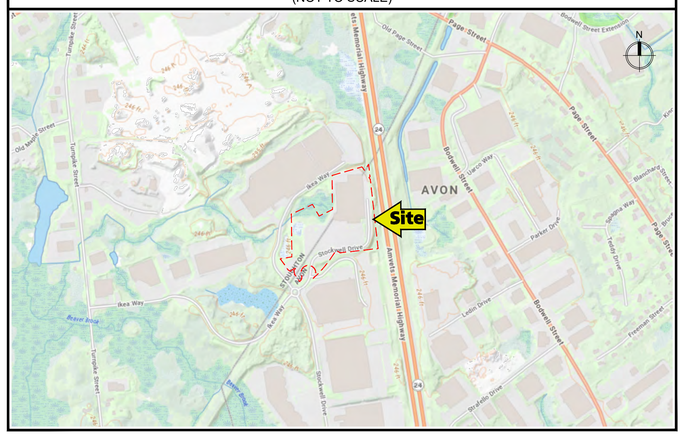
PROPOSED PARKING LOT EXPANSION
120 STOCKWELL DRIVE AVON & STOUGHTON, MA

DRAWING INDEX

DRAWING DATE	LAST REVISION	DRAWING	DRAWING DESCRIPTION
02/21/2024	10/02/2025	C-0	COVER SHEET
02/05/2024	11/07/2025	EX-1	OVERALL EXISTING SITE PLAN
02/05/2024	11/07/2025	EX-2A	EXISTING CONDITIONS PLAN
02/05/2024	11/07/2025	EX-2B	EXISTING CONDITIONS PLAN
02/21/2024	10/02/2025	N-1	GENERAL NOTES
02/21/2024	10/02/2025	OS-1	OVERALL SITE PLAN
06/13/2024	10/02/2025	CN-1	CONTEXT PLAN
02/21/2024	10/02/2025	C-1A	DEMOLITION AND EROSION CONTROL PLAN
02/21/2024	10/02/2025	C-1B	DEMOLITION AND EROSION CONTROL PLAN
02/21/2024	10/02/2025	C-2A	GRADING, DRAINAGE AND UTILITY PLAN
02/21/2024	10/02/2025	C-2B	GRADING, DRAINAGE AND UTILITY PLAN
02/21/2024	11/25/2025	C-3A	PARKING AND TRAFFIC CONTROL PLAN
02/21/2024	11/25/2025	C-3B	PARKING AND TRAFFIC CONTROL PLAN
02/21/2024	10/02/2025	C-4	EROSION CONTROL DETAILS
02/21/2024	10/02/2025	C-5	DRAINAGE DETAILS-I
02/21/2024	10/02/2025	C-6	DRAINAGE DETAILS-II
02/21/2024	10/02/2025	C-7	DRAINAGE & UTILITY DETAILS
02/21/2024	11/25/2025	C-8	PARKING AND TRAFFIC CONTROL DETAILS
11/25/2025	-	C-9	PLANNING BOARD DECISION
02/21/2024	11/25/2025	L-100	PLANTING PLAN (PREPARED BY MDLA)
02/21/2024	11/25/2025	L-101	PLANTING PLAN (PREPARED BY MDLA)
02/21/2024	11/25/2025	L-102	PLANTING IMAGERY (PREPARED BY MDLA)
02/21/2024	11/25/2025	L-200	LIGHTING & PHOTOMETRICS PLAN (PREPARED BY MDLA)
02/21/2024	11/25/2025	L-201	LIGHTING & PHOTOMETRICS PLAN (PREPARED BY MDLA)
02/21/2024	11/25/2025	L-300	LANDSCAPE DETAILS (PREPARED BY MDLA)
02/21/2024	11/25/2025	L-400	SITE PLAN FULL SITE RENDERING (PREPARED BY MDLA)
06/13/2024	10/02/2025	TT-1	SERVICE TRUCK TURNING PLAN

LOCUS MAP
(NOT TO SCALE)



REVISED PER TOWN OF STOUGHTON COMMENTS
11/25/2025

RJOC

RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

COSTCO WHOLESALE
45940 HORSESHOE DRIVE, SUITE 150
STERLING, VA 20166

DESIGN TEAM

CIVIL ENGINEERING:
RJ O'CONNELL & ASSOCIATES, INC.
80 MONTVALE AVENUE
SUITE 201
STONEHAM, MA 02180
ATTN: STEPHEN GLOWACKI
PHONE: (781) 279-0180

LANDSCAPE ARCHITECT:
MICHAEL D'ANGELO LANDSCAPE ARCHITECTURE, LLC (MDLA)
840 SUMMER STREET, SUITE 201A
BOSTON, MA 02127
ATTN: MICHAEL D'ANGELO
PHONE: (203) 592-4788

TRAFFIC:
TRAFFIC PLANNING AND DESIGN, INC. (TPD)
30 INDEPENDENCE BLVD
SUITE 110
WARREN, NJ 07059
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PHONE: (908) 769-5588

ENVIRONMENTAL CONSULTANT:
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500A WASHINGTON STREET
QUINCY, MA 02169
ATTN: CHRISTOPHER M. LUCAS
PHONE: (617) 405-4140

SURVEY:
RJ O'CONNELL & ASSOCIATES, INC.
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SUITE 201
STONEHAM, MA 02180
ATTN: MATTHEW LOWRY
PHONE: (781) 279-0180

LEGAL COUNSEL
GOULSTON & STORRS
ONE POST OFFICE SQUARE
BOSTON, MA 02109
PHONE: (617) 482-1776

GOVERNMENT/UTILITY CONTACTS (STOUGHTON)

BUILDING DEPARTMENT
10 PEARL STREET
STOUGHTON, MA 02072
PHONE: 781-344-6070
ATTN: JACK ERICKSON, COMMISSIONER

FIRE DEPARTMENT
1550 CENTRAL STREET
STOUGHTON MA 02072
PHONE: (781) 344-3170
ATTN: MICHAEL CARROLL, CHIEF

TOWN MANAGER
10 PEARL STREET
STOUGHTON, MA 02072
PHONE: (781) 341-1300
ATTN: THOMAS CALTER

CONSERVATION COMMISSION
10 PEARL STREET
STOUGHTON, MA 02072
PHONE: (781) 341-1300
ATTN: JAMES CONLON, ENVIRONMENTAL AFFAIRS OFFICER

DEPARTMENT OF PUBLIC WORKS
950 CENTRAL STREET
STOUGHTON, MA 02072
PHONE:781-344-2112
ATTN: PAUL GIFFUNE, SUPERINTENDENT

POLICE DEPARTMENT
26 ROSE STREET
STOUGHTON, MA 02072
PHONE: (781) 344-2424
ATTN: DONNA McNAMARA, CHIEF

TOWN ENGINEER
10 PEARL STREET
STOUGHTON, MA 02072
PHONE: (781) 341-1300
ATTN: MARC TISDELLE P.E.

PLANNING BOARD
10 PEARL STREET
STOUGHTON, MA 02072
PHONE: (781) 341-1300
ATTN: WILLIAM ROTH JR, TOWN PLANNER

GOVERNMENT/UTILITY CONTACTS (AVON)

BUILDING DEPARTMENT
65 EAST MAIN STREET
AVON, MA 02322
PHONE: (508) 588-0414
ATTN: CHARLES COMEAU, BUILDING INSPECTOR

FIRE DEPARTMENT
150 MAIN STREET
AVON, MA 02322
PHONE: (508) 583-5361
ATTN: DAVID CHAREST, CHIEF

CONSERVATION COMMISSION
65 EAST MAIN STREET
AVON, MA 02322
PHONE: (508) 588-0414
ATTN: PAUL GARCIA, CHAIR

DEPARTMENT OF PUBLIC WORKS
65 EAST MAIN STREET
AVON, MA 02322
PHONE: (508) 588-0414
ATTN: BRIAN MARTIN, DPW DIRECTOR

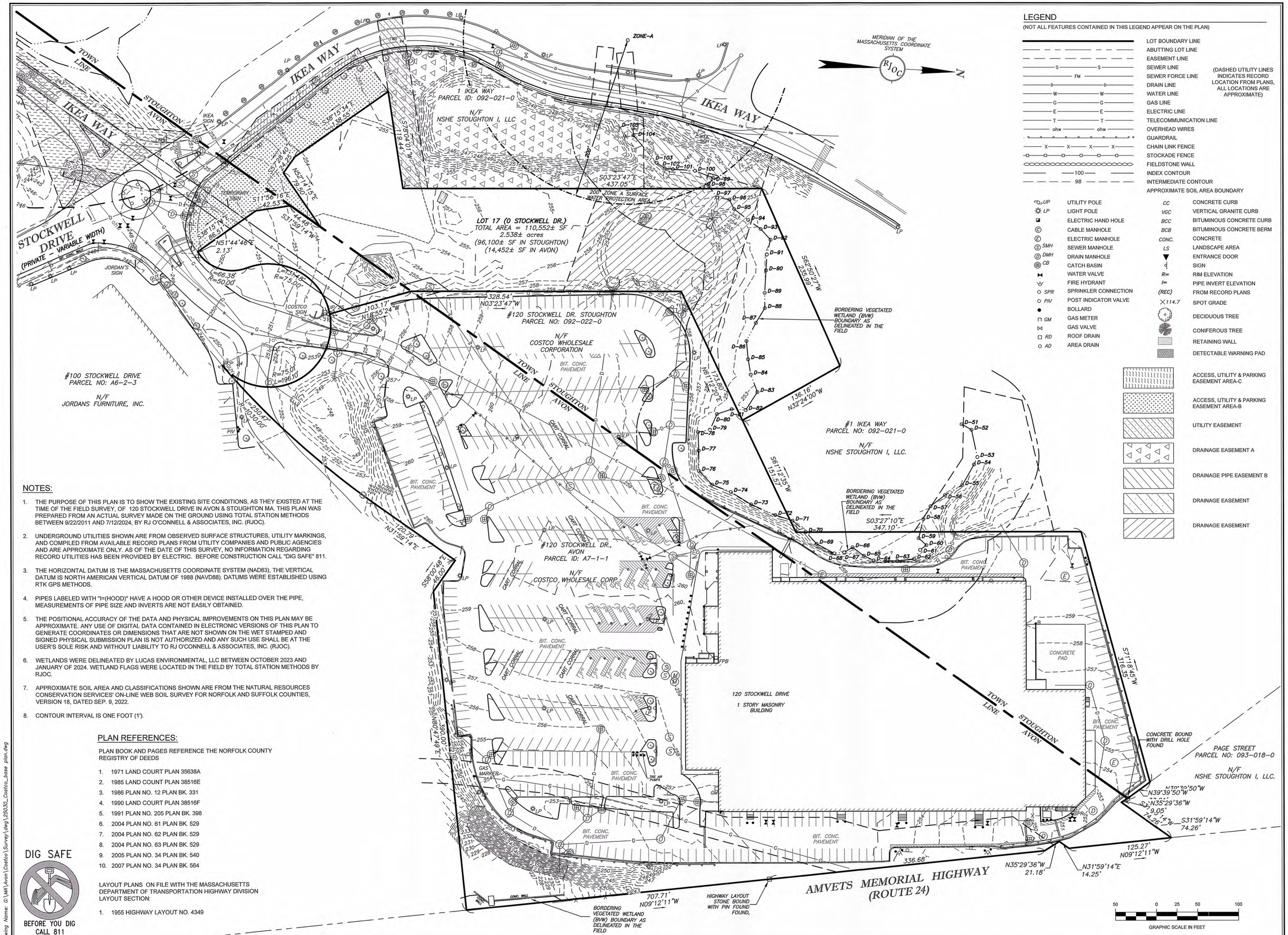
POLICE DEPARTMENT
86 FAGAN DRIVE
AVON, MA 02322
PHONE: (508) 583-6677
ATTN: JEFFREY BUKUNT, CHIEF

PLANNING BOARD
65 EAST MAIN STREET
AVON, MA 02322
PHONE: (508) 558-0414
ATTN: RICHARD JORDAN, TOWN PLANNER

DRAWING NUMBER: **C-0**

PROJECT NUMBER: 23030

Drawing name: G:\MA\Avon\Costco\Main\23030_C-0 Cover Sheet.dwg
Nov 25, 2025 - 8:48am



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS, AS THEY EXISTED AT THE TIME OF THE FIELD SURVEY, OF 120 STOCKWELL DRIVE IN AVON & STOUGHTON MA. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS BETWEEN 9/22/2011 AND 7/12/2024, BY RJ O'CONNELL & ASSOCIATES, INC. (RJOC).
2. UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE STRUCTURES, UTILITY MARKINGS, AND COMPILED FROM AVAILABLE RECORD PLANS FROM UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
3. THE HORIZONTAL DATUM IS THE MASSACHUSETTS COORDINATE SYSTEM (NAD83), THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). DATUMS WERE ESTABLISHED USING RTK GPS METHODS.
4. PIPES LABELED WITH "I=(HOOD)" HAVE A HOOD OR OTHER DEVICE INSTALLED OVER THE PIPE, MEASUREMENTS OF PIPE SIZE AND INVERTS ARE NOT EASILY OBTAINED.
5. THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF DIGITAL DATA CONTAINED IN ELECTRONIC VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS THAT ARE NOT SHOWN ON THE WET STAMPED AND SIGNED PHYSICAL SUBMISSION PLAN IS NOT AUTHORIZED AND ANY SUCH USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO RJ O'CONNELL & ASSOCIATES, INC. (RJOC).
6. WETLANDS WERE DELINEATED BY LUCAS ENVIRONMENTAL, LLC BETWEEN OCTOBER 2023 AND JANUARY OF 2024. WETLAND FLAGS WERE LOCATED IN THE FIELD BY TOTAL STATION METHODS BY RJOC.
7. APPROXIMATE SOIL AREA AND CLASSIFICATIONS SHOWN ARE FROM THE NATURAL RESOURCES CONSERVATION SERVICES' ON-LINE WEB SOIL SURVEY FOR NORFOLK AND SUFFOLK COUNTIES, VERSION 18, DATED SEP. 9, 2022.
8. CONTOUR INTERVAL IS ONE FOOT (1').

PLAN REFERENCES:

PLAN BOOK AND PAGES REFERENCE THE NORFOLK COUNTY REGISTRY OF DEEDS

1. 1971 LAND COURT PLAN 35638A
2. 1985 LAND COUNT PLAN 38516E
3. 1986 PLAN NO. 12 PLAN BK. 331
4. 1990 LAND COURT PLAN 38516F
5. 1991 PLAN NO. 205 PLAN BK. 398
6. 2004 PLAN NO. 61 PLAN BK. 529
7. 2004 PLAN NO. 62 PLAN BK. 529
8. 2004 PLAN NO. 63 PLAN BK. 529
9. 2005 PLAN NO. 34 PLAN BK. 540
10. 2007 PLAN NO. 34 PLAN BK. 564

LAYOUT PLANS ON FILE WITH THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION LAYOUT SECTION:

1. 1955 HIGHWAY LAYOUT NO. 4349

DIG SAFE
BEFORE YOU DIG CALL 811

Drawing Name: G:\MA\Avon\Costco\Survey\dwg\25030_Costco_base plan.dwg

LEGEND

(NOT ALL FEATURES CONTAINED IN THIS LEGEND APPEAR ON THE PLAN)

- LOT BOUNDARY LINE
- ABUTTING LOT LINE
- EASEMENT LINE
- SEWER LINE
- SEWER FORCE LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- TELECOMMUNICATION LINE
- OVERHEAD WIRES
- GUARDRAIL
- CHAIN LINK FENCE
- STOCKADE FENCE
- FIELDSTONE WALL
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- APPROXIMATE SOIL AREA BOUNDARY

(DASHED UTILITY LINES INDICATES RECORD LOCATION FROM PLANS, ALL LOCATIONS ARE APPROXIMATE)

- UP UTILITY POLE
- LP LIGHT POLE
- ELECTRIC HAND HOLE
- Ⓒ CABLE MANHOLE
- Ⓔ ELECTRIC MANHOLE
- Ⓢ SMH SEWER MANHOLE
- Ⓓ DMH DRAIN MANHOLE
- CB CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- SPR SPRINKLER CONNECTION
- PIV POST INDICATOR VALVE
- BOLLARD
- GM GAS METER
- GAS VALVE
- RD ROOF DRAIN
- AD AREA DRAIN

- CC CONCRETE CURB
- VGC VERTICAL GRANITE CURB
- BCC BITUMINOUS CONCRETE CURB
- BCB BITUMINOUS CONCRETE BERM
- CONC. CONCRETE
- LS LANDSCAPE AREA
- ENTRANCE DOOR
- SIGN
- R= RIM ELEVATION
- I= PIPE INVERT ELEVATION
- (REC) FROM RECORD PLANS
- ×114.7 SPOT GRADE
- DECIDUOUS TREE
- CONIFEROUS TREE
- RETAINING WALL
- DETECTABLE WARNING PAD
- ACCESS, UTILITY & PARKING EASEMENT AREA-C
- ACCESS, UTILITY & PARKING EASEMENT AREA-B
- UTILITY EASEMENT
- DRAINAGE EASEMENT A
- DRAINAGE PIPE EASEMENT B
- DRAINAGE EASEMENT
- DRAINAGE EASEMENT

RJOC

NO.	REVISION	DATE
3	ADDED STREET NAMES	11/7/2025
2	ADDED WETLANDS BUFFERS	10/2/2025
1	UPDATED WITH ADDITIONAL FIELD DATA	6/17/2024

O STOCKWELL DR. STOUGHTON & AVON, MA
Record Owner:
AVON WEST TRUST
FRANCIS X. MESSINA & LOUIS T. FALCONE TRUSTEES
PO BOX 859059
BRAINTREE, MA 02185
BK. 23560 PG. 297
ASSESSORS PARCEL ID:
092-024 (STOUGHTON)
A6-1-6 (AVON)

120 STOCKWELL DT. STOUGHTON & AVON, MA
Record Owner:
COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
BK . 8911 PG. 543
ASSESSORS PARCEL ID:
092-022 (STOUGHTON)
A7-1-1 (AVON)

PREPARED BY:
RJ O'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
COSTCO WHOLESALE
45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:
PROPOSED PARKING LOT EXPANSION
120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:
COMMONWEALTH OF MASSACHUSETTS
MATTHEW LOWRY No. 49626 PROFESSIONAL LAND SURVEYOR
11/7/2025

DRAWN BY:	RJK
REVIEWED BY:	ML
SCALE:	1" = 50'
FIELD CREW:	TDB / RJK / JWS
DATE:	2/5/2024

DRAWING NAME:
OVERALL EXISTING SITE PLAN

DRAWING NUMBER:
EX-1

PROJECT NUMBER:
23030

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RJOC

NO.	REVISION	DATE
3	ADDED STREET NAMES	11/7/2025
2	ADDED WETLANDS BUFFERS	10/2/2025
1	UPDATED WITH ADDITIONAL FIELD DATA	6/17/2024

O STOCKWELL DR. STOUGHTON & AVON, MA
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FRANCIS X. MESSINA & LOUIS T. FALCONE TRUSTEES
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BK. 23560 PG. 297
ASSESSORS PARCEL ID:
092-024 (STOUGHTON)
A6-1-6 (AVON)

120 STOCKWELL DT. STOUGHTON & AVON, MA
Record Owner:
COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
BK . 8911 PG. 543
ASSESSORS PARCEL ID:
092-022 (STOUGHTON)
A7-1-1 (AVON)

PREPARED BY:
RJ O'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
COSTCO WHOLESALE
45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:
PROPOSED PARKING LOT EXPANSION
120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:
COMMONWEALTH OF MASSACHUSETTS
MATTHEW LOWRY No. 49025 PROFESSIONAL LAND SURVEYOR
11/7/2025

DRAWN BY:	RJK
REVIEWED BY:	ML
SCALE:	1" = 30'
FIELD CREW:	TDB / RJK / JWS
DATE:	2/5/2024

DRAWING NAME:
EXISTING CONDITIONS PLAN

DRAWING NUMBER:
EX-2A

PROJECT NUMBER:
23030

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GENERAL NOTE:
SEE SHEET EX-1 FOR LEGEND AND ADDITIONAL NOTES:

DIG SAFE
BEFORE YOU DIG CALL 811

30 0 15 30 60
GRAPHIC SCALE IN FEET

Drawing Name: G:\MA\Avon\Costco\Survey\dwg\25030_Costco_base plan.dwg

RJOC

NO.	REVISION	DATE
3	ADDED STREET NAMES	11/7/2025
2	ADDED WETLANDS BUFFERS	10/2/2025
1	UPDATED WITH ADDITIONAL FIELD DATA	8/17/2024

O STOCKWELL DR. STOUGHTON & AVON, MA
Record Owner:
AVON WEST TRUST
FRANCIS X. MESSINA & LOUIS T.
FALCONE TRUSTEES
PO BOX 859059
BRAINTREE, MA 02185
BK. 23560 PG. 297
ASSESSORS PARCEL ID:
092-024 (STOUGHTON)
A6-1-8 (AVON)

120 STOCKWELL DT. STOUGHTON & AVON, MA
Record Owner:
COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
BK . 8911 PG. 543
ASSESSORS PARCEL ID:
092-022 (STOUGHTON)
A7-1-1 (AVON)

PREPARED BY:
RJ O'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
COSTCO WHOLESALE
45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:
PROPOSED PARKING LOT EXPANSION
120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:
COMMONWEALTH OF MASSACHUSETTS
MATTHEW LOWRY
No. 49628
PROFESSIONAL LAND SURVEYOR

11/7/2025

DRAWN BY:	RJK
REVIEWED BY:	ML
SCALE:	1" = 30'
FIELD CREW:	TDB / RJK / JWS
DATE:	2/5/2024

DRAWING NAME:
EXISTING CONDITIONS PLAN

DRAWING NUMBER:
EX-2B

PROJECT NUMBER:
23030

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GENERAL NOTE:
SEE SHEET EX-1 FOR LEGEND AND ADDITIONAL NOTES:

GRAPHIC SCALE IN FEET
30 0 15 30 60

DIG SAFE
BEFORE YOU DIG CALL 811

Drawing Name: G:\MA\Avon\Costco\Survey\dwg\23030_Costco_base plan.dwg

I. GENERAL NOTES:

1. THE CONTRACTOR IS SPECIFICALLY ADVISED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES ESPECIALLY WHERE NEW UTILITIES CONNECT TO OR CROSS EXISTING, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" (1-888-344-7233 OR 811) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL HORIZONTAL CONTROL POINTS AND VERTICAL BENCH MARKS NECESSARY FOR THE WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION/DISCONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.
4. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND MUNICIPAL REQUIREMENTS. NO ON-SITE BURIAL PITS ARE ALLOWED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL INFORMATION SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE EXISTING FIELD CONDITIONS AS SHOWN ON THESE PLANS.
6. ALL CONSTRUCTION DUMPSTERS SHALL BE PROPERLY MAINTAINED. ALL DUMPSTERS SHALL BE LOCATED ON A BITUMINOUS CONCRETE OR CONCRETE SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRASH DISPOSAL ON A REGULAR BASIS AND SHALL ENSURE THAT THE DUMPSTER AREAS ARE PROPERLY MAINTAINED.
7. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE GENERAL UPKEEP AND ROUTINE MAINTENANCE OF THE ENTIRE SITE TO ENSURE AN AESTHETICALLY PLEASING APPEARANCE DURING ALL PHASES OF CONSTRUCTION.
8. UNLESS OTHERWISE INDICATED, AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
9. EXISTING LANDSCAPE AREAS SHALL BE KEPT FREE OF DEBRIS AND SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE. DAMAGED PLANTS SHALL BE REPLACED IN KIND.
10. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL MATERIAL AND LABOR ASSOCIATED WITH TEMPORARY TRAFFIC CONTROL DEVICES FOR ALL PHASES OF CONSTRUCTION IN ACCORDANCE WITH M.U.T.C.D. STANDARDS AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.
11. NO AUTHORIZED CONSTRUCTION ACTIVITY SHALL OCCUR ON OR AFFECT ABUTTING PROPERTIES. IF THE CONTRACTOR MUST WORK ON AN ABUTTING PROPERTY, WRITTEN AUTHORIZATION SHALL BE OBTAINED FROM THE OWNER OF SAID PROPERTY AND SHALL BE PROVIDED TO THE OWNER AND/OR OWNER'S REPRESENTATIVE PRIOR TO THE START OF WORK.
12. IN THE EVENT OF A HAZARDOUS LEAK AND/OR SPILL THE OWNER, OWNER'S REPRESENTATIVE AND/OR GENERAL CONTRACTOR WILL CONTACT THE DEPARTMENT OF PUBLIC HEALTH, THE FIRE DEPARTMENT, AND DEP'S HAZARDOUS WASTE INCIDENT RESPONSE GROUP AT (617) 792-7653.
13. ALL TYPES OF FILL MATERIAL IMPORTED TO THE SITE MUST BE CLEAN AND SUITABLE FOR THE USE AS SPECIFIED IN THE SITE WORK SPECIFICATIONS. THE CONTRACTOR WILL PROVIDE THE OWNER'S GEOTECHNICAL ENGINEER AND/OR REPRESENTATIVE WITH RECORDS INDICATING THE TYPE, QUANTITY, ORIGIN AND SOURCE OF ANY FILL MATERIAL IMPORTED TO THE SITE.
14. IF REQUIRED AT THE COMPLETION OF THE JOB, THE CONTRACTOR SHALL PROVIDE THE OWNER AND/OR OWNER'S REPRESENTATIVE A COMPLETE SET OF AS-BUILT PLANS. THE AS-BUILT PLANS ARE TO BE PREPARED BY AND STAMPED BY A LICENSED PROFESSIONAL SURVEYOR. THE AS-BUILT PLAN WILL INCLUDE LOCATION OF UTILITIES (RIM, INVERT, PIPE SIZE AND TYPE TO BE PROVIDED FOR SANITARY AND STORM DRAIN STRUCTURES), CURBING, ABOVE GRADE FEATURES, STRIPING, SIGNAGE, LANDSCAPING, ETC. AS INSTALLED.
15. SITE WORK CONSTRUCTION SHALL MEET OR EXCEED THE MUNICIPALITY'S ENGINEERING AND/OR DPW SPECIFICATIONS.
16. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AT LEAST FORTY EIGHT (48) HOURS PRIOR TO THE COMMENCEMENT OF SITE WORK CONSTRUCTION ACTIVITIES.

II. EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND/OR CONSTRUCTED IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, DATED MARCH 1997, REPRINTED MAY 2003, AND ALL LOCAL MUNICIPAL REGULATIONS. THIS INCLUDES THE CLEAN UP AND DISPOSAL (IN A SANITARY MANNER) OF ALL PACKAGING, STRAPPING AND CORD INVOLVED IN THE INSTALLATION FOR THE EROSION AND SEDIMENT CONTROL BARRIER AND WOOD STAKES.
2. EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES (BMPS) SHALL BE IN PLACE AND FUNCTIONING PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION, CLEARING AND GRUBBING ACTIVITIES OR EARTHWORK OPERATIONS. LOCATION OF THE EROSION CONTROL BARRIER MUST BE STAKED BY THE SITE SURVEYOR AND/OR SITE ENGINEER, AND MUST BE INSPECTED AND VERIFIED TO THE APPROPRIATE TOWN OFFICIALS. IN WRITING, BY THE SITE SURVEYOR AND/OR SITE ENGINEER PRIOR TO CONSTRUCTION. THE EROSION CONTROL BMPS SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND FINISHED GROUND COVER IS ESTABLISHED. ALL EROSION CONTROL BMPS SHALL BE INSTALLED ON-SITE AND NOT ENCROACH ONTO ABUTTING PROPERTIES.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AT THE SITE, THE CONTRACTOR SHALL ENGAGE AN INDIVIDUAL WITH SPECIFIC PROFESSIONAL TRAINING AND EXPERTISE IN EROSION AND SEDIMENT CONTROL. THE EROSION CONTROL MONITOR SHALL PREPARE A WEEKLY REPORT WHICH SHALL BE KEPT ON-SITE AT ALL TIMES AND SHALL BE SHOWN TO LOCAL, STATE, AND FEDERAL AGENTS UPON REQUEST. THIS REPORT SHALL INDICATE THE STATUS OF THE EROSION CONTROLS AND ANY MAINTENANCE REQUIRED AND PERFORMED. THIS REPORT SHALL CONFORM TO THE REQUIREMENTS OF THE EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
4. THE PROJECT REQUIRES AN EPA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES. THE APPLICANT SHALL OBTAIN THIS PERMIT PRIOR TO THE COMMENCEMENT OF ANY SITE WORK AND PROVIDE A COPY OF THE PERMIT TO THE STOUGHTON AND AVON CONSERVATION COMMISSIONS. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED AND SUBMITTED TO THE STOUGHTON AND AVON ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE CONTRACTOR SHALL PERFORM ALL WORK INCLUDING BUT NOT LIMITED TO INSTALLATION, INSPECTIONS, CLEANING, REPAIRING, ETC. OF EROSION CONTROL MEASURES INSTALLED IN ACCORDANCE WITH THE SWPPP.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND CLEANED, REPAIRED OR REPLACED AS NECESSARY THROUGH-OUT CONSTRUCTION. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER EACH STORM EVENT AS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR DETAILS REGARDING THE TYPE, INSTALLATION, INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
6. IT SHOULD BE NOTED THAT THE EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS DEPICT THE MINIMUM REQUIRED AND ARE REPRESENTATIVE OF A SINGLE PHASE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITING, RELOCATION AND AUGMENTATION OF EROSION CONTROL BMPS AS THE PROJECT PROGRESSES AND SITE CONDITIONS CHANGE.
7. THE LIMIT OF WORK LINE FOR THE SITE TO BE CLEARED AND GRUBBED SHALL BE WITH SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES (I.E. THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA).
8. THE CONTRACTOR SHALL KEEP ON-SITE, AT ALL TIMES, ADDITIONAL WATTLES, FILTER BAGS, SILT FENCE, ETC. FOR INSTALLATION TO MITIGATE ANY EMERGENCY CONDITION.
9. THE USE OF HAY FOR EROSION CONTROL MEASURES IS NOT ALLOWED AS HAY IS A SOURCE OF SPREADING EXOTIC INVASIVE VEGETATION. THE USE OF STRAW AND MULCH IS ALLOWED.
10. THE PROPOSED ON-SITE DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS PRACTICABLE AND ALL INLETS PROTECTED WITH FILTER BAGS. NO SEDIMENT SHALL BE ALLOWED TO ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEM AT ANY TIME.
11. EARTHWORK ACTIVITIES ON SITE SHALL BE PERFORMED IN SUCH A MANNER THAT DIRECTS RAINFALL RUNOFF TO THE APPROPRIATE EROSION CONTROL BEST MANAGEMENT PRACTICE (BMP) AS DEPICTED ON THE "DEMOLITION AND EROSION CONTROL PLAN."
12. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETER WITH STAKED WATTLES AND/OR SILTATION FENCING TO PREVENT AND/OR TO CONTROL SILTATION AND EROSION. THE LOCATION OF THE STOCKPILE MAY BE MOVED AS APPROVED BY THE EROSION CONTROL MONITOR. STOCKPILES SHALL BE COVERED SO THAT STORMWATER CANNOT INFILTRATE MATERIALS AND THEREBY RENDER THE MATERIAL UNSUITABLE FOR USE AS FILL.
13. THE CONSTRUCTION ENTRANCE/EXIT AREA TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING AND DISCHARGE OF SEDIMENT OFF-SITE. ALL SEDIMENT SPILLED, DROPPED, TRACKED OR OTHERWISE DEPOSITED ON THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
14. ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEEDED FOR TEMPORARY VEGETATIVE COVER WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR HAVE TEMPORARILY BEEN SUSPENDED FOR MORE THAN FOURTEEN (14) DAYS. WHEN FINAL GRADES ARE ACHIEVED IN ANY PORTION OF THE SITE, STABILIZATION MEASURES SHALL BE IMPLEMENTED WITHIN THREE (3) DAYS. ALL DISTURBED AREAS ON-SITE MUST BE PERMANENTLY STABILIZED AS SHOWN ON THE SITE LANDSCAPE PLAN. PERMANENT STABILIZATION MUST BE UNIFORM AND COMPLETE. AREAS WHICH REMAIN DISTURBED BUT INACTIVE FOR AT LEAST FOURTEEN (14) DAYS SHALL RECEIVE TEMPORARY SEEDING IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES. IN ALL CASES, STABILIZATION MEASURES SHALL BE IMPLEMENTED AS SOON AS POSSIBLE IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES. THE EROSION CONTROL BARRIER MUST BE MAINTAINED UNTIL SITE VEGETATION IS STABILIZED AND INSPECTED BY THE OWNER'S REPRESENTATIVE AND/OR THE TOWN ENGINEER FOR SITE COMPLIANCE.
15. ANY DEWATERING ACTIVITIES IN WHICH WATER SHALL BE DISCHARGED SHALL USE A FRACK TANK, PUMP WATER FILTER BAG OR COMBINATION OF SIMILAR DEVICES TO REMOVE SEDIMENT BEFORE WATER IS RELEASED. THE DISCHARGE OF THE DEWATERING WATER SHALL COMPLY WITH PART 3.3 OF THE 2022 CGP FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, TURBIDITY RECORDING AND REPORTING.
16. THE LOCATION OF TEMPORARY DRAINAGE SWALES AND SEDIMENTATION TRAPS SHALL BE RELOCATED AS REQUIRED AS CONSTRUCTION PROGRESSES.
17. FILTER BAGS ARE TO BE INSTALLED AT ALL NEW AND EXISTING CATCH BASINS AS INDICATED ON DWG. C-1 AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED. FILTER BAGS ARE TO BE MAINTAINED AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). NO SEDIMENT SHALL BE ALLOWED TO ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.
18. TO MINIMIZE THE MIGRATION OF DUST AND SILT FROM THE CONSTRUCTION SITE, THE FOLLOWING MEASURES SHALL BE IMPLEMENTED AS REQUIRED:
    - SPRAY DISTURBED AREAS WITH WATER DURING DRY AND WINDY DAYS
    - WASH WHEELS OF VEHICLES BEFORE LEAVING THE SITE
    - PERIODICALLY CLEAN SURROUNDING ROADWAYS NEAR THE ENTRANCE TO THE SITE
    - ALL VEHICLES HAULING MATERIAL TO AND FROM THE SITE SHALL PLACE SECURE COVERS OVER THEIR LOADS
19. THE CONTRACTOR SHALL ANTICIPATE AND MODIFY EROSION CONTROL MEASURES BASED ON PAST, CURRENT AND FORECASTED WEATHER CONDITIONS, SEASON AND ANTICIPATED FUTURE CONSTRUCTION ACTIVITIES.
20. UPON COMPLETION OF ALL SITE WORK CONSTRUCTION, SITE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL BMP'S, ON-SITE CATCH BASINS AND PARTICLE SEPARATORS AND REMOVE ALL SEDIMENT AND TRASH DEBRIS THAT HAS ACCUMULATED WITHIN SAID BMP'S AND STRUCTURES DURING THE COURSE OF CONSTRUCTION. ALL ON-SITE CATCH BASINS AND PARTICLE SEPARATORS SHALL BE PUMPED 'DRY' AT THE CONCLUSION OF SITEWORK ACTIVITIES.
21. PRIOR TO THE START OF ANY AUTHORIZED ACTIVITY THE GENERAL CONTRACTOR SHALL SUBMIT A DUST CONTROL PLAN TO THE ENGINEER. THE DUST CONTROL PLAN WILL OUTLINE MEASURES TO CONTROL AND MITIGATE DUST DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION AND IN ALL TYPES OF WEATHER CONDITIONS. THE APPROVED DUST CONTROL PLAN SHALL BE IMPLEMENTED DURING ALL PHASES OF CONSTRUCTION AND WILL CONTINUE UNTIL PROJECT COMPLETION.
22. ALL 3H:1V SLOPES OR STEEPER SHALL BE STABILIZED WITH A CURLEX EROSION CONTROL MATTING BY AMERICAN EXCELSIOR COMPANY (OR ENGINEER APPROVED EQUAL) PRIOR TO SEEDING AND PROTECTED FROM EROSION.
23. WINTER CONSTRUCTION AND STABILIZATION: THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15

    SEDIMENT BARRIERS: DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF FILTER SOCKS OR SILT FENCES.

    MULCHING: ALL AREAS SHALL BE CONSIDERED UNSTABLE UNTIL SEEDED AND MULCHED. STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1000 SF OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCH THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A 1-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, ASPHALT EMULSION CHEMICAL, OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WHEN THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH WORKDAY DURING FINAL GRADING ACTIVITIES.

    SOIL STOCKPILING: STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH STRAW AT TWICE THE NORMAL RATE OR WITH A 4-INCH LAYER OF EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND REESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.

    SEEDING: BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE PLACED PRIOR TO THE PLACEMENT OF MULCH OR EROSION CONTROL BLANKETS. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1000 SF. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE RE-VEGETATED IN THE SPRING.

    WINTER STABILIZATION OF DITCHES AND CHANNELS: ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH:
    INSTALL A SOD LINING IN THE DITCH: A DITCH MUST BE LINED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD ONTO AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOD AT THE BASE OF THE DITCH WITH JUTE OR OTHER ORGANIC DECOMPOSABLE FIBER TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS.
    INSTALL A STONE LINING IN THE DITCH: A DITCH MUST BE LINED WITH STONE RIP RAP BY NOVEMBER 15. CONTACT REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH.

    WINTER STABILIZATION OF DISTURBED SLOPES: ALL STONE-COVERED SLOPES GREATER THAN 15% MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. AND ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE.
    TEMPORARY VEGETATION AND EROSION CONTROL MATS: BY OCTOBER 1 THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 LBS PER 1000 SF AND THEN INSTALL ORGANIC DECOMPOSABLE FIBER EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST 3 INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIP RAP.
    SOD: THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
    EROSION CONTROL MIX: EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
    STONE RIP RAP: PLACE A LAYER OF STONE RIP RAP ON THE SLOPE BY NOVEMBER 15. CONTACT THE PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIP RAP.

    WINTER STABILIZATION OF DISTURBED SOILS: BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN:
    TEMPORARY VEGETATION: BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 LBS PER 1000 SF. LIGHTLY MULCH THE SEEDED SOIL WITH STRAW AT 75 POUNDS PER 1000 SF, AND ANCHOR THE MULCH WITH ORGANIC DECOMPOSABLE FIBER MATTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST 3 INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR WINTER PROTECTION AS DESCRIBED BELOW.
    SOD: STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
    MULCH: BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING STRAW AT A RATE OF AT LEAST 150 LBS PER 1000 SF ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH ORGANIC DECOMPOSABLE FIBER MATTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.
24. AFTER CONSTRUCTION STABILIZATION HAS OCCURRED, THE CONTRACTOR SHALL CLEAN AND REMOVE A MINIMUM OF 18 INCHES FROM THE BOTTOM OF TEMPORARY SEDIMENTATION BASIN-1 WHERE PROPOSED INFILTRATION POND-1 IS TO BE CONSTRUCTED. AS NOTED ON C-1A, THE BOTTOM OF THE TEMPORARY SEDIMENTATION BASIN AT THIS LOCATION SHALL BE SET ONE FOOT ABOVE THE BOTTOM OF PROPOSED STORMWATER BASIN-1 TO ENSURE THE UNDERLYING SOIL IS NOT ADVERSELY IMPACTED. THE EXCAVATION TO REMOVE THE BOTTOM ONE FOOT OF SOIL, AFTER STABILIZATION, SHALL BE PERFORMED USING LIGHT EARTH-MOVING EQUIPMENT.

III. DEMOLITION NOTES:

1. PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES, ON-SITE EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DEMOLITION AND EROSION CONTROL PLANS MUST BE INSTALLED AND APPROVED BY THE OWNER'S REPRESENTATIVE.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL UTILITY SERVICES TO EXISTING STRUCTURE(S) MAY NOT BE SHOWN. CONTRACTOR TO VERIFY UTILITY LOCATIONS VIA DIG SAFE PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY. EXISTING WATER AND SEWER SERVICES WILL BE CUT AND CAPPED AT THE MAIN IN ACCORDANCE WITH THE DPW STANDARDS. EXISTING GAS, ELECTRICAL AND TELEPHONE SERVICES WILL BE REMOVED PER UTILITY COMPANY SPECIFICATIONS. ALL UTILITIES SERVICING BUILDING(S) WHICH ARE TO BE REMOVED WILL BE DECOMMISSIONED PRIOR TO THE COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. ANY REUSE OF EXISTING GRANULAR PAVEMENT SUBBASE MATERIAL AND EXCAVATED MATERIAL SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL EXISTING AND NEW DRAINAGE AND UTILITIES TO REMAIN AND/OR BE CONSTRUCTED.
5. DURING ON-SITE DEMOLITION WORK, STORMWATER RUNOFF SHALL BE CONTROLLED AND DIRECTED TOWARD TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES.
6. SITE CONTRACTOR SHALL REMOVE EXISTING STRUCTURES INDICATED TO BE DEMOLISHED, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, UTILITIES, BUILDING RELATED APPURTENANCES, LANDSCAPED BEDS, BITUMINOUS PAVEMENT AND ALL OTHER UNSUITABLE MATERIAL TO FIRM NATURAL GROUND AND TO A HORIZONTAL DISTANCE OF TEN (10') FEET BEYOND THE PROPOSED BUILDING LINE.
7. IF GROUNDWATER IS ENCOUNTERED DURING THE REMOVAL OF UNSUITABLE MATERIALS, THE CONTRACTOR SHALL LIMIT THE SIZE OF THE EXCAVATION TO THAT WHICH CAN BE ADEQUATELY MANAGED BY THE CONTRACTOR'S CHOSEN DEWATERING METHOD.

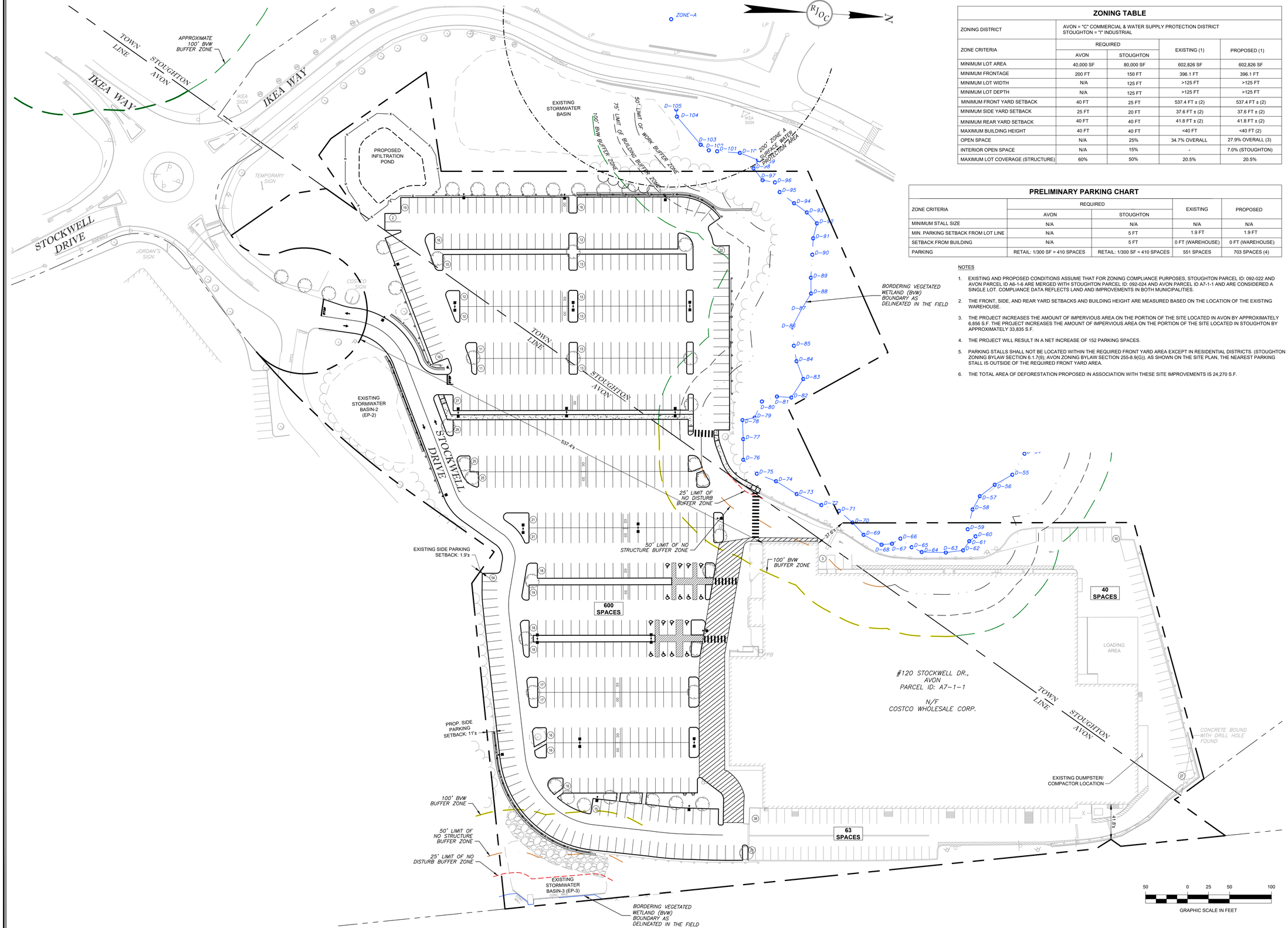
IV. GRADING AND DRAINAGE NOTES:

1. SITE GRADING ACTIVITIES SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVED BY THE OWNER'S REPRESENTATIVE AND/OR ENGINEER.
2. THE EXISTING UTILITIES SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL VERIFY VIA TEST PIT EXCAVATION THE LOCATION AND ELEVATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF DISCREPANCIES ENCOUNTERED IN THE FIELD.
3. ALL STORM DRAINAGE PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS III IN ACCORDANCE WITH ASTM C-76 UNLESS OTHERWISE NOTED. GASKETS SHALL BE O-RING TYPE IN ACCORDANCE WITH ASTM C-443.
4. ALL CATCH BASINS AND OTHER DRAINAGE STRUCTURES TO BE INSTALLED NEW, REPLACED, OR RECONSTRUCTED SHALL CONFORM TO CURRENT MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS AS PUBLISHED BY MASSDOT. ALL NEW CATCH BASINS SHALL BE EQUIPPED WITH APPROPRIATELY SIZED "TEE" OR HOOD AND A FOUR (4') FOOT SUMP.
5. ALL MANHOLES, CATCH BASINS AND PARTICLE SEPARATORS SHALL BE PUMPED "DRY" AND CLEANED AT THE END OF CONSTRUCTION. SEDIMENT AND OTHER POLLUTANTS SHALL BE REMOVED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
6. EXISTING PIPES AND/OR CULVERTS THAT ARE TO REMAIN WITHIN THE LIMIT OF WORK AREA SHALL BE CLEANED OF ANY DEBRIS AND/OR SEDIMENTATION. SEDIMENTATION AND OTHER POLLUTANTS SHALL BE REMOVED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
7. ALL PROPOSED DRAINAGE STRUCTURES AND PIPES SHALL MEET HEAVY-DUTY TRAFFIC (H-20) LOADING AND BE INSTALLED IN ACCORDANCE WITH MASSDOT AND/OR DPW SPECIFICATIONS.

V. UTILITY NOTES:

A. GENERAL NOTES

1. PRIOR TO THE START OF ANY AUTHORIZED ACTIVITY THE SITE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWNS OF AVON & STOUGHTON. THE CONTRACTOR SHALL OBTAIN FINAL CERTIFICATIONS AND/OR SIGN OFFS UPON MUNICIPALITY AND/OR UTILITY PROVIDER ACCEPTANCE OF WORK WITH COPIES OF FINAL ACCEPTANCE DOCUMENTATION PROVIDED TO THE OWNER.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND/OR CONNECTION FEES REQUIRED FOR THE INSTALLATION OF ALL SITE UTIL



ZONING TABLE

ZONING DISTRICT	AVON = "C" COMMERCIAL & WATER SUPPLY PROTECTION DISTRICT STOUGHTON = "I" INDUSTRIAL			
ZONE CRITERIA	REQUIRED		EXISTING (1)	PROPOSED (1)
	AVON	STOUGHTON		
MINIMUM LOT AREA	40,000 SF	80,000 SF	602,826 SF	602,826 SF
MINIMUM FRONTAGE	200 FT	150 FT	396.1 FT	396.1 FT
MINIMUM LOT WIDTH	N/A	125 FT	>125 FT	>125 FT
MINIMUM LOT DEPTH	N/A	125 FT	>125 FT	>125 FT
MINIMUM FRONT YARD SETBACK	40 FT	25 FT	537.4 FT ± (2)	537.4 FT ± (2)
MINIMUM SIDE YARD SETBACK	25 FT	20 FT	37.6 FT ± (2)	37.6 FT ± (2)
MINIMUM REAR YARD SETBACK	40 FT	40 FT	41.8 FT ± (2)	41.8 FT ± (2)
MAXIMUM BUILDING HEIGHT	40 FT	40 FT	<40 FT (2)	<40 FT (2)
OPEN SPACE	N/A	25%	34.7% OVERALL	27.9% OVERALL (3)
INTERIOR OPEN SPACE	N/A	15%	-	7.0% (STOUGHTON)
MAXIMUM LOT COVERAGE (STRUCTURE)	60%	50%	20.5%	20.5%

PRELIMINARY PARKING CHART

ZONE CRITERIA	REQUIRED		EXISTING	PROPOSED
	AVON	STOUGHTON		
MINIMUM STALL SIZE	N/A	N/A	N/A	N/A
MIN. PARKING SETBACK FROM LOT LINE	N/A	5 FT	1.9 FT	1.9 FT
SETBACK FROM BUILDING	N/A	5 FT	0 FT (WAREHOUSE)	0 FT (WAREHOUSE)
PARKING	RETAIL: 1/300 SF = 410 SPACES	RETAIL: 1/300 SF = 410 SPACES	551 SPACES	703 SPACES (4)

NOTES

1. EXISTING AND PROPOSED CONDITIONS ASSUME THAT FOR ZONING COMPLIANCE PURPOSES, STOUGHTON PARCEL ID: 092-022 AND AVON PARCEL ID A6-1-6 ARE MERGED WITH STOUGHTON PARCEL ID: 092-024 AND AVON PARCEL ID A7-1-1 AND ARE CONSIDERED A SINGLE LOT. COMPLIANCE DATA REFLECTS LAND AND IMPROVEMENTS IN BOTH MUNICIPALITIES.
2. THE FRONT, SIDE, AND REAR YARD SETBACKS AND BUILDING HEIGHT ARE MEASURED BASED ON THE LOCATION OF THE EXISTING WAREHOUSE.
3. THE PROJECT INCREASES THE AMOUNT OF IMPERVIOUS AREA ON THE PORTION OF THE SITE LOCATED IN AVON BY APPROXIMATELY 6,856 S.F. THE PROJECT INCREASES THE AMOUNT OF IMPERVIOUS AREA ON THE PORTION OF THE SITE LOCATED IN STOUGHTON BY APPROXIMATELY 33,835 S.F.
4. THE PROJECT WILL RESULT IN A NET INCREASE OF 152 PARKING SPACES.
5. PARKING STALLS SHALL NOT BE LOCATED WITHIN THE REQUIRED FRONT YARD AREA EXCEPT IN RESIDENTIAL DISTRICTS. (STOUGHTON ZONING BYLAW SECTION 6.1.7(9); AVON ZONING BYLAW SECTION 255-8.9(G)). AS SHOWN ON THE SITE PLAN, THE NEAREST PARKING STALL IS OUTSIDE OF THE REQUIRED FRONT YARD AREA.
6. THE TOTAL AREA OF DEFORESTATION PROPOSED IN ASSOCIATION WITH THESE SITE IMPROVEMENTS IS 24,270 S.F.

