

LOCUS
SCALE: 1"=1500'

DIMENSIONAL REQUIREMENTS

ZONING: GENERAL BUSINESS (GB)	REQUIRED	PROVIDED
*MIN. LOT AREA	10,000 S.F.	84,897 S.F.
MIN. LOT FRONTAGE	50'	50'
MIN. LOT DEPTH	75'	465'±
MIN. LOT WIDTH	50'	50'
MIN. FRONT SETBACK	15'	175'
MIN. SIDE SETBACK	5' / 25'**	8' / 27'
MIN. REAR SETBACK	30'	214'
MAX. BLDG HEIGHT	40'	28'±
MAX. STOREYS	3	1
MAX. BLDG AREA	70%	5.4%
MIN. OPEN SPACE	10%	62%
SHAPE FACTOR (P ² /A)	30	26

*A MAXIMUM OF 25% OF THE MINIMUM REQUIRED LOT AREA MAY BE LOCATED IN A FLOOD HAZARD OR WETLAND DISTRICT PER SECTION II.E.4.C(II) OF THE ZONING BY-LAWS.

**5' FROM COMMERCIAL USE; 25' FROM RESIDENTIAL

***PER SECTION 5.5 OF THE SITE PLAN REVIEW BY-LAW, A MINIMUM OF 20% OF THE TOTAL LOT AREA SHALL BE LANDSCAPED.

GENERAL NOTES:

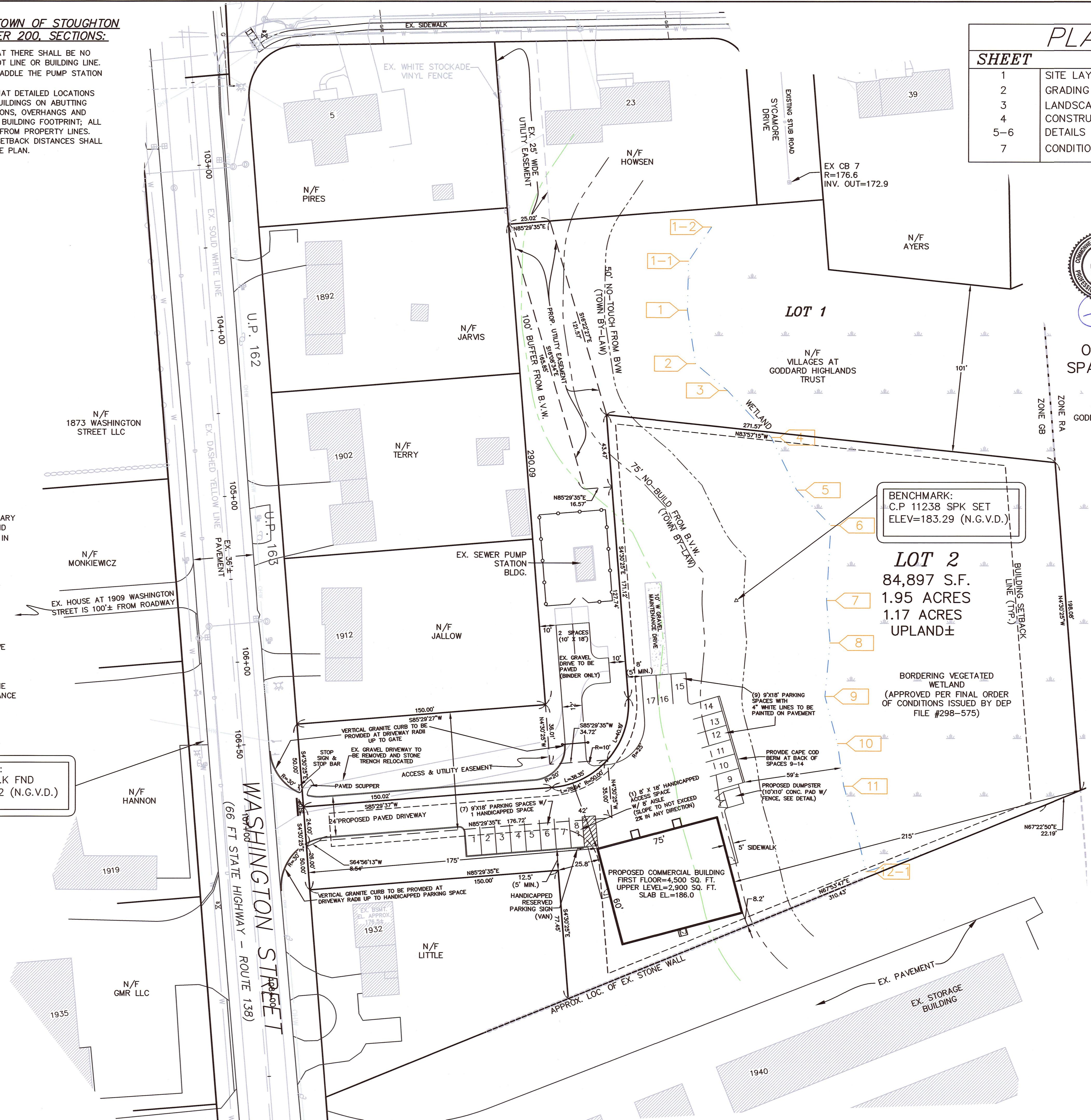
- PROPERTY LINE INFORMATION TAKEN FROM "FORM A PLAN OF PLAN WASHINGTON STREET" DATED JANUARY 3, 2019 RECORDED AT THE NORFOLK REGISTRY OF DEEDS PLAN BOOK 679, PAGE 20. TOPOGRAPHIC AND WETLAND LINE INFORMATION TAKEN FROM SUBDIVISION PLANS: "THE VILLAGES AT GODDARD HIGHLANDS IN STOUGHTON, MASSACHUSETTS" DATED JULY 31, 2002 AND REVISED THRU 8/30/10, BY OUTBACK ENGINEERING, INC. AND FROM FIELD SURVEYS BY OUTBACK ENGINEERING IN 2018 DURING SEWER PUMP STATION CONSTRUCTION. WETLAND FLAGS WERE REFRESHED IN FALL 2018.
- LOCATION AND ELEVATION OF UTILITIES IS BASED ON AS-BUILT PLANS AND INFORMATION PROVIDED BY CONTRACTOR; INFORMATION SHOWN MAY NOT REFLECT ACTUAL CONDITIONS AT TIME OF CONSTRUCTION. CONTRACTORS SHALL NOTIFY DIGSAFE (800-344-7233) AT LEAST 72 HOURS PRIOR TO THE ONSET OF CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED. CONTRACTOR MUST VERIFY SEWER STUB AND WATER SERVICE ELEVATIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
- EXISTING UTILITIES DEPICTED ON THIS SITE PLAN ARE A COMPILED OF FIELD SURVEY, COMPREHENSIVE PERMIT DESIGN PLANS, AND TIES FURNISHED BY THE CONTRACTOR AND ARE NOT WARRANTED TO BE CORRECT OR THAT ALL EXISTING UTILITIES ARE SHOWN.
- THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE. THE PROPERTY IS LOCATED ENTIRELY IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER THE FLOOD INSURANCE RATE MAP FOR NORFOLK COUNTY, MA (MAP NUMBER 25021C0379E, EFFECTIVE DATE: JULY 17, 2012)
- ALL DRIVEWAY /SIDEWALK INTERFACES SHALL CONFORM TO ADA REQUIREMENTS.
- THE PROPOSED SITE GRADING SHALL NOT ADVERSELY AFFECT ABUTTING PROPERTIES OR THE ROADWAY DRAINAGE SYSTEM.

BENCHMARK:
C.P 3004 P.K FND
ELEV=177.62 (N.G.V.D.)

PARKING SUMMARY

USE	GROSS FLOOR AREA	PARKING REQUIRED
WAREHOUSE/ STORAGE ESTABLISHMENT	4,500 S.F.	1 SPACE/1000 S.F. X 4,500 S.F. = 5 SPACES
RETAIL/SERVICE/ OR OFFICE	2,900 S.F.	1 SPACE/300 S.F. X 2,900 S.F. = 10 SPACES
TOTALS	7,000 S.F.	15 SPACES REQUIRED*

*17 SPACES PROVIDED



PLANTING SCHEDULE

PLAN SYMBOL	COMMON NAME (SCIENTIFIC NAME)	SIZE & FORM	SIZE @ PURCHASE	QUANTITY
	BRADFORD PEAR (PYRUS CALLERYANA)	MED-SIZED TREE	10-12 FEET	2
	EASTERN ARBORVITAE (THUJA OCCIDENTALIS)	TALL COLUMNAR SHRUB	8 FEET	12
	BUSH HONEYSUCKLE (DIERVILLA LONICERA)	SMALL-SIZED SHRUB	24"-36"	2
	STEWART AZALEA (AZALEA STEWARTONIAN)	SMALL-SIZED SHRUB	24"-36"	6
	RHODODENDRON (RHODODENDRON FERRUGINEUM)	SMALL-SIZED SHRUB	24"-36"	1

NOTES:
1. ALL DISTURBED AREAS TO BE MULCHED OR LOAMED AND SEDED.
2. BOTTOM OF INFILTRATION BASINS TO BE SEDED WITH NEW ENGLAND EROSION CONTROL/ RESTORATION MIX FOR DETENTION BASIN AND MOIST SITES. SIDE SLOPES SHALL BE SEDED WITH 4" OF NEW ENGLAND CONSERVATION/WILDLIFE MIX.

