

LOCUS MAP
(NOT TO SCALE)

OWNER:
FIFTY-FIVE SAXON HINGHAM LLC
C/O SAXON PARTNERS
25 RECREATION PARK DRIVE
HINGHAM, MA
(781) 875-3300

CIVIL ENGINEER & LAND SURVEYOR
ALLEN & MAJOR ASSOCIATES, INC.
10 MAIN STREET
LAKEVILLE, MA 02347
(508) 923-1010

ARCHITECT:
PHASE ZERO DESIGN
35 POND PARK RD. BAY 16
HINGHAM, MA 02043
(781) 452-7121

LANDSCAPE ARCHITECT
SEAN PAPICH
222 NORTH STREET
HINGHAM, MA 02043
(781) 741-5455

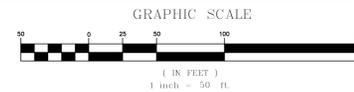
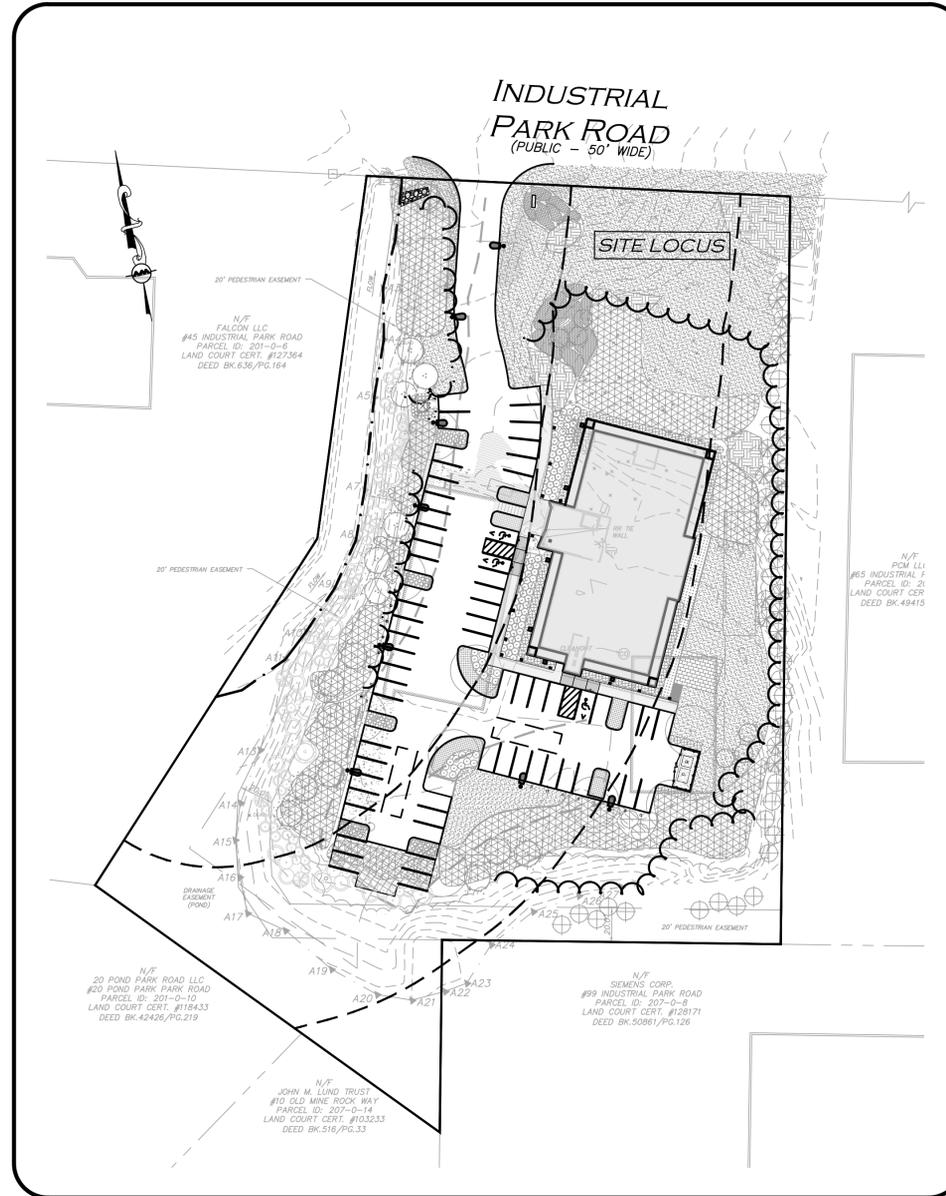
WETLAND CONSULTANT:
ENVIRONMENTAL CONSULTING & RESTORATION, LLC
PO BOX 4012
PLYMOUTH, MA 02361
(617) 529-3792



PROPOSED OFFICE BUILDING

55 INDUSTRIAL PARK ROAD

HINGHAM, MA



LIST OF DRAWINGS

DRAWING TITLE	SHEET NO.	ISSUED	LAST REVISED
EXISTING CONDITIONS PLAN	V-101	10-17-2024	12-23-2024
ABBREVIATIONS AND NOTES	C-001 - C-002	10-17-2024	12-23-2024
EROSION CONTROL PLAN	C-101	10-17-2024	12-23-2024
SITE PREPARATION	C-102	10-17-2024	12-23-2024
LAYOUT & MATERIALS PLAN	C-103	10-17-2024	12-23-2024
GRADING & DRAINAGE PLAN	C-104	10-17-2024	12-23-2024
UTILITIES PLAN	C-105	10-17-2024	12-23-2024
FIRE TRUCK TURNING	C-106	10-17-2024	12-23-2024
LIGHTING PLAN	C-107	-	12-23-2024
DETAILS	C-501 - C-505	10-17-2024	12-23-2024
LANDSCAPE PLAN (BY OTHERS)	-	10-17-2024	12-23-2024
PLAN TO ACCOMPANY NOTICE OF INTENT	NOI-1	10-17-2024	12-23-2024
ARCHITECTURAL ELEVATIONS (BY OTHERS)	A01 - A07	NOT ISSUED	-

REQUESTED WAIVER LIST

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE TOWN OF HINGHAM ZONING BYLAWS:

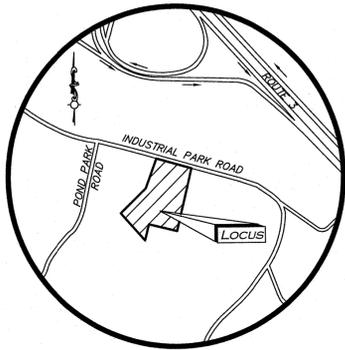
1. TO ALLOW REUSE OF THE EXISTING DRIVEWAY CURB CUT WHICH EXCEEDS 24 FEET IN WIDTH AS THE STANDARD APPLIED TO NEW SITE DEVELOPMENTS.
2. FROM SECTION V-A 5. C TO PROVIDE A DEDICATED LOADING SPACE. A LOADING SPACE IS NOT REQUIRED FOR THIS USE BASED ON SITE OPERATIONS. ADEQUATE TEMPORARY PARKING AREA(S) ARE PROVIDED ON THE PLANS FOR STAGING AND UNLOADING OF LARGER VEHICLES ON AN AS NEEDED BASIS.
3. FROM THE REQUIREMENT TO PREPARE A TRAFFIC AN IMPACT ASSESSMENT STUDY FOR AN ALLOWED USE ON THE PUBLIC ROADWAY WHERE TRAFFIC IMPACTS ARE DE MINIMUS FROM CURRENT USE AS AN OFFICE/MANUFACTURING LOCATION.

PREPARED BY:

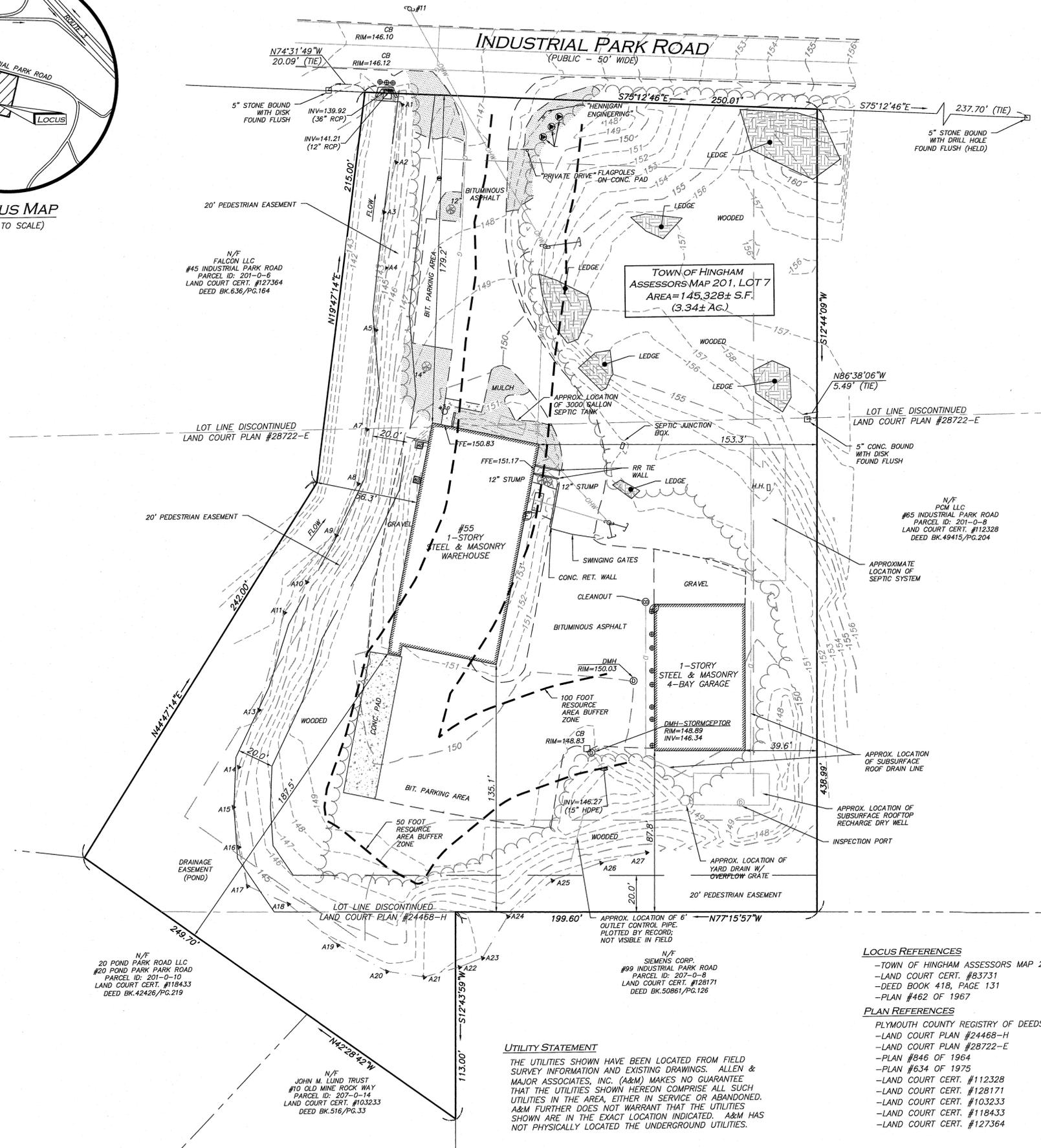


WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

ISSUED FOR SITE PLAN REVIEW
AND NOTICE OF INTENT:
REVISION 2 - DECEMBER 23, 2024



LOCUS MAP
(NOT TO SCALE)



LEGEND

- STONE BOUND (SB) □
- DRAIN MANHOLE (DMH) ⊙
- CATCH BASIN (CB) □
- UTILITY POLE ⊕
- GUY WIRE ⊕
- WATER GATE ⊕
- BOLLARD ⊕
- INVERT (INV) ⊕
- TREE ⊕
- SIGN ⊕
- TRANSFORMER ⊕
- MONITOR WELL ⊕
- WETLAND FLAG ⊕
- HAND HOLE ⊕
- AIR CONDITIONER ⊕
- FLAG POLE ⊕
- GAS METER ⊕
- ELECTRIC METER ⊕
- SPOT GRADE ×110.6
- CONCRETE [Pattern]
- LANDSCAPED AREA (LSA) [Pattern]
- LEDGE [Pattern]
- BUILDING [Pattern]
- WETLAND [Pattern]
- BUFFER ZONE [Pattern]
- EASEMENT LINE [Pattern]
- 1' CONTOUR [Pattern]
- 5' CONTOUR [Pattern]
- PROPERTY LINE [Pattern]
- ABUTTERS LINE [Pattern]
- CONCRETE RETAINING WALL [Pattern]
- TREE LINE [Pattern]
- EDGE OF PAVEMENT [Pattern]
- EDGE OF GRAVEL [Pattern]
- WATER LINE [Pattern]
- SEWER LINE [Pattern]
- DRAIN LINE [Pattern]
- GAS LINE [Pattern]
- OVERHEAD WIRES [Pattern]
- FINISHED FLOOR ELEVATION FFE
- BUILDING HEIGHT BH
- BITUMINOUS BIT.
- CONCRETE CONC.
- STONE BOUND W/DRILL HOLE SB/DH
- CONC. BOUND W/DRILL HOLE CB/DH
- FOUND FND
- NOW OR FORMERLY N/F
- BOOK BK.
- PAGE PG.
- PLAN BOOK PB.
- PLAN PL.

NOTES

- NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
- BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLYMOUTH, MA.
- VERTICAL DATUM IS NAVD 88 ESTABLISHED USING RTK GPS OBSERVATION.
- CONTOUR INTERVAL IS ONE FOOT (1').
- THERE WERE NO STRIPED PARKING SPACES ON SITE AT THE TIME OF SURVEY.
- THE WETLAND FLAGS SHOWN HEREON WERE DELINEATED IN THE FIELD BY BRAD HOLMES OF ENVIRONMENTAL CONSULTING & RESTORATION, LLC ON OR ABOUT JANUARY 4, 2024.
- DRAINAGE AND SEPTIC LOCATIONS DERIVED FROM PLAN DONE BY MERRILL ASSOCIATES, INC. LABELED "SITE PLAN - #55 INDUSTRIAL PARK ROAD, ASSESSORS MAP 201 LOT 7, HINGHAM, MA 02043, JUNE 4, 2013"

LOCUS REFERENCES

- TOWN OF HINGHAM ASSESSORS MAP 201, LOT 7
- LAND COURT CERT. #83731
- DEED BOOK 418, PAGE 131
- PLAN #462 OF 1967

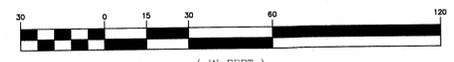
PLAN REFERENCES

- PLYMOUTH COUNTY REGISTRY OF DEEDS
- LAND COURT PLAN #24468-H
- LAND COURT PLAN #28722-E
- PLAN #846 OF 1964
- PLAN #634 OF 1975
- LAND COURT CERT. #112328
- LAND COURT CERT. #128171
- LAND COURT CERT. #103233
- LAND COURT CERT. #118433
- LAND COURT CERT. #127364

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

GRAPHIC SCALE



N:\PROJECTS\1179-20\SURVEY\DRAWINGS\CURRENT\5-1179-20-EC.DWG

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN MAY 3, 2024 AND MAY 10, 2024. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF WORCESTER ASSESSOR'S INFORMATION. THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.



PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	12-23-2024	REMOVED FLOOD ZONE

APPLICANT/OWNER:
**FIFTY-FIVE SAXON LLC
C/O SAXON PARTNERS, LLC
25 RECREATION PARK DRIVE
HINGHAM, MA 02043**

PROJECT:
**#55 INDUSTRIAL PARK ROAD
HINGHAM, MA 02043**

PROJECT NO.	S-1179-20	DATE:	10/17/24
SCALE:	1" = 30'	DWG. NAME:	S-1179-20-EC
DRAFTED BY:	CTP	CHECKED BY:	AJR

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.

civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY
WOBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENTS AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: **EXISTING CONDITIONS** SHEET No. **V-101**

Copyright © 2024 Allen & Major Associates, Inc. All Rights Reserved.

NOTES

GENERAL NOTES:

- TOPOGRAPHIC INFORMATION AND EXISTING SITE FEATURES WERE OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC, 100 COMMERCE WAY, WOBURN, MASSACHUSETTS.
- ZONING DISTRICT IS INDUSTRIAL PARK DISTRICT WITH SOUTH HINGHAM DEVELOPMENT OVERLAY DISTRICT.
- OVERALL LOT SIZE: 3.34± ACRES
- DURING CONSTRUCTION, ALL VEHICLES MUST BE PARKED ON SITE.
- DURING CONSTRUCTION, ALL STAGING AND DELIVERIES WILL OCCUR ON SITE.
- THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER AND PRIVATE, NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED 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 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 "DIGSAFE" 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 AT NO ADDITIONAL COST.
- ALL PROPOSED MAIN BUILDING ENTRANCES AND WALKS SHALL BE HANDICAP ACCESSIBLE PER FEDERAL ADA & MA AAB REGULATIONS.
- ALL SITE WORK DONE FOR THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SITE PLANS AND SITE WORK SPECIFICATIONS FOR CONSTRUCTION.
- ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.
- ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE WITH THE APPROPRIATE CITY DEPARTMENTS, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
- APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAG MEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROLS SHALL BE IMPLEMENTED AND OPERATED ACCORDING TO THE MASS DEPARTMENT OF TRANSPORTATION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
- ALL BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
- ALL RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- ALL PARKING LOT AND AISLE DIMENSIONS ARE TAKEN FROM THE FACE OF CURB AND INDICATE EDGE OF PAVEMENT.
- CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.
- DISPOSAL OF ALL DEMOLISHED MATERIALS INCLUDING EXISTING MISC. CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS AT NO ADDITIONAL COST.
- ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL & SEED, AND BE MAINTAINED UNTIL ESTABLISHED & ACCEPTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PROTECTED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SAME.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARKS SHOWN ON THE EXISTING CONDITIONS SITE PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAKING.
- CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING UTILITIES, THERE ARE NO CONFLICTS BETWEEN THE EXISTING AND THE PROPOSED UTILITIES/DRAINAGE STRUCTURES.

