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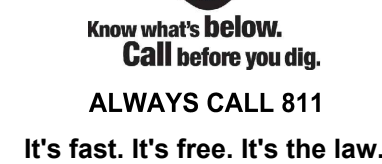
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SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
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REVISIONS

[illegible]

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
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PROJECT No.:	W201246-CVL
DRAWN BY:	EF
CHECKED BY:	A
DATE:	04/15/20
CAD I.D.:	W201246-CVL

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

— FOR —



MAP #95, LOTS #39 & #40
421 PAGE STREET
TOWN OF STOUGHTON
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER //

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 2 - 06/25/2021



SCALE: 1" = 1,000'
SOURCE: BLUE HILLS MASSACHUSETTS USGS QUADRANGLE



SCALE: 1" = 150'
SOURCE: GOOGLE AERIAL

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CONTROL POINT
ASSOCIATES, INC.

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 • 508.948.3003 FAX

ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

CONTROL POINT ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OR CORRECTNESS OF THE PROPOSED SITE CONDITIONS. THIS CERTIFICATION IS TO ENSURE THE ACCURACY OF THE PROPERTY LINES SHOWN HEREON.



06/25/2021

DATE _____

GERRY L. HOLDRIGHT, PLS

MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

PREPARED BY

BOHLER

BOHLERENG.NET\SHARES\MA-PROJECTS\20\W201246\DRAWINGS\PLAN SETS\REV2\W201246-CVL-2----->LAYOUT: C-101-COVR

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- "ALTA / NSPS LAND TITLE SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 11/25/20, REVISED THRU 04/13/21.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.

2. ALL ACCESSIBLE (AKA ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA CODE 42 U.S.C. § 12181 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS OR IF THE PROJECTS OR ITS PARTS ARE IN CONFLICT WITH ANY EXISTING CONDITIONS.

8. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR PARTS ARE IN CONFLICT WITH ANY EXISTING CONDITIONS. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.

10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.

11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONSTRUCTION. 12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.

13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR THE PROJECT OR FOR TAKING ALL PRECAUTIONS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.

14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, DESIGN, SURVEY, RE-SETTING AND RE-CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST BEAR ALL SIGNAL INTERSECTION CABLE, WIRING CORDS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH THE REPAIR OF ANY SUCH DAMAGE. THE CONTRACTOR MUST BE RESPONSIBLE FOR ANY DAMAGE TO ANY ADJACENT PROPERTY TO A CONNECTION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

15. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS/METHODS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.

18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE. ALL CONTRACTORS MUST HAVE THEIR COI POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON REPAIR OF OR REPAIR DURING THE CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.

19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA. CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER HAS NO LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHAT THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DELAY FROM THE CONSTRUCTION DOCUMENTS AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICY OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19. FOR JOB SITE SAFETY.

21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATION, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEY'S FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.

22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.

23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.

24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTORS FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.

25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLANS (S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.

27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.

28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.

30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL GRADING & UTILITY PLAN NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROCEED UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITIES TO THE SCOPE OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.

4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.

5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF THE PLANS AND THE PROPOSED WORK WITH THE UTILITY SERVICE PROVIDER AND ACHIEVE THE PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLETES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES, AND FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-IN/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY SERVICE. WHERE A CONFLICT EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.

8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VALVE, PRIOR TO COMMENCING CONSTRUCTION.

9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE, TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.

10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTED REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURBS, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SUBBASE MUST BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE. SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.

11. ALL FILL, COMPACTATION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS. CONTRACTOR SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTATION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.

12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION, AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA AS WELL AS ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO PERFORMANCE CRITERIA FOR OR AS RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.

13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUITS JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REGULATIONS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEViate FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.

16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST MARK LOCATIONS WITH A 2X4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.

17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS, 1.0% ON ALL CONCRETE SURFACES, AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY LIMIT GRADES), TO PREVENT ponding. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING, TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME.

18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 1' ABOVE EXISTING LOCAL ASPHALT GRADES UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.

19. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.

20. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.

21. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.

22. STORM DRAINAGE PIPE UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHITO M28 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT. PVC PIPE FOR STORM DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.

UNLESS INDICATED OTHERWISE ON THE DRAWINGS, SANITARY SEWER PIPE SHALL BE AS FOLLOWS:

- FOR PIPES LESS THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034
- FOR PIPES MORE THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034
- FOR PIPE WITH 18" OF BUILDING MATERIAL SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES. CONTRACTOR TO VERIFY WITH LOCAL OFFICIALS.

23. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.

24. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.

25. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL. REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL. SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.

- WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.

26. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS, ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.

27. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.

28. LOCATION OF PROPOSED UTILITY POLE RELLOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.

29. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND THEREFORE, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

GENERAL DEMOLITION NOTES

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

- "ALTA / NSPS LAND TITLE SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 11/25/20, REVISED THRU 01/26/21.

2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.

4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMANCE OF THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REGULATIONS, STATUTES, ORDINANCES AND CODES.

6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:

A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.

B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.

C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN ADVANCE OF ANY EXCAVATION.

E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.

F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.

H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER.

I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.

7. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.

8. THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.

9. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

10. CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED FILL MATERIALS, AND MUST BE DONE TO THE SAME NEW IMPROVEMENTS TO THE EXISTING SITE. CONTRACTOR MUST MAINTAIN RECORDS TO IDENTIFY THE LOCATION OF EXCAVATION. GUIDANCE IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.

11. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITES AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS MUST BE IN PLACE PRIOR TO CONTRACTOR STARTING AN EXPLOSIVE PROJECT. THE CONTRACTOR IS



GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



SITE INFORMATION

- APPLICANT:
ALEXANDAR WAH, LLC
37 ROGERS STREET
CAMBRIDGE, MA 02142
- OWNER:
ALEXANDAR WAH, LLC
37 ROGERS STREET
CAMBRIDGE, MA 02142
- PARCEL:
MAP #95 & LOTS #39 & #40
421 PAGE STREET
TOWN OF STOUGHTON
NORFOLK COUNTY, MA

ZONING ANALYSIS TABLE

ZONING DISTRICT	INDUSTRIAL (I) DISTRICT	INDUSTRIAL (I) DISTRICT	INDUSTRIAL (I) DISTRICT
OVERLAY DISTRICT	ZONE C SURFACE WATER WATERSHED AQUIFER PROTECTION DISTRICT	ZONE C SURFACE WATER WATERSHED AQUIFER PROTECTION DISTRICT	ZONE C SURFACE WATER WATERSHED AQUIFER PROTECTION DISTRICT
REQUIRED PERMIT	SITE PLAN APPROVAL FROM TOWN OF STOUGHTON PLANNING BOARD	SITE PLAN APPROVAL FROM TOWN OF STOUGHTON PLANNING BOARD	SITE PLAN APPROVAL FROM TOWN OF STOUGHTON PLANNING BOARD
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	80,000 SF	221,155± SF	NO CHANGE
MIN. LOT WIDTH	125 FT	326.6± FT	NO CHANGE
MAX. BLDG COVERAGE	50%	15.3%±	19.9%±
MIN. FRONT SETBACK	25 FT	101.3± FT	NO CHANGE
MIN. SIDE SETBACK	20 FT	34.6± FT	32.5± FT
MIN. REAR SETBACK	40 FT	400.3± FT	103.9± FT
MAX. BUILDING HEIGHT	40 FT	< 40 FT	< 40 FT
MAX. IMPER. COVERAGE	75%	45.6%±	74.3%±
PARKING SPACES	117 [1]	59	117 [1]
ACCESS. PARKING SPACES	5	2	5
PARKING STALL CRITERIA STANDARD: 9 FT x 19 FT COMPACT: 8 FT x 18 FT	EXPECTED COMPOSITION OF PROPOSED BUILDING: 45% MANUFACTURING SPACE: 35,004± SF 35% WAREHOUSE SPACE: 27,225± SF 20% OFFICE SPACE: 15,551		
USE/CATEGORY:	MANUFACTURING (CATEGORY #9 OF TABLE OF OFF-STREET PARKING REGULATIONS)		
REQUIRED PARKING:	1 SPACE PER 600 SF OF GFA CALCULATION: [1 SPACE / 600 SF] X 35,004 SF = 59 SPACES REQUIRED		
USE/CATEGORY:	WAREHOUSE (CATEGORY #8 OF TABLE OF OFF-STREET PARKING REGULATIONS)		
REQUIRED PARKING:	1 SPACE PER 1,000 SF OF GFA CALCULATION: [1 SPACE / 1,000 SF] X 27,225 SF = 28 SPACES REQUIRED		
USE/CATEGORY:	OFFICE (CATEGORY #9 OF TABLE OF OFF-STREET PARKING REGULATIONS)		
REQUIRED PARKING:	0.75 SPACE PER EACH EMPLOYEE OF THE COMBINED EMPLOYMENT OF THE 2 LARGEST SUCCESSIVE SHIFTS CALCULATION: [0.75 SPACE / EMPLOYEE] X 40 EMPLOYEES ANTICIPATED = 30 SPACES REQUIRED		
CATEGORY #18 - MIXED USE OF TABLE OF OFF-STREET PARKING REGULATIONS: SUM OF PARKING REQUIRED FOR EACH USE	TOTAL PARKING REQUIRED: 117 SPACES [1]		
ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.) VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES 401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL 1001+ SPACES = MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000 1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)		

[1] PARKING SPACES REQUIRED TO BE DETERMINED BY BUILDING COMMISSIONER.



SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	06/16/2021	PER TOWN'S COMMENTS	EKR
2	06/25/2021	PER PLANNING BOARD APPROVAL	KME
			MKB



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PROJECT No.: W201246
DRAWN BY: EKR
CHECKED BY: AFT
DATE: 04/15/2021
CAD ID: W201246-CVL-2

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR



PROPOSED DEVELOPMENT

MAP #95, LOTS #39 & #40
421 PAGE STREET
TOWN OF STOUGHTON
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com



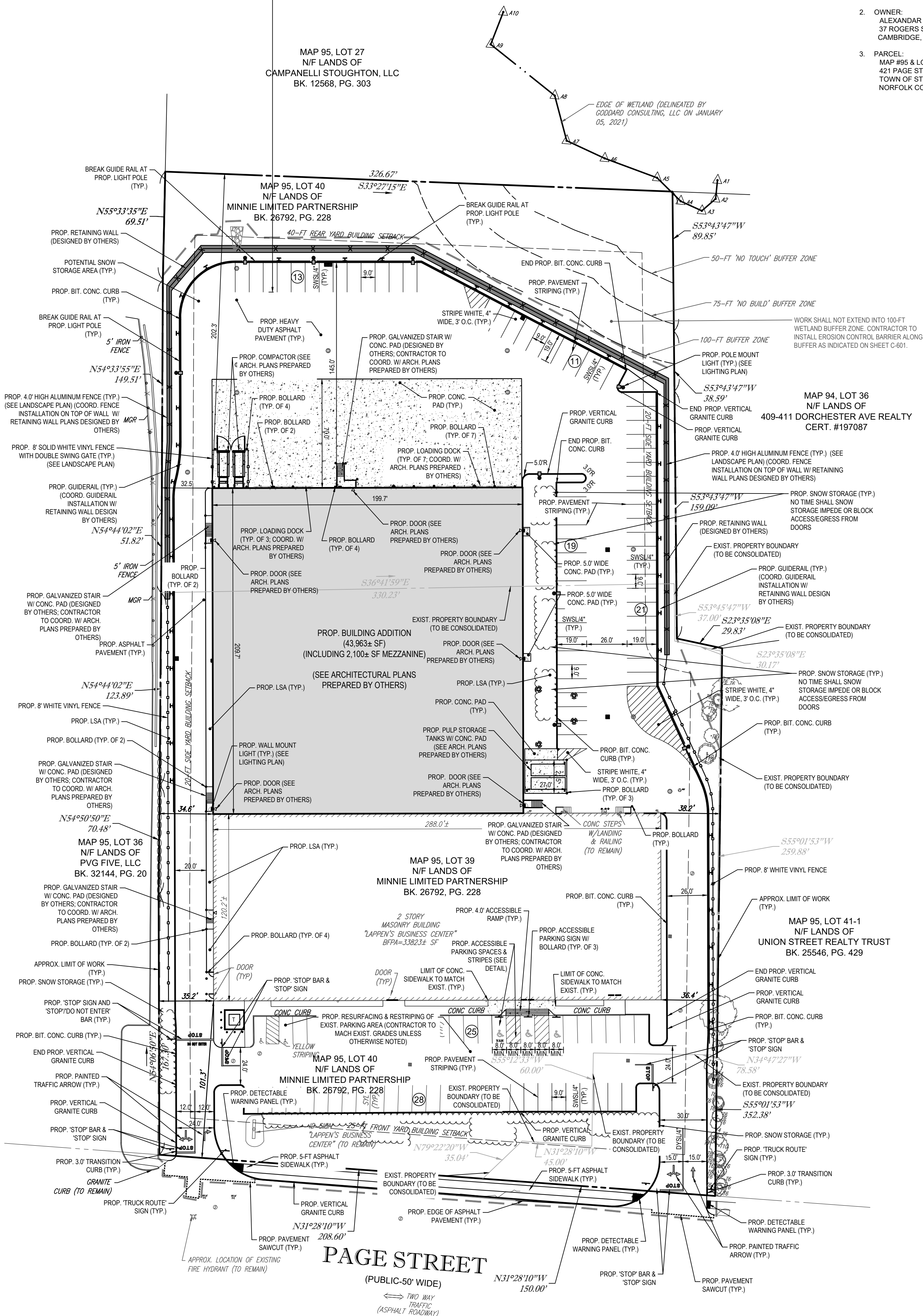
SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-301

REVISION 2 - 06/25/2021



PAGE STREET

(PUBLIC-50' WIDE)

← TWO WAY TRAFFIC (ASPHALT ROADWAY)

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3005 FAX

ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-2045
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

CONTROL POINT ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OR CORRECTNESS OF THE PROPOSED SITE CONDITIONS. THIS CERTIFICATION IS TO ENSURE THE ACCURACY OF THE PROPERTY LINES SHOWN HEREON.

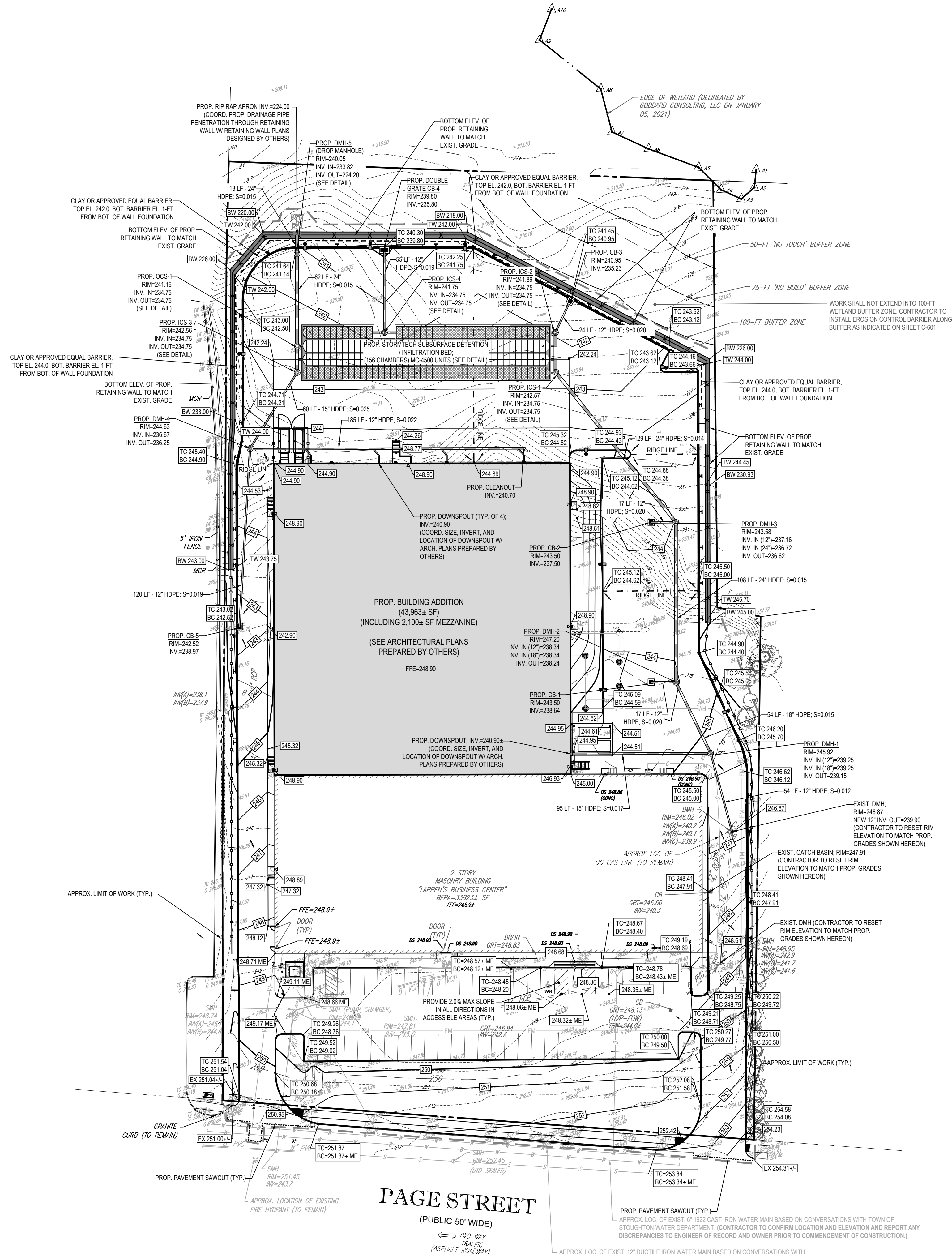
06/25/2021

DATE

GERRY L. HOLDRIGHT, PLS

MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

\\BOHLER\NET\SHARES\MA\PROJECTS\W201246\DRAWINGS\PLAN SETS\REV\W201246-CVL-2.dwg - LAYOUT: C-301-SITE



SITE INFORMATION

1. APPLICANT:
ALEXANDAR WAH, LLC
37 ROGERS STREET
CAMBRIDGE, MA 02142
2. OWNER:
ALEXANDAR WAH, LLC
37 ROGERS STREET
CAMBRIDGE, MA 02142
3. PARCEL:
MAP #95 & LOTS #39 & #40
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TOWN OF STOUGHTON
NORFOLK COUNTY, MA

REVISIONS

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1	06/16/2021	PER TOWNS COMMENTS	EKR
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FOR



PROPOSED DEVELOPMENT

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MASSACHUSETTS

BOHLER

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SHEET TITLE:

GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

REVISION 2 - 06/25/2021

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SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3005 FAX

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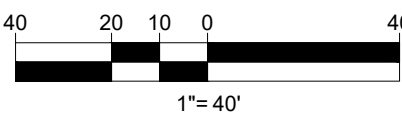


06/25/2021

DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES





SITE INFORMATION

1. APPLICANT:
ALEXANDAR WAH, LLC
37 ROGERS STREET
CAMBRIDGE, MA 02142
2. OWNER:
ALEXANDAR WAH, LLC
37 ROGERS STREET
CAMBRIDGE, MA 02142
3. PARCEL:
MAP #95 & LOTS #39 & #40
421 PAGE STREET
TOWN OF STOUGHTON
NORFOLK COUNTY, MA



REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	06/16/2021	PER TOWNS COMMENTS	EKR
2	06/25/2021	PER PLANNING BOARD APPROVAL	KME



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PROJECT No.: W201246
DRAWN BY: EKR
CHECKED BY: AFT
DATE: 04/15/2021
CAD I.D.: W201246-CVL-2

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR



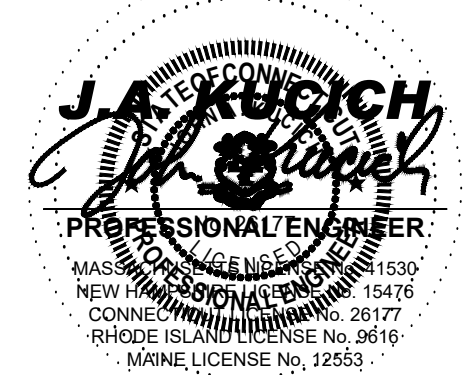
PROPOSED DEVELOPMENT

MAP #95, LOTS #39 & #40
421 PAGE STREET
TOWN OF STOUGHTON
NORFOLK COUNTY,
MASSACHUSETTS

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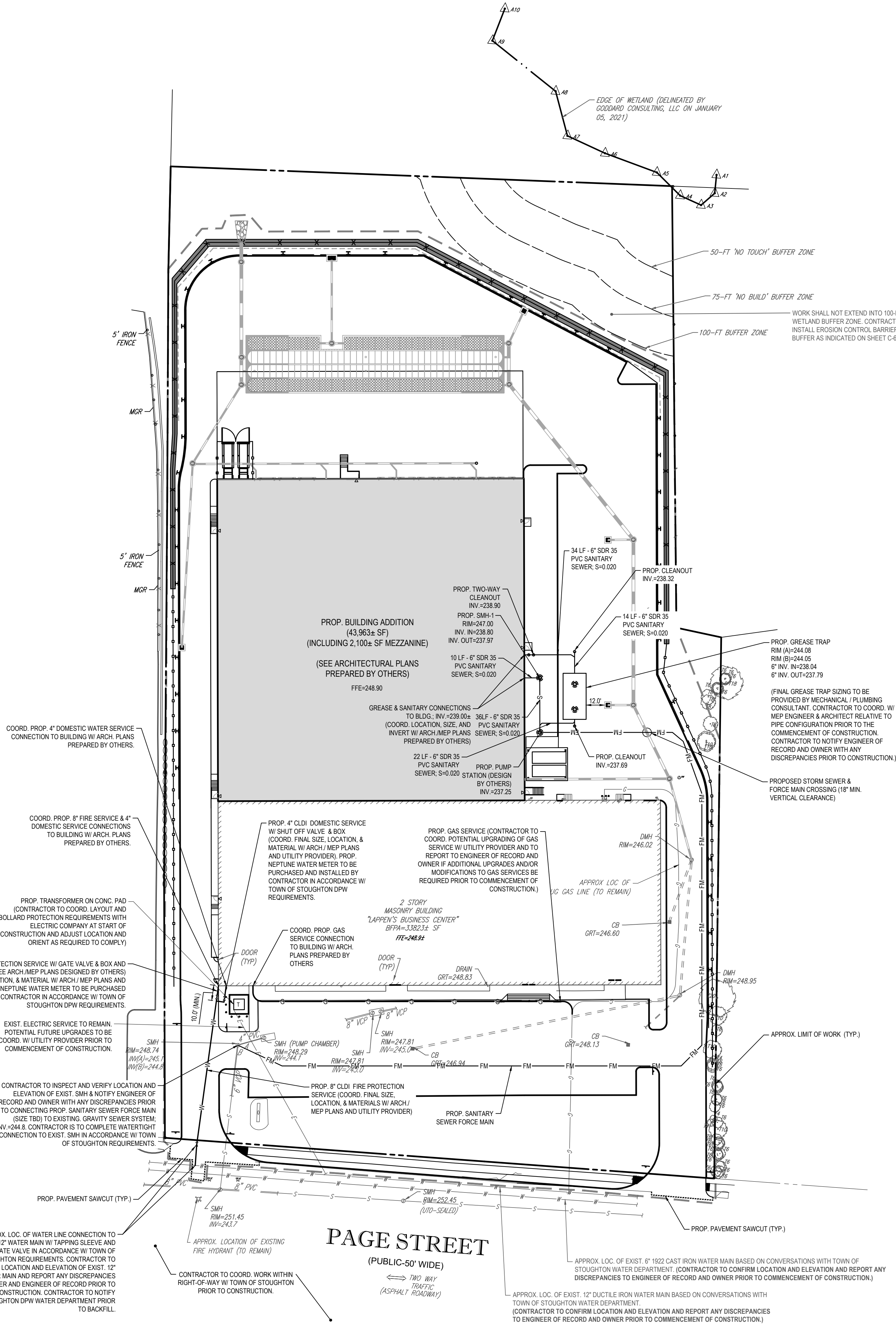
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UTILITY PLAN

SHEET NUMBER:

C-501

REVISION 2 - 06/25/2021

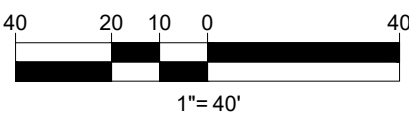


PAGE STREET

(PUBLIC-50' WIDE)

← TWO WAY TRAFFIC (ASPHALT ROADWAY) →

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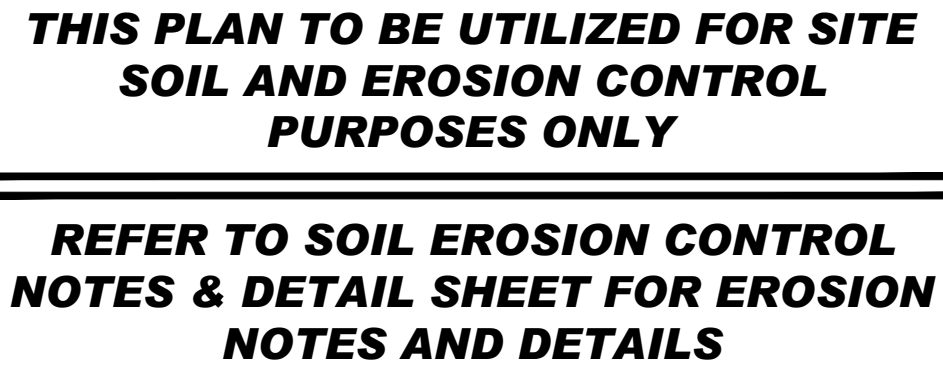
06/25/2021
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

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\\BOHLER\ENG\NETSH\SHARES\MA\PROJECTS\W201246\DRAWINGS\PLAN SET\REV\W201246-CVL-2.dwg - LAYOUT: C-501-UTL



REVISION 2 - 06/25/2021

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DATE: 04/15/2021
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PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR —



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SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-601

REVISION 2 - 06/25/2021



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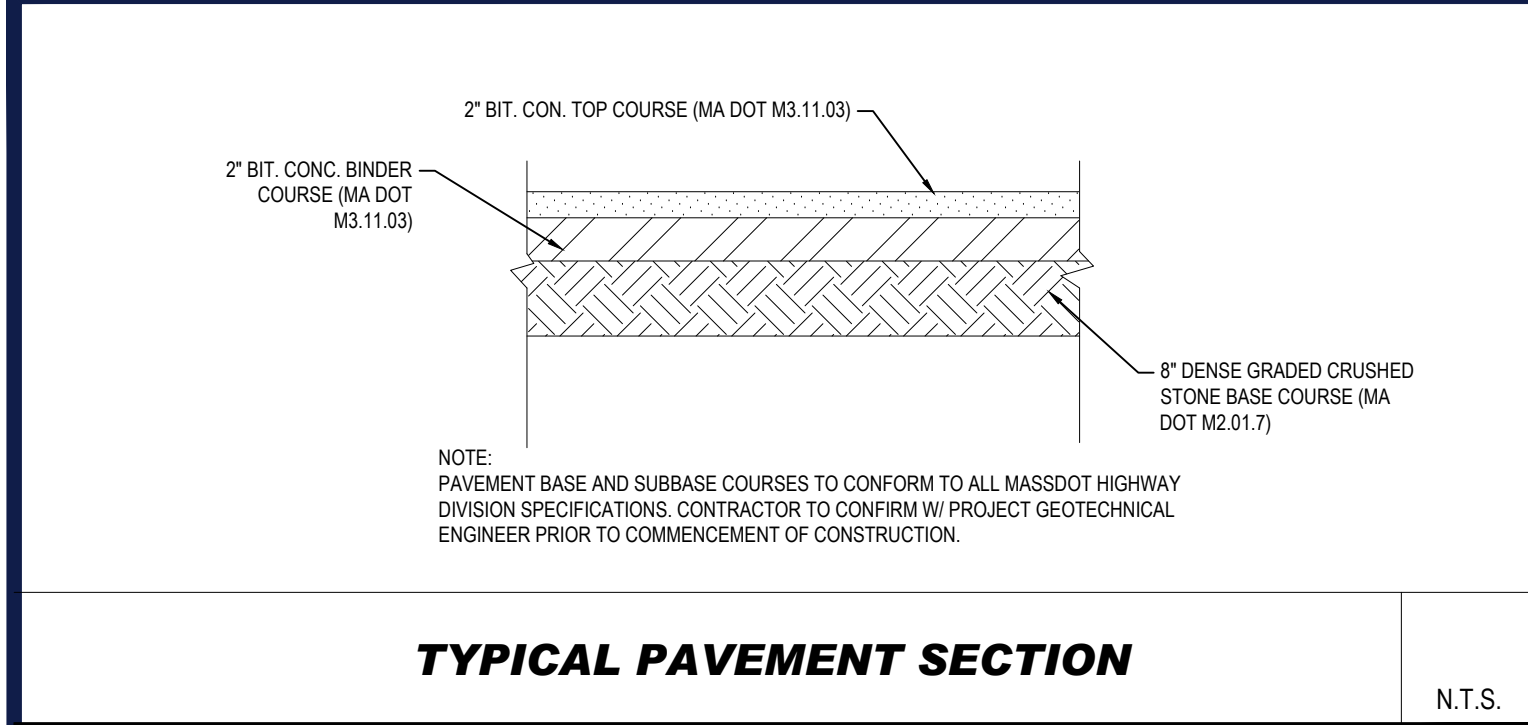
DATE _____

GERRY L. HOLDRIGHT, PLS

MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #492

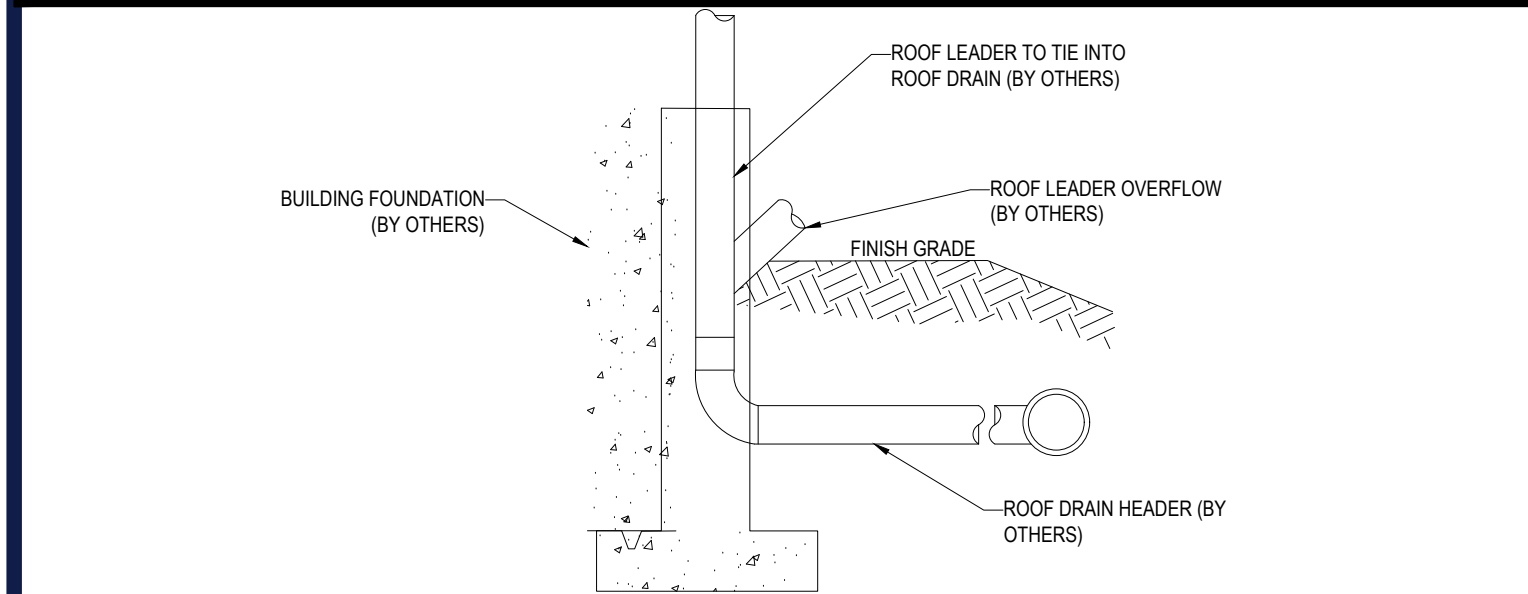


REVISION 2 - 06/25/2021



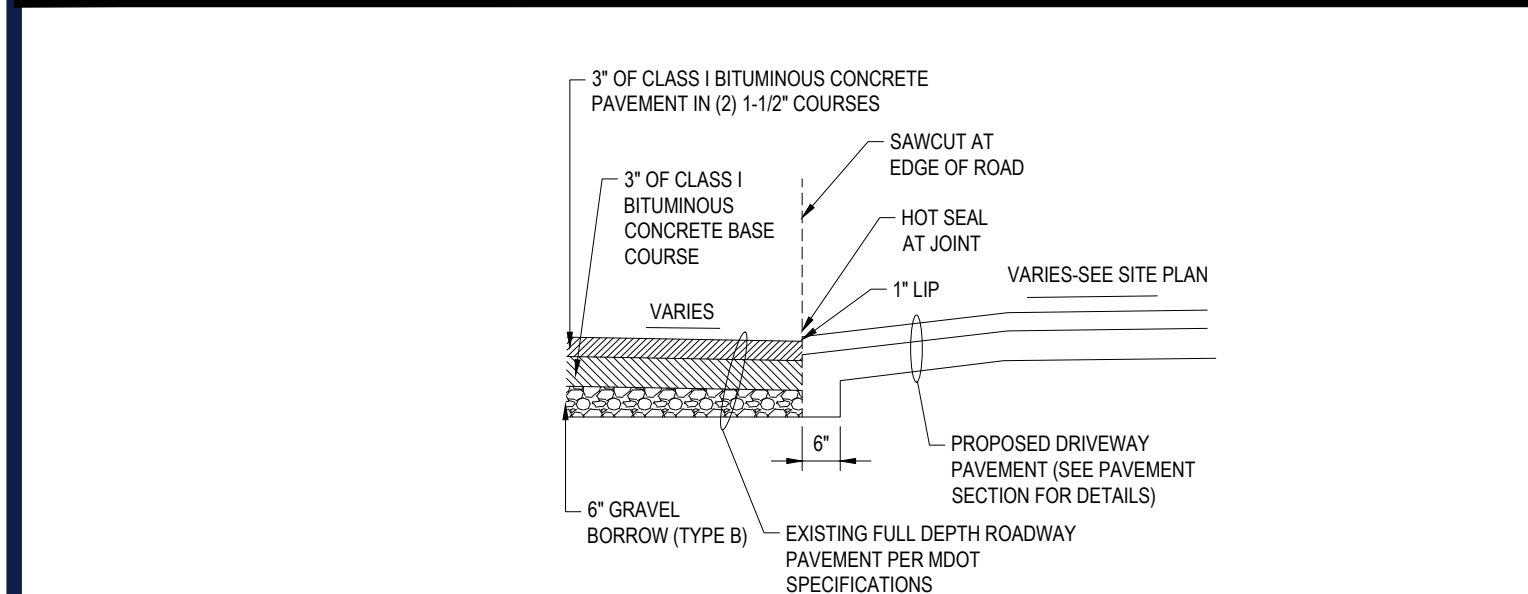
TYPICAL PAVEMENT SECTION

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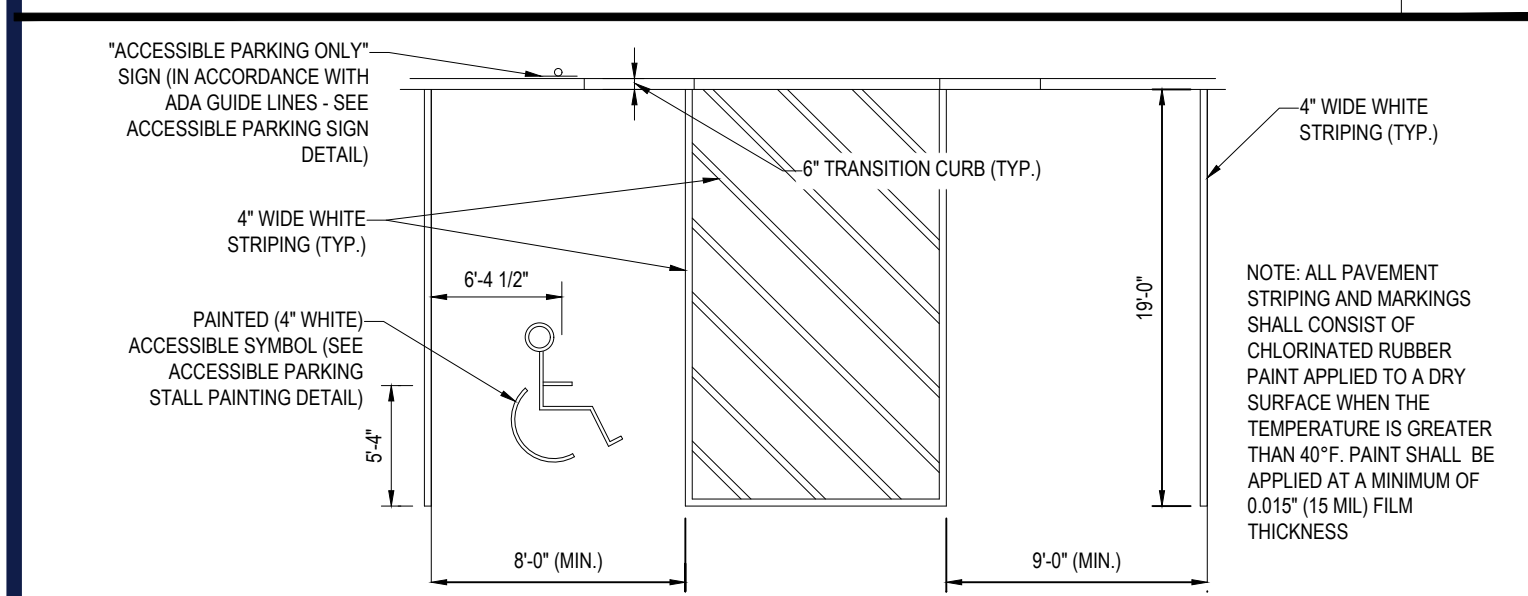
ROOF LEADER CONNECTION

N.T.S.



