

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

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

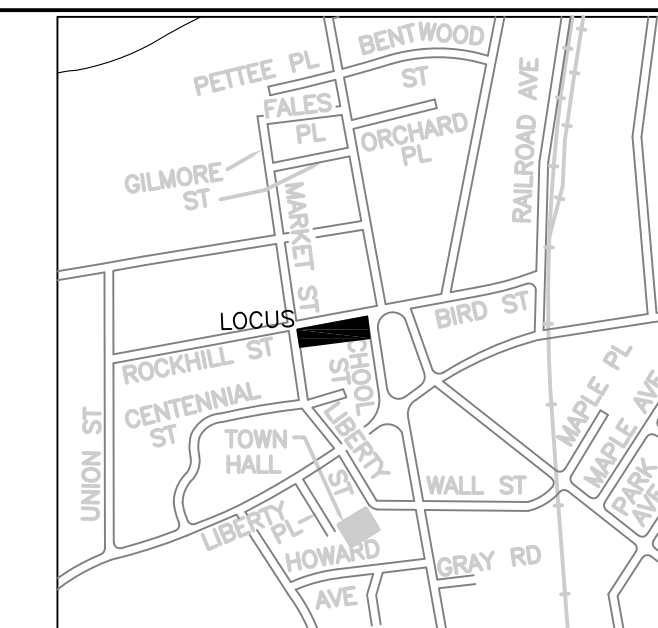
ASSESSORS REF: MAP 079, PARCELS 016, 017 & 156

	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/38'±*
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**



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

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

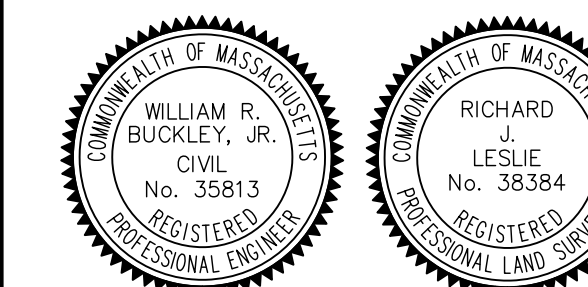
SHEET NO.	DESCRIPTION	LAST REVISED
SHEET CV	COVER SHEET	11-8-2019
SHEET 1	LEGEND & GENERAL NOTES	10-4-2019
SHEET 2	EXISTING CONDITIONS PLAN	10-4-2019
SHEET 3	LAYOUT AND GRADING PLAN	11-8-2019
SHEET 4	DRAINAGE AND UTILITY PLAN	11-8-2019
SHEET 5	DETAILS	11-8-2019
SHEET 6	DETAILS	10-4-2019
SHEET 7	SWPPP & SNOW STORAGE	10-4-2019
SHEET L1	LANDSCAPE PLAN	11-8-2019

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: 11-8-2019

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























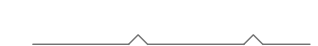
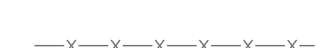


- TOPOGRAPHICAL INFORMATION OBTAINED FROM AN ON THE GROUND SURVEY BY THIS OFFICE IN AUGUST, 2019. OFF SITE IMPROVEMENTS ARE COMPILED FROM THE TOWN OF FOXBOROUGH GIS. HORIZONTAL DATUM IS NAVD 1988 AND VERTICAL DATUM IS NAVD 88. SITE DOES NOT LIE WITHIN A FEMA DESIGNATED FLOOD ZONE (A OR V ZONES).
- UNDERGROUND 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





















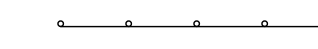
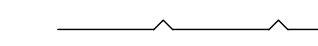
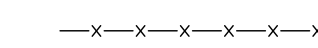
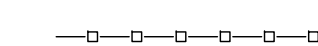
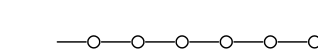
SWL	SWL - SOLID WHITE LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
SYL	SYL - SOLID YELLOW LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
DWL	DWL - DOTTED WHITE LINE - 6" (2' STRIPE w/4' GAP) STATE HIGHWAY DOTTED WHITE LINE - 4" (2' STRIPE w/4' GAP) LOCAL STREETS
WLDL	WHITE LANE DELINEATION LINE - 6" (3' STRIPE 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:

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



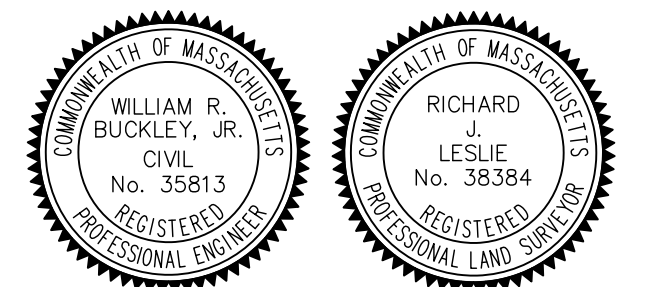
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE APPROVED: _____
DATE ENDORSED: _____
FOXBOROUGH PLANNING BOARD

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

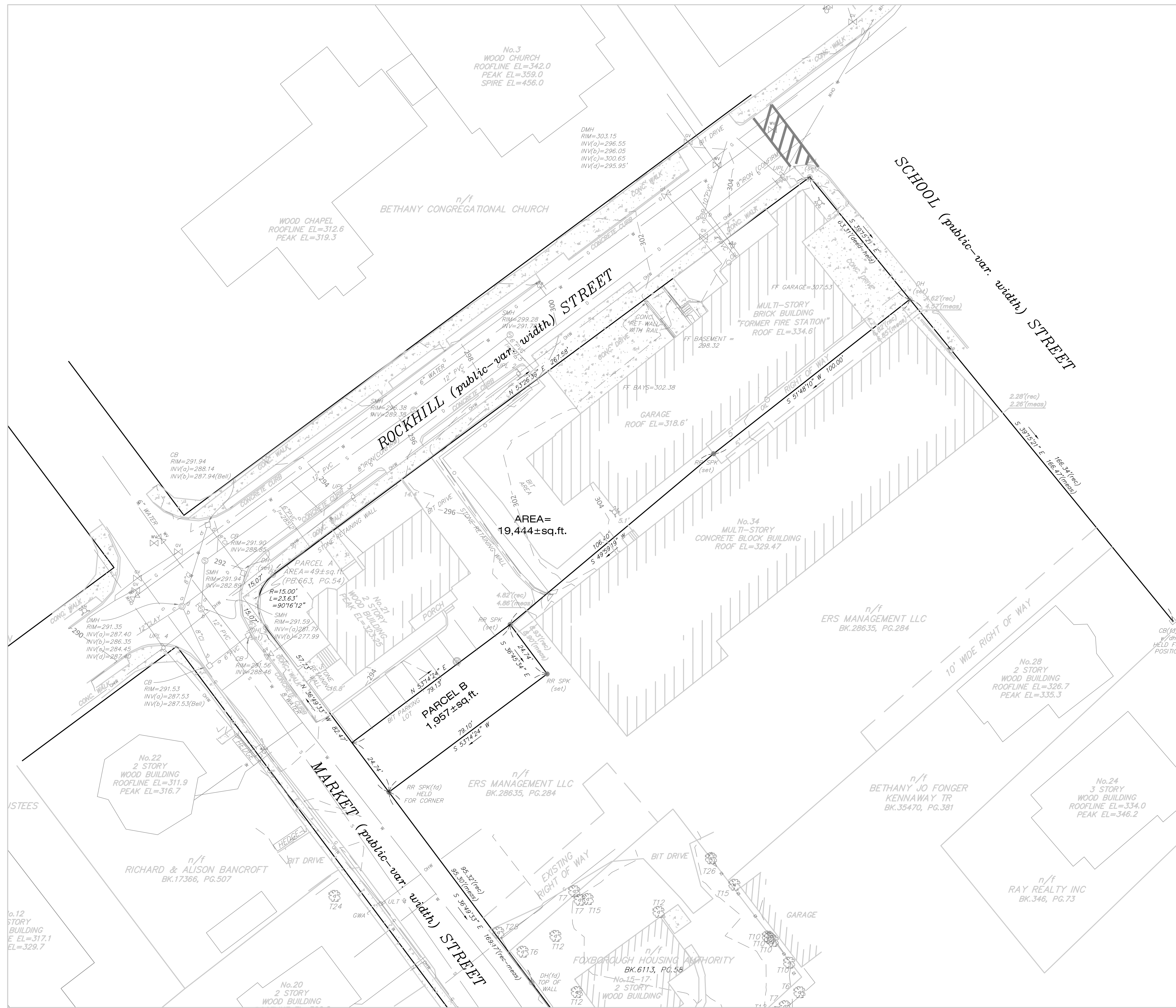
Legend &
General Notes

SCALE: NTS

OCTOBER 4, 2019 SHEET NUMBER

18-0178C

1



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

PREPARED FOR:
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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 FOXBOROUGH PLANNING BOARD

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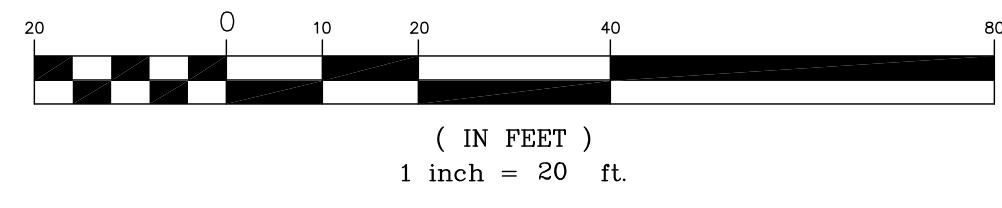
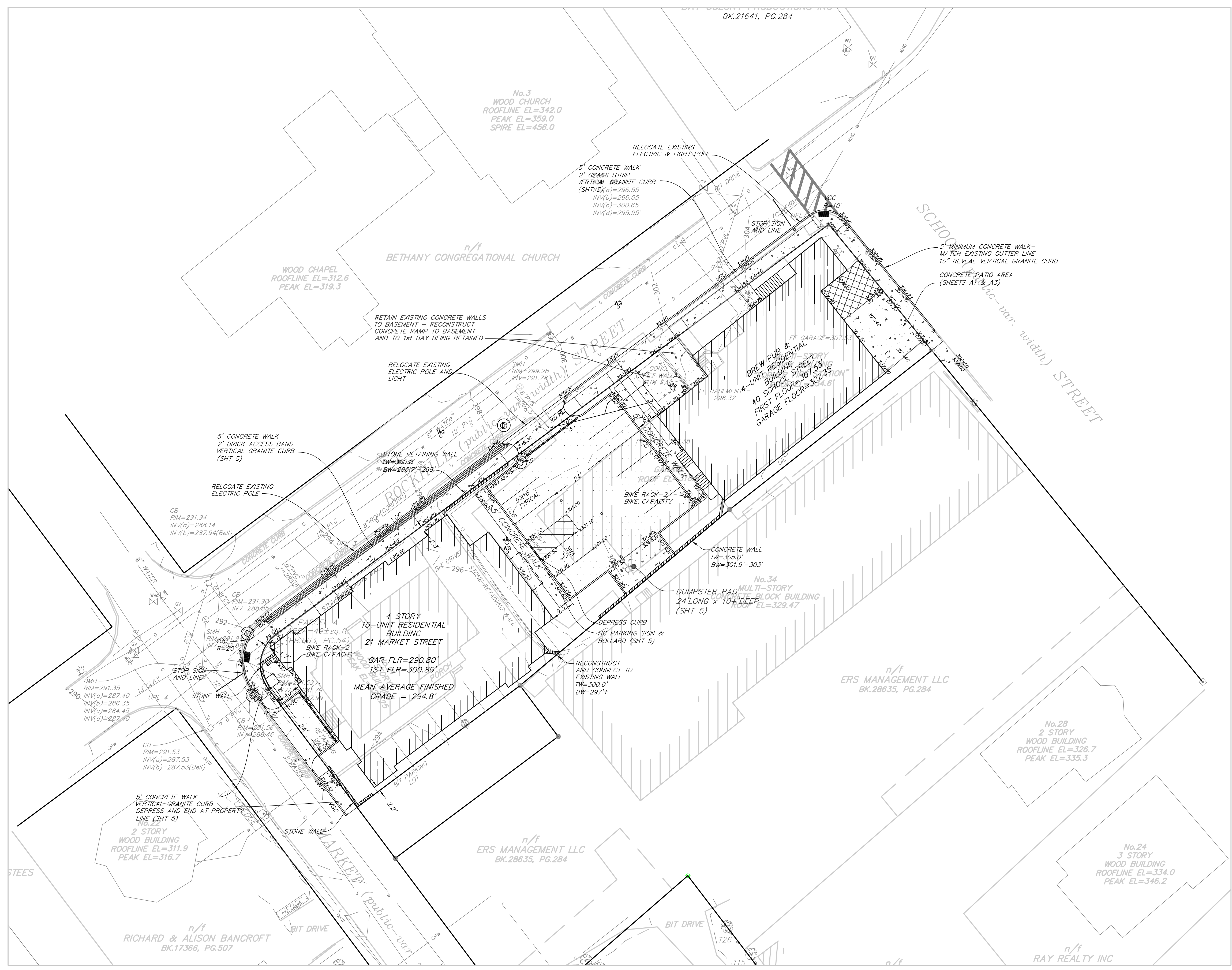


DRAWING TITLE

Existing Conditions

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

18-0178C **2**



PROJECT:
**#40 School Street &
 #21 Market Street
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PREPARED FOR:
**Douglas A. King
 Builders, Inc.
 115 Main Street
 North Easton, MA**



FOUR SCHOOL STREET
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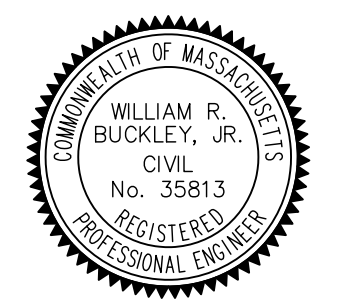
DATE	DESCRIPTION
11/8/2019	MEAN AVERAGE GRADE ADDED/BRICK ACCESS BAND ON ROCKHILL ADDED/BIKE RACKS ADDED

DATE APPROVED: _____
 DATE ENDORSED: _____
 FOXBOROUGH PLANNING BOARD

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DATE _____ FOXBOROUGH TOWN CLERK

STAMP



DRAWING TITLE

Layout & Grading

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

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
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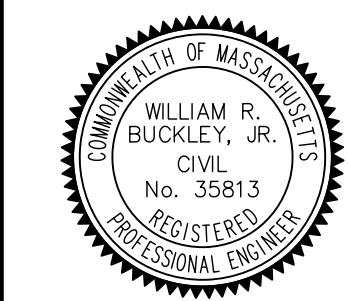
DATE	DESCRIPTION
11/8/2019	PIV'S ADDED/DOWNSPOUT NOTE ADDED

DATE APPROVED: _____
 DATE ENDORSED: _____
 FOXBOROUGH PLANNING BOARD

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DATE _____ FOXBOROUGH TOWN CLERK

