

Site Redevelopment Plans

for

30-32 Wall Street

FOXBOROUGH, MA 02035

HD Design
161 W. High Street,
Avon, MA 02322
Cell: (508) 840-1045
Email: hazem.dani87@gmail.com



Hazem Dani

OWNER/APPLICANT:
TNC DEVELOPMENT LLC
58 WILLOW STREET
NORWOOD, MA 02062

CIVIL ENGINEER:
Hazem Dani, PE
HD DESIGN
161 W. HIGH ST.
AVON, MA 02322

ARCHITECT:
Big Red Barn, Design

LEGAL COUNSEL:
Michael Khoury, Esq.
MADOFF & KHOURY LLP
124 WASHINGTON STREET,
SUITE 202
FOXBOROUGH, MA 02035

LOCUS MAP

SCALE: 1" = 200'



DRAWING INDEX

| Sheet Number | Sheet Title |
|--------------|--|
| C-000 | TITLE SHEET |
| C-001 | DEMOLITION & EROSION CONTROL PLAN |
| C-200 | SITE LAYOUT & UTILITIES PLAN |
| C-201 | GRADING & DRAINAGE PLAN |
| C-601 | DETAILS-1 |
| C-602 | DETAILS-2 |
| - | EXISTING CONDITIONS PLAN (BY ZLS LLC) |
| - | ARCHITECTURAL PLANS (BY BIG RED BARN DESIGN) |
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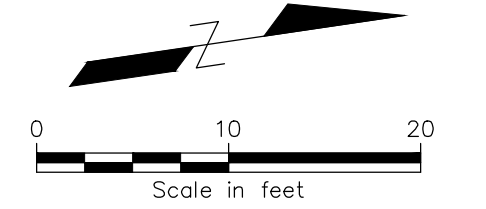
| No. | Submitted / Revision | Appr'd By | Date |
|-----|------------------------|-----------|----------|
| 0 | SITE PLAN REVIEW - APP | HD | 09/18/23 |

APPLICANT / OWNER
TNC DEVELOPMENT LLC
58 WILLOW STREET
NORWOOD, MA 02062

SITE PLANS
BUILDING EXPANSION
MIXED-USE BUILDING
30-32 WALL STREET, FOXBOROUGH, MA

| | | |
|---------------------------|----------------------|--------------------|
| TITLE SHEET | | |
| Designed By: HD | Drawn By: HD | Checked By: - |
| Issue Date: 09/18/2023 | Project No: 12022 | Scale: AS SHOWN |

Drawing No:
C-000



HD Design

161 W. High Street,
Avon, MA 02322
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Email: hazem.dani87@gmail.com



Handwritten signature of Hazem N. Dani.

| No. | Submit / Revision | Appr'd By | Date |
|-----|------------------------|-----------|----------|
| 0 | SITE PLAN REVIEW - APP | HD | 09/18/23 |

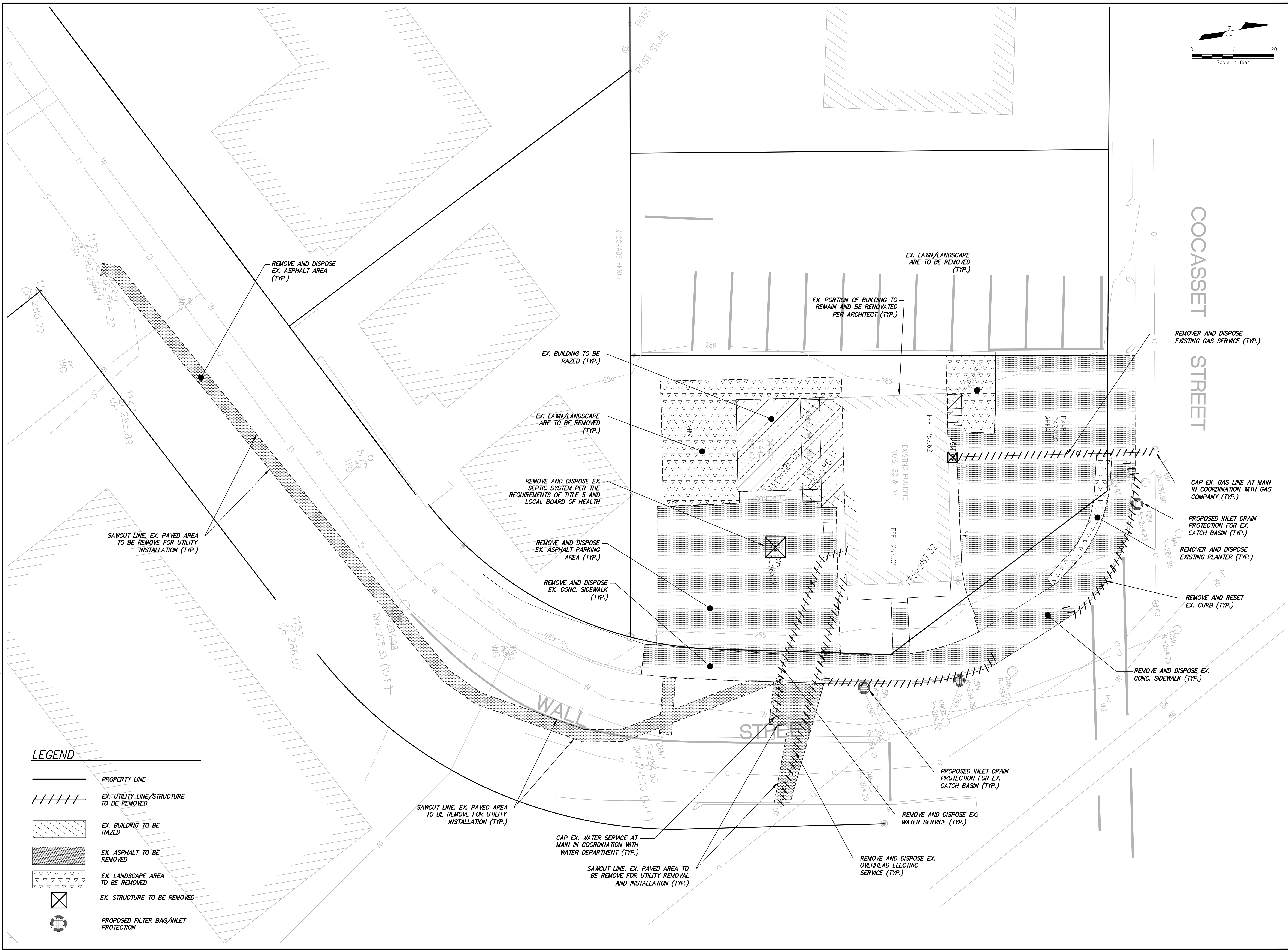
TNC DEVELOPMENT LLC
APPLICANT / OWNER
58 WILLOW STREET
NORWOOD, MA 02062

SITE PLANS
BUILDING EXPANSION
MIXED-USE BUILDING
30-32 WALL STREET, FOXBOROUGH, MA

SITE DEMOLITION PLAN

| | | |
|---------------------------|----------------------|------------------|
| Designed By: HD | Drawn By: HD | Checked By: - |
| Issue Date: 09/18/2023 | Project No: 12022 | Scale: 1"=10' |

Drawing No:
C-001



LEGEND

- PROPERTY LINE
- EX. UTILITY LINE/STRUCTURE TO BE REMOVED
- EX. BUILDING TO BE RAZED
- EX. ASPHALT TO BE REMOVED
- EX. LANDSCAPE AREA TO BE REMOVED
- EX. STRUCTURE TO BE REMOVED
- PROPOSED FILTER BAG/INLET PROTECTION

File: V:\04-DATA OFFICES\MMAT8\04ML\04WB\04WBORO\... SHEET FILES\C-100-DEMO PLAN.DWG
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| No. | Submittal/Revision | Appr'd By | Date |
|-----|------------------------|-----------|----------|
| 0 | SITE PLAN REVIEW - APP | HD | 09/18/23 |

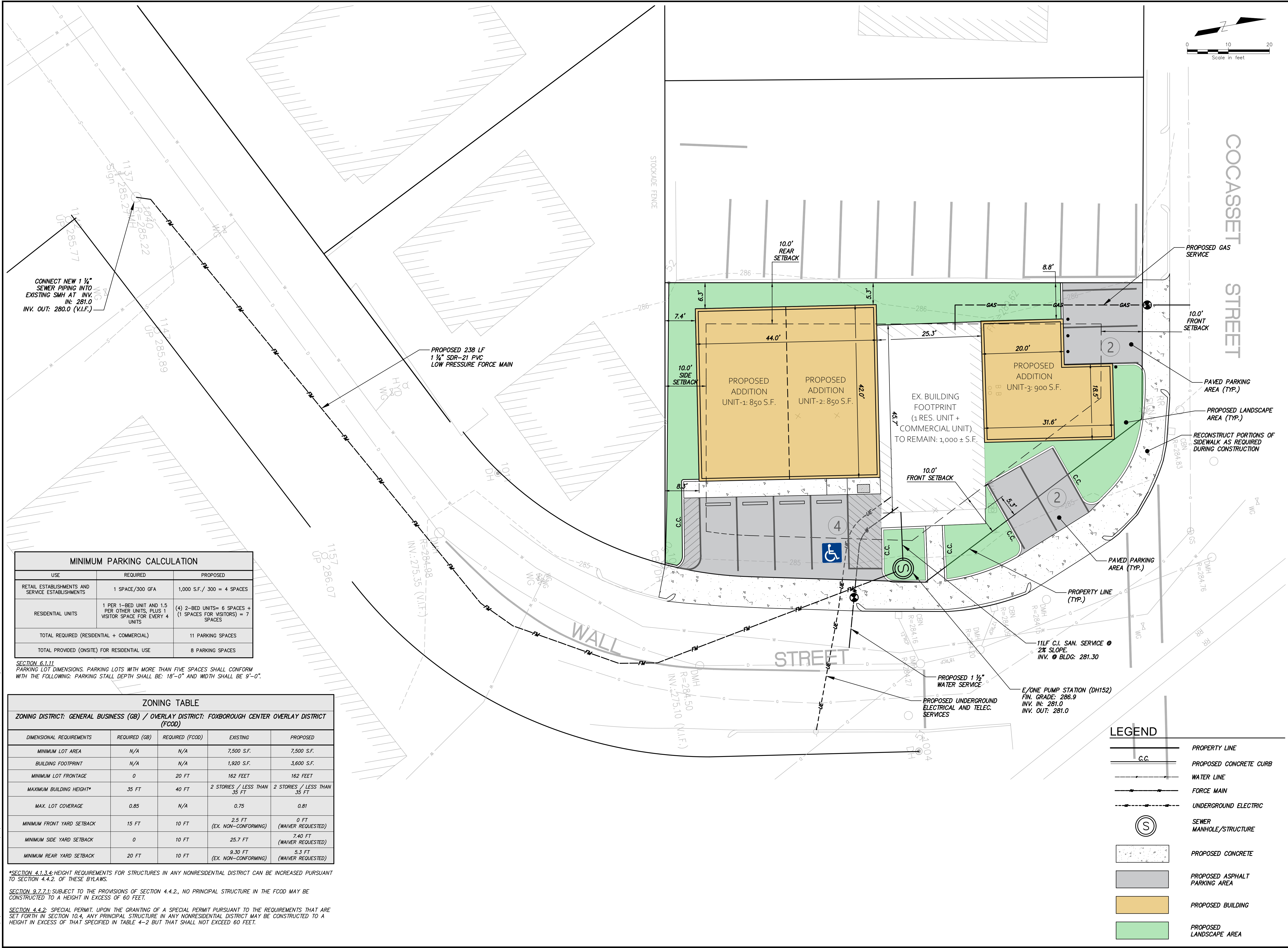
TNC DEVELOPMENT LLC
58 WILLOW STREET
NORWOOD, MA 02062

SITE PLANS
BUILDING EXPANSION
MIXED-USE BUILDING
 30-32 WALL STREET, FOXBOROUGH, MA

SITE LAYOUT AND UTILITIES PLAN

| | | |
|---------------------------|----------------------|------------------|
| Designed By: HD | Drawn By: HD | Checked By: - |
| Issue Date: 09/18/2023 | Project No: 12022 | Scale: 1"=10' |

Drawing No:
C-200



CONNECT NEW 1 1/2" SEWER PIPING INTO EXISTING SMH AT INV. IN: 281.0 INV. OUT: 280.0 (V.I.F.)

