THE NEW STOUGHTON ELEMENTARY SCHOOL

STOUGHTON, MASSACHUSETTS



PLANNING BOARD 11/10/2025

ARCHITECT
Drummey Rosane Anderson, Inc.
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Waltham, MA 02451

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Needham, MA 02494

KITCHEN/FOOD SERVICE CONSULTANT:
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TECHNOLOGY/AV
Communications Design Services
117 Kendrick St Suite 300
Needham, MA 02494



DRA

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LEGEND

	CATCHBASIN
D	DRAIN MANHOLE
S	SEWER MANHOLE
	HYDRANT
WG	WATER GATE
GG	GAS GATE
EM	ELECTRIC METER
EB	ELECTRIC BOX
	UTILITY POLE
	GUY WIRE
	POST
MB	MAILBOX
	WETLAND FLAG
MHB/LP	MASS HIGHWAY BOUND LEAD PLUG
CBLP	CONCRETE BOUND LEAD PLUG
IP	IRON PIPE
DH	DRILLHOLE
	BORING
	TEST PIT
GSL	GROUND SURVEY LIMITS
T	TELEPHONE LINE
C	COMMUNICATIONS LINE
D	DRAIN LINE
S	SEWER LINE
W	WATER LINE
G	GAS LINE
OHW	OVERHEAD WIRE
60	INDEX CONTOUR
59	INTERMEDIATE CONTOUR
+58.7	SPOT GRADE
tc=	TOP OF CURB
bc=	BOTTOM OF CURB
tw=	TOP OF WALL
bw=	BOTTOM OF WALL
MGR	METAL GUARD RAIL
INV	INVERT
VC	VITRIFIED CLAY
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
UTO	UNABLE TO OPEN
EP	EDGE OF PAVEMENT
SWL	SOLID WHITE LINE
DYL	DOUBLE YELLOW LINE
Bit	BITUMINOUS
(R)	RECORD
(C)	CALCULATED

NOTES:

1. THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BY RTK GPS OBSERVATIONS TAKEN ON JUNE 1, 2023. SEE PLAN FOR PROJECT BENCHMARK LOCATION.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED IN MAY, JUNE, AUGUST, SEPTEMBER OF 2023, JUNE & JULY OF 2025.
3. UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. *CONTACT DIGSAFE 811 PRIOR TO ANY EXCAVATION. COMCAST DID NOT RESPOND TO A REQUEST FOR UTILITY INFORMATION AS OF THE DATE OF THIS PLAN.*
4. ABUTTERS' NAMES REFER TO CURRENT TOWN OF STOUGHTON ASSESSOR'S RECORDS.
5. THE SUBJECT LAND AS SHOWN LIES WITHIN ZONE A, AREAS OF 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED & ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS INDICATED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25021C0377E, HAVING AN EFFECTIVE DATE OF JULY 17, 2012. FLOOD LINES HAVE BEEN PLOTTED PER GIS DATA.
6. PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
   - Plan No. 292 of 1947
   - Plan No. 1033 of 1960
   - Plan No. 1110 of 1960
   - Plan No. 234 of 1964
   - Plan No. 137 of 1966
   - Plan No. 642 of 1968
   - Plan No. 371 of 1969
   - Plan No. 7 of 1980
   - Plan No. 41 of 1980
   - Plan No. 101 of 1983
   - Plan No. 308 of 1984
   - Plan No. 1296 of 1987
   - Plan No. 698 of 1989
   - Plan No. 581 of 1990
   - Plan No. 467 of 1991
   - Plan No. 388 of 1996
   - Plan No. 77 of 2008
   - Plan Book 77, Plan No. 3748
7. THE CURRENT RECORD OWNER IS TOWN OF STOUGHTON. FOR LOCUS DEED, SEE THE FOLLOWING DEEDS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
   - Book 4536, Page 39 (Parcel 1 Taking)
   - Book 4593, Page 180 (Parcel 3, 4, 5 Taking)
   - Book 4593, Page 181 (Parcel 2 Taking)
   - Book 4616, Page 623 (Parcel 2 Deed)
   - Book 4616, Page 624 (Parcel 3, 4, 5 Deed)
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
9. WETLAND FLAGS SHOWN ON SHEETS 2, 3, 4, 5 & 7 WERE FIELD DELINEATED BY EPSILON ASSOCIATES, INC. IN JULY OF 2025. WETLAND FLAGS SHOWN ON SHEET 6 WERE FIELD DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC IN AUGUST OF 2023.
9. TOPOGRAPHY OUTSIDE THE GROUND SURVEY LIMITS (GSL) HAS BEEN GENERATED FROM LIDAR DATA COMPILED FROM INFORMATION AT COAST.NOAA.GOV. OTHER SITE FEATURES MAY EXIST. ANY USER SHOULD DETERMINE THE SUITABILITY FOR ITS INTENDED USE AND ASSUME ALL RISK AND LIABILITY IN CONNECTION THEREWITH.

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Drummey Rosane Anderson, Inc.

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Studio 300
Waltham, MA
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Planning | Architecture | Interior Design
Tel: 617.964.1700
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samiotes

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F 508.877.8349

www.samiotes.com

PERMITTING

11/10/2025

PROJECT NORTH MAGNETIC NORTH

EXISTING CONDITIONS PLAN OF LAND

Scale: 1" = 30'
Project: 52121.00
Author: AJD/DFF
Date: 11/6/2025

EX-1

CONFORMED SET

COPYRIGHT 2025, DRUMMEY ROSANE ANDERSON, INC.

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

SHEET 4
SHEET 3

SHEET 5
SHEET 2

MATCH LINE

SHEET 3
SHEET 2

SHEET 3
SHEET 7

SHEET 2
SHEET 7

MATCH LINE

0 Park Street
PID: 77-2
N/F
Town of Stoughton
BK. 4536, PG. 39
(PARCEL 1)
AREA = 8.52 ACRES±

0 Park Street
PID: 76-6
N/F
Town of Stoughton
BK. 4593, PG. 180
BK. 4616, PG. 624
(PARCEL 4)
AREA = 3.18 ACRES±

0 Fano Drive
PID: 76-8
N/F
DAD LLC
BK.31520, PG.574

0 Fano Drive
PID: 76-7
N/F
DAD LLC
BK.31520, PG.574

587 Park Street
N/F
Lester A. Davis & Sandra B.
Davis Revocable Trust 2020
BK.37858, PG. 393

645 Park Street
N/F
Davis Realty Trust
BK.18519, PG.110

FANO DRIVE
(VARIABLE WIDTH)
(PRIVATE - NOT ENDORSED BY LLC)
(PL NO 467 OF 1991)

20' WIDE WATER EASEMENT
(BK. 3969, PG. 305)
(PL NO 37 OF 1969)

25' WIDE SEWER EASEMENT
(BK. 5107, PG. 1)

25' WIDE SEWER EASEMENT
(BK. 4849, PG. 386)

50' WIDE SEWER EASEMENT
(BK. 5107, PG. 3)

25' WIDE SEWER EASEMENT
(BK. 4849, PG. 386)
(PL NO 101 OF 1969)

50' NO TOUCH ZONE
75' NO BUILD ZONE
100' Wetland Buffer
200' Riverfront Area
100' INNER RIPARIAN ZONE

FEMA ZONE A
FEMA ZONE X
FEMA ZONE A

Bordering Vegetated Wetlands

Billboard

Conc Wall

Path

Woods

DH

MHB/LP

PROJECT BENCHMARK:
NAIL IN UTILITY POLE
ELEVATION=240.29

1 inch = 30 ft.

LEGEND

	CATCHBASIN
	DRAIN MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER GATE
	GAS GATE
	ELECTRIC METER
	ELECTRIC BOX
	UTILITY POLE
	GUY WIRE
	POST
	MAILBOX
	WETLAND FLAG
MHB/LP	MASS HIGHWAY BOUND LEAD PLUG
CBLP	CONCRETE BOUND LEAD PLUG
IP	IRON PIPE
DH	DRILLHOLE
	BORING
	TEST PIT
GSL	GROUND SURVEY LIMITS
T	TELEPHONE LINE
C	COMMUNICATIONS LINE
D	DRAIN LINE
S	SEWER LINE
W	WATER LINE
G	GAS LINE
OHW	OVERHEAD WIRE
60	INDEX CONTOUR
59	INTERMEDIATE CONTOUR
+58.7	SPOT GRADE
tc=	TOP OF CURB
bc=	BOTTOM OF CURB
tw=	TOP OF WALL
bw=	BOTTOM OF WALL
MGR	METAL GUARD RAIL
INV	INVERT
VC	VITRIFIED CLAY
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
UTO	UNABLE TO OPEN
EP	EDGE OF PAVEMENT
SWL	SOLID WHITE LINE
DYL	DOUBLE YELLOW LINE
Bit	BITUMINOUS
(R)	RECORD
(C)	CALCULATED

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PERMITTING

11/10/2025

PROJECT NORTH

MAGNETIC NORTH

EXISTING CONDITIONS PLAN OF LAND

Scale: 1" = 30'
Project: 52121.00
Author: AJD/DFF
Date: 11/6/2025

EX-2

CONFORMED SET

COPYRIGHT 2025, DRUMMEY ROSANE ANDERSON, INC.

MATCH LINE

SHEET 4
SHEET 3

SHEET 5
SHEET 2

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

380 Sumner Street
N/F
Copley Health Care Partnership
BK. 10096, PG. 336

Bordering Vegetated Wetlands

50' NO TOUCH ZONE

75' NO BUILD ZONE

100' Wetland Buffer

Woods

0 Park Street
PID:76-6
N/F
Town of Stoughton
BK. 4593, PG. 180
BK. 4616, PG. 624
(PARCEL 3)
AREA = 10.28 ACRES±

0 Park Street
PID:76-6
N/F
Town of Stoughton
BK. 4593, PG. 180
BK. 4616, PG. 624
(PARCEL 4)
AREA = 3.18 ACRES±

20' WIDE WATER EASEMENT (BK. 1993, PG. 303) (PL NO 371 OF 1991)

50' WIDE BROCKTON EDISON CO. EASEMENT (BK. 1343, PG. 411) (PL NO 371 OF 1991)

SHEET 3
SHEET 2

MATCH LINE

SHEET 3
SHEET 7

SHEET 2
SHEET 7

0 Park Street
Portion of PID: 76-6
N/F
Town of Stoughton
Per Assessors Records

PROJECT BENCHMARK
NAIL IN UTILITY POLE
ELEVATION=233.36

0 Park Street
Portion of PID: 76-6
N/F
Town of Stoughton
BK. 4593, PG. 180
BK. 4616, PG. 624
(PARCEL 5)
AREA = 0.77 ACRES±

414 Sumner Street
N/F
Trinity Episcopal Church of Stoughton
BK. 4330, Pg. 273

Granite Post

SHEET 6
SHEET 3

MATCH LINE

FANO DRIVE
(VARIABLE WIDTH)
(PRIVATE - N/F DAD LLC)
(PL NO 467 OF 1991)

SEWER EASEMENT (PL NO 467 OF 1991)

0 Fano Drive
PID: 76-10
N/F
DAD LLC
BK.31520, PG.574

0 Fano Drive
PID: 76-9
N/F
DAD LLC
BK.31520, PG.574

0 Fano Drive
PID: 76-8
N/F
DAD LLC,
BK.31520, PG.574

0 Fano Drive
PID: 76-7
N/F
DAD LLC
BK.31520, PG.574

200' Riverfront Area

100' Wetland Bu

50' NO

1 inch = 30 ft.

LEGEND

	CATCHBASIN
	DRAIN MANHOLE
S	SEWER MANHOLE
	HYDRANT
WG	WATER GATE
GG	GAS GATE
EM	ELECTRIC METER
EB	ELECTRIC BOX
UP	UTILITY POLE
	GUY WIRE
	POST
M	MAILBOX
	WETLAND FLAG
MHB/LP	MASS HIGHWAY BOUND LEAD PLUG
CBLP	CONCRETE BOUND LEAD PLUG
IP	IRON PIPE
DH	DRILLHOLE
	BORING
	TEST PIT
GSL	GROUND SURVEY LIMITS
T	TELEPHONE LINE
C	COMMUNICATIONS LINE
D	DRAIN LINE
S	SEWER LINE
W	WATER LINE
G	GAS LINE
OHW	OVERHEAD WIRE
60	INDEX CONTOUR
59	INTERMEDIATE CONTOUR
+58.7	SPOT GRADE
tc=	TOP OF CURB
bc=	BOTTOM OF CURB
tw=	TOP OF WALL
bw=	BOTTOM OF WALL
MGR	METAL GUARD RAIL
INV	INVERT
VC	VITRIFIED CLAY
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
UTO	UNABLE TO OPEN
EP	EDGE OF PAVEMENT
SWL	SOLID WHITE LINE
DYL	DOUBLE YELLOW LINE
Bit	BITUMINOUS
(R)	RECORD
(C)	CALCULATED

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PERMITTING

11/10/2025

PROJECT NORTH

MAGNETIC NORTH

EXISTING CONDITIONS PLAN OF LAND

Scale: 1" = 30'
Project: 52121.00
Author: AJD/DFF
Date: 11/6/2025

EX-3

CONFORMED SET

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LEGEND

- CATCHBASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- HYDRANT
- WATER GATE
- GAS GATE
- ELECTRIC METER
- ELECTRIC BOX
- UTILITY POLE
- GUY WIRE
- POST
- MAILBOX
- WETLAND FLAG
- MHB/LP — MASS HIGHWAY BOUND LEAD PLUG
- CBLP — CONCRETE BOUND LEAD PLUG
- IP — IRON PIPE
- DH — DRILLHOLE
- BORING
- TEST PIT
- GSL — GROUND SURVEY LIMITS
- T — TELEPHONE LINE
- C — COMMUNICATIONS LINE
- D — DRAIN LINE
- S — SEWER LINE
- W — WATER LINE
- G — GAS LINE
- OHW — OVERHEAD WIRE
- 60 — INDEX CONTOUR
- 59 — INTERMEDIATE CONTOUR
- +58.7 — SPOT GRADE
- tc= — TOP OF CURB
- bc= — BOTTOM OF CURB
- tw= — TOP OF WALL
- bw= — BOTTOM OF WALL
- MGR — METAL GUARD RAIL
- INV — INVERT
- VC — VITRIFIED CLAY
- PVC — POLYVINYL CHLORIDE
- RCP — REINFORCED CONCRETE PIPE
- CMP — CORRUGATED METAL PIPE
- UTO — UNABLE TO OPEN
- EP — EDGE OF PAVEMENT
- SWL — SOLID WHITE LINE
- DYL — DOUBLE YELLOW LINE
- BIT — BITUMINOUS
- (R) — RECORD
- (C) — CALCULATED

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

HAYNES ROAD (PRIVATE - 40' WIDE)

PROJECT BENCHMARK: NAIL IN UTILITY POLE ELEVATION=241.70

MATCH LINE

CABRAL CIRCLE (50' WIDE)

93 Franklin Street N/F Kenneth R., Jr. & Lisa Conrad BK. 34719, PG. 152

82 Cabral Circle N/F Richard F. & Ann G. Power BK. 7346, PG. 699

101 Franklin Street N/F Carlos A. & Ernestina R. Anahory BK. 9999, PG. 346

106 Haynes Road N/F Marie Dufreine BK. 39945, PG. 1

82 Haynes Road N/F Alain C. Pierre Rose Mary Covil BK. 37162, PG. 30

70 Haynes Road N/F Alan D. & Pamela A. Sinnett BK. 6744, PG. 402

94 Cabral Circle N/F Richard A. Phillips Sr. Family Trust & Barbara A. Phillips Family Trust BK. 33490, PG. 595

106 Cabral Circle N/F James E. & Linda Cotran BK.7895, PG.141

116 Cabral Circle N/F Mark S. Douglas & Gail E. Roach BK. 18867, PG. 5

0 Park Street PID: 65-133 N/F Town of Stoughton BK. 4593, PG. 181 BK. 4616, PG. 623 (PARCEL 2) AREA = 5.32 ACRES±

Bordering Vegetated Wetlands

50' NO TOUCH ZONE

75' NO BUILD ZONE

100' Wetland Buffer

20' WIDE WATER EASEMENT (BK. 39945, PG. 1) (PL NO 37 OF 1969)

20' WIDE PEDESTRIAN EASEMENT (PL NO 7 OF 1980)

DRAIN EASEMENT (BK. 11422, PG. 740) (PL NO 389 OF 1992)

50' WIDE BROCKTON EDISON CO. EASEMENT (BK. 13121, PG. 370) (PL NO 37 OF 1969)

BROCKTON EDISON CO. EASEMENT (PL NO 7 OF 1980)

PROJECT BENCHMARK: NAIL IN UTILITY POLE ELEVATION=242.85

SHEET 4

SHEET 5

SHEET 3

30 0 15 30 60

1 inch = 30 ft.

CONFORMED SET

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PERMITTING

11/10/2025

PROJECT NORTH — MAGNETIC NORTH

EXISTING CONDITIONS PLAN OF LAND

Scale: 1" = 30'
Project: 52121.00
Author: AJD/DFF
Date: 11/6/2025

EX-4

COPYRIGHT 2025, DRUMMEY ROSANE ANDERSON, INC.

HAYNES ROAD
(PRIVATE - 40' WIDE)

HAYNES ROAD
(PUBLIC - 40' WIDE)

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

PROJECT BENCHMARK:
NAIL IN UTILITY POLE
ELEVATION=241.70

MATCH LINE

101 Franklin Street
N/F
Carlos A. &
Ernestina R. Anahory
BK. 9999, PG. 346

106 Haynes Road
N/F
Marie Dufreine
BK. 39945, PG. 1

82 Haynes Road
N/F
Alain C. Pierre
Rose Mary Covil
BK. 37162, PG. 30

70 Haynes Road
N/F
Alan D. &
Pamela A. Sinnett
BK. 6744, PG. 402

60 Haynes Road
N/F
Nsudila Rose Aubourg
BK. 38842, PG. 153

48 Haynes Road
N/F
Susan Zbinski
Edward J. Zbinski II
Amy R. Zbinski
Joseph R. Zbinski
BK. 35871, PG. 489

40 Haynes Road
N/F
Neil B. MacNeil
BK.30264, PG.402

36 Haynes Road
N/F
Mark J. Angelos
BK. 27184, PG. 235

0 Park Street
PID: 65-133
N/F
Town of Stoughton
BK. 4593;PG. 181
BK. 4616, PG. 623
(PARCEL 2)
AREA = 5.32 ACRES±

0 Park Street
PID: 77-2
N/F
Town of Stoughton
BK. 4536, PG. 39
(PARCEL 1)
AREA = 8.52 ACRES±

Bordering Vegetated Wetlands

50' NO TOUCH ZONE
75' NO BUILD ZONE
100' Wetland Buffer

20' WIDE WATER EASEMENT (BK. 3969, PG. 301) (PL NO 371 OF 1969)

Wood Fence
Vinyl Fence
Bit
Path
Grass
Woods
DH
IP
CBLP
SMH
8"S PVC
6"S PVC

SHEET 4
SHEET 5
SHEET 3
SHEET 2

1 inch = 30 ft.

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PERMITTING

11/10/2025

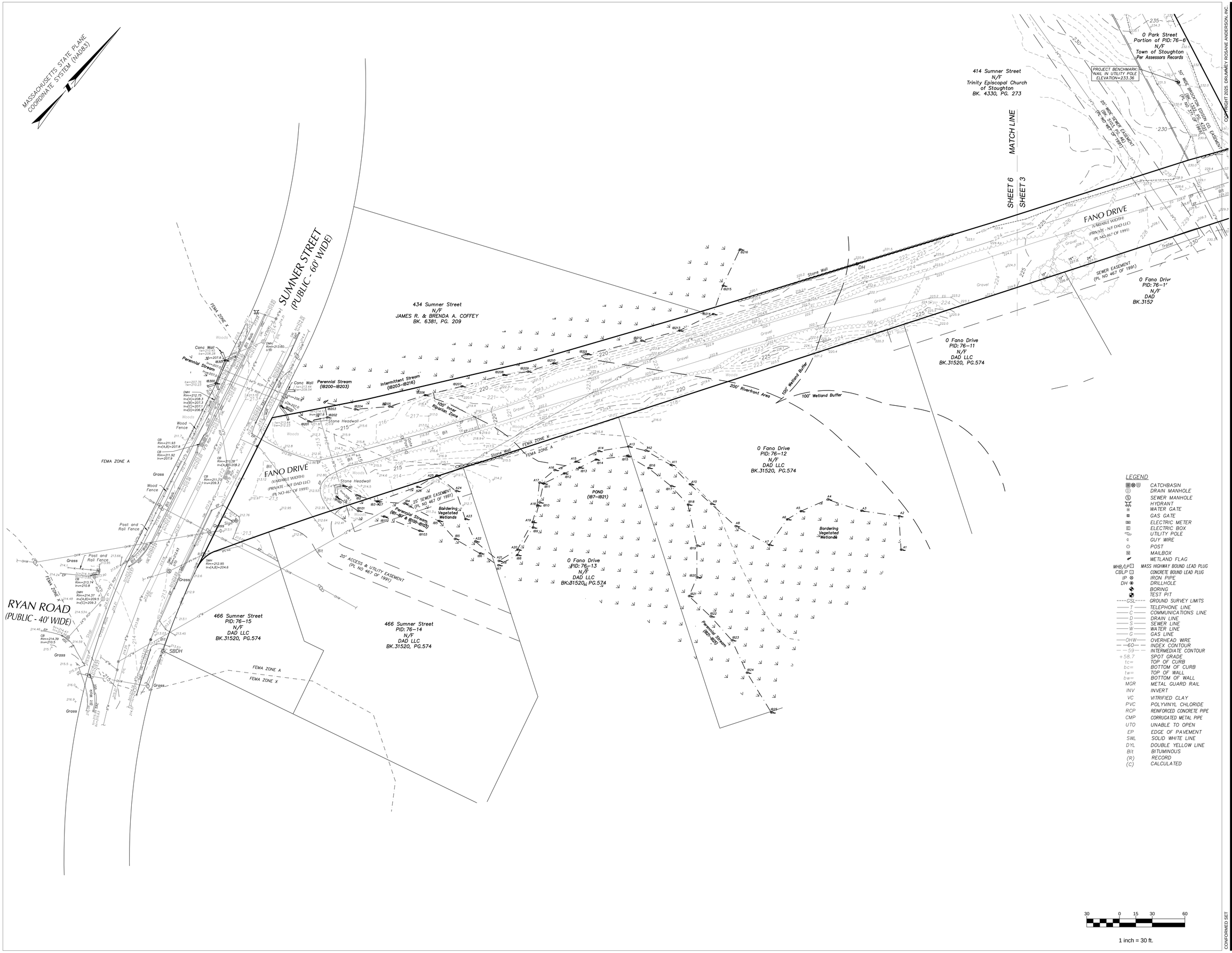
PROJECT NORTH
MAGNETIC NORTH

EXISTING CONDITIONS PLAN OF LAND

Scale: 1" = 30'
Project: 52121.00
Author: AJD/DFF
Date: 11/6/2025

EX-5

CONFORMED SET



LEGEND

⊞⊕⊞	CATCHBASIN
◎	DRAIN MANHOLE
Ⓢ	SEWER MANHOLE
✲	HYDRANT
⋇	WATER GATE
⊠	GAS GATE
▭	ELECTRIC METER
▯	ELECTRIC BOX
○	UTILITY POLE
⟡	GUY WIRE
⊙	POST
▥	MAILBOX
⚑	WETLAND FLAG
MHB/LP⊡	MASS HIGHWAY BOUND LEAD PLUG
CBLP ⊡	CONCRETE BOUND LEAD PLUG
IP ⊗	IRON PIPE
DH ⊛	DRILLHOLE
✥	BORING
✥	TEST PIT
----GSL----	GROUND SURVEY LIMITS
——T——	TELEPHONE LINE
——C——	COMMUNICATIONS LINE
——D——	DRAIN LINE
——S——	SEWER LINE
——W——	WATER LINE
——G——	GAS LINE
——OHW——	OVERHEAD WIRE
——60——	INDEX CONTOUR
——59——	INTERMEDIATE CONTOUR
+58.7	SPOT GRADE
tc=	TOP OF CURB
bc=	BOTTOM OF CURB
tw=	TOP OF WALL
bw=	BOTTOM OF WALL
MGR	METAL GUARD RAIL
INV	INVERT
VC	VITRIFIED CLAY
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
UTO	UNABLE TO OPEN
EP	EDGE OF PAVEMENT
SWL	SOLID WHITE LINE
DYL	DOUBLE YELLOW LINE
Bit	BITUMINOUS
(R)	RECORD
(C)	CALCULATED

30 0 15 30 60

1 inch = 30 ft.

