

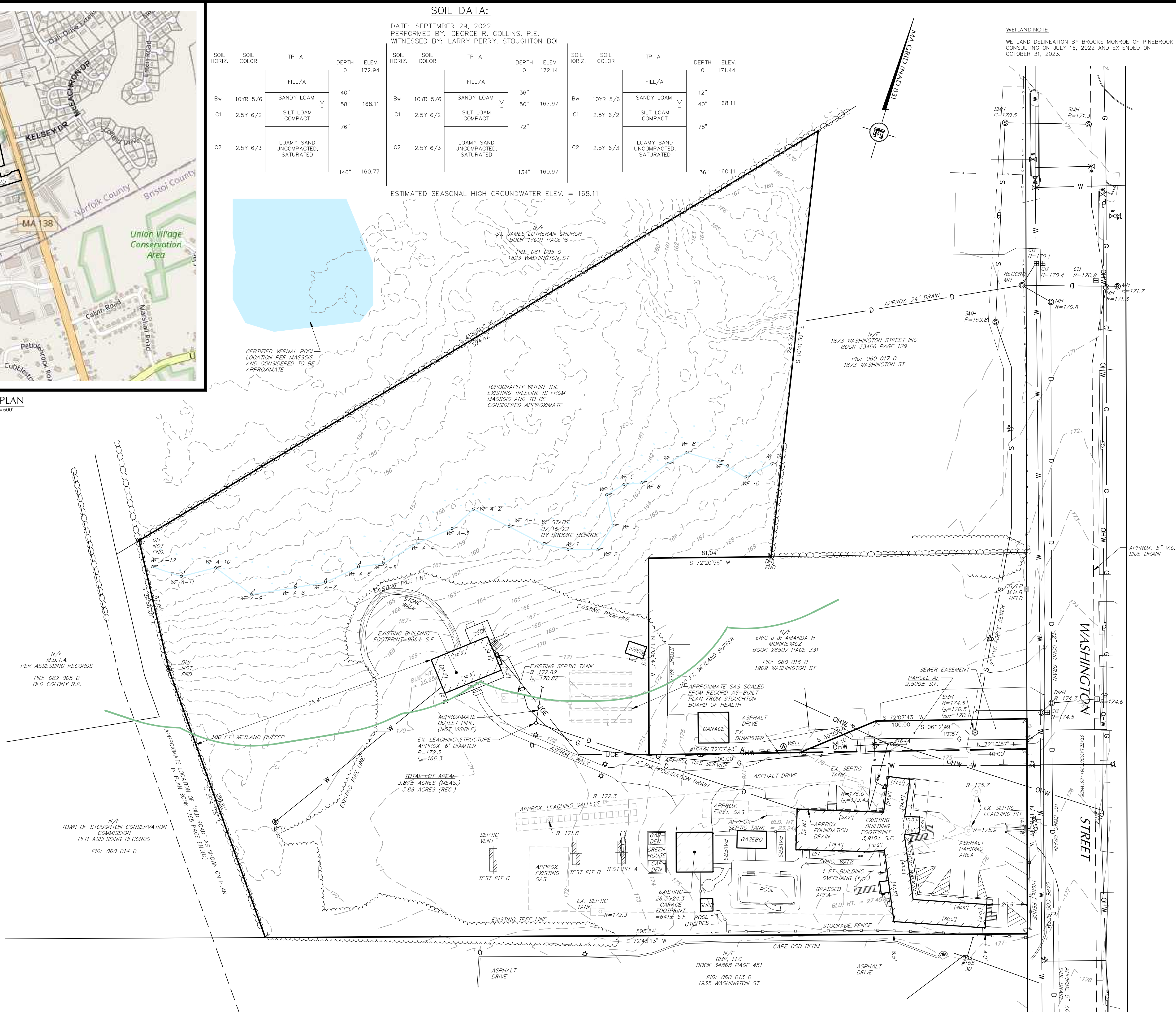
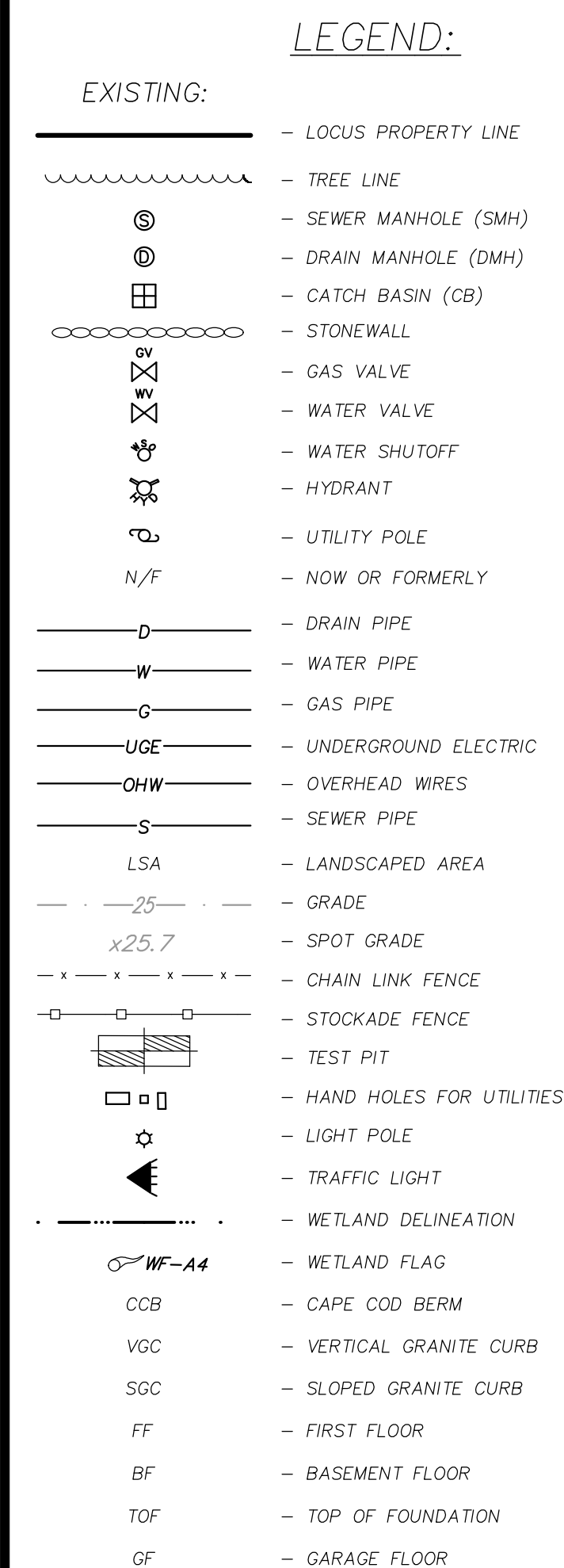


LOCUS PLAN
SCALE: 1" = 600'

ESTIMATED SEASONAL HIGH GROUNDWATER ELEV. = 168.11

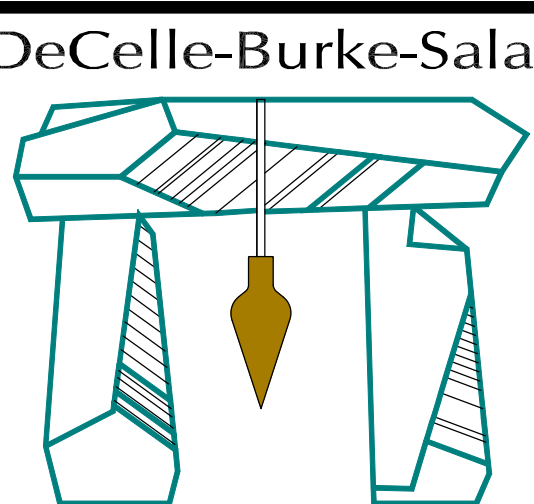
CERTIFIED
LOCATION
AND CONS
APPROXIM

TOPOGRAPHY WITHIN THE
EXISTING TREELINE IS FROM
MASSGIS AND TO BE
CONSIDERED APPROXIMATE



WETLAND NOTE

WETLAND DELINEATION BY BROOKE MONROE OF PINEBROOK
CONSULTING ON JULY 16, 2022 AND EXTENDED ON
OCTOBER 31, 2023.



& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com



CLAUDIO SALA, PL

5/3/2023

GENERAL NOTES

1. LOCUS

ASSESSORS ID: 060 015 0
RECORD OWNER: JOSEPH J & KATHLEEN M HANNON
DEED REFERENCE: BOOK 6858 PAGE 280
BOOK 23117 PAGE 279

2. CURRENT ZONING DISTRICT: GENERAL BUSINESS (PER TOWN OF STOUGHTON GIS)

4. THIS PLAN IS THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY MADE DURING DECEMBER 2022. ELEVATIONS REFER TO NAVD 88 (NAVD 88 + 6.55' = TOWN OF STOUGHTON DATUM).

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6. WETLAND FLAGGED BY OTHERS WAS OBSERVED ON SUBJECT PREMISES AND NOTED HEREON.

6. THE LOT SHOWN LIES WITHIN FEMA FLOOD ZONE X AS DELINEATED ON
FIRM 25021C0378E, DATED 07/17/2012.

PLAN REFERENCES

NORFOLK COUNTY REGISTRY OF DEED

Plan in Book 1765 Page End (D)
Plan Book 252 Plan No. 757-759
Plan Book 397 No. 37-1991
Plan Book 410 No. 846-1992
Plan Book 591 No. 48-2009
Book 3616 Page 400 Plan No. 87-1958
Book 3943 Page 122 Plan No. 1174-19

MASSACHUSETTS DEPT. OF TRANSPORTATION SURVEY DIVISION

PROJECT TITLE & LOCATION:

STOUGHTON MOTEL CONVERSION
1919 WASHINGTON STREET
STOUGHTON, MASS.

PLAN TITLE:

EXISTING CONDITIONS

PREPARED FOR:

FATHER BILL'S AND MAINSPRING
460 BELMONT STREET
BROCKTON, MA 02301

DATE: JULY 17, 202.

REVISÉ: SEPTEMBER 13, 2023

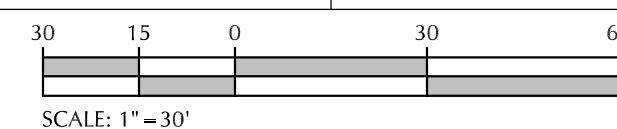
REVISÉ: OCTOBER 2, 2022

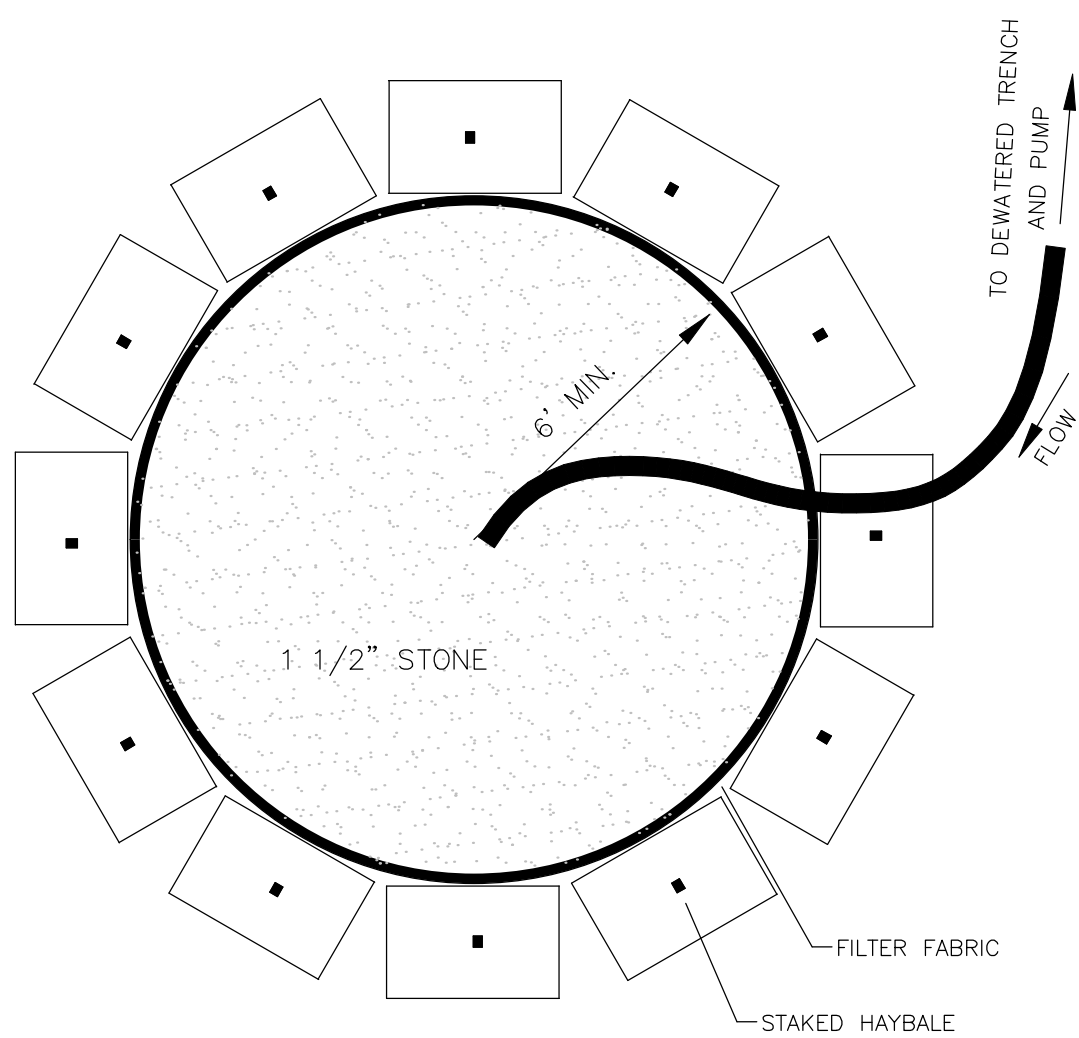
REVISÉ: OCTOBER 19, 2023

REVISÉ: NOVEMBRE 2, 2022

JOB NUMBER: 2022.077

C-2





SEPTIC SYSTEM ABANDONEMENT NOTES:

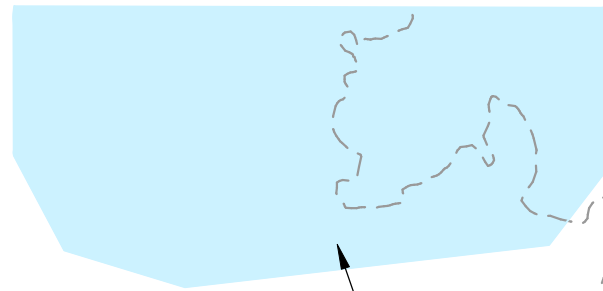
(PER 310 CMR 15.354)

THE FOLLOWING PROCEDURE SHALL BE USED TO ABANDON A SYSTEM:

(A) WITHIN 14 DAYS PRIOR TO DISCONTINUANCE OF USE OF A SYSTEM, THE FACILITY OWNER SHALL APPLY TO THE APPROVING AUTHORITY TO ABANDON THE EXISTING SYSTEM Citing THE REASON(S) ABANDONMENT IS NECESSARY, AND WHERE CONNECTION TO MUNICIPAL OR PRIVATE SANITARY SEWER HAS BEEN MADE, A COPY OF THE SEWER CONNECTION PERMIT SHALL BE SUBMITTED WITH THE APPLICATION;

