

ZONE CLASSIFICATION: GENERAL BUSINESS (WITHIN FOXBOROUGH CENTER OVERLAY DISTRICT)

AREA OF LOCUS: 19,444± sq. ft./0.45± acres

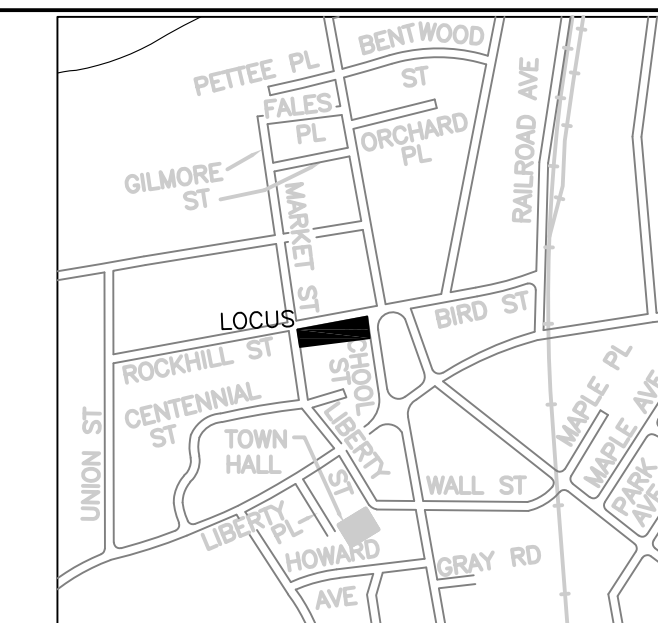
ASSESSORS REF: MAP 079, PARCELS 016, 017 & 156

	REQUIRED	40 SCHOOL	21 MARKET
FRONTAGE:	20'	63.31'	72.80'
SETBACKS:			
FRONT	10'	2.3'	10'±/2.3'
SIDE	10'	4.2'	2'±*
MAX LOT COVERAGE	85%	82%± EXIST./82%± PROP.	
MAX. HEIGHT	3.5ST/40'	2ST/22'±	4ST/42'±*
PARKING REQUIREMENT:			
1 BDRM-1SP/JUNIT	19	4	15
BREW PUB-1SP/300 GSF	15	7**	N/A

NOTES:

\*PLANNING BOARD MAY VARY DIMENSIONAL REGULATIONS

\*\*ADEQUATE ON-STREET PARKING IS WITHIN 500' OF SITE



LOCUS 1"=1000'

PROJECT:

**#40 School Street & #21 Market Street  
Foxborough, MA**

PREPARED FOR:

**Douglas A. King  
Builders, Inc.  
115 Main Street  
North Easton, MA**

# SPECIAL PERMIT & SITE DEVELOPMENT PLAN OF #40 School Street & #21 Market Street FOXBOROUGH, MA

OCTOBER 4, 2019

SCALE: AS NOTED

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

**ANNINO INCORPORATED**  
ARCHITECT  
125 NORTH WASHINGTON STREET  
NORTH ATTLEBORO, MA 02760  
(508) 643-4551

ASSESSORS REF: MAP 79, PARCELS 016, 017 & 156

ZONING: GENERAL BUSINESS ( WITHIN FCOD)

CIVIL DRAWINGS

SHEET NO.	DESCRIPTION	LAST REVISED
SHEET CV	COVER SHEET	10-4-2019
SHEET 1	LEGEND & GENERAL NOTES	10-4-2019
SHEET 2	EXISTING CONDITIONS PLAN	10-4-2019
SHEET 3	LAYOUT AND GRADING PLAN	10-4-2019
SHEET 4	DRAINAGE AND UTILITY PLAN	10-4-2019
SHEET 5	DETAILS	10-4-2019
SHEET 6	DETAILS	10-4-2019
SHEET 7	SWPPP & SNOW STORAGE	10-4-2019
SHEET L1	LANDSCAPE PLAN	10-4-2019

ARCHITECT DRAWINGS

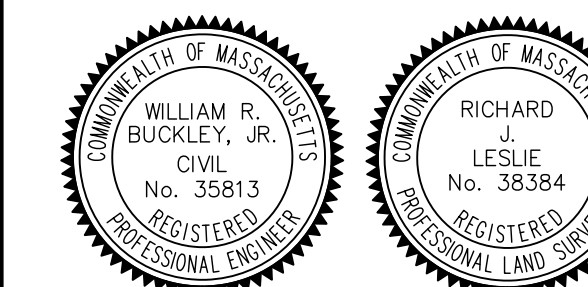
SHEET NO.	DESCRIPTION	LAST REVISED
	COVER SHEET	10-4-2019
SHEET A1	PROPOSED FIRE STATION REHAB FIRST FLOOR PLAN	10-4-2019
SHEET A2	PROPOSED FIRE STATION REHAB SECOND FLOOR PLAN	10-4-2019
SHEET A3	PROPOSED FIRE STATION REHAB EXTERIOR ELEVATIONS	10-4-2019
SHEET A4	PROPOSED FIRE STATION REHAB EXTERIOR ELEVATIONS	10-4-2019
SHEET A5	PROPOSED RESIDENTIAL BLDG PARKING LEVEL PLAN	10-4-2019
SHEET A6	PROPOSED RESIDENTIAL BLDG FIRST FLOOR PLAN	10-4-2019
SHEET A7	PROPOSED RESIDENTIAL BLDG SECOND FLOOR PLAN	10-4-2019
SHEET A8	PROPOSED RESIDENTIAL BLDG THIRD FLOOR PLAN	10-4-2019
SHEET A9	PROPOSED RESIDENTIAL BLDG EAST ELEVATION	10-4-2019
SHEET A10	PROPOSED RESIDENTIAL BLDG ROCKHILL STREET ELEVATION	10-4-2019
SHEET A11	PROPOSED RESIDENTIAL BLDG SOUTH ELEVATION	10-4-2019
SHEET A12	PROPOSED RESIDENTIAL BLDG MARKET STREET ELEVATION	10-4-2019
SHEET SP1	SITE LIGHTING PLAN	10-4-2019
SHEET SP2	SITE LIGHTING PLAN	10-4-2019

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
FOXBOROUGH PLANNING BOARD

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

DATE: \_\_\_\_\_ FOXBOROUGH TOWN CLERK

STAMP



DRAWING TITLE

Cover Sheet

SCALE: NTS

OCTOBER 4, 2019 SHEET NUMBER

18-0178C

**CV**

THE LAST REVISED DATE FOR PLANS IN THIS SET IS: 10-4-2019

**NOTES TO CONTRACTORS:**

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


• A STREET OPENING PERMIT MUST BE OBTAINED FROM THE FOXBOROUGH HIGHWAY DEPARTMENT PRIOR TO ANY WORK OCCURRING IN OR ON ANY STREET (ACCEPTED OR NOT) AFTER THE TOP COURSE OF PAVEMENT IS INSTALLED.

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

## GENERAL NOTES




























- TOPOGRAPHICAL INFORMATION OBTAINED FROM AN ON THE GROUND SURVEY BY THIS OFFICE IN AUGUST, 2019. OFF SITE IMPROVEMENTS ARE COMPILED FROM THE TOWN OF FOXBOROUGH GIS. HORIZONTAL DATUM IS NAVD 1988 AND VERTICAL DATUM IS NAVD 88. SITE DOES NOT LIE WITHIN A FEMA DESIGNATED FLOOD ZONE (A OR V ZONES).
- UNDERGROUND UTILITIES ARE SHOWN HEREON AS COMPILED FROM RECORD PLANS AND VISIBLE UTILITY STRUCTURES. BAY COLONY GROUP DOES NOT WARRANT THE ACTUAL DEPTH AND LOCATIONS OF ANY UTILITIES SHOWN HEREON. CONTACT DIGSAFE AT 1-800-322-4844 AT LEAST 72 HOURS, SATURDAYS, SUNDAYS AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DIGSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER PRIOR TO EXCAVATION.
- WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER IMMEDIATELY.
- TEST PITS TO LOCATED EXISTING UTILITIES MAY BE ORDERED BY THE ENGINEER.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE RESPECTIVE COMPANIES.
- AREAS OUTSIDE THE LIMITS OF THE PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITIONS AT THE CONTRACTOR'S EXPENSE.
- STONE WALLS, FENCES, MAIL BOXES, SIGNS, CURBS, LIGHT POLES ETC.. SHALL BE REMOVED AND REPLACED AS NECESSARY TO PERFORM THE WORK.
- ALL PAVEMENT DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS.
- OPENINGS FOR PIPE IN PRECAST CONCRETE STRUCTURES SHALL BE CAST IN THE REQUIRED LOCATIONS DURING MANHOLE MANUFACTURE. FIELD CUT OPENINGS WILL NOT BE PERMITTED UNLESS APPROVED BY THE ENGINEER.
- IN PAVED AND GRAVEL AREAS THE TOP OF THE STRUCTURE COVERS SHALL BE SET FLUSH WITH THE PAVED SURFACE. IN CROSS-COUNTRY AREAS THE TOP OF THE COVER SHALL EXTEND 2 INCHES ABOVE FINISHED GRADE, OR AS SHOWN ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER.
- ALL CONTRACTORS MUST CONTACT THE FOXBOROUGH PLANNING BOARD AT 508.543.1250 PRIOR TO THE INITIATION OF ANY CONSTRUCTION.
- A STREET OPENING PERMIT MUST BE OBTAINED FROM THE FOXBOROUGH HIGHWAY DEPARTMENT PRIOR TO ANY WORK OCCURRING IN OR ON ANY STREET (ACCEPTED OR NOT) AFTER THE TOP COURSE OF PAVEMENT IS INSTALLED.
- THIS PLAN IS ACCOMPANIED BY AN APPROVAL LETTER DATED XXXXX BY THE FOXBOROUGH PLANNING BOARD. SAID LETTER SHALL BE CONSIDERED A PART OF THIS PLAN.

## PAVEMENT MARKINGS





















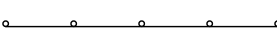
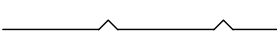
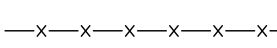
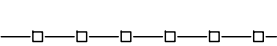
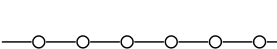
SWL	SWL – SOLID WHITE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SYL	SYL – SOLID YELLOW LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
DWL	DWL – DOTTED WHITE LINE – 6" (2' STRIPE w/4' GAP) STATE HIGHWAY DOTTED WHITE LINE – 4" (2' STRIPE w/4' GAP) LOCAL STREETS
WLDL	WHITE LANE DELINEATION LINE – 6" (3' STRIPE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

## SYMBOLS & LEGEND

### EXISTING

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

### PROPOSED

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

PROJECT:

**#40 School Street &  
#21 Market Street  
Foxborough, MA**

PREPARED FOR:

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Builders, Inc.  
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North Easton, MA**



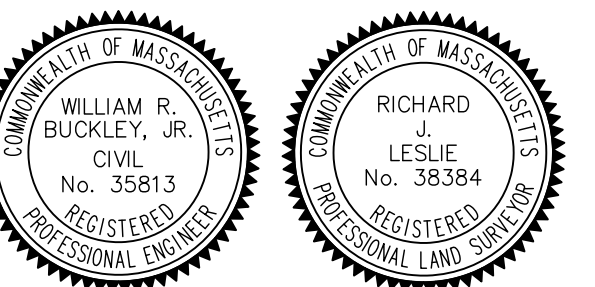
FOUR SCHOOL STREET  
P.O. BOX 9136  
FOXBOROUGH, MA 02035  
508-543-3939

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
FOXBOROUGH PLANNING BOARD

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

DATE \_\_\_\_\_ FOXBOROUGH TOWN CLERK

STAMP



DRAWING TITLE

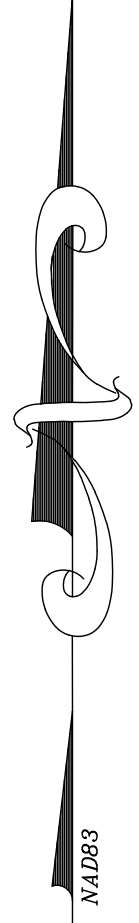
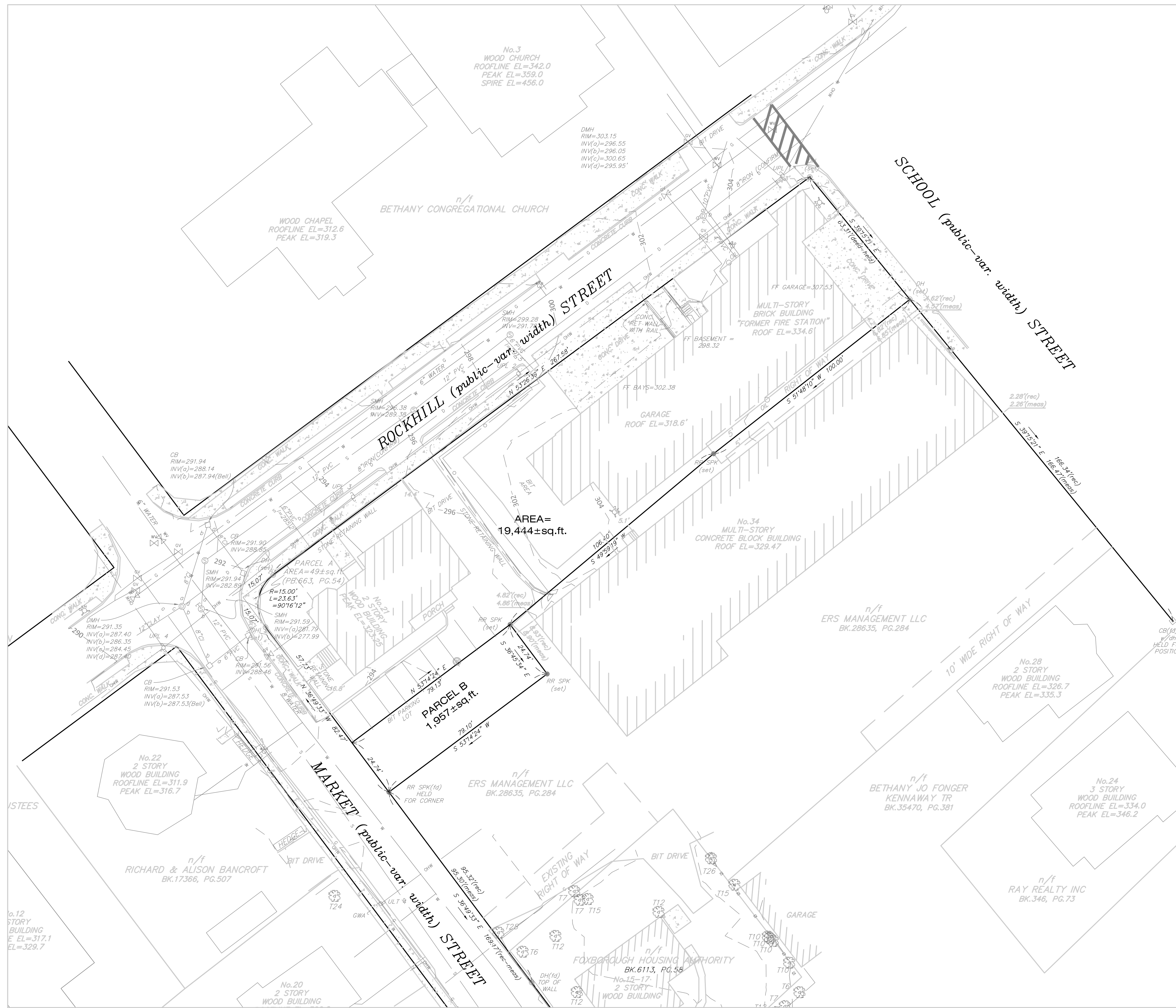
Legend &  
General Notes

SCALE: NTS

OCTOBER 4, 2019 SHEET NUMBER

18-0178C

1



PROJECT:  
**#40 School Street &  
 #21 Market Street  
 Foxborough, MA**

PREPARED FOR:  
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DATE \_\_\_\_\_ FOXBOROUGH TOWN CLERK

STAMP



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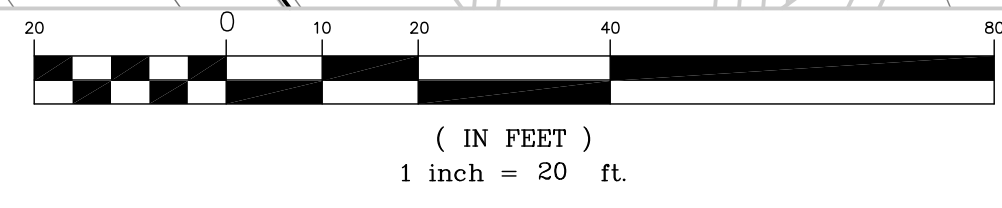
Existing Conditions

SCALE: 1"=20'

OCTOBER 4, 2019 SHEET NUMBER

18-0178C

**2**



PROJECT:  
**#40 School Street &  
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 Foxborough, MA**

PREPARED FOR:  
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 North Easton, MA**



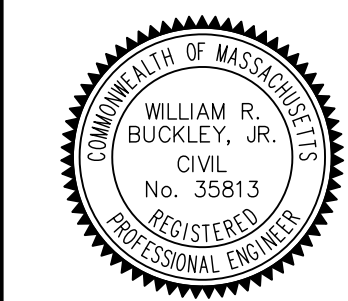
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 508-543-3939

