

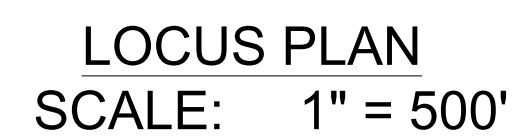


TOWN OF STOUGHTON
10 Pearl Street
Stoughton, MA 02072

**STOUGHTON
TOWN HALL
10 Pearl St.**

Landscape Improvements

1 OF 27



PLANNING BOARD SUBMISSION AUGUST 20, 2025

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NO.	REVISION	DATE
AUGUST 20, 2025		
DRAWN/DESIGN BY JAG/ CS		CHECKED BY RH

COVER -
INDEX SHEET

SCALE: AS NOTED

NEX-2300173.00

1 OF 27

EXISTING	PROPOSED	DESCRIPTION	EXISTING
JB	JB	JERSEY BARRIER	
CB	CB	CATCH BASIN	
CB	CB	CATCH BASIN CURB INLET	
FP	FP	FLAG POLE	
GP	GP	GAS PUMP	
MB	MB	MAIL BOX	
POST SQUARE	POST SQUARE	POST SQUARE	
POST CIRCULAR	POST CIRCULAR	POST CIRCULAR	
WELL	WELL	WELL	
EHH	EHH	ELECTRIC HANDHOLE	
FENCE GATE POST	FENCE GATE POST	FENCE GATE POST	
GG	GG	GAS GATE	
BHL #	BHL #	BORING HOLE	
MW #	MW #	MONITORING WELL	
TP #	TP #	TEST PIT	
HYDRANT	HYDRANT	HYDRANT	
LIGHT POLE	LIGHT POLE	LIGHT POLE	
CO.BD.		COUNTY BOUND	
GPS POINT		GPS POINT	
CABLE MANHOLE	CABLE MANHOLE	CABLE MANHOLE	
DRAINAGE MANHOLE	DRAINAGE MANHOLE	DRAINAGE MANHOLE	
ELECTRIC MANHOLE	ELECTRIC MANHOLE	ELECTRIC MANHOLE	
GAS MANHOLE	GAS MANHOLE	GAS MANHOLE	
MISC MANHOLE	MISC MANHOLE	MISC MANHOLE	
SEWER MANHOLE	SEWER MANHOLE	SEWER MANHOLE	
TELEPHONE MANHOLE	TELEPHONE MANHOLE	TELEPHONE MANHOLE	
WATER MANHOLE	WATER MANHOLE	WATER MANHOLE	
MASSACHUSETTS HIGHWAY BOUND	MASSACHUSETTS HIGHWAY BOUND	MASSACHUSETTS HIGHWAY BOUND	
MONUMENT		MONUMENT	
STONE BOUND		STONE BOUND	
TOWN OR CITY BOUND		TOWN OR CITY BOUND	
TRAVERSE OR TRIANGULATION STATION		TRAVERSE OR TRIANGULATION STATION	
TROLLEY POLE OR GUY POLE	TROLLEY POLE OR GUY POLE	TROLLEY POLE OR GUY POLE	
TRANSMISSION POLE		TRANSMISSION POLE	
UTILITY POLE W/ FIREBOX	UTILITY POLE W/ FIREBOX	UTILITY POLE W/ FIREBOX	
UTILITY POLE WITH DOUBLE LIGHT	UTILITY POLE WITH DOUBLE LIGHT	UTILITY POLE WITH DOUBLE LIGHT	
UTILITY POLE W / 1 LIGHT	UTILITY POLE W / 1 LIGHT	UTILITY POLE W / 1 LIGHT	
UTILITY POLE	UTILITY POLE	UTILITY POLE	
BUSH		BUSH	
TREE		TREE	
STUMP		STUMP	
SWAMP / MARSH		SWAMP / MARSH	
WATER GATE	WATER GATE	WATER GATE	
PARKING METER	PARKING METER	PARKING METER	

<u>PROPOSED</u>	<u>DESCRIPTION</u>	<u>ESTABLISHED BY MASSACHUSETTS STATE PLANE COORDINATE SYSTEM</u>
	PAVEMENT ARROW - WHITE	
	LEGEND "ONLY" - WHITE	
	STOP LINE	
	CROSSWALK	
	SOLID WHITE LINE	
	SOLID YELLOW LINE	
	BROKEN WHITE LINE	
	BROKEN YELLOW LINE	
	DOTTED WHITE LINE	
	DOTTED YELLOW LINE	
	DOTTED WHITE LINE EXTENSION	
	DOTTED YELLOW LINE EXTENSION	
	DOUBLE WHITE LINE	
	DOUBLE YELLOW LINE	

THE BASEPLAN WAS COMPILED FROM A COMBINATION OF TERRESTRIAL LIDAR AND STATISTICAL SURVEY DATA COLLECTED BY GREENMAN-PEDERSEN, INC. (GPI) IN JULY AND AUGUST, 2020. THE VERTICAL DATUM SHOWN HEREON REFERENCES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED BY MASSDOT IN JULY 2022 APPLYING THE GEOID 18 MODEL. THE HORIZONTAL DATUM SHOWN HEREON IS BASED UPON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM - MAINLAND ZONE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) (2011), EPOCH 2010.00, ESTABLISHED BY MASSDOT IN JULY, 2022.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.

WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

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

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

THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R&R).

ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

ALL PROPOSED PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

ALL EXISTING MASSACHUSETTS, NORFOLK, STOUGHTON LOCATION LINES HAVE BEEN ESTABLISHED BY CADASTRAL SURVEY AND FOUND MONUMENTATION. PRIVATE PROPERTY LINES HAVE BEEN ESTABLISHED FROM AVAILABLE INFORMATION AND THEIR EXACT LOCATIONS ARE NOT GUARANTEED.

ALL TRANSVERSE JOINTS, AND ALL LONGITUDINAL JOINTS BETWEEN NEW SURFACE PAVEMENT AND EXISTING SURFACE PAVEMENT TO REMAIN SHALL BE COATED WITH A HOT POURED RUBBERIZED ASPHALT ADHESIVE MEETING THE REQUIREMENTS OF ITEM 453.

ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM BORROW PLACED AND SEEDED. THE LOAM BORROW SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.

THE LIMIT OF WORK AREA SHALL BE THE STREET RIGHT OF WAY UNLESS SHOWN OTHERWISE.

PRIOR TO THE START OF ANY NEW UTILITY WORK, ALL ELEVATIONS OF EXISTING UTILITIES IN THOSE AREAS ARE TO BE VERIFIED. THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY SHOULD ANY DISCREPANCIES OCCUR.

ALL CASTINGS SHALL BE SET FLUSH WITH FINISHED GRADE.

ALL PUBLICLY OWNED GATE BOXES, SERVICE BOXES, MANHOLE FRAMES AND COVERS SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR.

