

SPECIAL PERMIT & SITE DEVELOPMENT PLAN OF #2 Washington Street FOXBOROUGH, MA

MAY 8, 2022 **SCALE: AS NOTED**

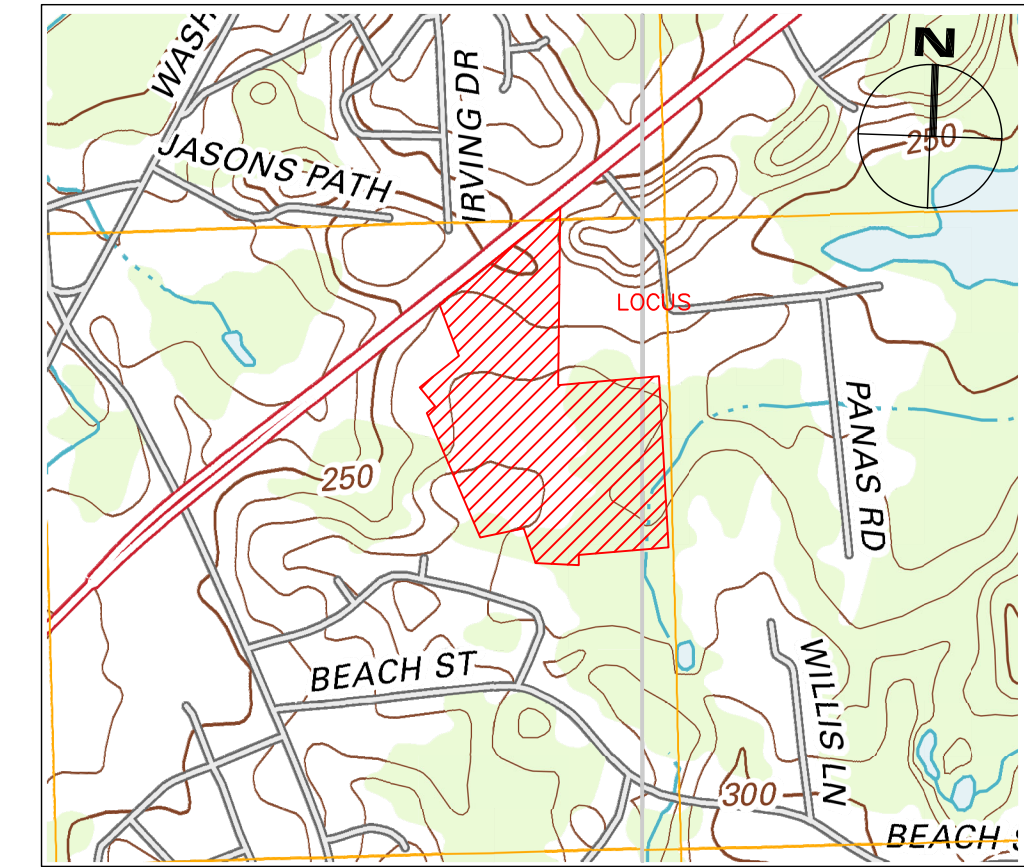
BAY COLONY GROUP, Inc.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
FOUR SCHOOL STREET, P.O. BOX 9136
FOXBOROUGH, MA 02035
(508) 543-3939

GMA ARCHITECTS
153 CORDAVILLE ROAD, SUITE 320
SOUTHBOROUGH, MA 01772
(508) 217-3131

BROWN SARDINA
LANDSCAPE ARCHITECTS
24 ROLAND STREET
BOSTON, MA 02129
(617) 482-4703

ASSESSORS REF: MAP 001, PARCEL 004/000

ZONING: SPECIAL USE S-1
LIMITED INDUSTRIAL



LOCUS 1"=1,000'

PROJECT:
**2 Washington Street
Foxborough, MA
02035**

OWNER:
**Margi, LLC
22 Constance Way
N.Attleboro, MA
02760**

PREPARED FOR:
**Rockpoint Fund
Acquisitions, LLC
3953 Maple Avenue
Suite 300
Dallas, TX 75219**

**Griffith Properties, LLC
22 Boston Wharf Rd
7th Floor
Boston, MA 02210**



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE APPROVED: _____
DATE ENDORSED: _____
FOXBOROUGH PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FOXBOROUGH TOWN CLERK

REFERENCES:

STAMP



DRAWING TITLE

Cover
Sheet

SCALE: NTS

MAY 8, 2022 SHEET NUMBER

21-0172B

CV

CIVIL DRAWINGS		
SHEET NO.	DESCRIPTION	LAST REVISED
SHEET CV	COVER SHEET	08.04.2022
SHEET 1.0	LEGEND & GENERAL NOTES	05.08.2022
SHEET 2.0	EXISTING CONDITIONS PLAN	06.28.2022
SHEET 3.0	MASTER LAYOUT PLAN	06.28.2022
SHEET 3.1	LAYOUT, GRADING & MATERIALS PLAN	08.04.2022
SHEET 3.2	LAYOUT, GRADING & MATERIALS PLAN	08.04.2022
SHEET 3.3	LAYOUT, GRADING & MATERIALS PLAN	06.28.2022
SHEET 4.1	DRAINAGE & UTILITIES PLAN	06.28.2022
SHEET 4.2	DRAINAGE & UTILITIES PLAN	06.28.2022
SHEET 4.3	DRAINAGE & UTILITIES PLAN	06.28.2022
SHEET 5.1	CONSTRUCTION DETAILS	06.28.2022
SHEET 5.2	CONSTRUCTION DETAILS	05.08.2022
SHEET 5.3	CONSTRUCTION DETAILS	06.28.2022
SHEET 5.4	CONSTRUCTION DETAILS	06.28.2022
SHEET 5.5	CONSTRUCTION DETAILS	05.08.2022
SHEET 6.1	SWPPP & SNOW STORAGE PLAN	08.04.2022
SHEET 6.2	SWPPP DETAILS	05.08.2022
LANDSCAPE ARCHITECT DRAWINGS		
SHEET L1.0	OVERALL PLANTING PLAN	08.04.2022
SHEET L1.1	PLANTING PLAN	08.04.2022
SHEET L1.2	PLANTING PLAN	08.04.2022
SHEET L1.3	PLANTING PLAN	08.04.2022
SHEET L1.4	PLANTING DETAILS	08.04.2022
SHEET L2.0	OVERALL PHOTOMETRIC PLAN	07.06.2022
SHEET L2.1	PHOTOMETRIC LIGHTING PLAN	07.06.2022
SHEET L2.2	PHOTOMETRIC LIGHTING PLAN	07.06.2022
SHEET L2.3	PHOTOMETRIC LIGHTING PLAN	07.06.2022
SHEET L2.4	LIGHTING DETAILS	07.06.2022
ARCHITECT DRAWINGS		
SHEET A1.0	FLOOR PLAN	03.24.2022
SHEET A3.0	PRELIMINARY ELEVATIONS	03.24.2022
SHEET A4.0	PRELIMINARY RENDER	03.24.2022
SHEET A4.1	PRELIMINARY RENDER	03.24.2022

THE LAST REVISED DATE FOR PLANS IN THIS SET IS: 08.04.2022

GENERAL NOTES

TOPOGRAPHICAL INFORMATION OBTAINED FROM AN AERIAL TOPOGRAPHIC SURVEY BY COL-EAST, INC IN JANUARY 2012. GROUND CONTROL PROVIDED BY BAY COLONY GROUP, INC.. THE LOCATION OF OFF-SITE FEATURES IS COMPILED FROM TOWN OF FOXBOROUGH GIS BASE MAPPING WHICH WAS FLOWN IN APRIL 1997. SOME ON THE GROUND FIELD WORK CONDUCTED BY THIS OFFICE IN NOVEMBER, 2021.

WETLAND FLAGGING WAS CONDUCTED BY PARE CORP ON NOVEMBER 4, 2021 AND CONFIRMED BY THE FOXBOROUGH CONSERVATION COMMISSION THROUGH AN ORDER OF RESOURCE DELINEATION ON 12/13/2021 UNDER DEP No. SE 157-612.

UNDERGROUND UTILITIES ARE SHOWN HEREON AS COMPILED FROM RECORD PLANS AND VISIBLE UTILITY STRUCTURES. BAY COLONY GROUP DOES NOT WARRANT THE ACTUAL DEPTH AND LOCATIONS OF ANY UTILITIES SHOWN HEREON. CONTACT DIGSAFE AT 1-800-322-4844 AT LEAST 72 HOURS, SATURDAYS, SUNDAYS AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DIGSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER PRIOR TO EXCAVATION.

WHERE AN EXISTING UNDERGROUND 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 IMMEDIATELY.

TEST PITS TO LOCATED EXISTING UTILITIES MAY BE ORDERED BY THE ENGINEER.

THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE RESPECTIVE COMPANIES.

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

STONE WALLS, FENCES, MAIL BOXES, SIGNS, CURBS, LIGHT POLES ETC.. SHALL BE REMOVED AND REPLACED AS NECESSARY TO PERFORM THE WORK.

ALL PAVEMENT DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS.

OPENINGS FOR PIPE IN PRECAST CONCRETE STRUCTURES SHALL BE CAST IN THE REQUIRED LOCATIONS DURING MANHOLE MANUFACTURE. FIELD CUT OPENINGS WILL NOT BE PERMITTED UNLESS APPROVED BY THE ENGINEER.

IN PAVED AND GRAVEL AREAS THE TOP OF THE STRUCTURE COVERS SHALL BE SET FLUSH WITH THE PAVED SURFACE. IN CROSS-COUNTRY AREAS THE TOP OF THE COVER SHALL EXTEND 2 INCHES ABOVE FINISHED GRADE, OR AS SHOWN ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER.


ALL DRAINAGE STRUCTURES SHALL BE ABLE TO ACCOMMODATE HS-20 LOADING UNLESS OTHERWISE SPECIFIED.

ALL CONTRACTORS MUST CONTACT THE FOXBOROUGH PLANNING BOARD AT 508.543.1250 PRIOR TO THE INITIATION OF ANY CONSTRUCTION.

THIS PLAN IS ACCOMPANIED BY AN APPROVAL LETTER DATED XXXX BY THE FOXBOROUGH PLANNING BOARD. SAID LETTER SHALL BE CONSIDERED A PART OF THIS PLAN.






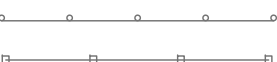

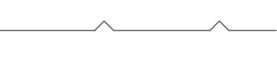
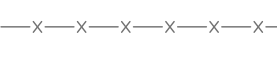

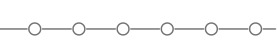
THIS PLAN IS ACCOMPANIED BY AN ORDER OF CONDITIONS DATED XXXX BY THE FOXBOROUGH CONSERVATION COMMISSION (DEP No. SE157-XXXX). SAID ORDER SHALL BE CONSIDERED A PART OF THIS PLAN.

PAVEMENT MARKINGS







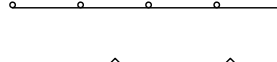
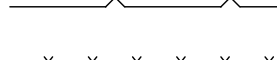
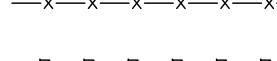

SWL	SWL – SOLID WHITE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SYL	SYL – SOLID YELLOW LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
DWL	DWL – DOTTED WHITE LINE – 6" (2' STRIPE w/4' GAP) STATE HIGHWAY DOTTED WHITE LINE – 4" (2' STRIPE w/4' GAP) LOCAL STREETS
WLDL	WHITE LANE DELINEATION LINE – 6" (3' STRIPE w/9' GAP) STATE HIGHWAY WHITE LANE DELINEATION LINE – 4" (3' STRIPE w/9' GAP) LOCAL STREETS
DDYL	DOUBLE DOTTED YELLOW LINE – 6" (2' STRIPE w/4' GAP) STATE HIGHWAY DOUBLE DOTTED YELLOW LINE – 4" (2' STRIPE w/4' GAP) LOCAL STREETS
BWLL	BROKEN WHITE LANE LINE – 6" (10' STRIPE w/30' GAP) STATE HIGHWAY BROKEN WHITE LANE LINE – 4" (10' STRIPE w/30' GAP) LOCAL STREETS
SWLL	SOLID WHITE LANE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SWEL	SOLID WHITE EDGE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SWGL	SOLID WHITE GORE LINE – 12"
SYEL	SOLID YELLOW EDGE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SYGL	SOLID YELLOW GORE LINE – 12"
DYL	DOUBLE YELLOW LINE – 2-6" LINES STATE HIGHWAY DOUBLE YELLOW LINE – 2-4" LINES LOCAL STREETS
	PAVEMENT ARROW AND LEGEND

SYMBOLS & LEGEND

EXISTING

n.t.s.	– NOT TO SCALE
T.B.M.	– TEMPORARY BENCH MARK
□	– BOUND (TYPE NOTED)
	– STAKE & STONE
DH	– DRILL HOLE
IP	– IRON PIPE/PIN
▣MHB	– MASS HIGHWAY BOUND
Δ s/n	– STAKE & NAIL
(fd)	– FOUND
(set)	– SET IN PLACE
⊙	– UTILITY POLE
UPLP	– UTILITY POLE/LIGHT POLE
UP	– UTILITY POLE
⊙	– WELL
n/f	– NOW OR FORMERLY
	– TREE (SIZE NOTED)
(rec)	– RECORD
⊕	– DRAIN MANHOLE
Ⓣ	– TELEPHONE MANHOLE
ⓔ	– ELECTRIC MANHOLE
Ⓢ	– SEWER MANHOLE
□	– CATCH BASIN
WG	– WATER GATE
WS	– WATER SERVICE
GG	– GAS GATE
	– EXISTING HYDRANT
SGC	– SLOPED GRANITE CURBING
VGC	– VERTICAL GRANITE CURBING
PVC	– POLYVINYL CHLORIDE PIPE
CMP	– CORRUGATED METAL PIPE
VCP	– VITREOUS CLAY PIPE
CLF	– CHAIN LINK FENCE
OHW	– OVERHEAD WIRE
SIGN	– SIGN (SIZE & TYPE NOTED)
⊕	– TEST PIT
— D —	– DRAIN PIPE (SIZE & TYPE NOTED)
— S —	– SEWER PIPE (SIZE & TYPE NOTED)
— E —	– ELECTRIC DUCT (SIZE & TYPE NOTED)
— G —	– GAS MAIN (SIZE & TYPE NOTED)
— W —	– WATER MAIN (SIZE & TYPE NOTED)
— T —	– TELEPHONE DUCT
	– STONE WALL
	– EDGE OF TREELINE
	– GUARD-RAIL (TYPE NOTED)
	– RAILROAD TRACKS
	– RETAINING WALL (SIZE & TYPE NOTED)
	– BARBED WIRE FENCE
	– STOCKADE FENCE
	– CHAIN-LINK FENCE

PROPOSED

n.t.s.	– NOT TO SCALE
T.B.M.	– TEMPORARY BENCH MARK
□	– BOUND (TYPE NOTED)
	– STAKE & STONE
DH	– DRILL HOLE
IP	– IRON PIPE/PIN
▣MHB	– MASS HIGHWAY BOUND
Δ s/n	– STAKE & NAIL
(fd)	– FOUND
(set)	– SET IN PLACE
⊙	– UTILITY POLE
UPLP	– UTILITY POLE/LIGHT POLE
UP	– UTILITY POLE
⊙	– WELL
n/f	– NOW OR FORMERLY
	– TREE (SIZE NOTED)
(rec)	– RECORD
⊕	– DRAIN MANHOLE
Ⓣ	– TELEPHONE MANHOLE
ⓔ	– ELECTRIC MANHOLE
Ⓢ	– SEWER MANHOLE
□	– CATCH BASIN
WG	– WATER GATE
WS	– WATER SERVICE
GG	– GAS GATE
	– PROPOSED HYDRANT
VGC	– VERTICAL GRANITE CURBING
MBC	– MONOLITHIC BITUMINOUS CURBING
VCC	– VERTICAL CONCRETE CURBING
CMP	– CORRUGATED METAL PIPE
VCP	– VITREOUS CLAY PIPE
CLF	– CHAIN LINK FENCE
OHW	– OVERHEAD WIRE
RDMH	– ROOF DRAIN MANHOLE
R&S	– REMOVE AND STACK
SIGN	– SIGN (SIZE & TYPE NOTED)
— D —	– DRAIN PIPE (SIZE & TYPE NOTED)
— S —	– SEWER PIPE (SIZE & TYPE NOTED)
— E —	– ELECTRIC DUCT (SIZE & TYPE NOTED)
— G —	– GAS MAIN (SIZE & TYPE NOTED)
— W —	– WATER MAIN (SIZE & TYPE NOTED)
— T —	– TELEPHONE DUCT
	– STONE WALL
	– EDGE OF TREELINE
	– GUARD-RAIL (TYPE NOTED)
	– RETAINING WALL (SIZE & TYPE NOTED)
	– BARBED WIRE FENCE
	– STOCKADE FENCE
	– CHAIN-LINK FENCE

PROJECT:
**2 Washington Street
Foxborough, MA
02035**

OWNER:
**Margi, LLC
22 Constance Way
N.Attleboro, MA
02760**

PREPARED FOR:
**Rockpoint Fund
Acquisitions, LLC
3953 Maple Avenue
Suite 300
Dallas, TX 75219**

**Griffith Properties, LLC
22 Boston Wharf Rd
7th Floor
Boston, MA 02210**



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

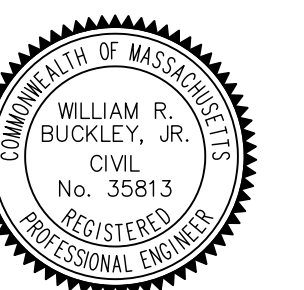
DATE APPROVED: _____
DATE ENDORSED: _____
FOXBOROUGH PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FOXBOROUGH TOWN CLERK

REFERENCES:

STAMP



DRAWING TITLE

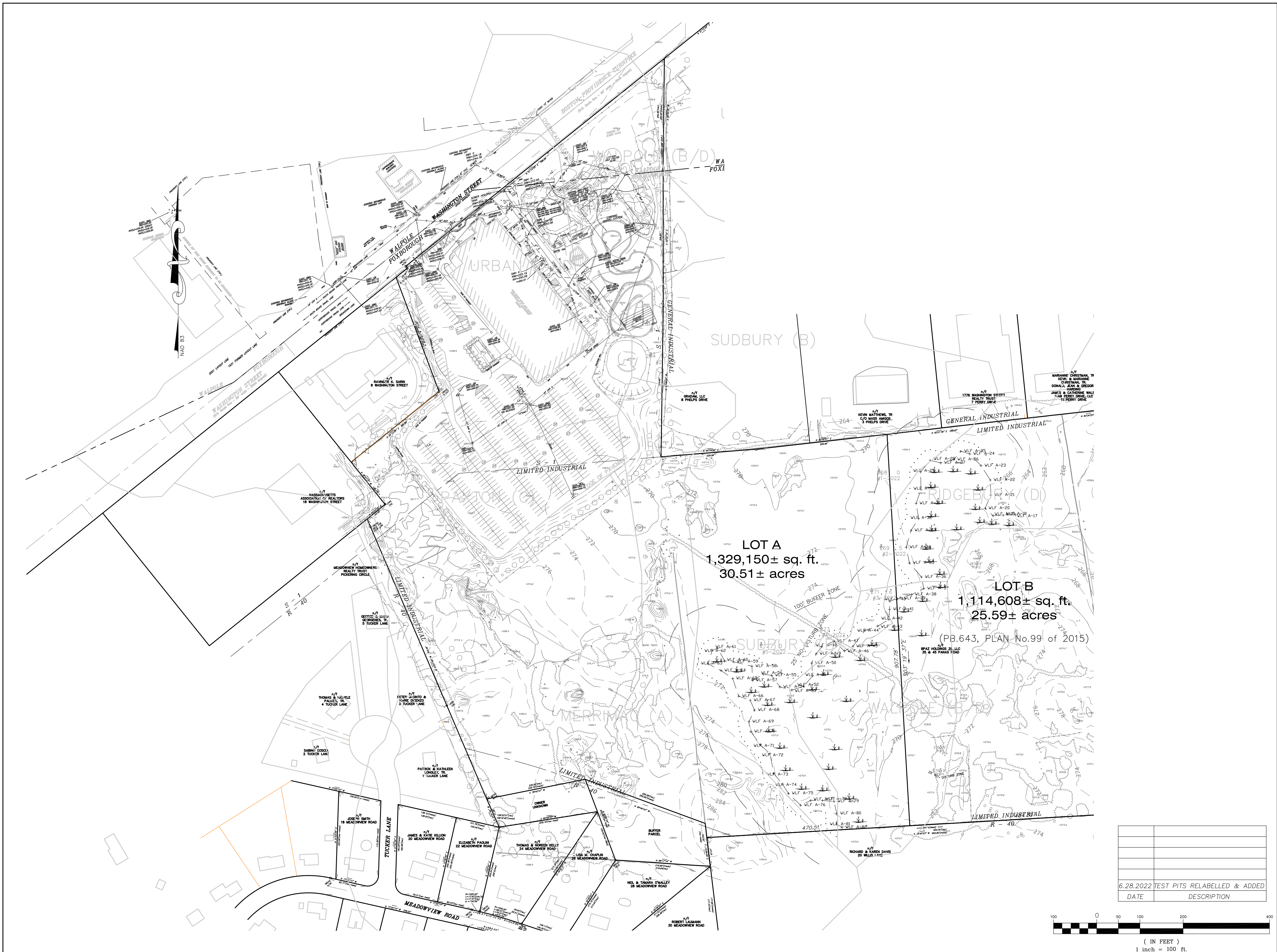
Legend &
Notes

SCALE: NTS

MAY 8, 2022 SHEET NUMBER

21-0172B

1.0



PROJECT:
**2 Washington Street
 Foxborough, MA
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OWNER:
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 22 Constance Way
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 02760**

PREPARED FOR:
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DATE _____ FOXBOROUGH TOWN CLERK

REFERENCES:

- DEED REF:
 BK.33869, PG.381
- PLAN REF:
 PB.647, PLAN No. 12-2016
- ASSESSOR'S REF:
 MAP 001, PARCEL 004/000
- ZONING REF:
 SPECIAL USE S-1
 LIMITED INDUSTRIAL
- FLOOD ZONE:
 ZONE "X"
 MAP NUMBER 25021C0332E
 EFFECTIVE DATE: JULY 17, 2012

STAMP



DRAWING TITLE

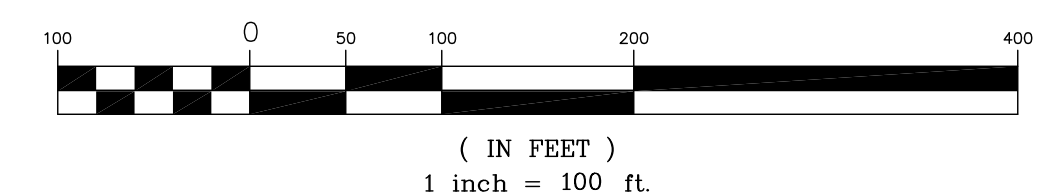
Existing
 Conditions
 Plan

SCALE: 1" = 100'

MAY 8, 2022 SHEET NUMBER

21-0172B **2.0**

DATE	DESCRIPTION
6.28.2022	TEST PITS RELABELLED & ADDED





ZONE CLASSIFICATION: SPECIAL USE S-1 & LIMITED INDUSTRIAL
 AREA OF LOCUS: 30.51± acres
 ASSESSORS REF: MAP 001, PARCEL 004/000

	REQUIRED	PROVIDED
FRONTAGE:	300' (S-1)	807.82'
SETBACKS:		
FRONT	50'	365'
SIDE	25'	173'
REAR	50'	138'
MAX. LOT COVERAGE	70%	43%
BUILDING COVERAGE	n/a	17%
MAX. HEIGHT	70'(S-1)/40'(LI)	42'
PARKING REQUIREMENT:	195	197
1/300 OFFICE ACY (16,856sf) = 56		
1/1,500 WAREHOUSE (207,894sf) = 139		
TOTAL = 195		

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Bay Colony Group, Inc.
 Professional Civil Engineers &
 Professional Land Surveyors

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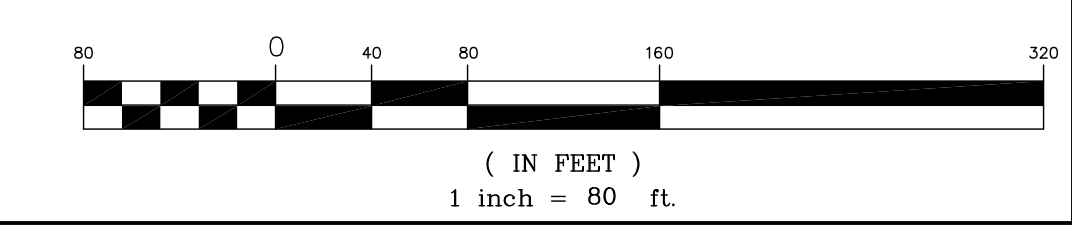
DATE	DESCRIPTION
6.24.2022	SIGHT TRIANGLE ADDED

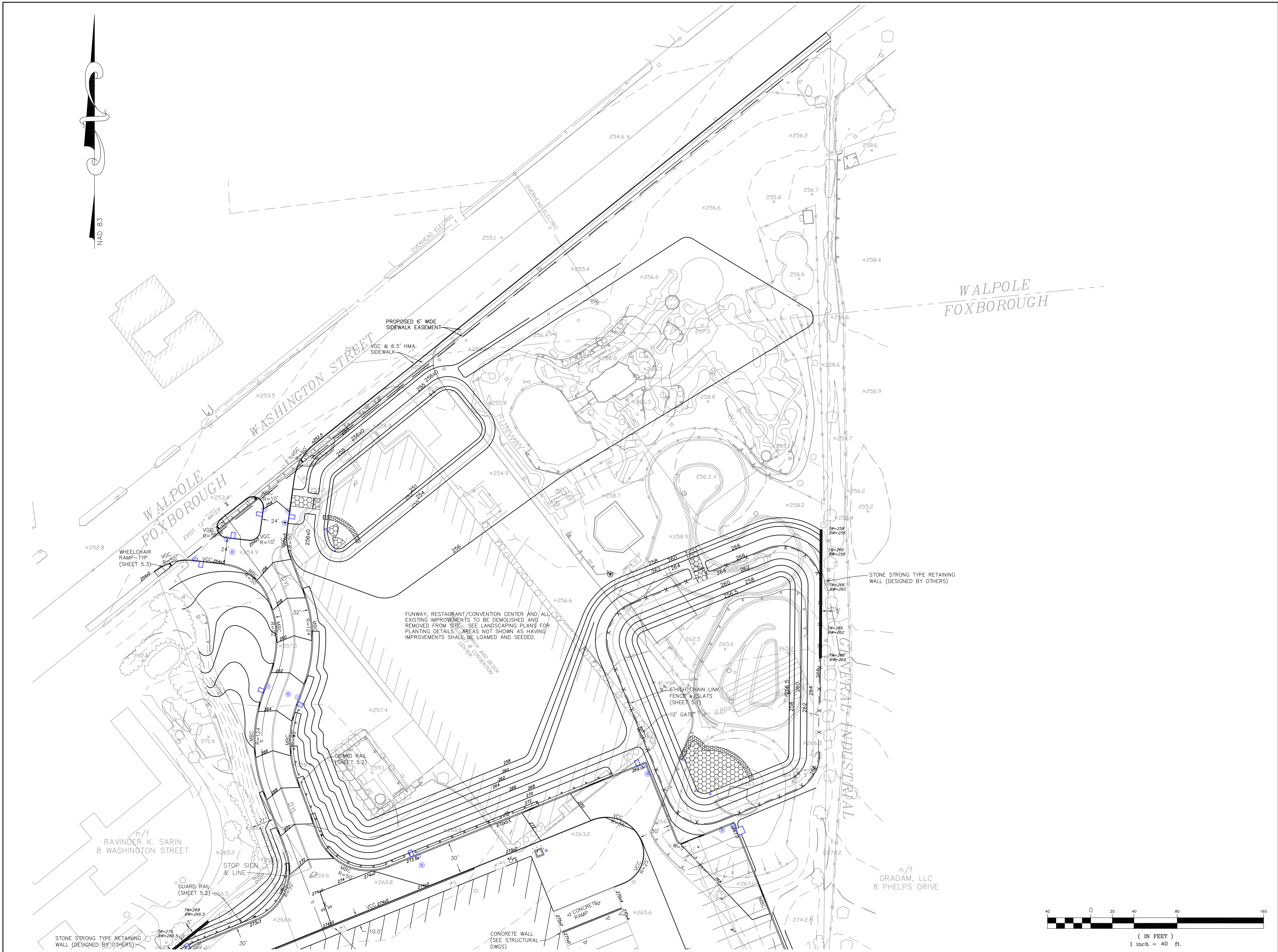
STAMP



DRAWING TITLE
Master
Index Plan

SCALE: 1" = 80'
 MAY 8, 2022 SHEET NUMBER
 21-0172B **3.0**





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 2 Washington Street
 Foxborough, MA
 02035

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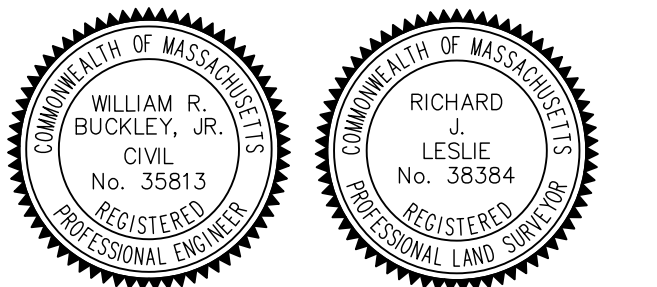
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REFERENCES:

DATE	DESCRIPTION
8.4.2022	BASIN 2 GRADING REVISED/STRIPING AND SIGNS ADDED/RADIUS NE OF BLDG MODIFIED
6.24.2022	RETAINING WALL MOVED

STAMP



DRAWING TITLE
 Layout,
 Grading &
 Materials Plan

SCALE: 1" = 40'

MAY 8, 2022 SHEET NUMBER

21-0172B **3.1**



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8.4.2022	SIGNAGE & STRIPING ADDED
6.24.2022	RETAINING WALL ADDED

STAMP



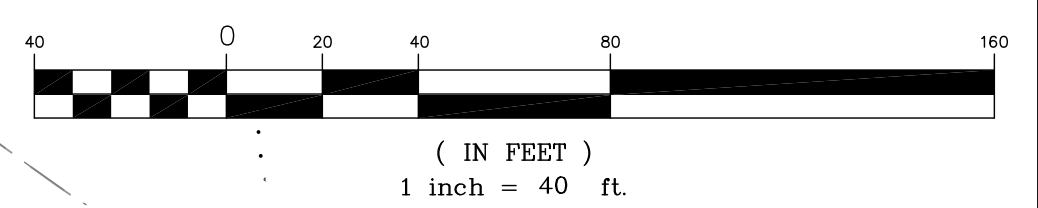
DRAWING TITLE

**Layout,
 Grading &
 Materials Plan**

SCALE: 1" = 40'