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PERMITTING

11/10/2025

N

PROJECT NORTH MAGNETIC NORTH

EXISTING CONDITIONS PLAN OF LAND

Scale: 1" = 30'
Project: 52121.00
Author: AJD/DFF
Date: 11/6/2025

EX-6

CONFORMED SET

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MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

MATCH LINE

SHEET 3
SHEET 2

SHEET 3
SHEET 7

SHEET 2
SHEET 7

PID: 76-6
N/F
Town of Stoughton
BK. 4593, PG. 180
BK. 4616, PG. 624
(PARCEL 4)
AREA = 3.18 ACRES±

0 Park Street
Portion of PID: 76-6
N/F
Town of Stoughton
BK. 4593, PG. 180
BK. 4616, PG. 624
(PARCEL 5)
AREA = 0.77 ACRES±

0 Park Street
Portion of PID: 76-6
N/F
Town of Stoughton
Per Assessors Records

645 Park Street
N/F
Davis Realty Trust
BK.18519, PG.110

653 Park Street
N/F
653 PARK STREET LLC
BK.41021, PG.308

661 Park Street
N/F
KIETH J KNOBLICH &
MARY JANE KNOBLICH
BK.28446, PG.69

0 Fano Drive
PID: 76-7
N/F
DAD LLC
BK.31520, PG.574

0 Fano Drive
PID: 76-8
N/F
DAD LLC
BK.31520, PG.574

0 Fano Drive
PID: 76-9
N/F
DAD LLC
BK.31520, PG.574

0 Fano Drive
PID: 76-10
N/F
DAD LLC
BK.31520, PG.574

0 Ash Street
PID: 76-147
N/F
Town of Stoughton
BK. 3550, PG. 439

FANO DRIVE
(VARIABLE WIDTH)
(PRIVATE - N/F DAD LLC)
(PL NO 467 OF 1991)

PROJECT BENCHMARK:
NAIL IN UTILITY POLE
ELEVATION=233.36

PROJECT BENCHMARK:
NAIL IN 36" TREE
ELEVATION=228.83

Granite Post

Dorchester Brook

Trailer

Gravel

Woods

Ledge

Path

Dirt Path

Bit

Conc

Top of Bank

Toe of Bank

100' Wetland Buffer

75' NO BUILD ZONE

50' NO TOUCH ZONE

100' INNER RIPARIAN ZONE

200' Riverfront Area

FEMA ZONE X
FEMA ZONE A

50' WIDE BROCKTON EDISON CO. EASEMENT
(BK. 4195, PG. 340)
(PL NO 1321 OF 1969)

25' WIDE SEWER EASEMENT
(BK. 4195, PG. 340)
(PL NO 467 OF 1991)

SEWER EASEMENT
(PL NO 467 OF 1991)

20' WIDE WATER EASEMENT
(BK. 3969, PG. 384)
(PL NO 371 OF 1969)

10' WIDE WATER EASEMENT
(BK. 4195, PG. 340)
(PL NO 467 OF 1991)

60' WIDE BROCKTON EDISON
(BK. 4195, PG. 340)
(PL NO 1321 OF 1969)

75' WIDE SEWER EASEMENT
(BK. 4949, PG. 384)
(PL NO 467 OF 1991)

25' WIDE SEWER EASEMENT
(BK. 4195, PG. 340)
(PL NO 100 OF 1969)

50' WIDE UTILITY EASEMENT
(PL NO 3189 OF 2001)

30' WIDE UTILITY EASEMENT
(PL NO 3189 OF 2001)

30 0 15 30 60

1 inch = 30 ft.

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PERMITTING

11/10/2025

PROJECT NORTH

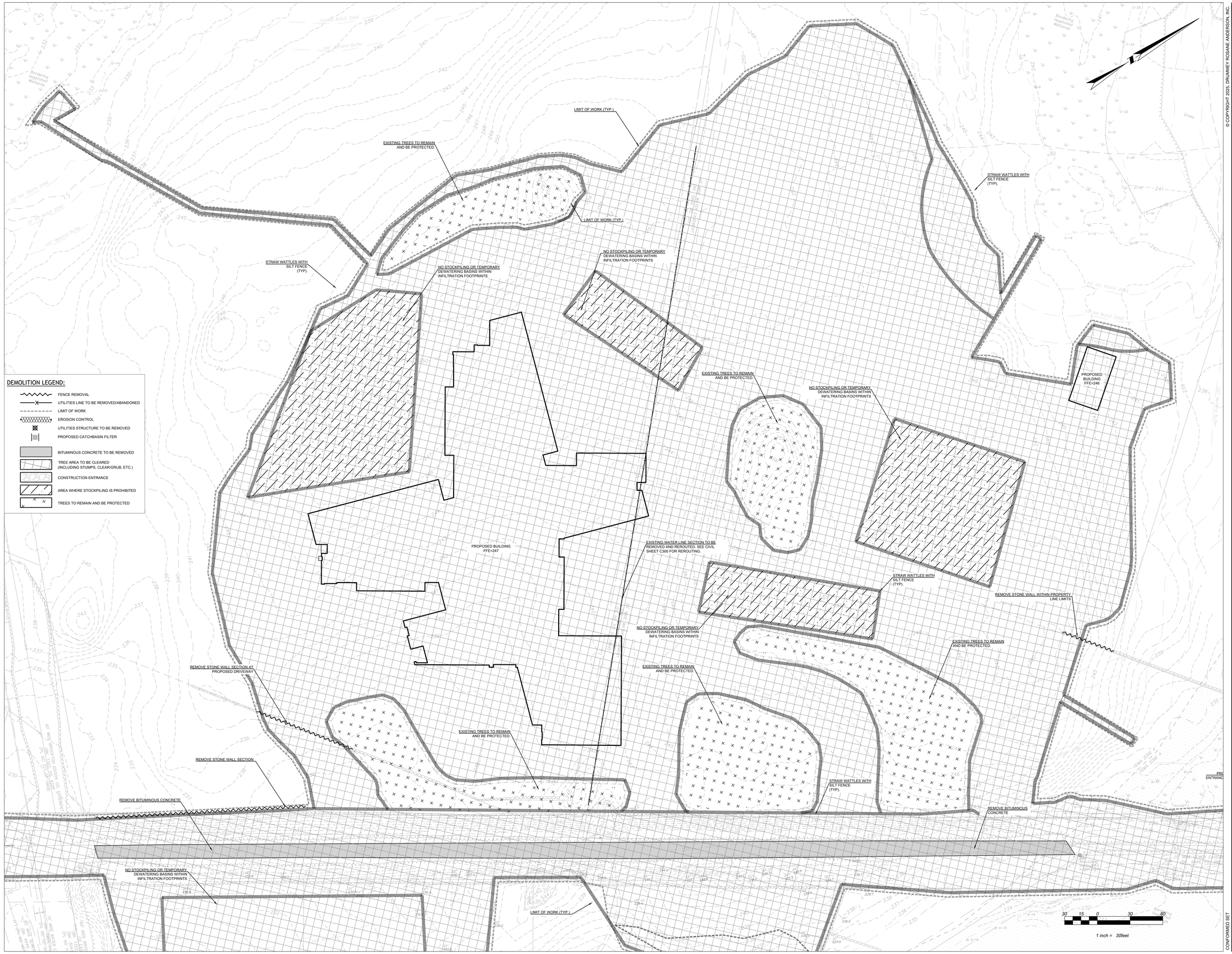
MAGNETIC NORTH

EXISTING CONDITIONS PLAN OF LAND

Scale: 1" = 30'
Project: 52121.00
Author: AJD/DFF
Date: 11/6/2025

EX-7

CONFORMED SET



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PERMITTING

11/10/2025

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

Demolition and Soil Erosion Plan

Scale: 1" = 30'
Project: 52121.00
Author: MEK
Date: 11/06/2025

C100

CONFORMED SET

DEMOLITION LEGEND:

- FENCE REMOVAL
- UTILITIES LINE TO BE REMOVED/ABANDONED
- LIMIT OF WORK
- EROSION CONTROL
- UTILITIES STRUCTURE TO BE REMOVED
- PROPOSED CATCHBASIN FILTER
- BITUMINOUS CONCRETE TO BE REMOVED
- TREE AREA TO BE CLEARED (INCLUDING STUMPS, CLEAR/GRUB, ETC.)
- CONSTRUCTION ENTRANCE
- AREA WHERE STOCKPILING IS PROHIBITED
- TREES TO REMAIN AND BE PROTECTED

EXISTING TREES TO REMAIN AND BE PROTECTED.

NO STOCKPILING OR TEMPORARY DEWATERING BASINS WITHIN INFILTRATION FOOTPRINTS

PROPOSED BUILDING FFE=246

PROPOSED BUILDING FFE=247

EXISTING WATER LINE SECTION TO BE REMOVED AND REROUTED. SEE CIVIL SHEET C300 FOR REROUTING.

STRAW WATTLES WITH SILT FENCE (TYP).

REMOVE STONE WALL WITHIN PROPERTY LINE LIMITS

NO STOCKPILING OR TEMPORARY DEWATERING BASINS WITHIN INFILTRATION FOOTPRINTS

EXISTING TREES TO REMAIN AND BE PROTECTED.

REMOVE STONE WALL SECTION AT PROPOSED DRIVEWAY

EXISTING TREES TO REMAIN AND BE PROTECTED.

EXISTING TREES TO REMAIN AND BE PROTECTED

REMOVE STONE WALL SECTION

STRAW WATTLES WITH SILT FENCE (TYP).

REMOVE BITUMINOUS CONCRETE

REMOVE BITUMINOUS CONCRETE

NO STOCKPILING OR TEMPORARY DEWATERING BASINS WITHIN INFILTRATION FOOTPRINTS

LIMIT OF WORK (TYP.)

PROJECT BENCHMARK: NAIL IN 36" TREE ELEVATION=228.83

PROJECT BENCHMARK: NAIL IN UTILITY POLE ELEVATION=233.57

30 15 0 30 60

1 inch = 30feet

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11/10/2025

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

Demolition and Soil Erosion Plan

Scale: 1" = 30'
Project: 52121.00
Author: MEK
Date: 11/06/2025

C101

CONFORMED SET

NO STOCKPILING OR TEMPORARY DEWATERING BASINS WITHIN INFILTRATION FOOTPRINTS

NO STOCKPILING OR TEMPORARY DEWATERING BASINS WITHIN INFILTRATION FOOTPRINTS

EXISTING TREES TO REMAIN AND BE PROTECTED.

NO STOCKPILING OR TEMPORARY DEWATERING BASINS WITHIN INFILTRATION FOOTPRINTS

PROPOSED BUILDING FFE=246

PROPOSED BUILDING FFE=247

EXISTING WATER LINE SECTION TO BE REMOVED AND REROUTED. SEE CIVIL SHEET C300 FOR REROUTING.

STRAW WATTLES WITH SILT FENCE (TYP).

REMOVE STONE WALL WITHIN PROPERTY LINE LIMITS

NO STOCKPILING OR TEMPORARY DEWATERING BASINS WITHIN INFILTRATION FOOTPRINTS

EXISTING TREES TO REMAIN AND BE PROTECTED.

EXISTING TREES TO REMAIN AND BE PROTECTED.

EXISTING TREES TO REMAIN AND BE PROTECTED.

STRAW WATTLES WITH SILT FENCE (TYP).

REMOVE BITUMINOUS CONCRETE

PROPOSED CONSTRUCTION ENTRANCE MIN. 20' WIDE X 100' +/- LONG

EXISTING UTILITY POLE TO BE RELOCATED

REMOVE BITUMINOUS CONCRETE

CATCH BASIN FILTER (TYP.)

LIMIT OF WORK (TYP.)

DEMOLITION LEGEND:

- FENCE REMOVAL
- UTILITIES LINE TO BE REMOVED/ABANDONED
- LIMIT OF WORK
- EROSION CONTROL
- UTILITIES STRUCTURE TO BE REMOVED
- PROPOSED CATCHBASIN FILTER
- BITUMINOUS CONCRETE TO BE REMOVED
- TREE AREA TO BE CLEARED (INCLUDING STUMPS, CLEAR/GRUB, ETC.)
- CONSTRUCTION ENTRANCE
- AREA WHERE STOCKPILING IS PROHIBITED
- TREES TO REMAIN AND BE PROTECTED

30 15 0 30 60

1 inch = 30feet

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KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

Demolition and Soil Erosion Plan

Scale: 1" = 30'
Project: 52121.00
Author: MEK
Date: 11/06/2025

C102

CONFORMED SET

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LEGEND:

- 129 — PROPOSED INTERMEDIATE CONTOUR
- 130 — PROPOSED INDEX CONTOUR
- LIMIT OF WORK
- CCB — PROPOSED CAPE COD BERM
- VGC — PROPOSED VERTICAL GRANITE CURB
- FGC — PROPOSED FLUSH GRANITE CURB
- PROPOSED SIGN
- PROPOSED GUARDRAIL
- T — PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
- G — PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)
- PROPOSED DRAIN MANHOLE
- PROPOSED WATER QUALITY UNIT
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED TRENCH DRAIN
- IP — PROPOSED INSPECTION PORT
- PROPOSED FLARED END SECTION WITH RIP RAP
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE WALKWAY
- PROPOSED TAPER FLARE
- PROPOSED DETECTABLE WARNING PANEL
- PROPOSED RAMP
- PROPOSED TRANSITION CURB

WETLAND REPLICATION AREA
MINIMUM 570 SF

HEAVY DUTY ASPHALT AT ALL DRIVEWAYS AND ACCESS ROADS

135x210 U12 SOCCER

PROPOSED BUILDING FFE=247

PROPOSED BUILDING FFE=246

ACCESSIBLE PARKING SIGN

CROSSWALK SIGN

STOP SIGN

BEGIN FLUSH CURB

ONE WAY SIGN

RAIN GARDENS

VAN ACCESSIBLE PARKING SIGN

DO NOT ENTER SIGN

STOP SIGN AND LEFT TURN ONLY SIGN

EV CHARGER PEDESTAL (TYP.)

STANDARD ASPHALT AT PARKING AREAS

BIG BLOCK MODULAR RETAINING WALL W/ GUARD RAIL AND FENCE L= 290' +/-

BIG BLOCK MODULAR RETAINING WALL W/ GUARD RAIL AND FENCE L= 400' +/-

FENCE TO BE COORDINATED WITH LANDSCAPE ARCHITECT

GUARDRAIL

STOP SIGN R1-1

GEN

T

30 15 0 30 60

1 inch = 30 feet

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KEY PLAN

PROJECT NORTH

MAGNETIC NORTH

Vehicular Layout Plan

Scale: 1" = 30'
Project: 52121.00
Author: MEK
Date: 11/06/2025

C200

LEGEND:

- 129 — PROPOSED INTERMEDIATE CONTOUR
- 130 — PROPOSED INDEX CONTOUR
- LIMIT OF WORK
- CCB — PROPOSED CAPE COD BERM
- VGC — PROPOSED VERTICAL GRANITE CURB
- FGC — PROPOSED FLUSH GRANITE CURB
- PROPOSED SIGN
- PROPOSED GUARDRAIL
- T — PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
- G — PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)
- PROPOSED DRAIN MANHOLE
- PROPOSED WATER QUALITY UNIT
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED TRENCH DRAIN
- IP — PROPOSED INSPECTION PORT
- PROPOSED FLARED END SECTION WITH RIP RAP
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE WALKWAY
- PROPOSED TAPER FLARE
- PROPOSED DETECTABLE WARNING PANEL
- PROPOSED RAMP
- PROPOSED TRANSITION CURB

PROPOSED BUILDING FFE=247

PROPOSED BUILDING FFE=246

RAIN GARDENS

CROSSWALK SIGN

STOP SIGN

BEGIN FLUSH CURB

ONE WAY SIGN

ACCESSIBLE PARKING SIGN

VAN ACCESSIBLE PARKING SIGN

DO NOT ENTER SIGN

STOP SIGN AND LEFT TURN ONLY SIGN

EV CHARGER PEDESTAL (TYP.)

STANDARD ASPHALT AT PARKING AREAS

HEAVY DUTY ASPHALT AT ALL DRIVEWAYS AND ACCESS ROADS

STOP SIGN R1-1

BIG BLOCK MODULAR RETAINING WALL W/ GUARD RAIL AND FENCE L= 290' +/-

FENCE TO BE COORDINATED WITH LANDSCAPE ARCHITECT

BIG BLOCK MODULAR RETAINING WALL W/ GUARD RAIL AND FENCE L= 400' +/-

FENCE TO BE COORDINATED WITH LANDSCAPE ARCHITECT

GUARDRAIL

FLOOD PLAIN COMPENSATION AREA

PROJECT BENCHMARK: NAIL IN 36" TREE ELEVATION=233.35

PROJECT BENCHMARK: NAIL IN 36" TREE ELEVATION=228.83

30 15 0 30 60

1 inch = 30feet

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KEY PLAN

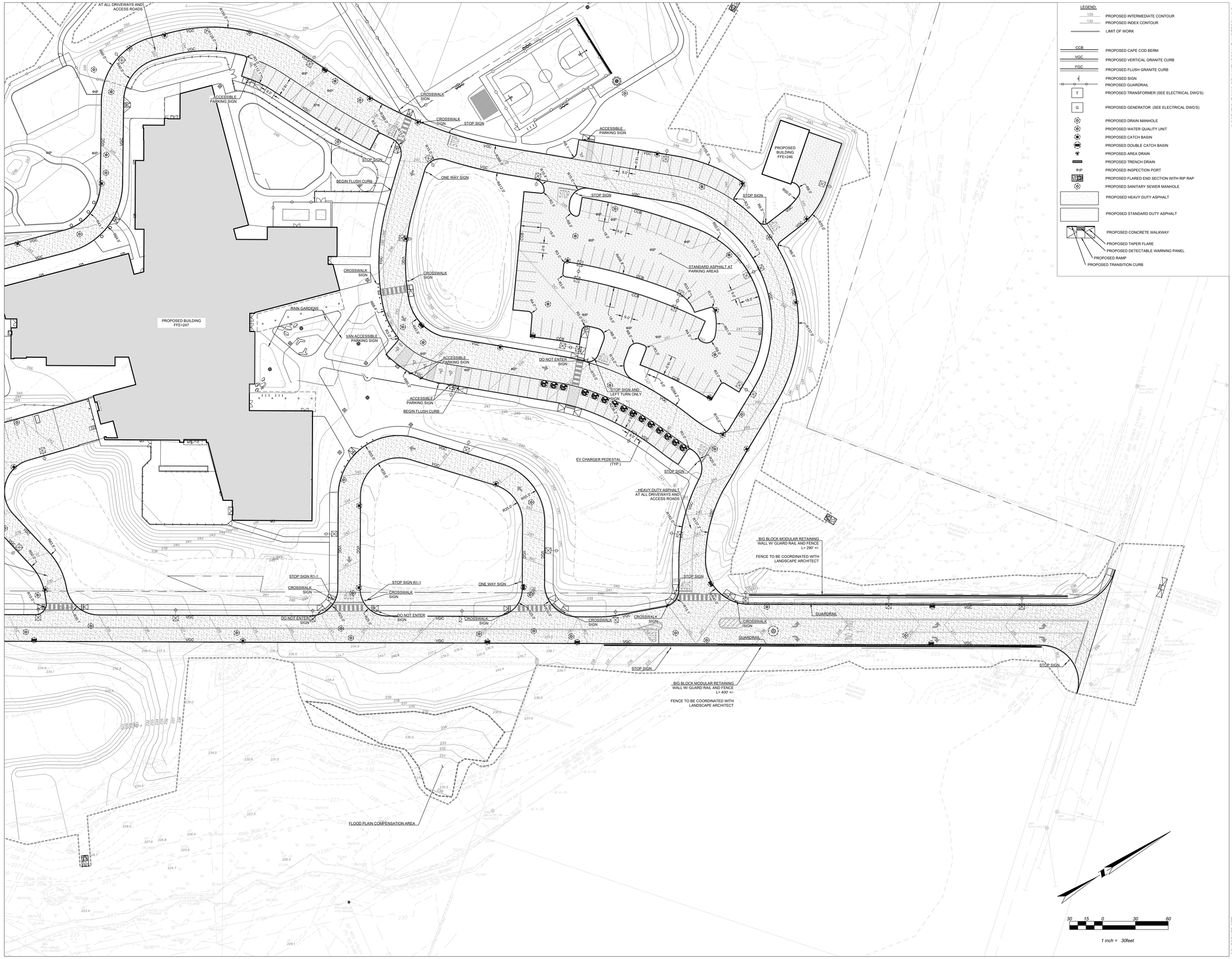
PROJECT NORTH | MAGNETIC NORTH

Vehicular Layout Plan

Scale: 1" = 30'
Project: 52121.00
Author: MEK
Date: 11/06/2025

C201

CONFORMED SET



LEGEND:

- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- LIMIT OF WORK
- CCB — PROPOSED CAPE COD BERM
- VGC — PROPOSED VERTICAL GRANITE CURB
- FGC — PROPOSED FLUSH GRANITE CURB
- PROPOSED SIGN
- PROPOSED GUARDRAIL
- T — PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
- G — PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)
- PROPOSED DRAIN MANHOLE
- PROPOSED WATER QUALITY UNIT
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED TRENCH DRAIN
- oIP — PROPOSED INSPECTION PORT
- PROPOSED FLARED END SECTION WITH RIP RAP
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE WALKWAY
- PROPOSED TAPER FLARE
- PROPOSED DETECTABLE WARNING PANEL
- PROPOSED RAMP
- PROPOSED TRANSITION CURB

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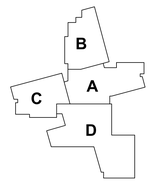
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11/10/2025



KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

Vehicular Layout Plan

Scale: 1" = 30'
Project: 52121.00
Author: MEK
Date: 11/06/2025

C202

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PERMITTING

11/10/2025

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

Grading Plan

Scale: 1" = 30'
Project: 52121.00
Author: MEK
Date: 11/06/2025

C300

CONFORMED SET

LEGEND:

- 129 — PROPOSED INTERMEDIATE CONTOUR
- 130 — PROPOSED INDEX CONTOUR
- 130.0 × — PROPOSED SPOT GRADE
- (130.0) × — EXISTING GRADE TO REMAIN (V.I.F.)
- TW=131.87 BW=130.50 × — PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
- TC=131.87 BC=130.50 × — PROPOSED TOP/BOTTOM OF CURB
- TS=131.87 BS=130.50 × — PROPOSED TOP/BOTTOM OF STEP
- RIM=130.20 × — PROPOSED RIM ELEVATION (TO FINAL GRADE)
- LIMIT OF WORK
- 2.5% — PROPOSED SLOPE
- PROPOSED SIGN
- PROPOSED GUARDRAIL
- T — PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
- G — PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)
- PROPOSED DRAIN MANHOLE
- PROPOSED WATER QUALITY UNIT
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED TRENCH DRAIN
- IP — PROPOSED INSPECTION PORT
- PROPOSED FLARED END SECTION WITH RIP RAP
- PROPOSED SANITARY SEWER MANHOLE

PROPOSED BUILDING FFE=247

PROPOSED BUILDING FFE=246

RAIN GARDENS

FLOOD PLAIN COMPENSATION AREA

HEAVY DUTY ASPHALT AT ALL DRIVEWAYS AND ACCESS ROADS

STANDARD ASPHALT AT PARKING AREAS

BIG BLOCK MODULAR RETAINING WALL W/ GUARD RAIL AND FENCE L= 290' +/-

BIG BLOCK MODULAR RETAINING WALL W/ GUARD RAIL AND FENCE L= 400' +/-

FENCE TO BE COORDINATED WITH LANDSCAPE ARCHITECT

EV CHARGER PEDESTAL (TYP.)

