

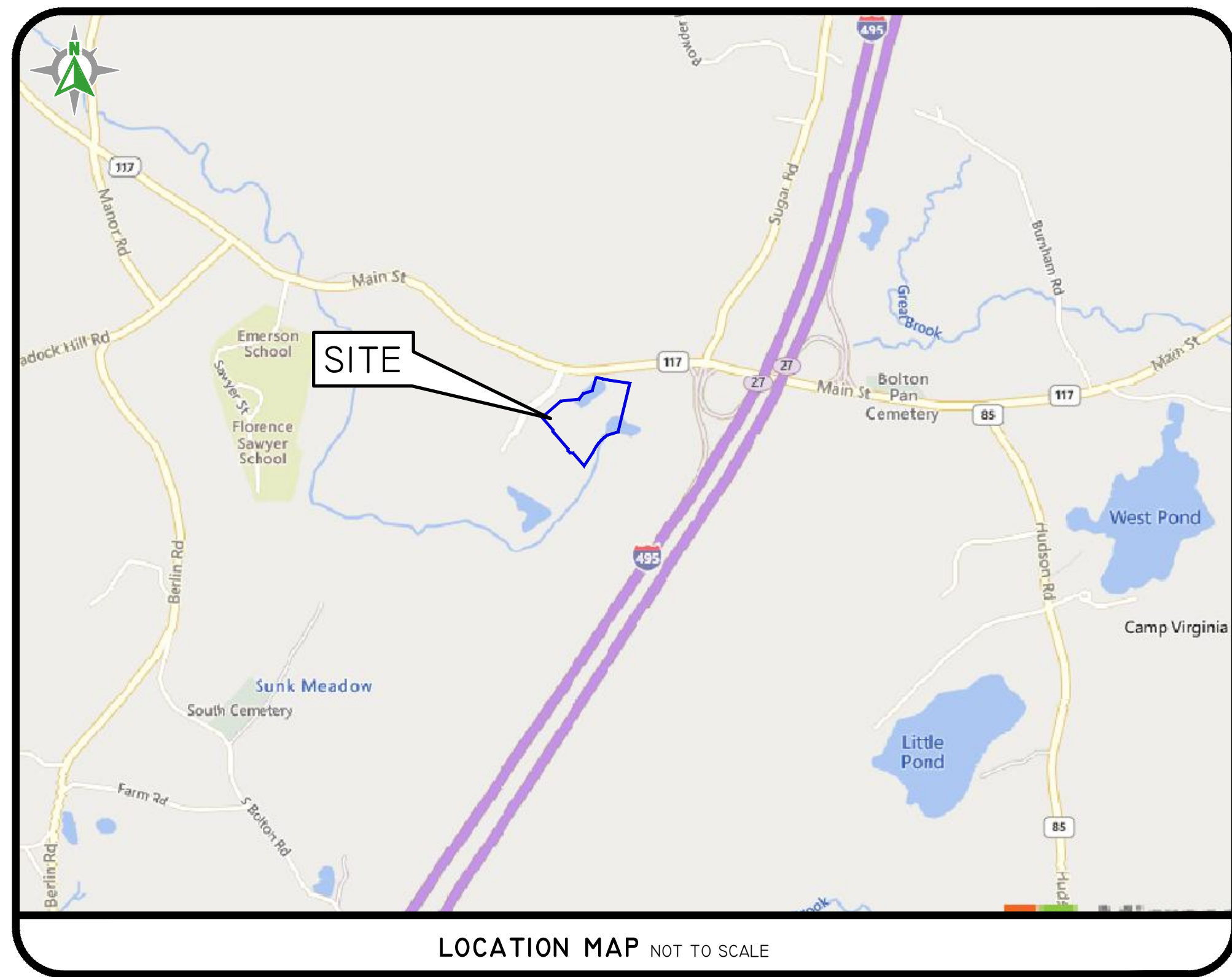
PERMITTING SET

MAIN STREET OFFICE BUILDING

580 MAIN STREET

BOLTON, MASSACHUSETTS

ASSESSOR'S MAP 4C LOT 24



LOCATION MAP NOT TO SCALE

SHEET INDEX

- 1 COVER SHEET
- 2 AERIAL AND HALF MILE RADIUS
- 3 NOTES AND LEGEND
- 4 EXISTING CONDITIONS PLAN (BY OTHERS)
- 5 SOIL EROSION & SEDIMENT CONTROL PLAN
- 6 SITE LAYOUT PLAN
- 7 GRADING, DRAINAGE AND UTILITIES
- 8 DETAIL SHEET - 1
- 9 DETAIL SHEET - 2
- 10 LANDSCAPE PLAN

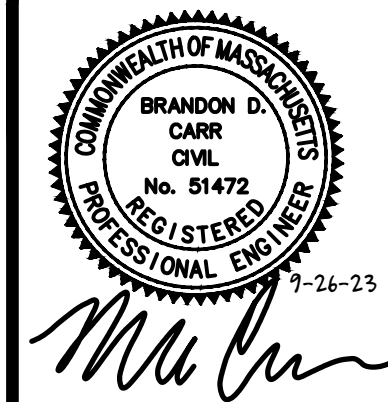
SWPPP / O&M
THE STORMWATER POLLUTION PREVENT PLAN (SWPPP)
AND STORMWATER OPERATION AND MAINTENANCE PLAN
(O&M) ARE REQUIRED DOCUMENTS WITH THIS PLAN SET
AND MUST BE MAINTAINED BY THE CONTRACTOR AND
OWNER ON SITE.

COVER SHEET

MAIN STREET OFFICE BUILDING
ASSESSOR'S MAP 04C LOT 24-0
BOLTON, MASSACHUSETTS

PREPARED FOR:
CONDYNE ENGINEERING GROUP, LLC
100 GRANDVIEW ROAD, SUITE 312, BRAINTREE, MASSACHUSETTS, 02184
TEL 781-552-4202

2	09-26-2023	CONSERVATION RESPONSE TO COMMENTS	J.V.P.
3	08-07-2023	CONSERVATION RESPONSE TO COMMENTS	J.V.P.
4	06-05-2023	PERMITTING SET	J.V.P.
5	02-01-2023	DESCRIPTION	BY:
DRAWN BY: J.V.P.			DESIGN BY: J.V.P.



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES
UNLESS IT IS FIRST REVIEWED AND APPROVED BY
A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE
ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE
PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE
PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE
ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY PARTY.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN,
METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA
DESIGN APPROVAL IN THE IMPLEMENTATION OF THIS PLAN AND
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE.
ONLY A DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR
ANY UTILITIES NOT SHOWN ON THIS PLAN AND IT IS THE CONTRACTOR'S
SEE UTILITY NOTE ON SHEET 3.



105 Eastern Avenue Suite 200 Dedham, MA 02026
tel 781-326-0021 fax 401-464-6006 www.diprete-eng.com

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Z:\DEPHEM\PROJECTS\0432-008 MAIN STREET 180\AUTOCAD DRAWINGS\0432-008-C\DRAWING PLOTTED 9/26/2023

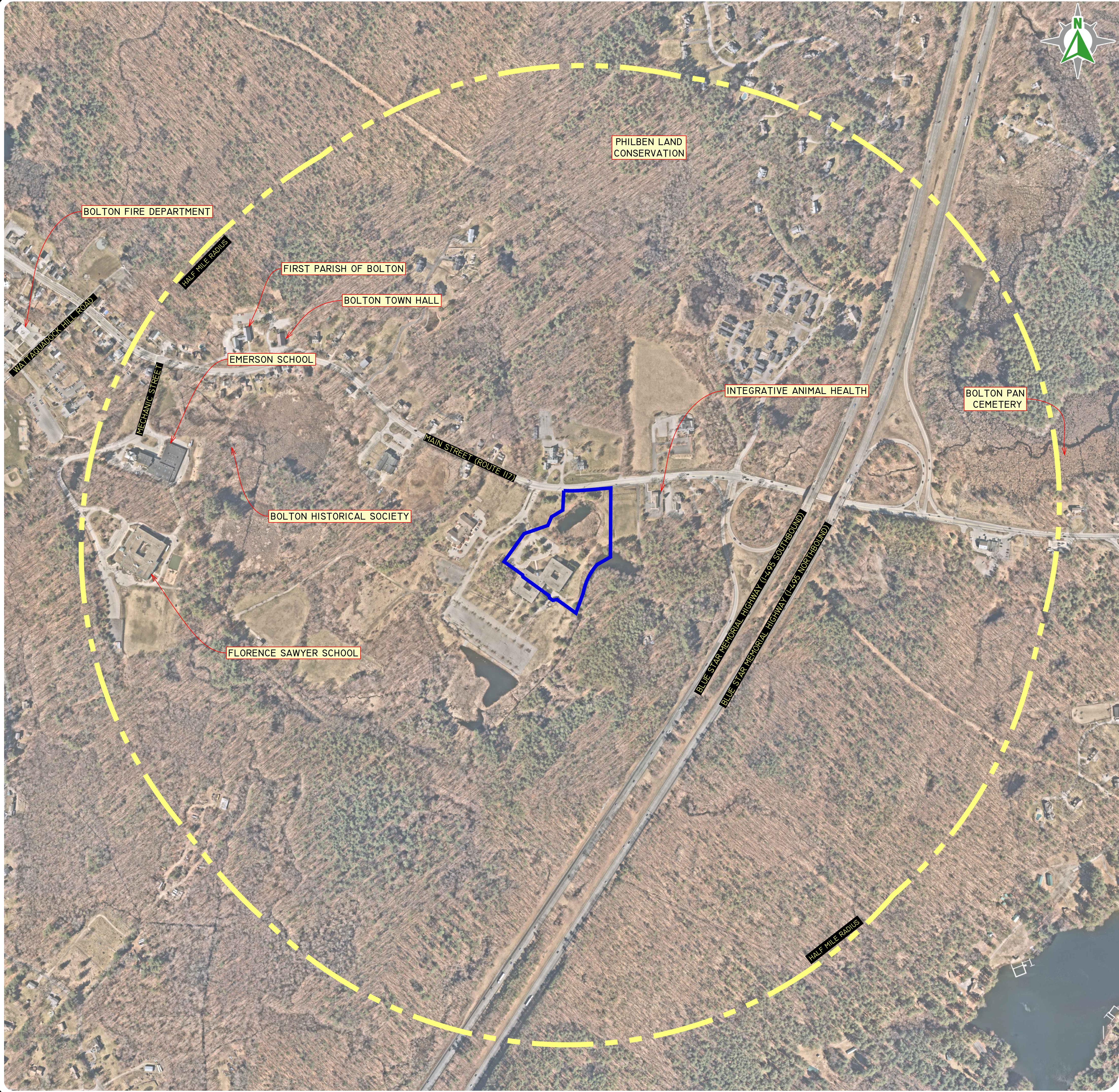
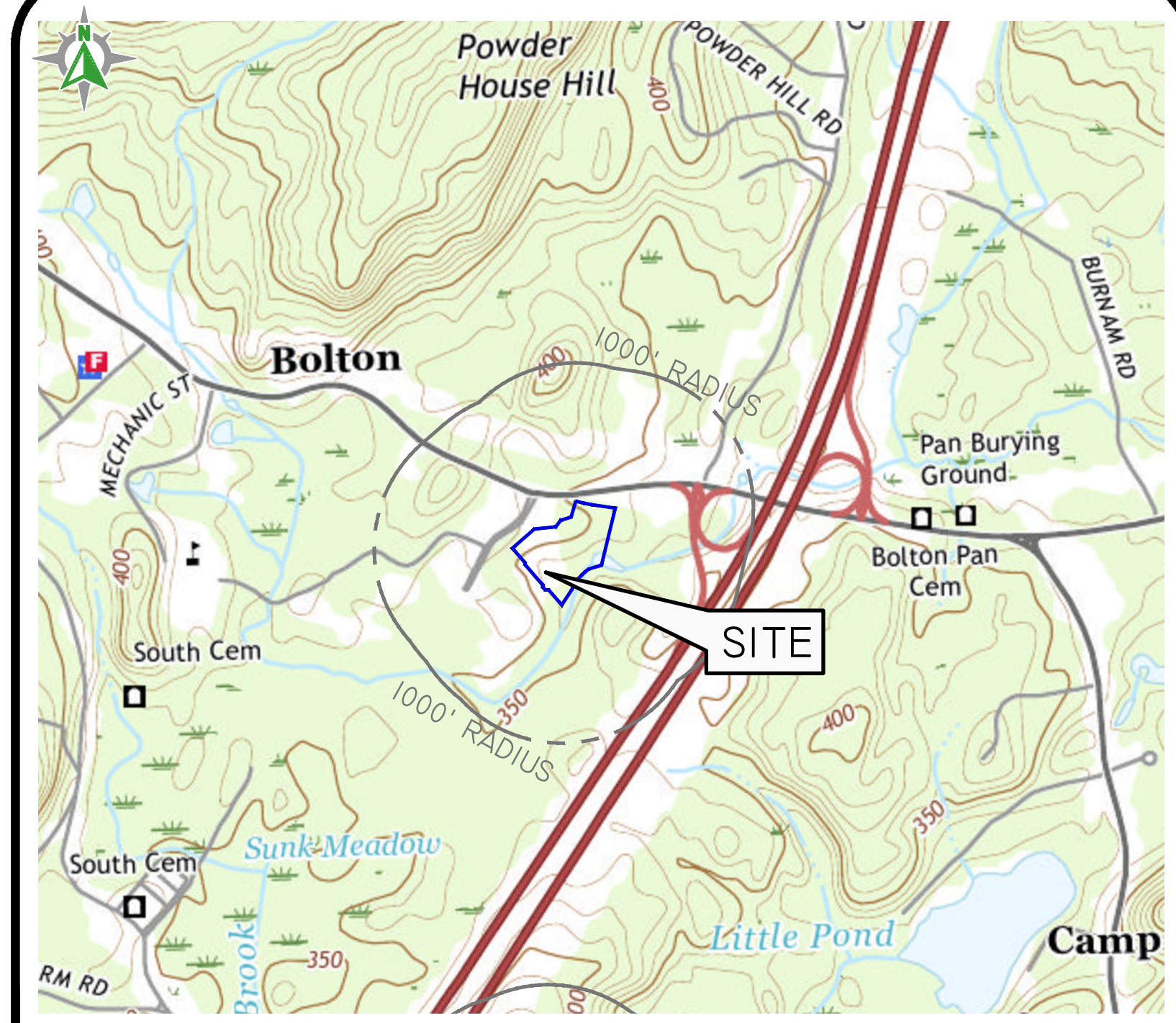


PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 03/27/2023.

SCALE: 1"=300'
0 150' 300' 600'



USGS MAP SCALE: 1"=1000'

AERIAL AND HALF MILE RADIUS
MAIN STREET OFFICE BUILDING
ASSESSOR'S MAP 04L.C LOT 24.0
BOLTON, MASSACHUSETTS
PREPARED FOR:
CONDYNE ENGINEERING GROUP, LLC
100 GRANDVIEW ROAD, SUITE 312, BRAINTREE, MASSACHUSETTS, 02184
TEL 781-552-4202

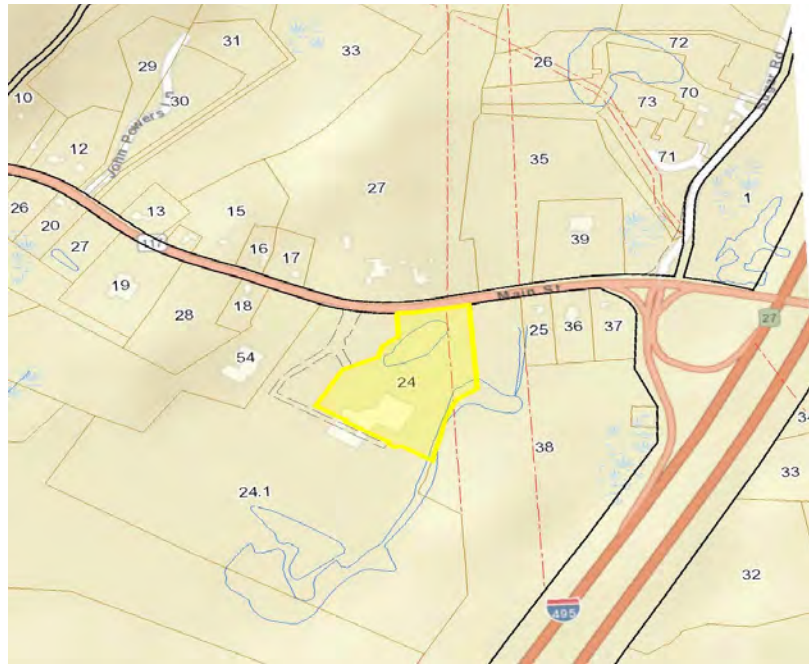
SHEET **2** OF 10

2	09-26-2023	CONSERVATION RESPONSE TO COMMENTS	J.V.P.
1	08-07-2023	CONSERVATION RESPONSE TO COMMENTS	J.V.P.
0	06-05-2023	PERMITTING SET	J.V.P.
0	DATE	DESCRIPTION	BY:
			DESIGN BY: J.V.P.
			DRAWN BY: J.V.P.

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DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE
ASSESSOR'S MAP 04L.C LOT 24.0
PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE
ENGINEERING, INC. 105 EASTERN AVENUE SUITE 200 DEDHAM, MA 02026
TEL 781-326-0022 FAX 401-464-6006 WWW.DIPRETE-ENG.COM
THE CANTONING OF ANY MANSION OR PLANS OF ANY PARTY,
METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OTHER
DESIGN INFORMATION IN THE IMPLEMENTATION OF THIS PLAN AND
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE
ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR
ANY UTILITIES NOT SHOWN ON THIS PLAN AND IT IS THE USER'S
DESIGN SEE "UTILITY NOTE" ON SHEET 3.

COMMONWEALTH OF MASSACHUSETTS
BRANDON D. CAIR
CIVIL
No. 51472
REGISTERED PROFESSIONAL ENGINEER
7-26-23
Brandon D. Cair

Diprete Engineering
105 Eastern Avenue Suite 200 Dedham, MA 02026
tel 781-326-0022 fax 401-464-6006 www.diprete-eng.com
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LOCUS MAP (1"=1000' ±)

- NOTES:
1. THIS PLAN REFERS TO PLAN BK. 482 PG. 7, LOT 2
 2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AM 4.C LOT 24 INTO 2 LOTS.

ZONING -LIMITED BUSINESS	REO'D	PROPOSED
MIN. LOT SIZE (AC):	1.5	6.59 32.43
MIN. LOT FRONTAGE (FT):	200	290.68 309.32
MIN. LOT WIDTH (FT):	150	261 305
MIN. FRONT YARD (FT):	50	400 -
MIN. SIDE YARD (FT):	25	107 -
MIN. REAR YARD (FT):	25	25.1 -
MAX. BLDG. COVERAGE (%):	20	15 -
MAX. BLDG. HT. (FT):	32	33 -

THE PROPERTY IS LOCATED WITHIN THE WIRELESS COMMUNICATION OVERLAY DISTRICT (WCOD), MIXED USE VILLAGE OVERLAY DISTRICT (MVID) AND THE FLOODPLAIN OVERLAY DISTRICT.

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF MASSACHUSETTS AND COMPLIES WITH MGL c. 41, s. 81P."



P.L.S. 06/16/23
DATE

UPDATED EXISTING CONDITIONS
PLAN OF LAND
IN
BOLTON, MA
PREPARED FOR:
CONDYNE CAPITAL PARTNERS, LLC
580 MAIN STREET
BOLTON, MA
DATE: JUNE 16, 2023

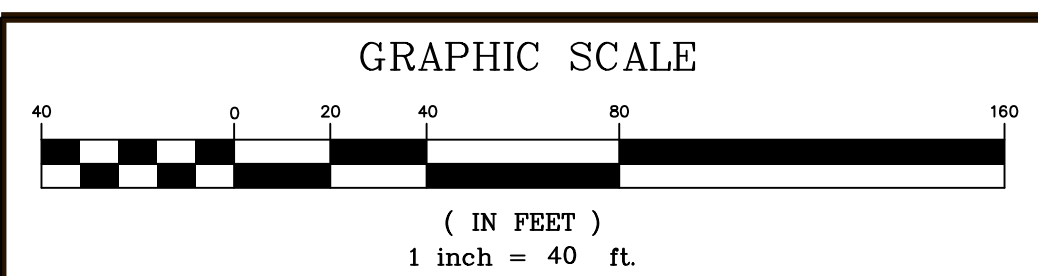
SCALE: 1"=40'