PROPOSED 238 LF 1 1/4" SDR-21 PVC LOW PRESSURE FORCE MAIN

| USE | REQUIRED | PROPOSED |
|--|--|--|
| RETAIL ESTABLISHMENTS AND SERVICE ESTABLISHMENTS | 1 SPACE/300 GFA | 1,000 S.F. / 300 = 4 SPACES |
| RESIDENTIAL UNITS | 1 PER 1-BED UNIT AND 1.5 PER OTHER UNITS, PLUS 1 VISITOR SPACE FOR EVERY 4 UNITS | (4) 2-BED UNITS= 6 SPACES + (1 SPACES FOR VISITORS) = 7 SPACES |
| TOTAL REQUIRED (RESIDENTIAL + COMMERCIAL) | | 11 PARKING SPACES |
| TOTAL PROVIDED (ONSITE) FOR RESIDENTIAL USE | | 8 PARKING SPACES |

SECTION 6.1.11
 PARKING LOT DIMENSIONS. PARKING LOTS WITH MORE THAN FIVE SPACES SHALL CONFORM WITH THE FOLLOWING: PARKING STALL DEPTH SHALL BE: 18'-0" AND WIDTH SHALL BE 9'-0".

| DIMENSIONAL REQUIREMENTS | ZONING DISTRICT: GENERAL BUSINESS (GB) / OVERLAY DISTRICT: FOXBOROUGH CENTER OVERLAY DISTRICT (FCOD) | | EXISTING | PROPOSED |
|----------------------------|--|-----------------|------------------------------|-----------------------------|
| | REQUIRED (GB) | REQUIRED (FCOD) | | |
| MINIMUM LOT AREA | N/A | N/A | 7,500 S.F. | 7,500 S.F. |
| BUILDING FOOTPRINT | N/A | N/A | 1,920 S.F. | 3,600 S.F. |
| MINIMUM LOT FRONTAGE | 0 | 20 FT | 162 FEET | 162 FEET |
| MAXIMUM BUILDING HEIGHT* | 35 FT | 40 FT | 2 STORIES / LESS THAN 35 FT | 2 STORIES / LESS THAN 35 FT |
| MAX. LOT COVERAGE | 0.85 | N/A | 0.75 | 0.81 |
| MINIMUM FRONT YARD SETBACK | 15 FT | 10 FT | 2.5 FT (EX. NON-CONFORMING) | 0 FT (WAIVER REQUESTED) |
| MINIMUM SIDE YARD SETBACK | 0 | 10 FT | 25.7 FT | 7.40 FT (WAIVER REQUESTED) |
| MINIMUM REAR YARD SETBACK | 20 FT | 10 FT | 9.30 FT (EX. NON-CONFORMING) | 5.3 FT (WAIVER REQUESTED) |

*SECTION 4.1.3.4: HEIGHT REQUIREMENTS FOR STRUCTURES IN ANY NONRESIDENTIAL DISTRICT CAN BE INCREASED PURSUANT TO SECTION 4.4.2. OF THESE BYLAWS.

SECTION 9.2.7.1: SUBJECT TO THE PROVISIONS OF SECTION 4.4.2., NO PRINCIPAL STRUCTURE IN THE FCOD MAY BE CONSTRUCTED TO A HEIGHT IN EXCESS OF 60 FEET.

SECTION 4.4.2: SPECIAL PERMIT. UPON THE GRANTING OF A SPECIAL PERMIT PURSUANT TO THE REQUIREMENTS THAT ARE SET FORTH IN SECTION 10.4, ANY PRINCIPAL STRUCTURE IN ANY NONRESIDENTIAL DISTRICT MAY BE CONSTRUCTED TO A HEIGHT IN EXCESS OF THAT SPECIFIED IN TABLE 4-2 BUT THAT SHALL NOT EXCEED 60 FEET.

| | |
|--|-------------------------------|
| | PROPERTY LINE |
| | PROPOSED CONCRETE CURB |
| | WATER LINE |
| | FORCE MAIN |
| | UNDERGROUND ELECTRIC |
| | SEWER MANHOLE/STRUCTURE |
| | PROPOSED CONCRETE |
| | PROPOSED ASPHALT PARKING AREA |
| | PROPOSED BUILDING |
| | PROPOSED LANDSCAPE AREA |



| No. | Submittal/Revision | Appr. By | Date |
|-----|------------------------|----------|----------|
| 0 | SITE PLAN REVIEW - APP | HD | 09/18/23 |

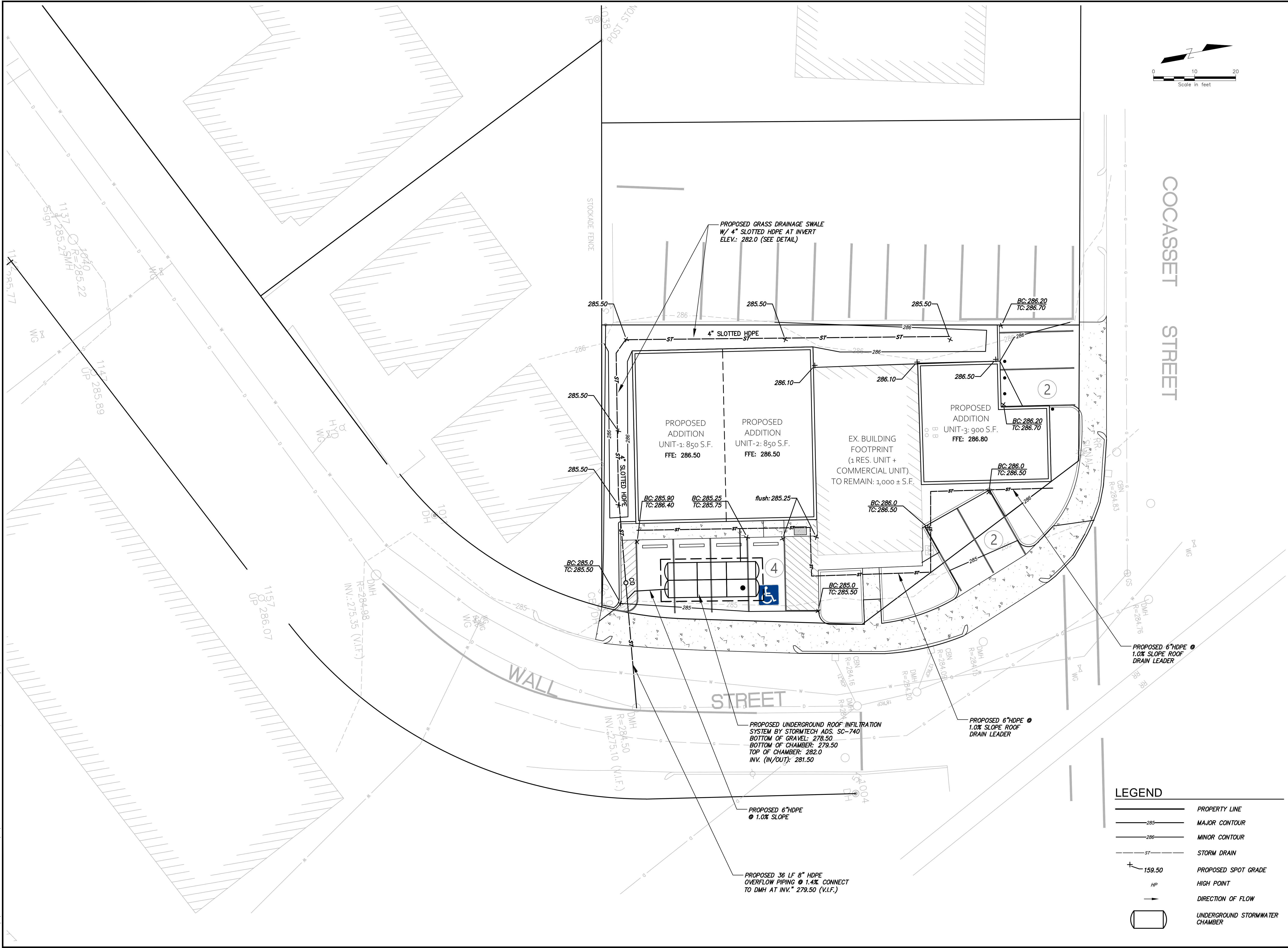
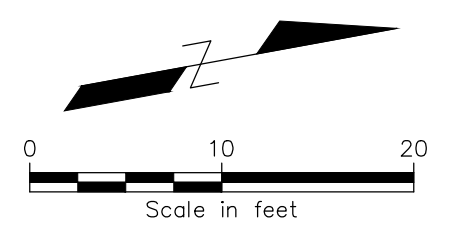
APPLICANT / OWNER
TNC DEVELOPMENT LLC
58 WILLOW STREET
NORWOOD, MA 02062

SITE PLANS
BUILDING EXPANSION
MIXED-USE BUILDING
 30-32 WALL STREET, FOXBOROUGH, MA

GRADING AND DRAINAGE PLAN

| | | |
|---------------------------|----------------------|------------------|
| Designed By: HD | Drawn By: HD | Checked By: - |
| Issue Date: 09/18/2023 | Project No: 12022 | Scale: 1"=10' |

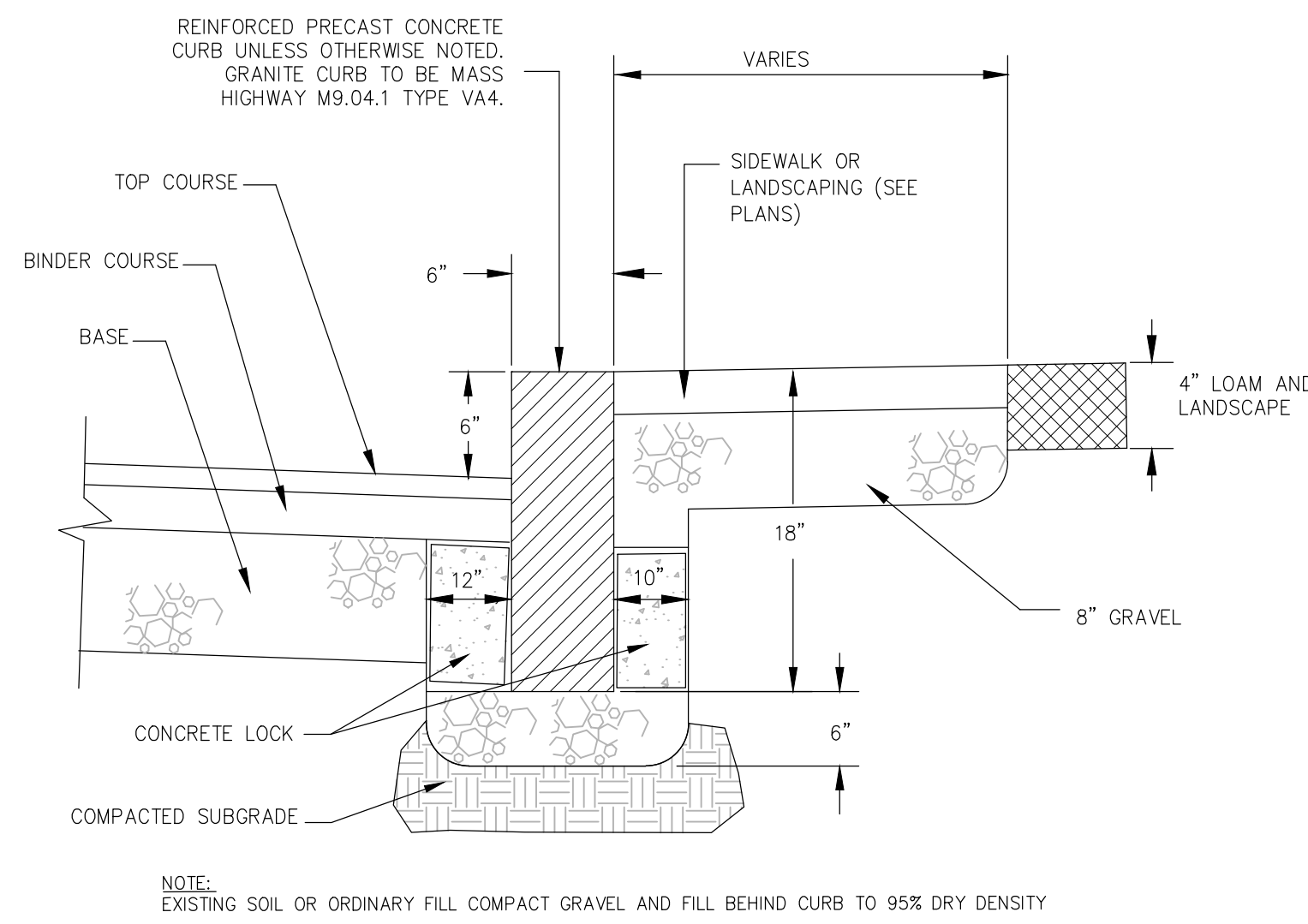
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C-201