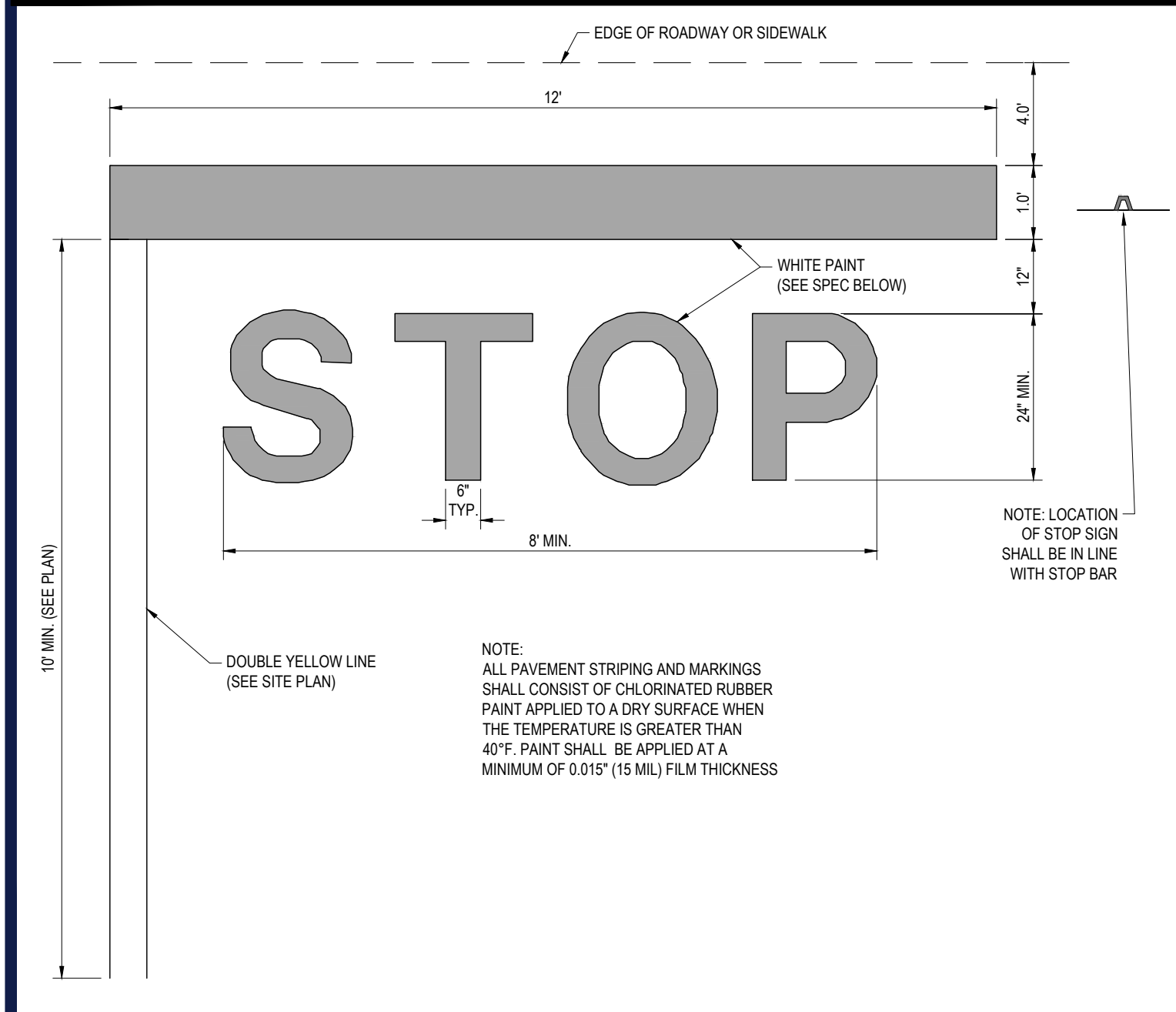
DRIVEWAY CONSTRUCTION

N.T.S.



ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL

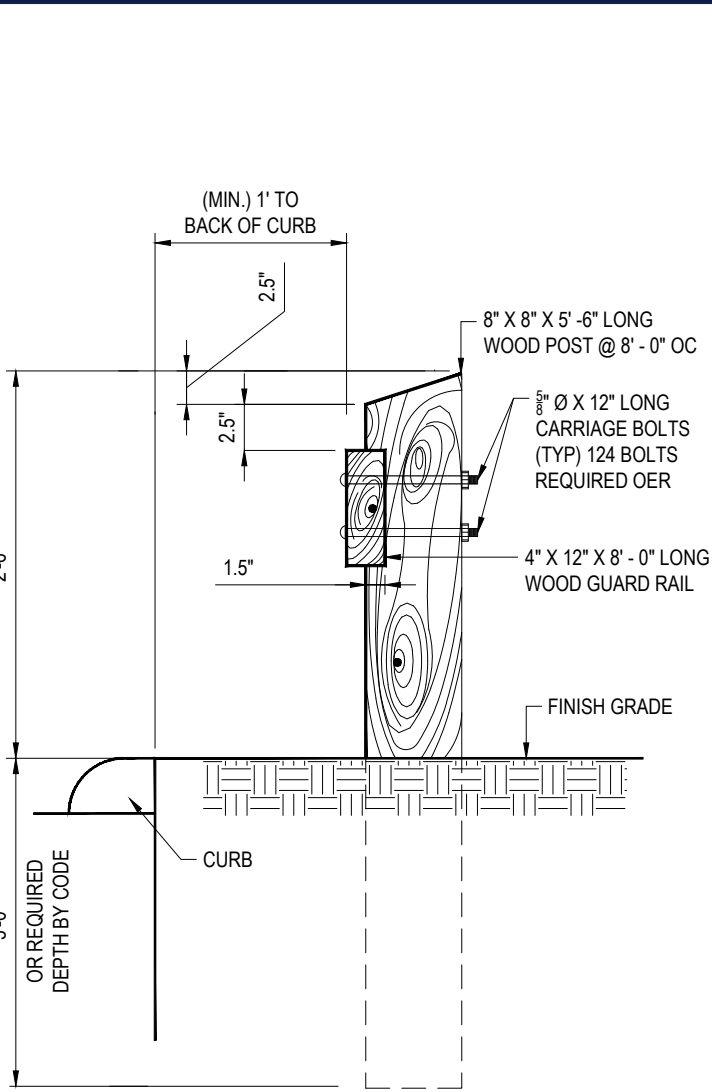
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'STOP' BAR DETAIL

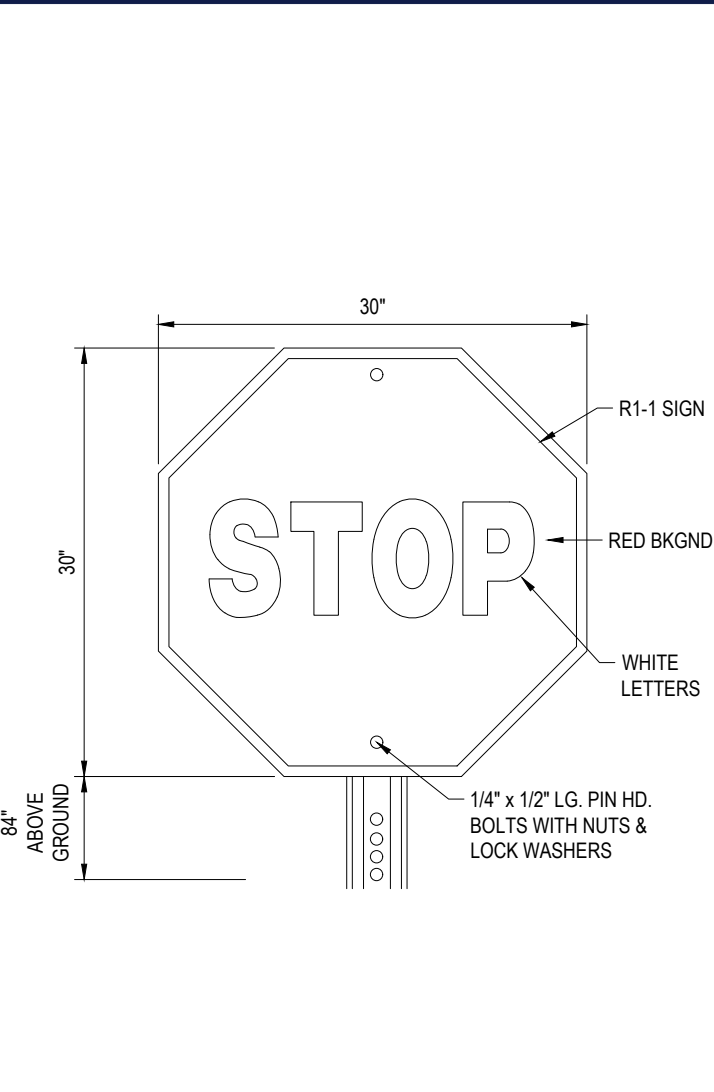
N.T.S.

18|BOHLER|ENG|NET|SHARES|MA|PROJECT|20|W201246|DRAWINGS|PLAN|SET|S|REV|W201246-CVL-2-----LAYOUT|C-901-DETL



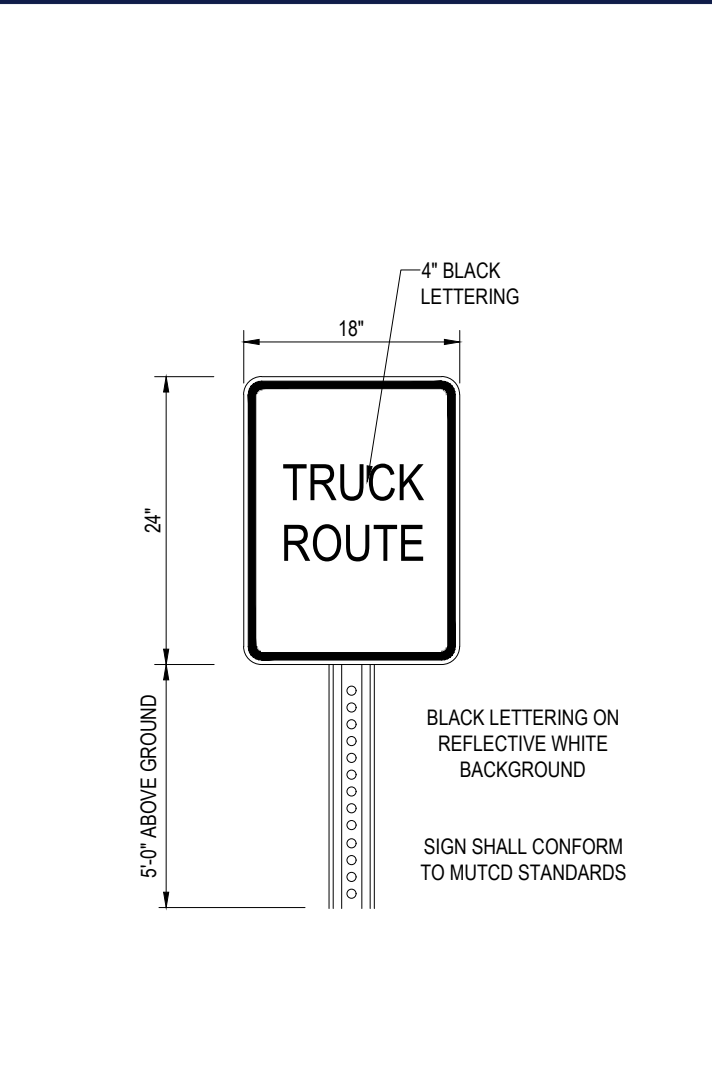
WOOD GUIDERAIL

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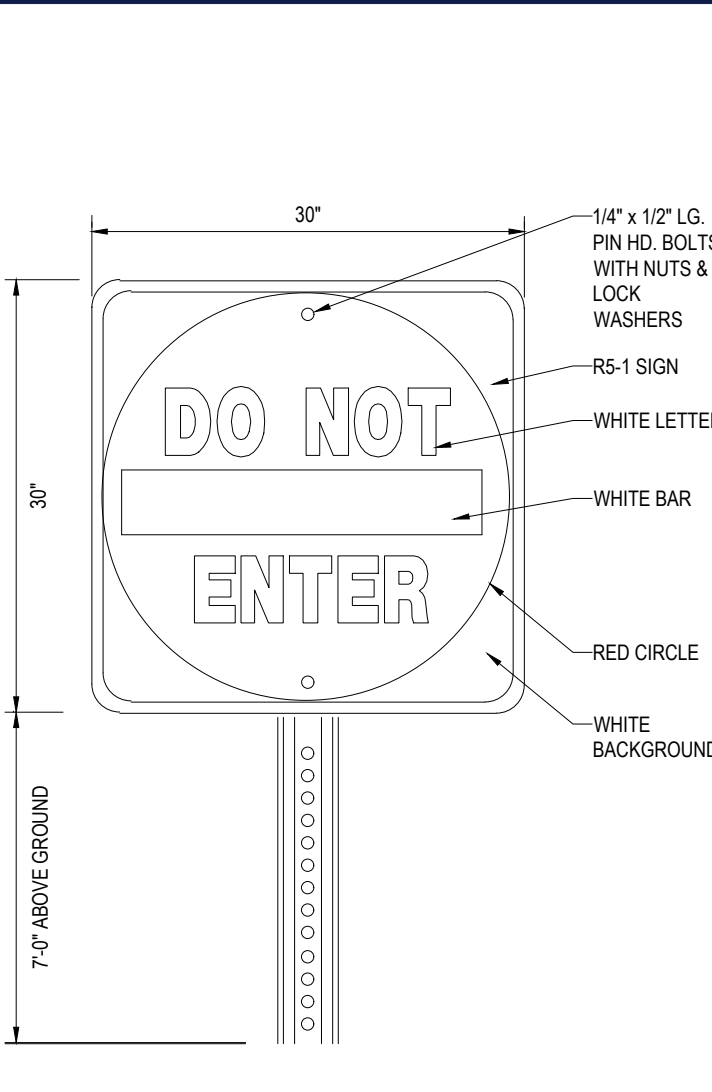
STOP SIGN

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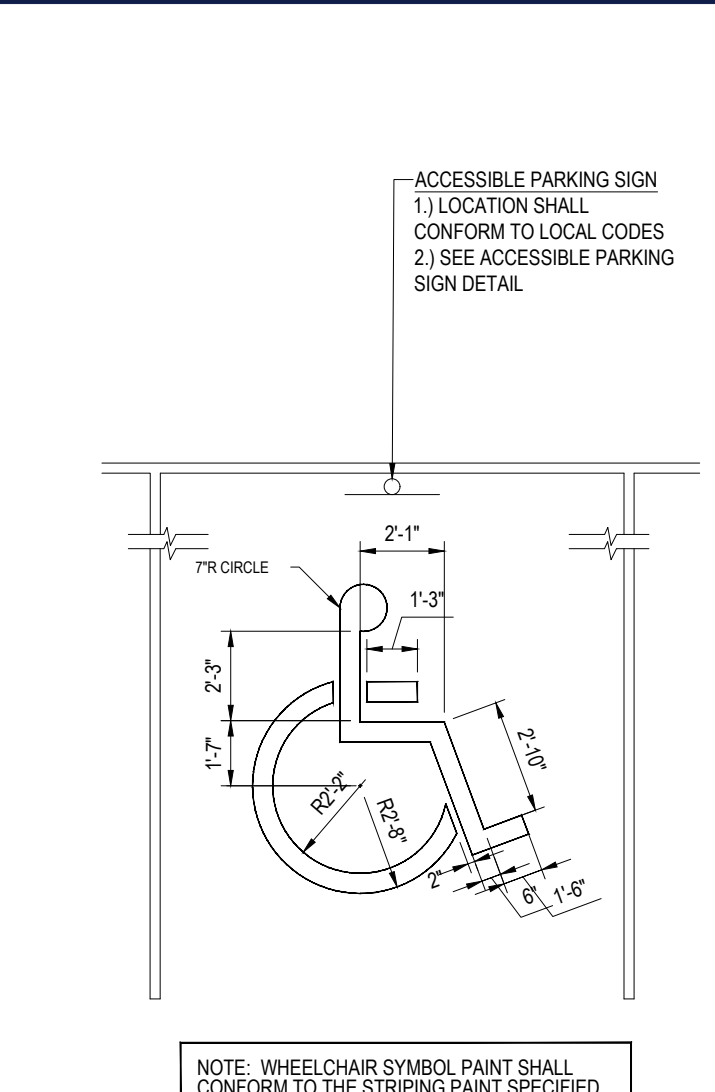
"TRUCK ROUTE" SIGN

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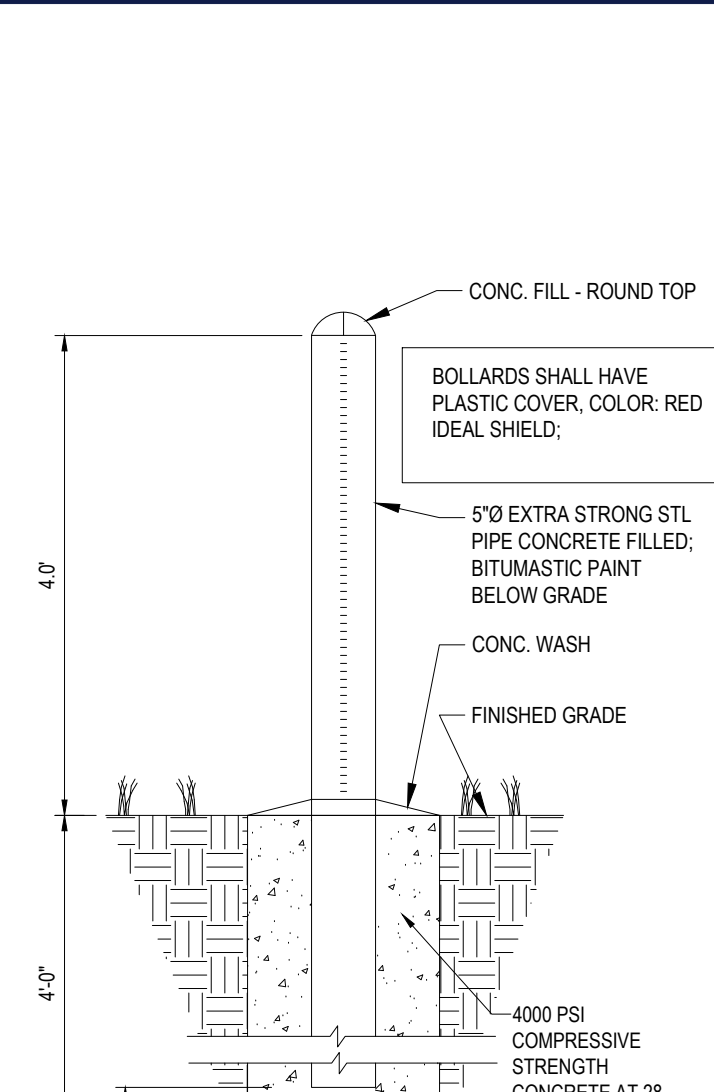
"DO NOT ENTER" SIGN

N.T.S.