HALNON
LAND SURVEYING, INC.
34 CROSS STREET
NORTON, MA 02766
t. 508-285-3141 f. 508-285-3142

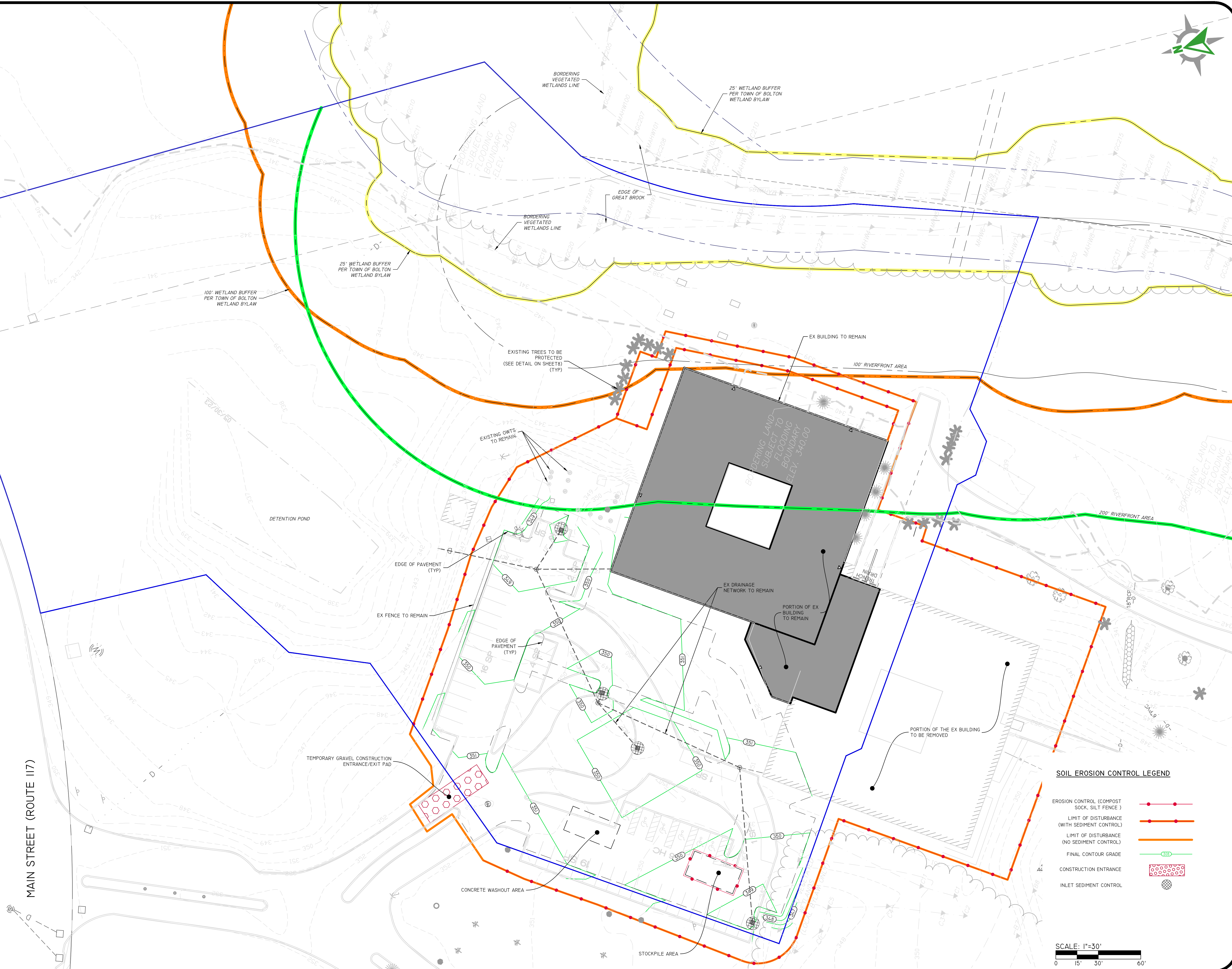
- LEGEND
- DH FND.
 - DHCB FND.
 - IR SET
 - LPDHSB
 - DHSB FND.
 - AM LOT
 - DRILL HOLE FOUND
 - DRILL HOLE CONCRETE BOUND FOUND
 - IRON ROD SET/FOUND
 - LEAD PLUG IN STONE BOUND FOUND
 - DRILL HOLE STONE BOUND FOUND
 - ASSESSOR'S MAP AND LOT REF.

CURRENT OWNER OF RECORD

AM 4.C LOT 24
BOLTON OFFICE PARK LLC
BK. 49223 PG. 19



MAIN STREET (ROUTE 117)



SOIL EROSION CONTROL LEGEND

- EROSION CONTROL (COMPOST SOCK, SILT FENCE)
- LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL)
- LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)
- FINAL CONTOUR GRADE
- CONSTRUCTION ENTRANCE
- INLET SEDIMENT CONTROL

SCALE: 1"=30'

SOIL EROSION & SEDIMENT CONTROL PLAN

MAIN STREET OFFICE BUILDING

ASSESSOR'S MAP 004.C LOT 24.0
BOLTON, MASSACHUSETTS
PREPARED FOR:
CONDYNE ENGINEERING GROUP, LLC
100 GRANDVIEW ROAD, SUITE 312, BRAINTREE, MASSACHUSETTS, 02184
TEL 781-552-4202

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DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY OTHER PARTY'S USE OF THIS PLAN SET. THE CLIENT ASSUMES ALL RISK OF INADEQUATE DESIGN, METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA VIOLATIONS. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR ANY OTHER PARTY'S USE OF THIS PLAN SET. SEE UTILITY NOTE ON SHEET 3.



Brandon D. Cair
7-26-23

Diprete Engineering

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MAIN STREET (ROUTE 117)

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	LB (LIMITED BUSINESS DISTRICT)	
MINIMUM LOT AREA:	REQUIRED	PROVIDED
150'	1.5 AC	6.59 AC
MINIMUM FRONTAGE:	200'	290.6'
LOT WIDTH:	150'	294.9'
MINIMUM FRONT SETBACK:	50'	405.6'
MINIMUM SIDE SETBACK:	25'	121.0'
MINIMUM REAR SETBACK:	25'	25.8'
MAXIMUM STRUCTURE HEIGHT:	32'	N/A
MAXIMUM IMPERVIOUS COVERAGE:	50%	27%
MINIMUM INTERIOR LANDSCAPE:	10%	12.2%

PARKING REGULATIONS:

1ST & 2ND FLOOR USE:	OFFICE BUILDING
PARKING REQUIREMENT:	1 SPACE PER 250 SF (GFA)
BUILDING SQUARE FOOTAGE (GFA):	40,048 SF
REQUIRED PARKING CALCULATIONS:	40,048 X 1/250 SF = 161 SPACES
ADA PARKING REQUIRED:	5 SPACES
TOTAL PARKING SPACES REQUIRED:	161 SPACES
ADA PARKING PROVIDED:	6 SPACES
TOTAL PARKING SPACES PROVIDED:	129 SPACES*

*WAIVER IS BEING REQUESTED FOR REDUCTION OF PARKING SPACES

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DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT TO BE ACCURATE AND COMPLETE AS OF THE DATE OF ISSUANCE OF THE FINAL SET OF PLANS.

THE CLIENT ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO DIPRETE ENGINEERING AND FOR THE RESULTS OF THE DESIGN.

DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE DESIGN OF ANY STRUCTURES OR UTILITIES NOT SHOWN ON THIS PLAN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SEE UTILITY MAP ON SHEET 3.

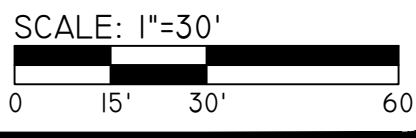
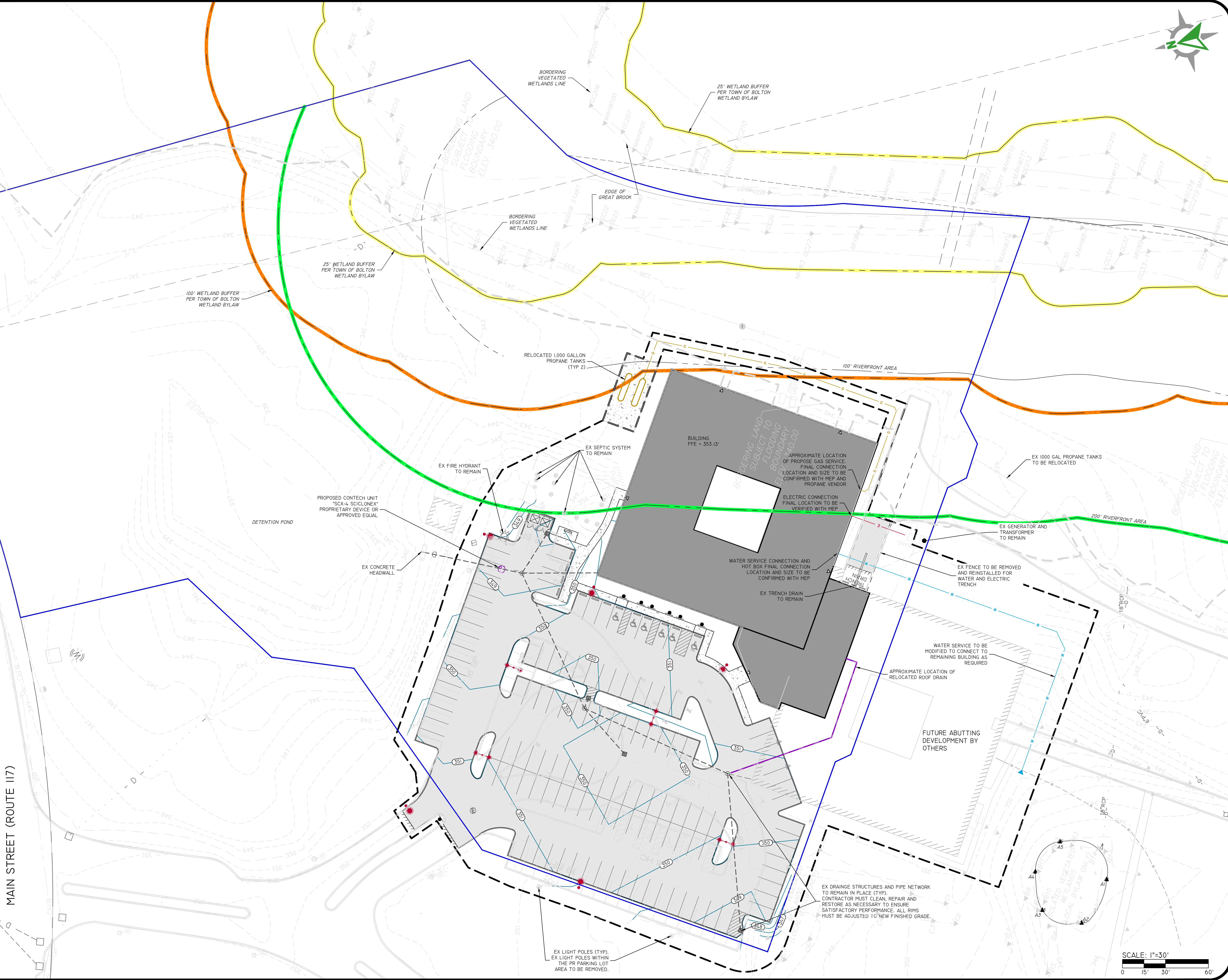
NO.	DATE	DESCRIPTION	DESIGN BY: I.V.P.
2	09-26-2023	CONSERVATION RESPONSE TO COMMENTS	I.V.P.
1	08-07-2023	PERMITTING SET	I.V.P.
0	06-05-2023	CONSERVATION RESPONSE TO COMMENTS	I.V.P.