NEW ENGLAND EROSION CONTROL/ RESTORATION MIX FOR DETENTION BASIN AND MOIST SITES. (BOTTOM ONLY). 6" LAYER OF 50/50 LOAM/SAND MIX

LOAM AND SEED SHADE TOLERANCE MIX

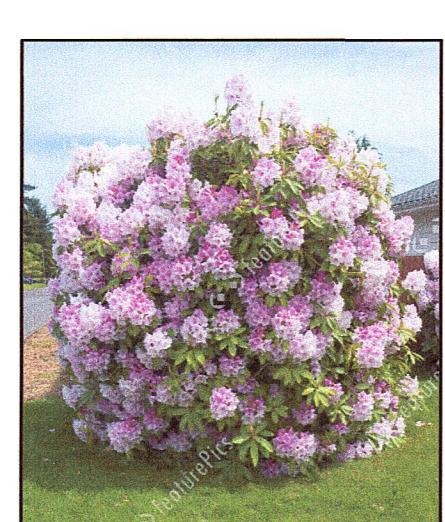
LANDSCAPE BEDS WITH MULCH



NIGHTGLOW DIERVILLA



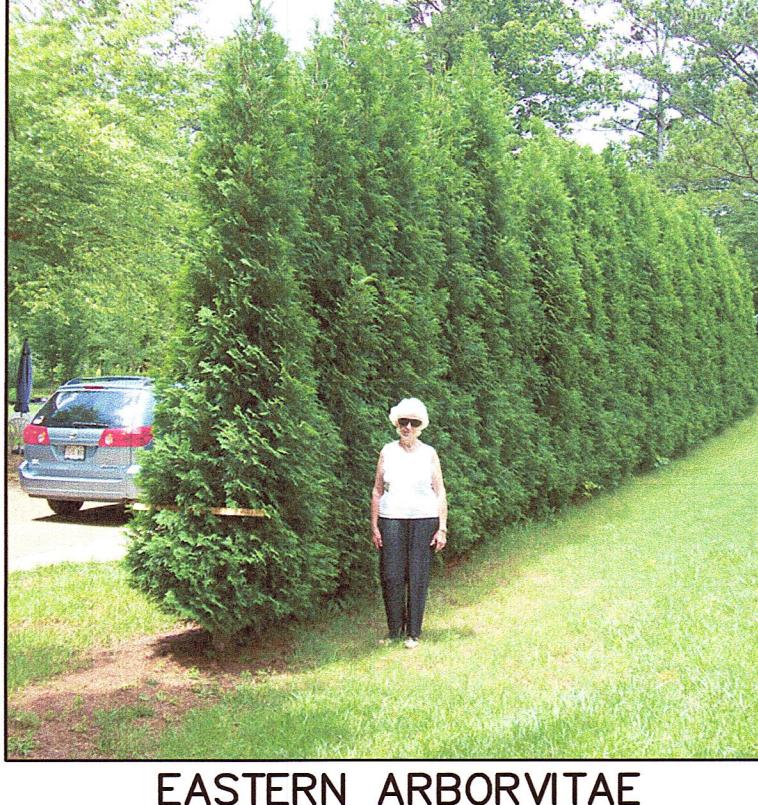
STEWARTSTONIAN AZALEA



RHODODENDRON



BRADFORD PEAR

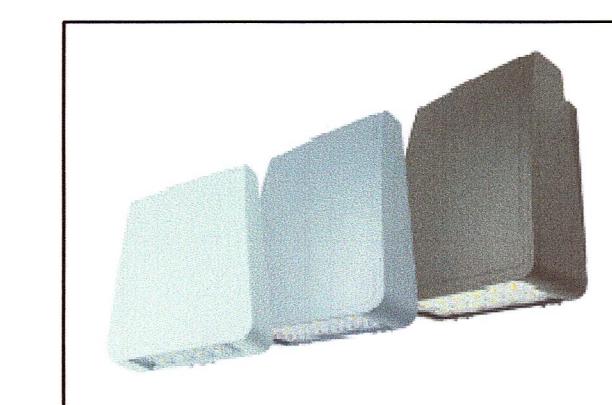
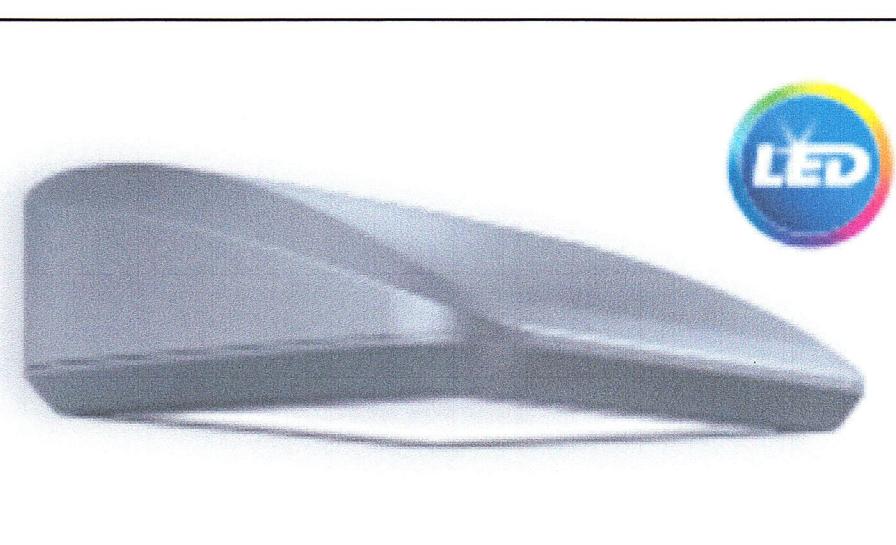


EASTERN ARBORVITAE (MATURE PLANTINGS)

PROPOSED SITE LIGHTS

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
3	WP1	SINGLE	6064	52.2	0.765	B2-U0-G2	GARDCO PWS-140L-1150-WW-G2-3-UNV-FINISH / WALL MOUNTED @ 18FT AFG TO BOF
3	WP2	SINGLE	1509	15.1239	0.842	B1-U0-G1	TRACELITE WLZ1-3-3K-FINISH / WALL MOUNTED @ 10FT AFG TO BOF
2	B1	SINGLE	1872	16.8	0.748	B0-U0-G0	GARDCO BR840-42-14L-350-WW-G2-3-UNV-FINISH