MAY 8, 2022 SHEET NUMBER

21-0172B **3.2**





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02035

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6.10.2022	GRADING MODIFIED

STAMP

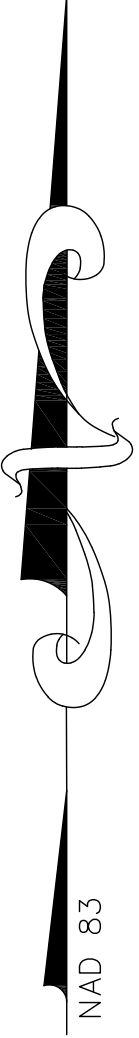
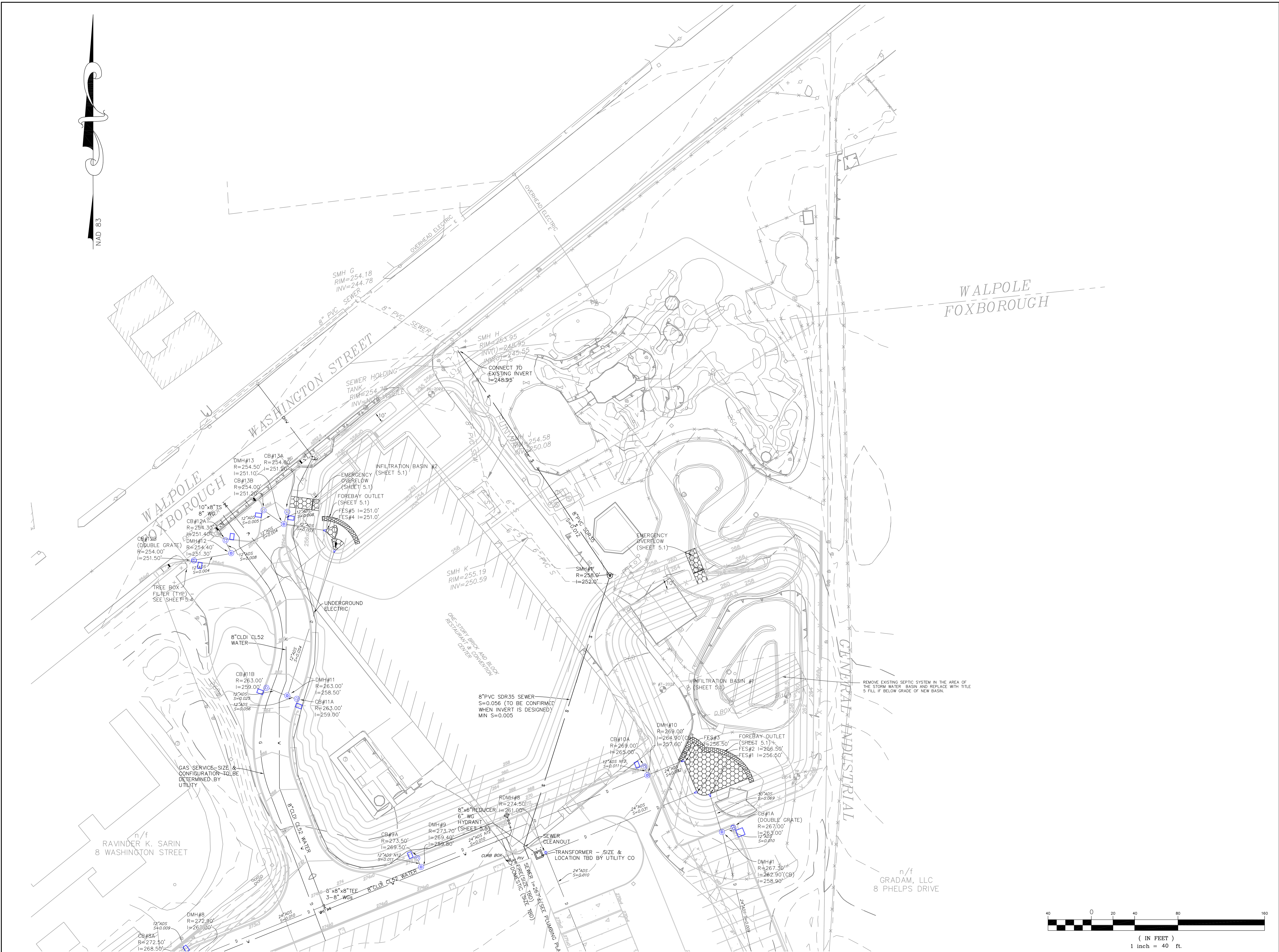


DRAWING TITLE
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SCALE: 1" = 40'

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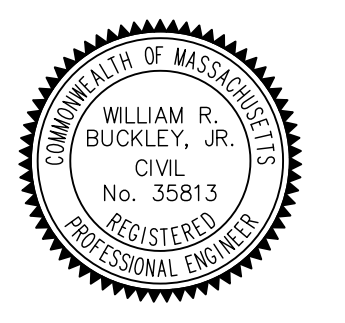
I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FOXBOROUGH TOWN CLERK

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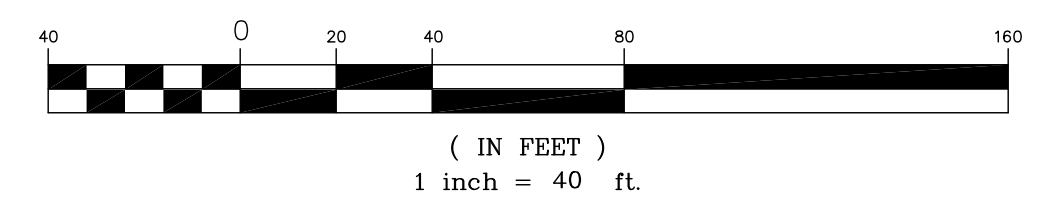
DATE	DESCRIPTION
6.10.2022	NOTE ADDED TO BASIN #1 RE SEPTIC SYSTEM REMOVAL/DMH#1 CASCADE MODEL CHANGED/ DOUBLE CB#1/BASIN #2 OVERFLOW MOVED

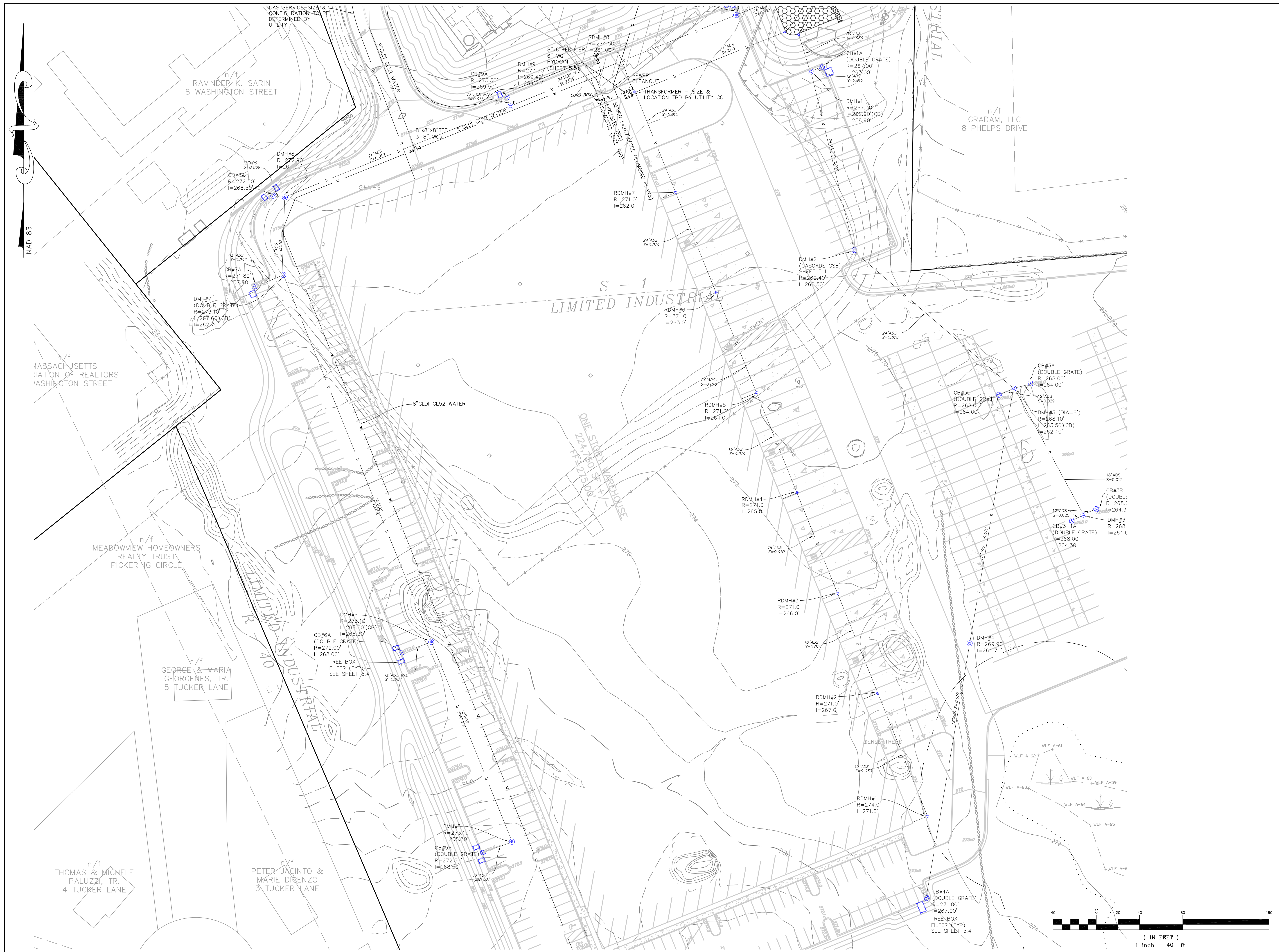
STAMP



DRAWING TITLE
**Drainage &
 Utilities Plan**

SCALE: 1" = 40'
 MAY 8, 2022 SHEET NUMBER
4.1
 21-0172B





PROJECT:
**2 Washington Street
 Foxborough, MA
 02035**

OWNER:
**Margi, LLC
 22 Constance Way
 N.Attleboro, MA
 02760**

PREPARED FOR:
**Rockpoint Fund
 Acquisitions, LLC
 3953 Maple Avenue
 Suite 300
 Dallas, TX 75219**

**Griffith Properties, LLC
 22 Boston Wharf Rd
 7th Floor
 Boston, MA 02210**



FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

DATE APPROVED: _____
 DATE ENDSORSED: _____
 FOXBOROUGH PLANNING BOARD

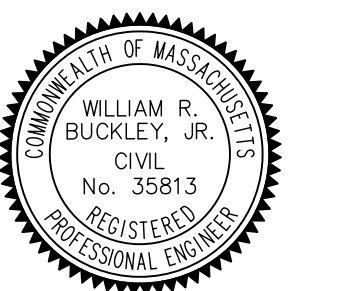
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DATE _____ FOXBOROUGH TOWN CLERK

REFERENCES:

DATE	DESCRIPTION
6.10.2022	DMH#3-1 & CB#3-1A & 3C ADDED/RDMH#2-#3 LINE SIZE INCREASED/DMH#1-FES#1 LINE SIZE INCREASED/CASCADE MOVED FROM DMH#1 TO DMH#2

STAMP

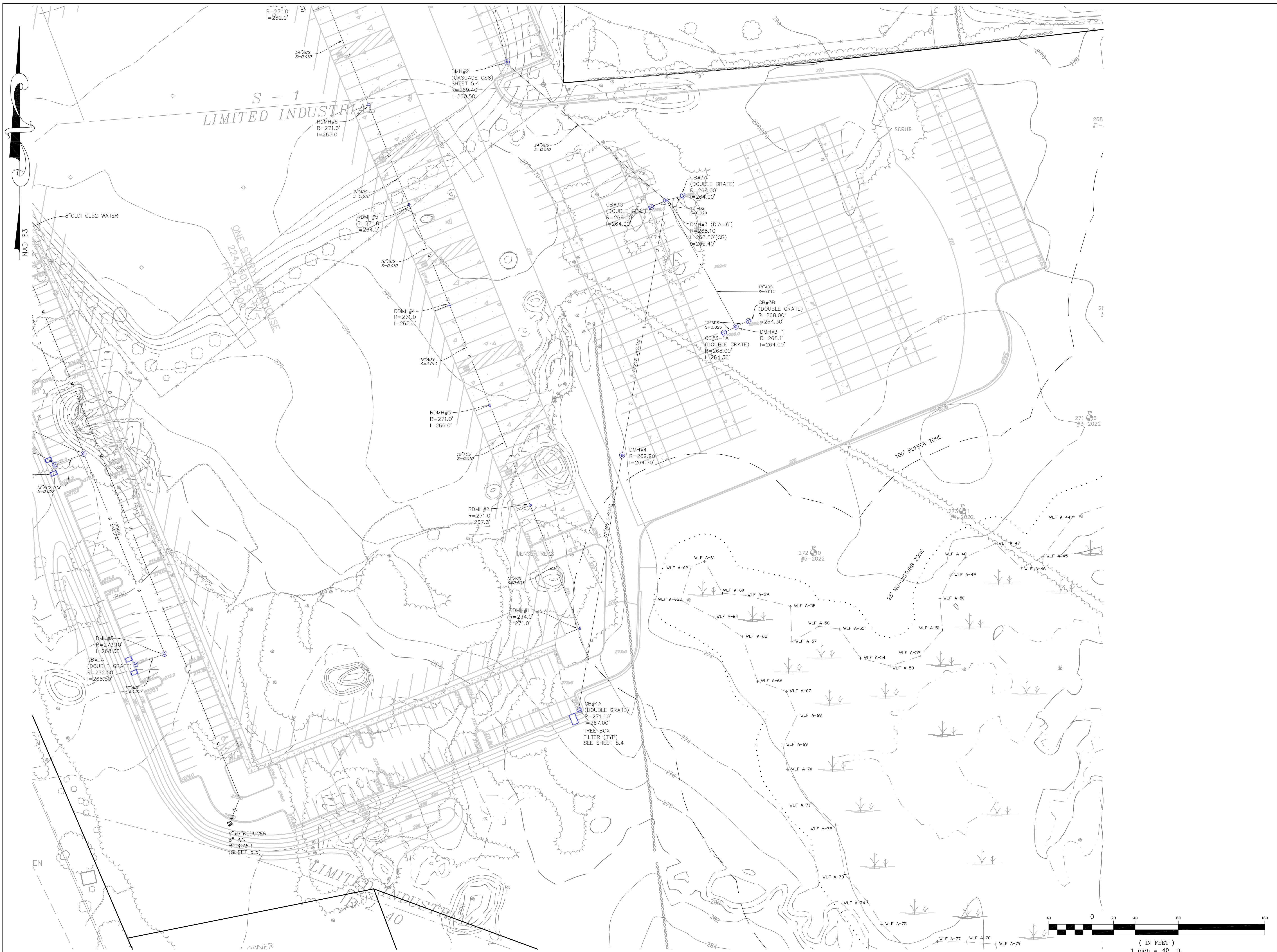


DRAWING TITLE
**Drainage &
 Utilities Plan**

SCALE: 1" = 40'

MAY 8, 2022 SHEET NUMBER

21-0172B **4.2**



PROJECT:
**2 Washington Street
 Foxborough, MA
 02035**

OWNER:
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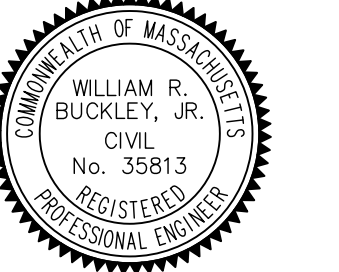
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STAMP

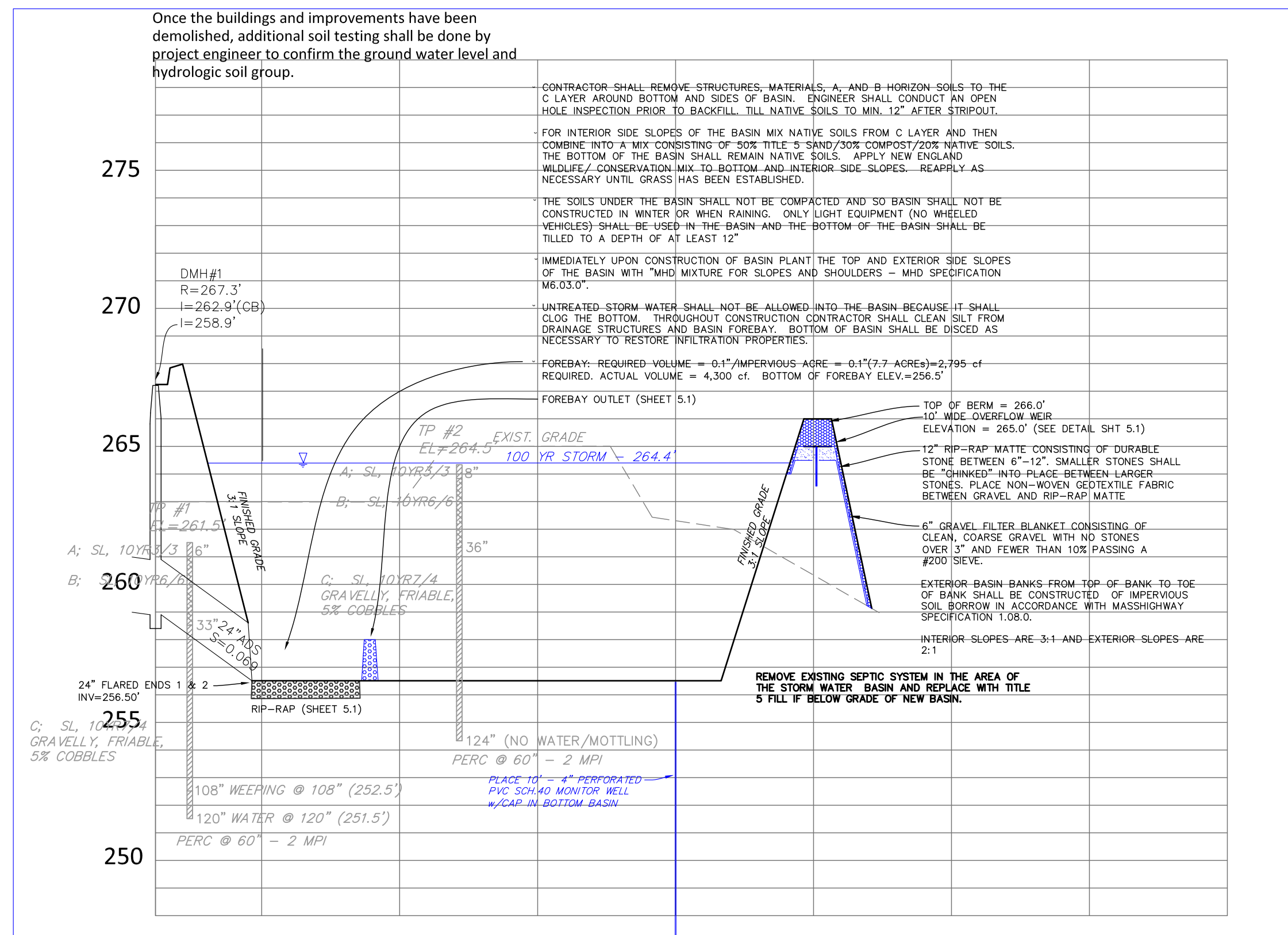


DRAWING TITLE
**Drainage &
 Utilities Plan**

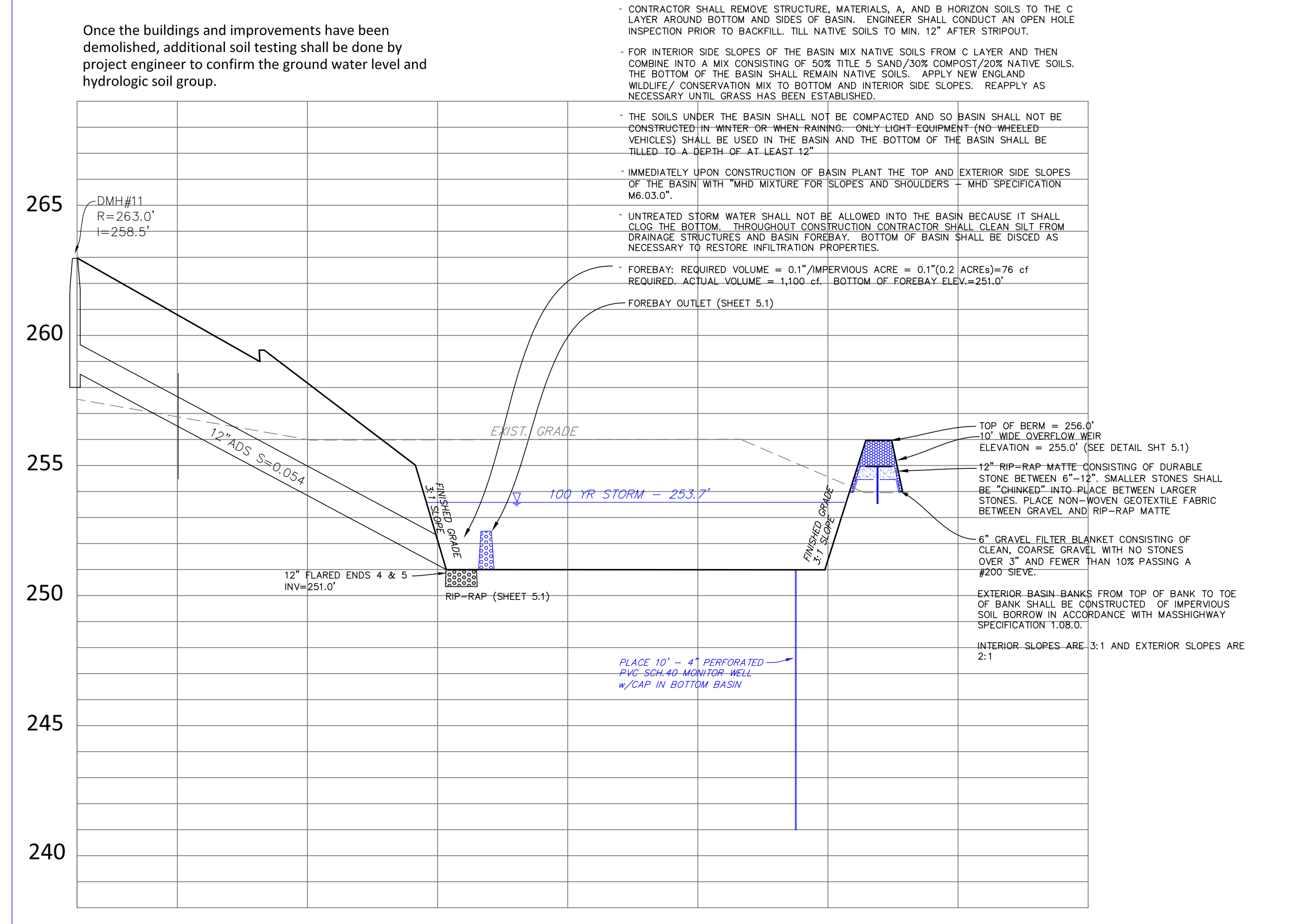
SCALE: 1" = 40'

MAY 8, 2022 SHEET NUMBER

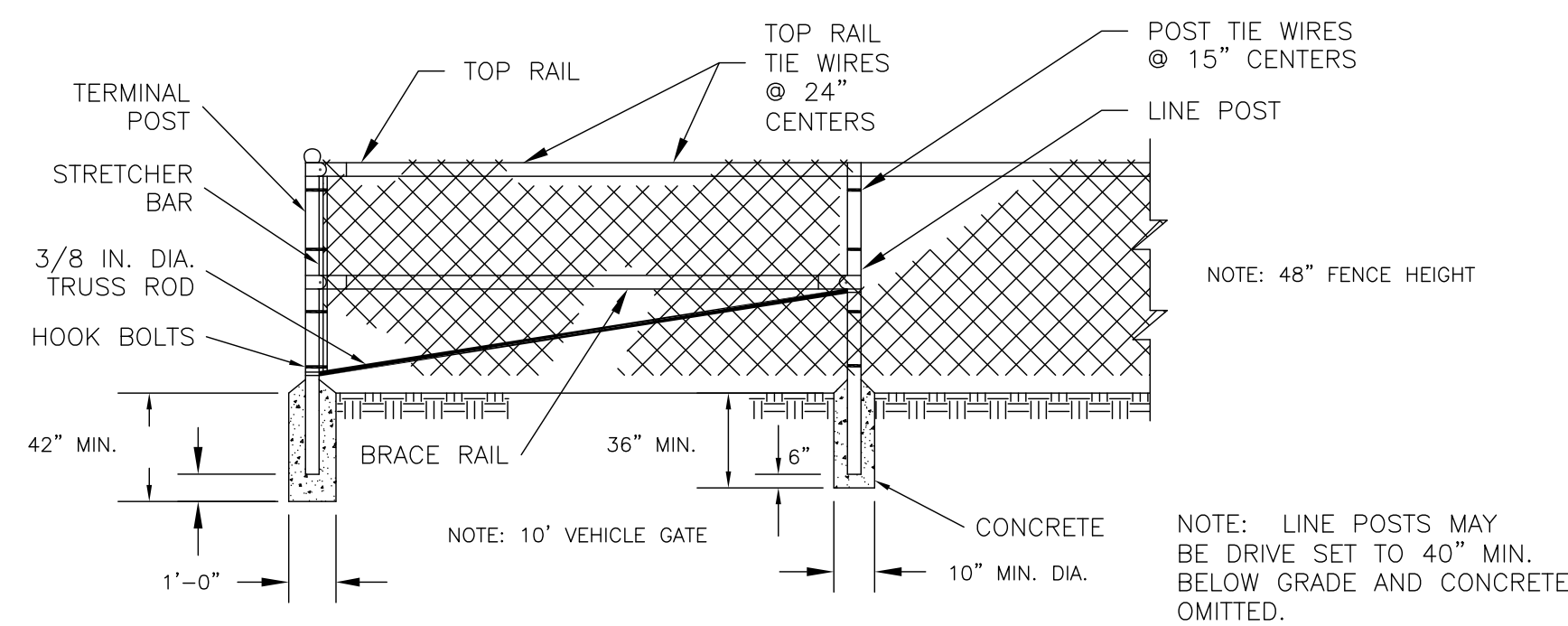
21-0172B **4.3**



INFILTRATION BASIN #1 PROFILE
SCALE 1\"/>



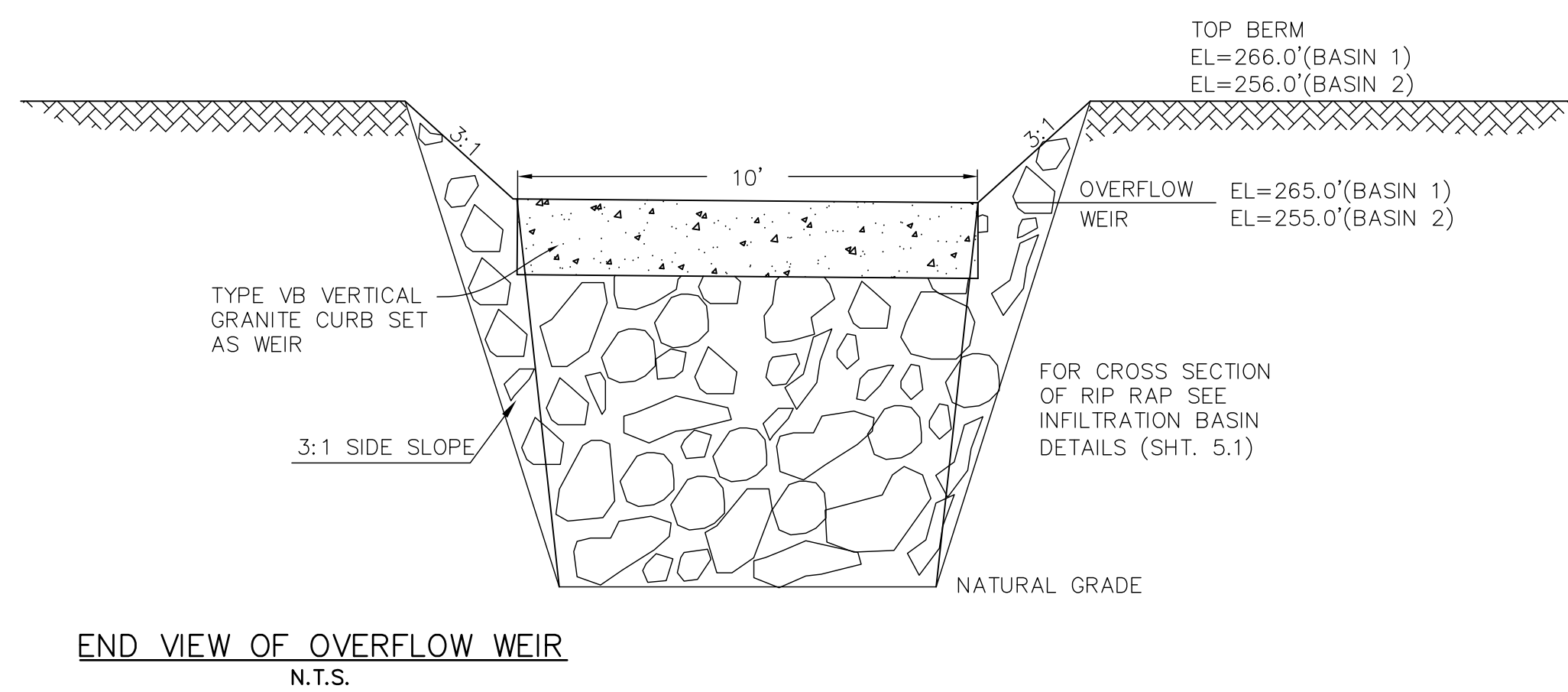
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SCALE 1\"/>



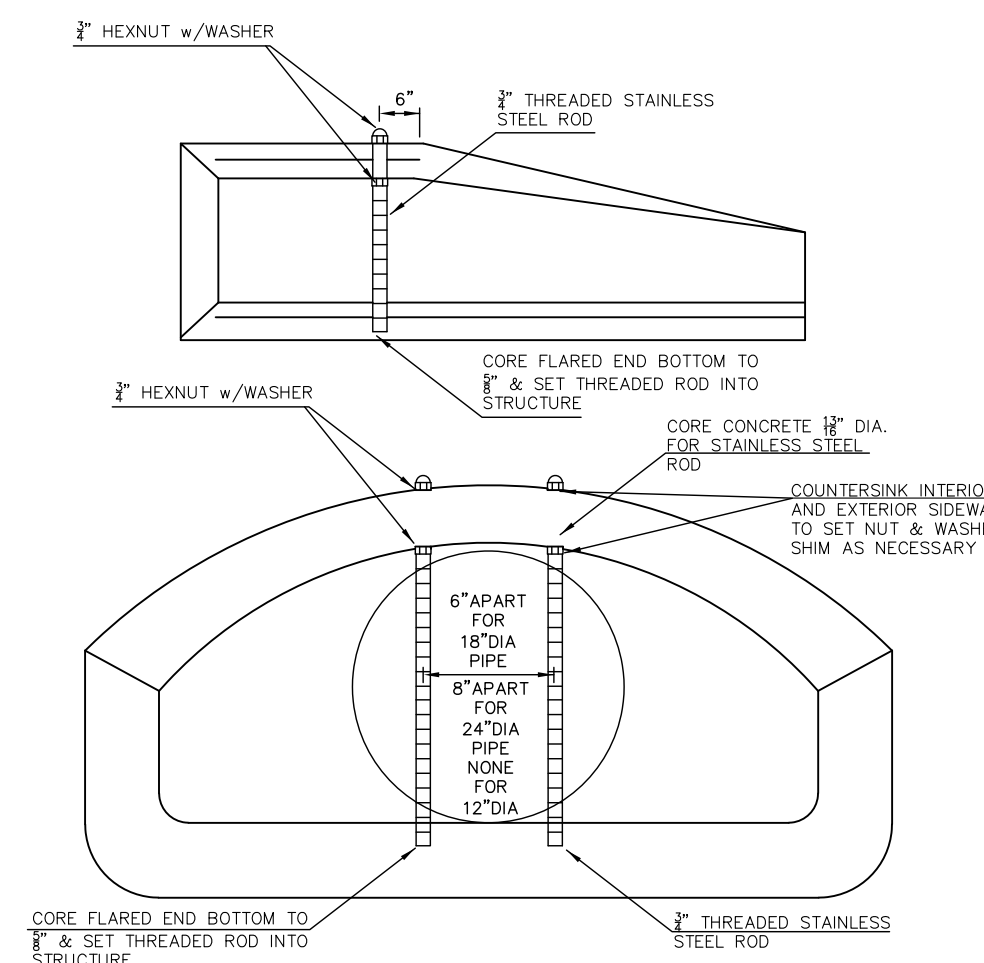
CONSTRUCTION NOTES

1. MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
2. ALL POSTS SHALL BE INSTALLED VERTICALLY. WHERE POSTS ARE INSTALLED ON AN INCLINED SURFACE, THE ANGLE OF THE POST SHALL BE ADJUSTED SO THAT THE POST WILL BE VERTICAL.
3. THE FENCING SHALL BE #9 GAGE FENCE FABRIC, STANDARD 2-INCH CHAIN LINK DIAMOND MESH.