SITE LAYOUT PLAN

MAIN STREET OFFICE BUILDING
ASSESSOR'S MAP 040.C LOT 24.0
BOLTON, MASSACHUSETTS

PREPARED FOR:
CONDYNE ENGINEERING GROUP, LLC
100 GRANDVIEW ROAD, SUITE 312, BRAINTREE, MASSACHUSETTS, 02184
TEL 781-552-4202

MAIN STREET (ROUTE 117)

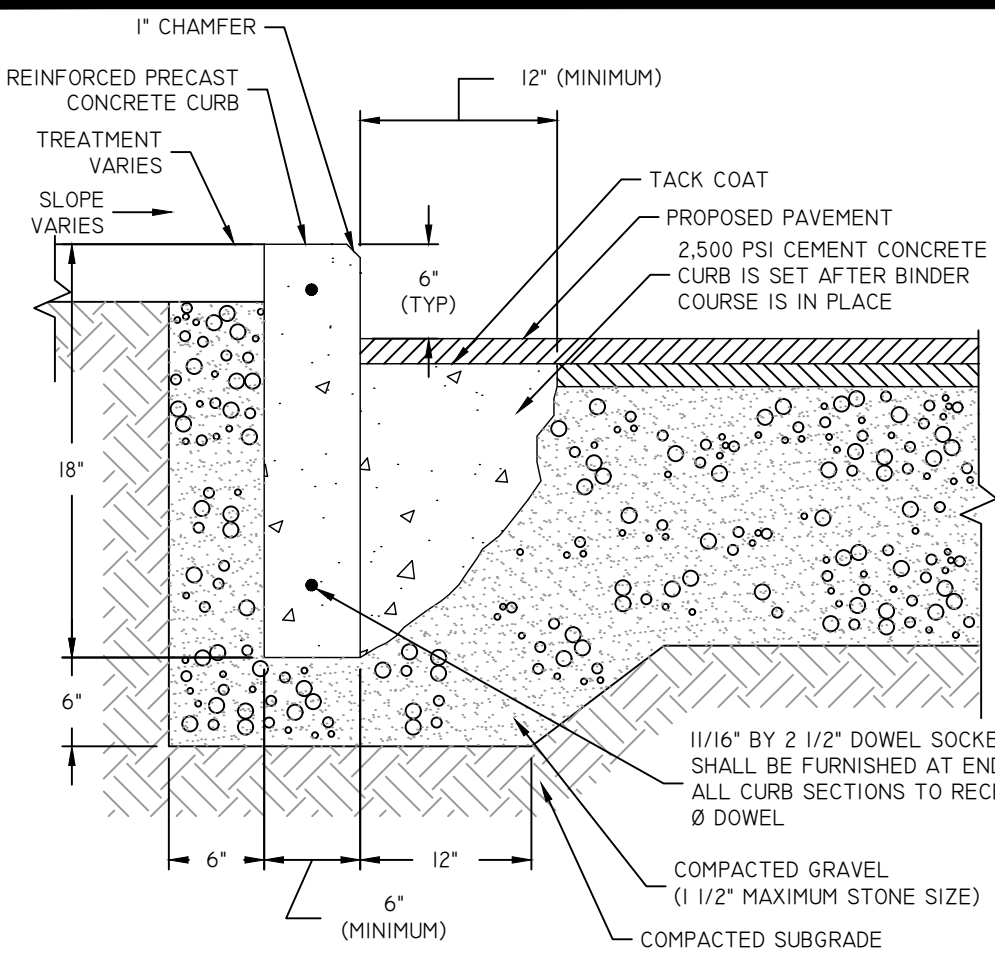


NO.	DATE	DESCRIPTION	DRAWN BY: I.V.P.	DESIGN BY: I.V.P.
2	09-26-2023	CONSERVATION RESPONSE TO COMMENTS	J.V.F.	J.V.F.
1	08-07-2023	PERMITTING SET	I.V.P.	I.V.P.
0	06-05-2023	CONSERVATION RESPONSE TO COMMENTS	J.V.F.	J.V.F.

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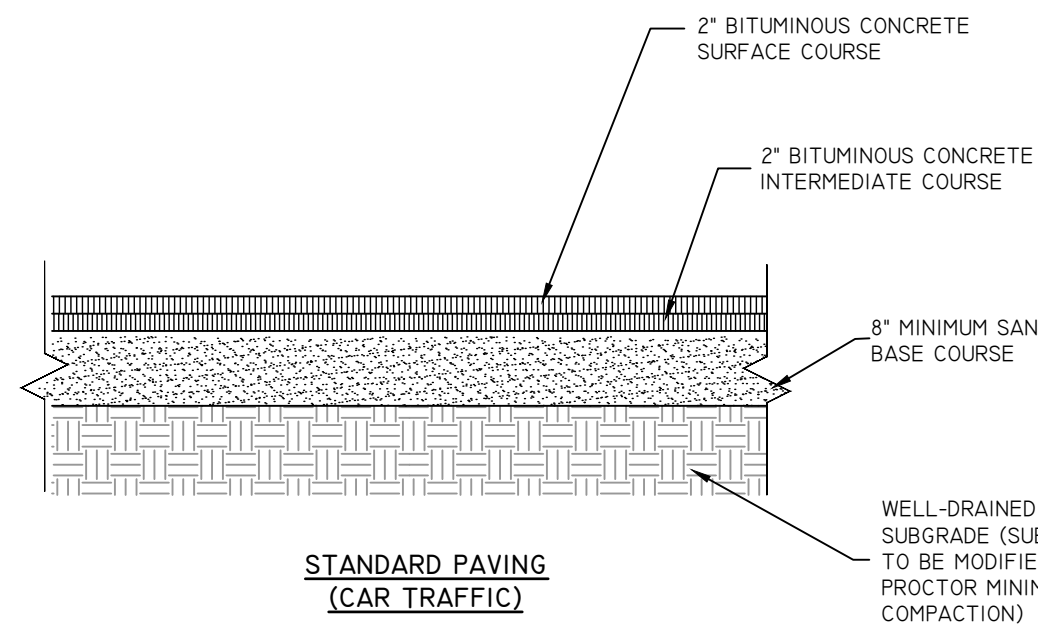
BRANDON D. CAIR
No. 51472
REGISTERED PROFESSIONAL ENGINEER
7-26-23



PRECAST CONCRETE CURB

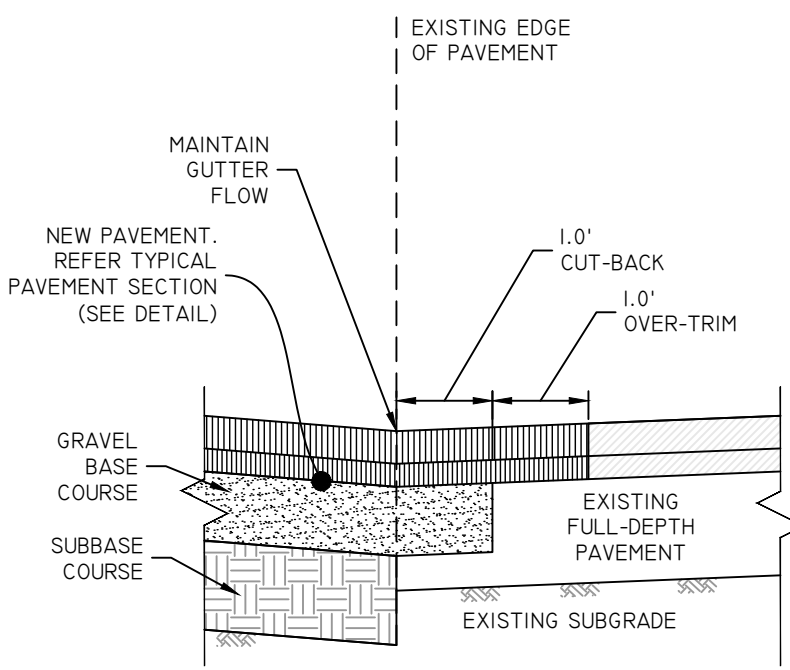
NOT TO SCALE

NOTE:
THIS PAVEMENT SECTION DETAIL REFLECTS ASSUMED MINIMUM REQUIREMENTS WITHOUT GEOTECHNICAL EVALUATION. FINAL DESIGN TO BE BASED ON GEOTECHNICAL DATA OF SPECIFIC PROJECT AND DAILY TRAFFIC DESIGN REQUIREMENTS.



