

SHEET NUMBER:
C605



TOWN OF STOUGHTON

Massachusetts
MA 02072

PLANNING BOARD

Site Plan Approval and Special Permits for 200 Shuman Avenue Case SP # 21-03

Date: April 22, 2021

Applicant: TSC Shuman 200 LLC
175 Paramount Drive
Raynham, MA 02767

Owner: TSC Shuman 200 LLC
175 Paramount Drive
Raynham, MA 02767

Representative: Attorney Barry R. Crimmins
909 Washington Street
Stoughton, MA 02072

Property: 200 Shuman Avenue (Assessor's Map 88, Lot 142 & Map 89, Lot 142)

I) Project Summary

The proposed project includes the construction of an approximately 81,300 square foot addition to the existing manufacturing/warehouse building located at 200 Shuman Avenue in the Industrial (I) and Residential B (RB) zoning districts and consists of 37.58 acres.

The Applicant is seeking Site Plan Approval pursuant to Section 10.6 of the Zoning Bylaw as well as waivers by Special Permit under Section 6.1.9 of the Zoning Bylaws to allow waivers from Section 6.1.6, "Table of Off-Street Parking Requirements" and Section 6.1.7 "Parking and Loading Space Standards."

II) Procedural History

- A) Application for Site Plan Approval was made by the above referenced applicant and owners and filed with the Planning Board on February 11, 2021.
- B) The Site Plan submitted for review to the Planning Board is titled "Proposed Building Expansion, 200 Shuman Avenue, Stoughton, MA" prepared by Highpoint Engineering, 45 Dan Road, Suite 140, Canton, MA 02021, dated February 10, 2021 and revised through

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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.

18. A Final As-Built Plan that is stamped and signed by the fully-licensed project 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.
19. The Applicant shall record this decision along with the "Operation and Maintenance Plan," and provide proof of recording to the Planning Board and the Engineering Department prior to the issuance of any Building Permit.

B) Special Conditions

1. All required easements (parking, access, utilities, drainage, etc) shall be recorded at the Registry of Deeds and proof of recording shall be provided to the Planning Board and the Engineering Department prior to the issuance of any building permit.
2. The Planning Board will require cash surety in the amount to cover the full replacement cost of all landscaping prior to the issuance of any Certificate of Occupancy. The cash will be held for one (1) complete growing season after the landscaping is installed to ensure survival.
3. National Grid approval for work within their easement shall be obtained and the approval documents shall be provided to the Planning Board and the Engineering Department prior to the issuance of any building permit.
4. 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 these start times. There shall be no construction activities on Sunday or any state or federal holiday.
5. The project shall be constructed in compliance with the Order of Conditions DEP # 298-0843 issued by the Conservation Commission and dated April 1, 2021.
6. A National Pollutant Discharge Elimination System (NPDES) Construction General Permit and a Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Engineering Department prior to the issuance of any building permit.
7. All annual maintenance records of Stormwater Facilities shall be submitted to the Engineering Department in accordance with the approved Operation & Maintenance Plan.
8. The running or idling of any vehicles with diesel engines is prohibited outside of the hours listed above following construction in perpetuity.
9. The Applicant agrees to resurface their access/egress drive to the cul-de-sac located on Shuman Avenue to the satisfaction of the Engineering Department.

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April 12, 2021.

- C) The land shown on the Site Plan is located off of Page Street and shown on Assessor's Map 88, Lot 142 and Map 89, Lot 142 (the "Property") and is located in the Industrial (I) and Residential B zoning districts and consists of approximately 37.58 acres of lot area.
- D) A public hearing on the Site Plan Application was held on March 11, 2021, April 8, 2021 and April 22, 2021.

II) Application Submittals

1. The Site Plan submitted for review to the Planning Board is titled "Proposed Building Expansion, 200 Shuman Avenue, Stoughton, MA" prepared by Highpoint Engineering, 45 Dan Road, Suite 140, Canton, MA 02021, dated February 10, 2021 and revised through April 12, 2021.
2. Stormwater Management Analysis prepared by Highpoint Engineering dated February 10, 2021.
3. Supplemental Stormwater Management Analysis prepared by Highpoint Engineering dated March 15, 2021.
4. Development Impact Report prepared by Highpoint Engineering dated February 10, 2021.

III) Related Documents

1. Copy of the ZBA decision (Case #4248) dated March 18, 2021.
2. Copy of the Legal Public Hearing notice from the edition of the Journal-Sun dated February 24, 2021 and March 3, 2021.
3. Certified List of Abutters dated December 31, 2020.
4. Zoning review letter from Jack Erickson, Building Commissioner dated February 16, 2021.
5. Comment letter from Sargeant James O'Connor of the Stoughton Police Department dated February 24, 2021.
6. Comment letter from Craig Horsfall (First Review), Assistant Town Engineer dated February 25, 2021.
7. Comment letter from John Charbonneau, Town Planner dated February 25, 2021.
8. Comment letter from Craig Horsfall (Second Review), Assistant Town Engineer dated March 23, 2021.
9. Comment letter from Larry Perry, Town Sanitarian dated April 15, 2021.

IV) Findings

1. The Planning Board finds that the applicant has submitted the required information for determination of approval of the Site Plan.
2. 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.
3. 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

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10. The Applicant shall install security cameras on the property in coordination with the Stoughton Police Department to ensure sufficient coverage of the property.

11. Any necessary blasting will require a permit from the Stoughton Fire Department.
12. Any new rooftop utilities to be installed on the proposed addition shall be screened from view from the south and west viewpoints to the satisfaction of the Planning Board.
13. The Applicant agrees to connect the building to the municipal sewer system when the Town Engineer determines that the municipal sewer system is constructed and operational along Shuman Avenue.
14. Should there be an alarm event with the existing septic system, a licensed septic pumper who offers 24/7 emergency pump-out service shall be contacted immediately (specific number to be posted at alarm panel) for an emergency pump out of the existing septic tank, which is near the existing building. This would then give time for the project engineer to be contacted to determine the extent of the issue as well as for the BOH to be contacted to determine if something additional needs to be done at that time. Both of these numbers should also be posted at alarm panel and/or readily available/accessible to the building manager and/or facility maintenance manager.

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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.

4. The Planning Board, in granting the Applicant's request for Site Plan Approval and Special Permits pursuant to the provisions of Section 10.6 "Site Plan Approval", Section 6.1.9 "Special Permit," in order to waive certain provisions of Section 6.1.6, "Table of Off-Street Parking Requirements" regarding the required number of parking spaces to be provided and Section 6.1.7, "Parking and Loading Space Standards," and Section 10.5.2 "Special Permits" found that the Applicant has met the conditions and the project will not result in any substantial detriment to the district.

V) Waivers

1. Zoning Bylaw Section 10.6.10.A - Waiver from requirement to provide a Traffic Impact Assessment pursuant to Section 10.6.8.
2. Zoning Bylaw Section 10.6.10.C - Waiver of requirement of earthwork cuts of more than four (4) feet.
3. Zoning Bylaw Section 6.1.6, "Table of Off-Street Parking Requirements," items 8 and 9, regarding the total number of parking spaces required.
4. Zoning Bylaw Section 6.1.7, "Parking and Loading Space Standards."

VI) Decision

A) General Conditions

1. This decision for Site Plan Approval and certain Special Permits 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.
2. 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.
3. 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.
4. 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). Minor modifications may be approved without a public hearing, while major modifications may require a new public hearing before the Planning Board.

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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 April 22, 2021.

Joseph Scardino, Chairman

Daniel Kelly, Vice Chairman

Paul Demusz

Jonathan Garland

Senesie Kabba

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 April 29, 2021.

FOR THE PLANNING BOARD

Joseph Scardino, Chairman

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5. The Applicant is responsible for the filing of this decision with the Registry of Deeds and provide proof of recording to the Planning Board.

6. The Applicant shall hold a pre-construction meeting with the Engineering Department to coordinate the necessary inspections.

7. All applicable Zoning Bylaw requirements of the Town of Stoughton shall be satisfied.

8. 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.

9. 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.

10. Construction shall be performed by contractors licensed to perform such work in the Town of Stoughton.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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 discontinuation of construction activities and/or permits and fines.

17. 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.

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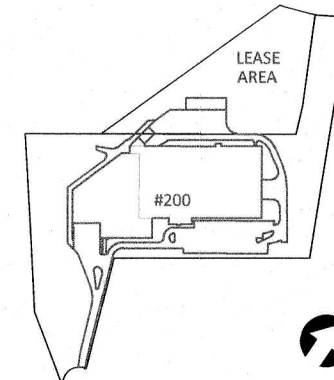


CANTON CORPORATE PLACE
45 DAN ROAD, SUITE 140
CANTON, MA 02021

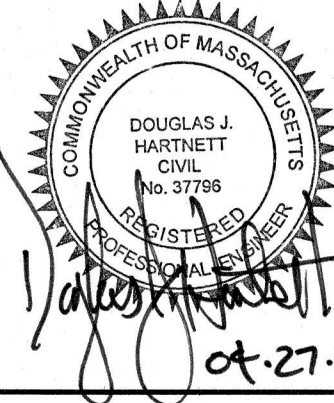
www.HighpointEng.com

CLIENT: THE SHEARWATER COMPANIES LLC
175 PARAMOUNT DRIVE
RAYNHAM, MA 02767
PHONE: (508) 386-9895
WWW.SHEARWATERCOMPANIES.COM

KEY:



SEAL



PROPOSED BUILDING EXPANSION
200 SHUMAN AVENUE
STOUGHTON, MASSACHUSETTS 02072

OWNER/APPLICANT: TSC SHUMAN 200 LLC

REV	DATE	DESCRIPTION
3	4/27/2021	FINAL APPROVAL PLANS
2	3/25/2021	NO CHANGE
1	3/15/2021	REVISED PER TOWN COMMENTS

ISSUE TYPE:

LOCAL APPROVAL

ISSUE DATE:

FEBRUARY 10, 2021

PROJECT NUMBER:

20033

DRAWN BY: JJA/CM

CHECKED BY: DJH

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SHEET TITLE:

SIGNED
PLANNING
BOARD DECISION

SHEET NUMBER:

D100

GENERAL NOTES

THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE ANY AND ALL SAFETY MEASURES NECESSARY TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION. THESE SHALL INCLUDE SIGNS, BARRICADES, FENCES, POLICE OFFICERS, ETC. AS IS NECESSARY, OR AS DIRECTED BY THE PUBLIC AUTHORITIES AND THE OWNER. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.

THE EXISTING SITE CONDITIONS SHOWN ON THESE PLANS WERE DETERMINED BY A FIELD SURVEY AND COMPILATION OF PLANS OF RECORD, ANY VARIATIONS FROM THE CONDITIONS SHOWN ON THESE PLANS SHOULD BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE PROPOSED WORK.

UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SPECIFICATIONS ALL SITE CONSTRUCTION MATERIALS AND METHODOLOGIES ARE TO CONFORM TO THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 EDITION OR THE LATEST EDITION.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INCLUDING (BUT NOT LIMITED TO) DEMOLITION PERMIT, UTILITY CONNECTIONS PERMIT, GENERAL PERMIT, ETC.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.

LIMIT OF WORK SHALL BE DELINEATED BY EROSION CONTROL BARRIERS.

CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.

ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION TO BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.

ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO TOWN OF PLYMOUTH LOCAL STANDARD CONSTRUCTION REQUIREMENTS FOR THE INSTALLATION OF AND/OR REPAIR OF UNDERGROUND FACILITIES, EXCAVATIONS AND PAVING IN THE PUBLIC WAY.

IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL OUTFLOW, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL AND SHALL NOTIFY THE OWNER/ENGINEER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

LANDSCAPE NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF STOUGHTON, MA.

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

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

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

ALL TREES SHALL BE BALLED AND BURLAPPED (BAB) (UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

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

ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

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

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

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

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

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

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

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

ALL TREE STAKES SHALL BE STAINED DARK BROWN.

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

ALL PARKING ISLANDS PLANTED WITH SHRUBS OR PERENNIALS SHALL HAVE 16" OF TOP SOIL. FINISH GRADE SHALL BE EQUAL TO THE TOP OF CURB.

SOIL SAMPLES, TESTS, AND SHOP DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

GENERAL CONSTRUCTION SCHEDULE

SITE CONSTRUCTION PHASE 1	MAY 10, 2021 - SEPTEMBER 10, 2021
MOBILIZATION AND EROSION CONTROL INSTALLATION	MAY 10, 2021 - MAY 17, 2021
SITE PREPARATION/DEMOLITION AND BULK EARTHWORK	MAY 18, 2021 - JULY 12, 2021
CONSTRUCT SITE DRAINAGE/UTILITY IMPROVEMENTS	JULY 13, 2021 - AUGUST 12, 2021
GRADING/PAVING (BINDER/CURBING	AUGUST 16 - SEPTEMBER 10, 2021
BUILDING CONSTRUCTION	JULY 13, 2021 - APRIL 8, 2022
FOUNDATIONS (FORM, POUR, BACKFILL)	JULY 13, 2021 - AUGUST 5, 2021
PLUMBING/ELECTRICAL INSPECTIONS - ROUGH	AUGUST 20, 2021 - SEPTEMBER 28, 2021
STRUCTURAL STEEL	SEPTEMBER 27, 2021 - DECEMBER 3, 2021
BLOCKING/PANELS/DOORS/SLAB ON GRADE	NOVEMBER 26, 2021 - DECEMBER 24, 2021
ELECTRICAL/WAC/SPRINKLER/BATHROOMS	DECEMBER 27, 2021 - JANUARY 19, 2022
INSPECTIONS - FINAL	JANUARY 20, 2022 - JANUARY 26, 2022
TEMPORARY C OF O	JANUARY 26, 2022 - JANUARY 31, 2022
PUNCH LIST, OPERATIONS MANUALS	JANUARY 26, 2022 - FEBRUARY 15, 2022
SITE CONSTRUCTION PHASE 2	MARCH 21, 2022 - APRIL 8, 2022
FENCES/LOAM/SITE FINISHES	MARCH 21, 2022 - MARCH 29, 2022
LANDSCAPING/IRRIGATION	MARCH 21, 2022 - APRIL 8, 2022
FINISH PAVING/SIGNAGE/STRIPING	MARCH 30, 2022 - APRIL 7, 2022
PROJECT CLOSE-OUT	APRIL 7, 2022 - APRIL 8, 2022
DEMOLITION AND FINAL C OF O	APRIL 7, 2022 - APRIL 7, 2022
FINISH LANDSCAPING/IRRIGATION	APRIL 8, 2022 - APRIL 8, 2022

SEDIMENTATION/EROSION CONTROL NOTES

UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.

UNLESS OTHERWISE STATED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THE FOLLOWING EROSION CONTROL SPECIFICATIONS SHOWN ON SHEET C200 SHALL BE INSTITUTED.

THE LOCATION OF EROSION CONTROL BARRIERS SHOWN ON DRAWINGS ARE INTENDED TO BE MINIMUM REQUIREMENTS AND A GUIDE FOR THE PLACEMENT OF THESE BARRIERS. OTHER MEASURES MAY BE WARRANTED BASED UPON EXPERIENCE AT THE SITE. WHEN NO SEDIMENTATION CONTROL SYSTEM IS SHOWN ON THE DRAWING, THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH A SYSTEM TO PREVENT SILTATION OR POLLUTION OF ADJACENT PROPERTY. THE SYSTEMS SHOWN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PLACING ADDITIONAL BARRIERS OR REPLACING BARRIERS AS REQUIRED BY SITE CONDITIONS. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO THESE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED.

THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE AND DISPOSED AT A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.

PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE HAY BALE DIKES AROUND DRAINAGE INLETS, MULCHING, AND PLANTING OF DISTURBED AREAS.

AN EROSION CONTROL BARRIER IS TO BE INSTALLED AT THE PROPOSED DOWN GRADIENT TOE OF SLOPE AT ALL LOCATIONS WHERE EARTHWORK IS PROPOSED.

DURING CONSTRUCTION THE EROSION CONTROL MEASURES SHALL BE INSPECTED ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT GENERATING MORE THAN 1/4" OF RAINFALL. THE EROSION CONTROL MEASURES SHALL BE CLEANED REGULARLY AND ADJUSTED IF NECESSARY, TO ENSURE THAT NO SILT OR DEBRIS LEAVES THE SITE.

ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEP AT THE END OF EACH WORKING DAY.

EXPOSED SLOPES GREATER THAN 50' IN LENGTH ARE TO HAVE CHECK DAMS, TERRACES AND/OR MULCHING INSTALLED IN ORDER TO REDUCE EROSION AND TO ENHANCE SURFACE STABILIZATION. IF CHECK DAMS ARE USED, THEY SHOULD BE PLACED APPROXIMATELY 50' O/C PARALLEL WITH THE FACE OF THE SLOPE.

UNTIL DRIVEWAYS ARE PAVED, TEMPORARY DIKES ARE TO BE STAKED ACROSS DRIVEWAYS AS REQUIRED TO DIRECT RUNOFF WATER TO CATCH BASINS. SILT SCREENS ARE TO BE INSTALLED AT CATCH BASIN GRATES (SEE CATCH BASIN) AND ARE TO BE CLEANED AS NECESSARY TO PREVENT SILT FROM ENTERING THE SUBSURFACE DRAINAGE SYSTEM.

FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.

CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS. ANY DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT LEFT IN A NATURAL CONDITION SHALL RECEIVE SIX (6) INCHES OF LOAM AND SEED.

AREAS NOT DISTURBED BY CONSTRUCTION SHALL BE LEFT NATURAL. CARE SHALL BE TAKEN TO PRESERVE EXISTING TREES, GROUND COVER AND OTHER NATURAL FEATURES WHENEVER POSSIBLE.

AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL STATE AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.

ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE.

SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.

ALL TOPSOIL ENCOUNTERED WITHIN WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE DISPOSED OF ON-SITE AS DIRECTED BY OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.

DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.

EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING ENVIRONMENTALLY SENSITIVE OR JURISDICTIONAL RESOURCE AREAS.

ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15 SHALL BE SEEDED OR PROTECTED BY THAT DATE.

LOAMING AND SEEDING OR MULCHING OF NON-PAVEMENT AREAS SHALL TAKE PLACE AS SOON AS PRACTICABLE.

ALL SLOPES WITH SURFACE GRADES STEEPER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.

COIR FIBER ROLLS, HAYBALES, SILT FENCE OR OTHER SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.

AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED FROM THE SITE. THE CONTRACTOR SHALL NOT REMOVE ANY SILTATION CONTROLS UNTIL AUTHORIZED (IN WRITING) BY THE OWNER OR OWNER'S REPRESENTATIVE.

AT THE END OF CONSTRUCTION ALL DRAINAGE STRUCTURES ARE TO BE CLEANED OF SILT, STONES AND OTHER DEBRIS. EROSION CONTROL BARRIERS ARE TO BE REMOVED AND DISPOSED OF IN ACCORDANCE TO LOCAL REQUIREMENTS.

REFER TO SHEET C200 FOR ADDITIONAL NOTES REGARDING SITE PREPARATION, DEMOLITION AND EROSION CONTROL.

SITE LAYOUT AND MATERIALS NOTES

CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR OWNER'S REPRESENTATIVE FOR RESOLUTION.

ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).

TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

CROSSWALKS SHALL BE STRIPED WITH 12" WIDE LINES OF WHITE THERMO PLASTIC SPACED 3' ON CENTER. STOP LINES SHALL BE STRIPED WITH 12" WIDE LINES OF WHITE THERMO PLASTIC. ALL OTHER STRIPING SHALL BE 4" WIDE LINES OF THERMO PLASTIC IN COLORS INDICATED HEREON.

PAVEMENT MARKINGS SHALL CONFORM TO SECTION M7.01.05 OF THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES".

ALL NEW CURBS SHALL BE VERTICAL GRANITE CURBING (VGC) WITH 6" REVEAL UNLESS OTHERWISE INDICATED HEREON. INSTALL 6' LONG TRANSITION CURB STONES AT ALL TRANSITIONS FROM VERTICAL TO FLUSH GRANITE.

EXISTING CURBS TO REMAIN AS SHOWN HEREON ARE ASSUMED TO BE IN SATISFACTORY CONDITION BUT ARE TO BE PARGED OR REPLACED IN KIND IN LOCATIONS OF DAMAGE.

INSTALL EXPANSION AND CONTR JOINTS IN SIDEWALKS AT INTERVALS OF 5 FEET AND 25 FEET, RESPECTIVELY. PROVIDE BROOM FINISH IN TRANSVERSE DIRECTION ON ALL WALKS.

SIDEWALK WIDTHS INDICATED HEREON ARE MEASURED FROM BACK OF CURB TO BACK OF SIDEWALK. 6" WIDTH OF CURBS NOT INCLUDED.

ALL CURB RADIUS DIMENSIONS SHOWN HEREON ARE MEASURED ALONG FACE OF CURB.

ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE LOCAL REQUIREMENTS AND SPECIFICATIONS.

THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN.

DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING.

DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.

DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS.

ALL LINES AND DIMENSIONS AND TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

COORDINATE THE LOCATION OF ALL SITE LIGHT STANDARDS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.

CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.

ALL BITUMINOUS CONCRETE PAVING SHALL COMPLY WITH THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 EDITION AS AMENDED. THE CONTRACTOR SHALL SUBMIT A JOB MIX FORMULA DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.

BITUMINOUS CONCRETE PAVEMENT, CLASS I, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 420 AND 460, AND M3.11.03 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS.

ALL CONCRETE WORK SHALL COMPLY WITH AC308, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND ACI 318R, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT. COMPLY WITH ACI 308.1 FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 308R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH ACI 308 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."

SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.

CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.

OUT OF FUNCTION OR SCREENED AREAS REPRESENT EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPACTED BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

PAVEMENT OR BASE MATERIALS SHALL NOT BE PLACED ON A MUDDY OR FROZEN SUBGRADE.

REFER TO SHEET C300 FOR ADDITIONAL NOTES REGARDING SITE LAYOUT AND MATERIALS.

DRAINAGE NOTES

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

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

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

SINGLE CATCH BASIN FRAMES AND GRATES SHALL BE EAST JORDAN IRON WORKS PRODUCT #0MA12400023 OR AS REQUIRED BY TOWN OF PLYMOUTH DPW.

DOUBLE CATCH BASIN FRAMES SHALL BE EAST JORDAN IRON WORKS PRODUCT #00554411 OR APPROVED EQUAL.

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

PRE-CAST CONCRETE STRUCTURES INCLUDING TANKS, BARREL SECTIONS, CATCH BASINS AND BASES SHALL CONFORM TO ASTM C478 AND AASHTO H20-44. PLACEMENT SHALL BE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS. ALL PRE-CAST STRUCTURES INCLUDING JOINTS, SEALS, OPENINGS, ETC. MUST BE WATERTIGHT.

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

ALL DRAIN LINES SHOWN SHALL BE 12" DIAMETER UNLESS OTHERWISE NOTED.

REFER TO SHEET C400 FOR ADDITIONAL NOTES REGARDING SITE DRAINAGE.

GRADING NOTES

THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.

ALL STUMPS, PEAT, CONSTRUCTION DEBRIS AND OTHER DELETERIOUS MATERIALS ON THE SITE AT THE TIME OF CONSTRUCTION ARE TO BE REMOVED FROM THE SITE TO AN APPROVED LANDFILL. NO SUCH MATERIALS ARE TO BE BURIED OR OTHERWISE DISPOSED OF ON THE SITE. MATERIAL FOR BACKFILL SHALL NOT INCLUDE UNSUITABLE MATERIAL, SUCH AS PEAT, TRASH, STUMPS, DEBRIS OR HAZARDOUS WASTE.

FILL MATERIAL SHALL BE AS SPECIFIED BY THE ARCHITECT/ENGINEER AND SELECTED FROM ON-SITE EXCAVATION MATERIAL WHERE POSSIBLE.

AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.

CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.

THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.

PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.

ACCESSIBLE CURB RAMPS, RAMP, LANDINGS, WALKWAYS, CROSSWALKS, PATIOS/PLAZAS AND PARKING AREAS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY REQUIREMENTS. WALKWAY AND CROSSWALK ALONG ACCESSIBLE ROUTE(S) SHALL HAVE 5% MAX. LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. LANDINGS, PATIOS/PLAZAS, AND ACCESSIBLE PARKING SPACES SHALL BE 2% MAX IN ALL DIRECTIONS. RAMPS SHALL BE 8.3% MAXIMUM.

A GEOTECHNICAL ENGINEER MAY BE RETAINED BY THE OWNER TO OBSERVE PERFORMANCE OF WORK, FOR CONFORMANCE WITH THESE CONTRACT DOCUMENTS, IN CONNECTION WITH EXCAVATING, TRENCHING, FILLING, BACKFILLING AND GRADING, AND TO PERFORM ASSOCIATED FIELD TESTS.

DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE ADDITIONAL TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AID IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN OBTAINED.

PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.

EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.