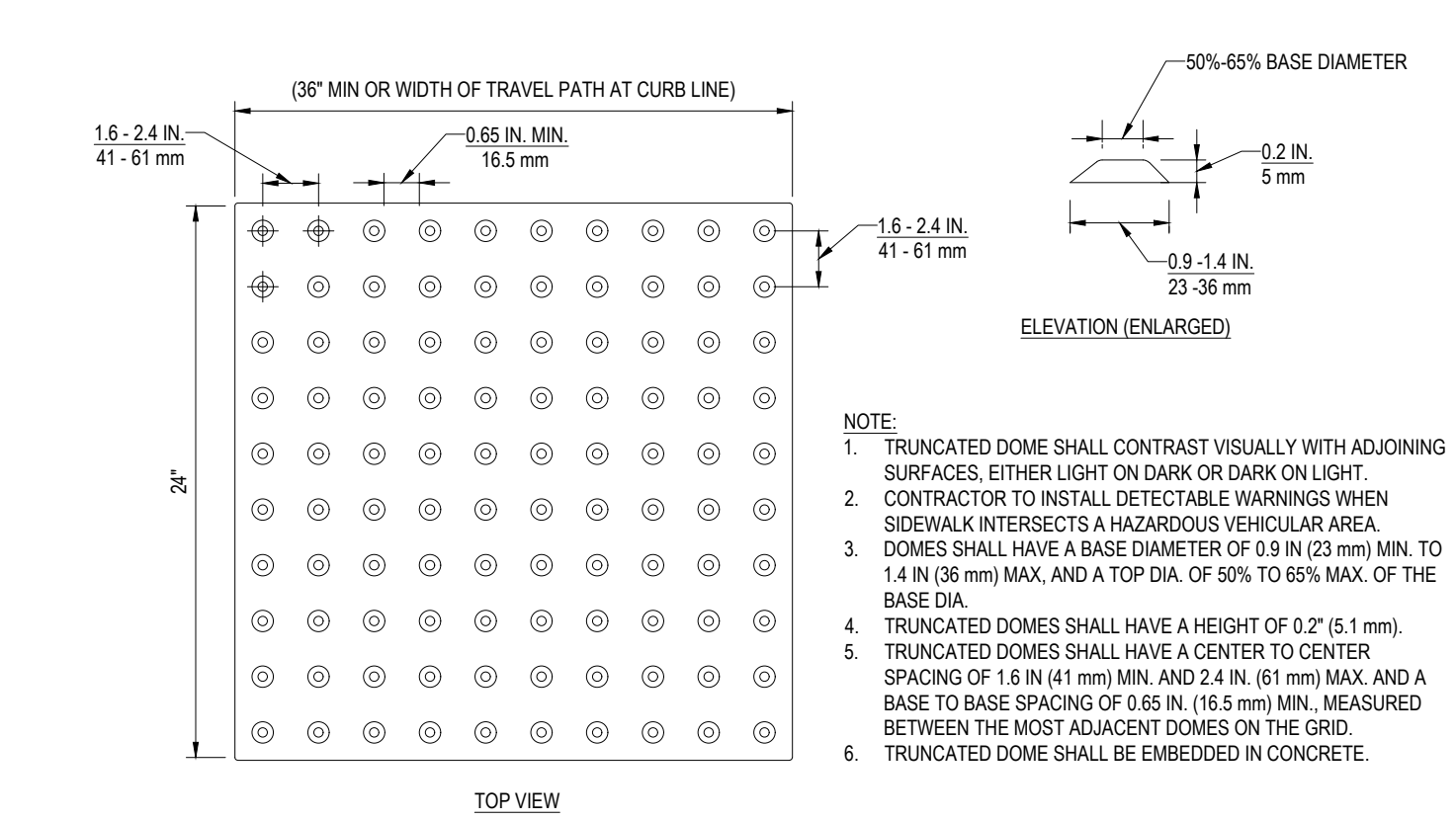
ACCESSIBLE PARKING STALL PAINTING DETAIL

N.T.S.



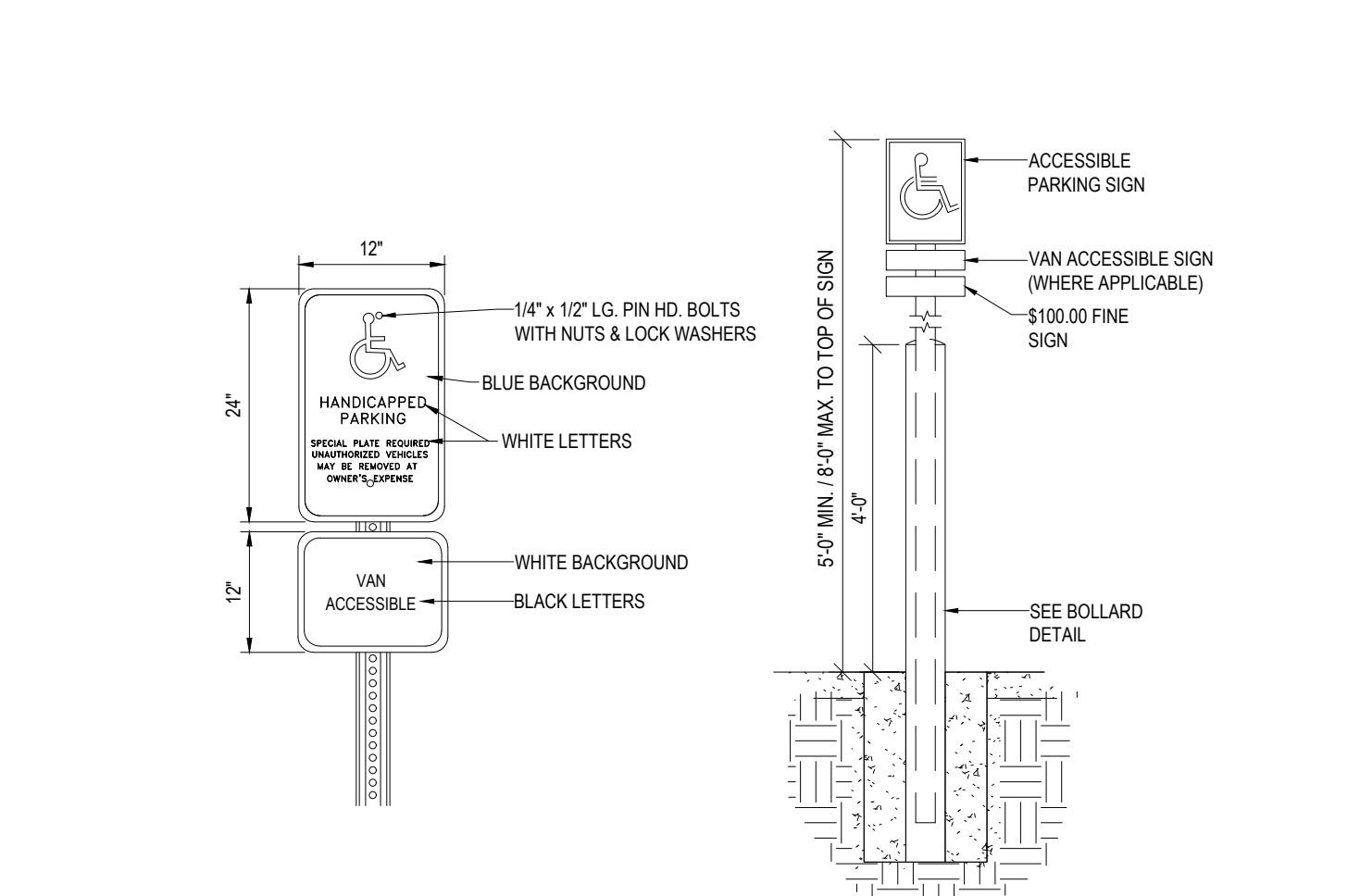
BOLLARD DETAIL

N.T.S.



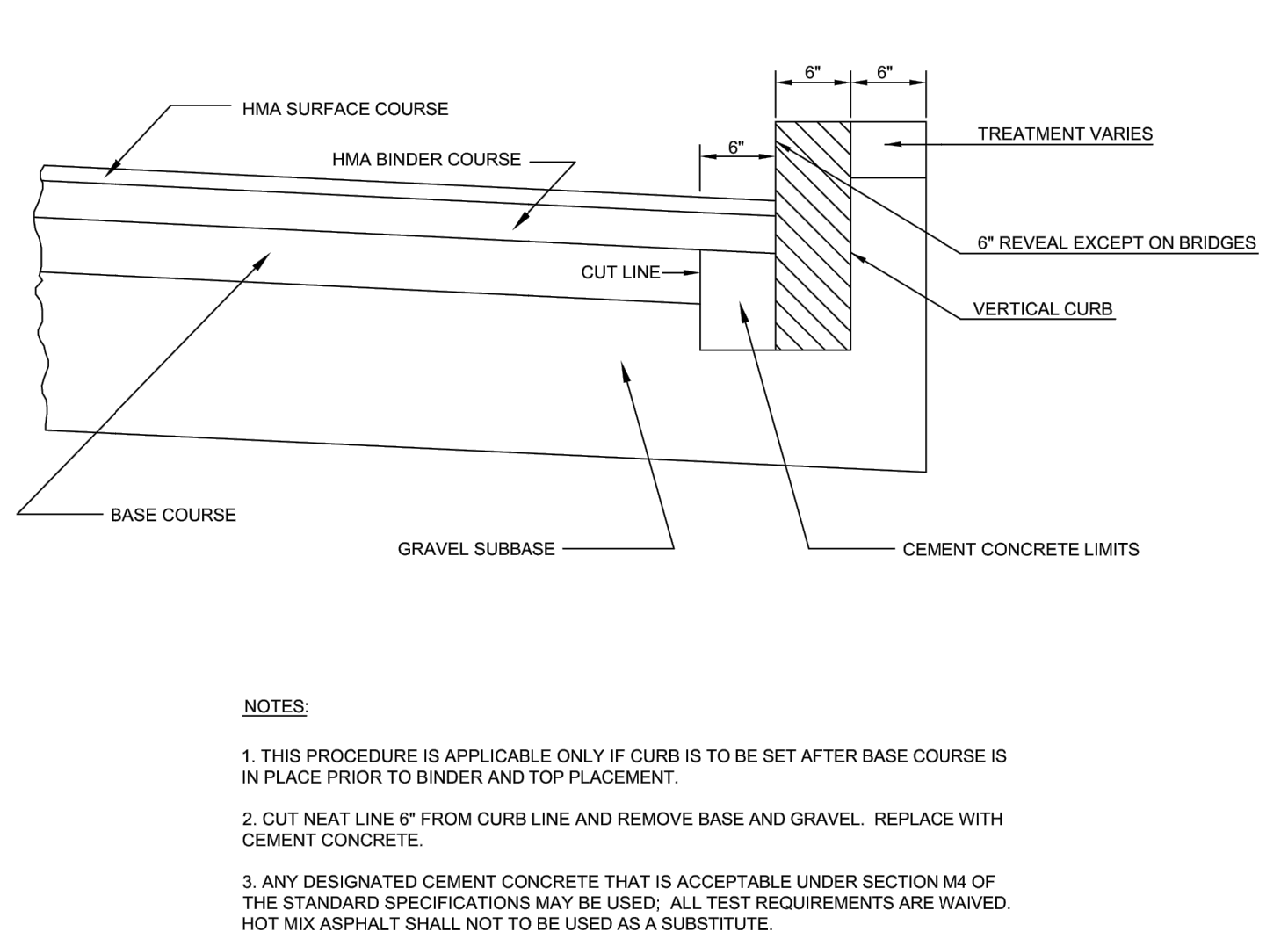
DETECTABLE WARNING PANEL DETAIL

N.T.S.



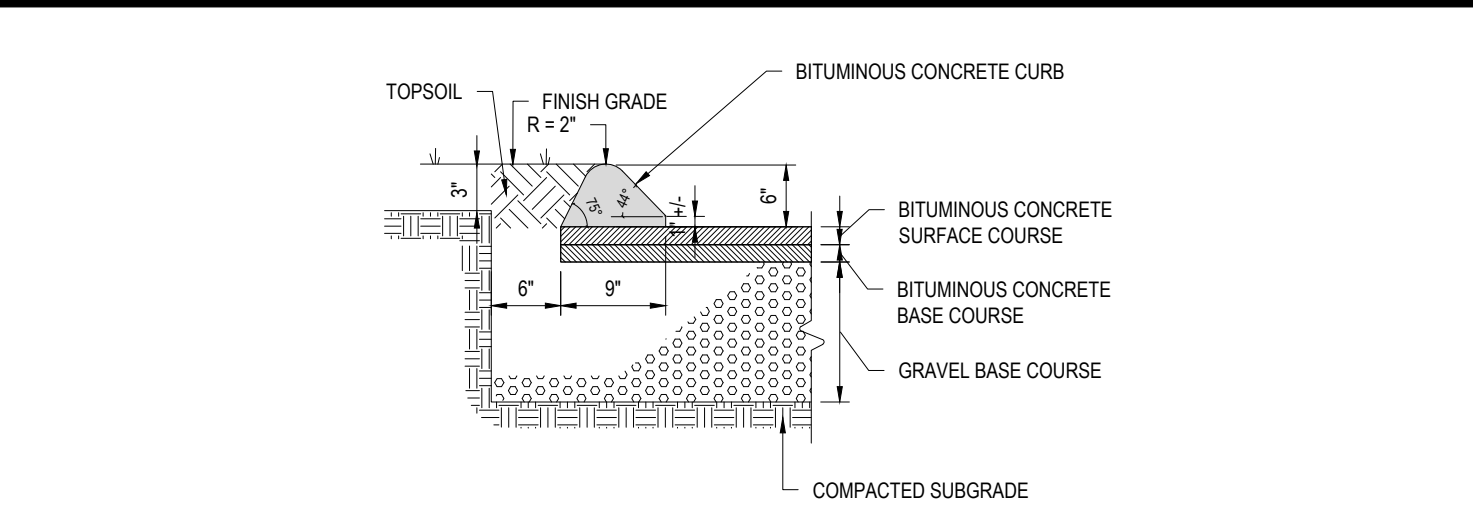
ACCESSIBLE PARKING SIGN W/ BOLLARD

N.T.S.



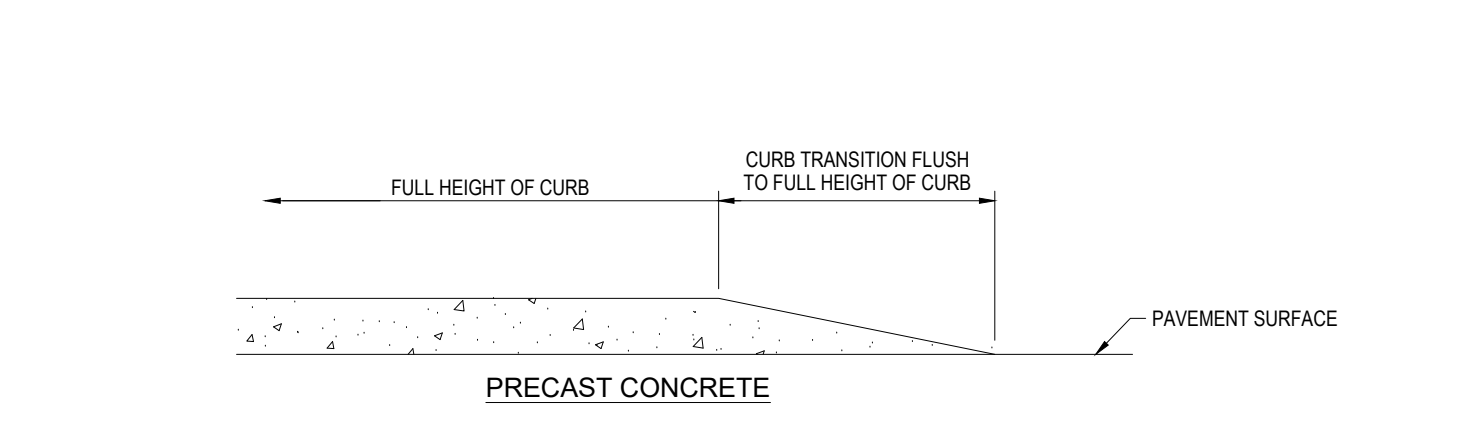
MASSDOT VERTICAL GRANITE CURB DETAIL

N.T.S.



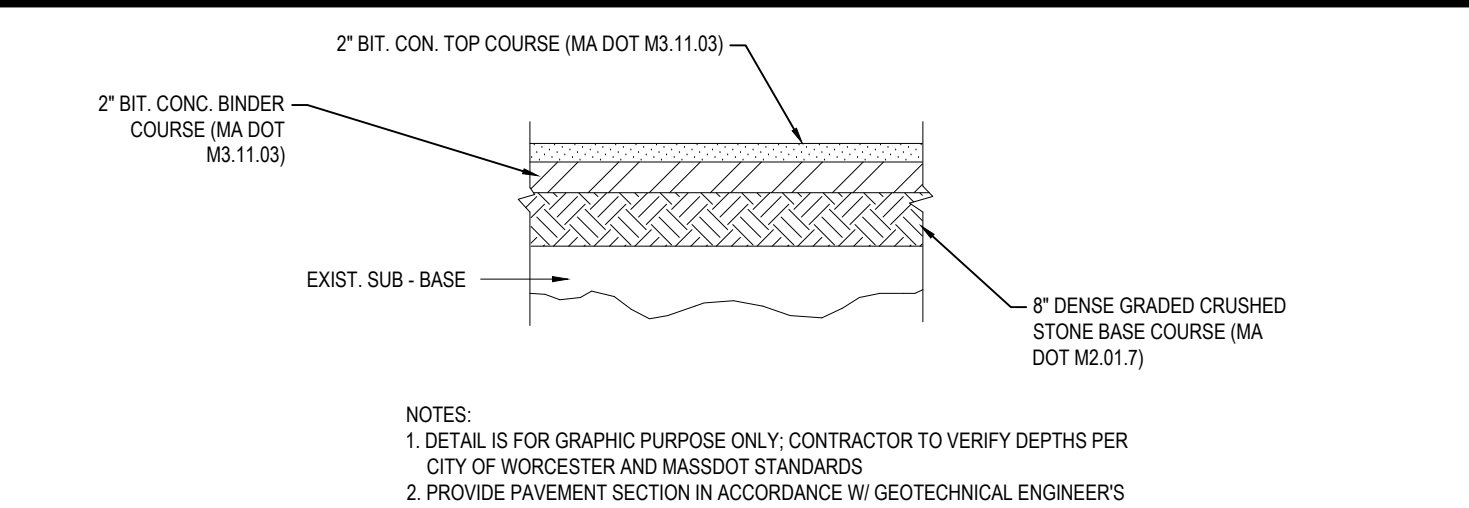
BITUMINOUS CONCRETE CURB

N.T.S.