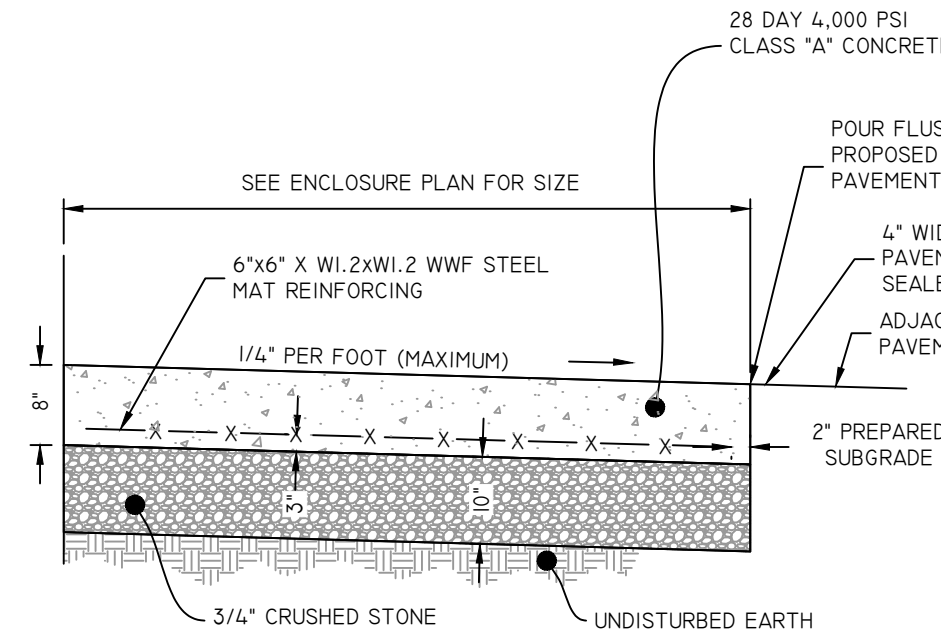
TYPICAL PAVEMENT SECTION

NOT TO SCALE



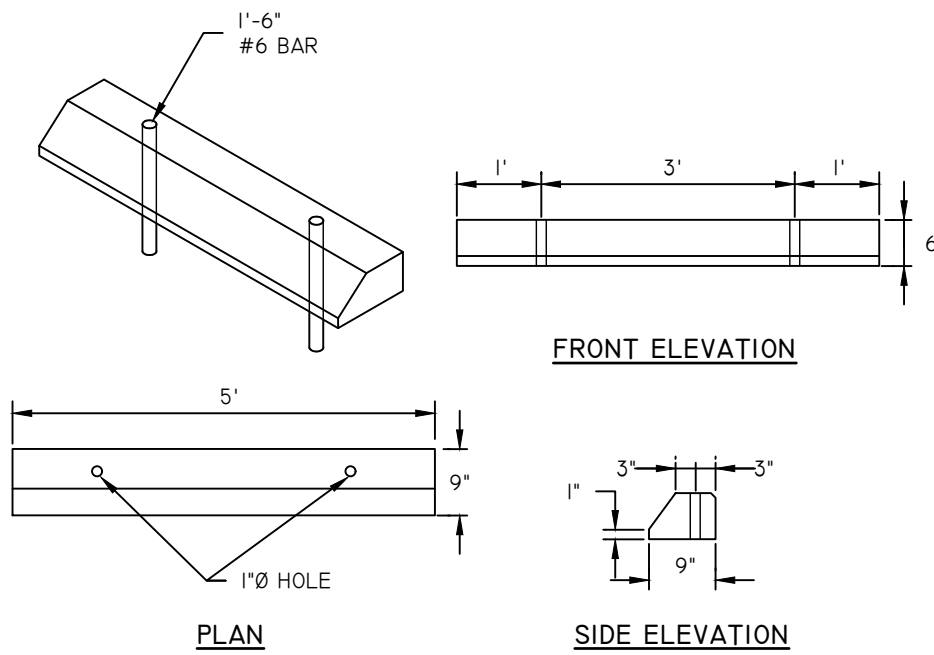
PAVEMENT TIE-IN DETAIL

NOT TO SCALE



CONCRETE DUMPSTER PAD

NOT TO SCALE

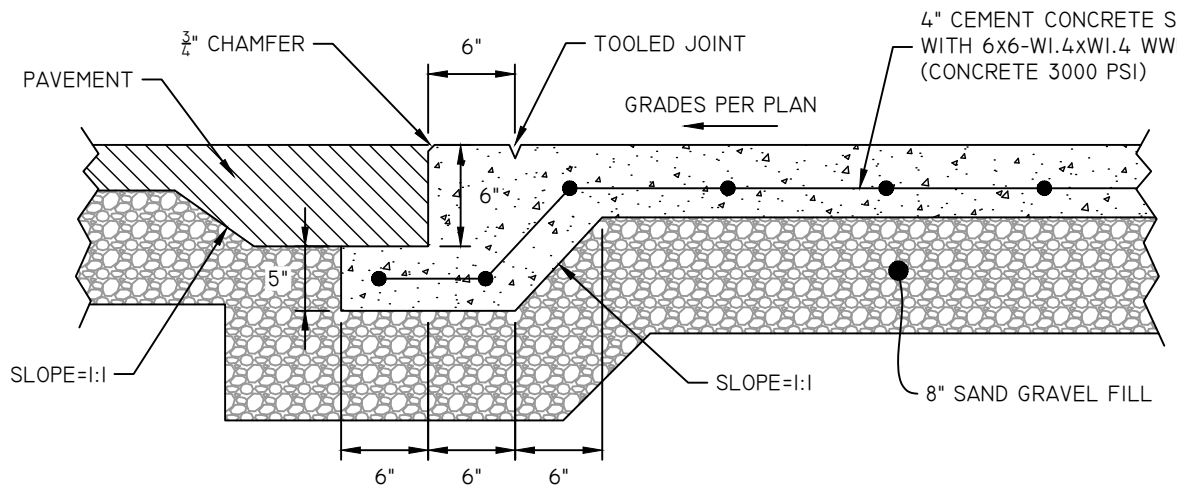


PRECAST CONCRETE CAR STOPS

NOT TO SCALE

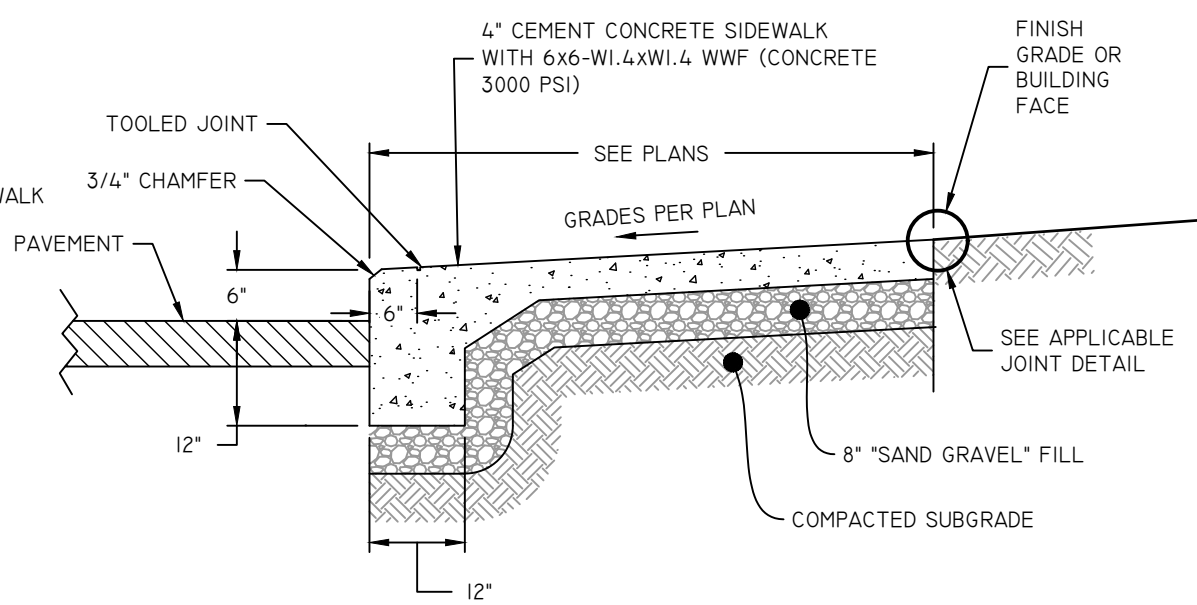
NOTE:

1. SEE SITE PLAN FOR SIDEWALK WIDTH AND GRADES.
2. SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRANSVERSE TO THE LENGTH OF THE WALK. CARE MUST BE TAKEN TO ENSURE A UNIFORM GRADE, FREE OF SAGS AND SHORT GRADE CHANGES.
3. ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" BY THE DEPARTMENT OF JUSTICE, CURRENT EDITION.
4. PROVIDE EXPANSION JOINTS AT MAX. 16 FT. O.C. WITH PREFORMED JOINT FILLER AND SEALANT.
5. PROVIDE CONTROL JOINTS AT 5' O.C.



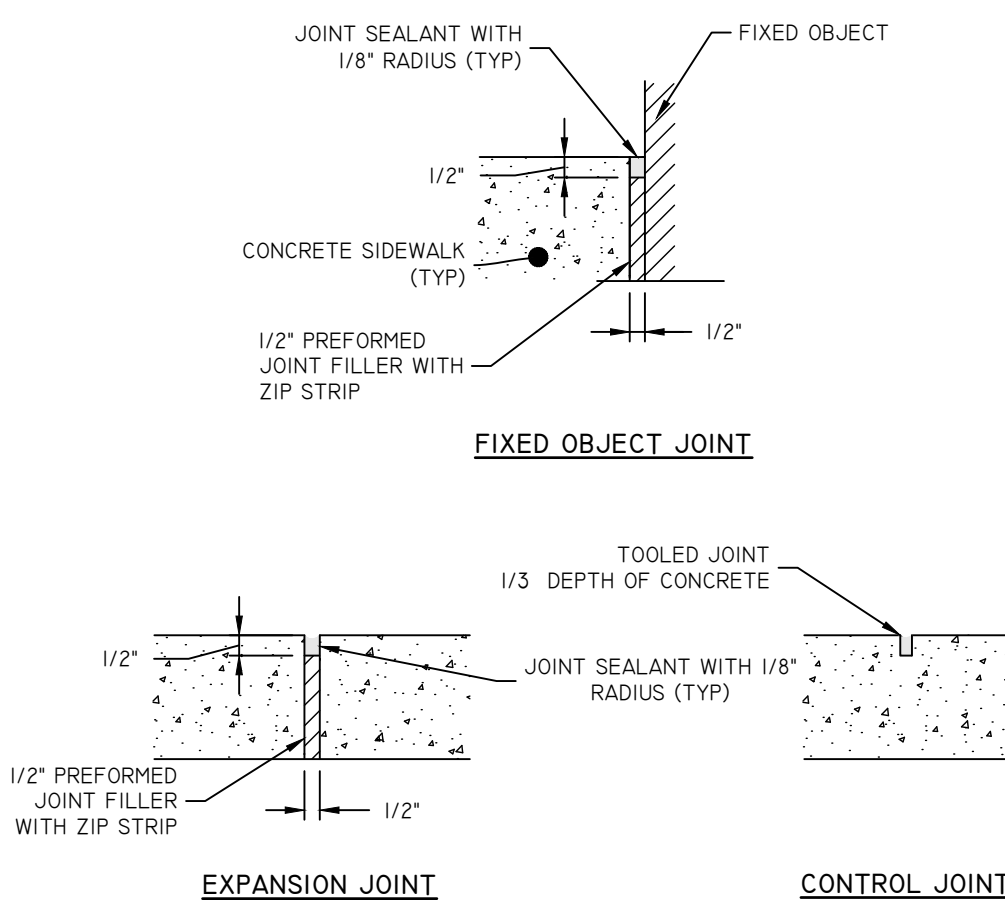
MONOLITHIC CONCRETE SIDEWALK (FLUSH)

NOT TO SCALE



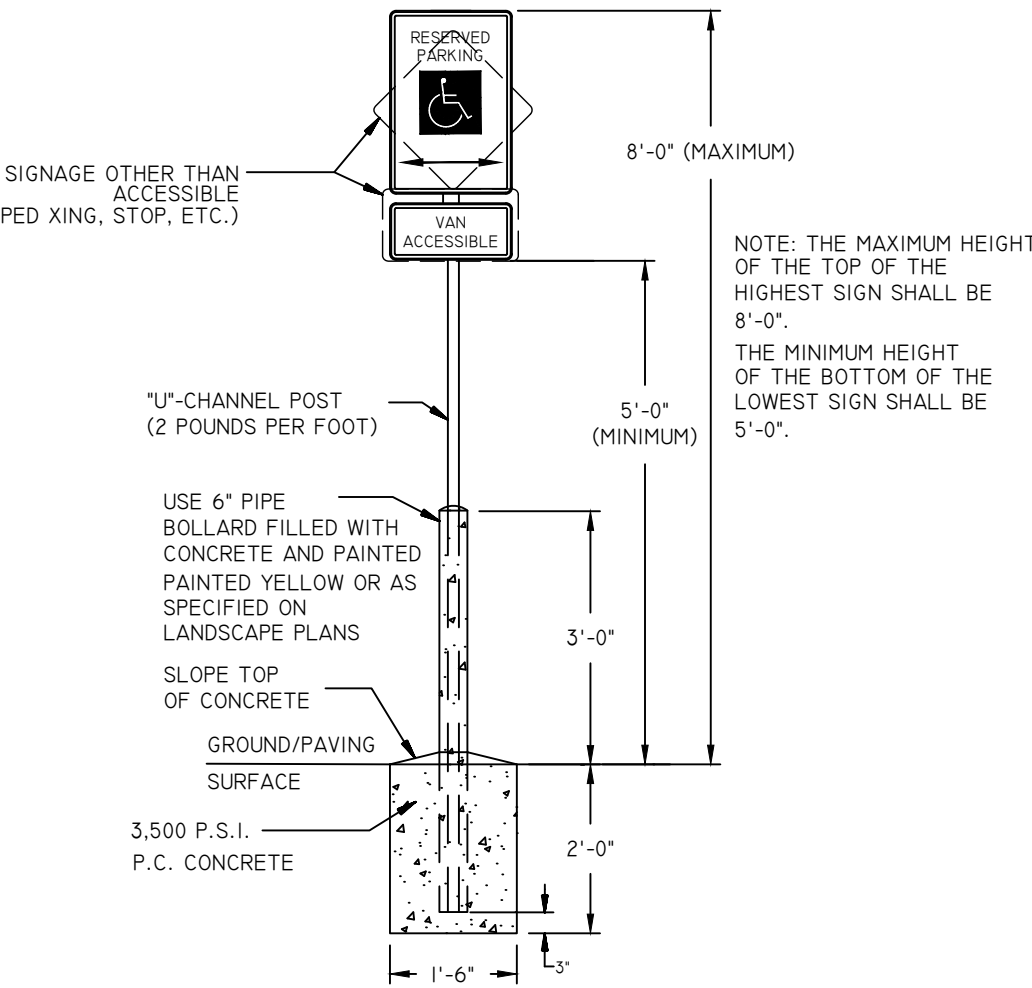
MONOLITHIC CONCRETE SIDEWALK (6" REVEAL)