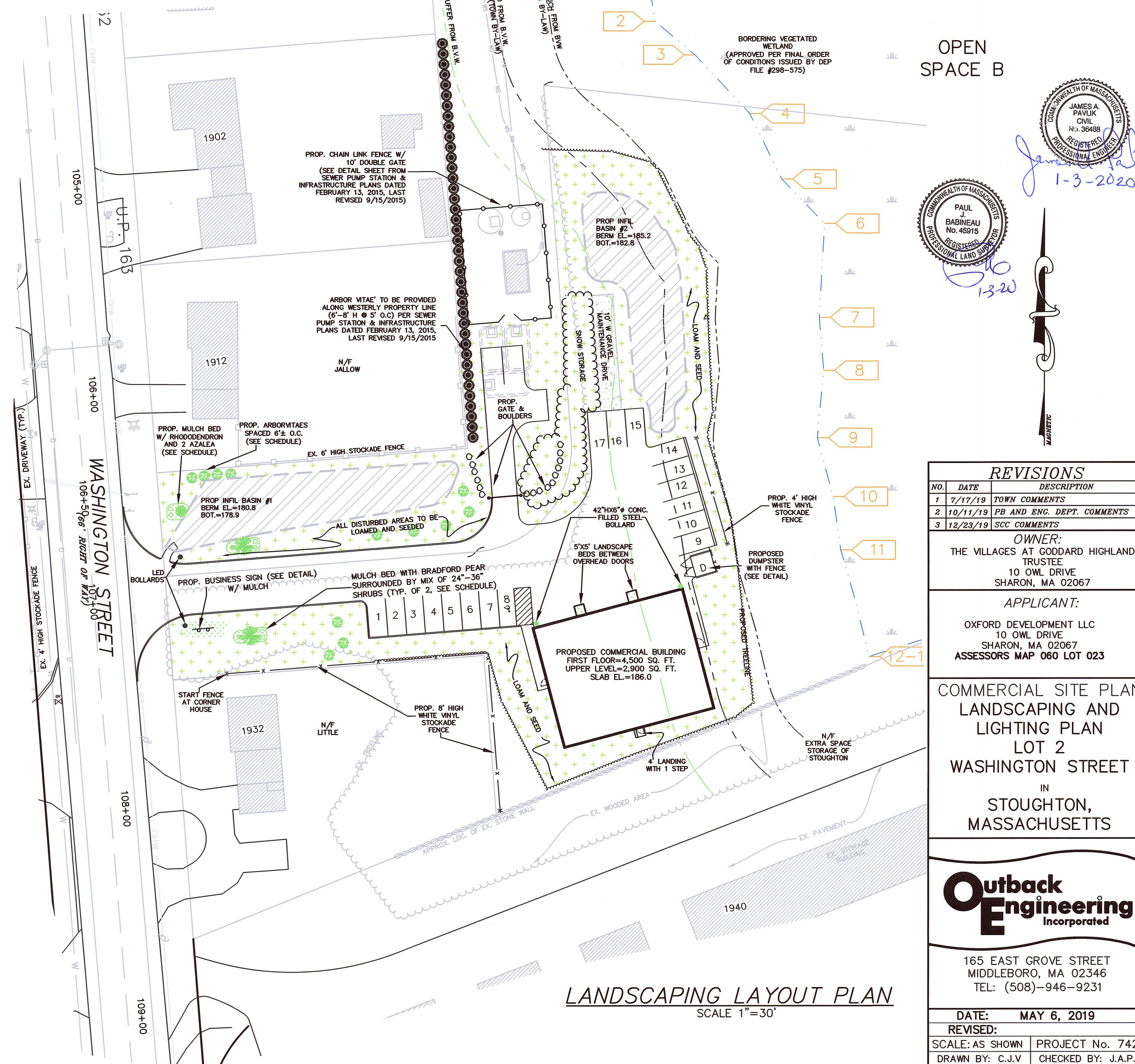
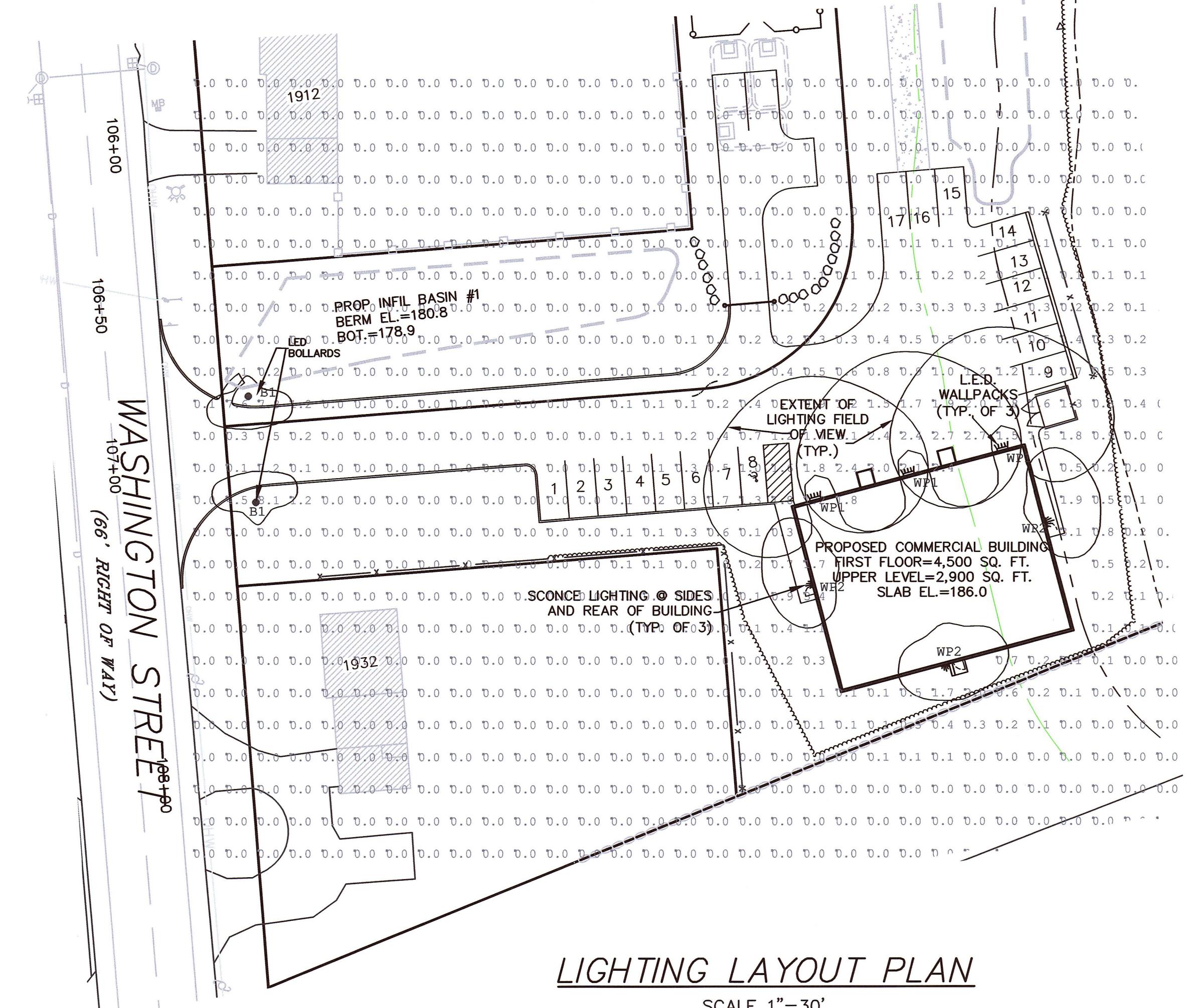
Calculation Summary					
Label	Grid Height	Avg	Max	Min	Avg/Min
L7 (FOOTCANDLES)	0	0.13	3.4	0.0	N.A. N.A.

