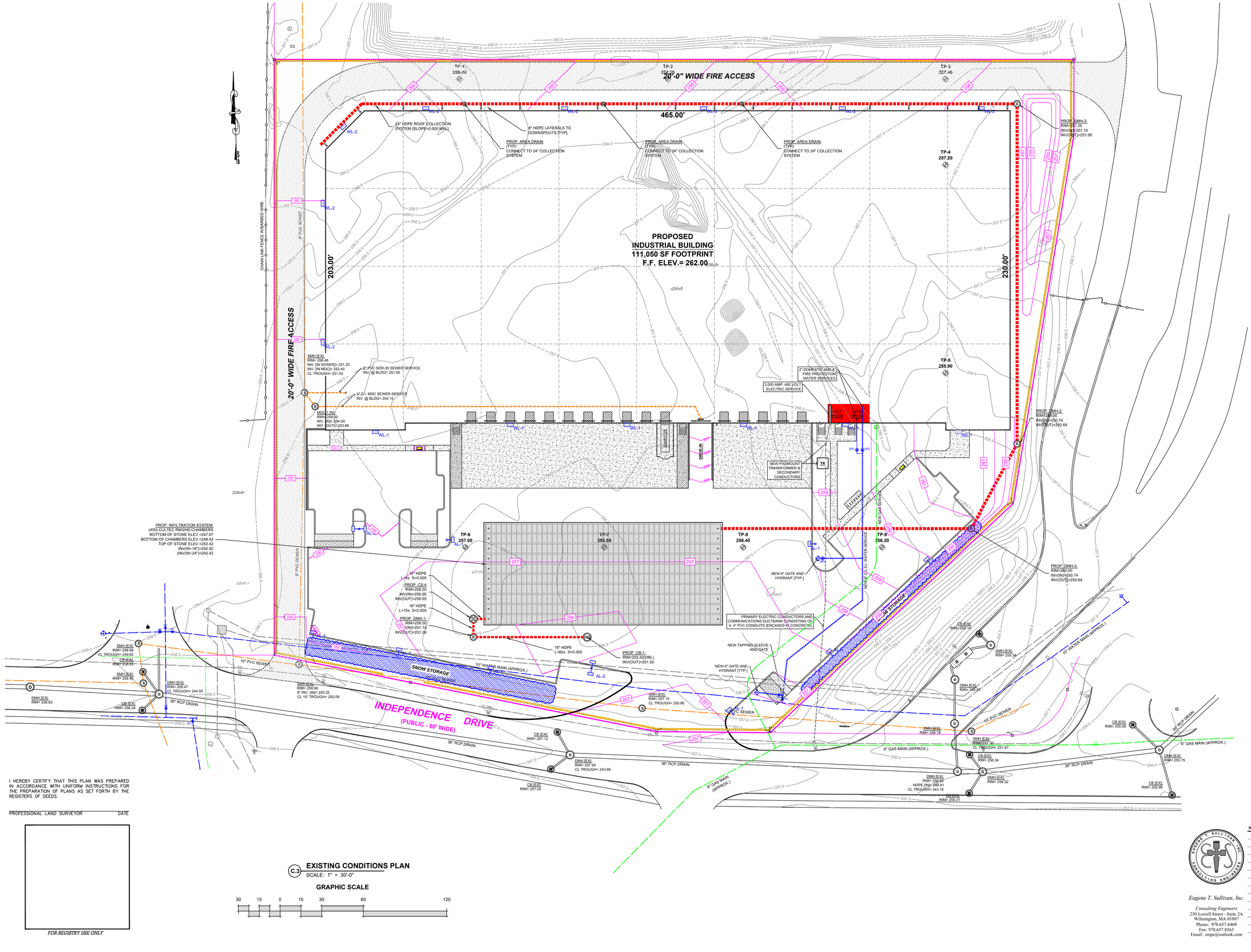
NO	DATE	REVISIONS

PREPARED FOR:
31 INDEPENDENCE DRIVE, LLC
133 PEARL STREET
BOSTON, MA

DRAWING:
SITE LAYOUT PLAN

PROJECT:
PROPOSED INDUSTRIAL BUILDING
31 INDEPENDENCE DRIVE
DEVENS, MA

SCALE: 1" = 30'-0"
DATE: JUNE 29, 2022
DRAWING NUMBER
C.2



LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR SPOT GRADE
- UTILITY POLE
- EDGE OF BORDERING VEGETATED WETLANDS
- SILT FENCE AND HAY BALES
- PROPOSED DRAIN PIPE
- DRAIN MANHOLE
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- SEWER PIPE
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- WATER GATE VALVE
- HYDRANT
- GAS LINE
- GAS GATE VALVE
- ELECTRIC LINE
- GUARDRAIL
- CHAIN LINK FENCE

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH UNIFORM INSTRUCTIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.

PROFESSIONAL LAND SURVEYOR DATE

FOR REGISTRY USE ONLY

C.3 EXISTING CONDITIONS PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE

30 15 0 15 30 60 120

COMMONWEALTH OF MASSACHUSETTS
EUGENE T. SULLIVAN
CIVIL
No. 45197
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Phone: 978.657.6469
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Email: etspe@outlook.com

NO	DATE	REVISIONS

PREPARED FOR:
31 INDEPENDENCE DRIVE, LLC
133 PEARL STREET
BOSTON, MA

DRAWING:
DRAINAGE AND UTILITIES PLAN

PROJECT:
PROPOSED INDUSTRIAL BUILDING
31 INDEPENDENCE DRIVE
DEVENS, MA

SCALE: 1" = 30'-0"
DATE: JUNE 29, 2022

DRAWING NUMBER
C.3

DRAINAGE AND UTILITIES NOTES:

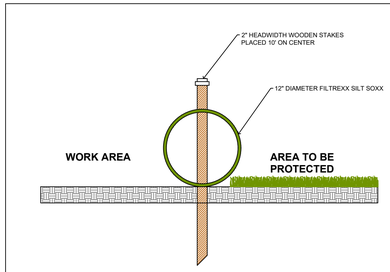
1. ALL UNDERGROUND STRUCTURES, INCLUDING MANHOLES, CATCH BASINS, AREA DRAINS, THE PUMP STATION AND GREASE TRAP, SHALL BE DESIGNED TO WITHSTAND H-20 LOADING.
2. ALL STORM DRAINAGE PIPING TO BE HIGH DENSITY POLYETHYLENE (HDPE. ADS N-12 OR APPROVED EQUAL) OR RCP CLASS IV CAPABLE OF WITHSTANDING H-20 LOADING. MINIMUM CLEARANCE BETWEEN PROPOSED DRAINAGE PIPING AND OTHER UTILITIES/STRUCTURES SHALL BE 18 INCHES VERTICALLY AND 4 FEET HORIZONTALLY. THE MINIMUM COVER OF THE HDPE PIPE IS 1'-0" FOR H-20 LOADS, THIS COVER IS MEASURED FROM THE PIPE OD TO THE TOP OF RIGID PAVEMENT.
3. THE MAINTENANCE OF ALL DRAINAGE STRUCTURES IS THE RESPONSIBILITY OF THE OWNER
4. ALL CONSTRUCTION AND TESTING METHODS SHALL COMPLY WITH THE LOCAL RULES AND REGULATIONS. IN CASES WHERE THE DRAWINGS DIFFER FROM THESE REGULATIONS, THE MOST RESTRICTIVE REQUIREMENT SHALL APPLY.
5. ALL DRAINAGE STRUCTURES AND DETAILS TO BE BE CONSTRUCTED AND INSPECTED CONSISTENT WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
6. THE CONTRACTOR SHALL INSPECT AND RESTORE / CLEAN ALL FACILITIES [INLETS, MANHOLES, BASINS, ETC] OF SEDIMENT AND DEBRIS PRIOR TO THE ENGINEER'S ACCEPTANCE.
7. PROPOSED GAS, ELECTRIC, WATER, TELEPHONE AND TELEVISION SERVICE LOCATIONS MUST BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION DETAILS TO BE CONSISTENT WITH UTILITY COMPANY STANDARDS AND REQUIREMENTS.
8. CONTRACTOR TO PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
9. ALL WATER MAINS AND WATER SERVICES SHALL HAVE A MINIMUM OF FIVE [5] FEET OF COVER.
10. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM.
11. HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE LOCAL AUTHORITY. THE CONTRACTOR SHALL CONSTRUCT THE WATER MAIN AND ITS APPURTENANCE WORK IN ACCORDANCE WITH THE LOCAL WATER DEPARTMENT'S STANDARDS AND SPECIFICATIONS AND PAY FOR ALL ASSOCIATED FEES AS REQUIRED BY THE WATER DEPARTMENT. THE CONTRACTOR SHALL CONTACT THE WATER DEPARTMENT TO ENSURE PROPER INSPECTIONS OF WATER PIPING PRIOR TO BACKFILLING.
12. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE LOCAL AUTHORITY.
13. ALL SEWER PIPE WITH LESS THAN 5' OF COVER UNDER PAVEMENT AND LESS THAN 4' OF COVER UNDER LOAMED AREAS SHALL BE INSULATED. INSULATION SHALL BE 2" THICK POLYURETHANE INSULATION WITH PVC JACKET PLACED AROUND PIPE.
14. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ANY WATER AND SANITARY SEWER LINES. AN 18" INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
15. THE RELOCATION OF THE WATER AND SEWER SERVICES ALONG THE EAST END OF THE PROPOSED ADDITION WILL REQUIRE CLOSE COORDINATION WITH THE DEVENS UTILITIES DEPARTMENT TO MINIMIZE POTENTIAL IMPACTS ON ADJACENT PROPERTIES. THE NEW SEWER CONNECTIONS WILL REQUIRE A BYPASS PUMP STATION TO ENSURE SERVICE TO THE OTHER PROPERTIES.
16. MECHANICAL AND FIRE PROTECTION ENGINEERS TO VERIFY DESIGN AND SIZES OF PROPOSED WATER AND SEWER SERVICES TO SITE.
17. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH THE POWER COMPANY.
18. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.
19. WHERE MANUFACTURERS ARE SPECIFIED ON THESE DRAWINGS, APPROVED EQUALS MAY BE SUBSTITUTED UPON WRITTEN APPROVAL FROM THE CIVIL ENGINEER OF RECORD.
20. IF AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY OR OTHER CONFLICT SHALL BE ACCURATELY DETERMINED BY THE CONTRACTOR WITHOUT DELAY, AND THE INFORMATION FURNISHED IN WRITING TO CIVIL ENGINEER OF RECORD TO RESOLVE THE CONFLICT.
21. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF NEW UTILITY SERVICES, LOCATIONS AND ELEVATIONS WITH THE UTILITY COMPANIES AND THE BUILDING DRAWINGS.
22. THE CONTRACTOR IS RESPONSIBLE TO SUBMIT TESTING REPORTS, SHOP DRAWINGS AND PRODUCT SPECIFICATIONS TO THE CIVIL ENGINEER OF RECORD FOR MATERIALS, STRUCTURES, EQUIPMENT, RETAINING WALLS, ETC. FOR APPROVAL PRIOR TO INSTALLATION.
23. THE CONTRACTOR IS TO SUBMIT AS-BUILT PLANS IN ELECTRONIC CAD FORMAT TO THE OWNER AND CIVIL ENGINEER OF RECORD UPON COMPLETION OF THE PROJECT. THE AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A MA LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER. AS-BUILT DRAWINGS SHALL ALSO BE PROVIDED TO THE DEVENS ENTERPRISE COMMISSION AND COMPLY WITH THEIR AS-BUILT POLICY:
    https://www.devensec.com/development/as-built policy.pdf

