

Site Plan for Self Storage Facility 19 Camden Street

In Stoughton, Massachusetts

JUNE 29, 2020

Plan Index

No.	Drawing Title
	(CIVIL DRAWINGS)
1 of 11	Cover Sheet
2 of 11	Existing Conditions
3 of 11	Site Layout Plan
4 of 11	Site Grading Plan
5 of 11	Site Utilities Plan
6 of 11	Vicinity Plan
7 & 8 of 11	Site Details
9 of 11	Soil Erosion & Sediment Control Plan
10 of 11	Planning Board Decision
11 of 11	Wetland Replication
	(ELEVATION RENDERINGS)
A5 - A8	Bldg. Elevation Views
	(BLDG. SIGNAGE)
S1 & S2	Signage Information & Elevations
	(RENDERINGS)
R1 & R2	Rendering Plans
	(PHOTOMETRICS)
SL1	19 Camden Street - Site Lighting Plan

REV. JULY 30, 2020 - Planning Board Comments

REV. NOVEMBER 6, 2020 - (Town Comments)

REV. FEBRUARY 3, 2021 - (Town Comments)

REV. MARCH 2, 2021 - (Conservation Commission Filing)

REV. MAY 6, 2021 - (Conservation Commission Comments)

REV. JUNE 17, 2021 - (Conservation Commission Comments)

REV. AUGUST 25, 2021 - (Conservation Commission Comments)

REV. OCTOBER 5, 2021

REV. OCTOBER 29, 2021 - (Planning Board Comments)

Site Design Professionals, LLC

Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067
Tel. 781-784-4020

Land Surveyor:

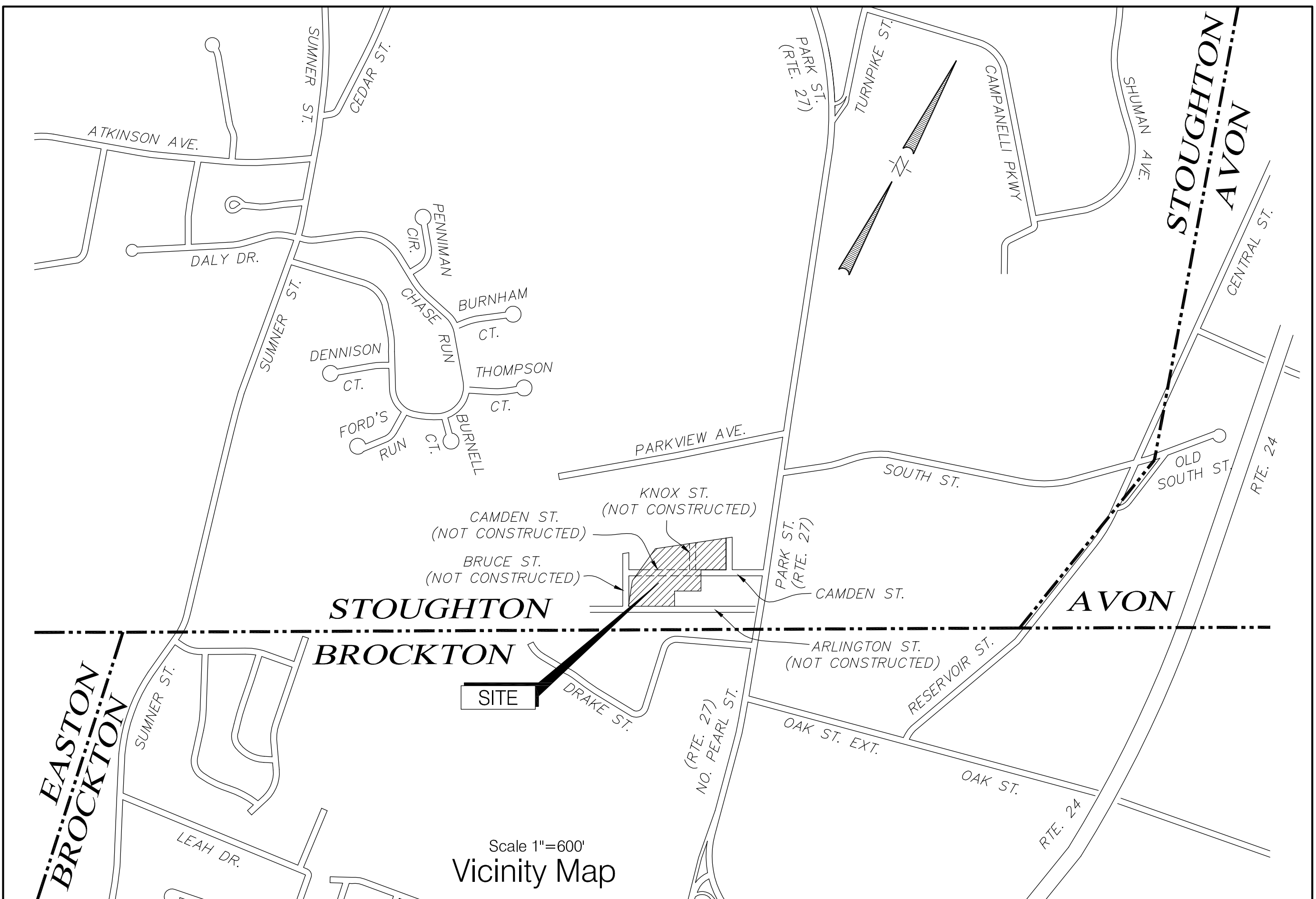
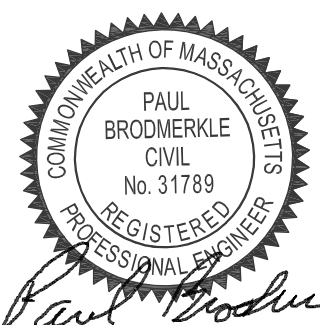
Borderland Engineering Co., Inc.
61b Pleasant Street
Randolph, MA 02368
Tel. 781-963-9500 - Fax. 781-888-4131

Owner:

James W. Barnie
Trustee of the James Barnie
Credit Shelter "B" Trust Nominee Trust
735 Hopeville Road
Griswold, CT 06351

Applicant:

Leo Henningan Jr.
36 Pleasant Street
Braintree, MA 02184



Scale 1"=600'
Vicinity Map

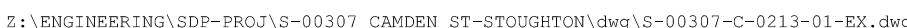
ZONING BOARD OF APPEALS VARIANCES GRANTED (CASE #4428):

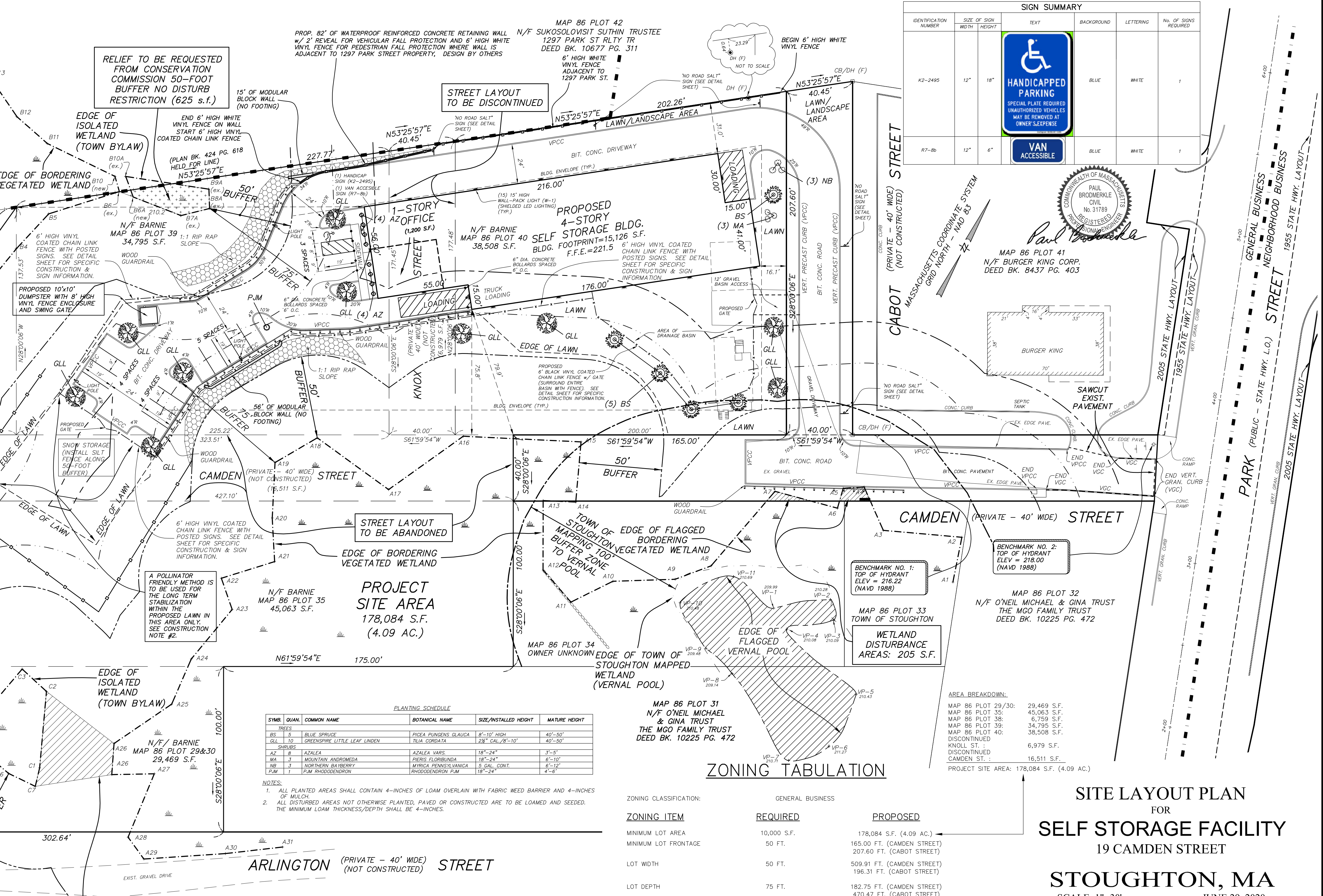
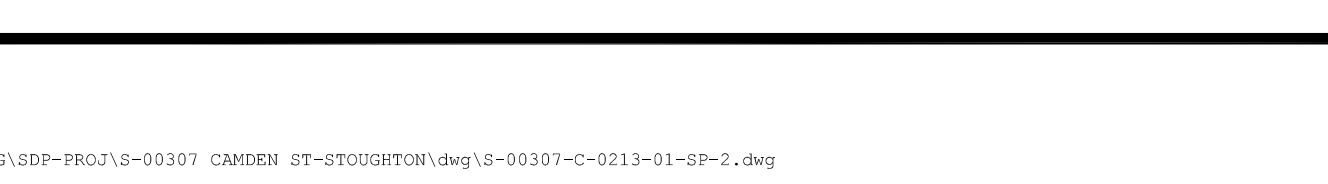
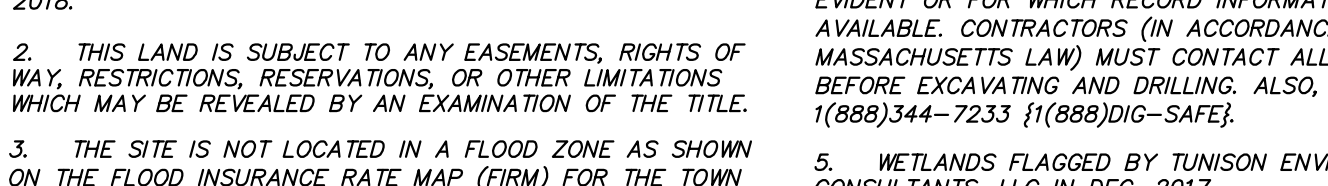
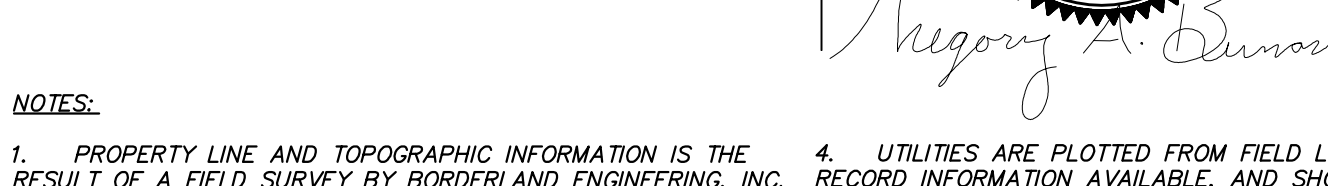
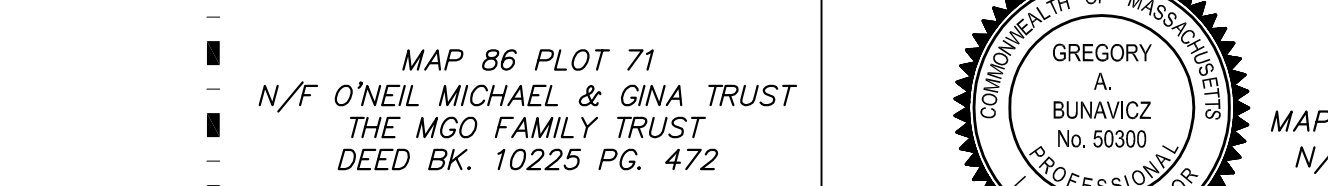
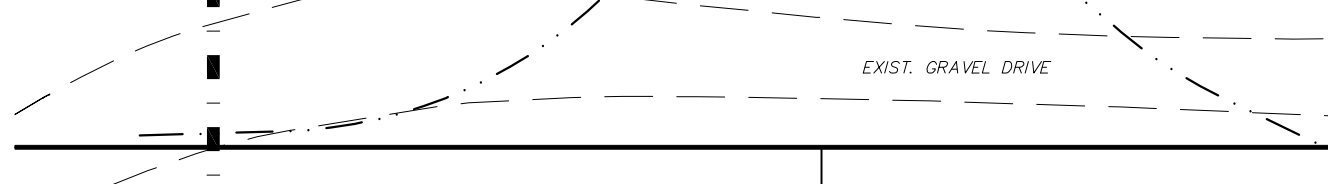
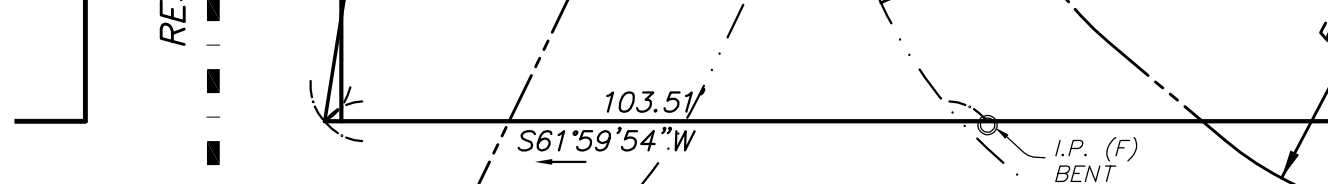
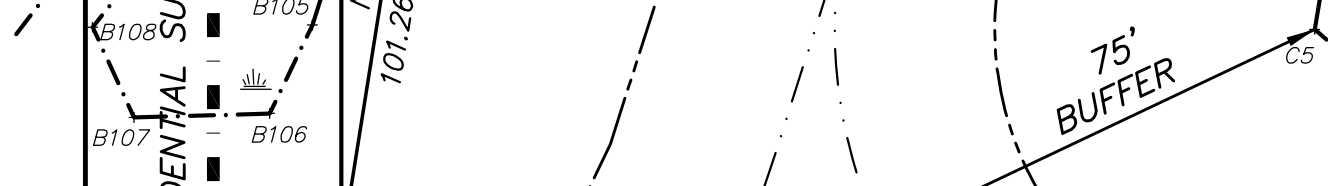
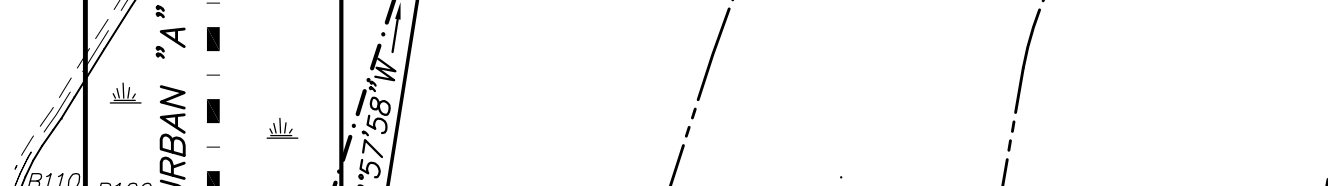
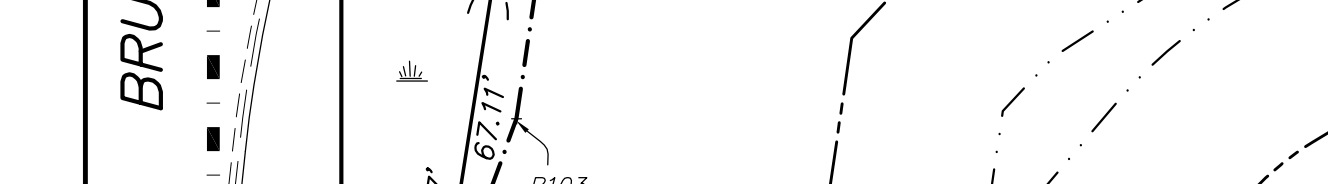
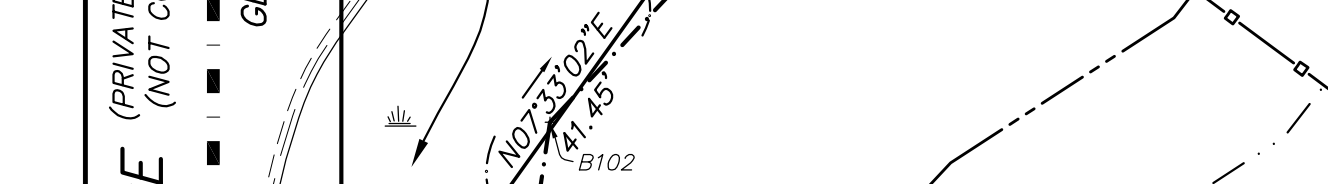
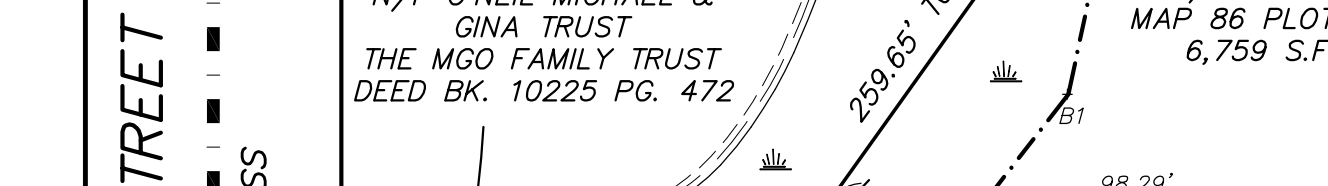
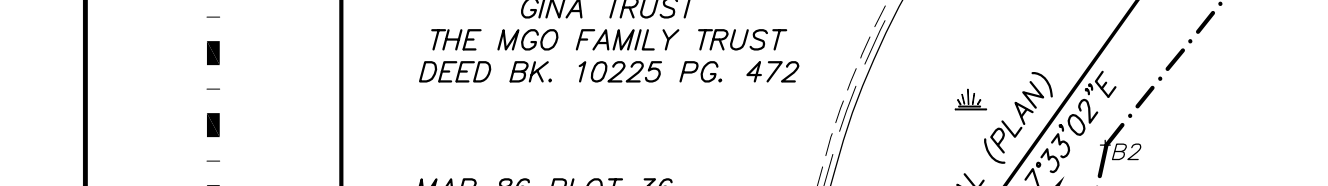
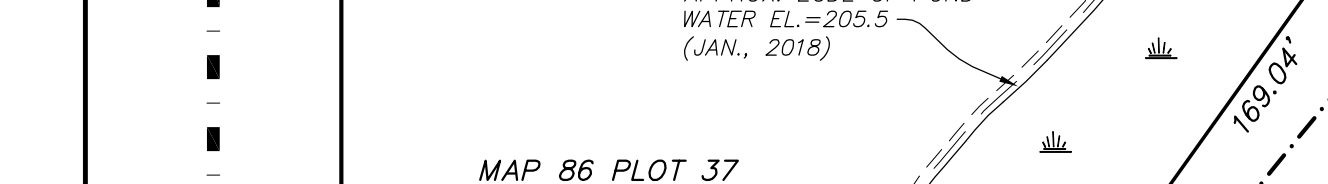
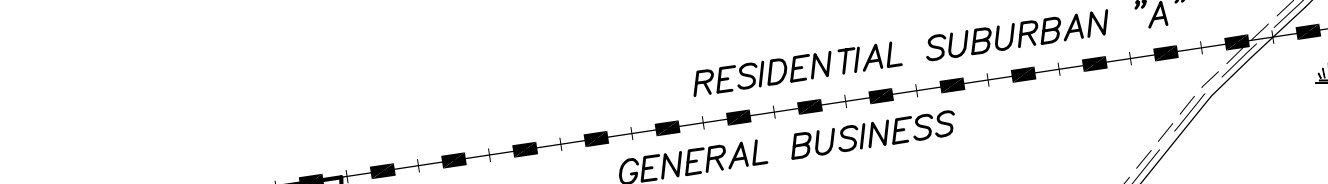
SECTION 4.0 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS, OF THE TOWN OF STOUGHTON ZONING BY-LAW OF 1970, AS AMENDED ON MAY 7, 2018. ZBA DECISION RECORDED AT NORFOLK REGISTRY OF DEEDS IN BOOK 37409 PAGE 56.