- THE CONTRACTOR SHALL ADHERE TO ALL PERMIT CONDITIONS PROVIDED BY ALL GOVERNING AGENCIES AT NO ADDITIONAL COSTS. THIS INCLUDES BUT IS NOT LIMITED TO BUILDING PERMITS, DEMOLITION PERMITS, PLUMBING, GAS, AND ELECTRICAL PERMITS. PERMITS FROM THE PLANNING BOARD OR CITY COUNCIL.
- DURING EXCAVATION, ANY EXISTING EARTH CUT MATERIALS THAT DO NOT MEET THE "ORDINARY FILL" SPECIFICATIONS OR "LOAM" SPECIFICATIONS AND CANNOT BE REUSED SHALL BE REMOVED OFF-SITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS. MATERIAL WHICH DOES NOT MEET THE SPECIFICATION INCLUDES ALL BOULDERS, ROCKS, CONSTRUCTION DEBRIS, AND MISC. MATERIAL. PRIOR TO REUSE, CONTRACTOR TO PROVIDE TESTING REPORT OF SIEVE ANALYSIS TO ENGINEER FOR APPROVAL. CONTRACTOR CAN AMEND MATERIALS AND CONTINUE TO RETEST AS NECESSARY AT NO ADDITIONAL COST TO OWNER. AFTER AMENDING, IF MATERIAL STILL DOES NOT MEET THE SPECIFICATIONS, IT IS TO BE REMOVED FROM SITE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- ANY PROPOSED SIGNAGE SHALL BE APPROVED BY SEPARATE APPLICATION TO THE APPROPRIATE MUNICIPAL AUTHORITY INCLUDING BUT NOT LIMITED TO THE ZONING BOARD OF APPEALS AND CITY COUNCIL. ALL PROPOSED SIGNAGE MUST MEET THE REQUIREMENTS OF THE LOCAL ZONING CODE.

GRADING & DRAINAGE NOTES:

- EXISTING PAVEMENT SHALL BE SAW-CUT AND PAVEMENT JOINT SHALL BE INSTALLED WHERE NECESSARY TO ENSURE A SMOOTH CONTINUOUS GRADE.
- PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
- ALL GRADING OPERATIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
- IN LANDSCAPED AREAS THE TOP ELEVATION OF MANHOLES SHALL MATCH THE FINISH GRADE OF THE TOPSOIL. IN PAVED AREAS THE TOP ELEVATIONS OF MANHOLES SHALL MATCH FINISH GRADE.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS SOON AS POSSIBLE UPON COMPLETION OF CONSTRUCTION WORK IN THE AREA.
- TEMPORARY TUBULAR BARRIER PROTECTION AND/OR SILT SACKS SHALL BE INSTALLED AND MAINTAINED AT EXISTING DRAINAGE STRUCTURES DURING CONSTRUCTION, TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE DRAINAGE SYSTEM.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE PER DEMOLITION PLAN.
- ALL CATCH BASINS, MANHOLES, INFILTRATION SYSTEMS, AND WATER QUALITY STRUCTURES ARE TO BE CLEANED TO REMOVE ALL CONSTRUCTION SILT AND DEBRIS PRIOR TO FINAL APPROVAL.
- IF ANY EXISTING UTILITY STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER AT NO ADDITIONAL COST.
- ALL STORM PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM DRAIN MANHOLES SHALL HAVE TRAFFIC BEARING RING & COVERS & SHALL BE LABELED "DRAIN".
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V.
- ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO LOCAL REQUIREMENTS.

UTILITY NOTES:

- THE LATEST STANDARDS OF THE LOCAL MUNICIPALITY SHALL BE FOLLOWED WHEN INSTALLING ANY STORM DRAIN WORK. STORM DRAIN WORK WILL BE INSPECTED BY THE LOCAL GOVERNING AUTHORITY PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
- ABANDONED EXISTING UTILITIES AND UTILITIES TO BE ABANDONED SHALL EITHER BE ABANDONED IN PLACE AS NOTED OR SHALL BE REMOVED AND DISPOSED OF AS SPECIFIED. ALL UTILITIES SCHEDULED FOR ABANDONMENT OR REMOVAL AND DISPOSAL MUST BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY OWNER. WHEN ABANDONED UTILITIES ARE TO BE LEFT IN PLACE, PLUG OR CAP THE ENDS OF THE CONDUITS AND PIPES. REMOVE ABANDONED UTILITY MANHOLES, JUNCTION BOXES AND SIMILAR STRUCTURES TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE AND PUNCTURE OR BREAK THE BOTTOM SLABS OF MANHOLES AND SIMILAR STRUCTURE TO ALLOW DRAINAGE. BACKFILL AND COMPACT EXCAVATIONS RESULTING FROM REMOVAL OF UTILITY FACILITIES, AS REQUIRED TO RESTORE THE ORIGINAL GRADE.
- THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENTS OF NATURAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY BY THE UTILITY OWNER.
- THE CONTRACTOR SHALL USE THE FOLLOWING PIPE MATERIALS:
 - DRAIN - HDPE (HIGH DENSITY CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INNER WALL), ASTM D2321 (UNLESS OTHERWISE SPECIFIED ON PLAN)
- BEFORE UTILITY WORK BEGINS, THE CONTRACTOR WILL COORDINATE WITH THE LOCAL MUNICIPALITY FOR THE APPROPRIATE PERMIT AND INSPECTION FEES.
- A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10

FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5'-0" COVER AND A MAXIMUM OF 8'-0" COVER ON ALL WATERLINES.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE BETWEEN THE PIPES. WHERE THE WATERLINE IS LESS THAN THE 18" VERTICAL CLEARANCE AND MEETING 10' HORIZONTAL CLEARANCE CANNOT BE MET, THE WATER MUST BE ENCASED IN CONCRETE.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER, SEWER, GAS AND ELECTRICAL AND TELECOMMUNICATIONS LINES.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING UTILITIES.

ABBREVIATIONS

ABAN	ABANDON	L	LENGTH
ADJ	ADJUST	LB	LEACHING BASIN
		LP	LIGHT POLE
B	BORING		
BC	BOTTOM OF CURB	MAT	MATERIAL
BIT	BITUMINOUS	MAX	MAXIMUM
BCB	BITUMINOUS CONCRETE BERM	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCH MARK	MISC	MISCELLANEOUS
BOS	BOTTOM OF SLOPE	MTD	MOUNTED
BOW	BOTTOM OF WALL	MW	MONITORING WELL
BRK	BRICK		
BV&B	BUTTERFLY VALVE & BOX	N	NORTH
BVW	BORDERING VEGETATED WETLAND	NO	NOT IN CONTRACT
		NTS	NUMBER NOT TO SCALE
CATV	CABLE TELEVISION		
CB	CATCH BASIN	OC	ON CENTER
CF	CUBIC FEET	OD	OUTSIDE DIAMETER
CFS	CUBIC FEET PER SECOND	OHW	OVERHEAD WIRE
CI	CAST IRON (PIPE)	OVHD	OVERHEAD
CL	CENTERLINE	OW	OBSERVATION WELL
CLDI	CEMENT LINED DUCTILE IRON (PIPE)		
CM	CONSTRUCTION MANAGER	PC	POINT OF CURVATURE
CMP	CORRUGATED METAL PIPE	PCC	PRECAST CONCRETE CURB
CO	CLEAN OUT	PI	POINT OF INTERSECTION
CONC	CONCRETE	PKG	PARKING
CONST	CONSTRUCTION	PL	PROPERTY LINE
CONT	CONTRACTOR	PLMB	PLUMBING
CRD	COORDINATE	POC	POINT ON CURVATURE
CRP	CORRUGATED POLYETHYLENE PIPE	POT	POINT ON TANGENT
CUL	CULVERT	PRC	POINT OF REVERSE CURVATURE
CY	CUBIC YARD	PROP, P	PROPOSED POINT (OR POINT OF TANGENT)
		PT	POLYVINYL CHLORIDE (PIPE)
		PVC	
DB	DISTRIBUTION BOX		
DBL	DOUBLE	R&R	REMOVE & RESET/REPLACE
DEM	DEMOLISH	R&S	REMOVE & STACK
DET	DETENTION	RCP	REINFORCED CONCRETE PIPE
DI	DUCTILE IRON (PIPE)	RD	ROAD (OR ROOF DRAIN)
DIA	DIAMETER	RED	REDUCER
DIM	DIMENSION	RELOC	RELOCATE
DMH	DRAIN MANHOLE	REM	REMOVE
DW	DOMESTIC WATER (OR DRY WELL)	RET	RETAIN, RETAINING OR RETENTION
DWG	DRAWING	R&W	RIGHT OF WAY
DYCL	DOUBLE YELLOW CENTERLINE	RR	RAILROAD
		RWL	RAIN WATER LEADER
		RWY	ROADWAY
EHH	ELECTRIC HANDHOLE		
EL	ELEVATION	SD	SUBDRAIN
ELEC	ELECTRIC	SF	SQUARE FEET
EMH	ELECTRIC MANHOLE	SGC	SLOPED GRANITE CURB
EOP	EDGE OF PAVEMENT	SMH	SEWER MANHOLE
EOR	EDGE OF ROAD	SP	STANDPIPE
EOW	EDGE OF WETLANDS	SPEC	SPECIFICATION
ETC	ELECTRIC, TELEPHONE, CABLE	STA	STATION
EXIST	EXISTING	STC	STORMCEPTOR
EXT	EXTERIOR	STD	STANDARD
		STRTL	STRUCTURAL
		SWEL	SOLID WHITE EDGE LINE
FA	FIRE ALARM	SW	SIDEWALK
FCC	FLUSH CONCRETE CURB	SWLL	SOLID WHITE LANE LINE
FES	FLARED END SECTION	SYCL	SOLID YELLOW CENTERLINE
FFE	FINISH FLOOR ELEVATION		
FLNP	FIRE LANE NO PARKING	TB	TEST BORING
FPS	FEET PER SECOND	TC	TOP OF CURB
FS	FIRE SERVICE	TD	TRENCH DRAIN
FT	FOOT/FEET	TEL	TELEPHONE
		TMH	TELEPHONE MANHOLE
GC	GENERAL CONTRACTOR	TOS	TOP OF SLOPE
GEN	GENERAL	TOW	TOP OF WALL
GG	GAS GATE	TP	TEST PIT
GR	GUIDE RAIL	TS&V	TAPPING SLEEVE & VALVE
GRAN	GRANITE	TYP	TYPICAL
GV	GATE VALVE		
GV&B	GATE VALVE & BOX	UD	UNDERDRAIN
GW	GROUND WATER	UL	UNDERWRITERS LABORATORY
		UP	UTILITY POLE
HCR	HANDICAP RAMP	VCP	VITRIFIED CLAY PIPE
HOR	HORIZONTAL	VERT	VERTICAL
HT	HEIGHT	VGC	VERTICAL GRANITE CURB
HW	HEADWALL		
HWY	HIGHWAY	WD	WOOD
HYD	HYDRANT	WG	WATER GATE
		WM	WATER MAIN
		WMH	WATER MANHOLE
		WSH	WATER SHUTOFF
ID	INSIDE DIAMETER		
IN	INCHES		
INCL	INCLUDE		
INST	INSTALLED		
INV, I.E.	INVERT, INVERT ELEVATION		

**ISSUED FOR
SITE PLAN REVIEW**
NOVEMBER 4, 2024
REV. 2 - DEC. 23, 2024

**ISSUED FOR
NOTICE OF INTENT**
OCTOBER 17, 2024 -
REV. 2 - DEC. 23, 2024



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	12-23-2024	PER REVIEW COMMENTS
1	11-12-2024	PER MASSDEP INITIAL REVIEW

APPLICANT/OWNER:
FIFTY-FIVE SAXON HINGHAM LLC
25 RECREATION PARK DRIVE, SUITE 204
HINGHAM, MA 02043

PROJECT:
OFFICE BUILDING
55 INDUSTRIAL
PARK ROAD
HINGHAM, MA

PROJECT NO. 1179-20A DATE: 10-17-2024

SCALE: NONE DWG. NAME: C-1179-20

DESIGNED BY: PLC CHECKED BY: PLC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: SHEET No.

ABBREVIATIONS & NOTES C-001

Copyright © 2024 Allen & Major Associates, Inc.
All Rights Reserved

DIG SAFE



BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

EROSION CONTROL NOTES

EROSION & SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH B.M.P. (BEST MANAGEMENT PRACTICES) PER THE E.P.A. 2017 "CONSTRUCTION GENERAL PERMIT" MANUAL, AND MASSACHUSETTS 2003 EROSION & SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS. ANY SUCH MODIFICATIONS FROM THE ABOVE MANUALS SHALL BE INSTALLED AS APPROVED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.
2. AREAS OF EXPOSED SOIL UNDERGOING CONSTRUCTION THAT WILL NOT BE COVERED AND OR FINISHED GRADED SHALL BE STABILIZED AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY (UNLESS MUNICIPALITY HAS STRICTER REQUIREMENTS WHICH SHALL BE FOLLOWED) IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 4 BALES PER 1,000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS, IN VEGETATIVE SLOPES WHICH EXCEED 15% AND DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS.
3. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY OCTOBER 1ST OF THE CONSTRUCTION YEAR, THEN ALL DISTURBED AREAS SHALL BE SEED WITH A WINTER COVER CROP AT THE RATE OF 3 LBS PER 1,000 SQUARE FEET. WINTER SEEDING SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS ON VEGETATED SLOPES IN EXCESS OF 15%, AND ANY DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE PROVIDED FOR ADDITIONAL WINTER PROTECTION.
4. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEED WITH RYE AT 3LBS PER 1,000 SQUARE FOOT AND MULCHED, AND REUSED AS REQUIRED. TUBULAR BARRIERS SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND ENGINEER.
5. ALL TUBULAR BARRIERS, SILT SACKS, AND EROSION CONTROL BERMS SHALL BE INSTALLED ACCORDING TO THE SITE PREPARATION PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE FILTER BARRIERS AND EROSION CONTROL BERMS SHALL BE INSPECTED AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85-90% VIGOROUS PERENNIAL COVER OF GRASSES.
6. ADJACENT ROADS SHALL BE PERIODICALLY SWEEPED OR WASHED TO AVOID TRACKING MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA AS OFTEN AS NECESSARY (WHICH COULD BE ON A DAILY BASIS) TO REMOVE ANY SOIL OR SEDIMENTS AT NO ADDITIONAL COST TO THE OWNER. A WATERING TRUCK WILL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL USE EXTREME CAUTION TO AVOID ALLOWING SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM DURING CONSTRUCTION. BOTH EXISTING AND PROPOSED CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION BY THE USE SILT SACKS AND/OR TUBULAR BARRIERS AROUND EACH INLET AS NOTED ON THE PLANS. INLET PROTECTION MAY BE REMOVED ONLY AFTER FINISHED AREAS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85-90% OF VIGOROUS PERENNIAL GROWTH.
8. AS APPLICABLE, EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISHED SEEDING AREAS AS SPECIFIED ON THE DESIGN PLANS.
9. AT A MINIMUM, ALL TUBULAR BARRIERS AND FILTER FABRIC SHALL REMAIN IN PLACE UNTIL SEEDINGS OR PLANTINGS HAVE BECOME 85-90% ESTABLISHED. THE LOCAL CONSERVATION COMMISSION MUST APPROVE THE REMOVAL OR RELOCATION OF ANY OF THE TUBULAR BARRIERS AND FILTER FABRIC. ONCE THE TUBULAR BARRIERS ARE REMOVED THE AREAS ARE TO BE LOAMED AND SEED TO ACHIEVE FULL STABILIZATION.
10. AT THE OWNER'S DISCRETION ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO MAINTAIN STABILITY OF EARTHWORKS AND FINISHED GRADED AREAS. THE CONTRACTOR, AT HIS EXPENSE, WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ADDITIONAL MEASURES AS SPECIFIED BY THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO REQUESTS BY MA DEP, THE ENGINEER AND THE LOCAL MUNICIPALITY, AS AUTHORIZED BY THE OWNER. FAILURE TO COMPLY WITH THE OWNER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.
11. INSPECTIONS AND MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. WEEKLY INSPECTIONS SHALL BE HELD THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. WEEKLY INSPECTION REPORTS SHALL BE MAINTAINED BY THE CONTRACTOR AND LOCATED IN THE CONTRACTORS FIELD OFFICE ONSITE. IN ADDITION TO THE NORMAL WEEKLY INSPECTIONS, THE CONTRACTOR SHALL PERFORM AN INSPECTION OF ALL EROSION CONTROL MEASURES AFTER EACH RAINFALL OR RUNOFF EVENT, AND PERFORM THE NECESSARY REPAIRS. THE INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE SITE'S DOWN STREAM DISCHARGE POINTS.
12. IF ANY EVIDENCE OF SEDIMENTATION IS OBSERVED AT THE STORMWATER MANAGEMENT AREA INLETS, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE A PLAN TO THE ENGINEER TO REMOVE ANY ACCUMULATED SEDIMENT IN THESE AREAS. THE CONTRACTOR SHALL ALSO IMMEDIATELY PROVIDE ADDITIONAL ON SITE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT FURTHER DEGRADATION OF THE AREA.
13. FOLLOWING THE TEMPORARY OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY TO ENSURE THE AREAS HAVE A MINIMUM OF 85-90% VEGETATED VIGOROUS GROWTH. RE-SEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.
14. CONTRACTOR & ALL SITE SUBCONTRACTORS SHALL BE FAMILIAR WITH & FOLLOW ALL APPROVED PERMITS AND CONDITIONS. CONTRACTOR SHALL MAINTAIN A COPY OF ALL APPROVED PERMITS ONSITE. ALL CONDITIONS & RECOMMENDATIONS WITHIN THE APPROVED PERMITS SHALL BE COMPLETED.

