

EXISTING LOCUS

227 EAST MAIN ST	15 LEONARD STREET
ASSESSOR'S MAP MAP 11, LOT 35-0	ASSESSOR'S MAP MAP 11, LOT 33-0
OWNER: SULLIVAN ROBERT J	OWNER: DIANNE L. COMPOS
EXISTING LOT SIZE: 183,008 S.F. (4.20AC)	EXISTING LOT SIZE: 20,054 S.F. (0.46AC)
PLAN BK 6828, PG 112	PLAN BK 19947, PG 340
235 EAST MAIN ST	19 LEONARD STREET
ASSESSOR'S MAP MAP 11, LOT 32-0	ASSESSOR'S MAP MAP 11, LOT 66-0
OWNER: HOUGHTON WILLIAM ADOLPH	OWNER: HOUGHTON WILLIAM ADOLPH
EXISTING LOT SIZE: 2,237,818 S.F. (51.37AC)	EXISTING LOT SIZE: 1,103,921 S.F. (25.34AC)
PLAN BK 1972 PAGE 180	PLAN BK 1972, PG 180
237 EAST MAIN ST	
ASSESSOR'S MAP MAP 11, LOT 34	
OWNER: POND MARJORIE L	
EXISTING LOT SIZE: 27,238 S.F. (0.625AC)	
PLAN BK 10211 PAGE 113	

PROPOSED LOCUS

LOT 1	ZONING DISTRICT - INDUSTRIAL		
AREA	54,069 S.F. (1.24AC)		
UPLAND LOT AREA	54,069 S.F. (1.24AC)		
PROPOSED BUILDING FOOTPRINT	10,935 S.F.		
CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	45,000 S.F.	NA	54,069 S.F.
MINIMUM LOT FRONTAGE	150 FT.	316.75 FT.	467.68 FT.
FRONT YARD SETBACK	40 FT.	29.27 FT	72.38 FT.
SIDE YARD SETBACK	30 FT.	44.42 FT	30.00 FT.
REAR YARD SETBACK	40 FT.	79.98	50.72 FT.
MAXIMUM BUILDING COVERAGE	33%	14.3%	20.2%
BUILDING HEIGHT	50 FT	25 FT +/-	25 FT
BUILDING STORIES	3	2	1

LOT 2	ZONING DISTRICT - INDUSTRIAL		
AREA	46,324 S.F. (1.05AC)		
UPLAND LOT AREA	46,324 S.F. (1.05AC)		
PROPOSED BUILDING FOOTPRINT	14,400 S.F.		
CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	45,000 S.F.	NA	46,324 S.F.
MINIMUM LOT FRONTAGE	150 FT.	150.61 FT.	182.70 FT.
FRONT YARD SETBACK	40 FT.	25.58 FT	72.43 FT.
SIDE YARD SETBACK	30 FT.	38.63 FT	30.00 FT.
REAR YARD SETBACK	40 FT.	500+ FT	40.09 FT.
MAXIMUM BUILDING COVERAGE	33%	1%	31.1%
BUILDING HEIGHT	50 FT	25 FT +/-	25 FT
BUILDING STORIES	3	2	1

LOT 3	ZONING DISTRICT - INDUSTRIAL		
AREA	120,998 S.F. (2.79AC)		
UPLAND LOT AREA	105,681 S.F. (2.43AC)		
PROPOSED BUILDING FOOTPRINT	16,480 S.F.		
CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	45,000 S.F.	NA	121,370 S.F.
MINIMUM LOT FRONTAGE	150 FT.	333.34 FT.	150 FT.
FRONT YARD SETBACK	40 FT.	201.50 FT	206.84 FT.
SIDE YARD SETBACK	30 FT.	124.79 FT	30.00 FT.
REAR YARD SETBACK	40 FT.	136.03 FT	46.13 FT.
MAXIMUM BUILDING COVERAGE	33%	2.7%	13.6%
BUILDING HEIGHT	50 FT	25 FT +/-	25 FT
BUILDING STORIES	3	2	1

LOT 4	ZONING DISTRICT - INDUSTRIAL		
AREA	403,173 S.F. (9.25AC)		
UPLAND LOT AREA	300,853 S.F. (6.91AC)		
PROPOSED BUILDING FOOTPRINT	125,000 S.F.		
CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	80,000 S.F.	NA*	403,173 S.F.
MINIMUM LOT FRONTAGE	150 FT.	150 FT.	639 FT.
FRONT YARD SETBACK	40 FT.	79 FT	60.95 FT.
SIDE YARD SETBACK	30 FT.	NA*	46.28 FT.
REAR YARD SETBACK	40 FT.	NA*	128.46 FT.
MAXIMUM BUILDING COVERAGE	33%	2.9%	31%
BUILDING HEIGHT	50 MAX	25 FT +/-	45 FT
BUILDING STORIES	3 MAX	2	1

* LOT 4 CONSISTS OF A PORTION OF MULTIPLE LOTS

LOT 5	ZONING DISTRICT - INDUSTRIAL		
AREA	1,707,600 S.F. (39.20 AC)		
UPLAND LOT AREA	1,148,654 S.F. (26.37 AC)		
PROPOSED BUILDING FOOTPRINT	220,000 S.F.		
CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	80,000 S.F.	NA*	1,148,654 S.F.
MINIMUM LOT FRONTAGE	150 FT.	NA*	827 FT.
FRONT YARD SETBACK	40 FT.	NA*	174.48 FT.
SIDE YARD SETBACK	30 FT.	NA*	30 FT.
REAR YARD SETBACK	40 FT.	NA*	620.07 FT.
MAXIMUM BUILDING COVERAGE	33%	0.9%	22.5%
BUILDING HEIGHT	50 FT MAX	25 FT +/-	45 FT
BUILDING STORIES	3 MAX	2	1

LOT 6	ZONING DISTRICT - INDUSTRIAL		
AREA	176,076 S.F. (4.04 AC)		
UPLAND LOT AREA	138,263 S.F. (3.17 AC)		
PROPOSED BUILDING FOOTPRINT	0 S.F.		

LOT 7	ZONING DISTRICT - INDUSTRIAL		
AREA	984,456 S.F. (22.60 AC)		
UPLAND LOT AREA	00		
PROPOSED BUILDING FOOTPRINT	0 S.F.		

SITE PLANS

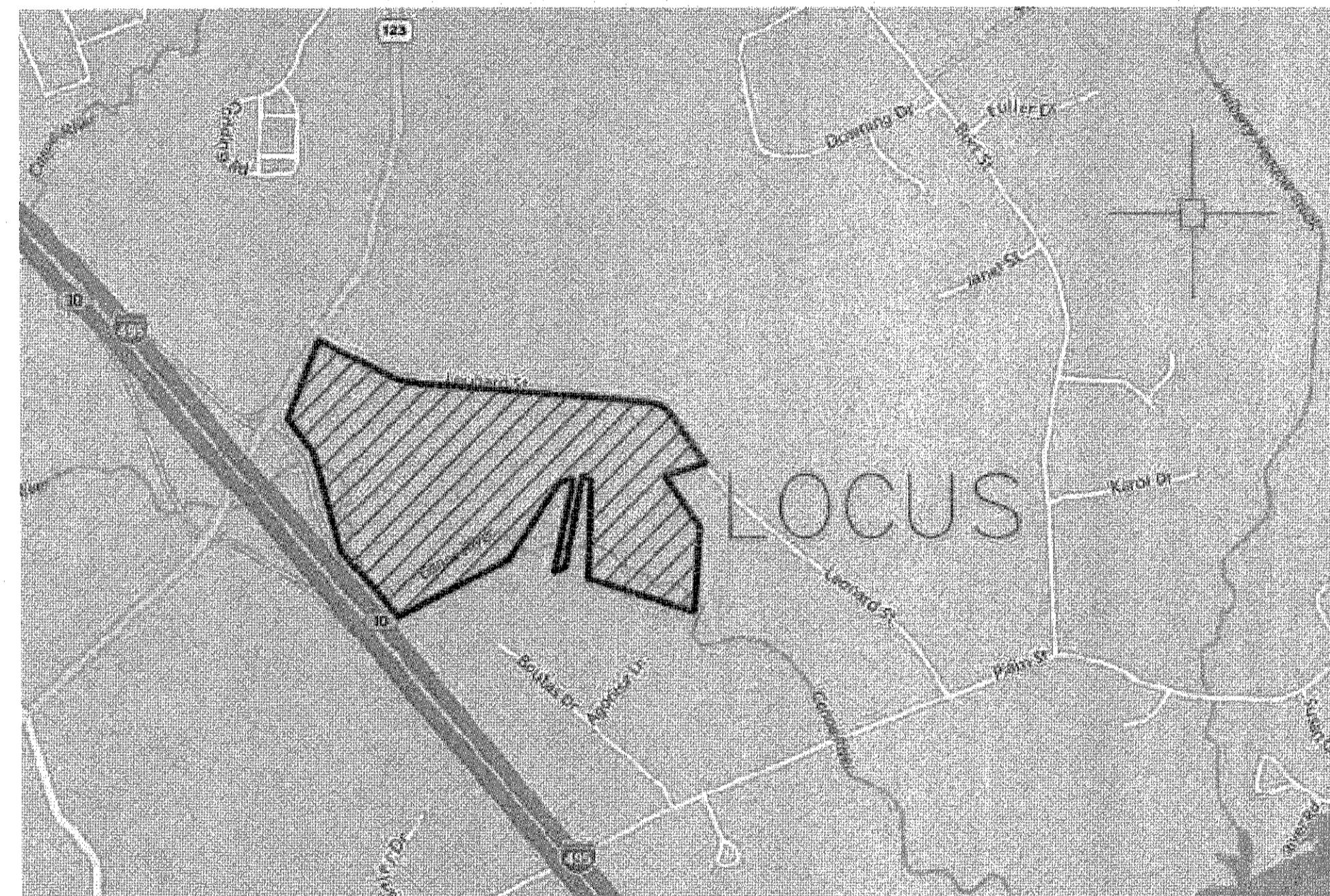
BLUE STAR BUSINESS PARK

LEONARD STREET - SOUTH

NORTON, MASSACHUSETTS

AUGUST 29, 2018

REV1: 12-6-2018 REVS PER COMMENT
 REV2: 2-4-2019 REVS PER TOWN / PEER REVIEW
 REV3: 2-27-19 REVS PER 3RD PEER REVIEW
 REV4: 4-1-19 REVS PER WETLAND REVIEW



LOCUS MAP
 SCALE: 1" = 400' +/-

PARKING SUMMARY

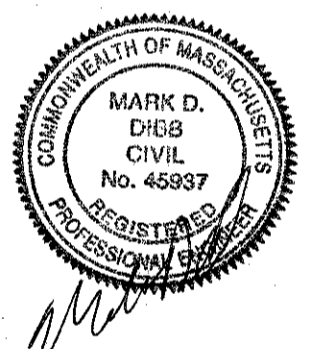
ZONING DISTRICT: I - INDUSTRIAL			
BUILDING AREA TYPE	AREA (S.F.)	SPACES REQUIRED	SPACES PROPOSED
RETAIL BUILDING LOT 1 - 1 PER 200 S.F.	10,935 S.F.	55 SPACES	55 SPACES
RETAIL BUILDING LOT 2 - 1 PER 200 S.F.	14,400 S.F.	72 SPACES	72 SPACES
RETAIL BUILDING LOT 3 - 1 PER 200 S.F.	16,480 S.F.	83 SPACES	83 SPACES
TOTAL		210 SPACES REQ	210 SPACES PROPOSED
WAREHOUSE BUILDING LOT 4	125,000 S.F.	42 SPACES	50 PROPOSED
WAREHOUSE BUILDING LOT 5	220,000 S.F.	74 SPACES	128 PROPOSED**
** 38 SPACES ARE FUTURE, ONLY TO BE BUILT AS NEEDED. 90 SPACES BUILT			

INDEX OF DRAWINGS

- C1 - TITLE SHEET
- C2-C9 - EXISTING CONDITIONS - 30 SCALE
- C10 - DEMOLITION PLAN
- C11 - EROSION AND SEDIMENT CONTROL PLAN
- C12 - SUBDIVISION PLAN
- C13 - C20 - LAYOUT PLANS - 30 SCALE
- C21 - C27 - GRADING AND DRAINAGE PLAN - 30 SCALE
- C28 - C34 - UTILITY PLAN - 30 SCALE
- C35 - C41 - LANDSCAPE PLAN - 30 SCALE
- C42 - C45 - FLOODZONE COMPENSATORY STORAGE PLAN
- C46 - PHOTOMETRIC PLAN
- C47 - GENERAL NOTES
- C48 - C54 - SITE DETAILS
- C55 - DIRECTIONAL SIGNAGE PLAN

LEGEND

⊠	DHSB FND	- DRILL HOLE IN STONE BOUND FOUND
⊡	LPDHSB FND.	- LEAD PLUG IN DRILL HOLE IN STONE BOUND MASS HWY. BOUND FOUND
⊙	DH/IR FND/SET	- DRILL HOLE OR IRON ROD FOUND/SET
— E —		- EXISTING ELECTRIC LINE
— T —		- EXISTING TELEPHONE LINE
— S —		- EXISTING SEWER LINE
— W —		- EXISTING WATER LINE
— G —		- EXISTING GAS LINE
— D —		- EXISTING DRAIN LINE
⊕		- EXISTING ELECTRIC MANHOLE
⊗		- EXISTING TELEPHONE MANHOLE
⊙		- EXISTING SEWER MANHOLE
⊙		- EXISTING DRAIN MANHOLE
⊙		- UTILITY POLE
⊙		- LIGHT POLE
⊙		- HYDRANT
⊙		- WATER GATE VALVE
⊙		- GAS GATE VALVE
⊙		- ELECTRIC SERVICE BOX
⊙		- CATCH BASIN
⊙		- SIGN
⊙		- WALK LIGHT
⊙		- NUMBER OF PARKING SPACES
⊙		- PROPOSED SPOT GRADE
— S —		- PROPOSED SEWER LINE
— W —		- PROPOSED WATER LINE
— G —		- PROPOSED GAS LINE
— D —		- PROPOSED DRAIN LINE
⊙		- PROPOSED DRAIN MANHOLE
⊙		- PROPOSED DRAIN MANHOLE
⊙		- CAPE COD BERM
⊙		- VERTICAL CONCRETE CURB
⊙		- EDGE OF PAVEMENT
⊙		- DEEP OBSERVATION TEST HOLE
⊙		- FLARED END SECTION
⊙		- SILT FENCE / WORK LIMIT
⊙		- PROPOSED PROPERTY LINE



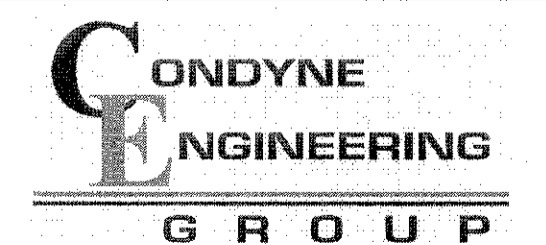
PREPARED FOR:

CONDYNE CAPITAL PARTNERS
 100 GRANDVIEW ROAD, SUITE 312
 BRAINTREE, MA 02184

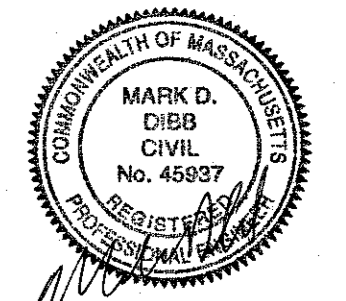
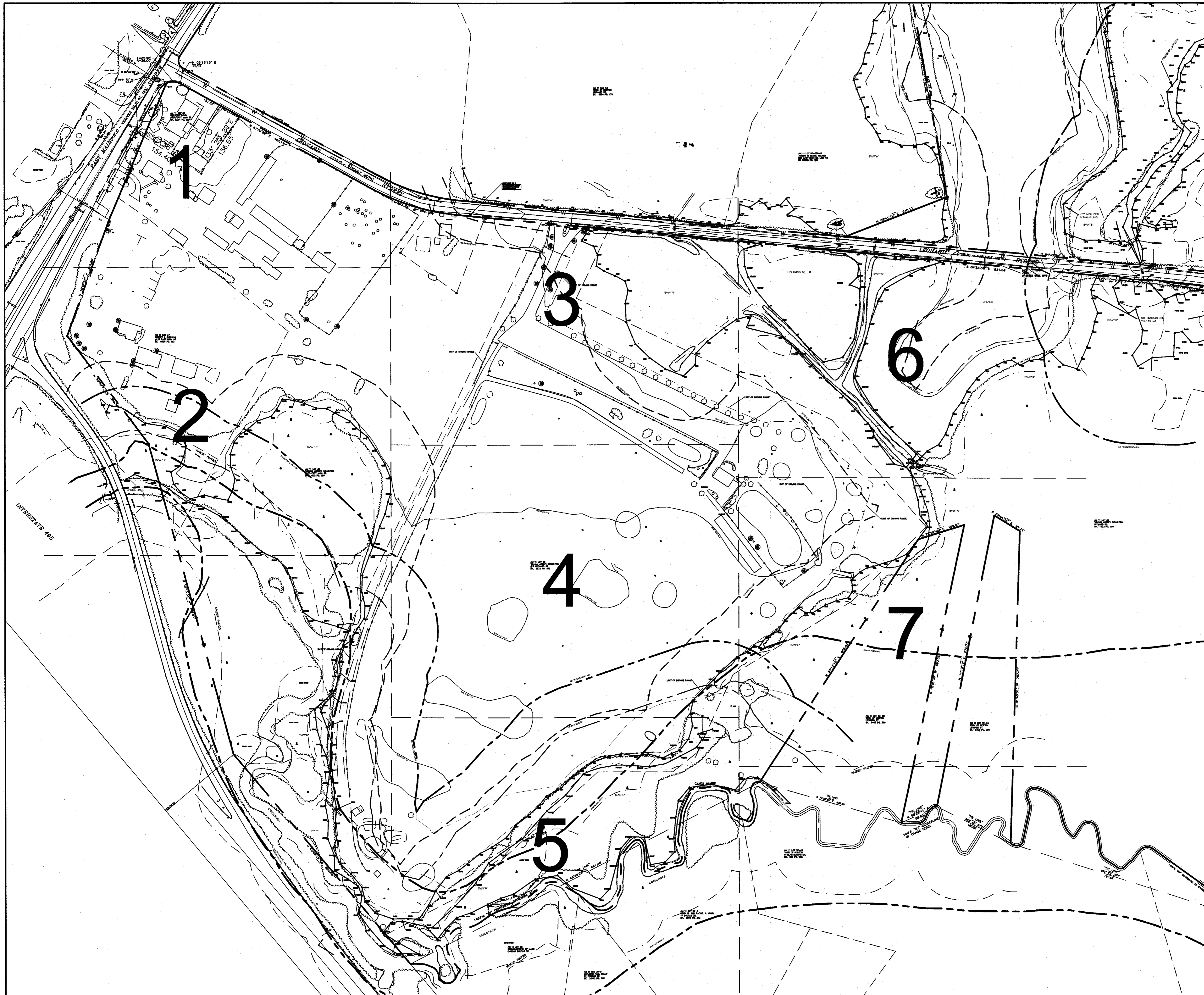
ARCHITECT:

MAUGEL ARCHITECTS
 200 AYER ROAD, SUITE 200
 HARVARD, MA 01451

PREPARED BY:



100 GRANDVIEW ROAD, SUITE 312
 BRAINTREE, MA 02184



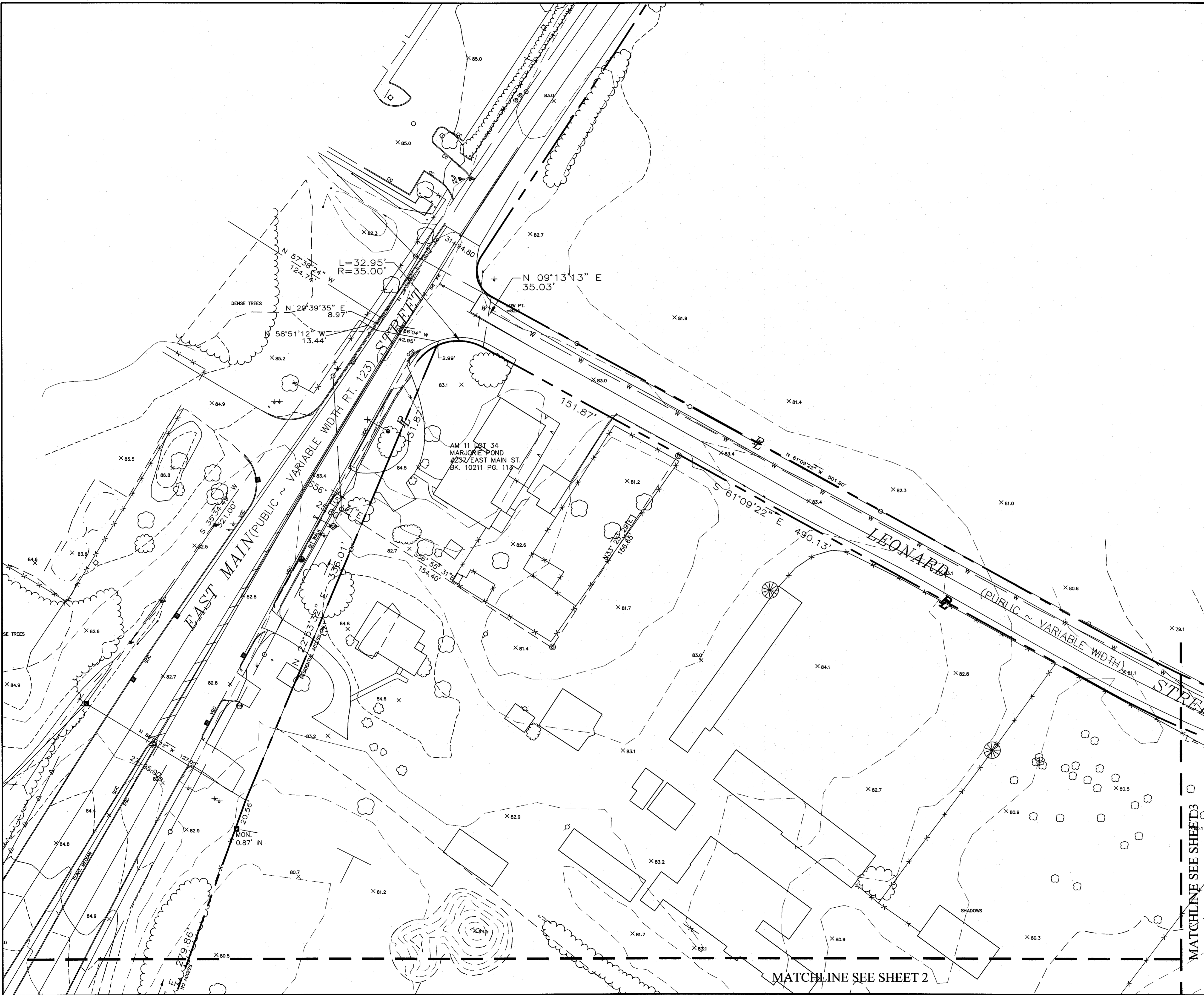
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SCALE: 1"=100'

CONDYNE ENGINEERING GROUP
100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
FAX 781-817-6550

BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH
PREPARED FOR:
CONDYNE CONSTRUCT, INC.
100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184

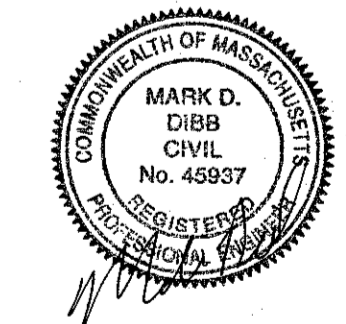
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3	2/27/2019	REVS PER 3RD PEER REVIEW

DATE: 8/29/2018
SCALE: 1"=100'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg



MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 2



0 30' 60'
SCALE: 1"=30'

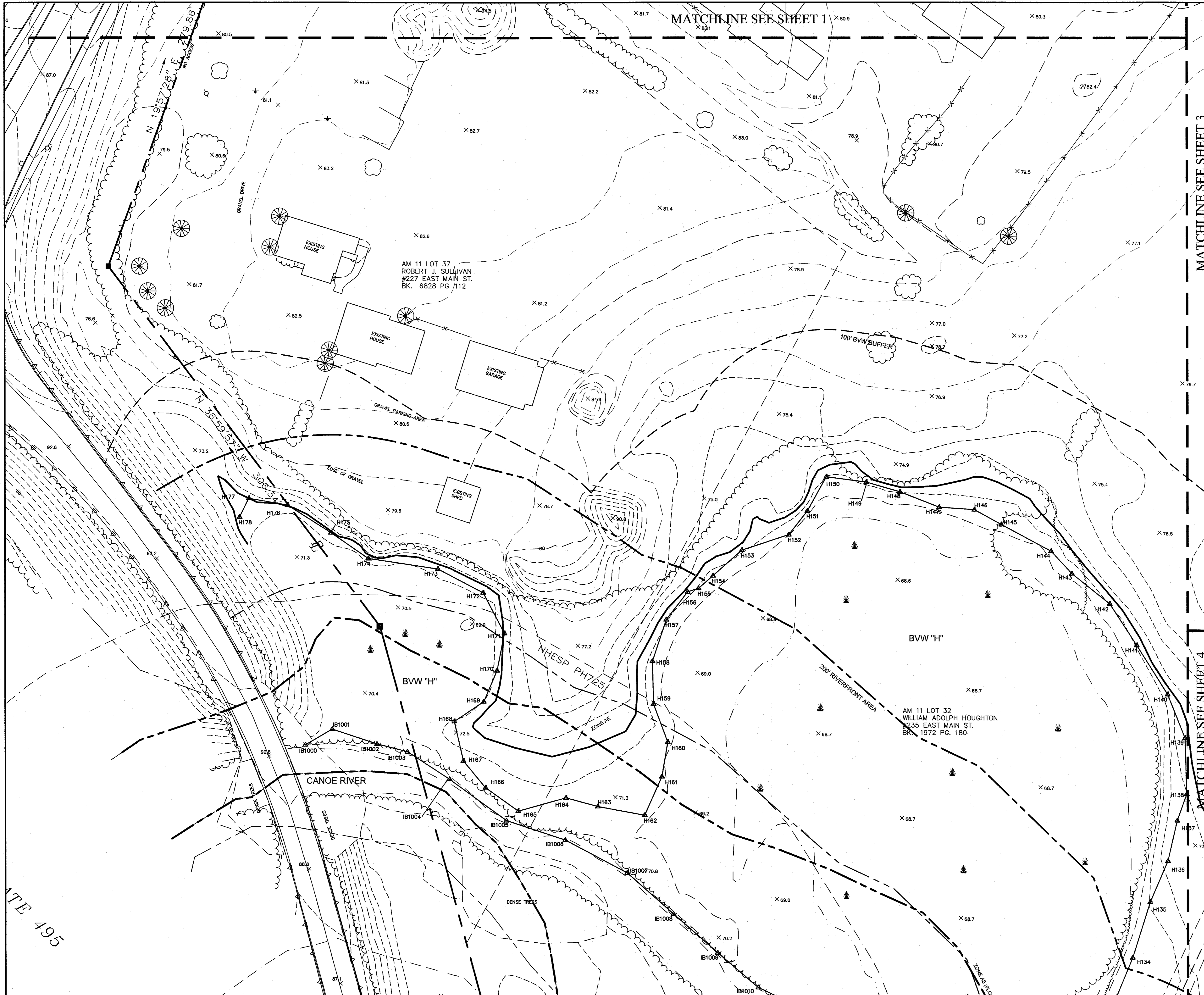
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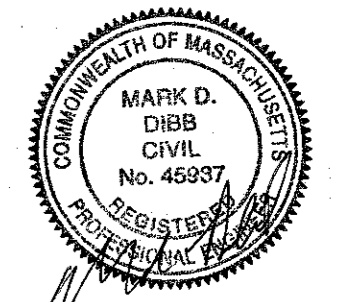
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EXISTING CONDITIONS SHT 1



MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4



SCALE: 1"=30'

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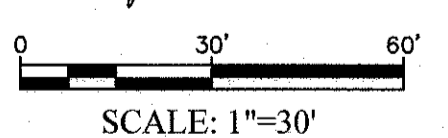
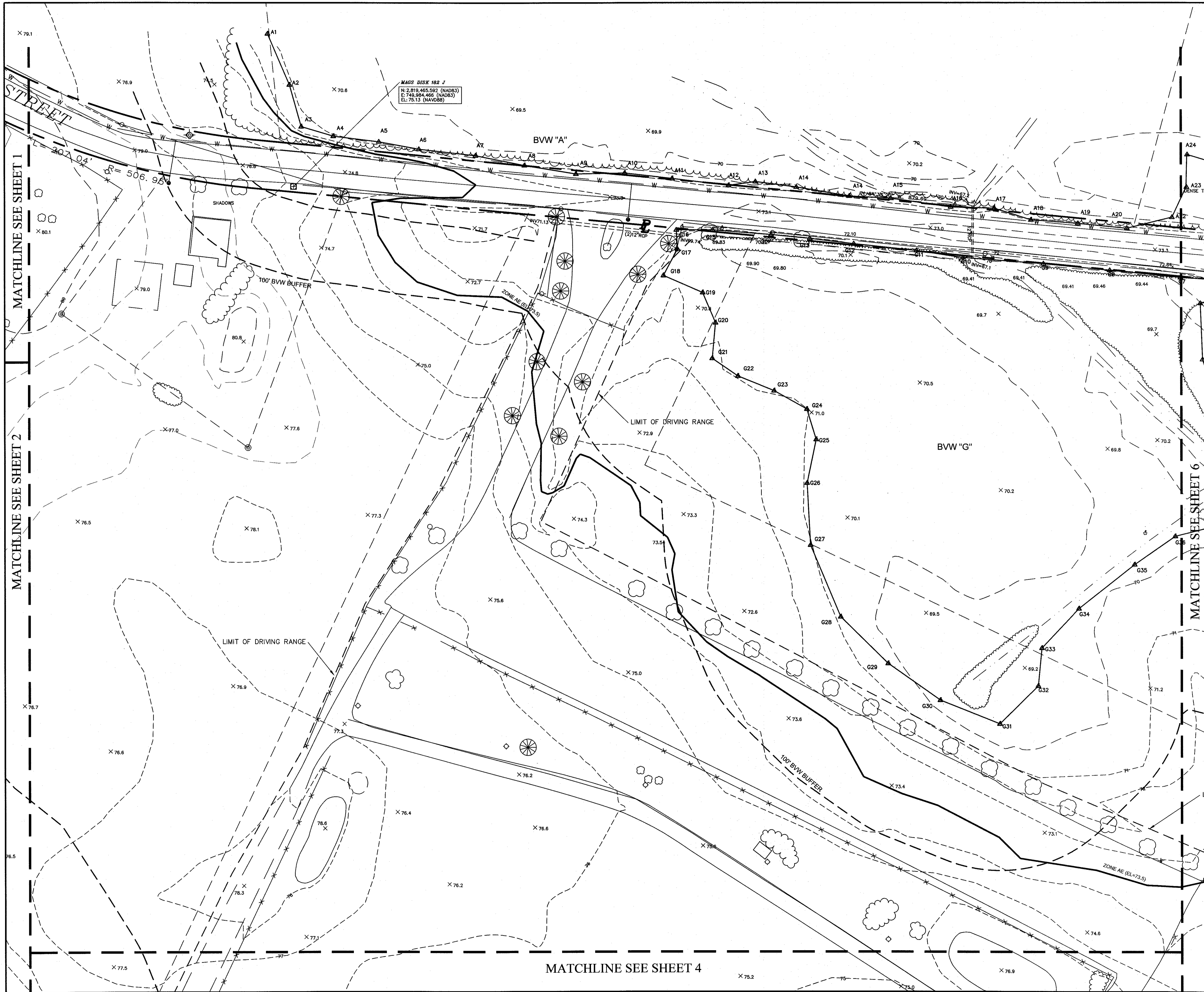
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EXISTING CONDITIONS SHT 2

NOTE 495



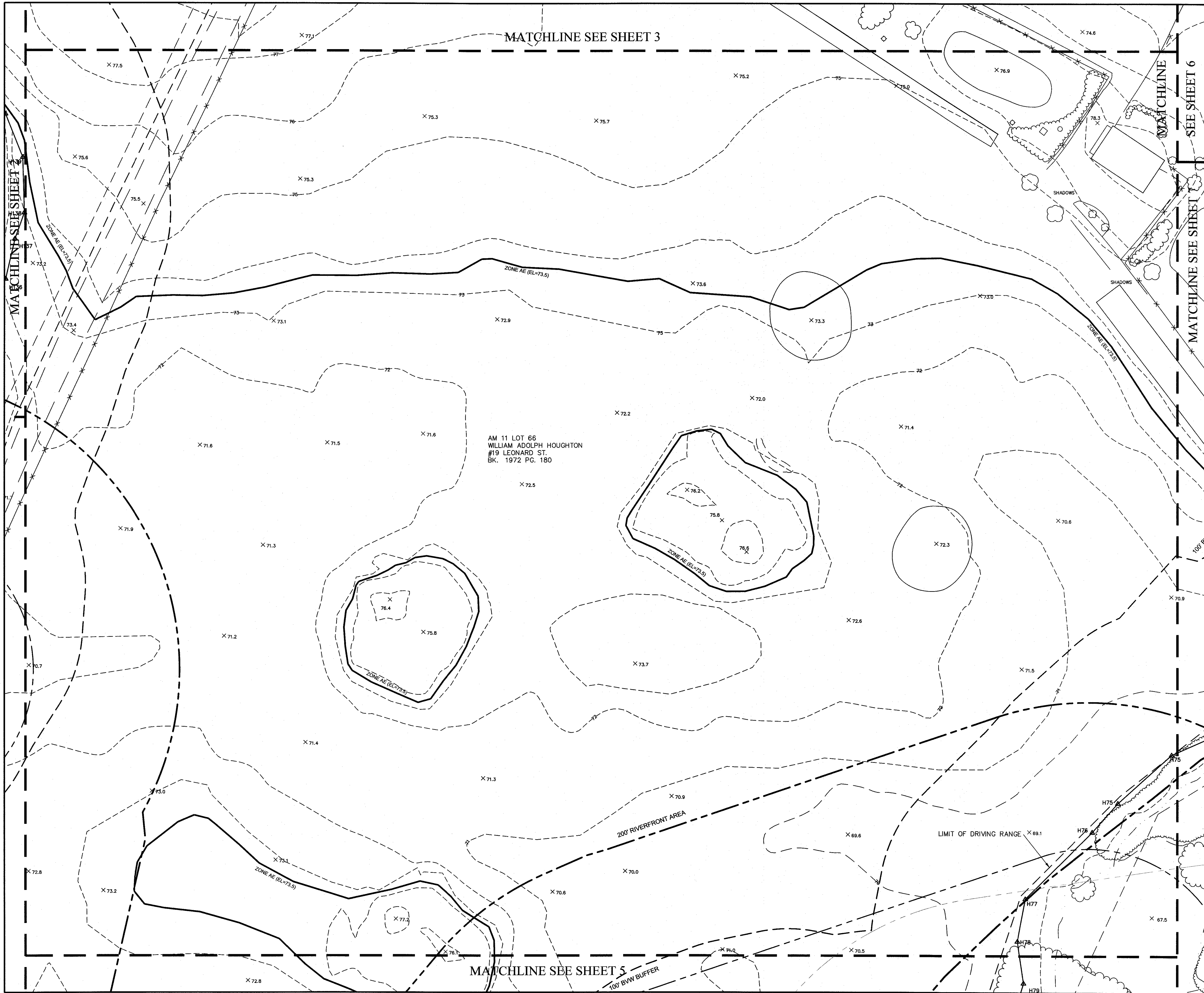
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EXISTING CONDITIONS SHT 3



MATCHLINE SEE SHEET 3

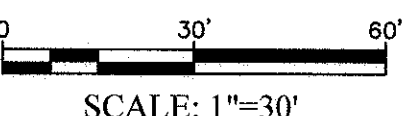
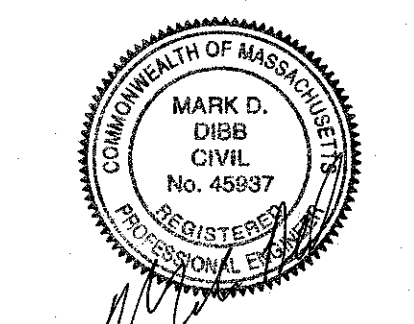
MATCHLINE SEE SHEET 6

AM 11 LOT 66
WILLIAM ADOLPH HOUGHTON
#19 LEONARD ST.
BK. 1972 PG. 180

200' RIVERFRONT AREA

LIMIT OF DRIVING RANGE

MATCHLINE SEE SHEET 5



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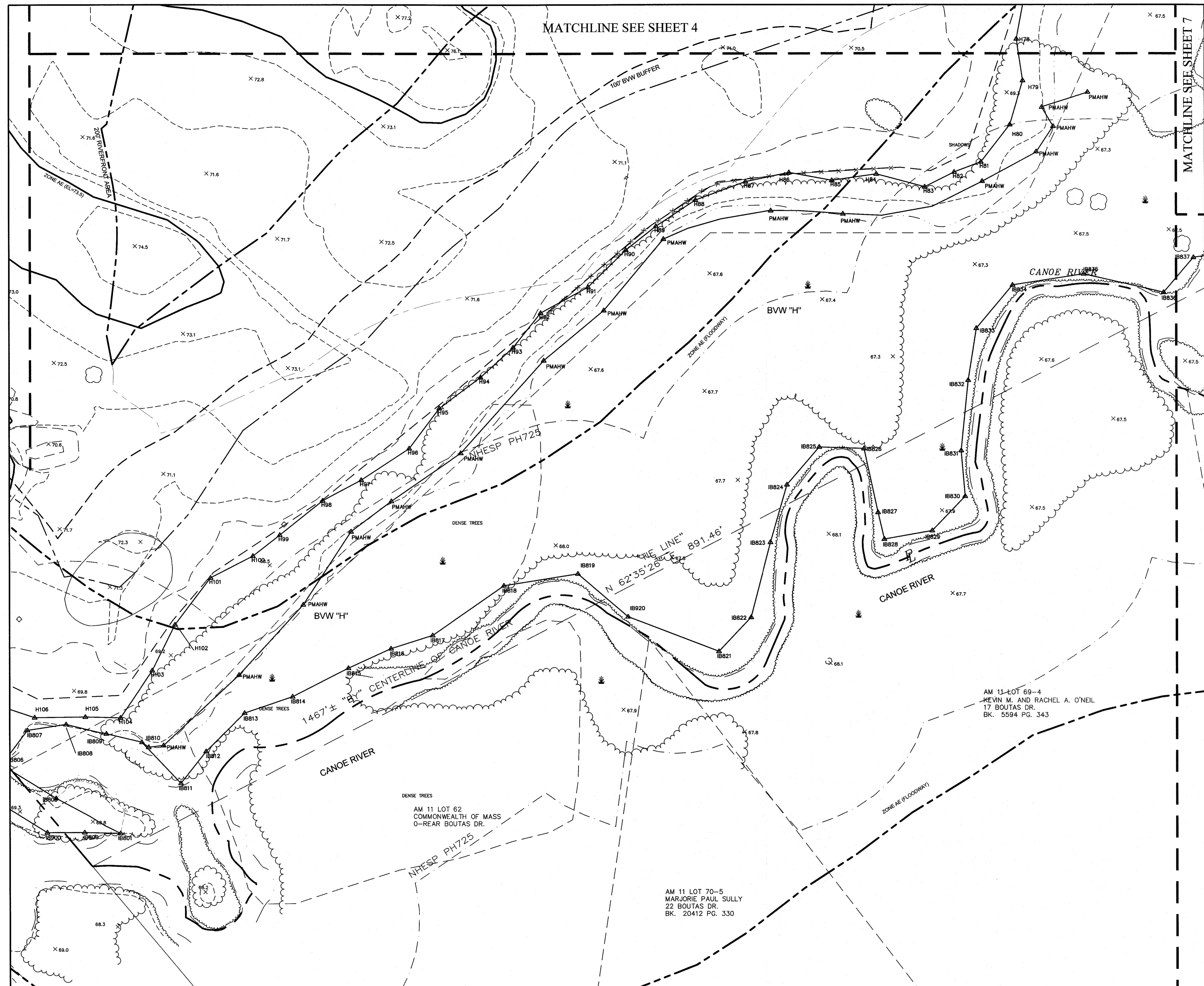
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EXISTING CONDITIONS SHT 4

MATCHLINE SEE SHEET 4

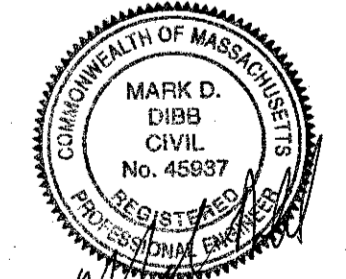
MATCHLINE SEE SHEET 7



AM 11 LOT 69-4
 KEVIN M. AND RACHEL A. O'NEIL
 17 BOUTAS DR.
 BK. 5594 PG. 343

AM 11 LOT 62
 COMMONWEALTH OF MASS
 O-REAR BOUTAS DR.

AM 11 LOT 70-5
 MARJORIE PAUL SULLY
 22 BOUTAS DR.
 BK. 20412 PG. 330



SCALE: 1"=30'

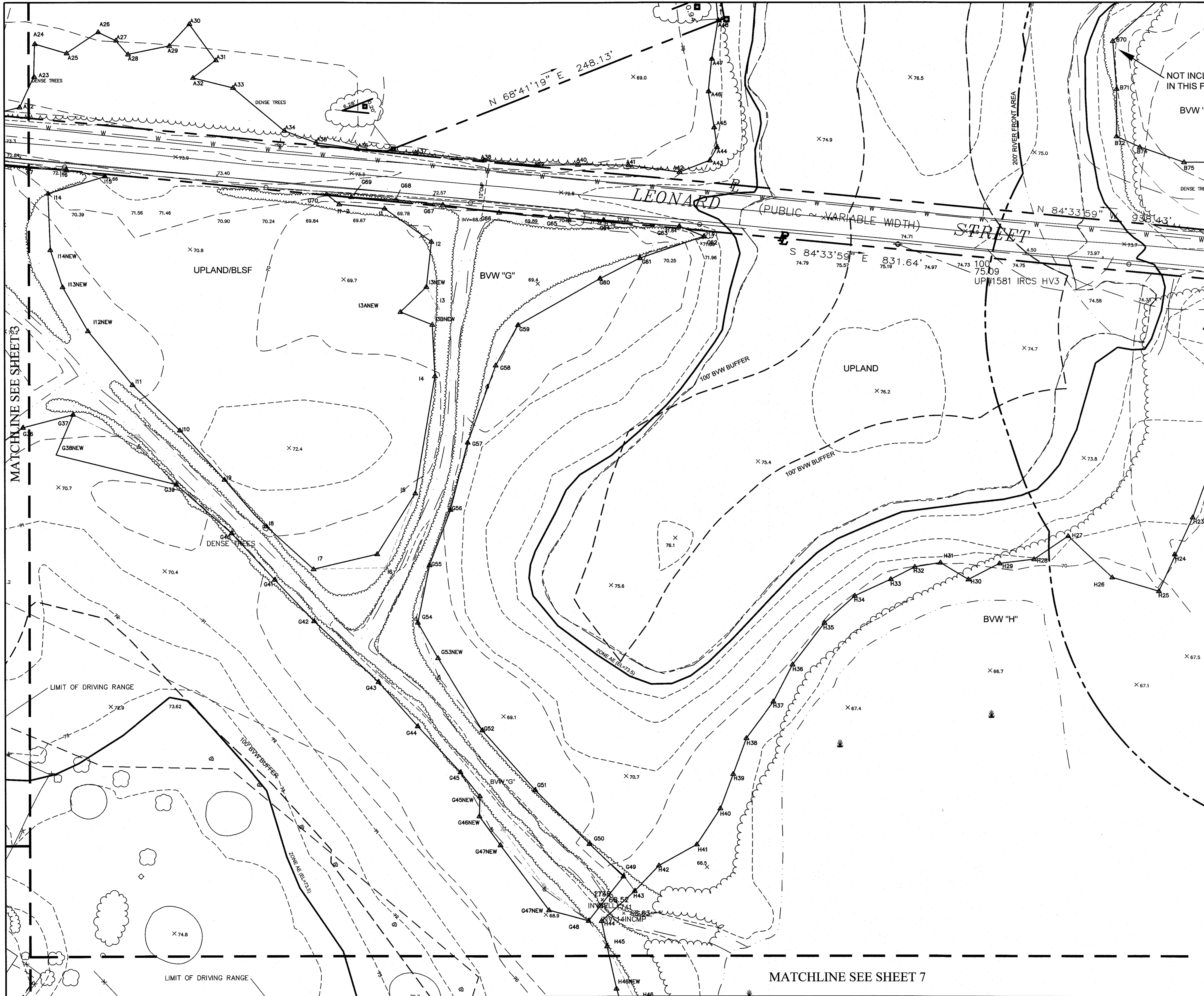
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EXISTING CONDITIONS SHT 5



NOT INCL
IN THIS FIL
BVW "B"

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 7



SCALE: 1"=30'

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DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5347
DWG FILENAME: 5247-SP.dwg

EXISTING CONDITIONS SHT 6

MATCHLINE SEE SHEET 6

LIMIT OF DRIVING RANGE

LIMIT OF DRIVING RANGE

BVW "H"

S 58°44'54" E 67.71'

109.07'

N 72°29'40" E

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

100' BVW BUFFER

BVW "H"

N 33°12'19" E 658.49'

ZONE AE (FLOODWAY)

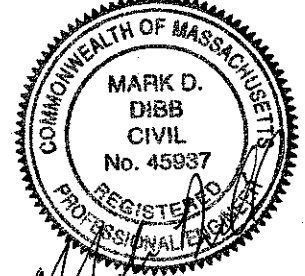
S 12°01'36" W 690.55'

N 11°13'12" E 672.77'

S 01°46'01" W 707.71'

AM 11 LOT 32-02
TOWN OF NORTON
LEONARD ST.
BK. 8405 PG. 256

AM 11 LOT 32-04
TOWN OF NORTON
LEONARD ST.
BK. 8405 PG. 256



SCALE: 1"=30'

CONDYNE
ENGINEERING
GROUP

100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
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BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH

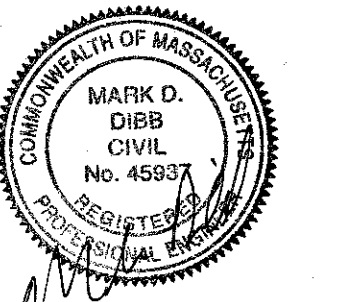
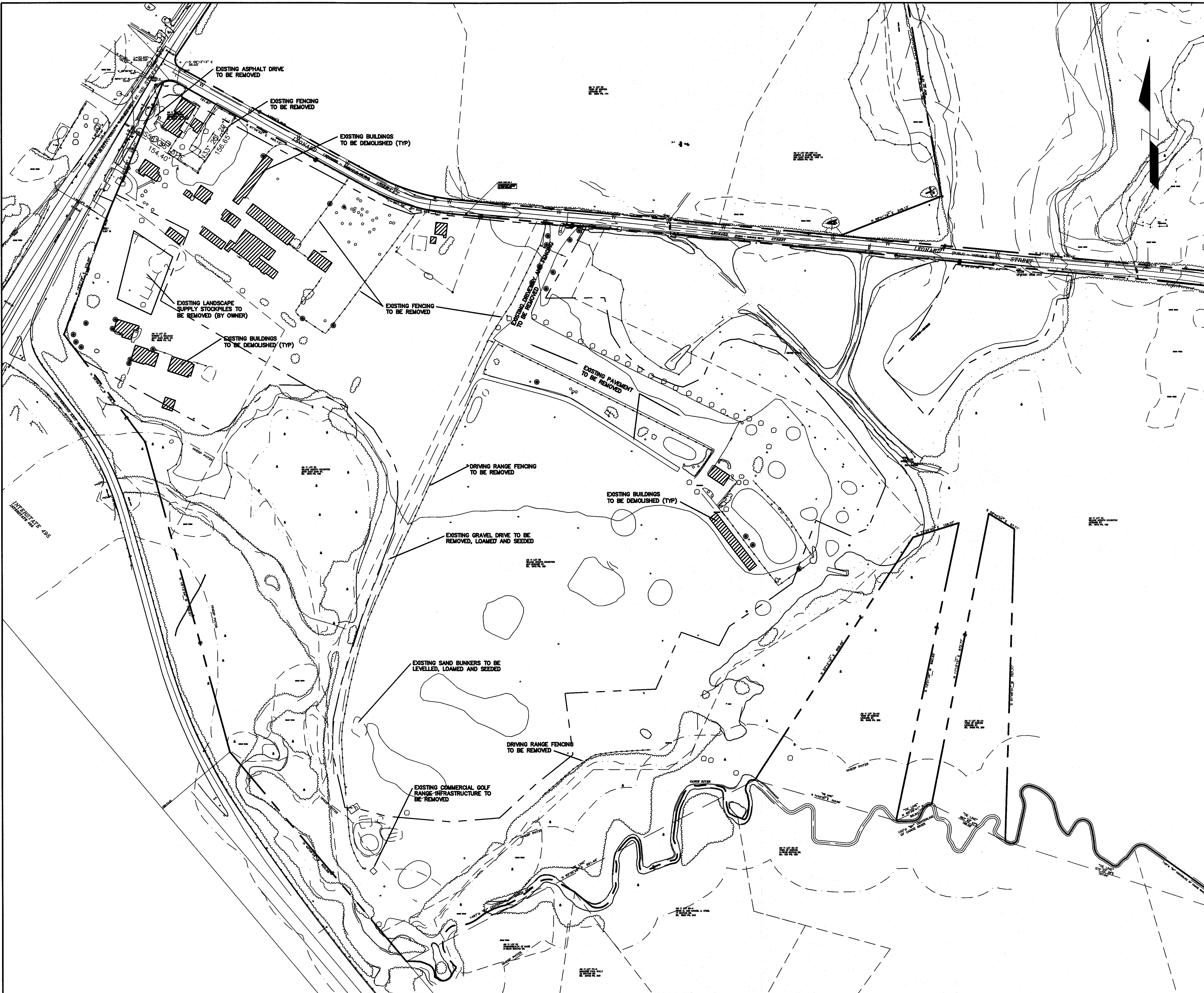
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DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg

EXISTING CONDITIONS SHT 7

1. ALL UTILITY DEMOLITION TO BE PER LOCAL UTILITY SPECIFICATIONS
2. EXISTING ASPHALT THAT IS PROPOSED TO BE REMOVED SHALL BE STOCKPILED ON SITE AND RECYCLED.
3. EXISTING WOOD DEMOLITION MATERIAL TO BE EXPORTED OFF SITE AND DISPOSED OF PER APPLICABLE REGULATIONS.