GRADING NOTES:

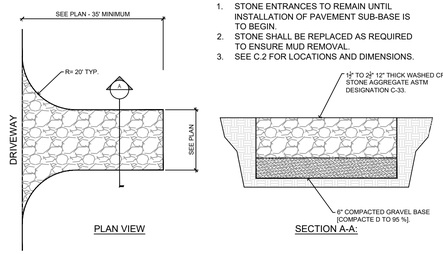
COMPACTION REQUIREMENTS:

MINIMUM COMPACTION	LOCATION
95 %	BELOW PAVED OR CONCRETE AREAS
95 %	TRENCH BEDDING MATERIALS
90 %	BELOW LOAM AND SEED AREAS

1. ALL PERCENTAGES OF COMPACTION TESTING SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS MUST BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR EARTHWORK AND COMPACTION REQUIREMENTS FOR ALL SLABS AND BUILDING FOUNDATIONS.
3. SPRINKLER OR USE A WATER TRUCK AS NECESSARY TO APPLY WATER DURING GRADING OPERATIONS IN ORDER TO MINIMIZE SEDIMENT TRANSPORT AND MAINTAIN ACCEPTABLE AIR QUALITY CONDITIONS. REPETITIVE TREATMENTS SHALL BE DONE AS NEEDED UNTIL THE GRADES ARE PAVED OR SEEDED.
4. ONCE THE PERIMETER EROSION CONTROL MEASURES HAVE BEEN IMPLEMENTED, CUTTING AND EARTH PREPARATION SHALL COMMENCE FOR THE PROPOSED CONSTRUCTION ENTRANCE.
5. DIVERSION BERMS AND SEDIMENT TRAPS SHALL BE CONSTRUCTED, AS NEEDED, TO CAPTURE SILT LADEN RUNOFF FROM THE SITE.
6. SITE CLEARING AND GRUBBING CAN PROCEED UP TO THE LIMIT OF WORK. NO ALTERATIONS SHALL TAKE PLACE OUTSIDE THE LIMIT OF WORK FOR THE PROJECT WITHOUT PRIOR AUTHORIZATION FROM THE CIVIL ENGINEER OF RECORD AND THE CONSERVATION AGENT.
7. PROCEED WITH ROUGH GRADING OF SUB-SOILS IN PREPARATION FOR GRAVEL BASE COURSES.
8. ALL EARTHWORK AND SITE PREPARATION SHALL BE DONE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF ANY SUBSURFACE INVESTIGATION OR GEOTECHNICAL REPORTS PREPARED FOR THIS SITE.
9. 2" BINDER COURSE AND ½" FINISH COURSE OF BITUMINOUS PAVEMENT TO BE INSTALLED ON SITE ON ALL PARKING AREAS. GRAVEL BASE CROSS-SECTION TO BE PREPARED AND INSPECTED BY THE CIVIL ENGINEER OF RECORD PRIOR TO PAVEMENT INSTALLATION.
10. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
11. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL RECIEVE A MINIMUM OF 6" OF LOAM AND SEEDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ANY LOAMED AND SEEDED AREAS UNTIL LAWN GROWTH IS ESTABLISHED AND APPROVED BY THE ENGINEER / OWNER.
12. CONTRACTOR TO PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS FOR ALL NATURAL AND PAVED AREAS.



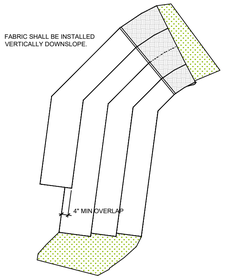
FILTREXX SILT SOXX DETAIL



NOTES:

1. STONE ENTRANCES TO REMAIN UNTIL INSTALLATION OF PAVEMENT SUB-BASE IS TO BEGIN.
2. STONE SHALL BE REPLACED AS REQUIRED TO ENSURE MUD REMOVAL.
3. SEE C.2 FOR LOCATIONS AND DIMENSIONS.

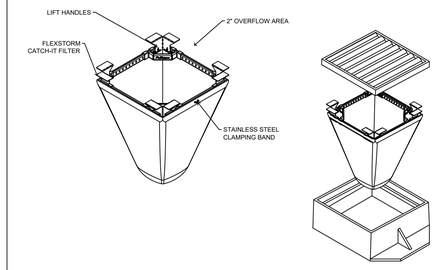
STONE ANTI-TRACKING PAD



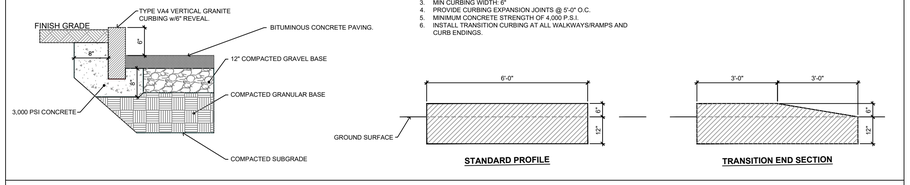
NOTES:

1. JUTE MESH SHALL BE A UNIFORM, OPEN, PLAIN WEAVE CLOTH OF UNDYED AND UNBLEACHED SINGLE JUTE YARN.
2. THE SURFACE SHALL BE SMOOTH AND FREE OF STICKS, ROCKS OR CLODS LARGER THAN 2". MESH SHALL HAVE GOOD CONTACT WITH THE SOILS.
3. JUTE MESH SHALL BE PLACED UNIFORMLY IN CONTACT WITH THE UNDERLYING SOILS. JUTE MESH SHALL BE PLACED AT ALL CUTFILL LOCATIONS GREATER THAN 3:1
4. THE TOP EDGE OF EACH STRIP SHALL BE ANCHORED BY PLACING A TIGHT FOLD OF MESH VERTICALLY IN A 6 INCH DEEP SLOT OR TRENCH IN THE SOIL AND TAMPING AND STAPLING IN PLACE. EDGES OF ADJACENT STRIPS SHALL BE LAPPED 4 INCHES WITH A ROW OF STAPLES AT A MAXIMUM INTERVAL OF THREE FEET IN THE LAPPED AREA. BOTTOM EDGES SHALL BE LAPPED 12 INCHES OVER THE NEXT LOWER STRIP OR BURIED AS SPECIFIED FOR THE TOP EDGES.
5. THE STAPLES SHALL BE U-SHAPED, NO. 11 GAGE STEEL WIRE. THE STAPLES SHALL BE APPROXIMATELY 6 INCHES LONG AND 1 INCH WIDE.