15. ALL EROSION MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.
16. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
17. TOP OF STOCKPILES SHALL BE COVERED IN SUCH MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.
18. ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEED FOR TEMPORARY VEGETATIVE COVER. NO AREA SUBJECT TO EROSION SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR PERIODS LONGER THAN IS ABSOLUTELY NECESSARY TO CARRY OUT THAT PORTION OF THE CONSTRUCTION WORK OR SIX MONTHS AFTER SOIL HAS BEEN DISTURBED WHICHEVER IS LESS.
19. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY TUBULAR BARRIER FILTERS AND STONE CHECK DAMS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
20. TUBULAR BARRIER DIKES SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS, NO SEDIMENTATION SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.
21. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTIONS SHALL TAKE PLACE WEEKLY AND BEFORE AND AFTER EACH RAINFALL EVENT.
22. ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH AND PROTECTED FROM EROSION UNTIL WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
23. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL TUBULAR BARRIERS FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE TOWN ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.
24. AS CONSTRUCTION DISTURBANCE IS GREATER THAN 1 ACRE, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT NOI AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL NEED TO BE SUBMITTED TO THE EPA. THE NPDES PERMIT FOR STORM WATER DISCHARGE, & CONSTRUCTION GENERAL PERMIT NOI WILL BE REQUIRED TO BE SUBMITTED AT LEAST 14 DAYS PRIOR TO COMMENCING CONSTRUCTION BY THE CONTRACTOR.
25. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT NOI. WEEKLY SWPPP INSPECTION REPORTS TO BE PERFORMED BY CONTRACTOR. COPIES OF ALL SWPPP INSPECTION REPORTS SHALL BE PROVIDED TO THE LOCAL MUNICIPALITY, EPA, DEP, OR ANY OTHER AUTHORITY REQUESTING WITHIN 3 DAYS OF EACH INSPECTION.
26. APPLICABLE WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL, MA DEP, EPA CONSTRUCTION GENERAL PERMIT STANDARDS. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SITE PLAN REGULATIONS FROM THE LOCAL AND USDA SOIL CONSERVATION SERVICE VEGETATIVE PRACTICES IN SITE DEVELOPMENT.
27. A WATERING TRUCK SHALL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AND AS REQUIRED.
28. IF DEWATERING IS NECESSARY IT SHALL ONLY BE COMPLETED AS FOLLOWS: THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION. ALL CHANNELS, SWALES, AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM. IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL BE EMPTY. THE MATERIAL TO A STABLE AREA. NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN. FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE'S CAPACITY TO SETTLE AND FILTER FLOW OR ITS VOLUME CAPACITY. WHENEVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA. THERE SHALL BE NO DIRECT DISCHARGE TO EXISTING WETLANDS OR STREAMS. ALL DISCHARGE SHALL BE IN COMPLIANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS.
29. INITIATE STABILIZATION OF EXPOSED AREAS IMMEDIATELY IF CONSTRUCTION WORK TEMPORARILY OR PERMANENTLY CEASES.
30. ALL DISCHARGES FROM POLLUTION SOURCES ARE PROHIBITED ONSITE SUCH AS FUELS, WASTEWATER FROM WASH OUT OF CONCRETE, WASTEWATER FROM CLEAN OUT OF PAINTS, FORM RELEASE OILS, SOLVENTS, ADHESIVES, CURING COMPOUNDS, POLLUTANTS USED FOR MAINTENANCE OF VEHICLES AND EQUIPMENT, SOAPS & SOLVENTS, TOXIC OR HAZARDOUS SUBSTANCES, CHEMICALS AND OILS. IF A POLLUTANT IS DISCHARGED IT NEEDS TO BE IMMEDIATELY CLEANED UP BY REMOVING THE CHEMICAL AND AFFECTED SOIL OR AREA OF SPILL FROM THE SITE IN ACCORDANCE WITH BOTH THE MANUFACTURER RECOMMENDATIONS, FEDERAL, STATE, AND LOCAL REQUIREMENTS. DO NOT HOSE DOWN AND SPREAD SPILLED ITEM. ALL CHEMICALS USED ON THE SITE SHALL BE IN LEAK-PROOF CONTAINERS STORED AWAY FROM WETLANDS, SURFACE WATERS, STORMWATER INLETS, AND DRAINAGE MEASURES. SPILL KITS SHALL BE AVAILABLE ONSITE FOR EMERGENCY USE. THERE SHALL BE A SECONDARY CONTAINMENT MEASURE OF ALL CHEMICALS IN ADDITION TO SPILL-PROOF CONTAINERS.
31. PRIOR TO COMMENCEMENT OF CONSTRUCTION, APPLICABLE CONTRACTOR PERSONNEL MUST HAVE AN UNDERSTANDING OF THE EPA CONSTRUCTION GENERAL PERMIT REQUIREMENTS AND THEIR SPECIFIC RESPONSIBILITIES UNDER THE PERMIT. AT A MINIMUM, PERSONNEL MUST BE TRAINED AND UNDERSTAND THE FOLLOWING: LOCATION OF ALL STORMWATER CONTROLS AND HOW TO MAINTAIN THEM. PROCEDURES FOR COMPLYING WITH THE POLLUTION PREVENTION REQUIREMENTS. PROCEDURES FOR CONDUCTING INSPECTIONS, RECORDING FINDINGS, AND TAKING CORRECTIVE ACTION.
32. ALL SEDIMENT TRACKED ONTO ROADWAYS MUST BE REMOVED AT END OF EACH WORK DAY.
33. ALL USE OF CATIONIC TREATMENT CHEMICALS (EXAMPLES INCLUDE POLYMERS, CHITOSAN, CATIONIC PAM, FLOCCULANTS OR OTHER CHEMICAL UTILIZED FOR STABILIZATION) ARE PROHIBITED. IF ALL OTHER AVAILABLE STABILIZATION MEASURES ARE NOT POSSIBLE AND USE OF CATIONIC CHEMICALS IS ABSOLUTELY NECESSARY THE CONTRACTOR WILL NEED TO CONTACT THE EPA NEW ENGLAND OFFICE IN WRITING FOR APPROVAL AND SPECIFIC REQUIREMENTS (MAXIMUM DOSAGE RATE, RESIDUAL TESTING, SPECIFIC LIMITATIONS, ETC) PRIOR TO USE.

MAINTENANCE:

1. ALL MEASURES STATED ON THE STORMWATER POLLUTION PREVENTION PLANS, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION BY CONTRACTOR UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
 - INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
 - ALL SEEDING AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A HEALTHY STAND OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
 - ALL SEDIMENT CONTROLS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE TUBULAR SEDIMENT CONTROLS WHEN IT REACHES HALF THE HEIGHT OF THE CONTROL MEASURE OR AS REQUESTED BY THE OWNER OR ENGINEER.
 - THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 - OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

CONSTRUCTION GENERAL PERMIT NOTES AND NARRATIVE:

1. NARRATIVE: THE STORMWATER POLLUTION PREVENTION PLANS CONSIST OF THE SITE PREPARATION PLAN TOGETHER WITH AN EXISTING CONDITIONS PLANS, GRADING PLANS, ABBREVIATIONS AND NOTES SHEETS, AND DETAIL SHEETS.
2. THE EROSION CONTROL PLAN WILL BE IMPLEMENTED TO:
3. TREAT EROSION AS SOON AS POSSIBLE AFTER DISTURBANCE.
4. PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ENTERING THE RECEIVING WATERS.
5. CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED TO MINIMIZE EROSION.
6. ONLY DISTURB, CLEAR, OR GRADE AREAS NECESSARY FOR CONSTRUCTION.

M:\PROJECTS\1179-20A\CIVIL\DRAWINGS\CURRENT\C-1179-20A_ABBREVIATIONS & NOTES.DWG

**ISSUED FOR
SITE PLAN REVIEW**
NOVEMBER 4, 2024
REV. 2 - DEC. 23, 2024

**ISSUED FOR
NOTICE OF INTENT**
OCTOBER 17, 2024 -
REV. 2 - DEC. 23, 2024



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	12-23-2024	PER REVIEW COMMENTS
1	11-12-2024	PER MASSDEP INITIAL REVIEW

APPLICANT/OWNER:
FIFTY-FIVE SAXON HINGHAM LLC
25 RECREATION PARK DRIVE, SUITE 204
HINGHAM, MA 02043

PROJECT:
OFFICE BUILDING
55 INDUSTRIAL
PARK ROAD
HINGHAM, MA

PROJECT NO.: 1179-20A	DATE: 10-17-2024
SCALE: NONE	DWG. NAME: C-1179-20
DESIGNED BY: PLC	CHECKED BY: PLC

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

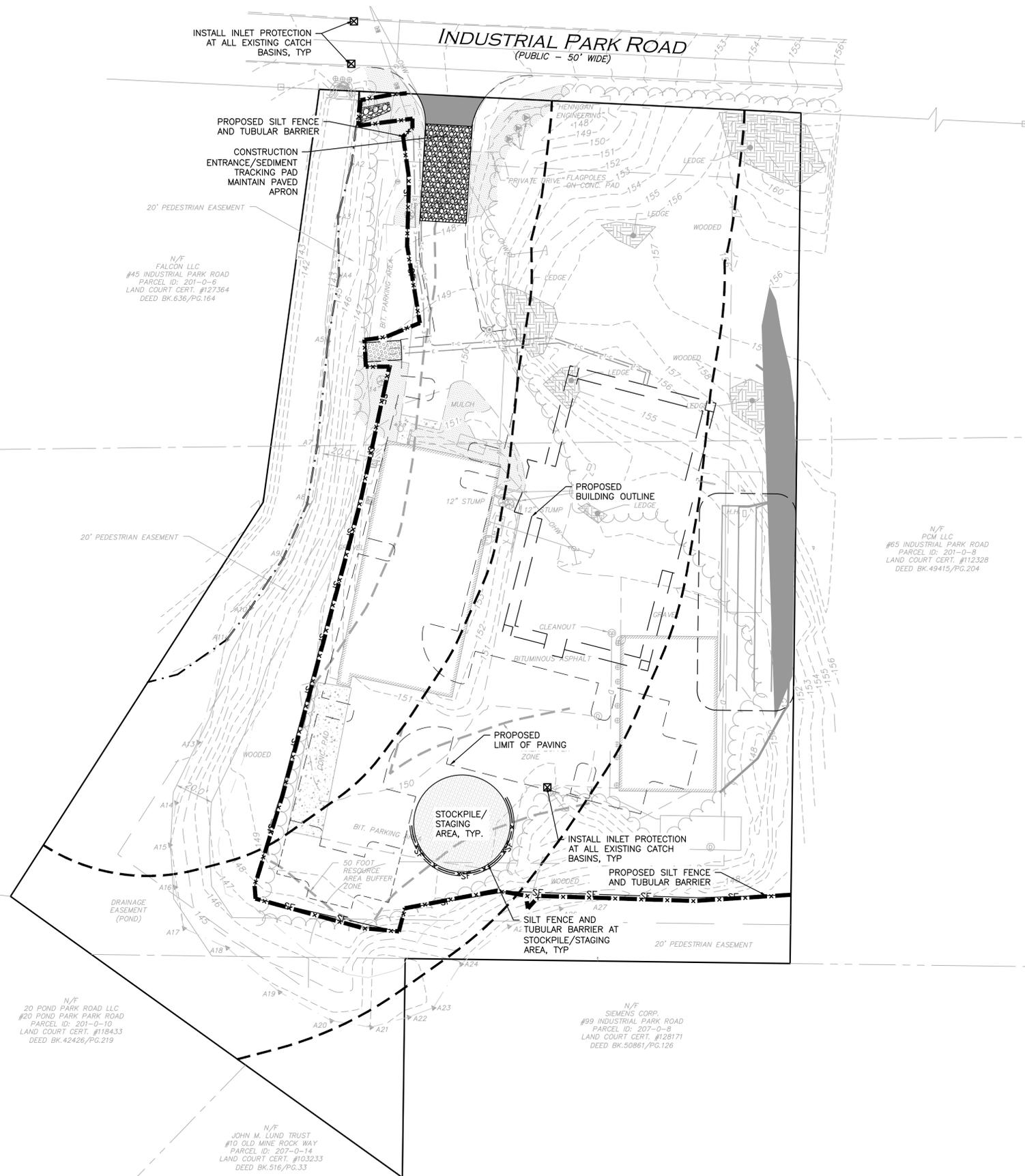
THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:	SHEET No.
ABBREVIATIONS & NOTES	C-002

M:\PROJECTS\1179-20A\CIVIL\DRAWINGS\CURRENT\C-1179-20A_EROSION_CONTROL.DWG



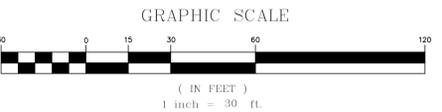
BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233



LEGEND	
SILT FENCE	— SF —
TUBULAR BARRIER	— X — X —
STOCKPILE/STAGING AREA	[Hatched Box]
CATCH BASIN FILTER	[Box with X]

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. ALL ELEVATIONS REFER TO NAVD 88.
3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
4. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF HINGHAM DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
DIGSAFE: 1-800-344-7233
HINGHAM DEPT. OF PUBLIC WORKS: 1-781-741-1430
5. SEE THE ABBREVIATIONS AND NOTES PLAN, C-001 AND C-002 FOR GENERAL NOTES, AND EROSION CONTROL NOTES.



**ISSUED FOR
SITE PLAN REVIEW**
NOVEMBER 4, 2024
REV. 2 - DEC. 23, 2024

**ISSUED FOR
NOTICE OF INTENT**
OCTOBER 17, 2024 -
REV. 2 - DEC. 23, 2024



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	12-23-2024	PER REVIEW COMMENTS
1	11-12-2024	PER MASSDEP INITIAL REVIEW

APPLICANT/OWNER:
FIFTY-FIVE SAXON HINGHAM LLC
25 RECREATION PARK DRIVE, SUITE 204
HINGHAM, MA 02043

PROJECT:
OFFICE BUILDING
55 INDUSTRIAL
PARK ROAD
HINGHAM, MA

PROJECT NO.	1179-20A	DATE:	10-17-2024
SCALE:	1" = 30'	DWG. NAME:	C-1179-20
DESIGNED BY:	PLC	CHECKED BY:	PLC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

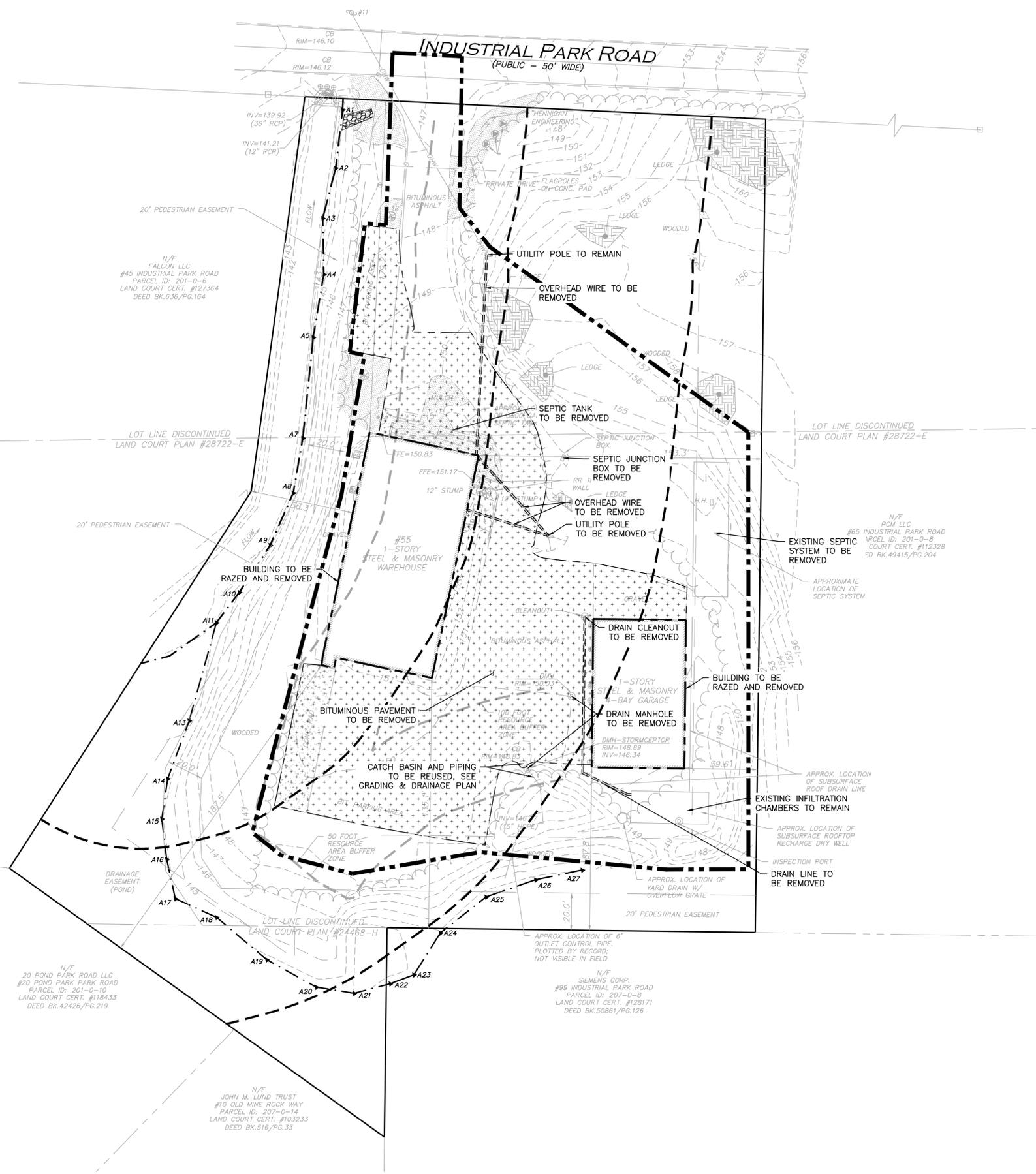
THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:	SHEET No.
EROSION CONTROL PLAN	C-101

M:\PROJECTS\1179-20A\CIVIL\DRAWINGS\CURRENT\C-1179-20A_SITE-PREP.DWG

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233



LEGEND

LIMIT OF DISTURBANCE

BUILDING TO BE REMOVED

PAVEMENT TO BE REMOVED

- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - ALL ELEVATIONS REFER TO NAVD 88.
 - THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
 - THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF HINGHAM DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
DIGSAFE: 1-800-344-7233
HINGHAM DEPT. OF PUBLIC WORKS: 1-781-741-1430
 - ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DELINEATE EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT AT NO ADDITIONAL COST TO THE OWNER. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE DEMOLITION ITEMS NOT SHOWN ON THE SURVEY, OR SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND DO NOT REFLECT QUANTITY.