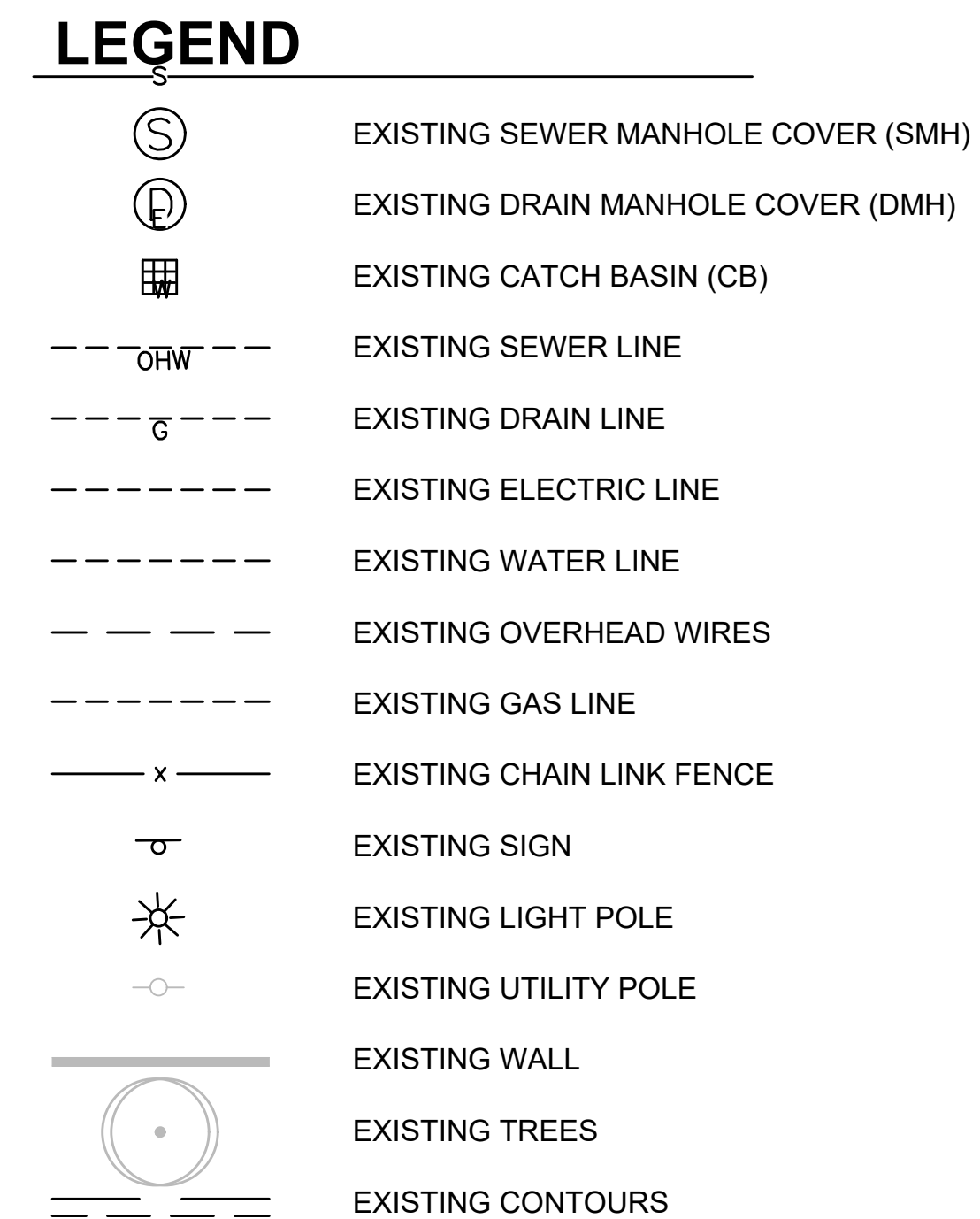
ALL NEW SIDEWALKS AND DRIVEWAY GRADES SHALL MATCH EXISTING GRADES AT BACK OF SIDEWALK LINE UNLESS SHOWN OTHERWISE ON THE PLANS AND CROSS SECTIONS.

THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT ALL EXISTING TREES AND ROOTS THAT ARE NOT DESIGNATED FOR REMOVAL.

DRAINAGE ELEVATIONS ARE PROVIDED FOR DESIGN PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY BY TEST PIT, THE LOCATIONS OF EXISTING UTILITIES WHICH MAY CONFLICT WITH THE PROPOSED DRAINAGE DESIGN. ANY FIELD ADJUSTMENTS REQUIRED WILL BE MADE AS APPROVED OR DIRECTED BY THE ENGINEER. ONLY AFTER THE CONTRACTOR VERIFIES ELEVATIONS FOR THE CONSTRUCTABILITY OF THE DRAINAGE SYSTEM SHALL ANY STRUCTURES BE ORDERED. ANY FIELD ADJUSTMENTS TO LINE & GRADE UP TO A DEPTH OF 5' SHALL BE INCLUDED IN THE COST OF THE PIPE. PIPE EXCAVATION GREATER THAN 5' WILL BE PAID UNDER CLASS B TRENCH EXCAVATION.

ORTLAND	LSA	LANDSCAPE AREA	REM	REMOVE
	LT	LEFT	RET	RETAIN
	MAX	MAXIMUM	RET	RETAINING WALL
	MB	MAILBOX	ROW	RIGHT OF WAY
	MH	MANHOLE	RR	RAILROAD
	MHB	MASSACHUSETTS HIGHWAY BOUND	R&R	REMOVE AND RESET
	MIN	MINIMUM	R&S	REMOVE AND STACK
	NIC	NOT IN CONTRACT	RT	RIGHT
	NO.	NUMBER	SB	STONE BOUND
	PC	POINT OF CURVATURE	SHLD	SHOULDER
	PCC	POINT OF COMPOUND CURVATURE	SMH	SEWER MANHOLE
	P.G.L.	PROFILE GRADE LINE	ST	STREET
	PI	POINT OF INTERSECTION	STA	STATION
	POC	POINT ON CURVE	SSD	STOPPING SIGHT DISTANCE
	POT	POINT ON TANGENT	SHLO	STATE HIGHWAY LAYOUT LINE
	PRC	POINT OF REVERSE CURVATURE	SW	SIDEWALK
	PROJ	PROJECT	T	TANGENT DISTANCE OF CURVE/TRUCK %
	PROP	PROPOSED	TAN	TANGENT
	PSB	PLANTABLE SOIL BORROW	TEMP	TEMPORARY
	PT	POINT OF TANGENCY	TC	TOP OF CURB
	PVC	POINT OF VERTICAL CURVATURE	TOS	TOP OF SLOPE
	PVCC	POINT OF VERTICAL COMPOUND CURVATURE	TYP	TYPICAL
	PVI	POINT OF VERTICAL INTERSECTION	UP	UTILITY POLE
	PVRC	POINT OF VERTICAL REVERSE CURVATURE	VAR	VARIES
	PVT	POINT OF VERTICAL TANGENCY	VERT	VERTICAL
	PVMT	PAVEMENT	VC	VERTICAL CURVE
	PWW	PAVED WATER WAY	WCR	WHEEL CHAIR RAMP
	R	RADIUS OF CURVATURE	WG	WATER GATE
	R&D	REMOVE AND DISPOSE	WIP	WROUGHT IRON PIPE
	RCP	REINFORCED CONCRETE PIPE	WM	WATER METER/WATER MAIN
	RD	ROAD	X-SECT	CROSS SECTION
	RDWY	ROADWAY		

[illegible]



PROJECT NORTH

ACTUAL NORTH

0 20 50 100

SCALE: 1" = 20'



- EROSION & SEDIMENTATION CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SOIL DISTURBANCE. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS.
3. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH SEEDING, WOOD CHIPS BARK MULCH, TARPULINS, OR ANY OTHER APPROVED METHODS.
4. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.