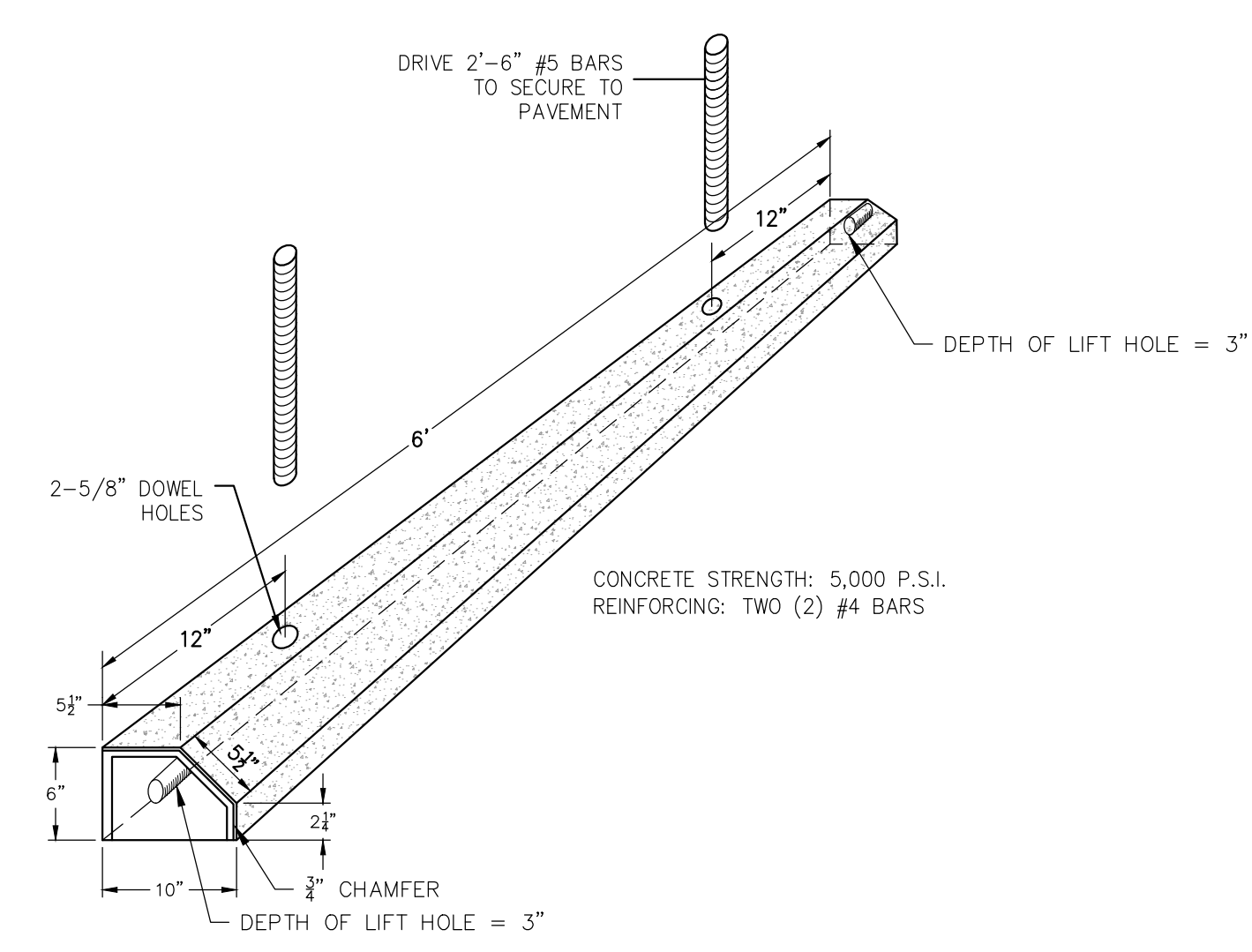
LEGEND

| | |
|--|--------------------------------|
| | PROPERTY LINE |
| | MAJOR CONTOUR |
| | MINOR CONTOUR |
| | STORM DRAIN |
| | PROPOSED SPOT GRADE |
| | HIGH POINT |
| | DIRECTION OF FLOW |
| | UNDERGROUND STORMWATER CHAMBER |

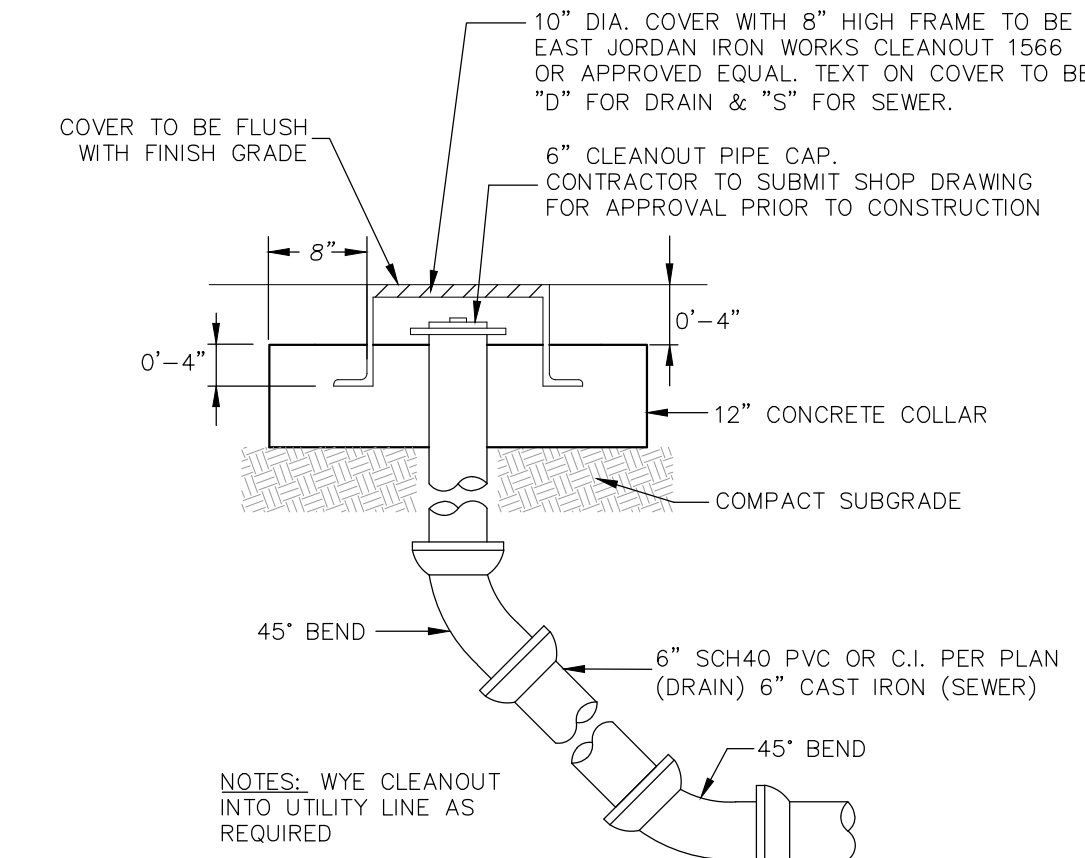
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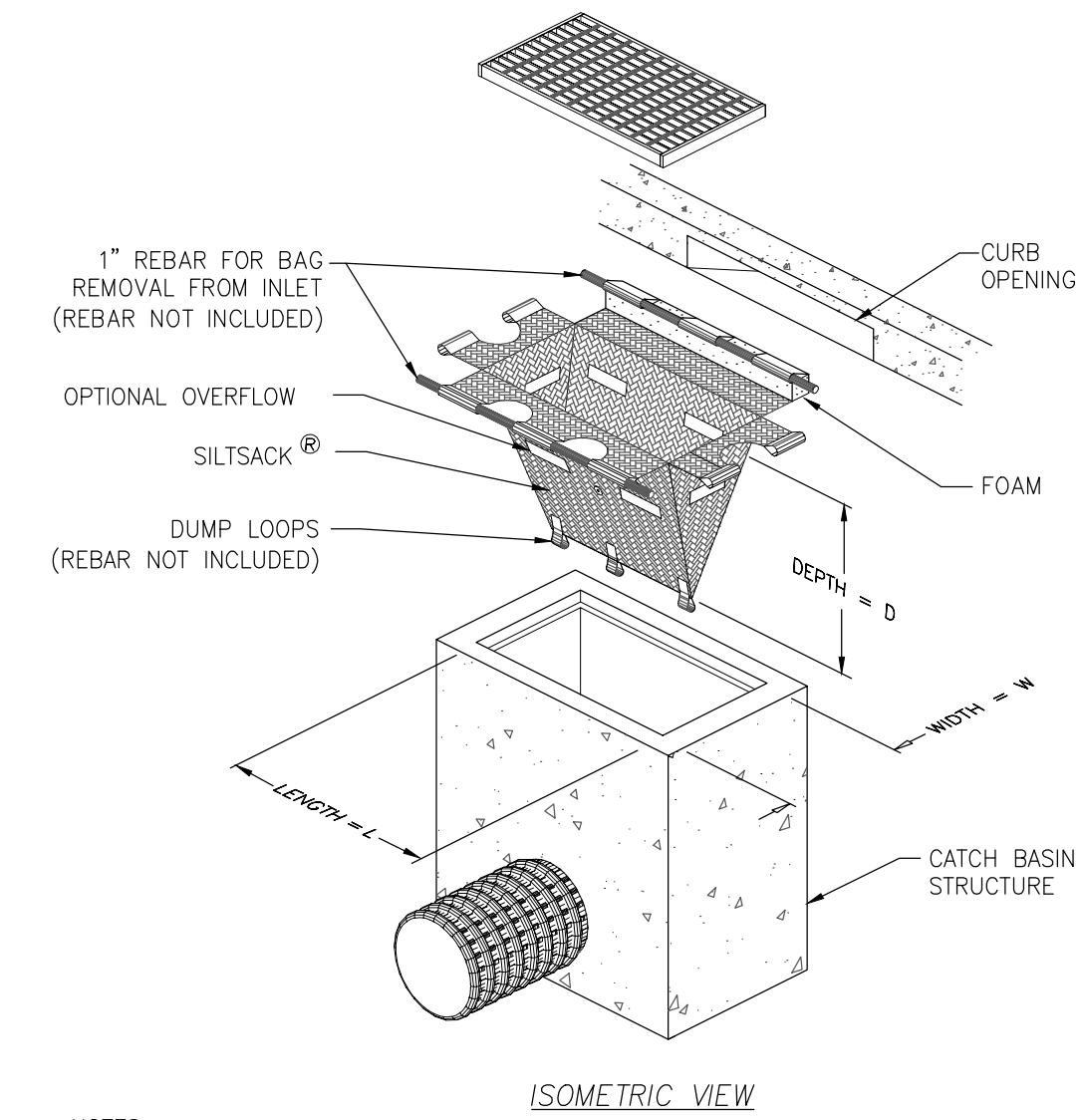
1 PRECAST CONCRETE OR VERTICAL GRANITE CURB
SCALE: NO SCALE