FILL DEPRESSIONS CAUSED BY TEST PITS AND CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL, UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.

THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.

THE CONTRACTOR SHALL PROVIDE, INSTALL, OPERATE, MAINTAIN AND REMOVE ADEQUATE AND SATISFACTORY DEWATERING SYSTEMS AND DRAINAGE OF EXCAVATIONS TO PERMIT CONSTRUCTION TO PROCEED "IN THE DRY". THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ADEQUACY OF THE METHODS, MATERIALS AND EQUIPMENT EMPLOYED. THE CONTRACTOR SHALL BEAR THE FULL COST OF PROVIDING ALL NECESSARY DEWATERING.

THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.

ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.

PAVEMENT, LAWN OR PLANTING AREAS EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.

REFER TO SHEET C400 FOR ADDITIONAL NOTES REGARDING SITE GRADING.

UTILITY NOTES

THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON EXISTING CONDITIONS PLANS AND POTENTIALLY INFORMATION PROVIDED BY THE LOCAL MUNICIPALITIES. ADDITIONAL INFORMATION MAY BE SUPPLEMENTED BY FIELD INVESTIGATIONS WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-DIG-SAVE.

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED.

ALL PVC SANITARY SEWER SHALL BE SDR 35 WITH RUBBER RING JOINTS.

REFER TO PLUMBING PLANS FOR EXACT SIZE AND LOCATION OF SANITARY CONNECTIONS.

THE LOCAL MUNICIPAL WATER AND FIRE DEPARTMENTS SHALL BE NOTIFIED PRIOR TO THE START OF ANY WORK ON THE WATER SYSTEM.

THE PROPOSED WATER MAIN IS TO BE CL 52 CLDI ALL FITTINGS, HYDRANTS, VALVES, ETC., USED ON THE SITE ARE TO BE IN ACCORDANCE WITH THE LOCAL UNCLAL WATER DEPARTMENT SPECIFICATIONS.

HYDRANTS AND MINIMUM SIZING OF WATER PIPES SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN OF PLYMOUTH FIRE CHIEF.

THE CONTRACTOR SHALL NOTIFY THE LOCAL MUNICIPAL DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.

UNDERGROUND INFRASTRUCTURE LOCATED IN THE PUBLIC WAY SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL MUNICIPAL DEPARTMENT OF PUBLIC WORKS.

NO LEDGE, BOULDERS, OR OTHER UNYIELDING MATERIALS SHALL BE LEFT WITHIN 6" OF THE WATER AND SEWER IN THE TRENCH, NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12" ABOVE THE PIPES.

THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.

EXCAVATION SHALL BE TO THE LINES AND ELEVATIONS AS SHOWN ON THE PLANS.

ALL MATERIALS FOR INSTALLATION OF WATER, SEWER, DRAIN, GAS, DATA/TELECOM AND ELECTRICITY SHALL BE IN ACCORDANCE WITH LOCAL STATE AND UTILITY COMPANY STANDARDS AND REGULATIONS AS THEY APPLY.

ALL BENDS, TEES, VALVES, AND HYDRANTS ARE TO BE SECURED BY MEANS OF THREADED TIE RODS.

THREE CUBIC FEET OF CRUSHED STONE IS TO BE PLACED AROUND THE DRAIN HOLE IN ALL HYDRANTS. HYDRANTS ARE TO CONFORM TO THE TOWN OF PLYMOUTH STANDARD SPECIFICATIONS.

UNLESS OTHERWISE NOTED ALL UTILITY, TRENCHES ARE TO BE BACKFILLED WITH BANK RUN GRAVEL, NO STONES GREATER THAN 3" IN DIAMETER ARE TO BE USED WITHIN 12" OF THE PIPES. THE TRENCHES, WHEN UNDER PROPOSED PAVED AREAS, ARE TO BE MECHANICALLY COMPACTED IN 12" LIFTS.

THE SITE CONTRACTOR IS TO INSTALL A GAS SERVICE IN THE APPROXIMATE LOCATION SHOWN ON THE PLANS. THE SIZE AND EXACT LOCATION OF THE SERVICE IS TO BE DETERMINED AND COORDINATED WITH THE PLUMBING PLANS AND ALL EARTHEN PERIMETER SLOPE SLOPES THAT ARE GRADED AND ARE NOT SCHEDULED FOR PERMANENT STABILIZATION WITHIN 30 DAYS OF COMPLETION ARE TO BE COVERED WITH HAY OR WOOD CHIP

SITE PREPARATION AND EROSION CONTROL LEGEND	
R&D	REMOVE AND DISPOSE
M&P	MAINTAIN AND PROTECT
	DEMOLISH AND REMOVE PAVEMENT TO FULL BASE DEPTH
	DEMOLISH AND REMOVE ALL SURFACE, SUBSURFACE IMPROVEMENTS
	DEMOLISH AND REMOVE SIDEWALK TO FULL BASE DEPTH
	REMOVE TOPSOIL AND ALL VEGETATION AND SURFACE FEATURES; OVER-EXCAVATE AS NECESSARY
	STABILIZED CONSTRUCTION ENTRANCE
	LIMIT OF EXISTING TREE REMOVAL
	DEMOLISH AND REMOVE CURB OR BERM
	DEMOLISH AND REMOVE SURFACE FEATURE
	PROPOSED SILTSACK INLET PROTECTION DEVICE
	PROPOSED STRAW WATTLE EROSION CONTROL BARRIER
	CONSTRUCTION FENCE
	UTILITY SERVICES TO BE REMOVED AND DISPOSED

SITE LAYOUT AND MATERIALS LEGEND	
R10'	PROPOSED CURB RADIUS
	PROPOSED GUARD RAIL
FLUSH EOP	PROPOSED FLUSH EDGE OF PAVEMENT
BCC	PROPOSED BITUMINOUS CONCRETE CURB
VCC	PROPOSED VERTICAL REINFORCED CONCRETE CURB
	PROPOSED CONCRETE PAD, SIDEWALK, OR LANDING
	PROPOSED BITUMINOUS CONCRETE PAVEMENT (FULL DEPTH)
	EXISTING BUILDING FOOTPRINT
	PROPOSED SNOW STOCKPILE AREA
EN	PROPOSED EGRESS DOOR ENTRANCE
LD	PROPOSED OVERHEAD LOADING DOCK DOOR
RD	PROPOSED OVERHEAD RIGGING DOOR
B	PROPOSED PROTECTIVE BOLLARD
	PROPOSED SIGN AND POST
	PROPOSED ACCESSIBLE PARKING PAVEMENT MARKING
7	PROPOSED PARKING COUNT
	PROPOSED GRAVEL, RIPRAP OR CRUSHED STONE SURFACE
	EXISTING TREELINE
	PROPOSED NEW TREELINE
T	PROPOSED PAD-MOUNTED ELECTRICAL TRANSFORMER
S	PROPOSED PAD-MOUNTED DUAL-CABINET SWITCHGEAR

SITE UTILITY LEGEND	
	PROPOSED WATER SERVICE OR MAIN
FP	PROPOSED FIRE PREVENTION SERVICE OR MAIN
	PROPOSED SEWER SERVICE OR MAIN
UGE	PROPOSED UNDERGROUND ELECTRICAL DUCT BANK
OHE	PROPOSED OVERHEAD PRIMARY ELECTRICAL SERVICE
CATV	PROPOSED TELECOMMUNICATIONS DUCT BANK
	PROPOSED FIRE HYDRANT
	PROPOSED WATER GATE VALVE
PIV	PROPOSED POST INDICATOR VALVE
	PROPOSED SEWER MANHOLE
HH	PROPOSED TELECOMMUNICATIONS HANDHOLE (36"x48")
	PROPOSED UTILITY POLE
	PROPOSED UTILITY POLE WITH RISER
E	PROPOSED PRIMARY ELECTRICAL VAULT (8'x14')
T	PROPOSED ELECTRICAL TRANSFORMER
P-TEMP	PROPOSED TEMPORARY POWER TO PACKAGE PUMP
SS-TEMP	PROPOSED TEMPORARY GRAVITY SEWER TO PACKAGE PUMP
FM	PROPOSED TEMPORARY FORCE MAIN
PS	PROPOSED TEMPORARY PACKAGE PUMP SYSTEM (SEPTIC)

SITE GRADING AND DRAINAGE LEGEND	
TC XX.XX BC XX.XX TW XX.XX BW XX.XX	PROPOSED TOP / BOTTOM OF WALL ELEVATION
M.E.	PROPOSED TOP / BOTTOM OF CURB ELEVATION
18x25	PROPOSED SPOT ELEVATION
237	PROPOSED ELEVATION CONTOUR
	PROPOSED STORM DRAIN PIPE
TD	PROPOSED TRENCH DRAIN
DMH	PROPOSED DRAIN MANHOLE
WQI	PROPOSED WATER QUALITY MANHOLE STRUCTURE
OCS	PROPOSED OUTLET CONTROL MANHOLE STRUCTURE
CB	PROPOSED SINGLE-GRATE CATCH BASIN
DCB	PROPOSED DOUBLE-GRATE CATCH BASIN
	PROPOSED R-TANK STRUCTURAL UNDERDRAIN

LANDSCAPE LEGEND	
	DECIDUOUS TREE
	FLOWERING TREE
	EVERGREEN TREE
	SHRUBS
	PERRENIALS
	ANNUALS
	SEED MIX #1
	SEED MIX #2
	SEED MIX #3
	SEED MIX #4
	LIMIT OF PLANT BED

EXISTING CONDITIONS LEGEND	
GAS GATE	
GAS METER	
WATER GATE	
WATER METER	
ELECTRIC METER	
FIRE HYDRANT	
UTILITY POLE	
GUY WIRE ANCHOR	
DRAIN MANHOLE	
SEWER MANHOLE	
ELECTRIC MANHOLE	
TELECOM MANHOLE	
CATCH BASIN	
HAND HOLE	
BOLLARD	
LIGHT POLE	
FLOODLIGHT	
TREE (SIZE INCHES)	
BUSH (SIZE FEET)	
BORE HOLE	BH#
TEST PIT	TP#
WETLAND FLAG	WF#
GAS LINE	G
TELEPHONE LINE	T
DRAIN LINE	D
SEWER LINE	S
ELECTRIC LINE	E
WATER LINE	W
OVERHEAD ELECTRIC	OHW
FIRE PROTECTION SERVICE	FP
STONE WALL	
CHAIN LINK FENCE	X
TREE LINE	
BRUSH LINE	
WETLAND	
FLARED END SECTION	FES
RETAINING	RET.
CONCRETE	CONC.
BITUMINOUS	BIT.
SPOT GRADE	X 100.00
DOOR SILL ELEVATION	S=100.00
DETECTABLE WARNING PAD	ADA
FOUND	(FND)
RECORD	(R)
STONE BOUND	SB
LEAD PLUG	/LP
ESCUTCHEON PIN	/EP
CONCRETE BOUND	CB
DRILL HOLE	DH
IRON PIPE	IP
IRON ROD	IR
MAG NAIL	MAG
SPIKE	SPK
BENCHMARK	
TRAVERSE (CONTROL) POINT	
SIGN	
FIRE VALVE	
50' WETLAND BUFFER	50'
75' WETLAND BUFFER	75'
100' WETLAND BUFFER	100'

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KEY:

SCALE:

PROPOSED BUILDING EXPANSION
200 SHUMAN AVENUE
STOUGHTON, MASSACHUSETTS 02072

OWNER/APPLICANT: TSC SHUMAN 200 LLC

3	4/27/2021	FINAL APPROVAL PLANS
2	3/25/2021	NO CHANGE
1	3/15/2021	REVISED PER TOWN COMMENTS

ISSUE TYPE:
LOCAL APPROVAL

ISSUE DATE:
FEBRUARY 10, 2021

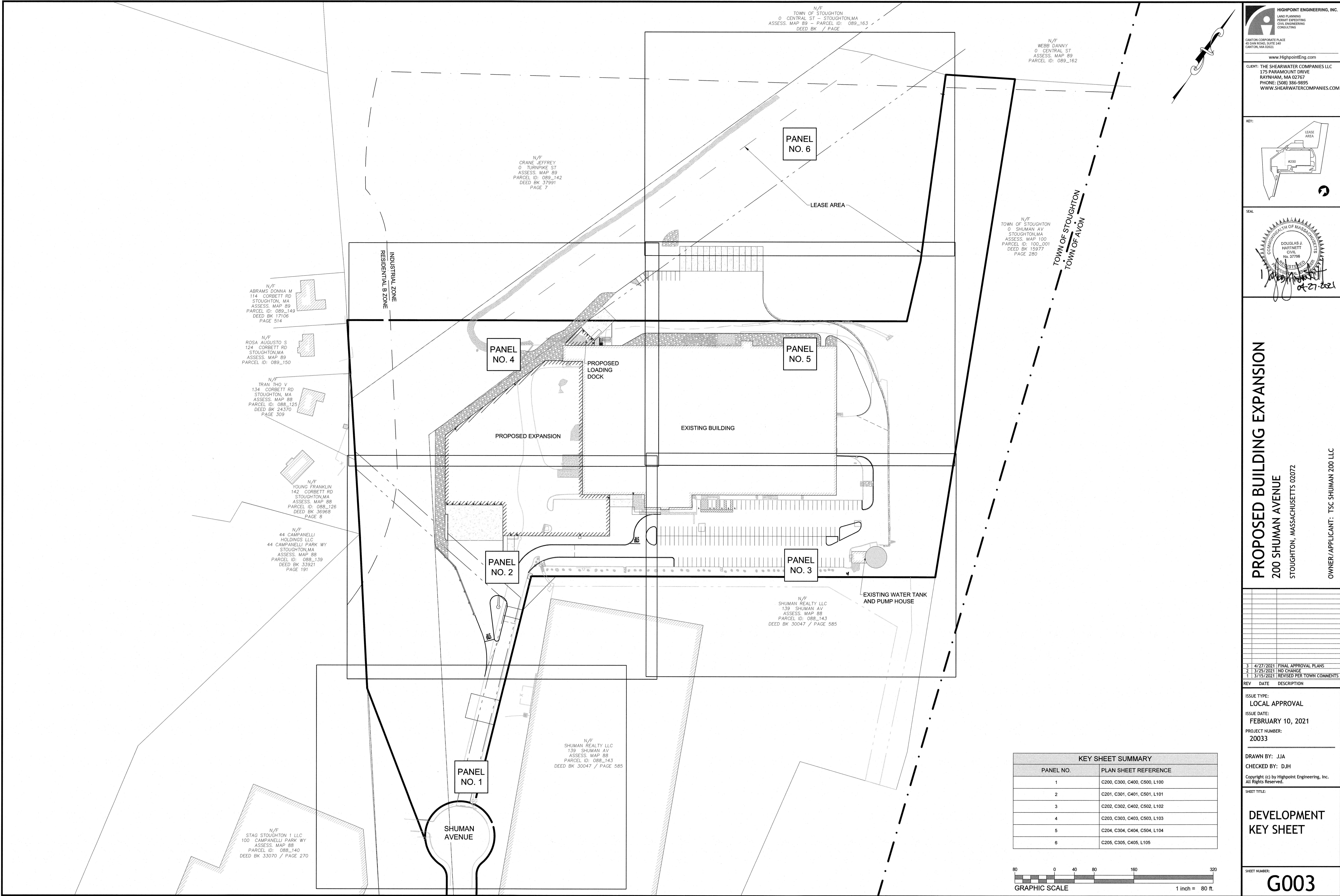
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CHECKED BY: DJH

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LEGEND SHEET

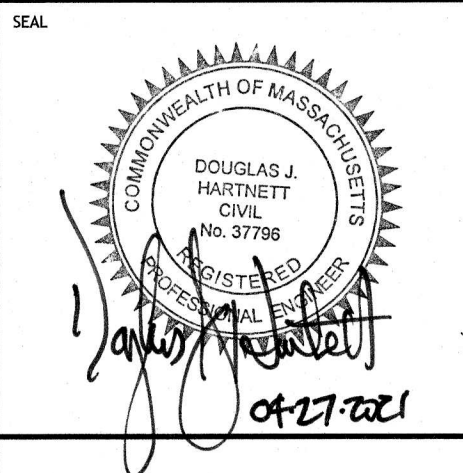
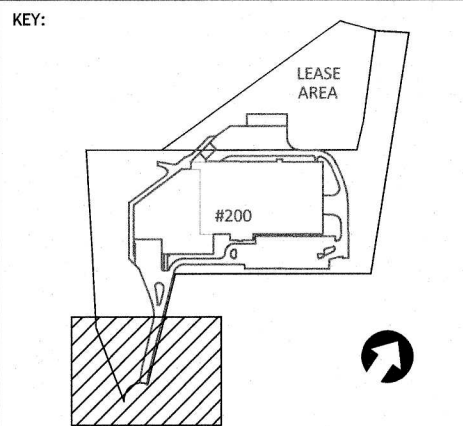
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PROPOSED BUILDING EXPANSION
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OWNER/APPLICANT: TSC SHUMAN 200 LLC

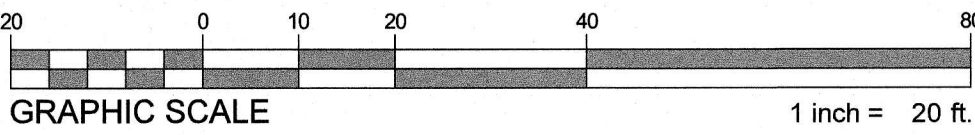
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2	3/25/2021	REVISED PER TOWN COMMENTS
1	3/15/2021	REVISED PER TOWN COMMENTS

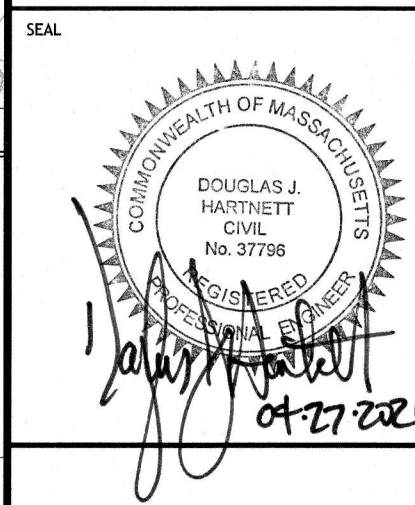
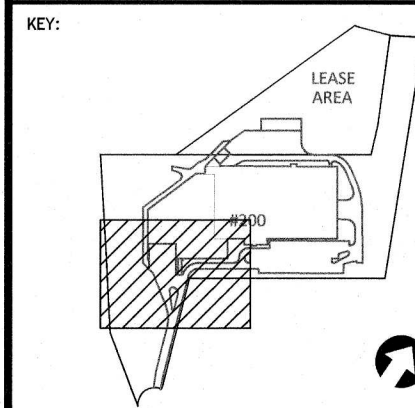
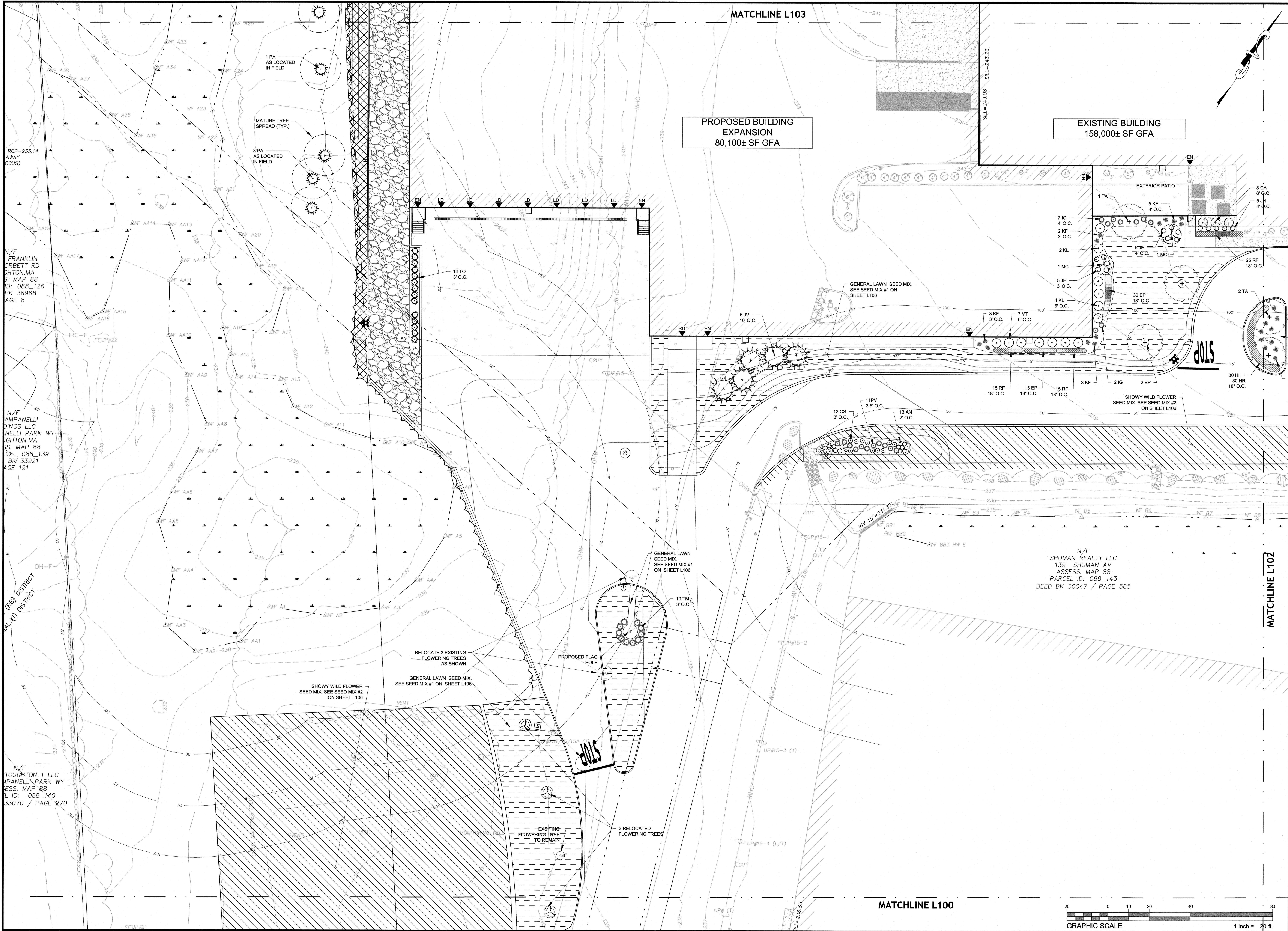
ISSUE TYPE:
LOCAL APPROVAL
ISSUE DATE:
FEBRUARY 10, 2021
PROJECT NUMBER:
20033

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SHEET TITLE:
**LANDSCAPE
PLAN**

