

PERMIT SET
**NUPRO INDUSTRIAL
 PROJECT DEVELOPMENT**
 MERRIGAN WAY, S. DEERFIELD, MA

APPLICANT:

NUPRO LLC.

10 SANDY LANE
 DEERFIELD, MA 01373
 413.397.3538

CONTRACTOR:

ONE DEVELOPMENT & CONSTRUCTION LLC.

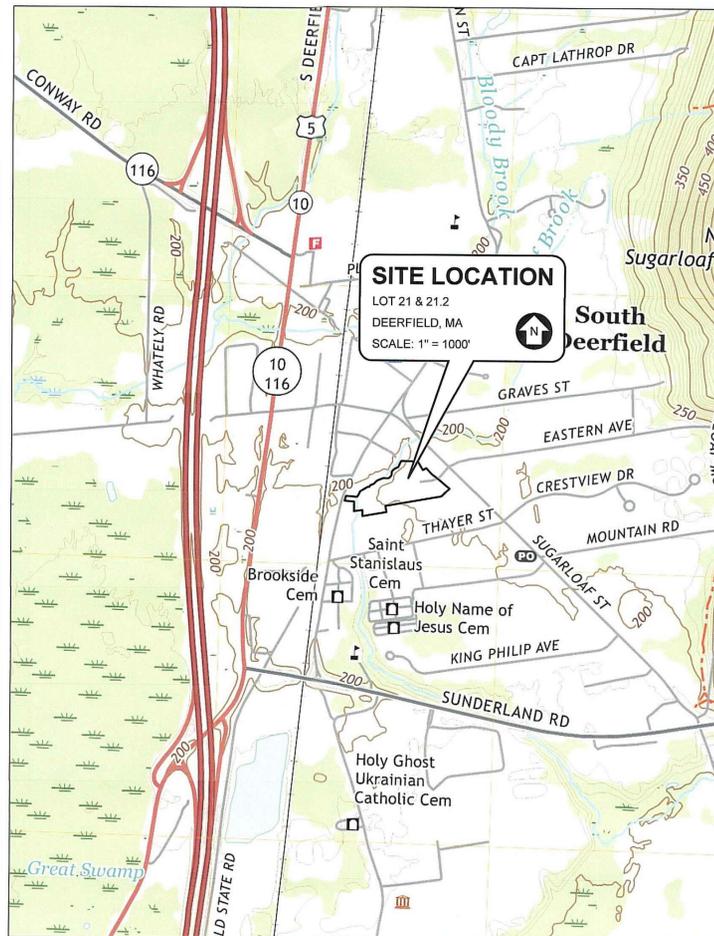
68 UNION ST
 WESTFIELD, MA 01085
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PREPARED BY:

SVE

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Mark Stadnicki 11-2-22
 MARK STADNICKI
 R.C.E. NUMBER: 55402 DATE

NO.	REVISION	DATE	DWN	CHK
1	REVISED PER PEER REVIEW COMMENTS	1 - NOV - 22	MJS	MJS

GENERAL

- 1. APPROVAL OF THESE PLANS BY THE CITY/TOWN ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL "A PERMIT" IS ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE TOWN OF DEERFIELD DOES NOT AUTHORIZE THE SUBDIVIDER, OWNER AND CONTRACTOR TO VIOLATE ANY FEDERAL, STATE OR LOCAL LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION.

EROSION AND SEDIMENT CONTROL

- 1. PROVIDE GRAVEL BAG CHEVRONS IMMEDIATELY UPSTREAM OF DRAINAGE INLETS AS INDICATED ON DETAILS.
2. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.

WATER NOTES

- 1. WATER SYSTEM CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE SOUTH DEERFIELD WATER SUPPLY DISTRICT WATER SYSTEM CONSTRUCTION STANDARDS.
2. PRIOR TO BACKFILLING, ALL WATER MAINS, VALVES AND SERVICE CONNECTIONS SHALL BE INSPECTED BY THE SOUTH DEERFIELD WATER SUPPLY DISTRICT.
3. ALL NEW MAINS AND SERVICES SHALL BE PRESSURE AND LEAKAGE TESTED AND DISINFECTED IN ACCORDANCE WITH THE SOUTH DEERFIELD WATER SUPPLY DISTRICT CONSTRUCTION STANDARDS AND AWWA C-800 AND C-801.

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE TOWN OF DEERFIELD AND THE SOUTH DEERFIELD WATER SUPPLY DISTRICT.

DIG SAFE

OTHER UNKNOWN UTILITIES MAY LIKELY BE PRESENT THAT ARE NOT SHOWN ON THE PLAN. THE CONTRACTOR SHALL CONTACT (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.

NPDES NOTE

IN ACCORDANCE WITH THE CLEAN WATER ACT THIS PROJECT IS REQUIRED TO OBTAIN COVERAGE UNDER THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.). A NOTICE OF INTENT SHALL BE FILED WITH THE E.P.A. AND A STORM WATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION.

STANDARD SPECIFICATIONS

- 1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2006 EDITION)
2. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS (2003 EDITION).
3. STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, MASSACHUSETTS HIGHWAY DEPARTMENT (CURRENT EDITION).
4. STANDARD SPECIFICATIONS FOR TOWN OF DEERFIELD & SOUTH DEERFIELD WATER SUPPLY DISTRICT.

GRADING QUANTITIES

Table with 2 columns: Category and Quantity. Includes GRADED AREA (7.7 ACRES), CUT QUANTITIES (13,259 CYD), FILL QUANTITIES (25,452 CYD), and IMPORT (12,193 CYD).

THESE QUANTITIES ARE APPROXIMATE ONLY AND ARE FOR PERMIT PURPOSES ONLY. QUANTITIES SHOULD NOT BE USED FOR CONTRACTOR PAY QUANTITIES.

ROCK EXCAVATION IS NOT ANTICIPATED FOR THIS DEVELOPMENT.

IF ROCK IS ENCOUNTERED, ROCK EXCAVATION SHALL BE DONE IN ACCORDANCE WITH MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS SECTION 120.

BENCHMARK DATA

(1) BENCHMARK(S) EXIST ON THE SITE, THEY ARE BASED ON NAD83

BENCHMARK #1 LOCATION DESCRIPTION: CL DOORWAY OF THE WESTERN OVERHEAD DOOR TO THE TOWN GARAGE
POINT DESCRIPTION: GAR DOOR TOWN GARAGE
ELEVATION: 202.16'

EXISTING CONDITION, TOPOGRAPHY AND BOUNDARY INFORMATION

BOUNDARY INFORMATION IS BASED ON A PLAN OF LAND IN DEERFIELD, MA PREPARED FOR THE TOWN OF DEERFIELD, PREPARED BY BY HERITAGE SURVEYS, INC., DATED AUGUST 21, 2020, RECORDED IN THE FRANKLIN COUNTY REGISTRY OF DEEDS, JANUARY 19, 2021, PLAN BOOK: 148, PAGE: 7.

EXISTING CONDITIONS BASED ON COMPILED DATA FROM A SURVEY CONDUCTED BY SHERMAN & FRYDRYK, LLC, 3 CONVERSE STREET, SUITE 203, PALMER MA (413)283-6210; PROJECT NO. 14150. LAST REVISED 12/11/14, TOPOGRAPHIC SURVEY CONDUCTED BY SVE ASSOCIATES IN 2018, AND 2022, ALONG WITH PROJECT INFORMATION FROM THE DUMONT INDUSTRIAL PROJECT DEVELOPMENT, DESIGNED BY SVE ASSOCIATES LAST REVISED 10/31/18.

UTILITY INFORMATION

CONTRACTOR SHALL BE AWARE THAT THE UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. OTHER UNKNOWN UTILITIES MAY LIKELY BE PRESENT THAT ARE NOT SHOWN ON THE PLAN. THE CONTRACTOR SHALL CONTACT, AT LEAST 72 HOURS PRIOR TO CONSTRUCTION, DIG SAFE, TOWN OF DEERFIELD PUBLIC WORKS DEPARTMENT, ELECTRIC AND TELEPHONE UTILITY SERVICE PROVIDER TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR STARTING CONSTRUCTION.

WETLAND BOUNDARY INFORMATION

WETLAND RESOURCE AREAS DELINEATED BY NEW ENGLAND ENVIRONMENTAL, INC. ON 9/17/14 AND 9/22/14, A DETERMINATION OF APPLICABILITY WAS ISSUED BY THE DEERFIELD CONSERVATION COMMISSION ON 11/24/14 TO APPROVE THE DELINEATION PERFORMED BY NEI, INC. WARD SMITH OF WENDELL WETLAND SERVICES VISITED THE SITE IN JANUARY 2022 AND DETERMINED THE PREVIOUS DELINEATION TO BE CONCURRENT WITH CURRENT CONDITIONS.

