

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

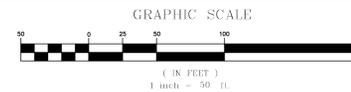
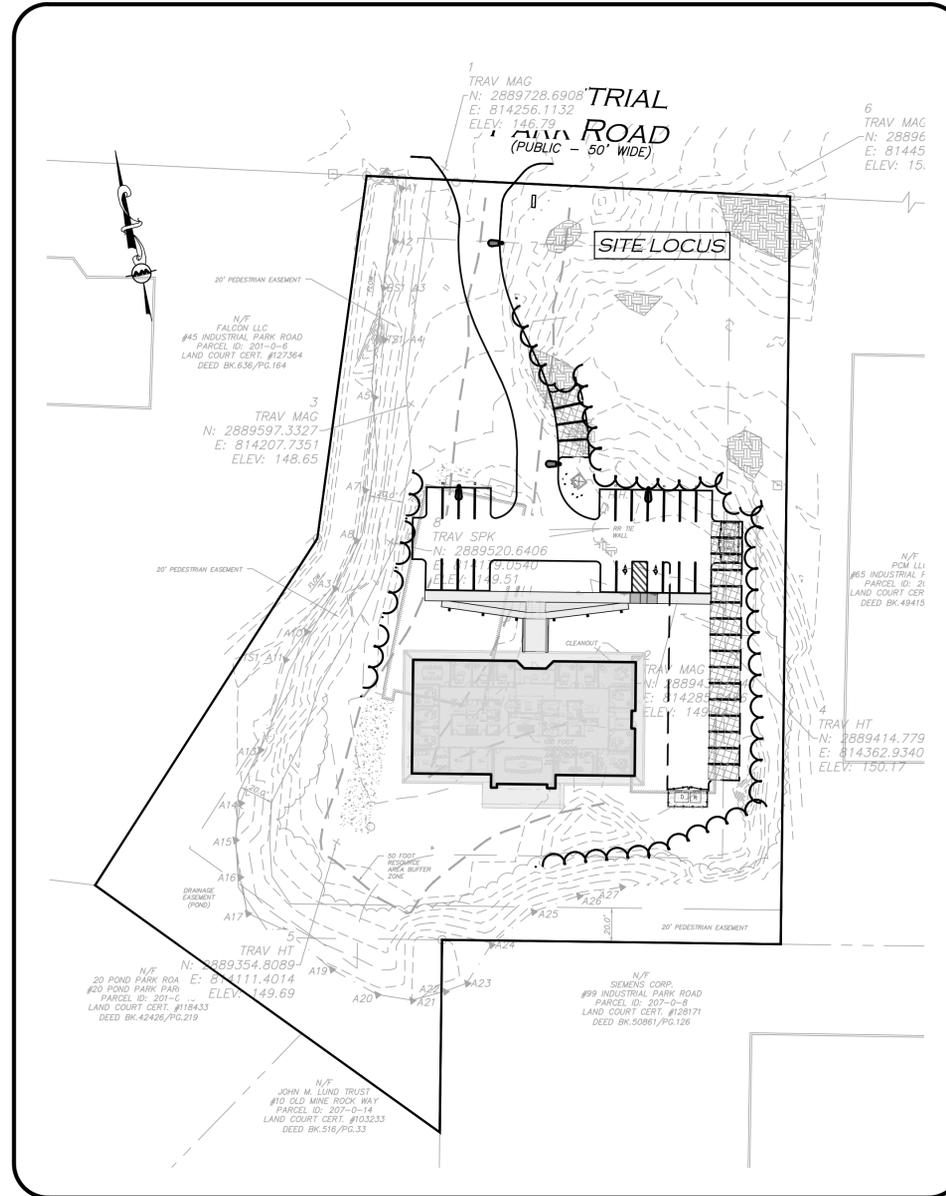
WETLAND CONSULTANT:
ENVIRONMENTAL CONSULTING & RESTORATION, LLC
PO BOX 4012
PLYMOUTH, MA 02361
(617) 529-3792



PROPOSED OFFICE BUILDING

55 INDUSTRIAL PARK ROAD

HINGHAM, MA



PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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 environmental consulting • landscape architecture
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LIST OF DRAWINGS

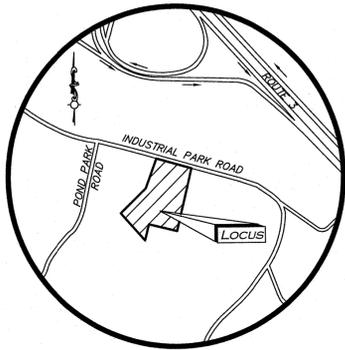
DRAWING TITLE	SHEET NO.	ISSUED	LAST REVISED
EXISTING CONDITIONS PLAN	V-101	10-17-2024	12-23-2024
ABBREVIATIONS AND NOTES	C-001 - C-002	10-17-2024	02-02-2026
EROSION CONTROL PLAN	C-101	10-17-2024	02-02-2026
SITE PREPARATION	C-102	10-17-2024	02-02-2026
LAYOUT & MATERIALS PLAN	C-103	10-17-2024	02-02-2026
GRADING & DRAINAGE PLAN	C-104	10-17-2024	02-02-2026
UTILITIES PLAN	C-105	10-17-2024	02-02-2026
FIRE TRUCK TURNING	C-106	10-17-2024	02-02-2026
LIGHTING PLAN	C-107	12-23-2024	02-02-2026
PROPOSED SEPTIC PLAN	C-108	10-17-2024	12-18-2025
PROPOSED SEPTIC DETAILS	C-109 - C-110	10-17-2024	12-18-2025
DETAILS	C-501 - C-505	10-17-2024	02-02-2026
LANDSCAPE PLAN	L-101	10-17-2024	12-17-2025
TREE REMOVAL PLAN	L-102	10-17-2024	12-17-2025

REQUESTED WAIVER LIST

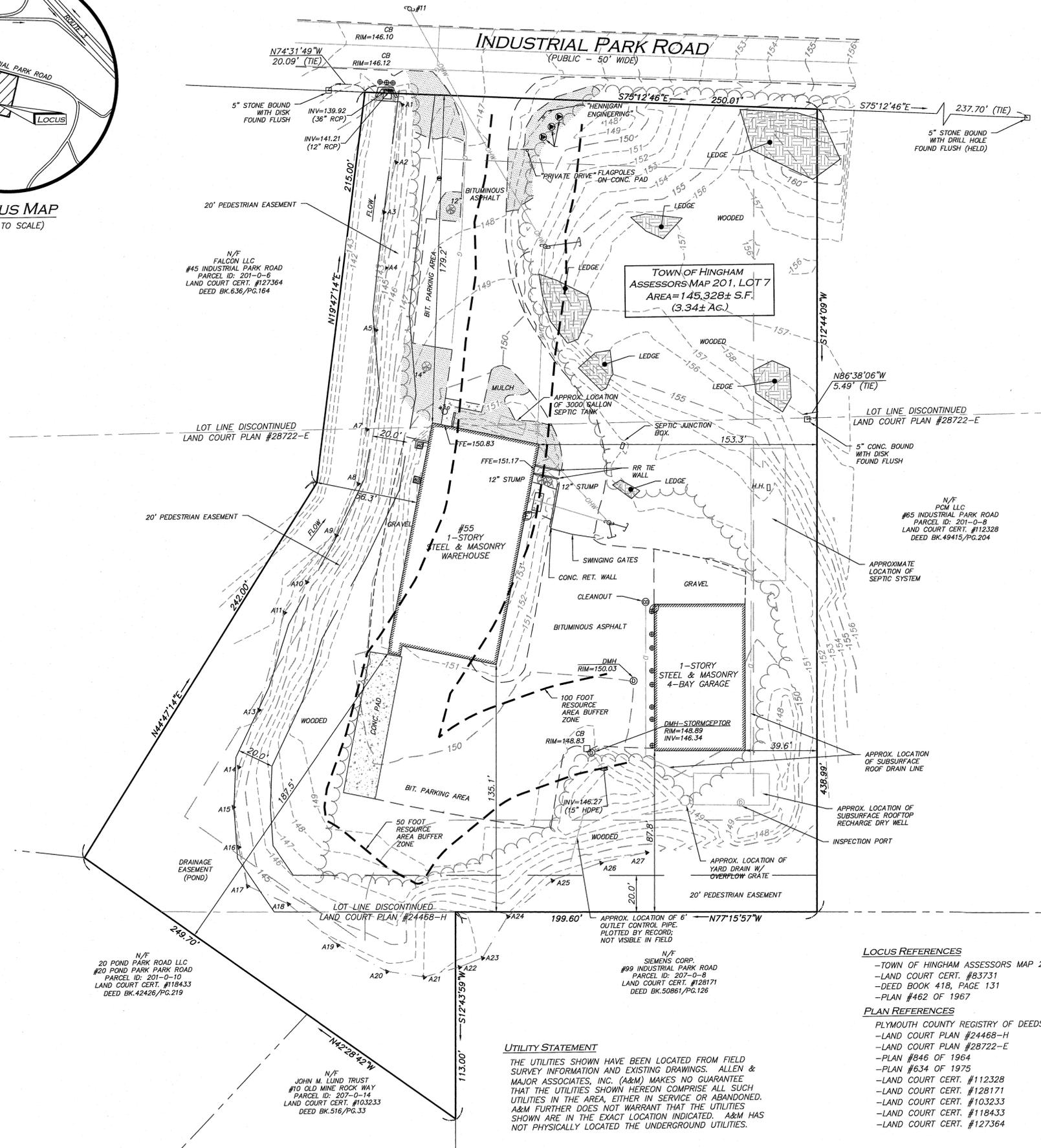
THE FOLLOWING WAIVERS ARE REQUESTED FROM THE TOWN OF HINGHAM ZONING BYLAWS:

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.

ISSUED FOR SITE PLAN REVIEW MODIFICATION:
 REVISION 7 - FEBRUARY 2, 2026



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

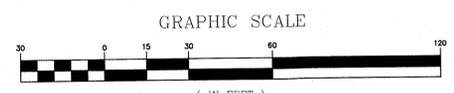
- NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
- BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLYMOUTH, MA.
- VERTICAL DATUM IS NAVD 88 ESTABLISHED USING RTK GPS OBSERVATION.
- CONTOUR INTERVAL IS ONE FOOT (1').
- THERE WERE 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



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.

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environmental consulting • landscape architecture
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DRAWING TITLE: **EXISTING CONDITIONS** SHEET No. **V-101**

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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 ENCASUREMENTS 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
BWV	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
CONC	CONSTRUCTION	PL	PROPERTY LINE
CONT	CONTRACTOR	PLMB	PLUMBING
CRD	COORDINATE	POC	POINT ON CURVATURE
CPP	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
		SW	SIDEWALK
		SWLL	SOLID YELLOW LANE LINE
		SYCL	SOLID YELLOW CENTERLINE
FA	FIRE ALARM		
FCC	FLUSH CONCRETE CURB		
FES	FLARED END SECTION		
FFE	FINISH FLOOR ELEVATION		
FLNP	FIRE LANE NO PARKING	FB	TEST BORING
FPS	FEET PER SECOND	TC	TOP OF CURB
FS	FIRE SERVICE	TD	TRENCH DRAIN
FT	FOOT/FEET	TEL	TELEPHONE
		TMH	TELEPHONE MANHOLE
		TOS	TOP OF SLOPE
GC	GENERAL CONTRACTOR	TOW	TOP OF WALL
GEN	GENERAL	TP	TEST PIT
GG	GAS GATE	TS&V	TAPPING SLEEVE & VALVE
GR	GUIDE RAIL	TYP	TYPICAL
GRAN	GRANITE		
GV	GATE VALVE	UD	UNDERDRAIN
GV&B	GATE VALVE & BOX	UL	UNDERWRITERS LABORATORY
GW	GROUND WATER	UP	UTILITY POLE
		VCP	VITRIFIED CLAY PIPE
HCR	HANDICAP RAMP	VERT	VERTICAL
HOR	HORIZONTAL	VGC	VERTICAL GRANITE CURB
HT	HEIGHT		
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 PERMIT MODIFICATION
FEBRUARY 13, 2025
REV. 7 - FEBRUARY 2, 2026



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
7	02-02-2026	PER PEER REVIEW COMMENTS
6	12-18-2025	ISSUED FOR PERMIT MODIFICATION
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4	07-11-2025	ISSUED FOR PERMIT MODIFICATION
3	01-09-2025	PER REVIEW COMMENTS
2	12-23-2024	PER REVIEW COMMENTS

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:	12/19/2025
SCALE:	NONE	DWG. NAME:	C-1179-20
DESIGNED BY:	PLC	CHECKED BY:	PLC

PREPARED BY:

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DRAWING TITLE:	SHEET No.
ABBREVIATIONS & NOTES	C-001

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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.

34. IF USING NON-VEGETATIVE STABILIZATION MEASURES, IT MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER INITIATING STABILIZATION. ALL AREAS OF EXPOSED SOILS MUST BE COVERED.

35. INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE AT LEAST ONCE EVERY 7 DAYS BY THE CONTRACTOR. AT A MINIMUM INSPECTIONS SHALL INCLUDE ALL DISTURBED AREAS, ALL STORMWATER CONTROLS AND POLLUTION PREVENTION MEASURES. ALL LOCATIONS WHERE STABILIZATION MEASURES HAVE BEEN IMPLEMENTED, EQUIPMENT AND MATERIAL STORAGE AREAS, ALL AREAS WHERE STORMWATER FLOWS AND ALL POINTS OF DISCHARGE. WHEN CORRECTIVE ACTIONS ARE REQUIRED, THE CONTRACTOR MUST IMMEDIATELY TAKE ALL STEPS TO PREVENT POLLUTANT DISCHARGES UNTIL A PERMANENT SOLUTION IS IMPLEMENTED. AS NECESSARY NEW OR MODIFIED CONTROLS MUST BE INSTALLED AND OPERATIONAL, THE REPAIR MUST BE COMPLETED WITHIN 7 DAYS FROM THE TIME OF DISCOVERY. WITHIN 24 HOURS OF A TRIGGERING CONDITION OCCURRING THAT REQUIRES A CORRECTIVE ACTION, A CORRECTIVE ACTION REPORT MUST BE COMPLETED.

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 RESEEDED 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.

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FEBRUARY 13, 2025
REV. 7 - FEBRUARY 2, 2026**



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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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:** 12/19/2025

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

DESIGNED BY: PLC **CHECKED BY:** PLC

PREPARED BY:



**ALLEN & MAJOR
ASSOCIATES, INC.**

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environmental consulting • landscape architecture
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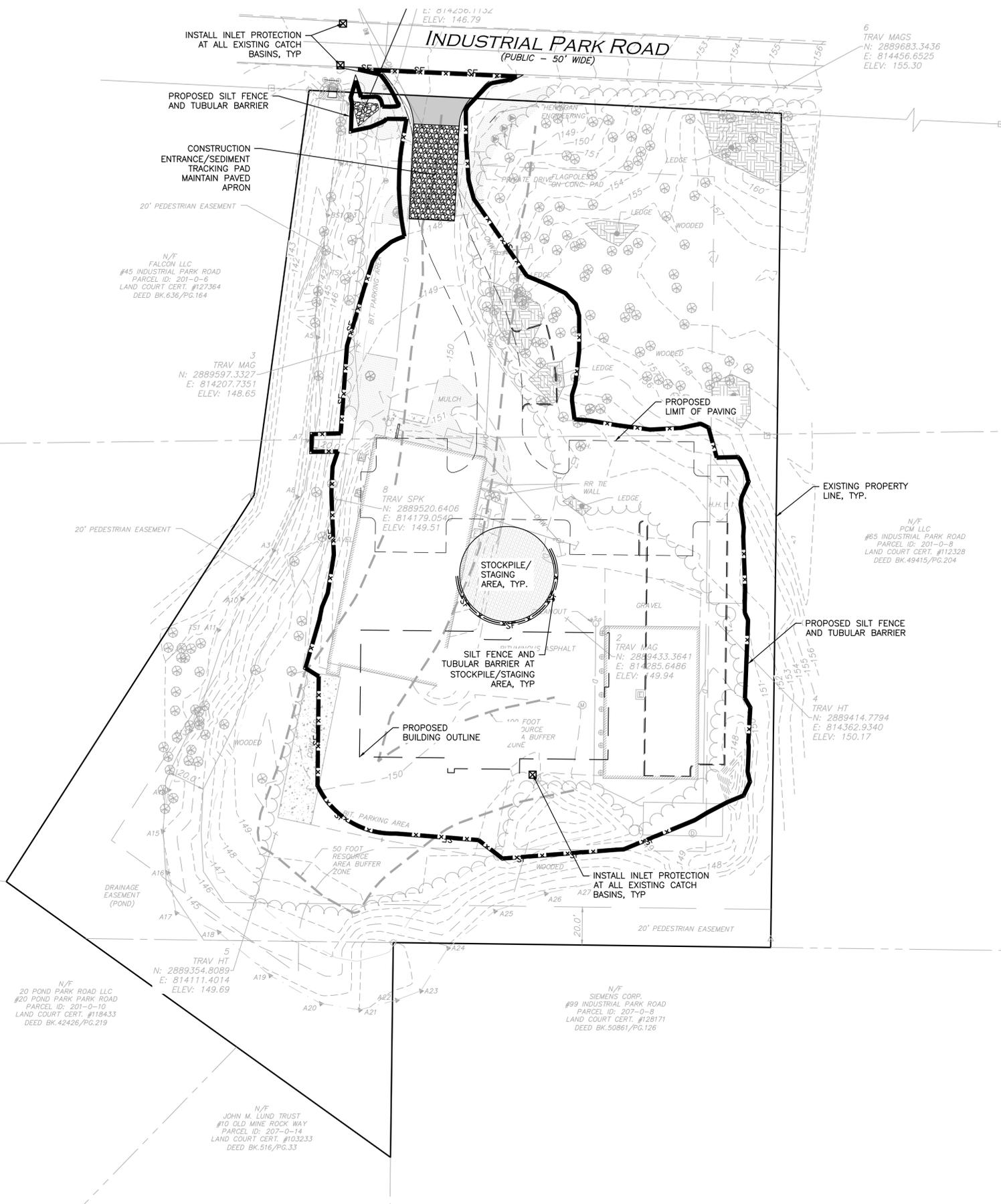
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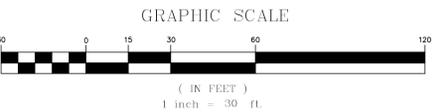
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LEGEND

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

- 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. 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
 - SEE THE ABBREVIATIONS AND NOTES PLAN, C-001 AND C-002 FOR GENERAL NOTES, AND EROSION CONTROL NOTES.