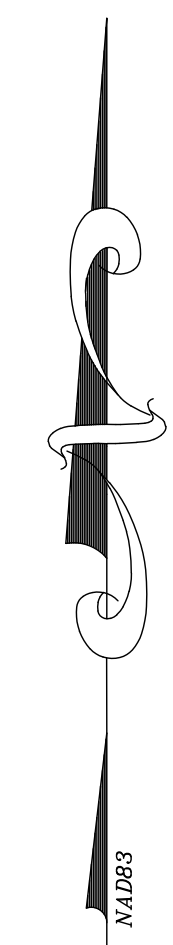
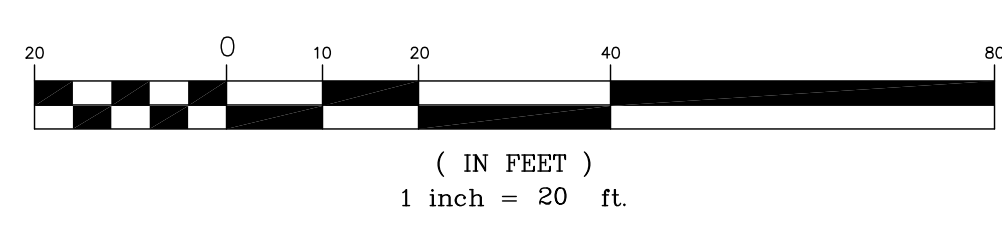
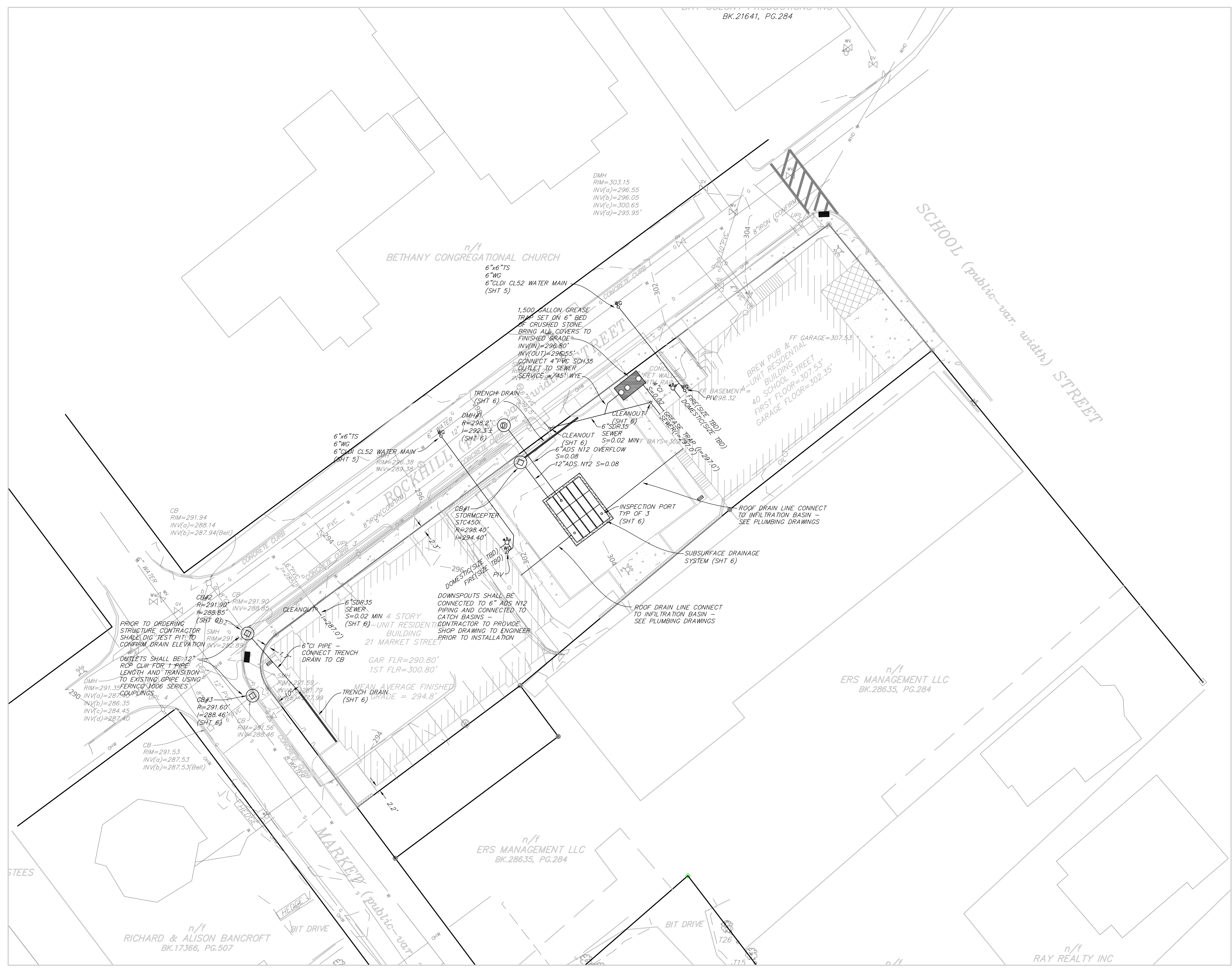
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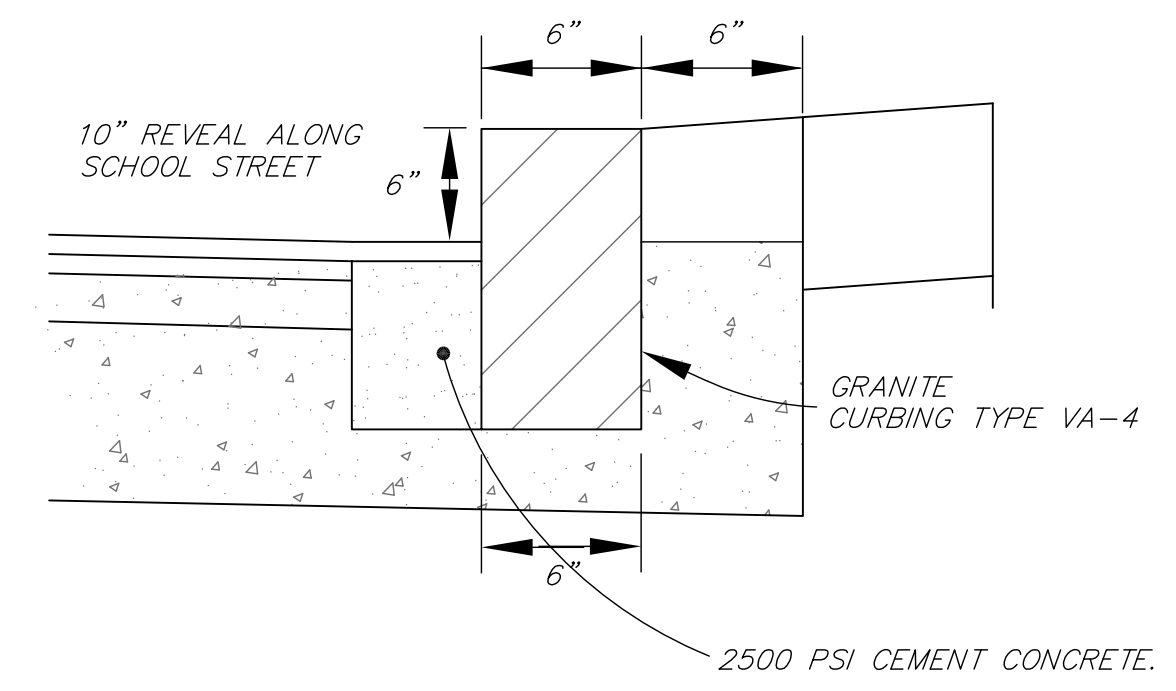
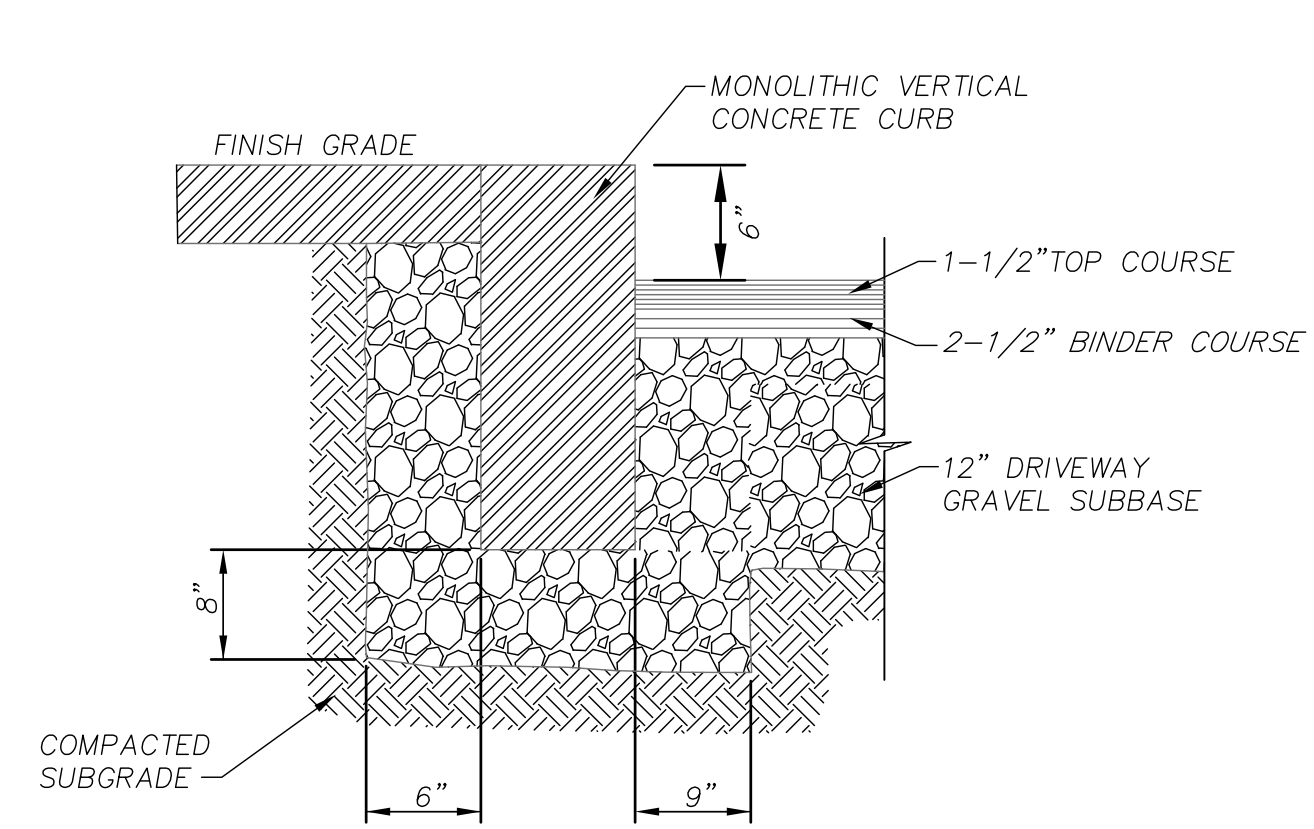
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Drainage & Utilities

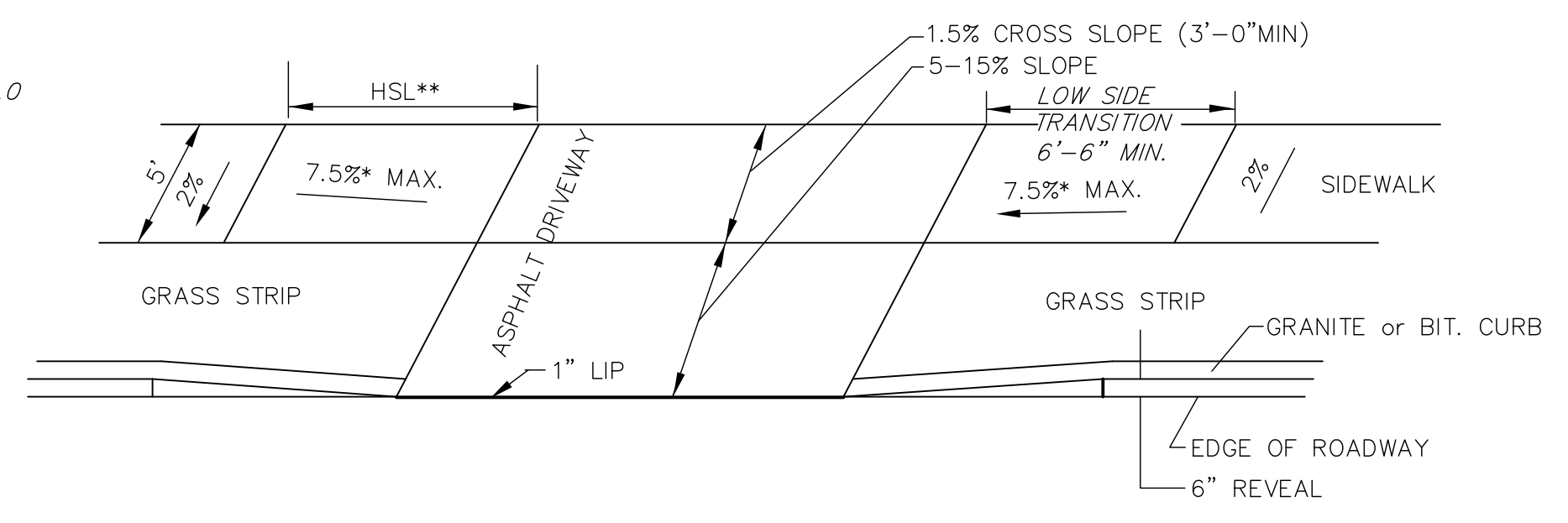
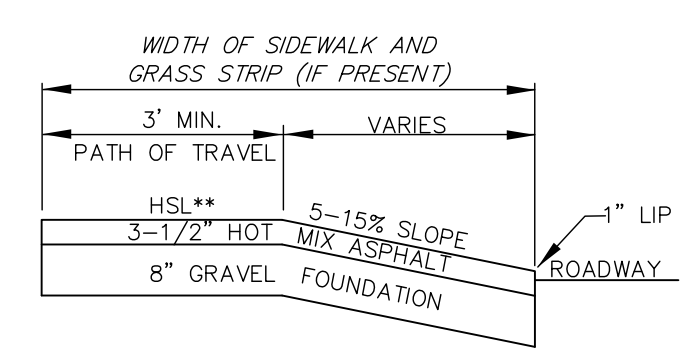
SCALE: 1"=20'
 OCTOBER 4, 2019 SHEET NUMBER
4
 18-0178C



HOT MIX ASPHALT DRIVEWAY PAVEMENT
 SURFACE: 1-1/2" TYPE 1-1 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
 NTS

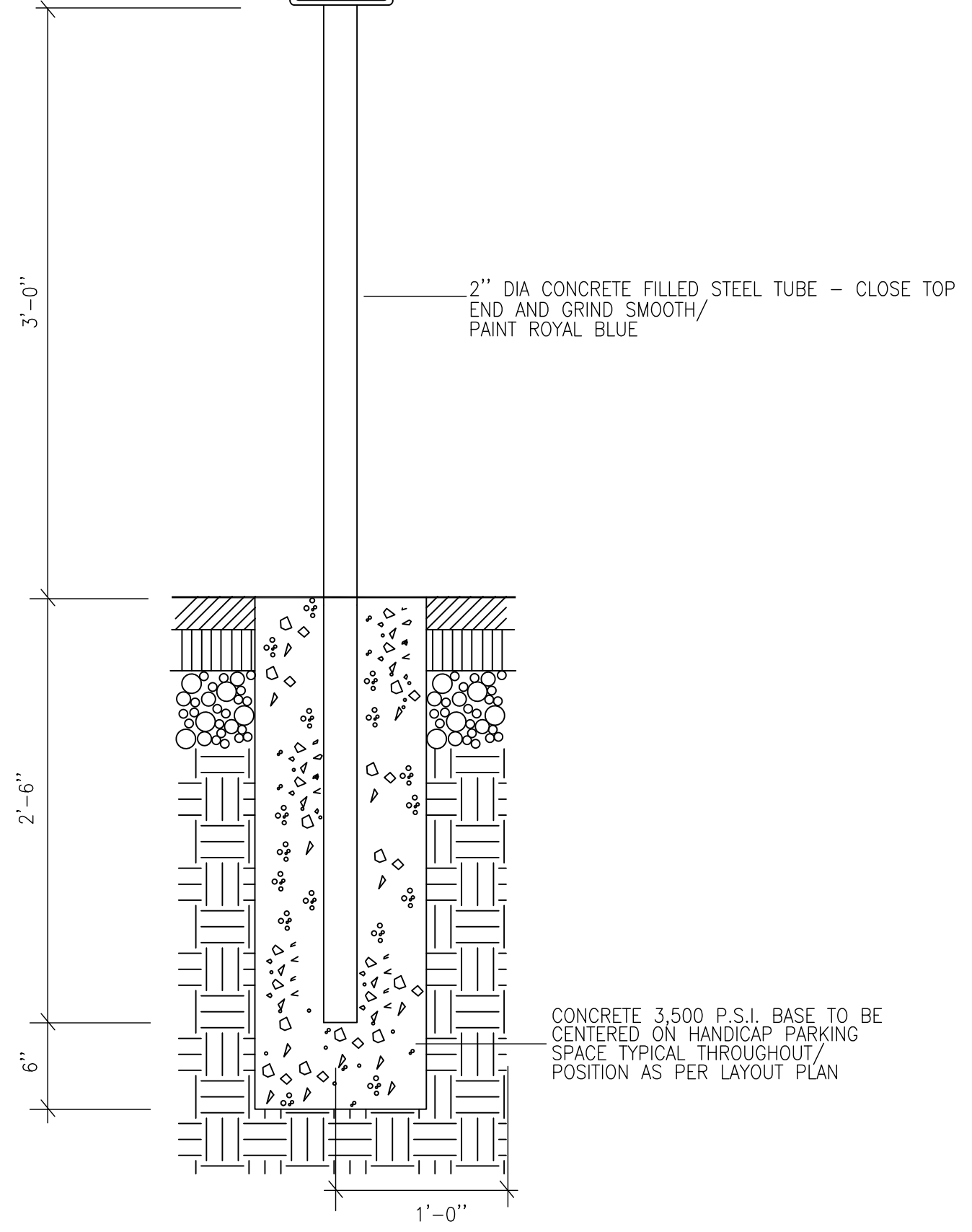
VERTICAL GRANITE CURBING
 NTS

SIDEWALK THROUGH DRIVEWAYS
 NTS



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.