FLOOD PLAIN INFORMATION

PROPERTY AS SHOWN LIES WITHIN FLOOD INSURANCE RATE MAP REFERENCED DIRECTLY BELOW AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA):

NUMBER 250115 0006 b, DATED JULY 2, 1980.

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "C."

GENERAL PROPERTY INFORMATION

OWNER: NUPRO LLC
8 SANDY LANE STREET
S. DEERFIELD, MA 01373

ZONING DESIGNATION: EPD - EXPEDITED PERMITTING DISTRICT

Table with 3 columns: Category, Required, Provided. Includes MIN. LOT AREA (N/A, 28.9 ACRES), PROJECT AREA (27.89 ACRES), MIN. FRONTAGE (N/A, 271'), FRONT SETBACK (25', 226'), SIDE SETBACK (25', 2104'), REAR SETBACK (25', 244').

LEGAL DESCRIPTION(S): BOOK 8052, PAGE 32 (LOT 21)
BOOK 8052, PAGE 37 (LOT 21.2)
PLAN BOOK 148, PAGE 7

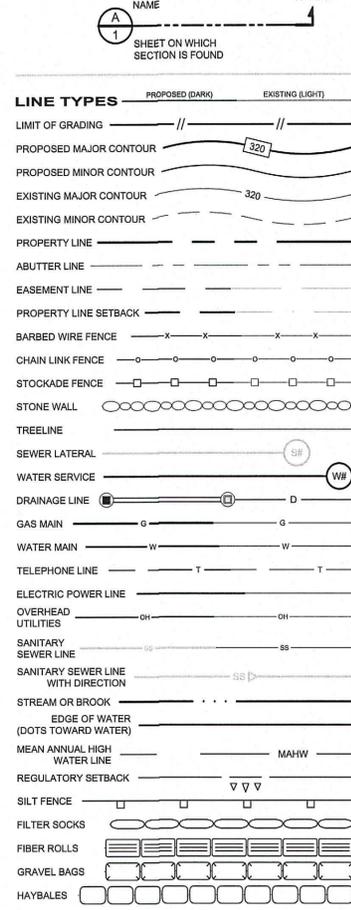
ASSESSOR PARCEL NUMBER(S): 168-21 & 21.2

APPLICANT & CONTRACTOR INFORMATION

APPLICANT: NUPRO, LLC
10 SANDY LN
DEERFIELD, MA 01373
413.387.3838

CONTRACTOR: ONE DEVELOPMENT & CONSTRUCTION, LLC.
68 UNION ST
WESTFIELD, MA 01085
413.485.4060

SECTIONS



ABBREVIATIONS

Table of abbreviations for various materials and features, including IRON PIPE / PIN, GRANITE MONUMENT, CONCRETE MONUMENT, MASSACHUSETTS HIGHWAY BOUND, PIN IN LEAD, PROPOSED CATCH BASIN, PROPOSED LEACHING BASIN, PROPOSED DRAINAGE MANHOLE, PROPOSED SANITARY SEWER MANHOLE, PROPOSED TELECOMM MANHOLE, PROPOSED ELECTRIC MANHOLE, WATER MAIN, GAS MAIN / LINE, SANITARY SEWER, STORM / DRAINAGE SEWER, OVERHEAD, UNDERGROUND, EXISTING CATCH BASIN, EXISTING LEACHING BASIN, EXISTING DRAINAGE MANHOLE, EXISTING SEWER MANHOLE, EXISTING TELECOMM MANHOLE, EXISTING ELECTRIC MANHOLE, UNKNOWN MANHOLE, INVERT / INVERT ELEVATION, TOP OF GRATE ELEVATION, STRUCTURE RIM ELEVATION, FLOW LINE ELEVATION, HIGH DENSITY POLYETHYLENE PIPE, REINFORCED CONCRETE PIPE, POLYVINYL CHLORIDE PIPE, CORRUGATED METAL PIPE, ASPHALT COATED CORRUGATED METAL PIPE, VITREOUS CLAY PIPE, ASBESTOS CONCRETE PIPE (TRANSITE), DUCTILE IRON PIPE, PROPOSED, EXISTING, CONCRETE, RETAINING, RIGHT-OF-WAY, CENTERLINE, ELEVATION, EDGE OF PAVEMENT, BITUMINOUS BERM CURBING, GRANITE CURBING, CONCRETE CURBING, TYPICAL, NOW OR FORMERLY, WOOD FRAME, TEMPORARY BENCHMARK, BENCHMARK, PROPERTY LINE, EASEMENT / EASEMENT LINE, PROPERTY / LOT LINE SETBACK LINE, WETLAND, BORDERING VEGETATED WETLAND, RIVER FRONT RESOURCE AREA, EDGE OF WATER, EDGE OF WETLANDS, MEAN ANNUAL HIGH WATER, WETLAND SETBACK LINE, PERCOLATION TEST SITE, SOIL TEST PIT, BORING, MONITOR WELL, SILTFENCE, CHAIN LINK FENCE, STOCKADE FENCE, BARBED WIRE FENCE, STONE WALL.

SYMBOL LEGEND

MISCELLANEOUS

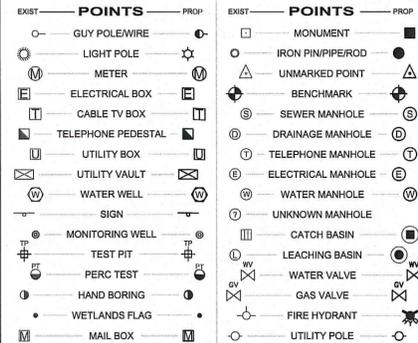
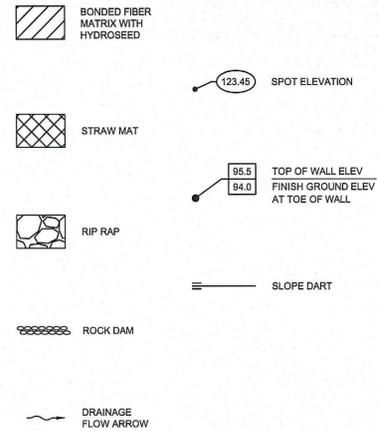


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Signature and date 11-2-22

MARK STADNICKI DATE
R.C.E. NUMBER: 55402

FOR PERMITTING

Table with columns: NO., DATE, REVISION, REVISED PER PEER REVIEW COMMENTS, CHK, DWN, MUS, DATE, REVISION, REVISED PER PEER REVIEW COMMENTS, NO.

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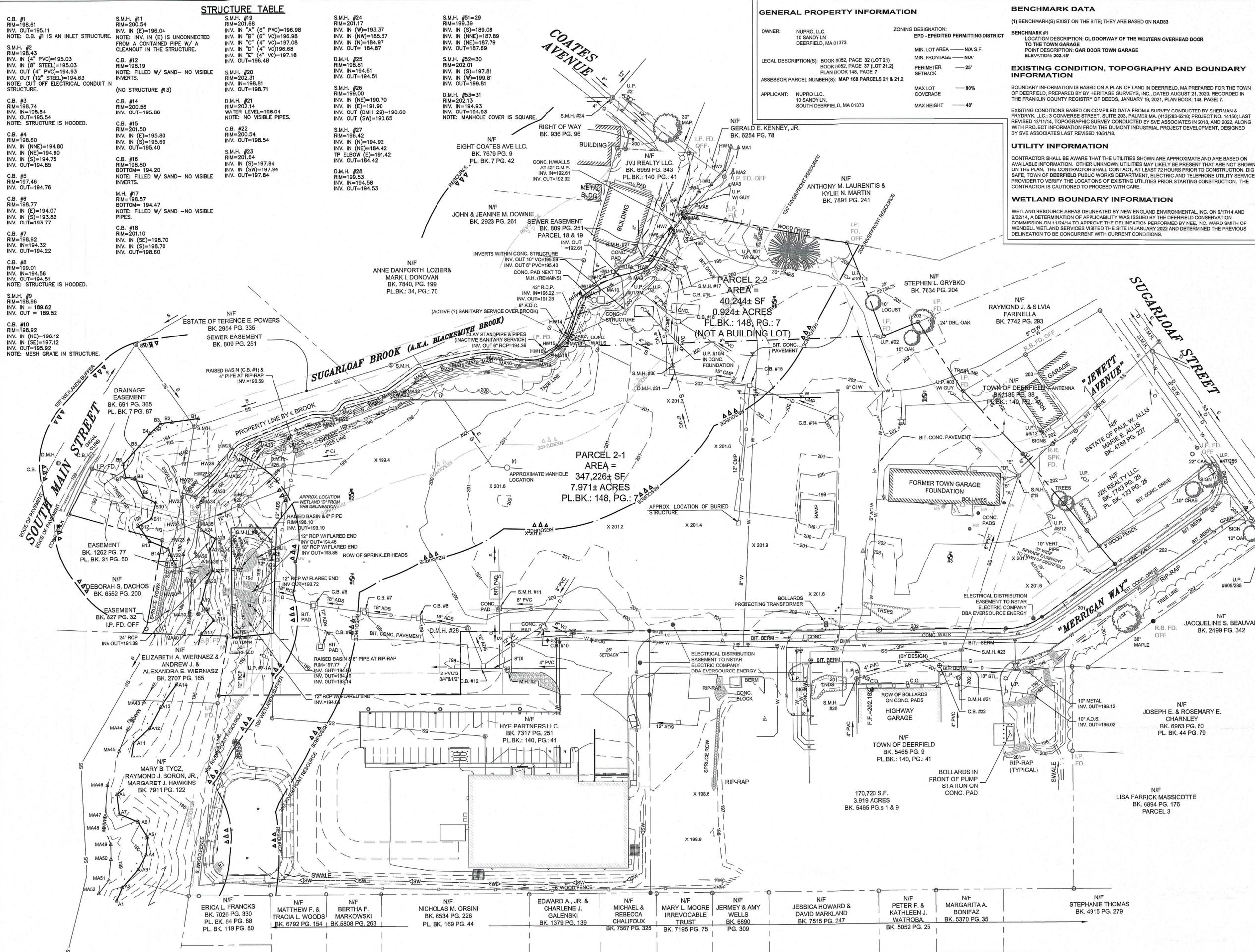
STANDARD NOTES, LEGEND, & TABLE OF CONTENTS
NUPRO INDUSTRIAL PROJECT DEVELOPMENT
ONE DEVELOPMENT & CONSTRUCTION, LLC.
68 UNION STREET
WESTFIELD, MA 01085