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FEBRUARY 13, 2025
REV. 7 - FEBRUARY 2, 2026



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
7	02-02-2026	PER PEER REVIEW COMMENTS
6	12-18-2025	ISSUED FOR PERMIT MODIFICATION
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4	07-11-2025	ISSUED FOR PERMIT MODIFICATION
3	01-09-2025	PER REVIEW COMMENTS
2	12-23-2024	PER REVIEW COMMENTS

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:	12/19/2025
SCALE:	1" = 30'	DWG. NAME:	C-1179-20
DESIGNED BY:	PLC	CHECKED BY:	PLC

PREPARED BY:

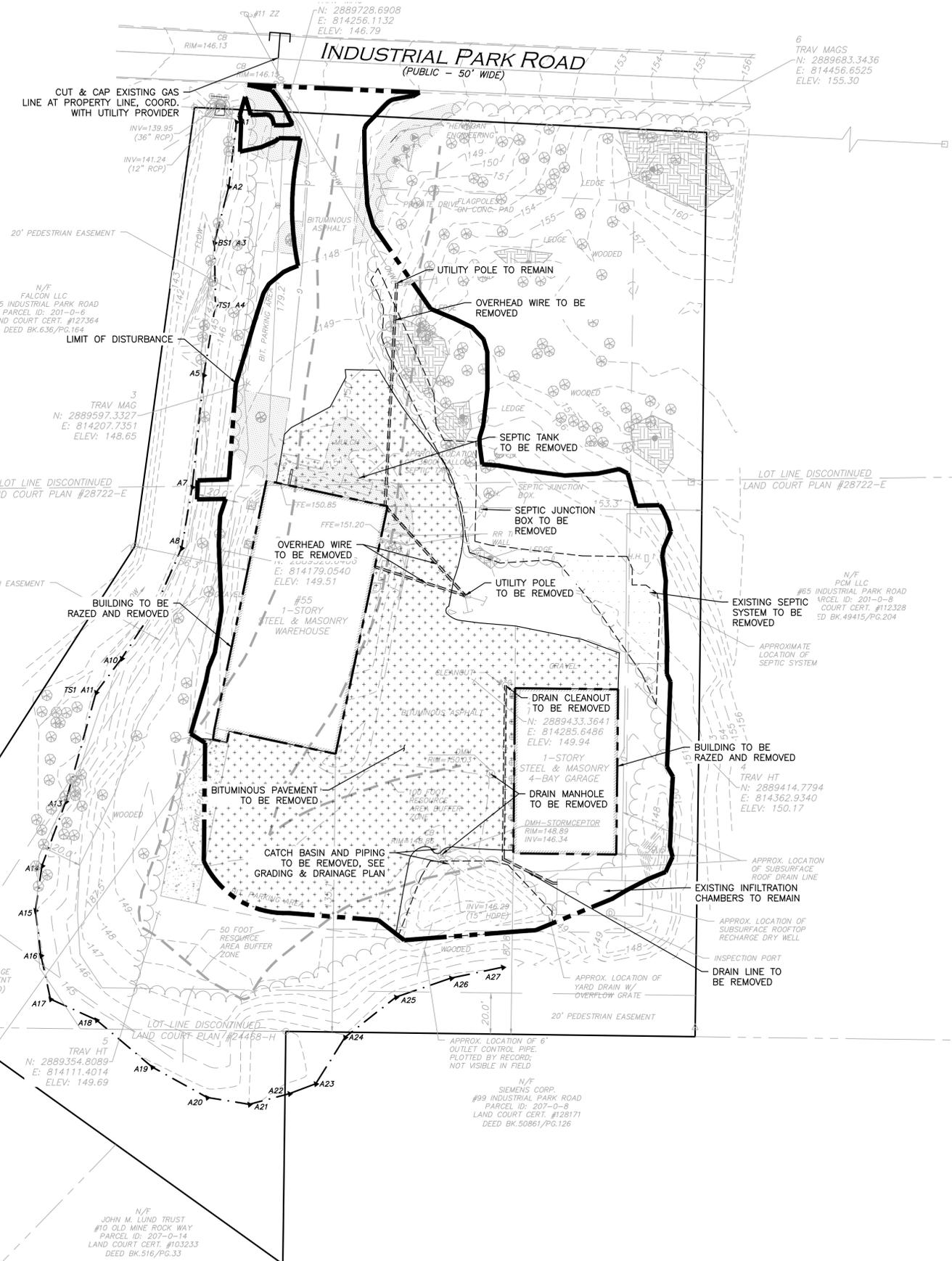


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DRAWING TITLE:	SHEET No.
EROSION CONTROL PLAN	C-101

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



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 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.
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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.



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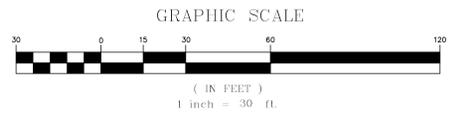
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DRAWING TITLE:	SHEET No.
SITE PREPARATION PLAN	C-102

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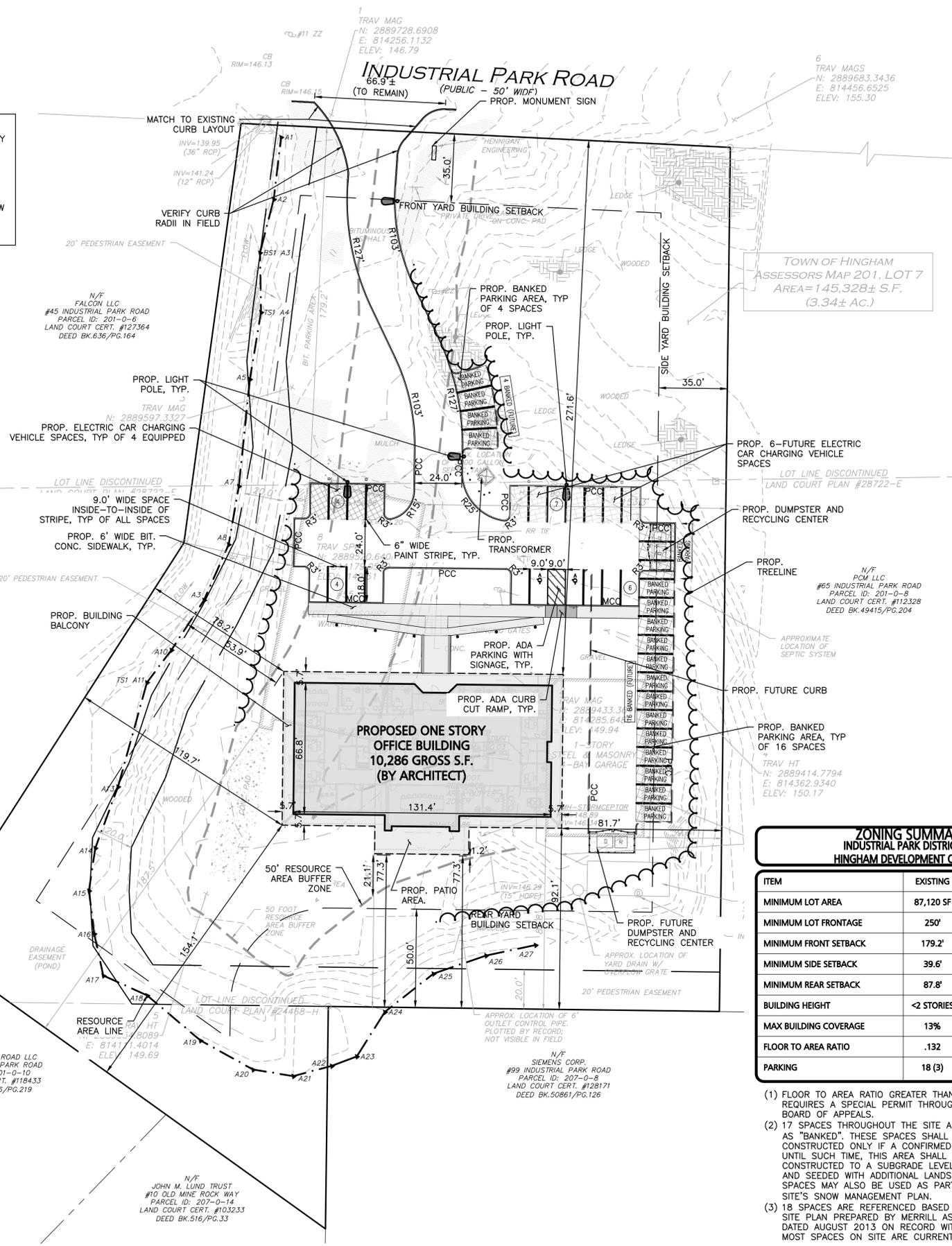
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 CALL 811 OR
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 1-888-344-7233



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.

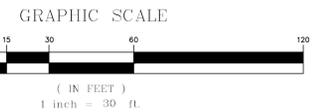
SNOW MANAGEMENT
 SNOW SHALL BE PLOWED INTO THE SOUTHERLY PARKING TRAY AS REMOTE FROM THE WETLAND RESOURCE AREAS AS FEASIBLE AND SHALL NOT BE STOCKPILED WITHIN ANY RESOURCE AREAS. UNUSED PARKING SPACES MAY BE EMPLOYED FOR SNOW STORAGE BUT SHALL BE PROMPTLY REMOVED IF ONSITE PARKING IS HINDERED. GIVEN LIMITED SNOW STORAGE AVAILABILITY, WHEN ONSITE CAPACITY IS REACHED, THE OWNER SHALL BE REQUIRED TO REMOVE SNOW FROM THE PREMISES IN ACCORDANCE WITH THE MASSDEP SNOW REMOVAL POLICY. SNOW SHALL ONLY BE BROUGHT TO DESIGNATED RECEIVERS.



LEGEND	
PROP. PROPERTY LINE	---
SIGN	T
BOLLARD	.
BUILDING	[Symbol]
BUILDING ARCHITECTURE	[Symbol]
BUILDING INTERIOR WALLS	[Symbol]
CURB	[Symbol]
RETAINING WALL	[Symbol]
PARKING STRIPING	[Symbol]
ROADWAY STRIPING	[Symbol]
TRAFFIC ARROWS	[Symbol]
HEAVY DUTY CONCRETE	[Symbol]
HEAVY DUTY PAVEMENT	[Symbol]
RUMBLE STRIP	[Symbol]
SIDEWALK	[Symbol]
BRICK SIDEWALK	[Symbol]
ADA ACCESSIBLE RAMP	[Symbol]
ADA DET. WARNING SURFACE	[Symbol]
JERSEY BARRIERS	[Symbol]
SNOW STORAGE	[Symbol]
GRAVEL ACCESS	[Symbol]
SETBACK LINE	---
BASELINE	---
SAW-CUT LINE	---
BASELINE DATA LABEL	[Symbol]
PARKING COUNT	[Symbol]
COMPACT PARKING STALL	[Symbol]
STEEL GUARDRAIL	[Symbol]
WOOD GUARDRAIL	[Symbol]
CHAIN LINK FENCE	[Symbol]
WOOD FENCE	[Symbol]
DECORATIVE FENCE	[Symbol]
TREE LINE	[Symbol]
TRANSFORMER	[Symbol]
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	[Symbol]

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'	133.8'
MINIMUM SIDE SETBACK	39.6'	35'	41.6'
MINIMUM REAR SETBACK	87.8'	50'	152.4'
BUILDING HEIGHT	<2 STORIES	30', 2 STORIES	<30', 1 STORY
MAX BUILDING COVERAGE	13%	35%	7.72%
FLOOR TO AREA RATIO	.132	<0.25 (1)	0.077
PARKING	18 (3)	3.5 SPACES/1,000 GFA=38 SPACES	38 (2)

- FLOOR TO AREA RATIO GREATER THAN 0.25 REQUIRES A SPECIAL PERMIT THROUGH THE ZONING BOARD OF APPEALS.
- 17 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.



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PARK ROAD
HINGHAM, MA

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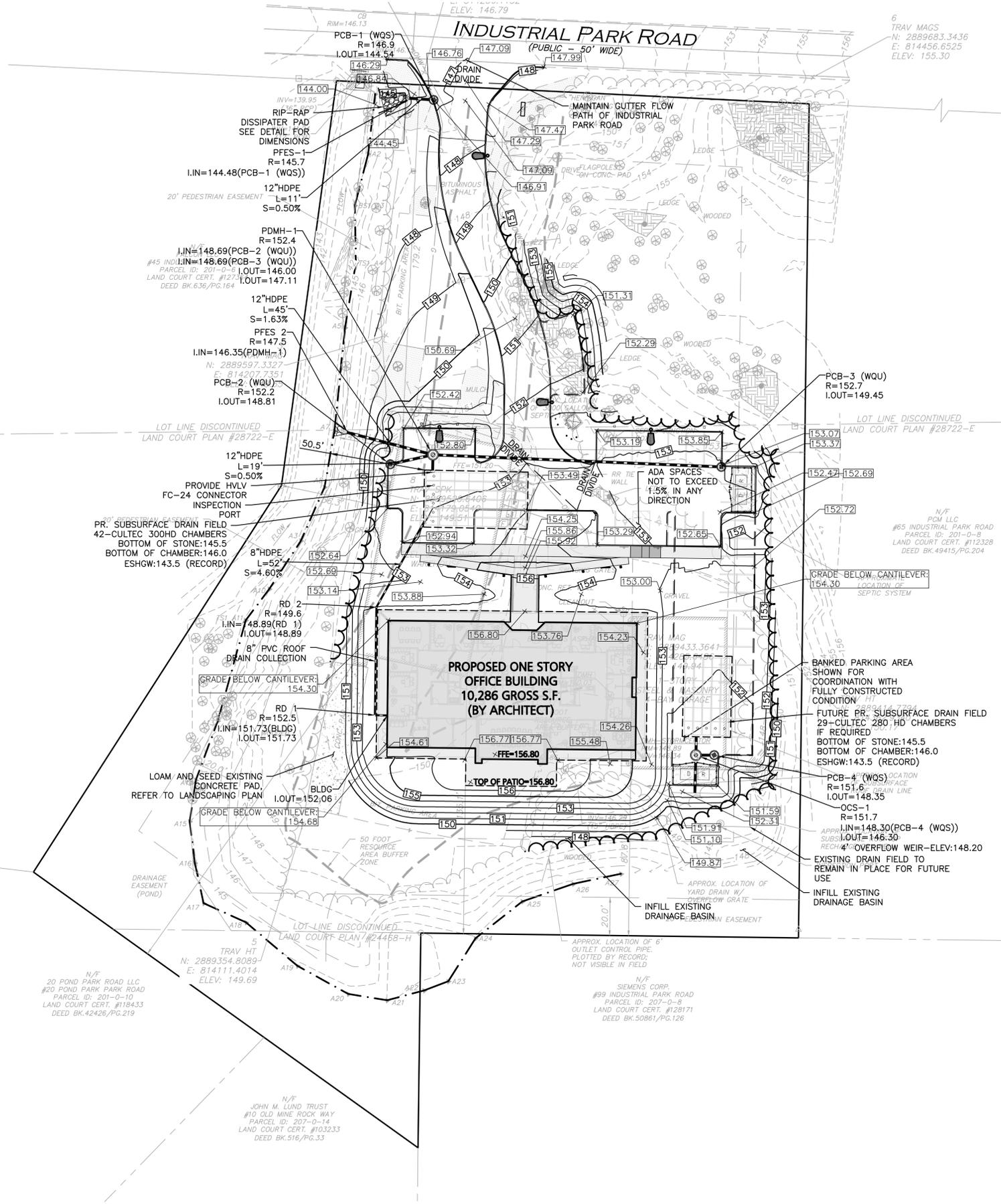
DRAWING TITLE: **LAYOUT & MATERIALS PLAN** SHEET No. **C-103**

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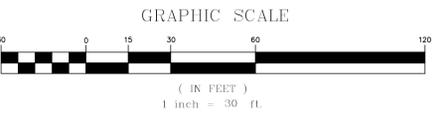
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LEGEND

- 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

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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.



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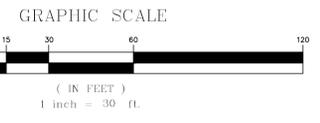
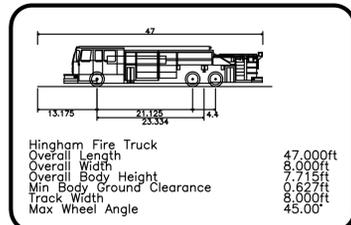
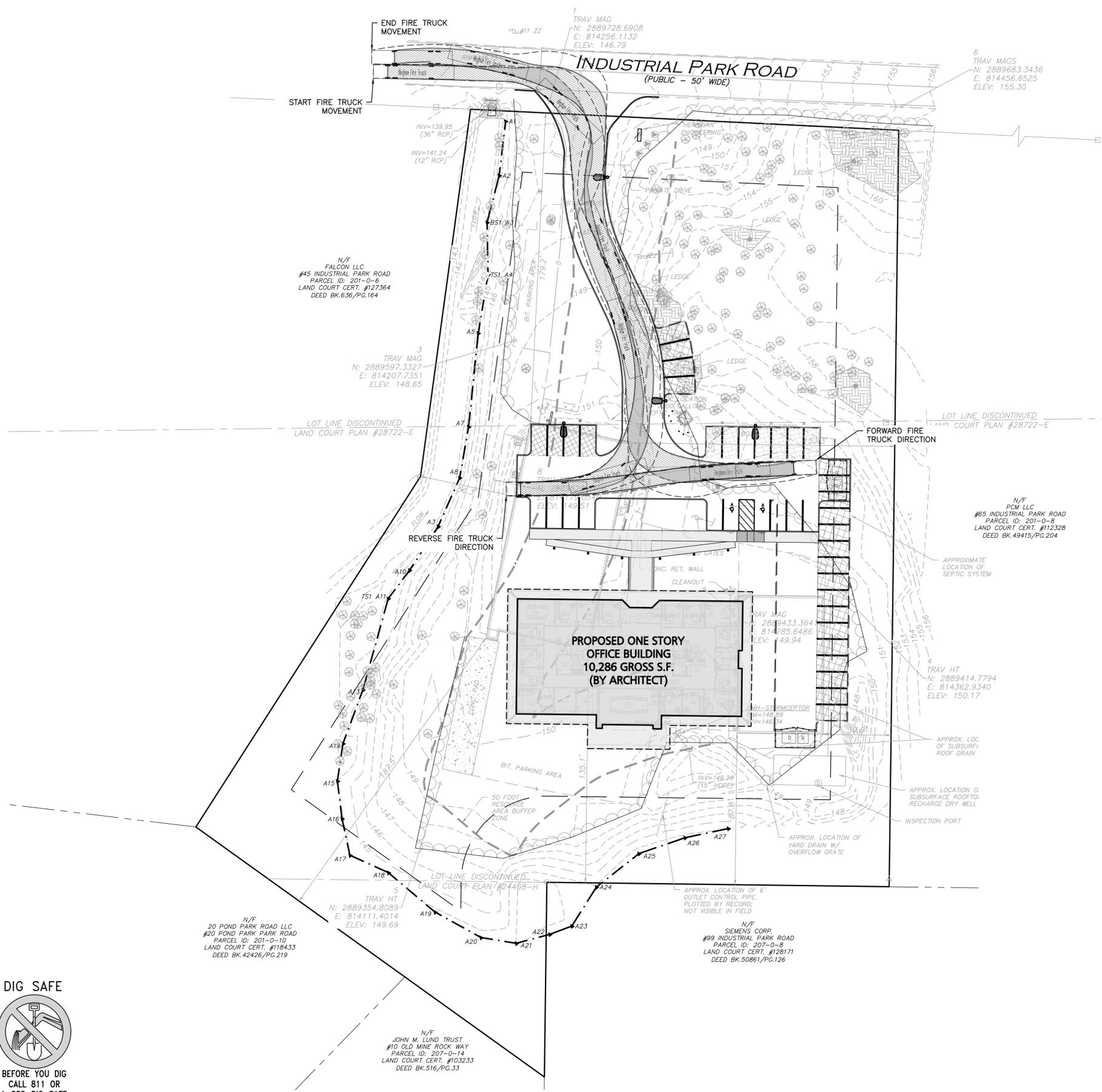
DRAWING TITLE: GRADING & DRAINAGE PLAN
 SHEET No. C-104

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

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

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BEACON VIPER AREA - SIZE 2
CURRENT LIGHTING