JUTE MESH EROSION CONTROL FABRIC



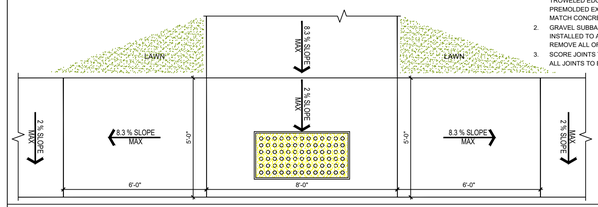
CATCH BASIN INLET PROTECTION



NOTE:

1. RE-USE EXISTING GRANITE CURBING WHEREVER POSSIBLE.
2. MIN. VERTICAL CURBING HT: 18"
3. MIN CURBING WIDTH: 6"
4. PROVIDE CURBING EXPANSION JOINTS @ 5'-0" O.C.
5. MINIMUM CONCRETE STRENGTH OF 4,000 P.S.I.
6. INSTALL TRANSITION CURBING AT ALL WALKWAYS/RAMPS AND CURB ENDINGS.

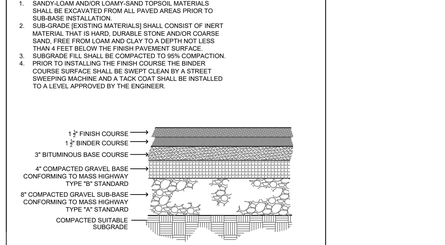
VERTICAL GRANITE CURBING DETAILS



NOTES - POURED CONCRETE WALKS:

1. CONCRETE TO BE 4000 PSI (28 DAYS), 4% AIR-ENTRAINED WITH STEEL TROWELED EDGE. SURFACE TO HAVE LIGHT BROOM FINISH. LOCATE PREMOLDED EXPANSION JOINT MATERIAL AT BUILDING EDGE (COLOR TO MATCH CONCRETE). EXPANSION JOINTS LOCATED 25' FEET (MAXIMUM).
2. GRAVEL SUBBASE SHALL CONTAIN NO STONES GREATER THAN 2" & BE INSTALLED TO A MINIMUM 6" DEPTH. COMPACT IN 6" MAXIMUM LIFTS. REMOVE ALL ORGANIC SILTS AND UNSUITABLE MATERIAL BELOW GRADE.
3. SCORE JOINTS TO BE 5' O.C. MAX. (EACH WAY), ALONG ENTIRE LENGTH. ALL JOINTS TO BE APPROVED BY ARCHITECT. SEE PLAN FOR LOCATIONS.

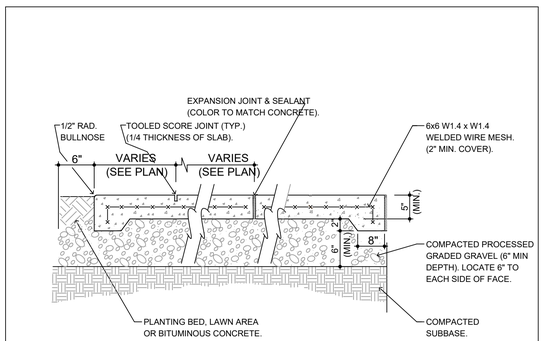
HANDICAPPED ACCESS RAMP @ SIDEWALK



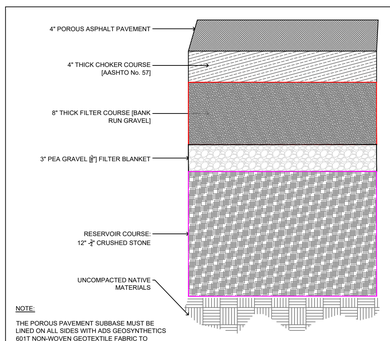
NOTES:

1. SANDY-LOAM AND/OR LOAMY-SAND TOPSOIL MATERIALS SHALL BE EXCAVATED FROM ALL PAVED AREAS PRIOR TO SUB-BASE INSTALLATION.
2. SUB-GRADE [EXISTING MATERIALS] SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND/OR COARSE SAND, FREE FROM LOAM AND CLAY TO A DEPTH NOT LESS THAN 4 FEET BELOW THE FINISH PAVEMENT SURFACE.
3. SUBGRADE FILL SHALL BE COMPACTED TO 95% COMPACTION.
4. PRIOR TO INSTALLING THE FINISH COURSE THE BINDER COURSE SURFACE SHALL BE SWEPT CLEAN BY A STREET SWEEPING MACHINE AND A TACK COAT SHALL BE INSTALLED TO A LEVEL APPROVED BY THE ENGINEER.

HEAVY DUTY PAVEMENT DETAIL



CONCRETE SIDEWALK DETAIL

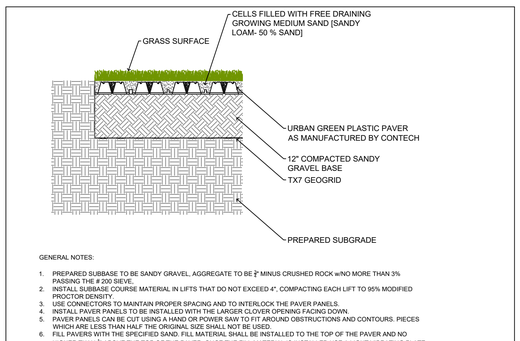


NOTE:

THE POROUS PAVEMENT SUBBASE MUST BE LINED ON ALL SIDES WITH ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE FABRIC TO PREVENT THE INFLUX OF FINES.

MAINTAIN A MINIMUM DISTANCE OF 4 FEET BETWEEN THE BOTTOM OF THE BASE AND THE GROUNDWATER ELEVATION.

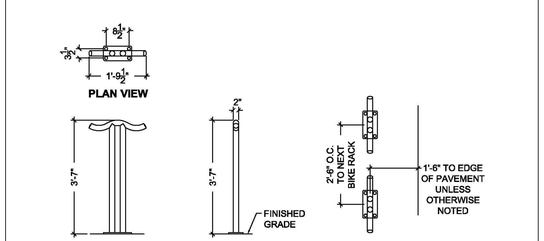
POROUS PAVEMENT DETAIL



GENERAL NOTES:

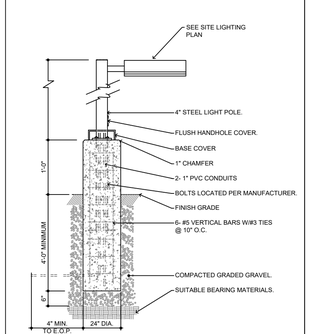
1. PREPARED SUBBASE TO BE SANDY GRAVEL, AGGREGATE TO BE 2" MINUS CRUSHED ROCK w/NO MORE THAN 3% PASSING THE # 200 SIEVE.
2. INSTALL SUBBASE COURSE MATERIAL IN LIFTS THAT DO NOT EXCEED 4", COMPACTING EACH LIFT TO 95% MODIFIED PROCTOR DENSITY.
3. USE CONNECTORS TO MAINTAIN PROPER SPACING AND TO INTERLOCK THE PAVER PANELS.
4. INSTALL PAVER PANELS TO BE INSTALLED WITH THE LARGER CLOVER OPENING FACING DOWN.
5. PAVER PANELS CAN BE CUT USING A HAND OR POWER SAW TO FIT AROUND OBSTRUCTIONS AND CONTOURS. PIECES WHICH ARE LESS THAN HALF THE ORIGINAL SIZE SHALL NOT BE USED.
6. FILL PAVERS WITH THE SPECIFIED SAND. FILL MATERIAL SHALL BE INSTALLED TO THE TOP OF THE PAVER AND NO HIGHER THAN ¼" ABOVE THE TOP OF THE PAVER. ONCE THE FILL MATERIAL IS INSTALLED USE A LIGHT VIBRATING PLATE TO CONSOLIDATE THE PAVERS AND TO SETTLE THE ROOTZONE INFILL.
7. CARRY OUT THE SEEDING AND WATERING PROGRAM. SEED WITH A DROUGHT-TOLERANT SEED MIX. A VERY LIGHT TOP DRESSING MAY BE APPLIED TO JUST COVER THE SEED AND TO PROVIDE ADEQUATE GERMINATION CONDITIONS.
8. IT IS PREFERABLE TO ALLOW THE GRASS TO FULLY ESTABLISH PRIOR TO VEHICLE TRAFFIC.