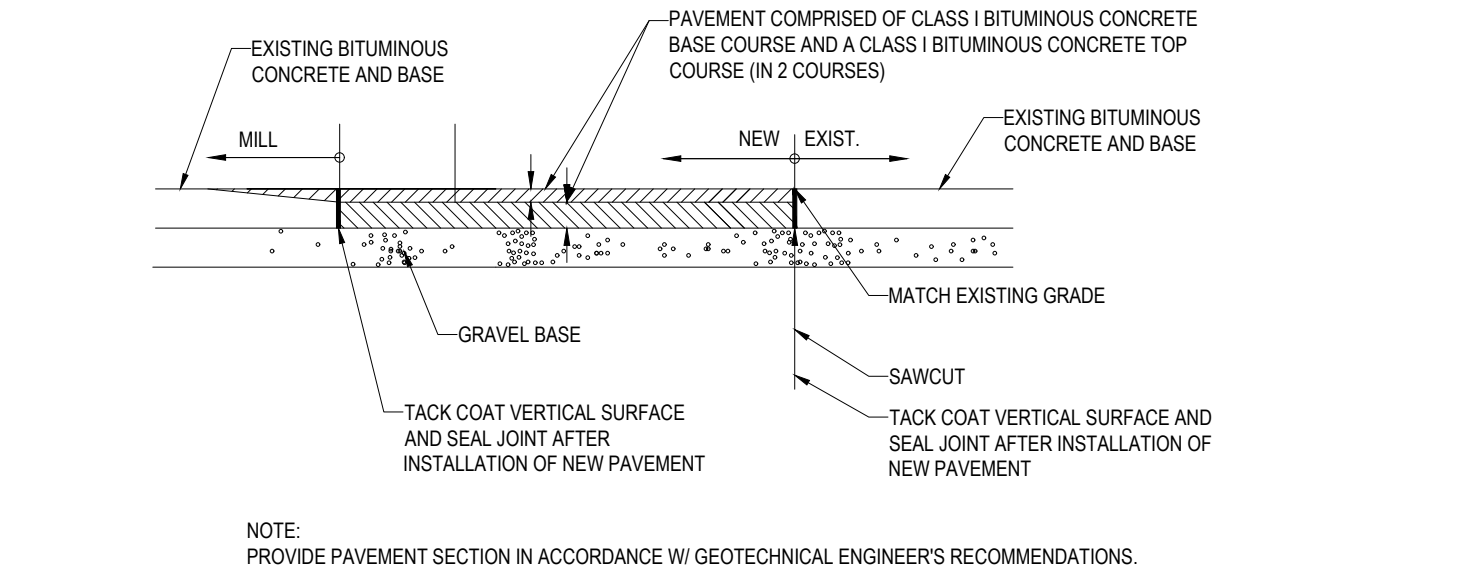
TRANSITION CURB

N.T.S.



TYPICAL ASPHALT SIDEWALK SECTION

N.T.S.



ROADWAY PATCHING DETAIL

N.T.S.

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LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
SUSTAINABLE DESIGN
PERMITTING SERVICES
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DATE: 04/15/2021
CAD I.D.: W201246-CVL-2

PROPOSED SITE PLAN DOCUMENTS

FOR

CMC

Design+Build

PROPOSED DEVELOPMENT
MAP #95, LOTS #39 & #40
421 PAGE STREET
TOWN OF STOUGHTON
NORFOLK COUNTY,
MASSACHUSETTS

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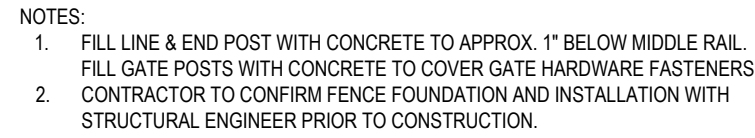
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SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
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J.A. KUOICH
Professional Engineer
MA License No. 26177
NEW HAVEN, CT 06511
PHONE: (203) 555-1576
FAX: (203) 555-1576
MAINE LICENSE No. 12553

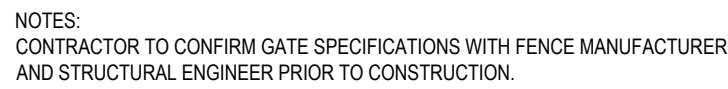
SHEET TITLE:
DETAIL SHEET

SHEET NUMBER:
C-901

REVISION 2 - 06/25/2021



N.T.S.



N.T.S.



N.T.S.



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DRAWN BY: EKF
CHECKED BY: AF
DATE: 04/15/202
CAD I.D.: W201246-CVL-

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

— FOR



PROPOSED DEVELOPMENT

**MAP #95, LOTS #39 & #40
421 PAGE STREET
TOWN OF STOUGHTON
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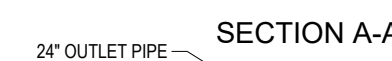
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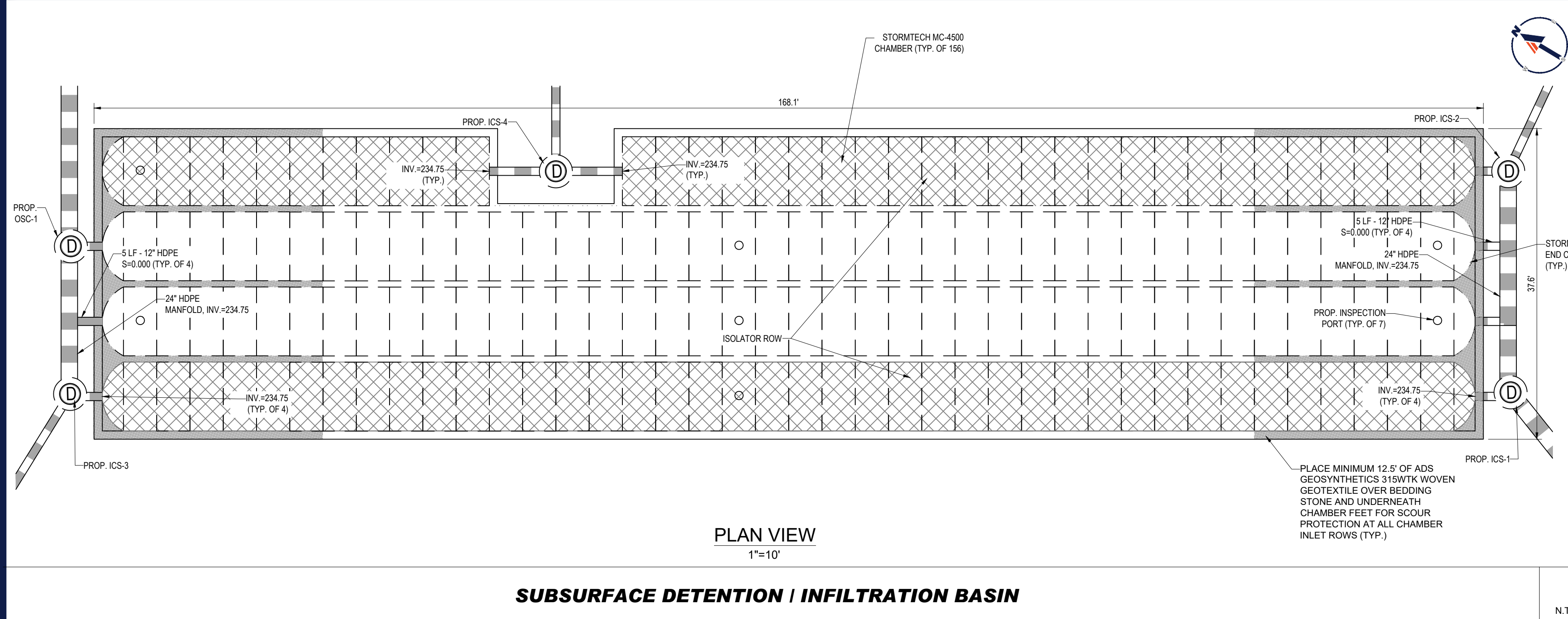
**DETAIL
SHEET**

SHEET NUMBER:

C-903

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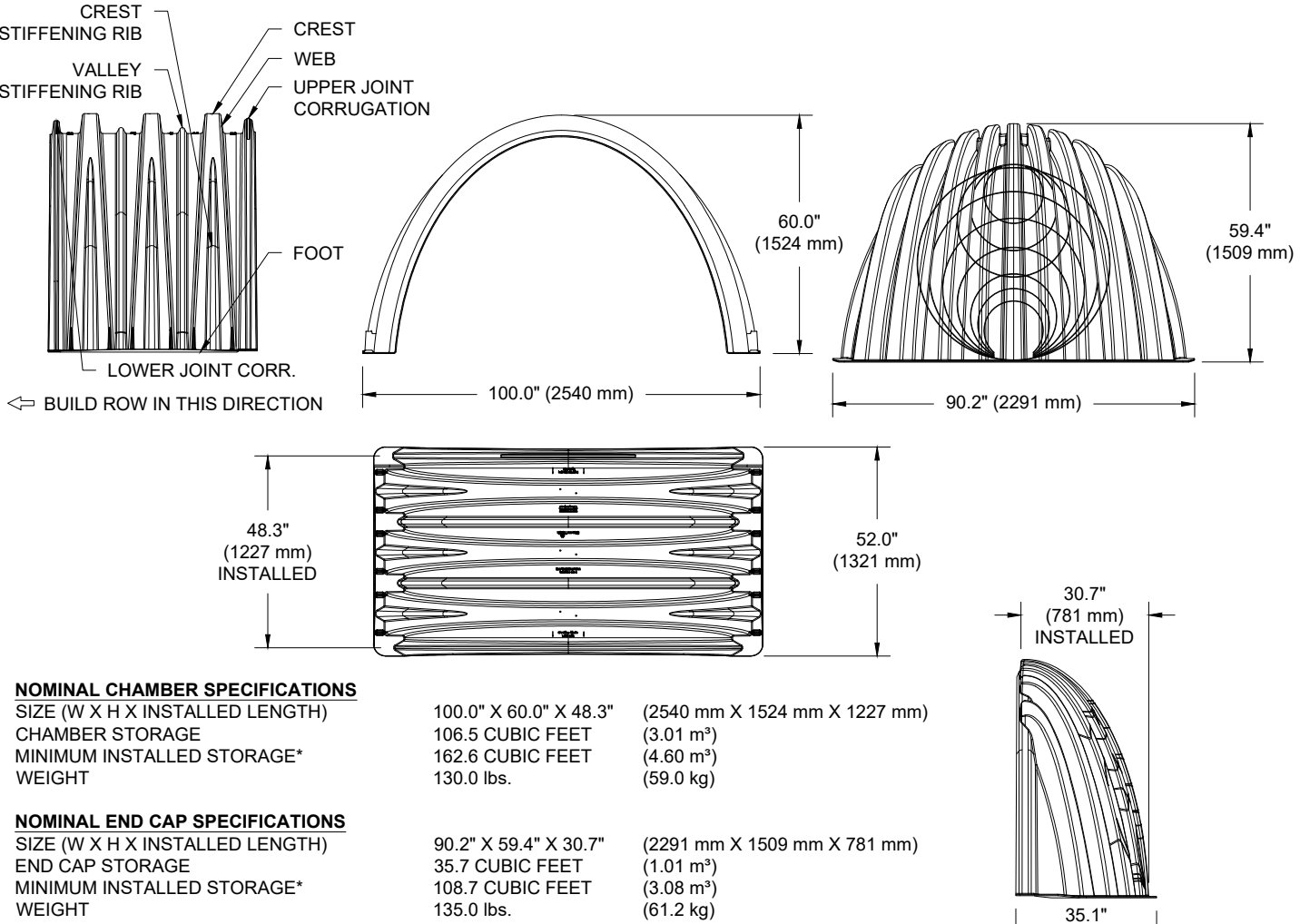


SUBSURFACE DETENTION / INFILTRATION BASIN

N.T.S.

STORMTECH MC-4500 TYPICAL SECTION DETAIL

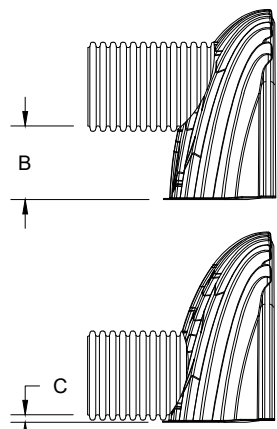
N.T.S.



PART #	STUB	B	C
MC4500REPE08T	6" (150 mm)	42.54" (1,081 mm)	0.86" (22 mm)
MC4500REPE08B	...	40.50" (1,029 mm)	...
MC4500REPE08T	8" (200 mm)	...	1.01" (26 mm)
MC4500REPE08B	...	38.37" (975 mm)	...
MC4500REPE10T	10" (250 mm)	...	1.33" (34 mm)
MC4500REPE10B	...	35.69" (907 mm)	...
MC4500REPE12T	12" (300 mm)	...	1.55" (39 mm)
MC4500REPE12B	...	32.72" (831 mm)	...
MC4500REPE15T	15" (375 mm)	...	1.70" (43 mm)
MC4500REPE15B	...	29.36" (746 mm)	...
MC4500REPE18T	18" (450 mm)	...	1.97" (50 mm)
MC4500REPE18B	...	23.05" (585 mm)	...
MC4500REPE24T	24" (600 mm)	...	2.26" (57 mm)
MC4500REPE24B	...	30" (750 mm)	...
MC4500REPE30B	30" (750 mm)	...	2.95" (75 mm)
MC4500REPE36B	36" (900 mm)	...	3.25" (83 mm)
MC4500REPE42B	42" (1050 mm)	...	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL.

CUSTOM PRECURED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (305-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.



N.T.S.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. NO COMPACTION REQUIRED.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{1, 2}
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{1, 2}

PLEASE NOTE:

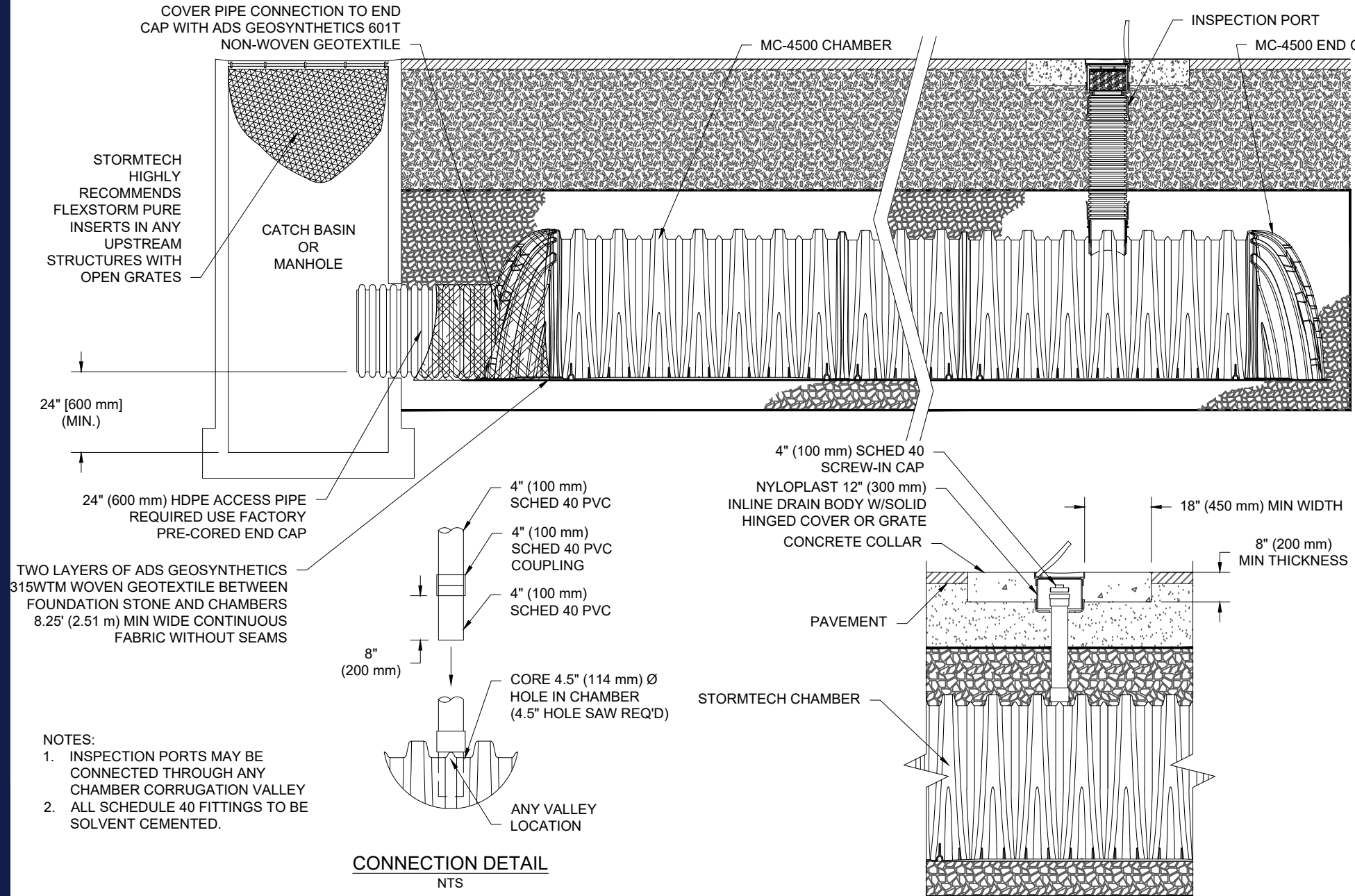
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

STORMTECH MC-4500 FILL CONDITIONS

N.T.S.

