LEVEL 2 UNIFIED PERMIT APPLICATION

4 MacArthur Avenue

DEVENS, MASSACHUSETTS

DECEMBER 3, 2020

PROJECT: Proposed Building
4 MacArthur Avenue
Devens, Massachusetts

APPLICANT: MacArthur Avenue LLC
133 Pearl Street
Boston, Massachusetts

DEVENS ENTERPRISE COMMISSION

DEC NO. _____
DATE: _____
FEE: _____

DEVENS REGIONAL ENTERPRISE ZONE
PERMIT APPLICATION **LEVEL 2**

==========

ESTIMATED COST OF CONSTRUCTION / IMPROVEMENTS _____

OWNER MacArthur Avenue, LLC
ADDRESS 133 Pearl Street
TOWN/STATE Boston, MA
PHONE 617.292.0101
FAX _____

SIGNATURE

Steven Goodman - Manager
Type or print name and title

APPLICANT Same as Owner
ADDRESS _____
TOWN/STATE _____
PHONE _____
FAX _____

SIGNATURE

Type or print name and title

If appropriate, attach a separate sheet with the name(s), address(es), and telephone/fax numbers for the project engineer, attorney, or other "development team" personnel.

SITE / LOCATION / STREET 4 MacArthur Avenue

LOT SIZE / TOTAL PARCEL / ZONING DISTRICT: 161,921 SF/ Innovation & Technology Business

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STATEMENT OF PROPOSED WORK OR ACTIVITY: Construction of new 55,500 SF Light Manufacturing Building

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SCOPE OF WORK (pick the actions that best fit your project or application)

- [X] Site Plan
- [ ] Wetlands NOI
- [ ] Minor amendment or modification of an approved plan
- [ ] Historic District renovations/addition/alternations
- [ ] Other (Specify) _____
- [ ] Reconsideration
- [ ] Zoning Variance

Explain work to be performed: Site Improvements and Construction of New 55,500 SF Building

Comments from Notifying Agencies: _____

EUGENE T. SULLIVAN INC.
Consulting Engineers & Construction Managers

December 3, 2020

PROJECT: **PROPOSED BUILDING**
4 MacArthur Avenue
Devens, Massachusetts

We herein provide the following documents/ information regarding the proposed 55,500 SF Industrial Building to be constructed at 4 MacArthur Avenue, Devens, Massachusetts:

- Permit Application Form
- Administrative, Processing and Peer Review Fee.
- The Following Plans are included as a part of this Application:
  - Civil Engineering Plans prepared by ETS Inc.
  - Building Elevations of the Proposed Building
- Stormwater Management Report prepared by ETS Inc.
- Site Lighting plan and fixture cut sheets
- Industrial Performance Standards Checklist
- Landscaping Maintenance and Water Management Plan
- Prospect Hill Overlook Viewshed Analysis

Consistent with the LEVEL TWO UNIFIED PERMIT, we provide the following information:

1(e): Stormwater Calculations are included as part of this filing.

1(f): This project is outside the jurisdiction of the Wetlands Protection Act.

1(g): There are no existing easements, covenants, restrictions and or Industrial Controls applying to this project. There are existing easements for utilities on the property which will be reconfigured and/or abandoned.

1(h): Soil testing logs are included in the Stormwater Report.

1(i): We are not requesting any Waivers of Submission, Plan Form and Contents requirements.

We are requesting the following waivers from Design Standards:

We are requesting a waiver from the parking lot planting requirements under 974 CMR 3.04 (8) (h) along the parking area on the south side of the property.

1 (j): There are not any variances applying to the land, granted or filed concurrently with this site plan.

1(k): The proposed Light Industrial use is an allowed use in the Innovation and Technology Business Zoning District in accordance with the Table of Permitted Uses in the Devens Regional Enterprise Zone Zoning Bylaws.

1(l): This project does not involve phasing of the construction of the project.

1(m): Based upon our review of the Devens open Space and Recreation Plan [DOSRP] and the Devens Post Trails Report, it is our opinion that our proposed development will not have any adverse effects on resource

areas, proposed trail rights of way, active and passive recreation areas or other amenities included in the DOSRP.

1(n): NA

1 (o): Based upon the ITE Trip Generation Manual [10th Edition], this site would be expected to generate approximately 13 trips during the peak hour for the office personnel [2.54 trips per 1,000 GSF] and 37 trips during the peak hour for manufacturing areas [0.67 trips per 1,000 GSF]. Nexius the proposed tenant for the building anticipates approximately 70 employees at this location.

1(p): Erosion controls are indicated on drawing C.2

1(q): A landscaping maintenance and water management plans is included in this application

1(r): This development is in compliant with the Industrial Performance Standards. The proposed development and associated activities will not produce any increases in sound, vibration, air quality, odor, dust, lighting and/or electromagnetic interference. The development will not have any adverse impacts on its neighbors and surrounding facilities within Devens.

1(s): NA

1(t): Building Elevations are included as part of this application.

1(u): A viewshed Analysis has been provided

1(v): NA

1(w): The Proposed Tenant will join the Devens Eco-Efficiency Center and demonstrate compliance with EcoStar Standard 24- Climate Change Mitigation.

3 (c,d): See zoning calculations and table on C.1

3 (j): The Devens Fire Department has reviewed the preliminary plans for site access and we understand their requirements for Fire Protection and Fire Alarm systems for this project.

3 (k): All passenger vehicles will access the site from MacArthur Avenue. All shipping vehicles will enter and exit the property via the Givry Road driveway.

3 (l): We are not proposing any new underground tanks on this property.

3 (m): Dumpster locations and fencing details are shown on the plan set.

3 (o): The largest vehicles serving this site will be an Interstate Semitrailer [WB-67] which is 8.5 feet wide by 73.5 feet long.

3 (p): All proposed signage [to be designed later] will be in conformance with Article XIII of the By-Laws and 974 CMR 6.00.

3 (r): This project does not involve phasing of the construction of the project.

4 (a): A site lighting layout, lighting specifications and a photometric is part of this application

5 (a): There are no resources located on this property.

5 (c): There are not any private wells within 200 feet of the boundaries of the property.

5 (d): There are not any public or community wells supply wells within 1,000 feet of the property boundaries.

5 (e): There are no proposed conservation restrictions associated with this project.

5 (f) We are not proposing to store fuel, combustible and/or flammable liquids as part of this application.

If you have any questions regarding this project, please contact me.

Sincerely,

C:\4 MacArthur Avenue Project Description.doc

GARDCO by signify

Site & Area

EcoForm

ECF-S small area light

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:	**4 MacArthur Road**
Location:	**Devens, MA**
Cat.No:	**ECF-S-64L-1A-NW-G2-AR-3-HIS**
Type:	**SL3HS**
Lamps:	Qty:
Notes:	**23,936 Lumens, Type 3, 40K, House Side Shield**

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options: Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
ECF-S	64L	1A	NW-G2	AR	XX	UNV						XX
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules) **48L** 48 LEDs (3 modules) **64L** 64 LEDs (4 modules)	**530** 530 mA **700** 700 mA **1A** 1050 mA **1.2A** 1200 mA **900** 900 mA **1A** 1050 mA **1.2A** 1200 mA **900** 900 mA **1A** 1050 mA	**WW-G2** Warm White 3000K, 70 CRI Generation 2 **NW-G2** Neutral White 4000K, 70 CRI Generation 2 **CW-G2** Cool White 5000K, 70 CRI Generation 2	**AR** Arm Mount (standard)[2] *The following mounting kits must be ordered separately (See accessories)* **SF** Slip Fitter Mount[3] (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM** Retrofit arm mount kit[2]	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270°	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)	**DD** 0-10V External dimming (by others)[4] **DCC** Dual Circuit Control[4,5,6] **FAWS** Field Adjustable Wattage Selector[4,5] **SW** Interface module for SiteWise[4,6,7] **LLC** Integral wireless module[4,6,8] **BL** Bi-level functionality[1,4] **DynaDimmer:** Automatic Profile Dimming **CS50** Safety 50% Dimming, 7 hours[4,8] **CM50** Median 50% Dimming, 8 hours[4,8] **CE50** Economy 50% Dimming, 9 hours[4,8] **DA50** All Night 50% Dimming[4,8] **CS30** Safety 30% Dimming, 7 hours[4,8] **CM30** Median 30% Dimming, 8 hours[4,8] **CE30** Economy 30% Dimming, 9 hours[4,8] **DA30** All Night 30% Dimming[4,8]	**IMRI3** Integral with #3 lens[15] **IMRI7** Integral with #7 lens[16] **IMRO** Pole mounted motion sensor[15] (see accessories)	**PCB** Photocontrol Button[8,9] **TLRD5** Twist Lock Receptacle 5 Pin[10] **TLRD7** Twist Lock Receptacle 7 Pin[10] **TLRPC** Twist Lock Receptacle w/ Photocell[9,11]	**Fusing** **F1** Single (120, 277, 347VAC)[9] **F2** Double (208, 240, 480VAC)[9] **Pole Mount Fusing** **FP1** Single (120, 277, 347VAC)[9] **FP2** Double (208, 240, 480VAC)[9] **FP3** Canadian Double Pull (208, 240, 480VAC)[9] **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included in standard product **TB** Terminal Block[12] **RPA** Round Pole Adapter (fits to 3"-3.9" O.D. pole)[13] **HIS** Internal Housing Side Shield[14]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5 and 5W optics.
15. Available only with SW, LLC, and BL control options.
16. Available only with SW and BL control options.