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

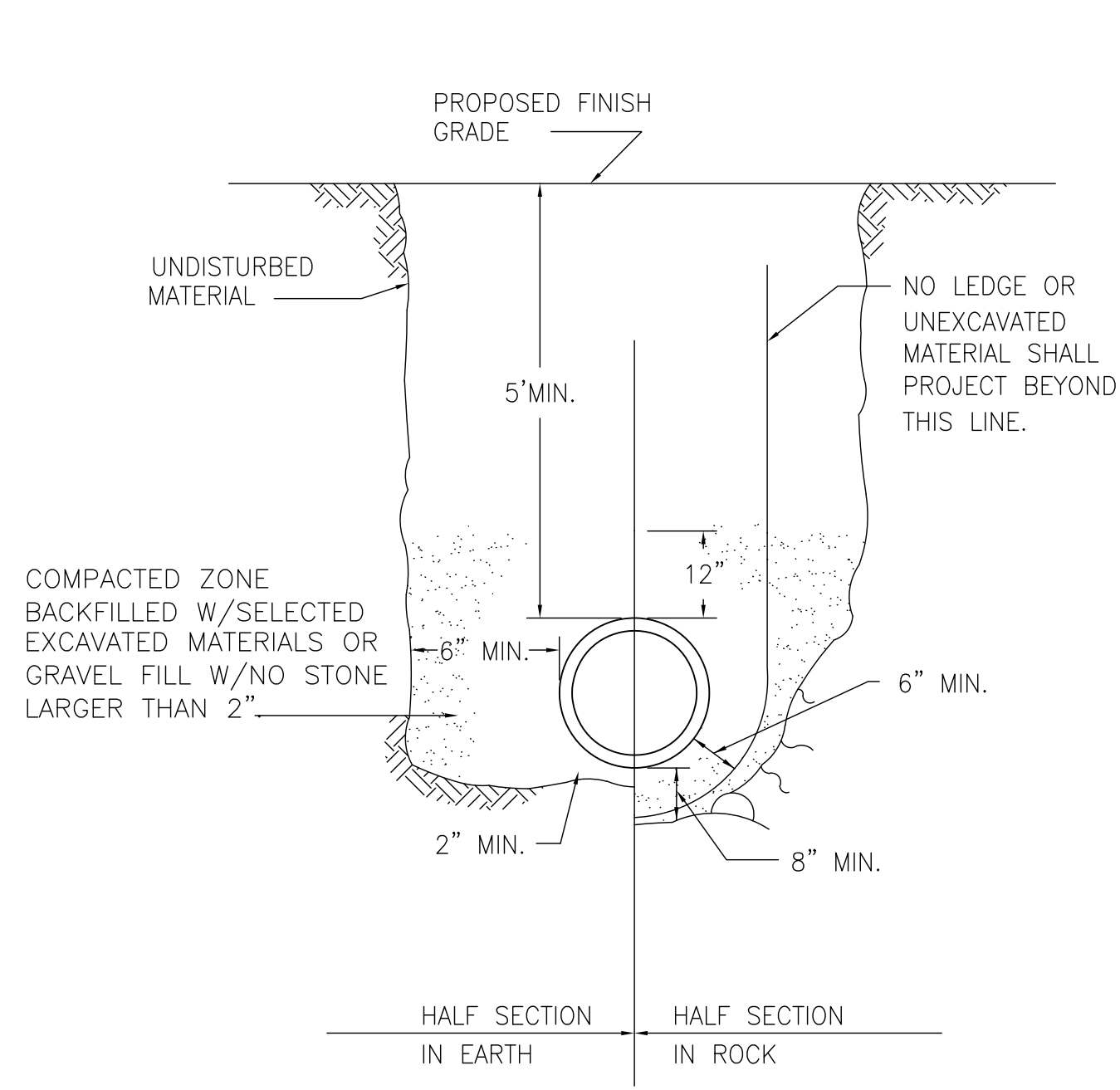


HANDICAP PARKING SIGN
 NTS

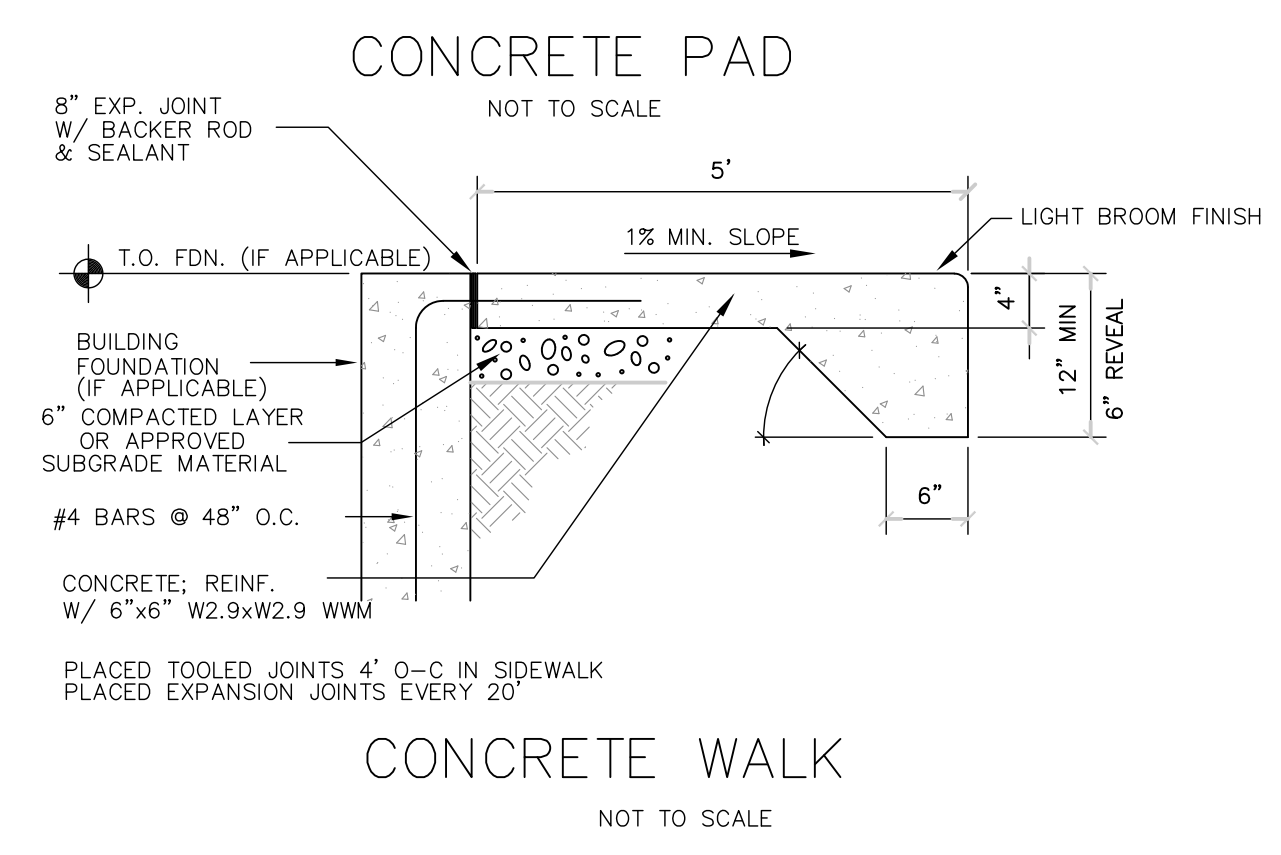


REAR WALL OF THE DUMPSTER ADJACENT TO ABUTTING BUILDING SHALL BE 6" HIGH SOLID BRICK/CONCRETE

DUMPSTER ENCLOSURE
 NTS



WATER MAIN TRENCH
 NTS



CONCRETE WALK AND PADS
 NTS

BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)

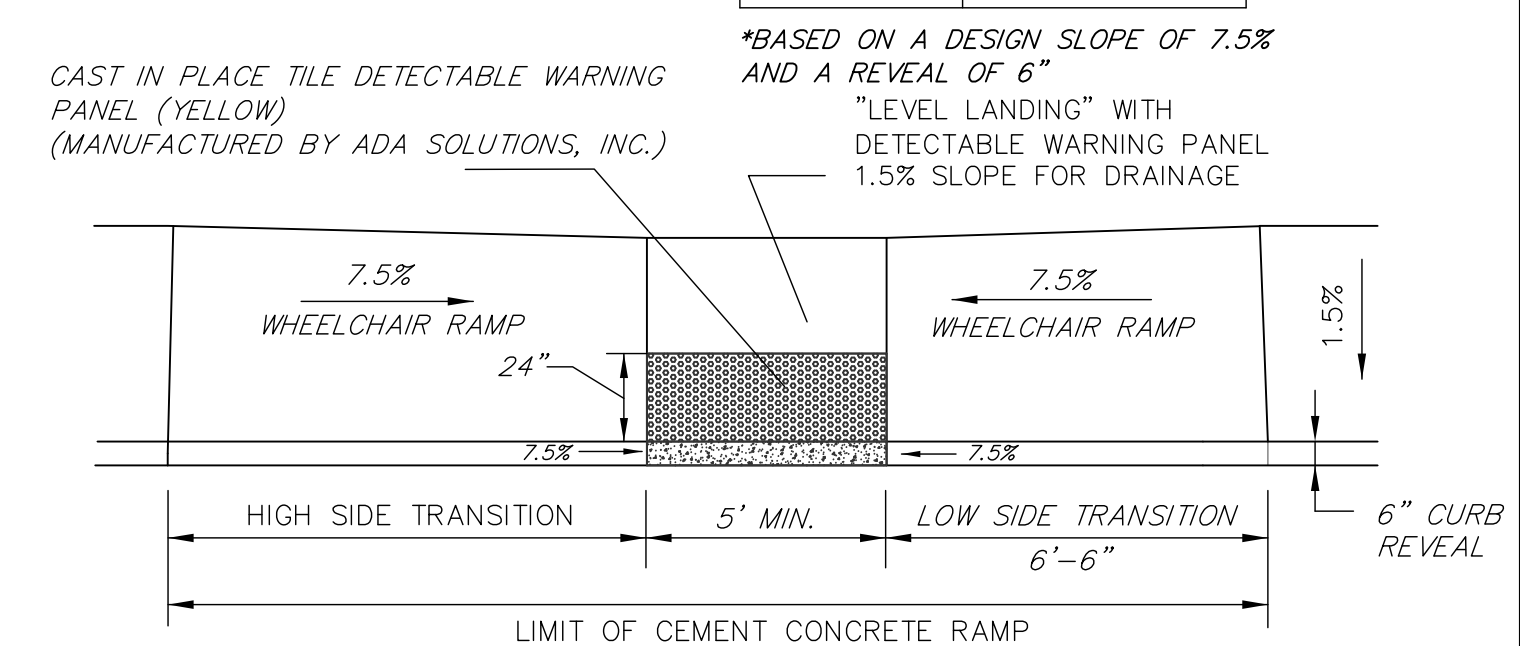
PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND OR LESS	PLUS TEES
6 AND 8	8	8	-	8
10 AND 12	22	13	8	16

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.)

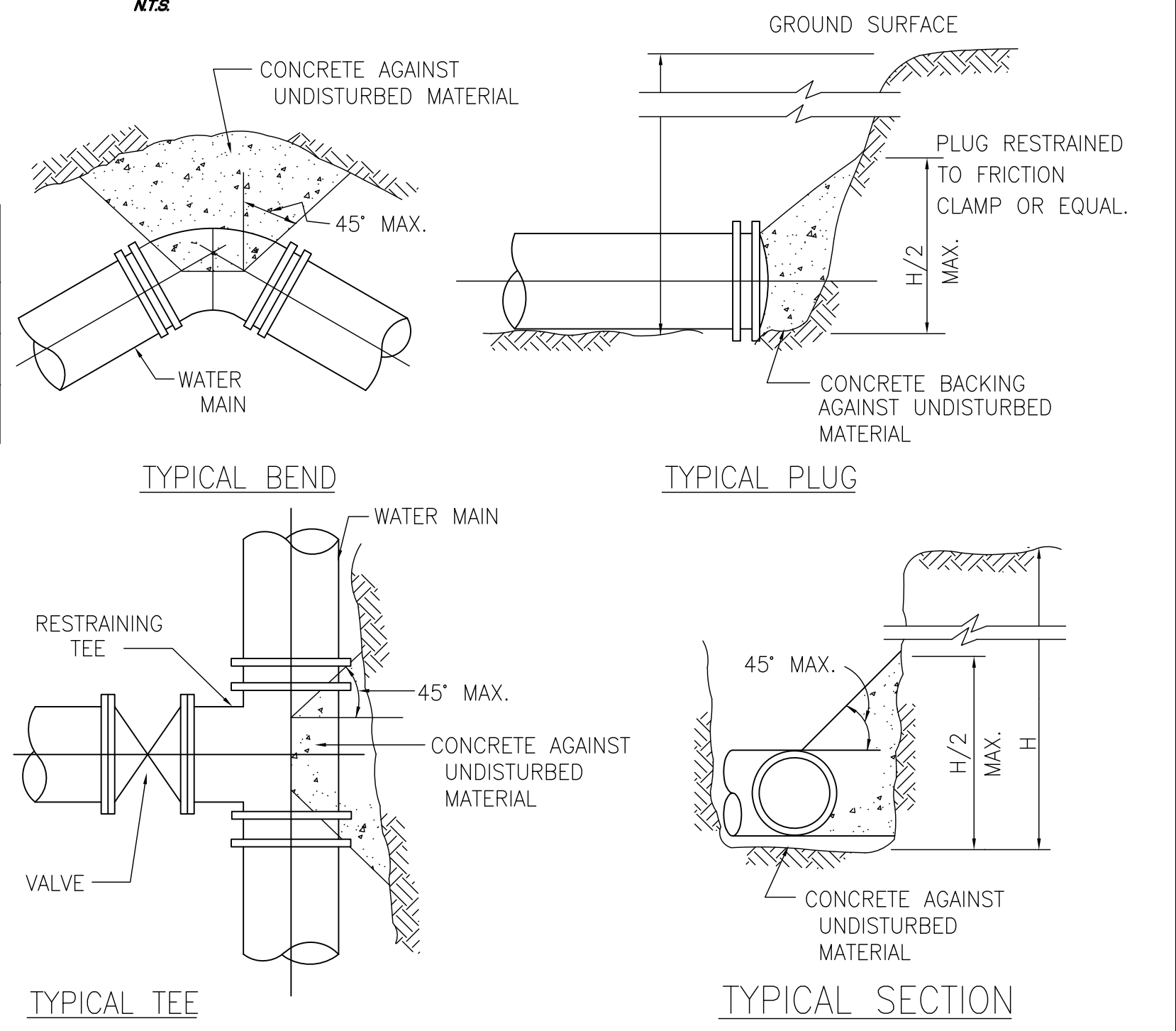
THRUST BLOCK DETAILS
 NTS

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
 NTS



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

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



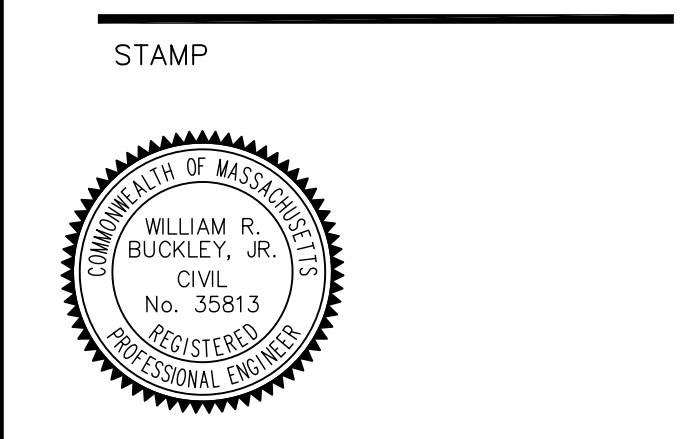
FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

DATE	DESCRIPTION
11/8/2019	DUMPSTER DETAIL MODIFIED

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.