2 CONCRETE WHEEL STOP DETAIL
SCALE: NO SCALE

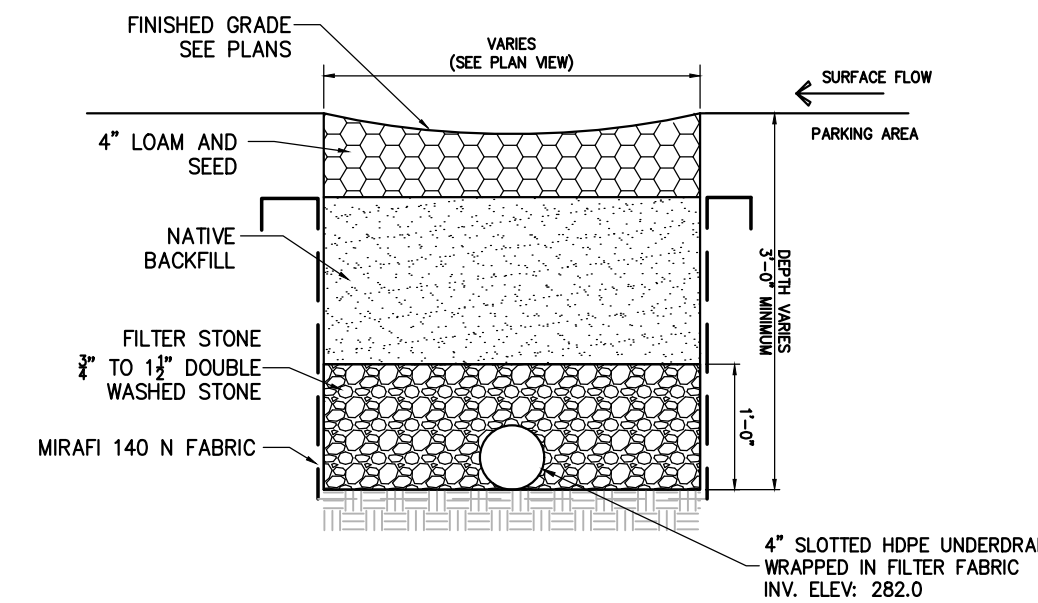


3 SEWER OR STORMWATER CLEANOUT
SCALE: NO SCALE



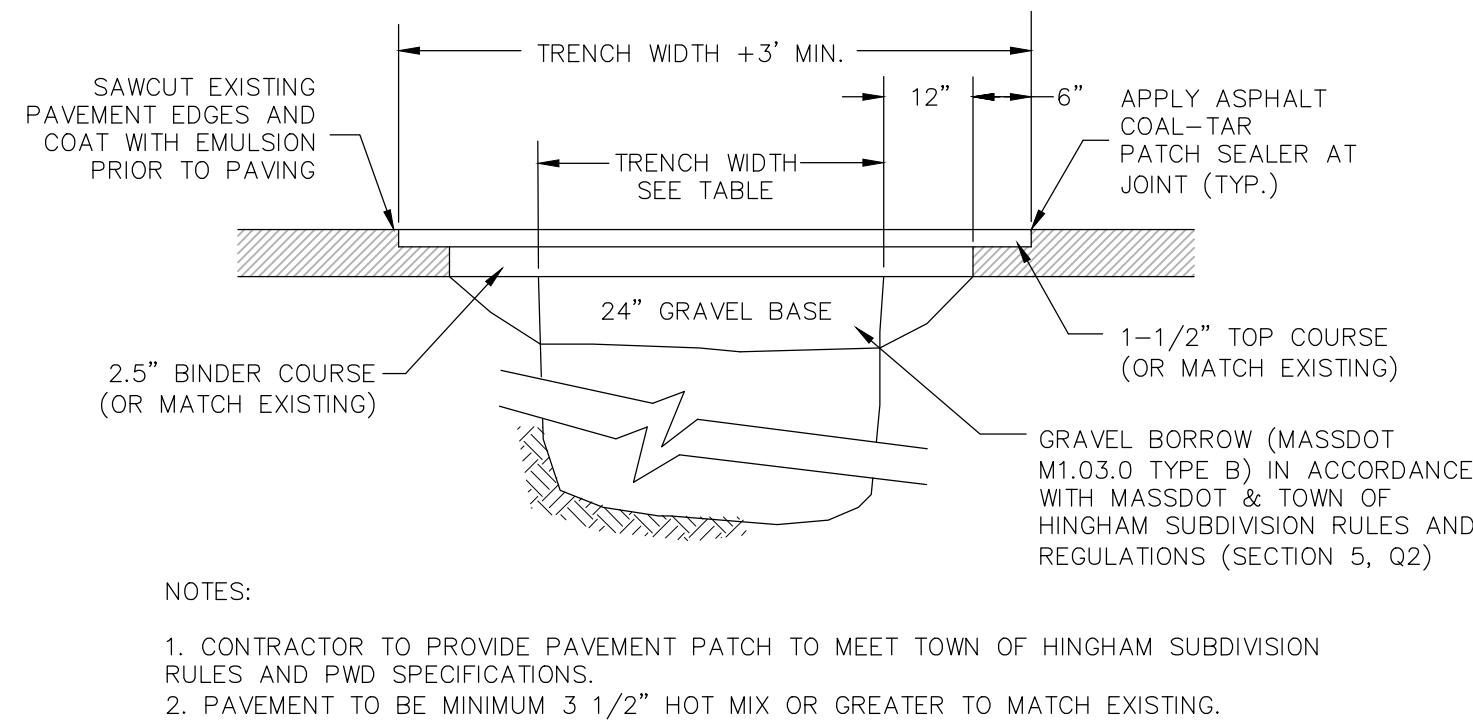
NOTES:
1. REMOVE ACCUMULATED SEDIMENT WHEN CAPACITY IS REDUCED BY HALF OR PER MANUFACTURER'S RECOMMENDATIONS.
2. CATCH BASIN INSERT TO BE SILTSACK BY ACF ENVIRONMENTAL, PHONE: 1-800-448-3636, acfenvironmental.com OR EQUIVALENT.
3. INSTALL ON ALL EXISTING CATCH BASINS WITHIN SNOW BIRD AVENUE AND ADJACENT CATCH BASINS ON INTERSECTION ROADS IF ROADWAY DRAINAGE CAN REACH THOSE.

4 DRAIN INLET PROTECTION
SCALE: NO SCALE

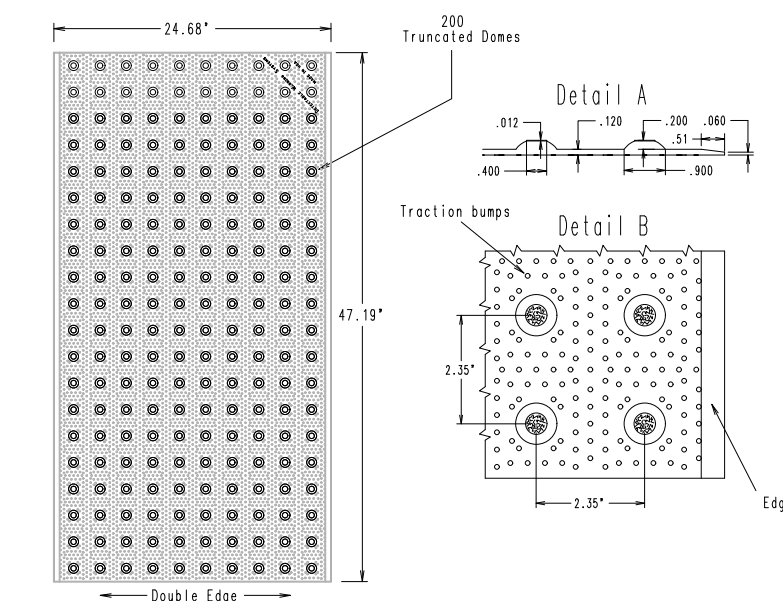


5 DRAINAGE GRASS SWALE DETAIL
SCALE: NO SCALE

| TRENCH WIDTH, W | | |
|-----------------|-------------|-----------|
| D | W UNSHEETED | W SHEETED |
| TO 12" | 3' | 4' |
| 14" TO 24" | 4' | 5' |
| 30" TO 36" | 5' | 6' |