0 100' 200'
SCALE: 1"=100'

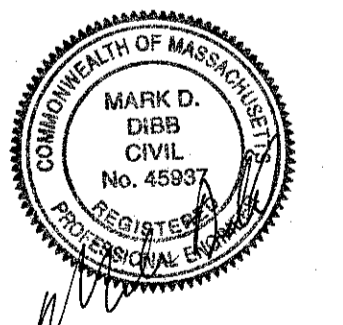
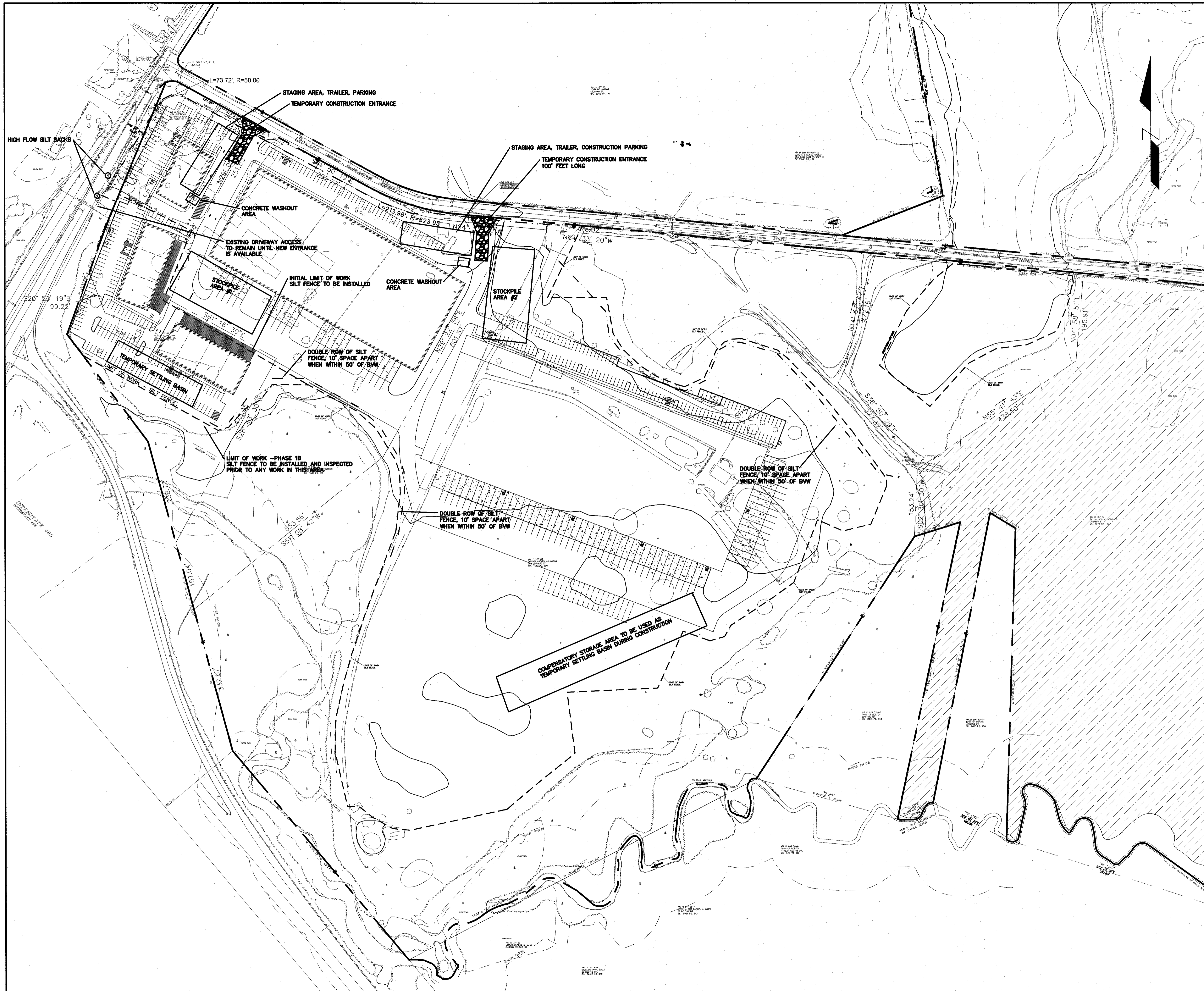
CONDYNE ENGINEERING GROUP
100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
FAX 781-817-6550

BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH
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CONDYNE CONSTRUCT, INC.
100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184

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3	2/27/2019	REVS PER 3RD PEER REVIEW
4	4/1/2019	REVS PER WETLAND REVIEW

DATE: 8/29/2018
SCALE: 1"=100'
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DWG FILENAME: 5247-SP.dwg
DEMOLITION PLAN

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2. EXISTING ASPHALT THAT IS PROPOSED TO BE REMOVED SHALL BE STOCKPILED ON SITE AND RECYCLED.
3. EXISTING WOOD DEMOLITION MATERIAL TO BE EXPORTED OFF SITE AND DISPOSED OF PER APPLICABLE REGULATIONS.



0 100' 200'
SCALE: 1"=100'

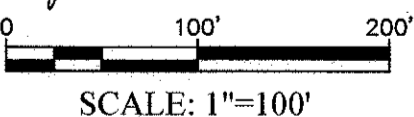
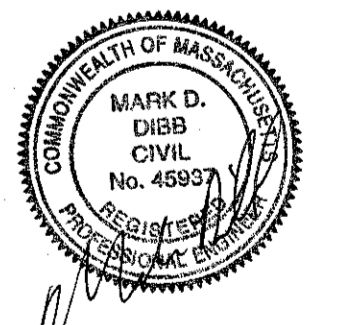
CONDYNE ENGINEERING GROUP
100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
FAX 781-817-6550

BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH
PREPARED FOR:
CONDYNE CONSTRUCT, INC.
100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184

NO.	DATE	DESC.
1	12/6/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg

EROSION AND SEDIMENT CONTROL PLAN
SHEET C11 OF C55

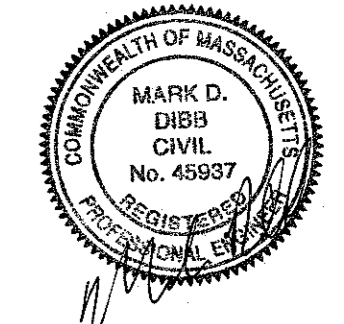
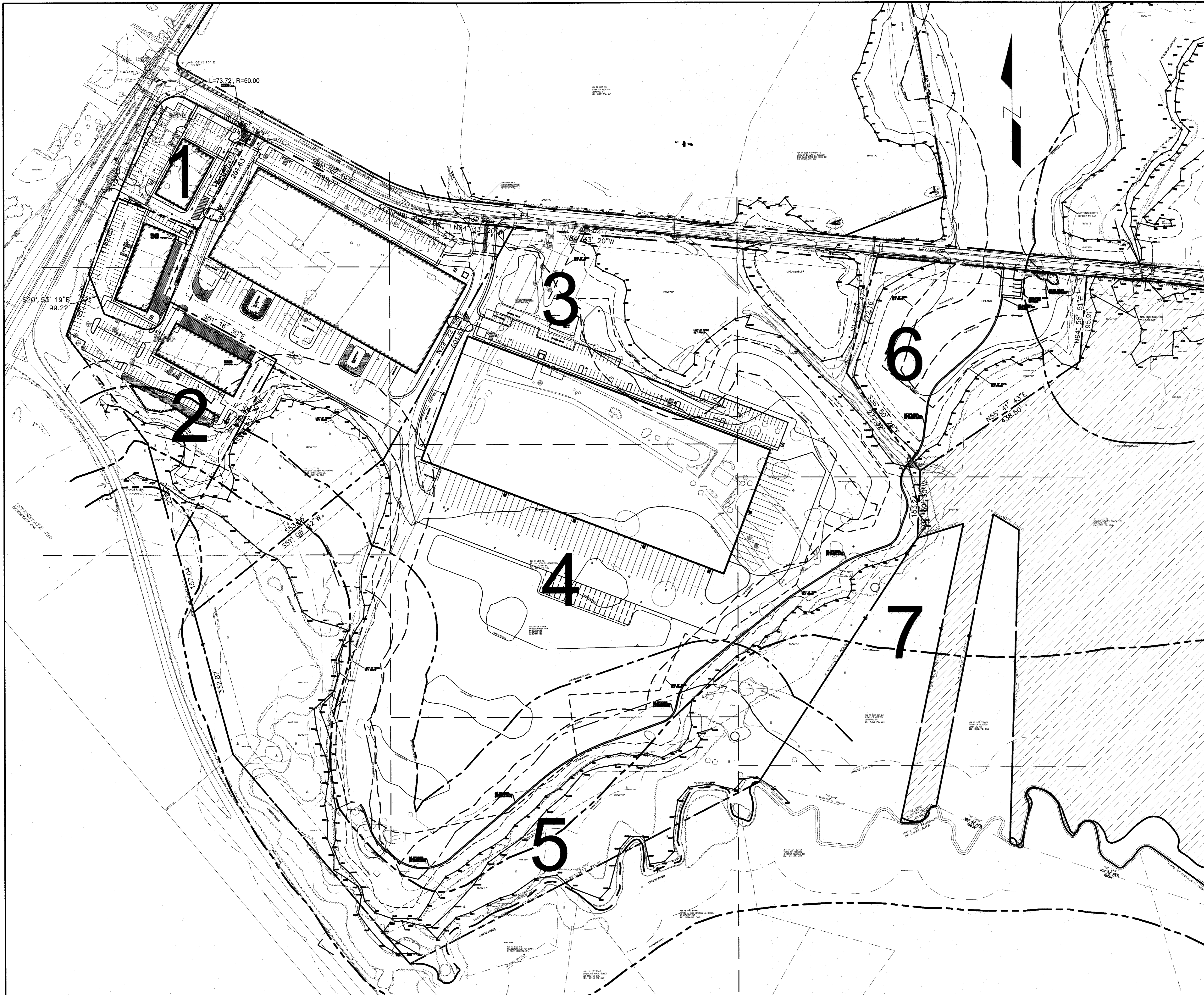


CONDYNE ENGINEERING GROUP
 100 GRANDVIEW ROAD, SUITE 312
 TEL: 781-552-4200
 FAX: 781-817-6550

BLUE STAR BUSINESS PARK
 SITE PLANS
 LEONARD STREET SOUTH
 PREPARED FOR:
 CONDYNE CONSTRUCT, INC.
 100 GRANDVIEW ROAD, SUITE 312
 BRAINTREE, MA 02184

NO.	DATE	DESC.
1	12/6/18	REVS PER COMMENT
2	2/6/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5247
 DWG FILENAME: 5247-SP.dwg
PROPOSED SUBDIVISION PLAN



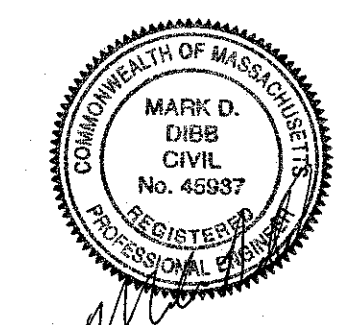
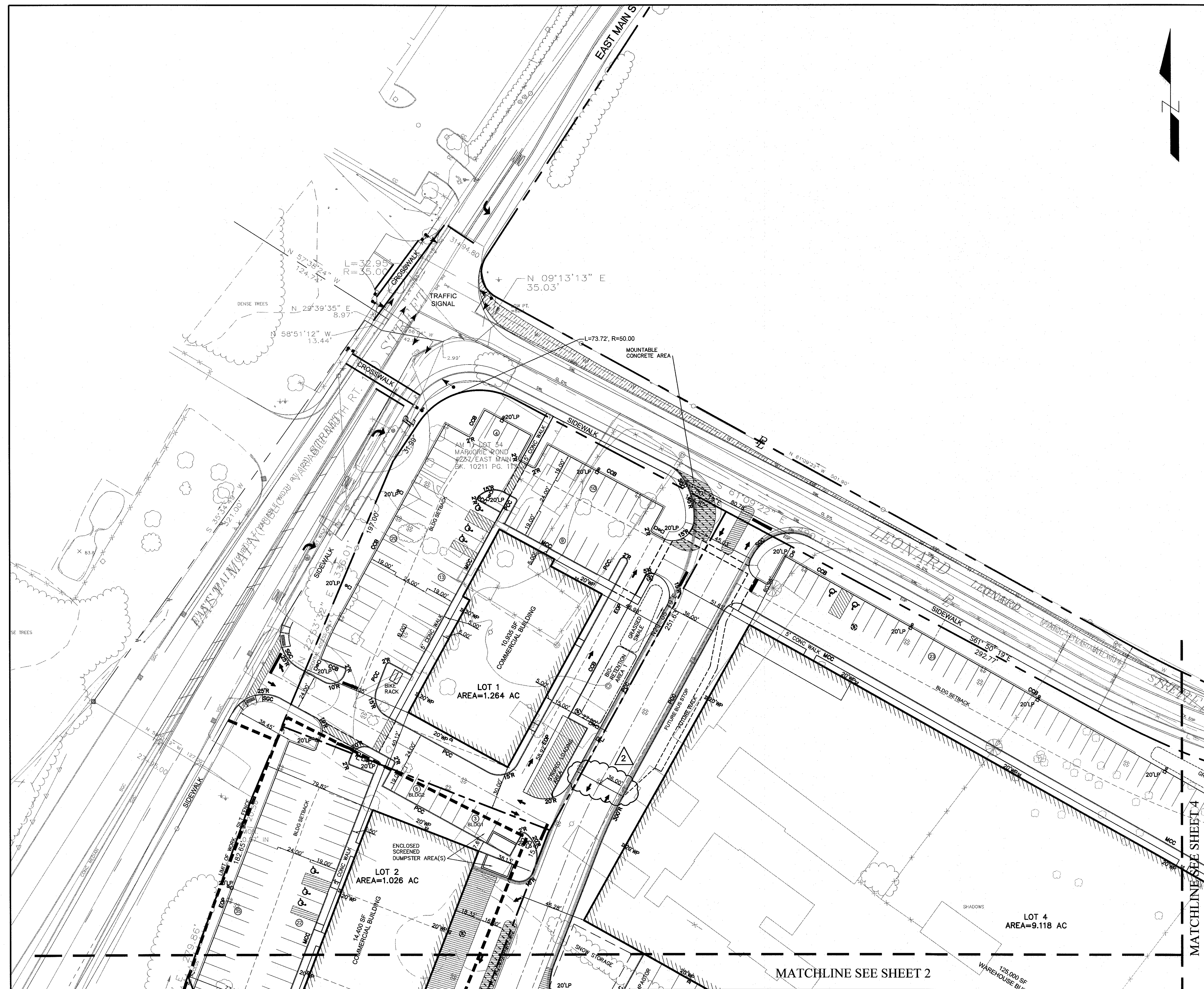
0 100' 200'
SCALE: 1"=100'

CONDYNE ENGINEERING GROUP
100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
FAX 781-817-6550

BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH
PREPARED FOR:
CONDYNE CONSTRUCT, INC.
100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184

NO.	DATE	DESC.
1	1/26/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/17/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
SCALE: 1"=50'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg
PROPOSED KEY SHEET



0 30' 60'
SCALE: 1"=30'

CONDYNE ENGINEERING GROUP

100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
FAX 781-817-6550

BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH
PREPARED FOR:
CONDYNE CONSTRUCT, INC.
100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184

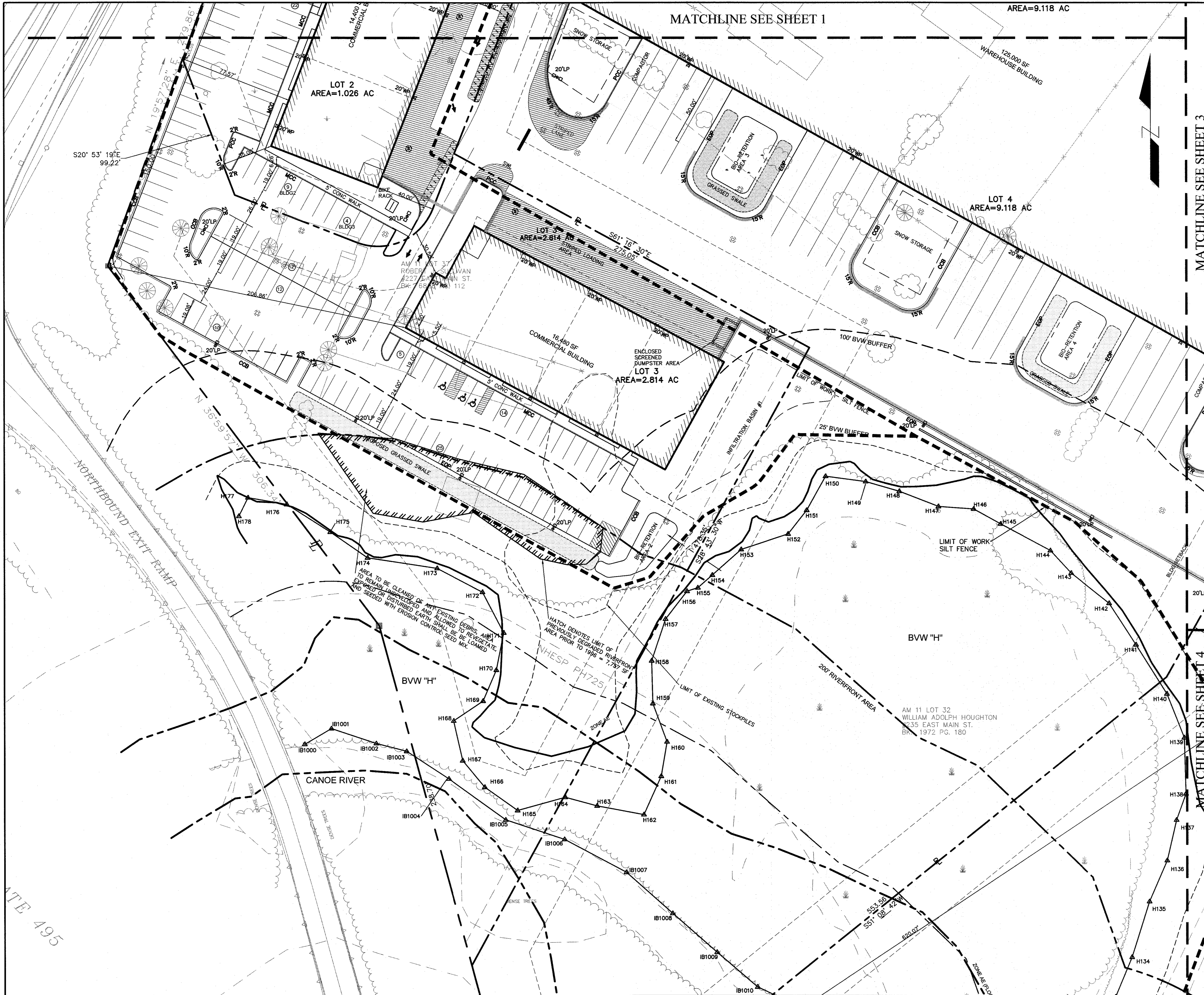
NO.	DATE	DESC.
1	12/6/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg

LAYOUT
PLAN SHEET 1
SHEET C14 OF C55

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 2

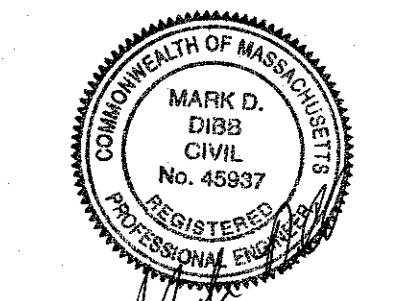


MATCHLINE SEE SHEET 1

AREA=9.118 AC

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4



SCALE: 1"=30'

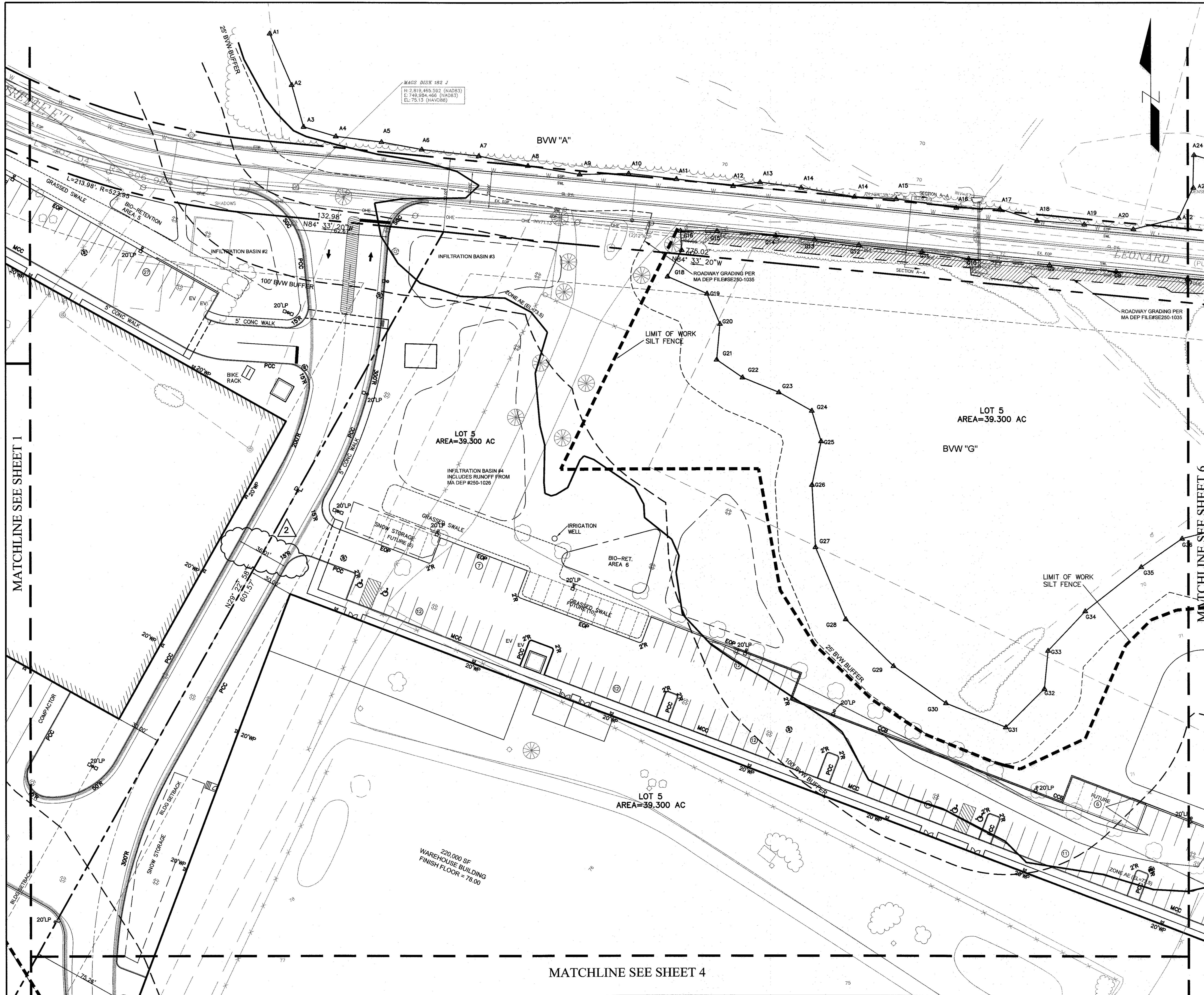
CONDYNE ENGINEERING GROUP
 100 GRANDVIEW ROAD, SUITE 312
 TEL. 781-552-4200
 FAX 781-817-6550

BLUE STAR BUSINESS PARK
 SITE PLANS
 LEONARD STREET SOUTH
 PREPARED FOR:
 CONDYNE CONSTRUCT, INC.
 100 GRANDVIEW ROAD, SUITE 312
 BRAINTREE, MA 02184

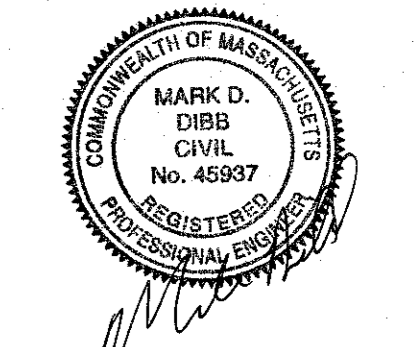
NO.	DATE	DESC.
1	1/26/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5247
 DWG FILENAME: 5247-SP.dwg
LAYOUT
PLAN SHEET 2
 SHEET C15 OF C55

NOTE 495



MASS DISK 182 J
 N: 2 819 485 592 (NAD83)
 E: 749 894 466 (NAD83)
 EL: 75.15 (NAVD83)



0 30' 60'
 SCALE: 1"=30'

CONDYNE ENGINEERING GROUP
 100 GRANDVIEW ROAD, SUITE 312
 TEL: 781-552-4200
 FAX: 781-817-6550

BLUE STAR BUSINESS PARK
 SITE PLANS
 LEONARD STREET SOUTH
 PREPARED FOR:
 CONDYNE CONSTRUCT, INC.
 100 GRANDVIEW ROAD, SUITE 312
 BRAINTREE, MA 02184

NO.	DATE	DESC.
1	12/6/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5247
 DWG FILENAME: 5247-SP.dwg
LAYOUT
PLAN SHEET 3
 SHEET C16 OF C55

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 3

LOT 5
AREA=39.300 AC

220,000 SF
WAREHOUSE BUILDING
FINISH FLOOR = 78.00

LOT 5
AREA=39.300 AC

20'LP AM 11 LOT 66
WILLIAM ADOLPH HOUGHTON
77 LEONARD ST.
BK. 19 PG. 180

INFILTRATION BASIN #5
INCLUDES RUNOFF FROM
MA DEP#250-1023
MA DEP#250-1024
MA DEP#250-1026

ZONE AE (EL=73.5)
POROUS ASPHALT
TRAILER STORAGE AREA
(NO TRUCK/TRACTOR STORAGE)

200 RIVERFRONT AREA

LOT 5
AREA=39.300 AC

2.5' WIDE GRAVEL
PUBLIC ACCESS PATH
(AT EXISTING GRADE)

MATCHLINE SEE SHEET 5

MATCHLINE
SEE SHEET 6

MATCHLINE
SEE SHEET 7



SCALE: 1"=30'

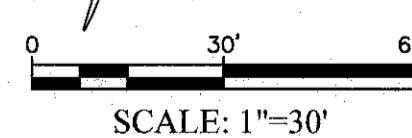
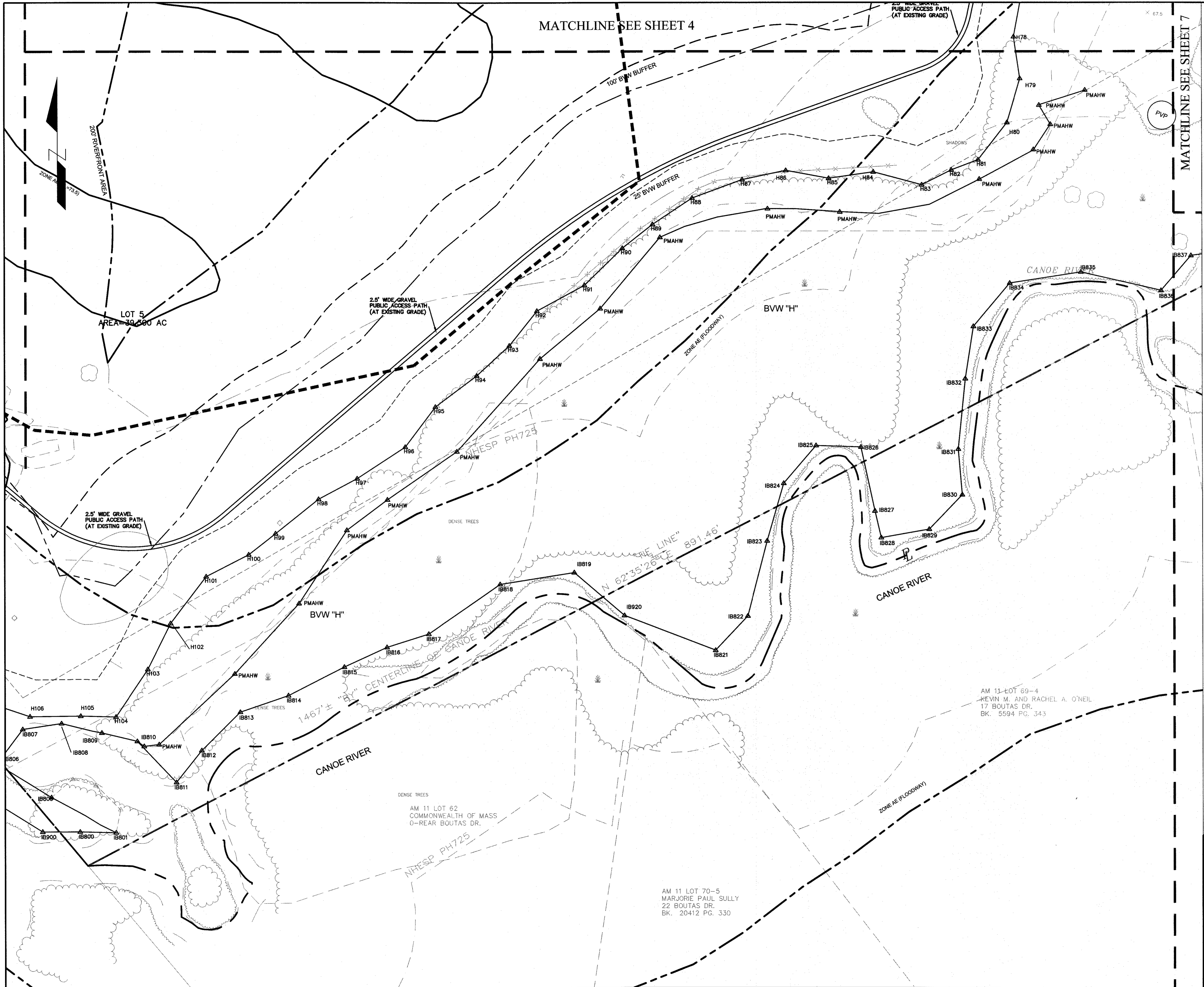
CONDYNE ENGINEERING GROUP
 100 GRANDVIEW ROAD, SUITE 312
 TEL. 781-552-4200
 FAX 781-817-6550

BLUE STAR BUSINESS PARK
 SITE PLANS
 LEONARD STREET SOUTH
 PREPARED FOR:
 CONDYNE CONSTRUCT, INC.
 100 GRANDVIEW ROAD, SUITE 312
 BRAINTREE, MA 02184

NO.	DATE	DESC.
1	1/28/17	REVS PER COMMENT
2	2/9/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/7/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5247
 DWG FILENAME: 5247-SP.dwg

LAYOUT
PLAN SHEET 4
 SHEET C17 OF C55

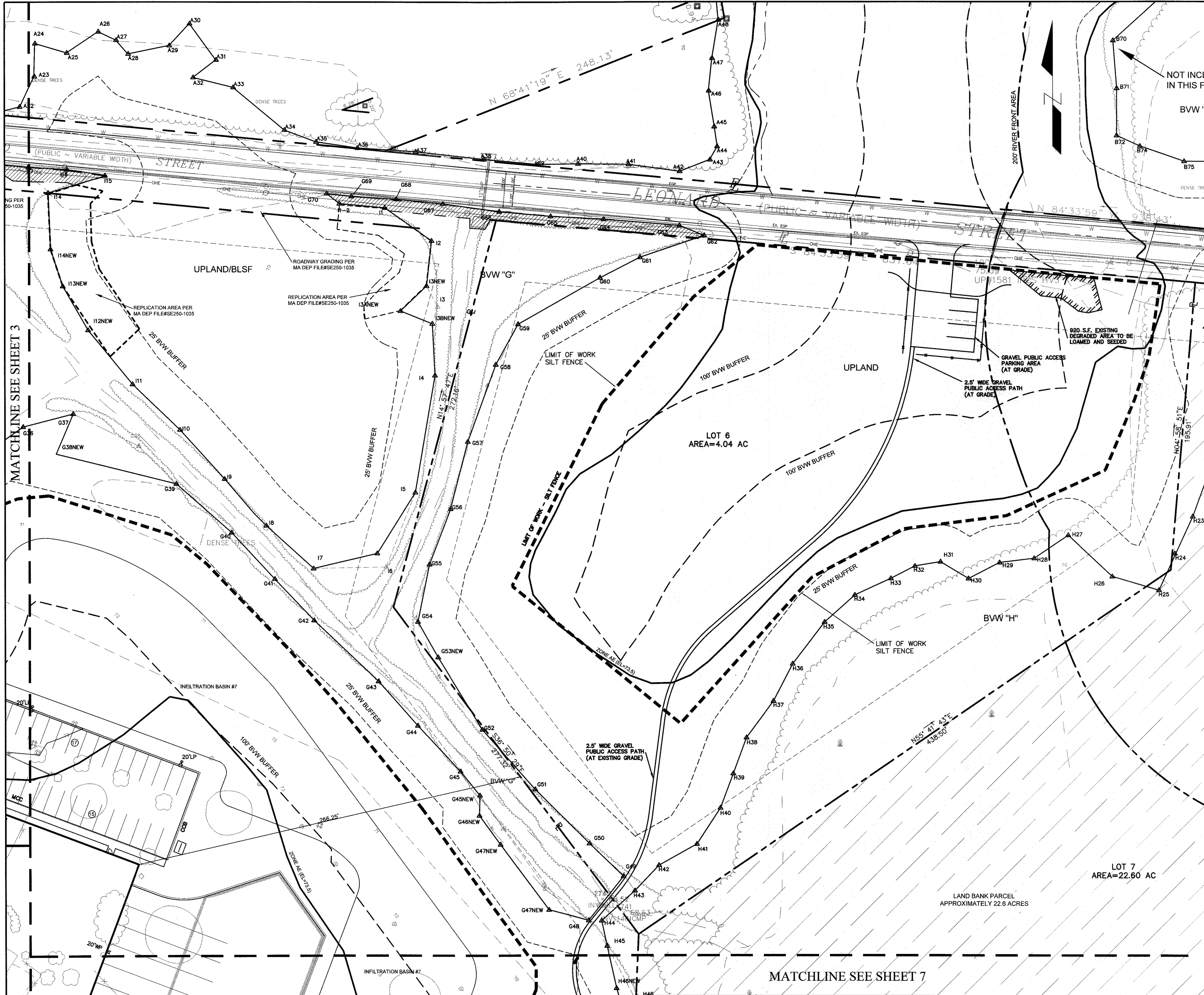


CONDYNE ENGINEERING GROUP
 100 GRANDVIEW ROAD, SUITE 312
 TEL. 781-552-4200
 FAX 781-817-6550

BLUE STAR BUSINESS PARK
 SITE PLANS
 LEONARD STREET SOUTH
 PREPARED FOR:
 CONDYNE CONSTRUCT, INC.
 100 GRANDVIEW ROAD, SUITE 312
 BRAINTREE, MA 02184

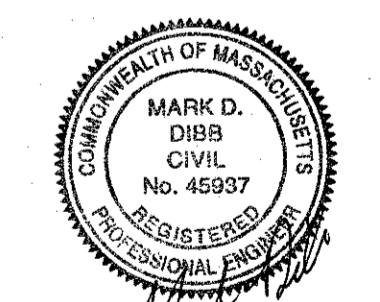
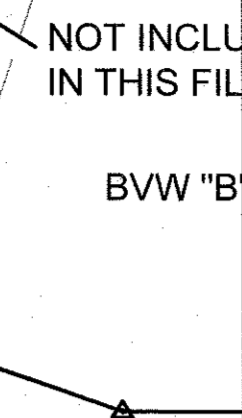
NO.	DATE	DESC.
1	11/20/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5247
 DWG FILENAME: 5247-SP.dwg
LAYOUT PLAN SHEET 5
 SHEET C18 OF C55



MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 7



SCALE: 1"=30'

CONDYNE ENGINEERING GROUP
 100 GRANDVIEW ROAD, SUITE 312
 TEL. 781-552-4200
 FAX 781-817-6550

BLUE STAR BUSINESS PARK
 SITE PLANS
 LEONARD STREET SOUTH
 PREPARED FOR:
 CONDYNE CONSTRUCT, INC.
 100 GRANDVIEW ROAD, SUITE 312
 BRAINTREE, MA 02184

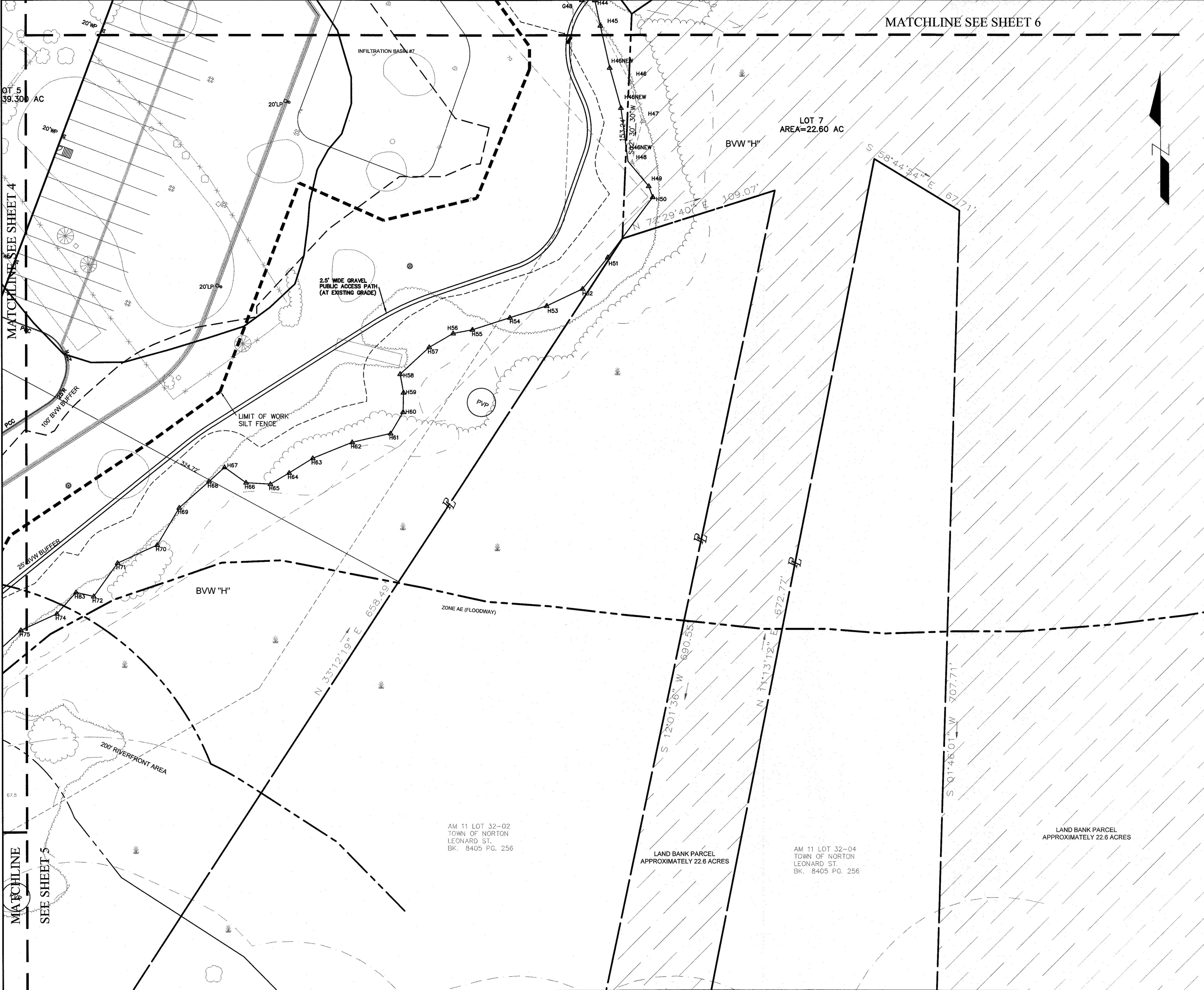
NO.	DATE	DESC.
1	11/26/18	REVS PER COMMENT
2	2/24/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/11/19	REVS PER W/LAND PEER REV.

DATE: 8/29/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5247
 DWG FILENAME: 5247-SP.dwg

LAYOUT PLAN SHEET 6

SHEET C19 OF C55

MATCHLINE SEE SHEET 6



MATCHLINE SEE SHEET 4

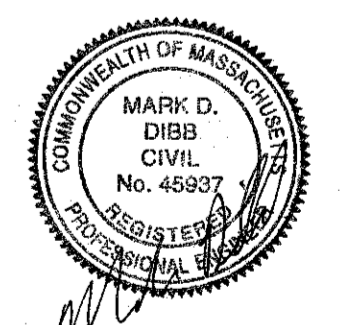
MATCHLINE SEE SHEET 5

AM 11 LOT 32-02
TOWN OF NORTON
LEONARD ST.
BK. 8405 PG. 256

LAND BANK PARCEL
APPROXIMATELY 22.6 ACRES

AM 11 LOT 32-04
TOWN OF NORTON
LEONARD ST.
BK. 8405 PG. 256

LAND BANK PARCEL
APPROXIMATELY 22.6 ACRES



SCALE: 1"=30'

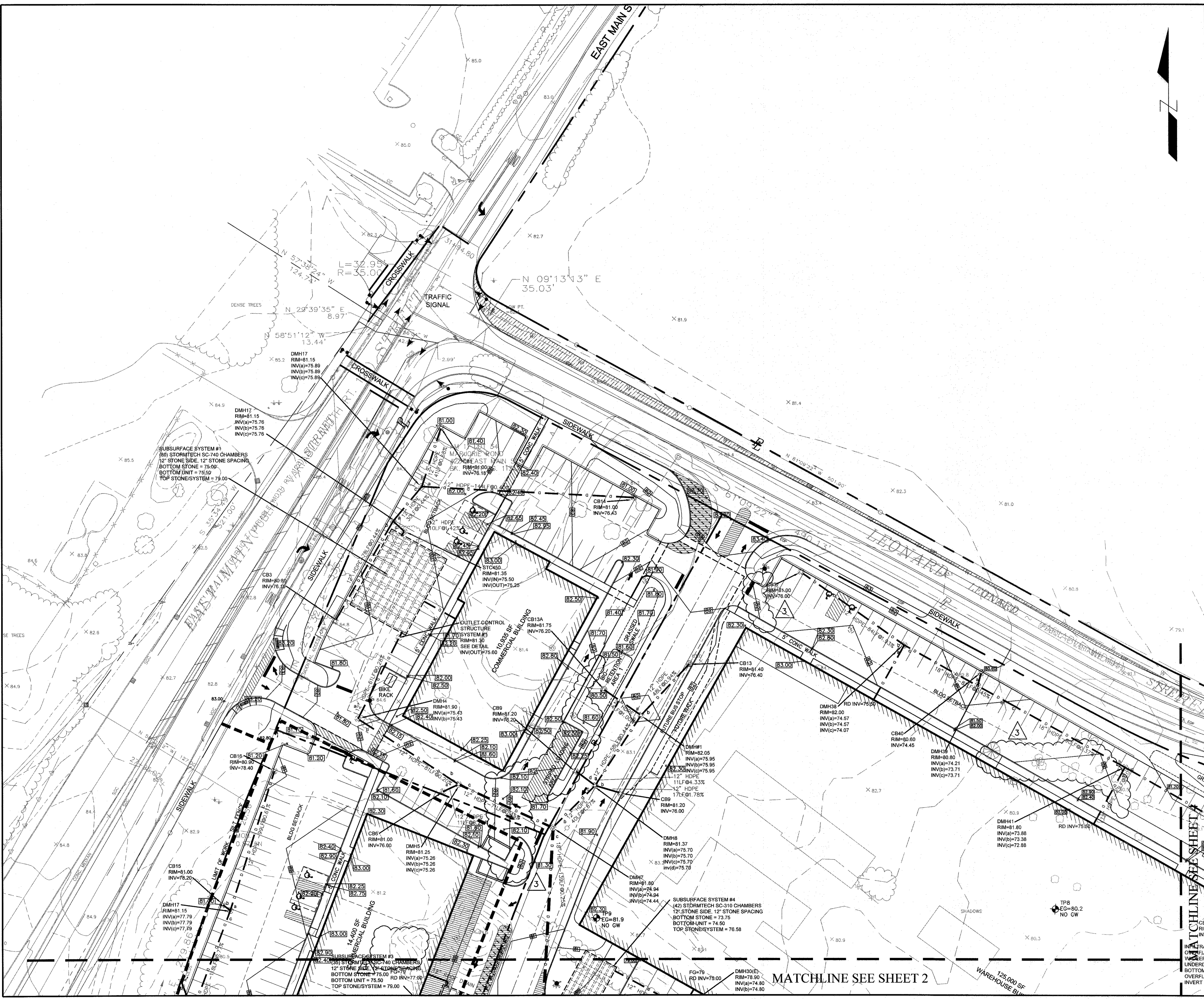
CONDYNE ENGINEERING GROUP
 100 GRANDVIEW ROAD, SUITE 312
 TEL. 781-852-4200
 FAX 781-817-6550

BLUE STAR BUSINESS PARK
 SITE PLANS
 LEONARD STREET SOUTH
 PREPARED FOR:
 CONDYNE CONSTRUCT, INC.
 100 GRANDVIEW ROAD, SUITE 312
 BRAINTREE, MA 02184

NO.	DATE	DESC.
1	11/26/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5247
 DWG FILENAME: 5247-SP.dwg

LAYOUT
PLAN SHEET 7
 SHEET C20 OF C55



SCALE: 1"=30'

CONDYNE ENGINEERING GROUP

100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
FAX 781-817-6550

BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH

PREPARED FOR:
CONDYNE CONSTRUCT, INC.
100 GRANDVIEW ROAD, SUITE 312
BRAINTREE, MA 02184

NO.	DATE	DESC.
1	12/6/18	REVS PER COMMENT
2	2/6/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5217
DWG FILENAME: 5217SP.dwg
GRADING AND DRAINAGE PLAN
SHEET 1
SHEET C21 OF C55

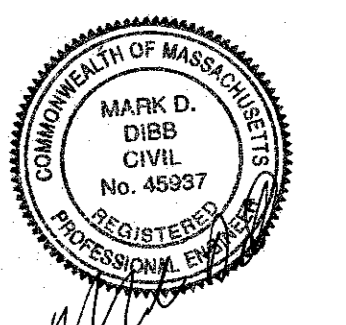
MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4



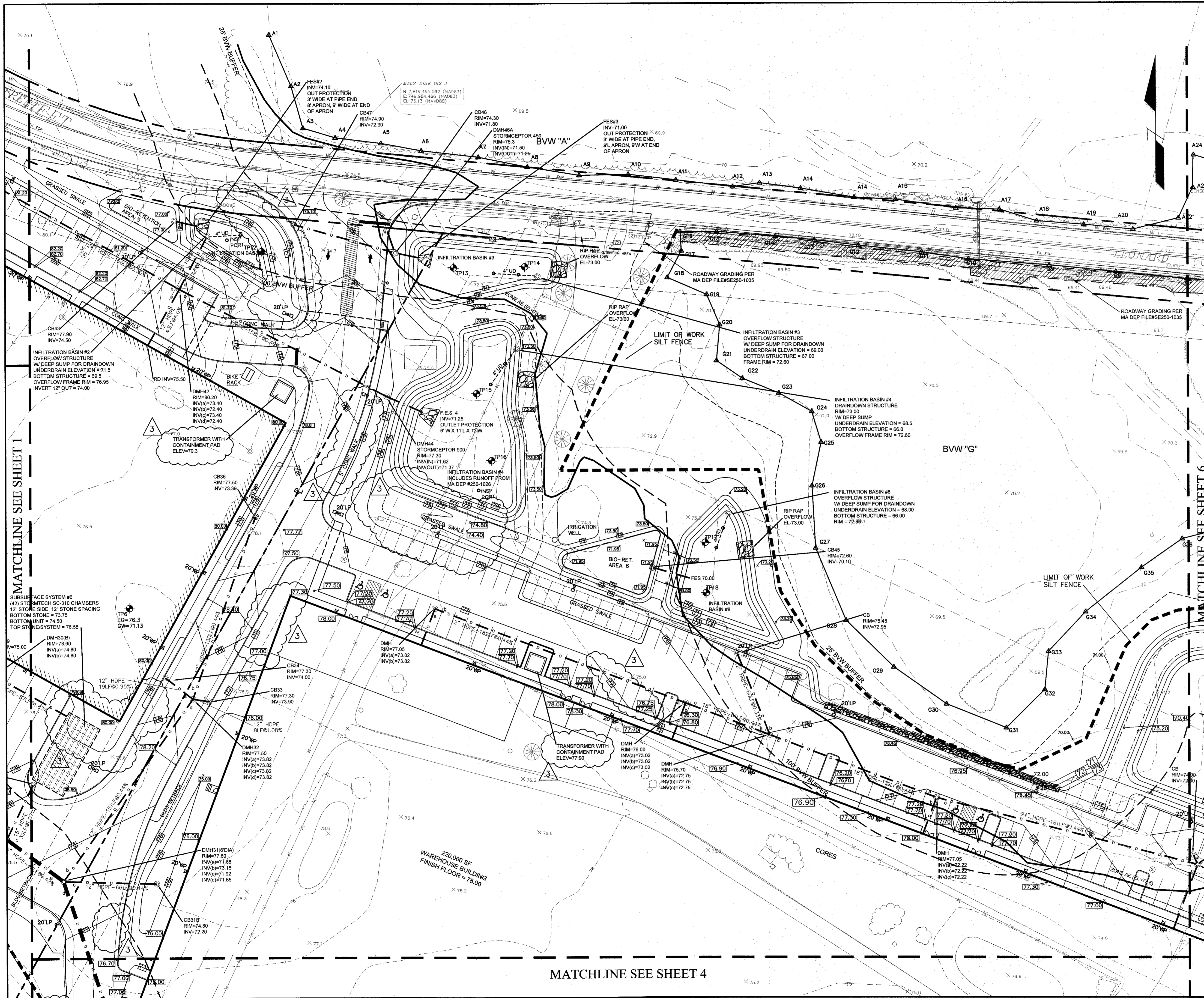
0 30' 60'
SCALE: 1"=30'

CONDYNE ENGINEERING GROUP
100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
FAX 781-817-6550

BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH
PREPARED FOR:
CONDYNE CONSTRUCT, INC.
100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184

NO.	DATE	DESC.
1	12/06/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg
GRADING AND DRAINAGE PLAN
SHEET 2
SHEET C22 OF C55



SCALE: 1"=30'

MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4

CONDYNE ENGINEERING GROUP
 100 GRANDVIEW ROAD, SUITE 312
 TEL. 781-552-4200
 FAX 781-817-6550

BLUE STAR BUSINESS PARK
 SITE PLANS
 LEONARD STREET SOUTH
 PREPARED FOR:
 CONDYNE CONSTRUCT, INC.
 100 GRANDVIEW ROAD, SUITE 312
 BRAintree, MA 02184

NO.	DATE	DESC.
1	12/6/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5247
 DWG FILE NAME: 5247-SP.dwg
GRADING AND DRAINAGE PLAN
SHEET 3
 SHEET C23 OF C55

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 5

220,000 SF WAREHOUSE BUILDING
FINISH FLOOR = 78.00

AM 11 LOT 66
WILLIAM ADOLPH HOUGHTON
LEONARD ST.
PG. 180

POROUS ASPHALT
PAVEMENT STORAGE AREA
(NO TRUCK/TRACTOR STORAGE)

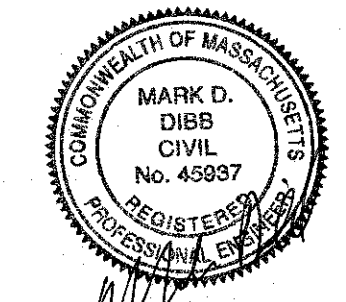
INFILTRATION BASIN #5
INCLUDES RUNOFF FROM
MA DEP#250-1023
MA DEP#250-1024
MA DEP#250-1028

INFILTRATION BASIN #5
OVERFLOW STRUCTURE
W/ DEEP SUMP FOR DRAINDOWN
UNDERDRAIN ELEVATION = 68.00
BOTTOM STRUCTURE = 66.00
RIM = 72.30

OUTLET
RIP RAP
ELEV=72.00

OUTLET
RIP RAP
ELEV=72.00

2.5' WIDE GRAVEL
PUBLIC ACCESS PATH
(AT EXISTING GRADE)



SCALE: 1"=30'

CONDYNE ENGINEERING GROUP
100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
FAX 781-817-6550

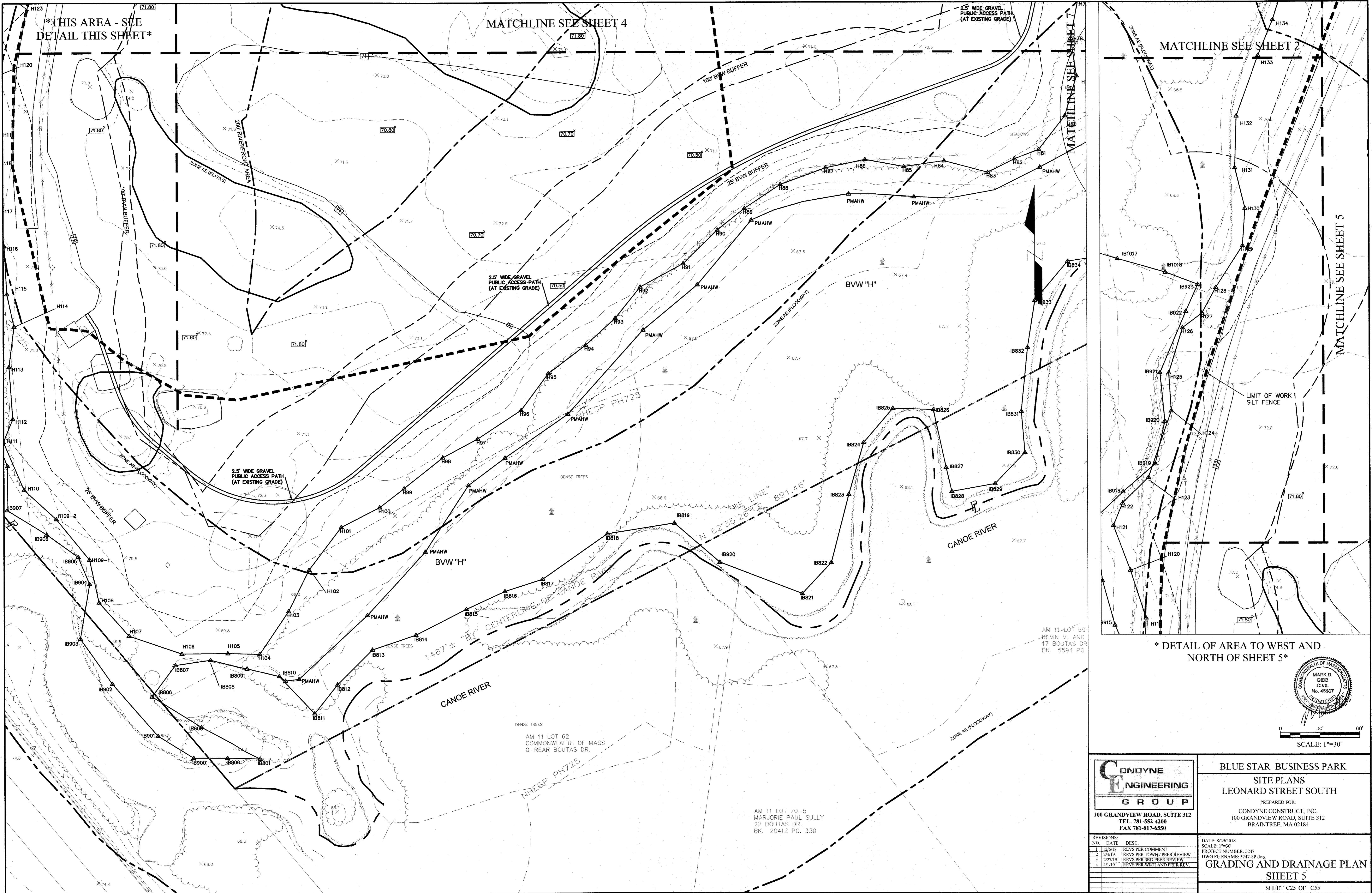
BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH
PREPARED FOR:
CONDYNE CONSTRUCT, INC.
100 GRANDVIEW ROAD, SUITE 312
BRAINTREE, MA 02184

NO.	DATE	DESC.
1	11/26/18	REVS PER TOWN / PEER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/11/19	REVS PER WET AND PEER REV.

DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg

GRADING AND DRAINAGE PLAN
SHEET 4

SHEET C24 OF C55



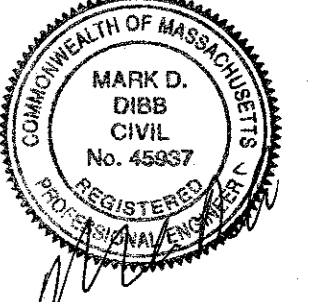
*THIS AREA - SEE
DETAIL THIS SHEET*

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 5

*DETAIL OF AREA TO WEST AND
NORTH OF SHEET 5*



SCALE: 1"=30'

CONDYNE ENGINEERING GROUP
 100 GRANDVIEW ROAD, SUITE 312
 TEL: 781-552-4200
 FAX 781-817-6550

BLUE STAR BUSINESS PARK
 SITE PLANS
 LEONARD STREET SOUTH
 PREPARED FOR:
 CONDYNE CONSTRUCT, INC.
 100 GRANDVIEW ROAD, SUITE 312
 BRAINTREE, MA 02184

NO.	DATE	DESC.
1	11/26/18	REVS PER COMMENT
2	2/24/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/11/19	REVS PER WETLAND PEER REV.

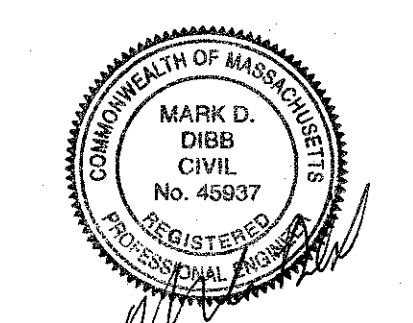
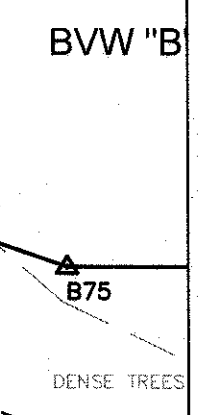
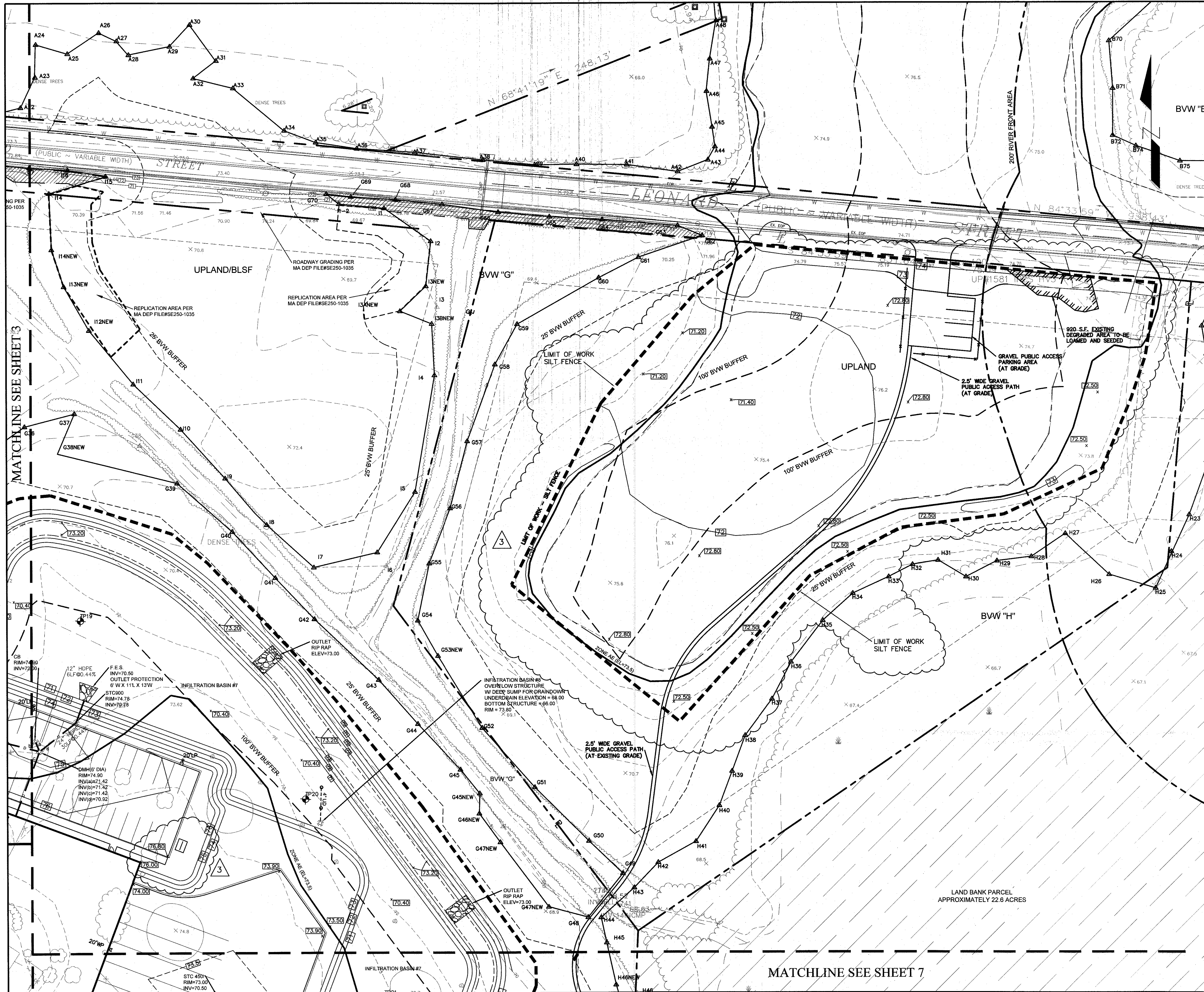
DATE: 8/29/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5247
 DWG FILENAME: 5247-SP.dwg

GRADING AND DRAINAGE PLAN
 SHEET 5
 SHEET C25 OF C55

AM 11 LOT 70-5
 MARJORIE PAUL SULLY
 22 BOUTAS DR.
 BK. 20412 PG. 330

AM 11 LOT 62
 COMMONWEALTH OF MASS
 0-REAR BOUTAS DR.

AM 11 LOT 69
 KEVIN M. AND
 17 BOUTAS DR.
 BK. 5594 PG.



SCALE: 1"=30'

CONDYNE ENGINEERING GROUP
 100 GRANDVIEW ROAD, SUITE 312
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BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH
 PREPARED FOR:
 CONDYNE CONSTRUCT, INC.
 100 GRANDVIEW ROAD, SUITE 312
 BRAINTREE, MA 02184

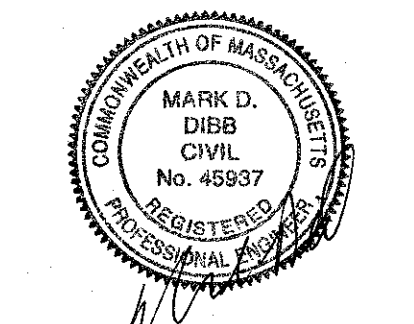
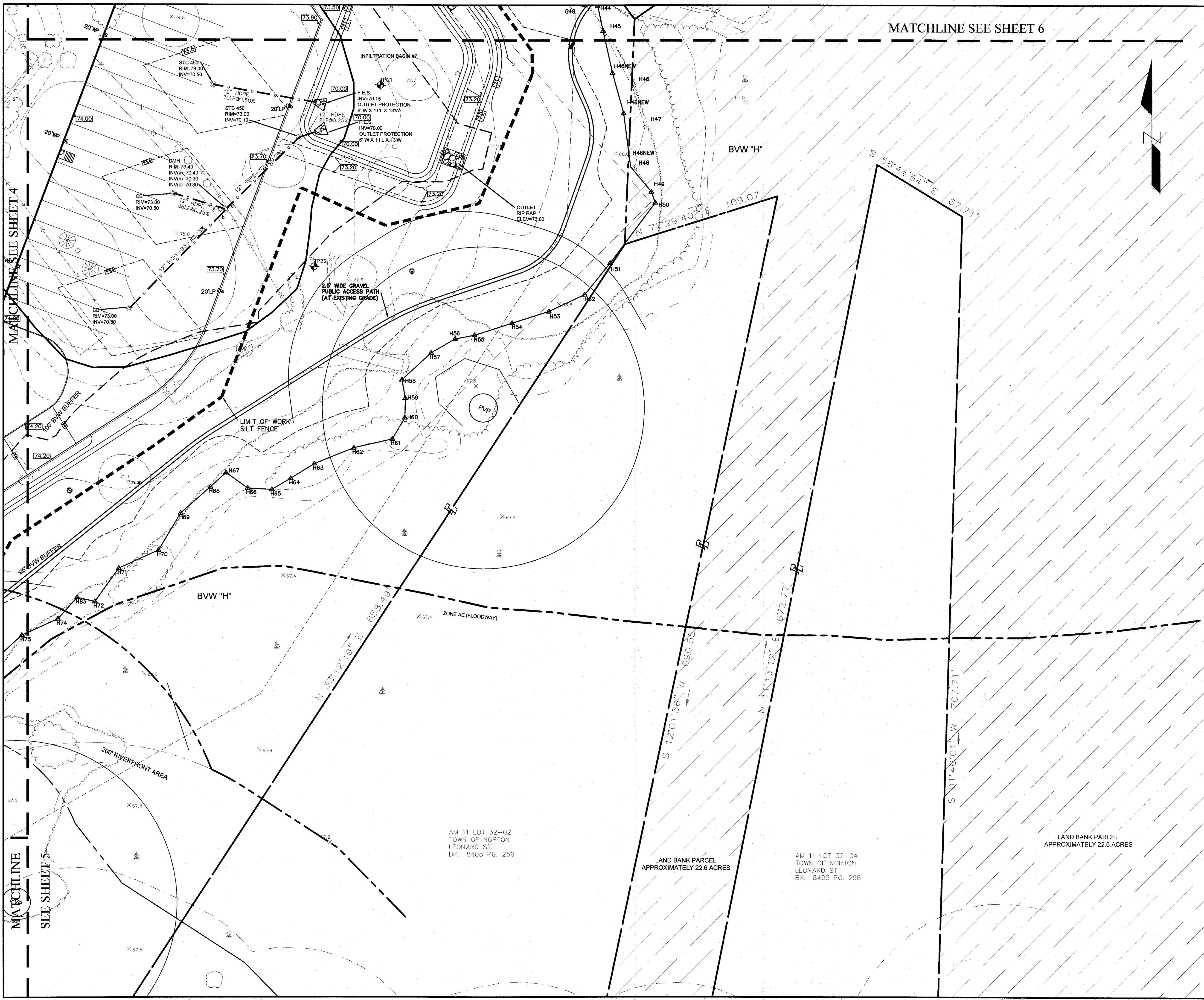
NO.	DATE	DESC.
1	12/6/18	REVS PER COMMENT
2	2/24/19	REVS PER TOWN/PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5247
 DWG FILENAME: 5247-SP.dwg

GRADING AND DRAINAGE PLAN
SHEET 6
 SHEET C26 OF C55

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 6



0 30' 60'
SCALE: 1"=30'

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

AM 11 LOT 32-02
TOWN OF NORTON
LEONARD ST.
BK. 8405 PG. 256

LAND BANK PARCEL
APPROXIMATELY 22.6 ACRES

AM 11 LOT 32-04
TOWN OF NORTON
LEONARD ST.
BK. 8405 PG. 256

LAND BANK PARCEL
APPROXIMATELY 22.6 ACRES

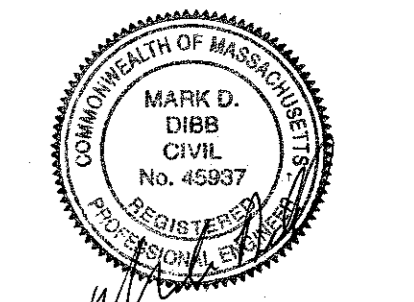
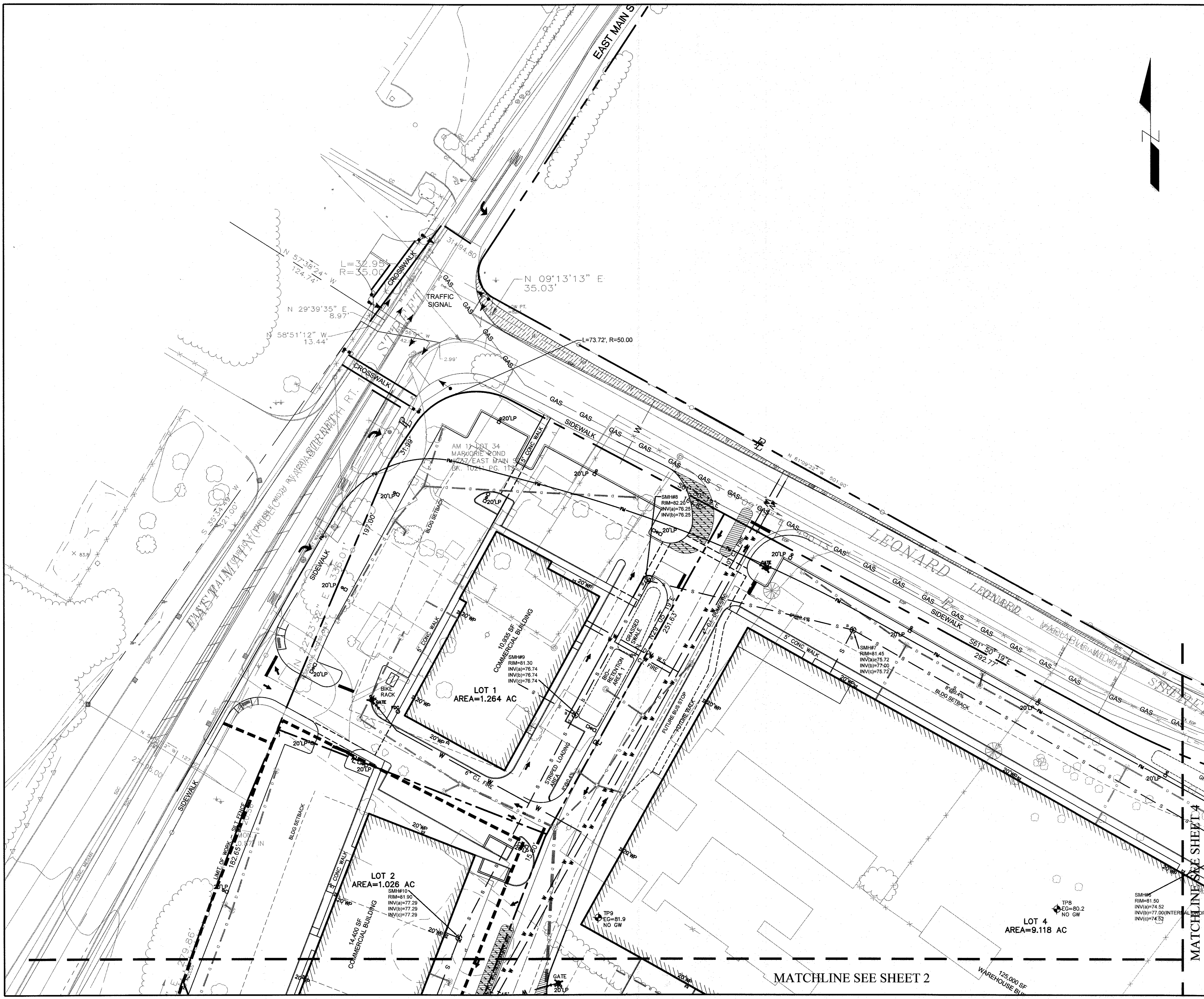
CONDYNE ENGINEERING GROUP
100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
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BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH
PREPARED FOR:
CONDYNE CONSTRUCT, INC.
100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184

NO.	DATE	DESC.
1	12/0/18	REVS PER COMMENT
2	12/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg

GRADING AND DRAINAGE PLAN
SHEET 7
SHEET C27 OF C55



SCALE: 1"=30'

CONDYNE ENGINEERING GROUP
 100 GRANDVIEW ROAD, SUITE 312
 TEL. 781-552-4200
 FAX 781-817-6550

BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH
 PREPARED FOR:
 CONDYNE CONSTRUCT, INC.
 100 GRANDVIEW ROAD, SUITE 312
 BRAINTREE, MA 02184

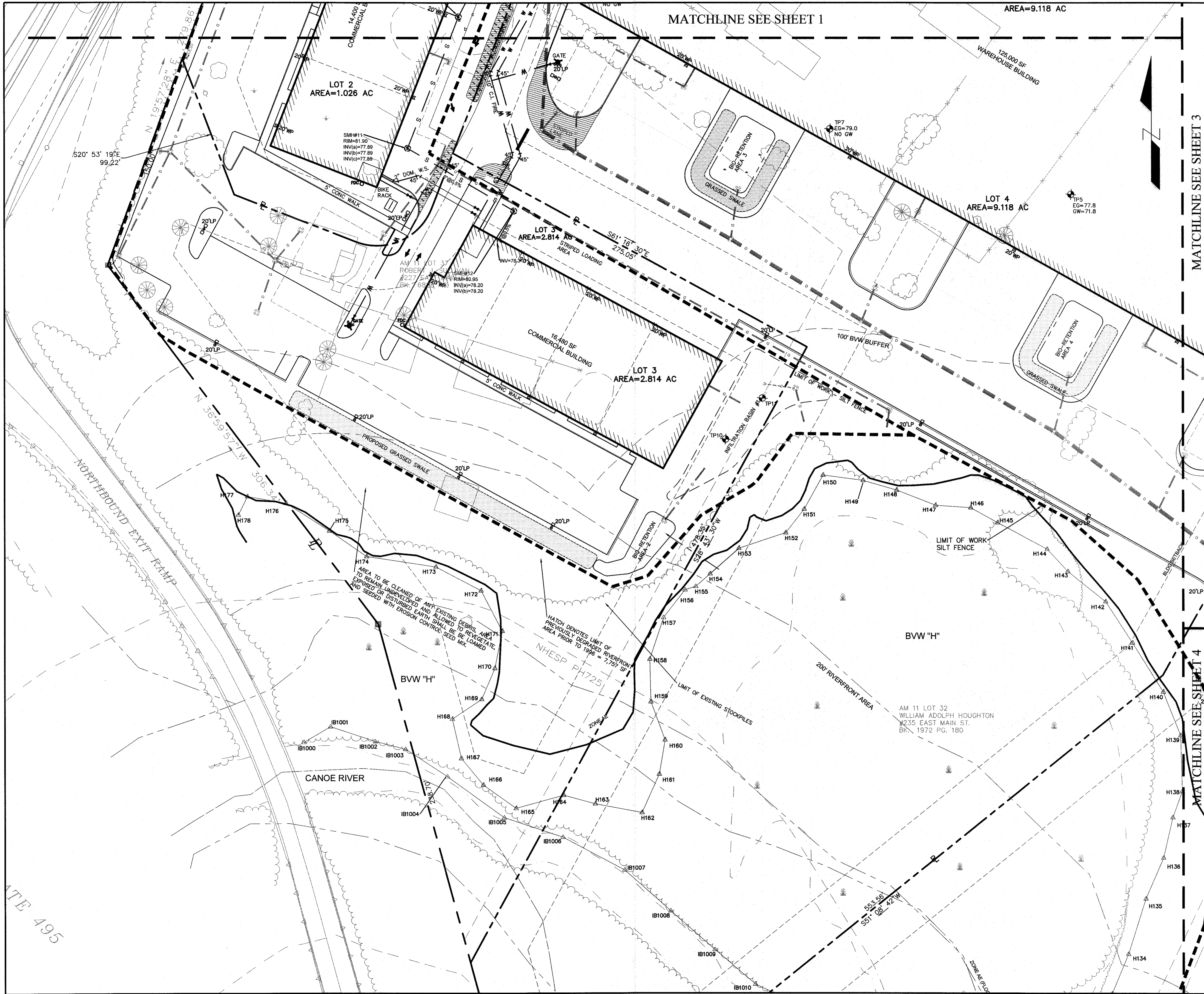
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1	12/13	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV

DATE: 8/29/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5247
 DWG FILENAME: 5247-SP.dwg

UTILITY PLAN SHEET 1

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 4



MATCHLINE SEE SHEET 1

AREA=9.118 AC

LOT 2
AREA=1.026 AC

LOT 4
AREA=9.118 AC

LOT 3
AREA=2.814 AC

16,480 SF
COMMERCIAL BUILDING

LOT 3
AREA=2.814 AC

125,000 SF
WAREHOUSE BUILDING

S20° 53' 19"E
99.22'

N 36° 59' 57" W
506.34'

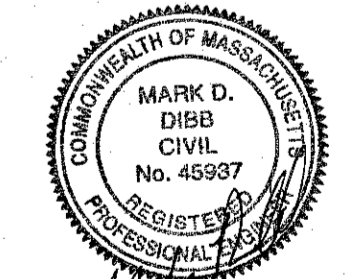
NORTHBOND EXPT RAMP

AREA TO BE CLEARED OF ANY EXISTING TERRIS AREA TO REMAIN UNDEVELOPED AND ALLOWED TO REVEGETATE. EXPOSED OR DISTURBED EARTH SHALL BE SEEDED WITH EROSION CONTROL SEED MIX.

HATCH DENOTES LIMIT OF PREVIOUSLY DEGRADED RIVERFRONT AREA PRIOR TO 1980 = 7,787 SF

NHESP P4725

AM 11 LOT 32
WILLIAM ADOLPH HOUGHTON
4235 EAST MAIN ST.
BK. 1972 PG. 180



SCALE: 1"=30'

CONDYNE ENGINEERING GROUP

100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
FAX 781-817-6550

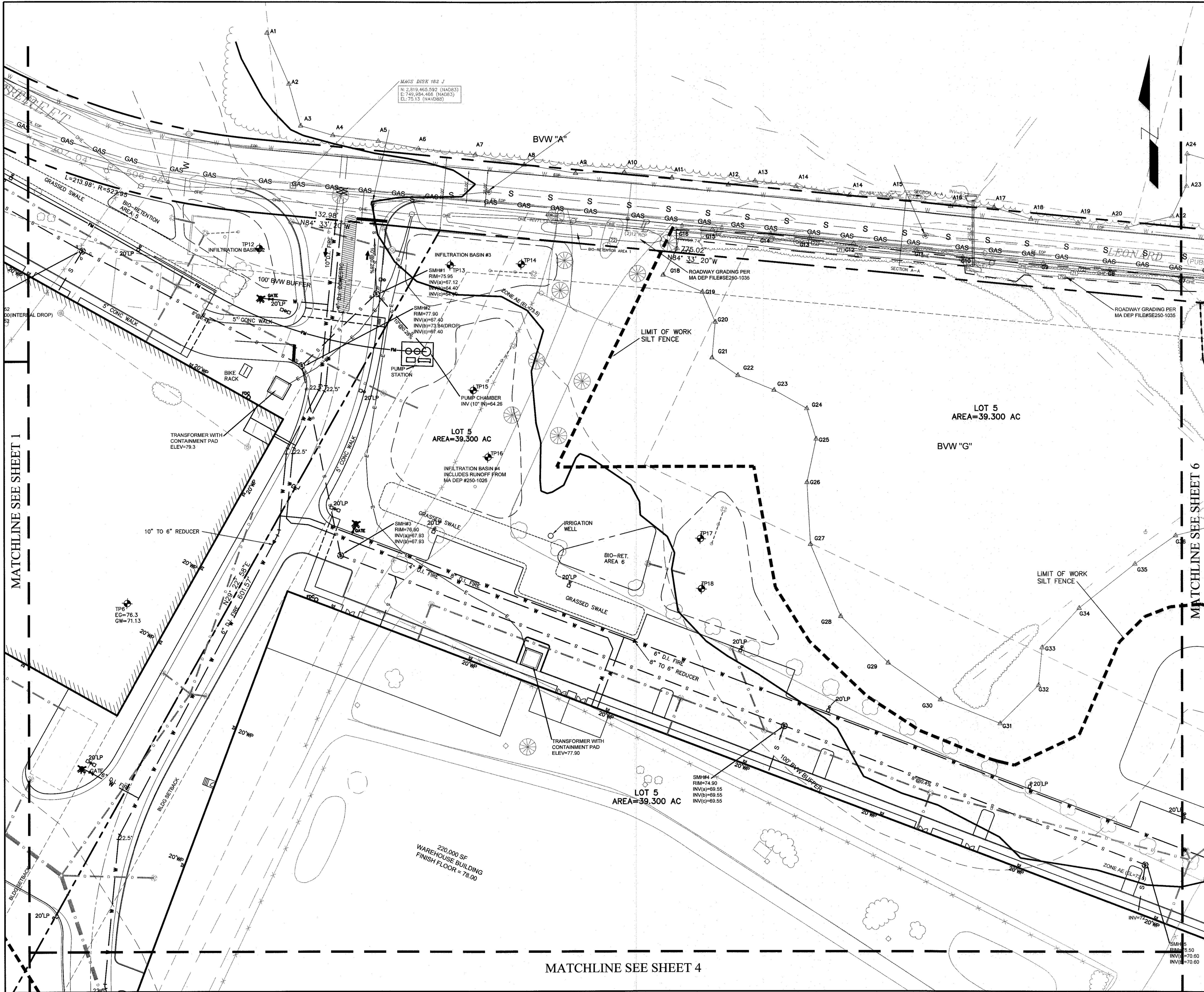
BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH

PREPARED FOR:
CONDYNE CONSTRUCT, INC.
100 GRANDVIEW ROAD, SUITE 312
BRAINTREE, MA 02184

NO.	DATE	DESC.
1	11/26/18	REVS PER COMMENT
2	2/1/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WELLAND PEER REV.

DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg

UTILITY PLAN SHEET 2



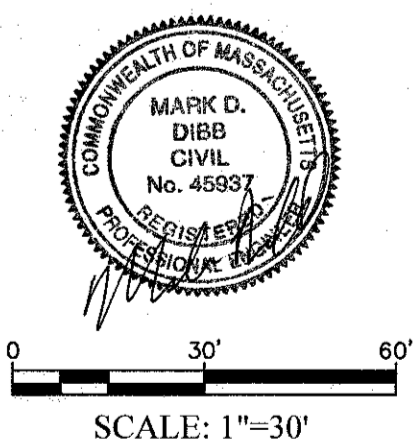
MACS DISK 182 J
 N: 2,919,465.592 (NAD83)
 E: 749,384,466 (NAD83)
 EL: 75.13 (NAVD88)



MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4



CONDYNE ENGINEERING GROUP
 100 GRANDVIEW ROAD, SUITE 312
 TEL. 781-552-4200
 FAX 781-817-6550

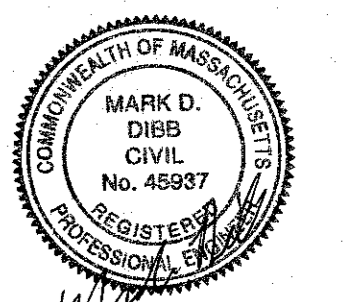
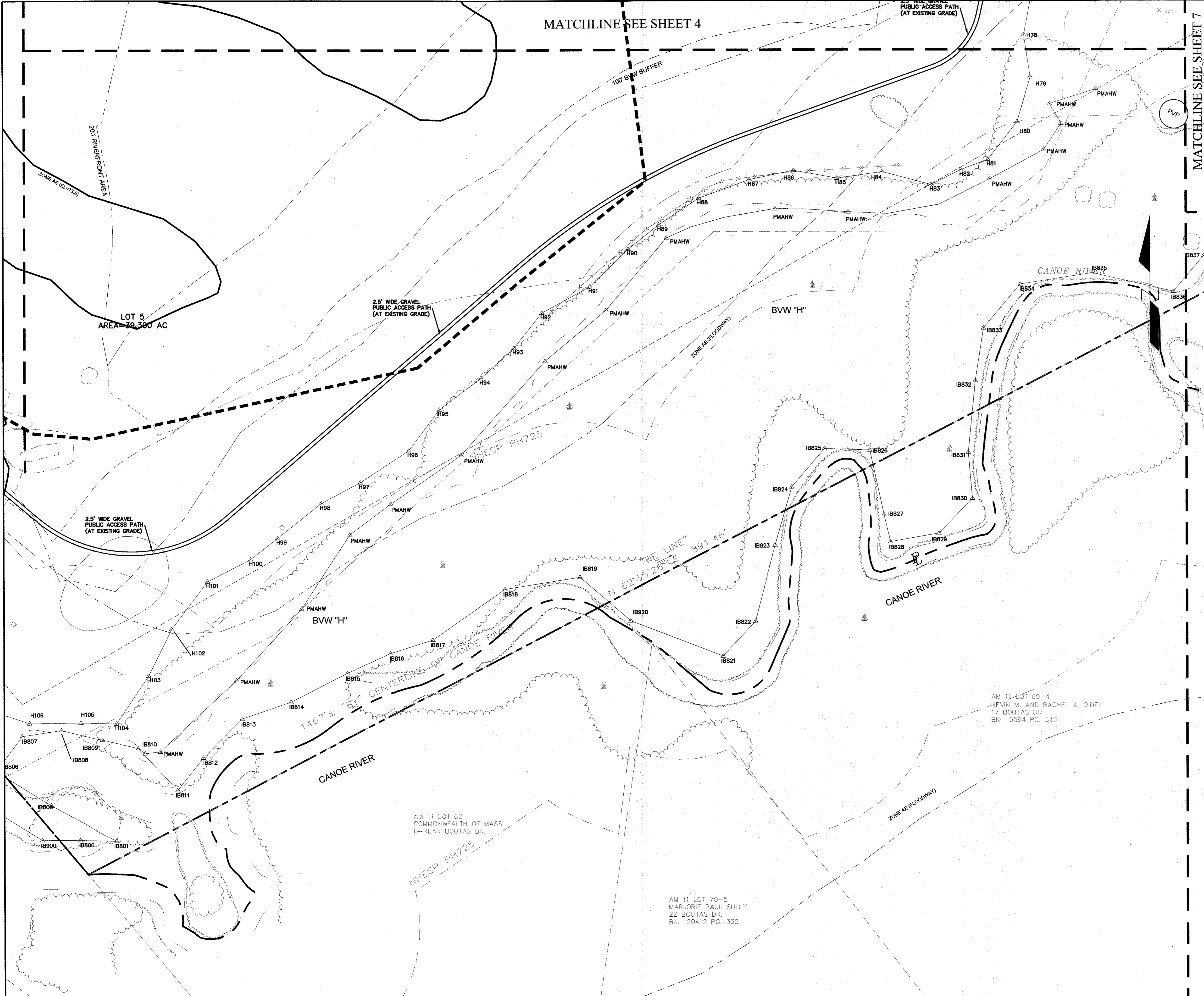
BLUE STAR BUSINESS PARK
 SITE PLANS
 LEONARD STREET SOUTH
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 CONDYNE CONSTRUCT, INC.
 100 GRANDVIEW ROAD, SUITE 312
 BRAINTREE, MA 02184

NO.	DATE	DESC.
1	1/26/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV

DATE: 8/29/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5247
 DWG FILENAME: 5247-SP.dwg
UTILITY PLAN SHEET 3

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 7



0 30' 60'
SCALE: 1"=30'

CONDYNE ENGINEERING GROUP
100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
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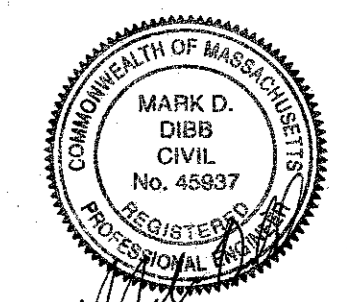
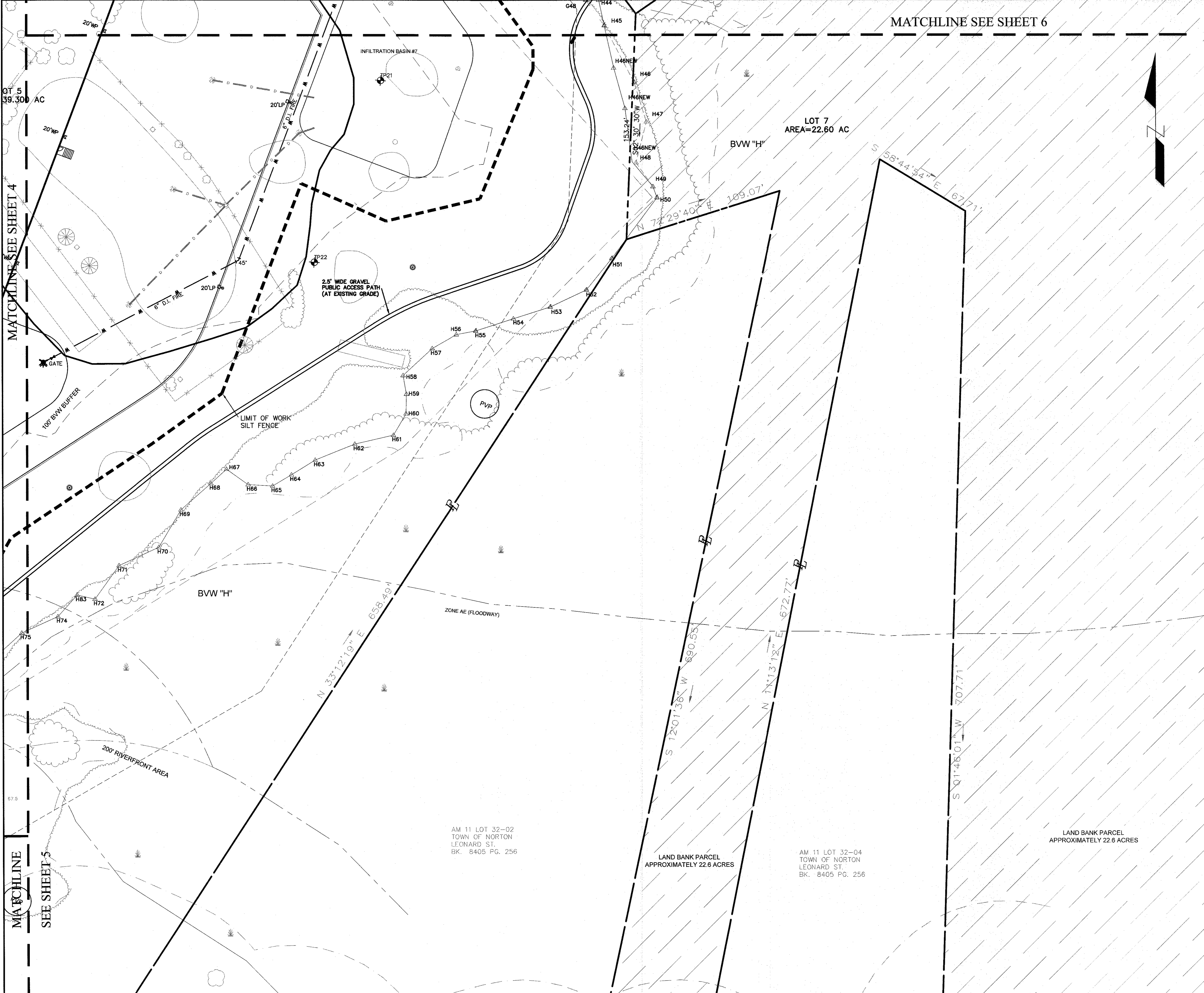
BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH
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BRAintree, MA 02184

NO.	DATE	DESC.
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2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV

DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 3317
DWG FILENAME: S247-SF.dwg

UTILITY PLAN SHEET 5

MATCHLINE SEE SHEET 6



0 30' 60'
SCALE: 1"=30'

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

LOT 5
39.30 AC

LOT 7
AREA=22.60 AC

AM 11 LOT 32-02
TOWN OF NORTON
LEONARD ST.
BK. 8405 PG. 256

LAND BANK PARCEL
APPROXIMATELY 22.6 ACRES

AM 11 LOT 32-04
TOWN OF NORTON
LEONARD ST.
BK. 8405 PG. 256

LAND BANK PARCEL
APPROXIMATELY 22.6 ACRES

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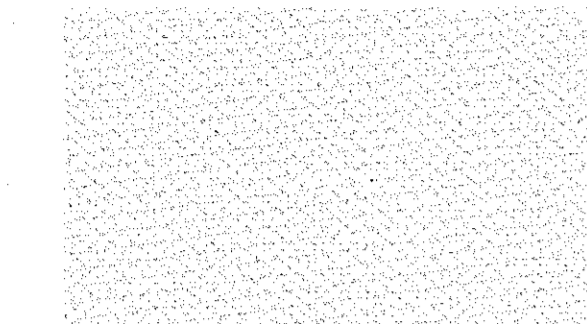
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2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg

UTILITY PLAN SHEET 7

SEED MIX:

- RUGBY II LS HYBRID BY NORTHEAST NURSERY, INC.
- 20% SPYDER LS TURF TYPE TALL FESCUE
- 20% SCREAMER LS TURF TYPE TALL FESCUE
- 20% FIRECRACKER LS TURF TYPE TALL FESCUE
- 20% TITANIUM LS TURF TYPE TALL FESCUE
- 15% LATERAL SPREAD BLEND PERENNIAL RYEGRASS BLENDS
- 05% FAHRENHEIT 90 HYBRID BLUEGRASS
- REFER TO NURSERY'S REQUIRED SEED RATE

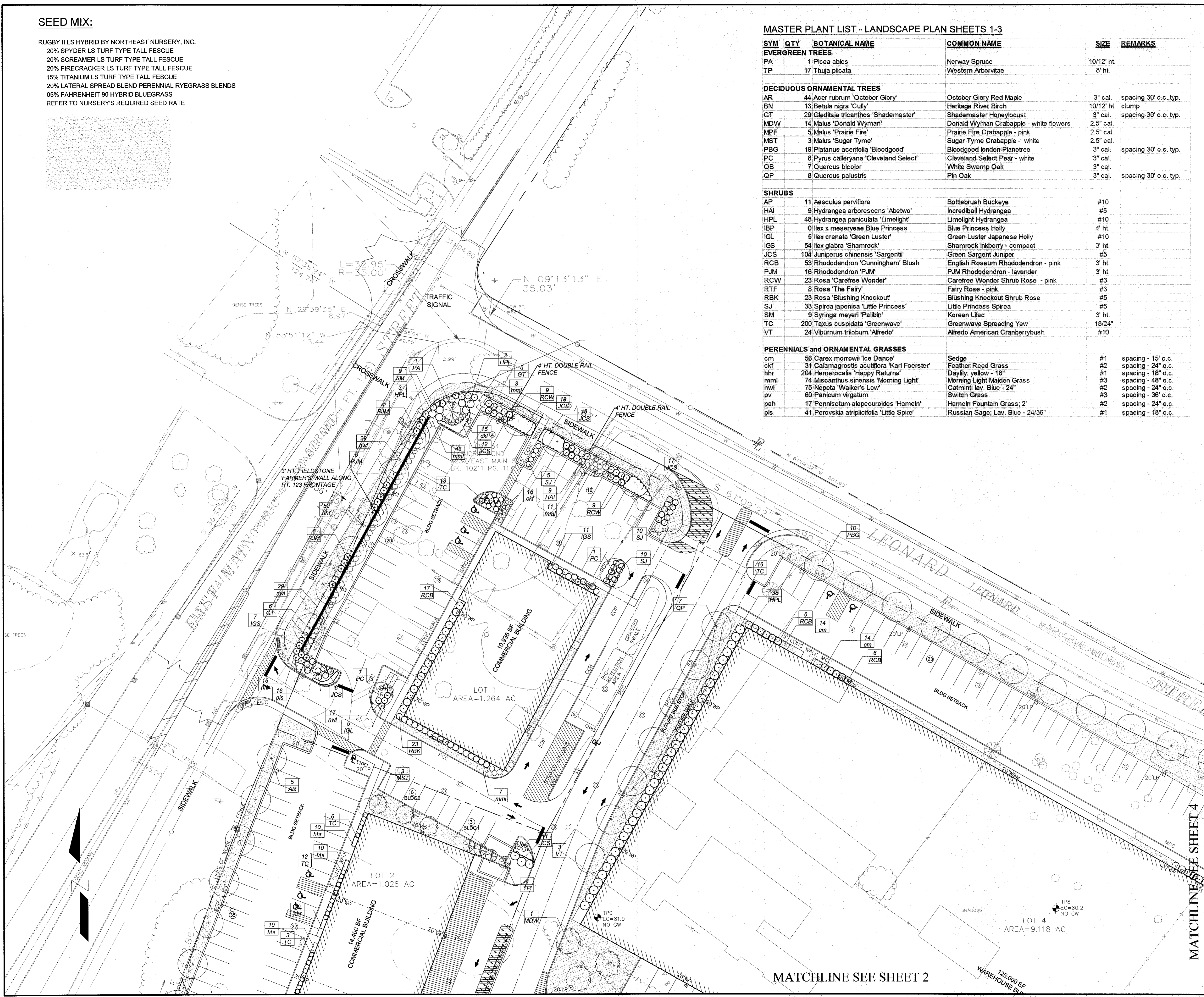


MASTER PLANT LIST - LANDSCAPE PLAN SHEETS 1-3

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EVERGREEN TREES					
PA	1	<i>Picea abies</i>	Norway Spruce	10/12' ht.	
TP	17	<i>Thuja plicata</i>	Western Arborvitae	8' ht.	
DECIDUOUS ORNAMENTAL TREES					
AR	44	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	3" cal.	spacing 30' o.c. typ.
BN	13	<i>Betula nigra</i> 'Cully'	Heritage River Birch	10/12' ht.	clump
GT	29	<i>Gleditsia tricanthos</i> 'Shademaster'	Shademaster Honeylocust	3" cal.	spacing 30' o.c. typ.
MDW	14	<i>Malus</i> 'Donald Wyman'	Donald Wyman Crabapple - white flowers	2.5" cal.	
MPF	5	<i>Malus</i> 'Prairie Fire'	Prairie Fire Crabapple - pink	2.5" cal.	
MST	3	<i>Malus</i> 'Sugar Tyme'	Sugar Tyme Crabapple - white	2.5" cal.	
PBG	19	<i>Platanus acerifolia</i> 'Bloodgood'	Bloodgood London Planetree	3" cal.	spacing 30' o.c. typ.
PC	8	<i>Pyrus calleryana</i> 'Cleveland Select'	Cleveland Select Pear - white	3" cal.	
QB	7	<i>Quercus bicolor</i>	White Swamp Oak	3" cal.	
QP	8	<i>Quercus palustris</i>	Pin Oak	3" cal.	spacing 30' o.c. typ.
SHRUBS					
AP	11	<i>Aesculus parviflora</i>	Bottlebrush Buckeye	#10	
HAI	9	<i>Hydrangea arborescens</i> 'Abetwo'	Incrediball Hydrangea	#5	
HPL	48	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea	#10	
IBP	0	<i>Ilex x meserveae</i> Blue Princess	Blue Princess Holly	4" ht.	
IGL	5	<i>Ilex crenata</i> 'Green Luster'	Green Luster Japanese Holly	#10	
IGS	54	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry - compact	3" ht.	
JCS	104	<i>Juniperus chinensis</i> 'Sargentii'	Green Sargent Juniper	#5	
RCB	53	<i>Rhododendron</i> 'Cunningham' Blush	English Roseum Rhododendron - pink	3" ht.	
PJM	16	<i>Rhododendron</i> 'PJM'	PJM Rhododendron - lavender	3" ht.	
RCW	23	<i>Rosa</i> 'Carefree Wonder'	Carefree Wonder Shrub Rose - pink	#3	
RTF	8	<i>Rosa</i> 'The Fairy'	Fairy Rose - pink	#3	
RBK	23	<i>Rosa</i> 'Blushing Knockout'	Blushing Knockout Shrub Rose	#5	
SJ	33	<i>Spiraea japonica</i> 'Little Princess'	Little Princess Spiraea	#5	
SM	9	<i>Syringa meyeri</i> 'Palibin'	Korean Lilac	3" ht.	
TC	200	<i>Taxus cuspidata</i> 'Greenwave'	Greenwave Spreading Yew	18/24"	
VT	24	<i>Viburnum trilobum</i> 'Alfredo'	Alfredo American Cranberrybush	#10	
PERENNIALS and ORNAMENTAL GRASSES					
cm	56	<i>Carex morrowii</i> 'Ice Dance'	Sedge	#1	spacing - 15' o.c.
ckf	31	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#2	spacing - 24' o.c.
hhr	204	<i>Hemerocallis</i> 'Happy Returns'	Daylily, yellow - 18"	#1	spacing - 18" o.c.
mml	74	<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Maiden Grass	#3	spacing - 48" o.c.
nwl	75	<i>Nepeta</i> 'Walker's Low'	Catmint, lav. Blue - 24"	#2	spacing - 24" o.c.
pv	60	<i>Panicum virgatum</i>	Switch Grass	#3	spacing - 36" o.c.
pah	17	<i>Pennisetum alopecuroides</i> 'Hamel'	Hamel Fountain Grass; 2'	#2	spacing - 24" o.c.
pls	41	<i>Perovskia atriplicifolia</i> 'Little Spire'	Russian Sage; Lav. Blue - 24/36"	#1	spacing - 18" o.c.