BEACON VIPER BOLLARD
CURRENT LIGHTING

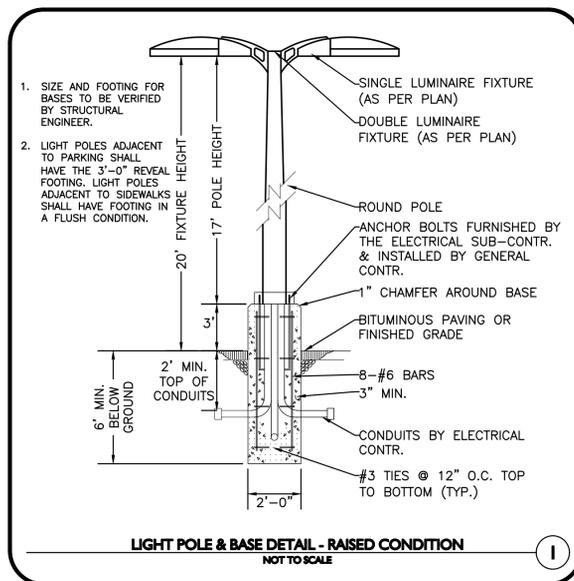


3G DL40SF
3G LIGHTING

LEGEND	
DOUBLE POLE LIGHT	
SINGLE POLE LIGHT	
WALL MOUNT LIGHT	
BOLLARD LIGHT	
1 FOOTCANDLE CONTOUR	
.5 FOOTCANDLE CONTOUR	
LIGHTING LEVELS GIVEN IN FOOT-CANDLES	0.1 0.2 0.4 0.8

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- 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

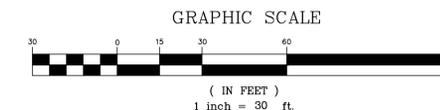
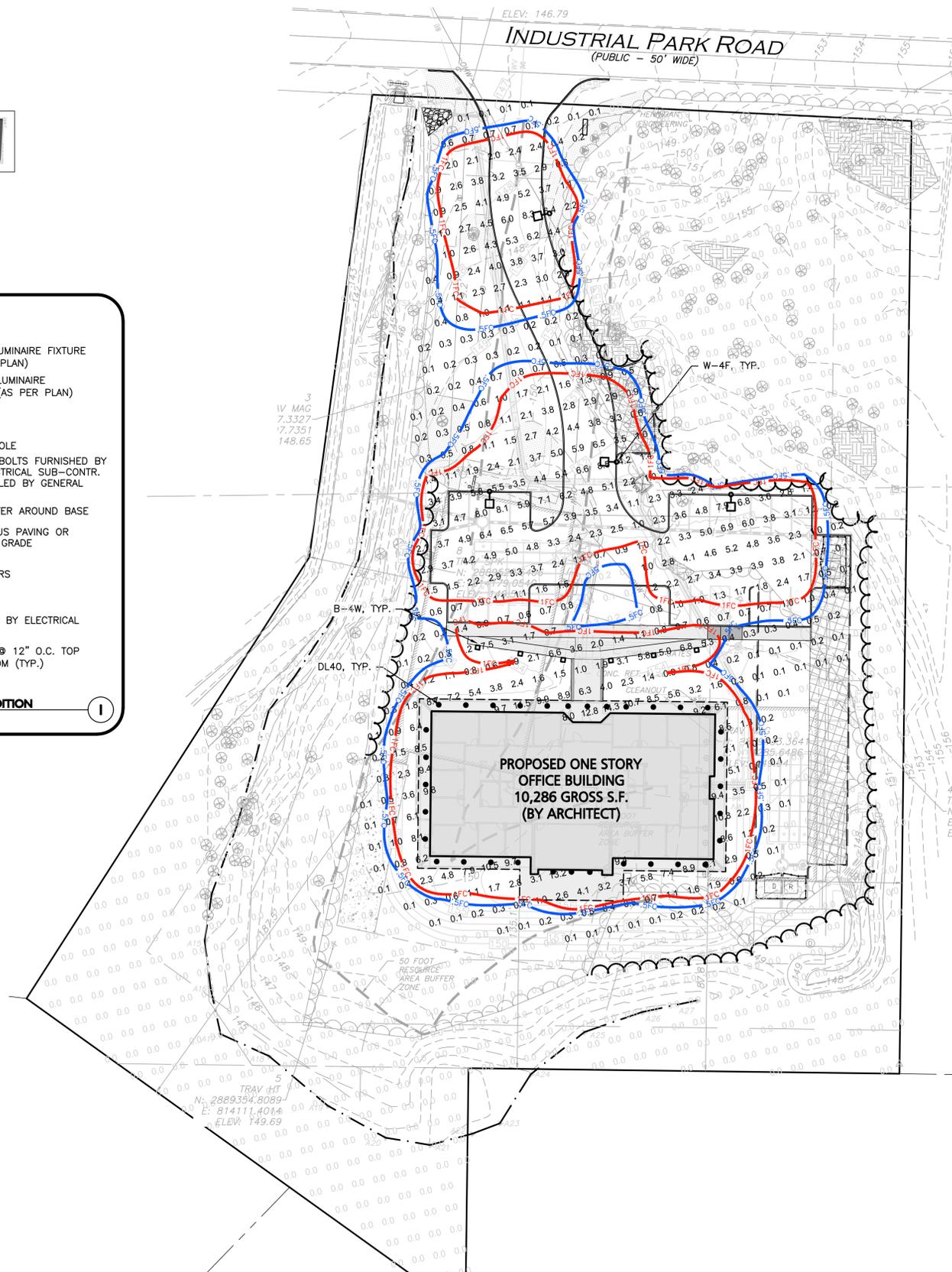
AVERAGE FOOT-CANDLES	0.82
MAXIMUM FOOT-CANDLES	14.3
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	14.27 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.82 / 0.00

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QTY	DESCRIPTION	MODEL	MOUNTING	MOUNTING HEIGHT	TOTAL LUMENS	LAMP DEPRECIATION
B-4F		6	Beacon Viper Bollard - Type 4W Distribution	BEACON, VPB-24L-10-4K7-4W	SURFACE	3'-6"	867	0.9
DL40		33	DOWNLIGHT (4.0 SQUARE FIXED)	3G LIGHTING, 3G-DL40SF-20-H95-35K-80D	RECESSED	13'-0"	2000	1
L-4F		4	Beacon Viper Area (Size 2) - Type 4F Distribution	BEACON, VP-2-320L-145-3K7-4F	POLE	20'-0"	19962	0.9



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



ISSUED FOR
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FEBRUARY 13, 2025
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PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
7	02-02-2026	PER PEER REVIEW COMMENTS
6	12-18-2025	ISSUED FOR PERMIT MODIFICATION
5	07-31-2025	ISSUED FOR PERMIT MODIFICATION
4	07-11-2025	ISSUED FOR PERMIT MODIFICATION
3	01-09-2025	PER REVIEW COMMENTS
2	12-23-2024	PER REVIEW COMMENTS

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: 12/19/2025

SCALE: 1" = 30' DWG. NAME: C-1179-20

DESIGNED BY: PLC CHECKED BY: PLC

PREPARED BY:

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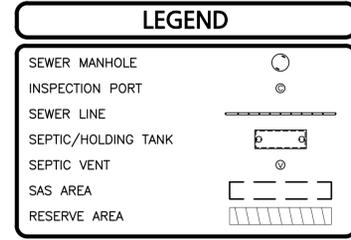
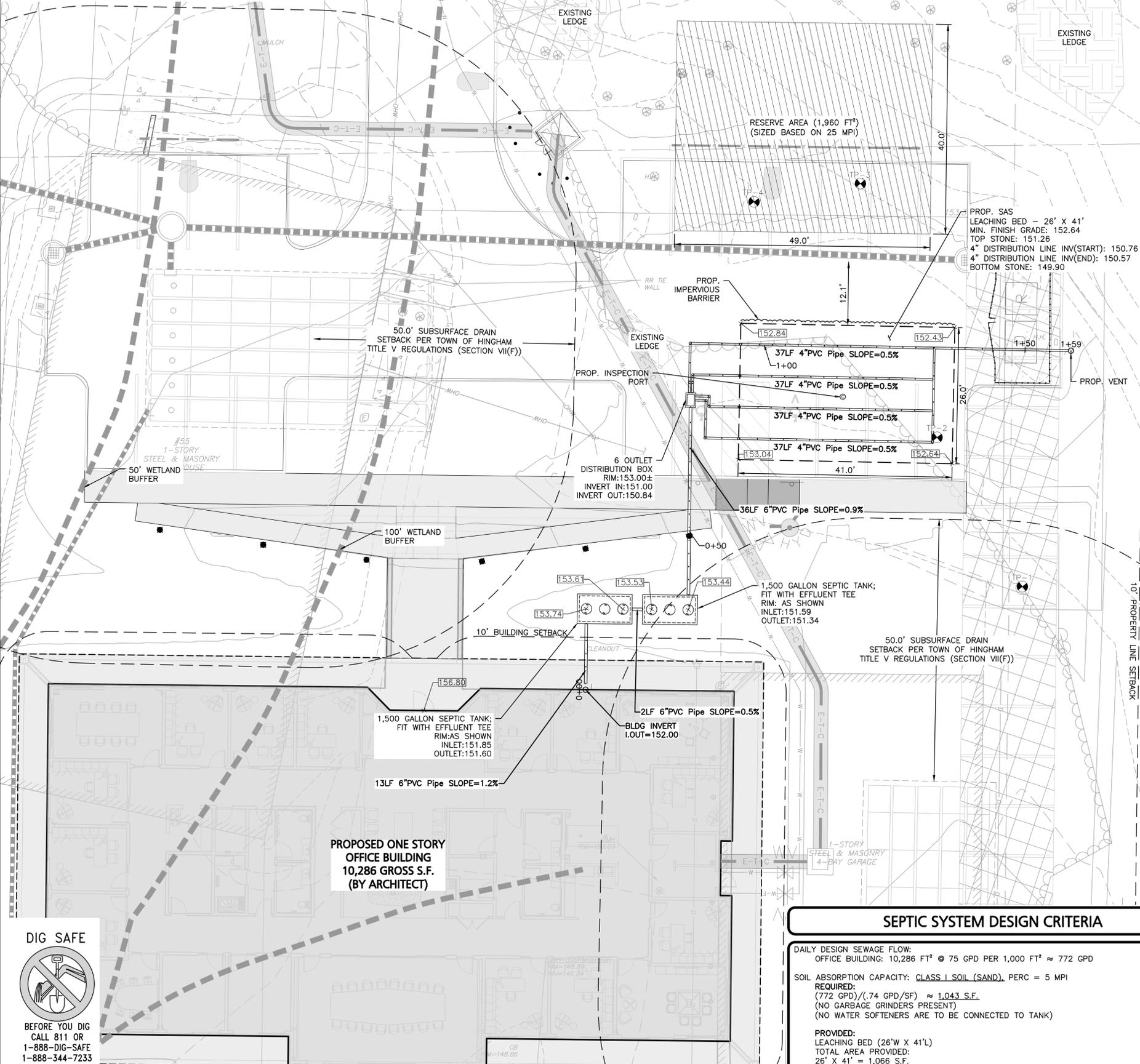
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DRAWING TITLE: LIGHTING PLAN SHEET No. C-107

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WAIVER REQUEST
 SECTION VII(F)(7) - TOWN OF HINGHAM SUPPLEMENTARY RULES AND REGULATIONS FOR THE DISPOSAL OF SANITARY SEWER

- THE APPLICANT IS REQUESTING A WAIVER FROM THE REQUIRED 50 FOOT SETBACK TO ANY SURFACE OR SUBSURFACE DRAIN WHEN THE DRAIN ELEVATION IS EQUAL TO OR LOWER IN ELEVATION THAN THE PROPOSED SOIL ABSORPTION SYSTEM. THE PROPOSED SAS WILL MAINTAIN A MINIMUM 10' OFFSET FROM THE DRAIN PIPE SHOWN HEREON PER TITLE V REGULATIONS AND INSTALL AN IMPERVIOUS BARRIER ALONG THE EDGE OF THE SAS.



- NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TITLE 5 OF THE STATE ENVIRONMENTAL CODE AND THE BOARD OF HEALTH REQUIREMENTS FOR THE TOWN OF HINGHAM.
 - FILL MATERIAL FOR THE LEACHING AREA SHALL CONFORM WITH SECTION 15.255 OF THE STATE ENVIRONMENTAL CODE. FILL SHALL CONSIST OF SELECT ON-SITE OR IMPORTED SOIL MATERIAL. THE FILL SHALL BE CLEAN, GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. THE PARTICLE SIZE DISTRIBUTION SHALL CONFORM WITH SECTION 15.255 (3) OF THE STATE ENVIRONMENTAL CODE, TITLE 5.
 - REMOVE ALL TOPSOIL, SUBSOIL, AND OTHER IMPERVIOUS LAYERS WITHIN FIVE (5) FEET HORIZONTALLY OF THE PROPOSED LEACHING FACILITY AND REPLACE WITH SAND SPECIFIED IN SECTION 15.255 (3) OF THE STATE ENVIRONMENTAL CODE, TITLE 5.
 - THE BOARD OF HEALTH SHALL REQUIRE INSPECTION OF ALL CONSTRUCTION BY THE DESIGN ENGINEER AND/OR BY AN AGENT OF THE BOARD OF HEALTH AND THE DESIGN ENGINEER.
 - SHOP DRAWINGS SHALL BE SUBMITTED TO THE APPROVING AUTHORITY.
 - THE INSTALLER IS RESPONSIBLE FOR MAKING ARRANGEMENTS FOR INSPECTION OF THE INSTALLATION OF THE SYSTEM WITH THE TOWN OF HINGHAM BOARD OF HEALTH AND THE DESIGN ENGINEER.
 - FINISHED GRADING SHALL BE AS INDICATED ON THE SITE PLAN.
 - ALL PIPING SHALL BE CONSTRUCTED OF PVC PIPE, SCHEDULE 40, GENERAL PURPOSE SEWER PIPE UNLESS OTHERWISE NOTED. ALL FITTINGS SHALL BE SCHEDULE 40. ALL JOINTING SHALL BE CEMENT. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - ANY ALTERATIONS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION.
 - FOR PROPER PERFORMANCE, THE SEPTIC TANKS SHOULD BE INSPECTED AT LEAST ONCE A YEAR. WHEN THE TOTAL DEPTH OF SCUM AND/OR SOLIDS EXCEEDS 1/3 OF THE LIQUID DEPTH OF THE TANK, THE TANK MUST BE PUMPED.
 - ALL EXISTING STRUCTURES IN THE SYSTEM SHALL BE LOCATED BY CONTRACTOR AND THE HORIZONTAL AND VERTICAL LOCATION VERIFIED PRIOR TO CONSTRUCTION. IF THERE ARE CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY BEFORE CONSTRUCTION MAY BEGIN.
 - THE INSTALLER IS TO BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL OF ALL COMPONENTS.
 - ALL DISTURBED AREAS SHALL BE RESTORED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE PLANS.
 - THE CONTRACTOR SHALL CONTACT DIGSAFE IN ORDER TO COMPLY WITH THE REQUIREMENTS OF MASSACHUSETTS GENERAL LAWS CHAPTER 82 AND SECTION 40, AS AMENDED.
 - SYSTEM INSTALLER IS TO BE LICENSED BY THE LOCAL BOARD OF HEALTH. INSTALLER MUST PROVIDE WRITTEN CERTIFICATION OF SYSTEM CONSTRUCTION.
 - SYSTEM AREA SHALL BE STAKED AND FLAGGED FROM DATE OF INSTALLATION UNTIL CERTIFICATE OF COMPLIANCE IS ISSUED.
 - GENERAL CONTRACTOR SHALL COORDINATE THEIR ACTIVITIES WITH THOSE OF ANY OTHER CONTRACTORS ON-SITE SO AS TO INSURE THAT WORK PROCEEDS AS SMOOTHLY AS POSSIBLE AND THAT DELAYS ARE KEPT TO A MINIMUM.
 - CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING OF EXCAVATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THAT NO DAMAGE IS DONE DURING DEWATERING OPERATIONS.
 - 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 THIRST BLOCKS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCHES CLEARANCE BETWEEN THE PIPES. WHERE THE WATERLINE IS LESS THAN THE 18-INCHES VERTICAL CLEARANCE AND MEETING 10- FEET HORIZONTAL CLEARANCE CANNOT BE MET, THE WATER MUST BE ENCASED IN CONCRETE TO MEET THE REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
 - 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.
 - DISTRIBUTION LINES ARE TO HAVE 3/8" ORIFICES SPACED AT 2 FEET APART ALONG THE ENTIRE LENGTH OF PIPE AT AN ANGLE OF 225° AND 315°.
 - ALL STRUCTURES SHALL HAVE RISERS INSTALLED TO GRADE FOR COMPONENT ACCESS.
 - THE SOIL ABSORPTION SYSTEM SHALL HAVE A MINIMUM OF ONE INSPECTION PORT IN CONFORMANCE WITH 310 CMR 15.240(13).
 - PROPOSED SEPTIC TANK SHALL HAVE INLET AND OUTLET TEES CONSTRUCTED IN ACCORDANCE WITH 310 CMR 15.277. OUTLET TEES SHALL BE EQUIPPED WITH EFFLUENT FILTERS.
 - SURVEY INFORMATION WAS OBTAINED THROUGH AN ON THE GROUND SURVEY CONDUCTED BY ALLEN & MAJOR ASSOCIATES, INC.
 - ANY SITE COMPONENT DAMAGED OR REMOVED DURING THE CONSTRUCTION PROCESS IS TO BE REPLACED IN KIND BY THE CONTRACTOR.
 - CONTRACTOR TO USE PROPER MEANS AND METHODS.
 - ALL FILL MATERIAL WITHIN EXISTING SAS SYSTEM TO BE REMOVED.

ISSUED FOR REVIEW
 NOVEMBER 14, 2025
 REV. 2 - DECEMBER 17, 2025



PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

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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:	11-14-2025
SCALE:	1" = 10'	DWG. NAME:	C-1179-20A_
DESIGNED BY:	JPS	CHECKED BY:	PLC

PREPARED BY:

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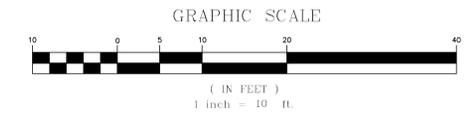
DRAWING TITLE: **PROPOSED SEPTIC PLAN** SHEET No. **C-108**

SEPTIC SYSTEM DESIGN CRITERIA

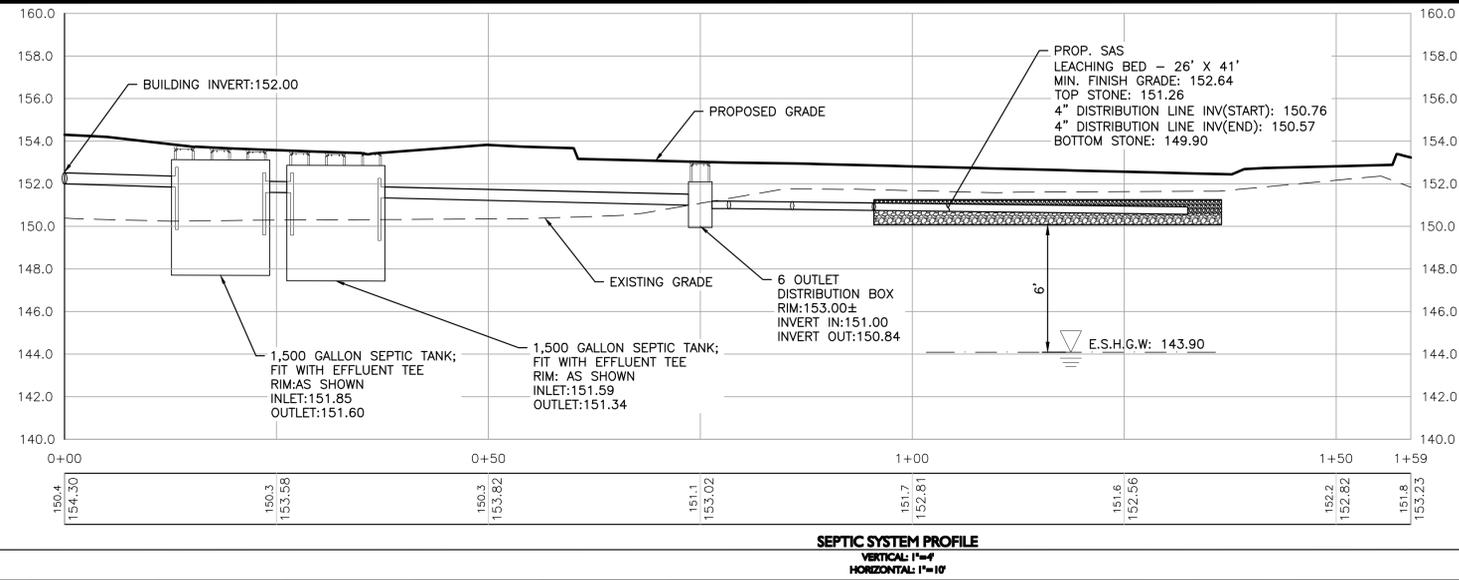
DAILY DESIGN SEWAGE FLOW:
 OFFICE BUILDING: 10,286 FT² @ 75 GPD PER 1,000 FT² ≈ 772 GPD

SOIL ABSORPTION CAPACITY: CLASS I SOIL (SAND), PERC = 5 MPI
 REQUIRED:
 (772 GPD) / (.74 GPD/SF) ≈ 1,043 S.F.
 (NO GARBAGE GRINDERS PRESENT)
 (NO WATER SOFTENERS ARE TO BE CONNECTED TO TANK)

PROVIDED:
 LEACHING BED (26'W X 41')
 TOTAL AREA PROVIDED:
 26' X 41' = 1,066 S.F.



