

PROPOSED MULTI-TENANT COMMERCIAL DEVELOPMENT
106-126 SHARON STREET
STOUGHTON, MASSACHUSETTS
ISSUED FOR FULL SITE PLAN APPROVAL: AUGUST 24, 2023
REVISED PER TOWN COMMENTS: NOVEMBER 22, 2023



HIGHPOINT ENGINEERING, INC.
LAND PLANNING
PERMIT EXPEDITING
CIVIL ENGINEERING
CONSULTING

980 WASHINGTON STREET
SUITE 216
DEDHAM, MA 02026

www.HighpointEng.com

CLIENT:
SEVENTH REALTY LLC C/O MICHAEL
CAVALLO
400 WASHINGTON STREET
WESTWOOD, MA 02090

CONSULTANT:

SEAL


11/22/2023



LIST OF WAIVERS FROM ZONING BY-LAW			
SECTION	SPECIAL PERMIT GRANTING AUTHORITY	SECTION REQUIREMENT	REQUEST
6.1.7 (9)*	PLANNING BOARD	PARKING SPACES SHALL NOT BE LOCATED WITHIN THE REQUIRED FRONT YARD AREA IN ANY DISTRICT EXCEPT IN A SINGLE-FAMILY RESIDENTIAL DISTRICT.	ALLOW FOUR (4) PARKING SPACES TO BE LOCATED IN THE FRONT YARD AREA BY SPECIAL PERMIT FROM PLANNING BOARD
6.4.6 (1 & 2)	PLANNING BOARD	CONSERVATION AND LANDSCAPE STANDARDS: (1) FOUNDATION PLANTINGS AT ENTRY AND AT BUILDING FAÇADE FACING ROADWAYS; (2) PARKING LOT INTERIOR (SUCH AS PLANTING ISLANDS);	ALLOW WAIVER FROM REQUIREMENTS AS GRANTED BY PLANNING BOARD

*NOTE: SECTION 6.1.9. THE PROVISIONS OF ZONING BY-LAW SECTION 6.1 MAY BE WAIVED BY SPECIAL PERMIT GRANTED BY THE PLANNING BOARD WHEN NO SUBSTANTIAL DETRIMENT WILL RESULT.

PROJECT TEAM

CIVIL ENGINEER:	HIGHPOINT ENGINEERING, INC. 980 WASHINGTON STREET, SUITE 216 DEDHAM, MA 02026 TEL: (781) 770-0971 ATTN: NICHOLE LANGLEY WWW.HIGHPOINTENG.COM	OWNER/APPLICANT:	SEVENTH REALTY LLC C/O MICHAEL CAVALLO 400 WASHINGTON STREET WESTWOOD, MA 02090 ATTN: MICHAEL CAVALLO
ATTORNEY:	BARRY R. CRIMMINS P.C. 909 WASHINGTON STREET STOUGHTON, MA 02072 TEL: (781) 344-2886 ATTN: BARRY R. CRIMMINS, ESQUIRE WWW.BRC-LAW.COM	SURVEYOR:	FIELDSTONE SURVEY SERVICES 45 MELIX AVENUE PLYMOUTH, MA 02360 TEL: (774) 283-2172 ATTN: STEVE P. DYER, P.L.S WWW.FIELDSTONESURVEY.COM
TRAFFIC ENGINEER:	CHAPPELL ENGINEERING ASSOCIATES, LLC 201 BOSTON POST RD. WEST, STE 101 MARLBOROUGH, MA 01752 TEL: (508) 481-7400 ATTN: KIRSTEN BRAUN WWW.CHAPPELENGINEERING.COM		

INDEX OF DRAWINGS

		ISSUED FOR FULL SITE PLAN APPROVAL AUGUST 24, 2023	REVISED PER TOWN COMMENTS: NOVEMBER 22, 2023						
ISSUE HISTORY:									
CIVIL									
T100	TITLE SHEET	•	•						
C001	SIGNED PLANNING BOARD DECISION	•	•						
G001	GENERAL NOTES AND LEGENDS SHEET	•	•						
-	EXISTING CONDITIONS PLAN (BY OTHERS)	•	•						
C200	SITE PREPARATION & EROSION CONTROL PLAN	•	•						
C300	LAYOUT & MATERIALS PLAN	•	•						
C400	GRADING & DRAINAGE PLAN	•	•						
C400	GRADING PLAN	•							
C401	DRAINAGE PLAN	•							
C500	UTILITY PLAN	•	•						
C600	DETAIL SHEET 1	•	•						
C601	DETAIL SHEET 2	•	•						
C602	DETAIL SHEET 3	•	•						
C603	DETAIL SHEET 4	•	•						
C604	DETAILS SHEET 5	•	•						
C605	DETAILS SHEET 6	•	•						
C700	LANDSCAPE & LIGHTING PLAN	•	•						
C701	LANDSCAPE DETAILS & NOTES	•	•						
C702	LANDSCAPE PLANTING IMAGES	•	•						
PHOTOMETRIC PLAN									
SL1	PHOTOMETRIC PLAN (BY OTHERS)	•	•						
ARCHITECTURAL									
K1.1	PROPOSED FLOOR PLAN	•	•						
A0.2	SCHEMATIC SITE PLAN & DETAIL	•	•						
A3.1	PROPOSED ELEVATIONS	•	•						
-	PRELIMINARY ELEVATIONS & FLOOR PLAN - RETAIL BUILDING (T-2)	•	•						

PROPOSED MULTI-TENANT COMMERCIAL
DEVELOPMENT
106-126 SHARON STREET
STOUGHTON, MA
OWNER/APPLICANT: SEVENTH REALTY LLC C/O MICHAEL CAVALLO

APPROVED BY TOWN OF STOUGHTON PLANNING BOARD:

ENDORSEMENT DATE:

REV	DATE	DESCRIPTION
1	11/22/23	REVISED PER TOWN COMMENTS

ISSUE TYPE:
DESIGN DEVELOPMENT

ISSUE DATE:
08/24/2023

PROJECT NUMBER:
22055

DRAWN BY: AJA

CHECKED BY: NL

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SHEET TITLE:

TITLE SHEET

SHEET NUMBER:
T001



TOWN OF STOUGHTON

Massachusetts
MA 02072

PLANNING BOARD

Site Plan and Special Permit Approval
Multi-Tenant Commercial Development /
Dunkin Donuts
120 Sharon Street
for
Case # SP23-009

Date: December 14, 2023
Applicant: Seventh Realty LLC
400 Washington Street
Westwood, MA 02090
Owner: Seventh Realty LLC
400 Washington Street
Westwood, MA 02090
Representative: Barry R. Crimmins, P.C.
909 Washington Street
Stoughton, MA 02072
Property: 120 Sharon Street
Stoughton, MA 02072
Assessors Map 03 Lots 122 & 123
Book: 41008, Page: 427

Title Reference: Deed dated January 4, 2023 recorded in Book 41008, Page 427

I) Introduction

On September 15, 2023, applicant, Seventh Realty LLC (the "Applicant"), filed an application for Site Plan Approval under Section 10.6 and on September 26, 2023 filed a Special Permit under Section 6.1.7 and 6.4.6 of the Town of Stoughton's Zoning Bylaws (the "Zoning Bylaws"). The Site Plan application concerns the proposed construction of two retail buildings sharing one access, 31 parking spaces, associated landscape and site improvements (the "Project"), at and upon land known and numbered as 120 Sharon Street (Assessors Map 03 Lots 122 & 123 the "Property"). The Special Permit request is to Section 6.1.7 the Parking Standards to allow parking within the front setback, allow paving within 5-feet of a property line, and to Section 6.4.6 Landscape Standards to not provide foundation plantings along the façade facing the street and to not provide interior landscape islands.

Case #: SP23-009 - Multi-Tenant Development - Dunkin Donuts - 120 Sharon Street
WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Bk 41594 Pg534 #1825

The Planning Board after review of the application, public testimony find that the requested waiver is reasonable and no substantial detriment would result. Therefore, the waiver request is approved subject to the finding and conditions contained within this report.

VIII) Conditions

A) General Conditions

- This decision for Site Plan and Special Permit Approvals 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.
- Any modification(s) affecting the approved site plan, this decision or any other action or condition approved under this decision shall be subject to the review and approval of the Planning Board prior to implementing said modification(s) on the ground. Minor modifications may not require an additional public hearing, which is at the discretion of the Planning Board.
- The Applicant is responsible for the filing of this decision with the Registry of Deeds and shall provide proof of recording to the Planning Board.
- The Applicant shall hold a pre-construction meeting with the Engineering Department to coordinate the necessary inspections.
- All applicable Zoning Bylaw requirements of the Town of Stoughton shall be satisfied.
- The project shall be constructed in accordance with any approvals issued relative to this project from all applicable town boards, departments and commissions, who shall retain their respective authorities and oversight of such permits, approval and decisions.
- No site activity shall take place at the property under the Site Plan without proper authorization and permitting from all local and state agencies, as required.
- Construction shall be performed by contractors licensed to perform such work in the Town of Stoughton.
- All required inspection fees shall be paid through the Engineering 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 in accordance with the fee schedule dated March 23, 2017.
- The cost of any necessary outside testing, inspectional or other services required by any town department as part of the development process for the project shall be borne by the applicant and the timing of payment thereof shall be determined by the requesting source.

Case #: SP23-009 - Multi-Tenant Development - Dunkin Donuts - 120 Sharon Street 5

II) Project Summary

As described in the application materials and the below referenced Site Plan and Special Permit, the combined Properties are a total of 49,706 +/- SF. This site was a former KFC; however, the building has been removed and the existing paved parking lot remains. The Project comprises two proposed retail commercial buildings, 2,800 SF yet to be determined business and a 2,050 SF Dunkin Donuts, 31 total parking spaces, associated landscape and site improvements. The Property is located within the GB (General Business) Zoning District.

III) Procedural History

- A Pre Application meeting was held on February 9, 2023.
- Applications for Site Plan and Special Permit Approvals were made by the above referenced applicant and owner and filed with the Planning Board on September 15, 2023 and September 26, 2023 respectively.
- The land shown on the Site Plan is located at 120 Sharon and shown on Assessors Map 03 Lots 122 & 123. The property is zoned GB (General Business) Zoning District.
- Public hearings on the Site Plan and Special Permit Applications were held on October 26, 2023, and December 14, 2023. The hearing was advertised on October 11, 2023 and October 18, 2023 in the Patriot-Ledger.
- On December 14, 2023, the public hearing was closed and on December 14, 2023, the Planning Board voted to approve the Site Plan and Special Permit, plans dated August 24, 2023 revised through November 22, 2023.

IV) Application Submittals

- Site Plan entitled "Proposed Multi-Tenant Commercial Development 106-126 Sharon Street Stoughton, Massachusetts" prepared by Highpoint Engineering, Inc. dated August 24, 2023 and Revised November 22, 2023.
- Site Plan Application dated September 15, 2023.
- Special Permit Application dated September 26, 2023.
- Special Permit for Requested Waivers letter dated September 26, 2023 prepared by the Law Offices of Barry R. Crimmins, P.C.
- Site Plan Approval letter dated September 15, 2023 prepared by the Law Offices of Barry R. Crimmins, P.C.
- Architectural Floor Plans (Pricing Set) prepared by West Work, LLC dated June 30, 2023.
- Development Impact Report prepared by prepared by Highpoint Engineering, Inc. dated August 22, 2023.

Case #: SP23-009 - Multi-Tenant Development - Dunkin Donuts - 120 Sharon Street 2

Bk 41594 Pg535 #1825

- Any required easements, licenses, permits or grants of usage required as part of the development process for the project shall be obtained by the applicant 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.
- Electronic copies of the approved site plans in PDF and AutoCAD format shall be submitted to the Engineering Department prior to the issuance of a Building Permit.
- A blank sheet shall be incorporated into the plan set for future inclusion of the Planning Board Decision. The Planning Board Decision shall be scanned onto that sheet prior to issuance of a Building Permit.
- All construction shall be in strict conformance with the approved Site Plans dated August 24, 2023 revised through November 22, 2023.

B) Special Conditions

- The applicant shall record the Site Operation & Maintenance Plan at the Registry of Deeds. Proof of recording shall be submitted to the Board and the Engineering Department prior to the issuance of a Building Permit. See Exhibit "A" attached hereto.
- The applicant shall clean the entire drainage system at the end of construction.
- All required inspection fees shall be paid through the Engineering Office prior to construction.
- A Final As-built Plan shall be submitted for review by the Engineering Department prior to the Certificate of Occupancy.
- The Planning Board requires a cash bond in the amount to cover the full replacement cost of all landscaping prior to the issuance of a Certificate of Occupancy. The bond will be held by the Planning Board for one full growing season after the landscaping is installed.
- Electronic copies of the approved site plans in PDF and AutoCAD format shall be submitted to the Engineering Department prior to issuance of a Building Permit.

Case #: SP23-009 - Multi-Tenant Development - Dunkin Donuts - 120 Sharon Street 6

Bk 41594 Pg532 #1825

H. Operation and Maintenance Plan prepared by Highpoint Engineering, Inc. dated August 11, 2023

I. Stormwater Management Analysis prepared by Highpoint Engineering, Inc. dated August 22, 2023 and Revised November 22, 2023.

V) Related Documents

- Copy of the Legal Public Hearing notice from the edition of the Patriot-Ledger dated October 11, 2023 and October 18, 2023
- Technical Engineering Review Letter dated October 24, 2023 submitted by Craig Horsfall, Assistant Town Engineer and William D. Roth, Jr., Town Planner.

VI) Findings and Determinations

After carefully weighing the testimony and evidence at the public hearing and upon careful consideration of the public comments and professional opinions given by the Applicant's representative(s) and by Town staff, the Board finds that the Project meets Section 10.6.1 as well as 10.6.9 through 10.6.12. Specifically, the Board has examined each of the criteria set forth in Section 10.6.1 and finds as follows:

- The location of the parking area, uses and other site development(s) are properly and legally located on the Property as prescribed by the Zoning Bylaw.
- Adjacent properties are sufficiently protected from nuisance(s) caused by noise, traffic, odors, noxious or harmful fumes, stormwater runoff and glare of lights.
- Adequate facilities for off street parking and loading, drainage, snow storage and/or removal, fire protection and methods of solid waste disposal are provided. As demonstrated by the Site Plan and accompanying submissions, the Project amply satisfies these interests.
- Pedestrian ways, access/egress driveways, internal circulation, loading areas and parking facilities are properly designed and operated for public convenience, universal accessibility and public safety. As demonstrated by the Site Plan and accompanying submissions, the Project amply satisfies these interests.
- Economic development is promoted by "smart" land use decisions. The proposed project is within an area of Town that is developed and water and sewer serve the site. The property was developed as restaurant and not burdening services since the area is already developed.
- Additionally, the Board finds that the Applicant has submitted the required information for determination of approval of the Site Plan.

Case #: SP23-009 - Multi-Tenant Development - Dunkin Donuts - 120 Sharon Street 3

Bk 41594 Pg536 #1825

IX) Record of Vote

The following members of the Planning Board constituting a majority, hereby vote to approve the Site Plan and Special Permit based on the above stated facts, findings and conditions. The Board further voted to allow the Chair to endorse the decision on their behalf.

On this day of December 14, 2023.

Daniel Kelly, Chairman
Daniel Kelly, Chairman

Paul Demusz, Vice Chairman
Paul Demusz, Vice Chairman

Paul Bejveau
Paul Bejveau

Richard Terry
Richard Terry

Peter Murphy
Peter Murphy

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 December 19, 2023

FOR THE PLANNING BOARD

Daniel Kelly, Chairman
Daniel Kelly, Chairman

Case #: SP23-009 - Multi-Tenant Development - Dunkin Donuts - 120 Sharon Street 7

Bk 41594 Pg533 #1825

7. After careful review of this project by the Board of Health, Building Department, Fire Department, Police Department, Department of Public Works, Engineering Department and the Planning Department, the Planning Board analyzed all the comments and reports received. There were meetings and consultations with the Applicant in conjunction with extensive professional technical reviews completed by the Engineering and Planning Departments throughout this process and provided due diligence on all aspects with a comprehensive approach to the impact of the development on the community.

8. The Planning Board, in granting the Applicant's request for a Site Plan Approval pursuant to the provisions of Section 10.6 "Site Plan Review," found that the Project will not result in any substantial detriment to the district for all of the reasons stated above.

VII) Special Permit Waivers

The Special Permit request is to Section 6.1.7 the Parking Standards to allow parking within the front setback, allow paving within 5-feet of a property line, and to Section 6.4.6 Landscape Standards to not provide foundation plantings along the façade facing the street and to not provide interior landscape islands.

Section 6.1.7(9 & 16) Parking and Loading Space Standards: The applicant has requested a waiver to allow parking within the front setback, and allow paving within 5-feet of a property line. A portion of 4 parking spaces, on Lot 122, are proposed within the front setback. The site is comprised of two lots; however, the applicant is proposing to develop it as one project with a single entrance. The existing site has two entrances. The site is "L" shaped and narrow where the drive aisle access lot 122. In order to fit the required drive aisle width and parking stall depth, a portion of 4 parking spaces are within the front setback. The paving across property lines is because the applicant is developing it as one site and the common drive aisle is in the approximate location of the property line. The site layout meets the Town Standards and provides for safe and efficient access. The removal of the second curb cut is of benefit.

Section 6.4.6 Landscape Standards: The applicant has requested a waiver to not provide foundation plantings along the façade facing the street and to not provide interior landscape islands. As discussed above the site is "L" shaped and narrow where the drive aisle turns into lot 122. The Landscape design provides for a well landscape entrance adjacent to "Tenant #2" building; however, due to the narrow lot and the site parking requirements there are no plantings adjacent to the building. However, the applicant has provided landscape islands in front of the building. The re-design of the Dunkin building provides for a patio adjacent to the building facing the street then a landscaped area between the patio and the street. With the redesign of the Dunkin site, staff feels that the intent interior landscaping requirement is being met. There are four landscape islands capping off parking areas, interior patio landscape area and well as entrance plantings.

Case #: SP23-009 - Multi-Tenant Development - Dunkin Donuts - 120 Sharon Street 4

Bk 41594 Pg537 #1825

Exhibit "A"

Proposed Multi-Tenant Development 120-126 Sharon Street, Stoughton, MA			
Category	Item	Response/Action	Date Requested
A. Easements and Parking Lots	1. Easement for parking lot and driveway for reconstructed driveway and road.	Review existing lot and driveway lines and ensure they are properly recorded and maintained as necessary.	
	2. Easement for parking lot and driveway for reconstructed driveway and road.	Review existing lot and driveway lines and ensure they are properly recorded and maintained as necessary.	
	3. Easement for parking lot and driveway for reconstructed driveway and road.	Review existing lot and driveway lines and ensure they are properly recorded and maintained as necessary.	
	4. Easement for parking lot and driveway for reconstructed driveway and road.	Review existing lot and driveway lines and ensure they are properly recorded and maintained as necessary.	
B. Wayfinding/Signage	1. Easement for wayfinding/signage for reconstructed driveway and road.	Review existing lot and driveway lines and ensure they are properly recorded and maintained as necessary.	
	2. Easement for wayfinding/signage for reconstructed driveway and road.	Review existing lot and driveway lines and ensure they are properly recorded and maintained as necessary.	
	3. Easement for wayfinding/signage for reconstructed driveway and road.	Review existing lot and driveway lines and ensure they are properly recorded and maintained as necessary.	
	4. Easement for wayfinding/signage for reconstructed driveway and road.	Review existing lot and driveway lines and ensure they are properly recorded and maintained as necessary.	
C. Landscaping Areas	1. Easement for landscaping areas for reconstructed driveway and road.	Review existing lot and driveway lines and ensure they are properly recorded and maintained as necessary.	
	2. Easement for landscaping areas for reconstructed driveway and road.	Review existing lot and driveway lines and ensure they are properly recorded and maintained as necessary.	
	3. Easement for landscaping areas for reconstructed driveway and road.	Review existing lot and driveway lines and ensure they are properly recorded and maintained as necessary.	
	4. Easement for landscaping areas for reconstructed driveway and road.	Review existing lot and driveway lines and ensure they are properly recorded and maintained as necessary.	

Bk 41594 Pg538 #1825

1. Easement for parking lot and driveway for reconstructed driveway and road.	2. Easement for parking lot and driveway for reconstructed driveway and road.	3. Easement for parking lot and driveway for reconstructed driveway and road.
4. Easement for parking lot and driveway for reconstructed driveway and road.	5. Easement for parking lot and driveway for reconstructed driveway and road.	6. Easement for parking lot and driveway for reconstructed driveway and road.
7. Easement for parking lot and driveway for reconstructed driveway and road.	8. Easement for parking lot and driveway for reconstructed driveway and road.	9. Easement for parking lot and driveway for reconstructed driveway and road.
10. Easement for parking lot and driveway for reconstructed driveway and road.	11. Easement for parking lot and driveway for reconstructed driveway and road.	12. Easement for parking lot and driveway for reconstructed driveway and road.



CLIENT:
SEVENTH REALTY LLC C/O MICHAEL CAVALLA
400 WASHINGTON STREET
WESTWOOD, MA 02090

CONSULTANT:



PROPOSED MULTI-TENANT COMMERCIAL DEVELOPMENT
106-126 SHARON STREET
STOUGHTON, MA

OWNER/APPLICANT: SEVENTH REALTY LLC C/O MICHAEL CAVALLA

ISSUE TYPE:
DESIGN DEVELOPMENT
ISSUE DATE:
08/24/2023
PROJECT NUMBER:
22055
DRAWN BY: AUA
CHECKED BY: NL
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SIGNED
PLANNING
BOARD DECISION

SHEET NUMBER:
C001

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE ANY AND ALL SAFETY MEASURES NECESSARY TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION. THESE SHALL INCLUDE SIGNS, BARRICADES, FENCES, POLICE OFFICERS, ETC. AS IS NECESSARY, OR AS DIRECTED BY THE PUBLIC AUTHORITIES AND THE OWNER. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. THE EXISTING SITE CONDITIONS SHOWN ON THESE PLANS WERE DETERMINED BY A FIELD SURVEY AND COMPILED OF PLANS OF RECORD. ANY VARIATIONS FROM THE CONDITIONS SHOWN ON THESE PLANS SHOULD BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE PROPOSED WORK.
4. 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 OR THE LATEST EDITION.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INCLUDING (BUT NOT LIMITED TO) DEMOLITION PERMIT, UTILITY CONNECTIONS PERMIT, GENERAL PERMIT, ETC.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
7. LIMIT OF WORK SHALL BE DELINEATED BY EROSION CONTROL BARRIERS.
8. CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.
9. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION TO BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
10. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
11. ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO TOWN OF STOUGHTON LOCAL STANDARD CONSTRUCTION REQUIREMENTS FOR THE INSTALLATION OF AND/OR REPAIR OF UNDERGROUND FACILITIES, EXCAVATIONS AND PAVING IN THE PUBLIC WAY.
12. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL OBSERVATION OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL AND SHALL NOTIFY THE OWNER/ENGINEER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
13. WRITTEN NOTICE OF FINAL DISPOSITION OF MATERIALS SHALL BE PROVIDED TO THE STOUGHTON PLANNING BOARD.

1. UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WEEDS SHALL BE REMOVED TO A MINIMUM OF 10 FEET FROM THE EXISTING TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PROCEEDED THROUGH THE CLEARING OPERATIONS.
2. UNLESS OTHERWISE STATED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THE FOLLOWING EROSION CONTROL SPECIFICATIONS SHOWN ON SHEET C100 SHALL BE INSTITUTED.
3. THE LOCATION OF EROSION CONTROL BARRIERS SHOWN ON DRAWINGS ARE INTENDED TO BE MINIMUM REQUIREMENTS AND A GUIDE FOR THE PLACEMENT OF THESE BARRIERS. OTHER MEASURES MAY BE WARRANTED BASED UPON EXPERIENCE AT THE SITE. WHEN NO SEDIMENTATION CONTROL BARRIERS ARE SHOWN ON THE DRAWING, THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH A SYSTEM TO PREVENT SILTATION OR POLLUTION OF ADJACENT PROPERTY. THE SYSTEMS SHOWN WILL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PLACING ADDITIONAL BARRIERS OR REPLACING BARRIERS AS REQUIRED BY SITE CONDITIONS. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO THESE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED.
4. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE EXCESS CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEPOSITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE AND DISPOSED AT A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
5. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE HAY BALE DIKES AROUND DRAINAGE INLETS, MULCHING, AND PLANTING OF DISTURBED AREAS.
7. AN EROSION CONTROL BARRIER IS TO BE INSTALLED AT THE PROPOSED DOWN GRADIENT TOE OF SLOPE AT ALL LOCATIONS WHERE EARTHWORK IS PROPOSED.
8. DURING CONSTRUCTION THE EROSION CONTROL MEASURES SHALL BE INSPECTED ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT GENERATING MORE THAN 1/4" OF RAINFALL. THE EROSION CONTROL MEASURES SHALL BE CLEANED REGULARLY AND ADJUSTED IF NECESSARY, TO ENSURE THAT NO SILT OR DEBRIS LEAVES THE SITE.
9. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEP AT THE END OF EACH WORKING DAY.
10. EXPOSED SLOPES GREATER THAN 50° IN LENGTH ARE TO HAVE CHECK DAMS, TERRACES AND/OR MULCHING INSTALLED IN ORDER TO REDUCE EROSION AND TO ENHANCE SURFACE STABILIZATION. IF CHECK DAMS ARE USED, THEY SHOULD BE PLACED APPROXIMATELY 50' O/C PARALLEL WITH THE FACE OF THE SLOPE.
11. UNTIL DRIVEWAYS ARE PAVED, TEMPORARY DIKES ARE TO BE STAKED ACROSS DRIVEWAYS AS REQUIRED TO DIRECT RUNOFF WATER TO CATCH BASINS. SILT SCREENS ARE TO BE INSTALLED AT CATCH BASIN GRATES (SEE DETAIL) AND SUMPS OF BASINS ARE TO BE CLEANED AS NECESSARY TO PREVENT SILT FROM ENTERING THE SUBSURFACE DRAINAGE SYSTEM.
12. FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.
13. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS. ANY DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
14. ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA AND DISCHARGED INTO HAYBALE CORALS OR SEDIMENTATION BASINS.
15. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT SPECIFIED FOR PAVEMENT OR NOT LEFT IN A NATURAL CONDITION SHALL RECEIVE SIX (6) INCHES OF LOAM AND SEED.
16. 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.
17. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL STATE AT THE CONTRACTOR'S EXPENSE.
18. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
19. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION. REFER TO STORMWATER POLLUTION PREVENTION PLAN FOR STABILIZATION REQUIREMENTS.
20. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE.
21. SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.
22. ALL TOPSOIL ENCOUNTERED WITHIN WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE DISPOSED ON-SITE AS DIRECTED BY OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
23. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.
24. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING ENVIRONMENTALLY SENSITIVE OR JURISDICTIONAL RESOURCE AREAS.
25. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15 SHALL BE SEEDDED OR PROTECTED BY THAT DATE.
26. LOAMING AND SEEDING OR MULCHING OF NON-PAVEMENT AREAS SHALL TAKE PLACE AS SOON AS PRACTICABLE.
27. ALL SLOPES WITH SURFACE GRADES STEEPER THAN 3:1 AND PRESERVED EXISTING GRADES STEEPER THAN 15% SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.
28. STRAW WATTLES, HAYBALES, SILT FENCE OR OTHER SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
29. 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. THE CONTRACTOR SHALL REMOVE ANY SILTATION CONTROL/ SITES UNTIL AUTHORIZED (IN WRITING) BY THE OWNER OR OWNER'S REPRESENTATIVE.
30. AT THE END OF CONSTRUCTION ALL NEW AND EXISTING DRAINAGE STRUCTURES ON SITE AND ON SHARON STREET ARE TO BE CLEANED OF SILT, STONES AND OTHER DEBRIS. EROSION CONTROL BARRIERS ARE TO BE REMOVED AND DISPOSED OF IN ACCORDANCE TO LOCAL REQUIREMENTS.

1. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR OWNER'S REPRESENTATIVE FOR RESOLUTION.
2. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
3. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. CROSSWALKS SHALL BE STRIPED WITH 12" WIDE LINES OF WHITE THERMO PLASTIC SPACED 2' ON CENTER. STOP LINES SHALL BE STRIPED WITH 12" WIDE LINES OF WHITE THERMO PLASTIC. ALL OTHER STRIPING SHALL BE 4" WIDE LINES OF THERMO PLASTIC IN COLORS INDICATED HEREON.
5. NEW CURBS SHALL BE PRECAST CONCRETE CURB, CAPE COD BERM OR VERTICAL CONCRETE CURB AS SHOWN ON SHEET C200 OR UNLESS OTHERWISE NOTED.
6. EXISTING CURBS TO REMAIN AS SHOWN HEREON ARE ASSUMED TO BE IN SATISFACTORY CONDITION BUT ARE TO BE PARGED OR REPLACED IN KIND IN LOCATIONS OF DAMAGE.
7. INSTALL EXPANSION AND CONTRACTION JOINTS IN SIDEWALKS AT INTERVALS OF 5 FEET AND 25 FEET, RESPECTIVELY. PROVIDE BROOM FINISH IN TRANSVERSE DIRECTION ON ALL WALKS.
8. SIDEWALK WIDTHS INDICATED HEREON ARE MEASURED FROM BACK OF CURB TO BACK OF SIDEWALK 6" WIDTH OF CURBS NOT INCLUDED.
9. ALL CURB RADIUS DIMENSIONS SHOWN HEREON ARE MEASURED ALONG FACE OF CURB.
10. ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE LOCAL REQUIREMENTS AND SPECIFICATIONS.
11. THE FOLLOWING QUALITY CRITERIA SHALL CONFORM, UNLESS OTHERWISE NOTED ON THE PLAN:
 - DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING.
 - DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
 - DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS.
12. ALL LINES AND DIMENSIONS AND TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
13. COORDINATE THE LOCATION OF ALL SITE LIGHT STANDARDS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.
14. CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.
15. ALL BITUMINOUS CONCRETE PAVING SHALL COMPLY WITH THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 2020 EDITION AS ALE CONTRACTOR SHALL SUBMIT A JOB MIX FORMULA DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.
16. BITUMINOUS CONCRETE PAVEMENT: CLASS I, TYPE 1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 420 AND 460, AND M3.11.03 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS.
17. ALL CONCRETE WORK SHALL COMPLY WITH ACI301, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND ACI 318, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRSIS "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCING. COMPLY WITH ACI 305.1 FOR COLD WEATHER PROTECTION AND FOLLOW RECOMMENDATIONS IN ACI 350R FOR HOT WEATHER PROTECTION DURING CURE. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."
18. SAW-CUT EXISTING PAVEMENT WHERE NOT BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COTE THE CUT EDGE PRIOR TO PLACEMENT.
19. CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
20. OUT OF FUNCTION OR SCREENED IMAGES REPRESENT EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPACTED BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
21. PAVEMENT OR BASE MATERIALS SHALL NOT BE PLACED ON A MUDDY OR FROZEN SUBGRADE.

1. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.
2. ALL STUMPS, PEST, CONSTRUCTION DEBRIS AND OTHER DELETERIOUS MATERIALS ON THE SITE AT THE TIME OF CONSTRUCTION ARE TO BE REMOVED FROM THE SITE TO AN APPROVED LANDFILL. NO SUCH MATERIALS ARE TO BE BURIED OR OTHERWISE DISPOSED OF ON THE SITE. MATERIAL FOR BACKFILL SHALL NOT INCLUDE UNSUITABLE MATERIAL SUCH AS PEAT, TRASH, STUMPS, DEBRIS OF HAZARDOUS WASTE.
3. FILL MATERIAL SHALL BE AS SPECIFIED BY THE ARCHITECT/ENGINEER AND SELECTED FROM ON-SITE EXCAVATION MATERIAL WHERE POSSIBLE.
4. AT ALL LOCATIONS WHERE EXISTING CURB 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.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
6. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN TEMPORARY PONDING PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE RUNOFF POSITIVE DRAINAGE AS REQUIRED.
7. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED (1/16" PER FOOT MAY BE ALLOWED ON 1/4" MINIMUM DEFINED DRAINAGE GUTTER LINES). ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.
8. ACCESSIBLE CURB RAMPS, RAMP, LANDINGS, WALKWAYS, CROSSWALKS, PATIOS/PLAZAS AND PARKING AREAS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY REQUIREMENTS. WALKWAY AND CURB SHALL BE ALL CONCRETE (S) SHALL HAVE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. LANDINGS, PATIOS/PLAZAS, AND ACCESSIBLE PARKING SPACES SHALL BE 2% MAX IN ALL DIRECTIONS. RAMPS SHALL BE 1:12 MAXIMUM.
9. A GEOTECHNICAL ENGINEER MAY BE RETAINED BY THE OWNER TO OBSERVE PERFORMANCE OF WORK, FOR CONFORMANCE WITH THESE CONTRACT DOCUMENTS, IN CONNECTION WITH EXCAVATING, TRENCHING, FILLING, BACKFILLING AND GRADING, AND TO PERFORM ASSOCIATED FIELD TESTS.
10. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AID IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN OBTAINED.
11. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.
12. EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
13. FILL DEPRESSIONS CAUSED BY TEST PITS AND CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
14. THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE MATERIAL. ADDITIONAL MEASURES SUCH AS BRACING OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.
15. THE CONTRACTOR SHALL PROVIDE, INSTALL, OPERATE, MAINTAIN AND REMOVE ADEQUATE AND SATISFACTORY Dewatering SYSTEMS AND DRAINAGE OF EXCAVATIONS TO PERMIT CONSTRUCTION TO PROCEED "IN THE DRY". THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ADEQUACY OF THE METHODS, MATERIALS AND EQUIPMENT EMPLOYED. THE CONTRACTOR SHALL BEAR THE FULL COST OF PROVIDING ALL NECESSARY Dewatering.
16. THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.
17. ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
18. PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.
19. PAVEMENT, LAWN OR PLANTING AREAS EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS TO THE EXISTING CONDITION PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER OR ADJACENT PROPERTY OWNERS.

1. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON EXISTING CONDITIONS PLANS AND POTENTIALLY INFORMATION PROVIDED BY THE LOCAL MUNICIPALITY. ADDITIONAL INFORMATION MAY BE SUPPLEMENTED BY FIELD INVESTIGATIONS WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-DIG-SAFE.
2. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED.
3. ALL PVC SANITARY SEWER PIPE SHALL BE SDR 35 WITH RUBBER RING JOINTS UNLESS OTHERWISE NOTED.
4. REFER TO PLUMBING PLANS FOR EXACT SIZE AND LOCATION OF SANITARY CONNECTIONS.
5. THE LOCAL MUNICIPAL WATER AND FIRE DEPARTMENTS SHALL BE NOTIFIED PRIOR TO THE START OF ANY WORK ON THE WATER SYSTEM.
6. HYDRANTS AND MINIMUM SIZING OF WATER PIPES SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN OF STOUGHTON FIRE CHIEF. HYDRANTS ARE TO CONFORM TO THE TOWN OF STOUGHTON STANDARD SPECIFICATIONS.
7. THE CONTRACTOR SHALL NOTIFY THE LOCAL MUNICIPAL DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
8. UNDERGROUND INFRASTRUCTURE LOCATED IN THE PUBLIC WAY SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL MUNICIPAL DEPARTMENT OF PUBLIC WORKS.
9. NO LEDGE, BOLDERS, OR OTHER YIELDING MATERIALS SHALL BE LEFT WITHIN 6" OF THE WATER AND SEWER IN THE TRENCH. NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12" ABOVE THE PIPES.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
11. EXCAVATION SHALL BE TO THE LINES AND ELEVATIONS AS SHOWN ON THE PLANS.
12. ALL MATERIALS FOR INSTALLATION OF WATER, SEWER, DRAIN, GAS, DATA/TELECOM, AND ELECTRICITY SHALL BE IN ACCORDANCE WITH LOCAL STATE AND UTILITY COMPANY STANDARDS AND REGULATIONS AS THEY APPLY.
13. ALL BENDS, TEES, VALVES, AND HYDRANTS ARE TO BE SECURED BY MEANS OF THREADED TIE RODS.
14. UNLESS OTHERWISE NOTED, ALL UTILITY TRENCHES ARE TO BE BACKFILLED WITH BANK RUN GRAVEL. NO STONES GREATER THAN 3" IN DIAMETER ARE TO BE USED WITHIN 12" OF THE PIPES. THE TRENCHES, WHEN UNDER PROPOSED PAVED AREAS, ARE TO BE MECHANICALLY COMPACTED IN 12" LIFTS.
15. THE SITE CONTRACTOR IS TO INSTALL A GAS SERVICE IN THE APPROXIMATE LOCATION SHOWN ON THE MEP PLANS. THE SIZE AND EXACT LOCATION OF THE SERVICE IS TO BE DETERMINED AND COORDINATED WITH THE PLUMBING PLANS.
16. 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 TO WHERE EXISTING UTILITIES ARE TO CONNECT 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 ARCHITECT FOR RESOLUTION.
17. ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.
18. CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES. ANY DRAINAGE OR UTILITY LOADS DURING CONSTRUCTION, AND ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.
19. 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.
20. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES, MANHOLES, AND BOXES TO ACCOMMODATE THE WATER AND DRAINAGE FRAMES, GRATES AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
21. PROVIDE UNDERGROUND ELECTRIC CONDUIT FOR SITE LIGHTS AS APPROPRIATE. REFER TO MEP PLANS.
22. ENSURE ALL EXISTING (TO REMAIN) AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVED.
23. UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAPS REMAINING PORTIONS WHERE PARTIALLY REMOVED.
24. REFER TO ELECTRICAL DRAWINGS FOR ALL SITE ELECTRICAL WORK.
25. THE CONTRACTOR SHALL COLLECT AND DISPOSE OF WATER FROM ALL SYSTEMS IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS AND OBTAIN ALL NECESSARY PERMITS.

ALL STORM DRAIN SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PIPE UNLESS OTHERWISE NOTED. INSTALLATION OF ALL DRAINAGE STRUCTURES SHALL CONFORM TO MANUFACTURERS RECOMMENDATION.

2. MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED) , CAST-IN-PLACE BASINS SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.

3. FRAMES AND COVERS FOR DRAINAGE STRUCTURES SHALL PROVIDE 24-INCH MINIMUM DRAINAGE STRUCTURE COVERS AND SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVERS IN 3-INCH HIGH LETTERS.

4. SINGLE AND DOUBLE CATCH BASIN FRAMES AND GRATES SHALL BE PROVIDED BY EAST JORDAN IRON WORKS AND SHALL CONFORM TO THE STANDARDS OF THE TOWN OF STOUGHTON DPW.

5. FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY.

6. PRE-CAST CONCRETE STRUCTURES INCLUDING TANKS, BARREL SECTIONS, CATCH BASINS AND BASES SHALL CONFORM TO ASTM C478 AND ASHTO H520-44. PLACEMENT SHALL BE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS. ALL PRE-CAST STRUCTURES INCLUDING TANKS, COVERS AND INVERTS ETC. MUST BE WATER TIGHT.



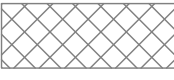



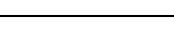
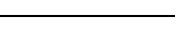
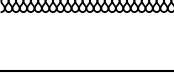


7. AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN MANHOLES.





















8. ALL DRAIN LINES SHOWN SHALL BE MINIMUM 12" DIAMETER (EXCEPT TRENCH DRAINS) UNLESS OTHERWISE REQUIRED BY THE STOUGHTON ENGINEERING DEPARTMENT.

9. SEE MORE WATER UTILITY RELATED NOTES IN UTILITY PLAN.

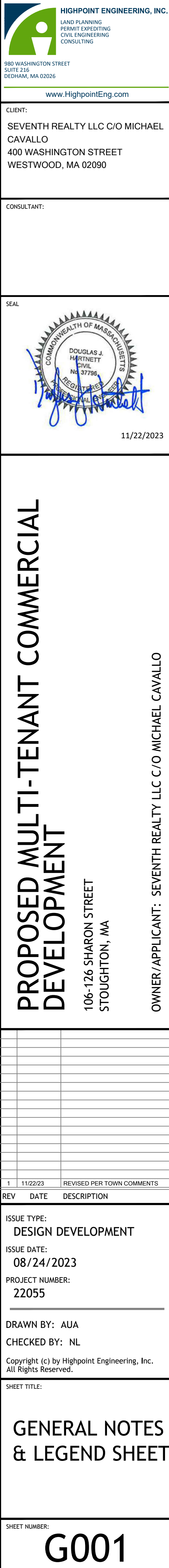
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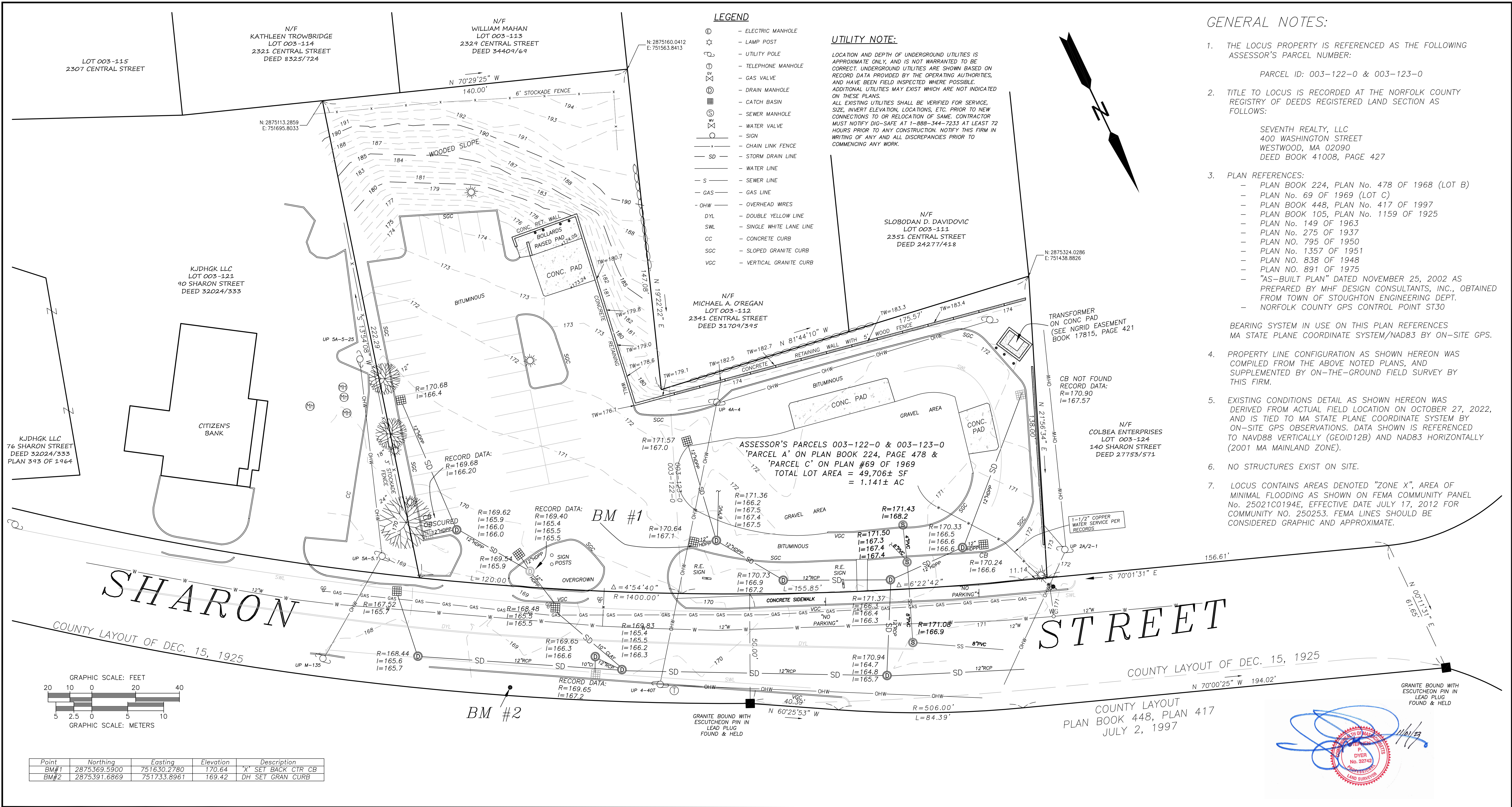
EXISTING SYMBOL LEGEND	
	ACCESSIBLE PARKING PAVEMENT MARKING
	SIGN
	CONCRETE WALL
	CONCRETE CURB
	CAPE COD BERM
	VERTICAL GRANITE CURB
	REINFORCED CONCRETE SIDEWALK
	PEASTONE
	VARIOUS TREES
	MINOR CONTOUR
	MAJOR CONTOUR
	PROPERTY LINE
	RIGHT OF WAY
	EASEMENT
	TREELINE
	STORM DRAIN LINE
	UNDER GROUND ELECTRIC
	WATER LINE
	GAS LINE
	TELEPHONE LINE
	SEWER LINE
	STONE WALL
	CONCRETE WALL
	HANDRAIL
	SITE LIGHTING
	DRAIN MANHOLE
	CATCH BASIN
	FLARED END SECTION
	FLARED END SECTION w/ RIP RAP
	CLEANOUT
	TELEPHONE MANHOLE
	CABLE MANHOLE
	ELECTRIC MANHOLE
	HAND HOLE
	VARIOUS LIGHTING
	MANHOLE
	SEWER MANHOLE
	IRRIGATION CONTROL VALVE
	WATER GATE
	WATER SHUT OFF
	HYDRANT
	POST INDICATOR VALVE
	BOLLARD

	FULL DEPTH PAVEMENT REMOVAL		EXISTING PARKING RESURFACING
	TOP SOIL/LOAM REMOVAL	R/D	REMOVE AND DISPOSE
	SILTSACK INLET PROTECTION	M/P	MAINTAIN AND PROTECT
	OBJECTS TO BE REMOVED	— LOW —	PROPOSED LIMIT OF WORK
	SAWCUT BITUMINOUS CONCRETE	— x — x —	TEMPORARY CONSTRUCTION FENCE
	PROPOSED SILT FENCE / STRAW WATTLES		ITEMS TO BE REMOVED & DISPOSED
	CONCRETE REMOVAL		TEMP. CONSTRUCTION ENTRANCE PAD
	GRAVEL REMOVAL		

LAYOUT & MATERIALS LEGEND	
CIP	CAST-IN-PLACE CONCRETE CURB
CCB	CAPE COD BERM
PCC	PRECAST CONCRETE CURB
VGC	VERTICAL GRANITE CURB
BS	BIKE STORAGE
	ACCESSIBLE PARKING PAVEMENT MARKER
	SIGN
R10'	CURB RADIUS
LS	LANDSCAPE AREA
	TEST BORINGS LOCATION
	PARKING COUNT
	TRAFFIC STOP LINE (12" WHITE)
	ADDRESS/IDENTITY SIGN LOCATION
	HANDICAP RAMPS
	ENTRANCE
	DECORATIVE LIGHT POLE
	FLASHING BEACON
	CONCRETE-FILLED BOLLARD
	CAST-IN-PLACE CONCRETE
	PROPERTY LINE
	RETAINING WALL
G	GARAGE
BCC	BITUMINOUS CONCRETE CURB
	PROPOSED PARKING STALLS
	PROPOSED CONCRETE SIDEWALK
	TRAFFIC MARKING DIRECTIONAL ARROW (WHITE)
C	COMPACT PARKING STALL (8'X16')
	WALLPACKS LIGHTING
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE TO REMAIN

GRADING & UTILITIES LEGEND	
	ELEVATION CONTOUR
	SPOT ELEVATION
	TOP AND BOTTOM OF CURB
	TOP AND BOTTOM OF WALL
	CATCH BASIN
	DOUBLE CATCH BASIN
	DRAIN MANHOLE
	DRYWELL
	CLEANOUT
	PROPOSED DRAIN LINE
	TEST BORINGS LOCATION
	HIGH POINT / LOW POINT
	RIP RAP
	ROOF DRAIN
	DOWNSPOUT
	WATER MAIN
	SANITARY SEWER MAIN
	GAS MAIN
	CABLE TV / ELECTRICAL / TELCOM DUCTBANK
	SANITARY SEWER MANHOLE
	FLOW ARROW
	ELECTRIC TRANSFORMER & TRANSCLOSURE
	HYDRANT
	WATER GATE
	OIL/WATER SEPARATOR
	CEMENT LINED DUCTILE IRON
	HIGH-DENSITY POLYETHYLENE
	POLYVINYL CHLORIDE
	GAS METER BAY
	MATCHING EXISTING
	UTILITY CROSSING
	PROPOSED GAS GATE
	TEST PIT LOCATION





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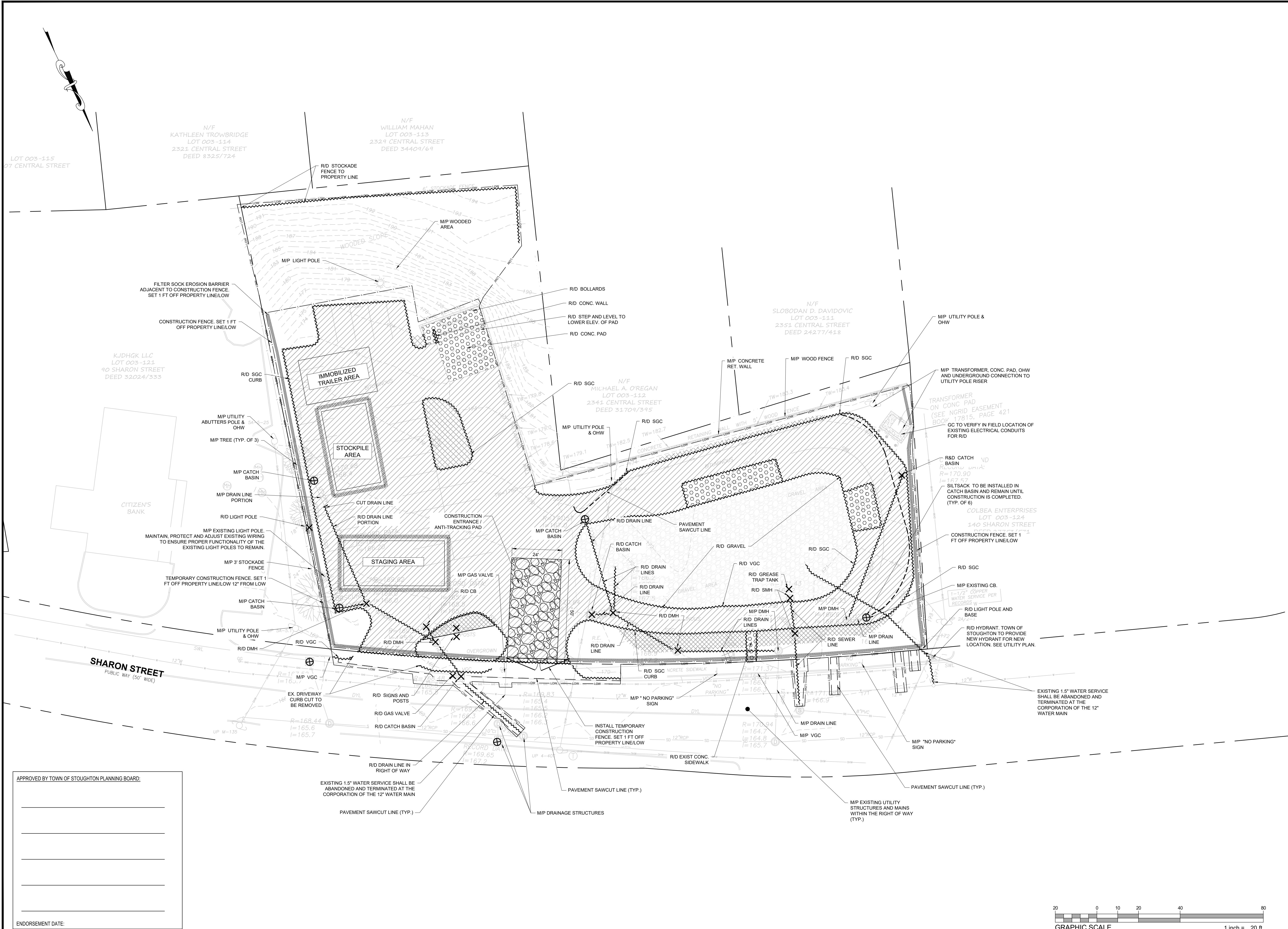
SHEET TITLE:

EXISTING CONDITIONS PLAN
106-128 SHARON STREET
STOUGHTON, MA 02532
PARCEL ID 003-122-0 & 003-123-0

PREPARED FOR:

SEVENTH REALTY, LLC
c/o HIGHPOINT ENGINEERING, INC.
DEDHAM EXECUTIVE CENTER
980 WASHINGTON ST., STE. 216
DEDHAM, MA 02026





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400 WASHINGTON STREET
WESTWOOD, MA 02090

CONSULTANT:

SEAL

11/22/2023

PROPOSED MULTI-TENANT COMMERCIAL DEVELOPMENT

106-126 SHARON STREET
STOUGHTON, MA

OWNER/APPLICANT: SEVENTH REALTY LLC C/O MICHAEL CAVALLLO

REV	DATE	DESCRIPTION
1	11/22/23	REVISED PER TOWN COMMENTS

ISSUE TYPE:

DESIGN DEVELOPMENT

ISSUE DATE:

08/24/2023

PROJECT NUMBER:

22055

DRAWN BY:

AUA

CHECKED BY:

NL

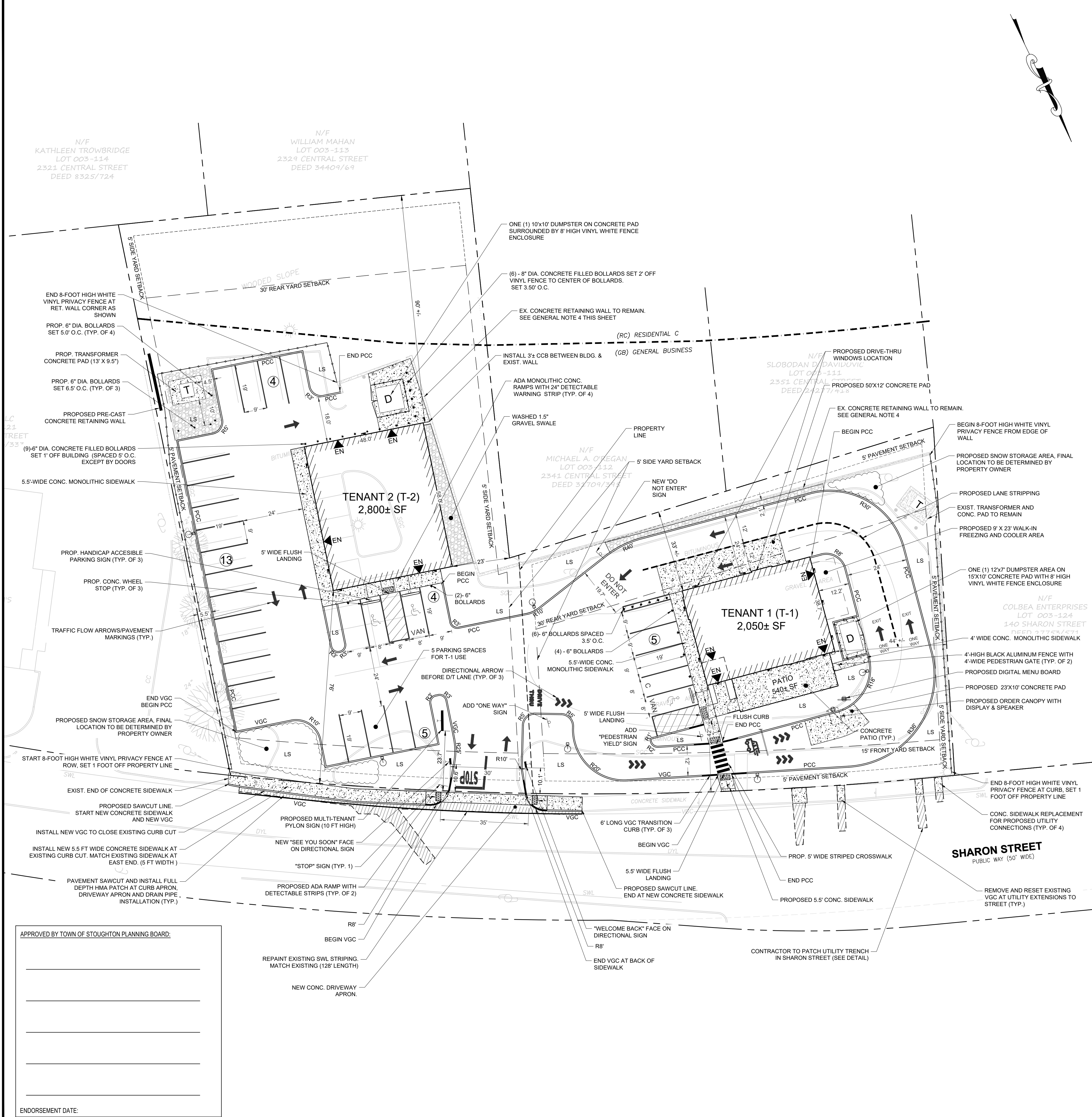
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SHEET TITLE:

SITE PREPARATION & EROSION CONTROL PLAN

SHEET NUMBER:

C200



ZONING SUMMARY						
ZONING DISTRICT	T-1: 100% "GENERAL BUSINESS" (GB) - PARCEL 003-123-0					
	T-2: 76% "GENERAL BUSINESS" (GB) & 24% RESIDENTIAL-SUBURBAN C (RC) - PARCEL 003-122-0					
OVERLAY DISTRICT	N/A					
PROPOSED TENANT 1 (T-1) USE: D.5. DRIVE-THROUGH RESTAURANT / D.6. FAST FOOD RESTAURANT ⁽¹⁾						
PROPOSED TENANT 2 (T-2) USE: D.3. RESTAURANT ⁽²⁾ [POTENTIAL USE: FINANCIAL INSTITUTION (BANK) & D.16. MOTOR VEHICLE REPAIR ⁽²⁾]						
CRITERIA	REQUIRED	EXISTING		PROPOSED		COMPLIANCE
		T-1	T-2	T-1	T-2	
LOT AREA (MIN)	10,000 SF	19,645 SF ⁽³⁾	30,061 SF ⁽³⁾	SAME AS EXISTING	SAME AS EXISTING	YES
LOT WIDTH (MIN)	50 FT	167 FT	128 FT	SAME AS EXISTING	SAME AS EXISTING	YES
FRONTAGE (MIN)	50 FT	155.85 FT	120 FT	SAME AS EXISTING	SAME AS EXISTING	YES
LOT DEPTH (MIN)	75 FT	94.4 FT	232.10 FT	SAME AS EXISTING	SAME AS EXISTING	YES
BUILDING AREA (MAX)	70%	N/A ⁽⁴⁾	N/A ⁽⁴⁾	10.4%	9.3%	YES
OPEN SPACE (MIN) ⁽⁵⁾	10%	N/A ⁽⁴⁾	N/A ⁽⁴⁾	36.3%	47.8%	YES
FRONT YARD SETBACK (MIN)	15 FT	N/A ⁽⁴⁾	N/A ⁽⁴⁾	42 FT ±	76 FT ±	YES
SIDE YARD SETBACK (MIN)	5 FT	N/A ⁽⁴⁾	N/A ⁽⁴⁾	44 FT ±	23 FT ±	YES
REAR YARD SETBACK (MIN)	30 FT	N/A ⁽⁴⁾	N/A ⁽⁴⁾	33 FT ±	90 FT ±	YES
MAX STORIES	3	N/A ⁽⁴⁾	N/A ⁽⁴⁾	1	1	YES
BUILDING HEIGHT (MAX)	40 FT	N/A ⁽⁴⁾	N/A ⁽⁴⁾	<40 FT	<40 FT	YES

PARKING DEMAND SUMMARY					
	PARKING ALLOTMENT REQUIREMENTS				COMPLIANCE
	RATE	RATE	REQUIRED	PROPOSED	
BUILDING USE	REQUIRED	PROPOSED	SPACES	SPACES	
FAST FOOD / DRIVE-THROUGH (T-1)	1 / 3 SEATS	16 SEATS	7	10	YES
RESTAURANT (T-2) ⁽⁶⁾	1 / 3 SEATS	60 SEATS	20	21	YES
TOTAL:			27	31	YES

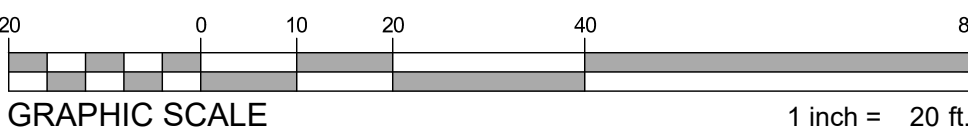
PARKING DIMENSIONAL SUMMARY			
CRITERIA	REQUIRED (FT)	PROPOSED (FT)	COMPLIANCE
STALL WIDTH (MIN)	9 FT	9 FT	YES
STALL DEPTH (MIN)	19 FT	19 FT	YES
COMPACT STALLS (MIN)	8 FT x 18 FT	9 FT x 18 FT	YES
ACCESSIBLE STALLS (MIN)	2	3 (2 VAN SPACES)	YES
PARKING LOT AISLE (MIN)	12 FT / 24 FT ⁽⁷⁾	12 FT / 24 FT ⁽⁷⁾	YES
DRIVEWAY WIDTH (MIN)	24 FT	24 FT	YES
PAVEMENT SETBACK (MIN)	5 FT	5 FT	YES
PARKING WITHIN FRONT YARD SETBACK (MIN)	15 FT	6 FT	NO

SIGN DIMENSIONAL SUMMARY MULTI-TENANT PYLON SIGN				
CRITERIA	REQUIRED (FT)	PROPOSED (FT) (PYLON)	PROPOSED (GREETING SIGN)	COMPLIANCE
FRONT YARD SETBACK (MIN)	10 FT	23.7 FT	10.0 FT	YES
SIGN HEIGHT (MAX)	30 FT	20 FT	4 FT	YES
SIGN WIDTH (FT)	-	8 FT	3 FT	N/A
SIGN AREA (MAX PER BUSINESS)	40 SF	8'x5' (40 SF)	<40 SF	YES

PARKING COUNT (T-1) TOTAL PARKING PROVIDED = 10 SPACES TOTAL STANDARD PARKING = 8 SPACES TOTAL COMPACT PARKING = 1 SPACES (10%) TOTAL ADA PARKING = 1 SPACES (1 VAN)	PARKING COUNT (T-2) TOTAL PARKING PROVIDED = 21 SPACES TOTAL STANDARD PARKING = 19 SPACES TOTAL COMPACT PARKING = N/A TOTAL ADA PARKING = 2 SPACES (1 VAN)
---	---

- ZONING SUMMARY NOTES:
- D.5 USE REQUIRES A SPECIAL PERMIT FROM THE PLANNING BOARD & D.6 USE REQUIRES A SPECIAL PERMIT FROM THE ZONING BOARD OF APPEALS.
 - D.3. RESTAURANT USE (WITH THE EXCEPTION OF DRIVE-IN, DRIVE-THROUGH AND/OR FAST FOOD RESTAURANT) IS ALLOWED BY RIGHT. POTENTIAL USE D.16 (MOTOR VEHICLE REPAIR) REQUIRES SPECIAL PERMIT FROM THE ZONING BOARD OF APPEALS. POTENTIAL BANK USE REQUIRES SPECIAL PERMIT FROM THE PLANNING BOARD ONLY IF IT IS PROVIDED WITH A DRIVE-THROUGH.
 - TOTAL AREA OF TWO PARCELS= 49,706 SF.
 - EXISTING LOTS ARE CURRENTLY VACANT. FORMER BUILDING ON PARCEL 003-123-0, WAS DEMOLISHED LATE IN 2020.
 - OPEN SPACE: THE SPACE ON A LOT UNOCCUPIED BY BUILDINGS, UNOBSERVED TO THE SKY, NOT DEVOTED TO STREETS, DRIVEWAYS, OR OFF-STREET PARKING OR LOADING SPACES AND EXPRESSED AS A PERCENTAGE OF TOTAL LOT AREA. CALC (T-1) = 7,126 SF / 19,645 SF = 36.3%; CALC (T-2) = 14,382 SF / 30,061 SF = 47.8%.
 - IF A FINANCIAL INSTITUTION (BANK) IS PROPOSED FOR TENANT T-2, THE REQUIRED PARKING COUNT WOULD BE CALCULATED AS FOLLOWS:
1 SPACE / 300 SF GFA = 1 SPACE X (2800 SF / 300 SF) = 9 SPACES REQUIRED.
IF A MOTOR VEHICLE REPAIR SHOP IS PROPOSED FOR T-2, THE REQUIRED PARKING COUNT WOULD BE CALCULATED AS FOLLOWS: 1 SPACE / 1000 SF GFA = 1 SPACE X (2800 SF / 1000 SF) = 3 SPACES REQUIRED.
 - 12 FT WIDE MIN. WIDTH FOR ONE WAY TRAFFIC PROVIDED. 24 FT MIN. WIDTH FOR TWO WAY TRAFFIC PROVIDED.

- GENERAL NOTES:
- SECTION 6.1.7, ITEM 13 OF THE ZONING BY LAW: CURB CUTS MAY BE TEN (10) FEET WIDER THAN THE ALLOWED DRIVEWAY WIDTH AT THE STREET LINE. ENTRANCE OR EXIT DRIVEWAYS IN 1 OR 2 DISTRICTS SHALL NOT EXCEED TWENTY-FOUR (24) FEET IN WIDTH AT THE PROPERTY LINE EXCEPT THAT LOTS CONTAINING IN EXCESS OF 24,000 SQUARE FEET MAY INCREASE THE DRIVE WIDTH ONE (1) FOOT FOR EVERY 1,000 SQUARE FEET IN EXCESS OF 24,000 SQUARE FEET OR LOT AREA UP TO A MAXIMUM OF FORTY (40) FEET IN WIDTH. CALC= 30,061 SF - 24,000 SF = 6,061 SF EXCESS / 1,000 SF = 6.06 FT EXTRA, WHICH RESULTS IN A MAXIMUM 30 FT DRIVEWAY WIDTH AT THE PROPERTY LINE AND 40 FT MAX. CURB CUT WIDTH.
 - DRIVE-THROUGH QUEUE= 10 VEHICLES
 - THE PROPOSED BUILDING SETBACK DISTANCES SHOWN ON THIS PLAN ARE APPROXIMATE. A CERTIFIED PLOT PLAN PREPARED BY A REGISTERED LAND SURVEYOR SHALL BE SUBMITTED WITH A BUILDING PERMIT APPLICATION TO CERTIFY ZONING CONFORMANCE.
 - THE GEOTECHNICAL AND STRUCTURAL ENGINEER SHALL EVALUATE EXISTING RETAINING WALL AND FOUNDATION WITH RESPECT TO PROPOSED BUILDING FOUNDATION AND DRIVEWAY ADJACENCIES. PROVIDE RECOMMENDATIONS IF RETAINING WALL MODIFICATIONS ARE REQUIRED TO SUPPORT THE ADDITION OF STRUCTURES OR VEHICULAR OPERATIONS ADJACENT TO THE WALLS.



