

# 45 JACKSON ROAD - LOT 1 - SITE DEVELOPMENT PLAN

## DEVENS, MASSACHUSETTS

### LEVEL 2 - UNIFIED PERMIT SUBMISSION

### DATE NOVEMBER 5, 2020



CLIENT:  
King Devens, LLC  
800 Boylston Street, Suite 1570  
Boston, MA 02199

CONSULTANT:



**LOCUS**  
SCALE: 1" = 1,000'

### PROJECT TEAM

**TRANSPORTATION CONSULTANT:** VHB, INC  
101 WALNUT STREET  
WATERTOWN, MA 02471

**WETLAND CONSULTANT:** ECOTEC, INC.  
1102 GROVE STREET  
WORCESTER, MA 01605

**LANDSCAPE ARCHITECT:** WAGNER HODGSON  
7 MARBLE AVENUE  
BURLINGTON, VT 05401

**LAND SURVEYOR:** WSP USA, INC.  
9 EXECUTIVE PARK DRIVE SUITE 101  
MERRIMACK, NH 03054

**ENVIRONMENTAL CONSULTANT:** BOSTON ENVIRONMENTAL CORPORATION  
338 HOWARD STREET  
BROCTON, MA 02302

**OWNER/APPLICANT:** KING DEVENS, LLC  
800 BOYLSTON STREET SUITE 1570  
BOSTON, MA 02199

**CONSTRUCTION MANAGER:** BW KENNEDY & CO  
77 MYSTIC STREET  
ARLINGTON, MA 02474

**ARCHITECT:** R.E. DINEEN ARCHITECT - PLANNERS  
123 NORTH WASHINGTON STREET  
BOSTON, MA 02114

**CIVIL ENGINEER:** HIGHPOINT ENGINEERING, INC.  
45 DAN ROAD, SUITE 140  
CANTON, MA 02021

**LEGAL COUNSEL:** GOULSTON & STORRS P.C.  
400 ATLANTIC AVENUE  
BOSTON, MA 02110

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**LEVEL 2 - UNIFIED PERMIT**  
**45 JACKSON ROAD - LOT 1**  
 45 JACKSON ROAD  
 DEVENS, MA  
 OWNER/APPLICANT: KING DEVENS, LLC

LEVEL 2 - UNIFIED PERMIT APPROVAL  
DEVENS ENTERPRISE COMMISSION

_____	SIGNATURE	_____	SIGNATURE
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REGISTRY OF DEEDS

REV DATE DESCRIPTION

ISSUE TYPE:  
**LEVEL 2 - PERMIT SET**

ISSUE DATE:  
11-05-2020

PROJECT NUMBER:  
19019

DRAWN BY: AK/WH  
CHECKED BY: DJH

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TITLE SHEET

SHEET NUMBER:  
**T100**

ISSUED FOR: UNIFIED PERMIT

**SITE PREPARATION, DEMOLITION AND EROSION CONTROL NOTES**

- SOIL MANAGEMENT ACTIVITIES ARE SUBJECT TO THE REQUIREMENTS OF THE DEVENS SOIL MANAGEMENT POLICY (AS AMENDED)
- THE PROJECT IS SUBJECT TO AN EPA - CONSTRUCTION GENERAL PERMIT. APPLICATION FOR A CGP AND PREVISIONS OF A STORMWATER POLLUTION PREVENTION PLAN WILL BE COMPLETED 14 DAYS PRIOR TO CONSTRUCTION.
- DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH THE CRITERIA OUTLINED TO PREVENT OR MINIMIZE SOIL EROSION.
- THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 8-1-1 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND OBSERVED EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.
- CONTRACTOR SHALL COMPLY WITH ALL TOWN OF DEVENS, STATE OF MASSACHUSETTS AND FEDERAL REGULATIONS IN CONSTRUCTING ALL EROSION AND SEDIMENTATION CONTROLS INDICATED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF TEMPORARY DRAINAGE SWALES, TEMPORARY SEDIMENT BASINS AND OTHER METHODS TO MANAGE STORMWATER RUNOFF ON AND FROM THE SITE THROUGHOUT CONSTRUCTION.
  - PRIOR TO ANY LAND DISTURBANCE ACTIVITIES COMMENCING ON THE SITE, THE APPLICANT/CONTRACTOR SHALL BE RESPONSIBLE FOR PHYSICALLY MARKING 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 SHALL BE INSPECTED DAILY AND REPAIRED AS NECESSARY THROUGHOUT THE DURATION OF THE PROJECT.
  - PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED PRIOR TO SOIL DISTURBANCE AND MAINTAINED TO CONTAIN SOILS ON-SITE. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST NOT BE DISTURBED UNLESS THE APPLICANT HAS OBTAINED PRIOR APPROVAL FROM THE DEC.
  - MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA AND STREET SWEEPING OF ADJACENT STREETS AND ROADS SHALL BE INCLUDED WHERE NECESSARY.
  - ALL RESOURCE AREAS SHALL BE PROTECTED FROM SEDIMENT.
  - MONITORING AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION SHALL BE REQUIRED. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES X TO 1/2 THE HEIGHT OF THE EROSION CONTROL.
  - 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.
  - 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 DISTURBANCE BEYOND THE TWO ACRES CONTINUES. A CONSTRUCTION PHASING PLAN, INCLUDING EROSION AND SEDIMENT CONTROL PLAN FOR EACH PHASE, SHALL BE SUBMITTED TO THE DEC PRIOR TO ANY CONSTRUCTION ON THE SITE. MASS CLEARINGS AND GRADING OF THE ENTIRE SITE SHALL BE AVOIDED.
  - 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.
  - DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED.
  - PERMANENT SEEDING SHALL BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM AUGUST TO OCTOBER 15TH, DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15TH, WHEN SEEDING IS FOUND TO BE IMPRACTICAL, AN APPROPRIATE TEMPORARY MULCH AND/OR NON-ASPHALTIC SOIL TACKIFIER WITH WINTER RYE SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE MULCHING AND WATERING.
  - ANTI-TRACKING PADS(S) SHALL BE CONSTRUCTED AT ALL ENTRANCES/EXIT POINTS OF THE SITE TO REDUCE THE AMOUNT OF SOIL CARRIED ONTO ROADWAYS AND OFF THE SITE. DUST SHALL ALSO BE CONTROLLED AT THE SITE.
  - ALL SLOPES STEEPER THAN 3:1 (H.V. 33.3%), AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS MUST, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SO2, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES.
  - 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 TRAPBASINS 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.
  - 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ROADS, CONTROLLING DUST, AND TAKING ALL NECESSARY MEASURES TO ENSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION, CLEANING, AND REPAIR OF EROSION AND SEDIMENT CONTROL DEVICES AT THE END OF EACH WORK DAY AND AFTER ALL RAINFALL EVENTS OF 1/2 INCH OR GREATER.
- ANY EXISTING OR PROPOSED STORMWATER DRAINAGE STRUCTURES WHICH MAY BE SUBJECT TO SEDIMENTATION, SHALL BE PROTECTED WITH STAKED FILTER SOCKS, STAKED HAYBALES OR CRUSHED STONE FILTERS THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
- EROSION CONTROL MAT: MIRAFI "MIRAMAT TMB" GEOSYNTHETIC EROSION CONTROL MAT OR APPROVED EQUAL. CONTRACTOR SHALL ADHERE TO MANUFACTURER SPECIFICATIONS FOR PLACEMENT AND INSTALLATION.
- FILTER FABRIC: "MIRAFI 140 N," PHILLIPS "SUPAC S-P" OR APPROVED EQUAL. CONTRACTOR SHALL ADHERE TO MANUFACTURER SPECIFICATIONS FOR PLACEMENT AND INSTALLATION.
- CONTRACTOR SHALL KEEP ON SITE, AT ALL TIMES, ADDITIONAL 10% OF REQUIRED FILTER SOCKS AND FILTER MEDIA FOR EMERGENCY INSTALLATION OR FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL VEHICLE AND PEDESTRIAN SAFETY MEASURES ON SITE DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO PARKING PHASING, JERSEY BARRIERS, TEMPORARY WAY FINDING SIGNAGE, CONSTRUCTION FENCE SCREENING, AND TRAFFIC DETAILS.
- THE CONTRACTOR SHALL COORDINATE HAULING TREES/STUMPS AND DEMOLISHED ASPHALT WITH DEVENS. NO SOIL SHALL BE HAULED OFF SITE.
- DEMOLITION, REMOVAL, AND DISPOSAL OF EXISTING ASPHALT PAVEMENT SHALL BE TO FULL DEPTH OF GRAVEL BASE UNLESS OTHERWISE INDICATED HEREON. REFER TO SITE GRADING PLAN REGARDING REQUIRED OVER-EXCAVATION.
- STOCKPILED SEDIMENT WILL BE STORED IN DESIGNATED AREAS DETERMINED BY THE OPERATOR. THE STOCKPILES WILL BE SURROUNDED BY A STRAW WATTLE PERIMETER BARRIER TO PREVENT DISCHARGE OF SILT LADEN STORMWATER RUNOFF. SHOULD THE STOCKPILES OR SOIL AREAS BE UNUSED FOR 14 DAYS OR MORE, THE PILE OR AREA WILL BE COVERED WITH TEMPORARY VEGETATION, MULCH, OR HAY COVER, TO PREVENT CONTACT WITH PRECIPITATION AND TO MINIMIZE SEDIMENT DISCHARGE.
- R&D OF EXISTING STRUCTURES TO BE PERFORMED IN ACCORDANCE WITH ALL MASSDOT STANDARDS.

**GRADING/DRAINAGE/UTILITY NOTES**

- AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN MANHOLES.
- THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE TOWN OF DEVENS, MA. SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-DIG-SAVE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
- REINFORCED CONCRETE PIPE SHALL BE CLASS III. ALL PVC SANITARY SEWER SHALL BE SDR 35 WITH RUBBER RING JOINTS. ALL STORM DRAIN SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PIPE UNLESS OTHERWISE NOTED. ALL WATER MAIN SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE. INSTALLATION OF ALL UTILITY STRUCTURES SHALL CONFORM TO MANUFACTURERS RECOMMENDATION.
- NO LEDGE, BOULDERS, OR OTHER UNYIELDING MATERIALS SHALL BE LEFT WITHIN 6" OF THE WATER AND SEWER IN THE TRENCH, NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12" ABOVE THE PIPES.
- UNDERGROUND INFRASTRUCTURE SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN OF DEVENS, MA DEPARTMENT OF PUBLIC WORKS.
- HYDRANTS AND MINIMUM SIZING OF WATER PIPES SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN OF DEVENS, MA FIRE CHIEF.
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF DEVENS DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- REFER TO PLUMBING PLANS FOR EXACT SIZE AND LOCATION OF SANITARY CONNECTIONS.
- EXCAVATION SHALL BE TO THE LINES AND ELEVATIONS AS SHOWN ON THE PLANS.
- FILL MATERIAL SHALL BE AS SPECIFIED BY THE ARCHITECT/ENGINEER AND SELECTED FROM ON-SITE EXCAVATION MATERIAL WHERE POSSIBLE.
- MATERIAL FOR BACKFILL SHALL NOT INCLUDE UNSUITABLE MATERIAL SUCH AS PEAT, TRASH, STUMPS, DEBRIS OR HAZARDOUS WASTE.
- ALL MATERIALS FOR INSTALLATION OF WATER, SEWER, DRAIN, GAS, DATA/TELECOM, AND ELECTRICITY SHALL BE IN ACCORDANCE WITH LOCAL STATE AND UTILITY COMPANY STANDARDS AND REGULATIONS AS THEY APPLY.
- TOWN OF DEVENS WATER AND FIRE DEPARTMENTS SHALL BE NOTIFIED PRIOR TO THE START OF ANY WORK ON THE WATER SYSTEM.
- TOWN OF DEVENS SEWER DEPARTMENT SHALL BE NOTIFIED PRIOR TO THE START OF ANY WORK ON THE SANITARY SEWER SYSTEM. 18. REFER TO PLUMBING AND ELECTRICAL PLANS FOR EXACT LOCATION AND SIZE OF BUILDING SERVICES.
- ALL STUMPS, PEAT, CONSTRUCTION DEBRIS AND OTHER DELETERIOUS MATERIALS ON THE SITE AT THE TIME OF CONSTRUCTION ARE TO BE REMOVED FROM THE SITE TO AN APPROVED LANDFILL. NO SUCH MATERIALS ARE TO BE BURED OR OTHERWISE DISPOSED OF ON THE SITE.
- THE PROPOSED WATER MAIN IS TO BE CL 52. CLDI. ALL FITTINGS, HYDRANTS, VALVES, ETC., USED ON THE SITE ARE TO BE IN ACCORDANCE WITH THE TOWN OF DEVENS WATER DEPARTMENT SPECIFICATIONS.
- ALL BENDS, TEES, VALVES, AND HYDRANTS ARE TO BE SECURED BY MEANS OF THREADED TIE RODS.
- THREE CUBIC FEET OF CRUSHED STONE IS TO BE PLACED AROUND THE DRAIN HOLE IN ALL HYDRANTS. HYDRANTS ARE TO CONFORM TO THE TOWN OF DEVENS STANDARD SPECIFICATIONS.
- NO LEDGE, BOULDERS OR OTHER UNYIELDING MATERIALS ARE TO BE LEFT WITHIN 6" OF THE WATER MAIN IN THE TRENCH NOR ARE THEY TO BE USED FOR BACKFILL IN THE TRENCH.
- UNLESS OTHERWISE NOTED ALL UTILITY TRENCHES ARE TO BE BACKFILLED WITH BANK RUN GRAVEL. NO STONES GREATER THAN 3" IN DIAMETER ARE TO BE USED WITHIN 12" OF THE PIPE. THE TRENCHES, WHEN UNDER PROPOSED PAVED AREAS, ARE TO BE MECHANICALLY COMPACTED IN 12" LIFTS.
- ALL CATCH BASINS ARE TO HAVE AN OIL AND GREASE TRAP INSTALLED IN THE OUTLET PIPE. THE FITTING IS TO BE A OIL AND GREASE TRAP OR APPROVED EQUAL.
- THE SITE CONTRACTOR IS TO INSTALL A GAS SERVICE IN THE APPROXIMATE LOCATION SHOWN ON THE PLANS. THE SIZE AND EXACT LOCATION OF THE SERVICE IS TO BE DETERMINED AND COORDINATED WITH THE PLUMBING PLANS AND
- ALL EARTHEN PERIMETER SIDE SLOPES THAT ARE GRADED AND ARE NOT SCHEDULED FOR PERMANENT STABILIZATION WITHIN 30 DAYS OF COMPLETION ARE TO BE COVERED WITH HAY OR WOOD CHIP MULCH, BIODEGRADABLE EROSION CONTROL FABRIC, OR HYDROSEDED WITH A TEMPORARY GRASS MIXTURE IF WEATHER CONDITIONS WILL BE CONDUCTIVE TO GERMINATION OF THE SEED.
- PRIOR TO THE INSTALLATION OF ANY STORM DRAINAGE, THE PROPOSED STORM WATER DETENTION BASINS ARE TO BE ROUGH GRADED AND USED AS TEMPORARY SEDIMENTATION BASINS. SIDE SLOPES, IF NOT CONSTRUCTED TO FINAL GRADE, ARE TO BE TEMPORARILY STABILIZED WITH MULCH, PLANTINGS, OR FABRIC.
- PRIOR TO THE INSTALLATION OF ANY STORM DRAINAGE, THE PROPOSED STORMWATER DETENTION BASINS ARE TO BE ROUGH GRADED AND USED AS TEMPORARY SEDIMENTATION BASINS.

**SITE LAYOUT AND MATERIALS NOTES**

- CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR OWNERS REPRESENTATIVE FOR RESOLUTION.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- CROSSWALKS SHALL BE STRIPED WITH 12" WIDE LINES OF WHITE THERMO PLASTIC SPACED 3" ON CENTER. STOP LINES SHALL BE STRIPED WITH 12" WIDE LINES OF WHITE THERMO PLASTIC. ALL OTHER STRIPING SHALL BE 4" WIDE LINES OF THERMO PLASTIC IN COLORS INDICATED HEREON.
- PAVEMENT MARKINGS SHALL CONFORM TO SECTION M7.01.05 OF THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES".
- ALL NEW CURBS SHALL BE VERTICAL GRANITE CURBING (VGC) WITH 6" REVEAL UNLESS OTHERWISE INDICATED HEREON. INSTALL 6" LONG TRANSITION CURB STONES AT ALL TRANSITIONS FROM VERTICAL TO FLUSH GRANITE.
- EXISTING CURBS TO REMAIN AS SHOWN HEREON ARE ASSUMED TO BE IN SATISFACTORY CONDITION BUT ARE TO BE PARGED OR REPLACED IN KIND IN LOCATIONS OF DAMAGE.
- INSTALL EXPANSION AND CONTROL JOINTS IN SIDEWALKS AT INTERVALS OF 5 FEET AND 25 FEET, RESPECTIVELY. PROVIDE BROOM FINISH IN TRANSVERSE DIRECTION ON ALL WALKS.
- SIDEWALK WIDTHS INDICATED HEREON ARE MEASURED FROM BACK OF CURB TO BACK IF SIDEWALK. 6" WIDTH OF CURBS NOT INCLUDED.
- ALL CURB RADIUS DIMENSIONS SHOWN HEREON ARE MEASURED ALONG FACE OF CURB.
- REFER TO LAYOUT PLAN FOR EXTENTS OF MILL AND OVERLAY AND FULL DEPTH PAVEMENT CONSTRUCTION AND PATCHING WHERE APPLICABLE.
- ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE LOCAL REQUIREMENTS AND SPECIFICATIONS.
- ALL ACCESSIBLE ROUTES, RAMPS AND PARKING SPACES TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB).
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
  - DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING.
  - DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
  - DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS.
- ALL LINES AND DIMENSIONS AND TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- COORDINATE THE LOCATION OF ALL SITE LIGHT STANDARDS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.
- CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.
- ALL BITUMINOUS CONCRETE PAVING SHALL COMPLY WITH THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 EDITION AS AMENDED. THE CONTRACTOR SHALL SUBMIT A JOB MIX FORMULA DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.
- BITUMINOUS CONCRETE PAVEMENT, CLASS I, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 420 AND 460, AND M3.11.03 FOR BINDER COURSE AND TOP COURSE. JOB MIX FORMULAS.
- ALL CONCRETE WORK SHALL COMPLY WITH ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND ACI 318R, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT. COMPLY WITH ACI 308.1 FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 308R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."
- SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
- OUT OF FUNCTION OR SCREENED IMAGES REPRESENT EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPACTED BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

**DEVENS ENTERPRISE COMMISSION REQUIREMENTS**

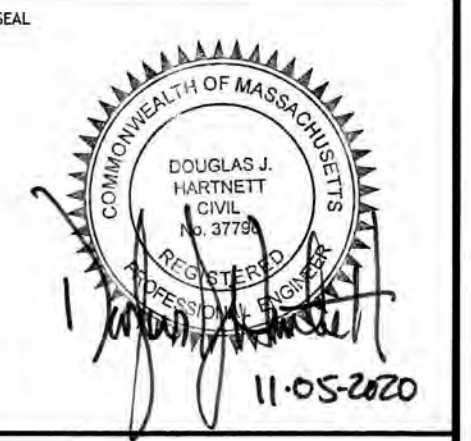
- EXISTING OR PROPOSED USE WILL NOT GENERATE ELECTROMAGNETIC INTERFERENCE TO ANY SENSITIVE RECEIVER. INTERFERENCE WITH THE HARVARD-SMITHSONIAN RADIO TELESCOPE (1400-1720 MHZ) IS SPECIFICALLY PROHIBITED.
- PROPOSED OR EXISTING USE WILL NOT CAUSE PRONOUNCED, MULTIPLE PATTERNS OF NOISE OR VIBRATION NUISANCE TO, OR INTERFERE WITH, ANY SENSITIVE RECEPTOR.
- EITHER "A MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) AIR QUALITY PERMIT APPLICATION HAS BEEN MADE" OR "A DEP AIR QUALITY PERMIT IS NOT REQUIRED."