NO.	DATE	REVISION
6.	10/02/2025	ISSUED FOR PERMIT APPROVAL
5.	10/31/2024	REVISED PER TOWN COMMENTS
4.	10/03/2024	REVISED PER TOWN OF STOUGHTON COMMENTS
3.	06/20/2024	REVISED PER ADDITIONAL FIELD INFORMATION
2.	06/13/2024	ISSUED FOR STOUGHTON PLANNING BOARD APPROVAL
1.	03/04/2024	ISSUED FOR AVON PLANNING BOARD APPROVAL
-	02/21/2024	ISSUED FOR STOUGHTON ZBA
NO.	DATE	REVISION

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180

PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

COSTCO WHOLESALE

45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:

PROPOSED PARKING LOT EXPANSION

120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:

DESIGNED BY:	SPG
DRAWN BY:	MCR/MAC
REVIEWED BY:	ACF
SCALE:	1"=50'
DATE:	02/21/2024

DRAWING NAME:

OVERALL SITE PLAN

DRAWING NUMBER:

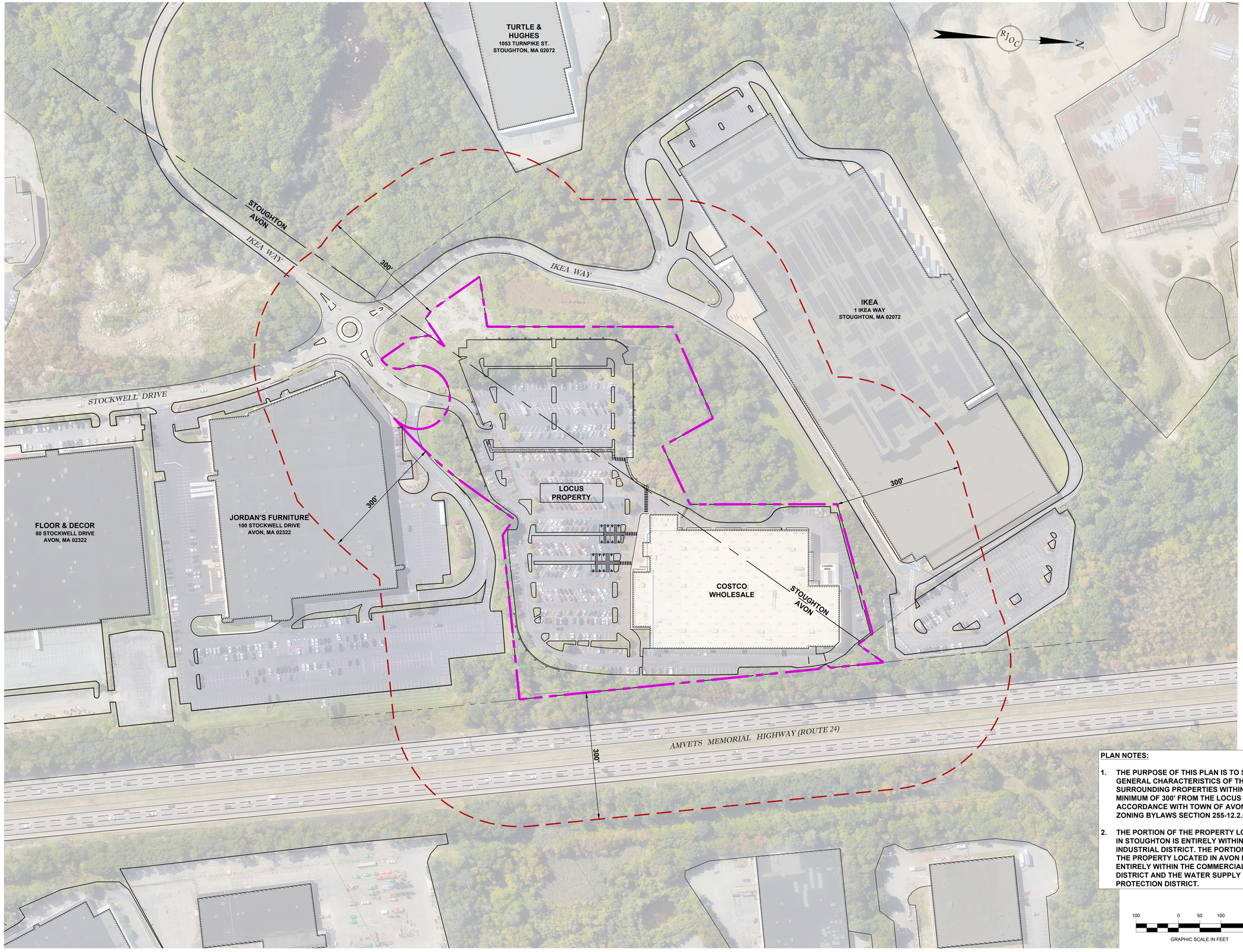
OS-1

PROJECT NUMBER:

23030

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Drawing name: G:\MA\Avon\Costco\Main\23030_OS-1 Overall Site Plan.dwg
Oct 02, 2025 - 19:30pm



PLAN NOTES:

1. **THE PURPOSE OF THIS PLAN IS TO SHOW GENERAL CHARACTERISTICS OF THE SURROUNDING PROPERTIES WITHIN A MINIMUM OF 300' FROM THE LOCUS IN ACCORDANCE WITH TOWN OF AVON ZONING BYLAWS SECTION 255-12.2.D.(3)(C).**
2. **THE PORTION OF THE PROPERTY LOCATED IN STOUGHTON IS ENTIRELY WITHIN THE INDUSTRIAL DISTRICT. THE PORTION OF THE PROPERTY LOCATED IN AVON IS ENTIRELY WITHIN THE COMMERCIAL DISTRICT AND THE WATER SUPPLY PROTECTION DISTRICT.**

100 0 50 100 200

GRAPHIC SCALE IN FEET

Drawing name: G:\MA\Avon\Costco\Main\23030_CN-1 Context Plan.dwg
Oct 02, 2025 - 16:09pm

RJOC

NO.	REVISION	DATE
4.	ISSUED FOR PERMIT APPROVAL	10/02/2025
3.	ISSUED FOR GREEN INK APPROVAL	07/18/2025
2.	REVISED PER TOWN COMMENTS	10/31/2024
1.	REVISED PER ADDITIONAL FIELD INFORMATION	08/20/2024
-	ISSUED FOR STOUGHTON PLANNING BOARD APPROVAL	06/13/2024

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
COSTCO WHOLESALE
45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:

PROPOSED PARKING LOT EXPANSION

120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:

DESIGNED BY:	SPG
DRAWN BY:	MCR/MAC
REVIEWED BY:	ACF
SCALE:	1"=100'
DATE:	06/13/2024

DRAWING NAME:

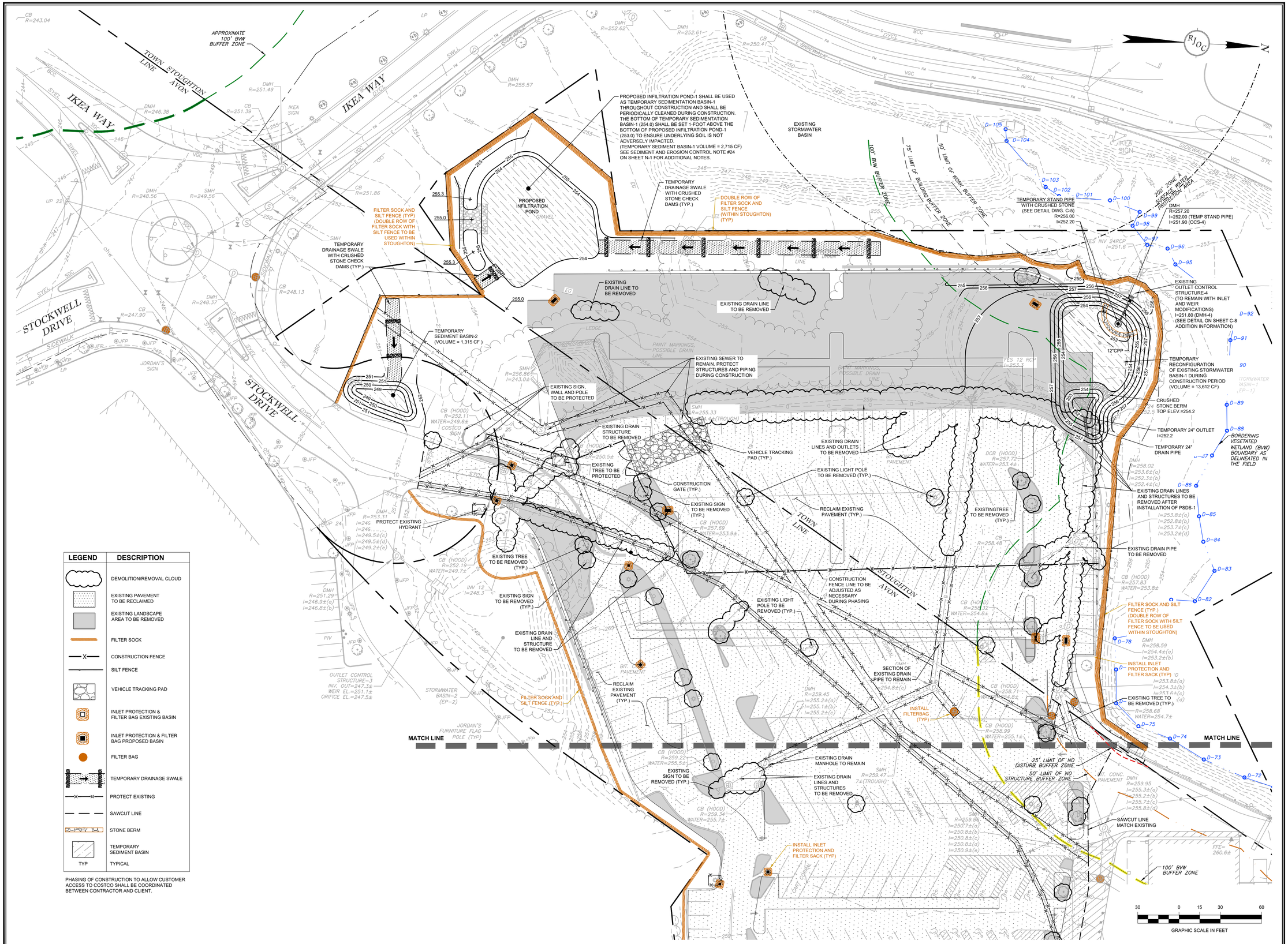
CONTEXT PLAN

DRAWING NUMBER:

CN-1

PROJECT NUMBER: 23030

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LEGEND	DESCRIPTION
	DEMOLITION/REMOVAL CLOUD
	EXISTING PAVEMENT TO BE RECLAIMED
	EXISTING LANDSCAPE AREA TO BE REMOVED
	FILTER SOCK
	CONSTRUCTION FENCE
	SILT FENCE
	VEHICLE TRACKING PAD
	INLET PROTECTION & FILTER BAG EXISTING BASIN
	INLET PROTECTION & FILTER BAG PROPOSED BASIN
	FILTER BAG
	TEMPORARY DRAINAGE SWALE
	PROTECT EXISTING
	SAWCUT LINE
	STONE BERM
	TEMPORARY SEDIMENT BASIN
TYP	TYPICAL

PHASING OF CONSTRUCTION TO ALLOW CUSTOMER ACCESS TO COSTCO SHALL BE COORDINATED BETWEEN CONTRACTOR AND CLIENT.

Drawing name: G:\MA\Avon\Costco\Main\23030_C-1 Demolition and Erosion Control Plan.dwg
Oct 02, 2025 - 19:35pm

RJOC

NO.	DATE	REVISION
6.	10/02/2025	ISSUED FOR PERMIT APPROVAL
5.	07/18/2025	ISSUED FOR GREEN INK APPROVAL
4.	10/31/2024	REVISED PER TOWN COMMENTS
3.	06/20/2024	REVISED PER ADDITIONAL FIELD INFORMATION
2.	06/13/2024	ISSUED FOR STOUGHTON PLANNING BOARD APPROVAL
1.	03/04/2024	ISSUED FOR AVON PLANNING BOARD APPROVAL
-	02/21/2024	ISSUED FOR STOUGHTON ZBA

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
COSTCO WHOLESALE
45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:
PROPOSED PARKING LOT EXPANSION
120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:

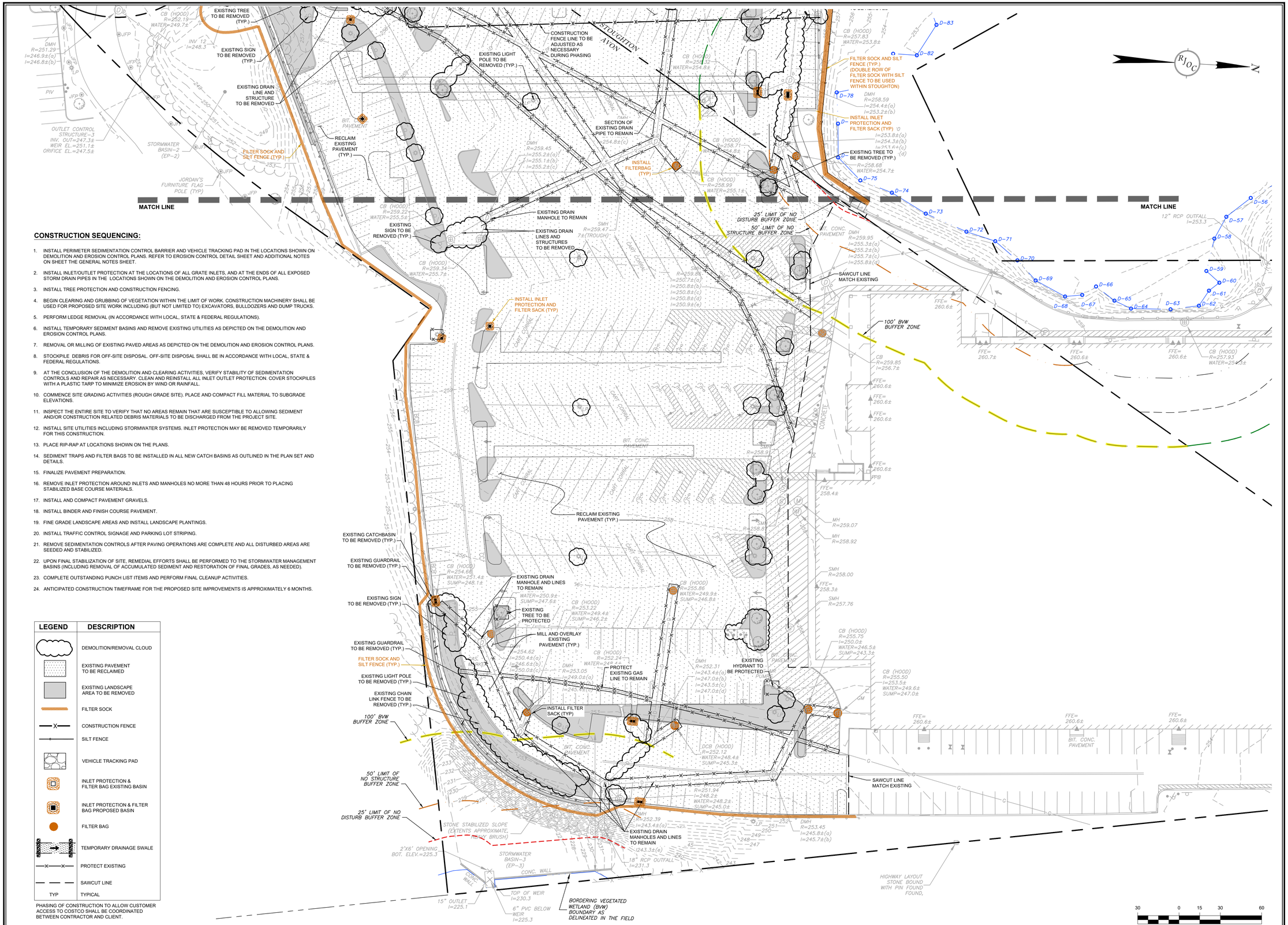
DESIGNED BY:	SPG
DRAWN BY:	MCR/MAC
REVIEWED BY:	ACF
SCALE:	1" = 30'
DATE:	02/21/2024

DRAWING NAME:
DEMOLITION AND EROSION CONTROL PLAN

DRAWING NUMBER:
C-1A

PROJECT NUMBER:
23030

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CONSTRUCTION SEQUENCING:

1. INSTALL PERIMETER SEDIMENTATION CONTROL BARRIER AND VEHICLE TRACKING PAD IN THE LOCATIONS SHOWN ON DEMOLITION AND EROSION CONTROL PLANS. REFER TO EROSION CONTROL DETAIL SHEET AND ADDITIONAL NOTES ON SHEET THE GENERAL NOTES SHEET.
2. INSTALL INLET/OUTLET PROTECTION AT THE LOCATIONS OF ALL GRATE INLETS, AND AT THE ENDS OF ALL EXPOSED STORM DRAIN PIPES IN THE LOCATIONS SHOWN ON THE DEMOLITION AND EROSION CONTROL PLANS.
3. INSTALL TREE PROTECTION AND CONSTRUCTION FENCING.
4. BEGIN CLEARING AND GRUBBING OF VEGETATION WITHIN THE LIMIT OF WORK. CONSTRUCTION MACHINERY SHALL BE USED FOR PROPOSED SITE WORK INCLUDING (BUT NOT LIMITED TO) EXCAVATORS, BULLDOZERS AND DUMP TRUCKS.
5. PERFORM LEDGE REMOVAL (IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS).
6. INSTALL TEMPORARY SEDIMENT BASINS AND REMOVE EXISTING UTILITIES AS DEPICTED ON THE DEMOLITION AND EROSION CONTROL PLANS.
7. REMOVAL OR MILLING OF EXISTING PAVED AREAS AS DEPICTED ON THE DEMOLITION AND EROSION CONTROL PLANS.
8. STOCKPILE DEBRIS FOR OFF-SITE DISPOSAL. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.
9. AT THE CONCLUSION OF THE DEMOLITION AND CLEARING ACTIVITIES, VERIFY STABILITY OF SEDIMENTATION CONTROLS AND REPAIR AS NECESSARY. CLEAN AND REINSTALL ALL INLET OUTLET PROTECTION. COVER STOCKPILES WITH A PLASTIC TARP TO MINIMIZE EROSION BY WIND OR RAINFALL.
10. COMMENCE SITE GRADING ACTIVITIES (ROUGH GRADE SITE). PLACE AND COMPACT FILL MATERIAL TO SUBGRADE ELEVATIONS.
11. INSPECT THE ENTIRE SITE TO VERIFY THAT NO AREAS REMAIN THAT ARE SUSCEPTIBLE TO ALLOWING SEDIMENT AND/OR CONSTRUCTION RELATED DEBRIS MATERIALS TO BE DISCHARGED FROM THE PROJECT SITE.
12. INSTALL SITE UTILITIES INCLUDING STORMWATER SYSTEMS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION.
13. PLACE RIP-RAP AT LOCATIONS SHOWN ON THE PLANS.
14. SEDIMENT TRAPS AND FILTER BAGS TO BE INSTALLED IN ALL NEW CATCH BASINS AS OUTLINED IN THE PLAN SET AND DETAILS.
15. FINALIZE PAVEMENT PREPARATION.
16. REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE MATERIALS.
17. INSTALL AND COMPACT PAVEMENT GRAVELS.
18. INSTALL BINDER AND FINISH COURSE PAVEMENT.
19. FINE GRADE LANDSCAPE AREAS AND INSTALL LANDSCAPE PLANTINGS.
20. INSTALL TRAFFIC CONTROL SIGNAGE AND PARKING LOT STRIPING.
21. REMOVE SEDIMENTATION CONTROLS AFTER PAVING OPERATIONS ARE COMPLETE AND ALL DISTURBED AREAS ARE SEEDED AND STABILIZED.
22. UPON FINAL STABILIZATION OF SITE, REMEDIAL EFFORTS SHALL BE PERFORMED TO THE STORMWATER MANAGEMENT BASINS (INCLUDING REMOVAL OF ACCUMULATED SEDIMENT AND RESTORATION OF FINAL GRADES, AS NEEDED).
23. COMPLETE OUTSTANDING PUNCH LIST ITEMS AND PERFORM FINAL CLEANUP ACTIVITIES.
24. ANTICIPATED CONSTRUCTION TIMEFRAME FOR THE PROPOSED SITE IMPROVEMENTS IS APPROXIMATELY 6 MONTHS.

LEGEND	DESCRIPTION
	DEMOLITION/REMOVAL CLOUD
	EXISTING PAVEMENT TO BE RECLAIMED
	EXISTING LANDSCAPE AREA TO BE REMOVED
	FILTER SOCK
X	CONSTRUCTION FENCE
	SILT FENCE
	VEHICLE TRACKING PAD
	INLET PROTECTION & FILTER BAG EXISTING BASIN
	INLET PROTECTION & FILTER BAG PROPOSED BASIN
	FILTER BAG
	TEMPORARY DRAINAGE SWALE
X X	PROTECT EXISTING
	SAWCUT LINE
TYP	TYPICAL

PHASING OF CONSTRUCTION TO ALLOW CUSTOMER ACCESS TO COSTCO SHALL BE COORDINATED BETWEEN CONTRACTOR AND CLIENT.

Drawing name: G:\MA\Avon\Costco\Main\23030_C-1 Demolition and Erosion Control Plan.dwg
Oct 02, 2025 - 18:23pm

RJOC

NO.	DATE	REVISION
6.	10/02/2025	ISSUED FOR PERMIT APPROVAL
5.	07/18/2025	ISSUED FOR GREEN INK APPROVAL
4.	10/31/2024	REVISED PER TOWN COMMENTS
3.	06/20/2024	REVISED PER ADDITIONAL FIELD INFORMATION
2.	06/13/2024	ISSUED FOR STOUGHTON PLANNING BOARD APPROVAL
1.	03/04/2024	ISSUED FOR AVON PLANNING BOARD APPROVAL
-	02/21/2024	ISSUED FOR STOUGHTON ZBA
NO.	DATE	REVISION

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

COSTCO WHOLESALE
45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:

PROPOSED PARKING LOT EXPANSION

120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:

DESIGNED BY:	SPG
DRAWN BY:	MCR/MAC
REVIEWED BY:	ACF
SCALE:	1" = 30'
DATE:	02/21/2024

DRAWING NAME:

DEMOLITION AND EROSION CONTROL PLAN

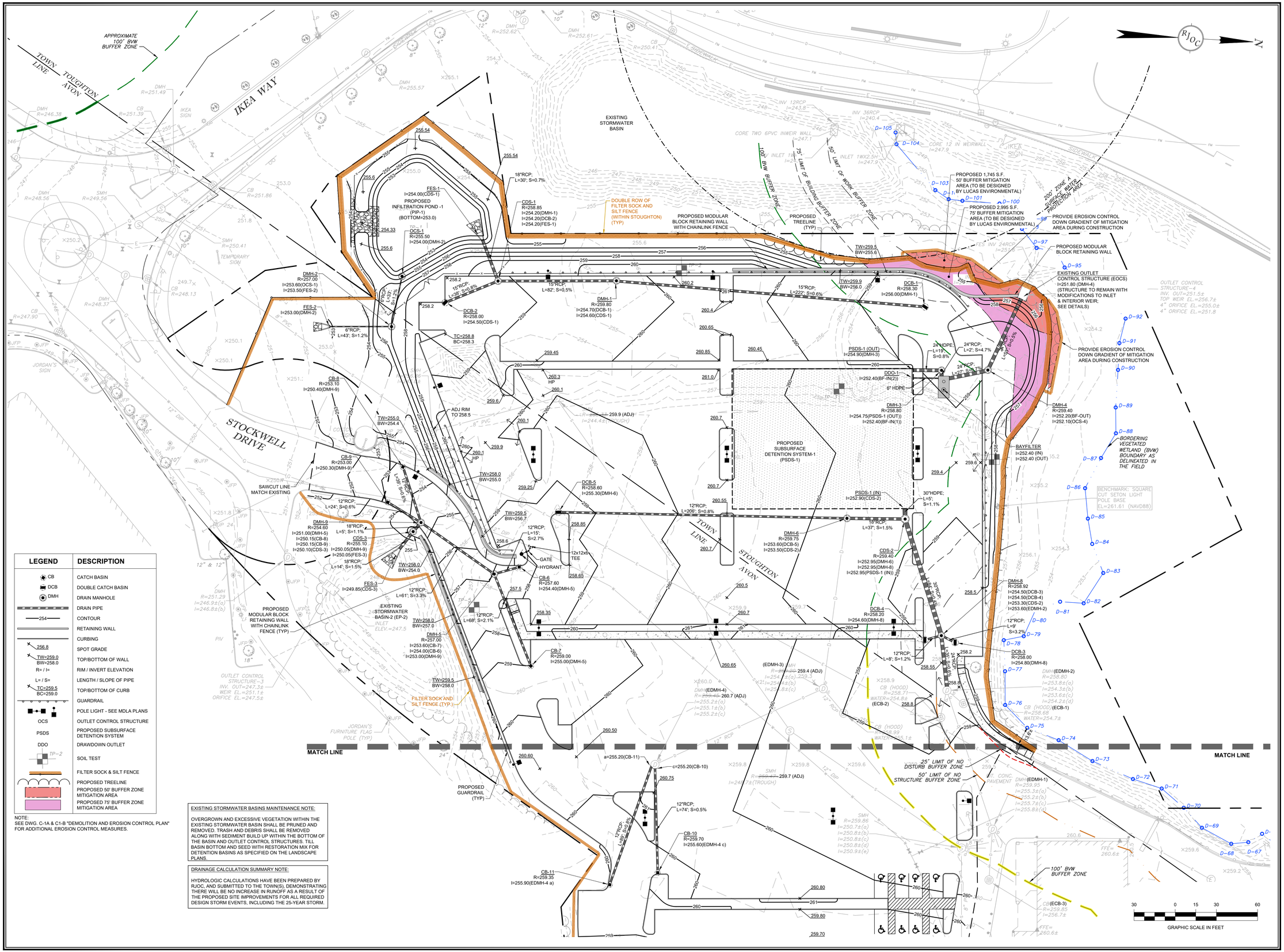
DRAWING NUMBER:

C-1B

PROJECT NUMBER:

23030

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LEGEND	DESCRIPTION
CB	CATCH BASIN
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
	DRAIN PIPE
254	CONTOUR
	RETAINING WALL
	CURBING
256.8	SPOT GRADE
TW=259.0 BW=258.0	TOP/BOTTOM OF WALL
R= / I=	RIM / INVERT ELEVATION
L= / S=	LENGTH / SLOPE OF PIPE
TC=259.5 BC=259.0	TOP/BOTTOM OF CURB
	GUARDRAIL
	POLE LIGHT - SEE MDLA PLANS
OCS	OUTLET CONTROL STRUCTURE
PSDS	PROPOSED SUBSURFACE DETENTION SYSTEM
DDO	DRAWDOWN OUTLET
TP-2	SOIL TEST
	FILTER SOCK & SILT FENCE
	PROPOSED TREELINE
	PROPOSED 50' BUFFER ZONE MITIGATION AREA
	PROPOSED 75' BUFFER ZONE MITIGATION AREA

NOTE:
SEE DWG. C-1A & C1-B "DEMOLITION AND EROSION CONTROL PLAN" FOR ADDITIONAL EROSION CONTROL MEASURES.