- MORE THAN ONE BUILDING ON A LOT
- FOUR STORY BUILDING

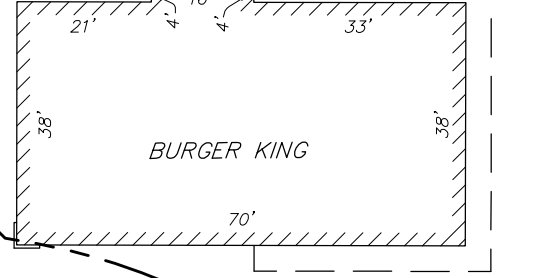
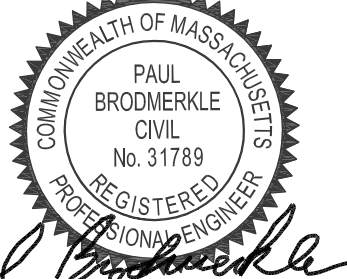
PLANNING BOARD WAIVERS REQUESTED:

- SECTION 6.1.6.8: TABLE OF OFF STREET PARKING (STORAGE ESTABLISHMENT) - SPECIAL PERMIT REDUCED PARKING





SIGN SUMMARY					
IDENTIFICATION NUMBER	SIZE OF SIGN WIDTH HEIGHT	TEXT	BACKGROUND	LETTERING	No. OF SIGNS REQUIRED
K2-2495	12" 18"	HANDICAPPED PARKING SPECIAL PLATE REQUIRED UNAUTHORIZED VEHICLES MAY BE REMOVED AT OWNER'S EXPENSE	BLUE	WHITE	1
R7-86	12" 6"	VAN ACCESSIBLE	BLUE	WHITE	1



PLANTING SCHEDULE				
SYMB.	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE/INSTALLED HEIGHT MATURE HEIGHT
TREES				
BS	3	BLUE SPRUCE	PICEA pungens GLAUCOA	8'-10' HIGH 40'-50'
LD	10	DOUGLASS LITTLE LEAF LINDEN	TRILIA CORNATA	24" CAL. 8'-10' 40'-50'
SHRUBS				
AZ	8	AZALEA	AZALEA VARS.	18"-24" 3'-5'
MA	3	MOUNTAIN ANDROMEDA	PIEDS FLORIBUNDA	18"-24" 6'-10'
NB	3	NORTHERN BAYBERRY	MYRICA PENNSYLVANICA	5 GAL. CONT. 6'-12'
PJM	1	P.J.M. RHODODENDRON	RHODODENDRON PJM	18"-24" 4'-6'

NOTES:
1. PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS THE RESULT OF A FIELD SURVEY BY BORDERLAND ENGINEERING, INC. IN DEC., 2017. ADDITIONAL TOPOGRAPHIC INFORMATION IN MAR., 2018.
2. THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
3. THE SITE IS NOT LOCATED IN A FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF STOUGHTON, MAP NO. 25021C0377E, DATED JULY 17, 2012.
4. UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASSACHUSETTS LAW) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 (1(888)DIG-SAFE).
5. WETLANDS FLAGGED BY TUNISON ENVIRONMENTAL CONSULTANTS, LLC IN DEC. 2017.

WETLAND REPLICATION AREA 1670 S.F. (SEE SHEET 11)

CONSTRUCTION NOTES:
1. ALL DISTURBED AREAS NOT OTHERWISE PAVED ARE TO BE LOAMED AND SEEDED. THE MINIMUM LOAM THICKNESS/DEPTH SHALL BE FOUR (4)-INCHES.
2. THE AREA IN THE VICINITY OF STORMWATER MANAGEMENT SYSTEM #2 SHALL BE PLANTED USING A POLLINATOR FRIENDLY METHOD. NATIVE SPECIES SHALL BE PLANTED IN ACCORDANCE WITH THE POLLINATOR FRIENDLY PRACTICES OUTLINED IN THE USDA/U.S. FOREST SERVICE GUIDELINES. POLLINATOR FRIENDLY SEED MIXES: NEW ENGLAND WILDFLOWER MIX OR NEW ENGLAND SHOWY WILDFLOWER MIX - APPLICATION RATE 1 LB./1,900 S.F.
3. ALL REMAINING AREAS SHALL BE PLANTED WITH LOW MAINTENANCE SEED CONSISTING OF 65% FINE FESCUE, 10-20% PERENNIAL RYEGRASS AND REMAINDER KENTUCKY BLUEGRASS.
4. ALL LANDSCAPED/GRASSED AREAS ARE TO BE PROFESSIONALLY MAINTAINED.

OWNER:
JAMES W. BARNIE,
TRUSTEE OF THE JAMES
BARNIE CREDIT SHELTER
"B" TRUST NOMINEE TRUST
735 HOPEVILLE ROAD
GRISWOLD, CT 06351

ASSESSOR'S REFERENCE:
MAP 86 - PARCELS 29,
30, 35, 38, 39 AND 40
APPLICANT:
LEO HENNIGAN JR.
36 PLEASANT STREET
BRAINTREE, MA 02184

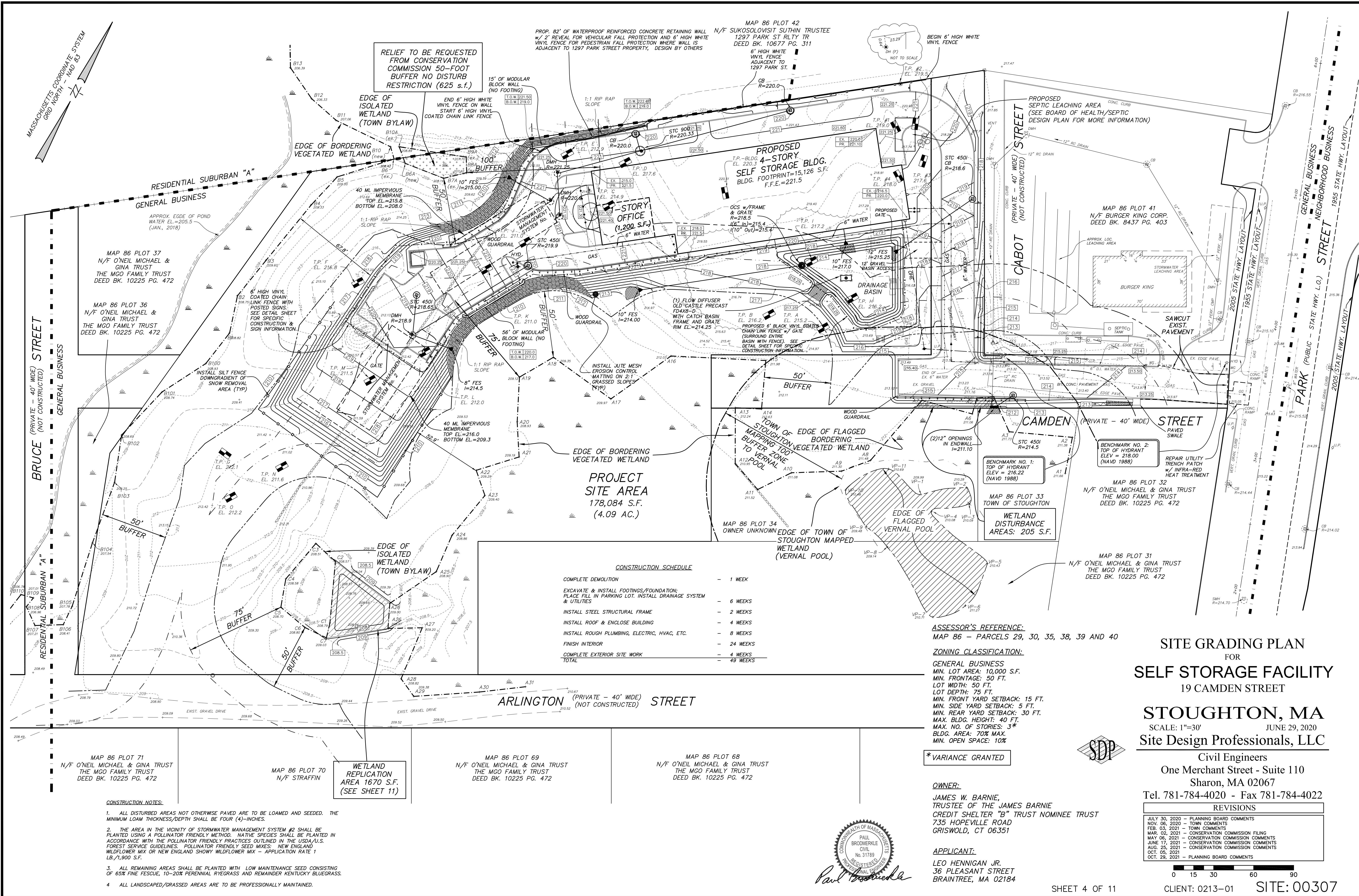
ZONING TABULATION		
GENERAL BUSINESS		
ZONING ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	178,084 S.F. (4.09 AC.)
MINIMUM LOT FRONTAGE	50 FT.	165.00 FT. (CAMDEN STREET) 207.60 FT. (CABOT STREET)
LOT WIDTH	50 FT.	509.91 FT. (CAMDEN STREET) 196.31 FT. (CABOT STREET)
LOT DEPTH	75 FT.	182.75 FT. (CAMDEN STREET) 470.47 FT. (CABOT STREET)
FRONT YARD SETBACK	15 FT.	79.9 FT. (CAMDEN STREET) 16.1 FT. (CABOT STREET)
SIDE YARD SETBACK	5 FT.	16.1 FT. (CAMDEN STREET) 31.0 FT. (CABOT STREET)
REAR YARD SETBACK	30 FT.	31.0 FT. (CAMDEN STREET) 210.2 FT. (CABOT STREET)
MAXIMUM BUILDING HEIGHT	40 FT. OR 3 STORIES	4 STORIES (VARIANCE GRANTED)
MAXIMUM LOT COVERAGE (BUILDING ONLY)	70%	8.5%
MINIMUM OPEN SPACE	10%	75.8%
PARKING SPACES	61 SPACES*	16 SPACES (SPECIAL PERMIT REQUESTED)
*PROPOSED 4 STORY BUILDING:		
15,126 S.F. x 4 STORIES = 60,504 S.F. x 1 SPACE/1,000 S.F. = 61 SPACES		
TOTAL:		
61 SPACES REQUIRED		

SITE LAYOUT PLAN
FOR
SELF STORAGE FACILITY
19 CAMDEN STREET
STOUGHTON, MA
SCALE: 1"=30'
JUNE 29, 2020
Site Design Professionals, LLC

Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067
Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS	
JULY 30, 2020	PLANNING BOARD COMMENTS
NOV. 06, 2020	TOWN COMMENTS
FEB. 03, 2021	TOWN COMMENTS
MAR. 09, 2021	CONSERVATION COMMISSION FILING
MAY 06, 2021	CONSERVATION COMMISSION COMMENTS
JUNE 17, 2021	CONSERVATION COMMISSION COMMENTS
AUG. 25, 2021	CONSERVATION COMMISSION COMMENTS
OCT. 05, 2021	CONSERVATION COMMISSION COMMENTS
OCT. 29, 2021	PLANNING BOARD COMMENTS





SITE GRADING PLAN
FOR
SELF STORAGE FACILITY
19 CAMDEN STREET
STOUGHTON, MA
SCALE: 1"=30'
JUNE 29, 2020
Site Design Professionals, LLC

Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067
Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS	
JULY 30, 2020	- PLANNING BOARD COMMENTS
NOV. 06, 2020	- TOWN COMMENTS
FEB. 03, 2021	- TOWN COMMENTS
MAR. 09, 2021	- TOWN COMMENTS
MAY 06, 2021	- CONSERVATION COMMISSION FILING
JUNE 17, 2021	- CONSERVATION COMMISSION COMMENTS
AUG. 25, 2021	- CONSERVATION COMMISSION COMMENTS
OCT. 05, 2021	- CONSERVATION COMMISSION COMMENTS
OCT. 29, 2021	- PLANNING BOARD COMMENTS

0 15 30 60 90
CLIENT: 0213-01 SITE: 00307

ASSESSOR'S REFERENCE:
MAP 86 - PARCELS 29, 30, 35, 38, 39 AND 40

ZONING CLASSIFICATION:
GENERAL BUSINESS
MIN. LOT AREA: 10,000 S.F.
MIN. FRONTAGE: 50 FT.
LOT WIDTH: 50 FT.
LOT DEPTH: 75 FT.
MIN. FRONT YARD SETBACK: 15 FT.
MIN. SIDE YARD SETBACK: 5 FT.
MIN. REAR YARD SETBACK: 30 FT.
MAX. BLDG. HEIGHT: 40 FT.
MAX. NO. OF STORIES: 3*
BLDG. AREA: 70% MAX.
MIN. OPEN SPACE: 10%

*VARIANCE GRANTED

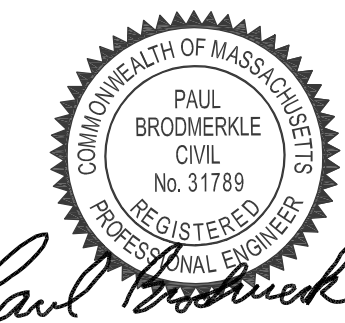
OWNER:
JAMES W. BARNIE,
TRUSTEE OF THE JAMES BARNIE
CREDIT SHELTER "B" TRUST NOMINEE TRUST
735 HOPEVILLE ROAD
GRISWOLD, CT 06351

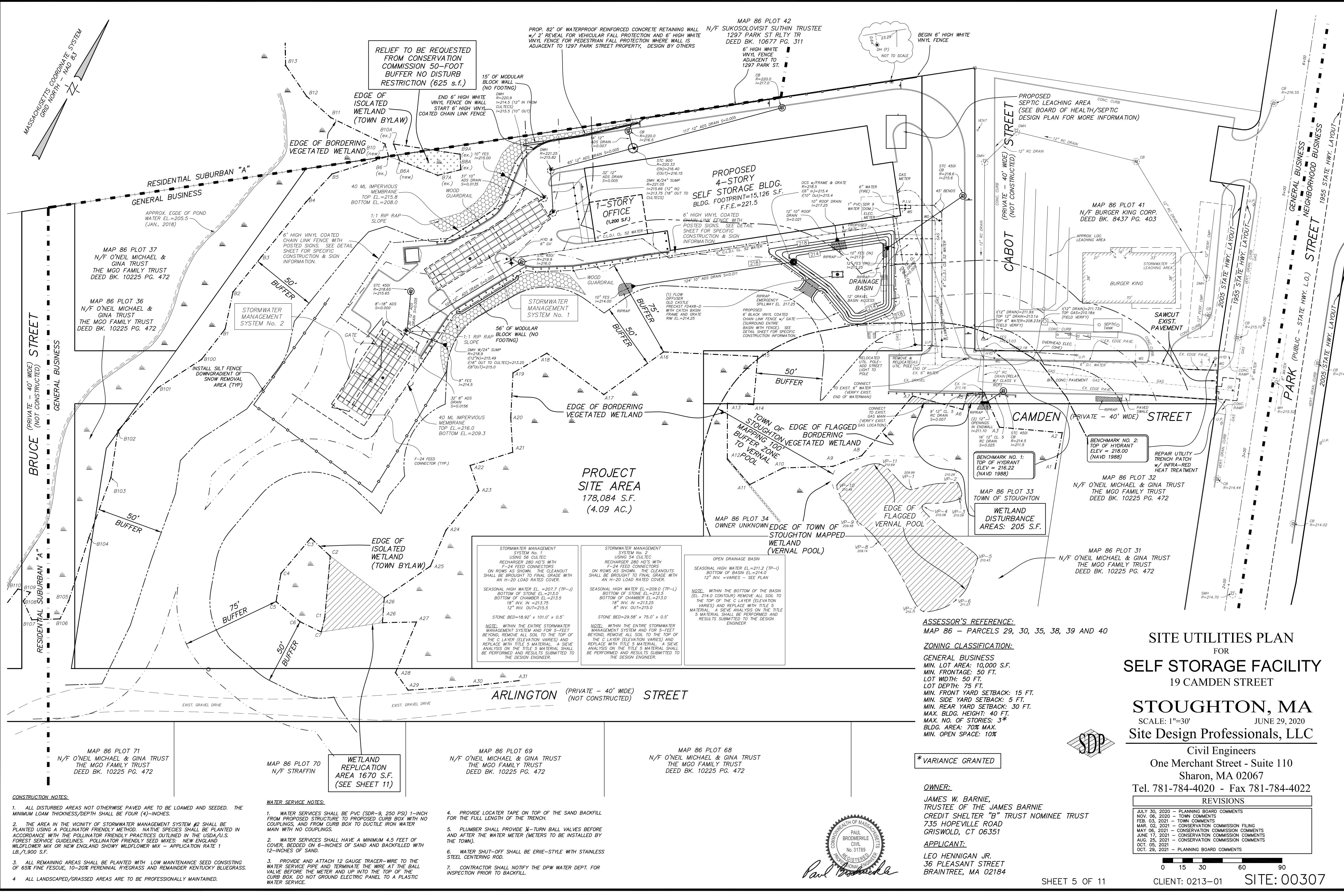
APPLICANT:
LEO HENNIGAN JR.
36 PLEASANT STREET
BRAINTREE, MA 02184

CONSTRUCTION SCHEDULE

COMPLETE DEMOLITION	- 1 WEEK
EXCAVATE & INSTALL FOOTINGS/FOUNDATION; PLACE FILL IN PARKING LOT; INSTALL DRAINAGE SYSTEM & UTILITIES	- 6 WEEKS
INSTALL STEEL STRUCTURAL FRAME	- 2 WEEKS
INSTALL ROOF & ENCLOSE BUILDING	- 4 WEEKS
INSTALL ROUGH PLUMBING, ELECTRIC, HVAC, ETC.	- 8 WEEKS
FINISH INTERIOR	- 24 WEEKS
COMPLETE EXTERIOR SITE WORK	- 4 WEEKS
TOTAL	- 49 WEEKS

- CONSTRUCTION NOTES:
- ALL DISTURBED AREAS NOT OTHERWISE PAVED ARE TO BE LOAMED AND SEED. THE MINIMUM LOAM THICKNESS/DEPTH SHALL BE FOUR (4)-INCHES.
 - THE AREA IN THE VICINITY OF STORMWATER MANAGEMENT SYSTEM #2 SHALL BE PLANTED USING A POLLINATOR FRIENDLY METHOD. NATIVE SPECIES SHALL BE PLANTED IN ACCORDANCE WITH THE POLLINATOR FRIENDLY PRACTICES OUTLINED IN THE USDA/U.S. FOREST SERVICE GUIDELINES. POLLINATOR FRIENDLY SEED MIXES: NEW ENGLAND WILDFLOWER MIX OR NEW ENGLAND SHOWY WILDFLOWER MIX - APPLICATION RATE 1 LB./1,900 S.F.
 - ALL REMAINING AREAS SHALL BE PLANTED WITH LOW MAINTENANCE SEED CONSISTING OF 65% FINE FESCUE, 10-20% PERENNIAL RYEGRASS AND REMAINDER KENTUCKY BLUEGRASS.
 - ALL LANDSCAPED/GRASSED AREAS ARE TO BE PROFESSIONALLY MAINTAINED.





CONSTRUCTION NOTES:

- ALL DISTURBED AREAS NOT OTHERWISE PAVED ARE TO BE LOAMED AND SEED. THE MINIMUM LOAM THICKNESS/DEPTH SHALL BE FOUR (4)-INCHES.
- THE AREA IN THE VICINITY OF STORMWATER MANAGEMENT SYSTEM #2 SHALL BE PLANTED USING A POLLINATOR FRIENDLY METHOD. NATIVE SPECIES SHALL BE PLANTED IN ACCORDANCE WITH THE POLLINATOR FRIENDLY PRACTICES OUTLINED IN THE USDA/U.S. FOREST SERVICE GUIDELINES. POLLINATOR FRIENDLY SEED MIXES: NEW ENGLAND WILDFLOWER MIX OR NEW ENGLAND SHOWY WILDFLOWER MIX - APPLICATION RATE 1 LB./1,900 S.F.
- ALL REMAINING AREAS SHALL BE PLANTED WITH LOW MAINTENANCE SEED CONSISTING OF 65% FINE FESCUE, 10-20% PERENNIAL RYEGRASS AND REMAINDER KENTUCKY BLUEGRASS.
- ALL LANDSCAPED/GRASSED AREAS ARE TO BE PROFESSIONALLY MAINTAINED.

WATER SERVICE NOTES:

- WATER SERVICES SHALL BE PVC (SDR-9, 250 PSI) 1-INCH FROM PROPOSED STRUCTURE TO PROPOSED CURB BOX WITH NO COUPLINGS, AND FROM CURB BOX TO DUCTILE IRON WATER MAIN WITH NO COUPLINGS.
- WATER SERVICES SHALL HAVE A MINIMUM 4.5 FEET OF COVER, BEDDED ON 6-INCHES OF SAND AND BACKFILLED WITH 12-INCHES OF SAND.
- PROVIDE AND ATTACH 12 GAUGE TRACER-WIRE TO THE WATER SERVICE PIPE AND TERMINATE THE WIRE AT THE BALL VALVE BEFORE THE METER AND UP INTO THE TOP OF THE CURB BOX. DO NOT GROUND ELECTRIC PANEL TO A PLASTIC WATER SERVICE.
- PROVIDE LOCATOR TAPE ON TOP OF THE SAND BACKFILL FOR THE FULL LENGTH OF THE TRENCH.
- PLUMBER SHALL PROVIDE 1/4-TURN BALL VALVES BEFORE AND AFTER THE WATER METER (METERS TO BE INSTALLED BY THE TOWN).
- WATER SHUT-OFF SHALL BE ERIE-STYLE WITH STAINLESS STEEL CENTERING ROD.
- CONTRACTOR SHALL NOTIFY THE DPW WATER DEPT. FOR INSPECTION PRIOR TO BACKFILL.

STORMWATER MANAGEMENT SYSTEM No. 1
USING 56 CULTEC RECHARGER 280 HD'S WITH F-24 FEED CONNECTORS ON ROWS AS SHOWN. THE CLEANOUTS SHALL BE BROUGHT TO FINAL GRADE WITH AN H=20 LOAD RATED COVER.
SEASONAL HIGH WATER EL.=207.7 (TP-J) BOTTOM OF STONE EL.=213.0 BOTTOM OF CHAMBER EL.=213.5 18" INV. IN.=213.75 12" INV. OUT.=215.5
STONE BED=18.92' x 101.0' x 0.5'
NOTE: WITHIN THE ENTIRE STORMWATER MANAGEMENT SYSTEM AND FOR 5-Feet BEYOND, REMOVE ALL SOIL TO THE TOP OF THE C LAYER (ELEVATION VARIES) AND REPLACE WITH TITLE 5 MATERIAL. A SIEVE ANALYSIS ON THE TITLE 5 MATERIAL SHALL BE PERFORMED AND RESULTS SUBMITTED TO THE DESIGN ENGINEER.

STORMWATER MANAGEMENT SYSTEM No. 2
USING 54 CULTEC RECHARGER 280 HD'S WITH F-24 FEED CONNECTORS ON ROWS AS SHOWN. THE CLEANOUTS SHALL BE BROUGHT TO FINAL GRADE WITH AN H=20 LOAD RATED COVER.
SEASONAL HIGH WATER EL.=209.0 (TP-L) BOTTOM OF STONE EL.=212.5 BOTTOM OF CHAMBER EL.=213.0 18" INV. IN.=213.75 8" INV. OUT.=215.0
STONE BED=29.58' x 75.0' x 0.5'
NOTE: WITHIN THE ENTIRE STORMWATER MANAGEMENT SYSTEM AND FOR 5-Feet BEYOND, REMOVE ALL SOIL TO THE TOP OF THE C LAYER (ELEVATION VARIES) AND REPLACE WITH TITLE 5 MATERIAL. A SIEVE ANALYSIS ON THE TITLE 5 MATERIAL SHALL BE PERFORMED AND RESULTS SUBMITTED TO THE DESIGN ENGINEER.