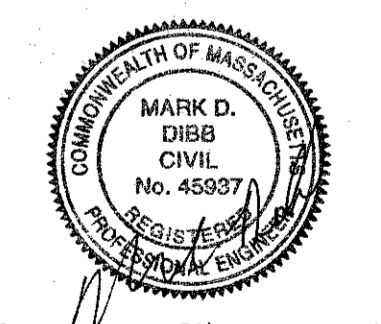
PLANTING NOTES

1. DO NOT SCALE FROM DRAWINGS.
2. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. QUANTITIES REPRESENTED ON THE DRAWING PLANT LABELS SHALL SUPERSEDE THOSE ON THE PLANT LIST.
3. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
4. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED ON THE PLANT LIST.
5. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO THEIR INSTALLATION.
6. ANY PLANTS LABELED 'SPECIMEN' ON THE PLANT LIST SHALL BE TAGGED AT SOURCE BY THE LANDSCAPE ARCHITECT AND/OR OWNER UNLESS DIRECTED OTHERWISE.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ABOVE AND BELOW GRADE UTILITIES AND SERVICES AND SHALL PROVIDE APPROPRIATE PROTECTIONS DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LOCAL UTILITY LOCATION SERVICE PROVIDER PRIOR TO COMMENCING WORK. ANY UTILITIES DAMAGED DURING SITE WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL POSITION ALL PLANT MATERIAL IN LOCATIONS SHOWN ON THE PLAN FOR REVIEW BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE PLANTS AS NEEDED TO ACCOMMODATE FOR LEDGE AND SHALL CONTACT THE LANDSCAPE ARCHITECT IF PLANTING IS IMPEDED BY LEDGE.
9. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION. THE CONTRACTOR SHALL INSTALL PLANTS USING THE METHODS OUTLINED IN THE "RECOMMENDATIONS FOR PLANTING TREES AND SHRUBS", UMASS EXTENSION FACT SHEET SERIES, MAY 1996, AND COMMONLY ACCEPTED REGIONAL PRACTICE STANDARDS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL TILL ALL NEW PLANT PLANTING BEDS FOR SHRUBS AND PERENNIALS TO A DEPTH OF 12" FOR PERENNIALS AND 18" FOR SHRUBS BEFORE PLANTING. IN CONDITIONS WHERE THIS IS NOT ACHIEVABLE BECAUSE OF TREE ROOTS, UTILITIES OR OTHER OBSTACLES, THE PLANTING AREA SHALL BE TURNED OVER BY HAND. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO BEGINNING SITE WORK TO DETERMINE THE PLANTING SOIL AMENDMENTS REQUIRED - SUCH AS THE ADDITION OF COMPOST AND/OR PEAT MOSS. UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING GENERALLY ACCEPTED SOIL BACKFILL RATIO: 1/2 NATIVE SOIL, 1/2 IMPORTED LOAM, 1/2 COMPOST/PEAT MOSS. INITIALLY, THE CONTRACTOR SHALL ASSUME THE INCORPORATION OF 1-2 CUBIC YARDS OF COMPOST/PEAT MOSS PER 1000 SQUARE FEET OF PLANT BED. IN ADDITION, THE CONTRACTOR SHALL INCORPORATE A PLANT STARTER FERTILIZER SUCH AS 10-10-10 IN THE PLANTING SOIL MIX.
10. THE CONTRACTOR SHALL REVIEW AND ADDITIONAL SITE DRAINAGE REQUIREMENTS WITH THE OWNER AND/OR LANDSCAPE ARCHITECT AND COORDINATE POTENTIAL IMPROVEMENTS IN ORDER TO ATTAIN POSITIVE DRAINAGE IN ALL CONDITIONS.
11. THE CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD BARK MULCH, SUCH AS PINE BARK MULCH THAT IS MEDIUM TO DARK BROWN IN COLOR AND FREE OF ANY DEBRIS OR LARGE PIECES OF WOOD. MULCHES WITH DYES WILL NOT BE ACCEPTED. MULCH ALL PLANT BEDS AFTER PLANTING TO THE FOLLOWING 'LOOSE MEASURE' DEPTHS:
 - TREES AND SHRUBS - 3"
 - PERENNIAL GROUND COVER AND ORNAMENTAL GRASS BEDS - 1.5"
12. THE CONTRACTOR IS RESPONSIBLE FOR SEEDING ALL AREAS DISTURBED DURING CONSTRUCTION ACCORDING TO THE PLANTING PLAN OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. GRASS SEED SHALL BE A CAPE COD FESCUE SEED BLEND: 80% TALL FESCUE, 10% BORNITO HARD FESCUE, 10% JAMESTOWN CHEWING FESCUE, 20% PERENNIAL RYE.
13. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. THERE SHALL BE NO PARKING OR STOCKPILING OF CONSTRUCTION MATERIAL WITHIN THE DRIP LINE OF THE TREES TO REMAIN.
14. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT IS ISSUED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE (1) FULL YEARS FROM THE TIME OF PROVISIONAL ACCEPTANCE. FINAL ACCEPTANCE WILL BE MADE BY THE LANDSCAPE ARCHITECT AND OWNER AT THE END OF THE GUARANTEE PERIOD. ANY PLANTS DEEMED UNACCEPTABLE PRIOR TO THE END OF THE GUARANTEE PERIOD SHALL BE PROMPTLY REPLACED AT THE CONTRACTOR'S EXPENSE.



SEAN PAPICH
landscape architecture

222 north street hingham, ma 02043
T781.741.5455 www.seanpapich.com



SCALE: 1"=30'

CONDYNE ENGINEERING GROUP

100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
FAX 781-817-6550

BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH

PREPARED FOR:
CONDYNE CONSTRUCT, INC.
100 GRANDVIEW ROAD, SUITE 312
BRAINTREE, MA 02184

REVISIONS:

NO.	DATE	DESC.
1	1/28/18	REVS PER COMMENT
2	2/9/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg

LANDSCAPE PLANTING PLAN SHEET 1

MATCHLINE SEE SHEET 1

AREA=9.118 AC

125,000 SF WAREHOUSE BUILDING

LOT 2 AREA=1.026 AC

LOT 4 AREA=9.118 AC

16,400 SF COMMERCIAL BUILDING

LOT 3 AREA=2.814 AC

PLANT LIST REFERENCE - SHEET THREE

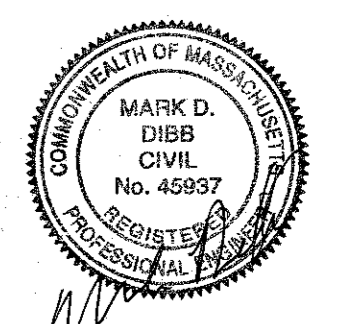
SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EVERGREEN TREES				
PA	<i>Picea abies</i>	Norway Spruce	10/12' ht.	
TP	<i>Thuja plicata</i>	Western Arborvitae	8' ht.	
DECIDUOUS ORNAMENTAL TREES				
AR	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	3" cal.	spacing 30' o.c. typ.
BN	<i>Betula nigra</i> 'Cully'	Heritage River Birch	10/12' ht.	clump
GT	<i>Gleditsia tricanthos</i> 'Shademaster'	Shademaster Honeylocust	3" cal.	spacing 30' o.c. typ.
MDW	<i>Malus</i> 'Donald Wyman'	Donald Wyman Crabapple - white flowers	2.5" cal.	
MPP	<i>Malus</i> 'Prairie Fire'	Prairie Fire Crabapple - pink	2.5" cal.	
MST	<i>Malus</i> 'Sugar Tyme'	Sugar Tyme Crabapple - white	2.5" cal.	
PBG	<i>Platanus acerifolia</i> 'Bloodgood'	Bloodgood London Planetree	3" cal.	spacing 30' o.c. typ.
PC	<i>Pyrus calleryana</i> 'Cleveland Select'	Cleveland Select Pear - white	3" cal.	
QB	<i>Quercus bicolor</i>	White Swamp Oak	3" cal.	
QP	<i>Quercus palustris</i>	Pin Oak	3" cal.	spacing 30' o.c. typ.
SHRUBS				
AP	<i>Aesculus parviflora</i>	Bottlebrush Buckeye	#10	
HAI	<i>Hydrangea arborescens</i> 'Abetwo'	Incrediball Hydrangea	#5	
HPL	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea	#10	
IBP	<i>Ilex x meserveae</i> Blue Princess	Blue Princess Holly	4' ht.	
IGL	<i>Ilex crenata</i> 'Green Luster'	Green Luster Japanese Holly	#10	
IGS	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry - compact	3' ht.	
JCS	<i>Juniperus chinensis</i> 'Sargentii'	Green Sargent Juniper	#5	
RCB	<i>Rhododendron</i> 'Cunningham' Blush	English Roseum Rhododendron - pink	3' ht.	
PJM	<i>Rhododendron</i> 'PJM'	PJM Rhododendron - lavender	3' ht.	
RCW	<i>Rosa</i> 'Carefree Wonder'	Carefree Wonder Shrub Rose - pink	#3	
RTF	<i>Rosa</i> 'The Fairy'	Fairy Rose - pink	#3	
RBK	<i>Rosa</i> 'Blushing Knockout'	Blushing Knockout Shrub Rose	#5	
SJ	<i>Spiraea japonica</i> 'Little Princess'	Little Princess Spiraea	#5	
SM	<i>Syringa meyeri</i> 'Palibin'	Korean Lilac	3' ht.	
TC	<i>Taxus cuspidata</i> 'Greenwave'	Greenwave Spreading Yew	18/24"	
VT	<i>Viburnum trilobum</i> 'Alfredo'	Alfredo American Cranberrybush	#10	
PERENNIALS and ORNAMENTAL GRASSES				
cm	<i>Carex morrowii</i> 'Ice Dance'	Sedge	#1	spacing - 15' o.c.
ckf	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#2	spacing - 24" o.c.
hhr	<i>Hemerocallis</i> 'Happy Returns'	Daylily, yellow - 18"	#1	spacing - 18" o.c.
mml	<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Maiden Grass	#3	spacing - 48" o.c.
nwl	<i>Nepeta</i> 'Walker's Low'	Catmint, lav. Blue - 24"	#2	spacing - 24" o.c.
pv	<i>Panicum virgatum</i>	Switch Grass	#3	spacing - 36" o.c.
pah	<i>Pennisetum alopecuroides</i> 'Hamel'	Hamel Fountain Grass; 2'	#2	spacing - 24" o.c.
pls	<i>Perovskia atriplicifolia</i> 'Little Spire'	Russian Sage; Lav. Blue - 24/36"	#1	spacing - 18" o.c.

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4

SEAN PAPICH
 landscape architecture

222 north street hingham, ma 02043
 T781.741.5455 www.seanpapich.com



SCALE: 1"=30'

CONDYNE ENGINEERING GROUP

100 GRANDVIEW ROAD, SUITE 312
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BLUE STAR BUSINESS PARK

SITE PLANS
 LEONARD STREET SOUTH

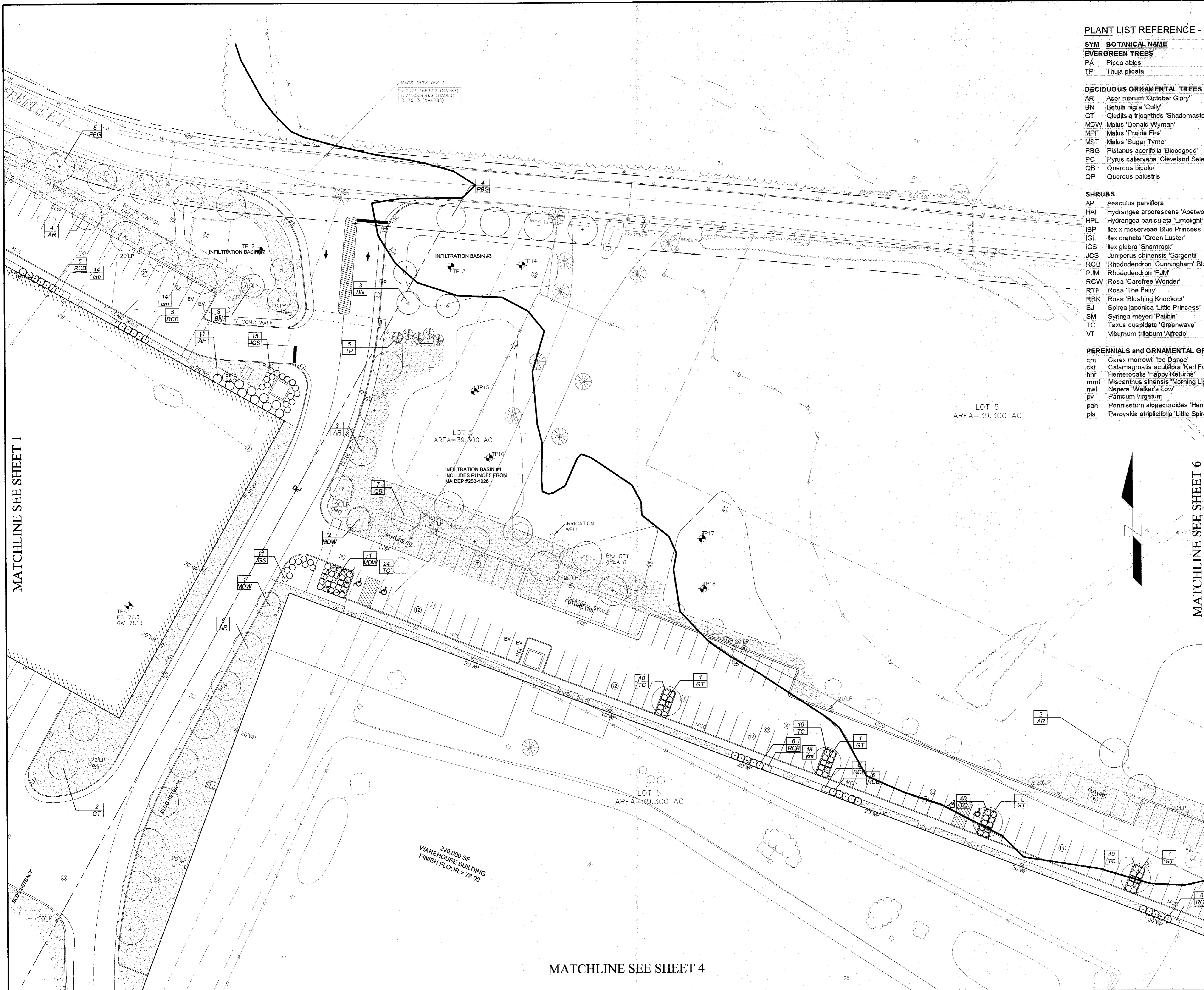
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4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5247
 DWG FILENAME: 5247SP.dwg

LANDSCAPE PLANTING
 PLAN SHEET 2

SHEET C36 OF C55



PLANT LIST REFERENCE - SHEET THREE

SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EVERGREEN TREES				
PA	Picea abies	Norway Spruce	10/12' ht.	
TP	Thuja plicata	Western Arborvitae	8' ht.	
DECIDUOUS ORNAMENTAL TREES				
AR	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	spacing 30' o.c. typ.
BN	Betula nigra 'Cully'	Heritage River Birch	10/12' ht.	clump
GT	Gleditsia tricanthos 'Shademaster'	Shademaster Honeylocust	3" cal.	spacing 30' o.c. typ.
MDW	Malus 'Donald Wyman'	Donald Wyman Crabapple - white flowers	2.5' cal.	
MPF	Malus 'Prairie Fire'	Prairie Fire Crabapple - pink	2.5' cal.	
MST	Malus 'Sugar Tyme'	Sugar Tyme Crabapple - white	2.5' cal.	
PBG	Platanus acerifolia 'Bloodgood'	Bloodgood London Planetree	3" cal.	spacing 30' o.c. typ.
PC	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear - white	3" cal.	
QB	Quercus bicolor	White Swamp Oak	3" cal.	
QP	Quercus palustris	Pin Oak	3" cal.	spacing 30' o.c. typ.
SHRUBS				
AP	Aesculus parviflora	Bottlebrush Buckeye	#10	
HAI	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	
HPL	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	#10	
IBP	Ilex x meserveae Blue Princess	Blue Princess Holly	4' ht.	
IGL	Ilex crenata 'Green Luster'	Green Luster Japanese Holly	#10	
IGS	Ilex glabra 'Shamrock'	Shamrock Inkberry - compact	3' ht.	
JCS	Juniperus chinensis 'Sargentii'	Green Sargent Juniper	#5	
RCB	Rhododendron 'Cunningham' Blush	English Roseum Rhododendron - pink	3' ht.	
PJM	Rhododendron 'PJM'	PJM Rhododendron - lavender	3' ht.	
RCW	Rosa 'Carefree Wonder'	Carefree Wonder Shrub Rose - pink	#3	
RTF	Rosa 'The Fairy'	Fairy Rose - pink	#3	
RBK	Rosa 'Blushing Knockout'	Blushing Knockout Shrub Rose	#5	
SJ	Spiraea japonica 'Little Princess'	Little Princess Spirea	#5	
SM	Syringa meyeri 'Palibin'	Korean Lilac	3' ht.	
TC	Taxus cuspidata 'Greenwave'	Greenwave Spreading Yew	18/24"	
VT	Viburnum trilobum 'Alfredo'	Alfredo American Cranberrybush	#10	
PERENNIALS and ORNAMENTAL GRASSES				
cm	Carex morrowii 'Ice Dance'	Sedge	#1	spacing - 15' o.c.
ckl	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	#2	spacing - 24" o.c.
hhr	Hemerocallis 'Happy Returns'	Daylily, yellow - 18"	#1	spacing - 18" o.c.
hml	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	#3	spacing - 48" o.c.
nwl	Nepeta 'Walker's Low'	Catmint, lav. Blue - 24"	#2	spacing - 24" o.c.
pv	Panicum virgatum	Switch Grass	#3	spacing - 36" o.c.
pah	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass; 2'	#2	spacing - 24" o.c.
pls	Perovskia atriplicifolia 'Little Spire'	Russian Sage; Lav. Blue - 24/36"	#1	spacing - 18" o.c.

MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 6

MAGS DISK 102 J
N: 2,919,462.597 (NA783)
E: 745,084.468 (NA083)
EL: 76.13 (NAV098)

LOT 5
AREA=39.300 AC

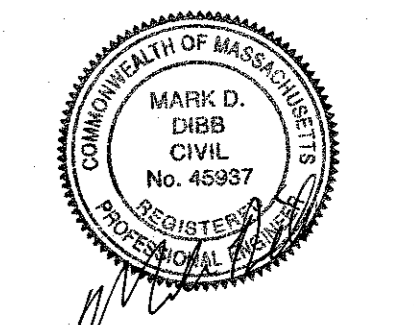
LOT 5
AREA=39.300 AC

LOT 5
AREA=39.300 AC

220,000 SF
WAREHOUSE BUILDING
FINISH FLOOR = 78.00

SEAN PAPICH
landscape architecture

222 north street hingham, ma 02043
7781.741.5455 www.seanpapich.com



SCALE: 1"=30'

MATCHLINE SEE SHEET 4

CONDYNE ENGINEERING GROUP
100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
FAX 781-817-6550

BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH
PREPARED FOR:
CONDYNE CONSTRUCT, INC.
100 GRANDVIEW ROAD, SUITE 312
BRAINTREE, MA 02184

REVISIONS:

NO.	DATE	DESC.
1	12/6/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/7/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg
LANDSCAPE PLANTING
PLAN SHEET 3
SHEET C37 OF C55

MATCHLINE SEE SHEET 3

MATCHLINE-SEE SHEET 2

MATCHLINE
SEE SHEET 6

MATCHLINE SEE SHEET 7

LOT 5
AREA=39.300 AC

220,000 SF
WAREHOUSE BUILDING
FINISH FLOOR = 78.00

LOT 5
AREA=39.300

20'LP AM 11 LOT 66
WILLIAM ADOLPH HOUGHTON
99 LEONARD ST.
BK. 1922 PG. 180

POROUS ASPHALT
TRAILER STORAGE AREA
(NO TRUCK/TRACTOR STORAGE)

INFILTRATION BASIN #5
INCLUDES RUNOFF FROM
MA DEP#250-1023
MA DEP#250-1024
MA DEP#250-1026

TP4
EG=71.1
GW=67.26

TP3
EG=71.8
67.63

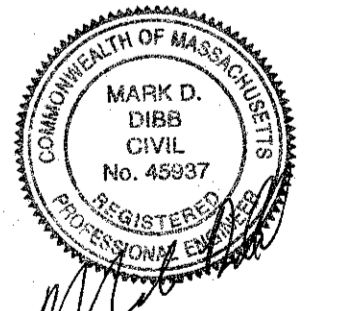
TP2
EG=71.2
GW=67.53

TP1
EG=69.95
GW=66.61

LOT 5
AREA=39.300 AC

2.5' WIDE GRAVEL
PUBLIC ACCESS PATH
(AT EXISTING GRADE)

MATCHLINE SEE SHEET 5



0 30' 60'
SCALE: 1"=30'

CONDYNE
ENGINEERING
GROUP
100 GRANDVIEW ROAD, SUITE 312
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BLUE STAR BUSINESS PARK
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PREPARED FOR:
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BRAintree, MA 02184

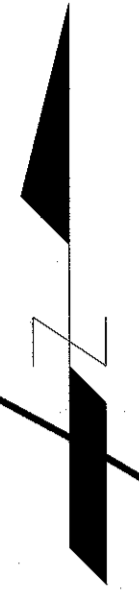
NO.	DATE	DESC.
1	11/26/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg

LANDSCAPE PLANTING
PLAN SHEET 4

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 7



LOT 5
AREA 59,700 AC

2.5' WIDE GRAVEL
PUBLIC ACCESS PATH
(AT EXISTING GRADE)

2.5' WIDE GRAVEL
PUBLIC ACCESS PATH
(AT EXISTING GRADE)

DENSE TREES

DENSE TREES

1467' ± "B"

CENTERLINE OF CANOE RIVER

NHESP PH725

"B" LINE"
N 62°35'28" E 891.46'

DENSE TREES

AM 11 LOT 62
COMMONWEALTH OF MASS
0-REAR BOUTAS DR.

NHESP PH725

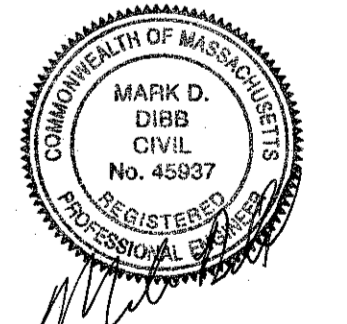
AM 11 LOT 70-5
MARJORIE PAUL SULLY
22 BOUTAS DR.
BK. 20412 PG. 330

AM 11 LOT 69-4
KEVIN M. AND RACHEL A. O'NEIL
17 BOUTAS DR.
BK. 5594 PG. 343

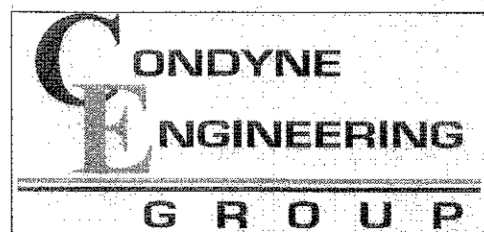
CANOE RIVER

SHADOWS

PVP



0 30' 60'
SCALE: 1"=30'



100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
FAX 781-817-6550

BLUE STAR BUSINESS PARK

SITE PLANS
LEONARD STREET SOUTH

PREPARED FOR:
CONDYNE CONSTRUCT, INC.
100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184

NO.	DATE	DESC.
1	12/6/18	REVS PER COMMENT
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3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV

DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg

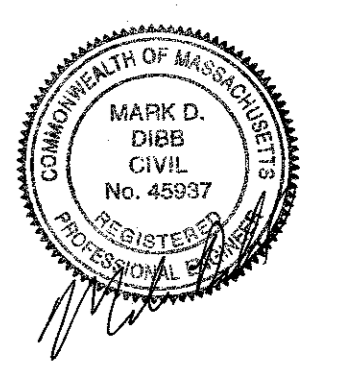
LANDSCAPE PLANTING
PLAN SHEET 5

SHEET C39 OF C55



MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 7



SCALE: 1"=30'

CONDYNE ENGINEERING GROUP
 100 GRANDVIEW ROAD, SUITE 312
 TEL. 781-552-4200
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BLUE STAR BUSINESS PARK
 SITE PLANS
 LEONARD STREET SOUTH
 PREPARED FOR:
 CONDYNE CONSTRUCT, INC.
 100 GRANDVIEW ROAD, SUITE 312
 BRAintree, MA 02184

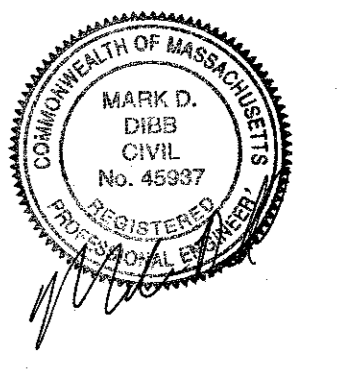
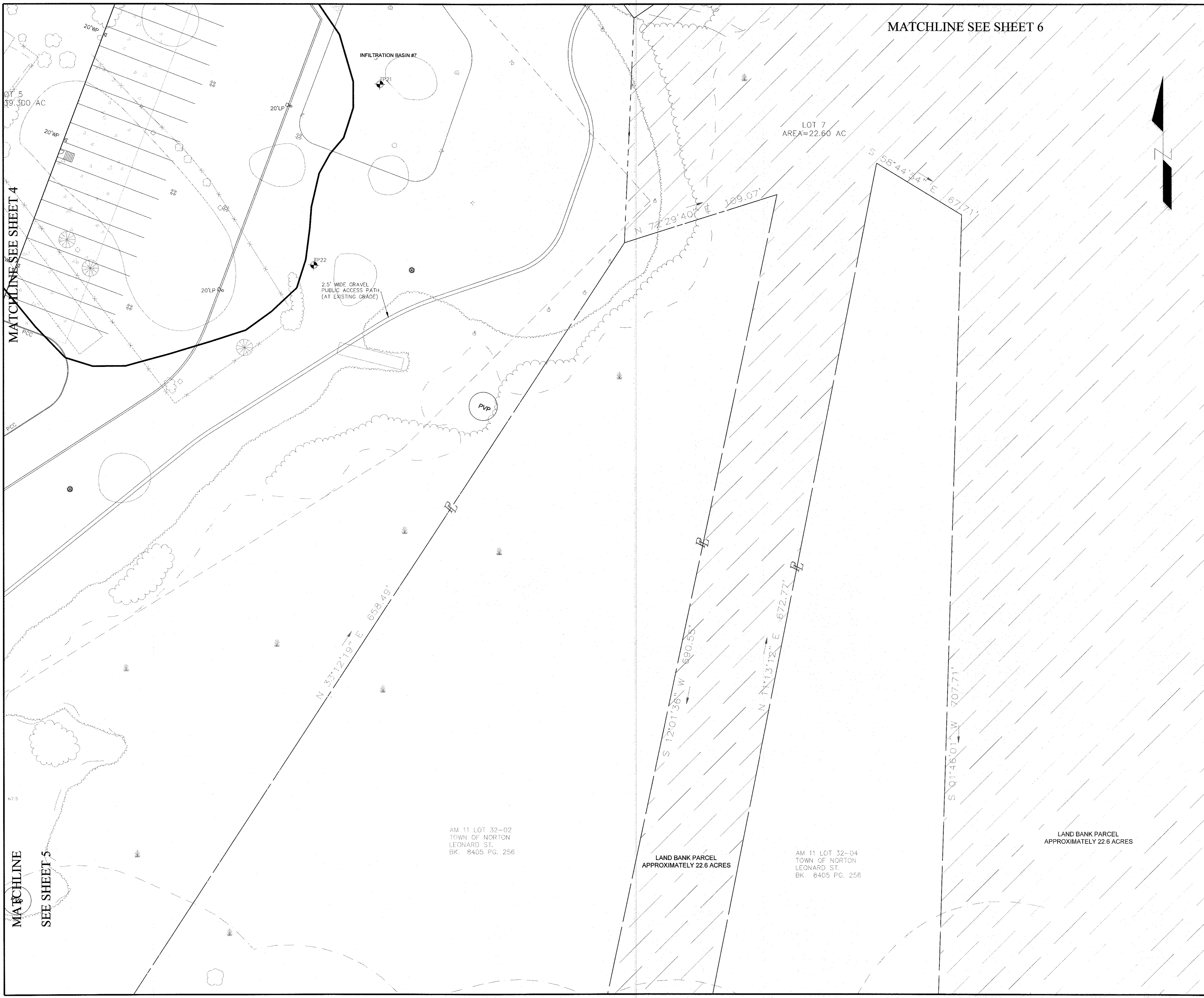
NO.	DATE	DESC.
1	11/26/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5347
 DWG FILENAME: 5347-SP.dwg
LANDSCAPE PLANTING
PLAN SHEET 6
 SHEET C40 OF C55

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5



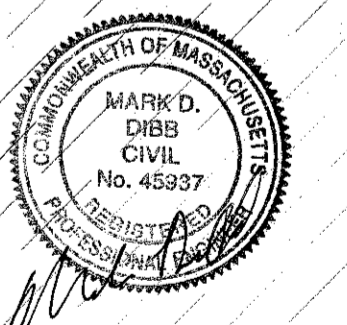
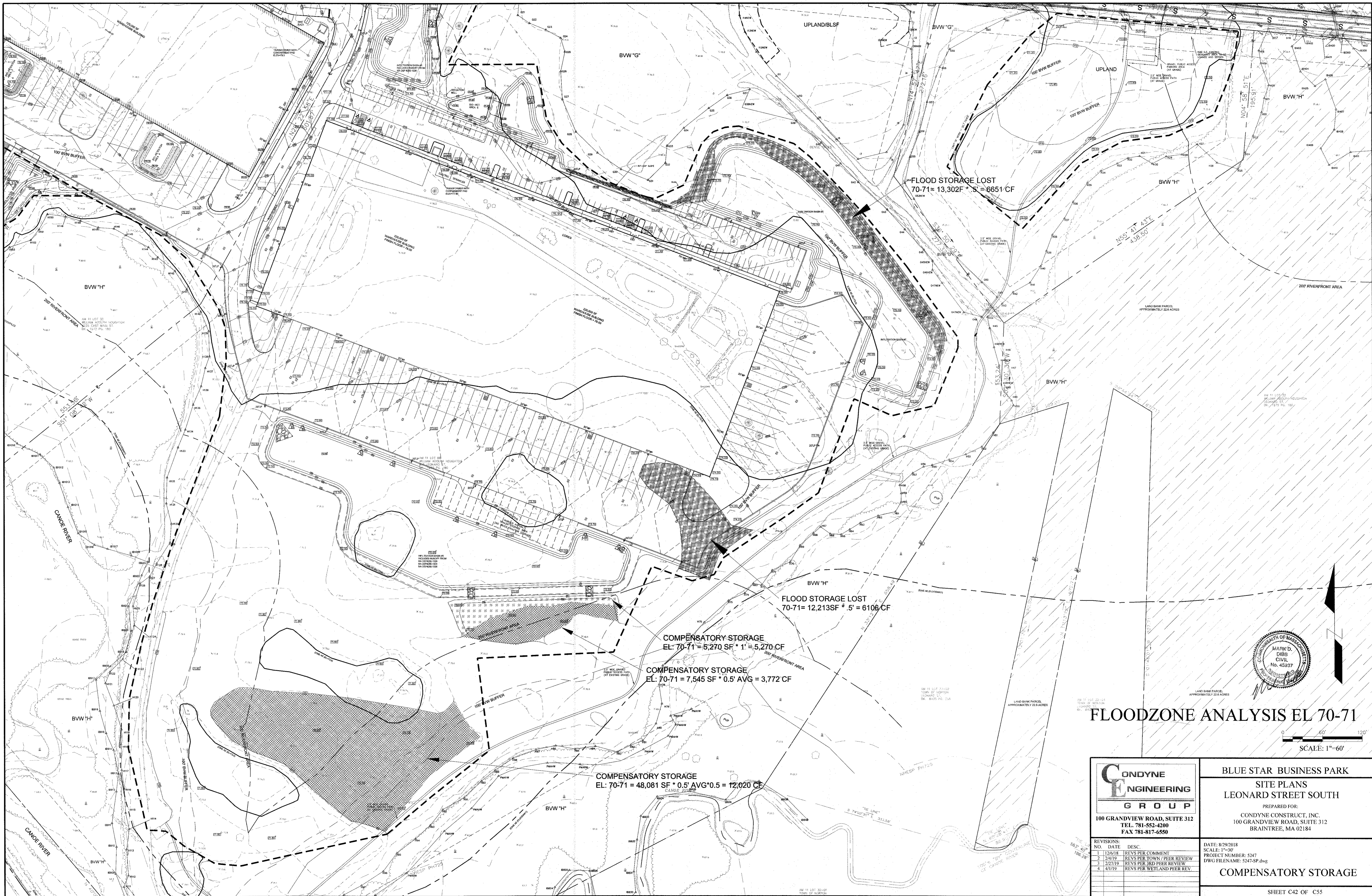
0 30' 60'
SCALE: 1"=30'

CONDYNE ENGINEERING GROUP
 100 GRANDVIEW ROAD, SUITE 312
 TEL. 781-552-4200
 FAX 781-817-6550

BLUE STAR BUSINESS PARK
 SITE PLANS
 LEONARD STREET SOUTH
 PREPARED FOR:
 CONDYNE CONSTRUCT, INC.
 100 GRANDVIEW ROAD, SUITE 312
 BRAINTREE, MA 02184

NO.	DATE	DESC.
1	12/20/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5547
 DWG FILENAME: 5547-SP.dwg
LANDSCAPE PLANTING
PLAN SHEET 7
 SHEET C41 OF C55



FLOODZONE ANALYSIS EL 70-71

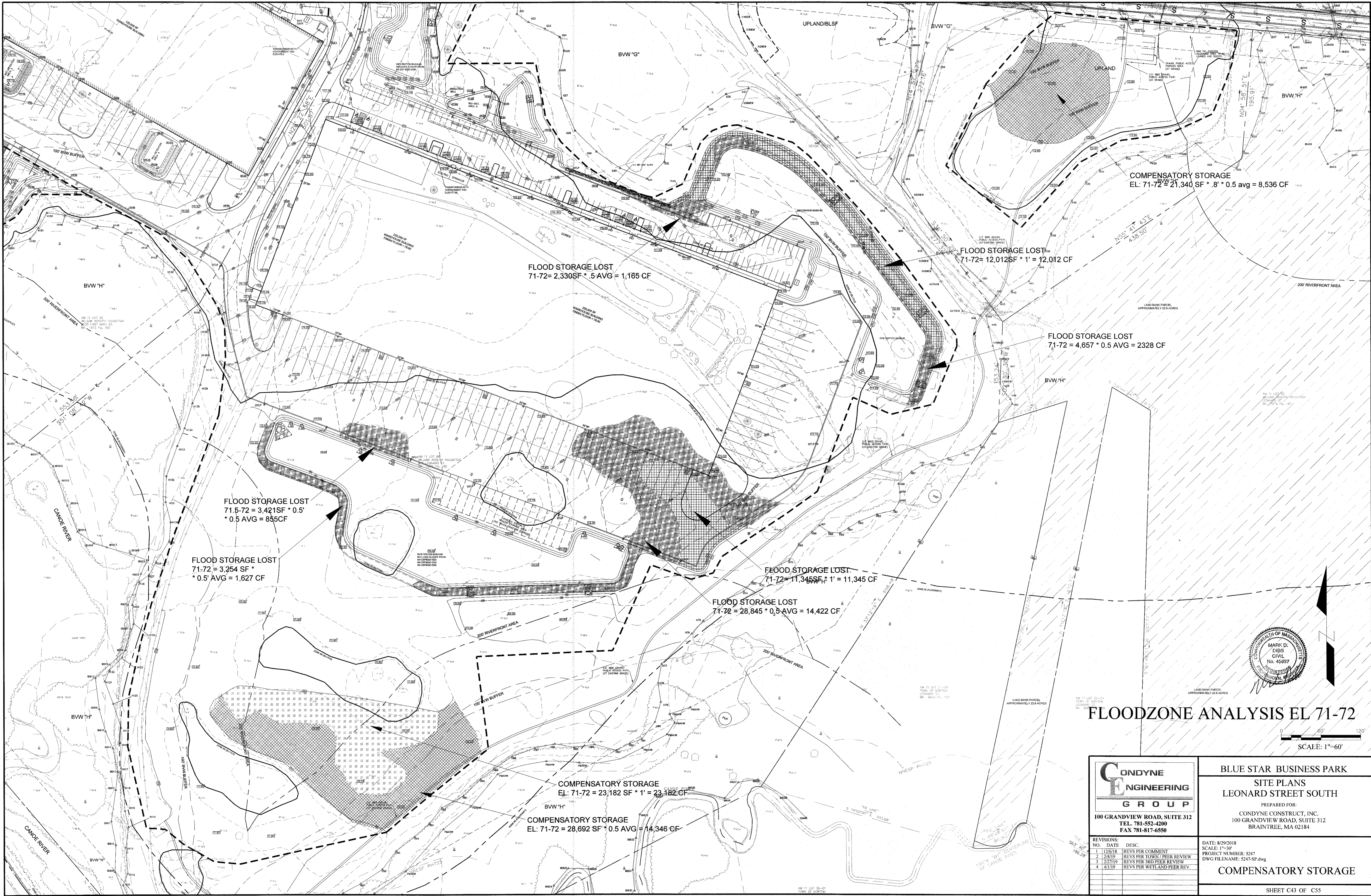
CONDYNE ENGINEERING GROUP
 100 GRANDVIEW ROAD, SUITE 312
 TEL. 781-552-4300
 FAX 781-817-6550

BLUE STAR BUSINESS PARK
 SITE PLANS
 LEONARD STREET SOUTH
 PREPARED FOR:
 CONDYNE CONSTRUCT, INC.
 100 GRANDVIEW ROAD, SUITE 312
 BRAintree, MA 02184

NO.	DATE	DESC.
1	12/6/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV

DATE: 8/29/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5347
 DWG FILENAME: 5347-SP.dwg

COMPENSATORY STORAGE



COMPENSATORY STORAGE
EL: 71-72 = 21,340 SF * 0.5 avg = 8,536 CF

FLOOD STORAGE LOST
71-72 = 2,330SF * 0.5 AVG = 1,165 CF

FLOOD STORAGE LOST
71-72 = 12,012SF * 1' = 12,012 CF

FLOOD STORAGE LOST
71-72 = 4,657 * 0.5 AVG = 2328 CF

FLOOD STORAGE LOST
71.5-72 = 3,421SF * 0.5' * 0.5 AVG = 855CF

FLOOD STORAGE LOST
71-72 = 3,254 SF * 0.5' AVG = 1,627 CF

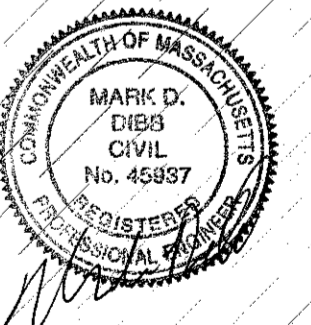
FLOOD STORAGE LOST
71-72 = 11,345SF * 1' = 11,345 CF

FLOOD STORAGE LOST
71-72 = 28,845 * 0.5 AVG = 14,422 CF

COMPENSATORY STORAGE
EL: 71-72 = 23,182 SF * 1' = 23,182 CF

COMPENSATORY STORAGE
EL: 71-72 = 28,692 SF * 0.5 AVG = 14,346 CF

FLOODZONE ANALYSIS EL 71-72



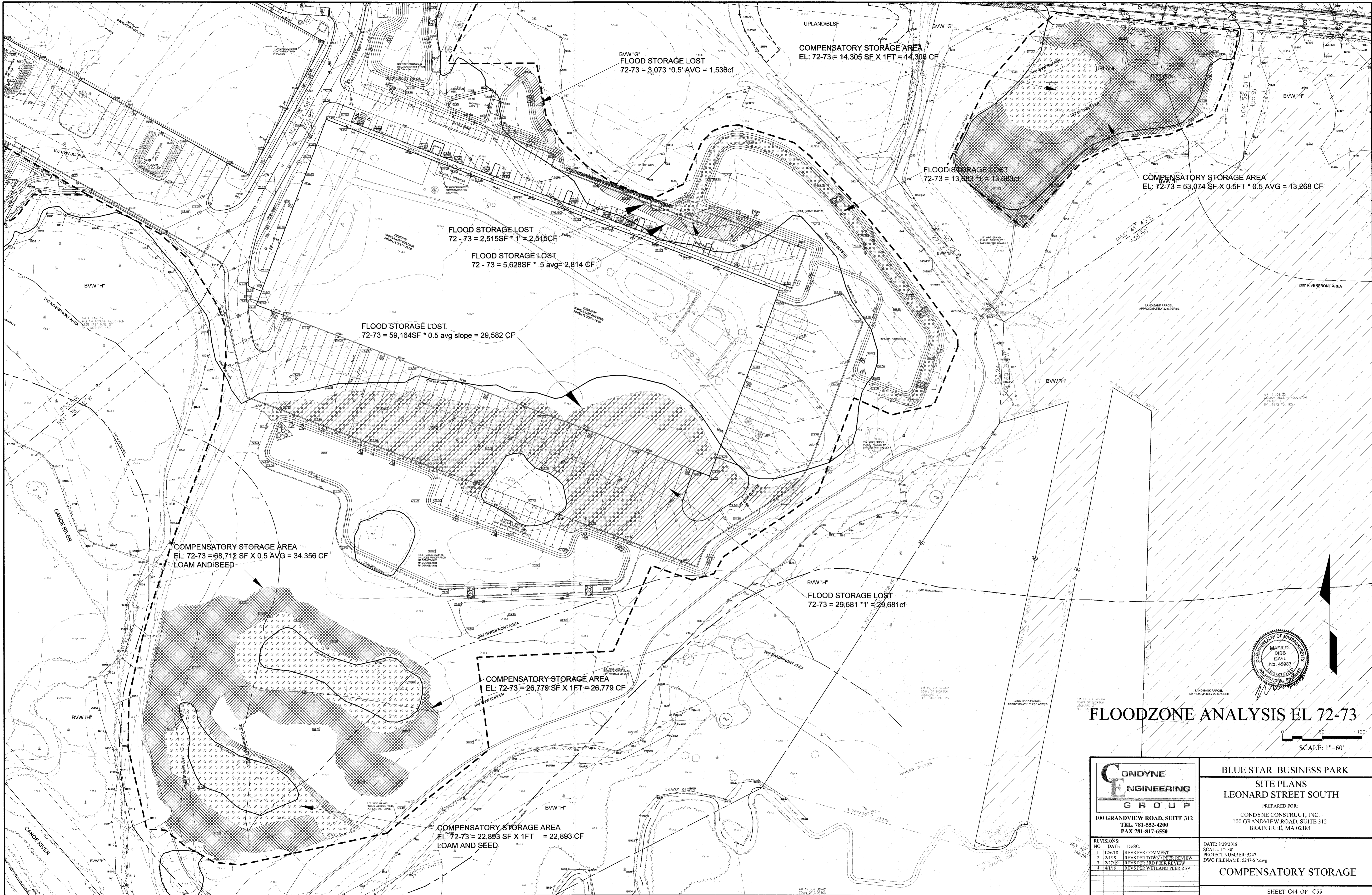
SCALE: 1"=60'

CONDYNE ENGINEERING GROUP
100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
FAX 781-817-6550

BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH
PREPARED FOR:
CONDYNE CONSTRUCT, INC.
100 GRANDVIEW ROAD, SUITE 312
BRAINTREE, MA 02184

NO.	DATE	DESC.
1	12/6/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV

DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg
COMPENSATORY STORAGE
SHEET C43 OF C55



BWW "G"
FLOOD STORAGE LOST
72-73 = 3,073 * 0.5' AVG = 1,536cf

COMPENSATORY STORAGE AREA
EL: 72-73 = 14,305 SF X 1FT = 14,305 CF

FLOOD STORAGE LOST
72-73 = 13,683 * 1 = 13,683cf

COMPENSATORY STORAGE AREA
EL: 72-73 = 53,074 SF X 0.5FT * 0.5 AVG = 13,268 CF

FLOOD STORAGE LOST
72 - 73 = 2,515SF * 1' = 2,515CF

FLOOD STORAGE LOST
72 - 73 = 5,628SF * .5 avg = 2,814 CF

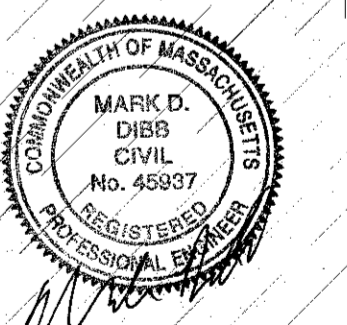
FLOOD STORAGE LOST
72-73 = 59,164SF * 0.5 avg slope = 29,582 CF

COMPENSATORY STORAGE AREA
EL: 72-73 = 68,712 SF X 0.5 AVG = 34,356 CF
LOAM AND SEED

BWW "H"
FLOOD STORAGE LOST
72-73 = 29,681 * 1' = 29,681cf

COMPENSATORY STORAGE AREA
EL: 72-73 = 26,779 SF X 1FT = 26,779 CF

COMPENSATORY STORAGE AREA
EL: 72-73 = 22,893 SF X 1FT = 22,893 CF
LOAM AND SEED



FLOODZONE ANALYSIS EL 72-73

SCALE: 1"=60'

CONDYNE ENGINEERING GROUP
100 GRANDVIEW ROAD, SUITE 312
TEL. 781-552-4200
FAX 781-817-6550

BLUE STAR BUSINESS PARK
SITE PLANS
LEONARD STREET SOUTH
PREPARED FOR:
CONDYNE CONSTRUCT, INC.
100 GRANDVIEW ROAD, SUITE 312
BRAINTREE, MA 02184

NO.	DATE	DESC.
1	12/6/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV

DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg

COMPENSATORY STORAGE

FLOOD STORAGE LOST
73-73.5 = 2,371 x 0.2'
(73.2 BERM HEIGHT) = 474 cf

BVW "G"
FLOOD STORAGE LOST
73-73.5 = 9,922 x 0.2'
(73.2 BERM HEIGHT) = 1984 cf

FLOOD STORAGE LOST
73-73.5 = 13,216 x 0.5' = 6,608 cf

FLOOD STORAGE LOST
EL: 73.5-73 = 66,010 SF X .5FT = 33005 CF

FLOOD STORAGE LOST
EL: 73.5-73 = 38,240 SF X .5FT * 0.5 AVG = 9560 CF

COMPENSATORY STORAGE
EL: 73.5-73 = 15258 SF X .5FT = 7629 CF

COMPENSATORY STORAGE
EL: 73.5-73 = 11,540 SF X .5AVG X .5FT = 2,885 CF

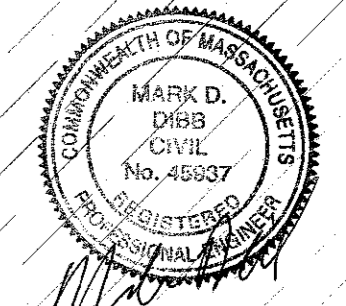
COMPENSATORY STORAGE AREA
EL: 73.5-73 = 12,191 SF X .5FT = 6,095 CF

COMPENSATORY STORAGE
EL: 73.5-73 = 10,888 X .5FT X .5AVG = 2,722

COMPENSATORY STORAGE AREA 6
EL: 73-73.5 = 69,838 SF X .5 FT = 34,919 CF

FLOODZONE ANALYSIS EL 73-73.5

SCALE: 1"=60'



CONDYNE ENGINEERING GROUP
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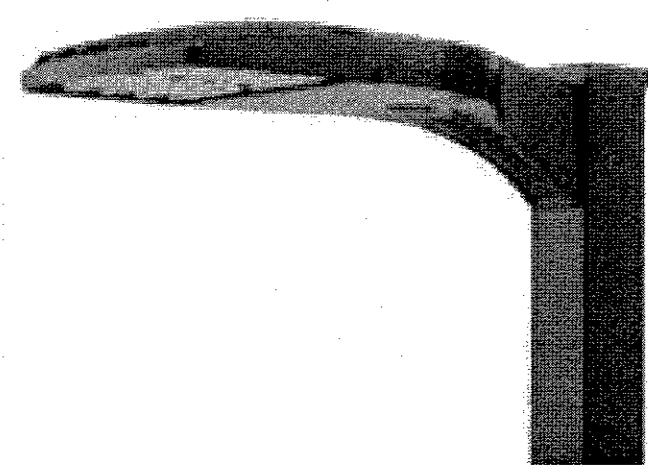
NO.	DATE	DESC.
1	1/26/18	REVS PER COMMENT
2	2/4/19	REVS PER TOWN / PEER REVIEW
3	2/27/19	REVS PER 3RD PEER REVIEW
4	4/1/19	REVS PER WETLAND PEER REV.

DATE: 8/29/2018
SCALE: 1"=30'
PROJECT NUMBER: 5247
DWG FILENAME: 5247-SP.dwg

COMPENSATORY STORAGE



AREA FOR PHOTOMETRIC



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number	File Name	Lumens Per Lamp	Light Loss Factor	Wattage
□	LP1	40	Lithonia	DSX0 LED PS 40K T4M MVOLT mounted to 20' pole	Pole mounted Full Cutoff LED with Type IV optics	1 @ 89watt 40K LED	1	DSX0_LED_PS_40K_T4M_MVOLT.dwg	11433	0.9	89
□	LP2	9	Lithonia	(2) DSX0 LED PS 40K T4M MVOLT mounted to 20' pole	Dual Pole mounted Full Cutoff LED with Type IV optics	2 @ 89watt 40K LED	1	DSX0_LED_PS_40K_T4M_MVOLT.dwg	11433	0.9	178
□	LW1	55	Lithonia	DSXW2 LED 30C 700 40K TTFM MVOLT	Wall Mounted Full Cutoff LED with Forward Throw optics. Mounted at 20'	1 @ 71watt 40K LED	1	DSXW2_LED_30C_700_40K_TTFM_MVOLT.dwg	8082	0.9	71

Route 123 Lands

Plan View
Scale - 1" = 30'

Designer
Date
6/21/2018
Scale
Not to Scale
Drawing No.
Summary

1 of 1

CONDYNE ENGINEERING GROUP, LLC

100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184
PH: 781-552-4205

PROFESSIONAL ENGINEER DATE

BLUE STAR BUSINESS PARK
SITE PLANS

PHOTOMETRIC PLAN

NORTON MA

DATE: 8-29-2018
SCALE: NTS
PROJECT NUMBER: 5247
DWG FILENAME: 5247-DETAILS.DWG

NO.	DATE	DESC.
1	10-24-18	REVS PER COMMENT
2	2-1-19	REVS PER TOWN / PEER REVIEW
3	2-27-19	REVS PER 3RD PEER REVIEW
4	4-1-19	REVS PER WETLAND REVIEW

PREPARED FOR:
CONDYNE CAPITAL PARTNERS

100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184

PHOTOMETRIC PLAN

SHEET C46 OF C55

GENERAL NOTES

1. ALL SITE PREPARATION NECESSARY TO COMPLETE THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF ALL PERSONAL ON THE JOB SITE. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, AND MAINTAINING ALL NECESSARY SAFETY DEVICES, WARNING LIGHTS, BARRICADES, AND OTHER APPROPRIATE SAFETY MEASURES IN ACCORDANCE WITH OSHA STANDARDS.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND WHEREVER POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY IN THE TOWN OF NORTON, AND "DIG SAFE" (1-800-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE CONFLICTS BETWEEN THE PROPOSED UTILITIES AND FIELD-LOCATED UTILITIES AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED, INCOMPLETELY OR INACCURATELY SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCURATE RECORDS OF THE LOCATION AND ELEVATION OF ALL WORK INSTALLED AND EXISTING UTILITIES FOUND DURING CONSTRUCTION FOR THE PREPARATION OF THE AS-BUILT PLAN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS DURING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES IN WORKING ORDER AND FREE FROM DAMAGE DURING THE ENTIRE DURATION OF THE PROJECT.
6. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL GRADE STAKES SET BY THE SURVEYOR. GRADE STAKES SHALL REMAIN UNTIL A FINAL INSPECTION OF THE SITE HAS BEEN COMPLETED BY THE ENGINEER AND TOWN CONSULTANT (IF REQUIRED).
7. ALL PROPOSED STRUCTURES SHALL BE DESIGNED BY THEIR MANUFACTURERS FOR AASHTO HS-20 LOADING. PRECAST CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 5000 PSI UNLESS OTHERWISE NOTED HEREIN.
8. THE CONTRACTOR SHALL RESTORE ALL SURFACES EQUAL TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION IS COMPLETE. THE INSTALLER SHALL TAKE CARE TO PREVENT DAMAGE TO SHRUBS, TREES AND OTHER LANDSCAPING. WHEREAS THE PLANS DO NOT SHOW ALL LANDSCAPE FEATURES, EXISTING CONDITIONS MUST BE VERIFIED BY THE CONTRACTOR IN ADVANCE OF THE WORK.
9. UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SPECIFICATIONS ALL SITE CONSTRUCTION MATERIALS AND METHODOLOGIES ARE TO CONFORM TO THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 EDITION.
10. ALL WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS (1997 REVISIONS) AND CONSTRUCTION AND TRAFFIC STANDARD DETAILS (1996) DRAWING NUMBER 107.1.0 AND 107.2.0. RAMPS SHALL HAVE A MAX 8% RAMP SLOPE AND 2% SIDE SLOPE.
11. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER MANNER. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
12. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED, AND REMOVED FROM THE SITE.
13. AREAS NOT DISTURBED BY CONSTRUCTION SHALL BE LEFT NATURAL. CARE SHALL BE TAKEN TO PRESERVE EXISTING TREES, GROUND COVER AND OTHER NATURAL FEATURES WHENEVER POSSIBLE. ALL AREAS UNPAVED AND NOT LEFT IN A NATURAL CONDITION SHALL BE PLANTED WITH GRASS AND LANDSCAPING MATERIALS AS SHOWN ON THE LANDSCAPING PLAN.
14. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
15. SNOW TO BE STORED ON PAVEMENT (IMPERVIOUS AREAS) IN AREAS AS IDENTIFIED ON PLANS.
16. FEMA FLOOD ZONE MAP NUMBER 25005C0132F WITH EFFECTIVE DATE JULY 7, 2009. BASE FLOOD ELEVATION FOR INSURANCE PURPOSES (ROUNDED TO WHOLE NUMBER IS 74), BASE FLOOD ELEVATION FOR DESIGN AND EVALUATION PURPOSES IS ELEVATION 73.5 FOR 100-FLOOD, PER THE FIS MANUAL THE 50-YEAR FLOOD IS ELEVATION 73.0 AND THE 25-YEAR FLOOD IS APPROXIMATELY 72.5.