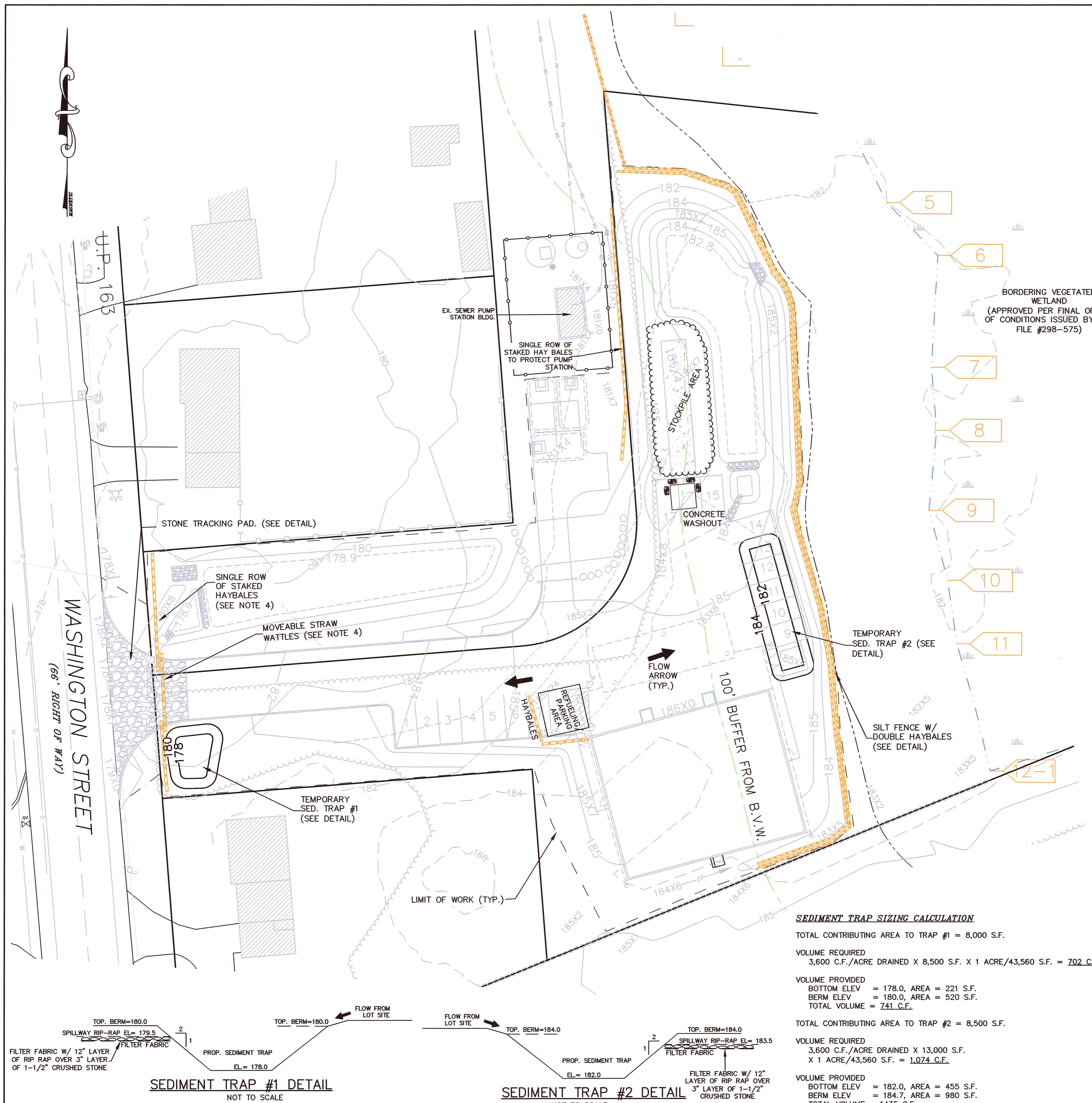


PHILIPS GARDCO WALL MOUNT LED OR APPROVED EQUAL TO BE INSTALLED IN FRONT OF BUILDING AS SHOWN TYPE WP1- PWS-140L-1150-WW-G2-3-UNV-FINISH

NOTE: 1. LIGHTS TO BE ACTIVATED BY PHOTOCELL AT DUSK AND TO REMAIN ON TILL DAWN.
GARDCO BR840-42-14L-350-WW-G2-3-UNV-FINISH

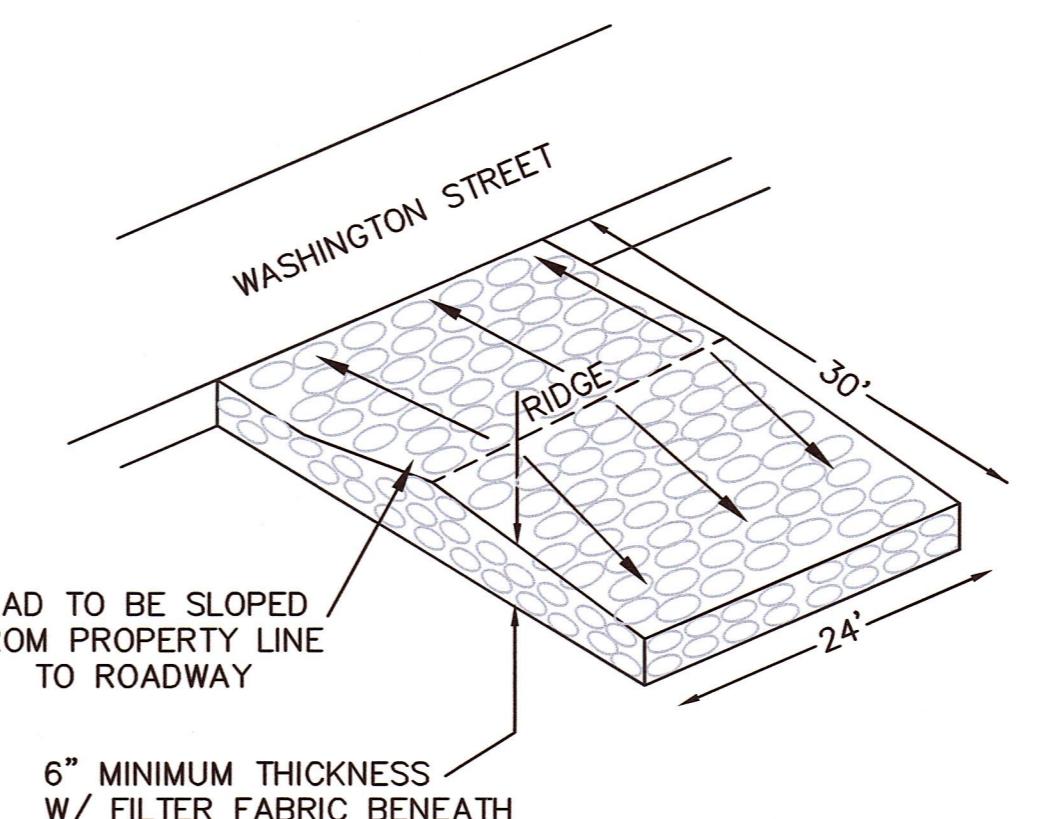
GARDCO BR840 LED ROUND FULL CUTOFF BOLLARD OR APPROVED EQUAL TO BE INSTALLED AT SITE ENTRANCE AS SHOWN





CONSTRUCTION SEQUENCE AND EROSION CONTROL MEASURE NOTES:

- 1.) CLEAR TREES TO LIMIT OF WORK SHOWN. (APPROX. 2 DAYS)
- 2.) INSTALL SILT FENCE & HAY BALES. (1 DAY)
- 3.) CLEAR AND GRUB THE SITE. AS FILL IS BROUGHT IN, THE FILL SHALL BE SLOPED TOWARDS THE 2 SEDIMENT TRAPS THAT MUST BE INSTALLED. (1-2 WEEKS)
 - INSTALL STRAW WATTLES ACROSS STONE ENTRANCE PAD AT NIGHT AND PRIOR TO RAIN EVENTS
 - INSTALL STONE ENTRANCE PAD. (SEE DETAIL).
- 4.) WHERE SITE IS GRADED TOWARDS ROADWAY, A ROW OF STAKED HAYBALES IS TO BE PLACED AT PAVEMENT EDGE/PROPERTY LINE. (AS NECESSARY DURING CONSTRUCTION)
 - MAINTAIN ALL HAYBALES/ SILT FENCE DURING CONSTRUCTION.
- 5.) CONTRACTOR TO USE STREWN STRAW OR STUMP GRINDINGS ATOP BARE SOILS AS NECESSARY TO MINIMIZE POTENTIAL EROSION. (AS NECESSARY DURING CONSTRUCTION)
- 6.) CONTRACTOR MAY UTILIZE ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY, SUCH AS HAYBALES, STRAW WATTLES, CRUSHED STONE, EARTHEN BERMS, TO CONTAIN SOILS ON SITE. MODIFICATIONS MAY BE IMPLEMENTED AS CONSTRUCTION PROGRESSES. (AS NECESSARY DURING CONSTRUCTION)
INSTALL STRAW WATTLES ACROSS STONE ENTRANCE PAD AT NIGHT AND PRIOR TO RAIN EVENTS
- 7.) CONTRACTOR TO CONSTRUCT BUILDING, PARKING, UTILITIES AND OTHER INFRASTRUCTURE. (APPROX. 6 MONTHS)
 - CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING CONSTRUCTION UNTIL SITE IS FINISH LANDSCAPED AND SOILS ARE STABILIZED.
 - SEDIMENT TRAPS MAY BE REMOVED PRIOR TO PAVING AND AFTER INFILTRATION BASINS ARE IN PLACE.



TEMPORARY SITE CONSTRUCTION ENTRANCE PAD

N.T.S.