OPEN DRAINAGE BASIN
SEASONAL HIGH WATER EL.=211.2 (TP-I) BOTTOM OF BASIN EL.=214.0 12" INV. VARIES - SEE PLAN
NOTE: WITHIN THE BOTTOM OF THE BASIN (EL. 214.0) REMOVE ALL SOIL TO THE TOP OF THE C LAYER (ELEVATION VARIES) AND REPLACE WITH TITLE 5 MATERIAL. A SIEVE ANALYSIS ON THE TITLE 5 MATERIAL SHALL BE PERFORMED AND RESULTS SUBMITTED TO THE DESIGN ENGINEER.

ASSessor's REFERENCE:
MAP 86 - PARCELS 29, 30, 35, 38, 39 AND 40

ZONING CLASSIFICATION:
GENERAL BUSINESS
MIN. LOT AREA: 10,000 S.F.
MIN. FRONTAGE: 50 FT.
LOT WIDTH: 50 FT.
LOT DEPTH: 75 FT.
MIN. FRONT YARD SETBACK: 15 FT.
MIN. SIDE YARD SETBACK: 5 FT.
MIN. REAR YARD SETBACK: 30 FT.
MAX. BLDG. HEIGHT: 40 FT.
MAX. NO. OF STORIES: 3*
BLDG. AREA: 70% MAX.
MIN. OPEN SPACE: 10%

***VARIANCE GRANTED**

OWNER:
JAMES W. BARNIE,
TRUSTEE OF THE JAMES BARNIE
CREDIT SHELTER "B" TRUST NOMINEE TRUST
735 HOPEVILLE ROAD
GRISWOLD, CT 06351

APPLICANT:
LEO HENNIGAN JR.
36 PLEASANT STREET
BRAintree, MA 02184

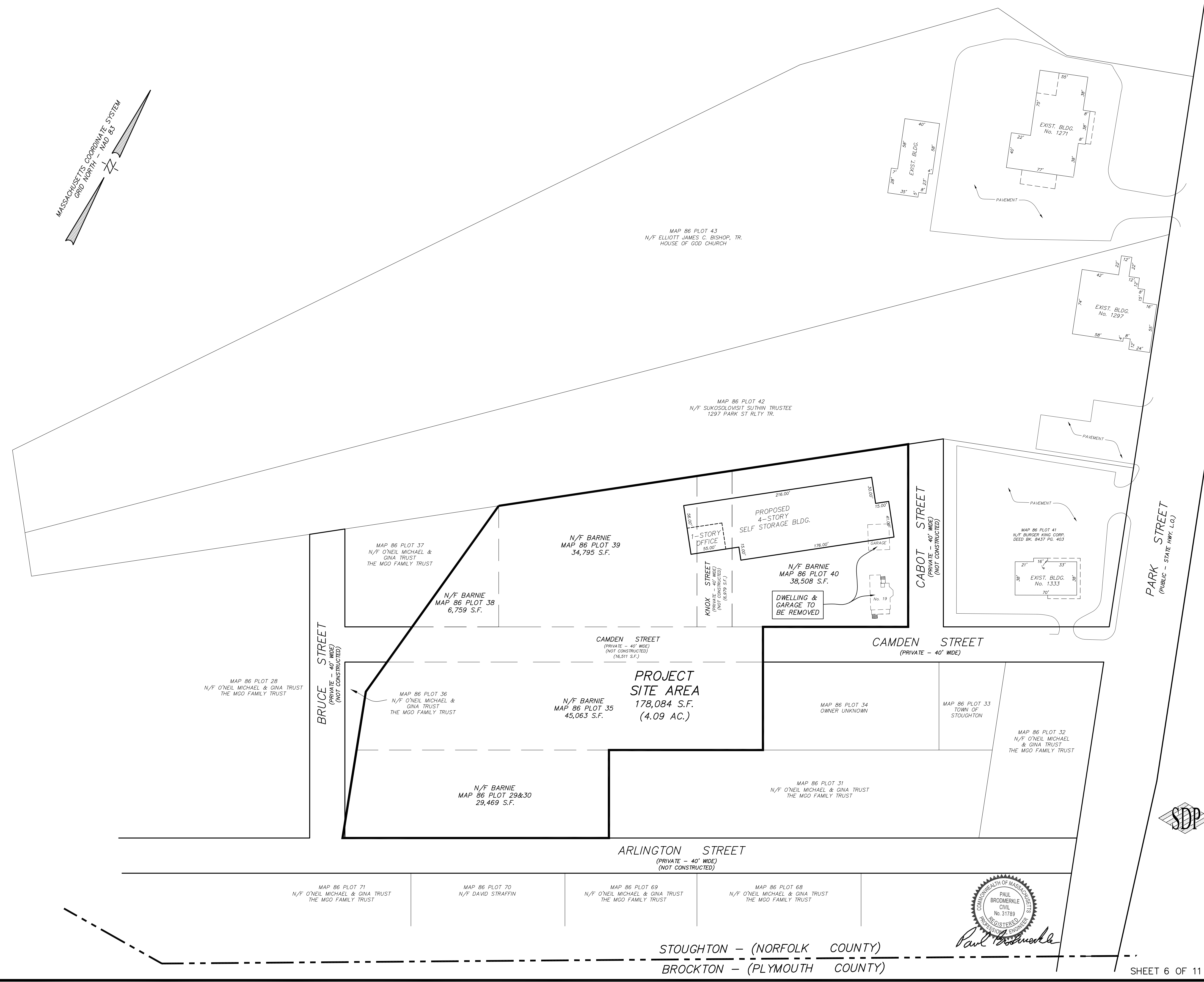
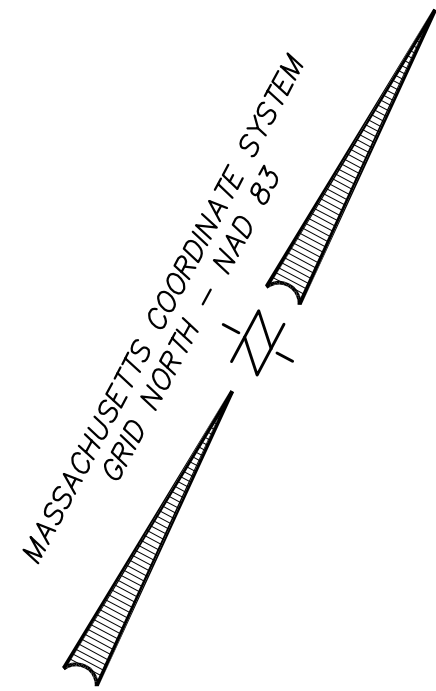
SITE UTILITIES PLAN FOR SELF STORAGE FACILITY
19 CAMDEN STREET
STOUGHTON, MA
SCALE: 1"=30' JUNE 29, 2020
Site Design Professionals, LLC
Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067
Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS

DATE	DESCRIPTION
JULY 30, 2020	PLANNING BOARD COMMENTS
NOV. 06, 2020	TOWN COMMENTS
FEB. 03, 2021	TOWN COMMENTS
MAR. 02, 2021	CONSERVATION COMMISSION FILING
MAY 06, 2021	CONSERVATION COMMISSION COMMENTS
JUNE 17, 2021	CONSERVATION COMMISSION COMMENTS
AUG. 25, 2021	CONSERVATION COMMISSION COMMENTS
OCT. 05, 2021	PLANNING BOARD COMMENTS

0 15 30 60 90

SHEET 5 OF 11 CLIENT: 0213-01 SITE: 00307



ASSESSOR'S REFERENCE:
MAP 86 - PARCELS 29, 30, 35, 38, 39 AND 40

ZONING CLASSIFICATION:
GENERAL BUSINESS
MIN. LOT AREA: 10,000 S.F.
MIN. FRONTAGE: 50 FT.
LOT WIDTH: 50 FT.
LOT DEPTH: 75 FT.
MIN. FRONT YARD SETBACK: 15 FT.
MIN. SIDE YARD SETBACK: 5 FT.
MIN. REAR YARD SETBACK: 30 FT.
MAX. BLDG. HEIGHT: 40 FT.
MAX. NO. OF STORIES: 3*
BLDG. AREA: 70% MAX.
MIN. OPEN SPACE: 10%

*** VARIANCE GRANTED**

OWNER:
JAMES W. BARNIE,
TRUSTEE OF THE JAMES BARNIE
CREDIT SHELTER "B" TRUST NOMINEE TRUST
735 HOPEVILLE ROAD
GRISWOLD, CT 06351

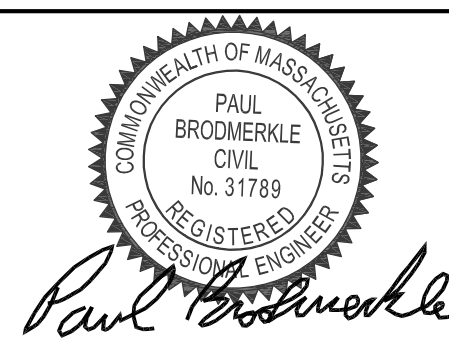
APPLICANT:
LEO HENNIGAN JR.
36 PLEASANT STREET
BRAINTREE, MA 02184

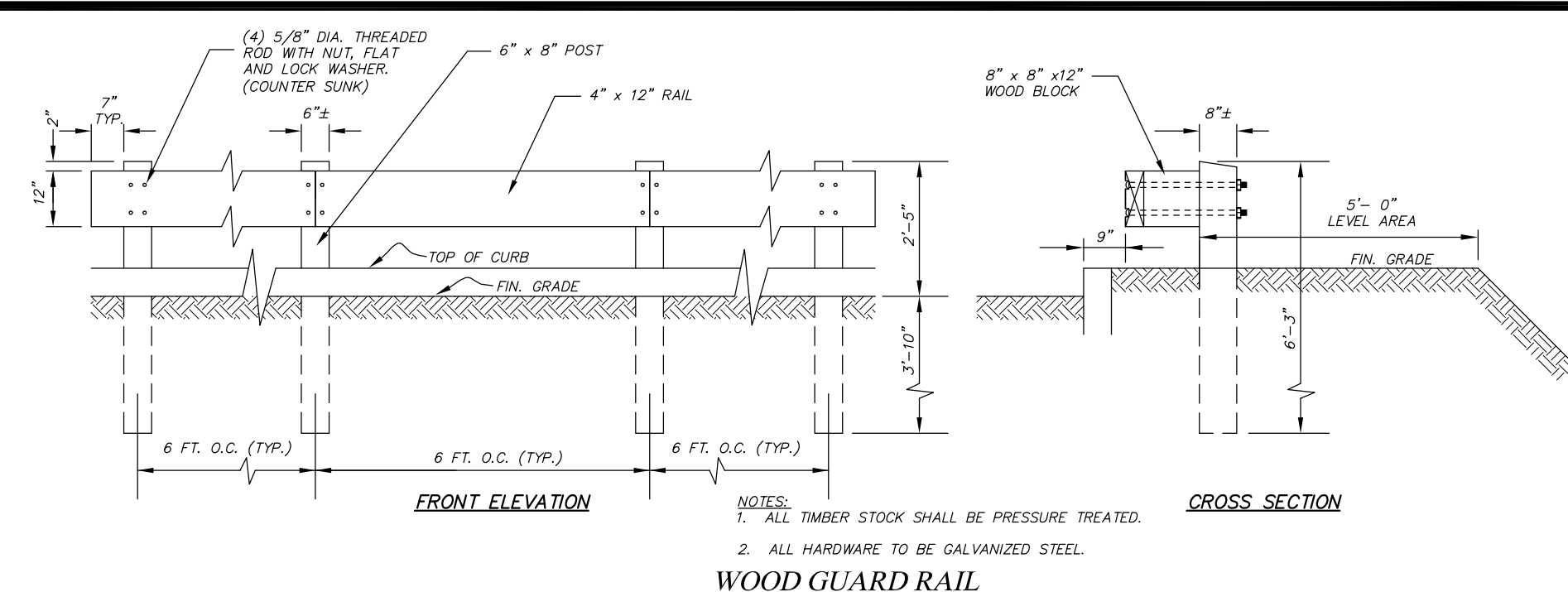
VICINITY PLAN
FOR
SELF STORAGE FACILITY
19 CAMDEN STREET

STOUGHTON, MA
SCALE: 1"=50' JULY 30, 2020
Site Design Professionals, LLC

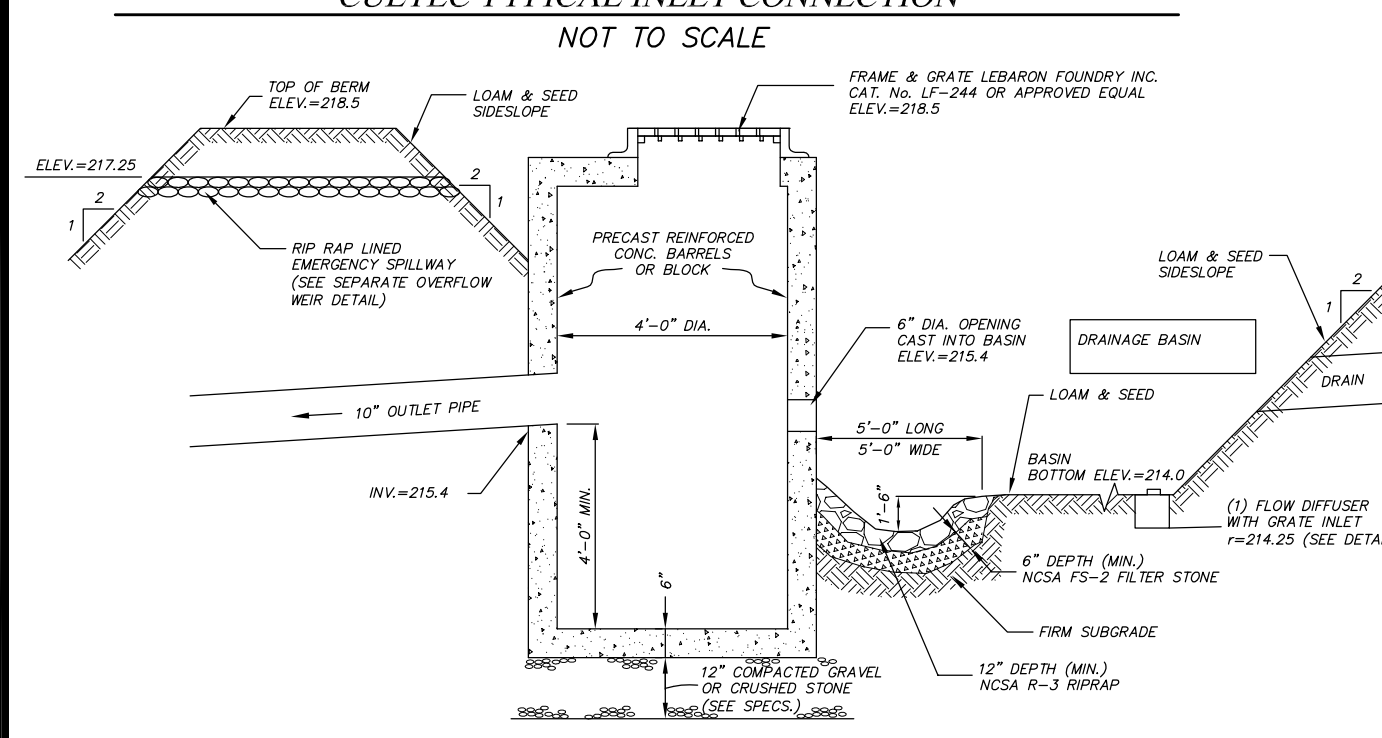
Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067
Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS	
JULY 30, 2020	- SHEET ADDED TO PLAN SET
NOV. 06, 2020	- TOWN COMMENTS
FEB. 03, 2021	- NO CHANGES TO THIS SHEET
MAR. 02, 2021	- CONSERVATION COMMISSION FILING
MAY 06, 2021	- NO CHANGES TO THIS SHEET
JUNE 17, 2021	- CONSERVATION COMMISSION COMMENTS
AUG. 25, 2021	- NO CHANGES TO THIS SHEET
OCT. 05, 2021	- NO CHANGES TO THIS SHEET
OCT. 29, 2021	- NO CHANGES TO THIS SHEET

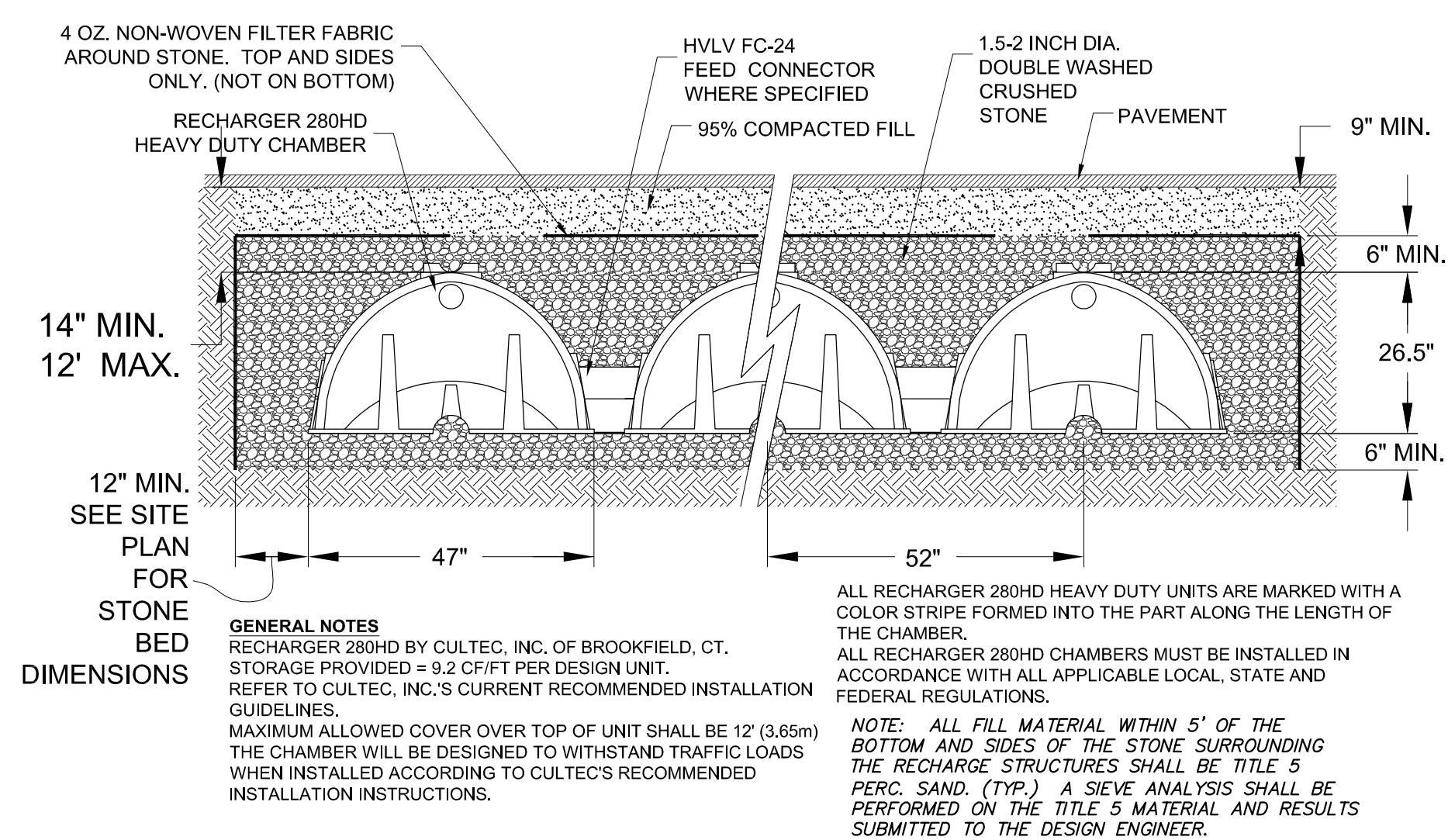
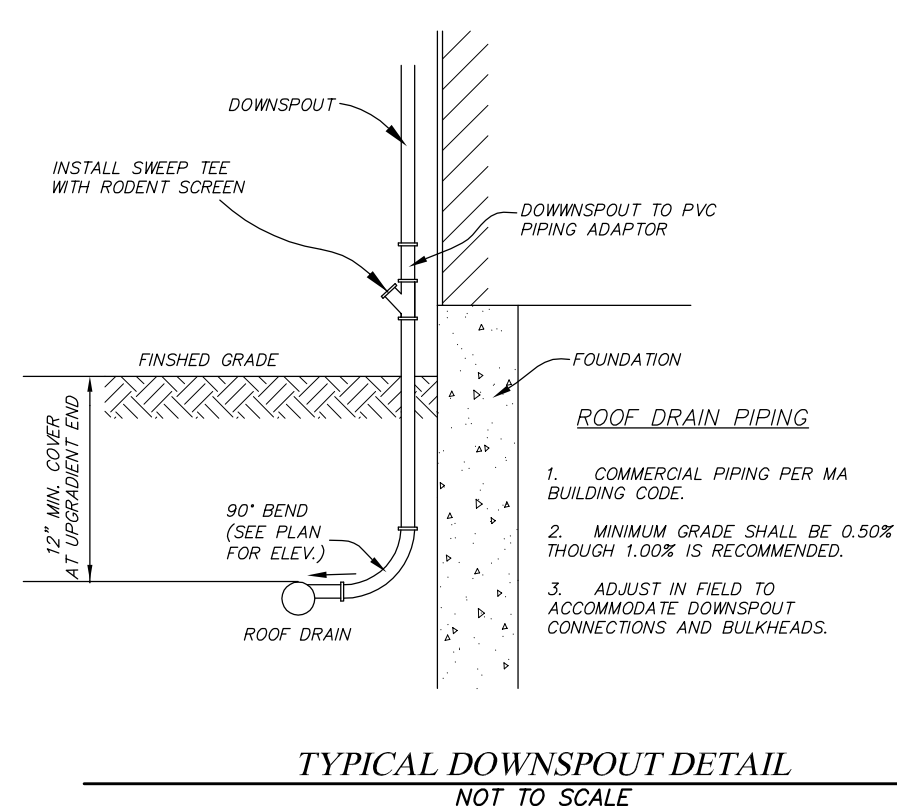




T.P.-A 09/04/18			T.P.-B 09/04/18			T.P.-C 09/04/18			T.P.-D 09/04/18			T.P.-E 09/04/18			T.P.-F 09/04/18			T.P.-G 09/04/18		
0"	A	215.2±	0"	A	216.2±	0"	A	214.9±	0"	A	217.6±	0"	A	212.9±	0"	A	216.8±	0"	A	212.1±
SANDY LOAM TOPSOIL			SANDY LOAM TOPSOIL			SANDY LOAM TOPSOIL			SANDY LOAM TOPSOIL			SANDY LOAM TOPSOIL			SANDY LOAM TOPSOIL			SANDY LOAM TOPSOIL		
18"	B	213.7	15"	B	215.0	6"	B	214.4	6"	B	217.1	6"	B	212.4	6"	B	216.3	18"	B	210.6
SANDY LOAM SUBSOIL			SANDY LOAM SUBSOIL			SANDY LOAM SUBSOIL			SANDY LOAM SUBSOIL			SANDY LOAM SUBSOIL			SANDY LOAM SUBSOIL			SANDY LOAM SUBSOIL		
34"	C	212.4	24"	C	214.2	12"	C	213.9	12"	C	216.6	12"	C	211.9	24"	C1	214.8	24"	C1	210.1
LOAMY SAND F-C SAND, 10% GRAVEL, HARD IN PLACE			LOAMY SAND F-C SAND, 10% GRAVEL, HARD IN PLACE			SANDY LOAM F-C SAND, 50-60% GRAVEL			SANDY LOAM F-C SAND, 60-70% GRAVEL			SANDY LOAM F-C SAND, 60-70% GRAVEL			GRAV. SAND, F-C SAND, 50-60% GR., HARD			GRAV. SAND, F-C SAND, 50-60% GR., HARD		
84"		208.2	108"		207.2	84"		207.9	60"		212.6	60"		207.9	84"	C2	212.6	36"	C2	209.1
NO WATER			NO WATER			NO WATER			NO WATER			NO WATER			NO WATER			NO WATER		
MOTTLING @42" (EL. 211.7) NO REFUSAL			MOTTLING @52" (EL. 211.9) NO REFUSAL			MOTTLING @48" (EL. 210.9) NO REFUSAL			NO MOTTLING OBSERVED NO REFUSAL			NO MOTTLING OBSERVED NO REFUSAL			MOTTLING @64" (EL. 211.5) NO REFUSAL			NO MOTTLING OBSERVED NO REFUSAL		



NOTE: ALL FILL MATERIAL WITHIN 5' OF THE
BOTTOM AND SIDES OF THE STONE SURROUNDING
THE RECHARGE STRUCTURES SHALL BE TITLE 5
PERC. SAND. (TYP.)