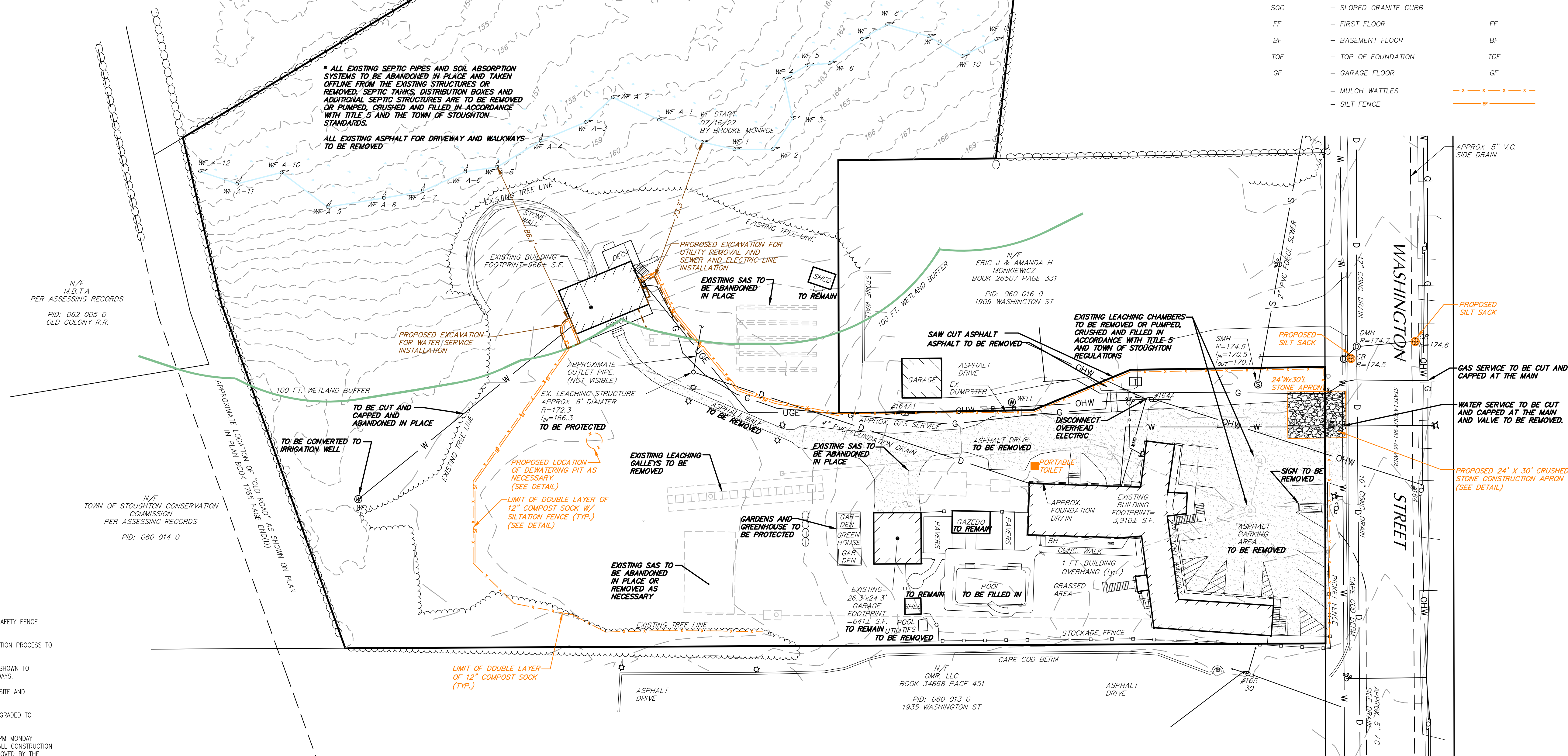
(B) UPON RECEIPT OF THE APPROVING AUTHORITY'S WRITTEN APPROVAL TO ABANDON THE SYSTEM, THE SEPTIC TANK SHALL BE PUMPED OF ITS ENTIRE CONTENTS BY A LICENSED SEPTAGE HAULER; AND

(C) THE TANK SHALL BE EXCAVATED AND REMOVED FROM THE SITE, OR THE BOTTOM OF THE TANK SHALL BE OPENED OR RUPTURED AFTER BEING PUMPED OF ITS CONTENTS SO AS TO PREVENT RETAINAGE OF WATER AND THE TANK SHALL BE COMPLETELY FILLED WITH CLEAN SAND OR OTHER SUITABLE MATERIAL APPROVED IN WRITING BY THE APPROVING AUTHORITY.



DEWATERING PIT DETAIL

NOT TO SCALE



DEMOLITION & CONSTRUCTION NOTES:

THE CONTRACTOR SHALL PLACE A 6' HIGH TEMPORARY SAFETY FENCE AROUND THE SITE PRIOR TO THE DEMOLITION ON SITE.

A WATER TRUCK SHALL BE ON-SITE DURING THE DEMOLITION PROCESS TO MINIMIZE FUGITIVE DUST.

A CRUSHED STONE APRON SHALL BE CONSTRUCTED AS SHOWN TO MINIMIZE TRUCK TIRES LEAVING SEDIMENT ON THE ROADWAYS.

ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.

THE SITE AND THE CRUSHED STONE APRON SHALL BE GRADED TO PREVENT ANY SITE RUNOFF FROM FLOWING OFF SITE.

CONSTRUCTION HOURS SHALL BE FROM 7:00AM TO 5:00PM MONDAY THROUGH FRIDAY, 8:00AM TO 4:00PM ON SATURDAYS. ALL CONSTRUCTION AND DELIVERIES ARE PROHIBITED SUNDAYS UNLESS APPROVED BY THE BUILDING COMMISSIONER.

LEGEND:

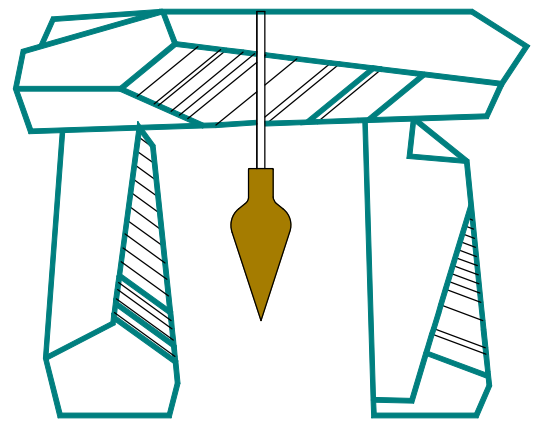
EXISTING:

- LOCUS PROPERTY LINE
- TREE LINE
- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
- WATER VALVE
- WATER SHUTOFF
- HYDRANT
- UTILITY POLE
- NOW OR FORMERLY
- DRAIN PIPE
- WATER PIPE
- GAS PIPE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- SEWER PIPE
- LANDSCAPED AREA
- GRADE
- SPOT GRADE
- CHAIN LINK FENCE
- STOCKADE FENCE
- TEST PIT
- HAND HOLES FOR UTILITIES
- LIGHT POLE
- TRAFFIC LIGHT
- WETLAND DELINEATION
- WETLAND FLAG
- CAPE COD BERM
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- FIRST FLOOR
- BASEMENT FLOOR
- TOP OF FOUNDATION
- GARAGE FLOOR
- MULCH WATTLES
- SILT FENCE

PROPOSED:

- LOCUS PROPERTY LINE
- TREE LINE
- SEWER MANHOLE (SMH)
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- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
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JAMES BURKE, P.E.

09/29/2023

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RECORD OWNER: JOSEPH J & KATHLEEN M HANNON
DEED REFERENCE: BOOK 6858 PAGE 280
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6. THE LOT SHOWN LIES WITHIN FEMA FLOOD ZONE X AS DELINEATED ON FIRM 2502103378E, DATED 07/17/2012.

PLAN REFERENCES:

NORFOLK COUNTY REGISTRY OF DEEDS

Plan in Book 1765 Page End (D)
Plan Book 252 Plan No. 757-759
Plan Book 397 No. 37-1991
Plan Book 410 No. 846-1992
Plan Book 591 No. 48-2009
Book 3616 Page 400 Plan No. 87-1958
Book 3943 Page 122 Plan No. 1174-1961
Book 7919 Page 417 Plan No. 290-1988

MASSACHUSETTS DEPT. OF TRANSPORTATION SURVEY DIVISION

STATE HIGHWAY LAYOUT No. 981
STATE HIGHWAY LAYOUT No. 989
STATE HIGHWAY LAYOUT No. 1954

PROJECT TITLE & LOCATION:

STOUGHTON MOTEL CONVERSION
1919 WASHINGTON STREET
STOUGHTON, MASS.

PLAN TITLE:

CONSTRUCTION MANAGEMENT

PREPARED FOR:

FATHER BILL'S AND MAINSPRING
460 BELMONT STREET
BROCKTON, MA 02301

DATE: JULY 17, 2023

REVISED: SEPTEMBER 13, 2023

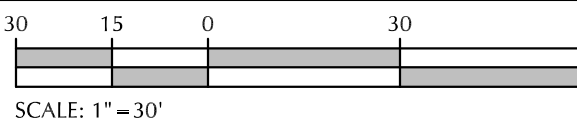
REVISED: OCTOBER 2, 2023

REVISED: OCTOBER 19, 2023

REVISED: NOVEMBER 2, 2023

JOB NUMBER: 2022.077

C-3



ZONING REQUIREMENTS

ZONE: GENERAL BUSINESS (GB)

	REQUIRED	PROPOSED
MIN. LOT AREA	10,000 S.F.	168,728± S.F. (EXISTING)
MIN LOT WIDTH	50 FT.	119.5 FT. (EXISTING)
MIN LOT FRONTAGE	50 FT.	142.18 FT. (EXISTING)
MIN LOT DEPTH	75 FT.	503.84 FT. (EXISTING)
MIN FRONT YARD	15 FT	26.7 FT. (EXISTING)
MIN SIDE YARD	5 FT	4.0 FT. (EXISTING)
MIN REAR YARD	30 FT	165.3 FT. (EXISTING)
MAX HEIGHT	40 FT	27.2± FT. (EXISTING)
MAX STORIES	3 STORIES	2 STORIES
MAX BUILDING AREA	70%	3.8% (6,392 S.F.)
MIN OPEN SPACE	10%	86.2% (145,426 S.F.)

PARKING REQUIREMENTS

	REQUIRED	PROPOSED
MIN. NUMBER OF SPACES	MULTIFAMILY DWELLING 2/UNIT (48 SPACES)	25 SPACES
MIN. SPACE SIZE	9'W x 19' L 8'W x 18' L (COMPACT) *ONLY 30% CAN BE COMPACT SPACES	9'x19' 8'x18' 4% COMPACT SPACES
PARKING SETBACKS	5 FT. FROM BUILDINGS 5 FT. FROM PROPERTY LINES NO PARKING WITHIN FRONT SETBACK (15 F.T.)	5.0 FT. 20.6 FT. 20.6 FT.
MIN. ACCESS DRIVE WIDTH	12 FT. FOR ONE-WAY TRAFFIC 24 FT. FOR TWO-WAY TRAFFIC	20 F.T.

Parking requirement relief request:

The proposed development requires 48 parking spaces. The applicant is proposing a total of 25 parking spaces. The reasoning behind the reduced number of parking spaces is the type of development being proposed. The existing development is a motel and single-family residential building which the applicant is converting into a 24-unit apartment complex. The apartment complex is being used as housing and an educational area for homeless people. The applicant has done similar developments throughout eastern Massachusetts and the current developments have shown that approximately 10% of residents will have a vehicle on site. This would create a total need for 3 parking spaces plus an additional space for the employee on site. The applicant has provided one space per unit per the Planning Board's request. The applicant is requesting this waiver in order to reduce the amount of impervious area on the site.

Access drive width waiver request:

The minimum width of an access drive for two-way traffic is to be 24 feet. The applicant is proposing a 24 foot wide curb cut and entrance which reduces down to a 20 foot wide access drive. The reasoning behind the reduced access drive width is the existing location of the motel, an attempt to reduce impervious area and the lack of vehicles using the proposed driveway. The existing location of the motel creates a choke point between the building and the abutters driveway/on existing utility pole. expanding the driveway to 24 feet in width would require the removal and relocation of a utility pole onsite and would put the access drive right up against the abutter's existing driveway. A 20 foot access drive provides the maneuverability required while also maintaining a landscaped area between the proposed driveway and the abutter's existing driveway, as well as less impervious area on site and increased green space. A new turnaround is proposed at the end of the driveway to allow for additional maneuverability onsite.

Minimum side yard setback waiver request:

The minimum side yard setback for buildings is 5 feet. The existing motel onsite has a side yard setback of 4.0 feet. The applicant proposes to reuse the existing building which has a pre-existing side yard violation. The applicant does not intend to further encroach onto the side yard setback.

CERTIFIED VERNAL POOL
LOCATION PER MASSGIS
AND CONSIDERED TO BE
APPROXIMATE

N/F
ST. JAMES LUTHERAN CHURCH
BOOK 17091 PAGE 8
PID: 061 005 0
1823 WASHINGTON ST

N/F
ERIC J & AMANDA H
MOKWIEWICZ
BOOK 26507 PAGE 331
PID: 060 016 0
1909 WASHINGTON ST

N/F
CMR, LLC
BOOK 34868 PAGE 451
PID: 060 013 0
1935 WASHINGTON ST

LEGEND:

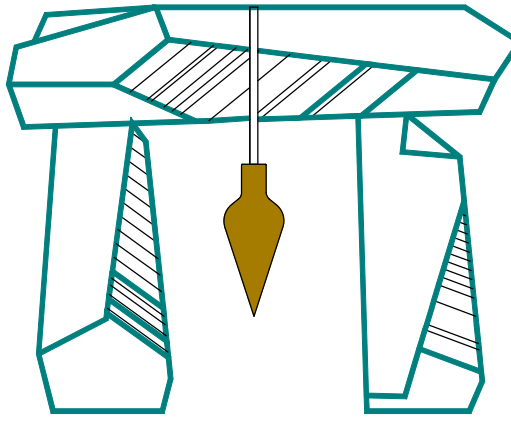
EXISTING:

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~~~~~	TREE LINE
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⊕	DRAIN MANHOLE (DMH)
⊞	CATCH BASIN (CB)
⊞	STONEWALL
⊞	GAS VALVE
⊞	WATER VALVE
⊞	WATER SHUTOFF
⊞	HYDRANT
⊞	UTILITY POLE
N/F	NOW OR FORMERLY
---	DRAIN PIPE
---	WATER PIPE
---	GAS PIPE
---	UG- UNDERGROUND ELECTRIC
---	OH- OVERHEAD WIRES
---	S- SEWER PIPE
---	LSA- LANDSCAPED AREA
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---	SPOT GRADE
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---	STOCKADE FENCE
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---	BASEMENT FLOOR
---	TOP OF FOUNDATION
---	GARAGE FLOOR
---	EROSION CONTROL

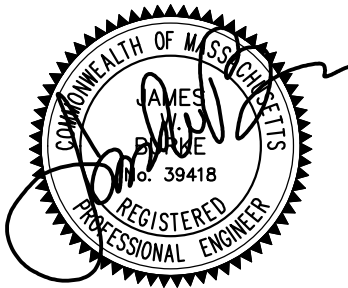
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⊞	GAS VALVE
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JAMES BURKE, P.E.

09/29/2023

GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 060 015 0  
RECORD OWNER: JOSEPH J & KATHLEEN M HANNON  
DEED REFERENCE: BOOK 6858 PAGE 280  
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PLAN REFERENCES:

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Plan Book 410 No. 846-1992  
Plan Book 591 No. 48-2009  
Book 3616 Page 400 Plan No. 87-1958  
Book 3943 Page 122 Plan No. 1174-1961  
Book 7919 Page 417 Plan No. 290-1968

MASSACHUSETTS DEPT. OF TRANSPORTATION SURVEY DIVISION

STATE HIGHWAY LAYOUT No. 981  
STATE HIGHWAY LAYOUT No. 989  
STATE HIGHWAY LAYOUT No. 1954

PROJECT TITLE & LOCATION:

STOUGHTON MOTEL CONVERSION  
1919 WASHINGTON STREET  
STOUGHTON, MASS.

PLAN TITLE:

PROPOSED LAYOUT

PREPARED FOR:

FATHER BILL'S AND MAINSPRING  
460 BELMONT STREET  
BROCKTON, MA 02301

DATE: JULY 17, 2023

REVISED: SEPTEMBER 13, 2023

REVISED: OCTOBER 2, 2023

REVISED: OCTOBER 19, 2023

REVISED: NOVEMBER 2, 2023

JOB NUMBER: 2022.077

C-4





Water Quality Volume/Recharge Volume Calculations

Required:

Vwq or Rv = (Dwq or F, whichever is greater) * Amp

Vwq = Required Water Quality Volume

Rv = Required Recharge Volume

Dwq = Water Quality Depth, 1/2 inch

Amp = impervious Area (s.f.)

F = target depth factor, 0.25 inch for C soils

Vwq = 0.5in/(12in/ft) x 26,665 s.f. = 1,111 c.f.