LAND PLANNING  
PERMIT EXPEDITING  
CIVIL ENGINEERING  
CONSULTING  
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King Devens, LLC  
800 Boylston Street, Suite 1570  
Boston, MA 02199

CONSULTANT:



**LEVEL 2 - UNIFIED PERMIT**  
**45 JACKSON ROAD - LOT 1**  
 45 JACKSON ROAD  
 DEVENS, MA  
 OWNER/APPLICANT: KING DEVENS, LLC

LEVEL 2 - UNIFIED PERMIT APPROVAL  
DEVENS ENTERPRISE COMMISSION

SIGNATURE

REGISTRY OF DEEDS

REV	DATE	DESCRIPTION

ISSUE TYPE:  
**LEVEL 2 - PERMIT SET**

ISSUE DATE:  
**11-05-2020**

PROJECT NUMBER:  
**19019**

DRAWN BY: AK/WH  
CHECKED BY: DJH  
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SHEET TITLE:

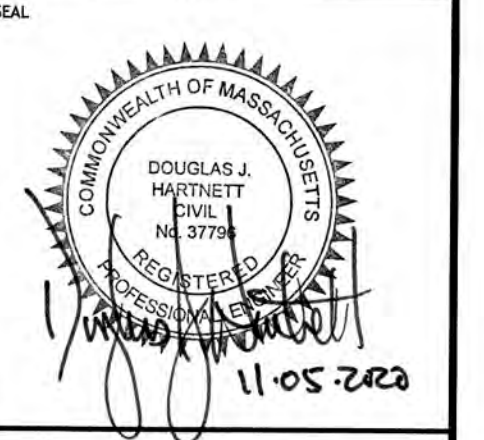
**GENERAL NOTES**

SHEET NUMBER:  
**G100**

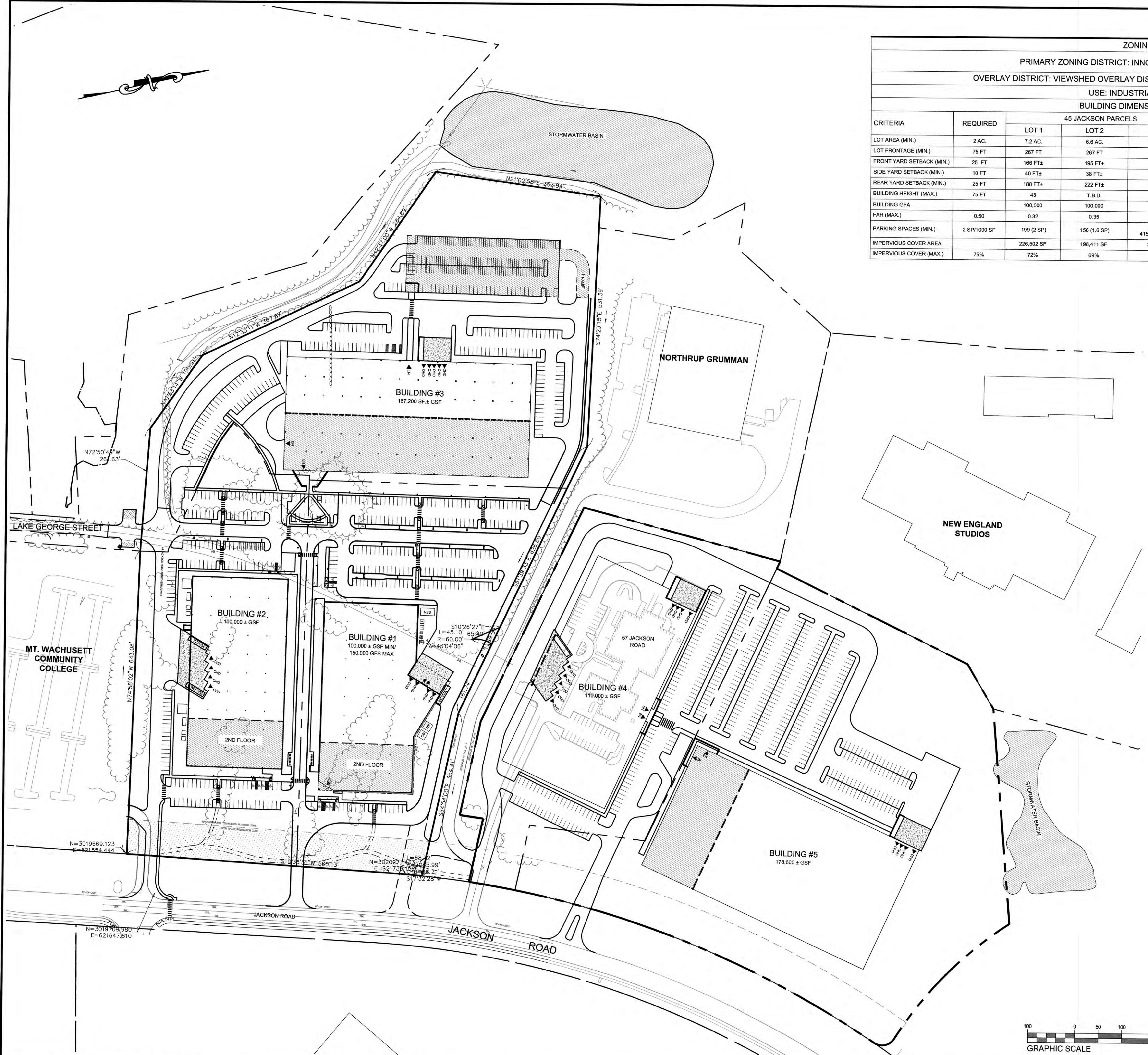
ISSUED FOR : UNIFIED PERMIT

CLIENT:  
**King Devens, LLC**  
 800 Boylston Street, Suite 1570  
 Boston, MA 02199

CONSULTANT:



ZONING SUMMARY								
PRIMARY ZONING DISTRICT: INNOVATION AND TECHNOLOGY BUSINESS								
OVERLAY DISTRICT: VIEWSHED OVERLAY DISTRICT, WATER RESOURCE PROTECTION DISTRICT								
USE: INDUSTRIAL/ MANUFACTURING								
BUILDING DIMENSIONAL REQUIREMENTS								
CRITERIA	REQUIRED	45 JACKSON PARCELS			57-75 JACKSON PARCELS		45 TOTALS	57-75 TOTALS
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5		
LOT AREA (MIN.)	2 AC.	7.2 AC.	6.6 AC.	10.1 AC.	7.2 AC.	12.7 AC.	23.9 AC.	19.9 AC.
LOT FRONTAGE (MIN.)	75 FT	267 FT	267 FT	100 FT	283 FT	603 FT	629 FT	886 FT.
FRONT YARD SETBACK (MIN.)	25 FT	166 FT±	195 FT±	817 FT±	213 FT±	104 FT±	-	-
SIDE YARD SETBACK (MIN.)	10 FT	40 FT±	38 FT±	10 FT±	62 FT±	40 FT±	-	-
REAR YARD SETBACK (MIN.)	25 FT	186 FT±	222 FT±	183 FT±	90 FT±	411 FT±	-	-
BUILDING HEIGHT (MAX.)	75 FT	43	T.B.D.	T.B.D.	T.B.D.	T.B.D.	-	-
BUILDING GFA		100,000	100,000	187,200	110,000	178,800	388,200	288,800
FAR (MAX.)	0.50	0.32	0.35	0.42	0.35	0.32	0.37	0.33
PARKING SPACES (MIN.)	2 SP/1000 SF	199 (2 SP)	156 (1.6 SP)	293(1.6 SP) 415 GAR.(2.2 SP)	166 (1.5 SP)	297 (1.7 SP)	848 (1.6 SP) 782 GAR. (2.0 SP)	463 (1.6 SP)
IMPERVIOUS COVER AREA		226,502 SF	198,411 SF	309,025 SF	218,406 SF	148,600 SF	733,938 SF (17 AC)	367,006 SF (8.4 AC)
IMPERVIOUS COVER (MAX.)	75%	72%	69%	81%	70%	53%	70%	42%



**LEVEL 2 - UNIFIED PERMIT**  
 45 JACKSON ROAD - LOT 1  
 45 JACKSON ROAD  
 DEVENS, MA  
 OWNER/APPLICANT: KING DEVENS, LLC

LEVEL 2 - UNIFIED PERMIT APPROVAL  
 DEVENS ENTERPRISE COMMISSION  
 \_\_\_\_\_  
 SIGNATURE

REGISTRY OF DEEDS  
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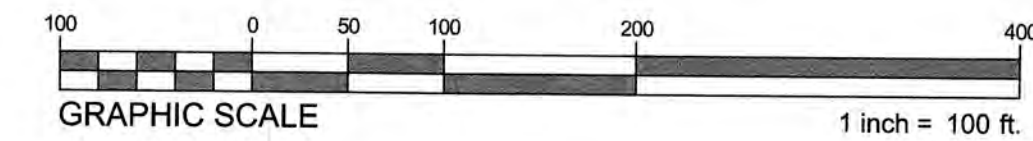
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ISSUE TYPE:  
**LEVEL 2 - PERMIT SET**  
 ISSUE DATE:  
**11-05-2020**  
 PROJECT NUMBER:  
**19019**

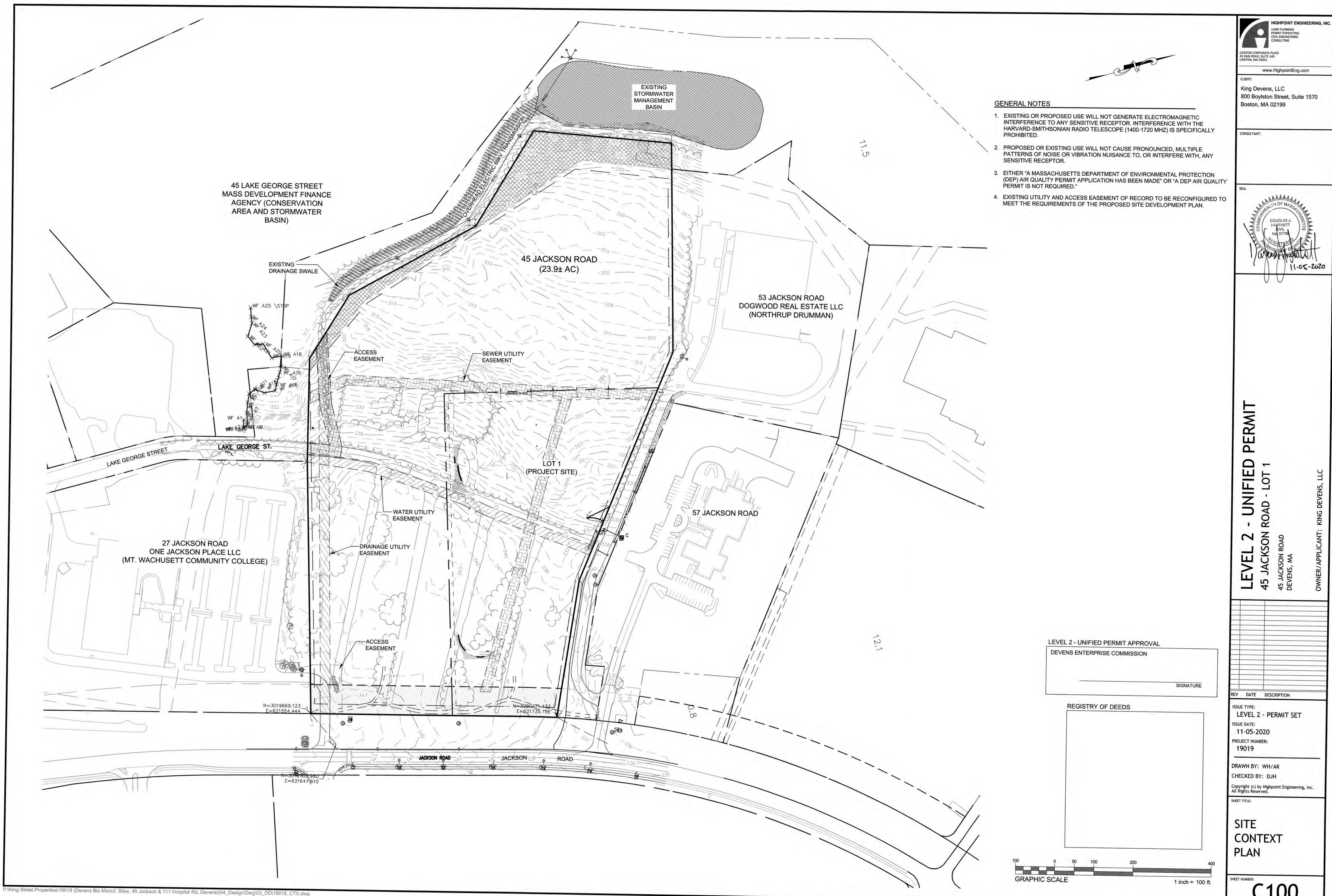
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SHEET TITLE:  
**MASTER PLAN**

SHEET NUMBER:  
**G200**  
 ISSUED FOR: UNIFIED PERMIT



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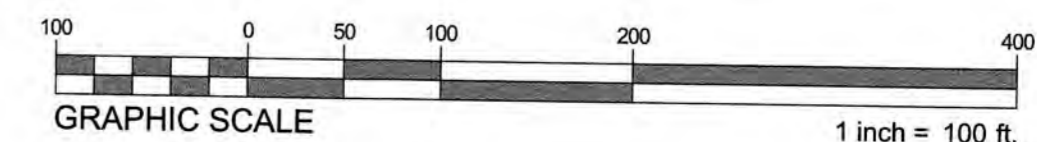


- GENERAL NOTES**
- EXISTING OR PROPOSED USE WILL NOT GENERATE ELECTROMAGNETIC INTERFERENCE TO ANY SENSITIVE RECEPTOR. INTERFERENCE WITH THE HARVARD-SMITHSONIAN RADIO TELESCOPE (1400-1720 MHZ) IS SPECIFICALLY PROHIBITED.
  - PROPOSED OR EXISTING USE WILL NOT CAUSE PRONOUNCED, MULTIPLE PATTERNS OF NOISE OR VIBRATION NUISANCE TO, OR INTERFERE WITH, ANY SENSITIVE RECEPTOR.
  - EITHER "A MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) AIR QUALITY PERMIT APPLICATION HAS BEEN MADE" OR "A DEP AIR QUALITY PERMIT IS NOT REQUIRED."
  - EXISTING UTILITY AND ACCESS EASEMENT OF RECORD TO BE RECONFIGURED TO MEET THE REQUIREMENTS OF THE PROPOSED SITE DEVELOPMENT PLAN.

**LEVEL 2 - UNIFIED PERMIT**  
 45 JACKSON ROAD - LOT 1  
 45 JACKSON ROAD  
 DEVENS, MA  
 OWNER/APPLICANT: KING DEVENS, LLC

LEVEL 2 - UNIFIED PERMIT APPROVAL  
 DEVENS ENTERPRISE COMMISSION  
 SIGNATURE

REGISTRY OF DEEDS



REV	DATE	DESCRIPTION

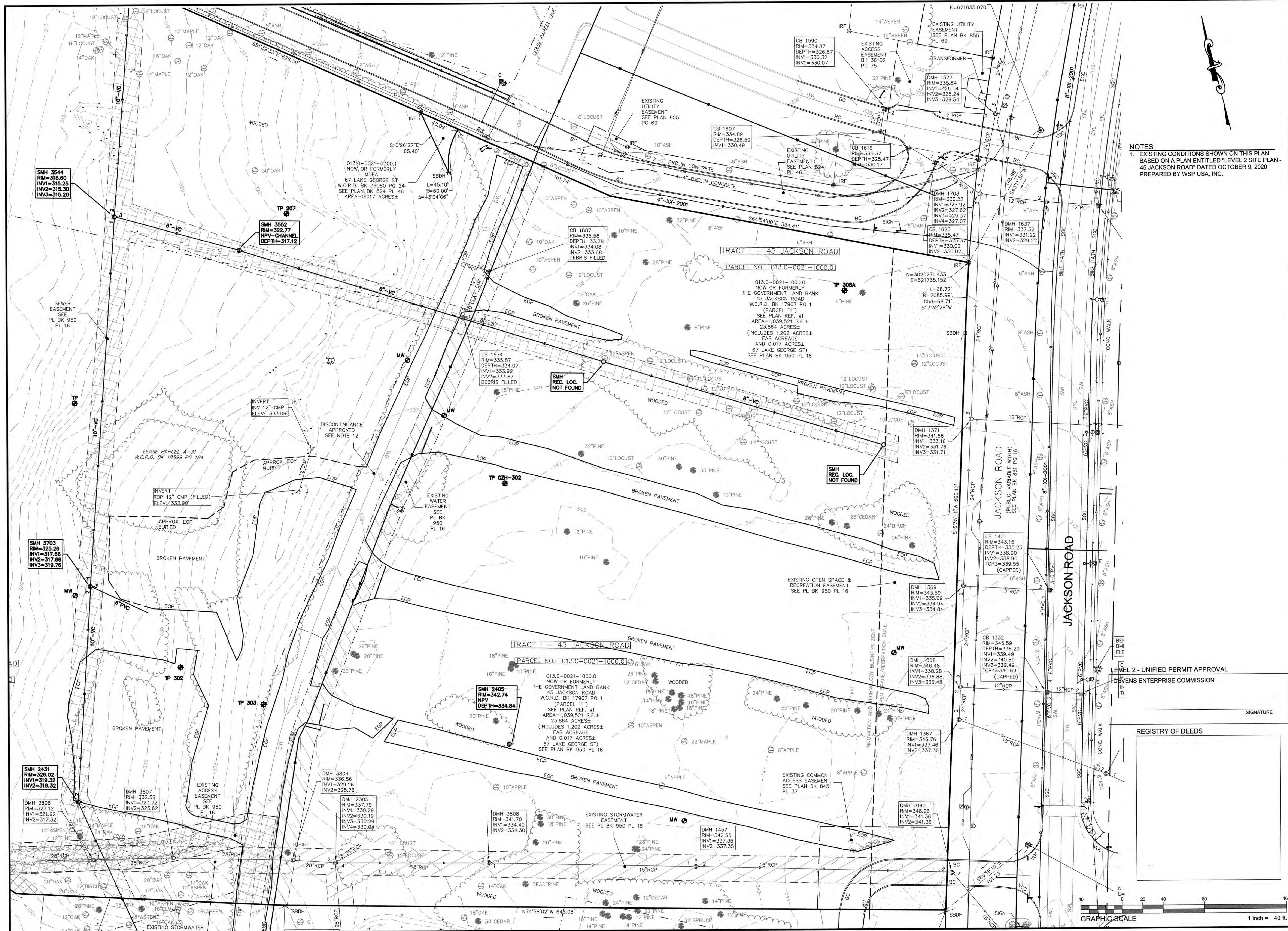
ISSUE TYPE:  
 LEVEL 2 - PERMIT SET  
 ISSUE DATE:  
 11-05-2020  
 PROJECT NUMBER:  
 19019

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 CHECKED BY: DJH

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 SHEET TITLE:  
**SITE CONTEXT PLAN**

SHEET NUMBER:  
**C100**

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 CIVIL ENGINEERING  
 CONSULTING

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CLIENT:  
 King Devens, LLC  
 800 Boylston Street, Suite 1570  
 Boston, MA 02199

CONSULTANT:  
**wsp** WSP USA Inc.  
 8 Executive Park Dr. Suite 101  
 Merrimack, NH 03044  
 603-324-0004

**NOTES**  
 1. EXISTING CONDITIONS SHOWN ON THIS PLAN  
 BASED ON A PLAN ENTITLED "LEVEL 2 SITE PLAN -  
 45 JACKSON ROAD" DATED OCTOBER 9, 2020  
 PREPARED BY WSP USA, INC.

**LEVEL 2 - UNIFIED PERMIT**  
 45 JACKSON ROAD - LOT 1  
 45 JACKSON ROAD  
 DEVENS, MA

OWNER/APPLICANT: KING DEVENS, LLC

REV	DATE	DESCRIPTION

ISSUE TYPE:  
**LEVEL 2 - PERMIT SET**

ISSUE DATE:  
 11-05-2020

PROJECT NUMBER:  
 19019

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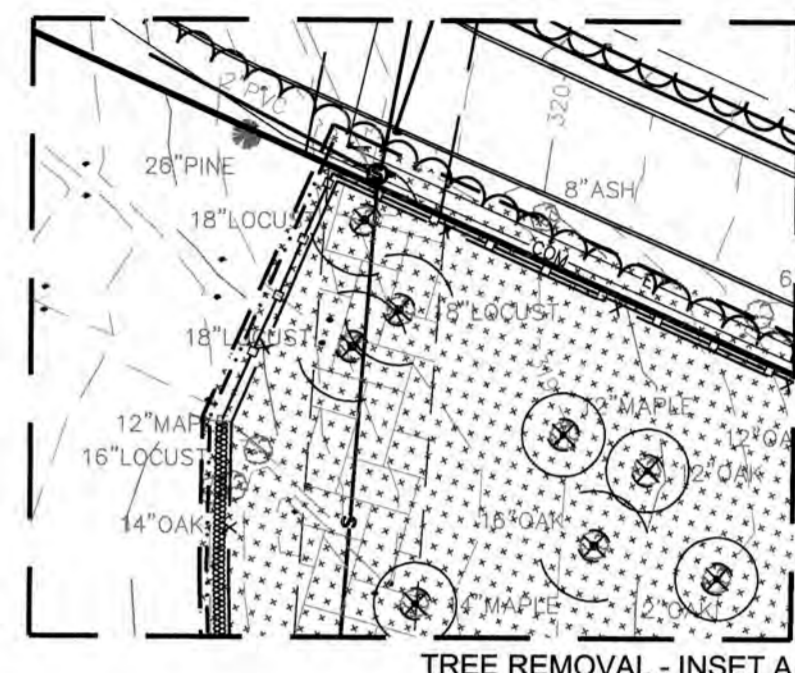
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**EXISTING  
 CONDITIONS  
 PLAN**

SHEET NUMBER:  
**C200**

ISSUED FOR: UNIFIED PERMIT





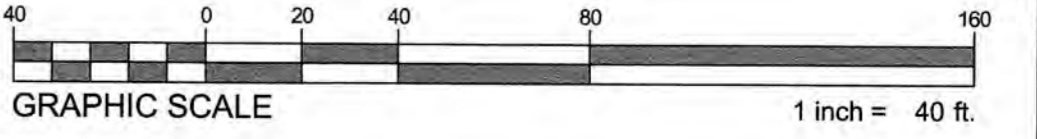
**SYMBOL LEGEND**

	STRAW WATTLE EROSION CONTROL BARRIER
	SILTSACK CATCH BASIN INSERT
	CONSTRUCTION ANTI-TRACKING PAD
	TEMPORARY CONSTRUCTION FENCE
	STRAW BALE w/ SILT FENCE
	ORANGE CAUTION FENCE
	R&D EXISTING SEWER LINE
	R&D EXISTING DRAIN LINES
	R&D EXISTING WATER LINE
	R&D PAVEMENT AND GRAVEL BASE LAYER
	STRIP LOAM AND STOCKPILE ON SITE
	EXISTING TREES TO REMAIN
	REMOVE & DISPOSE EXISTING OBJECT
	MAINTAIN AND PROTECT
	REMOVE AND DISPOSE
	DENOTES TREE TO BE PROTECTED
	DENOTES TREE TO BE REMOVED

**NOTE:**  
 1. SEE SHEET C100 FOR GENERAL SOIL EROSION AND SEDIMENTATION CONTROL & SITE PREPARATION NOTES

LEVEL 2 - UNIFIED PERMIT APPROVAL  
 DEVENS ENTERPRISE COMMISSION  
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 SIGNATURE

REGISTRY OF DEEDS  
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 King Devens, LLC  
 800 Boylston Street, Suite 1570  
 Boston, MA 02199

CONSULTANT:  
 \_\_\_\_\_

SEAL:

**LEVEL 2 - UNIFIED PERMIT**  
 45 JACKSON ROAD - LOT 1  
 45 JACKSON ROAD  
 DEVENS, MA  
 OWNER/APPLICANT: KING DEVENS, LLC