GRASS PAVER DETAIL

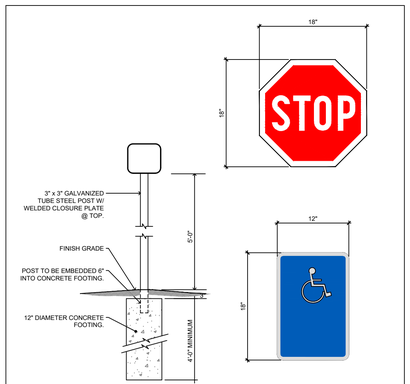


NOTES:
1. BIKE RACK SHALL BE SURFACE MOUNTED AT LOCATION SHOWN ON PLANS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

BIKE RACK DETAIL



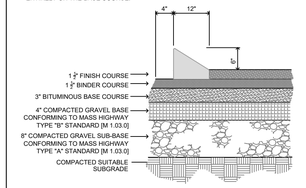
LIGHT POLE & FOOTING DETAIL



SIGNAGE DETAILS

NOTES:

1. BITUMINOUS CONCRETE BERM [TYPE A 12" WIDTH] AS SPECIFIED IN SECTION 106.1.0 OF THE CONSTRUCTION STANDARDS OF THE MHDSSHB.
2. BERM TO BE CONSTRUCTED OF BITUMINOUS CONCRETE WEARING SURFACE COURSE.
3. THE BITUMINOUS BERM MUST BE FOUNDED ENTIRELY ON THE BASE COURSE.



BITUMINOUS CONCRETE CURBING DETAIL

EUGENE T. SULLIVAN, Inc. CONSULTING ENGINEERS

Eugene T. Sullivan, Inc.
Consulting Engineers
230 Lowell Street - Suite 2A
Wilmington, MA 01887
Phone: 978.657.6469
Fax: 978.657.8563
Email: etspe@outlook.com

NO	DATE	REVISIONS

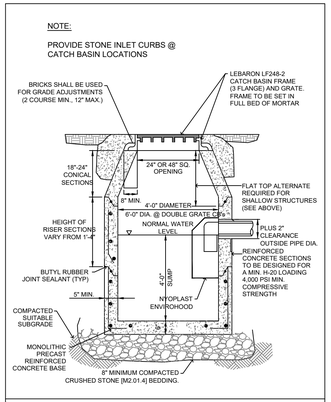
PREPARED FOR:
31 INDEPENDENCE DRIVE, LLC
133 PEARL STREET
BOSTON, MA

PROJECT:
PROPOSED INDUSTRIAL BUILDING
31 INDEPENDENCE DRIVE
DEVENS, MA

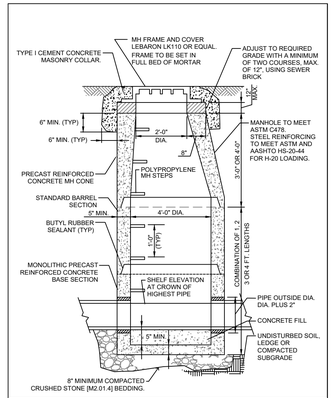
DRAWING:
SITE DETAILS

SCALE: 1" = 30'-0"
DATE: JUNE 29, 2022

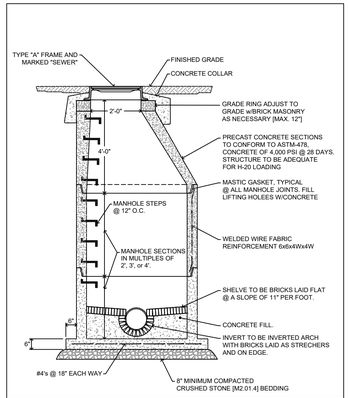
DRAWING NUMBER
C.4.1



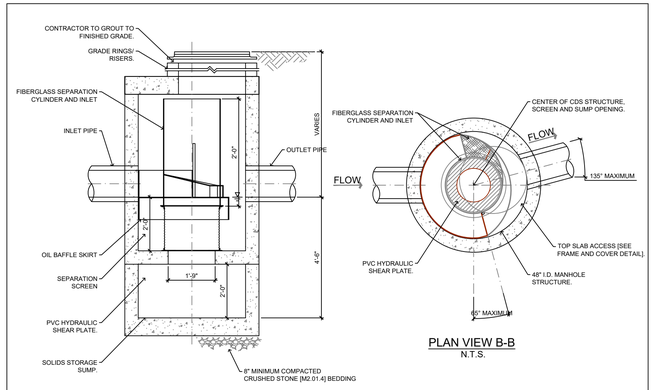
CATCH BASIN DETAIL



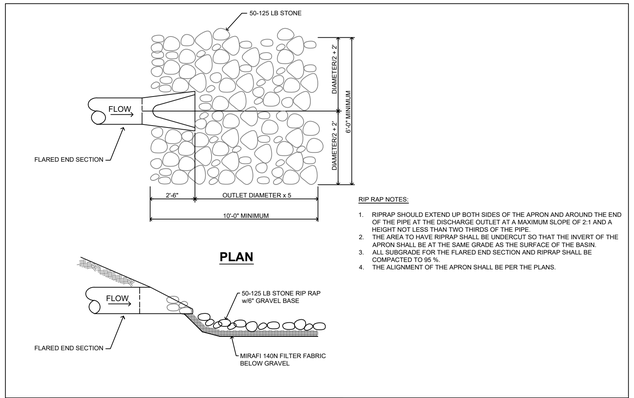
DRAIN MANHOLE DETAIL



SEWER MANHOLE DETAIL



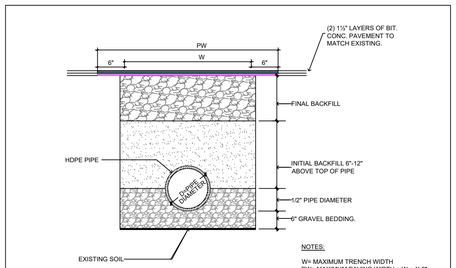
CONTECH CDS 2015-4 WATER QUALITY UNIT



RIP RAP NOTES:

1. RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS OF THE PIPE.
2. THE AREA TO HAVE RIPRAP SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE AS THE SURFACE OF THE BASIN.
3. ALL SUBGRADE FOR THE FLARED END SECTION AND RIPRAP SHALL BE COMPACTED TO 95 %.
4. THE ALIGNMENT OF THE APRON SHALL BE PER THE PLANS.

RIPRAP DETAIL



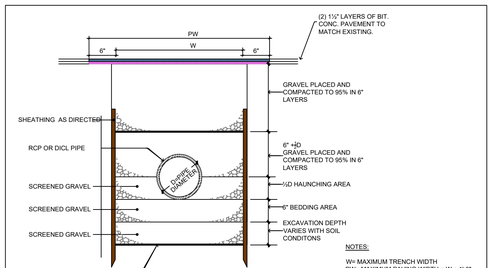
NOTES:

1. BEDDING AND INITIAL BACKFILL MATERIALS TO BE CLEAN, HARD GRAVEL w/ 85 % PASSING 2" SIEVE.
2. BEDDING LAYER TO BE 4" MINIMUM.
3. FINAL BACKFILL TO BE COMPACTED GRAVEL PER PAVEMENT SECTIONS.

NOTES:

W= MAXIMUM TRENCH WIDTH
PW= MAXIMUM PAVING WIDTH = W + 1'-0"
D= OUTSIDE DIAMETER
UNSHEATHED TRENCH: W= D+2' [3'-0" MIN.]
SHEATHED TRENCH: W= D+2'+ SHEATHING WIDTH
4'-0" MIN. w/0 WALERS
5'-0" MIN. w/WALERS
TRENCH BOX OR HYDRAULIC SHORING:
W= D+2'+ [WALL SHIELD WIDTH +/- 8"] + 1' FOR TRENCH BOX.

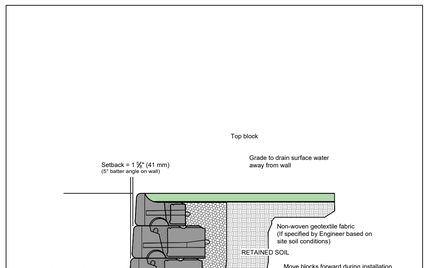
DRAINAGE PIPE TRENCH DETAIL



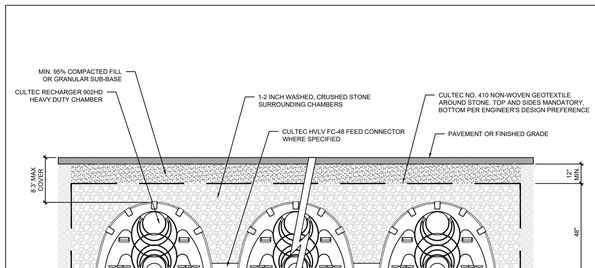
NOTES:

W= MAXIMUM TRENCH WIDTH
PW= MAXIMUM PAVING WIDTH = W + 1'-0"
D= OUTSIDE DIAMETER
UNSHEATHED TRENCH: W= D+2' [3'-0" MIN.]
SHEATHED TRENCH: W= D+2'+ SHEATHING WIDTH
4'-0" MIN. w/0 WALERS
5'-0" MIN. w/WALERS
TRENCH BOX OR HYDRAULIC SHORING:
W= D+2'+ [WALL SHIELD WIDTH +/- 8"] + 1' FOR TRENCH BOX.

