

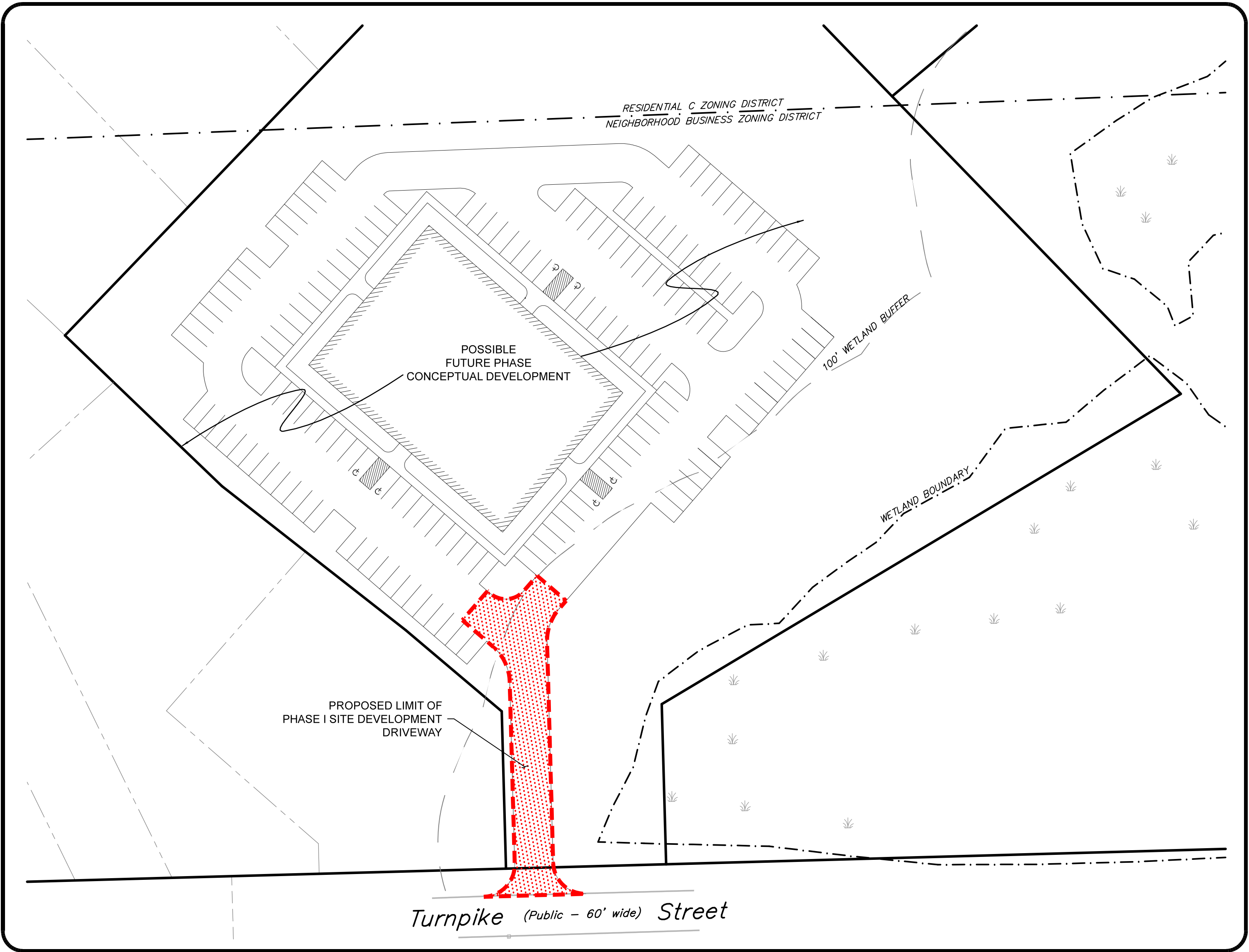
SITE DEVELOPMENT PLANS
FOR
PHASE I SITE
0 TURNPIKE STREET

STOUGHTON, MASSACHUSETTS
PARCEL ID: 096-002

OWNER:

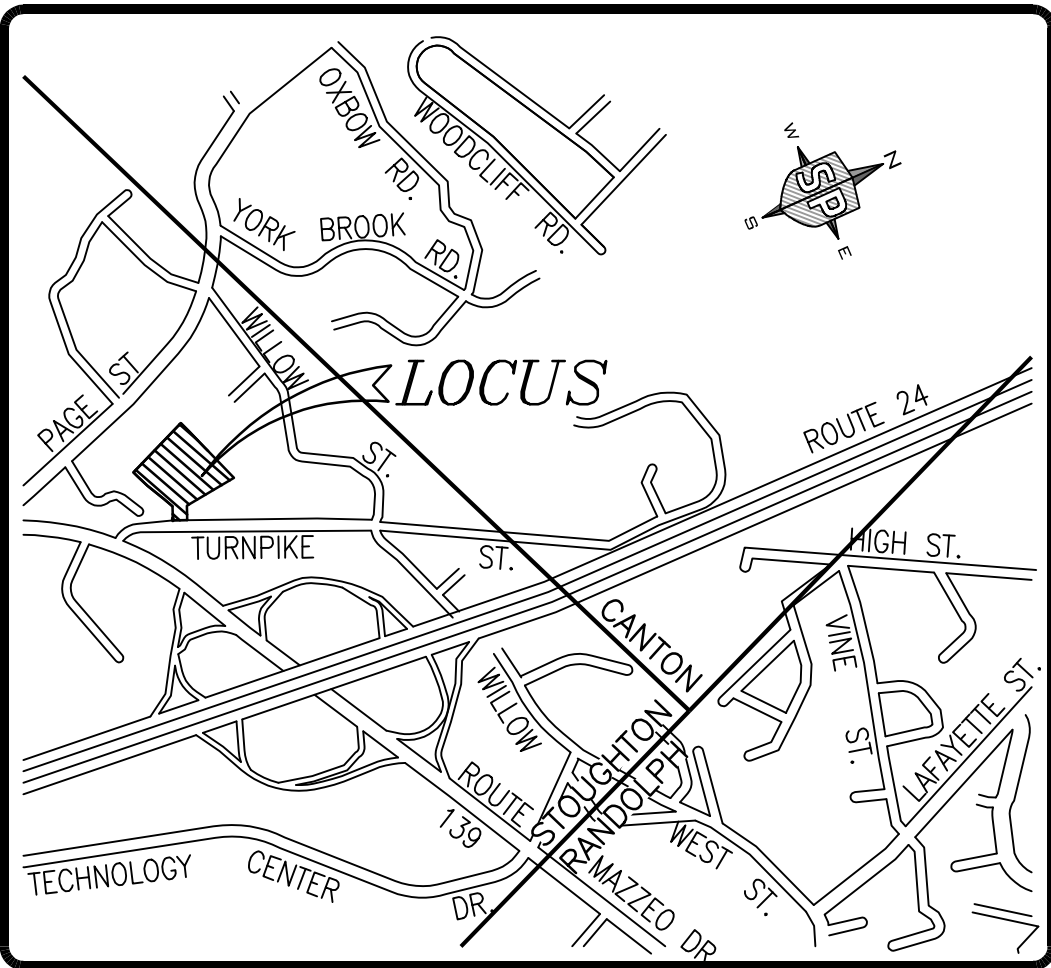
ORE ASSOCIATES, INC.
333 WASHINGTON STREET, SUITE 203-4
BOSTON, MA 02108

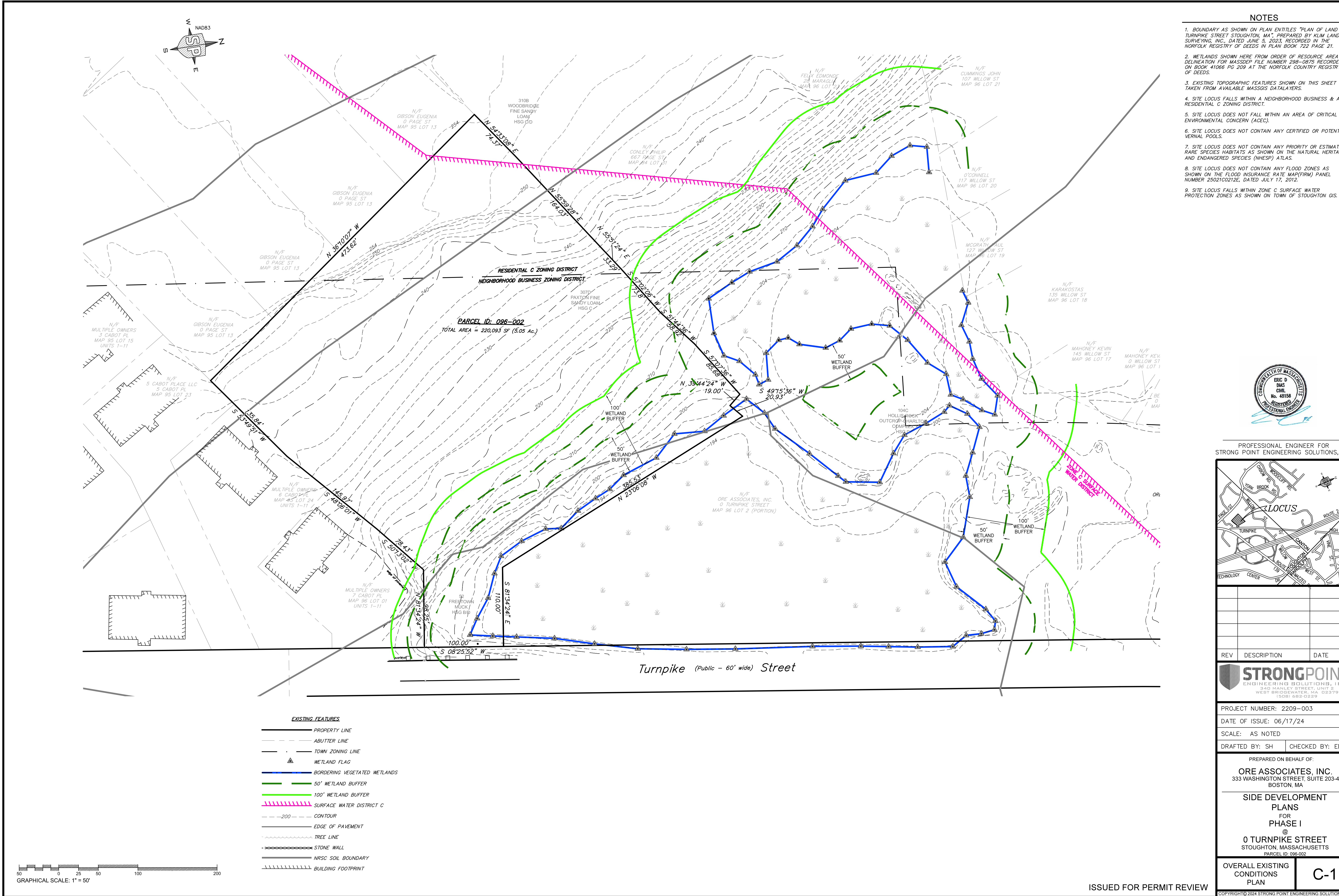
CIVIL ENGINEER :



SHEET INDEX

<u>SHEET</u>	<u>NAME</u>	<u>ISSUED</u>	<u>REVISED</u>
--	COVER	11/16/2023	06/17/2024
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CP-1	CONCEPTUAL FUTURE DEVELOPMENT PLAN	11/16/2023	06/17/2024
C-1A	EXISTING CONDITIONS PLAN	11/16/2023	06/17/2024
C-2	PROPOSED LAYOUT PLAN	11/16/2023	09/18/2024
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D-1	DETAIL SHEET	11/16/2023	06/17/2024
PB-1	PLANNING BOARD DECISION	--	10/18/2024



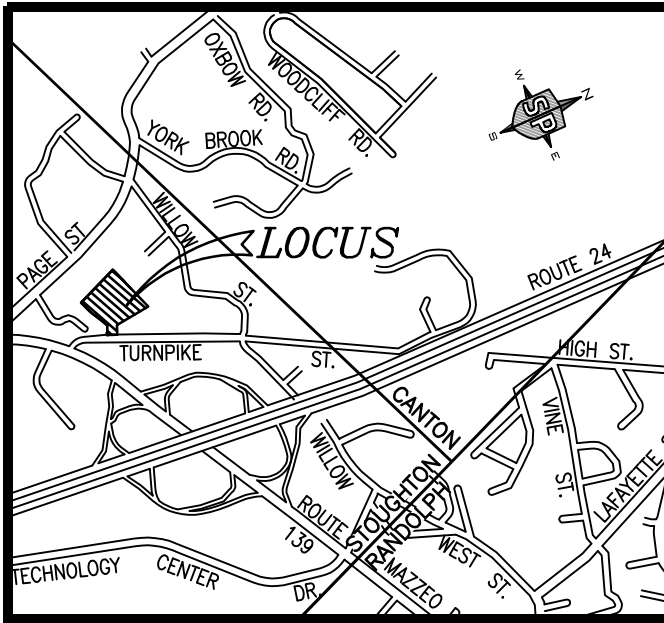


NOTES

1. BOUNDARY AS SHOWN ON PLAN ENTITLED "PLAN OF LAND TURNPIKE STREET STOUGHTON, MA", PREPARED BY KLIM LAND SURVEYING, INC., DATED JUNE 5, 2023, RECORDED IN THE NORFOLK REGISTRY OF DEEDS IN PLAN BOOK 722 PAGE 21.
2. WETLANDS SHOWN HERE FROM ORDER OF RESOURCE AREA DELINEATION FOR MASSDEP FILE NUMBER 288-0875 RECORDED ON BOOK 41066 PG 209 AT THE NORFOLK COUNTRY REGISTRY OF DEEDS.
3. EXISTING TOPOGRAPHIC FEATURES SHOWN ON THIS SHEET TAKEN FROM AVAILABLE MASSGIS DATALAYERS.
4. SITE LOCUS FALLS WITHIN A NEIGHBORHOOD BUSINESS & A RESIDENTIAL C ZONING DISTRICT.
5. SITE LOCUS DOES NOT FALL WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
6. SITE LOCUS DOES NOT CONTAIN ANY CERTIFIED OR POTENTIAL VERNAL POOLS.
7. SITE LOCUS DOES NOT CONTAIN ANY PRIORITY OR ESTIMATED RARE SPECIES HABITATS AS SHOWN ON THE NATURAL HERITAGE AND ENDANGERED SPECIES (NHESP) ATLAS.
8. SITE LOCUS DOES NOT CONTAIN ANY FLOOD ZONES AS SHOWN ON THE FLOOD INSURANCE RATE MAP(FIRM) PANEL NUMBER 25010212E, DATED JULY 17, 2012.
9. SITE LOCUS FALLS WITHIN ZONE C SURFACE WATER PROTECTION ZONES AS SHOWN ON TOWN OF STOUGHTON GIS.