REV DATE DESCRIPTION

ISSUE TYPE:  
 LEVEL 2 - PERMIT SET

ISSUE DATE:  
 11-05-2020

PROJECT NUMBER:  
 19019

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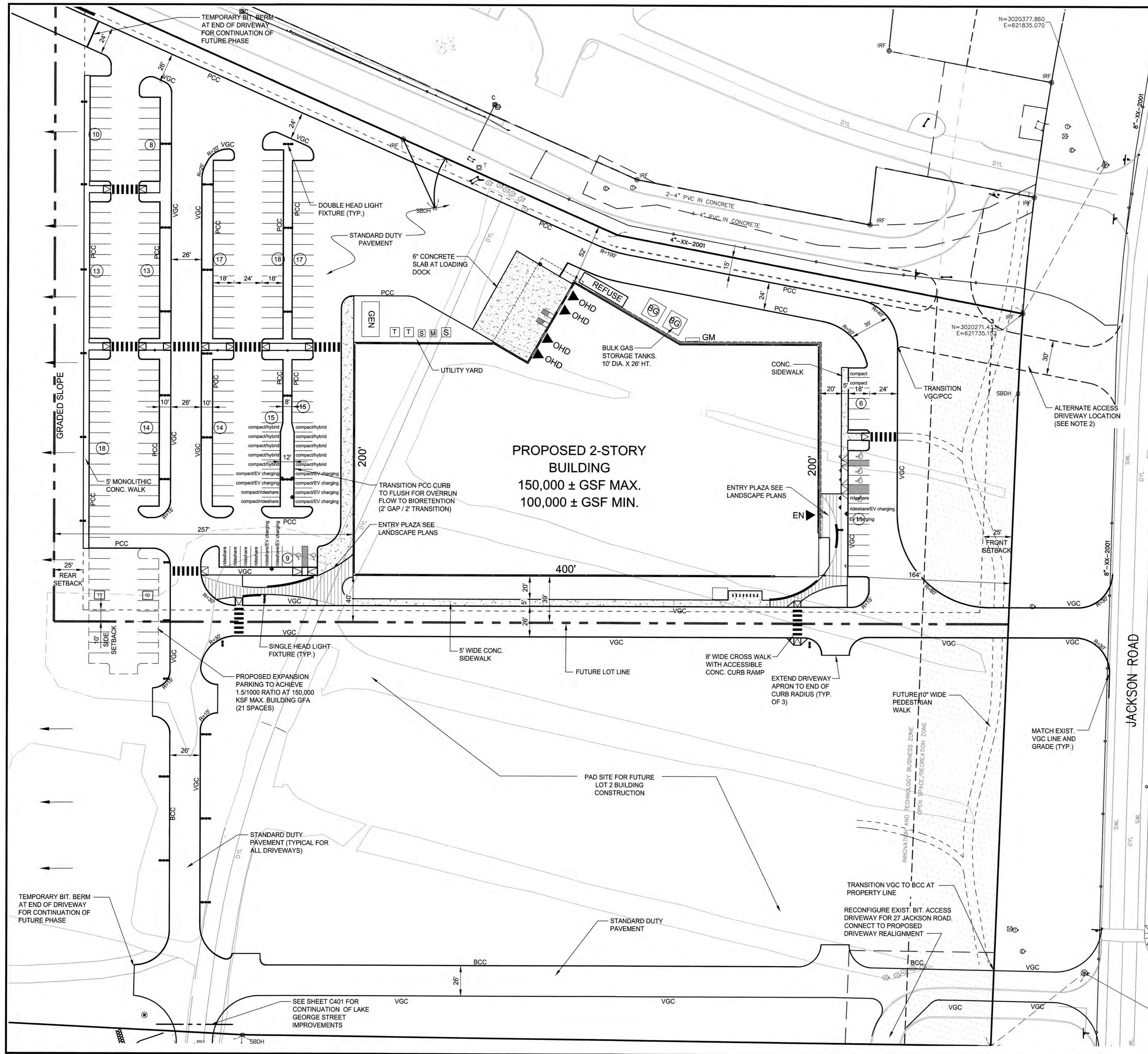
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**SOIL EROSION & SEDIMENTATION CONTROL/SITE PREPARATION PLAN**

SHEET NUMBER:  
**C300**

ISSUED FOR : UNIFIED PERMIT



**ZONING CONFORMANCE SUMMARY (LOT 1)**

PRIMARY ZONING DISTRICT: INNOVATION AND TECHNOLOGY BUSINESS  
 OVERLAY DISTRICT: VIEWSHED OVERLAY DISTRICT  
 USE: INDUSTRIAL/ MANUFACTURE

**BUILDING DIMENSIONAL REQUIREMENTS**

CRITERIA	REQUIRED	PROPOSED	ZONING COMPLIANCE
LOT AREA (MIN.)	2 AC.	7.2 AC.	YES
LOT FRONTAGE (MIN.)	75 FT	267 FT	YES
FRONT YARD SETBACK (MIN.)	25 FT	164 FT±	YES
SIDE YARD SETBACK (MIN.)	10 FT	39 FT±	YES
REAR YARD SETBACK (MIN.)	25 FT	257 FT±	YES
BUILDING HEIGHT (MAX.)	70 FT	43 FT	YES
FAR (MAX.)	0.50	0.32	YES
IMPERVIOUS COVER (MAX.)	75%	72%	YES

**PARKING SUMMARY**

	REQUIRED	PROVIDED	RATIO
MINIMUM STALL	9x18'	9x18'	
MINIMUM AISLE WIDTH	24'	24'	
MINIMUM REQUIRED (MANUFACTURING 2.0/1000 GSF)			
100,000 KSF (MIN)	200	190	1.9/1000'
150,000 KSF (MAX)	300	225	1.5/1000'
COMPACT SPACES	10% MAX	18 (MAX)	9.5% MAX
ELECTRIC VEHICLES SPACES	5% MIN	10	
BIKE SHARE SPACES	5% MIN	8	

- NOTES**
- BUILDING HEIGHT MEASURES TO TOP OF STRUCTURE.
  - ALTERNATE ACCESS DRIVEWAY LOCATION SHOWN TO PROVIDE PREFERRED ACCESS TO NORTH OF BUILDING FOR FIRE PREVENTION AND LOADING.

**SYMBOL LEGEND**

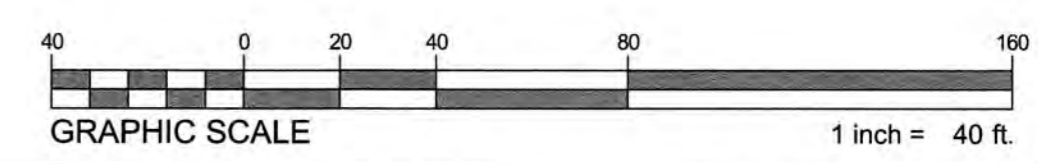
Ⓢ	ACCESSIBLE PARKING PAVEMENT MARKING
Ⓟ	PARKING SIGN (SEE PLAN FOR TYPE)
BCC	BITUMINOUS CONCRETE CURB
VGC	VERTICAL GRANITE CURB
FGC	FLUSH GRANITE CURB
PCC	PRECAST CONCRETE CURB
R=X'	CURB OR BERM RADIUS
CONC.	CONCRETE SIDEWALK
Ⓞ	SURFACE PARKING STALL COUNT

LEVEL 2 - UNIFIED PERMIT APPROVAL  
 DEVENS ENTERPRISE COMMISSION

\_\_\_\_\_  
 SIGNATURE

REGISTRY OF DEEDS

\_\_\_\_\_  
 SIGNATURE



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 CIVIL ENGINEERING  
 CONSULTING  
 60 DAN ROAD, SUITE 140  
 CANTON, MA 02021  
 www.HighpointEng.com

CLIENT:  
 King Devens, LLC  
 800 Boylston Street, Suite 1570  
 Boston, MA 02199

CONSULTANT:  
 \_\_\_\_\_

SEAL:  
  
 DOUGLAS J. HARTNETT  
 CIVIL  
 NO. 37788  
 EXPIRES 11-05-2020

**LEVEL 2 - UNIFIED PERMIT**  
 45 JACKSON ROAD - LOT 1  
 45 JACKSON ROAD  
 DEVENS, MA  
 OWNER/APPLICANT: KING DEVENS, LLC

REV	DATE	DESCRIPTION

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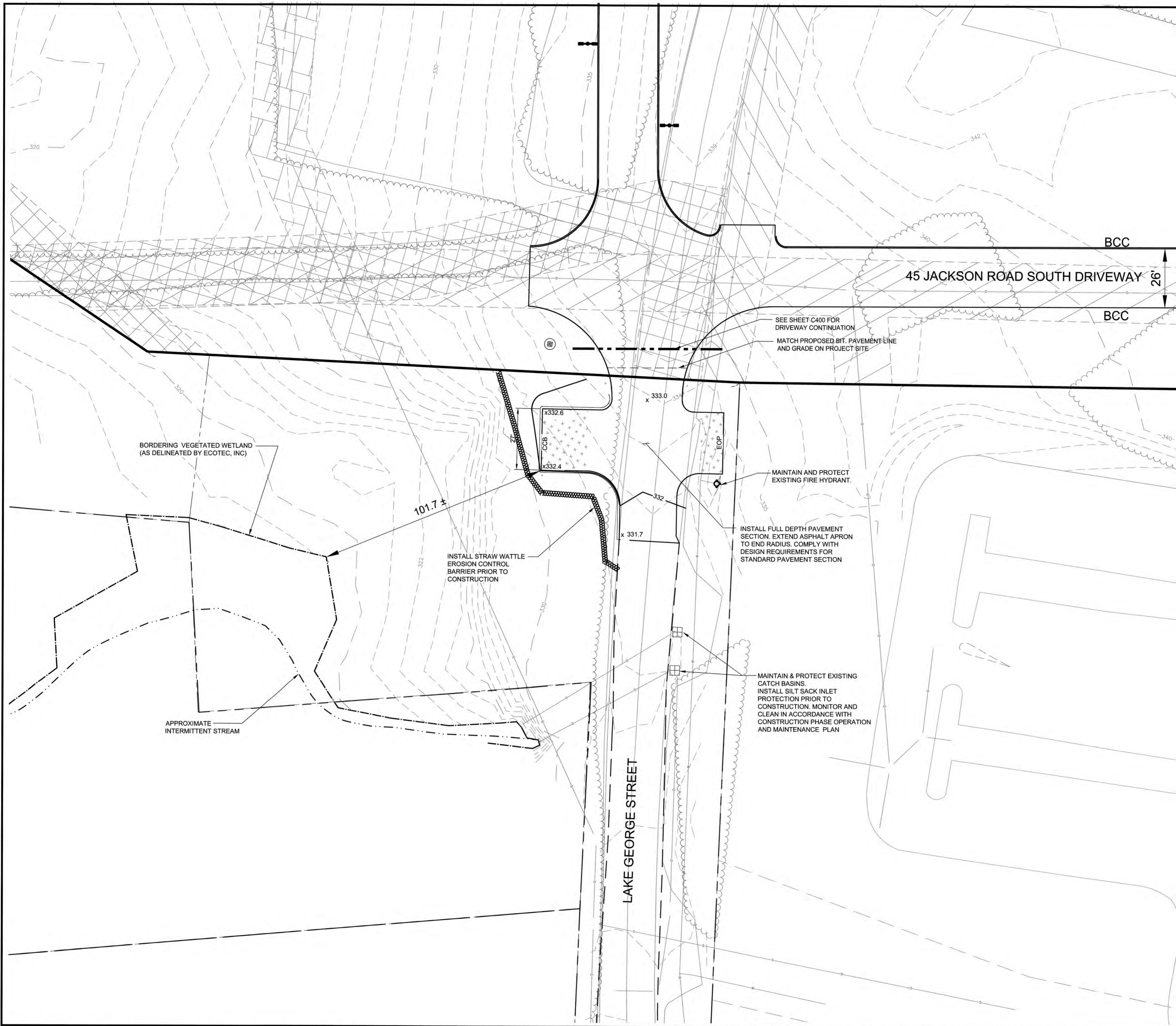
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SHEET TITLE:  
**LAYOUT & MATERIALS PLAN**

SHEET NUMBER:  
**C400**

ISSUED FOR: UNIFIED PERMIT

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SEE SHEET C400 FOR  
DRIVEWAY CONTINUATION  
MATCH PROPOSED BIT. PAVEMENT LINE  
AND GRADE ON PROJECT SITE

MAINTAIN AND PROTECT  
EXISTING FIRE HYDRANT.

INSTALL FULL DEPTH PAVEMENT  
SECTION. EXTEND ASPHALT APRON  
TO END RADIUS. COMPLY WITH  
DESIGN REQUIREMENTS FOR  
STANDARD PAVEMENT SECTION

MAINTAIN & PROTECT EXISTING  
CATCH BASINS.  
INSTALL SILT SACK INLET  
PROTECTION PRIOR TO  
CONSTRUCTION. MONITOR AND  
CLEAN IN ACCORDANCE WITH  
CONSTRUCTION PHASE OPERATION  
AND MAINTENANCE PLAN

BORDERING VEGETATED WETLAND  
(AS DELINEATED BY ECOTEC, INC)

APPROXIMATE  
INTERMITTENT STREAM

INSTALL STRAW WATTLE  
EROSION CONTROL  
BARRIER PRIOR TO  
CONSTRUCTION

BCC  
45 JACKSON ROAD SOUTH DRIVEWAY  
26'  
BCC

**GENERAL NOTES:**

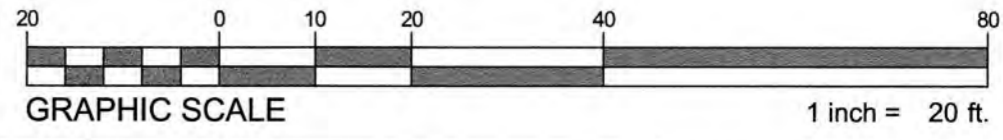
1. THE PROPOSED WORK IS LOCATED WITHIN 100' OF A BORDERING VEGETATED WETLAND. A REQUEST FOR DETERMINATION OF APPLICABILITY UNDER A LEVEL 2 - UNIFIED PERMIT APPLICATION IS REQUIRED.
2. VEHICLE TURNAROUND IS DESIGNED TO SUPPORT MANEUVERING OF A DEVENS FIRE DEPARTMENT LADDER TRUCK APPARATUS.
3. APPROVAL OF THIS DESIGN BY DEVENS FIRE PREVENTION IS REQUIRED PRIOR TO CONSTRUCTION.

LEVEL 2 - UNIFIED PERMIT APPROVAL  
DEVENS ENTERPRISE COMMISSION

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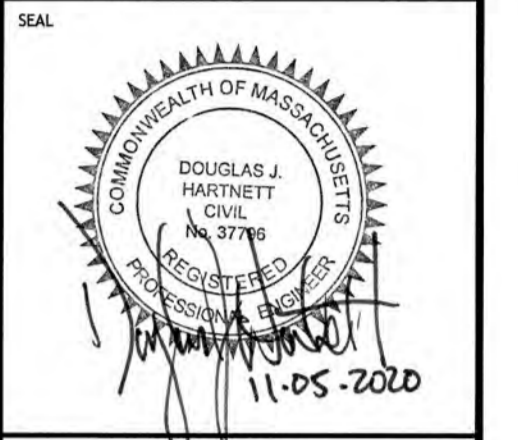
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**CLIENT:**  
King Devens, LLC  
800 Boylston Street, Suite 1570  
Boston, MA 02199

**CONSULTANT:**



**LEVEL 2 - UNIFIED PERMIT**  
**45 JACKSON ROAD - LOT 1**  
45 JACKSON ROAD  
DEVENS, MA  
OWNER/APPLICANT: KING DEVENS, LLC

REV	DATE	DESCRIPTION

ISSUE TYPE:  
**LEVEL 2 - PERMIT SET**

ISSUE DATE:  
**11-05-2020**

PROJECT NUMBER:  
**19019**

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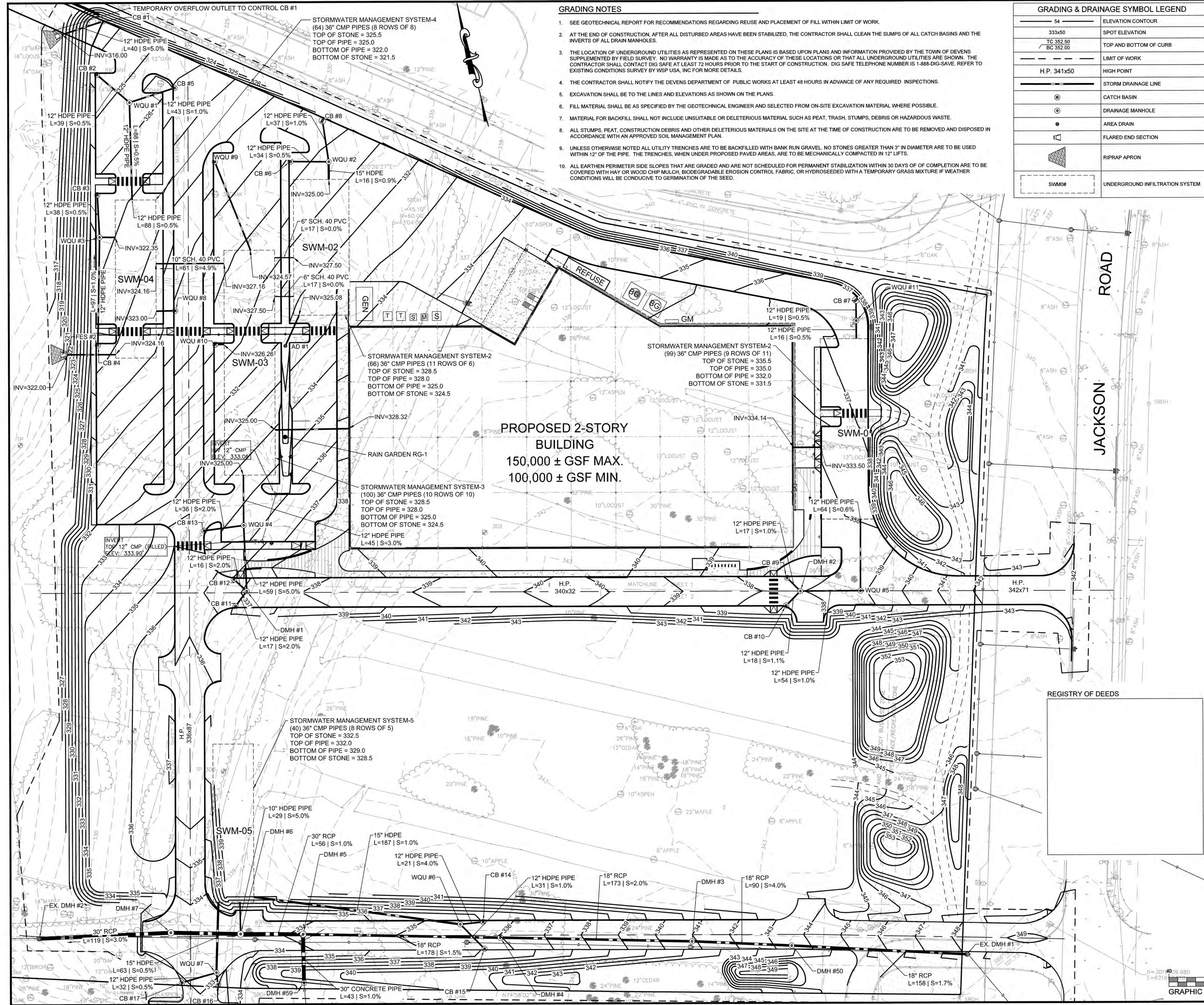
**LAKE GEORGE ST. OFF SITE IMPROVEMENTS**

SHEET NUMBER:  
**C401**

ISSUED FOR : UNIFIED PERMIT

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**GRADING NOTES**

- SEE GEOTECHNICAL REPORT FOR RECOMMENDATIONS REGARDING REUSE AND PLACEMENT OF FILL WITHIN LIMIT OF WORK.
- AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN MANHOLES.
- THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE TOWN OF DEVENS SUPPLEMENTED BY FIELD SURVEY. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-DIG-SAFE. REFER TO EXISTING CONDITIONS SURVEY BY WSP USA, INC FOR MORE DETAILS.
- THE CONTRACTOR SHALL NOTIFY THE DEVENS DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- EXCAVATION SHALL BE TO THE LINES AND ELEVATIONS AS SHOWN ON THE PLANS.
- FILL MATERIAL SHALL BE AS SPECIFIED BY THE GEOTECHNICAL ENGINEER AND SELECTED FROM ON-SITE EXCAVATION MATERIAL WHERE POSSIBLE.
- MATERIAL FOR BACKFILL SHALL NOT INCLUDE UNSUITABLE OR DELETERIOUS MATERIAL SUCH AS PEAT, TRASH, STUMPS, DEBRIS OR HAZARDOUS WASTE.
- ALL STUMPS, PEAT, CONSTRUCTION DEBRIS AND OTHER DELETERIOUS MATERIALS ON THE SITE AT THE TIME OF CONSTRUCTION ARE TO BE REMOVED AND DISPOSED IN ACCORDANCE WITH AN APPROVED SOIL MANAGEMENT PLAN.
- UNLESS OTHERWISE NOTED ALL UTILITY TRENCHES ARE TO BE BACKFILLED WITH BANK RUN GRAVEL. NO STONES GREATER THAN 3" IN DIAMETER ARE TO BE USED WITHIN 12" OF THE PIPE. THE TRENCHES, WHEN UNDER PROPOSED PAVED AREAS, ARE TO BE MECHANICALLY COMPACTED IN 12" LIFTS.
- ALL EARTHEN PERIMETER SIDE SLOPES THAT ARE GRADED AND ARE NOT SCHEDULED FOR PERMANENT STABILIZATION WITHIN 30 DAYS OF COMPLETION ARE TO BE COVERED WITH HAY OR WOOD CHIP MULCH, BIODEGRADABLE EROSION CONTROL FABRIC, OR HYDROSEEDING WITH A TEMPORARY GRASS MIXTURE IF WEATHER CONDITIONS WILL BE CONDUCTIVE TO GERMINATION OF THE SEED.