PROJ. #: G2073

DATE: 22-AUG-22

DESIGN: MJS SHEET 1/12
DRAWN: MJS
CHECKED: MJS

Drawn name: P:\Project\MA PROJECTS\G2073 One Development and Construction\NUPRO\DWG\Concepts\G2073_NUPRO_10-26-22.dwg Nov 02, 2022 - 12:11pm



STRUCTURE TABLE

C.B. #1 RIM=198.61 INV. OUT=195.11 NOTE: C.B. #1 IS AN INLET STRUCTURE.	S.M.H. #11 RIM=200.54 INV. IN (4")=196.04 NOTE: INV. IN (E) IS UNCONNECTED FROM A CONTAINED PIPE W/ A CLEANOUT IN THE STRUCTURE.	S.M.H. #19 RIM=201.88 INV. IN (4" (6" PVC))=196.98 INV. IN (6" (6" PVC))=196.98 INV. IN (4" (4" VC))=197.08 INV. IN (4" (4" VC))=196.68 INV. IN (E) (4" VC)=197.18 INV. OUT=196.48	S.M.H. #24 RIM=201.17 INV. IN (W)=193.37 INV. IN (NW)=185.37 INV. IN (N)=184.87 INV. OUT=184.87
S.M.H. #2 RIM=198.43 INV. IN (4" PVC)=195.03 INV. IN (8" STEEL)=195.03 INV. OUT (4" PVC)=194.93 INV. OUT (12" STEEL)=194.93 NOTE: CUT OFF ELECTRICAL CONDUIT IN STRUCTURE.	C.B. #12 RIM=198.19 NOTE: FILLED W/ SAND - NO VISIBLE INVERTS.	S.M.H. #20 RIM=202.31 INV. IN=198.81 INV. OUT=198.71	D.M.H. #25 RIM=198.81 INV. IN=194.61 INV. OUT=194.51
C.B. #3 RIM=198.74 INV. IN=195.54 INV. OUT=195.54 NOTE: STRUCTURE IS HOODED.	C.B. #14 RIM=200.56 INV. OUT=195.86	D.M.H. #21 RIM=202.14 WATER LEVEL=198.04 NOTE: NO VISIBLE PIPES.	S.M.H. #27 RIM=196.42 INV. IN (N)=194.92 INV. IN (NE)=184.42 TP ELBOW (E)=191.42 INV. OUT=184.42
C.B. #4 RIM=198.60 INV. IN (NNE)=194.80 INV. IN (NE)=194.90 INV. IN (S)=194.75 INV. OUT=194.85	C.B. #15 RIM=201.50 INV. IN (E)=195.80 INV. IN (S)=195.60 INV. OUT=195.40	S.M.H. #23 RIM=201.84 INV. IN (S)=197.94 INV. IN (SW)=197.94 INV. OUT=197.84	D.M.H. #28 RIM=199.53 INV. IN=194.58 INV. OUT=194.53
C.B. #5 RIM=197.46 INV. OUT=194.76	C.B. #16 RIM=198.90 BOTTOM=194.20 NOTE: FILLED W/ SAND - NO VISIBLE INVERTS.	M.H. #17 RIM=198.57 BOTTOM=194.47 NOTE: FILLED W/ SAND - NO VISIBLE PIPES.	D.M.H. #31 RIM=202.13 INV. IN=194.93 INV. OUT=194.93 NOTE: MANHOLE COVER IS SQUARE.
C.B. #6 RIM=198.77 INV. IN (E)=194.07 INV. IN (S)=193.82 INV. OUT=193.77	C.B. #18 RIM=201.10 INV. IN (SE)=198.70 INV. IN (S)=198.70 INV. OUT=198.80	C.B. #19 RIM=199.01 INV. IN=194.56 INV. OUT=194.51 NOTE: STRUCTURE IS HOODED.	S.M.H. #31-29 RIM=199.39 INV. IN (S)=189.08 INV. IN (NE)=187.89 INV. IN (NE)=187.79 INV. OUT=187.69
C.B. #7 RIM=198.92 INV. IN=194.32 INV. OUT=194.22	S.M.H. #9 RIM=198.96 INV. IN=189.62 INV. OUT=189.52	S.M.H. #9 RIM=198.92 INV. IN (NE)=196.12 INV. IN (SE)=197.12 INV. OUT=195.92 NOTE: MESH GRATE IN STRUCTURE.	S.M.H. #30 RIM=202.30 INV. IN (S)=197.81 INV. IN (S)=199.81 INV. OUT=199.81

GENERAL PROPERTY INFORMATION

OWNER: NUPRO, LLC, 10 SANDY LN, DEERFIELD, MA 01973	ZONING DESIGNATION: EPD - EPIDATED PERMITTING DISTRICT
LEGAL DESCRIPTION(S): BOOK #162, PAGE 32 (LOT 21) BOOK #162, PAGE 37 (LOT 21) PLAN BOOK 148, PAGE 7	MIN. LOT AREA - N/A S.F.
ASSESSOR PARCEL NUMBER(S): MAP 168 PARCELS 21 & 21.2	MIN. FRONTAGE - N/A'
APPLICANT: NUPRO LLC, 10 SANDY LN, SOUTH DEERFIELD, MA 01973	PERIMETER SETBACK - 25'
	MAX LOT COVERAGE - 80%
	MAX HEIGHT - 48'

BENCHMARK DATA
(1) BENCHMARK(S) EXIST ON THE SITE; THEY ARE BASED ON NAD83

BENCHMARK #1
LOCATION DESCRIPTION: CL DOORWAY OF THE WESTERN OVERHEAD DOOR TO THE TOWN GARAGE
POINT DESCRIPTION: GAR DOOR TOWN GARAGE
ELEVATION: 202.18'

EXISTING CONDITION, TOPOGRAPHY AND BOUNDARY INFORMATION
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UTILITY INFORMATION
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WETLAND BOUNDARY INFORMATION
WETLAND RESOURCE AREAS DELINEATED BY NEW ENGLAND ENVIRONMENTAL, INC. ON 9/17/14 AND 9/22/14, A DETERMINATION OF APPLICABILITY WAS ISSUED BY THE DEERFIELD CONSERVATION COMMISSION ON 11/24/14 TO APPROVE THE DELINEATION PERFORMED BY NEE, INC. WARD SMITH OF WENDELL WETLAND SERVICES VISITED THE SITE IN JANUARY 2022 AND DETERMINED THE PREVIOUS DELINEATION TO BE CONCURRENT WITH CURRENT CONDITIONS.