WATER / SEWER PIPE TRENCH DETAIL



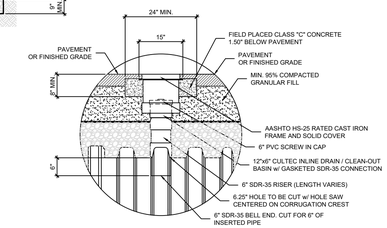
SEGEMENTED RETAINING WALL



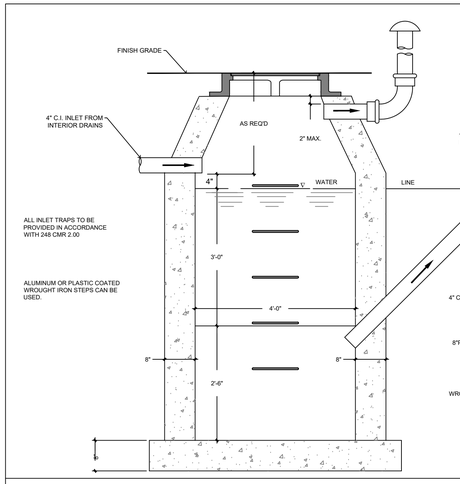
NOTES:

1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
   1.a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
   1.b. MAXIMUM PERMANENT (50-YEAR) COVER LOAD
   1.c. 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430-20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
3. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12. WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
   3.a. THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F3430
   3.b. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
   3.c. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

CULTEC R920HD RECHARGER CROSS SECTION



INSPECTION PORT DETAIL



GENERAL CONSTRUCTION NOTES:

MANHOLE TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE,COVER TO HAVE A CENTER HOLE.

A TIGHT COVER MUST BE USED IF MANHOLE IS LOCATED INSIDE OF BUILDING.

OPENING SHALL BE NOT LESS THAN 24" DIAMETER.

THE MANHOLE SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.

INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.

WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.

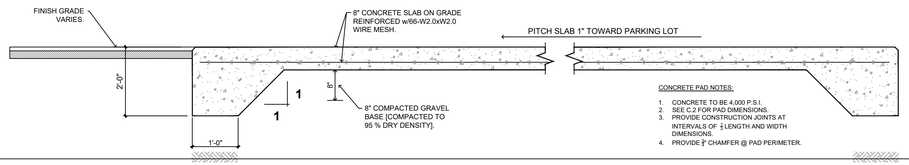
THE MANHOLE MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.

ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE MANHOLE, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER MEANS.

WROUGHT IRON STEPS SHALL BE SPACED AT 18" O.C.

BOTH VENTS SHALL BE EXTENDED INDEPENDENTLY 18" ABOVE THE ROOF, OR AS APPROVED BY LOCAL AUTHORITIES.

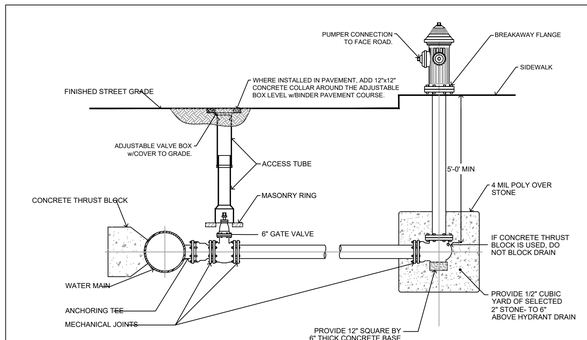
MDC SEPARATOR DETAIL



CONCRETE PAD NOTES:

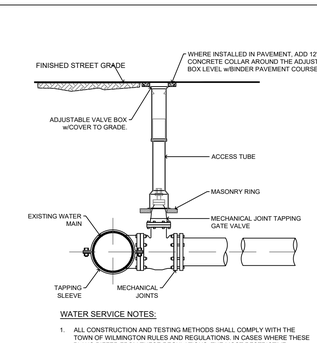
1. CONCRETE TO BE 4,000 P.S.I.
2. SEE C.2 FOR PAD DIMENSIONS.
3. PROVIDE CONSTRUCTION JOINTS AT INTERVALS OF ½ LENGTH AND WIDTH DIMENSIONS.
4. PROVIDE ½" CHAMFER @ PAD PERIMETER.

CONCRETE APRON/ DUMPSTER PAD DETAIL



NOTES:

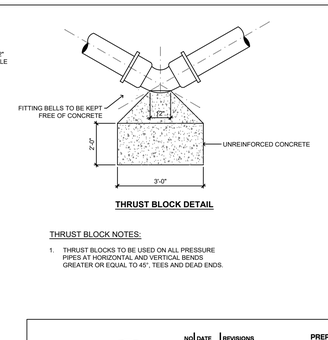
1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
2. USE RESTRAINED JOINT FITTINGS [MEGALUG OR APPROVED EQUAL].
3. SIZE OF BLOCK AND MEGALUG FITTINGS TO BE DESIGNED FOR SPECIFIC FIELD CONDITIONS.



WATER SERVICE NOTES:

1. ALL CONSTRUCTION AND TESTING METHODS SHALL COMPLY WITH THE TOWN OF WILMINGTON RULES AND REGULATIONS. IN CASES WHERE THESE PLANS DIFFER FROM THESE REGULATIONS, THE MOST RESTRICTIVE REQUIREMENTS SHALL APPLY.
2. ALL MATERIALS TO BE USED SHALL BE APPROVED BEFORE INSTALLATION BY THE DEPARTMENT OF PUBLIC WORKS / WATER DEPARTMENT AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. PIPE SHALL BE DUCTILE IRON MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF ANSI/AWWA C151/A21.51 AND SHALL BE SPECIAL THICKNESS CLASS 52 WITH A MINIMUM WALL THICKNESS OF 0.33 INCHES FOR 8 INCH PIPE. JOINTS SHALL BE PUSH ON OR MECHANICAL. PUSH JOINTS SHALL BE IN ACCORDANCE WITH ANSI/AWWA C111/A21.11. PIPE SHALL HAVE CEMENT MORTAR LINING AND SEAL COATING IN ACCORDANCE WITH ANSI/AWWA C104/21.4-09.
3. THE CONTRACTOR SHALL PROVIDE CAD AS-BUILTS OF ALL MAINS AND SERVICE LATERALS, INCLUDING DEPTHS AND TIES TO PERMANENT STRUCTURES.

TYPICAL HYDRANT AND WATER PIPE CONNECTION DETAILS



THRUST BLOCK DETAIL

THRUST BLOCK NOTES:

1. THRUST BLOCKS TO BE USED ON ALL PRESSURE PIPES AT HORIZONTAL AND VERTICAL BENDS GREATER OR EQUAL TO 45°, TEES AND DEAD ENDS.

COMMONWEALTH OF MASSACHUSETTS
EUGENE T. SULLIVAN
No. 45137
REGISTERED PROFESSIONAL ENGINEER

NO	DATE	REVISIONS

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Consulting Engineers
230 Lowell Street - Suite 2A
Wilmington, MA 01887
Phone: 978.657.6469
Fax: 978.657.8563
Email: etspe@outlook.com