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, INC.



REV	DESCRIPTION	DATE

STRONGPOINT
ENGINEERING SOLUTIONS, INC.
340 MANLEY STREET, UNIT 2
WEST BRIDGEWATER, MA 02379
(508) 682-0229

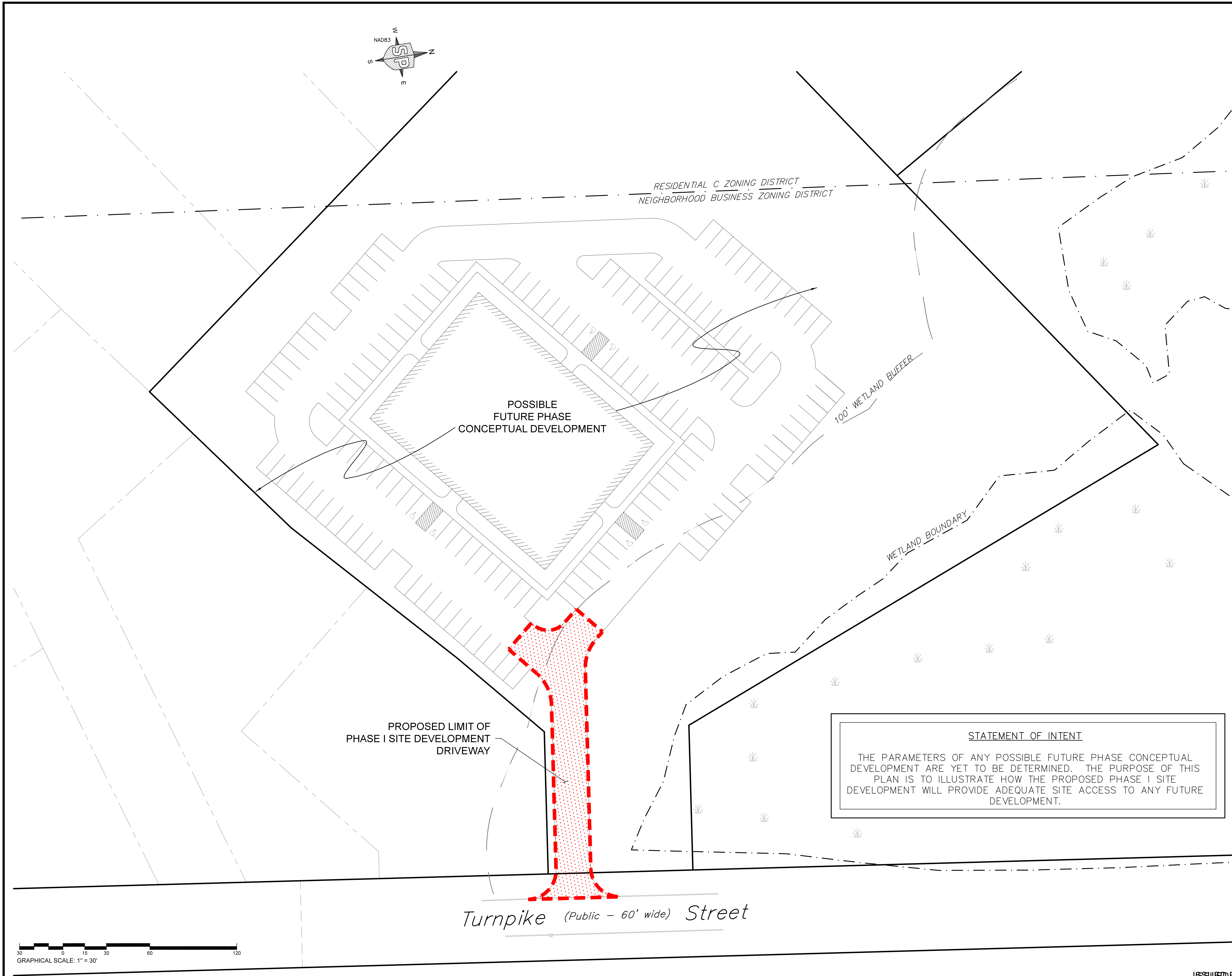
PROJECT NUMBER: 2209-003
DATE OF ISSUE: 06/17/24
SCALE: AS NOTED
DRAFTED BY: SH CHECKED BY: ED

PREPARED ON BEHALF OF:
ORE ASSOCIATES, INC.
333 WASHINGTON STREET, SUITE 203-4
BOSTON, MA
**SIDE DEVELOPMENT
PLANS
FOR
PHASE I
@
0 TURNPIKE STREET
STOUGHTON, MASSACHUSETTS
PARCEL ID: 096-002**

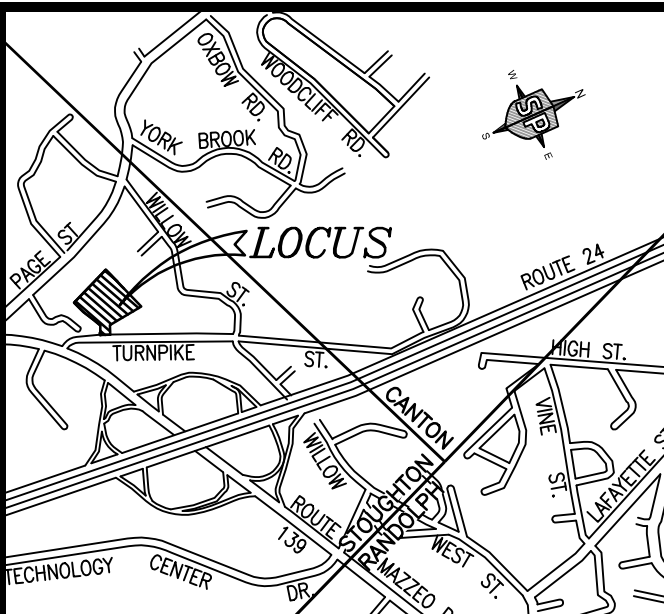
OVERALL EXISTING
CONDITIONS
PLAN
C-1

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PROFESSIONAL ENGINEER FOR
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REV	DESCRIPTION	DATE

STRONGPOINT
ENGINEERING SOLUTIONS, INC.
340 MANLEY STREET, UNIT 2
WEST BRIDGEWATER, MA 02719
(508) 882-0229

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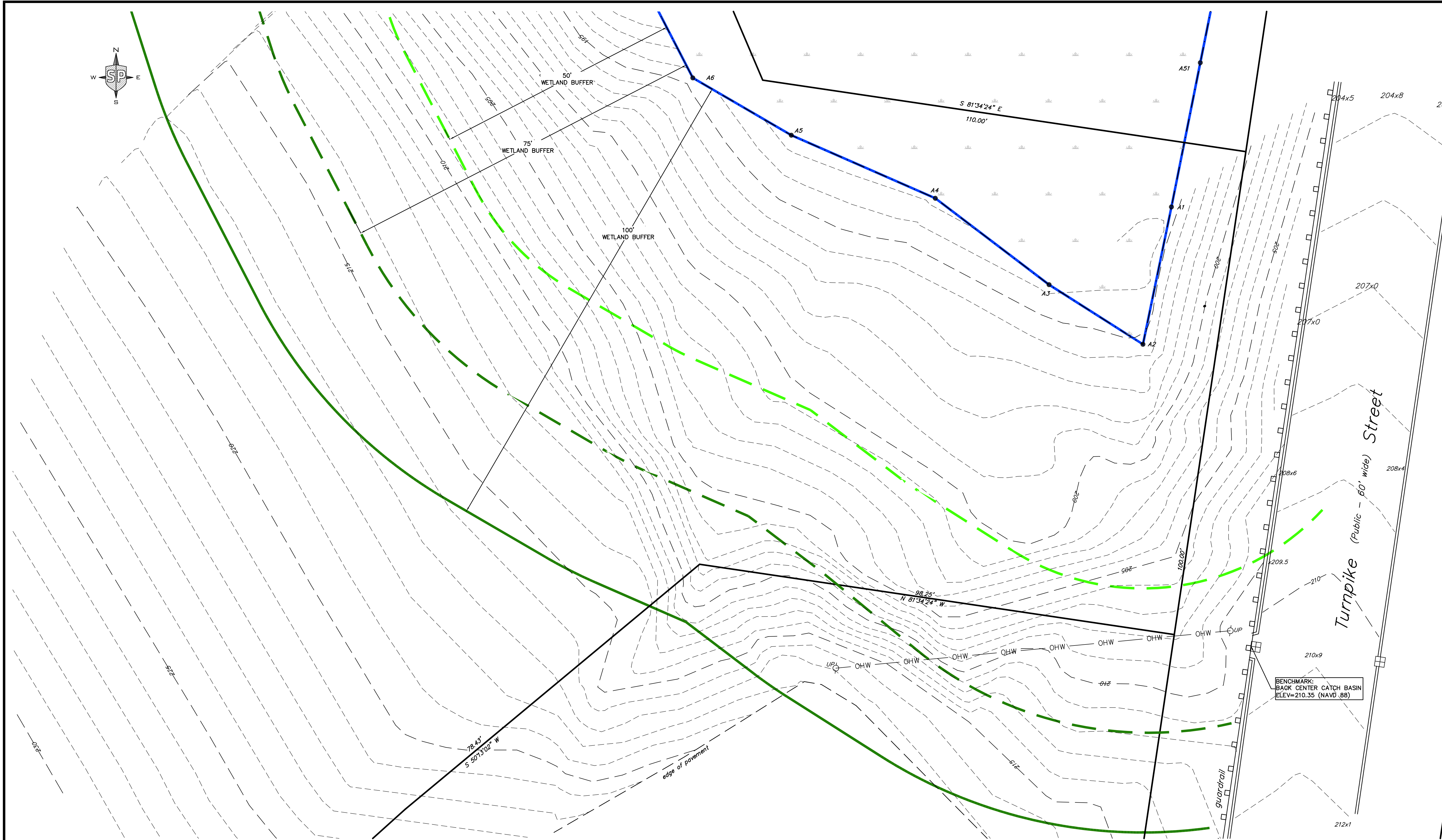
PREPARED ON BEHALF OF:
ORE ASSOCIATES, INC.
333 WASHINGTON STREET, SUITE 203-4
BOSTON, MA

SIDE DEVELOPMENT PLANS
FOR
PHASE I
@
0 TURNPIKE STREET
STOUGHTON, MASSACHUSETTS
PARCEL ID: 096-002

CONCEPTUAL SITE DEVELOPMENT PLAN	CP-1
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EXISTING FEATURES

- PROPERTY LINE
- ABUTTER LINE
- WETLAND FLAG
- BORDERING VEGETATED WETLANDS
- 50' WETLAND BUFFER
- 75' WETLAND BUFFER
- 100' WETLAND BUFFER
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EDGE OF PAVEMENT
- UTILITY POLE
- OVERHEAD WIRES

GRAPHICAL SCALE: 1" = 10'

- NOTES**
- BOUNDARY AS SHOWN ON PLAN ENTITLED "PLAN OF LAND TURNPIKE STREET STOUGHTON, MA", PREPARED BY KLIM LAND SURVEYING, INC., DATED JUNE 5, 2023, RECORDED IN THE NORFOLK REGISTRY OF DEEDS IN PLAN BOOK 722 PAGE 21.
 - WETLANDS SHOWN HERE FROM ORDER OF RESOURCE AREA DELINEATION FOR MASSDEP FILE NUMBER 298-0875 RECORDED ON BOOK 41066 PG 209 AT THE NORFOLK COUNTRY REGISTRY OF DEEDS.
 - EXISTING TOPOGRAPHIC FEATURES ARE THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY KLIM LAND SURVEYING, INC. FROM OCTOBER 2022 TO MAY 2023. ALL ELEVATIONS REFERENCE NAVD 88.
 - SITE LOCUS FALLS WITHIN A NEIGHBORHOOD BUSINESS & A RESIDENTIAL C ZONING DISTRICT.
 - SITE LOCUS DOES NOT FALL WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
 - SITE LOCUS DOES NOT CONTAIN ANY CERTIFIED OR POTENTIAL VERNAL POOLS.
 - SITE LOCUS DOES NOT CONTAIN ANY PRIORITY OR ESTIMATED RARE SPECIES HABITATS AS SHOWN ON THE NATURAL HERITAGE AND ENDANGERED SPECIES (NHESP) ATLAS.
 - SITE LOCUS DOES NOT CONTAIN ANY FLOOD ZONES AS SHOWN ON THE FLOOD INSURANCE RATE MAP(FIRM) PANEL NUMBER 25021C0212E, DATED JULY 17, 2012.
 - SITE LOCUS FALLS WITHIN ZONE C SURFACE WATER PROTECTION ZONES AS SHOWN ON TOWN OF STOUGHTON GIS.

PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, INC.

STRONGPOINT
ENGINEERING SOLUTIONS, INC.
340 MANLEY STREET, UNIT 2
WEST BRIDGEWATER, MA 02379
(508) 682-0229

PROJECT NUMBER: 2209-003
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DRAFTED BY: SH CHECKED BY: ED

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ORE ASSOCIATES, INC.
333 WASHINGTON STREET, SUITE 203-4
BOSTON, MA

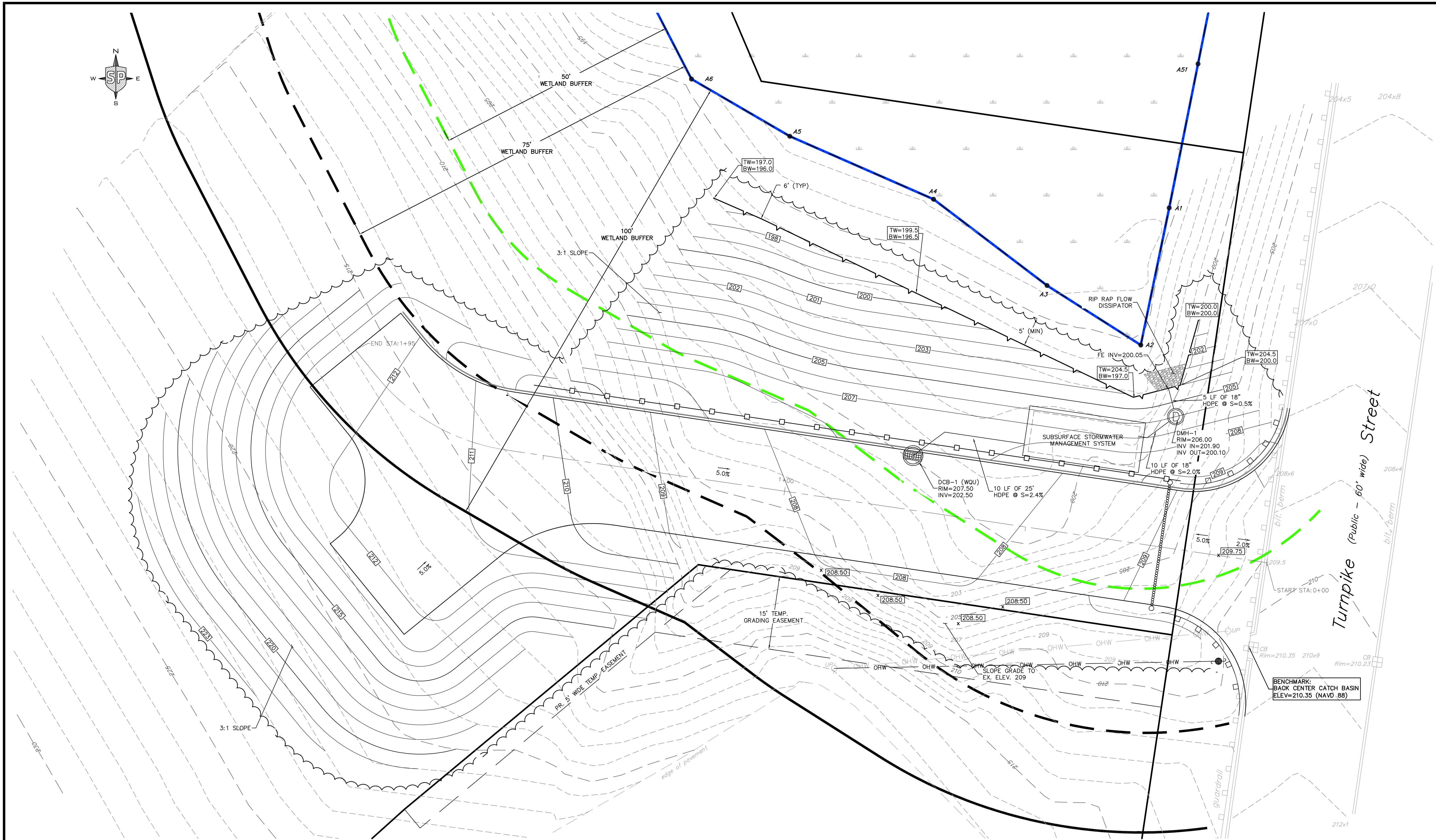
SIDE DEVELOPMENT PLANS
FOR
PHASE I
@
0 TURNPIKE STREET
STOUGHTON, MASSACHUSETTS
PARCEL ID: 096-002

EXISTING CONDITIONS PLAN

C-1A

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- EXISTING FEATURES**
- PROPERTY LINE
 - ABUTTER LINE
 - WETLAND FLAG
 - BORDERING VEGETATED WETLANDS
 - 50' WETLAND BUFFER
 - 75' WETLAND BUFFER
 - 100' WETLAND BUFFER
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - EDGE OF PAVEMENT
 - UTILITY POLE
 - OHW
 - OVERHEAD WIRES
- PROPOSED FEATURES**
- EDGE OF PAVEMENT
 - CAPE COD BERM
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - DOUBLE CATCH BASIN
 - DRAIN LINE
 - FLARED END STRUCTURE
 - RIP RAP
 - SPOT GRADE

GRADING NOTES

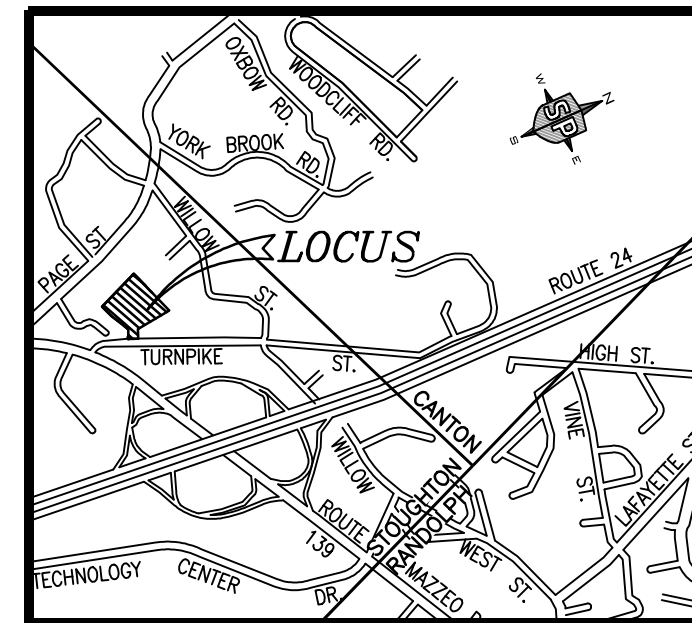
1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE TOWN OF STOUGHTON.

2. ADDITIONAL PERMANENT BENCHMARKS TO BE SET WITHIN 50 FEET OF THE PROPOSED PROJECT AREA PRIOR TO CONSTRUCTION.

GRAPHICAL SCALE: 1" = 10'



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, INC.



REV	DESCRIPTION	DATE
2	TOWN ENG. COMMENTS	9/18/24
1	TOWN ENG. COMMENTS	9/12/24



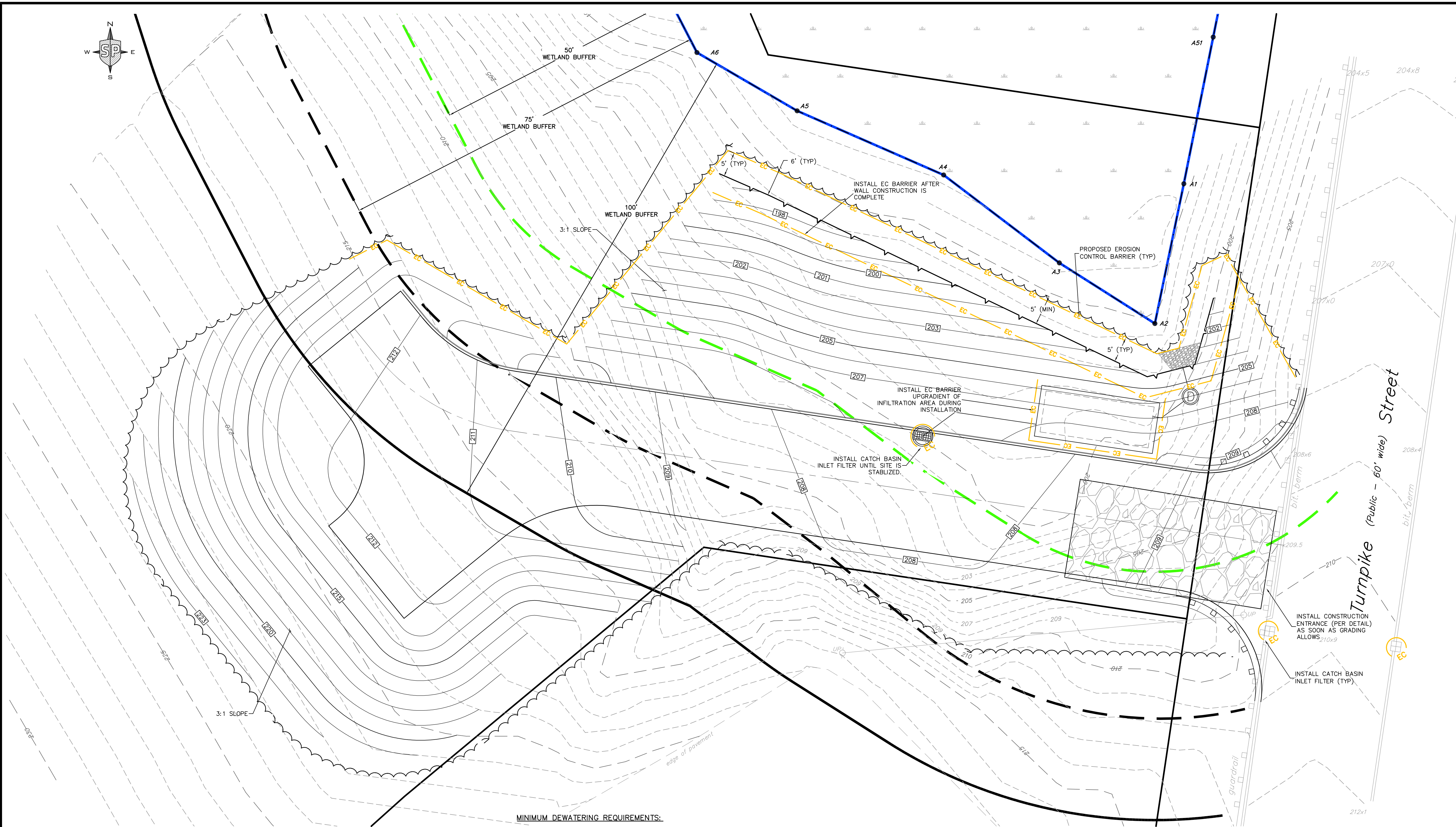
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PREPARED ON BEHALF OF:
ORE ASSOCIATES, INC.
333 WASHINGTON STREET, SUITE 203-4
BOSTON, MA
SIDE DEVELOPMENT PLANS
FOR
PHASE I
@
0 TURNPIKE STREET
STOUGHTON, MASSACHUSETTS
PARCEL ID: 096-002

GRADING & DRAINAGE PLAN
C-3

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MINIMUM DEWATERING REQUIREMENTS:

THE FOLLOWING REPRESENTS MINIMUM REQUIREMENTS FOR DEWATERING ASSOCIATED WITH THE PROPOSED PROJECT AS APPLICABLE. ADDITIONAL REQUIREMENTS OR CONDITIONS ARE ALLOWABLE BY THE ENGINEERING OF RECORD BASED UPON CONDITIONS ENCOUNTERED IN THE FIELD.