PROJ. #:
G2073

DATE:
22-AUG-22

DESIGN: MJS
DRAWN: MJS
CHECKED: MJS

SHEET
2 / 12

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R.C.E. NUMBER: 55402

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EXISTING CONDITION PLAN

NUPRO INDUSTRIAL
PROJECT DEVELOPMENT

ONE DEVELOPMENT & CONSTRUCTION, LLC.
68 UNION STREET
WESTFIELD, MA 01085

GRAPHIC SCALE 1" = 50'

0 25 50 100

N



11-2-22
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1	NO. 1	1-NOV-22			

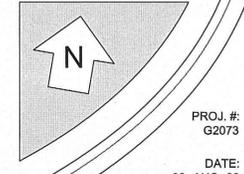
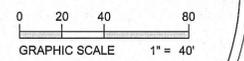
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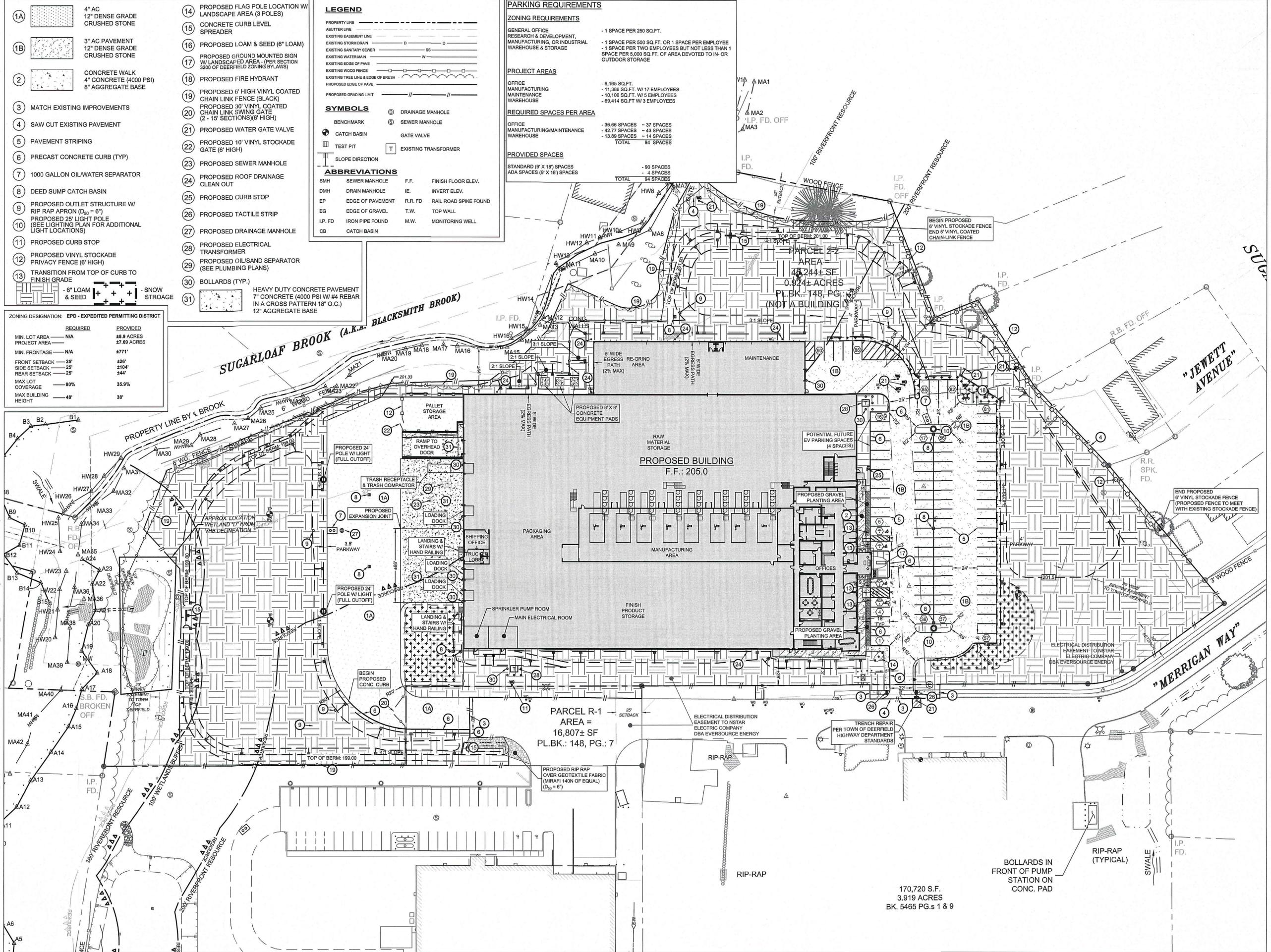
SITE PLAN

NUPRO INDUSTRIAL
PROJECT DEVELOPMENT
ONE DEVELOPMENT & CONSTRUCTION, LLC.
68 UNION STREET
WESTFIELD, MA 01085



PROJ. #:
G2073
DATE:
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DESIGN: MJS
DRAWN: MJS
CHECKED: MJS
SHEET
4 / 12



- 1A 4" AC 12" DENSE GRADE CRUSHED STONE
- 1B 3" AC PAVEMENT 12" DENSE GRADE CRUSHED STONE
- 2 CONCRETE WALK 4" CONCRETE (4000 PSI) 8" AGGREGATE BASE
- 3 MATCH EXISTING IMPROVEMENTS
- 4 SAW CUT EXISTING PAVEMENT
- 5 PAVEMENT STRIPING
- 6 PRECAST CONCRETE CURB (TYP)
- 7 1000 GALLON OIL/WATER SEPARATOR
- 8 DEED SUMP CATCH BASIN
- 9 PROPOSED OUTLET STRUCTURE W/ RIP RAP APRON (D₅₀ = 6")
- 10 PROPOSED 25' LIGHT POLE (SEE LIGHTING PLAN FOR ADDITIONAL LIGHT LOCATIONS)
- 11 PROPOSED CURB STOP
- 12 PROPOSED VINYL STOCKADE PRIVACY FENCE (6' HIGH)
- 13 TRANSITION FROM TOP OF CURB TO FINISH GRADE

- 14 PROPOSED FLAG POLE LOCATION W/ LANDSCAPE AREA (3 POLES)
- 15 CONCRETE CURB LEVEL SPREADER
- 16 PROPOSED LOAM & SEED (6" LOAM)
- 17 PROPOSED GROUND MOUNTED SIGN W/ LANDSCAPED AREA (PER SECTION 3200 OF DEERFIELD ZONING BYLAWS)
- 18 PROPOSED FIRE HYDRANT
- 19 PROPOSED 6' HIGH VINYL COATED CHAIN LINK FENCE (BLACK)
- 20 PROPOSED 30' VINYL COATED CHAIN LINK SWING GATE (2 - 15' SECTIONS)(6' HIGH)
- 21 PROPOSED WATER GATE VALVE
- 22 PROPOSED 10' VINYL STOCKADE GATE (6' HIGH)
- 23 PROPOSED SEWER MANHOLE
- 24 PROPOSED ROOF DRAINAGE CLEAN OUT
- 25 PROPOSED CURB STOP
- 26 PROPOSED TACTILE STRIP
- 27 PROPOSED DRAINAGE MANHOLE
- 28 PROPOSED ELECTRICAL TRANSFORMER
- 29 PROPOSED OIL/SAND SEPARATOR (SEE PLUMBING PLANS)
- 30 BOLLARDS (TYP.)
- 31 HEAVY DUTY CONCRETE PAVEMENT 7" CONCRETE (4000 PSI W/ #4 REBAR IN A CROSS PATTERN 18" O.C.) 12" AGGREGATE BASE

LEGEND

PROPERTY LINE
ADJUTER LINE
EXISTING EASEMENT LINE
EXISTING STORM DRAIN
EXISTING SANITARY SEWER
EXISTING WATER MAIN
EXISTING EDGE OF PAVE
EXISTING TREE LINE & EDGE OF BRUSH
PROPOSED EDGE OF PAVE
PROPOSED GRADING LIMIT

SYMBOLS

⊕ DRAINAGE MANHOLE
⊙ SEWER MANHOLE
⊕ BENCHMARK
⊕ CATCH BASIN
⊕ TEST PIT
▬ SLOPE DIRECTION

ABBREVIATIONS

SMH SEWER MANHOLE
DMH DRAIN MANHOLE
EP EDGE OF PAVEMENT
EG EDGE OF GRAVEL
I.P. FD IRON PIPE FOUND
CB CATCH BASIN
F.F. FINISH FLOOR ELEV.
I.E. INVERT ELEV.
R.R. FD RAILROAD SPIKE FOUND
T.W. TOP WALL
M.W. MONITORING WELL

ZONING REQUIREMENTS

GENERAL OFFICE RESEARCH & DEVELOPMENT, MANUFACTURING, OR INDUSTRIAL WAREHOUSE & STORAGE - 1 SPACE PER 250 SQ.FT.
- 1 SPACE PER 500 SQ.FT. OR 1 SPACE PER EMPLOYEE
- 1 SPACE PER TWO EMPLOYEES BUT NOT LESS THAN 1 SPACE PER 5,000 SQ.FT. OF AREA DEVOTED TO IN-OR OUTDOOR STORAGE

PROJECT AREAS

OFFICE - 9,165 SQ.FT.
MANUFACTURING - 11,386 SQ.FT. W/ 17 EMPLOYEES
MAINTENANCE - 10,100 SQ.FT. W/ 5 EMPLOYEES
WAREHOUSE - 69,414 SQ.FT. W/ 9 EMPLOYEES