NOT TO SCALE



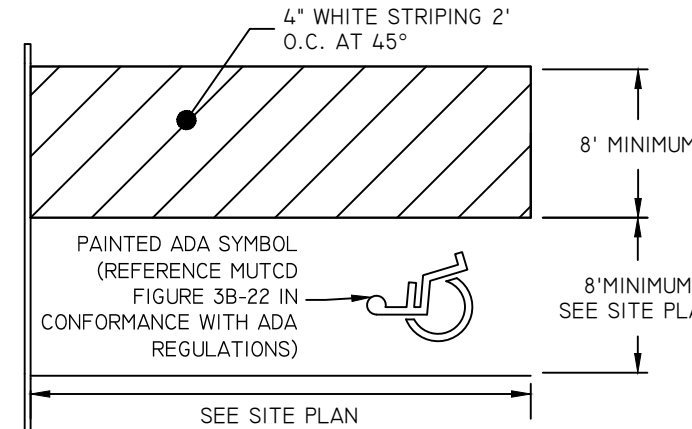
EXPANSION JOINT

CONTROL JOINT

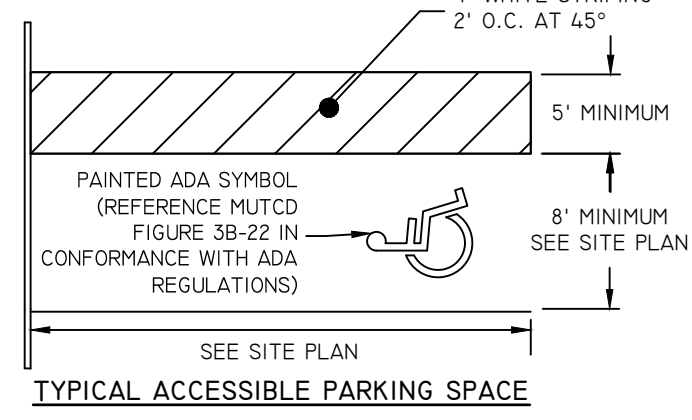


BOLLARD MOUNTED SIGN DETAIL

NOT TO SCALE



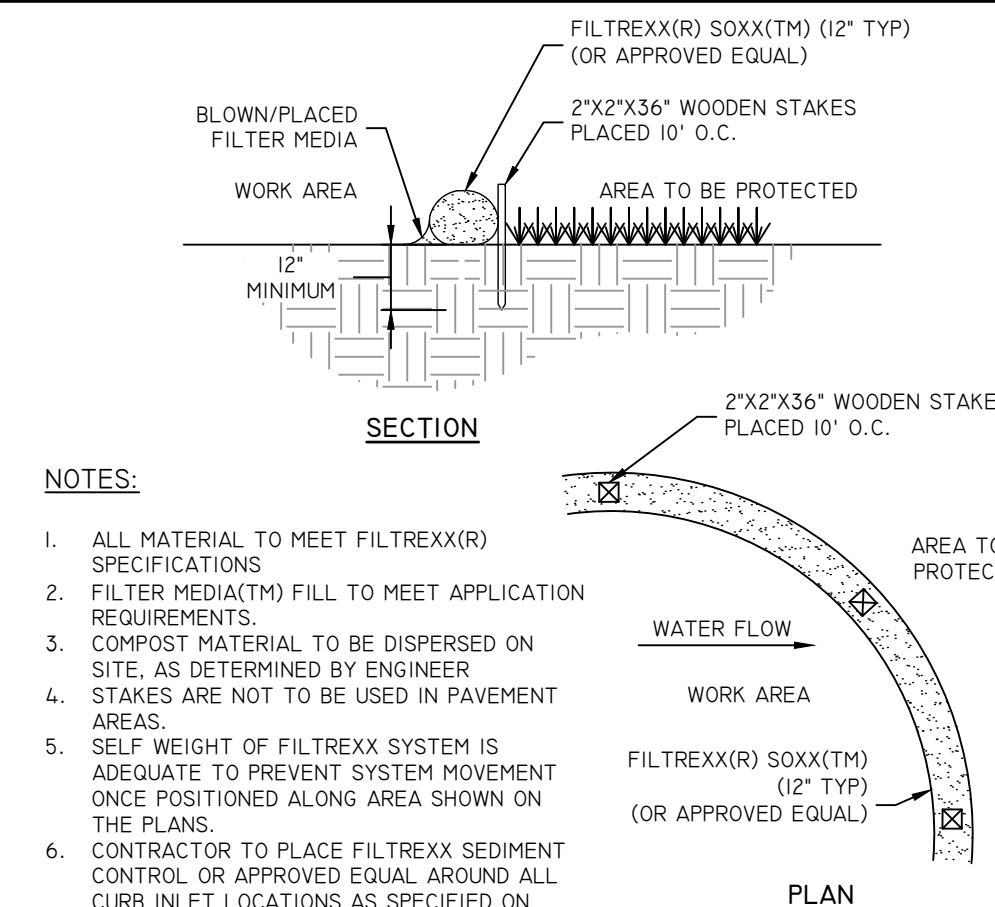
TYPICAL VAN ACCESSIBLE PARKING SPACE



TYPICAL ACCESSIBLE PARKING SPACES

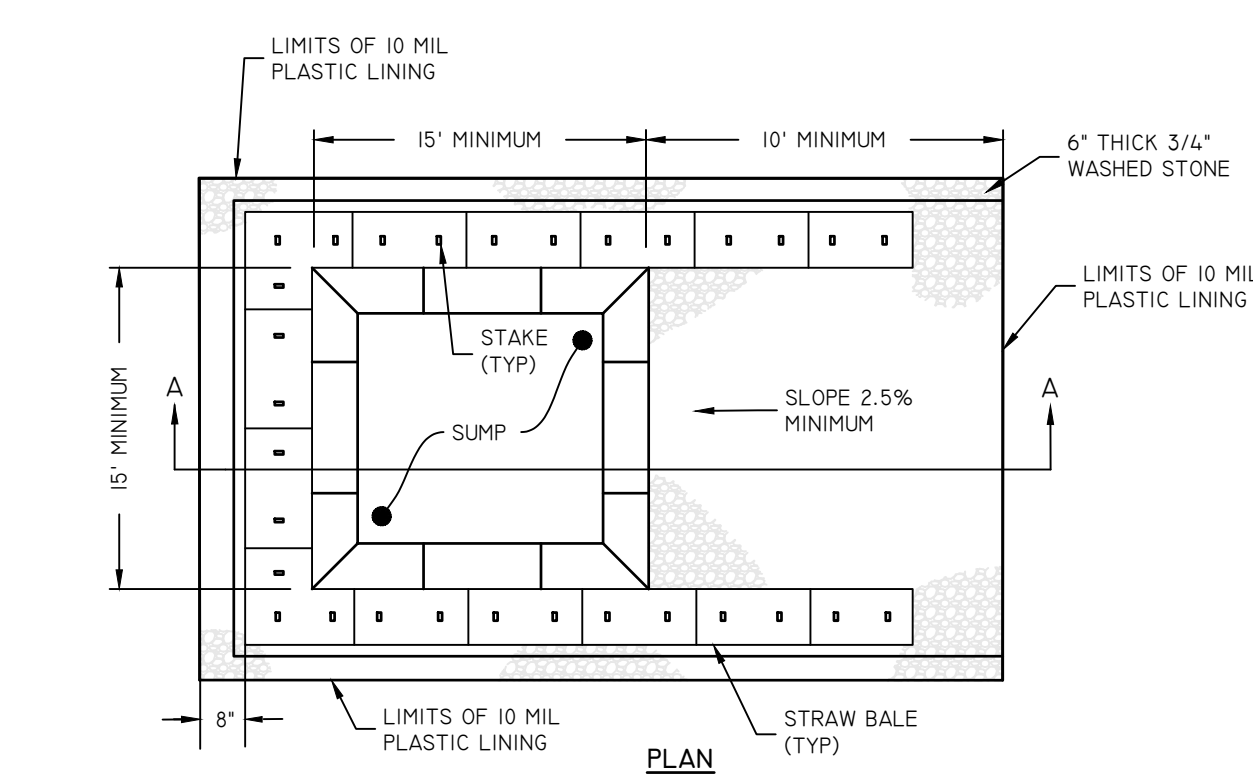
NOT TO SCALE

- NOTES:**
1. ALL PAINT MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
 2. APPLY 2 COATS OF TRAFFIC TYPE PAINT. APPLY THE FIRST COAT NOT LESS THAN FIVE DAYS AFTER THE PLACING OF BITUMINOUS PAVEMENT. ALLOW FOR MINIMUM CURE TIME OF 24 HOURS BETWEEN APPLICATIONS.
 3. FOR REDEVELOPMENT SITES, PAINT COLOR AND SIZE/ STENCILING OF PAINTED ADA SYMBOL, MUST MATCH ADJACENT SPACES, SO LONG AS THEY COMPLY WITH THE CURRENT EDITIONS OF ALL APPLICABLE STANDARDS AND REGULATIONS.



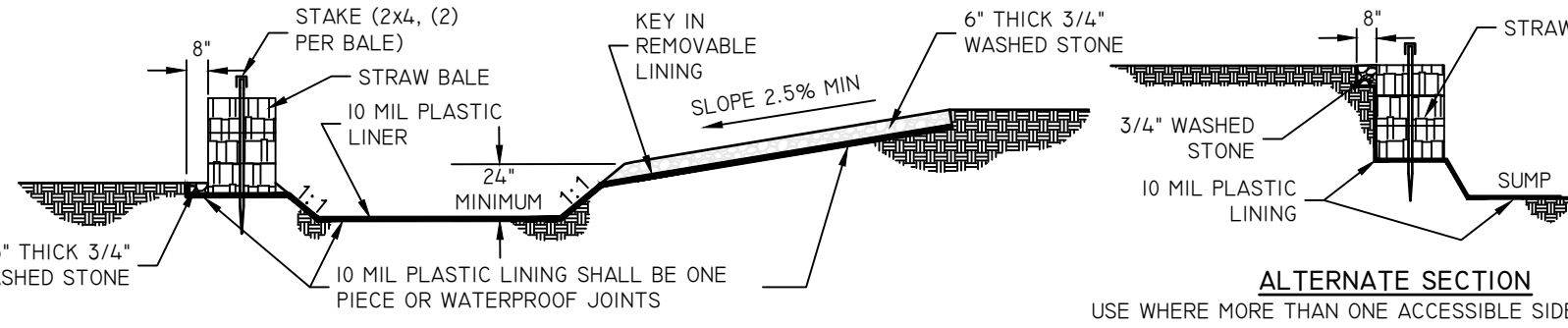
FILTREXX SEDIMENT CONTROL (OR APPROVED EQUAL)

NOT TO SCALE



CONCRETE WASHOUT AREA

NOT TO SCALE

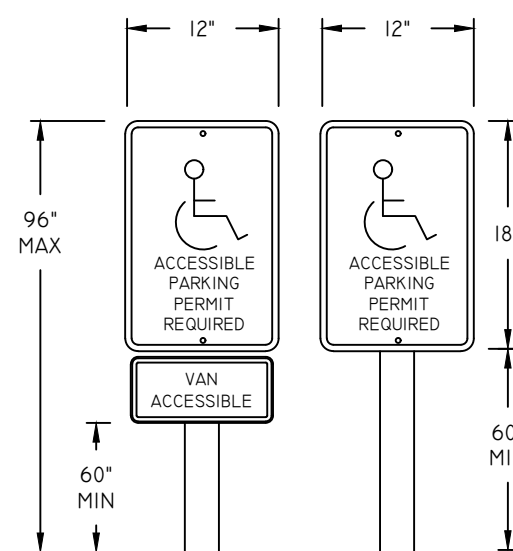


SECTION A-A

NOTES:

1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12" .
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAWCUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT AND GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, AND SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