ECF-S EcoForm small

Area luminaire

EcoForm Accessories (ordered separately, field installed)

Controls Accessories

Pole Mount Motion Sensor

MS-A-120V	120V Input
MS-A-277V	277V Input

Wireless system
Remote mount module

LLCR3-(F)	#3 lens

Central Remote Motion Response
(used connected to SiteWise main panel)

MS2-A-FVR-3
MS2-A-FVR-7

Shielding Accessories

HIS

House Side shield

Standard optic orientation:

HIS-80-H [14]	Internal House Side Shield for 80 LEDs (5 modules)
HIS-96-H [14]	Internal House Side Shield for 96 LEDs (6 modules)

Optic at 90 or 270 orientation:

HIS-80-V [14]	Internal House Side Shield for 80 LEDs (5 modules)
HIS-96-V [14]	Internal House Side Shield for 96 LEDs (6 modules)

14. Not available with Type 5 or 5W optics

Luminaire Accessories

ECF-BD-G2	Bird deterrent
ECF-RAM-G2-(F)	Retrofit Arm mount kit
ECF-SF-G2-(F)	Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
ECF-WS-G2-(F)	Wall mount with surface conduit rear entry permitted

EcoForm PTF2
(pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-ECF-S/L-1-90-(F)	1 luminaire at 90°
PTF2-ECF-S/L-2-90-(F)	2 luminaires at 90°
PTF2-ECF-S/L-2-180-(F)	2 luminaires at 180°
PTF2-ECF-S/L-3-90-(F)	3 luminaires at 90°
PTF2-ECF-S/L-4-90-(F)	4 luminaires at 90°
PTF2-ECF-S/L-3-120-(F)	3 luminaires at 120°

EcoForm PTF3
(pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-ECF-S/L-1-90-(F)	1 luminaire at 90°
PTF3-ECF-S/L-2-90-(F)	2 luminaires at 90°
PTF3-ECF-S/L-2-180-(F)	2 luminaires at 180°
PTF3-ECF-S/L-3-90-(F)	3 luminaires at 90°
PTF3-ECF-S/L-4-90-(F)	4 luminaires at 90°
PTF3-ECF-S/L-3-120-(F)	3 luminaires at 120°

EcoForm PTF4
(pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-ECF-S/L-1-90-(F)	1 luminaire at 90°
PTF4-ECF-S/L-2-90-(F)	2 luminaires at 90°
PTF4-ECF-S/L-2-180-(F)	2 luminaires at 180°
PTF4-ECF-S/L-3-90-(F)	3 luminaires at 90°
PTF4-ECF-S/L-4-90-(F)	4 luminaires at 90°
PTF4-ECF-S/L-3-120-(F)	3 luminaires at 120°

(**F**) = Specify finish

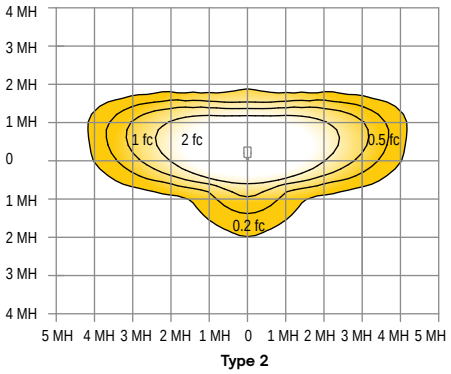
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

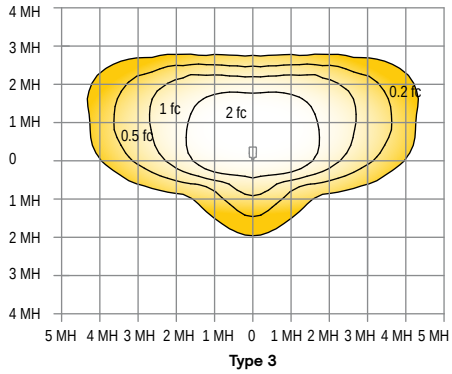
Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>60,000 hours	>88%

Optical distribution

Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



Type 2



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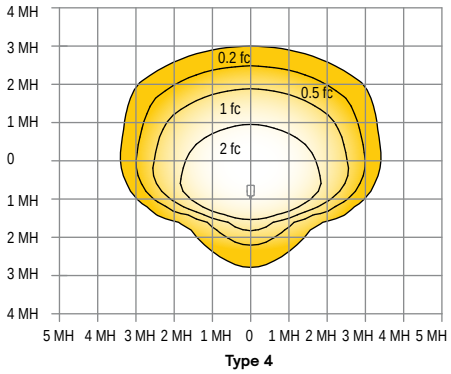

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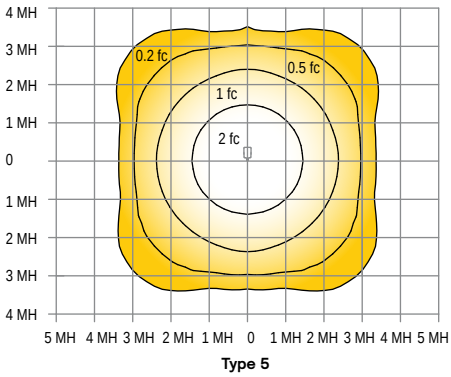
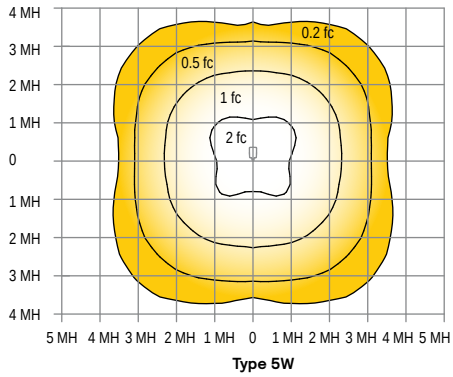
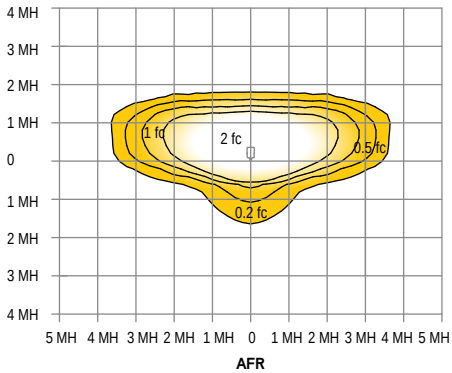


Type 5



Type 5W



AFR

GARDCO by signify

Site & Area

EcoForm

ECF-S small area light

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Type:	**SL3HS**
Lamps:	Qty:
Notes:	**23,936 Lumens, Type 3, 40K, House Side Shield**

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example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