REQUIRED SPACES PER AREA

OFFICE - 36.66 SPACES - 37 SPACES
MANUFACTURING/MAINTENANCE - 42.77 SPACES - 43 SPACES
WAREHOUSE - 13.89 SPACES - 14 SPACES
TOTAL - 94 SPACES

PROVIDED SPACES

STANDARD (9' X 18') SPACES - 90 SPACES
ADA SPACES (9' X 18') SPACES - 4 SPACES
TOTAL - 94 SPACES

ZONING DESIGNATION: EPD - EXPEDITED PERMITTING DISTRICT

REQUIRED	PROVIDED
MIN. LOT AREA - N/A	48.9 ACRES
PROJECT AREA - N/A	27.69 ACRES
MIN. FRONTAGE - N/A	2771'
FRONT SETBACK - 25'	426'
SIDE SETBACK - 25'	2104'
REAR SETBACK - 25'	354'
MAX LOT COVERAGE - 80%	35.9%
MAX BUILDING HEIGHT - 48'	38'

Drawing name: P:\Project\MA PROJECTS\G2073 One Development and Construction-NUPRO\DWG\Concepts\G2073_NUPRO_10-28-22.dwg Nov 02, 2022 - 12:13pm

STRUCTURE TABLE

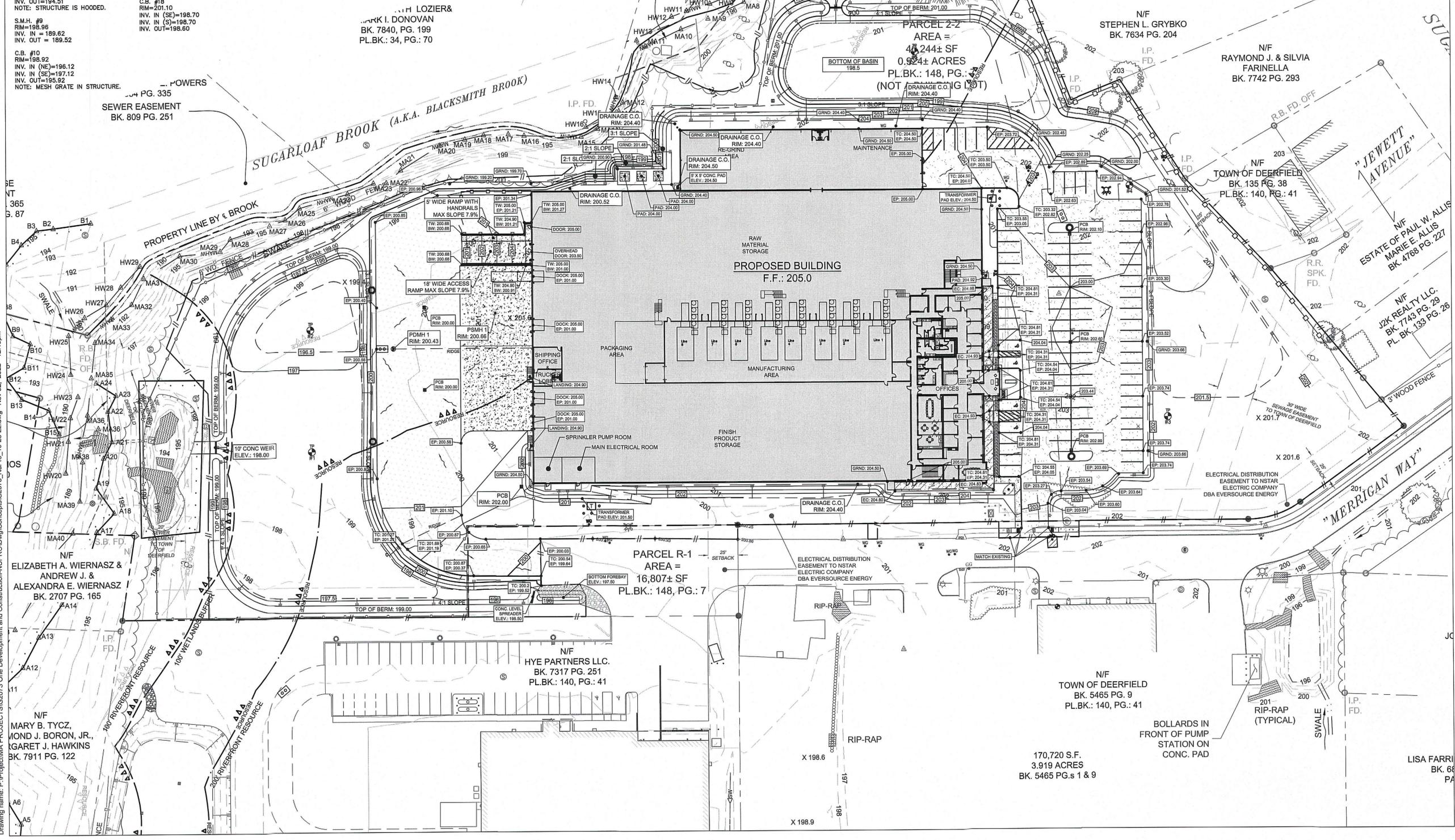
C.B. #1 RIM=198.61 INV. OUT=195.11 NOTE: C.B. #1 IS AN INLET STRUCTURE.	S.M.H. #11 RIM=200.54 INV. IN (E)=196.04 NOTE: INV. IN (E) IS UNCONNECTED FROM A CONTAINED PIPE W/ A CLEANOUT IN THE STRUCTURE.	S.M.H. #19 RIM=201.88 INV. IN "A" (6" PVC)=196.98 INV. IN "B" (6" VC)=196.98 INV. IN "C" (4" VC)=197.08 INV. IN "D" (4" VC)=196.68 INV. IN "E" (4" VC)=197.18 INV. OUT=196.48	S.M.H. #24 RIM=201.17 INV. IN (W)=193.37 INV. IN (NW)=185.37 INV. IN (N)=184.97 INV. OUT=184.87	S.M.H. #51=29 RIM=199.39 INV. IN (S)=189.08 INV. IN (NE)=187.79 INV. OUT=187.69
S.M.H. #2 RIM=198.43 INV. IN (4" PVC)=195.03 INV. IN (6" STEEL)=195.03 INV. OUT (4" PVC)=194.93 INV. OUT (12" STEEL)=194.63 NOTE: CUT OFF ELECTRICAL CONDUIT IN STRUCTURE.	C.B. #12 RIM=198.19 NOTE: FILLED W/ SAND- NO VISIBLE INVERTS.	S.M.H. #20 RIM=202.31 INV. IN=198.81 INV. OUT=198.71	D.M.H. #25 RIM=198.81 INV. IN=194.61 INV. OUT=194.51	S.M.H. #52=30 RIM=202.01 INV. IN (S)=197.81 INV. IN (W)=196.81 INV. OUT=199.81
(NO STRUCTURE C.B. #3) (NO STRUCTURE C.B. #4)	(NO STRUCTURE #13)	D.M.H. #21 RIM=202.14 WATER LEVEL=198.04 NOTE: NO VISIBLE PIPES.	S.M.H. #26 RIM=199.00 INV. IN (NE)=190.70 INV. IN (E)=191.90 INV. OUT (DMH 29)=190.60 INV. OUT (SW)=190.65	D.M.H. #53=31 RIM=202.13 INV. IN=194.93 INV. OUT=194.93 NOTE: MANHOLE COVER IS SQUARE.
C.B. #5 RIM=197.46 INV. OUT=194.76	C.B. #15 RIM=201.50 INV. IN (E)=195.80 INV. IN (S)=195.60 INV. OUT=195.40	S.M.H. #22 RIM=200.54 INV. OUT=198.54	S.M.H. #27 RIM=196.42 INV. IN (N)=194.92 INV. IN (NE)=184.42 TP ELBOW (E)=191.42 INV. OUT=184.42	
C.B. #6 RIM=198.77 INV. IN (E)=194.07 INV. IN (S)=193.82 INV. OUT=193.77	C.B. #16 RIM=198.80 BOTTOM=194.20 NOTE: FILLED W/ SAND- NO VISIBLE INVERTS.	S.M.H. #23 RIM=201.84 INV. IN (S)=197.94 INV. IN (SW)=197.94 INV. OUT=197.84	D.M.H. #28 RIM=198.53 INV. IN=194.58 INV. OUT=194.53	
C.B. #7 RIM=198.92 INV. IN=194.32 INV. OUT=194.22	M.H. #17 RIM=198.57 BOTTOM=194.47 NOTE: FILLED W/ SAND -NO VISIBLE PIPES.			
C.B. #8 RIM=199.01 INV. IN=194.56 INV. OUT=194.51 NOTE: STRUCTURE IS HOODED.	C.B. #18 RIM=201.10 INV. IN (SE)=198.70 INV. IN (S)=198.70 INV. OUT=198.60			
S.M.H. #9 RIM=198.95 INV. IN = 189.62 INV. OUT = 189.52				
C.B. #10 RIM=198.92 INV. IN (NE)=196.12 INV. IN (SE)=197.12 INV. OUT=195.92 NOTE: MESH GRATE IN STRUCTURE.				