**GRADING & DRAINAGE SYMBOL LEGEND**

54	ELEVATION CONTOUR
333.50	SPOT ELEVATION
TC 332.50 BC 332.00	TOP AND BOTTOM OF CURB
---	LIMIT OF WORK
H.P. 341x50	HIGH POINT
---	STORM DRAINAGE LINE
○	CATCH BASIN
○	DRAINAGE MANHOLE
△	AREA DRAIN
▽	FLARED END SECTION
▨	RIPRAP APRON
SWM#	UNDERGROUND INFILTRATION SYSTEM

**DRAIN SCHEDULE**

STRUCTURE	ELEV.
AD #1 10" NYOPLAST AREA DRAIN	RIM = 332.50 INV OUT = 328.31 ( )
CB #1 4" DEEP SUMP CATCH BASIN	RIM = 324.61 INV OUT = 317.99 (FES-1)
CB #2 4" DEEP SUMP CATCH BASIN	RIM = 324.30 INV OUT = 321.30 (WQU #1)
CB #3 4" DEEP SUMP CATCH BASIN	RIM = 326.20 INV OUT = 322.75 (WQU #3)
CB #4 4" DEEP SUMP CATCH BASIN	RIM = 327.55 INV OUT = 323.50 (WQU #3)
CB #5 4" DEEP SUMP CATCH BASIN	RIM = 326.08 INV OUT = 323.00 (WQU #1)
CB #6 4" DEEP SUMP CATCH BASIN	RIM = 329.60 INV OUT = 325.43 (WQU #2)
CB #7 4" DEEP SUMP CATCH BASIN	RIM = 336.39 INV OUT = 332.27 (WQU #11)
CB #8 4" DEEP SUMP CATCH BASIN	RIM = 329.55 INV OUT = 327.00 (WQU #2)
CB #9 4" DEEP SUMP CATCH BASIN	RIM = 337.69 INV OUT = 333.62 (DMH #2)
CB #10 4" DEEP SUMP CATCH BASIN	RIM = 337.67 INV OUT = 333.60 (DMH #2)
CB #11 4" DEEP SUMP CATCH BASIN	RIM = 336.61 INV OUT = 333.06 (DMH #1)
CB #12 4" DEEP SUMP CATCH BASIN	RIM = 336.57 INV OUT = 329.73 (DMH #1)
CB #13 4" DEEP SUMP CATCH BASIN	RIM = 334.49 INV OUT = 327.18 (WQU #4)
CB #14 4" DEEP SUMP CATCH BASIN	RIM = 335.55 INV OUT = 328.88 (WQU #6)
CB #15 4" DEEP SUMP CATCH BASIN	RIM = 335.56 INV OUT = 328.37 (WQU #6)
CB #16 4" DEEP SUMP CATCH BASIN	RIM = 332.90 INV OUT = 328.65 (WQU #7)
CB #17 4" DEEP SUMP CATCH BASIN	RIM = 332.90 INV OUT = 328.70 (WQU #7)
DMH #1 4" DIA. DMH	RIM = 337.13 INV IN = 329.72 (CB #11) INV IN = 329.41 (CB #12) INV OUT = 329.41 (WQU #4)
DMH #2 4" DIA. DMH	RIM = 337.97 INV IN = 333.45 (CB #9) INV IN = 333.41 (CB #10) INV OUT = 333.92 (WQU #5)
DMH #3 4" DIA. DMH	RIM = 340.87 INV IN = 334.86 (DMH #50) INV OUT = 334.76 (DMH #4)
DMH #4 4" DIA. DMH	RIM = 335.97 INV IN = 331.31 (DMH #3) INV OUT = 331.21 (DMH #5)
DMH #5 5" DIA. DMH	RIM = 338.51 INV IN = 328.55 (DMH #4) INV IN = 332.88 (DMH #59) INV OUT = 327.54 (DMH #6)
DMH #6 5" DIA. DMH	RIM = 333.56 INV IN = 326.98 (DMH #5) INV IN = 329.58 ( ) INV OUT = 329.88 (DMH #7)
DMH #7 5" DIA. DMH	RIM = 333.55 INV IN = 326.26 (DMH #6) INV OUT = 326.16 (Ex. DMH #2)
DMH #50 4" DIA. DMH	RIM = 343.48 INV IN = 338.55 (EX. DMH #1) INV OUT = 338.45 (DMH #3)
DMH #59 4" DIA. DMH	RIM = 338.94 INV IN = 333.32 (DMH #5)
EX. DMH #2 EXISTING DMH. ADJ RIM	RIM = 325.64 INV IN = 322.60 (DMH #7)
EX. DMH #1 EXISTING DMH. ADJ RIM	RIM = 343.62 INV IN = 341.26 (DMH #50)
FES-1 FLARED END SECTION	RIM = 317.13 INV IN = 316.00 (CB #1)
FES #2 FLARED END SECTION	RIM = 317.72 INV IN = 322.00 ( )
WQU #1 WATER QUALITY UNIT CDS-1515	RIM = 325.41 INV IN = 321.11 (CB #2) INV IN = 322.58 (CB #5) INV OUT = 321.00 ( )
WQU #2 WATER QUALITY UNIT CDS-1515	RIM = 330.34 INV IN = 325.26 (CB #6) INV IN = 326.63 (CB #8) INV OUT = 325.15 ( )
WQU #3 WATER QUALITY UNIT CDS-1515	RIM = 326.63 INV IN = 322.57 (CB #4) INV IN = 322.57 (CB #3) INV OUT = 322.47 ( )
WQU #4 WATER QUALITY UNIT CDS-1515	RIM = 335.48 INV IN = 326.45 (DMH #1) INV IN = 326.45 (CB #13) INV OUT = 326.35 ( )
WQU #5 WATER QUALITY UNIT CDS-1515	RIM = 338.85 INV IN = 333.38 (DMH #2) INV OUT = 333.28 ( )
WQU #6 WATER QUALITY UNIT CDS-1515	RIM = 336.68 INV IN = 328.06 (CB #14) INV IN = 328.06 (CB #15) INV OUT = 327.96 ( )
WQU #7 WATER QUALITY UNIT CDS-1515	RIM = 337.52 INV IN = 328.54 (CB #17) INV IN = 328.54 (CB #16) INV OUT = 328.40 ( )
WQU #8 WATER QUALITY UNIT CDS-1515	RIM = 329.12 INV IN = 324.00 ( )
WQU #9 WATER QUALITY UNIT CDS-1515	RIM = 328.09 INV IN = 325.00 ( )
WQU #10 WATER QUALITY UNIT CDS-1515	RIM = 330.39 INV IN = 326.34 ( )
WQU #11 WATER QUALITY UNIT CDS-1515	RIM = 336.49 INV IN = 332.18 (CB #7) INV OUT = 332.08 ( )

**HIGHPOINT ENGINEERING, INC.**  
LAND PLANNING  
PLANNING  
CONSULTING

CANTON CORPORATE PLACE  
45 GAN ROAD, SUITE 540  
CANTON, MA 02021  
www.HighpointEng.com

CLIENT:  
King Devens, LLC  
800 Boylston Street, Suite 1570  
Boston, MA 02199

CONSULTANT:

SEAL  
DOUGLAS J. HARTNETT  
REGISTERED PROFESSIONAL ENGINEER  
11-05-2020

**LEVEL 2 - UNIFIED PERMIT**  
45 JACKSON ROAD - LOT 1  
45 JACKSON ROAD  
DEVENS, MA

OWNER/APPLICANT: KING DEVENS, LLC

REV	DATE	DESCRIPTION

ISSUE TYPE:  
LEVEL 2 - PERMIT SET

ISSUE DATE:  
11-05-2020

PROJECT NUMBER:  
19019

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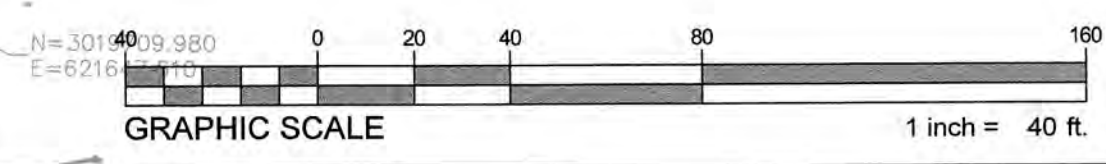
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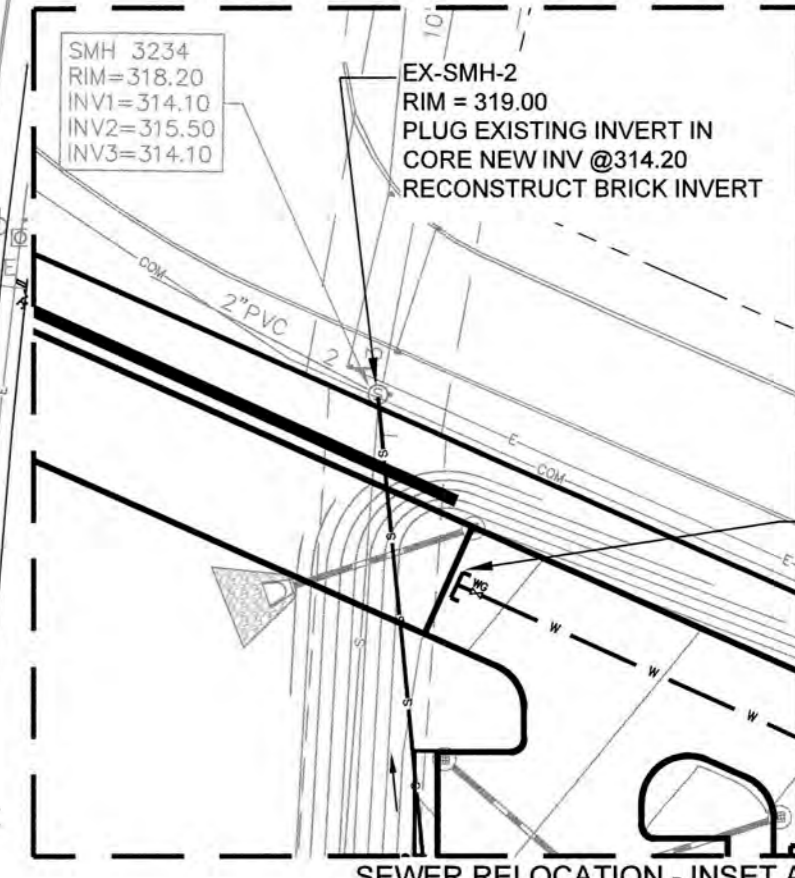
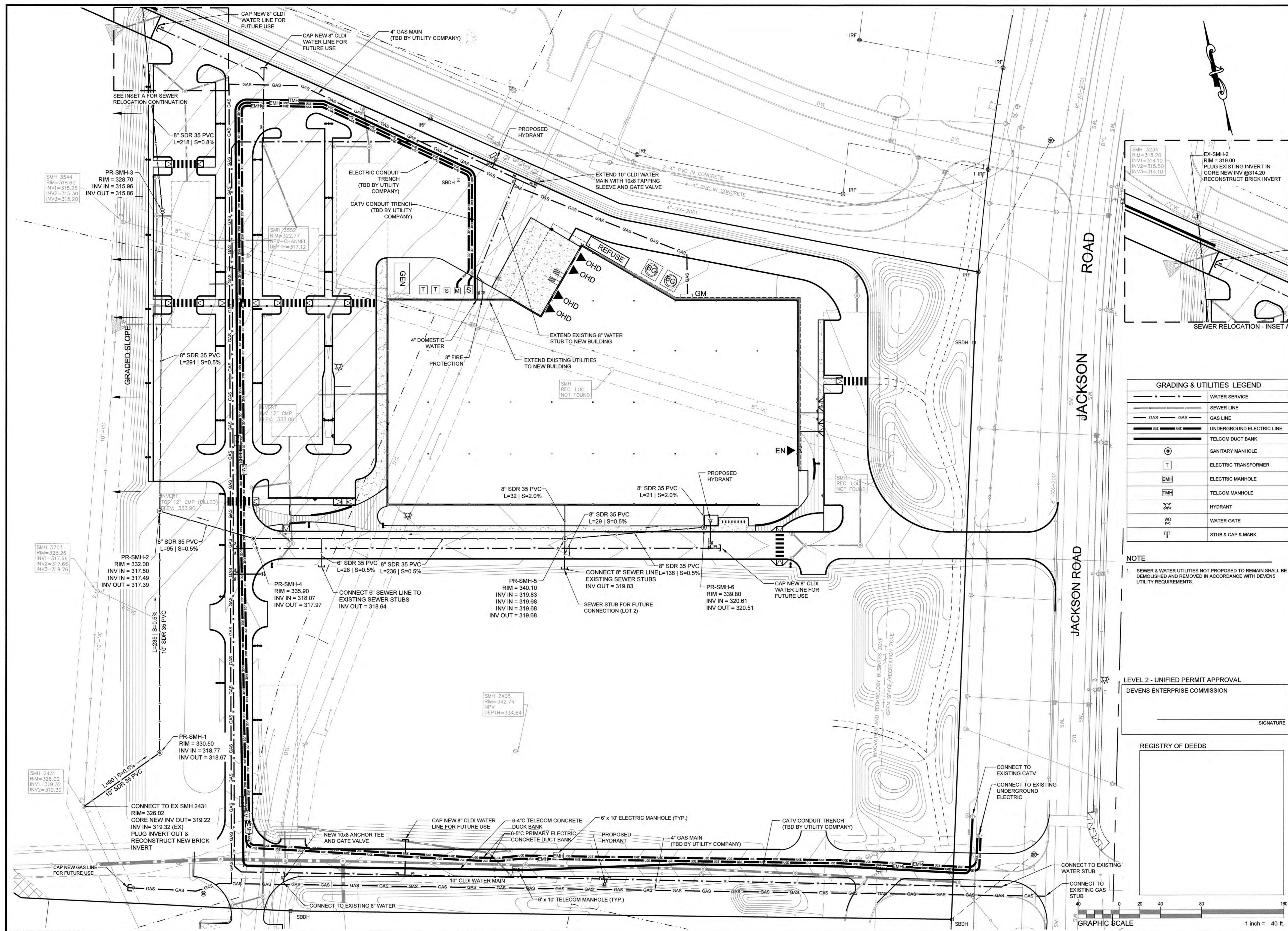
SHEET TITLE:  
**GRADING & DRAINAGE PLAN**

SHEET NUMBER:  
**C500**

ISSUED FOR: UNIFIED PERMIT



**LEVEL 2 - UNIFIED PERMIT**  
 45 JACKSON ROAD - LOT 1  
 45 JACKSON ROAD  
 DEVENS, MA  
 OWNER/APPLICANT: KING DEVENS, LLC



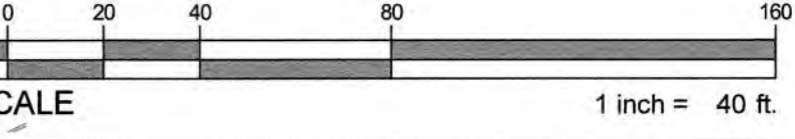
**GRADING & UTILITIES LEGEND**

	WATER SERVICE
	SEWER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	TELCOM DUCT BANK
	SANITARY MANHOLE
	ELECTRIC TRANSFORMER
	ELECTRIC MANHOLE
	TELCOM MANHOLE
	HYDRANT
	WATER GATE
	STUB & CAP & MARK

**NOTE**  
 1. SEWER & WATER UTILITIES NOT PROPOSED TO REMAIN SHALL BE DEMOLISHED AND REMOVED IN ACCORDANCE WITH DEVENS UTILITY REQUIREMENTS.

LEVEL 2 - UNIFIED PERMIT APPROVAL  
 DEVENS ENTERPRISE COMMISSION  
 SIGNATURE

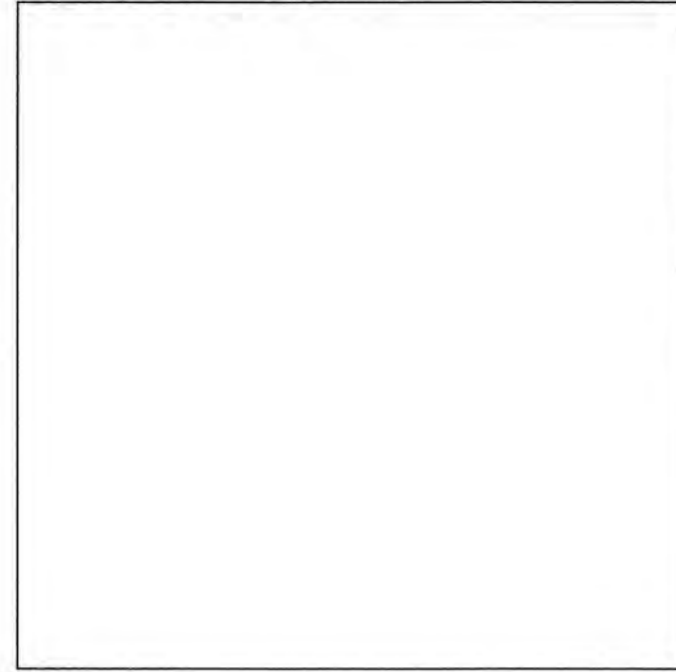
REGISTRY OF DEEDS



REV	DATE	DESCRIPTION

ISSUE TYPE: LEVEL 2 - PERMIT SET  
 ISSUE DATE: 11-05-2020  
 PROJECT NUMBER: 19019  
 DRAWN BY: AK  
 CHECKED BY: DH  
 Copyright (c) by Highpoint Engineering, Inc. All Rights Reserved.  
 SHEET TITLE: **UTILITY SHEET**  
 SHEET NUMBER: **C600**

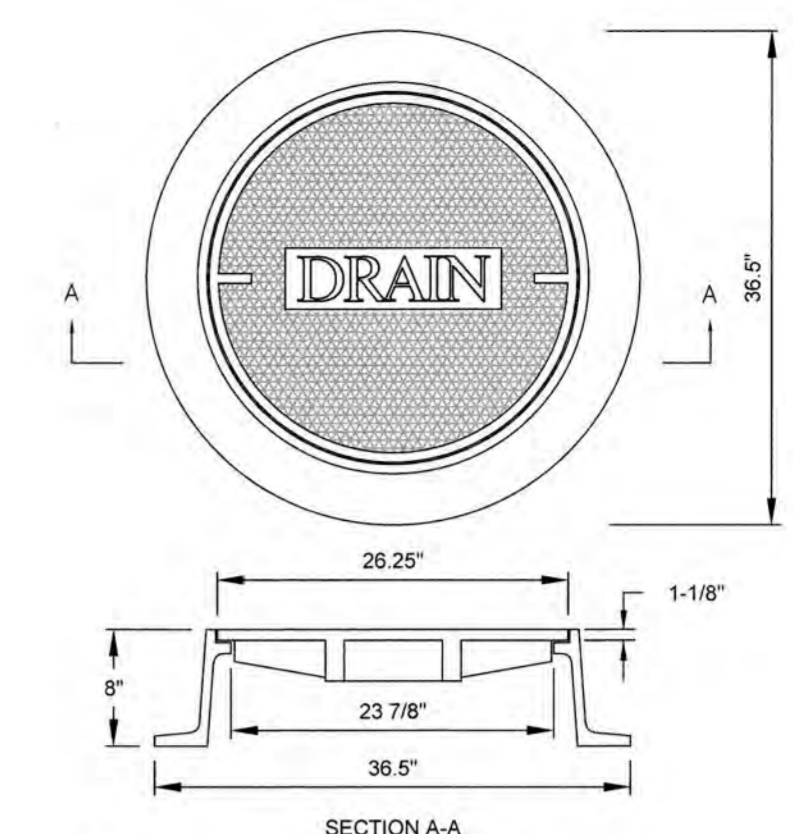
REGISTRY OF DEEDS



APPROVAL SIGNATURE  
DEVENS ENTERPRISE COMMISSION

---

SIGNATURE



**DRAIN MANHOLE FRAME AND COVER C1**  
NOT TO SCALE

**HIGHPOINT ENGINEERING, INC.**  
LAND PLANNING  
SURVEYING  
CIVIL ENGINEERING  
CONSULTING

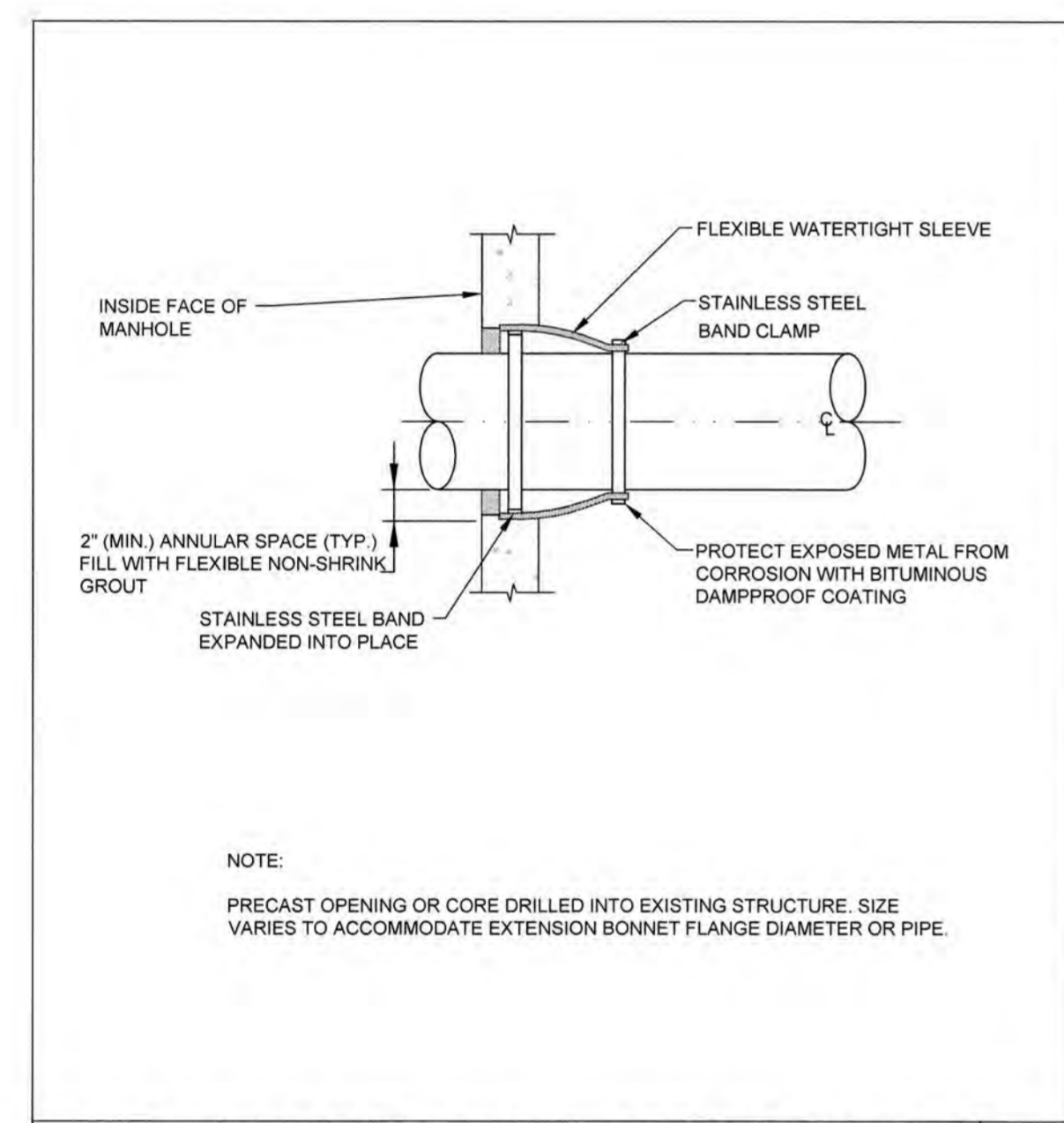
45 DANA ROAD, SUITE 400  
GANTON, MA 02021