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ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules) **48L** 48 LEDs (3 modules) **64L** 64 LEDs (4 modules)	**530** 530 mA **700** 700 mA **1A** 1050 mA **1.2A** 1200 mA **900** 900 mA **1A** 1050 mA **1.2A** 1200 mA **900** 900 mA **1A** 1050 mA	**WW-G2** Warm White 3000K, 70 CRI Generation 2 **NW-G2** Neutral White 4000K, 70 CRI Generation 2 **CW-G2** Cool White 5000K, 70 CRI Generation 2	**AR** Arm Mount (standard) [2] *The following mounting kits must be ordered separately (See accessories)* **SF** Slip Fitter Mount [3] (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM** Retrofit arm mount kit [2]	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270°	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)	**DD** 0-10V External dimming (by others) [4] **DCC** Dual Circuit Control [4,5,6] **FAWS** Field Adjustable Wattage Selector [4,5] **SW** Interface module for SiteWise [4,6,7] **LLC** Integral wireless module [4,6,8] **BL** Bi-level functionality [1,4] **DynaDimmer:** Automatic Profile Dimming **CS50** Safety 50% Dimming, 7 hours [4,8] **CM50** Median 50% Dimming, 8 hours [4,8] **CE50** Economy 50% Dimming, 9 hours [4,8] **DA50** All Night 50% Dimming [4,8] **CS30** Safety 30% Dimming, 7 hours [4,8] **CM30** Median 30% Dimming, 8 hours [4,8] **CE30** Economy 30% Dimming, 9 hours [4,8] **DA30** All Night 30% Dimming [4,8]	**IMRI3** Integral with #3 lens [15] **IMRI7** Integral with #7 lens [16] **IMRO** Pole mounted motion sensor [15] (see accessories)	**PCB** Photocontrol Button [8,9] **TLRD5** Twist Lock Receptacle 5 Pin [10] **TLRD7** Twist Lock Receptacle 7 Pin [10] **TLRPC** Twist Lock Receptacle w/ Photocell [9,11]	**Fusing** **F1** Single (120, 277, 347VAC) [9] **F2** Double (208, 240, 480VAC) [9] **Pole Mount Fusing** **FP1** Single (120, 277, 347VAC) [9] **FP2** Double (208, 240, 480VAC) [9] **FP3** Canadian Double Pull (208, 240, 480VAC) [9] **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included in standard product **TB** Terminal Block [12] **RPA** Round Pole Adapter (fits to 3"-3.9" O.D. pole) [13] **HIS** Internal Housing Side Shield [14]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

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ECF-S EcoForm small

Area luminaire

EcoForm Accessories (ordered separately, field installed)

Controls Accessories

Shielding Accessories

HIS

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MS-A-277V	277V Input

Wireless system
Remote mount module

LLCR3-(F)	#3 lens

Central Remote Motion Response
(used connected to SiteWise main panel)

MS2-A-FVR-3
MS2-A-FVR-7

House Side shield

Standard optic orientation:

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(pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

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EcoForm PTF3
(pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-ECF-S/L-1-90-(F)	1 luminaire at 90°
PTF3-ECF-S/L-2-90-(F)	2 luminaires at 90°
PTF3-ECF-S/L-2-180-(F)	2 luminaires at 180°
PTF3-ECF-S/L-3-90-(F)	3 luminaires at 90°
PTF3-ECF-S/L-4-90-(F)	4 luminaires at 90°
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EcoForm PTF4
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PTF4-ECF-S/L-2-180-(F)	2 luminaires at 180°
PTF4-ECF-S/L-3-90-(F)	3 luminaires at 90°
PTF4-ECF-S/L-4-90-(F)	4 luminaires at 90°
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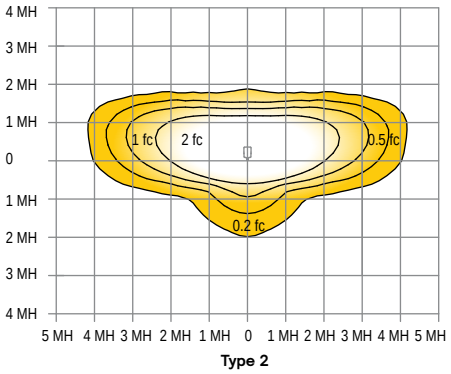
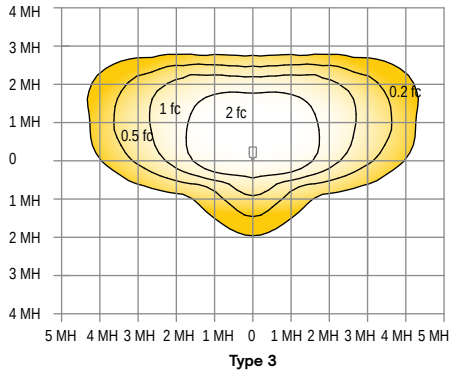
Optical distribution

Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



Type 2



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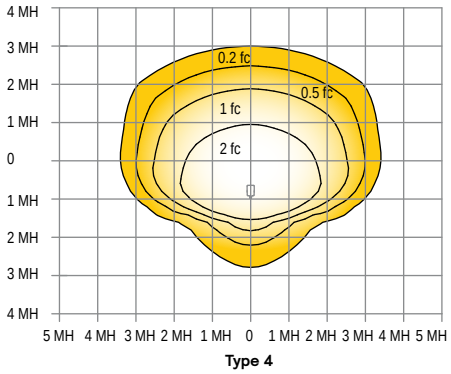

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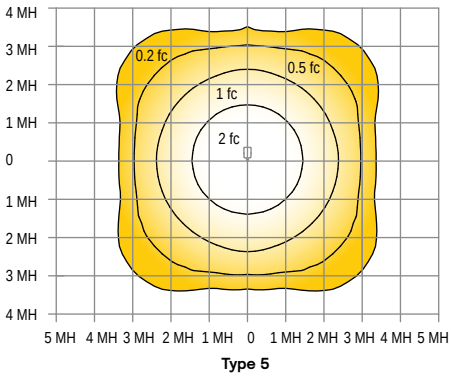
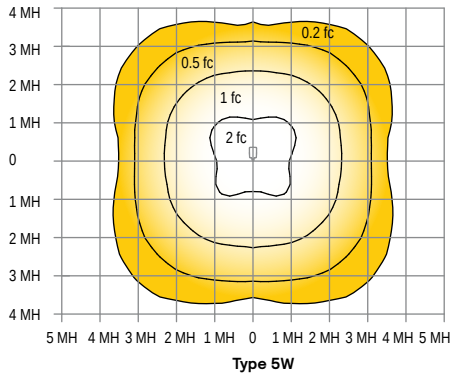
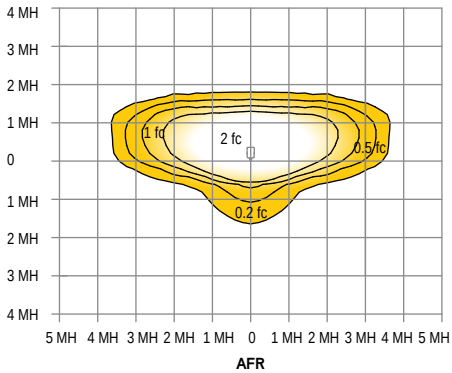


Type 5



Type 5W



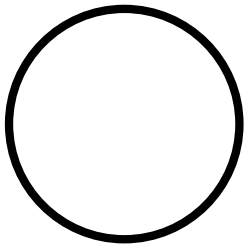
AFR

GARDCO by signify

Pole/Bracket

Site and Area Poles

Straight Round Steel



The Gardco SRS straight round steel pole consists of a one-section design fabricated steel tubing circumferentially welded to a structural quality hot rolled carbon steel plate. The poles are finished with an electrostatically applied, thermally cured TGIC polyester powdercoat.

Project:	4 MacArthur Road
Location:	Devens, MA
Cat.No:	SRS30H5"D1XX
Type:	SL-pole
Lamps:	Qty:
Notes:	30' Straight Round Steel pole

Ordering Guide **example:** SRS-20-4-D2-BRP

Prefix	Height	Size	Drilling	Finish	Options
SRS	30H	5"	D1	xx	

Prefix

SRS

Height

10'
14'
16'
20'
25', 25H[1]
30', 30H[1]

Size

3"
4"
5"

Drilling

D1 1 Way
D2 2 Way
D2@90 2 Way at 90°
D3 3 Way
D3@120 3 Way at 120°
D4 4 Way
T2 2 3/8" OD Tenon
T4 4" OD Tenon

Finish

PP Prime Painted
BRP Bronze Paint
BLP Black Paint
WP White Paint
NP Natural Aluminum Paint
GV Galvanized (No Paint)
FPGV Finished Paint over Galvanized *(specify color)*
OC Optional Color Paint *Specify RAL designation ex: OC-RAL7024.*
SC Special Color Paint *Specify. Must supply color chip.*

Options

FES Festoon Outlet
AHH Additional Hand Hole
For Festoon Outlets, VDA Vibration Dampener, and Additional Hand Holes, indicate height above base and orientation to original hand hole. See Pole Orientation Information on Page 4.

Nipples and Couplings
CL Coupling - Internal thread
Indicate size (1/2", 3/4", 1", 1 1/4", 1 1/2".) Indicate height above base and orientation to hand hole. See Pole Orientataion Information on Page 4.

Single Mount Bullhorn Brackets
GM-080-19 Single - 1.9" OD
GM-080-24 Single - 2.4" OD
Indicate height above base and orientation to hand hole. See Pole Orientation Information on Page 4.

