

<div style="text-align: center;">  <p>TOWN OF STOUGHTON Massachusetts MA 02072 PLANNING BOARD</p> <p>Site Plan and Special Permit Approval Multi-Tenant Commercial Development / Dunkin Donuts 120 Sharon Street for Case # SP23-009</p> <p>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</p> <p>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.</p> <p>Case #: SP23-009 – Multi-Tenant Development – Dunkin Donuts – 120 Sharon Street</p> </div>	<p>Bk 41594 Pg530 #1825 01-10-2024 @ 02:15p RECEIVED STOUGHTON MASS. 2023 DEC 19 A 9:21</p> <p>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.</p> <p>III) Procedural History A) A Pre Application meeting was held on February 9, 2023. B) 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. C) 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. D) 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. E) 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.</p> <p>IV) Application Submittals A. 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. B. Site Plan Application dated September 15, 2023. C. Special Permit Application dated September 26, 2023. D. Special Permit for Requested Waivers letter dated September 26, 2023 prepared by the Law Offices of Barry R. Crimmins, P.C. E. Site Plan Approval letter dated September 15, 2023 prepared by the Law Offices of Barry R. Crimmins, P.C. F. Architectural Floor Plans (Pricing Set) prepared by West Work, LLC dated June 30, 2023. G. Development Impact Report prepared by Highpoint Engineering, Inc. dated August 22, 2023.</p> <p>Case #: SP23-009 – Multi-Tenant Development – Dunkin Donuts – 120 Sharon Street</p>	<p>Bk 41594 Pg531 #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.</p> <p>V) Related Documents 1. Copy of the Legal Public Hearing notice from the edition of the Patriot-Ledger dated October 11, 2023 and October 18, 2023 2. Technical Engineering Review Letter dated October 24, 2023 submitted by Craig Horsfall, Assistant Town Engineer and William D. Roth, Jr., Town Planner.</p> <p>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: 1. 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. 2. Adjacent properties are sufficiently protected from nuisance(s) caused by noise, traffic, odors, noxious or harmful fumes, stormwater runoff and glare of lights. 3. 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. 4. 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. 5. 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. 6. Additionally, the Board finds that the Applicant has submitted the required information for determination of approval of the Site Plan.</p> <p>Case #: SP23-009 – Multi-Tenant Development – Dunkin Donuts – 120 Sharon Street</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Case #: SP23-009 – Multi-Tenant Development – Dunkin Donuts – 120 Sharon Street</p>	<p>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.</p> <p>VIII) Conditions A) General Conditions 1. 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. 2. 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. 3. 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. 4. The Applicant shall hold a pre-construction meeting with the Engineering Department to coordinate the necessary inspections. 5. All applicable Zoning Bylaw requirements of the Town of Stoughton shall be satisfied. 6. 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. 7. 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. 8. Construction shall be performed by contractors licensed to perform such work in the Town of Stoughton. 9. 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. 10. 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.</p> <p>Case #: SP23-009 – Multi-Tenant Development – Dunkin Donuts – 120 Sharon Street</p>																																																																																																																																																																																																													
<p>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.</p> <p>VIII) Conditions A) General Conditions 1. 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. 2. 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. 3. 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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. 13. 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. 14. All construction shall be in strict conformance with the approved Site Plans dated August 24, 2023 revised through November 22, 2023.</p> <p>B) Special Conditions 1. 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. 2. The applicant shall clean the entire drainage system at the end of construction. 3. All required inspection fees shall be paid through the Engineering Office prior to construction. 4. A Final As-built Plan shall be submitted for review by the Engineering Department prior to the Certificate of Occupancy. 5. 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. 6. 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.</p> <p>Case #: SP23-009 – Multi-Tenant Development – Dunkin Donuts – 120 Sharon Street</p>	<p>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.</p> <p>On this day of December 14, 2023.</p> <p><i>Daniel Kelly, Chairman</i> Daniel Kelly, Chairman</p> <p><i>Paul Demusz, Vice Chairman</i> Paul Demusz, Vice Chairman</p> <p><i>Paul Beliveau</i> Paul Beliveau</p> <p><i>Richard Terry</i> Richard Terry</p> <p><i>Peter Murphy</i> Peter Murphy</p> <p>Cc: Town Clerk Applicant Interested Parties</p> <p>CERTIFICATION: The Planning Board certifies that a copy of this decision has been filed with the Town Clerk of the Town of Stoughton on <u>December 19, 2023</u></p> <p>FOR THE PLANNING BOARD <i>Daniel Kelly, Chairman</i> Daniel Kelly, Chairman</p> <p>Exhibit "A"</p> <p>HIGHPOINT Proposed Multi-Tenant Redevelopment 106-126 Sharon Street, Stoughton, MA</p> <p>Site Operations & Maintenance Plan</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Task</th> <th>Inspection Frequency</th> <th>Maintenance Actions</th> <th>Date Inspected</th> </tr> </thead> <tbody> <tr> <td>I. 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II. Walkways/Driveways	Inspect paved walkways and driveways for cracking, heaving, and settlement.	Inspect walkways and driveways annually.	Patch and repair damaged walkways as required.	11/22/2023																																																																																																																																																																																																													
III. Fences/Gates	Inspect all fences and gates for signs of damage or deterioration.	Inspect fences and gates annually.	Replace damaged or deteriorated fences and gates.	11/22/2023																																																																																																																																																																																																													
IV. Landscaping Areas	Inspect driveways and parking areas for drainage and soil conditions.	Inspect driveways and parking areas annually.	Prune trees and shrubs to maintain drainage and soil conditions.	11/22/2023																																																																																																																																																																																																													
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GENERAL NOTES

- 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.
- 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.
- THE EXISTING SITE CONDITIONS SHOWN ON THESE PLANS WERE DETERMINED BY A FIELD SURVEY AND COMPLIMENT OF PLANS OF RECORD. ANY VARIATIONS FROM THE CONDITIONS SHOWN ON THESE PLANS SHOULD BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- 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.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INCLUDING (BUT NOT LIMITED TO) DEMOLITION PERMIT, UTILITY CONNECTIONS PERMIT, GENERAL PERMIT, ETC.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION METHODS AND METHODS.
- LIMIT OF WORK SHALL BE DELINEATED BY EROSION CONTROL BARRIERS.
- CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.
- ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION TO BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- 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.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, 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.
- WRITTEN NOTICE OF FINAL DISPOSITION OF MATERIALS SHALL BE PROVIDED TO THE STOUGHTON PLANNING BOARD.

SEDIMENTATION/EROSION CONTROL NOTES

- UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED WORK AREA OR EXCAVATION GRADES, OTHER THAN THOSE AREA'S CLEARLY IDENTIFIED WITHIN THE CLEARING OR GRAVITY AREA, REMOVE ALL TREES, SHRUBS, AND ROCKS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
- UNLESS OTHERWISE STATED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THE FOLLOWING EROSION CONTROL SPECIFICATIONS SHOWN ON SHEET C100 SHALL BE INSTITUTED.
- THE LOCATION OF EROSION CONTROL BARRIERS SHOWN ON DRAWINGS ARE INTENDED TO BE THE LOCATION OF EROSION CONTROL MEASURES. THESE EROSION CONTROL MEASURES MAY BE WARRANTED BASED UPON EXPERIENCE AT THE SITE, WITH NO SEDIMENTATION CONTROL SYSTEM IS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH A SYSTEM TO PREVENT SILTATION OR POLLUTION OF ADJACENT PROPERTY. THE SYSTEMS SHOWN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PLACING ADDITIONAL BARRIERS OR REPLACING BARRIERS REQUIRED BY SITE CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND ADDITION OF THESE SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR 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.
- THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE AND DISPOSED AT A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
- 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.
- 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 BIKES AROUND DRAINAGE INLETS, MULCHING, AND PLANTING OF DISTURBED AREAS.
- AN EROSION CONTROL BARRIER IS TO BE INSTALLED AT THE PROPOSED DOWN GRADIENT TOE OF SLOPE AT ALL LOCATIONS WHERE EROSION IS PROPOSED.
- 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.
- ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC ROADS. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEP AT THE END OF EACH WORKING DAY.
- EXPONED 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.
- 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.
- FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.
- 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.
- ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA AND DISCHARGED INTO HAYBALE CORRALS OR SEDIMENTATION BAGS.
- 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 SAND.
- 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.
- 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.
- 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.
- 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.
- ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE.
- SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.
- ALL TOPSOIL ENCOUNTERED WITHIN WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE DISPOSED OF ON-SITE AS DIRECTED BY OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
- DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.
- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING ENVIRONMENTALLY SENSITIVE OR JURISDICTIONAL RESOURCE AREAS.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15 SHALL BE SEEDED OR PROTECTED BY THAT DATE.
- LOAMING AND SEEDING OR MULCHING OF NON-PAVEMENT AREAS SHALL TAKE PLACE AS SOON AS PRACTICABLE.
- ALL SLOPES WITH SURFACE GRADES STEEPER THAN 3:1 AND PRESERVED EXISTING GRADES STEEPER THAN 15% SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.
- 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.
- 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 NOT REMOVE ANY SILTATION CONTROLS UNTIL AUTHORIZED (IN WRITING) BY THE OWNER OR OWNER'S REPRESENTATIVE.
- 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.

SITE LAYOUT AND MATERIALS NOTES

- CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR OWNER'S REPRESENTATIVE FOR RESOLUTION.
- 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).
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 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.
- NEW CURBS SHALL BE PRECAST CONCRETE CURB, CAPE COD BERM OR VERTICAL CONCRETE CURB AS SHOWN ON SHEET C200 OR UNLESS OTHERWISE NOTED.
- EXISTING CURBS TO REMAIN AS SHOWN HEREON ARE ASSUMED TO BE IN SATISFACTORY CONDITION BUT ARE TO BE PARSED OR REPLACED IN KIND IN LOCATIONS OF DAMAGE.
- INSTALL EXPANSION AND CONTROL JOINTS IN SIDEWALKS AT INTERVALS OF 5 FEET AND 25 FEET, RESPECTIVELY. PROVIDE BROWN FINISH IN TRANSVERSE DIRECTION ON ALL WALKS.
- SIDEWALK WIDTHS INDICATED HEREON ARE MEASURED FROM BACK OF CURB TO BACK OF SIDEWALK. 6" WIDTH OF CURBS NOT INCLUDED.
- ALL CURB RADIUS DIMENSIONS SHOWN HEREON ARE MEASURED ALONG FACE OF CURB.
- ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE LOCAL REQUIREMENTS AND SPECIFICATIONS.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL 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.
- ALL LINES AND DIMENSIONS AND TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- COORDINATE THE LOCATION OF ALL SITE LIGHT STANDARDS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.
- 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.
- ALL BITUMINOUS CONCRETE PAVING SHALL COMPLY WITH THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 2020 EDITION AS AMENDED. THE 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.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.
- EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
- FILL DEPRESSIONS CAUSED BY TEST PITS AND CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
- THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.
- 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.
- THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDFLOOR FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.
- ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 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.
- PAVEMENT, LAWN OR PLANTING AREAS EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OF ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.

GRADING NOTES

- THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.
- 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 DISPOSED ON THE SITE. MATERIAL FOR BACKFILL SHALL NOT INCLUDE UNSUITABLE MATERIAL SUCH AS PEAT, TRASH, STUMPS, DEBRIS OR HAZARDOUS WASTE.
- FILL MATERIAL SHALL BE AS SPECIFIED BY THE ARCHITECT/ENGINEER AND SELECTED FROM ON-SITE EXCAVATION MATERIAL WHERE POSSIBLE.
- AT ALL LOCATIONS WHERE 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.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT Puddling. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF. PRIOR TO PLACEMENT, THE CONTRACTOR SHALL POUR A TEST PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
- AT ALL LOCATIONS WHERE 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.
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- THE CONTRACTOR SHALL NOTIFY THE LOCAL MUNICIPAL DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- UNDERGROUND INFRASTRUCTURE LOCATED IN THE PUBLIC WAY SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL MUNICIPAL DEPARTMENT OF PUBLIC WORKS.
- 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.
- 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.
- EXCAVATION SHALL BE TO THE LINES AND ELEVATIONS AS SHOWN ON THE PLANS.
- 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.
- ALL BENDS, TEES, VALVES, AND HYDRANTS ARE TO BE SECURED BY MEANS OF THREADED TIE RODS.
- 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.
- THE SITE CONTRACTOR IS TO INSTALL A GAS SERVICE IN THE APPROXIMATE LOCATION SHOWN ON THE M.P.LANS. THE SIZE AND EXACT LOCATION OF THE SERVICE IS TO BE DETERMINED AND COORDINATED WITH THE PLUMBING PLANS.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED, WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK. THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ARCHITECT FOR RESOLUTION.
- 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.
- CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.
- 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.
- THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
- PROVIDE UNDERGROUND ELECTRIC CONDUIT FOR SITE LIGHTS AS APPROPRIATE. REFER TO M.P.LANS.
- ENSURE ALL EXISTING (TO REMAIN) AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVED.
- UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.
- REFER TO ELECTRICAL DRAWINGS FOR ALL SITE ELECTRICAL WORK.
- 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.

UTILITY NOTES

- THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON EXISTING CONDITIONS PLANS AND OTHER INFORMATION PROVIDED. THE LOCAL MUNICIPAL UTILITIES AND OTHER INFORMATION MAY BE UPDATED DURING 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-SAVE.
- UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED.
- ALL PVC SANITARY SEWER PIPE SHALL BE SDR 35 WITH RUBBER RING JOINTS UNLESS OTHERWISE NOTED.
- REFER TO PLUMBING PLANS FOR EXACT SIZE AND LOCATION OF SANITARY CONNECTIONS.
- THE LOCAL MUNICIPAL WATER AND FIRE DEPARTMENTS SHALL BE NOTIFIED PRIOR TO THE START OF ANY WORK ON THE WATER SYSTEM.
- 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.
- THE CONTRACTOR SHALL NOTIFY THE LOCAL MUNICIPAL DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
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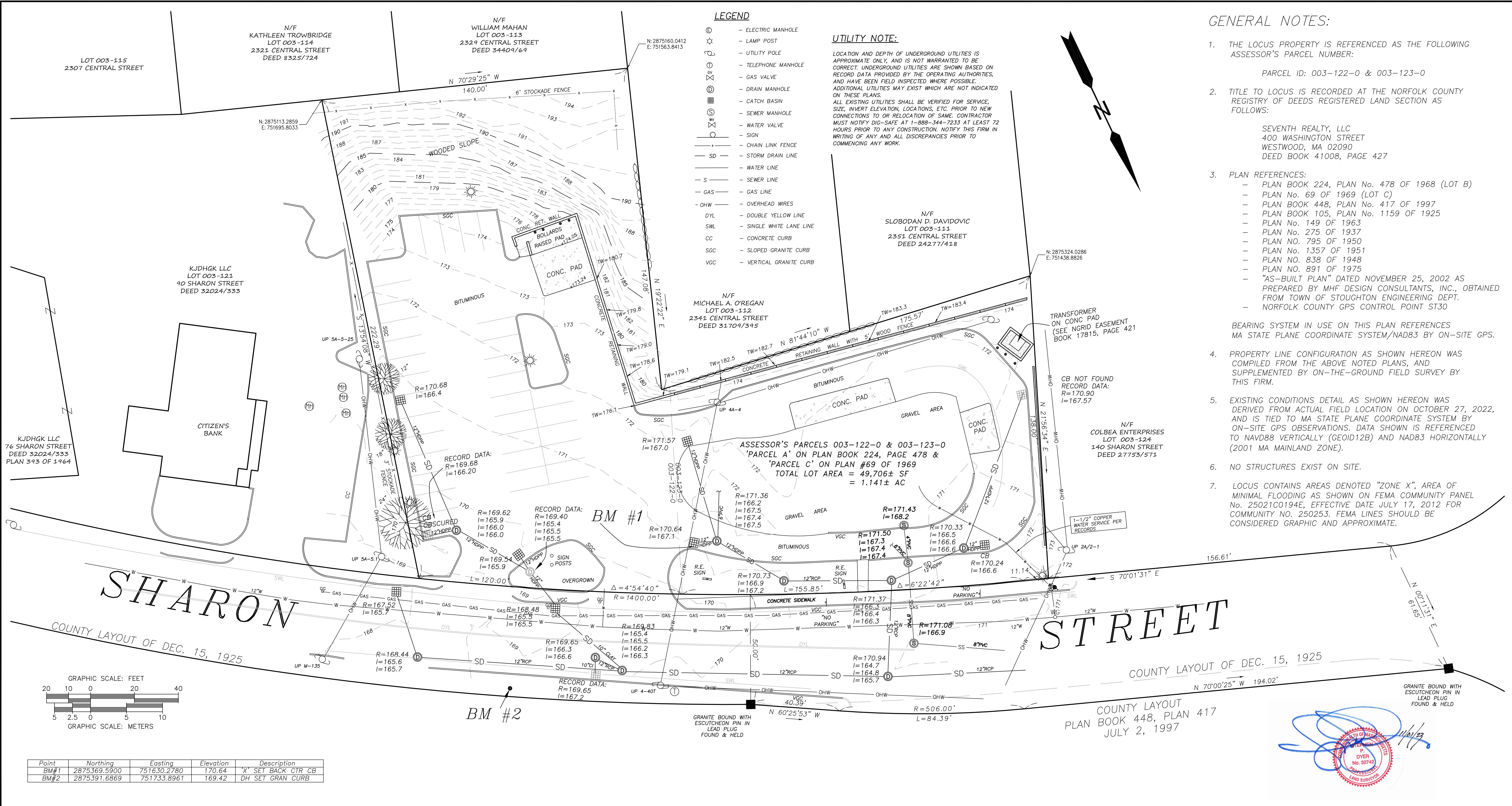
HIGHPOINT ENGINEERING, INC.
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380 WASHINGTON STREET
DEBDHAM, MA 02026
www.HighpointEng.com

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

CONSULTANT:
SEAL
DOUGLAS J. MURKIN
CIVIL
NO. 3779
11/22/2023

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

GRADING &



SHEET TITLE:

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

DATE 01/18/2023
REVISED 05/29/23
REVISED 11/01/23

DRAWN BY
SPD

CHECKED BY
HEI

APPROVED BY
SPD

PREPARED FOR:

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

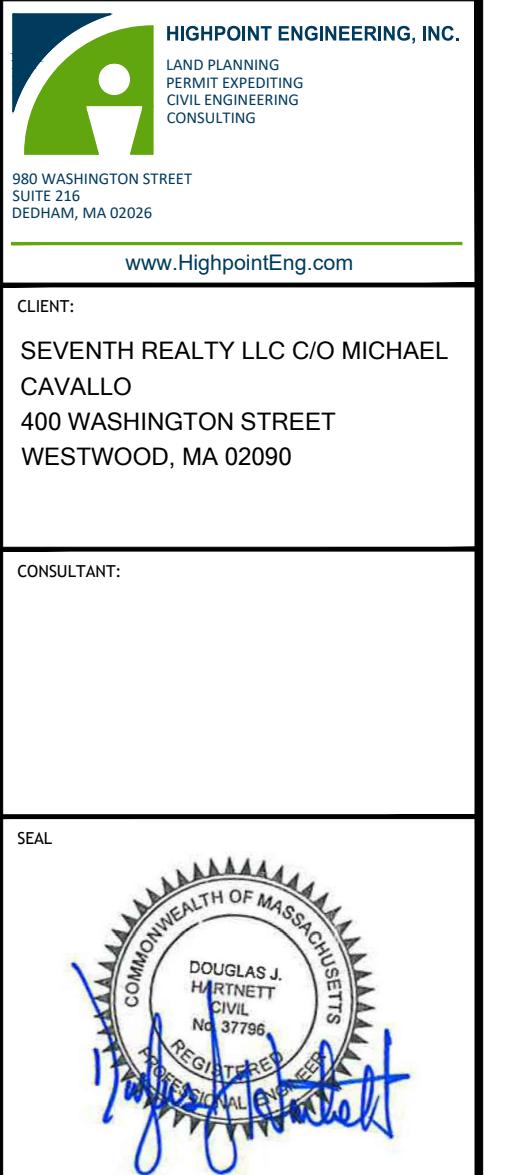
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PROJECT NO. 106 SHARON EX
FILE NO. 106SHARONr2

FIELDSTONE SURVEY SERVICES

STEPHEN P. DYER, PLS
45 MELIX AVENUE
PLYMOUTH, MA 02360
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PROPOSED MULTI-TENANT COMMERCIAL DEVELOPMENT

106-126 SHARON STREET
STOUGHTON, MA

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

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
BUILDING USE	RATE REQUIRED	RATE PROPOSED	REQUIRED SPACES	PROPOSED 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 PARKING PROVIDED = 10 SPACES
TOTAL STANDARD PARKING = 8 SPACES
TOTAL COMPACT PARKING = 1 SPACES (10%)
TOTAL ADA PARKING = 1 SPACES (1 VAN)

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

ZONING SUMMARY NOTES:

1. D.5 USE REQUIRES A SPECIAL PERMIT FROM THE PLANNING BOARD & D.6 USE REQUIRES A SPECIAL PERMIT FROM THE ZONING BOARD OF APPEALS.
2. 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.
3. TOTAL AREA OF TWO PARCELS= 49,706 SF.
4. EXISTING LOTS ARE CURRENTLY VACANT. FORMER BUILDING ON PARCEL 003-123-0. WAS DEMOLISHED LATE IN 2020.
5. OPEN SPACE: THE SPACE ON A LOT UNOCCUPIED BY BUILDINGS, UNOBSTRUCTED 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%
6. 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

1. 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 I OR B 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 FT EXTRA, WHICH RESULTS IN A MAXIMUM 30 FT DRIVEWAY WIDTH AT THE PROPERTY LINE AND 40 FT MAX. CURB CUT WIDTH.
2. DRIVE-THROUGH QUEUE= 10 VEHICLES
3. 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.
4. 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.

20 0 10 20 40 80

GRAPHIC SCALE 1 inch = 20 ft

ISSUED FOR: SITE PLAN APPROVAL

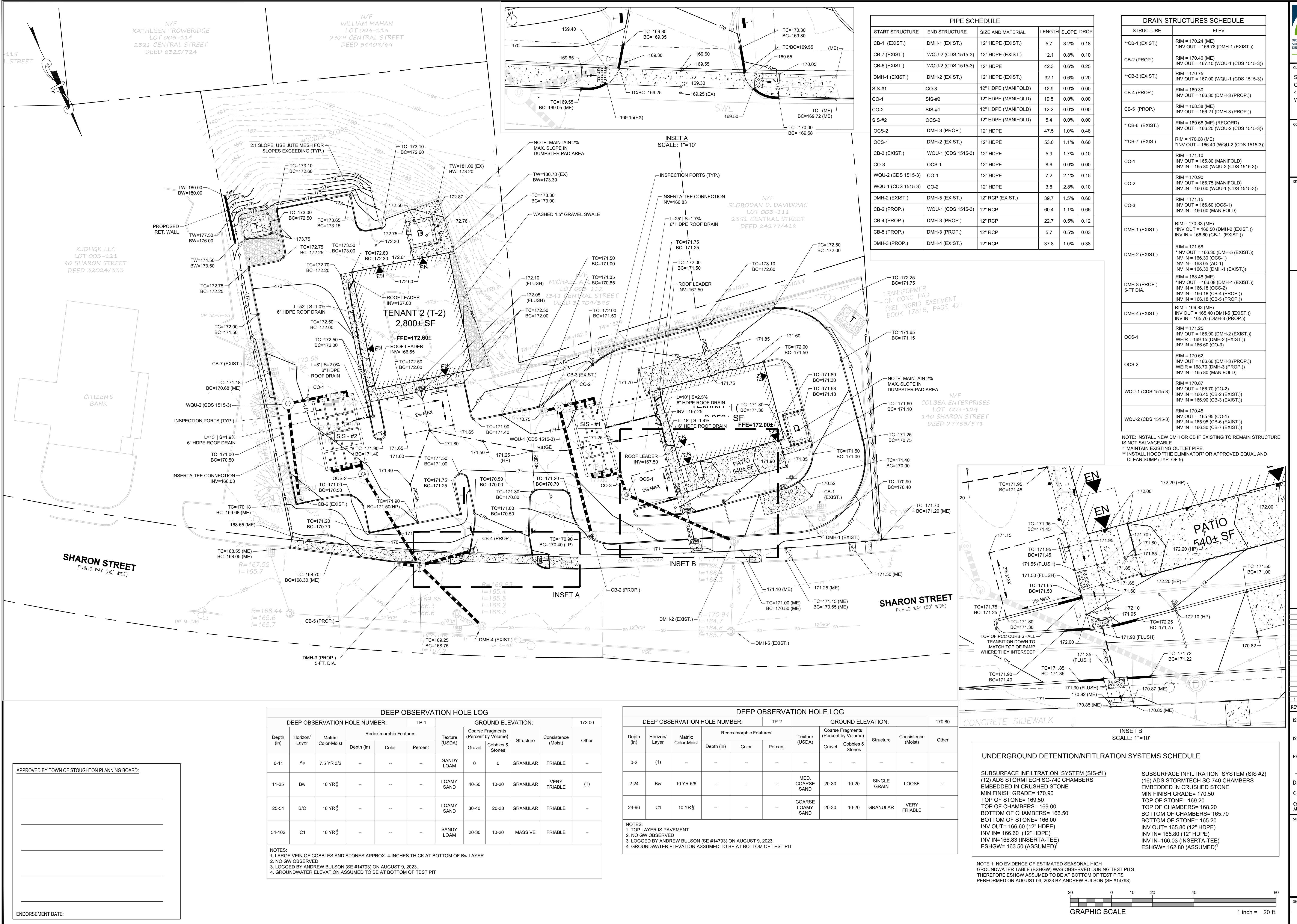


DOUGLAS J. MURINETTE
CIV. ENG. REG. NO. 37795
11/22/2023

PROPOSED MULTI-TENANT COMMERCIAL DEVELOPMENT

106-126 SHARON STREET
STOUGHTON, MA

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



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

CONSULTANT:

SEAL

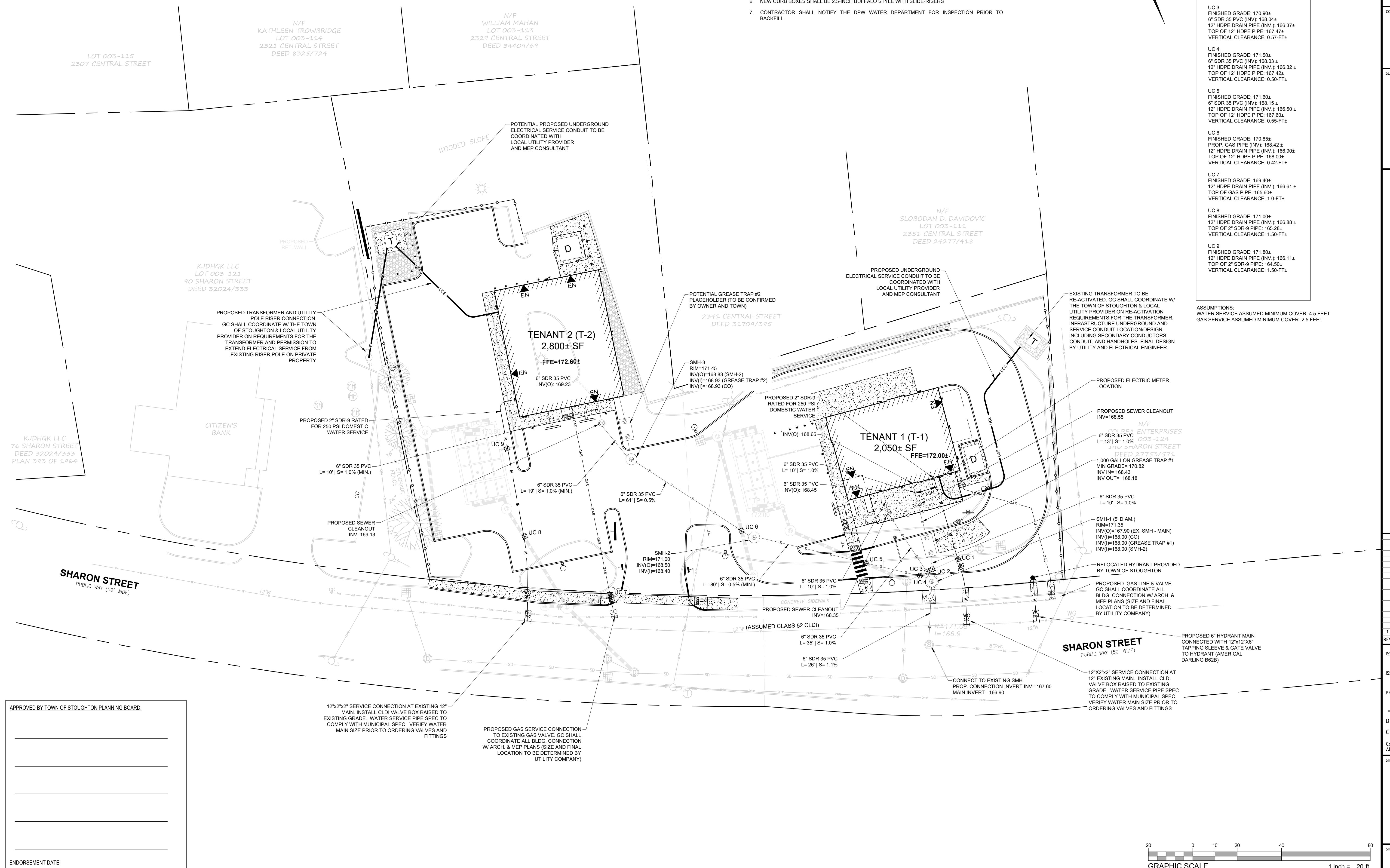

 DOUGLAS J.
 MURKIN
 CIV.
 NO. 37795
 REG'D
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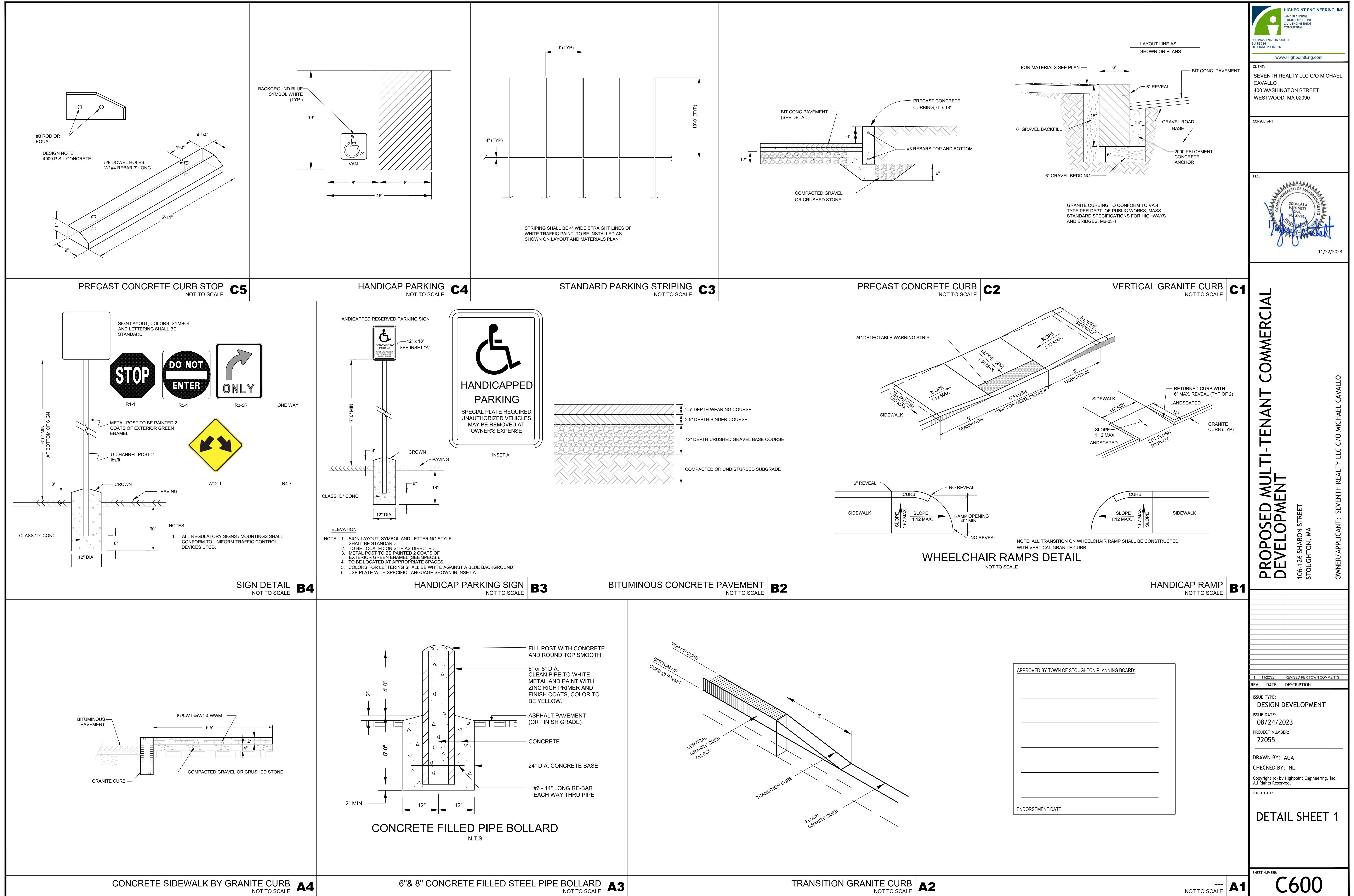
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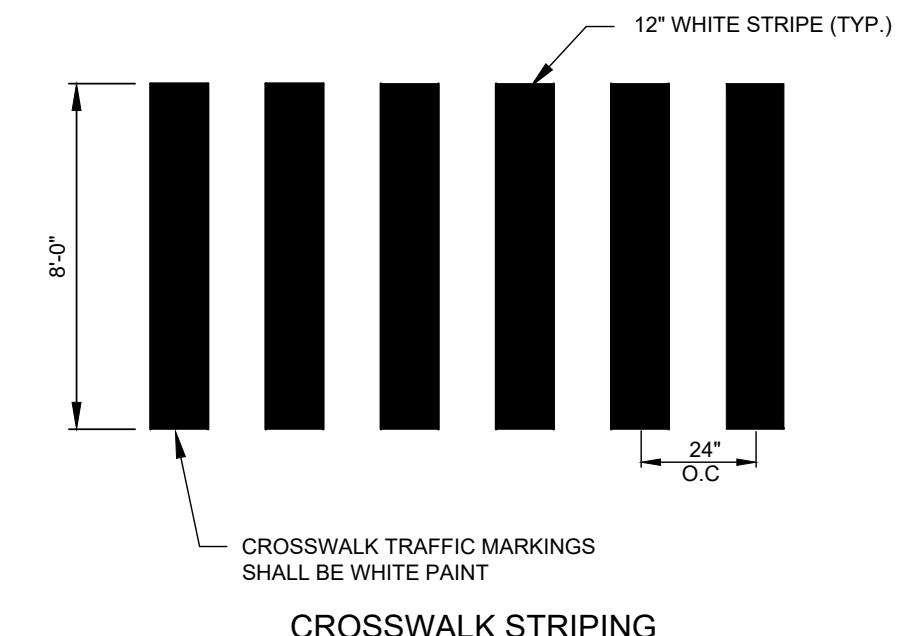
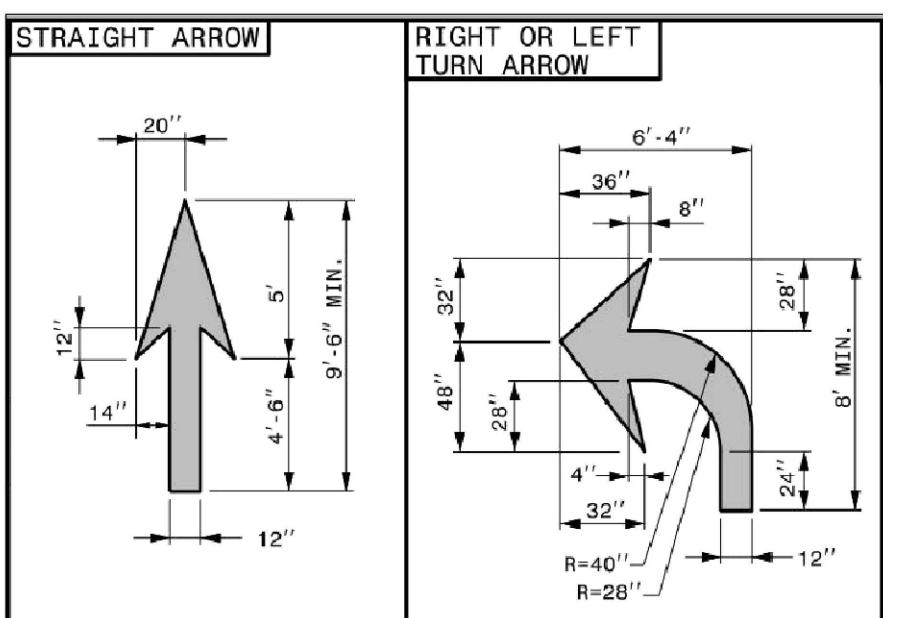
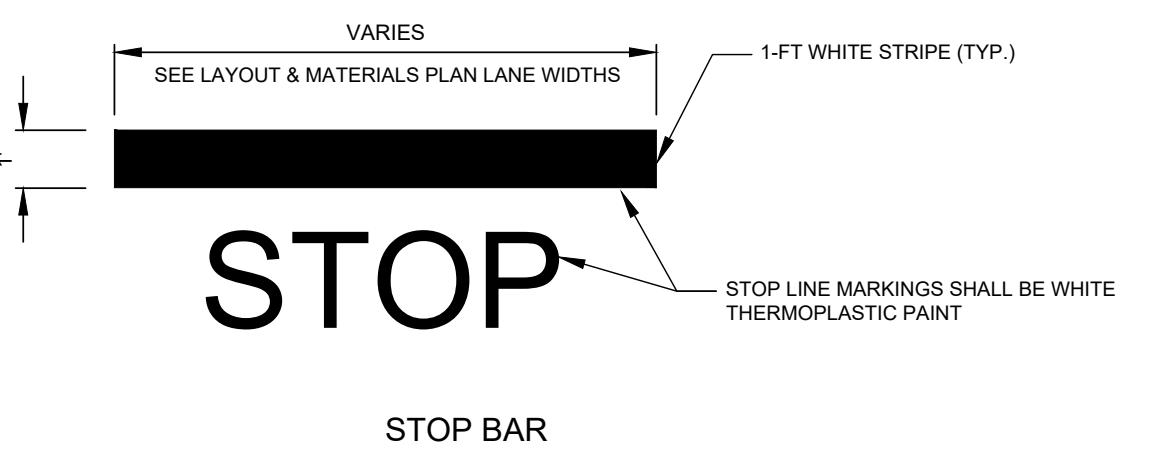
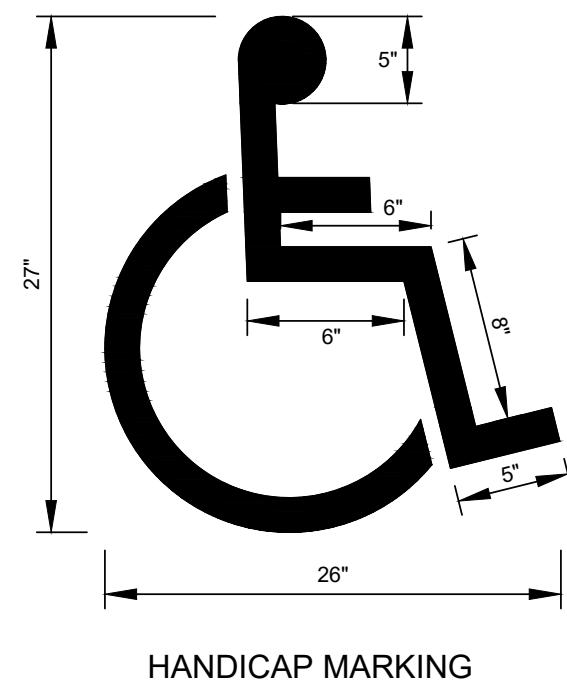