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6

ISSUED FOR REVIEW
NOVEMBER 14, 2025
REV. 2 - DECEMBER 17, 2025



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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APPLICANT/OWNER:
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25 RECREATION PARK DRIVE, SUITE 204
HINGHAM, MA 02043

PROJECT:
OFFICE BUILDING
55 INDUSTRIAL PARK ROAD
HINGHAM, MA

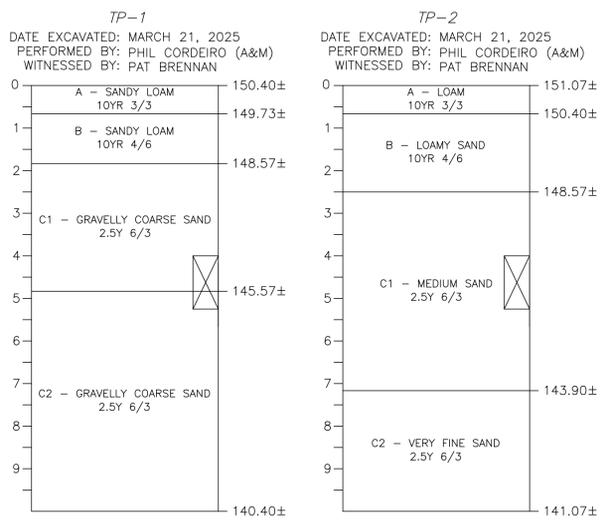
PROJECT NO. 1179-20A DATE: 11-14-2025
SCALE: 1" = 4" DWG. NAME: C-1179-20A
DESIGNED BY: JPS CHECKED BY: PLC

PREPARED BY:

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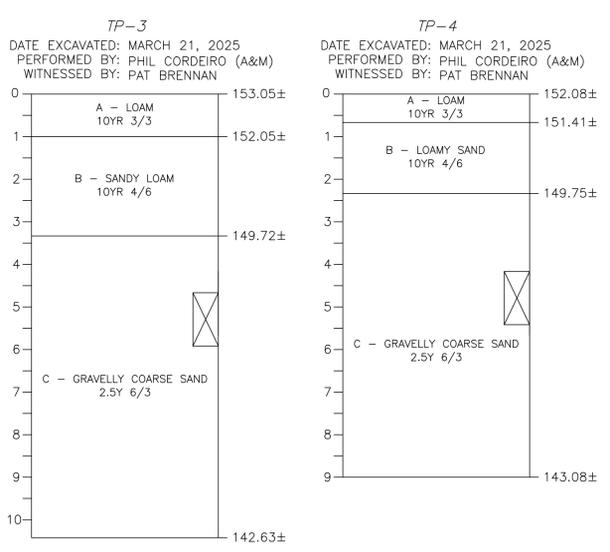
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DRAWING TITLE: **PROPOSED SEPTIC DETAILS** SHEET No. **C-109**



TEST PIT 1
-ESHGW @ 106" (ELEV:141.57±)
-STANDING WATER @ 108" (ELEV:141.40±)
-WEEPING @ 108" (ELEV:141.40±)
-MOTTLING @ 106" (ELEV:141.57±)
-PERC RATE - 5 MPI

TEST PIT 2
-ESHGW @ 86" (ELEV:143.90±)
-STANDING WATER @ 100" (ELEV:142.74±)
-WEEPING - N/A
-MOTTLING @ 86" (ELEV:143.90±)
-PERC RATE - <2 MPI

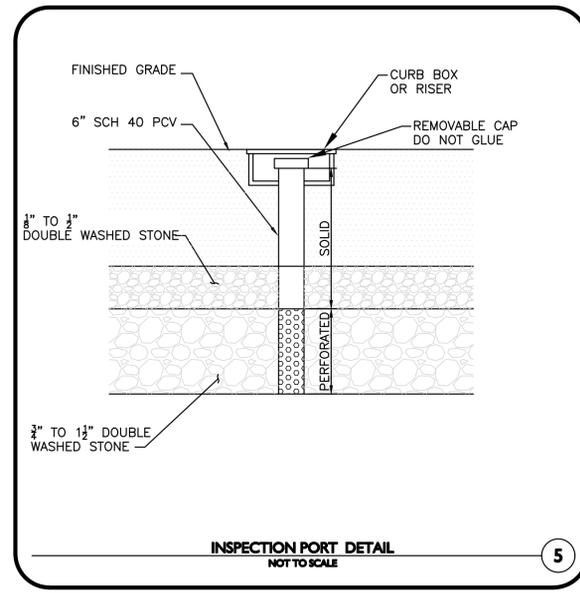


TEST PIT 3
-ESHGW @ 118" (ELEV:143.22±)
-STANDING WATER @ 125" (ELEV:142.63±)
-WEEPING - N/A
-MOTTLING @ 118" (ELEV:143.22±)
-PERC RATE - 25 MPI

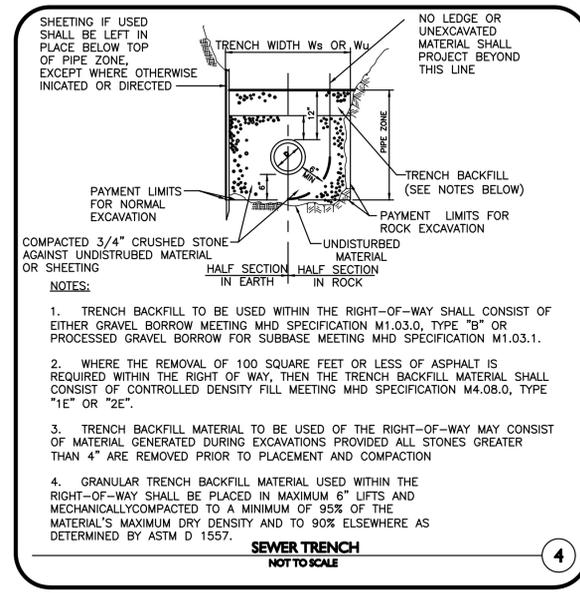
TEST PIT 4
-ESHGW @ 88" (ELEV:144.75±)
-STANDING WATER @ 106" (ELEV:143.25±)
-WEEPING - N/A
-MOTTLING @ 88" (ELEV:144.75±)
-PERC RATE - 11 MPI

TEST PIT LOGS
NOT TO SCALE

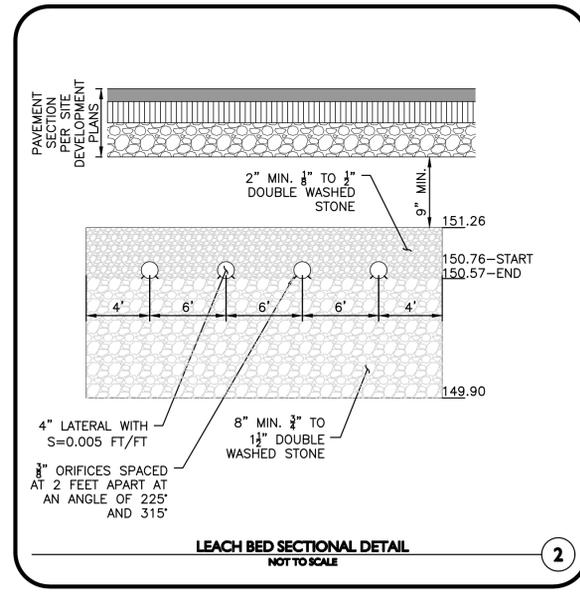
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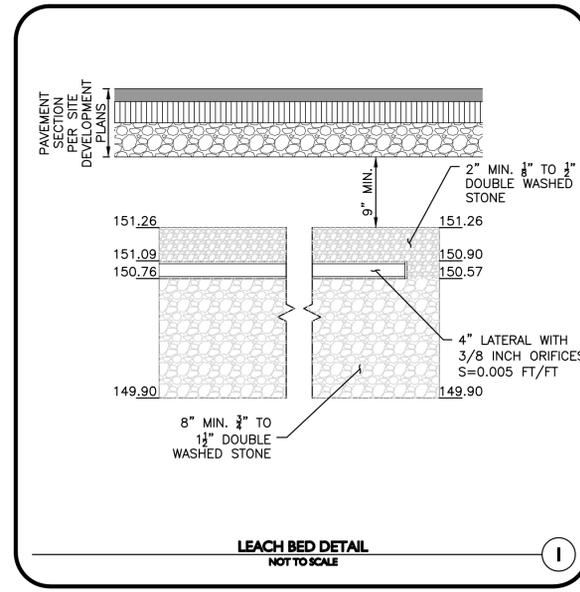
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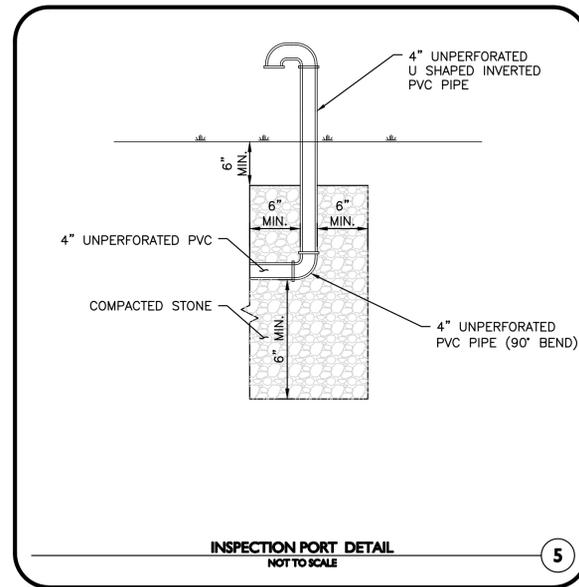
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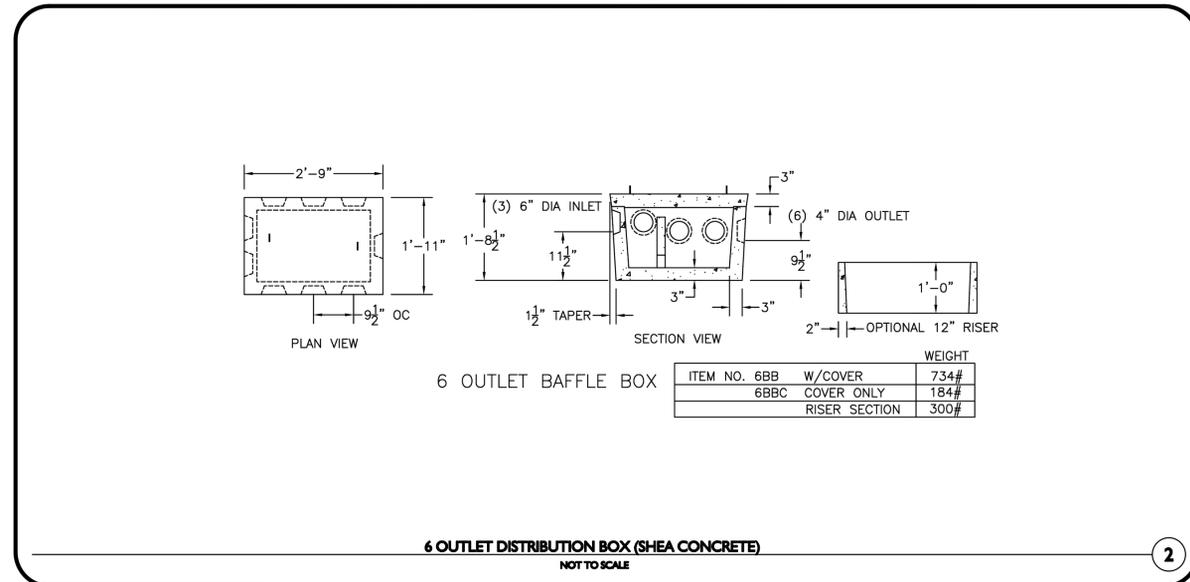
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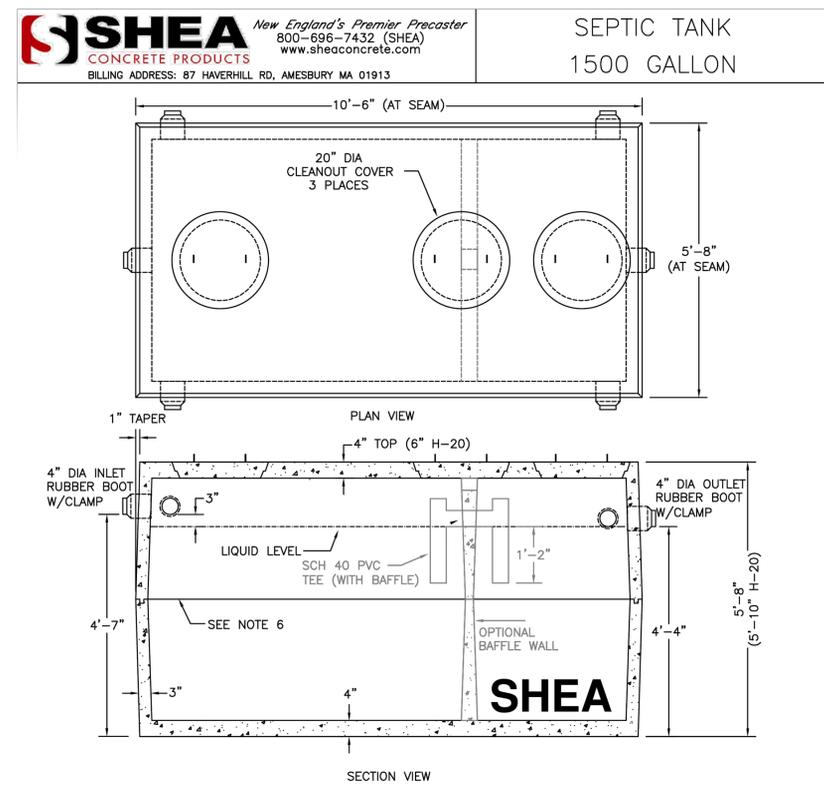


INSPECTION PORT DETAIL
NOT TO SCALE 5



6 OUTLET DISTRIBUTION BOX (SHEA CONCRETE)
NOT TO SCALE 2

ITEM NO.	DESCRIPTION	WEIGHT
6BB	W/COVER	734#
6BBC	COVER ONLY	184#
	RISER SECTION	300#



- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. CONSTRUCTION OF SEPTIC TANK CONFORMS WITH 310 CMR, SECTION 15.00 DEP TITLE 5 REGS.
 3. ALL REINFORCEMENT PER ASTM C1227.
 4. BAFFLE WALL OPTIONAL FOR TWO COMPARTMENT TANKS.
 5. TEES AND GAS BAFFLE SOLD SEPARATELY.
 6. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
 7. IF COVER EXCEEDS 4 FEET, HEAVY DUTY TANK REQUIRED. ALSO AVAILABLE IN AASHTO HS-20 LOADING.