T.P.-BLDG
10/17/18

0"	220.3±
A	SANDY LOAM TOPSOIL
10"	219.5
B	SANDY LOAM SUBSOIL
30"	217.8
C	LOAMY SAND F-M SAND, <10% GRAVEL
96"	212.3
NO WATER MOTTLING @58" (EL. 215.5) NO REFUSAL	

T.P.-1
10/17/18

0"	219.0±
A	SANDY LOAM TOPSOIL
12"	218.0
B	SANDY LOAM SUBSOIL, BOULDERS
18"	217.5
C1	LOAMY SAND F-M SAND, <10% GRAVEL, HARD IN PLACE
72"	213.0
C2	LOAMY SAND M-C SAND, 10-20% GRAVEL
104"	210.3
WATER @72" (EL. 213.0) MOTTLING @54" (EL. 214.5) NO REFUSAL	

T.P.-2
10/17/18

0"	219.5±
A	SANDY LOAM TOPSOIL
8"	218.8
B	SANDY LOAM SUBSOIL, BOULDERS
28"	217.2
C	LOAMY SAND F-C SAND, 20-30% GRAVEL
90"	212.0
WATER @88" (EL. 212.2) MOTTLING @60" (EL. 214.5) NO REFUSAL	

T.P.-3
10/17/18

0"	217.6±
A	SANDY LOAM TOPSOIL
8"	216.9
B	SANDY LOAM SUBSOIL, BOULDERS
24"	215.6
C	LOAMY SAND F-C SAND, <10% GRAVEL
94"	209.8
WATER @75" (EL. 211.4) MOTTLING @60" (EL. 212.6) NO REFUSAL	

T.P.-4
10/17/18

0"	218.0±
A	SANDY LOAM TOPSOIL
6"	217.5
B	SANDY LOAM SUBSOIL, BOULDERS
22"	216.2
C	LOAMY SAND F-M SAND, 10-20% GRAVEL
90"	210.5
WATER @62" (EL. 212.8) MOTTLING @48" (EL. 214.0) NO REFUSAL	

T.P.-H
11/02/20

0"	216.2±
A	FILL & SANDY LOAM TOPSOIL
18"	214.7
B	SANDY LOAM SUBSOIL
31"	213.6
C	SANDY LOAM
72"	210.2
NO WATER MOTTLING @72" (EL. 210.2) BOULDER REFUSAL @72" (EL. 210.2)	

T.P.-J
11/02/20

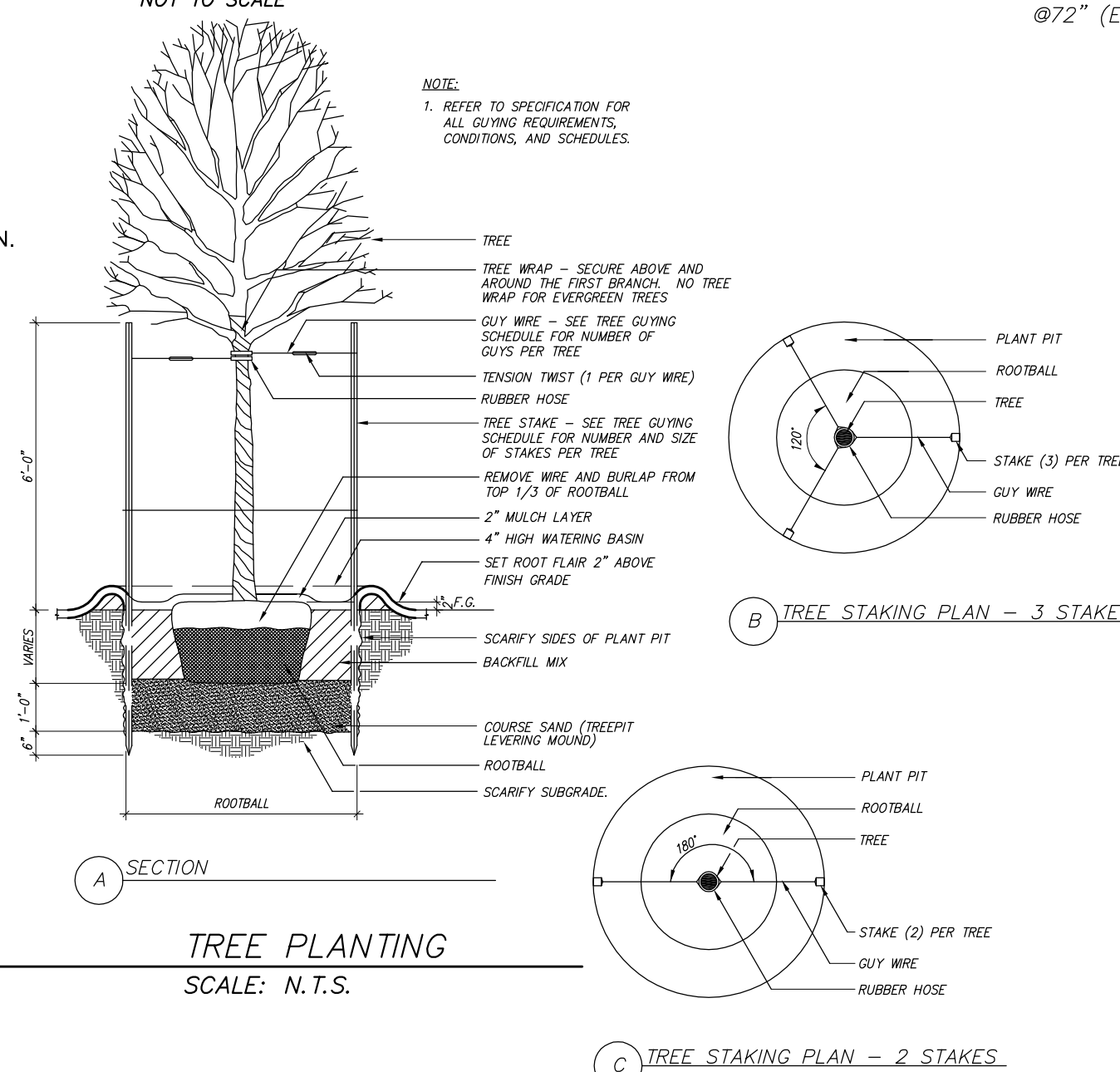
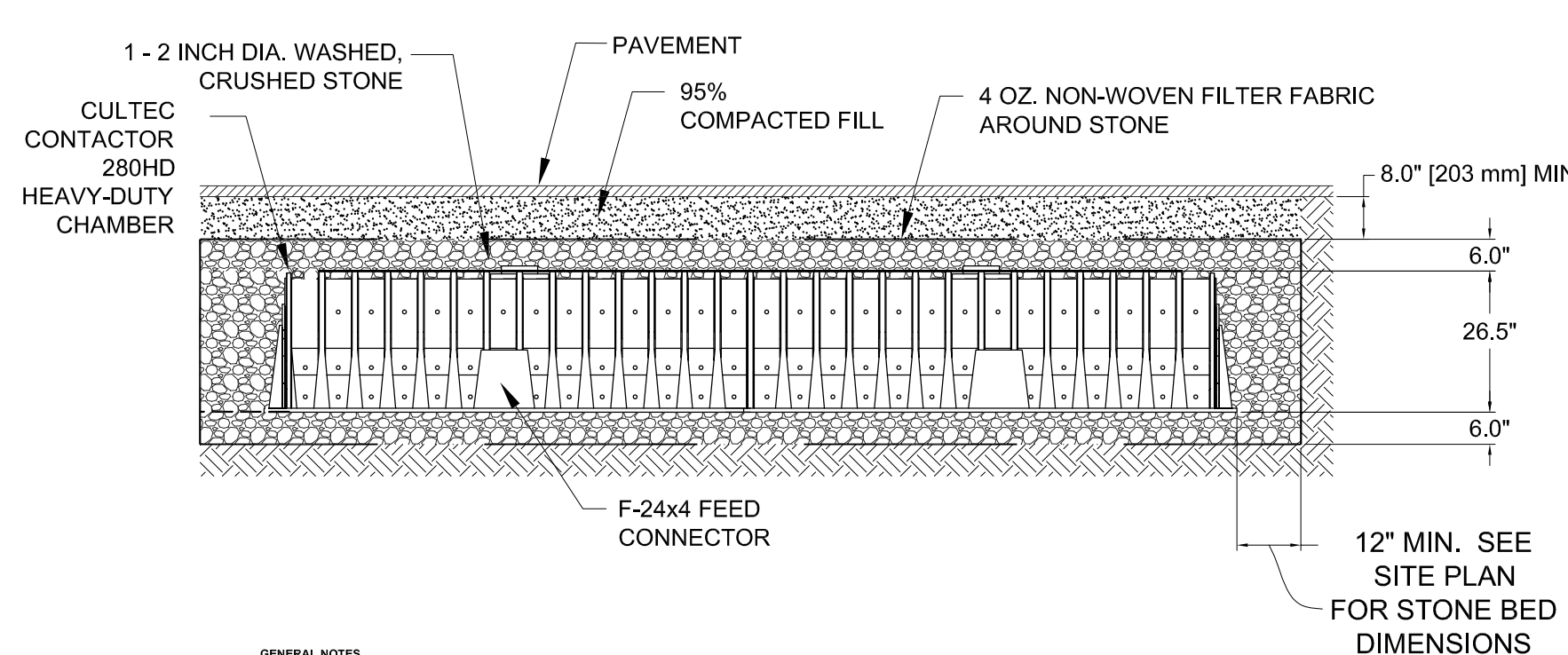
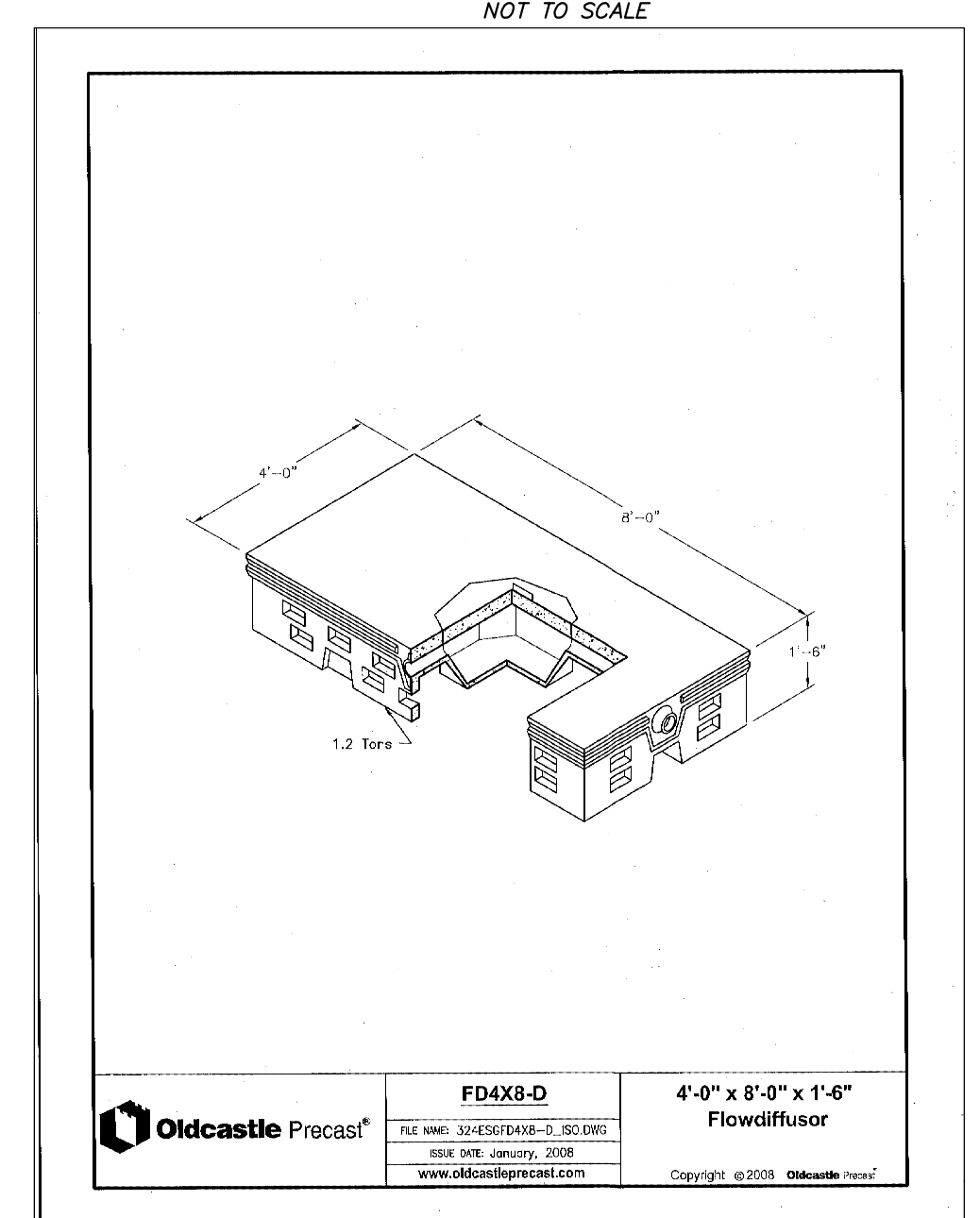
0"	217.2±
A	SANDY LOAM TOPSOIL
11"	216.3
B	SANDY LOAM SUBSOIL
21"	215.5
C	LOAMY SAND
84"	210.2
NO WATER MOTTLING @72" (EL. 211.2) NO REFUSAL	

T.P.-K
11/02/20

0"	211.0±
A	SANDY LOAM TOPSOIL
12"	210.0
B	SANDY LOAM SUBSOIL
24"	209.0
C1	LOAMY SAND
34"	208.2
C2	GRAVELLY LOAMY SAND
96"	203.0
WATER @96" (EL. 203.0) MOTTLING @60" (EL. 206.0) NO REFUSAL	

T.P.-L
11/02/20

0"	212.0±
A	SANDY LOAM TOPSOIL
8"	211.3
B	SANDY LOAM SUBSOIL
20"	210.3
C	SAND
90"	204.5
WATER @64" (EL. 205.0) MOTTLING @36" (EL. 209.0) NO REFUSAL	



TEST PITS T.P.-1 THROUGH T.P.-4 AND
T.P. BUILDING.
SOIL EVALUATION BY KRISTINE
FOX-MEANEY (DEP SOIL EVALUATOR #
SE795) AND WITNESSED BY LAWRENCE
PERRY, STOUGHTON BOARD OF HEALTH
AGENT.

TEST PITS T.P.-H THROUGH T.P.-O:
SOIL EVALUATION BY KRISTINE
FOX-MEANEY (DEP SOIL EVALUATOR #
SE795) AND WITNESSED BY MICHAEL
NOLAN, STOUGHTON ENGINEERING
DEPARTMENT.

TEST PITS T.P.-A THROUGH T.P.-G:
SOIL EVALUATION BY KRISTINE
FOX-MEANEY (DEP SOIL EVALUATOR #
SE795)

Figure 1 displays three soil profile diagrams for T.P.-M, T.P.-N, and T.P.-O, showing soil layers and depths.

T.P.-M (11/02/20)

- 0" A: SANDY LOAM TOPSOIL (211.5±)
- 4" B: SANDY LOAM SUBSOIL (211.2)
- 24" C: GRAVELLY LOAMY SAND (209.5)
- 54" (204.5)

T.P.-N (11/02/20)