Motion Response Provisions
MSM Motion Sensor Mounting Provision for LED Luminaires available with Motion Response
Minimum Pole Height is 18'. Includes a special hand hole with 1/2" coupling placed in the cover plate, 180° to the hand hole, 15' above the pole base.

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

1. Refers to relative strength based on wind load factors.
H = Heavy.

Poles Straight Round Steel

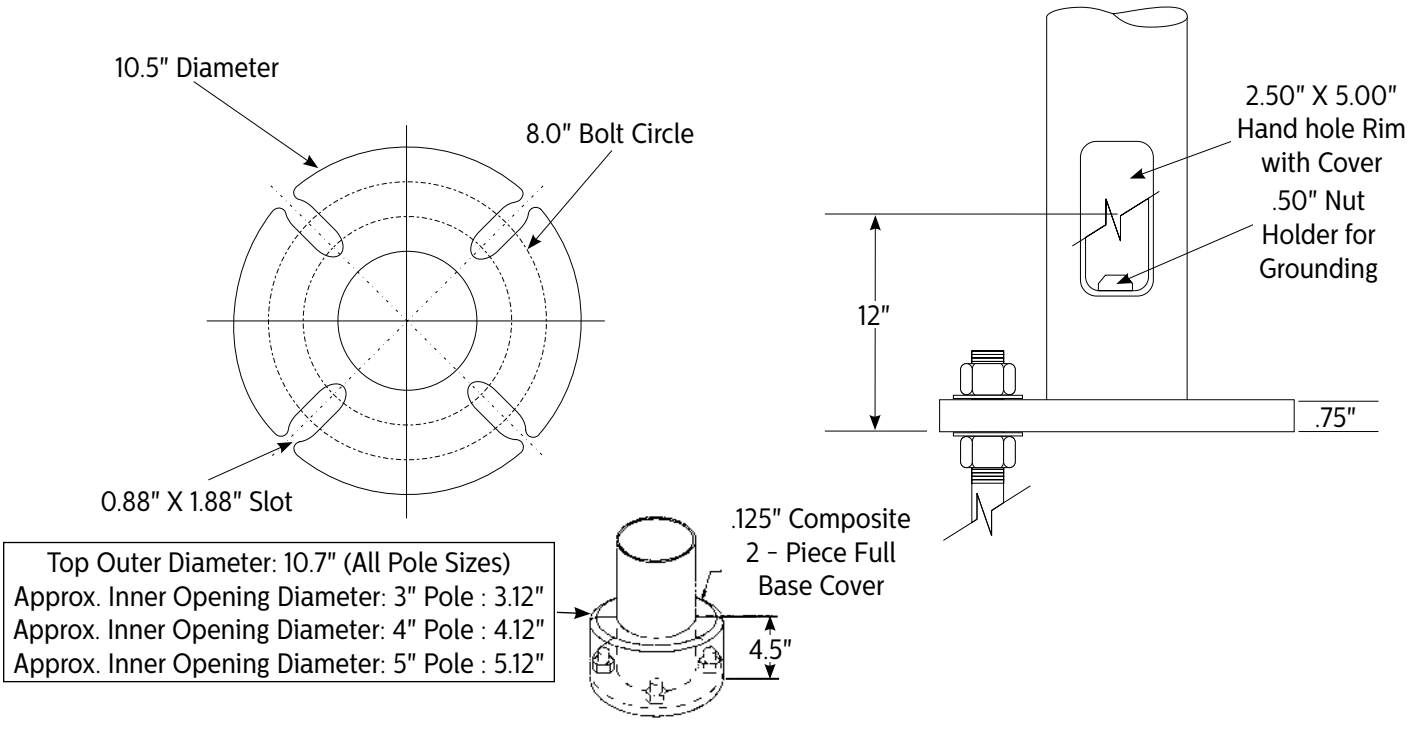
Pole Data

Pole Specs				Normal Wind Conditions			Anchor Bolts[2]	
				100 MPH	90 MPH	80 MPH		
Product Catalog Number	Height (ft)	Pole Diameter (inches)	Wall Thickness (inches)	EPA ft²	EPA ft²	EPA ft²	Bolt Circle (inches)	Bolt Size (inches)
SRS-10-3.0	10	3	0.12	6	7.7	10	8	3/4 x 17 x 3
SRS-14-3.0	14	3	0.12	3.3	4.4	6	8	3/4 x 17 x 3
SRS-10-4.0	10	4	0.12	12.2	15	19.1	8	3/4 x 17 x 3
SRS-14-4.0	14	4	0.12	7.6	9.4	12.2	8	3/4 x 17 x 3
SRS-16-3.0	16	3	0.12	2.3	3.2	4.6	8	3/4 x 17 x 3
SRS-16-4.0	16	4	0.12	5.9	7.4	9.6	8	3/4 x 17 x 3
SRS-20-4.0	20	4	0.12	3.5	4.4	6	8	3/4 x 17 x 3
SRS-25-4.0	25	4	0.12	1.3	1.9	2.8	8	3/4 x 17 x 3
SRS-20-5.0	20	5	0.12	7.2	9.1	11.7	8	3/4 x 17 x 3
SRS-25-5.0	25	5	0.12	4.2	5.5	7.2	8	3/4 x 17 x 3
SRS-25H-5.0	25	5	0.18	7.4	9.4	12.1	8	3/4 x 17 x 3
SRS-30-5.0	30	5	0.12	2.2	3	4.2	8	3/4 x 17 x 3
SRS-30H-5.0	30	5	0.18	4.7	6.5	8	8	3/4 x 17 x 3

* **Warning:** Additional wind loading, in terms of EPA, from banners, cameras, floodlights and other accessories attached to the pole, must be added to the luminaire(s) EPA before selecting the pole with the appropriate wind load capability.

** Factory supplied template must be used when setting anchor bolts. Gardco will not honor any claim for incorrect anchorage placement resulting from failure to use factory supplied templates.

Dimensions



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GARDCO by signify

Wall Sconce

LED Wall Sconce

161

Gardco LED wall sconce 161 offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possibilities. Designed to compliment the 121, this luminaire is the large and extended version of the 121, providing performance capability up to that of a 400W metal halide luminaire, while using considerably less energy.

Project:	4 MacArthur Road
Location:	Devens, MA
Cat.No:	161-46L-900-NW-G2-3-UNV
Type:	WM3
Lamps:	Qty:
Notes:	14,581 Lumens, Type 3, 40K

Ordering guide

Luminaire	Number of LEDs	Drive Current	LED Color Generation	Distributions	Voltage	Dimming Control[4]	Electrical	Options	Finish
161 LED wall sconce	**46L**[2] 46 LEDs (1 module)	**600** 600mA	**NW-G2** Neutral White 4000K, 70 CRI Genration 2	**2** IES Type 2	**120** 120V	**DD** 0-10V Dimming Driver[2]	**Fusing**	**WS** Surface mount conduit feed junction box	**Textured**
		900 900mA	**CW-G2** Cool White 5000K, 70 CRI Genration 2	**3** IES Type 3	**208** 208V	**DCC** Dual Circuit Control[1]	**F1** Single (120, 277, 347VAC)[5]		**BK** Black
	92L 92 LEDs (2 modules)	**600** 600mA	**WW-G2** Warm White 3000K, 70 CRI Genration 2	**4** IES Type 4	**240** 240V	**DynaDimmer: Automatic Profile Dimming**	**F2** Double (208, 240, 480VAC)[5]		**WH** White
		800 800mA			**277** 277V	**CS50** Safety 50% Dimming, 7 hours[1,2,3]	**F3** Canadian Double Pull (208, 240, 480VAC)[5]		**BZ** Bronze
					347 347V	**CM50** Median 50% Dimming, 8 hours[1,2,3]			**DGY** Dark Gray
					480 480V	**Photoelectric Systems**			**MGY** Medium Gray
					UNV 120-277V AC	**PCB** Photocontrol Button[2,4,5]			**Customer specified**
					HVU 347-480V AC	**Infrared Motion Response Systems**			**RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024)
						IMRI3 Integral with #3 lens[1,2,3]			**CC** Custom color (Must supply color chip for required factory quote)

1. Not available with Dimming Driver (DD) option.
2. Not available with Dual Circuit Control (DCC) option.
3. Available in 120-277V or UNV only.
4. Not available with 480V.
5. Must specify specific input voltage.

Accessories (order separately)

FS1R-100	MR hand held programmer (For use with 'IMRI3' motion response when field programming is required). If desired, only one is needed per job.