Rv = 0.25in/(12in/ft) x 26,665 s.f. = 563.3 c.f.

Required System Volumes =1,111 c.f.

Provided:

Infiltration Basin

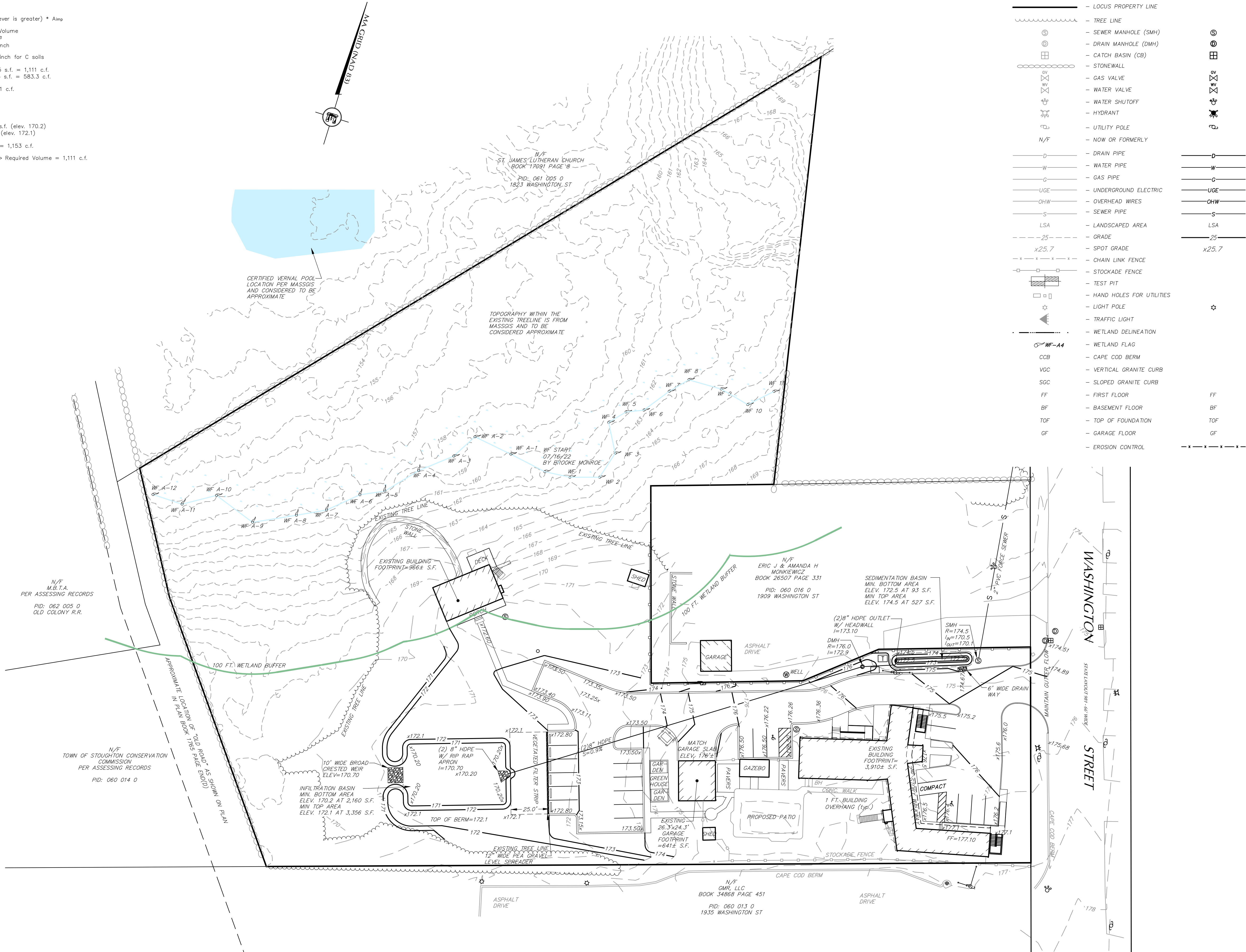
Bottom Surface Area = 2,160 s.f. (elev. 170.2)

Top Surface Area = 3,356 s.f. (elev. 172.1)

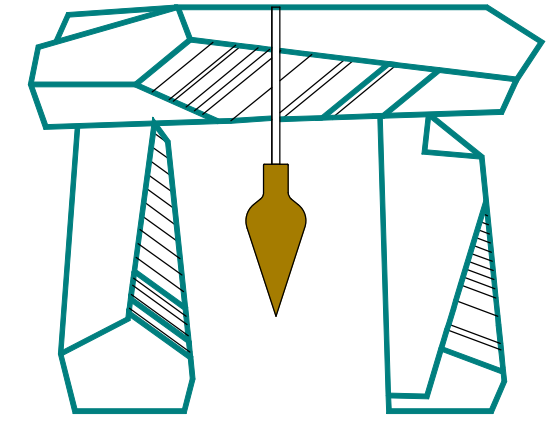
Outlet Elevation = 170.7

Total Volume Below Outlet (V) = 1,153 c.f.

Proposed Volume = 1,153 c.f. > Required Volume = 1,111 c.f.



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JAMES BURKE, P.E. 5/3/2023

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Book 7919 Page 417 Plan No. 290-1988

MASSACHUSETTS DEPT. OF TRANSPORTATION SURVEY DIVISION

STATE HIGHWAY LAYOUT No. 981  
STATE HIGHWAY LAYOUT No. 989  
STATE HIGHWAY LAYOUT No. 1954

PROJECT TITLE & LOCATION:

STOUGHTON MOTEL CONVERSION  
1919 WASHINGTON STREET  
STOUGHTON, MASS.

PLAN TITLE:

GRADING & DRAINAGE

PREPARED FOR:

FATHER BILL'S AND MAINSPRING  
460 BELMONT STREET  
BROCKTON, MA 02301

DATE: JULY 17, 2023

REVISED: SEPTEMBER 13, 2023

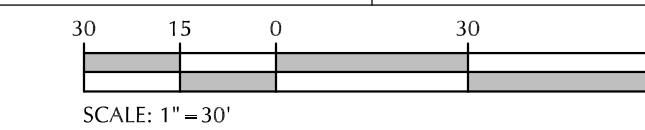
REVISED: OCTOBER 2, 2023

REVISED: OCTOBER 19, 2023

REVISED: NOVEMBER 2, 2023

JOB NUMBER: 2022.077

C-5





FIXTURE COUNT CALCULATIONS

FRONT BUILDING

FIXTURE	# FIXTURES	FACTOR VALUE		CAPACITY VALUES FOR SERVICES	
		HOT	COLD	NOMINAL PIPE (INCHES)	CAPACITY VALUE
TOILETS (TANK)	20	-	1	3/8	1
BATHUB/SHOWER	20	-	2	1/2	1.1 to 4
HAND WASH SINK	20	1	1	3/4	4.1 to 9
DISHWASHER (DOMESTIC)	0	2	-	1	8.1 to 16.5
KITCHEN SINK (RESIDENTIAL)	19	-	2	1-1/4	16.6 to 28
LAUNDRY VALVE	2	2	2	1-1/2	28.1 to 55
HOSE CONNECTION	3	-	2	2	55.1 to 107.5
TOTAL	102	128	2	2-1/2	107.6 to 182.5
TOTAL DEVELOPMENT FACTOR VALUE		230		3	182.6 to 287.5
35% DEMAND FACTOR		80.5		3-1/2	287.6 to 425
A TOTAL DEVELOPMENT FACTOR OF 80.5 REQUIRES A 2" SERVICE (PER 248 CMR 10)				4	425.1 to 700
				5	700.1 to 1100
				6	1100.1 to 1300

REAR BUILDING

FIXTURE	# FIXTURES	FACTOR VALUE	
		HOT	COLD
TOILETS (TANK)	5	-	1
BATHUB/SHOWER	5	-	2
HAND WASH SINK	5	1	1
DISHWASHER (DOMESTIC)	0	2	-
KITCHEN SINK (RESIDENTIAL)	5	-	2
LAUNDRY VALVE	1	2	2
HOSE CONNECTION	3	-	2
TOTAL	27	38	
TOTAL DEVELOPMENT FACTOR VALUE		65	
35% DEMAND FACTOR		22.8	
A TOTAL DEVELOPMENT FACTOR OF 22.8 REQUIRES A 1.25" SERVICE (PER 248 CMR 10)			

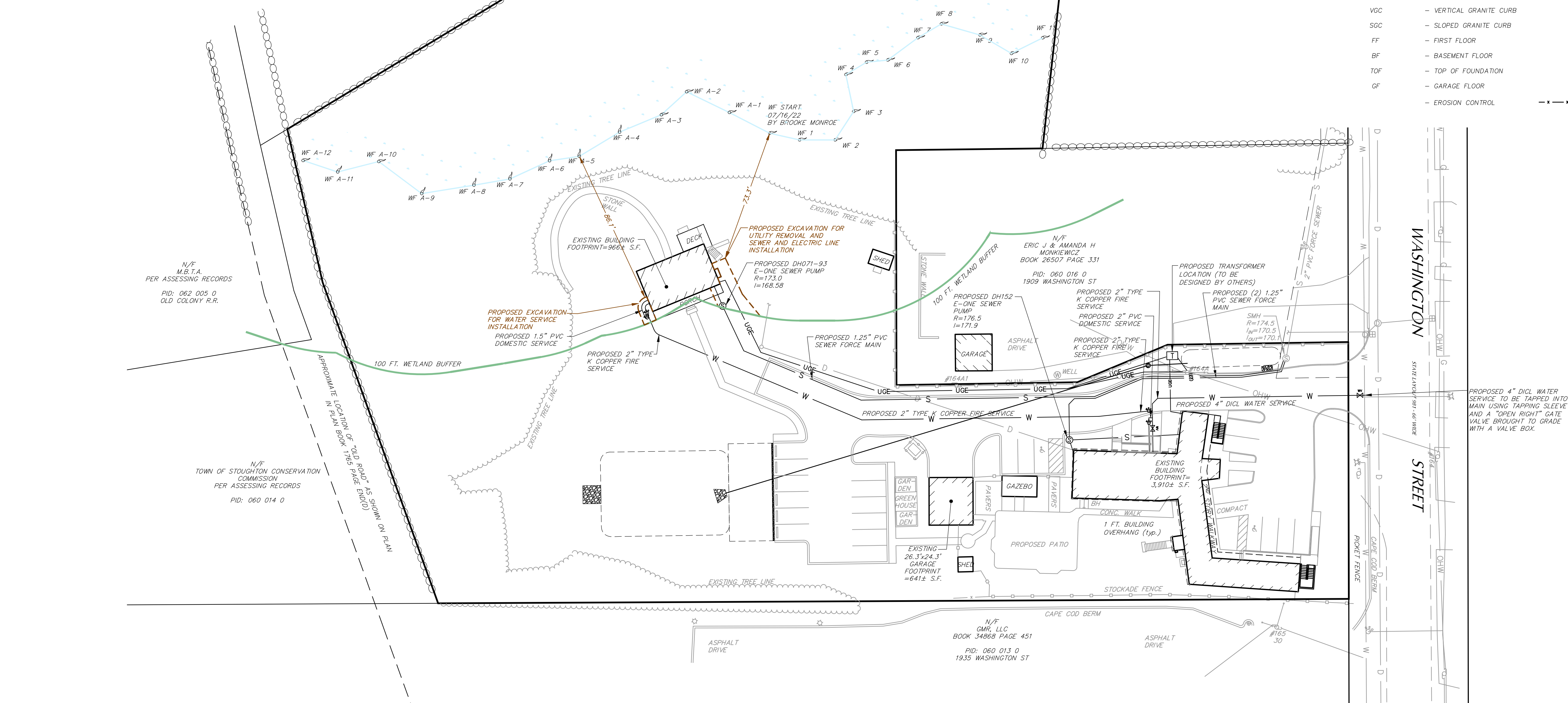
ANTICIPATED SEWER FLOW:

REAR BUILDING:  
PROPOSED (5) 1-BEDROOM UNITS  
110 GPD PER BEDROOM  
550 GPD ANTICIPATED

FRONT BUILDING:  
PROPOSED (19) 1-BEDROOM UNITS  
110 GPD PER BEDROOM  
2,090 GPD ANTICIPATED

TOTAL ANTICIPATED SEWER FLOW = 2,640 GPD

CERTIFIED VERNAL POOL  
LOCATION PER MASSGIS  
AND CONSIDERED TO BE  
APPROXIMATE



LEGEND:

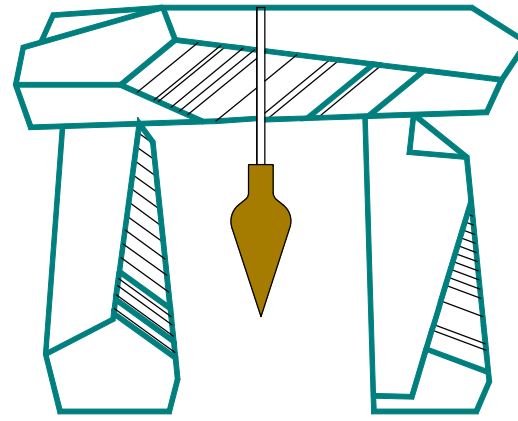
EXISTING:

- LOCUS PROPERTY LINE
- TREE LINE
- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
- WATER VALVE
- WATER SHUTOFF
- HYDRANT
- UTILITY POLE
- NOW OR FORMERLY
- DRAIN PIPE
- WATER PIPE
- GAS PIPE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- SEWER PIPE
- LANDSCAPED AREA
- GRADE
- SPOT GRADE
- CHAIN LINK FENCE
- STOCKADE FENCE
- TEST PIT
- HAND HOLES FOR UTILITIES
- LIGHT POLE
- TRAFFIC LIGHT
- WETLAND DELINEATION
- WETLAND FLAG
- CAPE COD BERM
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- FIRST FLOOR
- BASEMENT FLOOR
- TOP OF FOUNDATION
- GARAGE FLOOR
- EROSION CONTROL

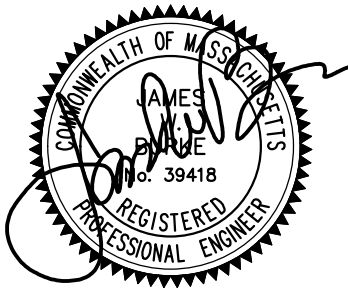
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JAMES BURKE, P.E. 09/29/2023

GENERAL NOTES:

- LOCUS:
- CURRENT ZONING DISTRICT: GENERAL BUSINESS (PER TOWN OF STOUGHTON GIS)
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- EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.
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- WETLAND FLAGGED BY OTHERS WAS OBSERVED ON SUBJECT PREMISES AND NOTED HEREIN.
- THE LOT SHOWN LIES WITHIN FEMA FLOOD ZONE X AS DELINEATED ON FIRM 25021C0378E, DATED 07/17/2012.
- PROPOSED SEWER COMPONENTS AND EASEMENT DESIGNED BY J.K. HOLMGREN ENGINEERING. SEE PLAN TITLED "SEWER CONNECTION PLAN" WITH A REVISION DATE OF APRIL 11, 2023.

PLAN REFERENCES:

NORFOLK COUNTY REGISTRY OF DEEDS

- Plan in Book 1765 Page End (D)
- Plan Book 252 Plan No. 757-759
- Plan Book 397 No. 37-1991
- Plan Book 410 No. 846-1992
- Plan Book 591 No. 48-2009
- Book 3616 Page 400 Plan No. 87-1958
- Book 3943 Page 122 Plan No. 1174-1961
- Book 7919 Page 417 Plan No. 290-1988

MASSACHUSETTS DEPT. OF TRANSPORTATION SURVEY DIVISION

- STATE HIGHWAY LAYOUT No. 981
- STATE HIGHWAY LAYOUT No. 989
- STATE HIGHWAY LAYOUT No. 1954

PROJECT TITLE & LOCATION:

STOUGHTON MOTEL CONVERSION  
1919 WASHINGTON STREET  
STOUGHTON, MASS.