ITEM NO.	DESCRIPTION	WEIGHT
1500	STANDARD	11,670#
1500H	H-20	13,135#
15002C	STANDARD	12,930#
15002CH	H-20	14,395#

1,500 GALLON SEPTIC TANK (SHEA CONCRETE)
NOT TO SCALE 1

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PROJECT:
OFFICE BUILDING
55 INDUSTRIAL PARK ROAD
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PROJECT NO.	1179-20A	DATE:	11-14-2025
SCALE:	1" = 8'	DWG. NAME:	C-1179-20A_
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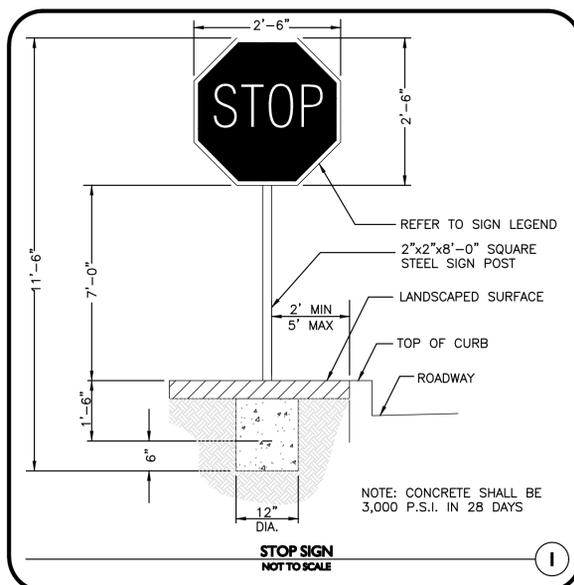
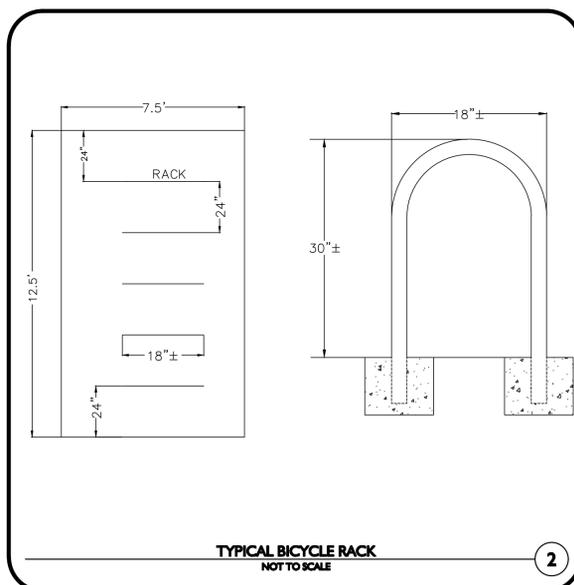
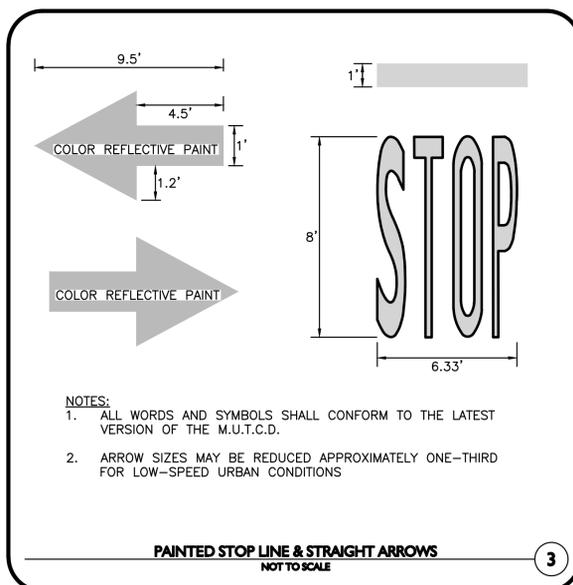
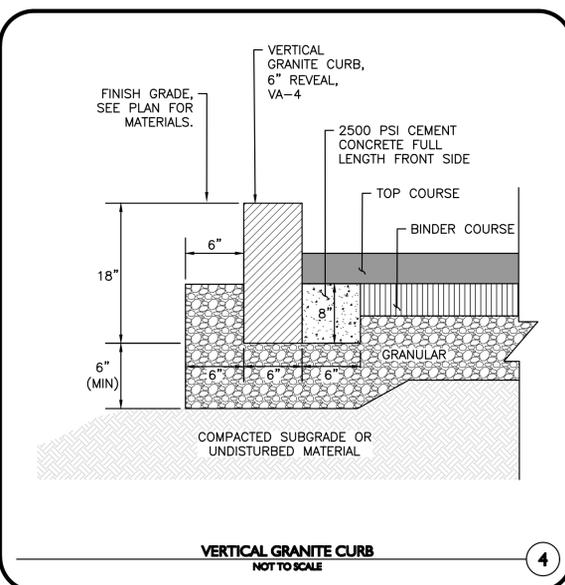
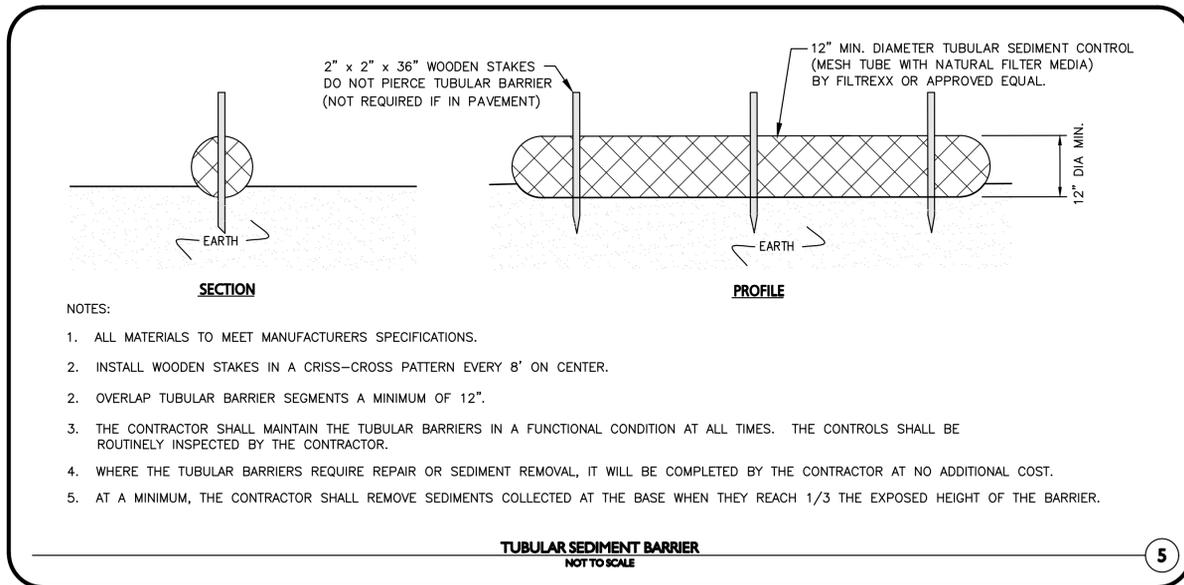
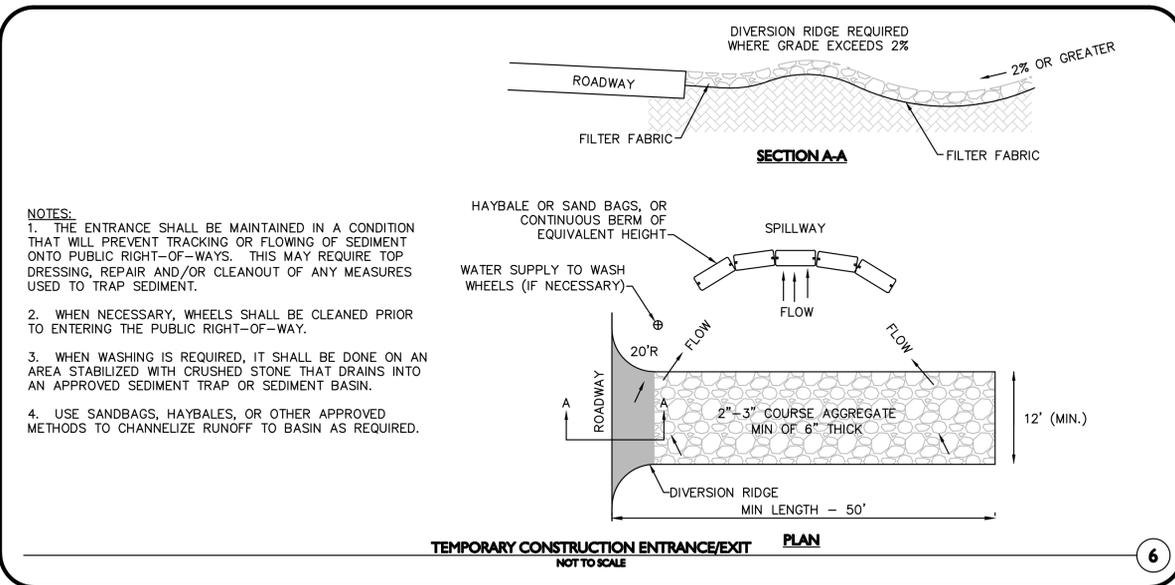
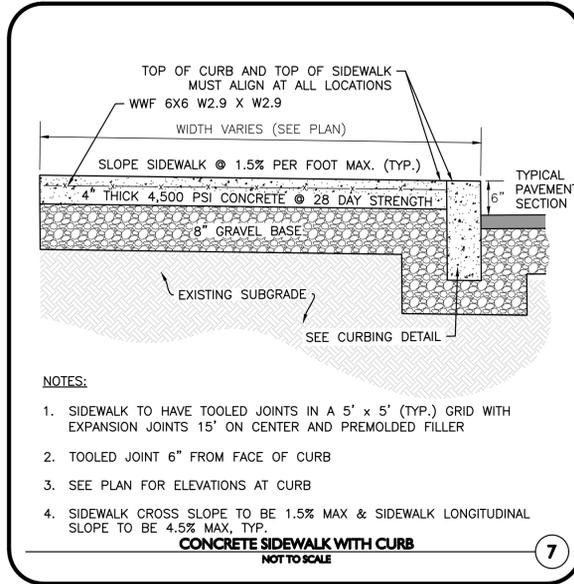
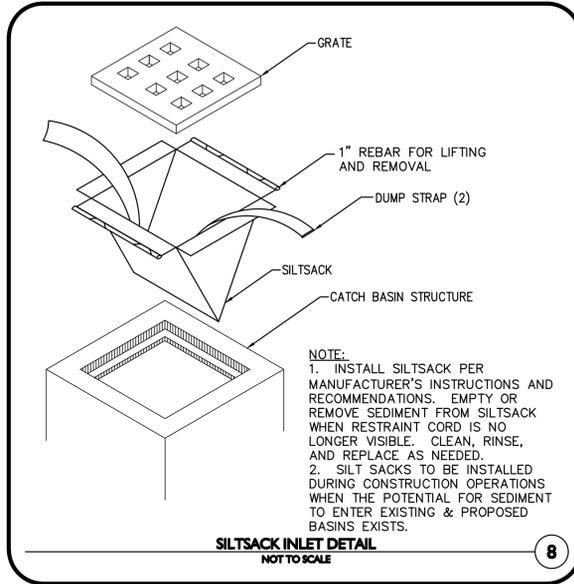
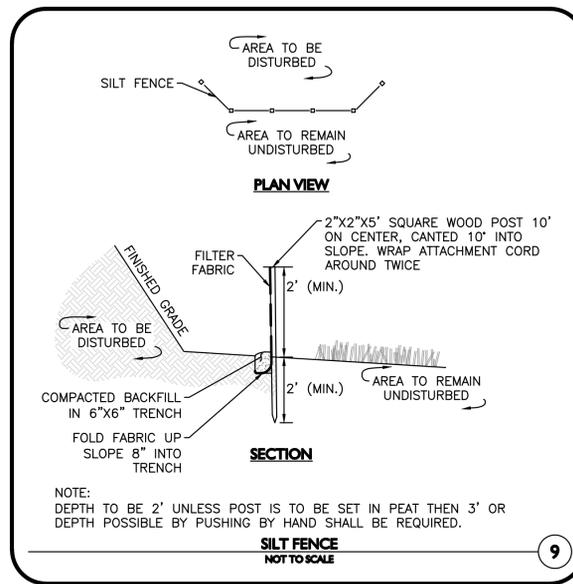
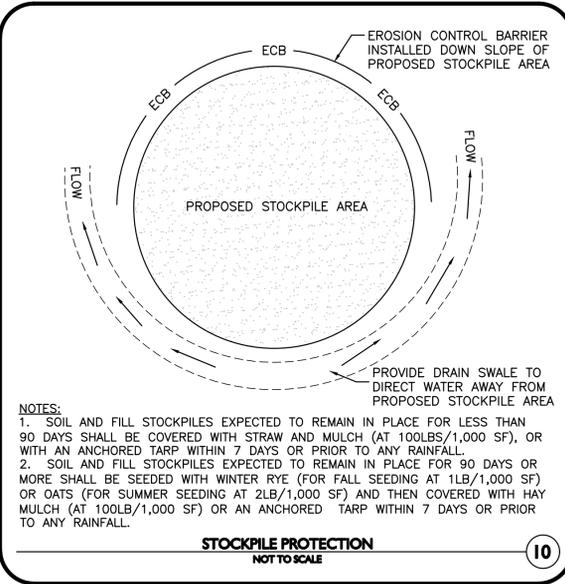
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DRAWING TITLE: **PROPOSED SEPTIC DETAILS** SHEET No. **C-110**



ISSUED FOR PERMIT MODIFICATION
FEBRUARY 13, 2025
REV. 7 - FEBRUARY 2, 2026



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DESIGNED BY:	PLC	CHECKED BY:	PLC

PREPARED BY:

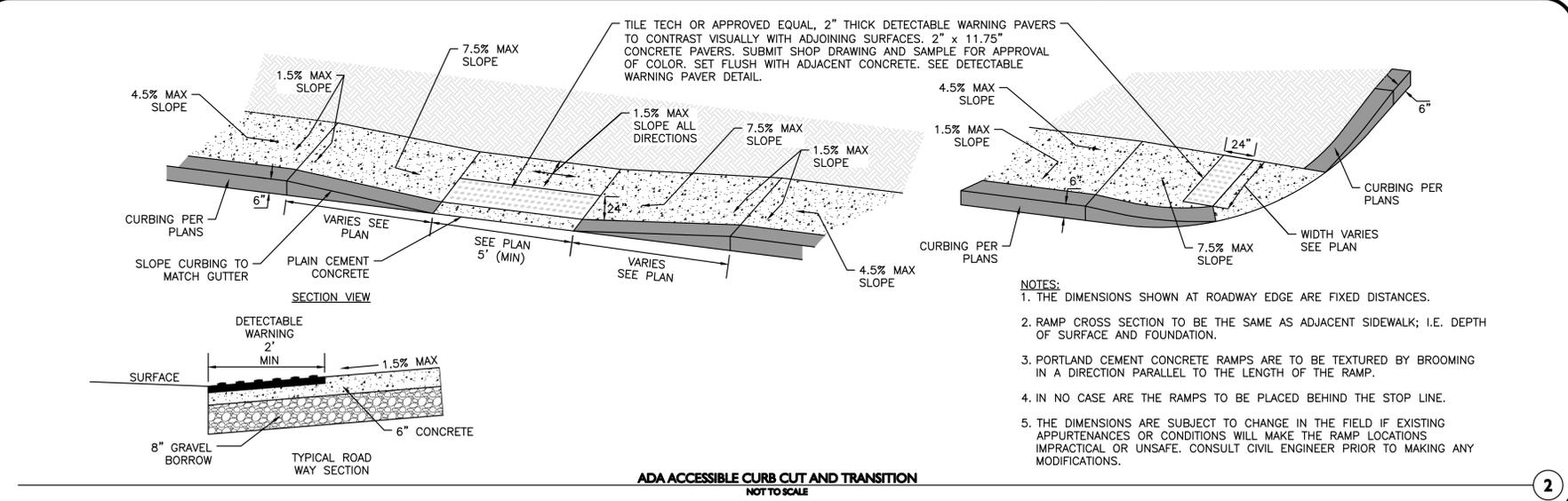
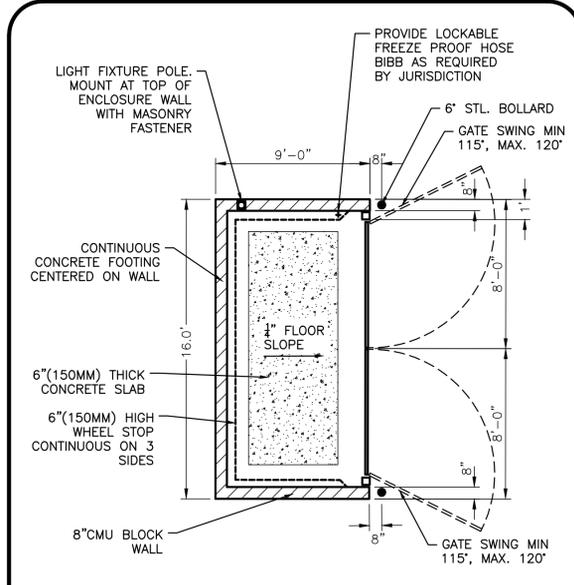
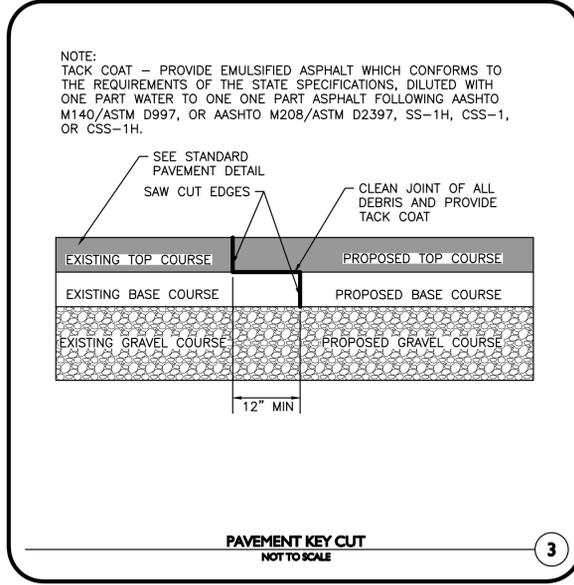
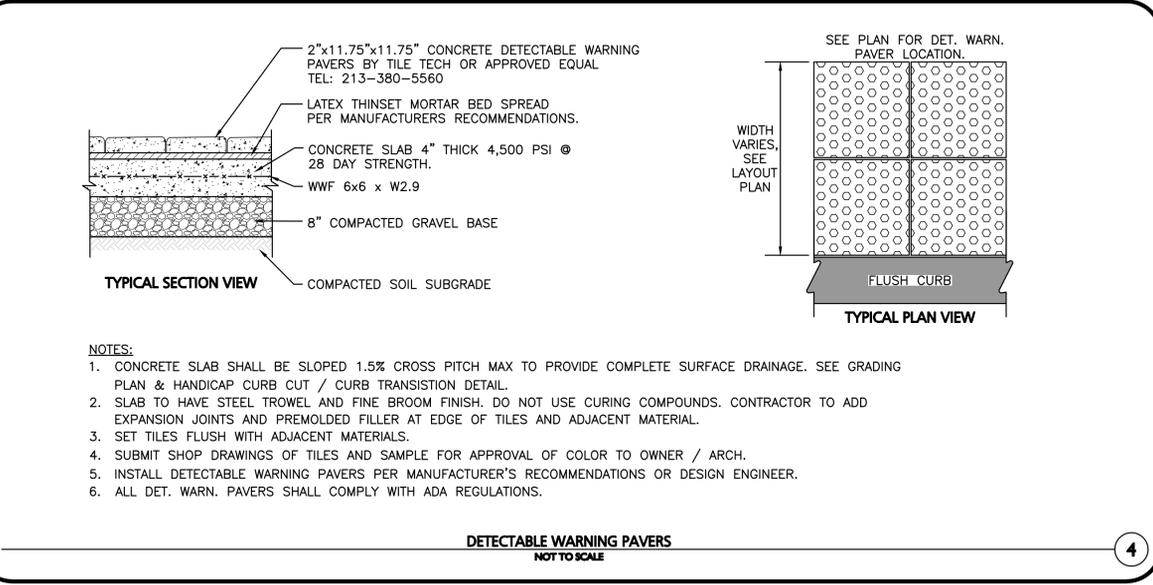
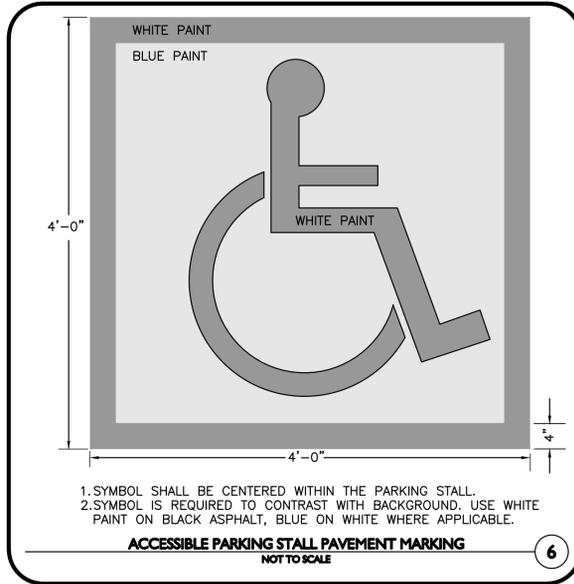
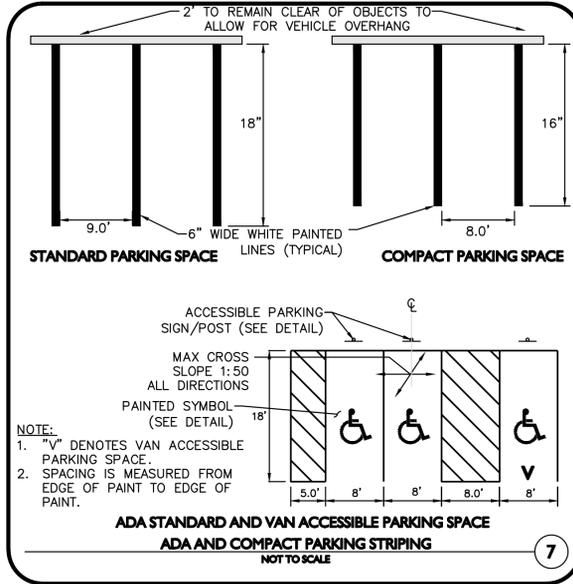
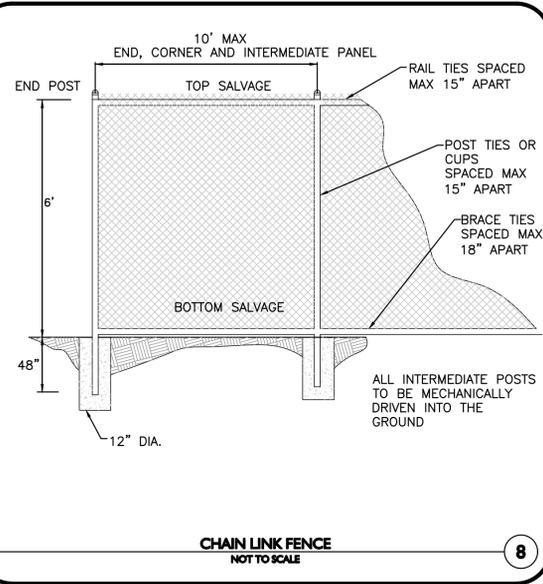
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DRAWING TITLE: **DETAILS** SHEET No. **C-501**