**ISSUED FOR
SITE PLAN REVIEW**
NOVEMBER 4, 2024
REV. 2 - DEC. 23, 2024

**ISSUED FOR
NOTICE OF INTENT**
OCTOBER 17, 2024 -
REV. 2 - DEC. 23, 2024



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	12-23-2024	PER REVIEW COMMENTS
1	11-12-2024	PER MASSDEP INITIAL REVIEW

APPLICANT/OWNER:
FIFTY-FIVE SAXON HINGHAM LLC
25 RECREATION PARK DRIVE, SUITE 204
HINGHAM, MA 02043

PROJECT:
OFFICE BUILDING
55 INDUSTRIAL
PARK ROAD
HINGHAM, MA

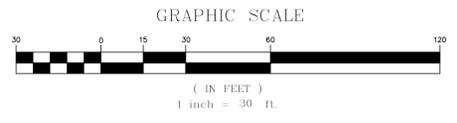
PROJECT NO.	1179-20A	DATE:	10-17-2024
SCALE:	1" = 30'	DWG. NAME:	C-1179-20
DESIGNED BY:	PLC	CHECKED BY:	PLC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

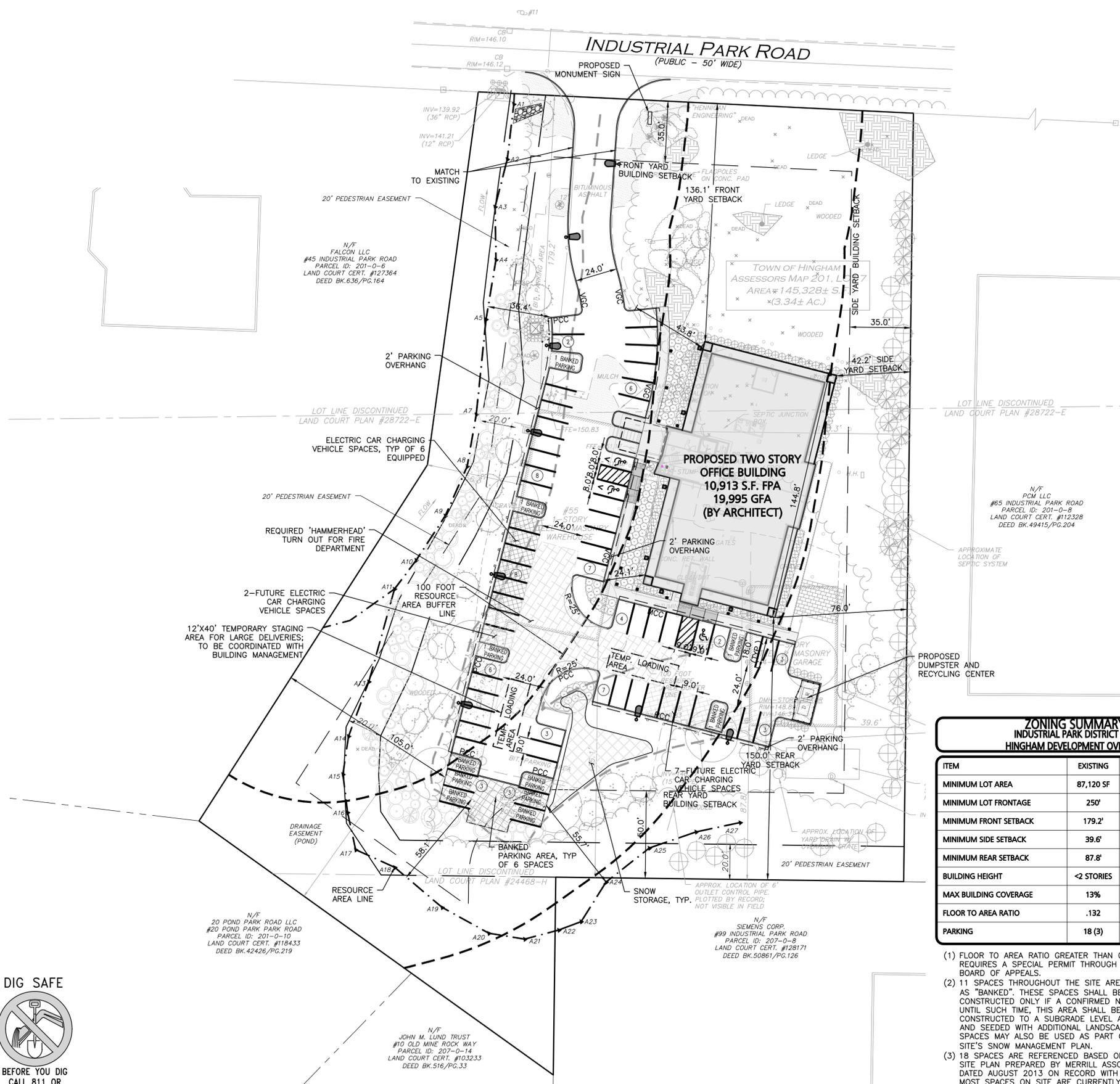
DRAWING TITLE: **SITE PREPARATION PLAN** SHEET No. **C-102**



M:\PROJECTS\1179-20A\CIVIL\DRAWINGS\CURRENT\C-1179-20A_LAYOUT & MATERIALS.DWG

DIG SAFE

 BEFORE YOU DIG
 CALL 811 OR
 1-888-DIG-SAFE
 1-888-344-7233



LEGEND

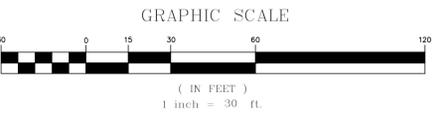
PROP. PROPERTY LINE	---
SIGN	— T —
BOLLARD	•
BUILDING	— [] —
BUILDING ARCHITECTURE	— [] —
BUILDING INTERIOR WALLS	— [] —
CURB	— [] —
RETAINING WALL	— [] —
PARKING STRIPING	— [] —
ROADWAY STRIPING	— [] —
TRAFFIC ARROWS	— [] —
HEAVY DUTY CONCRETE	— [] —
HEAVY DUTY PAVEMENT	— [] —
RUMBLE STRIP	— [] —
SIDEWALK	— [] —
BRICK SIDEWALK	— [] —
ADA ACCESSIBLE RAMP	— [] —
ADA DET. WARNING SURFACE	— [] —
JERSEY BARRIERS	— [] —
SNOW STORAGE	— [] —
GRAVEL ACCESS	— [] —
SETBACK LINE	— [] —
BASELINE	— [] —
SAW-CUT LINE	— [] —
BASELINE DATA LABEL	10
PARKING COUNT	10
COMPACT PARKING STALL	⊙
STEEL GUARDRAIL	— [] —
WOOD GUARDRAIL	— [] —
CHAIN LINK FENCE	— [] —
WOOD FENCE	— [] —
DECORATIVE FENCE	— [] —
TREE LINE	— [] —
TRANSFORMER	T
DOUBLE YELLOW CENTER LINE	DYCL
SOLID YELLOW CENTER LINE	SYCL
SOLID WHITE EDGE LINE	SWEL
SOLID YELLOW EDGE LINE	SYEL
BROKEN YELLOW CENTER LINE	BYCL
STOP LINE	SL
LIGHTING	— [] —

ZONING SUMMARY CHART INDUSTRIAL PARK DISTRICT WITH SOUTH HINGHAM DEVELOPMENT OVERLAY DISTRICT

ITEM	EXISTING	REQUIRED	PROPOSED
MINIMUM LOT AREA	87,120 SF	87,120 SF	145,328 SF
MINIMUM LOT FRONTAGE	250'	250'	250'
MINIMUM FRONT SETBACK	179.2'	35'	136.1'
MINIMUM SIDE SETBACK	39.6'	35'	42.2'
MINIMUM REAR SETBACK	87.8'	50'	150.0'
BUILDING HEIGHT	<2 STORIES	30', 2 STORIES	<30', 2 STORY
MAX BUILDING COVERAGE	13%	35%	7.51%
FLOOR TO AREA RATIO	.132	<0.25 (1)	0.14
PARKING	18 (3)	3.5 SPACES/1,000 GFA-70 SPACES	70 (2)

SIGHT TRIANGLE AREA NOTE
 SIGNS, LANDSCAPING AND OTHER FEATURES LOCATED WITHIN
 SIGHT TRIANGLE AREAS SHALL BE DESIGNED, INSTALLED, AND
 MAINTAINED TO NOT EXCEED 2.5 FEET IN HEIGHT. SNOW
 ACCUMULATION (WINDROWS) LOCATED WITHIN SIGHT TRIANGLE
 AREAS THAT EXCEED 2.5 FEET IN HEIGHT OR THAT WOULD
 OTHERWISE INHIBIT SIGHT LINES SHALL BE PROMPTLY
 REMOVED.

- FLOOR TO AREA RATIO GREATER THAN 0.25 REQUIRES A SPECIAL PERMIT THROUGH THE ZONING BOARD OF APPEALS.
- 11 SPACES THROUGHOUT THE SITE ARE DESIGNATED AS "BANKED". THESE SPACES SHALL BE CONSTRUCTED ONLY IF A CONFIRMED NEED ARISES. UNTIL SUCH TIME, THIS AREA SHALL BE CONSTRUCTED TO A SUBGRADE LEVEL AND LOAMED AND SEEDED WITH ADDITIONAL LANDSCAPING. SPACES MAY ALSO BE USED AS PART OF THE SITE'S SNOW MANAGEMENT PLAN.
- 18 SPACES ARE REFERENCED BASED ON RECORD SITE PLAN PREPARED BY MERRILL ASSOCIATES, INC. DATED AUGUST 2013 ON RECORD WITH THE TOWN. MOST SPACES ON SITE ARE CURRENTLY UNSTRIPED.



**ISSUED FOR
 SITE PLAN REVIEW**
 NOVEMBER 4, 2024
 REV. 2 - DEC. 23, 2024

**ISSUED FOR
 NOTICE OF INTENT**
 OCTOBER 17, 2024 -
 REV. 2 - DEC. 23, 2024



PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	12-23-2024	PER REVIEW COMMENTS
1	11-12-2024	PER MASSDEP INITIAL REVIEW

APPLICANT/OWNER:
FIFTY-FIVE SAXON HINGHAM LLC
 25 RECREATION PARK DRIVE, SUITE 204
 HINGHAM, MA 02043

PROJECT:
OFFICE BUILDING
55 INDUSTRIAL
PARK ROAD
HINGHAM, MA

PROJECT NO. 1179-20A DATE: 10-17-2024
 SCALE: 1" = 30' DWG. NAME: C-1179-20
 DESIGNED BY: PLC CHECKED BY: PLC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
 civil engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com
 10 MAIN STREET
 LAKEVILLE, MA 02347
 TEL: (508) 923-1010
 FAX: (508) 923-6309
 WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

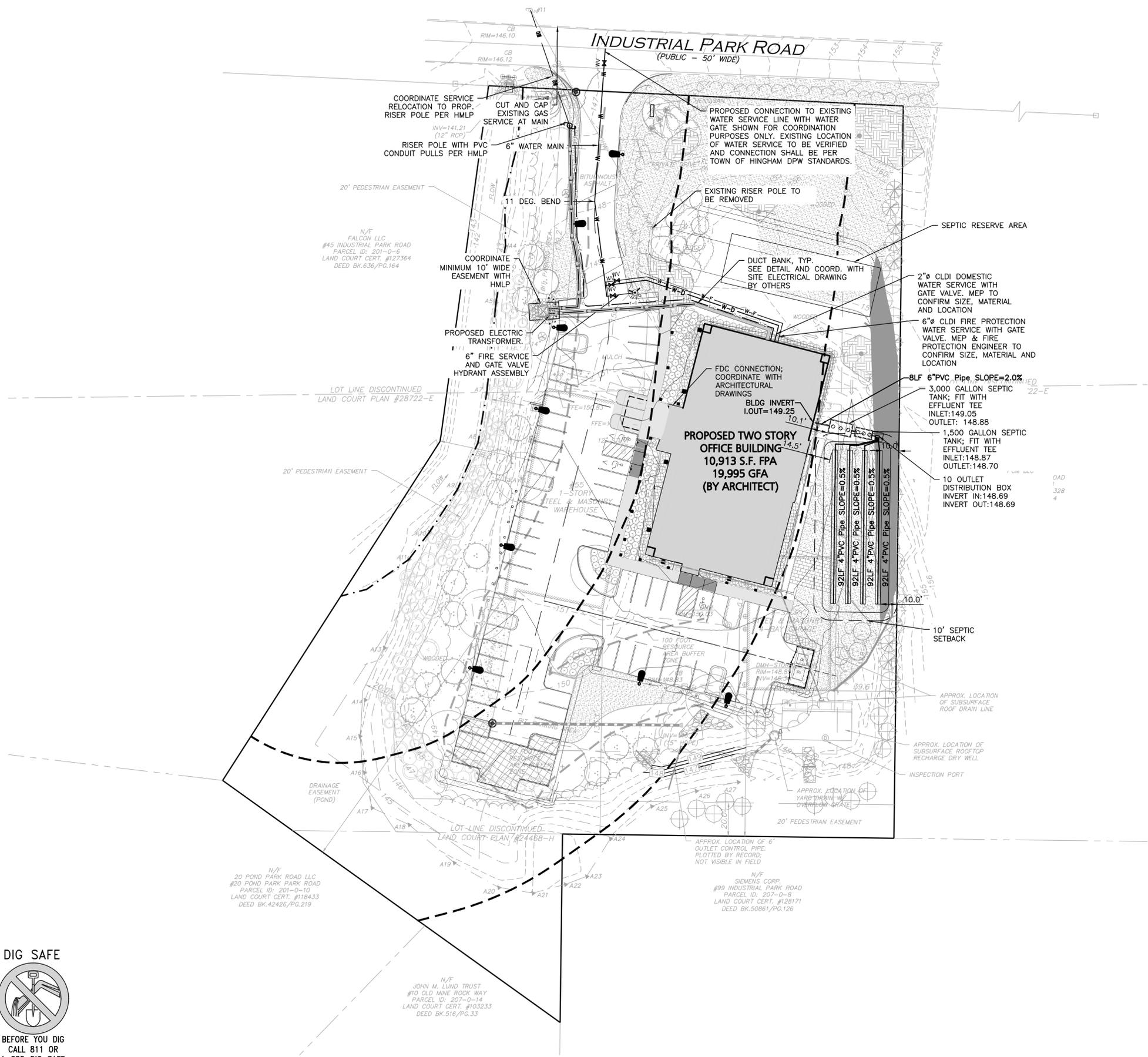
THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: **LAYOUT & MATERIALS PLAN** SHEET No. **C-103**

M:\PROJECTS\1179-20A\CIVIL\DRAWINGS\CURRENT\C-1179-20A_UTILITIES.DWG

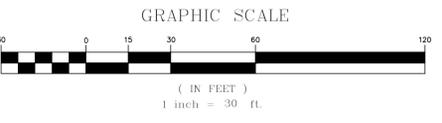
DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233



LEGEND	
SEWER LINE	
ELEC/TELE/CABLE CONDUIT	
CONCRETE PIPE ENCASEMENT	
WATER LINE	
WATER (FIRE SERVICE)	
WATER (DOMESTIC SERVICE)	
WATER VALVE	
GAS LINE	
GAS VALVE	
SEPTIC/HOLDING TANK	

- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - ALL ELEVATIONS REFER TO NAVD 88.
 - THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
 - THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF HINGHAM DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
- DIGSAFE: 1-800-344-7233
HINGHAM DEPT. OF PUBLIC WORKS: 1-781-741-1430



**ISSUED FOR
SITE PLAN REVIEW**
NOVEMBER 4, 2024
REV. 2 - DEC. 23, 2024

**ISSUED FOR
NOTICE OF INTENT**
OCTOBER 17, 2024 -
REV. 2 - DEC. 23, 2024



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	12-23-2024	PER REVIEW COMMENTS
1	11-12-2024	PER MASSDEP INITIAL REVIEW