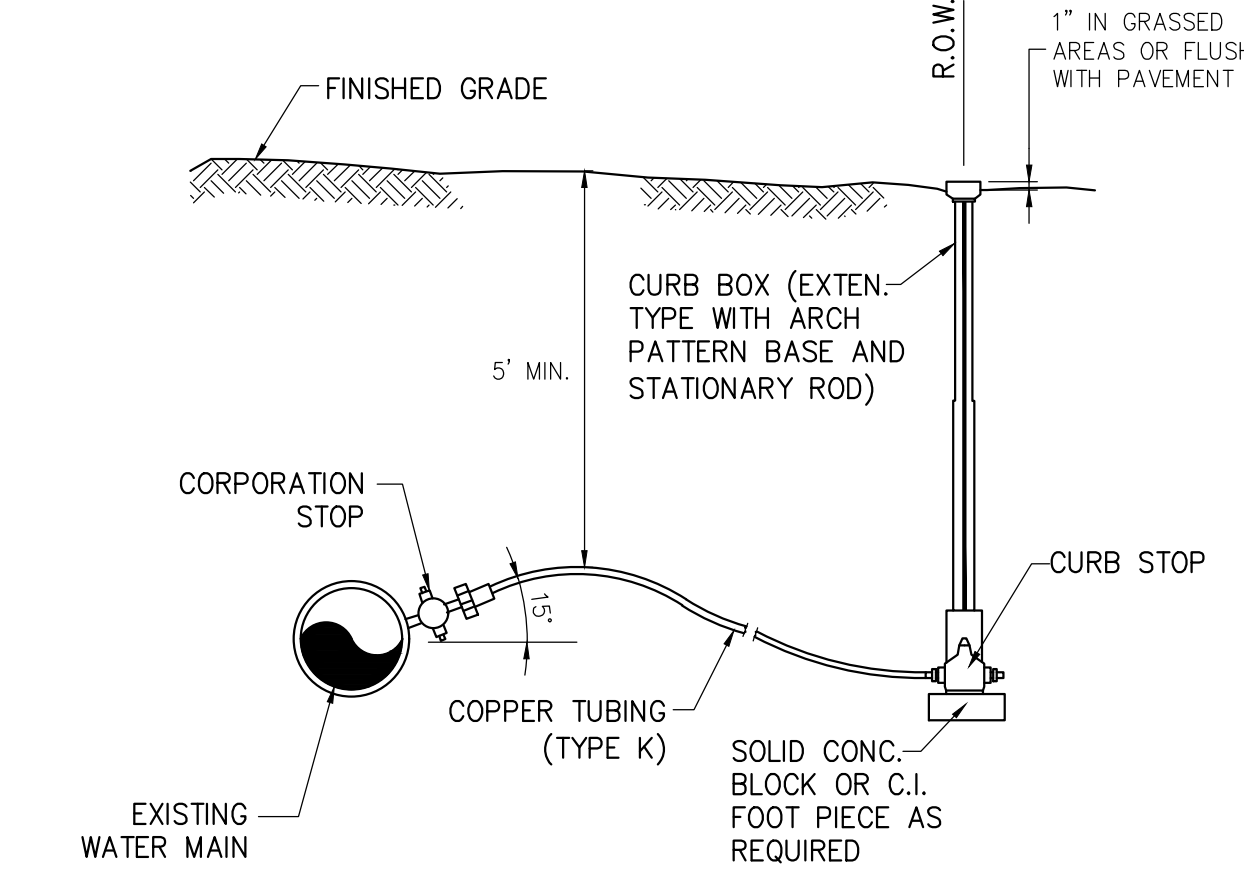


6 PAVEMENT PATCH DETAIL FOR TRENCH SECTIONS
SCALE: NO SCALE

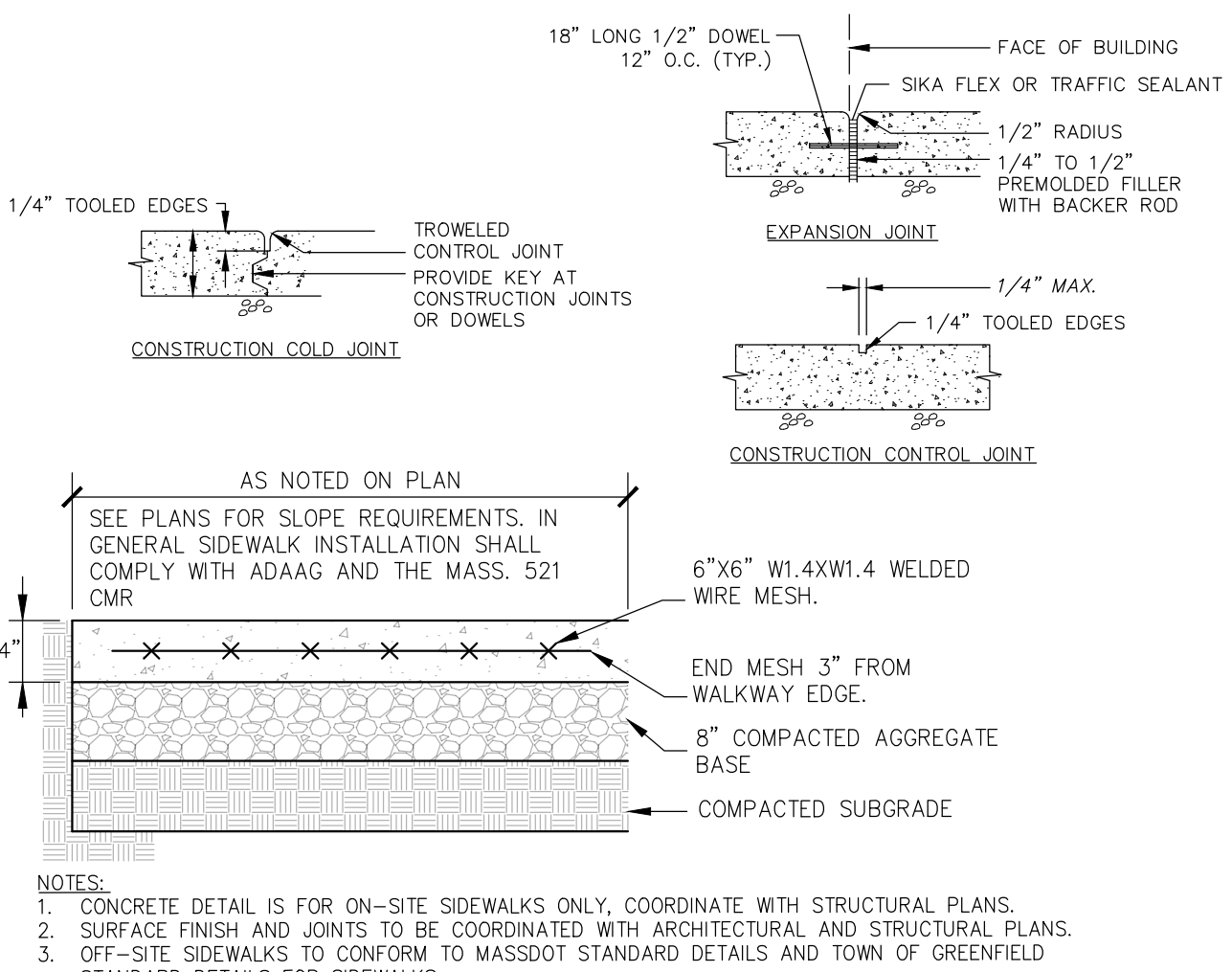


NOTES:
1. DETECTABLE WARNING MATS SHALL BE PROVIDED BY 'DETECTABLE WARNING SYSTEMS, INC.' (866) 999-7452 WWW.DETECTABLE-WARNING.COM OR EQUAL. COLORS AVAILABLE YELLOW, BRICK RED, BLACK. CONTRACTOR TO COORDINATE COLOR WITH ARCHITECT.
2. DETECTABLE WARNINGS ON CURB RAMPS SHALL CONFORM TO ADAAG SECTION 4.29.2 DETECTABLE WARNINGS ON WALKWAY SURFACES.
3. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

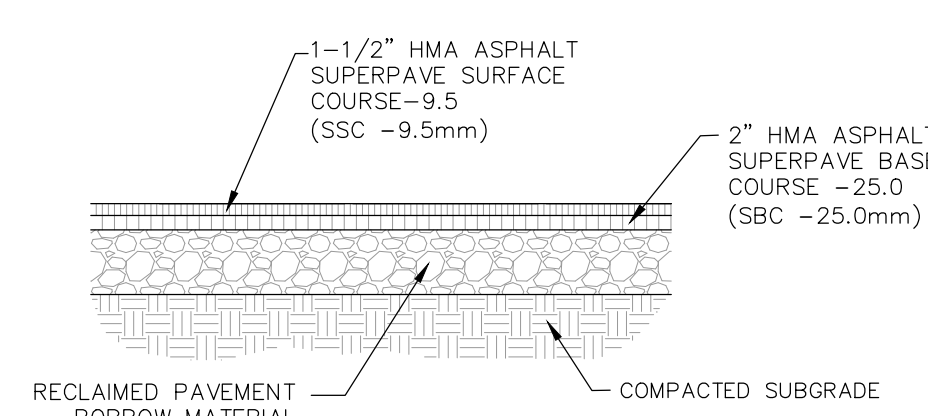
7 DETECTABLE WARNING AT ACCESSIBLE RAMP
SCALE: NO SCALE



8 WATER SERVICE CONNECTION DETAIL
SCALE: NO SCALE

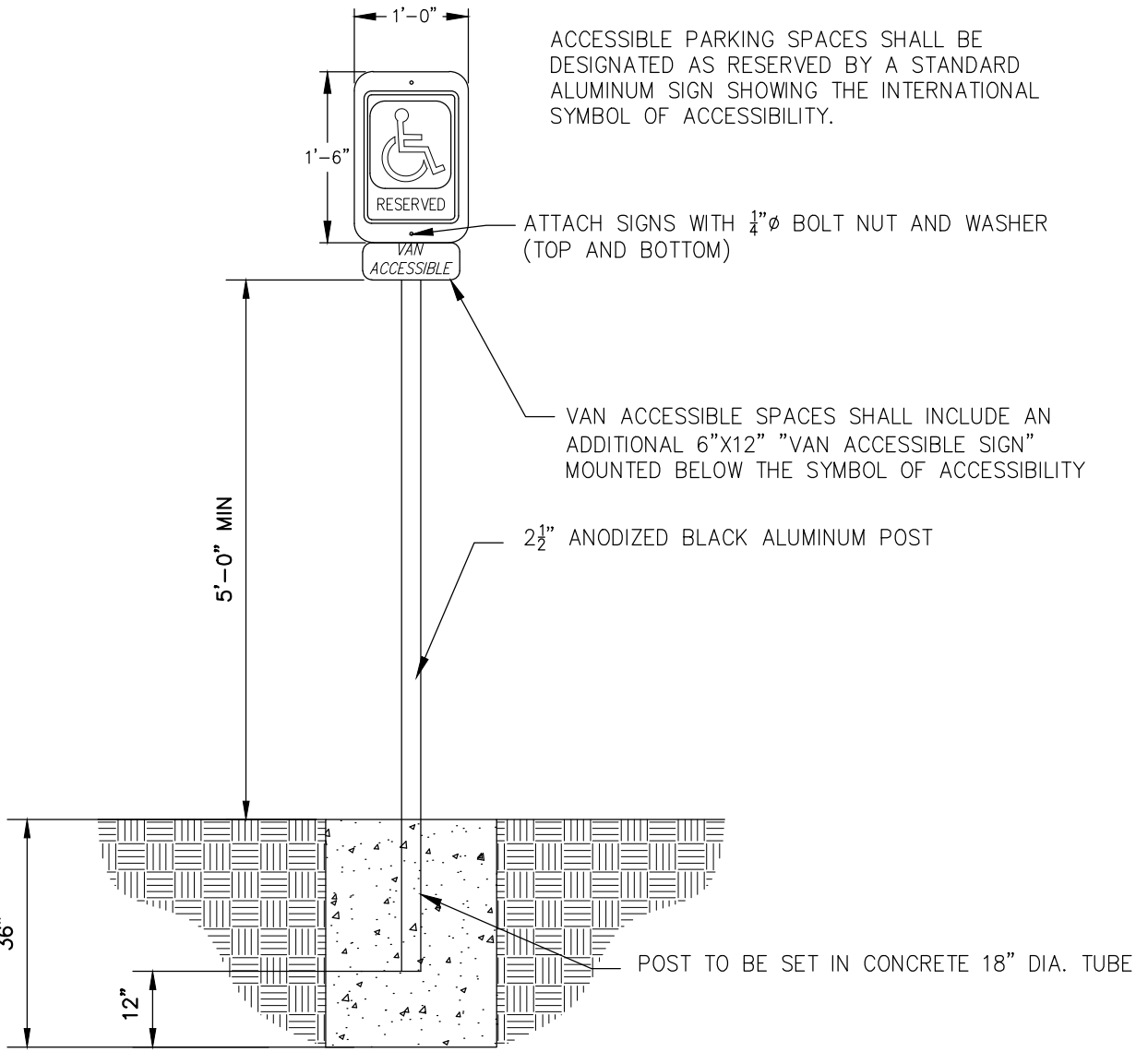


9 SIDEWALK DETAIL
SCALE: NO SCALE

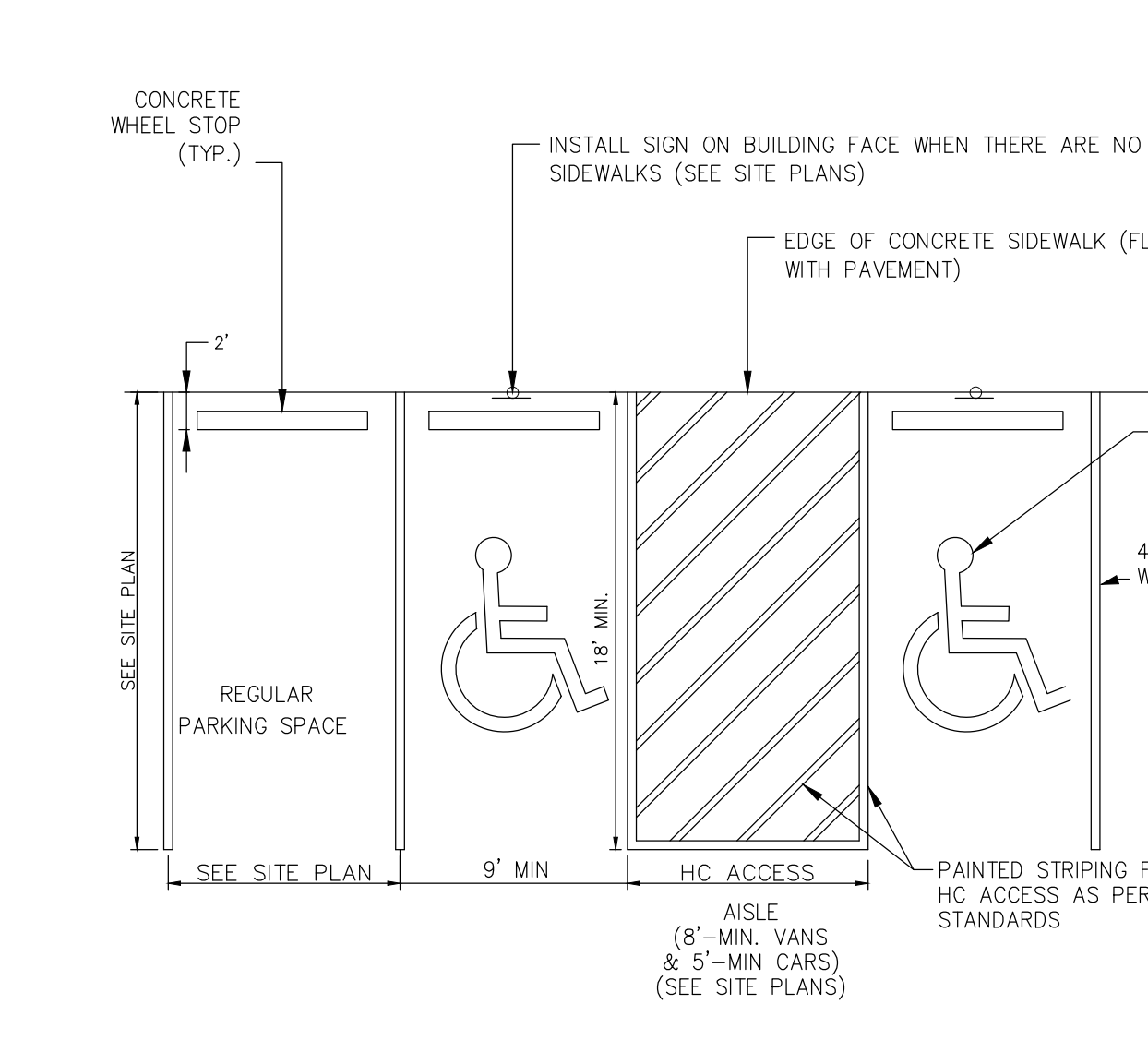


NOTE:
1. CONTRACTOR WILL PULVERIZE AND MIX IN PLACE THE EXISTING PAVEMENT AND SUBGRADE WITH A RECLAMATION MACHINE TO A MAXIMUM DEPTH OF 12\"/>