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CONSULTANT:

SEAL

DOUGLAS J. HARTNETT
CIVIL
No. 37755
RECEIVED 11/22/2023

11/22/2023

PROPOSED MULTI-TENANT COMMERCIAL DEVELOPMENT

106-126 SHARON STREET
STOUGHTON, MA

OWNER/APPLICANT: SEVENTH REALTY LLC C/O MICHAEL CAVALLLO

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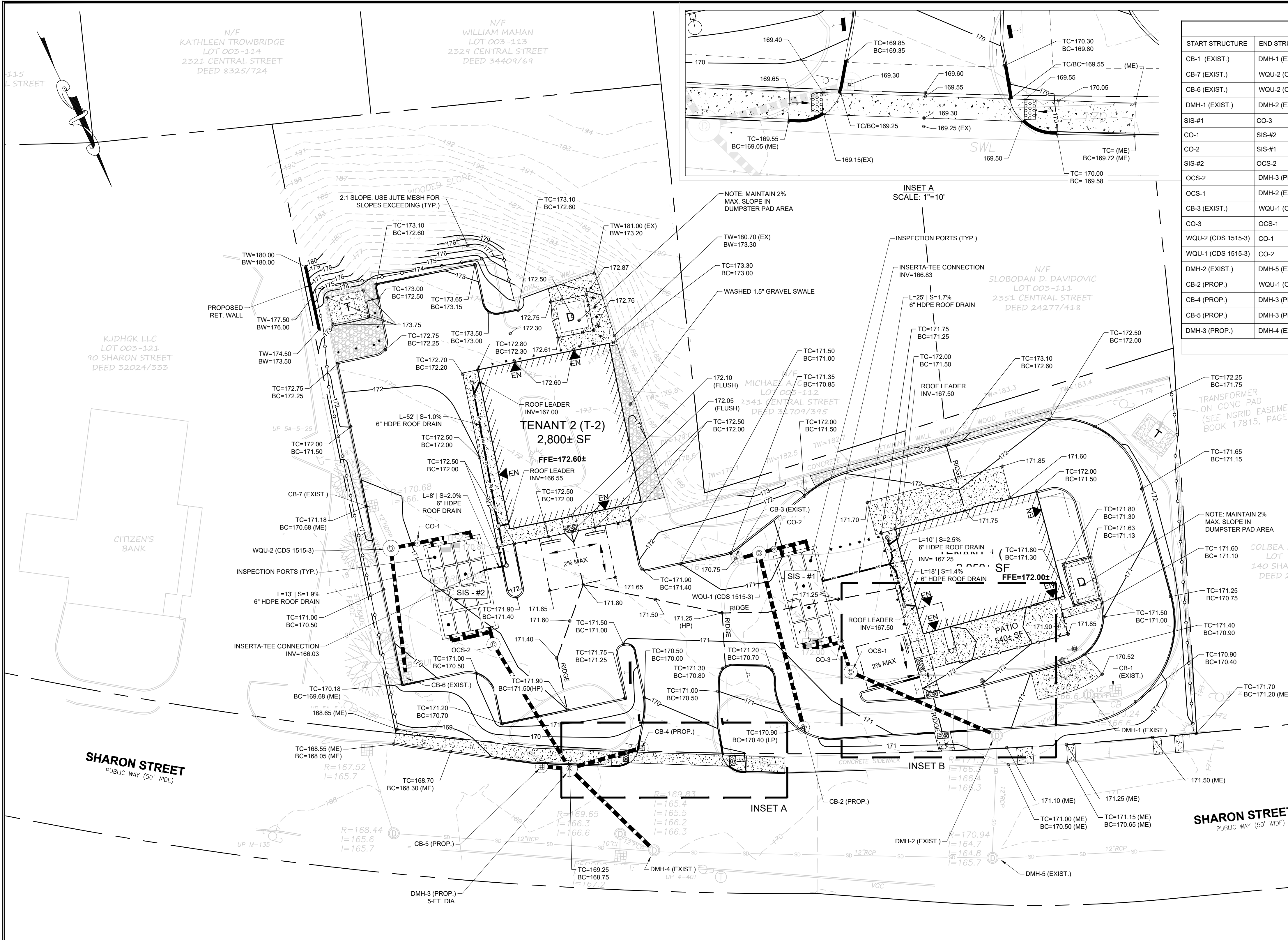
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SHEET TITLE:

LAYOUT &
MATERIALS PLAN

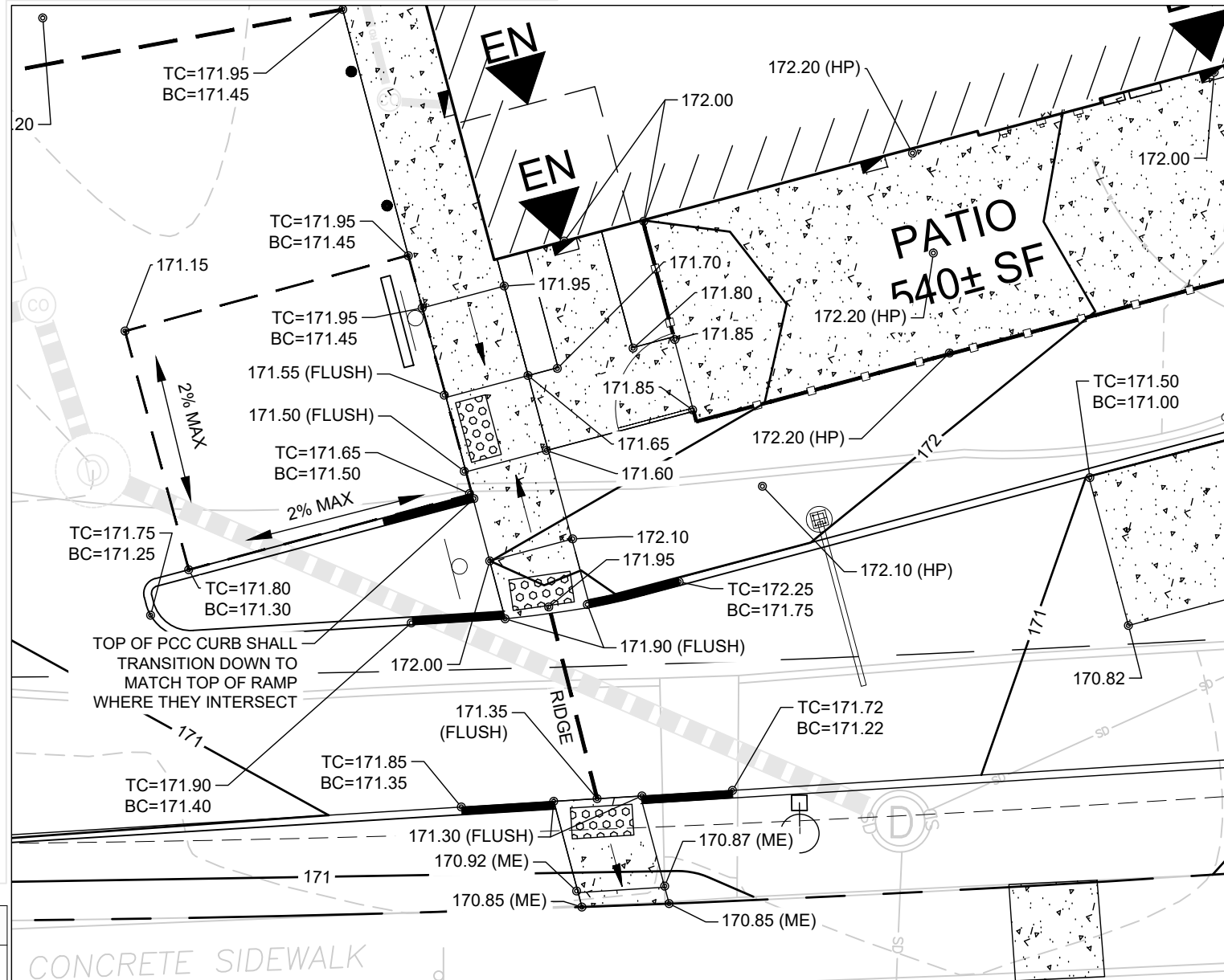
SHEET NUMBER:
C300



PIPE SCHEDULE					
START STRUCTURE	END STRUCTURE	SIZE AND MATERIAL	LENGTH	SLOPE	DROP
CB-1 (EXIST.)	DMH-1 (EXIST.)	12" HDPE (EXIST.)	5.7	3.2%	0.18
CB-7 (EXIST.)	WQU-2 (CDS 1515-3)	12" HDPE (EXIST.)	12.1	0.8%	0.10
CB-6 (EXIST.)	WQU-2 (CDS 1515-3)	12" HDPE	42.3	0.6%	0.25
DMH-1 (EXIST.)	DMH-2 (EXIST.)	12" HDPE (EXIST.)	32.1	0.6%	0.20
SIS-#1	CO-3	12" HDPE (MANIFOLD)	12.9	0.0%	0.00
CO-1	SIS-#2	12" HDPE (MANIFOLD)	19.5	0.0%	0.00
CO-2	SIS-#1	12" HDPE (MANIFOLD)	12.2	0.0%	0.00
SIS-#2	OCS-2	12" HDPE (MANIFOLD)	5.4	0.0%	0.00
OCS-2	DMH-3 (PROP.)	12" HDPE	47.5	1.0%	0.48
OCS-1	DMH-2 (EXIST.)	12" HDPE	53.0	1.1%	0.60
CB-3 (EXIST.)	WQU-1 (CDS 1515-3)	12" HDPE	5.9	1.7%	0.10
CO-3	OCS-1	12" HDPE	8.6	0.0%	0.00
WQU-2 (CDS 1515-3)	CO-1	12" HDPE	7.2	2.1%	0.15
WQU-1 (CDS 1515-3)	CO-2	12" HDPE	3.6	2.8%	0.10
DMH-2 (EXIST.)	DMH-5 (EXIST.)	12" RCP (EXIST.)	39.7	1.5%	0.60
CB-2 (PROP.)	WQU-1 (CDS 1515-3)	12" RCP	60.4	1.1%	0.66
CB-4 (PROP.)	DMH-3 (PROP.)	12" RCP	22.7	0.5%	0.12
CB-5 (PROP.)	DMH-3 (PROP.)	12" RCP	5.7	0.5%	0.03
DMH-3 (PROP.)	DMH-4 (EXIST.)	12" RCP	37.8	1.0%	0.38

DRAIN STRUCTURES SCHEDULE	
STRUCTURE	ELEV.
**CB-1 (EXIST.)	RIM = 170.24 (ME) INV OUT = 166.78 (DMH-1 (EXIST.))
CB-2 (PROP.)	RIM = 170.40 (ME) INV OUT = 167.10 (WQU-1 (CDS 1515-3))
**CB-3 (EXIST.)	RIM = 170.75 INV OUT = 167.00 (WQU-1 (CDS 1515-3))
CB-4 (PROP.)	RIM = 169.30 INV OUT = 166.30 (DMH-3 (PROP.))
CB-5 (PROP.)	RIM = 168.38 (ME) INV OUT = 166.21 (DMH-3 (PROP.))
**CB-6 (EXIST.)	RIM = 169.68 (ME) (RECORD) INV OUT = 166.20 (WQU-2 (CDS 1515-3))
**CB-7 (EXIST.)	RIM = 170.68 (ME) INV OUT = 166.40 (WQU-2 (CDS 1515-3))
CO-1	RIM = 171.10 INV OUT = 165.80 (MANIFOLD) INV IN = 165.80 (WQU-2 (CDS 1515-3))
CO-2	RIM = 170.90 INV OUT = 166.75 (MANIFOLD) INV IN = 166.60 (WQU-1 (CDS 1515-3))
CO-3	RIM = 171.15 INV OUT = 166.60 (OCS-1) INV IN = 166.60 (MANIFOLD)
DMH-1 (EXIST.)	RIM = 170.33 (ME) INV OUT = 166.50 (DMH-2 (EXIST.)) INV IN = 166.60 (CB-1 (EXIST.))
DMH-2 (EXIST.)	RIM = 171.58 INV OUT = 166.30 (DMH-5 (EXIST.)) INV IN = 166.30 (OCS-1) INV IN = 166.05 (AD-1) INV IN = 166.30 (DMH-1 (EXIST.))
DMH-3 (PROP.)	RIM = 168.48 (ME) INV OUT = 166.08 (DMH-4 (EXIST.)) INV IN = 166.18 (OCS-2) INV IN = 166.18 (CB-4 (PROP.)) INV IN = 166.18 (CB-5 (PROP.))
DMH-4 (EXIST.)	RIM = 169.83 (ME) INV OUT = 165.40 (DMH-5 (EXIST.)) INV IN = 165.70 (DMH-3 (PROP.))
OCS-1	RIM = 171.25 INV OUT = 166.90 (DMH-2 (EXIST.)) WEIR = 169.15 (DMH-2 (EXIST.)) INV IN = 166.60 (CO-3)
OCS-2	RIM = 170.62 INV OUT = 166.66 (DMH-3 (PROP.)) WEIR = 168.70 (DMH-3 (PROP.)) INV IN = 165.80 (MANIFOLD)
WQU-1 (CDS 1515-3)	RIM = 170.87 INV OUT = 166.70 (CO-2) INV IN = 166.45 (CB-2 (EXIST.)) INV IN = 166.90 (CB-3 (EXIST.))
WQU-2 (CDS 1515-3)	RIM = 170.45 INV OUT = 165.95 (CO-1) INV IN = 165.95 (CB-6 (EXIST.)) INV IN = 166.30 (CB-7 (EXIST.))

NOTE: INSTALL NEW DMH OR CB IF EXISTING TO REMAIN STRUCTURE IS NOT SALVAGEABLE
* MAINTAIN EXISTING OUTLET PIPE
** INSTALL HOOD "THE ELIMINATOR" OR APPROVED EQUAL AND CLEAN SUMP (TYP. OF 5)



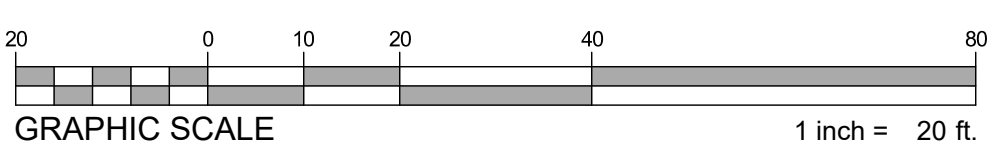
DEEP OBSERVATION HOLE LOG									
DEEP OBSERVATION HOLE NUMBER:			TP-1		GROUND ELEVATION:			172.00	
Depth (in)	Horizon/Layer	Matrix: Color-Moist	Redoximorphic Features			Texture (USDA)	Coarse Fragments (Percent by Volume)	Structure	Consistence (Moist)
			Depth (in)	Color	Percent				
0-11	Ap	7.5 YR 3/2	--	--	--	SANDY LOAM	0	0	GRANULAR FRIABLE --
11-25	Bw	10 YR 5	--	--	--	LOAMY SAND	40-50	10-20	GRANULAR VERY FRIABLE (1)
25-54	B/C	10 YR 5	--	--	--	LOAMY SAND	30-40	20-30	GRANULAR FRIABLE --
54-102	C1	10 YR 5	--	--	--	SANDY LOAM	20-30	10-20	MASSIVE FRIABLE --
NOTES: 1. LARGE VEIN OF COBBLES AND STONES APPROX. 4-INCHES THICK AT BOTTOM OF Bw LAYER 2. NO GW OBSERVED 3. LOGGED BY ANDREW BULSON (SE #14793) ON AUGUST 9, 2023. 4. GROUNDWATER ELEVATION ASSUMED TO BE AT BOTTOM OF TEST PIT									

DEEP OBSERVATION HOLE LOG									
DEEP OBSERVATION HOLE NUMBER:			TP-2		GROUND ELEVATION:			170.80	
Depth (in)	Horizon/Layer	Matrix: Color-Moist	Redoximorphic Features			Texture (USDA)	Coarse Fragments (Percent by Volume)	Structure	Consistence (Moist)
			Depth (in)	Color	Percent				
0-2	(1)	--	--	--	--	--	--	--	--
2-24	Bw	10 YR 5/6	--	--	--	MED. COARSE SAND	20-30	10-20	SINGLE GRAIN LOOSE --
24-96	C1	10 YR 5	--	--	--	COARSE LOAMY SAND	20-30	10-20	GRANULAR VERY FRIABLE --
NOTES: 1. TOP LAYER IS PAVEMENT 2. NO GW OBSERVED 3. LOGGED BY ANDREW BULSON (SE #14793) ON AUGUST 9, 2023. 4. GROUNDWATER ELEVATION ASSUMED TO BE AT BOTTOM OF TEST PIT									

UNDERGROUND DETENTION/NITRATION SYSTEMS SCHEDULE

SUBSURFACE INFILTRATION SYSTEM (SIS-#1)	SUBSURFACE INFILTRATION SYSTEM (SIS-#2)
(12) ADS STORMTECH SC-740 CHAMBERS EMBEDDED IN CRUSHED STONE MIN FINISH GRADE= 170.90 TOP OF STONE= 169.50 TOP OF CHAMBERS= 169.00 BOTTOM OF CHAMBERS= 166.50 BOTTOM OF STONE= 166.00 INV OUT= 166.60 (12" HDPE) INV IN= 166.83 (INSERTA-TEE) ESHOW= 163.50 (ASSUMED)	(16) ADS STORMTECH SC-740 CHAMBERS EMBEDDED IN CRUSHED STONE MIN FINISH GRADE= 170.50 TOP OF STONE= 169.20 TOP OF CHAMBERS= 168.20 BOTTOM OF CHAMBERS= 165.70 BOTTOM OF STONE= 165.20 INV OUT= 165.80 (12" HDPE) INV IN= 165.80 (12" HDPE) INV IN= 166.03 (INSERTA-TEE) ESHOW= 162.80 (ASSUMED)

NOTE 1: NO EVIDENCE OF ESTIMATED SEASONAL HIGH GROUNDWATER TABLE (ESHOW) WAS OBSERVED DURING TEST PITS. THEREFORE ESHOW ASSUMED TO BE AT BOTTOM OF TEST PITS PERFORMED ON AUGUST 09, 2023 BY ANDREW BULSON (SE #14793)



APPROVED BY TOWN OF STOUGHTON PLANNING BOARD:

ENDORSEMENT DATE:

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CONSULTANT:

SEAL

11/22/2023

PROPOSED MULTI-TENANT COMMERCIAL DEVELOPMENT

106-126 SHARON STREET
STOUGHTON, MA

OWNER/APPLICANT: SEVENTH REALTY LLC C/O MICHAEL CAVALLIO

REV	DATE	DESCRIPTION
1	11/22/23	REVISED PER TOWN COMMENTS

ISSUE TYPE:
DESIGN DEVELOPMENT

ISSUE DATE:
08/24/2023

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22055

DRAWN BY: AUA

CHECKED BY: NL

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SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NUMBER:
C400

WATER SERVICE NOTES

1. WATER SERVICES SHALL HAVE A MINIMUM 4.5 FEET COVER, BEDDED ON 6 INCHES OF SAND AND BACKFILLED WITH 12 INCHES OF SAND.
2. PROVIDE & ATTACH 12 GAGE TRACER TO THE WATER SERVICE PIPE AND TERMINATE THE WIRE AT THE BALL VALVE BEFORE THE METER AND UP INTO THE TOP OF THE CURB BOXES.
3. PROVIDE LOCATOR TAPE ON TOP OF THE SAND BACKFILL FOR THE FULL LENGTH OF THE TRENCHES.
4. PLUMBER SHALL PROVIDE 1/4- TURN BALL VALVES BEFORE AND AFTER THE WATER METERS.
5. CONTRACTOR TO SUPPLY 2-1.5" NEPTUNE WATER METER(S). THE TOWN WILL INSTALL THE NEPTUNE READING DEVICES (MTU) ONCE THE METERS ARE INSTALLED.
6. NEW CURB BOXES SHALL BE 2.5-INCH BUFFALO STYLE WITH SLIDE-RISERS.
7. CONTRACTOR SHALL NOTIFY THE DPW WATER DEPARTMENT FOR INSPECTION PRIOR TO BACKFILL.

UTILITY CROSSING SCHEDULE

UC 1
FINISHED GRADE: 170.76±
2" SDR-9 WATER PIPE (INV.): 165.77±
12" HDPE DRAIN PIPE (INV.): 166.44±
TOP OF WATER PIPE: 164.84±
VERTICAL CLEARANCE: 1.5-FT±

UC 2
FINISHED GRADE: 170.85±
6" SDR 35 PVC (INV.): 168.13±
12" HDPE DRAIN PIPE (INV.): 166.38±
TOP OF 12" HDPE PIPE: 167.48±
VERTICAL CLEARANCE: 0.65-FT±

UC 3
FINISHED GRADE: 170.90±
6" SDR 35 PVC (INV.): 168.04±
12" HDPE DRAIN PIPE (INV.): 166.37±
TOP OF 12" HDPE PIPE: 167.47±
VERTICAL CLEARANCE: 0.57-FT±

UC 4
FINISHED GRADE: 171.50±
6" SDR 35 PVC (INV.): 168.03 ±
12" HDPE DRAIN PIPE (INV.): 166.32 ±
TOP OF 12" HDPE PIPE: 167.42±
VERTICAL CLEARANCE: 0.50-FT±

UC 5
FINISHED GRADE: 171.60±
6" SDR 35 PVC (INV.): 168.15 ±
12" HDPE DRAIN PIPE (INV.): 166.50 ±
TOP OF 12" HDPE PIPE: 167.60±
VERTICAL CLEARANCE: 0.55-FT±

UC 6
FINISHED GRADE: 170.85±
PROP. GAS PIPE (INV.): 168.42 ±
12" HDPE DRAIN PIPE (INV.): 166.90±
TOP OF 12" HDPE PIPE: 168.00±
VERTICAL CLEARANCE: 0.42-FT±

UC 7
FINISHED GRADE: 169.40±
12" HDPE DRAIN PIPE (INV.): 166.61 ±
TOP OF GAS PIPE: 165.60±
VERTICAL CLEARANCE: 1.0-FT±

UC 8
FINISHED GRADE: 171.00±
12" HDPE DRAIN PIPE (INV.): 166.88 ±
TOP OF 2" SDR-9 PIPE: 165.28±
VERTICAL CLEARANCE: 1.50-FT±

UC 9
FINISHED GRADE: 171.80±
12" HDPE DRAIN PIPE (INV.): 166.11±
TOP OF 2" SDR-9 PIPE: 164.50±
VERTICAL CLEARANCE: 1.50-FT±

ASSUMPTIONS:
WATER SERVICE ASSUMED MINIMUM COVER=4.5 FEET
GAS SERVICE ASSUMED MINIMUM COVER=2.5 FEET



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CONSULTANT:

SEAL



11/22/2023

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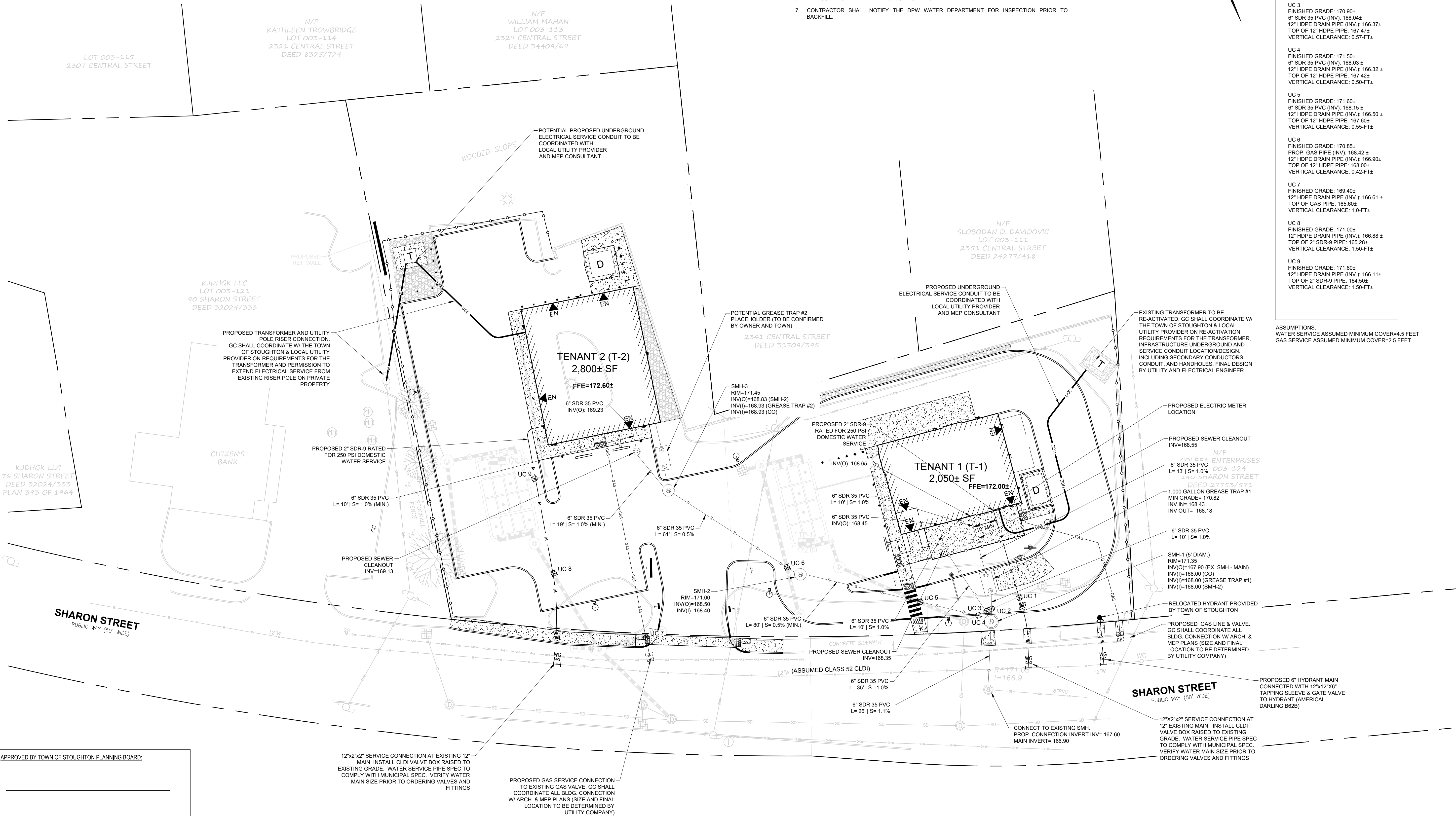
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CHECKED BY: NL
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SHEET TITLE:

UTILITY PLAN

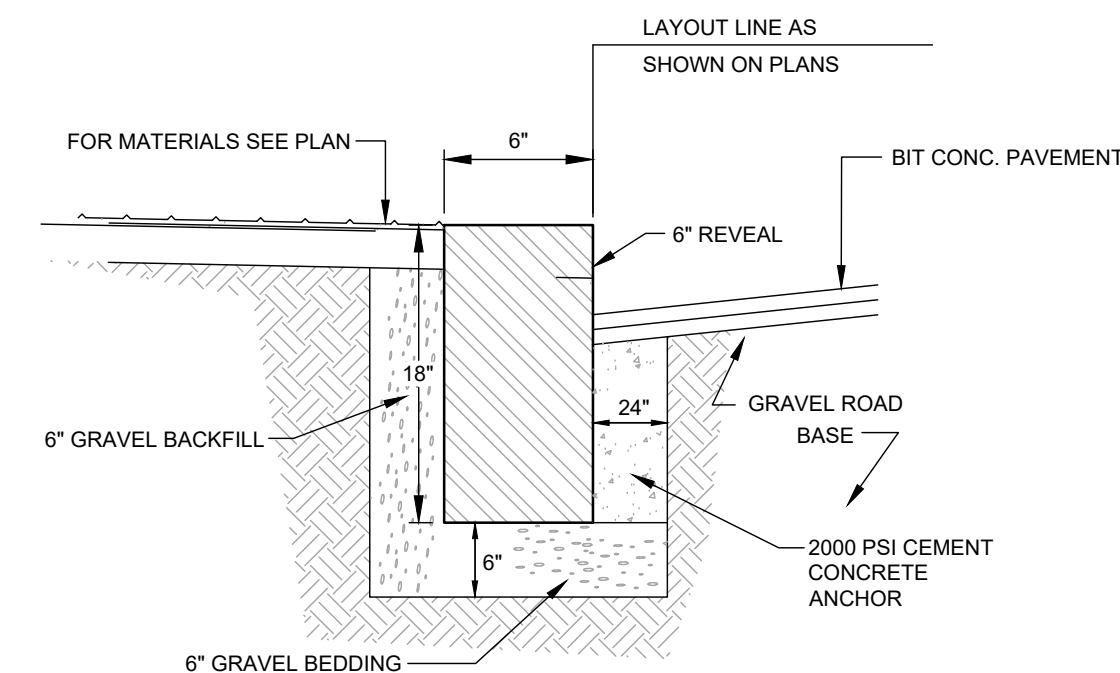
SHEET NUMBER:
C500

ISSUED FOR: SITE PLAN APPROVAL



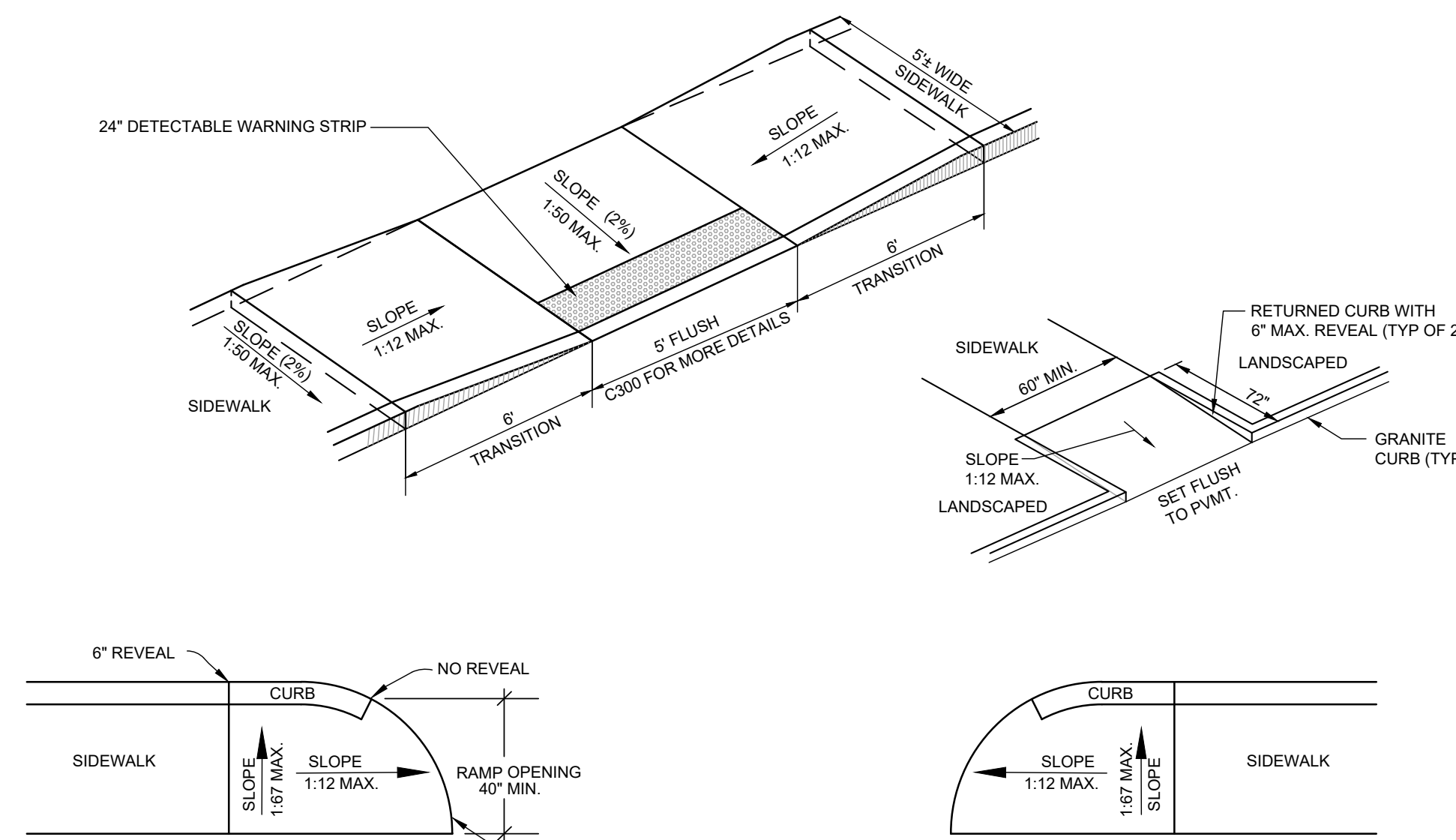
APPROVED BY TOWN OF STOUGHTON PLANNING BOARD:

ENDORSEMENT DATE:



11/22/2023

VERTICAL GRANITE CURB
NOT TO SCALE



WHEELCHAIR RAMPS DETAIL
NOT TO SCALE

HANDICAP RAMP
NOT TO SCALE

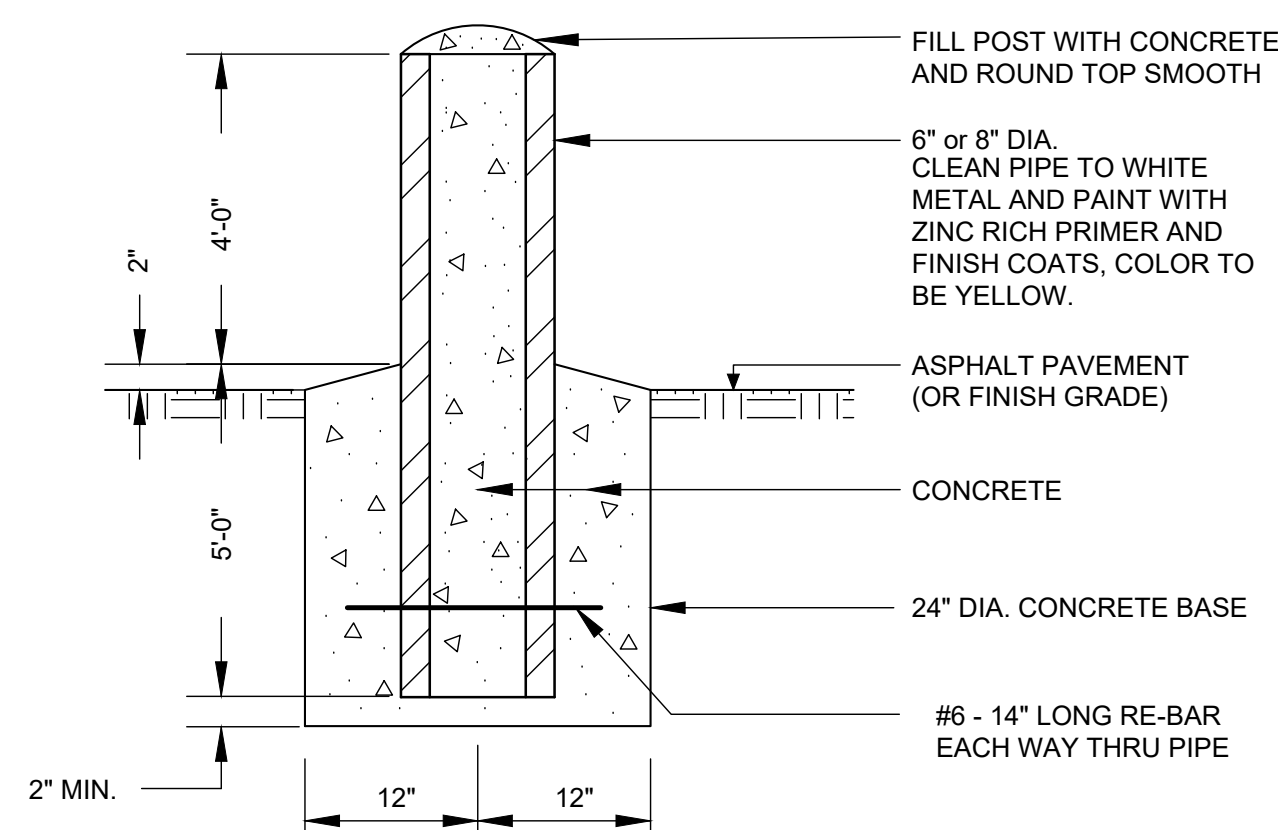


Diagram illustrating the profile of a curb, showing the transition from a vertical curb to a flush granite curb. The diagram includes labels for the TOP OF CURB, BOTTOM OF CURB @ PAVMT, VERTICAL GRANITE CURB OR PCC, TRANSITION CURB, and FLUSH GRANITE CURB. A dimension of 6' is indicated for the transition section.