APPLICANT/OWNER:
FIFTY-FIVE SAXON HINGHAM LLC
25 RECREATION PARK DRIVE, SUITE 204
HINGHAM, MA 02043

PROJECT:
**OFFICE BUILDING
55 INDUSTRIAL
PARK ROAD
HINGHAM, MA**

PROJECT NO.	1179-20A	DATE:	10-17-2024
SCALE:	1" = 30'	DWG. NAME:	C-1179-20
DESIGNED BY:	PLC	CHECKED BY:	PLC

PREPARED BY:

**ALLEN & MAJOR
ASSOCIATES, INC.**

civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

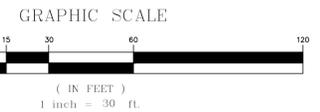
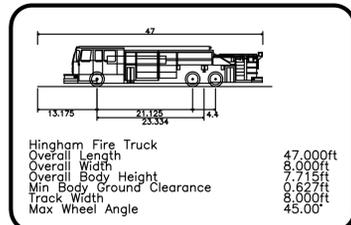
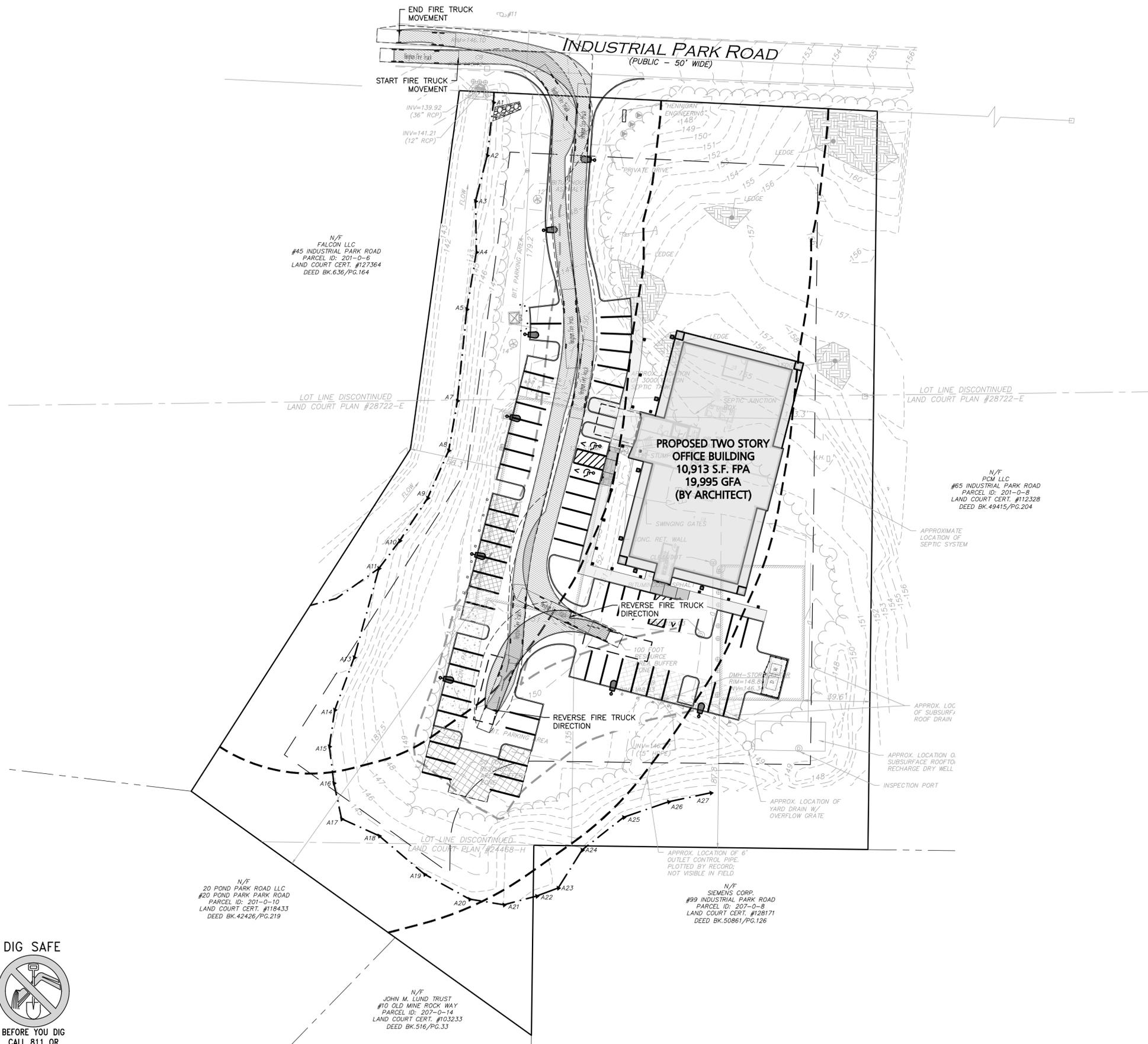
DRAWING TITLE:	SHEET No.
UTILITIES PLAN	C-105

Copyright © 2024 Allen & Major Associates, Inc.
All Rights Reserved

M:\PROJECTS\1179-20A\CIVIL\DRAWINGS\CURRENT\C-1179-20A_FIRE TRUCK TURNING.DWG

DIG SAFE

 BEFORE YOU DIG
 CALL 811 OR
 1-888-DIG-SAFE
 1-888-344-7233



**ISSUED FOR
 SITE PLAN REVIEW**
 NOVEMBER 4, 2024
 REV. 2 - DEC. 23, 2024

**ISSUED FOR
 NOTICE OF INTENT**
 OCTOBER 17, 2024 -
 REV. 2 - DEC. 23, 2024



PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	12-23-2024	PER REVIEW COMMENTS
1	11-12-2024	PER MASSDEP INITIAL REVIEW

APPLICANT/OWNER:
 FIFTY-FIVE SAXON HINGHAM LLC
 25 RECREATION PARK DRIVE, SUITE 204
 HINGHAM, MA 02043

PROJECT:
OFFICE BUILDING
55 INDUSTRIAL
PARK ROAD
HINGHAM, MA

PROJECT NO.	1179-20A	DATE:	10-17-2024
SCALE:	1" = 30'	DWG. NAME:	C-1179-20
DESIGNED BY:	PLC	CHECKED BY:	PLC

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.
 civil engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com
 10 MAIN STREET
 LAKEVILLE, MA 02347
 TEL: (508) 923-1010
 FAX: (508) 923-6309

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: **FIRE TRUCK TURNING PLAN** SHEET No. **C-106**

Copyright © 2024 Allen & Major Associates, Inc.
 All Rights Reserved



BEACON VIPER AREA - SIZE 2
CURRENT LIGHTING



BEACON VIPER BOLLARD
CURRENT LIGHTING



BEACON VPW2 VIPER WALL
CURRENT LIGHTING

LEGEND	
DOUBLE POLE LIGHT	
SINGLE POLE LIGHT	
WALL MOUNT LIGHT	
BOLLARD LIGHT	
1 FOOTCANDLE CONTOUR	
.5 FOOTCANDLE CONTOUR	
LIGHTING LEVELS GIVEN IN FOOT-CANDLES	1.0 0.1 0.2 0.4 0.6

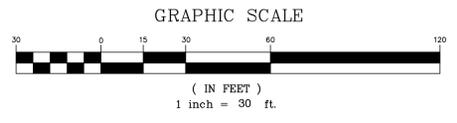
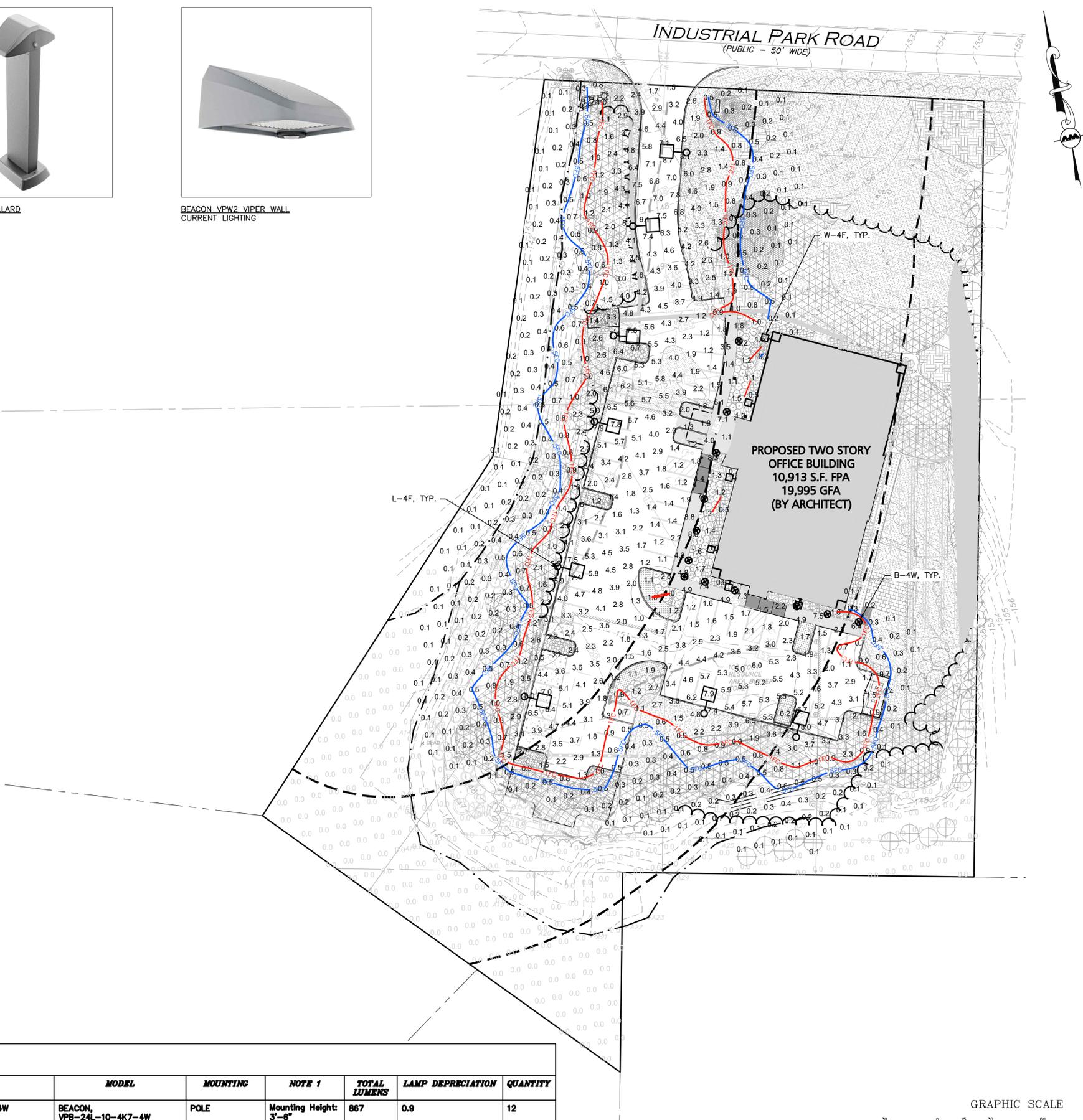
NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- FOOT CANDLE VALUES SHOWN ON THE PLAN ARE PRODUCED UTILIZING DESIGN MASTER PHOTOMETRICS SOFTWARE AND ASSOCIATED IES FILES BY THE MANUFACTURER FOR THE PROPOSED LIGHT FIXTURE.
- ALL PHOTOMETRIC DATA REFERS TO UNITS IN FOOT CANDLES (FC). THE LIMIT OF 1.0 FC ILLUMINATION IS SHOWN IN A RED SOLID LINE AND THE LIMIT OF THE 0.5 FOOT CANDLE (FC) ILLUMINATION IS SHOWN IN BLUE.
- QUANTITY SHOWN IN LUMINAIRE SCHEDULE TABLE DENOTES NUMBER OF FIXTURE HEADS. REFER TO PLAN FOR POLES WITH DOUBLE FIXTURES.
- ALL ILLUMINATION ON PARKING LOTS MUST BE SHIELDED SO AS NOT TO SHINE UPON ADJUTING PROPERTIES.
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL LIGHTING INFORMATION.
- ALL PROPOSED LIGHTING FIXTURES SHALL BE DARK SKY COMPLIANT.
- LIGHT POLES ADJACENT TO PARKING SHALL HAVE THE 3'-0" REVEAL FOOTING. LIGHT POLES ADJACENT TO SIDEWALKS SHALL HAVE FOOTING IN A FLUSH CONDITION.

GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	1.14
MAXIMUM FOOT-CANDLES	9.1
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	80066.60
AVERAGE TO MINIMUM FC RATIO	10024.27



LUMINAIRE SCHEDULE									
CALLOUT	SYMBOL	DESCRIPTION	MODEL	MOUNTING	NOTE 1	TOTAL LUMENS	LAMP DEPRECIATION	QUANTITY	
B-4F		Beacon Viper Bollard - Type 4W Distribution	BEACON, VPB-24L-10-4K7-4W	POLE	Mounting Height: 3'-6"	867	0.9	12	
L-4F		Beacon Viper Area (Size 2) - Type 4F Distribution	BEACON, VP-2-320L-145-3K7-4F	POLE	Mounting Height: 20'-0"	19982	0.9	8	
W-4F		Beacon VPW2 Viper Wall	BEACON, VPW2-18L-20-AM-4F	WALL	Mounting Height: 12'-0"	1283	0.9	6	



**ISSUED FOR
SITE PLAN REVIEW**
NOVEMBER 4, 2024
REV. 2 - DEC. 23, 2024

**ISSUED FOR
NOTICE OF INTENT**
OCTOBER 17, 2024 -
REV. 2 - DEC. 23, 2024



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	12-23-2024	PER REVIEW COMMENTS
1	11-12-2024	PER MASSDEP INITIAL REVIEW

APPLICANT/OWNER:
FIFTY-FIVE SAXON HINGHAM LLC
25 RECREATION PARK DRIVE, SUITE 204
HINGHAM, MA 02043

PROJECT:
**OFFICE BUILDING
55 INDUSTRIAL
PARK ROAD
HINGHAM, MA**

PROJECT NO.	1179-20A	DATE:	10-17-2024
SCALE:	1" = 30'	DWG. NAME:	C-1179-20
DESIGNED BY:	PLC	CHECKED BY:	PLC

PREPARED BY:

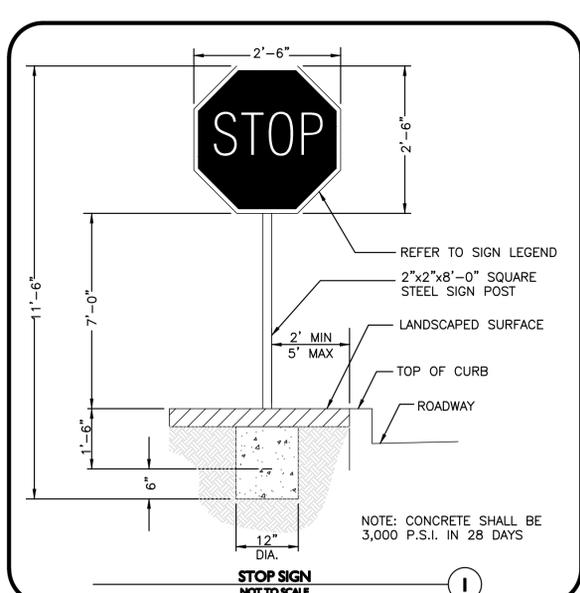
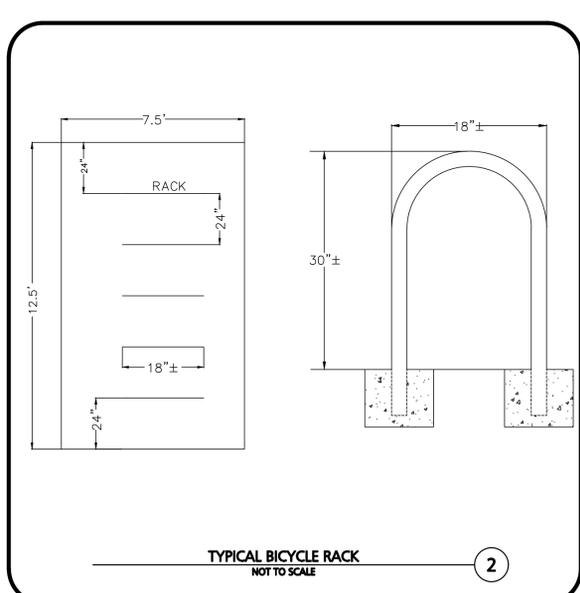
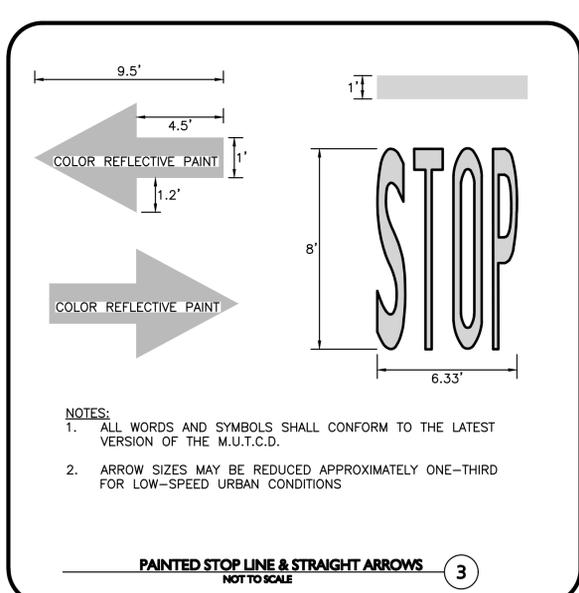
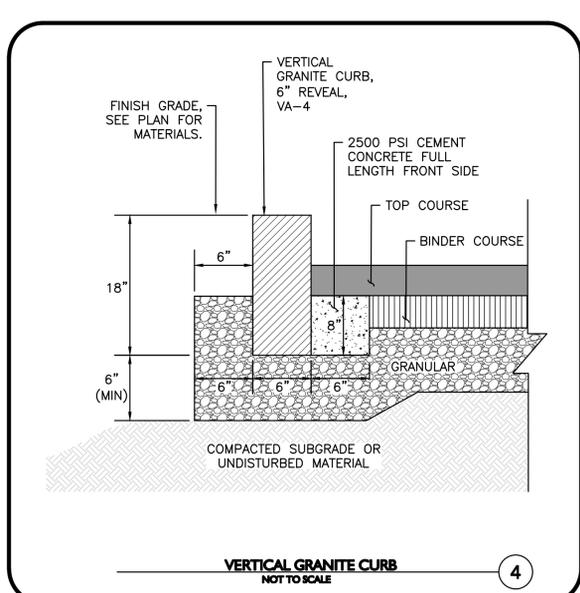
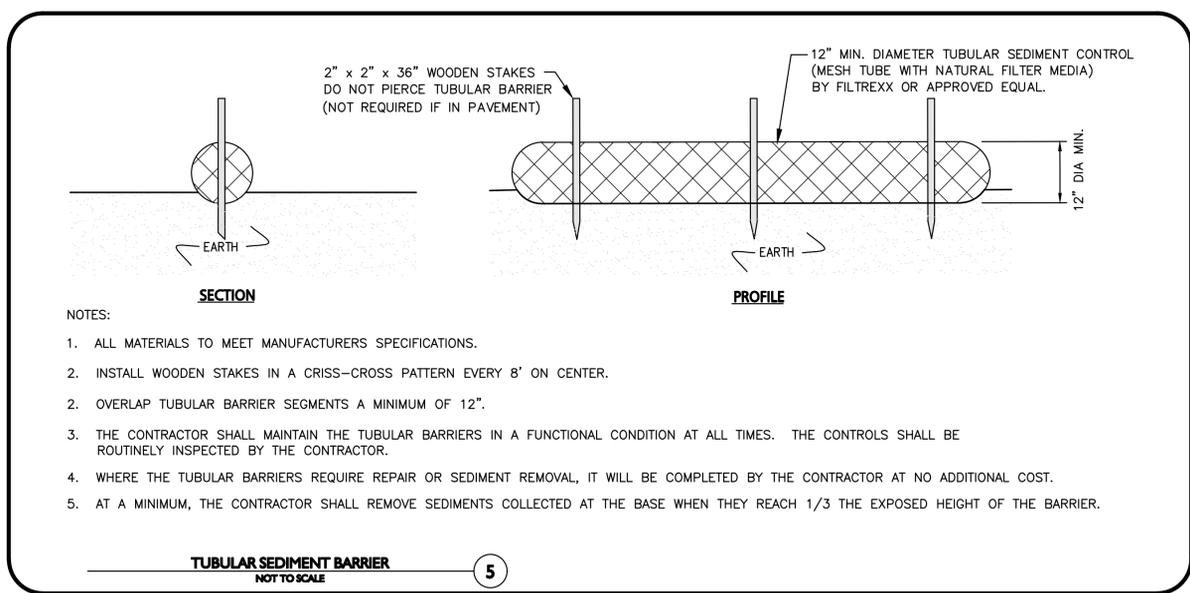
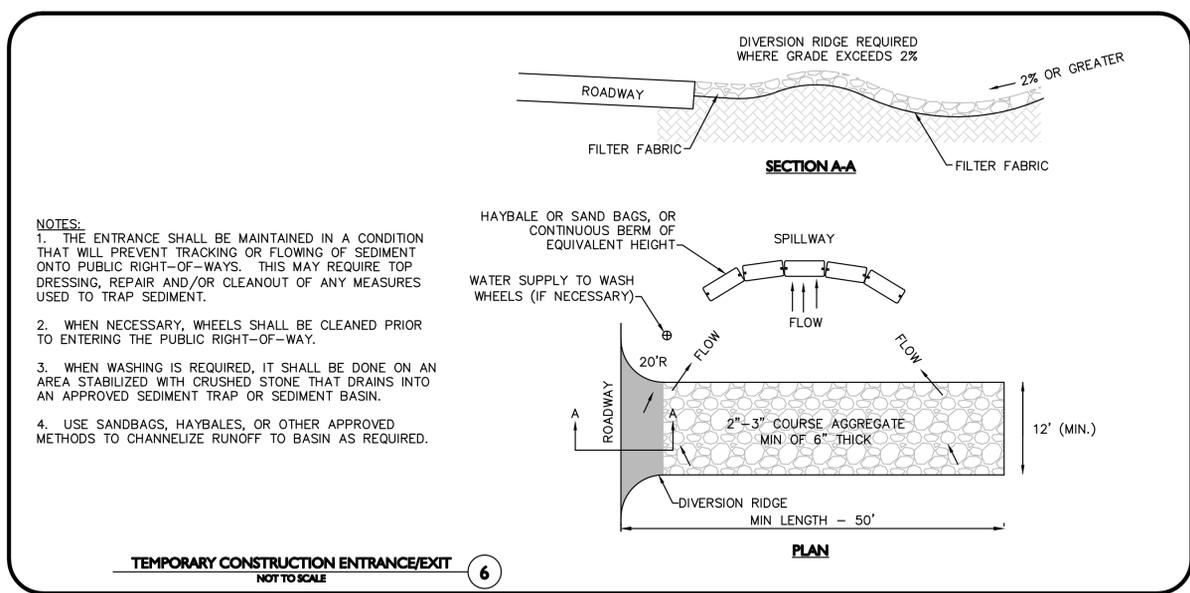
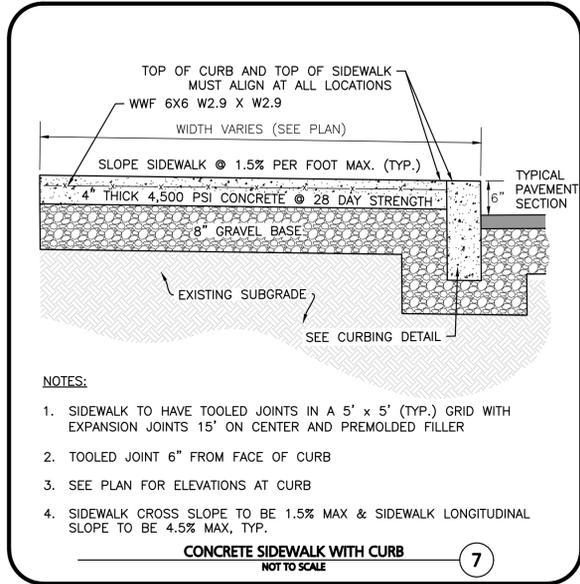
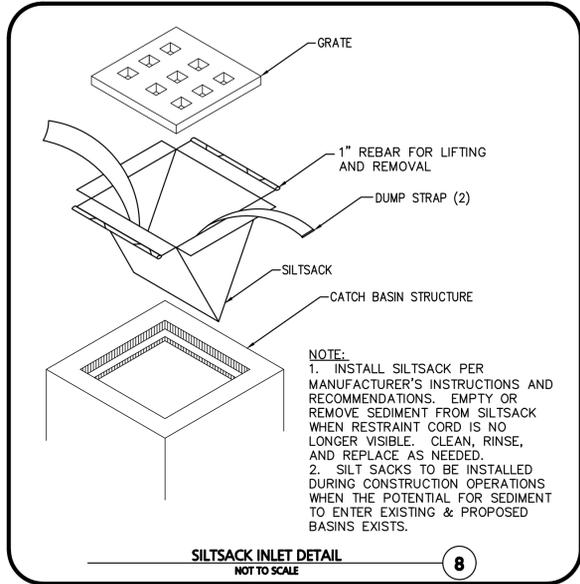
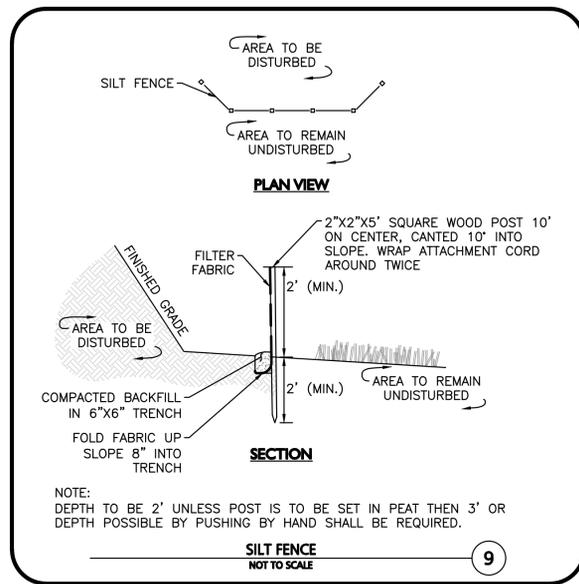
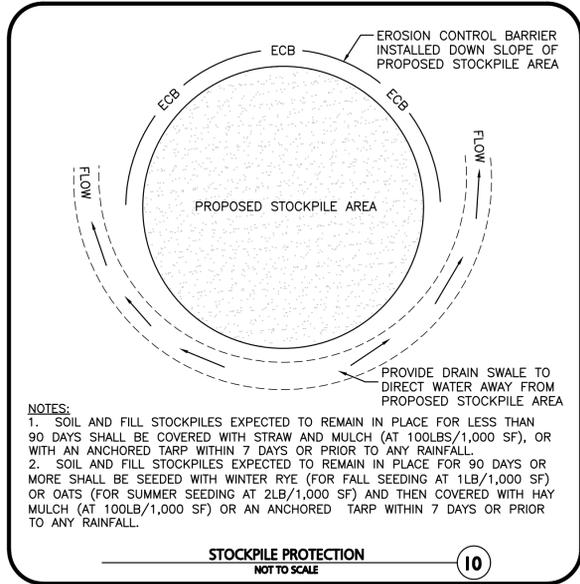
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:	SHEET No.
LIGHTING PLAN	C-107

Copyright © 2024 Allen & Major Associates, Inc. All Rights Reserved

M:\PROJECTS\1179-20A\CIVIL\DRAWINGS\CURRENT\C-1179-20A_LIGHTING.DWG



**ISSUED FOR
SITE PLAN REVIEW**
NOVEMBER 4, 2024
REV. 2 - DEC. 23, 2024

**ISSUED FOR
NOTICE OF INTENT**
OCTOBER 17, 2024 -
REV. 2 - DEC. 23, 2024



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	12-23-2024	PER REVIEW COMMENTS
1	11-12-2024	PER MASDEP INITIAL REVIEW

APPLICANT/OWNER:
FIFTY-FIVE SAXON HINGHAM LLC
25 RECREATION PARK DRIVE, SUITE 204
HINGHAM, MA 02043

PROJECT:
**OFFICE BUILDING
55 INDUSTRIAL
PARK ROAD
HINGHAM, MA**

PROJECT NO. 1179-20A DATE: 10-17-2024

SCALE: AS SHOWN DWG. NAME: C-1179-20

DESIGNED BY: PLC CHECKED BY: PLC

PREPARED BY:

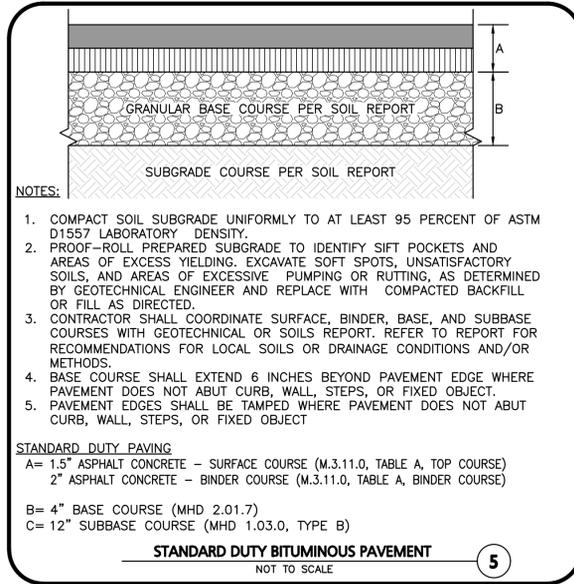
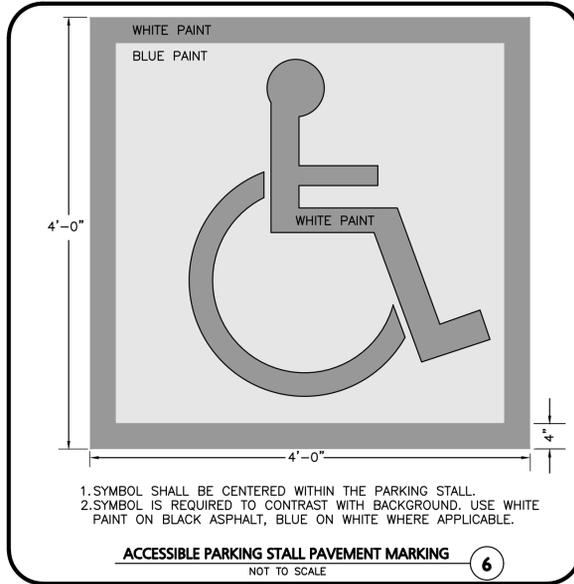
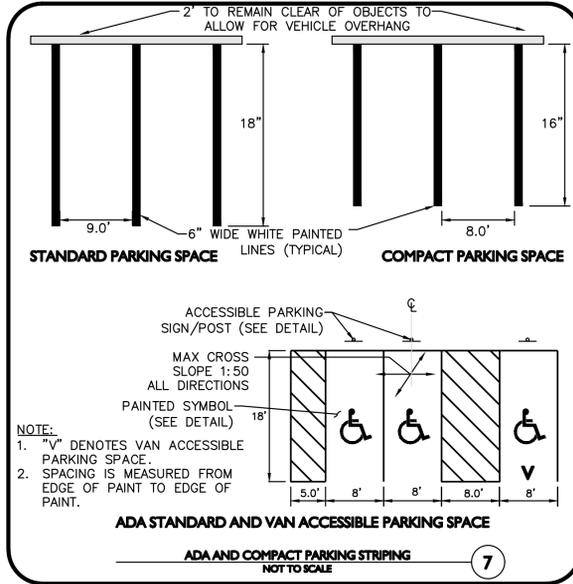
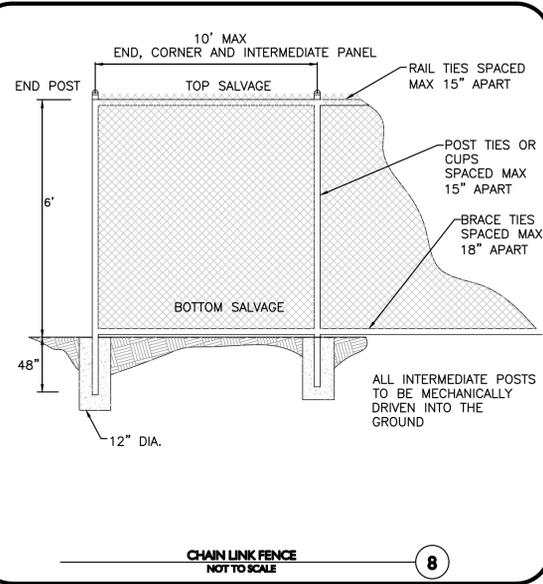
**ALLEN & MAJOR
ASSOCIATES, INC.**
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: SHEET No.