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REV. 7 - FEBRUARY 2, 2026



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7	02-02-2026	PER PEER REVIEW COMMENTS
6	12-18-2025	ISSUED FOR PERMIT MODIFICATION
5	07-31-2025	ISSUED FOR PERMIT MODIFICATION
4	07-11-2025	ISSUED FOR PERMIT MODIFICATION
3	01-09-2025	PER REVIEW COMMENTS
2	12-23-2024	PER REVIEW COMMENTS

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:** 12/19/2025

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

DESIGNED BY: PLC **CHECKED BY:** PLC

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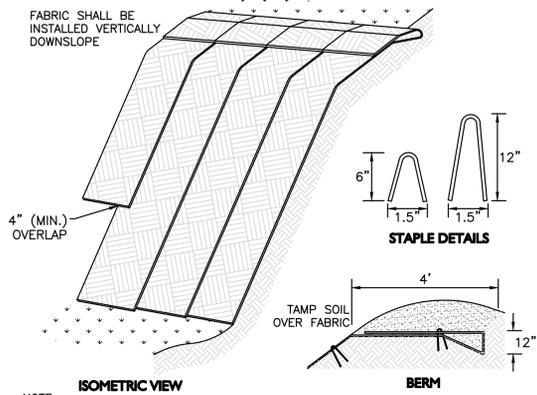
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DRAWING TITLE: DETAILS **SHEET No.:** C-502

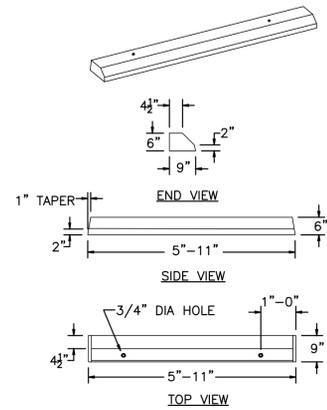
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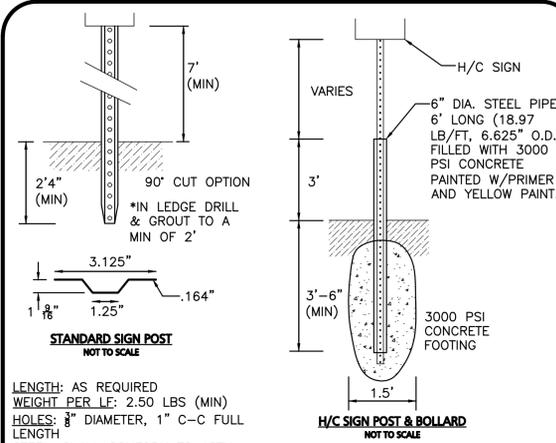
- NOTES:**
- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. FABRIC SHALL HAVE GOOD SOIL CONTACT.
 - APPLY PERMANENT SEEDING BEFORE PLACING FABRIC.
 - LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 - CHOOSE MATERIAL BASED ON SLOPE, SOILS, AND APPLICATION.

EROSION CONTROL FABRIC
NOT TO SCALE



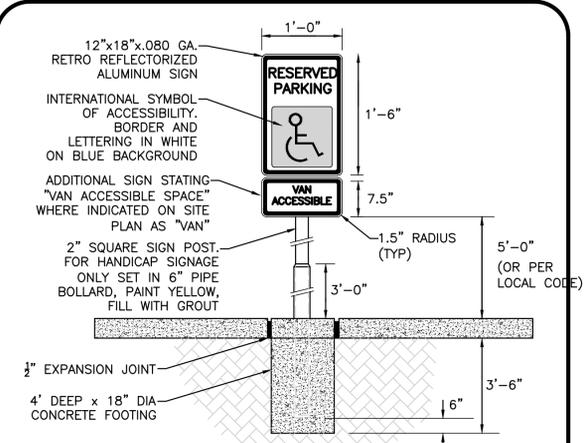
- NOTES:**
- CONCRETE: 4,500 PSI MINIMUM AFTER 28 DAYS.
 - PINS AVAILABLE.
 - APPROXIMATE WEIGHT: 265 LBS.

BUMPER CURBING SINGLE FACE
NOT TO SCALE



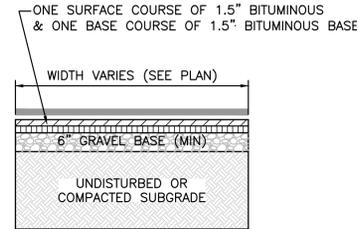
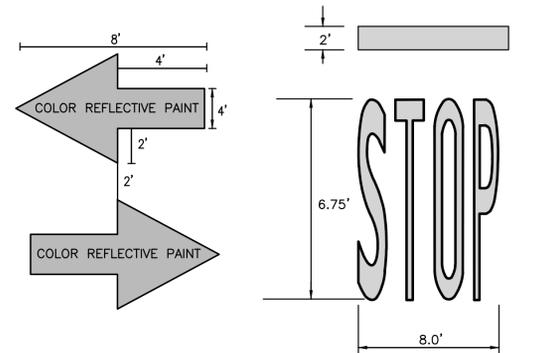
- LENGTH:** AS REQUIRED
WEIGHT PER LB: 2.50 LBS (MIN)
HOLE: 8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 OR ASTM A-576
FINISH: SHALL BE PAINTED WITH 2 COATS OF AN APPROVED MEDIUM GREEN, BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY.

SIGN POST DETAILS
NOT TO SCALE



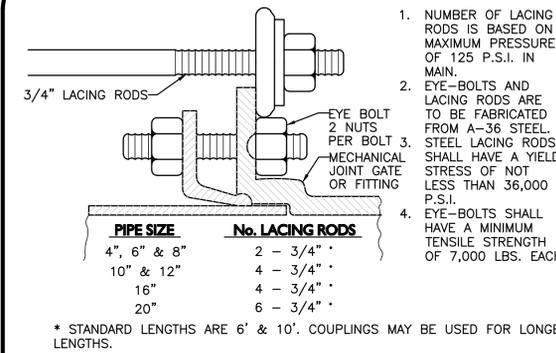
- NOTES:**
- SPECIFIC CODE SHALL BE REFERENCED FOR LOCAL AND STATE REQUIREMENTS.
 - PROVIDE (1) SIGN PER HANDICAP SPACE. SEE SITE PLAN FOR EXACT LOCATION.
 - EXPANSION JOINT MATERIAL NOT REQUIRED WITH FLEXIBLE PAVEMENT.

ADA ACCESSIBLE PARKING / TRAFFIC CONTROL SIGNAGE
NOT TO SCALE



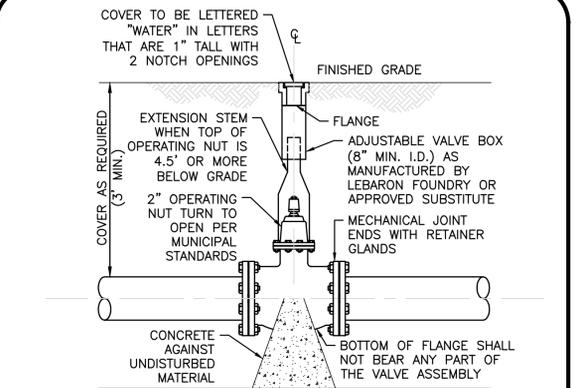
- NOTES:**
- SEE PLAN FOR ELEVATIONS.

BITUMINOUS WALKWAY
NOT TO SCALE



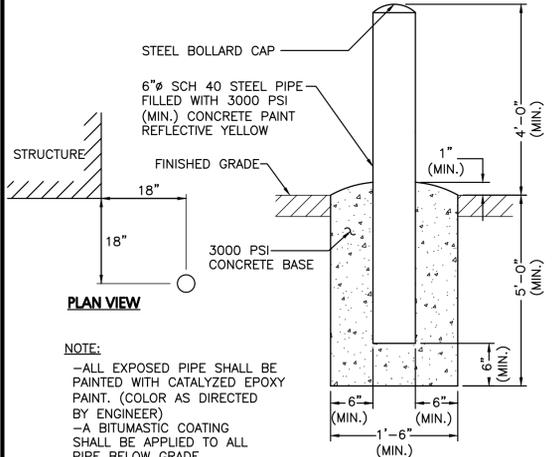
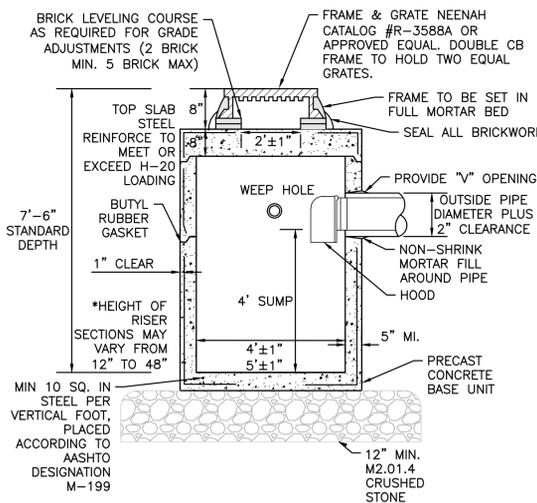
- NUMBER OF LACING RODS IS BASED ON MAXIMUM PRESSURE OF 125 P.S.I. IN MAIN.
- EYE-BOLTS AND LACING RODS ARE TO BE FABRICATED FROM A-36 STEEL. STEEL LACING RODS SHALL HAVE A YIELD STRESS OF NOT LESS THAN 36,000 P.S.I.
- EYE-BOLTS SHALL HAVE A MINIMUM TENSILE STRENGTH OF 7,000 LBS. EACH.

MECHANICAL JOINT LACING DETAIL
NOT TO SCALE



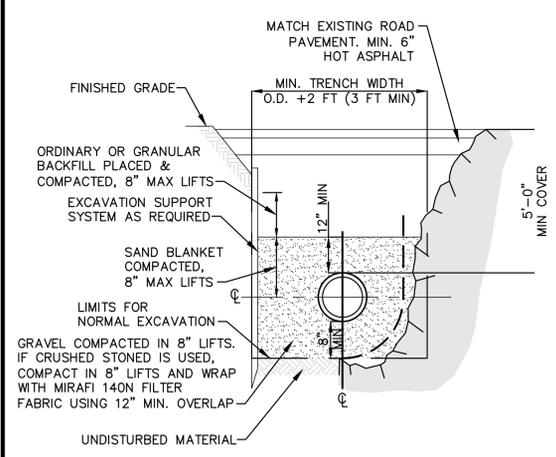
- NOTE:**
- CONTRACTOR MAY USE ANCHOR TEES AT HIS OPTION.
 - HYDRANTS AND VALVES TO OPERATE PER MUNICIPAL STANDARDS

GATE VALVE
NOT TO SCALE

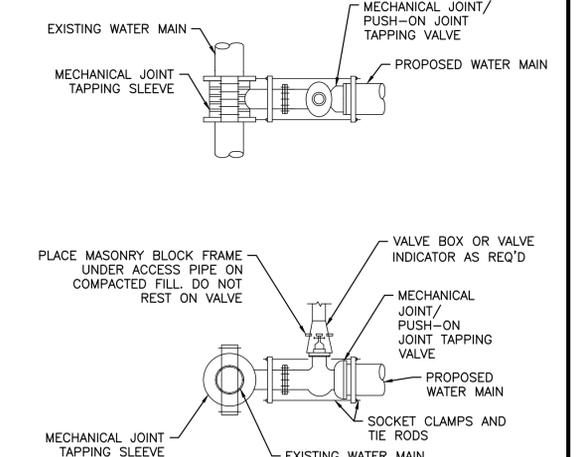


- NOTE:**
- ALL EXPOSED PIPE SHALL BE PAINTED WITH CATALYZED EPOXY PAINT. (COLOR AS DIRECTED BY ENGINEER)
 - A BITUMASTIC COATING SHALL BE APPLIED TO ALL PIPE BELOW GRADE

FIXED BOLLARD
NOT TO SCALE



WATER TRENCH SECTION
NOT TO SCALE



TAPPING VALVE AND SLEEVE
NOT TO SCALE

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55 INDUSTRIAL PARK ROAD
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DESIGNED BY: PLC **CHECKED BY:** PLC

PREPARED BY:

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DRAWING TITLE: DETAILS **SHEET No.:** C-503

CULTEC RECHARGER® 300HD STORMWATER CHAMBER

The Recharger® 300HD is a 30" (762 mm) tall, high capacity chamber. Typically when using this model, fewer chambers are required resulting in less labor and a smaller installation area. The Recharger® 300HD has the side portal internal manifold feature. HVLV® FC-24 Feed Connectors are inserted into the side portals to create the internal manifold.

Recharger 300HD Chamber	
Size (L x W x H)	7.54' x 51" x 30"
Installed Length	2.29 m x 1295 mm x 762 mm
Length Adjustment per Row - with two end caps installed	7.08"
Length Adjustment per Row - when not using end caps	2.16 m
Chamber Storage	0.89 m³
Min. Installed Storage	0.27 m³
Chamber Weight	0.46'
Shipping	1.45 m
Max. Allowable Cover	12"
Min. Center-to-Center Spacing	3.66 m
Compatible Feed Connector	10" HDPE, 12" PVC
	250 mm HDPE, 300 mm PVC
	HVLV FC-24 Feed Connector



Recharger 300HD End Cap	
Size (L x W x H)	12.2" x 45.9" x 29.3"
Installed Length	310 mm x 1166 mm x 744 mm
End Cap Storage	9.6"
Min. Installed Storage	2.44 m
End Cap Weight	3.32 lb/ft
Shipping	0.31 m³/m
Max. Inlet Opening in End Cap	2.565 ft/unit
	0.08 m³/unit
	16.95 ft³/ft
	1.57 m³/m
	13.56 ft³/unit
	0.38 m³/unit
	13.7 lbs
	6.21 kg
	60 end caps/skid
	922 lbs/skid
	11 skids/48' flatbed
	600 mm HDPE, 600 mm PVC

Calculations are based on installed chamber length. All above values are nominal. Includes 6" (152 mm) stone above crown of chamber and typical stone surround at 4.75' (1.45 m) center-to-center spacing and stone foundation depth as listed in table. Stone void calculated at 40%.

Stone Foundation Depth	Stone Foundation Depth		
	6"	12"	18"
Chamber and Stone Storage Per Chamber	74.84 ft³	101.94 ft³	107.26 ft³
Min. Effective Depth	3.5'	6.00'	6.5'
Stone Required Per Chamber	74.44 ft³	88.25 ft³	105.07 ft³
	2.12 m³	2.50 m³	2.98 m³

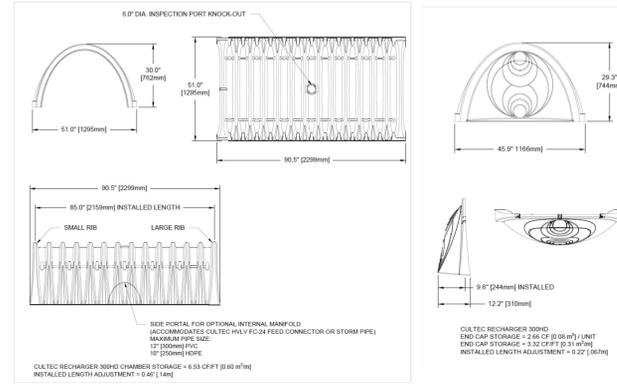
For more information, contact **CULTEC** at (203) 775-4416 or visit www.cultec.com.

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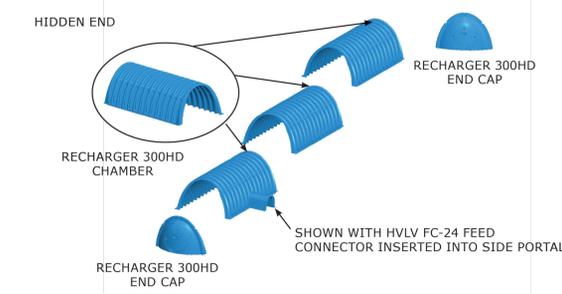
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CULTEC RECHARGER® 300HD STORMWATER CHAMBER

Three View Drawing



Typical Interlock Installation



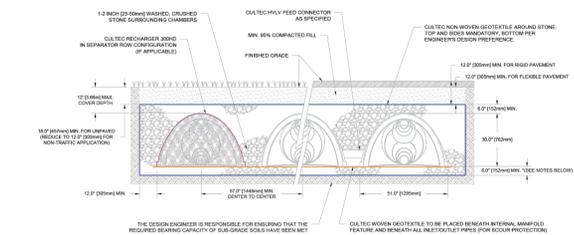
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2

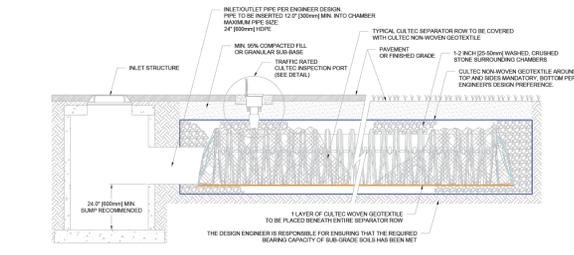
CULTEC RECHARGER® 300HD STORMWATER CHAMBER

Typical Cross Section for Traffic Application



- NOTES:
- *FOR COVER DEPTH FROM 18" - 36" (457mm - 914mm) INCREASE DEPTH OF BEDDING STONE TO 12" (305mm) MIN. FOR COVER DEPTH GREATER THAN 36" (914mm)
 - *FOR USE: HVLV FC-24 FEED CONNECTOR FOR 12" (305mm) HDPE OR 12" (305mm) PVC FOR CONDUIT DEPTH GREATER THAN 12" (305mm)
 1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2789 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS. THE LOAD CONFIGURATION SHALL INCLUDE:
 - MAXIMUM PERMANENT (20-YEAR) COVER LOAD
 - MAXIMUM PERMANENT (20-YEAR) DESIGN TRUCK LOAD AT MINIMUM COVER
 - MAXIMUM PERMANENT (20-YEAR) DESIGN TRUCK LOAD
 - MAXIMUM PERMANENT (20-YEAR) DESIGN TRUCK LOAD
 2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBER"
 3. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE APPLICABLE LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
 - THE CHAMBER SHALL BE DESIGNED FOR A MINIMUM SAFETY FACTOR OF 1.75
 - THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
 - THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.50

Typical Profile View for Traffic Application



- NOTES:
1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2789 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS. THE LOAD CONFIGURATION SHALL INCLUDE:
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CULTEC RECHARGER® 300HD STORMWATER CHAMBER

Recharger® 300HD Bare Chamber Storage Volumes

Elevation	Incremental Storage Volume	Cumulative Storage Volume
ft.	m³	ft³
30	762	0.0002
29	737	0.0235
28	711	0.0405
27	686	0.0863
26	660	0.1144
25	635	0.1354
24	610	0.1529
23	584	0.1677
22	559	0.1799
21	533	0.1926
20	508	0.2053
19	483	0.2156
18	457	0.2246
17	432	0.2322
16	406	0.2413
15	381	0.2488
14	356	0.2560
13	330	0.2626
12	305	0.2689
11	279	0.2748
10	254	0.2803
9	229	0.2854
8	203	0.2903
7	178	0.2948
6	152	0.2991
5	127	0.3030
4	102	0.3067
3	76	0.3101
2	51	0.3133
1	25	0.3166
Total	6.332	0.607

Calculations are based on installed chamber length of 7.08' (2.16 m).