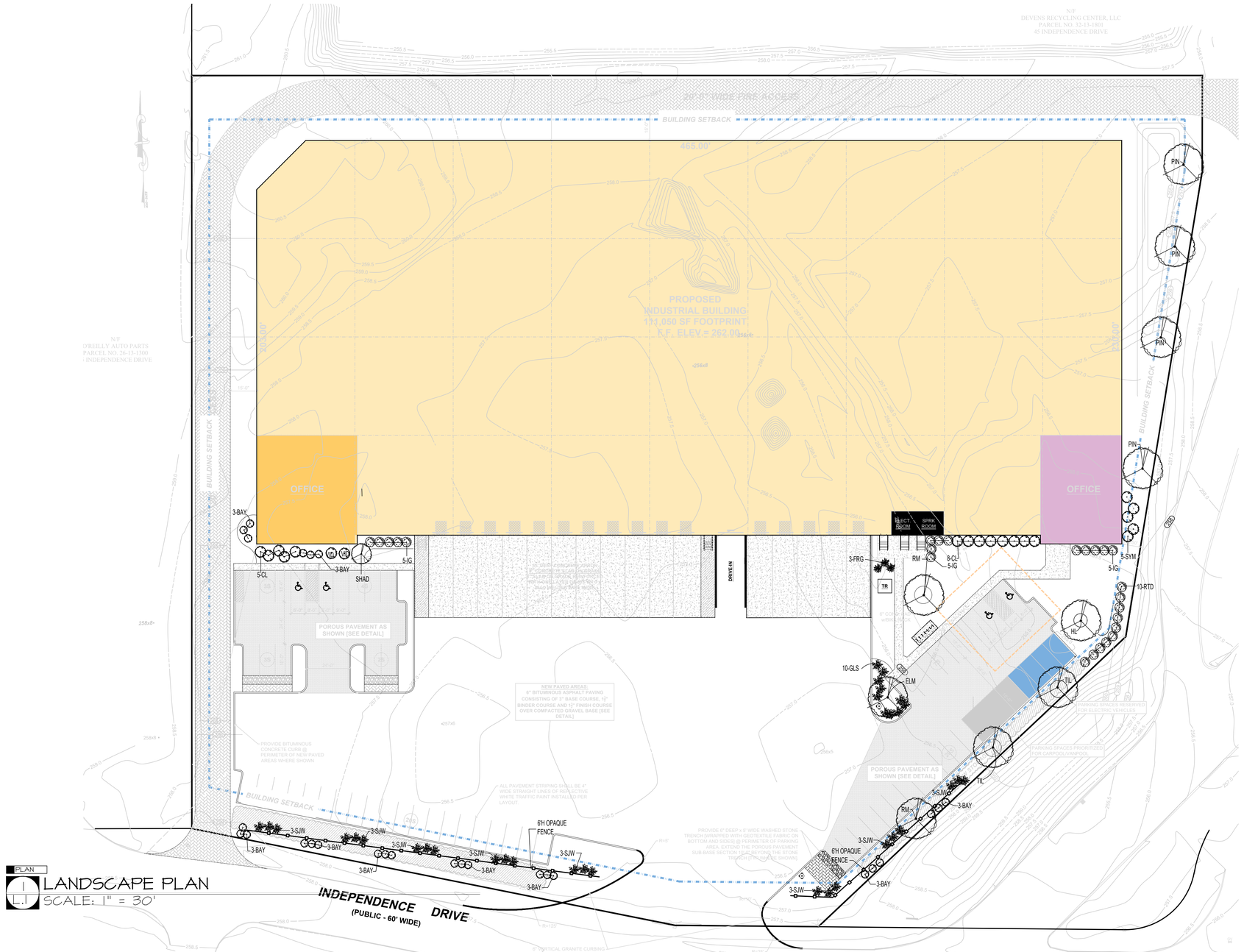
PREPARED FOR:
31 INDEPENDENCE DRIVE, LLC
133 PEARL STREET
BOSTON, MA

DRAWING:
SITE DETAILS

PROJECT:
PROPOSED INDUSTRIAL BUILDING
31 INDEPENDENCE DRIVE
DEVENS, MA

SCALE: 1" = 30'-0"
DATE: JUNE 29, 2022

DRAWING NUMBER
C.4.2



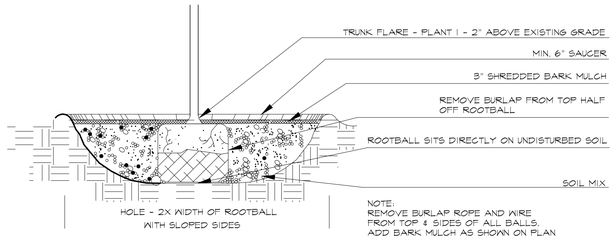
PLAN
1 / L.1
LANDSCAPE PLAN
SCALE: 1" = 30'

PROPOSED LANDSCAPE KEY:

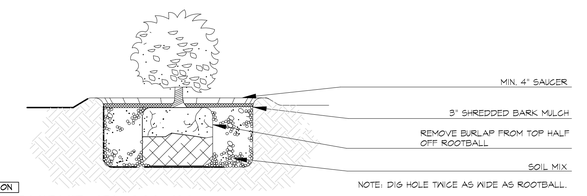
- DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS
- GRASSES

Plant Schedule

Qty	Key	Botanical Name	Common Name	Size
TREES:				
1	ELM	Ulmus americana 'Princeton'	Princeton Elm	2.5-3"cal
1	HL	Gleditsia triacanthos 'Skyline'	Honeylocust	2.5-3"cal
4	PIN	Quercus palustris	Pin Oak	2.5-3"cal
2	RM	Acer rubrum 'Red Sunset'	Red Sunset Maple	2.5-3"cal
1	SHAD	Amelanchier canadensis	Downy Shadblow	8-10'
2	TIL	Tilia americana 'Redmond'	Redmond American Linden	2.5-3"cal
SHRUBS / GRASSES:				
27	BAY	Myrica pensylvanicum	Northern Bayberry	#3pot
13	CL	Clethra alnifolia	Sweet Pepper	#3pot
4	FRG	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#3pot
10	GLS	Rhus aromatica Gro-Low	Gro-Low Sumac	#3pot
15	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	2-2.5'
10	RTD	Cornus alba 'Elegantissima'	Varigated Red Twig Dogwood	2-3'
24	SJW	Hypericum prolificum	Shrubby St. Johnswort	#3pot
5	SYM	Sympnoricarpos albus	Snowberry	2-3'
2	VID	Viburnum dentatum	Arrowwood	3-4'



SECTION
2 / L.1
TREE PLANTING
SCALE: 1/2"=1'-0"



SECTION
2 / L-1
SHRUB PLANTING
SCALE: 1/2"=1'-0"

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N

REVISIONS

Proposed Building

31 Independence Dr.
Devens, MA

DRAWING TITLE

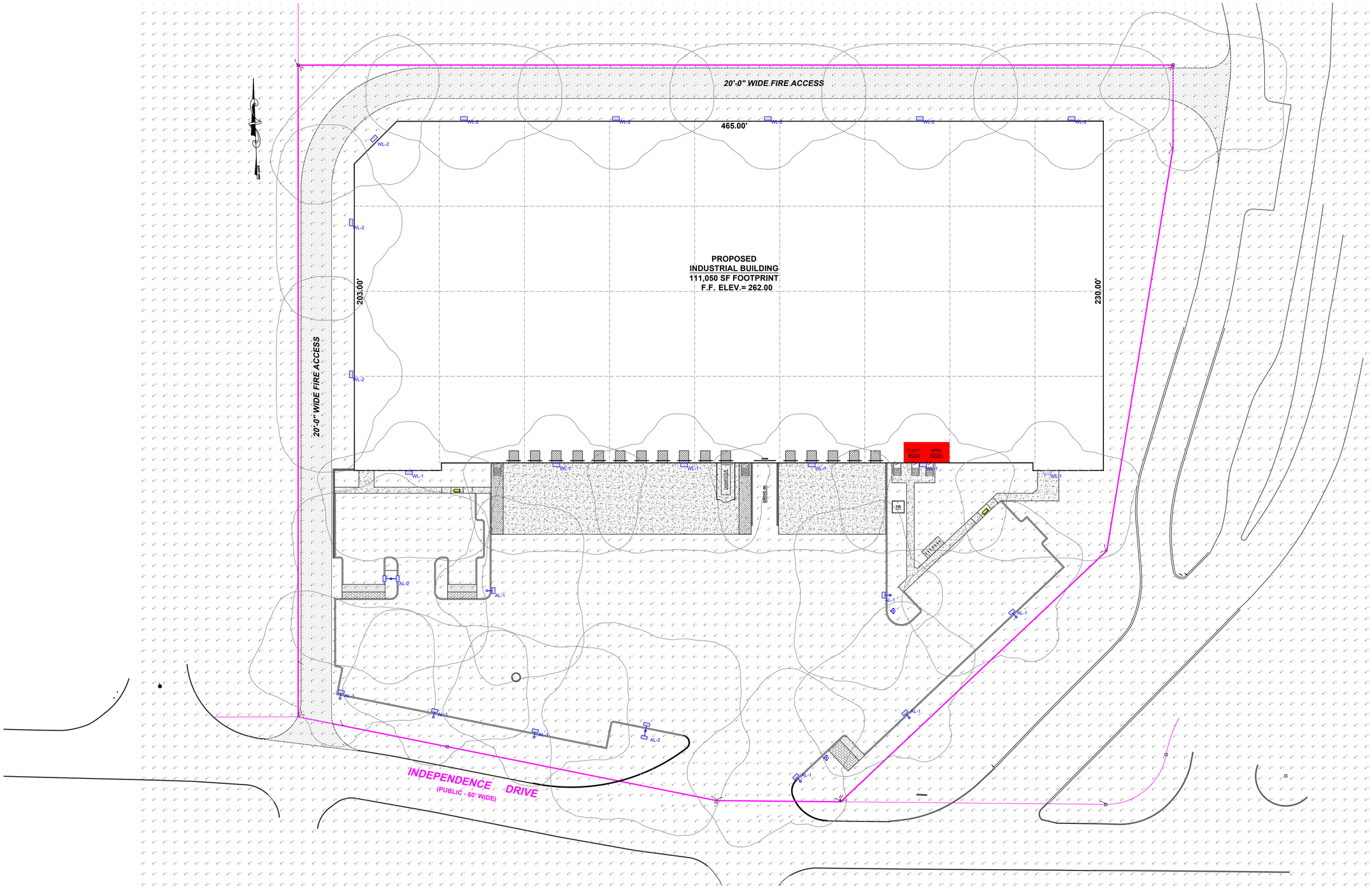
Landscape Plan

james k. emmanuel | associates
LANDSCAPE ARCHITECTS
22 Carlton Rd.
Marblehead, MA 01945
tel. (781) 622-7487
james@jamesemmanuel.com
www.jamesemmanuel.com