- IF DEWATERING IS REQUIRED AT ANY TIME DURING CONSTRUCTION ASSOCIATED WITH THE PROPOSED WORK, IT SHALL BE PERFORMED BY MECHANICAL MEANS AND ALL DISCHARGES SHALL BE UPSLOPE OF THE WETLAND RESOURCE AREAS, AS FAR FROM THE RESOURCE AREA BOUNDARY AS IS PRACTICAL.
- CONTRACTOR SHALL MAKE EVERY EFFORT TO ENSURE THAT EFFLUENT FROM THE DEWATERING SOURCE IS DISSIPATED OVERLAND RATHER THAN CONCENTRATED AS A POINT SOURCE DISCHARGE. POINT SOURCE DISCHARGES ARE STRICTLY PROHIBITED.
- EFFLUENT SHALL BE ALLOWED TO FLOW OVERLAND TOWARD THE BWV PROVIDED THAT PROPER FILTRATION IS PROVIDED TO REMOVE ANY SUSPENDED SEDIMENTS TO THE MAXIMUM EXTENT POSSIBLE PRIOR TO REACHING THE BWV.
- PROPER FILTRATION WILL BE CONSIDERED, AT MINIMUM, TO INCLUDE THE USE OF A SUMP PIT AT THE DEWATERING SOURCE AND FILTRATION CONTROLS AT THE DISCHARGE SOURCE.
- AT MINIMUM, SUMP PITS SHALL CONSIST OF A 12 IN. DIAMETER PERFORATED VERTICAL STANDPIPE BACKFILLED WITH WASHED CRUSHED STONE POSITIONED ON A 2 IN. WASHED CRUSHED STONE BASE. A SUBMERSIBLE PUMP OR SUCTION LINE SHALL BE LOCATED WITHIN THE STANDPIPE AND SHALL PUMP FILTERED WATER TO THE FILTRATION CONTROLS AT THE DISCHARGE SOURCE.
- MINIMUM FILTRATION CONTROLS AT THE DISCHARGE SOURCE SHALL CONSIST OF EROSION CONTROL MATERIALS FORMED IN A U-SHAPE AROUND THE DISCHARGE POINT WITH A MINIMUM DIAMETER OR 6 FT. THE DISCHARGE POINT SHALL BE POSITIONED MIDWAY BETWEEN THE ENDS OF THE FILTRATION CONTROLS IN A STRAIGHT LINE TO ALLOW FOR ADEQUATE DISBURSEMENT OF EFFLUENT.
- DISCHARGE SHALL BE LOCATED SUCH THAT EFFLUENT IS NOT DIRECTED OVER AREAS THAT ARE UNSTABLE DUE TO THE REQUIRED WORK.
- ALL DISCHARGES SHALL BE MONITORED FOR TURBIDITY. ADJUSTMENTS FOR SETTLING SHALL BE MADE AND SECONDARY CONTROLS SHALL BE ADDED AS NECESSARY.
- ANY ACCUMULATED SEDIMENT RESULTING FROM DEWATERING FILTRATION SHALL BE REMOVED PRIOR TO REUSE OF THE PRACTICE.

CONSTRUCTION SEQUENCING NOTES:

THE FOLLOWING PROVIDES A GENERAL PROTOCOL FOR MINIMUM EROSION CONTROL SEQUENCING AND REQUIREMENTS RELATIVE TO THE PROPOSED SITE WORK. THE DETAILS PROVIDED ARE A MINIMUM GUIDE ONLY. ADDITIONAL CONTROLS MAY BE IMPLEMENTED OR SEQUENCING ADJUSTED AS APPROPRIATE IN KEEPING WITH THE INTENT OF THE PROTOCOL GIVEN.

- STAKE THE LIMITS OF CLEARING.
- PERFORM TREE CUTTING WITHIN LIMITS OF WORK AS NECESSARY.
- INSTALL EROSION CONTROL BARRIERS AT LIMIT OF WORK AS DEPICTED.
- PERFORM CLEARING AND GRUBBING NECESSARY FOR DRIVEWAY CONSTRUCTION.
- STRIP AND STOCKPILE LOAM OFF-SITE.
- INSTALL RETAINING WALL.
- PERFORM EARTHWORK CUTS AND FILLS FOR ROUGH GRADE.
- STOCKPILE AND SCREEN CUT MATERIAL OFF-SITE AS APPROPRIATE.
- INSTALL SECONDARY EROSION CONTROL ON TOP OF WALL & CONSTRUCTION ENTRANCE ONCE GRADING ALLOWS.
- INSTALL STORMWATER SYSTEM.
- FINISH GRADING DRIVEWAY.
- INSTALL GRAVEL AND GUARDRAIL AS APPROPRIATE.
- LOAM AND SEED DISTURBED AREAS.
- REMOVE REMAINING EROSION CONTROL DEVICES UPON COMPLETE STABILIZATION.

GENERAL NOTES

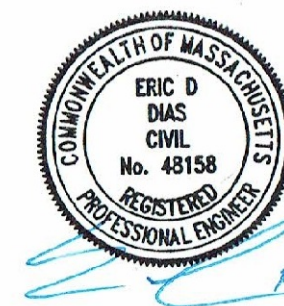
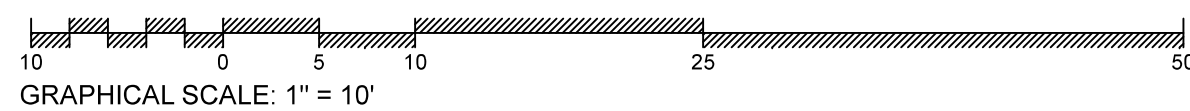
- EROSION CONTROLS DEPICTED ON THIS PLAN ARE INTENDED TO PROVIDE A REASONABLE GUIDE TO THE MINIMUM EROSION AND SEDIMENT CONTROL REQUIREMENTS FOR THE PROPOSED SITE WORK CONSTRUCTION. THE CONTROLS DEPICTED ARE MINIMUM REQUIREMENTS TO BE EMPLOYED IN A GENERAL SENSE. ADDITIONAL CONTROLS SHALL BE IMPLEMENTED AS DEEMED NECESSARY BY THE APPLICANT, STORMWATER CONSULTANT, AND/OR TOWN OF STOUGHTON REPRESENTATIVE.
- LOCATIONS OF CONTROLS ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON FIELD CONDITIONS AND SITE WORK REQUIREMENTS.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH MASSACHUSETTS (DEP) EROSION AND SEDIMENTATION CONTROL GUIDELINES, AUGUST 1983, THE U.S.D.A. S.C.S. EROSION AND SEDIMENT CONTROL IN SITE DEVELOPMENT, MASSACHUSETTS CONSERVATION GUIDE, SEPTEMBER 1983 AND ALL LOCAL MUNICIPAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE DOCUMENTS.
- CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO ENSURE THAT NO SEDIMENT OR UNCLEAN STORMWATER RUNOFF OR OTHER DISCHARGE IS DIRECTED TO ANY STORMWATER CONVEYANCE. ADJACENT PROPERTY OR WETLAND RESOURCE AREAS, THESE AREAS SHALL BE CONSIDERED CRITICAL AND SHALL BE PROTECTED TO THE MAXIMUM EXTENT PRACTICABLE. ANY SEDIMENT DISCHARGED TO THESE AREAS SHALL BE REMOVED WITHIN 24 HOURS IN ITS ENTIRETY BY APPROPRIATE MEANS.
- THE LIMIT OF WORK SHALL BE CONSISTENT WITH THE MINIMUM AREA REQUIRED TO BE DISTURBED TO PERFORM THE PROPOSED WORK AS GENERALLY INDICATED BY THE PERIMETER EROSION CONTROL BARRIER DEPICTED.
- ALL EXCAVATIONS SHOULD BE PERFORMED AND BACKFILLED APPROPRIATELY IN AS EXPEDITIOUSLY A MANNER AS POSSIBLE. IT IS THE RESPONSIBILITY OF THE SITEWORK CONTRACTOR TO ANTICIPATE INCLEMENT WEATHER CONDITIONS AND ANY OTHER FACTORS THAT MAY INFLUENCE EROSION AND SEDIMENTATION CONTROL RELATIVE TO THIS WORK AND TO RESPOND ACCORDINGLY.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO KEEP VEHICULAR TRAVELED WAYS CLEAN AND SHALL SWEEP AND REMOVE ALL DEBRIS DAILY AT A MINIMUM. ANY LARGE STONES (2" DIA OR GREATER) OR DEBRIS SHALL BE REMOVED FROM THE ROADWAY IMMEDIATELY.
- CONTRACTOR SHALL MAINTAIN STOCKPILES OFF SITE.
- TOTAL PROPOSED AREA OF DISTURBANCE = 16,155 SF±
- JUTE MESH, OR APPROVED EQUIVALENT, SHALL BE EMPLOYED FOR SLOPE STABILIZATION ON AN AS NEEDED BASIS AS DETERMINED BY THE ENGINEER OF RECORD.

EXISTING FEATURES

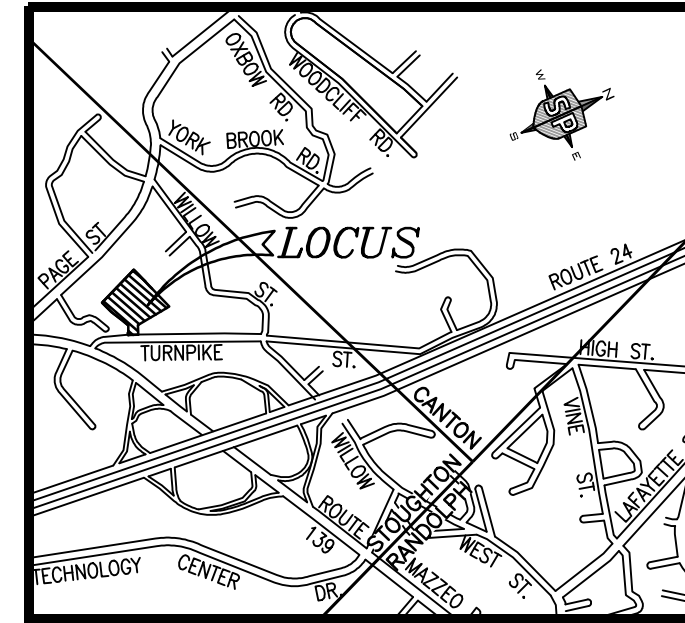
- PROPERTY LINE
- ABUTTER LINE
- WETLAND FLAG
- BORDERING VEGETATED WETLANDS
- 50' WETLAND BUFFER
- 75' WETLAND BUFFER
- 100' WETLAND BUFFER
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EDGE OF PAVEMENT
- UTILITY POLE
- OVERHEAD WIRES

PROPOSED FEATURES

- EDGE OF PAVEMENT
- CAPE COD BERM
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- DOUBLE CATCH BASIN
- DRAIN LINE
- FLARED END STRUCTURE
- RIP RAP
- EROSION CONTROL BARRIER
- CONSTRUCTION ENTRANCE



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, INC.