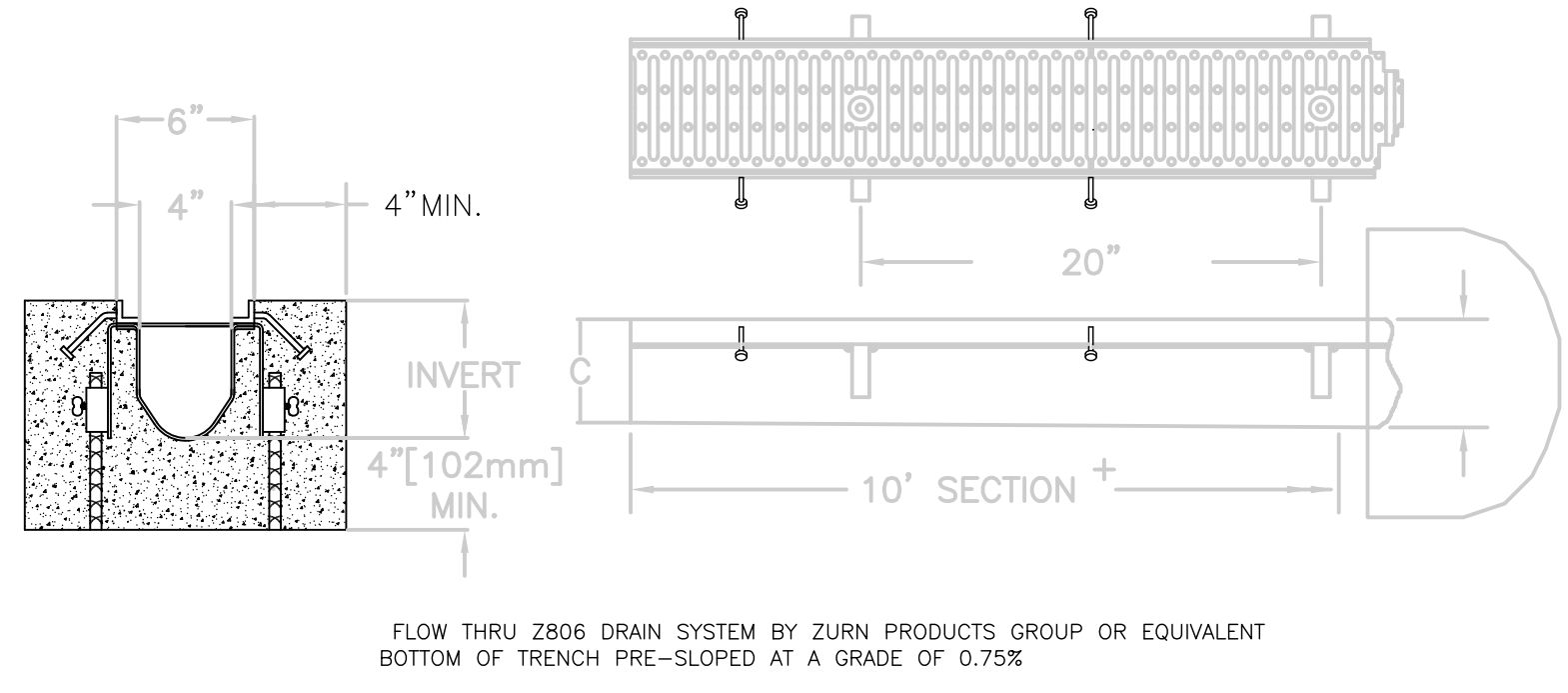
DATE _____ FOXBOROUGH TOWN CLERK



DRAWING TITLE

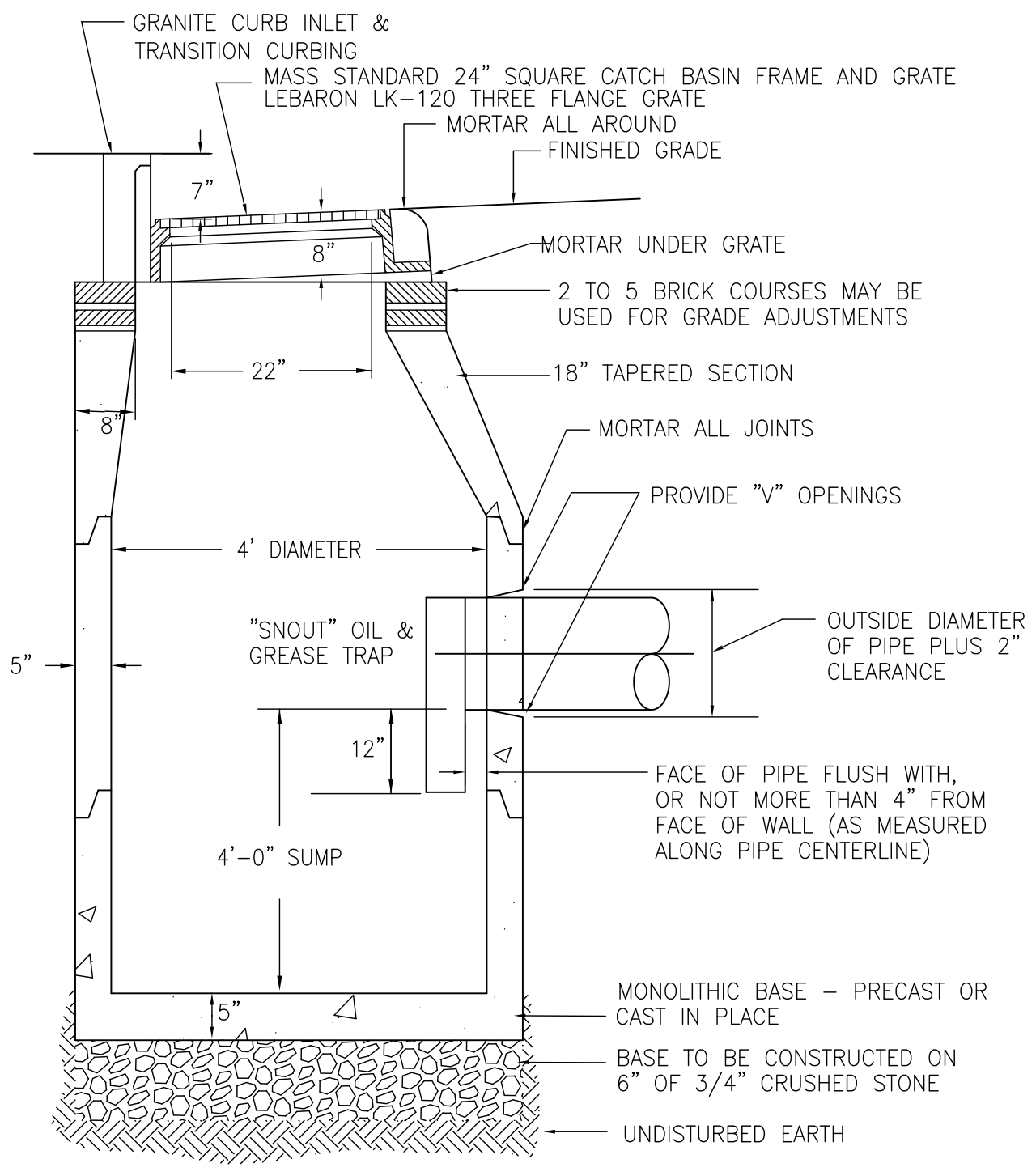
Construction Details

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



TRENCH DRAIN SYSTEM

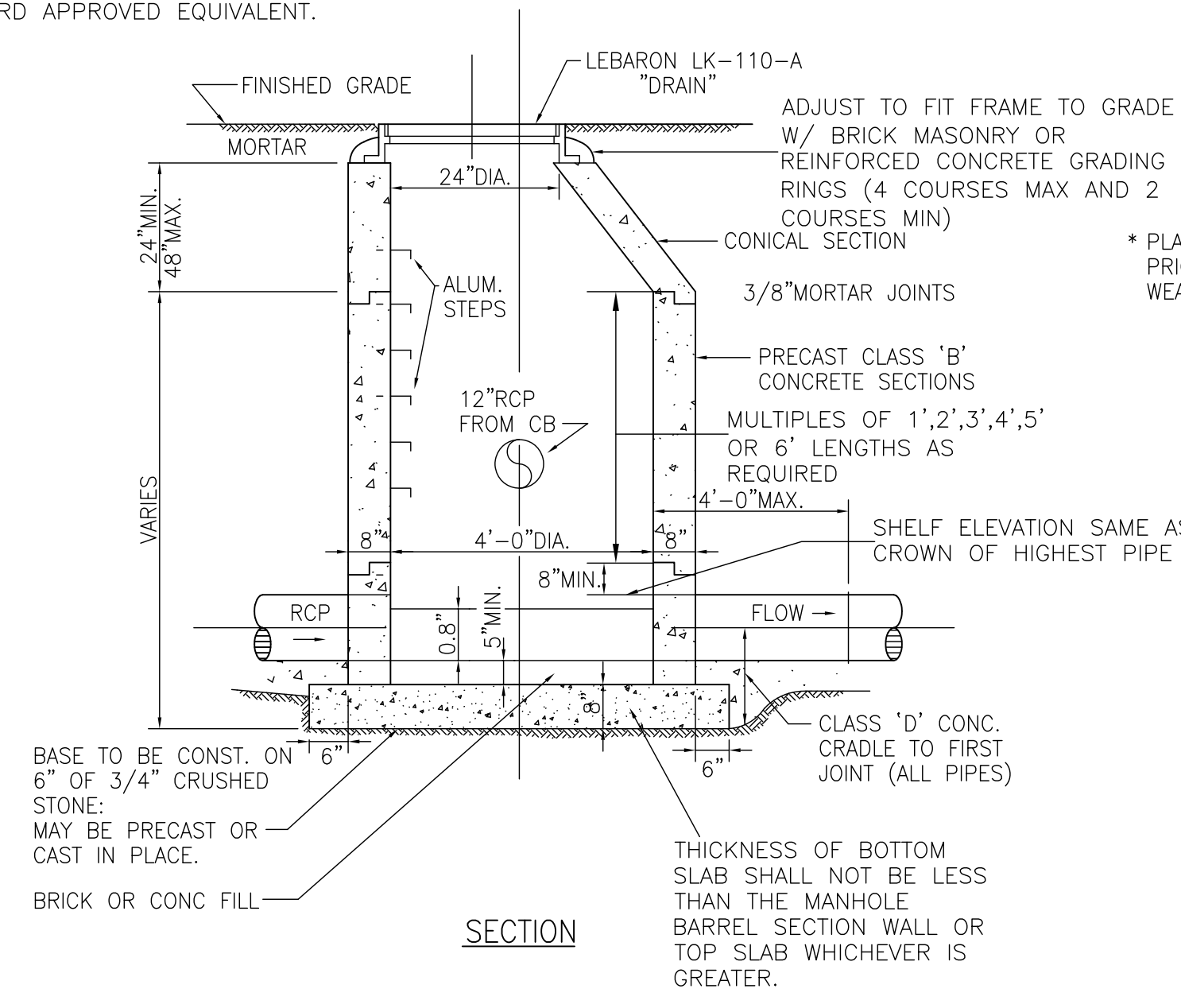
NT&S



PRECAST CONCRETE CATCH BASIN

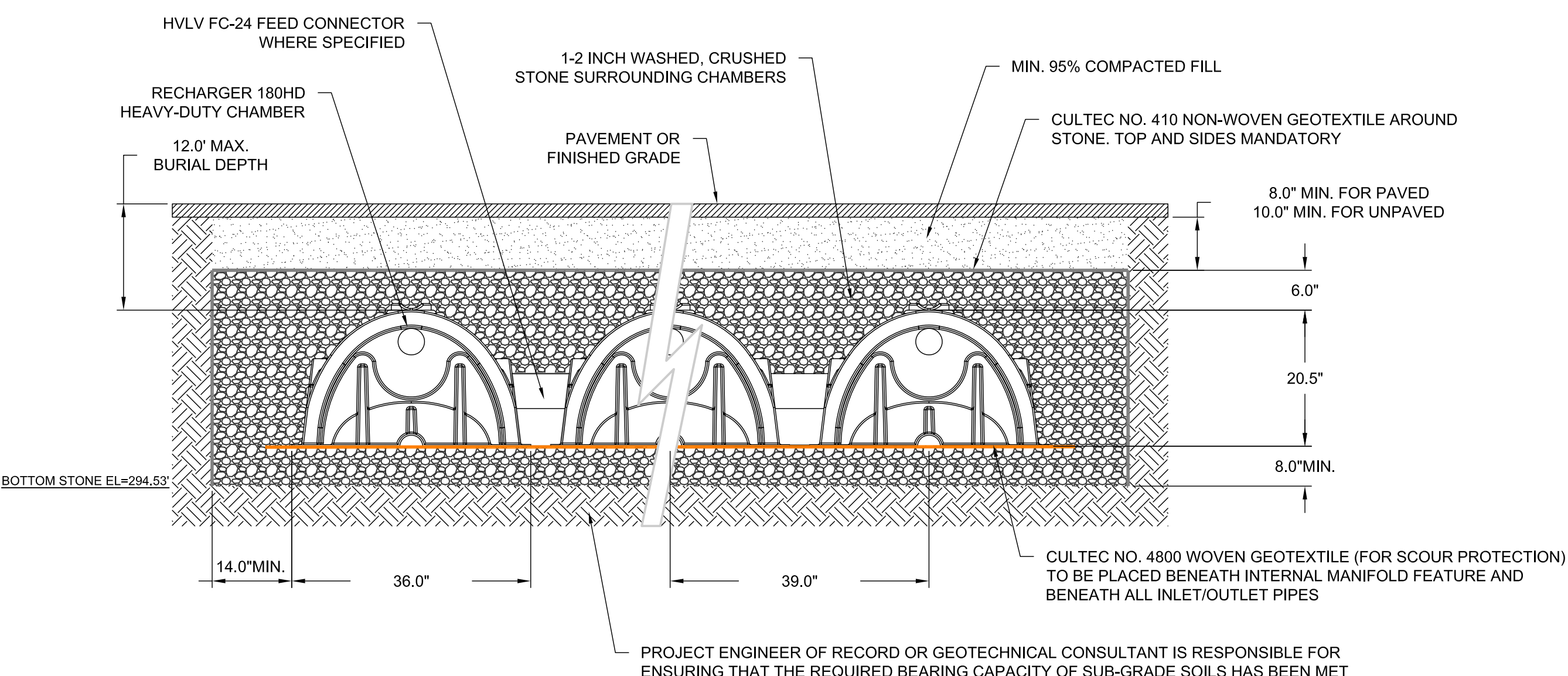
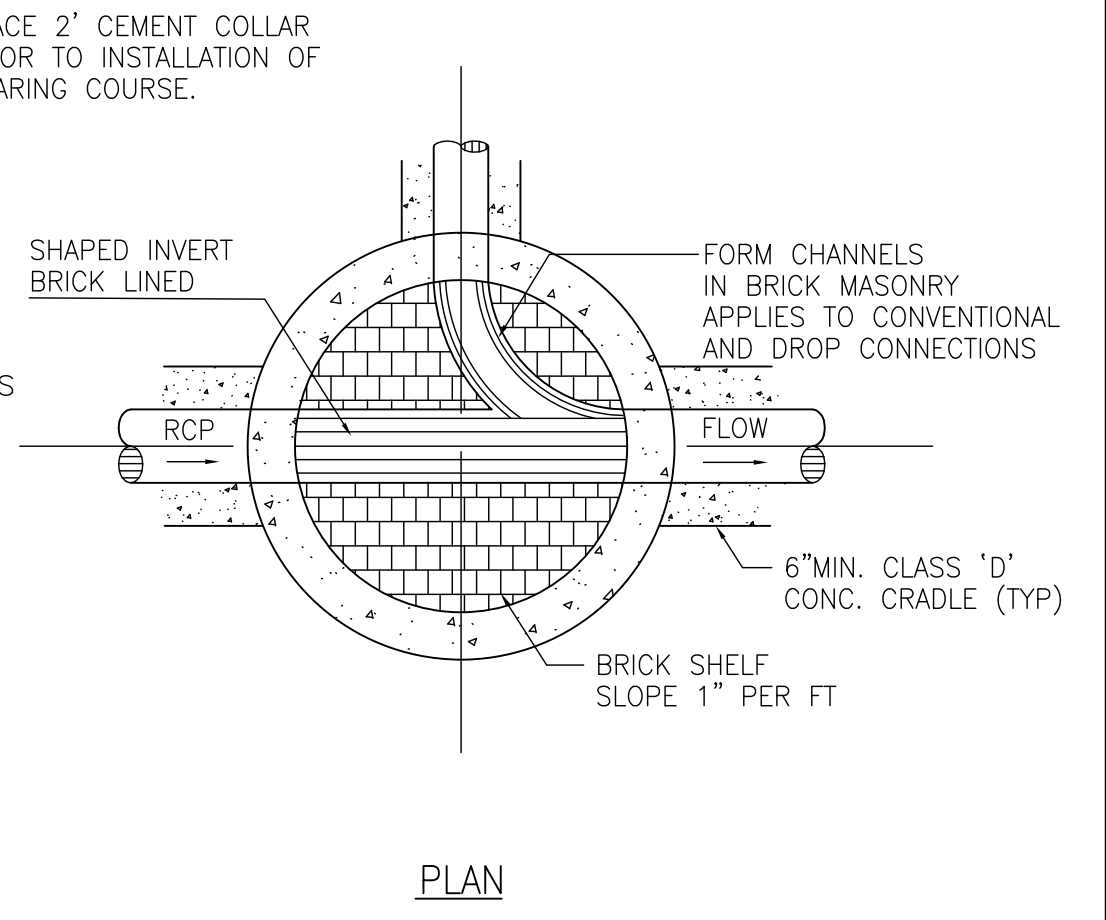
NT&S

- 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.