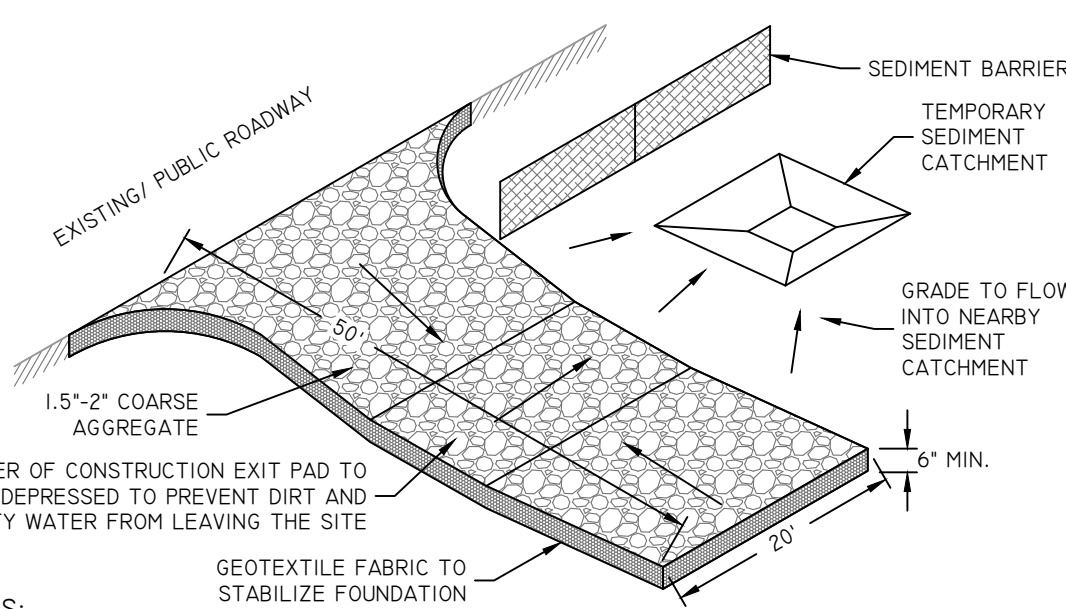
WASHOUT SIGN



TYPICAL ACCESSIBLE PARKING SIGN

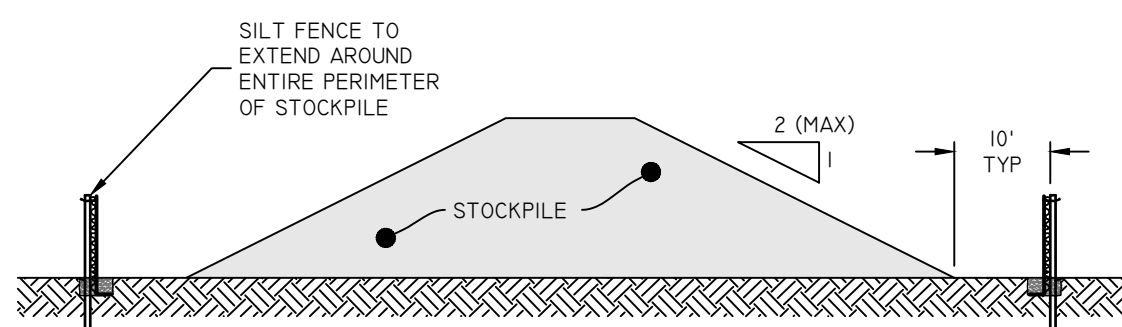
NOT TO SCALE

- NOTES:**
1. SIGN MUST BE PLACED BEHIND APPLICABLE VAN ACCESSIBLE OR ACCESSIBLE SPACE AS SHOWN ON SITE PLAN.
 2. ACCESSIBLE PARKING SPACES AND SIGNAGE MUST COMPLY WITH LATEST VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) OR THE APPLICABLE STATE/ MUNICIPAL BUILDING CODE, WHICHEVER STANDARD CONTROLS.
 3. THE MAXIMUM HEIGHT OF THE TOP OF THE HIGHEST SIGN SHALL BE 96" .
 4. THE MINIMUM HEIGHT OF THE BOTTOM OF THE LOWEST SIGN SHALL BE 60" .



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/ EXIT PAD

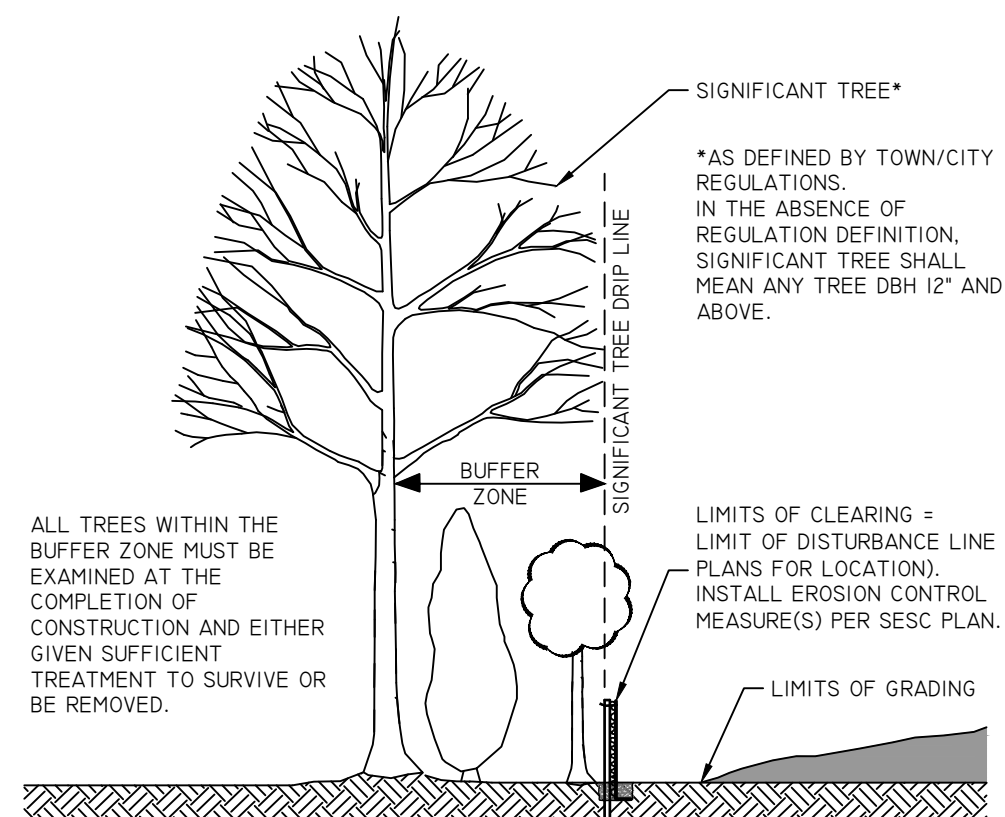
NOT TO SCALE



STOCKPILE PROTECTION

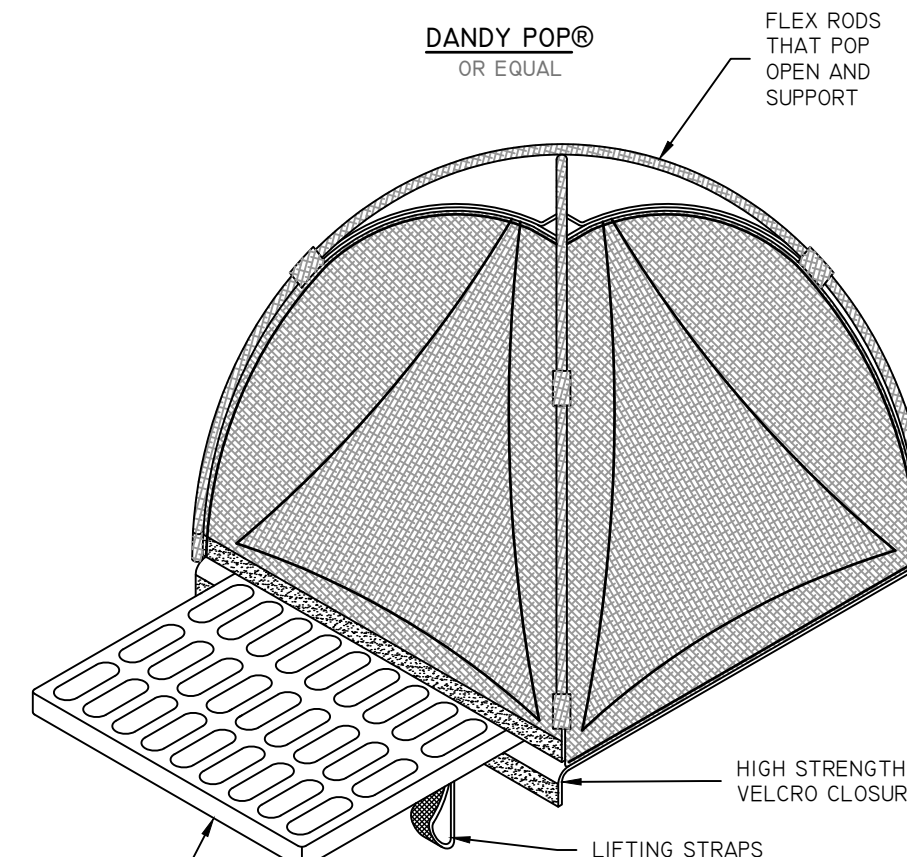
NOT TO SCALE

- NOTES:**
1. ALL STOCKPILES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 3 "STOCKPILE AND STAGING AREA MANAGEMENT" OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (CURRENT EDITION).
 2. DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
 3. SOIL STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE WITH SEED MIX COMPATIBLE WITH THE SOIL TYPE.
 4. STOCKPILE AND SILT FENCE MUST BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/4" OF RAINFALL. REPAIR/ REPLACE SILT FENCE (AND STOCKPILE COVERS WHERE APPLICABLE) AS NEEDED TO KEEP THEM FUNCTIONING ADEQUATELY.
 5. SEDIMENT TRAPPED BY SILT FENCES MUST BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.