CHAIN LINK FENCE DETAIL
NTS

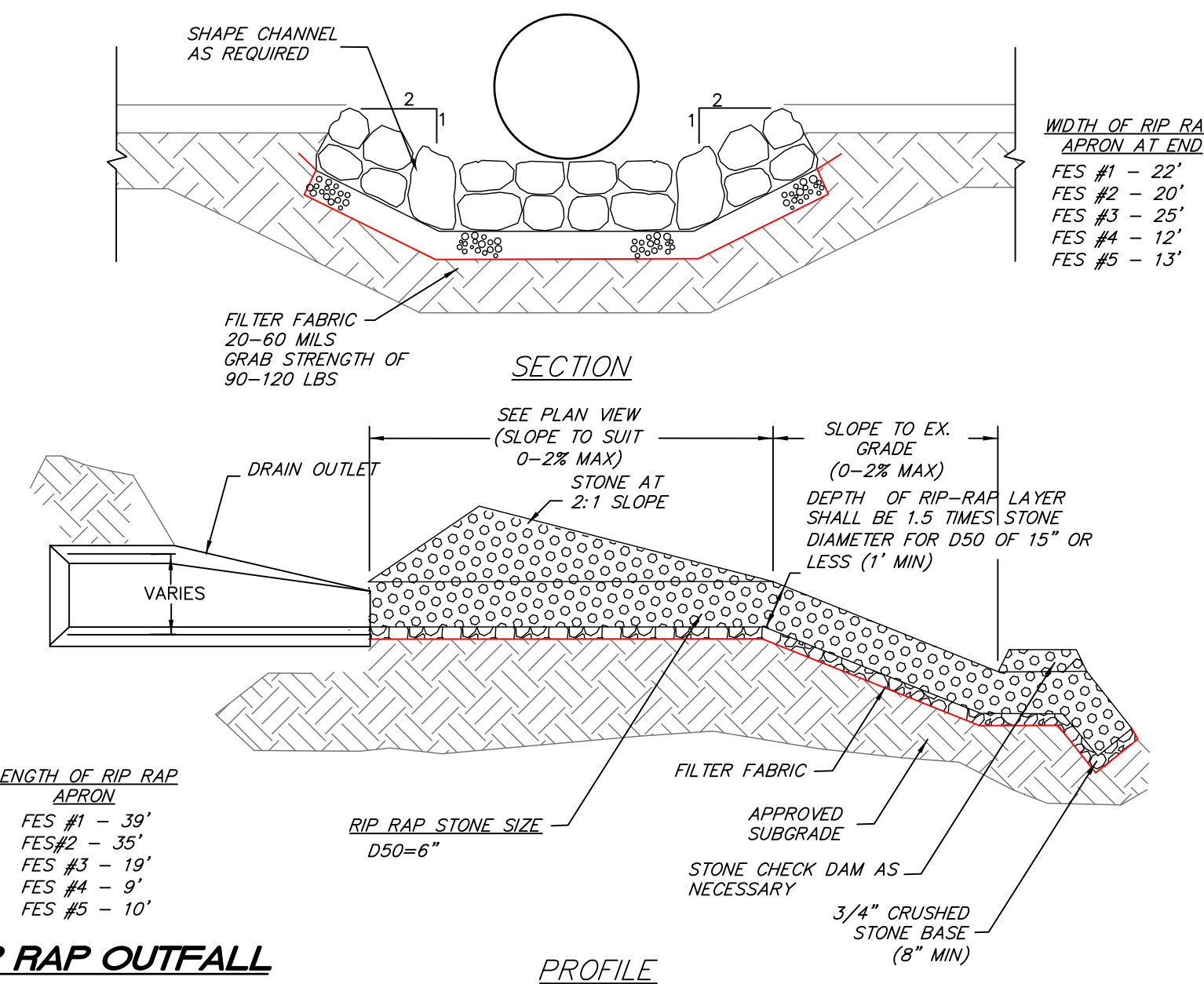


END VIEW OF OVERFLOW WEIR
N.T.S.



FLARED END SECURITY BARS
NTS

FOREBAY OUTLET
NTS



- LENGTH OF RIP-RAP SECTION
- FES #1 - 39'
 - FES #2 - 35'
 - FES #3 - 19'
 - FES #4 - 9'
 - FES #5 - 10'

RIP RAP OUTFALL
NTS

PROJECT:
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Foxborough, MA
02035**

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Professional Civil Engineers &
Professional Land Surveyors

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FOXBOROUGH, MA 02035
508-543-3939

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DATE _____ FOXBOROUGH TOWN CLERK

REFERENCES:

DATE	DESCRIPTION
6.10.2022	NOTE ADDED TO BASIN #1 PROFILE

STAMP



DRAWING TITLE

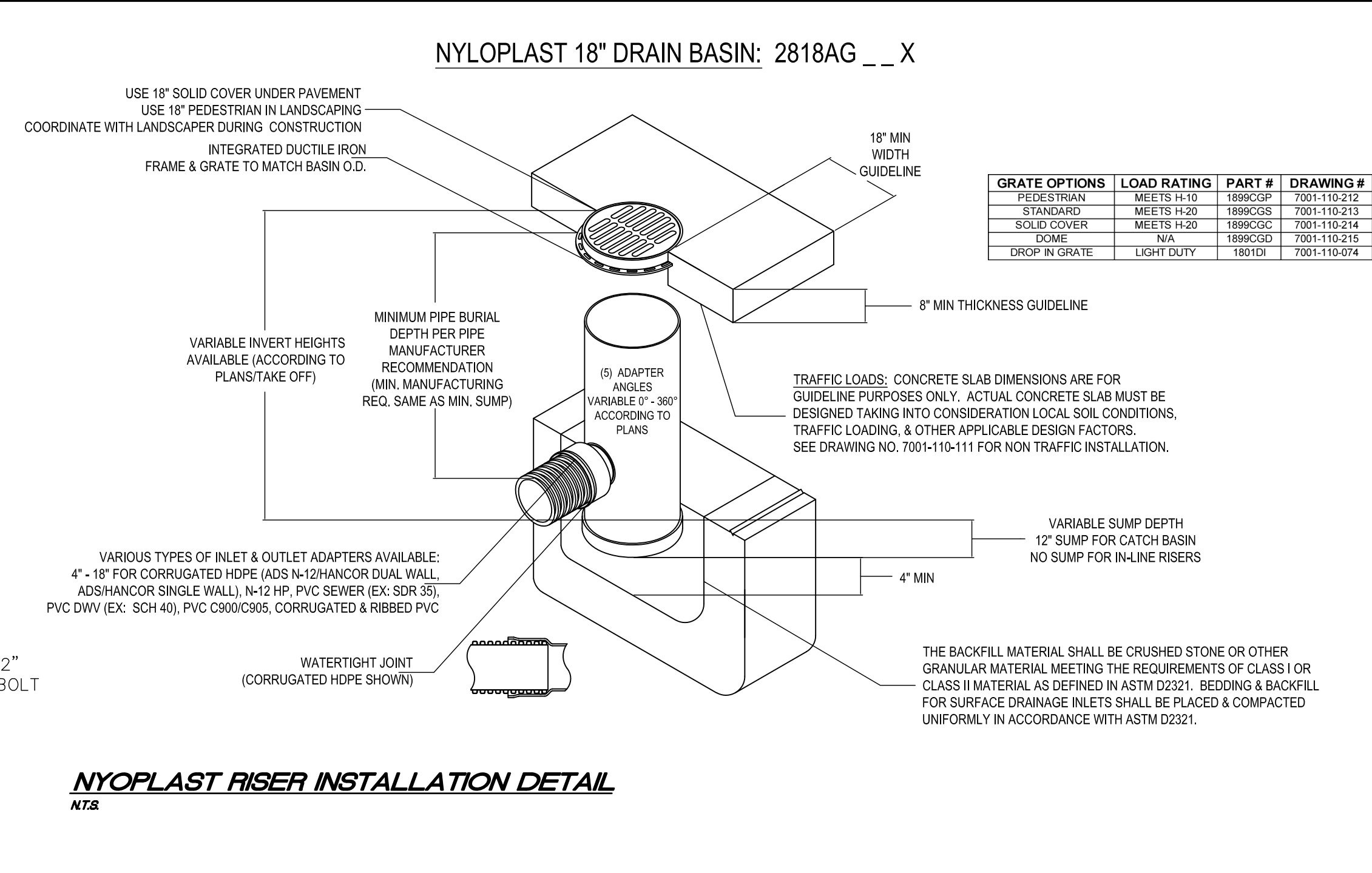
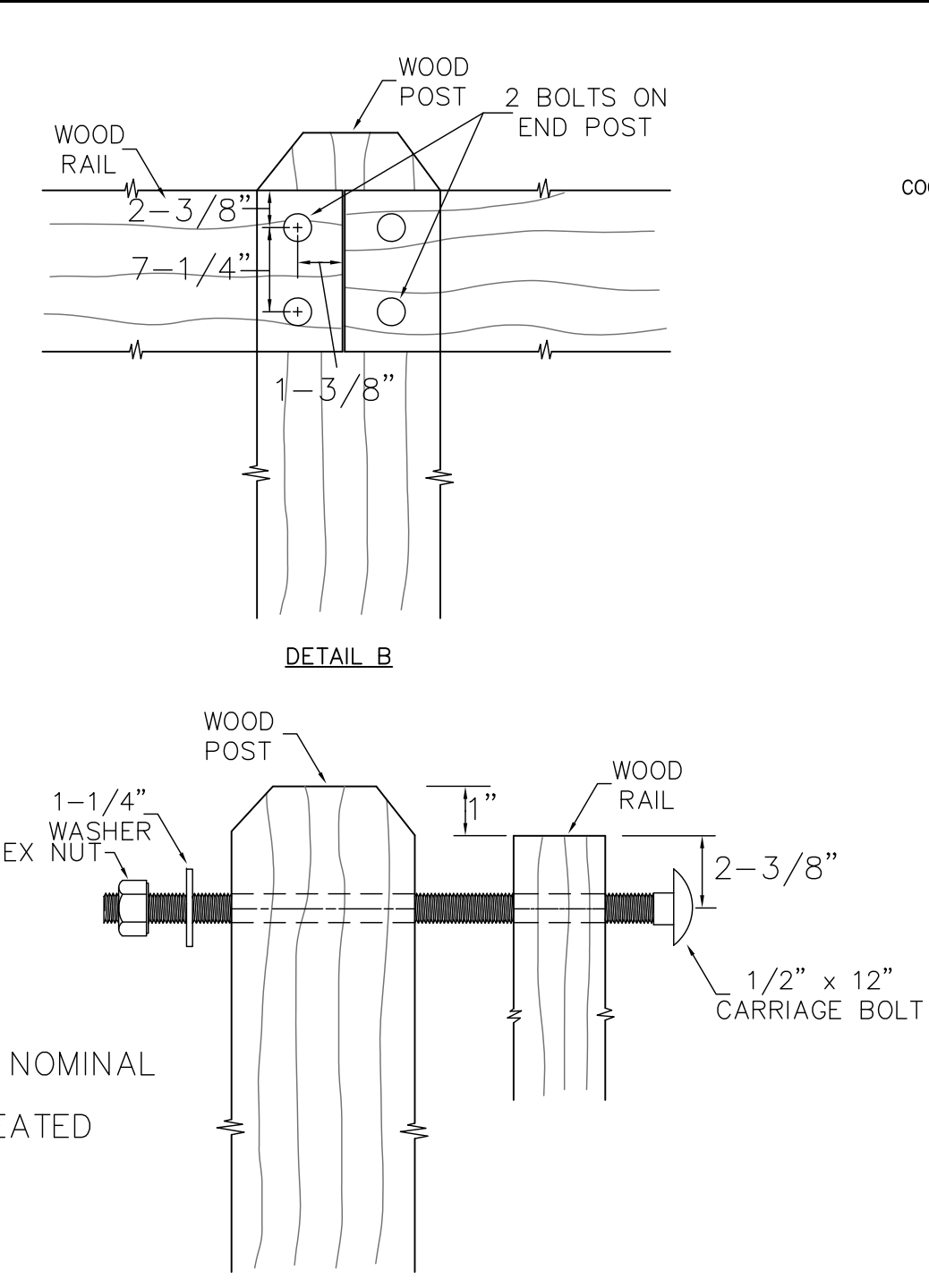
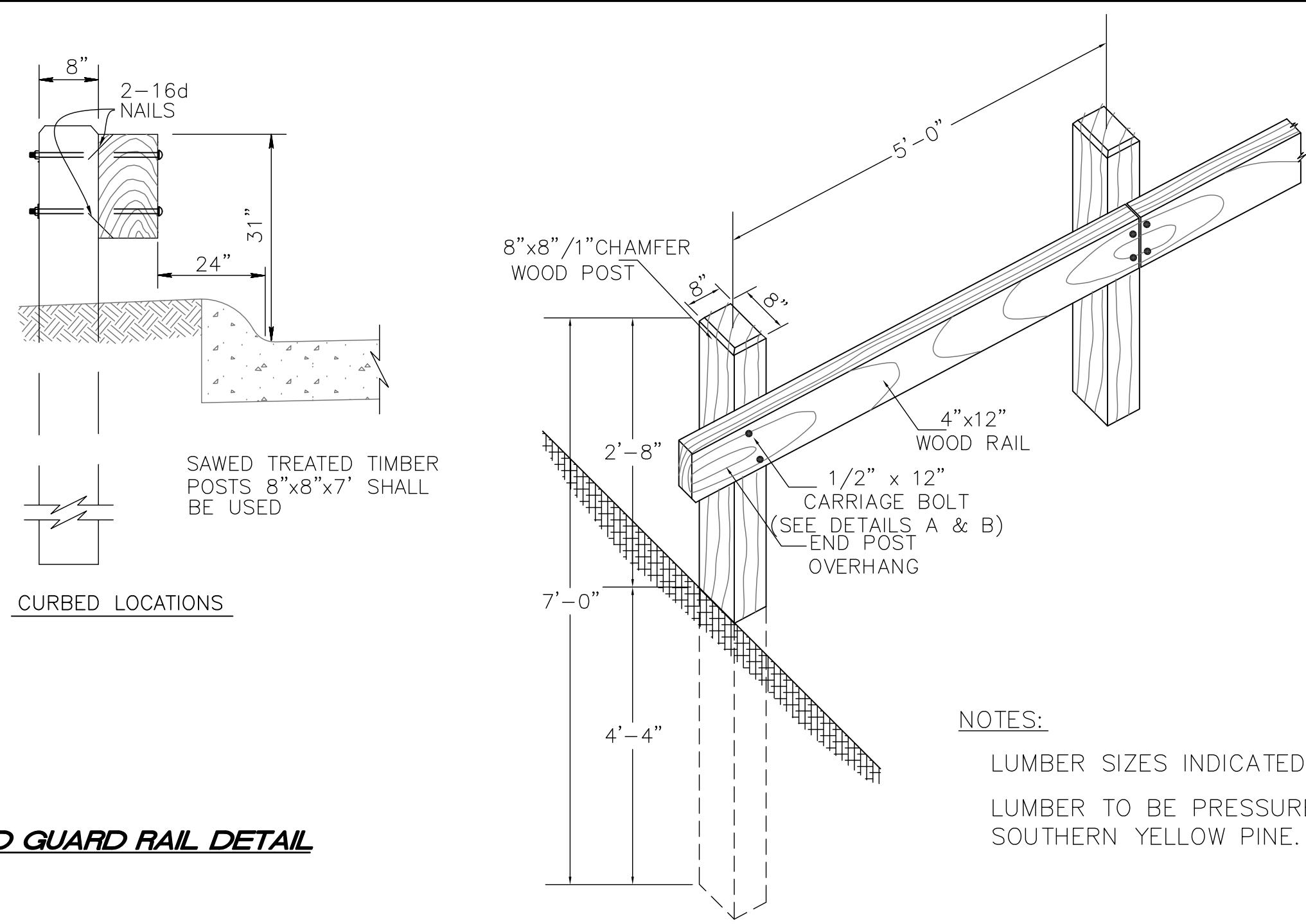
**Construction
Details**

SCALE: NTS

MAY 8, 2022 SHEET NUMBER

21-0172B

5.1

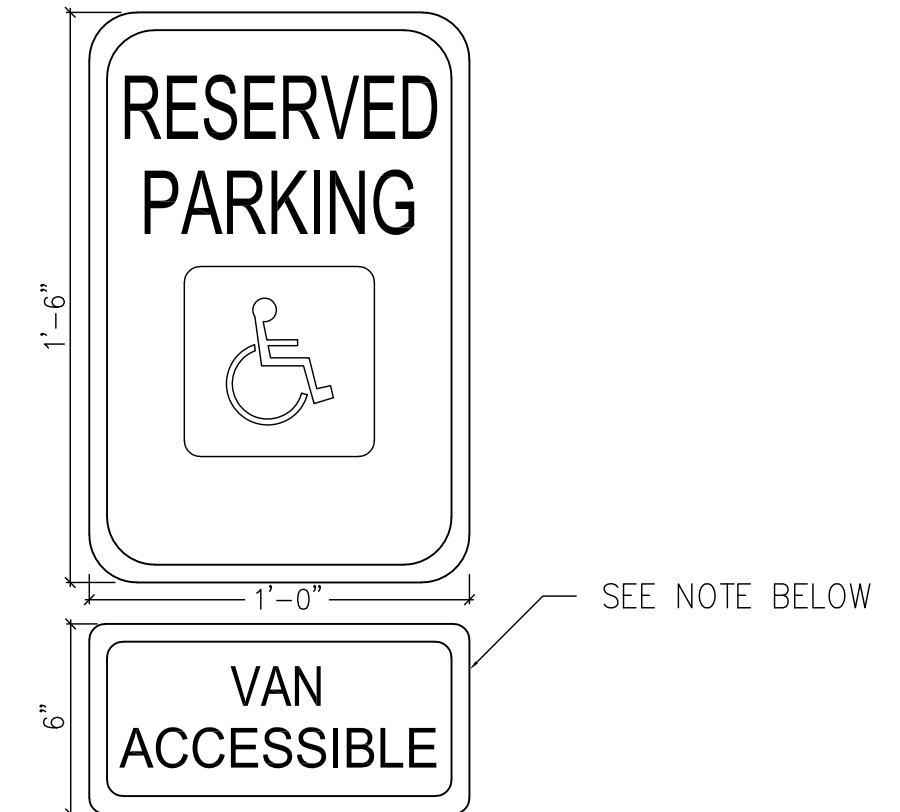
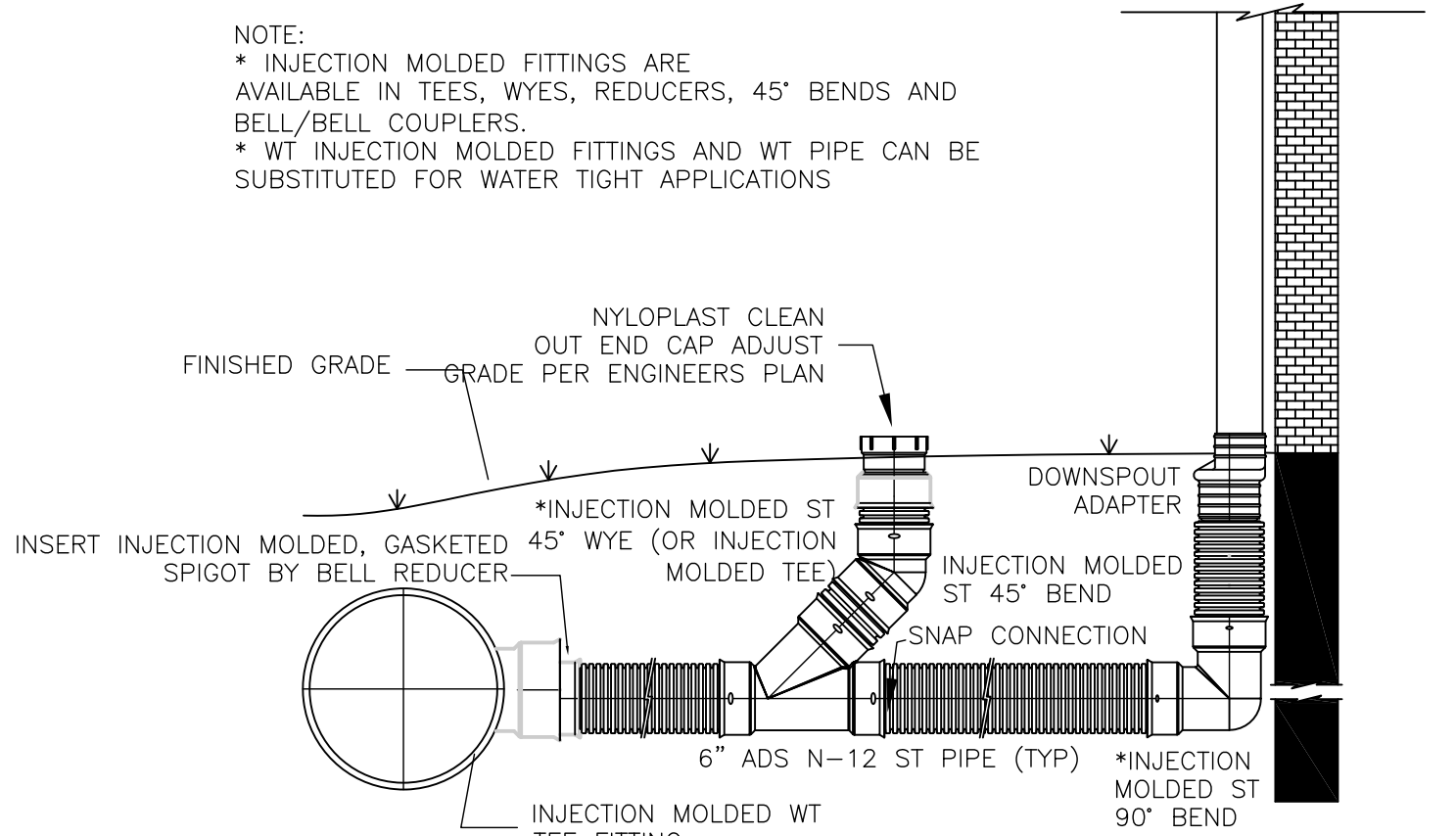


WOOD GUARD RAIL DETAIL
NTS

NYOPLAST RISER INSTALLATION DETAIL
NTS

NOTES:
LUMBER SIZES INDICATED ARE NOMINAL
LUMBER TO BE PRESSURE-TREATED SOUTHERN YELLOW PINE.

NOTE:
* INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
* WT INJECTION MOLDED FITTINGS AND WT PIPE CAN BE SUBSTITUTED FOR WATER TIGHT APPLICATIONS



ROOF DRAIN DETAIL WITH CLEANOUT
NTS

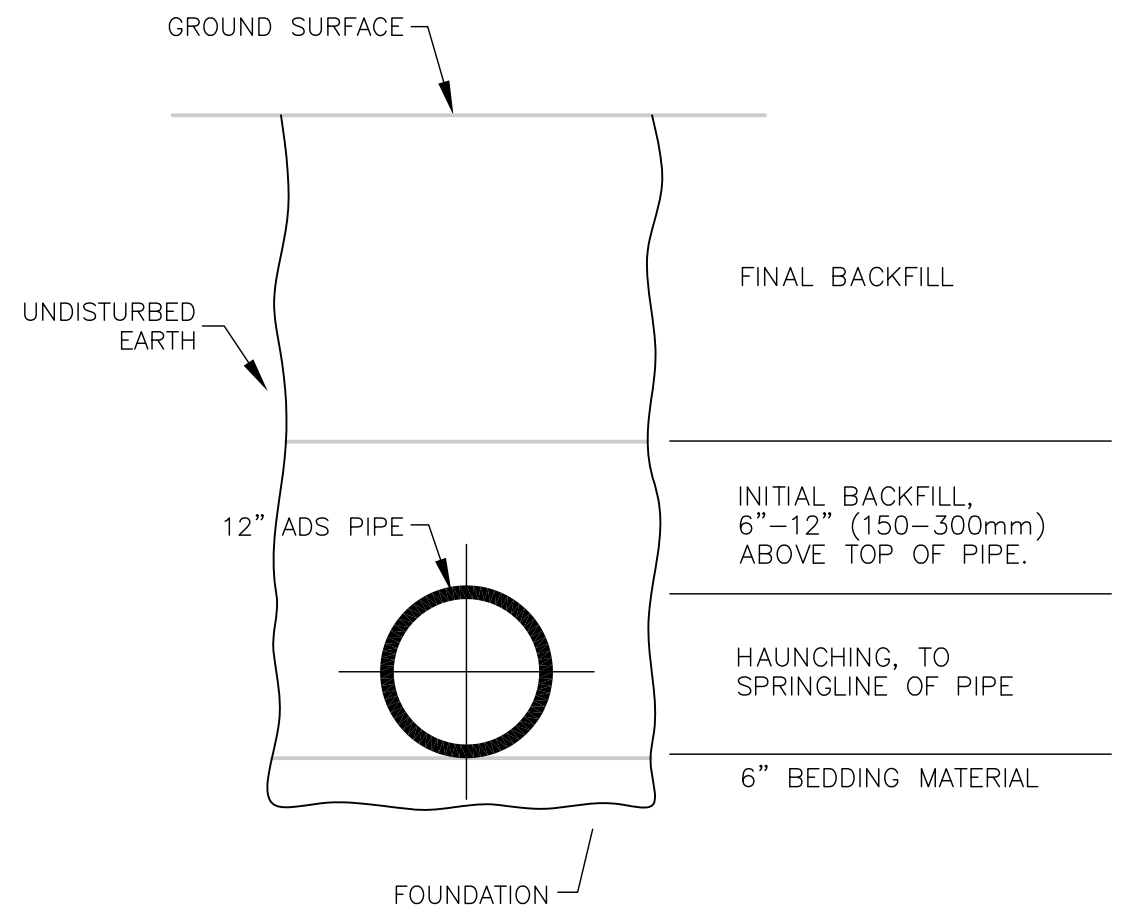
ACCESSIBILITY SIGN

- NOTES:**
- FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321; "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
 - BEDDING:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - HAUNCHING AND INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:**

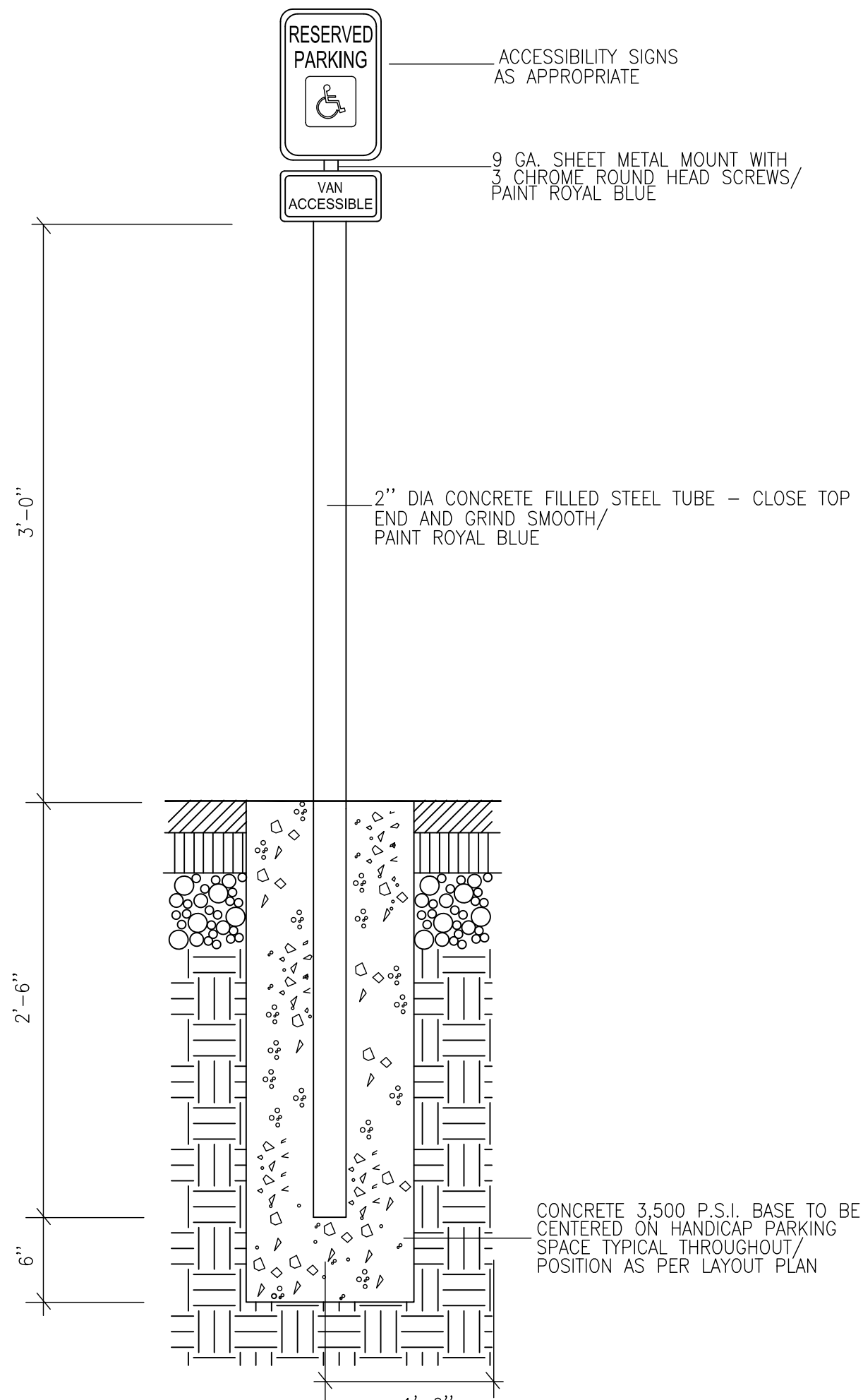
NOMINAL Ø in (mm)	MIN. RECOMMENDED TRENCH WIDTH, in (mm)
6 (150)	23 (580)
8 (200)	25 (630)
10 (250)	28 (710)
12 (300)	31 (790)
15 (375)	34 (860)
18 (450)	39 (990)
24 (600)	48 (1220)
 - MINIMUM COVER:** MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.