NOTE:
FOUNDATION DRAIN TO BE DAYLIGHTED ALONG STREAM BANK



DATE: 11-2-22
MARK STADNICKI
R.C.E. NUMBER: 55402
FOR PERMITTING

NO.	REVISION	DATE	CHK	DATE	CHK
1		1-NOV-22	MJS		



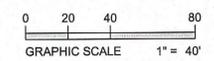
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439 West River Road
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GRADING PLAN

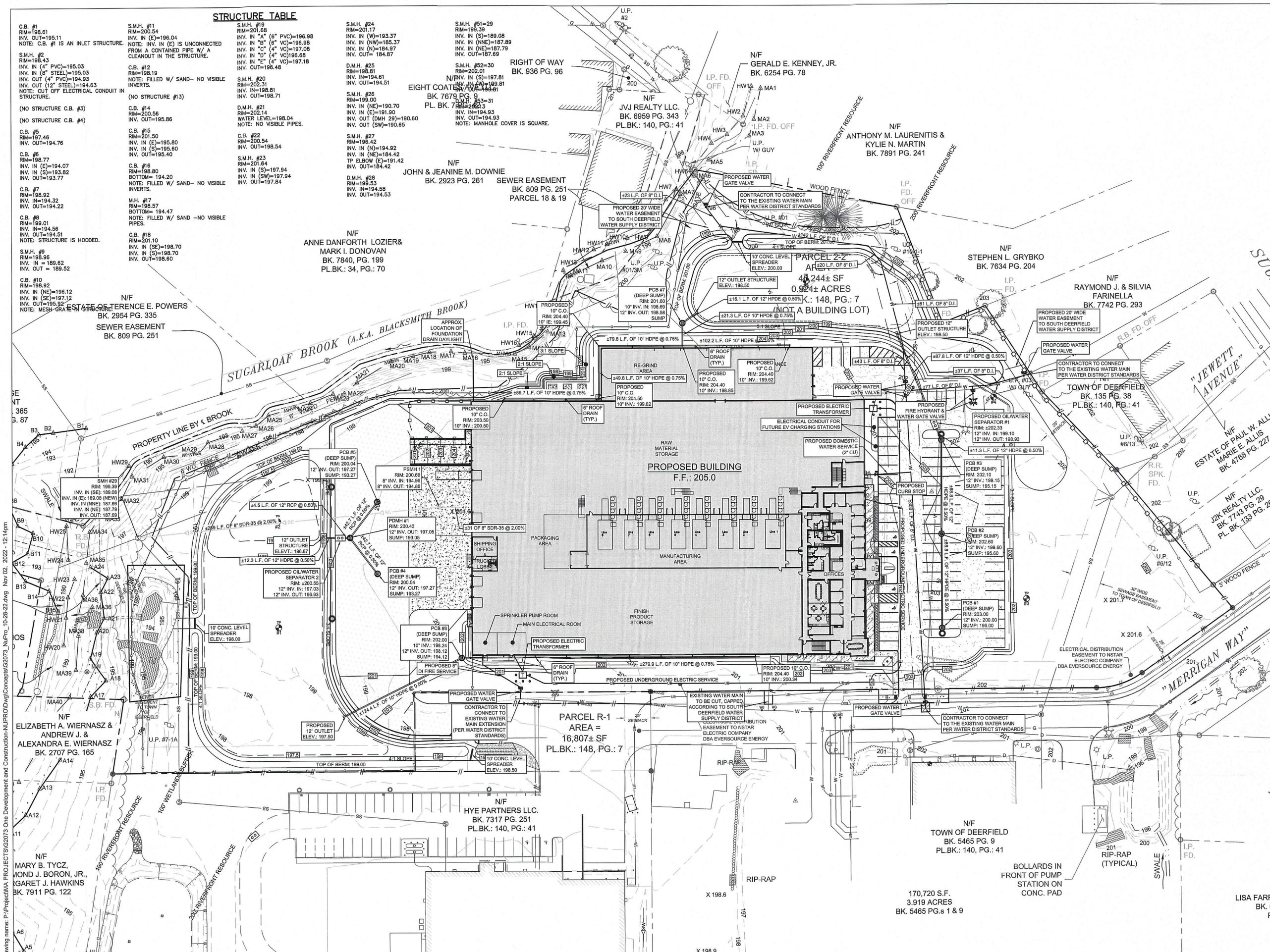
NUPRO INDUSTRIAL
PROJECT DEVELOPMENT
ONE DEVELOPMENT & CONSTRUCTION, LLC.
65 UNION STREET
WESTFIELD, MA 01085



PROJ. #: G2073
DATE: 22-AUG-22

DESIGN: MJS
DRAWN: MJS
CHECKED: MJS
SHEET 5/12

Drawing name: P:\Project\MA PROJECTS\G2073 One Development and Construction-NUPRO\DWG\Concepts\G2073_NUPRO_10-28-22.dwg Nov 02, 2022 - 12:13pm



Drawing name: P:\Projects\Projects\2023\One Development and Construction\NUPRO\DWG\Concepts\G2073_NUPRO_10-25-22.dwg Nov 02, 2022 - 12:14pm
 PROJECTS\Projects\2023\One Development and Construction\NUPRO\DWG\Concepts\G2073_NUPRO_10-25-22.dwg

STRUCTURE TABLE

C.B. #1 RIM=198.61 INV. IN (E)=195.11 NOTE: C.B. #1 IS AN INLET STRUCTURE.	S.M.H. #11 RIM=200.54 INV. IN (E)=196.04 NOTE: INV. IN (E) IS UNCONNECTED FROM A CONTAINED PIPE W/ A CLEANOUT IN THE STRUCTURE.	S.M.H. #19 RIM=201.68 INV. IN "A" (6" PVC)=196.99 INV. IN "B" (6" VC)=196.96 INV. IN "C" (4" VC)=197.06 INV. IN "D" (4" VC)=196.68 INV. IN "E" (4" VC)=197.18 INV. OUT=196.48	S.M.H. #24 RIM=201.17 INV. IN (W)=193.37 INV. IN (NW)=185.37 INV. IN (N)=184.97 INV. IN (NE)=187.79 INV. OUT=187.69	S.M.H. #51=29 RIM=199.39 INV. IN (S)=189.08 INV. IN (NE)=187.79 INV. IN (NE)=187.79 INV. OUT=187.69	S.M.H. #25 RIM=198.81 INV. IN=194.61 INV. OUT=194.51	S.M.H. #26 RIM=199.00 INV. IN (NE)=190.70 INV. IN (E)=191.90 INV. OUT (DMH 29)=190.60 INV. OUT=190.65	S.M.H. #27 RIM=196.42 INV. IN (N)=194.92 INV. IN (NE)=184.42 TP ELBOW (E)=191.42 INV. OUT=184.42	S.M.H. #28 RIM=199.53 INV. IN=194.58 INV. OUT=194.53	S.M.H. #20 RIM=202.31 INV. IN=198.81 INV. OUT=198.71	S.M.H. #21 RIM=202.14 WATER LEVEL=198.04 NOTE: NO VISIBLE PIPES.	S.M.H. #22 RIM=200.54 INV. IN=198.54	S.M.H. #23 RIM=201.64 INV. IN (S)=197.94 INV. IN (SW)=197.94 INV. OUT=197.84	M.H. #17 RIM=198.57 BOTTOM=194.47 NOTE: FILLED W/ SAND - NO VISIBLE PIPES.	M.H. #18 RIM=198.60 BOTTOM=194.20 NOTE: FILLED W/ SAND - NO VISIBLE INVERTS.	M.H. #19 RIM=198.60 BOTTOM=194.20 NOTE: FILLED W/ SAND - NO VISIBLE INVERTS.	M.H. #20 RIM=198.60 BOTTOM=194.20 NOTE: FILLED W/ SAND - NO VISIBLE INVERTS.	M.H. #21 RIM=198.60 BOTTOM=194.20 NOTE: FILLED W/ SAND - NO VISIBLE INVERTS.	M.H. #22 RIM=198.60 BOTTOM=194.20 NOTE: FILLED W/ SAND - NO VISIBLE INVERTS.	M.H. #23 RIM=198.60 BOTTOM=194.20 NOTE: FILLED W/ SAND - NO VISIBLE INVERTS.
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MARK STADNICKI
R.C.E. NUMBER: 55402

DATE: 11-2-22

FOR PERMITTING

NO.	REVISION	DATE	CHK	MIS
1		11-NOV-22		

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T 802.257.0561
F 802.257.0721
www.sveassoc.com