REV	DESCRIPTION	DATE
2	TOWN ENG. COMMENTS	9/18/24
1	TOWN ENG. COMMENTS	9/12/24



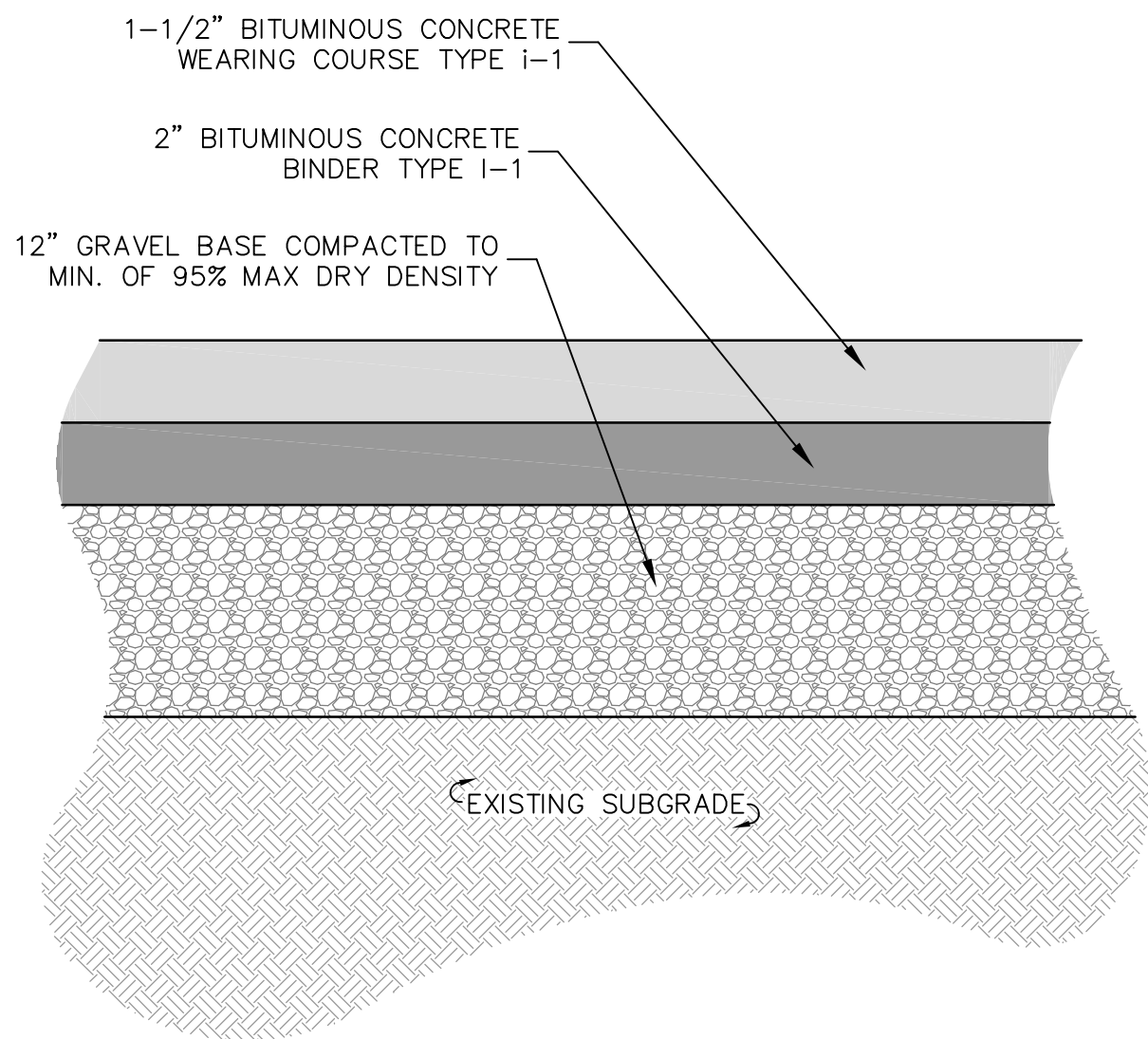
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ORE ASSOCIATES, INC.
333 WASHINGTON STREET, SUITE 203-4
BOSTON, MA
SIDE DEVELOPMENT PLANS
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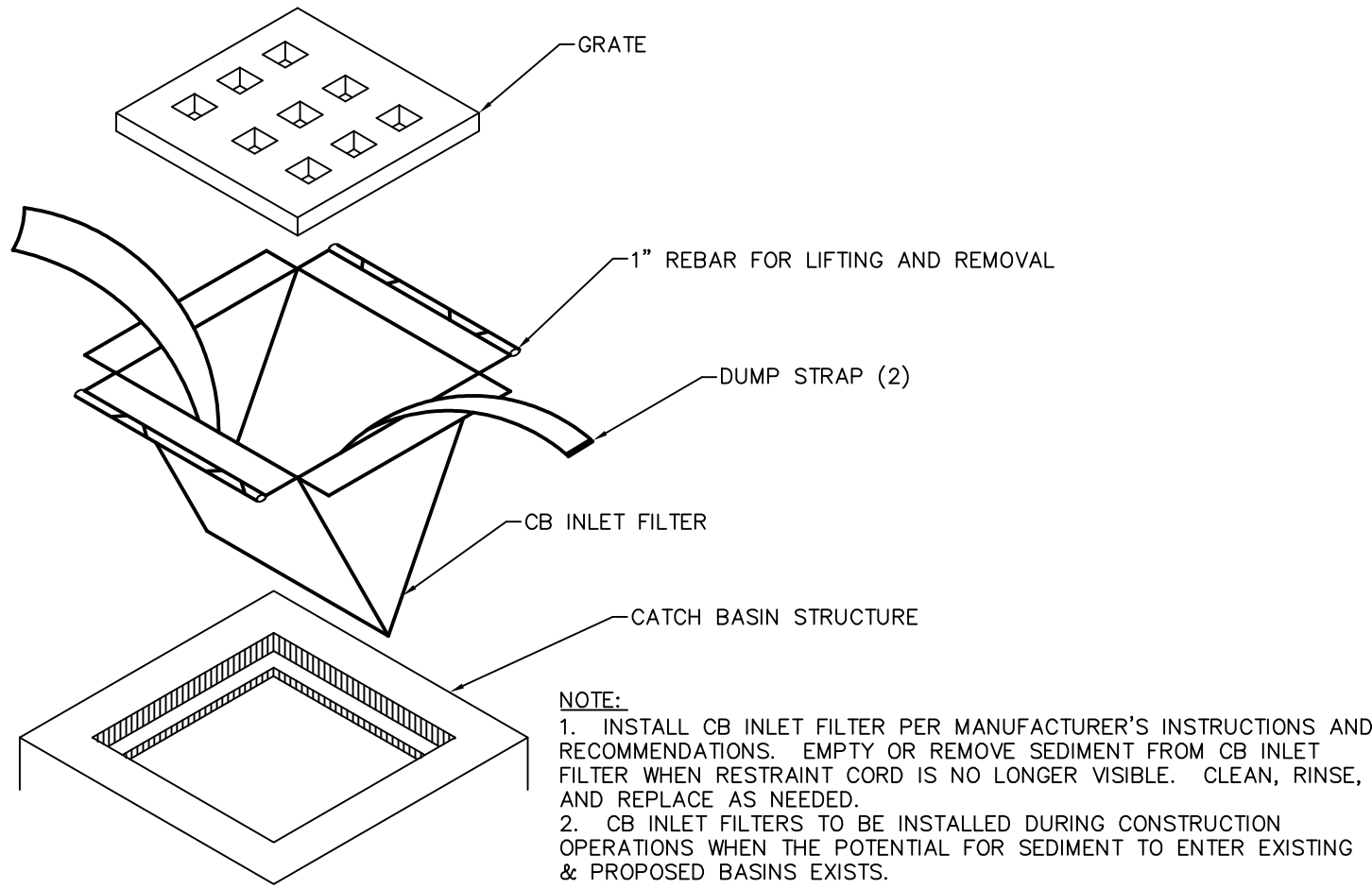
EROSION CONTROL PLAN	C-4
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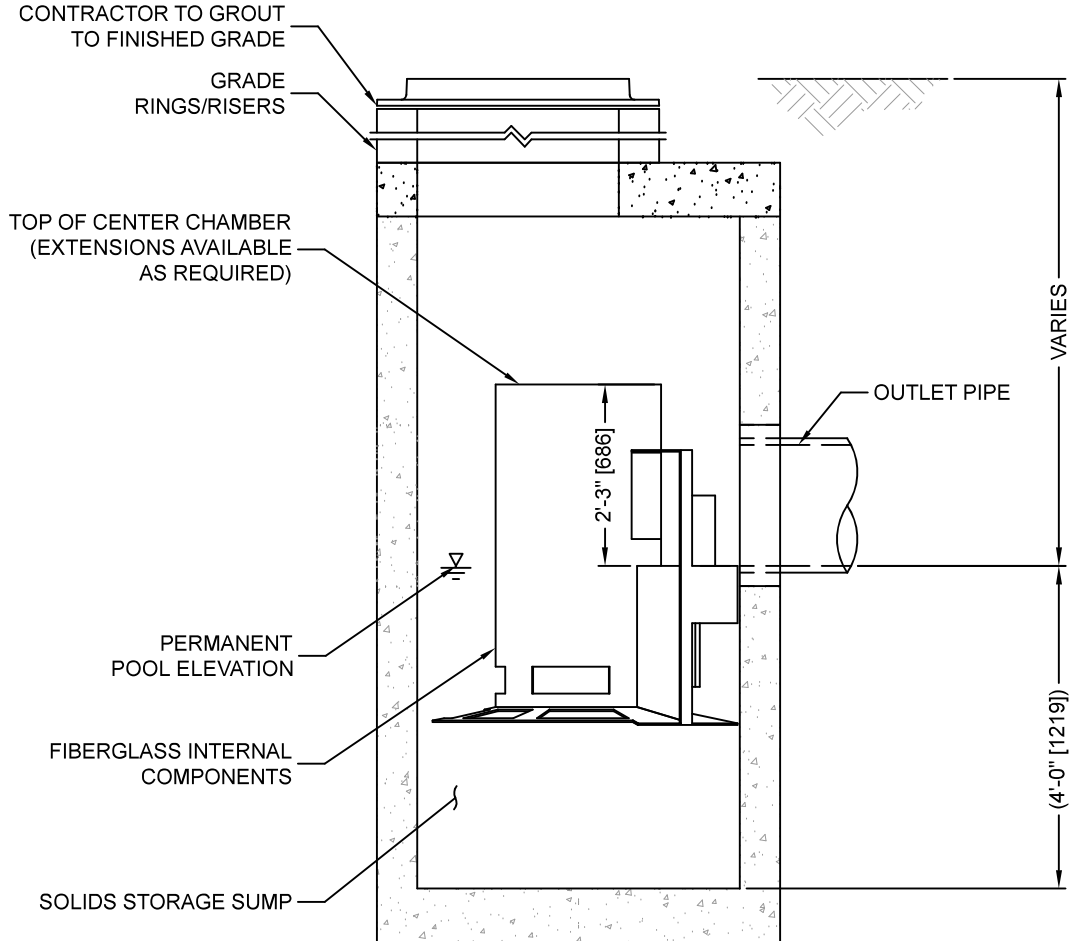
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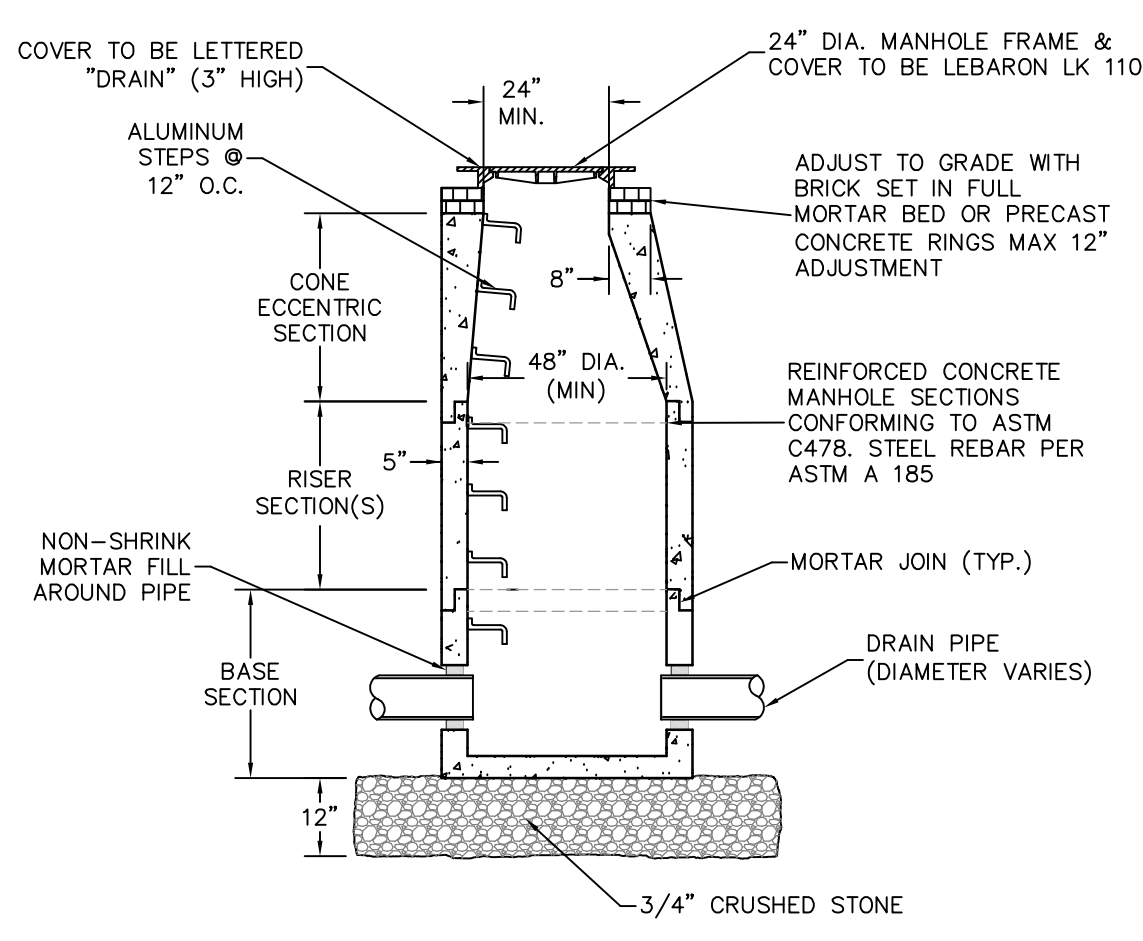
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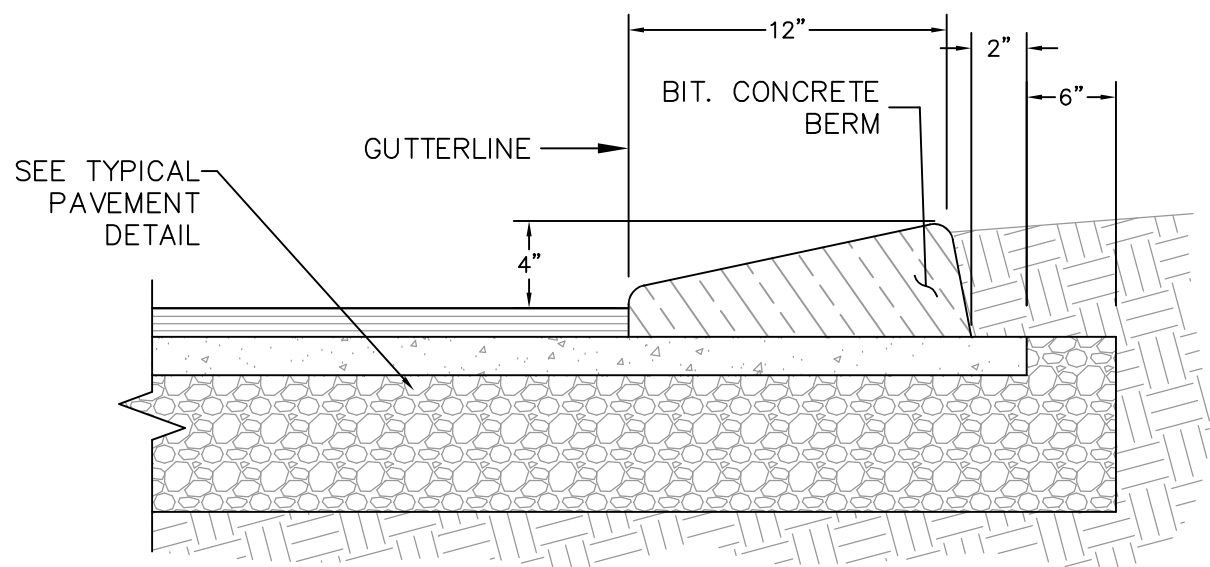
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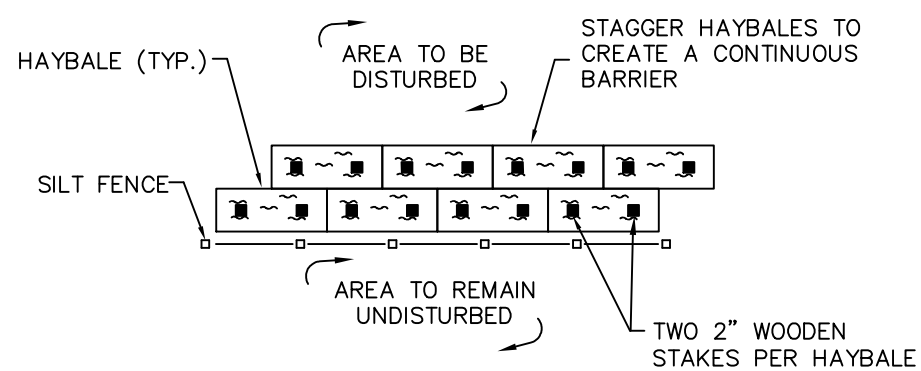
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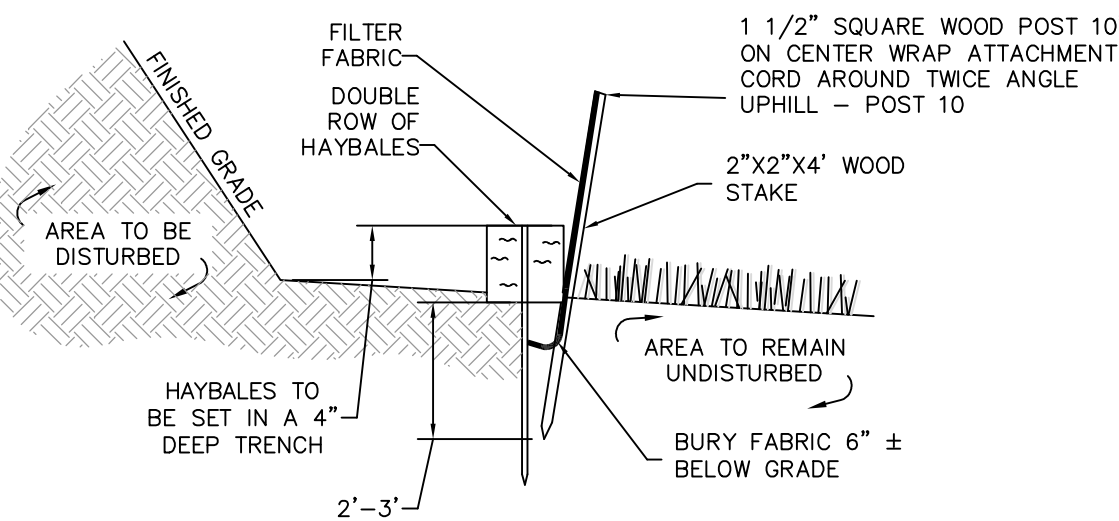
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CAPE COD BERM DETAIL
NOT TO SCALE