SURFACE LIVE LOADING CONDITION	MINIMUM RECOMMENDED COVER, in (mm)	
H25 (FLEXIBLE PAVEMENT)	12 (300), 24 (600)	FOR 60" (1500) PIPE
H25 (RIGID PAVEMENT)	12 (300), 24 (600)	FOR 60" (1500) PIPE
E80 RAILWAY	24 (600)	
HEAVY CONSTRUCTION	48 (1200)	

*TOP OF PIPE TO BOTTOM OF BITUMINOUS PAVEMENT SECTION



ADS ROOF DRAIN TRENCH DETAIL
NTS



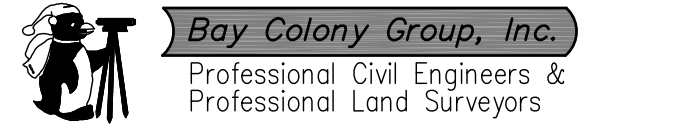
HANDICAP PARKING SIGN + BOLLARD
NTS

PROJECT:
2 Washington Street
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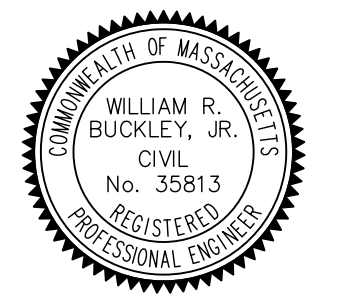
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FOXBOROUGH PLANNING BOARD

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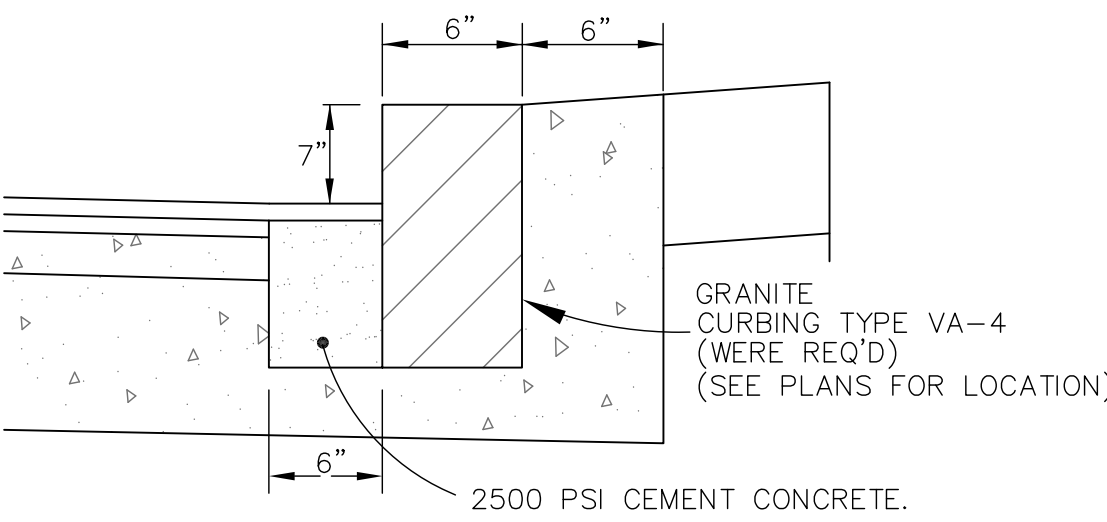
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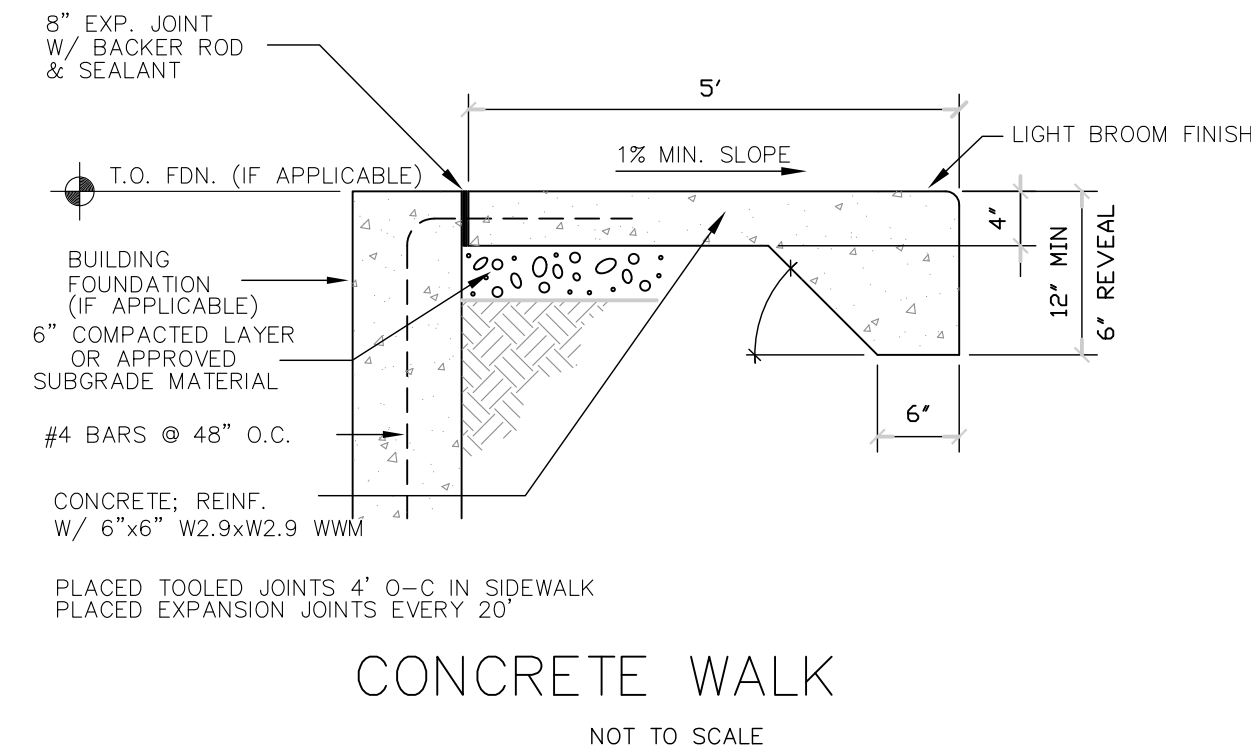


DRAWING TITLE
Construction
Details

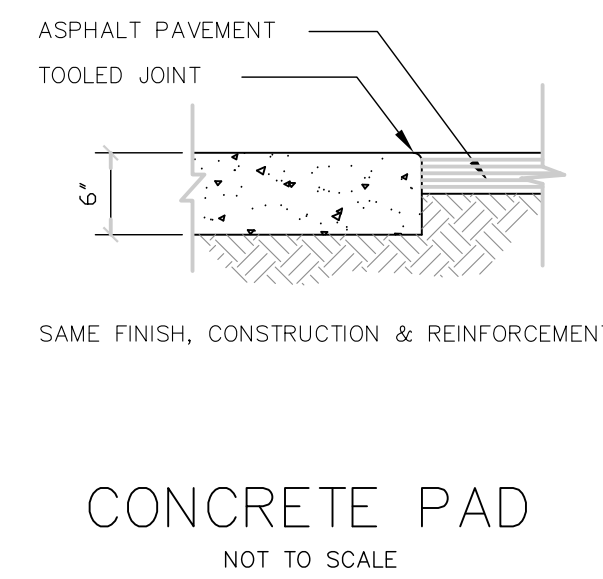
SCALE: NTS
MAY 8, 2022 SHEET NUMBER
21-0172B **5.2**



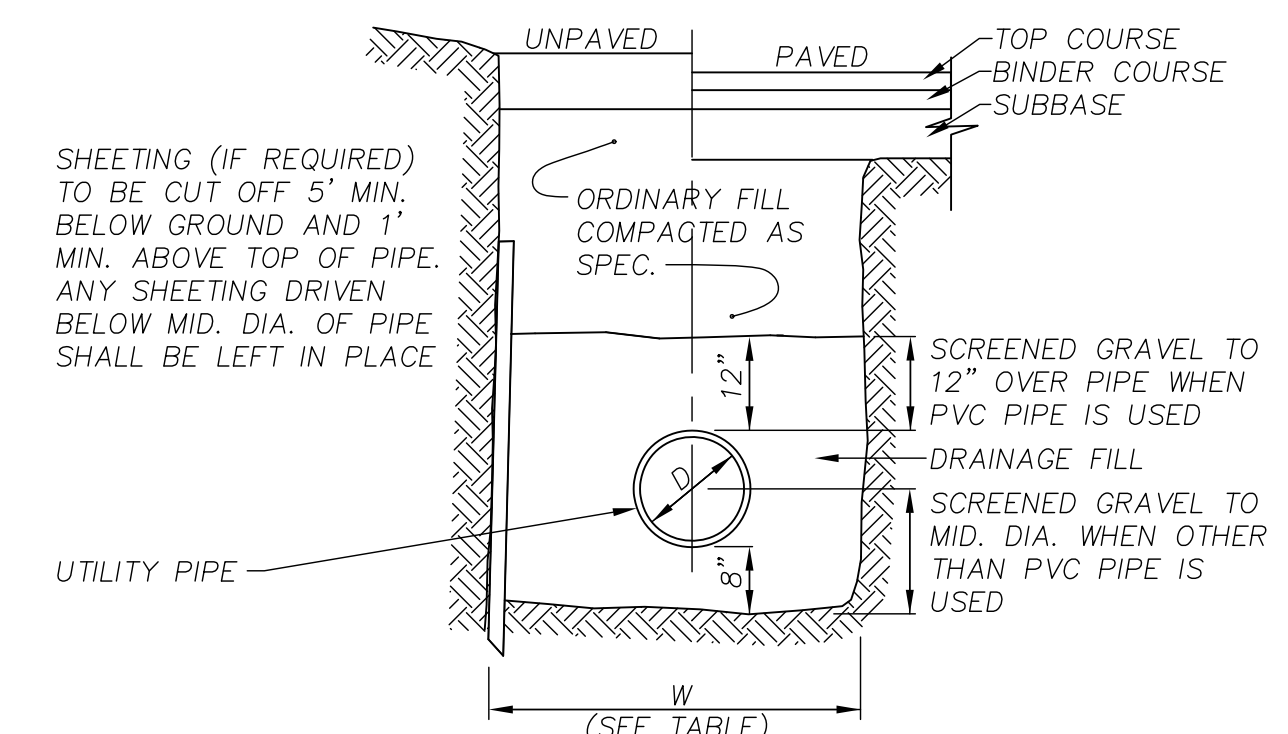
VERTICAL GRANITE CURBING
NTS



CONCRETE WALK AND PADS
NTS

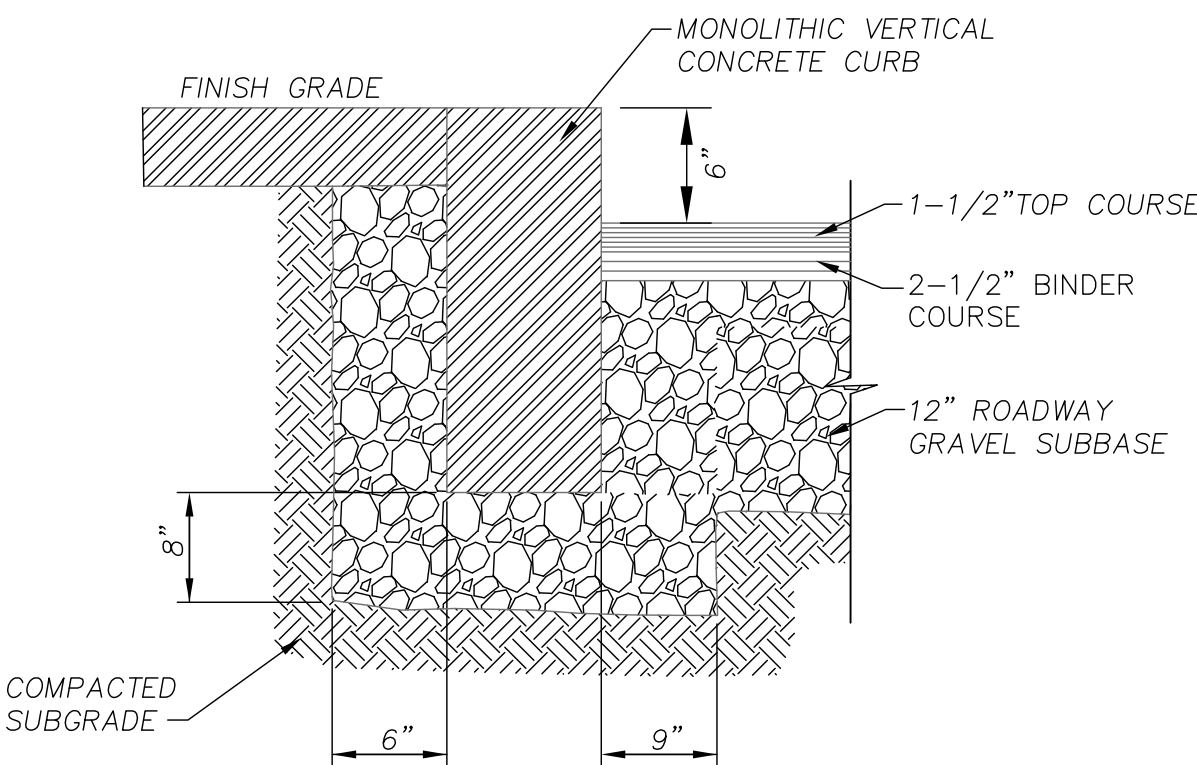


CONCRETE PAD
NOT TO SCALE

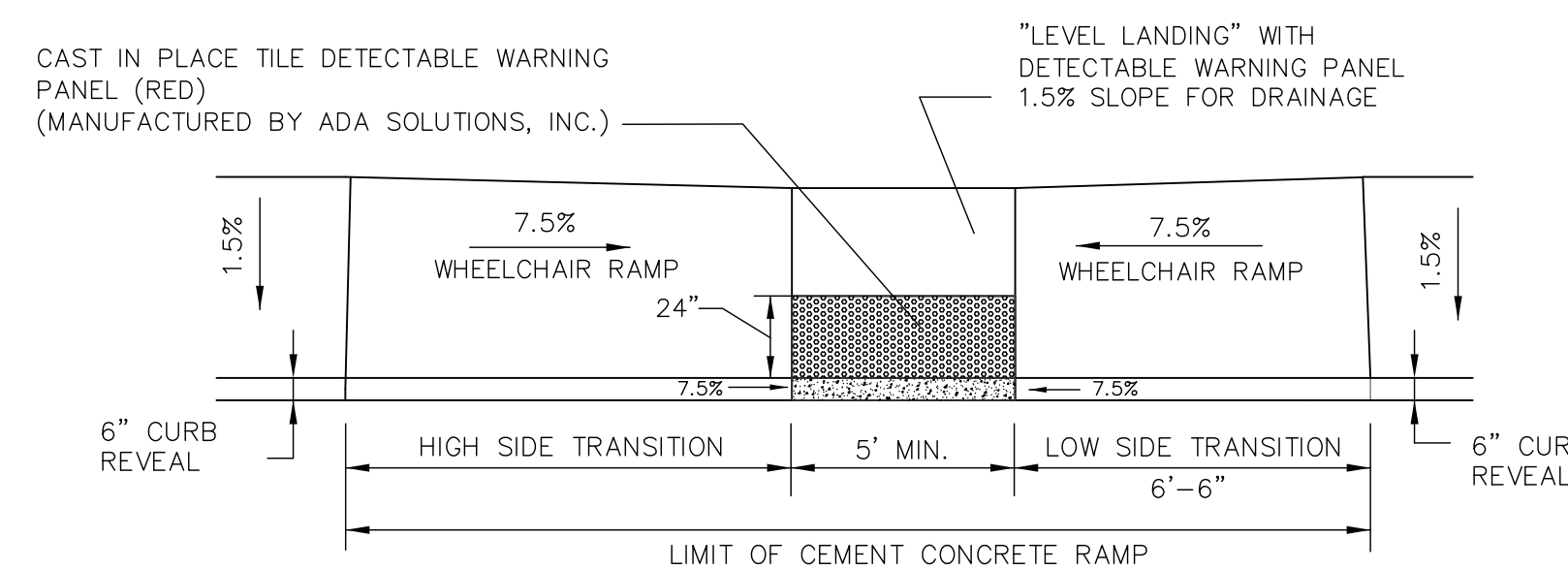


DRAINAGE TRENCH SECTION
NTS

PIPE DIA. (D)	TRENCH WIDTH	
	UNSHEETED (W)	SHEETED (W)
TO 12"	3'	4'
14"-24"	4'	5'
30"-36"	5'	6'



VERTICAL CONCRETE CURBING AND DRIVEWAY/PARKING LOT SECTION
NTS

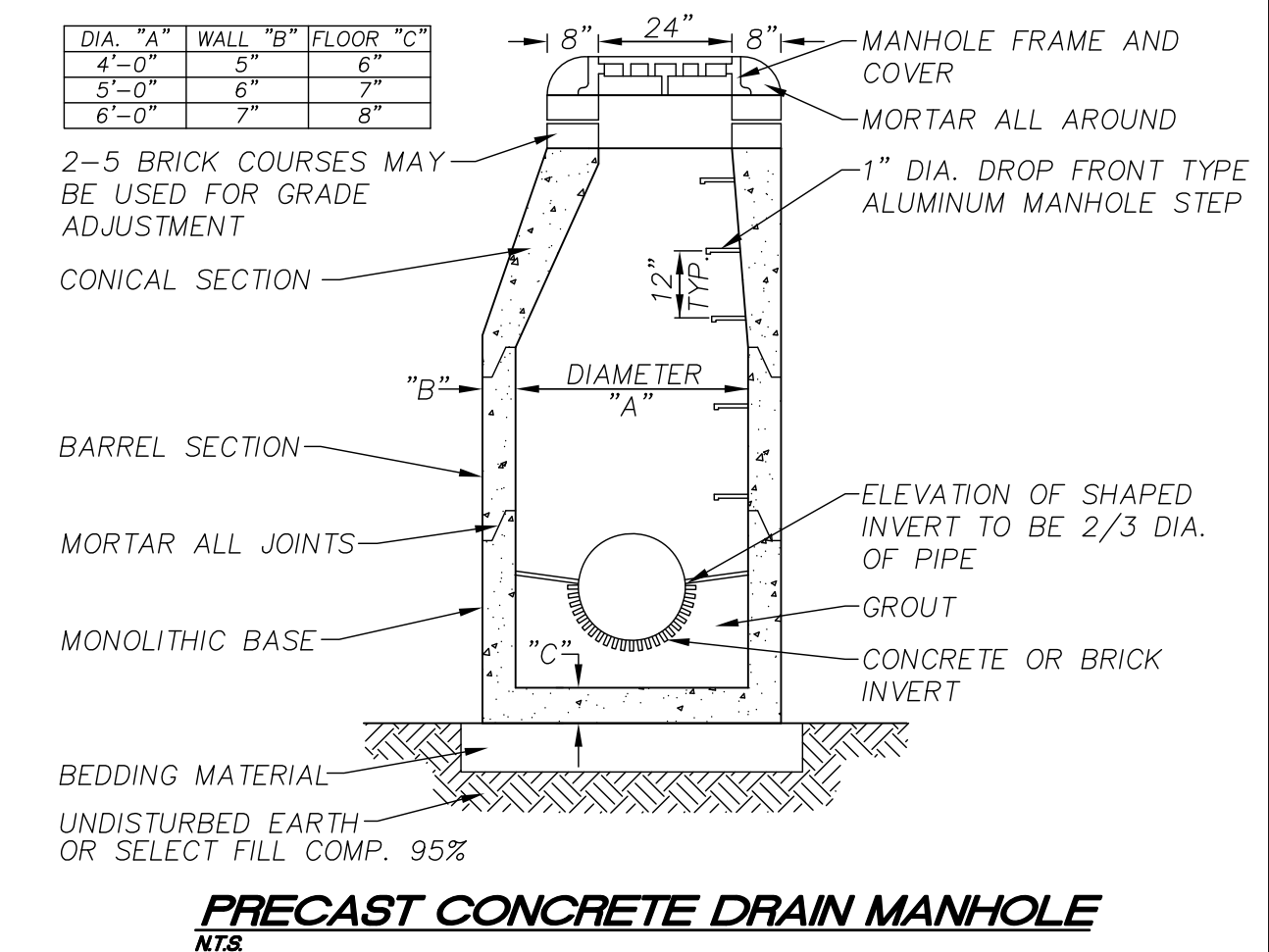
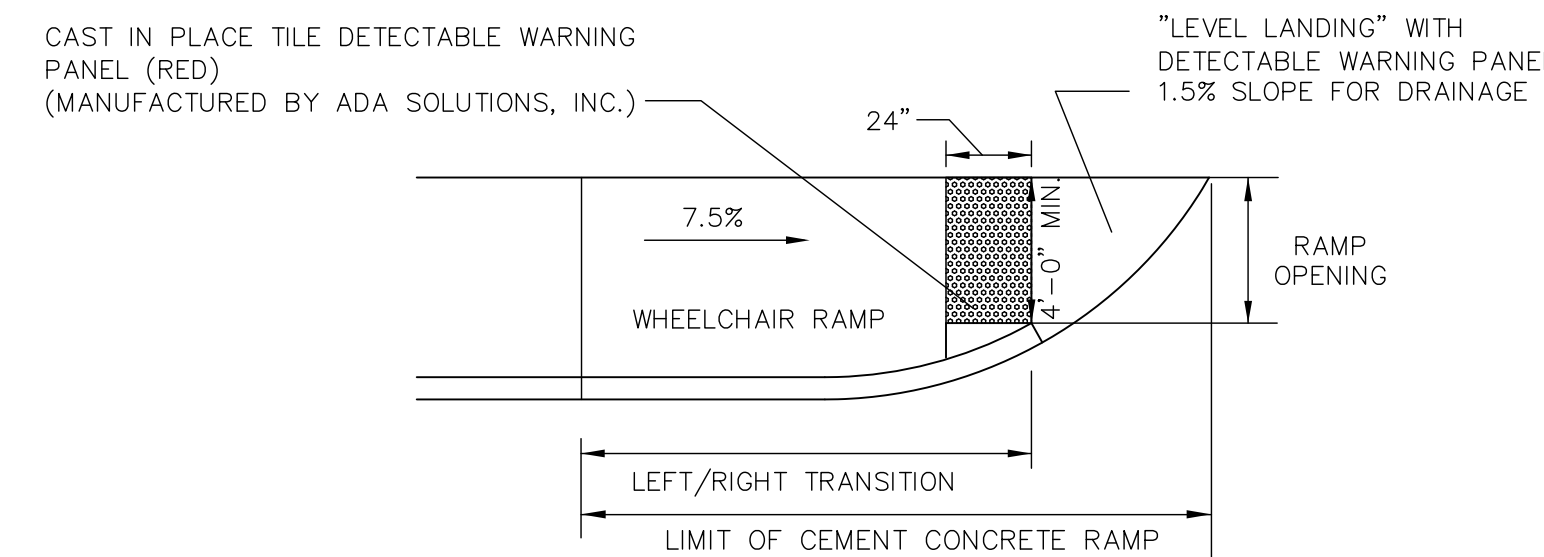


CURB TRANSITION LENGTHS FOR WHEELCHAIR RAMPS

ROAD PROFILE GRADE - %	HIGH SIDE TRANSITION LENGTH
0	6'-6"
>0 ⇒ 1	7'-8"
>1 ⇒ 2	9'
>2 ⇒ 3	11'
>3 ⇒ 4	14'
>4	15' MAX

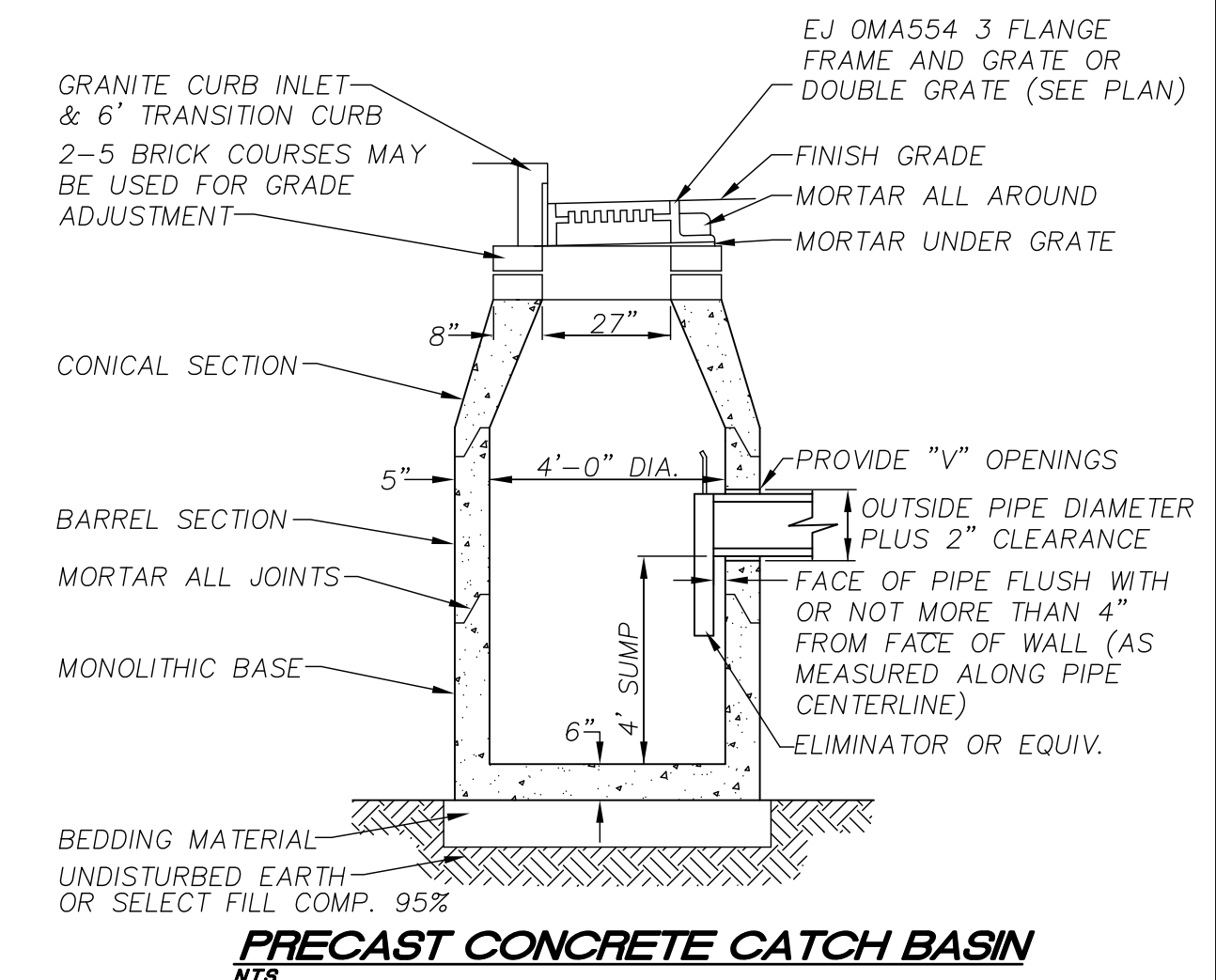
*BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6"

WHEEL CHAIR RAMP DETAILS
NTS

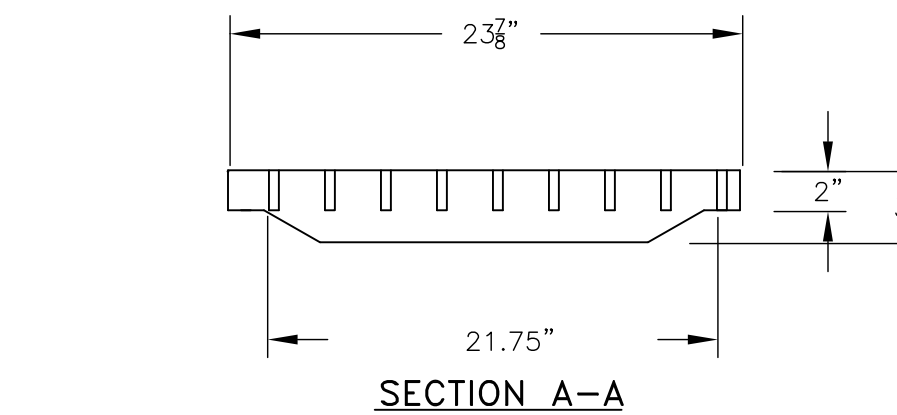
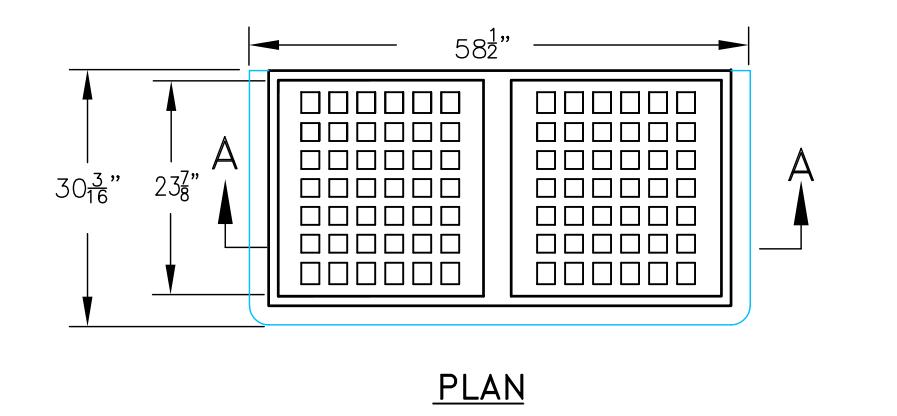


PRECAST CONCRETE DRAIN MANHOLE
NTS

SET FRAME IN BED OF HIGH EARLY STRENGTH CONCRETE PRIOR TO INSTALLATION OF FINISHED COURSE

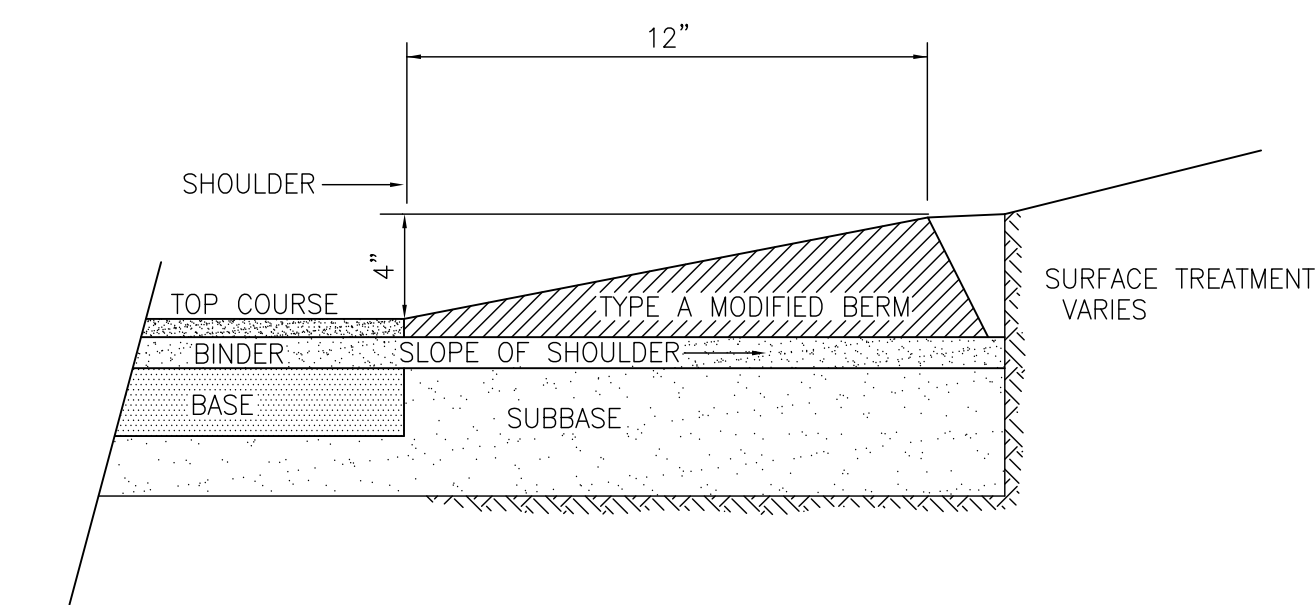


PRECAST CONCRETE CATCH BASIN
NTS

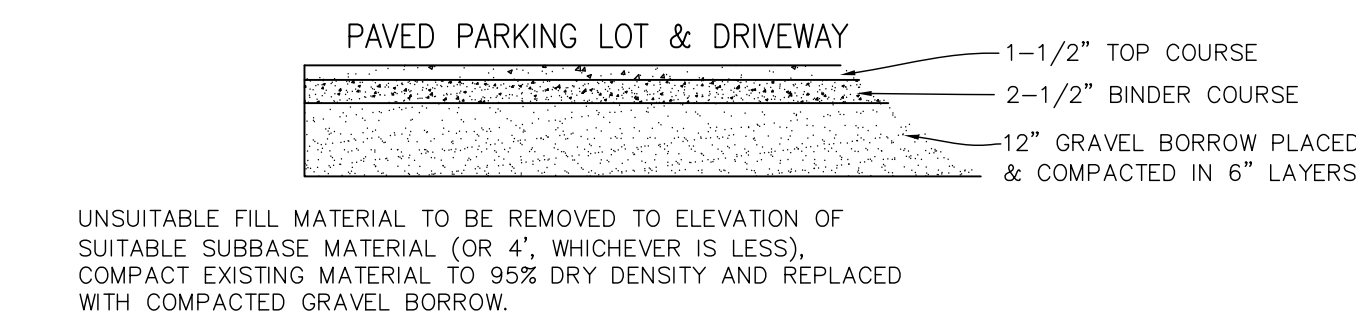


- GRATE SHALL BE EJ OMA55200074 STANDARD GRATE - 2 REQUIRED
- FRAME SHALL BE EJ OMA544 THREE FLANGE LONG FLANGE DELETED
- ALL STRUCTURES MUST BE HS20 LOADING CAPABLE
- CATCH BASIN SHALL BE SET WITH OPTIONAL TOP SLAB WHEN USING DOUBLE GRATE CATCH BASIN

DOUBLE GRATE CATCH BASIN COVER
NTS



MONOLITHIC BITUMINOUS CURBING
NTS



DRIVEWAYS AND PARKING LOT SECTION
NTS

UNSUITABLE FILL MATERIAL TO BE REMOVED TO ELEVATION OF SUITABLE SUBBASE MATERIAL (OR 4", WHICHEVER IS LESS), COMPACT EXISTING MATERIAL TO 95% DRY DENSITY AND REPLACED WITH COMPACTED GRAVEL BORROW.