UTILITY PLAN

NUPRO INDUSTRIAL
PROJECT DEVELOPMENT

ONE DEVELOPMENT & CONSTRUCTION, LLC.
68 UNION STREET
WESTFIELD, MA 01085

0 20 40 80
GRAPHIC SCALE 1" = 40'

N

PROJ. #: G2073

DATE: 22-AUG-22

DESIGN: MJS
DRAWN: MJS
CHECKED: MJS

SHEET
6/**12**

TREE PLANTING SCHEDULE

○ - MATURE TREE DRIP EDGE

ABBREVIATION	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
AR	10	<i>Acer rubrum</i>	RED MAPLE	1" - 1.5" caliper	
AC	6	<i>Acer saccharinum</i>	SILVER MAPLE	1" - 1.5" caliper	
BP	5	<i>Betula populifolia</i>	GRAY BIRCH	1" - 1.5" caliper	
CK	10	<i>Cornus kousa</i>	KOUASA DOGWOOD	1" - 1.5" caliper	
QF	3	<i>Quercus robur Fastigiata</i>	COLUMNAR ENGLISH OAK	1" - 1.5" caliper	
PS	3	<i>Pinus strobus</i>	EASTERN WHITE PINE	1"-1.5" caliper	

SHRUB PLANTING SCHEDULE

QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
18	<i>Aronia arbutifolia</i>	RED CHOKEBERRY	SAPPLINGS	
24	<i>Aronia melanocarpa</i>	BLACK CHOKEBERRY	SAPPLINGS	
6	<i>Cornus seicea</i>	RED OSIER DOGWOOD	SAPPLINGS	
11	<i>Juniperus horizontalis</i> "Bar Harbor"	BAR HARBOR JUNIPER	2 GALLON	
30	<i>Corylus americana</i>	AMERICAN HAZELNUT	SAPPLINGS	
9	<i>Comptonia peregrina</i>	SWEET FERN	2 GALLON	

RIVERFRONT RESOURCE AREA IMPACT LEGEND



RIVERFRONT RESOURCE AREA IMPACTS

TOTAL RIVERFRONT ON PROPERTY:	198,229 SF
EXISTING DEGRADED RIVERFRONT RESOURCE AREA*	
0-100 FT:	67,034 SF
100-200 FT:	87,365 SF
TOTAL EXISTING DEGRADED:	154,399 SF
EXISTING DISTURBED RIVERFRONT RESOURCE AREA*	
0-100 FT:	13,432 SF
100-200 FT:	2,337 SF
TOTAL EXISTING DISTURBED:	15,769 SF
TOTAL EXISTING IMPACTS IN RIVERFRONT:	
0-100 FT:	80,466 SF
100-200 FT:	89,702 SF
TOTAL EXISTING IMPACTS:	170,168 SF
PROPOSED DEGRADED RIVERFRONT RESOURCE AREA	
0-100 FT:	17,163 SF
100-200 FT:	47,695 SF
TOTAL PROP. DEGRADED AREA:	64,768 SF
PROPOSED DISTURBED RIVERFRONT RESOURCE AREA	
0-100 FT:	46,753 SF
100-200 FT:	39,383 SF
TOTAL PROP. DISTURBED AREA:	86,136 SF
TOTAL PROPOSED DISTURBANCE IN RIVERFRONT:	
0-100 FT:	63,916 SF
100-200 FT:	86,868 SF
TOTAL PROPOSED IMPACTS:	150,904 SF

* - PREVIOUS DEGRADED AREA CALCULATED OFF OF 2005 AERIAL PHOTOGRAPHY. PROPERTY WAS OPERATED BY OXFORD FOOD COMPANY.



11-2-22

MARK STADNICKI
R.C.E. NUMBER: 55402

DATE

FOR PERMITTING

NO.	REVISION	DATE	BY	CHK	MUS
1	1 - NOV - 22				

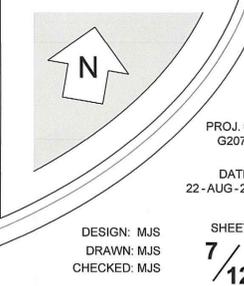
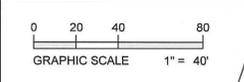
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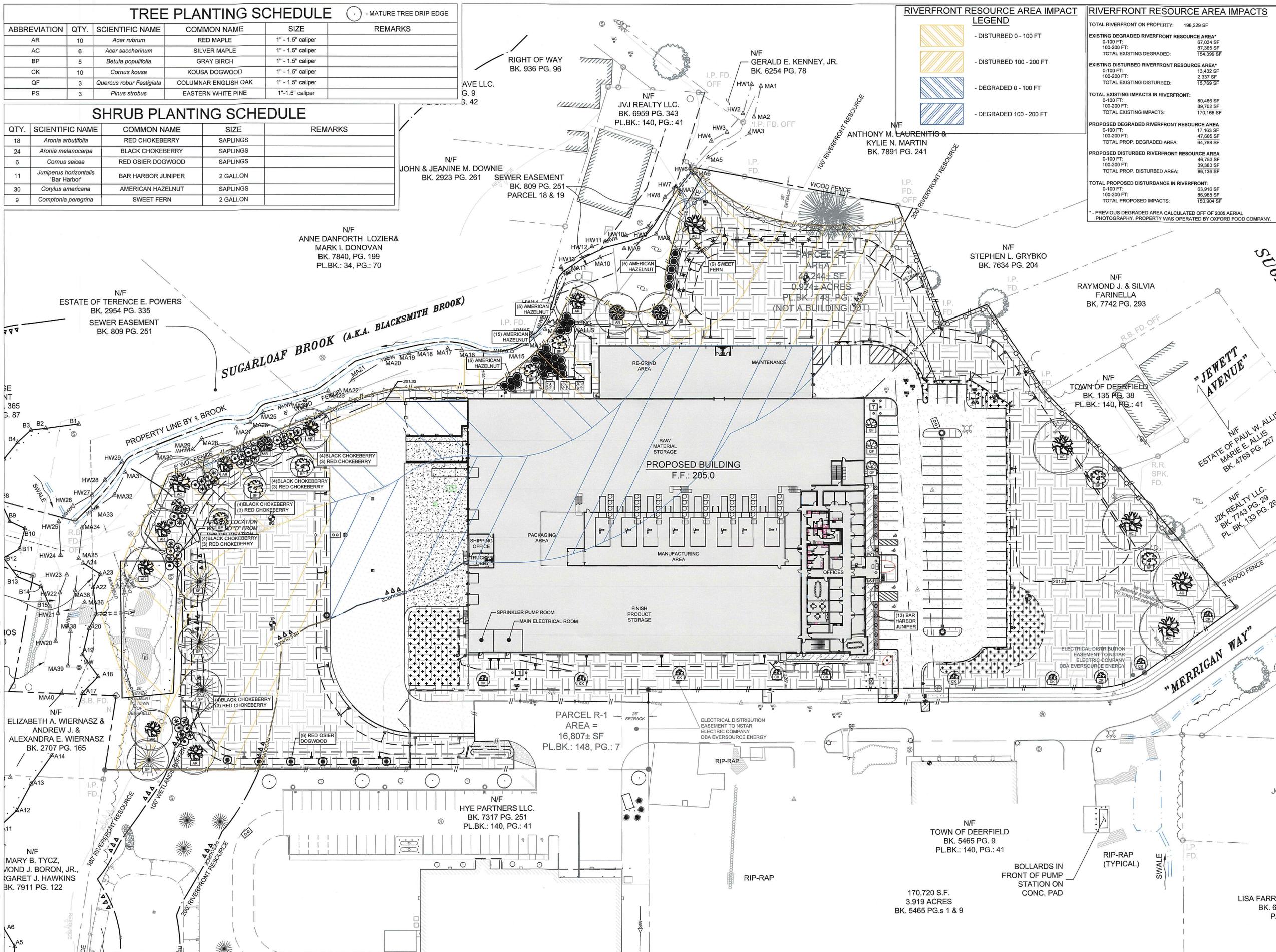
SVE Associates
P.O. Box 1818
439 West River Road
Burlington, VT 05402
T 802.257.0561
F 802.257.0721
www.sveassoc.com