REVISIONS

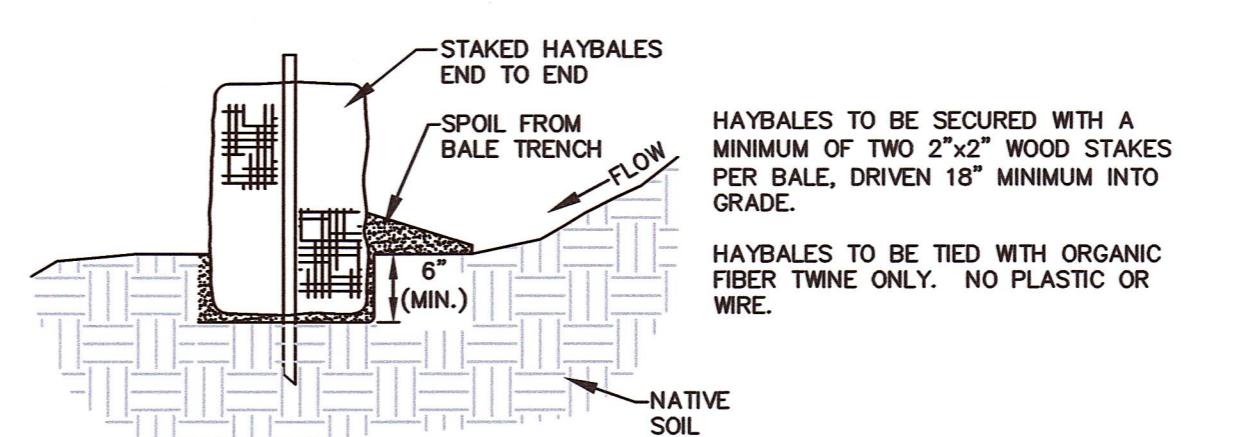
REVISIONS	
E	DESCRIPTION
/19	TOWN COMMENTS
/19	PB AND ENG. DEPT. COMMENTS
	CCC COMMENTS

OWNER:
VILLAGES AT GODDARD HIGHLAND
TRUSTEE
10 OWL DRIVE
SHARON, MA 02067

APPLICANT:

SİNGİ F HAYRAF DETAIL

NOT TO SCALE



CONSTRUCTION PERIOD
EROSION CONTROL PLAN
LOT 2
WASHINGTON STREET
IN
STOUGHTON,
MASSACHUSETTS

Outback Engineering Incorporated

165 EAST GROVE STREET
MIDDLEBORO, MA 02346
TEL: (508)-946-9231

DATE: MAY 6, 2019

REVISED: MAY 6, 2019

SCALE: 1"=20'	PROJECT No. 742
DRAWN BY: C. L. V.	CHECKED BY: J. A. P.

DRAWN BY: C.J.V	CHECKED BY: J.A.P.
OT 2 SITE PLAN.DWG	SHEET 4 OF 7

20' 40' 60'

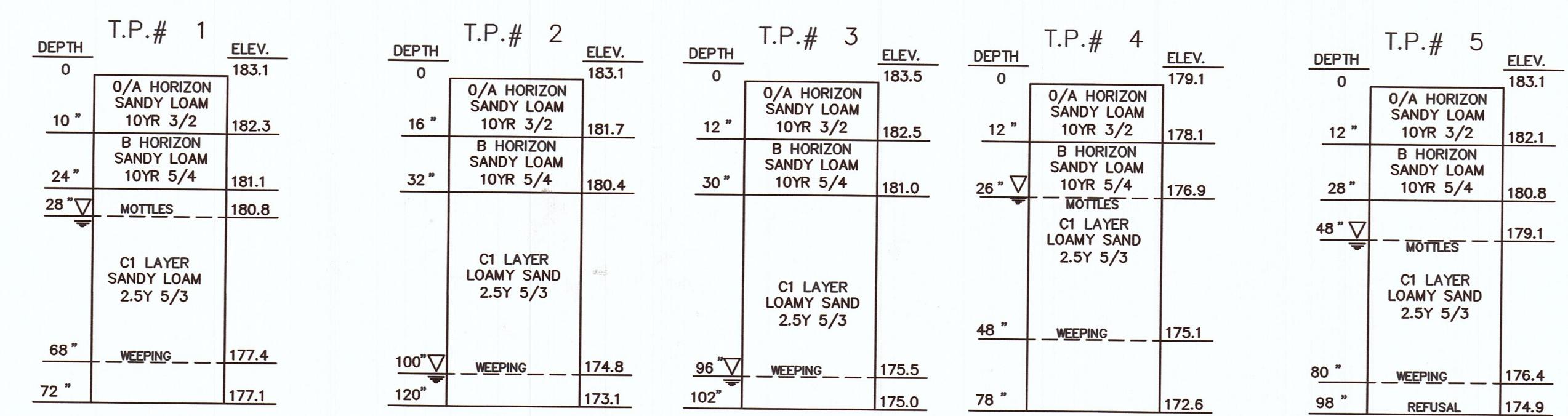
Page 1 of 1

Digitized by srujanika@gmail.com

Page 10 of 10

SILT FENCE W/ DOUBLE HAYBALE DETAIL

NOT TO SCALE



PERC. RATE : NO PERC
DATE OF TEST : 10/16/18
B.O.H. AGENT : MIKE NOLAN
SOIL EVALUATOR: TOM MORRIS

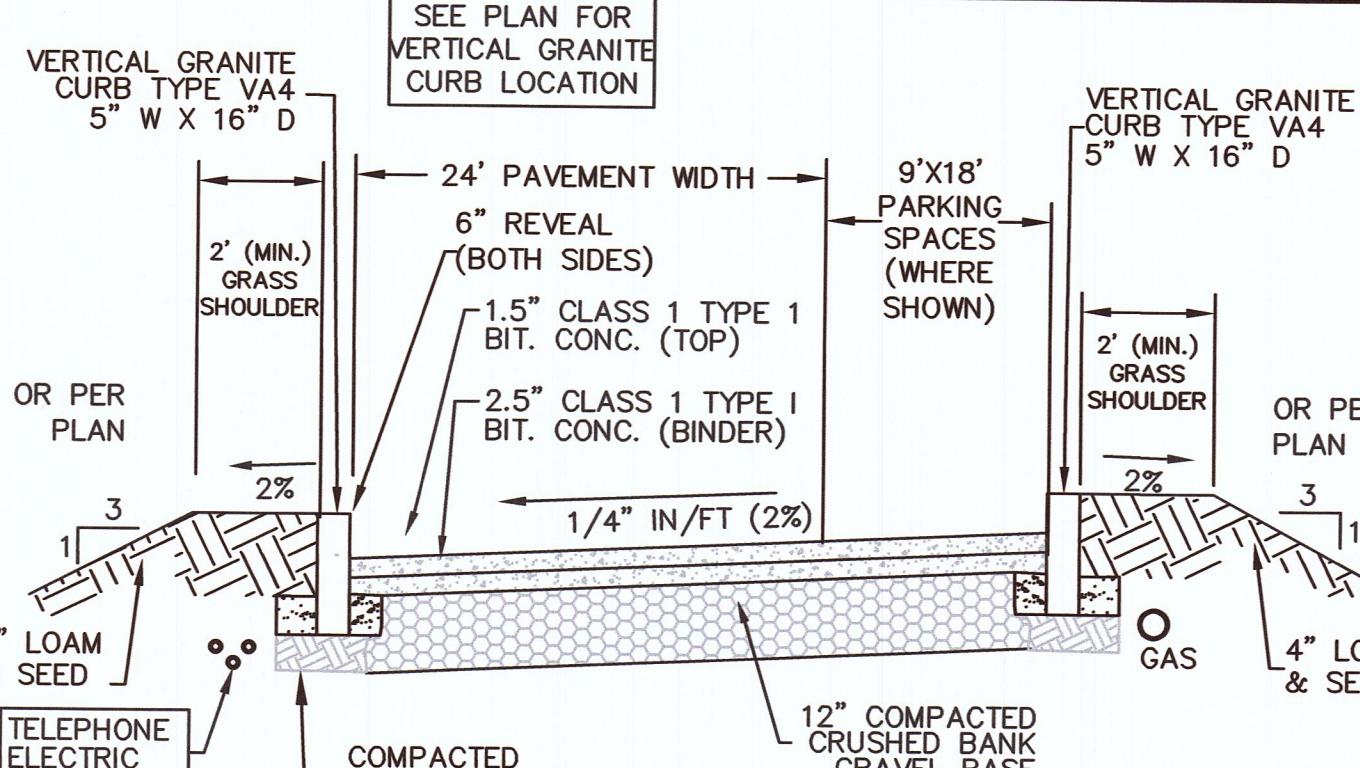
PERC. RATE : NO PERC
DATE OF TEST : 10/16/18
B.O.H. AGENT : MIKE NOLAN
SOIL EVALUATOR: TOM MORRIS