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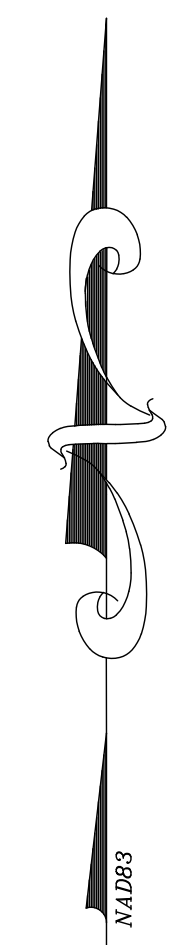
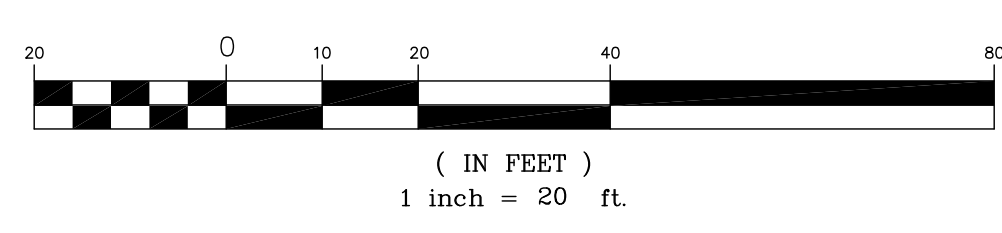
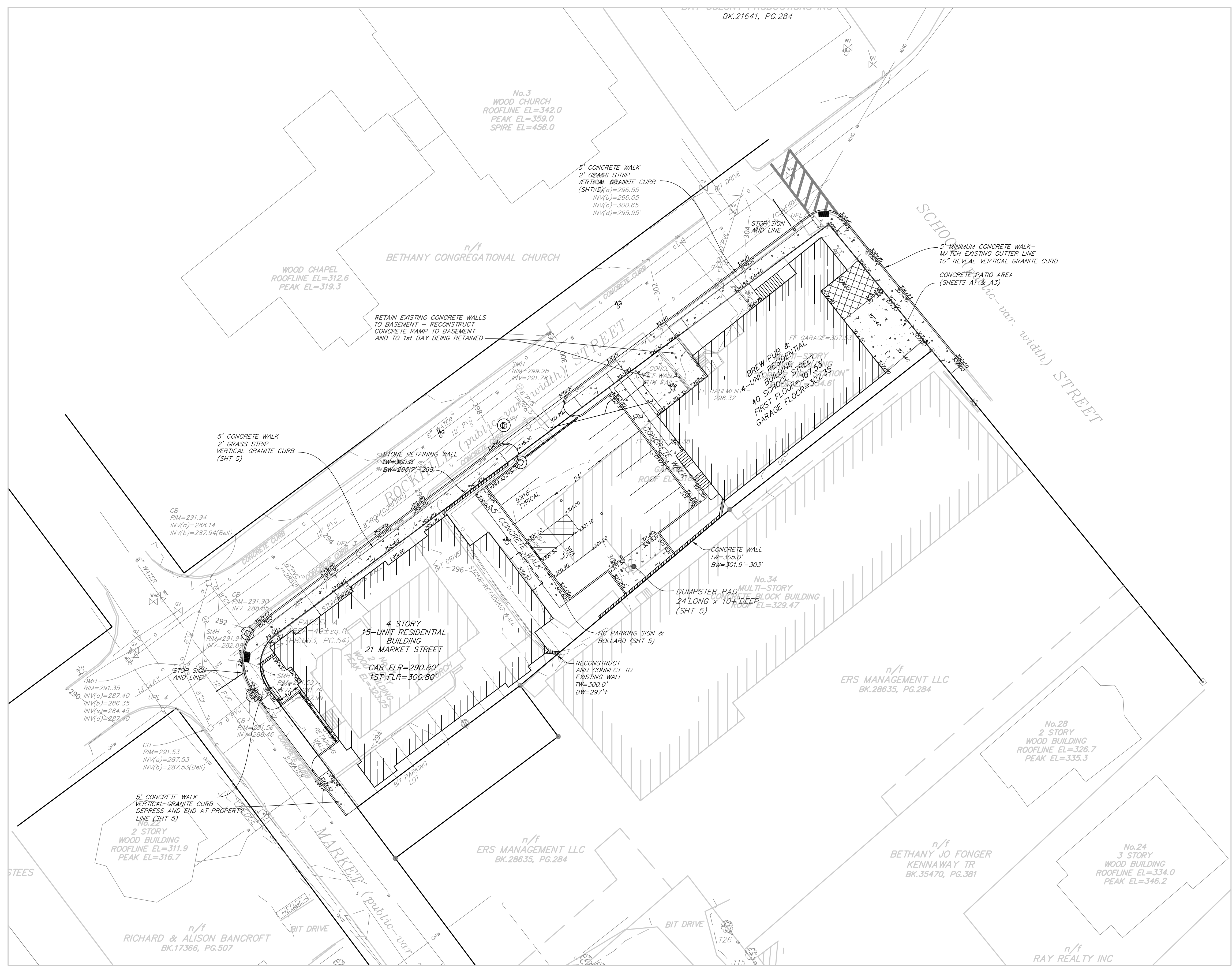
STAMP



DRAWING TITLE

Layout & Grading

SCALE: 1"=20'  
 OCTOBER 4, 2019 SHEET NUMBER  
 18-0178C **3**



PROJECT:  
**#40 School Street &  
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PREPARED FOR:  
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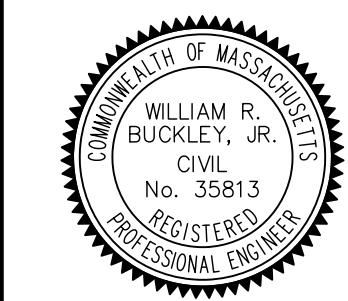
FOUR SCHOOL STREET  
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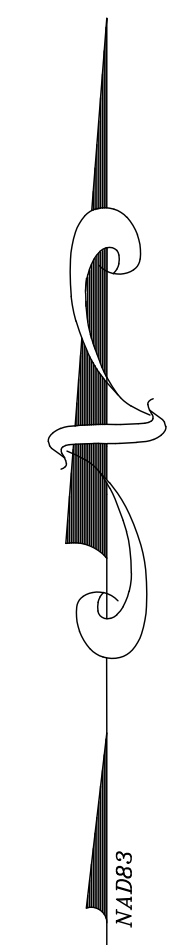
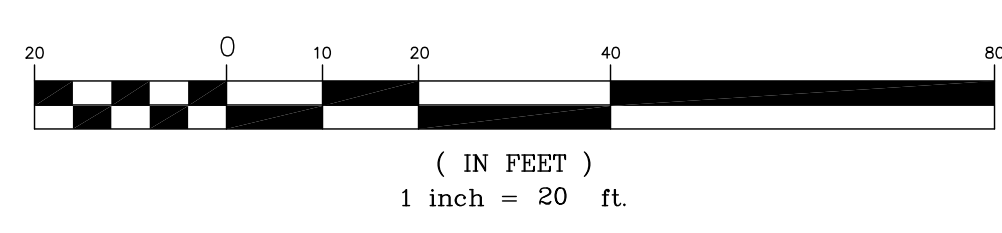
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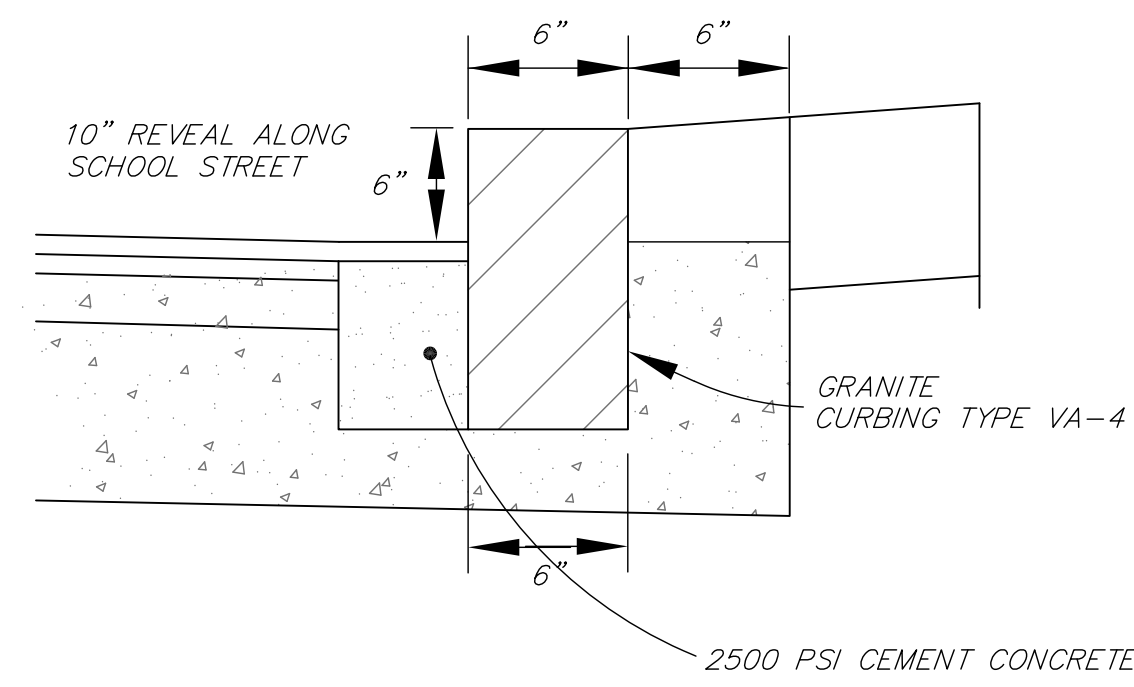
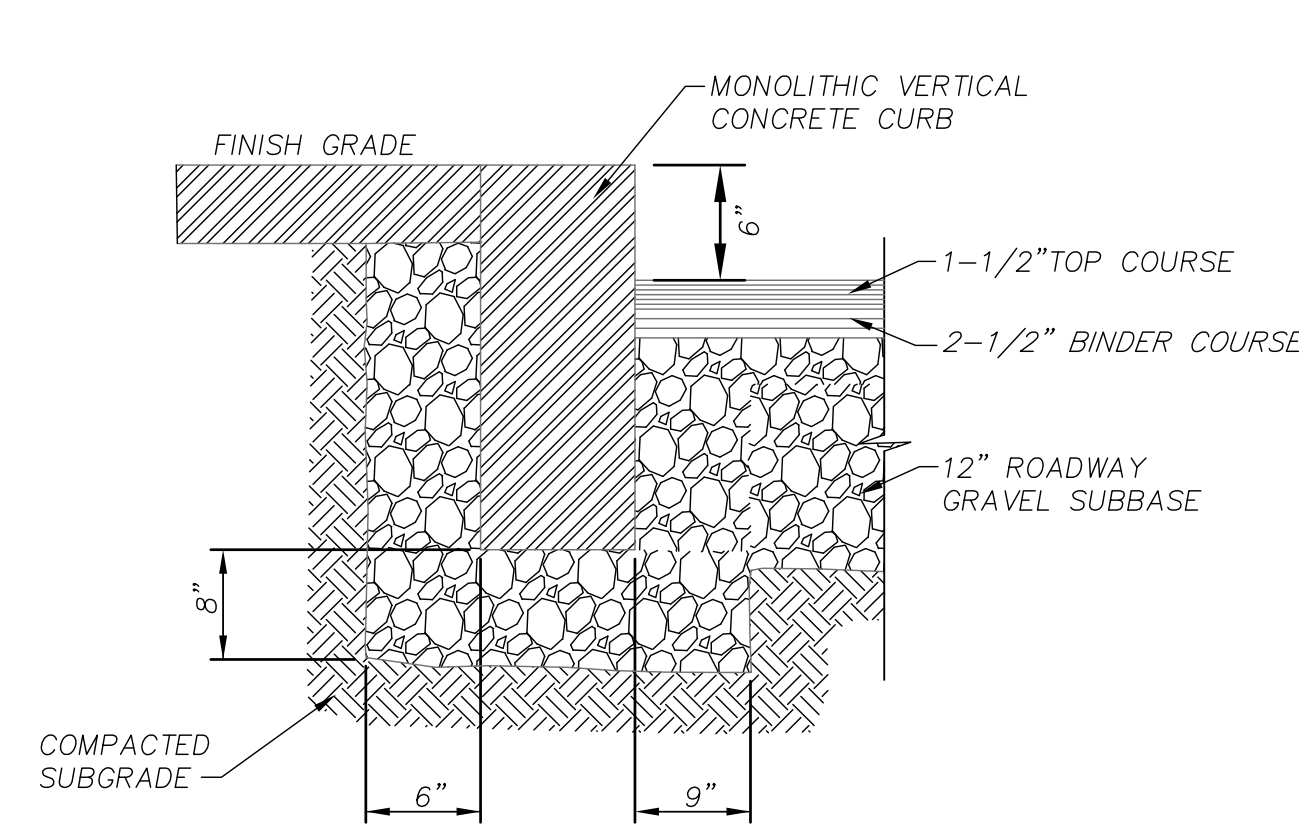
Drainage & Utilities

SCALE: 1"=20'  
 OCTOBER 4, 2019 SHEET NUMBER  
 18-0178C **4**

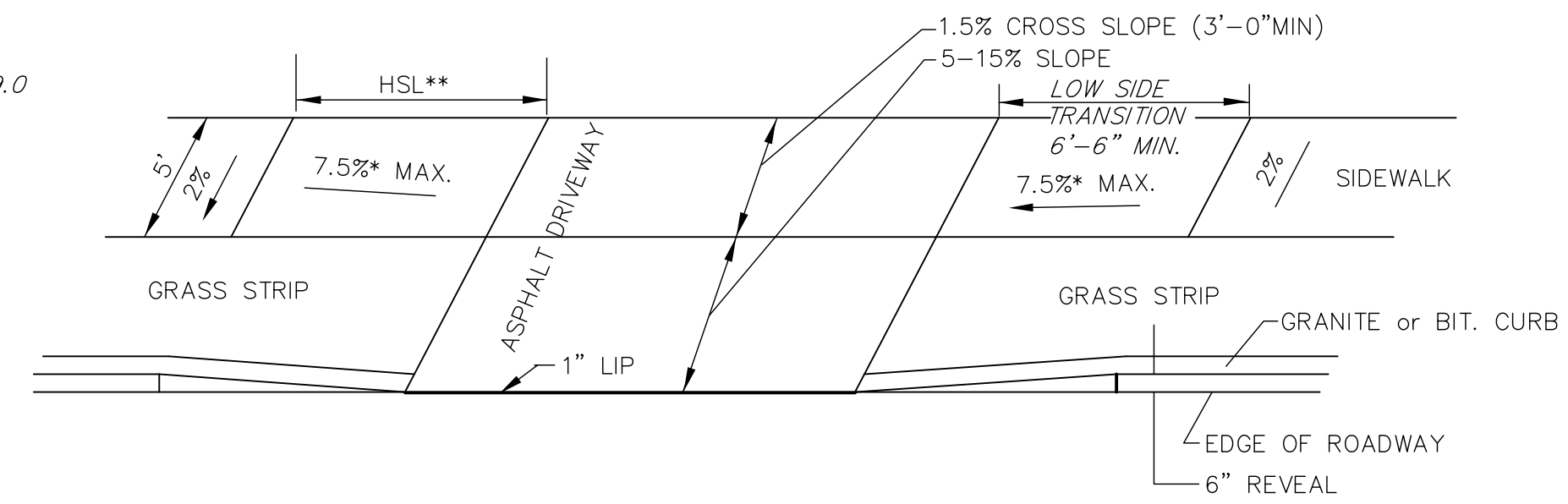
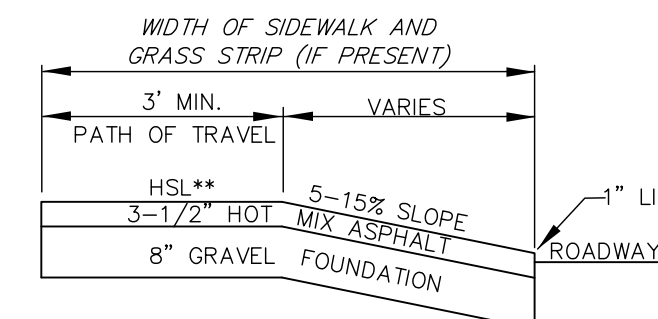


**HOT MIX ASPHALT DRIVEWAY PAVEMENT**

**SURFACE:** 1-1/2" TYPE I-1 HOT MIX ASPHALT TOP COURSE PLACED IN ONE COURSE  
**BASE:** 2-1/2" HOT MIX ASPHALT BINDER COURSE MATERIAL PLACED IN ONE COURSE  
**SUBBASE:** 12" GRAVEL (MASSDOT SPEC M1.03.0 TYPE B) SPREAD IN 2 LAYERS OF EQUAL THICKNESS



**NOTES:**  
 \* CONSTRUCTION TOLERANCE ±0.5%  
 \*\* HIGH SIDE TRANSITION LENGTH - SEE CONSTRUCTION STANDARD M/E 107.9.0

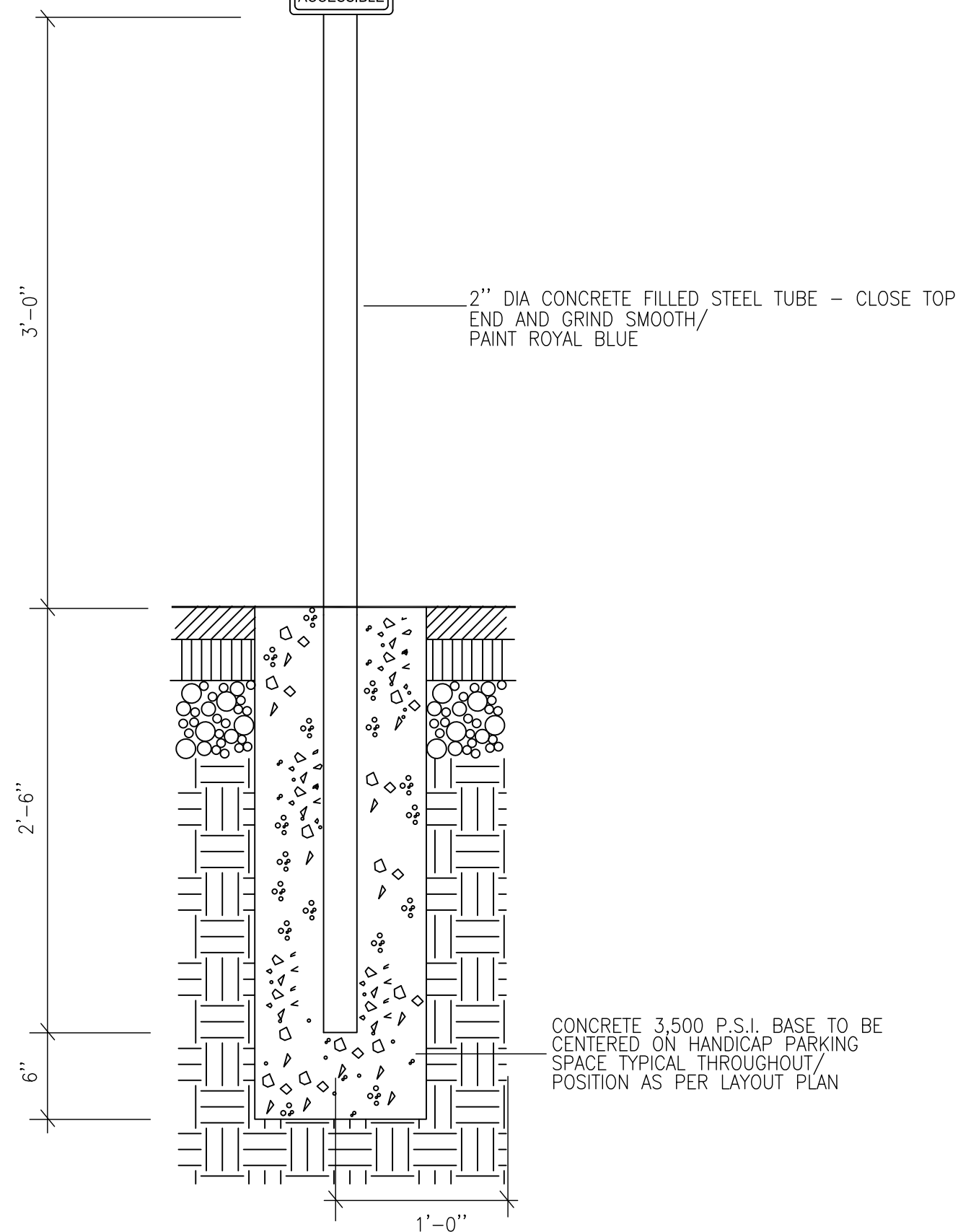


**CONCRETE CURBING + DRIVEWAY SECTION**



NOTE (R7-8 SIGN): THIS IS A STANDARD SIGN AND MAY BE ORDERED FROM ANY TRAFFIC SIGN SUPPLIER BY NUMBER. THE SIGN MUST BE SUPPLEMENTED WITH A "VAN ACCESSIBLE" SIGN AS APPLICABLE AND/OR AMOUNT OF THE FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S) A MUNICIPALITY MAY IMPOSE. CONFIRM WITH LOCAL REGULATIONS.