PROPOSED MULTI-TENANT COMMERCIAL DEVELOPMENT

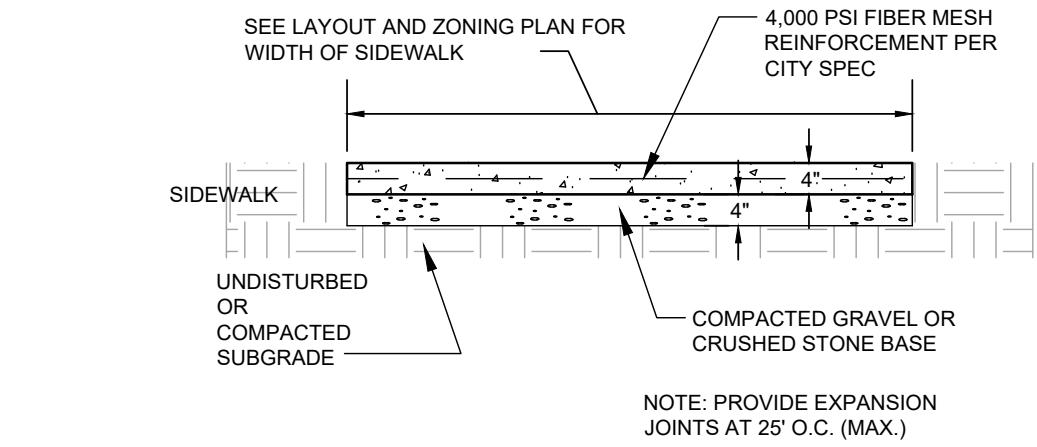
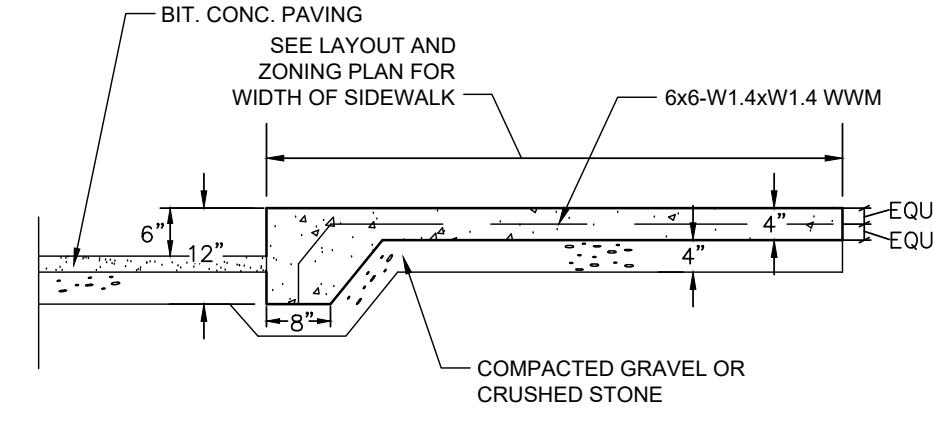
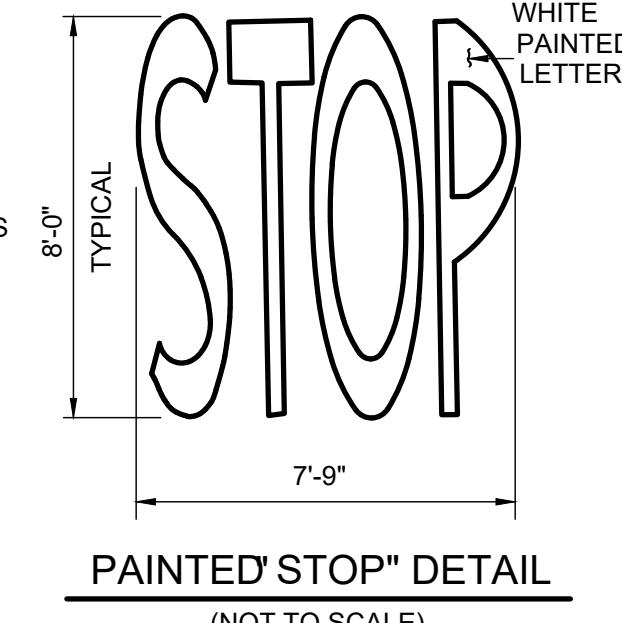
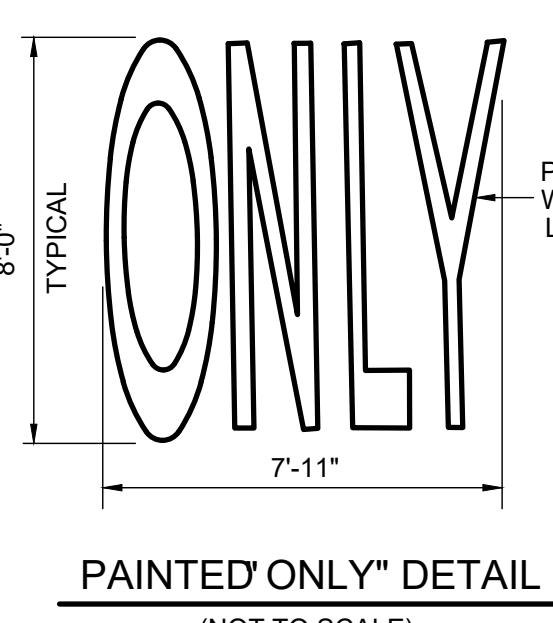
106-126 SHARON STREET
 STOUGHTON, MA

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



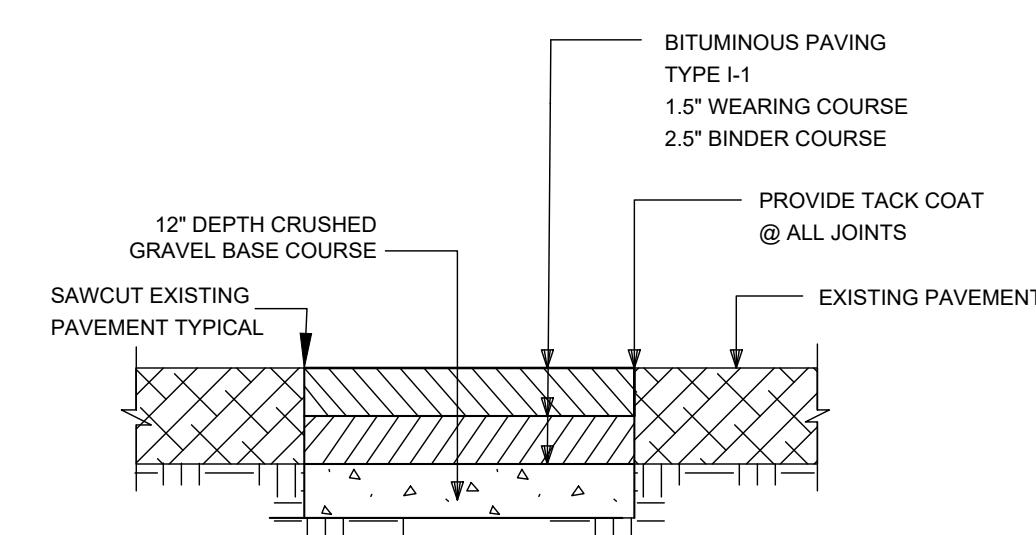


NOTES:
1. THE LONGITUDINAL SPACE BETWEEN LINES OR SYMBOL MESSAGES, INCLUDING ARROWS, SHOULD BE AT LEAST FOUR TIMES THE HEIGHT OF THE CHARACTER FOR LOW SPEED ROADS AND DRIVEWAYS BUT NOT MORE THAN TEN TIMES THE HEIGHT OF THE CHARACTER UNDER ANY CONDITIONS.
2. THE SPACING OF THE PAVEMENT MARKINGS WILL BE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