SHEET NUMBER:
L100





PROPOSED BUILDING EXPANSION
200 SHUMAN AVENUE
STOUGHTON, MASSACHUSETTS 02072

OWNER/APPLICANT: TSC SHUMAN 200 LLC

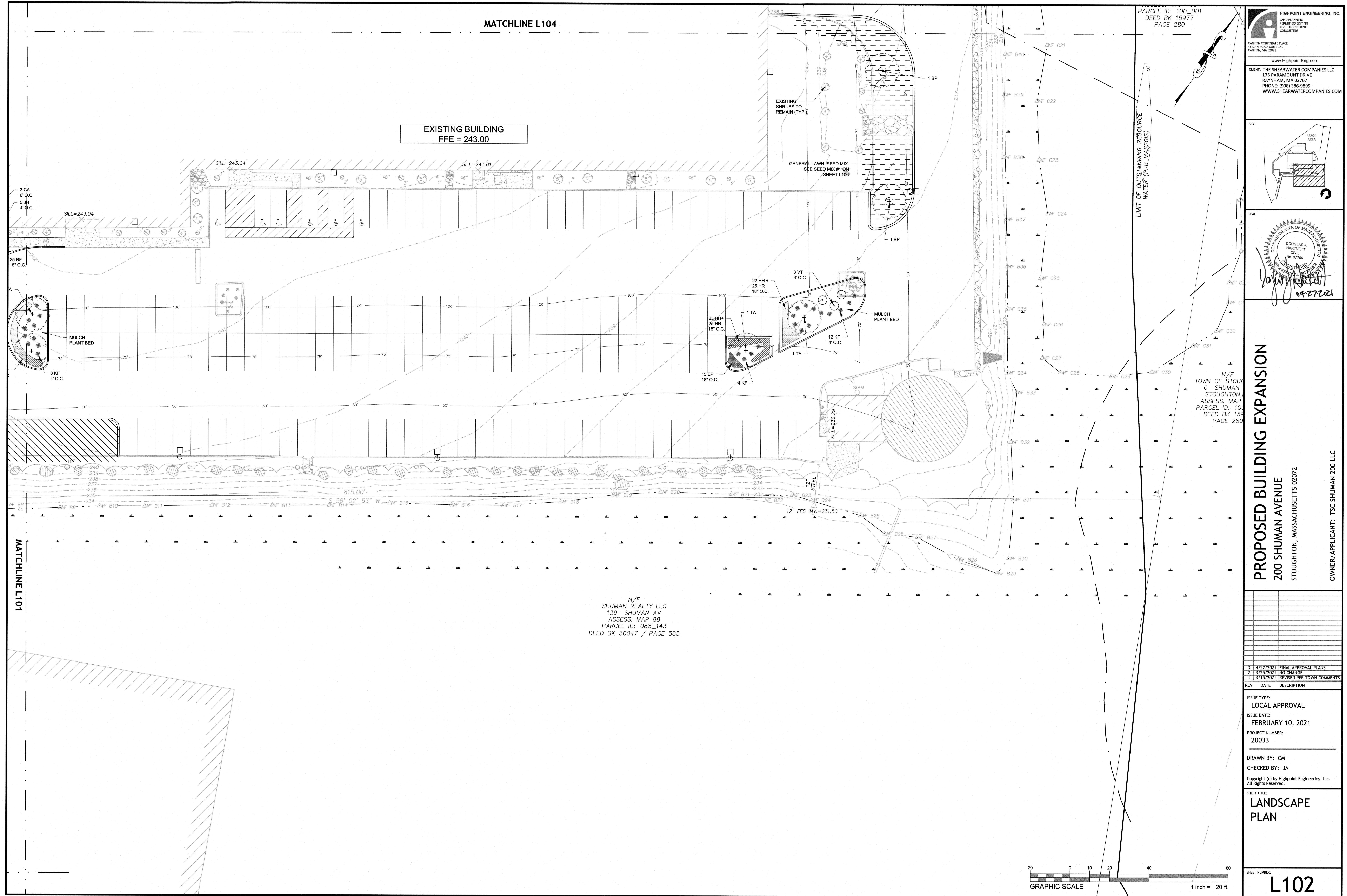
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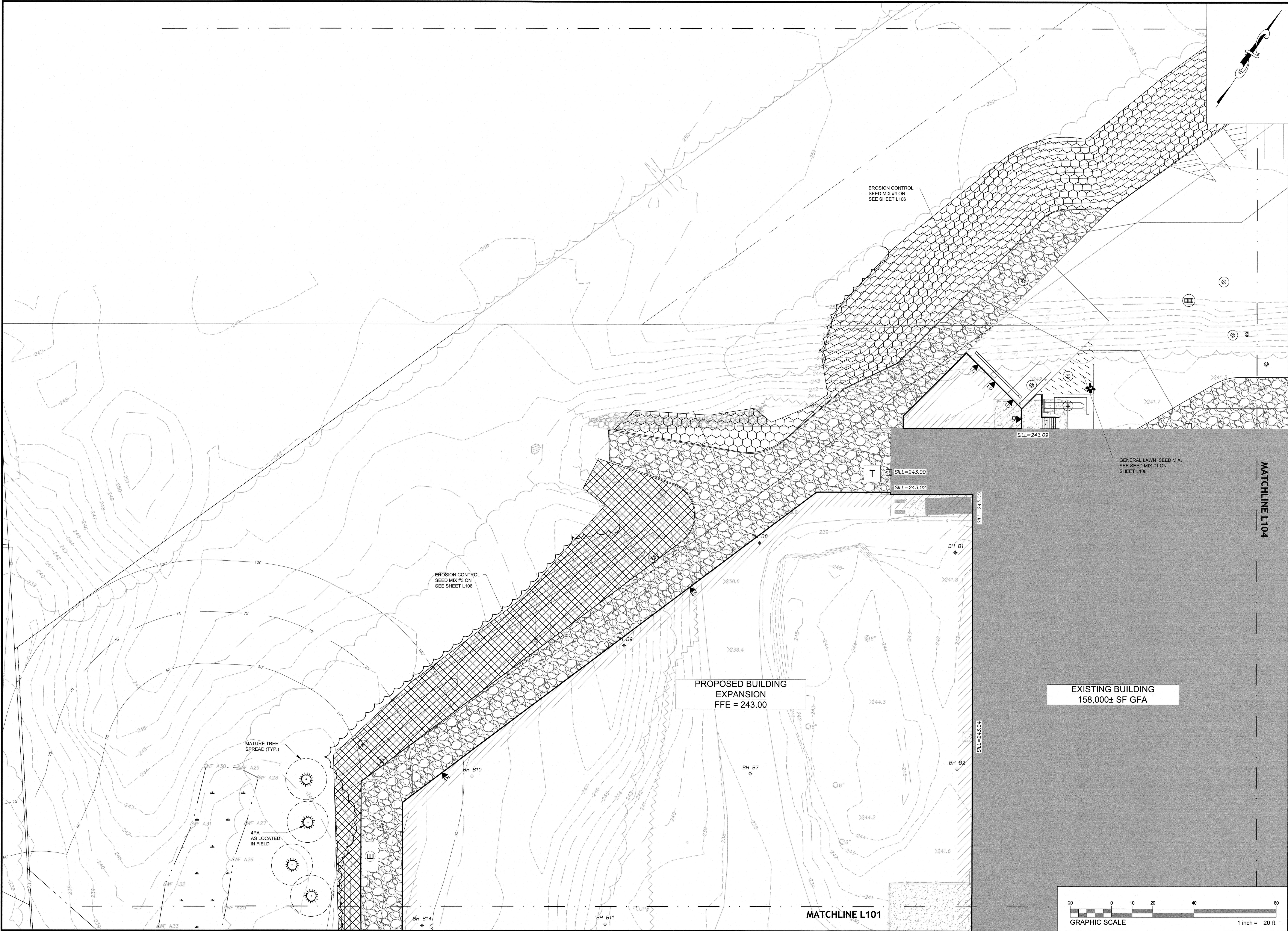
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LANDSCAPE
PLAN

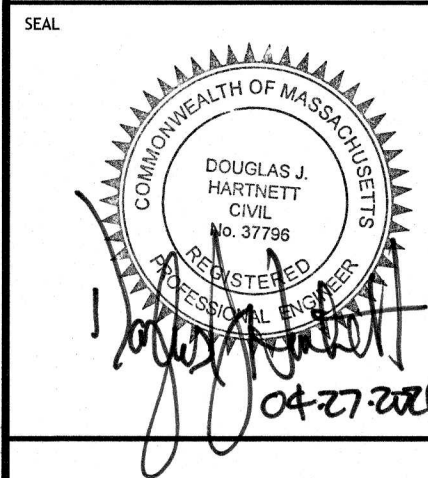
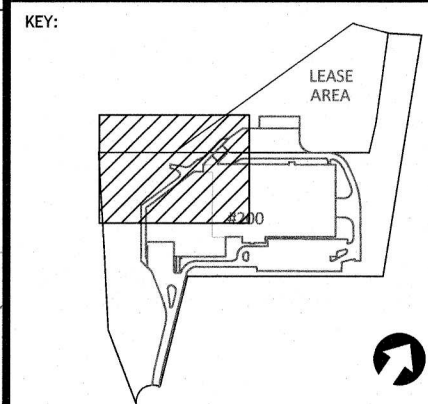
SHEET NUMBER:
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HIGHPOINT ENGINEERING, INC.
 LAND PLANNING
 PERMIT EXPERTISE
 CIVIL ENGINEERING
 CONSULTING
 55 DAN ROAD, SUITE 140
 CANTON, MA 02021
 www.HighpointEng.com

CLIENT: THE SHEARWATER COMPANIES LLC
 175 PARAMOUNT DRIVE
 RAYNHAM, MA 02767
 PHONE: (508) 386-9895
 WWW.SHEARWATERCOMPANIES.COM



PROPOSED BUILDING EXPANSION

200 SHUMAN AVENUE

STOUGHTON, MASSACHUSETTS 02072

OWNER/APPLICANT: TSC SHUMAN 200 LLC

REV	DATE	DESCRIPTION
3	4/27/2021	FINAL APPROVAL PLANS
2	3/25/2021	REVISED PER TOWN COMMENTS
1	3/15/2021	REVISED PER TOWN COMMENTS

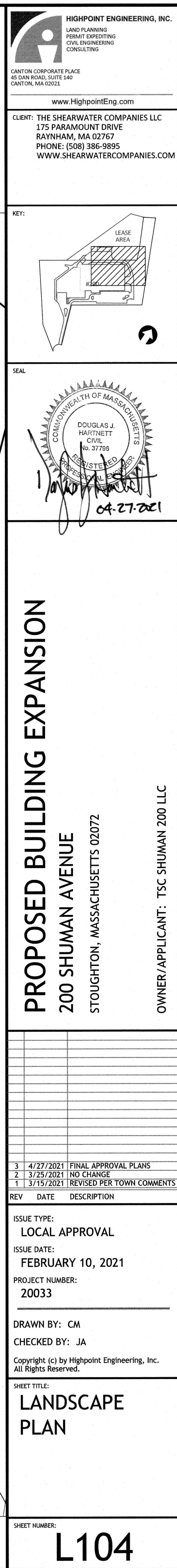
ISSUE TYPE:
LOCAL APPROVAL
 ISSUE DATE:
FEBRUARY 10, 2021
 PROJECT NUMBER:
20033

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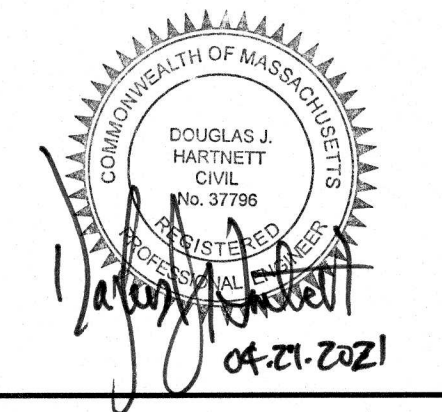
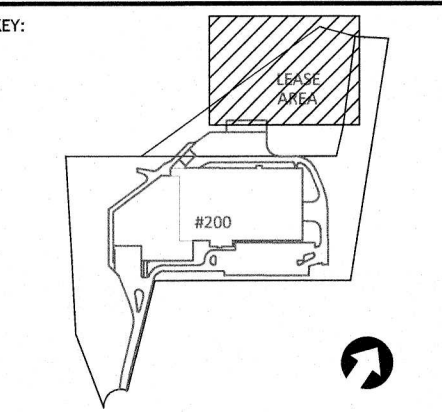
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SHEET TITLE:
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SHEET NUMBER:
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CLIENT: THE SHEARWATER COMPANIES LLC
175 PARAMOUNT DRIVE
RAYNHAM, MA 02767
PHONE: (508) 386-9895
WWW.SHEARWATERCOMPANIES.COM



PROPOSED BUILDING EXPANSION

ZOO SHUMAN AVENUE
STOUGHTON, MASSACHUSETTS 02072

[illegible]

ISSUE TYPE:
LOCAL APPROVAL

ISSUE DATE:
FEBRUARY 10, 2021

PROJECT NUMBER:
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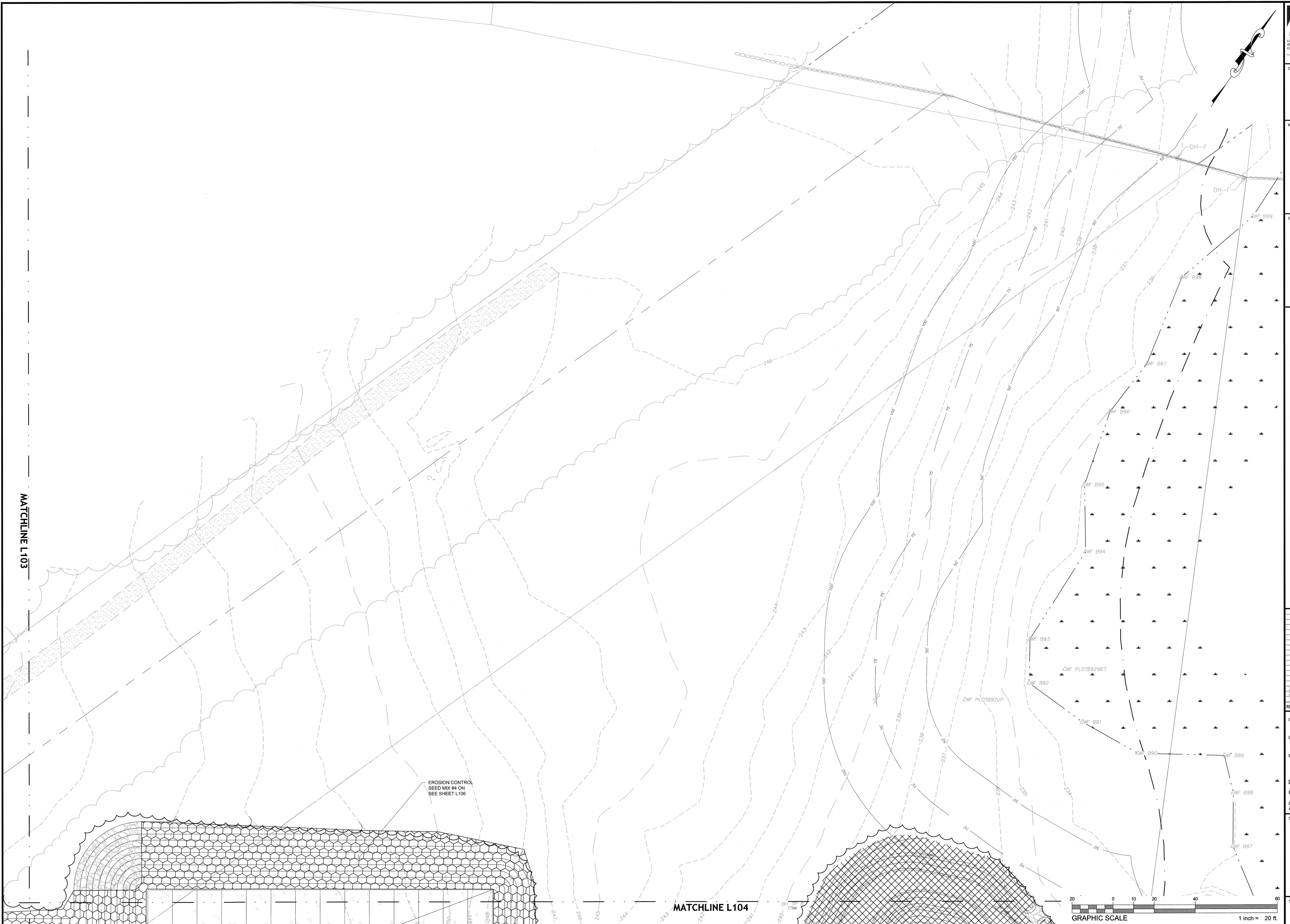
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SHEET TITLE:
**LANDSCAPE
PLAN**

SHEET NUMBER:

105



SEED MIX #4

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix for Dry Sites

Botanical Name	Common Name	Indicator
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Lolium multiflorum</i>	Annual Ryegrass	
<i>Lolium perenne</i>	Perrenial Ryegrass	
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Sorghastrum nutans</i>	Indian Grass	UPL

PRICE PER LB. \$18.00 MIN. QUANTITY 5 LBS. TOTAL: \$90.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Erosion Control/Restoration Mix For Dry Sites provides an appropriate selection of native and naturalized grasses to ensure that dry and recently disturbed sites will be quickly revegetated and the soil surface stabilized. It is an appropriate seed mix for road cuts, pipelines, steeper slopes, and areas requiring quick cover during the ecological restoration process. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper soil-seed contact. Best results are obtained with a Spring or late Summer seeding. Late Spring through Mid-Summer seeding will benefit from a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering will be required. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

SEED MIX #3

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

Botanical Name	Common Name	Indicator
<i>Elymus riparius</i>	Riverbank Wild Rye	FACW
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Agrostis perennans</i>	Upland Bentgrass	FACU
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium maculatum (Eutrochium maculatum)</i>	Spotted Joe Pye Weed	OBL
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Aster novae-angliae (Symphyotrichum novae-angliae)</i>	New England Aster	FACW-
<i>Scirpus cyperinus</i>	Wool Grass	FACW
<i>Juncus effusus</i>	Soft Rush	FACW+

PRICE PER LB. \$37.00 MIN. QUANTITY 3 LBS. TOTAL: \$111.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

SEED MIX #2

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Showy Wildflower Mix

Botanical Name	Common Name	Indicator
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Elymus riparius</i>	Riverbank Wild Rye	FACW
<i>Helopsis helianthoides</i>	Ox Eye Sunflower	UPL
<i>Coreopsis lanceolata</i>	Lance Leaved Coreopsis	FACU
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Liatis spicata</i>	Spiked Gayfeather/Marsh Blazing Star	FAC+
<i>Asclepias syriaca</i>	Common Milkweed	FACU-
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Aster novae-angliae (Symphyotrichum novae-angliae)</i>	New England Aster	FACW-
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Solidago juncea</i>	Early Goldenrod	
<i>Eupatorium perfoliatum</i>	Boneset	FACW

PRICE PER LB. \$86.00 MIN. QUANTITY 1 LBS. TOTAL: \$86.00 APPLY: 23 LBS/ACRE :1900 sq ft/lb

The New England Showy Wildflower mix includes a selection of native wildflowers and grasses that will mature into a colorful and vibrant native meadow. It is appropriate seed mix for roadsides, commercial landscaping, parks, golf courses, and industrial sites. Always apply on clean bare soil. The mix may be applied by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper seed to soil contact. Best results are obtained with a Spring or late Fall dormant seeding. Late Spring and early Summer seeding will benefit with a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering may be required. Late Fall and Winter dormant seeding require an increase in the seeding rate. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

SITE PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COLOR	MATURE HT.	COMMENT
DECIDUOUS SHADE TREES / FLOWERING TREES								
TA	5	TILIA AMERICANA "REDMOND"	REDMOND LINDEN	10'-12"HT-3" CAL.	AS SHOWN	FALL-YELLOW	50'HT-35'SP	B&B
BP	5	BETULA PAPYRIFERA (CLUMP)	CLUMP PAPER BIRCH	10-12' HT.	AS SHOWN	FALL-YELLOW	45'HT-30'SP	B&B
MC	3	MALUS "CORALBURST"	CORALBURST FLOWERING CRAB	10'-12"HT-3" CAL.	AS SHOWN	PINK	12'HT-10'SP	B&B
EVERGREEN TREES								
JV	5	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7-8" HT.	AS SHOWN	EVERGREEN	40'HT-20'SP	B&B
PA		8	PICEA ABIES	NORWAY SPRUCE	10'-12' HT	AS SHOWN	EVERGREEN	60'-25' SP
SHRUBS								
CA	3	CLETHRA ALNIFOLIA "SIXTEEN CANDLES"	SIXTEEN CANDLES SUMMERSWEET	24"-30" HT	AS SHOWN	WHITE	4'HT-3'SP	POT
CS	13	CORNUS SERICEA "CARDINAL"	CARDINAL DOGWOOD	30"-36" HT	AS SHOWN	GREEN W/RED STEMS	8'HT-10'SP	POT
IG	9	ILEX GLABRA "SHAMROCK"	INKBERRY	24"-30" HT	AS SHOWN	EVERGREEN	4'HT-4'SP	POT
TM	10	TAXUS X MEDIA "DENSIFORMIS"	DENSE YEW	24" HT	AS SHOWN	EVERGREEN	2.5' MAINTAINED	POT
TO	14	THUJA OCCIDENTALIS "SMARAGD ARBORVITAE"	EMERALD GREEN ARBORVITAE	5-6' HT	AS SHOWN	EVERGREEN	12'HT-4'SP"	B&B
JH	21	JUNIPERUS HORIZONTALIS "PLUMOSA" COMPACTA YOUNGSTOWN	ANDORRA JUNIPER	8" HT	AS SHOWN	EVERGREEN	12'HT-10'SP	POT
KL	6	KALMIA LATIFOLIA "CAROL"	CAROL MOUNTAIN LAUREL	30"-36" HT	AS SHOWN	PINK FLOWER	6' HT-6'SP	POT
VT	10	VIBURNUM TRILOBUM "BAILEY COMPACT"	BAILEY COMPACT Highbush CRANBERRY	30"-36" HT	AS SHOWN	WHITE FLOWER-RED FALL	6'HT-5'SP	B&B
PERENNIALS/GRASSES								
AN	13	ASTER NOVAE-ANGLIAE "PURPLE DOME"	NEW ENGLAND ASTER	#3	AS SHOWN	PURPLE	18"HT-3'SP	STAGGERED
EP	67	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#2	AS SHOWN	PINK	18"HT-16"SP	STAGGERED
HH	77	HEMEROCALLIS X "HAPPY RETURNS"	DAYLILLY	#2	AS SHOWN	YELLOW	12"HT-16"SP	STAGGERED
HR	77	HEMEROCALLIS "ROSY RETURNS"	ROSY RETURN DAYLILLY	#2	AS SHOWN	ROSE	12"HT-16"SP	STAGGERED
KF	43	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER"	KARL FOERSTER FEATHER REED GRASS	#3	AS SHOWN	TAN PLUMES	4'HT-30"SP	STAGGERED
PV	11	PANICUM VIRGATUM "SHENANDOAH"	SHENANDOAH REED SWITCH GRASS	#3	AS SHOWN	GREEN/RED FALL	3'4"HT-30"SP	STAGGERED
RF	55	RUDBECKIA FULGIDA "EARLY BIRD GOLD"	EARLY BIRD GOLD CONEFLOWER	#3	AS SHOWN	GOLD	18"HT-24"SP	STAGGERED

SEED MIX #1

LOAM AND SEEDING NOTES:

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

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

1. SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.

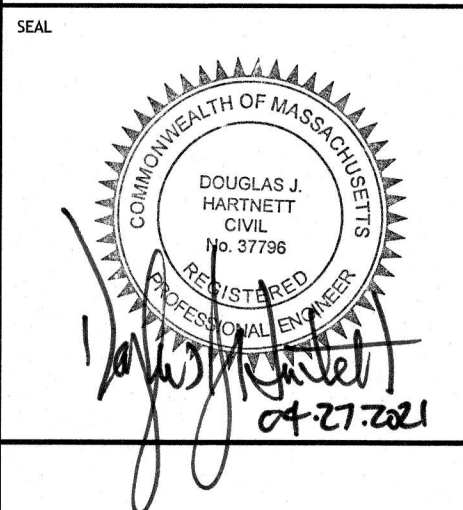
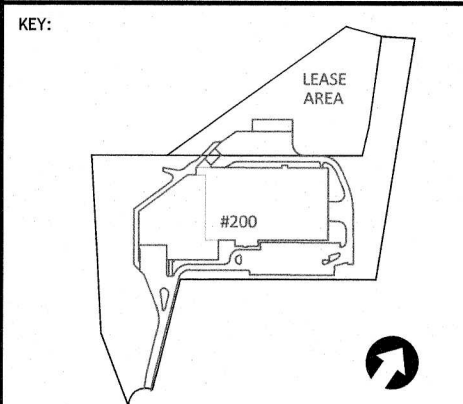
2. SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.

3. COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIZE SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 8%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.