SEAL:

OWNER:
TOWN OF STOUGHTON
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**STOUGHTON
TOWN HALL
10 Pearl St.**

Landscape Improvements

REVISIONS

[illegible]

NO.	REVISION	DATE
		AUGUST 20, 2025

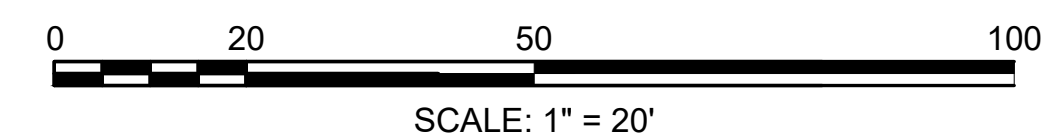
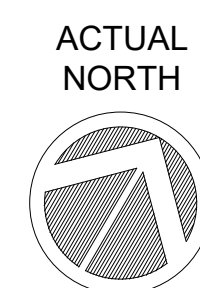
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SITE PREPARATION & EROSION CONTROL PLAN

SCALE: 1"=20'

NEX-2300173.00

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SEAL:

OWNER:

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TOWN HALL
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REVISIONS

[illegible]

AUGUST 20, 2025

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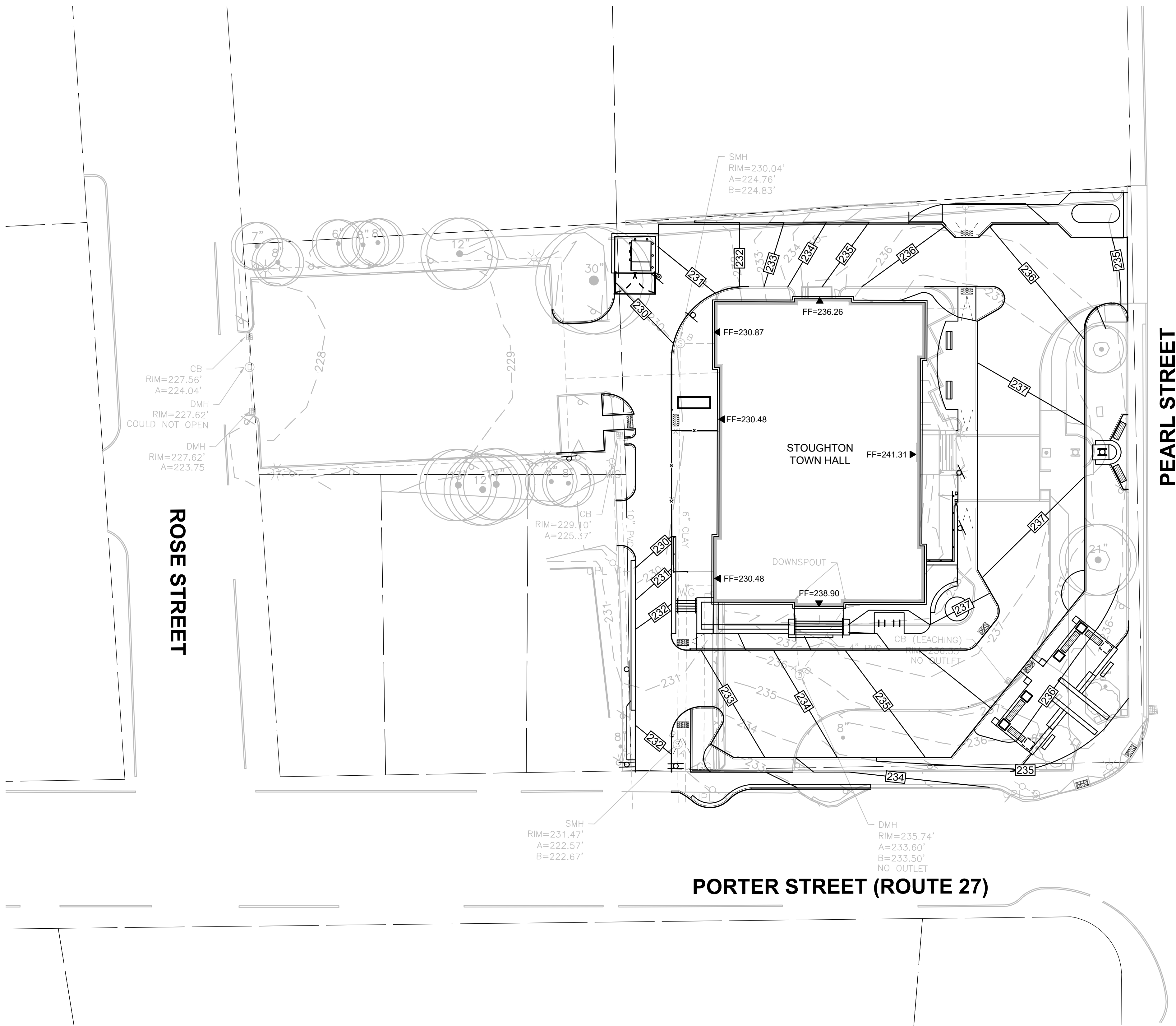
GRADING PLAN

SCALE:

"=20'