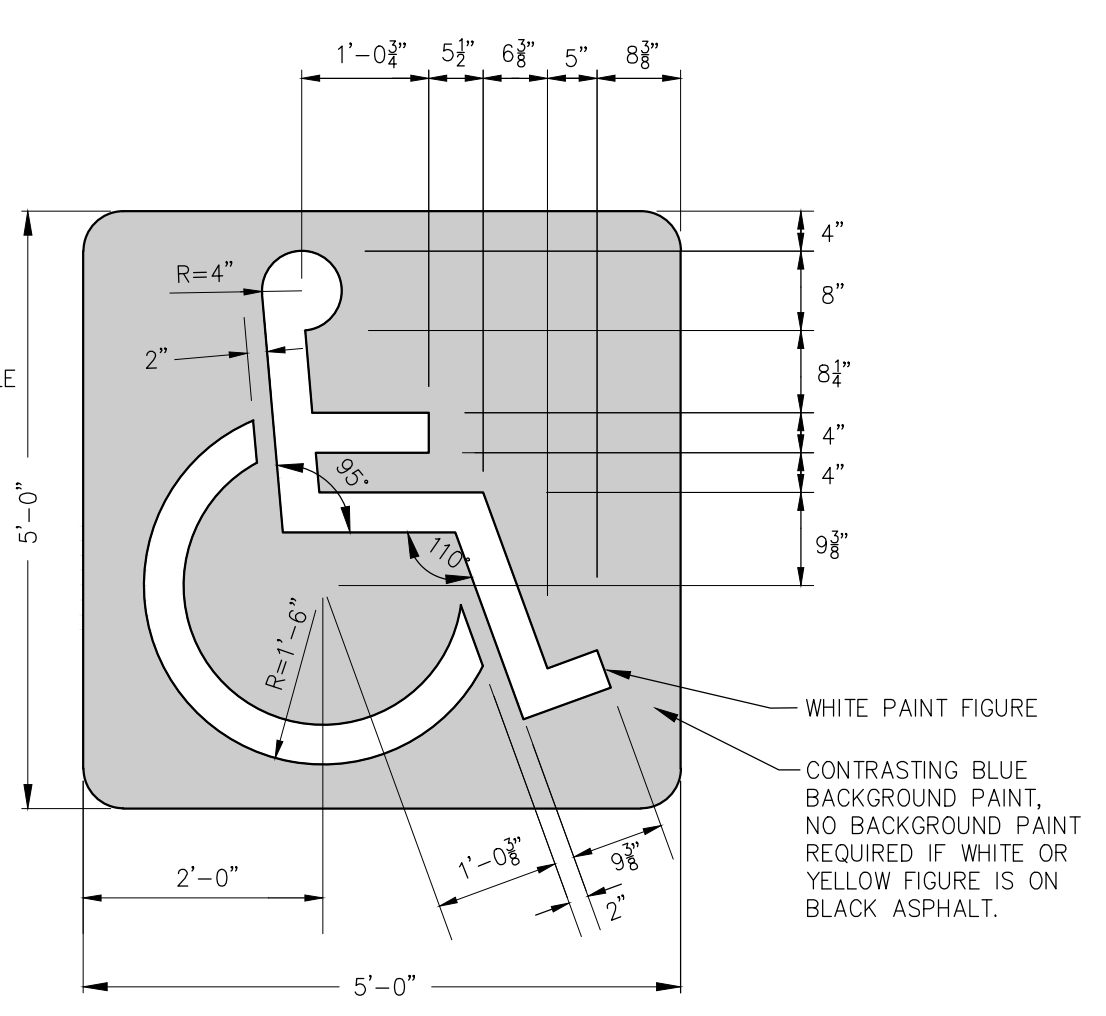
10 BITUMINOUS PAVEMENT OVER RECLAIMED BASE COURSE
SCALE: NO SCALE



11 ACCESSIBLE PARKING SIGN DETAIL
SCALE: NO SCALE



12 ACCESSIBLE PARKING LOT STRIPING & STALLS
SCALE: NO SCALE



| No. | Submittal | Revision | App'd By | Date |
|-----|------------------|----------|----------|----------|
| 0 | SITE PLAN REVIEW | APP | HD | 09/18/23 |

TNC DEVELOPMENT LLC
58 WILLOW STREET
NORWOOD, MA 02062

SITE PLANS
BUILDING EXPANSION
MIXED-USE BUILDING
30-32 WALL STREET, FOXBOROUGH, MA

SITE DETAILS - 1

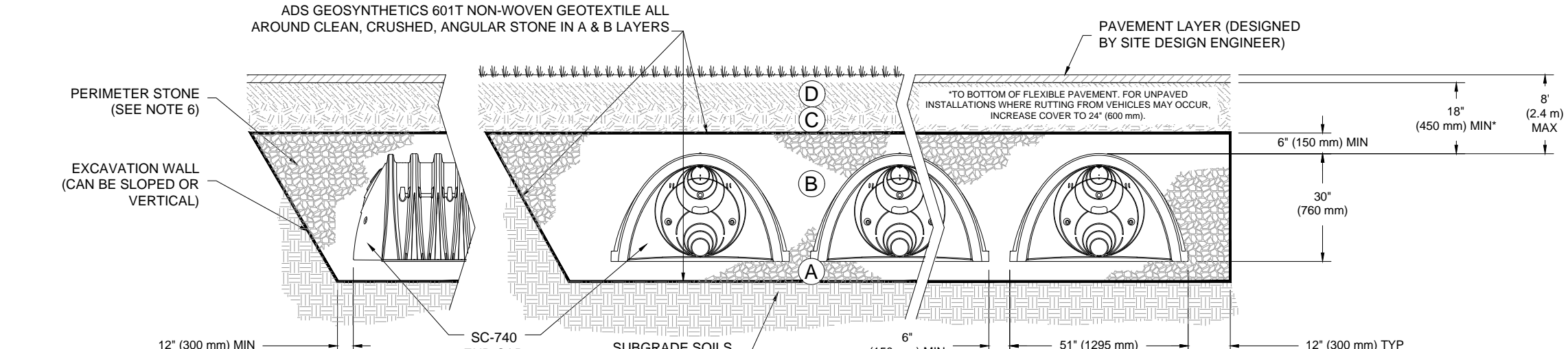
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|---------------------------|----------------------|------------------|
| Designed By: HD | Drawn By: HD | Checked By: - |
| Issue Date: 09/18/2023 | Project No: 12022 | Scale: |

Drawing No:
C-601

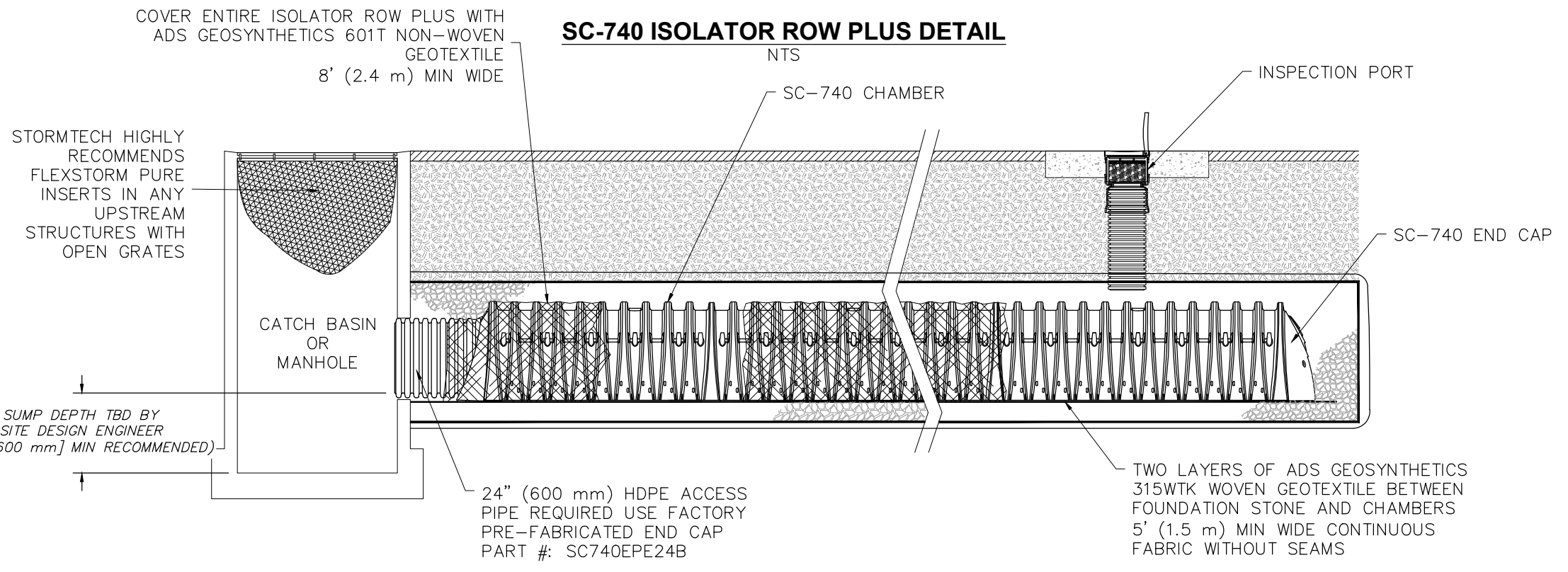
ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

Table with columns: MATERIAL LOCATION, DESCRIPTION, AASHTO MATERIAL CLASSIFICATIONS, COMPACTION / DENSITY REQUIREMENT. Includes rows for Final Fill, Initial Fill, Embedment Stone, and Foundation Stone.

- PLEASE NOTE: 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY... 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS... 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION...

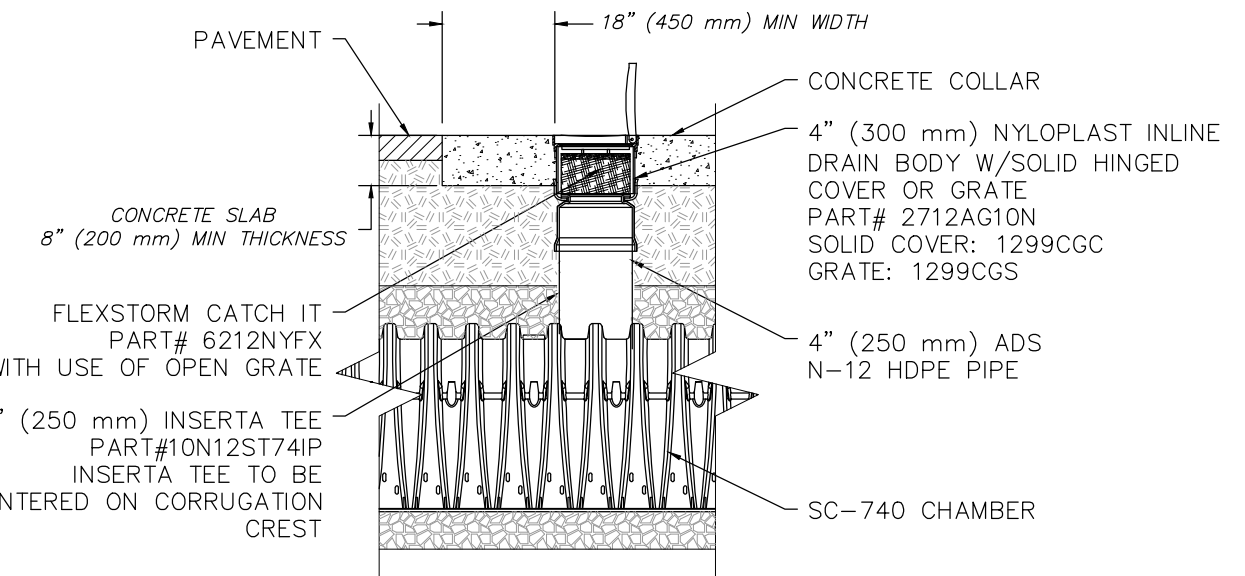


- NOTES: 1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418... 2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787... 3. 'ACCEPTABLE FILL MATERIALS' TABLE ABOVE PROVIDES MATERIAL LOCATIONS...