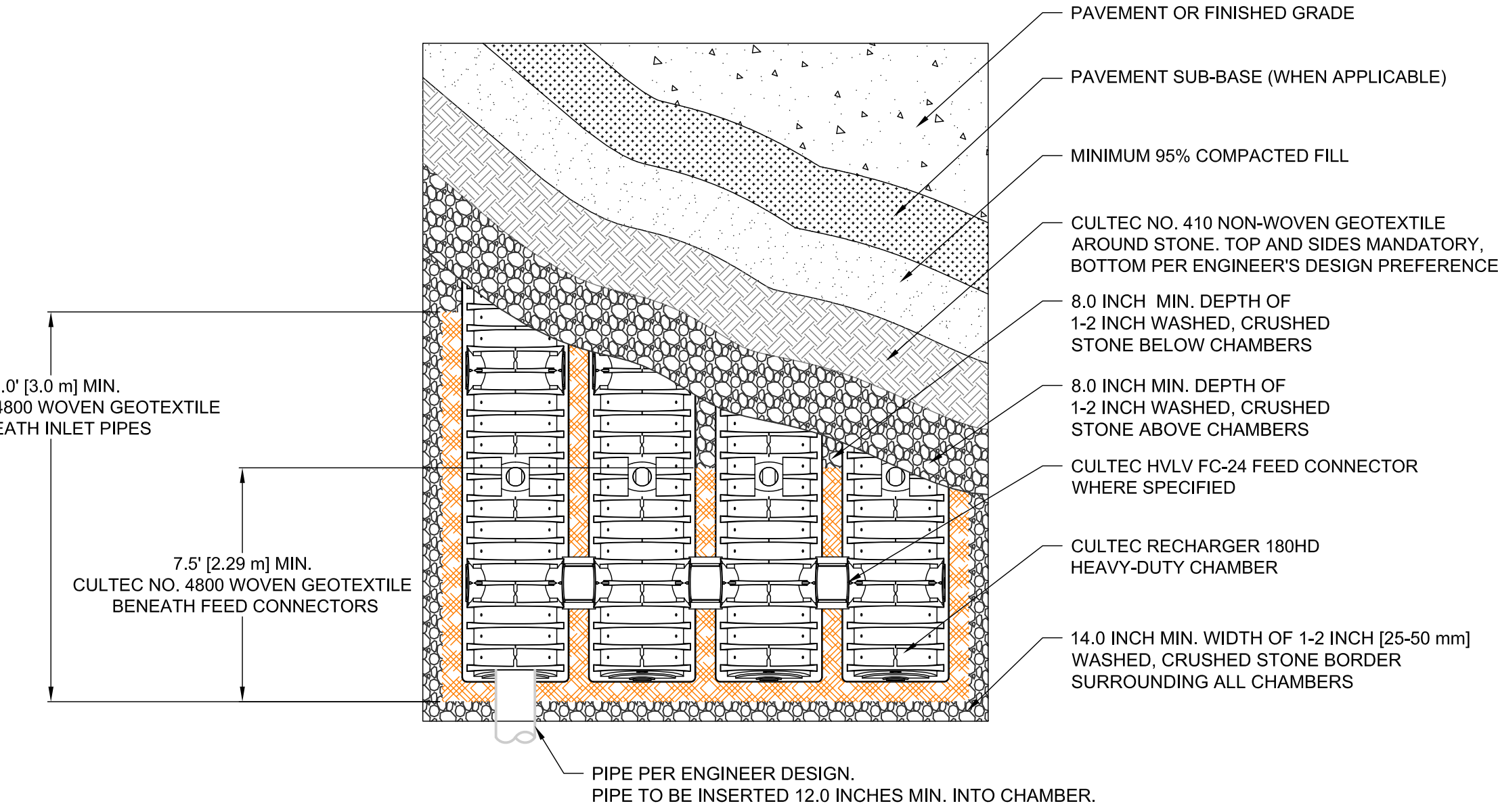
PRECAST CONCRETE DRAIN MANHOLE

NT&S



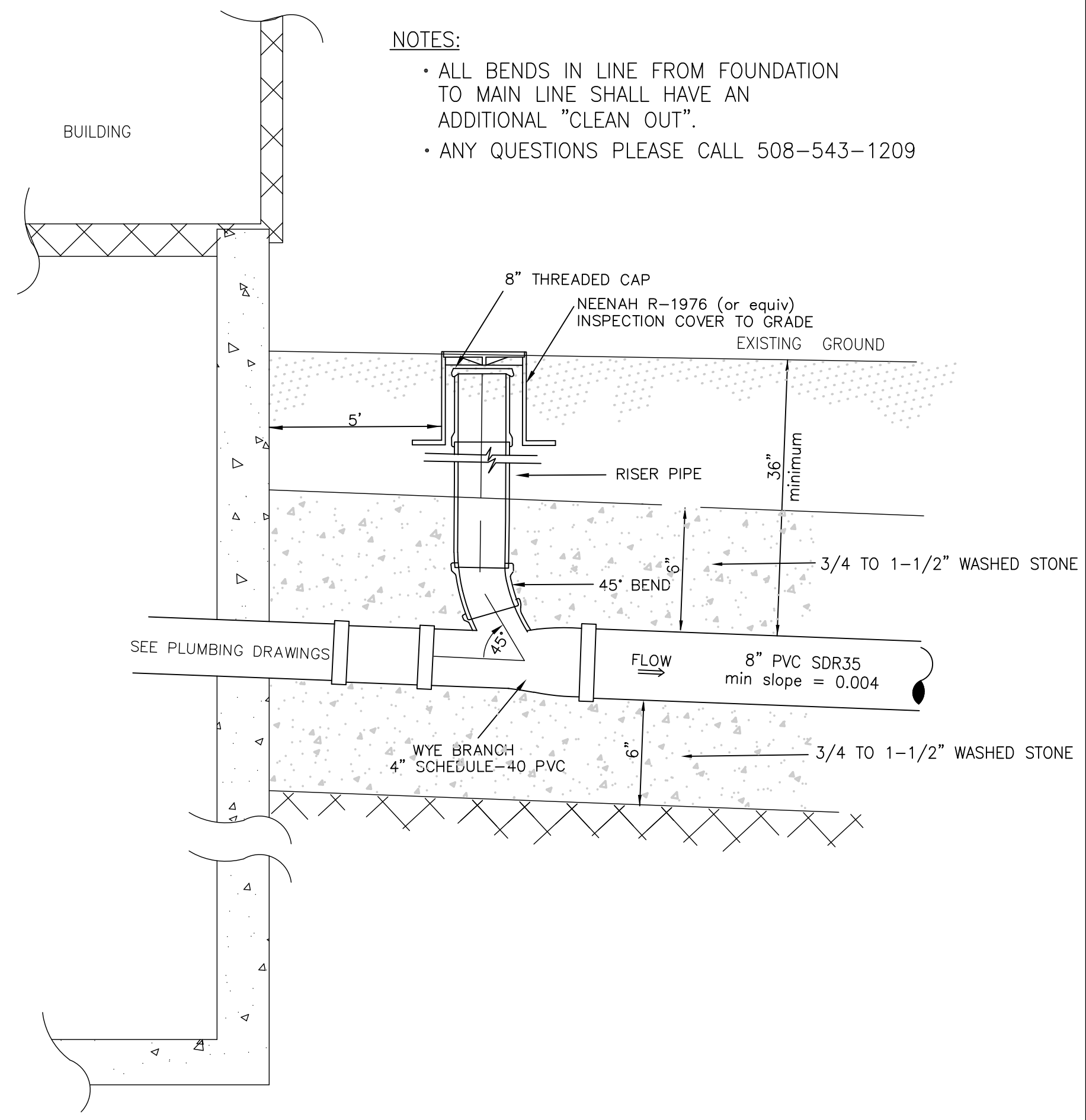
CULTEC RECHARGER 180HD END VIEW

NT&S



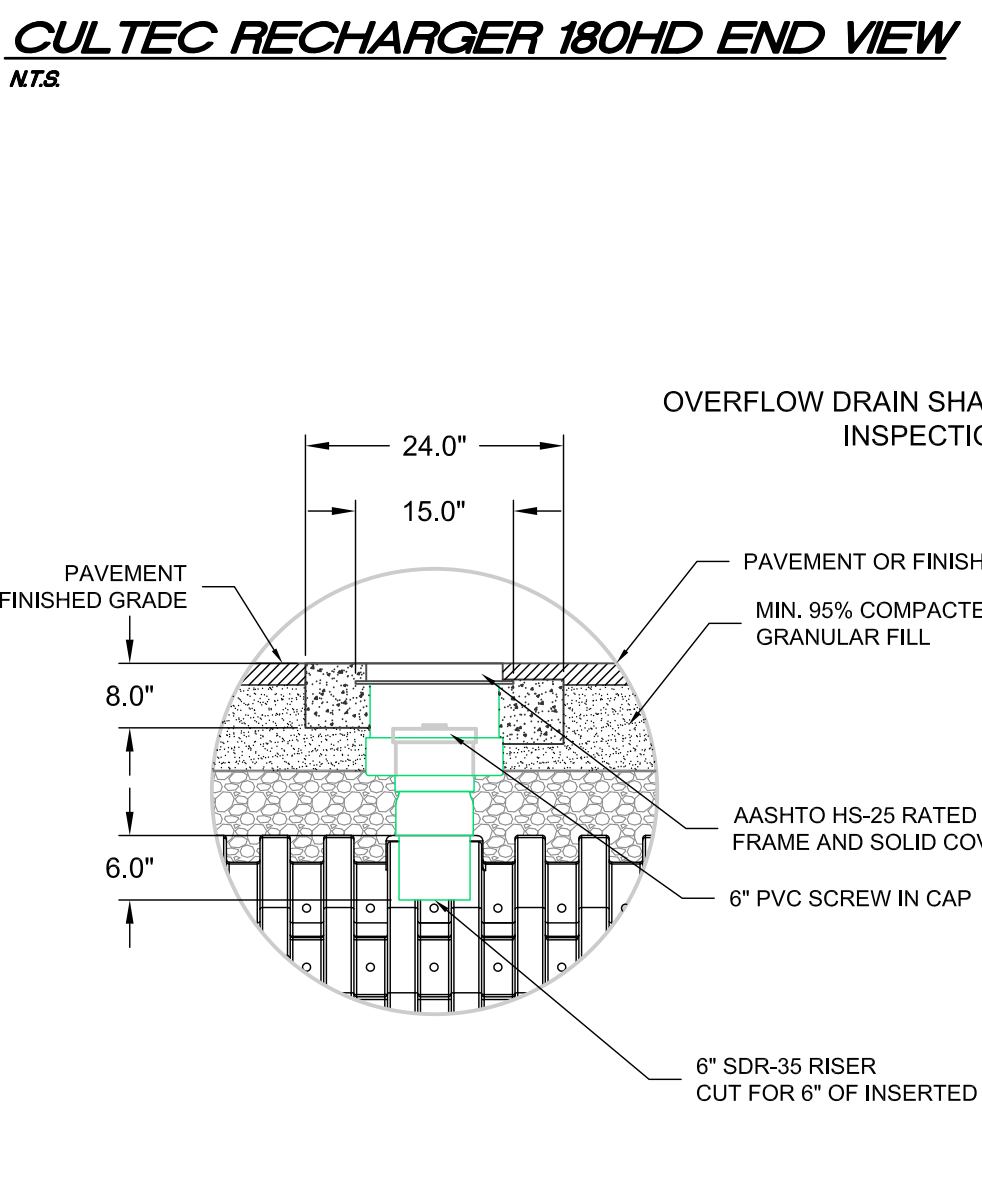
CULTEC RECHARGER 180HD SECTION VIEW

NT&S



SEWER CONNECTION

NT&S



CULTEC INSPECTION PORT

NT&S

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

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

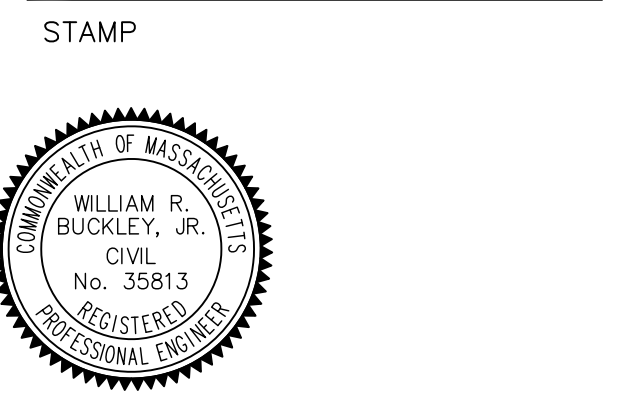


FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE APPROVED: _____
DATE ENDORSED: _____
FOXBOROUGH PLANNING BOARD

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



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**

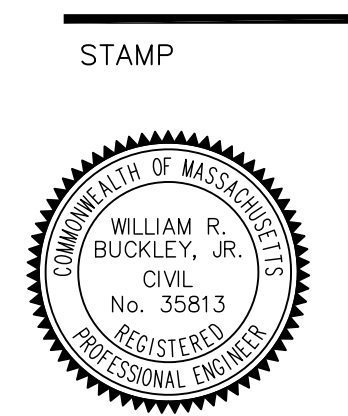


FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

DATE APPROVED: _____
 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.