4. LAWN AREAS TO BE SEED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS PER 1000 SQUARE FEET.

5. CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.

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PROPOSED BUILDING EXPANSION

200 SHUMAN AVENUE

STOUGHTON, MASSACHUSETTS 02072

OWNER/APPLICANT: TSC SHUMAN 200 LLC

3	4/27/2021	FINAL APPROVAL PLANS
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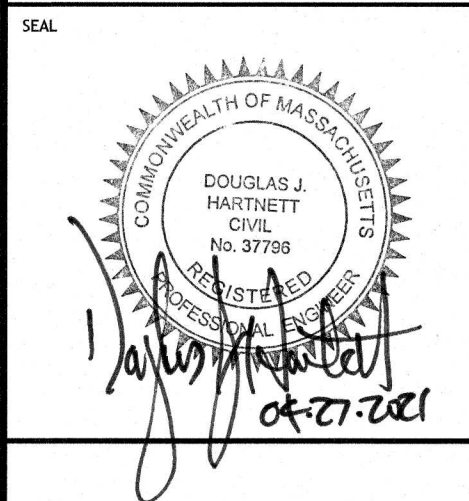
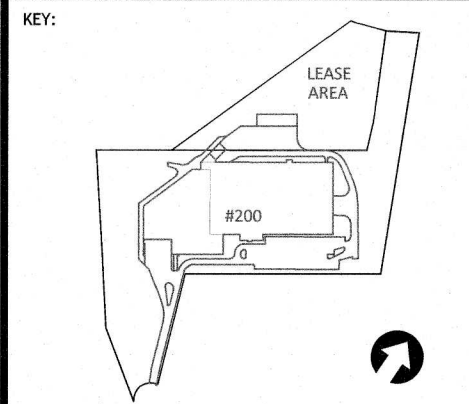
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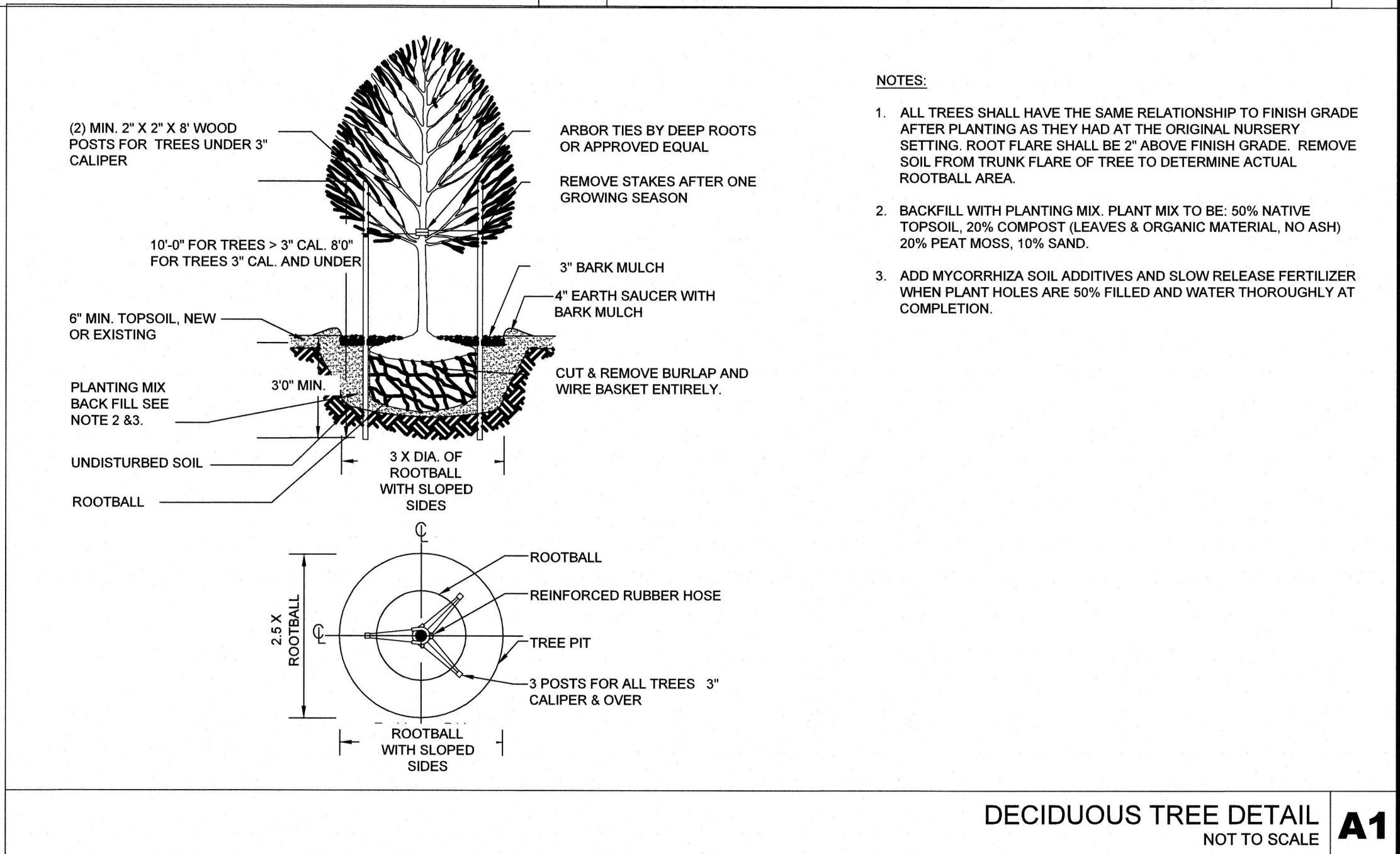
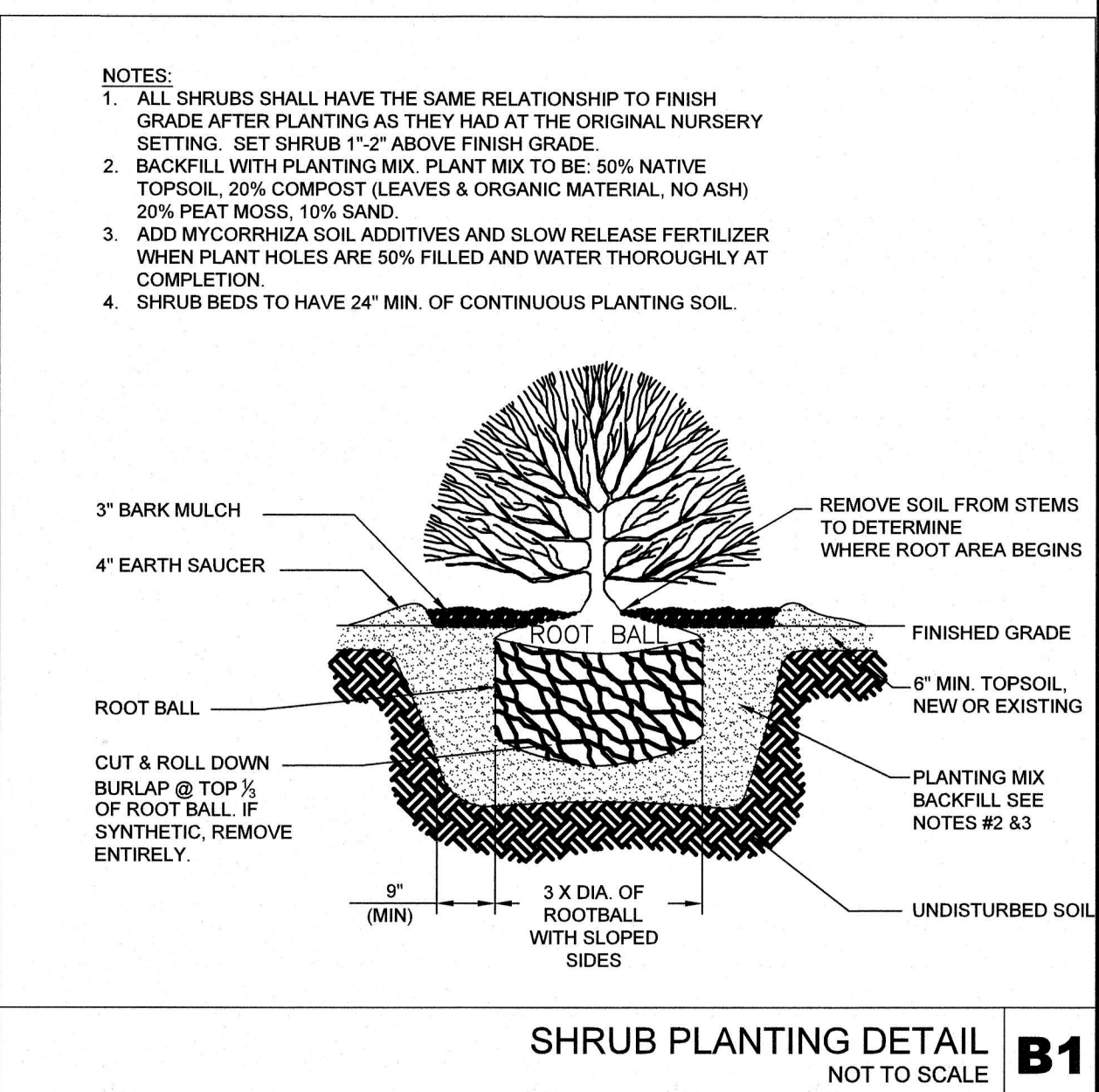
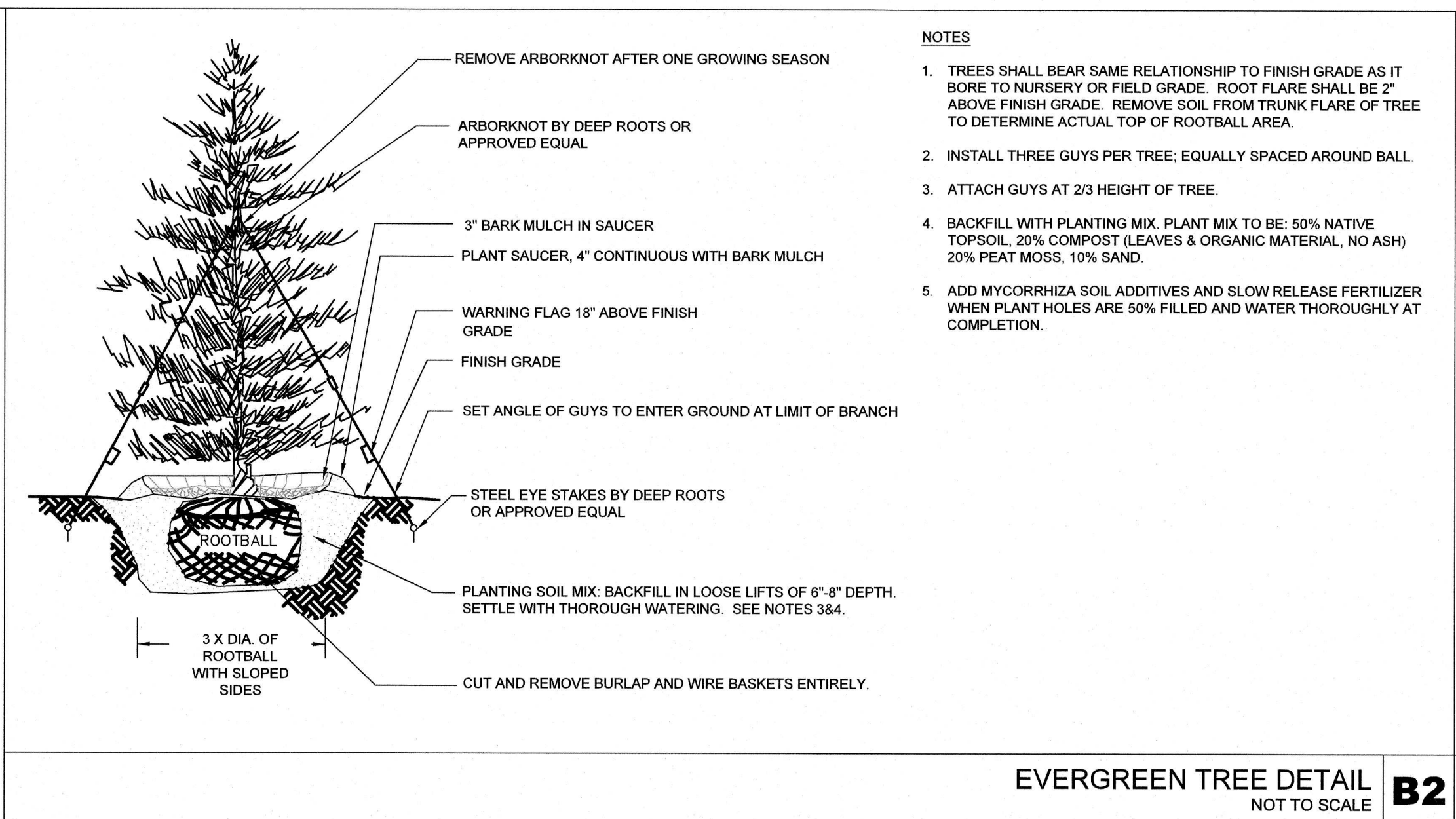
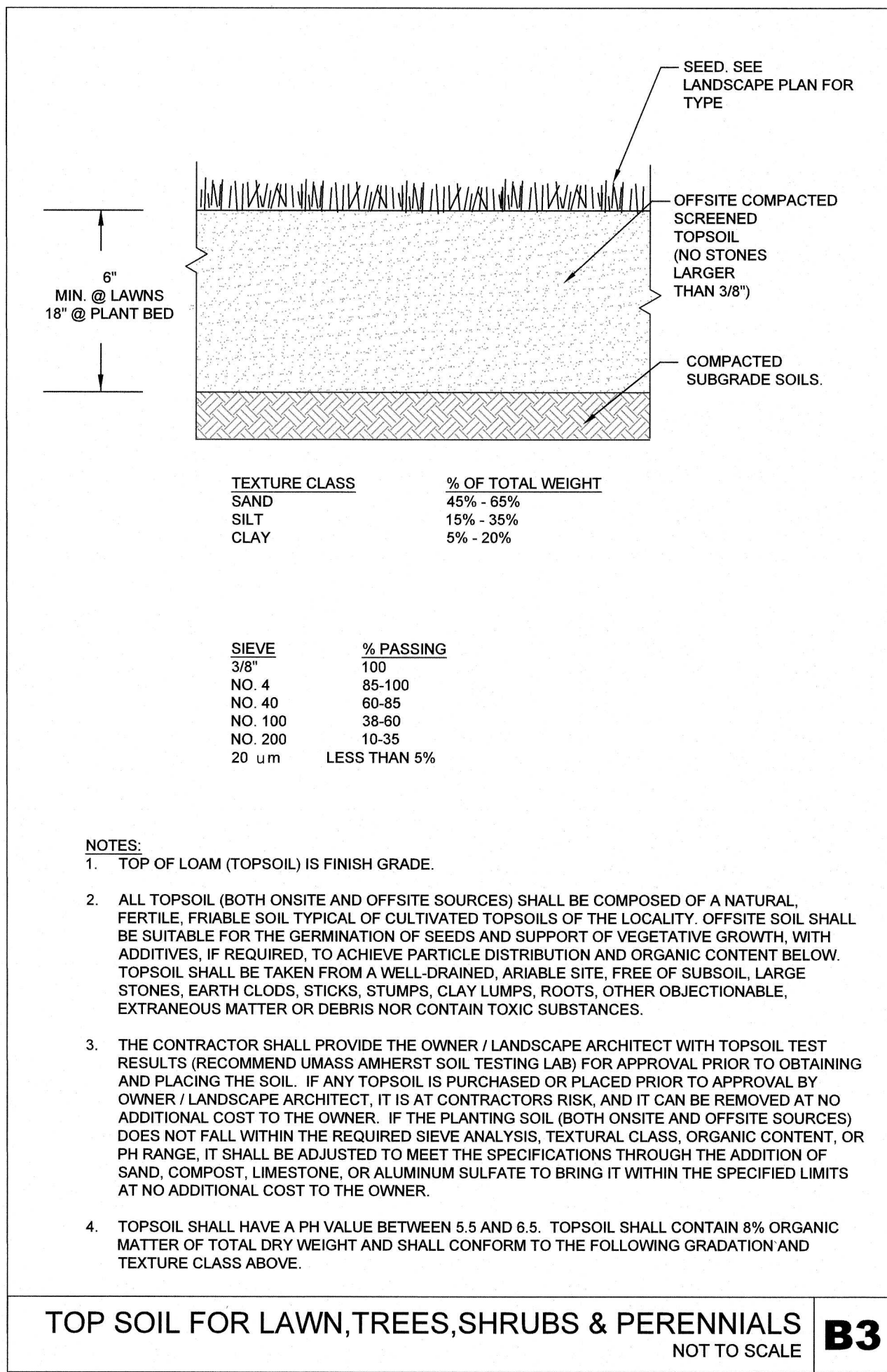
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SHEET TITLE:
LANDSCAPE
SEED MIXES &
PLANT LIST

SHEET NUMBER:
L106



PROPOSED BUILDING EXPANSION
200 SHUMAN AVENUE
STOUGHTON, MASSACHUSETTS 02072
OWNER/APPLICANT: TSC SHUMAN 200 LLC



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20033
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SHEET TITLE:
LANDSCAPE DETAILS
SHEET NUMBER:
L107



REDMOND LINDEN



CLUMP PAPER BIRCH



CORALBURST FLOWERING CRAB



KARL FOERSTER REED GRASS



SHENANDOAH REED SWITCH GRASS



EASTERN RED CEDAR



EMERALD GREEN ARBORVITAE



CARDINAL DOGWOOD



DENSE SPREADING YEW



SHAMROCK INKBERRY HOLLY



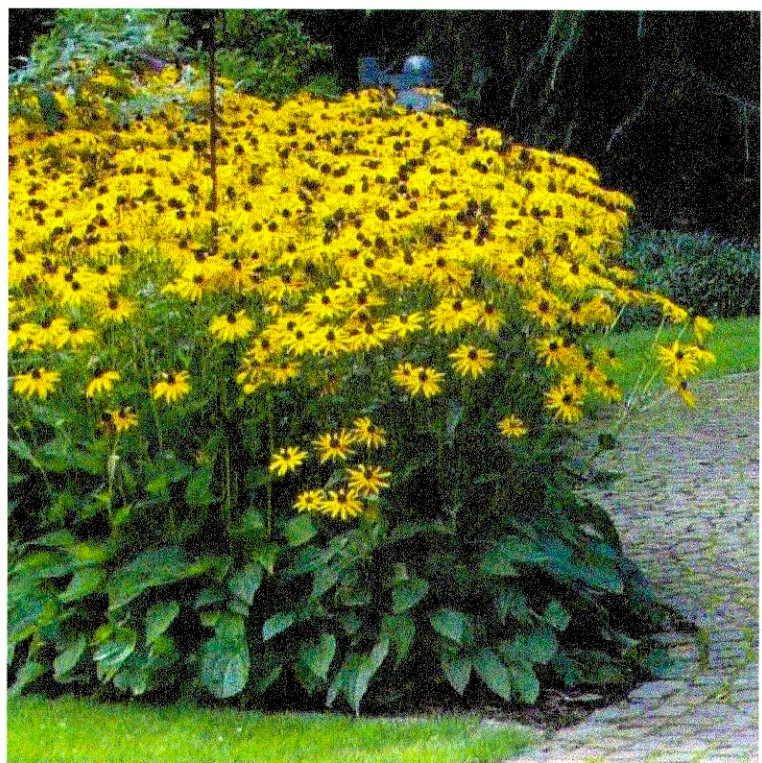
NORWAY SPRUCE



ANDORRA JUNIPER



PURPLE DOME ASTER



EARLY BIRD GOLD CONEFLOWER



BUTTERFLY KISSES CONEFLOWER



SIXTEEN CANDLES SUMMERSWEET



BAILEY COMPACT Highbush CRANBERRY



CAROL MOUNTAIN LAUREL



ROSY RETURNS DAYLILY



HAPPY RETURNS DAYLILY

HIGHPOINT ENGINEERING, INC.

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CIVIL ENGINEERING
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175 PARAMOUNT DRIVE
RAYNHAM, MA 02767
PHONE: (508) 386-9895
WWW.SHEARWATERCOMPANIES.COM

KEY:

LEASE AREA
R200

SEAL

PROPOSED BUILDING EXPANSION

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STOUGHTON, MASSACHUSETTS 02072

OWNER/APPLICANT: TSC SHUMAN 200 LLC

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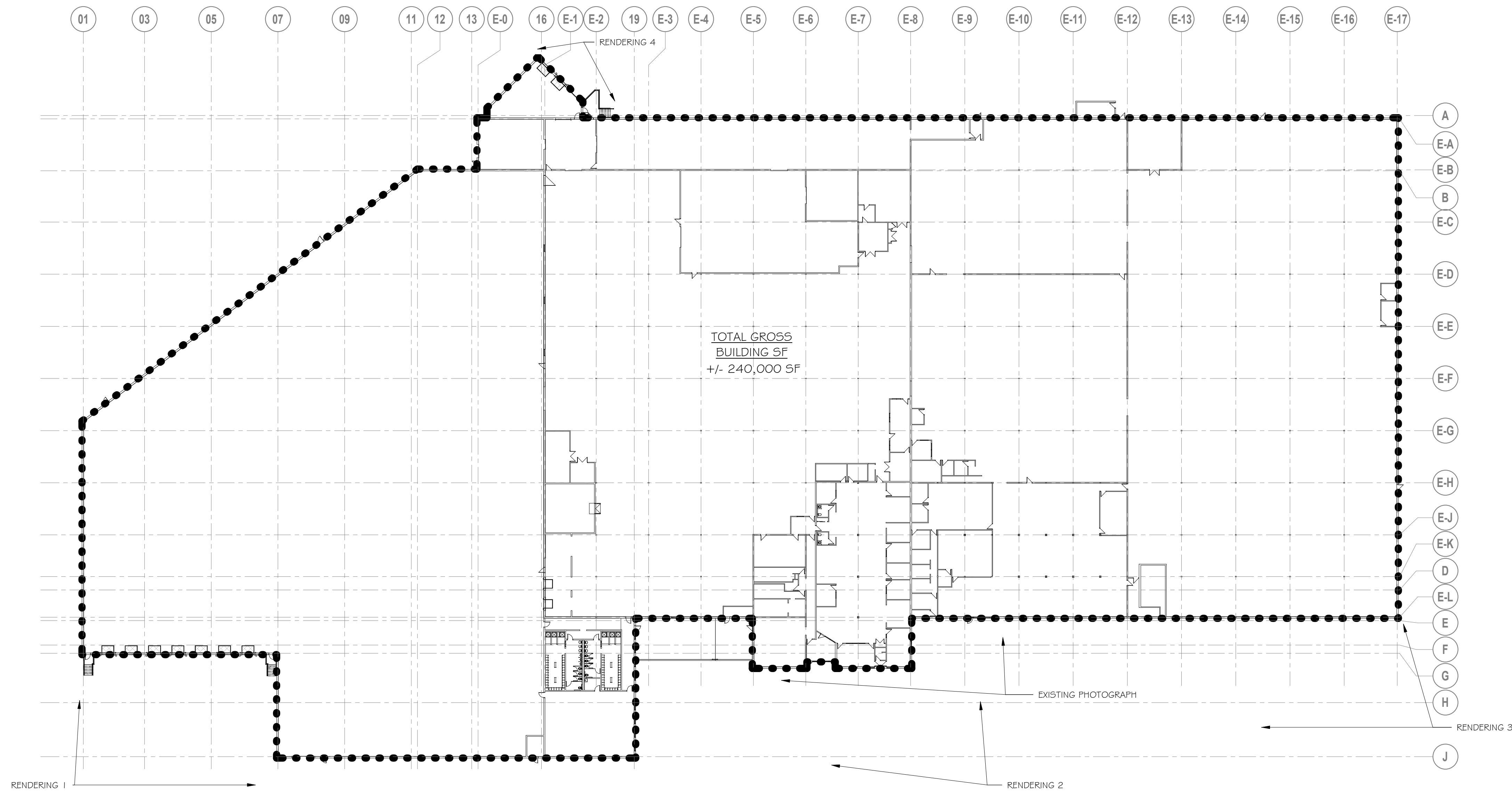
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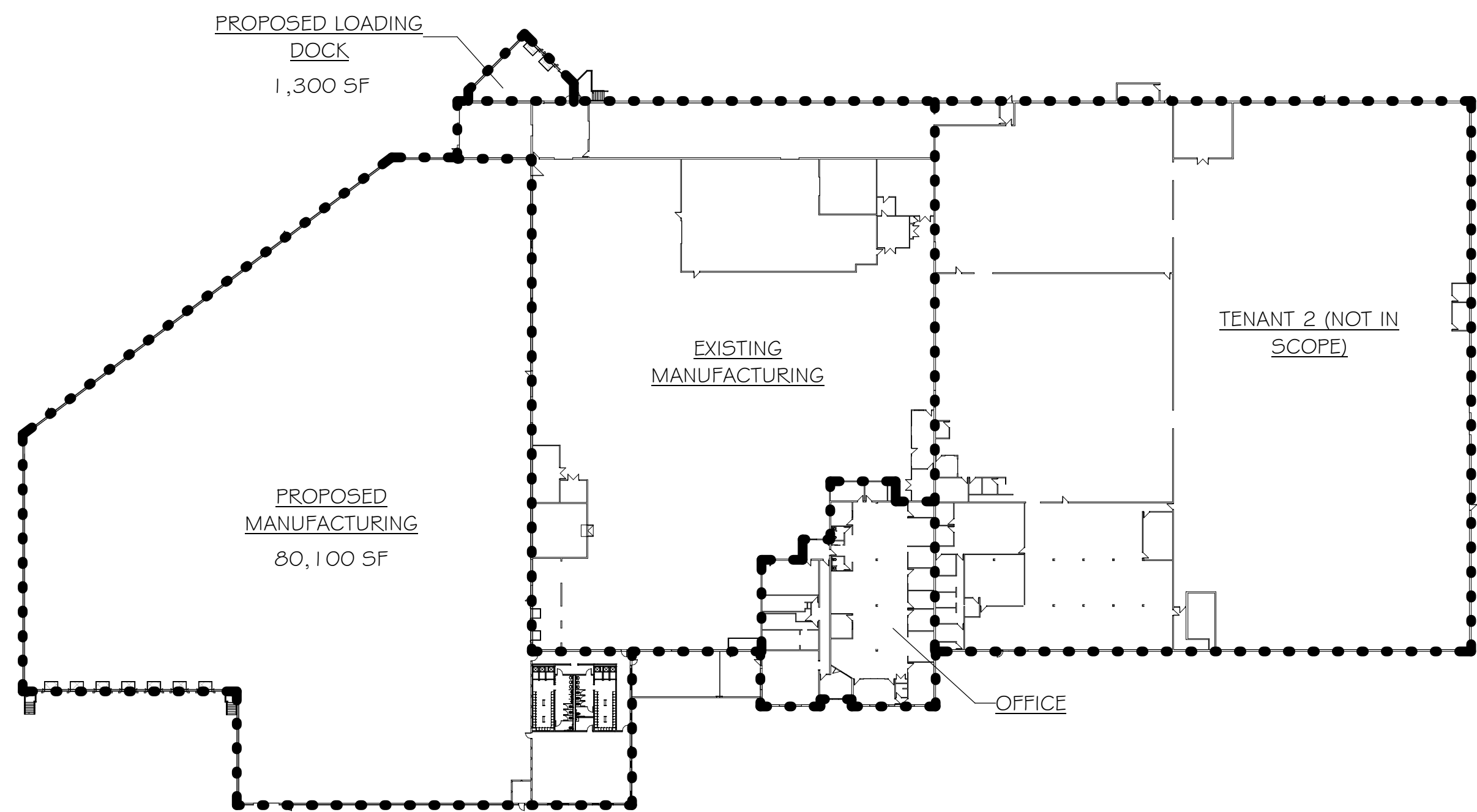
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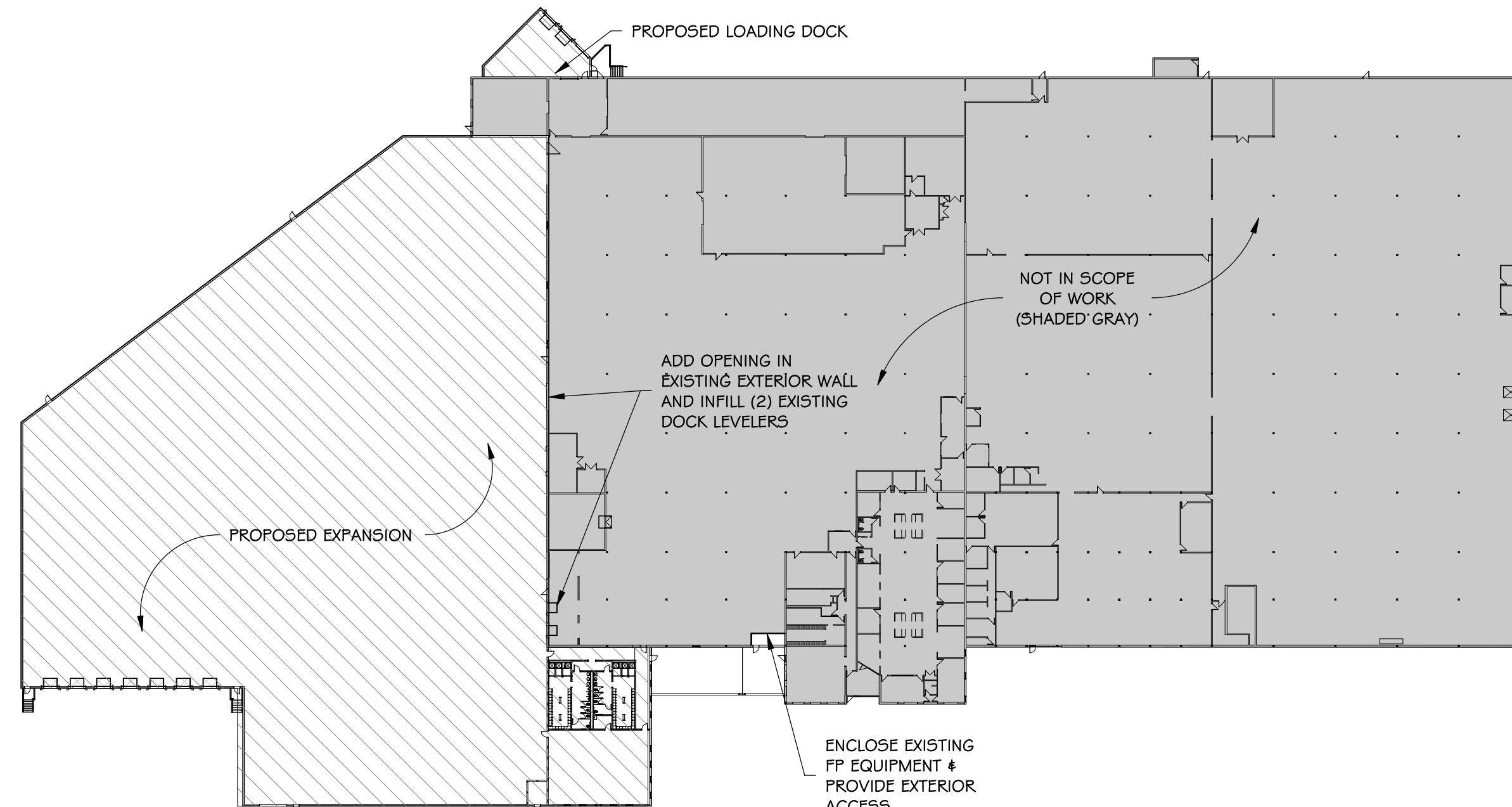
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1 GROSS BUILDING SQUARE FOOTAGE (PROPOSED)
1" = 40'-0"