www.HighpointEng.com

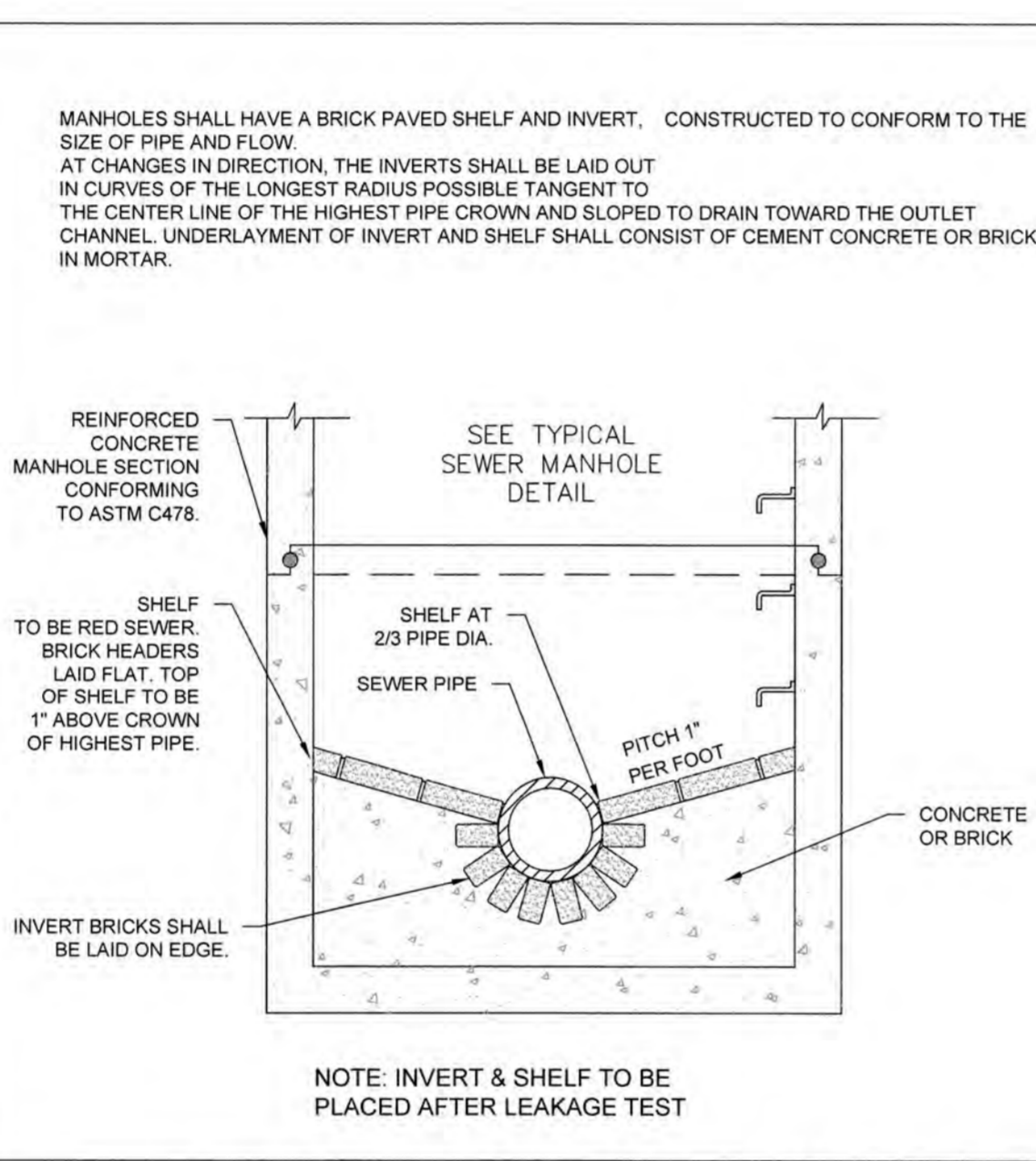
CLIENT:  
King Devens, LLC  
800 Boylston Street, Suite 1570  
Boston, MA 02199

CONSULTANT:

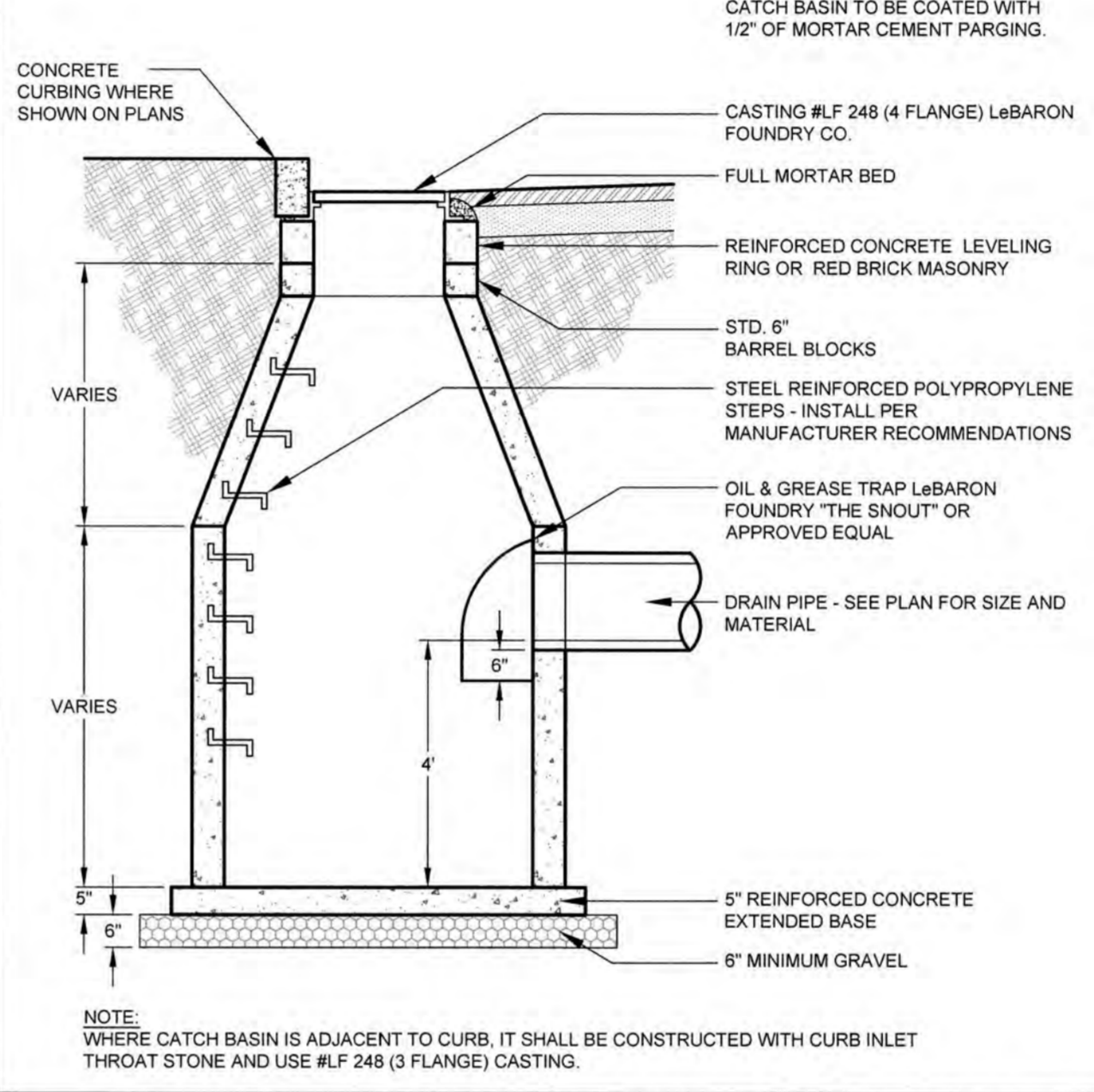
SEAL  
DOUGLAS J. HARRINETT  
CIVIL ENGINEER  
REG. NO. 037756  
11-05-2020



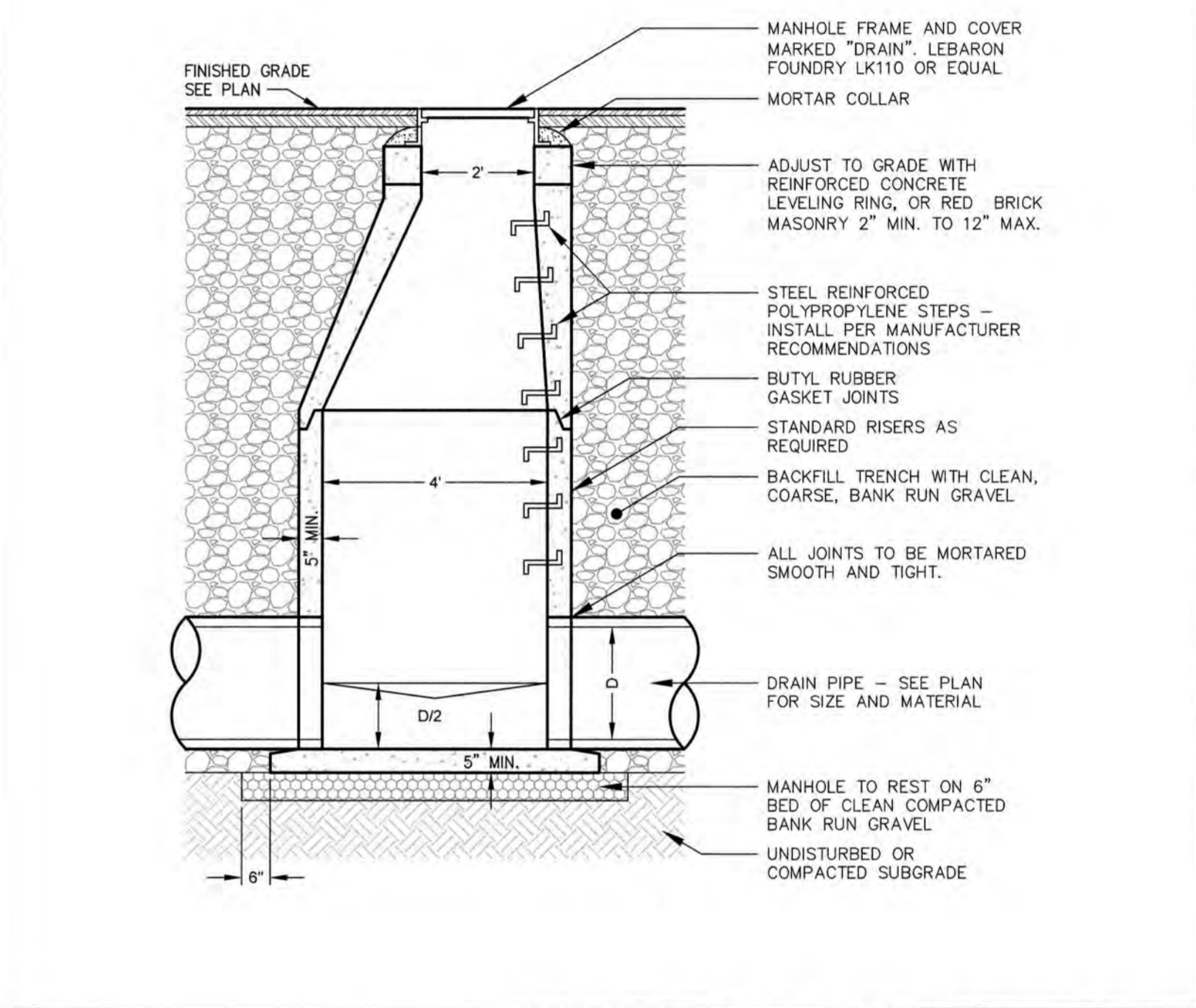
**FLEXIBLE SLEEVE CONNECTION TO MANHOLE B4**  
NOT TO SCALE



**TYPICAL BRICK INVERT SECTION DETAIL B3**  
NOT TO SCALE



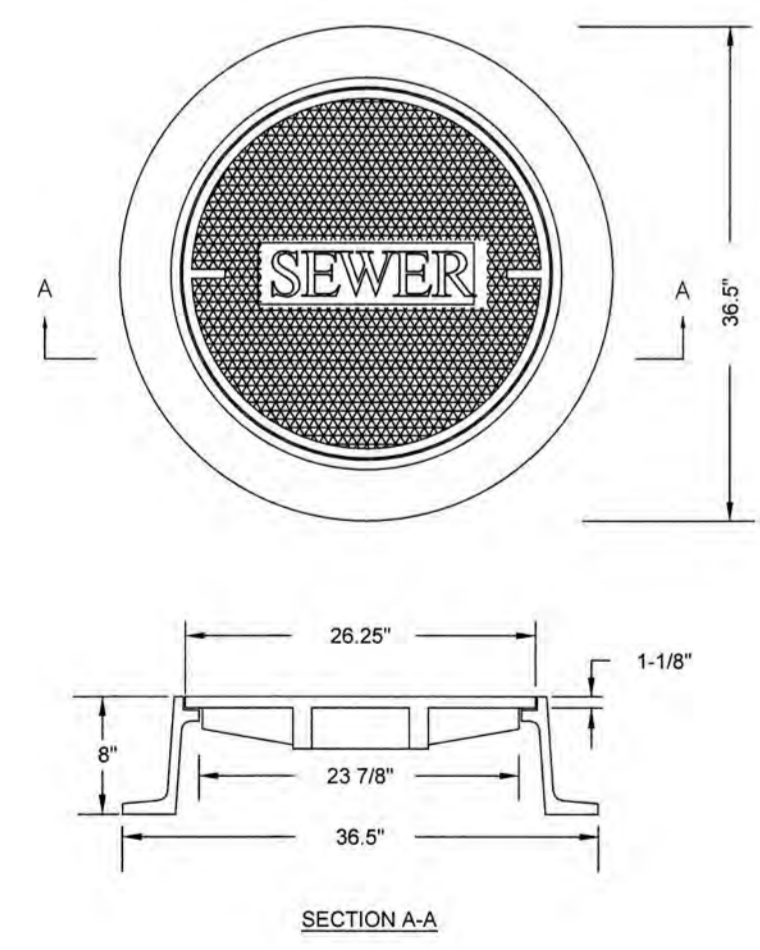
**PRECAST CATCH BASIN w/ GUTTER INLET B2**  
NOT TO SCALE



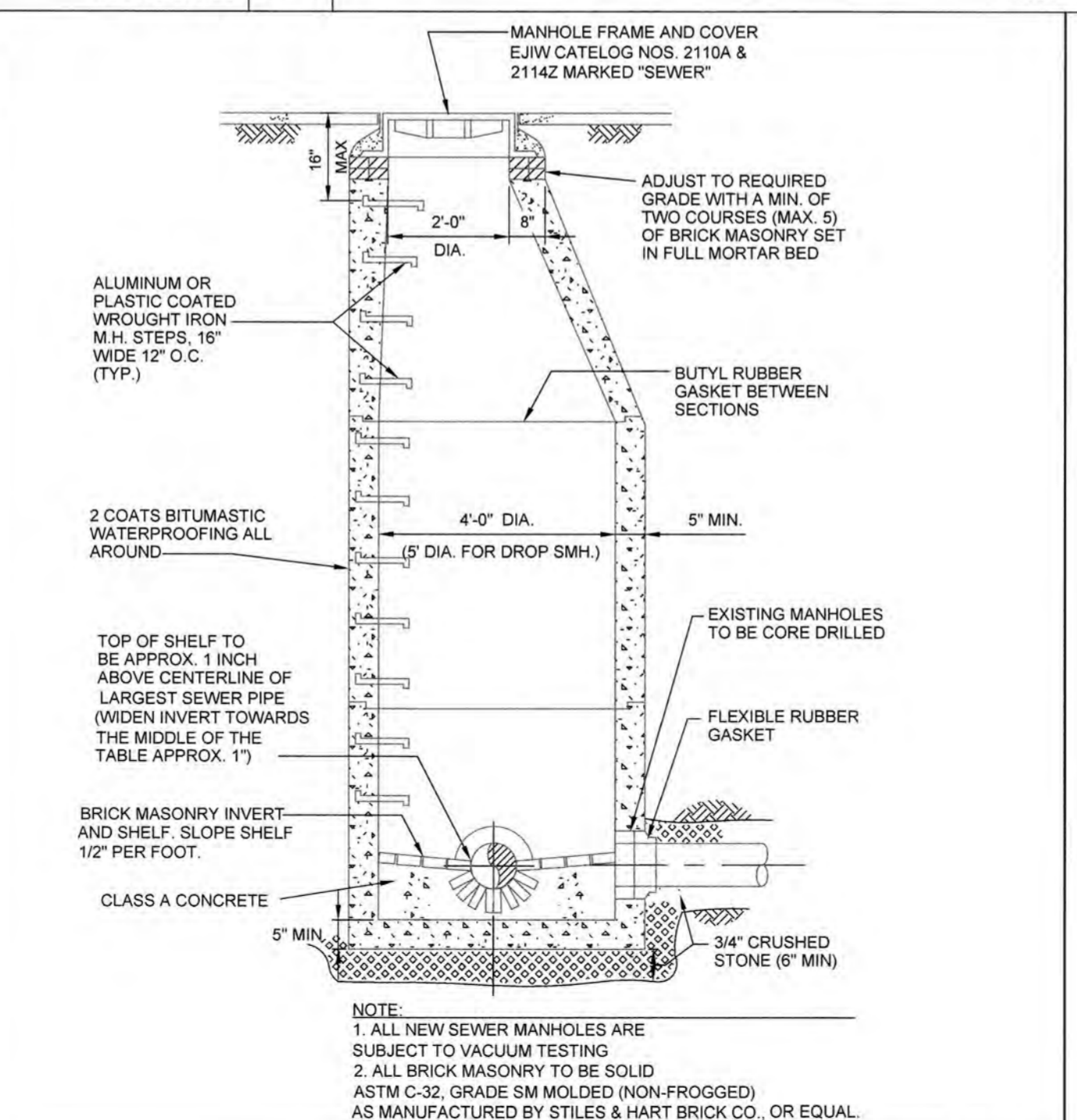
**PRECAST CONCRETE DRAIN MANHOLE B1**  
NOT TO SCALE