ACCESSIBLE PARKING SIGN

VAN ACCESSIBLE PARKING SIGN

STOP SIGN

STOP SIGN R1-1

ONE WAY SIGN

DO NOT ENTER SIGN

CROSSWALK SIGN

BEGIN FLUSH CURB

STOP SIGN AND LEFT TURN ONLY SIGN

PROJECT BENCHMARK: NAIL IN 36" TREE ELEVATION=233.35

PROJECT BENCHMARK: NAIL IN 36" TREE ELEVATION=228.83

25' WIDE SEWER EASEMENT (R. NO 467 OF 1991)

25' WIDE SEWER EASEMENT (R. NO 01 OF 1983)

50' WIDE UTILITY EASEMENT (R. NO 5366 OF 2001)

75' NO BUILD ZONE

50' NO TOUCH ZONE

100' Wetland Buffer

200' Riverfront Area

100' INNER RIPARIAN ZONE

FEMA ZONE X
FEMA ZONE A

Dorchester Brook

1 inch = 30feet

30 15 0 30 60

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PERMITTING

11/10/2025

KEY PLAN

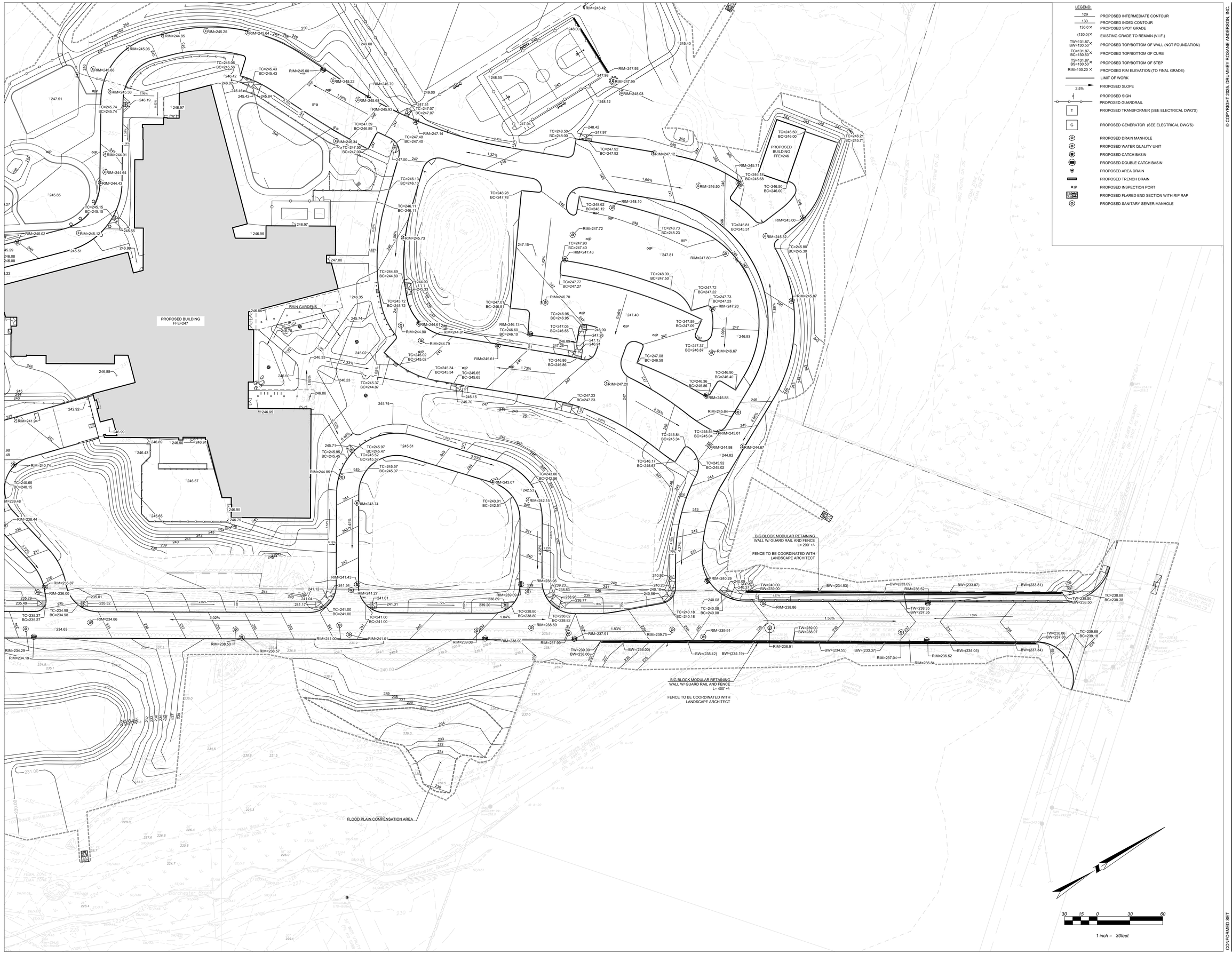
PROJECT NORTH | MAGNETIC NORTH

Grading Plan

Scale: 1" = 30'
Project: 52121.00
Author: MEK
Date: 11/06/2025

C301

CONFORMED SET



LEGEND:

- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED SPOT GRADE
- EXISTING GRADE TO REMAIN (V.I.F.)
- PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
- PROPOSED TOP/BOTTOM OF CURB
- PROPOSED TOP/BOTTOM OF STEP
- PROPOSED RIM ELEVATION (TO FINAL GRADE)
- LIMIT OF WORK
- PROPOSED SLOPE
- PROPOSED SIGN
- PROPOSED GUARDRAIL
- PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
- PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)
- PROPOSED DRAIN MANHOLE
- PROPOSED WATER QUALITY UNIT
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED INSPECTION PORT
- PROPOSED FLARED END SECTION WITH RIP RAP
- PROPOSED SANITARY SEWER MANHOLE

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PERMITTING

11/10/2025

KEY PLAN

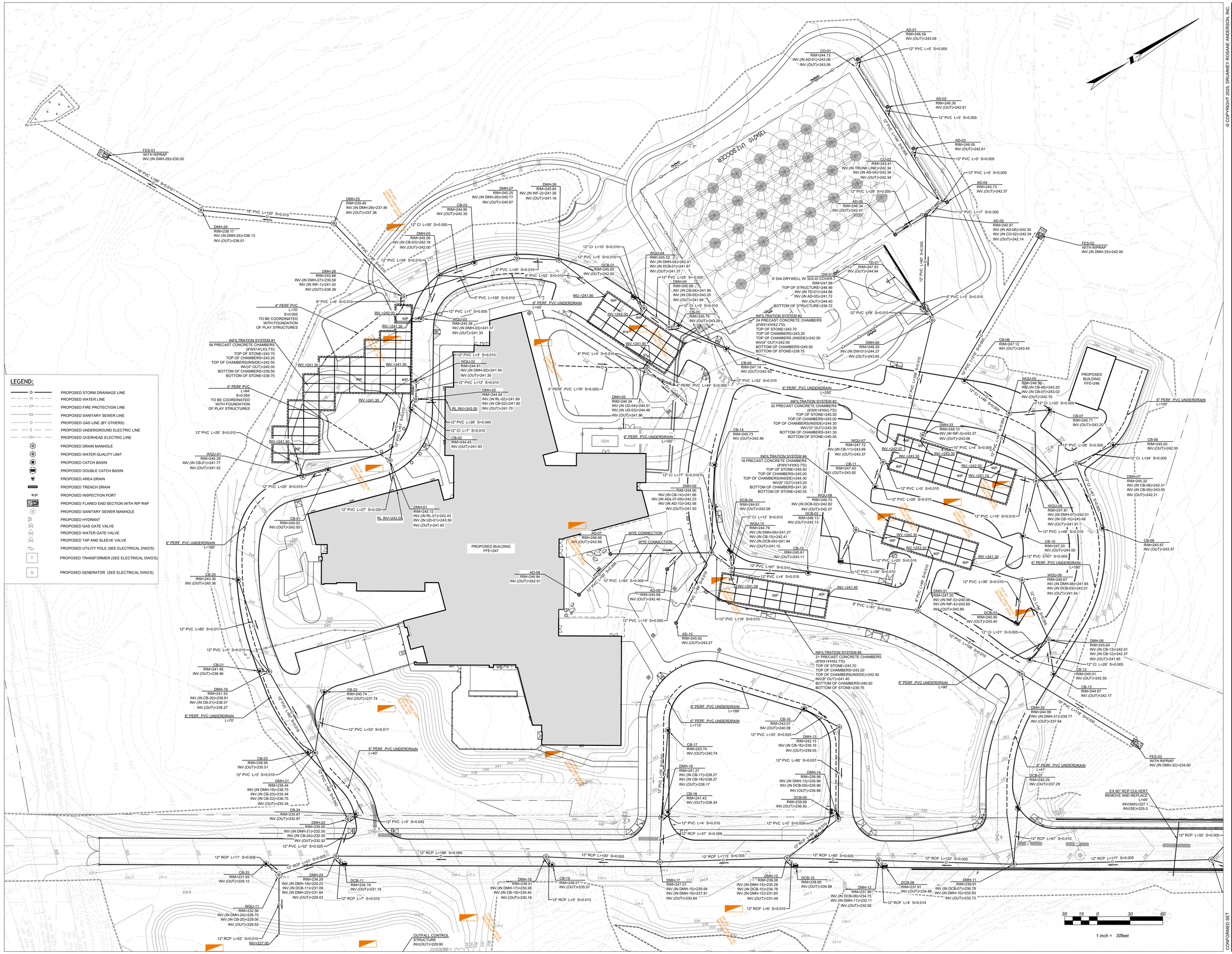
PROJECT NORTH | MAGNETIC NORTH

Grading Plan

Scale: 1" = 30'
Project: 52121.00
Author: MEK
Date: 11/06/2025

C302

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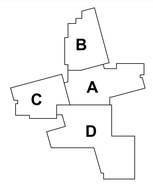
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PERMITTING

11/10/2025



KEY PLAN

PROJECT NORTH

MAGNETIC NORTH

Stormwater Management Plan

Scale: 1" = 30'
Project: 52121.00
Author: MEK
Date: 11/06/2025

C400

CONFORMED SET

LEGEND:

- D — PROPOSED STORM DRAINAGE LINE
- W — PROPOSED WATER LINE
- FP — PROPOSED FIRE PROTECTION LINE
- SS — PROPOSED SANITARY SEWER LINE
- G — PROPOSED GAS LINE (BY OTHERS)
- E — PROPOSED UNDERGROUND ELECTRIC LINE
- OH — PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED DRAIN MANHOLE
- PROPOSED WATER QUALITY UNIT
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED INSPECTION PORT
- PROPOSED FLARED END SECTION WITH RIP RAP
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED HYDRANT
- PROPOSED GAS GATE VALVE
- PROPOSED WATER GATE VALVE
- PROPOSED TAP AND SLEEVE VALVE
- PROPOSED UTILITY POLE (SEE ELECTRICAL DWG'S)
- T — PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
- G — PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)

INFILTRATION SYSTEM #1
56 PRECAST CONCRETE CHAMBERS
(8'WX141'LX3.7'D)
TOP OF STONE=243.70
TOP OF CHAMBERS=243.20
TOP OF CHAMBERS(INSIDE)=242.50
INV(4" OUT)=242.00
BOTTOM OF CHAMBERS=239.50
BOTTOM OF STONE=238.75

INFILTRATION SYSTEM #2
32 PRECAST CONCRETE CHAMBERS
(8'WX14'HX3.7'D)
TOP OF STONE=245.50
TOP OF CHAMBERS=245.00
TOP OF CHAMBERS(INSIDE)=244.30
INV(8" OUT)=243.30
BOTTOM OF CHAMBERS=241.30
BOTTOM OF STONE=240.55

INFILTRATION SYSTEM #3
32 PRECAST CONCRETE CHAMBERS
(8'WX14'HX3.7'D)
TOP OF STONE=245.50
TOP OF CHAMBERS=245.00
TOP OF CHAMBERS(INSIDE)=244.30
INV(10" OUT)=243.30
BOTTOM OF CHAMBERS=241.30
BOTTOM OF STONE=240.55

INFILTRATION SYSTEM #4
18 PRECAST CONCRETE CHAMBERS
(8'WX14'HX3.7'D)
TOP OF STONE=245.50
TOP OF CHAMBERS=245.00
TOP OF CHAMBERS(INSIDE)=244.30
INV(8" OUT)=243.20
BOTTOM OF CHAMBERS=241.30
BOTTOM OF STONE=240.55

INFILTRATION SYSTEM #5
21 PRECAST CONCRETE CHAMBERS
(8'WX141'HX2.7'D)
TOP OF STONE=243.70
TOP OF CHAMBERS=243.20
TOP OF CHAMBERS(INSIDE)=242.50
INV(8" OUT)=241.40
BOTTOM OF CHAMBERS=240.50
BOTTOM OF STONE=239.75

PROPOSED BUILDING FFE=247

PROPOSED BUILDING FFE=246

PROJECT BENCHMARK
NAIL IN UTILITY POLE
ELEVATION=233.36'

PROJECT BENCHMARK
NAIL IN 36" TREE
ELEVATION=228.83

OUTFALL CONTROL STRUCTURE
INV(OUT)=229.90

BOTTOM OF SAND FILTER
ELEV=227.00

OVERFLOW WEIR
25'L X 10'W X 1'H
ELEV=230.00

SAND FILTER
TOTAL VOLUME=60,250 CF
TOP OF BANK=231.00
OVERFLOW WEIR=230.00
INV(OUT-OCS)=229.90
BOTTOM OF POND=227 (11,576 SF)

EX 60" RCP CULVERT
REMOVE AND REPLACE
L=49'
INV(NW)=227.1
INV(SE)=225.5

EX 18" RCP
INV(NW)=219.3
INV(SE)=219.1

EX 18" RCP
INV(NW)=220.6
INV(SE)=220.4

EX 18" RCP
INV(NW)=234.61
INV(SE)=234.51

EX 18" RCP
INV(NW)=235.19
INV(SE)=235.09

EX 18" RCP
INV(NW)=231.79
INV(SE)=231.69

EX 18" RCP
INV(NW)=218.0
INV(SE)=217.9

30 15 0 30 60

1 inch = 30 feet

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PERMITTING

11/10/2025

B
C A
D

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

Stormwater Management Plan

Scale: 1" = 30'
Project: 52121.00
Author: MEK
Date: 11/06/2025

C401

CONFORMED SET

LEGEND:

- PROPOSED STORM DRAINAGE LINE
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED GAS LINE (BY OTHERS)
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED DRAIN MANHOLE
- PROPOSED WATER QUALITY UNIT
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED INSPECTION PORT
- PROPOSED FLARED END SECTION WITH RIP RAP
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED HYDRANT
- PROPOSED GAS GATE VALVE
- PROPOSED WATER GATE VALVE
- PROPOSED TAP AND SLEEVE VALVE
- PROPOSED UTILITY POLE (SEE ELECTRICAL DWG'S)
- PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
- PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)

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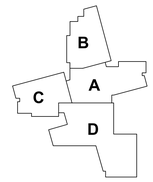
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PERMITTING

11/10/2025



KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

Stormwater Management Plan

Scale: 1" = 30'
Project: 52121.00
Author: MEK
Date: 11/06/2025

C402

CONFORMED SET

30 15 0 30 60

1 inch = 30feet

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LEGEND:

- PROPOSED STORM DRAINAGE LINE
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED GAS LINE (BY OTHERS)
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED DRAIN MANHOLE
- PROPOSED WATER QUALITY UNIT
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED AREA DRAIN
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- PROPOSED INSPECTION PORT
- PROPOSED FLARED END SECTION WITH RIP RAP
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED HYDRANT
- PROPOSED GAS GATE VALVE
- PROPOSED WATER GATE VALVE
- PROPOSED TAP AND SLEEVE VALVE
- PROPOSED UTILITY POLE (SEE ELECTRICAL DWG'S)
- T — PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
- G — PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)

PROPOSED GEOTHERMAL WELLS AND ZONES OF INFLUENCE. FOR COORDINATION PURPOSES ONLY.

12" DICL WATER LINE REROUTE EXISTING PUBLIC MAIN OUTSIDE OF PROPOSED BUILDING FOOTPRINT

PROPOSED TAP AND SLEEVE VALVE

PROPOSED 12"X12"X12" TEE WITH GATE VALVE

PROPOSED 12"X8" REDUCER

PROPOSED 8" GATE VALVE

PROPOSED 12" GATE VALVE

PROPOSED FIRE HYDRANT ASSEMBLY

12" DICL WATER LINE REROUTE EXISTING PUBLIC MAIN OUTSIDE OF PROPOSED BUILDING FOOTPRINT

45° BEND

PROPOSED 8" GATE VALVE

WATER BOTTLE FILLING STATION

PROPOSED 8"X8"X4" TEE WITH GATE VALVE

PROPOSED 8"X8"X6" TEE WITH GATE VALVE

PROPOSED GENERATOR PAD

PROPOSED TRANSFORMER PAD

GEN

T

PROPOSED 8" GATE VALVE

PROPOSED 6" DICL FIRE PROTECTION LINE

PROPOSED 4" DOMESTIC WATER SERVICE LINE

WATERLINE FOR BOTTLE FILLING STATION SEE PLUMBING DETAILS

PROPOSED BUILDING FFE=246

PROPOSED FIRE HYDRANT ASSEMBLY

PROPOSED BUILDING FFE=247

PROPOSED 2,000 GALLON GREASE TRAP (SEE MEP PLANS) INV(IN)=237.28 INV(OUT)=237.18

SMH-01 RIM=241.94 INV.(IN BLD-01)=236.80 INV.(OUT)=236.70

INV=238.0

4" PVC L=15' S=0.015

4" PVC S=0.025

4" PVC L=72' S=0.02

4" PVC L=71' S=0.03

6" PVC L=27' S=0.03

INV=243.0

SMH-04 RIM=244.85 INV.(IN BLD-02)=242.30 INV.(OUT)=242.20

SMH-02 RIM=239.48 INV.(IN SMH-01)=234.72 INV.(OUT)=234.62

4" PVC L=160' S=0.03

6" PVC L=125' S=0.03

ENCASE WATER PIPE IN CONCRETE 10 FT FROM SANITARY SEWER CROSSING (TYP.)

PROPOSED FIRE HYDRANT ASSEMBLY

PROPOSED TAP AND SLEEVE VALVE

ENCASE WATER PIPE IN CONCRETE 10 FT FROM SANITARY SEWER CROSSING (TYP.)

PROPOSED TAP AND SLEEVE VALVE

4" PVC L=224' S=0.01

8" PVC L=172' S=0.02

SMH-05 RIM=241.00 INV.(IN SMH-04)=235.58 INV.(IN SMH-03)=228.43 INV.(OUT)=228.25

SMH-03 RIM=234.86 INV.(IN SMH-02)=230.81 INV.(OUT)=230.71

SMH-06 RIM=238.59 INV.(IN SMH-05)=225.11 INV.(OUT)=225.00

SMH-08 RIM=238.86 INV.(IN SMH-07)=220.32 INV.(OUT)=219.38

8" PVC L=17' S=0.05

SMH-07 RIM=239.75 INV.(IN SMH-06)=221.62 INV.(OUT)=221.52

8" PVC L=83' S=0.01

ENCASE WATER PIPE IN CONCRETE 10 FT FROM SANITARY SEWER CROSSING (TYP.)

EX-SMH-10 RIM=238.91 INV.(IN SMH-08)=218.50 INV.(IN EX.)=218.50 INV.(OUT EX.)=218.40

30 15 0 30 60

ENCASE EXISTING 8" PROPOSED CULVERT REPLACEMENT

1 inch = 30feet

CONFORMED SET

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PERMITTING

11/10/2025

KEY PLAN

PROJECT NORTH

MAGNETIC NORTH

Utility Plan

Scale: 1" = 30'
Project: 52121.00
Author: MEK
Date: 11/06/2025

C500

LEGEND:

- PROPOSED STORM DRAINAGE LINE
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED GAS LINE (BY OTHERS)
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- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED DRAIN MANHOLE
- PROPOSED WATER QUALITY UNIT
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- T — PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
- G — PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)

OUTLINE OF PROPOSED BUILDING FOOTPRINT

PROPOSED 8" GATE VALVE

PROPOSED 8"X8"X4" TEE WITH GATE VALVE

PROPOSED 8"X8"X8" TEE WITH GATE VALVE

WATER BOTTLE FILLING STATION

PROPOSED BUILDING FFE=246

PROPOSED GENERATOR PAD

PROPOSED TRANSFORMER PAD

GEN

T

PROPOSED 8" GATE VALVE

PROPOSED 6" DICL FIRE PROTECTION LINE

PROPOSED 4" DOMESTIC WATER SERVICE LINE

PROPOSED FIRE HYDRANT ASSEMBLY

WATERLINE FOR BOTTLE FILLING STATION SEE PLUMBING DETAILS

PROPOSED BUILDING FFE=247

PROPOSED 2,000 GALLON GREASE TRAP (SEE MEP PLANS) INV(IN)=237.28 INV(OUT)=237.18

SMH-01 RIM=241.94 INV.(IN BLD-01)=236.80 INV.(OUT)=236.70

INV=238.0

4" PVC S=0.025

4" PVC L=15' S=0.015

4" PVC L=72' S=0.02

6" PVC L=27' S=0.03

INV=243.0

SMH-04 RIM=244.85 INV.(IN BLD-02)=242.30 INV.(OUT)=242.20

SMH-02 RIM=239.48 INV.(IN SMH-01)=234.72 INV.(OUT)=234.62

4" PVC L=27' S=0.03

4" PVC L=136' S=0.03

6" PVC L=112' S=0.03

ENCASE WATER PIPE IN CONCRETE 10 FT FROM SANITARY SEWER CROSSING (TYP.)

PROPOSED FIRE HYDRANT ASSEMBLY

PROPOSED TAP AND SLEEVE VALVE

ENCASE WATER PIPE IN CONCRETE 10 FT FROM SANITARY SEWER CROSSING (TYP.)

PROPOSED TAP AND SLEEVE VALVE

SMH-08 RIM=238.86 INV.(IN SMH-07)=220.32 INV.(OUT)=219.38

8" PVC L=17' S=0.05

4" PVC L=224' S=0.01

8" PVC L=172' S=0.02

8" PVC L=129' S=0.03

PROPOSED TAP AND SLEEVE VALVE

SMH-03 RIM=234.86 INV.(IN SMH-02)=230.81 INV.(OUT)=230.71

SMH-05 RIM=241.00 INV.(IN SMH-04)=235.58 INV.(IN SMH-03)=228.43 INV.(OUT)=228.25

SMH-06 RIM=238.59 INV.(IN SMH-05)=225.11 INV.(OUT)=225.00

SMH-07 RIM=239.75 INV.(IN SMH-06)=221.62 INV.(OUT)=221.52

8" PVC L=83' S=0.01

ENCASE WATER PIPE IN CONCRETE 10 FT FROM SANITARY SEWER CROSSING (TYP.)

EX-SMH-10 RIM=238.91 INV.(IN SMH-08)=218.50 INV.(IN EX.)=218.50 INV.(OUT EX.)=218.40

ENCASE EXISTING WATER PIPE IN CONCRETE 10 FT FROM PROPOSED CULVERT REPLACEMENT

PROJECT BENCHMARK: MAG. IN 36" TREE ELEVATION=228.63

PROJECT BENCHMARK: MAG. IN UTILITY POLE ELEVATION=233.10

30 15 0 30 60

1 inch = 30 feet

CONFORMED SET

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KEY PLAN

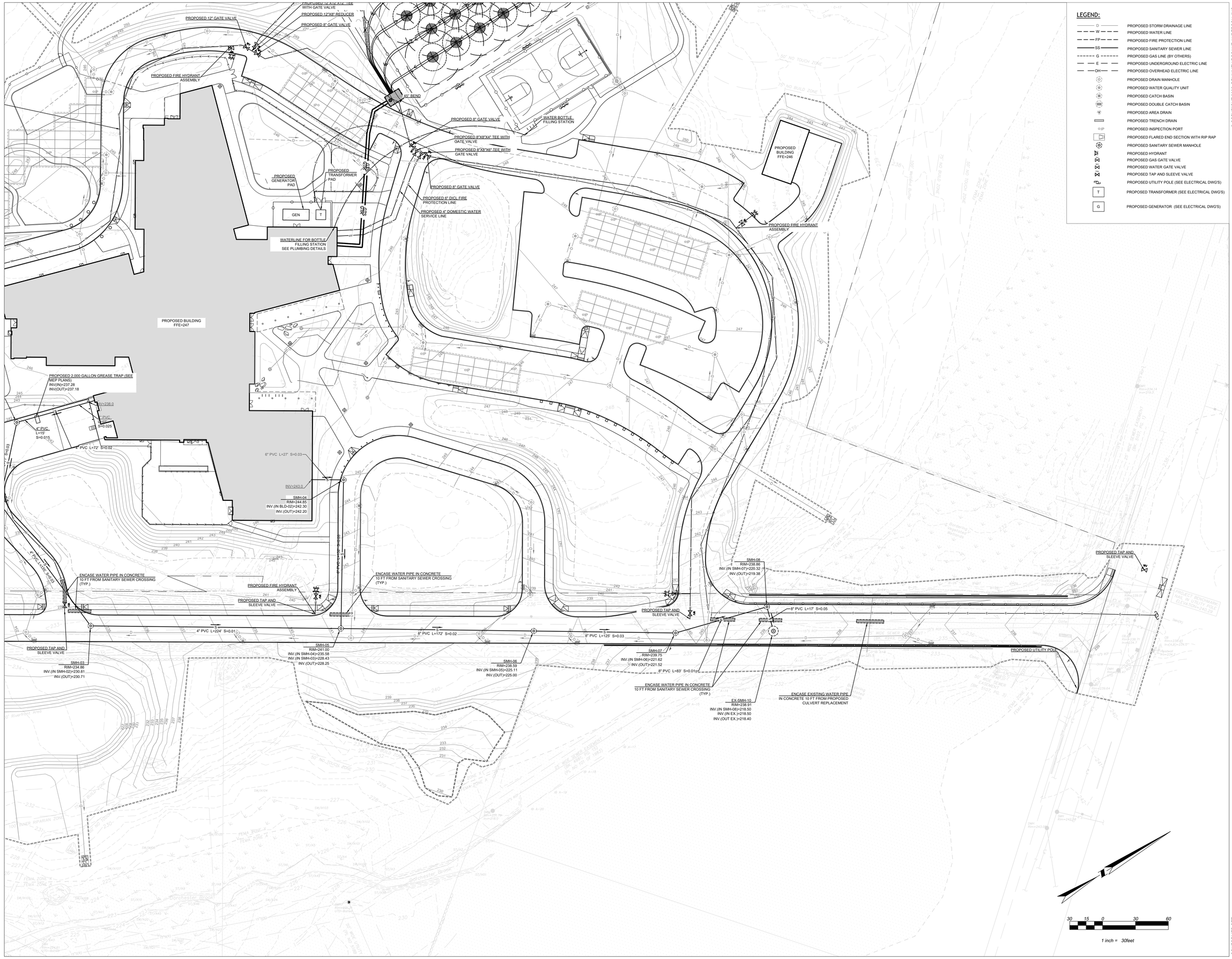
PROJECT NORTH

MAGNETIC NORTH

Utility Plan

Scale: 1" = 30'
Project: 52121.00
Author: MEK
Date: 11/06/2025

C501



LEGEND:

- PROPOSED STORM DRAINAGE LINE
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED GAS LINE (BY OTHERS)
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- PROPOSED WATER QUALITY UNIT
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED AREA DRAIN
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- PROPOSED FLARED END SECTION WITH RIP RAP
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED HYDRANT
- PROPOSED GAS GATE VALVE
- PROPOSED WATER GATE VALVE
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- T — PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
- G — PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)

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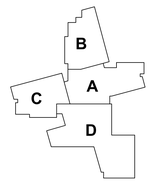
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11/10/2025



KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

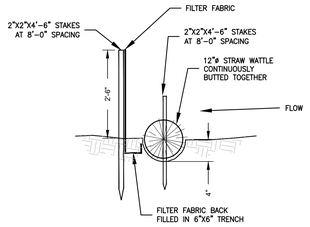
Utility Plan

Scale: 1" = 30'
Project: 52121.00
Author: MEK
Date: 11/06/2025

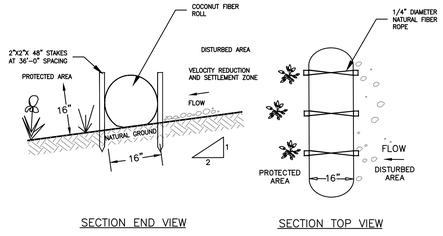
C502

CONFORMED SET

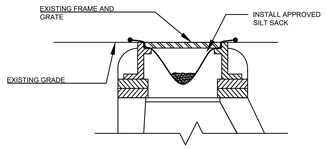
NOTE: ALL WORK SHALL COMPLY WITH THE TOWN OF STOUGHTON STANDARD SPECIFICATIONS AND GENERAL CONSTRUCTION DETAILS.