APPROVED BY TOWN OF STOUGHTON PLANNING BOARD:

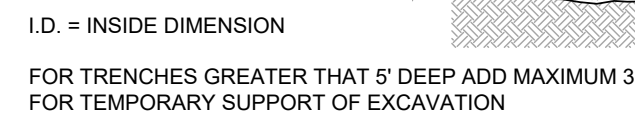
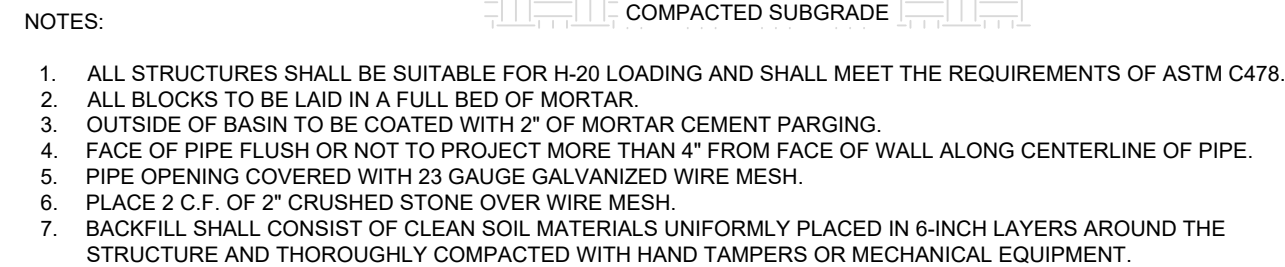
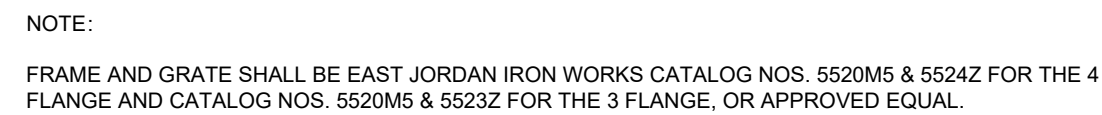
NOT TO SCALE

A1

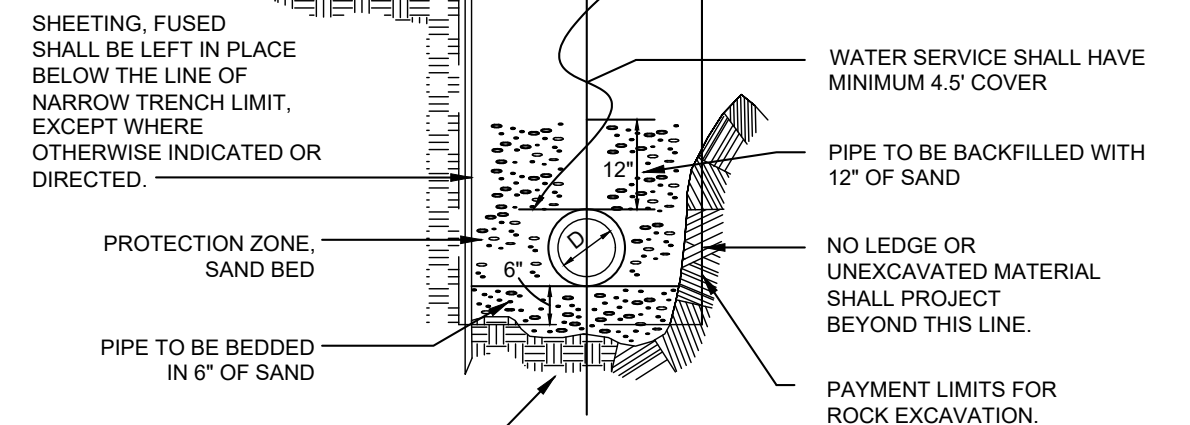
OWNER/APPLICANT: SEVENTH REALTY LLC C/O MICHAEL CAVALLO

DETAIL SHEET 1

SHEET NUMBER:
C600



PIPE SIZE (DIA.)	MAX TRENCH WIDTH
LESS THAN 2"	2'-0"
2" TO 6"	3'-0"
8" TO 22"	4'-0"
24" & GREATER	I.D. + 2'-0"

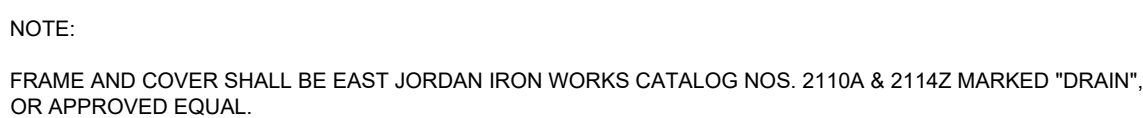


C4

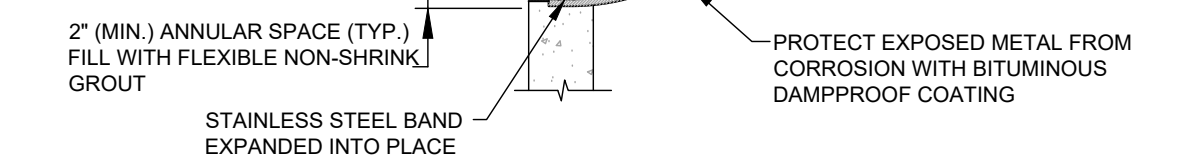
C3

C2

C1



NOTE: FOR FITTINGS W/LESS THAN 45°
DEFLECTION USE BEARING AREA FOR 45° BEND
BASED ON INTERNAL PRESSURE OF 80 PSI

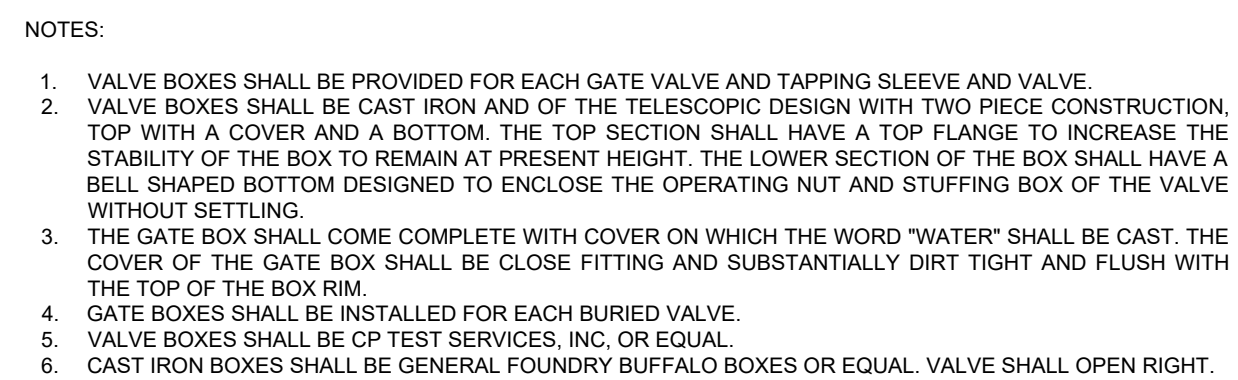
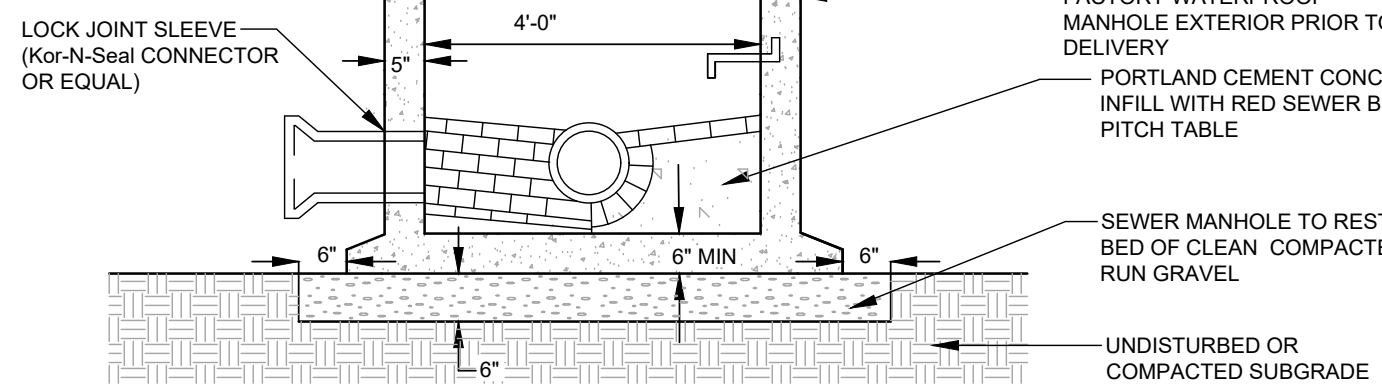
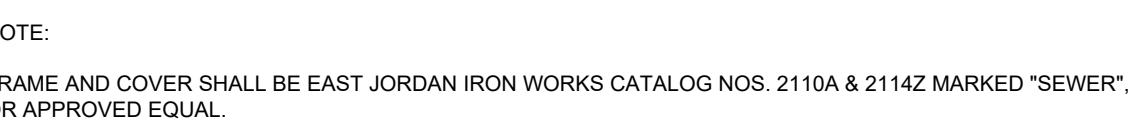


B4

B3

B2

B1

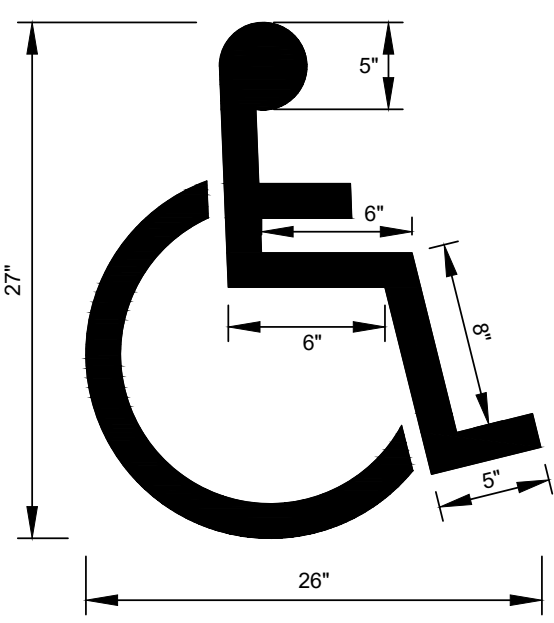
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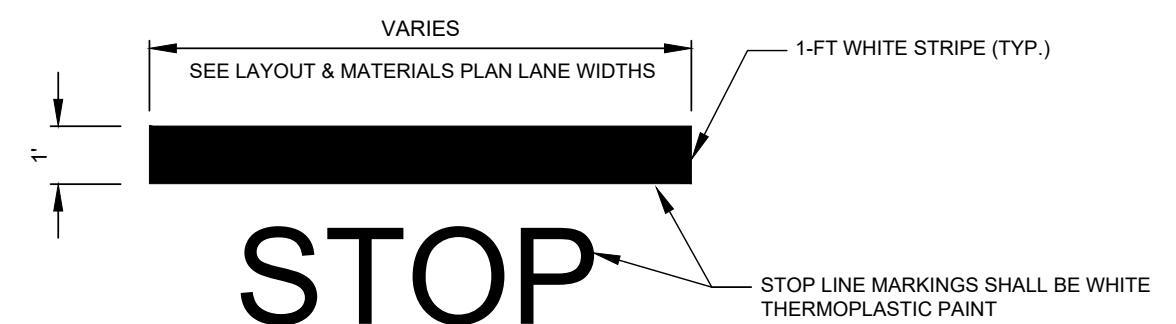
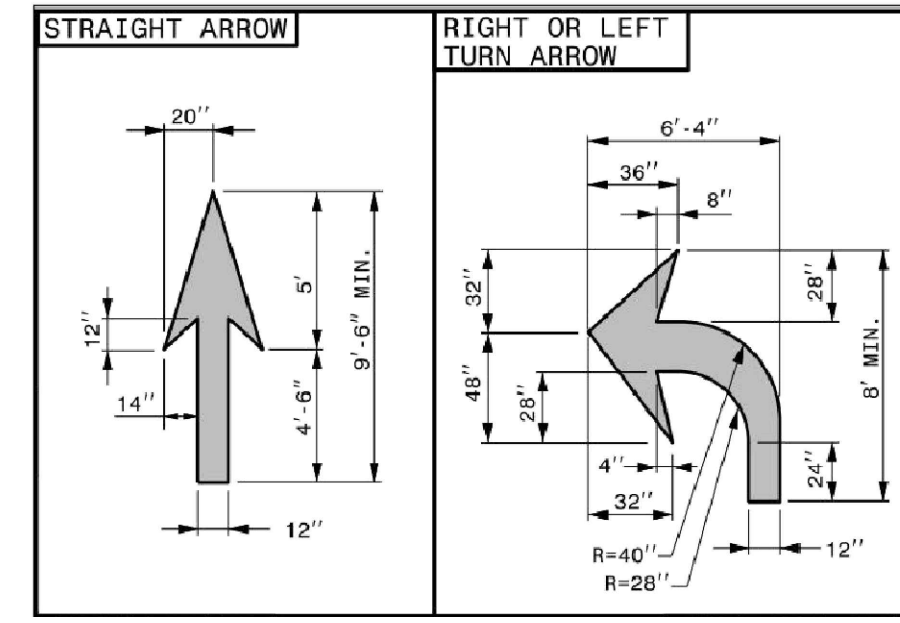
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A2

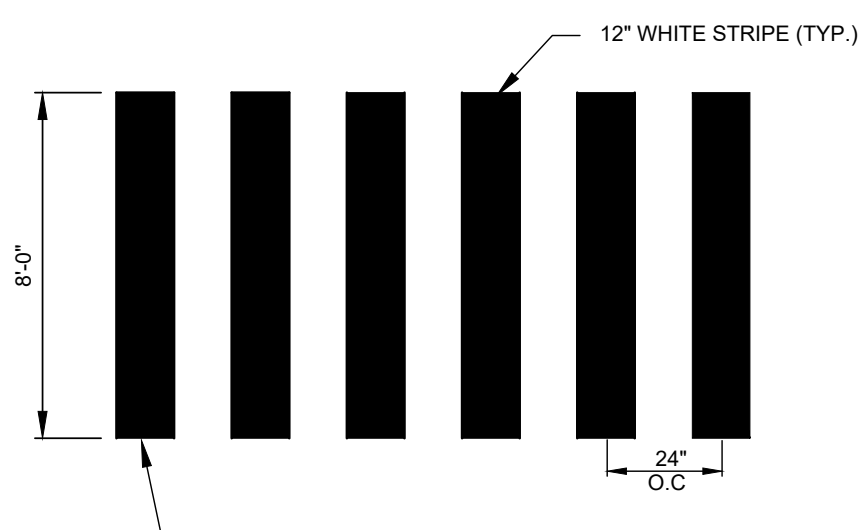
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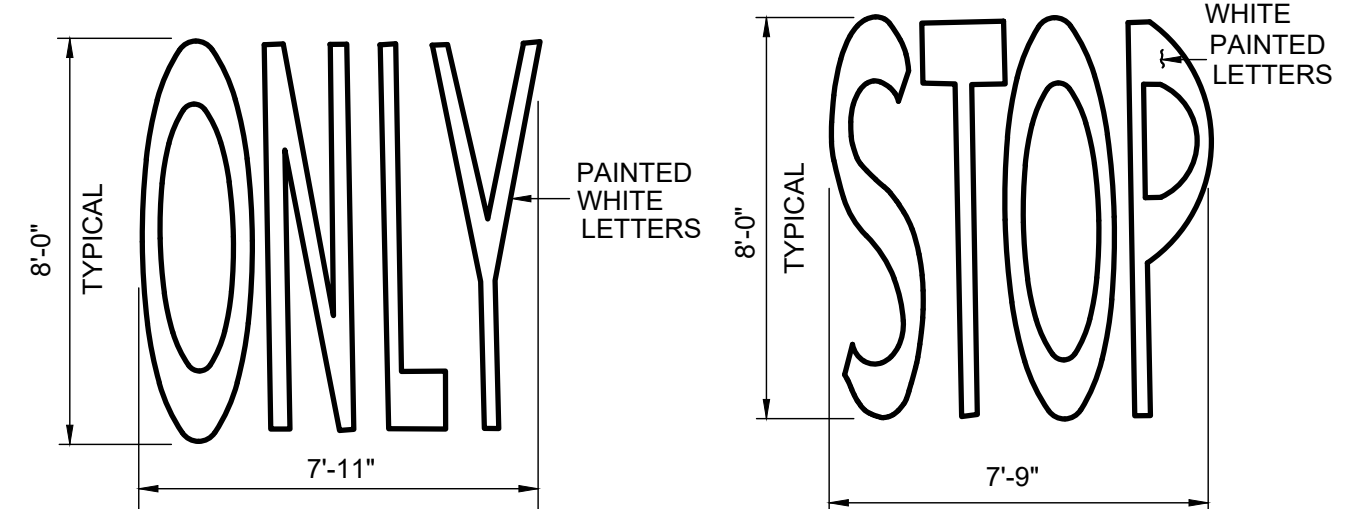
HANDICAP MARKING



STOP BAR



CROSSWALK STRIPING

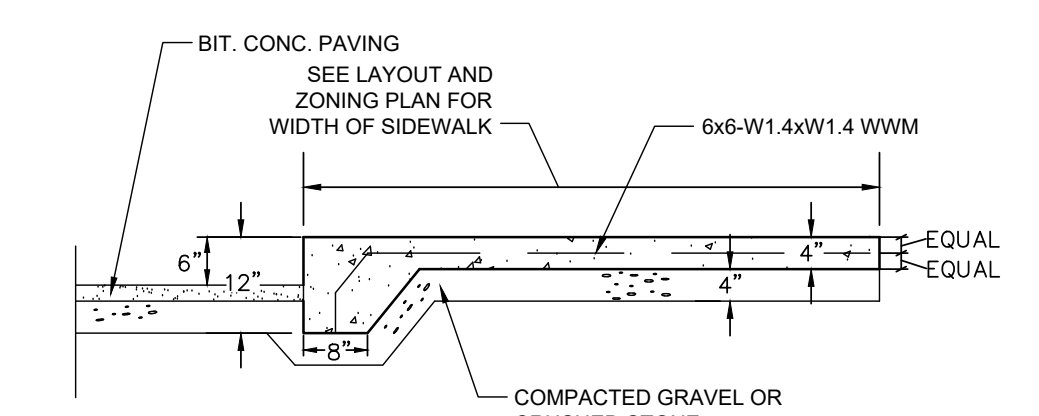


PAINTED 'ONLY' DETAIL
(NOT TO SCALE)

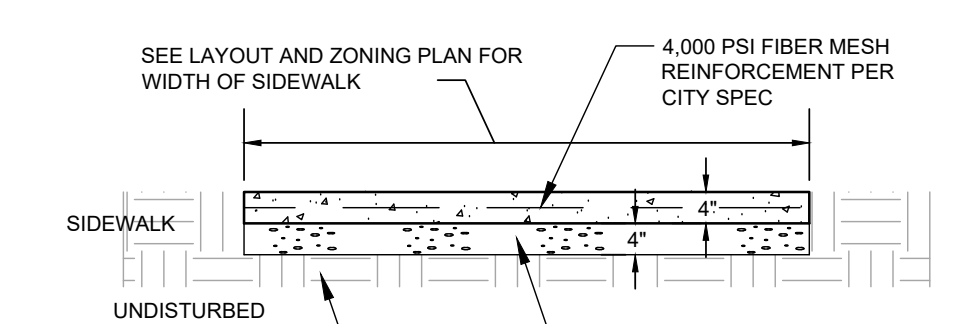
PAINTED 'STOP' DETAIL
(NOT TO SCALE)

- NOTES:
- THE LONGITUDINAL SPACE BETWEEN LINES OR SYMBOL MESSAGES, INCLUDING ARROWS, SHOULD BE AT LEAST FOUR TIMES THE HEIGHT OF THE CHARACTER FOR LOW SPEED ROADS AND DRIVEWAYS BUT NOT MORE THAN TEN TIMES THE HEIGHT OF THE CHARACTER UNDER ANY CONDITIONS.
 - THE SPACING OF THE PAVEMENT MARKINGS WILL BE AS SHOWN ON THE PLAN AND AS PER THE MUTCD STANDARDS.
 - SYMBOLS AND WORDS SHALL MEET THE REQUIREMENTS OF THE FHWA 'STANDARD ALPHABET AND SYMBOLS FOR HIGHWAY PAVEMENT MARKINGS'.

PAVEMENT MARKINGS
NOT TO SCALE **B3**



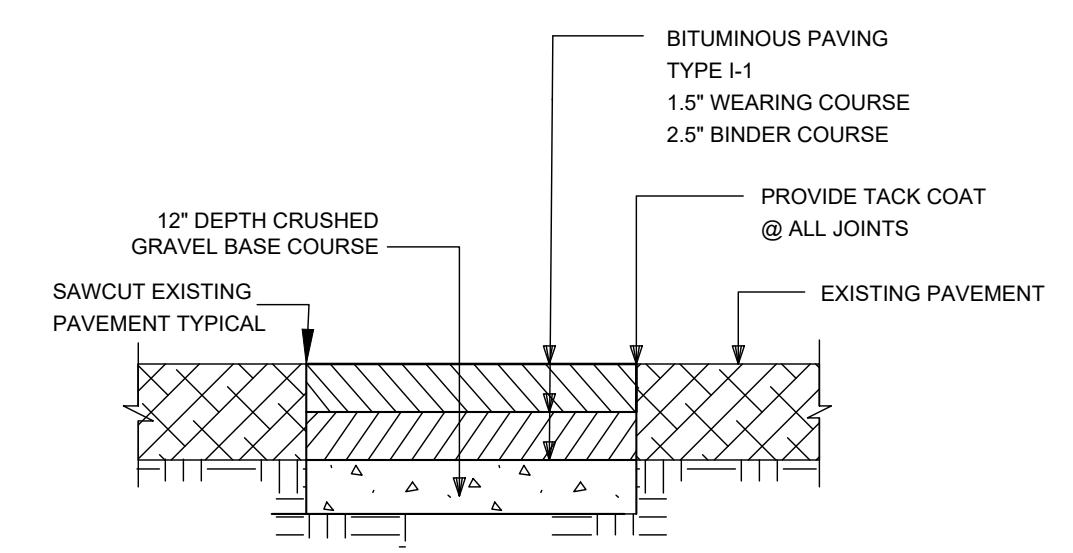
NOTE: PROVIDE EXPANSION JOINTS AT 25' O.C. (MIN.) AND CONTROL JOINTS AT 5' O.C. (MIN.)



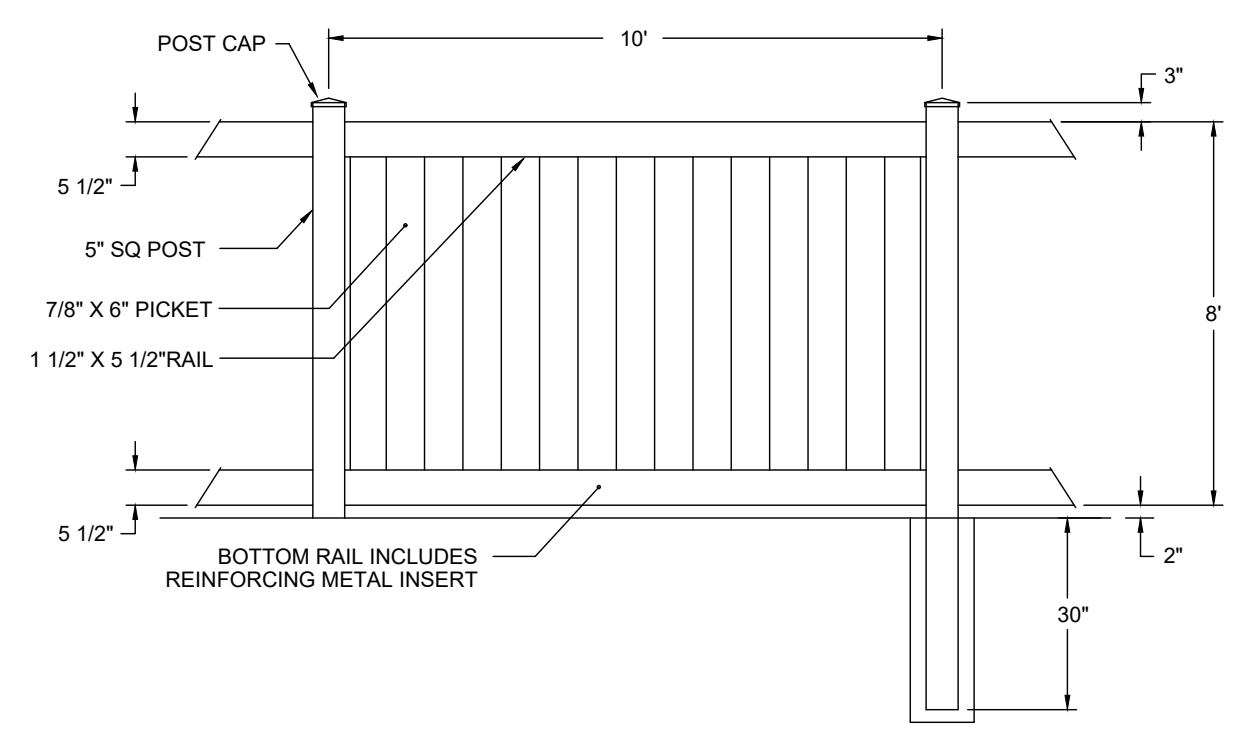
NOTE: PROVIDE EXPANSION JOINTS AT 25' O.C. (MAX.)

MONOLITHIC CONCRETE CURB/SIDEWALK
NOT TO SCALE **C2**

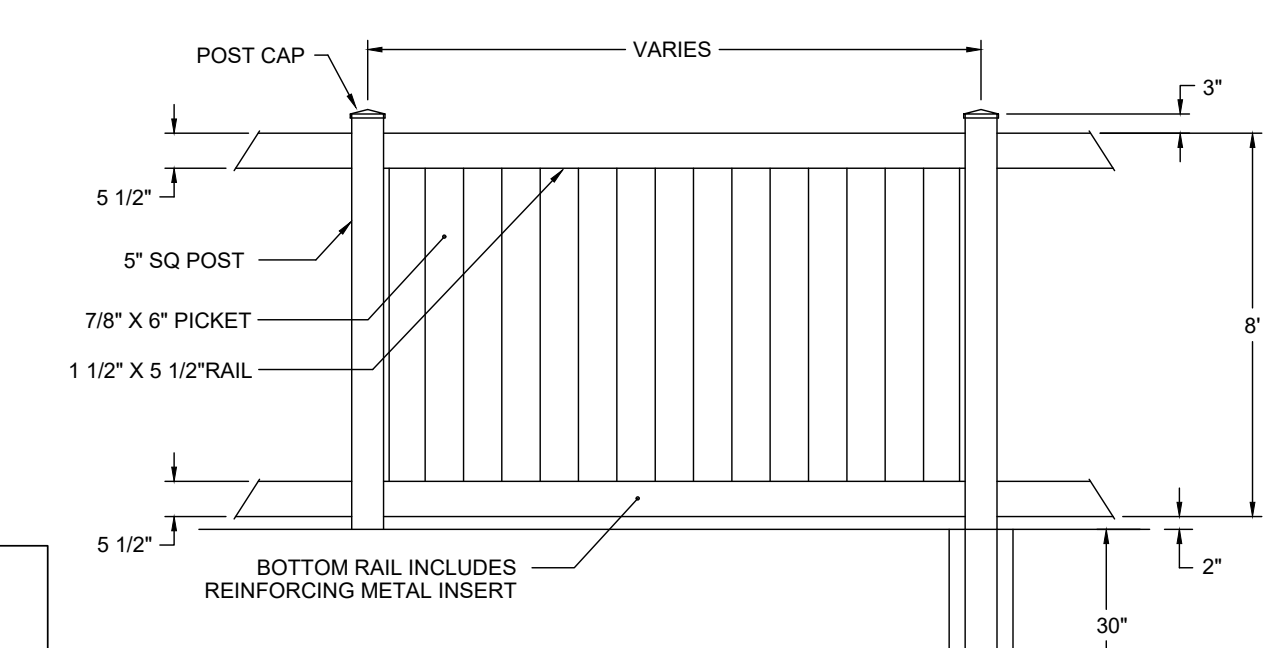
CONCRETE SIDEWALK
NOT TO SCALE **C1**



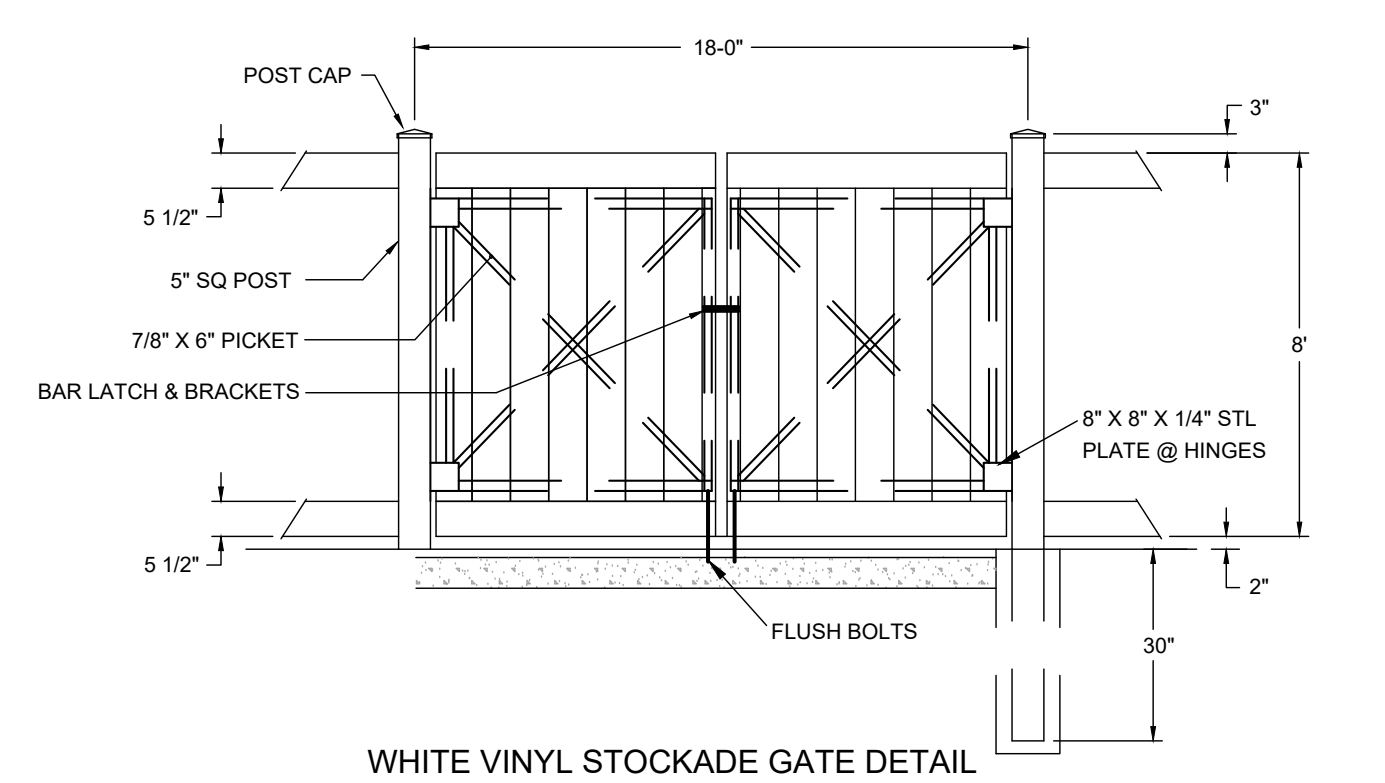
PAVEMENT MATCH SAWCUT
NOT TO SCALE **B2**



