# Site Plans

Issued for Permit August 7, 2025 Date Issued August 7, 2025 Latest Issue

Mirror Lake Parking Lot Expansion

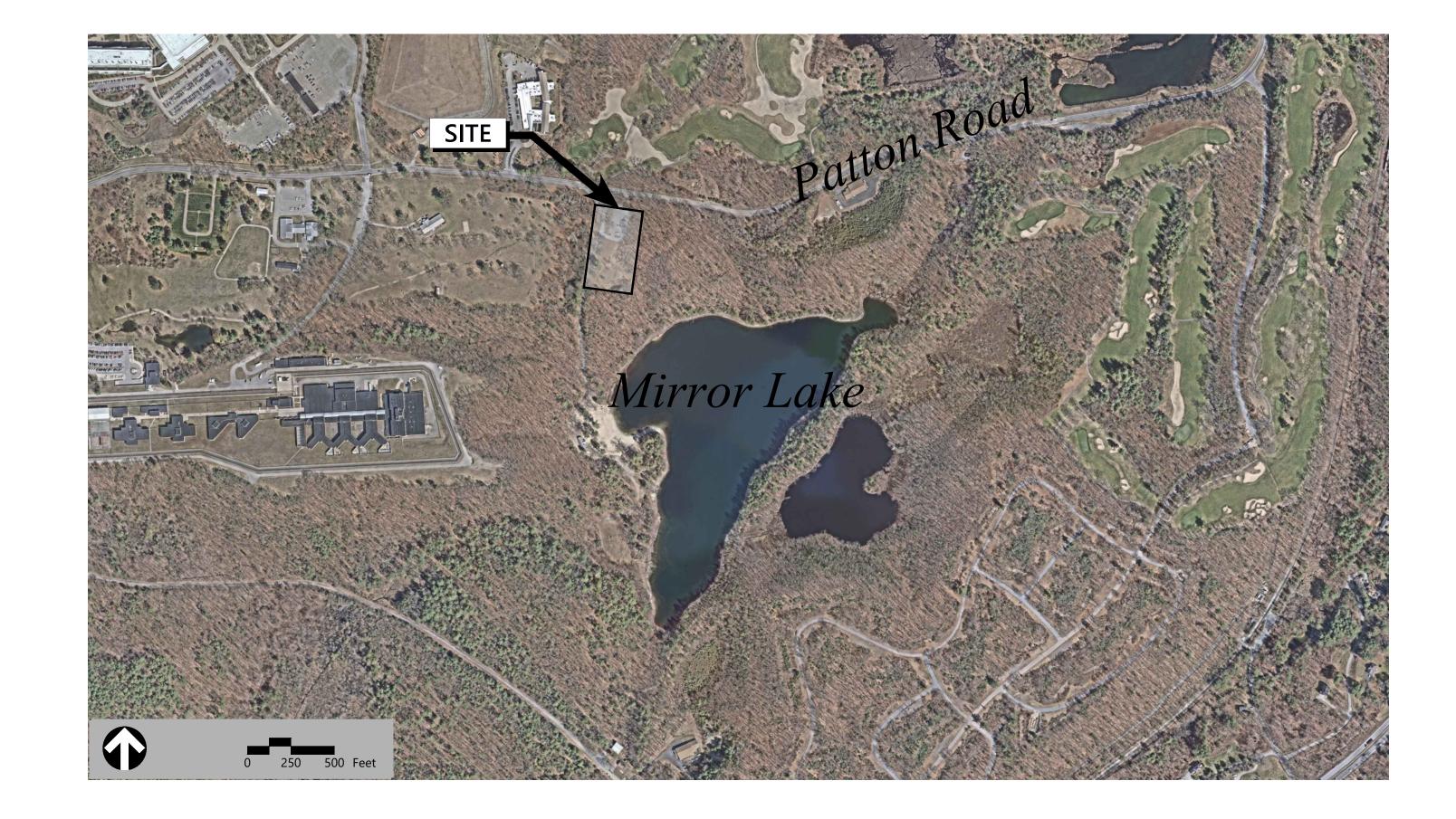
89-150 Patton Road Devens, Massachusetts

MassDevelopment DEVENS

Hillary Clark 99 Buena Vista Street Devens, MA 01434

Assessor's Map: 352/006.0-0099-0201.0

Lot: 0201.0



Sheet Index		
No.	Drawing Title	Latest Issue
C-001	Legend and General Notes	August 7, 2025
C-101	Site Preparation Plan	August 7, 2025
C-102	Layout and Materials Plan	August 7, 2025
C-103	Grading and Drainage Plan	August 7, 2025
C-501	Site Details 1	August 7, 2025
L-101	Overall Landscape Plan	August 7, 2025
L-102	Existing Tree Protection and Removal Plan	August 7, 2025
L-103	Materials Plan	August 7, 2025
L-104	Planting Plan	August 7, 2025
L-105	Landscape Details	August 7, 2025

May 7, 2025
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ent July 24, 2025
ment June 3, 2025



**Landscape Architect** 

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CopleyWolff

Architect

ICON ARCHITECTURE 141 Tremont Street Seventh Floor Boston, MA 02111 617.451.3333





Legend					
Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		CONCRETE
		PROJECT LIMIT LINE	4.2 4.3	<u>,,</u>	HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT	N9767097		RIPRAP
			621.6621	DI JOHN DE JA	CONSTRUCTION EXIT
		BUILDING SETBACK			CONSTRUCTION EXT
10+00	10+00	PARKING SETBACK	27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
		BASELINE	26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
		CONSTRUCTION LAYOUT	132.75 ×	132.75 ×	SPOT ELEVATION
		ZONING LINE	45.0 TW 38.5 BW	45.0 TW × 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		TOWN LINE	-	<del>•</del>	BORING LOCATION
		LIMIT OF DISTURBANCE		Ė	TEST PIT LOCATION
<u>A</u> ·		WETLAND LINE WITH FLAG	MW	→ MW	MONITORING WELL
		FLOODPLAIN			
		BORDERING LAND SUBJECT	——UD——	——UD——	UNDERDRAIN
BLSF		TO FLOODING	12"D	12″D→	DRAIN
BZ		WETLAND BUFFER ZONE	6"RD	6″RD─►	ROOF DRAIN
NDZ		NO DISTURB ZONE	12"S	12"S	SEWER
200'RA		200' RIVERFRONT AREA	FM	<u>FM</u>	FORCE MAIN
			OHW	OHW	OVERHEAD WIRE
		GRAVEL ROAD	6"W	6"W	WATER
<u>EOP</u>	EOP	EDGE OF PAVEMENT	4"FP	4"FP	FIRE PROTECTION
BB	BB	BITUMINOUS BERM		2"DW	DOMESTIC WATER
BC	BC	BITUMINOUS CURB	3"G	G	GAS
CC	CC	CONCRETE CURB	——Е——	——Е——	ELECTRIC
	CG	CURB AND GUTTER	STM	STM	STEAM
CC	ECC	EXTRUDED CONCRETE CURB	——Т——	——т——	TELEPHONE
CC	<u>MCC</u>	MONOLITHIC CONCRETE CURB	——-FA——	——FA——	FIRE ALARM
CC	PCC	PRECAST CONC. CURB	CATV	CATV	CABLE TV
SGE	SGE	SLOPED GRAN. EDGING			
VGC	VGC	VERT. GRAN. CURB			CATCH BASIN CONCENTRIC
		LIMIT OF CURB TYPE			CATCH BASIN ECCENTRIC
		SAWCUT			DOUBLE CATCH BASIN CONCENTRIC
	•		_		DOUBLE CATCH BASIN ECCENTRIC
(//////		BUILDING	<b>==</b>	<b>===</b>	GUTTER INLET
](	<b>]</b> ⊲EN	BUILDING ENTRANCE	(1)	left	DRAIN MANHOLE CONCENTRIC
		LOADING DOCK	0		DRAIN MANHOLE ECCENTRIC
_//		BOLLARD	=TD=		TRENCH DRAIN
D	D	DUMPSTER PAD	r	r	PLUG OR CAP
		SIGN	CO	eco	CLEANOUT
-	<b>∓</b> ≆	DOUBLE SIGN	<b>&gt;</b>	<b>&gt;</b>	FLARED END SECTION
<u></u>	-	DOUBLE SIGN		<u></u>	HEADWALL
		STEEL GUARDRAIL			
		WOOD GUARDRAIL	<u>(S)</u>	•	SEWER MANHOLE CONCENTRIC
			<u>(S)</u>	•	SEWER MANHOLE ECCENTRIC
		PATH	CS ⊚	CS ●	CURB STOP & BOX
		TREE LINE	₩V ⑤	₩V •	WATER VALVE & BOX
~ · · · · · · · · · · · · · · · · · · ·		WIRE FENCE	TSV	TSV	TAPPING SLEEVE, VALVE & BOX
	· · · · ·	FENCE	44	*	FIRE DEPARTMENT CONNECTION
		STOCKADE FENCE	HYD	HYD <b>(⊙</b> )	FIRE HYDRANT
		STONE WALL	WM	WM ⊡	WATER METER
000000		RETAINING WALL	PIV	PIV	POST INDICATOR VALVE
			(W)	<b>(</b> ()	WATER WELL
		STREAM / POND / WATER COURSE	GG		
		DETENTION BASIN	0	GG O GM	GAS GATE
		HAY BALES	GM ⊡	GM ⊡	GAS METER
——————————————————————————————————————	——×——	SILT FENCE	E	<b>●</b> EMH	ELECTRIC MANHOLE
· CIIIII> ·	· C::::::> ·	SILT SOCK / STRAW WATTLE	_ EM	EM	ELECTRIC METER
4	<del></del>	MINOR CONTOUR	<b>\$</b>	*	LIGHT POLE
— — 20 — —	20	MAJOR CONTOUR		⊕ <sup>™</sup>	
				•	TELEPHONE MANHOLE

PARKING COUNT

CROSSWALK

COMPACT PARKING STALLS

DOUBLE YELLOW LINE

ACCESSIBLE CURB RAMP

ACCESSIBLE PARKING

VAN-ACCESSIBLE PARKING

TRANSFORMER PAD

**GUY WIRE & ANCHOR** 

UTILITY POLE

**GUY POLE** 

HAND HOLE

**PULL BOX** 

_	
General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADDROV	ADDROVINATE
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EV	ELECTRIC VEHICLE CHARGING SPACE
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE GRANI
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN  PENOVE AND DISPOSE
R&D R&R	REMOVE AND DISPOSE REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
СВ	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
НН	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
l=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
DIAMA	PAVED WATER WAY
PWW	
PVVV	POLYVINYLCHLORIDE PIPE
	POLYVINYLCHLORIDE PIPE REINFORCED CONCRETE PIPE
PVC	
PVC RCP	REINFORCED CONCRETE PIPE
PVC RCP R=	REINFORCED CONCRETE PIPE RIM ELEVATION

TAPPING SLEEVE, VALVE AND BOX

UNDERGROUND

UTILITY POLE

#### Notes

#### General

- 1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- 3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND
- 4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.

LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).

- 5. THE SITE CONTRACTOR SHALL PERFORM ALL EARTHWORK OPERATIONS REQUIRED FOR THE SITE IMPROVEMENTS SHOWN HEREIN.
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE
- HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES. 7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH

THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT

DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT

- 8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S
- 10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- 11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE
- 12. DAMAGE RESULTING FROM CONSTRUCTION LOADS AND ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.

- 13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- 14. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.

- 1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- 3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- 4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
- A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
- B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
- C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- 5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY
- 7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
  - A. STORM DRAINAGE PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 PIPE.
  - B. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- 9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- 10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM

#### Layout and Materials

- 1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- 2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- 3. CURBING SHALL BE BITUMINOUS CURB (BC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE
- 4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- 5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- 6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK AS NEEDED TO COMPLETE THE SITE WORK UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL
- 2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY
- 3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- 4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE
- 5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

#### **Erosion Control**

- 1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- 2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- 3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- 4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- 5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

#### **Existing Conditions Information**

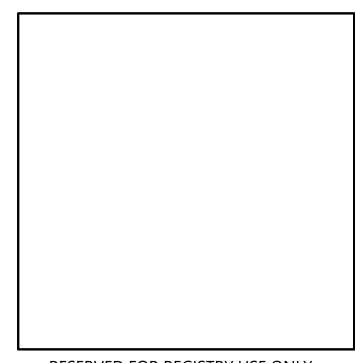
- 1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN APRIL, 2025 AND FROM DEEDS AND PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VHB, INC. IN APRIL 2025.
- 2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NGVD OF 1929.
- 3. GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM MCPHAIL ASSOCIATES.

#### Document Use

- 1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- 2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- 3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT



Boston, MA 02110 617.728.7777



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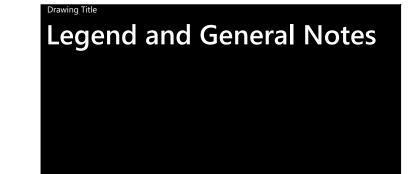
APPROVED BY DEVENS ENTERPRISE COMMISSION

### Mirror Lake Parking Lot Expansion

89-150 Patton Road Devens, MA

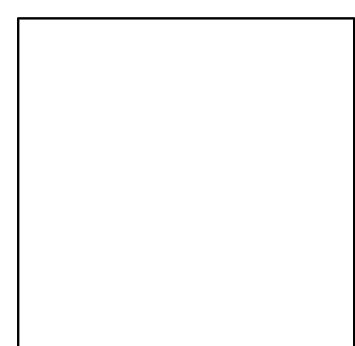
No.	Revision	Date	. Арј

Permitting	08/07/2025
Issued for	Date
LEH	KCW
Designed by	Checked by





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APPROVED BY DEVENS ENTERPRISE COMMISSION

# Mirror Lake Parking Lot Expansion

89-150 Patton Road Devens, MA

LEH

08/07/2025 Permitting

Site Preparation Plan

16702.00

Project E&S Narrative:

THE SITE CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS. THE CONTRACTOR

SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. THE CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES.

THE PROPOSED PROJECT CONSISTS OF THE EXPANSION OF EXISTING SURFACE PARKING, AS WELL AS STORMWATER

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN THE PROPOSED PROJECT CONSISTS OF THE EXPANSION OF EXISTING SURFACE PARKING, AS WELL AS STORMWATER APRIL, 2025 AND FROM DEEDS AND PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN MANAGEMENT SYSTEMS AND BEST MANAGEMENT PRACTICES. THE APPROXIMATELY 2.5 ACRE DEVELOPMENT AREA WILL BE ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VHB, INC. IN APRIL 2025. DEVELOPED AS A SINGLE-PHASE PROJECT. THE PROJECT DISTURBANCE WILL EXCEED 1 ACRE AND THEREFORE WILL ALWAYS BE

SUBJECT TO THE REQUIREMENTS OF THE EPA CONSTRUCTION GENERAL PERMIT.

THE ENTRANCE TO DIRECT RUNOFF TO THE SEDIMENT TRAP.

**Additional Erosion Control Notes:** 

**Dust Control:** 

NEWLY CONSTRUCTED AND EXISTING CATCH BASINS WILL BE PROTECTED WITH SILT SACKS THROUGHOUT CONSTRUCTION.

A TEMPORARY CRUSHED-STONE CONSTRUCTION ENTRANCE/EXIT WILL BE CONSTRUCTED. A CROSS SLOPE WILL BE PLACED IN

PERIODICALLY MOISTEN EXPOSED SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP AND REDUCE DUST.

EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SECURELY STABILIZED. AFTER

SILT SHALL BE REMOVED FROM BEHIND BARRIERS IF GREATER THAN 6-INCHES DEEP OR AS NEEDED.

SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED PROPERLY AND COVERED IF STORED ON-SITE

REMOVAL OF STRUCTURES, DISTURBED AREAS SHALL BE REGRADED AND STABILIZED AS SOON AS PRACTICAL.

DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.

- 2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NGVD OF 1929.
- **Catchbasin Protection:** 3. THE LIMIT OF WORK IS APPROXIMATELY 63,475 SF AND IS APPROXIMATELY 95% PERVIOUS IN EXISTING CONDITIONS.

#### **Document Use:**

1. PARKING LOT OPERATIONS TO BE MAINTAINED DURING CONSTRUCTION.

OF SPACES AND ENTRANCE/EXIT LOCATION.

PEDESTRIAN SAFETY PLAN FOR REVIEW BY THE OWNER.

HAVE UNEXPLODED ORDNANCE (UXO) TRAINING.

4. CONTRACTOR TO MAINTAIN SOILS ON SITE.

CONTRACTOR TO COORDINATE WITH OWNER ON THE MAINTENANCE OF THE NUMBER

2. CONTRACTOR TO DEVELOP TRAFFIC/CONSTRUCTION MANAGEMENT PLAN AND

3. PRIOR TO START OF SITE PREPARATION ALL PARTIES DIGGING ON THE SITE MUST

THIS BASE PLAN ILLUSTRATES THE MINIMUM PERIMETER EROSION & SEDIMENTATION CONTROLS. THE SWPPP OPERATOR SHALL Gravel And Construction Entrance/Exits: UPDATE THIS PLAN THROUGHOUT THE DURATION OF CONSTRUCTION TO SHOW THE LOCATIONS OF PROPOSED/CONSTRUCTED E&S CONTROLS DEEMED NECESSARY TO MEET THE REQUIREMENTS OF THE NPDES CGP.

MANAGEMENT SYSTEMS AND BEST MANAGEMENT PRACTICES. THE APPROXIMATELY 2.5 ACRE DEVELOPMENT AREA WILL BE DEVELOPED AS A SINGLE-PHASE PROJECT. THE PROJECT DISTURBANCE WILL EXCEED 1 ACRE AND THEREFORE WILL ALWAYS BE SUBJECT TO THE REQUIREMENTS OF THE EPA CONSTRUCTION GENERAL PERMIT.

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Mirror Lake Parking Lot **Expansion** 

89-150 Patton Road Devens, MA

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Layout & Materials Plan

**Parking Summary Chart** 

\* 4 EXISTING STANDARD SPACES CONVERTED TO 2 PROPOSED TRAILER SPACES \*\* SITE ACCESSIBLE PARKING PROVIDED CLOSER TO RECREATION AREA

Description

TOTAL SPACES

EXISTING STANDARD SPACES

PROPOSED STANDARD SPACES \* PROPOSED TRAILER SPACES

Size Spaces

**Provided Provided** 

9 x 18

9 x 18

9 x 36

1. PROPOSED USE WILL NOT GENERATE ELECTROMAGNETIC

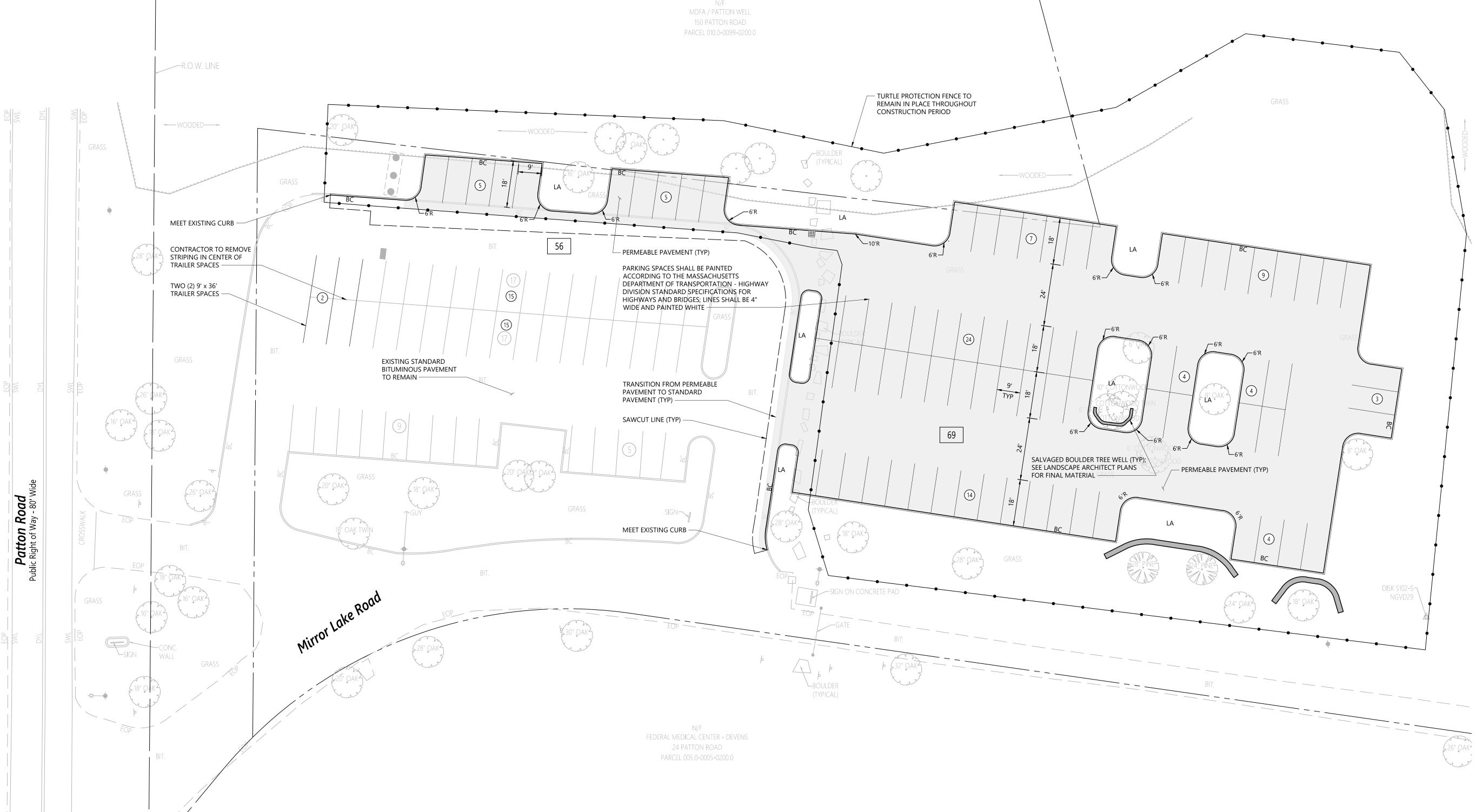
SPECIFICALLY PROHIBITED.