INSPECTION & MAINTENANCE

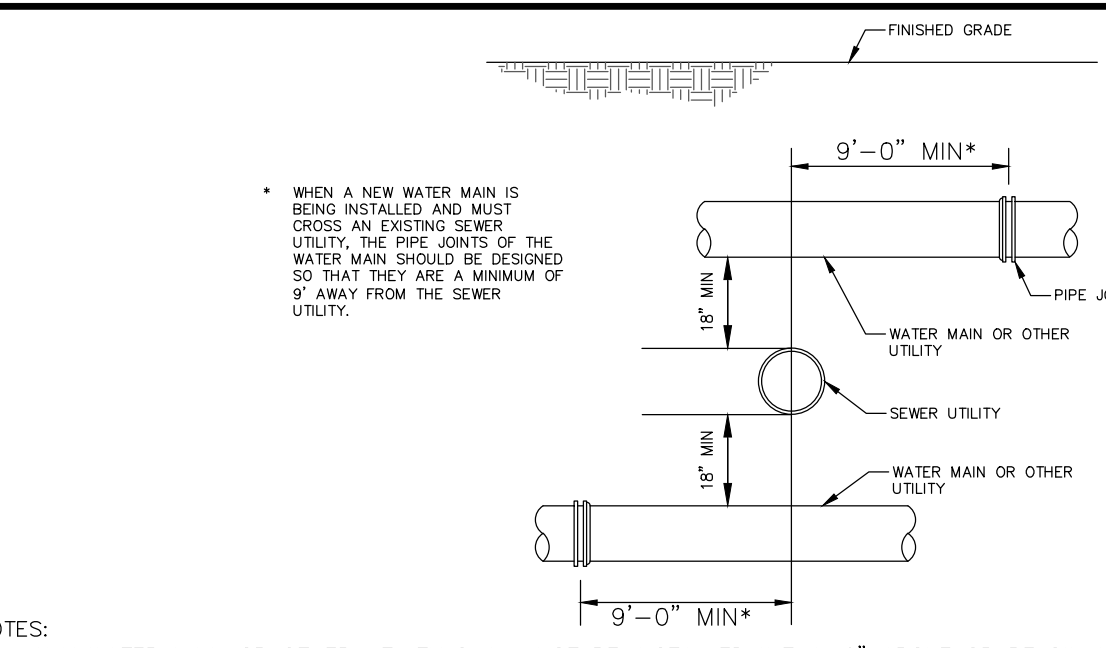
- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT. A. INSPECTION PORTS (IF PRESENT): 1. REMOVE/OPEN LID... 2. REMOVE AND CLEAN FLEXSTORM FILTER... 4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION...



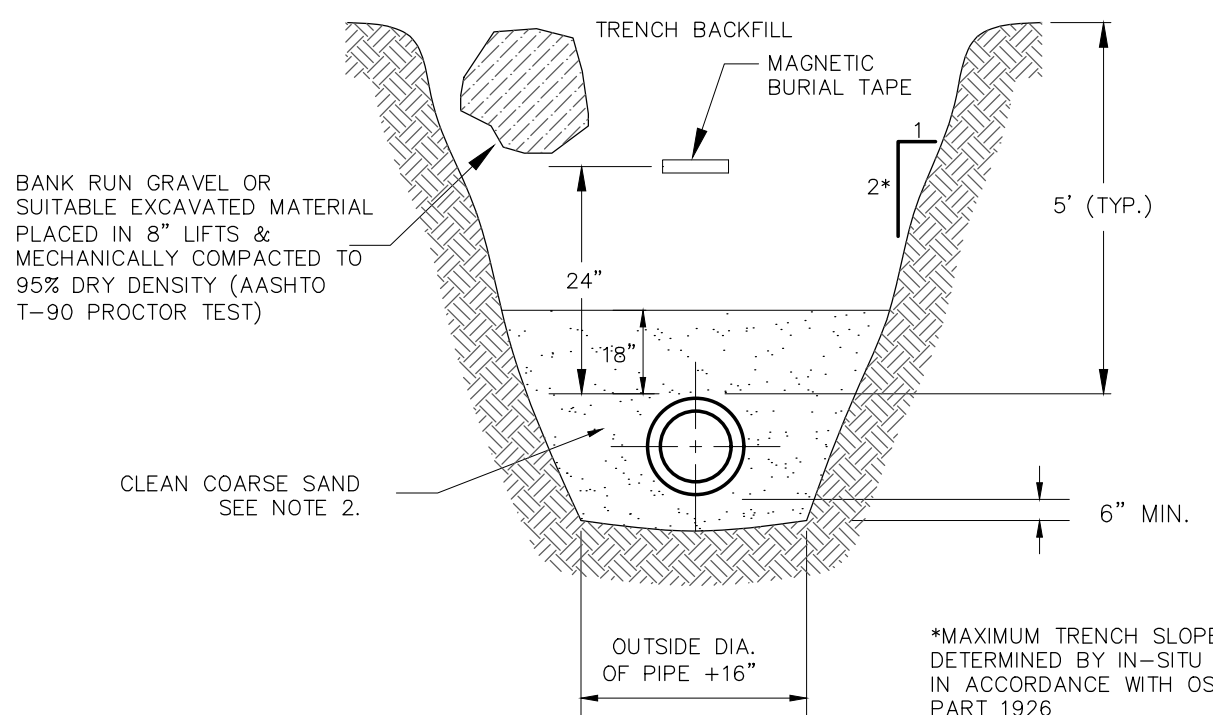
NOTES

- 1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION... 2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

SC-740 TECHNICAL SPECIFICATION



2 TYPICAL UTILITY CROSSINGS SCALE: NO SCALE



3 LOW PRESSURE FORCE MAIN INSTALLATION SCALE: NO SCALE

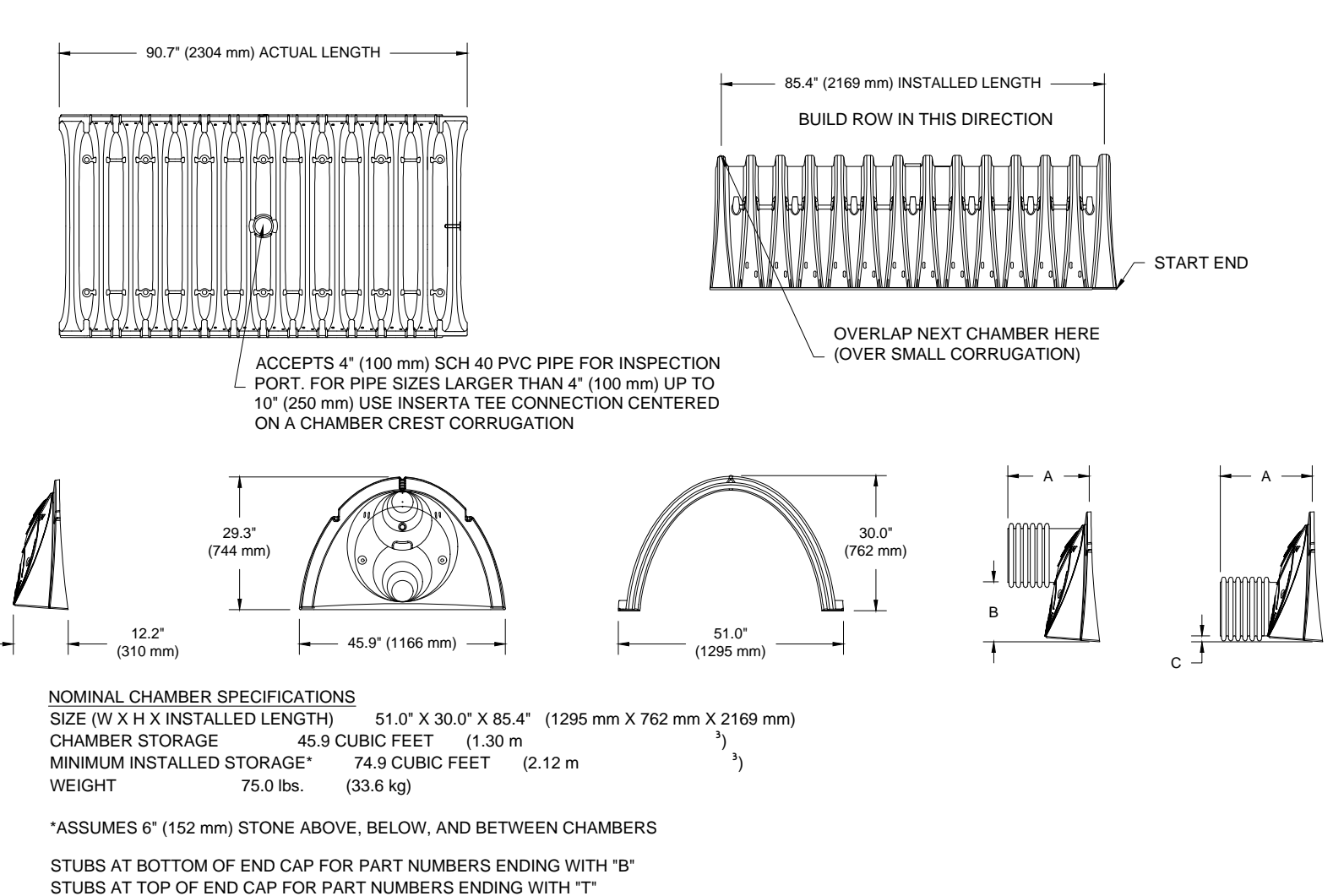
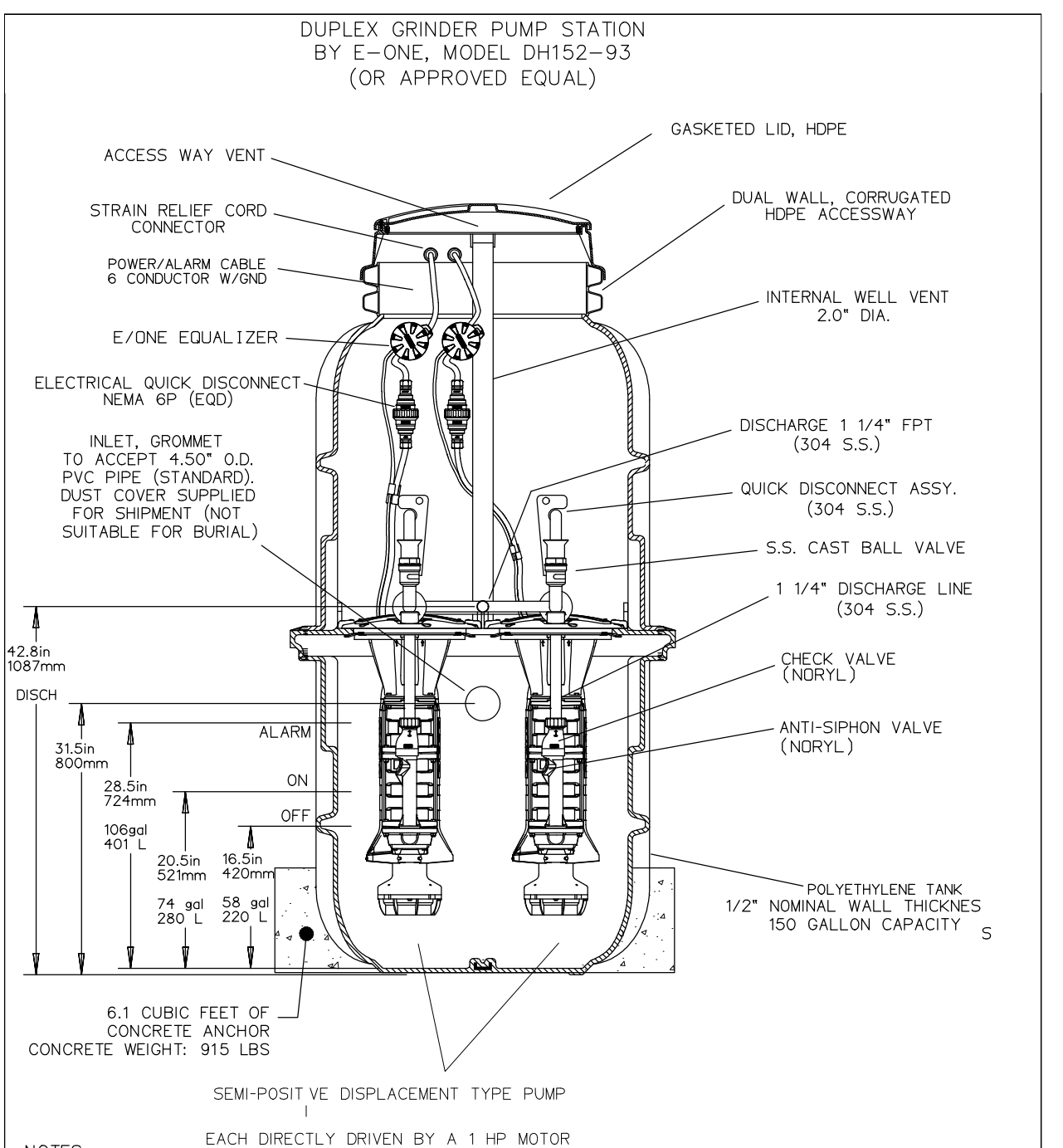


Table with columns: PART #, STUB, A, B, C. Lists various chamber part numbers and their dimensions.