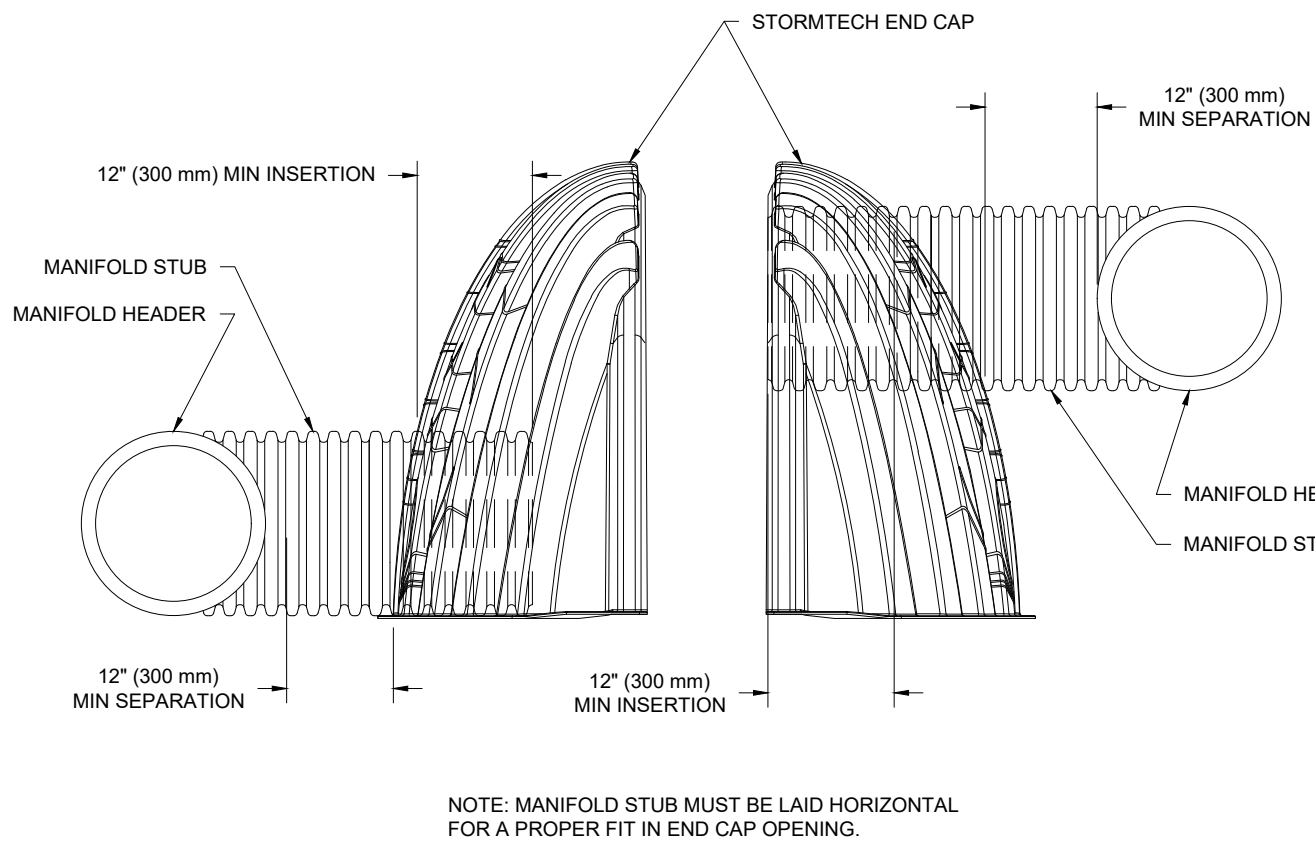
STORMTECH MC-4500 INSPECTION PORT DETAIL

N.T.S.



STORMTECH MC-4500 ISOLATOR ROW DETAIL

N.T.S.

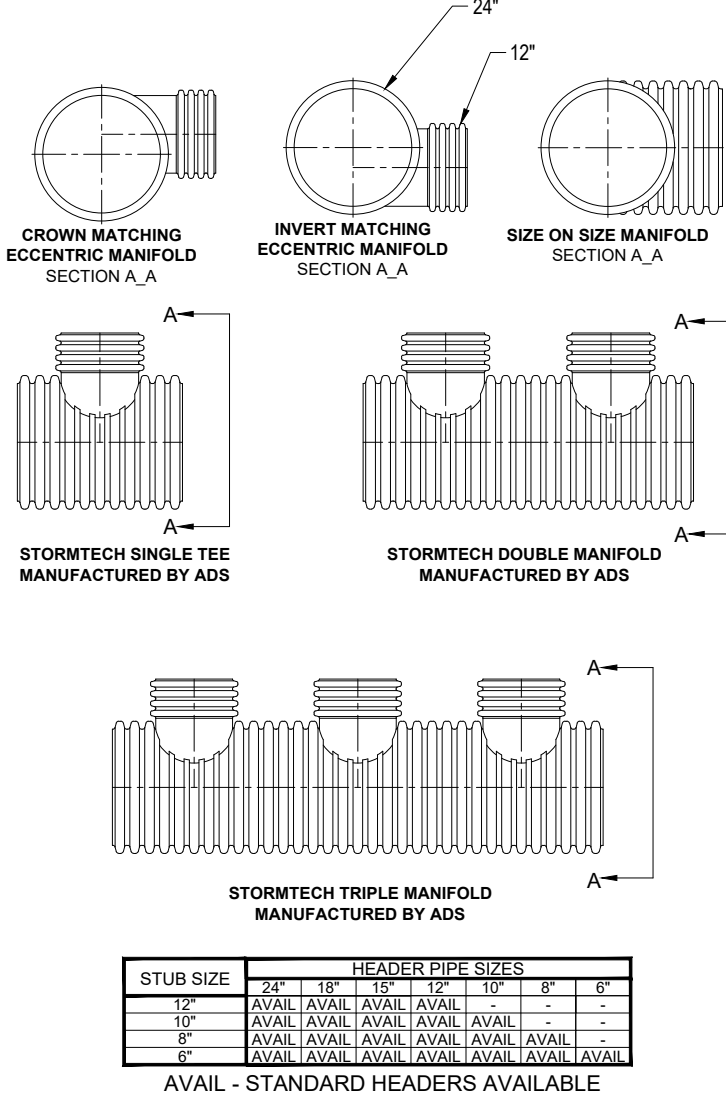


STORMTECH MC-SERIES END CAP INSERTION DETAIL

N.T.S.

STORMTECH MC-SERIES MANIFOLDS

N.T.S.



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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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DRAWN BY: EKR
CHECKED BY: AFT
DATE: 04/15/2021
CAD LID: W201246-CVL-2

PROPOSED SITE PLAN DOCUMENTS

FOR

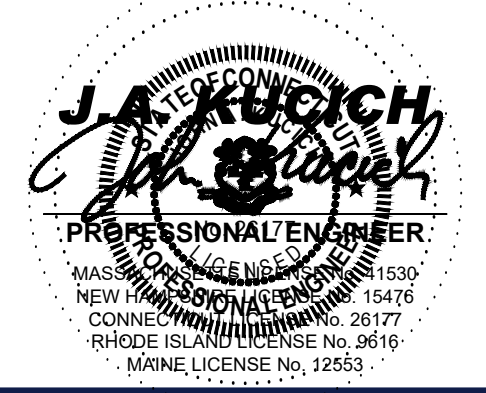


PROPOSED DEVELOPMENT

MAP #95, LOTS #39 & #40
421 PAGE STREET
TOWN OF STOUGHTON
NORFOLK COUNTY,
MASSACHUSETTS



352 TURNPIKE ROAD
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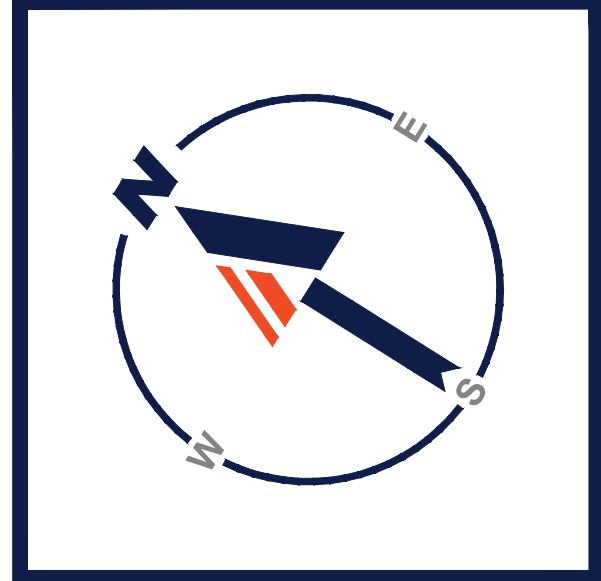
SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

C-904

REVISION 2 - 06/25/2021



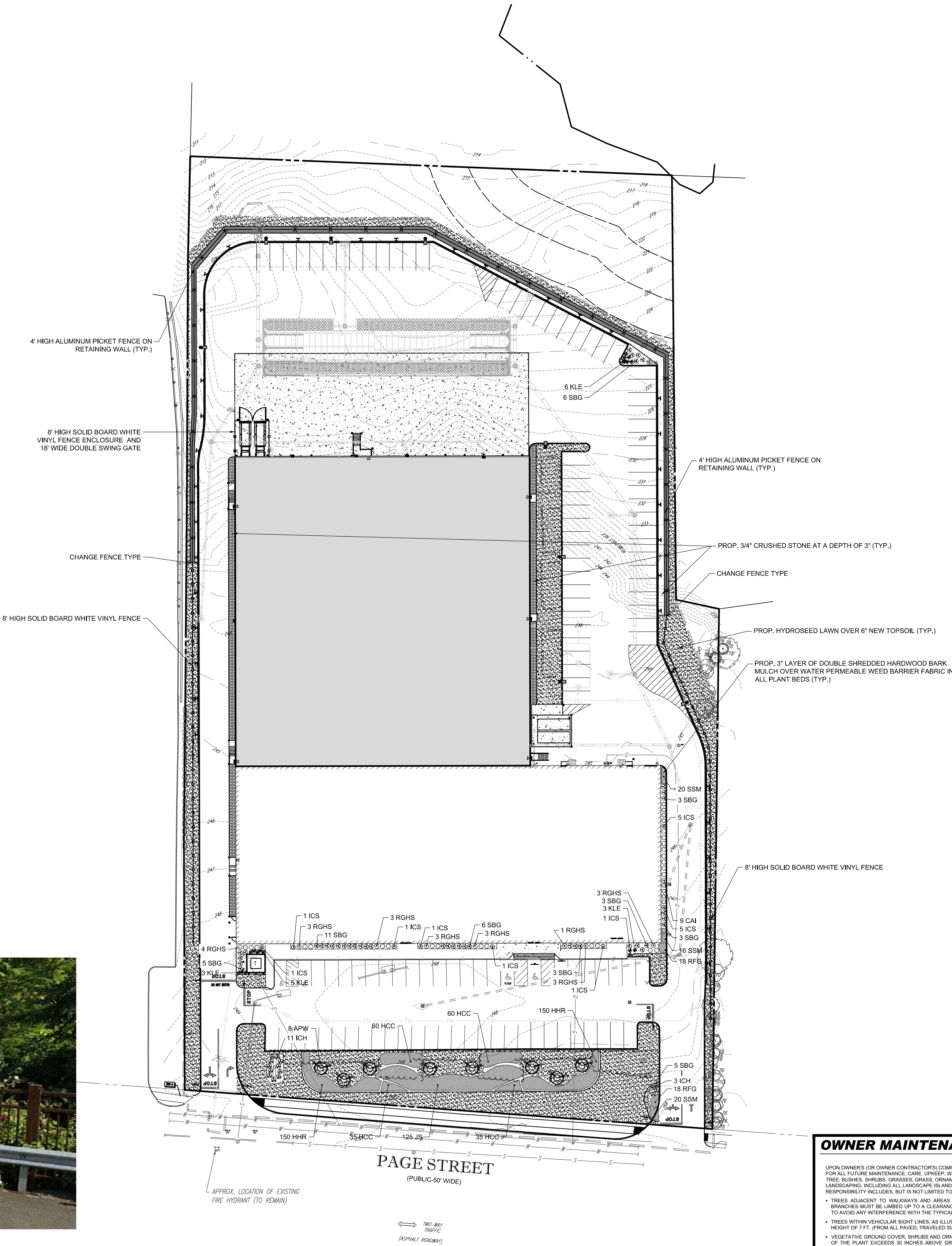
8' HIGH SOLID BOARD VINYL FENCE
(COLOR TO BE WHITE)



4' HIGH ALUMINUM PICKET FENCE
(TYPE, STYLE AND COLOR TO MATCH EXISTING FENCE SHOWN ABOVE LOCATED ON ADJACENT PROPERTY)

REPRESENTATIVE FENCE IMAGES

nts



TOWN OF STOUGHTON LANDSCAPE REQUIREMENTS		
SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
SECTION 6: 6.4.4.	1. THERE SHALL BE NO CUTTING OF TREES LARGER THAN 6" IN DIAMETER (DIAMETER MEASURED AT 5' ABOVE GRADE), AND NO WHOLESALE CLEARING OF TREES IN EXCESS OF 20' TALL FROM ANY LARGER THAN 3,000 SF UNLESS SPECIAL PERMIT IS GRANTED BY THE PLANNING BOARD.	SPECIAL PERMIT REQUESTED
SECTION 6: 6.4.5.	4. OBJECTIONABLE FEATURES (SUCH AS DUMPSTERS, TRASH COMPACTORS, GREASE TRAPS, CONTAINERIZED STORAGE) ON SITE SHALL BE SCREENED FROM NEIGHBORING PROPERTIES.	PROVIDED
SECTION 6: 6.4.5.	5. PARKING LOT AREAS PROPOSED FOR A SITE MUST BE ADEQUATELY LANDSCAPED TO GIVE RELIEF FROM THE VISUAL IMPACTS OF AN EXPANSE OF IMPERVIOUS SURFACE.	PROVIDED
SECTION 6: 6.4.6.	STANDARDS FOR LANDSCAPING. THE FOLLOWING SHALL APPLY: 1. FOUNDATION PLANTINGS AT ENTRY AND AT BUILDING FACADE FACING ROADWAY. 2. PARKING LOT INTERIOR (SUCH AS PLANTING ISLANDS) 3. SCREENING PARKING AREAS, LOADING AREAS, RUBBISH REMOVAL BINS 4. STREET LINE PLANTINGS, AND PERIMETER LOT LINE PLANTINGS	PROVIDED WHERE POSSIBLE
SECTION 6: 6.4.7.	1. PARKING LOTS WITH 20 OR MORE SPACES SHOULD BE SCREENED ALONG THE PERIMETER FROM ADJUTING PROPERTIES AND THE STREET. 2. FOR PARKING LOTS WITH 40 OR MORE SPACES, AN AREA EQUIVALENT TO AT LEAST 15% OF THE AREA OF THE PARKING LOT SHOULD BE CONSTRUCTED AND LANDSCAPED IN THE INTERIOR OF THE PARKING LOT. THE LANDSCAPED AREA SHOULD BE EVENLY DISTRIBUTED WITHIN THE PARKING LOT AND SHOULD BE AT LEAST 25' IN AREA WITH NO DIMENSION LESS THAN 5'.	PROVIDED REQUIRED: 15% OF THE INTERIOR OF PARKING LOTS TO BE LANDSCAPED. PROVIDED: 33% OF INTERIOR IS LANDSCAPED

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
ORNAMENTAL TREES					
APW	8	ACER PALMATUM DISSECTUM 'GARNET'	GARNET® WEeping JAPANESE MAPLE	3-4" HT.	B-8
SUBTOTAL:	8				
DECIDUOUS SHRUBS					
CAI	9	CORNUS ALBA 'IVORY HALO'	VARIEGATED RED TWIG DOGWOOD	2-3" HT.	B-8
SBG	45	SPIRAEA X BUNALDA 'GOLDFLAME'	GOLD FLAME SPIREA	24-30" HT.	CONTAINER
SUBTOTAL:	54				
EVERGREEN SHRUBS					
ICH	14	ILEX CRENATA 'HELLER'	HELLER JAPANESE HOLLY	24-30" HT.	B-8
ICS	17	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	30-36" HT.	B-8
KLE	17	KALMIA LATIFOLIA 'ELF'	ELF MOUNTAIN LAUREL	24-30" HT.	CONTAINER
RGHS	23	RHODODENDRON X GIRARD 'GIRARD HOT SHOT'	GIRARD HOT SHOT AZALEA	24-30" HT.	CONTAINER
SUBTOTAL:	71				
GROUND COVERS					
JS	78	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	24-30" SPRD.	CONTAINER
SUBTOTAL:	78				
PERENNIALS					
HCC	530	HEMEROCALLIS 'CHERRY CHEEKS'	CHERRY CHEEKS DAYLILY	12-18" HT.	CONTAINER
IHR	440	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	12-18" HT.	CONTAINER
RFG	36	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURMBLACK-EYED SUSAN	24-30" HT.	CONTAINER
SSM	56	SALVIA SUPERBA 'MAYNIGHT'	MAYNIGHT MEADOW SAGE	15-18" HT.	CONTAINER
SUBTOTAL:	1062				

SEED MIX KEY	
	PROPOSED HYDROSEED

OWNER MAINTENANCE RESPONSIBILITIES

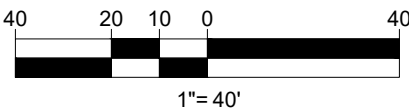
UPON OWNERS (OR OWNER CONTRACTORS) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION PLANTS, TREES, BURNES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND ACCESS/EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY**

**REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS**



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	06/16/2021	PER TOWNS COMMENTS	EKR
2	06/25/2021	PER PLANNING BOARD APPROVAL	KME

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W201246
DRAWN BY: EKR
CHECKED BY: AFT
DATE: 04/15/2021
CAD ID: W201246-LND-2

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

FOR

PROPOSED DEVELOPMENT
MAP #95, LOTS #39 & #40
421 PAGE STREET
TOWN OF STOUGHTON
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

SHEET TITLE:

**LANDSCAPE
PLAN**

SHEET NUMBER:

L-101

REVISION 2 - 06/25/2021

LEGAL DESCRIPTION

PARCEL 1

THE LAND IN STOUGHTON, NORFOLK COUNTY, MASSACHUSETTS, WITH THE BUILDINGS THEREON, SITUATED ON THE EASTERLY SIDE OF PAGE STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

WESTERLY BY PAGE STREET, 5 RODS;

SOUTHERLY BY LAND FORMERLY OF NANCY BISBEE, 24 RODS; EASTERLY BY SAID BISBEE

LAND, 5 RODS; AND NORTHERLY BY LAND FORMERLY OF ELISHA S. HAWES, 24 RODS.

PARCEL 2

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN STOUGHTON, NORFOLK COUNTY, MASSACHUSETTS, BEING SHOWN AS 1.60 ACRES ON A PLAN BY WALTER G. PRATT, DATED APRIL 25, 1949, RECORDED WITH NORFOLK DEEDS IN BOOK 2829, PAGE 587, AND BOUNDED AND DESCRIBED AS FOLLOWS:

WESTERLY BY PAGE STREET, 195 FEET;

NORTHERLY BY LAND NOW OR FORMERLY OF CHARLES ESTEN SOULE, 357.73 FEET;

EASTERLY BY LAND NOW OR FORMERLY OF H. AUSTIN AND RUTH A. EAGLES, AND BY LAND NOW OR FORMERLY OF HELEN M. HATFIELD, 195 FEET; AND

SOUTHERLY BY LAND NOW OR FORMERLY OF SAID HELEN M. HATFIELD, 358.40 FEET;

PARCEL 3

THE LAND IN STOUGHTON, NORFOLK COUNTY, MASSACHUSETTS, WITH THE BUILDINGS THEREON ON THE EASTERLY SIDE OF PAGE STREET, CONTAINING $\frac{3}{4}$ OF AN ACRE, AND BOUNDED:

BEGINNING ON PAGE STREET AT LAND FORMERLY OF SUSANNA BEALS;

THENCE RUNNING EASTERLY BY SAID BEALS LAND, FORMERLY BY A WALL AND BY LAND FORMERLY OF JEFFERSON FITTS, 24 RODS;

THENCE RUNNING SOUTHEASTERLY AT A RIGHT ANGLE BY LAND FORMERLY OF THE HEIRS OF OTIS BISBEE, 5 RODS TO A STAKE;

THENCE RUNNING WESTERLY BY A LINE PARALLEL WITH THE FIRST COURSE AND BY LAND FORMERLY OF ELISHA HAWES, 24 RODS TO PAGE STREET;

THENCE RUNNING NORTHERLY BY SAID STREET, 5 RODS TO THE POINT OF BEGINNING.