PERC. RATE : NO PERC
DATE OF TEST : 10/16/18
B.O.H. AGENT : MIKE NOLAN
SOIL EVALUATOR: TOM MORRIS

PERC. RATE : NO PERC
DATE OF TEST : 10/16/18
B.O.H. AGENT : MIKE NOLAN
SOIL EVALUATOR: TOM MORRIS

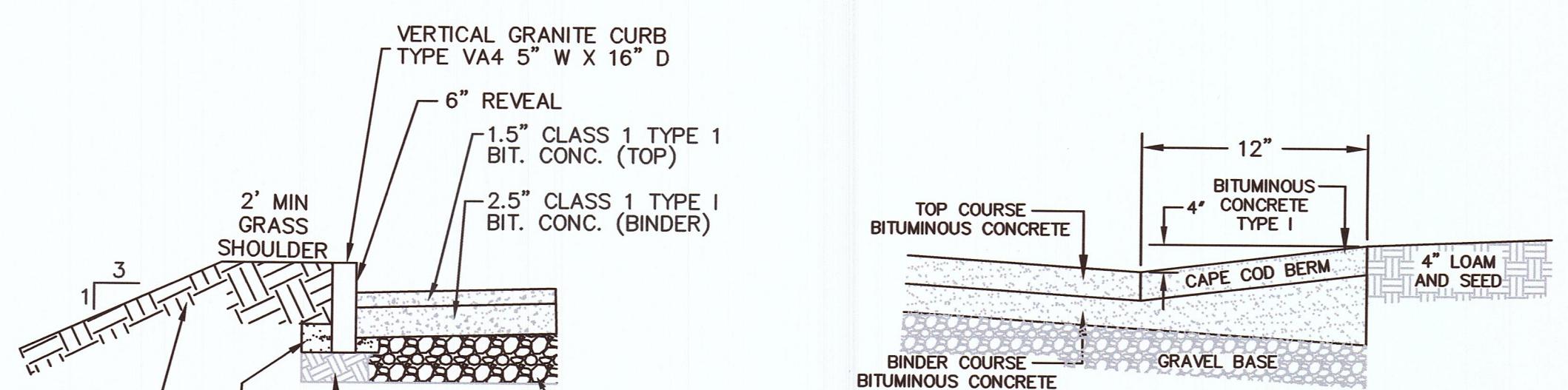
PERC. RATE : NO PERC
DATE OF TEST : 10/16/18
B.O.H. AGENT : MIKE NOLAN
SOIL EVALUATOR: TOM MORRIS

SOIL STRATA LOGS



DRIVEWAY CROSS SECTION

NOTES:
1. DRIVEWAY TO PUMP STATION ON LOT 1 TO BE PAVED 12' WIDE TO BINDER ONLY.
2. PAVED SCUPPER TO INFILTRATION BASIN #1 TO HAVE 12" GRAVEL BASE BENEATH 2 COURSES OF PAVEMENT AS SHOWN.

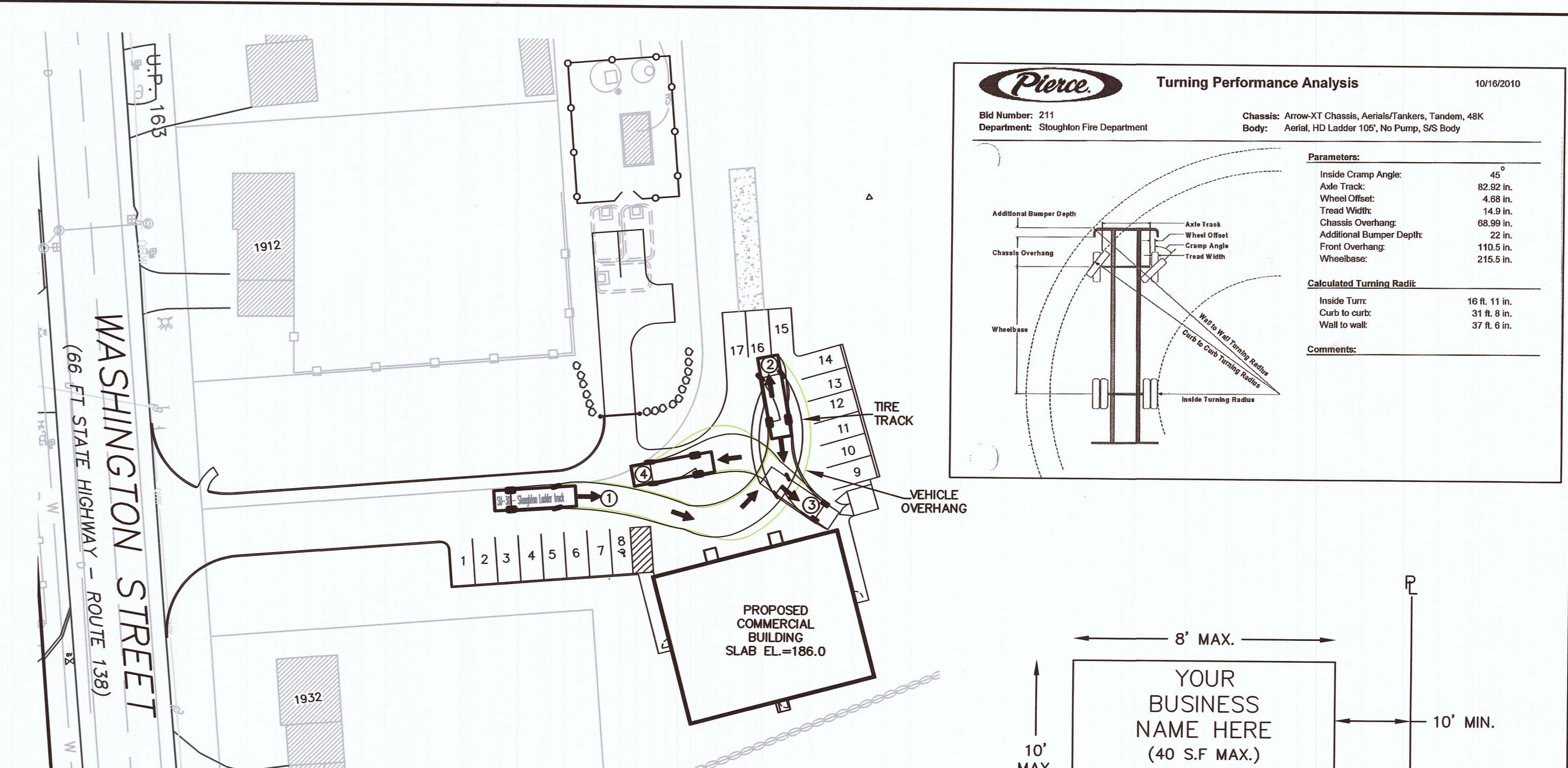


VERTICAL CURB DETAIL

NOT TO SCALE

CAPE COD BERM DETAIL

NOT TO SCALE



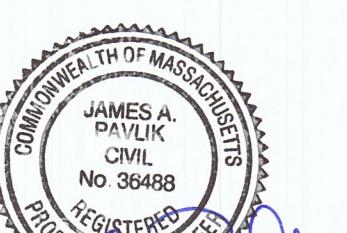
FIRETRUCK TURNING MOVEMENT

SCALE 1'=40'

NOTE: PER SECTION 6.2.3.6 OF THE STOUGHTON ZONING BY LAWS, GROUND MOUNTED SIGN SHALL:
• NOT EXCEED 40 SQUARE FEET
• BE SETBACK AT LEAST 10 FEET FROM ANY STREET LOT LINE
• NOT BE ERECTED SO THAT ANY PORTION OF IT IS OVER 30 FEET IN HEIGHT.
• IF LIGHTED, SHALL BE ILLUMINATED INTERNALLY WITH WHITE LIGHT ONLY.