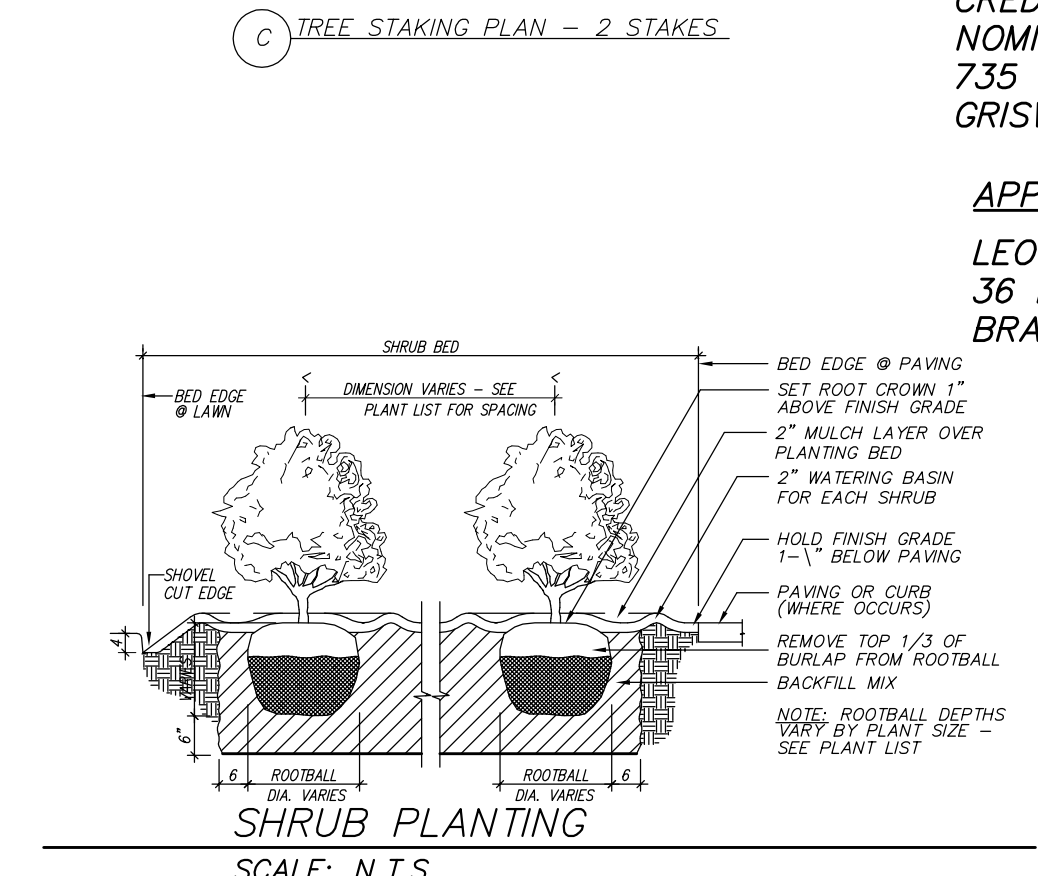
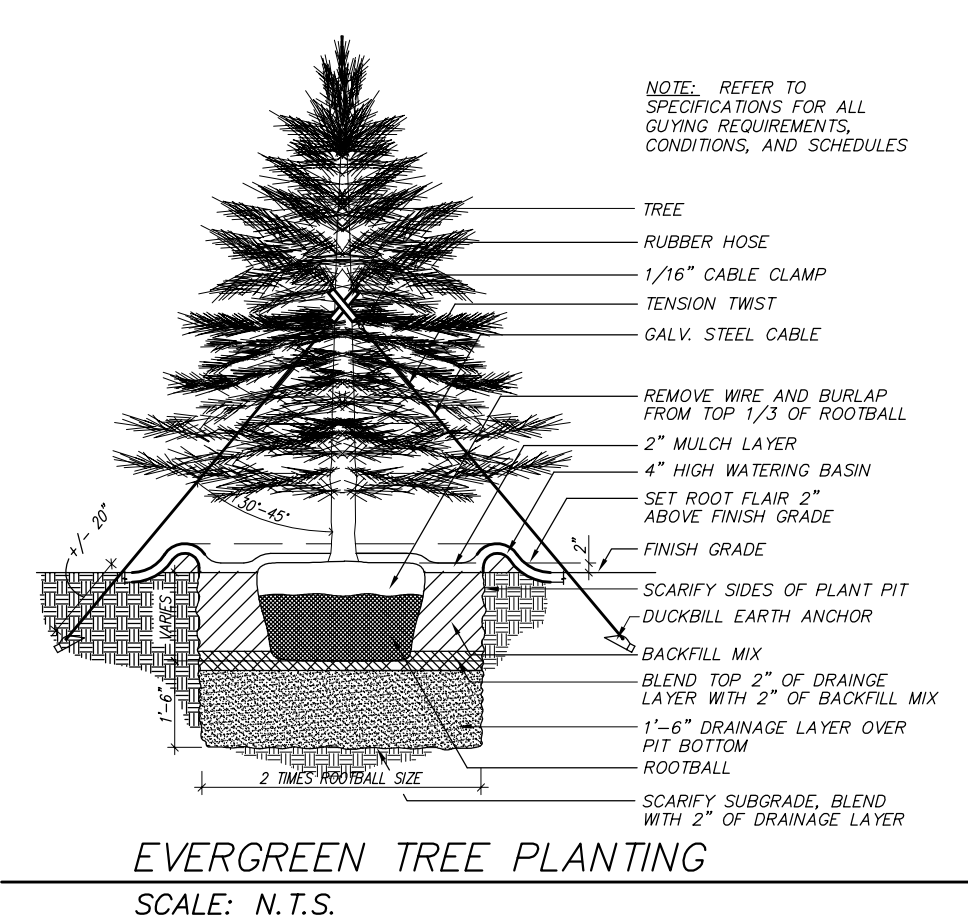
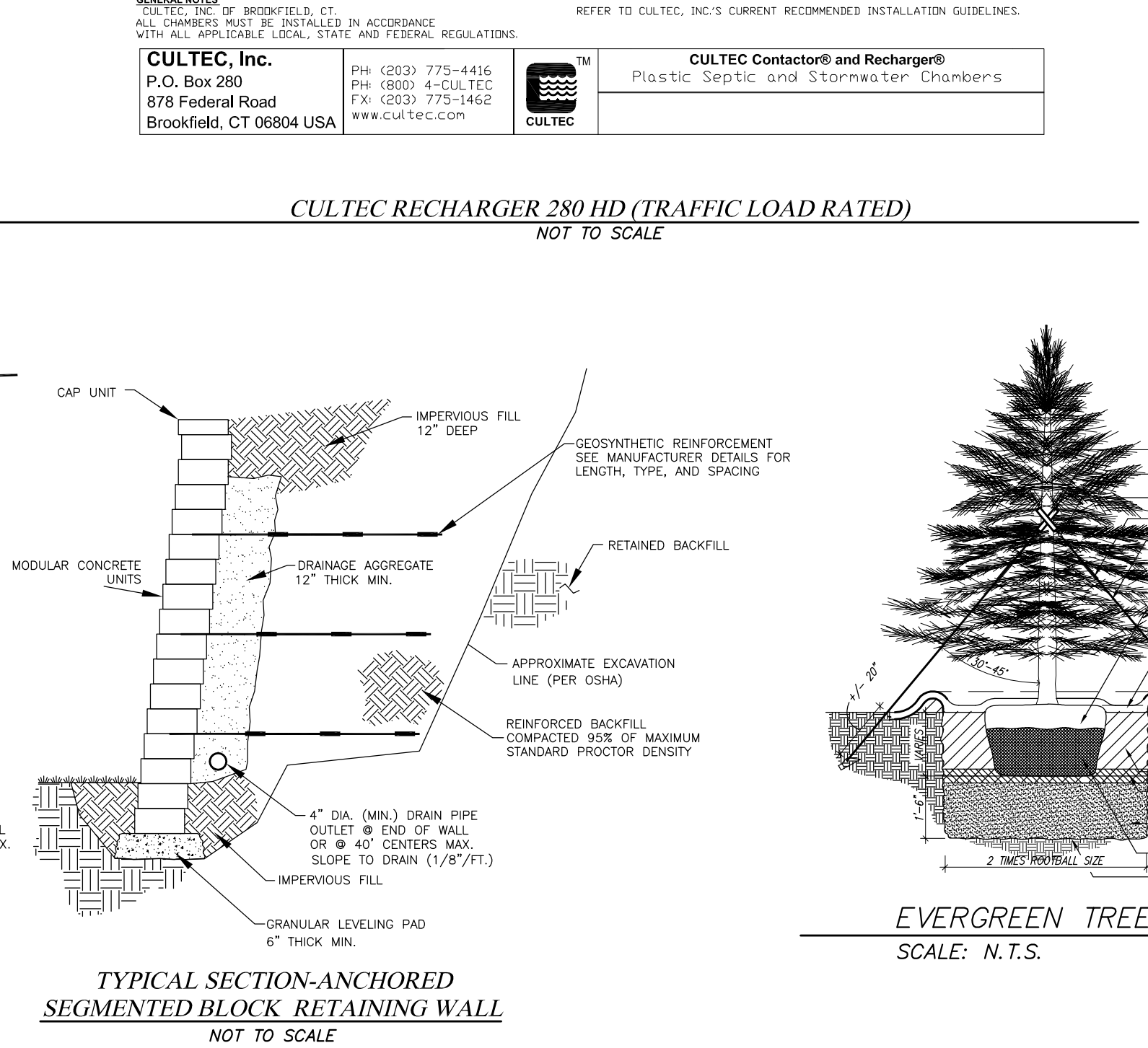
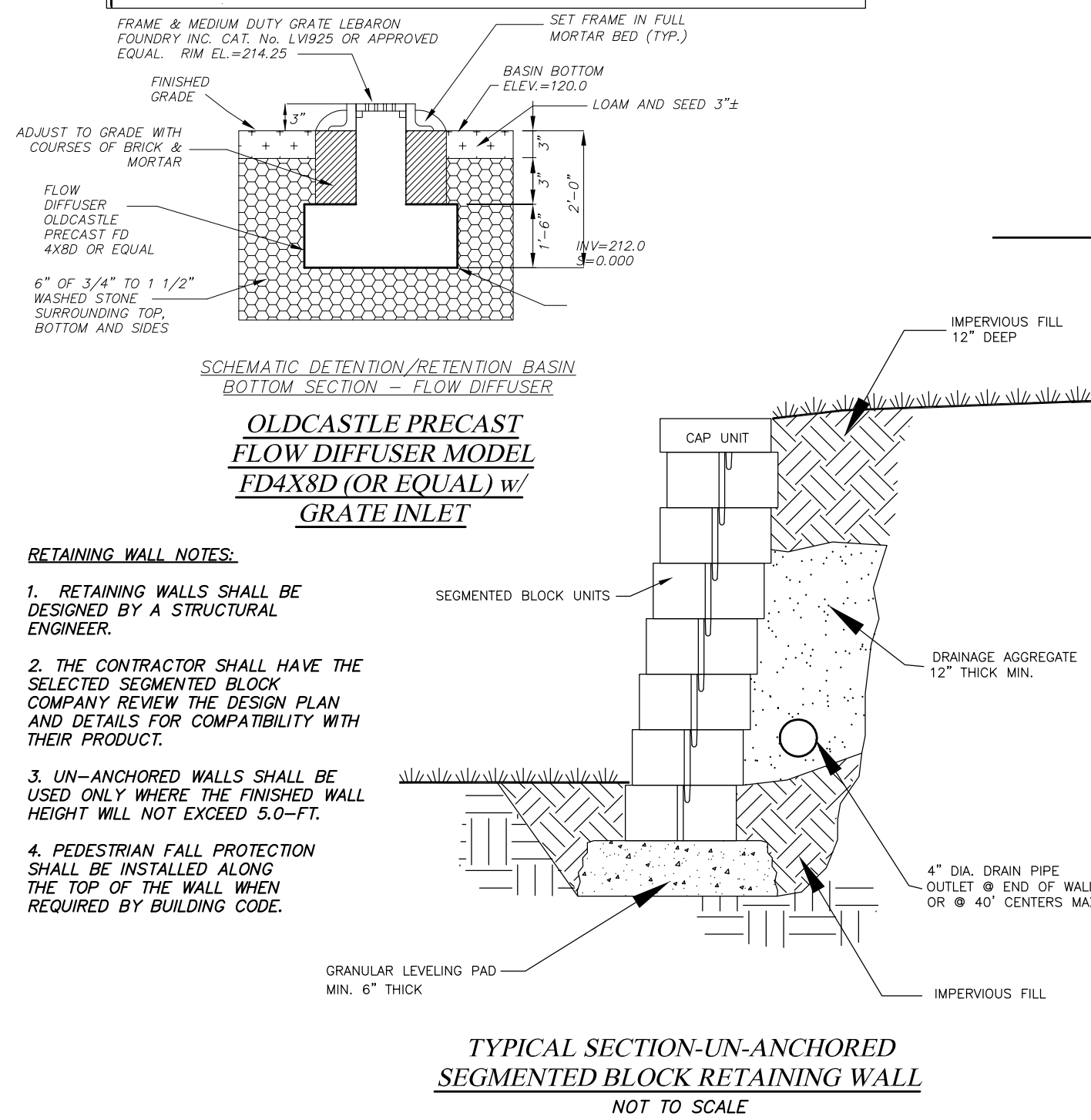
- 0" A: SANDY LOAM TOPSOIL (211.6±)
- 12" B: SANDY LOAM SUBSOIL (210.6)
- 24" C: SANDY LOAM (209.6)
- 82" (204.8)

T.P.-O (11/02/20)

- 0" A: SANDY LOAM TOPSOIL (212.2±)
- 12" B: SANDY LOAM SUBSOIL (211.2)
- 24" C: SANDY LOAM (210.2)
- 80" (205.5)

Additional information for each profile:

- T.P.-M:** WATER @84" (EL. 204.5), MOTTLING @48" (EL. 207.5), NO REFUSAL
- T.P.-N:** NO WATER, MOTTLING @63" (EL. 206.4), NO REFUSAL
- T.P.-O:** NO WATER, MOTTLING @50" (EL. 208.0), NO REFUSAL



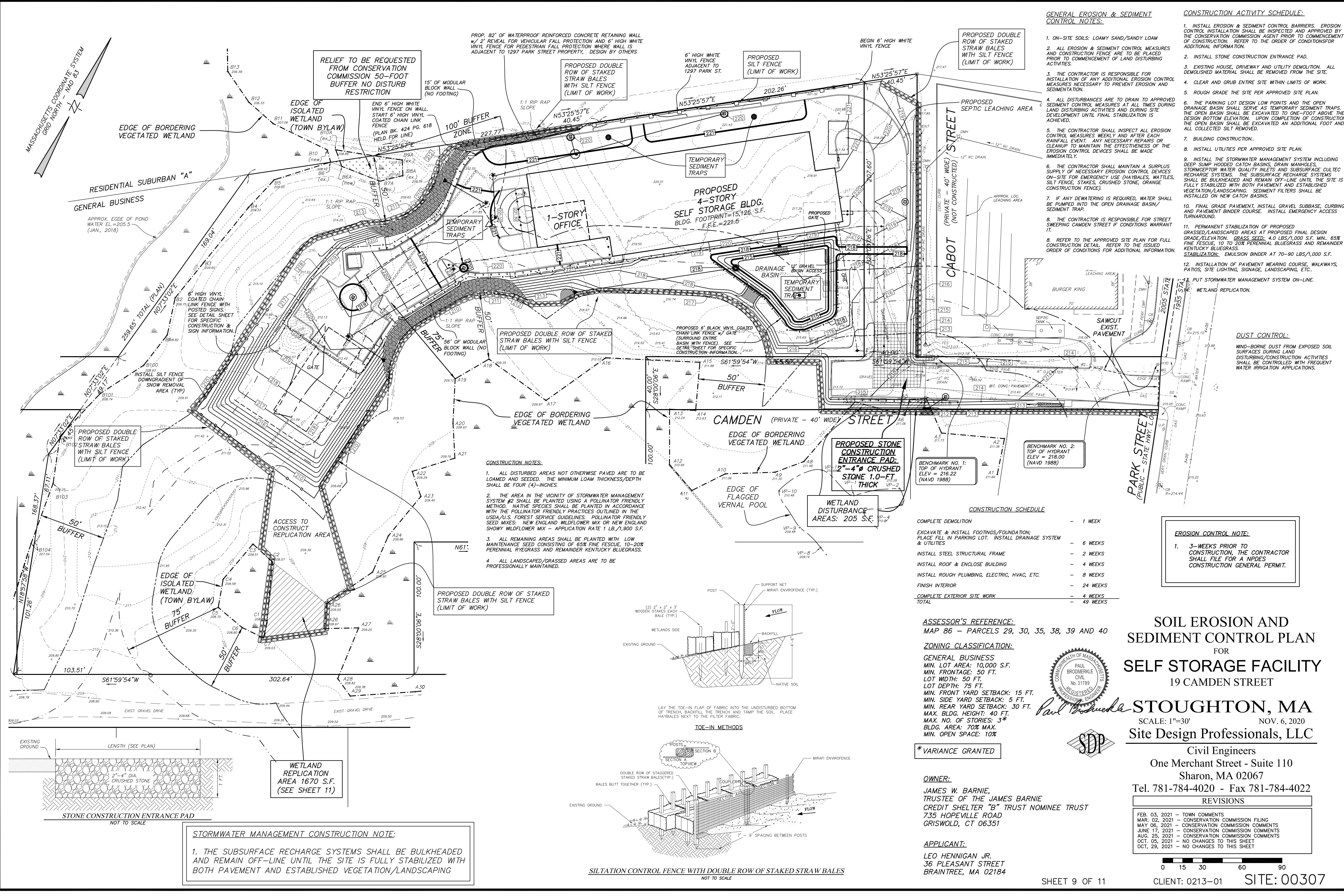
OWNER:
JAMES W. BARNIE,
TRUSTEE OF THE JAMES BARNIE
CREDIT SHELTER "B" TRUST
NOMINEE TRUST
735 HOPEVILLE ROAD
GRISWOLD, CT 06351

APPLICANT:
LEO HENNIGAN JR.
36 PLEASANT STREET
BRAINTREE, MA 02184

SITE DETAILS
FOR
SELF STORAGE FACILITY
19 CAMDEN STREET
IN
STOUGHTON, MA
SCALE: AS SHOWN JUNE 29, 2020
Site Design Professionals, LLC

Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067
Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS																		
<table><tr><td>JULY 30, 2020</td><td>— PLANNING BOARD COMMENTS</td></tr><tr><td>NOV. 06, 2020</td><td>— TOWN COMMENTS</td></tr><tr><td>FEB. 03, 2021</td><td>— TOWN COMMENTS</td></tr><tr><td>MAR. 02, 2021</td><td>— CONSERVATION COMMISSION FILING</td></tr><tr><td>MAY 06, 2021</td><td>— CONSERVATION COMMISSION COMMENTS</td></tr><tr><td>JUNE 17, 2021</td><td>— NO CHANGES TO THIS SHEET</td></tr><tr><td>AUG. 25, 2021</td><td>— NO CHANGES TO THIS SHEET</td></tr><tr><td>OCT. 05, 2021</td><td>— NO CHANGES TO THIS SHEET</td></tr><tr><td>OCT. 29, 2021</td><td>— NO CHANGES TO THIS SHEET</td></tr></table>	JULY 30, 2020	— PLANNING BOARD COMMENTS	NOV. 06, 2020	— TOWN COMMENTS	FEB. 03, 2021	— TOWN COMMENTS	MAR. 02, 2021	— CONSERVATION COMMISSION FILING	MAY 06, 2021	— CONSERVATION COMMISSION COMMENTS	JUNE 17, 2021	— NO CHANGES TO THIS SHEET	AUG. 25, 2021	— NO CHANGES TO THIS SHEET	OCT. 05, 2021	— NO CHANGES TO THIS SHEET	OCT. 29, 2021	— NO CHANGES TO THIS SHEET
JULY 30, 2020	— PLANNING BOARD COMMENTS																	
NOV. 06, 2020	— TOWN COMMENTS																	
FEB. 03, 2021	— TOWN COMMENTS																	
MAR. 02, 2021	— CONSERVATION COMMISSION FILING																	
MAY 06, 2021	— CONSERVATION COMMISSION COMMENTS																	
JUNE 17, 2021	— NO CHANGES TO THIS SHEET																	
AUG. 25, 2021	— NO CHANGES TO THIS SHEET																	
OCT. 05, 2021	— NO CHANGES TO THIS SHEET																	
OCT. 29, 2021	— NO CHANGES TO THIS SHEET																	



- GENERAL EROSION & SEDIMENT CONTROL NOTES:**
- ON-SITE SOILS: LOAMY SAND/SANDY LOAM
 - ALL EROSION & SEDIMENT CONTROL MEASURES AND CONSTRUCTION FENCE ARE TO BE PLACED PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
 - ALL DISTURBANCES ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
 - THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
 - THE CONTRACTOR SHALL MAINTAIN A SURPLUS SUPPLY OF NECESSARY EROSION CONTROL DEVICES ON-SITE FOR EMERGENCY USE (HAYBALES, WATTLE, SILT FENCE, STAKES, CRUSHED STONE, ORANGE CONSTRUCTION FENCE).
 - IF ANY DEWATERING IS REQUIRED, WATER SHALL BE PUMPED INTO THE OPEN DRAINAGE BASIN/ SEDIMENT TRAP.
 - THE CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING CAMDEN STREET IF CONDITIONS WARRANT IT.
 - REFER TO THE APPROVED SITE PLAN FOR FULL CONSTRUCTION DETAIL. REFER TO THE ISSUED ORDER OF CONDITIONS FOR ADDITIONAL INFORMATION.
 - INSTALL EROSION & SEDIMENT CONTROL BARRIERS. EROSION CONTROL INSTALLATION SHALL BE INSPECTED AND APPROVED BY THE CONSERVATION COMMISSION AGENT PRIOR TO COMMENCEMENT OF CONSTRUCTION. REFER TO THE ORDER OF CONDITIONS FOR ADDITIONAL INFORMATION.
 - INSTALL STONE CONSTRUCTION ENTRANCE PAD.
 - EXISTING HOUSE, DRIVEWAY AND UTILITY DEMOLITION. ALL DEMOLISHED MATERIAL SHALL BE REMOVED FROM THE SITE.
 - CLEAR AND GRUB ENTIRE SITE WITHIN LIMITS OF WORK.
 - ROUGH GRADE THE SITE PER APPROVED SITE PLAN.
 - THE PARKING LOT DESIGN LOW POINTS AND THE OPEN DRAINAGE BASIN SHALL SERVE AS TEMPORARY SEDIMENT TRAPS. THE OPEN BASIN SHALL BE EXCAVATED TO ONE-FOOT ABOVE THE DESIGN BOTTOM ELEVATION. UPON COMPLETION OF CONSTRUCTION, THE OPEN BASIN SHALL BE EXCAVATED AN ADDITIONAL FOOT AND ALL COLLECTED SILT REMOVED.
 - BUILDING CONSTRUCTION.
 - INSTALL UTILITIES PER APPROVED SITE PLAN.
 - INSTALL THE STORMWATER MANAGEMENT SYSTEM INCLUDING DEEP SWAMP HOODED CATCH BASINS, DRAIN MANHOLES, STORMSECTOR WATER QUALITY INLETS AND SUBSURFACE CULTEC RECHARGE SYSTEMS. THE SUBSURFACE RECHARGE SYSTEMS SHALL BE BULKHEADED AND REMAIN OFF-LINE UNTIL THE SITE IS FULLY STABILIZED WITH BOTH PAVEMENT AND ESTABLISHED VEGETATION/LANDSCAPING. SEDIMENT FILTERS SHALL BE INSTALLED ON NEW CATCH BASINS.
 - FINAL GRADE PAVEMENT, INSTALL GRAVEL SUBBASE, CURBING AND PAVEMENT BINDER COURSE. INSTALL EMERGENCY ACCESS TURNAROUND.
 - PERMANENT STABILIZATION OF PROPOSED GRASSED/LANDSCAPED AREAS AT PROPOSED FINAL DESIGN GRADE/ELEVATION. GRASS SEED: 4.0 LBS/1,000 S.F. MIN. 65% FINE FESCUE, 10 TO 20% PERENNIAL BLUEGRASS AND REMAINDER KENTUCKY BLUEGRASS.
 - STABILIZATION: EMULSION BINDER AT 70-90 LBS/1,000 S.F.
 - INSTALLATION OF PAVEMENT WEARING COURSE, WALKWAYS, PATIOS, SITE LIGHTING, SIGNAGE, LANDSCAPING, ETC.
 - PUT STORMWATER MANAGEMENT SYSTEM ON-LINE.
 - WETLAND REPLICATION.

DUST CONTROL:
WIND-BORNE DUST FROM EXPOSED SOIL SURFACES DURING LAND DISTURBING/CONSTRUCTION ACTIVITIES SHALL BE CONTROLLED WITH FREQUENT WATER IRRIGATION APPLICATIONS.

- CONSTRUCTION NOTES:**
- ALL DISTURBED AREAS NOT OTHERWISE PAVED ARE TO BE LOAMED AND SEEDED. THE MINIMUM LOAM THICKNESS/DEPTH SHALL BE FOUR (4)-INCHES.
 - THE AREA IN THE VICINITY OF STORMWATER MANAGEMENT SYSTEM #2 SHALL BE PLANTED USING A POLLINATOR FRIENDLY METHOD. NATIVE SPECIES SHALL BE PLANTED IN ACCORDANCE WITH THE POLLINATOR FRIENDLY PRACTICES OUTLINED IN THE USDA/U.S. FOREST SERVICE GUIDELINES. POLLINATOR FRIENDLY SEED MIXES: NEW ENGLAND WILDFLOWER MIX OR NEW ENGLAND SHOWY WILDFLOWER MIX - APPLICATION RATE 1 LB./1,900 S.F.
 - ALL REMAINING AREAS SHALL BE PLANTED WITH LOW MAINTENANCE SEED CONSISTING OF 65% FINE FESCUE, 10-20% PERENNIAL RYEGRASS AND REMAINDER KENTUCKY BLUEGRASS.
 - ALL LANDSCAPED/GRASSED AREAS ARE TO BE PROFESSIONALLY MAINTAINED.

CONSTRUCTION SCHEDULE

COMPLETE DEMOLITION	- 1 WEEK
EXCAVATE & INSTALL FOOTINGS/FOUNDATION; PLACE FILL IN PARKING LOT. INSTALL DRAINAGE SYSTEM & UTILITIES	- 6 WEEKS
INSTALL STEEL STRUCTURAL FRAME	- 2 WEEKS
INSTALL ROOF & ENCLOSE BUILDING	- 4 WEEKS
INSTALL ROUGH PLUMBING, ELECTRIC, HVAC, ETC.	- 8 WEEKS
FINISH INTERIOR	- 24 WEEKS
COMPLETE EXTERIOR SITE WORK	- 4 WEEKS
TOTAL	- 49 WEEKS

EROSION CONTROL NOTE:

- 3-WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FILE FOR A NPDES CONSTRUCTION GENERAL PERMIT.