EXISTING STORMWATER BASINS MAINTENANCE NOTE:

OVERGROWN AND EXCESSIVE VEGETATION WITHIN THE EXISTING STORMWATER BASIN SHALL BE PRUNED AND REMOVED. TRASH AND DEBRIS SHALL BE REMOVED ALONG WITH SEDIMENT BUILD UP WITHIN THE BOTTOM OF THE BASIN AND OUTLET CONTROL STRUCTURES. TILL BASIN BOTTOM AND SEED WITH RESTORATION MIX FOR DETENTION BASINS AS SPECIFIED ON THE LANDSCAPE PLANS.

DRAINAGE CALCULATION SUMMARY NOTE:

HYDROLOGIC CALCULATIONS HAVE BEEN PREPARED BY RJOC, AND SUBMITTED TO THE TOWN(S), DEMONSTRATING THERE WILL BE NO INCREASE IN RUNOFF AS A RESULT OF THE PROPOSED SITE IMPROVEMENTS FOR ALL REQUIRED DESIGN STORM EVENTS, INCLUDING THE 25-YEAR STORM.

Drawing name: G:\MA\Avon\Costco\Main\23030_C-2 Grading & Drainage Plan.dwg
Oct 02, 2025 - 20:41pm

RJOC

NO.	DATE	REVISION
6	10/02/2025	ISSUED FOR PERMIT APPROVAL
5	07/18/2025	ISSUED FOR GREEN INK APPROVAL
4	10/31/2024	REVISED PER TOWN COMMENTS
3	06/20/2024	REVISED PER ADDITIONAL FIELD INFORMATION
2	06/13/2024	ISSUED FOR STOUGHTON PLANNING BOARD APPROVAL
1	03/04/2024	ISSUED FOR AVON PLANNING BOARD APPROVAL
-	02/21/2024	ISSUED FOR STOUGHTON ZBA

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
COSTCO WHOLESALE
45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:
PROPOSED PARKING LOT EXPANSION
120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:

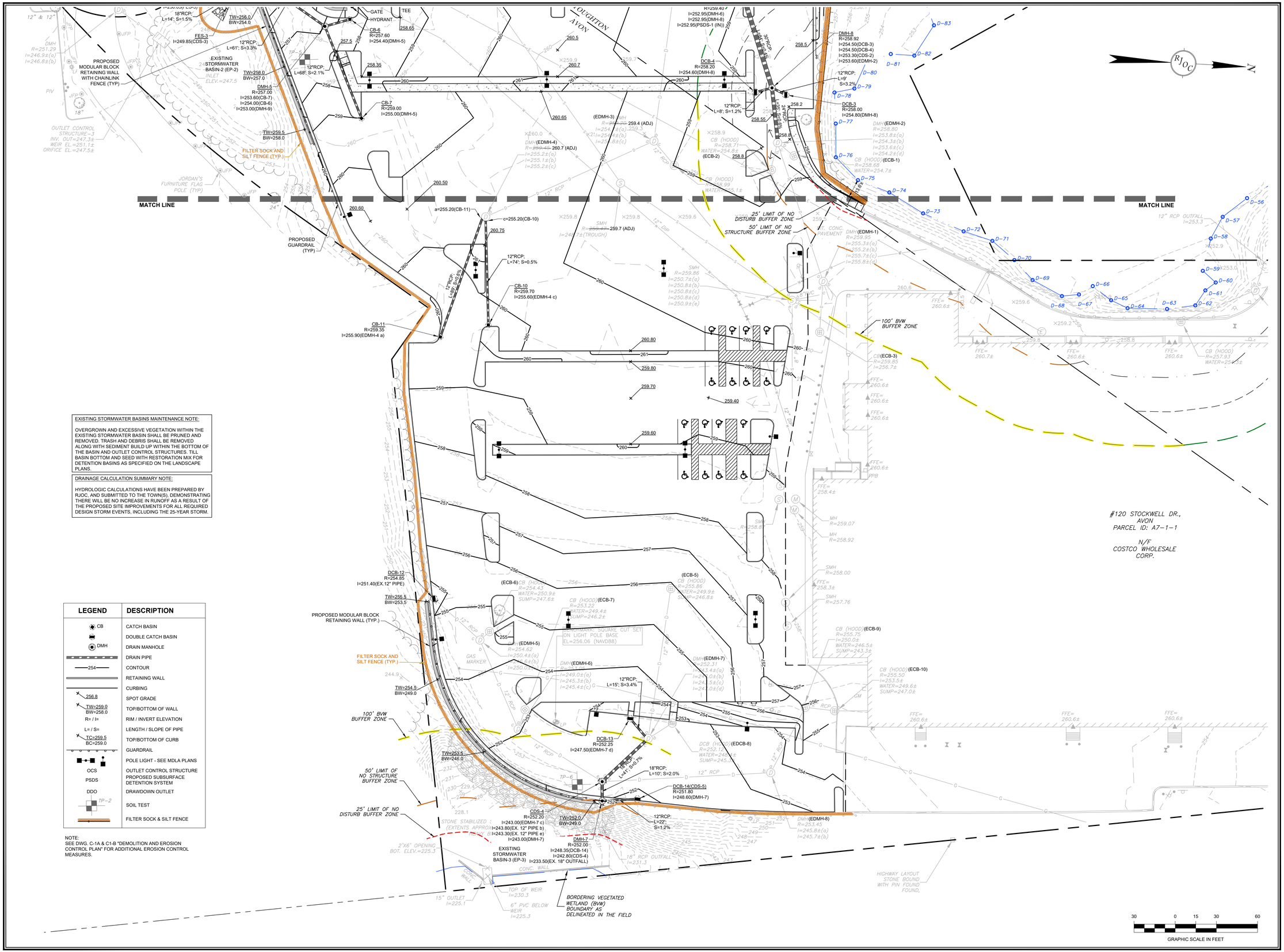
DESIGNED BY:	MAC
DRAWN BY:	MAC
REVIEWED BY:	ACF
SCALE:	1"=30'
DATE:	02/21/2024

DRAWING NAME:
GRADING, DRAINAGE AND UTILITY PLAN

DRAWING NUMBER:
C-2A

PROJECT NUMBER:
23030

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EXISTING STORMWATER BASINS MAINTENANCE NOTE:
OVERGROWN AND EXCESSIVE VEGETATION WITHIN THE EXISTING STORMWATER BASIN SHALL BE PRUNED AND REMOVED. TRASH AND DEBRIS SHALL BE REMOVED ALONG WITH SEDIMENT BUILD UP WITHIN THE BOTTOM OF THE BASIN AND OUTLET CONTROL STRUCTURES. TILL BASIN BOTTOM AND SEED WITH RESTORATION MIX FOR DETENTION BASINS AS SPECIFIED ON THE LANDSCAPE PLANS.

DRAINAGE CALCULATION SUMMARY NOTE:
HYDROLOGIC CALCULATIONS HAVE BEEN PREPARED BY RJOC, AND SUBMITTED TO THE TOWN(S), DEMONSTRATING THERE WILL BE NO INCREASE IN RUNOFF AS A RESULT OF THE PROPOSED SITE IMPROVEMENTS FOR ALL REQUIRED DESIGN STORM EVENTS, INCLUDING THE 25-YEAR STORM.

LEGEND	DESCRIPTION
CB	CATCH BASIN
	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
	DRAIN PIPE
254	CONTOUR
	RETAINING WALL
	CURBING
256.8	SPOT GRADE
TW=259.0 BW=258.0	TOP/BOTTOM OF WALL
R= / I=	RIM / INVERT ELEVATION
L= / S=	LENGTH / SLOPE OF PIPE
TC=259.5 BC=259.0	TOP/BOTTOM OF CURB
	GUARDRAIL
	POLE LIGHT - SEE MDLA PLANS
OCS	OUTLET CONTROL STRUCTURE
PSDS	PROPOSED SUBSURFACE DETENTION SYSTEM
DDO	DRAWDOWN OUTLET
TP-2	SOIL TEST
	FILTER SOCK & SILT FENCE

NOTE:
SEE DWG. C-1A & C1-B "DEMOLITION AND EROSION CONTROL PLAN" FOR ADDITIONAL EROSION CONTROL MEASURES.

RJOC

NO.	REVISION	DATE
6	ISSUED FOR PERMIT APPROVAL	10/02/2025
5	ISSUED FOR GREEN INK APPROVAL	07/18/2025
4	REVISED PER TOWN COMMENTS	10/31/2024
3	REVISED PER ADDITIONAL FIELD INFORMATION	06/20/2024
2	ISSUED FOR STOUGHTON PLANNING BOARD APPROVAL	06/13/2024
1	ISSUED FOR AVON PLANNING BOARD APPROVAL	03/04/2024
-	ISSUED FOR STOUGHTON ZBA	02/21/2024
NO.	REVISION	DATE

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
COSTCO WHOLESALE
45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:
PROPOSED PARKING LOT EXPANSION
120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:

DESIGNED BY:	MAC
DRAWN BY:	MAC
REVIEWED BY:	ACF
SCALE:	1"=30'
DATE:	02/21/2024

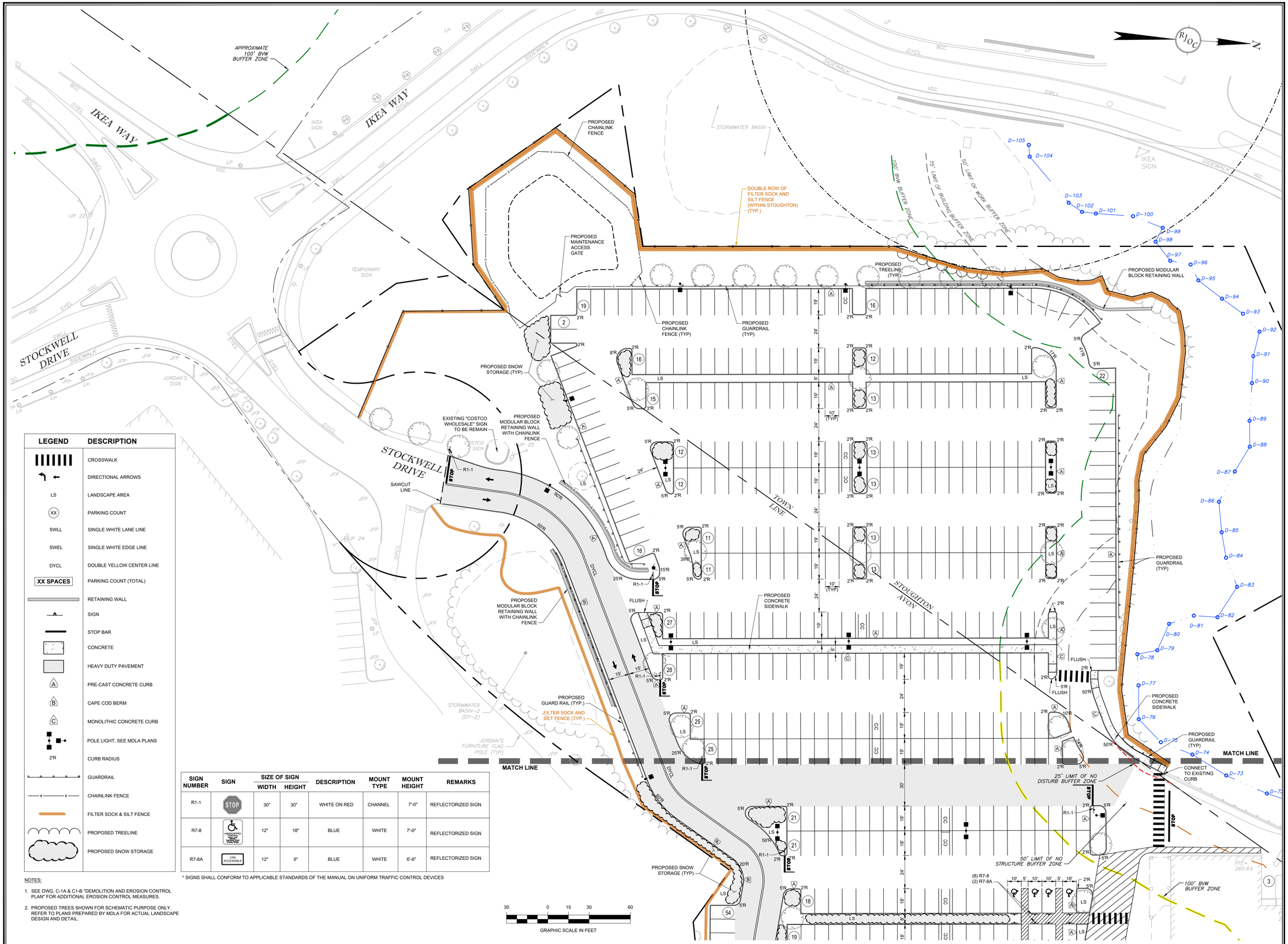
DRAWING NAME:
GRADING, DRAINAGE AND UTILITY PLAN

DRAWING NUMBER:
C-2B

PROJECT NUMBER:
23030

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Drawing name: G:\MA\Avon\Costco\Main\23030_C-2 Grading & Drainage Plan.dwg
Oct 02, 2025 - 20:45pm



LEGEND	DESCRIPTION
	CROSSWALK
	DIRECTIONAL ARROWS
LS	LANDSCAPE AREA
XX	PARKING COUNT
SWLL	SINGLE WHITE LANE LINE
SWEL	SINGLE WHITE EDGE LINE
DYCL	DOUBLE YELLOW CENTER LINE
XX SPACES	PARKING COUNT (TOTAL)
	RETAINING WALL
	SIGN
	STOP BAR
	CONCRETE
	HEAVY DUTY PAVEMENT
A	PRE-CAST CONCRETE CURB
B	CAPE COD BERM
C	MONOLITHIC CONCRETE CURB
	POLE LIGHT, SEE MDLA PLANS
2'R	CURB RADIUS
	GUARDRAIL
x x	CHAINLINK FENCE
	FILTER SOCK & SILT FENCE
	PROPOSED TREELINE
	PROPOSED SNOW STORAGE

SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH	SIZE OF SIGN HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT	REMARKS
R1-1	STOP	30"	30"	WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8	RESERVED PARKING PENALTY $250 MINIMUM FINE	12"	18"	BLUE	WHITE	7'-0"	REFLECTORIZED SIGN
R7-8A	VAN ACCESSIBLE	12"	6"	BLUE	WHITE	6'-6"	REFLECTORIZED SIGN

* SIGNS SHALL CONFORM TO APPLICABLE STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

NOTES:

1. SEE DWG. C-1A & C1-B "DEMOLITION AND EROSION CONTROL PLAN" FOR ADDITIONAL EROSION CONTROL MEASURES.
2. PROPOSED TREES SHOWN FOR SCHEMATIC PURPOSE ONLY. REFER TO PLANS PREPARED BY MDLA FOR ACTUAL LANDSCAPE DESIGN AND DETAIL.

Drawing name: G:\MA\Avon\Costco\Main\23030_C-3 Parking & Traffic Control Plan.dwg
Nov 25, 2025 - 8:06am

RJOC

NO.	REVISION	DATE
8.	REVISED PER TOWN OF STOUGHTON COMMENTS	11/25/2025
7.	ISSUED FOR PERMIT APPROVAL	10/02/2025
6.	ISSUED FOR GREEN INK APPROVAL	07/18/2025
5.	REVISED PER TOWN COMMENTS	10/31/2024
5.	REVISED PER ABUTTER COMMENTS	10/21/2024
4.	REVISED PER TOWN OF STOUGHTON COMMENTS	10/03/2024
3.	REVISED PER ADDITIONAL FIELD INFORMATION	06/20/2024
2.	ISSUED FOR STOUGHTON PLANNING BOARD APPROVAL	06/13/2024
1.	ISSUED FOR AVON PLANNING BOARD APPROVAL	03/04/2024
-	ISSUED FOR STOUGHTON ZBA	02/21/2024

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
COSTCO WHOLESALE
45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:

PROPOSED PARKING LOT EXPANSION

120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:

DESIGNED BY:	SPG
DRAWN BY:	MCR/MAC
REVIEWED BY:	ACF
SCALE:	1" = 30'
DATE:	02/21/2023

DRAWING NAME:

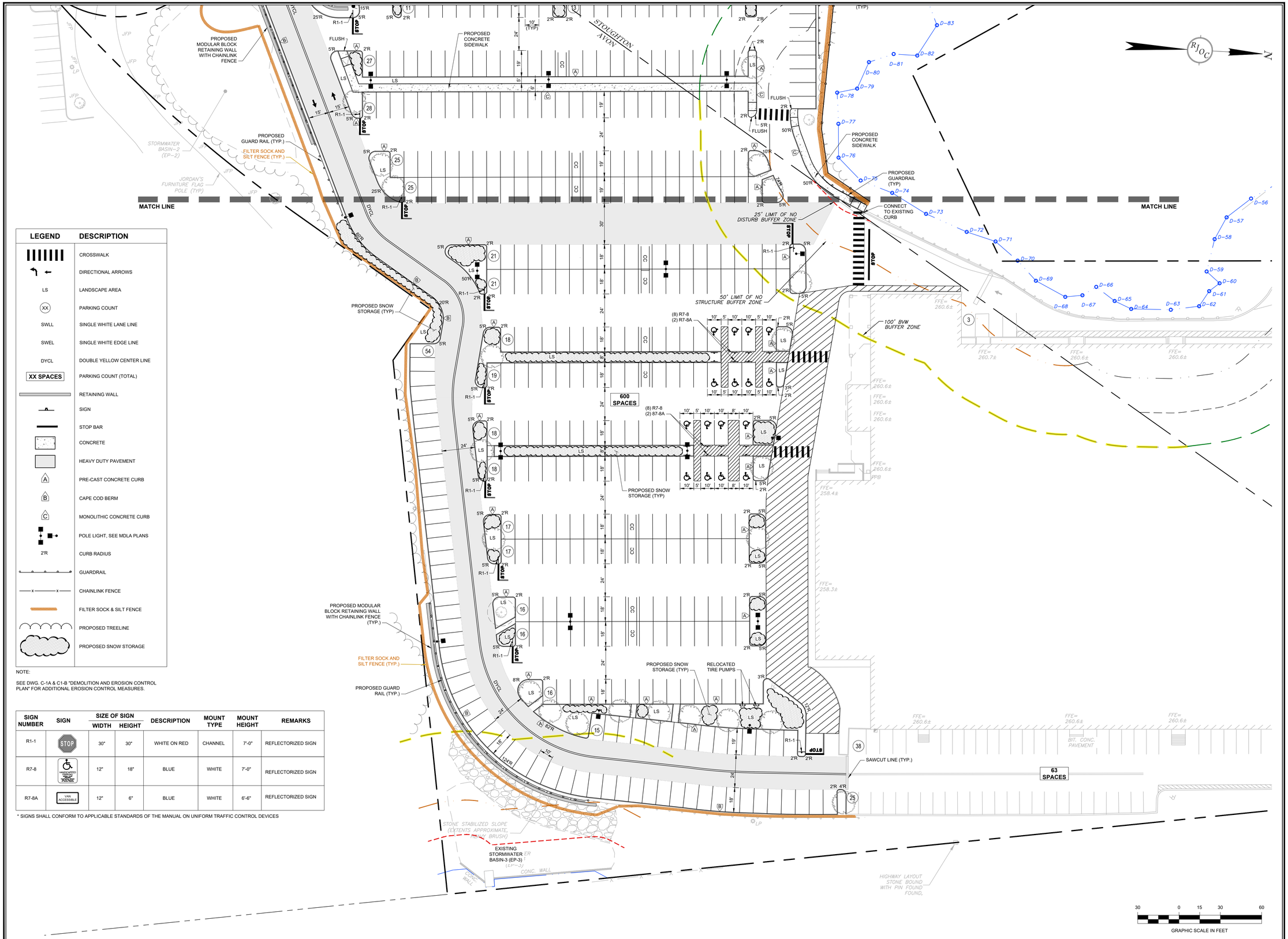
PARKING AND TRAFFIC CONTROL PLAN

DRAWING NUMBER:

C-3A

PROJECT NUMBER: 23030

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LEGEND	DESCRIPTION
	CROSSWALK
	DIRECTIONAL ARROWS
LS	LANDSCAPE AREA
XX	PARKING COUNT
SWLL	SINGLE WHITE LANE LINE
SWEL	SINGLE WHITE EDGE LINE
DYCL	DOUBLE YELLOW CENTER LINE
XX SPACES	PARKING COUNT (TOTAL)
	RETAINING WALL
	SIGN
	STOP BAR
	CONCRETE
	HEAVY DUTY PAVEMENT
A	PRE-CAST CONCRETE CURB
B	CAPE COD BERM
C	MONOLITHIC CONCRETE CURB
	POLE LIGHT, SEE MDLA PLANS
2'R	CURB RADIUS
	GUARDRAIL
x x	CHAINLINK FENCE
	FILTER SOCK & SILT FENCE
	PROPOSED TREELINE
	PROPOSED SNOW STORAGE

NOTE:

SEE DWG. C-1A & C1-B "DEMOLITION AND EROSION CONTROL PLAN" FOR ADDITIONAL EROSION CONTROL MEASURES.

SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH	SIZE OF SIGN HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT	REMARKS
R1-1	STOP	30"	30"	WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8	HANDICAPPED PARKING PENALTY $100	12"	18"	BLUE	WHITE	7'-0"	REFLECTORIZED SIGN
R7-8A	VAN ACCESSIBLE	12"	6"	BLUE	WHITE	6'-6"	REFLECTORIZED SIGN

* SIGNS SHALL CONFORM TO APPLICABLE STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

Drawing name: G:\MA\Avon\Costco\Main\23030_C-3 Parking & Traffic Control Plan.dwg
Nov 25, 2025 - 8:04am

RJOC

NO.	REVISION	DATE
7.	REVISED PER TOWN OF STOUGHTON COMMENTS	11/25/2025
6.	ISSUED FOR PERMIT APPROVAL	10/02/2025
5.	ISSUED FOR GREEN INK APPROVAL	07/18/2025
4.	REVISED PER TOWN COMMENTS	10/31/2024
3.	REVISED PER ADDITIONAL FIELD INFORMATION	06/20/2024
2.	ISSUED FOR STOUGHTON PLANNING BOARD APPROVAL	06/13/2024
1.	ISSUED FOR AVON PLANNING BOARD APPROVAL	03/04/2024
-	ISSUED FOR STOUGHTON ZBA	02/21/2024
NO.	REVISION	DATE

PREPARED BY:

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CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180

PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

COSTCO WHOLESALE

45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:

PROPOSED PARKING LOT EXPANSION

120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:

DESIGNED BY:	SPG
DRAWN BY:	MCR/MAC
REVIEWED BY:	ACF
SCALE:	1" = 30'
DATE:	02/21/2024

DRAWING NAME:

PARKING AND TRAFFIC CONTROL PLAN

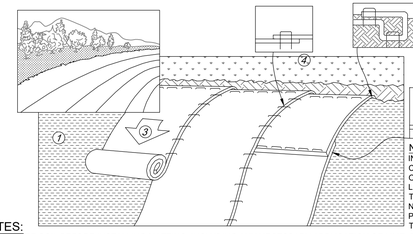
DRAWING NUMBER:

C-3B

PROJECT NUMBER:

23030

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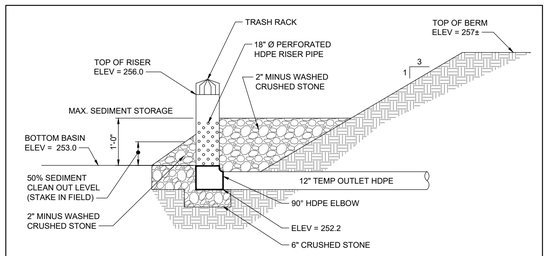
NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

NOTES:

1. PREPARE SOIL BEFORE INSTALLING MATTING, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE MATTING IN A 6" WIDE TRENCH WITH APPROXIMATELY 12" OF MATTING EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE MATTING WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACK FILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO PREPARED SOIL AND FOLD REMAINING 12" PORTION OF THE MATTING BACK OVER SEED AND SOIL. SECURE MATTING OVER SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE MATTING.
3. ROLL THE MATTING DOWN ACROSS THE SLOPE. MATS WILL UNROLL WITH THE APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL MATTING MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF PARALLEL MATS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON MAT TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING MAT (MAT BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED MAT.
6. CONSECUTIVE MATS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE MATY WIDTH.
7. EROSION CONTROL MATTING SHALL BE CURLEX EROSION CONTROL MATTING BY AMERICAN EXCELSIOR COMPANY (OR ENGINEER APPROVED EQUAL) AND INSTALLED FOLLOWING MANUFACTURERS SPECIFICATIONS.

EROSION CONTROL MATTING DETAIL FOR SLOPE INSTALLATION

SCALE: N.T.S.

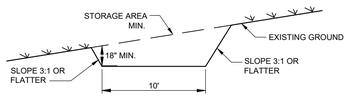


NOTES:

1. PERFORATED CORRUGATED HDPE RISER PIPE TO BE WRAPPED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL).
2. SEDIMENT BASIN TO BE INSPECTED OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
3. CONSTRUCT IN ACCORDANCE WITH MA EROSION AND SEDIMENT CONTROL GUIDELINES.

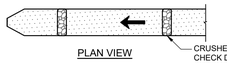
TEMPORARY RISER STAND PIPE

SCALE: N.T.S.



CROSS SECTION

POSITIVE DRAINAGE: 0.5% OR STEEPER DEPENDENT ON TOPOGRAPHY



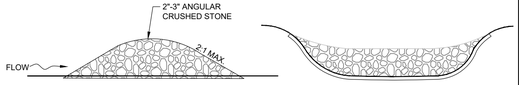
PLAN VIEW

CONSTRUCTION SPECIFICATIONS

1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE FLOW TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. STABILIZATION SHALL BE FOR SLOPES GREATER THAN 2%.
9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT AND AS REQUIRED BY THE PERMIT.

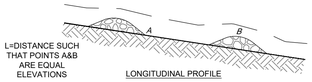
TEMPORARY SWALE DETAIL

SCALE: N.T.S.



PROFILE

SECTION



L=DISTANCE SUCH THAT POINTS A&B ARE EQUAL ELEVATIONS

LONGITUDINAL PROFILE

NOTES:

1. THE MAXIMUM HEIGHT OF THE CHECK DAM AT THE CENTER SHALL NOT EXCEED ONE HALF THE DEPTH OF THE CHANNEL.
2. MAXIMUM SPACING SHALL BE SO THE TOE OF THE UPSTREAM DAM IS THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM.
3. REMOVE SEDIMENT WHEN ACCUMULATION IS 25% THE HEIGHT OF THE WEIR.
4. REMOVE CHECK DAMS WHEN SITE STABILIZATION IS ACHIEVED.
5. CONSTRUCT IN ACCORDANCE WITH MA EROSION AND SEDIMENT CONTROL GUIDELINES.

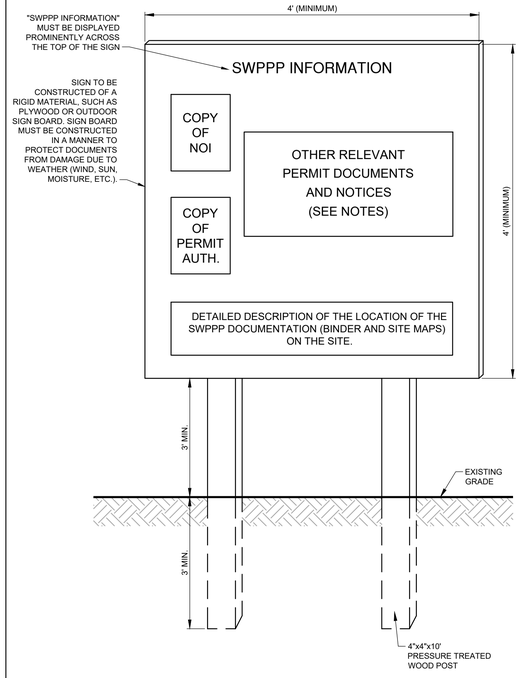
CHECK DAM SPACING CRITERIA

SPILLWAY HEIGHT	CHANNEL SLOPE	CHECK DAM SPACING
1.5	1%	150 FT.
2.0	1%	200 FT.
1.5	2%	75 FT.
2.0	2%	100 FT.
1.5	3%	50 FT.
2.0	3%	67 FT.
1.5	4%	38 FT.
2.0	4%	50 FT.
1.5	5%	30 FT.
2.0	5%	40 FT.

*ASSUME CHANNEL DEPTH IS 2 TIMES SPILLWAY HEIGHT

CRUSHED STONE CHECK DAM DETAIL

SCALE: N.T.S.



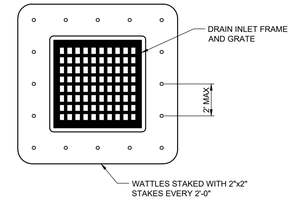
NOTES:

1) THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION TRAILER SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC. IN THE ABSENCE OF A CONSTRUCTION TRAILER THE SWPPP SIGN BOARD TO BE PLACED AT THE CONSTRUCTION ENTRANCE. SIGN TO BE PLACED SUCH THAT SITE LINES ALONG THE ROADWAY ARE NOT OBSTRUCTED.
2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED.
3) CONTRACTOR SHALL POST OTHER PROJECT RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4) NOTICES MUST INCLUDE INFORMATION ON HOW TO CONTACT THE EPA TO OBTAIN A COPY OF THE SWPPP AND HOW TO CONTACT THE EPA IF STORMWATER POLLUTION IS OBSERVED IN THE DISCHARGE.
5) SIGN SHALL BE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
6) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN FOR THE DURATION OF CONSTRUCTION.

SWPPP INFORMATION SIGN DETAIL

SCALE: N.T.S.

NOTE:
THIS DETAIL IS TO BE USED WHEN PARKING AREAS ARE AT SUBGRADE ELEVATION.

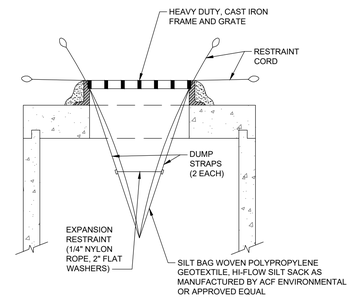


NOTES:

1. COMPOST SOCK SHALL BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING THE ADJACENT COMPOST SOCK.
2. WATTLES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE COMPOST SOCK.
3. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
4. WATTLES SHALL BE 12-INCH DIAMETER (MIN.)

TYPICAL WATTLE INLET PROTECTION DETAIL

SCALE: N.T.S.

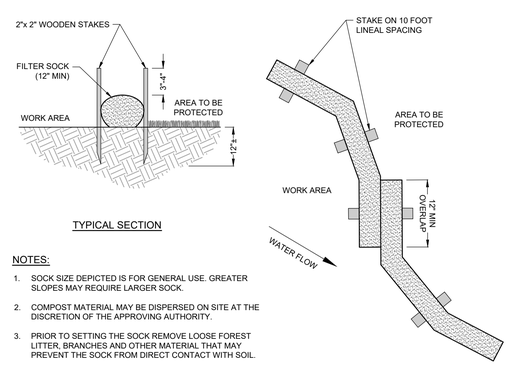


NOTES:

1. INSTALL SILT BAG IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. WHEN EXPANSION RESTRAINT CORD IS NO LONGER VISIBLE, THE SILT BAG IS FULL AND SHOULD BE EMPTIED OR REPLACED.
3. REMOVE SILT BAG PER MANUFACTURER'S INSTRUCTIONS.

TYPICAL FILTER BAG DETAIL

SCALE: N.T.S.



TYPICAL SECTION

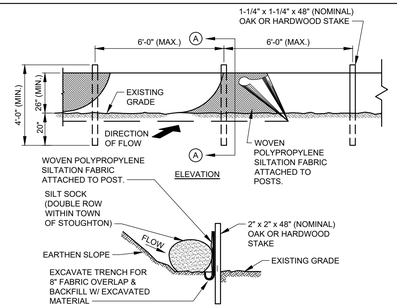
TYPICAL PLAN VIEW

NOTES:

1. SOCK SIZE DEPICTED IS FOR GENERAL USE. GREATER SLOPES MAY REQUIRE LARGER SOCK.
2. COMPOST MATERIAL MAY BE DISPERSED ON SITE AT THE DISCRETION OF THE APPROVING AUTHORITY.
3. PRIOR TO SETTING THE SOCK REMOVE LOOSE FOREST LITTER, BRANCHES AND OTHER MATERIAL THAT MAY PREVENT THE SOCK FROM DIRECT CONTACT WITH SOIL.
4. ALL PACKAGING, STRAPPING AND CORD SHALL BE CLEANED UP AND DISPOSED OF IN A SANITARY MANNER.

COMPOST FILTER SOCK (WITHIN TOWN OF AVON)

SCALE: N.T.S.



ELEVATION

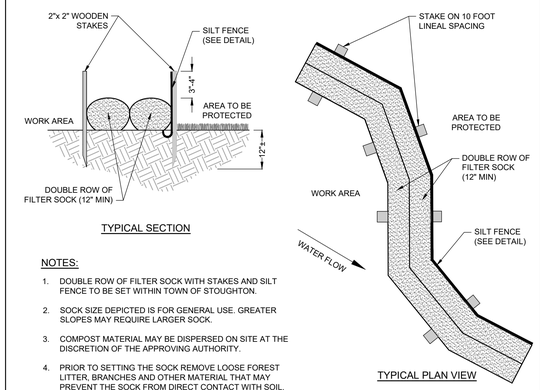
SECTION A-A

NOTES:

1. IN AREAS WHERE ANCHOR TRENCH CANNOT BE DUG, FABRIC WILL BE LAID ON SURFACE AND COVERED WITH 6" (MINIMUM DEPTH) OF SOIL.
2. SILTATION FENCING AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL.
3. SILTATION FENCING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.
4. INSPECTIONS SHALL BE PERFORMED PER THE INSPECTION REQUIREMENTS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN THE ABSENCE OF A SWPPP. INSPECTIONS SHALL OCCUR AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF A RAIN STORM EVENT OF 0.25 INCHES OR GREATER. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

TYPICAL SILTATION FENCE DETAIL

SCALE: N.T.S.



TYPICAL SECTION

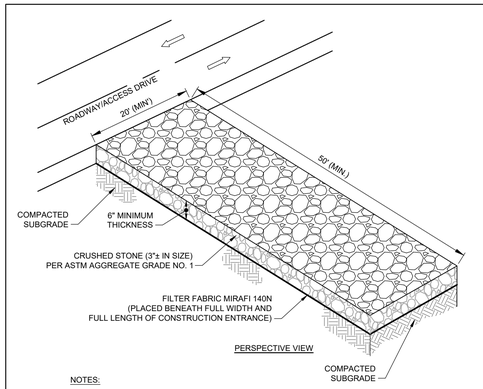
TYPICAL PLAN VIEW

NOTES:

1. DOUBLE ROW OF FILTER SOCK WITH STAKES AND SILT FENCE TO BE SET WITHIN TOWN OF STOUGHTON.
2. SOCK SIZE DEPICTED IS FOR GENERAL USE. GREATER SLOPES MAY REQUIRE LARGER SOCK.
3. COMPOST MATERIAL MAY BE DISPERSED ON SITE AT THE DISCRETION OF THE APPROVING AUTHORITY.
4. PRIOR TO SETTING THE SOCK REMOVE LOOSE FOREST LITTER, BRANCHES AND OTHER MATERIAL THAT MAY PREVENT THE SOCK FROM DIRECT CONTACT WITH SOIL.
5. ALL PACKAGING, STRAPPING AND CORD SHALL BE CLEANED UP AND DISPOSED OF IN A SANITARY MANNER.

COMPOST FILTER SOCK (WITHIN TOWN OF STOUGHTON)

SCALE: N.T.S.



PERSPECTIVE VIEW

NOTES:

1. VEHICLE TRACKING PAD ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY.
2. WHEN THE VEHICLE TRACKING PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED WITH THE COLLECTED SOIL MATERIAL, REGRADED, STABILIZED AND THE CONSTRUCTION ENTRANCE RECONSTRUCTED.

VEHICLE TRACKING PAD

SCALE: N.T.S.

RJOC

NO.	DATE	REVISION
7.	10/02/2025	ISSUED FOR PERMIT APPROVAL
6.	10/02/2025	ISSUED FOR PERMIT APPROVAL
5.	07/18/2025	ISSUED FOR GREEN INK APPROVAL
4.	10/31/2024	REVISED PER TOWN COMMENTS
3.	06/20/2024	REVISED PER ADDITIONAL FIELD INFORMATION
2.	06/13/2024	ISSUED FOR STOUGHTON PLANNING BOARD APPROVAL
1.	03/04/2024	ISSUED FOR AYON PLANNING BOARD APPROVAL
-	02/21/2024	ISSUED FOR STOUGHTON ZBA

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
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PROPOSED PARKING LOT EXPANSION
120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:

DESIGNED BY:	SPG
DRAWN BY:	MCR
REVIEWED BY:	ACF
SCALE:	N.T.S.
DATE:	02/21/2023

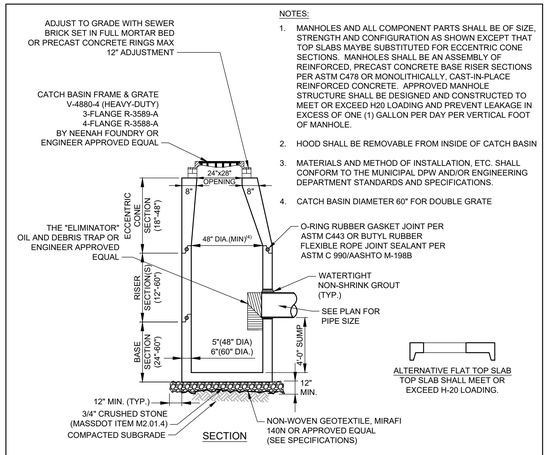
DRAWING NAME:
EROSION CONTROL DETAILS

DRAWING NUMBER:
C-4

PROJECT NUMBER:
23030

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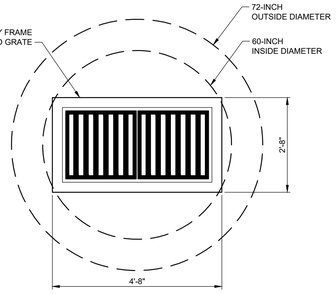


NOTES:

1. MANHOLES AND ALL COMPONENT PARTS SHALL BE OF SIZE, STRENGTH AND CONFIGURATION AS SHOWN EXCEPT THAT TOP SLABS MAYBE SUBSTITUTED FOR ECCENTRIC CONE SECTIONS. MANHOLES SHALL BE AN ASSEMBLY OF REINFORCED, PRECAST CONCRETE BASE RISER SECTIONS PER ASTM C478 OR MONOLITHICALLY, CAST-IN-PLACE REINFORCED CONCRETE. APPROVED MANHOLE STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED H20 LOADING AND PREVENT LEAKAGE IN EXCESS OF ONE (1) GALLON PER DAY PER VERTICAL FOOT OF MANHOLE.
2. HOOD SHALL BE REMOVABLE FROM INSIDE OF CATCH BASIN
3. MATERIALS AND METHOD OF INSTALLATION, ETC. SHALL CONFORM TO THE MUNICIPAL DPW AND/OR ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS.
4. CATCH BASIN DIAMETER 60" FOR DOUBLE GRATE

CATCH BASIN WITH CORRUGATED PLASTIC HOOD

SCALE: N.T.S.

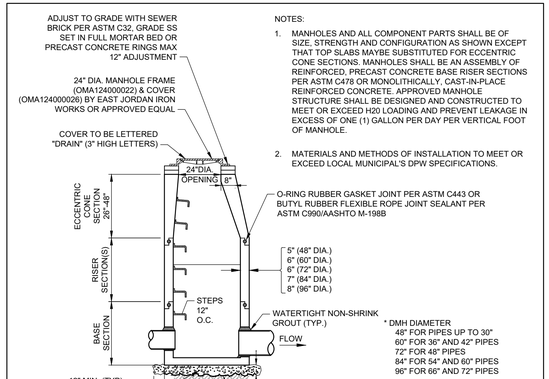


NOTES:

1. CATCH BASIN CONCRETE COVER SLAB TO BE CAST WITH 22" x 47½" OPENING TO ACCOMMODATE FRAME AND GRATE.
2. COVER SLAB TO MEET OR EXCEED H-20 LOADING.

TYPICAL DOUBLE CATCH BASIN GRATE DETAIL

SCALE: N.T.S.



NOTES:

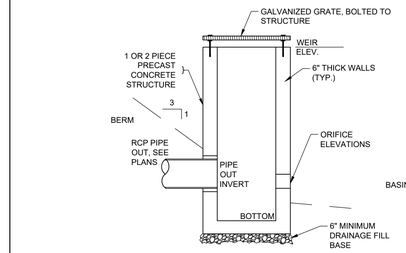
1. MANHOLES AND ALL COMPONENT PARTS SHALL BE OF SIZE, STRENGTH AND CONFIGURATION AS SHOWN EXCEPT THAT TOP SLABS MAYBE SUBSTITUTED FOR ECCENTRIC CONE SECTIONS. MANHOLES SHALL BE AN ASSEMBLY OF REINFORCED, PRECAST CONCRETE BASE RISER SECTIONS PER ASTM C478 OR MONOLITHICALLY, CAST-IN-PLACE REINFORCED CONCRETE. APPROVED MANHOLE STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED H20 LOADING AND PREVENT LEAKAGE IN EXCESS OF ONE (1) GALLON PER DAY PER VERTICAL FOOT OF MANHOLE.
2. MATERIALS AND METHODS OF INSTALLATION TO MEET OR EXCEED LOCAL MUNICIPAL'S DPW SPECIFICATIONS.

* DMH DIAMETER
48" FOR PIPES UP TO 30"
60" FOR 36" AND 42" PIPES
72" FOR 48" PIPES
84" FOR 54" AND 60" PIPES
96" FOR 66" AND 72" PIPES

* DMH DIA. ARE FOR STRAIGHT THROUGH PIPE. DIAMETER MAY HAVE TO BE INCREASED TO ACCOMMODATE ADDITIONAL PIPES CONNECTING TO MANHOLE AT ANGLES

TYPICAL PRECAST CONCRETE DRAIN MANHOLE (DMH)

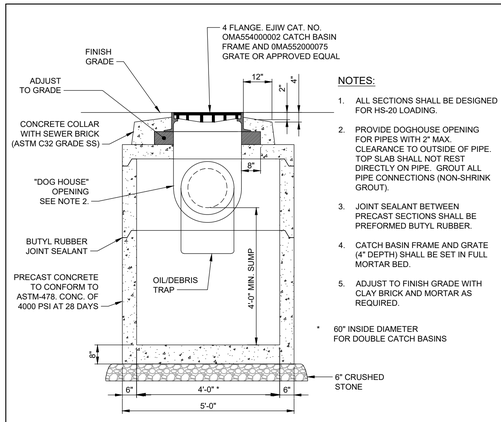
SCALE: N.T.S.



OCS-1	ORIFICE TYPE	ORIFICE SIZE	ORIFICE ELEV.	WEIR ELEV.	PIPE INV. OUT	DIMENSIONS OF STRUCTURE
PIP-1	CIRCULAR	(2) - 3"	254.00	255.50	254.00 (6")	4X4

OUTLET CONTROL STRUCTURE-1 (OCS-1)

SCALE: N.T.S.



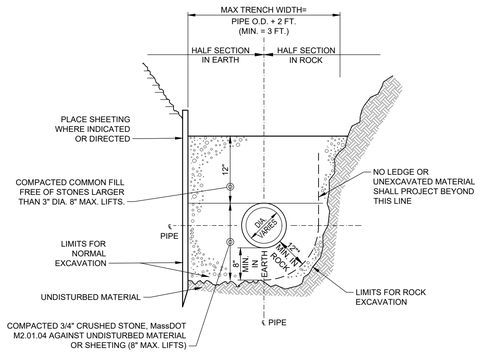
NOTES:

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON PIPE. GROUT ALL PIPE CONNECTIONS (NON-SHRINK GROUT).
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE (4" DEPTH) SHALL BE SET IN FULL MORTAR BED.
5. ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.

* 60" INSIDE DIAMETER FOR DOUBLE CATCH BASINS

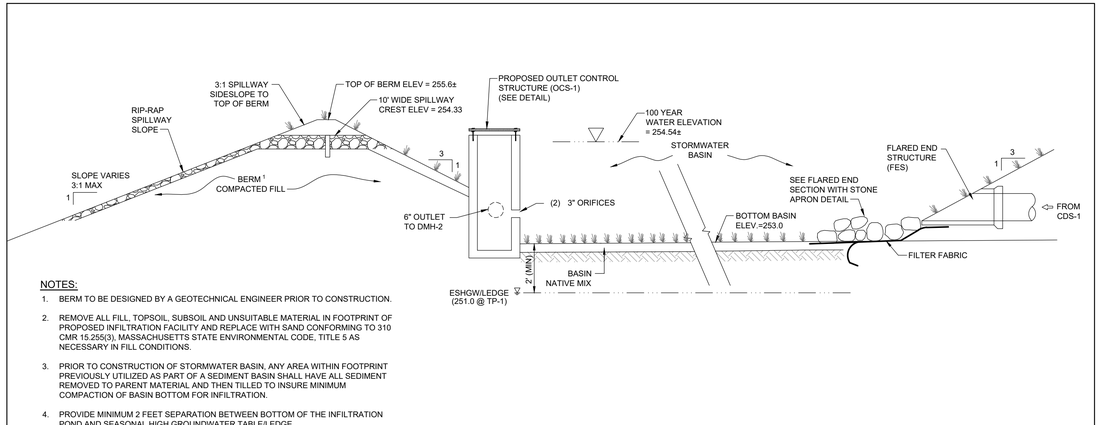
CATCH BASIN SHALLOW COVER WITH OIL/DEBRIS TRAP (DCB-1, CB-8, CB-9)

SCALE: N.T.S.



TYPICAL DRAIN TRENCH DETAIL

SCALE: N.T.S.



NOTES:

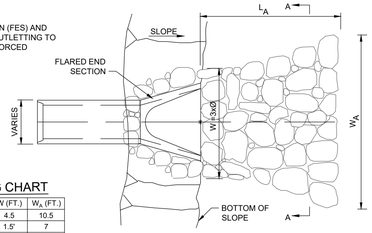
1. BERM TO BE DESIGNED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
2. REMOVE ALL FILL, TOPSOIL, SUBSOIL AND UNSUITABLE MATERIAL IN FOOTPRINT OF PROPOSED INFILTRATION FACILITY AND REPLACE WITH SAND CONFORMING TO 310 CMR 15.255(3), MASSACHUSETTS STATE ENVIRONMENTAL CODE, TITLE 5 AS NECESSARY IN FILL CONDITIONS.
3. PRIOR TO CONSTRUCTION OF STORMWATER BASIN, ANY AREA WITHIN FOOTPRINT PREVIOUSLY UTILIZED AS PART OF A SEDIMENT BASIN SHALL HAVE ALL SEDIMENT REMOVED TO PARENT MATERIAL AND THEN TILLED TO INSURE MINIMUM COMPACTION OF BASIN BOTTOM FOR INFILTRATION.
4. PROVIDE MINIMUM 2 FEET SEPARATION BETWEEN BOTTOM OF THE INFILTRATION POND AND SEASONAL HIGH GROUNDWATER TABLE/LEDGE.

PROPOSED INFILTRATION POND-1 - SECTION

SCALE: N.T.S.