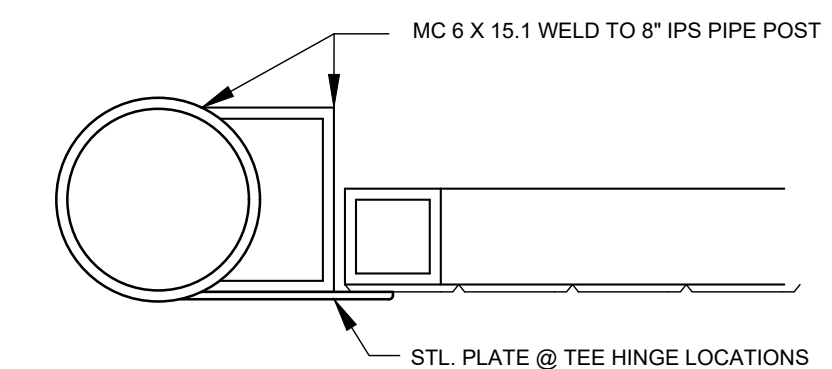
TYPICAL WHITE VINYL FENCE
NOT TO SCALE **B1**



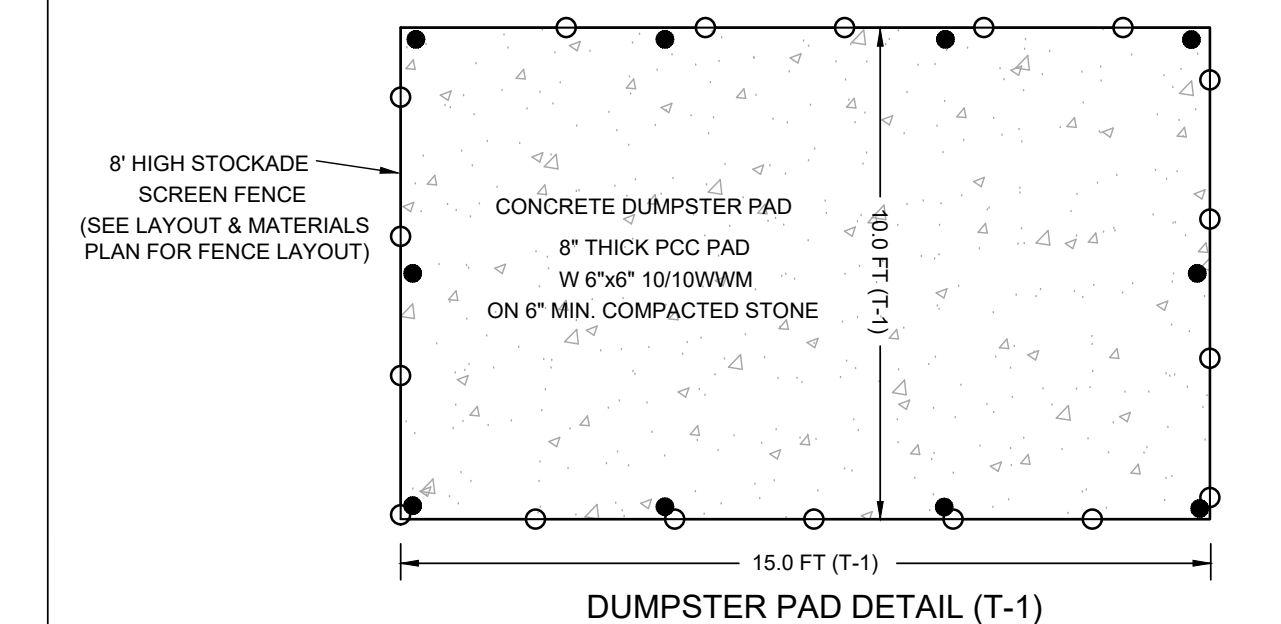
WHITE VINYL STOCKADE FENCE
NOT TO SCALE



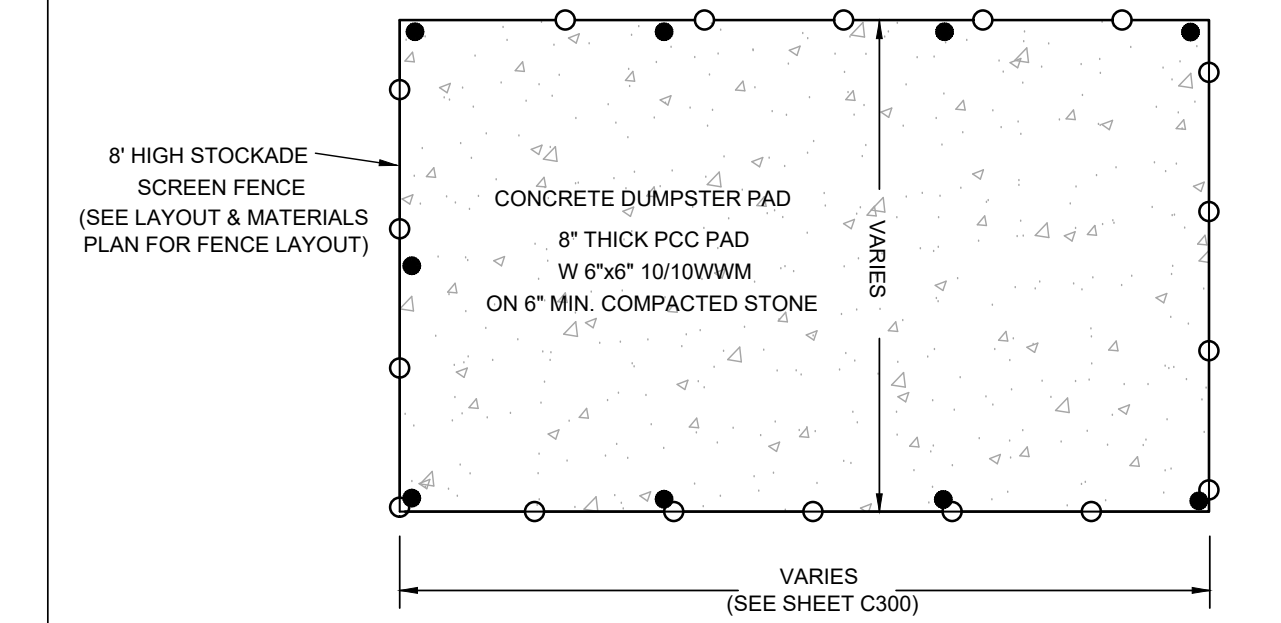
WHITE VINYL STOCKADE GATE DETAIL
NOT TO SCALE



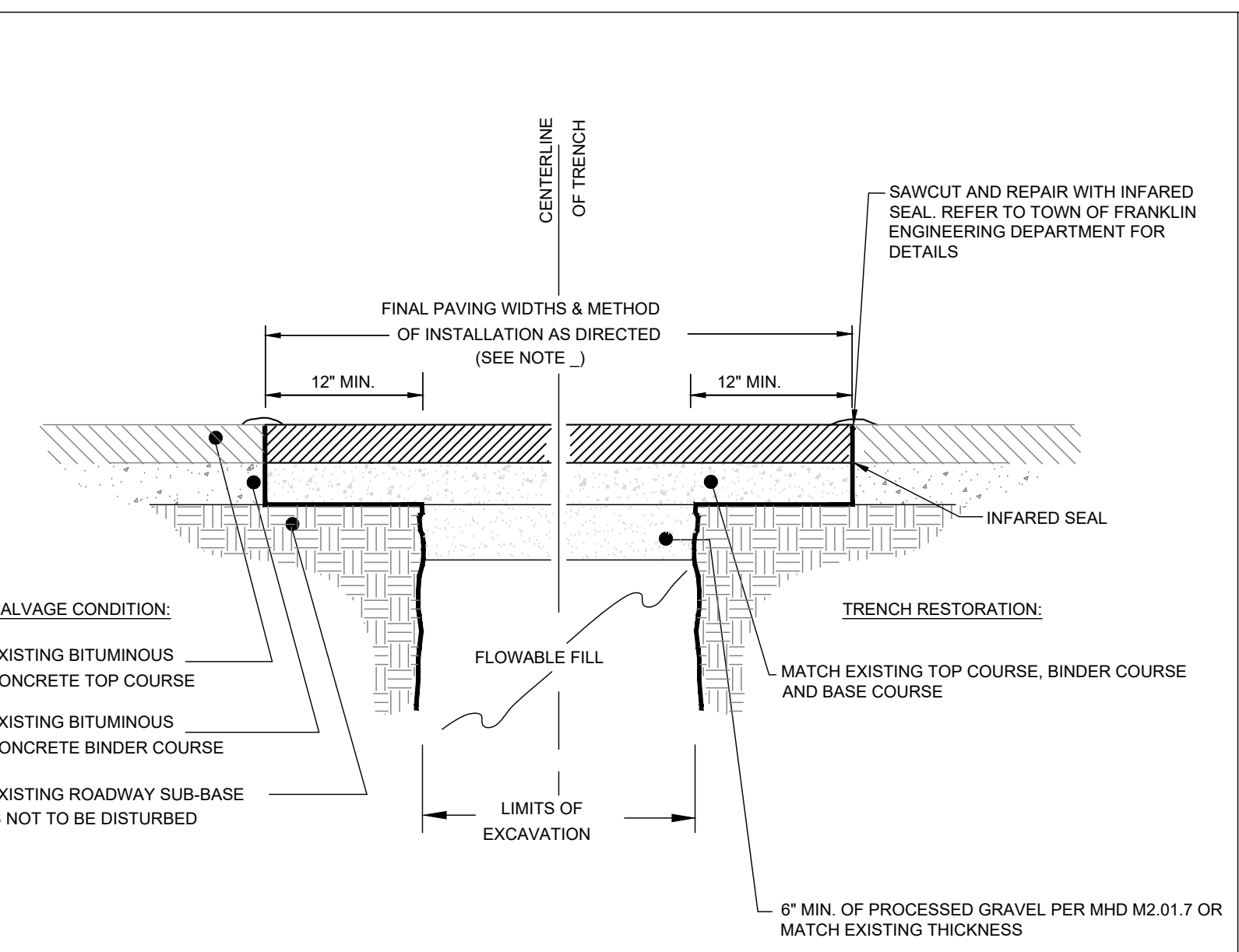
GATE POST DETAIL
NOT TO SCALE



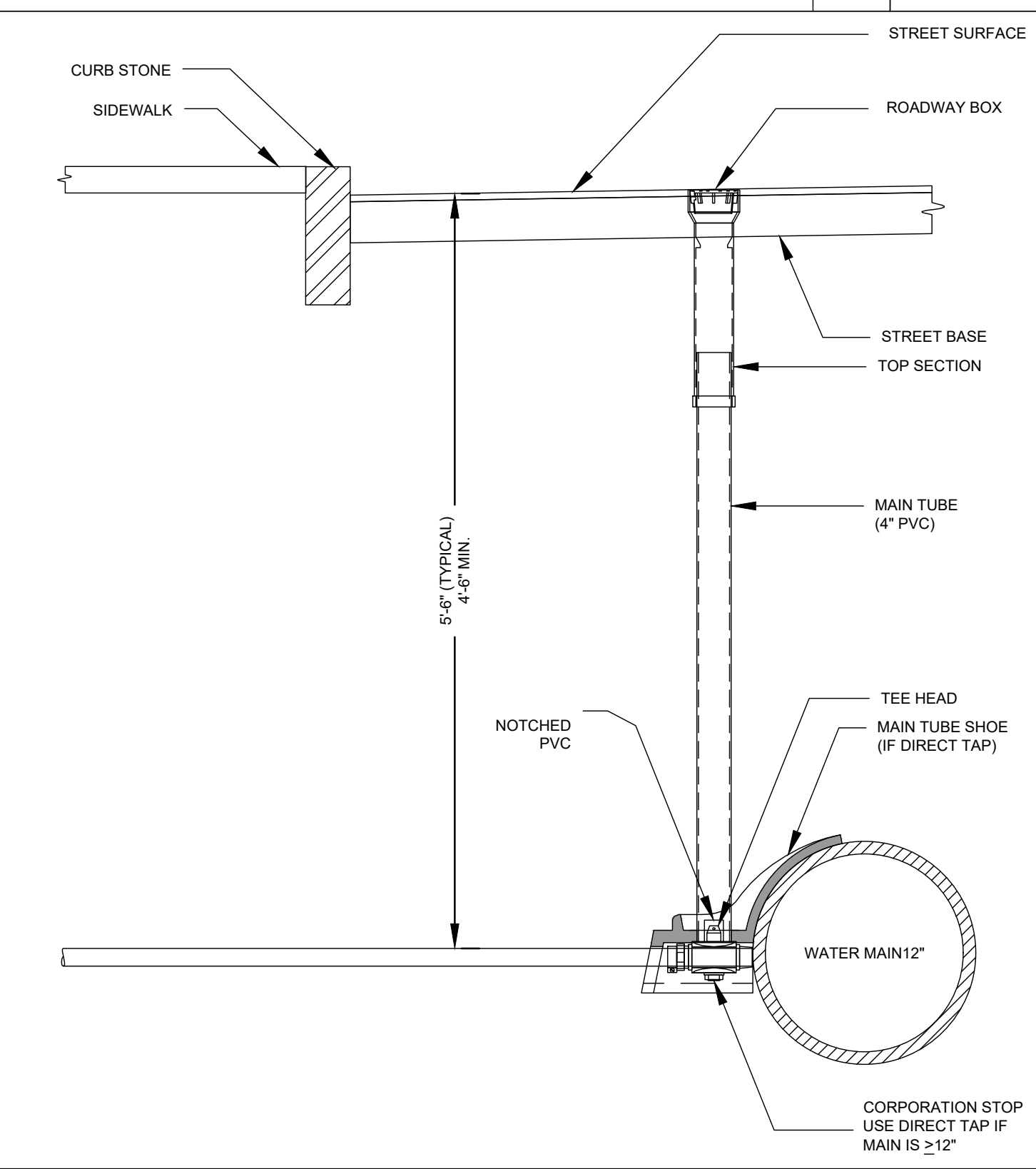
DUMPSTER PAD DETAIL (T-1)



DUMPSTER PAD DETAIL (T-2)



TYPICAL TRENCH REPAIR & PAVEMENT SECTION DETAIL
NOT TO SCALE **A3**



TYPICAL WATER CONNECTION 2-INCH SERVICE PIPES TO 12" WATER MAINS
NOT TO SCALE **A2**

APPROVED BY TOWN OF STOUGHTON PLANNING BOARD:

ENDORSEMENT DATE:

DUMPSTER PAD / ENCLOSURE
NOT TO SCALE **A1**

HIGHPOINT ENGINEERING, INC.
LAND PLANNING
PERMIT EXPEDITING
CIVIL ENGINEERING
CONSULTING
880 WASHINGTON STREET
SUITE 210
DENHAM, MA 02026
www.HighpointEng.com

CLIENT:
SEVENTH REALTY LLC C/O MICHAEL CAVALLLO
400 WASHINGTON STREET
WESTWOOD, MA 02090

CONSULTANT:

SEAL

11/22/2023

PROPOSED MULTI-TENANT COMMERCIAL DEVELOPMENT
106-126 SHARON STREET
STOUGHTON, MA

OWNER/APPLICANT: SEVENTH REALTY LLC C/O MICHAEL CAVALLLO

REV	DATE	DESCRIPTION
1	11/22/23	REVISED PER TOWN COMMENTS

ISSUE TYPE:
DESIGN DEVELOPMENT

ISSUE DATE:
08/24/2023

PROJECT NUMBER:
22055

DRAWN BY: AUA

CHECKED BY: NL

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SHEET TITLE:
DETAIL SHEET 3

SHEET NUMBER:
C602

ISSUED FOR: SITE PLAN APPROVAL

SC-740 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE (PP) CHAMBERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS 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 BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION: a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT³ IN. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE 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 SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

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

- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH 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:
 - STONES/HOOTER 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 LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- 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-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-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired 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" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

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.

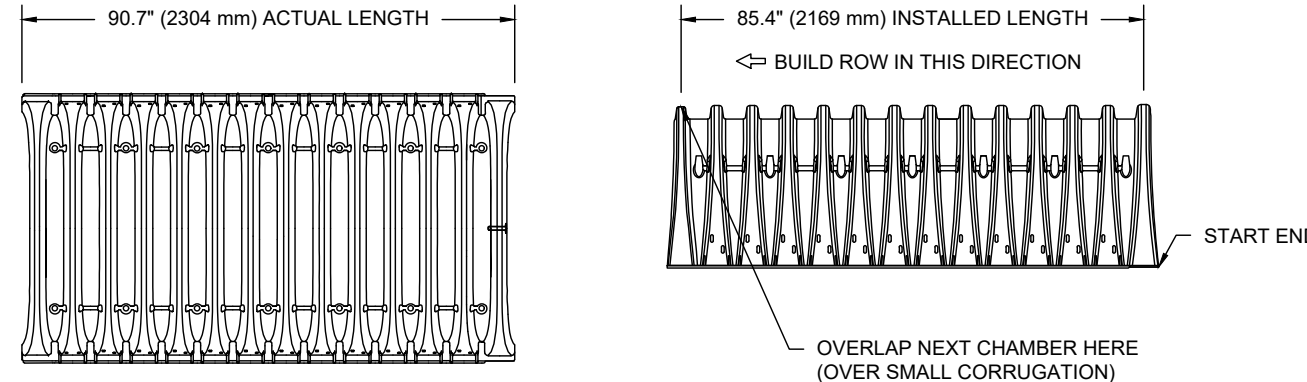
CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST IN-LINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - ALL ISOLATOR ROW PLUS ROWS
 - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - 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

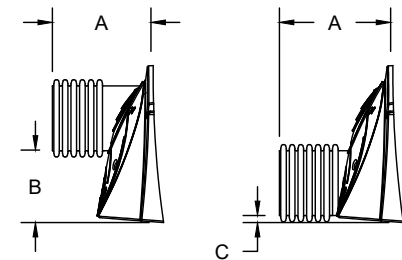
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0\"/>
---------------------------------	----------

*ASSUMES 6\"/>



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORDED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC			18.5" (470 mm)	
SC740EPE06B / SC740EPE06BPC	6" (150 mm)	10.9" (277 mm)		0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC			16.5" (419 mm)	
SC740EPE08B / SC740EPE08BPC	8" (200 mm)	12.2" (310 mm)		0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC			14.5" (368 mm)	
SC740EPE10B / SC740EPE10BPC	10" (250 mm)	13.4" (340 mm)		0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC			12.5" (318 mm)	
SC740EPE12B / SC740EPE12BPC	12" (300 mm)	14.7" (373 mm)		1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC			9.0" (229 mm)	
SC740EPE15B / SC740EPE15BPC	15" (375 mm)	18.4" (467 mm)		1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC			5.0" (127 mm)	
SC740EPE18B / SC740EPE18BPC	18" (450 mm)	19.7" (500 mm)		1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)		0.1" (3 mm)
SC740EPE24BR*	24" (600 mm)	18.5" (470 mm)		0.1" (3 mm)

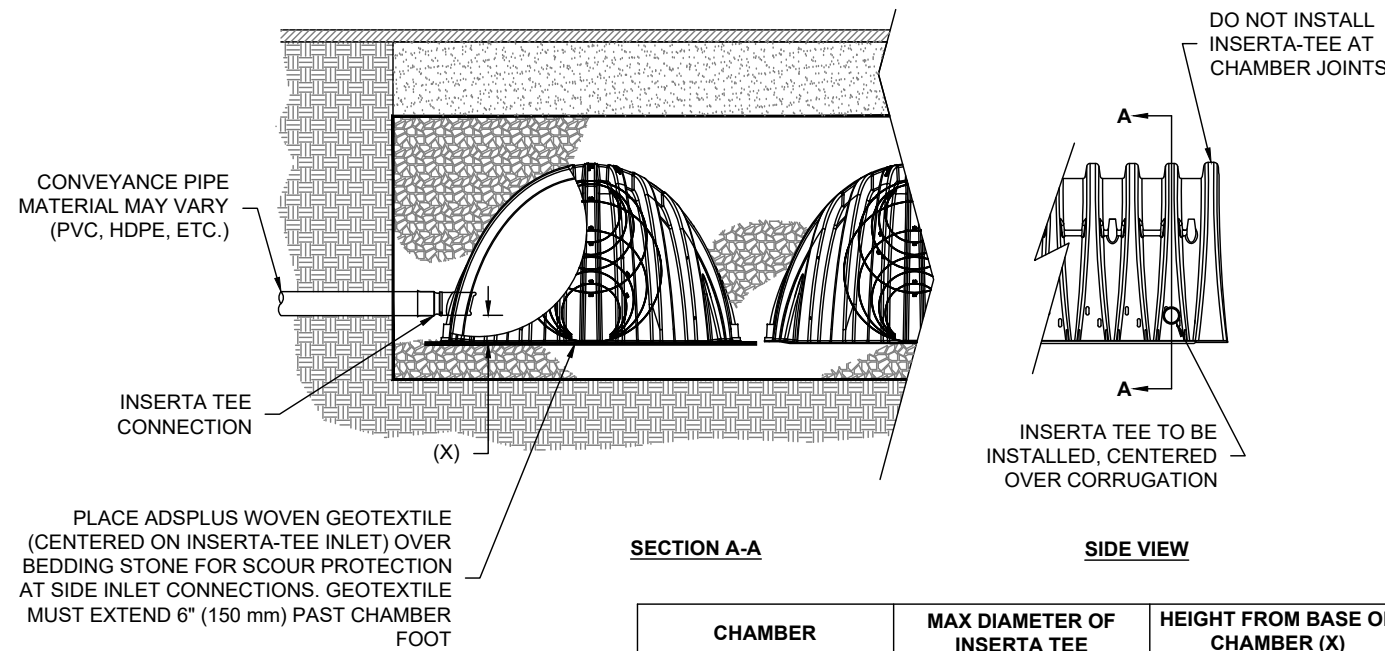
ALL STUBS, EXCEPT FOR THE SC740EPE24B/SC740EPE24BR ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B/SC740EPE24BR THE 24\"/>

NOTE: ALL DIMENSIONS ARE NOMINAL.

APPROVED BY TOWN OF STOUGHTON PLANNING BOARD:

ENDORSEMENT DATE:



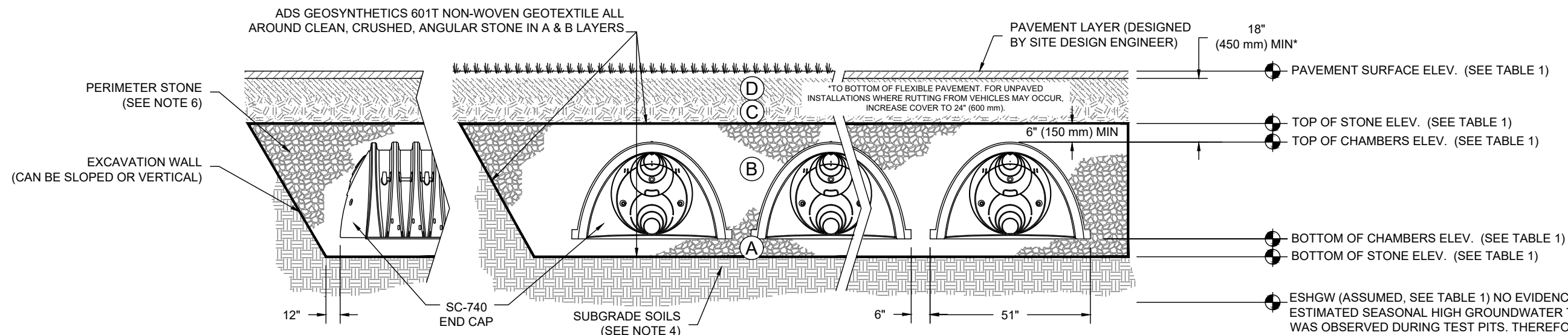
- NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
 - CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

INSERTA-TEE DETAIL
NOT TO SCALE

B2

SC-740 TECHNICAL SPECIFICATIONS
NOT TO SCALE

B1



LAYER DESCRIPTION	ELEVATIONS	
	SYSTEM #1	SYSTEM #2
PAVEMENT SURFACE	170.90	170.50
TOP OF STONE	169.50	169.20
TOP OF CHAMBERS	169.00	168.20
BOTTOM OF CHAMBERS	166.50	165.70
BOTTOM OF STONE	166.00	165.20
INV IN (MANIFOLD)	166.60	165.80
INV OUT (MANIFOLD)	166.60	165.80
ESHGW (ASSUMED)	163.50	162.80

- NOTES:
- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

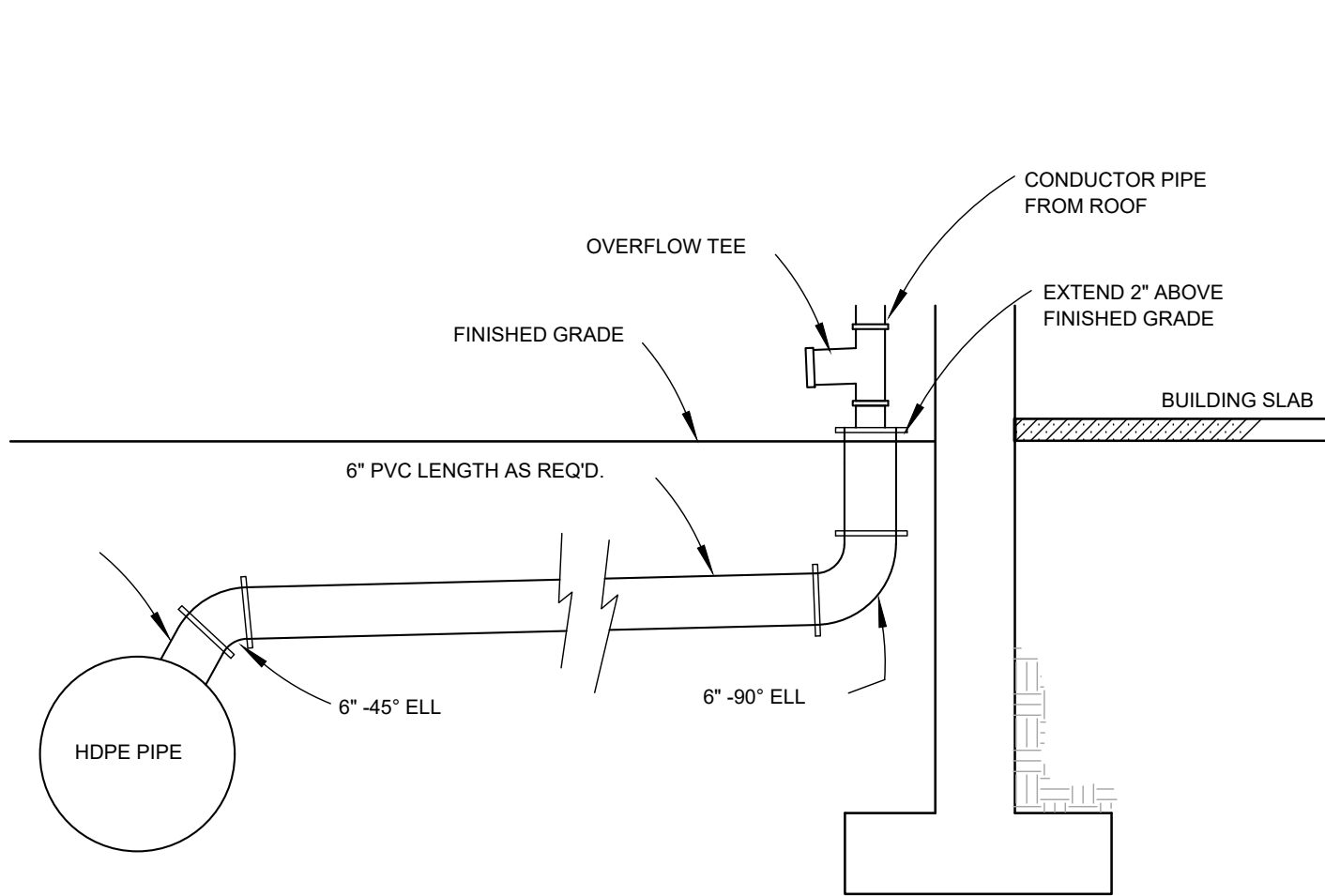
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	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\"/>	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 A-1, A-2.4, A-3 OR AASHTO M43 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 76, 8, 86, 9, 10	BEGIN COMPACTIONS AFTER 12\"/>
B EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 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.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. 1"

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.