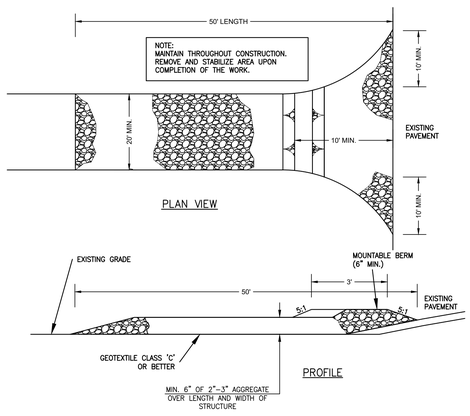
1 SILT FENCE WITH STRAW WATTLE
NTS



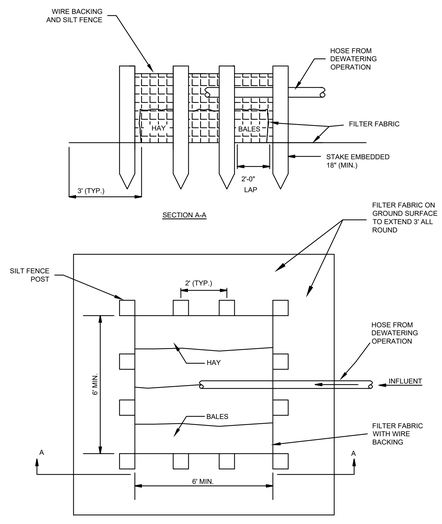
2 COIR LOG
NTS



3 CATCHBASIN / AREA DRAIN W/ SILT SACK
NTS

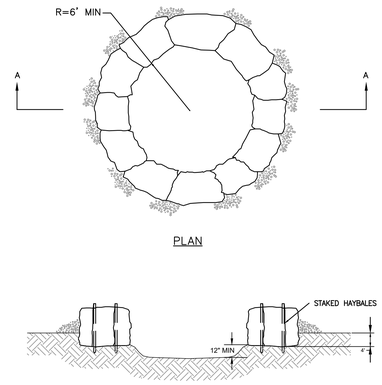


4 STABILIZED CONSTRUCTION ENTRANCE
NTS



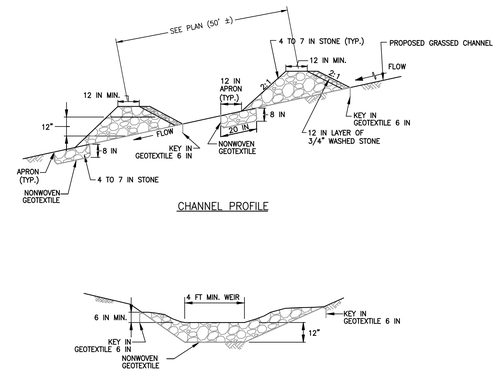
NOTES:
DIMENSIONS OF SEDIMENTATION BASINS MAY VARY DEPENDING ON THE QUANTITY OF WATER TO BE PUMPED IN EACH AREA.

5 SEDIMENT BASIN
NTS

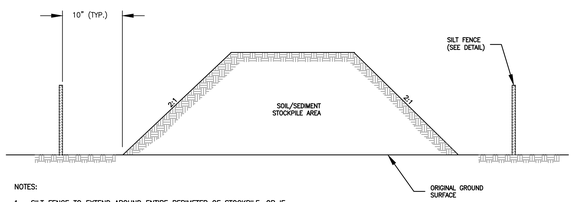


6 DEWATERING SUMP
NTS

01568-02



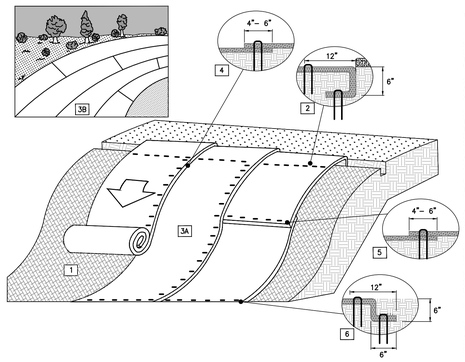
7 STONE CHECK DAM
NTS



NOTES:

1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.
2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

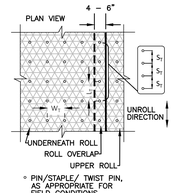
8 TEMPORARY STOCKPILE AREA
NTS



INSTRUCTIONS

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. GROUND SURFACE MUST BE FREE OF DEBRIS, ROCKS, CLAY CLODS AND RAKED SMOOTH SUFFICIENT TO ALLOW INTIMATE CONTACT OF THE RECP WITH THE SOIL OVER THE ENTIRETY OF THE INSTALLATION.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPS IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES/PINS SPACED AT 5/T APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. AND FOLD THE ROLL OVER DOWNSLOPE. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES/PINS SPACED AT 5/T APART ACROSS THE WIDTH OF THE RECPS.
3. ROLL THE RECPS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES/PINS IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL RECPS MUST BE STAPLED WITH APPROXIMATELY 4" – 6" (10 – 15 CM) OVERLAP.
5. CONSECUTIVE RECPS SPLICED DOWN THE SLOPE MUST OVERLAPPED WITH THE UPSTREAM MAT ATOP THE DOWNSTREAM MAT (SHINGLE STYLE). THE OVERLAP SHOULD BE 4" – 6" (10 – 15 CM).
6. AT THE TERMINAL END, SECURE EACH MAT ACROSS THE WIDTH WITH A ROW OF STAPLES/STAKES/PINS SPACED AT 5/T. IF EXPOSED TO FLOW, FOOT TRAFFIC, WIND UPLIFT OR OTHER DISRUPTION, TRENCH THE TERMINAL END IN AS SHOWN IN DETAIL.
7. FASTENERS SHOULD PROVIDE A MINIMUM OF TWENTY POUNDS OF PULLOUT RESISTANCE. SIX-INCH (10 CM) X ONE-INCH (2.5 CM) ELEVEN GAUGE STAPLES ARE TYPICALLY ADEQUATE. IN LOOSE SOILS, LONGER STAPLES MAY BE NECESSARY. TWIST PINS CAN PROVIDE THE GREATEST PULLOUT RESISTANCE. IN HARD OR ROCKY SOILS, STRAIGHT PINS MAY BY USED WHERE STAPLES OR TWIST PINS ARE REFUSED, PROVIDED THE MINIMUM PULLOUT REQUIREMENTS ARE MET.

STAPLE PATTERN GUIDE



Staple Pattern		
Dimension	C	D
W_T	30" (75 cm)	24" (60 cm)
L_T	30" (75 cm)	20" (50 cm)
S_T	18" (45 cm)	18" (45 cm)
Nominal Frequency	1.7 / SY	3.0 / SY
Application	ECB (Degradable)	TRM (Permanent)

*Note: Staple Pattern A and B used prior to 8/2019 have been discontinued.

9 STANDARD SLOPE STABILIZATION INSTALLATION
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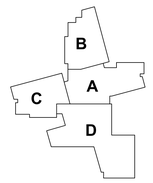
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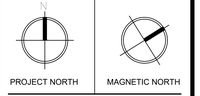
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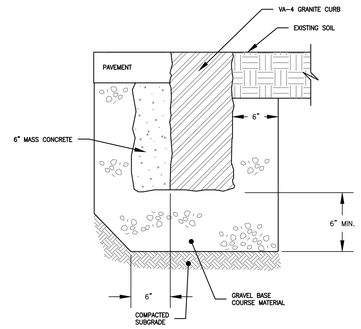
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Project: 52121.00
Author: MEK
Date: 11/06/2025

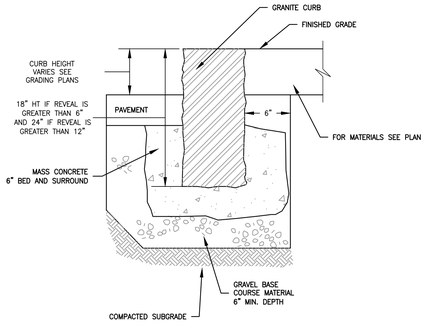
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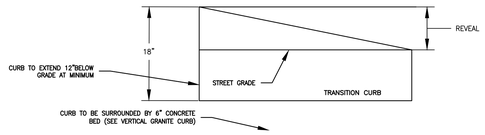
NOTE: ALL WORK SHALL COMPLY WITH THE TOWN OF STOUGHTON STANDARD SPECIFICATIONS AND GENERAL CONSTRUCTION DETAILS.



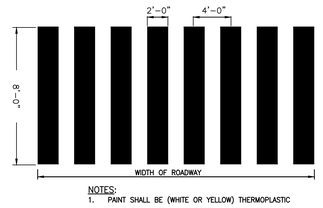
1 FLUSH GRANITE CURB
NTS



2 VERTICAL GRANITE CURB
NTS

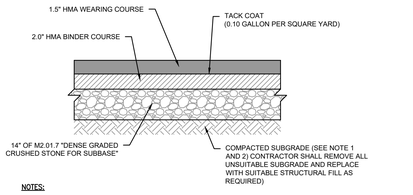


3 TRANSITIONAL GRANITE CURB
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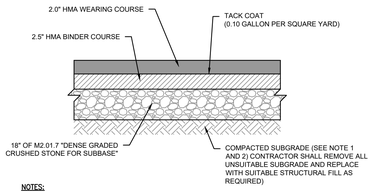
NOTES:
1. PAINT SHALL BE (WHITE OR YELLOW) THERMOPLASTIC

4 PEDESTRIAN CROSSWALK DETAIL
NTS



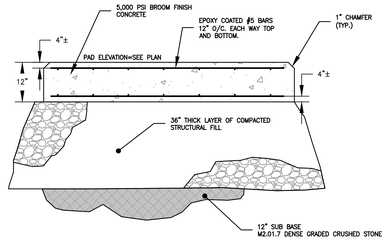
NOTES:
1. SEE GEOTECHNICAL ENGINEERING REPORT FOR SUBGRADE COMPACTION AND PREPARATION REQUIREMENTS.
2. THE TOP 24 INCHES OF EXISTING FILL SHALL BE REPROCESSED, MOISTURE CONDITIONED, PLACED, AND COMPACTED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.

5 STANDARD DUTY ASPHALT PAVEMENT (PARKING LOTS & DRIVE AISLES)
NTS

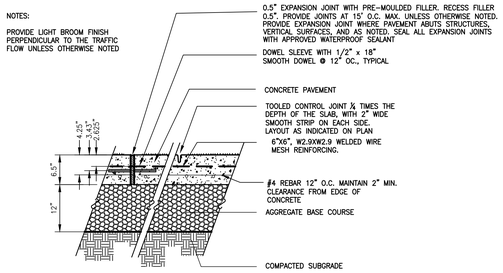


NOTES:
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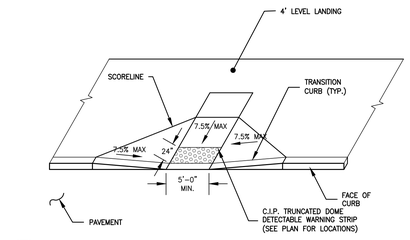
6 HEAVY DUTY ASPHALT PAVEMENT (ROADWAY & DRIVEWAYS)
NTS



7 CONCRETE PAD FOR GENERATOR AND DUMPSTERS
NTS

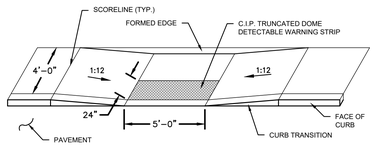


8 HEAVY DUTY CONCRETE
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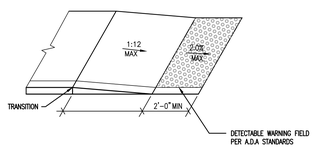
NOTES:
1. RAMP CROSS SECTION TO BE SAME AS ADJ. SIDEWALK; I.E.: DEPTH OF SURFACE AND FOUNDATION.
2. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH ADA/MAAB REQUIREMENTS.

9 CURB CUT TYPE 'A'
NTS

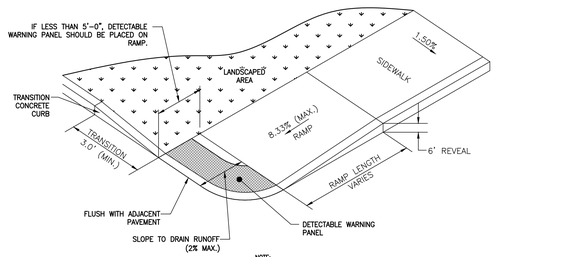


NOTES:
1. RAMP CROSS SECTION TO BE SAME AS ADJ. SIDEWALK; I.E.: DEPTH OF SURFACE AND FOUNDATION.
2. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH ADA/MAAB REQUIREMENTS.

10 CURB CUT TYPE 'B'
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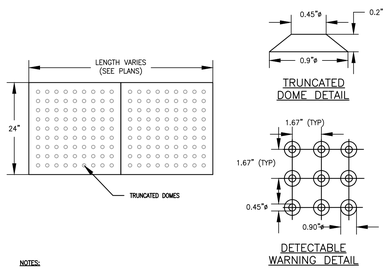


11 CURB CUT TYPE 'C'
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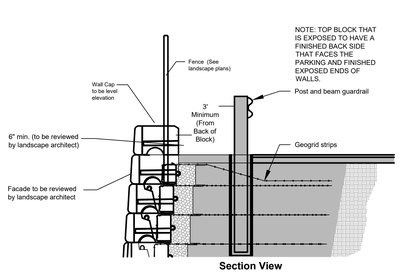
NOTE:
1. SIDEWALK AND RAMP CROSS SLOPES NOT TO EXCEED 2%.
2. RAMP RUNNING SLOPE NOT TO EXCEED 1:12 (8.33%).
3. RAMP CROSS SECTION TO BE SAME AS ADJ. SIDEWALK; IE: DEPTH OF SURFACE AND FOUNDATION.

12 CURB CUT TYPE 'D'
NTS



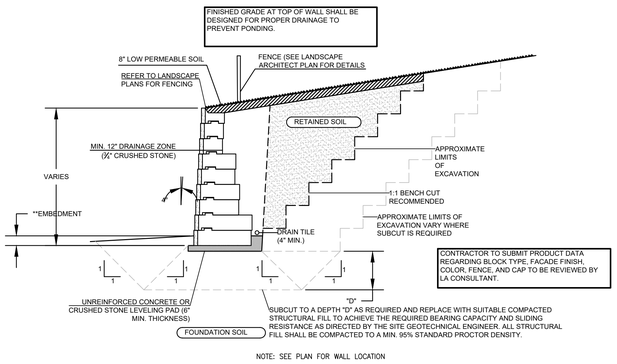
NOTES:
1. DETECTABLE WARNINGS SHALL BE VITRIFIED POLYMER COMPOSITE TILES.
2. TILES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES AND SHALL BE COLORED RED UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
3. TILES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

13 DETECTABLE WARNING DETAIL
NTS



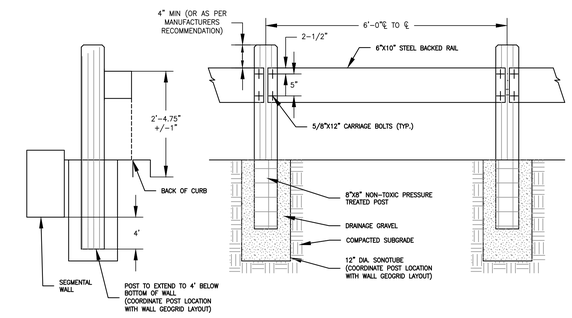
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14 POST AND BEAM GUARDRAIL AT WALL
NTS



NOTE: SEE PLAN FOR WALL LOCATION

15 MODULAR BLOCK RETAINING WALL (BIG BLOCK)
NTS



16 WOOD GUARDRAIL
NTS

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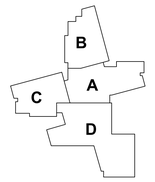
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KEY PLAN

PROJECT NORTH

MAGNETIC NORTH

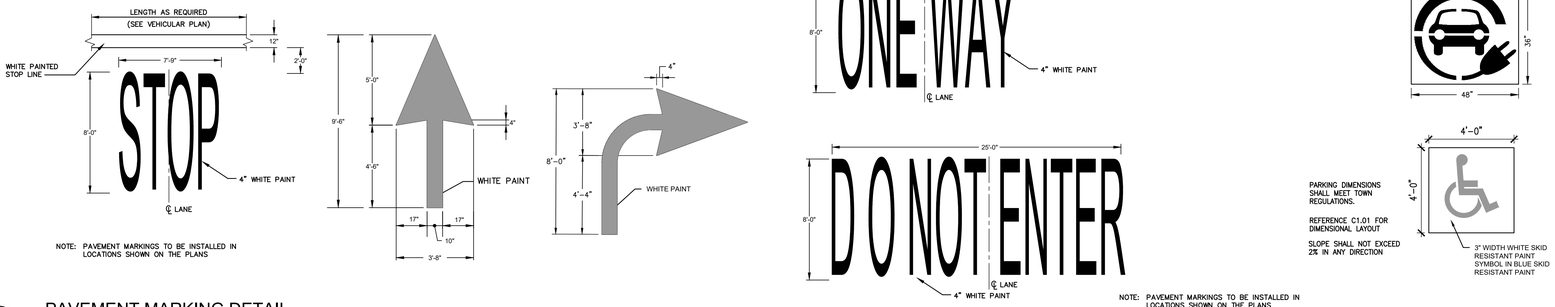
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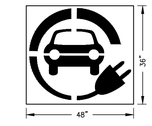
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C501

NOTE: ALL WORK SHALL COMPLY WITH THE TOWN OF STOUGHTON STANDARD SPECIFICATIONS AND GENERAL CONSTRUCTION DETAILS.



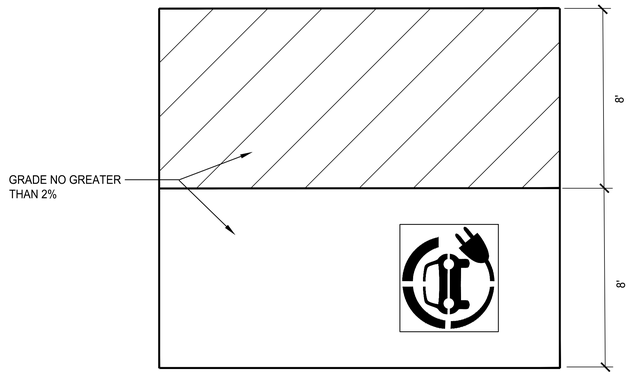
1 PAVEMENT MARKING DETAIL
NTS



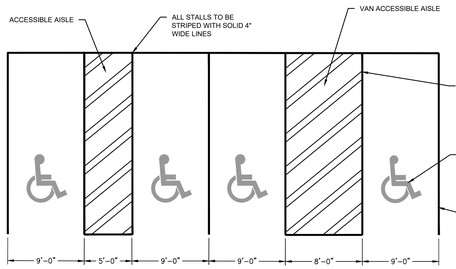
PARKING DIMENSIONS SHALL MEET TOWN REGULATIONS.

REFERENCE C1.01 FOR DIMENSIONAL LAYOUT

SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION



2 ACCESSIBLE EV PARKING SPACE
NTS

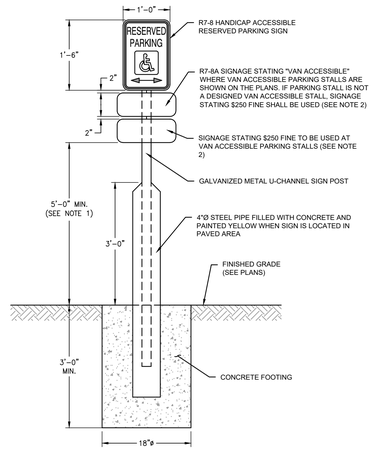


NOTES:

1. HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER LOCAL, STATE AND/OR FEDERAL ACCESSIBILITY REQUIREMENTS.

2. MAXIMUM PAVEMENT SLOPES IN ADA PARKING AREAS SHALL NOT EXCEED 2% IN ALL DIRECTIONS.

3 HANDICAP PARKING STALL DETAIL
NTS



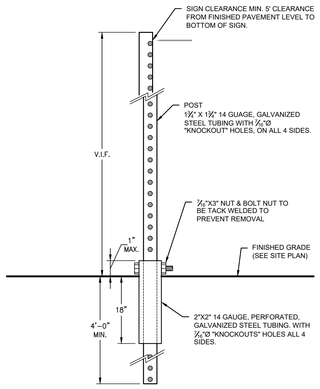
NOTES:

1. ACCESSIBLE PARKING SIGNS SHALL BE CENTERED AT THE FRONT OF EACH PARKING STALL AND INSTALLED WITH A MINIMUM HEIGHT OF FIVE (5) FEET ABOVE FINISHED PAVEMENT OR GRADE ELEVATION UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
2. CONTRACTOR SHALL VERIFY FINE AMOUNT WITH LOCAL BUILDING CODES PRIOR TO INSTALLATION.

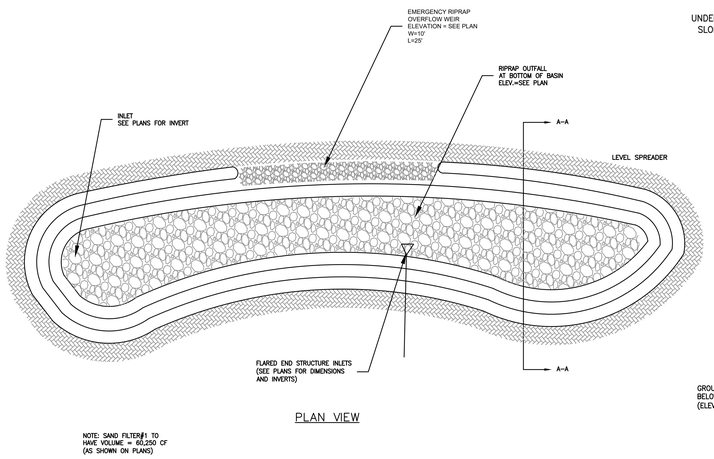
4 ACCESSIBLE PARKING SIGN DETAIL
NTS

IDENTIFICATION NUMBER	SIZE OF SIGN (INCHES) WIDTH	HEIGHT	UNIT AREA SF	TEXT SEE MUTCD 2009 FOR TEXT DIMENSIONS AND COLORS	NUMBER OF SIGNS REQUIRED
R1-1	30"	30"	5.18	STOP	11
R3-5(L)	30"	36"	7.50	ONLY	1
R3-5(R)	30"	36"	7.50	ONLY	0
R5-1	30"	30"	6.25	DO NOT ENTER	3
R6-1(L)	36"	12"	3.00	ONE WAY	0
R6-1(R)	36"	12"	3.00	ONE WAY	2
R7-8	12"	18"	1.50	RESERVED PARKING	6
R7-8P	18"	9"	1.13	VAN ACCESSIBLE	1
W11A-2	30"	30"	3.13		10
EV SIGN	12"	18"	1.50		0

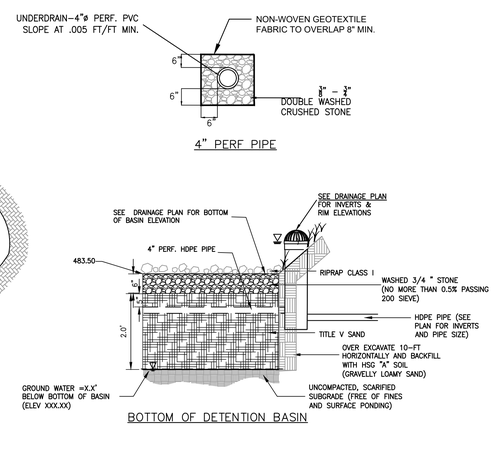
7 TRAFFIC CONTROL SIGNAGE SCHEDULE
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5 TELESCOPING-BREAKAWAY TRAFFIC SIGN POST
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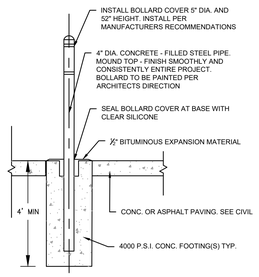


PLAN VIEW

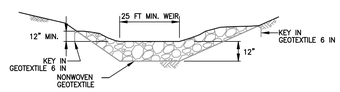


BOTTOM OF DETENTION BASIN

6 SAND FILTER#1
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8 4" BOLLARDS FOR EV CHARGING STATIONS
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CROSS SECTION

9 WEIR FOR SAND FILTER
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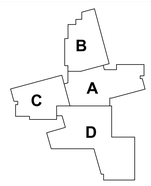
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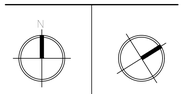
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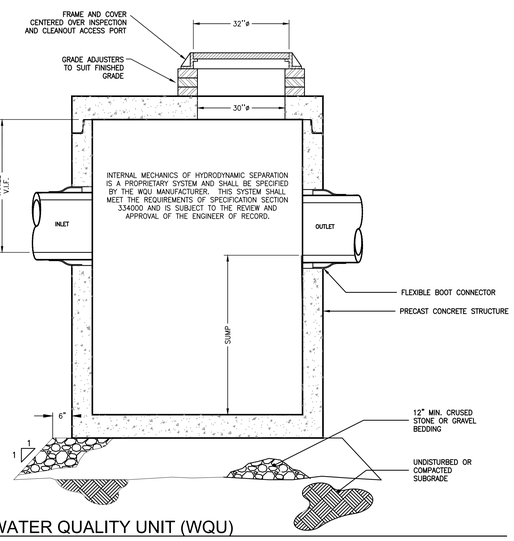
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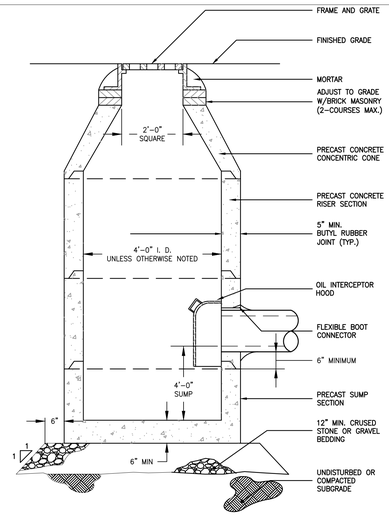
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Project: 52121.00
Author: MEK
Date: 11/06/2025

C502

NOTE: ALL WORK SHALL COMPLY WITH THE TOWN OF STOUGHTON STANDARD SPECIFICATIONS AND GENERAL CONSTRUCTION DETAILS.