LANDSCAPE & RIVERFRONT IMPROVEMENT PLAN
NUPRO INDUSTRIAL PROJECT DEVELOPMENT

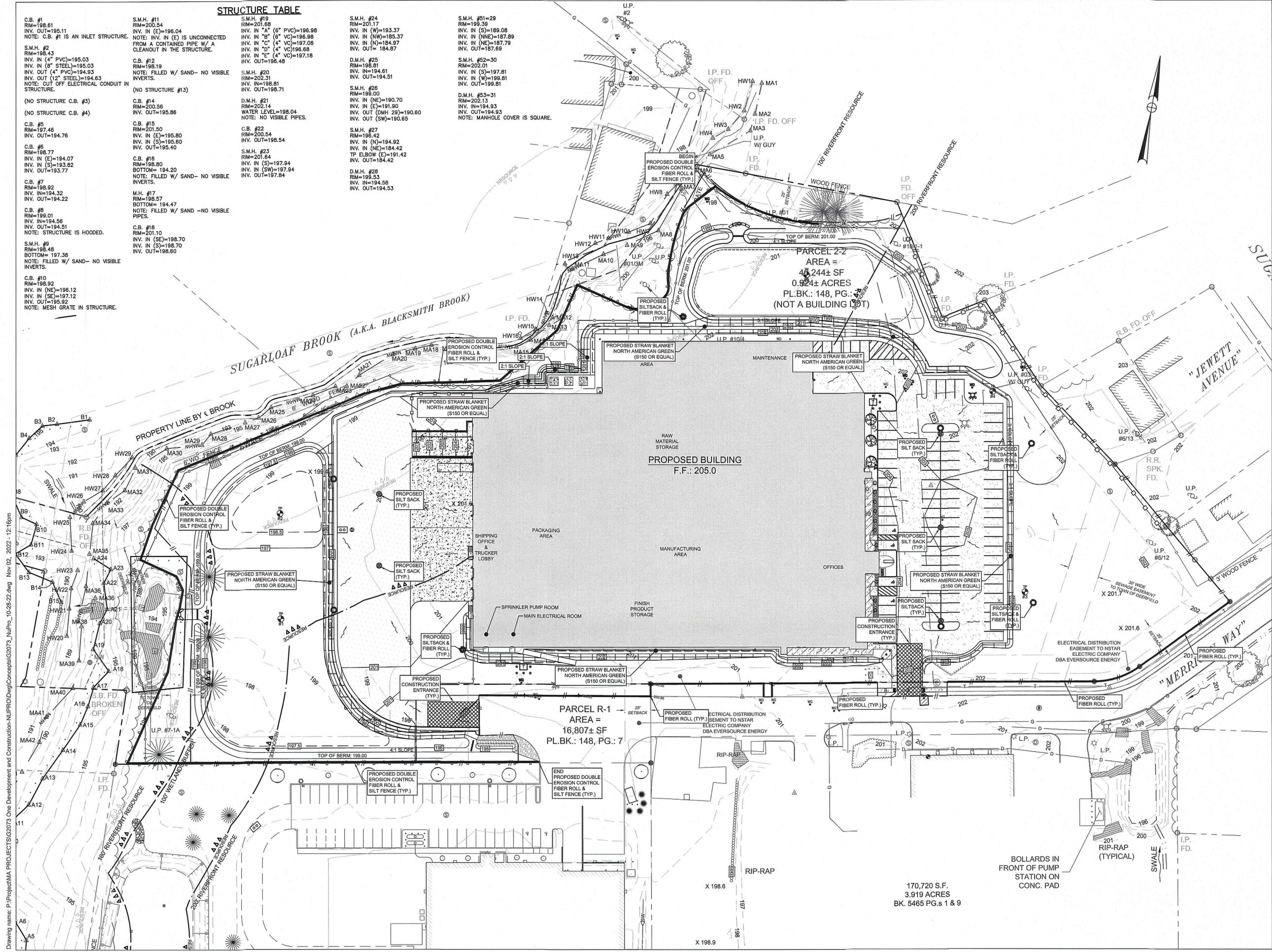
ONE DEVELOPMENT & CONSTRUCTION, LLC.
68 UNION STREET
WESTFIELD, MA 01085



PROJ. # G2073
DATE: 22-AUG-22
SHEET 7/12
DESIGN: MJS
DRAWN: MJS
CHECKED: MJS



Drawing name: P:\Project\MA PROJECTS\G2073 One Development and Construction-NUPRO\DWG\Concepts\G2073_NUPRO_10-29-22.dwg Nov 02, 2022 - 12:15pm



C.B. #1
RIM=198.61
INV. OUT=195.11
NOTE: C.B. #1 IS AN INLET STRUCTURE.

S.M.H. #2
RIM=198.43
INV. IN (4" PVC)=195.03
INV. IN (8" STEEL)=195.03
INV. OUT (4" PVC)=194.93
INV. OUT (12" STEEL)=194.83
NOTE: CUT OFF ELECTRICAL CONDUIT IN STRUCTURE.

(NO STRUCTURE C.B. #3)
(NO STRUCTURE C.B. #4)

C.B. #5
RIM=197.46
INV. OUT=194.76

C.B. #6
RIM=198.77
INV. IN (E)=194.07
INV. IN (S)=193.82
INV. OUT=193.77

C.B. #7
RIM=198.92
INV. IN=194.32
INV. OUT=194.22

C.B. #8
RIM=199.01
INV. IN=194.56
INV. OUT=194.51
NOTE: STRUCTURE IS HOODED.

S.M.H. #9
RIM=198.48
BOTTOM=197.38
NOTE: FILLED W/ SAND- NO VISIBLE INVERTS.

C.B. #10
RIM=198.92
INV. IN (NE)=196.12
INV. IN (SE)=197.12
INV. OUT=195.92
NOTE: MESH GRATE IN STRUCTURE.

S.M.H. #11
RIM=200.54
INV. IN (E)=196.04
NOTE: INV. IN (E) IS UNCONNECTED FROM A CONTAINED PIPE W/ A CLEANOUT IN THE STRUCTURE.

C.B. #12
RIM=198.19
NOTE: FILLED W/ SAND- NO VISIBLE INVERTS.

(NO STRUCTURE #13)

C.B. #14
RIM=200.56
INV. OUT=195.86

C.B. #15
RIM=201.50
INV. IN (E)=195.80
INV. IN (S)=195.80
INV. OUT=195.40

C.B. #16
RIM=199.80
BOTTOM=194.20
NOTE: FILLED W/ SAND- NO VISIBLE INVERTS.

M.H. #17
RIM=198.57
BOTTOM=194.47
NOTE: FILLED W/ SAND- NO VISIBLE PIPES.

C.B. #18
RIM=201.10
INV. IN (SE)=198.70
INV. IN (S)=198.70
INV. OUT=198.60

S.M.H. #19
RIM=201.68
INV. IN "A" (6" PVC)=196.98
INV. IN "B" (6" VC)=196.98
INV. IN "C" (4" VC)=197.08
INV. IN "D" (4" VC)=196.68
INV. IN "E" (4" VC)=197.18
INV. OUT=196.48

S.M.H. #20
RIM=202.31
INV. IN=198.81
INV. OUT=198.71

D.M.H. #21
RIM=202.14
WATER LEVEL=198.04
NOTE: NO VISIBLE PIPES.

C.B. #22
RIM=200.54
INV. OUT=198.54

S.M.H. #23
RIM=201.64
INV. IN (S)=197.94
INV. IN (SW)=197.84
INV. OUT=197.84

S.M.H. #24
RIM=201.17
INV. IN (W)=193.37
INV. IN (NW)=185.37
INV. IN (N)=184.97
INV. OUT=184.87

D.M.H. #25
RIM=198.81
INV. IN=194.61
INV. OUT=194.51

S.M.H. #26
RIM=199.00
INV. IN (NE)=190.70
INV. IN (E)=191.90
INV. OUT (DW 29)=190.60
INV. OUT (SW)=190.65

S.M.H. #27
RIM=196.42
INV. IN (N)=194.92
INV. IN (NE)=184.42
TP ELBOW (E)=191.42
INV. OUT=184.42

D.M.H. #28
RIM=199.53
INV. IN=194.58
INV. OUT=194.53

S.M.H. #51=29
RIM=199.39
INV. IN (S)=189.08
INV. IN (NE)=187.89
INV. IN (NE)=187.79
INV. OUT=187.69

S.M.H. #52=30
RIM=202.01
INV. IN (S)=197.81
INV. IN (W)=199.81
INV. OUT=199.81

D.M.H. #53=31
RIM=202.13
INV. IN=194.93
INV. OUT=194.93
NOTE: MANHOLE COVER IS SQUARE.

MARK STADNICKI
 R.C.E. NUMBER: 55402
 DATE: 11-2-22
FOR PERMITTING

NO.	REVISION	DATE	CHK	MIS
1	1-NOV-22			
	REVISED PER PEER REVIEW COMMENTS			

SVE
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 Planning
 Landscape Architecture
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EROSION CONTROL PLAN
 NUPRO INDUSTRIAL
 PROJECT DEVELOPMENT
 ONE DEVELOPMENT & CONSTRUCTION, LLC.
 68 UNION STREET
 WESTFIELD, MA 01085

0 20 40 80
 GRAPHIC SCALE 1" = 40'

 PROJ. #:
 G2073
 DATE:
 22-AUG-22
 DESIGN: MJS
 DRAWN: MJS
 CHECKED: MJS
 SHEET
8 / 12

Drawing name: P:\Project\MA PROJECTS\G2073 One Development and Construction-NUPRO\DWG\Concepts\G2073_NUPRO_10-28-22.dwg Nov 02, 2022 - 12:16pm