EX-2300173.00

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GRADING NOTES

1. CONTOURS SHOWN ARE APPROXIMATE.
2. TYPICAL CROSS SLOPE OF WALKWAYS SHALL BE 1.5% (\pm 0.5% TOLERANCE). CROSS SLOPES OR CROWNS WILL BE ESTABLISHED BY THE CONTRACTOR AND REVIEWED BY THE DESIGNER.
3. LONGITUDINAL CROSS SLOPE OF WALKWAYS SHALL NOT EXCEED 5.0% UNLESS SPECIFIED OTHERWISE.
4. ANY DISCREPANCIES OR CONFLICTS ARISING BETWEEN EXISTING CONDITIONS AND THE GRADING PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING.
5. GRADE STAKES SHOWING FINISH GRADES SHALL BE REVIEWED BY THE DESIGNER IN THE FIELD BEFORE FINAL GRADING CAN COMMENCE.
6. LOAM AND TOPSOIL SHALL BE REQUIRED TO BE TESTED FOR CONFORMANCE WITH SPECIFICATIONS BEFORE FINISH GRADING CAN BEGIN. CARS SHALL BE TAKEN NOT TO COMPACT TOPSOIL AREAS BEYOND SPECIFIED RATES OR WORK SOIL IN A WET OR FROZEN STATE.
7. THE CONTRACTOR'S WORK SHALL BE SCHEDULED TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
8. THE PROPOSED PAVEMENT AND PLANTING AREAS SHALL BE PITCHED IN THE DIRECTION SHOWN ON THE DRAWINGS. IF NOT OTHERWISE SHOWN ON THE PLANS, PROPOSED PAVEMENT AREAS SHALL BE PITCHED A MINIMUM OF 1%. BLEND GRADES OF NEW PAVEMENTS, AS WELL AS PLANTED AREAS SMOOTHLY INTO EACH OTHER AND EXISTING GRADES TO REMAIN.
9. CONTRACTOR SHALL TAPER LOAM BORROW AS REQUIRED TO MEET THE BASES OF EXISTING TREES. NO FILL MATERIAL MAY BE PLACED AGAINST THE BASE OF AN EXISTING TREE SCHEDULED TO REMAIN..
10. ALL LINES AND GRADES TO BE ESTABLISHED AND MAINTAINED BY THE CONTRACTOR.

LEGEND

- — — — — EXIST. CONTOUR
 100 — — — — — PROP. CONTOUR



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REVISIONS

[illegible]

AUGUST 20, 2025

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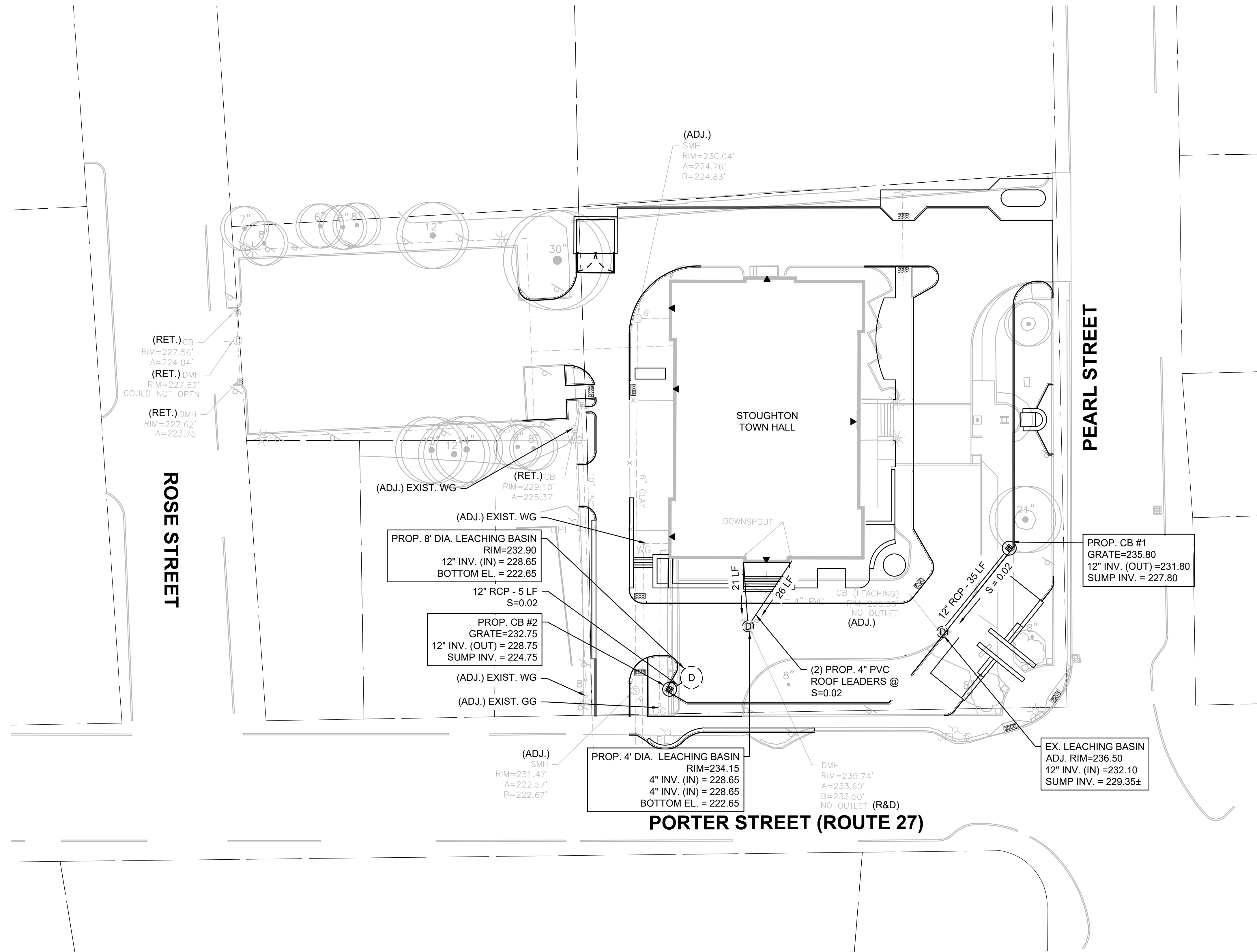
DRAINAGE & UTILITIES PLAN

SCALE:

$$1'' = 20'$$

NEX-2300173.00





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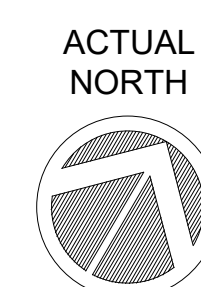


NOTES

1. LOCATION OF ALL DRAINAGE STRUCTURES SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE DESIGNER PRIOR TO INSTALLATION.
2. THE CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.
3. ALL PROPOSED CATCH BASIN WILL BE PROTECTED WITH AN INLET CONTROL DEVICE (SILT SACK) UPON INSTALLATION AND THROUGHOUT THE DURATION OF CONSTRUCTION.
4. ALL LINES AND GRADES TO BE ESTABLISHED AND MAINTAINED BY THE CONTRACTOR.
5. ALL EXISTING DRAINAGE PIPES AND STRUCTURES SHALL BE RETAINED UNLESS OTHERWISE NOTED.