RESERVED PARKING ACCESSIBILITY SIGNS AS APPROPRIATE  
 9 GA. SHEET METAL MOUNT WITH 3 CHROME ROUND HEAD SCREWS/ PAINT ROYAL BLUE

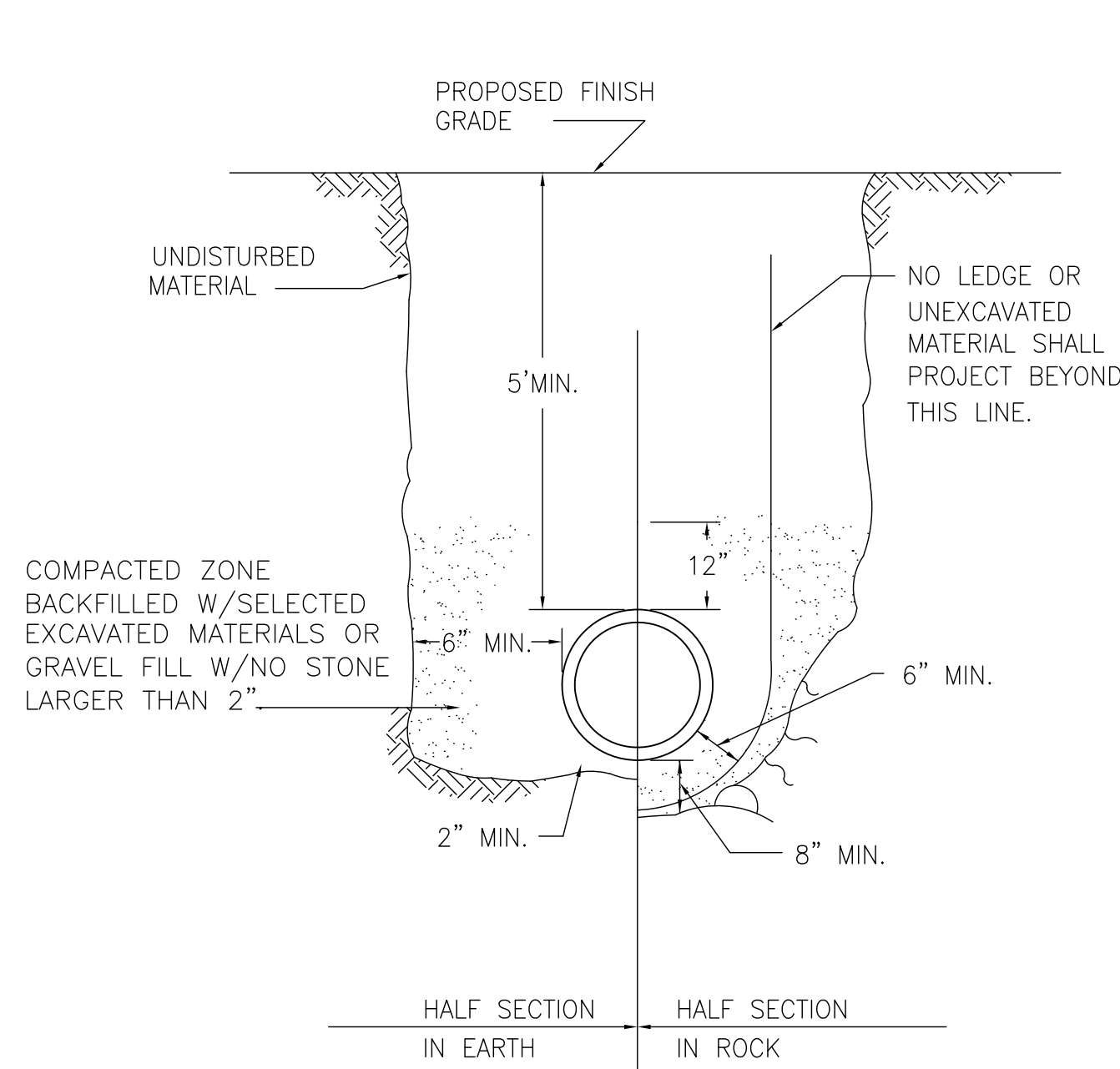


**HANDICAP PARKING SIGN**

**VERTICAL GRANITE CURBING**

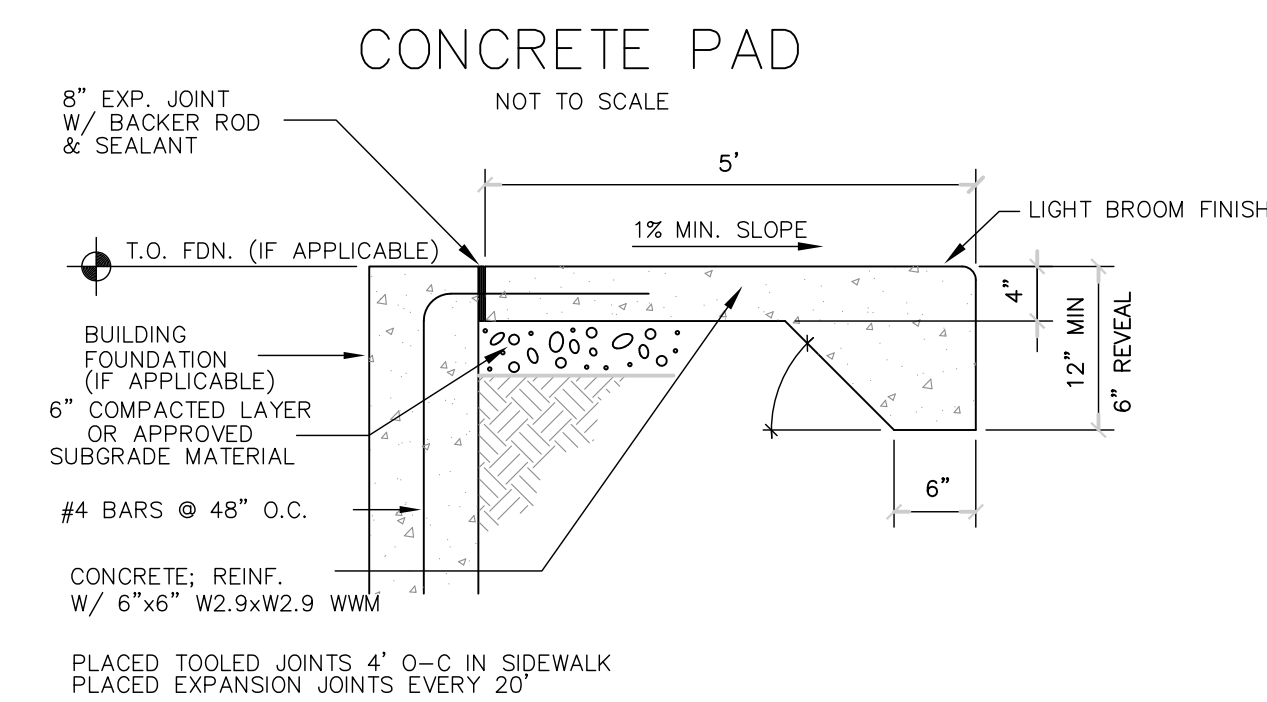
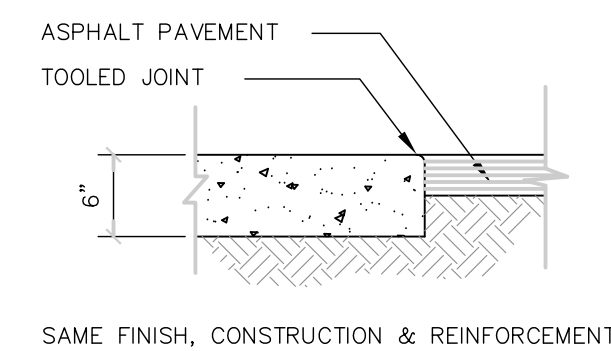


**DUMPSTER ENCLOSURE**



**WATER MAIN TRENCH**

**SIDEWALK THROUGH DRIVEWAYS**



**CONCRETE WALK**

**CONCRETE WALK AND PADS**

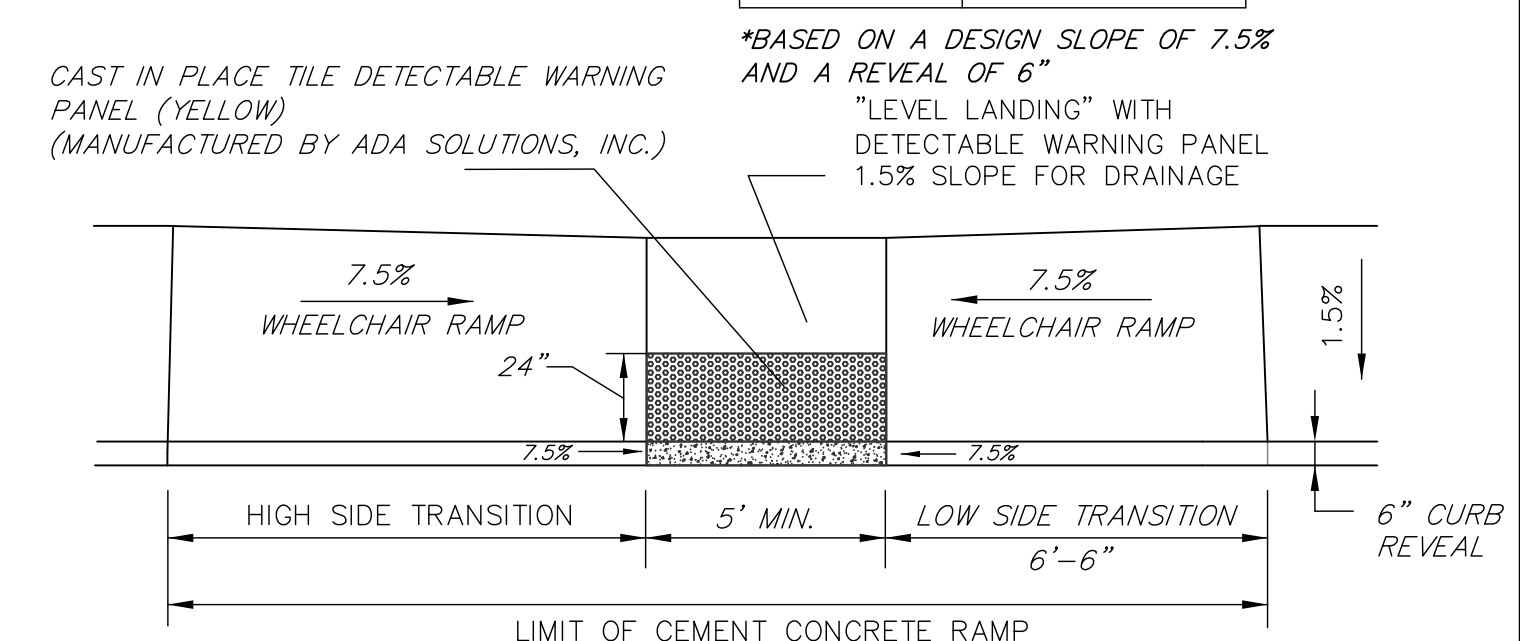
PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND OR LESS	PLUS TEES
6 AND 8	8	8	-	8
10 AND 12	22	13	8	16

NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LEANER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

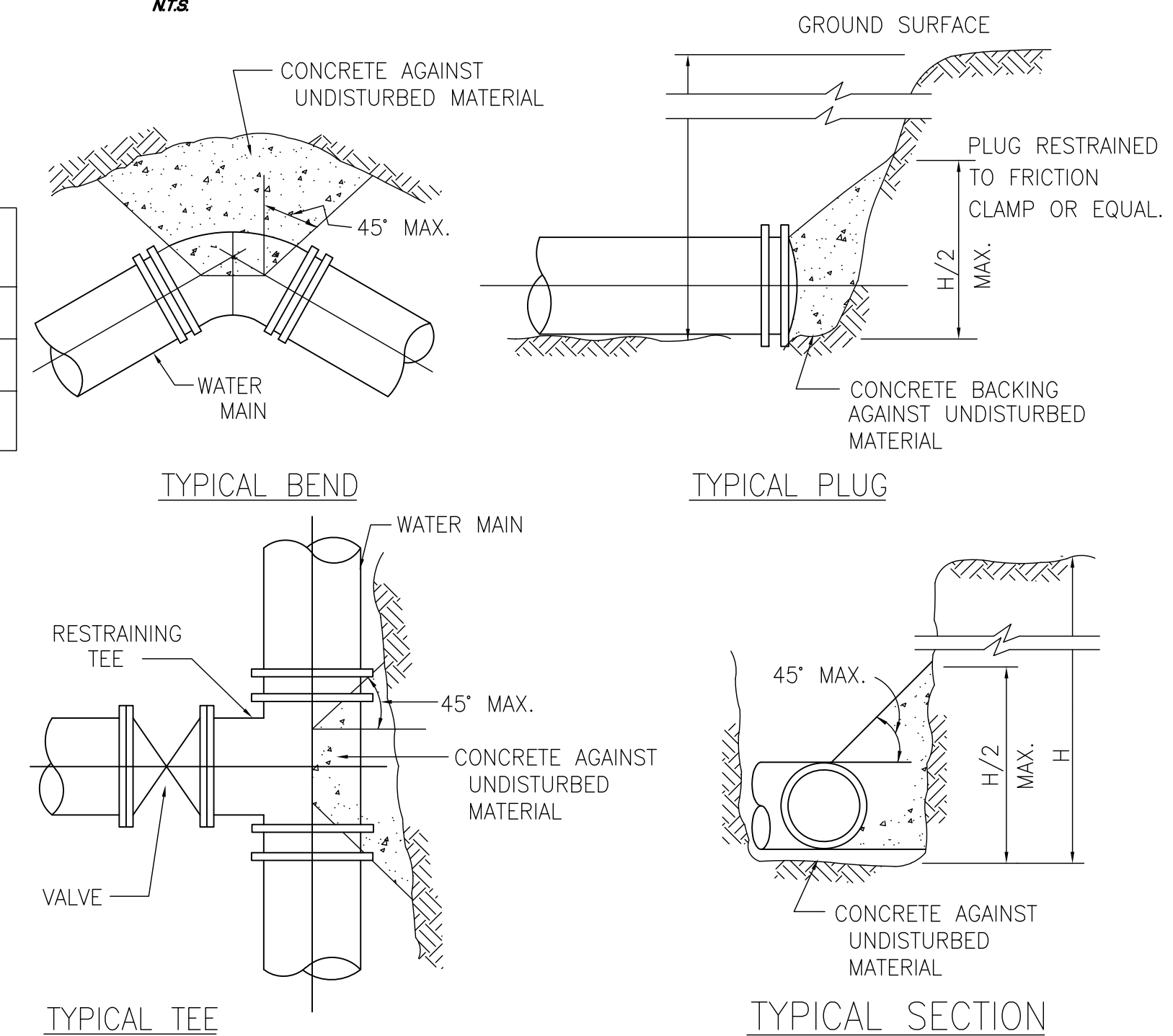
**THRUST BLOCK DETAILS**

**CURB TRANSITION LENGTHS FOR WHEELCHAIR RAMPS**

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



**WHEELCHAIR RAMP**



**PROJECT:**  
**#40 School Street & #21 Market Street Foxborough, MA**

**PREPARED FOR:**  
**Douglas A. King Builders, Inc. 115 Main Street North Easton, MA**

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

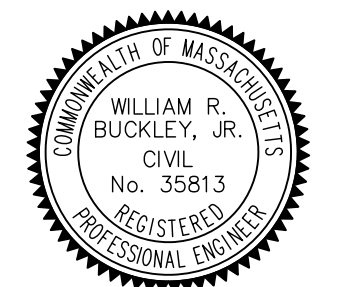
FOUR SCHOOL STREET  
 P.O. BOX 9136  
 FOXBOROUGH, MA 02035  
 508-543-3939