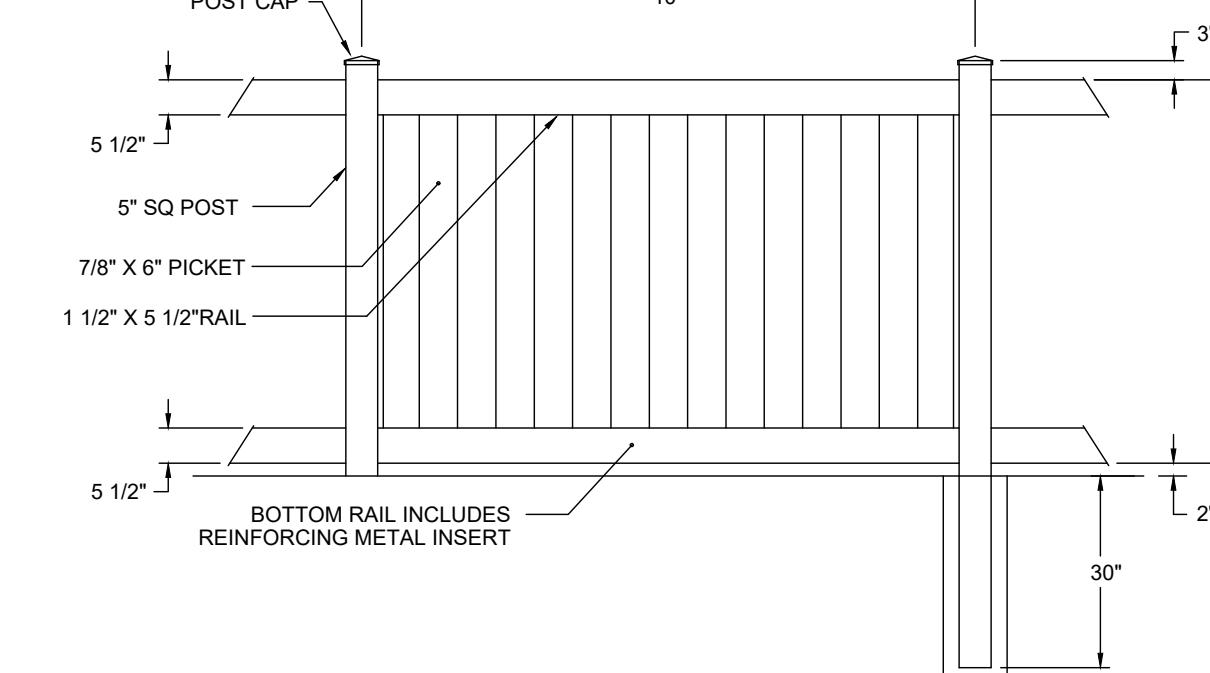


MONOLITHIC CONCRETE CURB/SIDEWALK **C2**

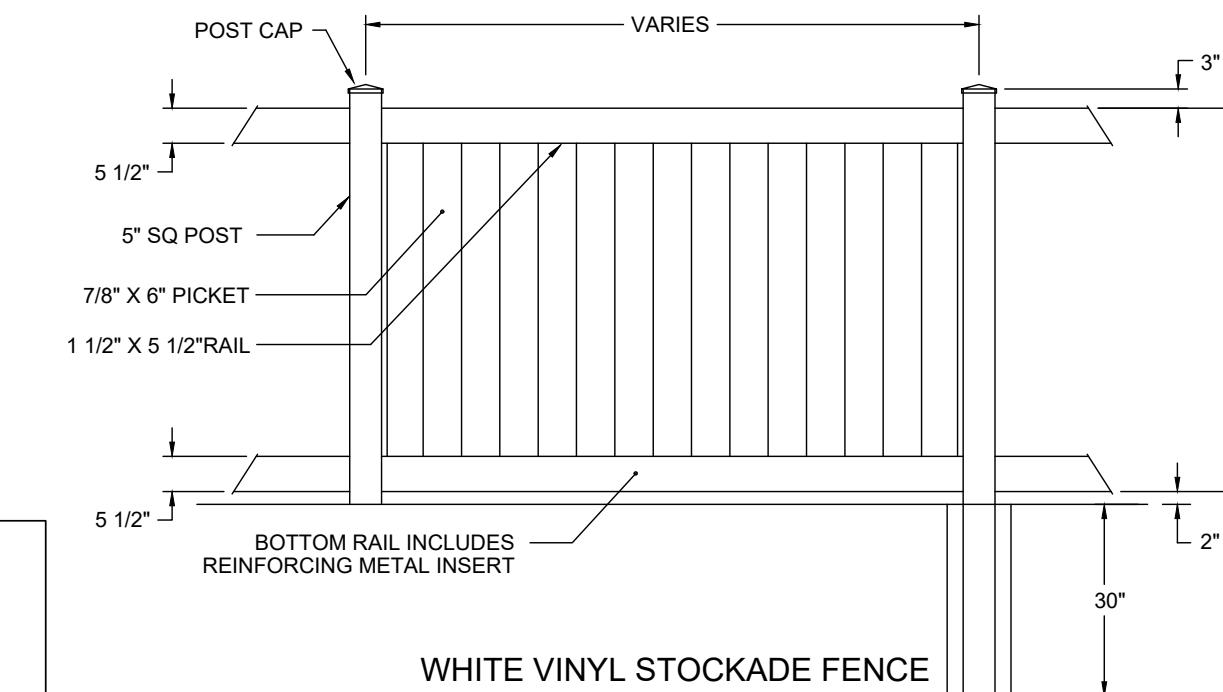
CONCRETE SIDEWALK **C1**



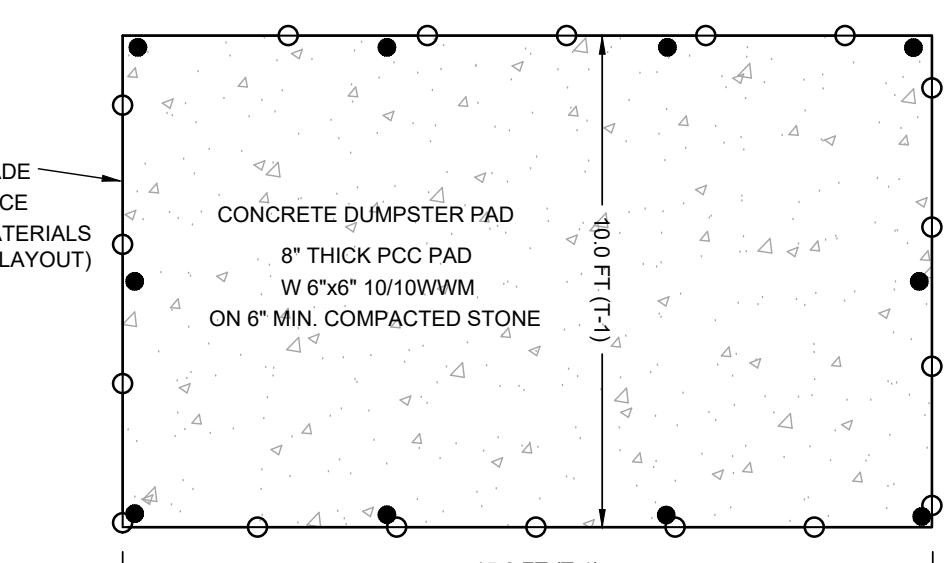
PAVEMENT MATCH SAWCUT **B2**



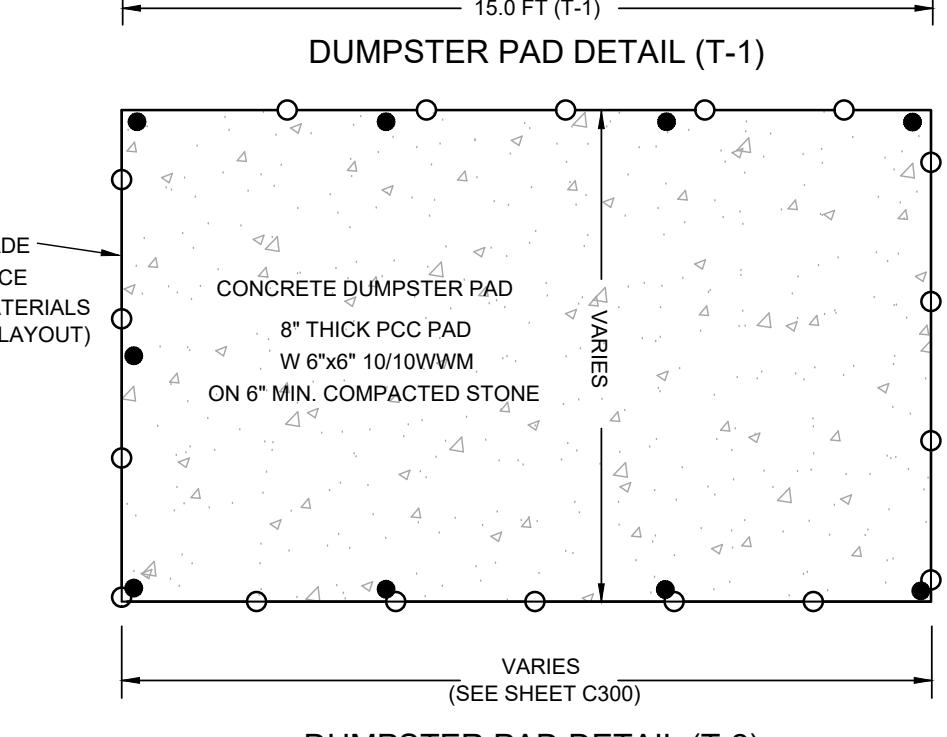
Typical white vinyl fence **B1**



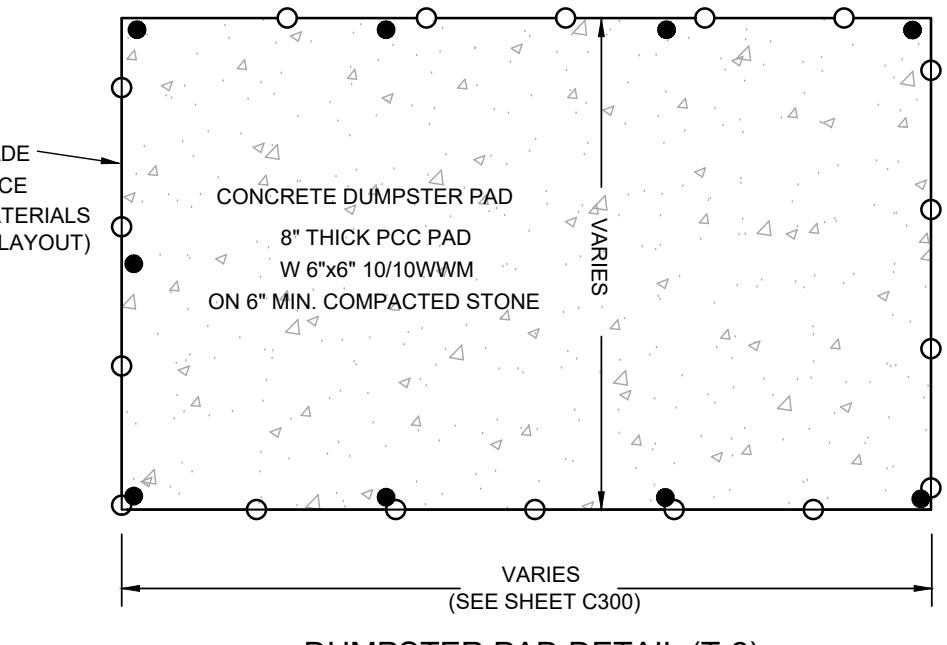
WHITE VINYL STOCKADE FENCE **B3**



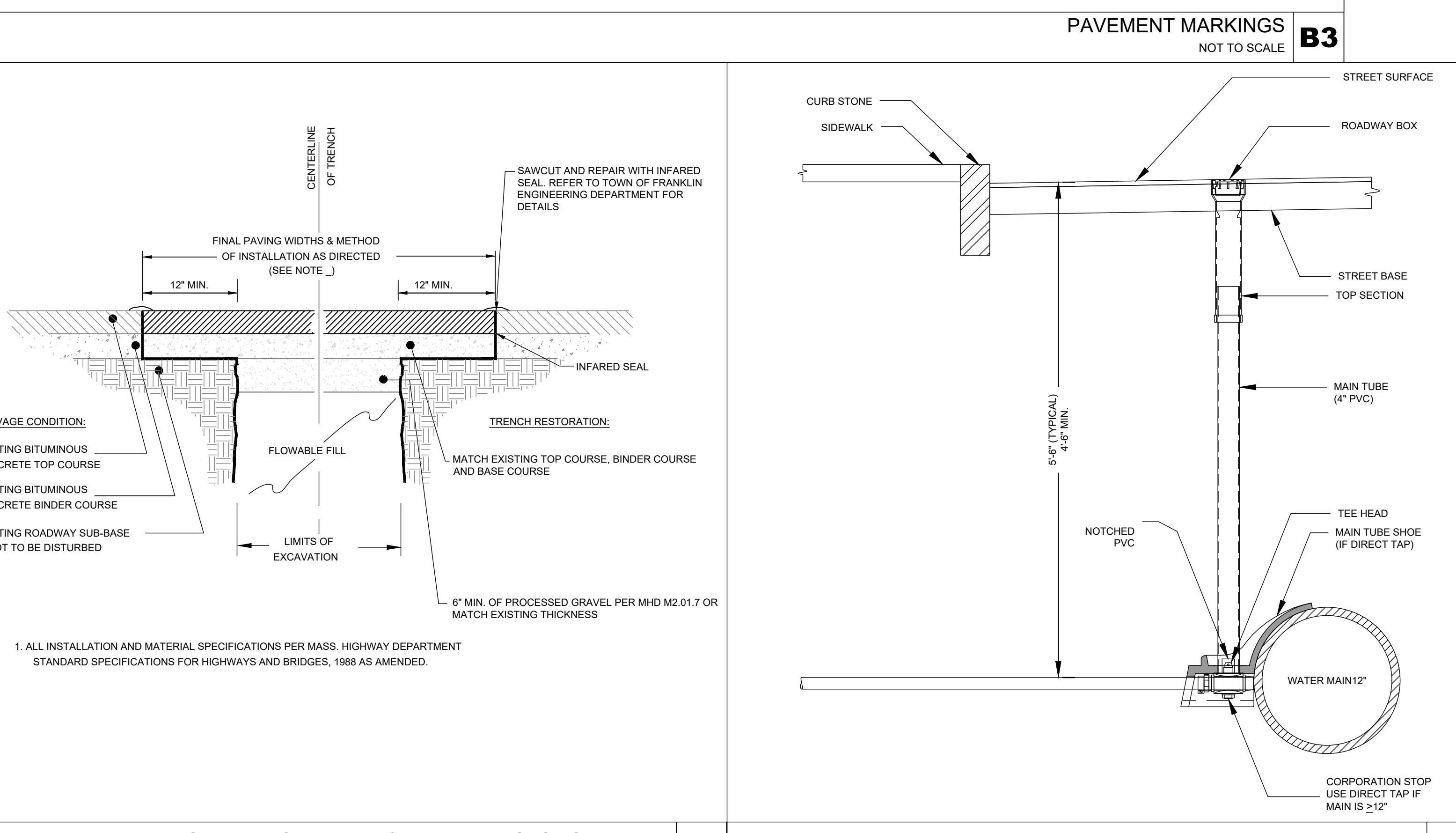
WHITE VINYL STOCKADE GATE DETAIL **B4**



DUMPSTER PAD DETAIL (T-1)



DUMPSTER PAD DETAIL (T-2)



A3

TYPICAL TRENCH REPAIR & PAVEMENT SECTION DETAIL
NOT TO SCALE

A2

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

DUMPSTER PAD / ENCLOSURE
NOT TO SCALE

A1

C602

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 COPOLYMERS.
- 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 ENFORCE THE LOAD FACTORS SPECIFIED IN THE STORMTECH LRD 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 PRESENCE.
- 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, INTEGRATING 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 (LSI/P). 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, THE 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 THE DESIGN LOADS AND THAT THE DESIGN MEETS THE ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRD 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.

APPROVED BY TOWN OF STOUGHTON PLANNING BOARD:

ENDORSEMENT DATE:

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:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPAKTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEALED PRIOR TO PLACING STONE.
- MANTAIN 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 OVER CHAMBERS, 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".
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR THE DESIGN LOADS AND THAT THE DESIGN MEETS THE ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRD 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.
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DUMP 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

- INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
 - INSPECTION PORTS (IF PRESENT)
 - REMOVED WHEN CLEANING ISOLATOR ROW PLUS INLINE DRAIN
 - REMOVED 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 COVER IS REMOVED 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 IF ENTERING MANHOLE
 - 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

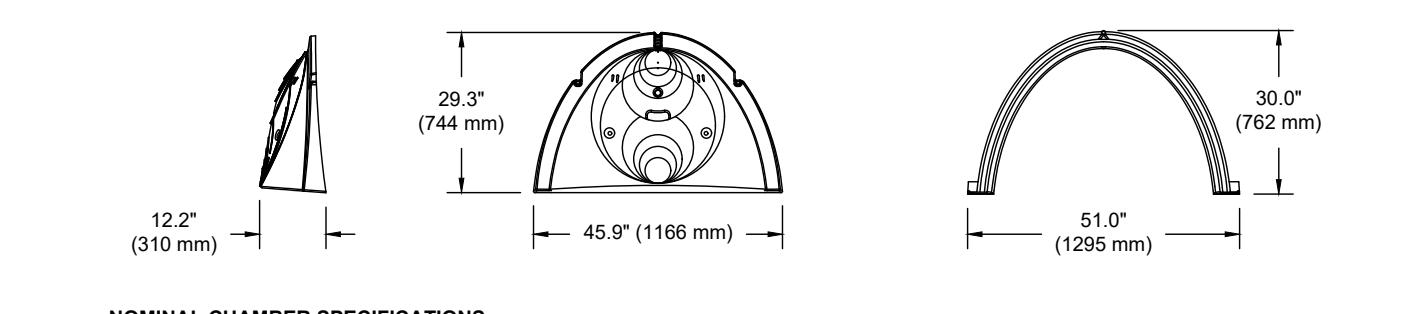
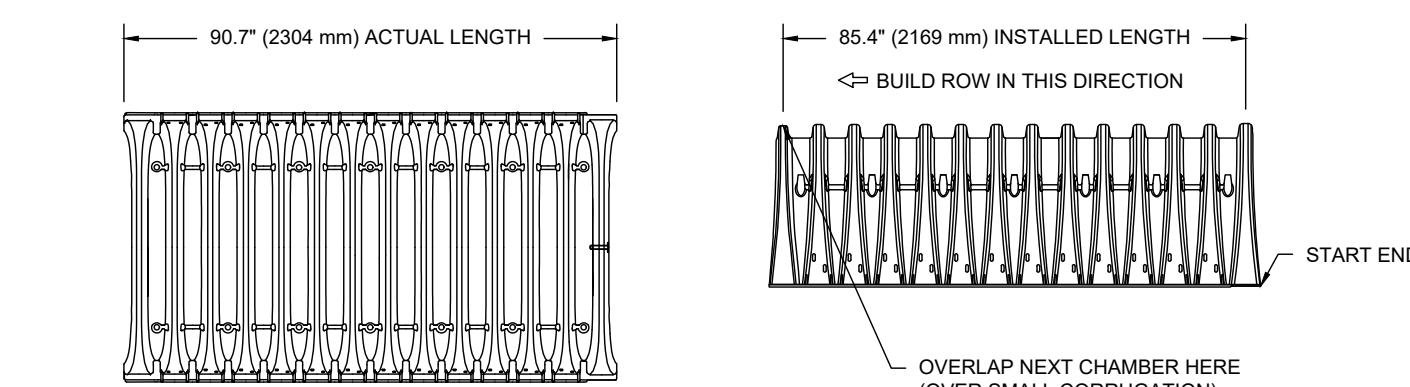
- A FIXED COVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFILL WATER IS CLEAN
- VACUUM STRUCTURE SUMP AS REQUIRED

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)
CHAMBER STORAGE 51.0" X 30.0" X 85.4" (1295 mm X 762 mm X 2169 mm)
MINIMUM INSTALLED STORAGE* 45.9 CUBIC FEET (1.30 m³)
WEIGHT 74.9 CUBIC FEET (2.12 m³)
57.0 lbs. (33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

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-CORED END CAPS END WITH "PC".

PART #	STUB	A	B	C
SC740EP0607 / SC740EP0607PC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	0.5" (13 mm)
SC740EP0607 / SC740EP0607BPC	6" (150 mm)	10.9" (277 mm)	16.5" (419 mm)	0.6" (15 mm)
SC740EP0807 / SC740EP0807PC	8" (200 mm)	12.2" (310 mm)	14.5" (368 mm)	0.7" (18 mm)
SC740EP0807 / SC740EP0807BPC	8" (200 mm)	12.2" (310 mm)	12.5" (318 mm)	---
SC740EP1010 / SC740EP1010PC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	1.2" (30 mm)
SC740EP1010 / SC740EP1010BPC	10" (250 mm)	13.4" (340 mm)	12.5" (318 mm)	---
SC740EP1212 / SC740EP1212PC	12" (300 mm)	14.7" (373 mm)	9.0" (229 mm)	1.3" (33 mm)
SC740EP1212 / SC740EP1212BPC	12" (300 mm)	14.7" (373 mm)	5.0" (127 mm)	---
SC740EP1515 / SC740EP1515PC	15" (375 mm)	18.4" (467 mm)	1.6" (41 mm)	---
SC740EP1515 / SC740EP1515BPC	15" (375 mm)	18.4" (467 mm)	0.1" (3 mm)	---
SC740EP1818 / SC740EP1818PC	18" (450 mm)	19.7" (500 mm)	1.6" (41 mm)	---
SC740EP1818 / SC740EP1818BPC	18" (450 mm)	19.7" (500 mm)	0.1" (3 mm)	---
SC740EP24B / SC740EP24BPC	24" (600 mm)	19.5" (470 mm)	1.6" (41 mm)	---
SC740EP24B / SC740EP24BPC	24" (600 mm)	19.5" (470 mm)	0.1" (3 mm)	---

ALL STUBS, EXCEPT FOR THE SC740EP24B/SC740EP24BPC 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 SC740EP24B/SC740EP24BPC THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