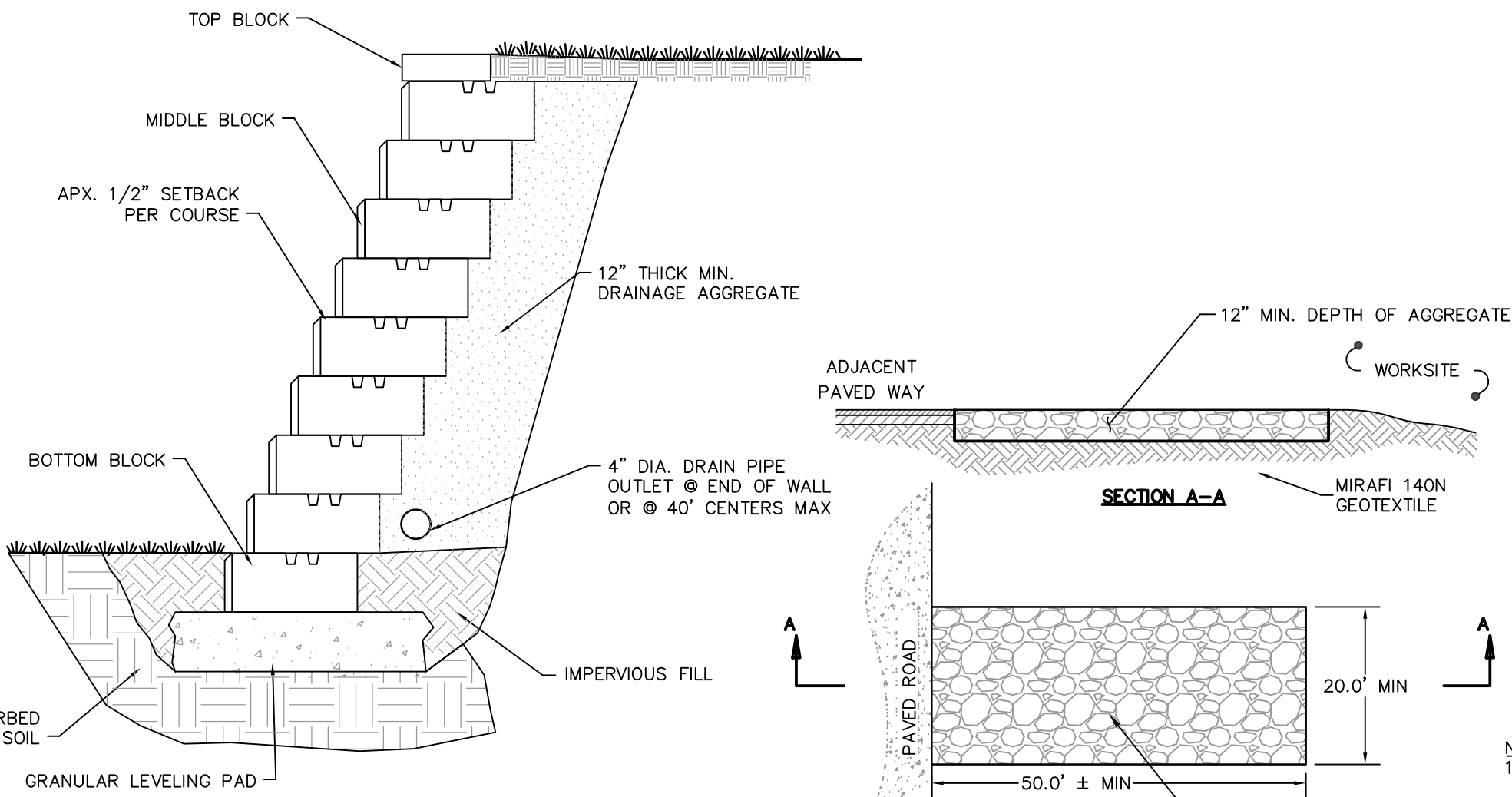
PLAN VIEW



SECTION

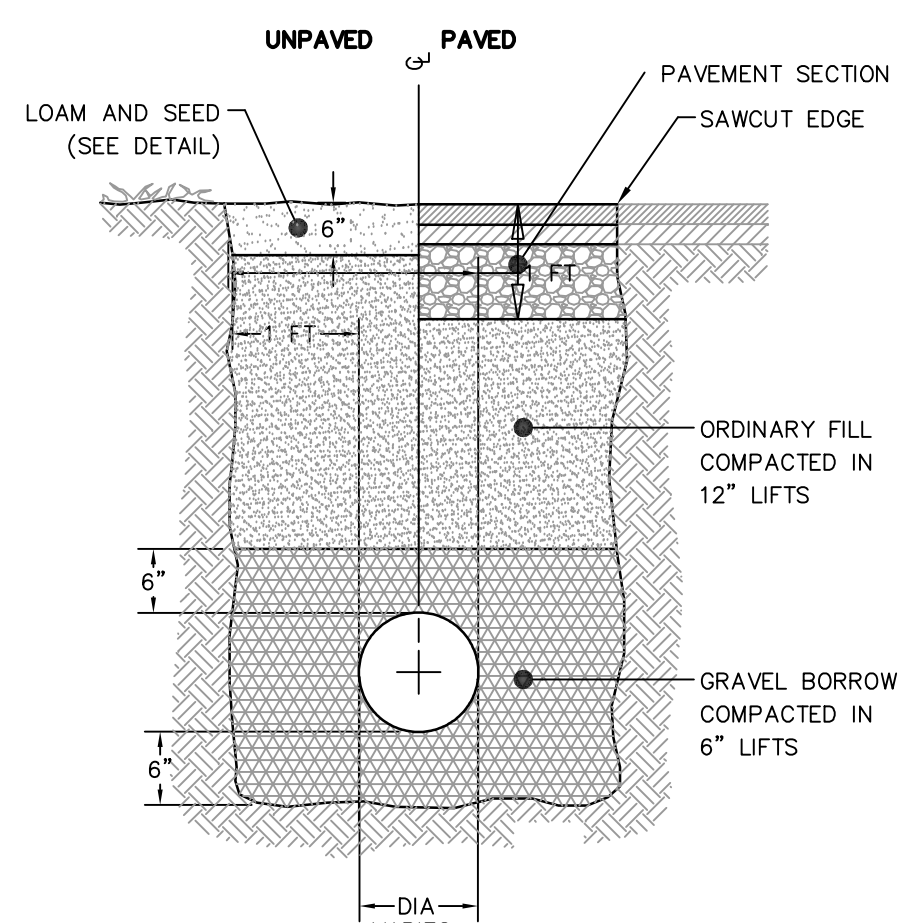
NOTE:
1. DEPTH TO BE 2' UNLESS POST IS TO BE SET IN PEAT THEN 3' OR DEPTH POSSIBLE BY PUSHING BY HAND SHALL BE REQUIRED.
2. EROSION CONTROL BARRIER SHALL COMPLY WITH ALL APPLICABLE TOWN OF STOUGHTON REQUIREMENTS.