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161 LED wall sconce

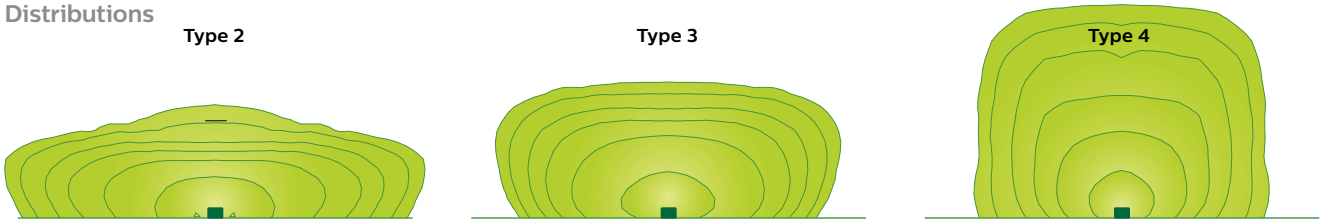
Wall Sconce

LED Wattage and Lumen Values

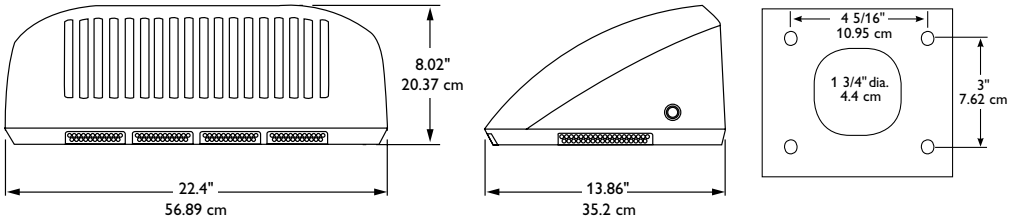
Neutral White Ordering Codes	Total LEDs	Module Qty	LED Current (mA)	Color Temp.[3] (K)	Avgerage System Wattage[1]	Type 2			Type 3			Type 4		
						Lumen Output[1,2]	BUG Rating	Efficacy (LPW)	Lumen Output[1,2]	BUG Rating	Efficacy (LPW)	Lumen Output[1,2]	BUG Rating	Efficacy (LPW)
161-46L-600-NW-G2	46	1	600	4000	91	11,000	B2-U0-G2	120	10,653	B2-U0-G2	117	10,245	B2-U0-G2	112
161-46L-900-NW-G2	46	1	900	4000	138	15,056	B3-U0-G3	109	14,581	B2-U0-G2	106	14,022	B2-U0-G2	102
161-92L-600-NW-G2	92	2	600	4000	181	21,811	B3-U0-G3	121	21,122	B3-U0-G3	117	20,313	B3-U0-G3	112
161-92L-800-NW-G2	92	2	800	4000	242	27,302	B3-U0-G3	113	26,440	B3-U0-G4	109	25,427	B3-U0-G4	105

1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward voltage specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
3. Warm White color temperatures will result in decreased lumen output. Contact outdoorlighting.applications@signify.com for details or additional information.

Distributions



Dimensions



Approximate luminaire weight: 40lbs (18.15kg)

Mounting plate and bolt pattern
Mounting plate center is located in the center of the luminaire width and 3.5" (8.89cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (.79cm) diameter bolts (by others) structurally to the wall.

Luminaire options

DD: 0-10V dimming driver with leads supplied through back of luminaire (for secondary dimming controls by others).

Dynadimmer Automatic Profile Dimming: Automatic dimming profiles (CS50/CM50) offer safety, or median settings, for shorter or longer duration. Dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. 50% dimming is standard. 75% and 25% dimming is also available if different light levels are required (contact Technical Support for details).

Profile	Dimming		
	Schedule	Duration	Level
Median	10 PM - 6 AM	8 hours	50%
Safety	11 PM - 6 AM	7 hours	50%

IMRI3: Infrared Motion Response Integral. IMRI module is mounted integral to luminaire. Motion response for UMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minute default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. IMRI can also be specified with automatic profile dimming for the added benefit of a combined dimming profile with sensor detection, where the PIR sensor will override the dimming profile when occupancy is detected.

Passive infrared (PIR) motion sensor, WattStopper FSP-211, equipped with lens. Available in 120V through 277V input only. Motion sensor off state power is 0.0 watts. The FSP-211 can also be reprogrammed with WattStopper's FS1R-100 remote programming tool accessory.

DCC: Dual Circuit Control permits separate switching of LED modules. Available as an option with 2 modules only.

F1: Fusing Single (for 120, 277 or 347VAC)

F2: Fusing Double (for 208, 240 or 480VAC)

F3: Fusing Canadian Double Pull (for 208, 240 or 480VAC)

GARDCO by signify

Wall Sconce

LED Wall Sconce

161

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Project:	4 MacArthur Road
Location:	Devens, MA
Cat.No:	161-46L-900-NW-G2-3-UNV
Type:	WM3
Lamps:	Qty:
Notes:	14,581 Lumens, Type 3, 40K

Ordering guide

Luminaire	Number of LEDs	Drive Current	LED Color Generation	Distributions	Voltage	Dimming Control[4]	Electrical	Options	Finish
161								WS	
161 LED wall sconce	**46L**[2] 46 LEDs (1 module)	**600** 600mA	**NW-G2** Neutral White 4000K, 70 CRI Genration 2	**2** IES Type 2	**120** 120V	**DD** 0-10V Dimming Driver[2]	**Fusing**	**WS** Surface mount conduit feed junction box	**Textured**
		900 900mA	**CW-G2** Cool White 5000K, 70 CRI Genration 2	**3** IES Type 3	**208** 208V	**DCC** Dual Circuit Control[1]	**F1** Single (120, 277, 347VAC)[5]		**BK** Black
				4 IES Type 4	**240** 240V	**DynaDimmer: Automatic Profile Dimming**	**F2** Double (208, 240, 480VAC)[5]		**WH** White
	92L 92 LEDs (2 modules)	**600** 600mA	**WW-G2** Warm White 3000K, 70 CRI Genration 2		**277** 277V	**CS50** Safety 50% Dimming, 7 hours[1,2,3]	**F3** Canadian Double Pull (208, 240, 480VAC)[5]		**BZ** Bronze
		800 800mA			**347** 347V	**CM50** Median 50% Dimming, 8 hours[1,2,3]			**DGY** Dark Gray
					480 480V	**Photoelectric Systems**			**MGY** Medium Gray
					UNV 120-277V AC	**PCB** Photocontrol Button[2,4,5]			**Customer specified**
					HVU 347-480V AC	**Infrared Motion Response Systems**			**RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024)
						IMRI3 Integral with #3 lens[1,2,3]			**CC** Custom color (Must supply color chip for required factory quote)

1. Not available with Dimming Driver (DD) option.
2. Not available with Dual Circuit Control (DCC) option.
3. Available in 120-277V or UNV only.
4. Not available with 480V.
5. Must specify specific input voltage.

Accessories (order separately)

FS1R-100	MR hand held programmer (For use with 'IMRI3' motion response when field programming is required). If desired, only one is needed per job.

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161 LED wall sconce

Wall Sconce

LED Wattage and Lumen Values

Neutral White Ordering Codes	Total LEDs	Module Qty	LED Current (mA)	Color Temp.[3] (K)	Avgerage System Wattage[1]	Type 2			Type 3			Type 4		
						Lumen Output[1,2]	BUG Rating	Efficacy (LPW)	Lumen Output[1,2]	BUG Rating	Efficacy (LPW)	Lumen Output[1,2]	BUG Rating	Efficacy (LPW)
161-46L-600-NW-G2	46	1	600	4000	91	11,000	B2-U0-G2	120	10,653	B2-U0-G2	117	10,245	B2-U0-G2	112
161-46L-900-NW-G2	46	1	900	4000	138	15,056	B3-U0-G3	109	14,581	B2-U0-G2	106	14,022	B2-U0-G2	102
161-92L-600-NW-G2	92	2	600	4000	181	21,811	B3-U0-G3	121	21,122	B3-U0-G3	117	20,313	B3-U0-G3	112
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1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward voltage specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
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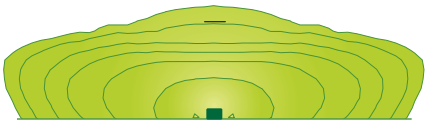

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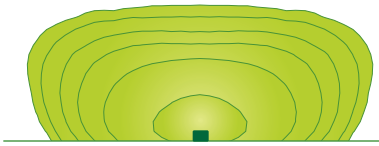

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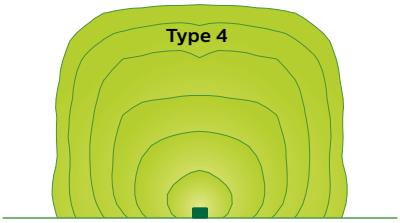