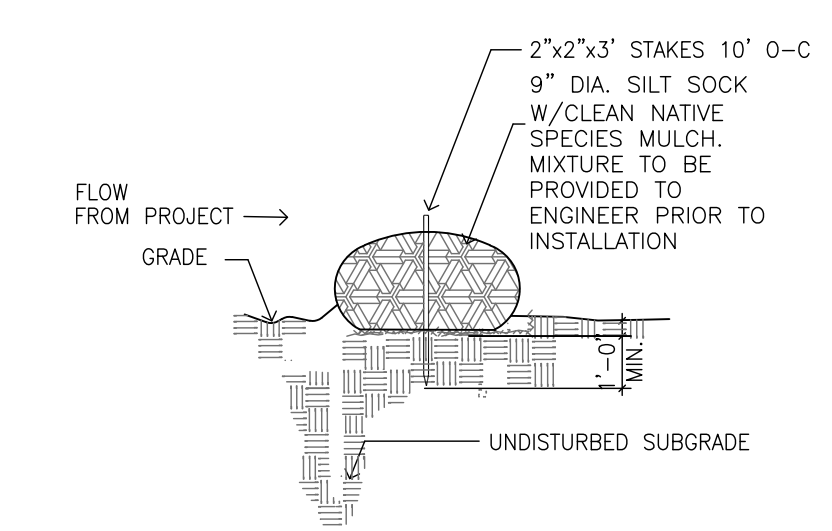
DATE _____ FOXBOROUGH TOWN CLERK



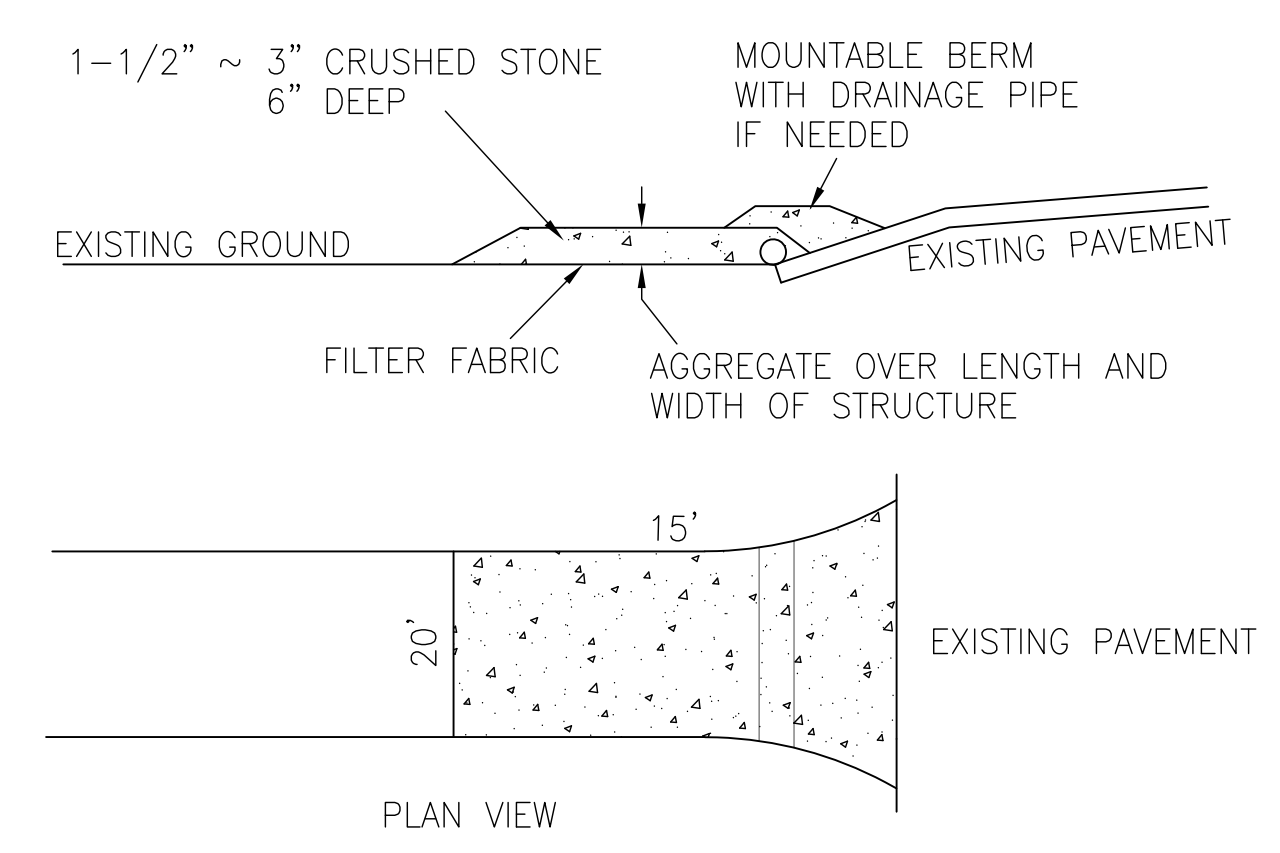
DRAWING TITLE

SWPPP & Snow
 Storage Plan

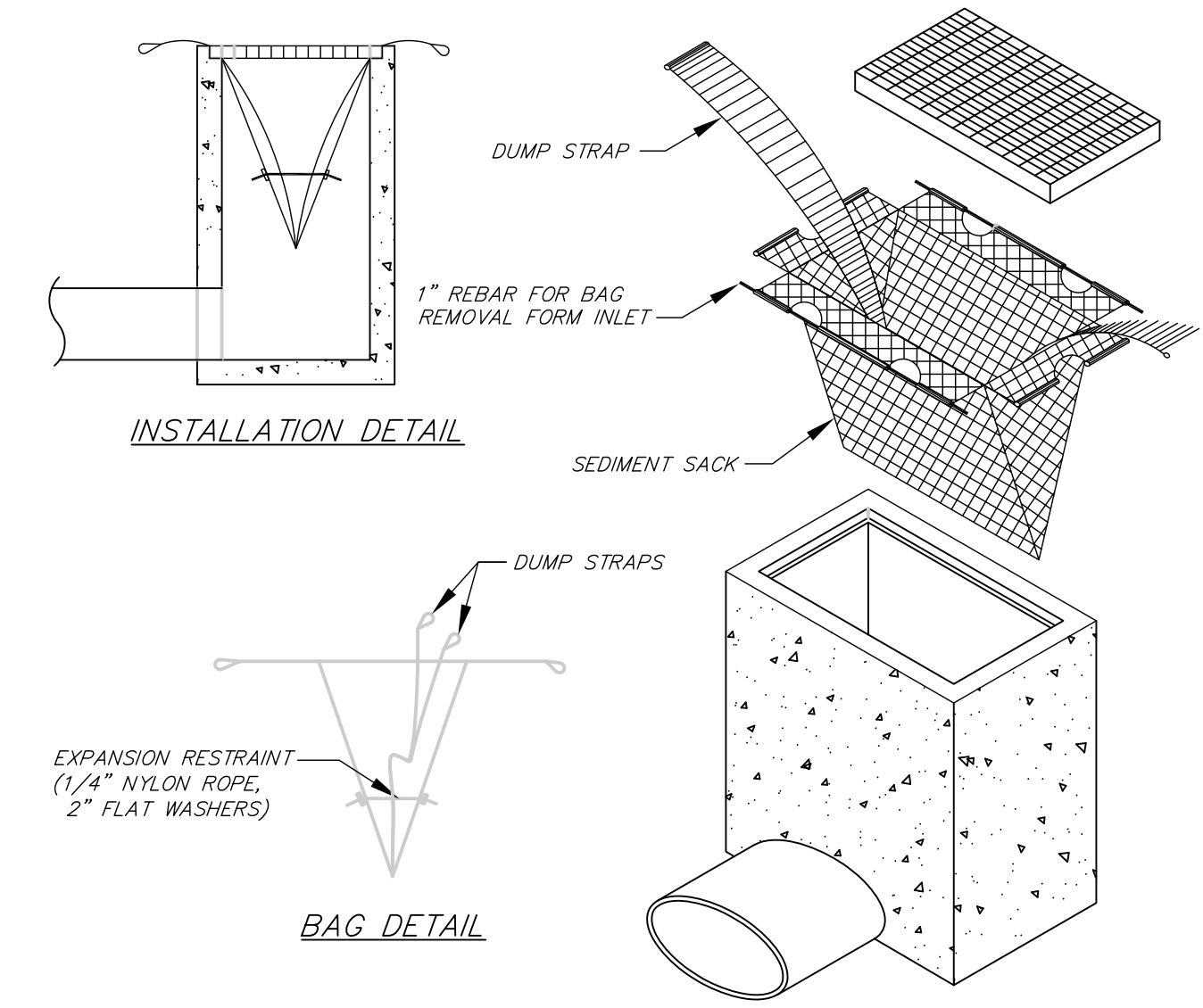
SCALE: 1"=20'
 OCTOBER 4, 2019 SHEET NUMBER
 18-0178C **7**



SILT SOCK EROSION CONTROL
 NTS

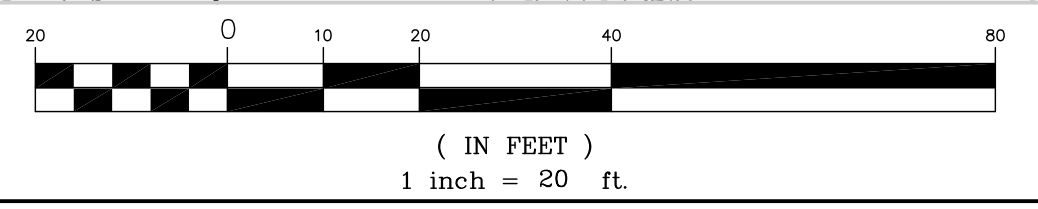
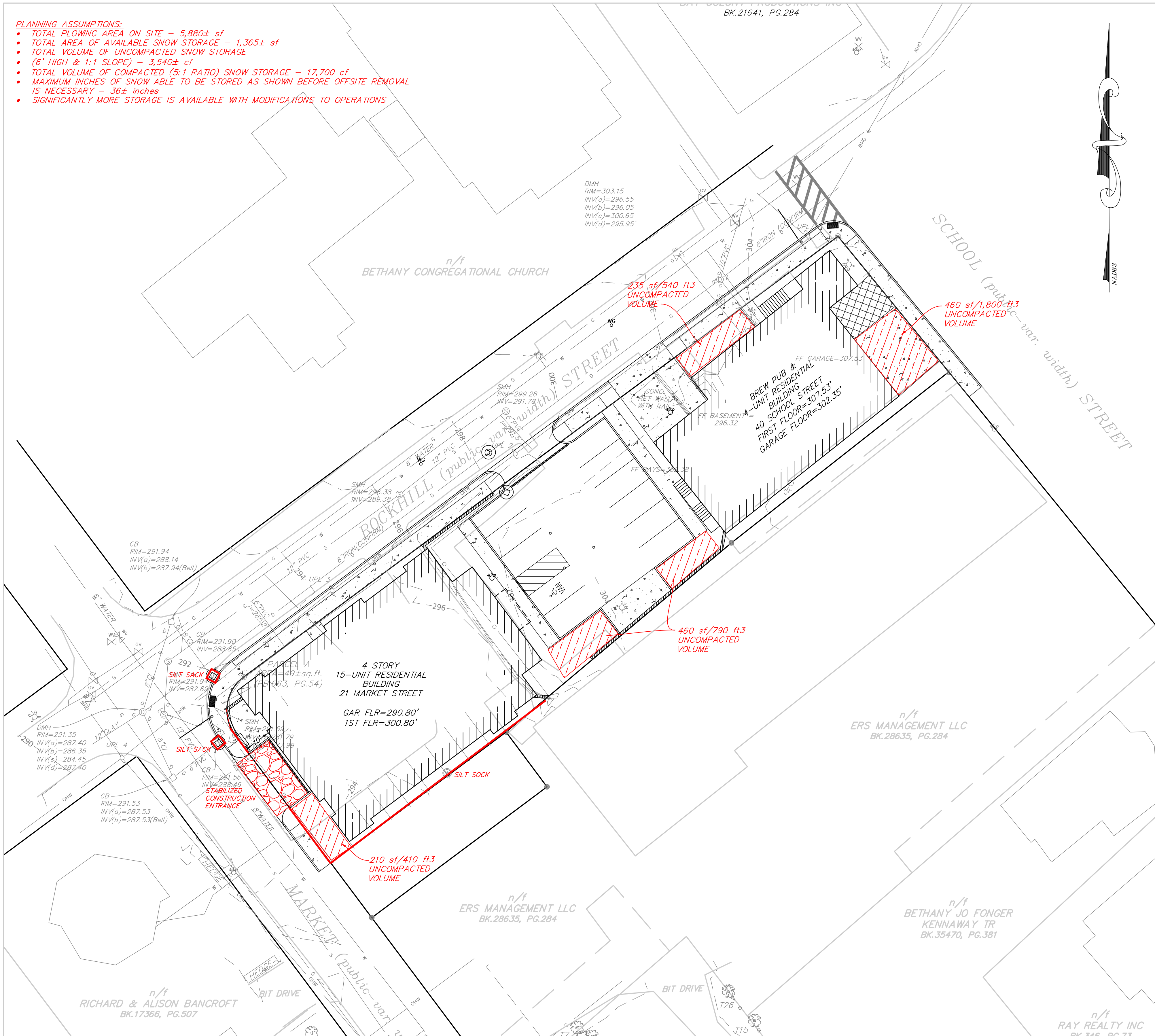


STABILIZED CONSTRUCTION ENTRANCE
 NTS



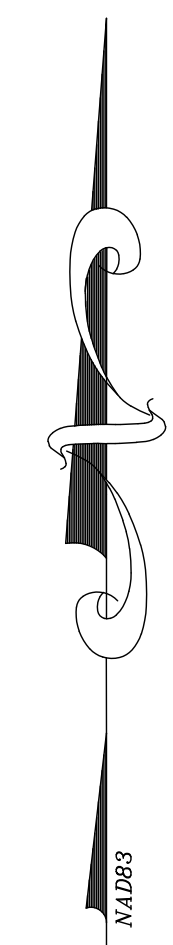
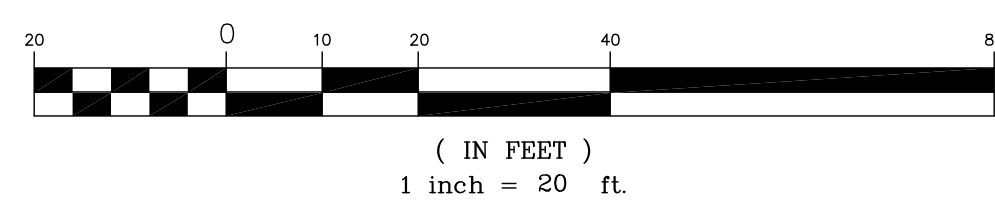
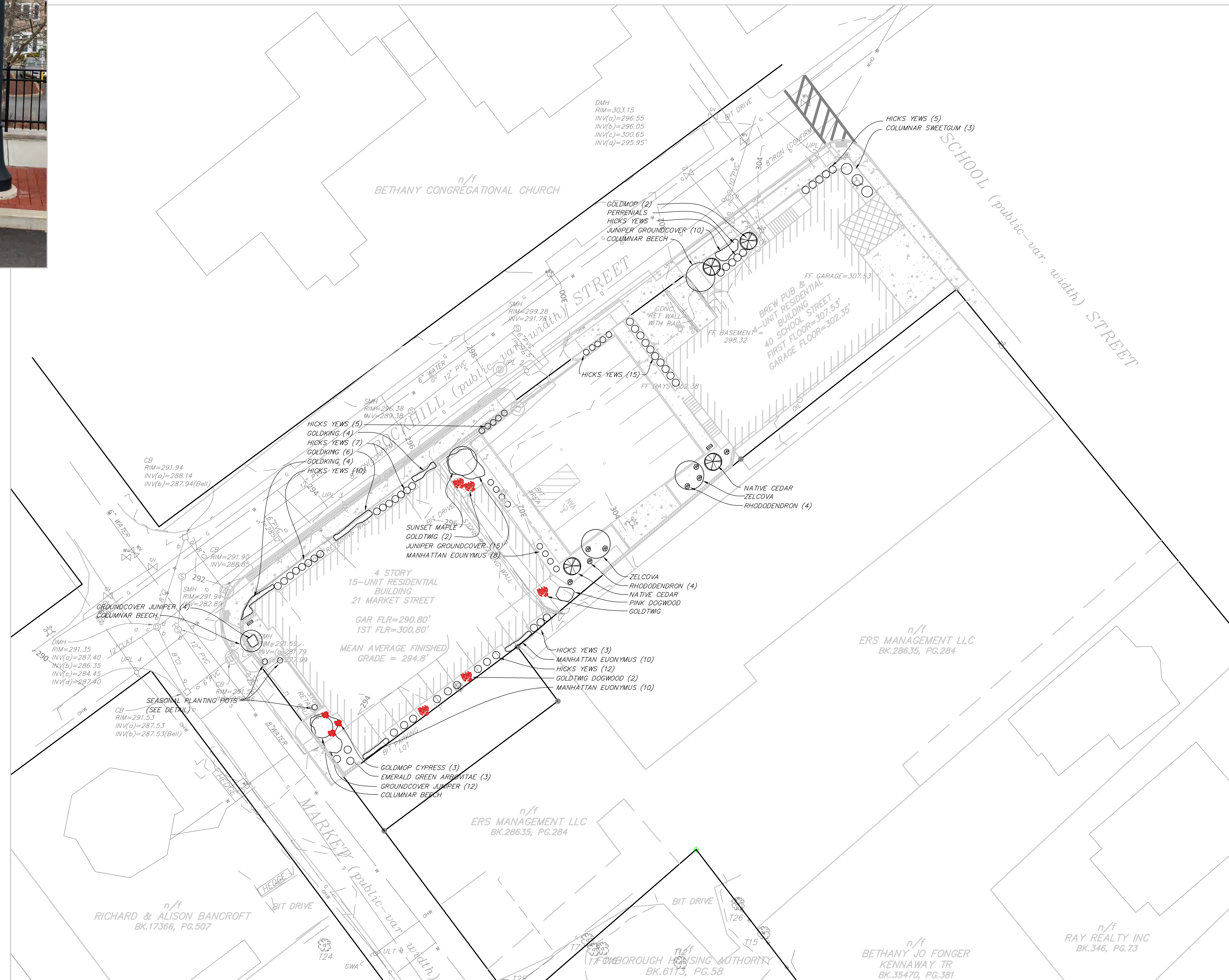
SILT SACK
 NTS

- 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





Season Pot Image



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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 508-543-3939