2 GROSS SQ. FT. DIAGRAM
1/64" = 1'-0"

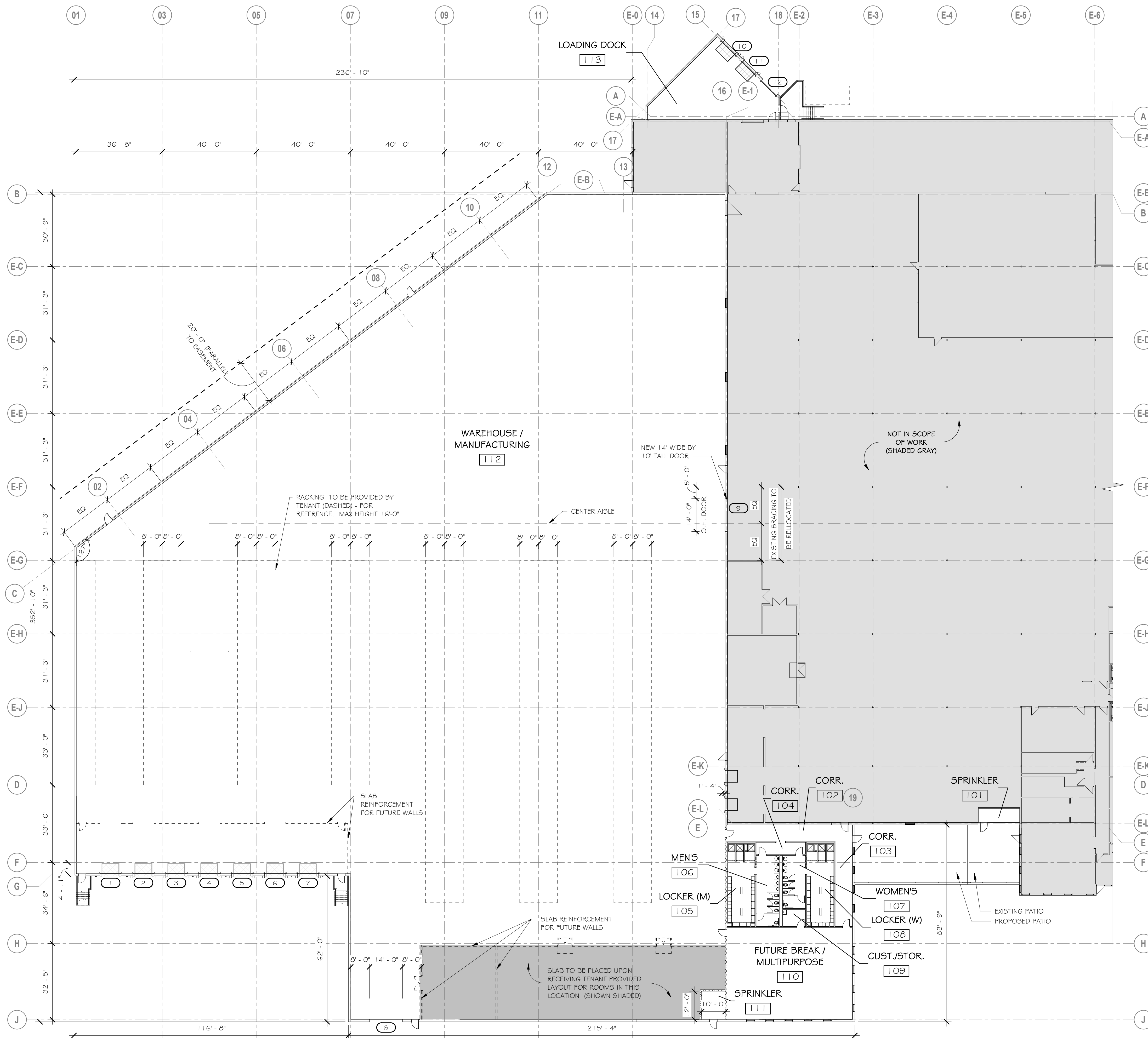


3 PROJECT SCOPE OF WORK (DIAGRAM)
1/64" = 1'-0"

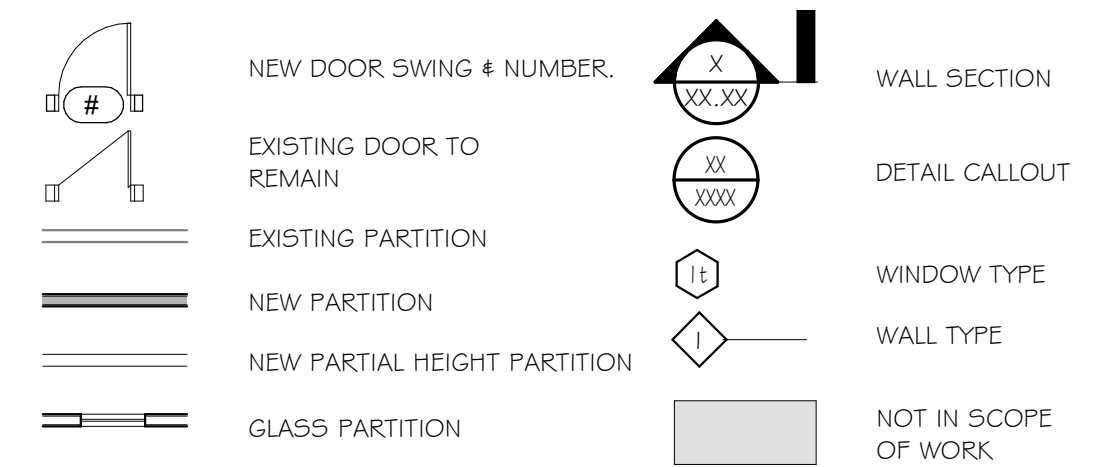
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200 SHUMAN AVENUE - ADDITION OWNER: TSC SHUMAN 200 LLC 200 SHUMAN AVE - STOUGHTON, MA	NOT FOR CONSTRUCTION
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Project Number: 20-068
Date: 02/05/2021
 PROJECT
 TRUE
A100



FLOOR PLAN LEGEND:



1 PROPOSED FLOOR PLAN
3/64" = 1'-0"

DATE	DESCRIPTION
XXXXXX/XX/XX	N/A

200 SHUMAN AVENUE - ADDITION OWNER: TSC SHUMAN 200 LLC 200 SHUMAN AVE - STOUGHTON, MA	SCHEMATIC FLOOR PLAN Scale: As indicated
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Project Number: 20-068
Date: 02/05/2021
PROJECT TRUE
A101



1 RENDERING 1



2 RENDERING 2



3 RENDERING 3



5 EXISTING PHOTOGRAPH

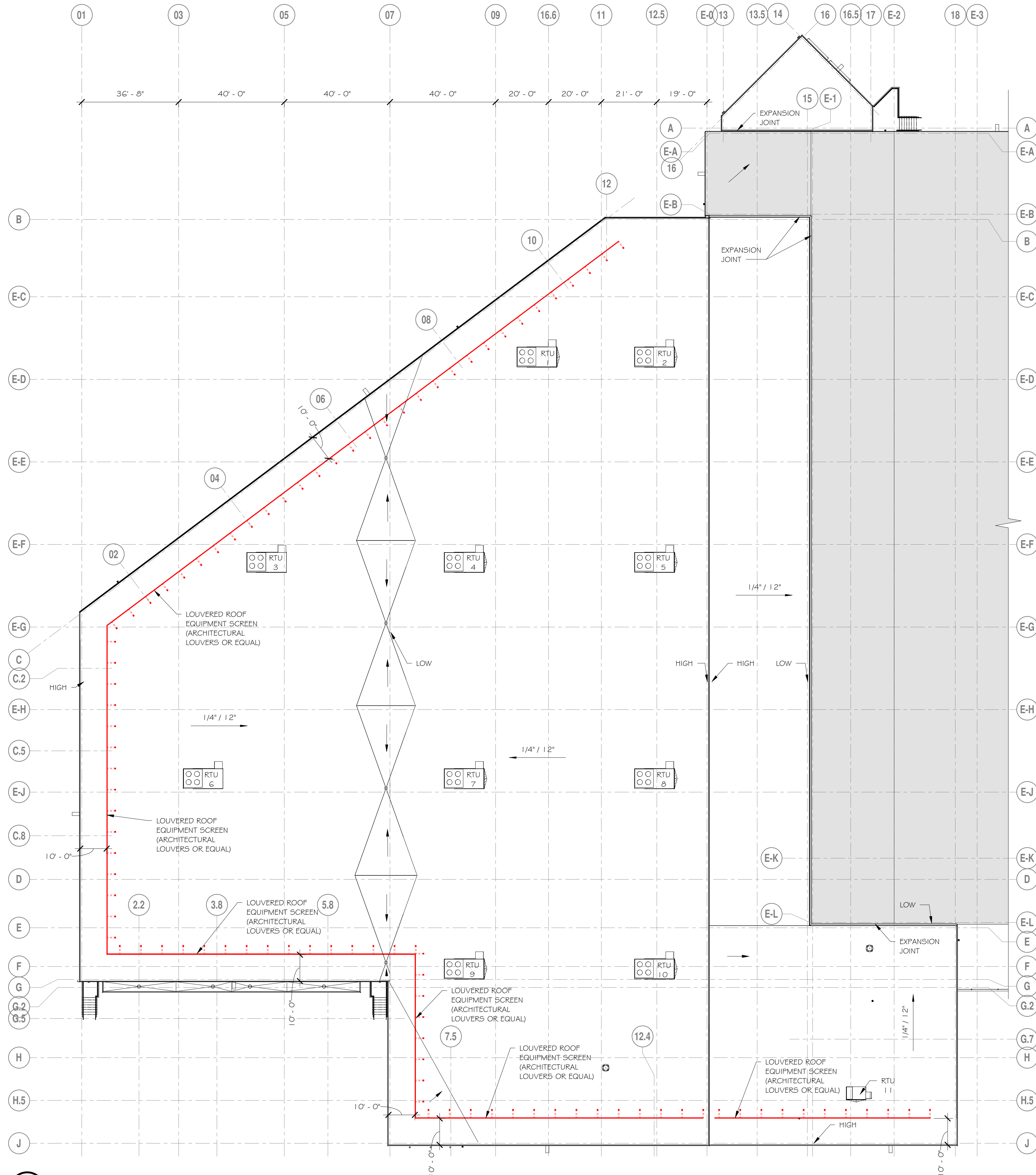


4 RENDERING 4

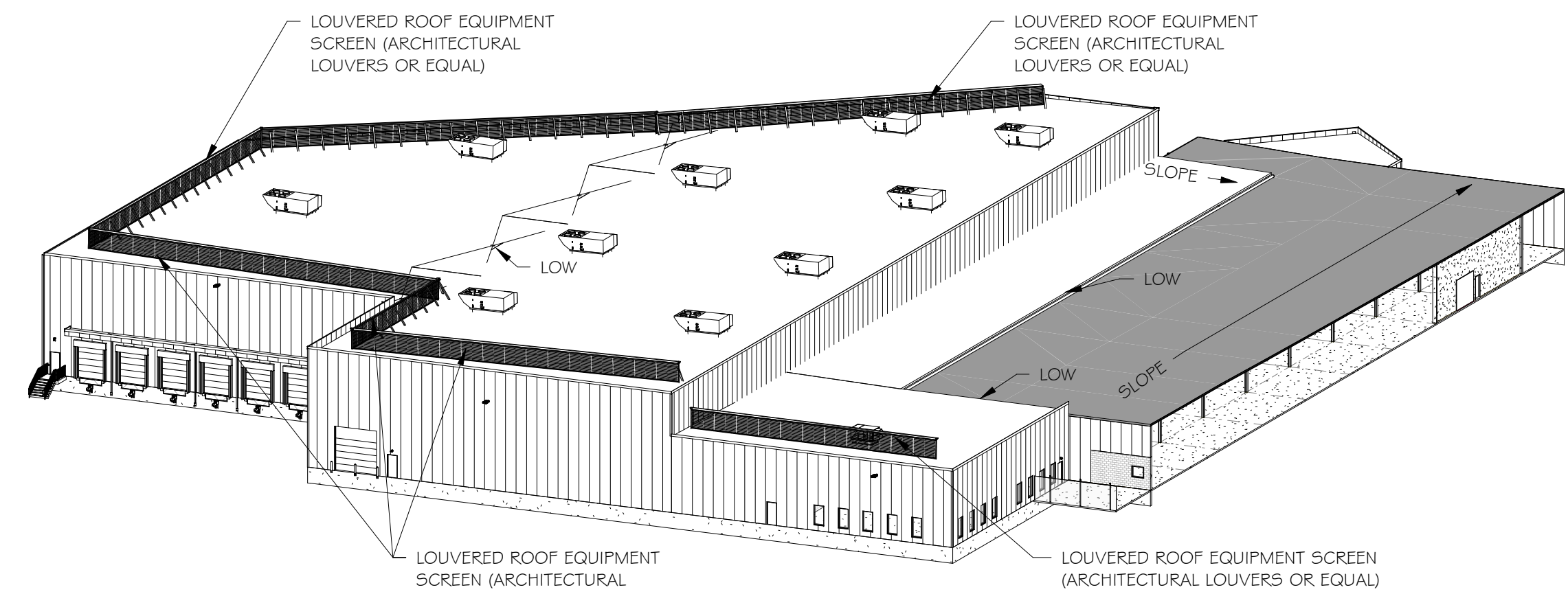
DATE	DESCRIPTION
XXXXXX/XX/XX	N/A

200 SHUMAN AVENUE - ADDITION
 TOWNER: TSC SHUMAN 200 LLC
 200 SHUMAN AVE - STOUGHTON, MA
 RENDERINGS
 Scale: 1/2" = 1'-0"

Project Number: 20-068
Date: 02/05/2021
<div>PROJECT</div> <div>TRUE</div>



1 ROOF PLAN
3/64" = 1'-0"



A ADDITION ROOF DIAGRAM

LOUVERED ROOF EQUIPMENT SCREEN - COLOR/FINISH

ARCHITECTURAL LOUVERS

STANDARD BAKED ENAMEL / KYNAR® COLORS

BONE WHITE	HEIRLOOM WHITE	DOVE GRAY	HORIZON BLUE
RAWHIDE	SAND STONE	SLATE GRAY	HAWAIIAN BLUE
PUEBLO TAN	SIENNA	PATINA GREEN	DEEP BLUE
ANTIQUE BRONZE	REDWOOD	MEDIUM BRONZE	HARTFORD GREEN
BEIGE	BUCKSKIN	DARK BRONZE	BLACK

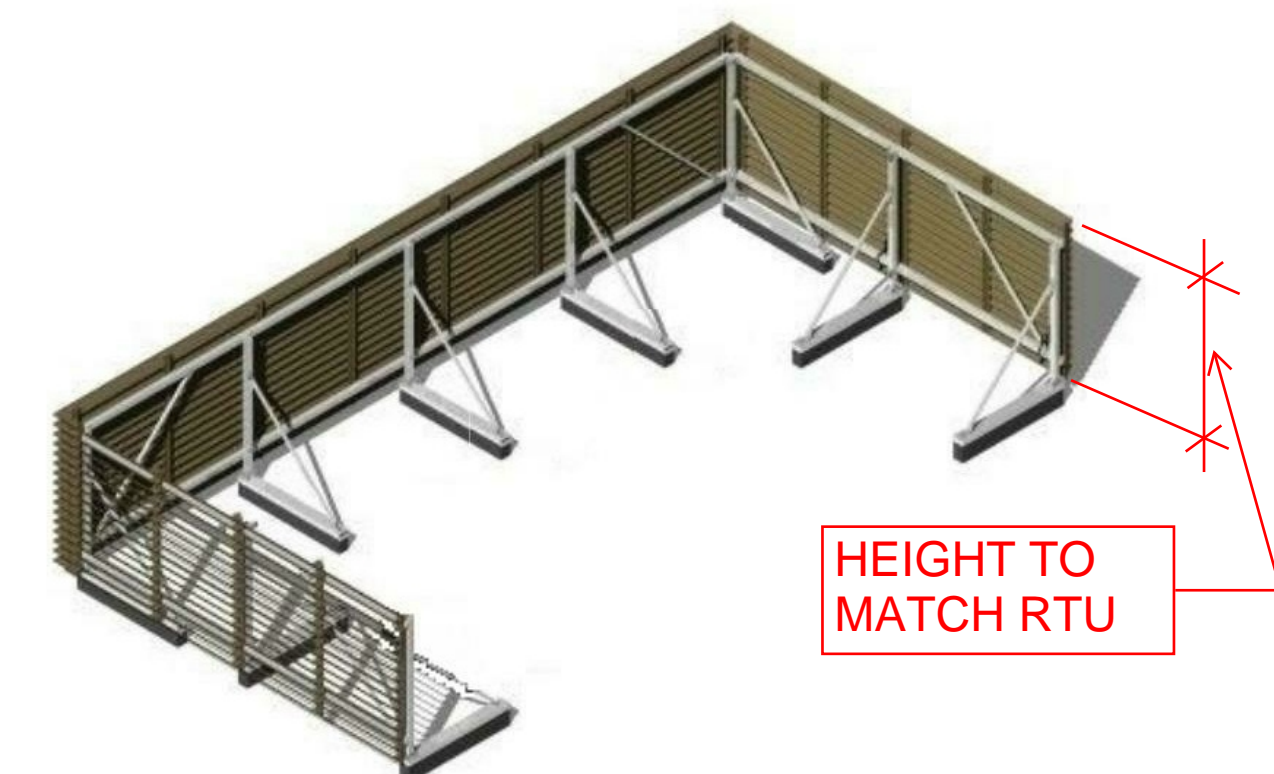
STANDARD ANODIZED COLORS

Slight color variation may occur in color anodized production runs.

CLEAR	MEDIUM BRONZE	DARK BRONZE	BLACK
-------	---------------	-------------	-------

ARCHITECTURAL LOUVERS • 266 WEST MITCHELL AVENUE, CINCINNATI, OH 45232 • 888-568-8371
Due to variations in computer monitors, we cannot guarantee the accuracy of colors presented on-screen with actual products. Please refer to a color card or paint swatches to ensure color accuracy.