**LEVEL 2 - UNIFIED PERMIT**  
45 JACKSON ROAD - LOT 1  
45 JACKSON ROAD  
DEVENS, MA

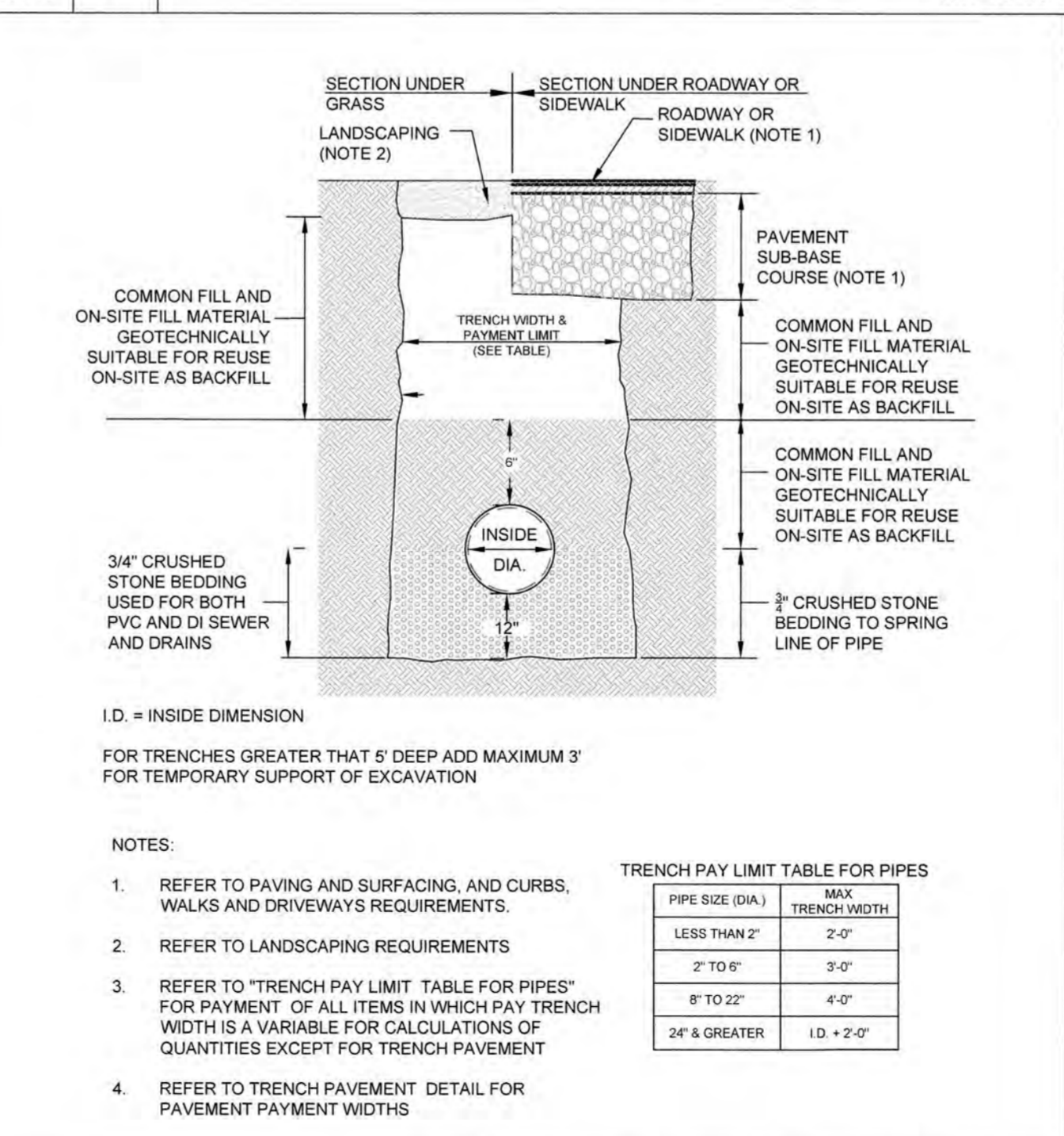
OWNER/APPLICANT: KING DEVENS, LLC



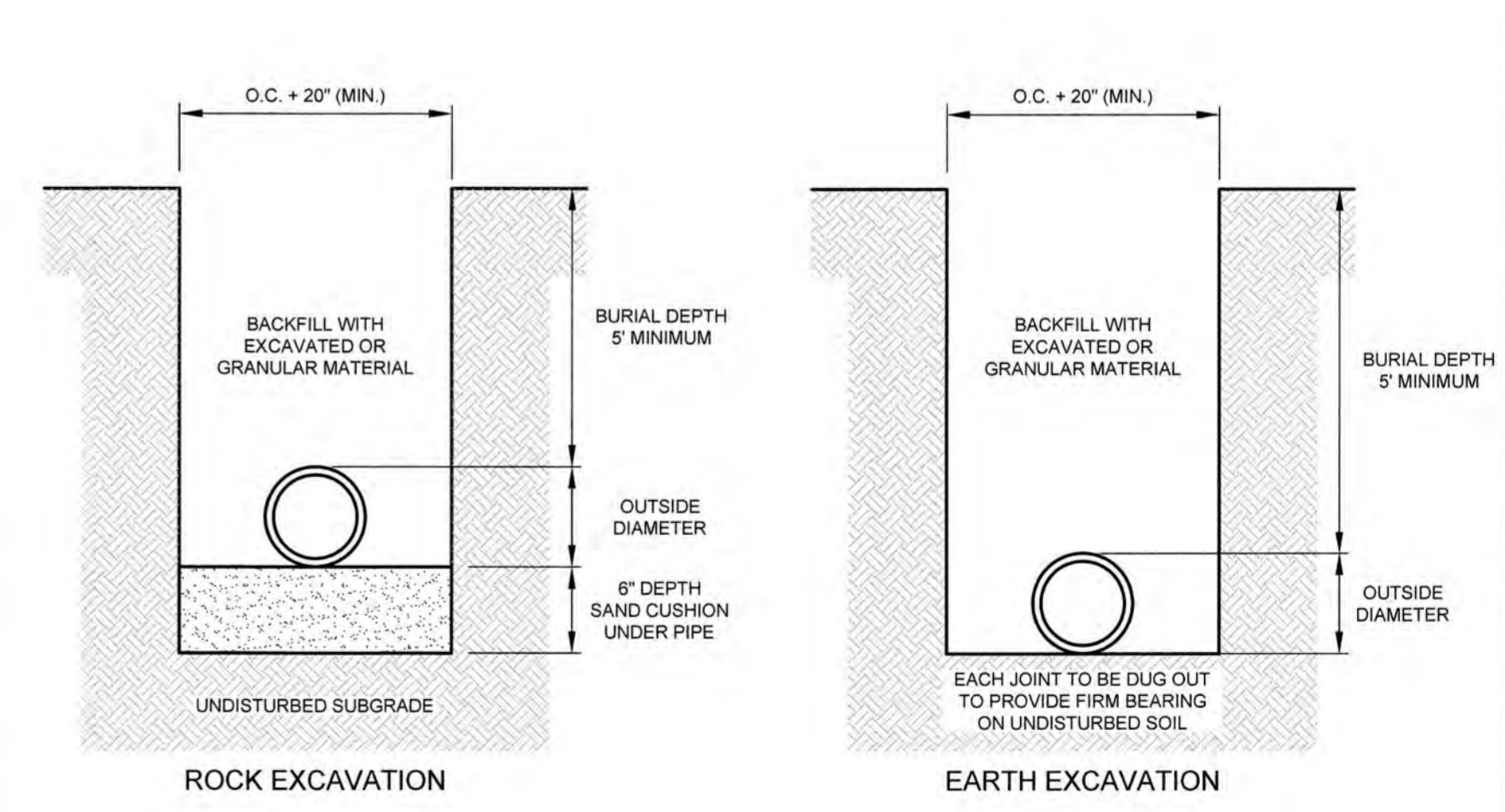
**SEWER MANHOLE FRAME & COVER A4**  
NOT TO SCALE



**SANITARY SEWER MANHOLE A3**  
NOT TO SCALE



**DRAINAGE AND SEWER TRENCH A2**  
NOT TO SCALE



**WATER TRENCH A1**  
NOT TO SCALE

REV DATE DESCRIPTION

ISSUE TYPE:  
**LEVEL 2 - PERMIT SET**

ISSUE DATE:  
11-05-2020

PROJECT NUMBER:  
19019

DRAWN BY: WH/AK  
CHECKED BY: DJH

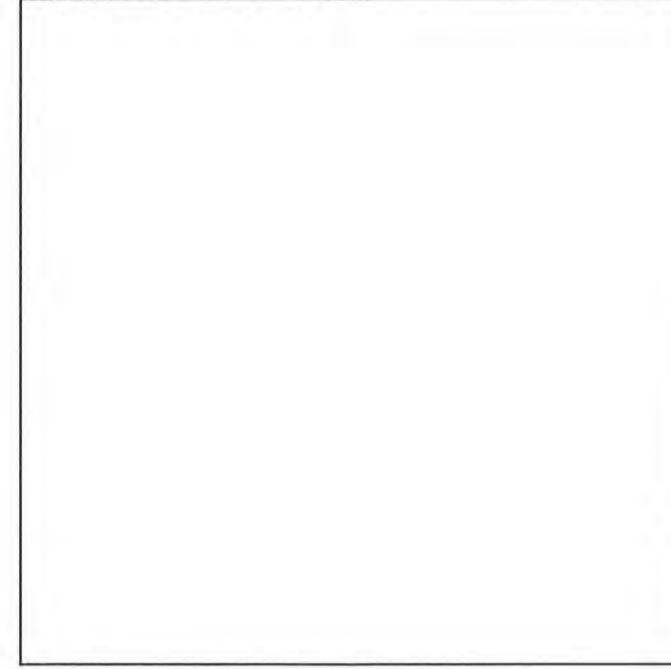
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SHEET TITLE:  
**SITE DETAILS**

SHEET NUMBER:  
**C700**



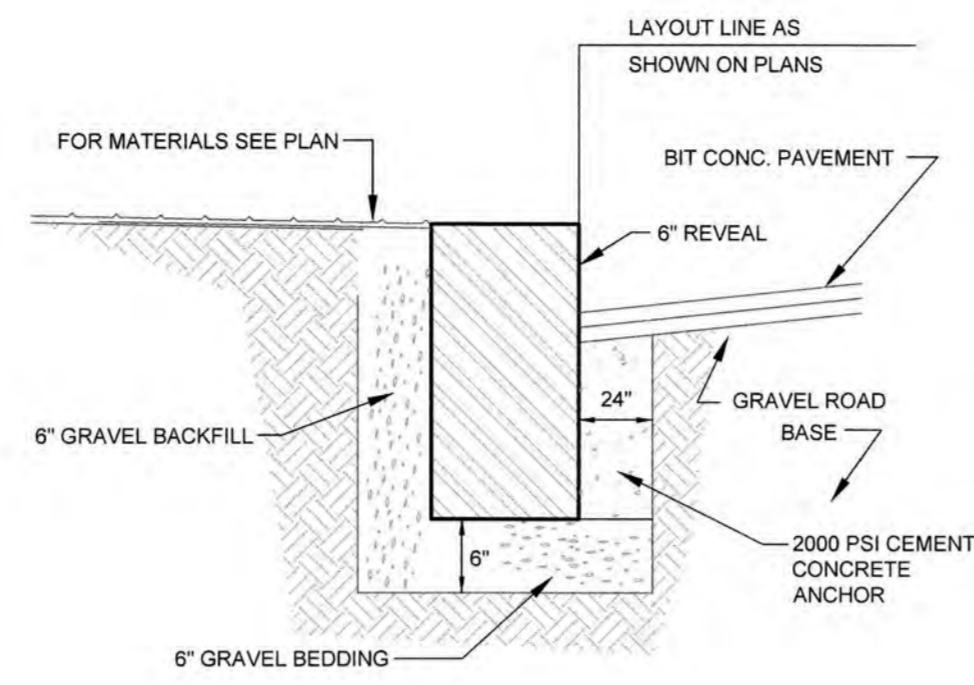
REGISTRY OF DEEDS



APPROVAL SIGNATURE

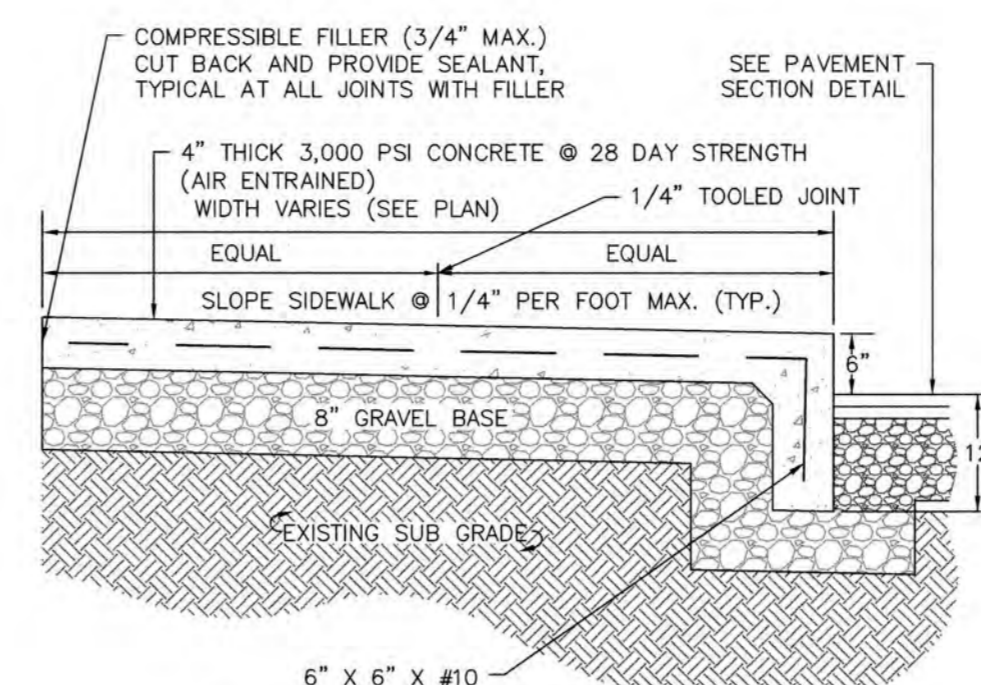
DEVENS ENTERPRISE COMMISSION

SIGNATURE



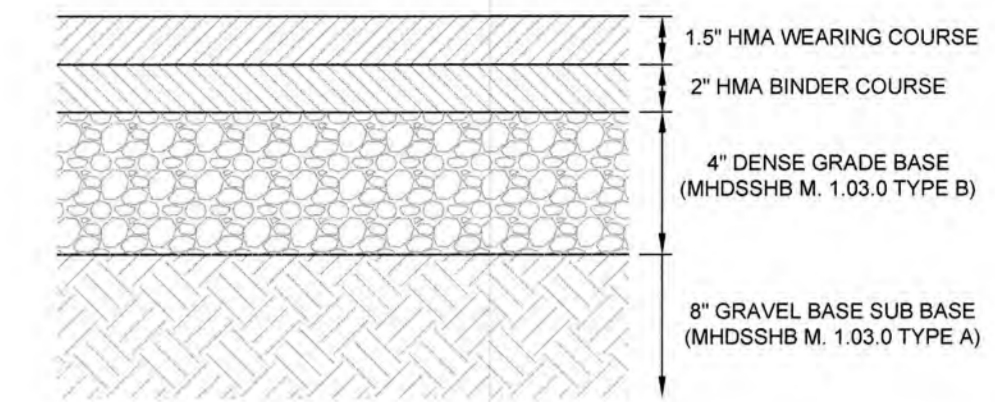
GRANITE CURBING TO CONFORM TO VA 4 TYPE PER DEPT. OF PUBLIC WORKS MASS. STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES. M6-03-1

VERTICAL GRANITE CURB NOT TO SCALE C3

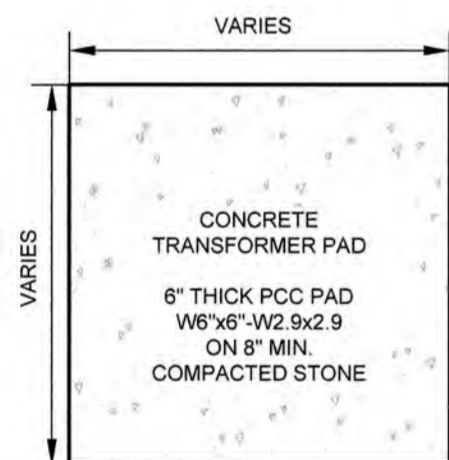
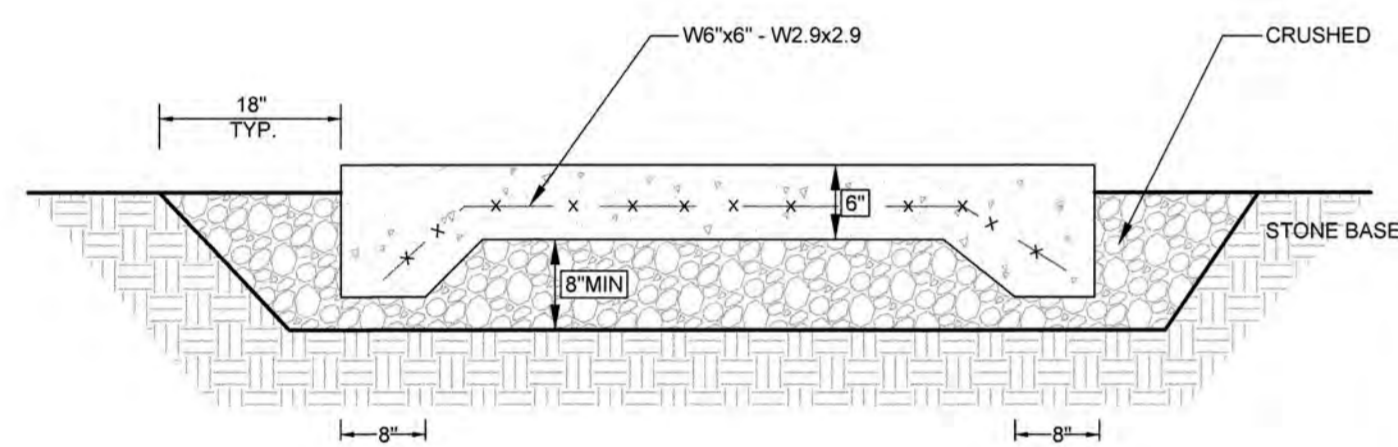


NOTES: 1. SIDEWALK TO HAVE TOOLED JOINTS IN A 5' x 5' (TYP.) GRID WITH EXPANSION JOINTS 15' ON CENTER AND PRE MOULDED FILLER. 2. TOOLED JOINT 6" FROM FACE OF CURB.

MONOLITHIC CONCRETE SIDEWALK NOT TO SCALE C2

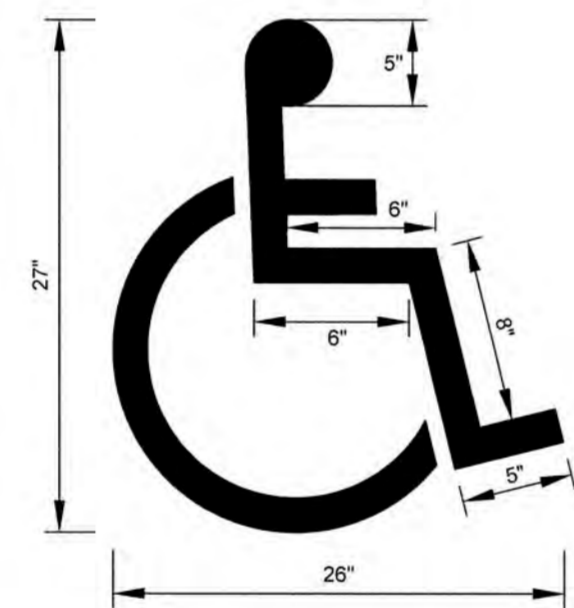


BITUMINOUS CONCRETE PAVEMENT NOT TO SCALE C1



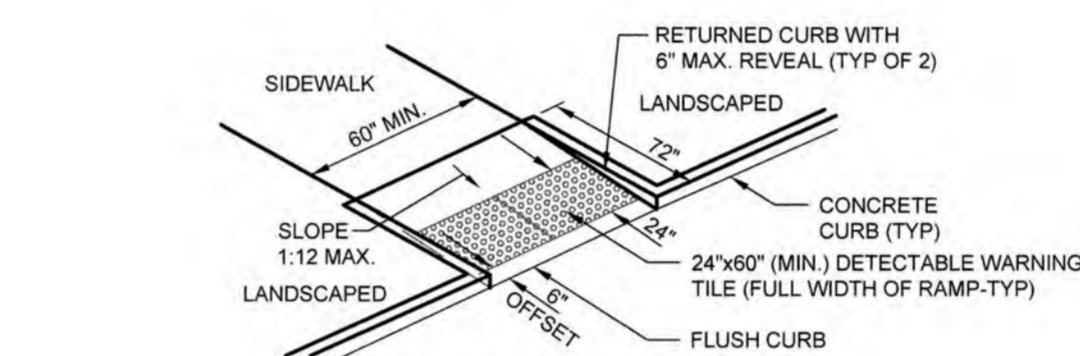
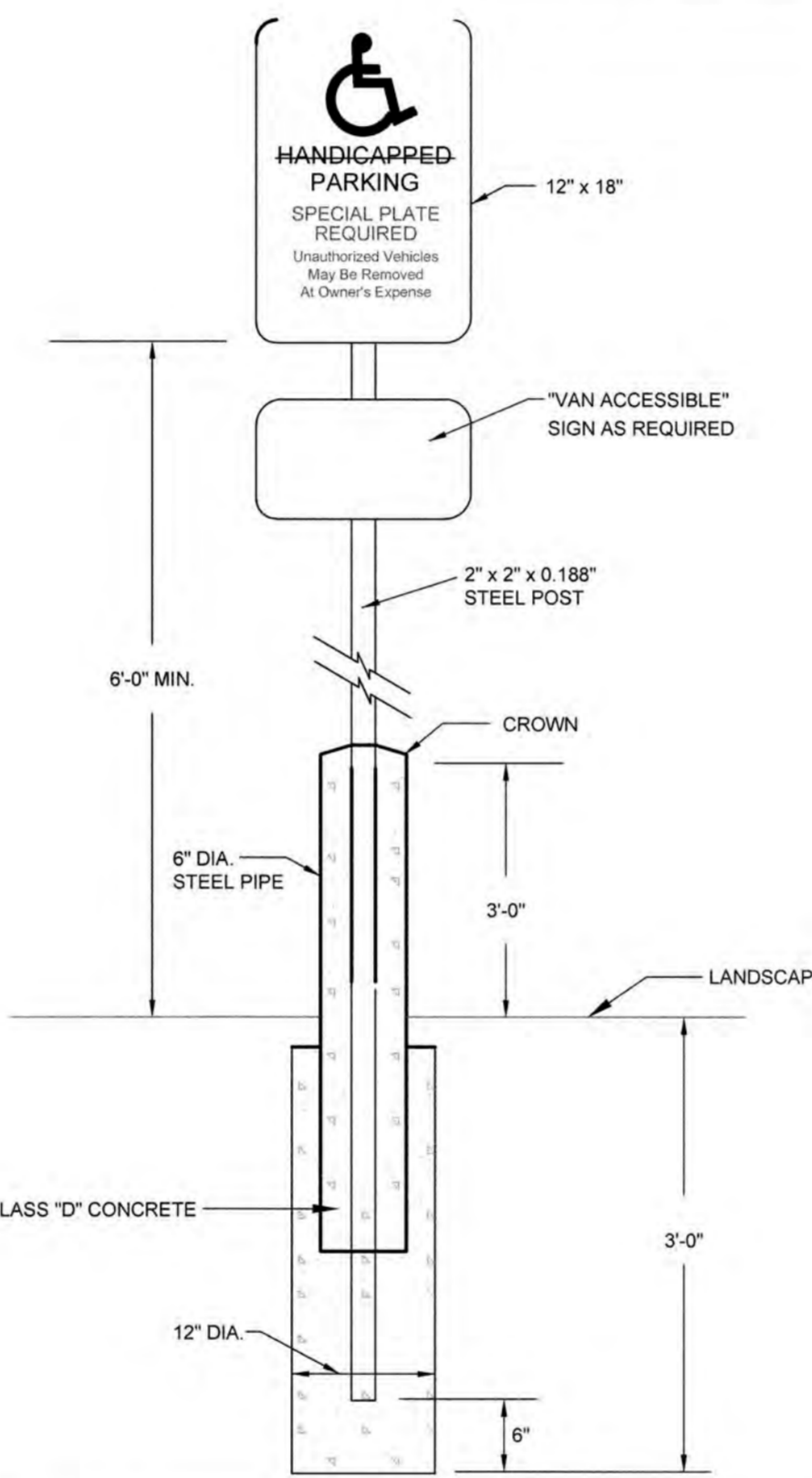
PLAN VIEW

TYPICAL CONCRETE PAD NOT TO SCALE B3

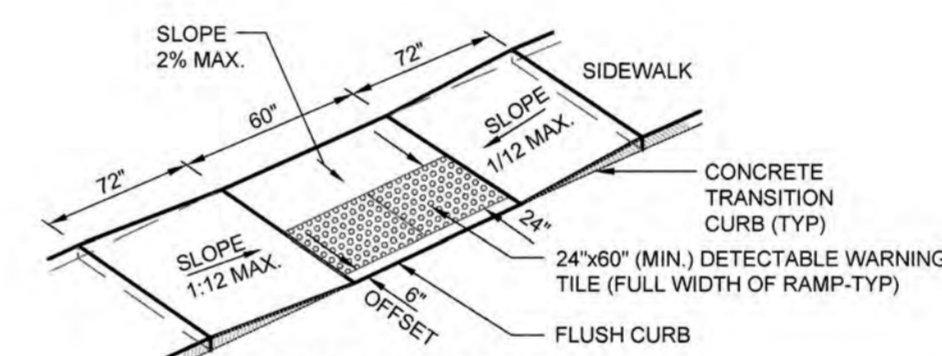


NOTES: 1. SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE STANDARD. 2. TO BE LOCATED ON SITE AS DIRECTED. 3. METAL POST TO BE PAINTED 2 COATS OF EXTERIOR GREEN ENAMEL.