ASSESSOR'S REFERENCE:
MAP 86 - PARCELS 29, 30, 35, 38, 39 AND 40

ZONING CLASSIFICATION:
GENERAL BUSINESS
MIN. LOT AREA: 10,000 S.F.
MIN. FRONTAGE: 50 FT.
LOT WIDTH: 50 FT.
LOT DEPTH: 75 FT.
MIN. FRONT YARD SETBACK: 15 FT.
MIN. SIDE YARD SETBACK: 5 FT.
MIN. REAR YARD SETBACK: 30 FT.
MAX. BLDG. HEIGHT: 40 FT.
MAX. NO. OF STORIES: 3*
BLDG. AREA: 70% MAX.
MIN. OPEN SPACE: 10%

***VARIANCE GRANTED**

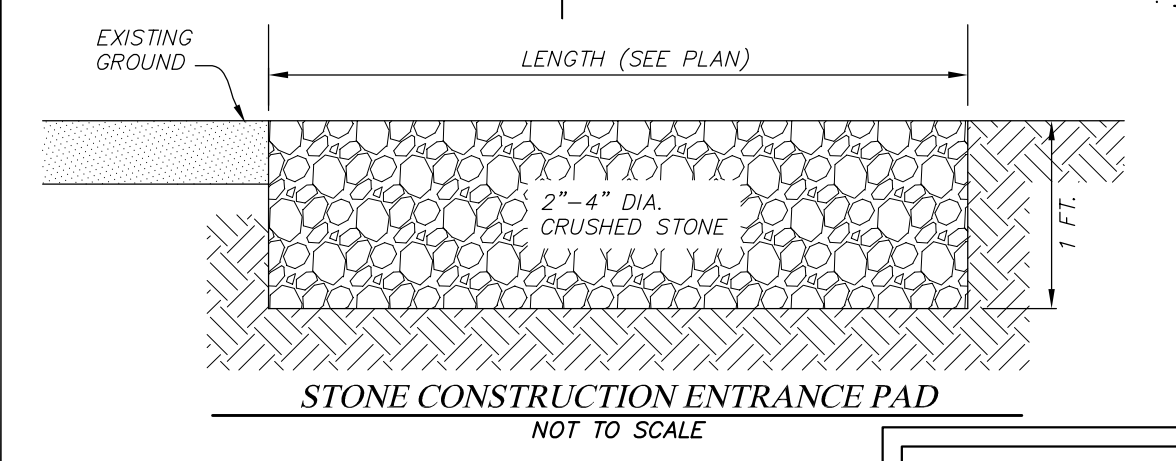
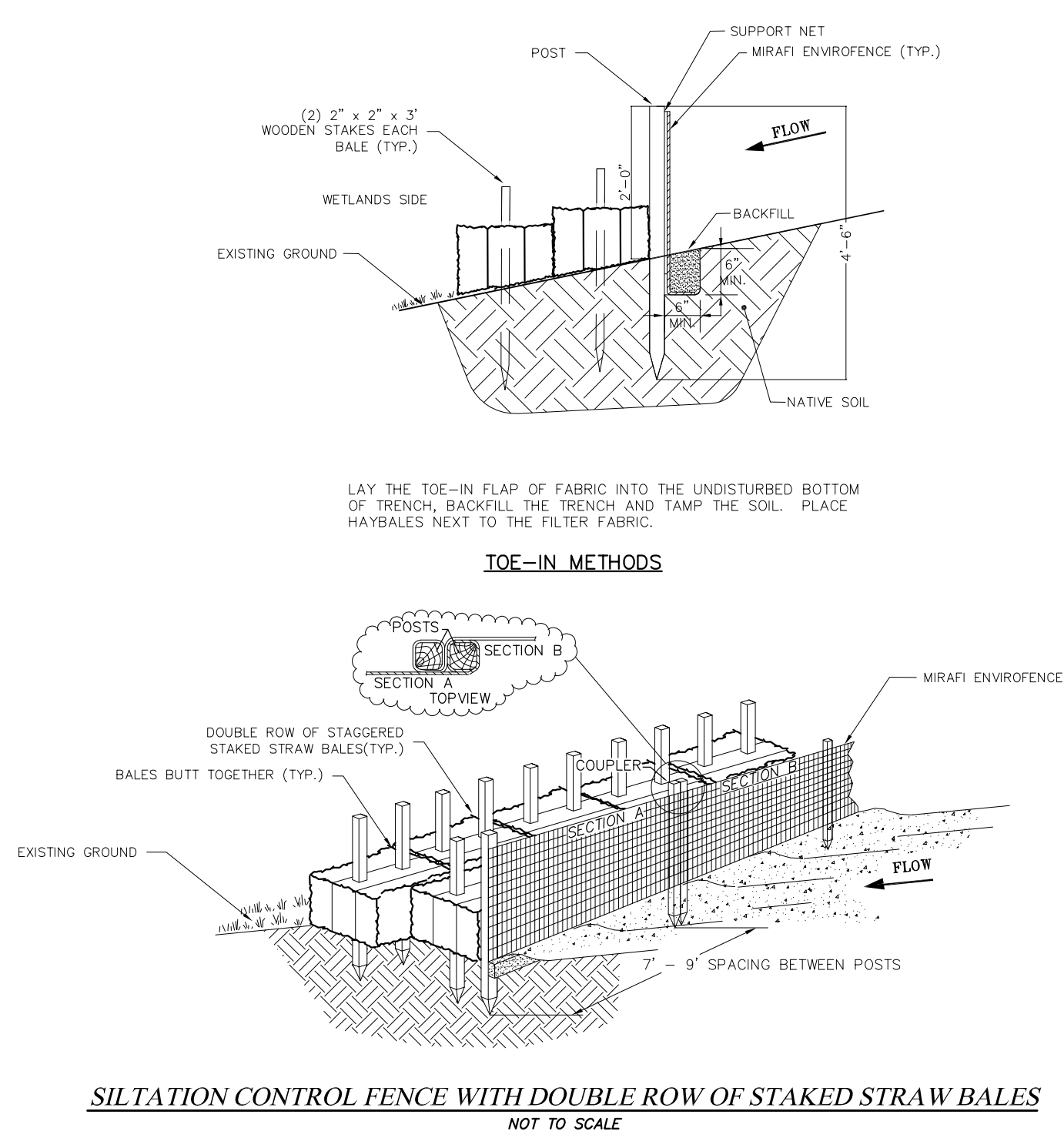
OWNER:
JAMES W. BARNIE,
TRUSTEE OF THE JAMES BARNIE
CREDIT SHELTER "B" TRUST NOMINEE TRUST
735 HOPEVILLE ROAD
GRISWOLD, CT 06351

APPLICANT:
LEO HENNIGAN JR.
36 PLEASANT STREET
BRAINTREE, MA 02184

SOIL EROSION AND SEDIMENT CONTROL PLAN
FOR
SELF STORAGE FACILITY
19 CAMDEN STREET
STOUGHTON, MA
SCALE: 1"=30' NOV. 6, 2020
Site Design Professionals, LLC
Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067
Tel. 781-784-4020 - Fax 781-784-4022

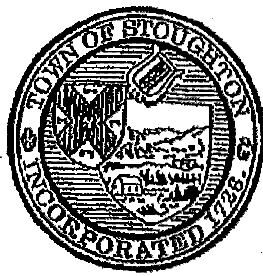
REVISIONS

FEB. 03, 2021	- TOWN COMMENTS
MAR. 02, 2021	- CONSERVATION COMMISSION FILING
MAY 06, 2021	- CONSERVATION COMMISSION COMMENTS
JUNE 17, 2021	- CONSERVATION COMMISSION COMMENTS
AUG. 25, 2021	- CONSERVATION COMMISSION COMMENTS
OCT. 05, 2021	- NO CHANGES TO THIS SHEET
OCT. 29, 2021	- NO CHANGES TO THIS SHEET



STORMWATER MANAGEMENT CONSTRUCTION NOTE:

- THE SUBSURFACE RECHARGE SYSTEMS SHALL BE BULKHEADED AND REMAIN OFF-LINE UNTIL THE SITE IS FULLY STABILIZED WITH BOTH PAVEMENT AND ESTABLISHED VEGETATION/LANDSCAPING



TOWN OF STOUGHTON

Massachusetts
MA 02072

PLANNING BOARD

Site Plan Approval and Special Permit for
19 Camden Street
Camden SMC

Date: December 9, 2021

Applicant: Leo Hennigan, Jr.
36 Pleasant Street
Braintree, MA 02184

Owner: James W. Barnie, Trustee of the
James Barnie Credit Shelter "B" Trust
Nominee Trust
735 Hopeville Road
Griswold, CT 06351

Representative: Site Design Professionals, LLC
One Merchant Street, #110
Sharon, MA 02067

Property: 19 Camden Street (Assessor's Map 36, Lots 30, 35, 38, 39 & 40)

D) Project Summary

The proposed project includes the construction of a four (4) story self-storage facility and associated parking and utilities. Pursuant to Section 10.6.2.1, the project requires Full Site Plan Review and pursuant to Section 6.1.6 and 6.1.9, the project requires a Special Permit for a reduction in the minimum number of required parking spaces.

II) Procedural History

- Application for Site Plan Approval was made by the above referenced applicant and owner and filed with the Planning Board on July 2, 2021.
- Application for a Special Permit was made by the above referenced applicant and owner and filed with the Planning Board on November 15, 2021.
- The Site Plan submitted for review to the Planning Board is titled "Site Plan for Self Storage Facility, 19 Camden Street in Stoughton, Massachusetts" prepared by Site Design Professionals, LLC, One Merchant Street, Suite 110, Sharon, MA 02067 dated June 29, 2020 and revised through October 29, 2021.

1

the Planning Board.

- An additional sheet shall be added to the site plan set that contains a scanned copy of the endorsed decision from the Planning Board.
- The Applicant is responsible for the filing of this decision with the Registry of Deeds.
- The Applicant shall hold a pre-construction meeting with the Engineering Department to coordinate the necessary inspections.
- All applicable Zoning Bylaw requirements of the Town of Stoughton shall be satisfied.
- The project shall be constructed in accordance with any approvals issued relative to this project from all applicable town boards, departments and commissions, who shall retain their respective authorities and oversight of such permits, approval and decisions.
- The project shall be constructed in compliance with the Order of Conditions issued by the Conservation Commission DEP # 298-0845 and dated August 19, 2021.
- No site activity shall take place at the property under the Site Plan and Special Permit without proper authorization and permitting from all local and state agencies, as required.
- Construction shall be performed by contractors licensed to perform such work in the Town of Stoughton.
- All required inspection fees shall be paid through the Engineering Department prior to the issuance of a demolition permit, the issuance of a building permit or the initiation of site work, whichever of these occurs first in accordance with the fee schedule dated March 23, 2017.
- The cost of any necessary outside testing, inspection or other services required by any town department as part of the development process shall be borne by the applicant and the timing of payment thereof shall be determined by the requesting source.
- Any required easements, licenses, permits or grants of usage required as part of the development process for the project shall be obtained by the applicant prior to the issuance of a demolition permit, the issuance of a building permit or the initiation of site work, whichever of these occurs first.
- The Applicant shall submit final construction plans to the Engineering Department and the Public Works Department prior to the issuance of a demolition permit, the issuance of a building permit or the initiation of site work, whichever of these occurs first.
- Required soil and erosion control measures shall be erected and serviceable prior to any site activity. For purposes of controlling erosion, all grades exposed for greater than a 30-day period shall be stabilized.
- The Applicant shall be responsible for ensuring that any trucks involved in hauling materials onto or off-site are properly covered and otherwise secured from spilling material along any street outside the site. Violation of this condition may lead to the

4

RECEIVED
STOUGHTON, MASS.
2021 DEC 15 P 3:06
OFFICE OF
THE TOWN CLERK

2020 and revised through October 29, 2021.

- The land shown on the Site Plan is located off of Camden Street and shown on Assessor's Map 36, Lots 30, 35, 38, 39 & 40 (the "Property") and is located in the General Business (GB) zoning district and consists of approximately 4.09 acres of lot area.
- A public hearing on the Site Plan Application was held on January 14, 2021 and on several other meeting dates through December 9, 2021.
- A public hearing on the Special Permit Application was held on December 9, 2021.

II) Application Submittals

- The Site Plan submitted for review to the Planning Board is titled "Site Plan for Self Storage Facility, 19 Camden Street in Stoughton, Massachusetts" prepared by Site Design Professionals, LLC, One Merchant Street, Suite 110, Sharon, MA 02067 dated June 29, 2020 and revised through October 29, 2021.
- Stormwater Report prepared by Site Design Professionals, LLC dated June 29, 2020 and revised through October 5, 2021.
- Stormwater Runoff Analysis prepared by Site Design Professionals, LLC dated June 11, 2020 and revised through November 10, 2020.
- Development Impact Report prepared by Site Design Professionals, LLC dated January 2021.
- Traffic Impact Assessment prepared by Site Design Professionals, LLC dated January 2021.

III) Related Documents

- Copy of the Legal Public Hearing notice for the public hearing for Site Plan Approval from the edition of the Journal-Sun dated December 30, 2020 and January 6, 2021.
- Copy of the Legal Public Hearing notice for the public hearing for Special Permit from the edition of the Journal-Sun dated November 24, 2021 and December 1, 2021.
- Certified List of Abutters dated June 29, 2020.
- Zoning review letter from Jack Erickson, Building Commissioner, dated December 28, 2020.
- Comment letter from John Charbonneau, Town Planner, dated November 24, 2020 and revised on October 14, 2021.
- First Technical Review comment letter from Craig Horsfall, Assistant Town Engineer, dated August 8, 2020.
- Second Technical Review comment letter from Craig Horsfall, Assistant Town Engineer, dated December 17, 2020.
- Third Technical Review comment letter from Craig Horsfall, Assistant Town Engineer, dated February 8, 2021.
- Fourth Technical Review comment letter from Craig Horsfall, Assistant Town Engineer, dated October 13, 2021.
- Comment email from Larry Perry, Sanitarian, dated October 15, 2021.
- Comment letter from Sgt. James O'Connor of the Police Department dated July 10, 2020.
- Comment email from Captain James Rush of the Fire Department dated October 15, 2021.
- Order of Conditions from the Conservation Commission dated September 21, 2021.
- Comment letter from James Conlon, Conservation Agent, dated July 15, 2020.

2

discontinuation of construction activities and/or permits and fines.

- Wetting and stabilization of exposed grades shall occur as necessary to suppress dust generation. The use of municipal water for wetting of exposed grades and for other purposes associated with this approved operation shall require the prior written authorization of the Stoughton Public Works Department. Copies of said authorization must be filed by the Applicant with the Planning Board and the Building Commissioner prior to its use. Otherwise, the potable water shall be transported to the site from a lawful source outside of the Town of Stoughton or provided by private well.
- A Final As-Built Plan that is stamped and signed by the fully-licensed civil engineer shall be submitted to the Engineering Department and the Planning Department along with a letter that details any differences between the as-built plan and the approved plan prior to the issuance any certificate of occupancy.

B) Special Conditions

- During construction, the hours of operation shall be from 7:00 am until 6:00 pm Monday through Friday and 8:00 am until 5:00 pm on Saturday. No machinery shall be started or run prior to those start times. There shall be no construction activities on Sunday or any state or federal holiday.
- An Operation & Maintenance and Long-Term Pollution Prevention Plan shall include the proposed maintenance of all site components including landscaping, fencing, walls, etc. This document shall be recorded with the Planning Board decision at the Registry of Deeds prior to the issuance of any Building Permit(s) and proof of recording shall be submitted to the Engineering Department.
- The plans shall be updated according to the items specified in this review letter. The applicant shall submit a set of the construction plans to the Engineering Department.
- A Stormwater Permit Application and fee shall be submitted for this project with the Engineering Department prior to the issuance of any building permit(s).
- The applicant shall provide plans for the proposed fire alarm system and sprinkler system prior to the issuance of any Building Permit(s), if required by code.
- The HVAC units shall be visually screened; if the unit is ground mounted with the use of vinyl stockade fencing, or where appropriate shall be surrounded by landscaping at a height high enough to obscure the unit, and if it is roof mounted shall not be visible from any side to the satisfaction of the Planning Board.
- The applicant shall clean the entire drainage system at the end of construction.
- Prior to commencement of construction, the applicant will be required to apply for a Water Connection Permit with the Public Works Department.
- 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 installation.

5

- Letter to the Planning Board from Blatman, Bobrowski & Haverly, LLC dated September 24, 2021.

IV) Findings

- The Planning Board finds that the applicant has submitted the required information for determination of approval of the Site Plan pursuant to Section 10.6 and the Special Permit pursuant to Section 6.1.6 and 6.1.9.
- The Planning Board finds that the proposed use will not be detrimental to this district or the surrounding neighborhood and will not create noise, dust, odor or visual impacts that will have a negative effect.
- After careful review of this project by the Board of Health, Building Department, Fire Department, Police Department, Conservation Commission, Department of Public Works and the Engineering Department, the Planning Board analyzed all the comments and reports received. There were several productive in-house meetings with the Applicant in conjunction with extensive professional technical reviews completed by the Engineering Department throughout this process and provided due diligence on all aspects with a comprehensive approach to the impact of the development on the community.
- The Planning Board, in granting the Applicant's request for a Site Plan Approval and Special Permit pursuant to the provisions of Section 10.6 "Site Plan Approval", Section 6.1.6 "Table of Off-Street Parking Regulations" and Section 6.1.9 "Special Permit" found that the Applicant has met the conditions and the project will not result in any substantial detriment to the district.

V) Decision

A) General Conditions

- This decision for Site Plan Approval and Special Permit 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 at the discretion of the Planning Board.
- Prior to commencement of construction, a revised full set of approved plans and calculations, showing any required changes to the Site Plan required by this decision shall be submitted to the Planning Board for its records. The Planning Board decision shall be scanned onto and incorporated into the approved Site Plan/Special Permit plan set on the last page of the plan and shall be submitted to the Planning Department.
- Electronic PDF copies of the approved plans shall be submitted to the Engineering Department and the Planning Department following endorsement and recording. The plans shall also be submitted to the Engineering Department in AutoCAD format.
- 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

3

VI) Record of Vote

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

On this day of December 9, 2021.

Joseph Scardino, Chairman

Daniel Kelly, Vice Chairman

Paul Demusz

Jonathan Garland

Senesie Kabba

For: Town Clerk;
Applicant;
Interested Parties:

CERTIFICATION:

The Planning Board certifies that a copy of this decision has been filed with the Town Clerk of the Town of Stoughton on December 13, 2021.

FOR THE PLANNING BOARD

Joseph Scardino, Chairman

6

OWNER:

JAMES W. BARNIE,
TRUSTEE OF THE JAMES BARNIE
CREDIT SHELTER "B" TRUST NOMINEE TRUST
735 HOPEVILLE ROAD
GRISWOLD, CT 06351

APPLICANT:

LEO HENNIGAN JR.
36 PLEASANT STREET
BRAINTREE, MA 02184

PLANNING BOARD DECISION
FOR

SELF STORAGE FACILITY

19 CAMDEN STREET

IN

STOUGHTON, MA

NOT TO SCALE

NOV. 6, 2020

Site Design Professionals, LLC

Civil Engineers

One Merchant Street - Suite 110

Sharon, MA 02067

Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS

NOV. 06, 2020 - SHEET ADDED TO PLAN SET
FEB. 03, 2021
MAR. 02, 2021 - CONSERVATION COMMISSION FILING
MAY 06, 2021 - NO CHANGES TO THIS SHEET
JUNE 17, 2021 - NO CHANGES TO THIS SHEET
AUG. 25, 2021 - NO CHANGES TO THIS SHEET
OCT. 05, 2021 - NO CHANGES TO THIS SHEET
OCT. 29, 2021 - NO CHANGES TO THIS SHEET

WETLAND RESTORATION GUIDELINE FOR SCHEDULE AMD SEQUENCING

WETLAND REPLICATION (PER 310 CMR 10.55(4)).

REFER TO DEP GUIDANCE DOCUMENT NO. BRP/DWM/WTG02-2 "MASSACHUSETTS INLAND WETLAND REPLICATION GUIDELINES", EFFECTIVE MARCH 1, 2002 ("REPLICATION GUIDELINES").

IN AN ATTEMPT TO PRESERVE THE FUNCTIONS OF A NATURALLY OCCURRING WETLAND, THE REPLICATION AREA SHOULD MIMIC THE NATURAL WETLANDS PHYSICAL CHARACTERISTICS AS CLOSELY AS POSSIBLE.

PRIOR TO THE START OF WETLAND REPLICATION, DETAILED MEASUREMENTS OF THE DEPTH OF THE SOIL "O" AND "A" HORIZONS WITHIN THE WETLAND TO BE LOST DURING CONSTRUCTION SHALL BE CONDUCTED. THE PROJECT SHALL USE THIS INFORMATION TO DETERMINE THE SUITABILITY OF THESE HORIZONS FOR REUSE IN THE REPLICATION AREA AND TO CALCULATE THE NEED FOR ADDITIONAL SOIL MATERIALS. THE TOP 12 INCHES OF SOIL FROM THE ORIGINAL WETLAND MUST BE TRANSPANTED WITH SOIL STRUCTURE, ESPECIALLY LAMINATION AND DENSITY PROFILE, INTACT TO THE REPLICATION AREA. THIS IS INTENDED TO PRESERVE PLANT, INVERTEBRATE AND PLANKTONIC COMMUNITIES OF THE WETLAND AND INHIBIT THE BLOSSOMING OF INVASIVE SPECIES.

THE REPLICATION AREA IS TO BE EXCAVATED FIRST; HOWEVER, BEFORE THE VEGETATED WETLAND IS DISTURBED, THE REPLICATION AREA WILL BE CLEARLY MARKED TO SHOW THE BOUNDARIES OF THE WORK AREA. PLANTS AND TREES TO REMAIN IN THE REPLICATION AREA SHALL BE MARKED BY A CERTIFIED WETLAND SCIENTIST. PRIOR TO EXCAVATION, THE DOMINANT WETLAND PLANTS FROM THE DISTURBED AREA SHALL BE EXCAVATED, ROOTS INTACT, BALLED AND SET ASIDE FOR REPLANTING IN THE REPLICATION AREA. THE DOMINANT PLANTS TO BE TRANSPANTED SHALL BE DECIDED BY THE WETLAND SCIENTIST PRIOR TO COMMENCEMENT OF WORK. THE COMMISSION SHALL BE GIVEN NOTICE PRIOR TO ANY WETLAND DISTURBANCE.

WETLAND PLANTINGS ARE TO BE PERFORMED BETWEEN APRIL 15 AND MAY 30, OR BETWEEN AUGUST 31 AND OCTOBER 15. NO PLANTING SHOULD BE PERMITTED WHEN FLOODED CONDITIONS EXIST.

EROSION CONTROL BARRIERS SHALL BE PLACED AROUND THE PROPOSED WETLAND REPLICATION AREA PRIOR TO THE START OF CONSTRUCTION (SEE SOIL EROSION AND SEDIMENT CONTROL PLAN-SHEET 9 OF 11).

SOIL MATERIALS TO BE REUSED (IF APPLICABLE, FROM THE WETLAND LOST DURING CONSTRUCTION) SHOULD BE REMOVED AND PLACED IN THE PREPARED REPLICATION AREA WITHIN ONE DAY. IF THE SOILS ARE NOT REUSED THE SAME DAY, THEN THESE SOILS SHALL BE STOCKPILED FOR NO LONGER THAN 7 DAYS AND KEPT LOOSELY COVERED AND MOIST AT ALL TIMES.