STANDARD PERIMETER EROSION CONTROL DETAIL
NOT TO SCALE



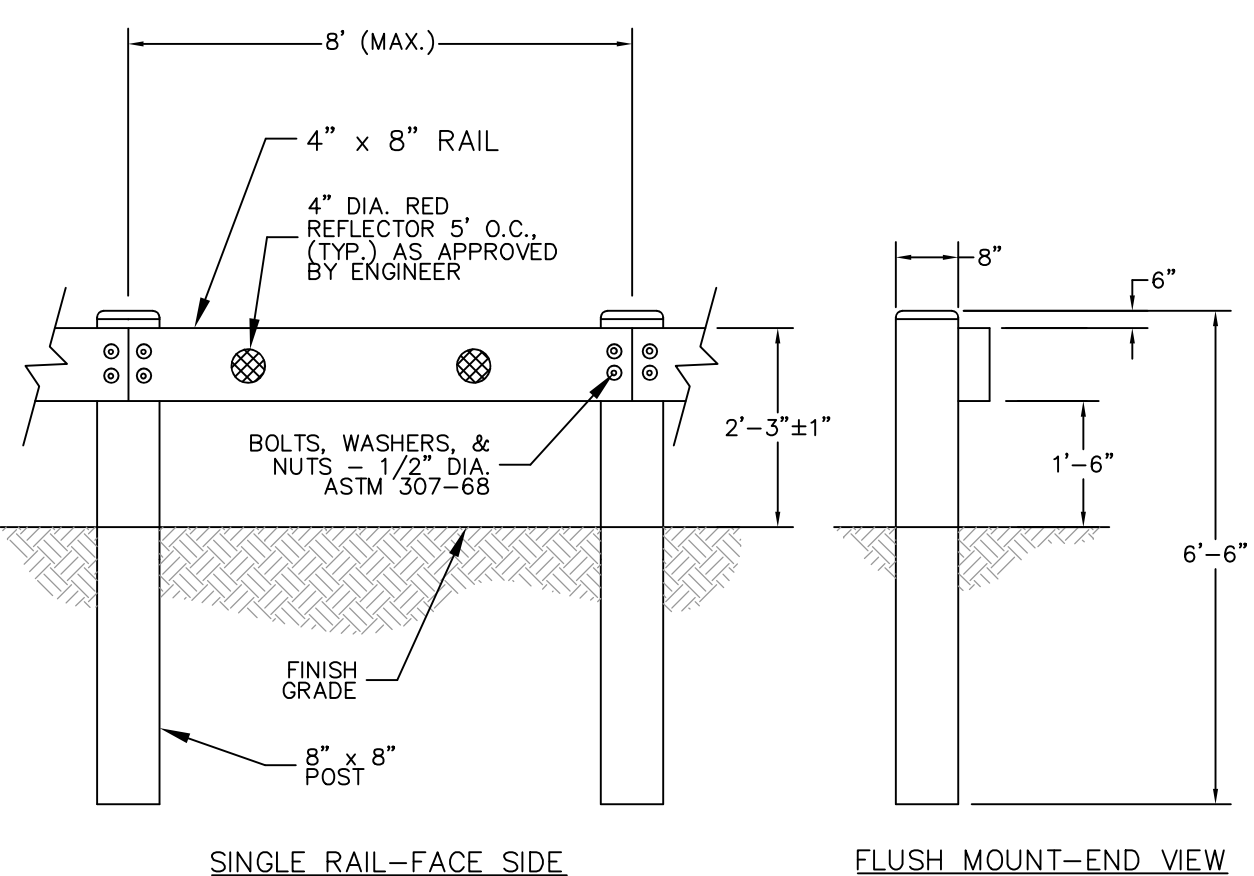
UNREINFORCED RETAINING WALL
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTE:
1. GRAVEL BORROW SHALL BE 3-INCH MINUS, FREELY DRAINING, WELL-GRADED GRAVEL OR AS OTHERWISE DEFINED IN THE TECHNICAL SPECIFICATIONS.
2. ORDINARY FILL SHALL 6-INCH MINUS GRAVEL OR AS OTHERWISE DEFINED IN THE TECHNICAL SPECIFICATIONS.
3. ALL BACKFILL MATERIALS SHALL BE FREE OF STICKS, ROOTS, CLAY, AND SILT.

DRAIN TRENCH
NOT TO SCALE

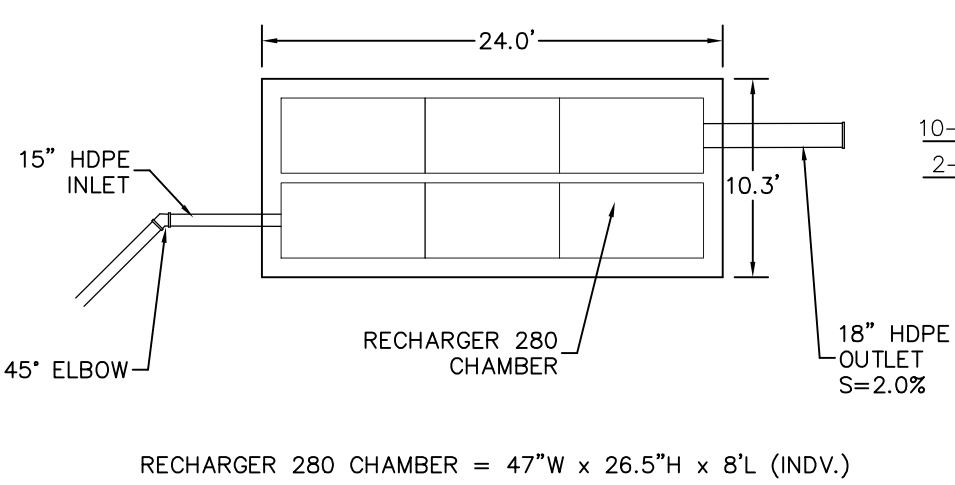


SINGLE RAIL-FACE SIDE

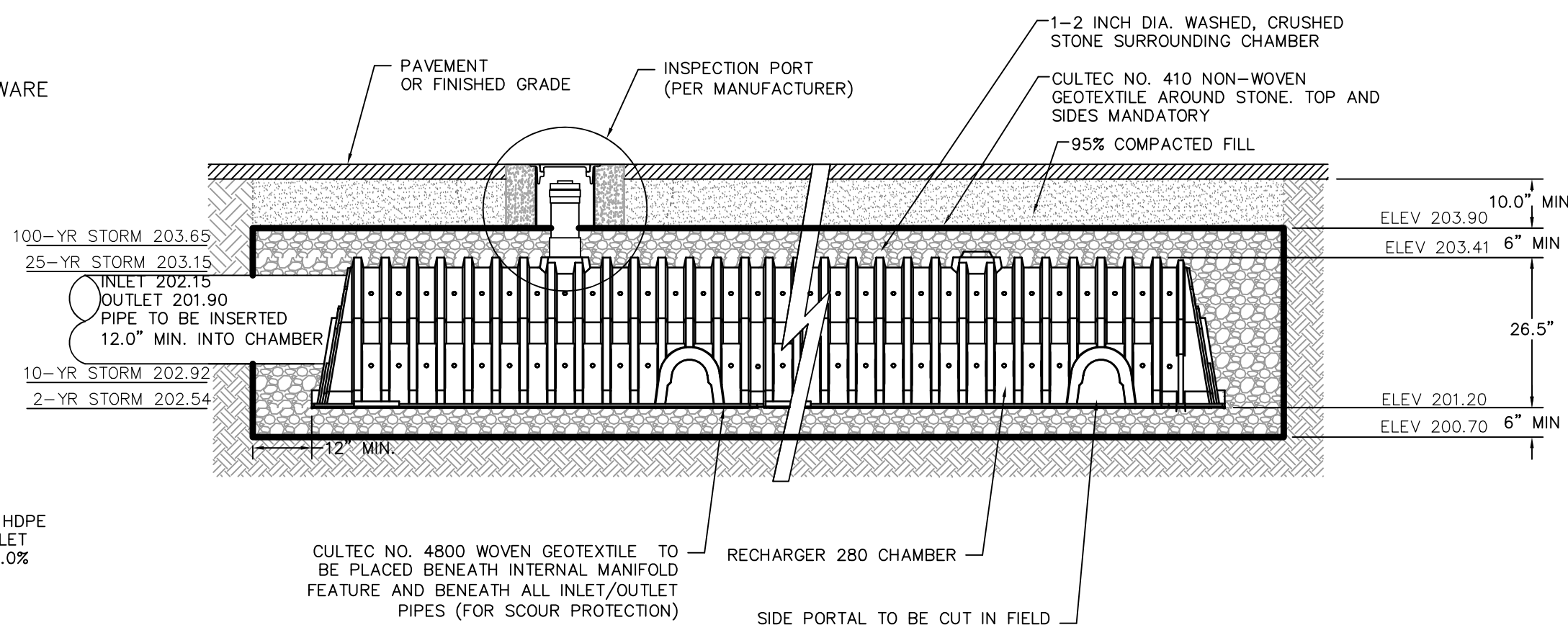
FLUSH MOUNT-END VIEW

NOTE:
1. ALL WOOD TO BE PRESSURE TREATED.
2. ALL CARRIAGE BOLTS AND METAL HARDWARE TO BE GALVANIZED.

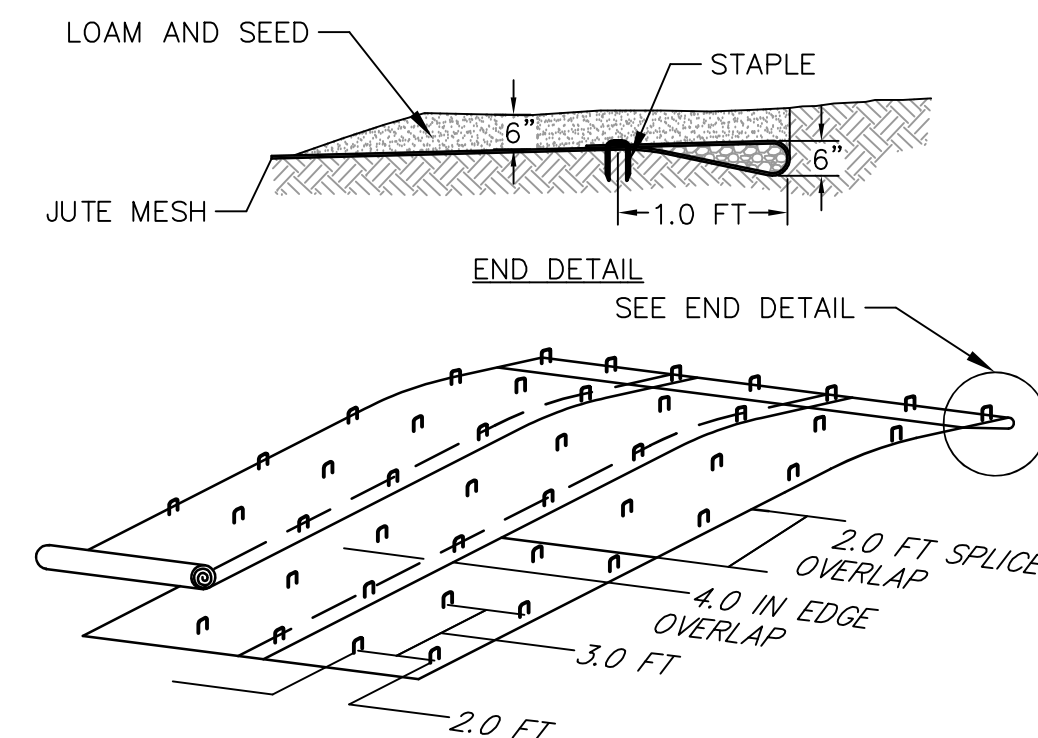
WOODEN GUARDRAIL DETAIL
NOT TO SCALE



SUBSURFACE STORMWATER MANAGEMENT SYSTEM PLAN VIEW
NOT TO SCALE

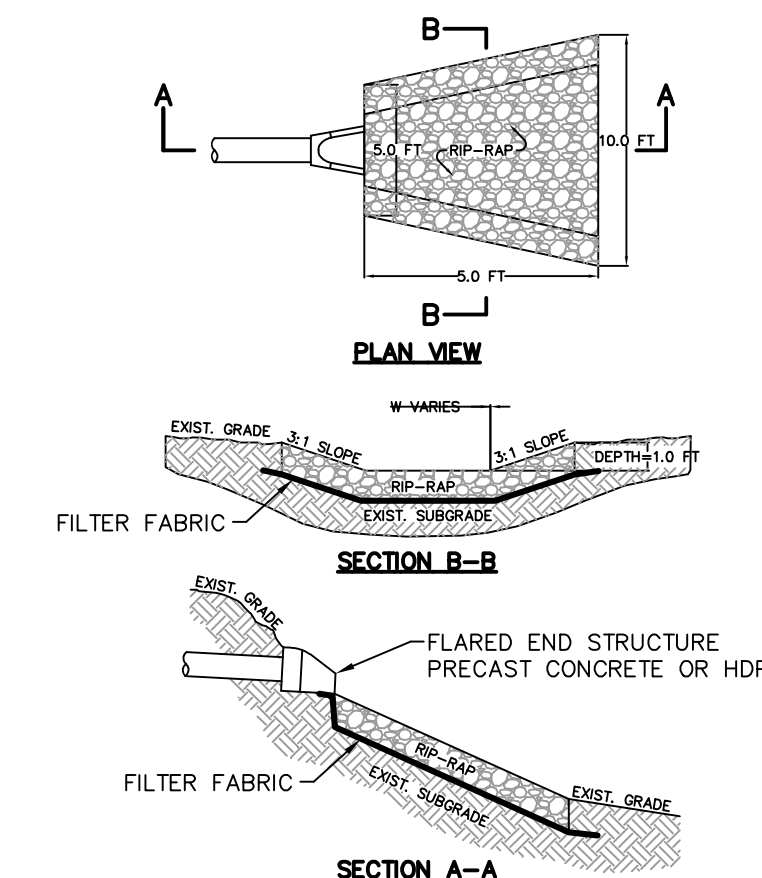


SUBSURFACE STORMWATER MANAGEMENT SYSTEM PROFILE VIEW
NOT TO SCALE



NOTE:
1. INSTALL JUTE MESH FROM UPHILL TOWARDS DOWNHILL, AND PARALLEL TO THE DIRECTION OF SURFACE WATER FLOW.
2. GROUND SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS PRIOR TO INSTALLATION OF MESH. MESH SHALL BE SPREAD LOOSLY OVER THE GROUND SURFACE AND SHALL NOT BE STRETCHED UNDER ANY CIRCUMSTANCE.
3. JUTE SPECIFICATION:
A. MESH SHALL HAVE A MAXIMUM OPENING OF 1 inch
B. MESH SHALL BE LENO-WOVEN AND 100% BIODEGRADABLE NATURAL FIBER.
C. UNIT YARN WEIGHT SHALL BE AT LEAST 0.9 LB/SQUARE YARD.
4. STAPLES SHALL BE #14 GAUGE OR HEAVIER, U-SHAPED WITH A MINIMUM DEPTH OF 12 inch.
5. JUTE MESH SHALL BE #14 GAUGE OR HEAVIER, U-SHAPED WITH A MINIMUM DEPTH OF 12 inch.