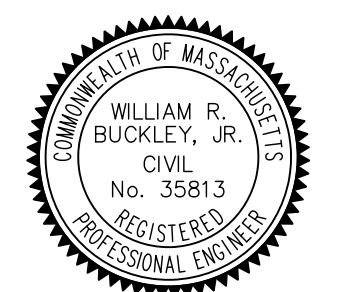
DATE	DESCRIPTION
11/8/2019	LANDSCAPING MODIFIED/DETAIL ADDED

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

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

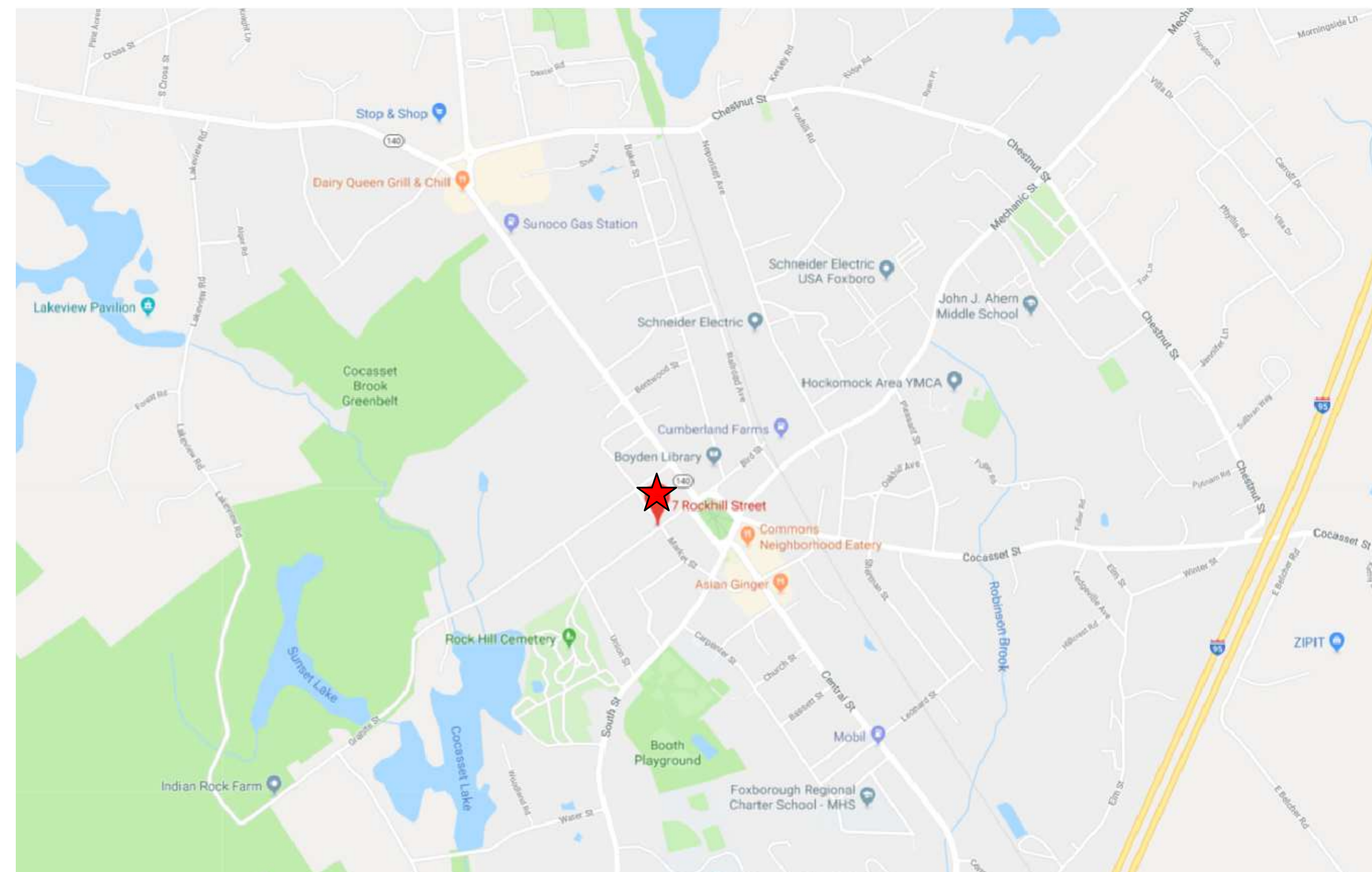


PROPOSED MIXED-USE DEVELOPMENT

Rock Hill & School Street
Foxboro, Massachusetts

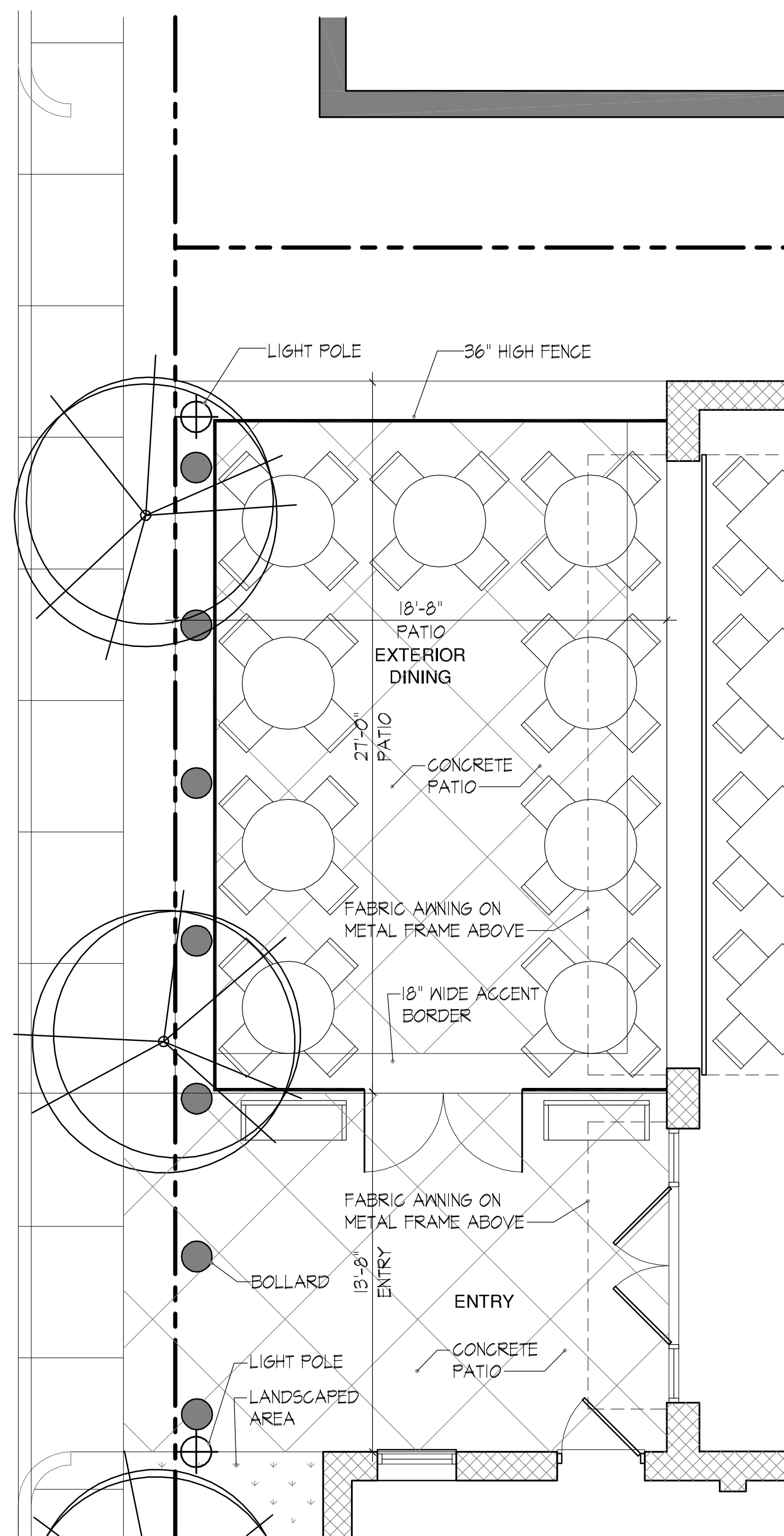
OCTOBER 4, 2019

LOCUS MAP

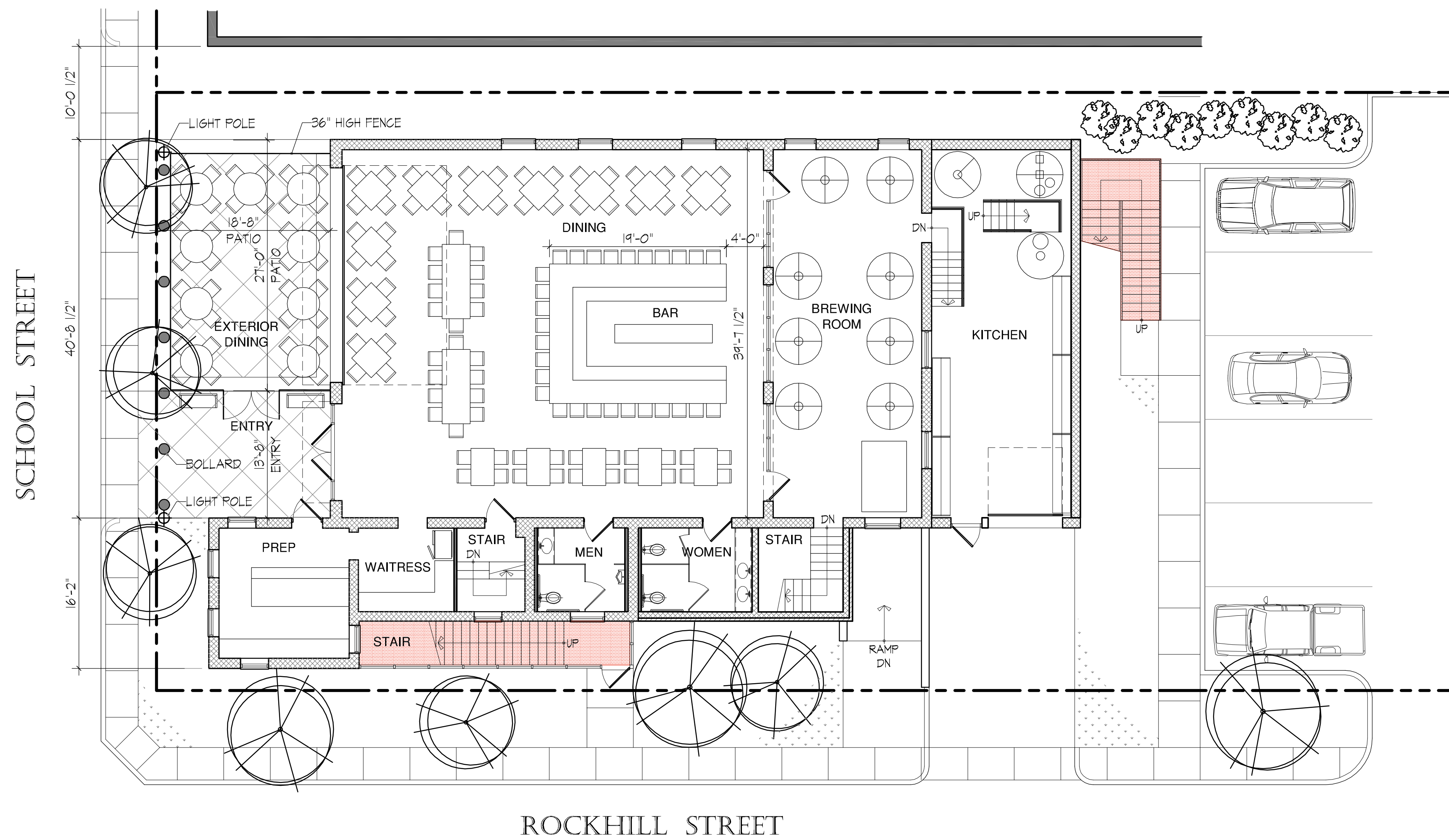


INDEX OF DRAWINGS

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
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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"

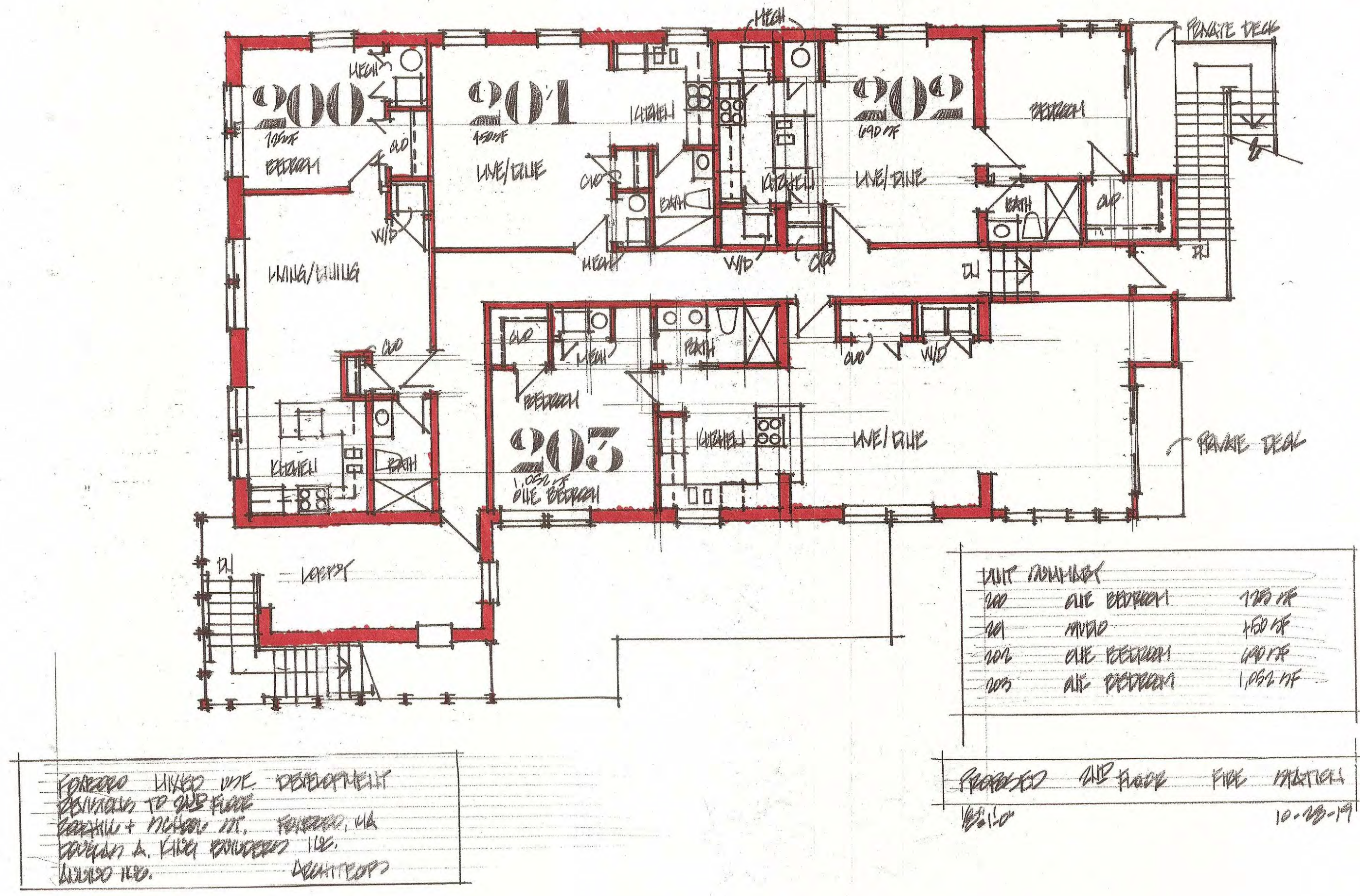


1 PROPOSED FIRST FLOOR PLAN
 1/8" = 1'-0"

A1



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



① REVISED SECOND FLOOR PLAN
 1/8" = 1'-0"