THE PROPOSED REPLICATION AREA SHALL BE EXCAVATED TO A DEPTH OF 12 INCHES BELOW THE ADJACENT WETLAND AND/OR PROPOSED FINAL GRADE. THE SUBSOIL WITHIN THE REPLICATION AREA SHALL BE EXAMINED BY THE PROFESSIONAL WETLAND SCIENTIST TO DETERMINE WHETHER IT IS FINE TEXTURED (FINE SANDY LOAM OR FINER, AS DEFINED BY NRCS STANDARDS). IF THE SUBSOIL IS COARSE TEXTURED, IT SHALL BE REPLACED WITH FINE TEXTURED MATERIAL TO ALLOW FOR THE DEVELOPMENT OF A CAPILLARY FRINGE BETWEEN THE GROUNDWATER AND THE SOIL SURFACE.

A MINIMUM OF 12 INCHES OF GOOD QUALITY, ORGANIC-RICH (>10% BY WEIGHT) TOPSOIL SHALL BE PLACED IN THE REPLICATION AREA. THIS SOIL MAY CONSIST OF SOIL REMOVED FROM THE WETLAND TO BE LOST DURING CONSTRUCTION OR FROM AN OUTSIDE SOURCE. THE SOIL MAY BE AMENDED WITH PEAT MOSS, PEAT HUMUS IN ORDER TO PROVIDE THE NECESSARY ORGANIC MATTER. SOILS FROM AN OUTSIDE SOURCE SHALL BE FREE OF CHEMICAL CONTAMINATION, STICKS, TRASH AND ROCKS MORE THAN ONE-INCH DIAMETER. REUSED WETLAND SOILS SHALL BE FREE OF STICKS, TRASH AND ROCKS GREATER THAN 6-INCHES DIAMETER. REUSED WETLAND SOILS SHALL NOT BE SCREENED PRIOR TO USE IN ORDER TO AVOID REMOVAL OF EXISTING WETLAND VEGETATION. NO SOILS FROM AREAS CONTAINING INVASIVE SPECIES (LISTED ON THE PLAN) SHALL BE USED IN THE REPLICATION AREA.

FOLLOWING PLACEMENT OF TOPSOIL, A MINIMUM OF 48 HOURS SHALL PASS PRIOR TO PLANTING OF WETLAND VEGETATION TO ALLOW FOR REBOUND OF BURIED OR COMPACTED PEAT. THE FINAL GRADES SHALL BE ADJUSTED AS NECESSARY.

THE DOMINANT PLANTS SELECTED FROM THE DISTURBED AREA (IF APPLICABLE) SHALL BE PLANTED IN THE REPLICATION AREA. UPON COMPLETION, ADDITIONAL PLANTINGS SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING CHART ON THIS SHEET.

FERTILIZER WITH A LOW NITROGEN CONTENT SHALL BE APPLIED WITH EACH SHRUB EITHER WORKED INTO THE SOIL WHEN PLANTING OR APPLIED AFTER PLANTING. THE ROOTS SHALL BE UNCOVERED AND THE SOIL SHALL BE PACKED FIRMLY AROUND THEM. FOUR INCHES OF WOOD CHIPS, LEAF LITTER OR PEAT MOSS SHALL BE PLACED AROUND THE SHRUBS. NO LIME SHALL BE APPLIED.

ALL DISTURBED AREAS WITHIN THE REPLICATION AREA SHALL BE OVER SEEDED WITH NEW ENGLAND WETMIX AT AN APPLICATION RATE OF ONE POUND PER 2,500 S.F. IMMEDIATELY AFTER SEEDING, THE WETLAND REPLICATION AREA SHALL BE MULCHED WITH WEED-FREE STRAW.

PLANT STOCK AND WETLAND SEED MIX ARE AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA. OR BIGELOW NURSERIES, INC., NORTHBORO, MA.

THE WETLAND SCIENTIST SHALL VISIT THE REPLICATION AREA WITHIN 30 DAYS FOLLOWING PLANTING AND SEEDING AND AT REGULAR INTERVALS NOT TO EXCEED 90 DAYS FOR THE DURATION OF THE FIRST GROWING SEASON TO DETERMINE THE NEED FOR IRRIGATION AND ADDITIONAL FERTILIZATION AND TO INFORM THE SITE CONTRACTOR OF THESE REQUIREMENTS, AND PRESENT REPORTS TO THE COMMISSION WITHIN 7 DAYS OF THE SITE VISIT.

EROSION CONTROL MEASURES SHALL BE REMOVED UPON STABILIZATION OF THE REPLICATION AREA TO ALLOW FREE CIRCULATION OF WATER BETWEEN THE WETLAND REPLICATION AREA AND THE ADJACENT, NATURAL WETLAND.

THE WETLAND SCIENTIST SHALL INSPECT THE WETLAND REPLICATION AREA TWICE EACH YEAR, DURING LATE SPRING AND DURING THE MID TO LATE SUMMER OF THE FIRST TWO FULL GROWING SEASONS. THE WETLAND REPLICATION AREA IS TO BE INSPECTED TO ASSESS THE OVERALL CONDITION OF THE WETLAND IN TERMS OF GENERAL RESTORATION TO ESTIMATE THE PERCENT VEGETATIVE COVER. PLANTINGS SHALL BE WARRANTED FOR 2-YEARS.

THE SPRING INSPECTION SHALL INCLUDE MONITORING OF THE GROUND WATER ELEVATION WITHIN A SOIL PIT AT MINIMUM OF 18 INCHES DEEP AT EACH OF THREE RANDOMLY DISTRIBUTED QUADRANTS. THE SUMMER INSPECTION SHALL INCLUDE GROUNDWATER ELEVATION MONITORING AND A VEGETATION SURVEY TO DETERMINE COMPLIANCE WITH THE GENERAL PERFORMANCE STANDARD OF 75% OF THE WETLAND SURFACE BEING REESTABLISHED WITH INDIGENOUS WETLAND PLANT SPECIES WITHIN TWO GROWING SEASONS FOLLOWING PLANTING. VEGETATION MONITORING SHALL OCCUR WITHIN THREE RANDOMLY DISTRIBUTED QUADRANTS SAMPLED WITHIN THE TREE, SHRUB AND HERB STRATA.

REVEGETATION SHALL BE CONSIDERED SUCCESSFUL IF PERENNIAL VEGETATION CONTACTS 75% OR MORE OF EACH SQUARE YARD OF REPLICATION AREA, BASED ON REPRESENTATIVE RANDOM SAMPLING IN THE FIELD.

INSPECTION REPORTS AND MONITORING DATA SHEETS SHALL BE SUBMITTED TO THE COMMISSION WITHIN TWO WEEKS OF EACH INSPECTION. AN EXAMPLE MONITORING DATA SHEET CAN BE FOUND IN APPENDIX 4 OF THE "REPLICATION GUIDELINES". THE REPORT SHALL INCLUDE ALL DATA COLLECTED DURING THE INSPECTIONS AND PHOTOGRAPHS, AND SHALL INCLUDE RECOMMENDATIONS FOR ADDITIONAL PLANTINGS OR OTHER REMEDIAL WORK AS REQUIRED, TO ENSURE SUCCESSFUL WETLAND REPLICATION.

EROSION CONTROL NOTES:

- 3-WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FILE FOR A NIDES CONSTRUCTION GENERAL PERMIT.

PLANTING TREES AND SHRUBS IN THE REPLICATION AREA:

- DIG THE HOLE AS DEEP AS THE ROOT BALL AND THE HOLE IS TOO HARD - IF IT IS, LOOSEN IT UP WITH A SHOVEL.
- CHECK TO SEE IF THE SOIL AROUND THE HOLE IS TOO HARD - IF IT IS, LOOSEN IT UP WITH A SHOVEL.
- REMOVE THE CONTAINER FROM THE ROOT BALL. THE ROOTS.
- PLACE THE PLANT IN THE HOLE, MAKING SURE THE SOIL IS AT THE SAME LEVEL ON THE PLANT AS WHEN IT GREW IN THE GARDEN CENTER. IF THE PLANT HAS BURLAP AROUND THE ROOT BALL, PLACE THE TREE IN THE HOLE AND THEN CAREFULLY UNITE THE BURLAP. LEAVE THE BURLAP LYING IN THE BOTTOM OF THE HOLE - DISINTEGRATE OVER TIME.
- FILL IN AROUND THE ROOT BALL WITH SOIL AND PACK THE SOIL TO BE SURE THERE ARE NO AIR POCKETS.
- MAKE A DAM AROUND THE BASE OF THE PLANT AS WIDE AS THE HOLE WITH LEFT OVER SOIL TO HOLD IN THE WATER.
- PLACE FINE AND COARSE WOODY DEBRIS WITHIN THE RESTORED AREA TO CREATE MICROTOPOGRAPHY. EXAMPLES ARE LOGS, VARIOUS SIZED BRANCHES, STUMPS, ROOTWADS AND LEAF LITTER.

NOTES:

- PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS THE RESULT OF A FIELD SURVEY BY BORDERLAND ENGINEERING, INC. IN DEC., 2017. ADDITIONAL TOPOGRAPHIC INFORMATION IN MAR., 2018.
- THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
- THE SITE IS NOT LOCATED IN A FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF STOUGHTON, MAP NO. 25021C0377E, DATED JULY 17, 2012.
- UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASSACHUSETTS LAW) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT (888)344-7233 (1(888)DIG-SAFE).
- WETLANDS FLAGGED BY TUNISON ENVIRONMENTAL CONSULTANTS, LLC IN DEC. 2017.

CONSTRUCTION NOTES:

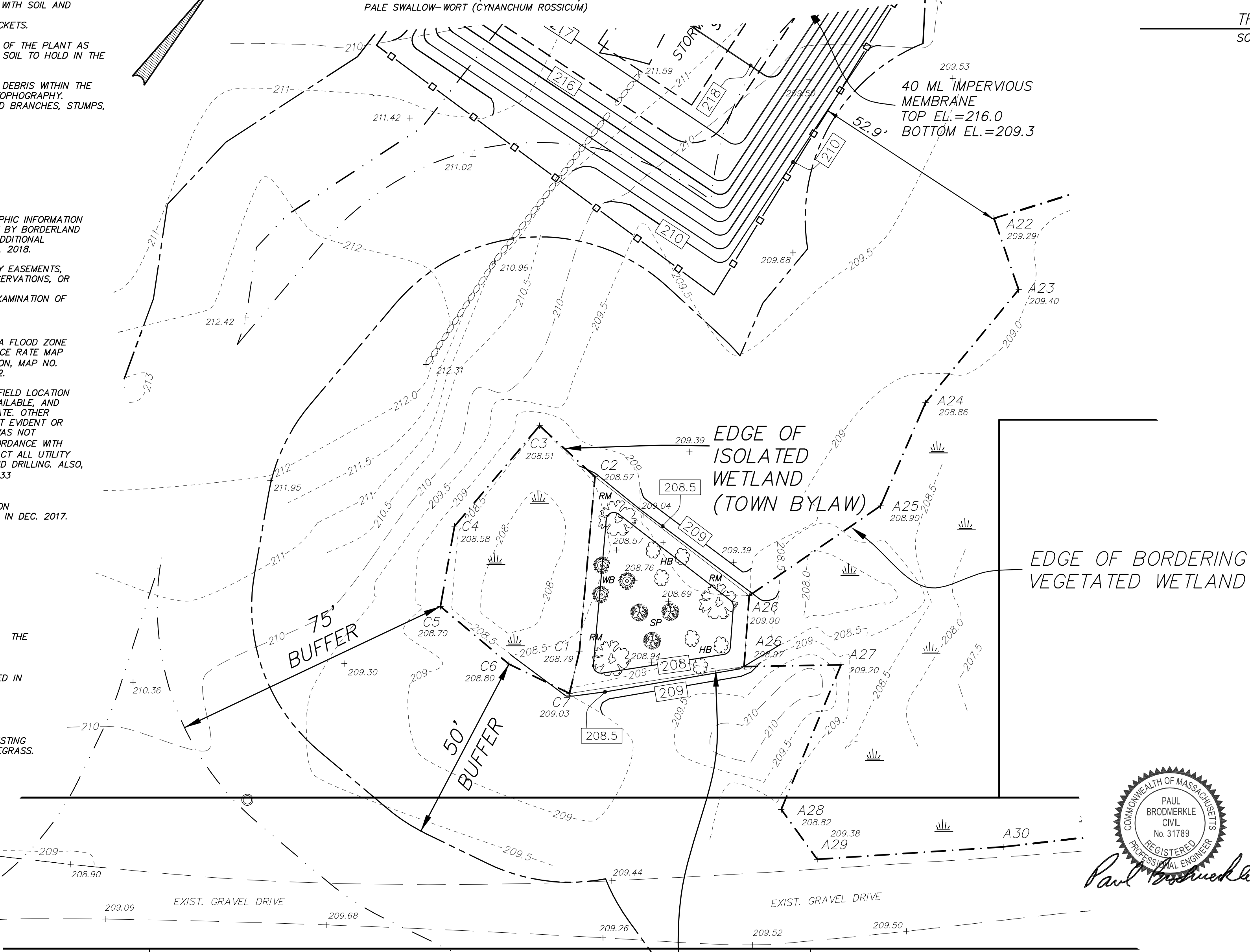
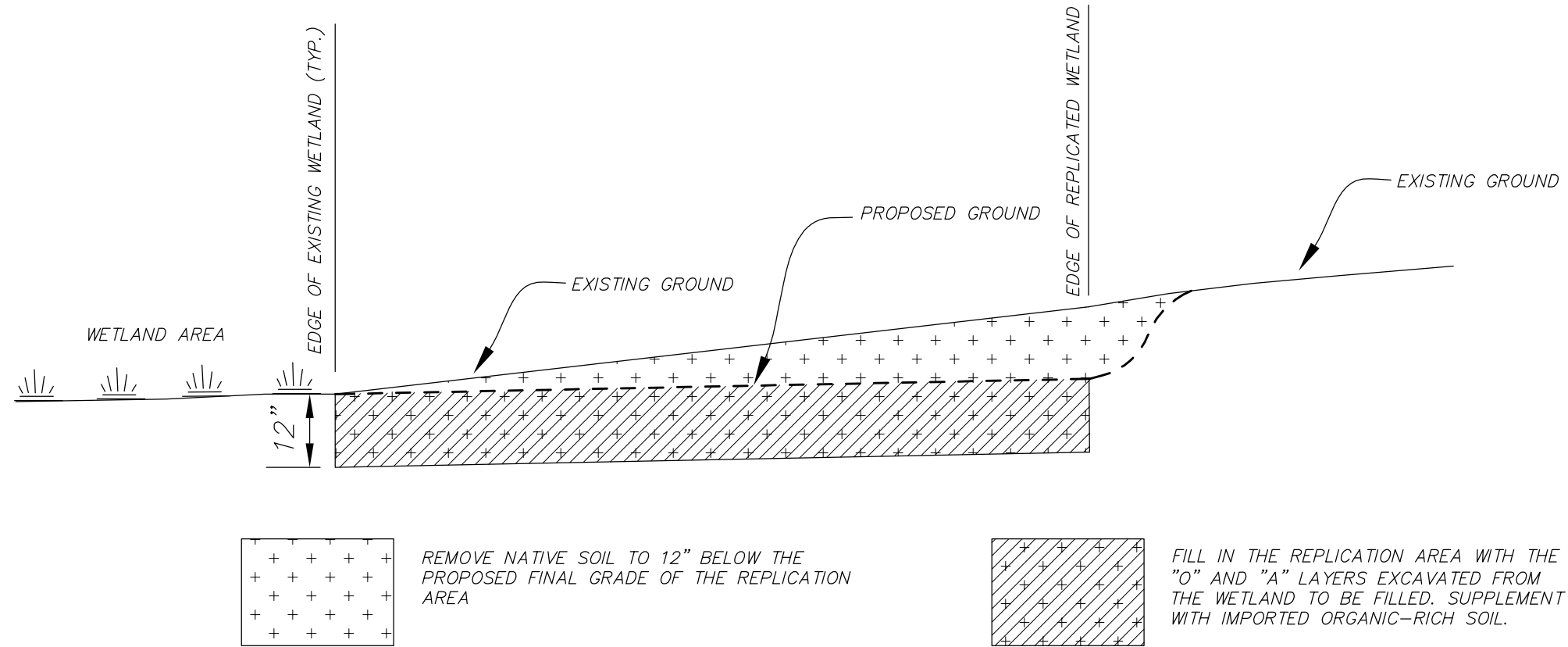
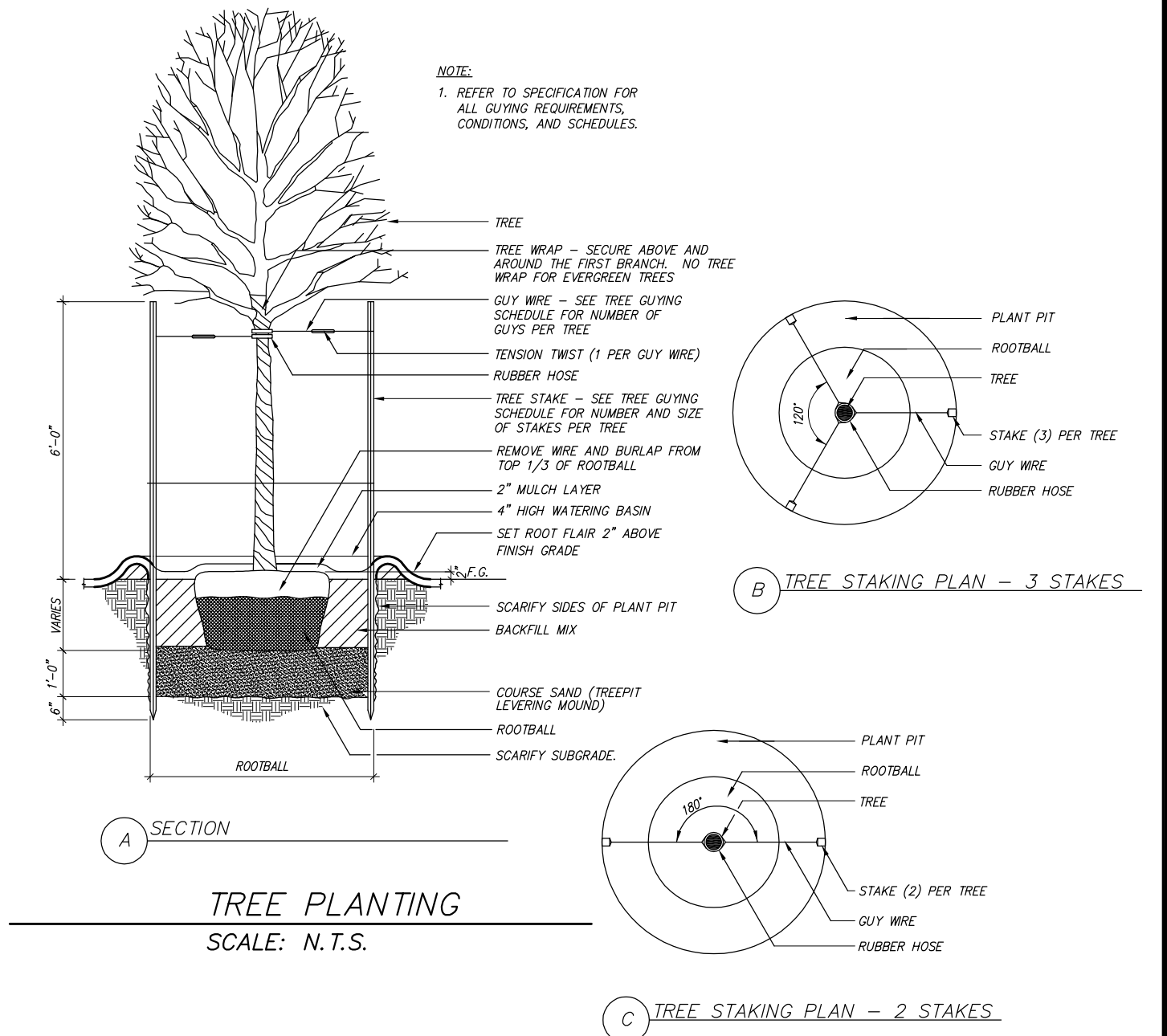
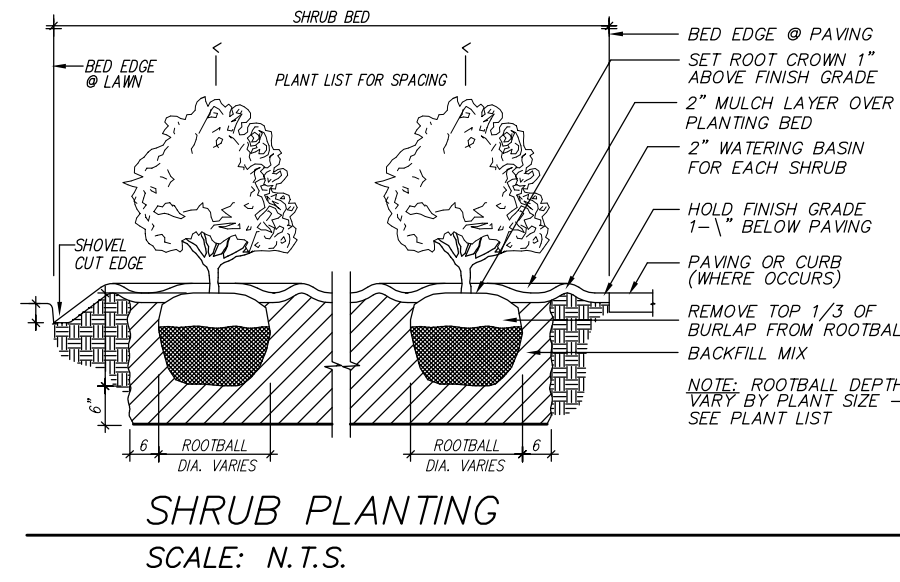
- ALL DISTURBED AREAS NOT OTHERWISE PAVED ARE TO BE LOAMED AND SEEDED. THE MINIMUM LOAM THICKNESS/DEPTH SHALL BE FOUR (4)-INCHES.
- THE AREA IN THE VICINITY OF STORMWATER MANAGEMENT SYSTEM #2 SHALL BE PLANTED USING A POLLINATOR FRIENDLY METHOD. NATIVE SPECIES SHALL BE PLANTED IN ACCORDANCE WITH THE POLLINATOR FRIENDLY PRACTICES OUTLINED IN THE USDA/U.S. FOREST SERVICE GUIDELINES. POLLINATOR FRIENDLY SEED MIXES: NEW ENGLAND WILDFLOWER MIX OR NEW ENGLAND SHOWY WILDFLOWER MIX - APPLICATION RATE 1 LB./1,900 S.F.
- ALL REMAINING AREAS SHALL BE PLANTED WITH LOW MAINTENANCE SEED CONSISTING OF 65% FINE FESCUE, 10-20% PERENNIAL RYEGRASS AND REMAINDER KENTUCKY BLUEGRASS.
- ALL LANDSCAPED/GRASSED AREAS ARE TO BE PROFESSIONALLY MAINTAINED.