INTERFERENCE TO ANY SENSITIVE RECEPTOR. INTERFERENCE WITH THE HARVARD-SMITHSONIAN RADIO TELESCOPE (1400-1720 MHz) IS

2. PROPOSED USE WILL NOT CAUSE PRONOUNCED, MULTIPLE PATTERNS OF NOISE OR VIBRATION NUISANCE TO, OR INTERFERE WITH, ANY SENSITIVE RECEPTOR.

3. A MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) AIR QUALITY PERMIT IS NOT REQUIRED.

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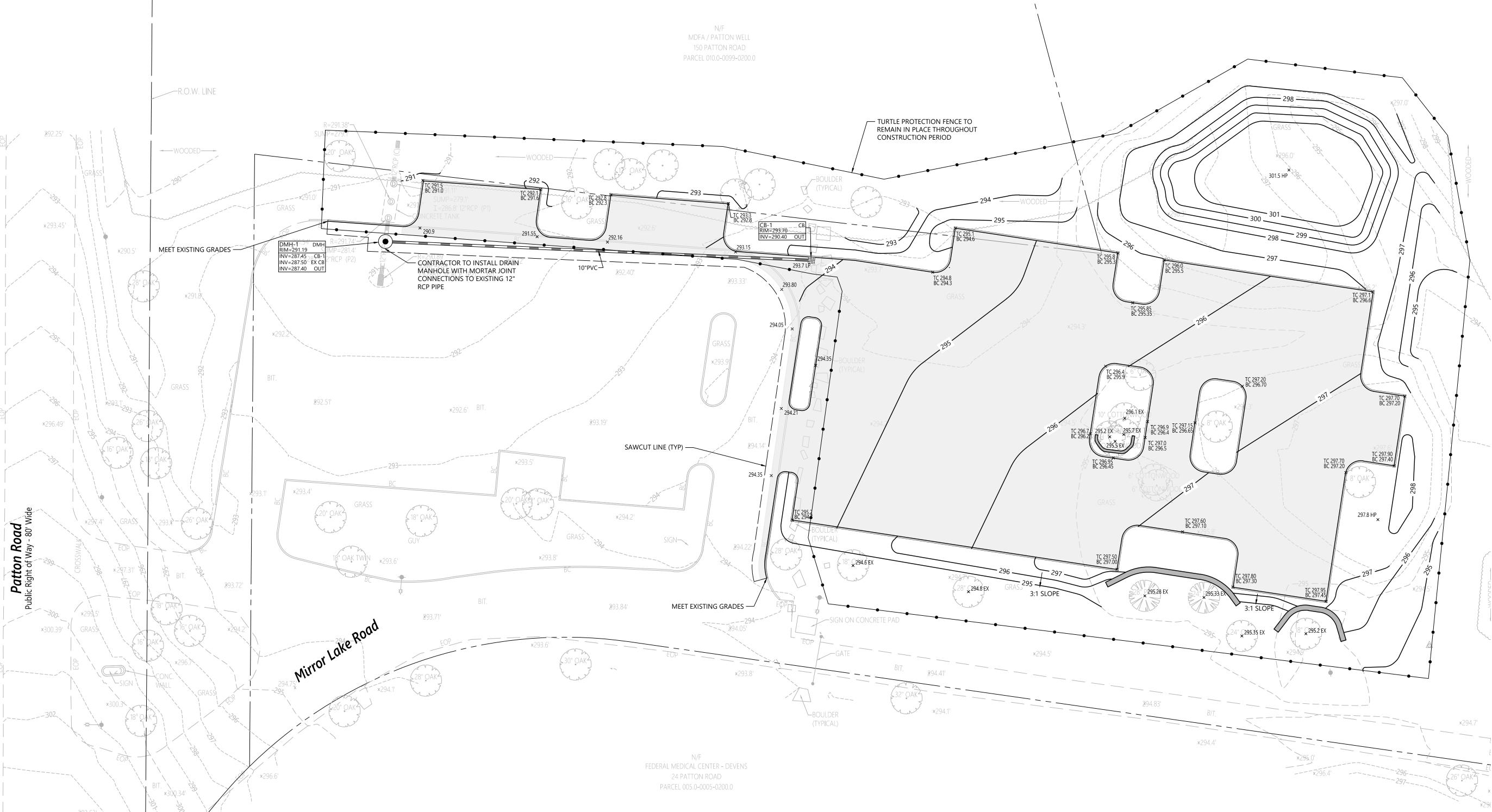
O 10 20 40 Feet
Mirror Lake Parking Lot **Expansion** 

89-150 Patton Road Devens, MA

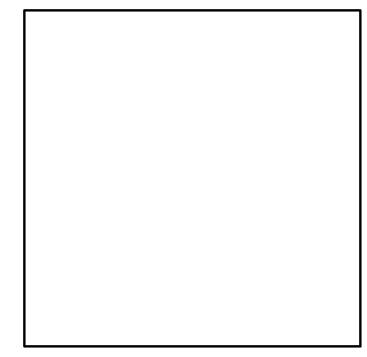
Grading & Drainage Plan

08/07/2025

Project Number 16702.00



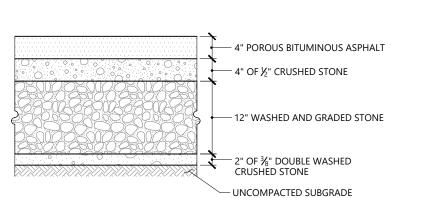


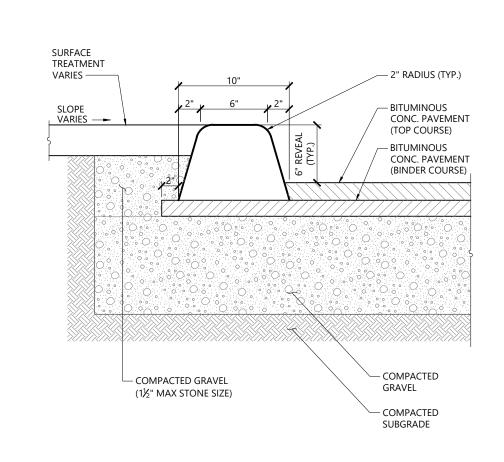


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UNCOMPACTED SUBGRADE OR EXISTING SUBGRADE AT TIE-IN TO EXISTING PAVEMENT -1:1 MAX SLOPE — IMPERMEABLE LINER — UNCOMPACTED SUBGRADE —

ASPHALT
PAVEMENT
SECTION — — POROUS ASPHALT PAVEMENT SECTION







Mirror Lake Parking Lot

**Expansion** 

89-150 Patton Road

**Bituminous Concrete Pavement Sections** N.T.S. REV

PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE

RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

STANDARD DUTY FLEXIBLE PAVEMENT

1 ½" SUPERPAVE SURFACE COURSE - 12.5MM
1 ½" SUPERPAVE INTERMEDIATE COURSE - 12.5MM

— COMPACTED SUBGRADE



LD\_115





— 1" REBAR FOR

BAG REMOVAL

**CROSS-SECTION** 

EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM. BUT NOT

2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH

ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR

3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL

SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE

CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL

PROVIDED AS NEEDED.

FINISH MATERIALS BEING INSTALLED.