- LOUVERED EQUIPMENT SCREEN TO BE MOUNTED +/- 10'-0" FROM EDGE OF BUILDING
- LOUVERED EQUIPMENT SCREEN TO BE SAME HEIGHT AS THE ROOF TOP UNITS (+/- 6'-0")
- IMAGE TO THE RIGHT SHOWS LOUVERED SCREENING W/ ANGLED SUPPORTS



DESCRIPTION
REVISED LOUVERED ROOF EQUIPMENT SCREEN

DATE
04/12/2021

200 SHUMAN AVENUE - ADDITION
OWNER: TSC SHUMAN 200 LLC
200 SHUMAN AVE - STOUGHTON, MA

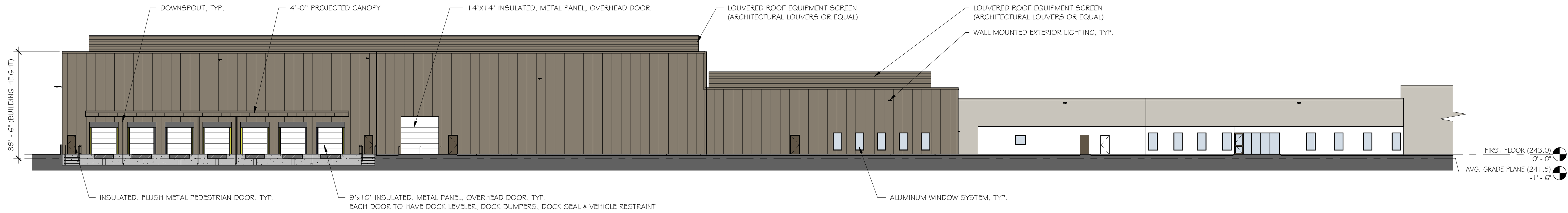
ROOT PLAN

Scale: As indicated

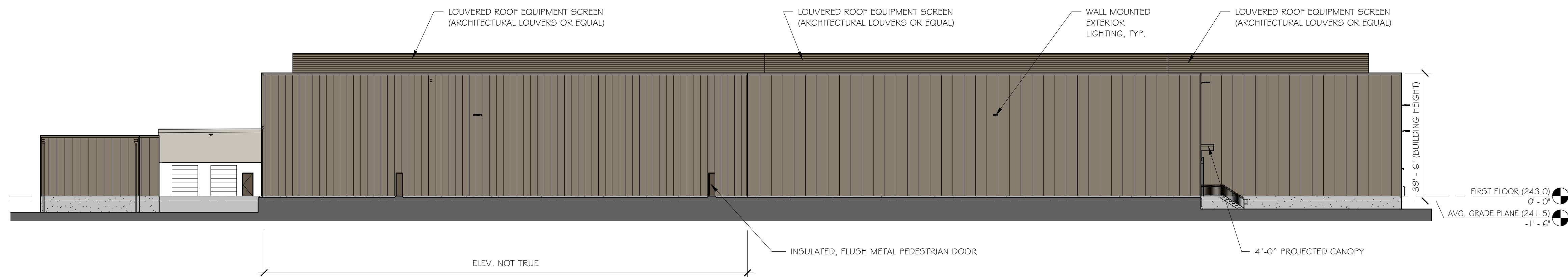
Project Number:
20-068
Date:
04/12/2021

PROJECT TRUE

A3.00



1 PROPOSED SOUTH ELEVATION - OVERALL
1" = 20'-0"

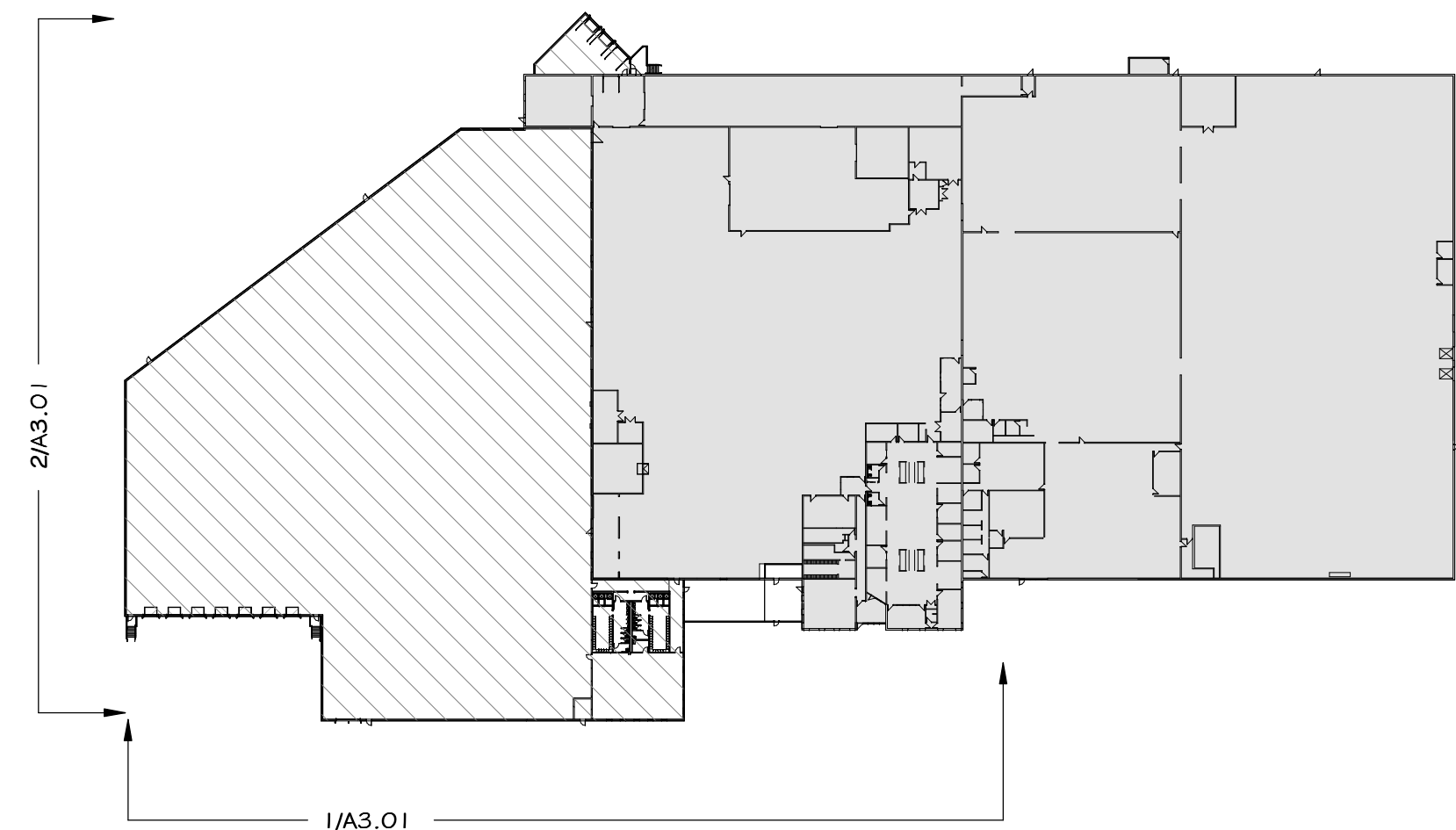


2 PROPOSED WEST ELEVATION - OVERALL
1" = 20'-0"

EXTERIOR ELEVATION LEGEND

- METAL SPAN INSULATED METAL PANEL
 - NEW METAL PANEL TO MATCH EXISTING METAL PANEL
 - 42" WIDE CF FLUTE (VERTICAL)
 - WEATHERED COPPER FINISH
- EXISTING INSULATED METAL PANEL
- EXISTING MASONRY

NOTE: INTENT OF COLOR ELEVATION IS TO SHOW MATERIAL LOCATION AND SURROUNDING CONTEXT. REFER TO EXISTING PHOTOS, RENDERINGS, AND PHYSICAL SAMPLE FOR ADDITIONAL INFORMATION.



DATE	DESCRIPTION
04/12/2021	REVISED LOUVERED ROOF EQUIPMENT SCREEN

NOT FOR CONSTRUCTION

200 SHUMAN AVENUE - ADDITION
[OWNER: TSC SHUMAN 200 LLC]
200 SHUMAN AVE - STOUGHTON, MA

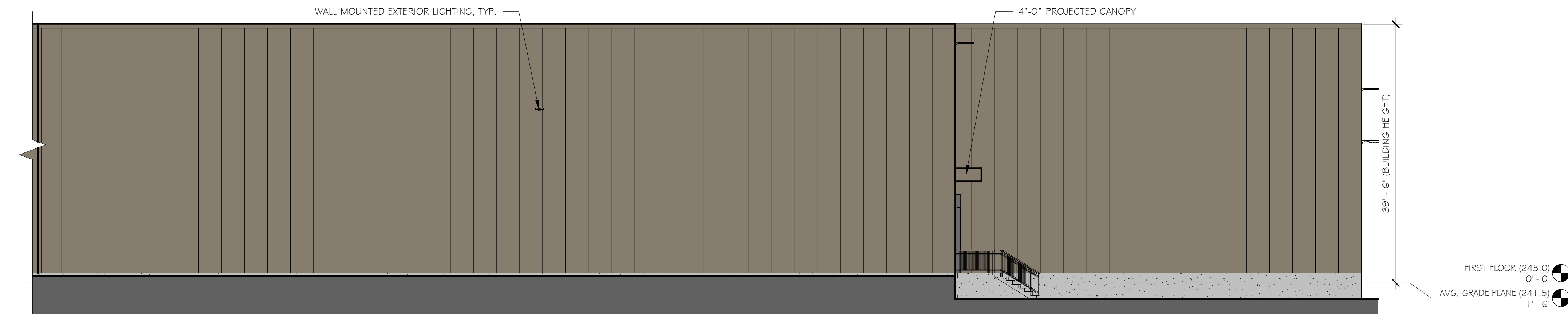
PROPOSED EXTERIOR ELEVATIONS 1

Scale: As indicated

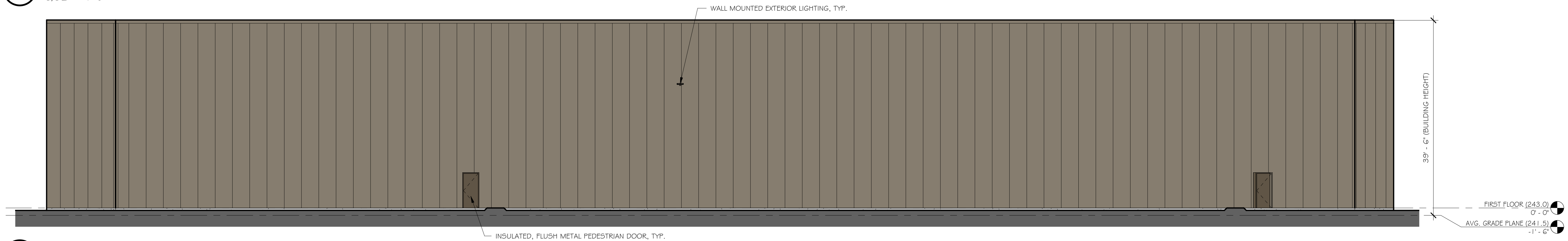
Project Number:
20-068
Date:
04/12/2021



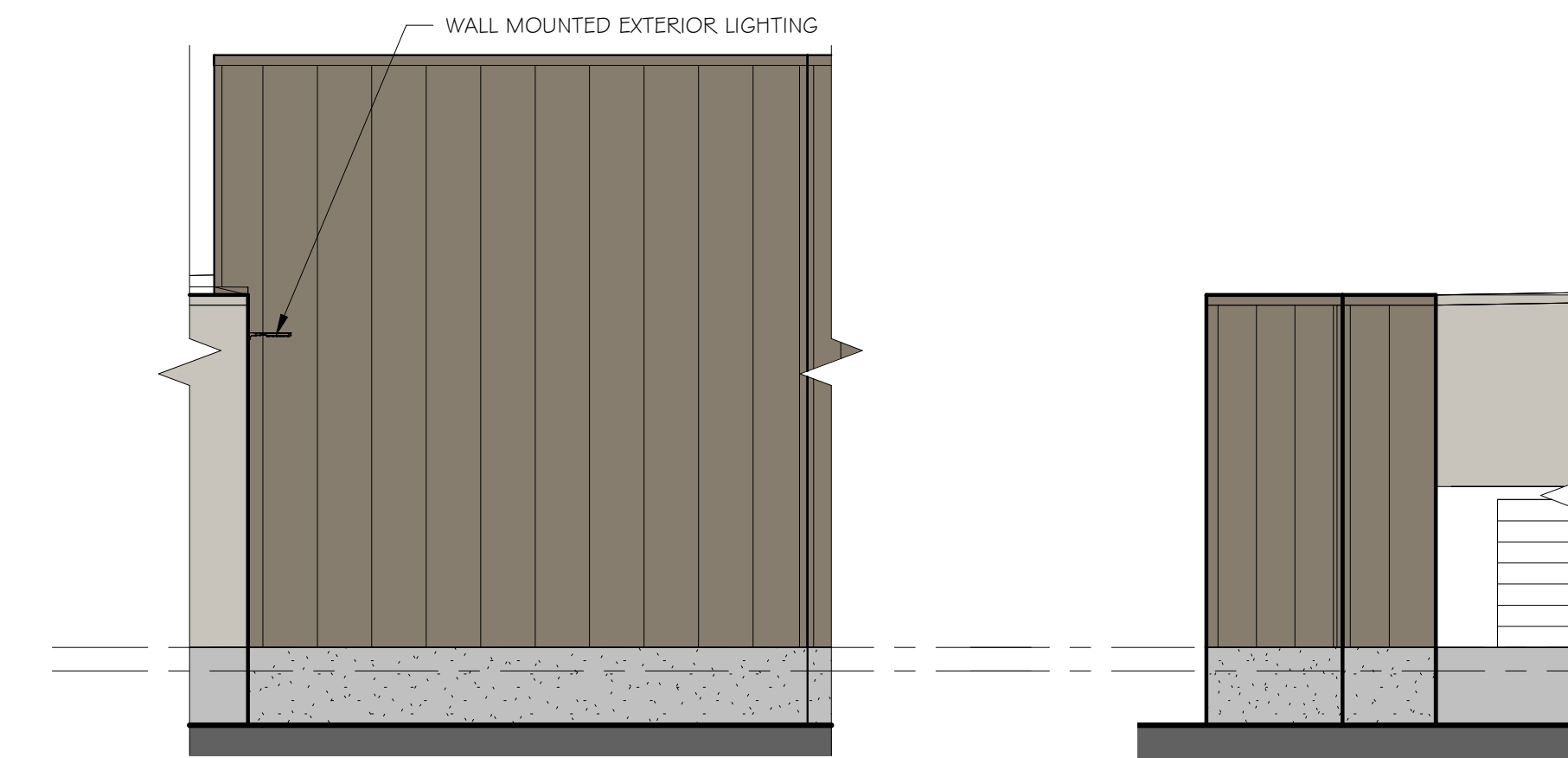
A3.01



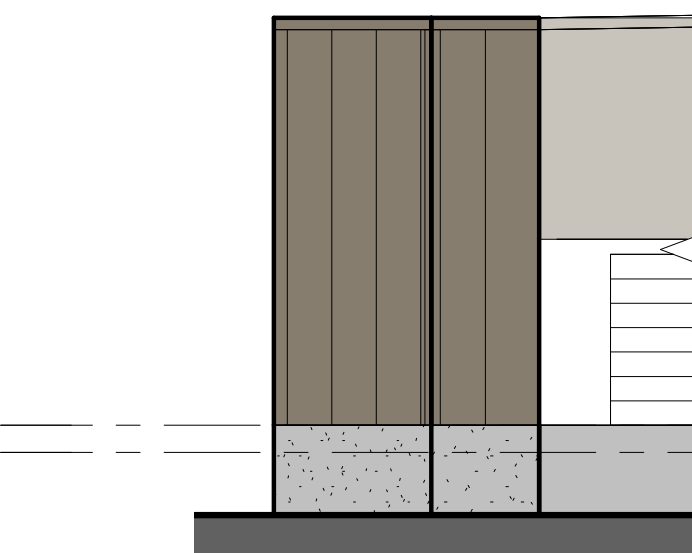
1 PROPOSED WEST ELEVATION - PARTIAL I
3/32" = 1'-0"



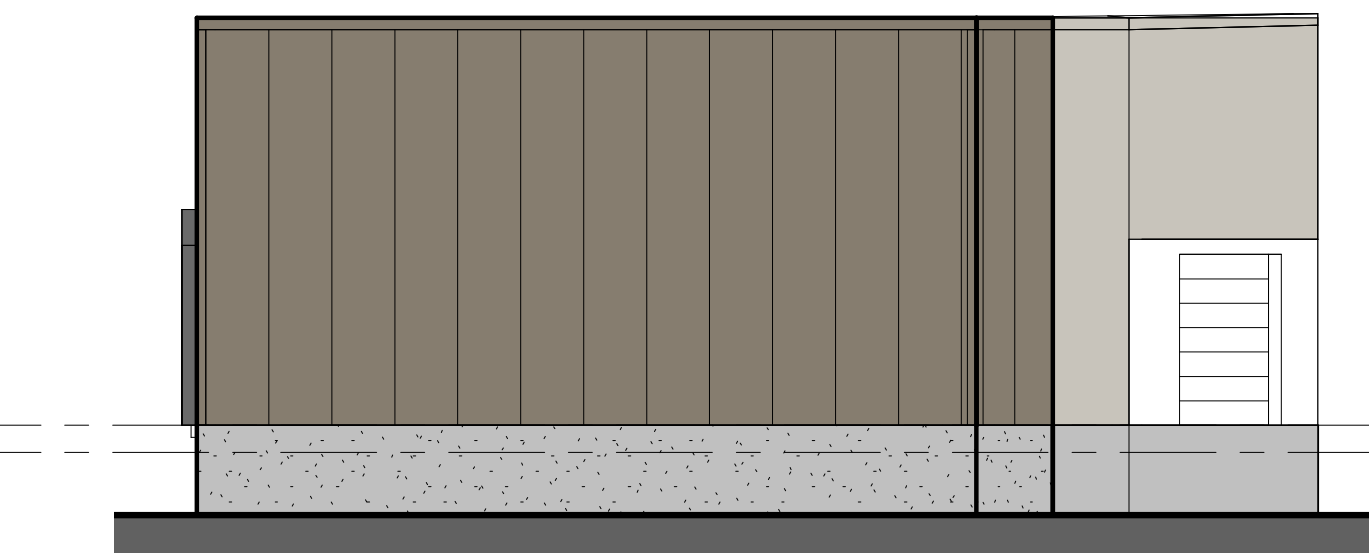
2 PROPOSED WEST ELEV - PARTIAL II
3/32" = 1'-0"



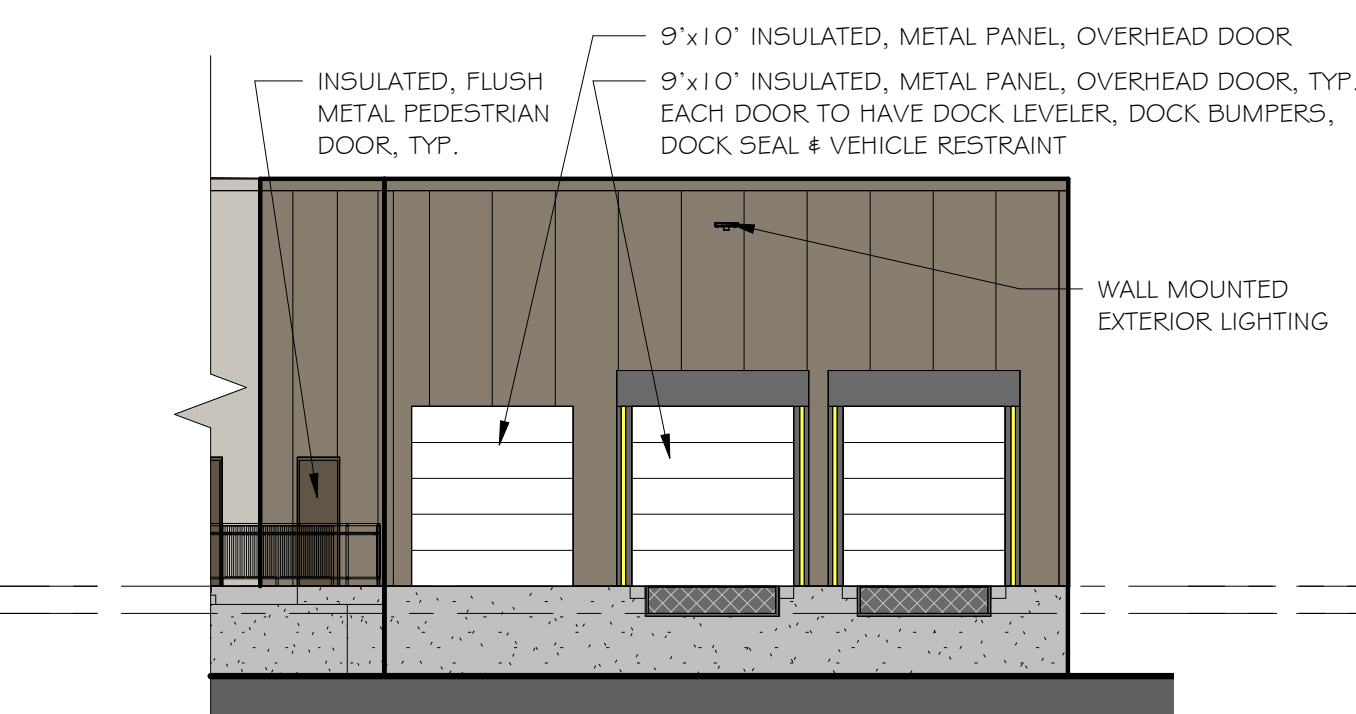
3 PROPOSED NORTH ELEV - PART I
3/32" = 1'-0"



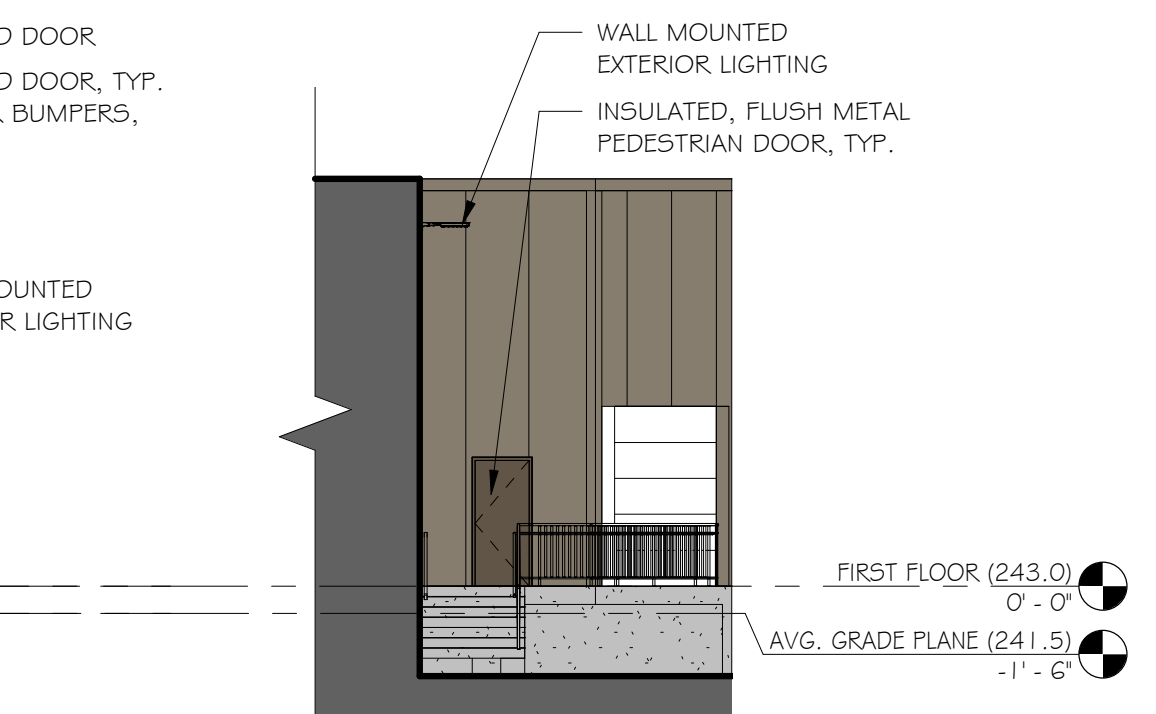
4 PROPOSED WEST ELEV - PART III
3/32" = 1'-0"



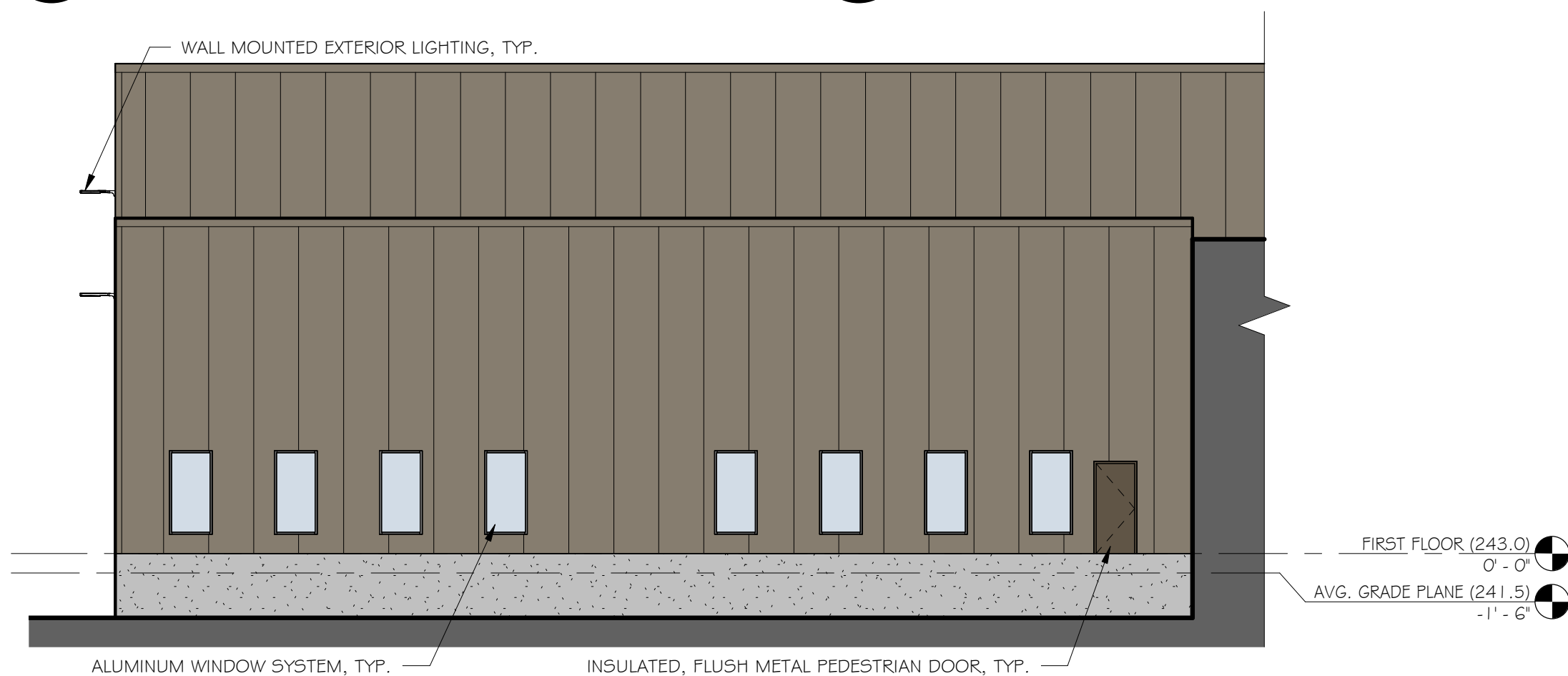
5 PROPOSED WEST ELEV - PART IV
3/32" = 1'-0"