SYMB.	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS				
WH	3	WINTERBERRY HOLLY	ILEX VERTICILLATA	2'-3" MIN.
HB	6	HIGHBUSH BLUEBERRY	VACCINIUM CORYMBOSUM	2'-3" MIN.
SP	3	SWEET PEPPER BUSH	CLETHRA ALNIFOLIA	2'-3" MIN.
RM	3	RED MAPLE	ACER RUBRUM	1.5" CAL.

NOTE: SHRUBS SHALL BE PLANTED APPROX. 8'-10' ON-CENTER

INVASIVE SPECIES:

SOILS FROM EXISTING WETLANDS CONTAINING THESE SPECIES SHOULD NEVER BE USED IN REPLICATION AREAS:
PURPLE LOOSESTRIPE (LYTHRUM SALICARIA)
PIRKAMITES (PIRKAMITES AUSTRALIS)
BURNING BUSH (EUFRASIA ALATA)
HONEYUCKLES (LONICERA SPP.)
GARLIC MUSTARD (ALLIARIA PETIOLATA)
JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM OR FALLOPIA JAPONICA)
REED CANARY GRASS (PHALARIS ARUNDINACEA)
BITTERSWEET NIGHTSHADE (CELASTRUS ORBICULATUS)
BLACK SWALLOW-WORT (CYNANCHUM NIGRUM)
PALE SWALLOW-WORT (CYNANCHUM ROSSICUM)



WETLAND REPLICATION
FOR
SELF STORAGE FACILITY
19 CAMDEN STREET
STOUGHTON, MA
SCALE: 1"=20' MAR. 02, 2021
Site Design Professionals, LLC

Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067
Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS
MAR. 02, 2021 - SHEET ADDED TO PLAN SET
MAY 06, 2021 - CONSERVATION COMMISSION COMMENTS
JUNE 17, 2021 - CONSERVATION COMMISSION COMMENTS
AUG. 25, 2021 - CONSERVATION COMMISSION COMMENTS
OCT. 05, 2021 - NO CHANGES TO THIS SHEET
OCT. 29, 2021 - NO CHANGES TO THIS SHEET

0 10 20 40 150

SHEET 11 OF 11 CLIENT: 0213-01 SITE: 00307



◆ EAST COAST STORAGE

40'-0" ROOF

28'-0" 4TH FLOOR

18'-8" 3RD FLOOR

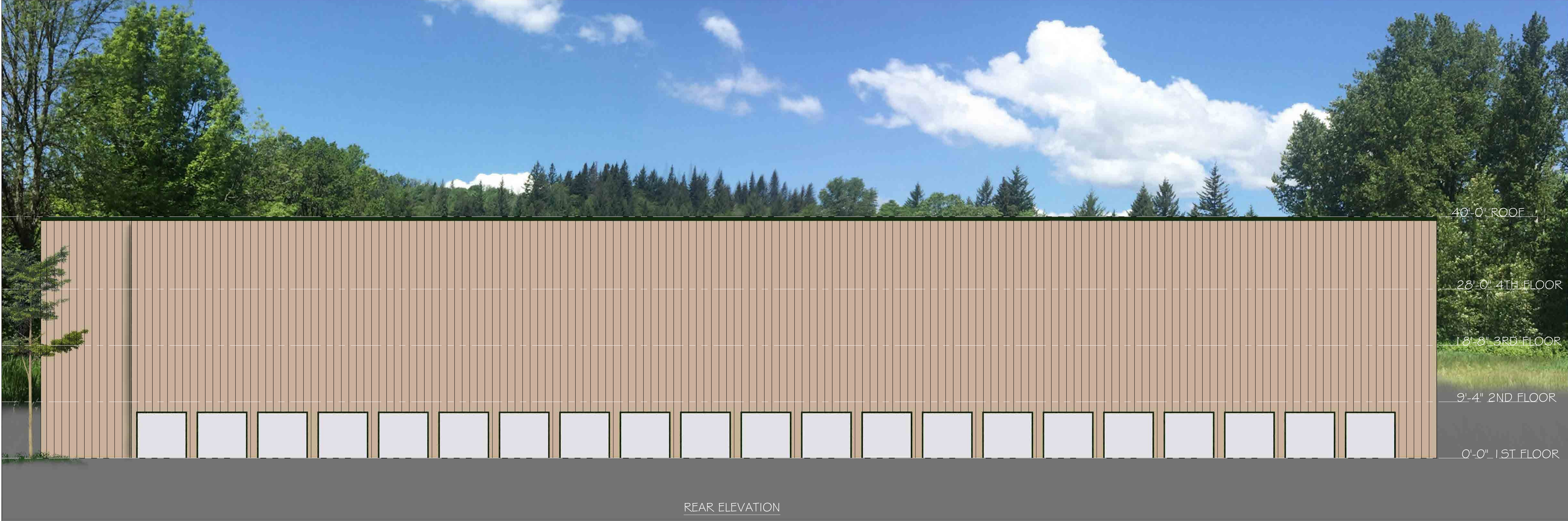
9'-4" 2ND FLOOR

0'-0" 1ST FLOOR

RIGHT ELEVATION

ARCHITECTURAL SHOP
PROJECT #
REV
DATE
2-03-21
DRAWN BY
LFH DRAFTING
SCALE
3/16"=1'-0

FRONT BUILDING
RIGHT ELEVATION



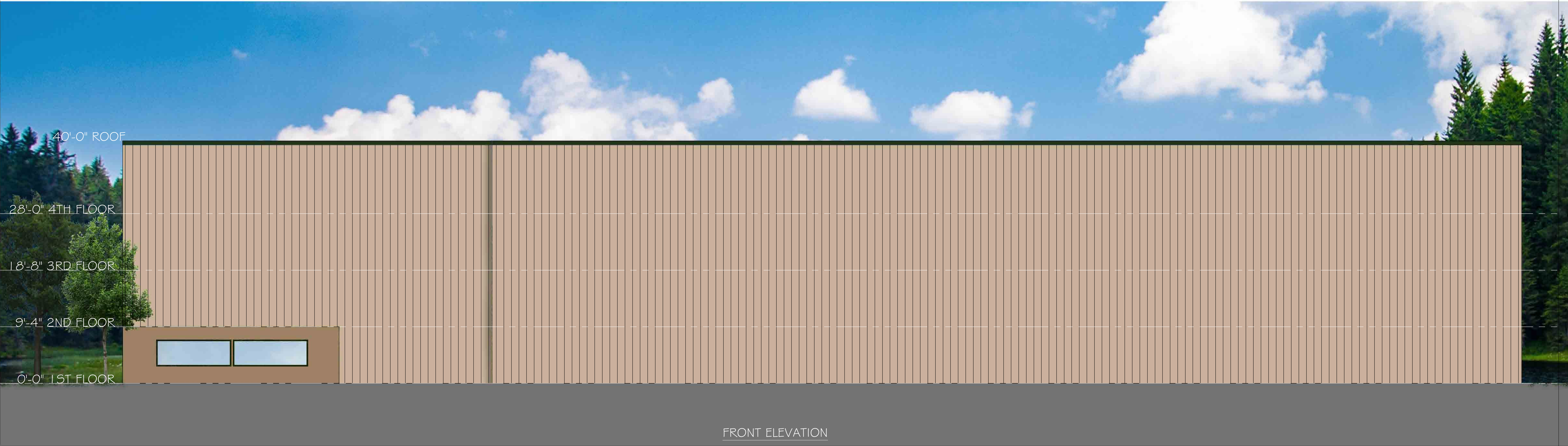
REAR ELEVATION

ARCHITECTURAL STAMP
PROJECT FILE
REV.
DATE 12-18-20
DRAWN BY LFH DRAFTING
SCALE
FRONT BUILDING REAR ELEVATION
SCALE
A6



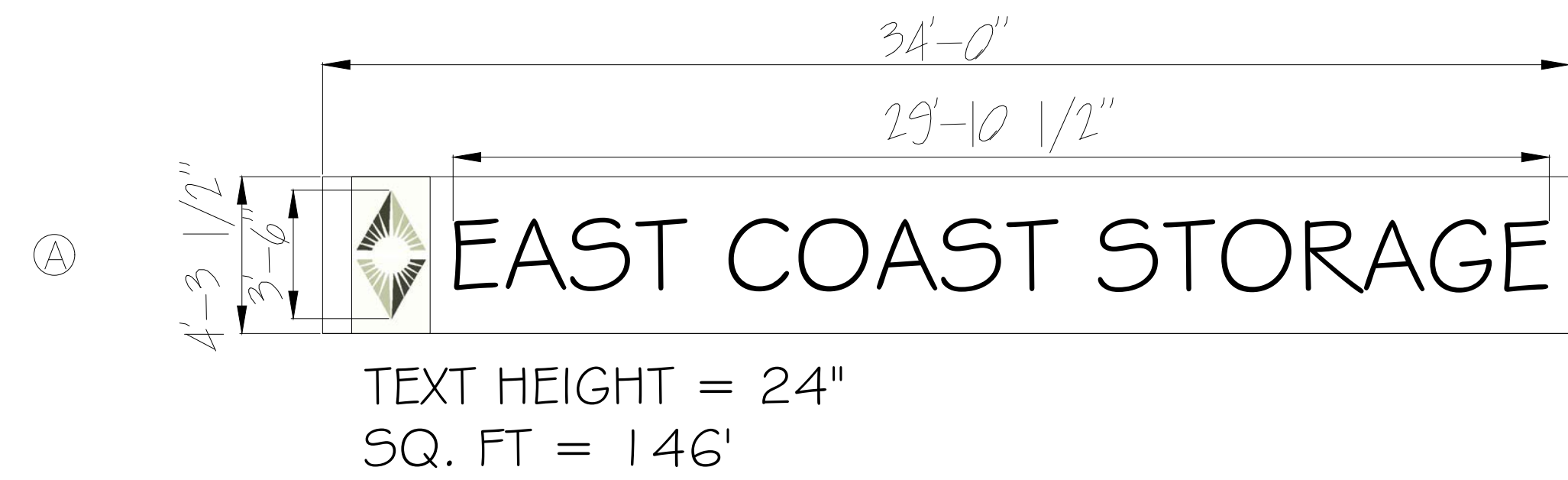
LEFT ELEVATION

ARCHITECTURAL STAMP	
PROJECT TITLE	
REV.	
DATE	12-18-20
DRAWN BY	LFH DRAFTING
SCALE	1/4"=1'-0
FRONT BUILDING LEFT ELEVATION	
A7	



ARCHITECTURAL STAMP	
PROJECT TITLE	
REV.	
DATE	12-18-20
DRAWN BY	LFH DRAFTING
SCALE	1/4"=1'-0
STREET VIEW ELEVATION PLAN	
DRAWING TITLE	
A8	

SIGN EQUIPMENT:
ACM BACKING MATERIAL W/
DIMENSIONAL PIN MOUNTED LED
LIT LETTERS + LOGO
DAISY CHAINED & FASTENED TO
BLOCKING. 6" DEPTH TYPICAL



STREET VIEW ELEVATION

ARCHITECTURAL STAMP

FISHER ASSOCIATES, INC
Architects / Engineers / Planners
35 Fisher Road
Weymouth, Massachusetts 02190
617-733-8404
fisherassociates@comcast.net

REV.

DATE _____

1-21-17

4474

LFH DRAFTING

SCALE

$$1/4'' = 1' - 0$$

FRONT BUILDING
LEFT ELEVATION

S1



◆ EAST COAST STORAGE

40'-0" ROOF

28'-0" 4TH FLOOR

18'-8" 3RD FLOOR

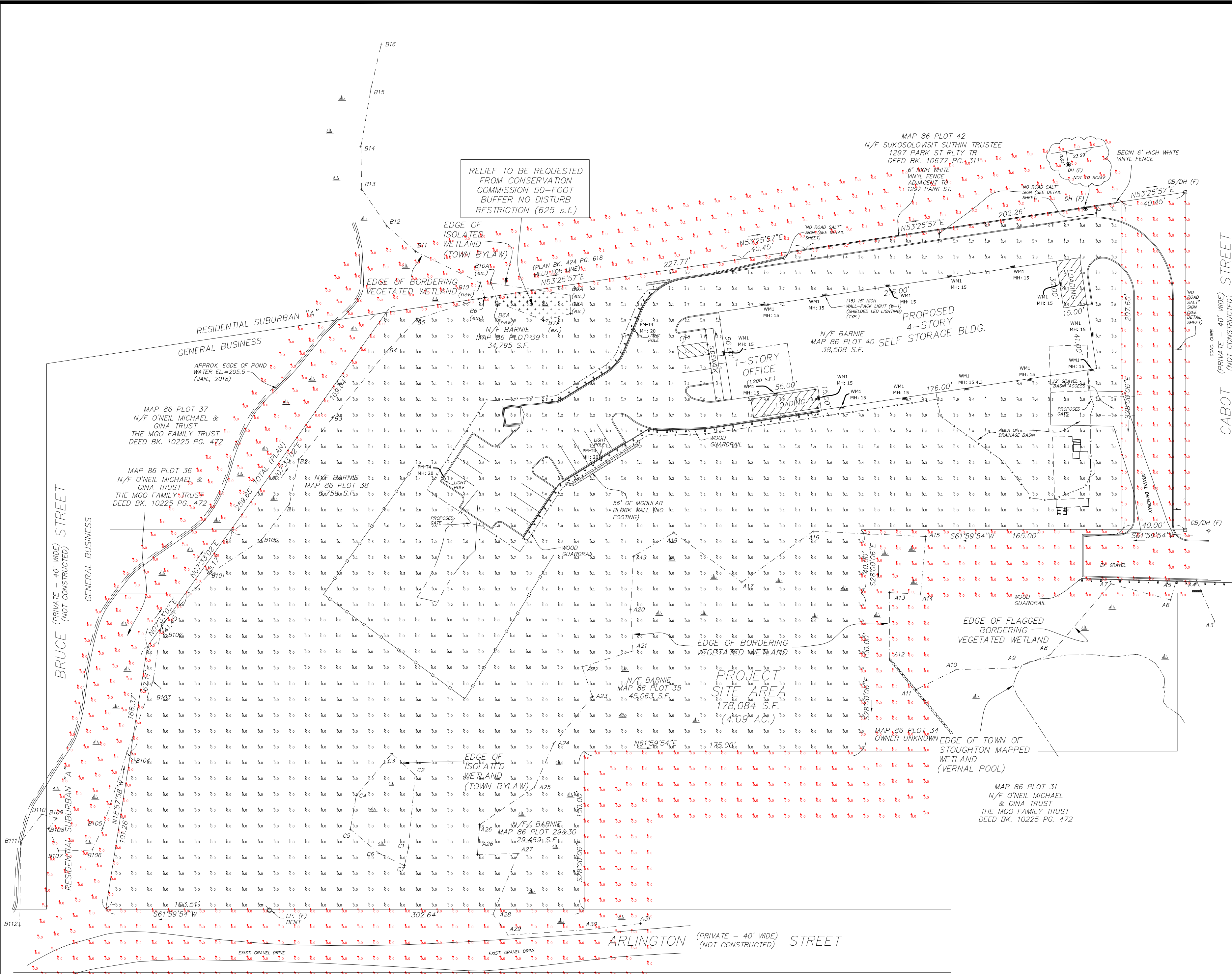
9'-4" 2ND FLOOR

0'-0" 1ST FLOOR

RIGHT ELEVATION

ARCHITECTURAL GROUP
PROJECT TITLE
REV:
DATE
2-03-21
DRAWN BY
LFH DRAFTING
SCALE
3/16"=1'-0
FRONT BUILDING RIGHT ELEVATION
DRAWING TITLE

S2



Luminaire Schedule				LLF	Fixture Wattage	Fixture Lumens
Symbol	Label	Qty	Part Number			
	WM1	15	Utopia Lighting # DWP2-2G-45LED-40K-UNV	0.900	44.78	6082
	PM-T4	3	Utopia Lighting # LSL-3G-100LED-40K-T4-UNV	0.900	99.99	13201

Calculation Summary		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Label	Property Line	Iluminance	Fc	0.05	2.7	0.0	N.A.	N.A.
Site Points		Iluminance	Fc	0.72	8.6	0.0	N.A.	N.A.

- 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.
- B. SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
- C. CALCULATION POINTS ARE TAKEN AT GRADE.
- D. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

LED AREA / PARKING / STREET LIGHT

LSL-3G

APPLICATION
LED Roadway/Area Light fixture can be used in parking lot, urban street, industrial area, residential areas, schools, and gardens. Wide detection areas, range up to 32FT in diameter.

FEATURES:

- Rugged, One-piece die cast aluminum housing.
- Classified Hot Spot Area to provide thermal management.
- Long life, 50,000 hours typical against moisture and atmospheric contaminants.
- Operating temperature: -40°C to 50°C (-40°F to 122°F).
- Suitable for mounting heights up to 50ft.

MOUNTING:

- 2x4 Pole (2-2.5ft pole)
- Spacer / Round pole arm.
- Wall mount.
- Rotatable wall mount.

LED:

- Landmark LED
- Color Temperature: 4000 / 5000K
- Lumen Efficacy: Color rendering index >70
- Life span: 100,000 hours

ELECTRICAL:

- 1-100' downing standard.
- 120-277V, 50/60Hz, 50-400V
- THD <25%
- PF >98%

OPTIC:

- PC-400
- Distribution: Type4, Type5, Type6

LISTING:

- UL Listed
- DLC Listed
- Suitable for wet location
- 5 years limited warranty

CONFIGURATIONS

Series	Model	AC Input	Lumen Output (lm)	Lumen Efficacy (lm/W)	Lumen Output (lm)	Lumen Efficacy (lm/W)	B.L.D.
DWP-2G	25LED	70W	2500 lm	35.7 lm/W	2500 lm	35.7 lm/W	BL-02
	45LED	140W	4500 lm	32.1 lm/W	4500 lm	32.1 lm/W	BL-02
	75LED	210W	6750 lm	32.1 lm/W	6750 lm	32.1 lm/W	BL-02
	105LED	280W	9000 lm	32.1 lm/W	9000 lm	32.1 lm/W	BL-02
LSL	25LED	70W	2500 lm	35.7 lm/W	2500 lm	35.7 lm/W	BL-02
	45LED	140W	4500 lm	32.1 lm/W	4500 lm	32.1 lm/W	BL-02
	75LED	210W	6750 lm	32.1 lm/W	6750 lm	32.1 lm/W	BL-02
	105LED	280W	9000 lm	32.1 lm/W	9000 lm	32.1 lm/W	BL-02

ORDERING INFORMATION

MODEL	LED	COLOR TEMP.	DISTRIBUTION	VOLTAGE	FINISH
LSL-3G	75LED 250W LED	40K 4800K	T4 T5 T6	120/277V (BLK)	(BLK)

FINISH

FINISH	MOUNTING	OPTIONS
BZ Dark Bronze (RUEB) (SL)	BF 15' Pole	TLPC3 3-1/2" Round and Flat Top (Patented) (SL)
CC Custom Color	PM6 6' Pole	TLPC4 3-1/2" Round and Flat Top (Patented) (SL)
WH White	PM6 6' Pole	TLPC4 3-1/2" Round and Flat Top (Patented) (SL)
GR Gray	PM6 6' Pole	TLPC4 3-1/2" Round and Flat Top (Patented) (SL)
BL Black	PM6 6' Pole	TLPC4 3-1/2" Round and Flat Top (Patented) (SL)

NOTES:
1. Not available in 10000K and 15000K models.
2. 8000K and 15000K models are not available in 10000K and 15000K models.

UTOPIA

LED FULL CUT-OFF WALL PACK

DWP2-2G

APPLICATION
The full-cutoff polycarbonate optical lens with UV inhibitors and LED wall pack is ideal for security, pathway and perimeter lighting, and building entrances and walkways.

FEATURES:

- Shrouded LED lens provides outstanding performance, uniformity and glare control.
- Shaded recessed profile for indoor and outdoor.
- Housing with 5 pieces of 1/2" threaded hole for easier connection.
- Dark bronze finish is standard.

MOUNTING:

- Wall mounting only.
- Suitable for junction box mounting and surface mounting.

LED:

- Landmark 3000 LED chip
- Color Temperature: 4000/5000 (K)
- Lumen efficacy: 140 lm/W
- Color rendering index >70
- Life span: 50,000 hrs

LISTING:

- DLC premium listed
- UL Listed
- UL listed to UL 1599 and UL 8750
- Suitable for wet location
- 5 years limited warranty

CONFIGURATIONS

Series	Model	AC Input	Lumen Output (lm)	Lumen Efficacy (lm/W)	Lumen Output (lm)	Lumen Efficacy (lm/W)	B.L.D.
DWP-2G	25LED	70W	2500 lm	35.7 lm/W	2500 lm	35.7 lm/W	BL-02
	45LED	140W	4500 lm	32.1 lm/W	4500 lm	32.1 lm/W	BL-02
	75LED	210W	6750 lm	32.1 lm/W	6750 lm	32.1 lm/W	BL-02
	105LED	280W	9000 lm	32.1 lm/W	9000 lm	32.1 lm/W	BL-02

Medium Size (27W, 45W, 70W)

Model	AC Input	Lumen Output (lm)	Lumen Efficacy (lm/W)	B.L.D.
27W	70W	2500 lm	35.7 lm/W	BL-02
45W	140W	4500 lm	32.1 lm/W	BL-02
70W	210W	6750 lm	32.1 lm/W	BL-02

Large Size (105W, 150W)

Model	AC Input	Lumen Output (lm)	Lumen Efficacy (lm/W)	B.L.D.
105W	280W	9000 lm	32.1 lm/W	BL-02
150W	350W	11250 lm	32.1 lm/W	BL-02

ORDERING INFORMATION

MODEL	LED	COLOR TEMP.	VOLTAGE	FINISH
DWP2-2G	25LED 250W LED	40K 4800K	120/277V	BZ CC

OPTIONS

OPTION	DESCRIPTION
PC3	Photo Sensor
MS	Shaded Recessed Sensor
ENHAW	For 10' Entry (SL)
OTW	Optional (Patented) (SL)
DS	Dark Bronze (SL)

NOTES:
1. Designlight Conversion (SL) qualified product. Not all versions of this product may be SL qualified.
2. Please check the SL qualified product list on the website for the SL qualified product.
3. This listed warranty covers electrical parts only and does not apply to labor, replacement parts, or defects from improper installation or operation.
4. Only available in 10000K and 15000K models.

UTOPIA

1 Site Lighting Plan
SCALE: 1"=40'-0"

19 Camden Street - Site Lighting

Lighting Plan, Schedules & Specifications

SL1

DATE:	February 3, 2021	REVISIONS	DESCRIPTION	DATE
PROJECT NUMBER:	21016	1		
DRAWN BY:	AD	2		
CHECKED BY:	RD	3		
APPROVED BY:	RD	4		
SCALE:	AS NOTED	5		
		6		
		7		