Recharger® 300HD Bare End Cap Storage Volumes

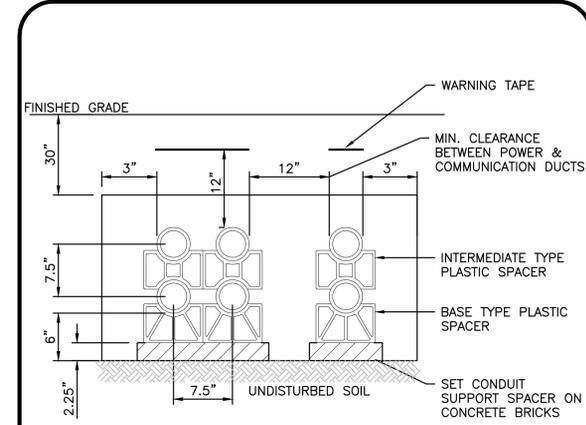
Elevation	Incremental Storage Volume	Cumulative Storage Volume
ft.	m³	ft³
30	762	0.0000
29	737	0.0000
28	711	0.0050
27	686	0.0075
26	660	0.0138
25	635	0.0237
24	610	0.0350
23	584	0.0463
22	559	0.0537
21	533	0.0688
20	508	0.0800
19	483	0.0900
18	457	0.1000
17	432	0.1113
16	406	0.1113
15	381	0.1250
14	356	0.1300
13	330	0.1425
12	305	0.1513
11	279	0.1625
10	254	0.1675
9	229	0.1738
8	203	0.1813
7	178	0.1888
6	152	0.1950
5	127	0.2013
4	102	0.2075
3	76	0.2125
2	51	0.2188
1	25	0.1450
Total	3.3188	0.208

Calculations are based on installed chamber length of 9.6' (2.94 m).

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

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4



- | | | | | | | | |
|------------------|----|---|---|--------------------|---|----|----|
| P | T* | T | C | S | S | S | SP |
| P | T* | T | | S | S | SP | SP |
| PRIMARY DUCTBANK | | | | SECONDARY DUCTBANK | | | |
| P | | | | C | | | |
| 4" PRIMARY | | | | 3" COMMUNICATION | | | |
| S | | | | SP | | | |
| 4" SECONDARY | | | | 4" SPARE CONDUIT | | | |
| T* | | | | T | | | |
| 4" TELEPHONE | | | | 2" TELEPHONE | | | |

NOTES:

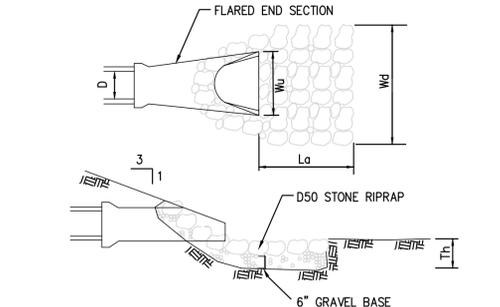
- ALL PRIMARY AND SECONDARY DISTRIBUTION DUCT BANKS SHALL BE REINFORCED ENCASED EXCEPT AS NOTED IN #2. CONCRETE SPECIFIED FOR DUCT BANKS SHALL BE AN APPROVED 2500 PSI PEA STONE MIX USING TYPE 2 PORTLAND CEMENT. ENCASEMENT SHALL BE FORMED USING MATERIALS ACCEPTABLE TO TMLP.
- DIRECT BURIED CONDUIT ARE ALLOWED FOR SECONDARY CONDUITS INSTALLED OFF ROADWAYS AND AREAS NOT SUBJECT TO VEHICLE LOADS SUCH AS GREENBELTS AND YARDS.
- REINFORCED DISTRIBUTION DUCTBANKS MAYBE REQUIRED FOR LOCATIONS WHERE DUCTBANKS CROSS OVER OTHER UTILITIES AND OR FUTURE EXCAVATION COULD EXPOSE DUCTBANK WITHOUT SUPPORT. REFER TO LOCAL UTILITY SPECIFICATIONS AND REGULATIONS.
- CONDUITS SHALL BE SCHEDULE 40 PVC OR EB IF REQUIRED BY POWER COMPANY.
- ALL UTILITY INSTALLATION REQUIREMENT, SEPARATIONS AND CONDUIT SIZES TO BE VERIFIED WITH EACH UTILITY COMPANY PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITY CONDUIT.
- MAXIMUM COVER TO THE TOP OF THE CONDUIT SHALL BE 36".
- IN THE EVENT OF A CONFLICT WITH INFORMATION SHOWN HERERON AND THE SITE ELECTRICAL DRAWINGS, THE SITE ELECTRICAL DRAWINGS SHALL GOVERN.

TYPICAL DUCTBANK SECTION LEGEND, DETAILS & DIMENSIONS

RIPRAP SIZING CHART

FES#	D	Q100	La	Wu	Wd	Th	D50
1	1.00'	2.93	12.3	3.0'	13.3'	1.0	0.17

RIP RAP SHALL EXTEND FROM THE FES TO THE BOTTOM OF THE PROPOSED AREA OR FURTHER AS SHOWN ON THE GRADING & DRAINAGE PLAN.



FLARED END SECTION WITH RIP RAP DISSIPATER

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PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
7	02-02-2026	PER PEER REVIEW COMMENTS
6	12-18-2025	ISSUED FOR PERMIT MODIFICATION
5	07-31-2025	ISSUED FOR PERMIT MODIFICATION
4	07-11-2025	ISSUED FOR PERMIT MODIFICATION
3	01-09-2025	PER REVIEW COMMENTS
2	12-23-2024	PER REVIEW COMMENTS

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: 12/19/2025

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

DESIGNED BY: PLC CHECKED BY: PLC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting • landscape architecture
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DRAWING TITLE: DETAILS SHEET NO. C-504

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STORMCEPTOR DESIGN NOTES

THE STANDARD STC450I CONFIGURATION WITH ROUND, SOLID FRAME AND COVER, AND INLET PIPE IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

STORMCEPTOR STC450I RATED TREATMENT CAPACITY IS 0.40 CFS, OR PER LOCAL REGULATIONS.

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	INVERT	MATERIAL	DIAMETER

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND HEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.conteches.com
- STORMCEPTOR 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.
- STORMCEPTOR STRUCTURE SHALL MEET AASHTO H2010 (2010) LOAD RATING, ASSUMING EARTH COVER OF 2' @ 120 PSI AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M240 AND BE CAST WITH THE CONTECH LOGO.
- STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C475 AND AASHTO LOAD FACTOR DESIGN METHOD. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS (mm).

INSTALLATION NOTES

- ANY SUB-BASE 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 STORMCEPTOR MAN-HOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLY STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINE.
- 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.

CONTECH STC 450I WATER QUALITY STRUCTURE
NOT TO SCALE

HMLP BOLLARDS

NOT TO SCALE

NOTES

- BOLLARDS TO BE MINIMUM SIX INCHES IN DIAMETER. STEEL PIPE FILLED WITH CONCRETE.
- BOLLARDS TO BE MINIMUM THREE FEET IN THE GROUND ENCASED IN CONCRETE.
- BOLLARDS TO EXTEND THREE FEET ABOVE FINAL GRADE LEVEL.
- BOLLARDS TO BE THREE FEET AWAY FROM THE CORNERS OF THE EQUIPMENT VAULTS AS SHOWN IN THE FIGURE ABOVE AS TO NOT INTERFERE WITH THE OPERATION OF THE EQUIPMENT DOORS.
- BOLLARDS TO BE INSTALLED WHERE THE EQUIPMENT VAULTS ARE LESS THAN FIVE FEET AWAY FROM THE EDGE OF PAVEMENT.

HMLP BOLLARDS
NOT TO SCALE

HMLP CONSTRUCTION NOTES

NOT TO SCALE

NOTES

- ALL TRENCHES SHALL BE EITHER UNDISTURBED OR COMPACTED EARTH. NO ROCKS LARGER THAN 2 INCHES IN DIAMETER SHALL BE PRESENT IN THE FINISH BASE OR THE FINISH SURFACE.
- ALL PRIMARY AND SECONDARY CONDUITS MUST BE 4" SCH 40 PIPE ENCASED IN CONCRETE UNLESS OTHERWISE SPECIFIED BY HMLP. CONCRETE SHALL BE A MINIMUM OF TWO FEET WITH 5/8" FIBERGLASS WELLS AND SHALL ENCASE THE CONDUIT WITH A MINIMUM OF 3" OF COVER.
- ALL OTHER UTILITIES SHALL HAVE A MINIMUM OF 18" COVER ABOVE THE CONCRETE TO EXPOSED CURBS OF CONCRETE WITH THE EXCEPTED OF A CASE BY CASE BASIS.
- THE MINIMUM COVER FOR ALL UTILITIES SHALL BE TWENTY (20) INCHES. PREDEFINED BENCH SHALL ONLY BE USED ON RISES, WELLS AND PAD WELLS. ALL OTHER BENCH IN THE MAIN RUN SHALL BE FORMED BY BENDING STRAIGHT SECTIONS OF CONDUIT WITH A BENDING DEVICE.
- THE MINIMUM COVER FOR ALL HMLP CONDUITS SHALL BE FIFTEEN INCHES.
- SPACERS SHALL BE USED TO MAINTAIN THE COVERING AS SHOWN. SPACERS SHALL BE INSTALLED AT FIVE FOOT INTERVALS ALONG THE CONDUIT RUN. CONDUITS SHALL BE TIED TO THE SPACERS TO PREVENT THEM FROM FLOATING DURING THE CONCRETE POUR.
- THE MINIMUM SEPARATION BETWEEN ELECTRIC CONDUIT AND TELEPHONE OR CABLE CONDUIT SHALL BE TWELVE INCHES VERTICALLY AND TWENTY INCHES HORIZONTALLY. ALL OTHER UTILITIES SHALL HAVE A MINIMUM OF TWENTY (20) INCHES OF SEPARATION FROM ELECTRIC CONDUITS.
- ALL CONDUITS MUST HAVE WEATHERPROOF BENDING TAPS (SLEEVE TAPS) INSTALLED BY CONTRACTOR. 4" CONDUITS MUST HAVE 1/2" WELLS TAPS INSTALLED. 2" AND 3" CONDUITS MUST HAVE 3/8" WELLS TAPS INSTALLED. ALL CONDUITS MUST BE MARKED, PROTECTED AND IDENTIFIED BY HMLP PERSONNEL. WELLS TAPS MUST BE ONE CONTINUOUS PIECE FOR EACH CONDUIT FOR ACCURATE MEASUREMENT. CONTRACTOR MUST TAKE MEASUREMENTS BEFORE THEM ON AN AS-BUILT AND PROVIDE THEM TO HMLP.
- ALL CONDUIT PAD AND VALVE INSTALLATION AS SHOWN IN THE PROVIDED PLAN MUST BE INSPECTED BY AN HMLP REPRESENTATIVE BEFORE ENCASED IN CONCRETE OR BACKFILLING. A MINIMUM OF FIVE FEET FROM THE EDGE OF THE CONCRETE SHALL BE MAINTAINED.
- ALL TRANSFORMER PAD SPICE VALVES AND CABINETS SHALL BE LOCATED IN THE UTILITY BARRICADE. A MINIMUM OF FIVE FEET AWAY FROM ANY ROADWAYS, DRIVEWAYS AND SIDEWALKS. BARRICADES MUST BE INSTALLED AS SHOWN AND ANY EQUIPMENT THAT IS LESS THAN TEN FEET FROM ANY ROADWAYS, DRIVEWAYS AND SIDEWALKS.
- CONCRETE SHALL BE PLACED IN THE SINGLE PHASE TRANSFORMER PADS, HAND-HOLDS AND CABINETS FROM THE BOTTOM AS SHOWN IN THE PLAN. CONDUITS SHALL NOT BE EXTENDED ABOVE THE BASE OF THE PAD OR HAND-HOLD AND THREE PHASE TRANSFORMER VALVES SHALL BE LOCATED ON THE SIDE OF THE CONDUIT BANK.
- ALL TRANSFORMER PADS, PRIMARY SPICE VALVES AND CABINETS SHALL HAVE GROUNDING GRIDS INSTALLED AS SHOWN IN THE DETAIL DRAWING. THE GROUNDING GRID SHALL BE INSTALLED APPROXIMATELY TWO FEET BELOW GRADE LEVEL AND THE CONNECTIONS SHALL BE MECHANICAL. ENOUGH BLACK SHALL BE LEFT INSIDE THE VAULT TO EXTEND TWO FEET ABOVE THE VAULT SURFACE.
- ALL TRANSFORMER PADS, HAND-HOLDS, MANHOLES, AND PRIMARY SPICE VALVES AND CABINETS SHALL BE INSTALLED ON 10 INCHES OF 3/4" INCH STOVE FOR DRAINAGE PURPOSES.
- WELLS TO RISES CONDUITS AND RISES CONDUITS SHALL BE WELLS STEEL. ONE CONDUIT SHALL BE EXTENDED TEN FEET UP THE POLE WITH APPROXIMATELY 1/2" COVER ABOVE THE RISES. THE OTHER CONDUIT SHALL BE CAPTED AT RISES. LOCATION OF RISES CONDUITS TO BE DETERMINED BY HMLP.
- WELLS SHALL DETERMINE THE CONDITION AND STABILITY OF A POTENTIAL RISES POLE FROM TO ANY WORK PROPOSED BY CONTRACTOR.
- FOR SINGLE PHASE TRANSFORMER PADS USE MORGES FIBERGLASS PAD #26-97-43-260-25-2. MORGES PRODUCTS 16-48-90 OR EQUIVALENT.
- FOR THREE-PHASE TRANSFORMER UP TO 500 KVA USE UTILITY PRODUCT FC-3-46-3 VALVE OR EQUIVALENT.
- FOR THREE-PHASE TRANSFORMER OVER 500 KVA USE UTILITY PRODUCT FC-3-46-3 VALVE OR EQUIVALENT.
- FOR SECONDARY SPICE VALVES USE CARBON INSULATED 1/2" BORE 1/2" VALVE CODE J43-3046-1A OR EQUIVALENT UNLESS OTHERWISE NOTED BY HMLP. SECONDARY VALVES SHALL BE EQUIPPED WITH THE CONDUIT COVER IS SUPPLIED AND WALKWAYS CARBON W-3088 WELLS. CARBON W-3088-PC OR EQUIVALENT FOR WET-TRAFFIC AREAS. USE CARBON L-3088 WELLS. CARBON L-3088 OR EQUIVALENT. INSTALL SECONDARY VALVES AT GRADE LEVEL.
- ALL SECONDARY MANHOLES COVERS MUST HAVE "ELECTRIC" EMBOSSED ON THEM.
- UTILITY PRODUCT OF MORGES OMS 201-1214 COVER THE BASE FOR THE STREET LIGHTS. MORGES PROGRAM LIGHT WITH ORISING SENCE ON PAIR NUMBER IS AVAILABLE.
- TELEPHONE, CABLE AND FIRE ALARM CONDUITS SHOWN IN TYPICAL UTILITY ELECTRIC CROSS SECTION DRAWING ARE FOR REFERENCE PURPOSES ONLY. PLEASE CONSULT APPROPRIATE UTILITY COMPANY FOR THEIR REQUIREMENTS.
- QUANTITY AND LOCATION OF OTHER UTILITIES SHOWN ON RISES POLES MUST BE APPROVED BY HMLP BEFORE INSTALLATION.
- WELLS SOCKETS SHALL BE ON THE CORNER OF THE BUILDING ON THE FRONT HALF. NO EXCEPTIONS. THE LOCATION OF THE WELLS SOCKET MUST BE APPROVED BY HMLP PRIOR TO ANY WORK PROPOSED BY CONTRACTOR.
- WELLS SOCKETS SHALL BE 3/4" ACCESSIBLE. NO OBSTRUCTIONS OF ANY KIND TO ACCESS THE WELLS SHALL BE PERMITTED. A MINIMUM OF A THREE FOOT RADIUS OF CLEARANCE SHALL BE MAINTAINED AROUND THE WELLS SOCKET AT ALL TIMES.
- ALL WELLS SOCKETS (LIGHTS AND RISES) SHALL BE EQUIPPED WITH A 3/4" COVER.
- THE CENTER OF THE WELLS SOCKET OPENING SHALL BE A MINIMUM OF FIVE FEET AND A MAXIMUM OF SIX FEET ABOVE FINAL GRADE.
- DRIVER CONDUITS SHALL BE COPPER. ABSOLUTELY NO EXCEPTIONS.
- ANY WELLS SOCKET SEAL THAT IS NOT WELL REQUIRE AN HMLP VIA 4 AND A PERMIT FROM THE TOWN OF HINGHAM BEFORE WORK BEGINS.
- CONSULT WELLS INSPECTOR FOR OTHER SERVICE REQUIREMENTS.
- CONTACT HMLP FOR NEW REQUIREMENTS ON UNDERGROUND SERVICES.

HMLP CONSTRUCTION NOTES
NOT TO SCALE

HMLP CONDUIT BANK

NOT TO SCALE

TYPICAL UTILITY DUCTBANK CROSS SECTION
(WORK BY CONTRACTOR)
NOT TO SCALE

3000 PSI 3/8" PEASTONE CONCRETE

HMLP CONDUIT BANK
NOT TO SCALE

HMLP RISER POLE

NOT TO SCALE

PIPE SHALL BE:
4" GALVANIZED STEEL
OR OTHER AS SPECIFIED
BY HMLP

PRIMARY CONDUIT INSTALLATION ON RISER POLES
(WORK BY CONTRACTOR)
NOT TO SCALE

GROUNDING COLLAR
10 FOOT STEEL RISER
BRACKET (MIN. 3)
36" RADIUS STEEL CONDUIT

HMLP RISER POLE
NOT TO SCALE

HMLP TRANSFORMER VAULT

NOT TO SCALE

TRANSFORMER VAULT NOTES:

- CONCRETE TO BE GOOD FOR HIGH EARLY STRENGTH.
- WELLS SHALL BE REINFORCED WITH WELLS AND BOLLARDS.
- TOP TO BE REINFORCED TO SUPPORT 8-20 WHEEL LOAD.
- CONCRETE TO BE COMPACTED WITH VIBRATOR.
- GALVANIZED PULL STEPS ON SPECIAL ORDER.
- ADDITIONAL HOOT OPENING ON SPECIAL ORDER.
- GROUNDING LEADS TO BE LAYED OUTSIDE TO EXTEND FIVE FEET ABOVE PAD OPENING.
- CONDUIT OPENINGS TO HAVE WELLS AND FIBER WELLS INSIDE WALL.
- PAD TO BE INSTALLED ON 18" MIN OF 4" GROUND STONE.
- TOP OF PAD TO BE 4" ABOVE FINISHED GRADE.
- 3/4" DIA x 4" LONG FIBER STRAINERS STEEL TENTS HEAD BOLT.
- CHIPPED NUMBER (4) PLACED.
- VALVE SHALL BE UTILITY PRODUCT FC-3-46-3 VALVE OR EQUIVALENT.

TRANSFORMER VAULT LARGER THAN 500 KVA
(WORK BY CONTRACTOR)
NOT TO SCALE

HMLP TRANSFORMER VAULT
NOT TO SCALE

HMLP VAULT

NOT TO SCALE

TYPICAL GROUND GRID FOR TRANSFORMER PADS AND PRIMARY SPICE VAULTS
(WORK BY CONTRACTOR)
NOT TO SCALE

ALL CONNECTIONS MUST USE MECHANICAL CONNECTORS.

ALL TRANSFORMER PADS, PRIMARY SPICE VAULTS AND CABINETS SHALL HAVE GROUNDING GRIDS INSTALLED AS SHOWN IN THE DETAIL DRAWING. THE GROUNDING GRID SHALL BE INSTALLED APPROXIMATELY TWO FEET BELOW GRADE LEVEL USING MECHANICAL CONNECTORS AND ENOUGH BLACK SHALL BE LEFT INSIDE THE VAULT TO EXTEND TWO FEET ABOVE THE VAULT SURFACE.