SIGN DETAIL

NOT TO SCALE



1-3-2020

REVISIONS

NO.	DATE	DESCRIPTION
1	7/17/19	TOWN COMMENTS
2	10/11/19	FB AND ENC. DEPT. COMMENTS
3	12/23/19	SCC COMMENTS

OWNER:
THE VILLAGES AT GODDARD HIGHLAND
TRUSTEE
10 OWL DRIVE
SHARON, MA 02067

APPLICANT:
OXFORD DEVELOPMENT LLC
10 OWL DRIVE
SHARON, MA 02067
ASSESSORS MAP 060 LOT 023

DETAILS SHEET
LOT 2
WASHINGTON STREET
IN
STOUGHTON,
MASSACHUSETTS

Outback Engineering Incorporated

165 EAST GROVE STREET
MIDDLEBORO, MA 02346
TEL: (508)-946-9231

DATE: MAY 6, 2019

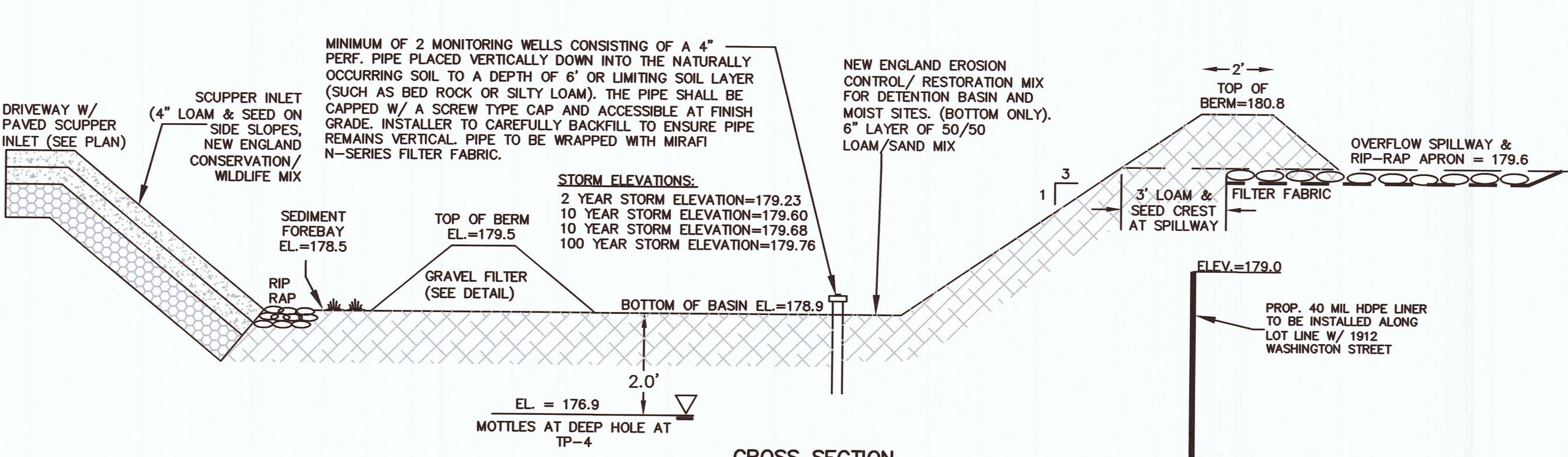
REVISED:

SCALE: PROJECT No. 742

DRAWN BY: C.J.V CHECKED BY: J.A.P.

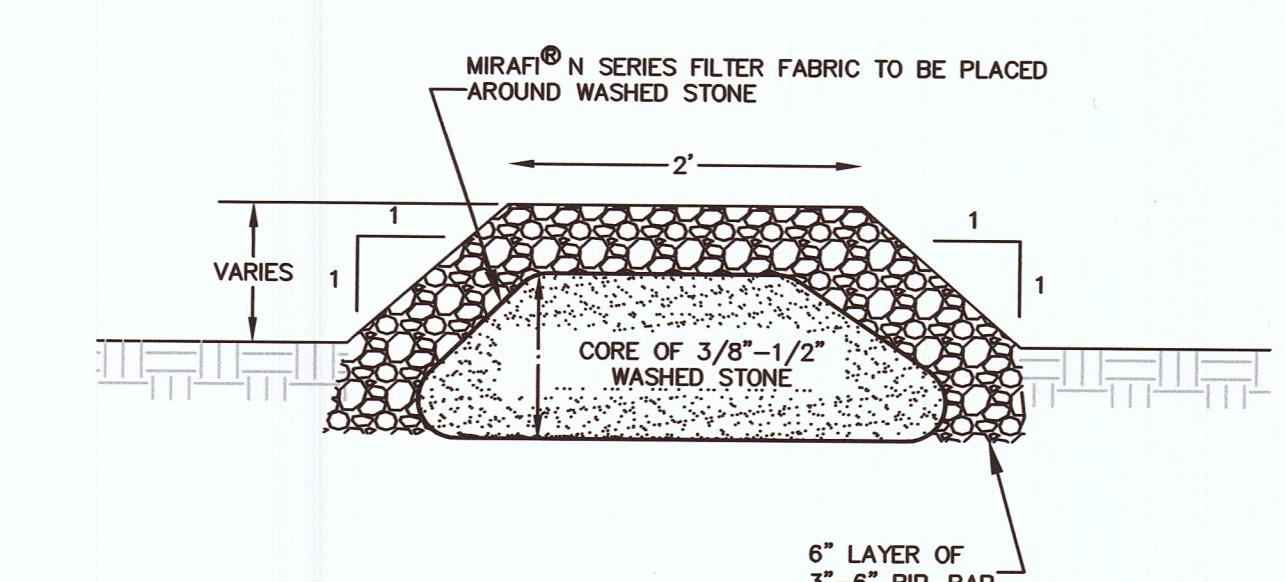
LOT 2 SITE PLAN.DWG SHEET 5 OF 7

SCALE AS SHOWN



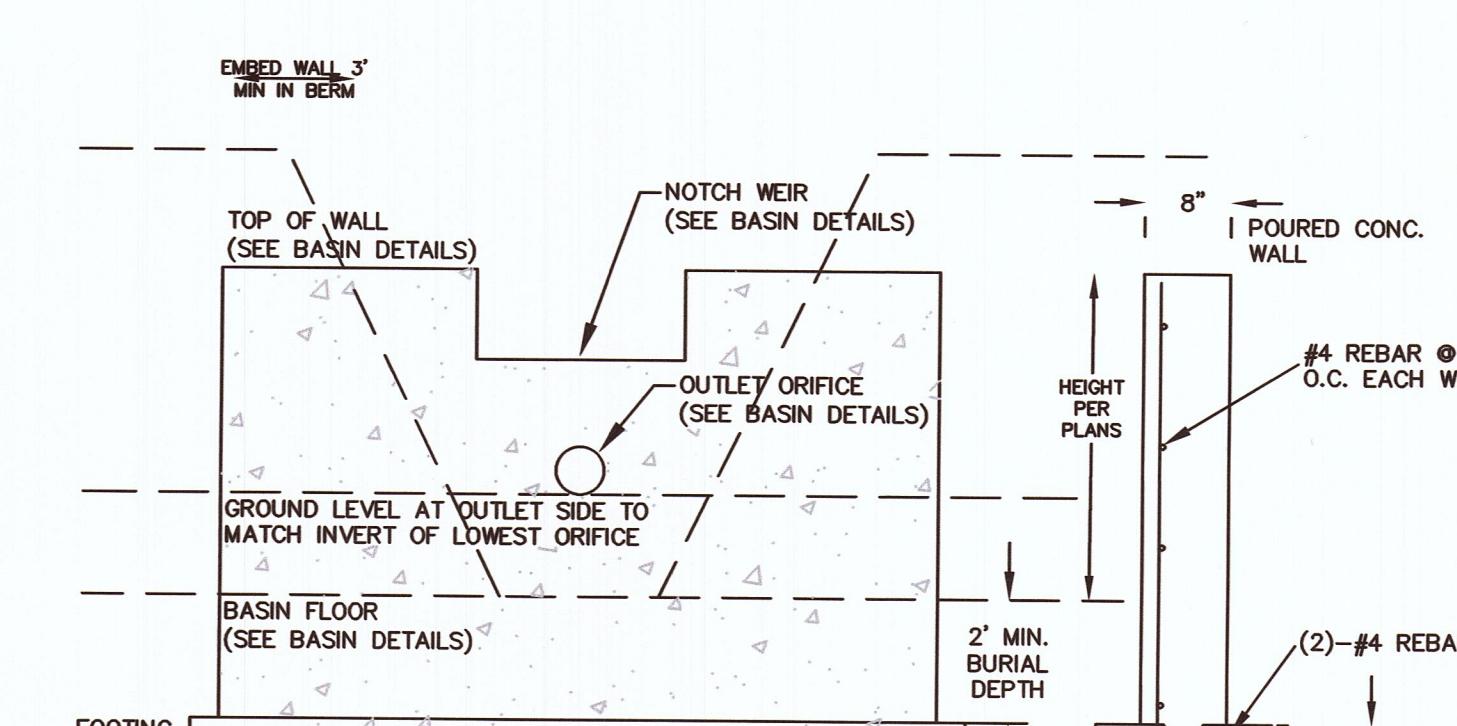
INFILTRATION BASIN #1

EXISTING TOP, SUBSOIL, AND ANY UNSUITABLE SOILS BEATH INFILTRATION BASIN (EXCLUDING OCCURRING PEROUS SOIL) TO BE REMOVED TO A DEPTH OF NATURALLY OCCURRING PEROUS SOIL, AND REPLACED WITH CLEAN WASHED SAND TO THE DEPTH REQUIRED. DESIGN ENGINEER AND PLANNING DEPARTMENT REPRESENTATIVE TO INSPECT OPEN HOLE PRIOR TO PLACEMENT OF SAND.