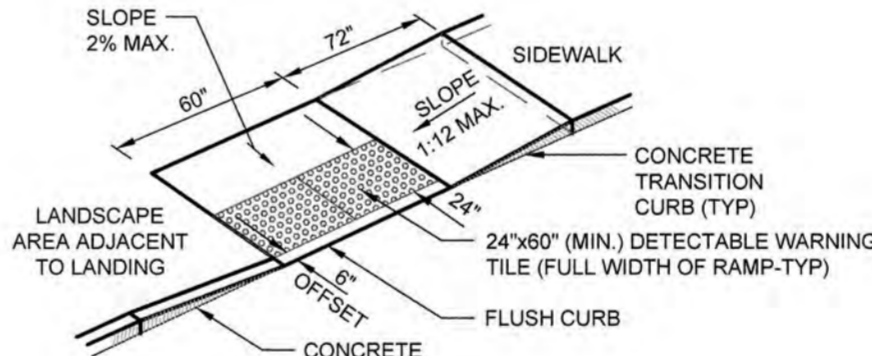
HANDICAP PARKING SIGN AND PAVEMENT MARKING NOT TO SCALE B2



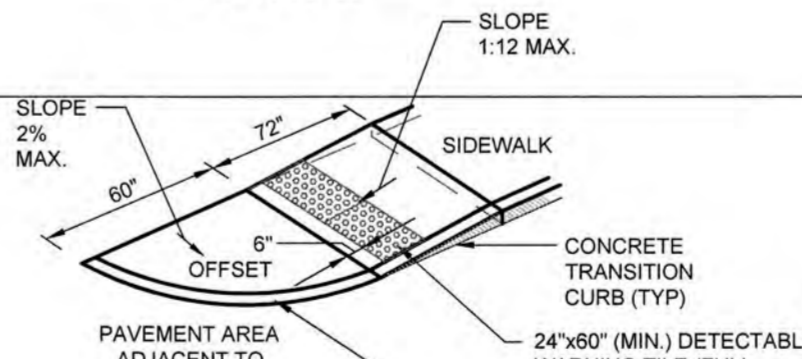
TYPE 1: RETURNED CURB NOT TO SCALE



TYPE 2: DUAL SIDED NOT TO SCALE



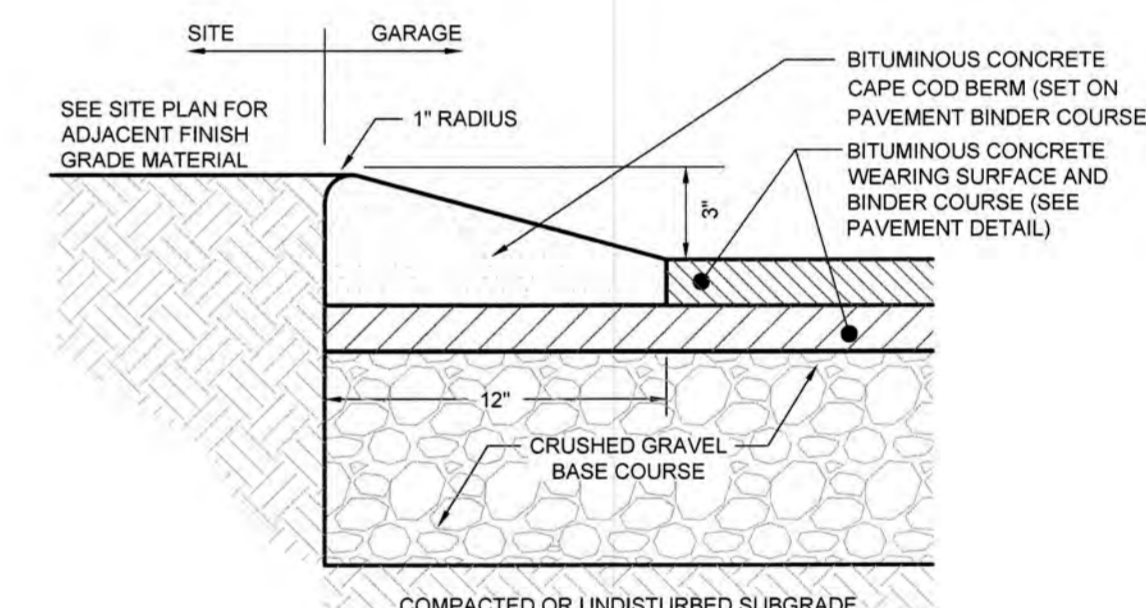
TYPE 3: SINGLE SIDED A NOT TO SCALE



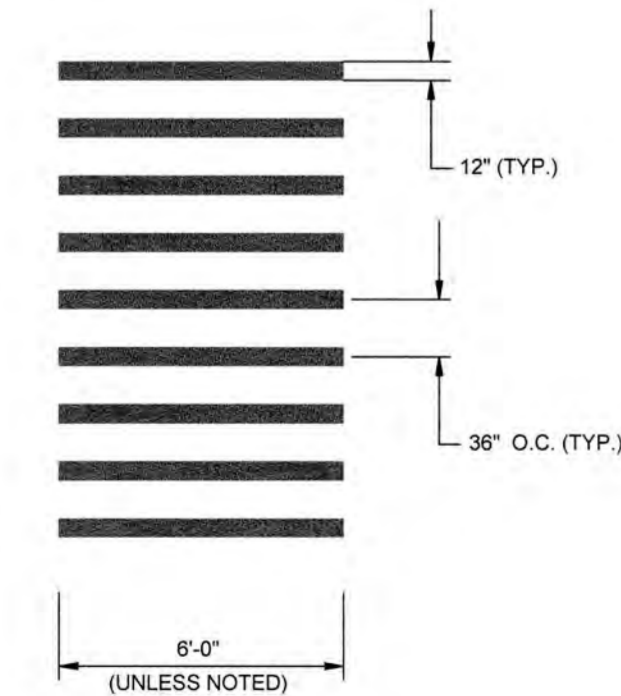
TYPE 4: SINGLE SIDED B NOT TO SCALE

- 1. IN NO INSTANCE SHALL THE SIDEWALK CROSS SLOPE EXCEED 2% EXCEPT THE RAMP AREA PROPER WHICH IS EXEMPT. 2. AN UNOBSTRUCTED PATH OF TRAVEL WITH A MINIMUM WIDTH OF 36" SHALL BE MAINTAINED. 3. THE WHEELCHAIR RAMP SLOPE AND SIDE OF SLOPES (TRANSITIONS), MUST NOT EXCEED 8.33%. HOWEVER THESE SLOPES MAY BE FLATTER THAN 8.33% WHEN WARRANTED BY SURROUNDING CONDITIONS. 4. ALL REQUIREMENTS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) SHALL GOVERN OVER THESE REGULATIONS. 5. THE ENTRANCE OF THE WHEELCHAIR RAMP SHALL BE FLUSH WITH ROADWAY. 6. 24"x48" DETECTABLE WARNING TILE SHALL BE BRICK RED, EMBEDMENT PANEL, SOUND ATTENUATING CURB RAMP TILE BY ADS SOLUTIONS, INC., PART NO. 2469IDPAV2 OR APPROVED EQUAL. 7. DETECTABLE WARNING TILE SHALL HAVE DOME SPACING OF 2.35 INCHES. 8. DETECTABLE WARNING TILE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. (PER MASSDOT E107.65)

HANDICAP RAMPS NOT TO SCALE A2

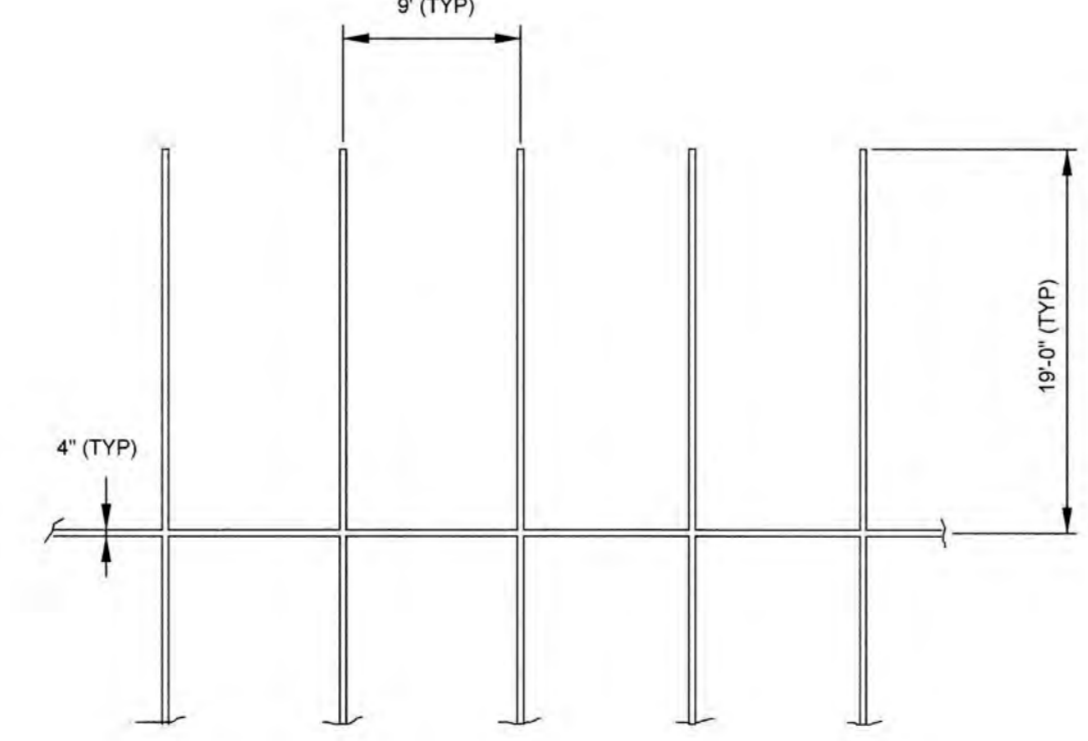


CAPE COD BERM NOT TO SCALE B1



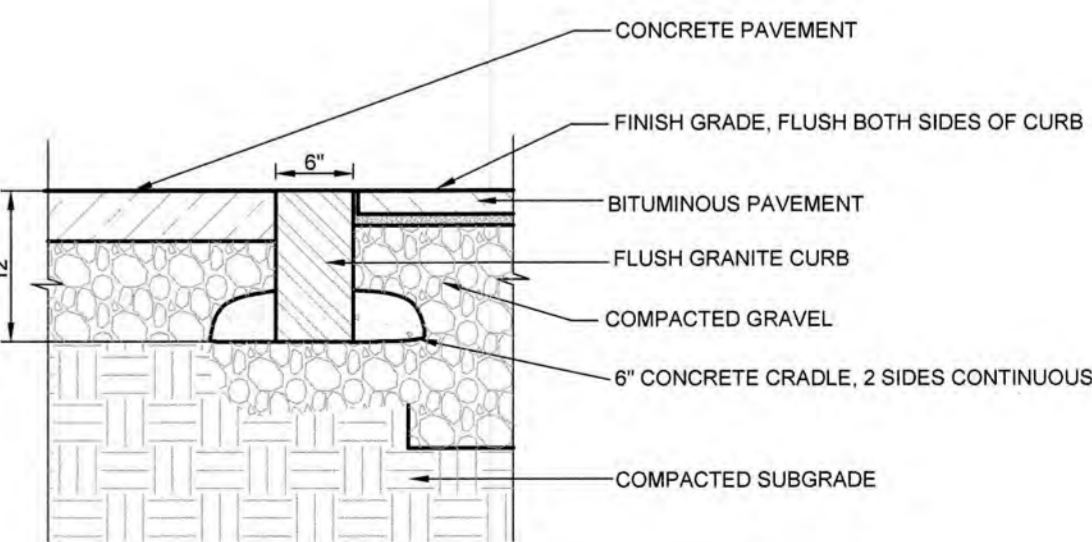
CROSSWALK SHALL BE STRAIGHT LINES OF WHITE TRAFFIC PAINT, TO BE INSTALLED AS SHOWN ON LAYOUT AND MATERIALS PLAN

STRIPED PEDESTRIAN CROSSWALK NOT TO SCALE A4



STRIPING SHALL BE 4" WIDE STRAIGHT LINES OF WHITE TRAFFIC PAINT, TO BE INSTALLED AS SHOWN ON LAYOUT AND MATERIALS PLAN

TYPICAL PARKING SPACE STRIPING NOT TO SCALE A3

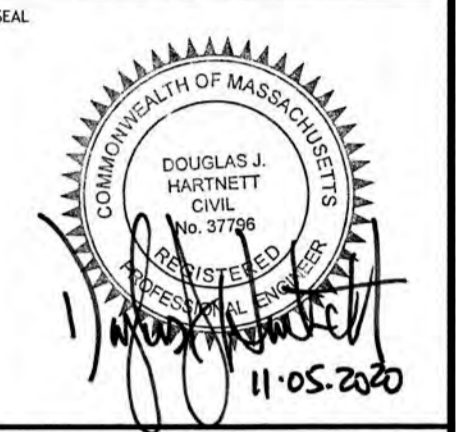


FLUSH GRANITE CURB NOT TO SCALE A1



CLIENT: King Devens, LLC 800 Boylston Street, Suite 1570 Boston, MA 02119

CONSULTANT:



LEVEL 2 - UNIFIED PERMIT 45 JACKSON ROAD - LOT 1 45 JACKSON ROAD DEVENS, MA OWNER/APPLICANT: KING DEVENS, LLC

ISSUE TYPE: LEVEL 2 - PERMIT SET ISSUE DATE: 11-05-2020 PROJECT NUMBER: 19019

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SHEET TITLE: SITE DETAILS

SHEET NUMBER: C702

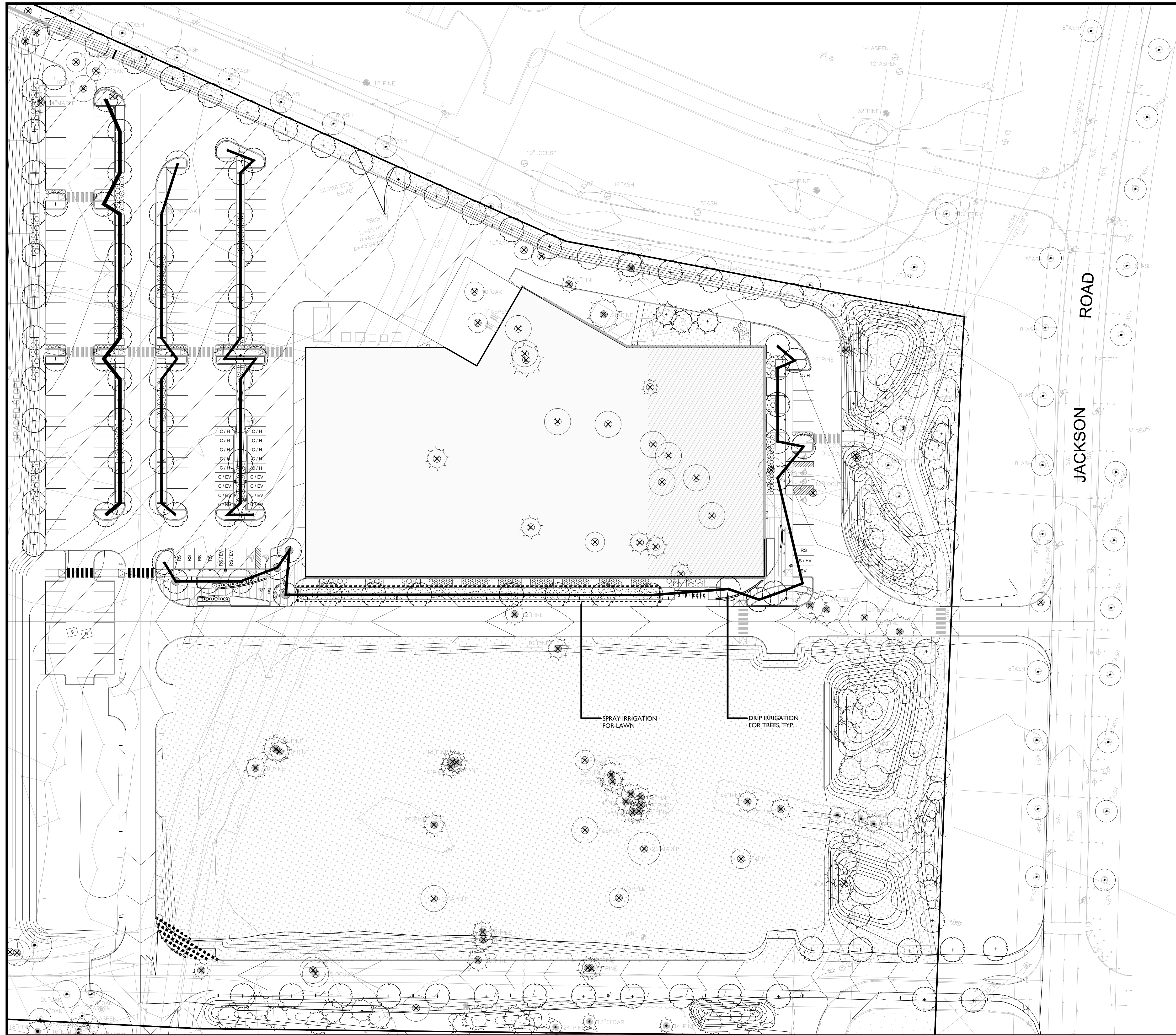
ISSUED FOR: UNIFIED PERMIT









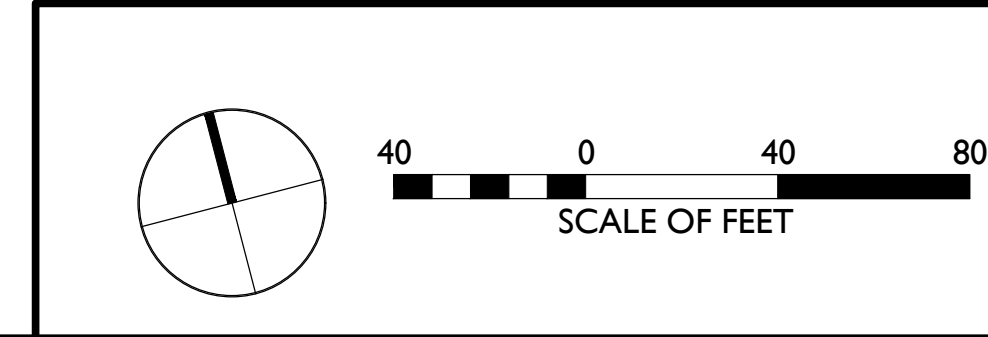


### IRRIGATION LEGEND

SOLID LINE: DRIP IRRIGATION FOR TREES

DASHED LINE: SPRAY IRRIGATION FOR LAWNS

NOTE: LANDSCAPE CONTRACTOR TO PROVIDE INDUSTRY STANDARD WATERING PRACTICES FOR ALL PLANT MATERIAL AND LAWNS UNTIL THE CLOSE OF WARRANTY PERIOD. PROFESSIONAL SLOW RELEASE WATERING DEVICES (DRIP IRRIGATION) SHALL BE INSTALLED AT EACH TREE SPECIFIED ON THE PLANTING PLAN TO ENSURE PROPER ESTABLISHMENT AND SHALL BE MAINTAINED FOR 12 MONTHS FOLLOWING THE DATE OF SUBSTANTIAL COMPLETION. IRRIGATION DEPICTED ON THIS PLAN IS FOR THE PERMANENT IRRIGATION SYSTEM.