SURBSURFACE INFILTRATION - STORMTECH® SC-740 CROSS SECTION
NOT TO SCALE

A1



TYPICAL ROOF DRAIN CONNECTION DETAIL
NOT TO SCALE

A3

4\"/>

A2

HIGHPOINT ENGINEERING, INC.
LAND PLANNING
PERMIT EXPEDITING
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CONSULTING
188 WASHINGTON STREET
SUITE 210
STOUGHTON, MA 02026
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CLIENT:

SEVENTH REALTY LLC C/O MICHAEL CAVALLA
400 WASHINGTON STREET
WESTWOOD, MA 02090

CONSULTANT:

SEAL

11/22/2023

PROPOSED MULTI-TENANT COMMERCIAL DEVELOPMENT

106-126 SHARON STREET
STOUGHTON, MA

OWNER/APPLICANT: SEVENTH REALTY LLC C/O MICHAEL CAVALLA

1	11/22/23	REVISED PER TOWN COMMENTS
REV	DATE	DESCRIPTION

ISSUE TYPE:
DESIGN DEVELOPMENT

ISSUE DATE:
08/24/2023

PROJECT NUMBER:
22055

DRAWN BY: AUA

CHECKED BY: NL

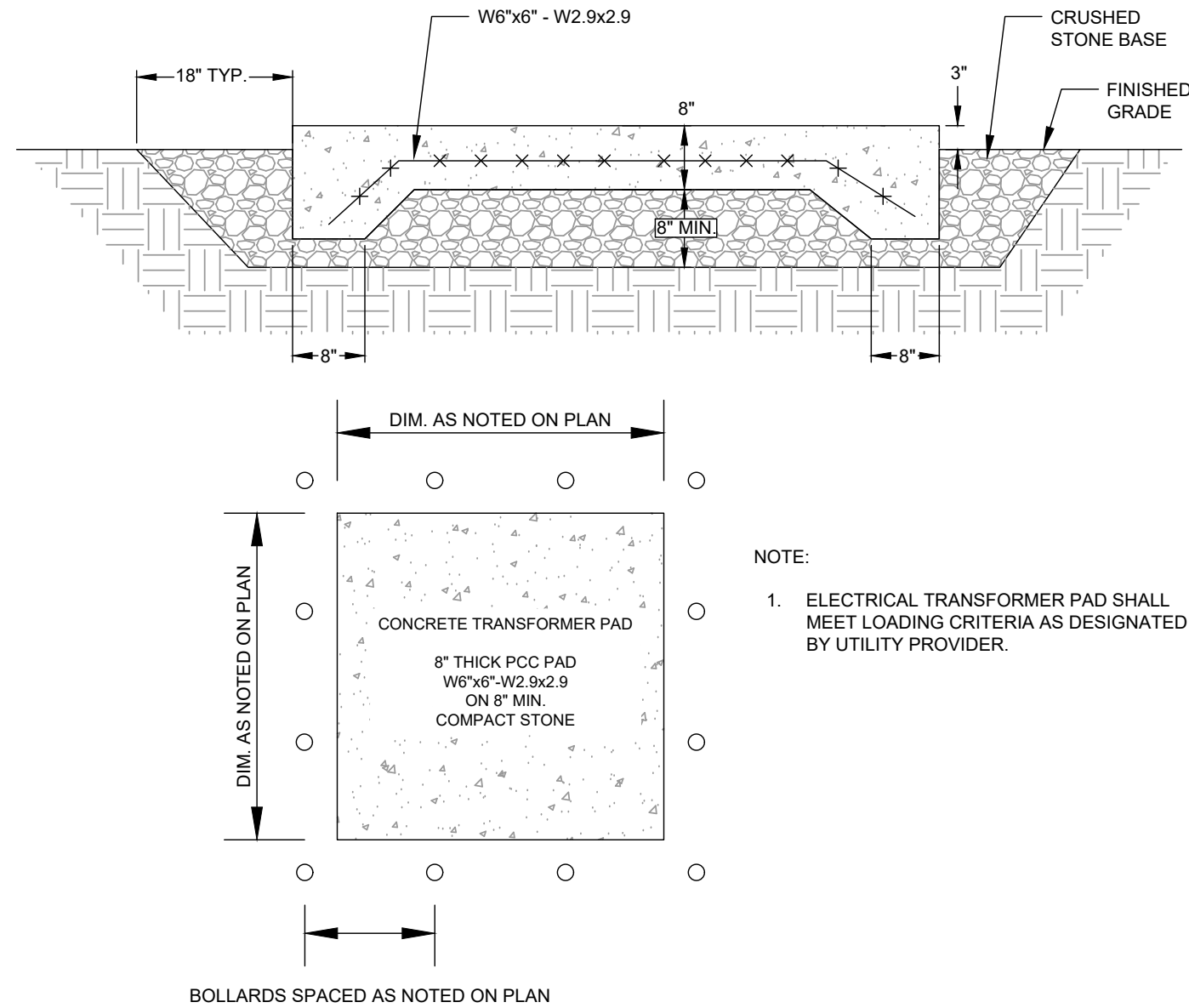
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SHEET TITLE:

DETAIL SHEET 4

SHEET NUMBER:
C603

ISSUED FOR: SITE PLAN APPROVAL



TYPICAL ELECTRICAL TRANSFORMER PAD
NOT TO SCALE

C2

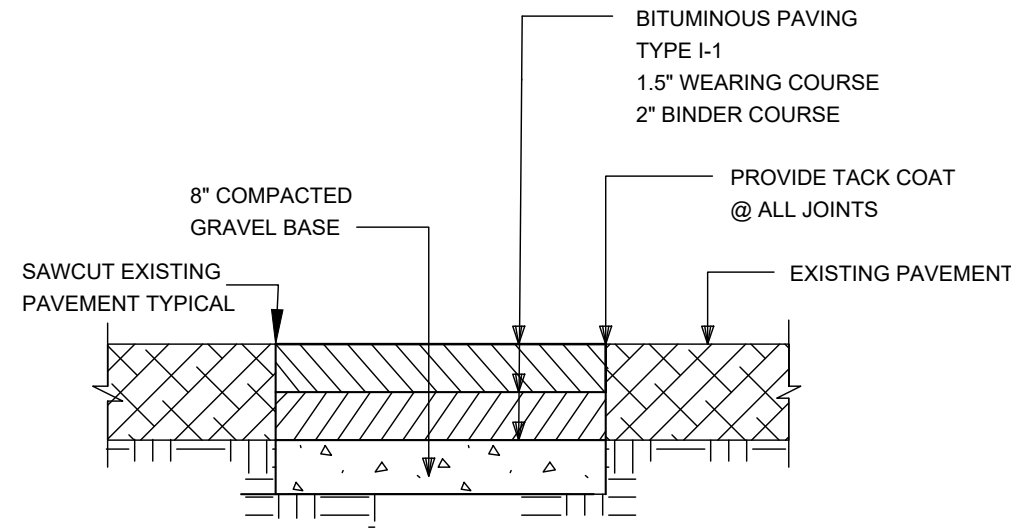
1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, STOUGHTON DPW AND/OR CONSERVATION COMMISSION AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
3. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS FOR ALL WORK IN AND NEAR SHREWSBURY ST AND OLEUM CT.
4. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE FILTER SOCK MEMBRANE BARRIERS ALONG THE PERIMETER OF CUTS AND FILLS, MULCHING, AND PLANTING OF DISTURBED AREAS. EROSION CONTROL FEATURES SHALL BE REGULARLY INSPECTED AND ADJUSTED IF NECESSARY.
6. 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 AND BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED FROM THE SITE. FILTER SOCK BARRIERS ARE TO BE REMOVED.
7. AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN MANHOLES.
8. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE, OR BY WAY OF DESIGN AND/OR AS-BUILT PLANS OF RECORD. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR IS TO CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-800-322-4844.
9. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
10. HDPE (HIGH DENSITY POLYETHYLENE) PIPE SHALL BE ADS N-12 OR APPROVED EQUIVALENT. SEWER PIPE SHALL SDR 35 WITH RUBBER RING JOINTS.
11. NO LEDGE, BOULDERS, OR OTHER UNYIELDING MATERIALS SHALL BE LEFT WITHIN 6" OF THE WATER AND SEWER IN THE TRENCH, NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12" ABOVE THE PIPES.
12. HYDRANTS AND MINIMUM SIZING OF WATER PIPES SHALL BE SUBJECT TO THE APPROVAL OF THE STOUGHTON FIRE CHIEF.
13. MATERIAL FOR BACKFILL SHALL NOT INCLUDE UNSUITABLE MATERIAL SUCH AS PEAT, TRASH, STUMPS, DEBRIS OR HAZARDOUS WASTE.
14. ALL MATERIALS FOR INSTALLATION OF WATER, SEWER, DRAIN, GAS, DATA/TELECOM. AND ELECTRICITY SHALL BE IN ACCORDANCE WITH LOCAL STATE AND UTILITY COMPANY STANDARDS AND REGULATIONS AS THEY APPLY.
15. TOWN OF STOUGHTON WATER AND FIRE DEPARTMENTS SHALL BE NOTIFIED PRIOR TO THE START OF ANY WORK ON THE WATER SYSTEM.
16. TOWN OF STOUGHTON DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED PRIOR TO THE START OF ANY WORK ON THE SANITARY SEWER SYSTEM.
17. ALL STUMPS, PEAT, CONSTRUCTION DEBRIS AND OTHER DELETERIOUS MATERIALS ON THE SITE AT THE TIME OF CONSTRUCTION ARE TO BE REMOVED FROM THE SITE TO AN APPROVED LANDFILL. NO SUCH MATERIALS ARE TO BE BURIED OR OTHERWISE DISPOSED OF ON THE SITE.

CONSTRUCTION NOTES
NOT TO SCALE

C1

APPROVED BY TOWN OF STOUGHTON PLANNING BOARD:

ENDORSEMENT DATE:



PAVEMENT MATCH SAWCUT
NOT TO SCALE

B3

GRAVEL BEDDING (FOR UTILITIES) SHALL BE GRAVEL, CRUSHED QUARRY ROCK OR CRUSHED GRAVEL, FROM OFF-SITE SOURCES GRADED WITHIN THE FOLLOWING LIMITS:

SIEVE SIZE	% PASSING BY WEIGHT
1 IN.	100
3/4 IN.	90-100
3/8 IN.	20-55
NO. 4	0-10
NO. 8	0-5

STONE (FOR UTILITIES) SHALL BE A DURABLE, CRUSHED STONE OR GRAVEL FROM OFF-SITE SOURCES, GRADED WITHIN THE FOLLOWING LIMITS:

SIEVE SIZE	% PASSING BY WEIGHT
2-1/2 IN.	100
2 IN.	60-90
1-1/4 IN.	25-50
3/4 IN.	0

SELECT FILL SHALL BE A COARSE GRANULAR MATERIAL CONSISTING OF HARD, DURABLE, ANGULAR MATERIAL, GRADED WITHIN THE FOLLOWING LIMITS. MATERIAL PASSING THE NO. 40 SIEVE SHALL HAVE A PLASTICITY INDEX OF NOT MORE THAN 10 AND A LIQUID LIMIT NOT TO EXCEED 35%.

SIEVE SIZE	% PASSING BY WEIGHT
4 IN.	100
1 IN.	60-100
NO. 4	30-80
NO. 40	5-30
NO. 200	0-8

GRANULAR FILL SHALL CONSIST OF WELL GRADED NATURAL SANDS AND GRAVELS, FREE FROM PLASTIC FINES, ORGANIC MATTER AND DELETERIOUS MATERIAL AND SHALL HAVE THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
2 IN.	100
1 IN.	60-100
NO. 4	25-85
NO. 20	10-60
NO. 50	4-35
NO. 200	3-10

PROCESSED GRAVEL FILL SHALL CONSIST OF WELL GRADED NATURAL GRAVELS AND SANDS, FREE FROM PLASTIC FINES, ORGANIC MATTER AND DELETERIOUS MATERIAL AND SHALL HAVE THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
2 IN.	100
1 1/2 IN.	70-100
3/4 IN.	50-85
NO. 4	30-60
NO. 200	0-10

3/4 INCH MINUS CRUSHED STONE FILL SHALL HAVE THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1 IN.	100
3/4 IN.	90-100
1/2 IN.	10-50
3/8 IN.	0-20
NO. 4	0-5

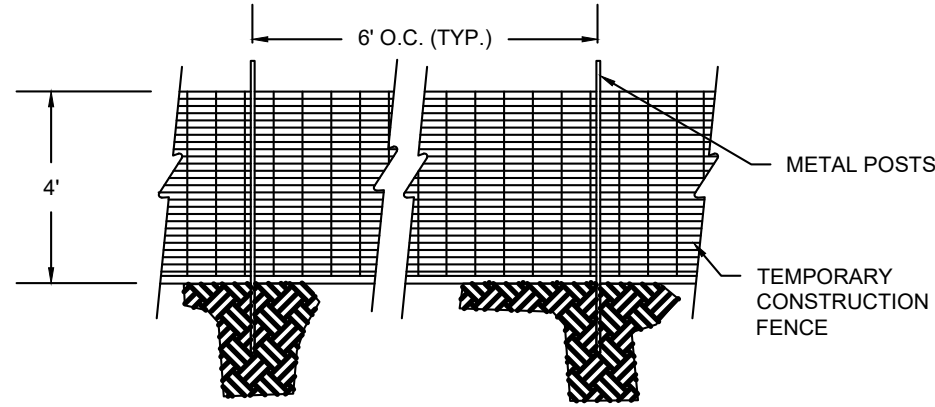
COMMON FILL (IN LANDSCAPED AREAS) SHALL BE BANK RUN SAND, GRAVEL, OR MIXTURE THEREOF, GRADED WITHIN THE FOLLOWING LIMITS:

SIEVE SIZE	% PASSING BY WEIGHT
6 IN.	100
NO. 4	30-95
NO. 200	0-15

BACKFILL MATERIAL GRADATION REQUIREMENTS
NOT TO SCALE

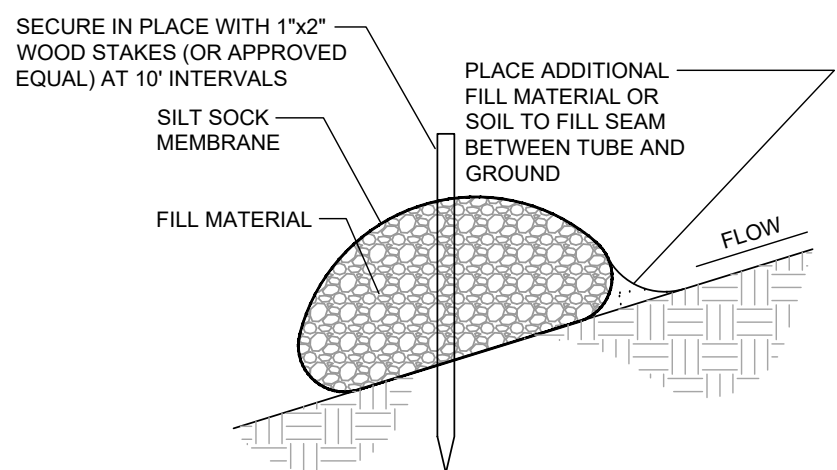
B2

1. CONSTRUCTION FENCE TO BE "VISUAL BARRIER FENCE" AS MANUFACTURED BY EXXON CHEMICAL COMPANY ATLANTA, GA; "KONTROL SAFETY FENCE" AS MANUFACTURED BY MIRAFI, CHARLOTTE, N.C. OR APPROVED EQUAL.
2. IF GROUPS OF TREES ARE TO BE PROTECTED, EXTEND FENCE AROUND PERIMETER TO CONFORM TO MINIMUM DIMENSIONS FOR TREE TRUNKS AND DRIPLINE.



TEMPORARY ORANGE CONSTRUCTION FENCE
NOT TO SCALE

B1

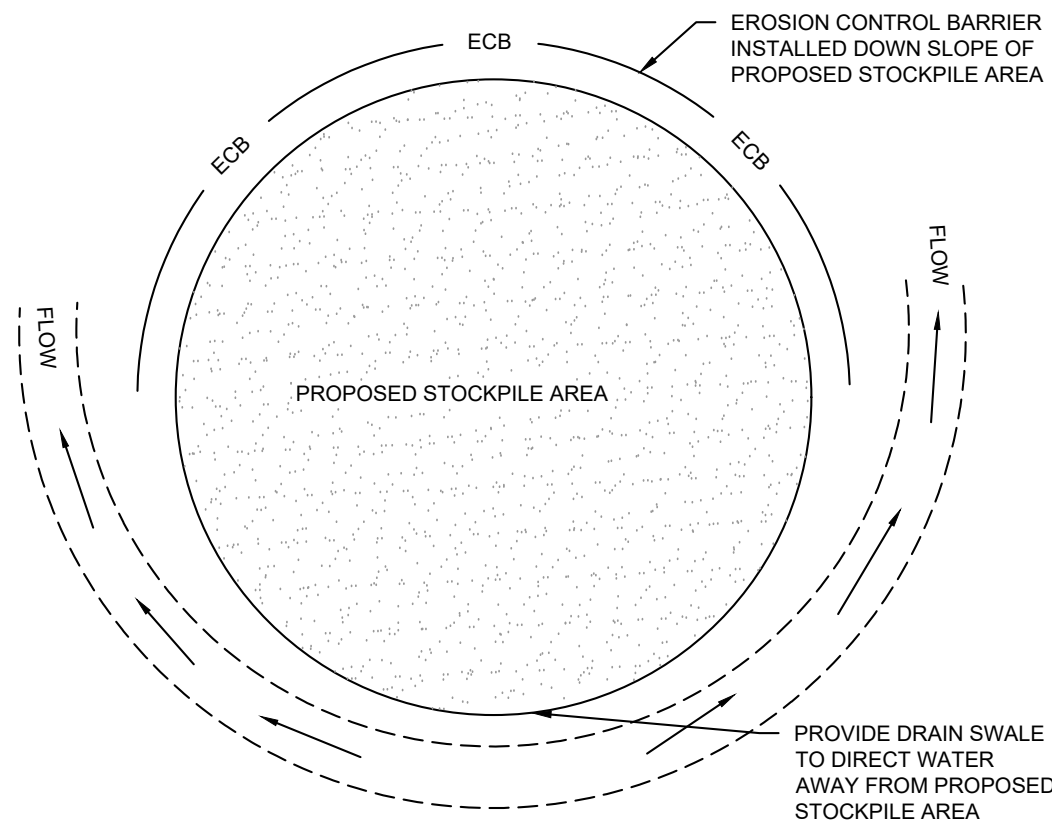


NOTES

1. SOCK MEMBRANE SHALL BE 12\"/>
2. FILL MATERIAL SHALL BE WOOD CHIPS, MULCH OR A COMBINATION THEREOF, AND SCREENED TO REMOVE FINES.
3. IN AREAS WHERE STAKING IS INFEASIBLE, I.E. ON PAVED SURFACES, FILTER MEDIA SHALL CONSIST OF CLEAN BANK-RUN GRAVEL.
4. THE SOCK SHALL BE FILLED USING A PNEUMATIC BLOWER OR SIMILAR DEVICE. HAND FILLING IS NOT ACCEPTABLE.

FILTER SOCK EROSION BARRIER
NOT TO SCALE

A4

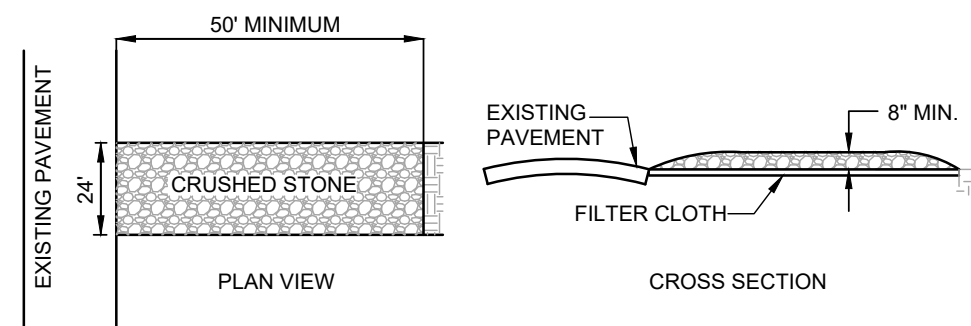


NOTES

1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH HAY AND MULCH (AT 100LBS/1,000 SF), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDED WITH WINTER RYE (FOR FALL SEEDING AT 1LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LBS/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

STOCKPILE PROTECTION
NOT TO SCALE

A3

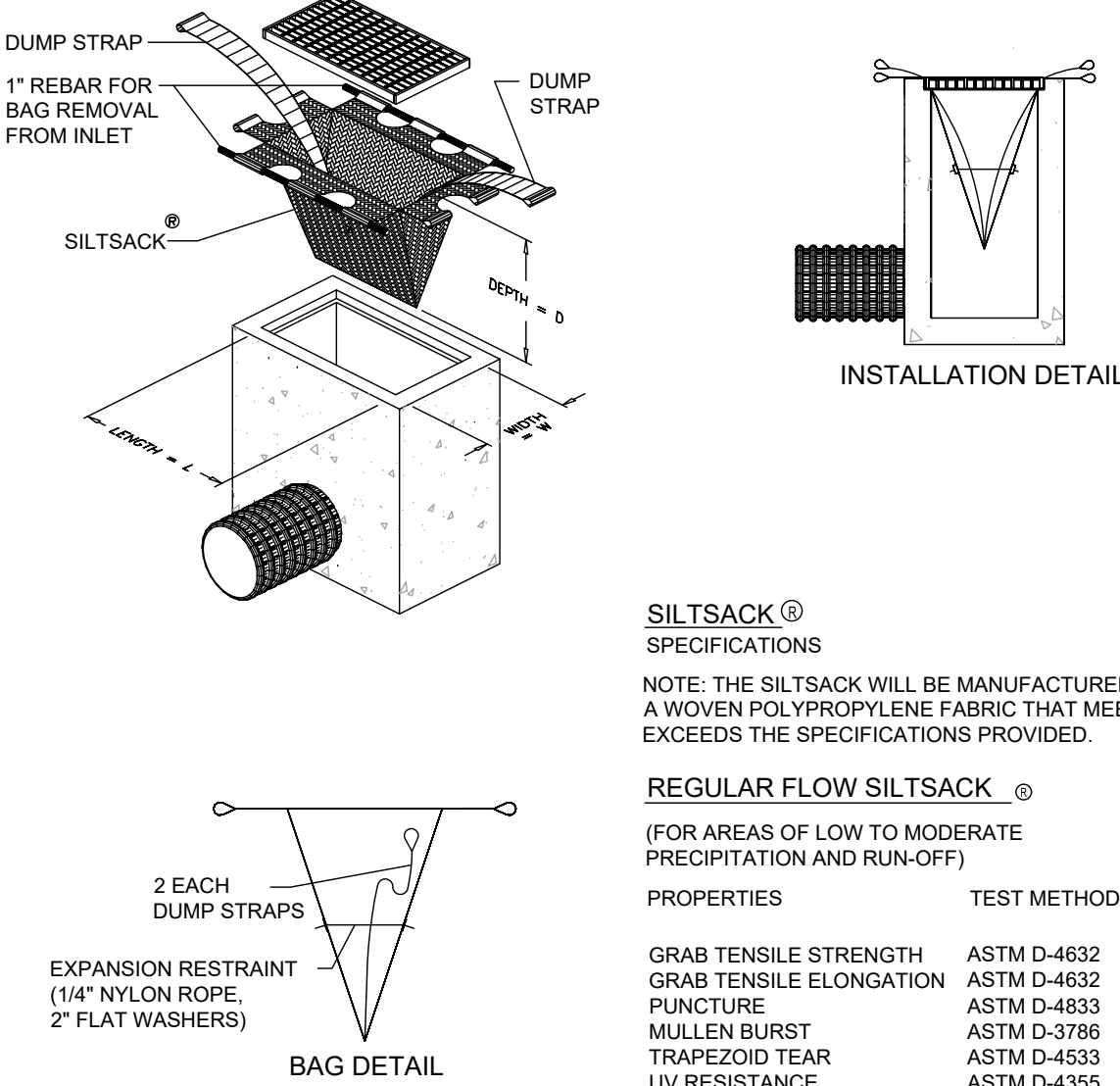


TRACKING PAD NOTES

1. STONE SIZE - USE 2\"/>
2. FILTER CLOTH - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
3. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHOULD BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHOULD BE PERMITTED.
4. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

CRUSHED STONE TRACKING PAD
NOT TO SCALE

A2



SILTSACK® SPECIFICATIONS

NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE SPECIFICATIONS PROVIDED.

REGULAR FLOW SILTSACK®

(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4633	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

SILTSACK INLET PROTECTION PROTECTION
NOT TO SCALE

A1

CLIENT:

SEVENTH REALTY LLC C/O MICHAEL CAVALLIO
400 WASHINGTON STREET
WESTWOOD, MA 02090

CONSULTANT:

SEAL



11/22/2023

PROPOSED MULTI-TENANT COMMERCIAL DEVELOPMENT
106-126 SHARON STREET
STOUGHTON, MA

OWNER/APPLICANT: SEVENTH REALTY LLC C/O MICHAEL CAVALLIO

REV	DATE	DESCRIPTION
-----	------	-------------

ISSUE TYPE:

DESIGN DEVELOPMENT

ISSUE DATE:

08/24/2023

PROJECT NUMBER:

22055

DRAWN BY: AUA

CHECKED BY: NL

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SHEET TITLE:

DETAIL SHEET 5

SHEET NUMBER:

C604



WASTEWATER CALCULATION

Project: Multi-Tenant Development
Location: 106-126 Sharon St., Stoughton, MA
Designed By: Highpoint Engineering
Checked By: NL

Project No. 22055

Date: 5/16/2022
Revised:

Design Criteria:	MA Title 5:	310 CMR 15.203 - System Sewerage Flow Criteria	Minimum Allowable GDP for System Design
	Restaurant (Fast Food) Use	20 Gallons Per Day/ Seat	1000
	Restaurant Use	35 Gallons Per Day/ Seat	1000
	Restaurant Kitchen Flow	15 Gallons Per Day/Seat - Grease Trap Sizing Onl	N/A

Calculation of Proposed Sewerage Flows:	Description	Flow Title 5	Proposed Criteria	Sewerage Flows Gallons
Tenant 1	Restaurant, Fast food	20 GPD/Seat	2,000 gsf (Est. 20 Seats)	1000
Tenant 2	Restaurant	35 GPD/Seat	2,800 gsf (Est. 60 Seats)	2100
Project Total Gallons/Day				3,100

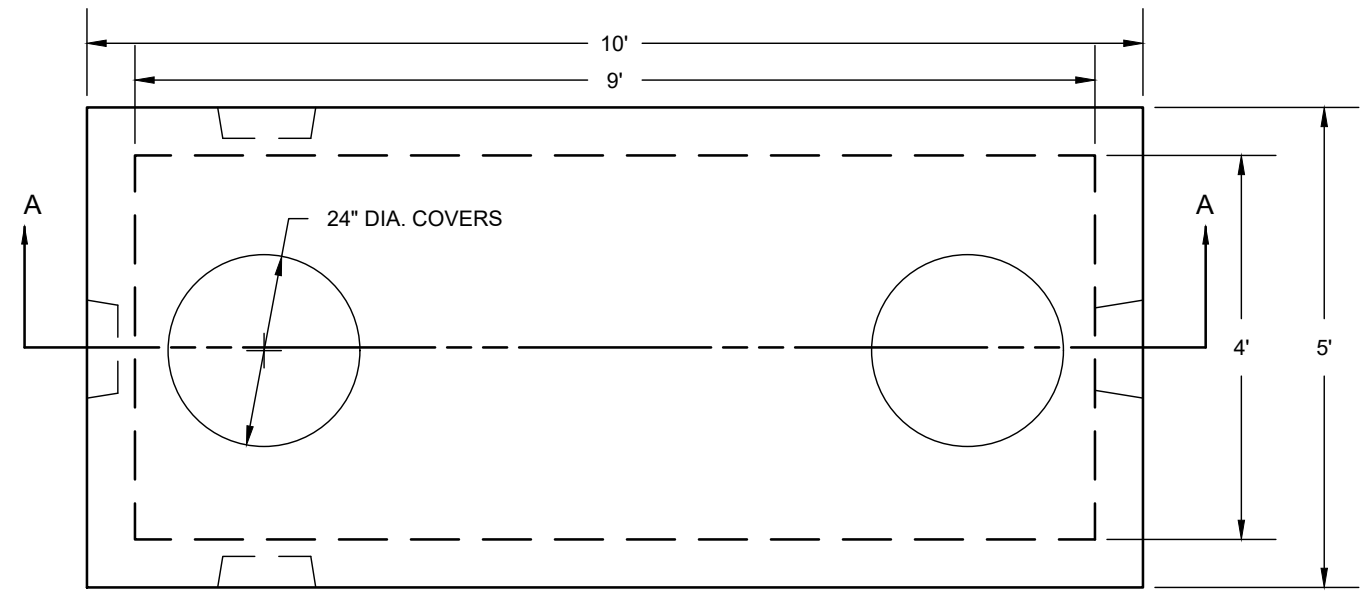
Note: Flows are per MA Title 5, 15.203: System Sewerage Flow Design Criteria (Unadjusted)

Note: 1 Gal/Day = 0.0000015 CFS 2,800 Gal/Day x 0.0000015 = 0.0042 CFS

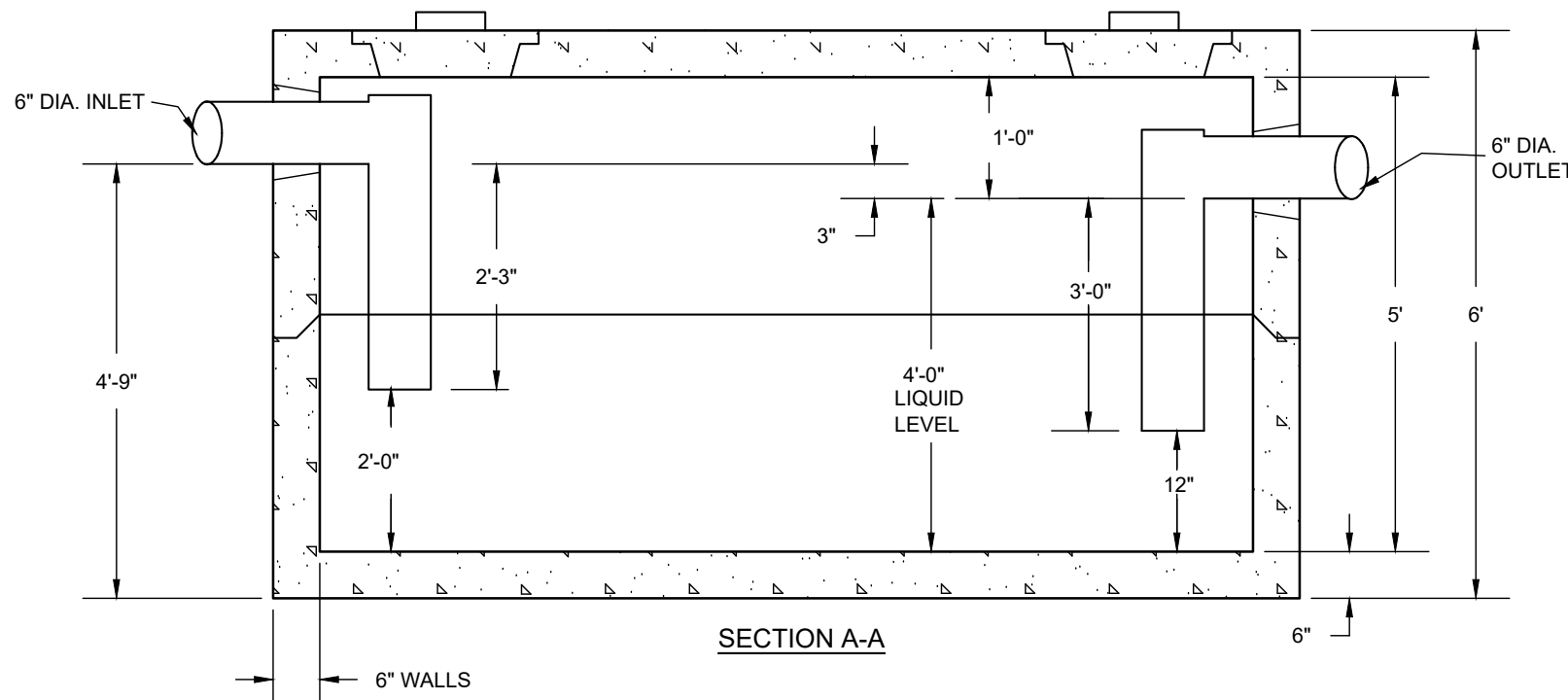
*Grease Trap Sizing Criteria Per MA Title 5, 310.203: 15 Gallons Per Day/Seat

*20 seats are estimated for the restaurant (T-1): 20 seats x 15 Gallons Per Day/Seat = 300 gallons

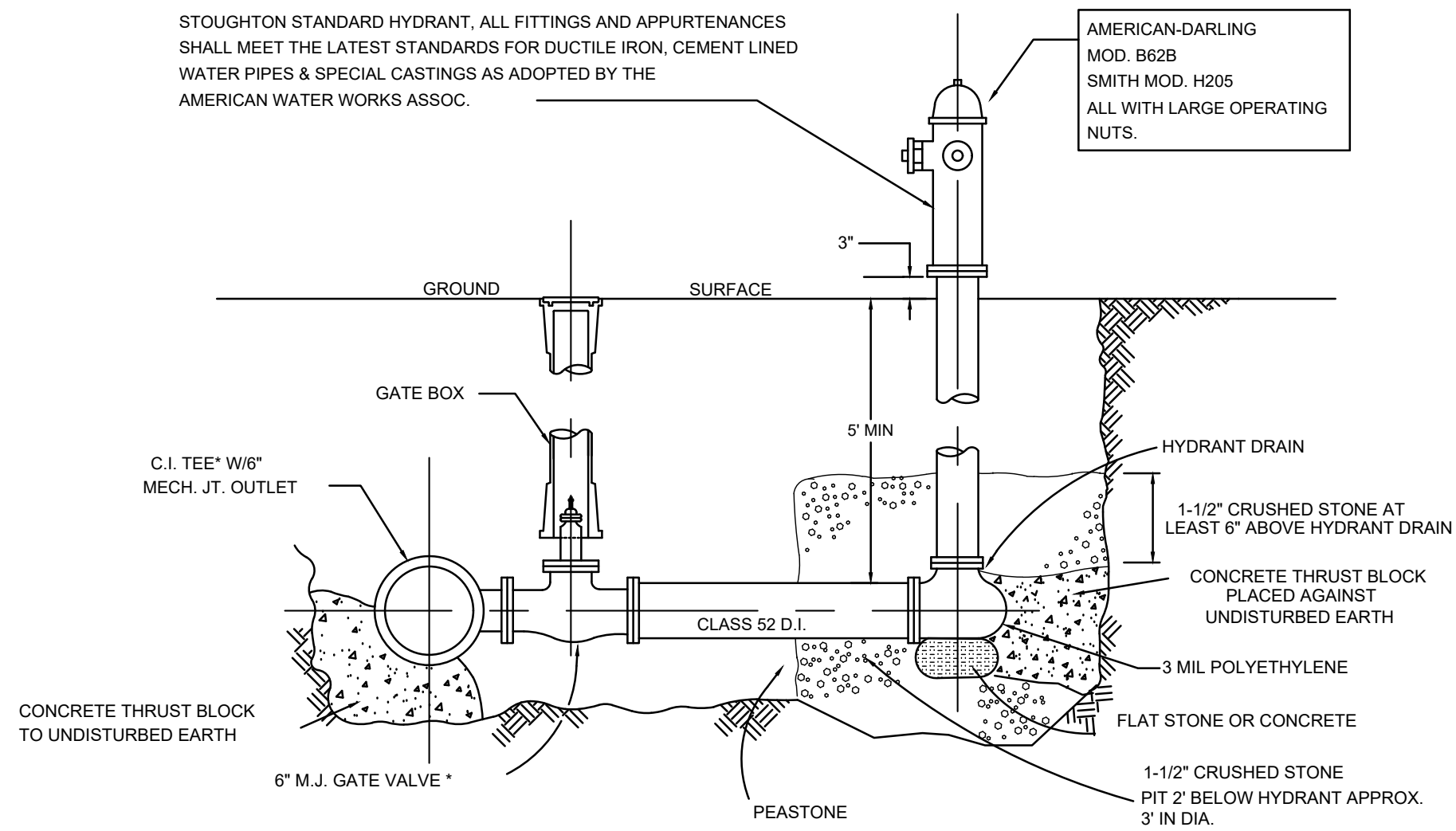
*Grease trap size required (T-1): 300 gallons. Grease trap size proposed: 1,000 gallons (Min. per 310 CMR 15.230)



PLAN VIEW



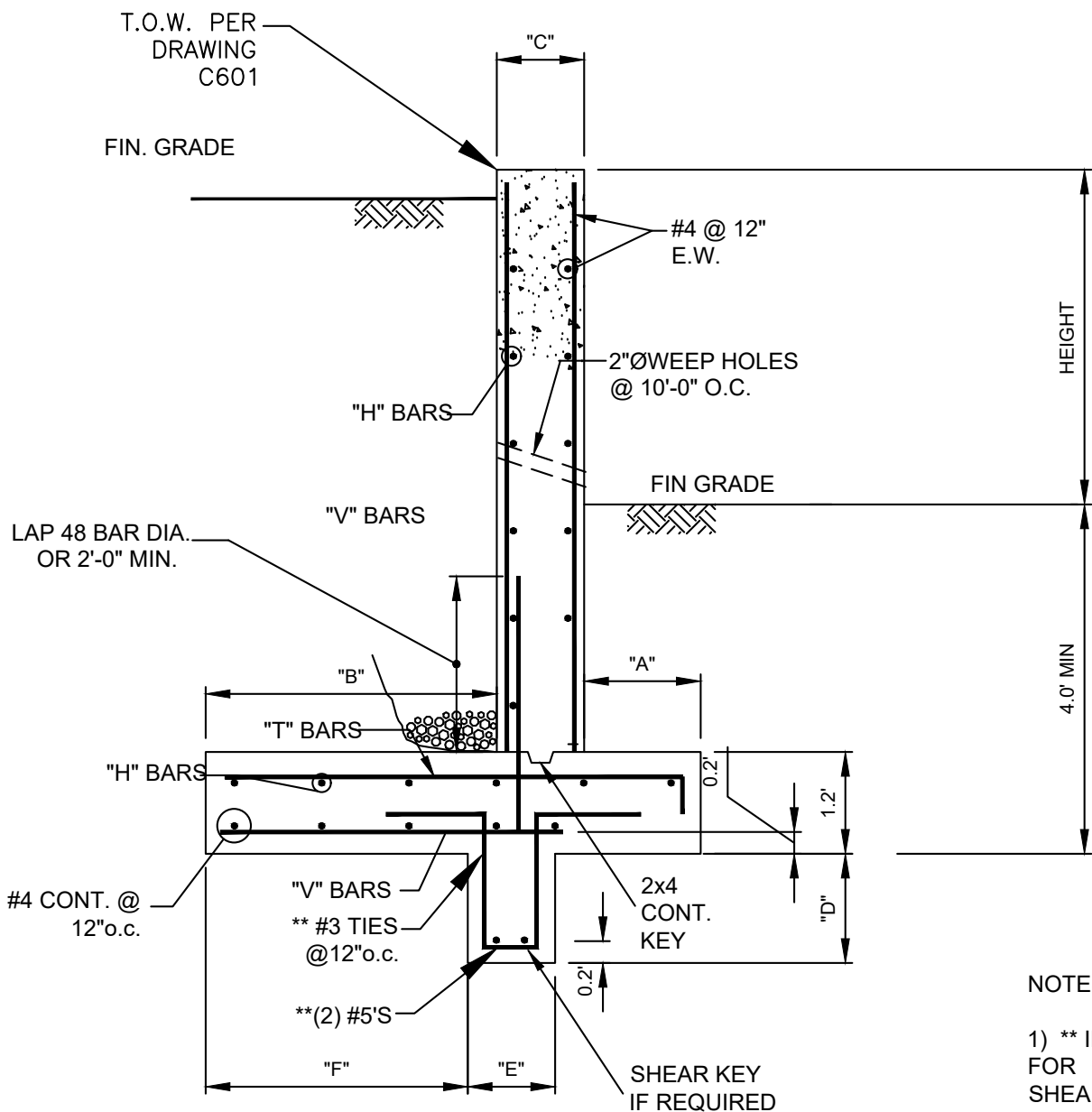
NOTE: ALL TEES SHALL BE CAST IRON OR SCHEDULE 40 PVC
PRECAST GREASE TRAP ST 6 X 6 -1,000 GALLONS
BY SCITUATE RAY PRECAST (SRP) OR APPROVED EQUAL



* ALL VALVES AND FITTINGS ARE TO BE MECHANICAL JOINTS

CAST IN PLACE CONCRETE RETAINING WALL
NOT TO SCALE

B1



NOTES:
1) ** INDICATES REINFORCEMENT FOR SHEAR KEY WHEN REQUIRED. VERIFY WITH RETAINING WALL SCHEDULE AND DRAWING FOR SHEAR-KEY INFORMATION.
2) PROVIDE CONTROL JOINTS AT 30'-0" O.C.