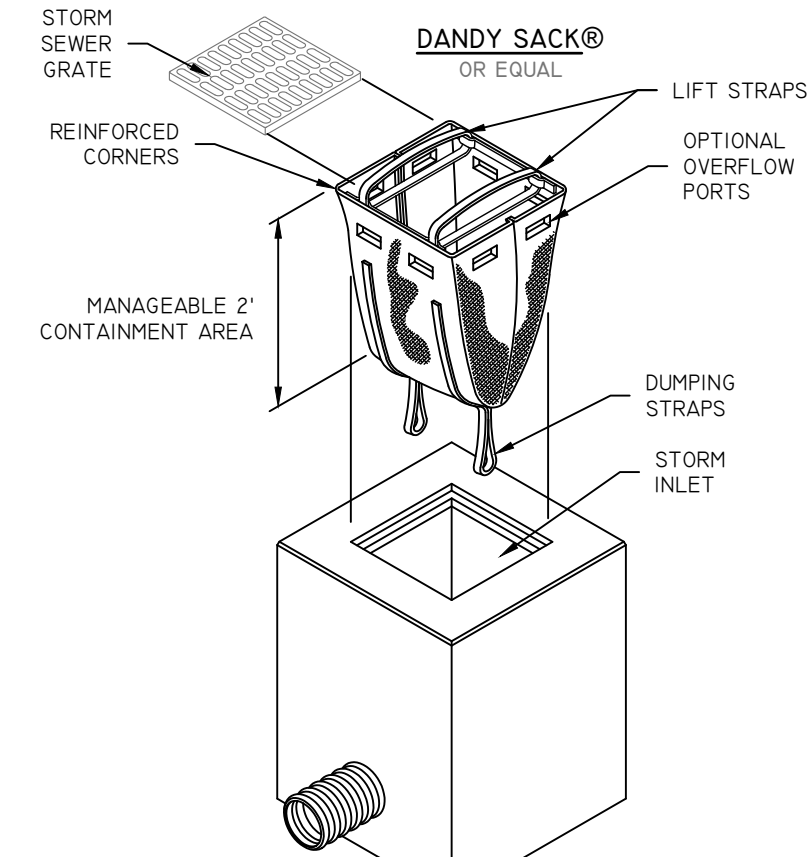
LIMIT OF DISTURBANCE AT VEGETATION

NOT TO SCALE



INLET SEDIMENT CONTROL DEVICES

NOT TO SCALE



DETAIL SHEET - I

MAIN STREET OFFICE BUILDING

ASSESSOR'S MAP 004.C LOT 24.0
BOLTON, MASSACHUSETTS

PREPARED FOR:
CONDYNE ENGINEERING GROUP, LLC
100 GRANDVIEW ROAD, SUITE 312, BRAintree, MASSACHUSETTS, 02184
TEL 781-552-4202

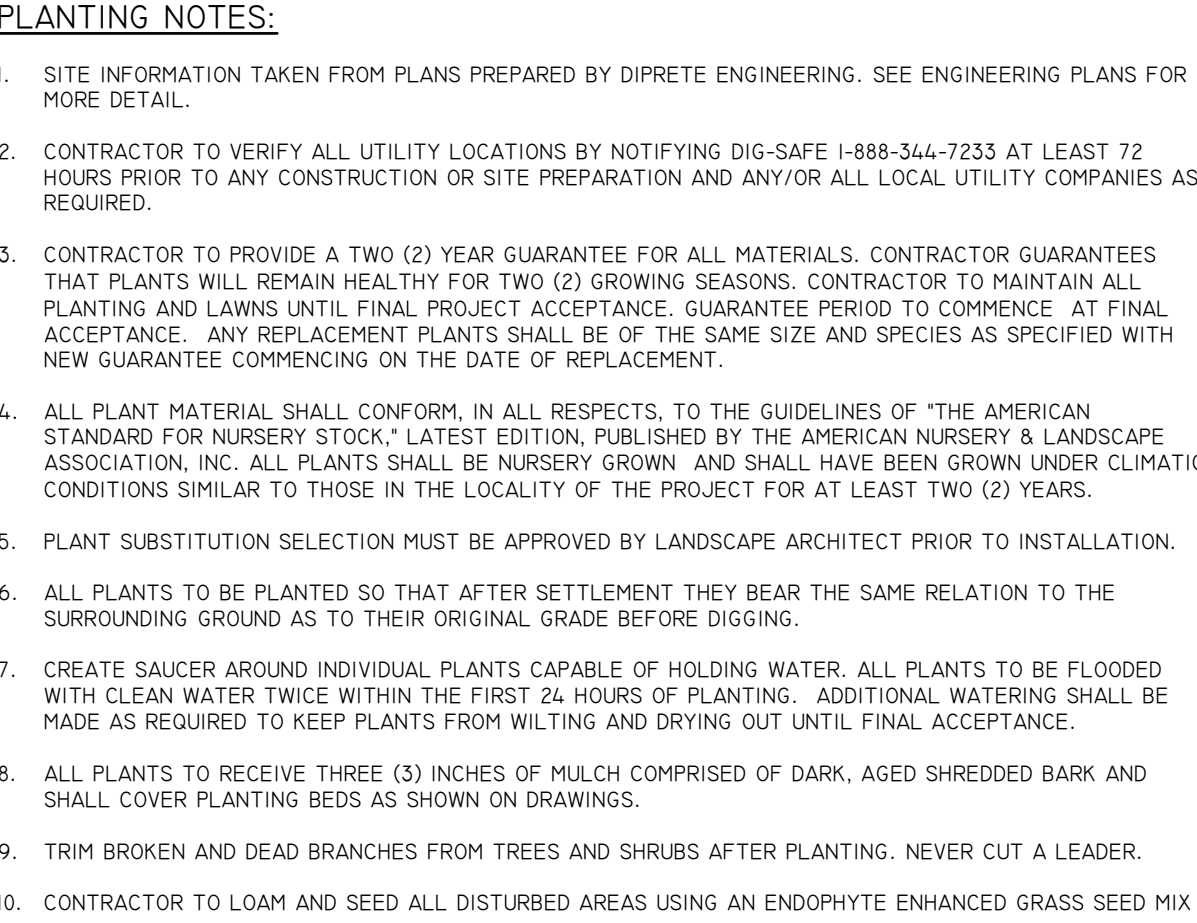
DESIGN BY: L.V.P.
DRAWN BY: L.V.P.



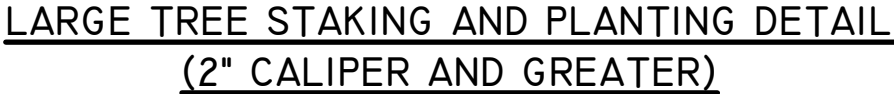
THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS ACCOMPANIED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY OTHER PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, PRECAUTIONS AND REQUIREMENTS, AND OSHA METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UTILITIES SHOWN ON THIS PLAN. SEE UTILITY MAP ON SHEET 3.

NO.	DATE	DESCRIPTION	BY	DESIGN BY
2	09-26-2023	CONSERVATION RESPONSE TO COMMENTS	L.V.P.	L.V.P.
1	08-07-2023	CONSERVATION RESPONSE TO COMMENTS	L.V.P.	L.V.P.
0	08-07-2023	PRELIMINARY SET	L.V.P.	L.V.P.

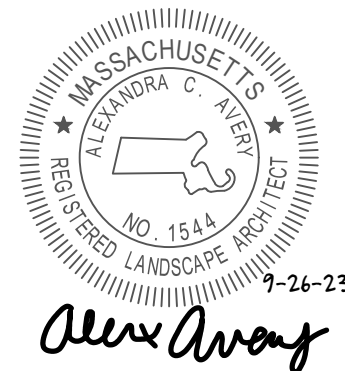
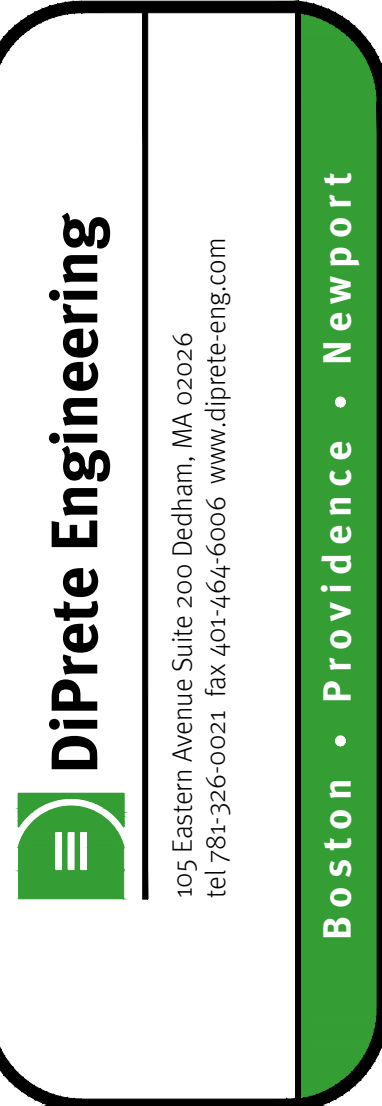
DESIGN BY: L.V.P.
DRAWN BY: L.V.P.



- AT A RATE OF 5-7 LBS. PER 1,000 SF OR AS DIRECTED BY TOWN. ANY SOD (TURF) UTILIZED SHALL BE DROUGHT TOLERANT ENDOPHYTES OR PREDOMINANTLY FESCUE IN CHARACTER. STORHWATER SYSTEMS SHALL BE SEEDED PER POND DETAILS OR AS NOTED.
- II. RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
12. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
13. LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON OWNERS PROPERTY SHALL BE REMOVED WITH THE OWNERS PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY, LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.
14. FORMING AND PLANTING OF THE PROPOSED BERM TO BE COMPLETED WITHIN THE FIRST 14 MONTHS OF CONSTRUCTION (AS LONG AS THAT FALL WITHIN THE PLANTING SEASON) AND A 2-YEAR MONITORING AND PLANT GUARANTEE ON THE PLANTS ON THE BERM IS REQUIRED. SCREENING PLANTING TO BE PRUNED IF NEEDED TO MAINTAIN APPROPRIATE DENSITY AND HEIGHT.
15. ANY DISTURBED AREA DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL STATE BY THE CONTRACTOR BEFORE COMPLETION OF THE PROJECT.
16. IRRIGATION BY OTHERS.
17. LIGHTING PHOTOMETRICS/DESIGN BY OTHERS.
18. THIS PLAN IS FOR LANDSCAPE PLANTING ONLY.
19. ALL VEGETATION OUTSIDE THE LIMIT OF WORK SHOWN WILL BE PRESERVED.



PLANT SCHEDULE					
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	HA	4	HYDRANGEA ARBORESCENS 'INCREDIBALL'	INCREDIBALL WHITE HYDRANGEA	18" HT MIN
	IGS	6	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	18" HT MIN
	RK	11	ROSA x 'KNOCKOUT' TM	KNOCKOUT ROSE	18" HT MIN
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	CKF	21	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL
	PAH	30	PENNISETUM ALOPECUROIDES 'HAAMELN'	HAAMELN DWARF FOUNTAIN GRASS	2 GAL
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	HH	7	HEMEROCALLIS x 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL
	NW	2	NEPETA x FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL



NO.	DATE	DESCRIPTION	BY:
1	08-25-2023	CONSENT ON PERSONS TO COMMENTS	J.L.F.
2	08-25-2023	CONSENT ON PERSONS TO COMMENTS	J.L.F.
3	08-25-2023	GENERATING SET	L.V.P.
4	08-25-2023	PERMITTING	L.V.P.
DESIGN BY: L.V.P.			DATE
DRAWN BY: L.V.P.			DATE

DIRETTE ENGINEERING ONLY WARRANTS PLANS ON A DIRETTE ENGINEERING PLAN. DIRETTE ENGINEERING SHALL NOT BE A PROFESSIONAL ENGINEER OF DIRETTE ENGINEERING. DIRETTE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE KEANS DESIGN. DIRETTE ENGINEERING ASSUMES NO LIABILITY FOR THE KEANS DESIGN. CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIRETTE ENGINEERING ASSUMES NO LIABILITY FOR THE KEANS DESIGN. DIRETTE ENGINEERING ASSUMES NO LIABILITY FOR THE KEANS DESIGN. SEE UTILITY MAPS ON SHEETS.

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LANDSCAPE PLAN

MAIN STREET OFFICE BUILDING

ASSESSOR'S MAP OF C. LOT 24.0
BOLTON, MASSACHUSETTS

PREPARED FOR:
CONDYNE ENGINEERING GROUP, LLC
100 GRANDVIEW ROAD, SUITE 312, BRAintree, MASSACHUSETTS, 02184
TEL 781-552-4202

SHEET **10** OF 10