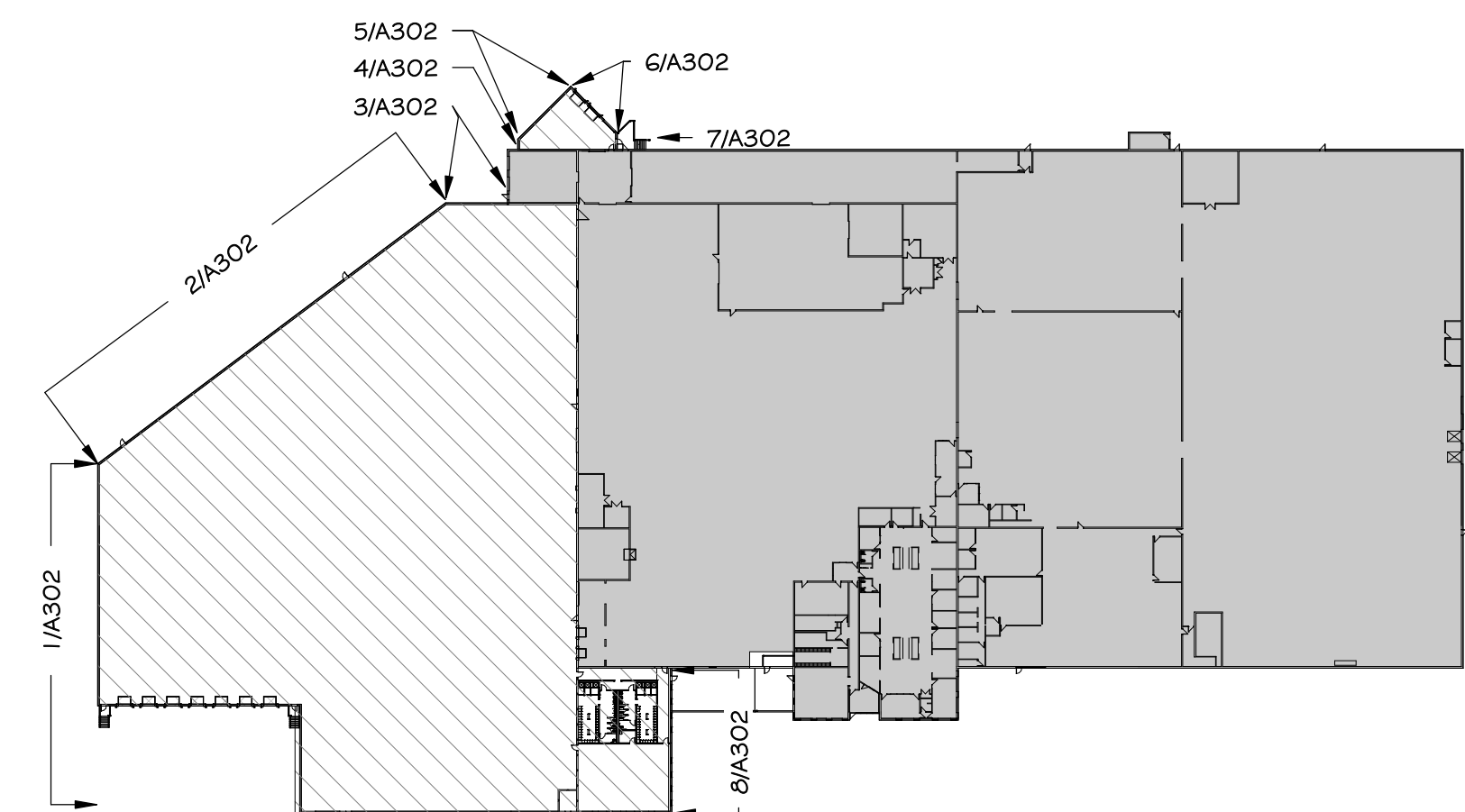
6 PROPOSED EAST ELEV - PART I
3/32" = 1'-0"



7 PROPOSED EAST ELEV - PART II
3/32" = 1'-0"



8 PROPOSED EAST ELEV - PART III
3/32" = 1'-0"



EXTERIOR ELEVATION LEGEND

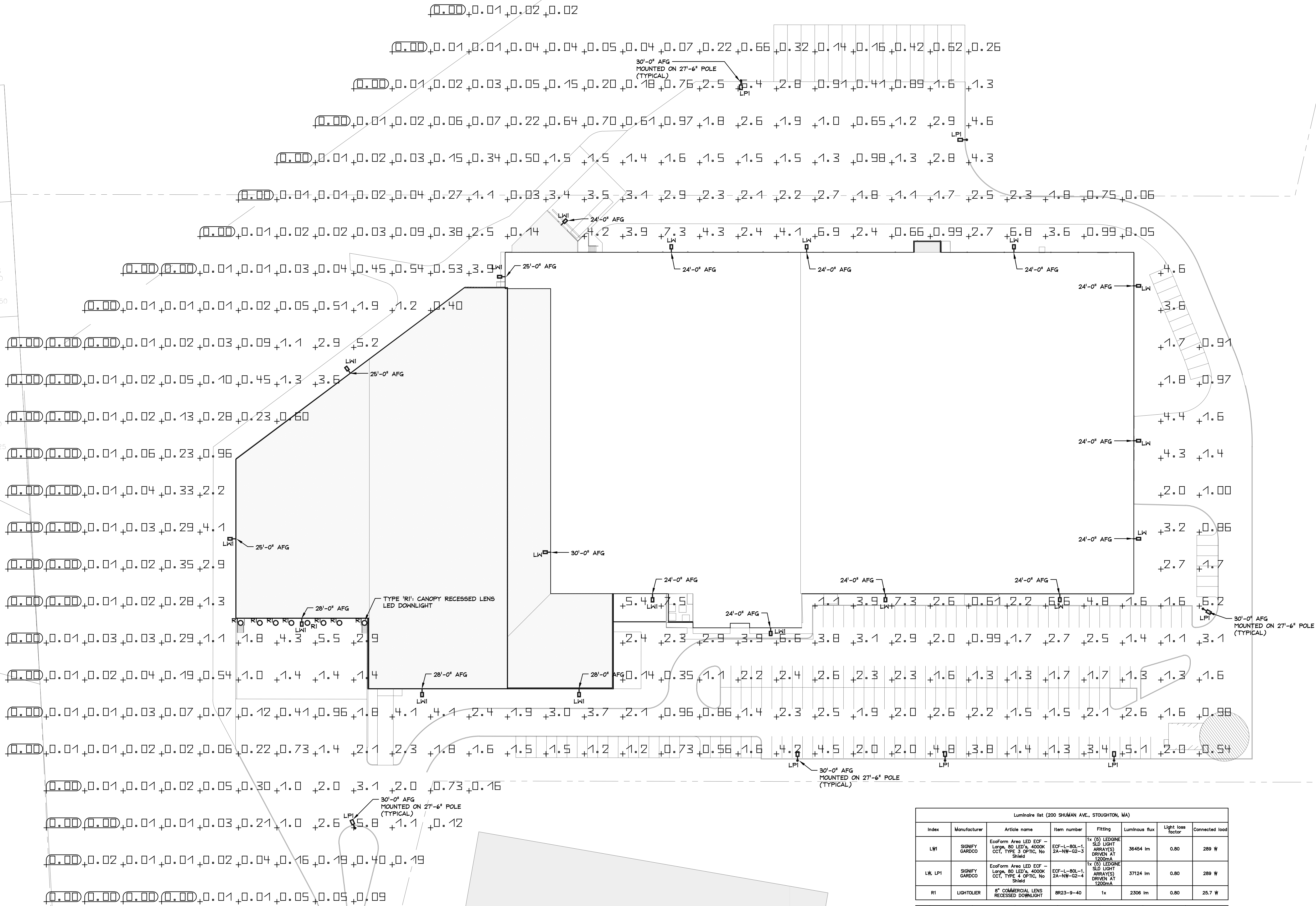
- METAL SPAN INSULATED METAL PANEL
 - NEW METAL PANEL TO MATCH EXISTING METAL PANEL
 - 42" WIDE CF FLUTE (VERTICAL)
 - WEATHERED COPPER FINISH
- EXISTING INSULATED METAL PANEL
- EXISTING MASONRY

NOTE: INTENT OF COLOR ELEVATION IS TO SHOW MATERIAL LOCATION AND SURROUNDING CONTEXT. REFER TO EXISTING PHOTOS, RENDERINGS, AND PHYSICAL SAMPLE FOR ADDITIONAL INFORMATION.

N/F
ROSA AUGUSTO S
124 CORBETT RD
STOUGHTON, MA
ASSESS. MAP 89
PARCEL ID: 089_150

N/F
TRAN THO V
134 CORBETT RD
STOUGHTON, MA
ASSESS. MAP 88
PARCEL ID: 088_125
DEED BK 24370
PAGE 309


N/F
NG FRANKLIN
CORBETT RD
STOUGHTON, MA
ASSESS. MAP 88
DEED BK 36968
PAGE 8




Luminaire list (200 SHUMAN AVE., STOUGHTON, MA)							
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load
LW1	SIGNIFY GARDINO	EcoForm Area LED ECF -- Large, 80 LED's, 4000K CCT, TYPE 3 OPTIC, No Shield	ECF--L-BOL--1, 2A--NW--G2-3	1x (6) LEDIGNE SLD LIGHT ARRAY(S) DRIVEN AT 1200mA	36454 lm	0.80	289 W
LW, LPI	SIGNIFY GARDINO	EcoForm Area LED ECF -- Large, 80 LED's, 4000K CCT, TYPE 4 OPTIC, No Shield	ECF--L-BOL--1, 2A--NW--G2-4	1x (6) LEDIGNE SLD LIGHT ARRAY(S) DRIVEN AT 1200mA	37124 lm	0.80	289 W
R1	LIGHTOLIER	8" COMMERCIAL LENS RECESSED DOWNLIGHT	BR23-9-40	1x	2306 lm	0.80	25.7 W
#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	Calculation surface	Perpendicular Illuminance	0.002 fc	7.51 fc	1.30 fc	0.001	0.000

DATE	DESCRIPTION
XXXX/XXXX	N/A

200 SHUMAN AVENUE - ADDITION
[OWNER: TSC SHUMAN 200 LLC]
200 SHUMAN AVE - STOUGHTON, MA
SITE LIGHTING PHOTOMETRIC PLAN
Scale: 1"=30'-0"





by 

Site & Area

EcoForm

ECF-L large area luminaire



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 44,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:

Location:

Dist.No:

Type:

Lamps:

Qty:

Notes:

Ordering guide

example: ECF-L-96L-1A-CW-AR-AFR-90-120-DO-PCB-F1-SP1-TB-RPA-HIS-BK

Prefix	Number of LEDs	Power Current	LED Color/Generation	Mounting	Distribution	Voltage	Options	Options	Options	Options	Options	Options	Options	Options	Options
ECF-L							Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish			
ECF-L EcoForm site and area, large	90L 80 LEDs (5 modules)	900 900mA 1100mA	WW-G2 Warm White 5000K, 70°Cri Generation 2 1A 1200mA 12A 1200mA	AR Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) SF Slip-Fit Pole Mount 1/8" to 2 1/4" O.D. (max) WS Wall mount with surface conduit near entry permitted RAM Retrofit arm mount kit	Type 2 2-Type 2 2-90 Rotated left 90° 2-270 Rotated right 270° Type 3 3-Type 3 3-90 Rotated left 90° 3-270 Rotated right 270° Type 4 4-Type 4 4-90 Rotated left 90° 4-270 Rotated right 270° Type 5 5-Type 5 5-Type 5 5W Type 5W	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVV 347-480V (50/60Hz)	DO 0-10V External dimming (by others) ¹ DCC Dual Circuit Control ^{1,2} FAWS Field Adjustable Wattage Selector ^{1,3} SW Wireless module for SiteWise ^{1,7} LLC Integral wireless module ^{1,11} BL 8-level functionality ^{1,12} DynaDimmer-Automatic Profile Dimming CS50 Safety 50% Dimming, 7 hours ¹⁴ CMS50 Median 50% Dimming, 8 hours ¹⁴ CS30 Safety 30% Dimming, 7 hours ¹⁴ CMS30 Median 30% Dimming, 8 hours ¹⁴	IMB2 Integral with #3 lens ⁵ IMB7 Integral with #7 lens ⁵	PCB Photocell control Button ¹⁵ TLRDS Twist Lock Receptacle 5 Pin ¹⁶ TLRBD Twist Lock Receptacle 7 Pin ¹⁶ TLRBC Twist Lock Receptacle w/ Photocell ¹¹	Feeding F1 Single (120, 277, 347VAC) ¹ F2 Double (208, 240, 480VAC) ¹ Pole Mount Feeding FPI Single (120, 277, 347VAC) ¹ RPA Round Pole Adapter (fits to 3" 319" O.D. pole) ¹ Sage Protection (NEMA standard) SP2 Increased 20kA	Square Pole Adapter included in standard product Terminal Block ¹ RPA Round Pole Adapter (fits to 3" 319" O.D. pole) ¹ CC Custom color (Must supply color chip for required factory quote)	Textured BK Black WH White BZ Bronze DGY Dark Gray MGT Medium Gray Customer specified RAL Specify optional color or RAL (see RAL7024) CC Custom color (Must supply color chip for required factory quote)			

1. BL-IMB5/7 equipped with out-boarded sensor housing when voltage is HVV (347-480V)

2. Mounts to a 4" round pole with adapter included for square poles.

3. Limited to a maximum of 45 degrees aiming above horizontal.

4. Not available with other dimming control options.

5. Not available with motion sensor.

6. Not available with photocell control.

7. Available only in 120 or 277V.

8. Not available in 347 or 480V.

9. Must specify input voltage.

10. Dimming will not be connected to NEMA receptacle if ordering with other control options.

11. Not available in 480V. Order photocell separately with TLRDS/7.

12. Not available with DCC.

13. Not available with SF and WS. RPAs provided with black finish standard.





14. Not available with Type 5 and SW options.

15. Not available with DO, DCC, and FAWS dimming control options.

16. Not available with DO, DCC, FAWS and LLC dimming control options.

17. Must specify a motion sensor lens.

ECF-L_EcoForm_area_large 06/20 page 1 of 7



TYPE LW & LP1 = TYPE 4 DISTRIBUTION

TYPE LW1 & LP2 = TYPE 3 DISTRIBUTION

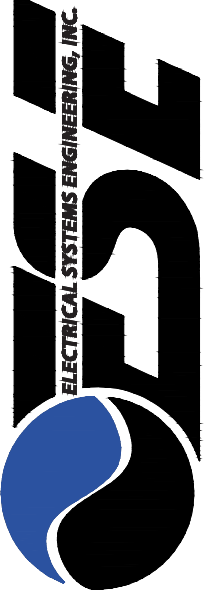
DJSA

ARCHITECTURE PC

DENNIS J. SWART

508.637.8200

WWW.DJSA.COM



22 MANCHESTER ROAD, SUITE 8A
DERBY, NH 03038
T: 603.870.9009 F: 603.432.4255

DATE
XXXX/XXX

DESCRIPTION
N/A


NOT FOR CONSTRUCTION


200 SHUMAN AVENUE - ADDITION
[OWNER: TSC SHUMAN 200 LLC]
200 SHUMAN AVE - STOUGHTON, MA

SITE LIGHTING PHOTOMETRIC DETAILS
Scale: N.T.S.

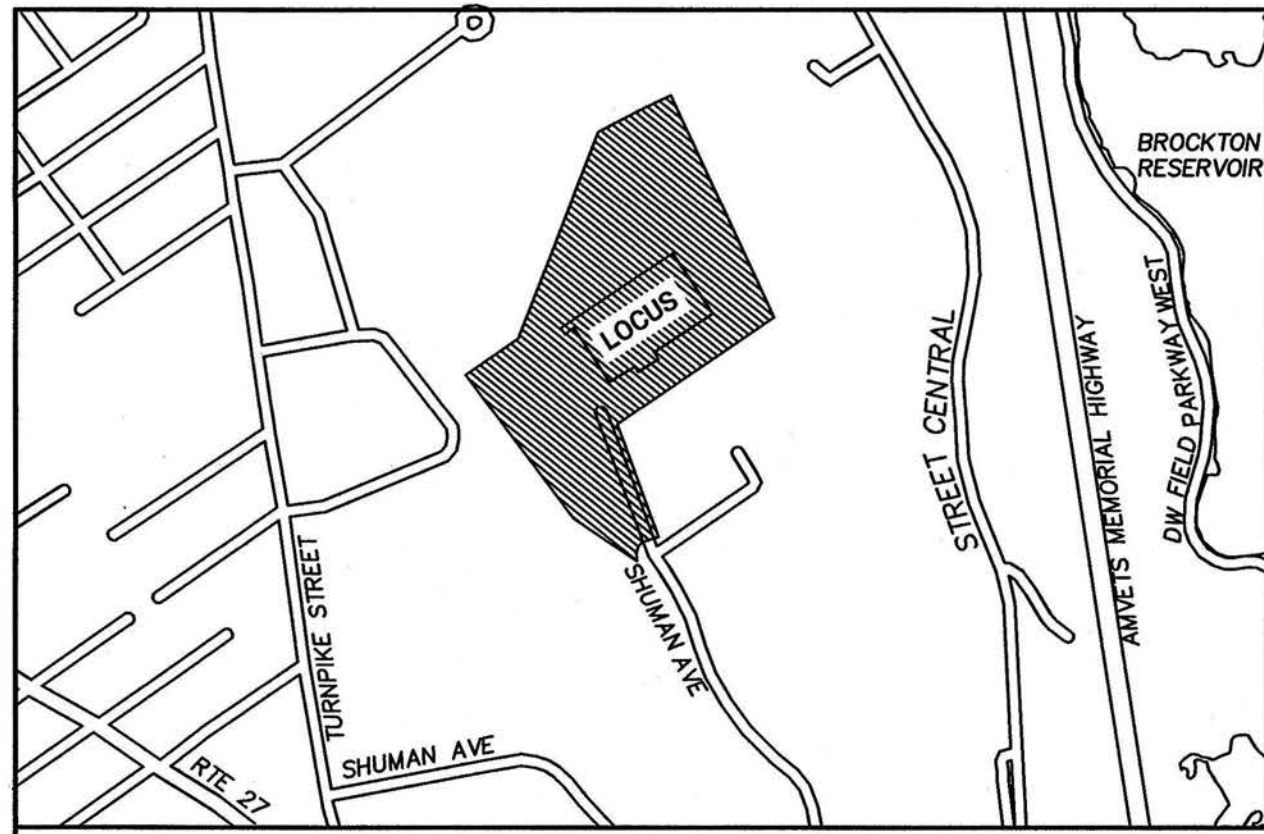
Project Number:
DJSA #20-068
ESF #220285

Date:
2/5/21





PHI.2



EXISTING CONDITIONS SURVEY 200 SHUMAN AVE STOUGHTON, MA 12/1/2020

CURRENT OWNERS:
TSC SHUMAN 200 LLC
200 SHUMAN AVE
RAYNHAM, MA
ASSESS. MAP 88
ASSEST. PARCEL ID: 088_142
DEED BK 35335
PAGE 197

NOTES:

- 1) THE INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED ON NOVEMBER 16 THROUGH DECEMBER 4, 2020 BY ALPHA SURVEY GROUP, LLC.
- 2) THE HORIZONTAL DATUM FOR THIS PROJECT IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORS ADJUSTMENT (NA2011/GEOD 18) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON NOVEMBER 20, 2020 UTILIZING KEYSTONE PRECISION INSTRUMENTS' KEYNET GPS VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.
- 3) THE VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CORS ADJUSTMENT (NA2011/GEOD 18) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON NOVEMBER 20, 2020 UTILIZING KEYSTONE PRECISION INSTRUMENTS' KEYNET GPS VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.
- 4) THE WETLAND FLAGS SHOWN HEREON WERE DELINEATED BY ECOTEC, INC. ON NOVEMBER 20 & 21, 2020.
- 5) THE UTILITIES SHOWN HEREON WERE COMPILED FROM A PLAN ENTITLED "ALTA ACSM LAND TITLE SURVEY #200 SHUMAN AVE." DATED FEB. 16, 1998, PREPARED BY BRADFORD SAIVETZ & ASSOCIATES, INC. AND INFORMATION RECEIVED FROM UTILITY COMPANIES (SEE UTILITY NOTE).
- 6) THE SUBJECT PREMISES LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE X (0.2% CHANCE FLOOD HAZARD) PER FEMA FLOOD MAP 25021C0377E, EFFECTIVE ON 07/17/2012.
- 7) THE TOWN OF STOUGHTON WATERSHED DISTRICT, WETLAND DISTRICT AND DISTRICT LINES ARE BASED ON THE TOWN OF STOUGHTON BASE MAP INFORMATION (PROVIDED TO ALPHA IN CAD FORMAT BY THE CLIENT).
- 8) THE TEST PITS WERE PERFORMED BY HIGHPOINT ENGINEERING ON 1/02/2021 AND LOCATIONS ARE APPROXIMATE. BORINGS WERE PERFORMED BY CHG GEOTECHNICAL ENGINEERING ON 1/18/2021 AND LOCATIONS ARE APPROXIMATE.
- 9) THE NORTHERLY LINE OF THE PROPOSED LEASE AREA IS DEFINED BY A FIELD LOCATION OF AN EXISTING STONE WALL CROSSING THE BROCKTON EDISON COMPANY EASEMENT. THE STONE WALL IS CALLED FOR AS THE BOUNDARY LINE IN THE DEED OF THE ABUTTING PROPERTY RECORDED IN BOOK 37991 PAGE 7. THE CENTERLINE OF THE WALL WAS GENERALLY LOCATED AND IS NOT INTENDED TO REPRESENT A DEFINITIVE BOUNDARY DETERMINATION OF THE ABUTTERS' NORTHERLY BOUNDARY LINE. AN OPENING HAS BEEN CREATED IN THE WALL FOR ACCESS PURPOSES BY THE OWNER OF THE EASEMENT, AND ITS POSSIBLE THE WALL HAS BEEN DISTURBED DURING INSTALLATION, AND SUBSEQUENT MAINTENANCE OF THE POWER LINES, AND THEREFORE DOES NOT REPRESENT THE HISTORIC LOCATION OF THE WALL. UNDER THE CIRCUMSTANCES, THE WALL REPRESENTS THE BEST EVIDENCE OF THE LOCATION OF THE ABUTTERS' NORTHERLY BOUNDARY LINE AND HAS BEEN HELD FOR CREATING THE LEASE LINE.