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508-543-3939

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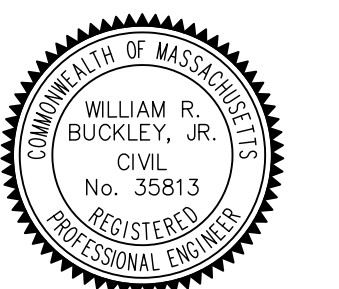
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DATE _____ FOXBOROUGH TOWN CLERK

REFERENCES:

DATE	DESCRIPTION
6.24.2022	DOUBLE CB DETAIL ADDED/CB DETAIL MOD

STAMP



DRAWING TITLE

Construction
Details

SCALE: NTS

MAY 8, 2022 SHEET NUMBER

21-0172B

5.3

TABLE OF TREE BOX FILTER DETAILS

TREE BOX FILTER LOCATION	CONTRIBUTING DRAINAGE AREA (ACRE)	SIZE UNIT	CURB INLET ELEV.	GUTTER ELEV.	UNDERDRAIN INVERT	CATCH BASIN DRAIN TO	CATCH BASIN INV (IN) INV (OUT)	OUTLET PIPE DIA
CB1A	1.12	4x6	267.1	267.2	264.1	CB1A	263.9/263.0	4" SDR35
CB4A	0.68	6x10	271.0	271.1	268.0	CB4A	267.9/267.0	6" SDR35
CB5A	0.64	6x8	272.5	272.6	269.5	CB5A	269.3/268.5	4" SDR35
CB6A	0.63	6x8	272.0	272.1	269.0	CB6A	268.8/268.0	4" SDR35
CB7A	0.43	6x6	271.8	271.9	268.8	CB7A	268.6/267.8	4" SDR35
CB8A	0.12	4x6	272.5	272.6	269.5	CB8A	269.3/268.5	4" SDR35
CB9A	0.09	4x6	273.5	273.6	270.5	CB9A	270.3/269.5	4" SDR35
CB10A	0.17	4x6	269.0	269.1	266.0	CB10A	265.8/265.0	4" SDR35
CB11A	0.08	4x6	263.0	263.1	260.0	CB11A	259.8/259.0	4" SDR35
CB11B	0.19	4x6	263.0	263.1	260.0	CB11B	259.8/259.0	4" SDR35
CB13A	0.08	4x6	254.0	254.1	251.2	CB13A	251.2/251.2	4" SDR35
CB13B	0.02	4x6	254.0	254.1	251.2	CB13B	251.2/251.2	4" SDR35
CB12A	0.03	4x6	254.3	254.4	251.5	CB12A	251.5/251.5	4" SDR35
CB12B	0.31	4x6	254.0	254.1	251.5	CB12B	251.5/251.5	4" SDR35

FILTERRA TREE BOX FILTER QUICK SIZING TABLE (NORTHEAST REGION)

Table 1: Filterra® Quick Sizing Table (Northeast Region - v04)

Available Filterra® Box Sizes (ftxft)	Recommended Commercial Contributing Drainage Area (acres) where C = 0.85	Outlet Pipe
4x4 or 6x4	Up to 0.32	4" SDR-35 PVC
4x4 or 6x4	0.33 to 0.42	4" SDR-35 PVC
Standard 6x6	0.43 to 0.47	4" SDR-35 PVC
6x6 or 6x6 or 4x12 or 12x4	0.48 to 0.64	4" SDR-35 PVC
6x10 or 10x6	0.65 to 0.79	6" SDR-35 PVC
6x12 or 12x6	0.80 to 0.96	6" SDR-35 PVC
7x13 or 13x7	0.96 to 1.20	6" SDR-35 PVC

Available Filterra® Box Sizes (ftxft)	Recommended Residential Contributing Drainage Area (acres) where C = 0.80	Outlet Pipe
4x4 or 6x4	Up to 0.54	4" SDR-35 PVC
4x4 or 6x4	0.55 to 0.72	4" SDR-35 PVC
Standard 6x6	0.73 to 0.80	4" SDR-35 PVC
6x6 or 6x6 or 4x12 or 12x4	0.81 to 1.08	4" SDR-35 PVC
6x10 or 10x6	1.09 to 1.34	6" SDR-35 PVC
6x12 or 12x6	1.35 to 1.62	6" SDR-35 PVC
7x13 or 13x7	1.63 to 2.04	6" SDR-35 PVC

Notes:

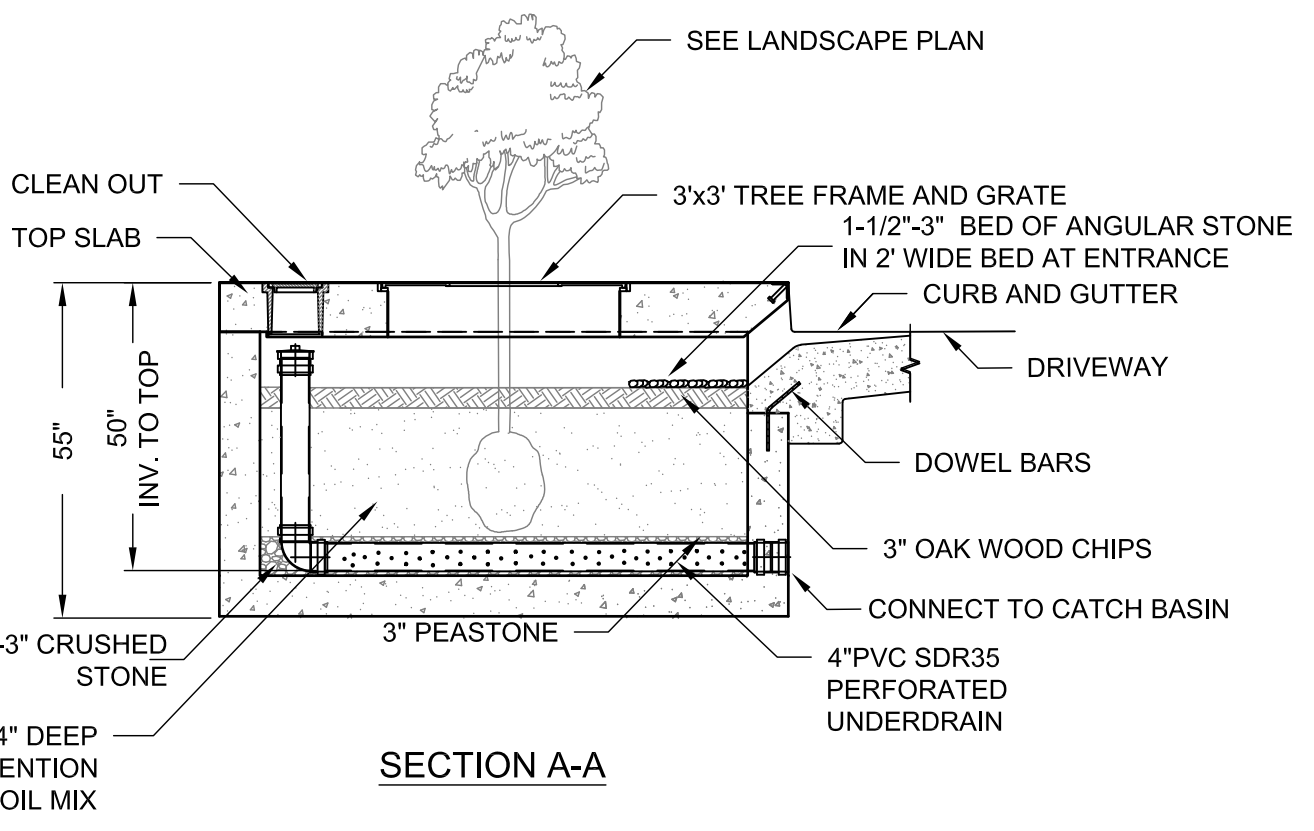
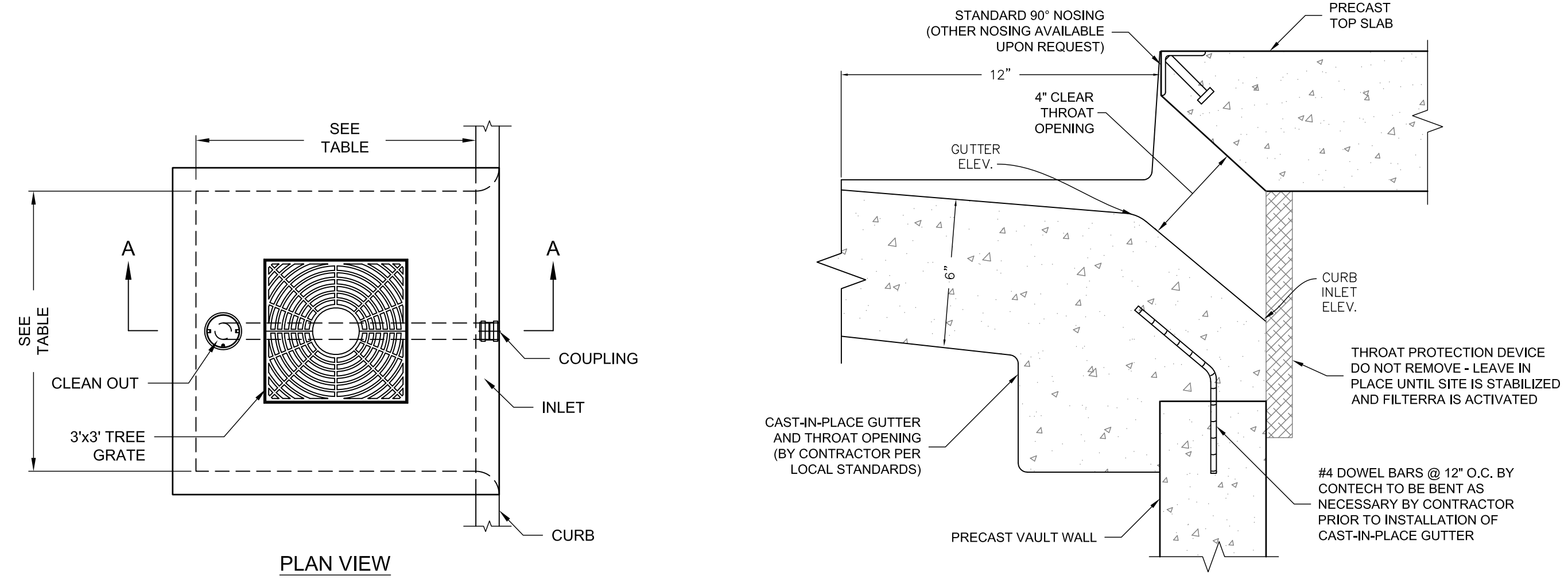
- All boxes are a standard 3.5 feet depth (INV to TC)
- A standard SDR-35 PVC pipe coupling is cast into the wall for easy connection to discharge drain
- Dimensions shown are internal. Please add 1" to each external dimension (using 6" walls)
- In line with TR55 data, for Commercial Developments a minimum (runoff coefficient) C factor of 0.85 is recommended. For Residential Developments, use of C factors less than 0.85 require individual site review by Filterra.
- Please ask for Sizing Tables for other target treatment goals, e.g. 0.3 in/r
- This sizing table is valid for MA (treating 80% of annual runoff) and typical for the Northeast region.

www.filterra.com

Table A-1 Cascade Separator™ Models and Associated MTRFs

Model	Manhole Diameter (ft)	MTRF (cfs)	50% Maximum Sediment Storage Area Volume (ft³)
CS-3	3	1.02	5.3
CS-4	4	1.80	9.4
CS-5	5	2.81	14.7
CS-6	6	4.05	21.2
CS-8	8	7.20	37.7
CS-10	10	11.3	58.9
CS-12	12	16.2	84.8

CASCADE MAXIMUM TREATMENT FLOW RATE (50% TSS REMOVAL) TABLE A-1 NEW JERSEY DEP LAB CERTIFICATION MAY 18, 2020



NOTES:

- THE BIORETENTION SOIL MIX SHALL CONSIST OF A UNIFORM MIXTURE OF SAND, COMPOST AND SOIL. THE MIX SHALL BE:
 - 40% COARSE SAND (ASTM D422)
 - 20% TOPSOIL (MASSDOT SPEC M1.05.0)
 - 30% COMPOST (YARD WASTE IAW MASS DEP GUIDELINES - NO BIOSOLIDS)
 SEE MASSACHUSETTS STORMWATER HANDBOOK, VOL.2, CH.2, P.25

CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-8 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY FLOW RATE (cfs [L/s])	PEAK FLOW RATE (cfs [L/s])	RETENTION PERIOD OF PEAK FLOW (hrs)

PIPE DATA	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES / SPECIAL REQUIREMENTS

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contech.com
- CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO H20-10-94 LOAD RATINGS, ASSUMING 8" (203mm) COVER OF 2" (51mm) AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M280 AND BE CAST WITH THE CONTECH LOGO.
- CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- ALTERNATE UNITS ARE SHOWN IN MILLIMETERS (mm).

INSTALLATION NOTES

- ANY SUBGRADE BACKFILL DEPTH AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

CASCADE separator™

CS-8
CASCADE SEPARATOR
STANDARD DETAIL

CONTECH ENGINEERED SOLUTIONS LLC
1000 Central Expressway, Suite 200, Wallingford, CT 06495
800-333-1122 860-294-7000 860-294-7007 FAX

PROJECT:
2 Washington Street
Foxborough, MA
02035

OWNER:
Margi, LLC
22 Constance Way
N.Attleboro, MA
02760

PREPARED FOR:
Rockpoint Fund
Acquisitions, LLC
3953 Maple Avenue
Suite 300
Dallas, TX 75219

Griffith Properties, LLC
22 Boston Wharf Rd
7th Floor
Boston, MA 02210



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE APPROVED: _____
DATE ENDORSED: _____
FOXBOROUGH PLANNING BOARD

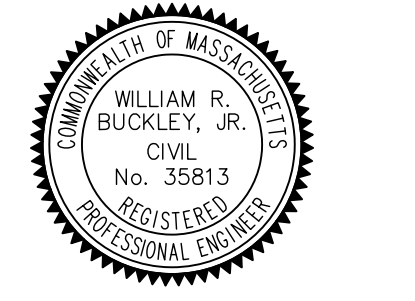
I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FOXBOROUGH TOWN CLERK

REFERENCES:

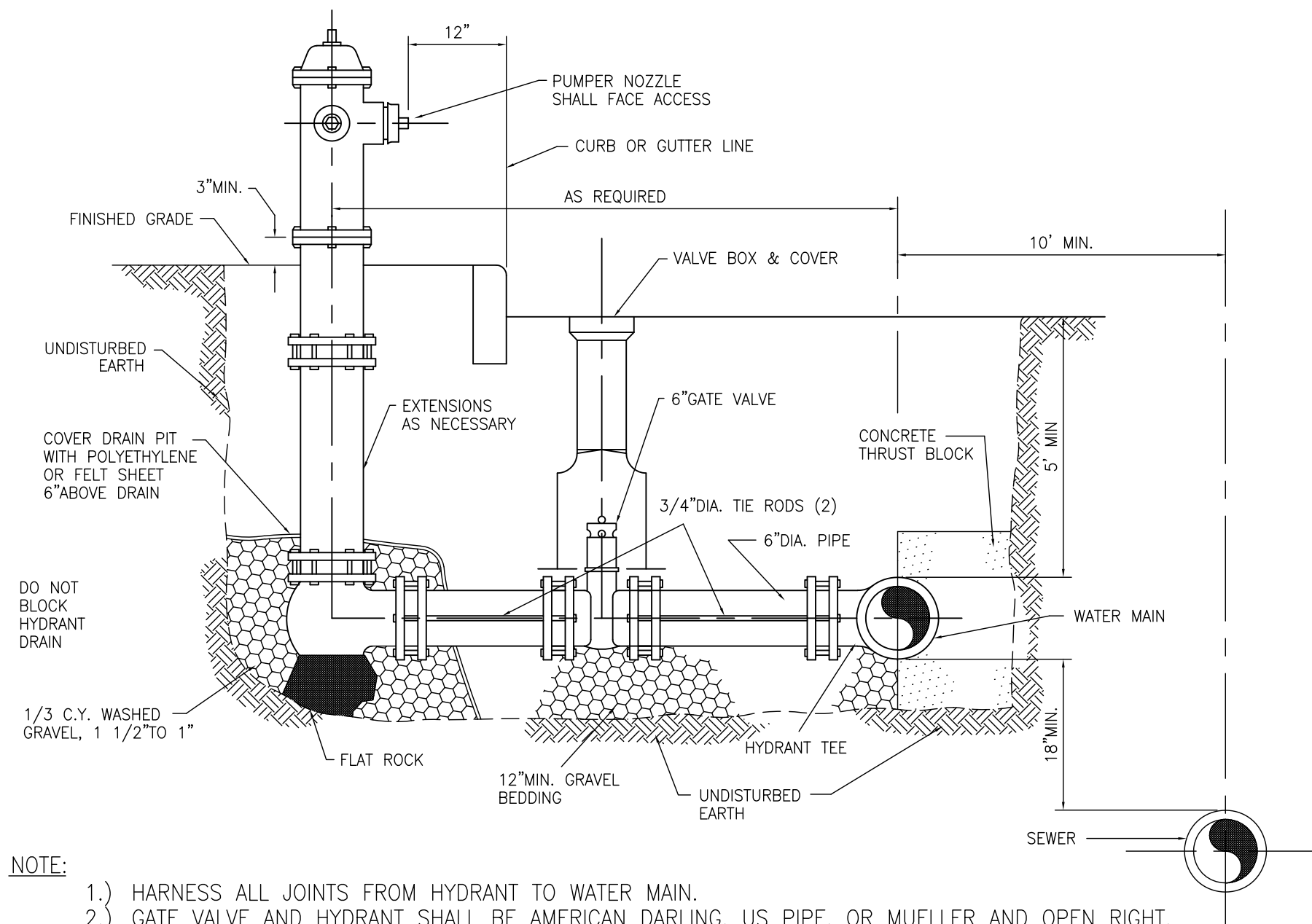
DATE	DESCRIPTION
6.24.2022	CASCADE CS-8 SUBSTITUTED FOR CS-5

STAMP



DRAWING TITLE
Construction
Details

SCALE: NTS
MAY 8, 2022 SHEET NUMBER
21-0172B **5.4**



NOTE:

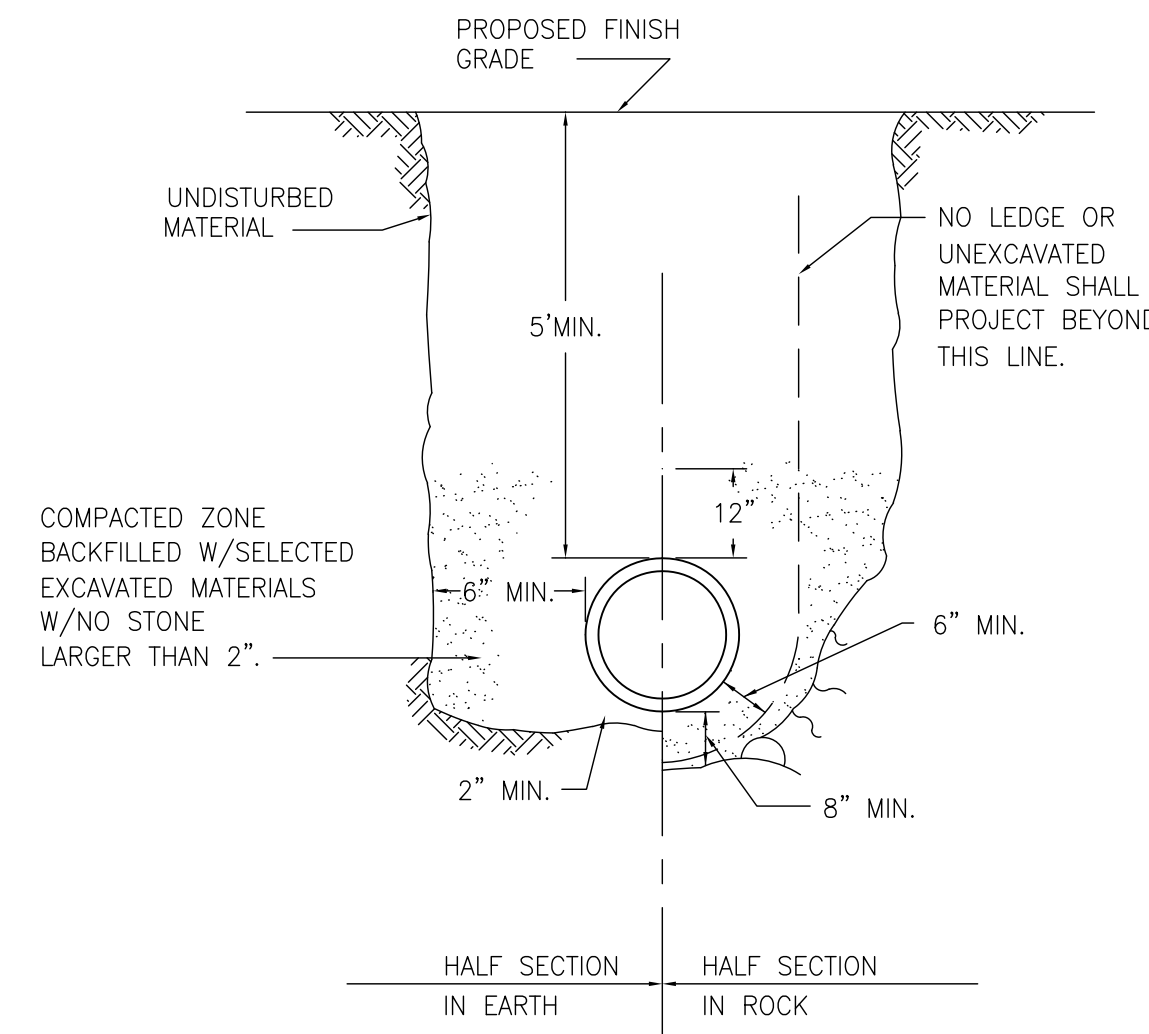
- 1.) HARNESS ALL JOINTS FROM HYDRANT TO WATER MAIN.
- 2.) GATE VALVE AND HYDRANT SHALL BE AMERICAN DARLING, US PIPE, OR MUELLER AND OPEN RIGHT.

TYPICAL HYDRANT BRANCH ASSEMBLY

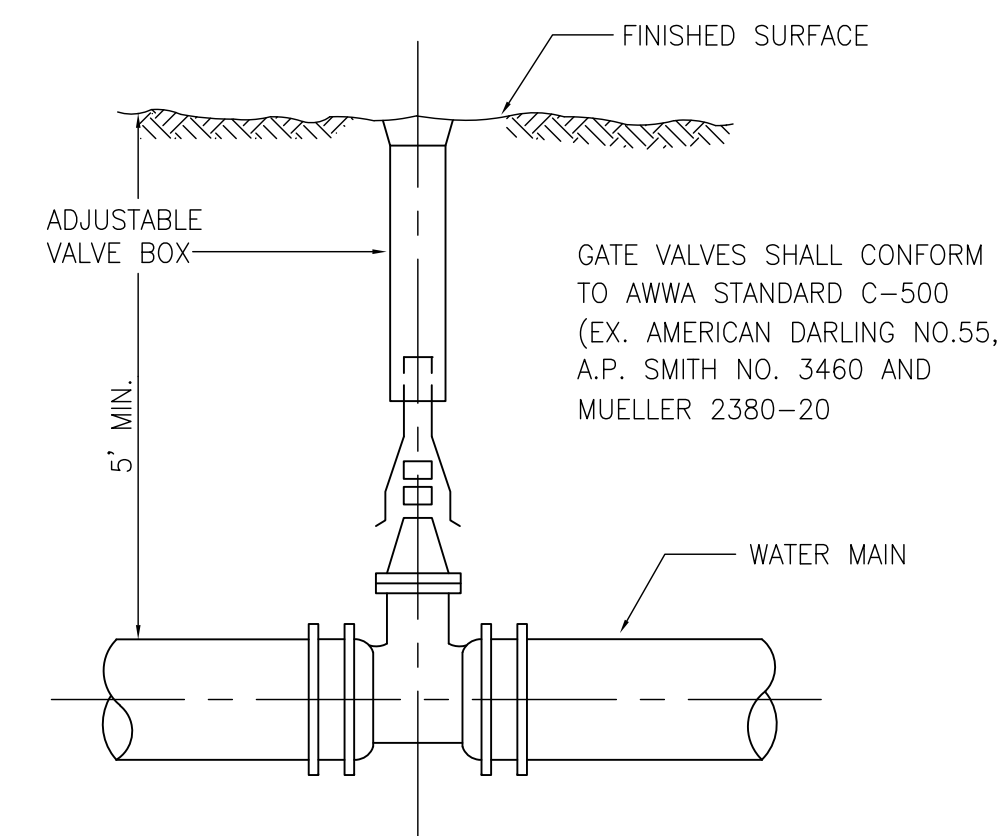
NTS

TYPICAL WATER MAIN TRENCH

NTS



SET FRAME IN BED OF HIGH EARLY STRENGTH CONCRETE PRIOR TO INSTALLATION OF FINISHED COURSE



TYPICAL WATER GATE VALVE

NTS

PROJECT:
 2 Washington Street
 Foxborough, MA
 02035

OWNER:
 Margi, LLC
 22 Constance Way
 N.Attleboro, MA
 02760

PREPARED FOR:
 Rockpoint Fund
 Acquisitions, LLC
 3953 Maple Avenue
 Suite 300
 Dallas, TX 75219

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 22 Boston Wharf Rd
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FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

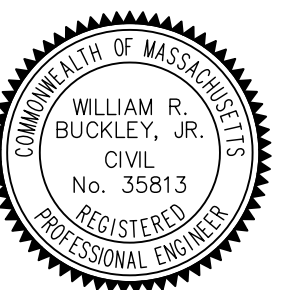
DATE APPROVED: _____
 DATE ENDORSED: _____
 FOXBOROUGH PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FOXBOROUGH TOWN CLERK

REFERENCES:

STAMP



DRAWING TITLE

Construction
 Details

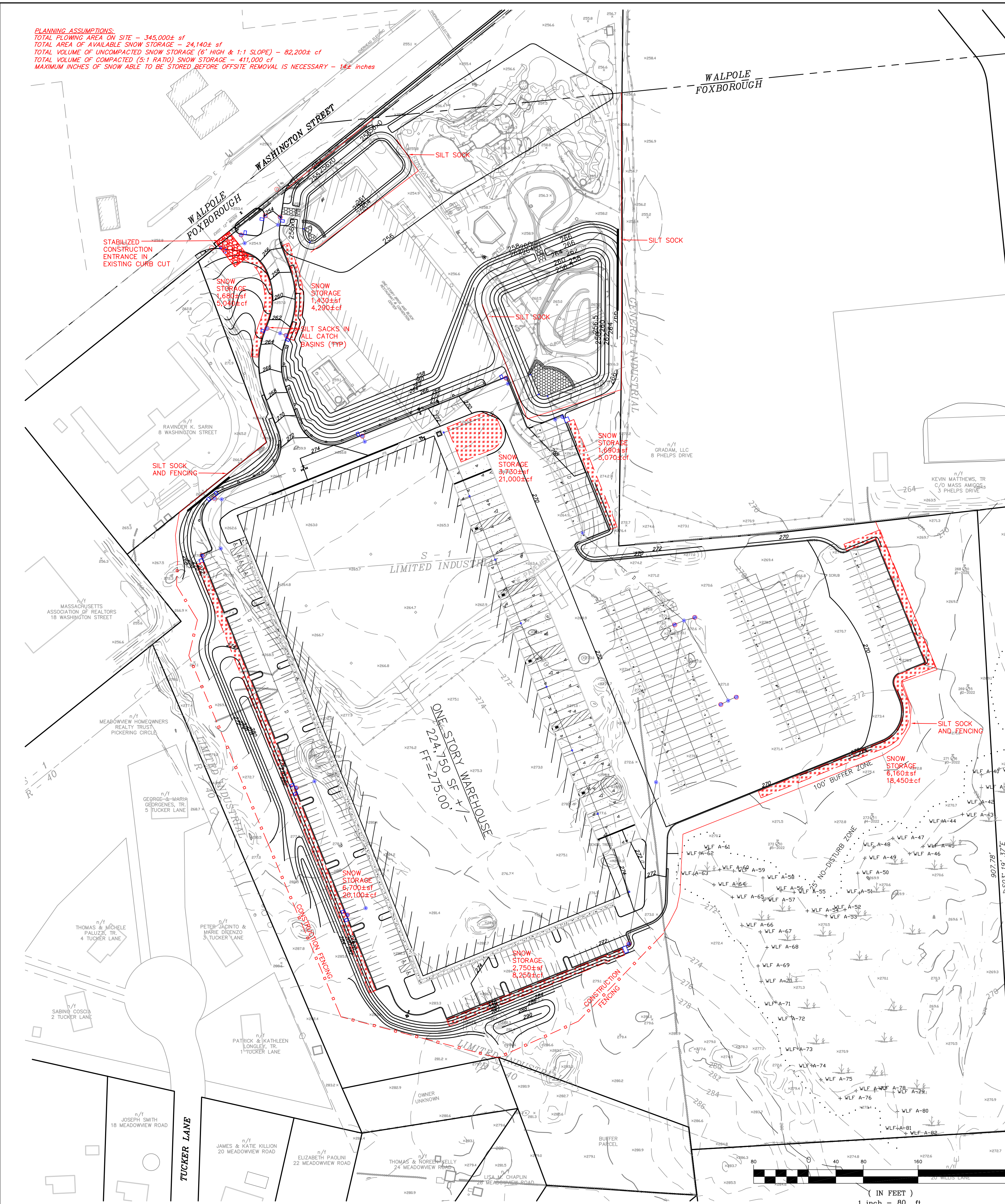
SCALE: NTS

MAY 8, 2022 SHEET NUMBER

21-0172B

5.5

PLANNING ASSUMPTIONS:
 TOTAL FLOWING AREA ON SITE - 345,000± sf
 TOTAL AREA OF AVAILABLE SNOW STORAGE - 24,140± sf
 TOTAL VOLUME OF UNCOMPACTED SNOW STORAGE (6" HIGH & 1:1 SLOPE) - 82,200± cf
 TOTAL VOLUME OF COMPACTED (5:1 RATIO) SNOW STORAGE - 411,000 cf
 MAXIMUM INCHES OF SNOW ABLE TO BE STORED BEFORE OFFSITE REMOVAL IS NECESSARY - 14± inches



LEGEND

- SILT SOCK —
- SILT SACK ○

ALONG THE LIMIT OF WORK LINES WHERE SILT SOCKS ARE NOT SPECIFIED THE CONTRACTOR SHALL MARK THE LIMIT OF WORK WITH ORANGE CONSTRUCTION FENCING.