PARCEL 4

A LOT OF LAND IN SAID STOUGHTON ABOUT 24 RODS EASTERLY FROM PAGE STREET CONTAINING ABOUT 2 ACRES AND BOUNDED:

BEGINNING AT A STAKE AND STONES IN LINE OF THE WALL, 10 RODS SOUTHERLY FROM LAND FORMERLY OF ELISHA HAWES;

THENCE EASTERLY 286 FEET BY LAND FORMERLY OF BENJAMIN BISBEE AND ALICE A. KIMBALL TO A PINE TREE NOTCHED;

THENCE NORTHERLY BY SAID BISBEE ET ALLAND 20 RODS TO A WALL AT LAND FORMERLY OF B. IRWIN;

THENCE BY WALL AND SAID IRWIN LAND, 14 RODS AND 11 FEET WESTERLY TO LAND FORMERLY OF ELISHA S. HAWES (BEING PARCEL 3 ABOVE DESCRIBED);

THENCE SOUTHERLY BY SAID ELISHA S. HAWES LAND AND LAND FORMERLY OF ELISHA HAWES BY A WALL, 10 RODS TO A CORNER;

THENCE WESTERLY BY WALL AND FENCE BY SAID HAWES LAND, 44 FEET TO A CORNER AT SAID BENJAMIN BISBEE ET ALLAND;

THENCE SOUTHERLY BY SAID BENJAMIN BISBEE ET AL LAND BY A WALL, 10 RODS TO THE POINT OF BEGINNING.

PARCELS 1 THROUGH 4 ARE ALSO SHOWN AS LOTS 1 & 2 ON A PLAN ENTITLED "PLAN OF LAND IN STOUGHTON, MASS." DATED APRIL 14, 1988 BY GALE ASSOCIATES, INC., RECORDED WITH NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN NO. 1106 OF 1988 IN PLAN BOOK 373.

SURVEYOR'S
METES AND BOUNDS DESCRIPTION
MAP 95, LOTS 39 & 40
TOWN OF STOUGHTON
NORFOLK COUNTY, MASSACHUSETTS

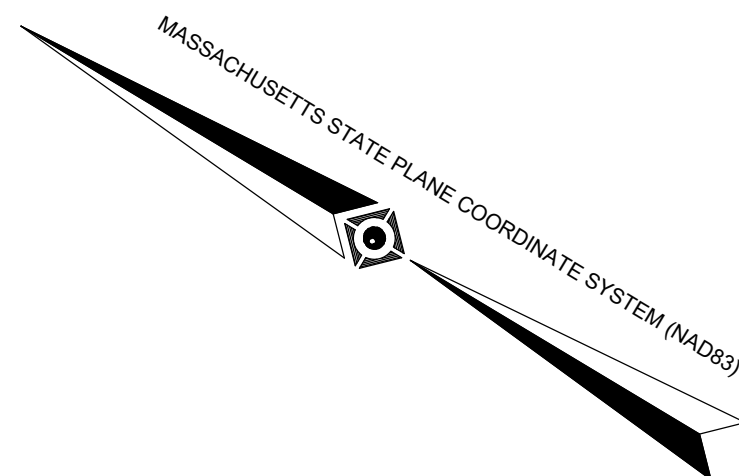
BEGINNING AT STONE BOUND FOUND ON THE EASTERLY LINE OF PAGE STREET (PUBLIC - 50' WIDE), AT A CORNER IN COMMON WITH MAP 95, LOT 36 (N/F P/V G FIVE, LLC), THENCE DEPARTING SAID EASTERLY LINE, RUNNING ALONG THE DIVIDING LINE WITH SAID LOT 36 THE FOLLOWING SIX (6) COURSES:

1. NORTH 54 DEGREES - 06 MINUTES - 50 SECONDS EAST, A DISTANCE OF 167.30 FEET, THENCE;
2. NORTH 54 DEGREES - 50 MINUTES - 50 SECONDS EAST, A DISTANCE OF 70.48 FEET TO A DRILL HOLE FOUND IN STONE WALL, THENCE;
3. NORTH 54 DEGREES - 44 MINUTES - 02 SECONDS EAST, A DISTANCE OF 123.89 FEET, THENCE;
4. NORTH 54 DEGREES - 44 MINUTES - 02 SECONDS EAST, A DISTANCE OF 51.82 FEET, THENCE;
5. NORTH 54 DEGREES - 33 MINUTES - 55 SECONDS EAST, A DISTANCE OF 149.51 FEET, THENCE;
6. NORTH 55 DEGREES - 33 MINUTES - 35 SECONDS EAST, A DISTANCE OF 89.51 FEET, THENCE;
7. ALONG THE DIVIDING LINE WITH MAP 95, LOT 27 (N/F CAMPANELLI STOUGHTON, LLC), SOUTH 33 DEGREES - 27 MINUTES - 15 SECONDS EAST, A DISTANCE OF 326.67 FEET TO AN IRON PIN FOUND, THENCE ALONG THE DIVIDING LINE WITH MAP 94, LOT 36 (N/F 409-411 DORCHESTER AVE REALTY) THE FOLLOWING FOUR (4) COURSES:
8. SOUTH 53 DEGREES - 43 MINUTES - 47 SECONDS WEST, A DISTANCE OF 89.85 FEET TO AN IRON PIN FOUND, THENCE;
9. SOUTH 53 DEGREES - 43 MINUTES - 47 SECONDS WEST, A DISTANCE OF 38.59 FEET TO AN IRON PIN FOUND, THENCE;
10. SOUTH 53 DEGREES - 43 MINUTES - 47 SECONDS WEST, A DISTANCE OF 159.09 FEET, THENCE;
11. SOUTH 23 DEGREES - 35 MINUTES - 08 SECONDS EAST, A DISTANCE OF 29.83 FEET, THENCE;
12. ALONG THE DIVIDING LINE WITH MAP 95, LOT 41-1 (N/F UNION STREET REALTY TRUST), SOUTH 55 DEGREES - 01 MINUTES - 53 SECONDS WEST, A DISTANCE OF 352.38 FEET TO A REBAR FOUND ALONG THE EASTERLY LINE OF PAGE STREET, THENCE;
13. ALONG SAID EASTERLY LINE, NORTH 31 DEGREES - 28 MINUTES - 10 SECONDS WEST, A DISTANCE OF 358.60 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 221,155 SQUARE FEET OR 5.077 ACRES.

LEGEND

- (S) SURVEY DIMENSION
- (D) DEED DIMENSION
- # TITLE REPORT EXCEPTION



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE

NOTES:

1. PROPERTY KNOWN AS LOTS 39 & 40 AS SHOWN ON THE TOWN OF STOUGHTON, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 95.
2. AREA: MAP 95, LOT 39 = 128,102 SQUARE FEET OR 2.885 ACRES
MAP 95, LOT 40 = 95,053 SQUARE FEET OR 2.182 ACRES
TOTAL = 223,155 SQUARE FEET OR 5.077 ACRES
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF OCTOBER 22, 2020, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - PART II:

GENERAL EXCEPTIONS 1 THROUGH 3(a) ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

- 3 B) ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A, THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND - SEE NOTE #2.

6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.

TEMPORARY BENCHMARKS SET:
TBM-A: MAG NAIL SET IN ASPHALT WALK ON EASTERLY SIDE OF PAGE STREET. ELEVATION = 251.17'
TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT. ELEVATION = 245.06'

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
10. PROPERTY HAS DIRECT ACCESS TO PAGE STREET.
11. THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT AS EXHIBIT 'A' IS THE SAME AS SHOWN ON THE SURVEY.
12. SURVEYOR'S DESCRIPTION PREPARED PER CLIENT REQUEST.
13. THE DELINEATION LINE WAS PLACED IN THE FIELD BY GODDARD CONSULTING ON 01/05/21, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON 1/25/21.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF STOUGHTON, NORFOLK COUNTY, MAP #95.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 213 OF 430," MAP NUMBER 250210214E, MAP EFFECTIVE DATE: JULY 17, 2012.
3. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, 421 PAGE STREET, STOUGHTON, MASSACHUSETTS, (NORFOLK COUNTY), PREPARED FOR MINNIE LIMITED PARTNERSHIP," PREPARED BY GRE SURVEYING, LLC, DATED MAY 22, 2009.
4. MAP ENTITLED "PLAN OF LAND IN STOUGHTON, MASS." PREPARED BY GALE ASSOCIATES, INC., DATED APRIL 14, 1988. RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN 1106 OF 1988.
5. UNDERGROUND GAS FACILITY MAPPING PROVIDED BY COLUMBIA GAS.
6. MAP ENTITLED "CERTIFIED AS-BUILT PLAN PREPARED FOR CO-OPERATIVE BANK OF CONCORD, 421 PAGE STREET, STOUGHTON, MA," PREPARED BY J.K. HOLMGREN & ASSOCIATES, INC., DATED MARCH 14, 1994.

SEE SHEETS 2 & 3 OF 3 FOR TOPOGRAPHY & SITE FEATURES

2	UPDATED PER ADDITIONAL TOPOGRAPHY	C.W.	R.J.K.	G.L.H.	4-13-21
1	WETLAND FLAGS ADDED	C.W.	E.L.O.C.	G.L.H.	1-26-21
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

FIELD DATE 10-8-2020	ALTA/NSPS LAND TITLE SURVEY CMC DESIGN-BUILD, INC. 421 PAGE STREET MAP 95, LOTS 39 & 40 TOWN OF STOUGHTON, NORFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS				
FIELD BOOK NO. 20-12 MA					
FIELD BOOK PGS. 99					
FIELD CREW C.W./J.O.					
DRAWN: R.J.K.					
REVIEWED: R.J.K.	APPROVED: G.L.H.	DATE 11-25-2020	SCALE 1"=40'	FILE NO. 03-200290	DWG. NO. 1 OF 3

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 8, 2020.

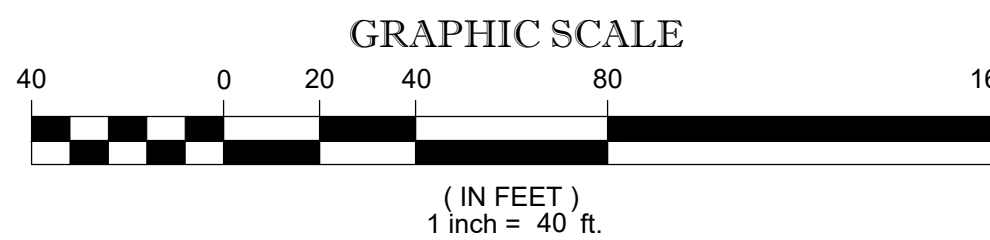
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GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

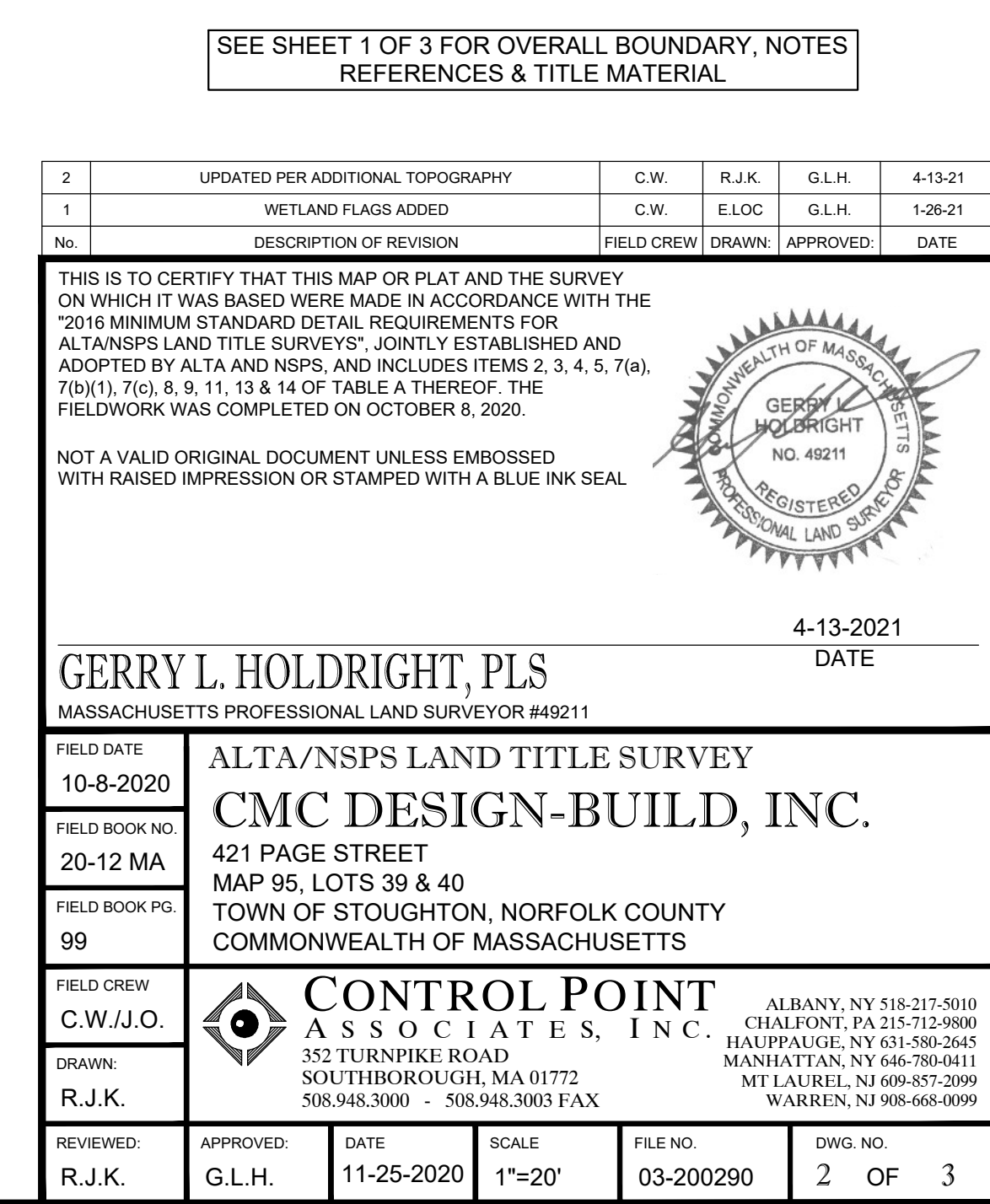
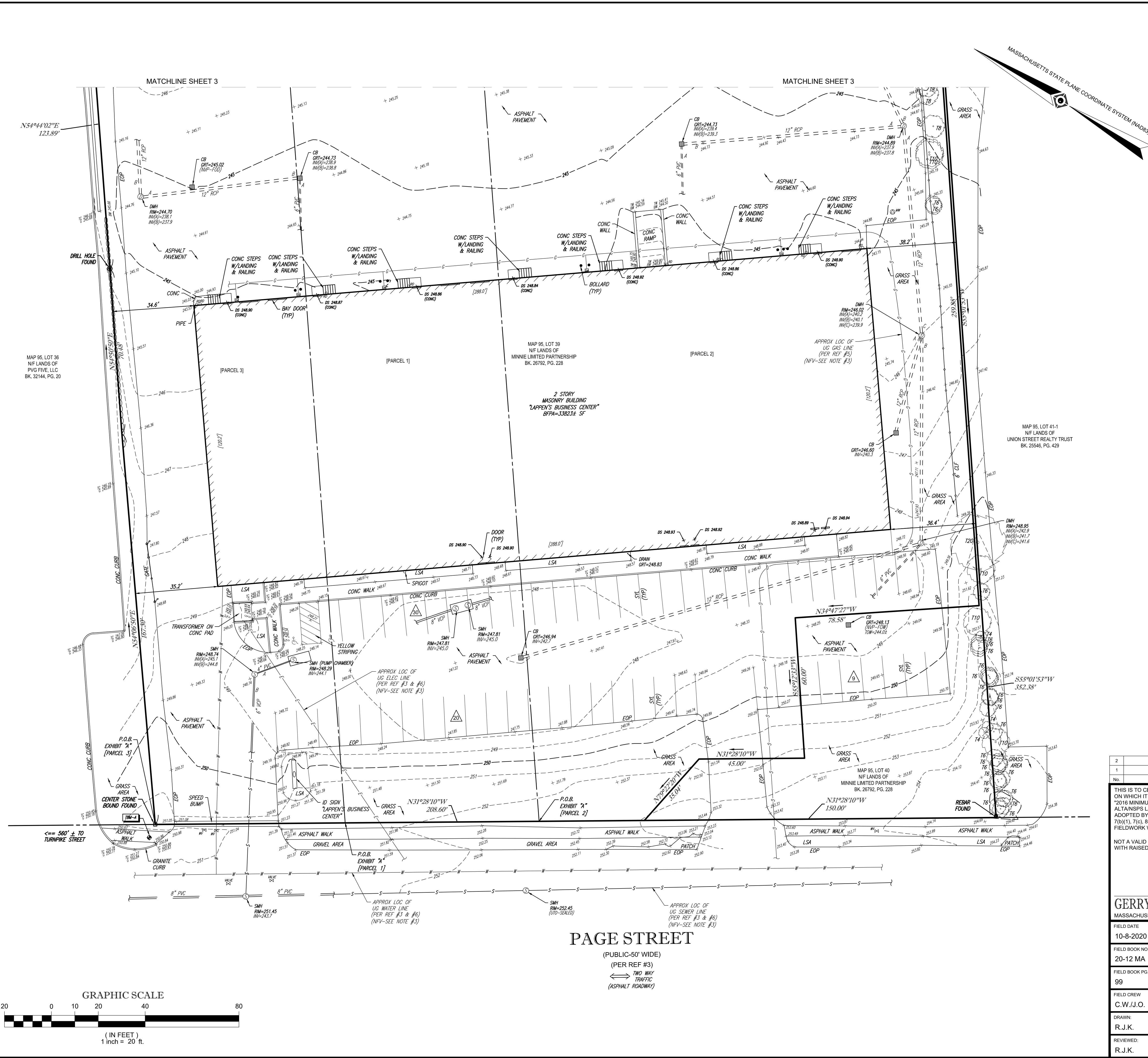


THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



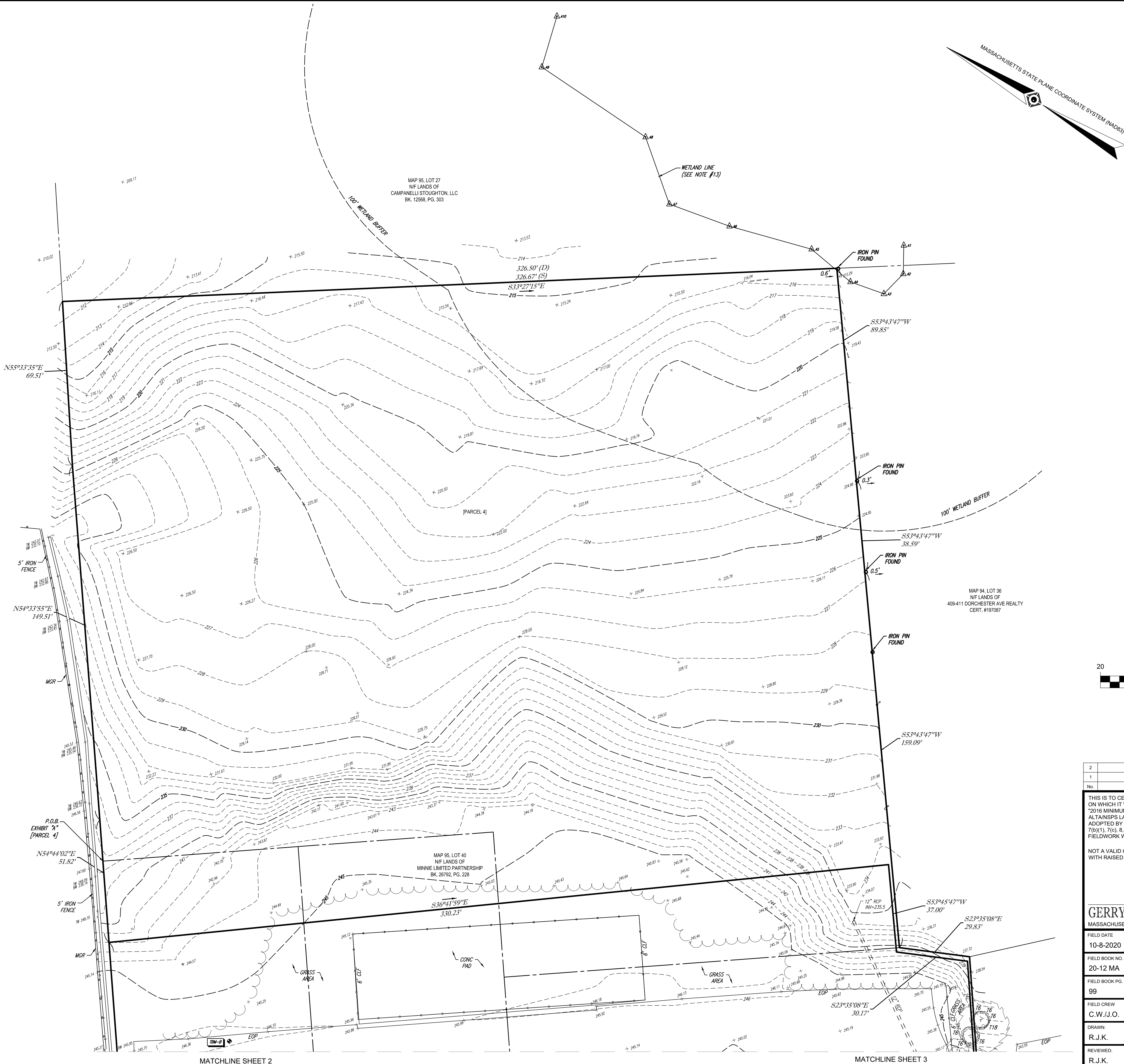
PAGE STREET

(PUBLIC-50' WIDE)
(PER REF #3)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

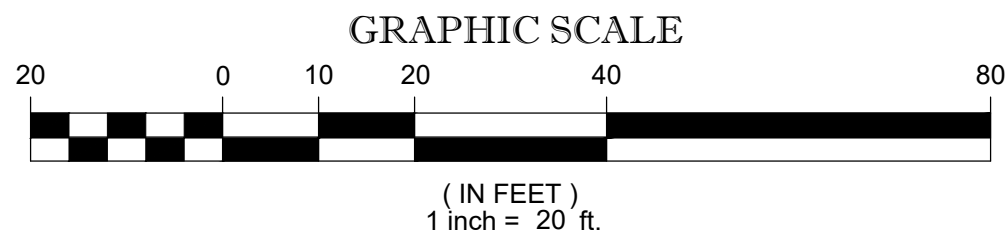


THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION
BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

- LEGEND
- 124 --- EXISTING CONTOUR
 - 125 --- EXISTING CONTOUR
 - X 123.45 EXISTING SPOT ELEVATION
 - X TC 123.45 EXISTING TOP OF CURB ELEVATION
 - X G 122.85 EXISTING GUTTER ELEVATION
 - X BW 122.85 EXISTING BOTTOM OF WALL ELEVATION
 - X DS 123.45 EXISTING DOOR SILL ELEVATION
 - WV WATER VALVE
 - WV UNKNOWN VALVE
 - GM GAS METER
 - MW @ MONITORING WELL
 - BOLLARD
 - Po POST
 - CLF CHAIN LINK FENCE
 - EOP EDGE OF PAVEMENT
 - LSA LANDSCAPED AREA
 - (TYP) TYPICAL
 - DMH DRAINAGE/STORM MANHOLE
 - SMH SANITARY/SEWER MANHOLE
 - CB CATCH BASIN OR INLET
 - E APPROX. LOC. UNDERGROUND ELECTRIC LINE
 - S APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
 - W APPROX. LOC. UNDERGROUND WATER LINE
 - G APPROX. LOC. UNDERGROUND GAS LINE
 - MGR METAL GUIDE RAIL
 - TPD PARKING SPACE COUNT
 - SYL SOLID YELLOW LINE
 - BLDG BUILDING
 - BFFA BUILDING FOOTPRINT AREA
 - NVP NO VISIBLE PIPE
 - FOD FULL OF DEBRIS
 - TOW TOP OF WATER
 - (S) SURVEY DIMENSION
 - (D) DEED DIMENSION
 - DEL DELINEATION FLAG
 - TF TREE & TRUNK SIZE



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE



SEE SHEET 1 OF 3 FOR OVERALL BOUNDARY, NOTES
REFERENCES & TITLE MATERIAL

2	UPDATED PER ADDITIONAL TOPOGRAPHY	C.W.	R.J.K.	G.L.H.	4-13-21
1	WETLAND FLAGS ADDED	C.W.	E.LOC.	G.L.H.	1-26-21
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 8, 2020.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL



GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

4-13-2021
DATE

FIELD DATE 10-8-2020	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO. 20-12 MA	CMC DESIGN-BUILD, INC.
FIELD BOOK PGS. 99	421 PAGE STREET MAP 95, LOTS 39 & 40 TOWN OF STOUGHTON, NORFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS

FIELD CREW C.W./J.O.	CONTROL POINT ASSOCIATES, INC.	ALBANY, NY 518-217-5010 CHALFONT, PA 215-712-9800 HAUPPAUGE, NY 631-880-2645 MANHATTAN, NY 646-780-0411 MIT LAUREL, NJ 609-857-2099 WARREN, NJ 908-668-0099
DRAWN: R.J.K.	352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX	
REVIEWED: R.J.K.	APPROVED: G.L.H.	DATE 11-25-2020
	SCALE 1"=20'	FILE NO. 03-200290
		DWG. NO. 3 OF 3

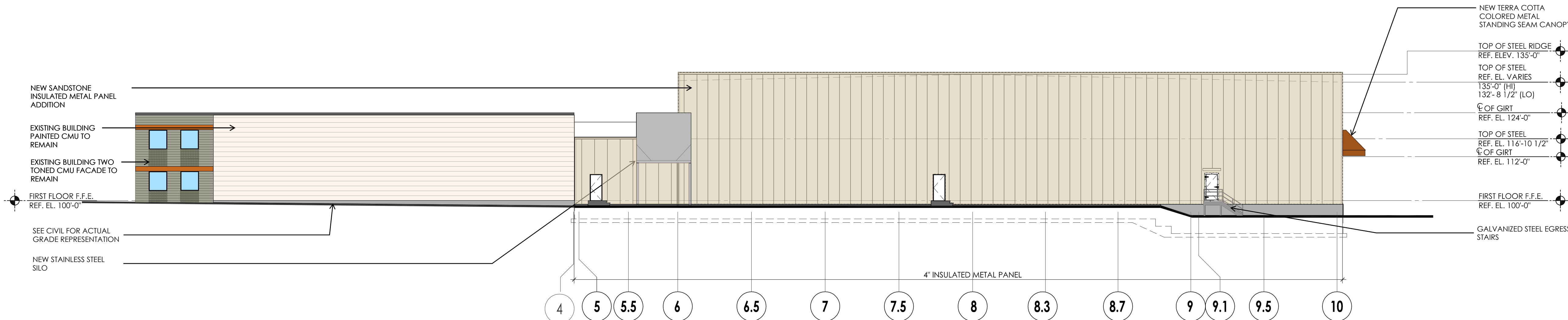


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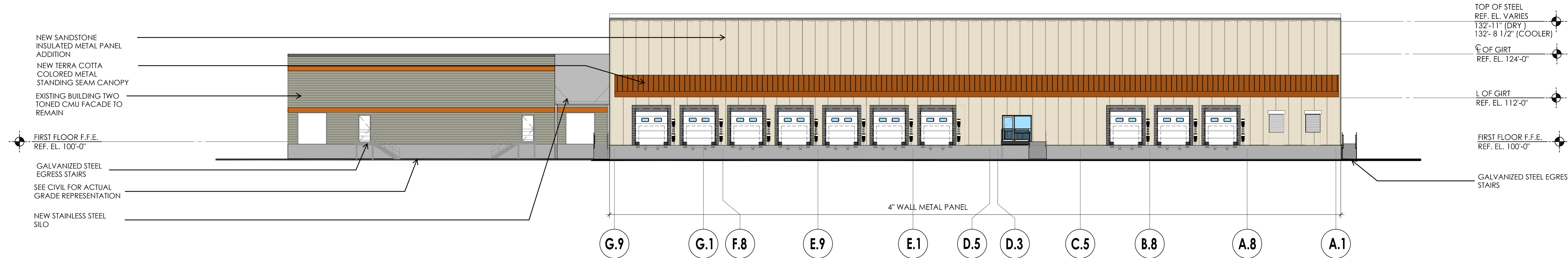
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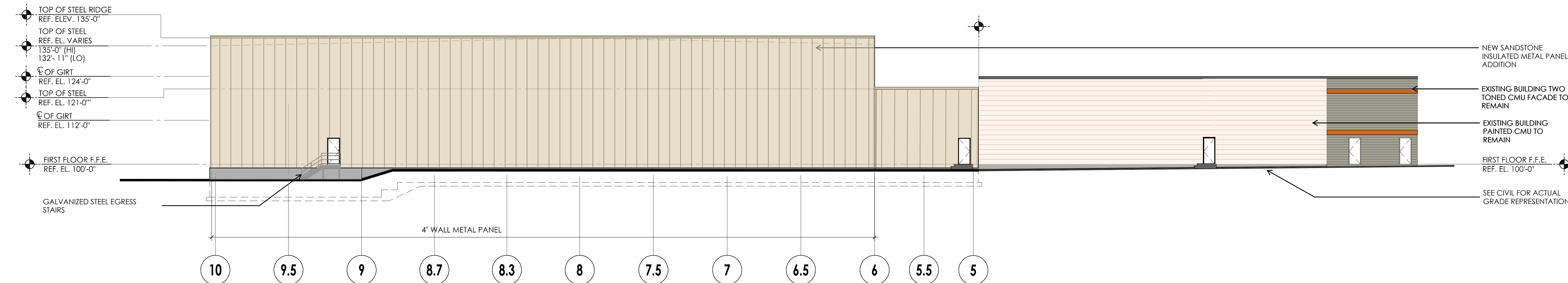
WEST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"

Rev.	Date	Revision Description
00		

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PRELIMINARY NOT FOR CONSTRUCTION

Proposed Development
New Process Facility Renovation and Addition

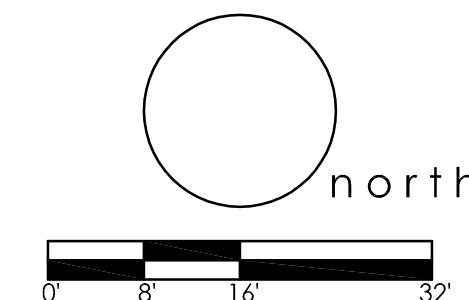
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Quincy, MA 02169
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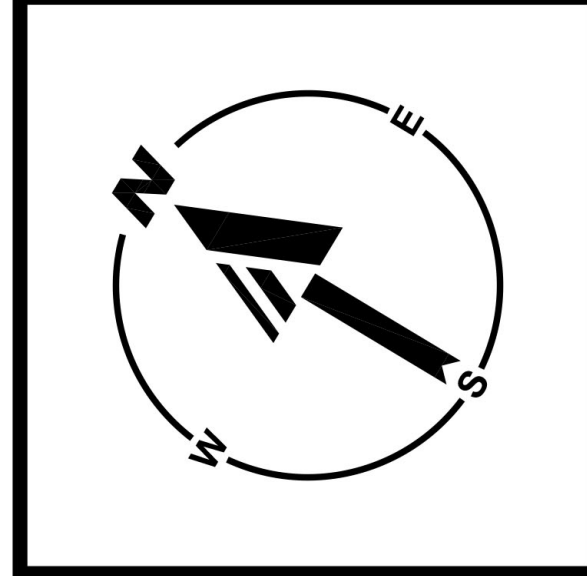
Proposed
Building
Elevations



SCALE: 1/16" = 1'-0"
DATE: 01 March 2021
DRAWN BY:

A4.00

20758



JUNIPERUS CHINENSIS VAR. SARGENTI



KALMIA LATIFOLIA 'ELF'



RHODODENDRON X GIRARD 'GIRARD
HOT SHOT'



RUDBECKIA FULGIDA 'GOLDSTURM'



SALVIA SUPURBA 'MAY NIGHT'



SPIREA X BUMALDA 'GOLDFLAME'



SITE INFORMATION

1. APPLICANT:
ALEXANDAR WAH, LLC
37 ROGERS STREET
CAMBRIDGE, MA 02142
2. OWNER:
ALEXANDAR WAH, LLC
37 ROGERS STREET
CAMBRIDGE, MA 02142
3. PARCEL:
MAP #95 & LOTS #39 & #40
421 PAGE STREET
TOWN OF STOUGHTON
NORFOLK COUNTY, MA

ZONING ANALYSIS TABLE

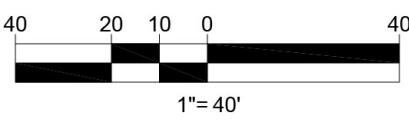
ZONING DISTRICT OVERLAY DISTRICT REQUIRED PERMIT ZONE CRITERIA	INDUSTRIAL (I) DISTRICT		(W) - WAIVER REQUESTED (E) - EXIST. NON-CONFORMANCE
	ZONE C SURFACE WATER WATERSHED AQUIFER PROTECTION DISTRICT SITE PLAN APPROVAL FROM TOWN OF STOUGHTON PLANNING BOARD		
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	80,000 SF	221,155± SF	NO CHANGE
MIN. LOT WIDTH	125 FT	326.6± FT	NO CHANGE
MAX. BLDG COVERAGE	50%	15.3%	19.9%±
MIN. FRONT SETBACK	25 FT	101.3± FT	NO CHANGE
MIN. SIDE SETBACK	20 FT	34.6± FT	32.5± FT
MIN. REAR SETBACK	40 FT	400.3± FT	193.9± FT
MAX. BUILDING HEIGHT	40 FT	< 40 FT	< 40 FT
MAX. IMPER. COVERAGE	75%	45.6%±	74.3%±
PARKING SPACES	117 [1]	59	117 [1]
ACCESS, PARKING SPACES	5	2	5
PARKING STILL CRITERIA STANDARD: 9 FT x 19 FT COMPACT: 8 FT x 16 FT	EXPECTED COMPOSITION OF PROPOSED BUILDING: 45% MANUFACTURING SPACE: 35,004± SF 35% WAREHOUSE SPACE: 27,225± SF 20% OFFICE SPACE: 15,557		
USE/CATEGORY: MANUFACTURING (CATEGORY #0) OF TABLE OF OFF-STREET PARKING REGULATIONS REQUIRED PARKING: 1 SPACE PER 600 SF OF GFA CALCULATION: (1 SPACE / 600 SF) X 35,004 SF = 59 SPACES REQUIRED			
USE/CATEGORY: WAREHOUSE (CATEGORY #06) OF TABLE OF OFF-STREET PARKING REGULATIONS REQUIRED PARKING: 1 SPACE PER 1,000 SF OF GFA CALCULATION: (1 SPACE / 1,000 SF) X 27,225 SF = 28 SPACES REQUIRED			
USE/CATEGORY: OFFICE (CATEGORY #9) OF TABLE OF OFF-STREET PARKING REGULATIONS REQUIRED PARKING: 0.75 SPACE PER EACH EMPLOYEE OF THE COMBINED EMPLOYMENT OF THE 2 LARGEST SUCCESSIVE SHIFTS CALCULATION: (0.75 SPACE / EMPLOYEE) X 40 EMPLOYEES ANTICIPATED = 30 SPACES REQUIRED			
CATEGORY #18 - MIXED USE OF TABLE OF OFF-STREET PARKING REGULATIONS: SUM OF PARKING REQUIRED FOR EACH USE			
TOTAL PARKING REQUIRED: 117 SPACES [1]			

[1] PARKING SPACES REQUIRED TO BE DETERMINED BY BUILDING COMMISSIONER.

LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
ORNAMENTAL TREES					
APW	8	ACER PALMATUM DISSECTUM 'GARNET'	GARNET WEEPING JAPANESE MAPLE	3-4' HT.	B+B
SUBTOTAL	8				
L					
DECIDUOUS SHRUBS					
CAI	9	CORNUS ALBA 'VORY HALO'	VARIEGATED RED TWIG DOGWOOD	2-3' HT.	B+B
SBG	45	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLD FLAME SPIREA	24-30' HT.	CONTAINER
SUBTOTAL	54				
L					
EVERGREEN SHRUBS					
ICH	14	ILEX CRENATA 'HELLER'	HELLERI JAPANESE HOLLY	24-30' HT.	B+B
ICS	17	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	30-36' HT.	B+B
KLE	17	KALMIA LATIFOLIA 'ELP'	ELF MOUNTAIN LAUREL	24-30' HT.	CONTAINER
RHGS	23	RHYODODENDRON X GIRARD 'GIRARD HOT SHOT'	GIRARD HOT SHOT AZALEA	24-30' HT.	CONTAINER
SUBTOTAL	71				
L					
GROUND COVERS					
JS	78	JUNIPERUS CHINENSIS VAR. SARGENTI	SARGENT JUNIPER	24-30' SPRD.	CONTAINER
SUBTOTAL	78				
L					
PERENNIALS					
HCC	430	HEMEROCALLIS 'CHERRY CHEEKS'	CHERRY CHEEKS DAYLILY	12-18" HT.	CONTAINER
HHR	440	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	12-18" HT.	CONTAINER
RFG	36	RUDEBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURMBLACK-EYED SUSAN	24-30" HT.	CONTAINER
SSM	56	SALVIA SUPERBA 'MAYNIGHT'	MAYNIGHT MEADOW SAGE	15-18" HT.	CONTAINER
SUBTOTAL	1062				
L					

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT AND GRAPHICAL PURPOSES ONLY.



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PROJECT No.:	W201246
DRAWN BY:	EKR
CHECKED BY:	AFT
DATE:	04/15/2021
CAD I.D.:	W201246-REND

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR -



PROPOSED DEVELOPMENT

**MAP #95, LOTS #39 & #40
421 PAGE STREET
TOWN OF STOUGHTON
NORFOLK COUNTY,
MASSACHUSETTS**

BOHLER //

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com

J.A. KUCICH

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SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-301

REVISION 1 - 06/23/2021