DATE APPROVED: \_\_\_\_\_  
 DATE ENDORSED: \_\_\_\_\_  
 FOXBOROUGH PLANNING BOARD

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

DATE \_\_\_\_\_ FOXBOROUGH TOWN CLERK

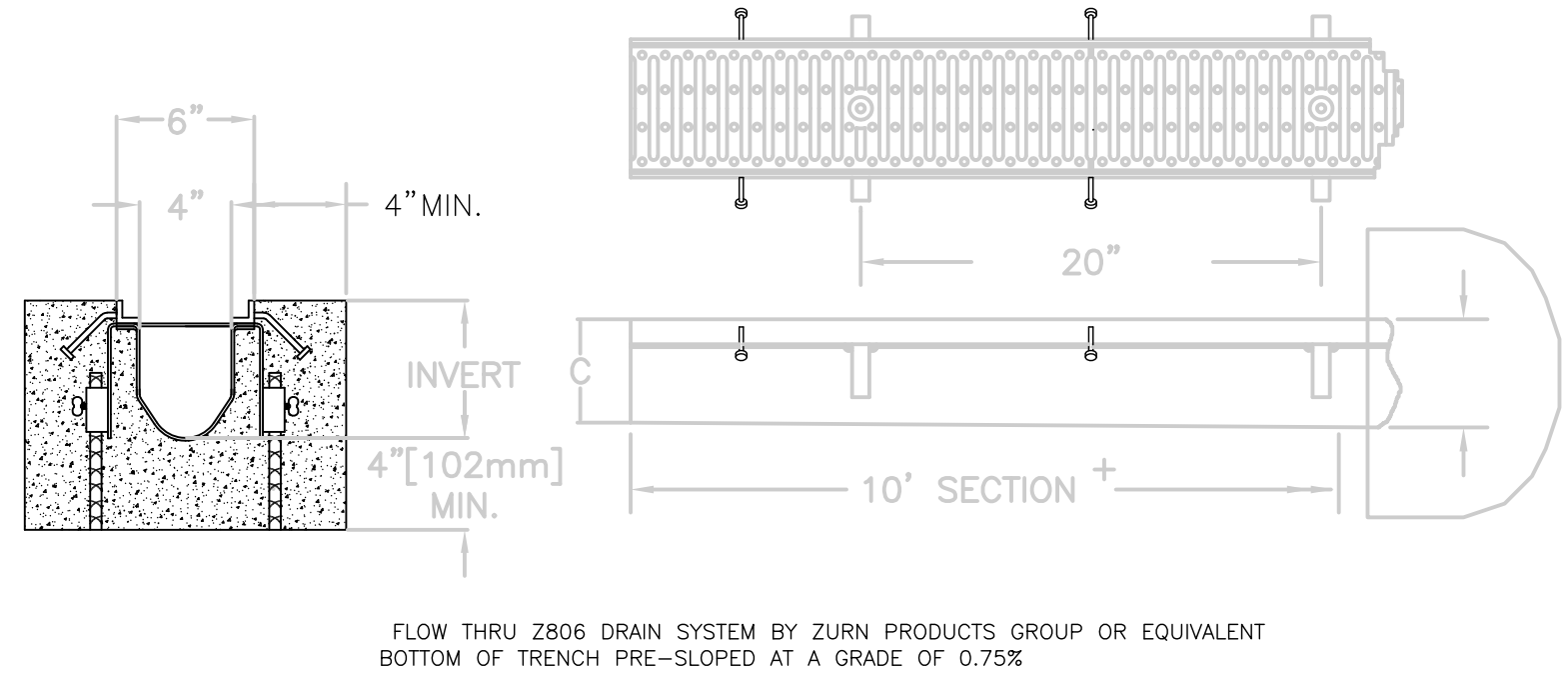
STAMP



DRAWING TITLE

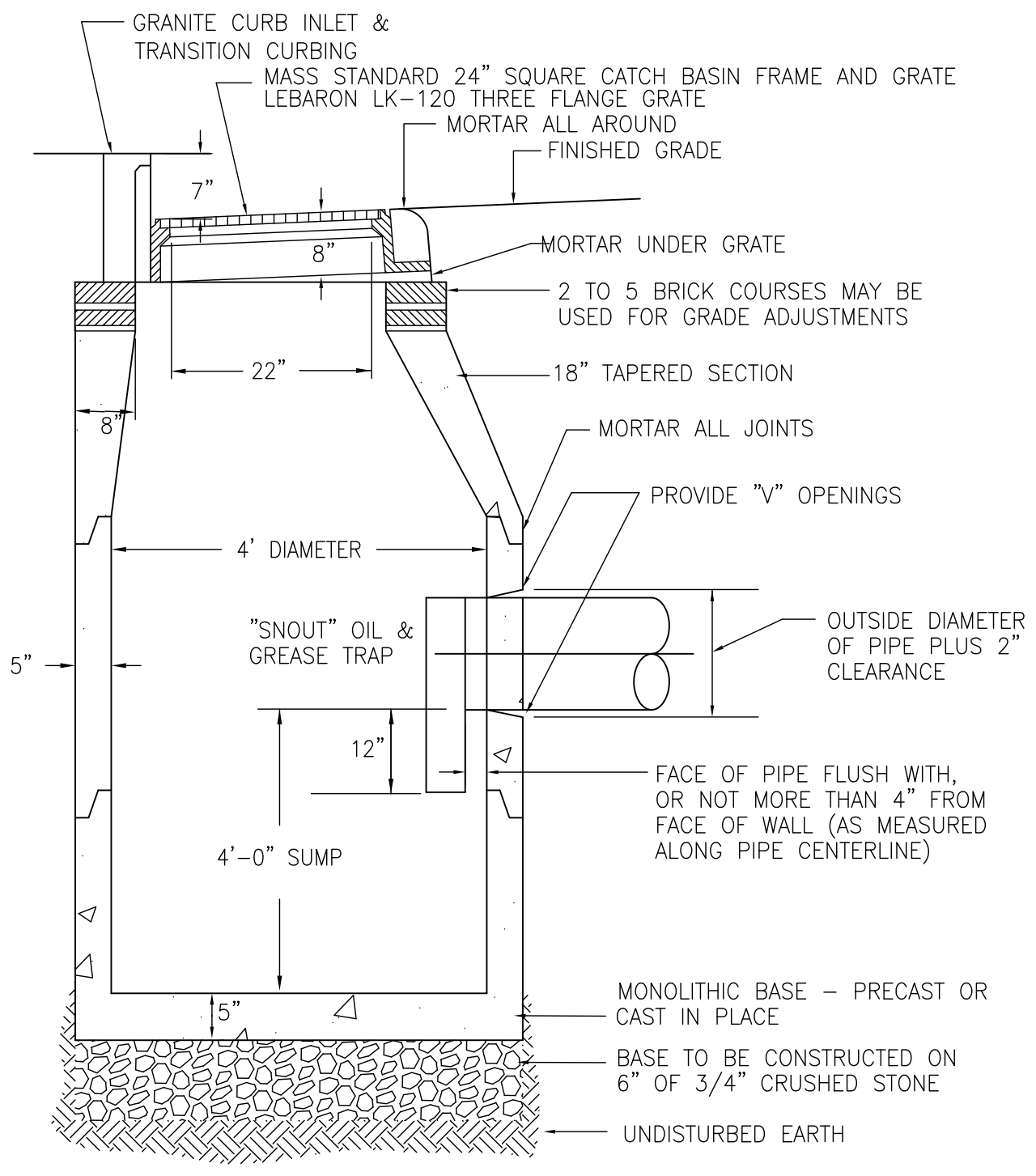
Construction Details

SCALE: 1"=20'  
 OCTOBER 4, 2019 SHEET NUMBER  
 18-0178C **5**



**TRENCH DRAIN SYSTEM**

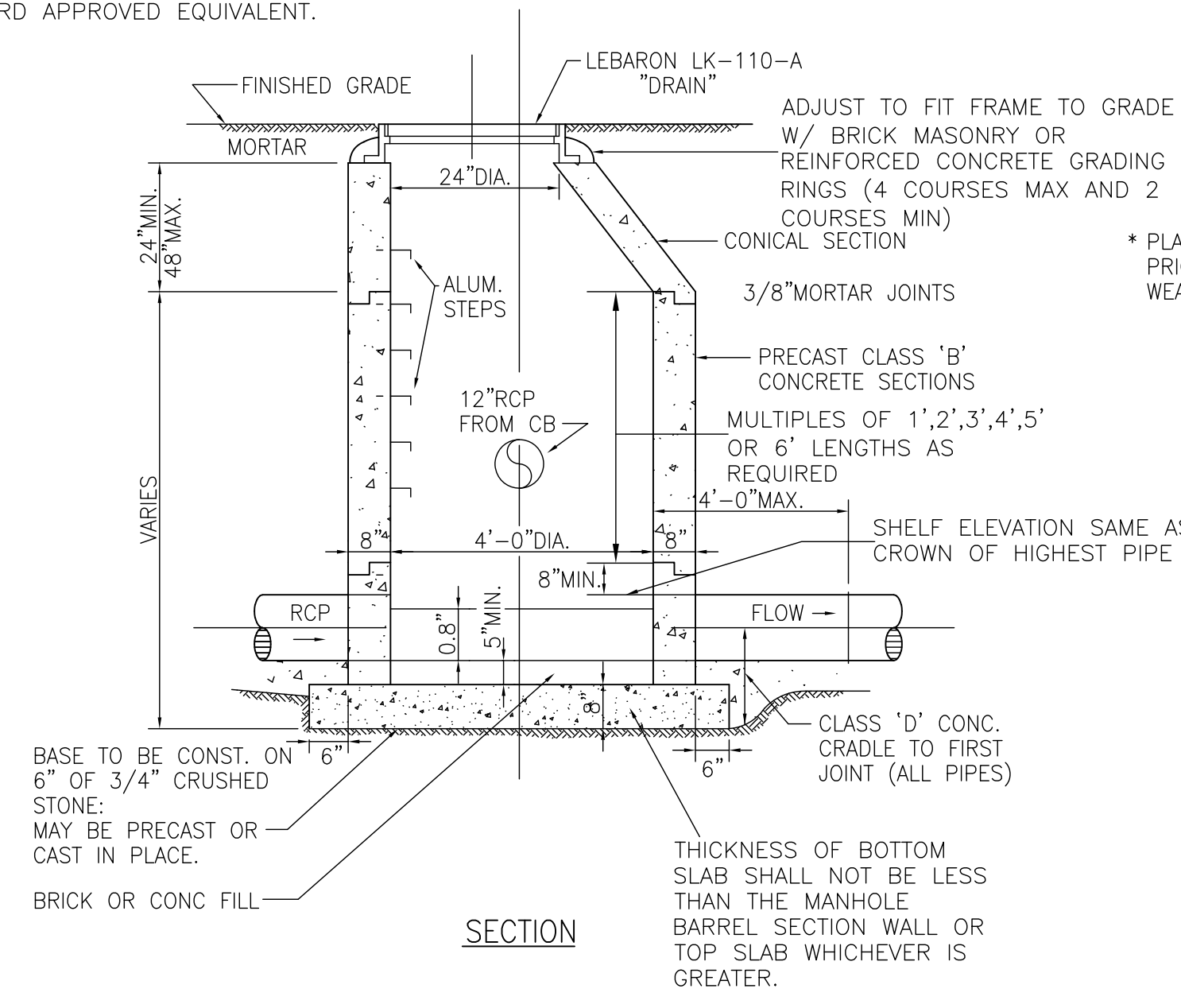
NT&S



**PRECAST CONCRETE CATCH BASIN**

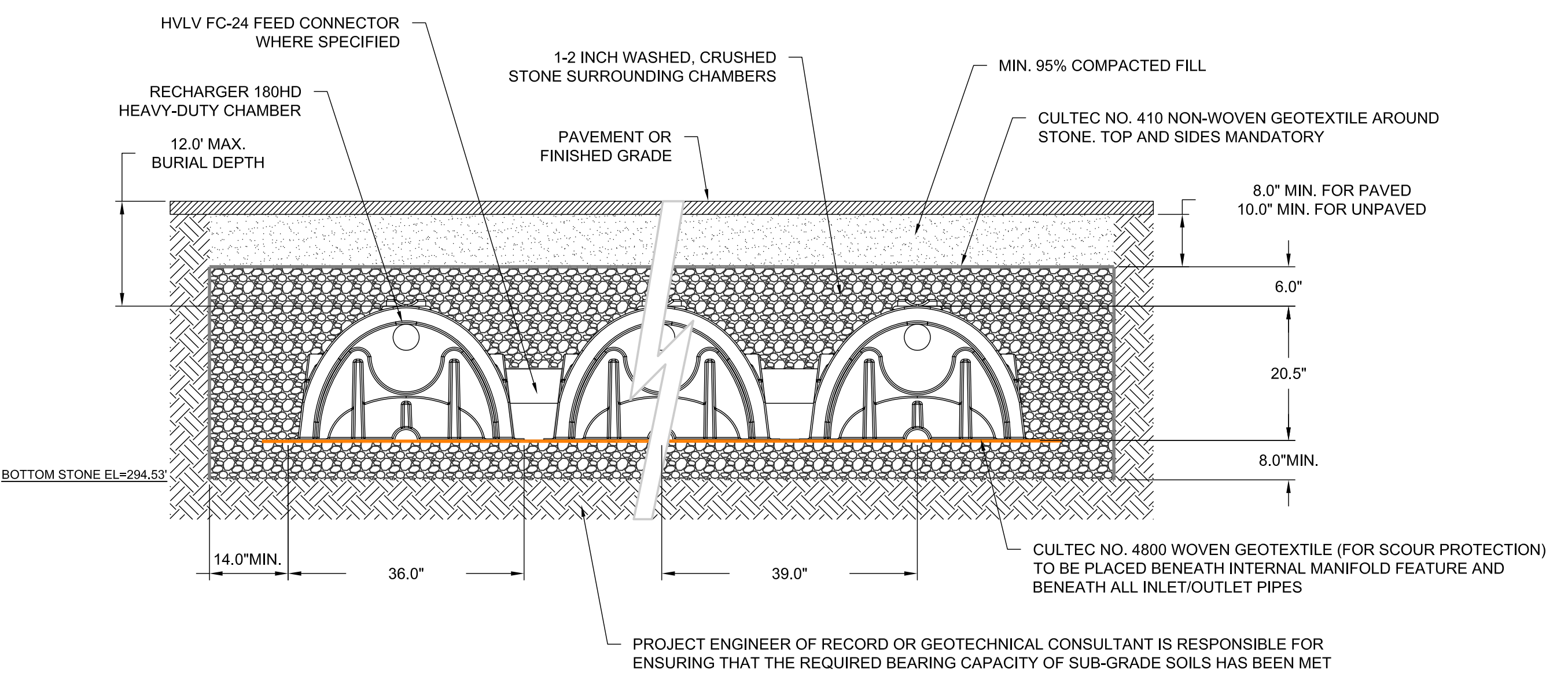
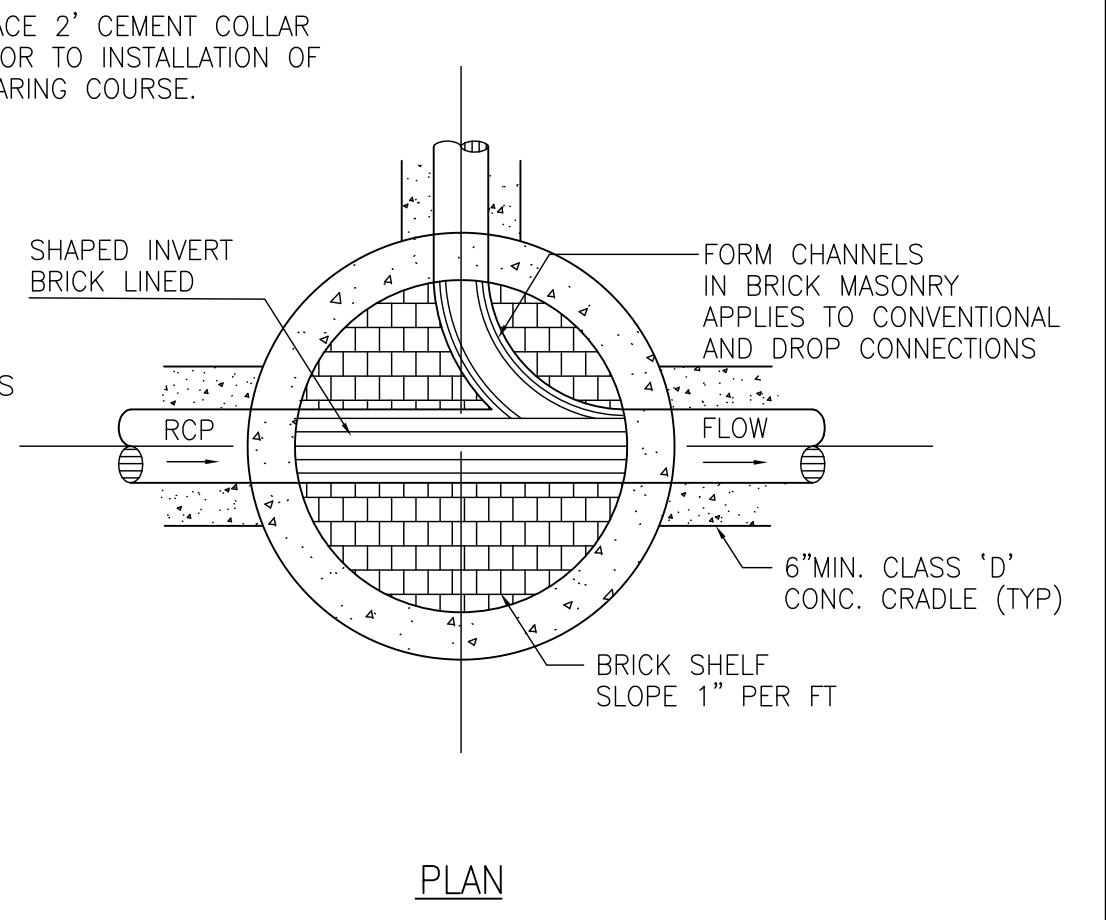
NT&S

- PLACE 2' CEMENT COLLAR PRIOR TO INSTALLATION OF WEARING COURSE.
- "SNOUT" OIL/GREASE TRAP IS MANUFACTURED BY BEST MANAGEMENT PRODUCTS INC OR USE PLANNING BOARD APPROVED EQUIVALENT.



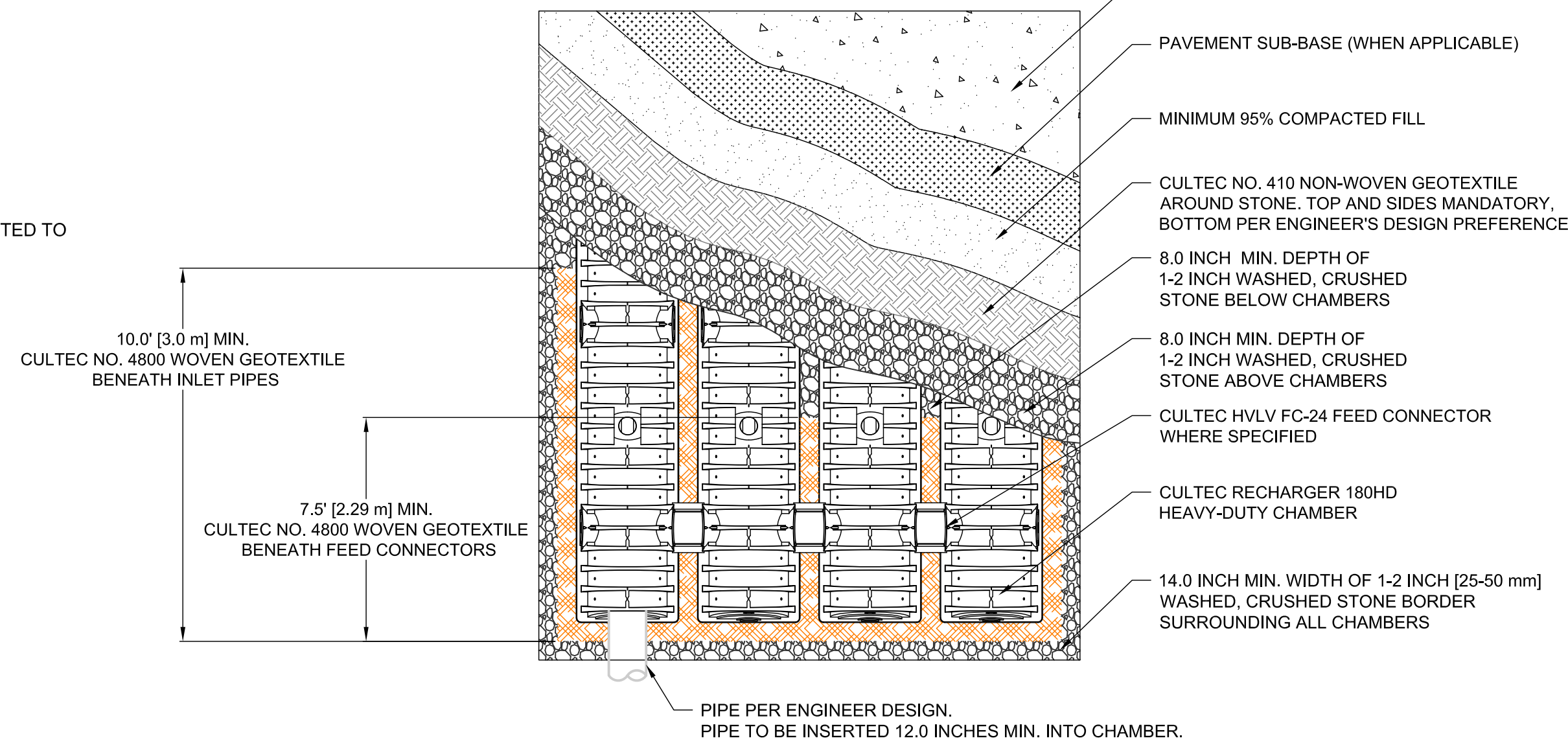
**PRECAST CONCRETE DRAIN MANHOLE**

NT&S



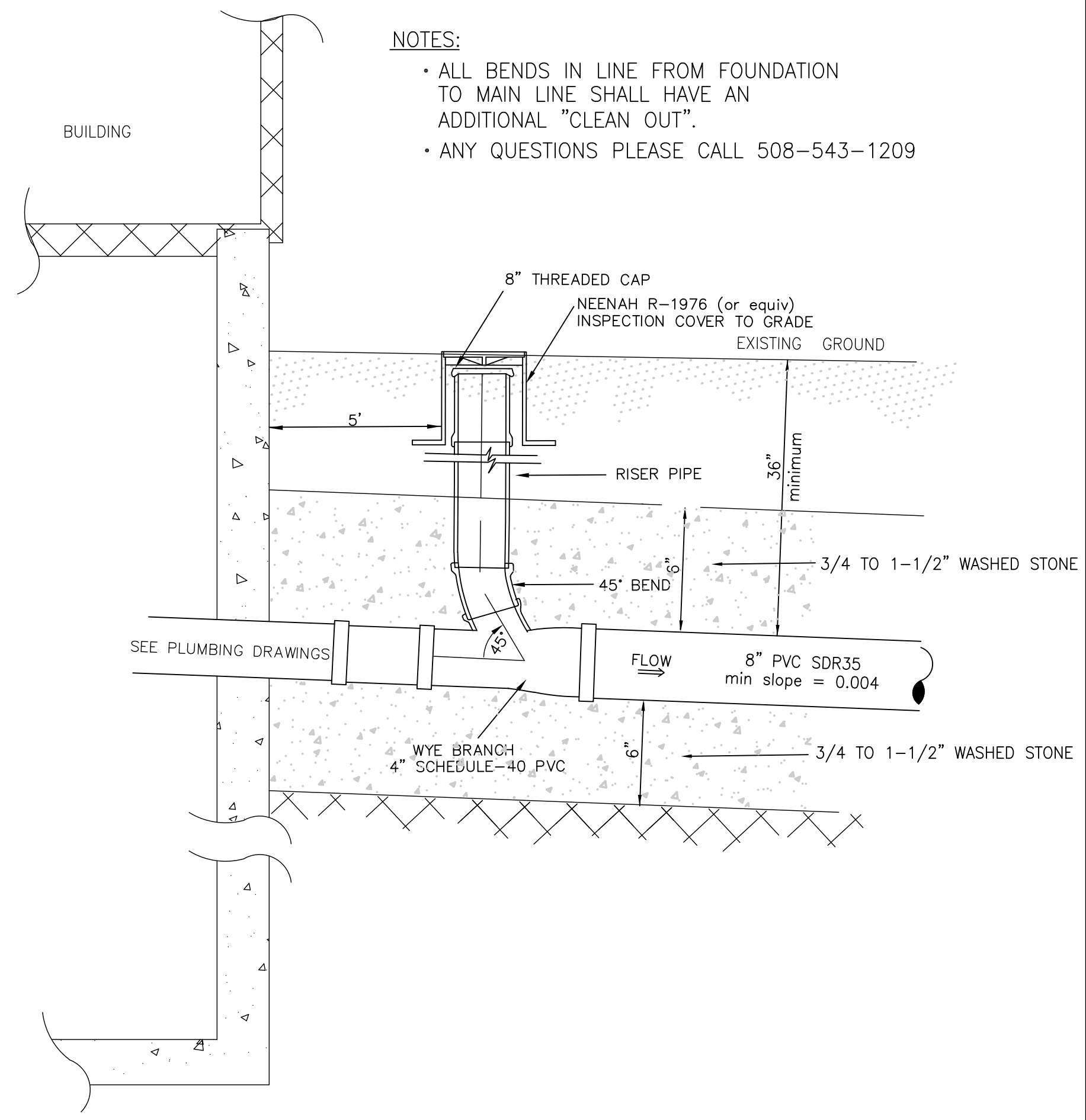
**CULTEC RECHARGER 180HD END VIEW**

NT&S



**CULTEC RECHARGER 180HD SECTION VIEW**

NT&S



**SEWER CONNECTION**

NT&S

PROJECT:  
**#40 School Street & #21 Market Street**  
**Foxborough, MA**

PREPARED FOR:  
**Douglas A. King Builders, Inc.**  
**115 Main Street**  
**North Easton, MA**