"L-STYLE" RETAINING WALL REINFORCING SCHEDULE											
WALL TYPE	HEIGHT	KEY	"A"	"B"	"C"	"D"	"E"	"F"	"H" BARS	"V" BARS	"T" BARS
①	0' TO 4'	NO	1'-0"	1'-0"	1'-0"	*	*	*	#4 @ 12"	#5 @ 12"	#5 @ 12"
②	4' TO 8'	NO	1'-0"	3'-9"	1'-0"	*	*	*	#4 @ 12"	#6 @ 12"	#5 @ 12"
③	8' TO 12'	YES	1'-0"	7'-6"	1'-2"	3'-0"	1'-3"	7'-0"	#4 @ 8"	#7 @ 12"	#6 @ 12"

CAST IN PLACE CONCRETE RETAINING WALL
NOT TO SCALE

A1

CLIENT:
SEVENTH REALTY LLC C/O MICHAEL CAVALLLO
400 WASHINGTON STREET
WESTWOOD, MA 02090

CONSULTANT:

SEAL



11/22/2023

PROPOSED MULTI-TENANT COMMERCIAL DEVELOPMENT

106-126 SHARON STREET
STOUGHTON, MA

OWNER/APPLICANT: SEVENTH REALTY LLC C/O MICHAEL CAVALLLO

ISSUE TYPE:
DESIGN DEVELOPMENT
ISSUE DATE:
08/24/2023
PROJECT NUMBER:
22055

DRAWN BY: AUA
CHECKED BY: NL

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SHEET TITLE:

DETAIL SHEET 6

SHEET NUMBER:

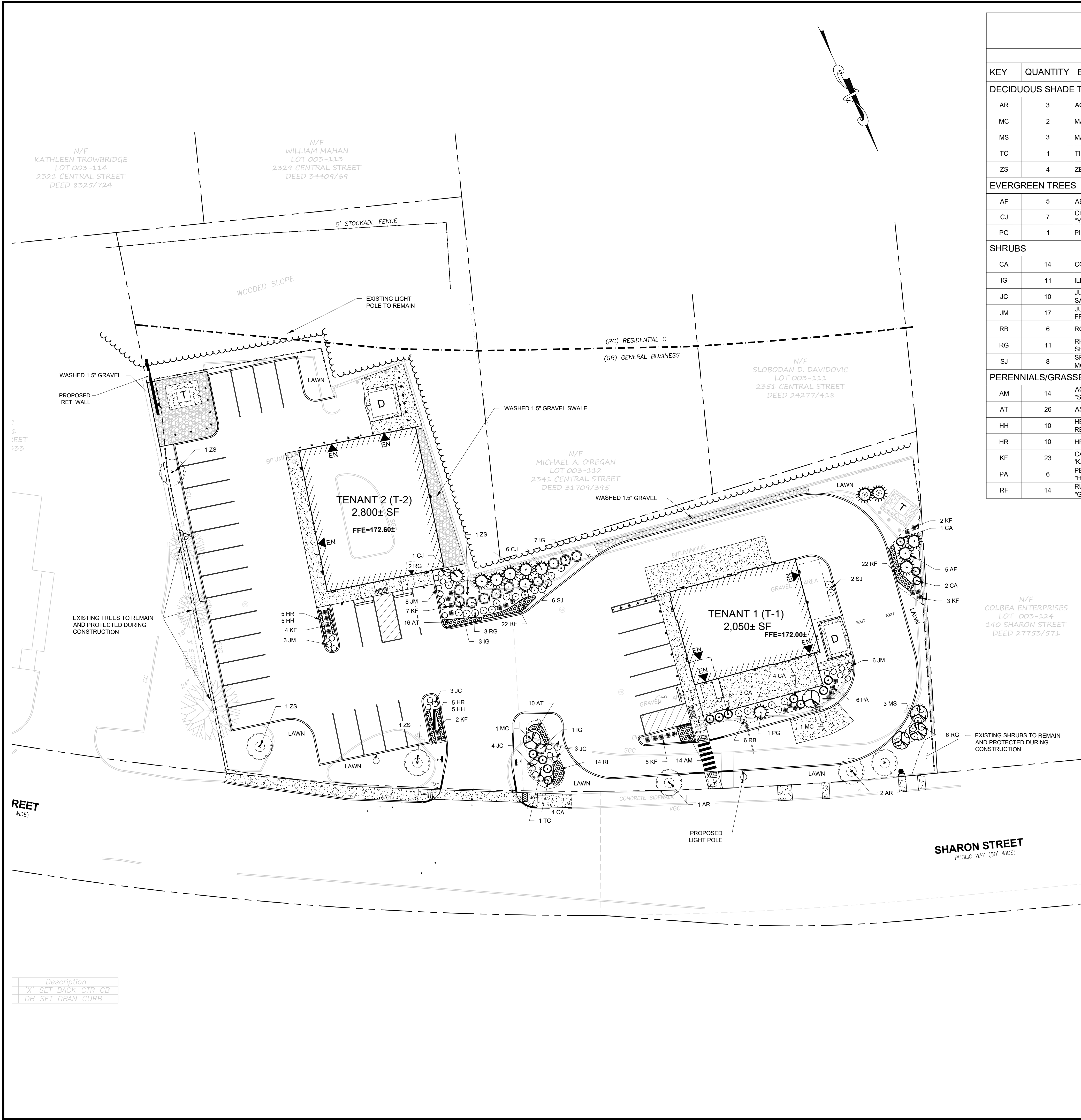
C605

1,000 GALLON PRECAST GREASE TRAP & CALCULATION SHEET
NOT TO SCALE

A2

APPROVED BY TOWN OF STOUGHTON PLANNING BOARD:

ENDORSEMENT DATE:



SITE PLANT LIST							
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COLOR	MATURE SIZE	COMMENT
DECIDUOUS SHADE TREES / FLOWERING TREES							
AR	3	ACER RUBRUM "SUN VALLEY"	SUN VALLEY RED MAPLE	3.0"-3.5" CAL	GREEN- RED FALL	40' HT - 30' SP	B&B
MC	2	MALUS "CORALBURST"	CORALBURST FLOWERING CRAB	2.5"-3.0" CAL	GREEN - PINK FL.	12' HT - 10' SP	B&B
MS	3	MALUS "SPRING SNOW"	FLOWERING CRABAPPLE	2.5"-3.0" CAL.	GREEN - WHITE FL.	20' - HT 12' SP	B&B
TC	1	TILIA CORDATA	LITTLELEAF LINDEN	3.0"-3.5" CAL.	GREEN -YELLOW FL	45' HT - 30' SP	B&B
ZS	4	ZELKOVA SERRATA "GREEN VASE"	GREEN VASE ZELKOVA	3.0"-3.5" CAL	GREEN-BRONZE FALL	60' HT - 40' SP	B&B
EVERGREEN TREES							
AF	5	ABIES FRASERI	FRASER FIR	8'-10' HT	EVERGREEN	30' HT - 15' SP	B&B
CJ	7	CRYPTOMERIA JAPONICA "YOSHINO"	YOSHINO JAPANESE CEDAR	8'-10" HT.	EVERGREEN	25' HT - 15' SP	B&B
PG	1	PICEA GLAUCA "PENDULA"	WEeping WHITE SPRUCE	8'-10' HT	EVERGREEN	40' HT - 10' SP	B&B
SHRUBS							
CA	14	CORNUS ALBA "ELEGANTISSIMA"	SILVER VARIEGATED DOGWOOD	30"-36" HT	WHITE - GREEN	7' HT - 6' SP	POT
IG	11	ILEX GLABRA "SHAMROCK"	INKBERRY	24 HT" -30"	EVERGREEN	4' HT - 4' HT	POT
JC	10	JUNIPERUS CHINENSIS "VAR. SARGENTII VIRIDIS"	GREEN SARGENT JUNIPER	18"-24" SPREAD	EVERGREEN	24" HT - 7' SP	POT
JM	17	JUNIPERUS X MEDIA "DAUB'S FROSTED"	DAUB'S FROSTED JUNIPER	18"-24" SPREAD	EVERGREEN	18" HT - 4' SP	POT
RB	6	ROSA "BABY LOVE"	BABY LOVE ROSE	#4	YELLOW	3' HT - 3' SP	POT
RG	11	RHODODENDRON "GIRARD'S HOT SHOT"	GIRAD'S HOT SHOT AZALEA	18"-24" SPREAD	CRIMSON	30" HT - 30" SP	POT
SJ	8	SPIRAEA JAPONICA "FLAMING MOUND"	FLAMING MOUND SPIRAEA	18"-24" SPREAD	PINK - YELLOW	24" HT - 24" SP	POT
PERENNIALS/GRASSES							
AM	14	ACHILLEA MILLEFOLIUM "STRAWBERRY SEDUCTION"	STRAWBERRY SEDUCTION YARROW	#3	RED-GOLD	20"HT - 20" SP	STAGGERED
AT	26	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	#3	ORANGE	32" HT - 24" SP	STAGGERED
HH	10	HEMEROCALLIS X "HAPPY RETURNS"	DAYLILLY	#2	YELLOW	12"HT-16"SP	STAGGERED
HR	10	HEMEROCALLIS "ROSY RETURNS"	ROSY RETURN DAYLILLY	#2	ROSE	12"HT-16"SP	STAGGERED
KF	23	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER"	KARL FOERSTER FEATHER REED GRASS	#3	RED COPPER	4' HT - 30" SP	AS SHOWN
PA	6	PENNISETUM ALPECUROIDES "HAMELN"	HAMELN DWARF FOUNTAIN GRASS	#3	TAN	24" HT - 24" SP	AS SHOWN
RF	14	RUDBECKIA FULGIDA "GOLDSTRUM"	GOLDSTRUM CONEFLOWER	#3	GOLDEN	24" HT - 18" SP	STAGGERED

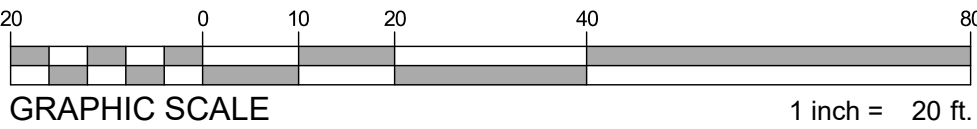
"N" DENOTES NATIVE SPECIES

APPROVED BY TOWN OF STOUGHTON PLANNING BOARD:

ENDORSEMENT DATE:

LIGHTING LEGEND	
	WALLPACKS LIGHTING
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE TO REMAIN

LEGEND:	
DECIDUOUS TREE	
FLOWERING TREE	
EVERGREEN TREE	
SHRUBS/GRASSES	
PERENNIAL MASSING	
EDGE OF PLANT BED	



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CLIENT:
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400 WASHINGTON STREET
WESTWOOD, MA 02090

CONSULTANT:

SEAL

11/22/2023

PROPOSED MULTI-TENANT COMMERCIAL DEVELOPMENT

106-126 SHARON STREET
STOUGHTON, MA

OWNER/APPLICANT: SEVENTH REALTY LLC C/O MICHAEL CAVALLO

1	11/22/23	REVISED PER TOWN COMMENTS
REV	DATE	DESCRIPTION

ISSUE TYPE:
DESIGN DEVELOPMENT

ISSUE DATE:
08/24/2023

PROJECT NUMBER:
22055

DRAWN BY: CMcC

CHECKED BY: NL

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SHEET TITLE:
LANDSCAPE & LIGHTING PLAN

SHEET NUMBER:
C700

REV	DATE	DESCRIPTION
1	11/22/23	REVISED PER TOWN COMMENTS

ISSUE TYPE:
DESIGN DEVELOPMENT
ISSUE DATE:
08/24/2023
PROJECT NUMBER:
22055

DRAWN BY: CMcC
CHECKED BY: NL
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SHEET TITLE:

LANDSCAPE
DETAILS &
NOTES

SHEET NUMBER:

C701

SEED MIX #1

LOAM AND SEEDING NOTES:

CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN PER SPECIFICATIONS BELOW

SCIENTIFIC NAME	COMMON NAME	PROPORTION BY WEIGHT	PERCENT PURITY	PERCENT GERMINATION
FESTUCA RUBRA "RUBRA"	CREeping RED FESCUE	37%	95%	90%
PAO PRAENTENSIS "BARON"	BARON KENTUCKY BLUEGRASS	40%	85%	90%
LOLIUM PERENNE "PALMER"	PALMER PERENNIAL RYEGRASS	15%	95%	90%
FESTUCA RUBRA COMMUTATA WILMA	WILMA CHEWINGS	8%	95%	80%

- SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.
- SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE) AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.
- COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIZE SOURCES OF UREA FORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%, LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
- LAWN AREAS TO BE SEED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS PER 1000 SQUARE FEET.
- CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.

LANDSCAPE NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF STOUGHTON, MA. ALL PLANTING SHALL COME FROM THE BEST DEVELOPMENT PRACTICES GUIDEBOOK.

PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-364-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS IN WRITING.

NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA, ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.

ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.

ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.

ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED LAWNS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.

ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.

TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.

ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH.

ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.

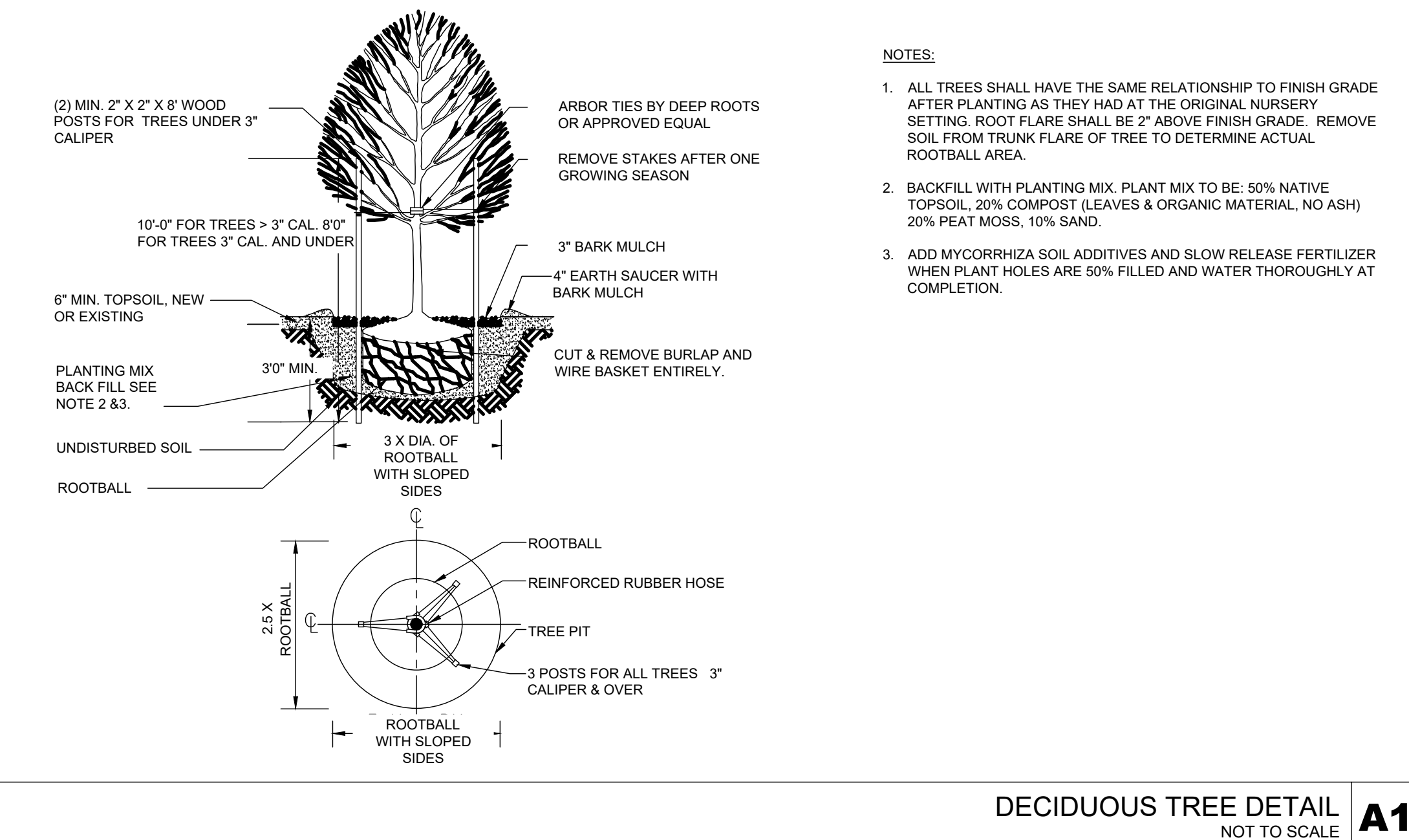
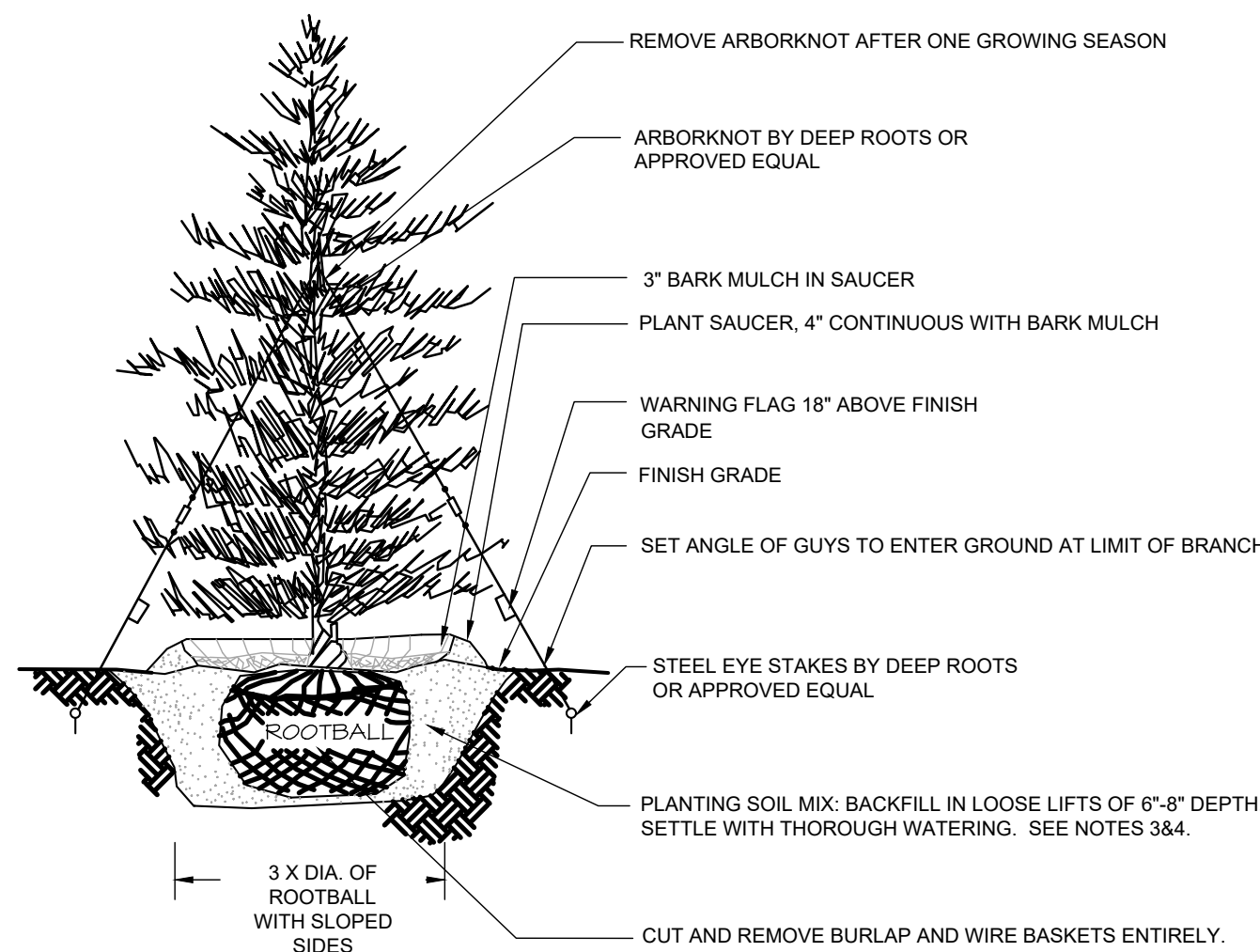
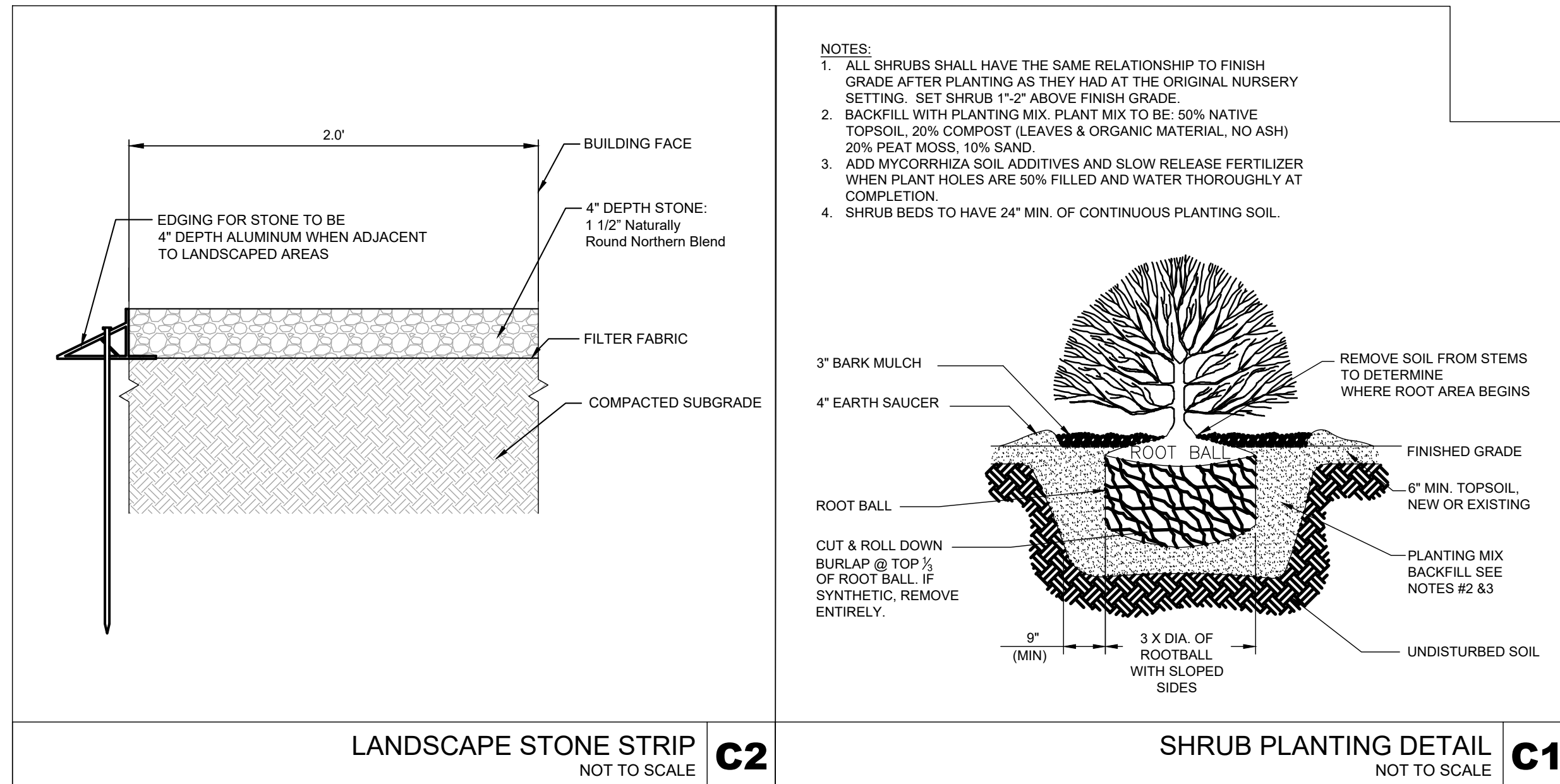
ALL TREE STAKES SHALL BE STAINED DARK BROWN.

CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.

ALL LANDSCAPE AREAS WITH SHRUBS, TREES AND PERENNIALS TO HAVE 18" MINIMUM DEPTH OF TOPSOIL. THE 18" OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE/SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DEPTHS FOR PLANTING DEPTH AT SHRUB AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE A MINIMUM OF 6" DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND/OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS THE SITE SO THAT 18" MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO THE OWNER. SEE TOPSOIL DETAIL.

APPROVED BY TOWN OF STOUGHTON PLANNING BOARD:

ENDORSEMENT DATE:



TEXTURE CLASS	% OF TOTAL WEIGHT
SAND	45% - 65%
SILT	15% - 35%
CLAY	5% - 20%

SIEVE	% PASSING
NO. 4	85-100
NO. 40	60-85
NO. 100	38-60
NO. 200	10-35
20 µm	LESS THAN 5%

NOTES:

- TOP OF LOAM (TOPSOIL) IS FINISH GRADE.
- ALL TOPSOIL (BOTH ONSITE AND OFFSITE SOURCES) SHALL BE COMPOSED OF A NATURAL, FERTILE, FRABLE SOIL TYPICAL OF CULTIVATED TOPSOILS OF THE LOCALITY. OFFSITE SOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH, WITH ADDITIVES, IF REQUIRED, TO ACHIEVE PARTICLE DISTRIBUTION AND ORGANIC CONTENT BELOW. TOPSOIL SHALL BE TAKEN FROM A WELL-DRAINED, VARIABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLODS, STICKS, STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIONABLE, EXTRANEOUS MATTER OR DEBRIS NOR CONTAIN TOXIC SUBSTANCES.
- THE CONTRACTOR SHALL PROVIDE THE OWNER / LANDSCAPE ARCHITECT WITH TOPSOIL TEST RESULTS (RECOMMEND UMASS AMHERST SOIL TESTING LAB) FOR APPROVAL PRIOR TO OBTAINING AND PLACING THE SOIL. IF ANY TOPSOIL IS PURCHASED OR PLACED PRIOR TO APPROVAL BY OWNER / LANDSCAPE ARCHITECT, IT IS AT CONTRACTORS RISK, AND IT CAN BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. IF THE PLANTING SOIL (BOTH ONSITE AND OFFSITE SOURCES) DOES NOT FALL WITHIN THE REQUIRED SIEVE ANALYSIS, TEXTURAL CLASS, ORGANIC CONTENT, OR PH RANGE, IT SHALL BE ADJUSTED TO MEET THE SPECIFICATIONS THROUGH THE ADDITION OF SAND, COMPOST, LIMESTONE, OR ALUMINUM SULFATE TO BRING IT WITHIN THE SPECIFIED LIMITS AT NO ADDITIONAL COST TO THE OWNER.
- TOPSOIL SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5. TOPSOIL SHALL CONTAIN 8% ORGANIC MATTER OF TOTAL DRY WEIGHT AND SHALL CONFORM TO THE FOLLOWING GRADATION AND TEXTURE CLASS ABOVE.