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

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

INSERTA-TEE DETAIL

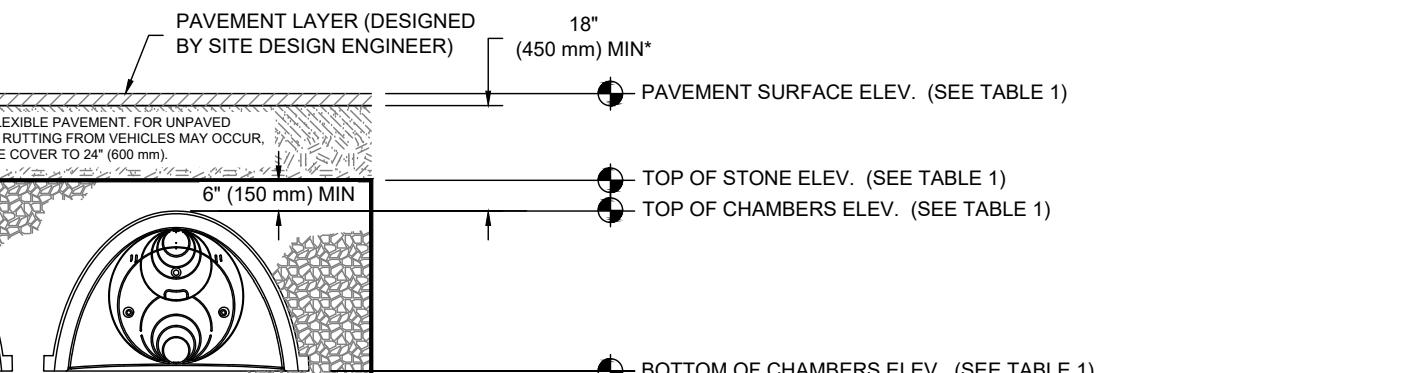
NOT TO SCALE

B2

SC-740 TECHNICAL SPECIFICATIONS

NOT TO SCALE

B1



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

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

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

1 11/22/23 REVISED PER TOWN COMMENTS

REV DATE DESCRIPTION

11/22/23 08/24/2023

11/22/23 08/24/2023

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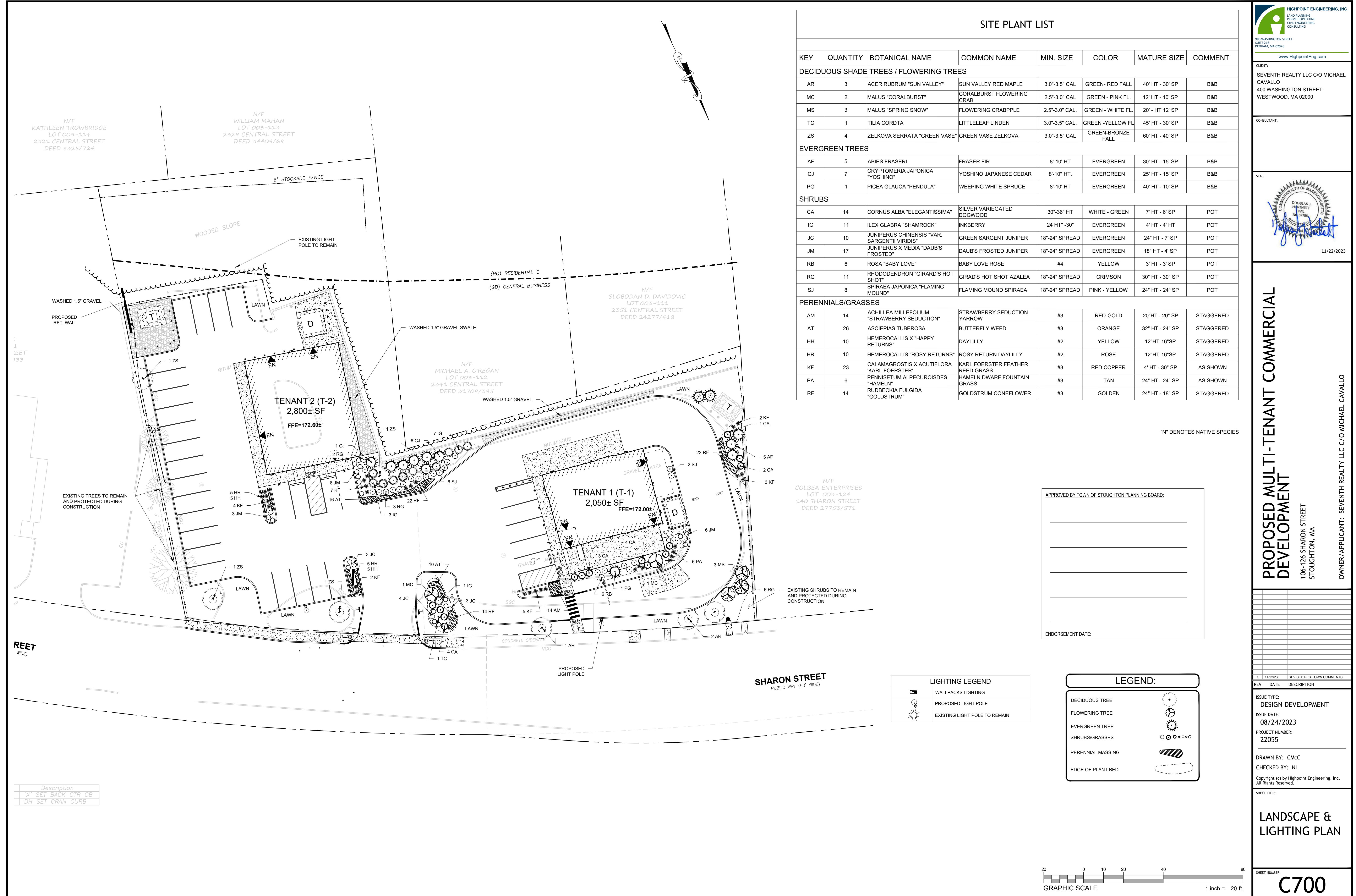
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11/22/23 08/2



SEED MIX #1

LOAM AND SEEDING NOTES:

CONTRACTOR SHALL SEED ALL DISTURBED AREAS 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%

1. SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.
2. SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR PLACEMENT OF BARE SPOTS IN NURSERY TO RECEIVE OTHER MATERIALS. CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SPOTS 3' X 1 AND OVER. HYDROSEED ALL EXPOSED AREAS. ADD SOIL STABILIZER "FLUX TERRA HP-FOM 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.
3. 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 THE TOTAL. ADDITIONAL NITROGEN ORGANIC SOURCE(S) MAY BE USED. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%; PHOSPHORUS (P) 6%; POTASH (K) 4%. LIME SHALL BE 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.
4. LAWN AREAS TO BE SEEDED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS PER 1000 SQUARE FEET.
5. 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" (1-888-344-7233) 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 BURLAPED (BAB) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S 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 OWNER'S 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 NURSERYMEN.

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 DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE A MINIMUM OF 6" DEPTH OF TOPSOIL. TOPSOIL SHALL BE TAKEN FROM A WELL-DRAINED, ARABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLODS, STICKS, STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIVE, EXTRANEAL MATTER OR DEBRIS NOR CONTAIN TOXIC SUBSTANCES.

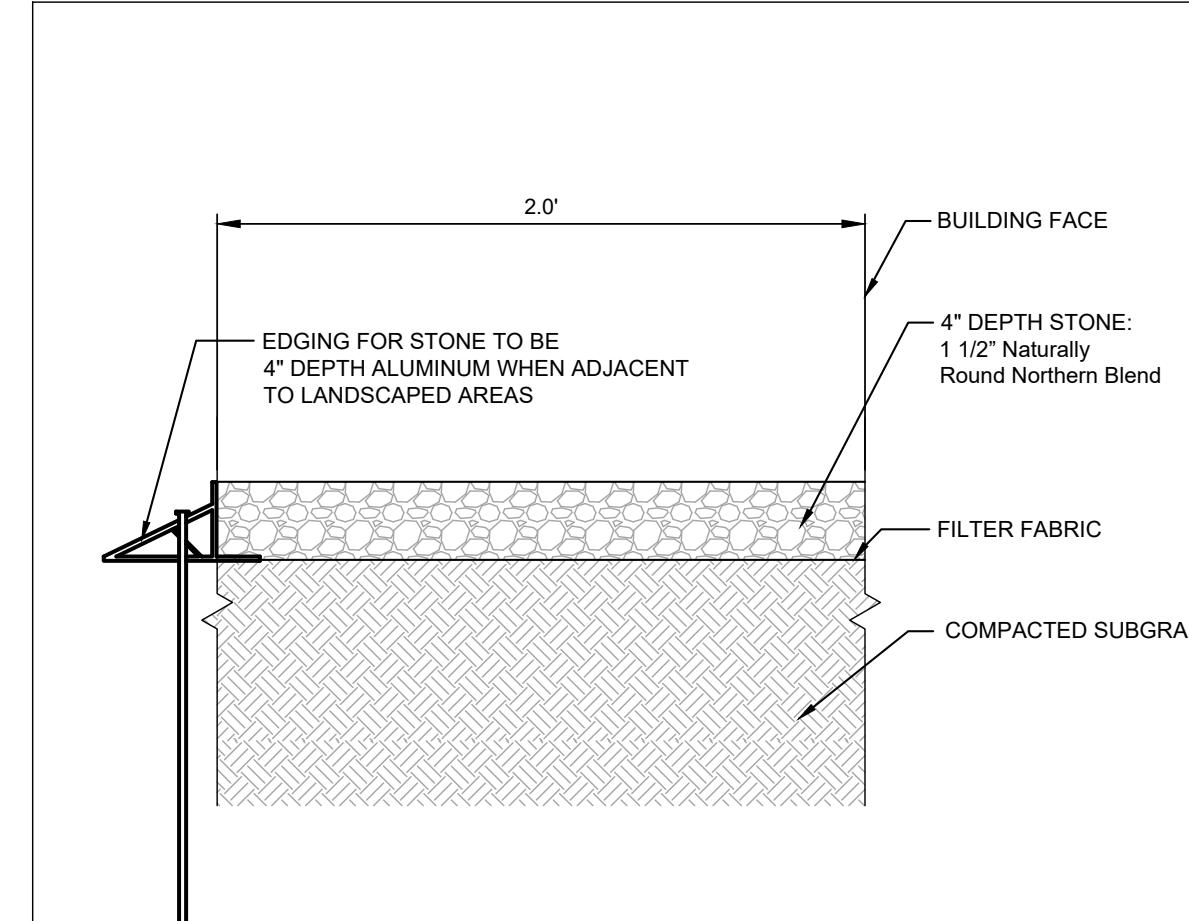
TEXTURE CLASS	% OF TOTAL WEIGHT
SAND	45% - 55%
SILT	15% - 35%
CLAY	5% - 20%

SIEVE	% PASSING
3/8"	100
NO. 4	85-100
NO. 6	60-85
NO. 10	50-60
NO. 20	10-35
20 μm	LESS THAN 5%

NOTES:

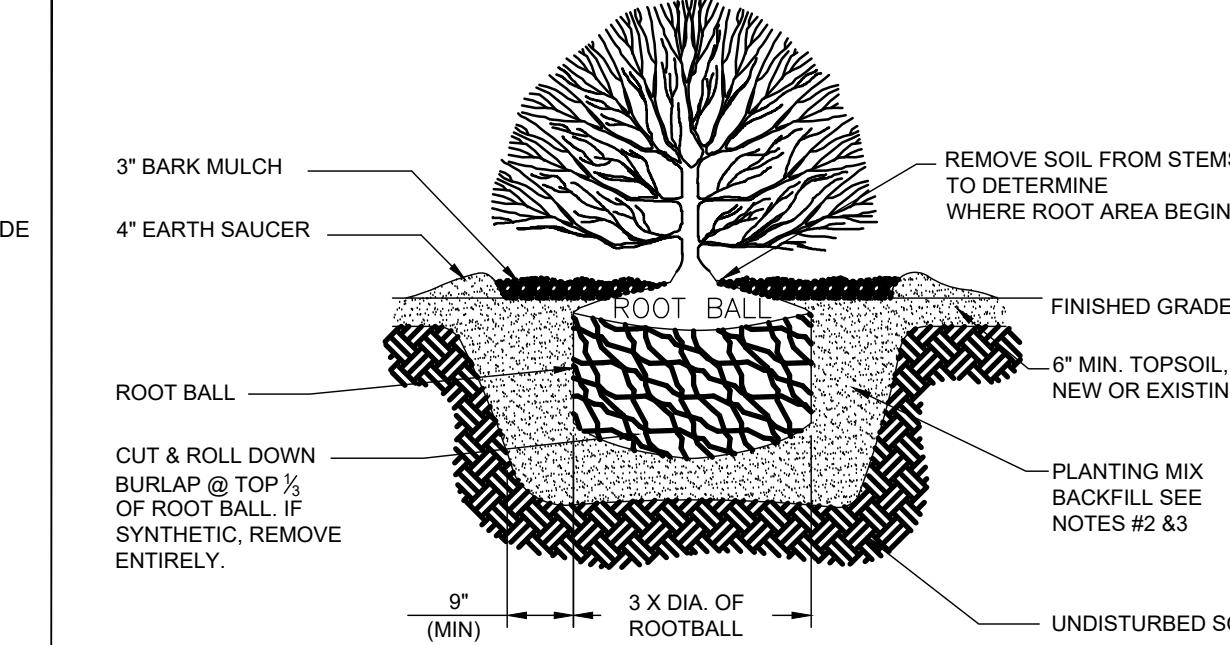
1. TOP OF LOAM (TOPSOIL) IS FINISH GRADE.
2. ALL TOPSOIL (BOTH ONSITE AND OFFSITE SOURCES) SHALL BE COMPOSED OF A NATURAL, FERTILE, FRIBLAR SOIL TYPICAL OF CULTIVATED TOPSOILS OF THE LOCALITY. OFFSITE SOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH, WITH ADDITIVES, IF REQUIRED, TO ACHIEVE PARTICLE DISTRIBUTION AND ORGANIC CONTENT BELOW. TOPSOIL SHALL BE TAKEN FROM A WELL-DRAINED, ARABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLODS, STICKS, STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIVE, EXTRANEAL MATTER OR DEBRIS NOR CONTAIN TOXIC SUBSTANCES.
3. 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. ANY ADDITIONAL TESTS OR ANALYSIS FOR THE OWNER'S APPROVAL VALUE SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT AT CONTRACTOR'S COST, AND IT SHALL 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.
4. 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



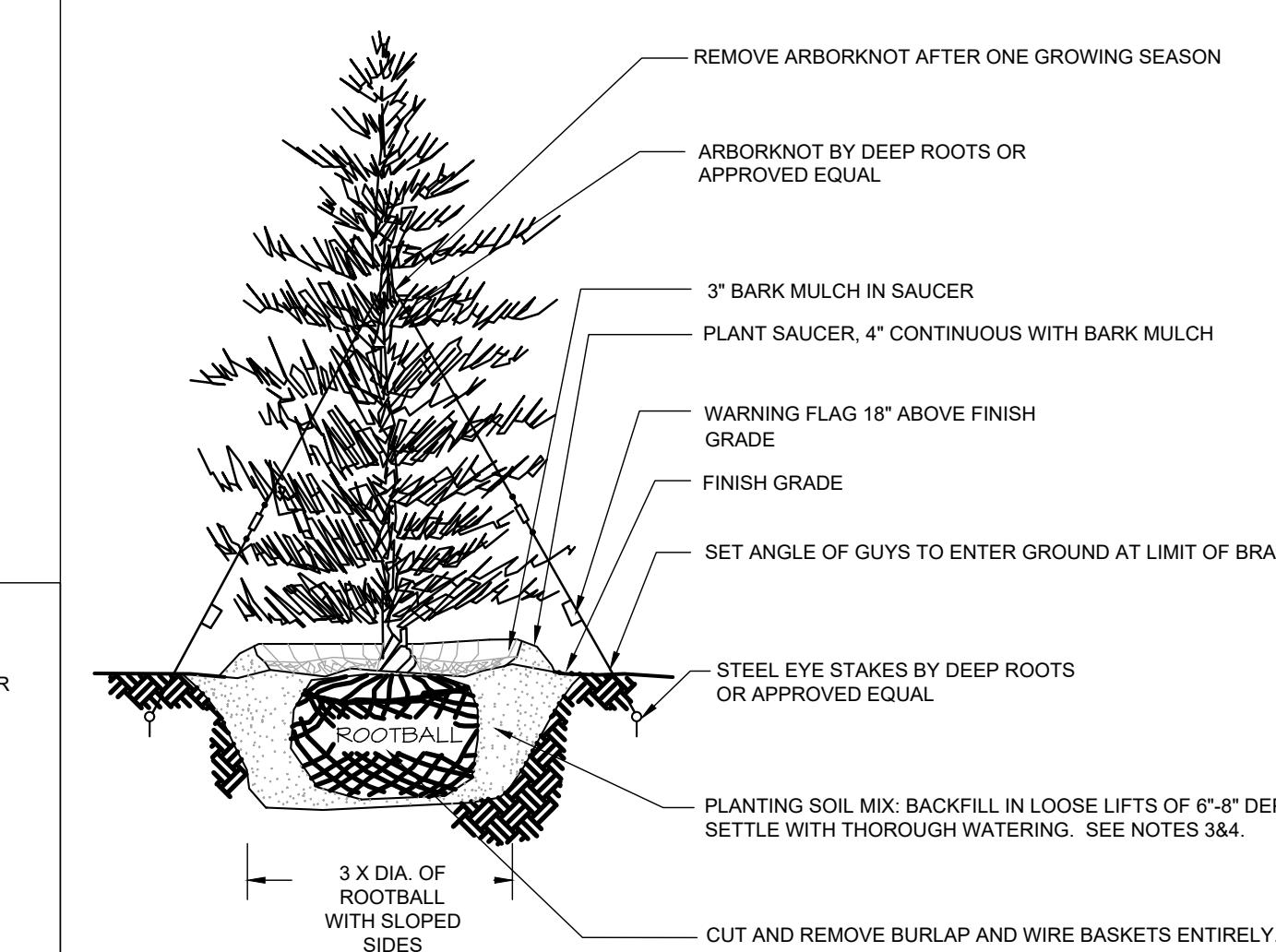
NOTES:

1. ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. SET SHRUB 1/2" ABOVE FINISH GRADE.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.
4. SHRUB BEDS TO HAVE 24" MIN. OF CONTINUOUS PLANTING SOIL.



LANDSCAPE STONE STRIP C2

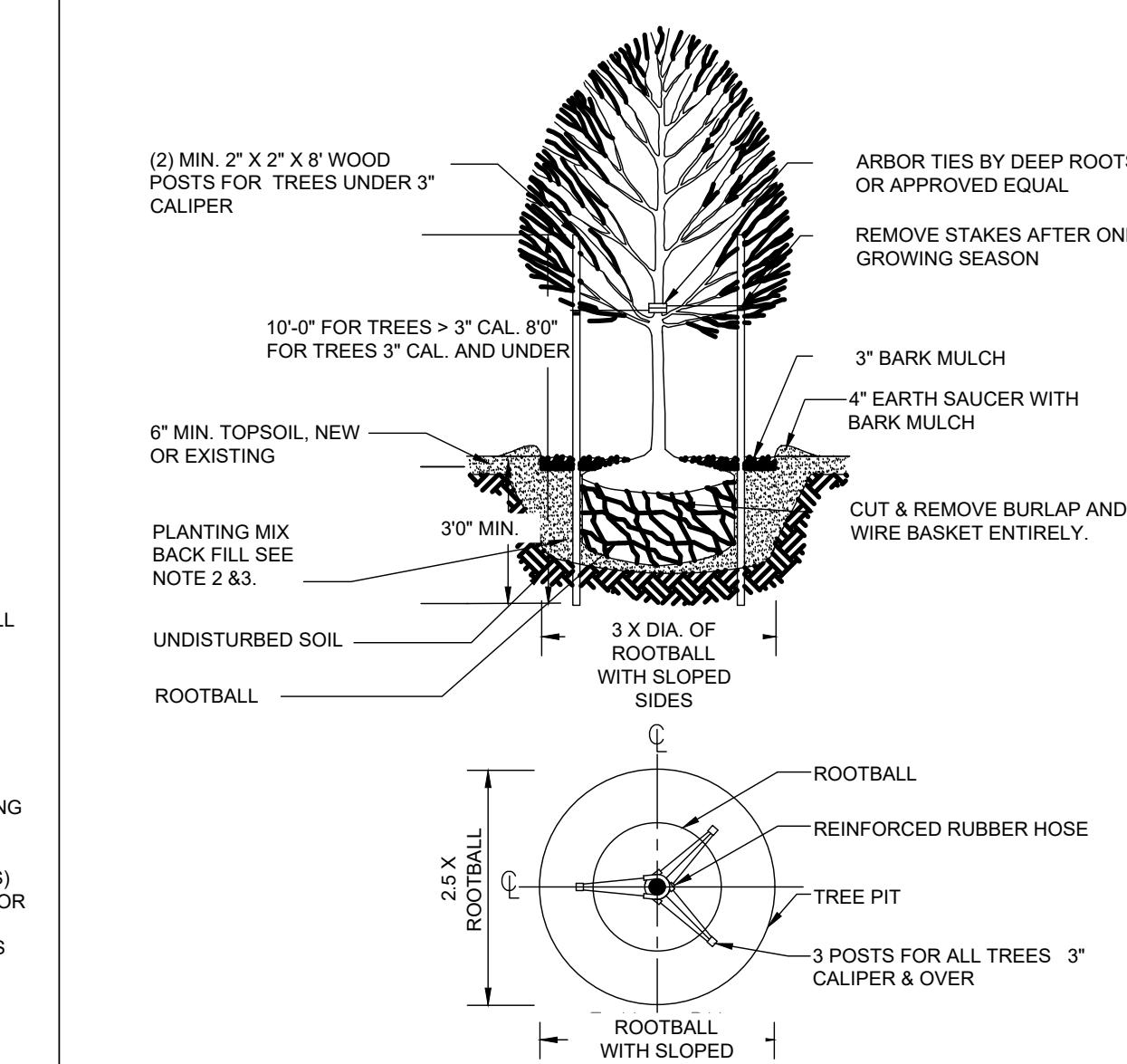
SHRUB PLANTING DETAIL C1



EVERGREEN TREE DETAIL B1

NOTES:

1. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO NURSERY OR FIELD GRADE. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL TOP OF ROOTBALL AREA.
2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL.
3. ATTACH GUYS AT 2/3 HEIGHT OF TREE.
4. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
5. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.