CATCH BASIN GRATE —

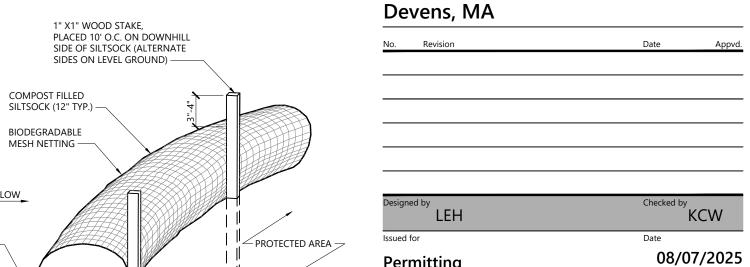
SILTSACK —

LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS

└─ MOUNTABLE BERM

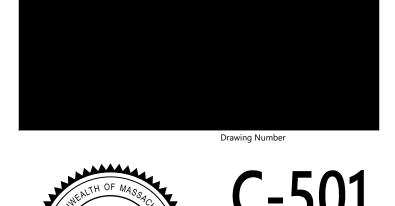


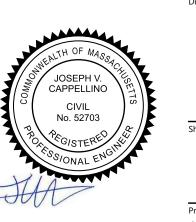
ALL CURBING TO BE MACHINE EXTRUDED



Permitting





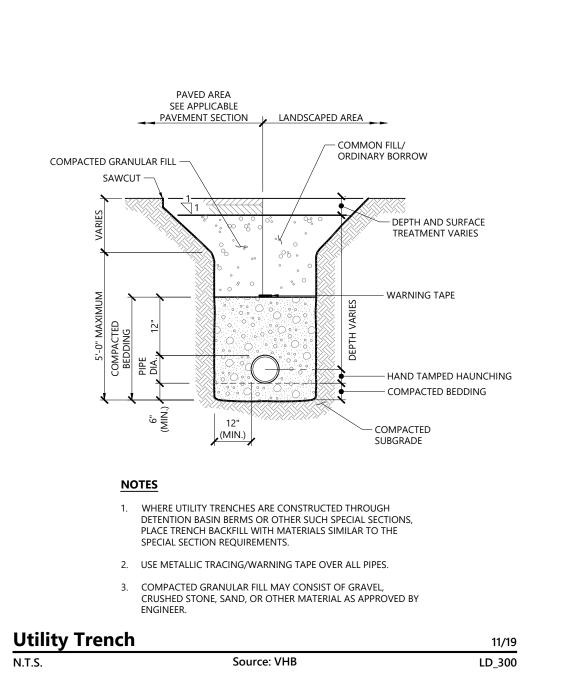


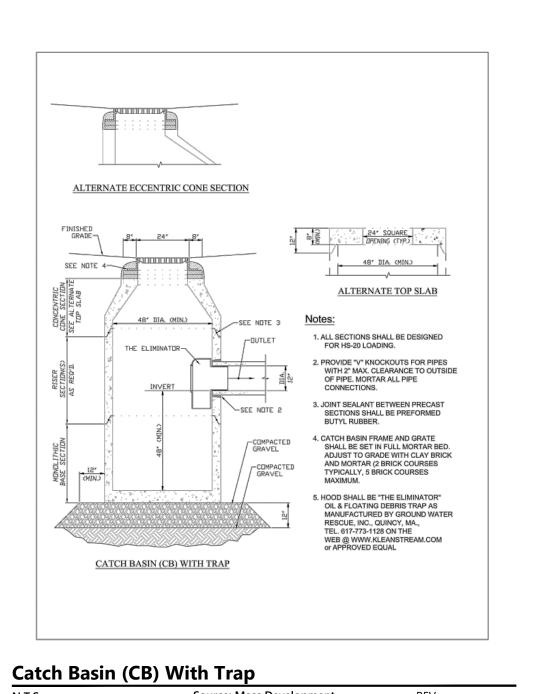
Project Number 16702.00

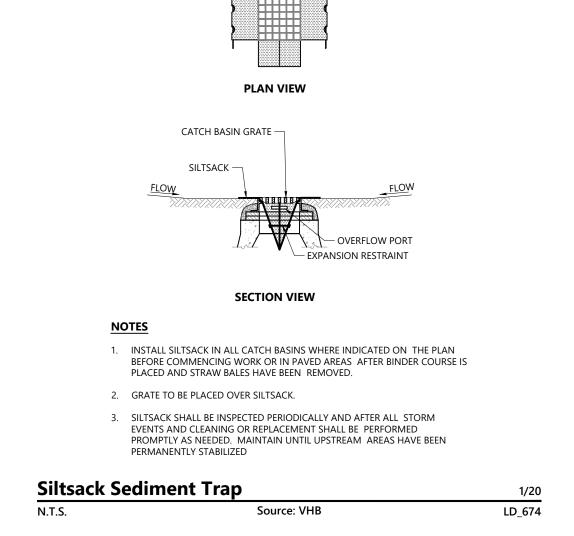
ACCESS 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE. ALTERNATE TOP SLAB 3. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FINISH GRADE — ACCESS 8" FOR RCP. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS. SEE NOTE 5. -4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER. ECCENTRIC CONE SECTION SEE ALTERNATE TOP SLAB 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK — STEPS, S COURSES MAXIMUM) NOTE 2. — SEE NOTE 4. 48" DIA. (MIN.) – SHELF TO BE CONCRETE FORMED AT SLOPE OF 1" PER FOOT. — CEMENT CONCRETE INVERT — COMPACTED GRAVEL - COMPACTED SUBGRADE Drain Manhole (DMH)

Source: VHB

N.T.S.







WORK AREA FLOW INSTALL SUPPLEMENTAL COMPOST MATERIAL — GROUND -1. SILTSOCK SHALL BE FILTREXX SILTSOXX, OR APPROVED EQUAL. 2. SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES. 3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. UPON SITE STABILIZATION, COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER. 5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

**Siltsock - Erosion Control Barrier** 10/20 LD\_658

#### PLANTING AND SOIL NOTES:

13.

- IF DISCREPANCIES EXIST BETWEEN THE QUANTITY OF PLANTS DRAWN ON THE PLANTING PLAN AND THE QUANTITY OF PLANTS IN THE PLANT LIST, THE LARGER QUANTITY SHALL GOVERN
- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN ADDITION, ALL NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY (SEE SPECS).
- THE LANDSCAPE ARCHITECT SHALL ONLY REVIEW TREES THAT ARE IN THE GROUND AT THE NURSERY. NO PRE-DUG TREES WILL BE ACCEPTED. THEREFORE TIMING OF IN-GROUND REVIEWS MUST BE COORDINATED WITH EXPECTED INSTALLATION DATES. COPLEY WOLFF RESERVES THE RIGHT TO REJECT ANY TREES FOR REVIEW THAT ARE PRE-DUG.
- ALL NEW PLANTS TO BE BALLED & BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL NEW PLANTS SHALL BE TAGGED AND APPROVED BY THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE
- LANDSCAPE ARCHITECT STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING
- NEW SHRUBS AND GROUNDCOVER SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE. ALL TREES SHALL BE SET 3" HIGHER THAN PREVIOUS GRADE SUCH THAT ROOT FLARES ARE EXPOSED. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
- ALL PLANT BEDS TO RECEIVE UN-DYED. AGED AND SHREDDED BARK MULCH AS PER SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. PROTECTION TECHNIQUES SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT
- PRUNE TREES IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED BY CONTRACTOR FOR 90 DAYS UNTIL ESTABLISHMENT PERIOD IS COMPLETE.
- CONFIRM ALL QUANTITIES AGAINST PLANTING PLANS, GRADING PLANS, AND SPECIFICATIONS, INCLUDING SITE DISTURBANCE OUTSIDE OF 15. THE LIMIT OF GRADING NECESSITATED TO FACILITATE CONSTRUCTION
- WHERE SAND AND GRAVEL ARE SPECIFIED FOR A DRAINAGE LAYER, EXTEND DRAINAGE LAYER TO ASSOCIATED DRAIN LINES, DRAINAGE AREAS, OR DAYLIGHT
- WHERE ONE SOIL TYPE MEETS ANOTHER SOIL TYPE, FORM A 1:1 SLOPED BOUNDARY TRANSITION.
- WHERE A SOIL PROFILE ENCROACHES WITHIN THE DRIP LINE OF EXISTING TREES, CONSULT WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING EXCAVATION.
- 19. ALL EXCAVATION AND PLACEMENT OF SOILS WITHIN THE DRIP LINE OF EXISTING TREES TO BE PERFORMED BY HAND.
- 20. SCARIFY SUBGRADE IN ACCORDANCE WITH SOIL PREPARATION SPECIFICATIONS AND DETAILS BEFORE PLACEMENT OF ANY PLANTING

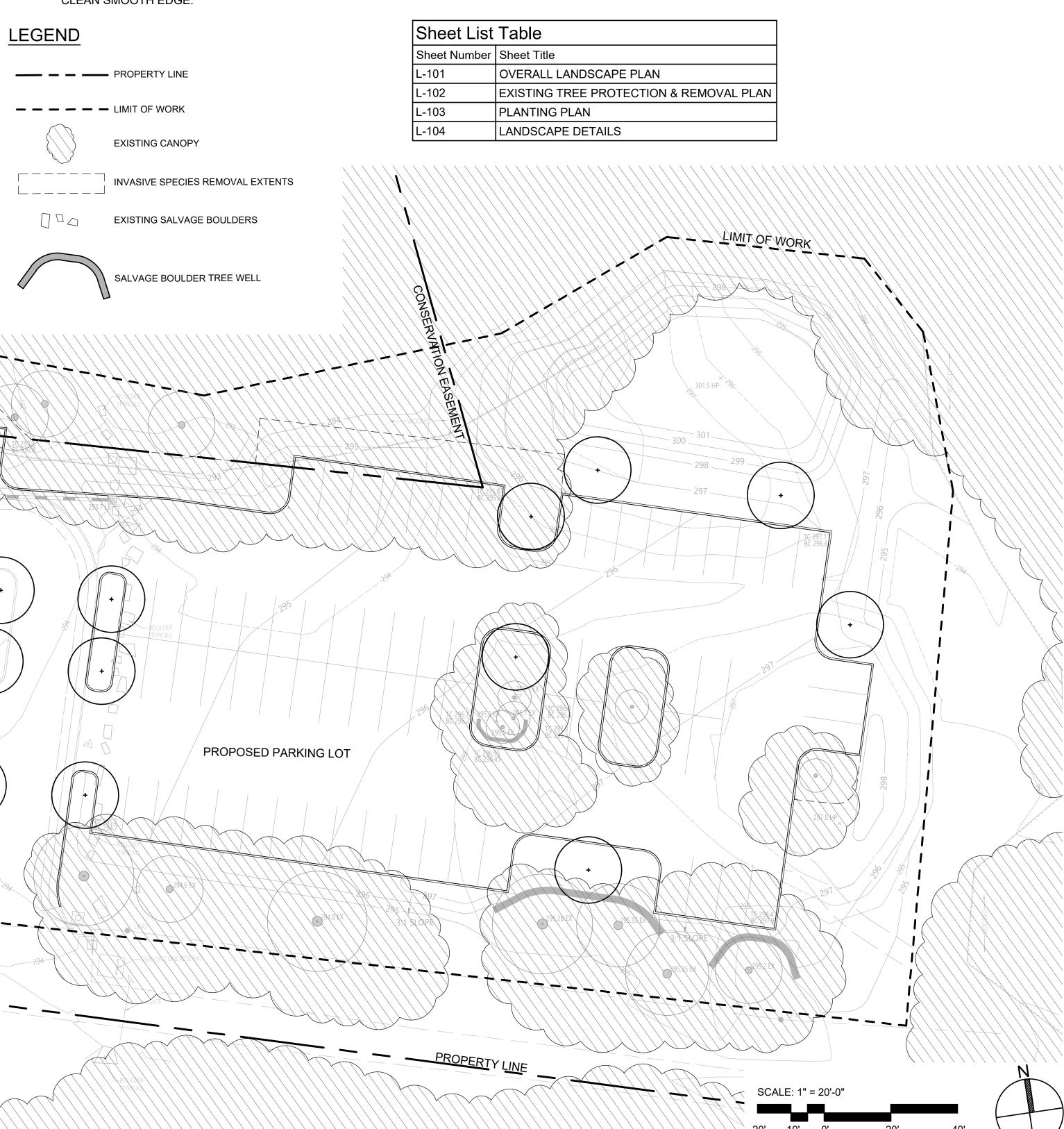
**EXISTING PARKING LOT** 

**ENTRY DRIVE** 

- SOILS. PROTECT ALL EXISTING SOILS AGAINST COMPACTION, CONTAMINATION WITH CONSTRUCTION MATERIALS, AND ALL DISTURBANCE.
- CONTRACTOR IS RESPONSIBLE FOR ACTUAL SITE CONDITIONS, COORDINATION OF SOILS PLACEMENT, AND PLANTING SUBDRAINAGE. 22.
- 23. DO NOT PLACE ANY PLANTING SOIL PRIOR TO INSPECTION BY LANDSCAPE ARCHITECT.
- ALL NEW TREES TO BE UNDER WARRANTY FOR ONE YEAR PRIOR TO INSTALLATION.
- REFER TO SECTION 32 01 90 FOR ALL MAINTENANCE REQUIREMENTS