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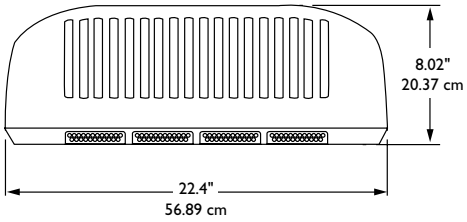

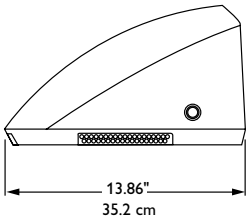

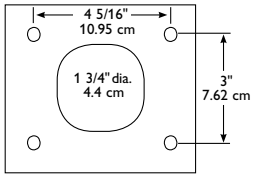

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F2: Fusing Double (for 208, 240 or 480VAC)

F3: Fusing Canadian Double Pull (for 208, 240 or 480VAC)

Industrial Performance Standards Checklist for Newly Proposed Projects

All projects within the Devens Regional Enterprise Zone (DREZ) must comply with the Devens Enterprise Commission (DEC) Industrial Performance Standards (IPS) under 974 CMR 4.00. This checklist is intended to assist Applicants in determining at the time of submittal, or ideally before submittal, if their project may or may not involve development and/or activities that may impact sound, vibration, air quality, or lighting within the DREZ.

Site layout, building(s) design/orientation, traffic patterns, location of outdoor equipment and numerous other project components can impact sound, vibration, air quality, and lighting within the DREZ. By identifying any potential IPS concerns early on in the review process, Applicants can design their projects to ensure compliance with the IPS at all times and avoid potential future violations of the IPS and costly mitigation after the fact.

Please note, if a project requires an air permit from the Massachusetts Department of Environmental Protection (DEP), the Applicant will need to initiate permitting through the DEP office as well. Even if a project requires a DEP air permit, the proponent still must demonstrate compliance with the DEC IPS.

Please circle the correct answer to each question in this checklist. Please note that by circling "NO", the Applicant is not relieved of demonstrating compliance with the IPS requirements. If "NO" is circled and a potential concern is identified during the review process, it could temporarily suspend the approval process timeline until the concern is adequately addressed. If "YES" is answered, please explain and provide any supporting studies or information to aid the DEC in their evaluation of the project.

Project Name 4 MacArthur Avenue

Does the proposed project and associated activities involve any potential increases in sound, vibration, air quality, odor, dust, lighting and/or electromagnetic interference that are covered under the DEC Industrial Performance Standards?	**YES**	**NO**

If you answered yes, will the Applicant demonstrate compliance directly or will the project proponent employ an expert to demonstrate compliance? Please provide pertinent contact information of the responsible official:

_____

_____

_____

_____

Industrial Performance Standards Checklist for Newly Proposed Projects cont…

Noise

Does the proposed project have the ability to increase sound? YES NO

1. Will the increase in sound plus background sound exceed 974 CMR 4.05 (3)a? YES NO

2. Will the total sound plus background sound exceed 974 CMR 4.05 (3)b? YES NO

3. Will the increase in sound create pure tones that will exceed 974 CMR 4.05 (3)c and/or 974 CMR 4.05 (3)d7? YES NO

4. Will the increase in sound create impulsive sounds that will exceed 974 CMR 4.05 (3)d1-6 and/or 974 CMR 4.05 (3)d8? YES NO

5. Are there procedures and controls proposed to reduce sound during earth removal per 974 CMR 4.07(10)? YES NO

Checklist Options to Demonstrate Sound Compliance

6. Have all of your potential sound sources been identified? YES NO

7. Will spreadsheet calculations of the potential increase in sound be provided? YES NO

8. Will sound modeling of the proposed project be provided? YES NO

9. Will the facility submit a protocol describing the potential sound monitoring, metrics, and modeling as required? YES NO

10. Does the project propose to collect background sound data (typically 7-days worth of valid data is sufficient)? YES NO

11. If the facility intends to collect background sound data will it include other qualifying weather data such as wind speed, wind direction, sky conditions, etc.? YES NO

12. Is mitigation to reduce the overall sound profile proposed? YES NO

13. Is sound mitigation to be assumed when calculations or modeling is performed? YES NO

14. Is compliance monitoring proposed to demonstrate that the project meets the estimated increases in sound? YES NO

15. Have increases in sound with respect to traffic been considered? YES NO

Industrial Performance Standards Checklist for Newly Proposed Projects cont…

Vibration

Does the proposed project have the ability to increase vibration?

	YES	NO
16. Will the increase in vibration exceed 974 CMR 4.05 (4)a??	YES	NO

Checklist Options to Demonstrate Vibration Compliance

17. Have all of the potential vibration sources been identified?	YES	NO
18. Will spreadsheet calculations of the potential increase in vibration be provided?	YES	NO
19. Will the proponent provide vibration modeling of the proposed project?	YES	NO
20. Does the project propose to collect background vibration data?	YES	NO
21. Is mitigation proposed to reduce the overall vibration profile?	YES	NO
22. Is vibration mitigation to be assumed when the calculations or modeling performed?	YES	NO
23. Is compliance monitoring proposed to demonstrate that the project meets the estimated increases in vibration as proposed?	YES	NO

Industrial Performance Standards Checklist for Newly Proposed Projects cont…

Air Quality

Does the proposed project have the ability to create air, visible, and/or odor emissions?	**YES**	**NO**
24. Will the proposed project meet the air quality standards in 974 CMR 4.02(3)	**YES**	**NO**
25. Are there procedures and controls proposed to minimize impacts during earth removal per 974 CMR 4.07(7)?	**YES**	**NO**
26. Will the proposed project require a MassDEP air quality permit per 974 CMR 4.02 (1)	**YES**	**NO**
If the project will require an air permit, then the proponent should set up a meeting with the regional MassDEP office to determine air permitting requirements, and answer the following:		
27. Will the proposed project submit a Limited Plan Approval application?	**YES**	**NO**
28. Will the proposed project submit a Non-Major Comprehensive Plan Approval application?	**YES**	**NO**
29. Will the proposed project submit a Major Comprehensive Plan Approval application?	**YES**	**NO**
30. Will the proposed project be a Title V source?	**YES**	**NO**
31. Will the proposed project be a PSD source?	**YES**	**NO**
Checklist Options to Demonstrate Air Quality Compliance		
32. Have you identified all of your potential air, visible and/or odor sources?	**YES**	**NO**
33. Will there be any visible emissions?	**YES**	**NO**
34. Will there be any dust emissions?	**YES**	**NO**
35. Will there be any odor emissions?	**YES**	**NO**
36. Will there be any potential increases in air, odor or dust emissions within the DREZ that will impact any internal or external receptors?	**YES**	**NO**
37. Will the project proponent provide spreadsheet calculations of the potential increase in air and/or odor emissions within the DREZ to demonstrate how the increase will not impact any internal or external receptors?	**YES**	**NO**

Industrial Performance Standards Checklist for Newly Proposed Projects cont…

Checklist Options to Demonstrate Air Quality Compliance (cont.)

38. Will the project proponent provide air and/or odor modeling of the proposed project within the DEC or into the neighborhood surrounding the DEC??	YES	NO
39. Is mitigation proposed to reduce the overall air and/or odor profile?	YES	NO
40. Is air pollution and/or odor control to be assumed when the calculations or modeling is performed?	YES	NO
41. Is compliance monitoring proposed to demonstrate that the project meets the estimated increases in air and/or odor as proposed?	YES	NO

Lighting/Illumination

Does the proposed project have the ability to create additional Illumination?	YES	NO
42. Will lighting meet the illumination standards set forth in 974 CMR 4.04(3)?	YES	NO
43. Have all of the potential light sources been identified?	YES	NO
44. Will spreadsheet calculations of the potential increase in light and how it will not affect the Observatory outlined in 974 CMR 4.04(1) or any external or internal receptors be provided?	YES	NO
45. Is mitigation proposed to reduce the overall light profile?	YES	NO

Electromagnetic Interference

Does the proposed project have the ability to create electromagnetic interference?	YES	NO
46. Have you identified all your potential electromagnetic sources?	YES	NO
47. Are you proposing to provide spreadsheet calculations of the potential increase in electromagnetic interference and how it will not affect any internal or external receptors as per 974 CMR 4.03(3)?	YES	NO
48. Are you proposing any mitigation to reduce your overall electromagnetic profile?	YES	NO
49. Will your project comply with all the electromagnetic requirements under 974 CMR 4.03?	YES	NO

PROPERTY OPERATION AND MAINTENACE PLAN

FOR

4 MacArthur Avenue

Devens, Massachusetts

PROPERTY OWNER:

MacARTHUR AVENUE LLC

133 PEARL STREET

BOSTON, MASSACHUSETTS 02110

617.292.0101

PREPARED BY:

EUGENE T. SULLIVAN INC.