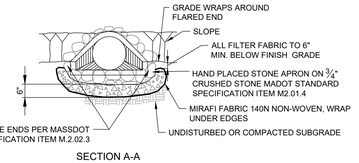
NOTE:

THE FLARED END SECTION (FES) AND THE LAST RUN OF PIPE OUTLETTING TO THE FES SHALL BE REINFORCED CONCRETE (RCP)



PLAN VIEW

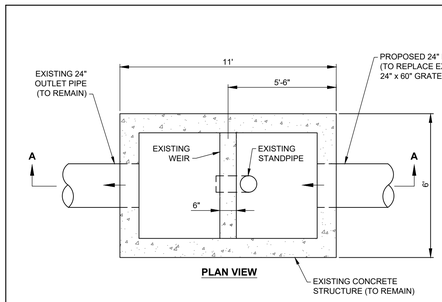
FES SIZING CHART			
OUTLET	L_A (FT.)	W (FT.)	W_A (FT.)
FES-1	9	4.5	10.5
FES-2	6	1.5'	7
FES-3	9	4.5	10.5

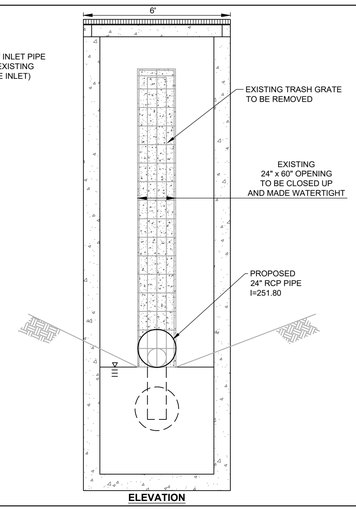


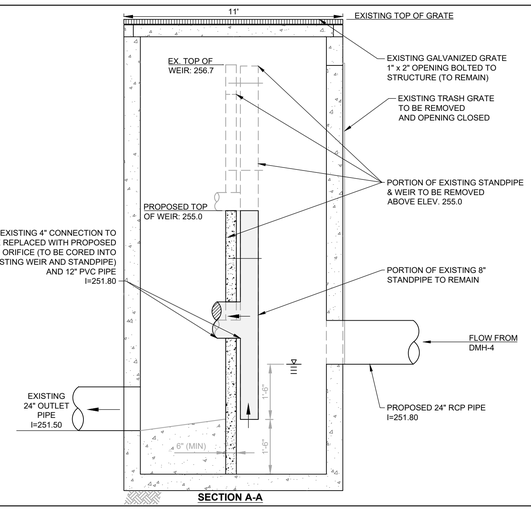
SECTION A-A

FLARED END SECTION WITH RIP RAP APRON

SCALE: N.T.S.







EXISTING OUTLET CONTROL STRUCTURE INLET & INTERIOR WEIR MODIFICATIONS

SCALE: N.T.S.

WITNESSED SOILS INFORMATION

TEST PITS TP-1 THRU TP-6 WERE PERFORMED ON JUNE 12, 2023 BY MICHAEL CAPACHIETTI, CSE #13939 OF RJOC & WITNESSED BY SEAN LEAHY, ASSISTANT SANITARIAN FOR STOUGHTON

TEST PIT: TP-1 EX. GROUND ELEV: 254.7±
0"-12" HORIZON Ap: HTM (FILL)
12"-26" HORIZON Bw: LOAMY SAND
34"-44" LAYER C: COARSE GRAVELLY SAND (7.5YR 5/4)
R LEDGE
NO ESHGW OBSERVED
NO WEEPING/STANDING WATER

TEST PIT: TP-2 EX. GROUND ELEV: 255.5±
0"-40" HORIZON A: HTM (FILL)
40-78" LAYER C: COARSE GRAVELLY SAND (7.5YR 5/4)
R LEDGE
LEDGE PLATEAU OBSERVED AT 24" (EAST SIDE OF TP-2)
NO ESHGW OBSERVED
NO WEEPING/STANDING WATER

TEST PIT: TP-3 EX. GROUND ELEV: 256.6±
0"-40" HORIZON A: HTM (FILL)
R LEDGE
NO ESHGW OBSERVED
NO WEEPING/STANDING WATER

TEST PIT: TP-4 EX. GROUND ELEV: 257.6±
0"-6" HORIZON A: HTM (FILL)
6"-26" HORIZON B: LOAMY SAND REDOX: 5YR 5/8
26"-54" LAYER C: SAND W BOULDERS (2.5Y 6/4)
R LEDGE
ESHGW OBSERVED AT 26" (REDOX)
STANDING WATER AT 54"

TEST PIT: TP-5 EX. GROUND ELEV: 258.5±
0"-28" HORIZON A: HTM (FILL)
R LEDGE
NO ESHGW OBSERVED
NO WEEPING/STANDING WATER

TEST PIT: TP-6 EX. GROUND ELEV: 252.1±
0"-24" HORIZON A: HTM (FILL)
R LEDGE
NO ESHGW OBSERVED
NO WEEPING/STANDING WATER

NO.	DATE	REVISION
6.	10/02/2025	ISSUED FOR PERMIT APPROVAL
5.	07/18/2025	ISSUED FOR GREEN INK APPROVAL
4.	10/31/2024	REVISED PER TOWN COMMENTS
3.	06/20/2024	REVISED PER ADDITIONAL FIELD INFORMATION
2.	06/13/2024	ISSUED FOR STOUGHTON PLANNING BOARD APPROVAL
1.	03/04/2024	ISSUED FOR AYON PLANNING BOARD APPROVAL
-	02/21/2024	ISSUED FOR STOUGHTON ZBA
NO.	DATE	REVISION

RJOC

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

COSTCO WHOLESALE
45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:

PROPOSED PARKING LOT EXPANSION

120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:

DESIGNED BY:	SPG
DRAWN BY:	MCR
REVIEWED BY:	ACF
SCALE:	N.T.S.
DATE:	02/21/2023

DRAWING NAME:

DRAINAGE DETAILS-I

DRAWING NUMBER:

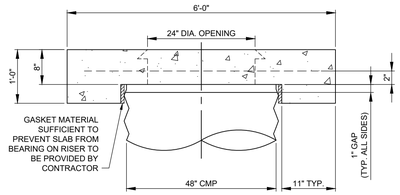
C-5

PROJECT NUMBER:

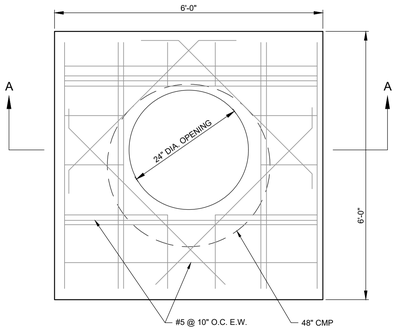
23030

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Drawing name: G:\MA\Avon\Costco\Main\23030_C-5 Drainage Details-I.dwg
Oct 02, 2025 - 15:21pm

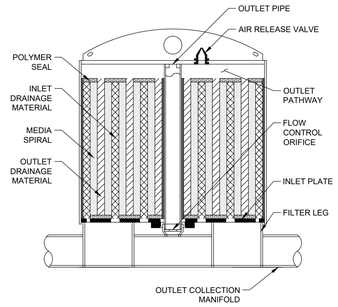


SECTION A-A

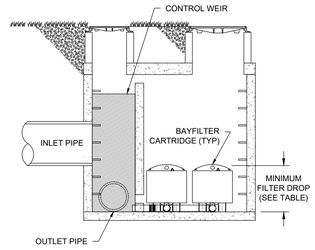


TYPICAL ACCESS MANHOLE FOR SUBSURFACE CMP DETENTION SYSTEM (PSDS-1)

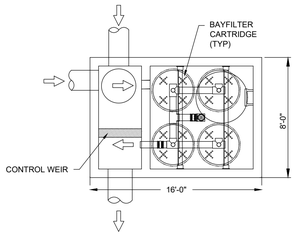
SCALE: N.T.S.



FILTER CARTRIDGE SECTION



SECTION VIEW



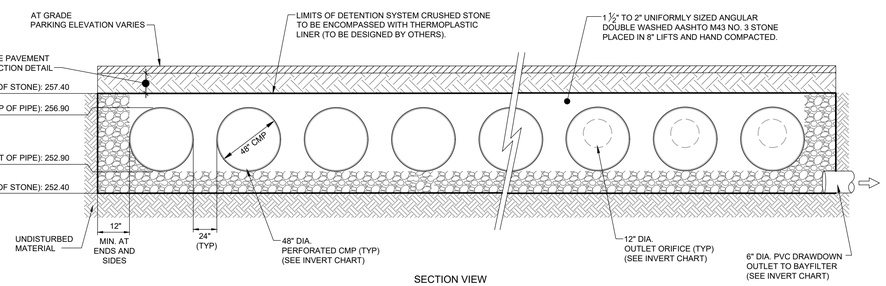
PLAN VIEW

NOTE:

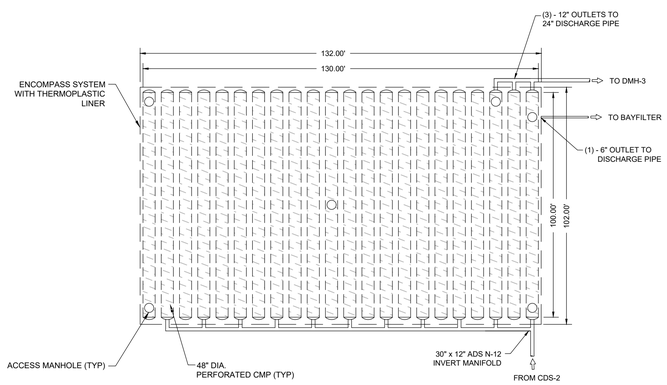
FINAL SIZING OF CHAMBER AND FILTER CARTRIDGES TO BE PROVIDED BY THE MANUFACTURER.

BAYFILTER TYPICAL DETAIL

SCALE: N.T.S.



SECTION VIEW



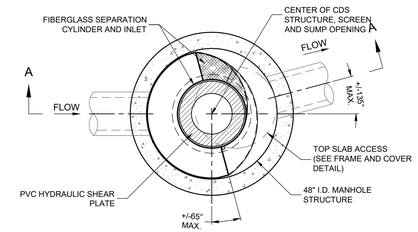
PLAN VIEW

INVERT CHART	
INLET ELEVATION:	252.90
OUTLET ELEVATION:	255.40*
DRAWDOWN OUTLET ELEVATION:	252.40**
* (3) - 12" OUTLETS TO 24" DISCHARGE PIPE TO BAYFILTER	
** (1) - 6" OUTLET TO BAYFILTER	

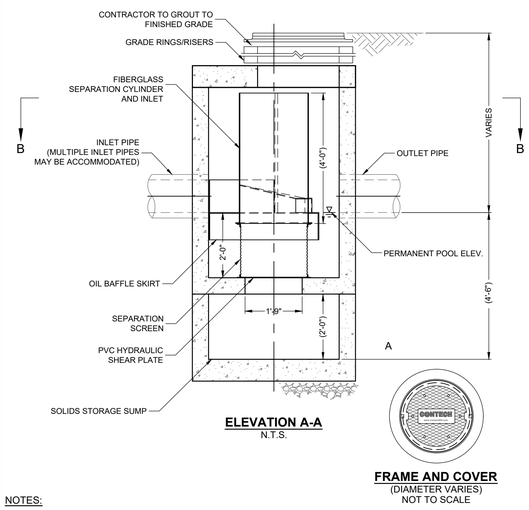
SYSTEM No.	ROWS OF PIPES	LENGTH OF PIPE	WIDTH OF STONE FOOTPRINT	LENGTH OF STONE FOOTPRINT
PSDS-1	22	100.0'	132.0'	102.0'

SUBSURFACE DETENTION SYSTEM-1 (PSDS-1)

SCALE: N.T.S.



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

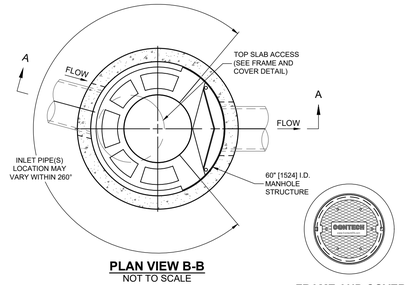
FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

NOTES:

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT A CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CDS WATER QUALITY STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CDS WATER QUALITY STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.

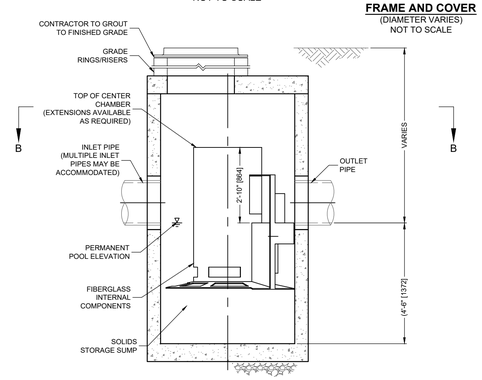
CDS2015-4-C (CDS-3)

SCALE: N.T.S.



PLAN VIEW B-B
NOT TO SCALE

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

NOTES:

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5. CDS WATER QUALITY STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.

CS-5 CASCADE SEPARATOR (CDS-4)

SCALE: N.T.S.

RJOC

NO.	DATE	REVISION
6.	10/02/2025	ISSUED FOR PERMIT APPROVAL
5.	07/18/2025	ISSUED FOR GREEN INK APPROVAL
4.	10/31/2024	REVISED PER TOWN COMMENTS
3.	06/20/2024	REVISED PER ADDITIONAL FIELD INFORMATION
2.	06/13/2024	ISSUED FOR STOUGHTON PLANNING BOARD APPROVAL
1.	03/04/2024	ISSUED FOR AVON PLANNING BOARD APPROVAL
-	02/21/2024	ISSUED FOR STOUGHTON ZBA

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
COSTCO WHOLESALE
45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:

PROPOSED PARKING LOT EXPANSION

120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:

DESIGNED BY:	SPG
DRAWN BY:	MCR/MAC
REVIEWED BY:	ACF
SCALE:	N.T.S.
DATE:	02/21/2024

DRAWING NAME:

DRAINAGE DETAILS-II

DRAWING NUMBER:

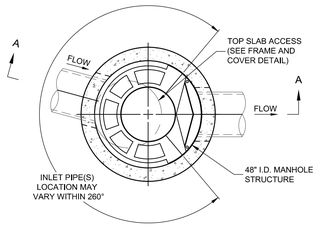
C-6

PROJECT NUMBER:

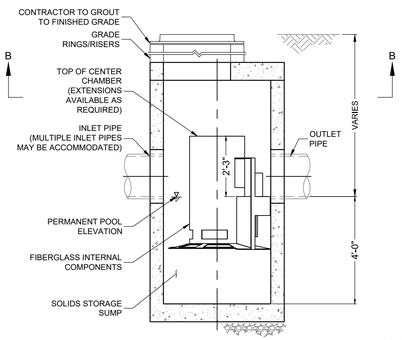
23030

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Oct 02, 2025 - 19:00pm



PLAN VIEW B-B
NOT TO SCALE

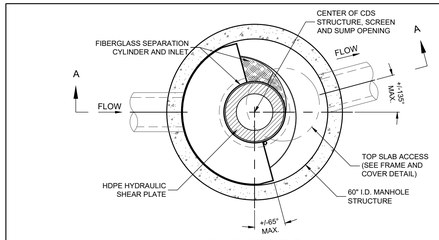


ELEVATION A-A
NOT TO SCALE

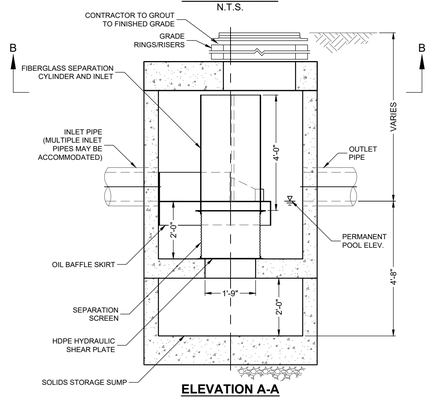
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

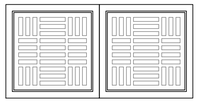
CS-4 CASCADE SEPARATOR (CDS-1)
SCALE: N.T.S.



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

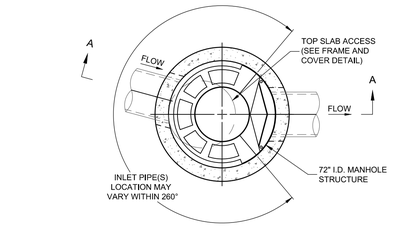


FRAME AND GRATE
(MAY VARY)
N.T.S.

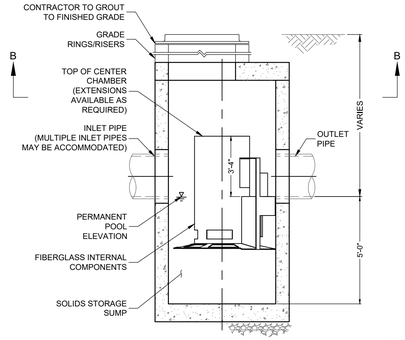
CONTRACTOR TO PROVIDE FRAME AND GRATE

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. CASTINGS SHALL MEET AASHTO M306.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

CDS2015-5-C DETAIL (DCB-14/CDS-5)
SCALE: N.T.S.



PLAN VIEW B-B
NOT TO SCALE

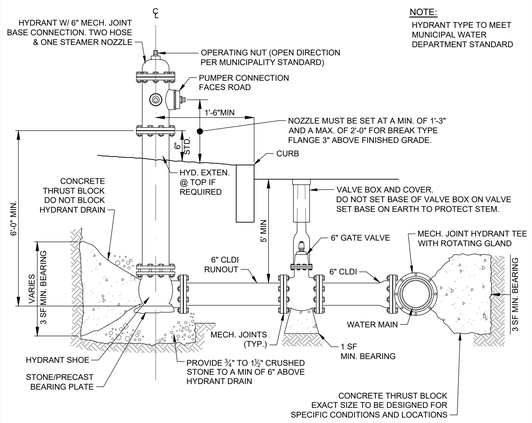


ELEVATION A-A
NOT TO SCALE

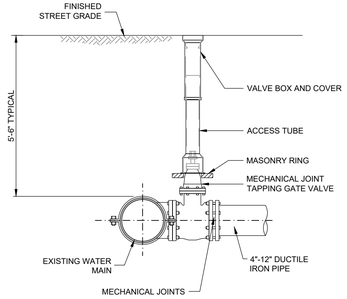
GENERAL NOTES
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3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

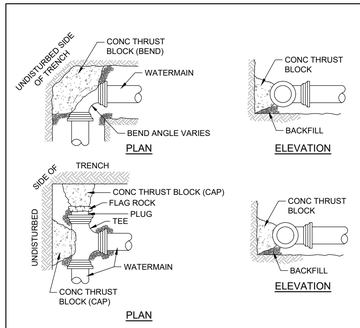
CS-6 CASCADE SEPARATOR (CDS-2)
SCALE: N.T.S.



TYPICAL FIRE HYDRANT CONNECTION DETAIL
SCALE: N.T.S.



TYPICAL GATE VALVE DETAIL
SCALE: N.T.S.

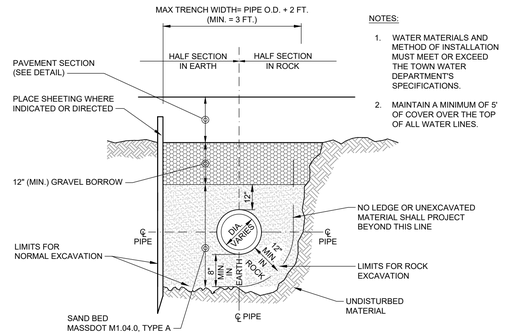


NOTES:
1. ALL WATER MAIN FITTINGS, BENDS, TEES, PLUGS ETC. SHALL BE RESTRAINED W/ THRUST BLOCKS EXCEPT WHERE NOTED.
2. ALL THRUST BLOCKS & COLLARS SHALL BE INSTALLED SO THAT THEY BEAR AGAINST UNDISTURBED EARTH.
3. SIZE OF CONCRETE THRUST BLOCKS AS NOTED BELOW.
4. MINIMUM COMPRESSIVE STRENGTH OF THRUST BLOCK CONCRETE SHALL BE 4,000 P.S.I.
5. MINIMUM BEARING AREA BASED ON 2000 LB/SF ALLOWABLE SOIL BEARING PRESSURE WITH A 1.5 SAFETY FACTOR.
6. A MINIMUM OF 1/3 CUBIC YARD OF CONCRETE MUST BE USED FOR THRUST BLOCKS
7. MATERIALS, METHOD INSTALLATION SHALL CONFORM TO THE TOWN WATER DEPARTMENT SPECIFICATIONS.

MINIMUM THRUST BLOCKING BEARING AREAS IN SQUARE FEET

PIPE DIA.	TEES/CAP/HYD	90° BEND	45° BEND	22.5° BEND	11.25° BEND
4"	2	2	2	2	1
6"	4	5	3	2	1
8"	6	8	5	2	1
10"	9	13	7	3	2
12"	13	18	10	4	3
14"	18	25	14	6	4
16"	23	32	18	8	6

TYPICAL THRUST BLOCK DETAILS
SCALE: N.T.S.



NOTES:
1. WATER MATERIALS AND METHOD OF INSTALLATION MUST MEET OR EXCEED THE TOWN WATER DEPARTMENT'S SPECIFICATIONS.
2. MAINTAIN A MINIMUM OF 5' OF COVER OVER THE TOP OF ALL WATER LINES.

TYPICAL WATER TRENCH DETAIL
SCALE: N.T.S.

RJOC

NO.	REVISION	DATE
6.	ISSUED FOR PERMIT APPROVAL	10/02/2025
5.	ISSUED FOR GREEN INK APPROVAL	07/18/2025
4.	REVISED PER TOWN COMMENTS	10/31/2024
3.	REVISED PER ADDITIONAL FIELD INFORMATION	06/20/2024
2.	ISSUED FOR STOUGHTON PLANNING BOARD APPROVAL	06/13/2024
1.	ISSUED FOR AVON PLANNING BOARD APPROVAL	03/04/2024
-	ISSUED FOR STOUGHTON ZBA	02/21/2024

PREPARED BY:
RJO'CONNELL
& ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
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PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
COSTCO WHOLESALE
45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:
PROPOSED PARKING LOT EXPANSION
120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:

DESIGNED BY:	SPG
DRAWN BY:	MCR
REVIEWED BY:	ACF
SCALE:	N.T.S.
DATE:	02/21/2024

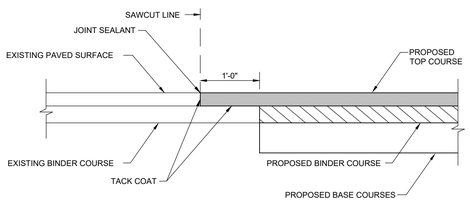
DRAWING NAME:
DRAINAGE & UTILITY DETAILS

DRAWING NUMBER:
C-7

PROJECT NUMBER:
23030

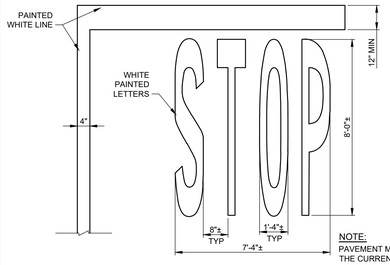
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Drawing name: G:\MA\Avon\Costco\Main\23030_C-7 Drainage & Utility Details.dwg
Oct 02, 2025 - 18:56pm



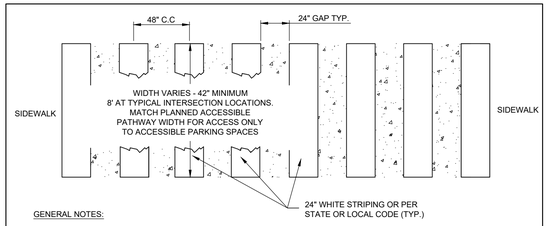
NOTES:
1. WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT, JOINTS SHALL BE SEALED USING A HOT-APPLIED RUBBERIZED JOINT SEALANT CONFORMING TO REQUIREMENTS OF ASTM D6690. SEALANT SHALL FORM A RESILIENT AND ADHESIVE SEAL PREVENTING INFILTRATION OF MOISTURE.
2. TACK COAT SHALL BE EMULSIFIED ASPHALT RS-1 CONFORMING TO MassDOT SECTION M3.03.1 AND AASHTO-M140.

TYPICAL MATCH EXISTING PAVEMENT DETAIL
SCALE: N.T.S.



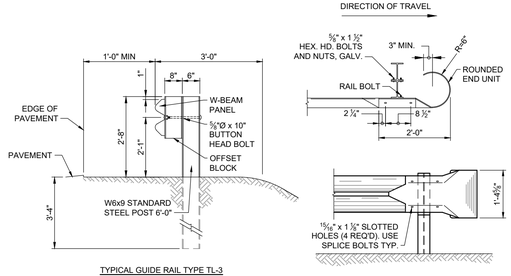
NOTE:
PAVEMENT MARKINGS SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD HIGHWAY SIGNS INCLUDING PAVEMENT MARKINGS AND STANDARD ALPHABETS" FROM THE FEDERAL HIGHWAY ADMINISTRATION.

TYPICAL PAINTED "STOP" DETAIL
SCALE: N.T.S.