#### LANDSCAPE GENERAL NOTES:

- THE SITE PLAN IS BASED ON EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS. COPLEY WOLFF IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
- CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BETWEEN ALL TRADES BEFORE COMMENCING NEW CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY AND ALL CONFLICTS BETWEEN PROPOSED SITE WORK AND WORK OF ALL OTHER TRADES.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD SHALL BE PROMPTLY REPORTED BY THE CONTRACTOR TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL AND RECORDED ON RECORD DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE INSIDE AND OUTSIDE THE LIMIT OF WORK LINE DUE TO CONTRACT OPERATIONS. CONTRACTOR SHALL RESTORE DAMAGED AREAS BEYOND CONTRACT LIMITS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL RESTORE DAMAGED AREAS BEYOND CONTRACT LIMITS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- LOCATION OF EXISTING ABOVEGROUND AND UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY AND DO NOT REPRESENT ACCURATE LOCATIONS. THE CONTRACTOR SHALL CONTACT LOCAL UTILITY COMPANIES. AND DIG-SAFE TO CONFIRM THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO THE FAILURE OF THE CONTRACTOR TO CONTACT AUTHORITIES SHALL BE BORN BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY DAMAGE INCURRED DURING CONSTRUCTION TO EXISTING UTILITIES SCHEDULED TO REMAIN AT NO COST TO THE OWNER.
- CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF PERMITS AND LICENSEES ISSUED BY THE FEDERAL, STATE AND LOCAL AGENCIES (SEE SPECS).
- CONTRACTOR SHALL COORDINATE ALL SITE UTILITY IMPROVEMENTS WITH THE PROPER AUTHORITIES.
- EXISTING STRUCTURES, IMPROVEMENTS, APPURTENANCES AND VEGETATION TO REMAIN SHALL BE PROTECTED FROM DAMAGE. ANY DAMAGE TO EXISTING SITE IMPROVEMENTS TO REMAIN SHALL BE REPAIRED AT NO COST TO THE OWNER.
- STORAGE AREAS FOR THE GENERAL CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE LOCATED WITHIN THE LIMITS OF WORK AS APPROVED BY THE LANDSCAPE **ARCHITECT**
- AT ALL LOCATIONS WHERE EXISTING BITUMINOUS CONCRETE PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN SMOOTH EDGE.





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## CopleyWolff

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APPROVED BY DEVENS ENTERPRISE COMMISSION

Mirror Lake Parking Lot

89-150 Patton Road Devens, MA

Expansion

Permitting

08/07/2025

**OVERALL** LANDSCAPE **PLAN** 

L-101

#### TREE PROTECTION AND REMOVAL NOTES:

- BEFORE THE START OF ANY WORK ON THE SITE, PRECEDING THE ARRIVAL OF EQUIPMENT, MATERIALS OR VEHICLES TO THE SITE, AND PRIOR TO THE COMMENCEMENT OF ANY CLEARING ON THE SITE, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE ON THE SITE WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT TO IDENTIFY TREES AND SHRUBS THAT ARE TO BE PROTECTED OR REMOVED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED. REFER TO SPECIFICATION SECTION 01 56 39 FOR MORE INFORMATION.
- THIS SHEET DESCRIBES EXISTING TREE PRESERVATION AND REMOVAL WORK ONLY. REFER TO CIVIL ENGINEER'S DRAWINGS FOR COMPLETE SITE PREPARATION AND DEMOLITION REQUIREMENTS.
- TREE REMOVAL SCOPE SHALL INCLUDE THE FELLING, CUTTING, AND SATISFACTORY DISPOSAL OF ALL TREES, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
- FELL TREES IN SUCH A WAY AS TO NOT INJURE TREES TO BE SAVED. EXCAVATION OR GRADING WITHIN THE BRANCH SPREAD OF TREES TO BE SAVED SHALL BE PERFORMED ONLY UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE UNLESS OTHERWISE DIRECTED
- STUMPS TO BE REMOVED OUTSIDE OF THE TREE PRESERVATION AREA SHALL BE GRUBBED TO THEIR FULL DEPTH. ROOTS 3 INCHES AND LARGER SHALL BE REMOVED. STUMPS SHALL BE LEGALLY DISPOSED OF OFF-SITE. STUMPS TO BE REMOVED WITHIN THE TREE PRESERVATION AREA SHALL BE GROUND DOWN USING A MECHANICAL STUMP GRINDER TO A DEPTH OF 2 FEET
- TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN AND REMAIN THROUGHOUT THE TIME OF CONSTRUCTION AS SPECIFIED AND
- DIRECTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL TAG ALL TREES TO BE REMOVED AND VERIFY WITH OWNER'S REPRESENTATIVE PRIOR TO THE START OF DEMOLITION.
- FOR ALL SITE PREP AND DEMO WORK OUTSIDE TREE PROTECTION AREA, SEE CIVIL ENGINEER'S DRAWINGS.
- NO WORK, EQUIPMENT STORAGE, STOCKPILING, OR DISPOSAL OF MATERIALS SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF AN EXISTING TREE TO REMAIN UNLESS OTHERWISE CALLED OUT ON THE PLANS. THE CRITICAL ROOT ZONE OF AN EXISTING TREE TO REMAIN IS DEFINED AS A CIRCLE WHOSE CENTER IS THE CENTER OF THE TREE TRUNK AND WHOSE RADIUS IS EQUAL TO THE TREE'S DIAMETER AT BREAST HEIGHT (DBH) IN INCHES TIMES 12. ANY WORK WITHIN THE CRITICAL ROOT ZONE SHALL PROCEED WITH CARE, AND TREE PROTECTION MEASURES SHALL BE IMMEDIATELY REPLACED UPON COMPLETION OF THAT WORK...
- REMOVE AND DISPOSE OF DEBRIS AS DIRECTED BY THE OWNER.
- ALL EXCAVATION WITHIN THE TREE PROTECTION ZONE TO BE DONE BY HAND TO MINIMIZE DISTURBANCE TO ROOT ZONES.
- EVERY EFFORT SHALL BE TAKEN TO PRESERVE THE HEALTH OF EXISTING VEGETATION TO REMAIN. TREE PROTECTION MEASURES SHALL BE INSTALLED PER CONSTRUCTION DRAWINGS BEFORE ANY CONSTRUCTION ACTIVITY IS TO TAKE PLACE. TREE PROTECTION SHALL REMAIN INTACT THROUGHOUT THE DURATION OF THE PROJECT. ALL TREE PROTECTION SHALL BE REMOVED UPON PROJECT CLOSEOUT.
- NO EQUIPMENT, VEHICLES, OR STOCKPILES MAY BE PLACED WITHIN THE DRIPLINES OF EXISTING TREES. MATERIALS STOCKPILED DURING THE WORK SHALL BE PLACED IN A DESIGNATED LOCATION THAT PREVENTS EROSION, SEDIMENTATION AND COMPACTION. THE CONTRACTOR SHALL STOCKPILE MATERIALS IN AN AREA ON-SITE. STOCKPILE LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT AND CITY.
- ALL WORK WITHIN THE DRIPLINES OF TREES TO REMAIN IS TO BE HAND DUG OR AIR SPADE.
- TREE PROTECTION TO BE INSTALLED BEFORE DEMOLITION COMMENCES.
- CONTRACTOR TO MAKE BEST EFFORTS TO PROTECT ALL EXISTING TREES. WHERE EXCAVATION IS REQUIRED WITHIN THE DRIP LINE OR ROOT PROTECTION

#### TREE PROTECTION & REMOVAL LEGEND

EXISTING DECIDUOUS TREE TREE TO BE REMOVED TREE PROTECTION FENCING **EXISTING TREE CANOPY** 

LIMIT OF WORK PROPERTY LINE

CRITICAL ROOT ZONE TO BE PRESERVED

APPROXIMATE AREA OF INVASIVE SPECIES REMOVAL. PENDING SITE WALK

NOTE: PROVIDE ALLOWANCE FOR 5,000 SF OF INVASIVE SPECIES REMOVAL IN THIS AREA. CONTRACTOR TO SCHEDULE SITE WALK WITH LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO REMOVALS. IN AREAS OUTSIDE OF CRITICAL WITHIN CRITICAL ROOT ZONES OF TREES TO REMAIN. REMOVAL OF INVASIVE SPECIES SHALL INCLUDE HAND WEEDING OF SPECIES IDENTIFIED DURING SITE VISIT. CARE SHALL BE TAKEN TO MINIMIZE DISTURBANCE OF EXISTING SOIL

EXISTING TRE	E CA	LIPER TO BE REMOVED			
QUANTITY OF TREE	SIZE	TOTAL CALIPER			
4 6" 24"					
TOTAL	CALIPER	R : 24" TO BE REMOVED			

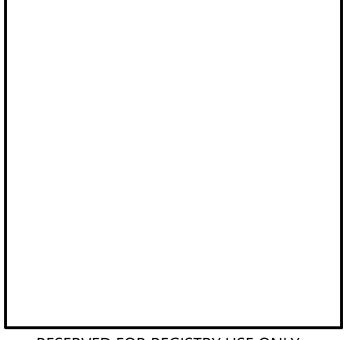
EXISTING TREES SCHEDULE				
REFERENCE	SPECIES	DBH	STATUS	
T01	OAK	16"	PROTECT	
T02	OAK	18"	PROTECT	
T03	OAK	28"	PROTECT	
T04	OAK	28"	PROTECT	
T05	OAK	6"	REMOVE	
T06	COTTONWOOD	10"	PROTECT	
T07	COTTONWOOD	8"	PROTECT	
T08	BIRCH	6"	REMOVE	
T09	COTTONWOOD	6"	PROTECT	
T10	COTTONWOOD	6"	REMOVE	
T11	COTTONWOOD	6"	REMOVE	
T12	OAK	8"	PROTECT	
T13	OAK	8"	PROTECT	
T14	PINE	28"	PROTECT	
T15	PINE	24"	PROTECT	
T16	OAK	24"	PROTECT	
T17	OAK	18"	PROTECT	



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### Mirror Lake Parking Lot Expansion