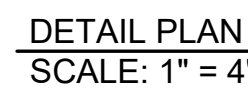
LEGEND

-  PROP. CATCH BASIN
 PROP. 4' DIA. LEACHING BASIN
 PROP. 8' DIA. LEACHING BASIN
 PROP. DRAIN PIPE



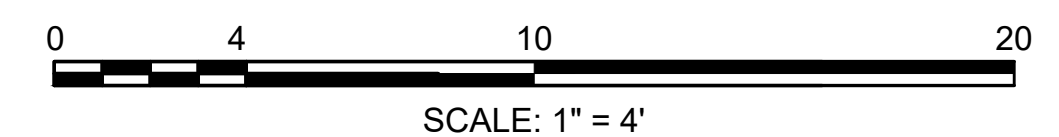
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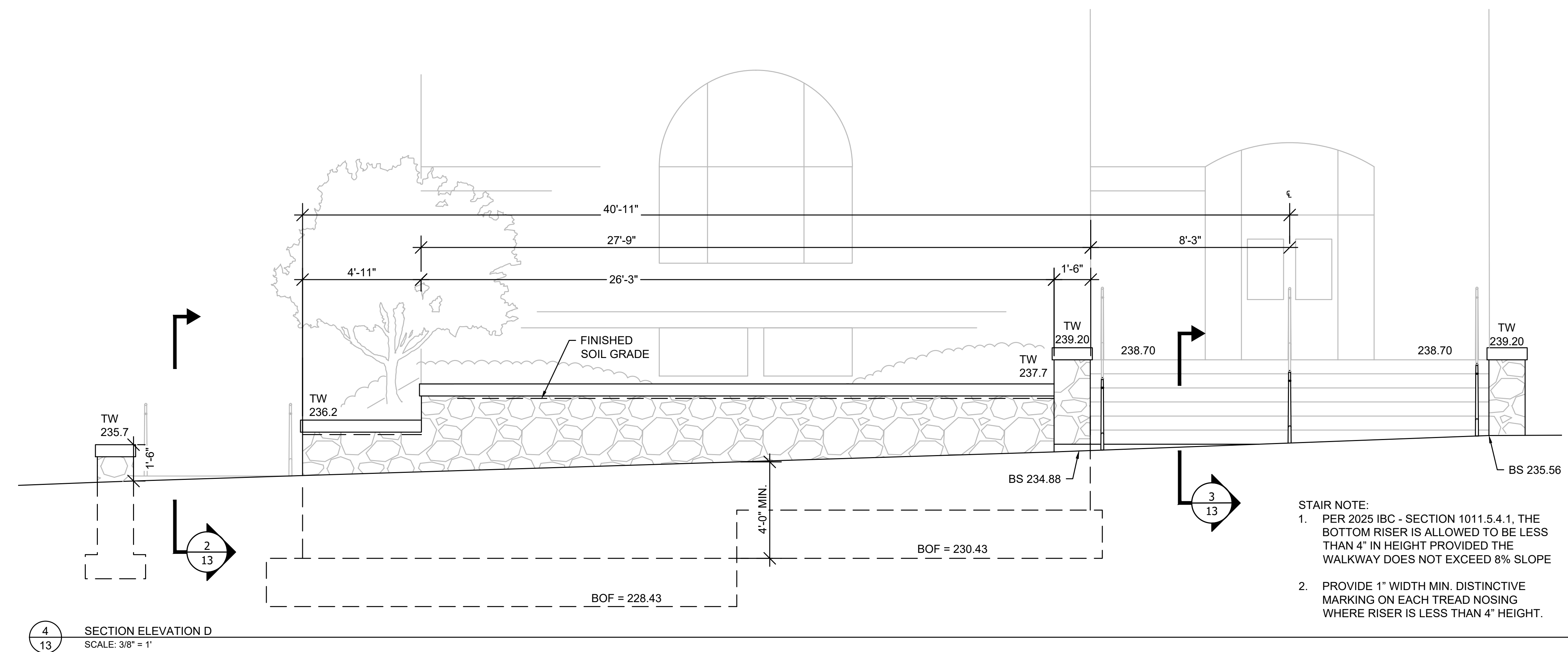
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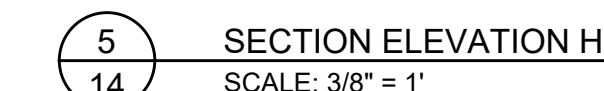
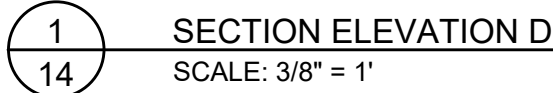


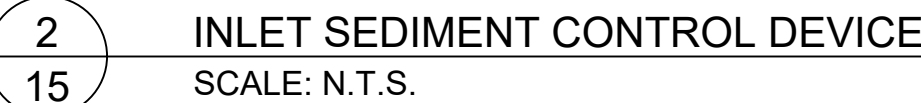
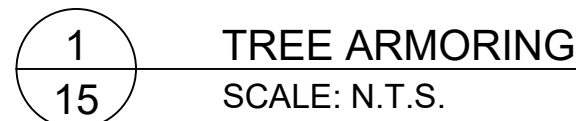
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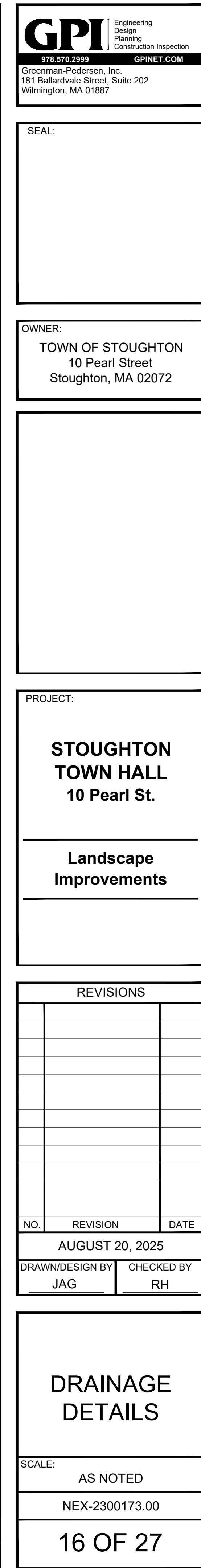
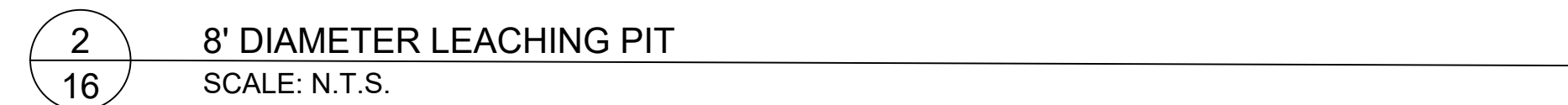
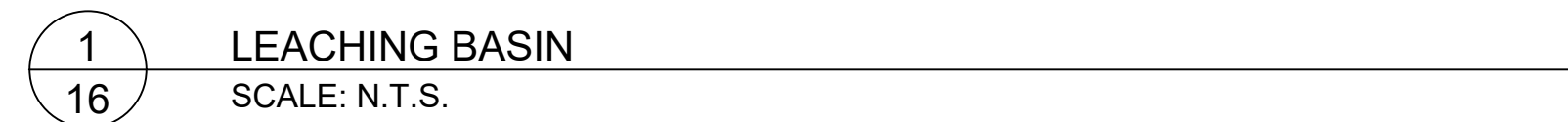
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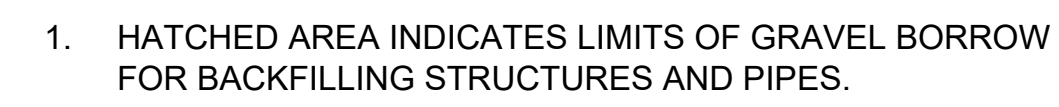