HMLP VAULT
NOT TO SCALE

ISSUED FOR PERMIT MODIFICATION
FEBRUARY 13, 2025
REV. 7 - FEBRUARY 2, 2026



PROFESSIONAL ENGINEER FOR
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PARK ROAD
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PROJECT NO. 1179-20A DATE: 12/19/2025
SCALE: AS SHOWN DWG. NAME: C-1179-20
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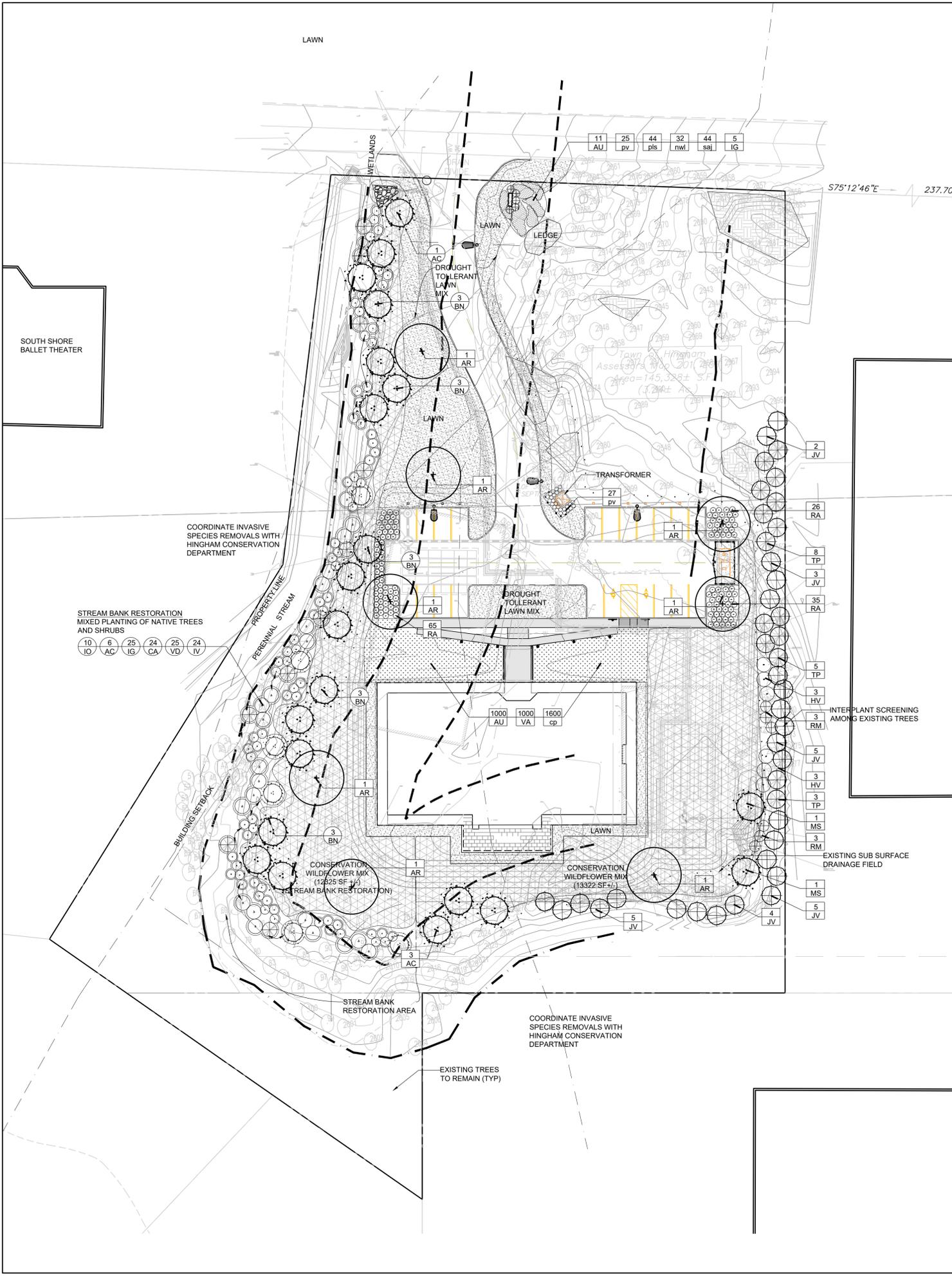
PREPARED BY:

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DRAWING TITLE: SHEET No.
DETAILS **C-505**



- 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: 1/2 NATIVE SOIL, 1/2 IMPORTED LOAM, 1/2 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.

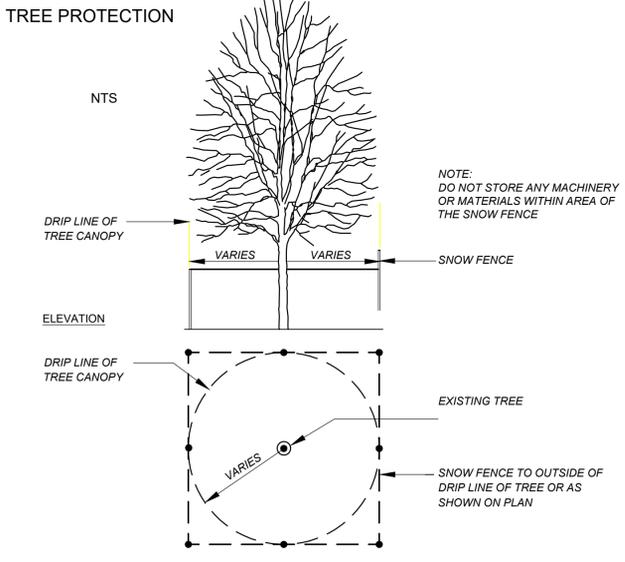
PLANT LIST

SYM	#	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	REMARKS
EVERGREEN TREES						
JV	24	<i>Juniperus virginiana</i>	Eastern Red Cedar	native	7-8' Ht	
TP	16	<i>Thuja plicata</i>	Western Arborvitae	native to U.S.	7-8' Ht	
DECIDUOUS SHADE TREES/OVERSTORY TREES						
AR	8	<i>Acer rubrum</i>	Red Maple	native	3" cal.	
DECIDUOUS TREES/UNDERSTORY TREES						
AC	3	<i>Amelanchier canadensis</i>	Serviceberry	native	7-8' Ht	clump form
MS	2	<i>Malus sp.</i>	Crabapple	native	7-8' Ht	
SHRUBS						
AU	1011	<i>Arctostaphylos uva-ursi</i>	Bearberry	native	2 gal.	plugs or container
HV	6	<i>Hammamelis virginiana</i>	Whitchazel	native	3'-4' Ht	container or b&b
IG	5	<i>Ilex glabra</i>	Inkberry sp.	native	24-30" ht.	container or B&B
RA	126	<i>Rhus aromatica 'Gro-Low'</i>	Gro Low Fragrant Sumac	native	5 gal.	
RM	6	<i>Rhododendron maximum</i>	Rosebay Rhododendron	native	4' ht.	
VA	1000	<i>Vaccinium angustifolia</i>	Lowbush Blueberry	native	2 gal.	plugs or container
PERENNIALS and GRASSES						
cp	1600	<i>Carex pensylvanica</i>	Pennsylvania Sedge	native	#1	spacing - 15" o.c.
nwl	32	<i>Nepeta faassenii 'Walker's Low'</i>	Catmint; lav. Blue		#1	spacing - 24" o.c.
pls	44	<i>Perovskia atriplicifolia 'Little Spire'</i>	Russian Sage; lavender		#1	spacing - 18" o.c.
pv	52	<i>Panicum virgatum</i>	Switchgrass	native	#2	spacing - 24" o.c.
saj	44	<i>Sedum 'Autumn Joy'</i>	Stonecrop - pink		#1	spacing - 18" o.c.
13322 New England Conservation/Wildflower Seed Mix						

STREAM BANK RESTORATION PLANT LIST

SYM	#	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	REMARKS
TREES						
AC	7	<i>Amelanchier canadensis</i>	Serviceberry	native	7-8' ht	clump form
BN	15	<i>Betula nigra</i>	River Birch	native	7-8' Ht	clump form
SHRUBS						
CA	24	<i>Clethra alnifolia</i>	Summersweet	native	#2	
IG	25	<i>Ilex glabra</i>	Inkberry sp.	native	#2	
IV	24	<i>Ilex verticillata</i>	Winterberry Holly	native	#2	
IO	10	<i>Ilex opaca</i>	American holly	native	3-4'ht	tree when mature
VD	25	<i>Viburnum dentatum</i>	Arrowwood Viburnum		3-4' Ht	container or b&b
11420 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*), Narrowleafed 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*)



DATE: October 17, 2024
 REV: Jan 15, 2025
 REV: Jan 23, 2025
 REV: June 30, 2025
 REV: July 11, 2025
 REV: July 30, 2025

SCALE: 1" = 30'-0"

PROJECT NO. 2421

LANDSCAPE PLAN

55 INDUSTRIAL PARK RD
HINGHAM, MA

SEAN PAPICH
landscape architecture

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

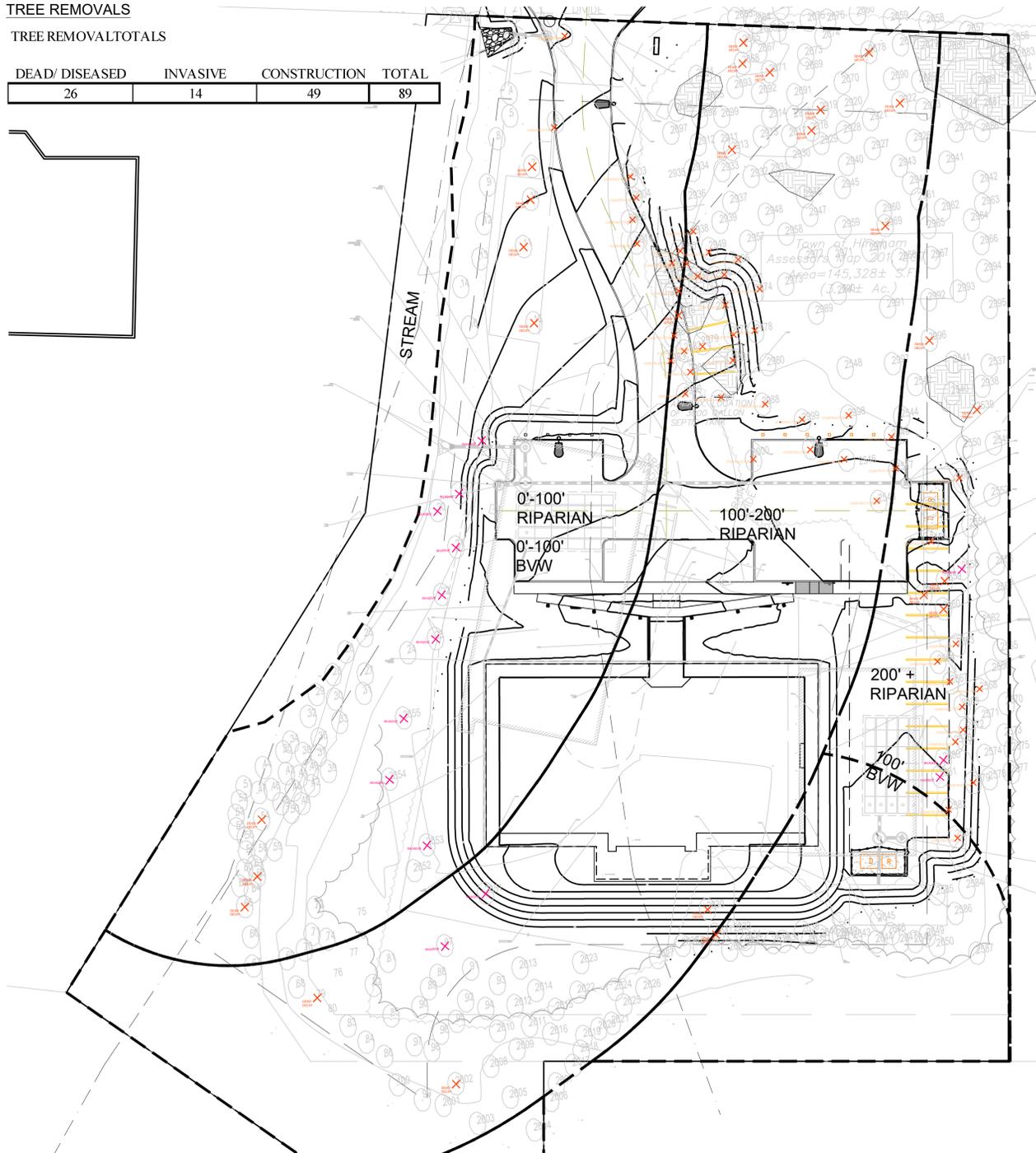
DATE: October 17, 2024
 REV: December 17, 2025

PROJECT NO. 2421

TREE REMOVALS

TREE REMOVAL TOTALS

DEAD/ DISEASED	INVASIVE	CONSTRUCTION	TOTAL
26	14	49	89



**CONSERVATION COMMISSION
TREE REMOVAL WITHIN 200' BUFFER**

TREE REMOVAL BY BUFFERS

	BWW	MIT NOT REQUIRED			TOTAL
		DEAD/ DISEASED	INVASIVE	CONSTRUCTION	
0'-100'		7	9	11	27
100'-200'		13	2	26	41
TOTAL- 0'-200' RIPARIAN		20	11	37	68

TREE REPLACEMENT -WITHIN 200'BUFFER

TOTAL TREES AND SHRUBS ADDED BY BUFFER

	SHRUBS*	SHRUB/3= 1 TREE	TREES**	TREE QUANTITY
0'-100'	163	54	21	75
100'-200'	27	9	6	15
TOTAL- 0'-200'	190	63	27	90

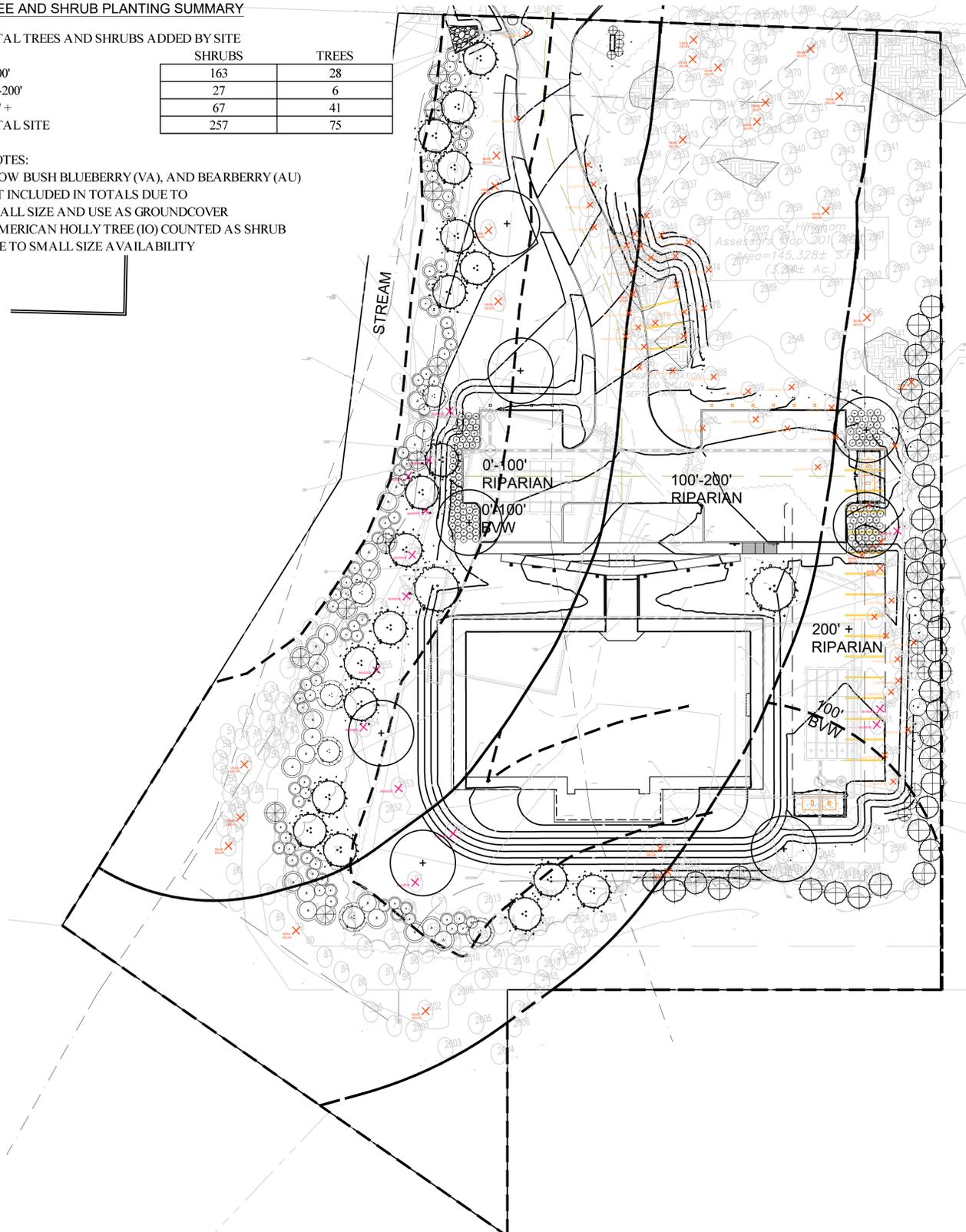
*NOTE: LOW BUSH BLUEBERRY(VA.) AND BEARBERRY(AU) NOT INCLUDED IN TOTALS DUE TO SMALL SIZE AND USE AS GROUNDCOVER
 **NATIVE AMERICAN HOLLY TREE (IO-10) COUNTED AS SHRUB IN TREE PROPOSAL TOTALS DUE TO SMALL SIZE AVAILABILITY

TREE AND SHRUB PLANTING SUMMARY

TOTAL TREES AND SHRUBS ADDED BY SITE

	SHRUBS	TREES
0'-100'	163	28
100'-200'	27	6
200'+	67	41
TOTAL SITE	257	75

*NOTES:
 1-LOW BUSH BLUEBERRY (VA), AND BEARBERRY (AU) NOT INCLUDED IN TOTALS DUE TO SMALL SIZE AND USE AS GROUNDCOVER
 2-AMERICAN HOLLY TREE (IO) COUNTED AS SHRUB DUE TO SMALL SIZE AVAILABILITY



PLANNING BOARD - FULL SITE

TOTAL TREES REMOVED FROM SITE:	89 TREES
TREES REMOVED REQUIRING MITIGATION:	49 TREES
TOTAL CALIPER INCHES FROM REQUIRED TREES:	748 CA"
TOTAL CALIPER INCHES FROM REQUIRED TREES /2:	283 CAL"
TOTAL CALIPER INCH REPLACEMENT PROPOSED	270 CAL"
3 INCH CALIPER TREE REPLACEMENT REQUIREMENT:	125 TREES
TOTAL TREES PROPOSED	75 TREES

*NOTE:
 NATIVE AMERICAN HOLLY TREE (IO-10 TREES) NOT INCLUDED IN TREE PROPOSAL TOTALS DUE TO SMALL SIZE AVAILABILITY

DATE:	October 17, 2024
REV:	Jan 15, 2025
REV:	Jan 23, 2025
REV:	June 30, 2025
REV:	July 11, 2025
REV:	July 30, 2025

TREE REMOVAL PLAN AND REPLACEMENT COUNT

55 INDUSTRIAL PARK RD
 HINGHAM, MA

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DATE: October 17, 2024
 REV: December 17, 2025

SCALE: 1" = 30'-0"

PROJECT NO. 2421