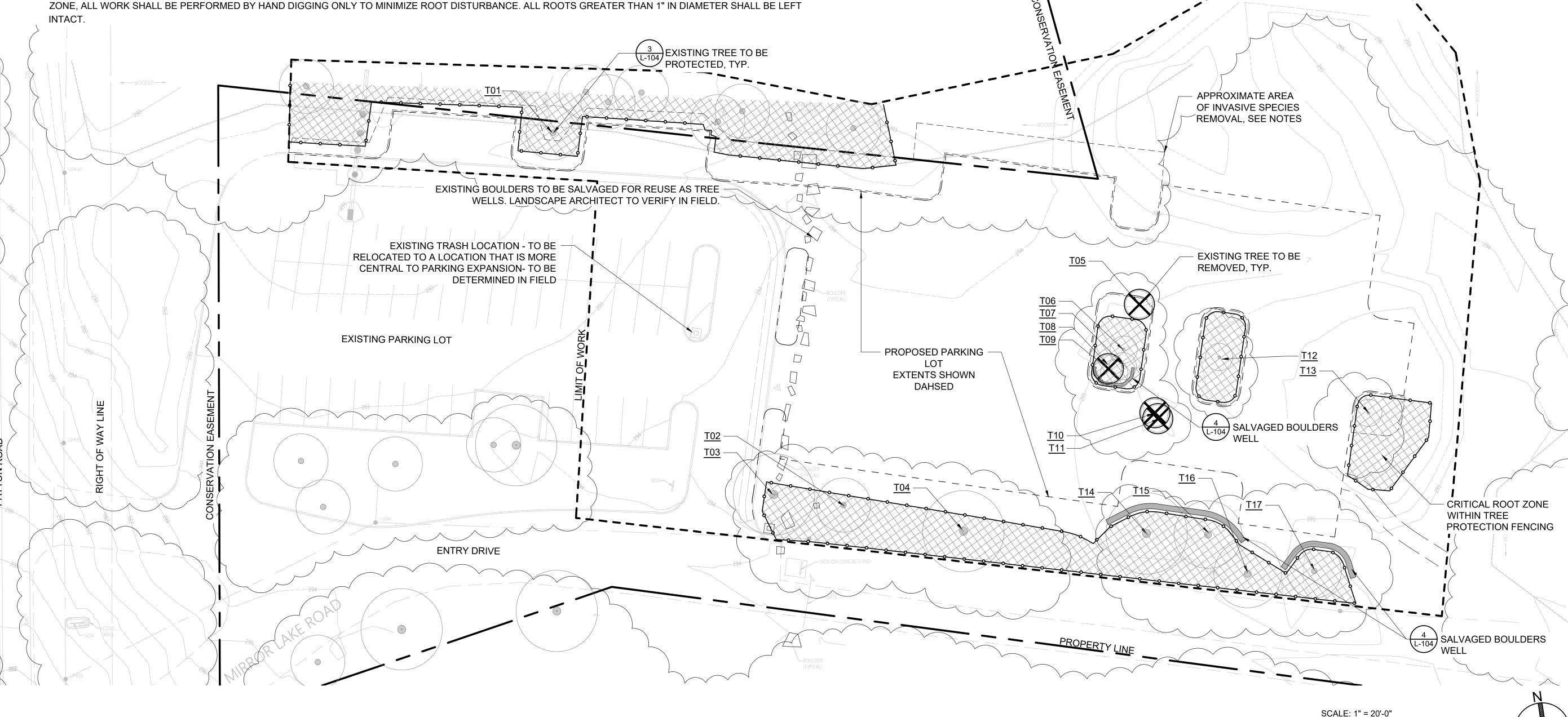
89-150 Patton Road Devens, MA

Permitting

08/07/2025

**EXISTING TREE PROTECTION &** REMOVAL PLAN

L-102



#### PLANTING SCHEDULE

		T				
SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECID	UOUS TRE	ES				
LT	6	LIRIODENDRON TULIPIFERA	TULIP TREE	1.5"-2" CAL.	AS SHOWN	B&B, SINGLE STEM, MATCHED, STRAIGHT CENTRAL LEADER, FULL BRANCHES, LIMB TO 7'
QP	2	QUERCUS PALUSTRIS	PIN OAK	1.5"-2" CAL.	AS SHOWN	B&B, SINGLE STEM, MATCHED, STRAIGHT CENTRAL LEADER, FULL BRANCHES, LIMB TO 7'
QR	4	QUERCUS RUBRA	RED OAK	1.5"-2" CAL.	AS SHOWN	B&B, SINGLE STEM, MATCHED, STRAIGHT CENTRAL LEADER, FULL BRANCHES, LIMB TO 7'
EVERO	GREEN TRE	EES		-	·	
PS	2	PINUS STROBUS	EASTERN WHITE PINE	8'-10' HT.	AS SHOWN	B&B, FULL TO THE GROUND, MATCHED
SEED	MIXES					
CWSM	3,152 SF	CONSERVATION/WILDLIFE SEEDMIX	CONSERVATION/WILDLIFE SEEDMIX	SEED		NEW ENGLAND CONSERVATION MIX - NEWP.COM
GUSM	4,512 SF	GENERAL USE LAWN SEED MIX	GENERAL USE LAWN SEED MIX	SEED		PT 702 LET IT BEE-NO MOW - PTLAWNSEED.COM
PWSM	6,105 SF	POLLINATOR WILDFLOWER SEEDMIX	POLLINATOR WILDFLOWER SEEDMIX	SEED		NEW ENGLAND SHOWY WILDFLOWER MIX - NEWP.COM

<b>PLAN</b>	TING	LEGEND
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PROPOSED DECIDUOUS TREE

PROPOSED EVERGREEN TREE

GENERAL USE LAWN NO MOW SEED MIX



CONSERVATION /WILDLIFE SEED MIX



POLLINATOR SEED MIX

#### Seed Mix Matrix

Botanical Name	Common Name
New England Conservation Mix - nev	wp.com
Elymus virginicus	Virginia Wild Rye
Schizachyrium scoparium	Little Bluestem
Andropogon gerardii	Big Bluesteam
Festuca rubra	Red Fescue
Sorghastrum nutans	Indian Grass
Panicum virgatum	Switch Grass
Chamaecrista fasciculata	Partridge Pea
Desmondium canadense	Showy Tick Trefoil
Asclepias tuberosa	Butterfly Milkweed
Bidens frondosa	Beggar Ticks
Eupatorium prupureum	Purple Joe Pye Weed
Rudbeckia hirta	Black Eyed Susan
Aster pilosus	Heath Aster
Solidago juncea	Early Goldenrod
PT 702 Let It Bee -No Mow Mix - ptlav	wnseed.com
Festuca trachyphylla	Hard Fescue
Festuca ovina	Sheep Fescue
Festuca rubra var commutata	Chewings Fescue
Festuca rubra	Creeping Red Fescue
Festuca rubra	Slender Creeping Red Fescue
Trifolium repens	White Clover

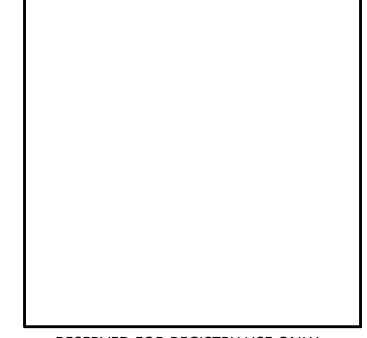
Schizachyrium scoparium	Little Bluestem	
Chamaecrista fasciculata	Partridge Pea	
Sorghastrum nutans	Indian Grass	
Festuca rubra	Red Fescue	
Elymus canadensis	Canada Wild Rye	
Elymus riparius	Riverbank Wild Rye	
Heliopsis helianthoides	Ox Eye Sunflower	
Coreopsis lanceolata	Lance Leaved Coreopsis	
Rudbeckia hirta	Black Eyed Susan	
Liartris spicata	Spiked Gayfeather	
Asclepias syriaca	Common Milkweed	
Vernonia noveboracensis	New York Ironweed	
Aster novae-angliae	New England Aster	
Eupatorium prupureum	Purple Joe Pye Weed	
Asclepias tuberosa	Butterfly Milkweed	
Solidago juncea	Early Goldenrod	
Eupatorium perfoliatum	Boneset	