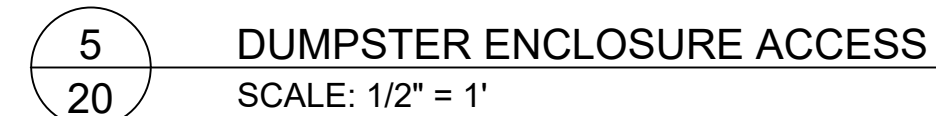
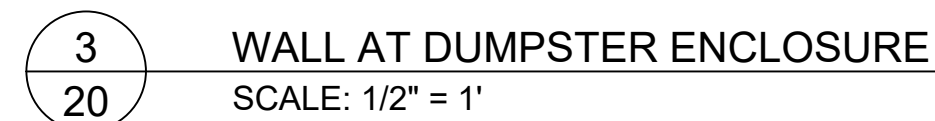
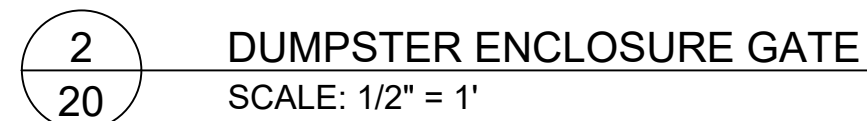
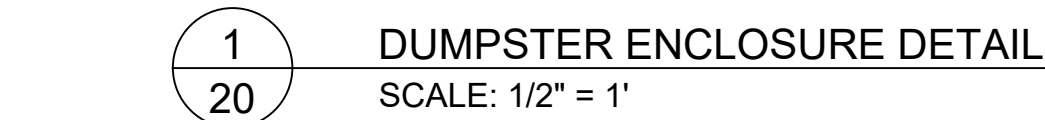


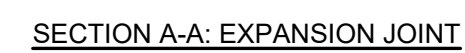
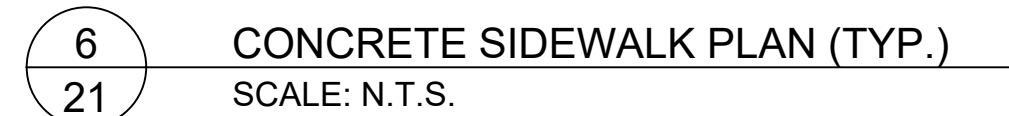




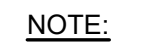


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- NOTES:**
- 1) MAINTAIN 2" CLEARANCE (TYP) BETWEEN ALL CONCRETE EDGES AND WIRE FABRIC, DOWEL, OR REBAR.
 - 2) CONTROL JOINTS TO BE LOCATED 5 FT. ON CENTER OR AS SHOWN ON ARCHITECTURAL PLANS.
 - 3) EXPANSION JOINTS TO BE LOCATED 25 FT. ON CENTER.
 - 4) WELDED WIRE FABRIC SHALL BE LAPSED A MINIMUM OF 2 WIRE SPACES.



- SAWCUT 1' OFF FACE OF CURB WHERE INSTALLED IN
EXISTING PAVEMENT. PATCH PAVEMENT TO MATCH
EXISTING THICKNESS.



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PROJECT:

**STOUGHTON
TOWN HALL
10 Pearl St.**

Landscape Improvements

NO.	REVISION	DATE
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AUGUST 20, 2025

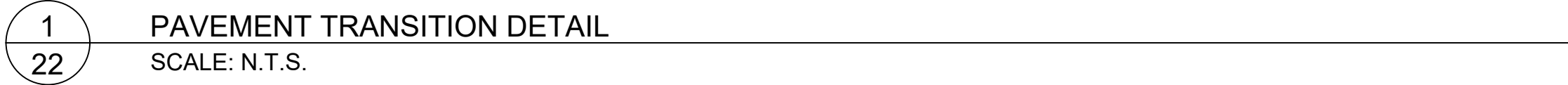
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HARDSCAPE DETAILS - 1

SCALE:

AS NOTED

NEX-2300173.00



2 CEM. CONC. SIDEWALK W/ BRICK PAVER SOLDIER COURSE BAND
22 SCALE: N.T.S.

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TOWN HALL
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**Landscape
Improvements**

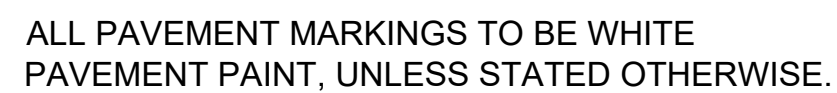
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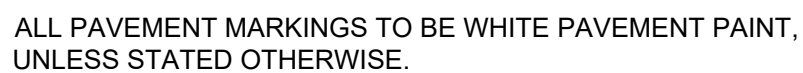
- 1 CROSSWALK MARKING

SCALE: N.T.S.



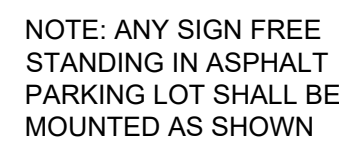
ARROW MARKING

SCALE: N.T.S.



STRIPED PARKING STALL

SCALE: N.T.S.



ACCESSIBLE SIGN ON BOLLARD

SCALE: N.T.S.



SCALE: N.T.S.

- NOTES:

1. POSTS SHALL BE PLUMB; ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED. POSTS MAY BE SET OR DRIVEN.
2. WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH; AFTER INSERTING POSTS, THE HOLES SHALL BE BACKFILLED WITH SUITABLE MATERIAL IN LAYERS NOT TO EXCEED 6" DEEP THOROUGHLY COMPACTED. CARE BEING TAKEN TO PRESERVE THE ALIGNMENT OF THE POST.
3. WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED AND AFTER DRIVING THE TOP OF THE POST SHALL HAVE SUBSTANTIALLY THE SAME CROSS-
4. SECTIONAL DIMENSION AS THE BODY OF THE POST; BATTERED HEADS WILL NOT BE ACCEPTED.
5. POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
6. SIGNS SHALL BE ERECTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. WHEN SIGN IS IN PLACE NO PART OF POST SHALL EXTEND ABOVE THE SIGN.



SCALE: N.T.S.



SCALE: N.T.S.



SCALE: N.T.S.