DETAILS C-501



**ISSUED FOR
SITE PLAN REVIEW**
NOVEMBER 4, 2024
REV. 2 - DEC. 23, 2024

**ISSUED FOR
NOTICE OF INTENT**
OCTOBER 17, 2024 -
REV. 2 - DEC. 23, 2024



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	12-23-2024	PER REVIEW COMMENTS
1	11-12-2024	PER MASSDEP INITIAL REVIEW

APPLICANT/OWNER:
FIFTY-FIVE SAXON HINGHAM LLC
25 RECREATION PARK DRIVE, SUITE 204
HINGHAM, MA 02043

PROJECT:
OFFICE BUILDING
55 INDUSTRIAL
PARK ROAD
HINGHAM, MA

PROJECT NO.	1179-20A	DATE:	10-17-2024
SCALE:	AS SHOWN	DWG. NAME:	C-1179-20
DESIGNED BY:	PLC	CHECKED BY:	PLC

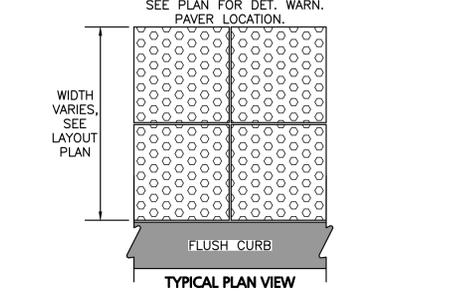
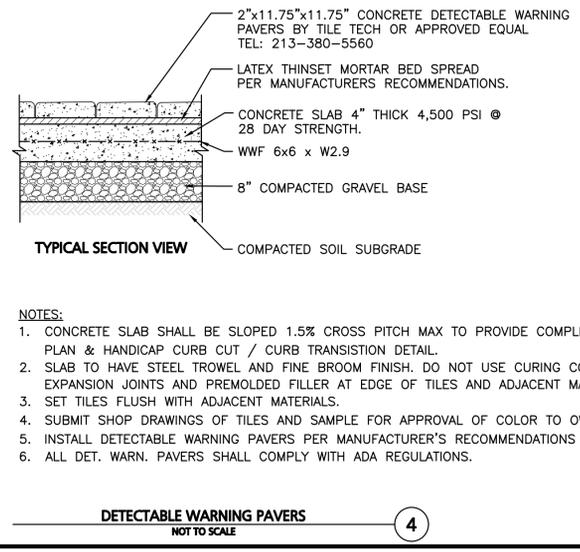
PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309

WORURN, MA • LAKEVILLE, MA • MANCHESTER, NH

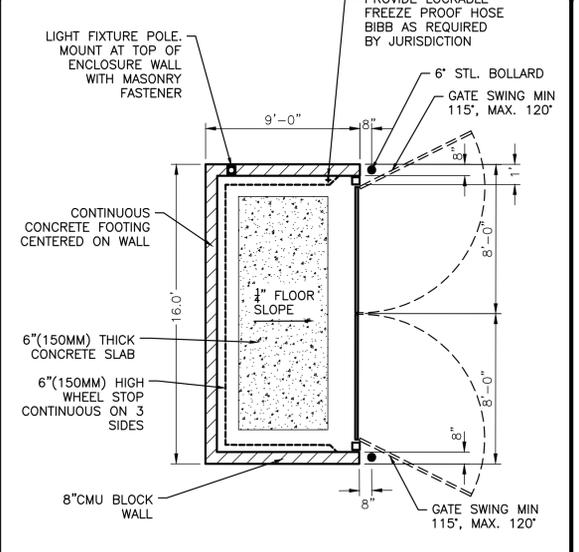
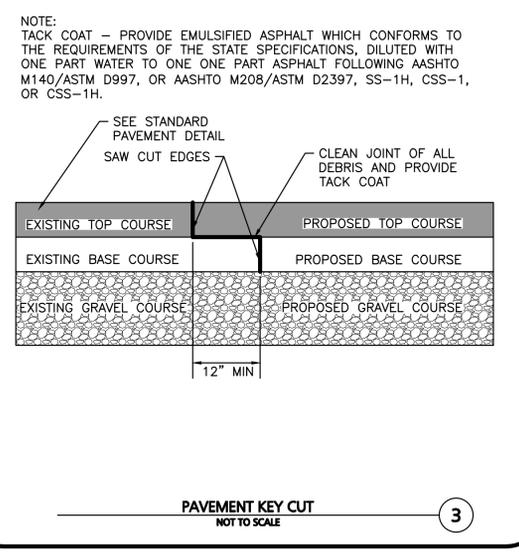
THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: **DETAILS** SHEET No. **C-502**



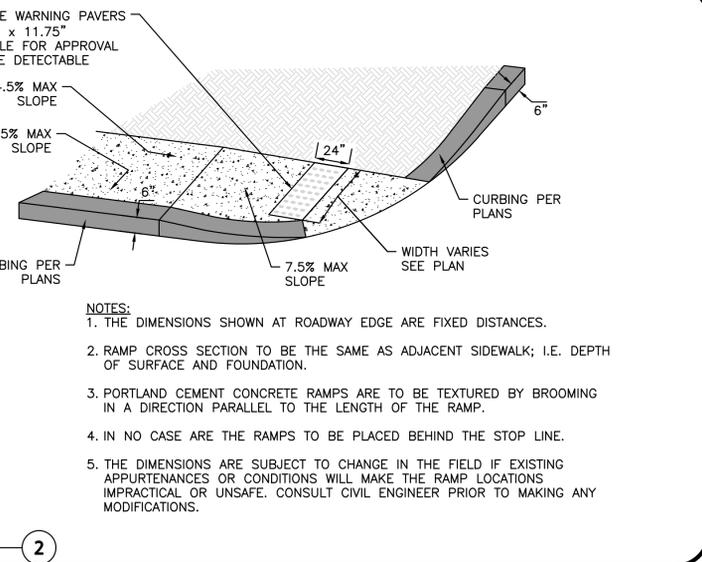
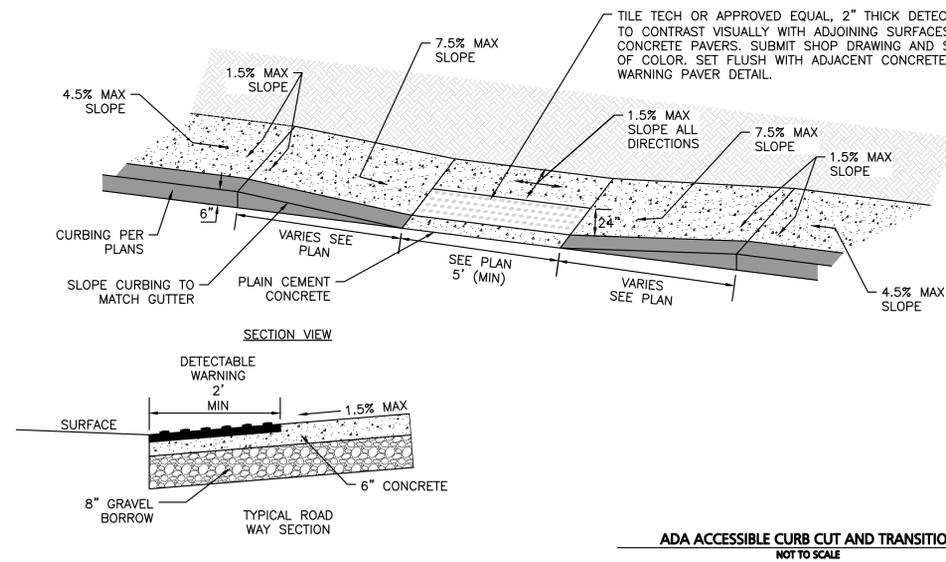
- NOTES:
- CONCRETE SLAB SHALL BE SLOPED 1.5% CROSS PITCH MAX TO PROVIDE COMPLETE SURFACE DRAINAGE. SEE GRADING PLAN & HANDICAP CURB CUT / CURB TRANSITION DETAIL.
 - SLAB TO HAVE STEEL TROWEL AND FINE BROOM FINISH. DO NOT USE CURING COMPOUNDS. CONTRACTOR TO ADD EXPANSION JOINTS AND PREMOLDED FILLER AT EDGE OF TILES AND ADJACENT MATERIAL.
 - SET TILES FLUSH WITH ADJACENT MATERIALS.
 - SUBMIT SHOP DRAWINGS OF TILES AND SAMPLE FOR APPROVAL OF COLOR TO OWNER / ARCH.
 - INSTALL DETECTABLE WARNING PAVERS PER MANUFACTURER'S RECOMMENDATIONS OR DESIGN ENGINEER.
 - ALL DET. WARN. PAVERS SHALL COMPLY WITH ADA REGULATIONS.

DETECTABLE WARNING PAVERS
NOT TO SCALE



- NOTES:
- NO OPEN CHAIN LINK ENCLOSURES WILL BE ALLOWED FOR THE TRASH AND RECYCLING AREA.
 - ENCLOSURE SHALL BE LOCKABLE WITH A PADLOCK FOR SECURITY.
 - THE TRASH AND RECYCLING AREA WILL BE LOCATED NO GREATER THAN 500 FEET FROM THE ENTRANCE TO THE PREMISES (THE PATH TO WHICH LOCATION SHALL BE WELL LIT).
 - ENCLOSURE SHALL BE OF SUFFICIENT SIZE TO INCLUDE THEREIN, ALL TRASH, RECYCLING, AND COMPOST.
 - ENCLOSURE SHALL BE WELL LIT AND LOCATED IN AN AREA THAT WILL NOT INTERRUPT THE FLOW TO DRIVE-THRU LANE (IF APPLICABLE) OR ACCESS TO THE PARKING AREAS OR INGRESS OR EGRESS TO AND FROM THE PREMISES.
 - ENCLOSURE SHALL NOT BE AN AREA UNDER OVERHEAD WIRES OR OTHER BARRIERS.
 - ENCLOSURE MUST BE POSITIONED SO THAT TENANT'S TRASH REMOVAL VENDOR CAN ACCESS THE CONTAINERS BY EITHER A FRONT LOAD OR REAR LOAD TRASH REMOVAL VEHICLE WITH A VEHICLE TURNING RADIUS OF 40-45 FEET TO MAKE A 90 DEGREE TURN.
 - ALL DESIGNS MUST BE IN ACCORDANCE WITH ALL APPLICABLE LAWS, INCLUDING TRASH AND RECYCLING LAWS AND/OR WITH ESTABLISHED HAULING INFRASTRUCTURE AND SECONDARY MARKETS TO SUPPORT RECOVERY AND MATERIAL REUSE IN FORM OF POST-CONSUMER CONTENT FOR PRODUCTS.

Trash Enclosure Details
NOT TO SCALE



- NOTES:
- THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
 - RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
 - PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
 - IN NO CASE ARE THE RAMPS TO BE PLACED BEHIND THE STOP LINE.
 - THE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE. CONSULT CIVIL ENGINEER PRIOR TO MAKING ANY MODIFICATIONS.

CULTEC Recharger® 280HD Stormwater Chamber

The Recharger® 280HD is a 26.5" (673 mm) tall, mid-size chamber and is typically used for installations with depth restrictions or when a larger infiltrative area is required. The Recharger® 280HD has the side portal internal manifold feature. HVLV® FC-24 Feed Connectors are inserted into the side portals to create the internal manifold.

Size (L x W x H)	8' x 47" x 26.5"
Installed Length	7'
Length Adjustment per Run	1'
Chamber Storage	0.30 m ³
6.08 ft ³ /ft	
0.56 m ³ /m	
42.55 ft ³ /unit	
1.21 m ³ /unit	
Min. Installed Storage	9.21 ft ³ /ft
0.86 m ³ /m	
64.46 ft ³ /unit	
1.83 m ³ /unit	
Min. Area Required	30.33 ft ²
2.82 m ²	
Chamber Weight	64.0 lbs
29.03 kg	
Shipping	35 chambers/skid
2,345 lbs/skid	
12 skids/48' flatbed	
Min. Center-to-Center Spacing	4.33'
1.32 m	
Max. Allowable Cover	12'
3.66 m	
Max. Inlet Opening in End Wall	21" HDPE, PVC
525 mm HDPE, PVC	
Max. Allowable O.D. in Side Portal	10" HDPE, 12" PVC
250 mm HDPE, 300 mm PVC	
Compatible Feed Connector	HVLV FC-24 Feed Connector

Recharger® 280HD Bare Chamber Storage Volumes

Elevation	Incremental Storage Volume	Cumulative Storage					
ft.	mm						
ft ³ /ft	m ³ /m	ft ³					
m ³ /m	m ³	m ³					
26.5	686	0.000	0.000	0.000	42.553	1.205	
26	660	0.018	0.002	0.126	0.004	42.553	1.205
25	635	0.047	0.004	0.329	0.009	42.427	1.202
24	609	0.100	0.009	0.700	0.020	42.098	1.192
23	584	0.134	0.012	0.938	0.027	41.398	1.172
22	559	0.159	0.015	1.113	0.032	40.460	1.146
21	533	0.179	0.017	1.253	0.035	39.347	1.114
20	508	0.195	0.018	1.365	0.039	38.094	1.079
19	483	0.209	0.019	1.463	0.041	36.729	1.040
18	457	0.221	0.021	1.547	0.044	35.266	0.999
17	432	0.232	0.022	1.624	0.046	33.719	0.955
16	406	0.241	0.022	1.687	0.048	32.095	0.909
15	381	0.249	0.023	1.743	0.049	30.408	0.861
14	356	0.263	0.024	1.841	0.052	28.665	0.812
13	330	0.267	0.025	1.869	0.053	26.824	0.760
12	305	0.271	0.025	1.897	0.054	24.955	0.707
11	279	0.275	0.026	1.925	0.055	23.058	0.653
10	254	0.279	0.026	1.953	0.055	21.133	0.598
9	229	0.287	0.027	2.009	0.057	19.180	0.543
8	203	0.292	0.027	2.044	0.058	17.171	0.486
7	178	0.294	0.027	2.058	0.058	15.127	0.428
6	152	0.305	0.028	2.135	0.060	13.069	0.370
5	127	0.306	0.028	2.142	0.061	10.934	0.310
4	102	0.308	0.029	2.158	0.061	8.792	0.249
3	76	0.310	0.029	2.170	0.061	6.636	0.188
2	51	0.312	0.029	2.184	0.062	4.466	0.126
1	25	0.326	0.030	2.282	0.065	2.282	0.065
Total		6.079	0.565	42.553	1.205	42.553	1.205

Calculations are based on installed chamber length.

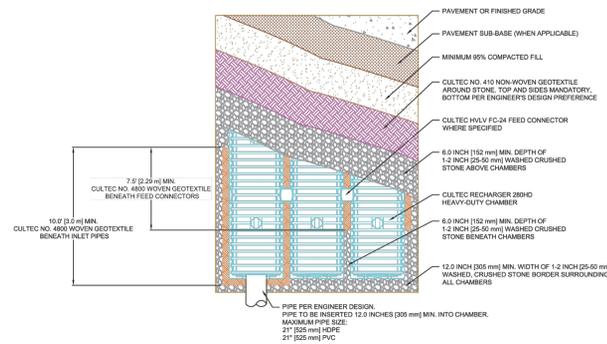
Visit www.cultec.com/downloads.html for Product Downloads and CAD details.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

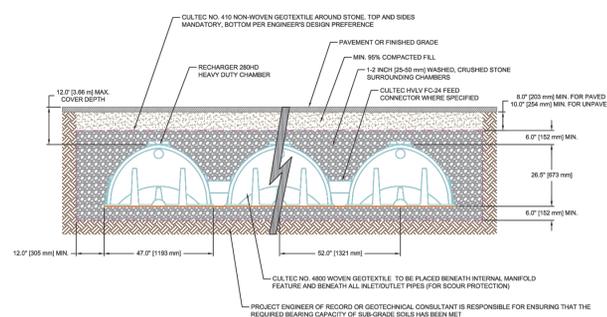
1

CULTEC Recharger® 280HD Stormwater Chamber

Plan View Drawing



Typical Cross Section for Traffic Application

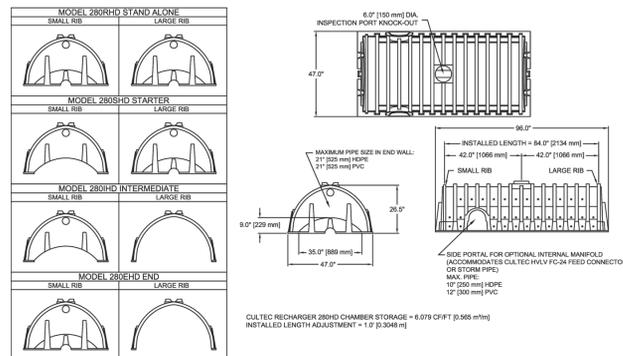


For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

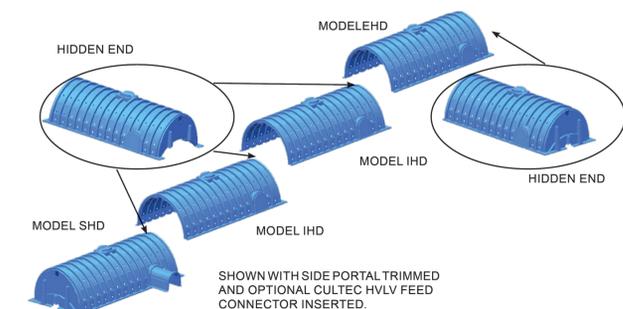
3

CULTEC Recharger® 280HD Stormwater Chamber

Three View Drawing



Typical Interlock Installation



For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

2

CULTEC Recharger® 280HD Stormwater Chamber

CULTEC Recharger® 280HD Specifications

- GENERAL**
CULTEC Recharger® 280HD chambers are designed for underground stormwater management. The chambers may be used for retention, recharging, detention or controlling the flow of on-site stormwater runoff.
- CHAMBER PARAMETERS**
- The chambers shall be manufactured in the U.S.A. by CULTEC, Inc. of Brookfield, CT (cultec.com, 203-775-4416).
 - The chamber shall be vacuum thermoformed of polyethylene with a black interior and blue exterior.
 - The chamber shall be arched in shape.
 - The chamber shall be open-bottomed.
 - The chamber shall be joined using an interlocking overlapping rib method. Connections must be fully shouldered overlapping ribs, having no separate couplings or separate end walls.
 - The nominal chamber dimensions of the CULTEC Recharger® 280HD shall be 26.5 inches (673 mm) tall, 47 inches (1194 mm) wide and 8 feet (2.44 m) long. The installed length of a joined Recharger® 280HD shall be 7 feet (2.13 m).
 - Maximum inlet opening on the chamber end wall is 21 inches (525 mm) HDPE, PVC.
 - The chamber shall have two side portals to accept CULTEC HVLV® FC-24 Feed Connectors to create an internal manifold. Maximum allowable O.D. in the side portal is 10 inches (250 mm) HDPE, 12 inches (300 mm) PVC.
 - The nominal chamber dimensions of the CULTEC HVLV® FC-24 Feed Connector shall be 12 inches (305 mm) tall, 16 inches (406 mm) wide and 24.2 inches (614 mm) long.
 - The nominal storage volume of the Recharger® 280HD chamber shall be 6.079 ft³ / ft (0.565 m³ / m) - without stone. The nominal storage volume of a single Recharger 280HD Stand Alone unit shall be 46.63 ft³ (1.38 m³) - without stone. The nominal storage volume of a joined Recharger® 280HD Intermediate unit shall be 42.553 ft³ (1.205 m³) - without stone. The nominal storage volume of the length adjustment amount per run shall be 6.08 ft³ (0.56 m³) - without stone.
 - The nominal storage volume of the HVLV® FC-24 Feed Connector shall be 0.913 ft³ / ft (0.085 m³ / m) - without stone.
 - The Recharger® 280HD chamber shall have seventy-two discharge holes bored into the sidewalls of the unit's core to promote lateral conveyance of water.
 - The Recharger® 280HD chamber shall have 15 corrugations.
 - The end wall of the chamber, when present, shall be an integral part of the continuously formed unit. Separate end plates cannot be used with this unit.
 - The Recharger® 280HD Stand Alone unit must be formed as a whole chamber having two fully formed integral end walls and having no separate end plates or separate end walls.
 - The Recharger® 280HD Starter unit must be formed as a whole chamber having one fully formed integral end wall and one partially formed integral end wall with a lower transfer opening of 9 inches (229 mm) high x 35 inches (889 mm) wide.
 - The Recharger® 280HD Intermediate unit must be formed as a whole chamber having one fully open end wall and one partially formed integral end wall with a lower transfer opening of 9 inches (229 mm) high x 35 inches (889 mm) wide.
 - The Recharger® 280EHD End unit must be formed as a whole chamber having one fully formed integral end wall and one fully open end wall and having no separate end plates or end walls.
 - The HVLV® FC-24 Feed Connector must be formed as a whole chamber having two open end walls and having no separate end plates or separate end walls. The unit shall fit into the side portals of the Recharger® 280HD and act as cross feed connections.
 - Chambers must have horizontal stiffening flex reduction steps between the ribs.
 - The chamber shall have a raised integral cap at the top of the arch in the center of each unit to be used as an optional inspection port or clean-out.
 - The units may be trimmed to custom lengths by cutting back to any corrugation on the large rib end.
 - The chamber shall be manufactured in an ISO 9001:2015 certified facility.
 - The chamber shall be designed and manufactured to meet the material and structural requirements of IAPMO PS 63-2019, including resistance to AASHTO H-10 and H-20 highway live loads, when installed in accordance with CULTEC's installation instructions.
 - Maximum allowable cover over the top of the chamber shall be 12' (3.66 m).
 - The chamber shall be designed to withstand traffic loads when installed according to CULTEC's recommended installation instructions.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