NOTES:

1. ALL TREES SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. SET ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL ROOTBALL AREA.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

1 11/22/23 REVISED PER TOWN COMMENTS

REV DATE DESCRIPTION

ISSUE TYPE: DESIGN DEVELOPMENT

ISSUE DATE: 08/24/2023

PROJECT NUMBER: 20205

DRAWN BY: CMCC

CHECKED BY: NL

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SHEET TITLE:

LANDSCAPE DETAILS & NOTES

SHEET NUMBER: C701

ISSUED FOR: SITE PLAN APPROVAL

DECIDUOUS TREE DETAIL
NOT TO SCALE

A1

11/22/2023

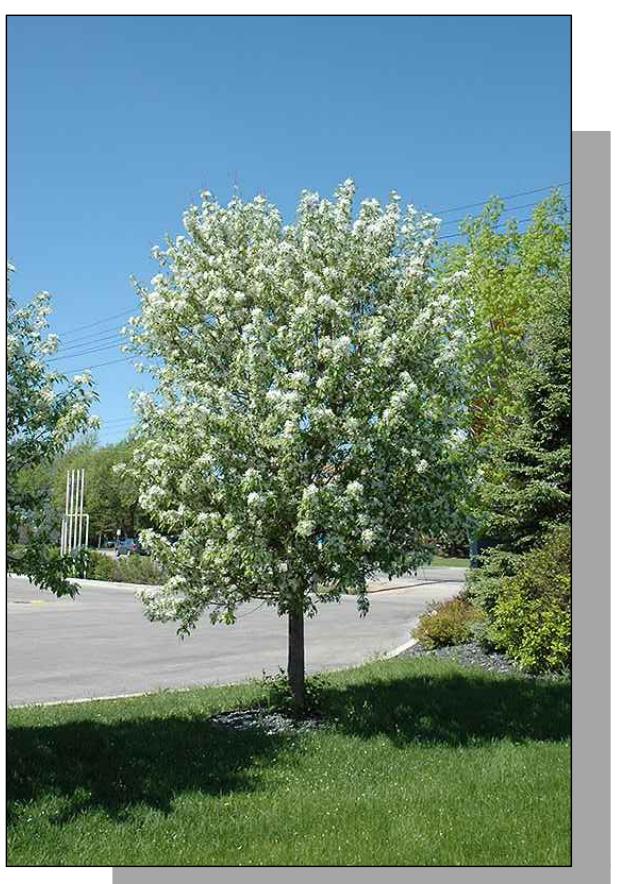
PROPOSED MULTI-TENANT COMMERCIAL DEVELOPMENT

106-126 SHARON STREET
 STOUGHTON, MA

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



GREEN VASE ZELKOVA



SPRING SNOW FLOWERING CRAB



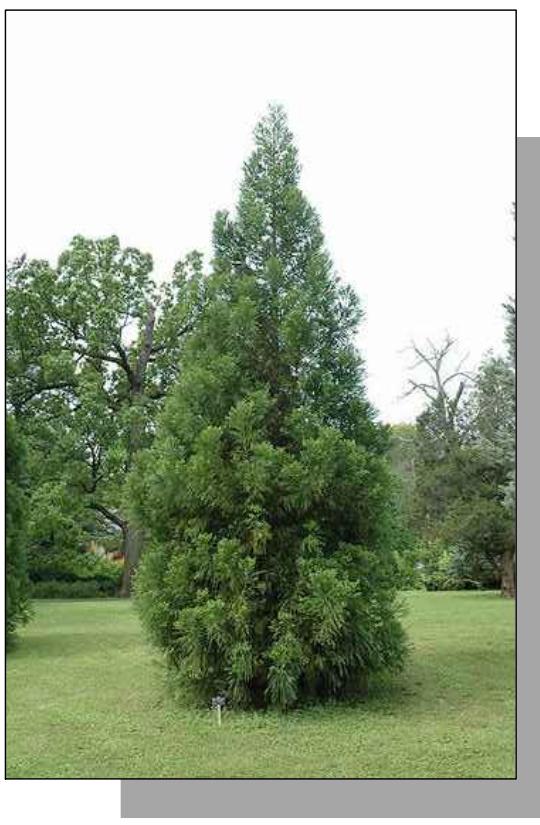
CORALBURST FLOWERING CRAB



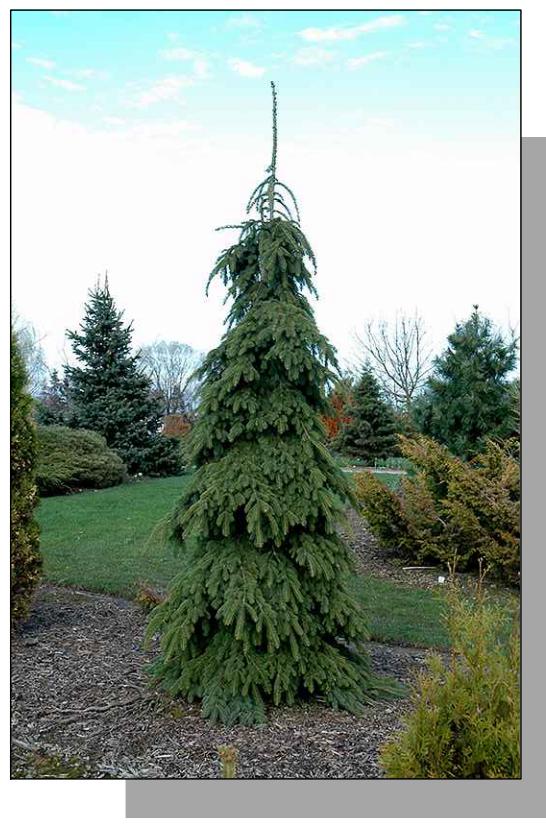
SUN VALLEY MAPLE



LITTLE LEAF LINDEN



YOSHINO JAPANESE CEDAR



WEEPING WHITE SPRUCE



FRASER FIR



SILVER VARIEGATED DOGWOOD



GREEN SARGENT JUNIPER



SIXTEEN CANDLES SUMMERSWEET



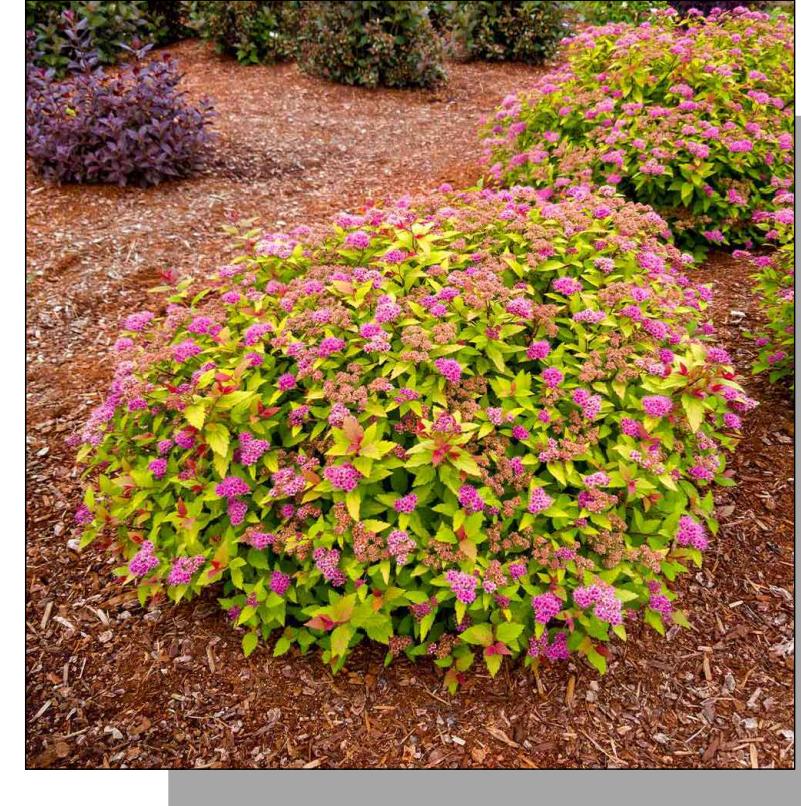
SHAMROCK INKBERRY HOLLY



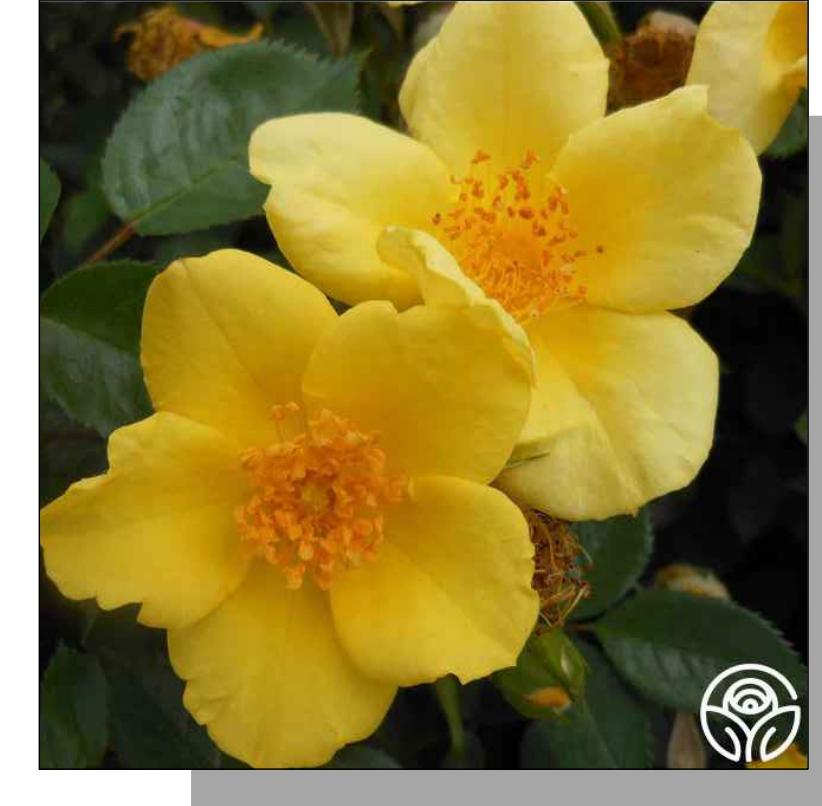
DAUB'S FROSTED JUNIPER



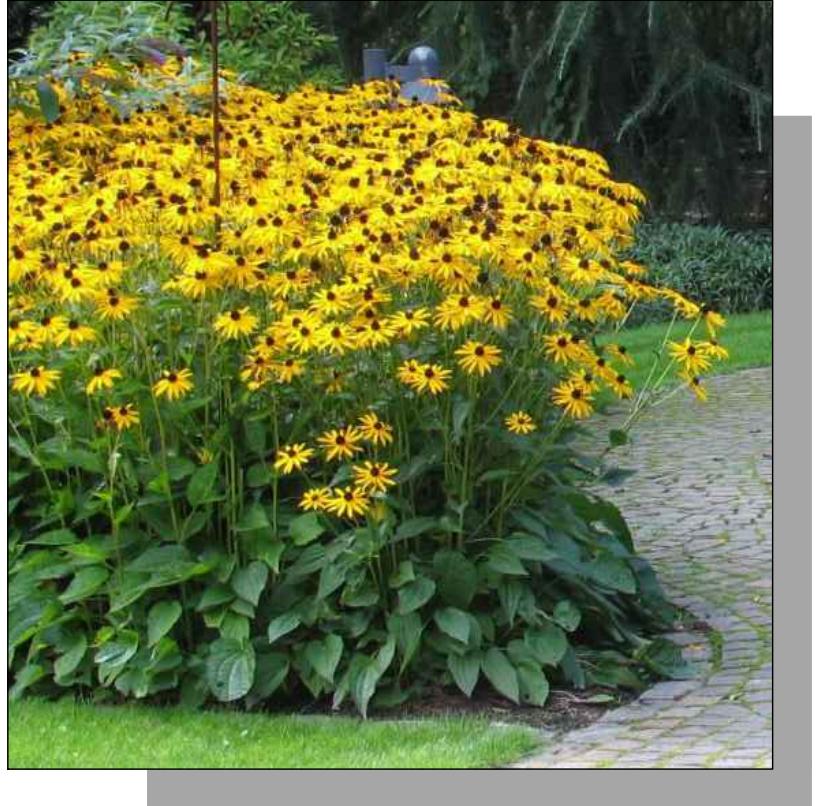
GIRAD'S HOT SHOT AZALEA



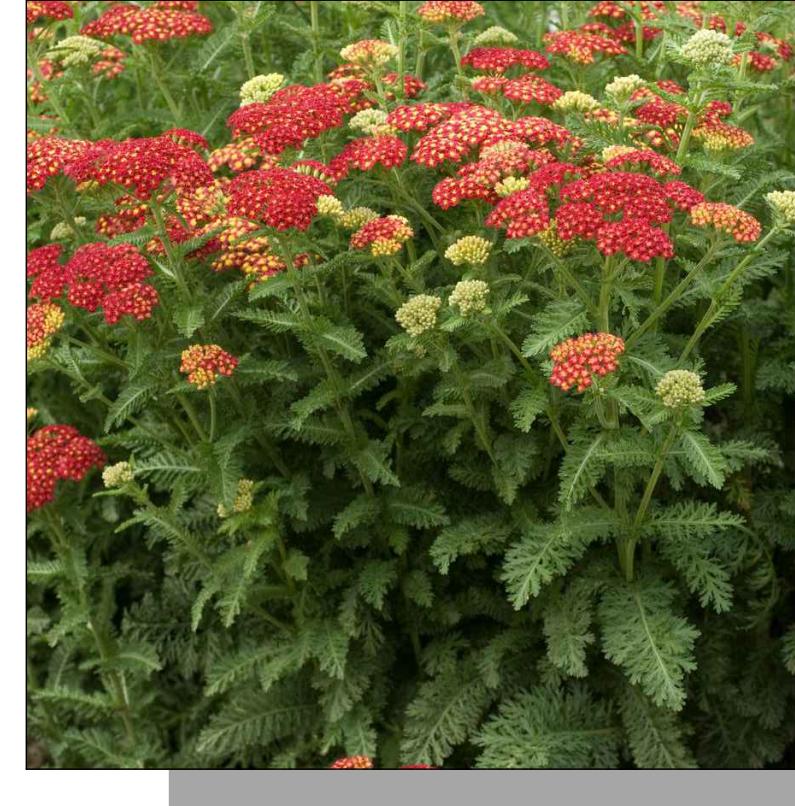
FLAMING MOUND SPIRAEA



BABY LOVE ROSE



EARLY BIRD GOLD CONEFLOWER



STRAWBERRY SEDUCTION YARROW

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

ISSUE TYPE:
 DESIGN DEVELOPMENT

ISSUE DATE:

08/24/2023

PROJECT NUMBER:

2055

DRAWN BY: CMcc

CHECKED BY: NL

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SHEET TITLE:

LANDSCAPE
 PLANTING
 IMAGES

SHEET NUMBER:

C702

ISSUED FOR: SITE PLAN APPROVAL



HAMILN DWARF FOUNTAIN GRASS



BUTTERFLY WEED



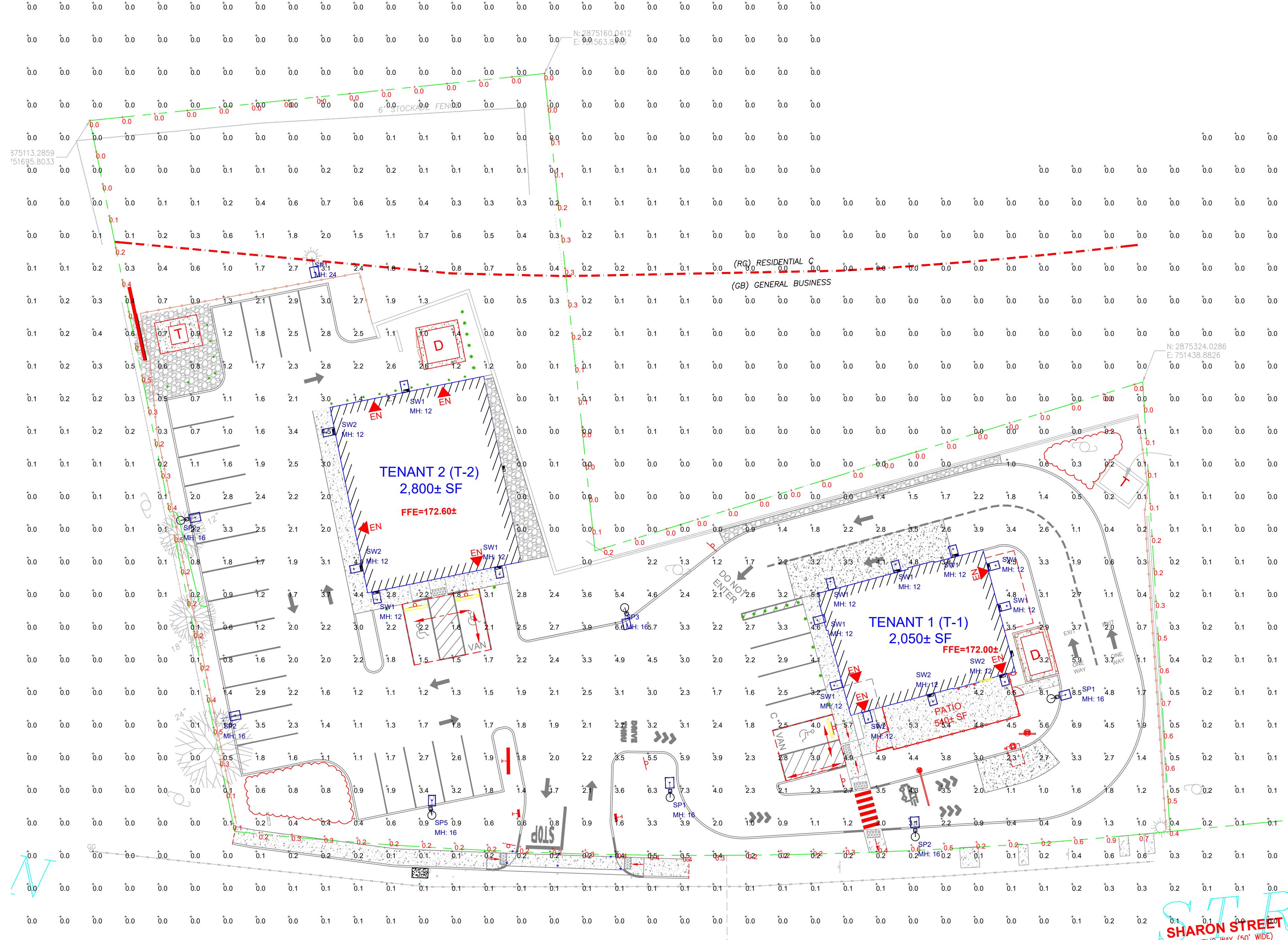
KARL FOERSTER REED GRASS



ROSY RETURNS DAYLILY



HAPPY RETURNS DAYLILY



1 Photometric Layout and Calculations

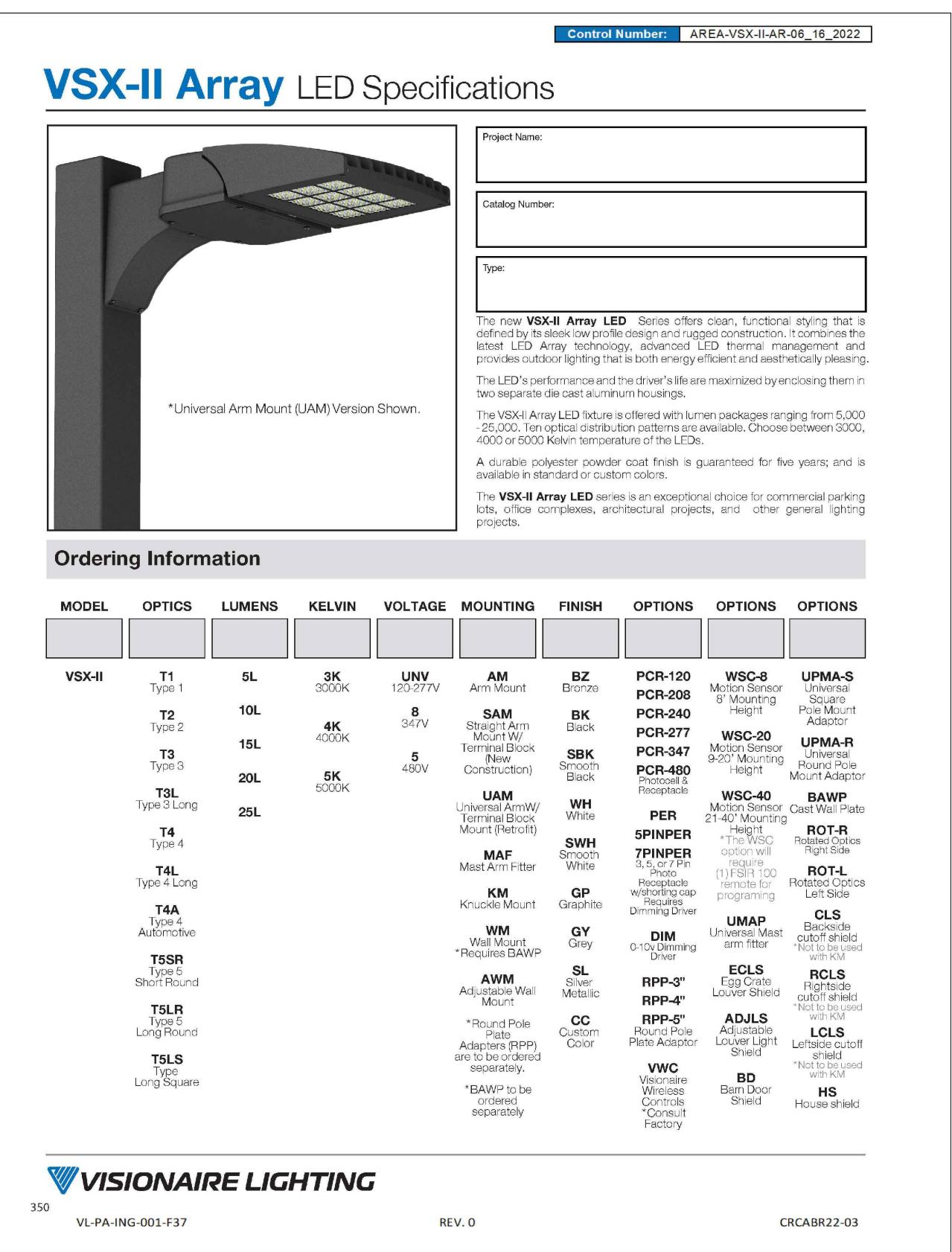
SCALE: 1:20

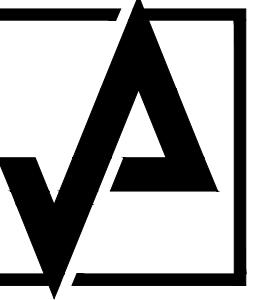
Luminaire Schedule			
Symbol	Qty	Label	Description
■	3	SP1	VISIONAIRE VSX-II-T3L-15L-4K-UNV-UAM-COLOR-DIM-CLS
■	3	SP2	VISIONAIRE VSX-II-T3L-15L-4K-UNV-UAM-COLOR-DIM-HS
■	1	SP3	VISIONAIRE VSX-II-T3L-15L-4K-UNV-UAM-COLOR-DIM
■	1	SP5	VISIONAIRE VSX-II-T5LS-15L-4K-UNV-UAM-COLOR-DIM-HS
■	10	SW1	VISIONAIRE VSC-II-T3-16LC-3-4K-UNV-VM-COLOR-DIM
■	5	SW2	VISIONAIRE VSC-II-T4-16LC-3-4K-UNV-VM-COLOR-DIM

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

NOTES:

- A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
- SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
- CALCULATION POINTS ARE TAKEN AT GRADE.
- CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.





**A H A R O N I A N
& A S S O C I A T E S , I N C .
A R C H I T E C T S**

310 George Washington Highway
Suite 100
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FOR REVIEW

DUNKIN'

106-126 SHARON ST
STOUGHTON, MA 02072
NORFOLK COUNTY

DRAWING TITLE

PROPOSED FLOOR PLAN

DATE	PROJ NO
JUNE 14, 2023	23105
DRAWN BY	CHECKED BY
ECM	-
DRAWING NUMBER	

K1.1

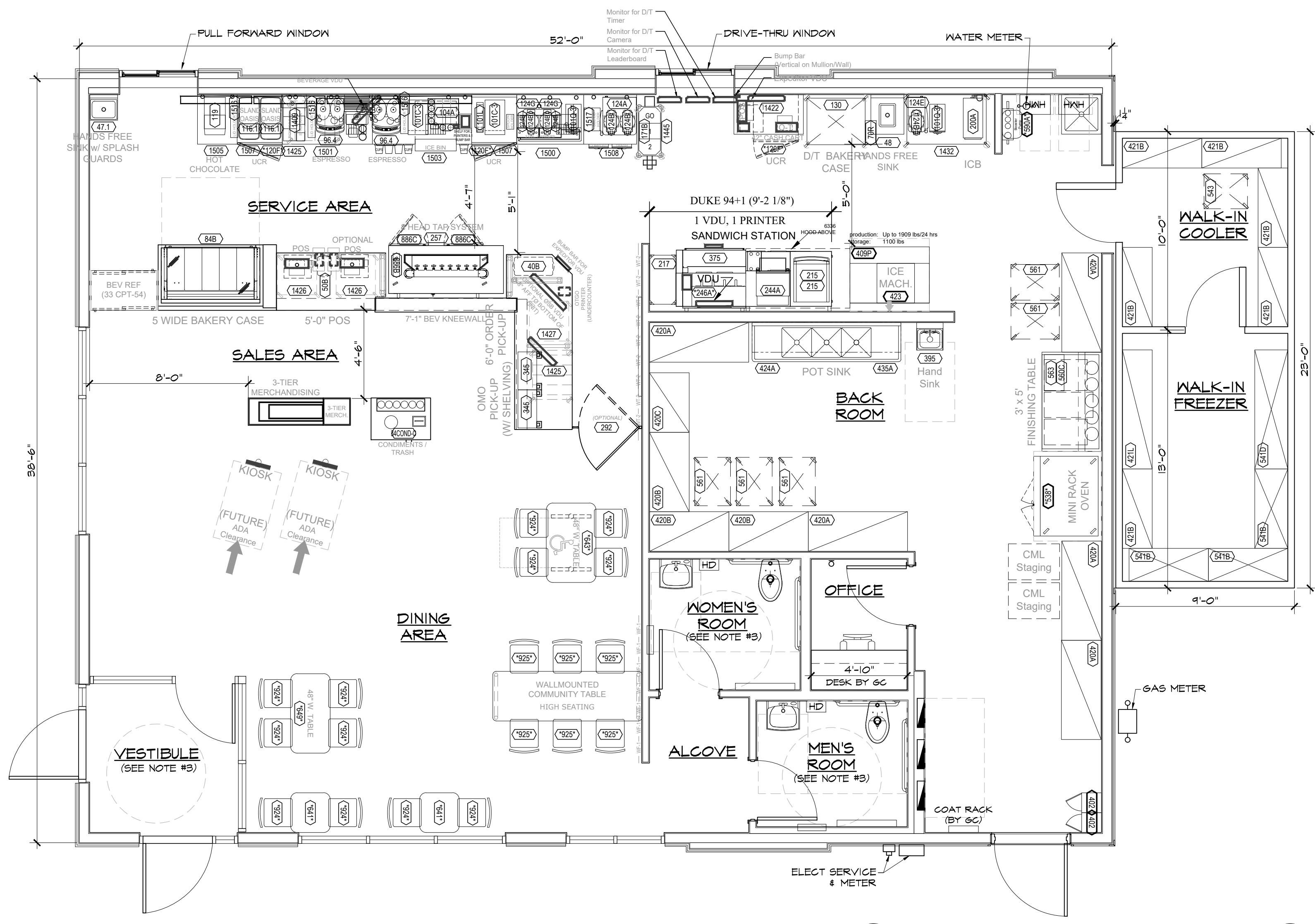
Architectural rendering of a building with a scale bar and a legend. The legend includes:
— = VIDEO DISPLAY UNIT
□ = PRINTER
1,370± SF Non-Retail
632± SF Retail
2,002 SF Total
207 SF (Exterior Walk-In Box)
2 DRY DELIVERIES per WK.
2 REF'D DELIVERIES per WK.
18 SEATS
40 LF Dry Storage Shelving

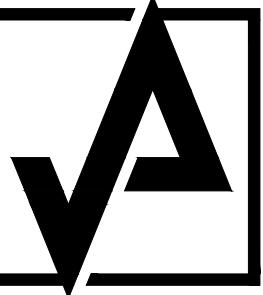
NOTES:

1. FRANCHISEE'S ARCHITECT SHALL ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
2. FRANCHISEE'S ARCHITECT TO VERIFY COMPLIANCE WITH APPLICABLE ADA AND CODE REQUIREMENTS FOR RESTROOM(S) AND ENTRANCE(S).
3. ~~WINDOW(S) TO BE IN FILLED, TINTED, OR BLOCKED OUT WITH APPROVED DBI WINDOW GRAPHICS.~~
4. UNSIGHTLY UTILITIES:
TO ENHANCE THE D/T EXPERIENCE PLAN ACCORDINGLY TO EITHER REMOVE OR SCREEN WHEN POSSIBLE.
5. ~~DEFAULT WATER FILTRATION SYSTEM SHOWN ARCHITECT TO HAVE WATER TESTED TO VERIFY ACTUAL SYSTEM REQUIRED. BOOSTER PUMP CAN BE ELIMINATED IF INCOMING WATER PRESSURE TO THE BUILDING IS GEPSL OR HIGHER.~~
6. ~~DEFAULT EQUIPMENT FOOTPRINT SHOWN. ARCHITECT TO COORDINATE WITH FRANCHISEE TO DETERMINE ACTUAL EQUIPMENT REQUIRED.~~

FRANCHISEE PREFERENCES:

APPROVED BY TOWN OF STOUGHTON PLANNING BOARD:





A H A R O N I A N
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A R C H I T E C T S
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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 REQS. 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" H 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) 18"X64" 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 DWS FOR CONDUIT SIZE REQS. MULTIPLE GROUND LOOP WIRING MUST BE IN SEPARATE CONDUITS TO AVOID INTERFERENCE.

2) 20"X16" THICK CONG PAD w/ REINFORCING. TOP OF SLAB SHALL BE FLUSH w/ ADJACENT PAVEMENT. SEE X/A02.

3) "WELCOME BACK" FACE ON DIRECTIONAL SIGN. SEE X/A02.

4) "SEE YOU SOON" FACE ON DIRECTIONAL SIGN. SEE X/A02.

5) DRIVE THRU HEIGHT LIMIT BAR. SEE X/A02.

6) CONCRETE FILLED STEEL BOLLARD. SEE X/A02.

7) "DRIVE THRU LANE GRAPHIC". SEE X/A02.

8) "TRAFFIC ARROW BEFORE D/T LANE" [TP-01] SEE X/A02.

9) "DRIVE THRU START LANE GRAPHIC". SEE X/A02.

10) "TYPICAL TRAFFIC ARROW" [TP-01] COORD FINAL ELEMENTS w/ OWNER/CIVIL ENGINEERED DWS. SEE X/A02.

11) "TYPICAL TRAFFIC ARROW" & TEXT @ BYPASS LANE - [TP-01]

12) LINE STRIPPING - [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 X/A02.

16) DUMPSTER PAD & ENCLOSURE. SEE CIVIL ENGINEERED DWS.

17) DIGITAL MENU BOARD. SEE X/A02.

18) ORDER CANOPY w/ BUILT-IN CONFIRMATION DISPLAY & SPEAKER. SEE X/A02.

19) ORDER CANOPY w/ BUILT-IN CONFIRMATION DISPLAY & SPEAKER. SEE X/A02.

20) ORDER CANOPY w/ BUILT-IN CONFIRMATION DISPLAY & SPEAKER. SEE X/A02.

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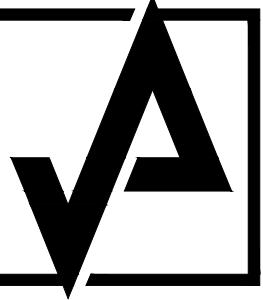
106) ORDER CANOPY w/ BUILT-IN CONFIRMATION DISPLAY & SPEAKER. SEE X/A02.