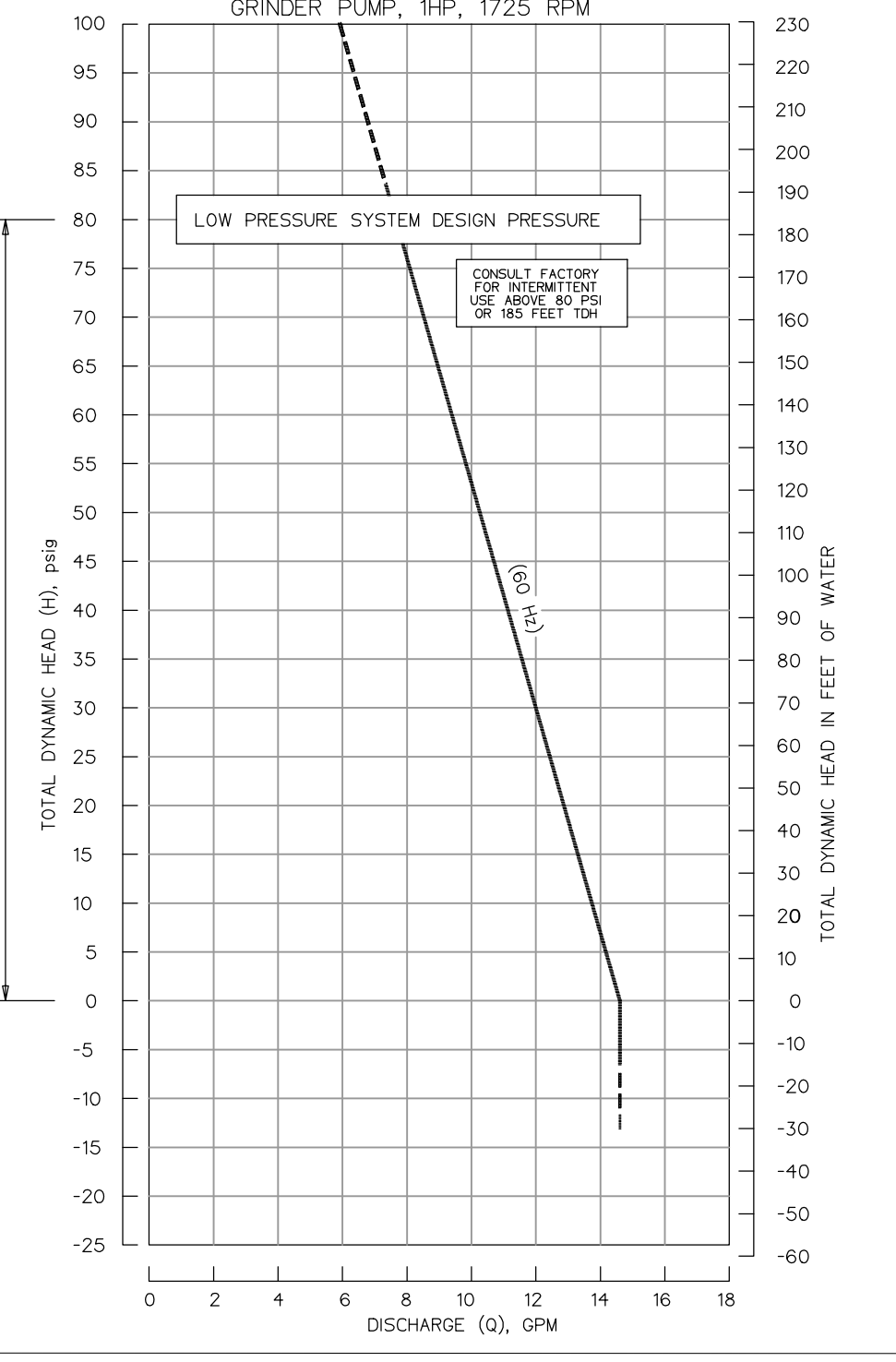
ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP...



- NOTES: 1. CONTROLLERS TO BE HARD Wired... 2. SUBMIT SHOP DRAWINGS WITH BUOYANCY CALCULATIONS FOR APPROVAL PRIOR TO CONSTRUCTION... 3. DIMENSIONS SHOWN HEREON ARE FOR ARE FOR REFERENCE ONLY...

PUMP SIZING AND DISCHARGE ANALYSIS table with columns: PARAMETER, VALUE. Lists static head, total dynamic head, pump elevation, etc.

EJONE SPD PUMP PERFORMANCE CURVE



4 DUPLEX GRINDER PUMP STATION DETAIL SCALE: NO SCALE

1 SC-740 STORMTECH CHAMBER SCALE: NO SCALE

HD Design 161 W. High Street, Avon, MA 02322 Cell: (508) 840-1045 Email: hazem.dani87@gmail.com



Table with columns: Date, Approved By, No., Revision, Description. Shows a single revision for the site plan review.

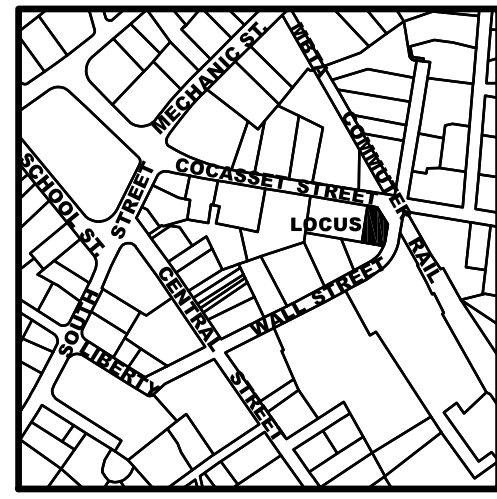
TNC DEVELOPMENT LLC 58 WILLOW STREET NORWOOD, MA 02062

SITE PLANS BUILDING EXPANSION MIXED-USE BUILDING 30-32 WALL STREET, FOXBOROUGH, MA

Table with columns: Designed By, Drawn By, Checked By, Issue Date, Project No., Scale. Lists project personnel and dates.

Drawing No: C-602

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LOCUS MAP
N.T.S.



COCASSET STREET (PUBLIC - 45' WIDE) STREET

NOTES:
 1. ZONING: GB-GENERAL BUSINESS
 USE REQUIRED AREA FRONTAGE FRONT YARDS REAR LOT WIDTH
 SINGLE & 2 FAMILY: 15,000 S.F. 100 FT. 25 FT. 15 FT. 30 FT. 50 FT.
 MULTI FAMILY: 32,250 S.F. 100 FT. 50 FT. 25 FT. 75 FT. 100 FT.
 FIRST 3 UNITS: 6,125 S.F.
 ADDITIONAL UNIT: 32,250 S.F. 125 FT. 50 FT. 50 FT. 75 FT. 100 FT.
 NON-RESIDENTIAL USES: 32,250 S.F. 125 FT. 50 FT. 50 FT. 75 FT. 100 FT.
 MAXIMUM BLDG HEIGHT: 35 FT.
 MAXIMUM LOT COVERAGE: 85%

2. FLOOD ZONE:
 THE LOCUS IS LOCATED IN FLOOD ZONE X AS SHOWN
 ON F.I.R.M. MAP 25021C 0353E DATED JULY 17, 2012.

NORFOLK COUNTY REGISTRY OF DEEDS
 DEED REFERENCE: BK. 40726 PG. 257
 PLAN REFERENCES: DEED BK. 3822 PG. 334
 DEED BK. 4232 PG. 278
 DEED BK. 4492 PG. 210
 PLAN NO. 1024 OF 1926
 PLAN NO. 632 OF 1982
 PLAN NO. 1508 OF 1985
 PLAN NO. 1526 OF 1986
 PLAN NO. 322 OF 2002
 PLAN NO. 499 OF 2003

PARCEL 079-032-000
 21 COCASSET STREET
 N/F CMI REALTY, INC.
 BK. 12925 PG. 73

BENCHMARK: MAG NAIL
 ELEV. 286.26 NAVD 88

PARCEL 079-031-000
 7,304 S.F.
 0.167 AC.

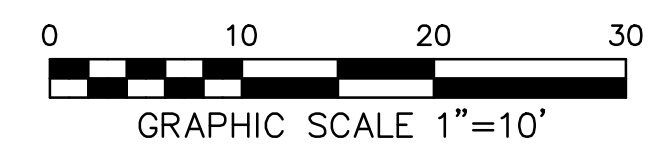
OWNER OF RECORD
 PARCEL 079-031-000
 30-32 WALL STREET
 N/F TNC DEVELOPMENT LLC
 58 WILLOW STREET
 NORWOOD, MA. 02062
 BK. 40726 PG. 257

- LEGEND**
- EOP = EDGE OF PAVEMENT
 - CLF = CHAIN LINK FENCE
 - OHW = OVERHEAD WIRES
 - WG = WATER GATE
 - WSO = WATER SHUT OFF
 - GV = GAS VALVE
 - GSO = GAS SHUT OFF
 - CBN = CATCH BASIN
 - HYD = EXISTING/PROPOSED HYDRANT
 - UP = UTILITY POLE
 - DLP = DRIVEWAY LIGHT POLE
 - VGC = VERTICAL GRANITE CURB
 - CCB = CAPE COD BERM
 - BCC = BIT. CONCRETE CURB
 - SMH = SEWER MANHOLE
 - S = SEWER PIPE
 - DS = DRAIN PIPE
 - W = WATER MAIN/LINE
 - G = GAS MAIN/LINE
 - INV. = PIPE INVERT
 - SB = STONE BOUND
 - IR = IRON ROD
 - IP = IRON PIPE
 - CB = CONCRETE BOUND FOUND
 - CB = CONCRETE BOUND TO BE SET
 - DH = DRILL HOLE
 - 12" M = 12" DIAMETER MAPLE TREE
 - 132 = EXISTING CONTOUR
 - 132 = PROPOSED CONTOUR

PARCEL 079-030-000
 24 WALL STREET
 N/F LEIGH P. & NANCY M. NICHOLS, TE
 BK. 20548 PG. 304

I CERTIFY THAT THE BUILDING LOCATION SHOWN ON THIS
 PLAN WAS PERFORMED BY AN INSTRUMENT SURVEY

William J. McGovern
 REGISTERED LAND SURVEYOR DATE January 9, 2023



DIG-SAFE
 ANYONE WHO EXCAVATES ON PUBLIC OR PRIVATE
 PROPERTY MUST NOTIFY UTILITY COMPANIES AT
 LEAST 72 HOURS PRIOR TO DIGGING, EXCEPT IN
 AN EMERGENCY. THE EXPENSE OF REPAIRING
 DAMAGED FACILITIES GOES TO THOSE RESPONSIBLE
 FOR DAMAGING THEM. NOTIFY DIG-SAFE AT
 1-888-344-7233 (1-888-DIG-SAFE) TO MARK
 FACILITIES ON THE GROUND PRIOR TO EXCAVATING

P.L.S. STAMP

ZLS
 ZENITH LAND SURVEYORS, LLC
 1162 ROCKDALE AVENUE
 NEW BEDFORD, MA 02740
 (508) 995-0100

| REV. | DATE | DESCRIPTION | BY | APP. |
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| DRAWN BY: TR/WAM | DATE: JANUARY 9, 2023 | PROJECT NUMBER: 497-05-01 | SHEET ID: EXIST COND PLAN |
| DESIGNED BY: | | DRAWING SCALE: 1"=10' | |
| CHECKED BY: JP | | | |
| APPROVED BY: WAM | | | |

**EXISTING CONDITIONS PLAN
 PARCEL 079-3031-000
 30-32 WALL STREET
 FOXBOROUGH, MASSACHUSETTS
 TRUE NORTH CONSTRUCTION
 58 WILLOW STREET
 NORWOOD, MASSACHUSETTS 02602**

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