230 Lowell Street

Wilmington, Massachusetts

DATE:

December 3, 2020

LANDSCAPE MAINTENANCE AND WATER MANAGEMENT PLAN

Spring and Fall Clean-up:

A general clean-up in the spring shall include the removal of all leaves, branches, twigs and debris from all lawn areas, tree and shrub beds and from individual tree beds. Also included is de-thatching of all lawn areas and cutting of the grass. The work shall take place between April 15 and May 15. An annual Fall clean up should include the removal of leaves, tree branches, debris and refuse due to deciduous cycles and other conditions. The work shall take place between mid-October to mid-November after the leaves have fallen and before the first snowfall of the season. All debris shall be removed from the site and disposed of legally.

Blanket applications of pesticides is prohibited. Targeted treatment of pesticides is permitted only by a licensed applicator.

Manual Weed Control:

During establishment, weed growth shall be manually or chemically removed, including grass from tree and shrub beds and from individual tree beds. Woody growth, vines, and other undesirable plants shall be removed and legally disposed of. Weed control activities shall be performed in such a manner so as not to disturb or destroy plant material or mulched areas.
Chemical weed control of seeded areas and plant beds shall be by pre and post-emergent herbicides in the spring and fall according to manufacturer's instructions.

Watering of Plants and Seeded Areas:

Use of manual watering should be by rain harvesting whenever possible to reduce use of potable water irrigation. Generally, plantings and seeding selections for the NE Resource Recovery are specified for low maintenance and easy establishment. It is anticipated that beyond initial establishment, watering will not need to be done on a regular basis, but only in extremely dry conditions.
All new plantings shall be watered by soaking the plants thoroughly at the time of installation and again within a twenty-four (24) hour period after the initial planting. Additional watering shall be made at least once every three weeks, unless otherwise directed, until final acceptance of the plant material.
At the time of seeding, water all areas within 72 hours of seeding operation water grass to maintain an adequate supply of moisture within the root zone. An adequate supply of moisture is the equivalent of one (1") of absorbed water per week that is delivered at weekly intervals in the form of natural rain or is augmented by periodic watering.

Irrigation system subject to approval by the Devens Enterprise Commission and shall comply with the installation requirements in 974 CMR 8.09 (11) including being equipped with soil moisture sensor devices and backflow prevention.

Soil Testing:

Soil should be tested once a year by a Mass. Soil testing agency. Soils should be tested for organic content, soil ph and nitrogen, phosphorous and potassium levels. A sieve analysis shall also be performed. Tests results shall be provided along with recommended fertilization and treatment schedule.

Blanket applications of pesticides is prohibited. Targeted treatment of pesticides is permitted only by a licensed applicator.

Bio retention Areas/Vegetated Swales/Rain Gardens:

Trash and debris should be removed periodically keeping outlet structures and headwalls clear. Prune and maintain vegetation and grasses within these areas a minimum of two times between May and September. Weed growth should be monitored and removed monthly until establishment of specified plant material. The filter media soil should be replaced every 4 years or when it becomes clogged and infiltration has slowed. An indication of clogged filter media is ponded water longer than 72-hours after rainfall. Vegetated swales should be inspected for sediment build-up and erosion and should be corrected in a timely manner.

Fertilization:

The seeded areas should be inspected visually at the time of each scheduled mowing to determine if the turf has developed insect or disease problems. Over-seeding and other industry standard treatments should be done on an as-needed basis. Plantings should be inspected for healthy growth seasonally. When fertilizers are necessary, coated time-release fertilizers are the preferred method.

Blanket applications of pesticides is prohibited. Targeted treatment of pesticides is permitted only by a licensed applicator.

Mulching:

Mulching shall be performed between April 15 and May 30. All shrub and tree beds and individual trees previously mulched shall be mulched with one inch (1") of fine-shredded pine bark mulch. Immediately before the installation of mulch, all areas shall receive an application of pre-emergent herbicide applied at the manufacturer's recommended rates.

Grass Mowing:

All lawn areas shall be cut at least once every seven (7) days from May 1 thru October 31 to maintain a height of two inches (2”). The mowing frequency may be increased or decreased depending on the growth rate of the grass. The mowing operation shall result in a stand of evenly mowed grass two inches (2") tall. As a rule, the grass should be cut so that only one third (1/3) of its total length is removed during cutting operations. To maintain a height of two inches (2"), the grass shall be cut when it reaches a height of three inches (3"). Neat trimming shall be performed around all poles, curbs, posts, signs, mulched areas, and other structures falling within the lawn areas. Trimming shall be conducted simultaneously with the mowing operation. All sidewalks, mulch areas, and road surfaces shall be left free of all grass clippings. Extreme care shall be taken to prevent trimming damage of any kind to trees and shrubs.

INVASIVE SPECIES CONTROL:

Invasive species are plants that are non-native to the surrounding ecosystem and whose introduction causes or is likely to cause harm.

Inventory/Survey and Mapping:

- Assess the status of invasive plant populations [i.e. location, distribution, abundance]
- Identify areas free of invasive plants
- Detect new invasive plant species/populations

Risk Assessment:

- Assess the relative risk of invasive plant species/populations [i.e. prioritizing and ranking] and control methods

Management Methods:

- Select appropriate methods [physical, chemical, biocontrol, prescribed burning, prescribed grazing] for eradication, suppression, containment, or restoration

Monitoring:

- Assess trends of invasive species populations to determine the effectiveness of management methods or species invasiveness
- Detect new invasive plant species/populations

INSECTS AND DISEASE CONTROL:

Periodic inspection of all plants by trained personnel is necessary to detect problems during early stages of insect or disease infestation. A good faith and reasonable effort shall be made in a timely manner to control any infestation or disease. Application of all chemicals including insecticides and fungicides shall be carried out in accordance with State laws and only by individuals with current State Pesticide Applicators License. All insecticides and fungicides shall be approved of by the Owner prior to application.

RODENT CONTROL:

The primary pests found in institutional sites are insects and rodents. Good sanitation and cleanliness are the keys to control and management of pests and rodents in institutional sites. Prevention is an essential management practice that includes sanitation and exclusion. Pests and rodents must have food, water and shelter to survive. Remove these and pest problems will be significantly reduced.

Food:

Clean food preparation areas and other site problem areas frequently. Thorough cleaning under and behind equipment, shelving and appliances may be necessary to remove all food sources. Remove trash regularly and use trash can liners. Keep the areas around dumpsters clean. Store food in rodent proof and insect proof containers.

Water:

Pests find water in numerous places. Wring out and hang wet mops to dry. Clogged rain gutters and leaking faucets are also important water sources for rodents. Clean floor drains routinely as they are sources of both food and water.

Shelter:

Restrict rodents' access to shelter and food by sealing the entry points. Install door sweeps and window screens. Seal cracks and crevices with screens, silicone or other sealant materials. Eliminate clutter and keep stored products on shelving off the floor.

Routine Monitoring is an important part of managing pests and rodents. Monitoring not only includes surveying for pests and rodents but also observing conditions that are favorable for them, including unsanitary conditions, entry sites, and shelter locations. When conditions favoring pests and rodents are found, they should be corrected as soon as possible. When monitoring, look for pests and evidence of pests, such as fecal material, shed skins, tracks and grease marks left by rodents. Routine monitoring will indicate if pests and rodents are present and help to evaluate whether the management strategies are successful.

Pesticides and Rodenticides may be applied as intended by certified applicators and should be used in combination with preventative measures, including exclusion and sanitation.

SNOW MANAGEMENT PLAN:

SNOW REMOVAL PROCEDURE:

Reduced salt zones have been established primarily for the purpose of reducing sodium levels. This is accomplished by substituting or reducing the amount of sodium-based deicer (i.e. granular road salt. For this property, the parking and driveway areas will be treated using “Ice B’Gone”. Ice B’Gone “IBG” is a highly effective liquid deicing agent made from a blend of magnesium chloride combined with an agricultural byproduct of the distilling process [i.e. grain and/or sugar based]. IBG allows for lower salt applications rates and has less impact on the environment [i.e. wells, plantings, vegetation etc.]