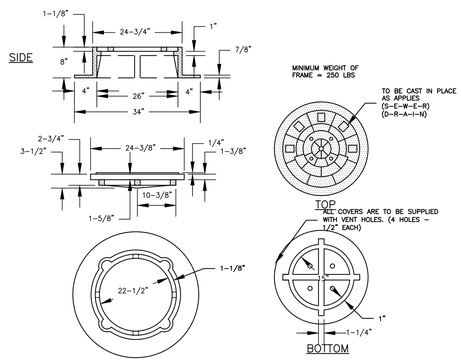


1 WATER QUALITY UNIT (WQU)



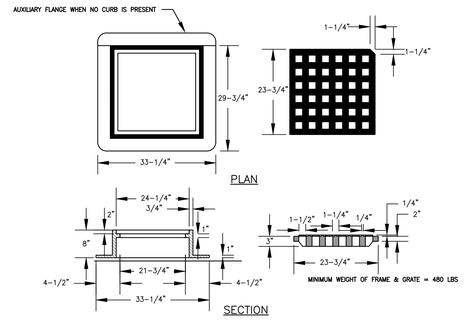
2 CATCH BASIN

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3 DRAIN MANHOLE FRAME & COVER

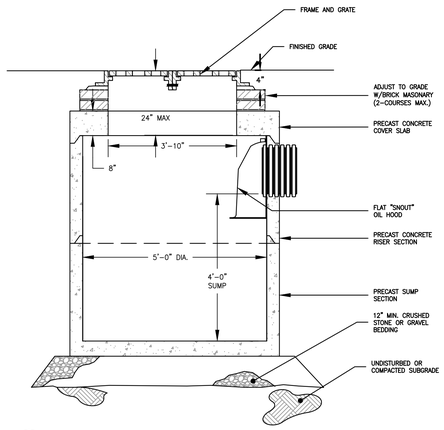
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4 CATCH BASIN FRAME & GRATE (SQUARE)

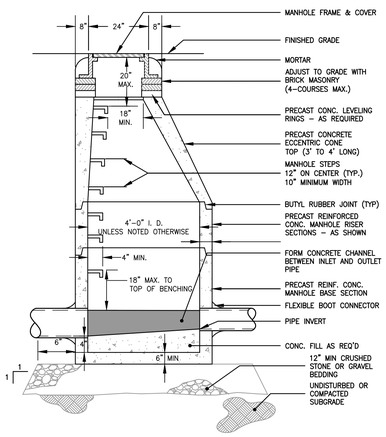
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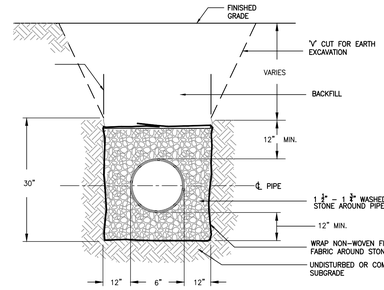
5 DOUBLE CATCH BASIN-LOW PROFILE

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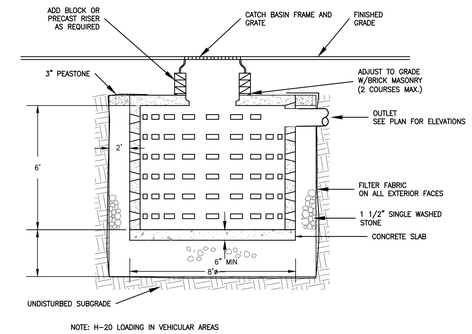
6 PRECAST STORM DRAIN MANHOLE

NTS



7 TRENCH SECTION -PERFORATED HDPE PIPE

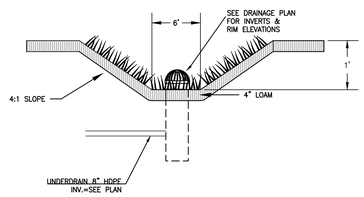
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NOTE: H-20 LOADING IN VEHICULAR AREAS

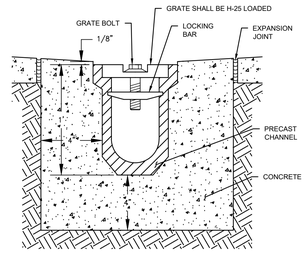
8 LEACHING DRYWELL

NTS



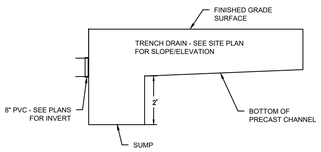
9 GRASS SWALE #2

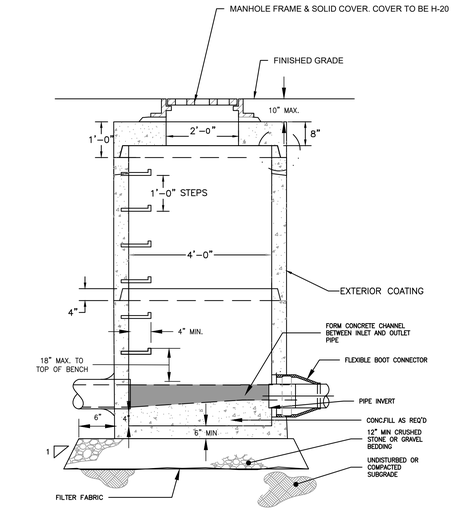
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10 TRENCH DRAIN

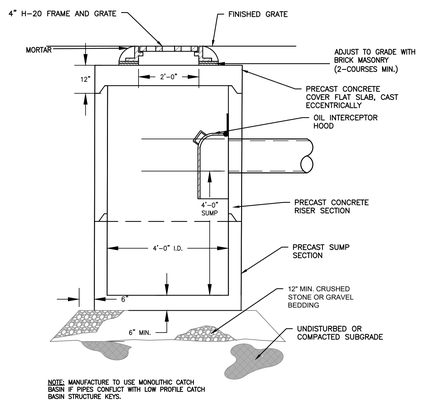
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11 PRECAST STORM DRAIN MANHOLE (LOW PROFILE)

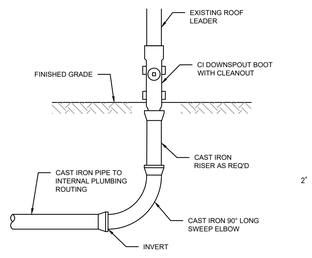
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NOTE: MANUFACTURE TO USE MONOLITHIC CATCH BASIN IF PIPES CONFLICT WITH LOW PROFILE CATCH BASIN STRUCTURE KEYS.

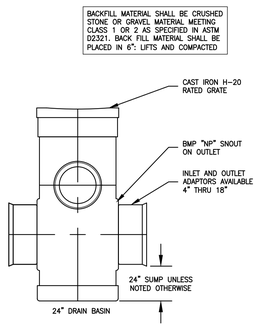
12 CATCH BASIN-LOW PROFILE

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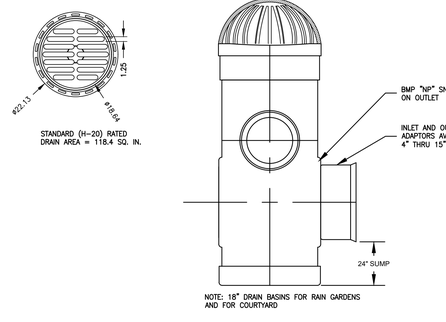
13 CAST IRON DOWNSPOUT BOOT

NTS



14 FLUSH AREA DRAIN

NTS



NOTE: 18" DRAIN BASINS FOR RAIN GARDENS AND FOR COURTYARD

15 BEEHIVE AREA DRAIN

NTS

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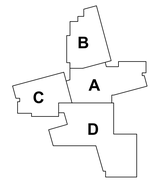
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KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

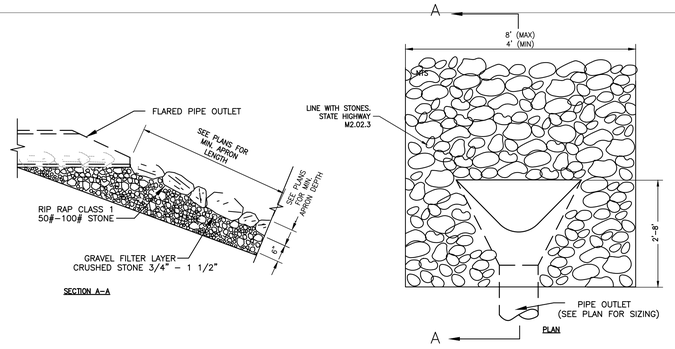
Civil Details

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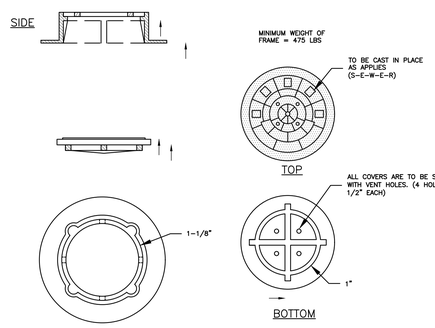
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Date: 11/06/2025

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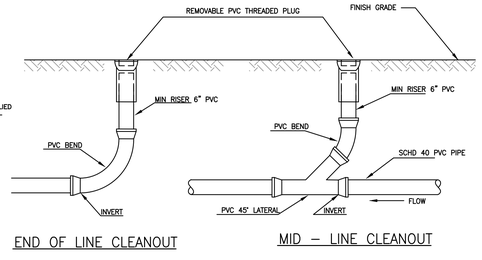
NOTE: ALL WORK SHALL COMPLY WITH THE TOWN OF STOUGHTON STANDARD SPECIFICATIONS AND GENERAL CONSTRUCTION DETAILS.



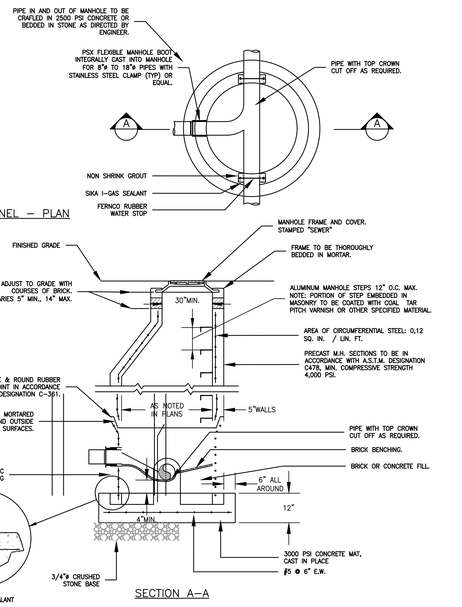
1 FLARED END SECTION AND RIP RAP DETAIL
NTS

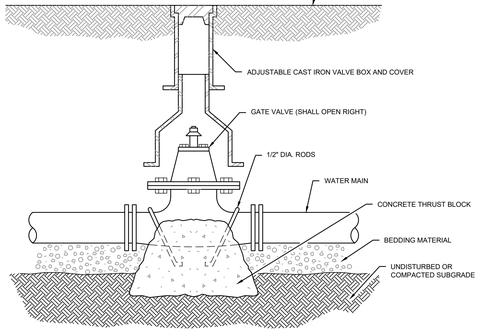


2 SANITARY MANHOLE FRAME & COVER
NTS

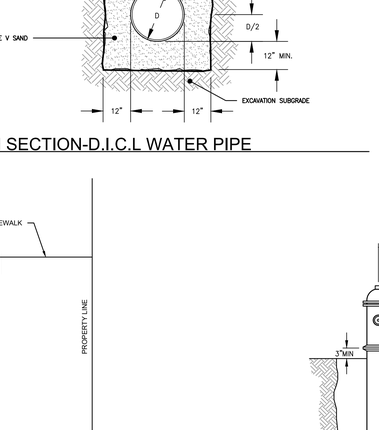


3 CLEANOUT
NTS

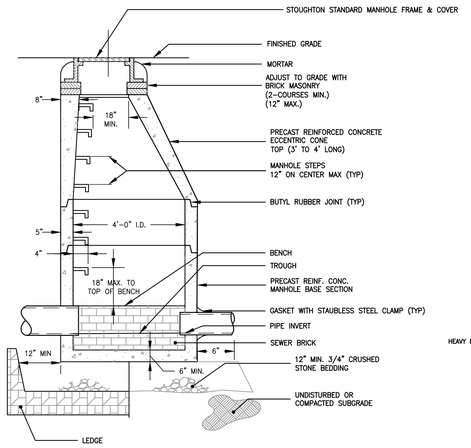




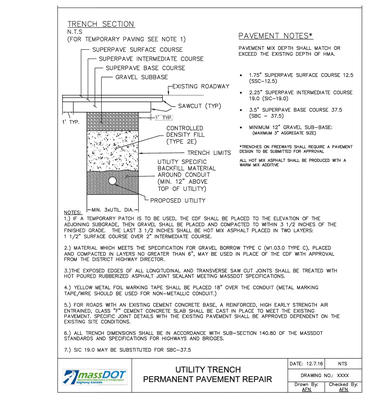
4 TRENCH SECTION - PVC/HDPE/RCP GRAVITY PIPE (ON-SITE)
NTS



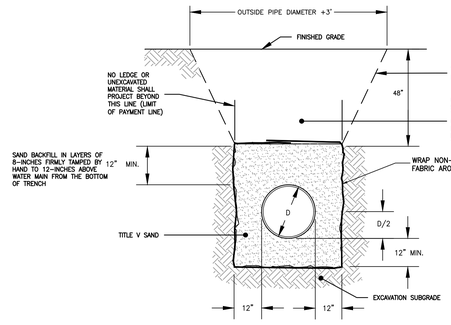
5 PIPE CONNECTION TO MANHOLE
NTS



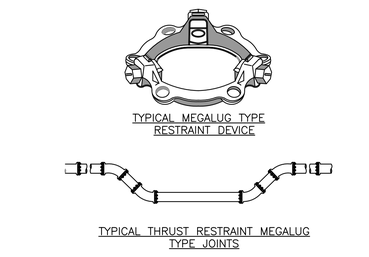
6 PRECAST SANITARY MANHOLE
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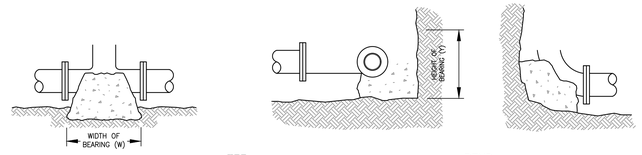
8 GATE VALVE AND BOX
NTS

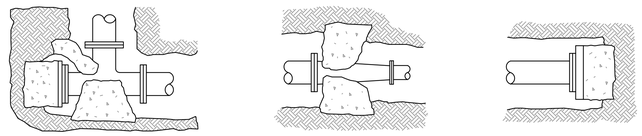


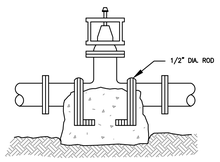
9 TRENCH SECTION-D.I.C.L WATER PIPE
NTS



10 MEGALUG DETAIL
NTS





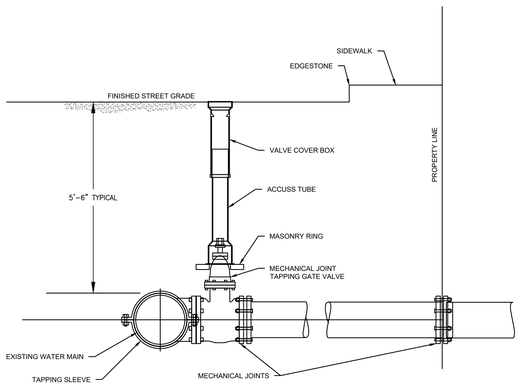


MINIMUM THRUST BLOCK AREA REQUIRED (Y x W)		
PIPE SIZE	WATER PIPE	
	TEE, DEAD END, 90° BEND	45° & 22.5° BENDS
4" OR LESS	3 SQ. FEET	3 SQ. FEET
6"	4 SQ. FEET	3 SQ. FEET
8"	6 SQ. FEET	3 SQ. FEET
10"	9 SQ. FEET	5 SQ. FEET
12"	13 SQ. FEET	7 SQ. FEET
16"	23 SQ. FEET	12 SQ. FEET

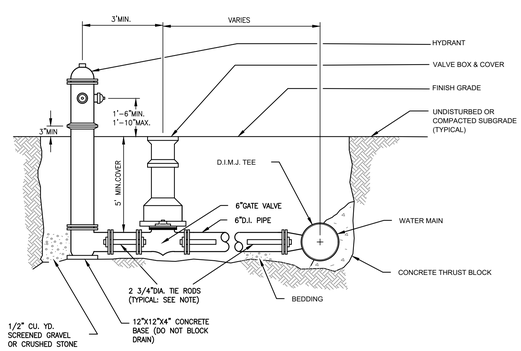
1. THRUST BLOCKS TO EXTEND TO UNDISTURBED GROUND.
2. ALL CONCRETE SHALL BE CLASS B.
3. TABLE IS BASED ON 3000 LB./SQ. FT. SOIL. IF SOIL CONDITIONS ARE FOUND TO INDICATE SOIL BEARING LESS, THE AREAS SHALL BE INCREASED ACCORDINGLY.
4. AREAS FOR PIPES GREATER THAN 16" SHALL BE CALCULATED FOR EACH PROJECT.
5. FOR ALL NON BEARING VERTICAL SURFACES.

14 THRUST BLOCKS (WATER SYSTEM)
NTS

11 TRENCH PATCHING DETAIL
NTS



12 WATER PIPE CONNECTION WITH TAPPING SLEEVE AND GATE VALVE
NTS



13 HYDRANT
NTS

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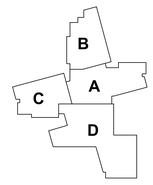
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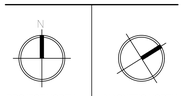
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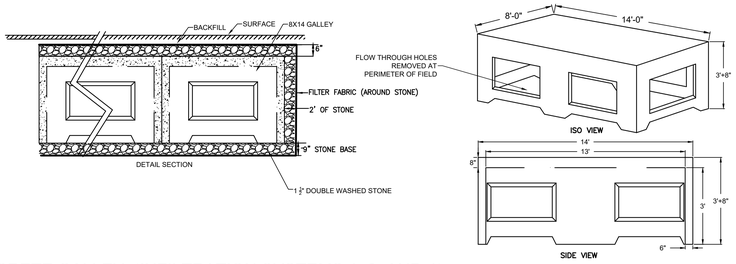


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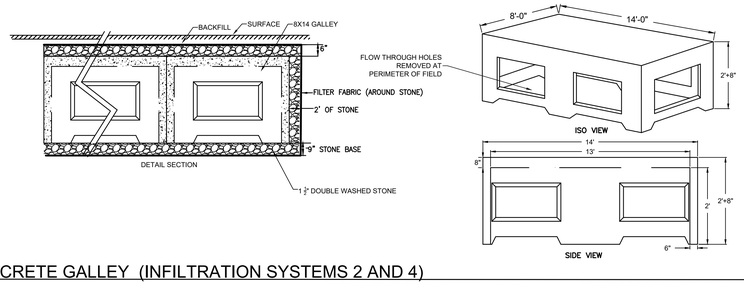
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SEE NOTES FOR INFILTRATION SYSTEM DETAILS ON THIS SHEET FOR MORE INFORMATION

1 8'X14' CONCRETE GALLEY (INFILTRATION SYSTEMS 1, 3, AND 4)

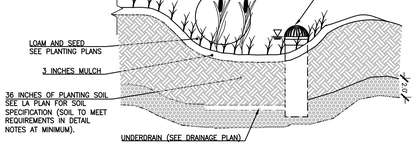
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SEE NOTES FOR INFILTRATION SYSTEM DETAILS ON THIS SHEET FOR MORE INFORMATION

2 8'X14' CONCRETE GALLEY (INFILTRATION SYSTEMS 2 AND 4)

NTS



NOTES:

- THE SOIL MIX FOR RAIN GARDENS & BIORETENTION AREAS SHOULD BE A MIXTURE OF SAND, COMPOST, AND SOIL.
  40% SAND
  20–30% TOPSOIL, AND
  30–40% COMPOST.
- THE SOIL MIX MUST BE UNIFORM, FREE OF STONES, STUMPS, ROOTS, OR SIMILAR OBJECTS LARGER THAN 2 INCHES. CLAY CONTENT SHOULD NOT EXCEED 5%.
- SOIL PH SHOULD GENERALLY BE BETWEEN 5.5–6.5, A RANGE THAT IS OPTIMAL FOR MICROBIAL ACTIVITY AND ABSORPTION OF NITROGEN, PHOSPHOROUS, AND OTHER POLLUTANTS.
- USE SOILS WITH 1.5% TO 3% ORGANIC CONTENT AND MAXIMUM 500 PPM SOLUBLE SALTS.
- THE SAND COMPONENT SHOULD BE GRAVELLY SAND THAT MEETS ASTM D422.

SIEVE SIZE	PERCENT PASSING
2 IN.	100
¾ IN.	70–100
⅜ IN.	50–80
NO. 4	15–40
NO. 200	0–3

- THE TOPSOIL COMPONENT SHALL BE A SANDY LOAM, LOAMY SAND, OR LOAM TEXTURE.
- THE COMPOST COMPONENT MUST BE PROCESSED IN ACCORDANCE WITH MASSDEP GUIDELINES. THE COMPOST SHALL NOT CONTAIN BIOSOLIDS.
- ON-SITE SOIL MIXING OR PLACEMENT IS NOT ALLOWED IF SOIL IS SATURATED OR SUBJECT TO WATER WITHIN 48 HOURS. COVER AND STORE SOIL TO PREVENT WETTING OR SATURATION.
- IF LEDGE IS ENCOUNTERED, REMOVE LEDGE 4' (OVEREXCAVATE) BELOW THE BOTTOM OF PLANTING SOIL MEDIUM AND 4' LATERALLY FROM EDGE OF RAIN GARDEN. BACKFILL WITH A LOAMY SANDY SOIL (NRCS HYDROLOGIC SOIL GROUP "A")

3 RAIN GARDEN

NTS

NOTE: ALL WORK SHALL COMPLY WITH THE TOWN OF STOUGHTON STANDARD SPECIFICATIONS AND GENERAL CONSTRUCTION DETAILS.

NOTES FOR INFILTRATION SYSTEM DETAILS:

HEIGHT(H)	VOLUME(EA)	WEIGHT
2'-0"	200 CF	14,900#
3'-0"	300 CF	16,600#

INF SYSTEM #'s	OVERALL (L X W X H)
INF-1	14'x8'x3.7'
INF-2	14'x8'x2.7'
INF-3	14'x8'x3.7'
INF-4	14'x8'x3.7'
INF-5	14'x8'x2.7'

NOTE: CONTRACTOR SHALL COMPLY WITH STORMWATER UTILITIES SPECIFICATION 33 44 00 DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SUBSECTION 1.8 CONSTRUCTION INSPECTION REQUIREMENTS AND SUBSECTION STORMWATER INFILTRATION/DETENTION SYSTEMS.

SEE DRAINAGE PLANS FOR TOP & BOTTOM ELEVATIONS, INLET & OUTLET ELEVATIONS, AND STONE ELEVATIONS.

ACCESS COVERS FOR INFILTRATION SYSTEMS IN ATHLETIC FIELDS SHALL HAVE RIMS SET 6" BELOW GRADE. ACCESS COVERS FOR INFILTRATION SYSTEMSIN HARDSCAPE AREAS SHALL HAVE RIMS FLUSH WITH FINISH GRADE.

NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR AASHTO HS-20 LOAD, 0 TO 6FT COVER. CAN BE DESIGNED FOR ADDITIONAL COVER IF REQUIRED.
3. STANDARD SLAB DESIGN WITHSTANDS 40KIP OUTRIGGER LOAD ON A 24" SQUARE PAD WITH 24" COVER OVER SLAB.
4. END & SIDE UNITS DO NOT HAVE FLOW-THRU OPENINGS.