99 High Street Boston, MA 02110 617.728.7777

## CopleyWolff

234 Congress Street Boston, MA 02110 617.654.9000



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APPROVED BY DEVENS ENTERPRISE COMMISSION

# Mirror Lake Parking Lot Expansion

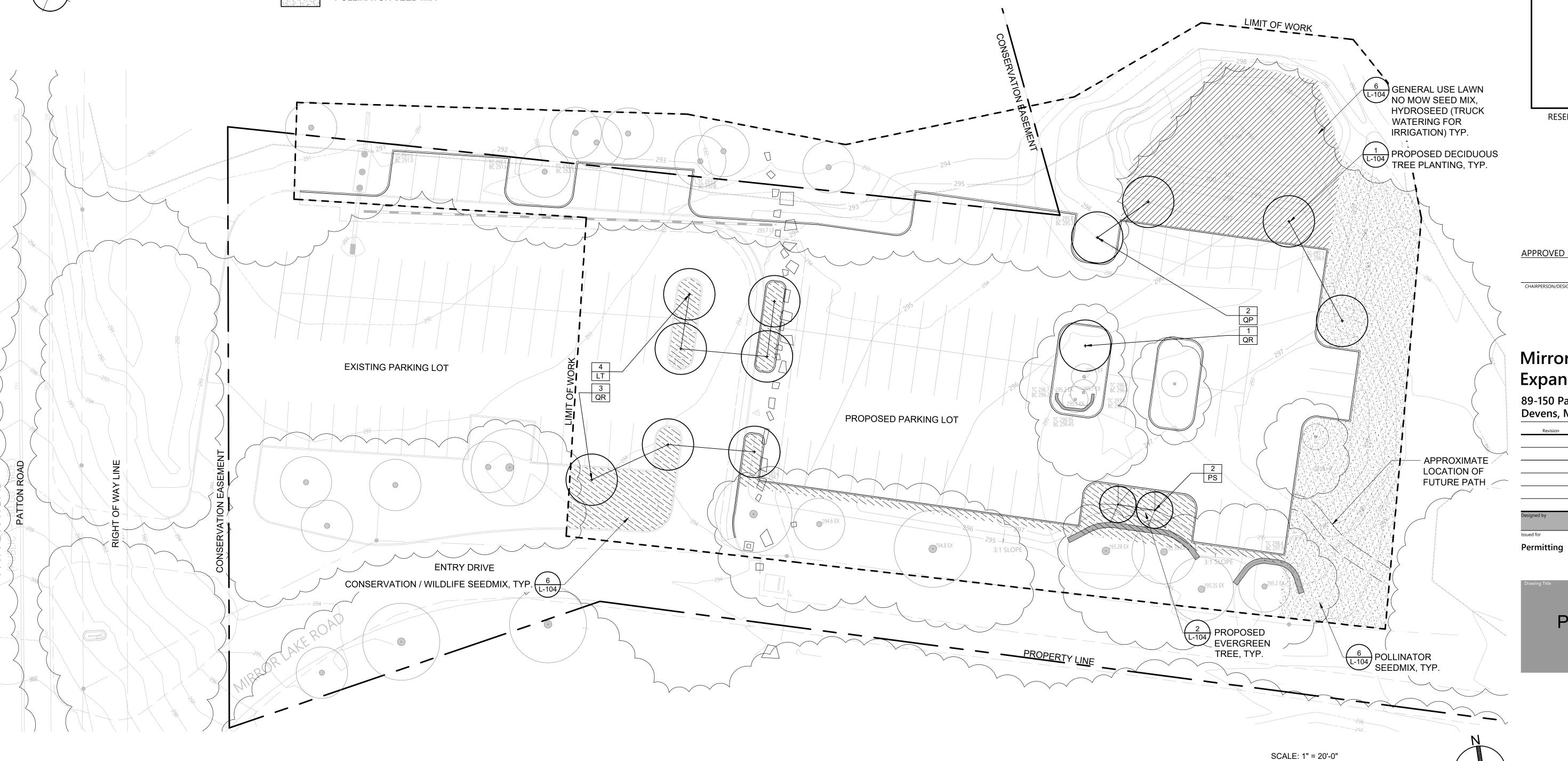
89-150 Patton Road Devens, MA

Designed by	Checked by
Issued for	Date
Permitting	08/07/2025

PLANTING PLAN

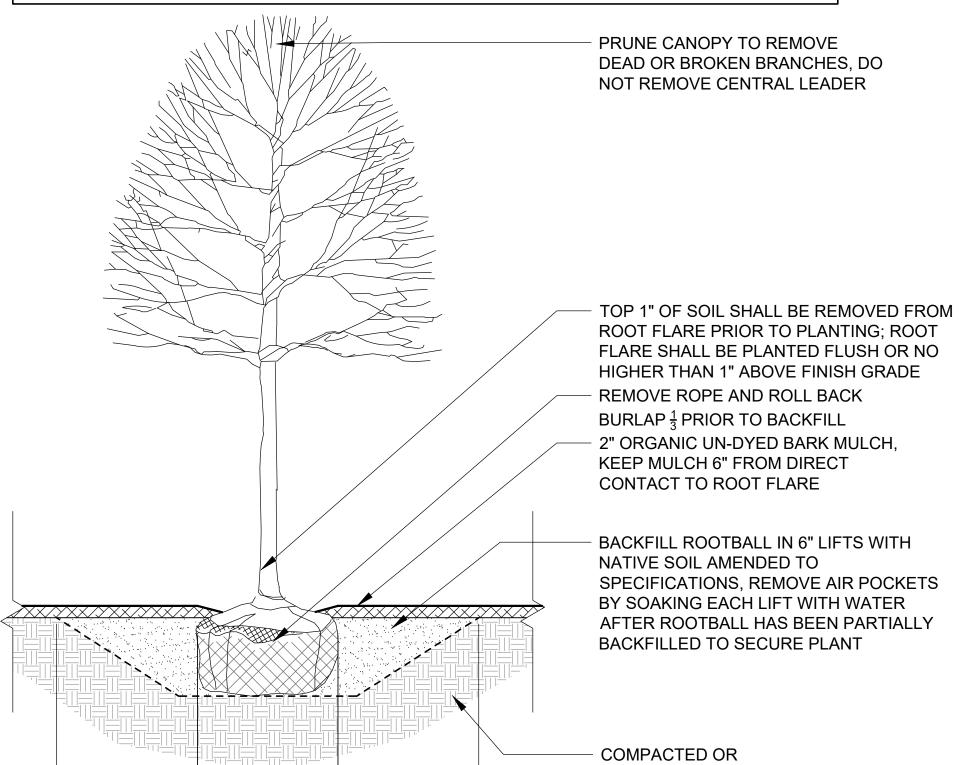
L-103

Sheet	of		
8		9	
25038			
Project Number			
16702 00			





- 1. PLANTING SOIL SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS AFTER PLANTING. 2. TREE SHALL BE SET PLUMB.
- 3. CONTRACTOR SHALL PREPARE PLANTING MOCKUP OF TREE PLANTING FOR LANDSCAPE
- ARCHITECT TO REVIEW AND APPROVE.
- CONTRACTOR SHALL REMOVE A MINIMUM OF 2/3 OF METAL CAGE FROM ROOT BALL.



### DECIDUOUS TREE PLANTING

EQ

EQ

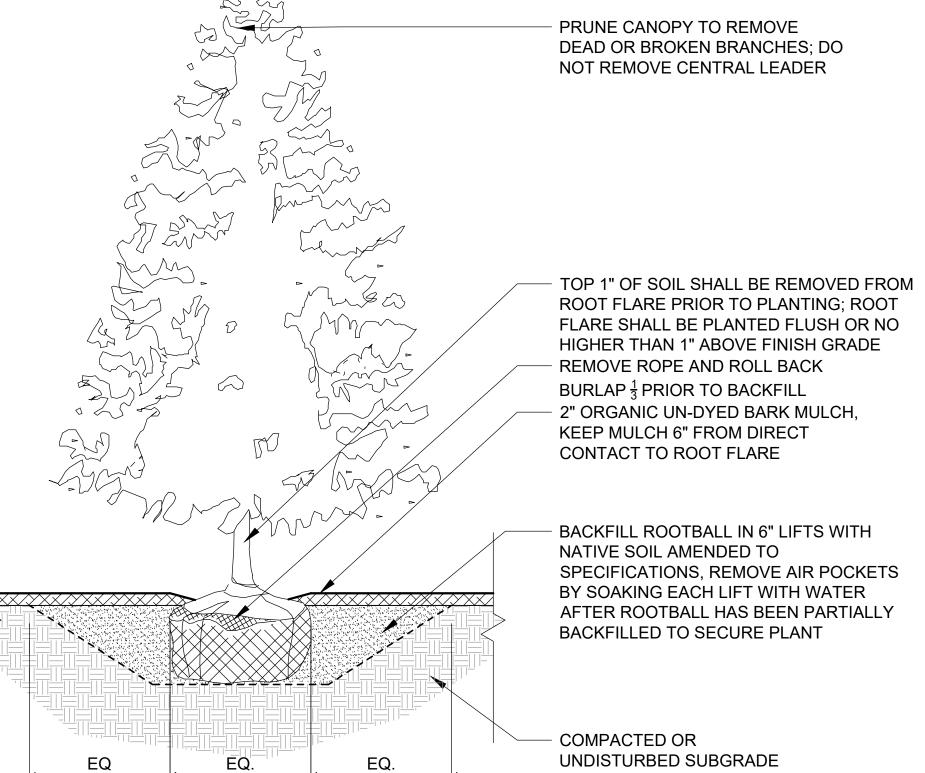
PLANTING SOIL SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS AFTER PLANTING.

UNDISTURBED SUBGRADE

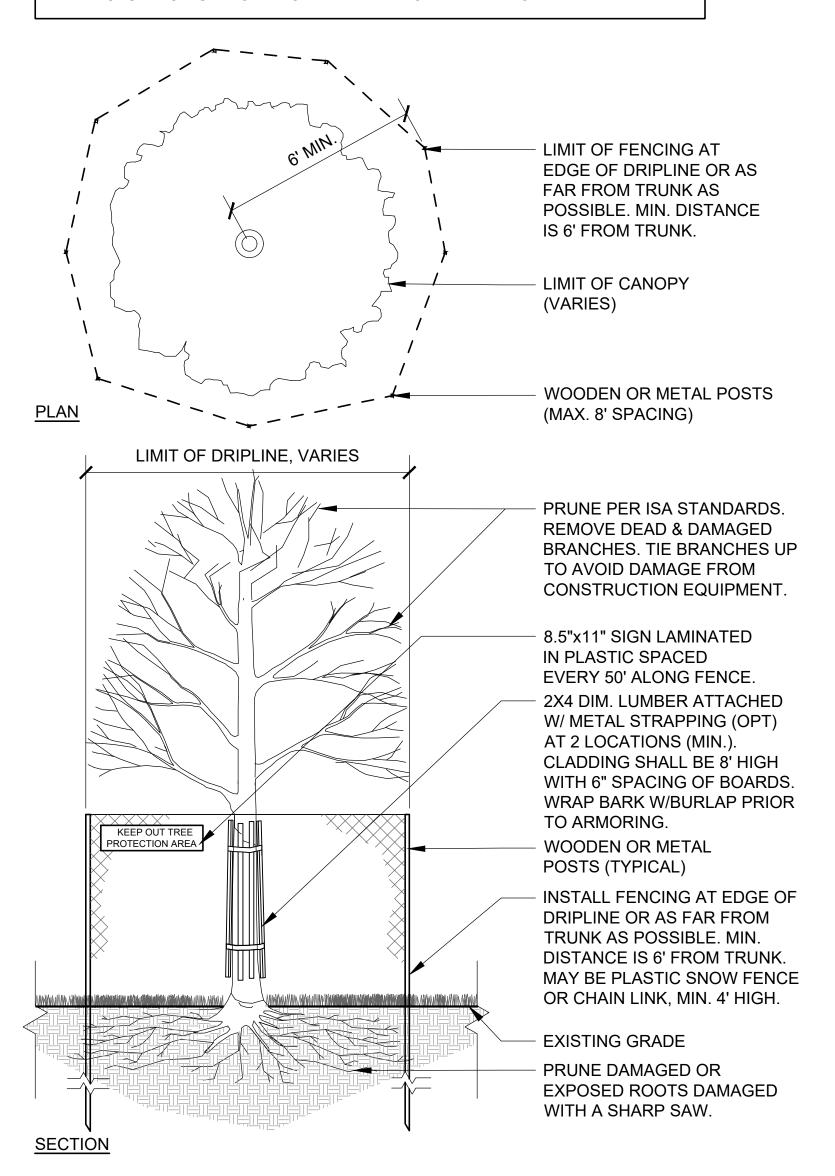
- TREE SHALL BE SET PLUMB.
- CONTRACTOR SHALL PREPARE PLANTING MOCKUP OF TREE PLANTING FOR LANDSCAPE ARCHITECT TO REVIEW AND APPROVE.

CONTRACTOR SHALL REMOVE A MINIMUM OF 2/3 OF METAL CAGE FROM ROOT BALL.