JUTE MESH INSTALLATION
NOT TO SCALE

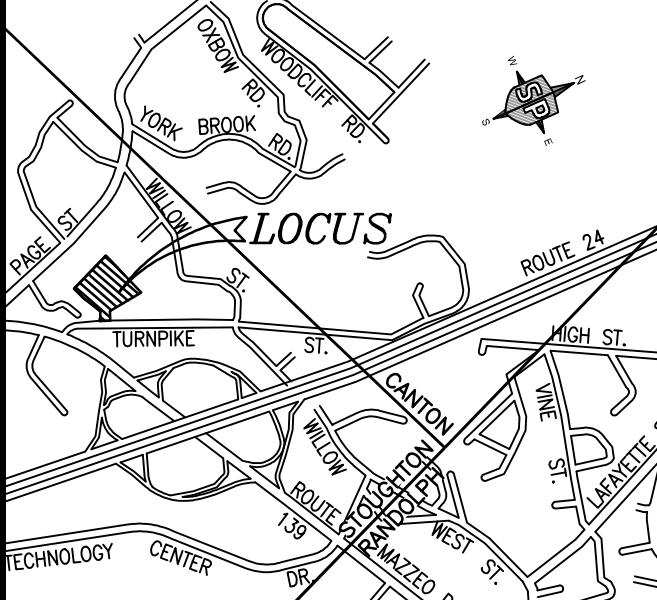


NOTE:
1. STONE SIZE: D₅₀=12 inch, 50 LB.
2. STONE SIZE SHALL BE EVENLY GRADED BETWEEN 3 inch AND 12 inch.
3. FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.

RIP RAP OUTLET PROTECTION
NOT TO SCALE



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, INC.



REV	DESCRIPTION	DATE
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PROJECT NUMBER: 2209-003	
DATE OF ISSUE: 06/17/24	
SCALE: AS NOTED	
DRAFTED BY: SH	CHECKED BY: ED

PREPARED ON BEHALF OF:
ORE ASSOCIATES, INC.
333 WASHINGTON STREET, SUITE 203-4
BOSTON, MA
SIDE DEVELOPMENT PLANS
FOR
PHASE I
@
0 TURNPIKE STREET
STOUGHTON, MASSACHUSETTS
PARCEL ID: 096-002



TOWN OF STOUGHTON

Massachusetts
MA 02072

PLANNING BOARD

Site Plan Approval
ORE Associates – Driveway Proposal

0 Turnpike Street (1700 block)

for

Case # SP24-007

Stoughton Town Clerk, 02072

Date: September 26, 2024
Applicant: ORE Associates, Inc.
333 Washington Street, Suite 203-1
Boston MA, 02108

Owner: ORE Associates, Inc.
333 Washington Street, Suite 203-1
Boston MA, 02108

Representative: Eric Dias, PE
Strong Point Engineering Solutions, Inc.
340 Manley Street, Unit 2
West Bridgewater, MA 02379

Property: 0 Turnpike Street (1700 block)
Stoughton, MA 02072
Assessors Map 96 Lot 002
Book: 7080, Page: 636

I) Introduction

On June 25, applicant, Eric Dias with Strong Point Engineering Solutions, Inc. (the "Applicant"), filed an application for Site Plan Approval under Section 10.6 Town of Stoughton's Zoning Bylaws (the "Zoning Bylaws"). The Site Plan application for Phase I development for a paved driveway, associated infrastructure and site grading. The project is located on the West side of Turnpike Street in the #1700 Block, approximately 500-foot north of the intersection of Turnpike St. and Hawes Way (Assessors Map 96 Lot 2) in a Neighborhood Business (NB) Zoning District. (the "Property").

II) Project Summary

As described in the application materials and the below referenced Site Plan, the Property is a total of 14.07 acres. This site is currently vacant. The Project is to construct a

Case #: SP24-007 – ORE Associates – 0 Turnpike Street (1700 block)

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- The project shall be constructed in accordance with any approvals issued relative to this project from all applicable town boards, departments and commissions, who shall retain their respective authorities and oversight of such permits, approval and decisions.
- No site activity shall take place at the property under the Site Plan without proper authorization and permitting from all local and state agencies, as required.
- Construction shall be performed by contractors licensed to perform such work in the Town of Stoughton.
- All required inspection fees shall be paid through the Engineering Department prior to the initiation of site work, in accordance with the fee schedule dated March 23, 2017.
- The cost of any necessary outside testing, inspectional or other services required by any town department as part of the development process for the project shall be borne by the applicant and the timing of payment thereof shall be determined by the requesting source.
- Electronic copies of the approved site plans in PDF and AutoCAD format shall be submitted to the Engineering Department prior to the issuance of a Building Permit.
- A blank sheet shall be incorporated into the plan set for future inclusion of the Planning Board Decision. The Planning Board Decision shall be scanned onto that sheet prior to the start of construction.
- All construction shall be in strict conformance with the approved Site Plan entitled "Phase I Site, 0 Turnpike Street" prepared by Strongpoint Engineering, dated June 17, 2024 and revised September 18, 2024.
- The applicant shall clean the entire drainage system at the end of construction.
- A Final As-built Plan shall be submitted for review by the Engineering Department once the Driveway construction has been completed.

Case #: SP24-007 – ORE Associates – 0 Turnpike Street (1700 block)

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driveway as a Phase 1. The owner would like to construct the driveway as a way to open up the site and better market it for future development. The Property is located within the Neighborhood Business (NB) Zoning District.

III) Procedural History

- A Pre Application meeting was held on June 13, 2024.
- Application for Site Plan Approval was made by the above referenced applicant and owner and filed with the Planning Board on June 25, 2024.
- The land shown on the Site Plan is located at 0 Turnpike Street (in the 1700 block) and shown on Assessors Map 96 Lot 002. The property is zoned Neighborhood Business (NB) Zoning District.
- Public hearings on the Site Plan Application were held on August 28, 2024 and September 26, 2024. The hearing was advertised on August 13, 2024 and August 20, 2024 in the Patriot- Ledger.
- On September 26, 2024, the public hearing was closed and on September 26, 2024, the Planning Board voted to approve the Site Plan plans dated June 17, 2024 revised through September 12, 2024.

IV) Application Submittals

- Site Plan Application submitted June 25, 2024.
- Site Plan entitled "Phase I Site, 0 Turnpike Street" prepared by Strongpoint Engineering, dated June 17, 2024 and revised September 18, 2024.
- Site Plan Narrative and Waiver Request, prepared by Strongpoint Engineering, dated June 20, 2024.
- Stormwater Management Report prepared by Strongpoint Engineering, dated November 16, 2023.

V) Related Documents

- Copy of the Legal Public Hearing notice from the edition of the Patriot- Ledger dated August 13, 2024 and August 20, 2024.
- Technical Engineering Review Letter dated August 21, 2024 submitted by Craig Horsfall, Assistant Town Engineer and William D. Roth, Jr., Town Planner.

VI) Findings and Determinations

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

Case #: SP24-007 – ORE Associates – 0 Turnpike Street (1700 block)

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VIII) Record of Vote

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

On this day of September 26, 2024.

Daniel Kelly
Daniel Kelly, Chairman

Paul Demusz
Paul Demusz, Vice Chairman

Paul Betteau
Paul Betteau

Richard Terry
Richard Terry

Peter Murphy
Peter Murphy

Cc: Town Clerk
Applicant
Interested Parties

CERTIFICATION:

The Planning Board certifies that a copy of this decision has been filed with the Town Clerk of the Town of Stoughton on 9-27-24.

FOR THE PLANNING BOARD

Daniel Kelly
Daniel Kelly, Chairman

Case #: SP24-007 – ORE Associates – 0 Turnpike Street (1700 block)

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- The location of the driveway is properly and legally located on the Property as prescribed by the Zoning Bylaw and will provide access for future development.
- Adjacent properties are sufficiently protected from nuisance(s) caused by noise, traffic, odors, noxious or harmful fumes, stormwater runoff and glare of lights.
- Additionally, the Board finds that the Applicant has submitted the required information for determination of approval of the Site Plan.
- 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.
- The Planning Board, in granting the Applicant's request for a Site Plan Approval pursuant to the provisions of Section 10.6 "Site Plan Review," found that the Project will not result in any substantial detriment to the district for all of the reasons stated above.

VII) Conditions

A) General Conditions

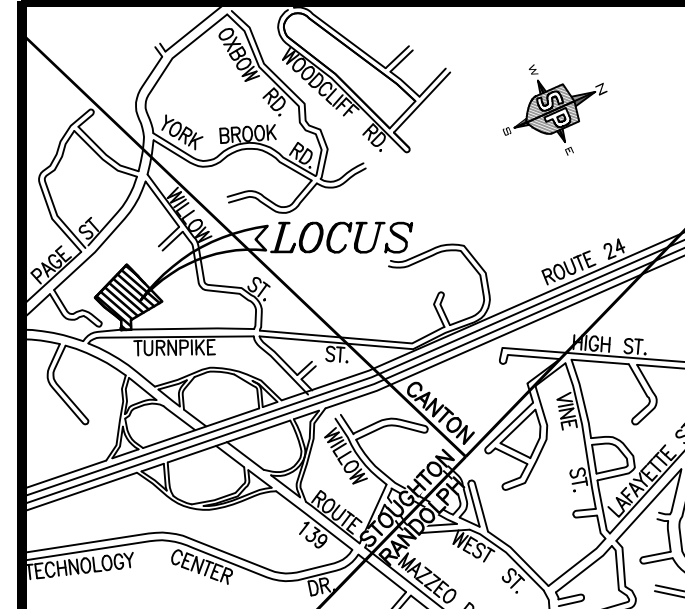
- This decision for Site Plan Approval shall expire in two (2) years from the filing date of this decision unless substantial construction has commenced. The expiration of this decision may be extended, for good cause, upon timely written request by the applicant.
- Any modification(s) affecting the approved site plan, this decision or any other action or condition approved under this decision shall be subject to the review and approval of the Planning Board prior to implementing said modification(s) on the ground. Minor modifications may not require an additional public hearing, which is at the discretion of the Planning Board.
- The Applicant is responsible for the filing of this decision with the Registry of Deeds and shall provide proof of recording to the Planning Board prior to the start of construction.
- 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 start of construction.
- The Applicant shall hold a pre-construction meeting with the Engineering Department to coordinate the necessary inspections.
- All applicable Zoning Bylaw requirements of the Town of Stoughton shall be satisfied.

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PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, INC.



REV	DESCRIPTION	DATE
3	DECISION	10/18/24
2	TOWN ENG. COMMENTS	9/18/24
1	TOWN ENG. COMMENTS	9/12/24



PROJECT NUMBER:	2209-003
DATE OF ISSUE:	06/17/24
SCALE:	AS NOTED
DRAFTED BY:	SH
CHECKED BY:	ED

PREPARED ON BEHALF OF:
ORE ASSOCIATES, INC.
333 WASHINGTON STREET, SUITE 203-4
BOSTON, MA
**SIDE DEVELOPMENT
PLANS
FOR
PHASE I
@
0 TURNPIKE STREET
STOUGHTON, MASSACHUSETTS
PARCEL ID: 096-002**

PLANNING BOARD DECISION	PB-1
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ISSUED FOR PERMIT REVIEW