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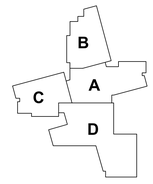
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KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

Civil Details

Scale: NTS
Project: 52121.00
Author: MEK
Date: 11/06/2025

C505

CONFORMED SET

MATERIAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO STARTING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO ROADS, WALKS, UTILITIES, SITE IMPROVEMENTS, EXISTING OR PROPOSED, DAMAGED BY THIS PROJECT.
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6. REFER TO CIVIL PLANS FOR DETAILS ON DRAINAGE SYSTEM, ALL VEHICULAR AREAS AND ASSOCIATED CURBING, WORK ON FANO DRIVE, AND SUBSURFACE UTILITIES.
7. REFER TO ELECTRICAL SITE PLAN FOR SITE LIGHTING AND SITE ELECTRICAL SCOPE

LEGEND:

LOW	APPROXIMATE LIMIT OF WORK (LOW)	VGC	VERTICAL GRANITE CURB
EJ	CONCRETE WALKWAY PAVING	TR	TRANSITION VERTICAL TO FLUSH GRANITE CURB
EJ	VEHICULAR CONCRETE PAVING	CCB	FORMED ASPHALT CURB: CAPE COD BERM
	PERMEABLE ASPHALT PAVING	BVC	BLACK VINYL COATED
	PERMEABLE UNIT PAVERS	CLF	CHAIN LINK FENCE
	BOUNDED RUBBER MULCH PLAY SURFACING	EJ	EXPANSION JOINT
	P.I.P. RUBBER SURFACING	○	ORNAMENTAL BOLLARD, TYP
	STONEDUST PAVING		FENCE GATE
	MULCH		OUTDOOR DINING TABLE AND CHAIRS
			PRECAST CONCRETE "PEBBLE" AND "BRANCH" BENCH
			TRASH RECEPTACLE
			FLAG POLE
			SITE LIGHTING, SEE ELEC DWGS

NORTH

SCALE: 1" = 30'-0"

15' 30' 75'

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STOUGHTON, MASSACHUSETTS

WARNER LARSON
LANDSCAPE ARCHITECTS
now IMEG

PERMIT SET

10/29/2025

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

LANDSCAPE PLAN

Scale: 1"=30'-0"
Project: 22118.00
Author: TJ, MF, YW
Date: 10/29/2025

L200

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KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

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NORTH

SCALE: 1" = 30'-0"

15' 30' 75'

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	MULCH		OUTDOOR DINING TABLE AND CHAIRS
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			TRASH RECEPTACLE

LANDSCAPE PLAN - FANO DRIVE

Scale: 1"=30-0"
Project: 22118.00
Author: TJ, MF, YW
Date: 10/29/2025

L201

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KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

MATERIALS PLAN

Scale: 1"=30-0"
Project: 22118.00
Author: TJ, MF, YW
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L202

FUTURE SHED, NIC.
BASE SCOPE: LOAM AND SEED, UTILITY STUBS

SEE CIVIL DWGS FOR VEHICULAR PAVEMENTS

PLANTING, SEE L4XX

PARKING LIGHT , TYP
SEE LIGHTING PLAN

ASPHALT PAVING
TYP

GUARDRAIL

CROSSWALK AND RECIPROCAL CURB CUT

SEE CIVIL DWGS FOR ROADWAY AND CURBING

SEE TRAFFIC DWGS FOR PAVEMENT MARKING

RELOCATE UTILITY POLES AS REQUIRED

MATCH LINE L200

MATCH LINE L202

FANO DRIVE

PARK STREET

50' NO TOUCH ZONE

75' NO BUILD ZONE

100' Wetland Buffer

200' Riverfront Area

100' INNER RIPARIAN ZONE

MATERIAL NOTES:

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	MULCH		OUTDOOR DINING TABLE AND CHAIRS
			PRECAST CONCRETE "PEBBLE" AND "BRANCH" BENCH
			TRASH RECEPTACLE

NOTES:

1. CONTRACTOR SHALL STAKE PLANT LOCATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. NEW PLANT MATERIAL ADJACENT TO BUILDING SHALL BE LOCATED NO CLOSER THAN 3' 0.C. TO FOUNDATION WALL.

2. ALL PLANT MATERIAL AND PLANTING PROCEDURES SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

3. CONTRACTOR SHALL LOCATE AND VERIFY EXISTING AND NEW UNDERGROUND UTILITY LOCATIONS PRIOR TO PLANTING.

4. CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND SPREADING TOPSOIL (6" MINIMUM FINISHED DEPTH), FINE GRADING AND SEEDING ANY AREAS DESIGNATED TO BE LAWN ON THIS PLAN AND ANY AREAS DISTURBED DURING THE CONSTRUCTION AND NOT OTHERWISE DEVELOPED UNDER THIS CONTRACT BOTH WITHIN AND OUTSIDE OF THE LIMIT OF WORK LINE.

5. ALL PLANT BEDS SHALL RECEIVE 3" DEPTH OF PINE BARK MULCH.

6. PROVIDE EROSION CONTROL MATTING AT ALL SEEDED SLOPES 3H:IV AND STEEPER AND ALONG BOTTOM OF ALL SWALES IMMEDIATELY AFTER FINE GRADING AND SEEDING.

7. ALL EXISTING TREES TO REMAIN WITHIN THE LIMIT OF WORK AND WHERE INDICATED ON THE DRAWINGS SHALL BE PRUNED IN ACCORDANCE WITH THE SPECIFICATIONS.

8. ALL AREAS NOT OTHERWISE DEVELOPED TO BE LOAMED (6") AND SEEDED (GRASS).

LEGEND

- DECIDUOUS SHADE TREE, TYP.
- CONIFEROUS EVERGREEN TREE, TYP.
- ORNAMENTAL TREE, TYP.
- EXISTING TREE TO REMAIN, TYP.
- SHRUB PLANTING
- SALVAGED OR LOCALLY SOURCED BOULDERS
- NATIVE SEED MIX
- SEDGES/PLUGS
- LAWN OR LOW MOW FESCUE — LOAM AND SEED

NORTH

SCALE: 1" = 30'-0"

15' 30' 75'

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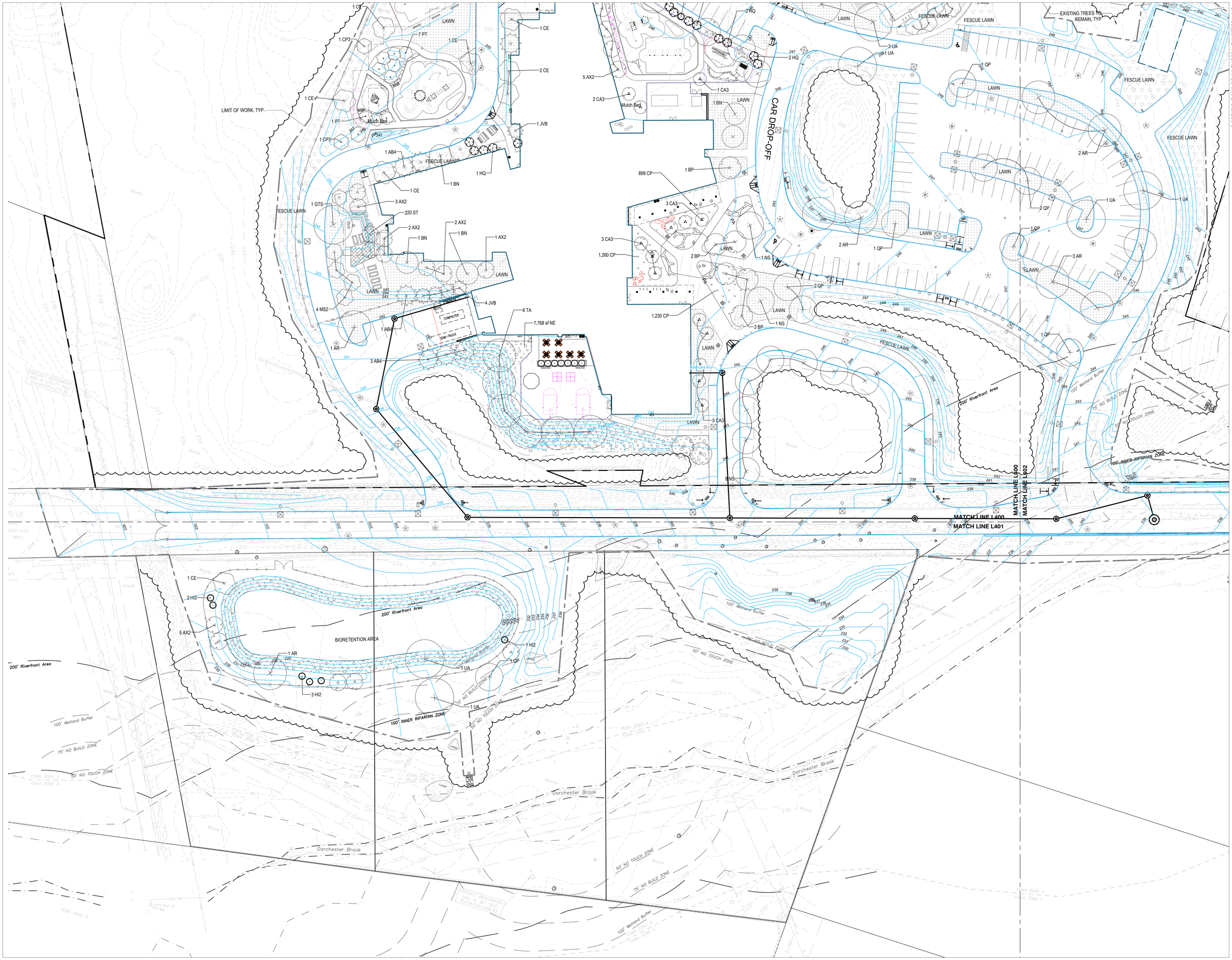
KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

PLANTING PLAN

Scale:
Project: 22118.00
Author: TJ, MF, YW
Date: 10/29/2025

L400



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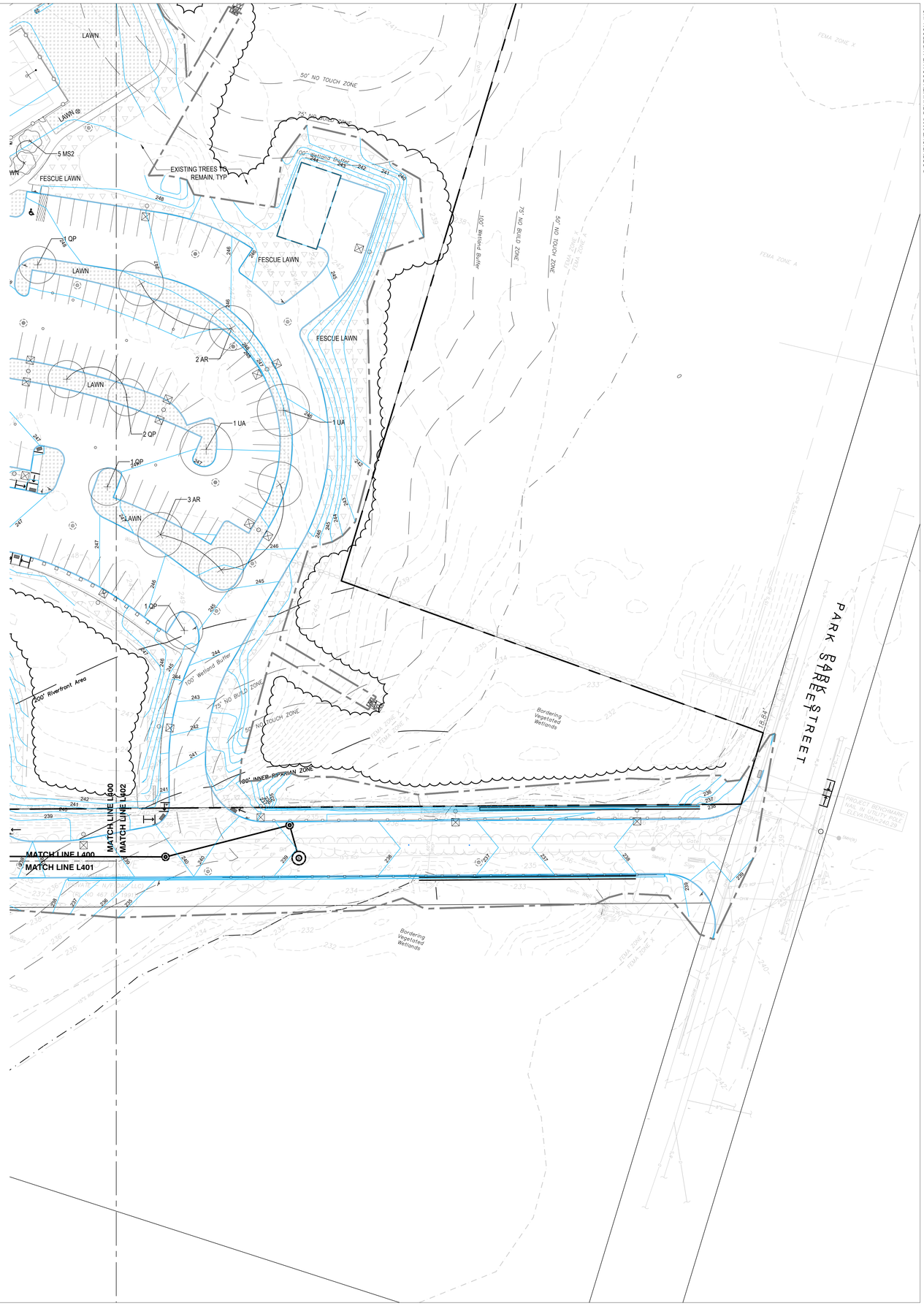
PLANTING SCHEDULE

Scale:
Project: 22118.00
Author: TJ, MF, YW
Date: 10/29/2025

L401

PLANT_SCHEDULE_BASE_BID

SYMBOL	CODE	QTY		BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES							
	AR	11		Acer rubrum `Redpointe`	Redpointe Maple	3 Gal	
	BN	2		Betula nigra `Cully` TM	Heritage Birch	7-8` Ht. B&B	Clump
	BP	14		Betula populifolia `Whitespire`	Whitespire Birch	7-8` Ht. B&B	Clump,
	CA3	14		Carpinus caroliniana	American Hornbeam Multi-trunk	2-2.5" cal. B&B	
	GTS	4		Gleditsia triacanthos inermis `Skycole` TM	Skyline Thornless Honey Locust	3" Cal.	
	NS	10		Nyssa sylvatica `Wildfire`	Black Gum	1.5-2.0" cal. B&B	
	PT	9		Populus tremuloides	Quaking Aspen	2-2.5" cal. B&B	
	QP	9		Quercus palustris	Pin Oak	2.5" Cal.	
	TA	6		Tilia americana `Legend`	Linden	3" Cal.	High Branched
	UA	15		Ulmus americana `Jefferson`	American Elm	3 Gal	Valley Forge acceptable cultivar
EVERGREEN TREES							
	PF	4		Pinus strobus 'Fastigiata'	Eastern White Pine Compact	6-7` Ht. B&B	
	JVB	12		Juniperus virginiana `Burkii`	Eastern Red Cedar	7-8` Ht. B&B	
ORNAMENTAL TREES							
	AX2	18		Amelanchier x grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry	8-10` Ht. B&B	Native
	CE	7		Cercis canadensis	Eastern Redbud Multi-trunk	8-10` Ht. B&B	
	MS2	11		Malus x 'Schmidtcutleaf'	Golden Raindrops™ Crabapple	2-2.5" cal. B&B	
SHRUBS							
	HI2	7		Hamamelis virginiana	Witch Hazel	5 gal.	
	HQ	22		Hydrangea quercifolia	Oakleaf Hydrangea	5 gal.	
	IG2	6		Ilex glabra	Inkberry Holly	5 gal.	
	CA	6		Clethra alnifolia	Sweet Peperbush	5 gal.	
SYMBOL	CODE	QTY	DETAIL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
NO-MOW							
	CP	3,330		Carex pensylvanica	Pennsylvania Sedge	Plugs	Native sedge grass. 10" O.C. spacing
ORNAMENTAL GRASSES							
	ST	220		Sporobolus heterolepis `Tara`	Prairie Dropseed	2 gal.	
SEED MIX							
	NE	7,768 sf		NE Conservation/Wildlife Seed Mix	Native Conservation Seed Mix	seed	New England Conservation/Wildlife



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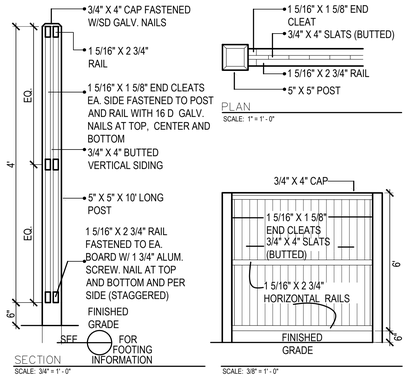
KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

PLANTING PLAN

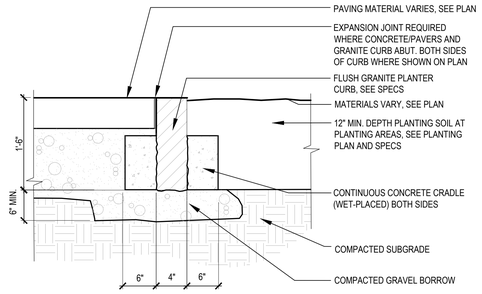
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Project: 22118.00
Author: TJ, MF, YW
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L402



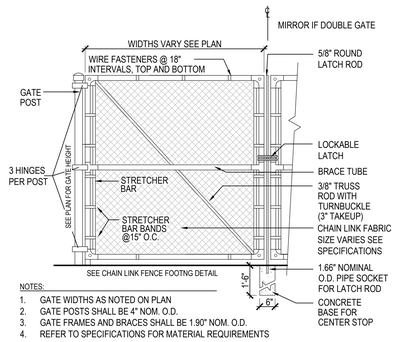
12 WOOD FENCE

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



11 FLUSH GRANITE PLANTER CURB

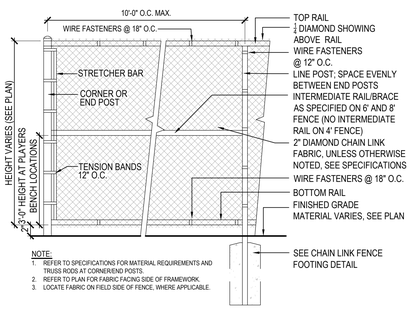
SCALE: 1" = 1'-0"



NOTES:
1. GATE WIDTHS AS NOTED ON PLAN
2. GATE POSTS SHALL BE 4" NOM. O.D.
3. GATE FRAMES AND BRACES SHALL BE 1.90" NOM. O.D.
4. REFER TO SPECIFICATIONS FOR MATERIAL REQUIREMENTS

15 CHAIN LINK GATE

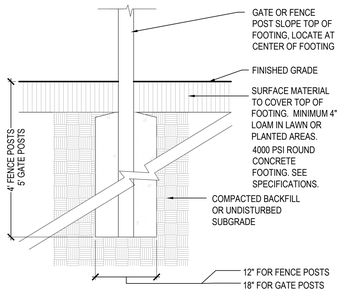
SCALE: 1/2" = 1'-0"



NOTE:
1. REFER TO SPECIFICATIONS FOR MATERIAL REQUIREMENTS AND TRUSS RODS AT CORNER/END POSTS.
2. REFER TO PLAN FOR FABRIC FACING SIDE OF FRAMEWORK.
3. LOCATE FABRIC ON FIELD SIDE OF FENCE, WHERE APPLICABLE.

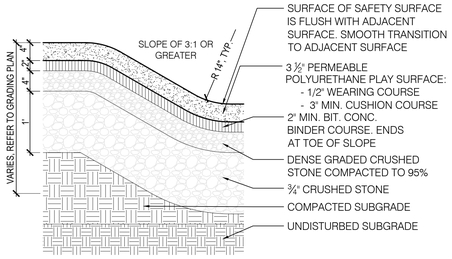
14 CHAIN LINK FENCE

SCALE: 1/2" = 1'-0"



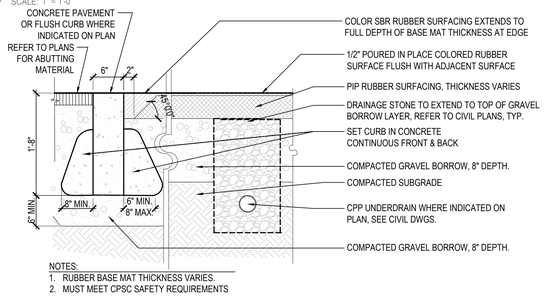
13 CHAIN LINK FENCE FOOTING

SCALE: 1" = 1'-0"



9 POURED IN PLACE MOUND

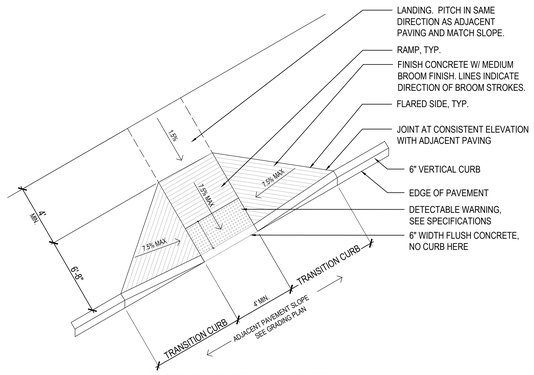
SCALE: 1" = 1'-0"



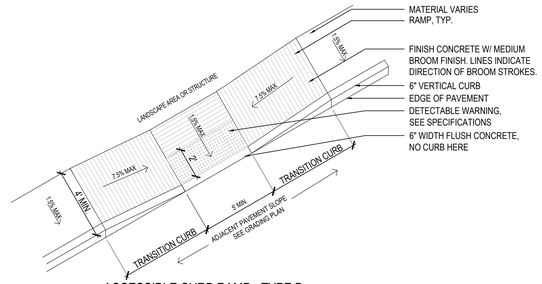
NOTES:
1. RUBBER BASE MAT THICKNESS VARIES.
2. MUST MEET CPSC SAFETY REQUIREMENTS

8 POURED-IN-PLACE RUBBER SAFETY SURFACING

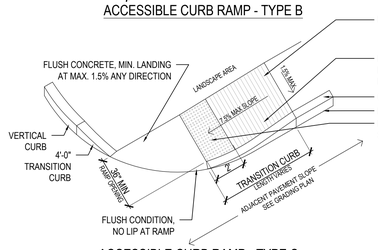
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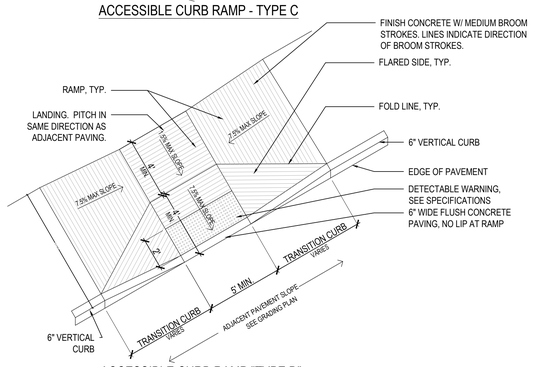
ACCESSIBLE CURB RAMP - TYPE A



ACCESSIBLE CURB RAMP - TYPE B



ACCESSIBLE CURB RAMP - TYPE C



ACCESSIBLE CURB RAMP "TYPE D"

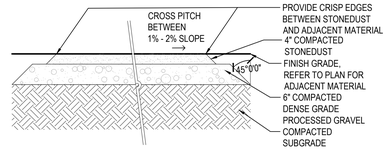
TRANSITION CURB LENGTH CHART ON 7.5% SLOPE RAMP W/ 6" CURB REVEAL

ADJACENT PAVEMENT SLOPE	TRANSITION LENGTH UPHILL SIDE	TRANSITION LENGTH DOWNHILL SIDE
0%	6.5'	6.5'
0-1%	7'-8"	6.5'
>1-2%	9.0'	6.5'
>2-3%	11.0'	6.5'
>3-4%	14.0'	6.5'
>4-5%	15.0' MAX	6.5'

NOTES:
1. CURBS AND WALKS ALONG ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE APPLICABLE REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD AND THE AMERICANS WITH DISABILITIES ACT. NON-CONFORMING WORK SHALL BE REMOVED AND REINSTALLED AT THE CONTRACTORS EXPENSE.
2. MAXIMUM SLOPE ON RAMP NOT TO EXCEED 7.5%. MAXIMUM CROSS SLOPE PERPENDICULAR TO RAMP NOT TO EXCEED 1.5%.
3. MAXIMUM SLOPE ON LANDING NOT TO EXCEED 1.8%. MINIMUM SLOPE ON LANDING NOT TO BE LESS THAN 1%.
4. MAXIMUM TRANSITION CURB AND FLARED SIDE SLOPES NOT TO EXCEED 8.0%. MINIMUM TRANSITION CURB AND FLARED SIDE SLOPE NOT TO BE LESS THAN 7%.
5. SOME ACCESSIBLE CURB CUT CONFIGURATIONS INDICATED MAY REQUIRE RADIAL TRANSITION CURBS. SEE LAYOUT DRAWING FOR RADIAL DIMENSIONS. ADDITIONALLY, SEE PLAN FOR SOME RAMPS NOTED AS SIMILAR.
6. DETECTABLE WARNING SURFACE COLOR TO CONTRAST ADJACENT PAVING MATERIAL: DARK WITH LIGHT OR LIGHT WITH DARK AS DEFINED IN THE AMERICANS WITH DISABILITIES ACT, SEE SPECIFICATIONS.
7. CURB CUTS SHALL BE PERPENDICULAR TO THE CURB, UNLESS OTHERWISE SHOWN.
8. REFER TO TRANSITION CURB LENGTH CHART FOR TRANSITION CURB LENGTHS.
9. PROVIDE POSITIVE DRAINAGE AWAY FROM BOTTOM OF CURB RAMPS TO PREVENT PONDING.
10. ALL RAMPS SHALL BE CONCRETE PAVING PER DETAIL.