LAYOUT AND MATERIAL NOTES

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. COORDINATE THE LOCATION OF ALL SITE LIGHT STANDARDS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.
3. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.
4. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS ARE FROM FACE OF CURB TO FACE OF CURB.
5. ALL CURBING TO BE PER LAYOUT PLAN.
6. ALL SIDEWALKS INTERIOR TO THE SITE ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL STAKE OUT BUILDING FROM THE LATEST ARCHITECTURAL DRAWINGS.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
9. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAIL CONTIGUOUS TO THE BUILDING, LIGHTING, ENTRANCE PATIO, DOORWAY PADS, LOADING DOCK DETAILS, ETC.
10. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF ARTICLE VIII - SIGNS IN THE TOWN OF NORTON ZONING BYLAWS

GRADING AND DRAINAGE NOTES

1. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
2. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
3. CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION.
4. ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED.
5. STOCKPILED TOPSOIL SHALL BE PLACED NEATLY IN AN AREA INDICATED BY THE OWNER.
6. PITCH EVENLY BETWEEN SPOT GRADES.
7. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
8. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING.
9. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
10. ALL PIPING TO BE ADS HDPE PIPING, SIZES AS SHOWN ON PLAN. CLASS 5 REINFORCED CONCRETE PIPE SHALL BE USED IN SHALLOW COVER AREAS WITH VEHICULAR TRAFFIC OF 18" OR LESS. RCP PIPE IS IDENTIFIED ON PLAN
11. THE INFILTRATION BASIN SHALL BE STAKED AND MARKED WITH TEMPORARY CONSTRUCTION FENCE DURING CONSTRUCTION IN ORDER TO REDUCE VEHICULAR TRAVEL AND COMPACTION..

UTILITY NOTES

1. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.
3. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
4. INSTALL ALL UTILITIES (INCLUDING CONCRETE PADS) PER UTILITY COMPANY AND DPW STANDARDS.
5. GAS, ELECTRIC, TELEPHONE AND FIRE ALARM CONNECTION LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE UTILITY COMPANIES AND FIRE DEPARTMENT.
6. ALL WATER UTILITY IMPROVEMENTS SHALL COMPLY WITH THE AMERICAN WATERWORKS ASSOCIATION STANDARDS AND THE TOWN OF NORTON WATER DEPARTMENT SPECIFICATIONS, DETAILS, RULES AND REGULATIONS AND HAVE FIVE (5) FEET MINIMUM OF COVER.
7. ALL NEWLY INSTALLED WATER SYSTEM COMPONENTS SHALL BE CLEANED OF ALL FOREIGN MATERIALS SUCH AS DIRT AND MISCELLANEOUS DEBRIS PRIOR TO SYSTEM TESTING AND SHALL BE WITNESSED BY THE ENGINEER. NO TESTING IS ALLOWED WITHOUT REMOVAL OF ALL FOREIGN MATERIALS.
8. A PRESSURE TEST AND DISINFECTION TEST OF ALL WATER SERVICE SYSTEMS SHALL BE CONDUCTED BY THE CONTRACTOR AND WITNESSED BY A REPRESENTATIVE OF THE TOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE TOWN WITH A MINIMUM OF 48-HOURS NOTICE TO THE TIME OF THE PRESSURE TEST AND SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY CONDUCT THE TESTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND REMOVE BLOW-OFFS REQUIRED FOR DISINFECTION AND FLUSHING PURPOSES AT NO EXTRA COST TO THE OWNER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO COLLECT ALL BACTERIOLOGICAL SAMPLES AND PAY FOR ALL RELATED LABORATORY FEES.
11. ALL NEWLY INSTALLED SEWER SEWER COLLECTION SYSTEM, SHALL BE CLEANED OF ALL FOREIGN MATERIALS SUCH AS DIRT AND MISCELLANEOUS DEBRIS PRIOR TO SYSTEM TESTING AND SHALL BE WITNESSED BY THE ENGINEER. NO TESTING IS ALLOWED WITHOUT REMOVAL OF ALL FOREIGN MATERIALS.
12. ALL SEWER MANHOLES SHALL BE TESTED FOR LEAKAGE. SYSTEM MAY BE TESTED BY THE USE OF EITHER WATER OR LOW-PRESSURE AIR.

SEDIMENT CONTROL NOTES

1. A SEDIMENT CONTROL BARRIER SHALL BE INSTALLED ALONG THE DOWN GRADIENT EDGE OF PROPOSED DEVELOPMENT AS INDICATED ON THE PLAN PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL MAINTAIN ALL SEDIMENT CONTROL MEASURES DURING ENTIRE CONSTRUCTION PERIOD.
3. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
4. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
5. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.
6. ALL TOPSOIL ENCOUNTERED WITHIN WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
7. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
8. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DENUDE SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF 14 DAYS OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE MULCHED WITH STRAW. STRAW TO BE APPLIED AT 1-2 TONS PER ACRE. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW. AREAS THAT ARE FINAL GRADE TO BE LOAM AND SEEDED WITHIN 14 DAYS WITH QUICK GERMINATING COVER CROP.
9. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE SEDIMENT CONTROL BARRIERS ARE INTACT.
10. CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY OWNER.
11. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.
12. SILT SACKS SHALL BE PROVIDED AT ALL EXISTING DRAIN INLETS PRIOR TO CONSTRUCTION ACTIVITIES AND AT ALL PROPOSED DRAIN INLETS PRIOR TO PERMANENT PAVEMENT TO CONTROL SILTATION. CURB THROAT OPENING TO HAVE STRAW BALES PLACED AT OPENING FOR ADDITIONAL CONTROL.
14. RIP RAP SPLASH PADS SHALL BE INSTALLED AT THE OUTLETS FOR ALL CULVERTS DISCHARGING ADJACENT TO A WATERWAY.
15. ADDITIONAL STRAW WADDLES AND SILT FENCE SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. ADDITIONAL SEDIMENT CONTROL BY BE REQUIRED PER DIRECTION OF THE CONSERVATION COMMISSION.
16. FOR SLOPES 3:1 OR GREATER, EROSION CONTROL BLANKETS WITH A TACIFIER SHALL BE USED FOR STABILIZATION
17. STRAW WADDLES SHALL BE PLACED AT THE BOTTOM OF THE SLOPES INTO THE DRAINAGE BASINS AND BEO-RETENTION AREAS UNTIL SLOPES ARE STABILIZED TO ENSURE NO WASHOUT INTO THE BASIN.

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE PROPOSED.
3. ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED PINE BARK MULCH TO A DEPTH OF THREE (3) INCHES.
4. CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LEVEL AT TRUNKS/STEMS OF INSTALLED PLANT MATERIAL.
5. PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.
6. NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
7. PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO GRADE AS THEY BORE TO GRADE IN THE NURSERY.
8. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR TWO YEARS FOLLOWING DATE OF FINAL ACCEPTANCE.
9. LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED.
10. TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED PRIOR TO APPLICATION MAY, UPON APPROVAL OF THE ENGINEER, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHOULD BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.
11. THE LANDSCAPE CONTRACTOR SHALL FURNISH ANY ADDITIONAL TOPSOIL NECESSARY. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.
12. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR (4) INCHES AFTER SETTLING ON ALL STRIPPED PLANTED AREAS INCLUDING SLOPE STABILIZATION, LAWN AREAS AND PLANTING BEDS AFTER FILLS ARE PROPERLY SETTLED AND SUBGRADE HAS BEEN APPROVED BY THE OWNER. THE SETTLED TOPSOIL SHALL BE UP TO THE FINISHED GRADE AS CALLED FOR ON THE DRAWINGS. SCARIFY SUBGRADE TO A DEPTH OF TWO (2) INCHES BEFORE PLACING TOPSOIL.
13. REMOVE ALL ROCKS AND DEBRIS FROM SOIL SURFACE AND GRADE TO AN EVEN SURFACE.
14. IF CERTAIN OF THE LAWN AREAS DO NOT SHOW A PROMPT "CATCH", THESE SHALL BE RESEED AT THE SAME RATE AND IN THE SAME MANNER AS BEFORE IN INTERVALS OF TEN (10) DAYS, WHICH PROCESS SHALL CONTINUE UNTIL A GROWTH OF GRASS IS ESTABLISHED OVER THE ENTIRE AREA.
15. PROTECT NEWLY TOPSOILED, GRADED AND/OR SEEDED AREAS FROM TRAFFIC AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM LANDSCAPE CONTRACTOR OPERATIONS.
16. PLACE WARNING SIGNS IN SEEDED AREAS AND ERECT NECESSARY BARRICADES TO PREVENT DAMAGE BY PERSONS OR MACHINES AND MAINTAIN THESE FOR AT LEAST THIRTY (30) DAYS.
17. REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO THE SPECIFIED GRADE AND TOLERANCES.
18. THE LANDSCAPE CONTRACTOR IS TO CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.
19. PLANT MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR WHILE THE PROJECT IS UNDERWAY.
20. LANDSCAPE CONTRACTOR TO VERIFY SOIL TYPE IN PLANTING AREAS AND PROPERLY AMEND THE SOIL FOR APPLICABLE LANDSCAPING USES.



100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184
PH: 781-552-4205



Mark D. O'Neil
PROFESSIONAL ENGINEER DATE

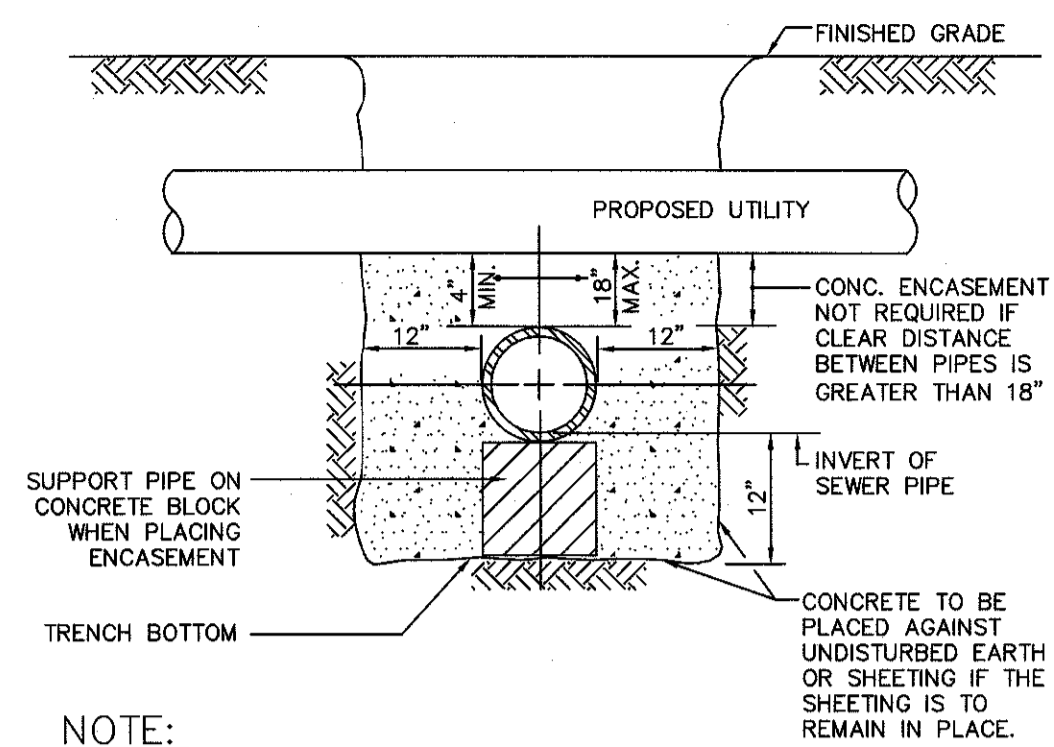
BLUE STAR BUSINESS PARK
SITE PLANS
GENERAL NOTES
NORTON MA

DATE: 8-29-2018
SCALE: NTS
PROJECT NUMBER: 5247
DWG FILENAME: 5247-DETAILS.DWG

NO.	DATE	DESC.
1	12-8-17	REVS PER COMMENT
2	2-4-19	REVS PER TOWN / PEER REVIEW
3	2-27-19	REVS PER 3RD PEER REVIEW
4	4-1-19	REVS PER WELL AND REVIEW

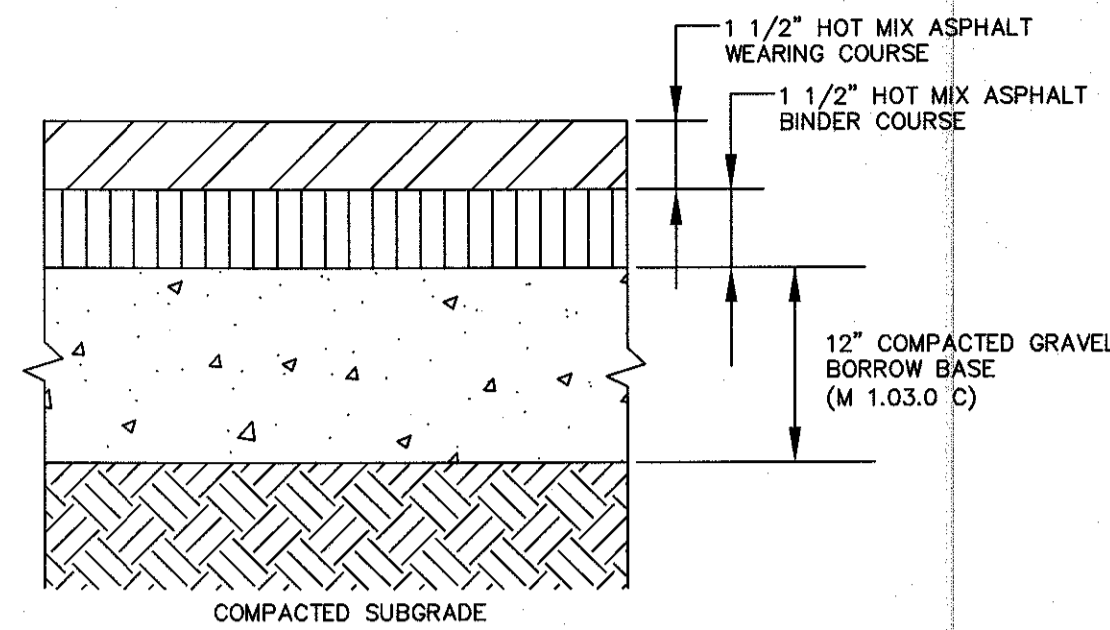
PREPARED FOR:
CONDYNE CAPITAL PARTNERS

100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184



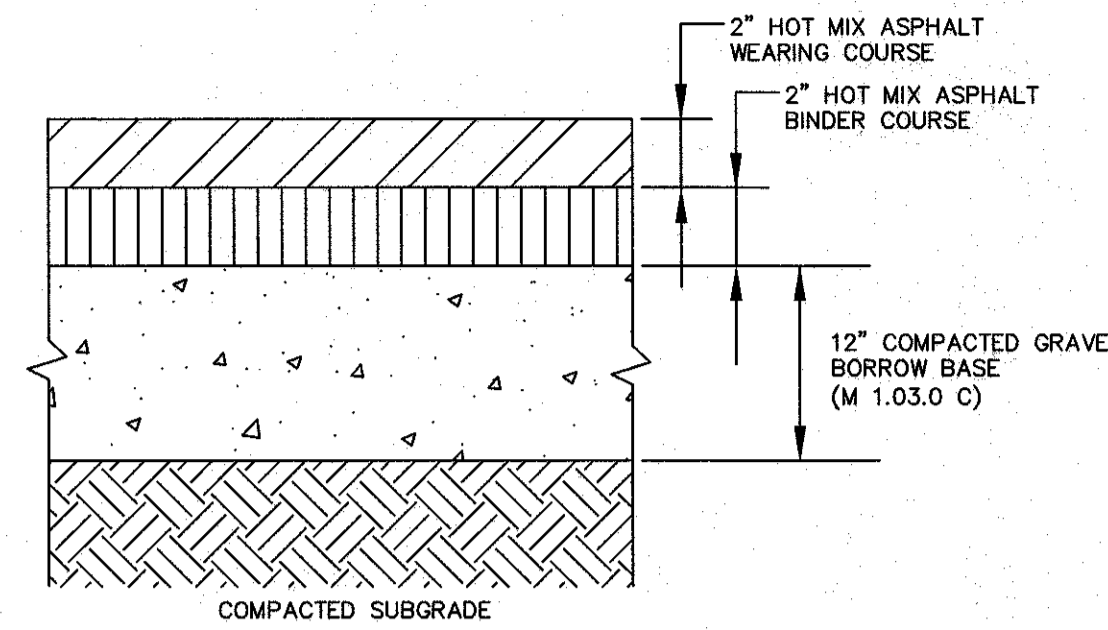
NOTE:
PIPE MUST BE BRACED VERTICALLY & HORIZONTALLY TO PREVENT FLOATATION DURING PLACEMENT OF CONC.

CONCRETE ENCASEMENT AT UTILITY CROSSING
NOT TO SCALE



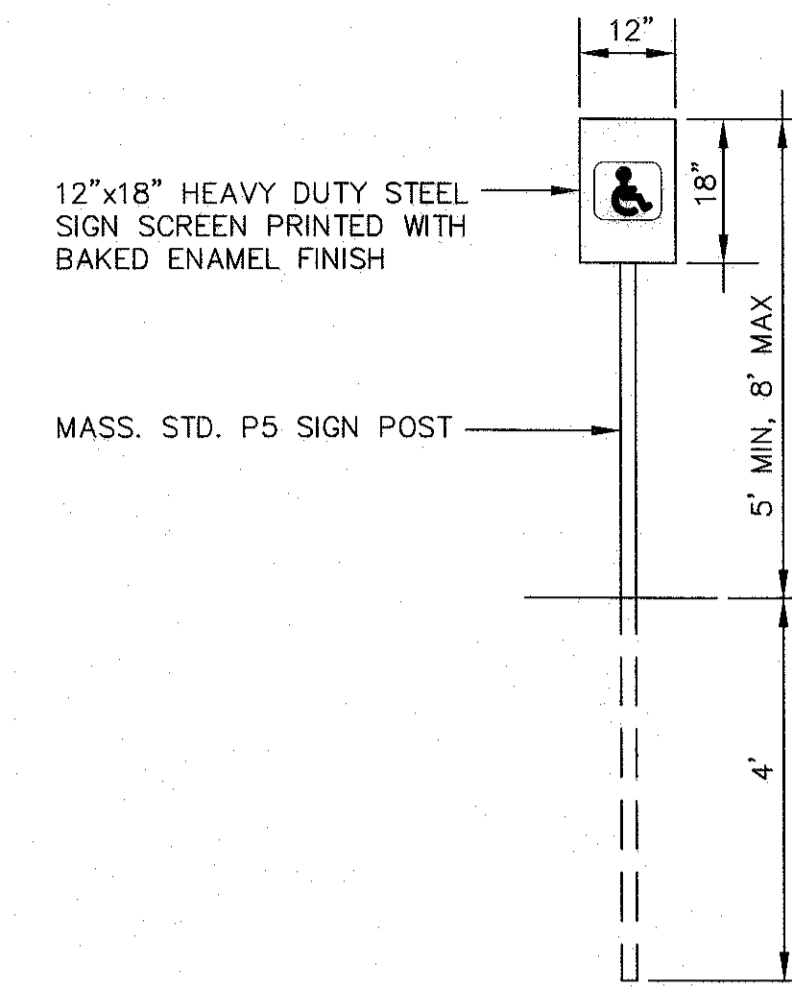
NOTE: SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION

PAVEMENT SECTION HOT MIX ASPHALT PAVEMENT SECTION CAR PARKING AREAS

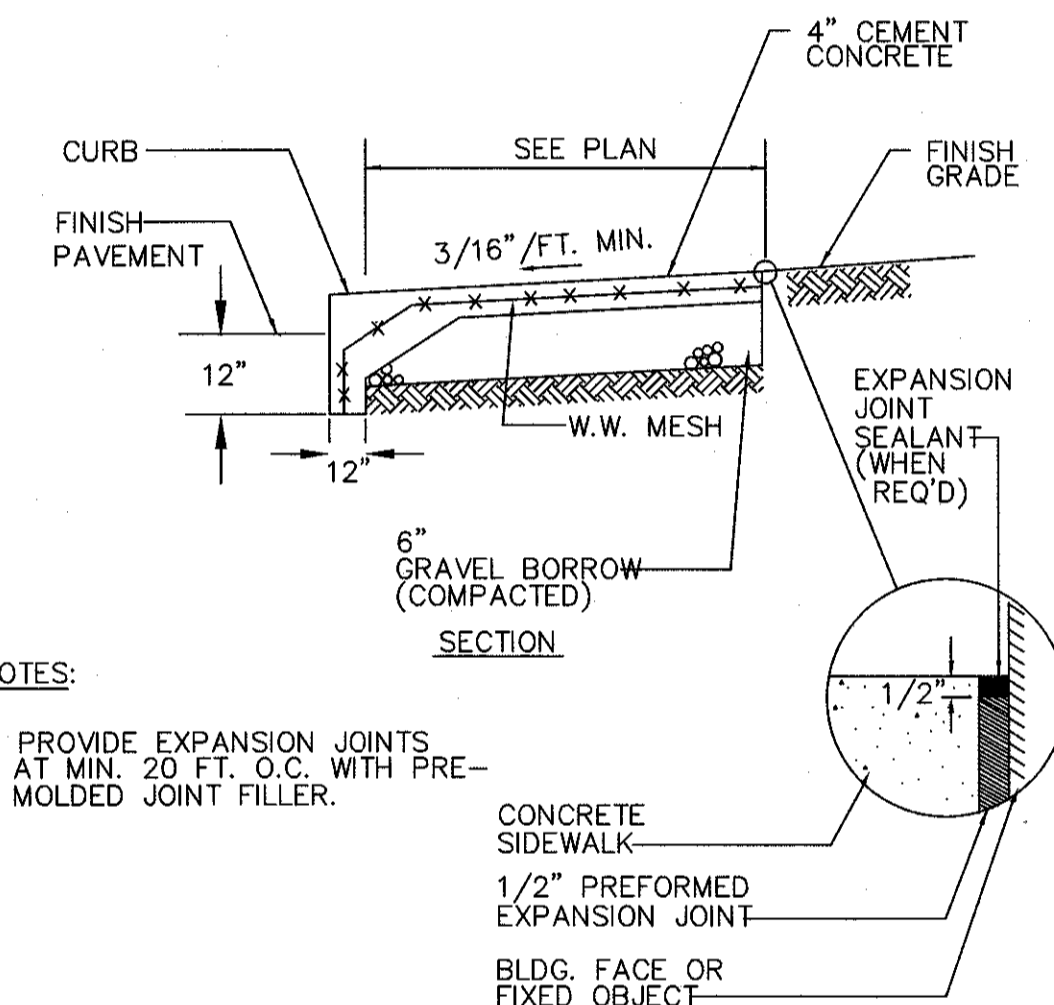


NOTE: SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION

PAVEMENT SECTION HOT MIX ASPHALT PAVEMENT SECTION HEAVY DUTY AREAS

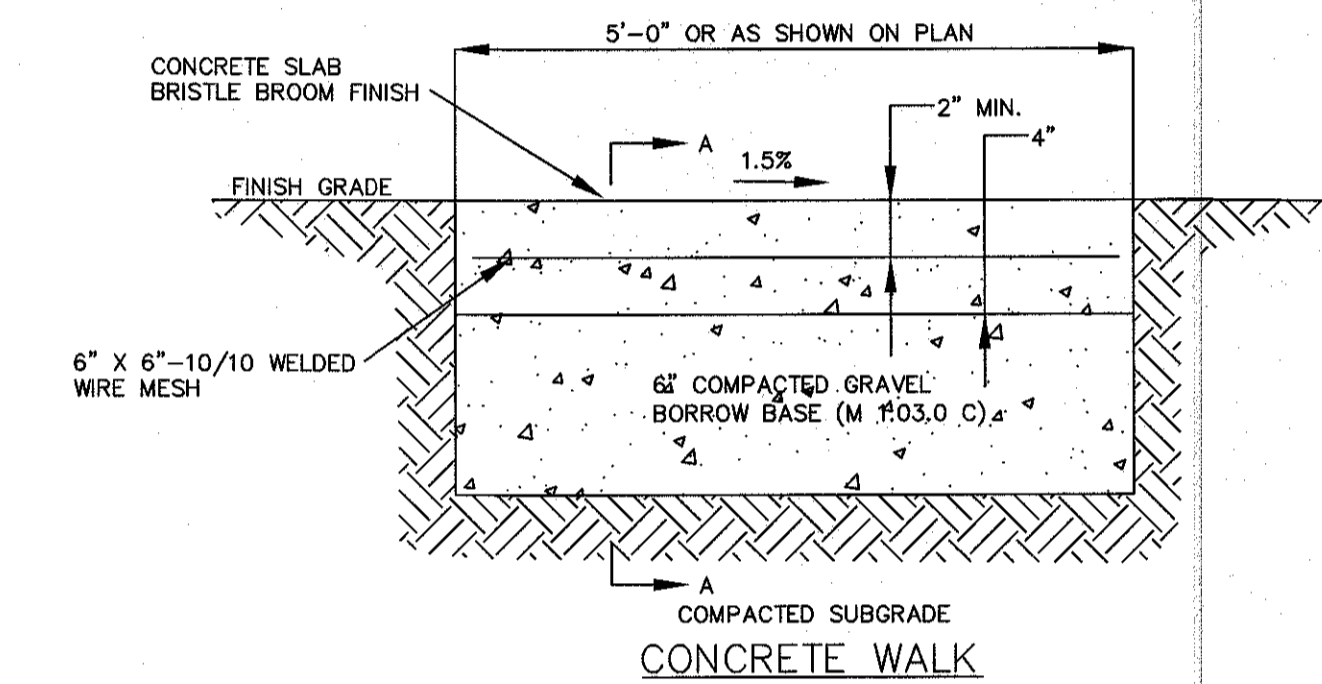


HANDICAPPED PARKING SIGN
NOT TO SCALE



NOTES:
1. PROVIDE EXPANSION JOINTS AT MIN. 20 FT. O.C. WITH PRE-MOLDED JOINT FILLER.

MONOLITHIC CONCRETE SIDEWALK AND CURB (MCC)
NOT TO SCALE

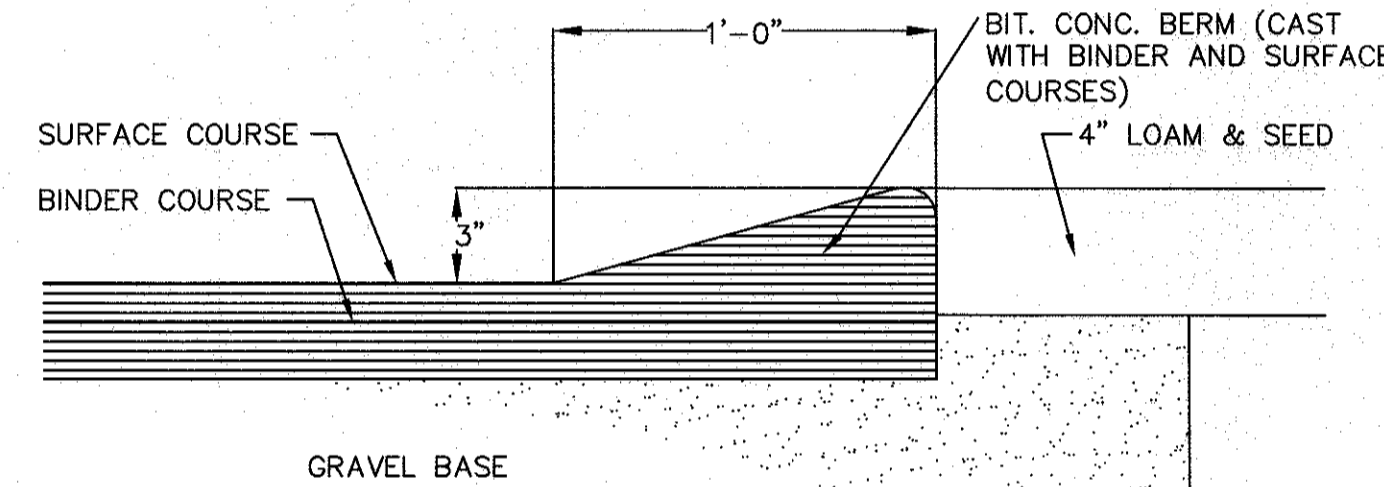


NOTES:
1. WALK TO BE 6\"/>

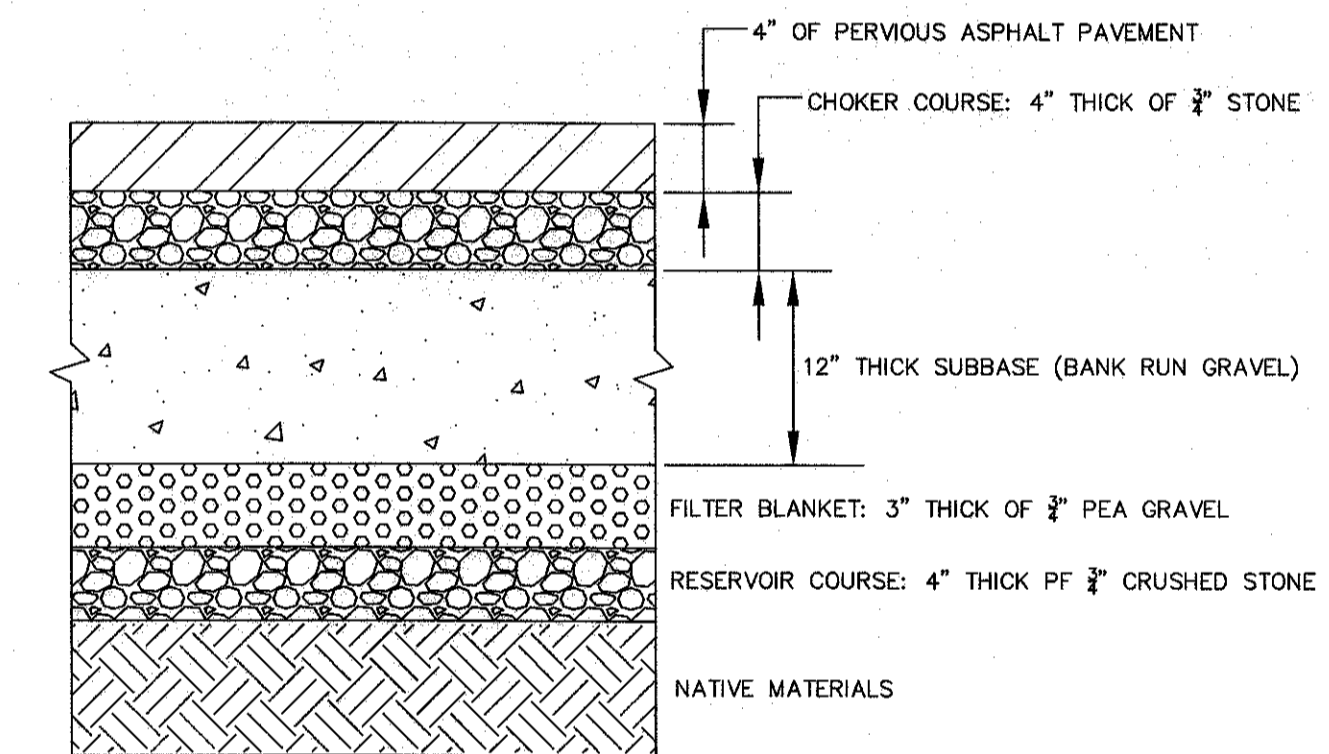
EXPANSION JOINT - SECTION A-A

CONTROL/EXPANSION JOIN SPACING	WIDTH	CJ	EJ
4'	5"	25'	
5'	5"	25'	
6'	6"	24'	
8'	4"x4"	24'	
10'	5"x5"	30'	

CONCRETE SIDEWALK

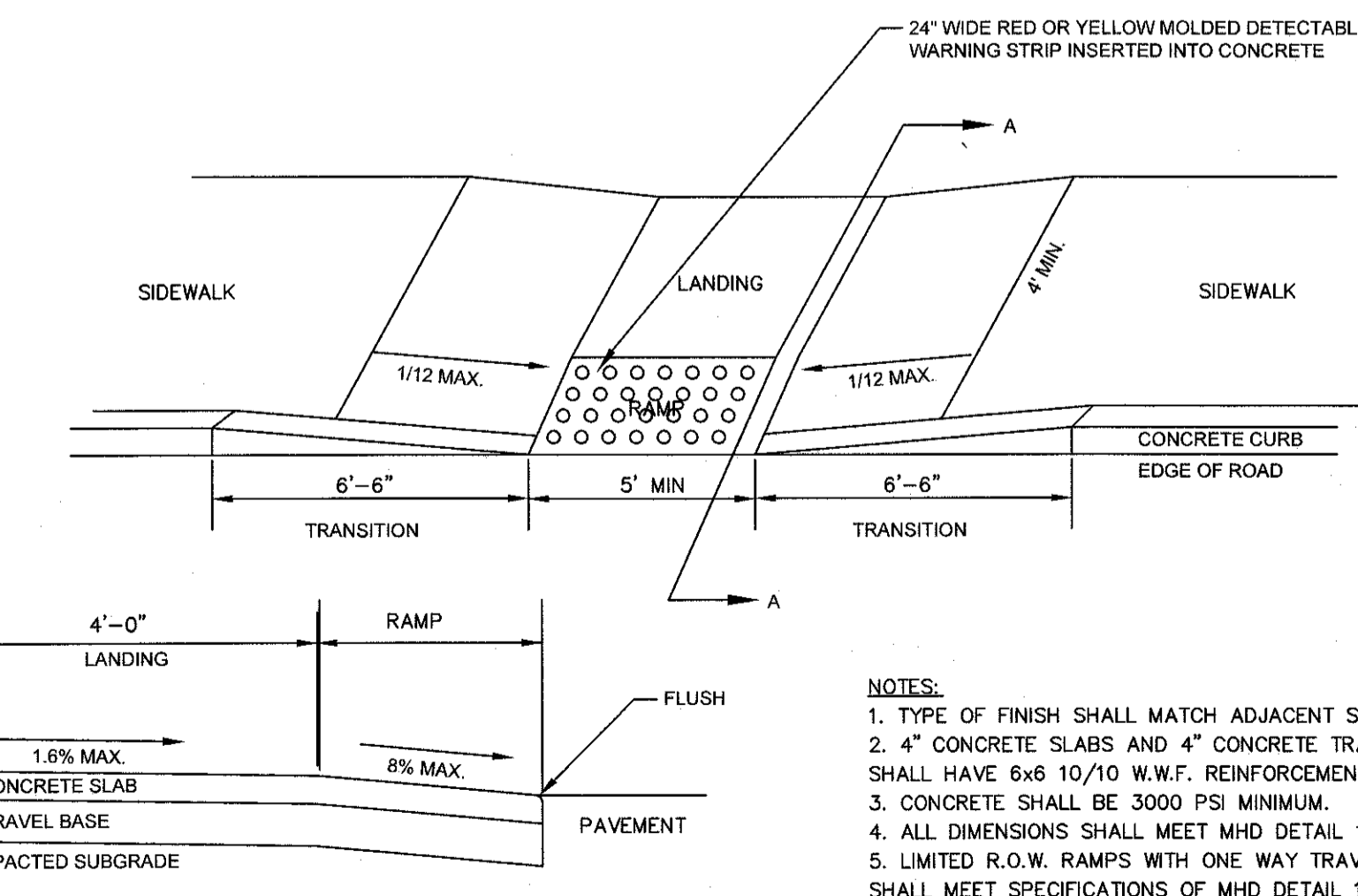


BITUMINOUS CONCRETE CAPE COD BERM
NOT TO SCALE



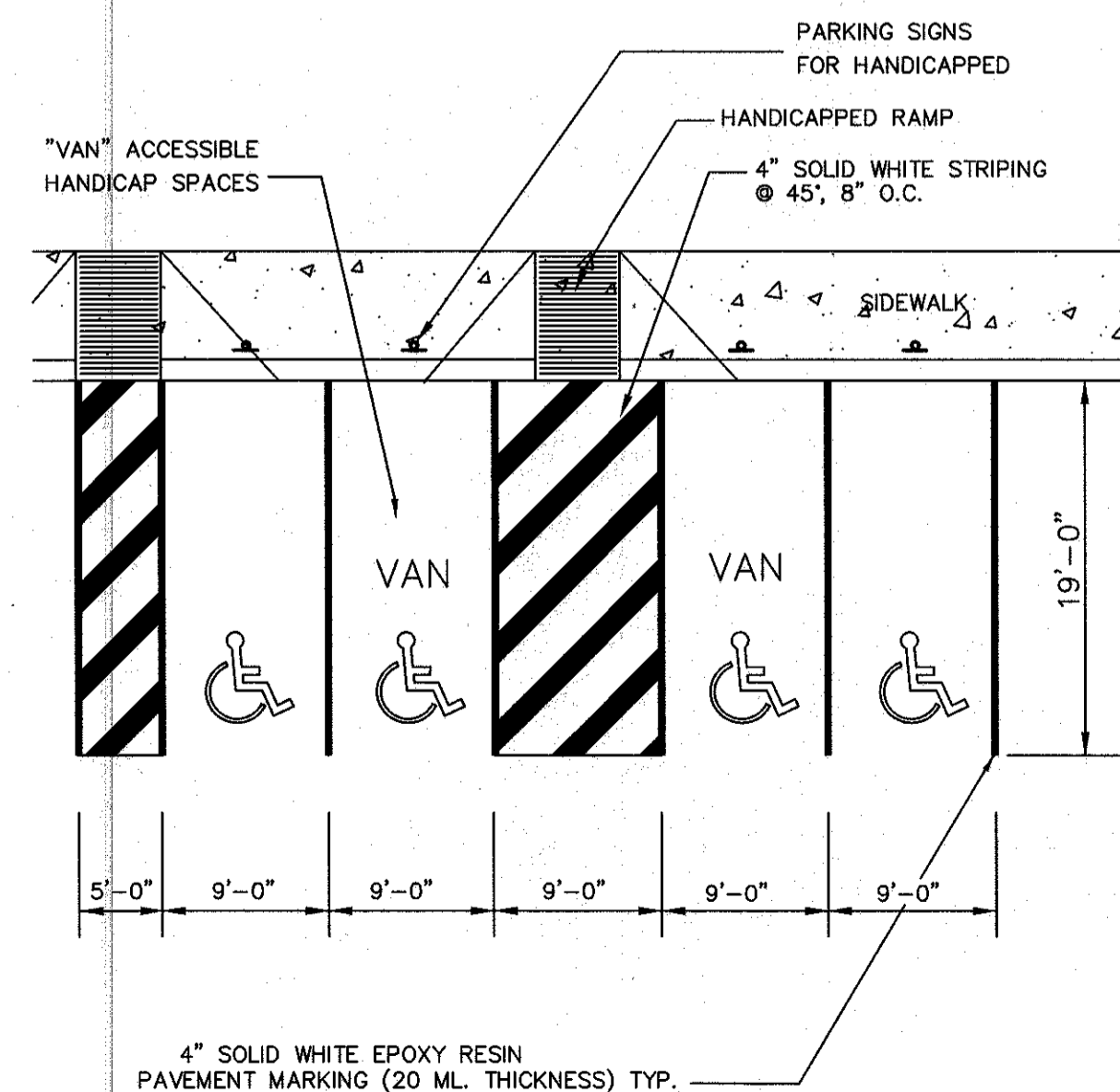
NOTE: SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION

POROUS PAVEMENT SECTION

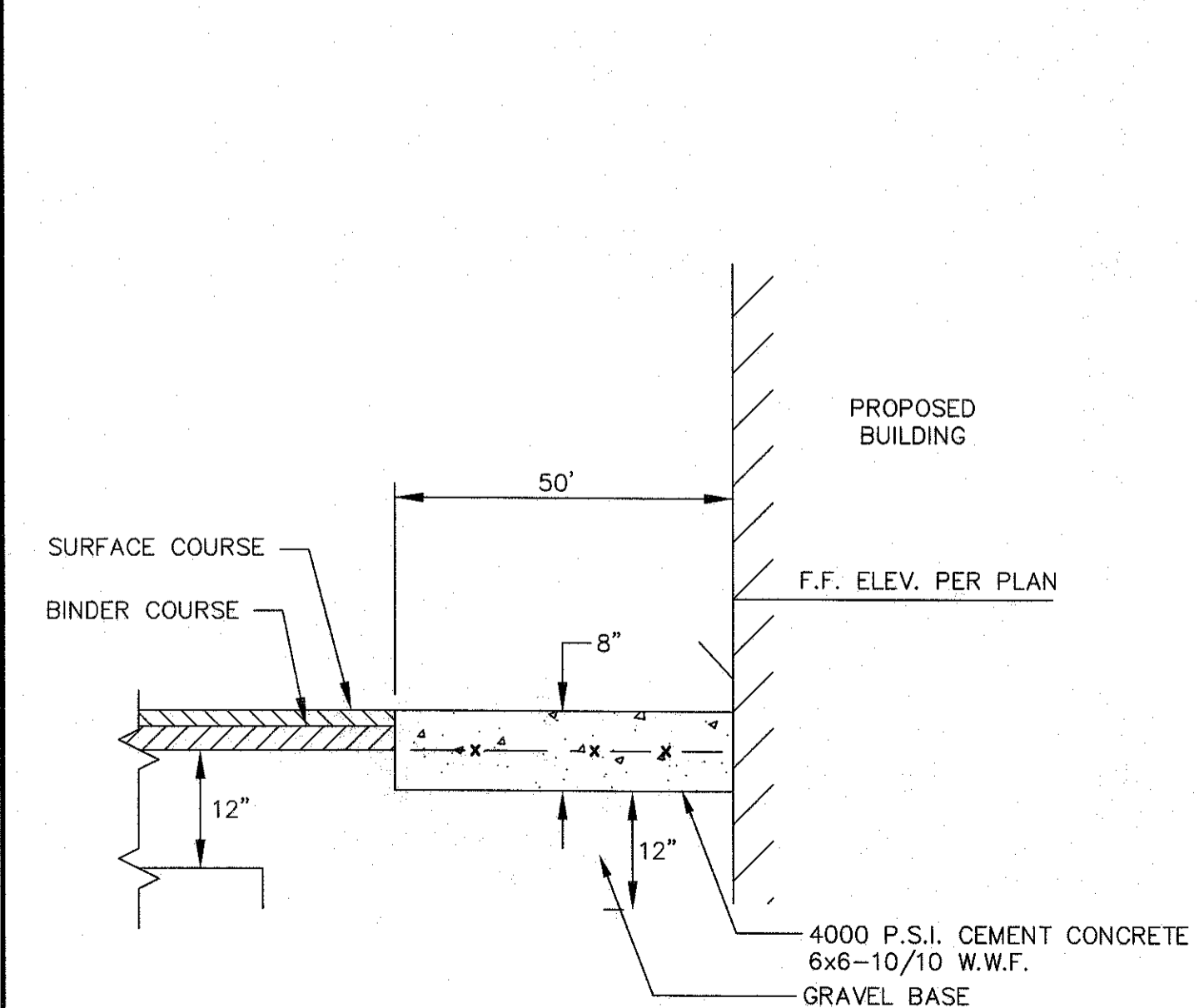


NOTES:
1. TYPE OF FINISH SHALL MATCH ADJACENT SIDEWALK.
2. 4\"/>

CONCRETE WHEELCHAIR RAMP (HP RAMP)
NOT TO SCALE

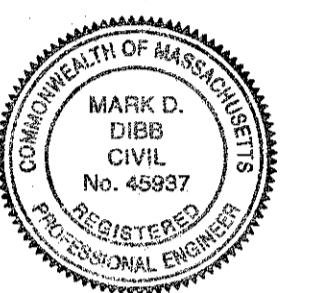


TYPICAL HANDICAP PARKING STALL LAYOUT



CONCRETE PAD SECTION
NOT TO SCALE

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PROFESSIONAL ENGINEER DATE

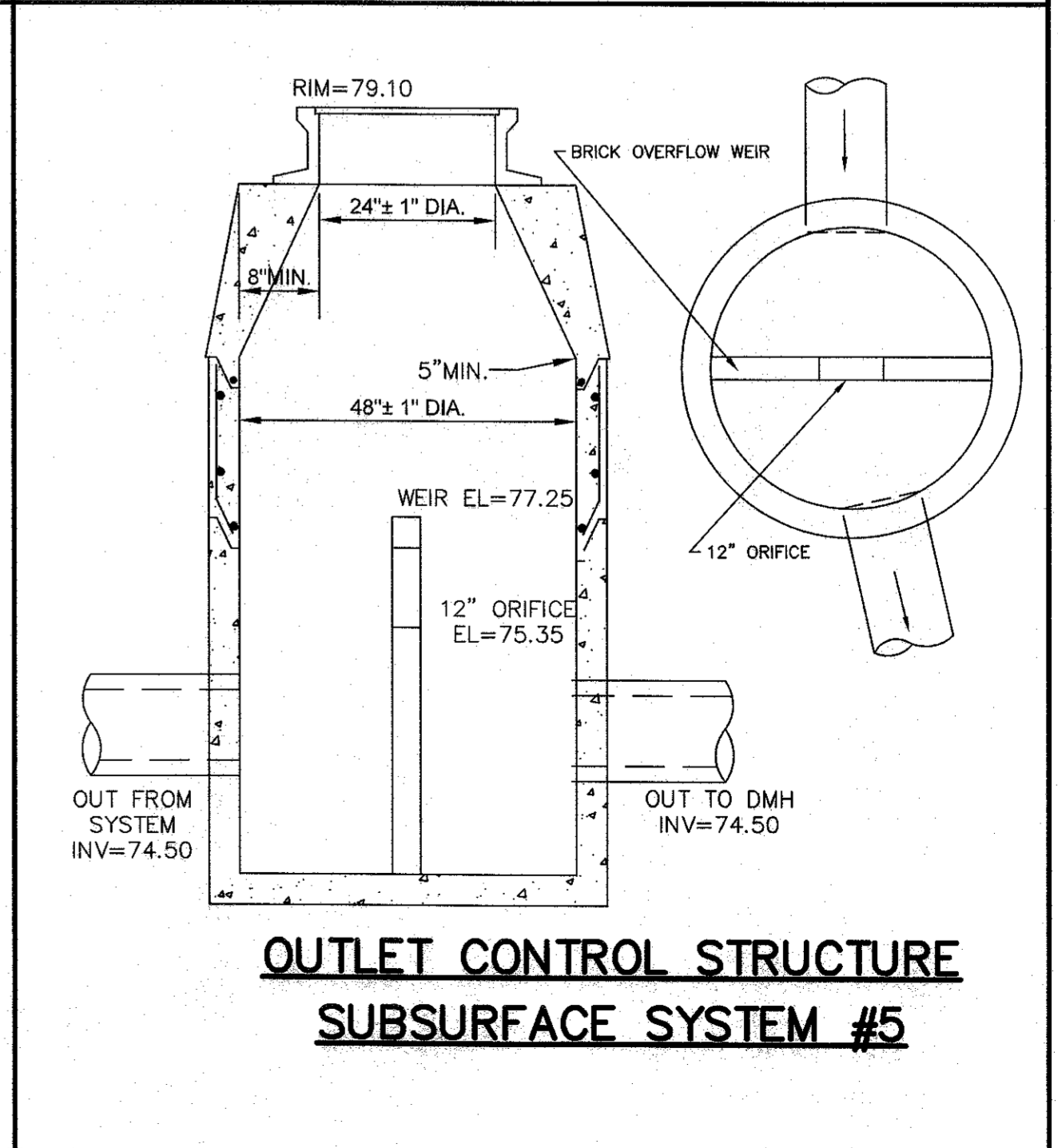
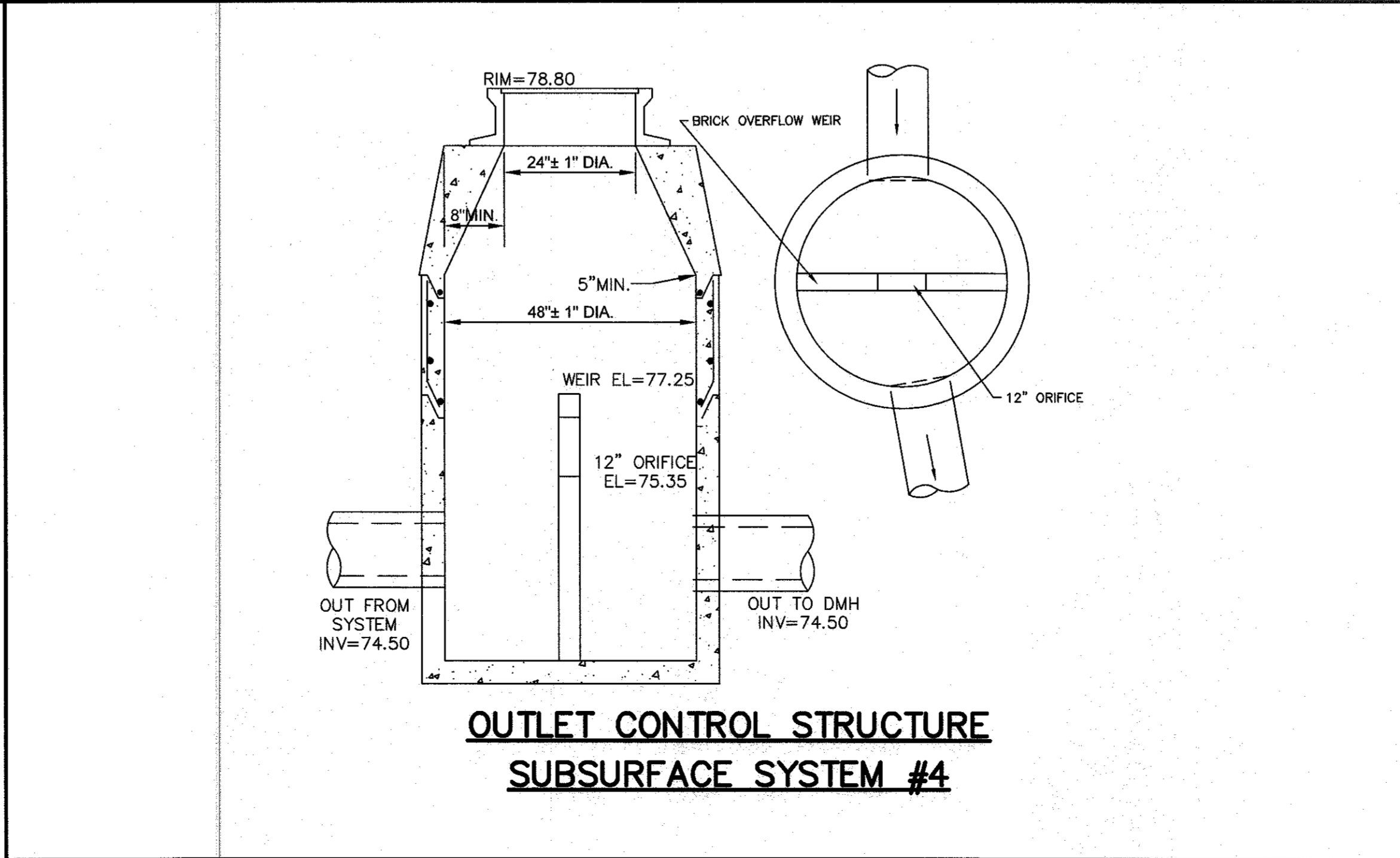
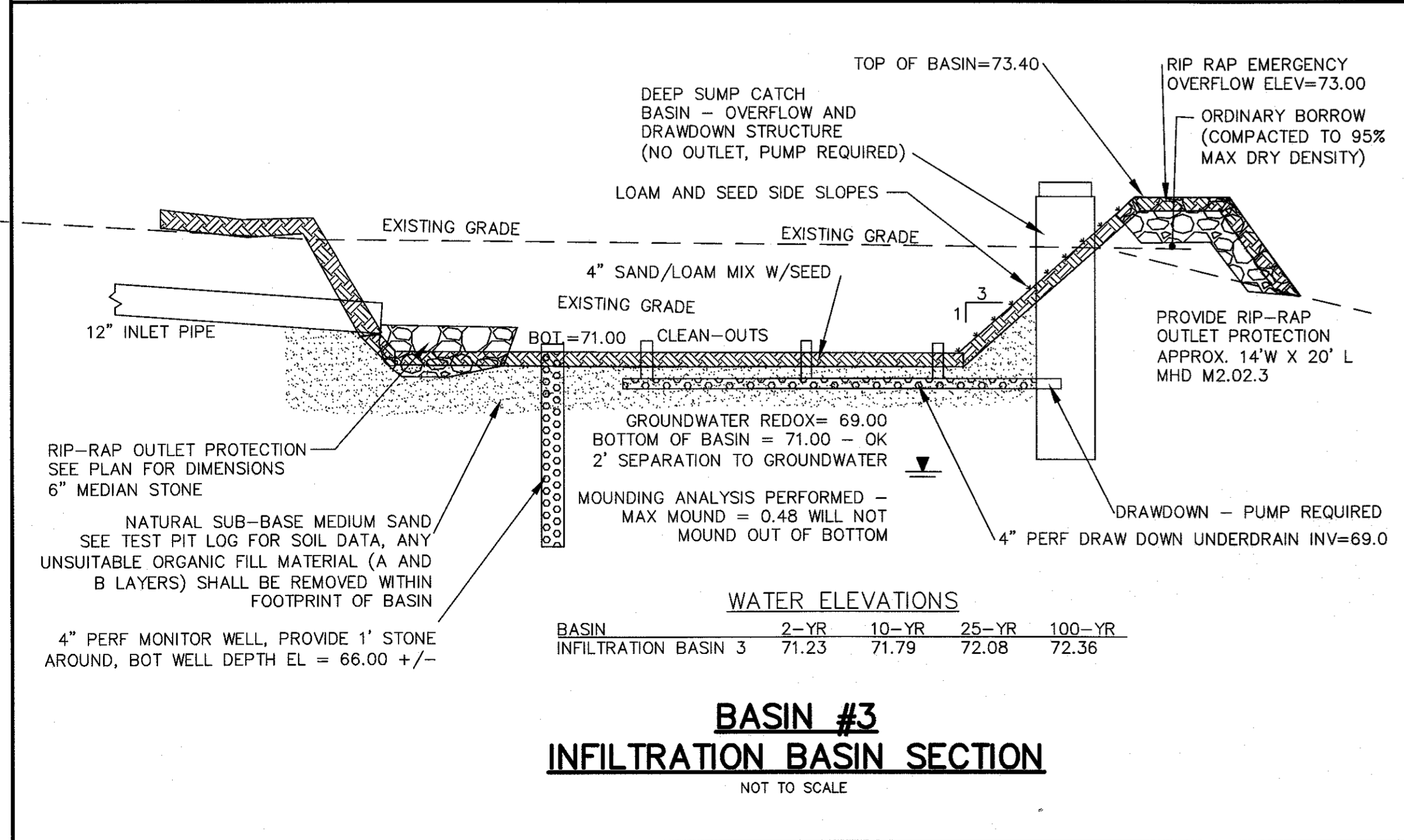
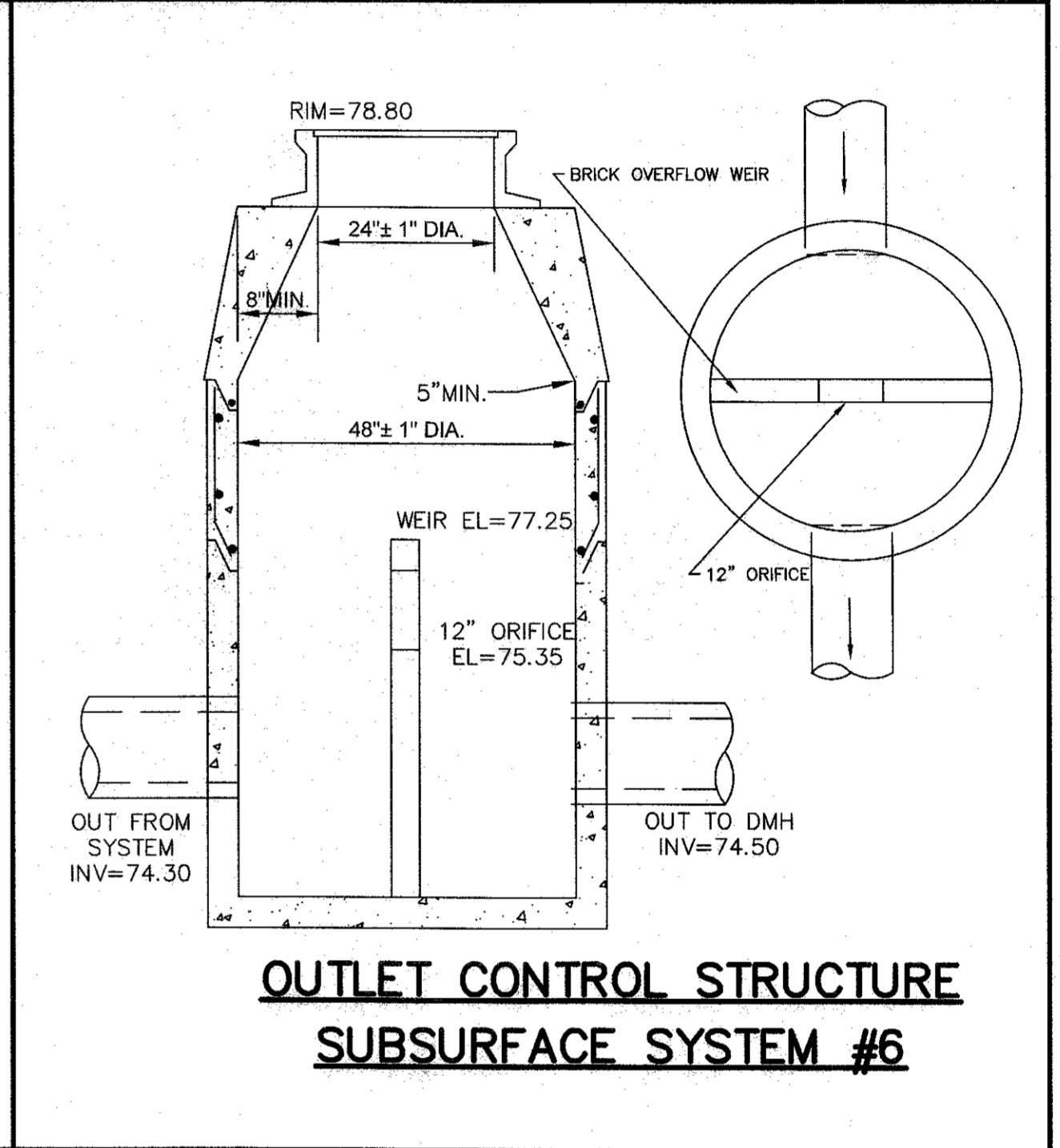
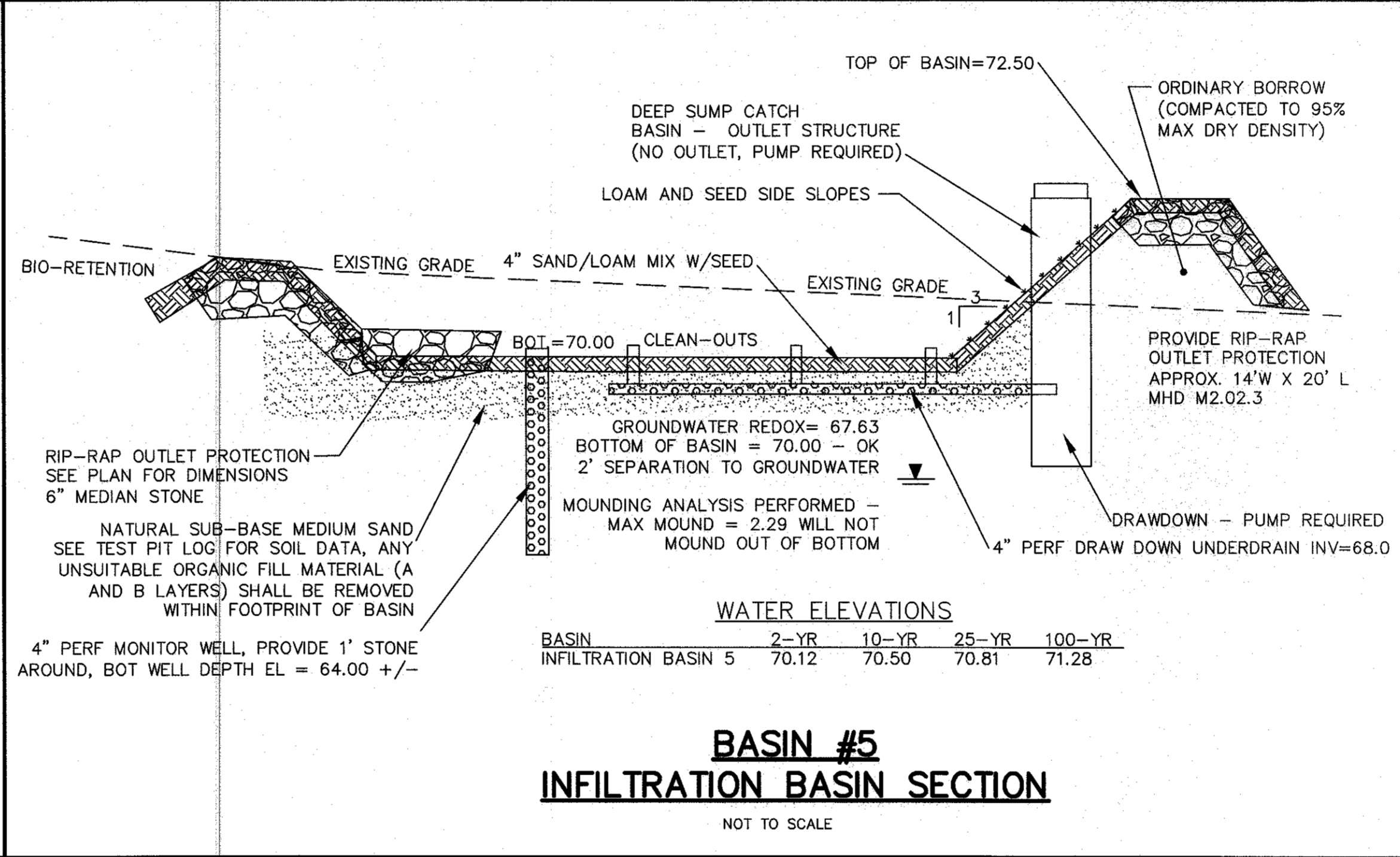
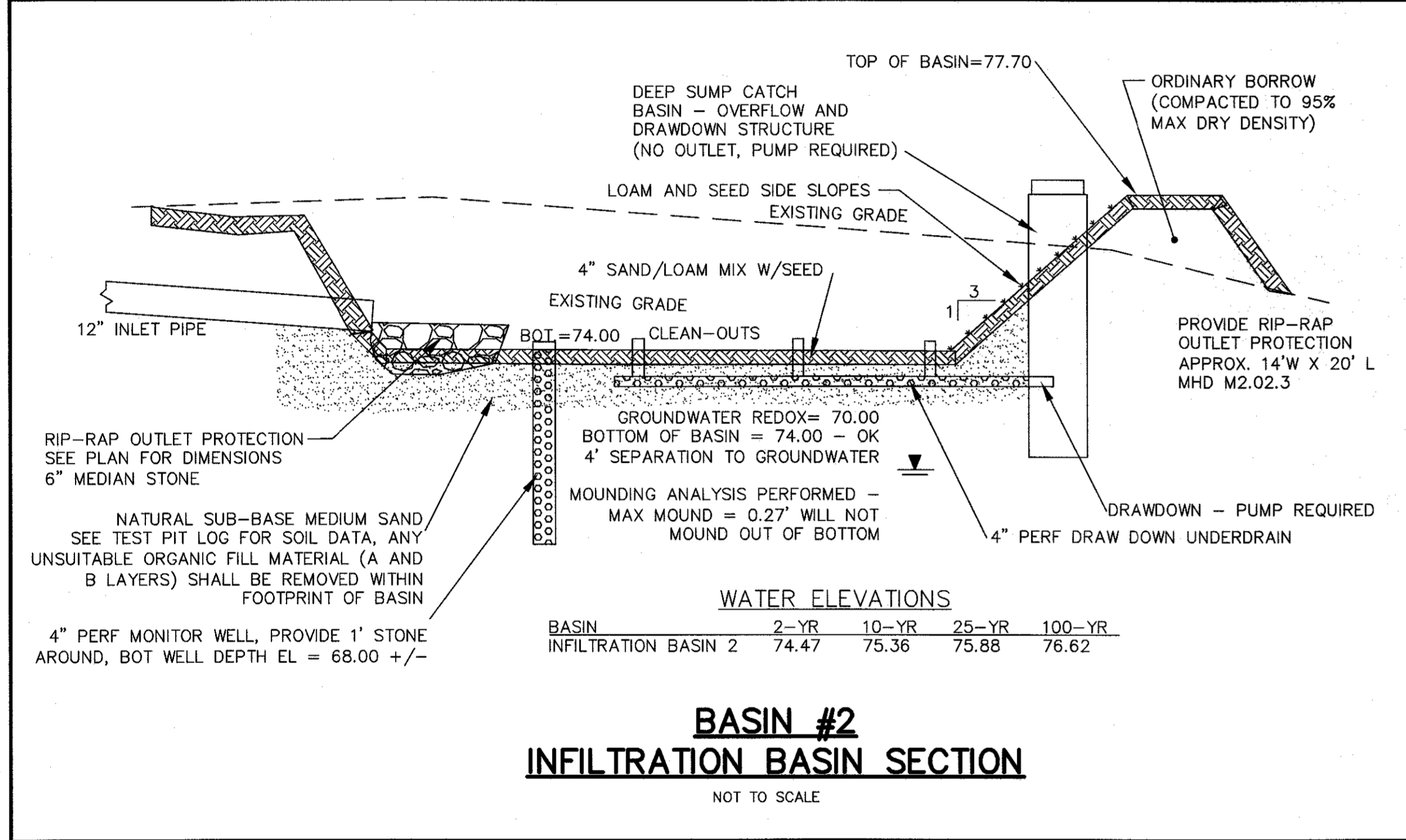
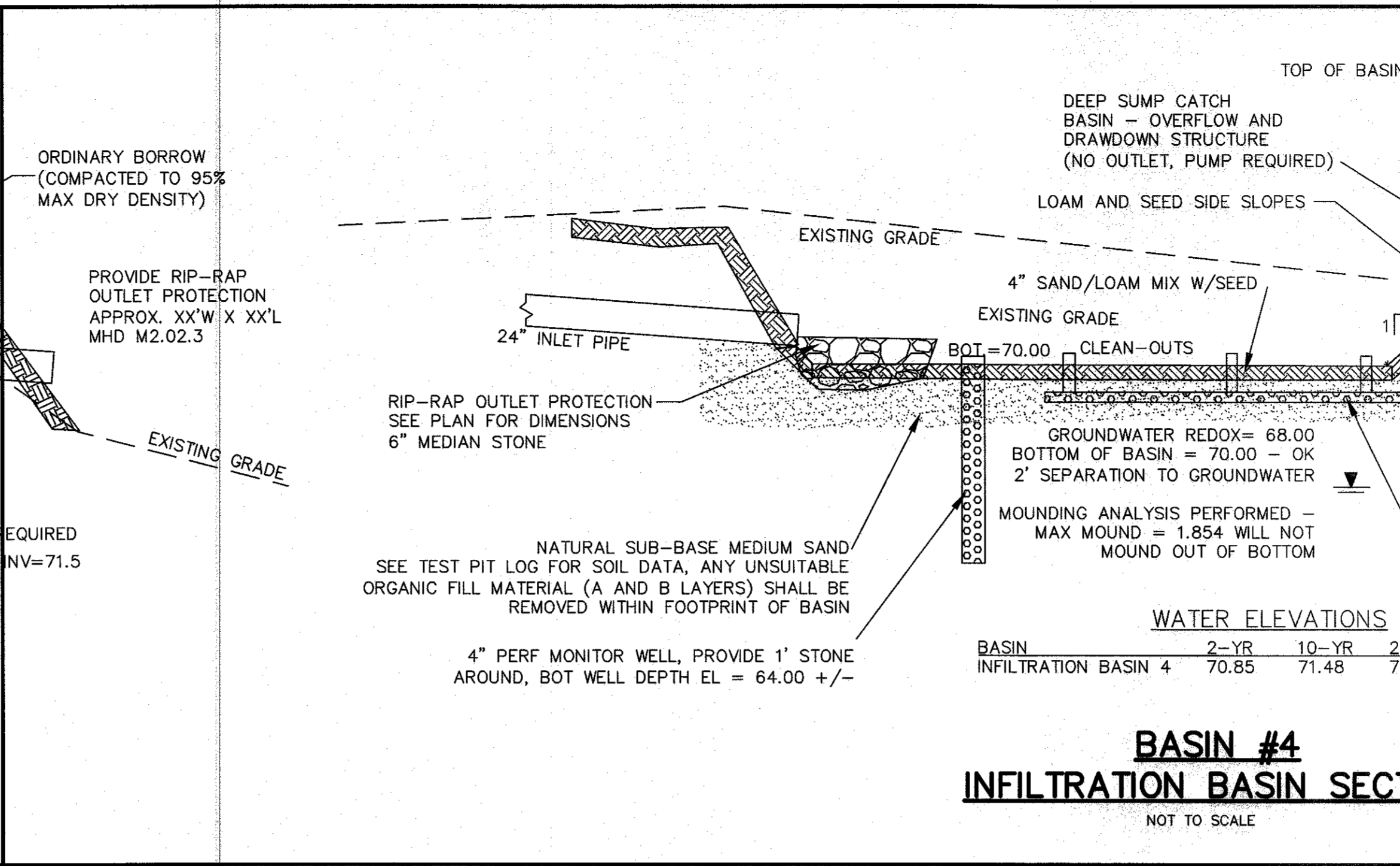
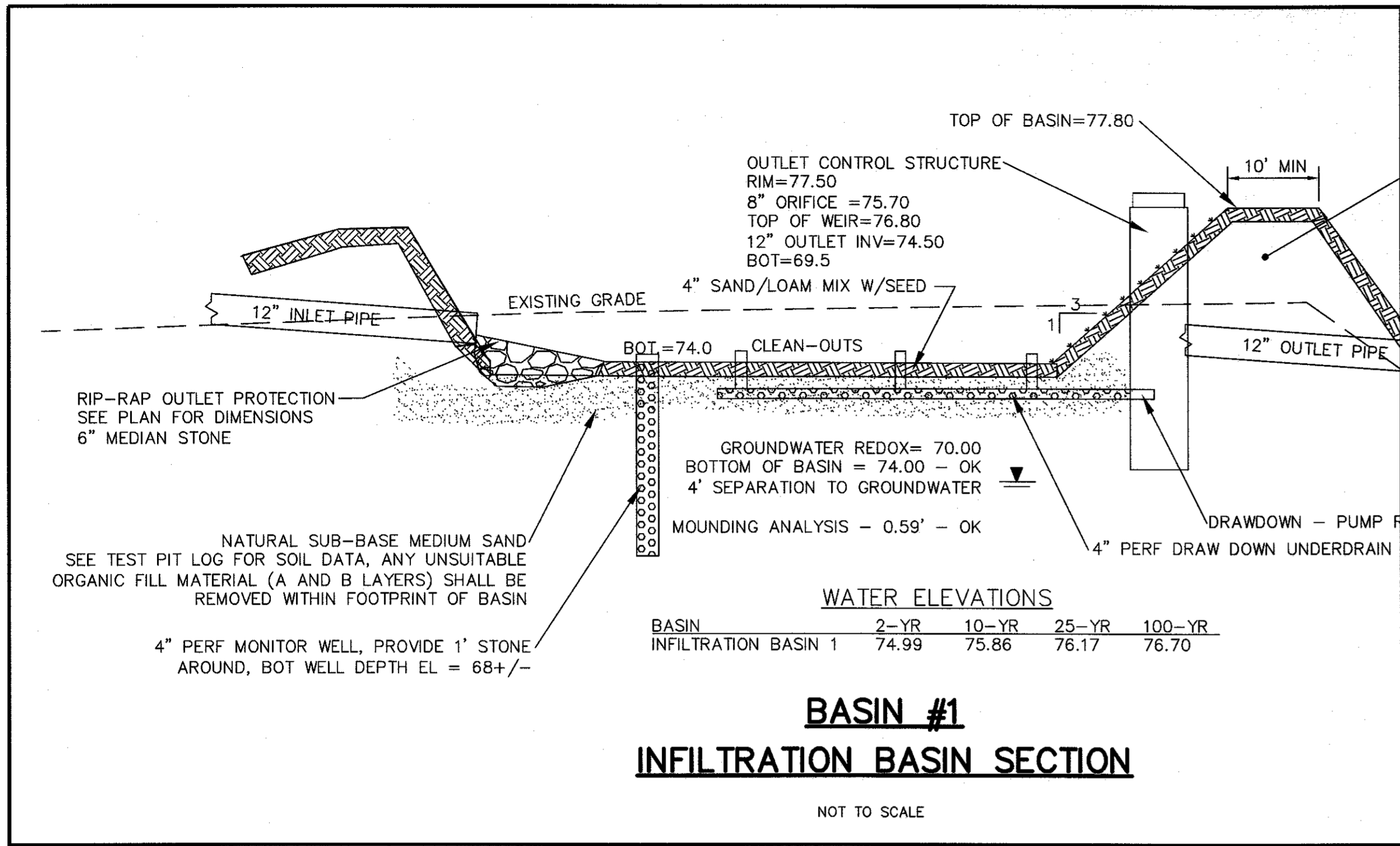
BLUE STAR BUSINESS PARK SITE PLANS

DETAIL SHEET
NORTON MA

DATE: 8-29-2018
SCALE: NTS
PROJECT NUMBER: 5243
DWG FILENAME: 5243-DETAILS.DWG

NO.	DATE	DESC.
1	12-8-18	REVS PER COMMENT
2	2-4-19	REVS PER TOWN / PEER REVIEW
3	2-27-19	REVS PER 3RD PEER REVIEW
4	4-1-19	REVS PER WEILAND REVIEW

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CONDYNE CAPITAL PARTNERS
100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184



CONDYNE
ENGINEERING GROUP, LLC

100 GRANDVIEW ROAD, SUITE 312
BRAINTREE, MA 02184
PH: 781-552-4205

MARK D. DIBB
CIVIL
No. 45937
REGISTERED PROFESSIONAL ENGINEER

DATE

BLUE STAR BUSINESS PARK
SITE PLANS

DETAIL SHEET

NORTON MA

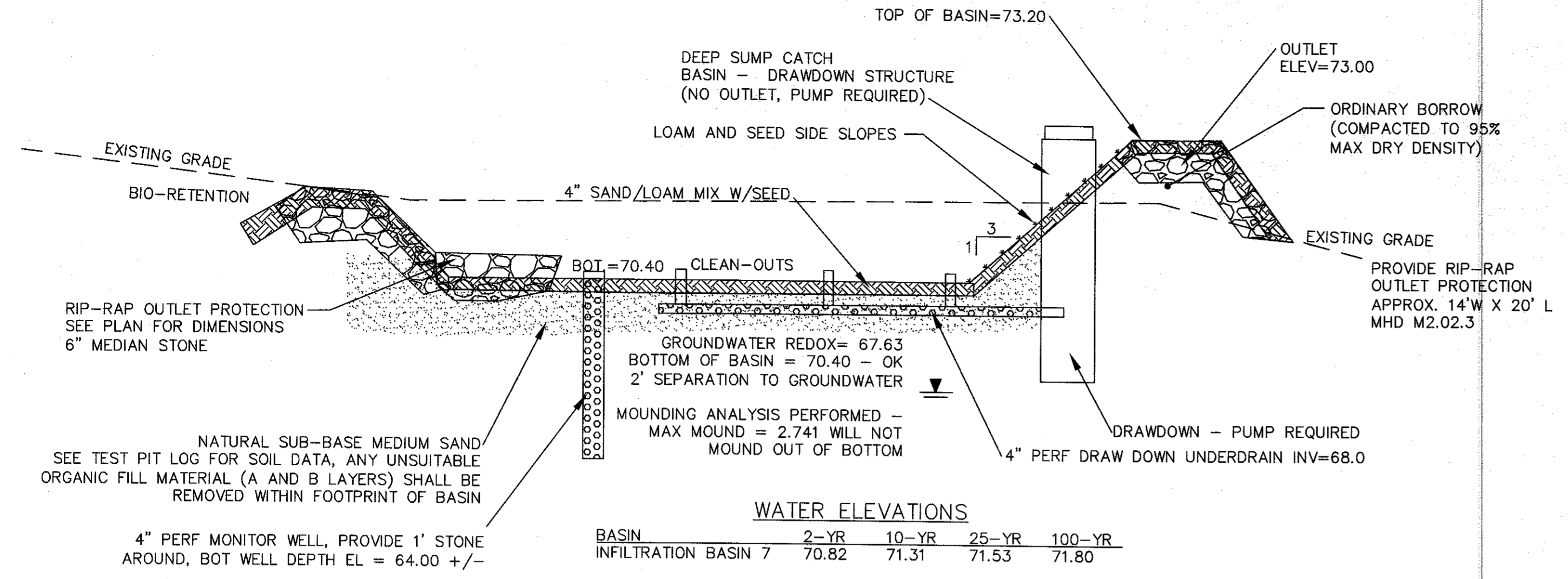
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NO.	DATE	DESC.
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2	2-4-19	REVS PER TOWN / PEER REVIEW
3	2-27-19	REVS PER 3RD PEER REVIEW
4	4-1-19	REVS PER WETLAND REVIEW

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BRAINTREE, MA 02184

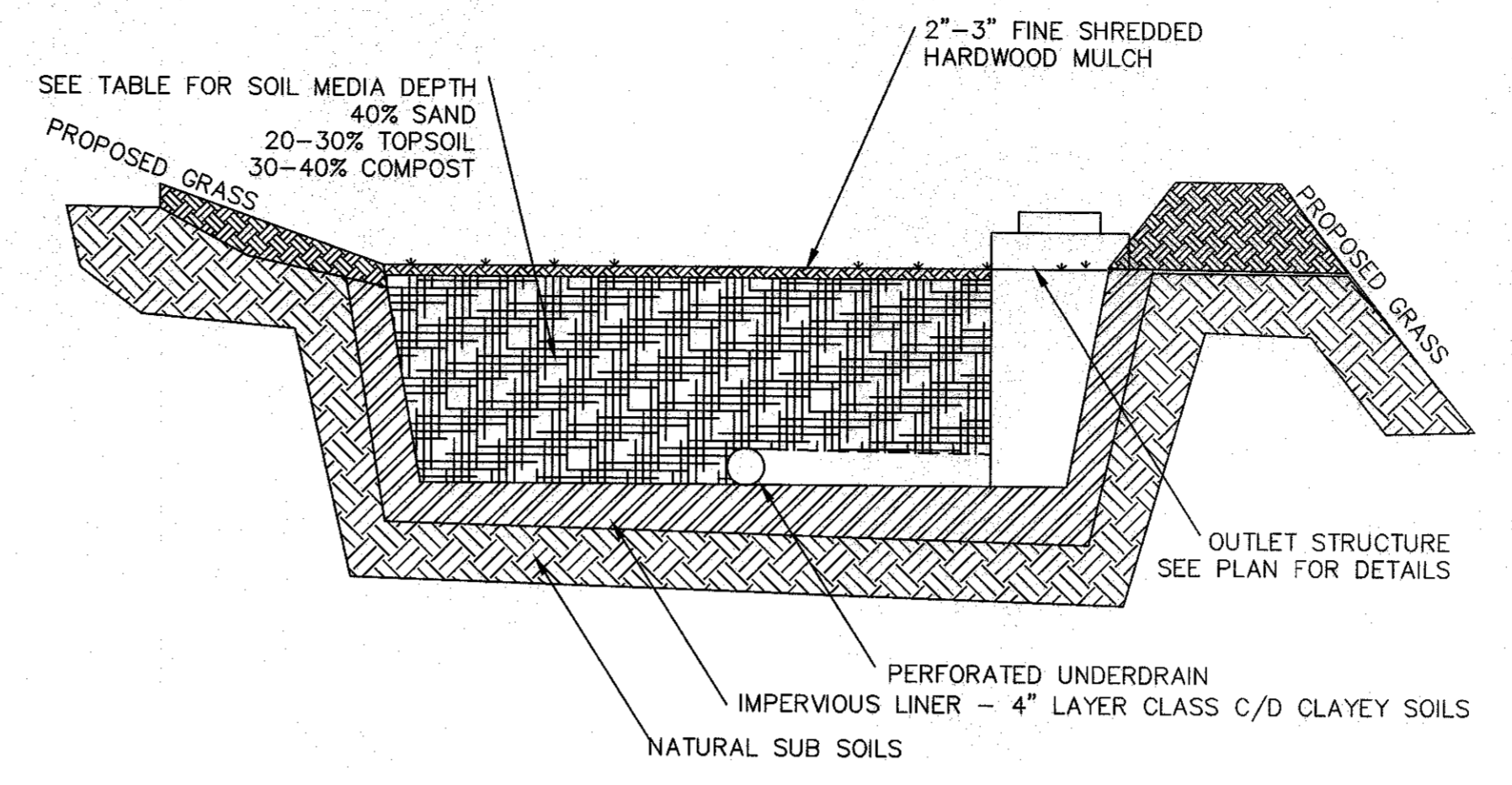
SHEET C50 OF C55



**BASIN #7
INFILTRATION BASIN SECTION**
NOT TO SCALE

WATER ELEVATIONS

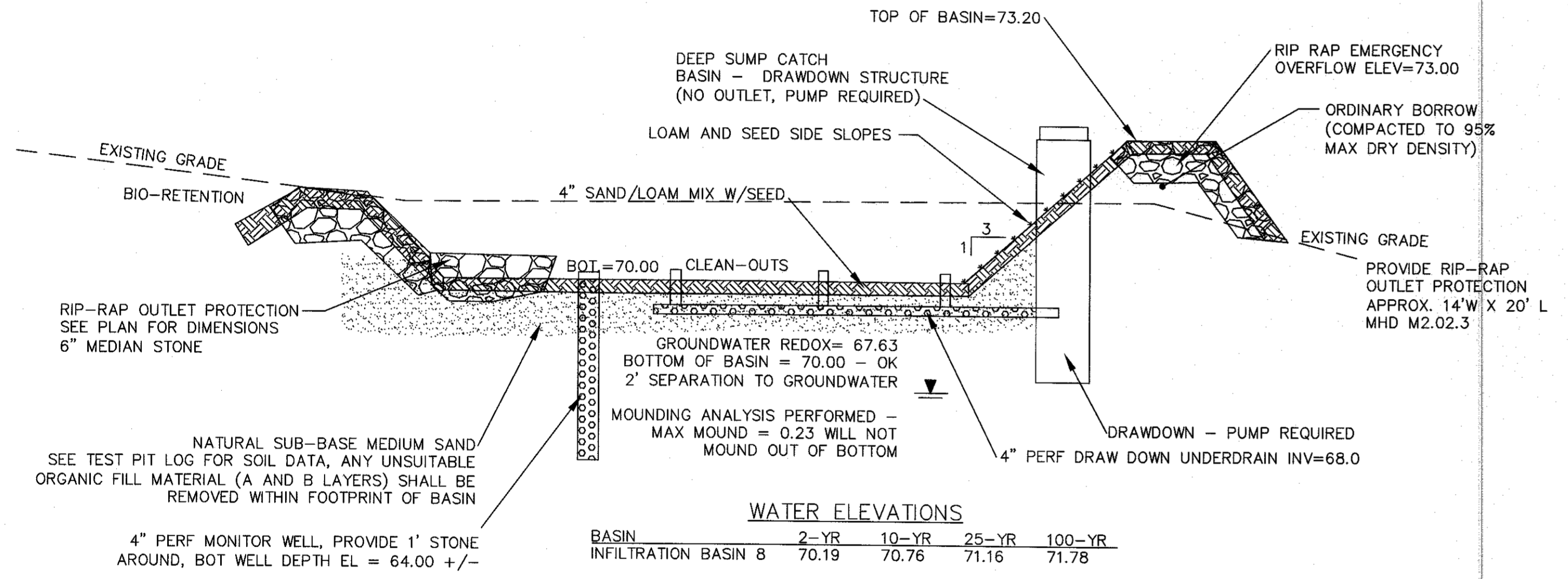
BASIN	2-YR	10-YR	25-YR	100-YR
INFILTRATION BASIN 7	70.82	71.31	71.53	71.80



BIORETENTION AREAS
NOT TO SCALE

BIO-RETENTION AREA #	SOIL MEDIA THICKNESS	EXFILTRATING
1	2'	YES
2	3'	YES
3	3'	YES
4	3'	YES
5	3'	YES
6	3'	YES
7	3'	YES
8	2.5'	YES
9	2'	YES
10	2.5'	YES

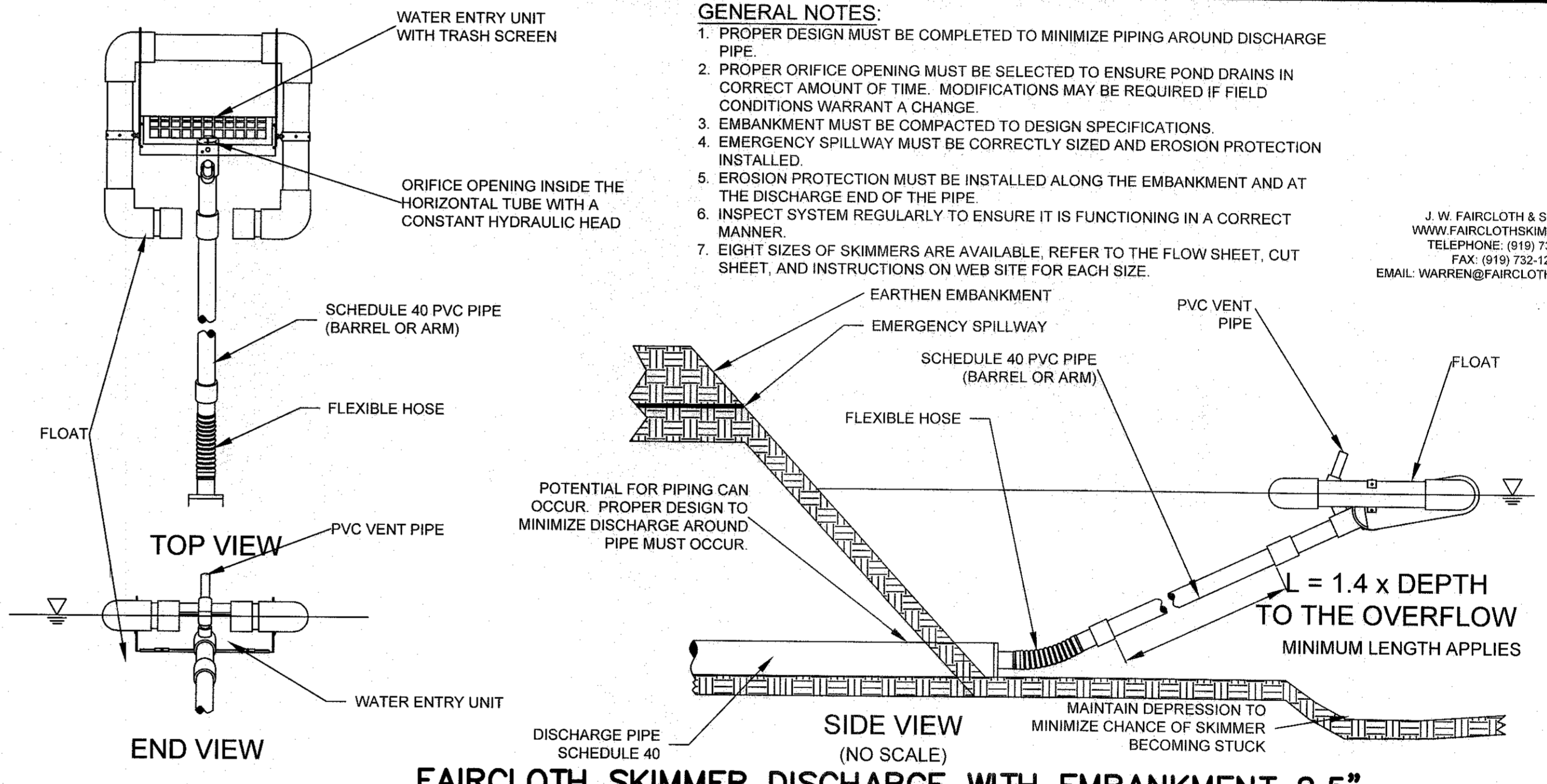
- BIO-RETENTION AREA NOTES:**
- 1) BIO-RETENTION AREA IS DESIGNED FOR EXFILTRATION GRASS FILTER STRIP PROVIDED FOR PRETREATMENT
 - 2) EXCAVATE AS NEEDED TO INSTALL BIO-RETENTION SOIL
 - 3) SEE DETAIL SHEET FOR BIO-RETENTION AREA PLANTINGS



**BASIN #8
INFILTRATION BASIN SECTION**
NOT TO SCALE

WATER ELEVATIONS

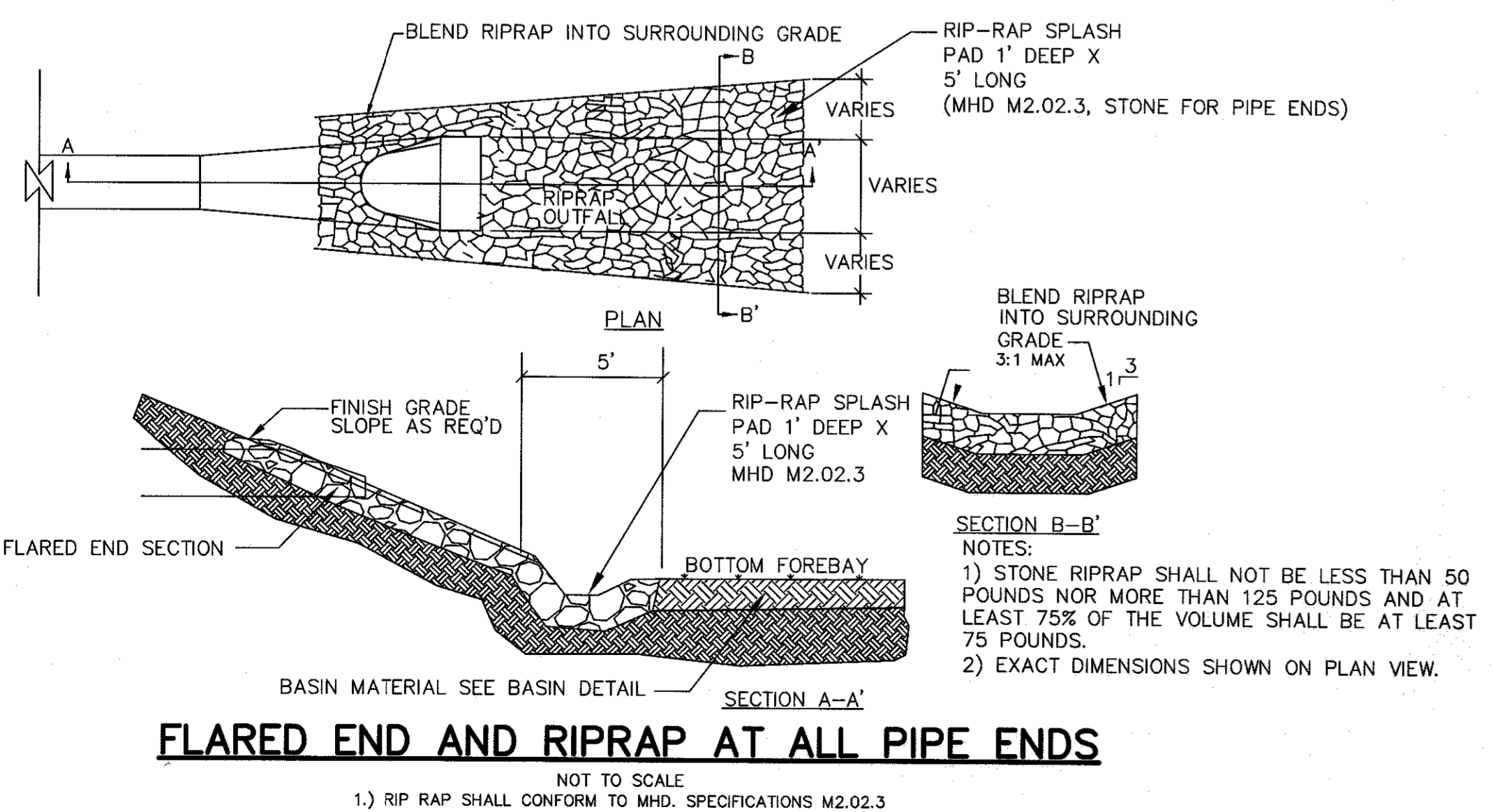
BASIN	2-YR	10-YR	25-YR	100-YR
INFILTRATION BASIN 8	70.19	70.76	71.16	71.78



FAIRCLOTH SKIMMER DISCHARGE WITH EMBANKMENT 2.5"

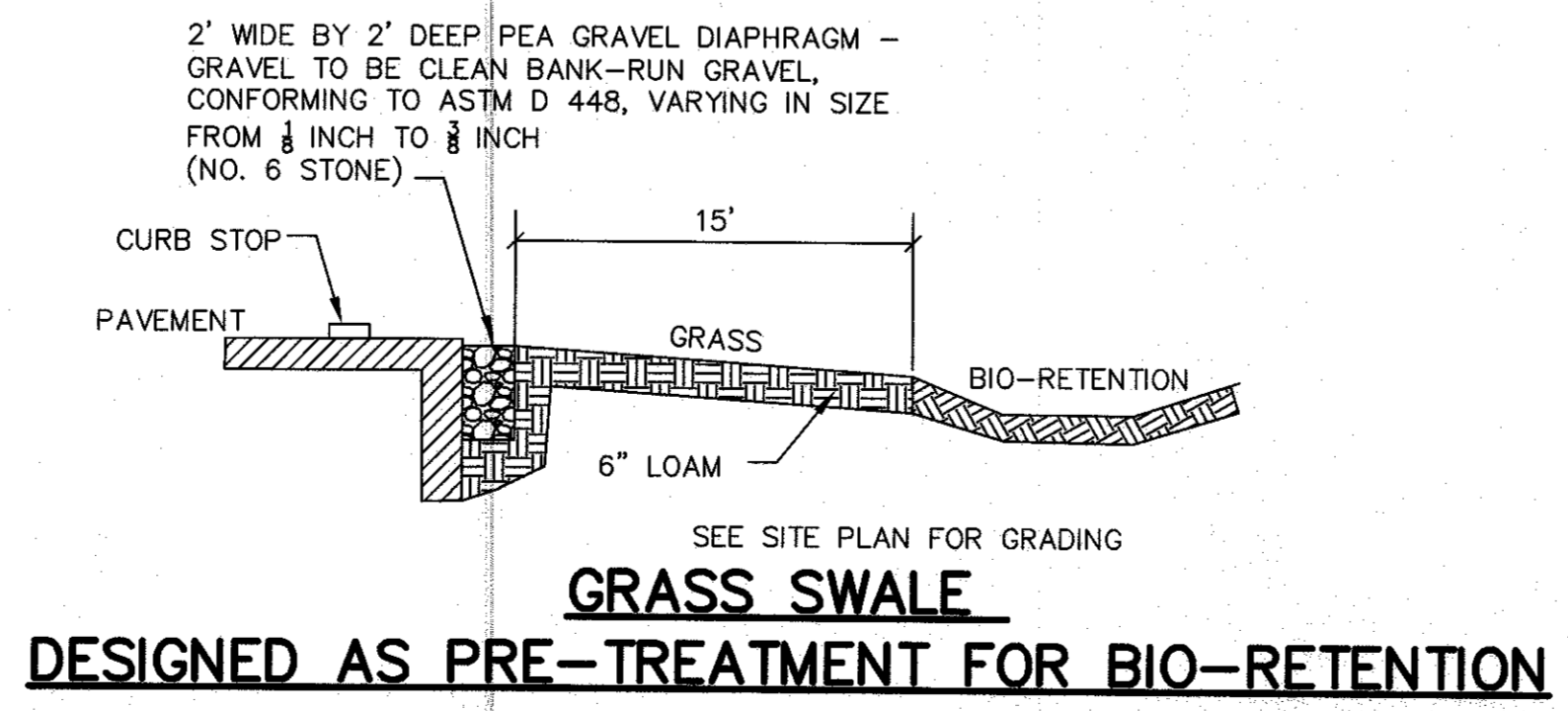
- GENERAL NOTES:**
- 1) PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
 - 2) PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
 - 3) EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
 - 4) EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
 - 5) EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
 - 6) INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
 - 7) EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

J. W. FAIRCLOTH & SON INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1268
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM

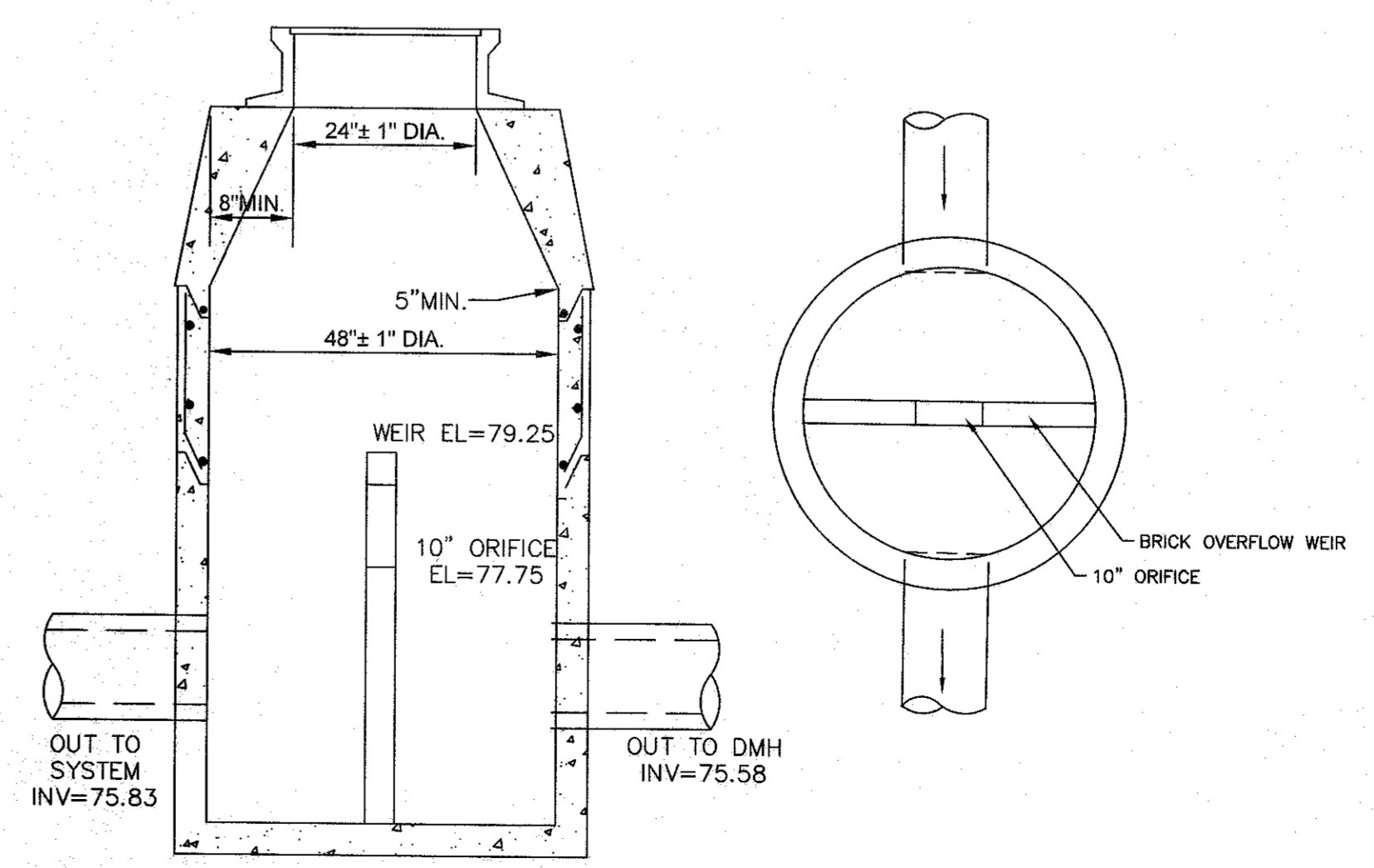


FLARED END AND RIPRAP AT ALL PIPE ENDS
NOT TO SCALE

- 1) RIP RAP SHALL CONFORM TO MHD, SPECIFICATIONS M2.02.3

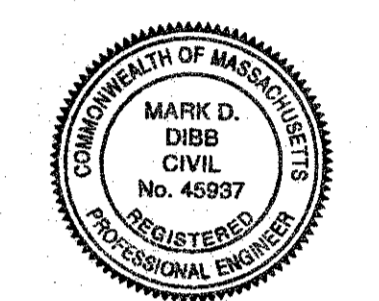


**GRASS SWALE
DESIGNED AS PRE-TREATMENT FOR BIO-RETENTION**



**OUTLET CONTROL STRUCTURE
SUBSURFACE SYSTEM #1**

CONDYNE ENGINEERING GROUP, LLC
100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184
PH: 781-552-4205