SCALE	1" = 30'
DRAWN BY	JE
CHECKED	
DATE	June 17, 2022

DRAWING NUMBER

L.1



SL.1 **SITE LIGHTING PLAN**
SCALE: 1" = 30'-0"

GRAPHIC SCALE

30 15 0 15 30 60 120

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	WATTAGE
AL-1	AL-1	9	LITHONIA LIGHTING	RSX1 LED P3 30K R4	RSX AREA FIXTURE SIZE 1 P3 LUMEN PACKAGE 3000K CCT TYPE R4 DISTRIBUTION POLE MOUNTED @ 20' A.F.G.	109.44
AL-2	AL-2	2	LITHONIA LIGHTING	RSX1 LED P3 30K R4	RSX AREA FIXTURE SIZE 1 P3 LUMEN PACKAGE 3000K CCT TYPE R4 DISTRIBUTION POLE MOUNTED @ 20' A.F.G.	218.88
WL-1	WL-1	6	LITHONIA LIGHTING	WDGE3 LED P4 70CRI R4 30K	WDGE3 LED WITH P4- PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 4 OPTIC WALL MOUNTED @ 20' A.F.G.	87.89
WL-1	WL-1	6	LITHONIA LIGHTING	WDGE3 LED P4 70CRI R4 40K	WDGE3 LED WITH P4- PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC WALL MOUNTED @ 20' A.F.G.	87.89

COMMONWEALTH OF MASSACHUSETTS
EUGENE T. SULLIVAN
CIVIL
No. 45737
REGISTERED PROFESSIONAL ENGINEER

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Fax: 978.657.8563
Email: etspe@outlook.com

NO	DATE	REVISIONS

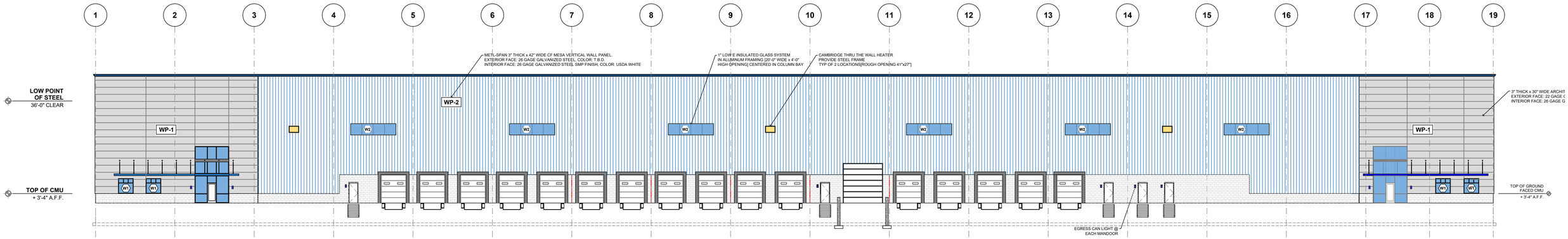
PREPARED FOR:
31 INDEPENDENCE DRIVE, LLC
133 PEARL STREET
BOSTON, MA

PROJECT:
PROPOSED INDUSTRIAL BUILDING
31 INDEPENDENCE DRIVE
DEVENS, MA

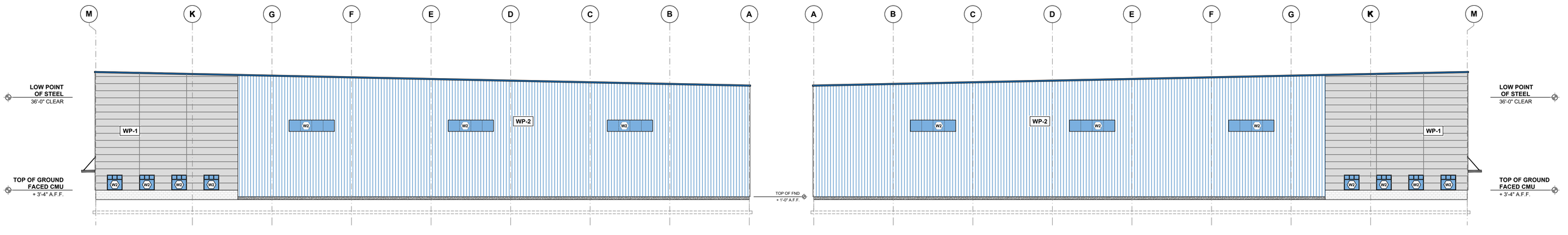
DRAWING:
SITE LIGHTING PLAN

SCALE: 1" = 30'-0"
DATE: MAY 10, 2022

DRAWING NUMBER
SL.1

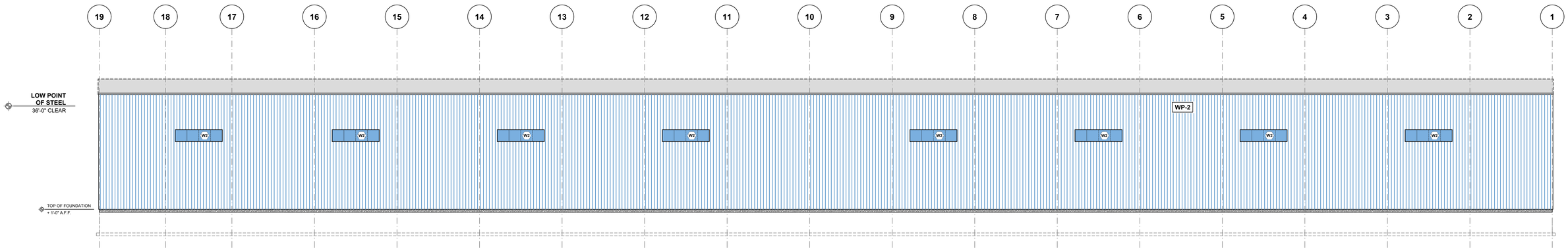


A.1 **FRONT ELEVATION**
SCALE: 1/16" = 1'-0"



A.1 **RIGHT SIDE ELEVATION**
SCALE: 1/16" = 1'-0"

A.1 **LEFT SIDE ELEVATION**
SCALE: 1/16" = 1'-0"



A.1 **REAR ELEVATION**
SCALE: 1/16" = 1'-0"

FINISHES LEGEND:

WP-1	HORIZONTAL INSULATED METAL WALL PANEL AS MANUFACTURED BY METL-SPAN. COLOR: SILVER METALLIC
WP-2	VERTICAL INSULATED METAL WALL PANEL AS MANUFACTURED BY METL-SPAN. COLOR: REGAL BLUE
CMU-1	GROUND-FACED CONCRETE MASONRY UNITS AS MANUFACTURED BY GENEST COLOR: NEW ENGLAND GRANITE
CW-1	GLASS CURTAINWALL AS MANUFACUTRED BY KAWNEER. FRAMING COLOR: CLEAR ANODIZED ALUMINUM
W-1	GLASS STOREFRONT WINDOWS AS MANUFACTURED BY KAWNEER. FRAMING COLOR: CLEAR ANODIZED ALUMINUM
C-1	MAPES LUMISHADE ALUMINUM CANOPY w/HANGER RODS COLOR OF FASCIA TO MATCH WP-2

PRE-ENGINEERED BUILDING SPECIFICATIONS:

1. THE PRE-ENGINEERED BUILDING FOR THIS PROJECT INCLUDES THE STRUCTURAL STEEL SYSTEM, STANDING SEAM METAL ROOF, WALL GIRTS AND PANELS, STEEL FRAMING FOR DOOR AND WINDOW OPENINGS AND ALL REQUIRED TRIMS, FLASHINGS, AND ACCESSORIES FOR A COMPLETE BUILDING PACKAGE.
2. THE STRUCTURAL DESIGN CRITERIA SHALL BE CONSISTENT WITH THE MASSACHUSETTS STATE BUILDING CODE 9TH EDITION. IN ADDITION TO THE CODE REQUIRED LOADS, THE BUILDING SHALL BE DESIGNED TO SUPPORT AN ADDITIONAL 5 P.S.F. COLLATERAL LOAD FOR MECHANICAL SYSTEMS AND 5 P.S.F. FOR FUTURE SOLAR LOADING.
3. ALL STRUCTURAL STEEL TO BE SHOP PRIMED GREY.
4. ROOF PANELS TO BE 24 GAGE GALVALUME w/GALVALUME FINISH.