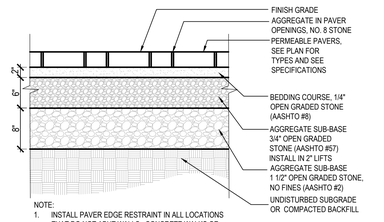
7 ACCESSIBLE CURB RAMPS

SCALE: 1/4" = 1'-0"



6 STONEDUST

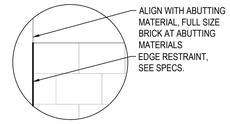
SCALE: 1" = 1'-0"



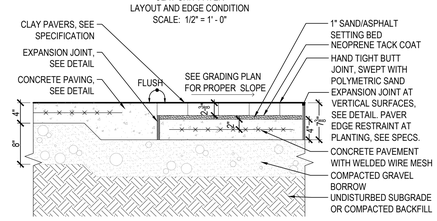
NOTE:
1. INSTALL PAVER EDGE RESTRAINT IN ALL LOCATIONS THAT DO NOT ABUT WALLS, CONCRETE WALKS OR CURBS, SEE SPECIFICATIONS

5 PERMEABLE UNIT PAVERS

SCALE: 1" = 1'-0"

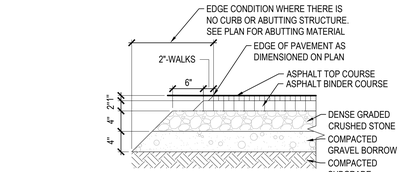


CLAY UNIT PAVER
LAYOUT AND EDGE CONDITION
SCALE: 1/2" = 1'- 0"



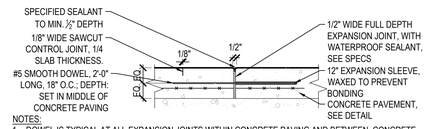
4 CONCRETE UNIT PAVERS

SCALE: 1" = 1'-0"



3 ASPHALT WALKWAY PAVING

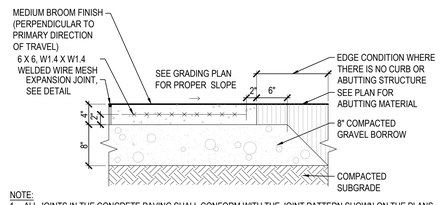
SCALE: 1" = 1'-0"



NOTES:
1. DOWEL IS TYPICAL AT ALL EXPANSION JOINTS WITHIN CONCRETE PAVING AND BETWEEN CONCRETE PAVING AND CONCRETE STAIRS.
2. DELETE EXPANSION SLEEVE AND DOWEL WHERE JOINT ABUTS RETAINING WALL, CURBS, OR OTHER FIXED OBJECTS.
3. INSTALL JOINTS AS SHOWN ON PLAN. EXPANSION JOINTS AT A MAXIMUM OF 30' APART AND CONTROL JOINTS AT A MAXIMUM OF 10' APART UNLESS SPACED MORE CLOSELY ON THE PLANS.

2 EXPANSION JOINT

SCALE: 1" = 1'-0"



NOTE:
1. ALL JOINTS IN THE CONCRETE PAVING SHALL CONFORM WITH THE JOINT PATTERN SHOWN ON THE PLANS.

1 CONCRETE WALKWAY PAVING

SCALE: 1" = 1'-0"

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STOUGHTON, MASSACHUSETTS

WARNER LARSON
LANDSCAPE ARCHITECTS
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PERMIT SET

10/29/2025

KEY PLAN

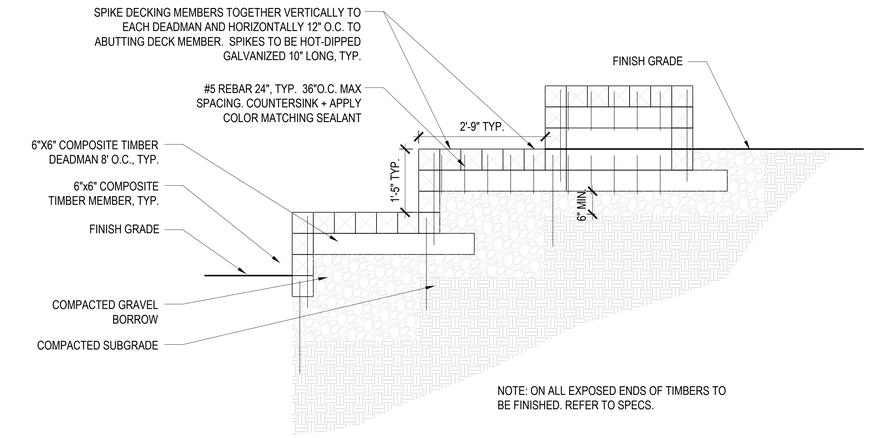
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PROJECT NORTH | MAGNETIC NORTH

DETAILS

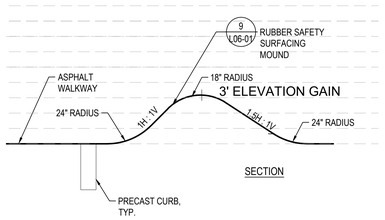
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Project: 22118.00
Author: TJ, MF, YW
Date: 10/29/2025

L500



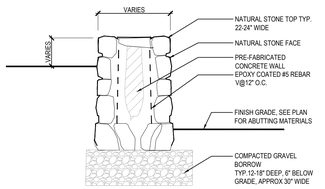
13 RECYCLED TIMBER AMPHITHEATER SECTION

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



12 PIP PLAY MOUND SECTION PROFILE

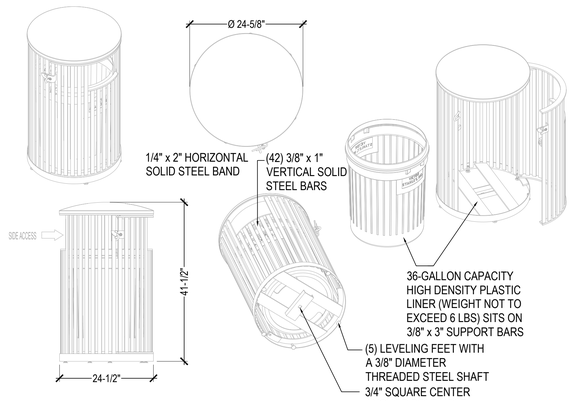
SCALE: 1/2" = 1'-0"



NOTES:
1. REFER TO GRADING PLAN FOR FINISH GRADES AND TOP AND BOTTOM OF WALL ELEVATIONS
2. SEE SPECIFICATIONS.
3. JOINTS WITHIN FACE OF WALL TO BE TIGHT, WITH NO MORTAR VISIBLE.
4. PROVIDE SHOP DRAWINGS

11 PRE ENGINEERED NATURAL STONE AMPHITHEATER SECTION

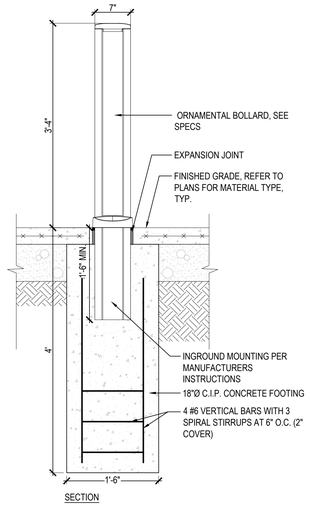
SCALE: 1/2" = 1'-0"



NOTES:
1. TRASH RECEPTACLE AND RECYCLING SHALL BE 36 GALLON 'STEELSITES' AS MANUFACTURED BY VICTOR STANLEY OR APPROVED EQUAL
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS.
3. PROVIDE SHOP DRAWINGS.

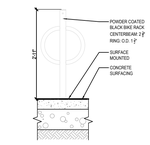
10 TRASH CAN

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



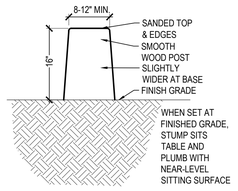
9 ORNAMENTAL BOLLARD

SCALE: 1" = 1'-0"



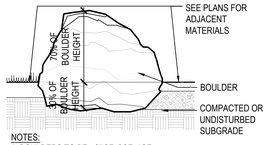
8 DERO BIKE RACK

SCALE: 1/2" = 1'-0"



7 SITTING STUMP

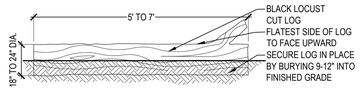
SCALE: 1" = 1'-0"

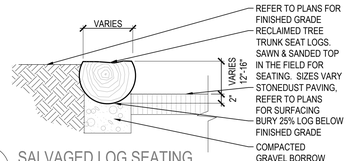


NOTES:
1. BOULDERS TO BE ±27CF, 8CF, 1CF
3 BOULDER SIZES: 3' LENGTH, 2' LENGTH, AND 1' LENGTH
2. LANDSCAPE ARCHITECT TO LOCATE BOULDERS IN FIELD.

6 BOULDER

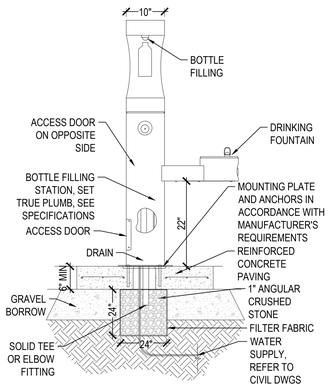
SCALE: 1" = 1'-0"





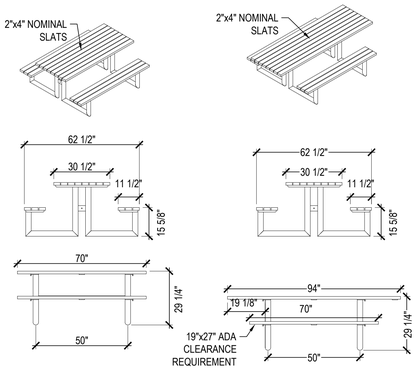
5 SALVAGED LOG SEATING

SCALE: 1" = 1'-0"



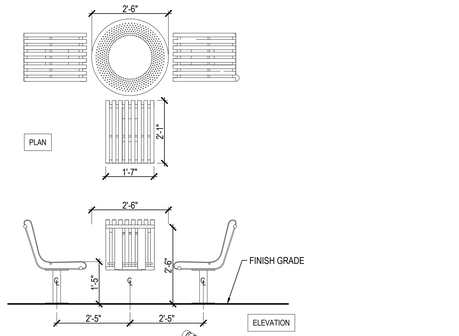
4 BOTTLE FILLING STATION AND FOOTING

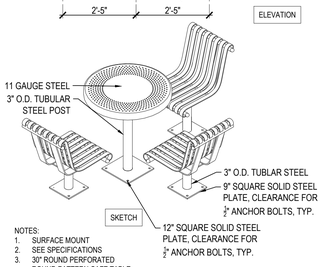
SCALE: 3/4" = 1'-0"



3 PICNIC TABLE

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

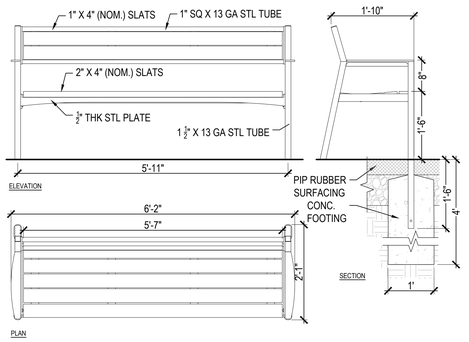




NOTES:
1. SURFACE MOUNT
2. SEE SPECIFICATIONS
3. 30" ROUND PERFORATED ROUND PATTERN CAFE TABLE
4. THREE CAFE TABLE SEATS

2 CAFE TABLE AND CHAIRS

SCALE: 1/2" = 1'-0"



1 BENCH

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

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10/29/2025

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

DETAILS

Scale: AS NOTED
Project: 22118.00
Author: TJ, MF, YW
Date: 10/29/2025

L501



Stoughton South Elementary School

Planting Plan Overview

GENERAL PLANTING CONCEPT

- Provide low maintenance diverse planting with year around interest
  - Native planting and native cultivars

- Primarily lawn and trees with ornamental planting (mostly shrubs and ornamental grasses) in key areas such as
  - Front Entrance
  - Outdoor Classroom
  - Playground (K-2)
  - Playground (3-5) and Teacher's Seating Area
  - Cafe and Recess Area

- Maintenance of planting would be
  - Removal of weeds in ornamental beds, pruning of off-shoots from trees and lower branching, till establishment period (around 2 years)
  - Fescue Lawn: 3 mowing per year
  - Late Winter (End of March) cleanup
  - Some pruning of shrubs
  - Mow sedge grasses once per year
  - Late Fall cleanup

PLANT_SCHEDULE_BASE_BID

SYMBOL	CODE	QTY		BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES							
	AR	11		Acer rubrum `Redpointe`	Redpointe Maple	3 Gal	
	BN	2		Betula nigra `Cully` TM	Heritage Birch	7-8` Ht. B&B	Clump
	BP	14		Betula populifolia `Whitespire`	Whitespire Birch	7-8` Ht. B&B	Clump,
	CA3	14		Carpinus caroliniana	American Hornbeam Multi-trunk	2-2.5" cal. B&B	
	GTS	4		Gleditsia triacanthos inermis `Skycole` TM	Skyline Thornless Honey Locust	3" Cal.	
	NS	10		Nyssa sylvatica `Wildfire`	Black Gum	1.5-2.0" cal. B&B	
	PT	9		Populus tremuloides	Quaking Aspen	2-2.5" cal. B&B	
	QP	9		Quercus palustris	Pin Oak	2.5" Cal.	
	TA	6		Tilia americana `Legend`	Linden	3" Cal.	High Branched
	UA	8		Ulmus americana `Jefferson`	American Elm	3 Gal	Valley Forge acceptable cultivar
EVERGREEN TREES							
	PF	4		Pinus strobus 'Fastigiata'	Eastern White Pine Compact	6-7` Ht. B&B	
	JVB	12		Juniperus virginiana `Burkii`	Eastern Red Cedar	7-8` Ht. B&B	
ORNAMENTAL TREES							
	AX2	13		Amelanchier x grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry	8-10` Ht. B&B	Native
	CE	7		Cercis canadensis	Eastern Redbud Multi-trunk	8-10` Ht. B&B	
	MS2	6		Malus x 'Schmidtcutleaf'	Golden Raindrops™ Crabapple	2-2.5" cal. B&B	
SHRUBS							
	HI2	3		Hamamelis virginiana	Common Witch Hazel	5 gal.	
	HQ	22		Hydrangea quercifolia	Oakleaf Hydrangea	5 gal.	
	IG2	6		Ilex glabra	Inkberry Holly	5 gal.	
	CA	6		Clethra alnifolia	Sweet Peperbush	5 gal.	
SYMBOL	CODE	QTY	DETAIL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
NO-MOW							
	CP	3,330		Carex pensylvanica	Pennsylvania Sedge	Plugs	Native sedge grass. 10" O.C. spacing
ORNAMENTAL GRASSES							
	ST	220		Sporobolus heterolepis `Tara`	Prairie Dropseed	2 gal.	
SEED MIX							
	NE	7,768 sf		NE Conservation/Wildlife Seed Mix	Native Conservation Seed Mix	seed	New England Conservation/Wildlife

FRONT PLAZA

tree + no-mow grass





American Hornbeam Multi-trunk (CA3)



Black Gum (NS)



Pennsylvania Sedge (CP)



Whitespire Birch(BP)



Pine Oak (QP)



Stoughton South
Elementary School

NORTH

WARNER LARSON
LANDSCAPE ARCHITECTS
now IMEG

Planting Overview
Oct 09, 2025



Stoughton South
Elementary School

NORTH

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LANDSCAPE ARCHITECTS
now IMEG

Planting Overview
Oct 09, 2025

CAFE / BALL COURT AREA

tree + seed mix, shrub buffer between





American Linden (TA)



Eastern White Pine (PF)



Native Conservation Seed Mix (NE)



Sweet Peperbush (CA)

OUTDOOR CLASSROOM AREA

tree + lawn





Heritage Birch (BN)



Eastern White Pine (PT)



`Autumn Brilliance` Serviceberry (AX2)



Golden Raindrops Crabapple (MS2)



Skyline Thornless
Honey Locust (GTS)



Eastern Red Cedar (JVB)

PLAYGROUND AREA

tree + mulch bed, open lawn for play, shrub for teacher's seating area





Quaking Aspen (PT)



Eastern Redbud Multi-trunk(CE)



Eastern White Pine



Yellowwood (CP3)



Heritage Birch (BN)



Oakleaf Hydrangea (HQ)



Eastern Red Cedar (JVB)

PLAYGROUND AREA

tree +mulch bed, separated shrub buffer





Black Gum (NS)



Common Witch Hazel (HI2)



Oakleaf Hydrangea (HQ)



`Autumn Brilliance` Serviceberry (AX2)



Skyline Thornless
Honey Locust (GTS)



American Hornbeam Multi-trunk (CA3)

STORM BASIN

Natrualization Tree and shrub





American Hornbeam Multi-trunk (CA3)



Black Gum (NS)



Common Witch Hazel (HI2)



Pennsylvania Sedge (CP)



NOTES:

1. CONTRACTOR SHALL STAKE PLANT LOCATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. NEW PLANT MATERIAL ADJACENT TO BUILDING SHALL BE LOCATED NO CLOSER THAN 3' O.C. TO FOUNDATION WALL.

2. ALL PLANT MATERIAL AND PLANTING PROCEDURES SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

3. CONTRACTOR SHALL LOCATE AND VERIFY EXISTING AND NEW UNDERGROUND UTILITY LOCATIONS PRIOR TO PLANTING.

4. CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND SPREADING TOPSOIL (6" MINIMUM FINISHED DEPTH), FINE GRADING AND SEEDING ANY AREAS DESIGNATED TO BE LAWN ON THIS PLAN AND ANY AREAS DISTURBED DURING THE CONSTRUCTION AND NOT OTHERWISE DEVELOPED UNDER THIS CONTRACT BOTH WITHIN AND OUTSIDE OF THE LIMIT OF WORK LINE.

5. ALL PLANT BEDS SHALL RECEIVE 3" DEPTH OF PINE BARK MULCH.

6. PROVIDE EROSION CONTROL MATTING AT ALL SEEDED SLOPES 3H:IV AND STEEPER AND ALONG BOTTOM OF ALL SWALES IMMEDIATELY AFTER FINE GRADING AND SEEDING.

7. ALL EXISTING TREES TO REMAIN WITHIN THE LIMIT OF WORK AND WHERE INDICATED ON THE DRAWINGS SHALL BE PRUNED IN ACCORDANCE WITH THE SPECIFICATIONS.

8. ALL AREAS NOT OTHERWISE DEVELOPED TO BE LOAMED (6") AND SEEDED (GRASS).

LEGEND

- DECIDUOUS SHADE TREE, TYP.
- CONIFEROUS EVERGREEN TREE, TYP.
- ORNAMENTAL TREE, TYP.
- EXISTING TREE TO REMAIN, TYP.
- SHRUB PLANTING
- SALVAGED OR LOCALLY SOURCED BOULDERS
- NATIVE SEED MIX
- SEDGES/PLUGS
- LAWN OR LOW MOW FESCUE — LOAM AND SEED

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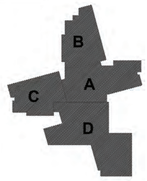
THE NEW STOUGHTON ELEMENTARY SCHOOL

STOUGHTON, MASSACHUSETTS

WARNER LARSON
LANDSCAPE ARCHITECTS
now IMEG

DESIGN DEVELOPMENT

08/27/2025



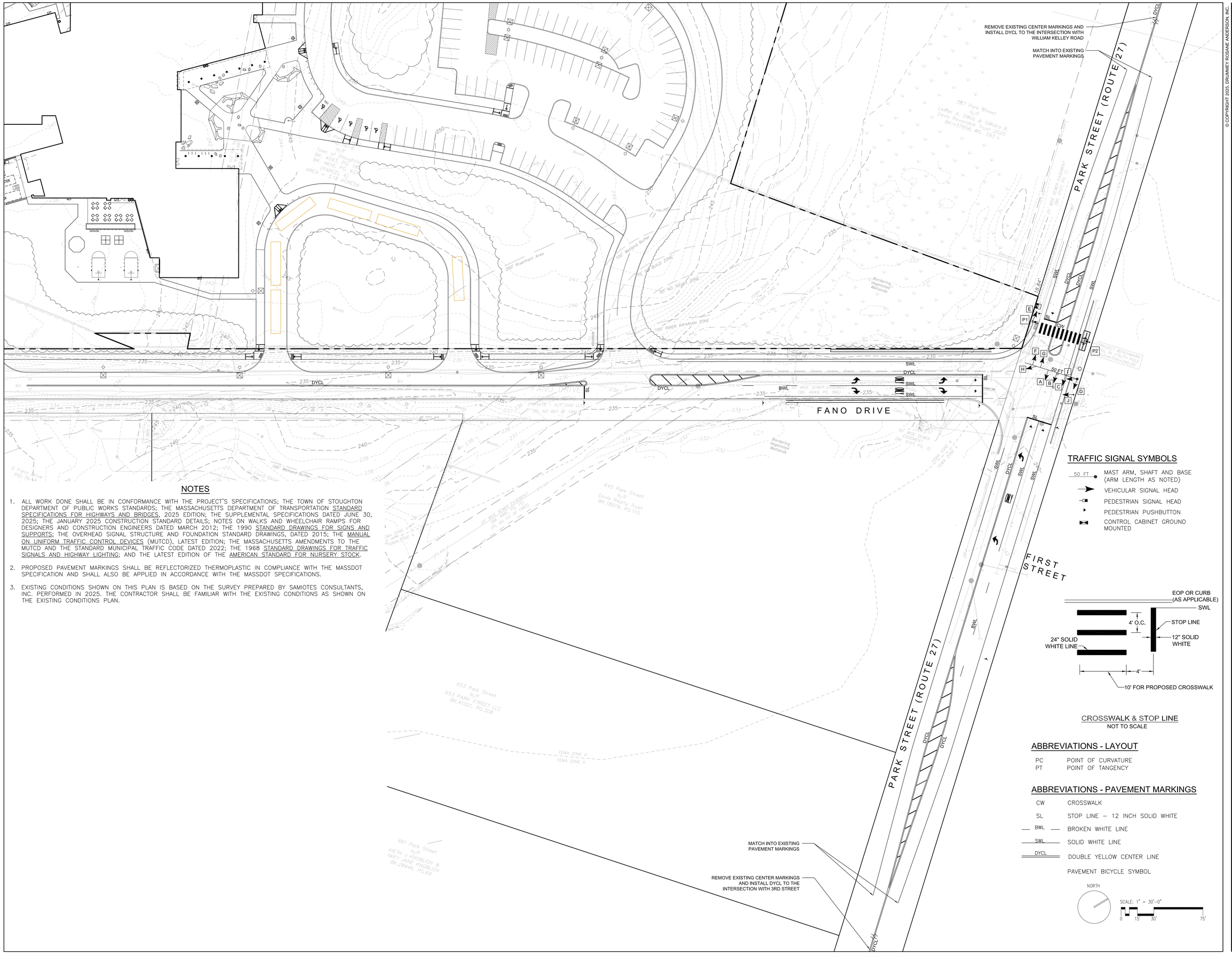
KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

PLANTING PLAN

Scale:
Project: 22118.00
Author:
Date: 08/27/2025

L400



NOTES

1. ALL WORK DONE SHALL BE IN CONFORMANCE WITH THE PROJECT'S SPECIFICATIONS; THE TOWN OF STOUGHTON DEPARTMENT OF PUBLIC WORKS STANDARDS; THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 2025 EDITION; THE SUPPLEMENTAL SPECIFICATIONS DATED JUNE 30, 2025; THE JANUARY 2025 CONSTRUCTION STANDARD DETAILS; NOTES ON WALKS AND WHEELCHAIR RAMPS FOR DESIGNERS AND CONSTRUCTION ENGINEERS DATED MARCH 2012; THE 1990 STANDARD DRAWINGS FOR SIGNS AND SUPPORTS; THE OVERHEAD SIGNAL STRUCTURE AND FOUNDATION STANDARD DRAWINGS, DATED 2015; THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION; THE MASSACHUSETTS AMENDMENTS TO THE MUTCD AND THE STANDARD MUNICIPAL TRAFFIC CODE DATED 2022; THE 1968 STANDARD DRAWINGS FOR TRAFFIC SIGNALS AND HIGHWAY LIGHTING; AND THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.
2. PROPOSED PAVEMENT MARKINGS SHALL BE REFLECTORIZED THERMOPLASTIC IN COMPLIANCE WITH THE MASSDOT SPECIFICATION AND SHALL ALSO BE APPLIED IN ACCORDANCE WITH THE MASSDOT SPECIFICATIONS.
3. EXISTING CONDITIONS SHOWN ON THIS PLAN IS BASED ON THE SURVEY PREPARED BY SAMIOTES CONSULTANTS, INC. PERFORMED IN 2025. THE CONTRACTOR SHALL BE FAMILIAR WITH THE EXISTING CONDITIONS AS SHOWN ON THE EXISTING CONDITIONS PLAN.