PLAN TITLE:

UTILITIES

PREPARED FOR:

FATHER BILL'S AND MAINSPRING  
460 BELMONT STREET  
BROCKTON, MA 02301

DATE: JULY 17, 2023

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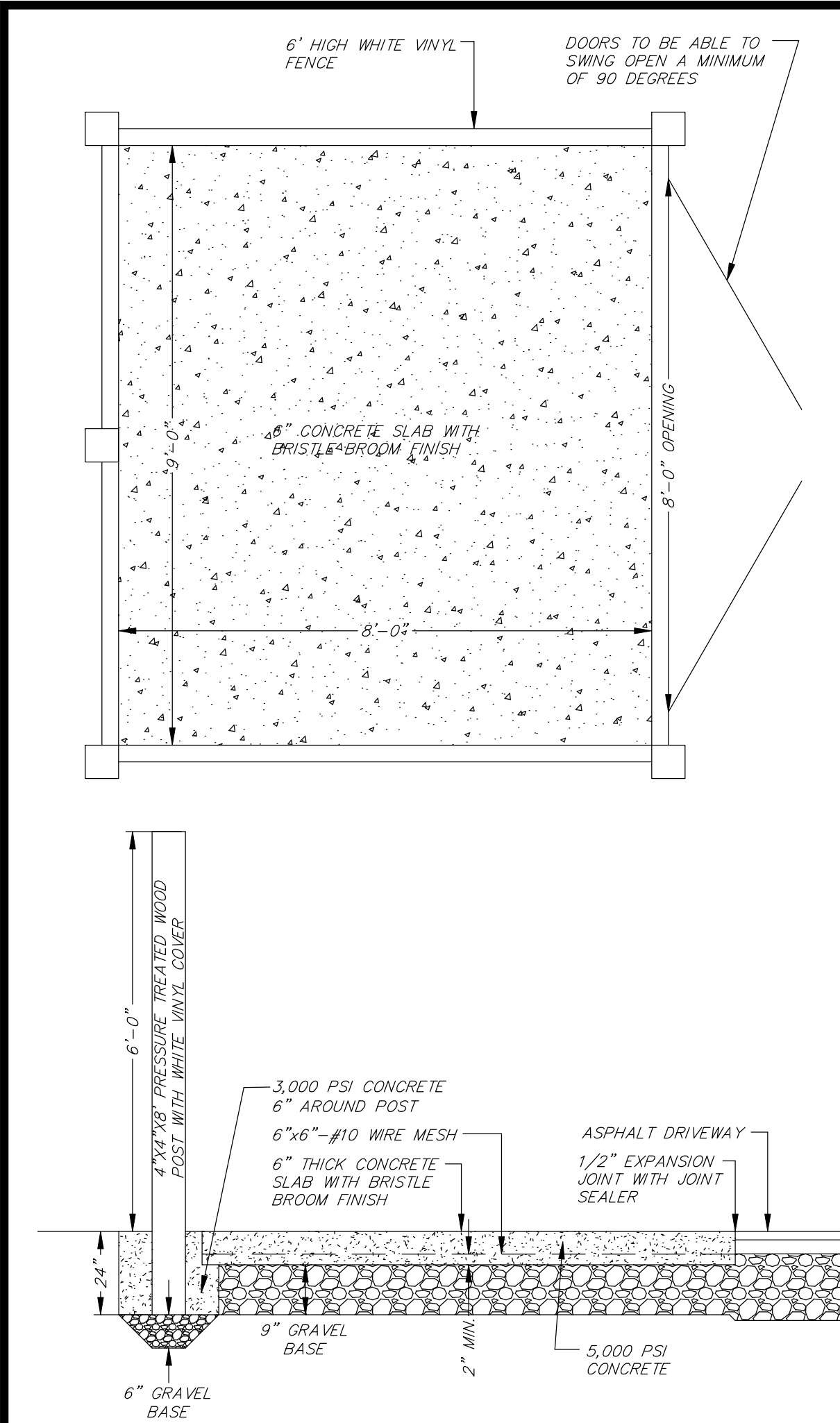
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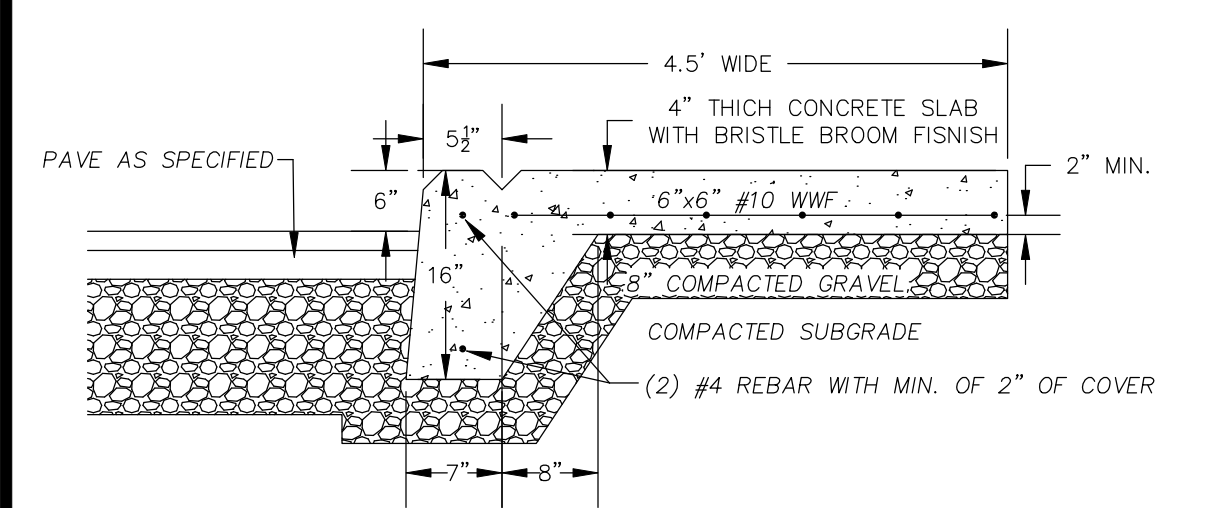
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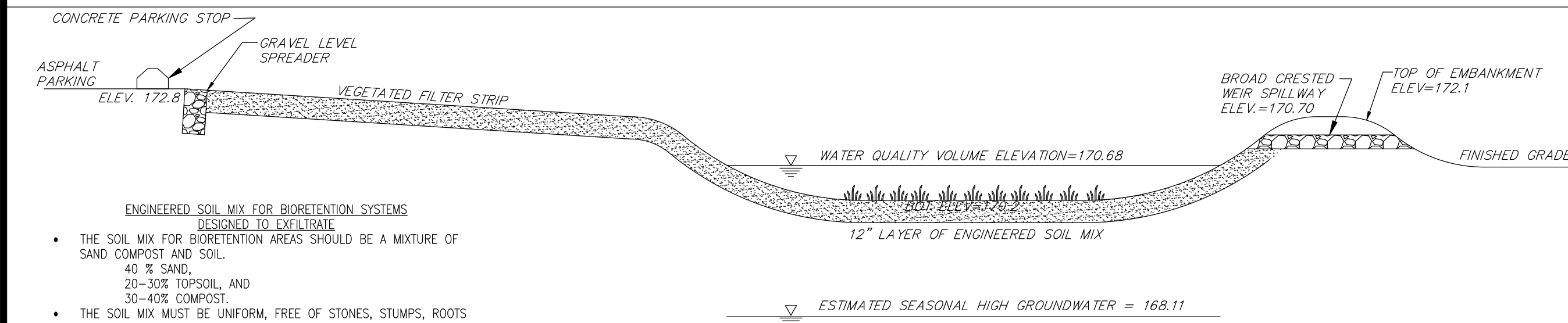


DUMPSETR PAD AND ENCLOSURE DETAIL  
NOT TO SCALE

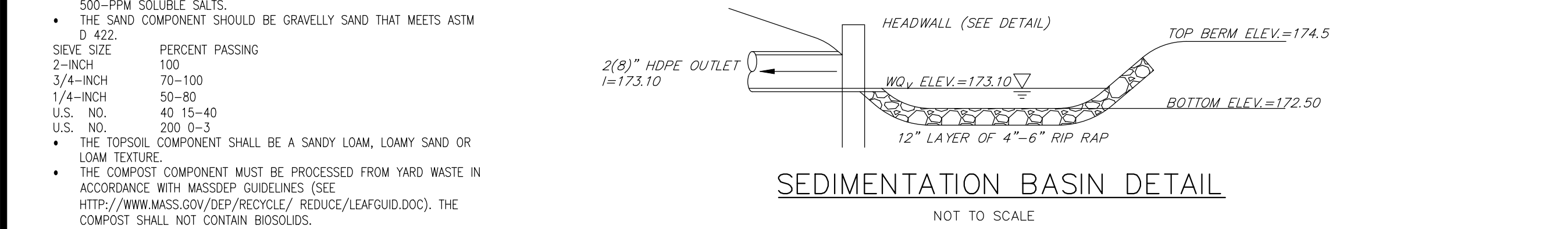


- NOTES:
1. PROVIDE CONSTRUCTION CONTROL JOINT EVERY 5'.
  2. PROVIDE EXPANSION JOINT EVERY 20' OF 400 SQUARE FEET.
  3. PITCH WALK TO DOWN GRADE SIDE AT 3/16" PER 1 FOOT (MAX.)

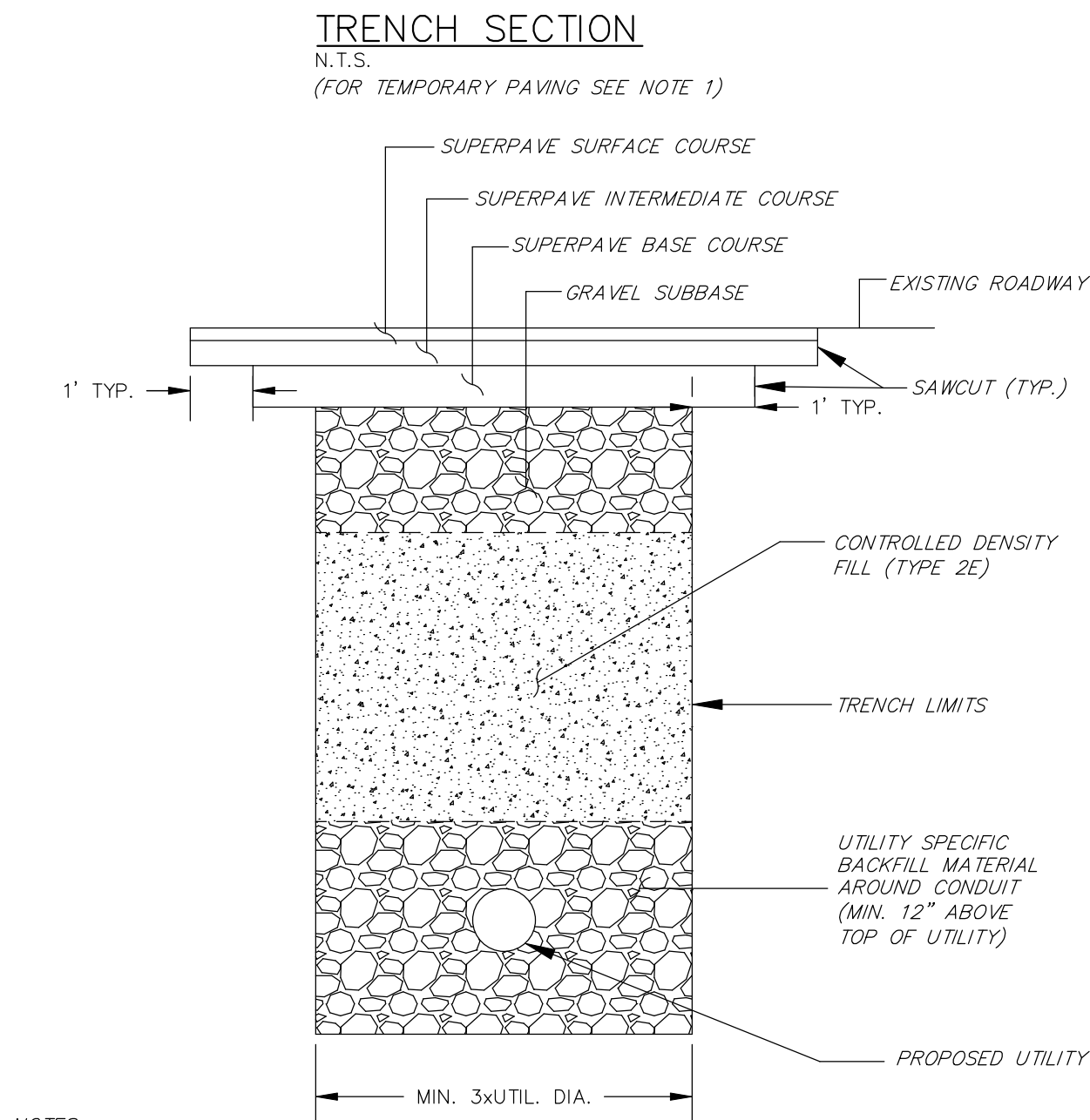
MONOLITHIC CONCRETE SIDEWALK  
NOT TO SCALE



TYPICAL INFILTRATION BASIN PROFILE  
NOT TO SCALE



SEDIMENTATION BASIN DETAIL  
NOT TO SCALE



NOTES:

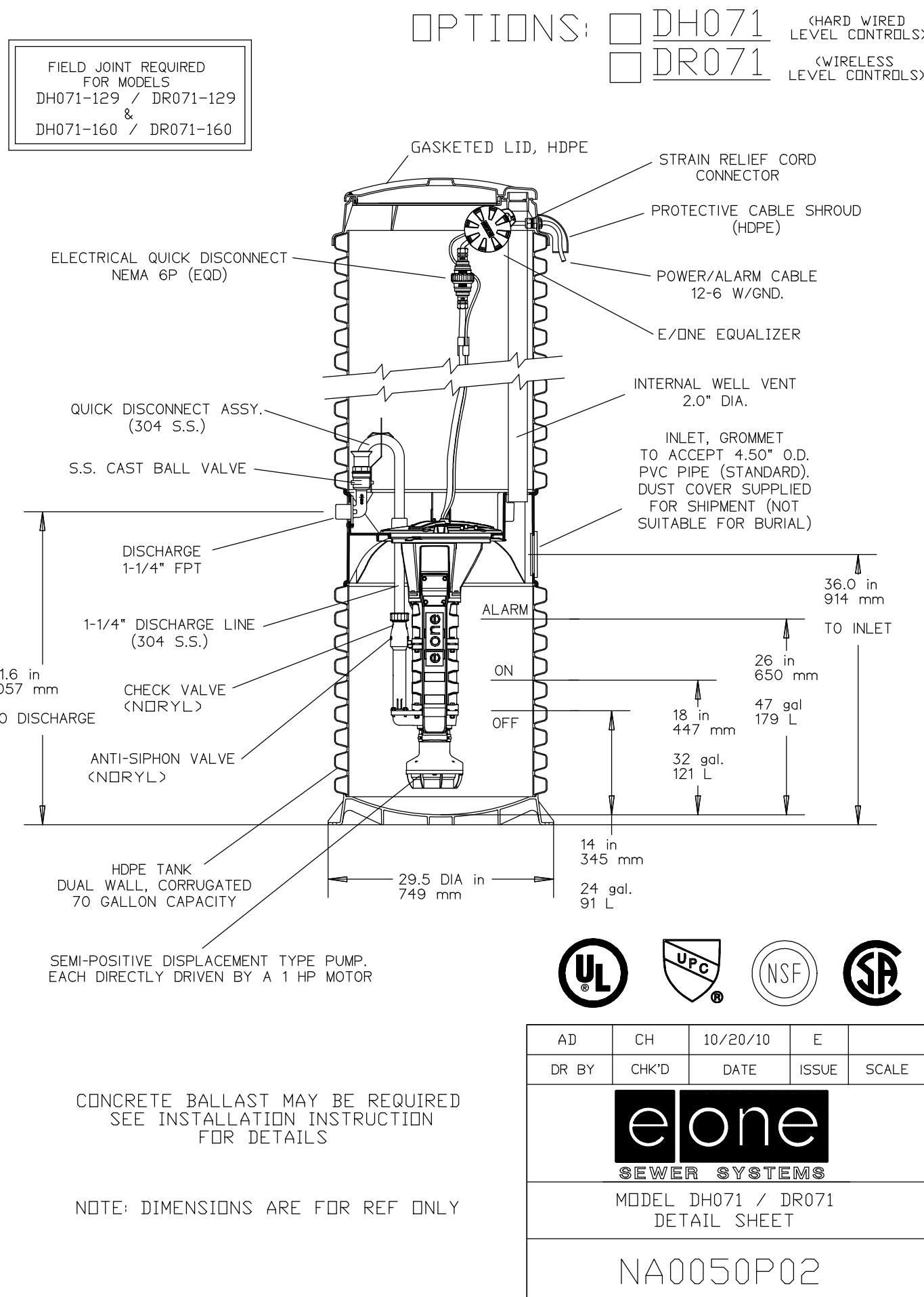
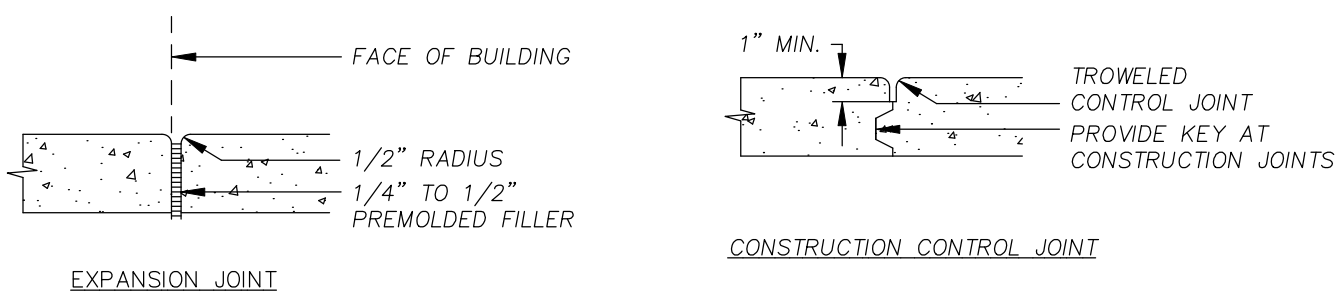
1. IF A TEMPORARY PATCH IS TO BE USED, THE CDF SHALL BE PLACED TO THE ELEVATION OF THE ADJOINING SUBGRADE, THEN GRAVEL SHALL BE PLACED AND COMPACTED TO WITHIN 3 1/2 INCHES OF THE FINISHED GRADE. THE LAST 3 1/2 INCHES SHALL BE HOT MIX ASPHALT PLACED IN TWO LAYERS, 1 1/2" SURFACE COURSE OVER 2" INTERMEDIATE COURSE
2. MATERIAL WHICH MEETS THE SPECIFICATION FOR GRAVEL BORROW TYPE C (M1.03.0 TYPE C), PLACED AND COMPACTED IN LAYERS NO GREATER THAN 6", MAY BE USED IN PLACE OF THE CDF WITH APPROVAL FROM THE DISTRICT HIGHWAY DIRECTOR.
3. THE EXPOSED EDGES OF ALL LONGITUDINAL AND TRANSVERSE SAW CUT JOINTS SHALL BE TREATED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALANT MEETING MASSDOT SPECIFICATIONS.
4. YELLOW METAL FOIL MARKING TAPE SHALL BE PLACED 18" OVER THE CONDUIT (METAL MARKING TAPE/WIRE SHOULD BE USED FOR NON-METALLIC CONDUIT).
5. FOR ROADS WITH AN EXISTING CEMENT CONCRETE BASE, A REINFORCED, HIGH EARLY STRENGTH AIR ENTRAINED, CLASS "F" CEMENT CONCRETE SLAB SHALL BE CAST IN PLACE TO MEET THE EXISTING PAVEMENT. SPECIFIC JOINT DETAILS WITH THE EXISTING PAVEMENT SHALL BE APPROVED DEPENDENT ON THE EXISTING SITE CONDITIONS.
6. ALL TRENCH DIMENSIONS SHALL BE IN ACCORDANCE WITH SUB-SECTION 140.80 OF THE MASSDOT STANDARDS AND SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. SIC 19.0 MAY BE SUBSTITUTED FOR SBC-37.5

PAVEMENT NOTES*

- PAVEMENT MIX DEPTH SHALL MATCH OR EXCEED THE EXISTING DEPTH OF HMA
- 1.75" SUPERPAVE SURFACE COURSE 12.5 (SSC-12.5)
  - 2.25" SUPERPAVE INTERMEDIATE COURSE (SIC-19.0)
  - 3.5" SUPERPAVE BASE COURSE 37.5 (SBC-37.5)
  - MINIMUM 12" GRAVEL SUB-BASE; (MAXIMUM 3" AGGREGATE SIZE)

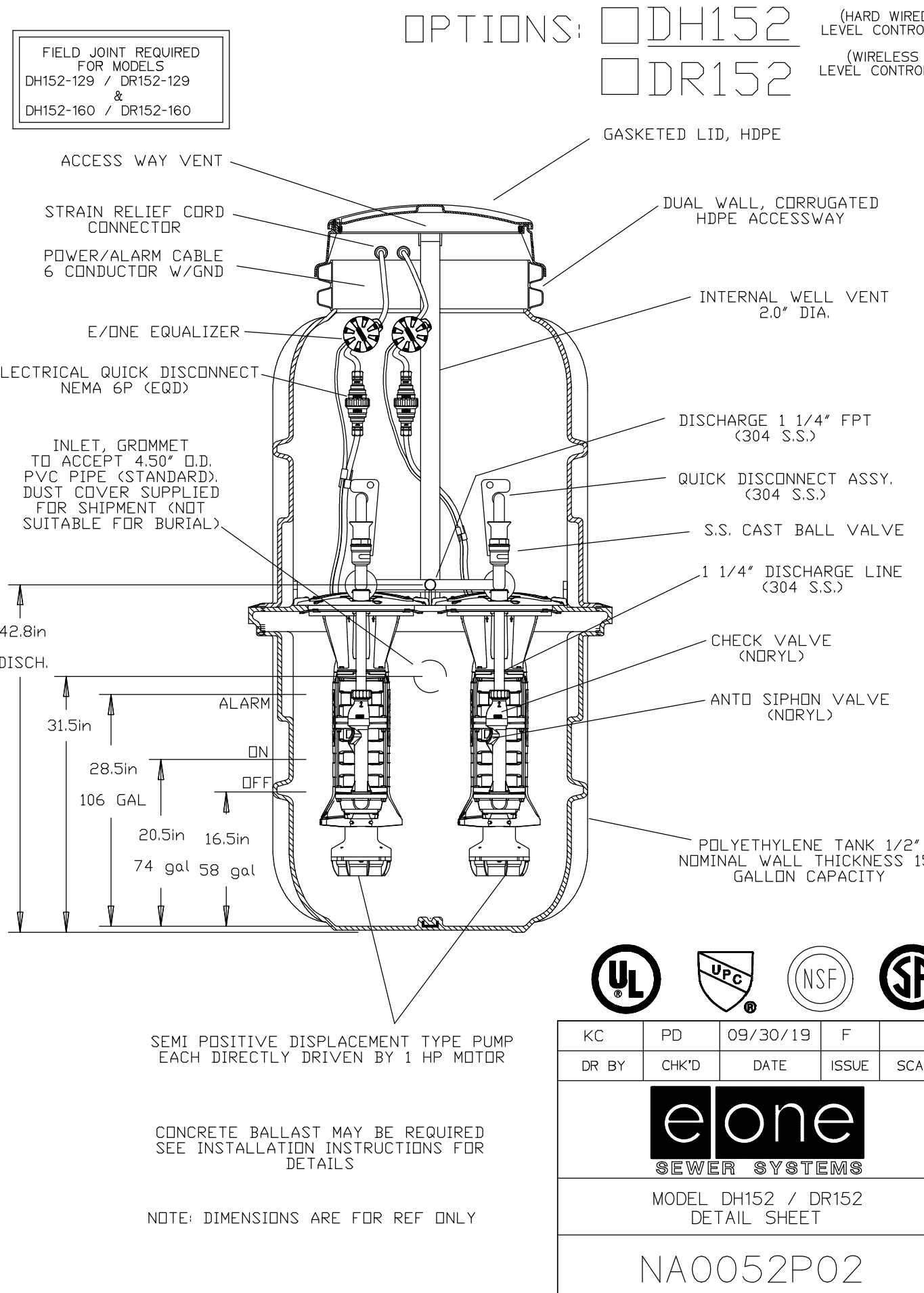
*TRENCHES ON FREEWAYS SHALL REQUIRE A PAVEMENT DESIGN TO BE SUBMITTED FOR APPROVAL  
ALL HOT MIX ASPHALT SHALL BE PRODUCED WITH A WARM MIX ADDITIVE

UTILITY TRENCH PERMANENT PAVEMENT REPAIR  
NOT TO SCALE



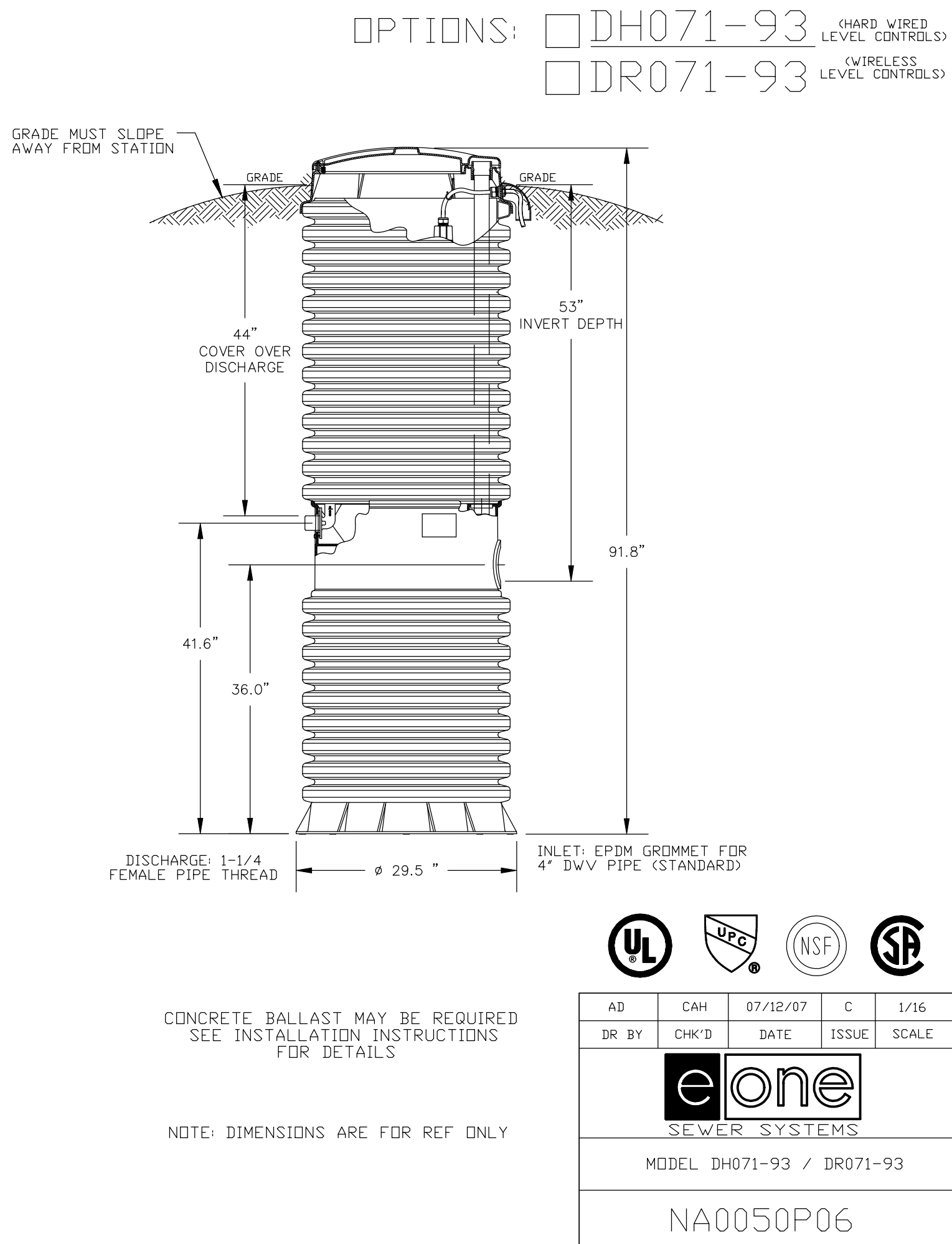
CONCRETE BALLAST MAY BE REQUIRED  
SEE INSTALLATION INSTRUCTION  
FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY



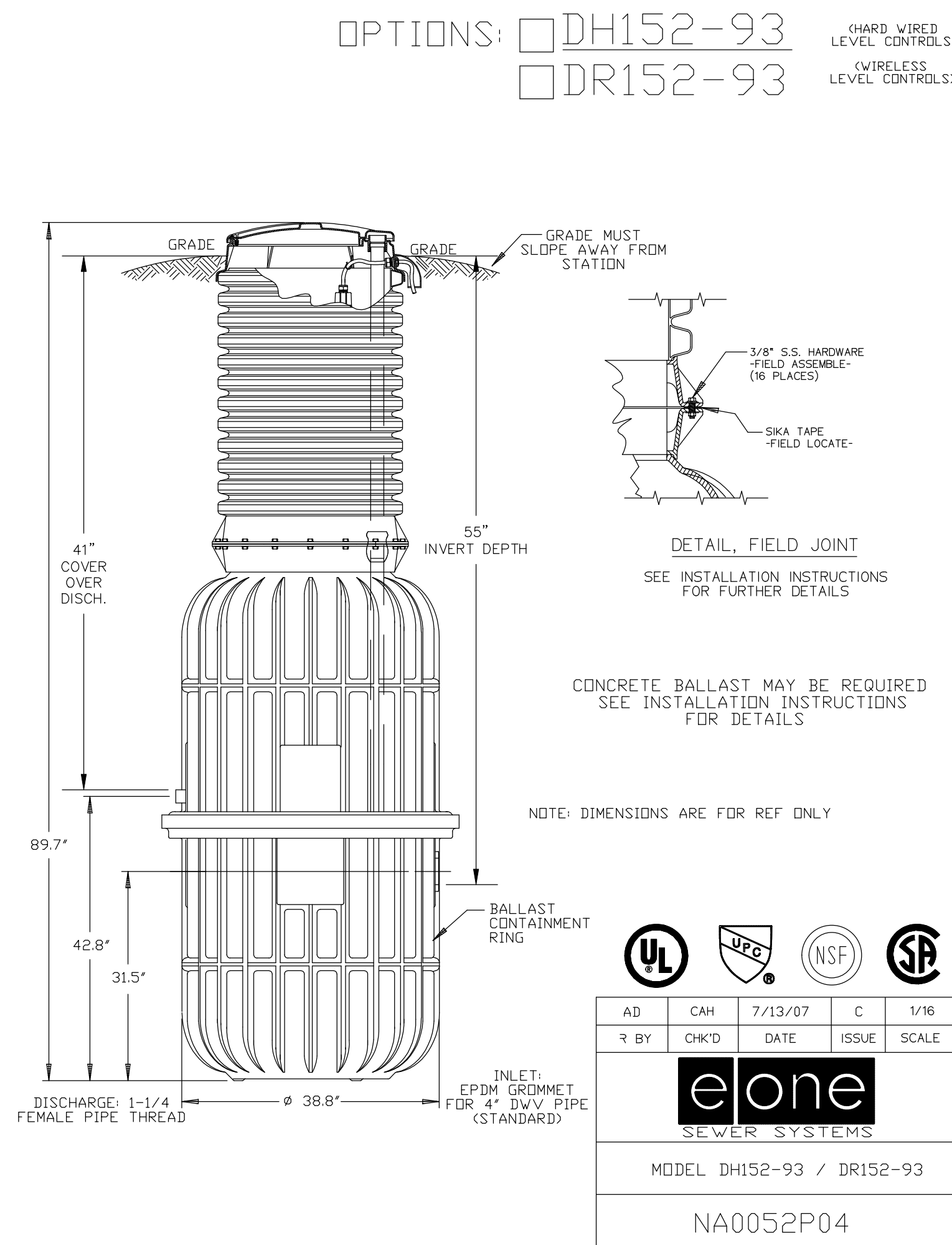
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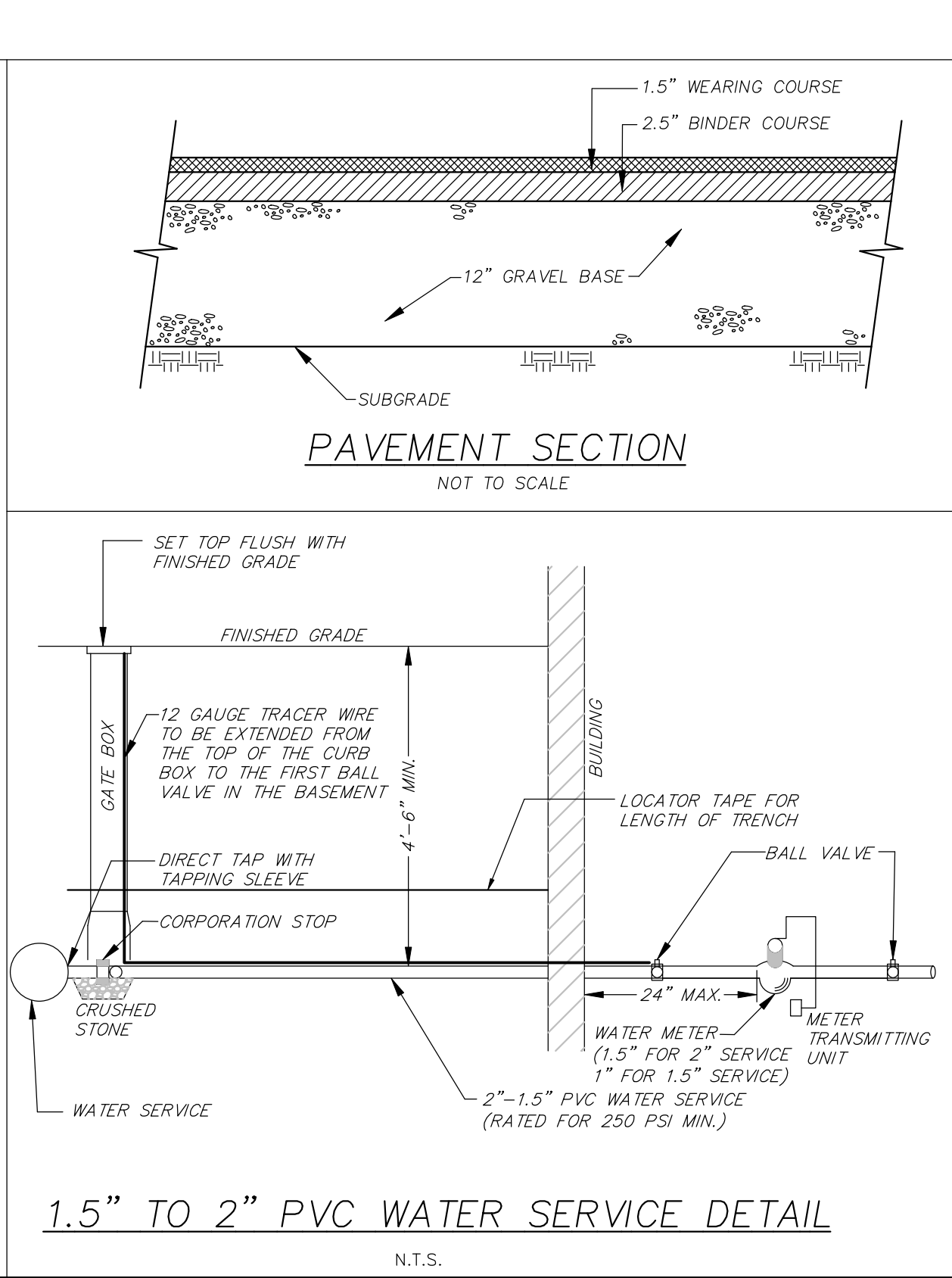
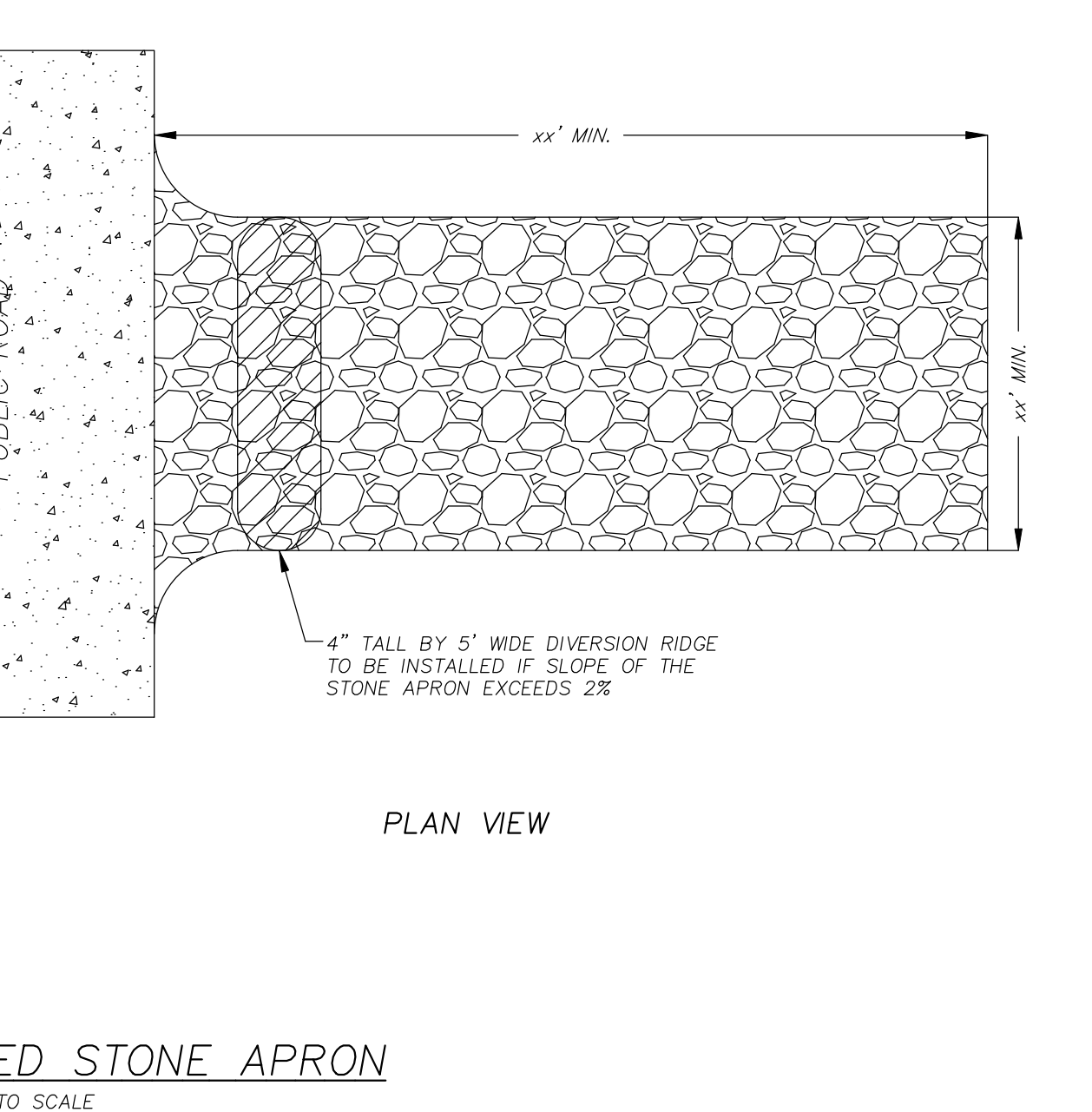
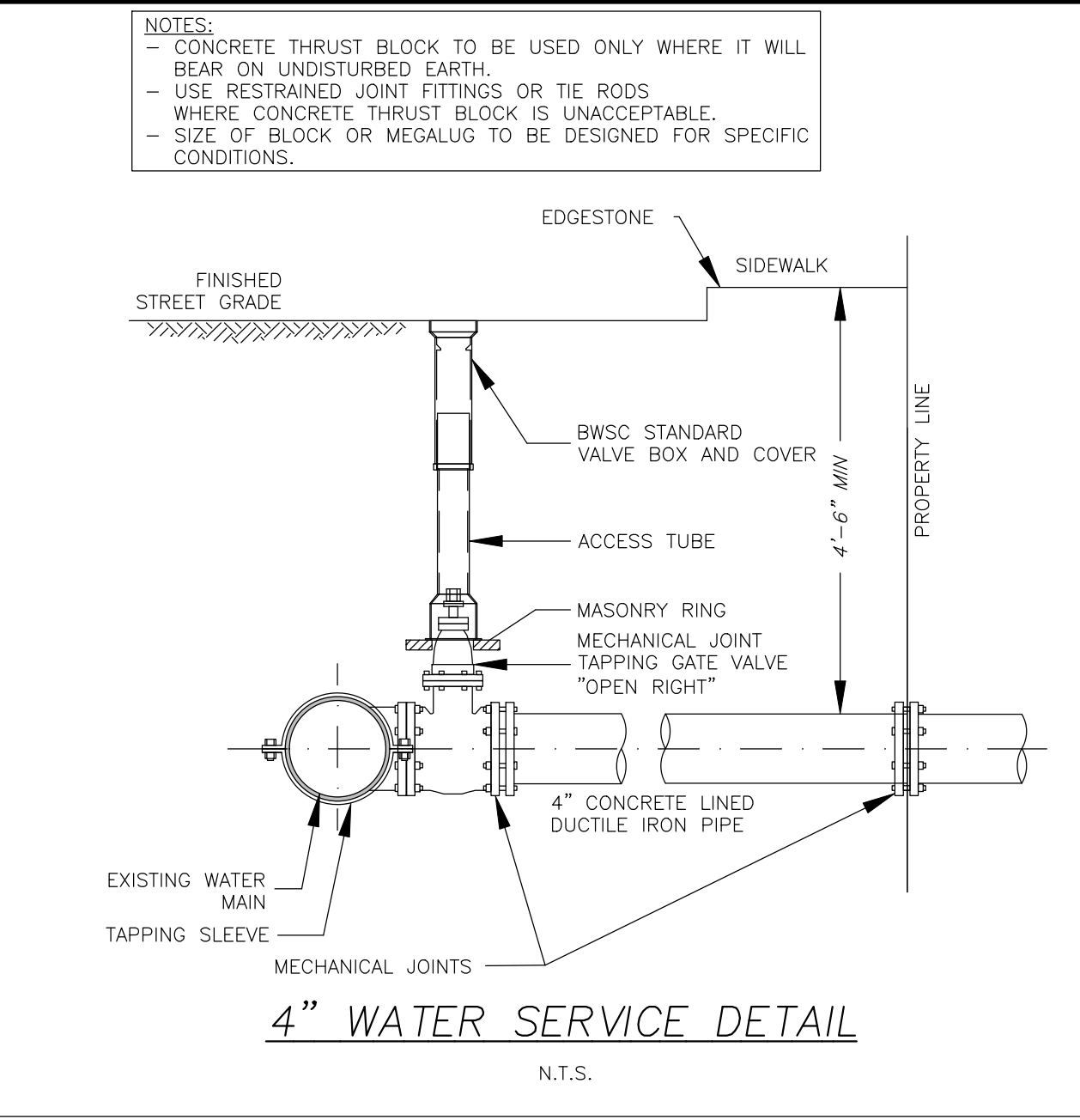
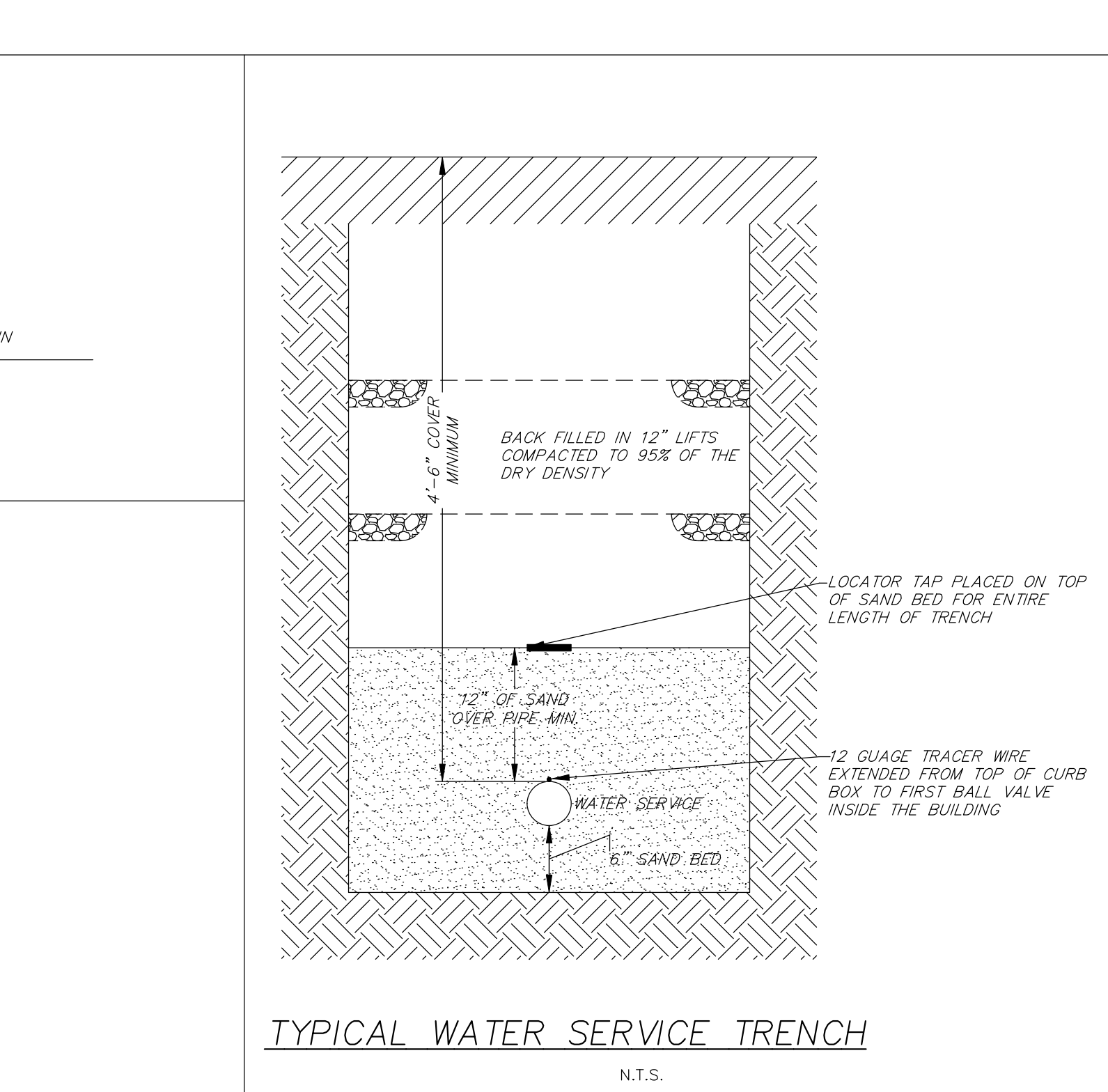
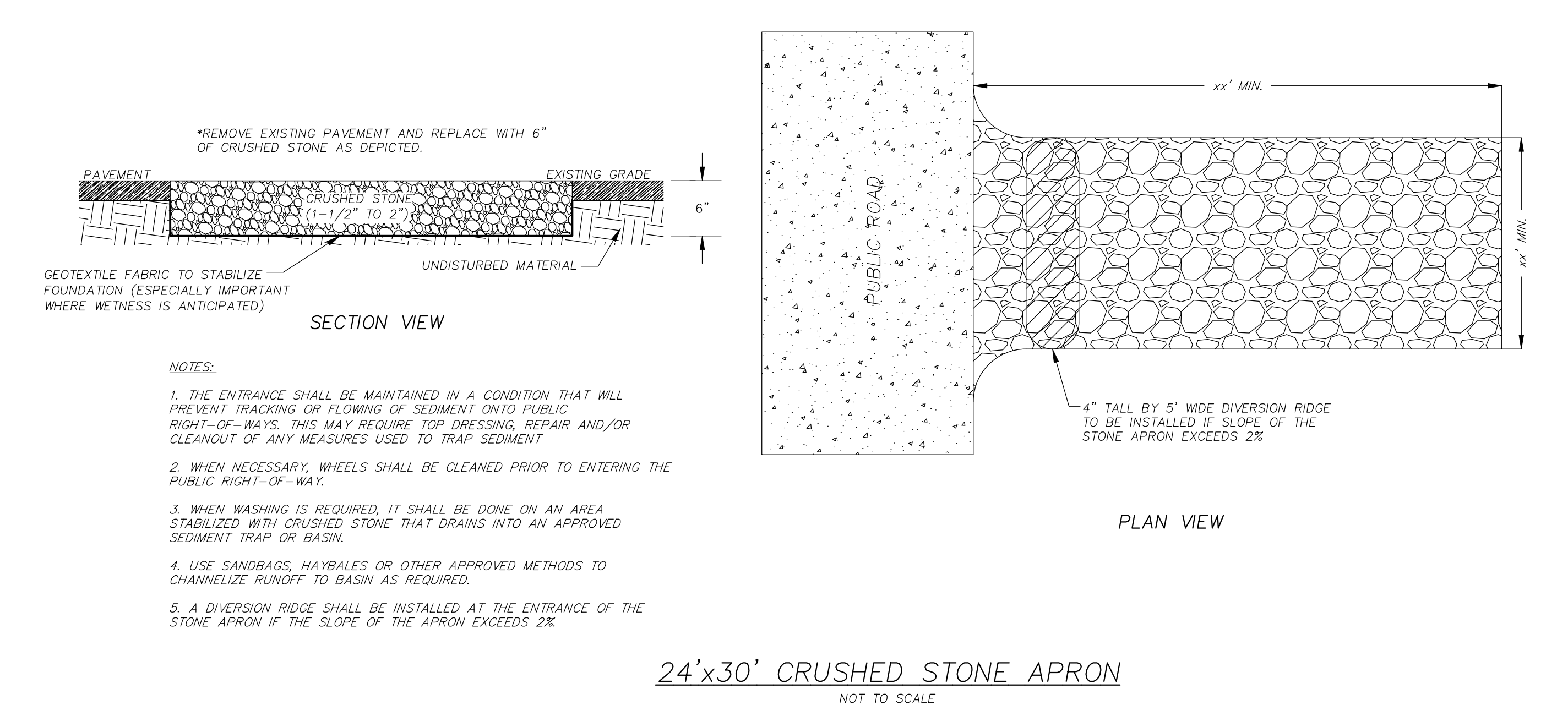
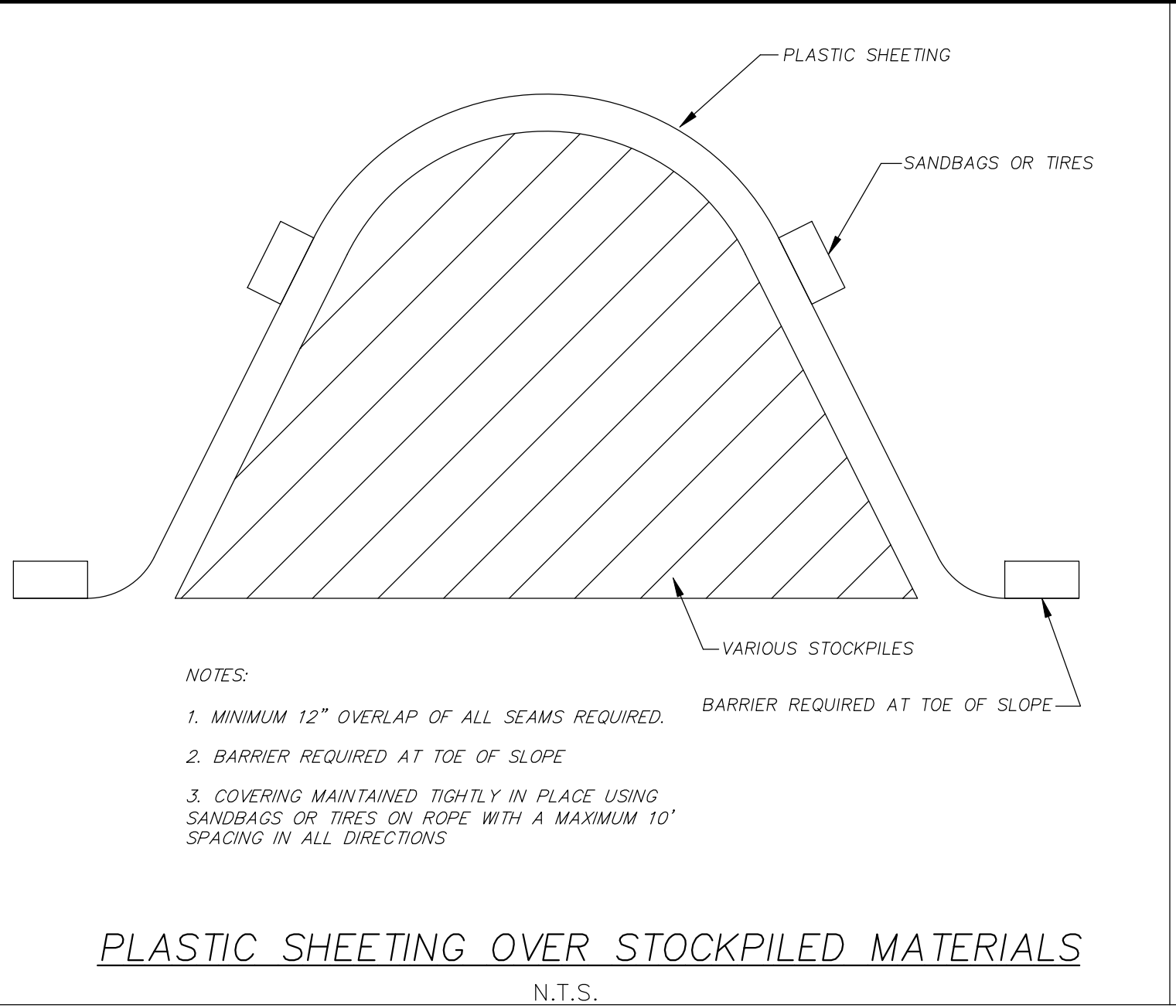
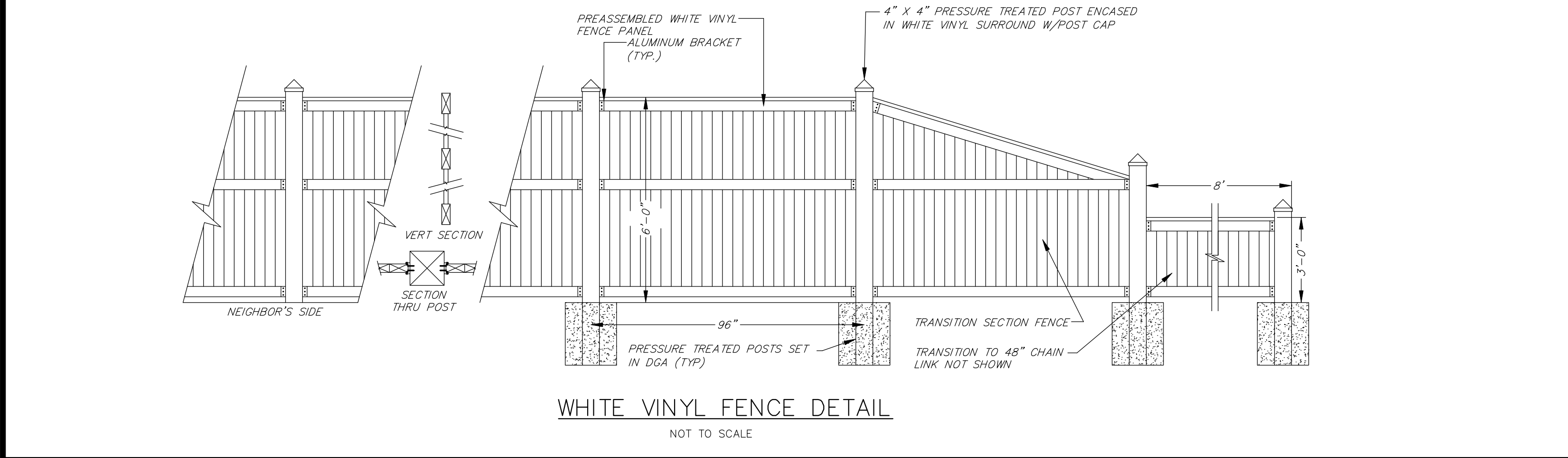
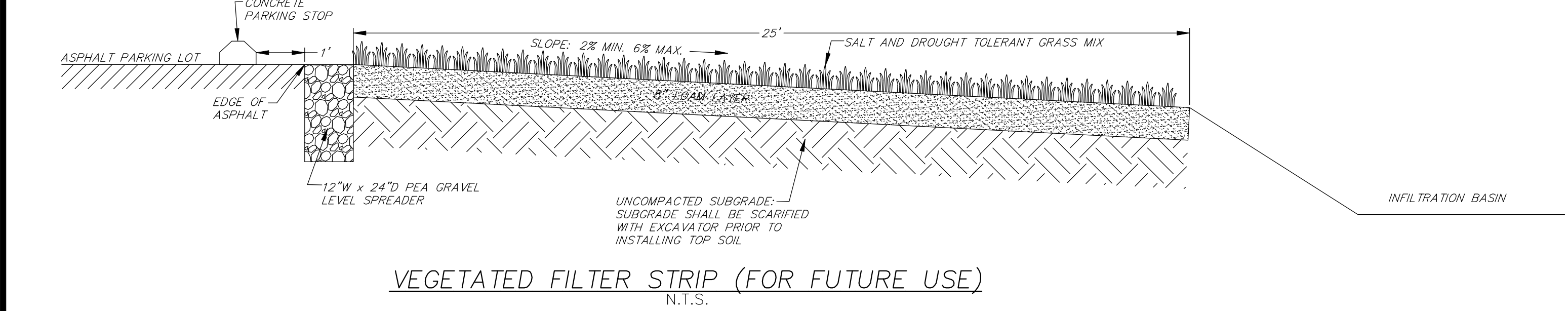
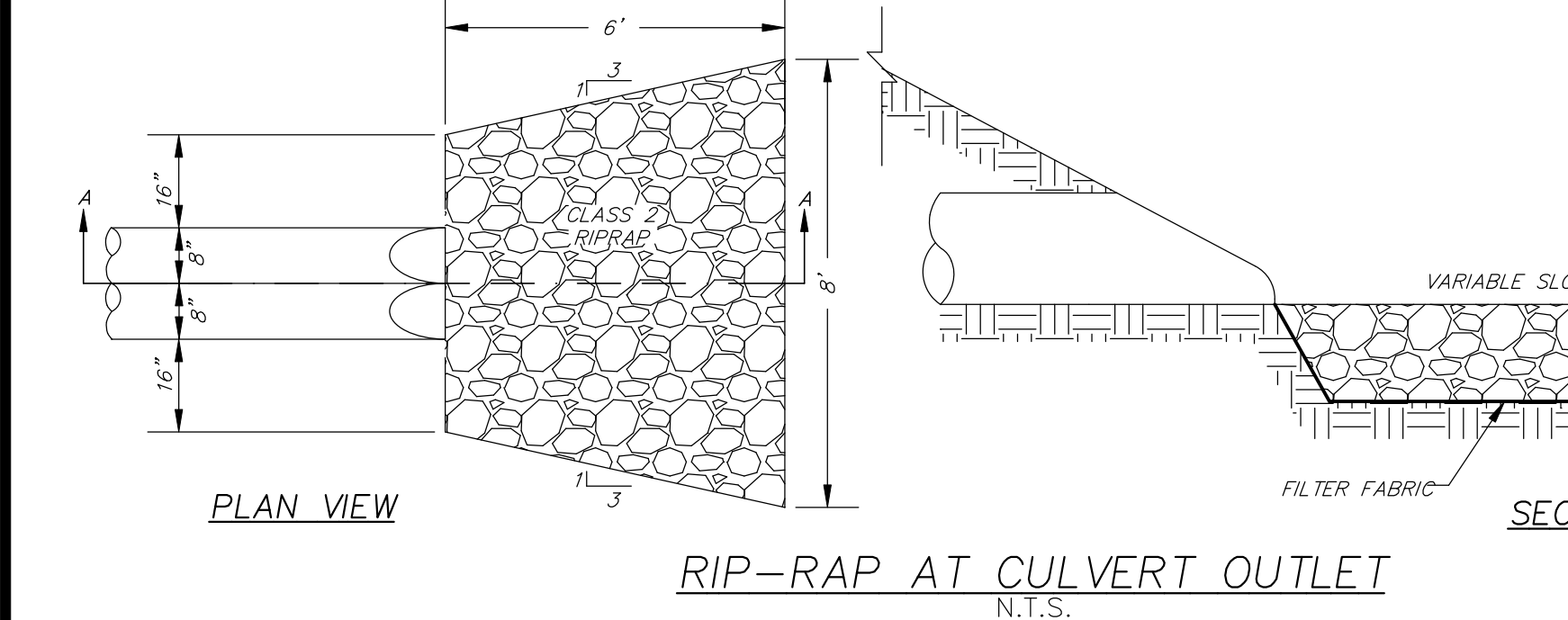
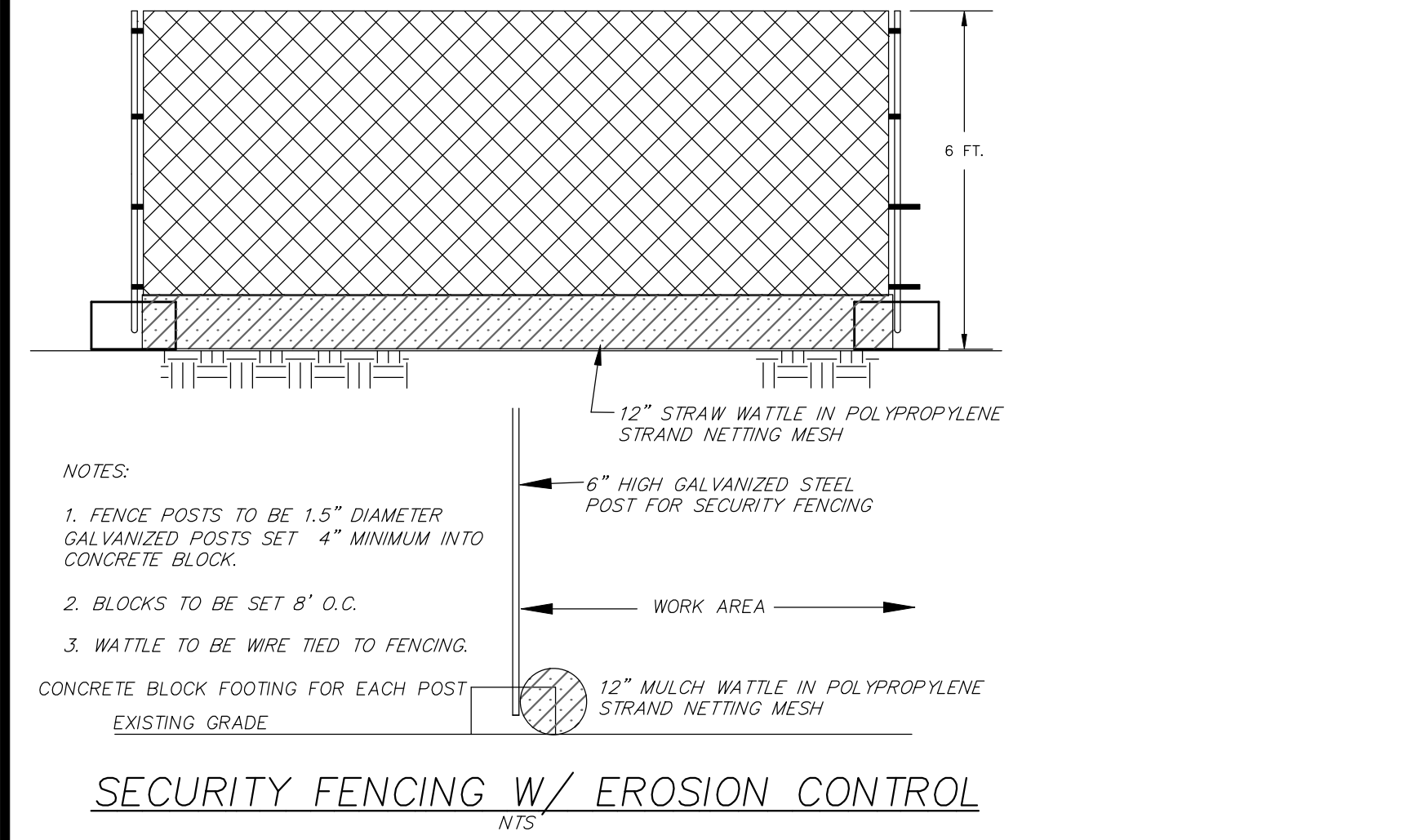
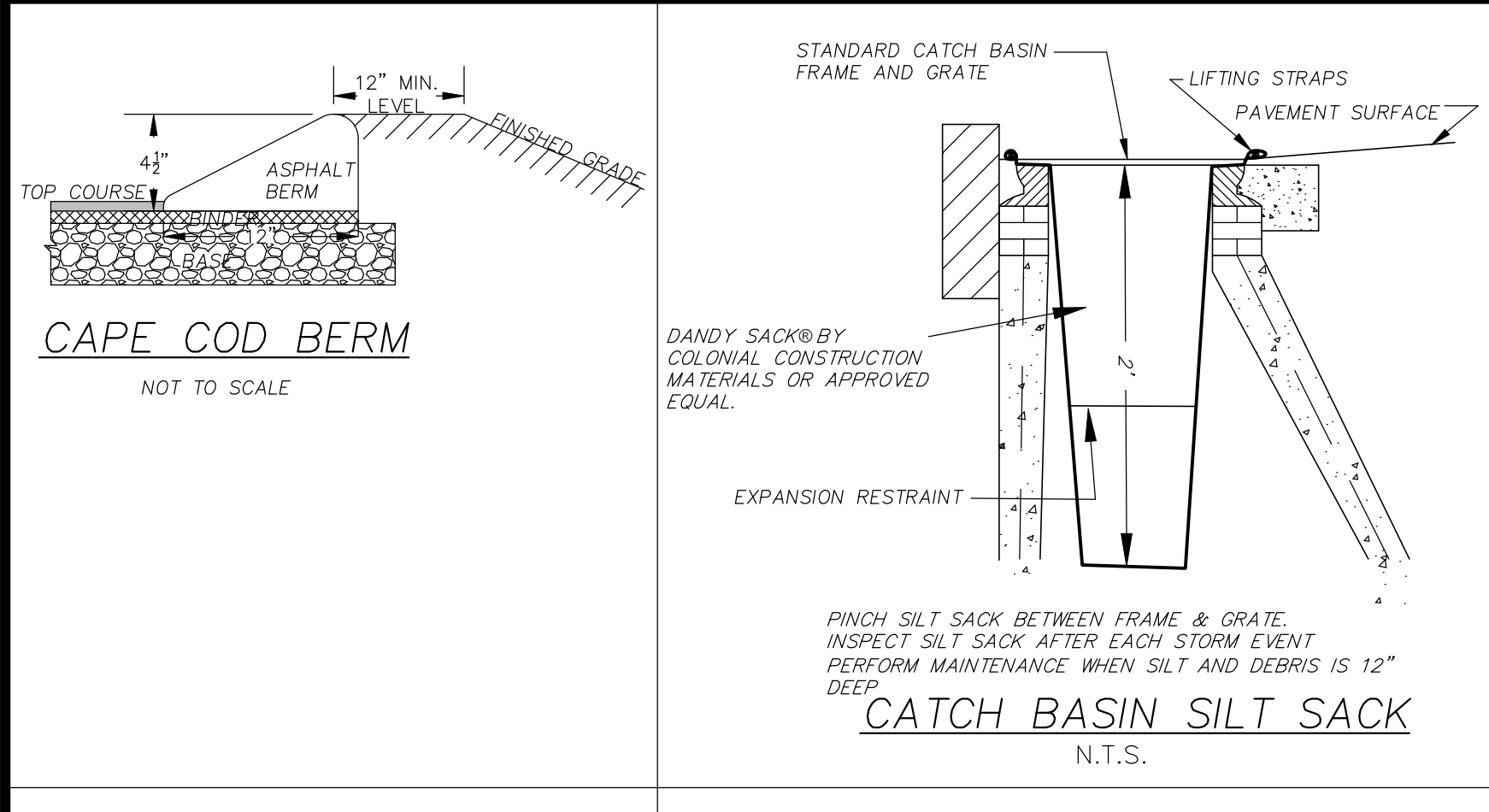
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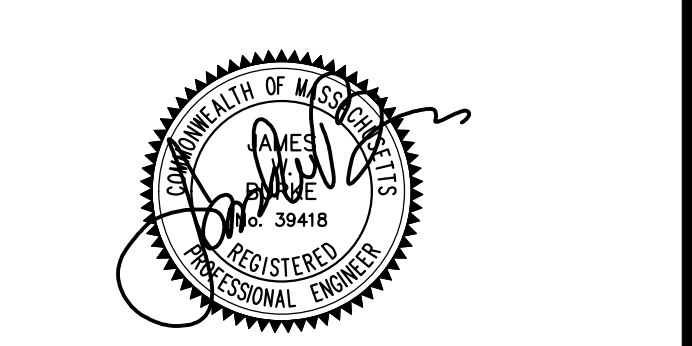
James Burke, P.E.  
09/29/2023  
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ASSESSORS ID: 060 015 0  
RECORD OWNER: JOSEPH J & KATHLEEN M HANNON  
DEED REFERENCE: BOOK 6858 PAGE 280  
BOOK 23117 PAGE 279  
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3. THIS PLAN IS THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY MADE DURING DECEMBER 2022. ELEVATIONS REFER TO NAVD 88 (+ 6.55' = TOWN OF STOUGHTON DATUM).  
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STATE HIGHWAY LAYOUT No. 981  
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STATE HIGHWAY LAYOUT No. 1954