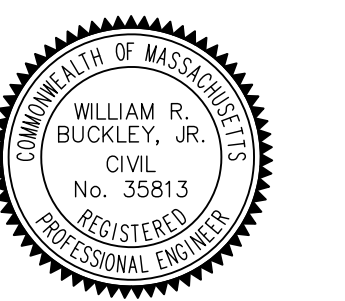
FOUR SCHOOL STREET  
P.O. BOX 9136  
FOXBOROUGH, MA 02035  
508-543-3939

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
FOXBOROUGH PLANNING BOARD

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DATE \_\_\_\_\_ FOXBOROUGH TOWN CLERK

STAMP



DRAWING TITLE

Construction Details

SCALE: 1"=20'  
OCTOBER 4, 2019 SHEET NUMBER

18-0178C **6**

PROJECT:  
**#40 School Street &  
 #21 Market Street  
 Foxborough, MA**

PREPARED FOR:  
**Douglas A. King  
 Builders, Inc.  
 115 Main Street  
 North Easton, MA**

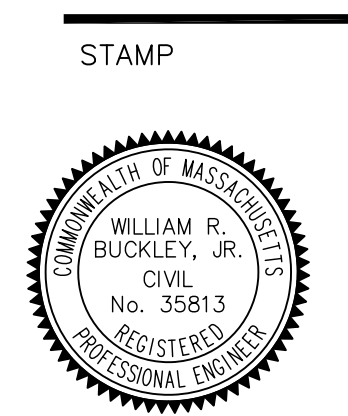


FOUR SCHOOL STREET  
 P.O. BOX 9136  
 FOXBOROUGH, MA 02035  
 508-543-3939

DATE APPROVED: \_\_\_\_\_  
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DATE \_\_\_\_\_ FOXBOROUGH TOWN CLERK

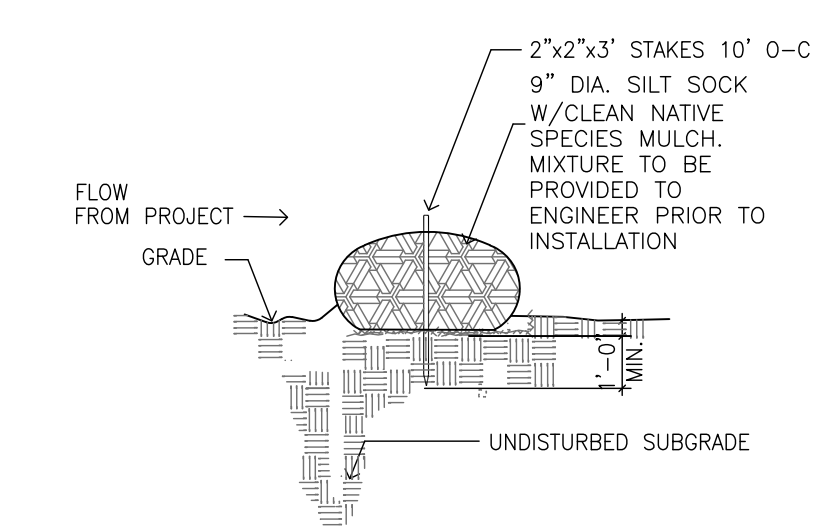
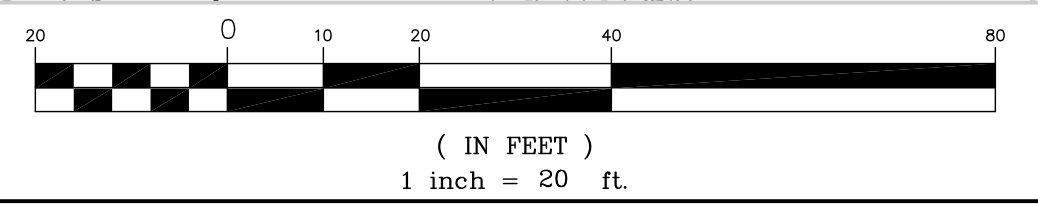
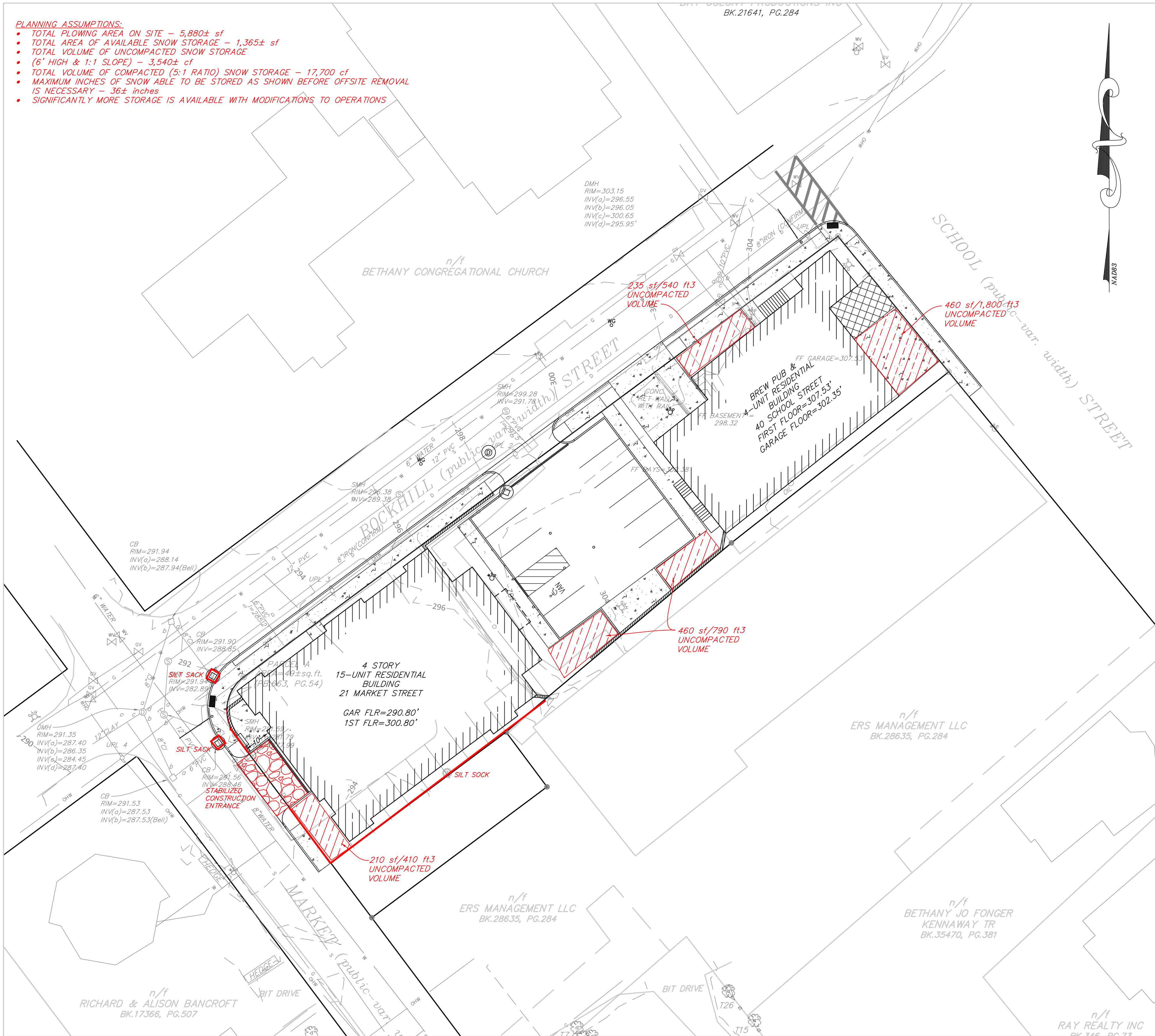


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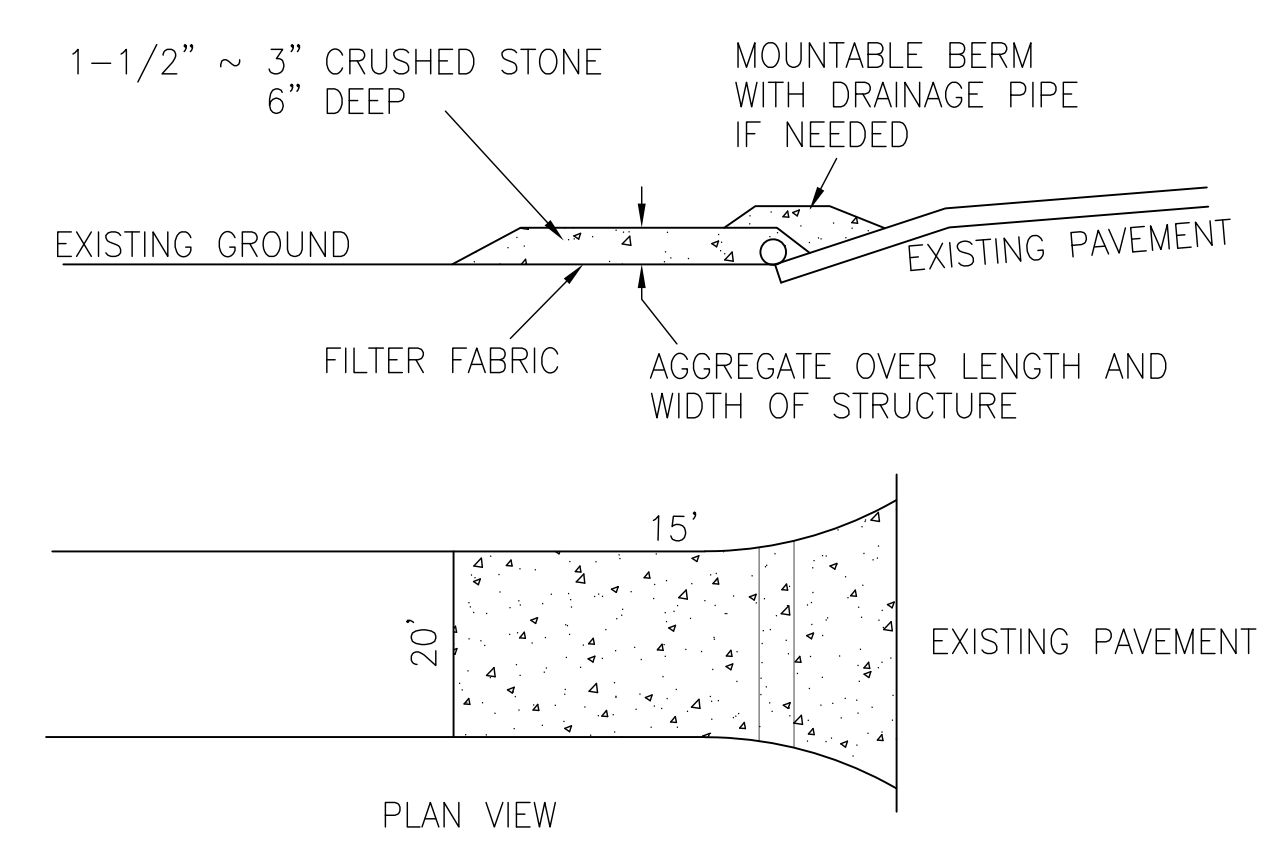
SWPPP & Snow  
 Storage Plan

SCALE: 1"=20'  
 OCTOBER 4, 2019 SHEET NUMBER  
 18-0178C **7**

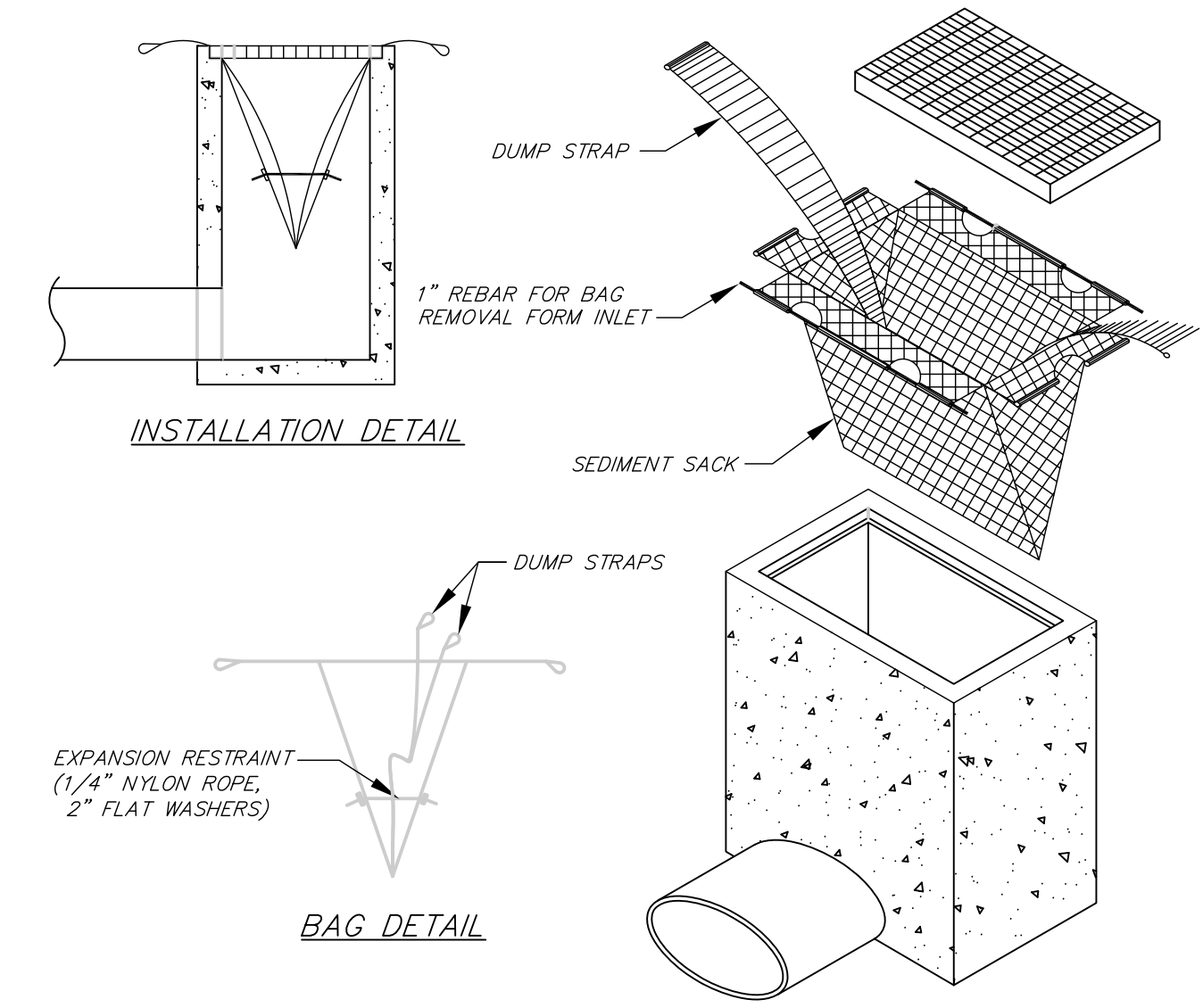
- PLANNING ASSUMPTIONS:**
- TOTAL PLOWING AREA ON SITE - 5,880± sf
  - TOTAL AREA OF AVAILABLE SNOW STORAGE - 1,365± sf
  - TOTAL VOLUME OF UNCOMPACTED SNOW STORAGE
  - (6" HIGH & 1:1 SLOPE) - 3,540± cf
  - TOTAL VOLUME OF COMPACTED (5:1 RATIO) SNOW STORAGE - 17,700 cf
  - MAXIMUM INCHES OF SNOW ABLE TO BE STORED BEFORE OFFSITE REMOVAL IS NECESSARY - 36± inches
  - SIGNIFICANTLY MORE STORAGE IS AVAILABLE WITH MODIFICATIONS TO OPERATIONS



**SILT SOCK EROSION CONTROL**  
 NTS

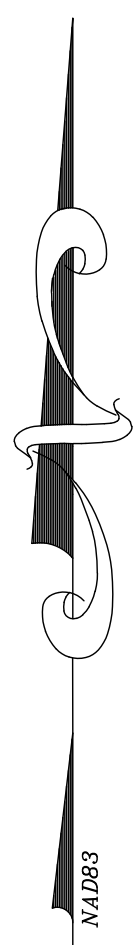
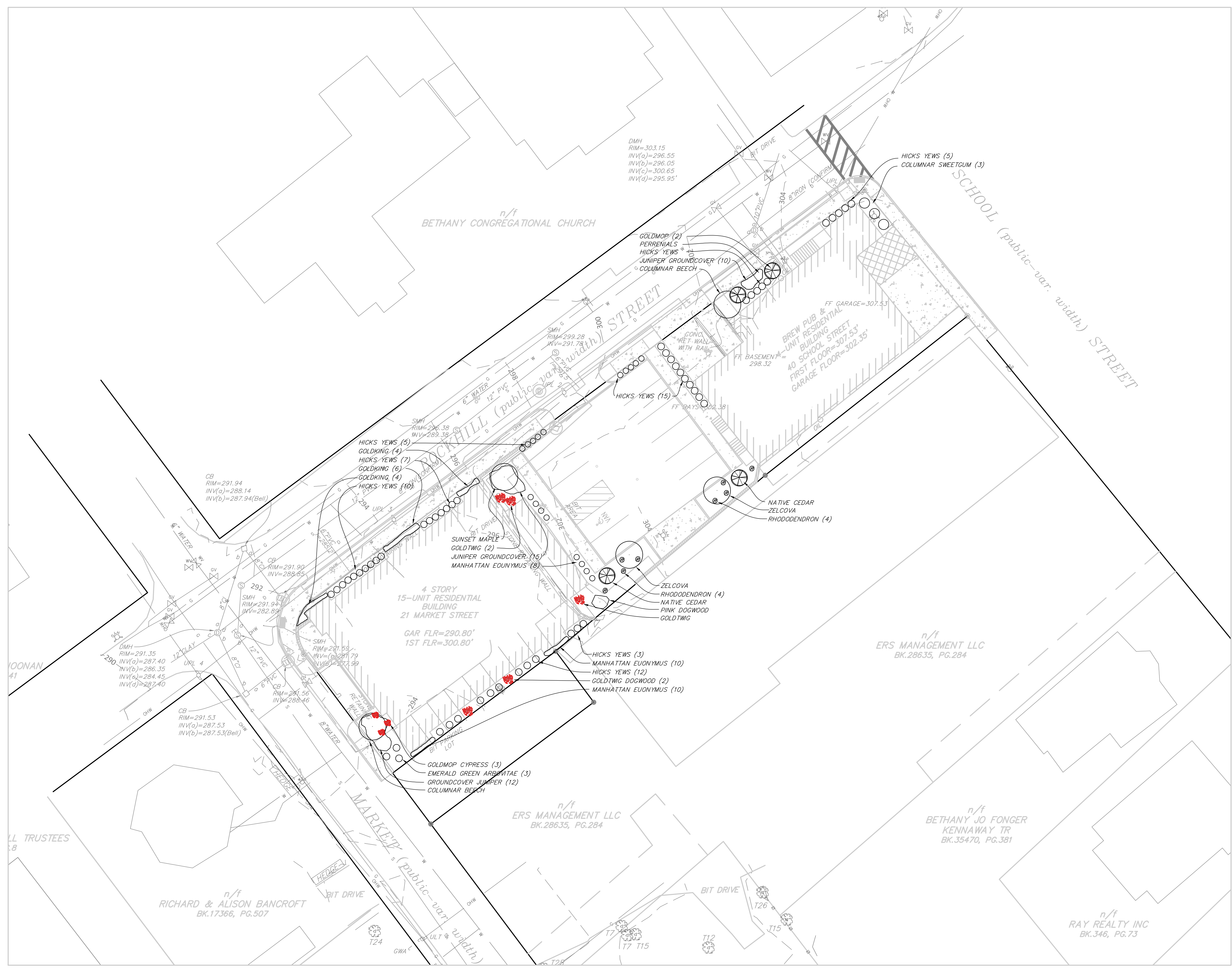