UTILITY NOTE:

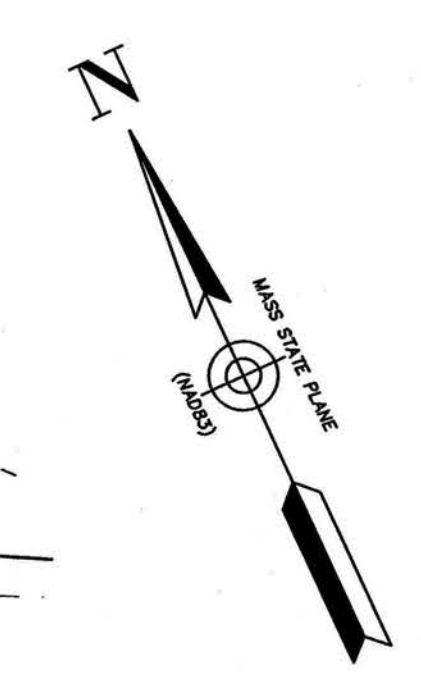
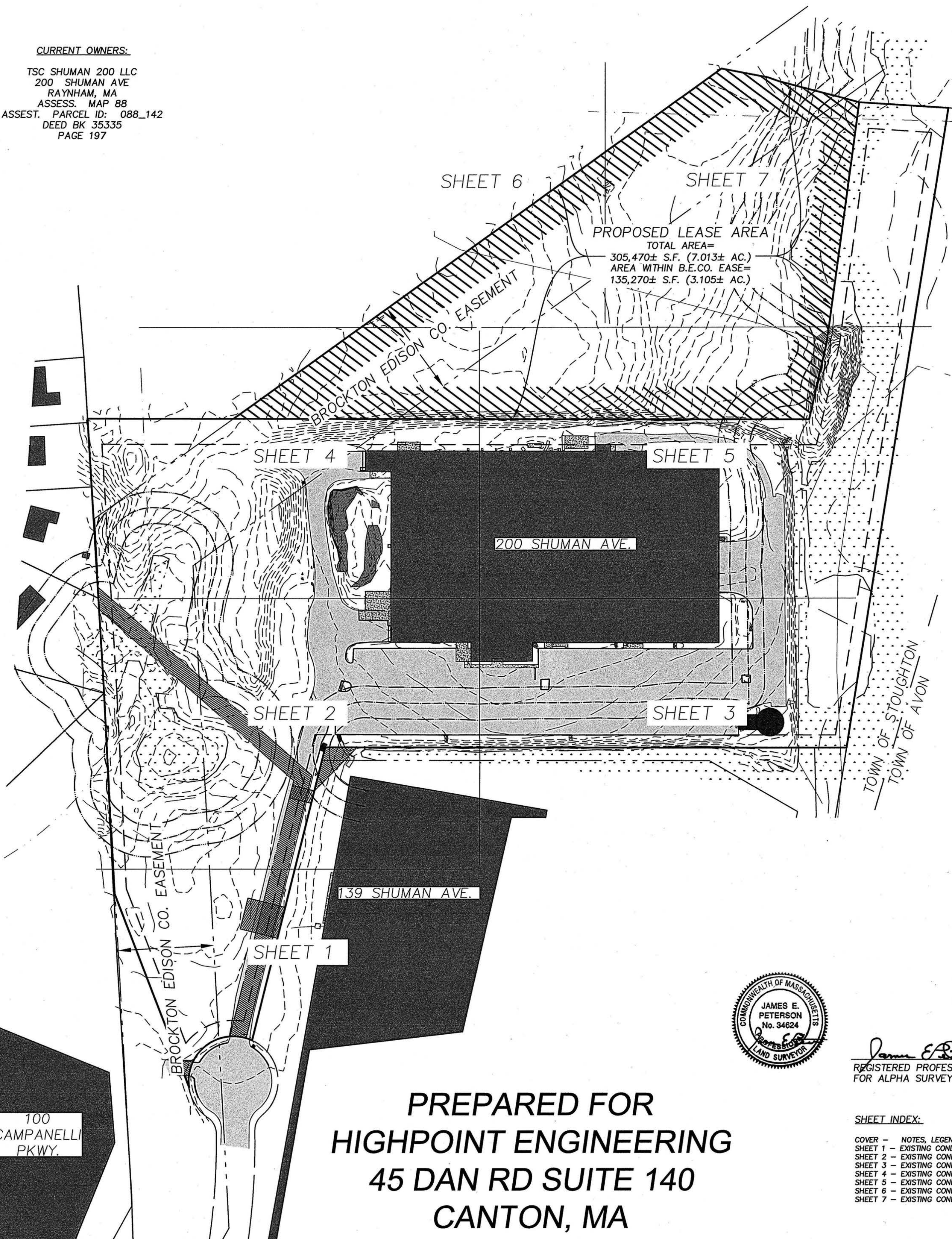
ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AND WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS. ALPHA SURVEY GROUP, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS MUST BE CONSULTED. CALL "DIG SAFE" AT 811.

DEED REFERENCES:

1. DB 3256 P 583 - BROCKTON EDISON CO. EASEMENT
2. DB 3278 P 581 - BROCKTON EDISON CO. EASEMENT
3. DB 5725 P 164 - 25' WIDE WATER LINE EASEMENT
3. DB 6541 P 619 - DRAINAGE EASEMENT SHOWN ON PB 317 P 379
4. DB 9626 P 675 - GRANT OF EASEMENT FOR GAS LINE
5. GRANT OF EASEMENT (DRIVEWAY) ON 200 SHUMAN AVE IN BENEFIT OF 100 CAMPANELLI PARK WAY

PLAN REFERENCES:

1. PB 18 P 974 & 975 - BROCKTON EDISON CO EASEMENT
2. PB 222 P 374 - PLAN OF LOTS OF MAPLE ESTATES SECTION 2 (CORBETT ROAD)
3. PB 225 P 188 - PLAN OF MODIFICATIONS TO CAMPANELLI INDUSTRIAL PARK
4. PB 256 P 623 - PLAN OF LAND CAMPANELLI INDUSTRIAL PARK
5. PB 261 P 522 - PLAN OF LAND STOUGHTON, MA - CAMPANELLI WAY PARK EXTENSION
6. PB 280 P 278 - DEFINITIVE PLAN MODIFICATIONS AND ADDITIONS TO CAMPANELLI INDUSTRIAL PARK
7. PB 281 P 279 - PLAN OF LAND STOUGHTON, MA - LOT 16 (200 SHUMAN AVE - LOCUS)
8. PB 284 P 855 - PLAN OF LAND STOUGHTON, MA - LOTS BETWEEN CAMPANELLI PARK WAY & SHUMAN AVENUE
9. PB 311 P 563 PLAN OF LAND STOUGHTON, MA - LOT #24 (SOUTHERLY ABUTTER TO LOT 16)
10. PB 317 P 1379 - EASEMENT PLAN OF LAND STOUGHTON, MA
11. PB 410 P 788 - EASEMENT PLAN LOT 24 - CAMPANELLI INDUSTRIAL PARK
12. ALTA/ACSM LAND TITLE SURVEY DATED 2/16/1998 BY BRADFORD SAIVETZ & ASSOCIATES.
13. ALTA/NSPS LAND TITLE SURVEY PREPARED FOR THE SHEARWATER COMPANIES BY MILLMAN NATIONAL LAND SERVICES, DATED 7/18/2017.



PARKING
140 REGULAR SPACES
5 HANDICAPPED

ZONING SUMMARY TABLE

ZONING DISTRICT: INDUSTRIAL & RESIDENTIAL B

ASSESSORS ID: 088 142 0

DIMENSIONAL REGULATIONS, FOR INDUSTRIAL DISTRICT* (ONLY) ARE FROM THE TOWN OF STOUGHTON'S ZONING BY-LAWS, AS AMENDED THROUGH NOVEMBER 18, 2019			
DIMENSIONAL REQUIREMENTS	MIN.	EXISTING	PROPOSED
LOT AREA (S.F.)	80,000	809,128	NA
FRONTAGE (FT.)	150	150	NA
FRONT SETBACK (FT.)	25	660	NA
SIDE SETBACK (FT.)	20	223	NA
REAR SETBACK (FT.)	40	40	NA
	MAX.		
BUILDING COVERAGE (%)	50	20	NA
HEIGHT (FT.)	40		
OPEN SPACE (%)	25	59	NA

*PER THE TOWN OF STOUGHTON 95% OF THE SUBJECT PREMISES LIES WITHIN AN INDUSTRIAL ZONE, THE REMAINING 5% LIES WITHIN THE RESIDENTIAL "B" ZONE.

DRAWING LEGEND

GAS GATE	⊞
GAS METER	⊞
WATER GATE	⊞
WATER METER	⊞
ELECTRIC METER	⊞
FIRE HYDRANT	⊞
UTILITY POLE	⊞
GUY WIRE ANCHOR	⊞
DRAIN MANHOLE	⊞
SEWER MANHOLE	⊞
ELECTRIC MANHOLE	⊞
TELECOM MANHOLE	⊞
CATCH BASIN	⊞
HAND HOLE	⊞
BOLLARD	⊞
LIGHT POLE	⊞
FLOODLIGHT	⊞
TREE (SIZE INCHES)	⊞
BUSH (SIZE FEET)	⊞
BORE HOLE	⊞
TEST PIT	⊞
WETLAND FLAG	⊞
GAS LINE	⊞
TELEPHONE LINE	⊞
DRAIN LINE	⊞
SEWER LINE	⊞
ELECTRIC LINE	⊞
WATER LINE	⊞
OVERHEAD ELECTRIC	⊞
FIRE PROTECTION SERVICE	⊞
STONE WALL	⊞
CHAIN LINK FENCE	⊞
TREE LINE	⊞
BRUSH LINE	⊞
WETLAND	⊞
FLARED END SECTION	⊞
RETAINING	⊞
CONCRETE	⊞
BITUMINOUS	⊞
SPOT GRADE	⊞
DOOR SILL ELEVATION	⊞
DETECTABLE WARNING PAD	⊞
FOUND	⊞
RECORD	⊞
STONE BOUND	⊞
LEAD PLUG	⊞
ESCUTCHEON PIN	⊞
CONCRETE BOUND	⊞
DRILL HOLE	⊞
IRON PIPE	⊞
IRON ROD	⊞
MAG NAIL	⊞
SPIKE	⊞
BENCHMARK	⊞
TRAVERSE (CONTROL) POINT	⊞
SIGN	⊞
FIRE VALVE	⊞



James E. Peterson
REGISTERED PROFESSIONAL LAND SURVEYOR
FOR ALPHA SURVEY GROUP, LLC

2-02-2021
DATE

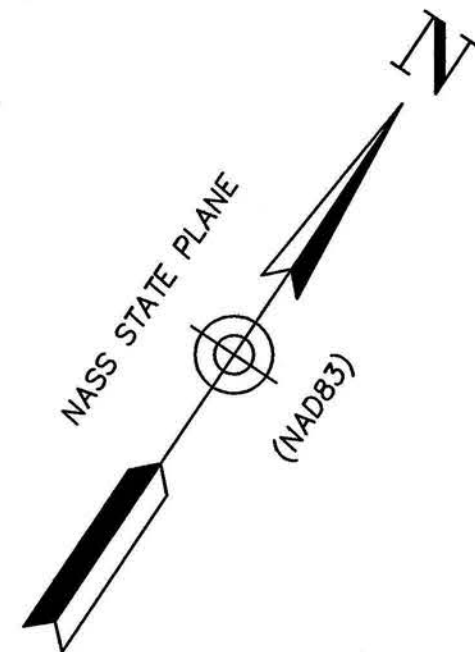
SHEET INDEX:

COVER - NOTES, LEGEND, SITE MAP, LOCUS MAP
SHEET 1 - EXISTING CONDITIONS: SHUMAN AVE. ENTRANCE
SHEET 2 - EXISTING CONDITIONS: SW BUILDING AREA
SHEET 3 - EXISTING CONDITIONS: SE BUILDING AREA
SHEET 4 - EXISTING CONDITIONS: NW BUILDING AREA
SHEET 5 - EXISTING CONDITIONS: NE BUILDING AREA
SHEET 6 - EXISTING CONDITIONS: POWER LINE, NW WOODED AREA
SHEET 7 - EXISTING CONDITIONS: NE WOODED AREA

PREPARED FOR
HIGHPOINT ENGINEERING
45 DAN RD SUITE 140
CANTON, MA

SEE COVER SHEET FOR NOTES,
REFERENCES, SITE MAP, LOCUS
MAP AND DRAWING LEGEND.

MATCH LINE — SHEET 2
SHEET 1



DATE
2/2/21

REVISION
REVISED PER CLIENT COMMENTS

PREPARED FOR
HIGHPOINT ENGINEERING
45 DAN RD, CANTON MA 02021
SUITE 140

EXISTING CONDITIONS SURVEY
200 SHUMAN AVE
STOUGHTON, MASSACHUSETTS 02072

SCALE
1"=20'

CHECKED
xxxx

FIELD
JD/RE

DRAWN
GCA/AMB

PREPARED BY
ALPHA SURVEY GROUP, LLC

885 WAREHAM STREET
MIDDLEBOROUGH, MA 02346

T: (508) 295-5605
F: (508) 295-5635

WWW.ALPHAS.COM

DATE
12/1/2020

JOB NO.
20140

SHEET NO.
1 of 7

DWG. NO.
20140-EC

12/1/2020

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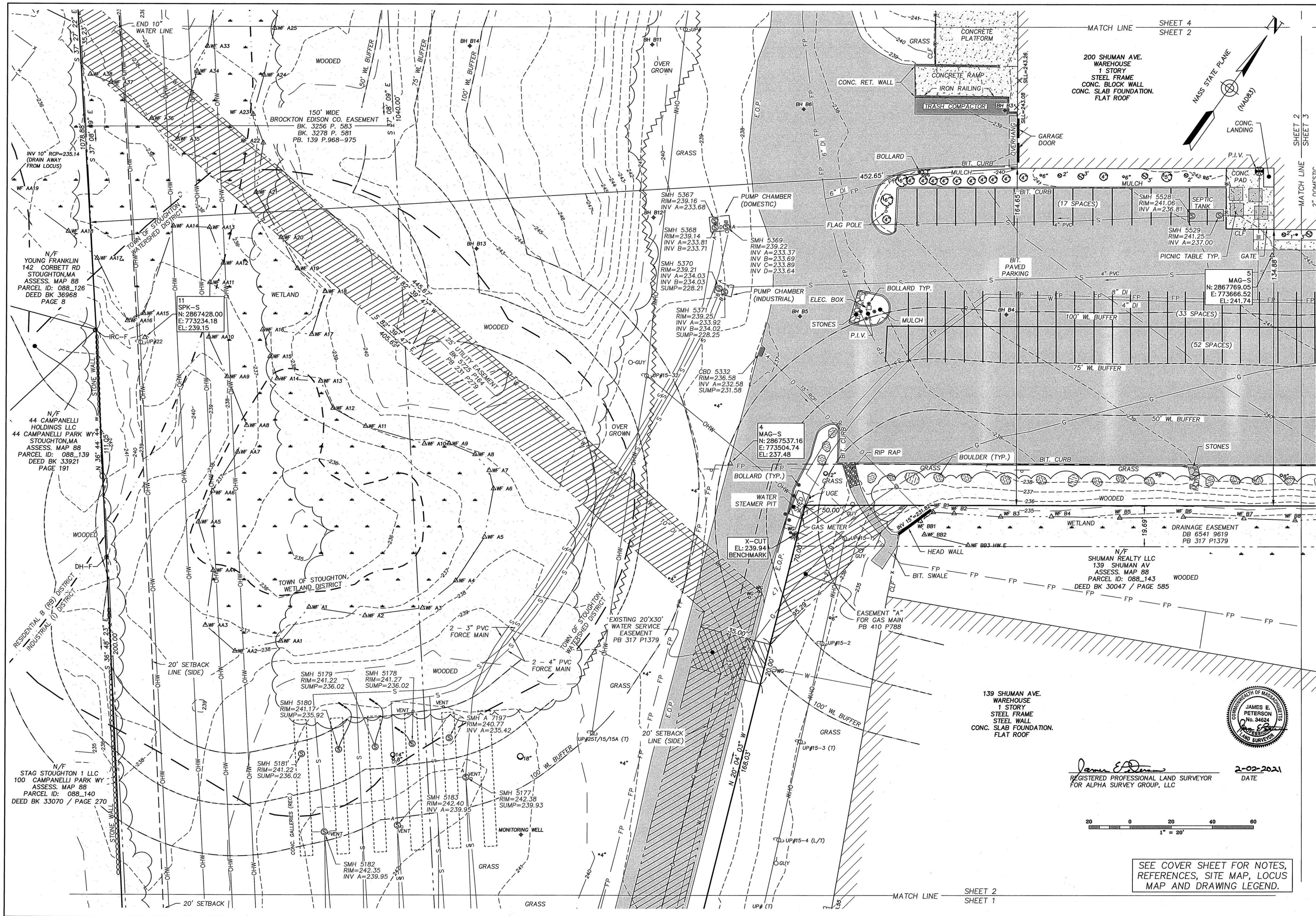
20140-EC

12/1/2020

20140

1 of 7

20140-EC



REVISION	
DATE	REVISION
2/2/21	REVISED PER CLIENT COMMENTS

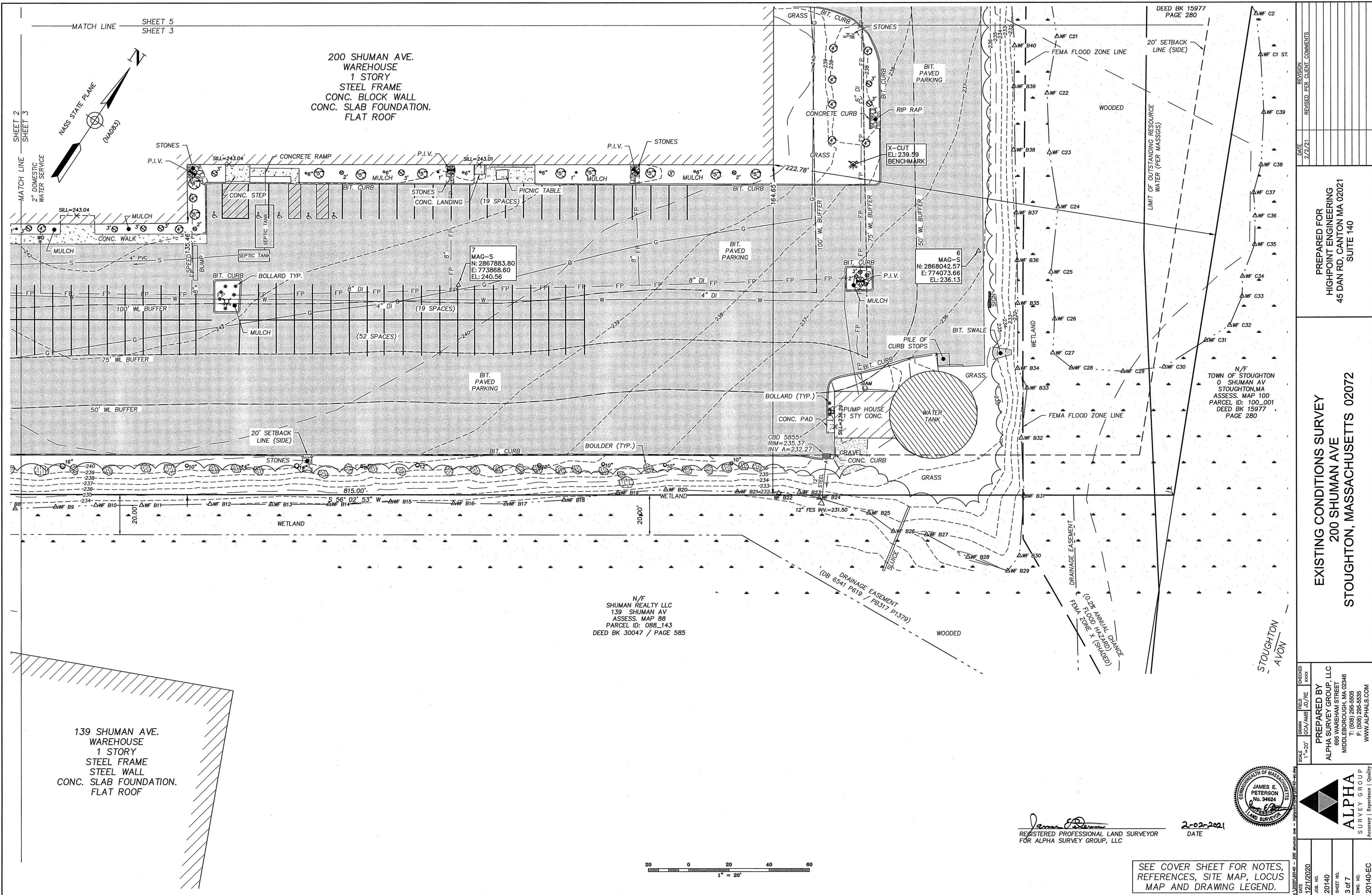
PREPARED FOR	
HIGHPOINT ENGINEERING	
45 DAN RD, CANTON MA 02021	
SUITE 140	

EXISTING CONDITIONS SURVEY	
200 SHUMAN AVE	
STOUGHTON, MASSACHUSETTS 02072	

DATE	12/1/2020
DRAWN	ALPHA SURVEY GROUP, LLC
CHECKED	685 WAREHAM STREET
SCALE	MIDDLEBOROUGH, MA 02346
1"=20'	T: (508) 285-5505
	F: (508) 285-5535
	WWW.ALPHASURVEY.COM

PREPARED BY	
ALPHA SURVEY GROUP, LLC	
685 WAREHAM STREET	
MIDDLEBOROUGH, MA 02346	
T: (508) 285-5505	
F: (508) 285-5535	
WWW.ALPHASURVEY.COM	

20140-EC	
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MATCH LINE
SHEET 2
SHEET 3
2" DOMESTIC WATER SERVICE
MASS STATE PLANE
(NAD83)

200 SHUMAN AVE.
WAREHOUSE
1 STORY
STEEL FRAME
CONC. BLOCK WALL
CONC. SLAB FOUNDATION.
FLAT ROOF

139 SHUMAN AVE.
WAREHOUSE
1 STORY
STEEL FRAME
STEEL WALL
CONC. SLAB FOUNDATION.
FLAT ROOF

N/F
SHUMAN REALTY LLC
139 SHUMAN AV
ASSESS. MAP 88
PARCEL ID: 088_143
DEED BK 30047 / PAGE 585

N/F
TOWN OF STOUGHTON
0 SHUMAN AV
STOUGHTON, MA
ASSESS. MAP 100
PARCEL ID: 100_001
DEED BK 15977
PAGE 280

EXISTING CONDITIONS SURVEY
200 SHUMAN AVE
STOUGHTON, MASSACHUSETTS 02072

PREPARED FOR
HIGHPOINT ENGINEERING
45 DAN RD, CANTON MA 02021
SUITE 140

DATE	REVISION	REVISOR
2/2/21		

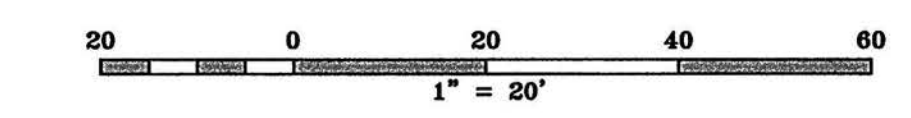
PREPARED BY
ALPHA SURVEY GROUP, LLC
685 WAREHAM STREET
MIDDLEBOROUGH, MA 02446
T: (508) 295-5505
F: (508) 295-5585
WWW.ALPHASURVEY.COM

DATE: 12/1/2020
JOB NO.: 20140
SHEET NO.: 3 of 7
DWG. NO.: 20140-EC

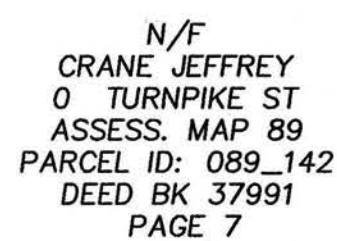


REGISTERED PROFESSIONAL LAND SURVEYOR
FOR ALPHA SURVEY GROUP, LLC

2-02-2021
DATE



SEE COVER SHEET FOR NOTES,
REFERENCES, SITE MAP, LOCUS
MAP AND DRAWING LEGEND.



20 0 20 40 60

1" = 20'

—MATCH LINE— SHEET 6
SHEET 4

PROPOSED LEASE AREA
TOTAL AREA=
305,470± S.F. (7.013± AC.)
AREA WITHIN B.E.CO. EASE=
135,270± S.F. (3.105± AC.)

17
SPK-S
N: 2868289.49
E: 773296.92
EL: 255.11

150' WIDE EASEMENT
BROCKTON EDISON CO.
BK. 3256 P. 583
BK. 3278 P. 581
PB. 139 P. 968-975
OHW

LIMIT OF OUTSTANDING RESOURCE
WATER (PER MASSGIS)

PREPARED FOR
HIGHPOINT ENGINEERING
45 DAN RD, CANTON MA 02021
SUITE 140

EXISTING CONDITIONS SURVEY
200 SHUMAN AVE
STOUGHTON, MASSACHUSETTS 02072

DRAWN	FIELD	CHECKED
GCA/AMB	JD/RE	XXXX

PREPARED BY
A SURVEY GROUP, LLC
 895 WAREHAM STREET
 DLEBOROUGH, MA 02346
 T: (508) 295-5505
 F: (508) 295-5535
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DATE	12/1/2020
JOB. NO.	20140
SHEET NO.	6 of 7
DWG. NO.	20140-EC