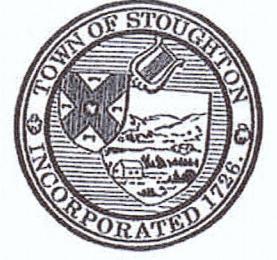
GRAVEL FILTER

NOT TO SCALE



CONCRETE OUTLET WALL DETAIL FOR INFILTRATION BASIN #2

NOT TO SCALE



I hereby certify that no appeal has been filed with the Office of the Town Clerk within the twenty day appeal period.
 Town Clerk
 1/20/2020

Stephanie Scardino
 TOWN OF STOUGHTON

Massachusetts
 MA 02072

PLANNING BOARD

Site Plan Approval for
 Lot 2 Washington Street
 Case # 19-004

A True Copy
 Attest:

Stephanie Scardino
 Stoughton Town Clerk, 02072

Date: February 13, 2020

Applicant: Oxford Development, LLC
 10 Owl Drive
 Sharon, MA 02067

Owner: The Villages at Goddard Highland Trustee
 10 Owl Drive
 Sharon, MA 02067

Representative: Outback Engineering, Inc.
 165 East Grove Street
 Middleboro, MA 02346

Property: Lot 2 Washington Street (Assessor's Map 60, Portion of Lot 23)

I) Project Summary

The proposed project includes the construction of a commercial building with associated infrastructure and surface parking with a total of 16 parking spaces in the General Business (GB) zoning district.

II) Procedural History

- A) Application for Site Plan Approval was made by the above referenced applicant and owners and filed with the Planning Board on May 20, 2019.
- B) The Site Plan submitted for review to the Planning Board is titled "Commercial Site Plan, Lot 2 Washington Street in Stoughton, Massachusetts" prepared by Outback Engineering, Inc., 165 East Grove Street, Middleboro, MA 02346, dated May 6, 2019 and revised through December 23, 2019.

1

C) The land shown on the Site Plan is located off of Washington Street and shown on Assessor's Map 60, a portion of Lot 23 (the "Property") and is located in the General Business (GB) zoning district and consists of approximately 3.12 acres of lot area.

D) A public hearing on the Site Plan Application was held on September 12, 2019, October 10, 2019, November 14, 2019, December 12, 2019, January 9, 2020 and January 23, 2020.

II) Application Submittals

- 1. The Site Plan submitted for review to the Planning Board is titled "Commercial Site Plan, Lot 2 Washington Street in Stoughton, Massachusetts" prepared by Outback Engineering, Inc., 165 East Grove Street, Middleboro, MA 02346, dated May 6, 2019 and revised through December 23, 2019.

III) Related Documents

- 1. Copy of the Legal Public Hearing notice from the edition of the Journal-Sun dated August 28, 2019 and September 4, 2019.
- 2. Certified List of Abutters dated May 7, 2019.
- 3. Project Narrative dated May 13, 2019.
- 4. Comment letter from John Charbonneau, Town Planner dated June 12, 2019.
- 5. Revised comment letter from John Charbonneau, Town Planner dated November 14, 2019.
- 6. First Review comment letter from Craig Horsfall, Assistant Town Engineer dated August 14, 2019.
- 7. Final Review comment letter from Craig Horsfall, Assistant Town Engineer dated October 21, 2019.
- 8. Response to Comments Letter from Outback Engineering dated August 2, 2019.
- 9. Response to Comments Letter (Review # 2) from Outback Engineering dated October 15, 2019.
- 10. Comments received from the Conservation Commission dated June 17, 2019.
- 11. Comments received from the Board of Health and Police Department dated June 17, 2019.
- 12. Comments received from the Board of Health dated August 26, 2019.
- 13. Comments received from the Building Department dated October 15, 2019.
- 14. Comments received from the Board of Health dated October 17, 2019.
- 15. Comments received from the Police Department dated October 15, 2019.
- 16. Comments received from the Police Department dated October 30, 2019.

2

- 14. The Applicant shall submit final construction plans to the Engineering Department and the Public Works Department prior to the issuance of a demolition permit, the issuance of a building permit or the initiation of site work, whichever of these occurs first.
- 15. Required soil and erosion control measures shall be erected and serviceable prior to any site activity. For purposes of controlling erosion, all grades exposed for greater than a 30-day period shall be stabilized.
- 16. The Applicant shall be responsible for ensuring that any trucks involved in hauling materials onto or off-site are properly covered and otherwise secured from spilling material along any street outside the site. Violation of this condition may lead to the discontinuation of construction activities and/or permits and fines.
- 17. Wetting and stabilization of exposed grades shall occur as necessary to suppress dust generation. The use of municipal water for wetting of exposed grades and for other purposes associated with this approved operation shall require the prior written authorization of the Stoughton Public Works Department. Copies of said authorization must be filed by the Applicant with the Planning Board and the Building Commissioner prior to its use. Otherwise, the potable water shall be transported to the site from a lawful source outside of the Town of Stoughton or provided by private well.
- 18. A Final As-Built Plan that is stamped and signed by the fully-licensed project engineer shall be submitted to the Engineering Department and the Planning Department along with a letter that details any differences between the as-built plan and the approved plan prior to the issuance of any certificate of occupancy.
- 19. The Applicant shall record the "Operation and Maintenance Plan," attached hereto as Exhibit "A," and provide proof of recording to the Planning Board and the Engineering Department prior to the issuance of a Building Permit.

B) Special Conditions

- 1. The project shall be built in compliance with the Order of Conditions DEP # 298-0806 issued by the Conservation Commission and dated January 17, 2020.
- 2. During construction, the hours of operation shall be from 7:00 am until 6:00 pm Monday through Friday and 8:00 am until 5:00 pm on Saturday. No machinery shall be started or run prior to those start times. There

5

6

IV) Findings

- 1. The Planning Board finds that the applicant has submitted the required information for determination of approval of the Site Plan.
- 2. The Planning Board finds that the proposed use will not be detrimental to this district or the surrounding neighborhood and will not create noise, dust, odor or visual impacts that will have a negative effect.
- 3. After careful review of this project by the Board of Health, Building Department, Fire Department, Police Department, Conservation Commission, Department of Public Works and the Engineering Department, the Planning Board analyzed all the comments and reports received. There were several productive in-house meetings with the Applicant in conjunction with extensive professional technical reviews completed by the Engineering Department throughout this process and provided due diligence on all aspects with a comprehensive approach to the impact of the development on the community.
- 4. The Planning Board, in granting the Applicant's request for a Site Plan Approval pursuant to the provisions of Section 10.6 "Site Plan Approval" found that the Applicant has met the conditions and the project will not result in any substantial detriment to the district.

V) Decision

- A) General Conditions
 - 1. This decision for Site Plan Approval shall expire in two (2) years from the filing date of this decision unless substantial construction has commenced. The expiration of this decision may be extended, for good cause, upon timely written request by the applicant.
 - 2. Prior to commencement of construction, a revised full set of approved plans and calculations, showing any required changes to the Site Plan required by this decision shall be submitted to the Planning Board for its records. The Planning Board decision shall be scanned onto and incorporated into the approved Site Plan/Special Permit plan set on the last page of the plan and shall be submitted to the Planning Department.
 - 3. Electronic PDF copies of the approved plans shall be submitted to the Engineering Department and the Planning Department following endorsement and recording. The plans shall also be submitted to the Engineering Department in AutoCAD format.

3

shall be no construction activities on Sunday or any state or federal holiday.

VI) Record of Vote

The following members of the Planning Board constituting a majority, hereby vote to approve the Site Plan based on the above stated facts, findings and conditions.

On this day of February 13, 2020.

Joseph Scardino, Chairman
 Daniel Kelly, Vice Chairman

Lynne Jardin
 Jonathan Garland

Senesie Kabba
 Cc: Town Clerk:
 Applicant:
 Interested Parties:

CERTIFICATION:

The Planning Board certifies that a copy of this decision has been filed with the Town Clerk of the Town of Stoughton on February 14, 2020.

FOR THE PLANNING BOARD

Joseph Scardino, Chairman

6

7

REVISIONS		
NO.	DATE	DESCRIPTION
1	7/17/19	TOWN COMMENTS
2	10/11/19	PB AND ENG. DEPT. COMMENTS
3	12/23/19	SCC COMMENTS

1-3-2020

OWNER:
 THE VILLAGES AT GODDARD HIGHLAND
 TRUSTEE
 10 OWL DRIVE
 SHARON, MA 02067

APPLICANT:
 OXFORD DEVELOPMENT LLC
 10 OWL DRIVE
 SHARON, MA 02067
 ASSESSORS MAP 060 LOT 023

CONDITION OF APPROVAL
 LOT 2
 WASHINGTON STREET
 IN
 STOUGHTON,
 MASSACHUSETTS

Outback
Engineering
 Incorporated

165 EAST GROVE STREET
 MIDDLEBORO, MA 02346
 TEL: (508)-946-9231

DATE: MAY 6, 2019

REVISED:

SCALE:	PROJECT No. 742
DRAWN BY:	C.J.V.
CHECKED BY:	J.A.P.
LOT 2 SITE PLAN.DWG	SHEET 7 OF 7

SCALE AS SHOWN