Mark D. Dibb
PROFESSIONAL ENGINEER DATE

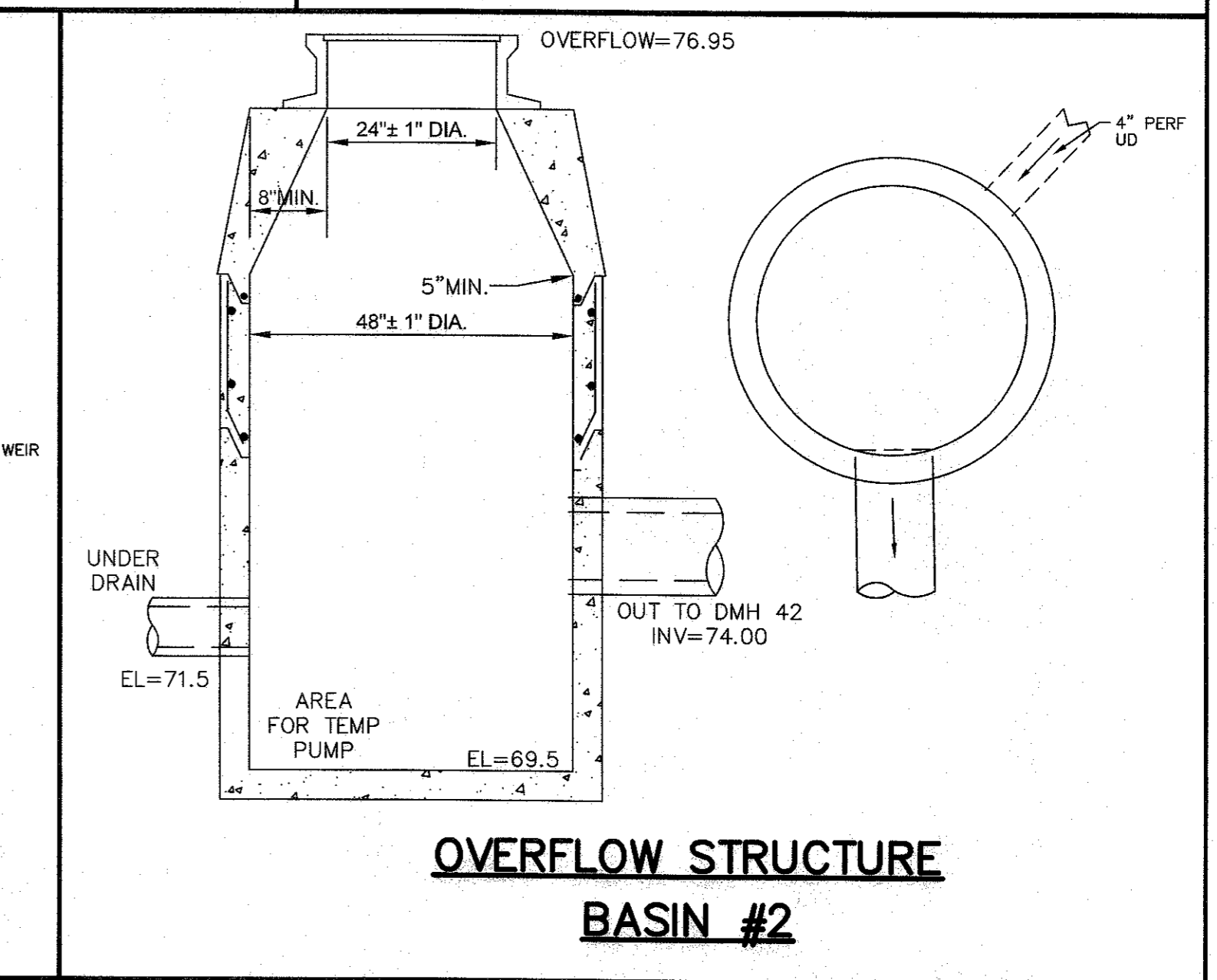
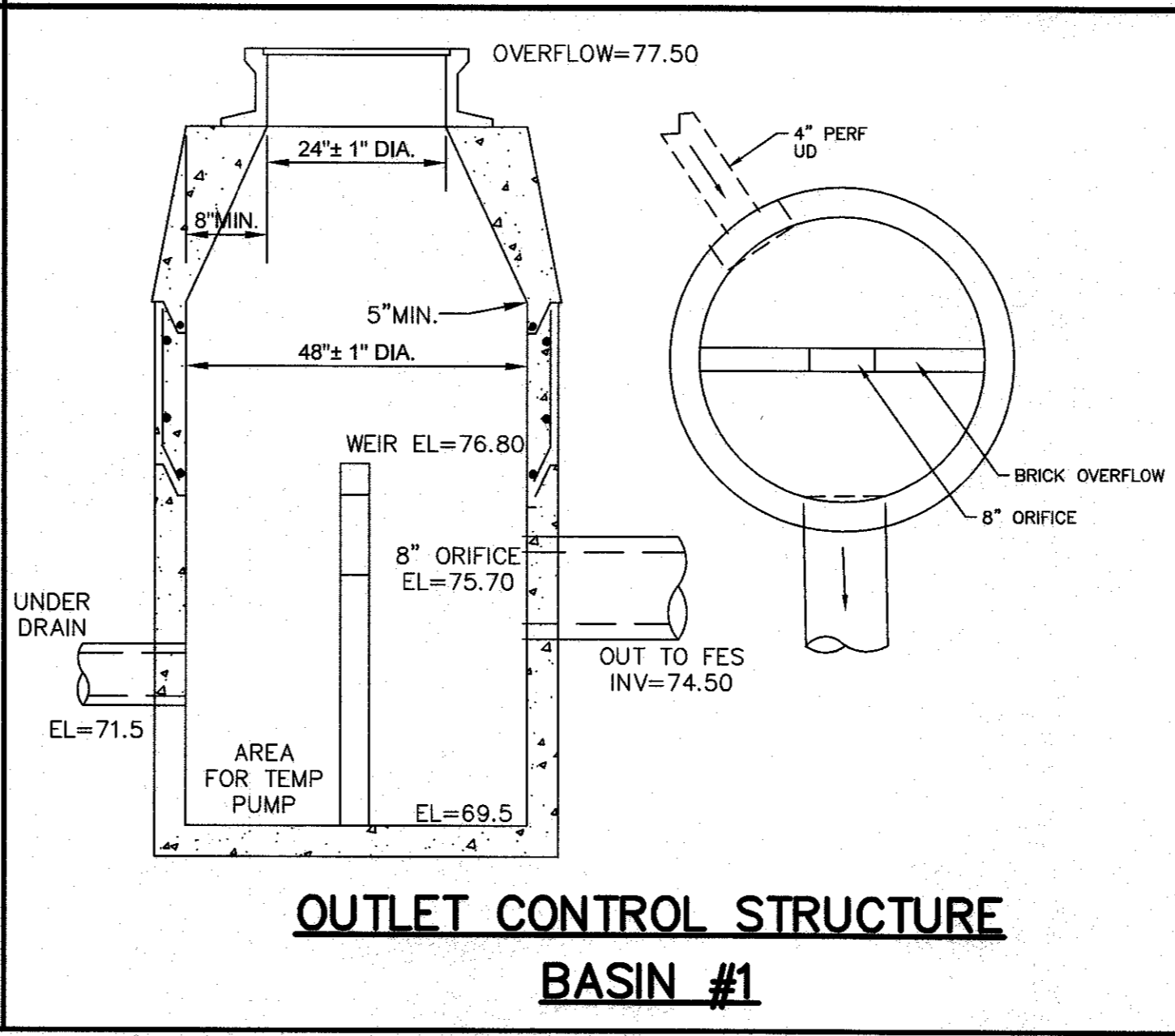
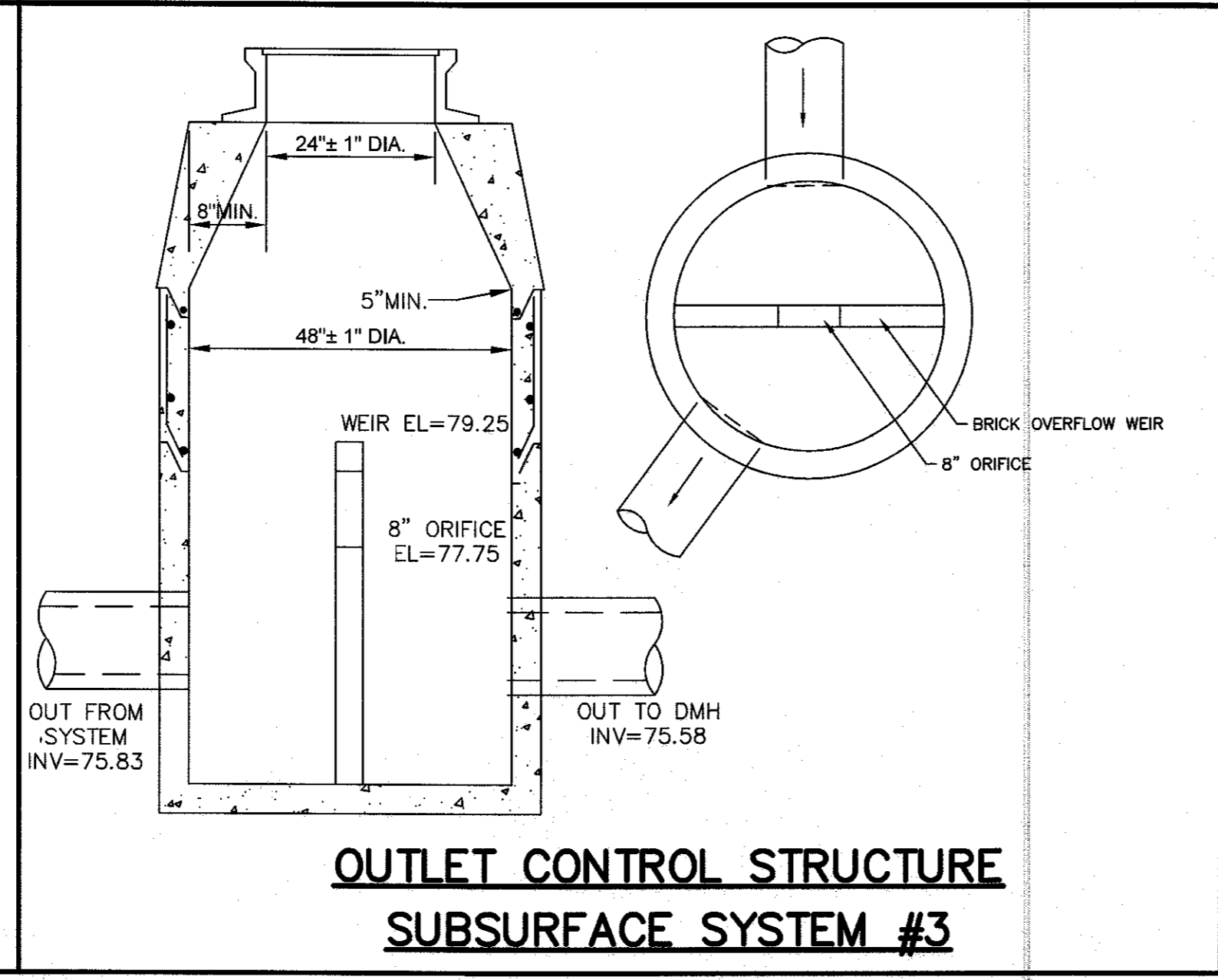
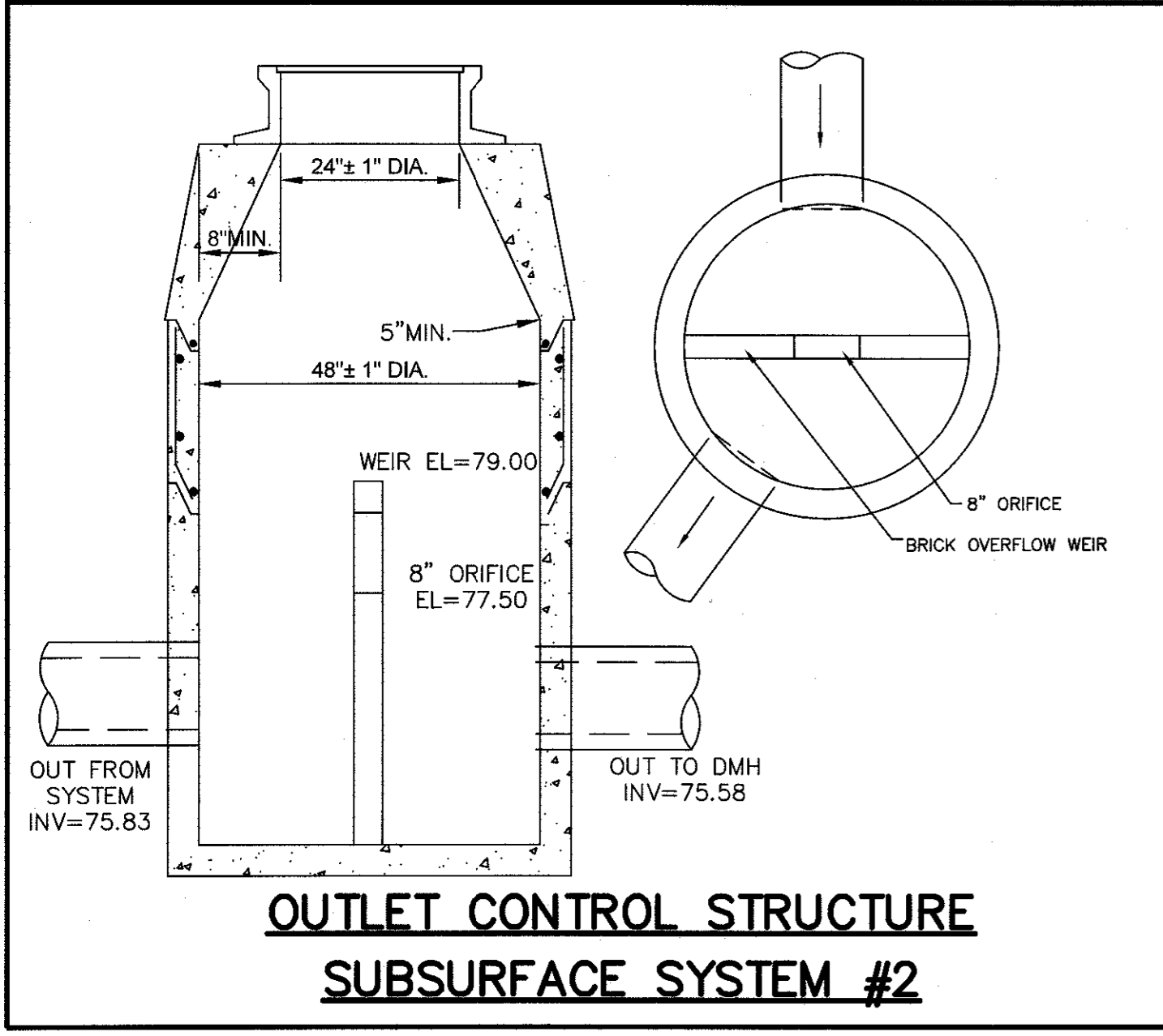
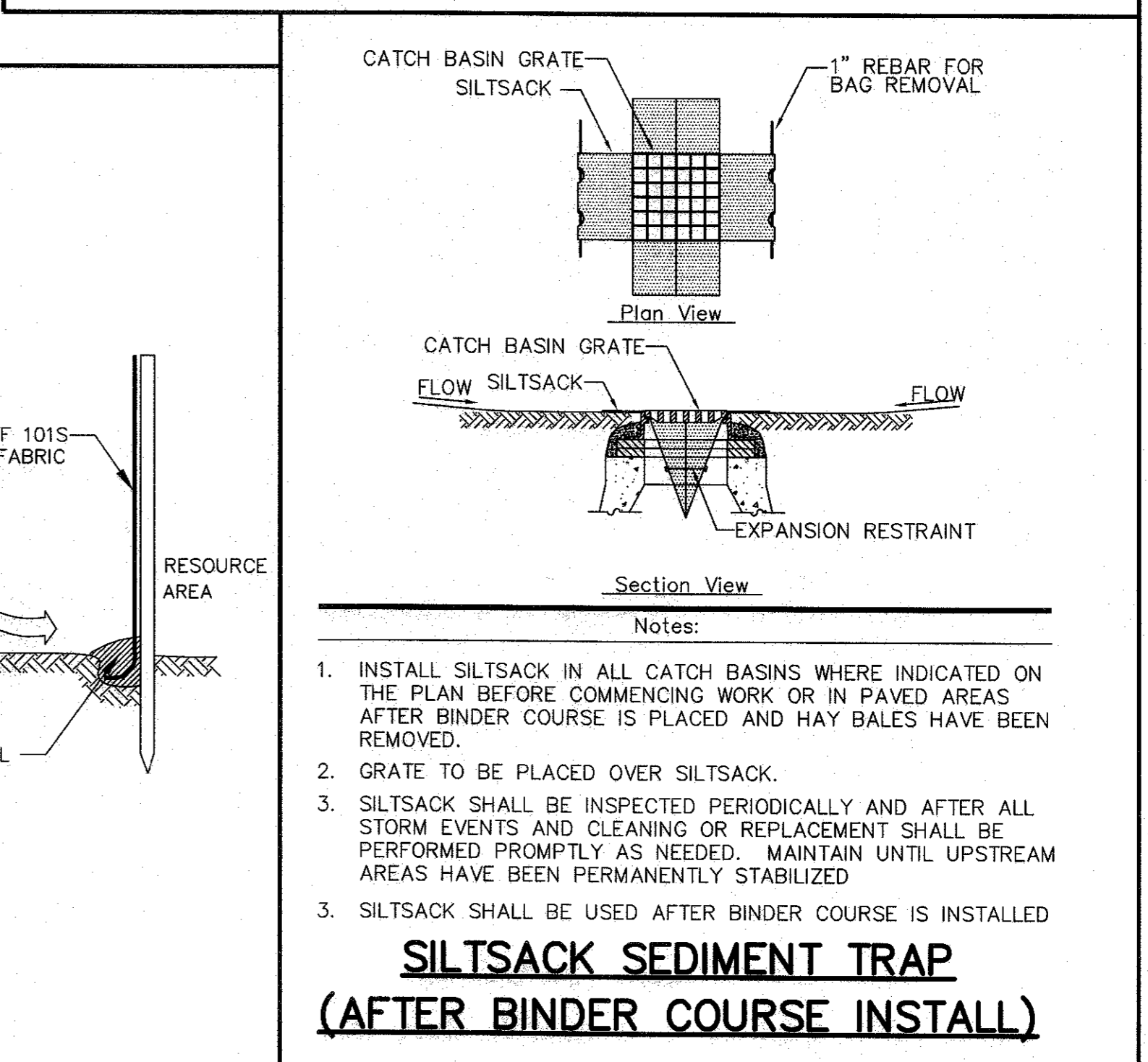
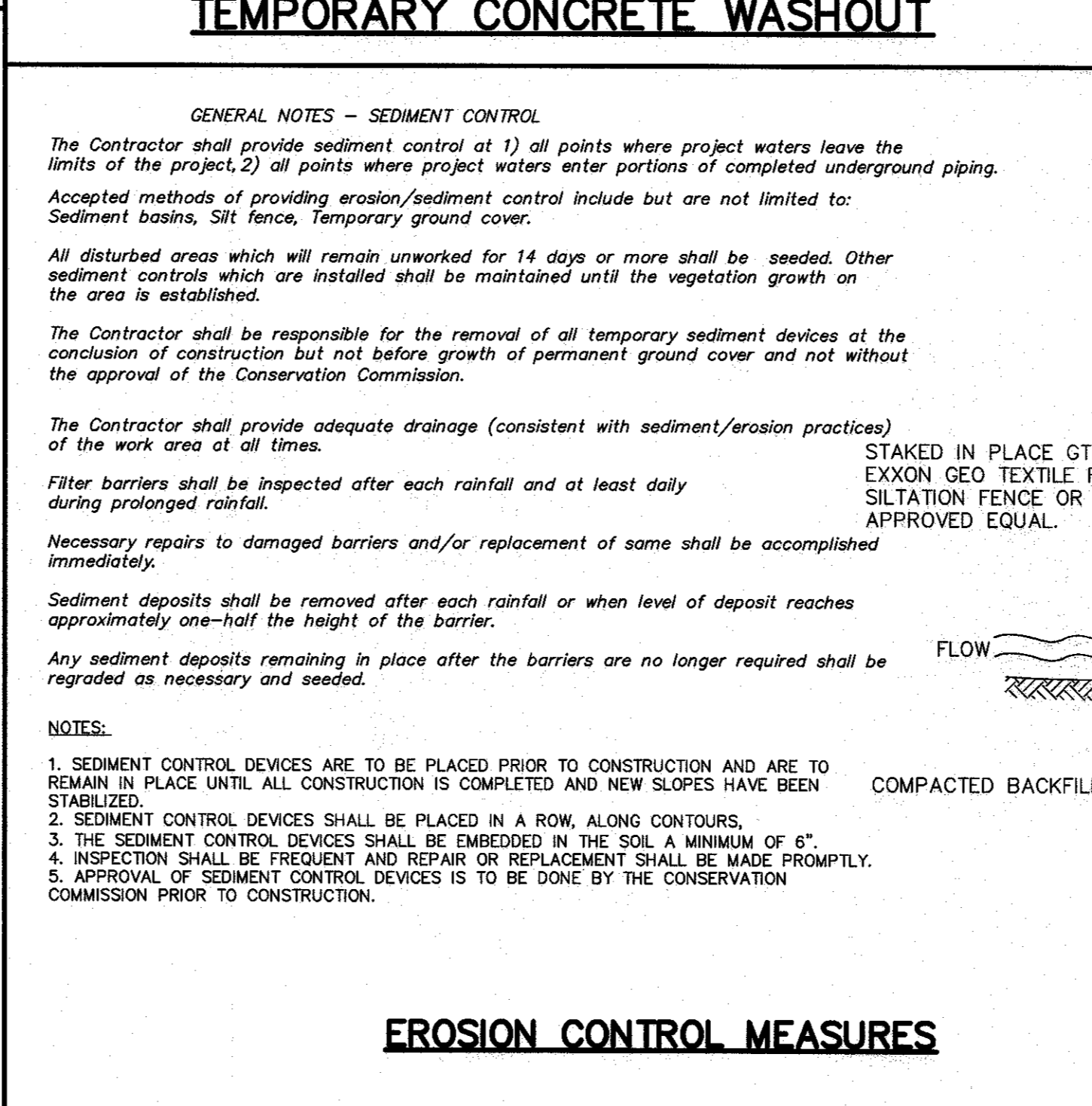
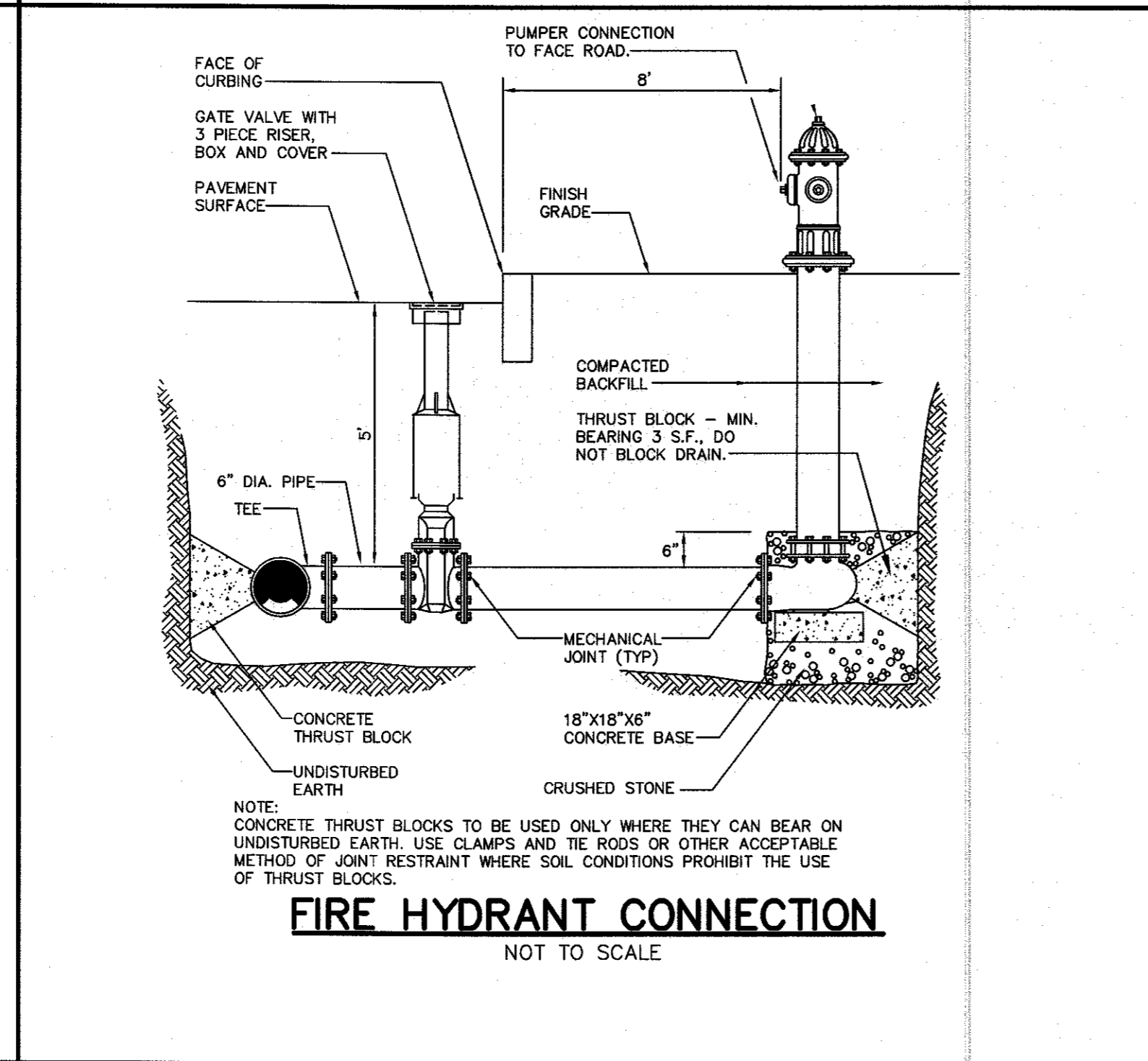
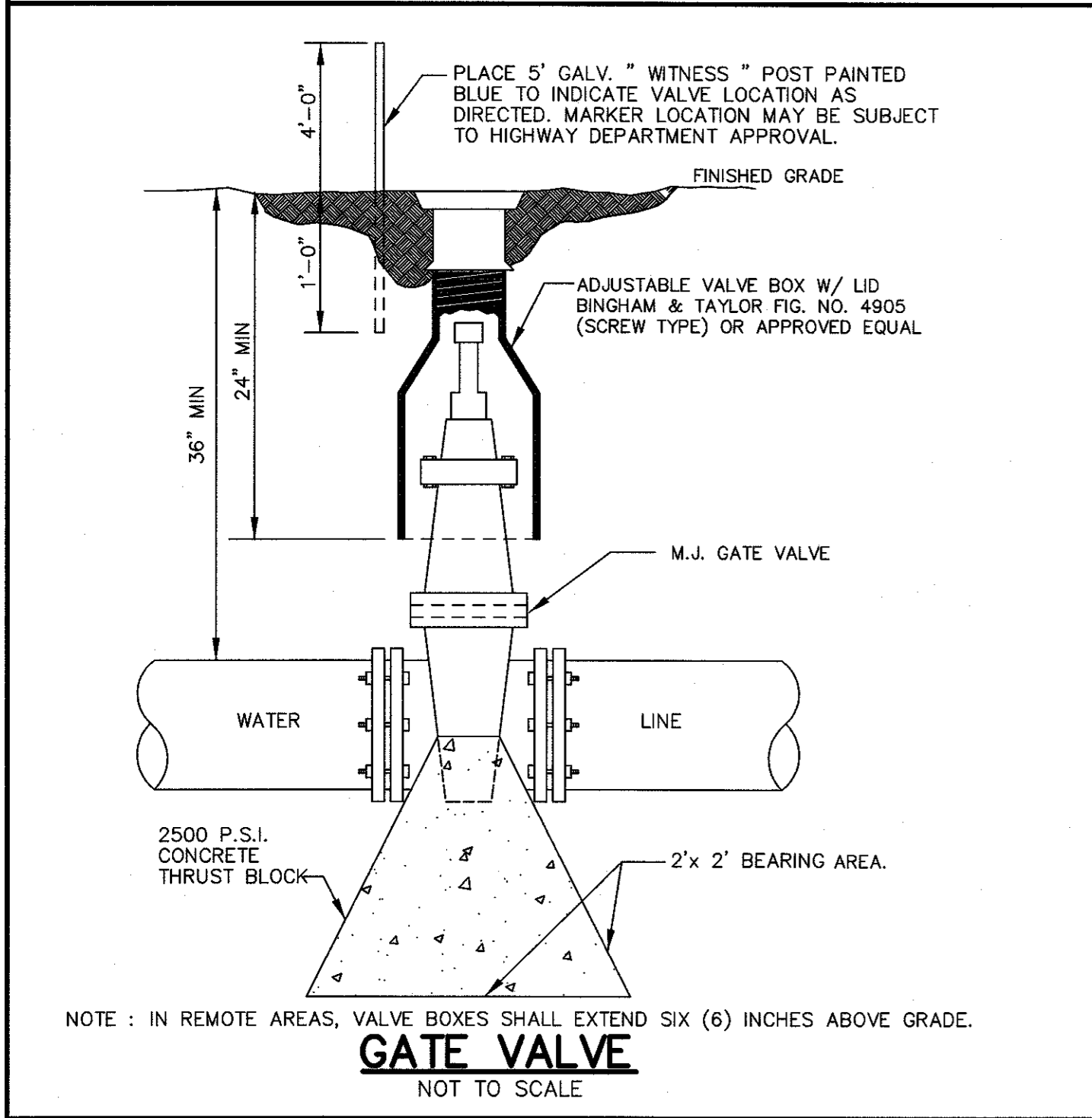
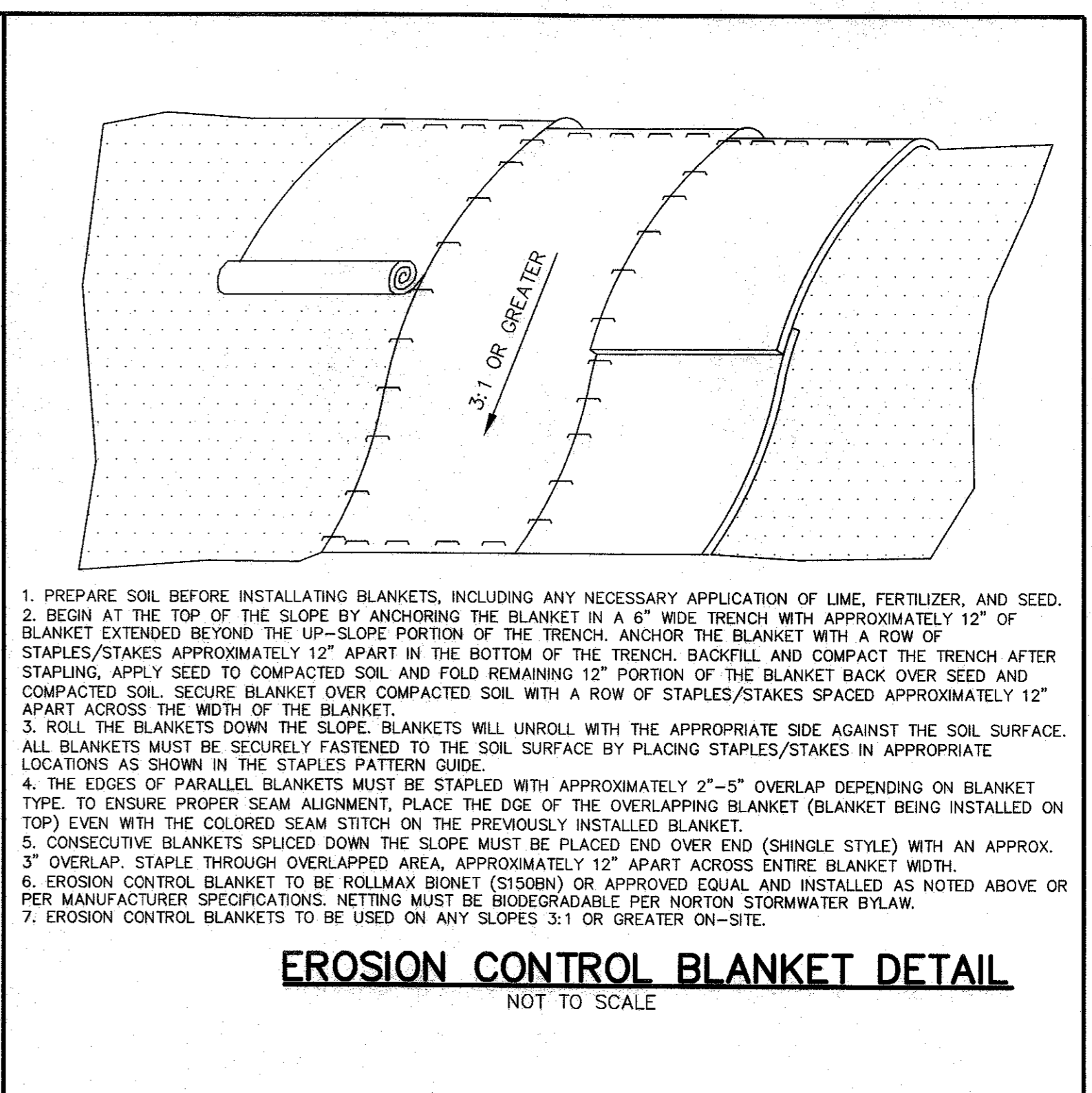
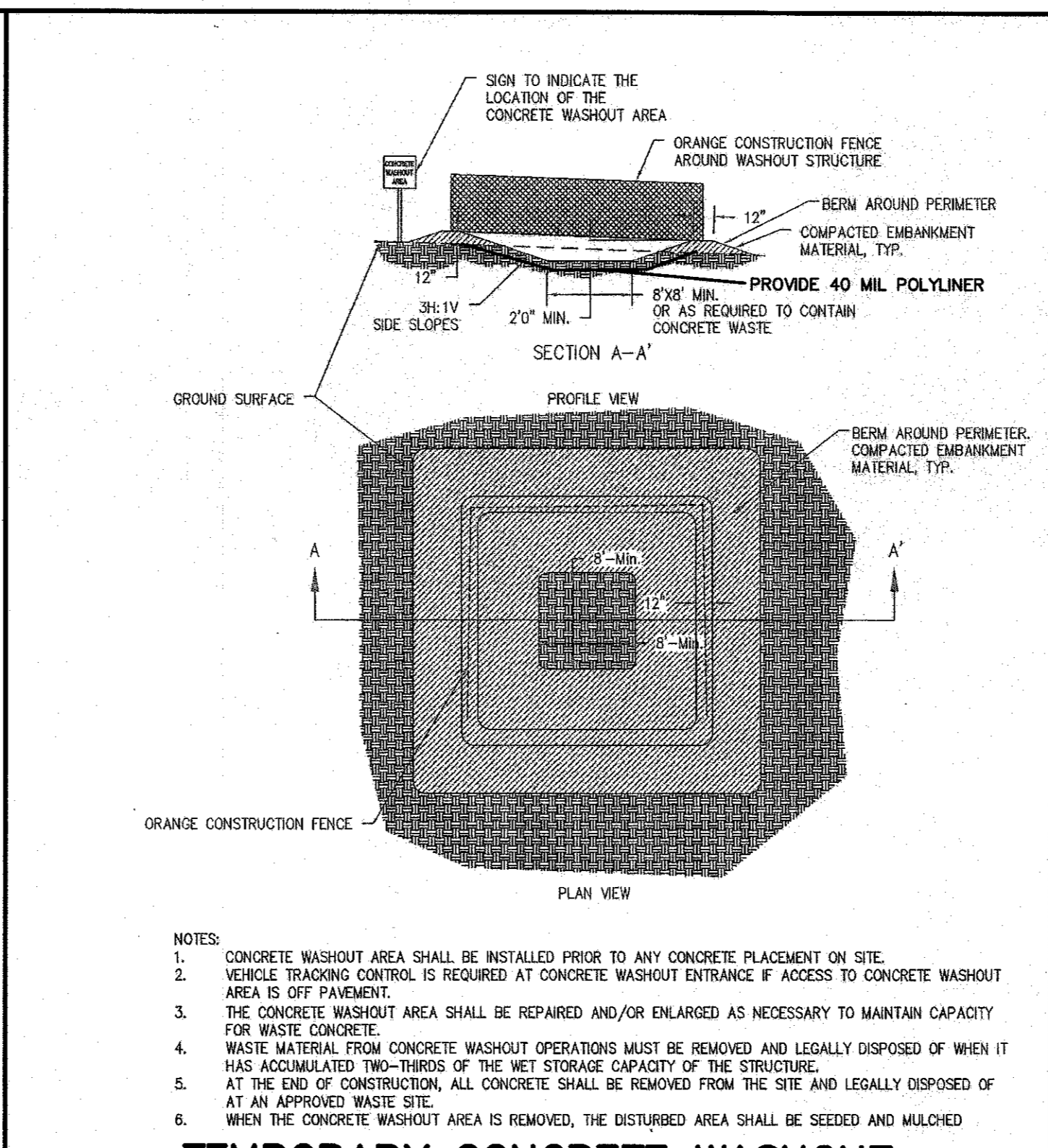
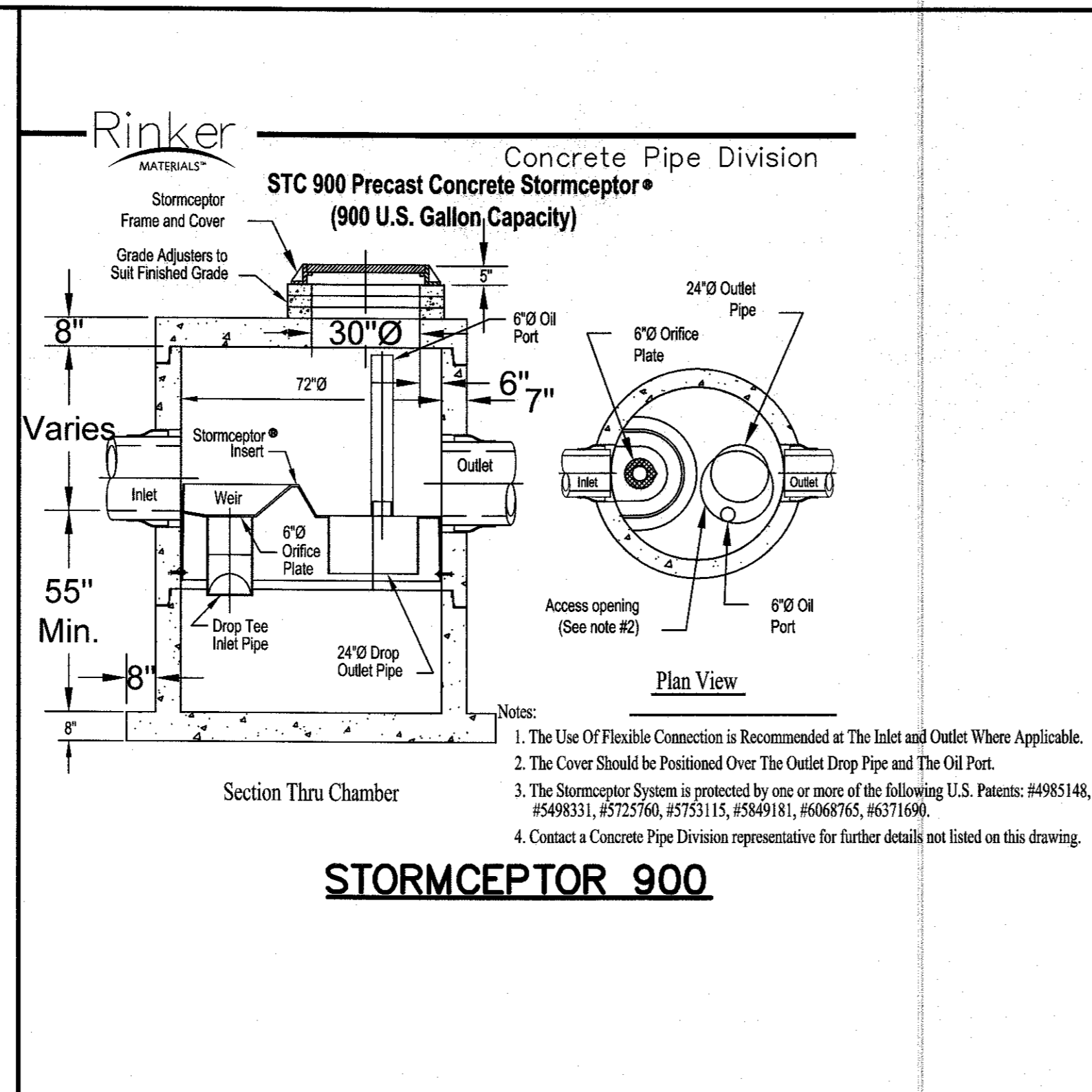
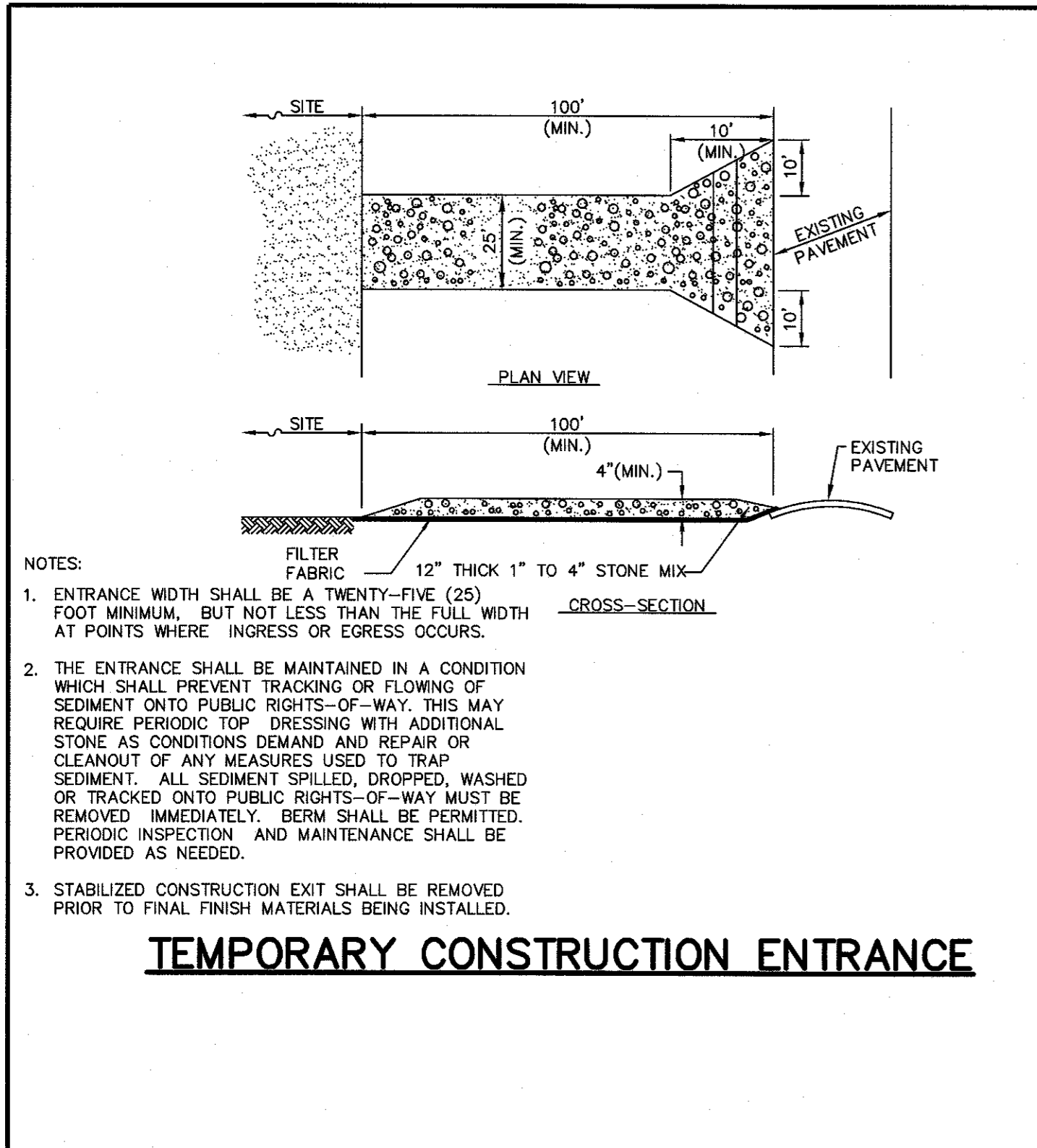
BLUE STAR BUSINESS PARK
SITE PLANS
DETAIL SHEET
NORTON MA

DATE: 8-29-2018
SCALE: NTS
PROJECT NUMBER: 5247
DWG FILENAME: 5247-DETAILS.DWG

REVISIONS:

NO.	DATE	DESC.
1	12-2-18	REVS PER COMMENT
2	2-4-19	REVS PER TOWN / PEER REVIEW
3	2-27-19	REVS PER 3RD PEER REVIEW
4	4-11-19	REVS PER WETLAND REVIEW

PREPARED FOR:
CONDYNE CAPITAL PARTNERS
100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184



CONDYNE ENGINEERING GROUP, LLC

100 GRANDVIEW ROAD, SUITE 312 BRAintree, MA 02184 PH: 781-552-4205

MARK D. DIBB CIVIL No. 45987 REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER DATE

BLUE STAR BUSINESS PARK SITE PLANS

DETAIL SHEET

NORTON MA

DATE: 8-29-2018

SCALE: NTS

PROJECT NUMBER: 5247

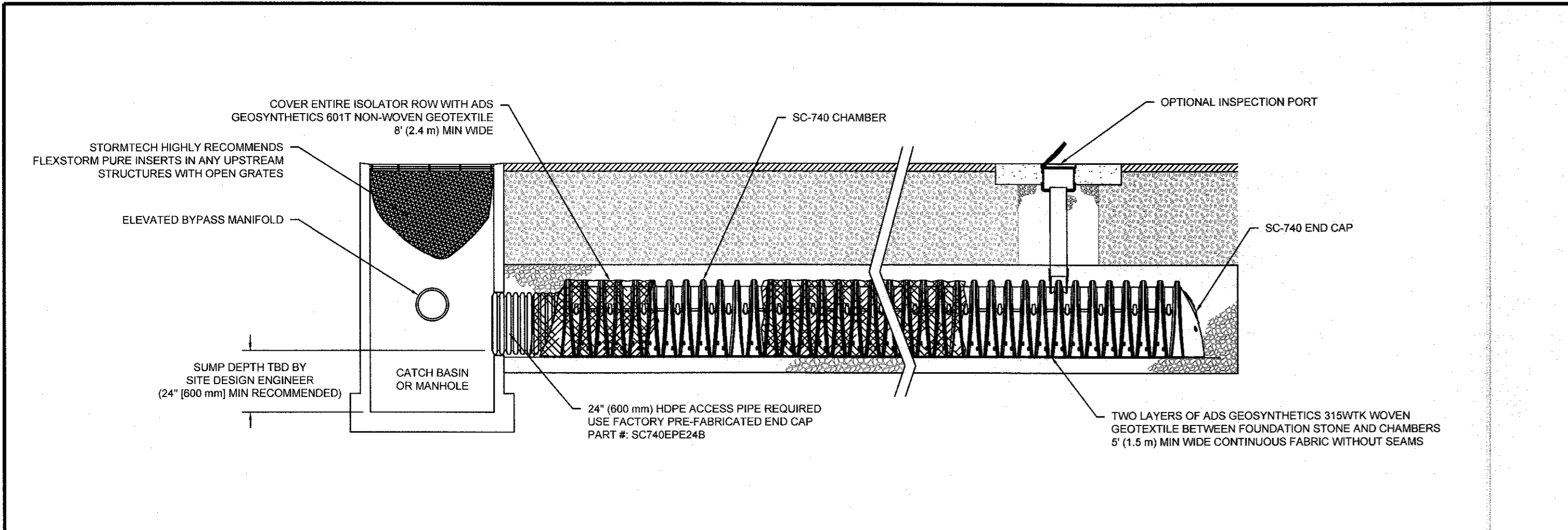
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NO.	DATE	DESC.
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2	12-19-19	REVS PER TOWN / PEER REVIEW
3	2-27-19	REVS PER 3RD PEER REVIEW
4	4-1-19	REVS PER WETLAND REVIEW

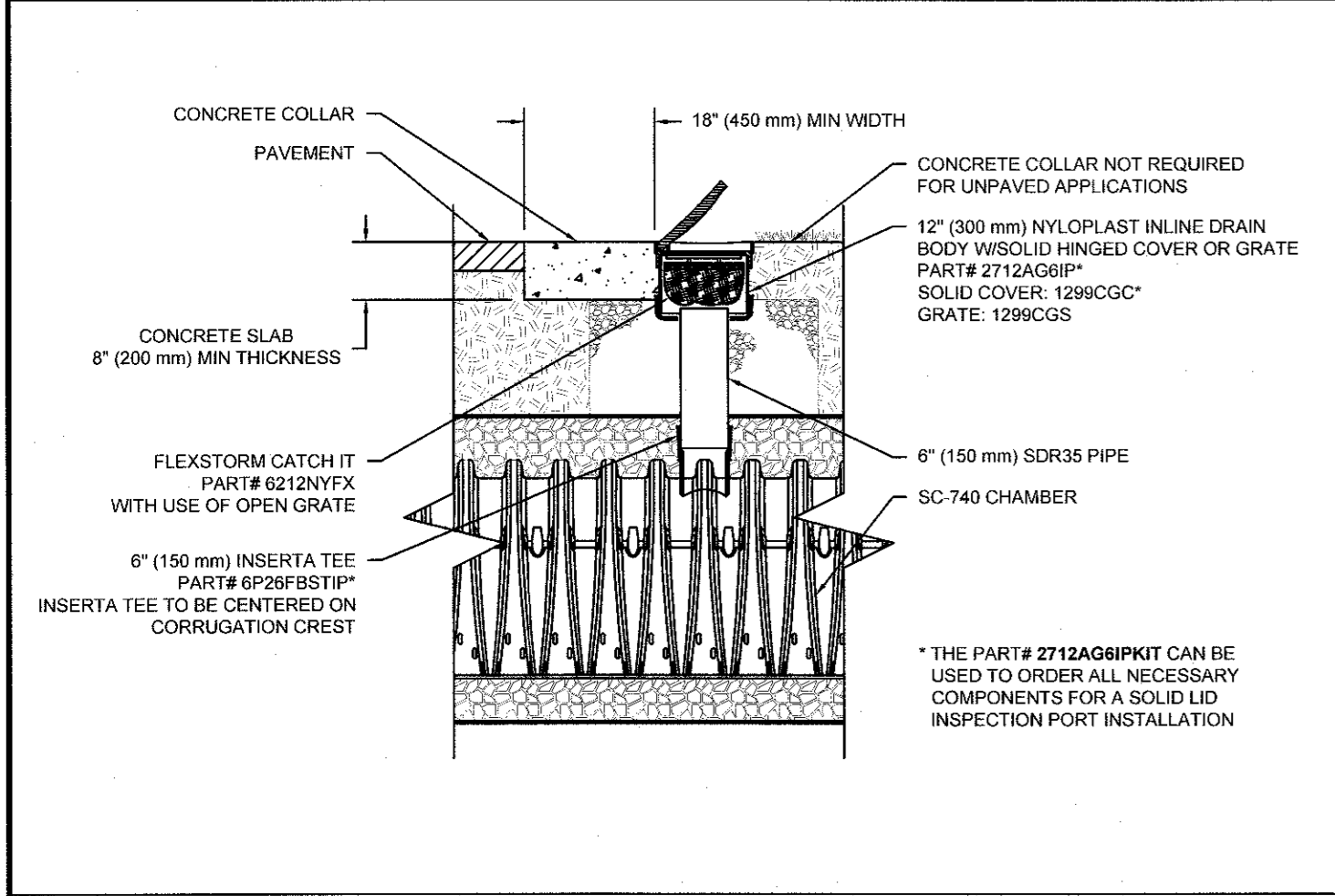
PREPARED FOR: CONDYNE CAPITAL PARTNERS

100 GRANDVIEW ROAD, SUITE 312 BRAintree, MA 02184

SHEET C52 OF C55



3 SC-740 ISOLATOR ROW DETAIL



INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT FOR UNPAVED APPLICATIONS