TOP SOIL FOR LAWN, TREES, SHRUBS & PERENNIALS
NOT TO SCALE A2



GREEN VASE ZELKOVA



SPRING SNOW FLOWERING CRAB



CORALBURST FLOWERING CRAB



SUN VALLEY MAPLE



LITTLE LEAF LINDEN



YOSHINO JAPANESE CEDAR



WEeping WHITE SPRUCE



FRASER FIR



SILVER VARIEGATED DOGWOOD



GREEN SARGENT JUNIPER



SIXTEEN CANDLES SUMMERSWEET



SHAMROCK INKBERRY HOLLY



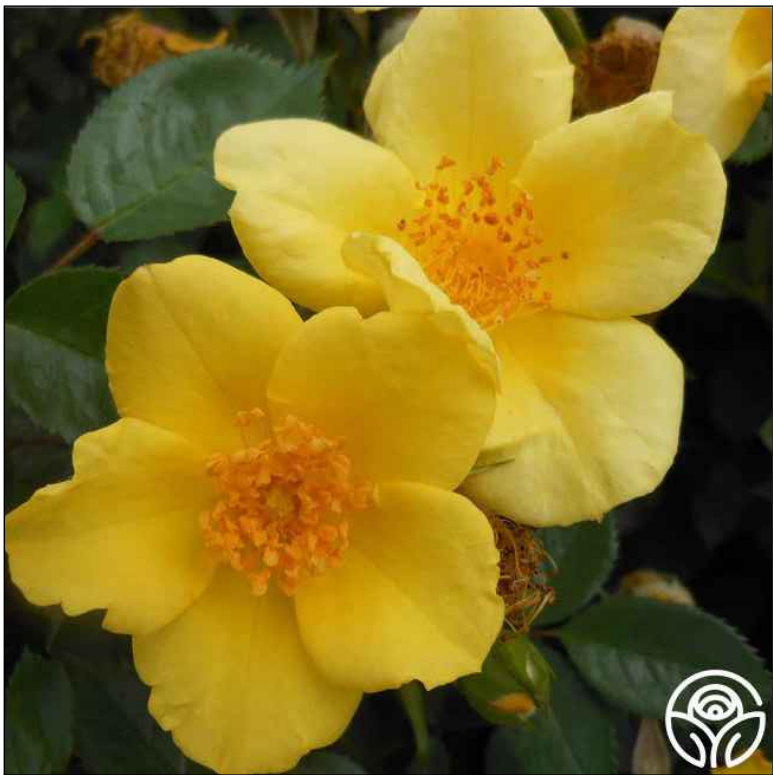
DAUB'S FROSTED JUNIPER



GIRAD'S HOT SHOT AZALEA



FLAMING MOUND SPIRAEA



BABY LOVE ROSE



EARLY BIRD GOLD CONEFLOWER



STRAWBERRY SEDUCTION YARROW



HAMLN DWARF FOUNTAIN GRASS



BUTTERFLY WEED




KARL FOERSTER REED GRASS



ROSY RETURNS DAYLILY




HAPPY RETURNS DAYLILY



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CLIENT:
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WESTWOOD, MA 02090

CONSULTANT:

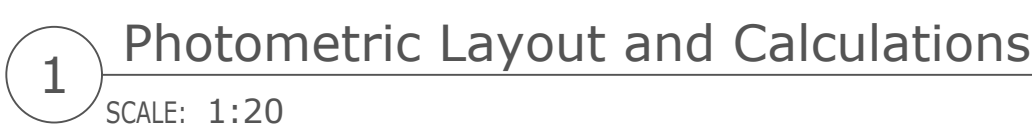
SEAL

11/22/2023

PROPOSED MULTI-TENANT COMMERCIAL DEVELOPMENT

106-126 SHARON STREET
STOUGHTON, MA

OWNER/APPLICANT: SEVENTH REALTY LLC C/O MICHAEL CAVALLLO

1	11/22/23	REVISED PER TOWN COMMENTS
REV	DATE	DESCRIPTION
ISSUE TYPE: DESIGN DEVELOPMENT		
ISSUE DATE: 08/24/2023		
PROJECT NUMBER: 22055		
DRAWN BY: CMcC		
CHECKED BY: NL		
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SHEET TITLE: LANDSCAPE PLANTING IMAGES		
SHEET NUMBER: C702		

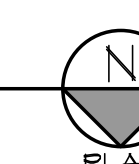


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.20	0.9	0.0	N.A.	N.A.
Site Calc Points	Illuminance	Fc	0.47	8.5	0.0	N.A.	N.A.
106 Parking Area	Illuminance	Fc	2.10	4.5	0.6	3.50	7.50
126 Drive Thru	Illuminance	Fc	2.73	8.5	0.4	6.83	21.25
126 Parking Area	Illuminance	Fc	2.78	7.3	0.9	3.09	8.11

DATE: 8/21/23	REVISIONS	DESCRIPTION	DATE
PROJECT NUMBER:	1	Revision 1 - Revised Per Town Comments	11/21/23
DRAWN BY: TJ	2		
CHECKED BY: TJ	3		
APPROVED BY: GD	4		
SCALE: AS NOTED	5		
	6		
	7		

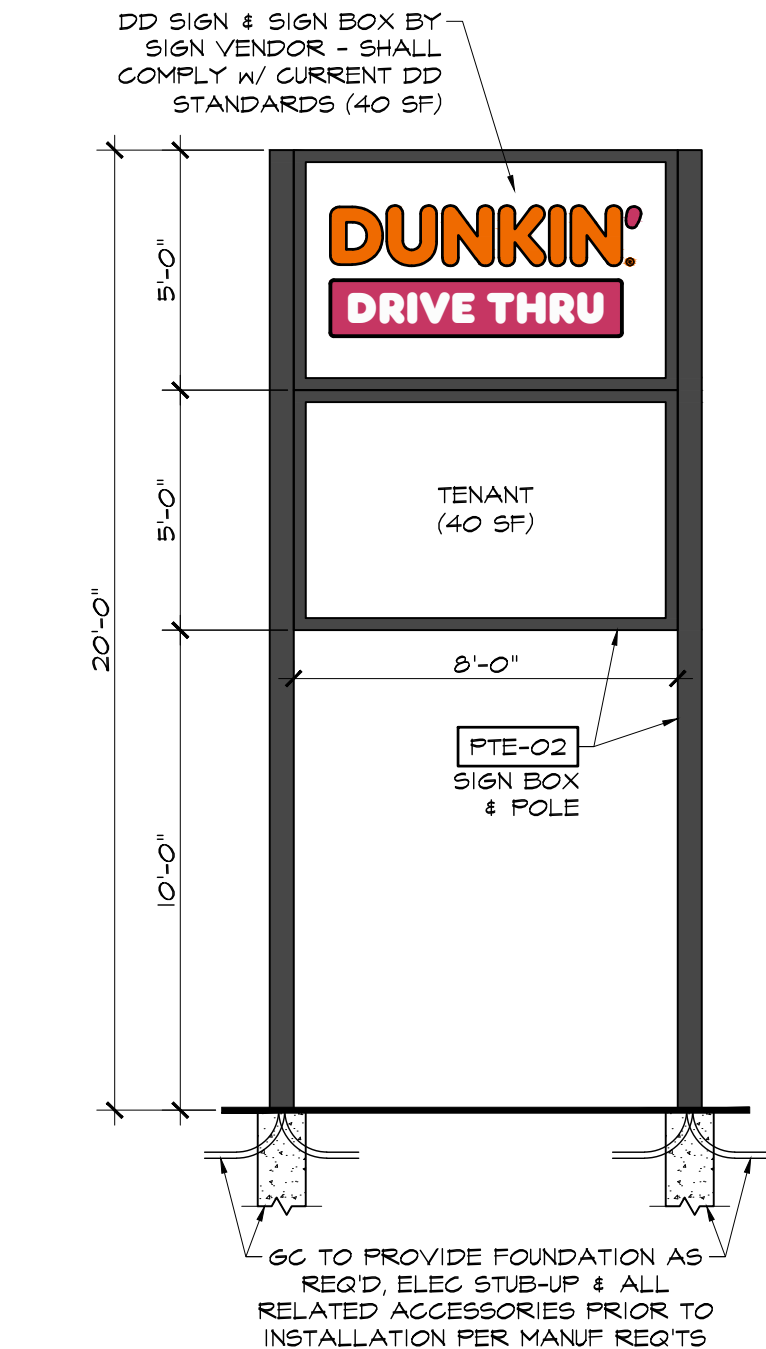
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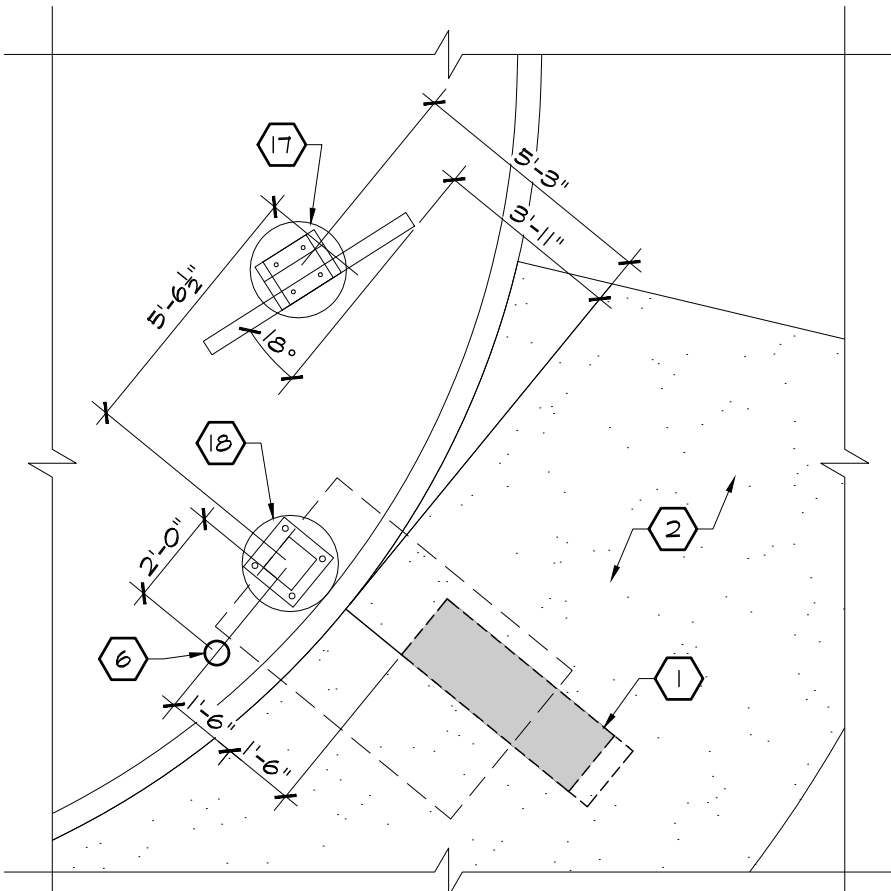


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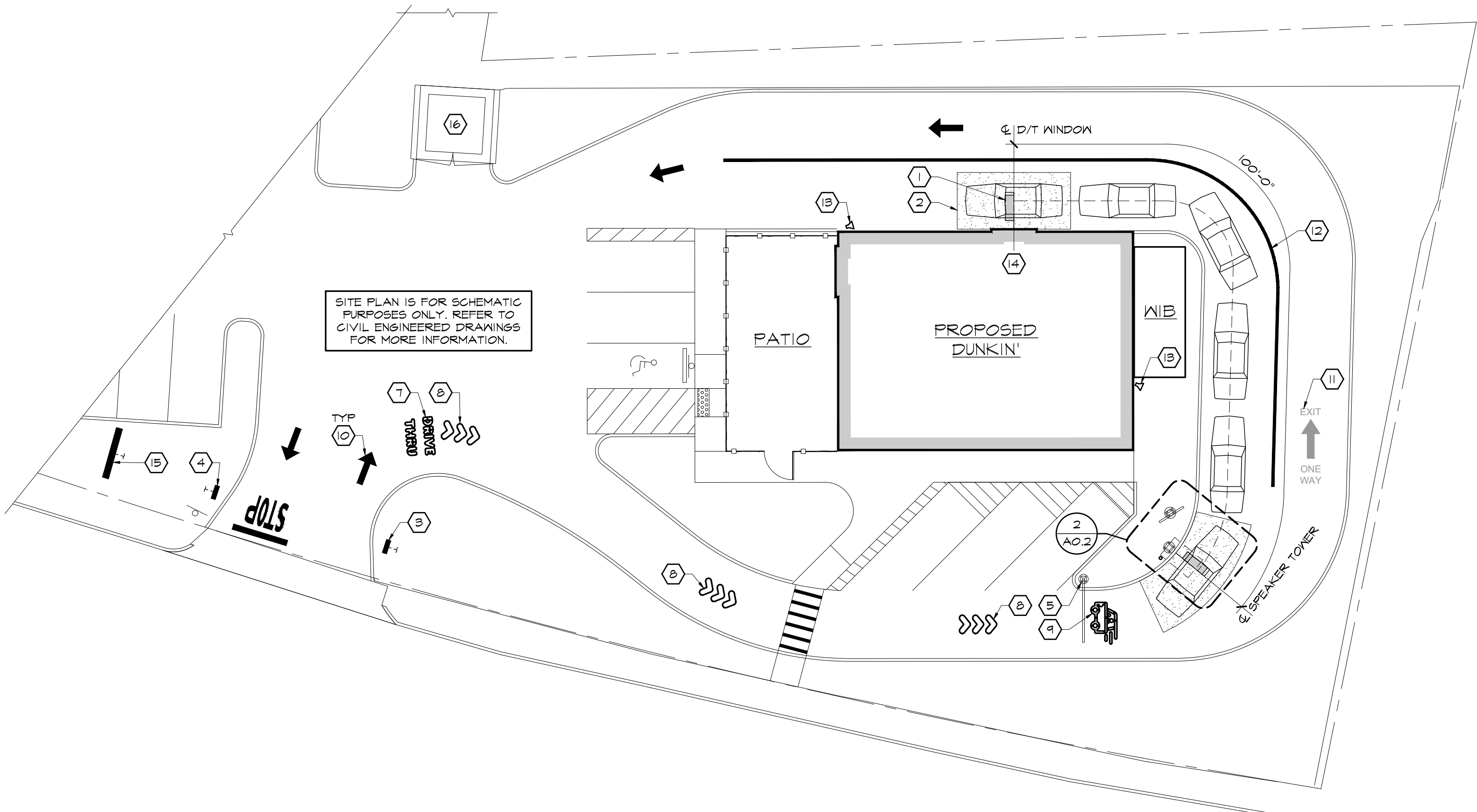
ENDORSEMENT DATE:



3 PYLON SIGN DETAIL
SCALE: 1/4" = 1'-0"



2 MENU BOARD LOCATION
SCALE: 1/4" = 1'-0"



1 SCHEMATIC SITE PLAN
SCALE: 1/16" = 1'-0"

GROUND LOOP NOTE:
GROUND LOOPS TO BE RUN AS INDIVIDUAL CONDUITS TO DRIVE THRU TIMER MONITOR ADJACENT TO DRIVE THRU WINDOW.

- DD GREEN NOTES:**
- 1) SITE PROTECTION: MEET MINIMUM STORMWATER PROTECTION STANDARDS, FOLLOWING LOCAL BUILDING CODE REQ'TS. CONTRACTOR TO MAINTAIN THE PROTECTION METHODS REQ'D THROUGHOUT CONSTRUCTION.
 - 2) REGIONALLY FRIENDLY LANDSCAPING: SPECIFY LOW MAINTENANCE, REGIONALLY FRIENDLY LANDSCAPING SPECIES FOR ALL EXTERIOR LANDSCAPE.
 - 3) EFFICIENT IRRIGATION SYSTEM: INCLUDE IRRIGATION CONTROLLER W/ RAINWATER SENSOR IF IRRIGATION SYSTEM IS PROVIDED.
- SEE CIVIL ENGINEERED DRAWINGS FOR ADDITIONAL INFO.

SITE SIGN SCHEDULE				
QTY	LOCATION	OVERALL DIMENSIONS	LETTERS	AREA
2	DIRECTIONAL SIGN	2'-6 1/2"L x 1'-1 1/4" x 4"D	18" H	2.75 SF
1	PYLON SIGN	8'-0"L x 20'-0"H x 0'-6"D	14" H	40 SF

- KEYED PLAN NOTES**
- 1) 8"x54" GROUND LOOP W/ 1" PVC CONDUIT, HOME RUN CONDUIT TO DRIVE THRU TIMER MONITOR ADJACENT TO DRIVE THRU WINDOW. REFER TO SITE PLAN, DETAILS & ELEC DWGS FOR CONDUIT SIZE REQ'TS. MULTIPLE GROUND LOOP WIRING MUST BE IN SEPARATE CONDUITS TO AVOID INTERFERENCE.
 - 2) 20"x10"x6" THICK CONC PAD W/ REINFORCING. TOP OF SLAB SHALL BE FLUSH W/ ADJACENT PAVEMENT. SEE X/A0.2.
 - 3) "WELCOME BACK" FACE ON DIRECTIONAL SIGN. SEE X/A0.2.
 - 4) "SEE YOU SOON" FACE ON DIRECTIONAL SIGN. SEE X/A0.2.
 - 5) DRIVE THRU HEIGHT LIMIT BAR. SEE X/A0.2.
 - 6) CONCRETE FILLED STEEL BOLLARD. SEE X/A0.2.
 - 7) "DRIVE THRU LANE GRAPHIC". SEE X/A0.2.
 - 8) "TRAFFIC ARROW BEFORE D/T LANE" [TP-01]. SEE X/A0.2.
 - 9) "DRIVE THRU START LANE GRAPHIC". SEE X/A0.2.
 - 10) "TYPICAL TRAFFIC ARROW" [TP-01]. COORD FINAL LOCATIONS W/ OWNER/CIVIL ENGINEERED DWGS. SEE X/A0.2.
 - 11) "TYPICAL TRAFFIC ARROW" & TEXT @ BYPASS LANE - [TP-01].
 - 12) LINE STRIPING - [TP-01].
 - 13) D/T STACK & MENU BOARD CAMERA MTD TO BUILDING. COORD FINAL LOCATION W/ OWNER.
 - 14) DRIVE THRU WINDOW LOCATION.
 - 15) PYLON SIGN. SEE B/A0.2.
 - 16) DUMPSTER PAD & ENCLOSURE. SEE CIVIL ENGINEERED DWGS.
 - 17) DIGITAL MENU BOARD. SEE X/A0.2.
 - 18) ORDER CANOPY W/ BUILT-IN CONFIRMATION DISPLAY & SPEAKER. SEE X/A0.2.

- SITE NOTES:**
- 1) SEE A/T.0 - A/T.2 FOR MASTER FINISH SCHEDULES.
 - 2) LOCATE EXTERIOR MENU SYSTEM @ FIFTH CAR IN DRIVE THRU STACK.
 - 3) FINISH CONCRETE PAD @ GROUND LOOPS TO MATCH ADJACENT ASPHALT.
 - 4) FOLLOW LOCAL REQ'TS TO MEET MINIMUM EROSION & SEDIMENTATION CONTROL STANDARDS. DOCUMENT PROTECTION METHODS AT 25%, 50%, AND 75% CONSTRUCTION STAGES WITH PHOTOGRAPHS.
 - 5) GC TO COORDINATE SIZE OF PADS REQ'D FOR ALL SITE ELEMENTS - SEE WEBSITE FOR COMPLETE INSTALLATION INFORMATION & DETAILS: <http://extranet.dunkinbrands.com>
 - 6) GC TO PROVIDE PVC CONDUITS FOR ALL SITE ELEMENTS & GROUND LOOPS AS REQ'D. REFER TO SITE DETAILS & ELECTRICAL DRAWINGS FOR CONDUIT, POWER & DATA REQ'TS.
 - 7) REFER TO CIVIL ENGINEERED DRAWINGS & MEP DRAWINGS FOR ALL UTILITY SERVICE INFORMATION.

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REVISIONS		
NUMBER	REMARKS	DATE

PRELIMINARY
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FOR REVIEW

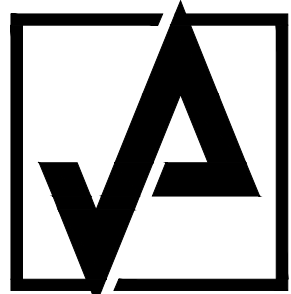
PROJECT TITLE
DUNKIN'
PC# TBD
IMAGE: NEXTGEN TBD PALETTE

106-126 SHARON ST
STOUGHTON, MA 02072
Norfolk County

DRAWING TITLE
SCHEMATIC SITE
PLAN & DETAIL

DATE AUG 08, 2023	PROJ NO 23105
DRAWN BY ZRA	CHECKED BY JB

DRAWING NUMBER
A0.2

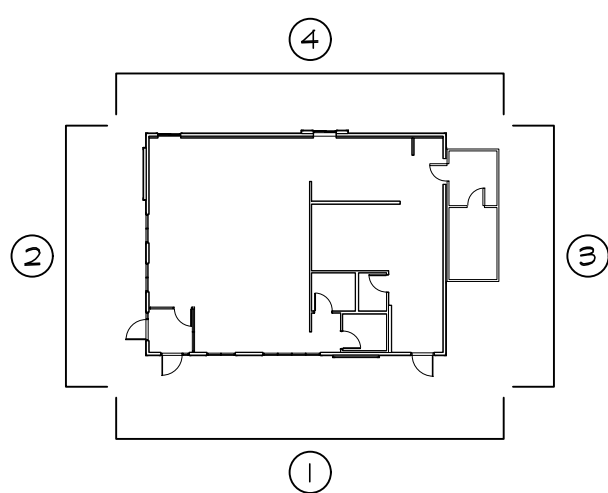


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KEYPLAN

REVISIONS

NUMBER	REMARKS	DATE
1	OWNER COMMENTS	9/05/23

PRELIMINARY
NOT FOR CONSTRUCTION

FOR REVIEW

PROJECT TITLE

DUNKIN'

PC# TBD
IMAGE: NEXTGEN TBD PALETTE

106-126 SHARON ST
STOUGHTON, MA 02072
Norfolk County

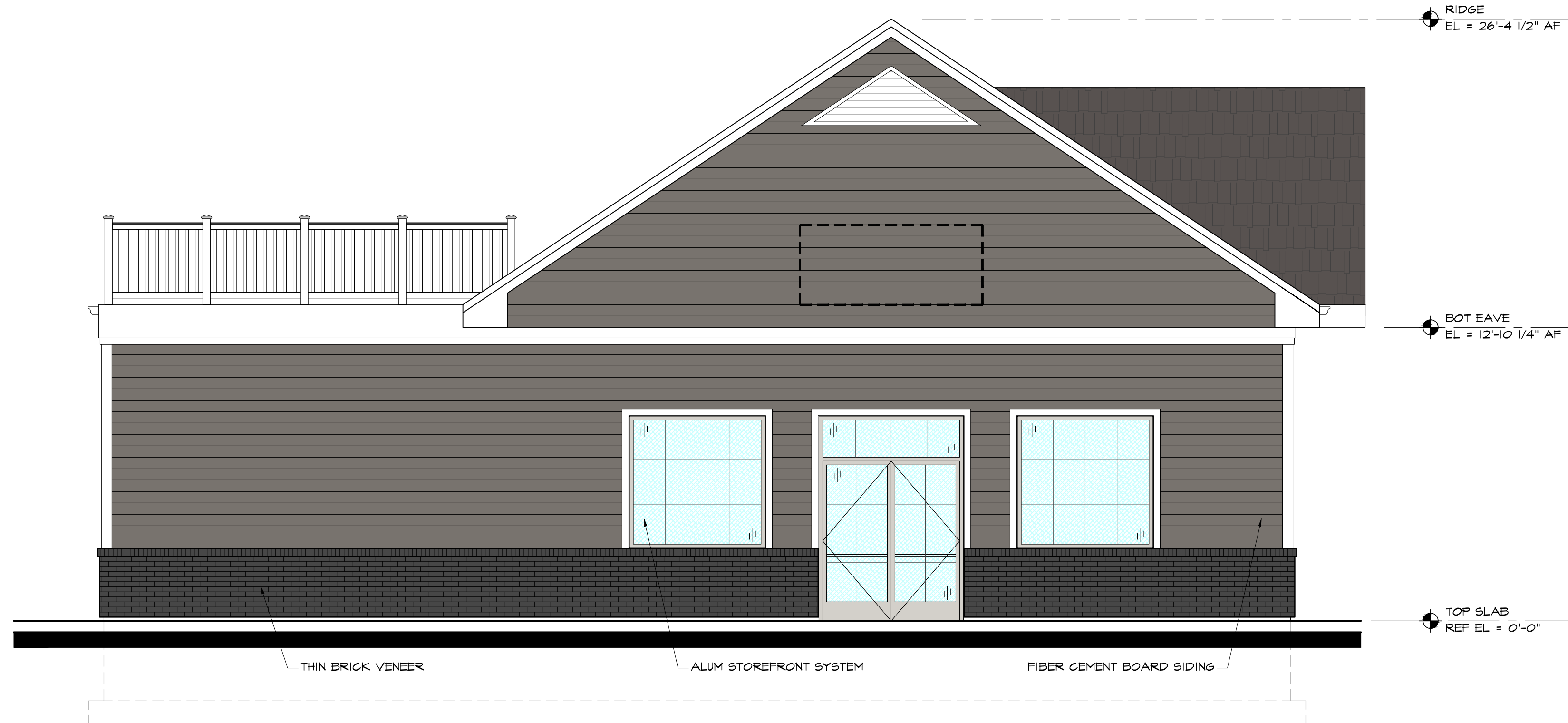
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PROPOSED
ELEVATIONS

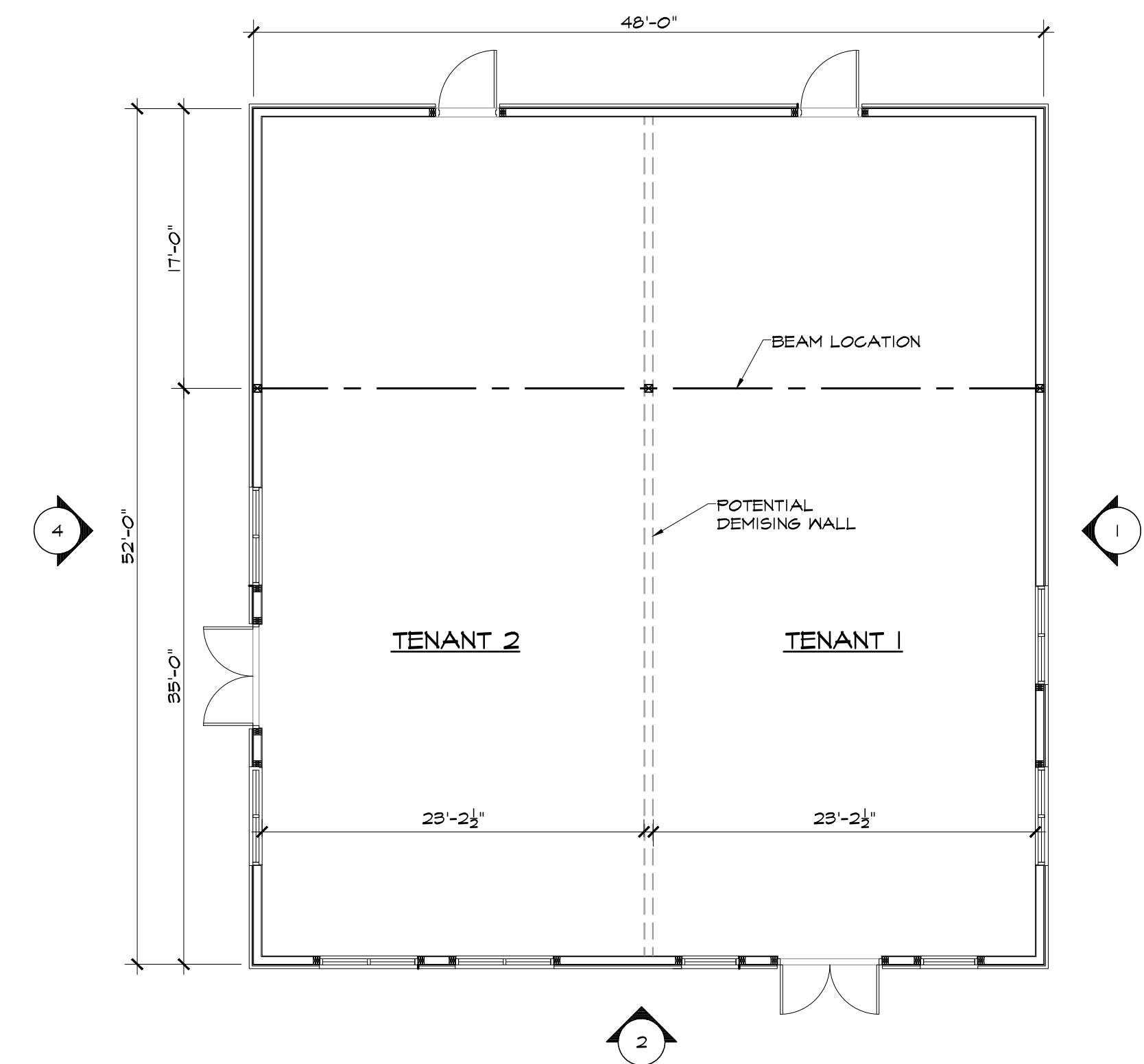
DATE AUG 08, 2023	PROJ NO 23105
DRAWN BY ZRA	CHECKED BY JB

DRAWING NUMBER

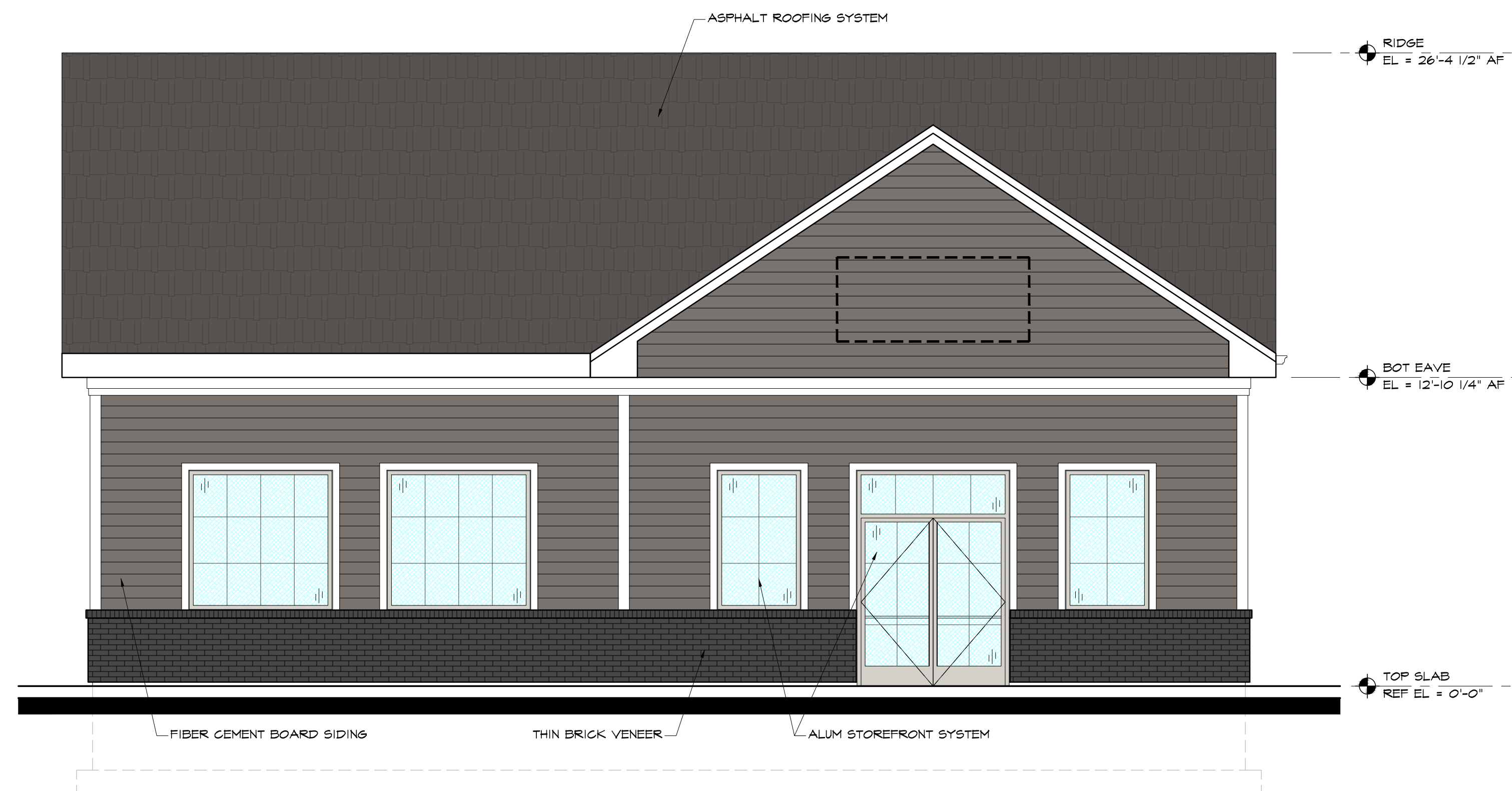
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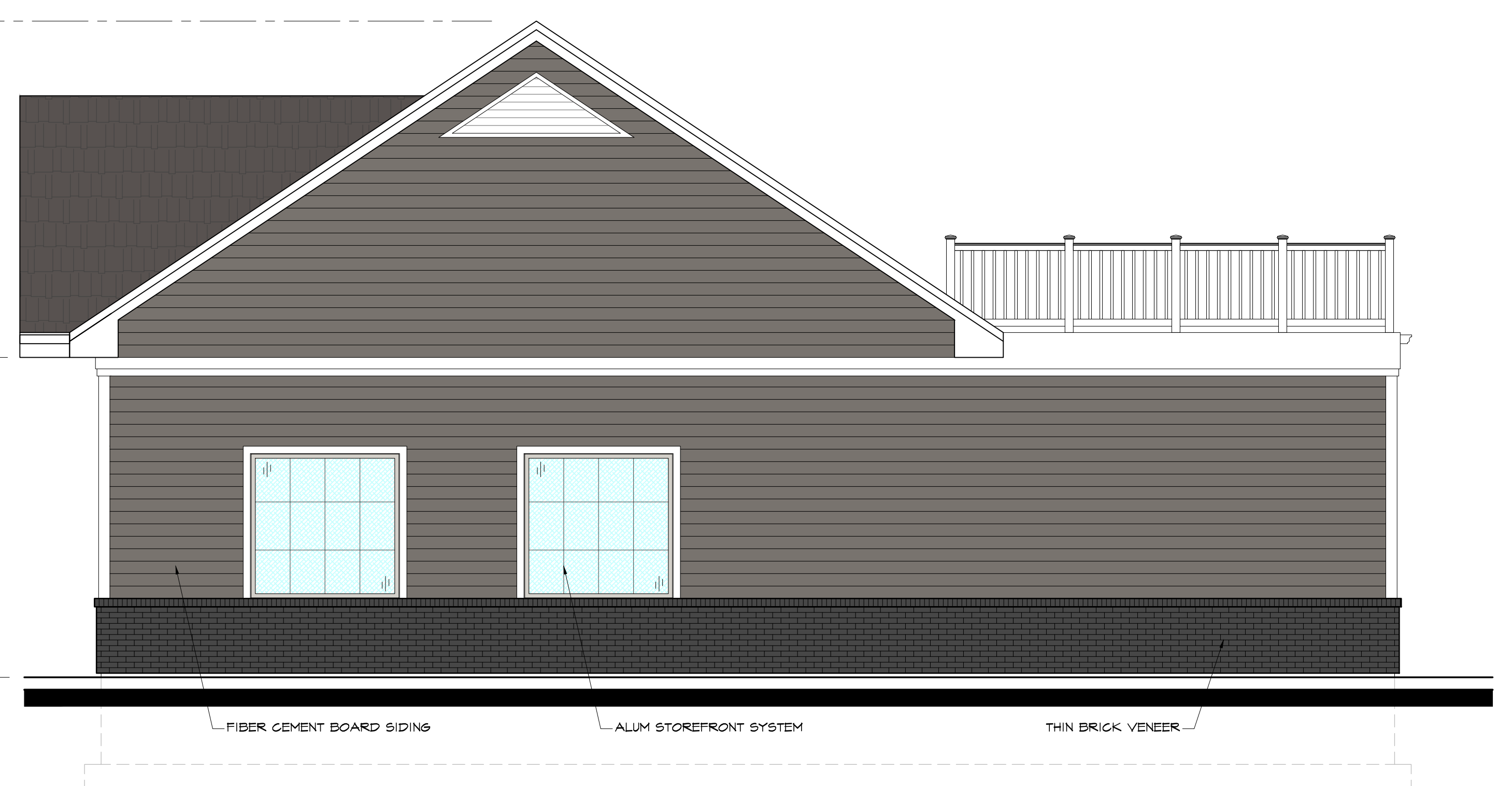
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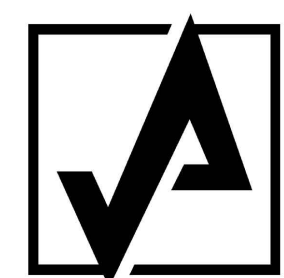
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SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



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2,500 SF RETAIL BUILDING
106-126 SHARON STREET
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MARCH 20, 2023