INSULATED PANEL NOTES:

1. IMP CONTRACTOR TO PROVIDE SHOP DRAWINGS DETAILING ALL CONNECTIONS TO CONCRETE FOUNDATION,MASONRY WALLS AND STRUCTURAL FRAME.
2. PANEL SPANS TO BE DESIGNED TO RESIST WIND LOADS AS REQUIRED BY THE MASSACHUSETTS STATE BUILDING CODE.
3. THE PANELS SHALL BE ONE-PIECE FROM FOUNDATION TO THE BUILDING EAVE.
4. ALL PANEL CONNECTIONS AND DETAILS TO BE CONSISTENT WITH THE REQUIREMENTS OF THE MANUFACTURER.
5. ALL PANEL JOINTS TO BE DOUBLE OFFSET TONGUE AND GROOVE TYPE w/CONCEALED FASTENERS.
6. ALL PANEL JOINTS TO BE CAULKED FULL HEIGHT.

EXTERIOR FINISH NOTES:

1. ALL MECHANICAL LOUVERS AND EXTERIOR INSULATED STEEL DOORS, OVERHEAD DOORS TO BE FACTORY FINISHED BRUSHED ALUMINUM.
2. ALL EXTERIOR SEALANT TO MATCH ADJACENT MATERIALS.
3. ALL FIRE CONNECTIONS ON THE EXTERIOR OF THE BUILDING TO BE POLISHED CHROME.

MASONRY NOTES:

1. ALL CONCRETE MASONRY UNIT [CMU] CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE FOR MASONRY STRUCTURES" AND TO "SPECIFICATIONS FOR MASONRY STRUCTURES".
2. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90 OR C-145 GRADE N-1. THE MORTAR SHALL CONFORM TO ASTM C-270, TYPE M OR S. GROUT SHALL CONFORM TO ASTM C-476 FINE OR COARSE.
3. BOND BEAM REINFORCING SHALL BE EXTENDED INTO AND BE CONTINUOUS WITH ALL INTERSECTING BOND BEAMS.
4. PLACE VERTICAL REINFORCING BARS AS SHOWN ON THESE DRAWINGS IN BLOCK CELLS. ALL CELLS CONTAINING VERTICAL REINFORCEMENT SHALL BE GROUTED SOLID.
5. PROVIDE #9 GAGE WIRE LADDER TYPE JOINT REINFORCEMENT @ 16" O.C. HORIZONTALLY.
6. PROVIDE WATERPROOFING COATING [T.B.D.] TO ALL EXPOSED MASONRY SURFACES.

OMNI-BLOCK NOTES:

1. OMNI-BLOCK TO BE 12"X8"x16" STRETCHER BLOCK [BLOCK TO HAVE A CONCRETE DENSITY OF 125 PCF].
2. PROVIDE INSULATION INSERTS IN THE INNER AND OUTER CORES ONLY.
3. ALL VERTICAL REINFORCING IS TO ALTERNATE BETWEEN THE INNER AND OUTER CORES.
4. OMNI BLOCK TO BE SMOOTH FACED [COLOR AND PROFILE T.B.D.]

COMMONWEALTH OF MASSACHUSETTS
EUGENE T. SULLIVAN
CIVIL
No. 45737
REGISTERED PROFESSIONAL ENGINEER

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NO	DATE	REVISIONS

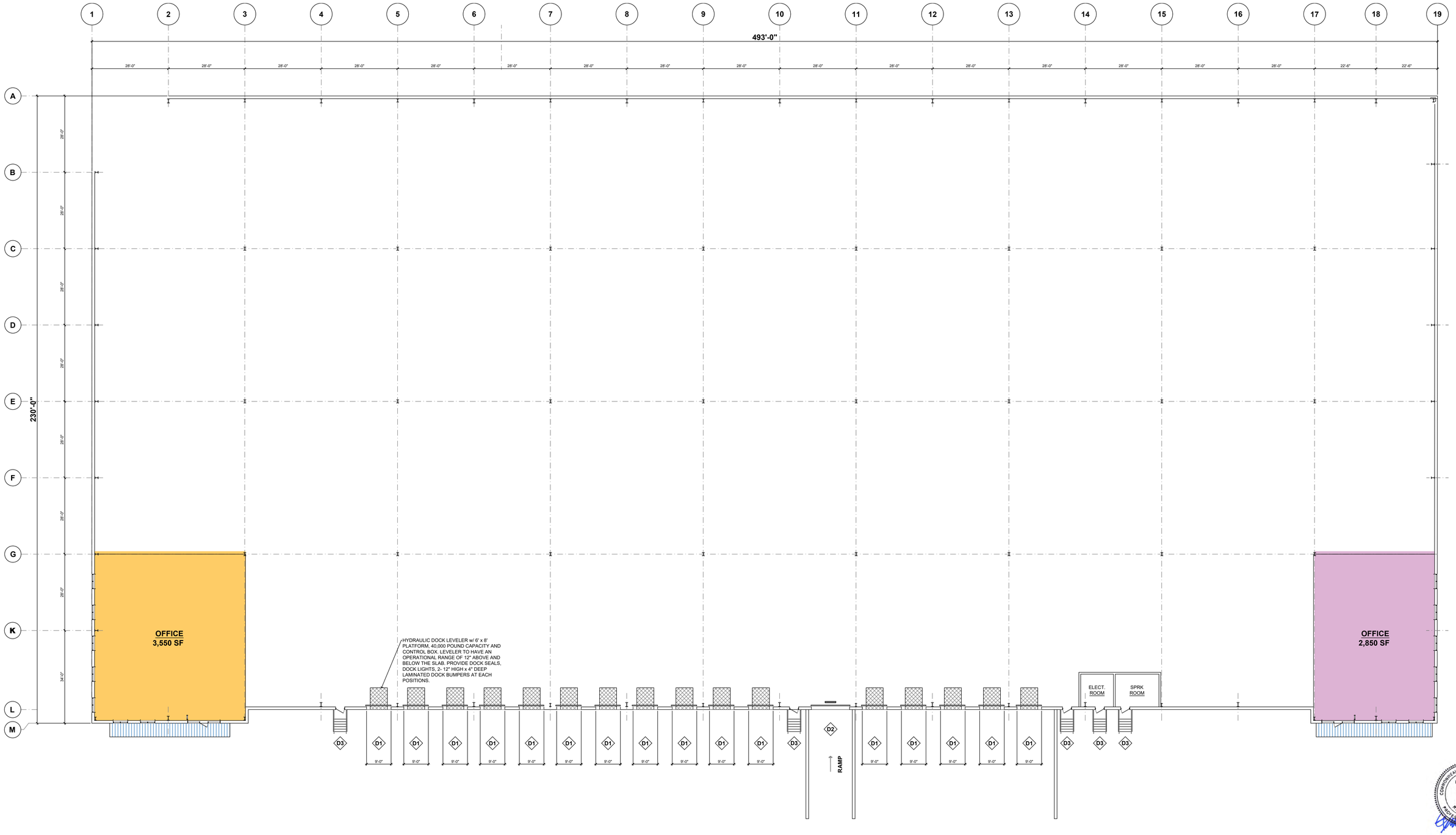
PREPARED FOR:
31 INDEPENDENCE DRIVE, LLC
133 PEARL STREET
BOSTON, MA

DRAWING:
BUILDING ELEVATIONS

PROJECT:
PROPOSED INDUSTRIAL BUILDING
31 INDEPENDENCE DRIVE
DEVENS, MA

SCALE: 1" = 30'-0"
DATE: JUNE 29, 2022

DRAWING NUMBER
A.1



A.2 **FLOOR PLAN**
SCALE: 1/16" = 1'-0"

EXTERIOR DOOR LEGEND:

D1 9' WIDE x 10' HIGH VERTICAL LIFT SECTIONAL OVERHEAD DOOR [1 ¾" THICK, R-VALUE= 16.4] CONSTRUCTED OF POLYURETHANE FOAM INJECTED BETWEEN GALVANIZED STEEL SKINS. PROVIDE 3" HEAVY DUTY TRACK, 50,000 CYCLE SPRINGS, AND ELECTRIC OPERATOR w/REVERSING PHOTO-EYE SYSTEM.

D2 14' WIDE x 14' HIGH VERTICAL LIFT SECTIONAL OVERHEAD DOOR [1 ¾" THICK, R-VALUE= 16.4] CONSTRUCTED OF POLYURETHANE FOAM INJECTED BETWEEN GALVANIZED STEEL SKINS. PROVIDE 3" HEAVY DUTY TRACK, 50,000 CYCLE SPRINGS, AND ELECTRIC OPERATOR w/REVERSING PHOTO-EYE SYSTEM.

D3 3' WIDE x 7' HIGH HOLLOW METAL INSULATED EXTERIOR DOOR IN HOLLOW METAL DIMPLED FRAME [3'-4" x 7'-4"]. DOORS TO HAVE HINGES, PANIC HARDWARE w/LOCKSETS, CLOSERS, ALUMINUM THRESHOLD, AND WEATHERSTRIPING.

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