A. INSPECTION PORTS (IF PRESENT)

A.1. REMOVE/OPEN LID ON NYLON/PLASTIC INLINE DRAIN BODY W/ SOLID HINGED COVER OR GRATE PART # 2712AG01P SOLID COVER, 1299CGC GRATE, 1299CGS

A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED

A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG

A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)

A.5. IF SEDIMENT IS AT, OR ABOVE, 3\"/>

B. ALL ISOLATOR ROWS

B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW USING A FLASHLIGHT. INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE

B.2. MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY

B.3. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE

B.3. IF SEDIMENT IS AT, OR ABOVE, 3\"/>

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS

A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45\"/>

B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN

C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

4 SC-740 6\"/>

STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740 OR SC-310.
- CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418-16 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET, THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

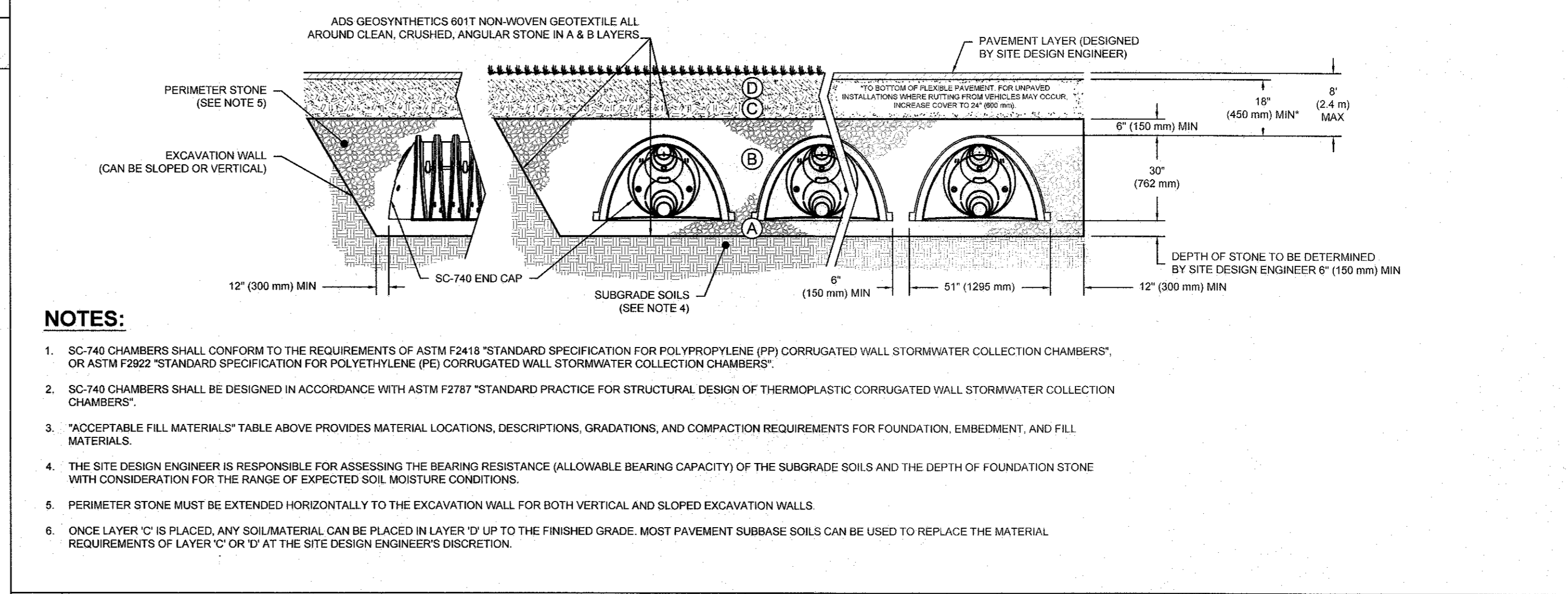
- STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
 - STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
 - THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
 - JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
 - MAINTAIN MINIMUM - 6\"/>
 - EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2\"/>
 - THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
 - ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.
- NOTES FOR CONSTRUCTION EQUIPMENT**
- STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS
 - NO RUBBER TIED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - FULL 36\"/>
- USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.
- CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18\"/>	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12\"/>
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

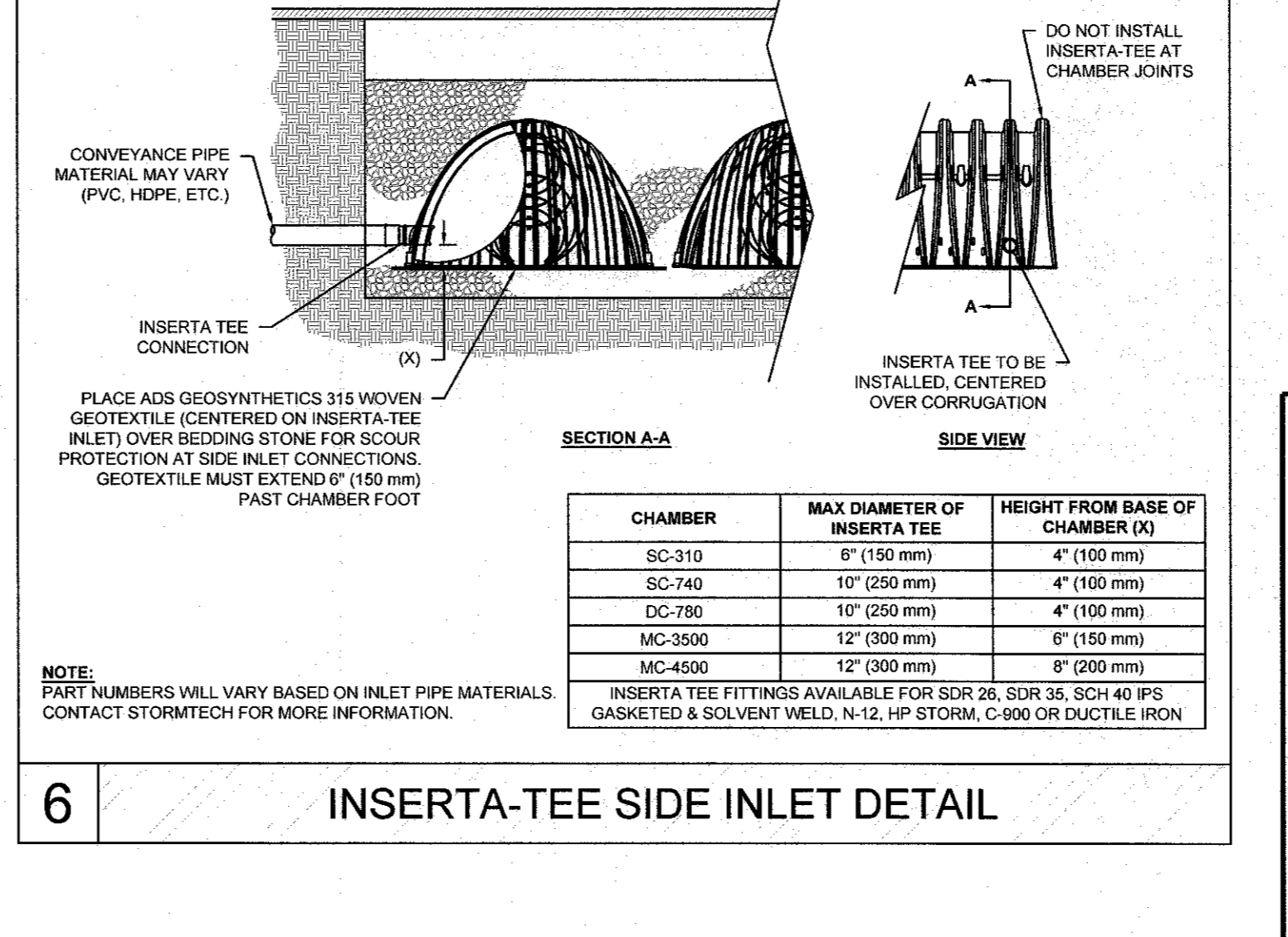
PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6\"/>
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



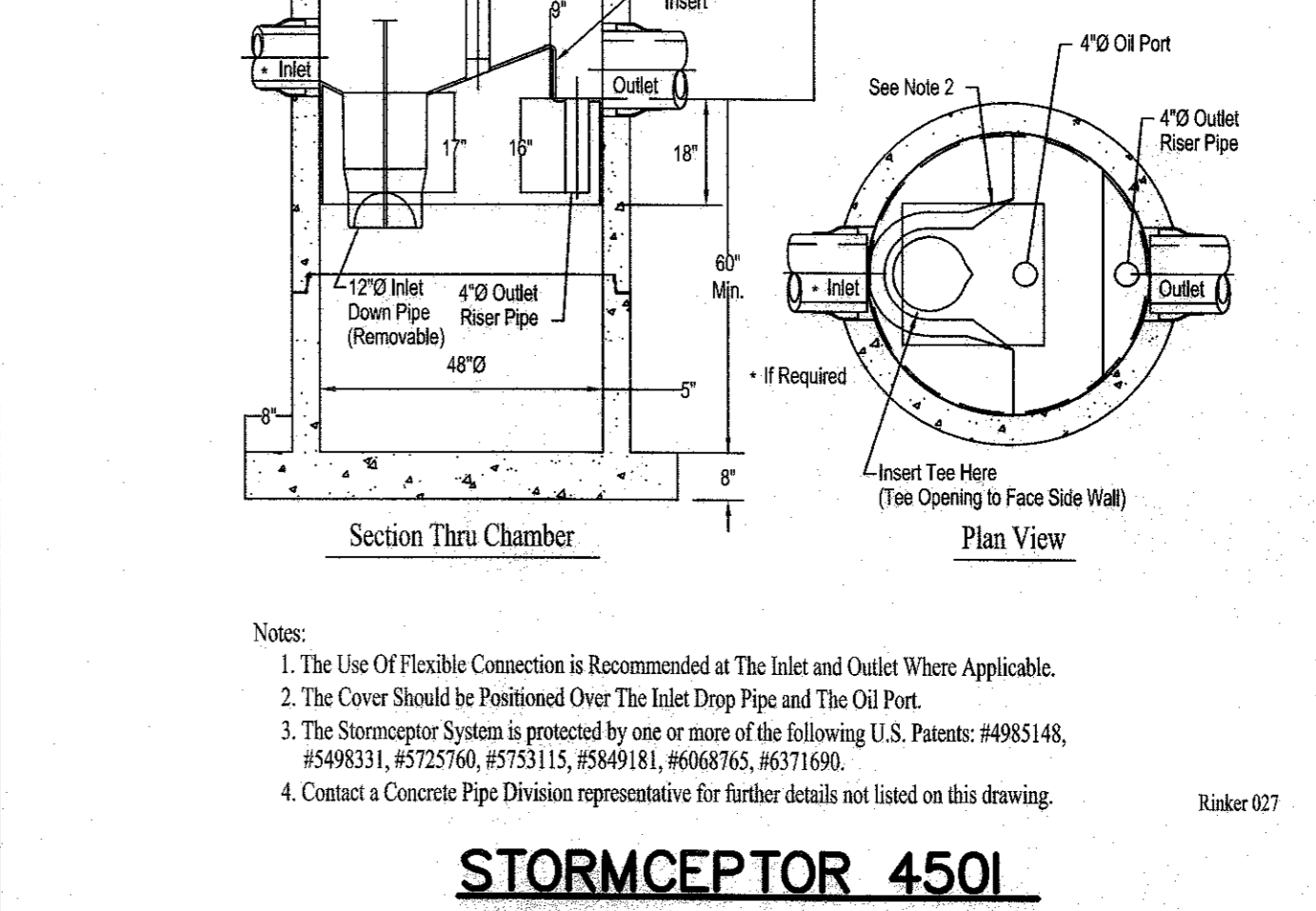
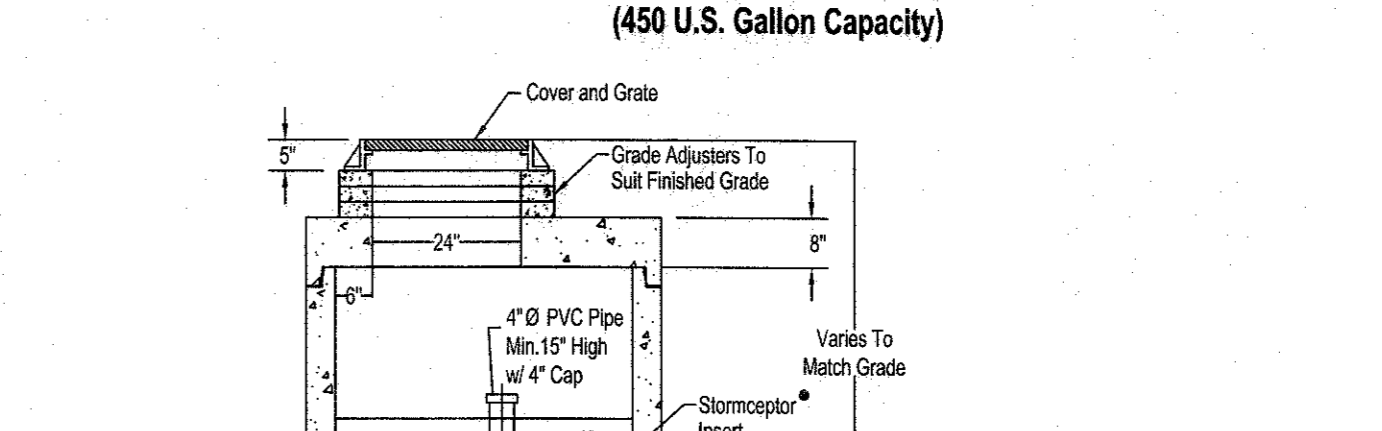
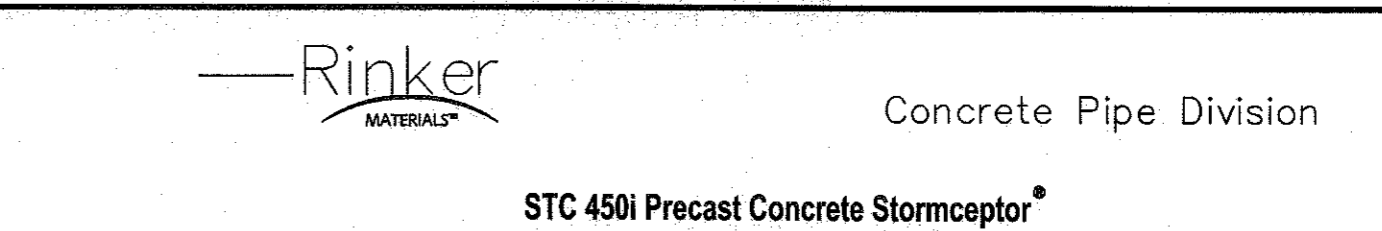
1 SC-740 CROSS SECTION DETAIL

INSERTA-TEE SIDE INLET DETAIL



STORMTECH SYSTEM DIMENSIONS

SYSTEM #	OVERALL LENGTH	OVERALL WIDTH	NUMBER OF CHAMBERS	STONE AT ENDS	STONE BETWEEN	STONE ABOVE	STONE BELOW SYSTEM	BOTTOM OF SYSTEM EL
1	73.20'	43.00'	80	12"	12"	6"	6"	75.00
2	80.32'	48.25'	99	12"	12"	6"	6"	75.00
3	51.84'	27.25'	36	12"	12"	6"	6"	75.00



STORMCEPTOR 450I

Notes:

- The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
- The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
- The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5949181, #6068765, #6371690.
- Contact a Concrete Pipe Division representative for further details not listed on this drawing.

CONDYNE ENGINEERING GROUP, LLC

100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184
PH: 781-522-4205

Professional Engineer Seal for Mark D. Dibb, No. 45937, State of Massachusetts.

BLUE STAR BUSINESS PARK SITE PLANS

DETAIL SHEET

NORTON MA

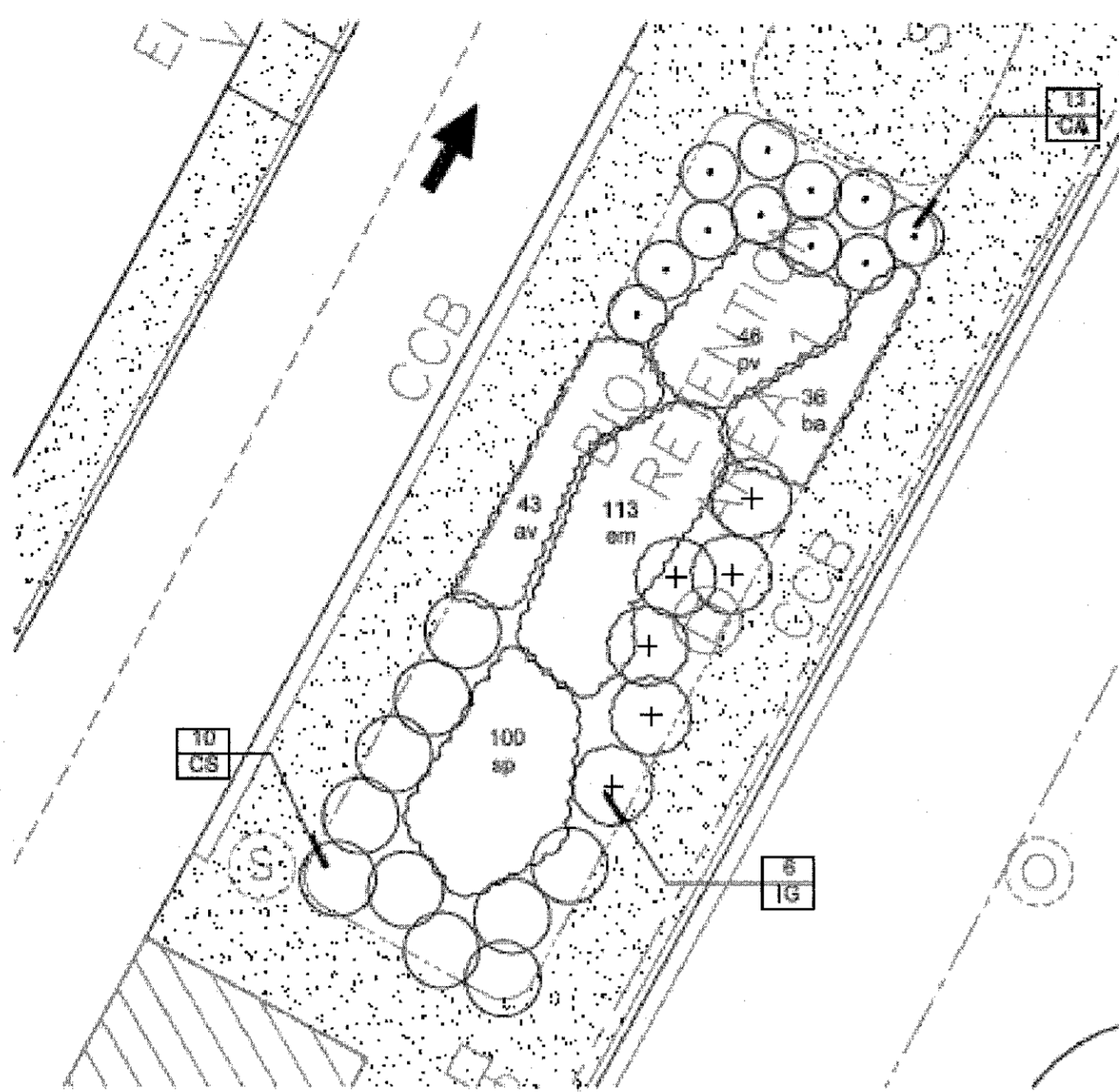
DATE: 8-29-2018
SCALE: NTS
PROJECT NUMBER: 5247
DWG FILENAME: 5247-DETAILS.DWG

NO.	DATE	DESC.
1	12-6-18	REVS PER COMMENT
2	1-4-19	REVS PER TOWN/PEEK REVIEW
3	2-27-19	REVS PER 3RD PEEK REVIEW
4	4-1-19	REVS PER WETLAND REVIEW

PREPARED FOR:
CONDYNE CAPITAL PARTNERS

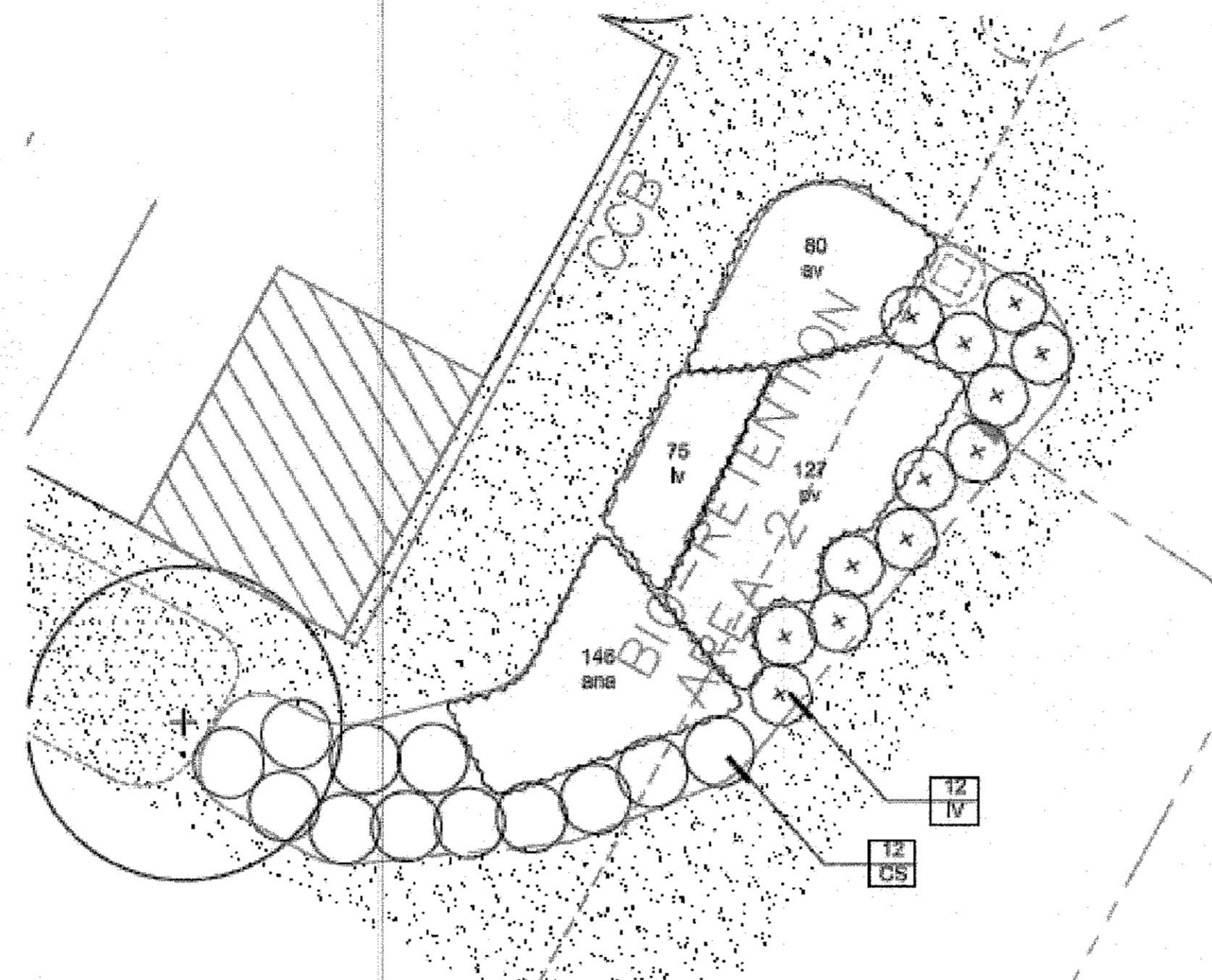
100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184

SHEET C53 OF C55



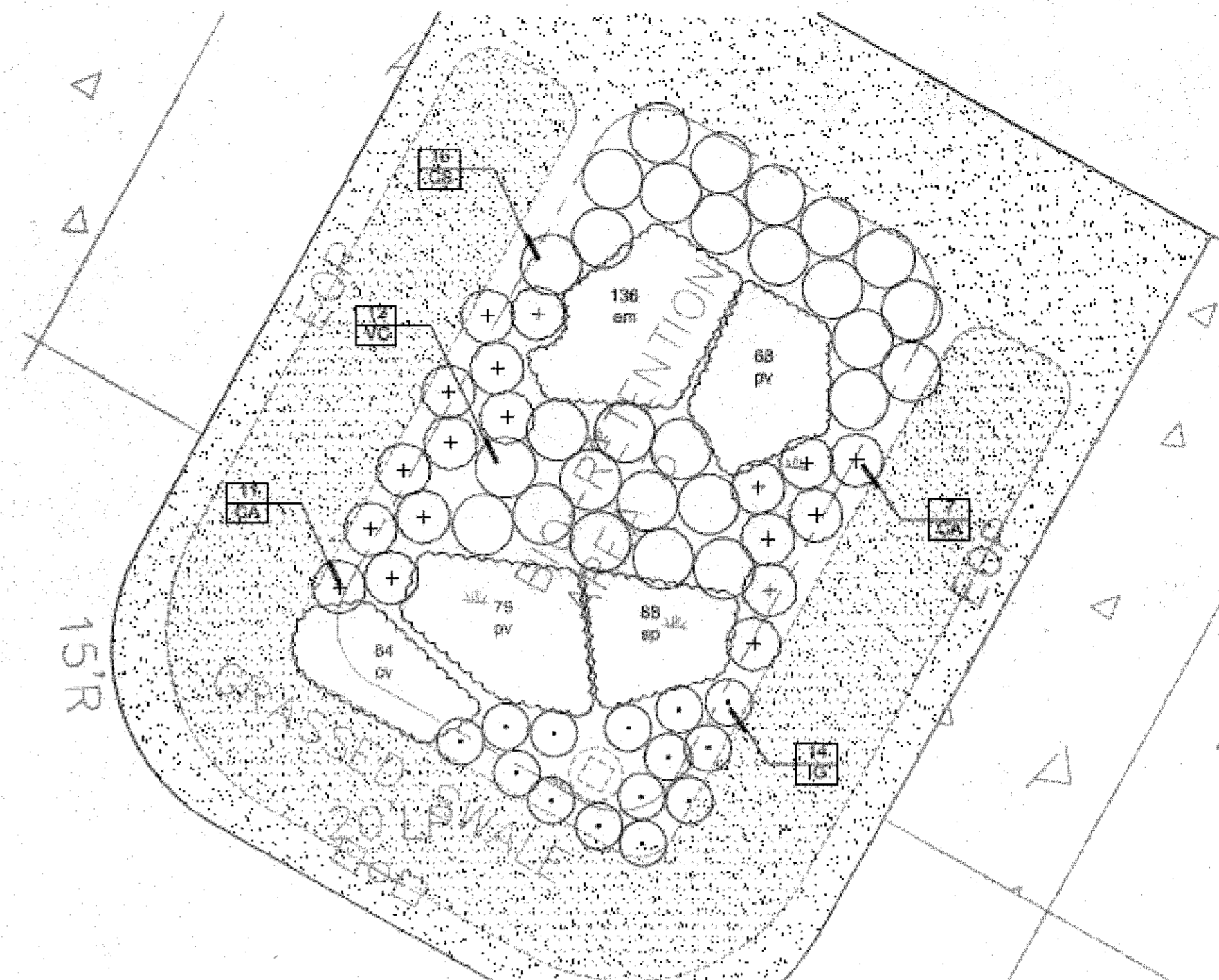
BIO-RETENTION DETAIL NO. ONE PLANTING PLAN
1" = 10'-0"

BIO RETENTION AREA ONE			
SHRUBS			
CA	11 Clethra alnifolia	Summersweet	2/3' ht.
CS	10 Cornus sericea	Red-osier Dogwood	2/3' ht.
IG	6 Ilex glabra	Inkberry	2/3' ht.
PERENNIALS / GRASSES			
av	43 Andropogon virginicus	Broomsedge	#1 spacing - 18" o.c.
ba	36 Baptista australis	Blue false indigo	#1 spacing - 18" o.c.
em	113 Eupatorium maculatum	Joe Pye Weed	4" plugs spacing - 12" o.c.
pv	46 Panicum virgatum	Switchgrass	#1 spacing - 18" o.c.
sp	100 Solidago patula	Goldenrod	4" plugs spacing - 12" o.c.



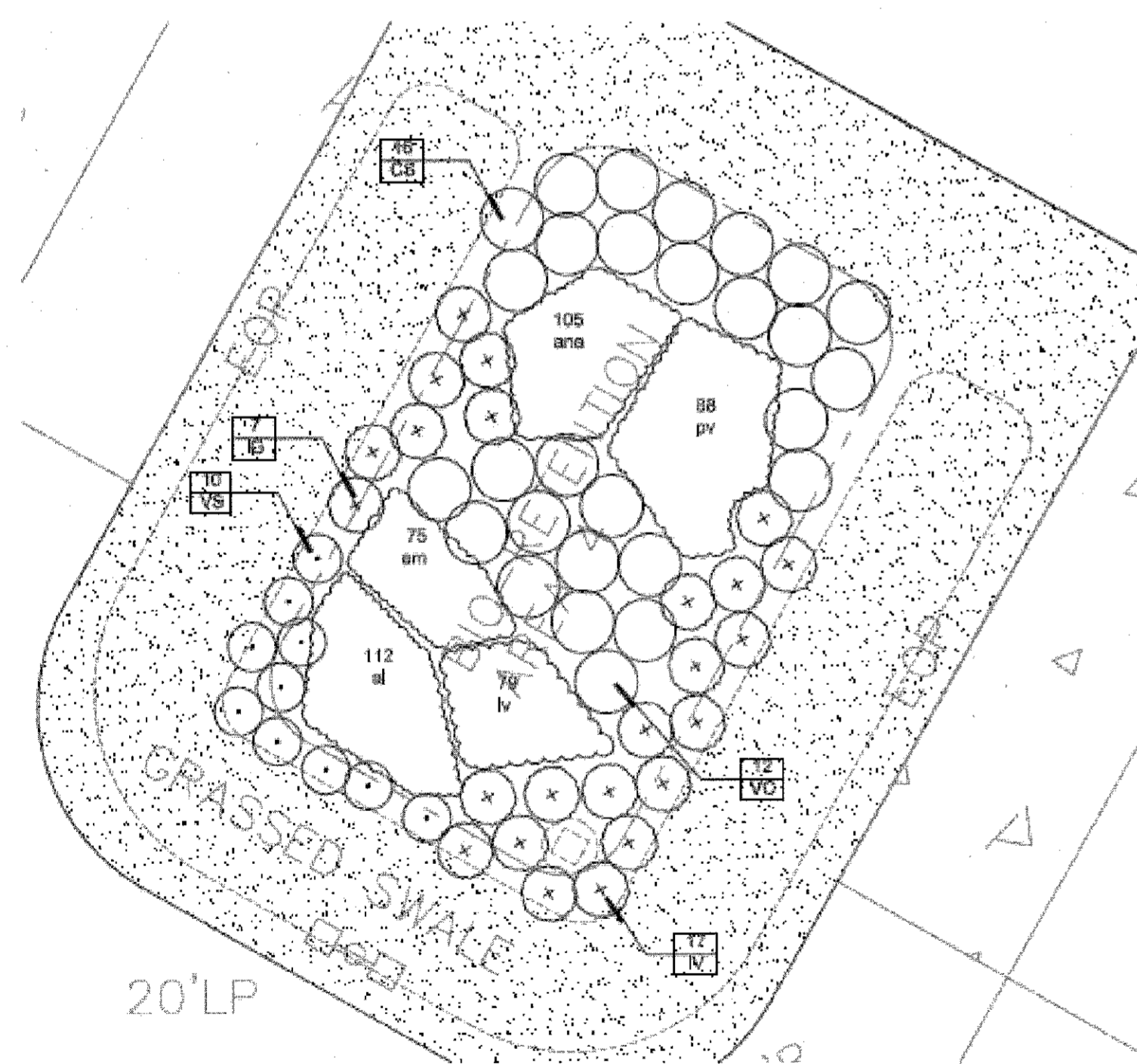
BIO-RETENTION DETAIL NO. TWO PLANTING PLAN
1" = 10'-0"

BIO RETENTION AREA TWO			
SHRUBS			
CS	12 Cornus sericea	Red-osier Dogwood	2/3' ht.
IV	12 Ilex verticillata	Winterberry Holly	2/3' ht.
PERENNIALS / GRASSES			
ana	146 Aster novae-angliae	New England Aster	4" plugs spacing - 12" o.c.
av	80 Andropogon virginicus	Broomsedge	#1 spacing - 18" o.c.
iv	75 Iris versicolor	Blueflag Iris	4" plugs spacing - 12" o.c.
pv	127 Panicum virgatum	Switchgrass	#1 spacing - 18" o.c.



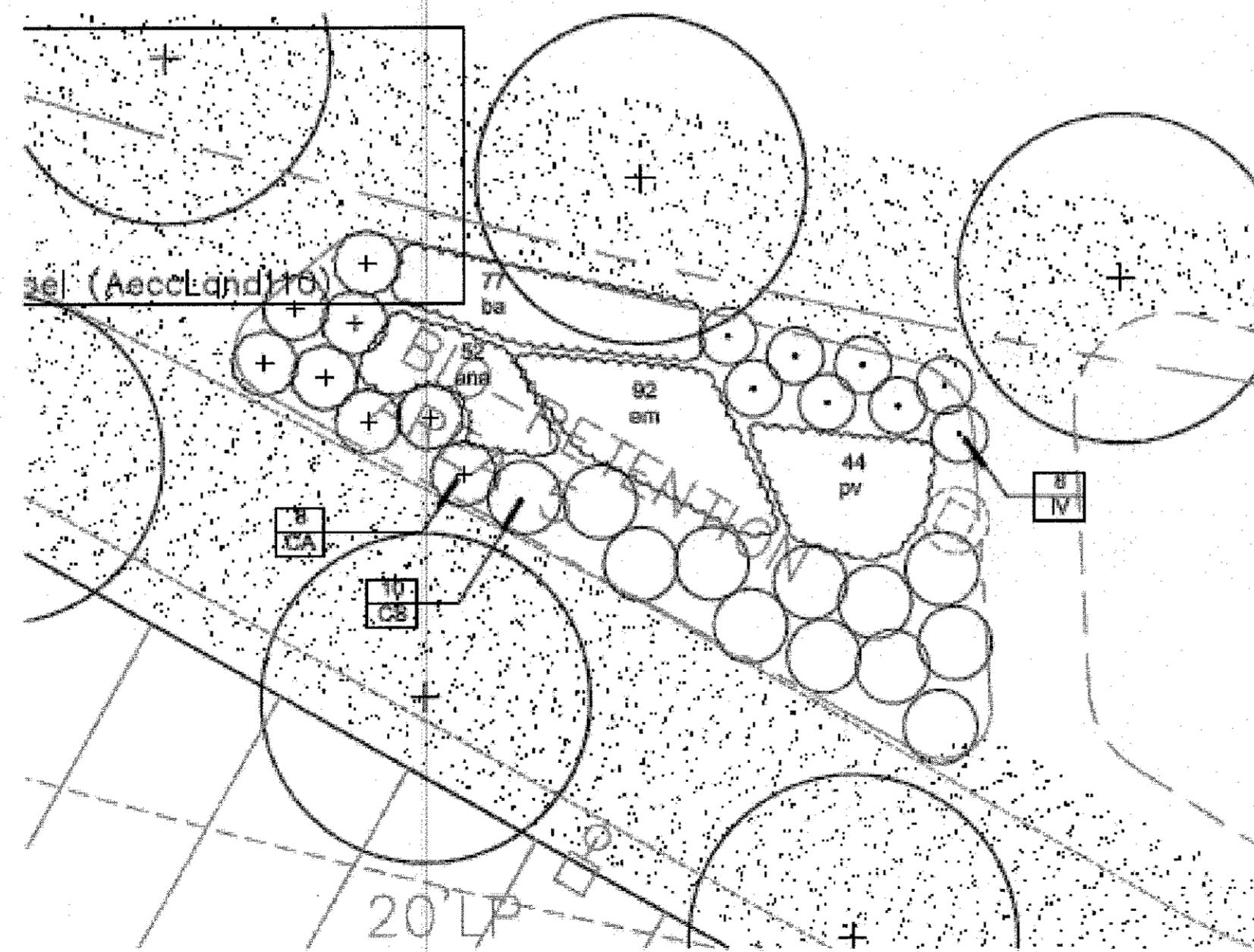
BIO-RETENTION DETAIL NO. THREE PLANTING PLAN
1" = 10'-0"

BIO RETENTION AREA THREE			
SHRUBS			
CA	18 Clethra alnifolia	Summersweet	2/3' ht.
CS	16 Cornus sericea	Red-osier Dogwood	2/3' ht.
IG	14 Ilex glabra	Inkberry	2/3' ht.
VC	12 Viburnum cassinoides	Wild Raisin	2/3' ht.
PERENNIALS / GRASSES			
cv	84 Coreopsis verticillata	Threadleaf coreopsis	4" plugs spacing - 12" o.c.
em	136 Eupatorium maculatum	Joe Pye Weed	4" plugs spacing - 12" o.c.
pv	147 Panicum virgatum	Switchgrass	#1 spacing - 18" o.c.
sp	66 Solidago patula	Goldenrod	4" plugs spacing - 12" o.c.



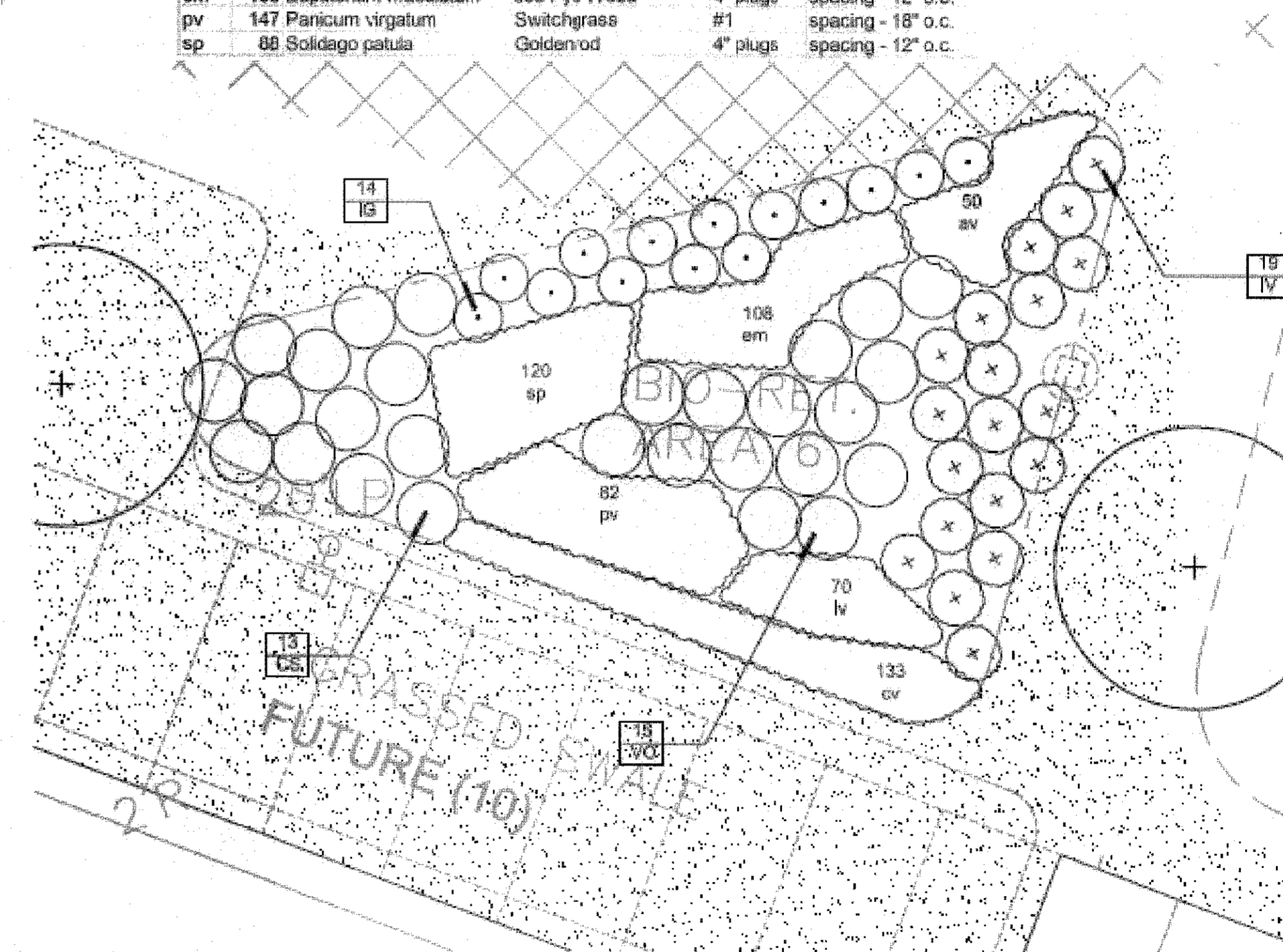
BIO-RETENTION DETAIL NO. FOUR PLANTING PLAN
1" = 10'-0"

BIO RETENTION AREA FOUR			
SHRUBS			
CS	16 Cornus sericea	Red-osier Dogwood	2/3' ht.
IG	7 Ilex glabra	Inkberry	2/3' ht.
IV	17 Ilex verticillata	Winterberry Holly	2/3' ht.
VS	10 Itea virginica	Virginia sweetspire	2/3' ht.
VC	12 Viburnum cassinoides	Wild Raisin	2/3' ht.
PERENNIALS / GRASSES			
as	112 Asclepias incarnata	Swamp Milkweed	4" plugs spacing - 12" o.c.
ana	105 Aster novae-angliae	New England Aster	4" plugs spacing - 12" o.c.
em	75 Eupatorium maculatum	Joe Pye Weed	4" plugs spacing - 12" o.c.
iv	79 Iris versicolor	Blueflag Iris	4" plugs spacing - 12" o.c.
pv	88 Panicum virgatum	Switchgrass	#1 spacing - 18" o.c.



BIO-RETENTION DETAIL NO. FIVE PLANTING PLAN
1" = 10'-0"

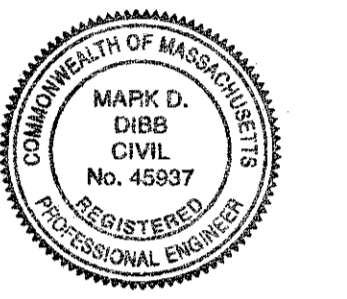
BIO RETENTION AREA FIVE			
SHRUBS			
CA	8 Clethra alnifolia	Summersweet	2/3' ht.
CS	10 Cornus sericea	Red-osier Dogwood	2/3' ht.
IV	8 Ilex verticillata	Winterberry Holly	2/3' ht.
PERENNIALS / GRASSES			
ana	52 Aster novae-angliae	New England Aster	4" plugs spacing - 12" o.c.
ba	77 Baptista australis	Blue false indigo	#1 spacing - 18" o.c.
em	92 Eupatorium maculatum	Joe Pye Weed	4" plugs spacing - 12" o.c.
pv	44 Panicum virgatum	Switchgrass	#1 spacing - 18" o.c.



BIO-RETENTION DETAIL NO. SIX PLANTING PLAN
1" = 10'-0"

BIO RETENTION AREA SIX			
SHRUBS			
CS	13 Cornus sericea	Red-osier Dogwood	2/3' ht.
IG	14 Ilex glabra	Inkberry	2/3' ht.
IV	19 Ilex verticillata	Winterberry Holly	2/3' ht.
VC	15 Viburnum cassinoides	Wild Raisin	2/3' ht.
PERENNIALS / GRASSES			
av	50 Andropogon virginicus	Broomsedge	#1 spacing - 18" o.c.
cv	133 Coreopsis verticillata	Threadleaf coreopsis	4" plugs spacing - 12" o.c.
em	108 Eupatorium maculatum	Joe Pye Weed	4" plugs spacing - 12" o.c.
iv	70 Iris versicolor	Blueflag Iris	4" plugs spacing - 12" o.c.
pv	82 Panicum virgatum	Switchgrass	#1 spacing - 18" o.c.
sp	120 Solidago patula	Goldenrod	4" plugs spacing - 12" o.c.

CONDYNE ENGINEERING GROUP, LLC
100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184
PH: 781-552-4205



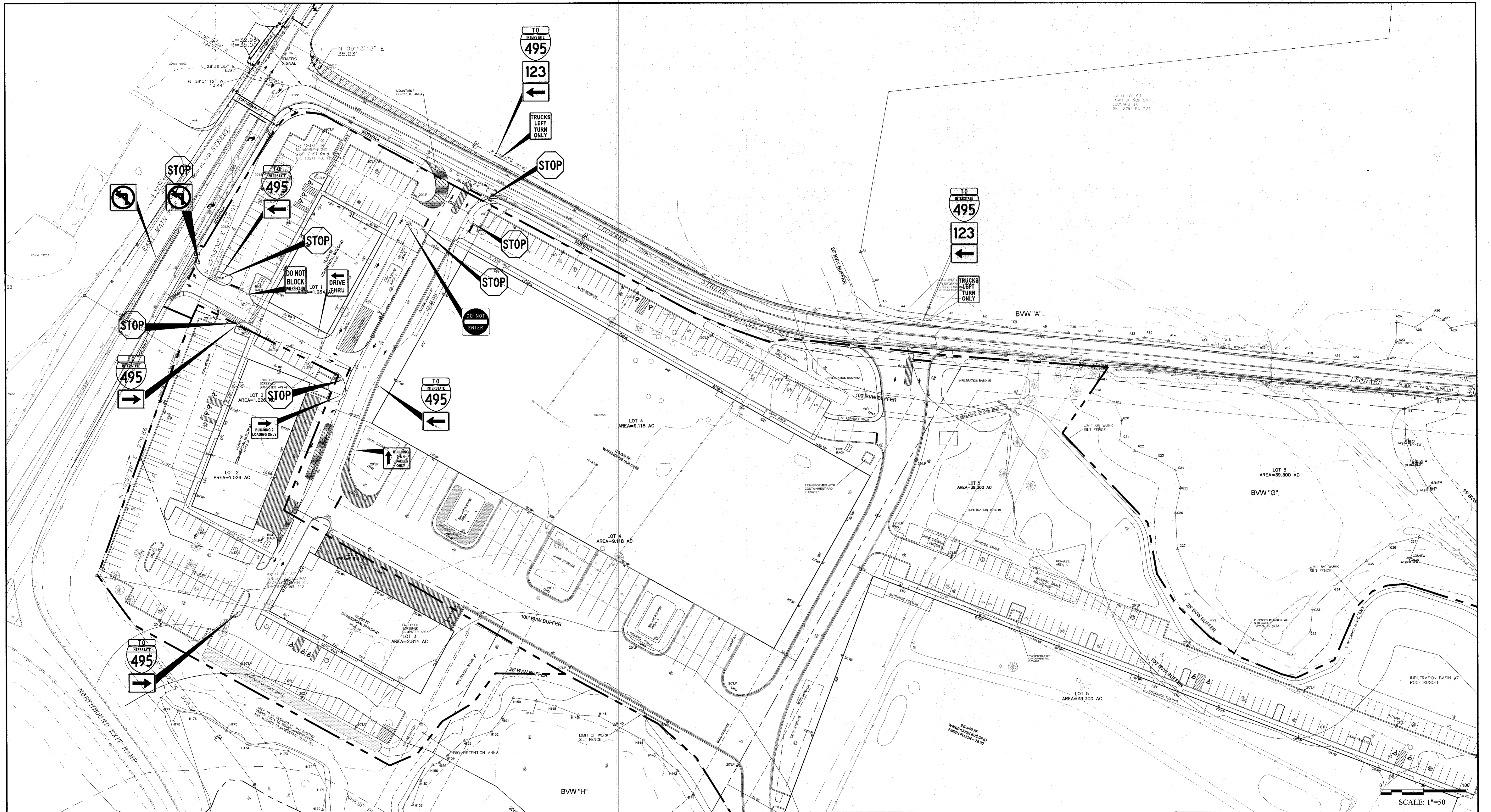
PROFESSIONAL ENGINEER DATE

BLUE STAR BUSINESS PARK
SITE PLANS
DETAIL SHEET
NORTON MA

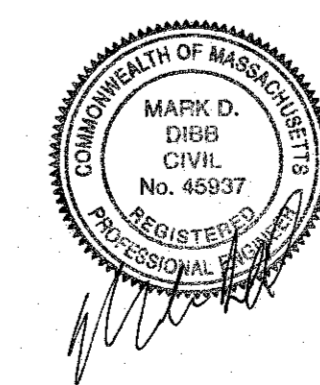
DATE: 8-29-2018
SCALE: NTS
PROJECT NUMBER: 5247
DWG FILENAME: 5247-DETAILS.DWG

NO.	DATE	DESC.
1	12-26-17	REVS PER COMMENT
2	2-24-19	REVS PER TOWN / PEER REVIEW
3	3-27-19	REVS PER 3RD PEER REVIEW
4	4-11-19	REVS PER WELAND REVIEW

PREPARED FOR:
CONDYNE CAPITAL PARTNERS
100 GRANDVIEW ROAD, SUITE 312
BRAintree, MA 02184



SCALE: 1"=50'



CONDYNE ENGINEERING GROUP
 100 GRANDVIEW ROAD, SUITE 312
 TEL. 781-552-4200
 FAX 781-817-6550

BLUE STAR BUSINESS PARK
 SITE PLANS
 MAIN STREET - RETAIL
 PREPARED FOR:
 CONDYNE CONSTRUCT, INC.
 100 GRANDVIEW ROAD, SUITE 312
 BRAintree, MA 02184

NO.	DATE	DESC.
1		
2	2-4-19	Rev per comment
3	2/27/19	Rev per 3rd Party Review
4	4/1/19	Rev per wetland review

DATE: 7/09/2018
 SCALE: 1"=30'
 PROJECT NUMBER: 5247
 DWG FILENAME: 5247-SP.dwg
DIRECTIONAL SIGNAGE PLAN