GENERAL NOTES:
1. ALL CROSSWALK BARS TO BE SOLID WHITE RETROREFLECTIVE TRAFFIC PAINT OR THERMOPLASTIC AS PER DIMENSIONS AND AS SPECIFIED ON PROJECT PLANS.
2. STRIPING SHALL HAVE TWO COATS OF PAINT, WATERBOURNE OR SOLVENT BOURNE, USING COLORS AS SPECIFIED HEREIN. WATERBOURNE PAINTS SHALL CONFORM TO FS TT-P-1952. SOLVENT BOURNE PAINTS SHALL CONFORM TO FS A-A-2886 OR AASHTO M248. IF SEAL COAT IS USED, IT SHALL BE COMPATIBLE WITH STRIPING COMPOUND.
3. PAINT COLOR SHALL FOLLOW THE FEDERAL STANDARD 595B AND BE WHITE-COLOR 37925.
4. RETROREFLECTORIZED TRAFFIC PAINT SHALL UTILIZE GLASS BEADS IN ACCORDANCE WITH AASHTO M 247, TYPE I APPLIED AT A MINIMUM RATE OF 5.5 POUNDS OF BEADS PER GALLON OF PAINT. ONLY THE SECOND COAT OF PAINT SHALL BE RETROREFLECTIVE.

CROSSWALK DETAIL
SCALE: N.T.S.

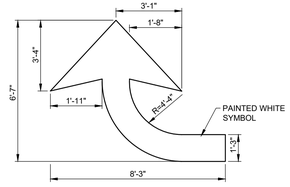


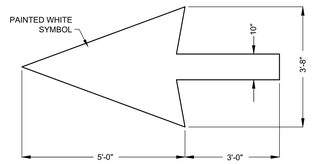
TYPICAL GUIDE RAIL TYPE TL-3

TERMINAL SECTION

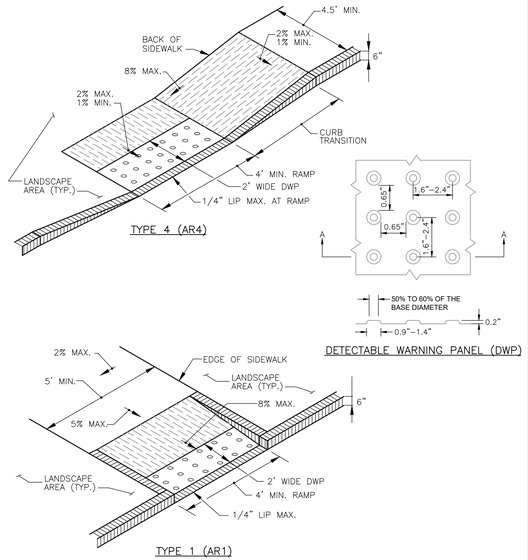
NOTES:
1. GUARD RAIL SHALL CONFORM TO THE REQUIREMENTS OF THE MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES SECTION 601 AND THE CONSTRUCTION STANDARDS.
2. OFFSET BLOCKS SHALL BE TIMBER. PLASTIC OR COMPOSITE OFFSET BLOCKS LISTED ON THE QUALIFIED CONSTRUCTION MATERIALS LIST MAY BE SUBSTITUTED. OFFSET BLOCKS OF A SINGLE MATERIAL TYPE SHALL BE USED THROUGHOUT AN ENTIRE RUN OF GUARD RAIL.

TYPICAL GUARD RAIL TYPE TL-3 (W-BEAM, STEEL POST)
SCALE: N.T.S.



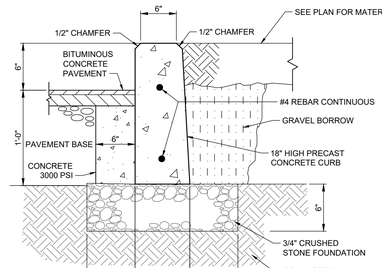


TYPICAL PAINTED ARROW
SCALE: N.T.S.



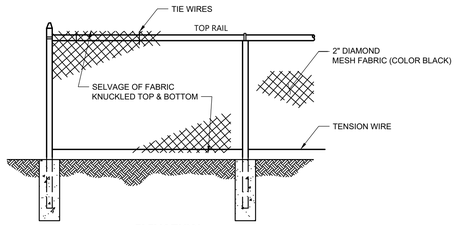
NOTES:
1. SEE PLANS FOR CURB TYPE.
2. CURBS AND WALKS ALONG ACCESSIBLE ROUTES SHALL MEET OR EXCEED THE APPLICABLE MA REGULATIONS AND ADA.
3. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2% (1% MIN).
4. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
5. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
6. MAINTAIN A MINIMUM OF 3 FEET CLEAR AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS ETC.)
7. GRADE BASE OF RAMP TO PREVENT PONDING.
8. RAMP CONSTRUCTION SHALL CONFORM TO TYPICAL SIDEWALK SECTION.
9. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'X5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
10. ALL CURBING AT RAMPS SHALL BE VERTICAL CURBING SET FLUSH WHERE IT ABUTS ROADWAY.
11. ALL RAMPS SHALL BE CEMENT CONCRETE WITH BROOM NON-SLIP SURFACE.
12. ALL RAMPS SHALL HAVE A 24" WIDE DETECTABLE WARNING PANEL EXTENDING THE FULL WIDTH OF THE FLUSH RAMP EDGE.
13. DETECTABLE WARNING PANEL SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL TO THE MAXIMUM EXTENT PRACTICABLE.

ACCESSIBLE CURB RAMPS (AR)
SCALE: N.T.S.

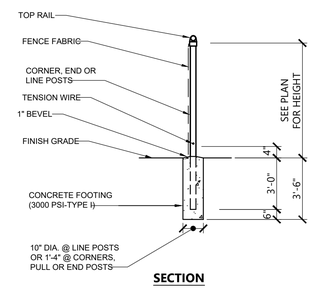


NOTE:
CURB SHALL SET IN ACCORDANCE WITH SECTION 501 OF THE MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND IN ACCORDANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS.

PRE-CAST CONCRETE CURB DETAIL (A)
SCALE: N.T.S.



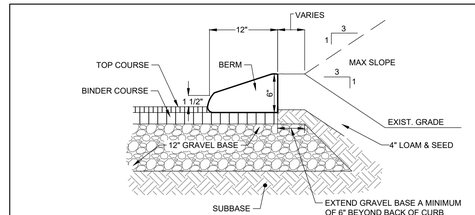
ELEVATION



SECTION

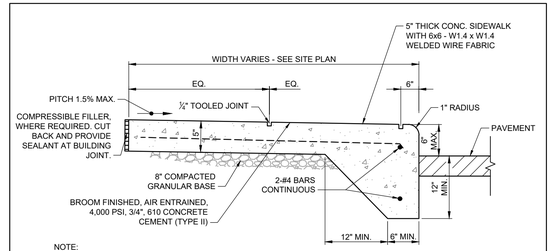
NOTES
1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.
2. ALL POSTS, RAILS, FABRIC AND COMPONENTS SHALL BE BLACK VINYL COATED.

CHAINLINK FENCE
SCALE: N.T.S.



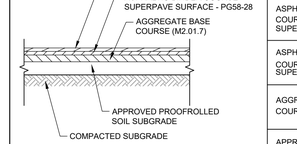
NOTE:
1. BITUMINOUS CONCRETE FOR CURBING SHALL BE CONFORM TO THE SURFACE COURSE SECTION OF THE TYPICAL PAVEMENT DETAIL.
2. THE BITUMINOUS CONCRETE MIXTURE SHALL BE PLACED AND COMPACTED WITH A MACHINE CAPABLE OF SPREADING THE MIXTURE TRUE TO LINE AND GRADE AND TO THE SHAPE STIPULATED.
3. IF AT ANY TIME BEFORE ACCEPTANCE OF THE WORK ANY SOFT OR IMPERFECT SPOTS DEVELOP IN THE EXPOSED SURFACE OF THE CURB, THAT PORTION OF THE CURB SHALL BE REMOVED AND REPLACED WITH NEW CURBING AT NO COST TO THE OWNER.

CAPE COD BERM DETAIL (B)
SCALE: N.T.S.



NOTE:
1. COORDINATE WITH BUILDING PLANS.
2. ALL WALKS TO HAVE 1/2" EXPANSION JOINTS AT MAXIMUM 32 FEET AND CONTROL JOINTS AT MAXIMUM ±6 FEET. PROVIDE EXPANSION JOINTS AROUND ALL COLUMNS.

MONOLITHIC CONCRETE CURB AND SIDEWALK DETAIL (C)
SCALE: N.T.S.



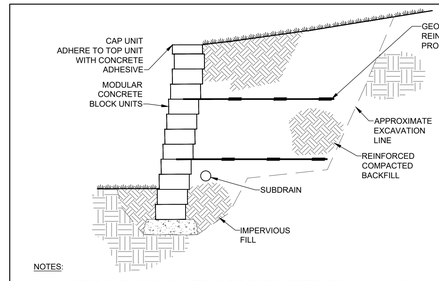
PAVEMENT SECTION

PAVEMENT LAYER	STANDARD DUTY PAVEMENT	HEAVY DUTY PAVEMENT
ASPHALTIC SURFACE COURSE [2] SUPERPAVE SURFACE	1.5 INCHES	1.5 INCHES
ASPHALTIC SURFACE COURSE [2] SUPERPAVE SURFACE	2.0 INCHES	4.0 INCHES
AGGREGATE BASE COURSE (M2.01.7) [3]	6.0 INCHES	12.0 INCHES
APPROVED PROOFROLL SOIL SUBGRADE	12.0 INCHES	12.0 INCHES

PAVEMENT SECTION TABLE

NOTES:
1. PAVEMENT SECTION TAKEN FROM GEOTECHNICAL ENGINEERING REPORT, PREPARED BY TERRACON DATED OCTOBER 23, 2023.
2. REFER TO COSTCO ASPHALT PAVING SPECIFICATIONS, SECTION 321216, DATED FEBRUARY 2022. THE PG58-28 BINDER GRADE IS FOR A PAVEMENT MIXTURE WITH 20% OR LESS RECLAIMED ASPHALT PAVEMENT (RAP). IF THE MIXTURE HAS 21% TO 30% RAP, THEN THE RECOMMENDED BINDER GRADE IS PG52-34.
3. AGGREGATE BASE COURSES SHOULD MEET THE FILL MATERIALS DESCRIBED IN THE EARTHWORK SECTION.
4. APPROVED PROOFROLLED SUBGRADE COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY.

TYPICAL PAVEMENT DETAIL
SCALE: N.T.S.



NOTES:
1. WALL DESIGN DIMENSIONS AND MATERIALS FOR GENERAL REFERENCE ONLY. ALL WALLS SHALL BE "DESIGN BUILD" PER VERSA-LOK RETAINING WALL OR APPROVED EQUAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL COSTS ASSOCIATED WITH RETAINING WALL SHOP DRAWINGS THAT HAVE BEEN PREPARED BY A LICENSED ENGINEER. THE CONTRACTOR WILL SUBMIT TO THE ENGINEER A SET OF RETAINING WALL PLANS FOR REVIEW OF DIMENSIONAL REQUIREMENTS PRIOR TO INSTALLATION OF THE WALL. DESIGN OF RETAINING WALL TO INCLUDE A GLOBAL STABILITY ANALYSIS USING FEDERAL HIGHWAY ADMINISTRATION CRITERIA.

MODULAR CONCRETE RETAINING WALL
SCALE: N.T.S.

RJOC

NO.	DATE	REVISION
7.	11/25/2025	REVISED PER TOWN OF STOUGHTON COMMENTS
6.	10/02/2025	ISSUED FOR PERMIT APPROVAL
5.	07/18/2025	ISSUED FOR GREEN INK APPROVAL
4.	10/31/2024	REVISED PER TOWN COMMENTS
3.	06/20/2024	REVISED PER ADDITIONAL FIELD INFORMATION
2.	06/13/2024	ISSUED FOR STOUGHTON PLANNING BOARD APPROVAL
1.	03/04/2024	ISSUED FOR AVON PLANNING BOARD APPROVAL
-	02/21/2024	ISSUED FOR STOUGHTON ZBA
NO.	DATE	REVISION

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
COSTCO WHOLESALE
45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:
PROPOSED PARKING LOT EXPANSION
120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:

DESIGNED BY:	MAC
DRAWN BY:	MCR
REVIEWED BY:	ACF
SCALE:	N.T.S.
DATE:	02/21/2024

DRAWING NAME:
PARKING AND TRAFFIC CONTROL DETAILS

DRAWING NUMBER:
C-8

PROJECT NUMBER:
23030

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Drawing name: G:\MA\Avon\Costco\Main\23030_C-8 Parking and Traffic Control Details.dwg
Nov 25, 2025 - 8:03am

RJOC

NO.	REVISION	DATE
-	ISSUED PER TOWN OF STOUGHTON REVIEW COMMENTS	11/25/2025

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180

PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

COSTCO WHOLESALE

45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:

PROPOSED PARKING LOT EXPANSION

120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:

DESIGNED BY:	MAC
DRAWN BY:	MCR
REVIEWED BY:	ACF
SCALE:	N.T.S.
DATE:	11/25/2025

DRAWING NAME:

PLANNING BOARD DECISION

DRAWING NUMBER:

C-9

PROJECT NUMBER:

23030

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Nov 25, 2025 - 8:47am

PLANT SCHEDULE					
SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	4	ACER RUBRUM	RED MAPLE	3"-3.5" CAL.	B&B, 6' CLEAR BRANCHING
GT	7	GLEDITSEA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3"-3.5" CAL.	B&B, 6' CLEAR BRANCHING
LR	25	LIQUIDAMBAR STYRACIFULA 'ROTUNDILOBA'	FRUITLESS SWEETGUM	3"-3.5" CAL.	B&B, 6' CLEAR BRANCHING
PR	3	PRUNUS VIRGINIANA	CHOKECHERRY	3"-3.5" CAL.	B&B, 6' CLEAR BRANCHING
PS	3	PINUS STROBUS	EASTERN WHITE PINE	7-8' HT	B&B
QC	3	QUERCUS COCCINEA	SCARLET OAK	3"-3.5" CAL.	B&B, 6' CLEAR BRANCHING
QP	9	QUERCUS PALUSTRIS	PIN OAK	3"-3.5" CAL.	B&B, 6' CLEAR BRANCHING
QR	3	QUERCUS RUBRA	RED OAK	3"-3.5" CAL.	B&B, 6' CLEAR BRANCHING
TP	8	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	7-8' HT	B&B
SHRUBS					
CA	8	CORYLUS AMERICANA	AMERICAN HAZELNUT	5 GAL	48" O.C. B&B
CR	8	CORNUS RACEMOSA	GRAY DOGWOOD	5 GAL	48" O.C. B&B
HV	7	HAMAMELIS VIRGINIANA	WITCH HAZEL	5 GAL	48" O.C. B&B
MP	93	MYRICA PENSYLVANICA	BAYBERRY	5 GAL	42" O.C. B&B
RG	655	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	3 GAL	36" O.C. B&B
GROUNDCOVER, PERENNIALS AND ORNAMENTAL GRASSES					
CK	404	CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	24" O.C. CONTAINER
HH	28	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL	24" O.C. CONTAINER
PL	506	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL	24" O.C. CONTAINER
PV	142	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCHGRASS	1 GAL	30" O.C. CONTAINER
RF	48	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	1 GAL	24" O.C. CONTAINER
SEED MIXES					
		EROSION CONTROL RESTORATION MIX FOR DET. BASINS + MOIST SITES - FROM NEW ENGLAND WETLAND PLANTS, INC. APPLICATION 1250 SF/LB			DRAINAGE: 72 HOURS MAX.
		NEW ENGLAND CONSERVATION / WILDLIFE MIX - FROM NEW ENGLAND WETLAND PLANTS, INC. APPLICATION 1750 SF/LB			

PLANTING LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
LOW	LANDSCAPE LIMIT OF WORK LINE. PROPERTY LINE SERVES AS L.O.W. WHEN NOT SHOWN
	SEEDED LAWN
	NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES
	NEW ENGLAND CONSERVATION/WILDLIFE MIX
	SHRUB PLANTING
	GROUNDCOVER PLANTING
	LIGHT, SEE PHOTOMETRICS PLAN

NOT FOR CONSTRUCTION

0 15 30 60
SCALE IN FEET

NOTE:

1. A TOTAL OF 7% OF INTERIOR LANDSCAPING IS PROVIDED WITHIN THE PORTION OF THE PARKING LOT IN THE TOWN OF STOUGHTON. A SPECIAL PERMIT WAIVER IS BEING REQUESTED FROM THE 15% REQUIREMENTS OF SECTION 6.4.7.2 OF THE TOWN OF STOUGHTON BYLAWS.

PLANTING NOTES:

1. DURING CONSTRUCTION, PROTECT ALL EXISTING SITE FEATURES, STRUCTURES AND UTILITIES.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SUBSTITUTIONS WILL BE PERMITTED ONLY IF APPROVED BY THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT APPROVAL IS REQUIRED BEFORE PLANT MATERIAL IS PURCHASED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SEE ALL MATERIAL IN PERSON AT THE NURSERY. IF TRAVEL OUTSIDE OF MA IS REQUIRED, LANDSCAPE ARCHITECT'S TRAVEL COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
4. ALL EXPOSED BURLAP, WIRE BASKETS AND OTHER MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO DISTURB THE ROOT BALL OF PLANTS.
5. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
6. WHERE DISCREPANCIES IN QUANTITIES OCCUR, DRAWINGS SUPERCEDE PLANT NOTES AND SCHEDULE.
7. TRANSPLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LOAM USED IN PLANT BEDS SHALL BE UNIFORM IN COMPOSITION, FREE FROM SUBSOIL, STONES LARGER THAN 1", NOXIOUS SEEDS AND SUITABLE FOR THE SUPPORT OF VEGETATIVE GROWTH. THE pH VALUE SHALL BE BETWEEN 5.5 AND 6.5.
9. MULCH IN TREE AND SHRUB BEDS SHALL BE NATURAL, NATIVE HEMLOCK MULCH FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. SUBMIT SAMPLES FOR APPROVAL.
10. LOCATIONS FOR PLANTS AND/OR OUTLINE OF AREAS TO BE PLANTED ARE TO BE STAKED OUT AT THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
11. SOIL DEPTHS: a.) SHRUBS AND PERENNIAL BEDS: 18" MIN.; b.) GROUNDCOVER: 6" MIN.; c.) TREES: SEE DETAIL; d.) SOD/SEED: 6"MIN.
12. PROVIDE A SUBSURFACE ROOTBALL ANCHOR BY PLATIPUS EARTH ANCHORS, SIZE FOR CALIPER

IRRIGATION NOTES:

1. IRRIGATION SHALL BE A DESIGN-BUILD INSTALLATION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FINAL LAYOUT OF IRRIGATION SHOWING LOCATIONS AND SIZES OF MAIN LINES AND LATERAL LINES, ZONES, RAIN AND SOIL SENSORS, AND CUT SHEETS FOR CONTROLLER SYSTEM AND COMPONENTS. INCLUDE ANY NECESSARY SLEEVING.
2. IRRIGATION CONTRACTOR SHALL VERIFY PSI/GPM REQUIREMENTS AT THE SITE BEFORE STARTING CONSTRUCTION.
3. TREES SHALL BE ON A SEPARATE ZONE.
4. PROVIDE A REMOTE RAIN SENSOR ON A ROOF AREA THAT IS NOT OBSTRUCTED FROM THE OPEN SKY.
5. COORDINATE WITH OWNER FOR POINT OF CONNECTION LOCATION.
6. COORDINATE WITH OWNER FOR IRRIGATION CONTROLLER LOCATION.
7. INSTALL DRIP TUBING, .6GPH, 12" CENTERS, STAKED EVERY TURN OR EVERY 4'
8. COORDINATE WITH OWNER FOR BACKFLOW PREVENTION LOCATION.
9. INSTALLER SHALL INSTALL LIGHTNING AND SURGE PROTECTION DEVICES THROUGHOUT SYSTEM AS PER MANUFACTURER'S HIGHEST SPECIFICATION LEVELS.
10. INSTALLER SHALL ADHERE TO ALL MANUFACTURER'S SPECIFICATIONS RELATED TO CONTROL SYSTEM INSTALLATION.
11. INSTALLER SHALL INSTALL MOISTURE SENSORS. CONTRACTOR SHALL INSTALL PER MANUFACTURERS'S SPECIFICATIONS AND SHALL BE RESPONSIBLE TO PROGRAM RELATED HYDROZONES TO RESPECTIVE SOIL MOISTURE SENSORS. PROVIDE ONE FOR EACH IRRIGATION ZONE WITH AUTOMATIC SHUT-OFF ONCE MOISTURE REQUIREMENTS ARE MET.
12. PRIOR TO BID, CONTRACTOR TO VERIFY THAT ALL MATERIALS, INSTALLATION PARAMETERS, AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS CONTRACTOR SHALL NOTIFY DESIGNER AND OWNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES.

1 PLANTING PLAN
SCALE: 1" = 30'-0"

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MICHAEL D'ANGELO LANDSCAPE ARCHITECTURE LLC
179 LINCOLN STREET
SUITE 302
BOSTON, MA 02111
t. 203.592.4788
www.m-d-l-a.com

PROPOSED PARKING EXPANSION
120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

STAMP
MASSACHUSETTS
MICHAEL DANGELO
NO. 4005
REGISTERED LANDSCAPE ARCHITECT

REV. NO.	DATE	DESCRIPTION
-	02/21/2024	ISSUED FOR STOUGHTON ZBA
1	03/04/2024	ISSUED FOR AVON PLANNING BOARD APPROVAL
2	06/13/2024	ISSUED FOR STOUGHTON PLANNING BOARD APPROVAL
3	06/20/2024	REVISED PER ADDITIONAL FIELD INFORMATION
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6	10/02/2025	ISSUED FOR PERMIT APPROVAL
7	11/25/2025	REVISED PER TOWN OF STOUGHTON COMMENTS

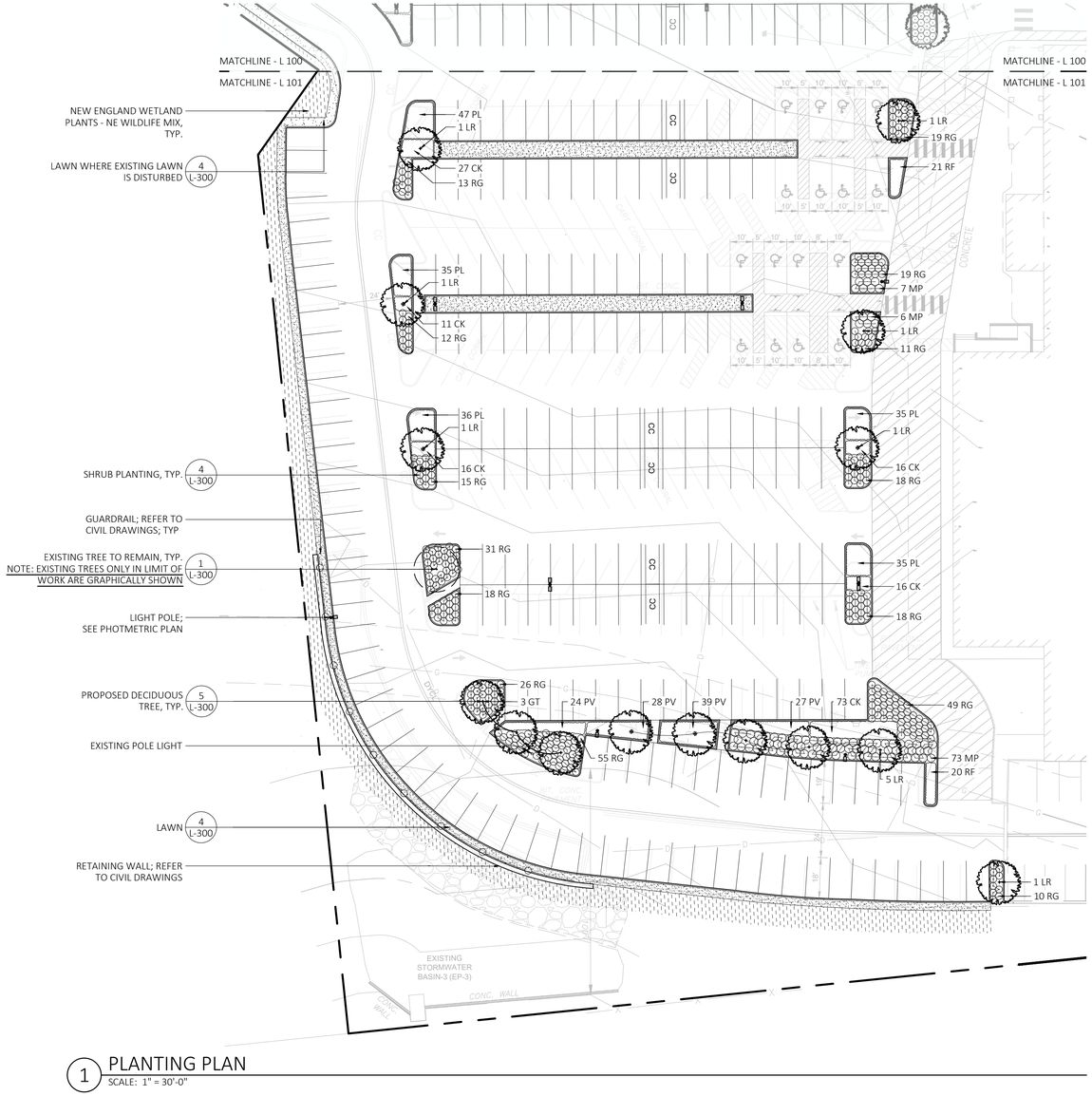
PLANTING PLAN

DRAWN: LF
CHECKED: MD
SCALE: AS NOTED
DATE: 11/25/25

L-100

SHEET 1 OF 7

plot date: 11/25/2025


MATCHLINE - L 100
MATCHLINE - L 101
NEW ENGLAND WETLAND PLANTS - NE WILDLIFE MIX, TYP.
LAWN WHERE EXISTING LAWN IS DISTURBED 4 L-300
SHRUB PLANTING, TYP. 4 L-300
GUARDRAIL; REFER TO CIVIL DRAWINGS; TYP
EXISTING TREE TO REMAIN, TYP. NOTE: EXISTING TREES ONLY IN LIMIT OF WORK ARE GRAPHICALLY SHOWN 1 L-300
LIGHT POLE; SEE PHOTMETRIC PLAN
PROPOSED DECIDUOUS TREE, TYP. 5 L-300
EXISTING POLE LIGHT
LAWN 4 L-300
RETAINING WALL; REFER TO CIVIL DRAWINGS
47 PL
1 LR
27 CK
13 RG
1 LR
19 RG
21 RF
35 PL
1 LR
11 CK
12 RG
19 RG
7 MP
6 MP
1 LR
11 RG
36 PL
1 LR
16 CK
15 RG
35 PL
1 LR
16 CK
18 RG
31 RG
18 RG
35 PL
16 CK
18 RG
26 RG
3 GT
24 PV
28 PV
39 PV
27 PV
73 CK
49 RG
55 RG
73 MP
20 RF
5 LR
1 LR
10 RG
EXISTING STORMWATER BASIN-3 (EP-3)
CONC. WALL
CONC. WALL
CONC.
DRIVE
CONC.
CONC.
CONC.