OWNER:

TOWN OF STOUGHTON
10 Pearl Street
Stoughton, MA 02072

PROJECT:

**STOUGHTON
TOWN HALL
10 Pearl St.**

Landscape Improvements

REVISIONS

NO.	REVISION	DAT
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AUGUST 20, 2025

DRAWN/DESIGN BY	CHECKED BY
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JAG	RH
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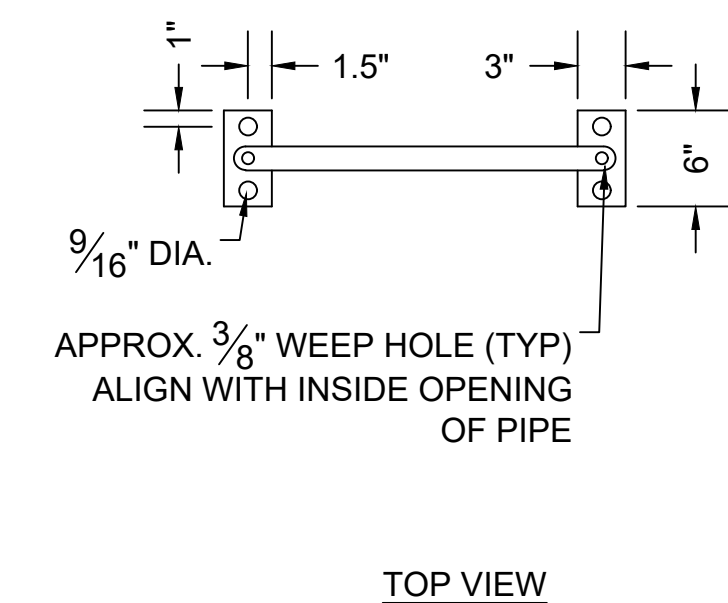
SITE DETAILS-1

SCALE:

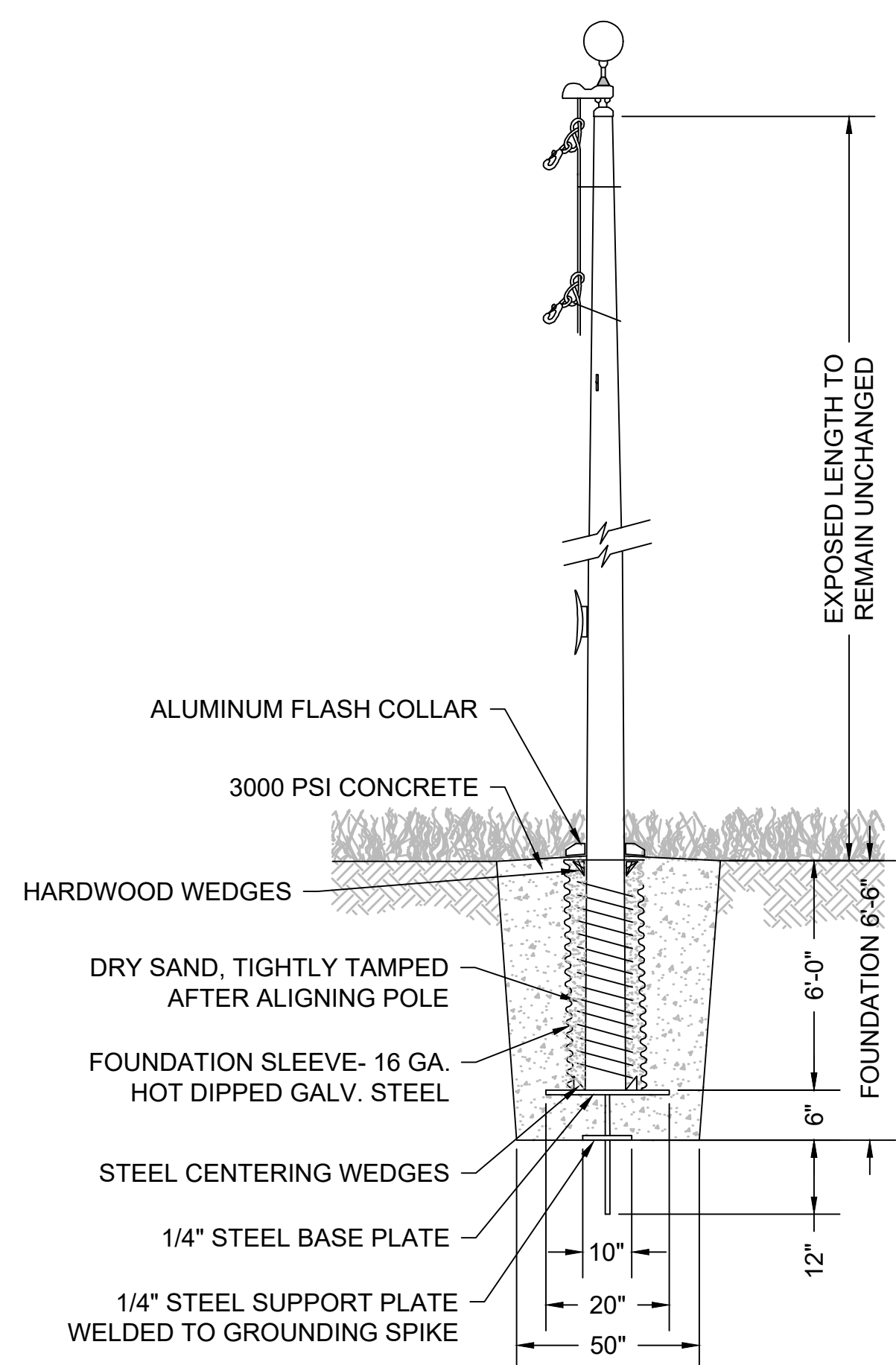
AS NOTED

NEX-2300173.00

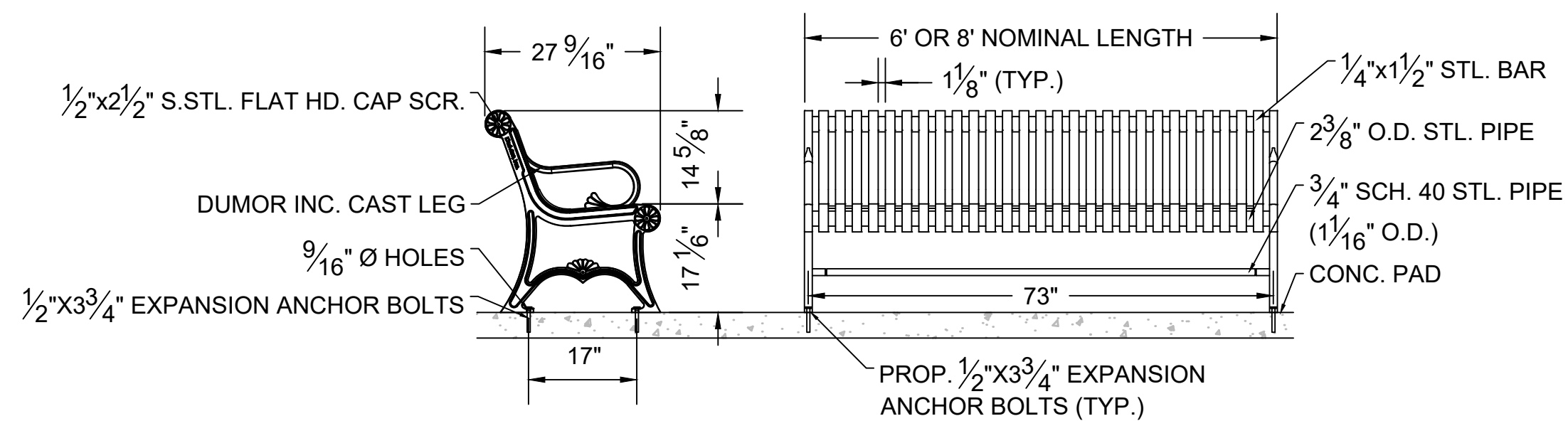




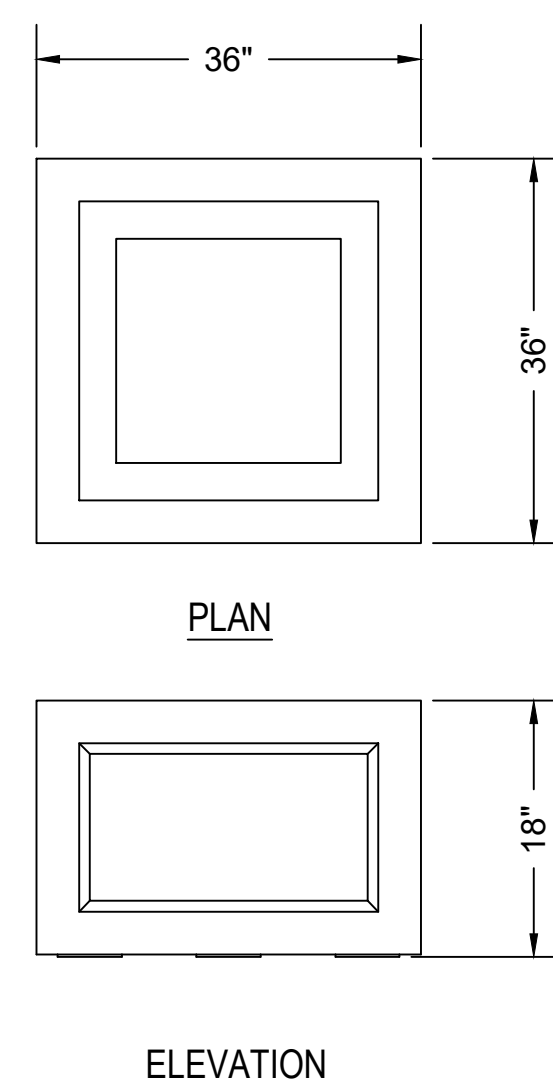
1 BIKE RACKS
26 SCALE: N.T.S.



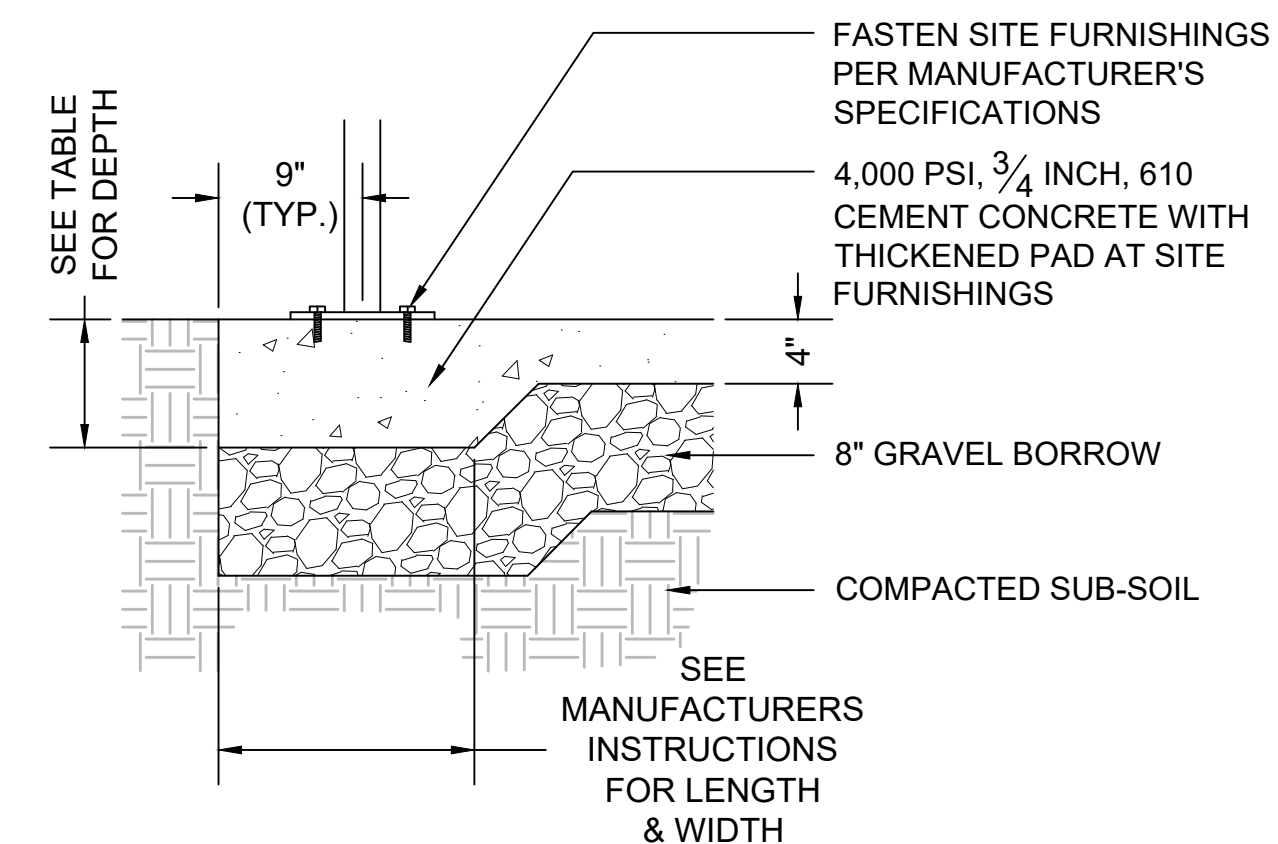
2	RESET FLAG POLE
26	SCALE: N.T.S.



3 6' OR 8' LENGTH BENCH
26 SCALE: N.T.S.



4 3' SQ. PLANTER BOX
26 SCALE: N.T.S.



5
26

THICKENED CEMENT CONCRETE PAD

SCALE: N.T.S.

SEAL:

OWNER:
TOWN OF STOUGHTON
10 Pearl Street
Stoughton, MA 02072

PROJECT:

**STOUGHTON
TOWN HALL
10 Pearl St.**

Landscape Improvements

REVISIONS		
NO.	REVISION	DATE

AUGUST 20, 2025		
DRAWN/DESIGN BY	CHECKED BY	
JAG	RH	

SITE FURNISHINGS

SCALE: AS NOTED

NEX-2300173.00

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