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DETAILS  
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JAMES BURKE, P.E. 09/29/2023

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ASSESSORS ID: 060 015 0  
RECORD OWNER: JOSEPH J & KATHLEEN M HANNON  
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BOOK 23117 PAGE 279

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STATE HIGHWAY LAYOUT No. 981  
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STATE HIGHWAY LAYOUT No. 1954

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1919 WASHINGTON STREET  
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PLAN TITLE:

DETAILS

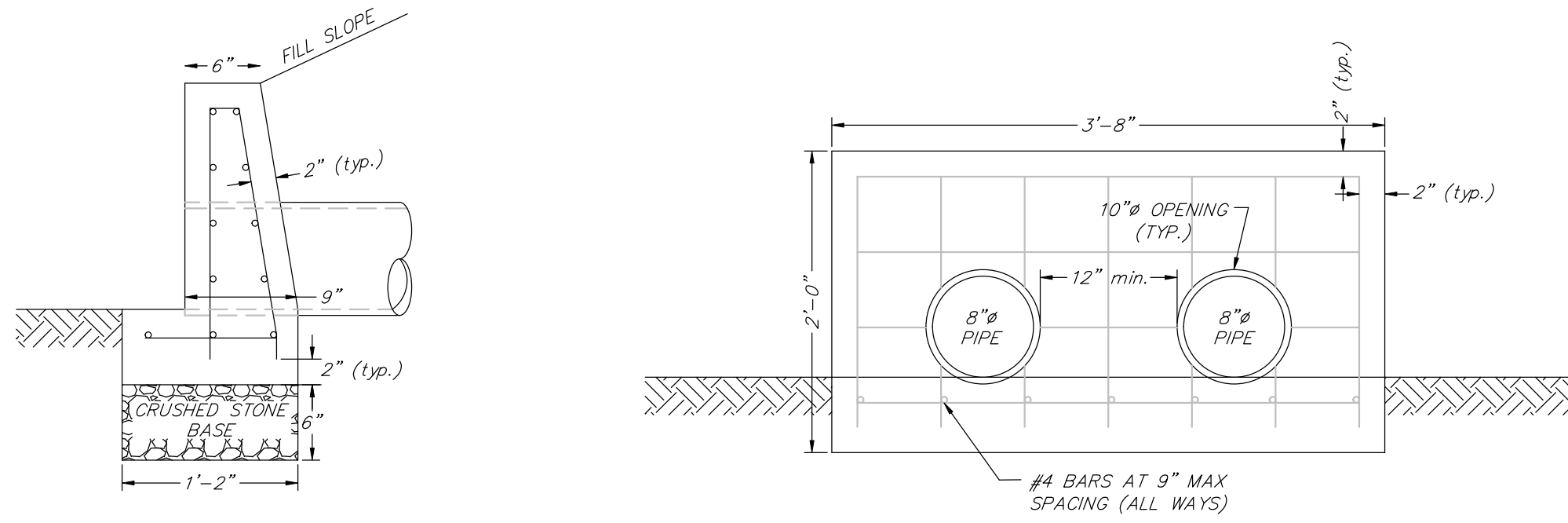
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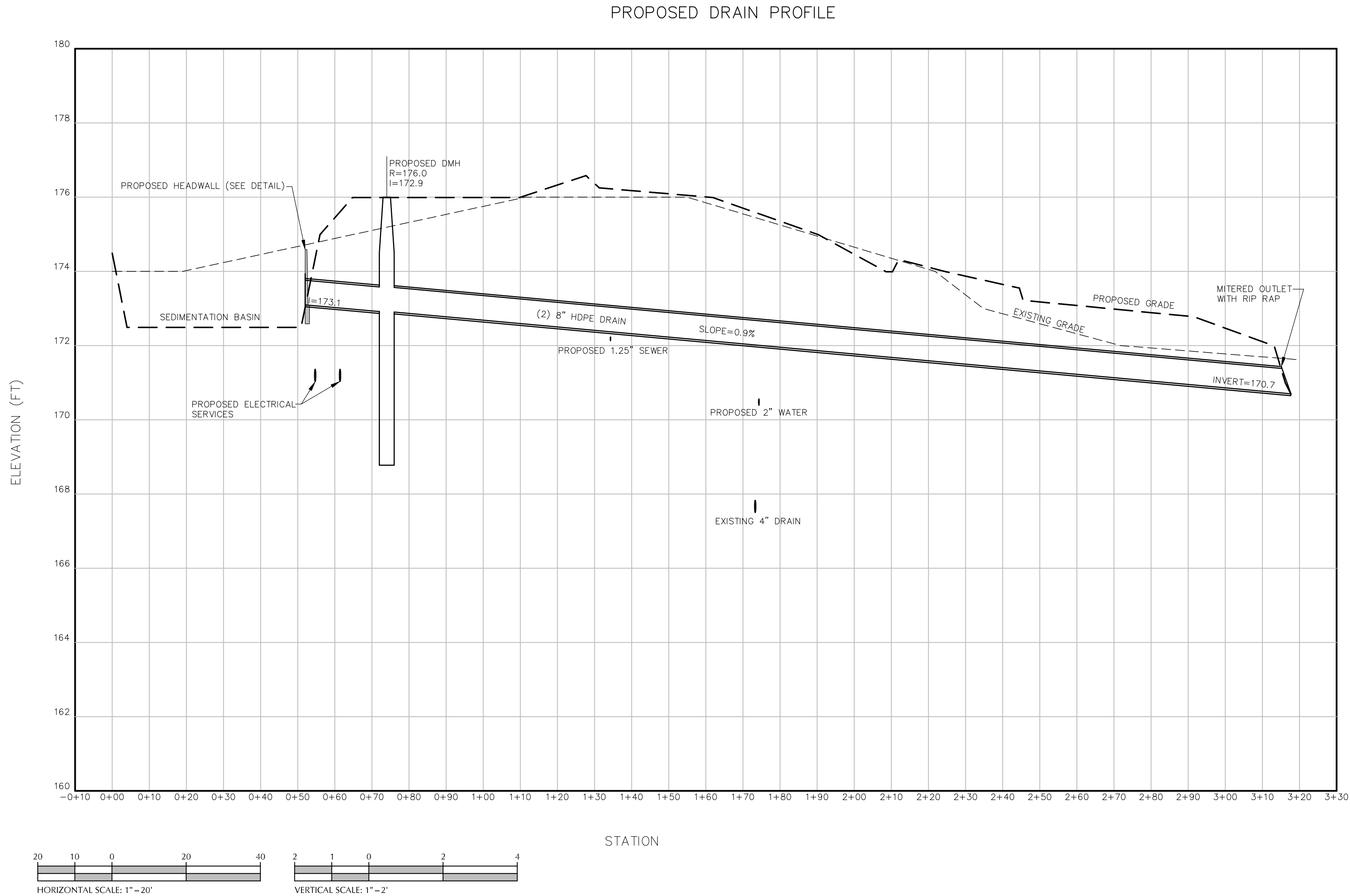




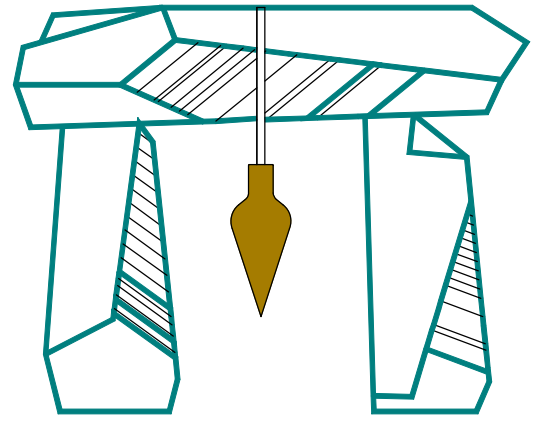
- NOTE:
1. CHAMFER ALL EXPOSED CORNERS TO 3/4"
  2. CONCRETE COMPRESSION STRENGTH TO BE 5,000 PSI @ 28 DAYS

## HEADWALL DETAIL

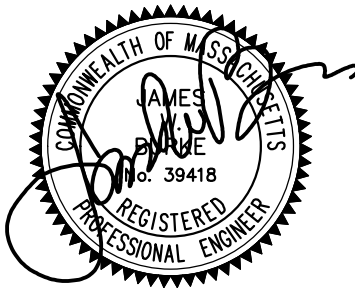
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  2. CURRENT ZONING DISTRICT: GENERAL BUSINESS (PER TOWN OF STOUGHTON GIS)
  4. THIS PLAN IS THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY MADE DURING DECEMBER 2022. ELEVATIONS REFER TO NAVD 88 (+ 6.55' = TOWN OF STOUGHTON DATUM).
  5. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.
  - DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
  6. WETLAND FLAGGED BY OTHERS WAS OBSERVED ON SUBJECT PREMISES AND NOTED HEREON.
  6. THE LOT SHOWN LIES WITHIN FEMA FLOOD ZONE X AS DELINEATED ON FIRM 2502100378E, DATED 07/17/2012.

PLAN REFERENCES:

NORFOLK COUNTY REGISTRY OF DEEDS

Plan in Book 1765 Page End (D)  
Plan Book 252 Plan No. 757-759  
Plan Book 397 No. 37-1991  
Plan Book 410 No. 846-1992  
Plan Book 591 No. 48-2009  
Book 3616 Page 400 Plan No. 87-1958  
Book 3943 Page 122 Plan No. 1174-1961  
Book 7919 Page 417 Plan No. 290-1988

MASSACHUSETTS DEPT. OF TRANSPORTATION SURVEY DIVISION

STATE HIGHWAY LAYOUT No. 981  
STATE HIGHWAY LAYOUT No. 989  
STATE HIGHWAY LAYOUT No. 1954

PROJECT TITLE & LOCATION:

STOUGHTON MOTEL CONVERSION  
1919 WASHINGTON STREET  
STOUGHTON, MASS.

PLAN TITLE:

DETAILS & PROFILE

PREPARED FOR:

FATHER BILL'S AND MAINSPRING  
460 BELMONT STREET  
BROCKTON, MA 02301

DATE: JULY 17, 2023

REVISED: SEPTEMBER 13, 2023

REVISED: OCTOBER 2, 2023

REVISED: OCTOBER 19, 2023

REVISED: NOVEMBER 2, 2023

JOB NUMBER: 2022.077

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