4

**ISSUED FOR
SITE PLAN REVIEW
NOVEMBER 4, 2024
REV. 2 - DEC. 23, 2024**

**ISSUED FOR
NOTICE OF INTENT
OCTOBER 17, 2024 -
REV. 2 - DEC. 23, 2024**



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

2	12-23-2024	PER REVIEW COMMENTS
1	11-12-2024	PER MASSDEP INITIAL REVIEW
REV	DATE	DESCRIPTION

APPLICANT/OWNER:
FIFTY-FIVE SAXON HINGHAM LLC
25 RECREATION PARK DRIVE, SUITE 204
HINGHAM, MA 02043

PROJECT:
**OFFICE BUILDING
55 INDUSTRIAL
PARK ROAD
HINGHAM, MA**

PROJECT NO. 1179-20A DATE: 10-17-2024
SCALE: AS SHOWN DWG. NAME: C-1179-20

DESIGNED BY: PLC CHECKED BY: PLC

PREPARED BY:

**ALLEN & MAJOR
ASSOCIATES, INC.**
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORITY ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: **DETAILS** SHEET No. **C-504**

M:\PROJECTS\1179-20A\CIVIL\DRAWINGS\CURRENT\C-1179-20A_DETAILS.DWG



GENERAL NOTES

1. BASE INFORMATION PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. 100 COMMERCE WAY WOBURN MA. 01801-8501
2. SEAN PAPICH LANDSCAPE ARCHITECTURE (SPLA) ASSUMES NO RESPONSIBILITIES FOR ERRORS OR INCONSISTENCIES REGARDING BASE INFORMATION.
3. DO NOT SCALE FROM DRAWINGS.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO SPLA PRIOR TO STARTING WORK.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ABOVE AND BELOW GRADE UTILITIES AND SERVICES AND SHALL PROVIDE APPROPRIATE PROTECTIONS DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LOCAL UTILITY LOCATION SERVICE PROVIDER PRIOR TO COMMENCING WORK. ANY UTILITIES DAMAGED DURING SITE WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL REPLACE IN KIND ANY AREAS DAMAGED BY CONSTRUCTION OPERATIONS WITHIN AND OUTSIDE OF THE LIMIT OF WORK LINE.
7. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND OBTAINING ALL REQUIRED BUILDING PERMITS.

PLANTING NOTES

1. DO NOT SCALE FROM DRAWINGS.
2. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. QUANTITIES REPRESENTED ON THE DRAWING PLANT LABELS SHALL SUPERCEDE THOSE ON THE PLANT LIST.
3. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
4. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED ON THE PLANT LIST.
5. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO THEIR INSTALLATION.
6. ANY PLANTS LABELED 'SPECIMEN' ON THE PLANT LIST SHALL BE TAGGED AT SOURCE BY THE LANDSCAPE ARCHITECT AND/OR OWNER UNLESS DIRECTED OTHERWISE.
7. THE CONTRACTOR SHALL POSITION ALL PLANT MATERIAL IN LOCATIONS SHOWN ON THE PLAN FOR REVIEW BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE PLANTS AS NEEDED TO ACCOMMODATE FOR LEDGE AND SHALL CONTACT THE LANDSCAPE ARCHITECT IF PLANTING IS IMPEDED BY LEDGE.
8. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO BEGINNING SITE WORK TO DETERMINE THE PLANTING SOIL AMENDMENTS REQUIRED - SUCH AS THE ADDITION OF COMPOST AND/OR PEAT MOSS. UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING GENERALLY ACCEPTED SOIL BACKFILL RATIO: 1/3 NATIVE SOIL, 1/3 IMPORTED LOAM, 1/3 COMPOST/PEAT MOSS. INITIALLY, THE CONTRACTOR SHALL ASSUME THE INCORPORATION OF 1-2 CUBIC YARDS OF COMPOST/PEAT MOSS PER 1000 SQUARE FEET OF PLANT BED. IN ADDITION, THE CONTRACTOR SHALL INCORPORATE A PLANT STARTER FERTILIZER SUCH AS 10-10-10 IN THE PLANTING SOIL MIX.
9. THE CONTRACTOR SHALL REVIEW AND ADDITIONAL SITE DRAINAGE REQUIREMENTS WITH THE OWNER AND/OR LANDSCAPE ARCHITECT AND COORDINATE POTENTIAL IMPROVEMENTS IN ORDER TO ATTAIN POSITIVE DRAINAGE IN ALL CONDITIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR SEEDING OR SODDING ALL AREAS DISTURBED DURING CONSTRUCTION ACCORDING TO THE PLANTING PLAN OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
11. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. THERE SHALL BE NO PARKING OR STOCKPILING OF CONSTRUCTION MATERIAL WITHIN THE DRIP LINE OF THE TREES TO REMAIN.
12. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT IS ISSUED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE (1) FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. FINAL ACCEPTANCE WILL BE MADE BY THE LANDSCAPE ARCHITECT AND OWNER AT THE END OF THE GUARANTEE PERIOD. ANY PLANTS DEEMED UNACCEPTABLE PRIOR TO THE END OF THE GUARANTEE PERIOD SHALL BE PROMPTLY REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT LIST

SYM	#	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	REMARKS
EVERGREEN TREES						
JV	27	Juniper virginiana	Eastern Red Cedar	native	7-8' Ht	
TP	24	Thuja plicata	Western Arborvitae	native to U.S.	7-8' Ht	
DECIDUOUS SHADE TREES/OVERSTORY TREES						
AR	9	Acer rubrum	Red Maple	native	3" cal.	
PA	1	Platanus acerfolia	London Planetree		3" cal.	
ORNAMENTAL TREES/UNDERSTORY TREES						
AC	3	Amelanchier canadensis	Serviceberry	native	7-8' Ht	clump form
MV	6	Magnolia virginiana	Sweetbay Magnolia	native	7-8' Ht	clump form
SHRUBS						
AU	36	Arctostaphylos uva-ursi	Bearberry	native	2 gal.	
IG	104	Ilex glabra	Inkberry sp.	native	24-30" ht.	container or B&B
RA	114	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	native	5 gal.	
VA	57	Vaccinium angustifolia	Lowbush Blueberry	native	2 gal.	
PERENNIALS and GRASSES						
cp	1225	Carex pensylvanica	Pennsylvania Sedge	native	#1	spacing - 15" o.c.
nwl	82	Nepeta faassenii 'Walker's Low'	Catmint; lav. Blue		#1	spacing - 24" o.c.
pls	144	Perovskia atriplicifolia 'Little Spire'	Russian Sage; lavender		#1	spacing - 18" o.c.
pv	121	Panicum virgatum	Switchgrass	native	#2	spacing - 24" o.c.
saj	134	Sedum 'Autumn Joy'	Stonecrop - pink		#1	spacing - 18" o.c.
sh	112	Sporobolus heterolepis	Prairie Dropseed	native	#2	spacing - 24" o.c.
10394 SF		New England Conservation/Wildflower Seed Mix				

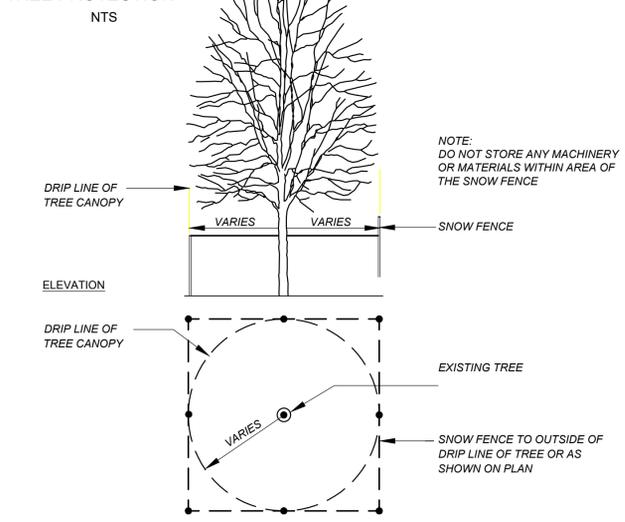
STREAM BANK RESTORATION PLANT LIST

SYM	#	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	REMARKS
TREES						
AC	7	Amelanchier canadensis	Serviceberry	native	7-8' ht	clump form
BN	15	Betula nigra	River Birch	native	7-8' ht	clump form
IO	10	Ilex opaca	American holly	native	3-4'ht	
SHRUBS						
CA	24	Clethra alnifolia	Summersweet	native	#2	
IG	25	Ilex glabra	Inkberry sp.	native	#2	
IV	24	Ilex verticillata	Winterberry Holly	native	#2	
VD	25	Viburnum dentatum	Arrowwood Viburnum	native	#2	
9400		New England Conservation/Wildflower Seed Mix				

NEW ENGLAND CONSERVATION/WILDFLOWER SEED MIX:

Little Bluestem (Schizachyrium scoparium), Red Fescue (Festuca rubra), Indian Grass (Sorghastrum nutans), Partridge Pea (Chamaecrista fasciculata), Canada Wild Rye (Elymus canadensis), Virginia Wild Rye (Elymus virginicus), Blue Vervain (Verbena hastata), Butterfly Milkweed (Asclepias tuberosa), Narrowleaved Blue Eyed Grass (Sisyrinchium angustifolium), Black Eyed Susan (Rudbeckia hirta), New England Aster (Symphyotrichum novae-angliae), Spiked Gayfeather/ Marsh Blazing Star (Liatris spicata), Starved/Calico Aster (Aster lateriflorus/Symphyotrichum lateriflorum), Early Goldenrod (Solidago juncea), Hollow-Stem Joe Pye Weed (Eupatorium fistulosum/Eutrochium fistulosum)

TREE PROTECTION



LANDSCAPE PLAN

55 INDUSTRIAL PARK RD
HINGHAM, MA

SEAN PAPICH
landscape architecture

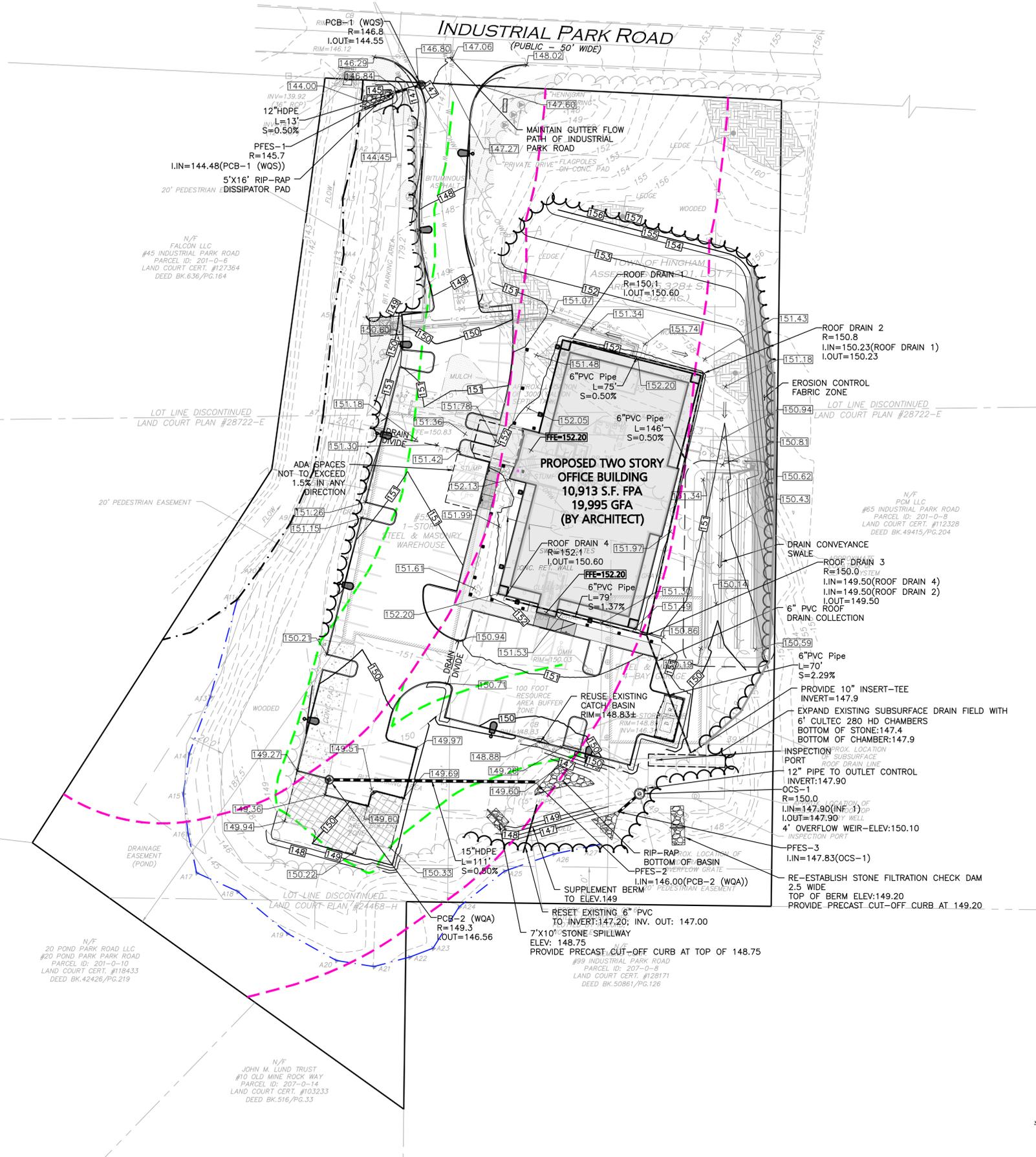
222 north street hingham.ma 02043
T781.741.5455 www.seanpapich.com

DATE: October 17, 2024
REV: December 30, 2024

SCALE: 1" = 30'-0"

PROJECT NO. 2421

M:\PROJECTS\1179-20A\CIVIL\DRAWINGS\CURRENT\C-1179-20A-20A-GRADING & DRAINAGE.DWG



LEGEND

- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- CATCH BASIN - DOUBLE GRATE
- OUTLET CONTROL (OCS)
- DIVERSION WEIR
- WATER QUALITY UNIT (WQU)
- AREA DRAIN (AD)
- FLARED END SECTION (FES)
- DRAIN LINE
- RIPRAP OUTFALL
- HEADWALL
- 5' CONTOUR
- 1' CONTOUR
- SPOT GRADE
- INFILTRATION SYSTEM
- INFILTRATION PIPE
- DETENTION PIPE
- UNDERDRAIN
- FLOW DIRECTION

- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - ALL ELEVATIONS REFER TO NAVD 88.
 - THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
 - THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF HINGHAM DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
DIGSAFE: 1-800-344-7233
HINGHAM DEPT. OF PUBLIC WORKS: 1-781-741-1430
 - PIPE DIMENSIONS ARE MEASURED FROM CENTER TO CENTER OF EACH STRUCTURE.

ISSUED FOR SITE PLAN REVIEW
NOVEMBER 4, 2024
REV. 2 - DEC. 23, 2024

ISSUED FOR NOTICE OF INTENT
OCTOBER 17, 2024 -
REV. 2 - DEC. 23, 2024



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	12-23-2024	PER REVIEW COMMENTS
1	11-12-2024	PER MASSDEP INITIAL REVIEW

APPLICANT/OWNER:
FIFTY-FIVE SAXON HINGHAM LLC
25 RECREATION PARK DRIVE, SUITE 204
HINGHAM, MA 02043

PROJECT:
OFFICE BUILDING
55 INDUSTRIAL
PARK ROAD
HINGHAM, MA

PROJECT NO.	1179-20A	DATE:	10-17-2024
SCALE:	1" = 30'	DWG. NAME:	C-1179-20
DESIGNED BY:	PLC	CHECKED BY:	PLC

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: PLAN TO ACCOMPANY NOTICE OF INTENT
SHEET No. NOI-1