PRUNE CANOPY TO REMOVE DEAD OR BROKEN BRANCHES; DO

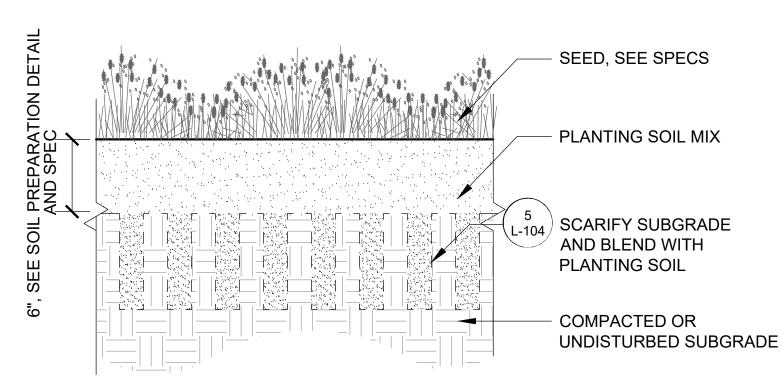


NOTES: 1. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST. 2. NO EQUIPMENT SHALL OPERATE INSIDE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



**ROUGH GRADE** PLANT SOIL BACKFILL MIX SCARIFY SUBGRADE AND BLEND WITH PLANTING SOIL PER SPECIFICATIONS TO MINIMUM 6" DEPTH COMPACTED OR UNDISTURBED SUBGRADE

SOIL PREPARATION SEED MIX



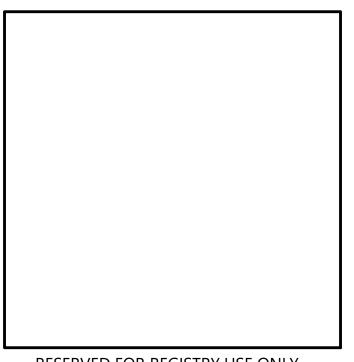
SEED MIX



## CopleyWolff

234 Congress Street Boston, MA 02110 617.654.9000

617.728.7777



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### Mirror Lake Parking Lot Expansion

89-150 Patton Road Devens, MA

Dormitting	08/07/2
Issued for	Date
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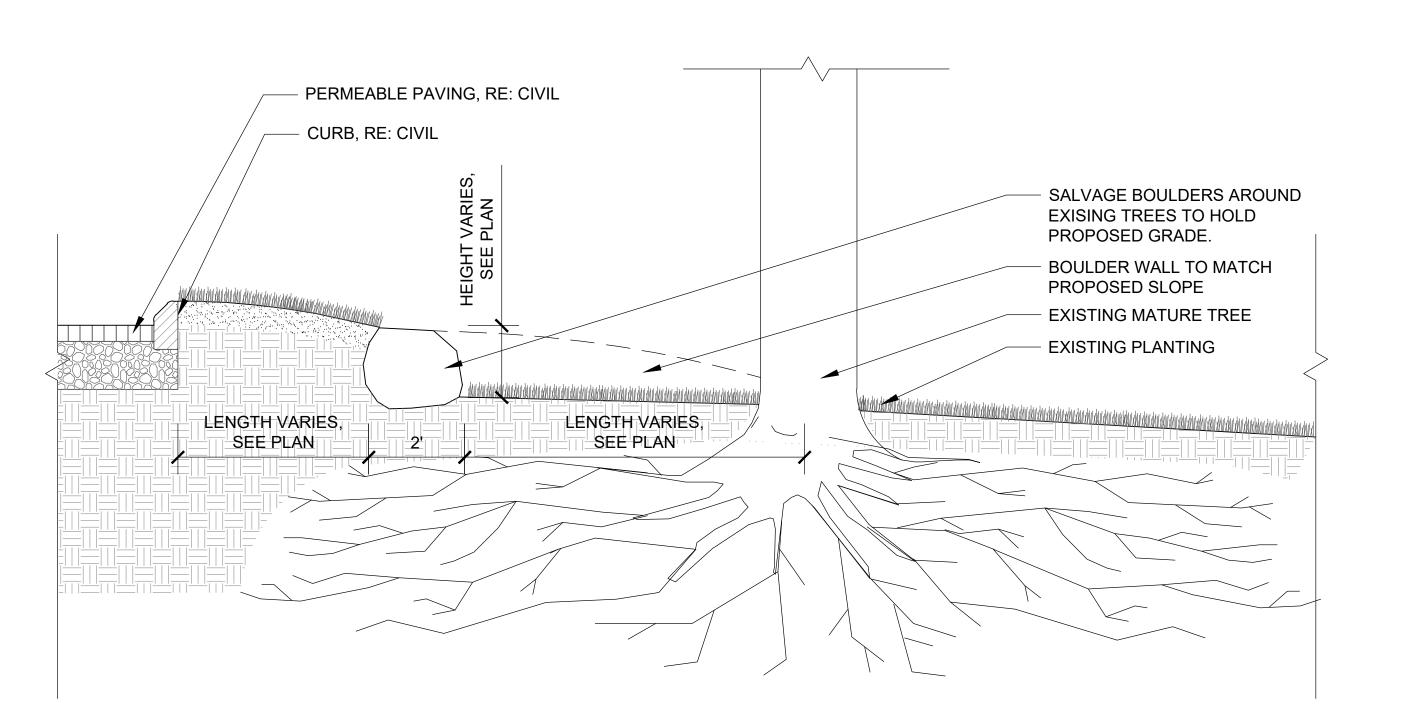
Permitting

LANDSCAPE DETAILS

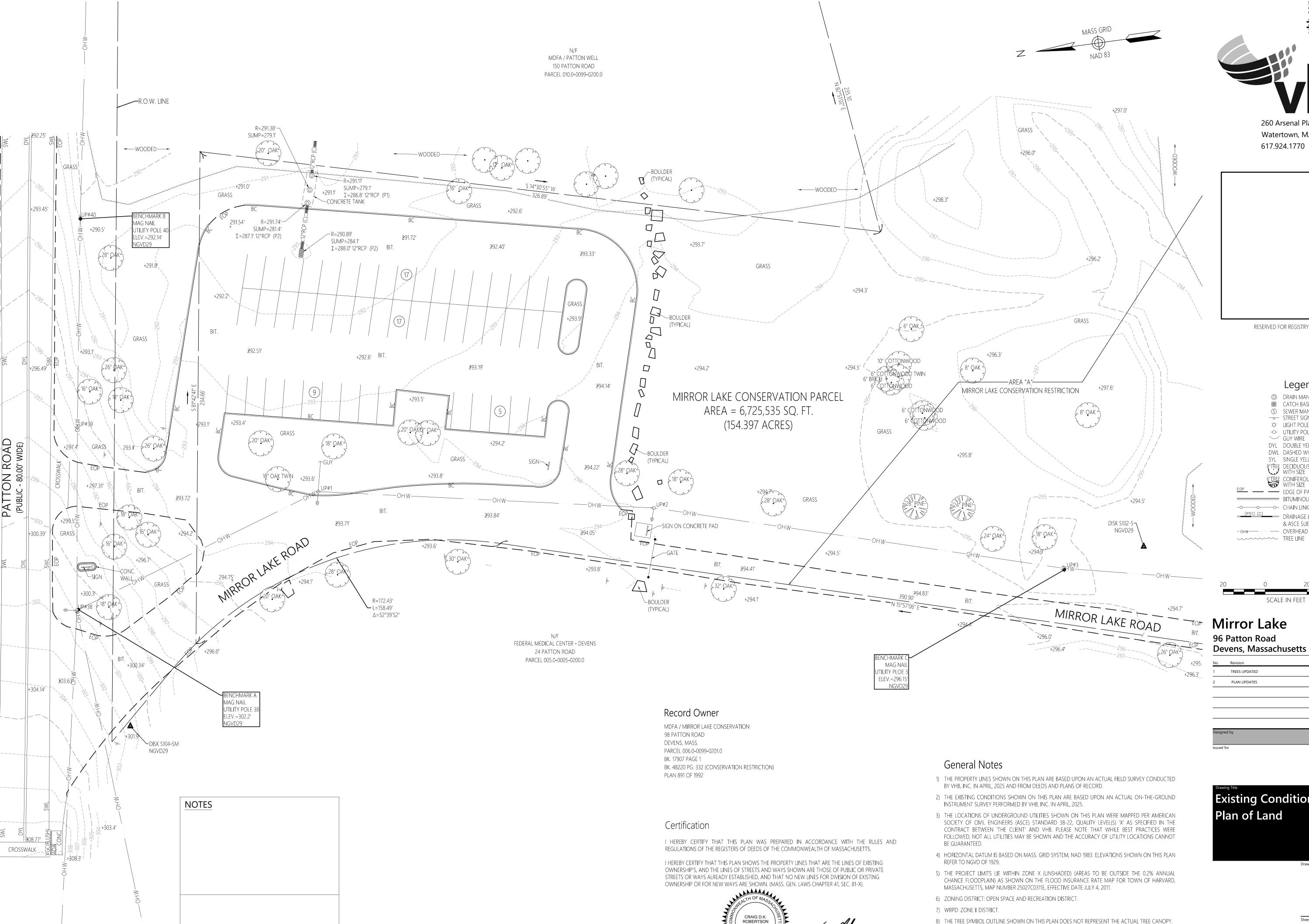
L-104

16702.00

TREE PROTECTION SOFTSCAPE



SALVAGE BOULDER TREE WELL



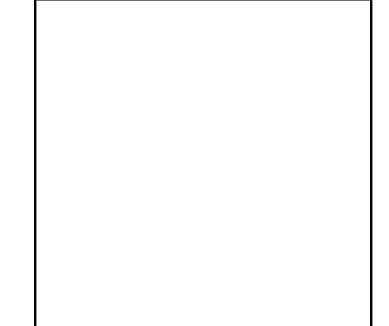
8/6/25

DATE

**Devens Enterprise Commission** 

260 Arsenal Place #2 Watertown, MA 02472

617.924.1770



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#### Legend

DRAIN MANHOLE
CATCH BASIN
SEWER MANHOLE
STREET SIGN
LIGHT POLE
UTILITY POLE
GUY WIRE
DYL DOUBLE YELLOW LINE

DWL DASHED WHITE LINE SINGLE YELLOW LINE 8"TREE DECIDUOUS TREE WITH SIZE

6"TREE CONIFEROUS TREE WITH SIZE EDGE OF PAVEMENT

= (P51) (C) DRAINAGE LINE W/PIPE NUMBER

& ASCE SUE LEVEL CLASSIFICATION -онw--- OVERHEAD WIRE TREE LINE



### Mirror Lake 96 Patton Road

TREES UPDATED 5/7/25 PLAN UPDATES 7/30/25

Issued for	Date
Designed by	Checked by

April 18, 2025

**Existing Conditions** Plan of Land

9) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE

10) A WAIVER HAS BEEN GRANTED TO ALLOW THE PLAN TO BE AT A SCALE OF 1 INCH = 20 FEET.

SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.

RESSIONAL LAND SURVEYOR