**STABILIZED CONSTRUCTION ENTRANCE**  
 NTS



**SILT SACK**  
 NTS





PROJECT:  
**#40 School Street &  
 #21 Market Street  
 Foxborough, MA**

PREPARED FOR:  
**Douglas A. King  
 Builders, Inc.  
 115 Main Street  
 North Easton, MA**

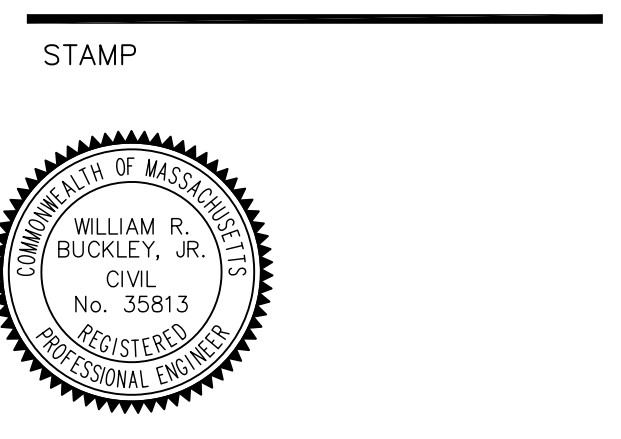


FOUR SCHOOL STREET  
 P.O. BOX 9136  
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DATE APPROVED: \_\_\_\_\_  
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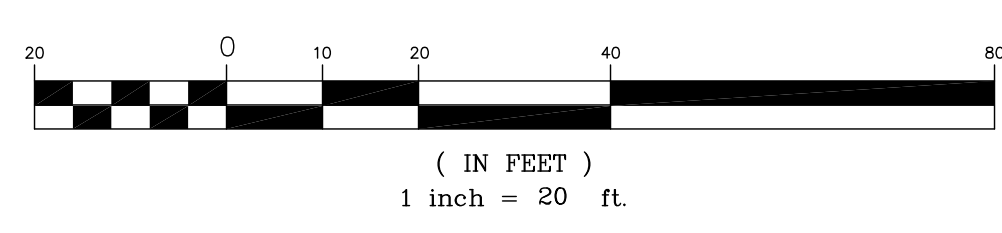
DATE \_\_\_\_\_ FOXBOROUGH TOWN CLERK



DRAWING TITLE

Landscape Plan

SCALE: 1"=20'  
 OCTOBER 4, 2019 SHEET NUMBER  
 18-0178C **L-1**



ARCHITECT ANNINO INCORPORATED  
125 North Washington Street  
North Attleboro, Massachusetts

CLIENT DOUGLAS A. KING BUILDERS  
115 Main Street, Suite 1D  
North Easton, Massachusetts

ENGINEER BAY COLONY GROUP  
4 School Street  
Foxborough, Massachusetts

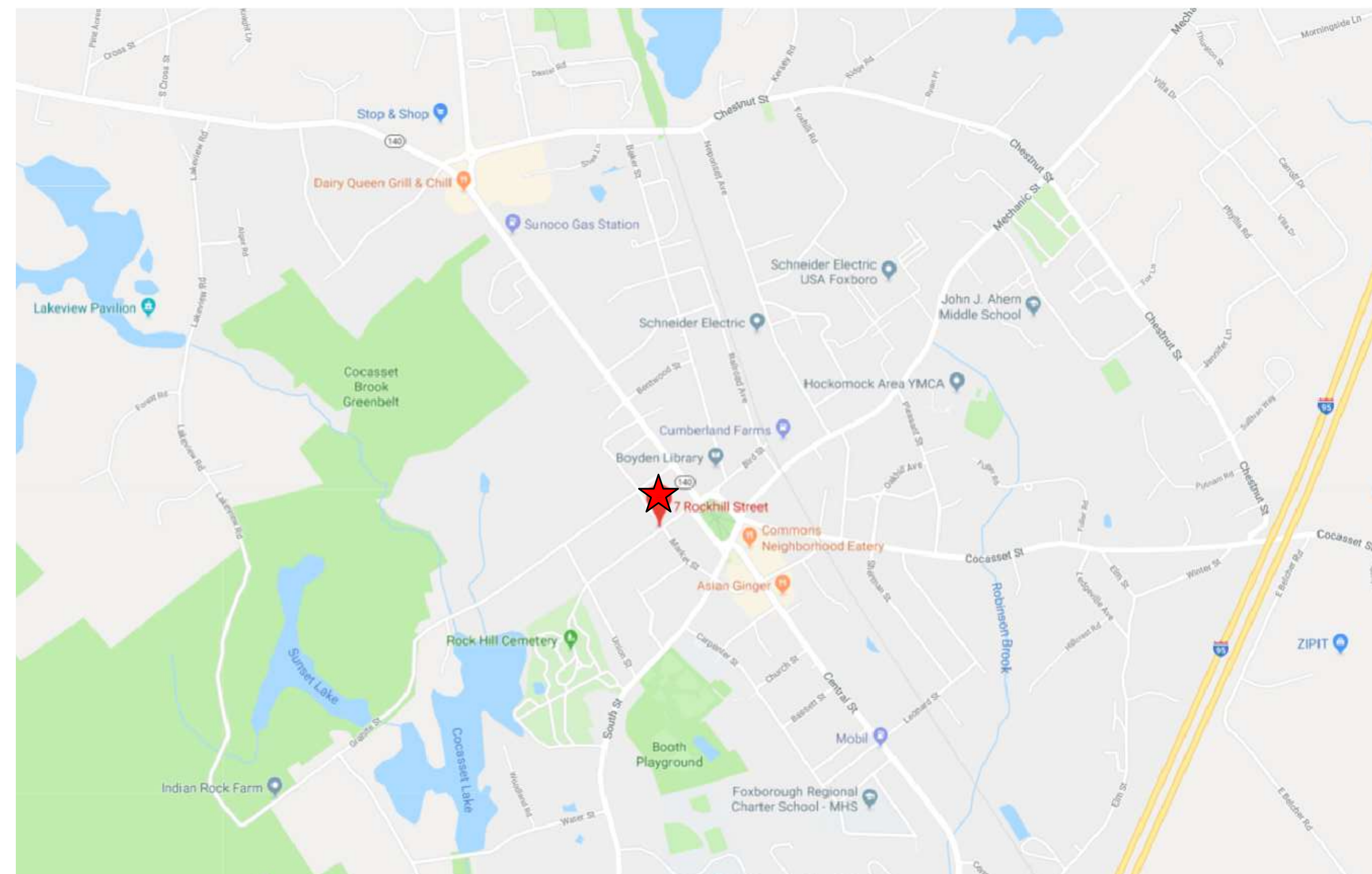


# PROPOSED MIXED-USE DEVELOPMENT

Rock Hill & School Street  
Foxboro, Massachusetts

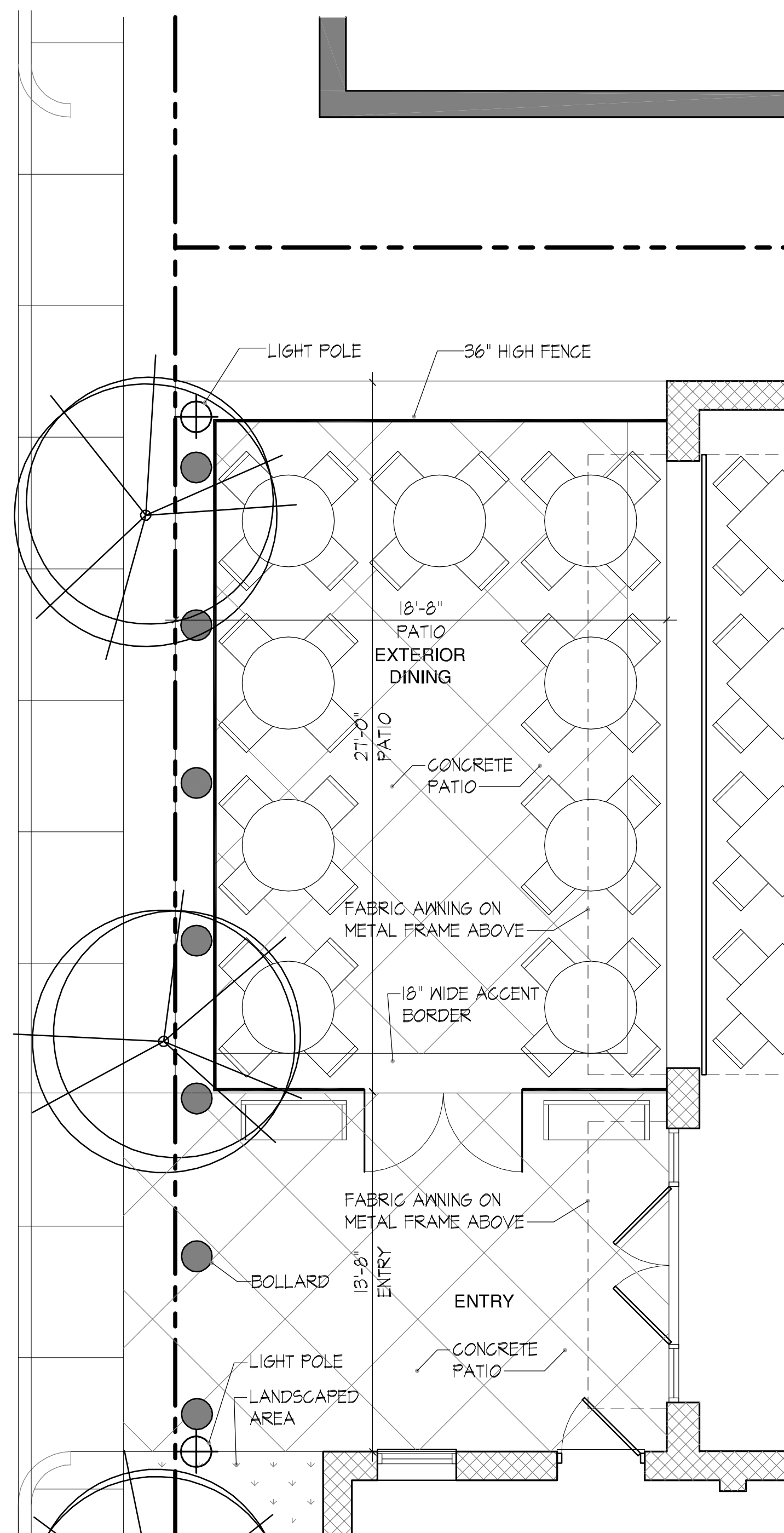
OCTOBER 4, 2019

## LOCUS MAP

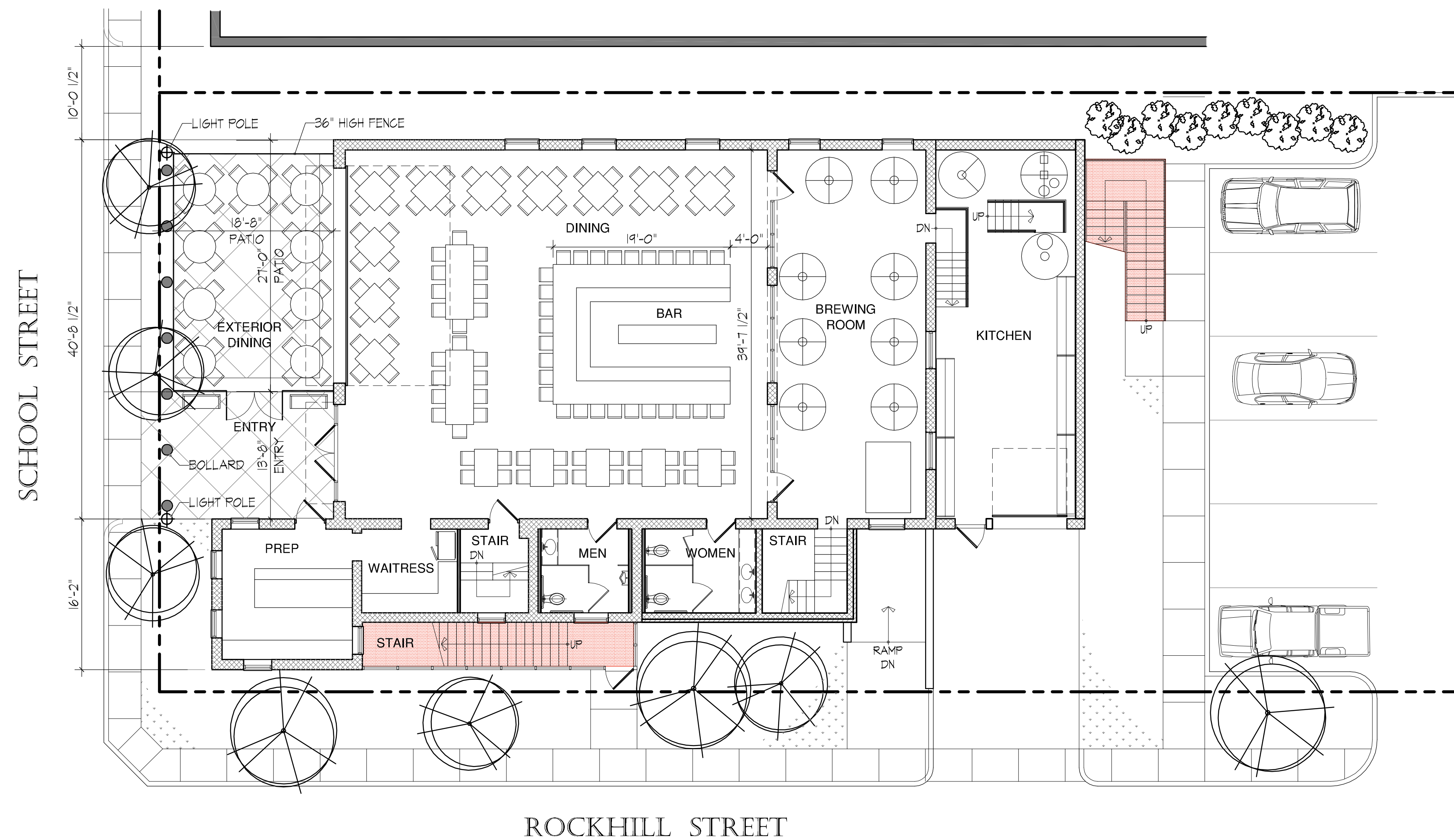


## INDEX OF DRAWINGS

A1	PROPOSED FIRE STATION REHAB FIRST FLOOR PLAN
A2	PROPOSED FIRE STATION REHAB SECOND FLOOR PLAN
A3	PROPOSED FIRE STATION REHAB EXTERIOR ELEVATIONS
A4	PROPOSED FIRE STATION REHAB EXTERIOR ELEVATIONS
A5	PROPOSED RESIDENTIAL BUILDING PARKING LEVEL PLAN
A6	PROPOSED RESIDENTIAL BUILDING FIRST FLOOR PLAN
A7	PROPOSED RESIDENTIAL BUILDING SECOND FLOOR PLAN
A8	PROPOSED RESIDENTIAL BUILDING THIRD FLOOR PLAN
A9	PROPOSED RESIDENTIAL BUILDING EAST ELEVATION
A10	PROPOSED RESIDENTIAL BUILDING ROCKHILL STREET ELEVATION
A11	PROPOSED RESIDENTIAL BUILDING SOUTH ELEVATION
A12	PROPOSED RESIDENTIAL BUILDING MARKET STREET ELEVATION
SP1	SITE LIGHTING PLAN
SP2	SITE LIGHTING PLAN
EX1	EXISTING SITE IMAGES
EX2	EXISTING SITE IMAGES
EX3	EXISTING SITE IMAGES
EX4	EXISTING SITE IMAGES



2 ENLARGED PATIO PLAN  
1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"

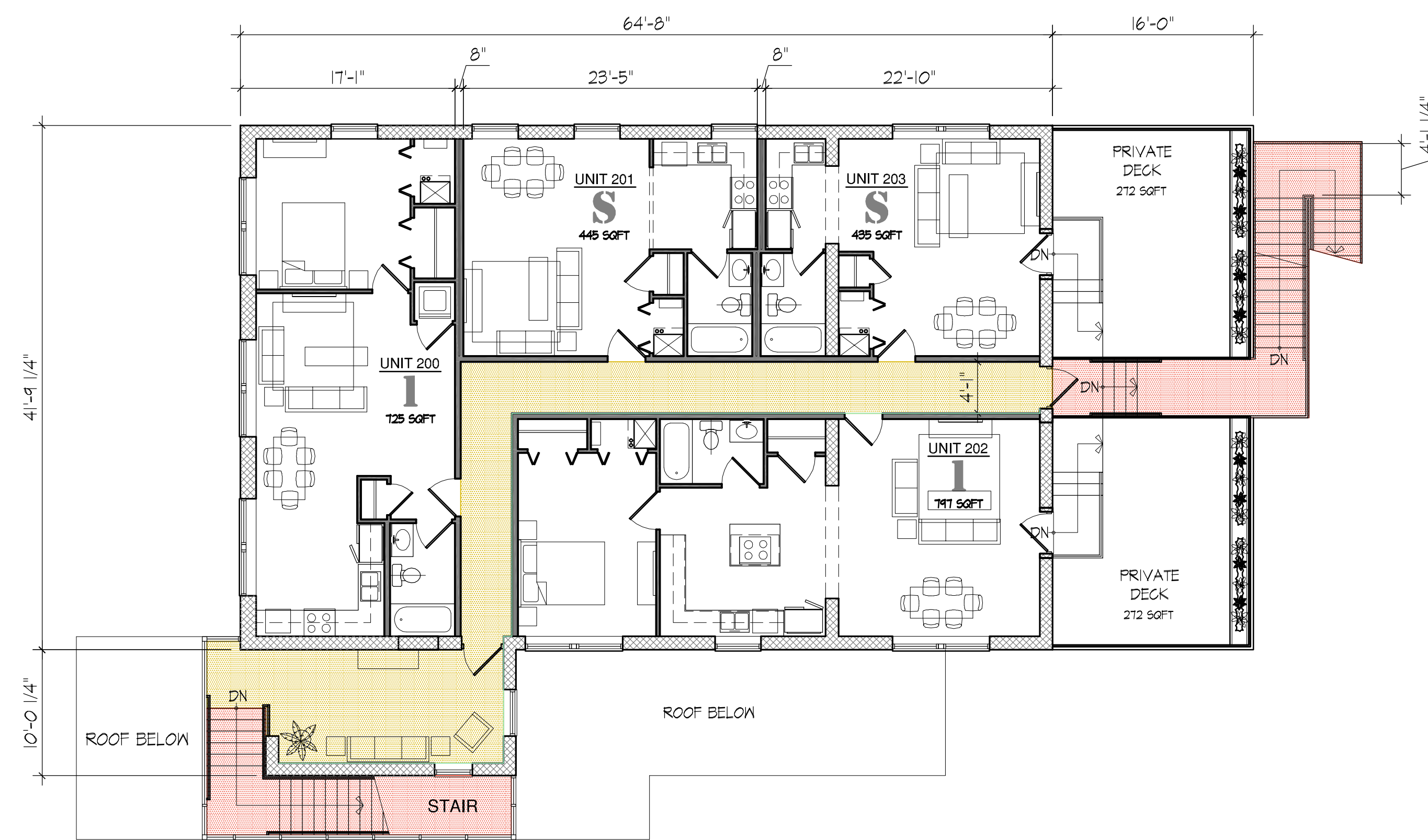
A1



FOXBORO MIXED-USE  
DEVELOPMENT  
Rockhill & School Street  
Foxboro, Massachusetts