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A H A R O N I A N
& A S S O C I A T E S , I N C .
A R C H I T E C T S

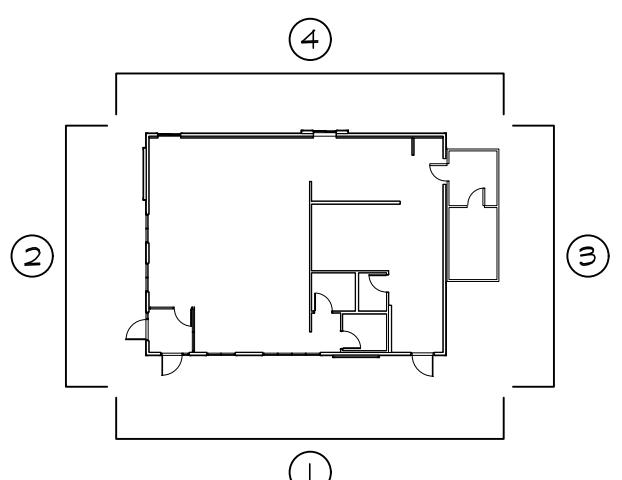
310 George Washington Highway
Suite 100
Smithfield, Rhode Island
0 2 9 1 7

T: 401-232-5010
F: 401-232-5080

W W W . A R C H - E N G . C O M

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KEYPLAN 

PRELIMINARY

NOT FOR CONSTRUCTION

FOR REVIEW

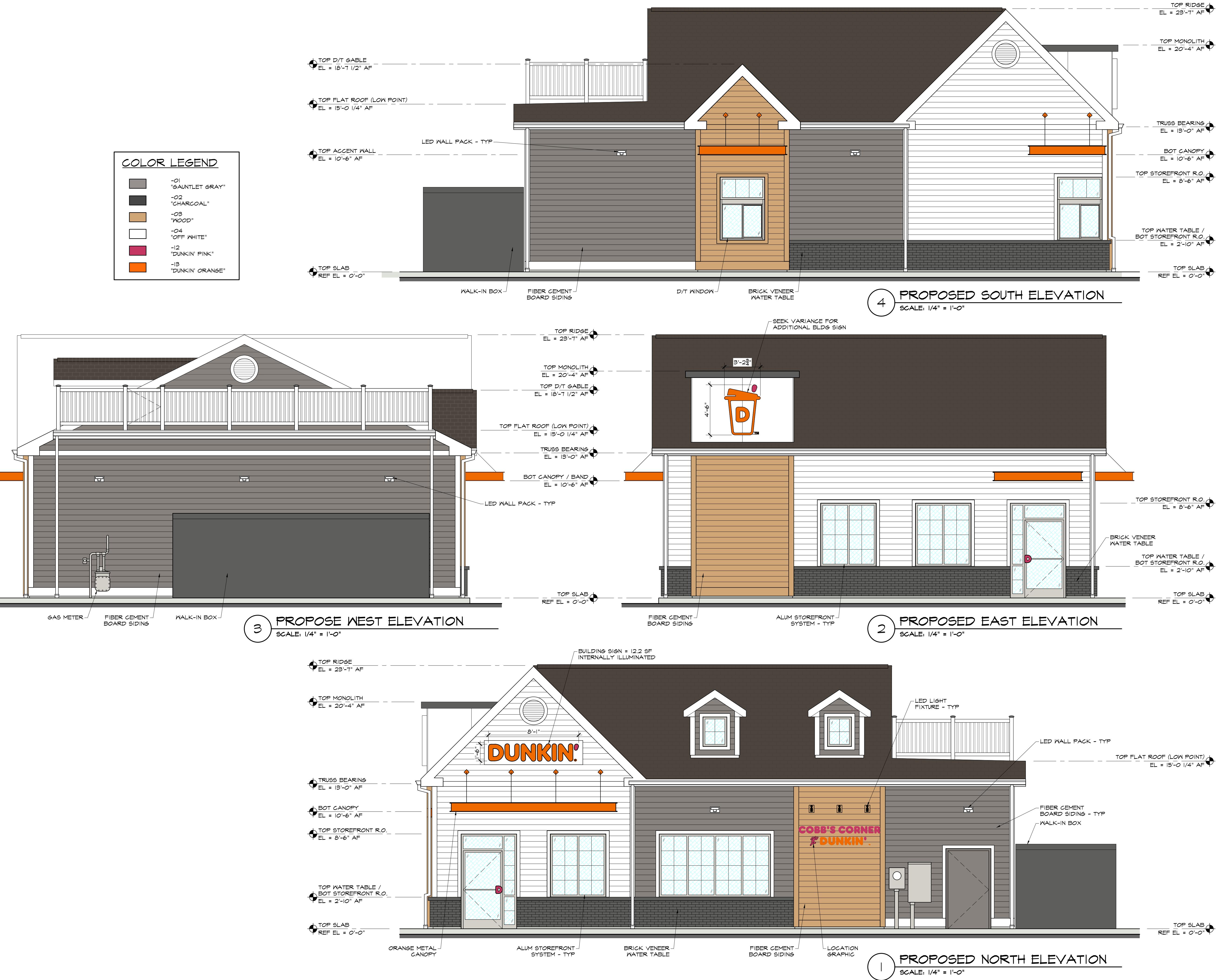
The image shows a presentation slide for a project. At the top left, the text 'PROJECT TITLE' is visible. The main title 'DUNKIN'' is displayed in a large, bold, grey font with a drop shadow. Below it, the text 'PC# TBD' is centered. At the bottom, the text 'IMAGE: NEXTGEN TBD PALETTE' is visible.

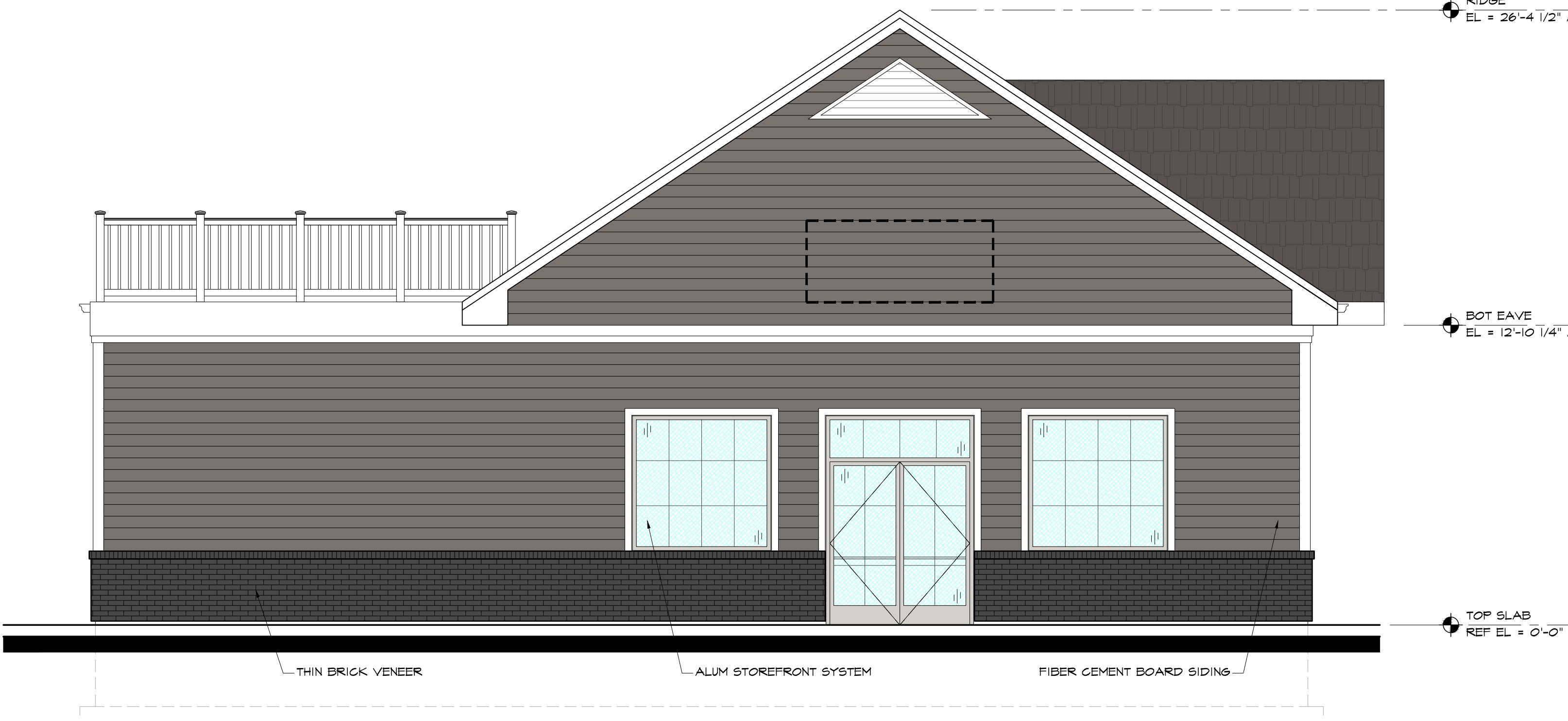
106-126 SHARON ST
STOUGHTON, MA 02072
Norfolk County

PROPOSED ELEVATIONS

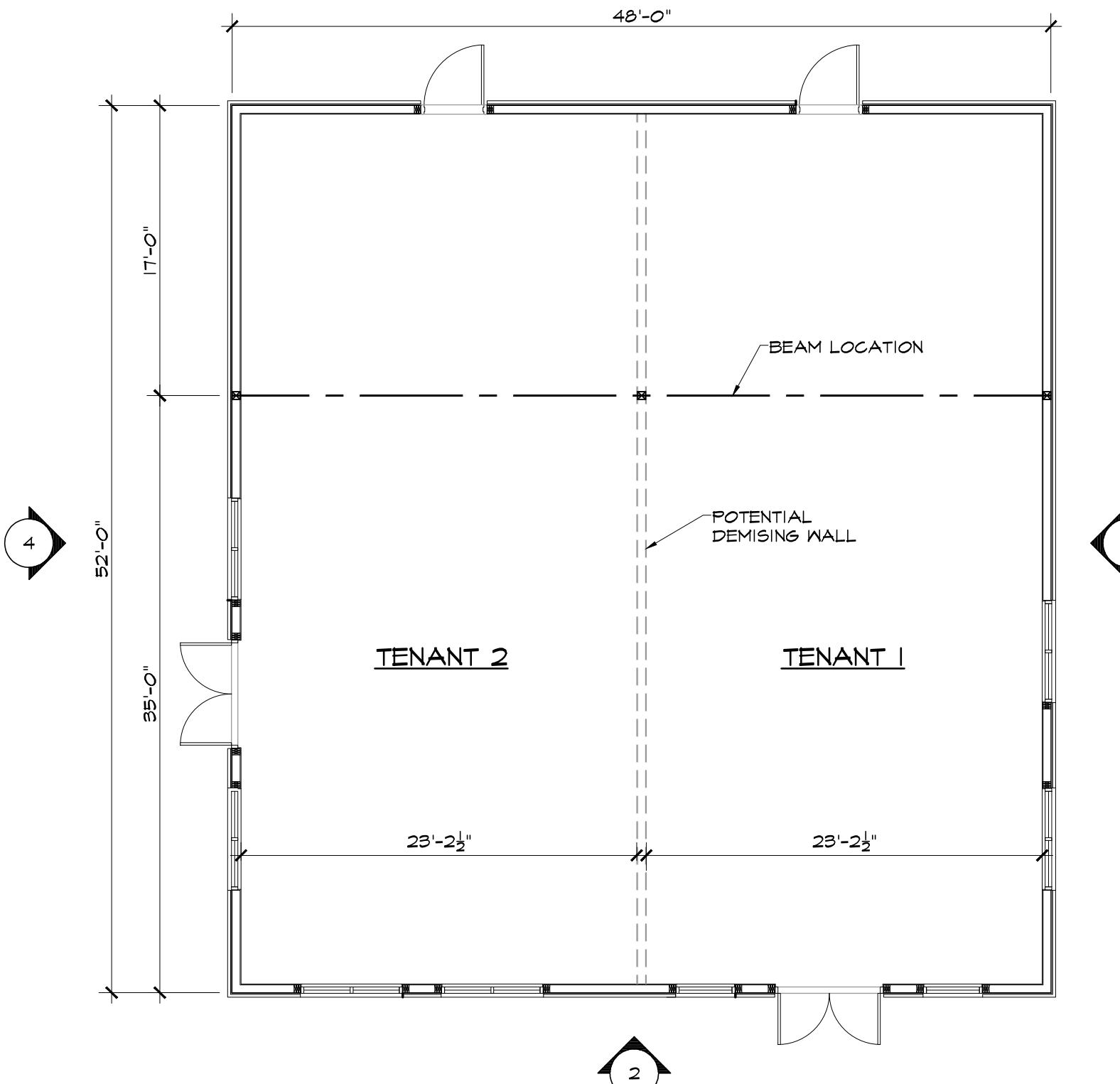
DATE AUG 08, 2023	PROJ NO 23105
DRAWN BY ZRA	CHECKED BY JB
DRAWING NUMBER	

A3.1

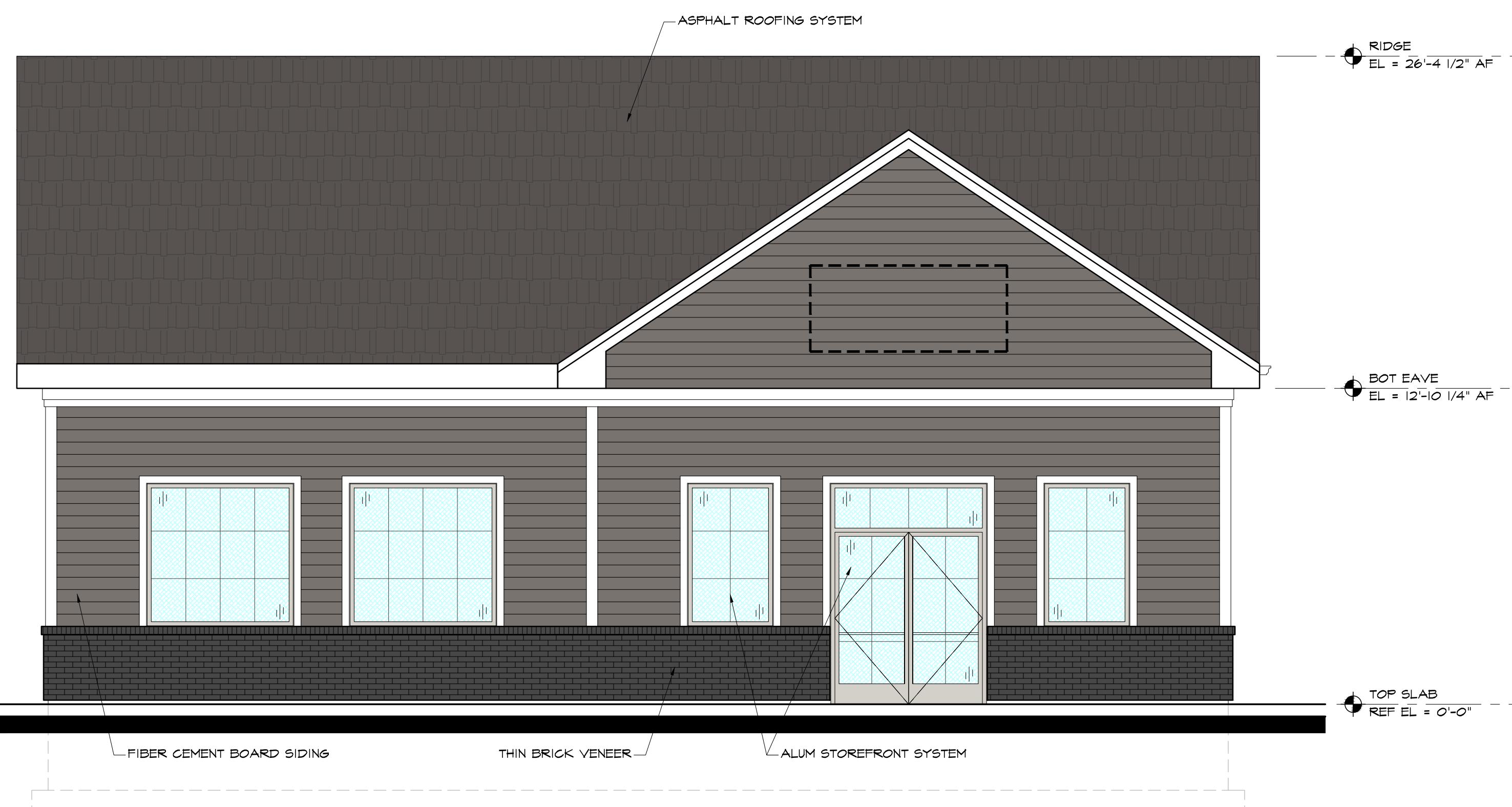




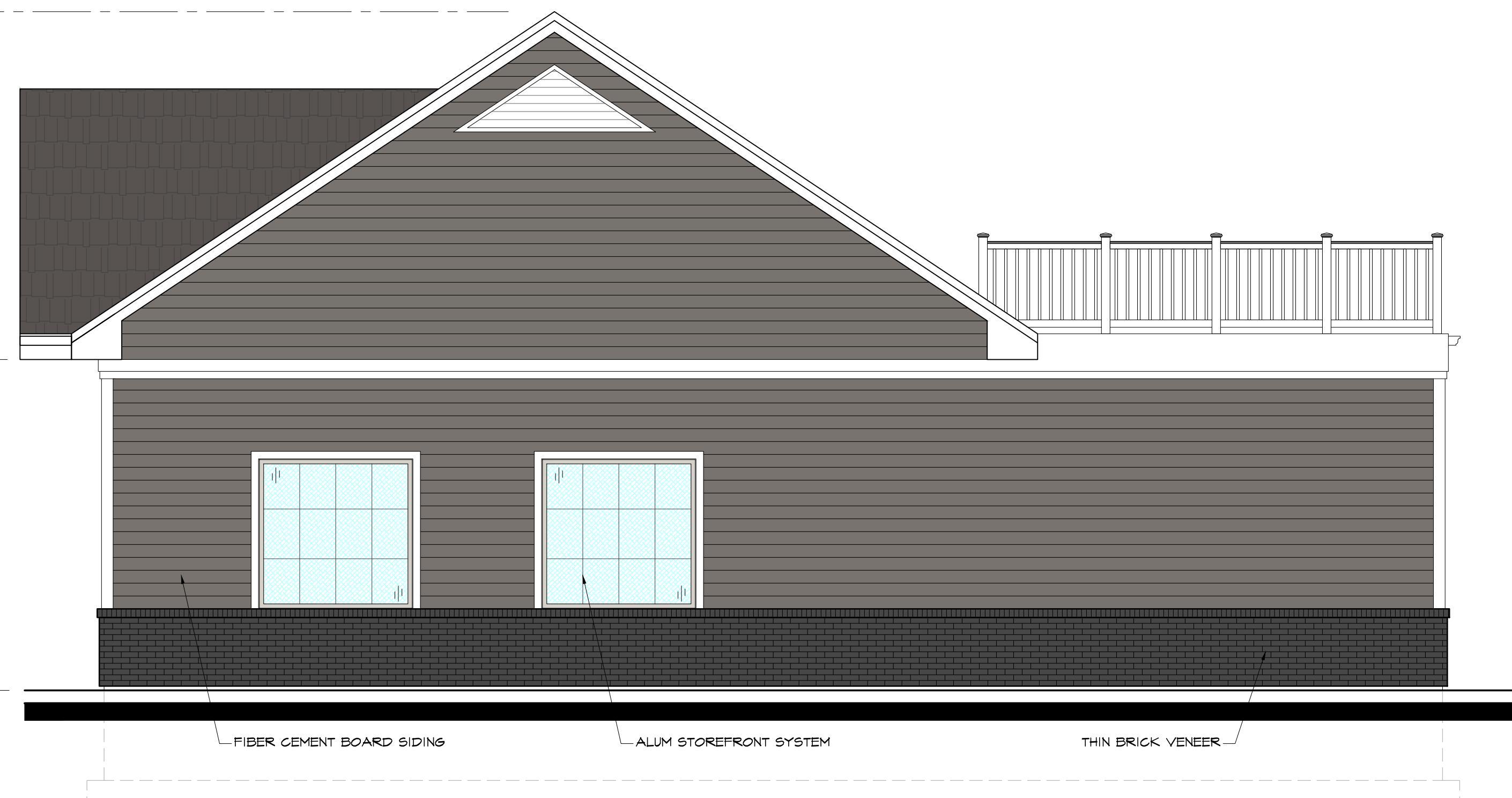
4 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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