TREES:



1 RED MAPLE
NTS



2 SKYLINE HONEYLOCUST
NTS



3 FRUITLESS SWEETGUM
NTS



4 CHOKECHERRY
NTS



5 WHITE PINE
NTS



6 SCARLET OAK
NTS



7 PIN OAK
NTS



8 RED OAK
NTS



9 GREEN GIANT ARBORVITAE
NTS

SHURBS:



1 AMERICAN HAZELNUT
NTS



2 GRAY DOGWOOD
NTS



3 WITCH HAZEL
NTS



4 BAYBERRY
NTS

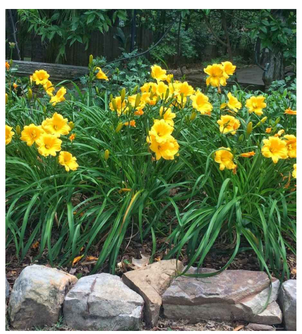


5 GROW-LOW SUMAC
NTS

PERENNIALS:



1 FEATHER REED GRASS
NTS



2 HAPPY RETURNS DAYLILY
NTS



3 LITTLE SPIRE RUSSIAN SAGE
NTS



4 RED SWITCHGRASS
NTS



5 BLACK EYED SUSAN
NTS

NOT FOR CONSTRUCTION

MDLA

MICHAEL D'ANGELO
LANDSCAPE ARCHITECTURE LLC

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t. 203.592.4788
www.m-d-l-a.com

PROPOSED PARKING EXPANSION

120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

STAMP

MASSACHUSETTS
MICHAEL D'ANGELO
NO. 4005
REGISTERED LANDSCAPE ARCHITECT

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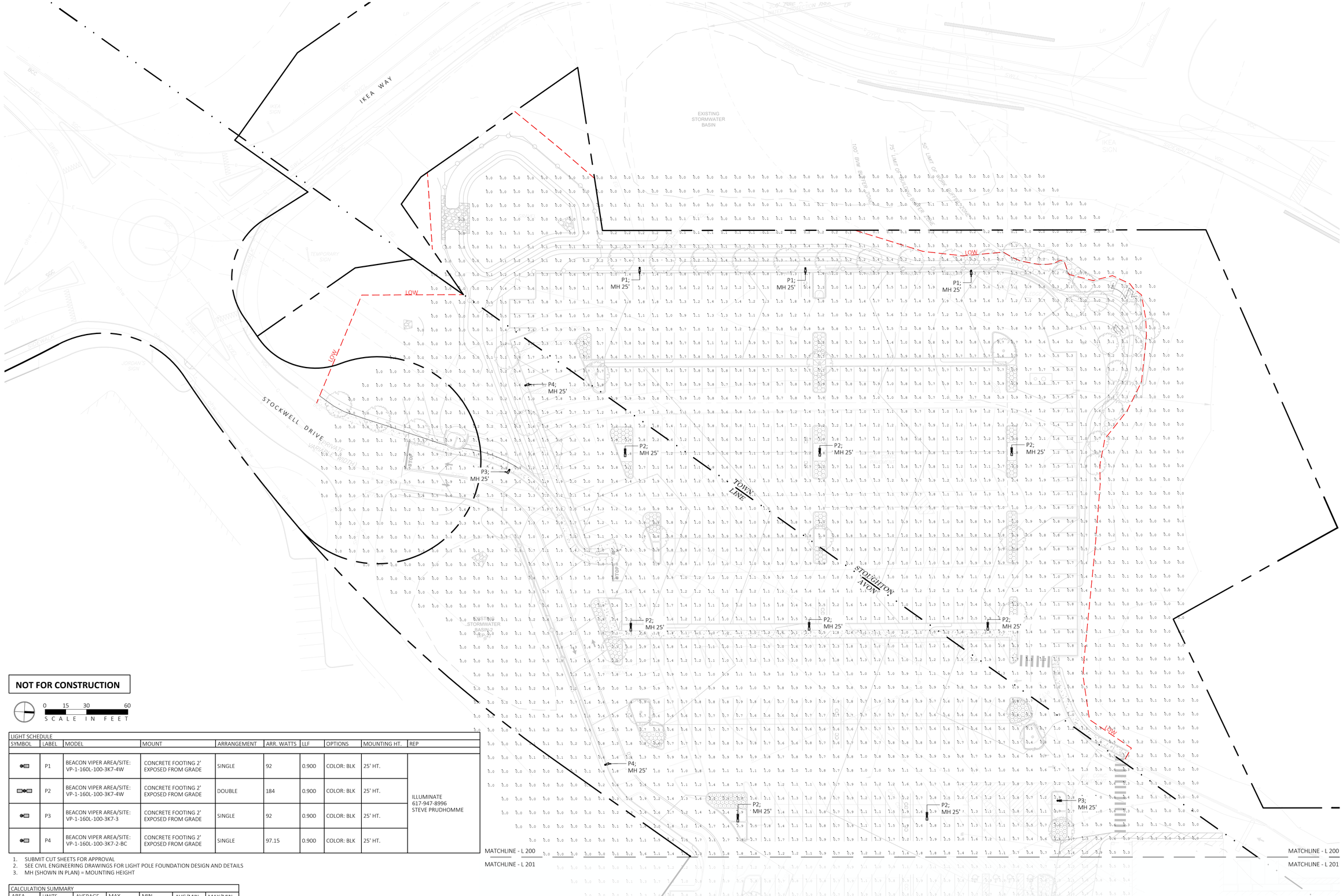
PLANTING IMAGERY

DRAWN: LF
CHECKED: MD
SCALE: AS NOTED
DATE: 11/25/25

L-102

SHEET 3 OF 7

plot date: 11/25/2025



NOT FOR CONSTRUCTION

0 15 30 60
SCALE IN FEET

LIGHT SCHEDULE

SYMBOL	LABEL	MODEL	MOUNT	ARRANGEMENT	ARR. WATTS	LLF	OPTIONS	MOUNTING HT.	REP
	P1	BEACON VIPER AREA/SITE: VP-1-160L-100-3K7-4W	CONCRETE FOOTING 2' EXPOSED FROM GRADE	SINGLE	92	0.900	COLOR: BLK	25' HT.	ILLUMINATE 617-947-8996 STEVE PRUDHOMME
	P2	BEACON VIPER AREA/SITE: VP-1-160L-100-3K7-4W	CONCRETE FOOTING 2' EXPOSED FROM GRADE	DOUBLE	184	0.900	COLOR: BLK	25' HT.	
	P3	BEACON VIPER AREA/SITE: VP-1-160L-100-3K7-3	CONCRETE FOOTING 2' EXPOSED FROM GRADE	SINGLE	92	0.900	COLOR: BLK	25' HT.	
	P4	BEACON VIPER AREA/SITE: VP-1-160L-100-3K7-2-BC	CONCRETE FOOTING 2' EXPOSED FROM GRADE	SINGLE	97.15	0.900	COLOR: BLK	25' HT.	

1. SUBMIT CUT SHEETS FOR APPROVAL
2. SEE CIVIL ENGINEERING DRAWINGS FOR LIGHT POLE FOUNDATION DESIGN AND DETAILS
3. MH (SHOWN IN PLAN) = MOUNTING HEIGHT

CALCULATION SUMMARY

AREA	UNITS	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
SITE	FC	0.80	3.7	0.0	N.A.	N.A.

1 LIGHTING & PHOTOMETRICS PLAN
SCALE: 1" = 30'-0"

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STAMP
MASSACHUSETTS MICHAEL D'ANGELO NO. 4005 REGISTERED LANDSCAPE ARCHITECT

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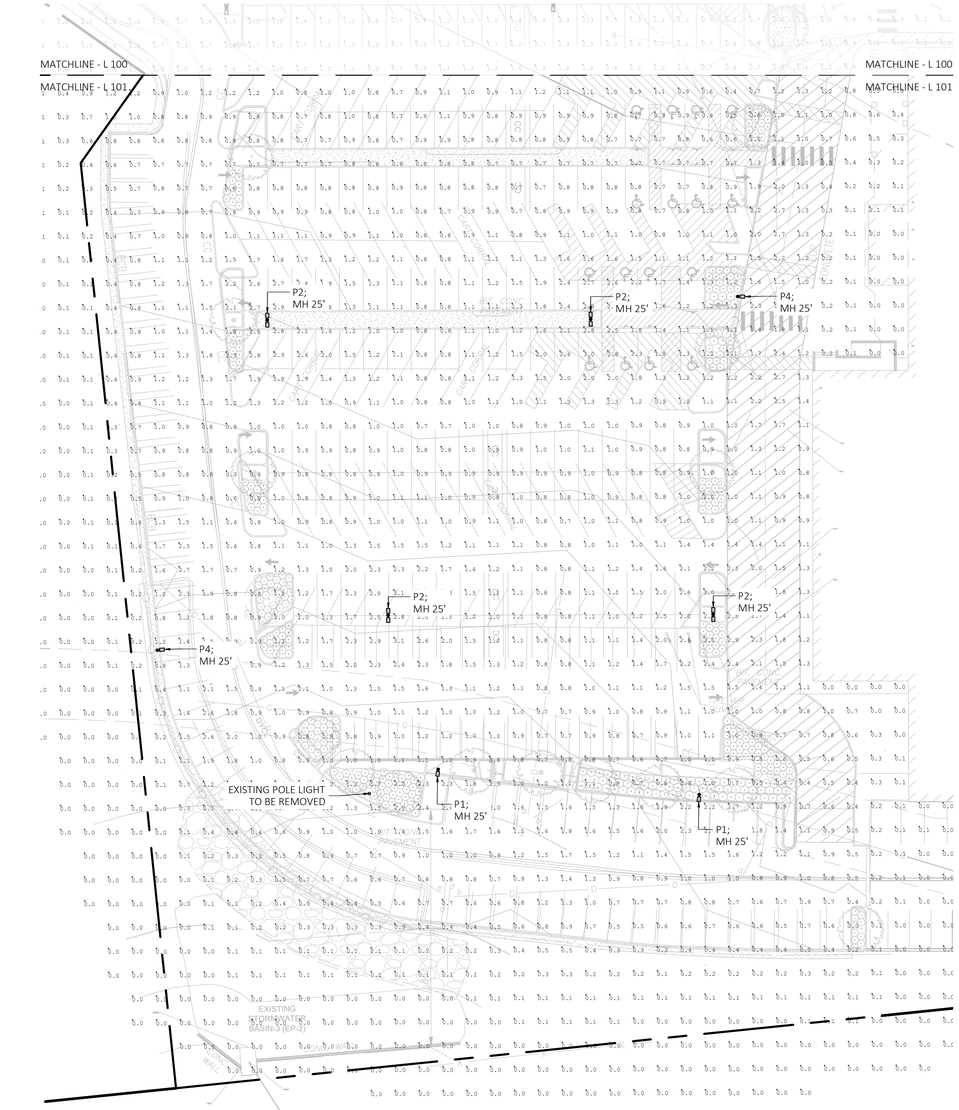
LIGHTING AND PHOTOMETRIC PLAN

DRAWN: LF
CHECKED: MD
SCALE: AS NOTED
DATE: 11/25/25

L-200

SHEET 4 OF 7

plot date: 11/25/2025



1 LIGHTING & PHOTOMETRICS PLAN
SCALE: 1" = 30'-0"

LIGHT SCHEDULE

SYMBOL	LABEL	MODEL	MOUNT	ARRANGEMENT	ARR. WATTS	LLF	OPTIONS	MOUNTING HT.	REP
	P1	BEACON VIPER AREA/SITE: VP-1-160L-100-3K7-4W	CONCRETE FOOTING 2' EXPOSED FROM GRADE	SINGLE	92	0.900	COLOR: BLK	25' HT.	ILLUMINATE 617-947-8996 STEVE PRUDHOMME
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	P3	BEACON VIPER AREA/SITE: VP-1-160L-100-3K7-3	CONCRETE FOOTING 2' EXPOSED FROM GRADE	SINGLE	92	0.900	COLOR: BLK	25' HT.	
	P4	BEACON VIPER AREA/SITE: VP-1-160L-100-3K7-2-BC	CONCRETE FOOTING 2' EXPOSED FROM GRADE	SINGLE	97.15	0.900	COLOR: BLK	25' HT.	

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3. MH (SHOWN IN PLAN) = MOUNTING HEIGHT

CALCULATION SUMMARY

AREA	UNITS	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
SITE	FC	0.80	3.7	0.0	N.A.	N.A.

NOT FOR CONSTRUCTION

0 15 30 60
SCALE IN FEET

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STAMP
MASSACHUSETTS
MICHAEL DANGELO
NO. 4095
REGISTERED LANDSCAPE ARCHITECT

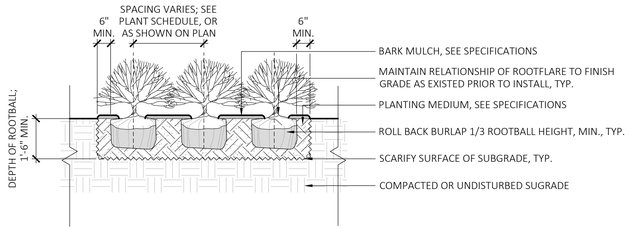
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LIGHTING AND PHOTOMETRIC PLAN

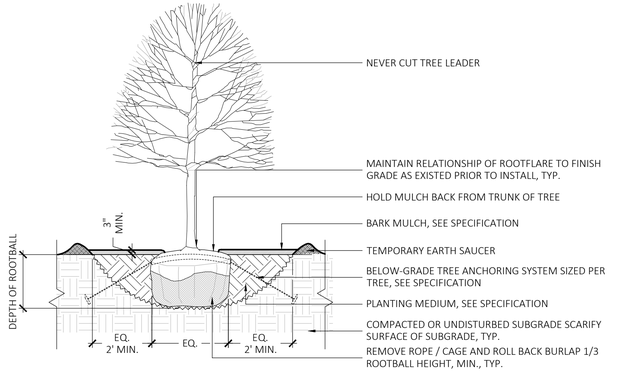
DRAWN: LF
CHECKED: MD
SCALE: AS NOTED
DATE: 11/25/25

L-201

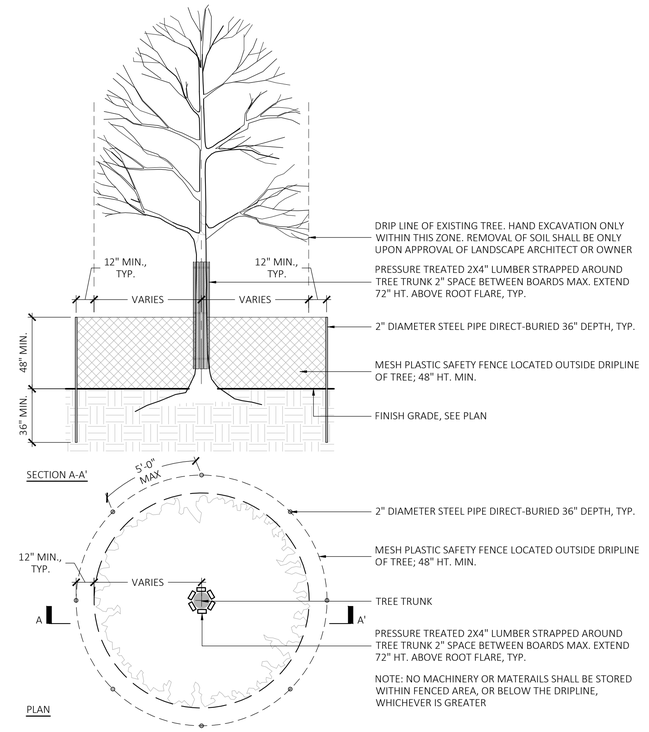
plot date: 11/25/2025



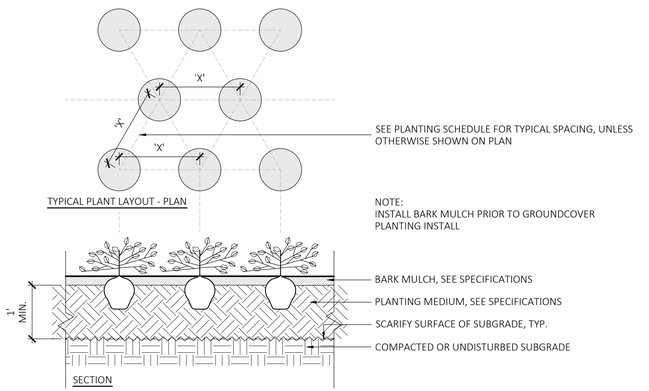
4 SHRUB PLANTING
SCALE = 3/8" = 1-0'



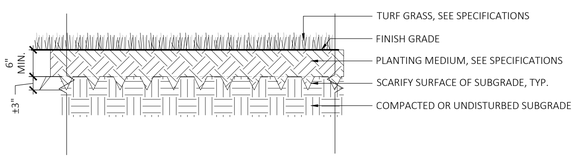
5 DECIDUOUS TREE PLANTING
SCALE; 1/4" = 1-0'



1 EXISTING TREE PROTECTION
SCALE: 1-4" = 1-0'



2 GROUNDCOVER PLANTING
SCALE: 3/4" = 1-0'



3 LAWN PLANTING
SCALE: 3/4" = 1-0'

BEACON
design. performance. technology

VIPER Area/Site
VIPER LUMINAIRE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES
- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

MICRO STRIKE | STRIKE OPTICS



SIZE 1 — SIZE 2 — SIZE 3 — SIZE 4

IP65 DLC LISTED DLC LISTED PREMIUM BAA TAA

CONTROL TECHNOLOGY
NX CONNECT NX WIRELESS NX WIRED LIGHTGRID

SERVICE PROGRAMS
STOCK QS10

SPECIFICATIONS
CONSTRUCTION
- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS
- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)
- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions).

WARRANTY
- 5 year warranty

Current

currentlighting.com/beacon

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7 P1,2,3,4 - LED LUMINAIRE
NOT TO SCALE

6 EVERGREEN TREE PLANTING
SCALE: 1/4" = 1-0'

NOT FOR CONSTRUCTION

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AVON & STOUGHTON, MA

STAMP



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7	11/25/2025	REVISED PER TOWN OF STOUGHTON COMMENTS

LANDSCAPE DETAILS

DRAWN: LF
CHECKED: MD
SCALE: AS NOTED
DATE: 11/25/25

L-300

SHEET 6 OF 7

plot date: 11/25/2025



1 SITE PLAN RENDERING - FULL SITE
SCALE: 1" = 40'-0"

NOTE:

1. A TOTAL OF 7% OF INTERIOR LANDSCAPING IS PROVIDED WITHIN THE PORTION OF THE PARKING LOT IN THE TOWN OF STOUGHTON. A SPECIAL PERMIT WAIVER IS BEING REQUESTED FROM THE 15% REQUIREMENTS OF SECTION 6.4.7.2 OF THE TOWN OF STOUGHTON BYLAWS.

NOT FOR CONSTRUCTION

0 20 40 80
SCALE IN FEET

MDLA

MICHAEL D'ANGELO
LANDSCAPE ARCHITECTURE LLC

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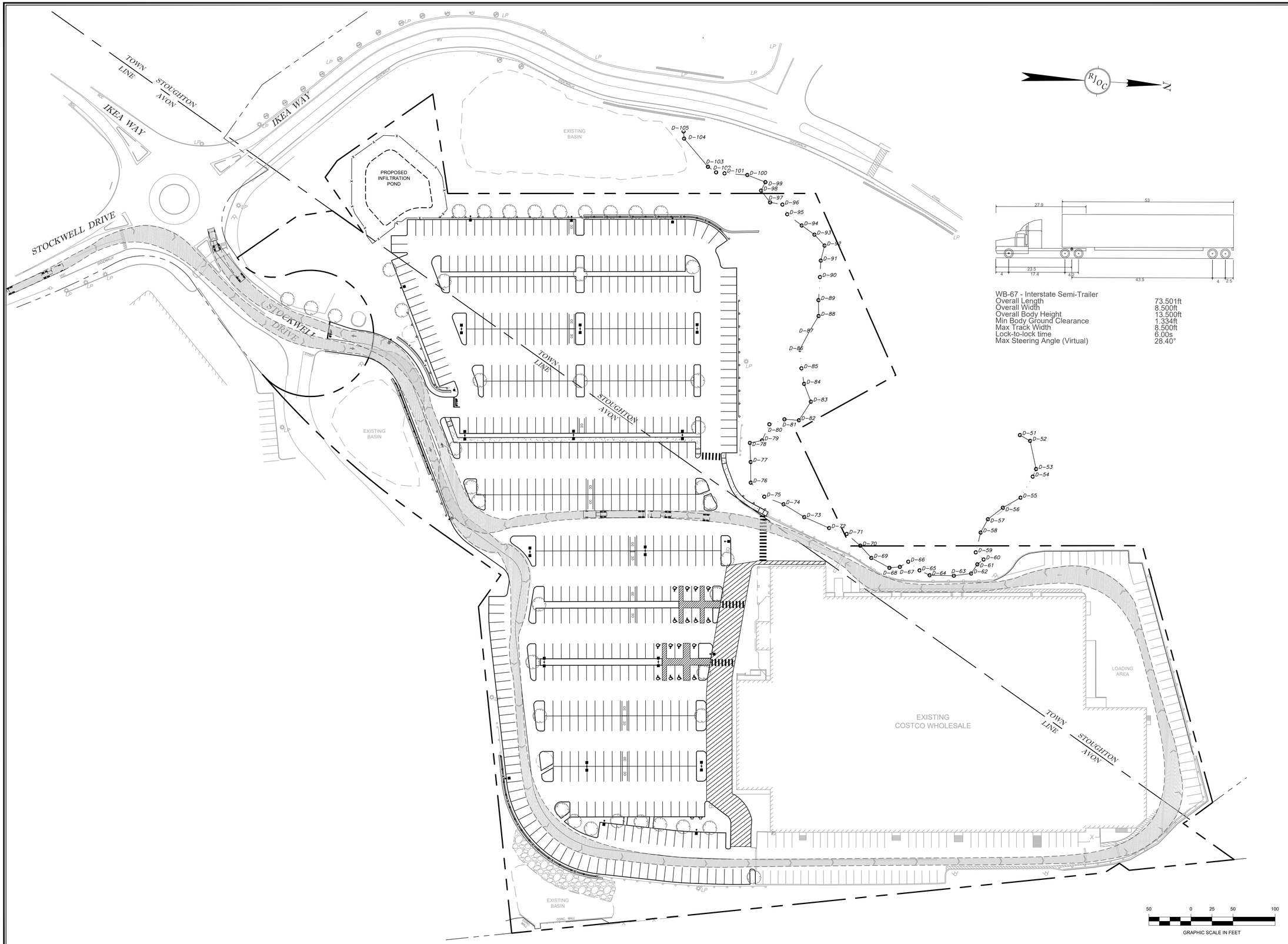
SITE PLAN
FULL SITE
RENDERING

DRAWN:	LF
CHECKED:	MD
SCALE:	AS NOTED
DATE:	11/25/25

L-400

SHEET 7 OF 7

plot date: 11/25/2025



WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

NO.	REVISION	DATE
5.	ISSUED FOR PERMIT APPROVAL	10/02/2025
4.	ISSUED FOR GREEN INK APPROVAL	07/18/2025
3.	REVISED PER TOWN COMMENTS	10/31/2024
2.	REVISED PER ADDITIONAL FIELD INFORMATION	08/20/2024
1.	ISSUED FOR STOUGHTON PLANNING BOARD APPROVAL	06/13/2024

RJOC

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
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PREPARED FOR:
COSTCO WHOLESALE
45940 HORSESHOE DRIVE
SUITE 150
STERLING, VA 20116

PROJECT NAME:
PROPOSED PARKING LOT EXPANSION
120 STOCKWELL DRIVE
AVON & STOUGHTON, MA

SEAL:

DESIGNED BY:	SPG
DRAWN BY:	HAA
REVIEWED BY:	SPG
SCALE:	1"=50'
DATE:	06/13/2024

DRAWING NAME:
SERVICE TRUCK TURNING PLAN

DRAWING NUMBER:
TT-1

PROJECT NUMBER:
23030

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Drawing name: G:\MA\Avon\Costco\Main\23030_TT-1 Truck Turning Plan.dwg
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