SECOND FLOOR	
TENANT	GROSS AREA (SQ.FT.)
UNIT 200 (1 BED)	125
UNIT 201 (STUDIO)	445
UNIT 202 (1 BED)	147
UNIT 203 (STUDIO)	435
TOTAL	2402

RESIDENTIAL UNIT MIX	
UNIT TYPE	QUANTITY
STUDIO	2 UNITS
1 BEDROOM	2 UNITS
TOTAL UNITS	4 UNITS



② PROPOSED SECOND FLOOR PLAN  
1/8" = 1'-0"

A2



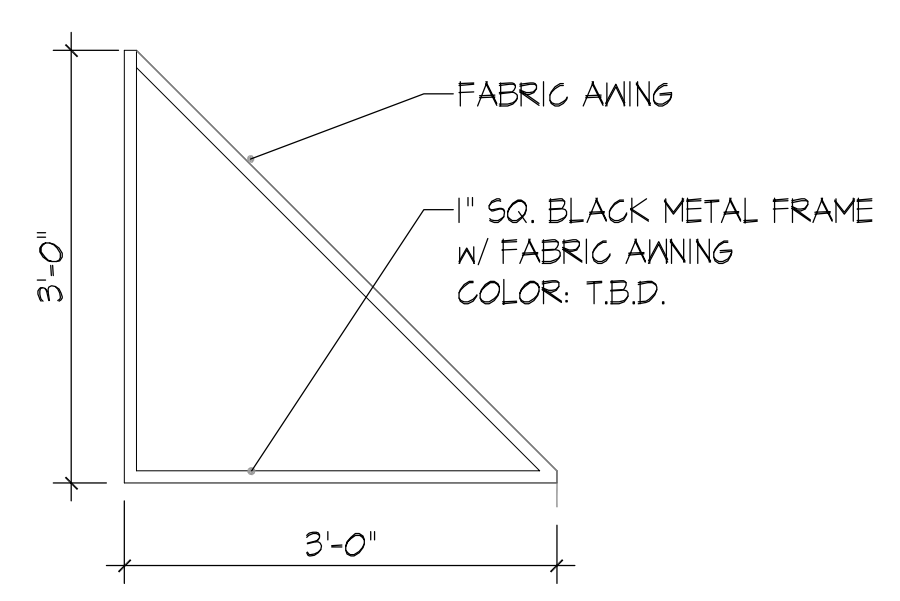
**FOXBORO MIXED-USE  
DEVELOPMENT**  
Rockhill & School Street  
Foxboro, Massachusetts



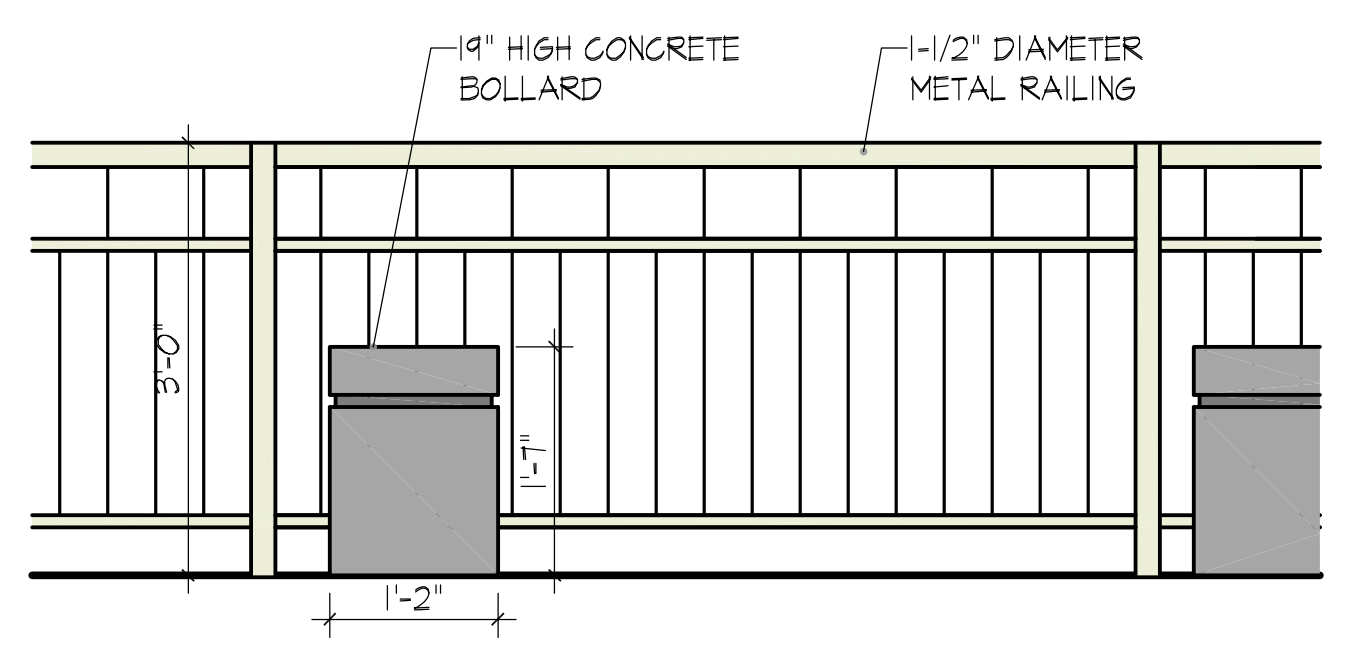
PROPOSED NORTH (ROCKHILL ST) ELEVATION  
 1/8" = 1'-0"



PROPOSED EAST (SCHOOL ST) ELEVATION  
 1/8" = 1'-0"



AWNING DETAIL  
 3/4" = 1'-0"

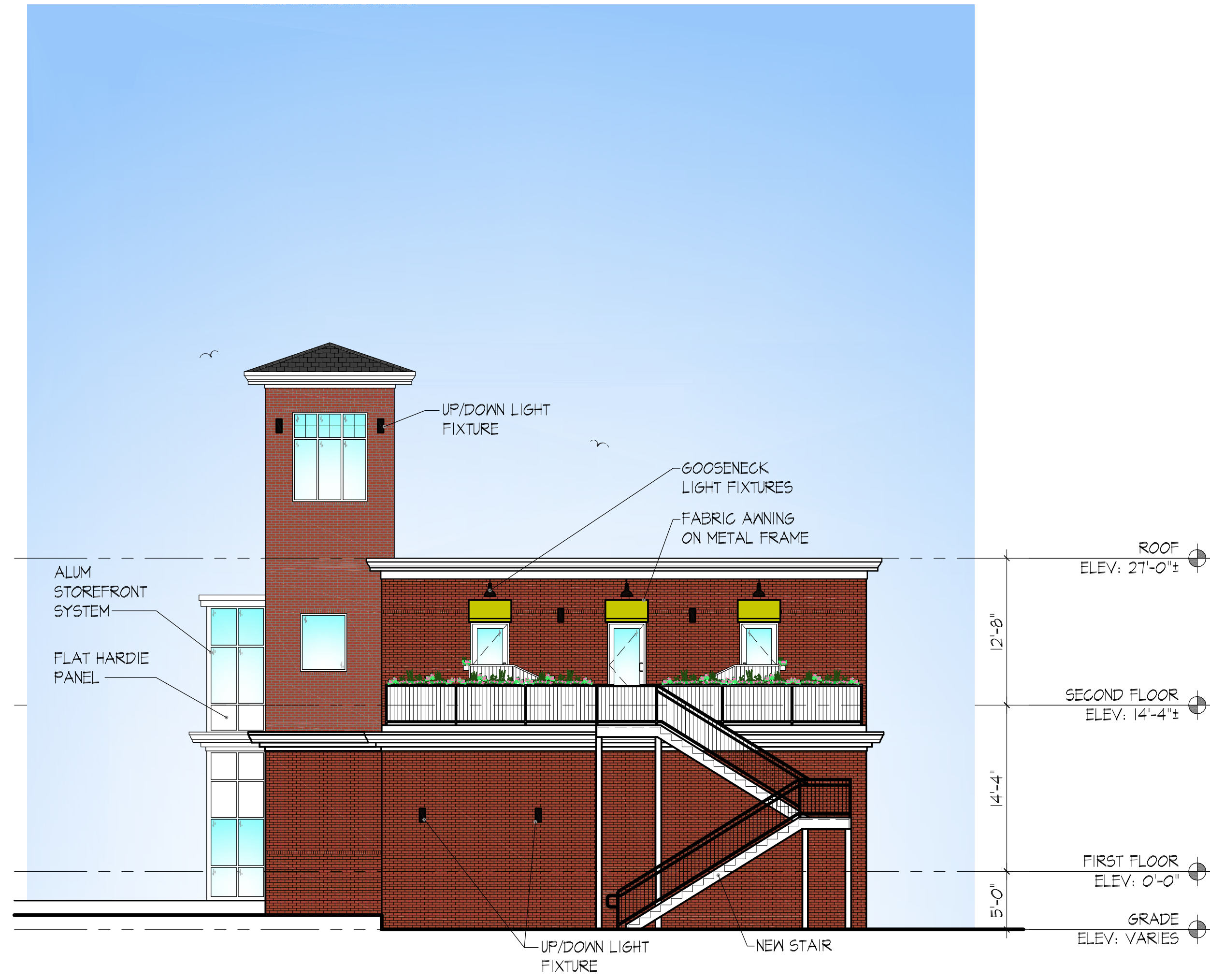


PATIO FENCE DETAIL  
 3/4" = 1'-0"

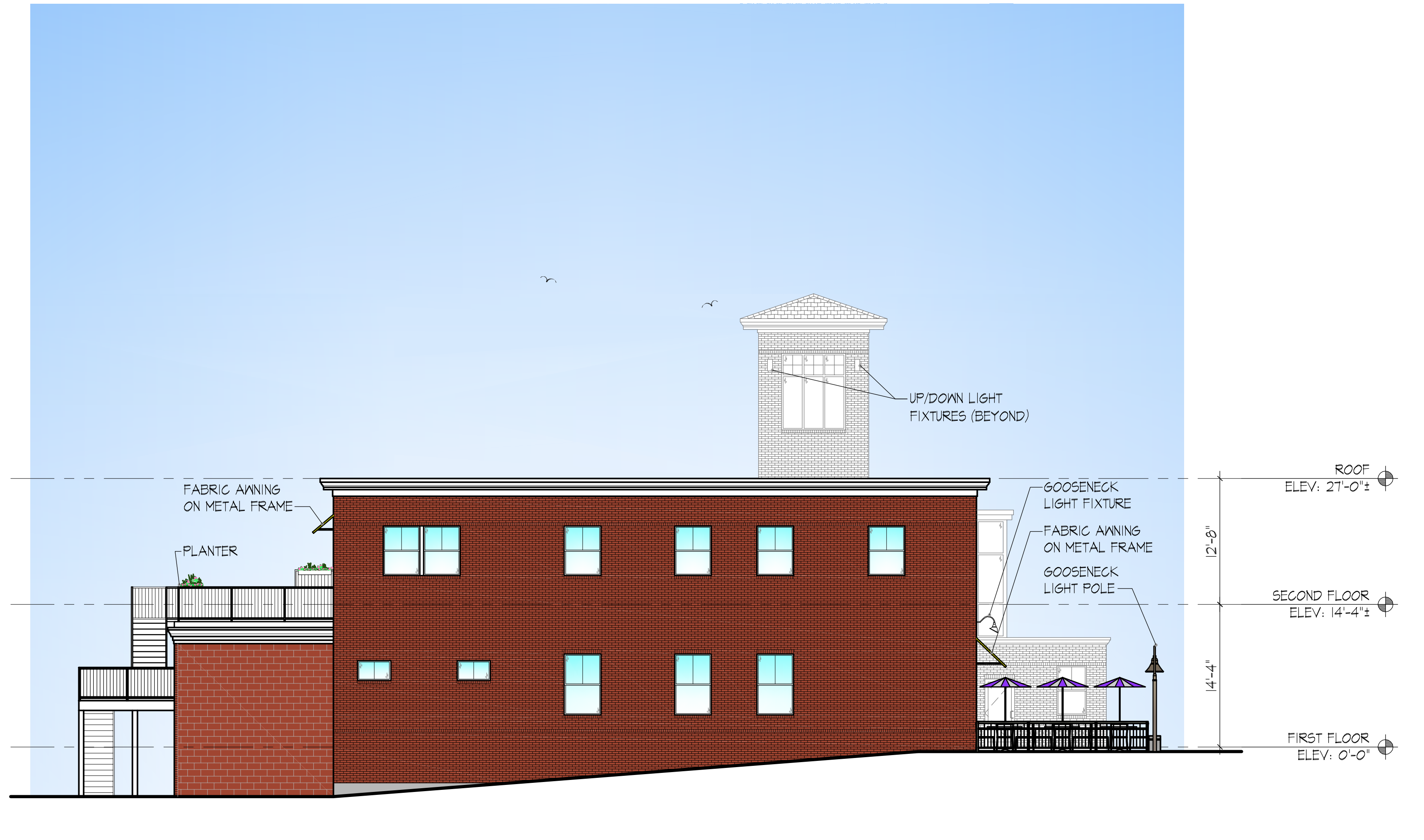
A3



**FOXBORO MIXED-USE DEVELOPMENT**  
 Rockhill & School Street  
 Foxboro, Massachusetts



PROPOSED WEST (PARKING SIDE) ELEVATION  
 1/8" = 1'-0"

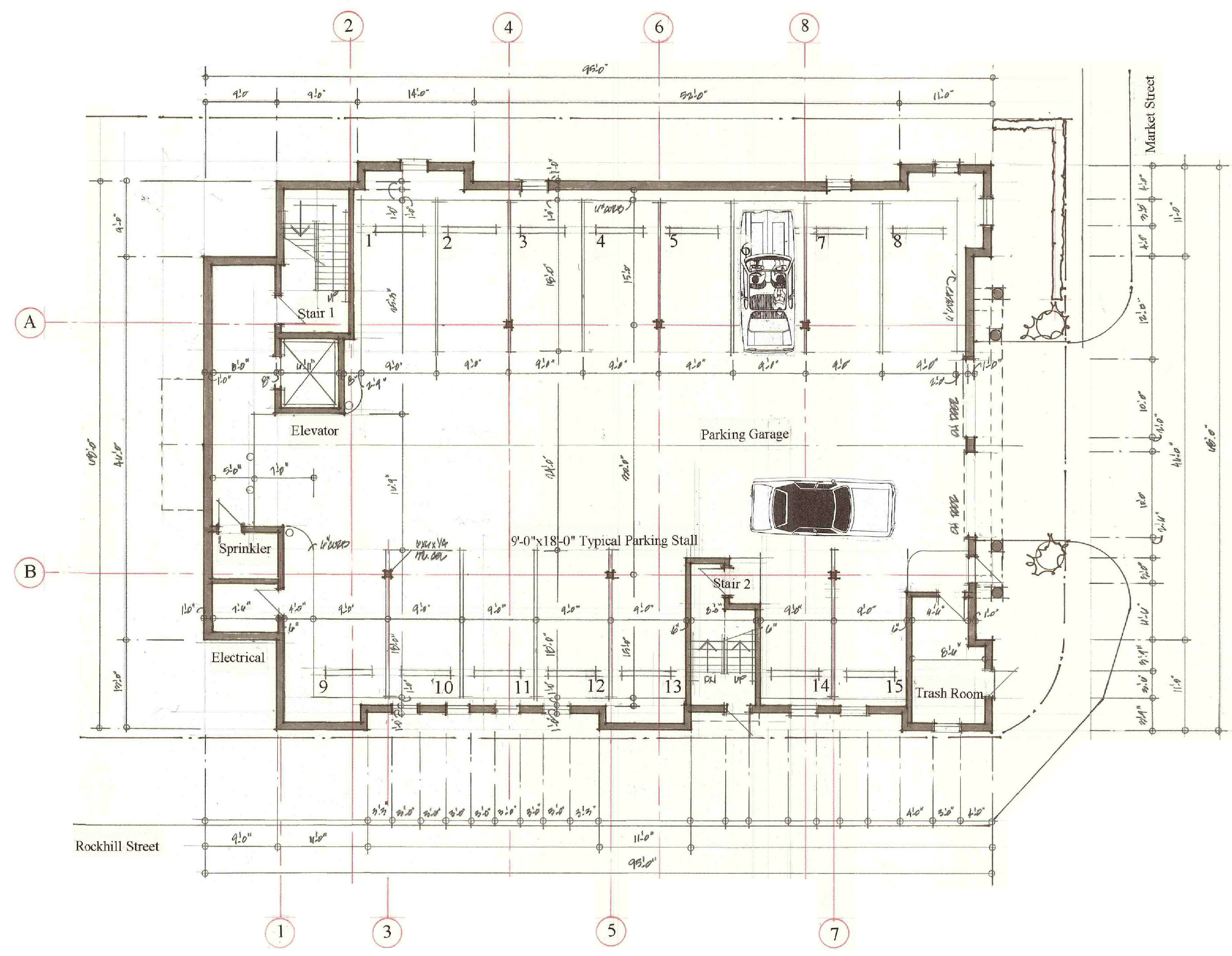


PROPOSED REAR ELEVATION  
 1/8" = 1'-0"