BG treated salt is a highly effective solid granular deicer. IBG treated salt starts out as ordinary rock salt which is treated with the liquid IBG transforming the rock salt into a new deicing material. This product reduces the levels of sodium and chloride ion exposure, eliminates the need for sand, provides lower working temperatures, provides better adherence to roadways resulting in a 30-40% salt reduction when compared to dry salt.

1. When Roads become icy, treatment will begin
2. When the depth of snow on the roadways is approximately two inches plowing shall begin
3. When snow in the parking lots is between two and four inches, parking lot plowing will begin. It should be noted that it is virtually impossible to clear parking spaces in the parking lots when cars are parked there. Snow storms which happen during a workday are handled by keeping parking lot entrances and aisles open. The parking spaces areas for vehicles are cleared overnight after the cars have vacated.
4. During an especially concentrated storm, it may be necessary to continually return to plowing the roadways and aisles lanes of the parking lot. Areas on the lower end of the priority list may have to wait until the storm subsides to be cleared.

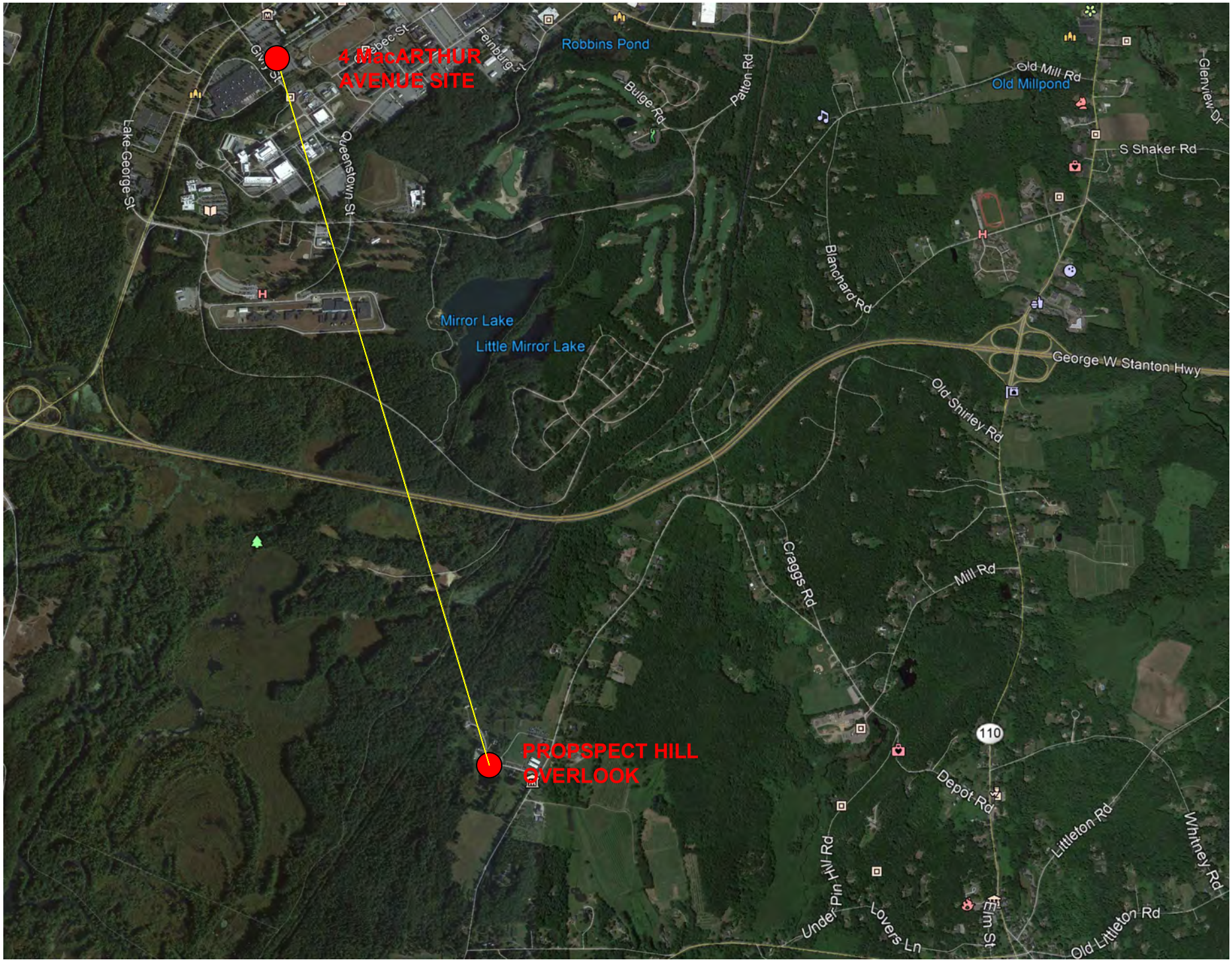
NOTE: Storage of deicing materials must be done in a contained area protected from the elements and stormwater runoff. Ensure spreading equipment is properly calibrated. No snow storage is allowed in Zone 2 areas from areas outside of Zone 2 areas.

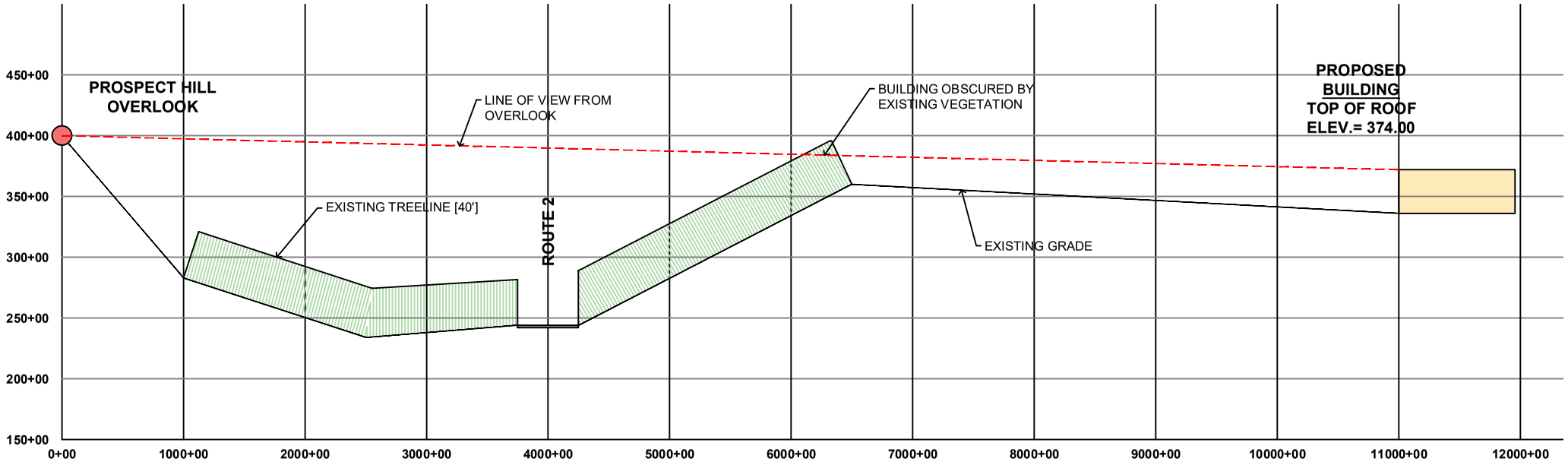
PRIORITIES FOR SNOWPLOWING:

1. Roadways, parking aisles and ADA spaces and access
2. Parking Lot Spaces
3. Walkways [not ADA access routes]

SNOW STORAGE:

1. Snow is to be plowed to and stored in the locations indicated on C.2. Snow shall be stockpiled onsite until there is not enough space. As necessary, the snow will be removed and disposed of off-site. It will be the responsibility of the snow removal contractor to properly dispose of transported snow according to the Massachusetts DEP, Bureau of Resource Protection- Snow Disposal Guidelines BRP001-01. It is the responsibility of the snow removal contractor to follow these guidelines and all applicable laws and regulations.
2. Under no circumstances shall snow be placed in the Infiltration Basins.


4 MacARTHUR AVENUE SITE
PROPSPECT HILL OVERLOOK
Robbins Pond
Old Millpond
Mirror Lake
Little Mirror Lake
Lake George St
Queenstown St
Bulge Rd
Patton Rd
Old Mill Rd
Glenview Dr
S Shaker Rd
Blanchard Rd
George W Stanton Hwy
Old Shirley Rd
Craggs Rd
Mill Rd
Depot Rd
Littleton Rd
Whitney Rd
Old Littleton Rd
Under Pin Hl Rd
Lovers Ln
Elm St
110



VIEWSHED ANALYSIS