PROJECT PHASING

PHASE 1:
 EST. START DATE: ---
 EST. FINISH DATE: ---

INSTALL EROSION CONTROLS AND LIMITS OF WORK, CLEAR TREES TO LIMIT OF WORK, GRUBBING AND REMOVAL OF STUMPS FROM SITE. INSTALLATION OF TEMPORARY SEDIMENT BASINS.

PHASE 2:
 EST. START DATE: ---
 EST. FINISH DATE: ---

IMPORT AND PLACEMENT OF MATERIAL TO BRING PARKING AREAS AND BUILDING TO SUBGRADE. CONSTRUCTION OF FOUNDATION FOOTINGS AND BUILDINGS.

PHASE 3:
 EST. START DATE: ---
 EST. FINISH DATE: ---

INSTALLATION OF DRAINAGE AND UTILITIES. CONSTRUCTION OF STORM WATER BASINS. CONTINUE CONSTRUCTION OF BUILDING. BASE COURSE OF PAVEMENT.

PHASE 4:
 EST. START DATE: ---
 EST. FINISH DATE: ---

COMPLETE CONSTRUCTION OF BUILDING. INSTALL SIDEWALKS AND FINISHED COURSE OF PAVEMENT. COMPLETE LANDSCAPING OF DISTURBED AREAS. REMOVE EROSION CONTROLS ONCE SITE IS FULLY STABILIZED.

EROSION & SEDIMENT CONTROL BMPs

EXISTING VEGETATION - EXISTING VEGETATION OUTSIDE OF THE LIMIT OF WORK WILL BE PROTECTED BY MULCH FILLED SILT SOCKS OR ORANGE CONSTRUCTION FENCE.

CLEARING AND GRUBBING - CLEARING AND GRUBBING WILL TAKE PLACE AFTER THE PLACEMENT OF THE SILT SOCK AND ORANGE CONSTRUCTION FENCE. CUT TREES SHALL BE STAGED AT LEAST 100' FROM ANY WETLAND RESOURCE AREA. STUMPS SHALL NOT BE BURIED AND SHALL BE REMOVED FROM THE SITE. STUMPS SHALL BE PLACED IN DUMPSTERS OR STOCKPILED AT LEAST 100' FROM ANY WETLAND RESOURCE AREA.

SOIL STABILIZATION - IMMEDIATELY UPON COMPLETION OF ROUGH GRADING THE SLOPES ON THE EAST SIDE OF BASIN 2 SHALL BE PLANTED WITH "MHD MIXTURE FOR SLOPES AND SHOULDERS - MHD SPECIFICATION M6.03.0" AND IF NECESSARY COVERED WITH EROSION CONTROL MATTING (ECS-2B BY NEW ENGLAND WETLAND PLANTS OR EQUIV) INSTALLED IAW MANUFACTURER'S RECOMMENDATION. THE PURPOSE IS TO CONTROL EROSION AND SEDIMENTATION SO THAT IT DOES NOT ENTER THE BASIN AREA. STABILIZE AND CONSTRUCT THE INFILTRATION BASINS IAW THE DETAILS ON SHEET S.1. HYDROSEEDING CONSISTING OF WOOD FIBERS, FERTILIZER AND STABILIZING EMULSION SHALL TAKE PLACE IN SLOPED AREAS OF EXPOSED SOILS WHERE CONSTRUCTION WILL CEASE FOR MORE THAN 14 DAYS.

TEMPORARY SEDIMENT BASINS - GRADING, AND DIVERSION SWALES IF NECESSARY, SHALL BE USED THROUGHOUT THE SITE IN ORDER TO DIRECT RUNOFF TO THE TEMPORARY SEDIMENT BASINS IN ORDER TO CAPTURE RUNOFF AS CLOSE TO THE SOURCE AS PRACTICAL TO PREVENT IT FROM MIGRATING OUTSIDE OF THE LIMIT OF WORK. UNDER NO CIRCUMSTANCES SHALL THE AREAS OF THE PROPOSED BASINS BE USED AS SEDIMENT BASINS.

SILT SOCKS - SHALL BE USED ON THE PROJECT AT THE LIMIT OF WORK WHERE IT IS ADJACENT TO THE WETLAND BUFFER ZONES AND WITHIN THE WORK PERIMETER IN ORDER TO PROTECT THE INFILTRATION BASIN FROM SEDIMENTATION. THEY SHALL BE 12" DIAMETER AND MULCH FILLED IN ACCORDANCE WITH THE FOXBOROUGH CONSERVATION COMMISSION'S SPECIFICATIONS FOR MULCH FILTER TUBES. HAY BALES AND STRAW WATTLES ARE NOT ACCEPTABLE. INSPECT AFTER EACH RAINFALL AND ANY GAPS, OVERTOPPING, CLOGGING, EROSION, SEDIMENT TO HALF THE HEIGHT, OR OTHERWISE BECOME INEFFECTIVE SHALL BE IMMEDIATELY REMEDIED. THE LOCATIONS OF THE SOCKS SHALL CHANGE BASED ON THE PHASES OF CONSTRUCTION AND OTHER SITE CONDITIONS, BUT THE REQUIREMENT IS THAT THEY SHALL PREVENT SEDIMENT FROM EXITING THE LIMIT OF WORK. AFTER SITE IS STABILIZED THE EXTERIOR TUBING MATERIAL SHALL BE CUT AND REMOVED OFF SITE AND THE FILTER MATERIAL SHALL BE RAKED INTO NO GREATER THAN 3" DEPTH.

SILT SACKS - SHALL BE PLACED IN ALL CATCH BASINS ON THE PROJECT AND ON ROUTE ONE AND SHALL REMAIN UNTIL THE SITE HAS BEEN FULLY STABILIZED. THE SACKS SHALL BE CHECKED AND CLEANED AFTER EVERY STORM AND IF MORE THAN 1/2 FULL.

MATERIAL PILES - ALL MATERIAL PILES SHALL BE PLACED MORE THAN 100' FROM ANY WETLAND RESOURCE AREAS. THEY SHALL BE ENCIrcLED WITH A SILT SOCK AND CONSTRUCTION FENCE IAW DETAIL ON SHEET 6.1.

STABILIZED CONSTRUCTION ENTRANCES - SHALL BE PLACED AT THE START OF CONSTRUCTION AT THE ACCESS POINT ON ROUTE ONE WHERE THE EXISTING DRIVEWAY IS LOCATED. IT IS TO BE USED FOR ACCESS AND EGRESS. NO OTHER ACCESS FROM ROUTE ONE IS ALLOWED. IT SHALL BE INSPECTED WEEKLY AND THE AGGREGATE SHALL BE REPLENISHED OR REPLACED AS NECESSARY TO ENSURE NO SEDIMENT IS ON ROUTE ONE. IF SEDIMENT IS DEPOSITED ON THE STREET THE CONTRACTOR SHALL HAVE IT SWEEPED UP BY THE END OF THE WORK DAY.

PROCEDURAL NOTES

1. PRIOR TO ANY ALTERATION OF THE SITE, AN ON-SITE MEETING BETWEEN THE OWNER'S REPRESENTATIVE, THE CONSTRUCTION SUPERVISOR, AND THE TOWN PLANNER AND CONSERVATION AGENT SHALL OCCUR. THE OWNER AND AGENTS MAY INVITE OTHER INDIVIDUALS NEEDED. SIMILAR MEETINGS WILL OCCUR ONCE EROSION CONTROL MEASURES ARE IN PLACE AND THEREAFTER ON A MONTHLY BASIS UNLESS OTHERWISE AGREED TO BY ALL PARTIES.
2. THE INSPECTION OF EROSION CONTROL DEVICES ADJACENT TO THE BUFFER ZONES WILL BE DONE BY THE APPLICANT'S ENGINEER, AND ONCE DETERMINED TO BE ACCURATE, THE ENGINEER WILL SEND A LETTER TO THE CONSERVATION COMMISSION ATTESTING TO THE ACCURACY AND DESCRIBING ANY DEVIATIONS.
3. THE PROJECT CONSTRUCTION SUPERVISOR WILL INSPECT THE SITE EROSION CONTROLS IAW THE SWPPP PLAN AND O&M PLAN. THE OWNER SHALL SUBMIT ANY CHANGES TO SEQUENCE OR TIMING OF CONSTRUCTION OR INSPECTIONS TO THE COMMISSION PRIOR TO IMPLEMENTATION.
4. INSTALL A LIMIT OF WORK (LOW) FENCE TO ENCLOSE THE WORK SITE.
5. STORM WATER MUST BE MANAGED IN THE WORK AREA AND NOT DISCHARGED OUTSIDE OF SAME.
6. ALL BARE SOIL WITHIN THE BUFFER ZONE POTENTIALLY DRAINING TO A PROPOSED INFILTRATION PRACTICE OR OFF THE SITE SHALL BE STABILIZED WITHIN 48 HOURS AND NO SEDIMENT IS TO LEAVE THE LIMIT OF WORK.

PROJECT:
 2 Washington Street
 Foxborough, MA
 02035

OWNER:
 Margi, LLC
 22 Constance Way
 N.Attleboro, MA
 02760

PREPARED FOR:
 Rockpoint Fund
 Acquisitions, LLC
 3953 Maple Avenue
 Suite 300
 Dallas, TX 75219
 Griffith Properties, LLC
 22 Boston Wharf Rd
 7th Floor
 Boston, MA 02210



FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

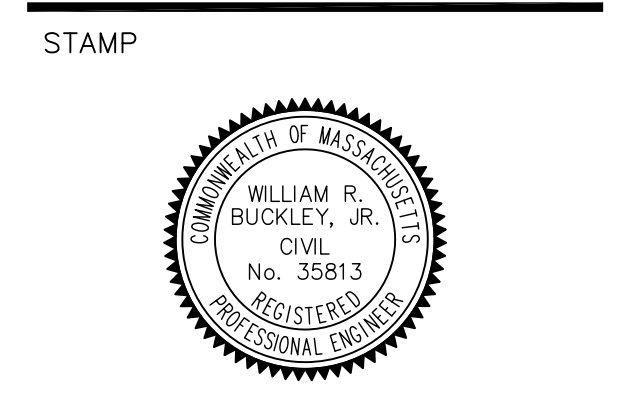
DATE APPROVED: _____
 DATE ENDORSED: _____
 FOXBOROUGH PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FOXBOROUGH TOWN CLERK

REFERENCES:

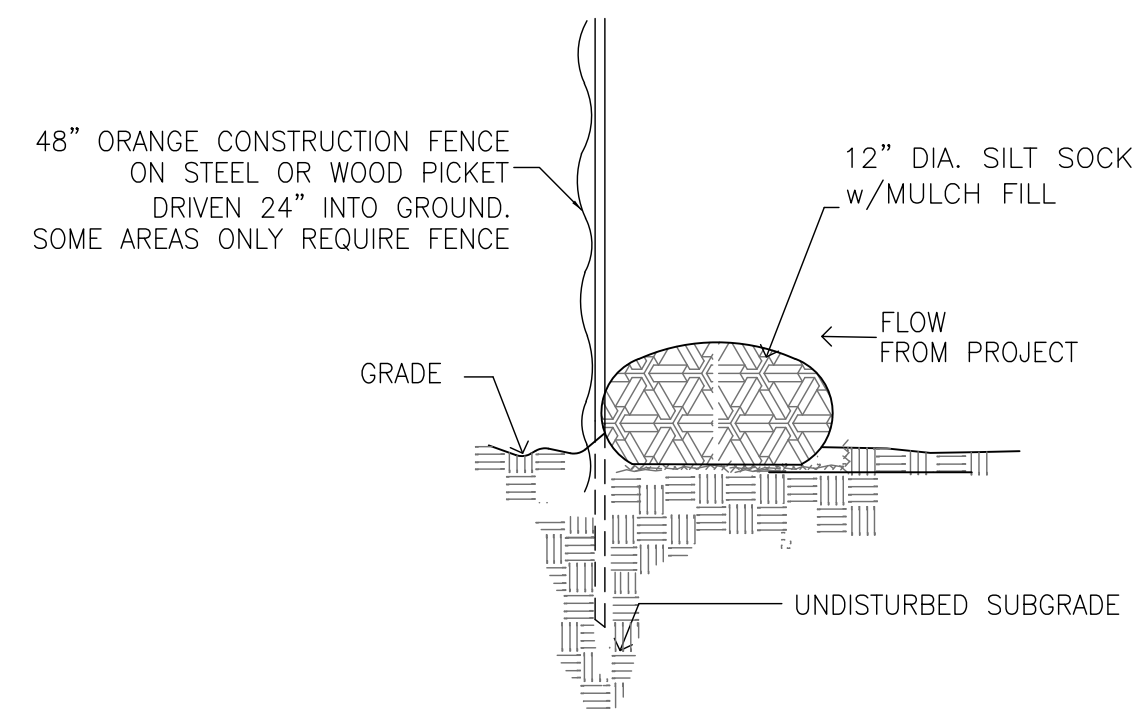
DATE	DESCRIPTION
6.24.2022	SNOW STORAGE AREA MOD/SILT SOCK EXPANDED



DRAWING TITLE
 SWPPP &
 Snow Removal

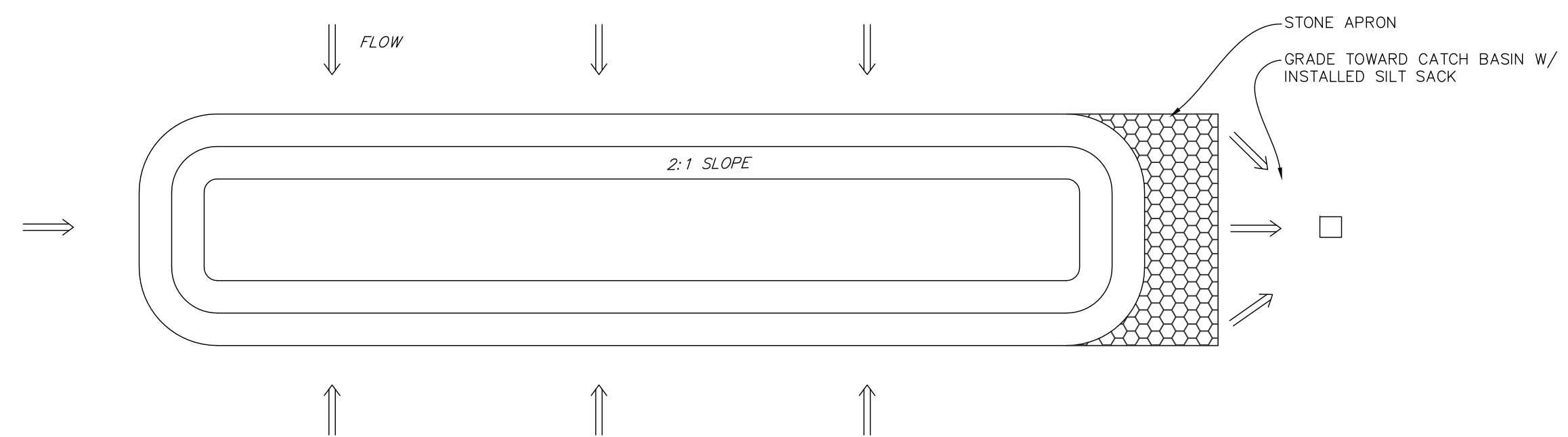
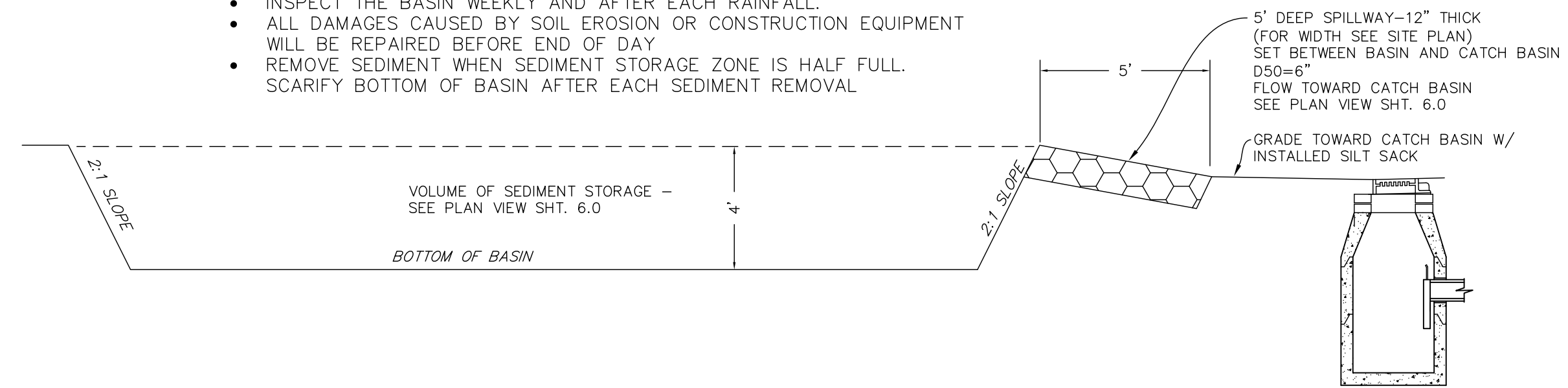
SCALE: 1" = 80'
 MAY 8, 2022 SHEET NUMBER
 21-0172B **6.1**

THEY SHALL BE 12" DIAMETER AND MULCH FILLED IN ACCORDANCE WITH THE FOXBOROUGH CONSERVATION COMMISSION'S SPECIFICATIONS FOR MULCH FILTER TUBES. HAY BALES AND STRAW WATTLES ARE NOT ACCEPTABLE.

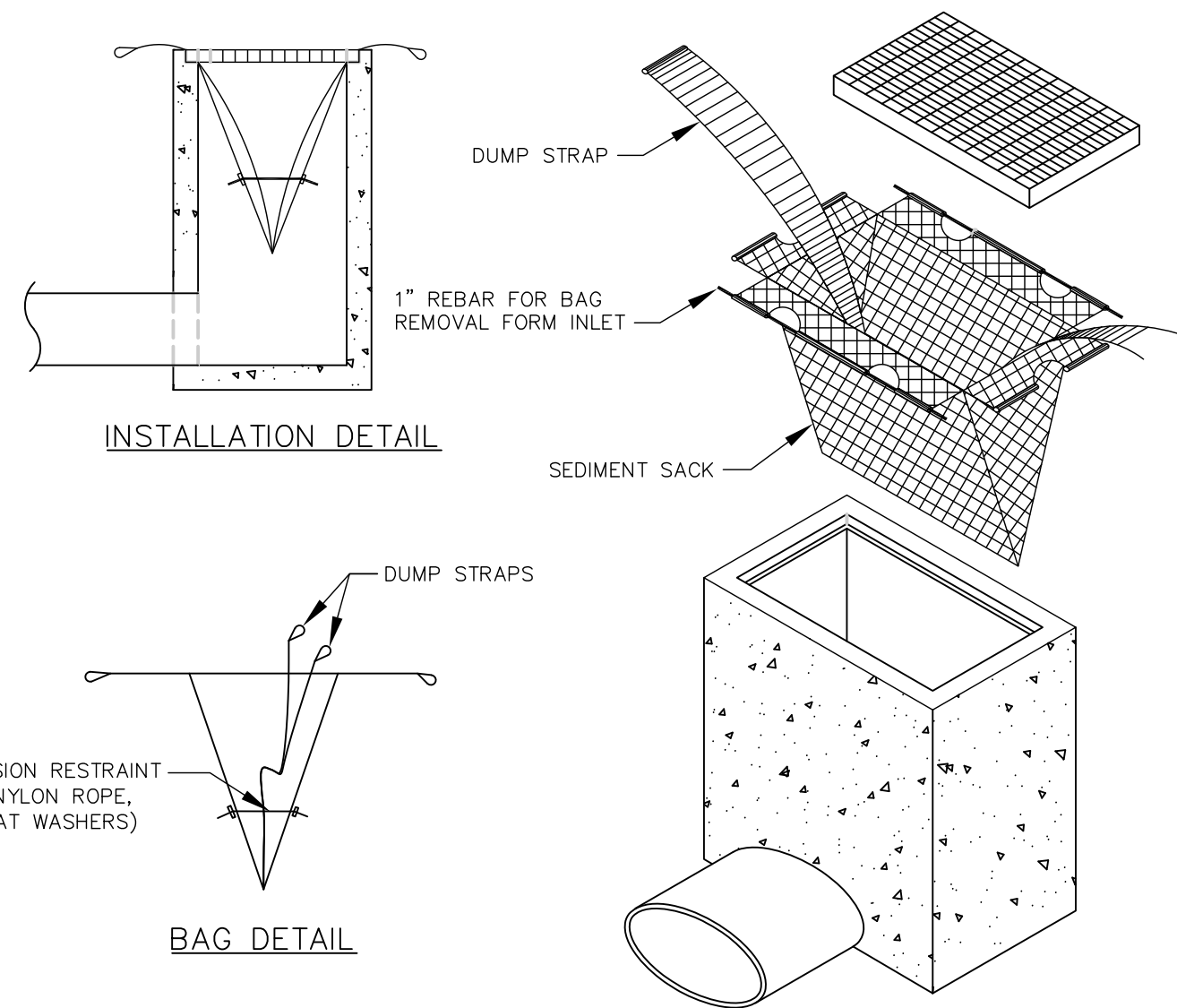


SILT SOCK EROSION CONTROL
NT&

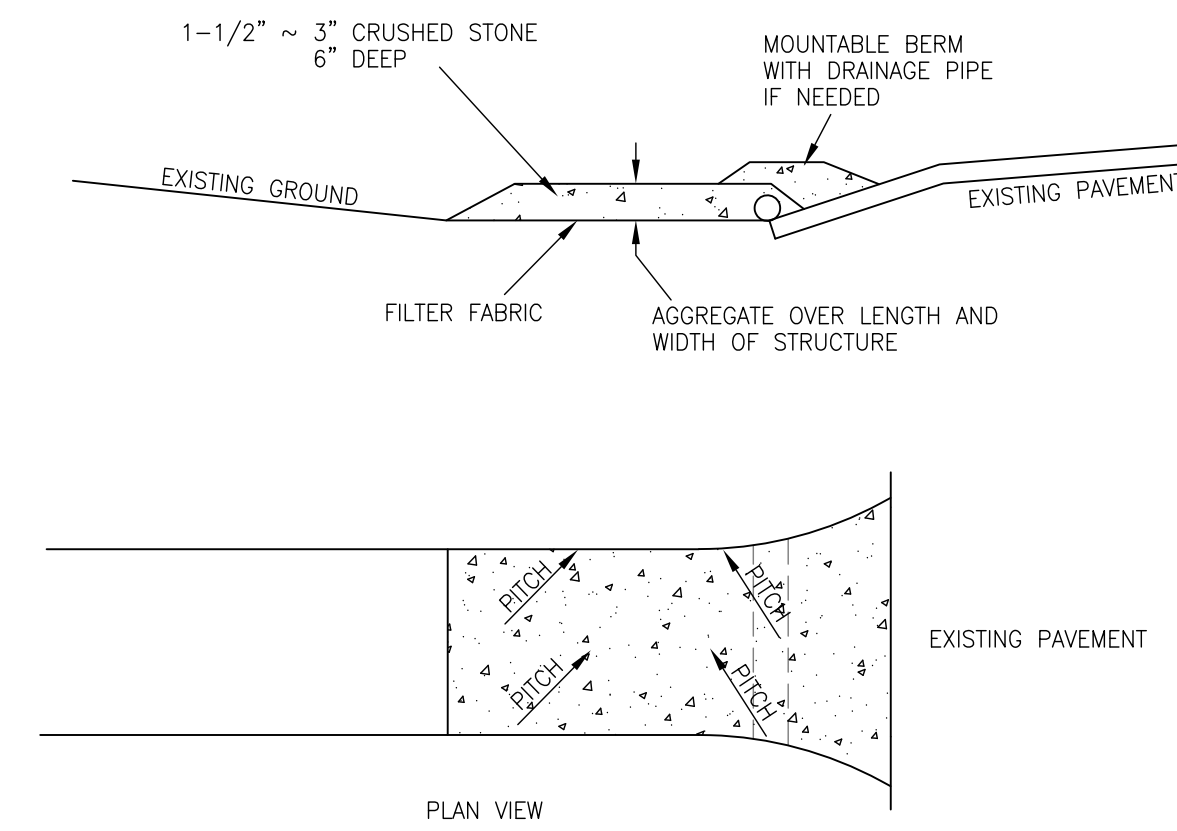
- CONSTRUCT BASIN BY EXCAVATING BASIN BEFORE ANY GRADING WORK BEGINS
- THE BASIN AREA MUST BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION
- IF NECESSARY, FILL MATERIAL MUST BE CLEAN, LOW PERMEABILITY, MINERAL FREE SOIL FREE OF 3" OR LARGER ROCKS AND OTHER NON-SOIL MATERIAL
- SCARIFY BOTTOM OF BASIN TO A DEPTH OF 12"
- SEED BASIN SIDEWALLS IMMEDIATELY AFTER CONSTRUCTION.
- INSPECT THE BASIN WEEKLY AND AFTER EACH RAINFALL.
- ALL DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION EQUIPMENT WILL BE REPAIRED BEFORE END OF DAY.
- REMOVE SEDIMENT WHEN SEDIMENT STORAGE ZONE IS HALF FULL. SCARIFY BOTTOM OF BASIN AFTER EACH SEDIMENT REMOVAL.



TEMPORARY SEDIMENT BASIN DETAIL
NT&



SILT SACK
NT&



STABILIZED CONSTRUCTION ENTRANCE
NT&

THE SITE SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT VEHICLES EXITING THE SITE HAVE MATERIAL COVERS IN PLACE AND THAT VEHICLES ARE CLEANED OFF BEFORE EXITING SITE.

ANY SEDIMENT ON ROUTE ONE SHALL BE CLEANED DAILY.

PROJECT:
**2 Washington Street
Foxborough, MA
02035**

OWNER:
**Margi, LLC
22 Constance Way
N.Attleboro, MA
02760**

PREPARED FOR:

**Rockpoint Fund
Acquisitions, LLC
3953 Maple Avenue
Suite 300
Dallas, TX 75219**

**Griffith Properties, LLC
22 Boston Wharf Rd
7th Floor
Boston, MA 02210**



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

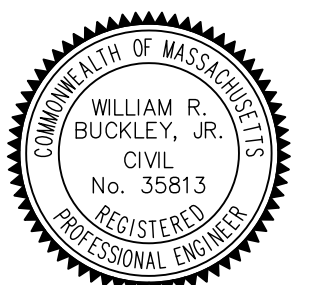
DATE APPROVED: _____
DATE ENDORSED: _____
FOXBOROUGH PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FOXBOROUGH TOWN CLERK

REFERENCES:

STAMP

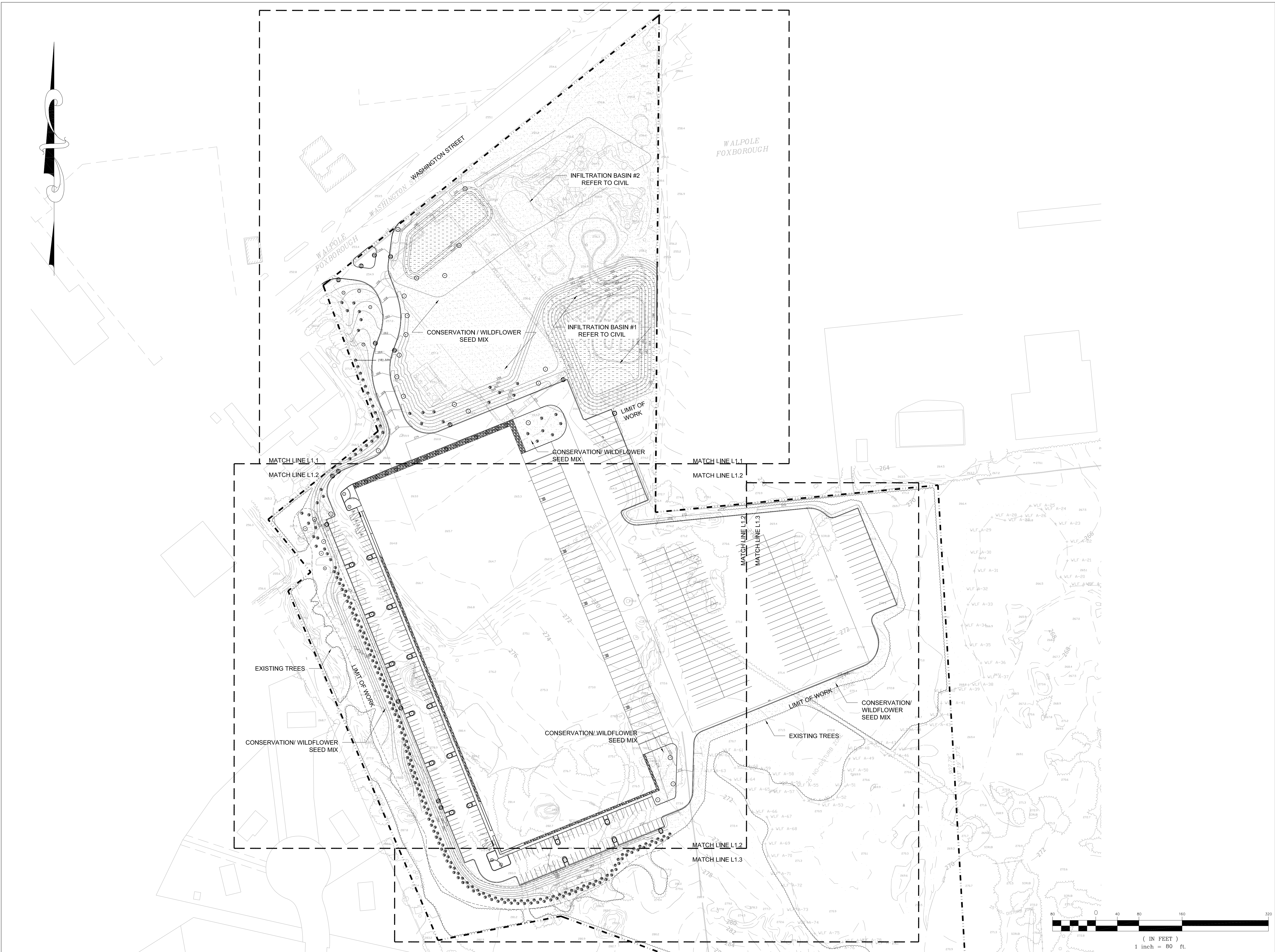


DRAWING TITLE
SWPPP Details

SCALE: 1" = 80'

MAY 8, 2022 SHEET NUMBER

21-0172B **6.2**



PROJECT:
**2 Washington Street
 Foxborough, MA
 02035**

OWNER:
**Margi, LLC
 22 Constance Way
 N.Attleboro, MA
 02760**

PREPARED FOR:
**Rockpoint Fund
 Acquisitions, LLC
 3953 Maple Avenue
 Suite 300
 Dallas, TX 75219**

**Griffith Properties, LLC
 22 Boston Wharf Rd
 7th Floor
 Boston, MA 02210**



24 ROLAND ST SUITE 303
 BOSTON, MA 02129
 617-482-4703

DATE APPROVED: _____
 DATE ENDORSED: _____
 FOXBOROUGH PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FOXBOROUGH TOWN CLERK

REFERENCES:

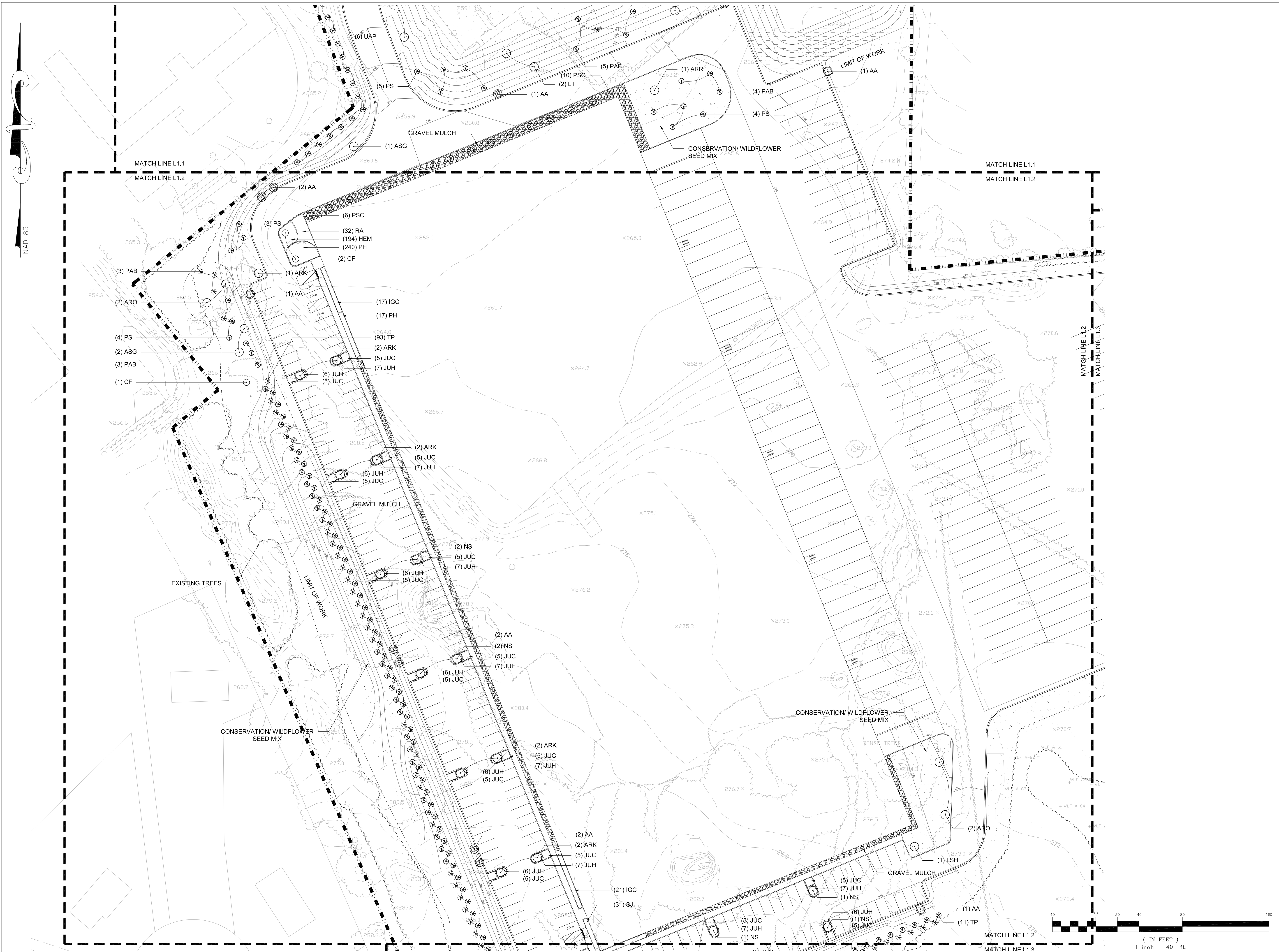
STAMP

DRAWING TITLE
**Overall
 Planting Plan**

SCALE: 1" = 80'

AUGUST 4, 2022 SHEET NUMBER

21-0172B **L1.0**



PROJECT:
**2 Washington Street
 Foxborough, MA
 02035**

OWNER:
**Margi, LLC
 22 Constance Way
 N.Attleboro, MA
 02760**

PREPARED FOR:
**Rockpoint Fund
 Acquisitions, LLC
 3953 Maple Avenue
 Suite 300
 Dallas, TX 75219**

**Griffith Properties, LLC
 22 Boston Wharf Rd
 7th Floor
 Boston, MA 02210**



**Brown Sardina, Inc.
 Landscape Architects**
 24 ROLAND ST SUITE 303
 BOSTON, MA 02129
 617-482-4703

DATE APPROVED: _____
 DATE ENDORSED: _____
 FOXBOROUGH PLANNING BOARD

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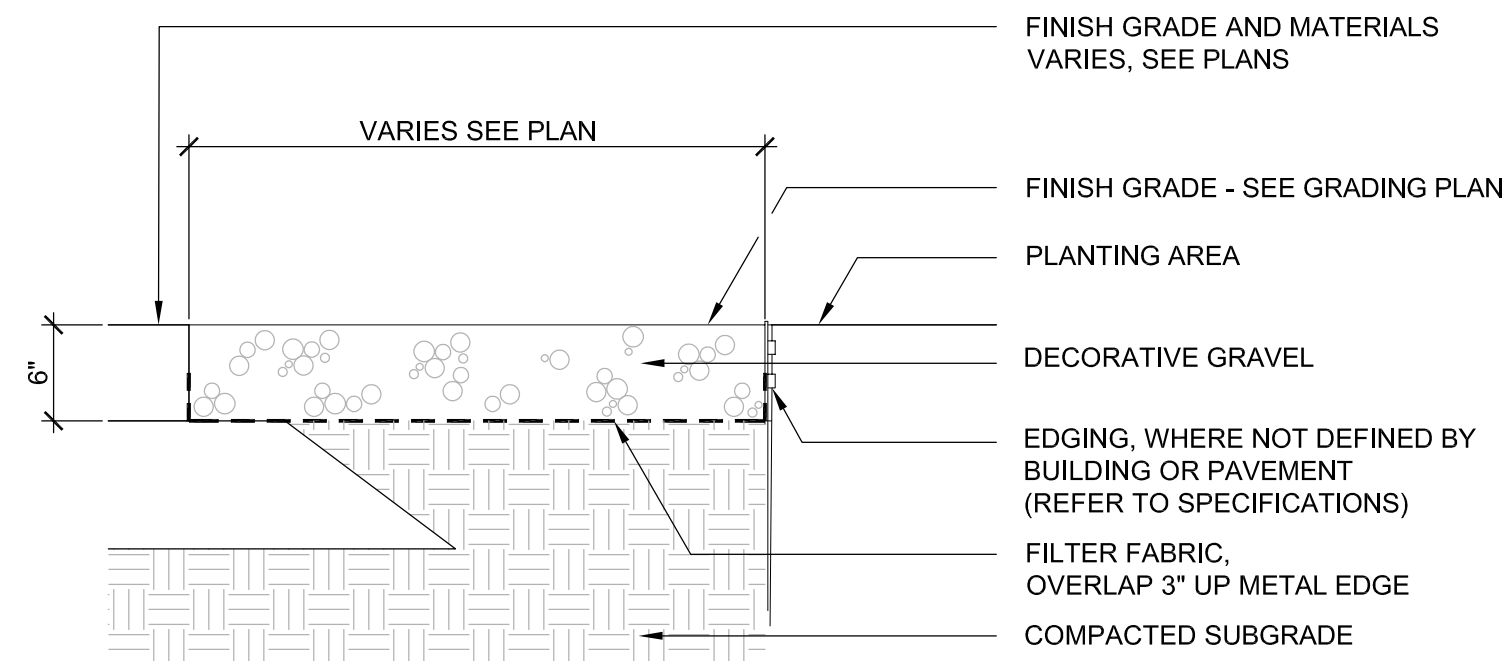
REFERENCES:

STAMP

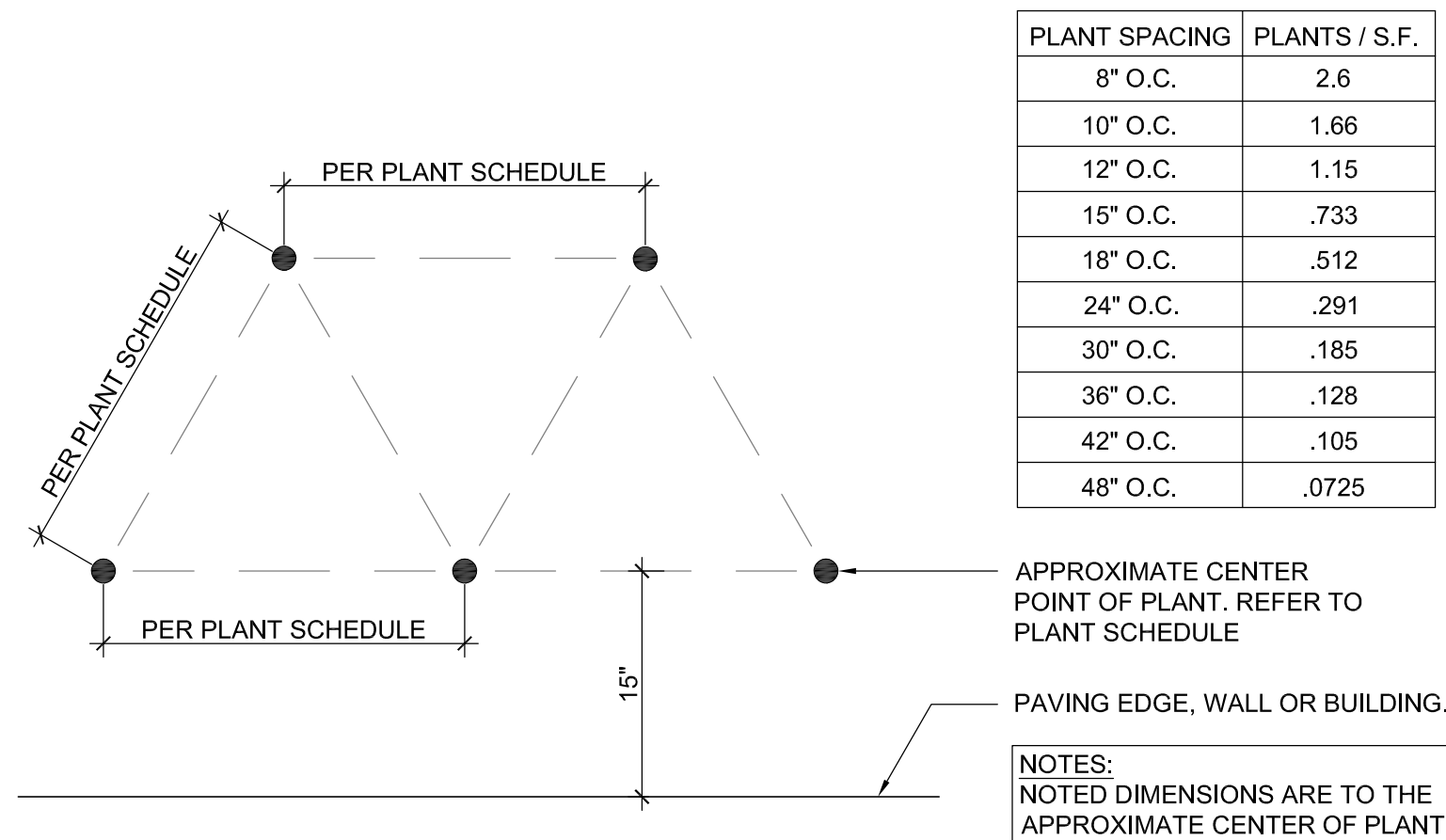
DRAWING TITLE
Planting Plan

SCALE: 1" = 40'
 AUGUST 4, 2022 SHEET NUMBER

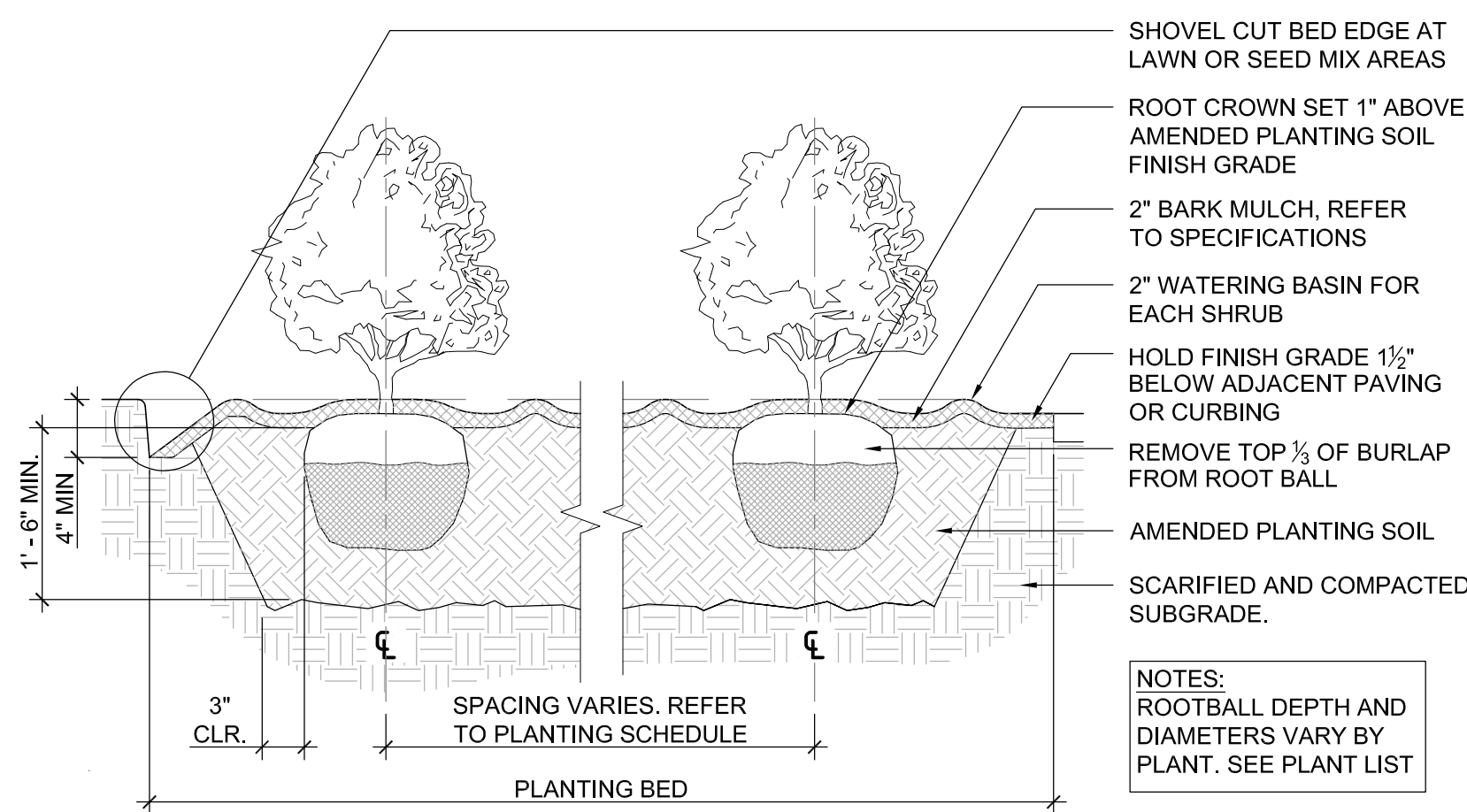
21-0172B **L1.2**



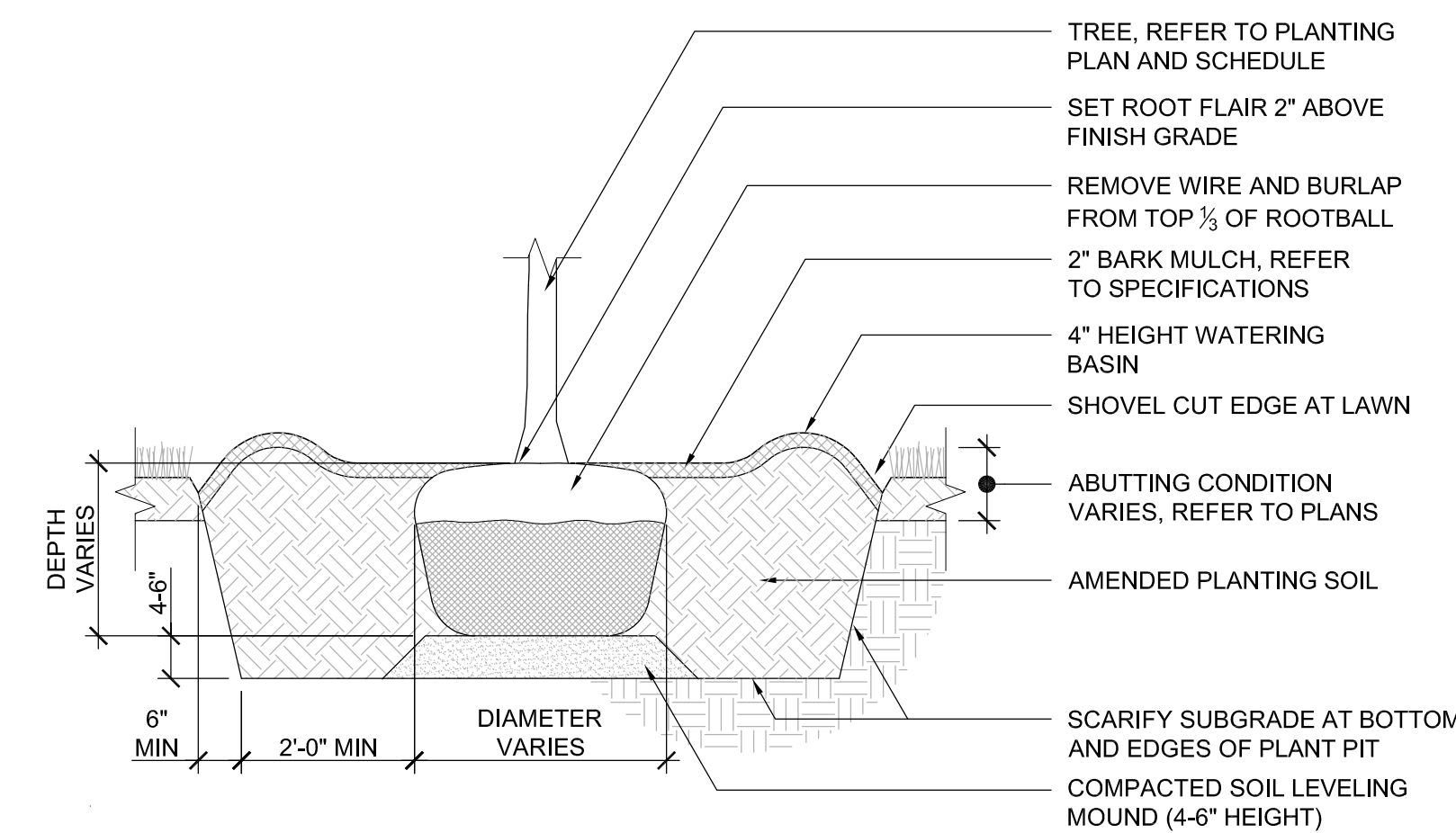
4 GRAVEL MULCH
L1.4 SCALE: 1" = 1'-0"



3 TRIANGULAR SPACING DIAGRAM
L1.4 SCALE: 1" = 1'-0"



2 SHRUB / GROUND COVER / PERENNIAL PLANTING
L1.4 SCALE: NTS



1 TREE PLANTING
L1.4 SCALE: 1/2" = 1'-0"

PLANTING SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE			REMARKS
TREES - DECIDUOUS						
ARK	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	2 - 2 1/2"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
ARO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 - 2 1/2"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
ARR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 - 2 1/2"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
ASG	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 - 2 1/2"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
LSH	LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'	HAPPIDAZE SWEETGUM	2 - 2 1/2"	CAL.	B&B	NO BRANCHING BELOW 6' MIN., FRUITLESS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 - 2 1/2"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
NS	NYSSA SYLVATICA	BLACKGUM	2 - 2 1/2"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
QA	QUERCUS ALBA	WHITE OAK	2 - 2 1/2"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
QR	QUERCUS RUBRA	RED OAK	2 - 2 1/2"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
UAP	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	2 - 2 1/2"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
TREES - FLOWERING / FRUITING						
AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	6 - 7'	HT.	B&B	MULTI-STEM, WHITE
CE	CERCIS CANADENSIS	EASTERN REDBUD	6 - 7'	CAL.	B&B	NO BRANCHING BELOW 4' MIN.
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	6 - 7'	HT.	B&B	HEAVY
PSC	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2 - 2 1/2"	CAL.	B&B	HEAVY, PINK
TREES - EVERGREEN						
JVH	JUNIPERUS VIRGINIANA 'HILLSPIRE'	HILLSPIRE RED CEDAR	6 - 7'	HT.	B&B	BRANCHED TO GROUND, NOT SHEARED
PAB	PICEA ABIES	NORWAY SPRUCE	6 - 7'	HT.	B&B	BRANCHED TO GROUND, NOT SHEARED
PS	PINUS STROBUS	EASTERN WHITE PINE	6 - 7'	HT.	B&B	BRANCHED TO GROUND, NOT SHEARED
TP	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6 - 7'	HT.	B&B	BRANCHED TO GROUND, NOT SHEARED
SHRUBS - DECIDUOUS						
RA	RHUS AROMATICA 'GROW LOW'	GRO-LOW FRAGRANT SUMAC	18 - 24"	HT. & SPR.	CONT.	42" O.C. TRIA. SP.
SJ	SPIREA JAPONICA 'GOLD FLAME'	JAPANESE SPIREA	18 - 24"	HT.	CONT.	42" O.C. TRIA. SP.
SHRUBS - EVERGREEN						
IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY - COMPACT	24"	HT. & SPR.	CONT.	42" O.C. TRIA. SP.
JUC	JUNIPERUS CHINENSIS SARGENTII	SARGENTII JUNIPER	18"	HT. & SPR.	CONT.	42" O.C. TRIA. SP.
JUH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	18"	HT. & SPR.	CONT.	42" O.C. TRIA. SP.
PERENNIALS - GRASSES						
PH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#2		CONT.	18" O.C., TRIA. SP.
PERENNIALS - FLOWERING						
HEM	HEMEROCALLIS	DAYLILLIES	#1		CONT.	18" O.C., TRIA. SP.

PROJECT:
**2 Washington Street
Foxborough, MA
02035**

OWNER:
**Margi, LLC
22 Constance Way
N.Attleboro, MA
02760**

PREPARED FOR:
**Rockpoint Fund
Acquisitions, LLC
3953 Maple Avenue
Suite 300
Dallas, TX 75219**

**Griffith Properties, LLC
22 Boston Wharf Rd
7th Floor
Boston, MA 02210**



24 ROLAND ST SUITE 303
BOSTON, MA 02129
617-482-4703

DATE APPROVED: _____
DATE ENDORSED: _____
FOXBOROUGH PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FOXBOROUGH TOWN CLERK

REFERENCES:

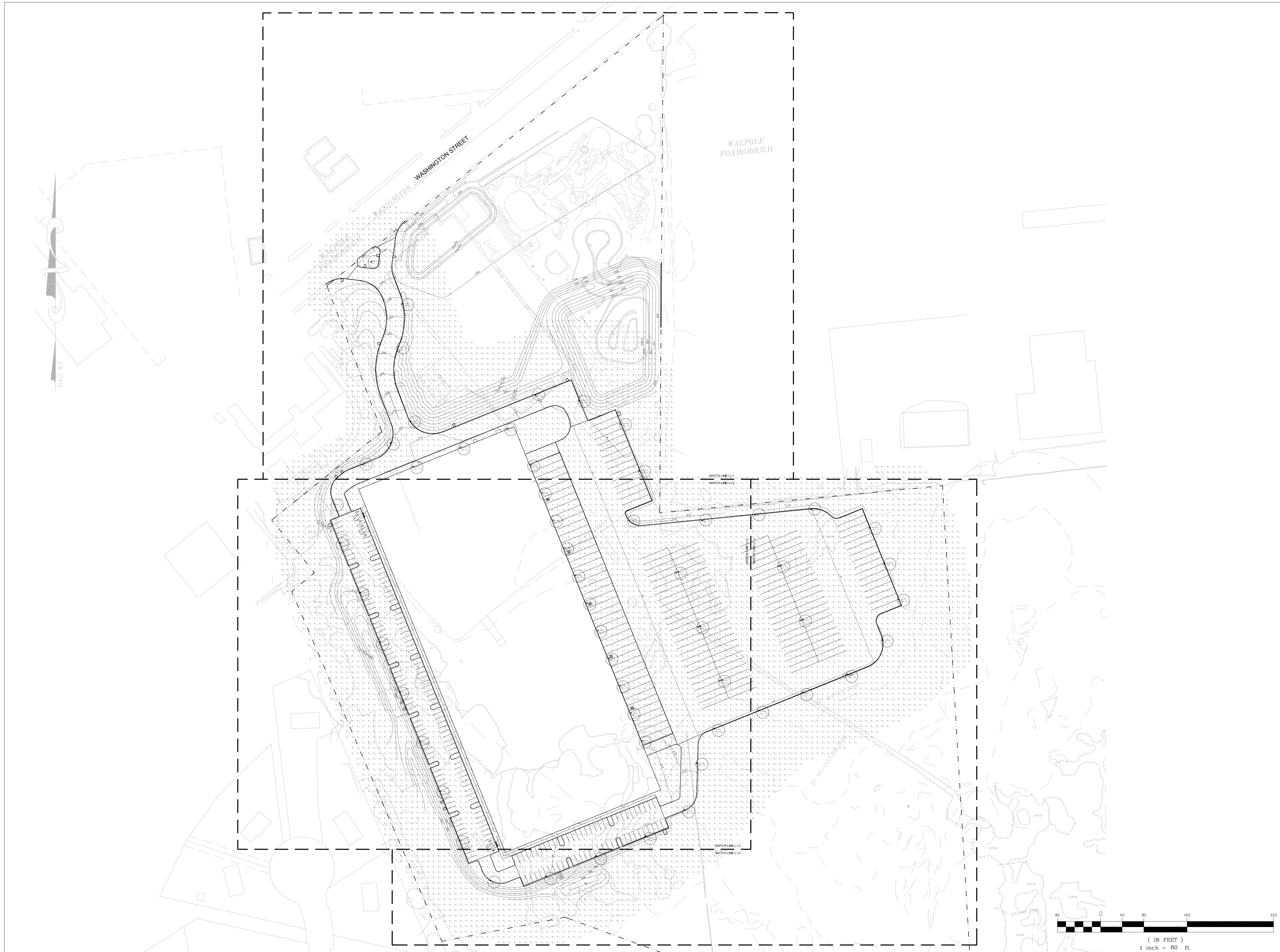
STAMP

DRAWING TITLE
**Planting
Details**

SCALE: 1" = 40'

AUGUST 4, 2022 SHEET NUMBER

21-0172B **L1.4**



PROJECT:
**2 Washington Street
 Foxborough, MA
 02035**

OWNER:
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 22 Constance Way
 N.Attleboro, MA
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Brown Sardina, Inc.
 Landscape Architects
 24 ROLAND ST SUITE 303
 BOSTON, MA 02129
 617-482-4703

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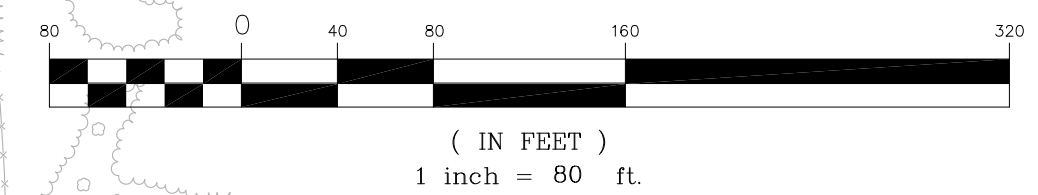
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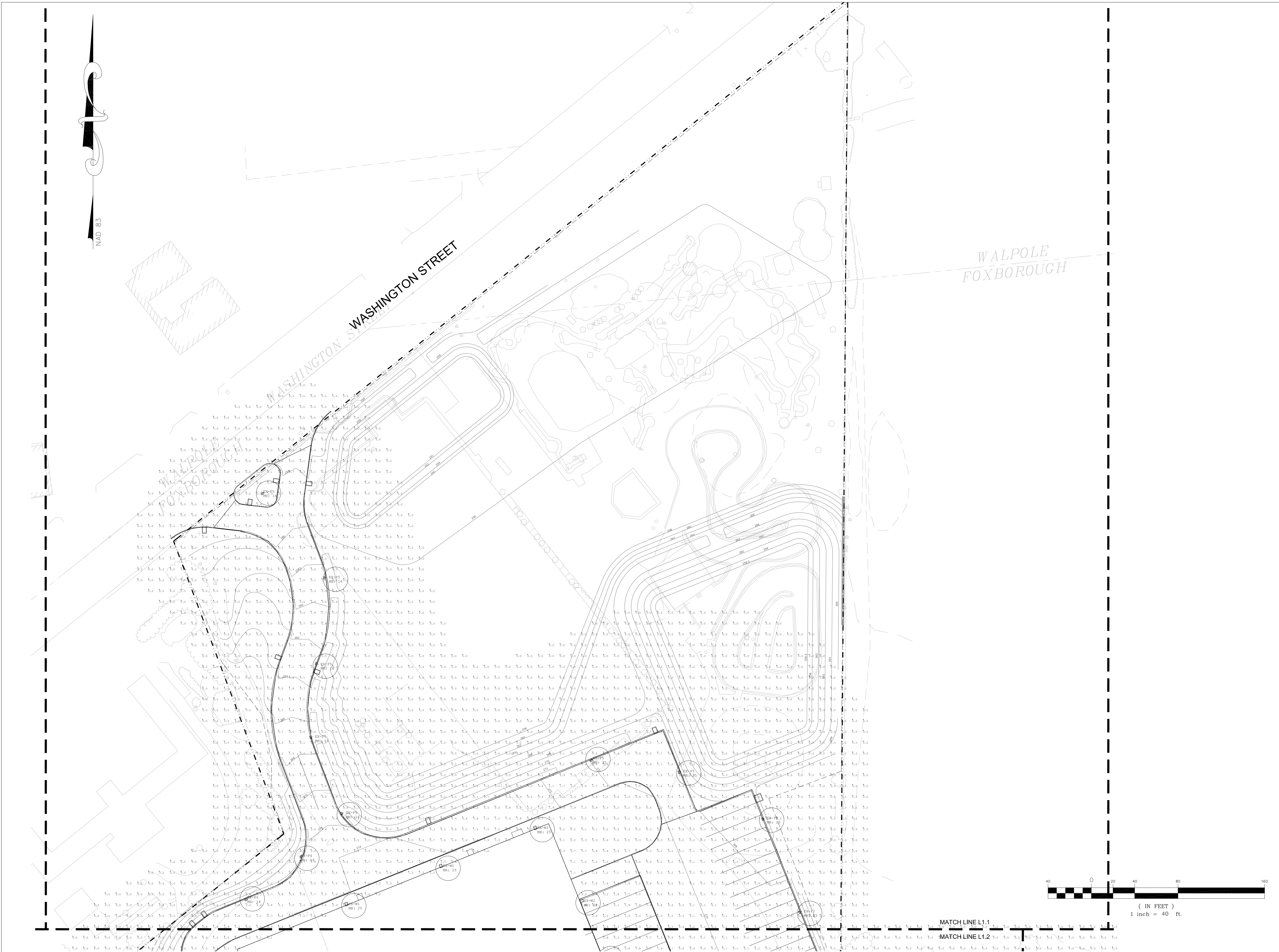
DRAWING TITLE
**Overall
 Photometric
 Lighting Plan**

SCALE: 1" = 80'

JULY 6, 2022 SHEET NUMBER

21-0172B **L2.0**





PROJECT:
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 Foxborough, MA
 02035**

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B+S Brown Sardina, Inc.
 Landscape Architects
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 BOSTON, MA 02129
 617-482-4703

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REFERENCES:

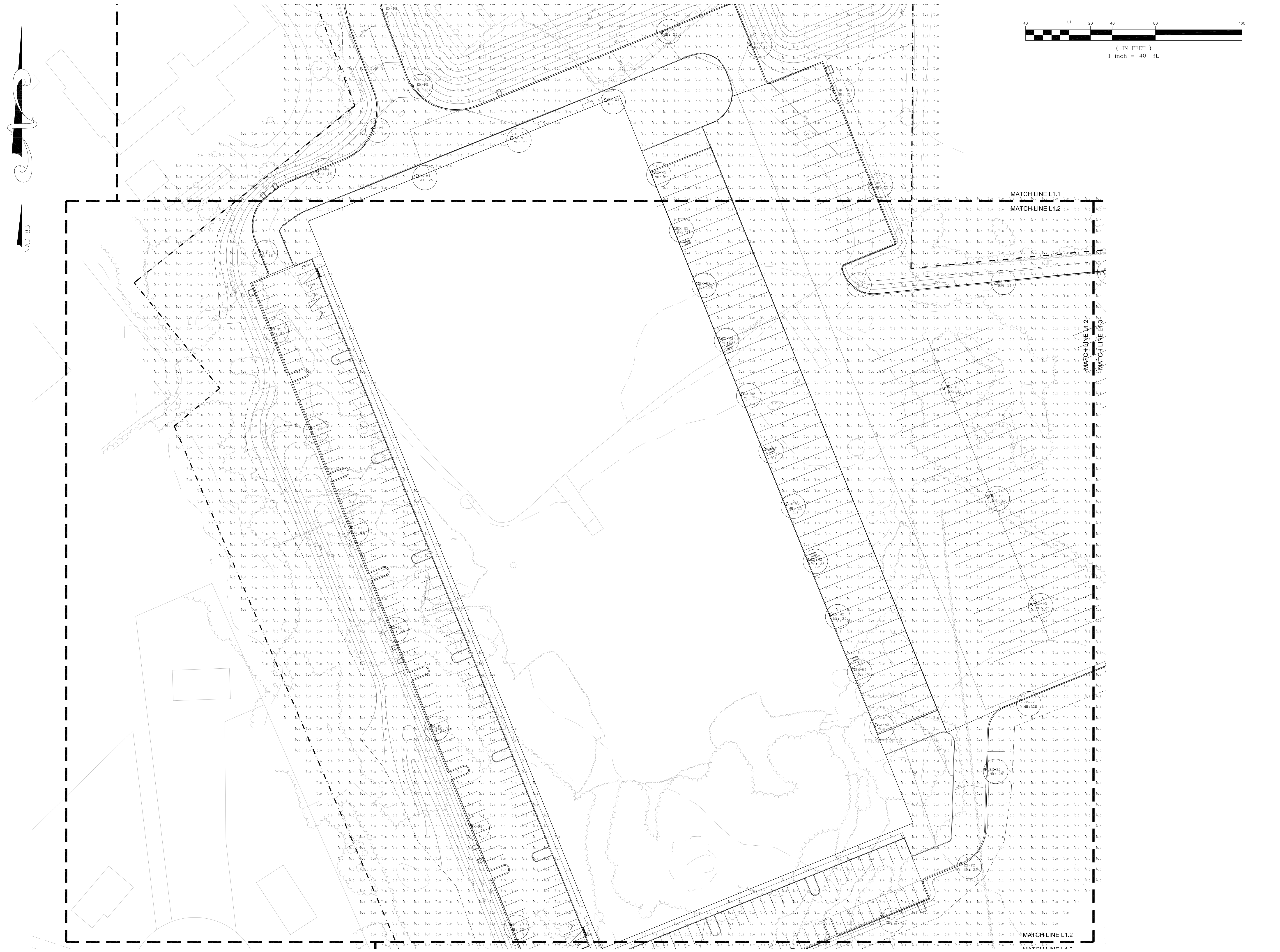
STAMP

DRAWING TITLE
**Lighting
 Photometric
 Plan**

SCALE: 1" = 40'

JULY 6, 2022 SHEET NUMBER

21-0172B **L2.1**



PROJECT:
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DATE _____ FOXBOROUGH TOWN CLERK

REFERENCES:

STAMP

DRAWING TITLE

Lighting
 Photometric
 Plan

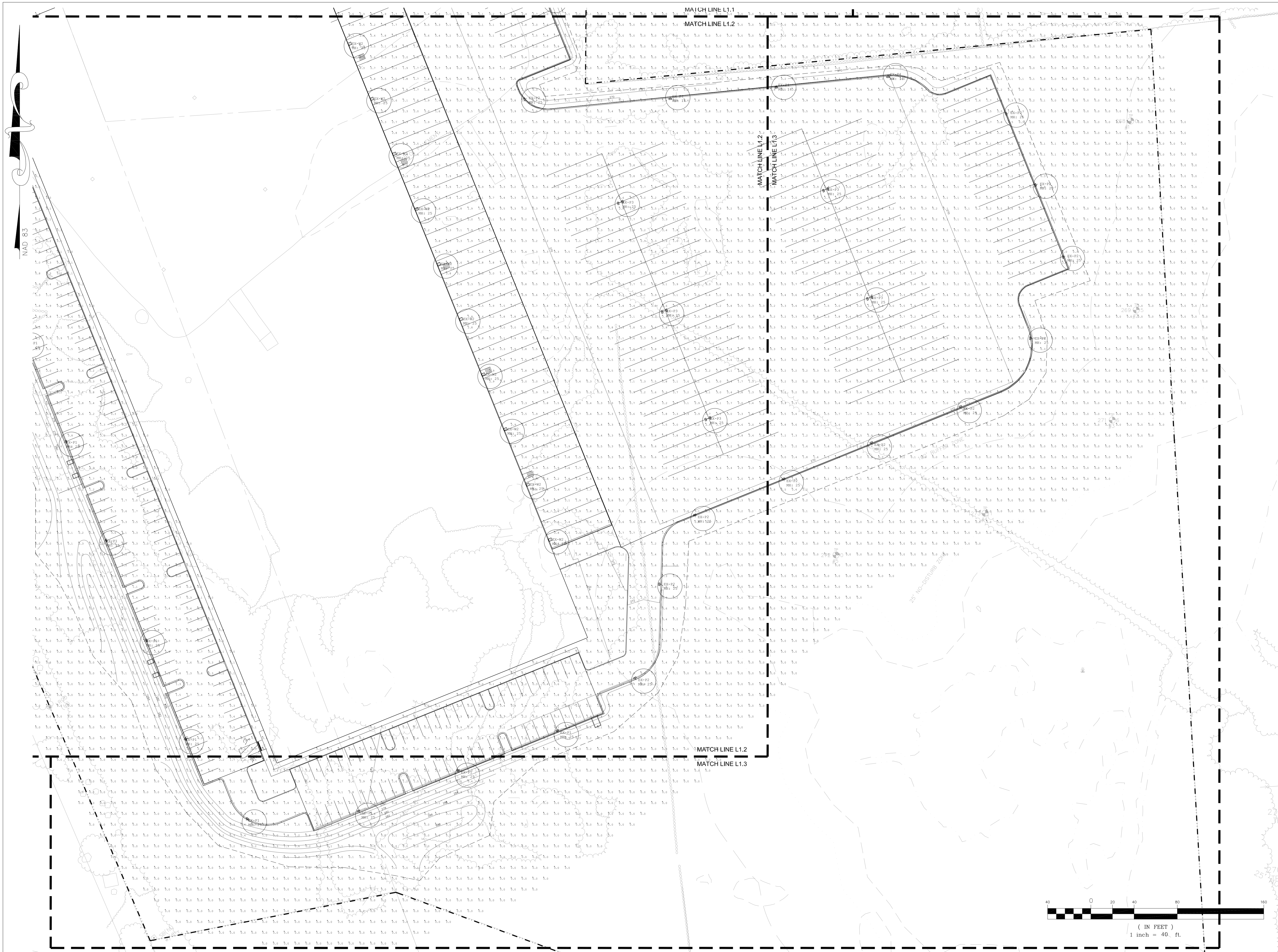
SCALE: 1" = 40'

JULY 6, 2022

SHEET NUMBER

21-0172B

L2.2



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 02760**

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REFERENCES:

STAMP

DRAWING TITLE
**Lighting
 Photometric
 Plan**

SCALE: 1" = 40'

JULY 6, 2022

SHEET NUMBER

21-0172B

L2.3

Qty	Label	Lum. Watt	Arrangement	LLF	Description
11	EX-P1	160.5	SINGLE	0.900	VP-1-160L-160-3K7-4F-BC
13	EX-P2	97.2	SINGLE	0.900	VP-1-160L-100-4K7-4F-BC
5	EX-P3	111.9	BACK-BACK	0.900	VP-1-160L-115-4K7-4W
5	EX-P4	72.1	SINGLE	0.900	VP-1-160L-75-4K7-2-BC
8	EX-P5	72.1	SINGLE	0.900	VP-1-160L-75-4K7-4W-BC
3	EX-W1	57.9	SINGLE	0.900	TRV-24L-55-4K7-2
11	EX-W2	80	SINGLE	0.900	TRV-36L-80-4K7-4-U

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.61	4.4	0.0	N.A.	N.A.
NORTH AUTO DRIVEWAY	Fc	1.57	4.4	0.0	N.A.	N.A.
SOUTH AUTO PARKING LOT	Fc	1.51	4.4	0.1	15.10	44.00
TRAILER STORAGE	Fc	1.21	4.3	0.1	12.10	43.00
TRUCK DOCKS	Fc	2.08	2.9	0.9	2.31	3.22
WEST AUTO PARKING LOTS	Fc	1.50	4.4	0.1	15.00	44.00

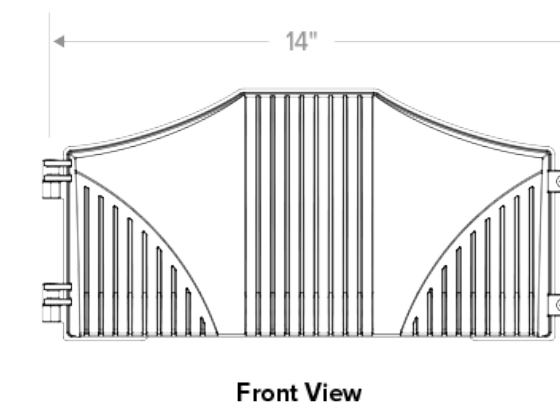
SOUTH AUTO PARKING LOT
 Illuminance (Fc)
 Average = 1.51
 Maximum = 4.4
 Minimum = 0.1
 Avg/Min Ratio = 15.10
 Max/Min Ratio = 44.00

NORTH AUTO DRIVEWAY
 Illuminance (Fc)
 Average = 1.57
 Maximum = 4.4
 Minimum = 0.0
 Avg/Min Ratio = N.A.
 Max/Min Ratio = N.A.

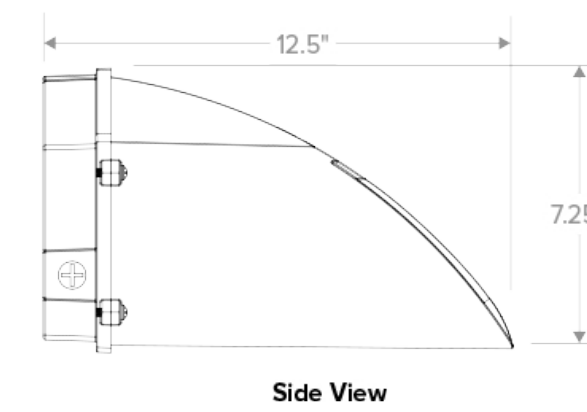
WEST AUTO PARKING LOTS
 Illuminance (Fc)
 Average = 1.50
 Maximum = 4.4
 Minimum = 0.1
 Avg/Min Ratio = 15.00
 Max/Min Ratio = 44.00

TRAILER STORAGE
 Illuminance (Fc)
 Average = 1.21
 Maximum = 4.3
 Minimum = 0.1
 Avg/Min Ratio = 12.10
 Max/Min Ratio = 43.00

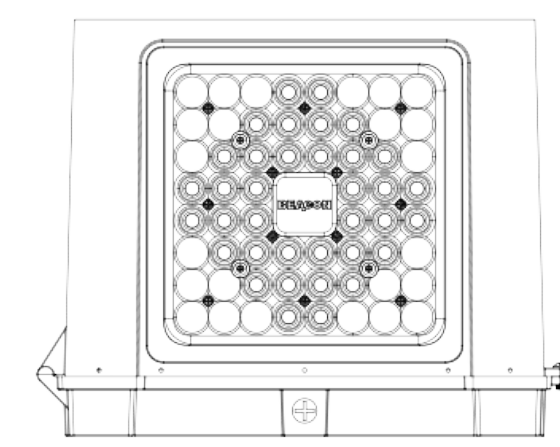
TRUCK DOCKS
 Illuminance (Fc)
 Average = 2.08
 Maximum = 2.9
 Minimum = 0.9
 Avg/Min Ratio = 2.31
 Max/Min Ratio = 3.22



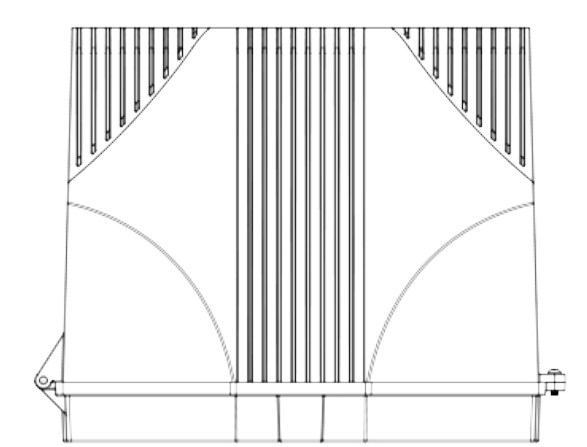
Front View



Side View

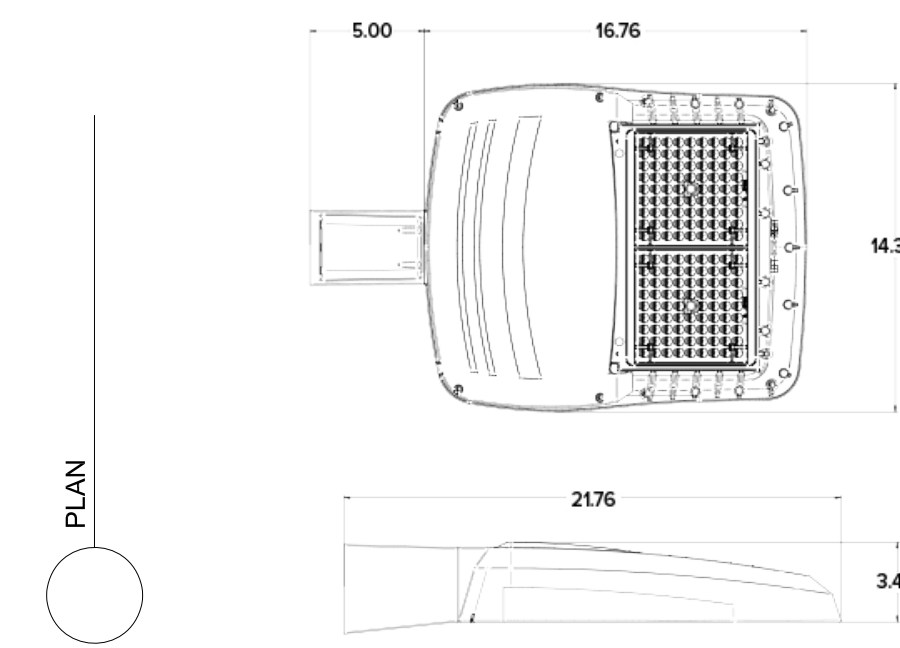


Bottom View

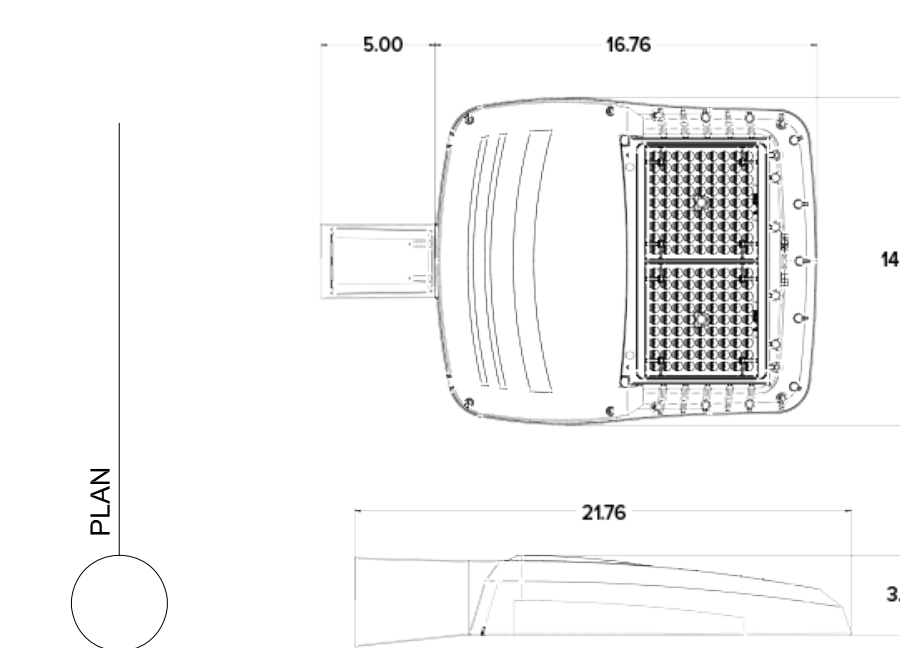


Top View

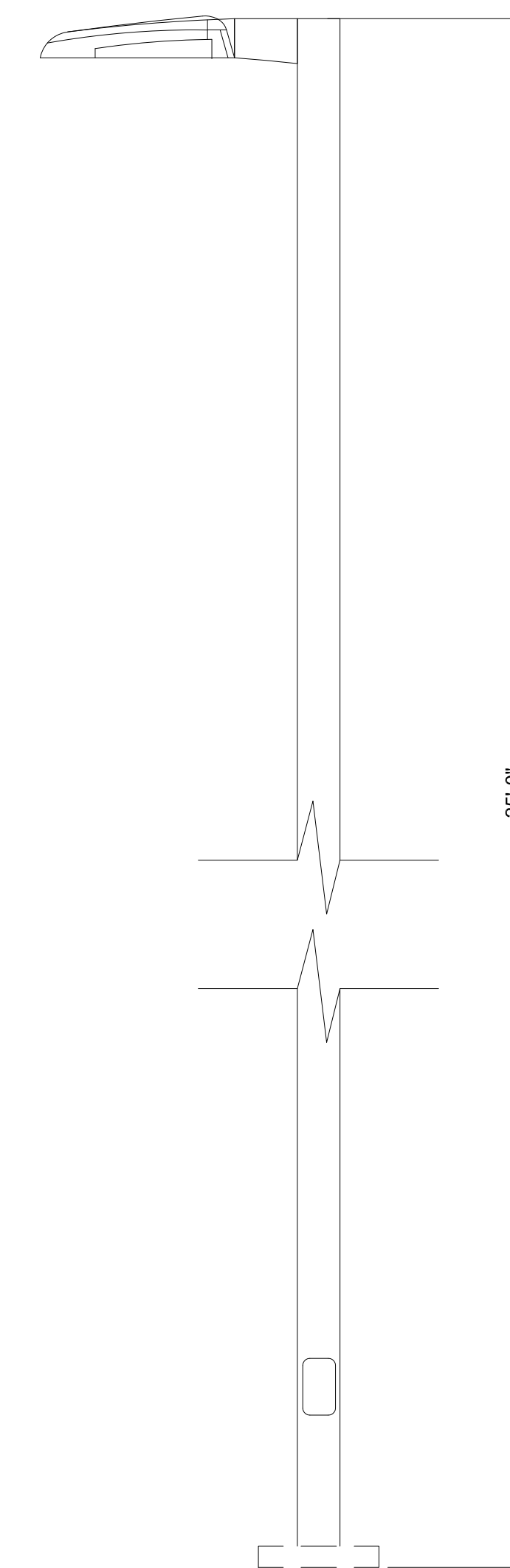
3 WALL PACK
 L2.4 SCALE: NTS



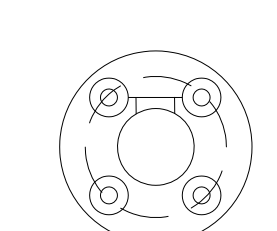
PLAN



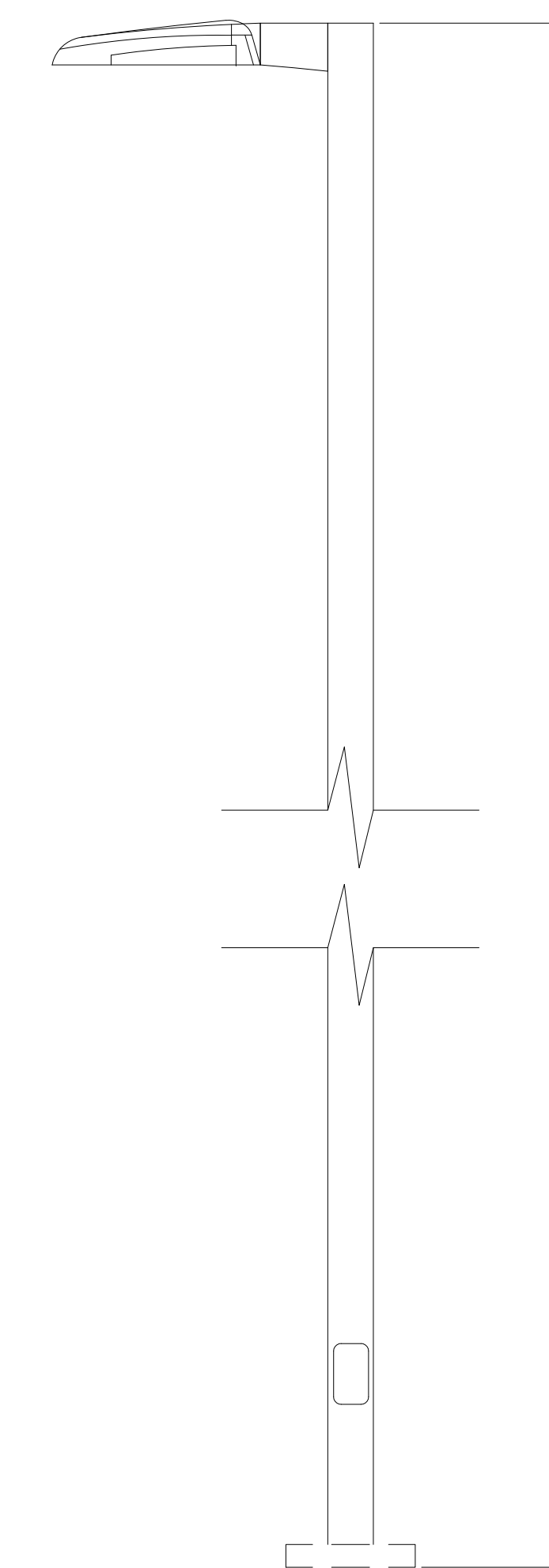
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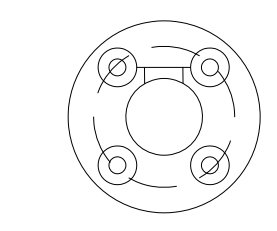
25'-0"



2 LIGHT POLE 25'
 L2.4 SCALE: NTS



16'-0"



1 LIGHT POLE 16'
 L2.4 SCALE: NTS

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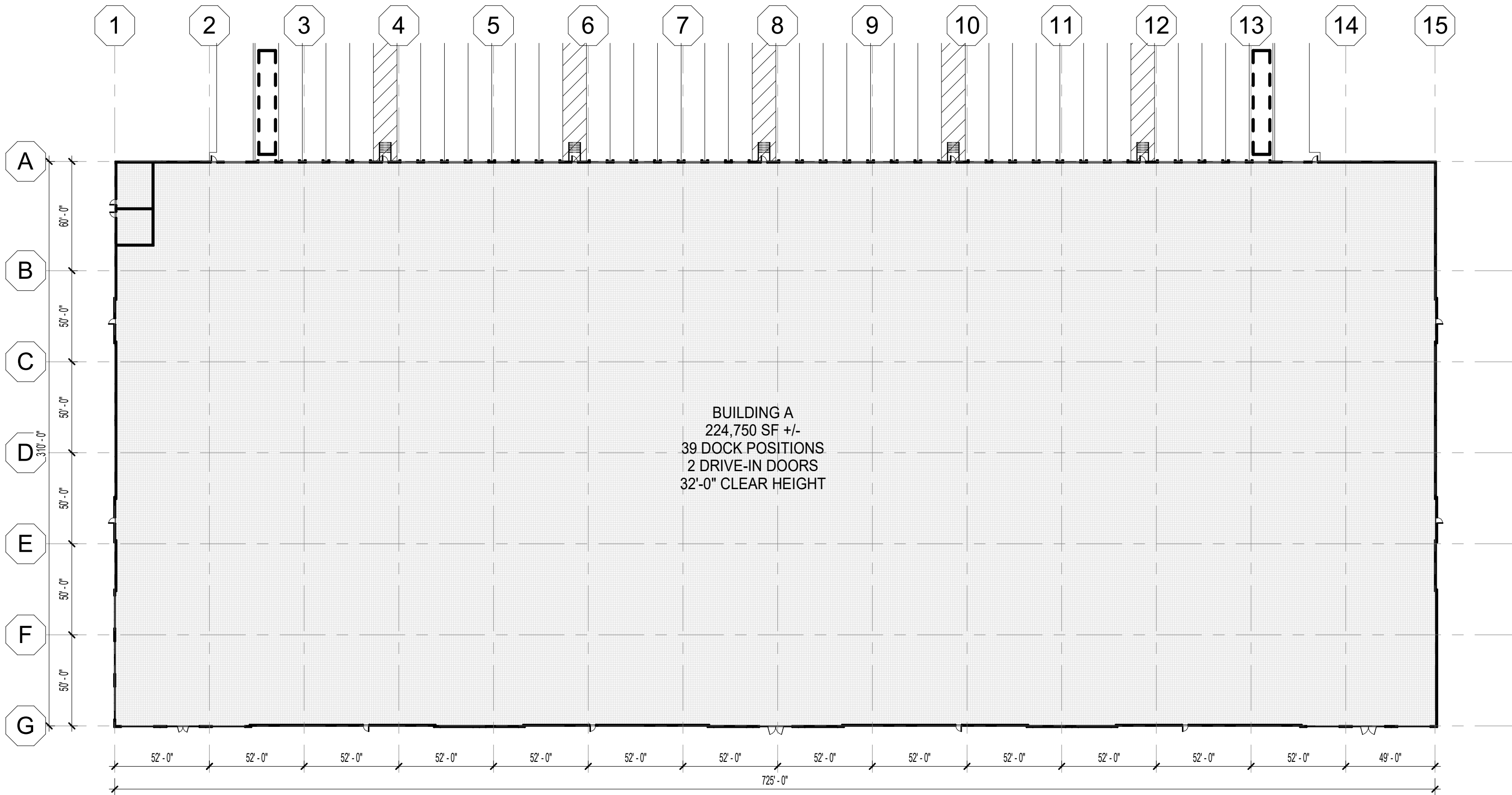
STAMP

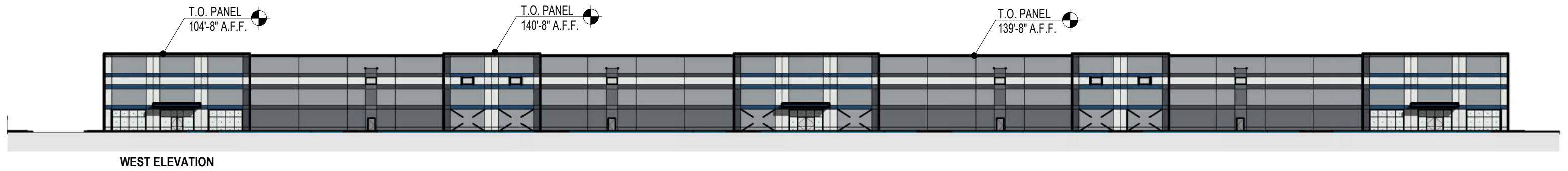
DRAWING TITLE
 Lighting
 Details

SCALE: 1" = 40'

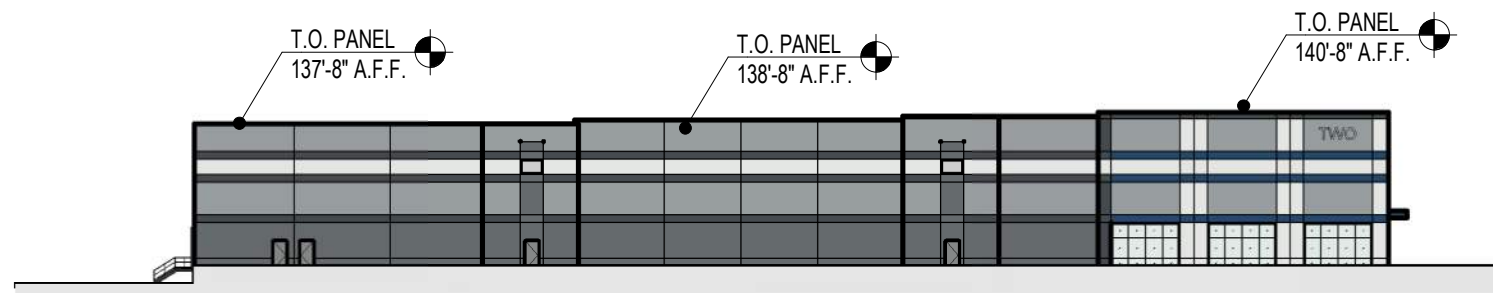
JULY 6, 2022 SHEET NUMBER

21-0172B **L2.4**

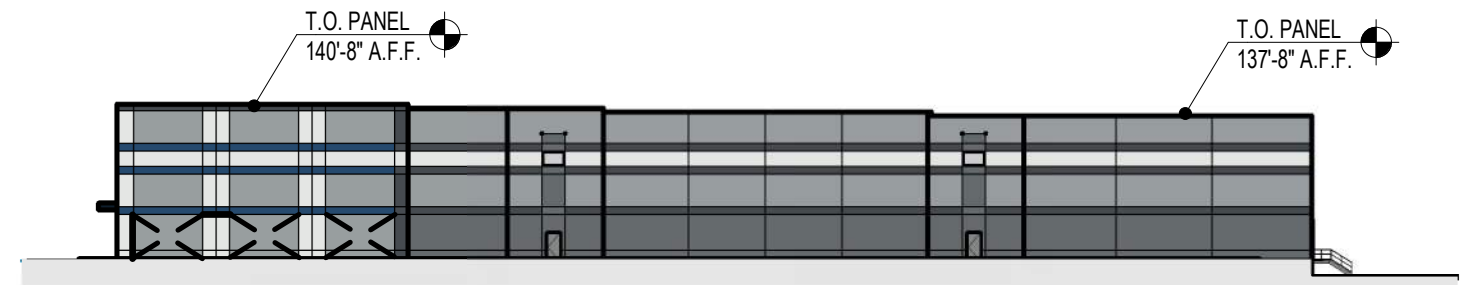




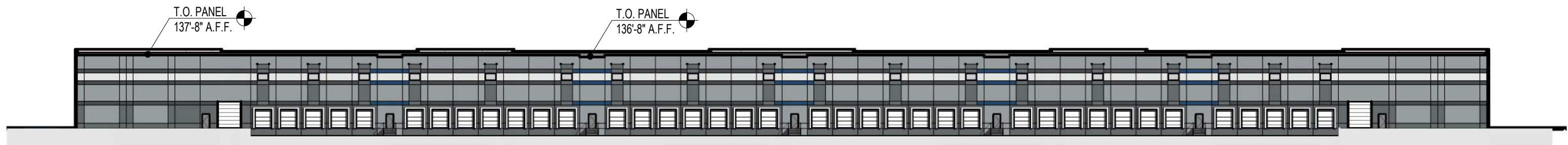
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