A4



**FOXBORO MIXED-USE  
 DEVELOPMENT**  
 Rockhill & School Street  
 Foxboro, Massachusetts

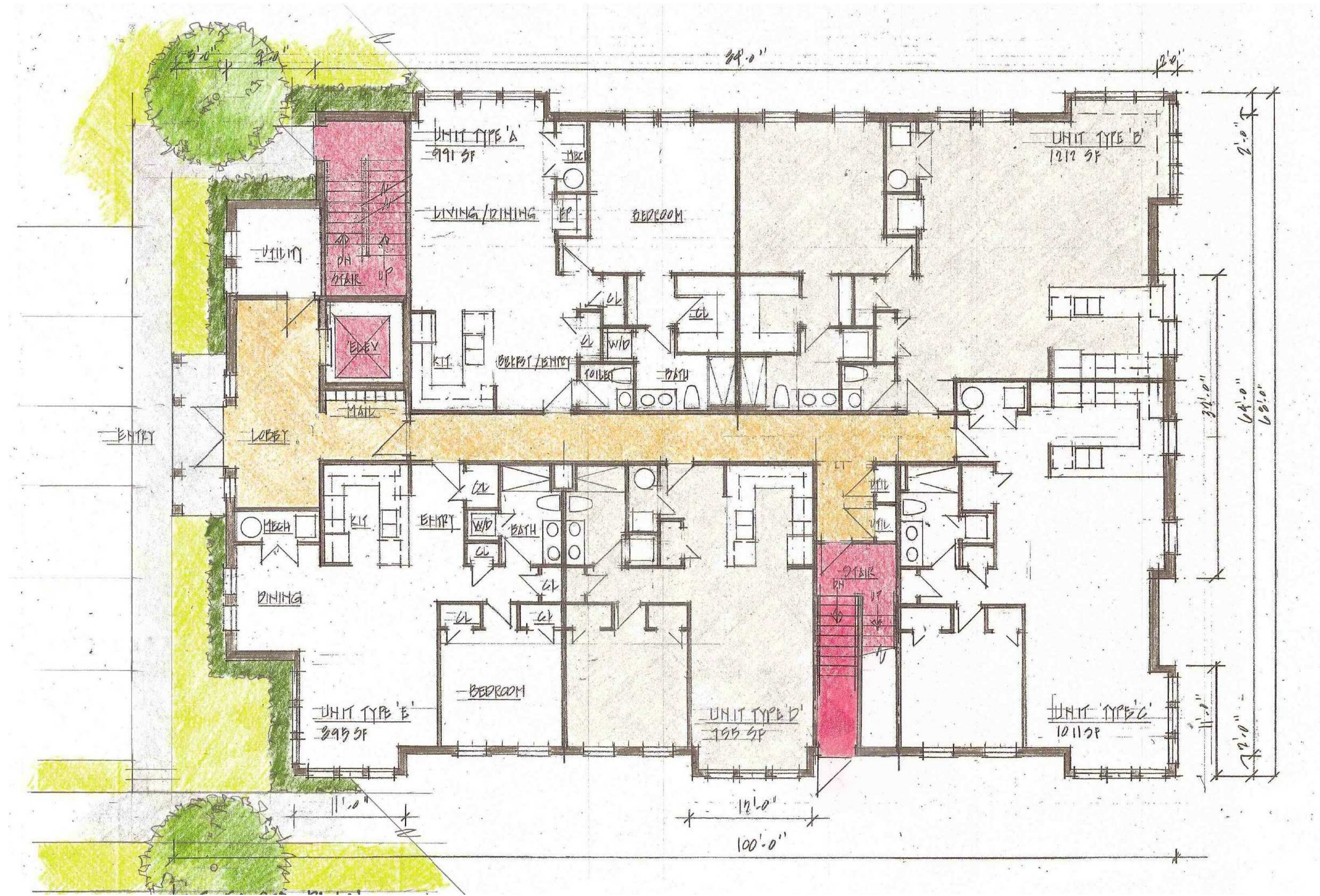


1 PARKING LEVEL FLOOR PLAN  
 1/8" = 1'-0"

A5



**FOXBORO MIXED-USE  
 DEVELOPMENT**  
 Rockhill & School Street  
 Foxboro, Massachusetts



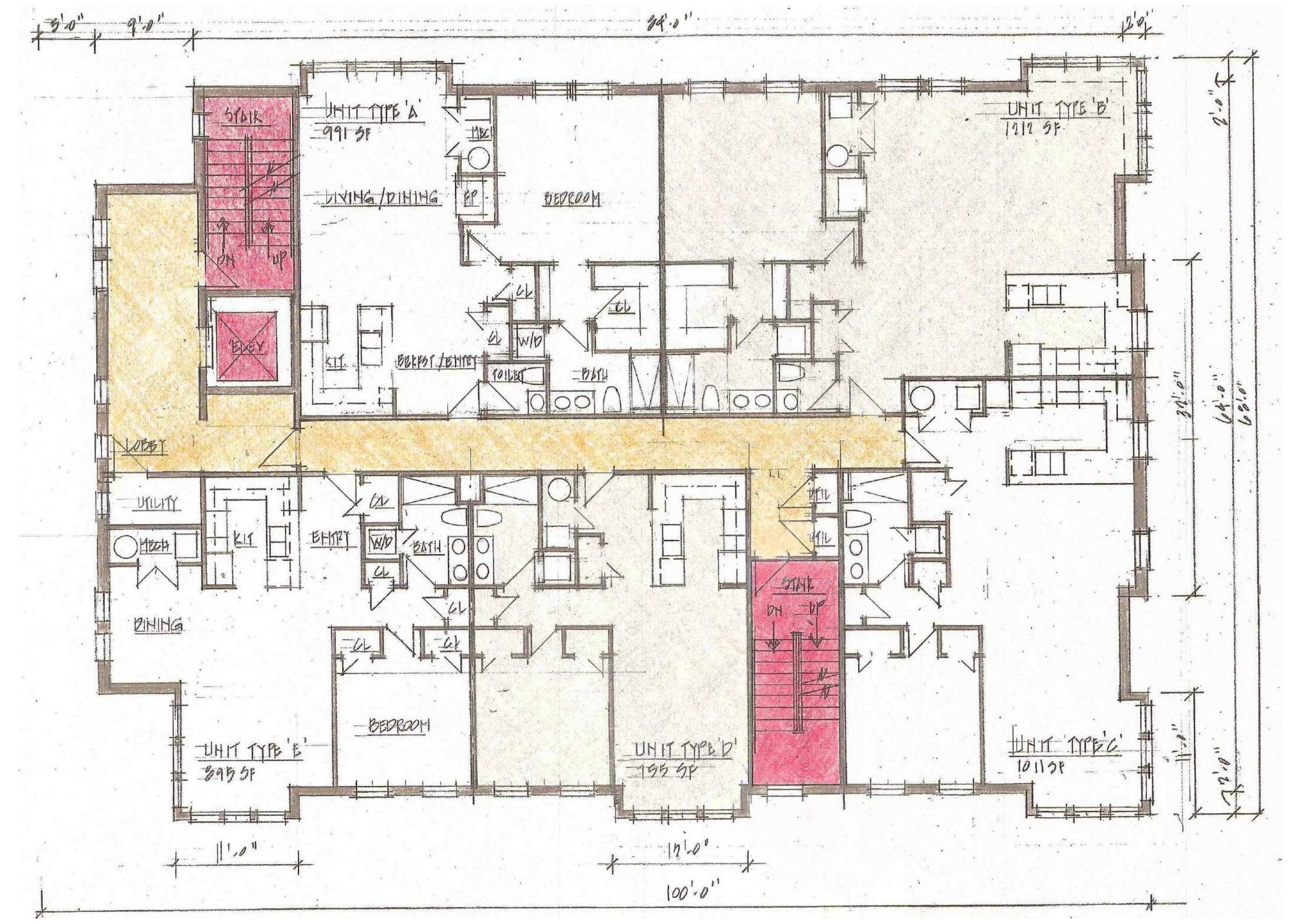
① FIRST FLOOR PLAN  
 1/8" = 1'-0"

A6



**FOXBORO MIXED-USE  
 DEVELOPMENT**  
 Rockhill & School Street  
 Foxboro, Massachusetts



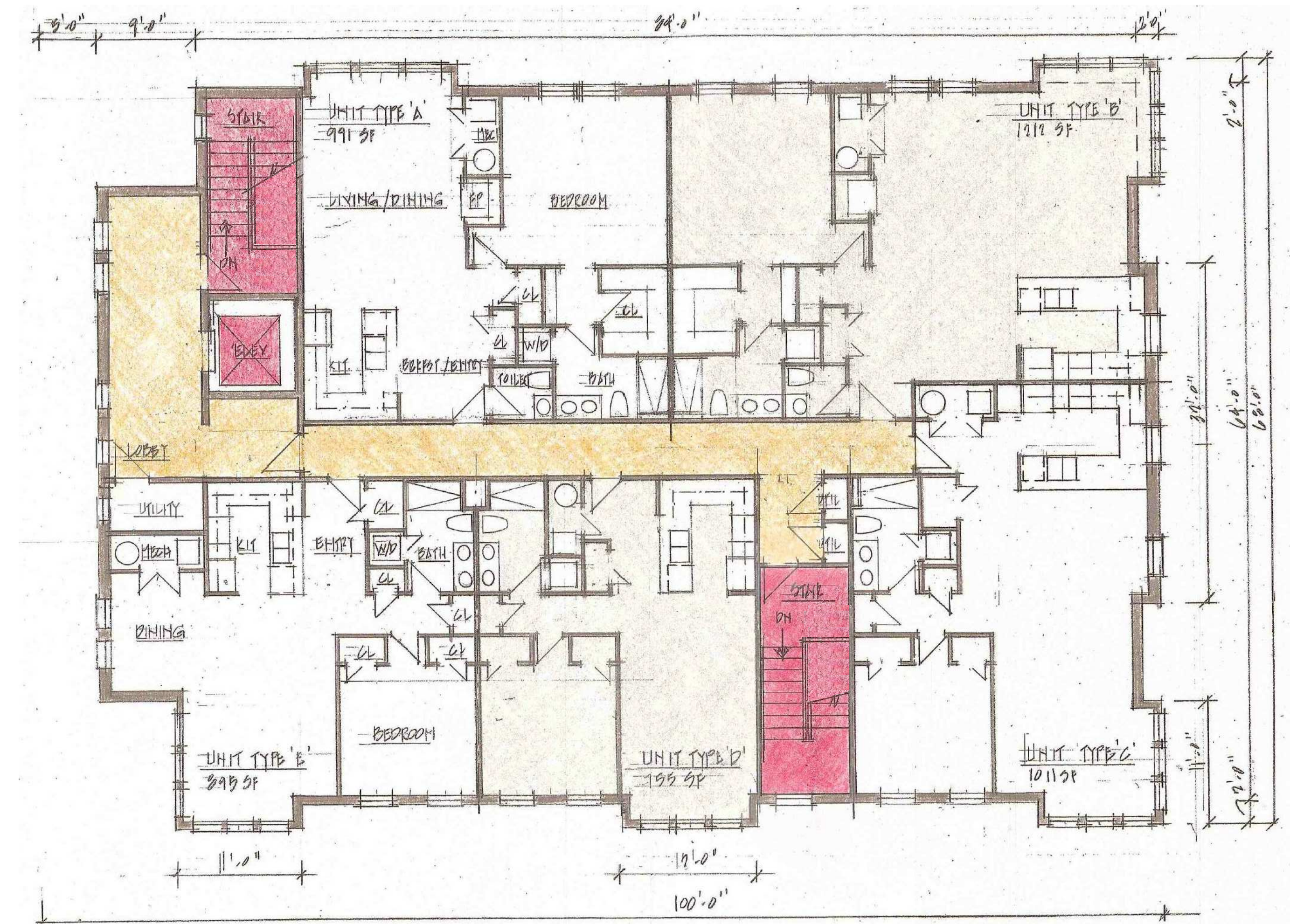


① SECOND FLOOR PLAN  
 1/8" = 1'-0"

A7



**FOXBORO MIXED-USE  
 DEVELOPMENT**  
 Rockhill & School Street  
 Foxboro, Massachusetts



① THIRD FLOOR PLAN  
 1/8" = 1'-0"

A8



**FOXBORO MIXED-USE  
 DEVELOPMENT**  
 Rockhill & School Street  
 Foxboro, Massachusetts



① EAST (ENTRY) ELEVATION  
1/8" = 1'-0"

A9



**FOXBORO MIXED-USE  
DEVELOPMENT**  
Rockhill & School Street  
Foxboro, Massachusetts



① NORTH (ROCKHILL STREET) ELEVATION  
1/8" = 1'-0"

A10



**FOXBORO MIXED-USE  
DEVELOPMENT**  
Rockhill & School Street  
Foxboro, Massachusetts



① SOUTH ELEVATION  
 1/8" = 1'-0"

A11



**FOXBORO MIXED-USE  
 DEVELOPMENT**  
 Rockhill & School Street  
 Foxboro, Massachusetts

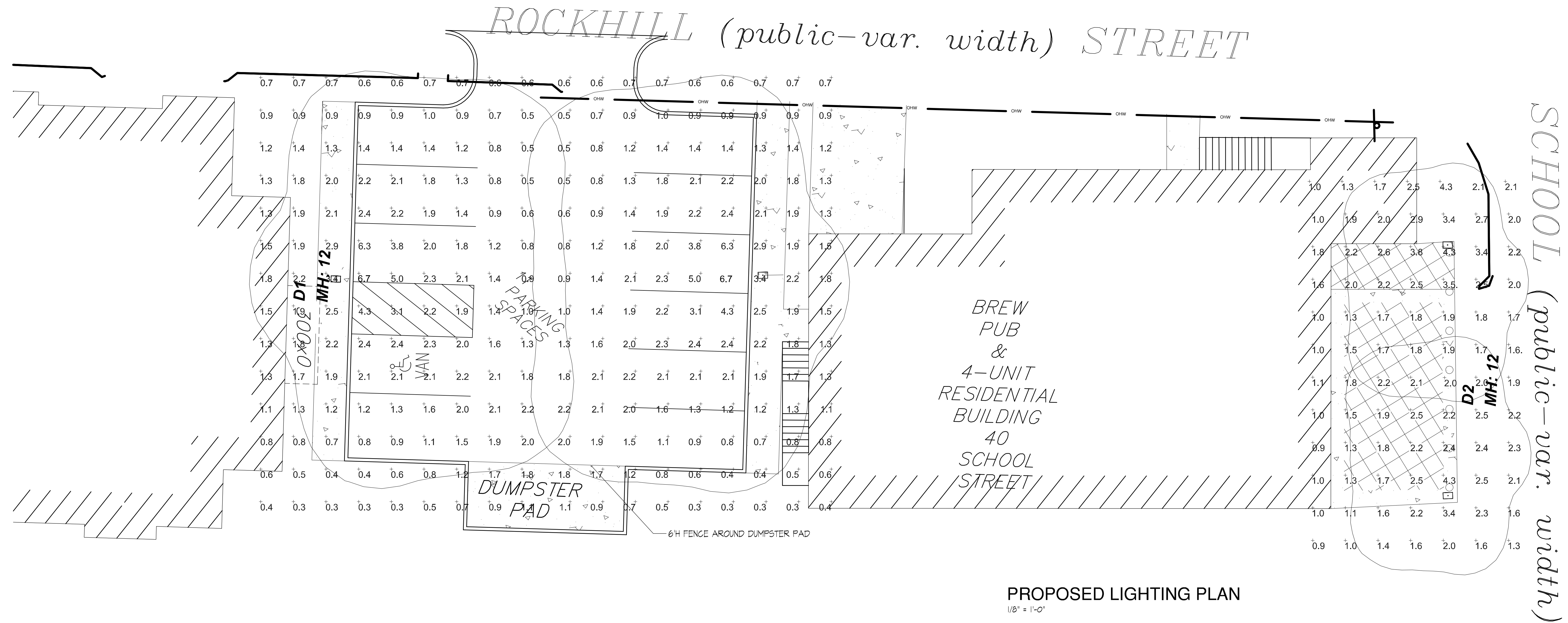


① WEST (MARKET ST) ELEVATION  
1/8" = 1'-0"

A12



**FOXBORO MIXED-USE  
DEVELOPMENT**  
Rockhill & School Street  
Foxboro, Massachusetts



PROPOSED LIGHTING PLAN  
1/8" = 1'-0"

Outdoor Luminaire Schedule							
Symbol	Qty	Label	Description	Arrangement	Arm	Lum. Lumens	LLF
	2	D1	DSCP1-IV-80VLED-NW-525mA	SINGLE	1.5	10115	0.900
	2	D2	DSCP1-IV-64VLED-NW-350mA	SINGLE	1.5	5843	0.900

**Product Information** **Bollard TF 6000**



**Size:** 14" Dia. x 19" H  
**Weight:** 250 Lbs.  
**Material:** Reinforced concrete  
**Reinforcing:** 1/4" Dia. steel rebar  
**Core Size:** 4" Dia. x 14" H  
**Mounting Options:** Options A or B



**Finish Options**

- Standard
- Exposed Aggregate
- Weatherstone



**WAUSAU MADE.**  
A WAUSAU TILE, INC. BRAND  
PO Box 1520, Wausau, WI 54402-1520  
(800) 388-8728  
Email: wti@wausau.com  
Web: wausau.com

Date: 6/10/16

**SP1**



**FOXBORO MIXED-USE DEVELOPMENT**  
Rockhill & School Street  
Foxboro, Massachusetts

SOLID STATE AREA LIGHTING

DSCP SERIES-LED  
SPECIFICATIONS

**HOUSING** Upper housing is heavy gauge cast aluminum (DSCP25) or 0.125" thick spun aluminum with reveal (DSCP1). Lower housing is 0.080" thick spun aluminum with integrated LED module seat. Lower housing is vented at top and bottom for convective cooling of LED module. Top Driver chamber is sealed from LED Module chamber. Trolley ball coupling mount is welded to housing and facilitates quick leveling and installation.

**LED OPTICAL MODULE**  
Low copper A356 alloy (~2% copper) cast aluminum housing, integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°, one from 50° - 65°, one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are angled to produce IES type II, III, IV, and VISA distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

**LED EMITTERS**  
High Output LED's are driven at 350mA for nominal 1 Watt output each or 525mA for nominal 1.5 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

**LED DRIVER**  
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60Hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4kV of internal surge protection, 10kV & 20kV Surge Protector optional. Dimming and High-Low Driver options available.

**FINISH**  
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash of 140°F. Four step non-phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture Finish is standard.



ANGLED REFLECTOR  
WET LOCATION  
EXTERIOR - SIGN LIGHTS



REVISION: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

EXAMPLE: W0800K15L30WV11CF1DP4230W

**NOTES**  
1. Technical drawings are for reference only. 2. Contact factory for additional options. 3. Available with 7'10" (2032mm) Ch. 4. Available with 10'0" (3048mm) Ch. 5. LED enclosure is made to order for wet locations and outdoor use. 6. LED enclosure is made to order for wet locations and outdoor use. 7. LED enclosure is made to order for wet locations and outdoor use. 8. LED enclosure is made to order for wet locations and outdoor use. 9. LED enclosure is made to order for wet locations and outdoor use. 10. LED enclosure is made to order for wet locations and outdoor use. 11. LED enclosure is made to order for wet locations and outdoor use. 12. LED enclosure is made to order for wet locations and outdoor use. 13. LED enclosure is made to order for wet locations and outdoor use. 14. LED enclosure is made to order for wet locations and outdoor use. 15. LED enclosure is made to order for wet locations and outdoor use. 16. LED enclosure is made to order for wet locations and outdoor use. 17. LED enclosure is made to order for wet locations and outdoor use. 18. LED enclosure is made to order for wet locations and outdoor use. 19. LED enclosure is made to order for wet locations and outdoor use. 20. LED enclosure is made to order for wet locations and outdoor use. 21. LED enclosure is made to order for wet locations and outdoor use. 22. LED enclosure is made to order for wet locations and outdoor use. 23. LED enclosure is made to order for wet locations and outdoor use. 24. LED enclosure is made to order for wet locations and outdoor use. 25. LED enclosure is made to order for wet locations and outdoor use. 26. LED enclosure is made to order for wet locations and outdoor use. 27. LED enclosure is made to order for wet locations and outdoor use. 28. LED enclosure is made to order for wet locations and outdoor use. 29. LED enclosure is made to order for wet locations and outdoor use. 30. LED enclosure is made to order for wet locations and outdoor use. 31. LED enclosure is made to order for wet locations and outdoor use. 32. LED enclosure is made to order for wet locations and outdoor use. 33. LED enclosure is made to order for wet locations and outdoor use. 34. LED enclosure is made to order for wet locations and outdoor use. 35. LED enclosure is made to order for wet locations and outdoor use. 36. LED enclosure is made to order for wet locations and outdoor use. 37. LED enclosure is made to order for wet locations and outdoor use. 38. LED enclosure is made to order for wet locations and outdoor use.