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

CANTON CORPORATE PLACE  
45 GAN ROAD, SUITE 140  
CANTON, MA 01921

www.HighpointEng.com

CLIENT:

CONSULTANT:

**WAGNERHODGSON**  
LANDSCAPE ARCHITECTURE

NYS 18.567.1791 VT 802.864.0010

SEAL

# LEVEL 2 - UNIFIED PERMIT

45 JACKSON ROAD - LOT 1  
45 JACKSON ROAD  
DEVENS, MA

REV	DATE	DESCRIPTION

ISSUE TYPE:  
LEVEL 2 - PERMIT SET

ISSUE DATE:  
11-05-2020

PROJECT NUMBER:  
19019

DRAWN BY: HL  
CHECKED BY: JH

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SHEET TITLE:  
**IRRIGATION PLAN**

SHEET NUMBER:  
**L-202**

ISSUED FOR :



CLIENT:  
**King Devens, LLC**  
800 Boylston Street, Suite 1570  
Boston, MA 02199

CONSULTANT:  
**NAPPA**  
Electrical Contractors  
380 Cambridge Street, Burlington, MA 01803  
781.675.6889  
www.nappaelectric.com

SCALE

**LEVEL 2 - UNIFIED PERMIT**  
45 JACKSON ROAD - LOT 1  
45 JACKSON ROAD  
DEVENS, MA  
OWNER/APPLICANT: KING DEVENS, LLC

1	11-05-2020	UNIFIED PERMIT

REV DATE DESCRIPTION  
ISSUE TYPE:  
**LEVEL 2 - PERMIT SET**  
ISSUE DATE:  
**11-05-2020**  
PROJECT NUMBER:  
**19019**

DRAWN BY:  
CHECKED BY:  
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SHEET TITLE:  
**ELECTRICAL SITE LIGHTING PHOTOMETRICS**

SHEET NUMBER:  
**ES1.03**

ISSUED FOR : UNIFIED PERMIT

**DESCRIPTION**

The Gallenone LED luminaire features advanced thermally conductive polymer heatinks and open frame enclosure for a sleek aesthetic with significant weight reduction. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

**McGraw-Edison**

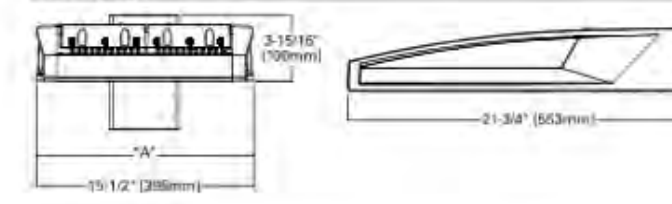
Catalog #	Type
	<b>A,B,C,D</b>
Project	Date
Comments	
Prepared by	

**SPECIFICATION FEATURES**

**Construction**  
Enclosed aluminum driver enclosures thermally isolated from Light Squares for optimal thermal performance. Open frame die-cast aluminum end caps provide structural support for the housing and heatinks. Thermally conductive polymer heatinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. 3G vibration tested and rated. Optional foot-less hardware available for use of entry into electrical chamber. Housing is IP66 rated.

**Optics**  
Patented, high-efficiency AccuLED Optics™ technology. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT to 70 CRI. Optional 2700K, 3000K, 5000K, and 9000K CCT.

**DIMENSIONS**



**DIMENSION DATA**

Number of Light Squares	A* Wish [mm]	B* Standard Area Length [mm]	C* Optimal Area Length [mm]	Weight (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" [381mm]	7" [178mm]	10" [254mm]	28 [1.27 kg]	0.77
5-6	21-1/8" [533mm]	7" [178mm]	10" [254mm]	38 [1.72 kg]	0.77
7-8	27-3/8" [700mm]	7" [178mm]	13" [330mm]	49 [2.22 kg]	0.95
9-10	33-2/4" [858mm]	7" [178mm]	16" [406mm]	69 [3.12 kg]	1.33

\*NOTE: 1. Optimal area length is for standard mounting. See Section 6.0 for a complete range of mounting options.  
2. EPA (Equivalent Area) is based on a 100 foot-candle (10.76 lux) target illuminance.

**Electrical**  
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Circuit standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge. The Gallenone LED luminaire is suitable for operation in -40°C to 40°C ambient environments. Light Squares are IP66 rated. Greater than 50% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1E0A and 1E00A drive currents (nominal).

**Mounting**  
STANDARD ARM MOUNT  
Standard aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

**Finish**  
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is dark gray, non-paintable. Standard housing colors include black, bronze, gray, white, dark platinum and graphite metallic. RAL and custom color matches available.

**Warranty**  
Five-year warranty.



**GLNA GALLENOIRE**  
1-18" Light Squares  
Solid State LED  
AREA/SITE LUMINAIRE



**WaveLinx**

**CERTIFICATION DATA**  
UL/cUL Listed  
LM79/LM80 Compliant  
IP66 Housing  
3G Vibration Rated  
800-5001

**ENERGY DATA**  
Electronics LED Driver  
+0.8 Power Factor  
->20% Total Harmonic Distortion  
120-277V 60Hz  
347V 60Hz 60Hz  
480V 60Hz  
40°C Max. Temperature  
90°C Max. Temperature (Hk. Option)  
40°C Max. Temperature

**SHIPPING DATA**  
Approximate Net Weight:  
27 lbs. (12.2 kg.)

TOLU0069N  
June 25, 2019, 1:53 PM

**STREETWORKS**

Catalog #	Type
	<b>G</b>
Project	Date
Comments	
Prepared by	

**DESCRIPTION**

The Gallenone™ Wall LED luminaire's appearance is complementary with the Gallenone area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Gallenone family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

**SPECIFICATION FEATURES**

**Construction**  
Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

**Optics**  
Choice of thirteen patented, high-efficiency AccuLED Optics™. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K

**DIMENSIONS**



**HOOK-N-LOCK MOUNTING**



**BATTERY BACKUP AND THRU-BRANCH BACK BOX**



TOLU0069N  
June 25, 2019, 1:53 PM

**Mounting**  
Cast and zinc plated rigid steel mounting attachment fits directly to 1/2" x 4" box or wall with the Gallenone Wall "Hook-N-Lock" mechanism for quick installation. Secured with two castive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

**Finish**  
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, gray, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**Warranty**  
Five-year warranty.



**GAW GALLEONE WALL**  
1-2 Light Squares  
Solid State LED  
WALL MOUNT LUMINAIRE



**CERTIFICATION DATA**  
UL/cUL Listed  
LM79/LM80 Compliant  
IP66 Housing  
3G Vibration Rated  
800-5001

**ENERGY DATA**  
Electronics LED Driver  
+0.8 Power Factor  
->20% Total Harmonic Distortion  
120-277V 60Hz  
347V 60Hz 60Hz  
480V 60Hz  
40°C Max. Temperature  
90°C Max. Temperature (Hk. Option)  
40°C Max. Temperature

**SHIPPING DATA**  
Approximate Net Weight:  
27 lbs. (12.2 kg.)

TOLU0069N  
June 25, 2019, 1:53 PM

**Portfolio**

Catalog #	Type
	<b>H</b>
Project	Date
Comments	
Prepared by	

**DESCRIPTION**

6 inch LED recessed narrow, medium, or wide beam downlight designed for glare free even illumination. Featuring a two-stage diffused reflector system producing smooth distribution with excellent light control and low aperture brightness. Lumen packages range from 1000 to 7000 with color temperatures of 2400K, 2700K, 3000K, 3500K, 4000K, and 5000K. VividTune™ Dim-to-warm technology – similar to halogens at full power, the 3000K LED warms smoothly as dimmed to 1800K creating a rich warm glow within the space. Tunable white technology – adjust the color temperature from warm white to cool white while independently controlling intensity.

**SPECIFICATION FEATURES**

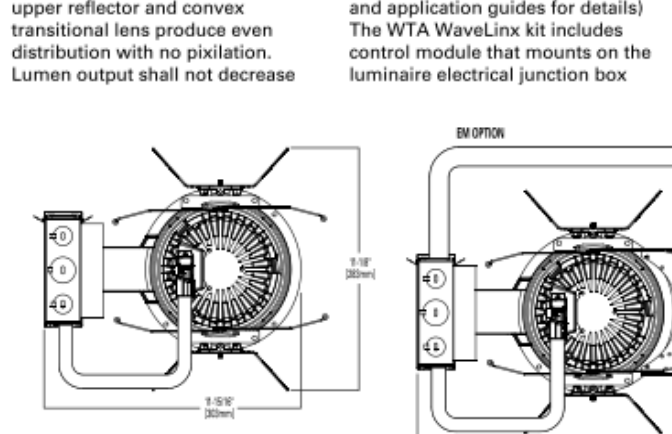
**Lower Shielding Reflector**  
Painted die cast aluminum or spun aluminum lower reflector with a lensed upper optical chamber providing superior lumen output with minimal source brightness. Spun reflectors are offered in all Portfolio Alzak® finishes. Available with non-conductive polymer trim. Reflector is retained with two torsion springs holding the flange tight to the finished ceiling surface.

**Plaster Frame / Collar**  
Die cast aluminum 1-1/2" deep collar accommodates ceiling materials up to 2". Universal mounting bracket accepts 1/2" EMT, C channel and bar hangers and adjusts 5" vertically from above and below the ceiling.

**Junction Box**  
Listed for (8) #12 AWG (four in, four out) 90°C conductors and feed two branch wiring (4) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs. Lever connectors for simple push in wiring.

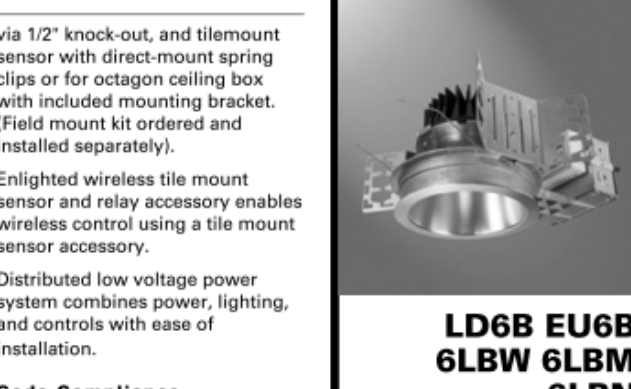
**Thermal**  
Aluminum heat sink conducts heat away from the LED module for optimal performance and long life.

**LED**  
Chip on board with a multitude of highly efficient white LED's, combined with a high reflectance upper reflector and convex, transitional lens produce even distribution with no pilot-lumen. Lumen output shall not decrease

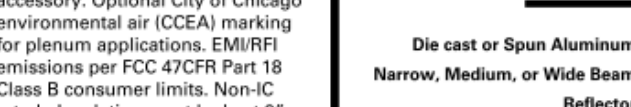


**CERTIFICATION DATA**  
UL/cUL Listed  
LM79/LM80 Compliant  
UL/cUL Wet Location Listed  
IP66 Rated  
IEC 60597  
IEC 60598-1/2  
IEC 60598-2-21  
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IEC 60598-2-100

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August 12, 2019



**LD6B EU6B 6LWB 6LBM 6LBN**  
1000 - 7000 lumens LED  
Die cast or Spun Aluminum  
Narrow, Medium, or Wide Beam  
Reflector  
New Construction



**VividTune D2W**  
Dim-to-warm technology  
T24  
Refer to ENERGY STAR Qualified Products List. Can be used in conformity with California Title 24 High Efficiency Requirements.



**CERTIFICATION DATA**  
UL/cUL Listed  
LM79/LM80 Compliant  
IP66 Housing  
3G Vibration Rated  
800-5001

**ENERGY DATA**  
Electronics LED Driver  
+0.8 Power Factor  
->20% Total Harmonic Distortion  
120-277V 60Hz  
347V 60Hz 60Hz  
480V 60Hz  
40°C Max. Temperature  
90°C Max. Temperature (Hk. Option)  
40°C Max. Temperature

**SHIPPING DATA**  
Approximate Net Weight:  
27 lbs. (12.2 kg.)

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August 12, 2019

**DESCRIPTION**

The LRC LED Recessed Canopy Luminaire is specifically designed for recessed applications in single or double skin canopies. Three specialized optics are optimized for efficiency and uniformity, delivering high light levels on task. Typical applications include retail gas stations, convenience stores, banks and pharmacy drive thru canopies. UL/cUL listed for wet locations.

**SPECIFICATION FEATURES**

**Construction**  
Heavy-duty cast aluminum housing with aluminum mounting frame. Wet location driver enclosure is elevated to prevent water ingress. 1/2" knockouts provided for wiring connections. IP66 Rated.

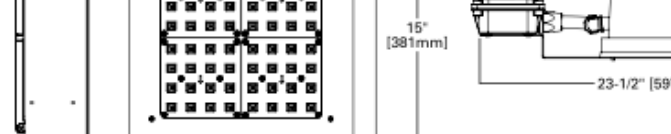
**Optics**  
Dedicated optical cavities for the array of 18 individual LEDs to maximize the efficiency and control of the distribution out of each module. To enhance visual comfort, a glare-reducing optical system is utilized to maximize delivered lumens while minimizing glare. Scalable in 1, 2 or 4 Light Square LED modules to optimize cost and lumen output. Each reflector is precision manufactured by injection molding and coated with a highly reflective optical coating via vacuum metallization. Two symmetric optics and one asymmetric optic are specifically designed for efficiency and uniformity. Offered standard in

**Code Compliance**  
Thermally protected and cULus listed for wet locations with covered ceiling. IP66 rated when used with IP66 gasket kit accessory. Optional City of Chicago environmental air (CECA) marking for plenum applications. EMERFI emissions per FCC Part 18 Class B consumer limits. Non-IC rated. Insulation must be kept 3" from top and sides of housing. IC rated up to 1000 lumens. 5000 lumen and above are marked spacing and must follow spacing requirements. RoHS Compliant. Photometric testing completed in accordance with IES LM 79. Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.

**Warranty**  
5-year warranty.

**Finish**  
Housing and lens frame are finished in super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard housing and lens frame trim finished in true white color. Optional lens frame trim colors include white, grey, black, bronze, dark platinum, and graphite metallic. RAL and color matches available.

**Mounting**  
Designed to recess in single or double skin canopies, thickness can not exceed 4mm or 5/32". Luminaires can be installed from above or below canopy, through 1/4" square cutout in the canopy.



**CERTIFICATION DATA**  
UL/cUL Listed  
LM79/LM80 Compliant  
IP66 Rated  
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IEC 60598-1/2  
IEC 60598-2-21  
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**ENERGY DATA**  
Electronics LED Driver  
+0.8 Power Factor  
->20% Total Harmonic Distortion  
120-277V 60Hz  
347V 60Hz 60Hz  
480V 60Hz  
40°C Maximum Temperature  
90°C Maximum Ambient Temperature

**SHIPPING DATA**  
Approximate Net Weight:  
20-29 lbs. (9.07-13.15 kg.)

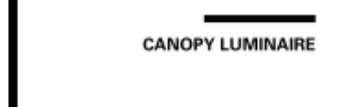
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May 3, 2019 11:41 AM

**McGraw-Edison**

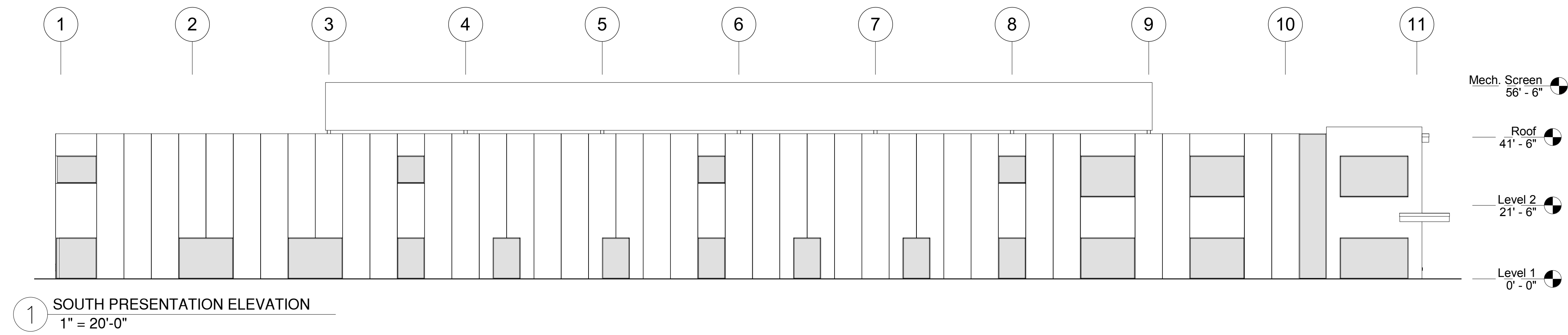
Catalog #	Type
	<b>E</b>
Project	Date
Comments	
Prepared by	



**LRC LED RECESSED CANOPY**  
1, 2 or 4 Light Squares  
Solid State LED  
CANOPY LUMINAIRE



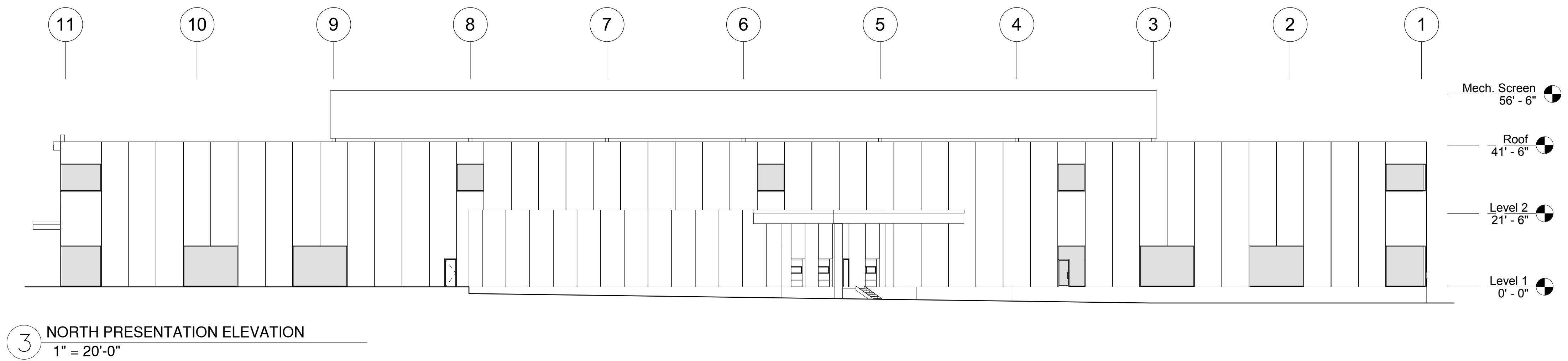
**CERTIFICATION DATA**  
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LM79/LM80 Compliant  
IP66 Rated  
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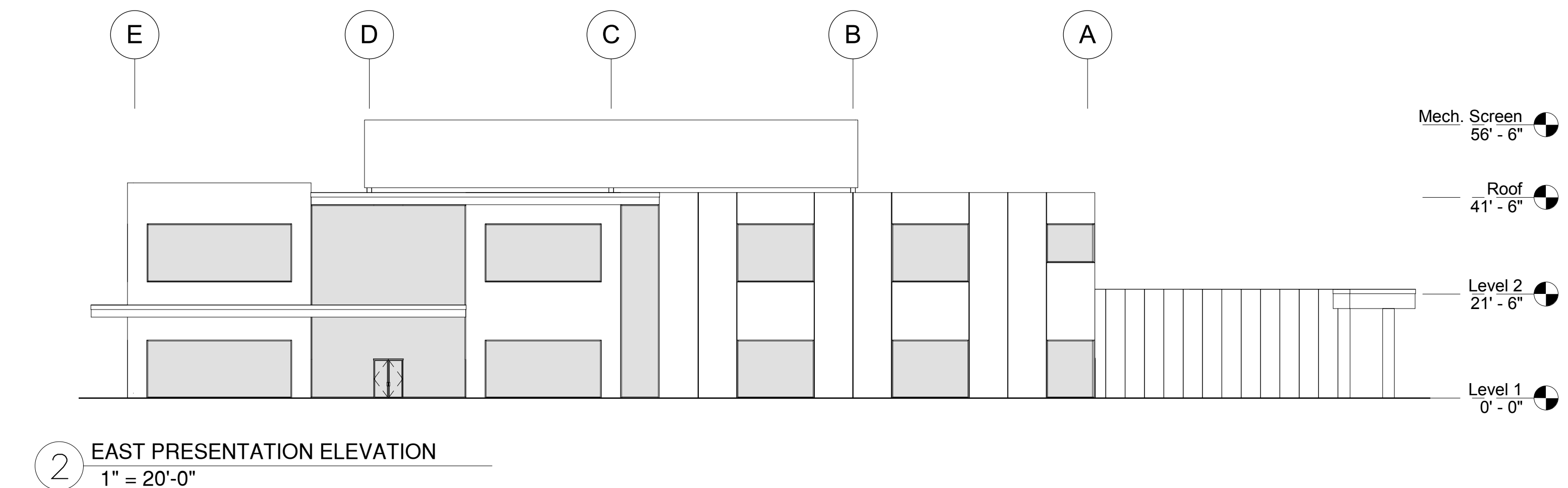
1 SOUTH PRESENTATION ELEVATION  
1" = 20'-0"



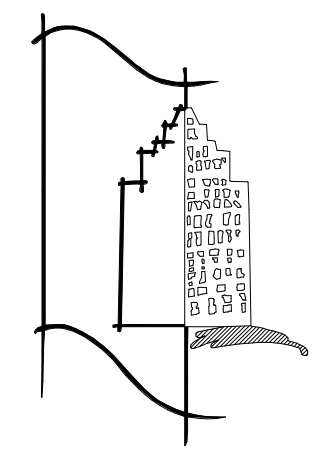
4 WEST PRESENTATION ELEVATION  
1" = 20'-0"



3 NORTH PRESENTATION ELEVATION  
1" = 20'-0"



2 EAST PRESENTATION ELEVATION  
1" = 20'-0"



R.E. DINNEEN  
ARCHITECTS &  
PLANNERS, INC.

123 North Washington Street Boston, Massachusetts 02114-2143  
tel 617 227 7727 fax 617 227 1870



REV	DATE	REMARKS
	10/30/20	LEVEL II SUBMISSION

PROJECT NO. 20125.11  
PROJECT NAME CORE & SHELL BUILDING #1

45 JACKSON ROAD  
DEVENS, MA

SHEET TITLE SCHEMATIC EXTERIOR ELEVATIONS

ISSUE DATE: 10/29/20  
APPROVED BY: Approver  
CHECKED BY: Checker  
DRAWN BY: Author  
SCALE: 1" = 20'-0"

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