TRAFFIC SIGNAL SYMBOLS

- 50 FT — MAST ARM, SHAFT AND BASE (ARM LENGTH AS NOTED)
- VEHICULAR SIGNAL HEAD
- PEDESTRIAN SIGNAL HEAD
- PEDESTRIAN PUSHBUTTON
- CONTROL CABINET GROUND MOUNTED

CROSSWALK & STOP LINE
NOT TO SCALE

ABBREVIATIONS - LAYOUT

PC	POINT OF CURVATURE
PT	POINT OF TANGENCY

ABBREVIATIONS - PAVEMENT MARKINGS

CW	CROSSWALK
SL	STOP LINE – 12 INCH SOLID WHITE
BWL	BROKEN WHITE LINE
SWL	SOLID WHITE LINE
DYCL	DOUBLE YELLOW CENTER LINE
	PAVEMENT BICYCLE SYMBOL

NORTH

SCALE: 1" = 30'-0"

0 15' 30' 75'

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STOUGHTON, MASSACHUSETTS

BRYANT ASSOCIATES
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640 George Washington Hwy, Bldg. C, Suite 100
Lincoln, RI 02865
T: 1 401 722 7660

DESIGN DEVELOPMENT
(PLANNING BOARD
NOVEMBER 10, 2025)



KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

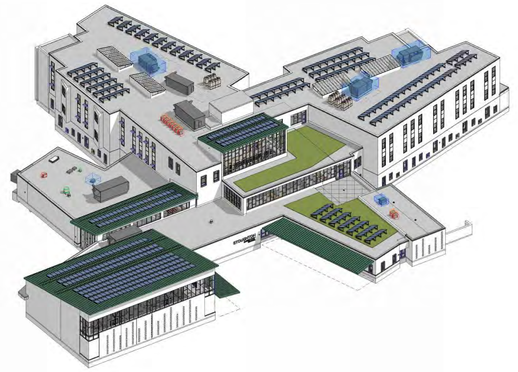
Traffic Signal Plan

Scale: 1" = 30'
Project: 22118.00
Author: ERL / TEB
Date: 10/29/2025

T100



EXTERIOR BIRD'S EYE VIEW TOWARDS MAIN ENTRANCE



BIRD'S EYE BUILDING MASSING VIEW



Standing Seam Metal Roof

Aluminum Composite Metal Panel Systems (ACM)

Fiber Cement Panels Field (FC-1)

Fiber Cement Panels Accent (FC-2)

Brick Masonry (BK-1)

Stone Masonry (M-1)



5 OVERALL NORTH BUILDING ELEVATION
1/16" = 1'-0"



4 OVERALL WEST BUILDING ELEVATION
1/16" = 1'-0"



EXTERIOR VIEW FROM ENTRANCE DRIVE



EXTERIOR VIEW LOOKING TOWARDS KINDER PLAY



3 OVERALL SOUTH BUILDING ELEVATION
1/16" = 1'-0"



EXTERIOR MAIN ENTRANCE PLAZA



1 OVERALL EAST BUILDING ELEVATION
1/16" = 1'-0"

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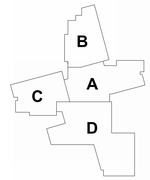
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THE NEW STOUGHTON ELEMENTARY SCHOOL

STOUGHTON, MASSACHUSETTS

DESIGN DEVELOPMENT

10/29/2025



KEY PLAN



PROJECT NORTH | MAGNETIC NORTH

EXTERIOR ELEVATIONS

Scale: 1/16" = 1'-0"
Project: 22118.00
Author:
Date: 10/29/2025

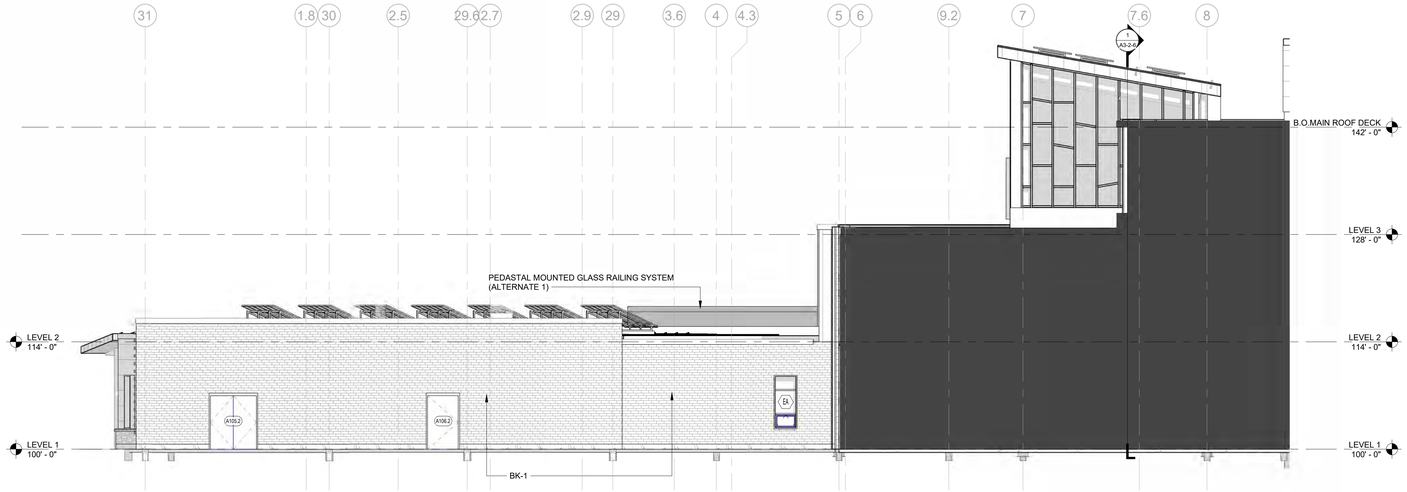
A2-0-1 P

GENERAL EXTERIOR ELEVATION NOTES

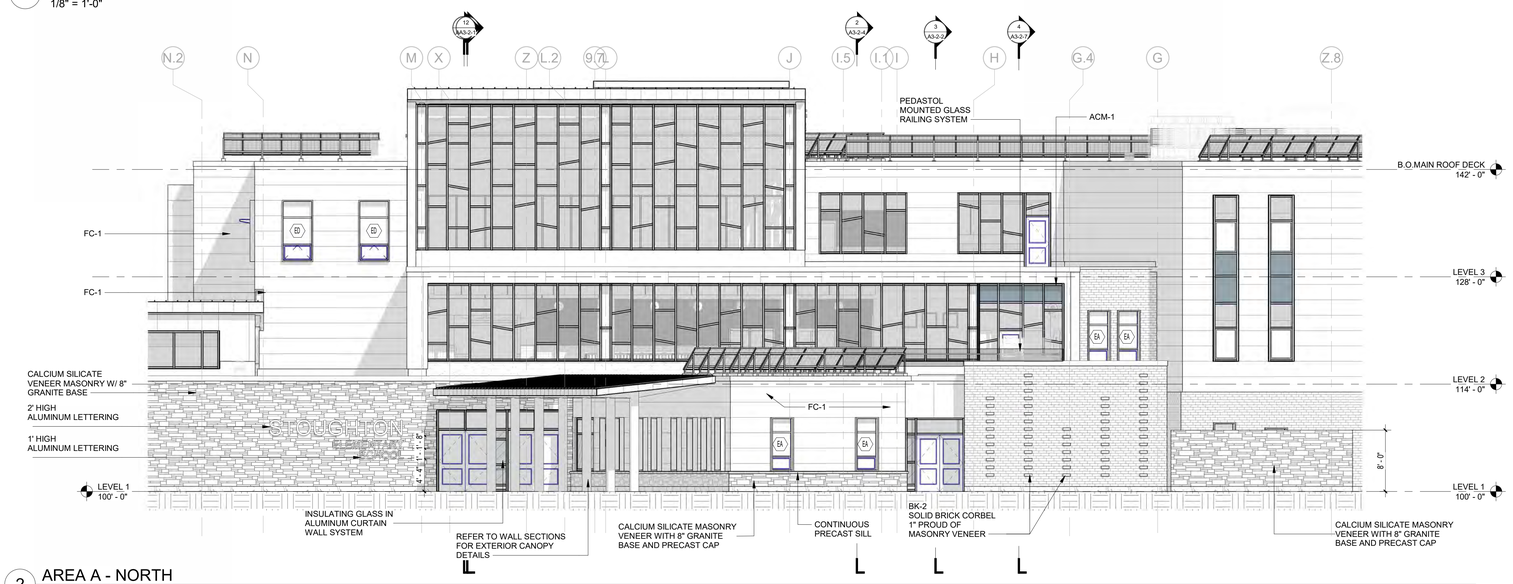
BK-1 - UTILITY BRICK TYPE 1
BK-2 - UTILITY BRICK - SOLID CORE - TYPE 1 - CORBEL 1" FROM VENEER FIELD
GR-1 - GRANITE BLOCK - USED AT BASE
CS-1 - CALCIUM SILICATE MASONRY - ASHLAR PATTERN

FC-1 - FIBER CEMENT PANEL TYPE 1
FC-2 - FIBER CEMENT PANEL TYPE 2
ACM-1 - ALUMINUM COMPOSITE PANEL TYPE 1

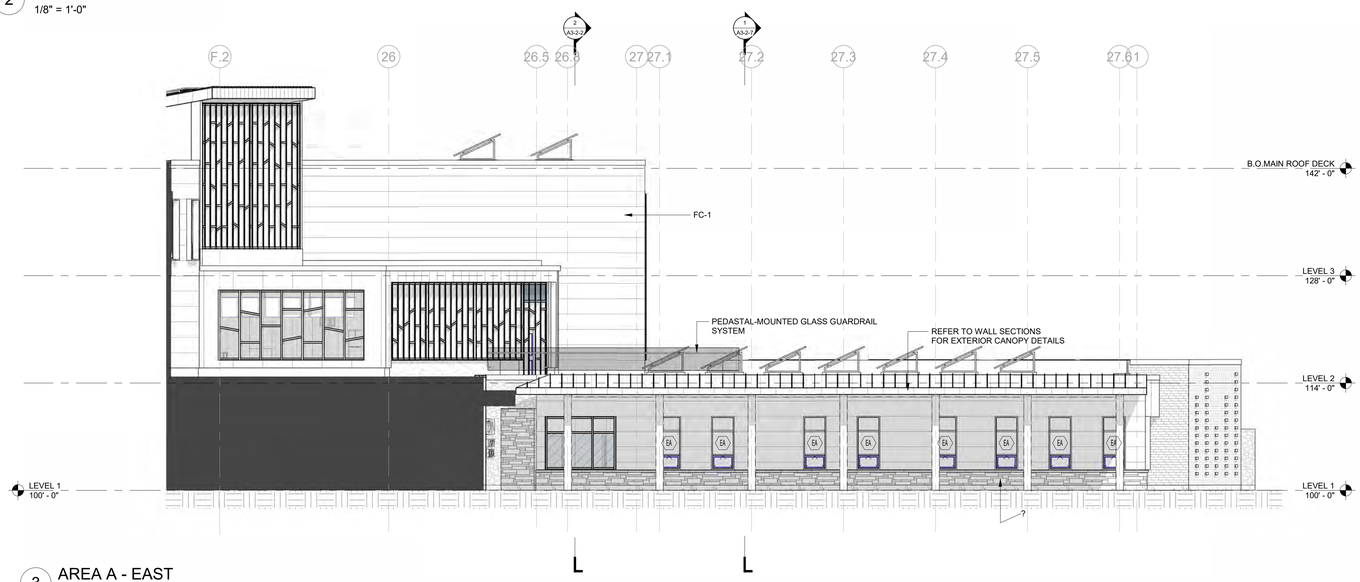
1. ALL BRICK SHALL BE BK-1 UNO.
2. ALL FIBER CEMENT PANELS SHALL BE FC-1 UNO.
3. (1) EXTERIOR WINDOW PER CLASSROOM SHALL HAVE 4" HIGH DECAL FOR ROOM IDENTIFICATION
4. EVERY EXTERIOR DOOR SHALL HAVE A 4" HIGH DECAL FOR THE DOOR IDENTIFICATION.



1 AREA A - WEST
1/8" = 1'-0"



2 AREA A - NORTH
1/8" = 1'-0"



3 AREA A - EAST
1/8" = 1'-0"



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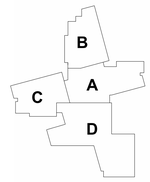
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STOUGHTON, MASSACHUSETTS

DESIGN DEVELOPMENT

10/29/2025



KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

BUILDING ELEVATIONS - AREA A

Scale: As indicated
Project: 22118.00
Author:
Date: 10/29/2025

A2-1-1

GENERAL EXTERIOR ELEVATION NOTES

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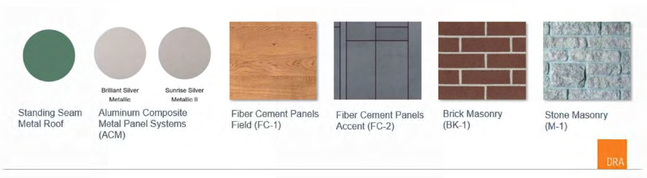
1 AREA B - SOUTH
1/8" = 1'-0"



2 AREA B - WEST
1/8" = 1'-0"



3 AREA B - NORTH
1/8" = 1'-0"



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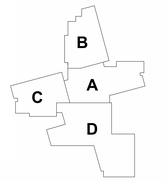
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10/29/2025



KEY PLAN

PROJECT NORTH
MAGNETIC NORTH

BUILDING ELEVATIONS - AREA B

Scale: As indicated
Project: 22118.00
Author:
Date: 10/29/2025

A2-1-2

GENERAL EXTERIOR ELEVATION NOTES

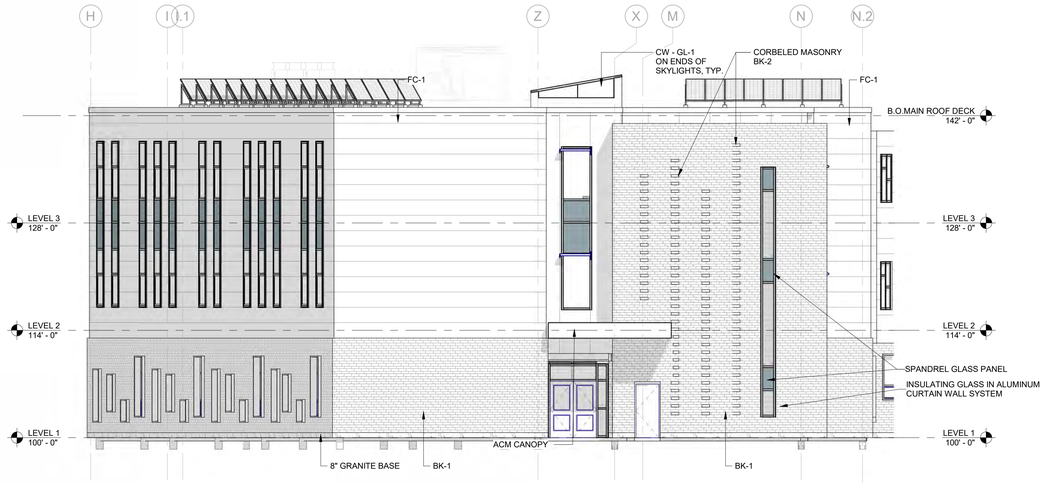
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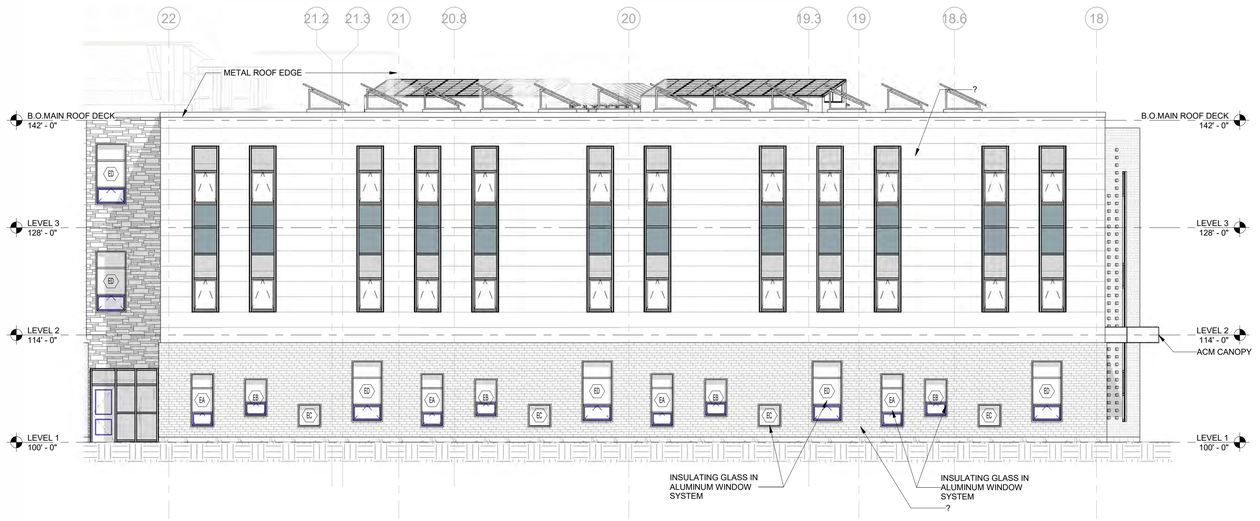
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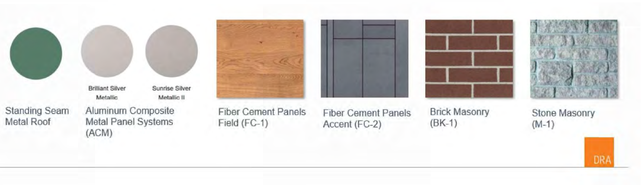
1 AREA C - SOUTH
1/8" = 1'-0"



2 AREA C - WEST
1/8" = 1'-0"



3 AREA C - NORTH
1/8" = 1'-0"



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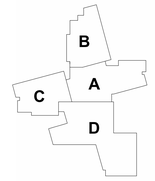
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THE NEW STOUGHTON ELEMENTARY SCHOOL

STOUGHTON, MASSACHUSETTS

DESIGN DEVELOPMENT

10/29/2025



KEY PLAN

PROJECT NORTH

MAGNETIC NORTH

BUILDING ELEVATIONS - AREA C

Scale: As indicated
Project: 22118.00
Author:
Date: 10/29/2025

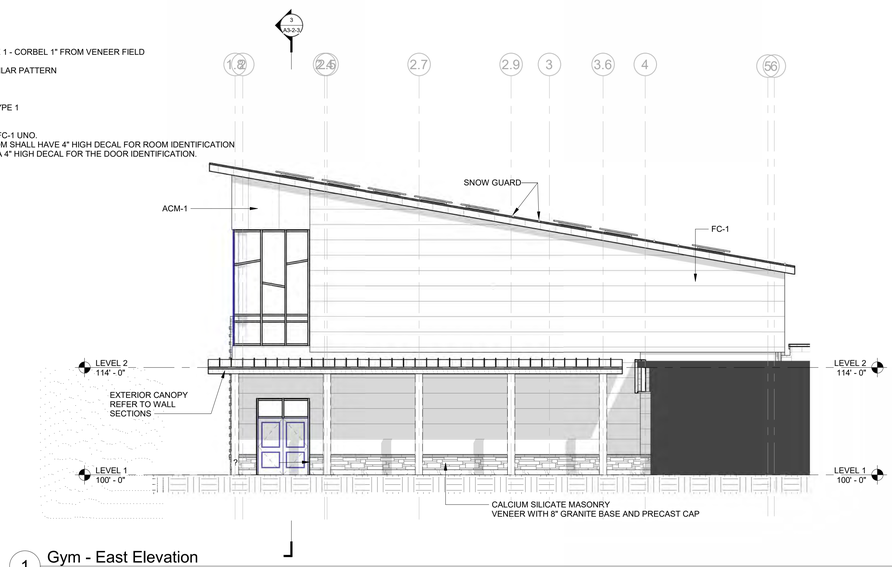
A2-1-3

GENERAL EXTERIOR ELEVATION NOTES

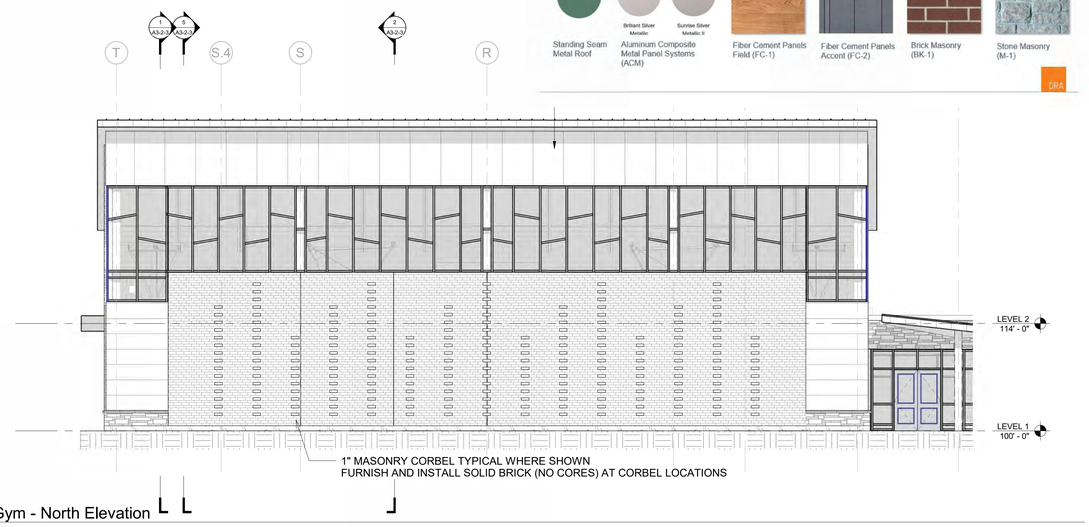
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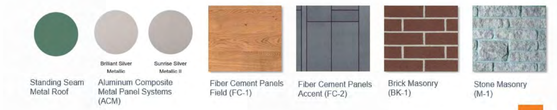
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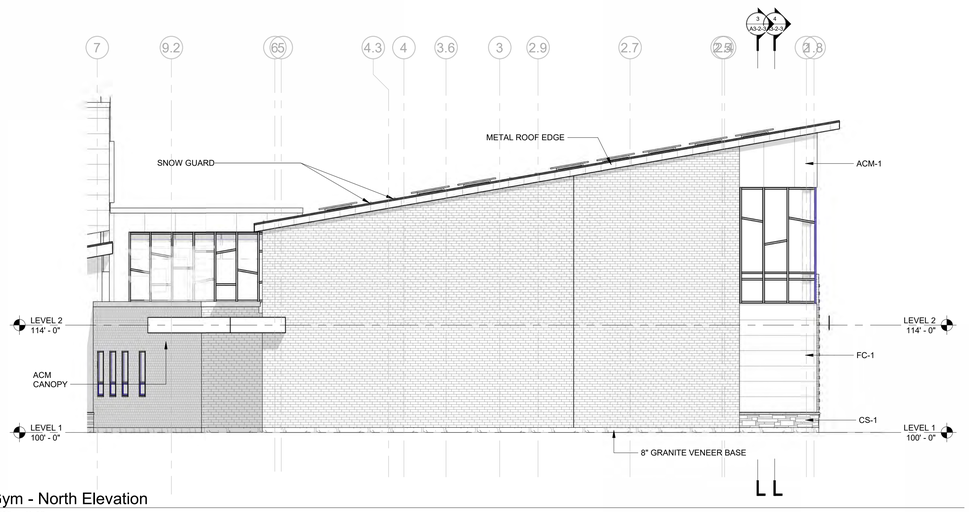


1 Gym - East Elevation
1/8" = 1'-0"

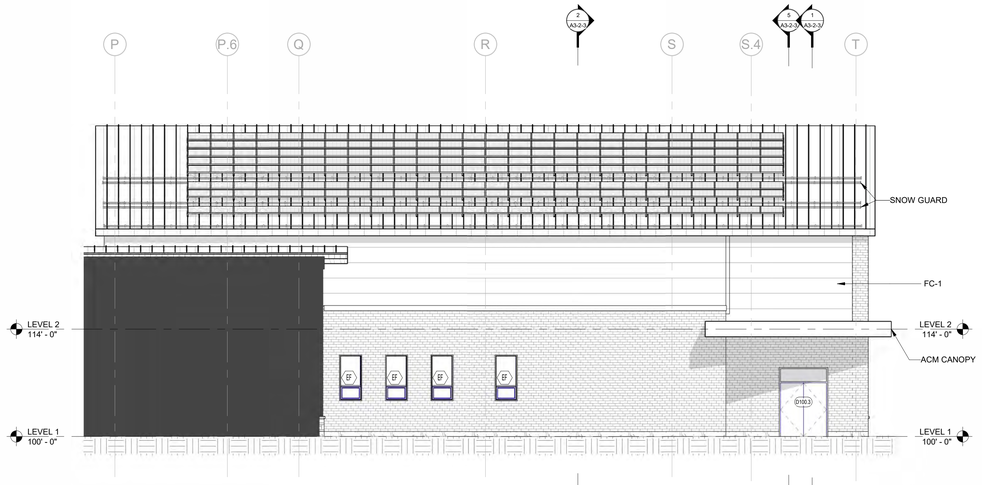


2 Gym - North Elevation
1/8" = 1'-0"

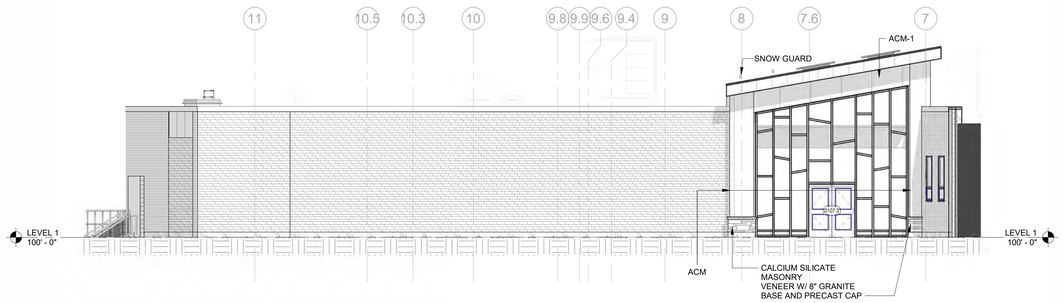




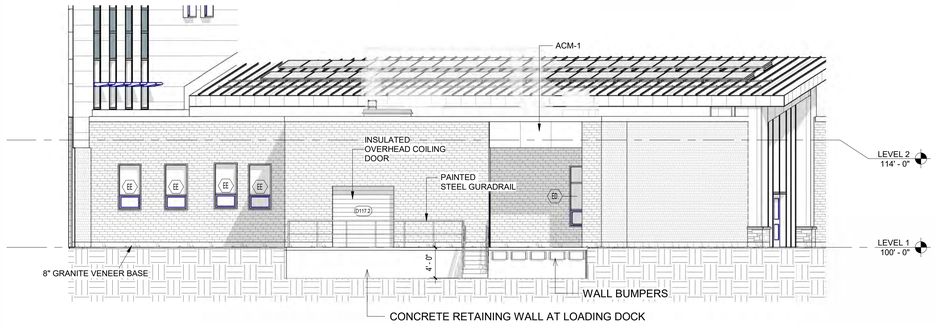
3 Gym - North Elevation
1/8" = 1'-0"



4 Gym - South Elevation
1/8" = 1'-0"



5 Area D - East
1/8" = 1'-0"



6 Area D - South
1/8" = 1'-0"

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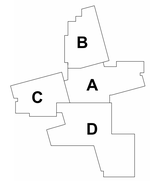
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DESIGN DEVELOPMENT

10/29/2025



KEY PLAN

PROJECT NORTH

MAGNETIC NORTH

BUILDING ELEVATIONS - AREA D

Scale: As indicated
Project: 22118.00
Author:
Date: 10/29/2025

A2-1-4