A2

Revised: 11-08-2019

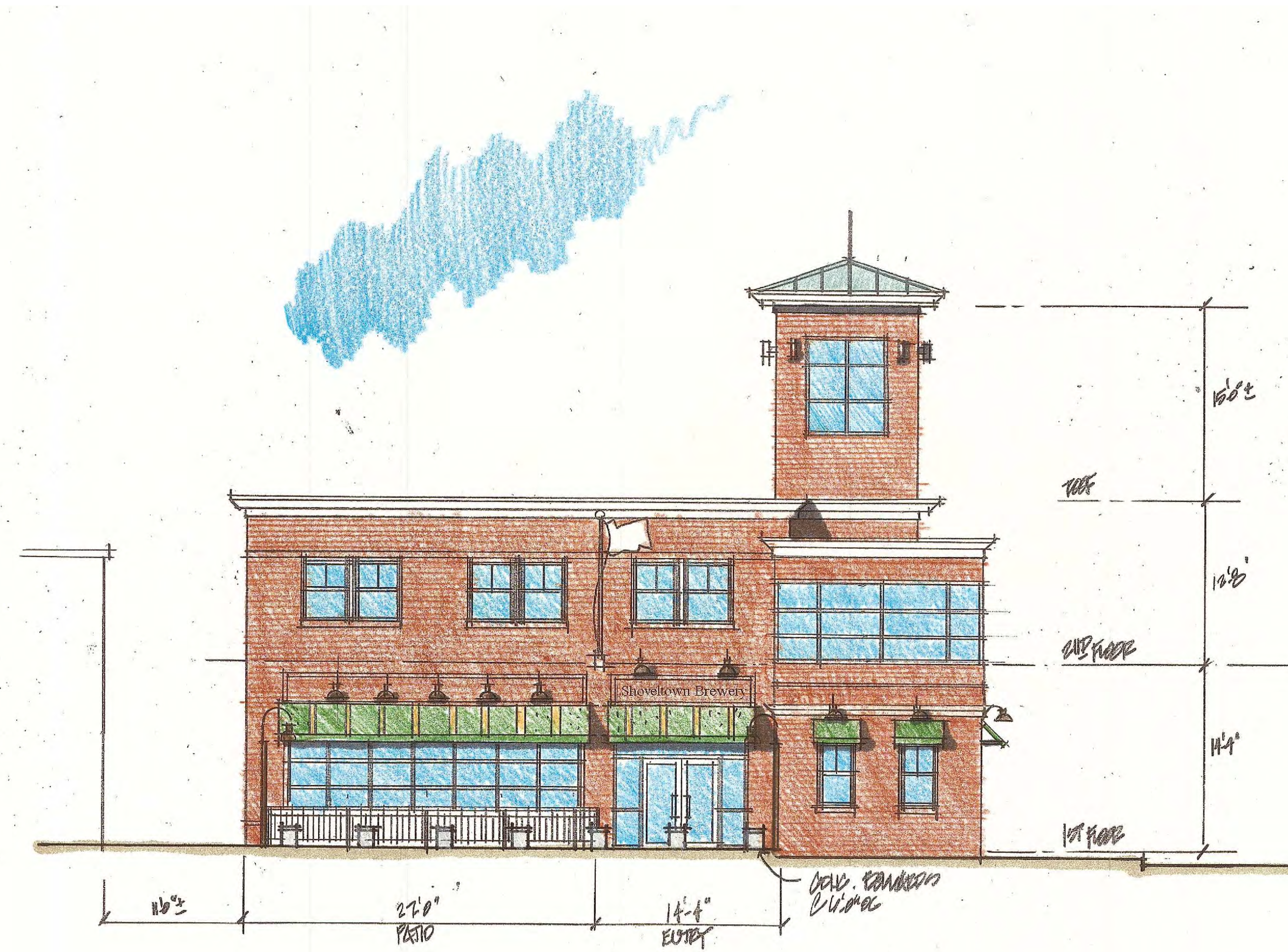


**FOXBORO MIXED-USE
 DEVELOPMENT**

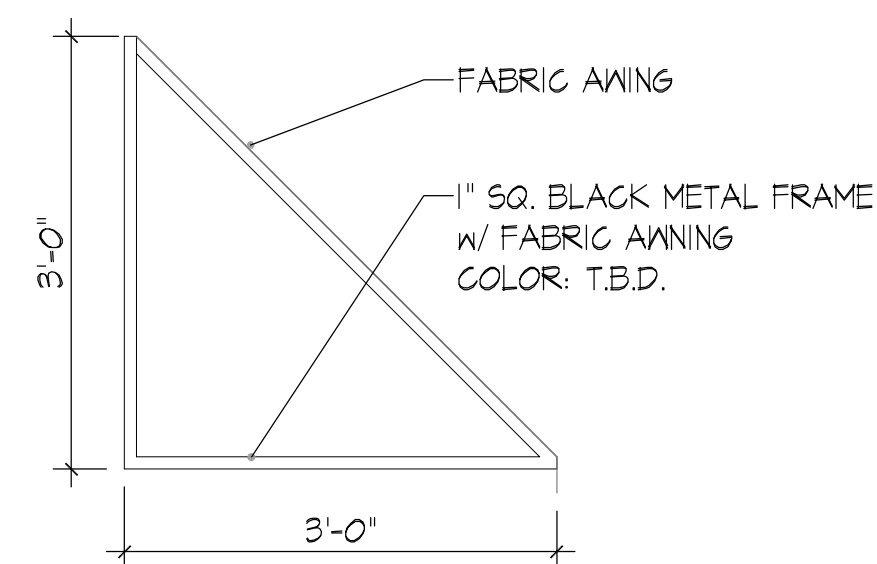
Rockhill & School Street
 Foxboro, Massachusetts



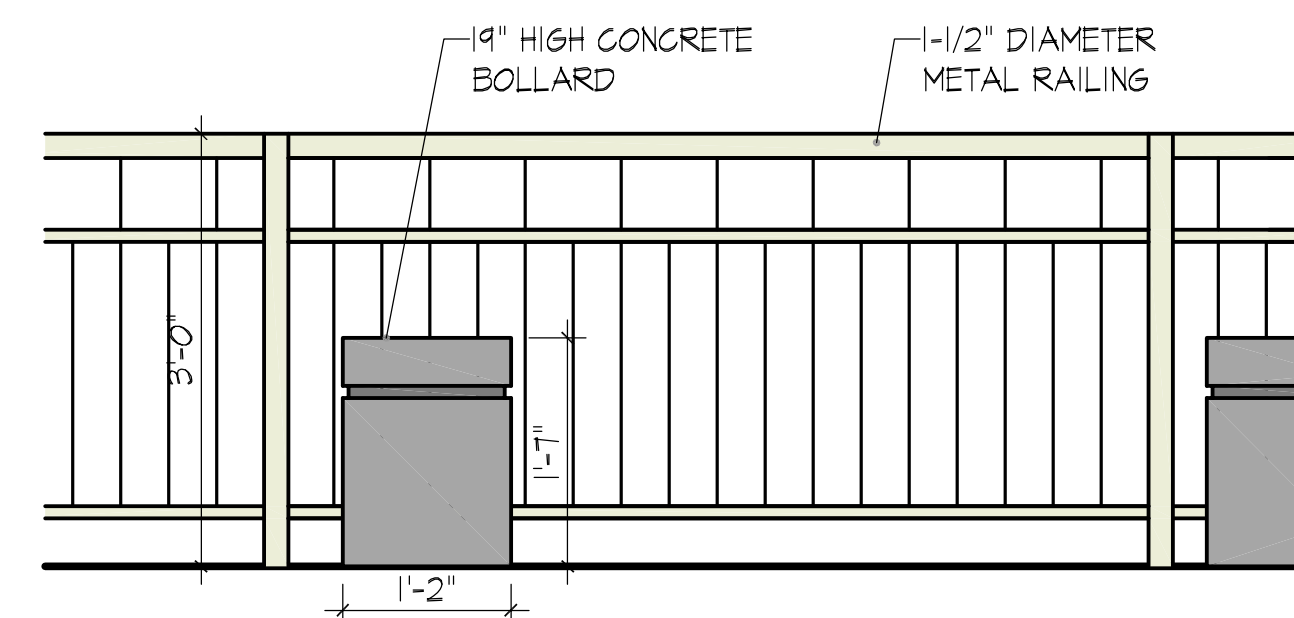
REVISED NORTH (ROCKHILL ST) ELEVATION
 1/8" = 1'-0"



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



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



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

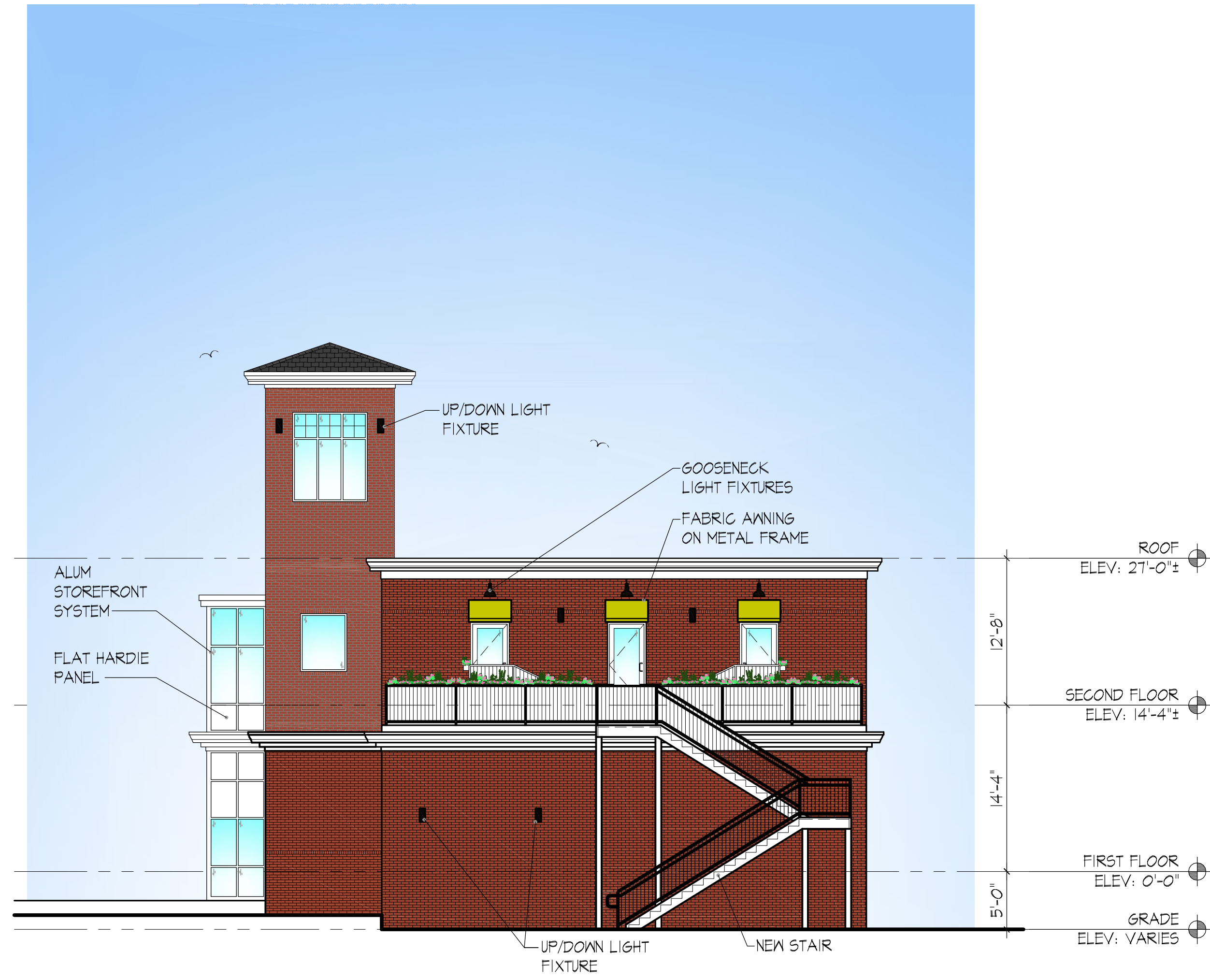
A3

Revised: 11-08-2019

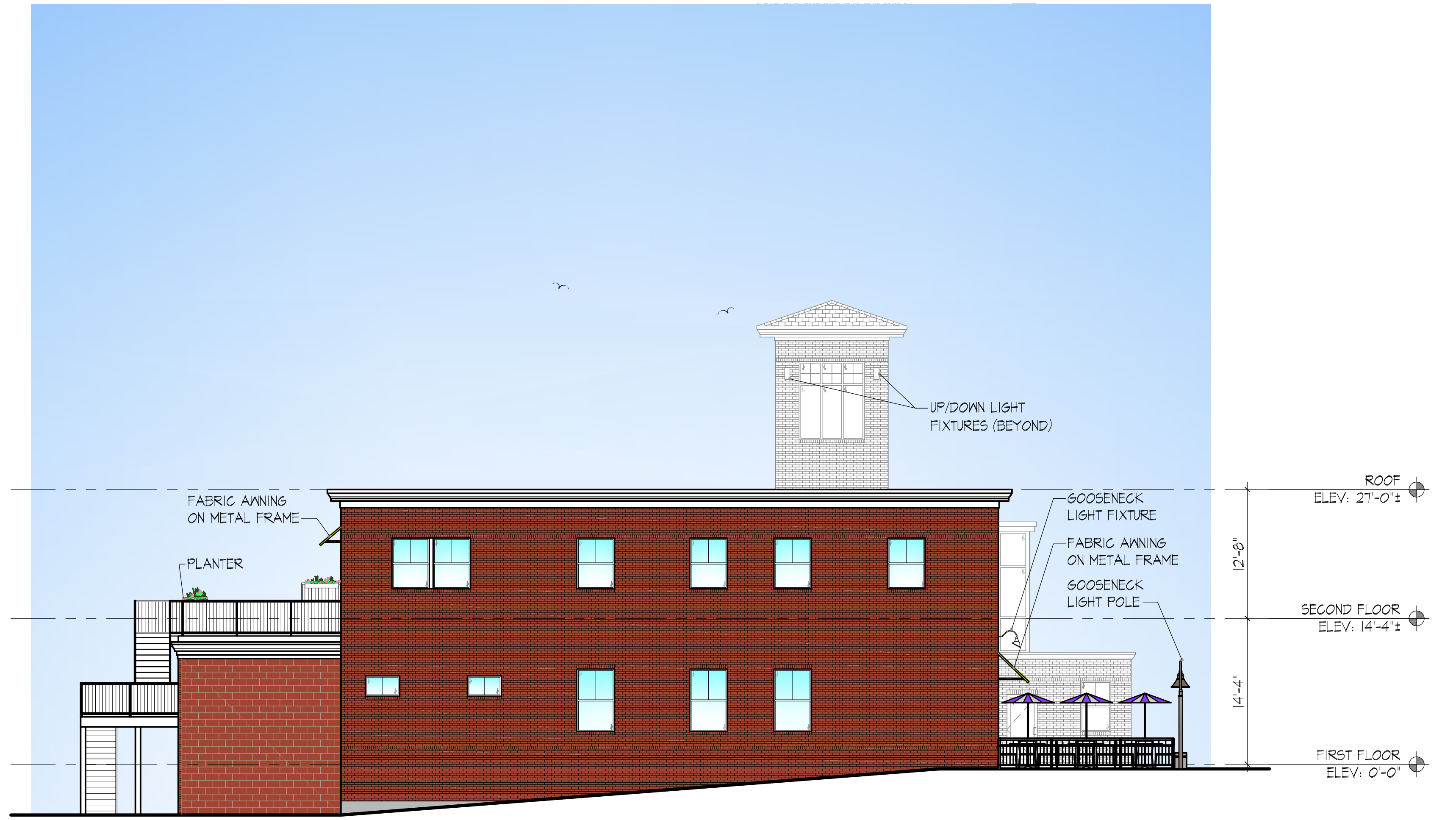


FOXBORO MIXED-USE
 DEVELOPMENT

Rockhill & School Street
 Foxboro, Massachusetts



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

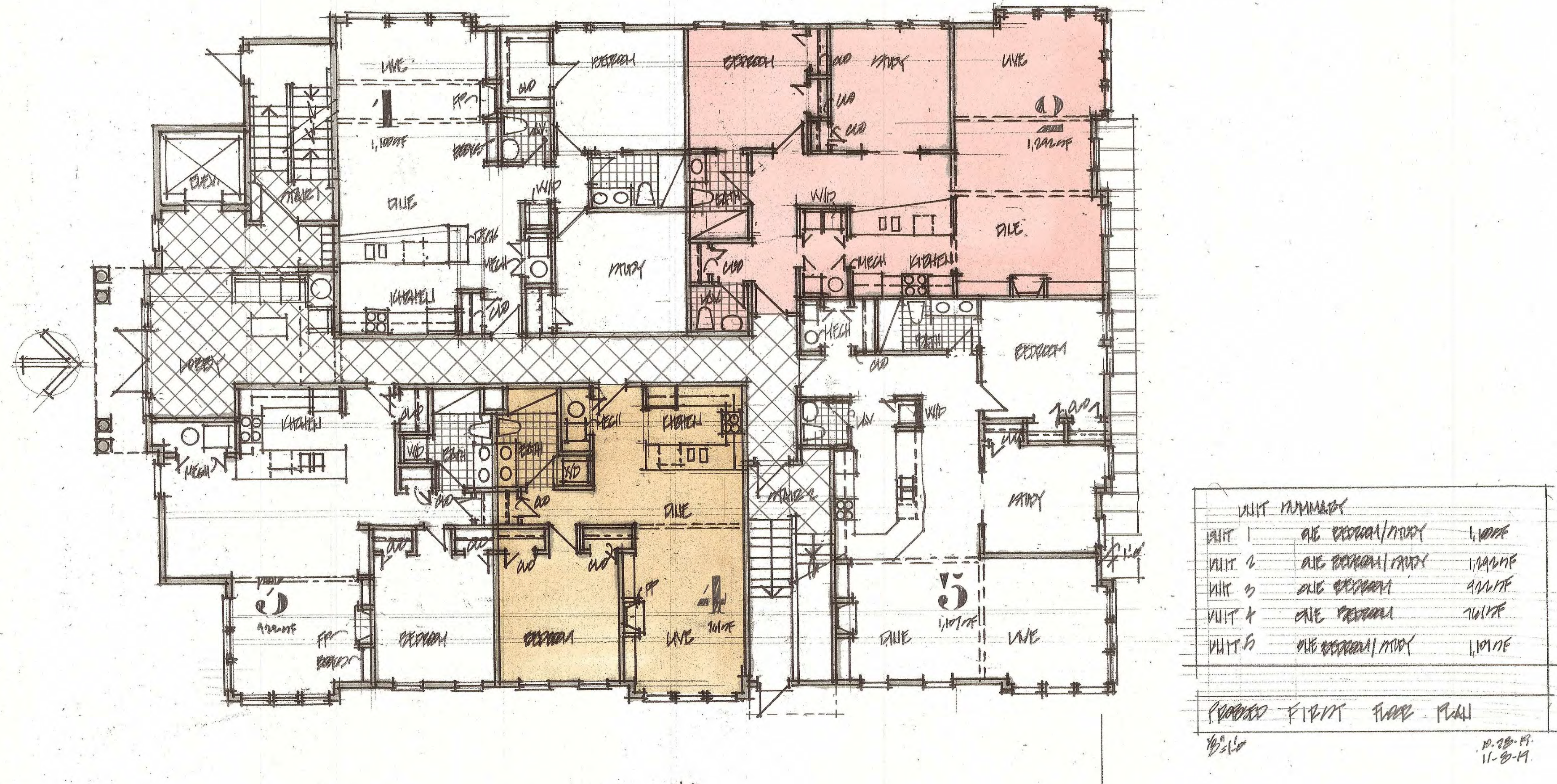


PROPOSED REAR ELEVATION
 1/8" = 1'-0"

A4



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



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

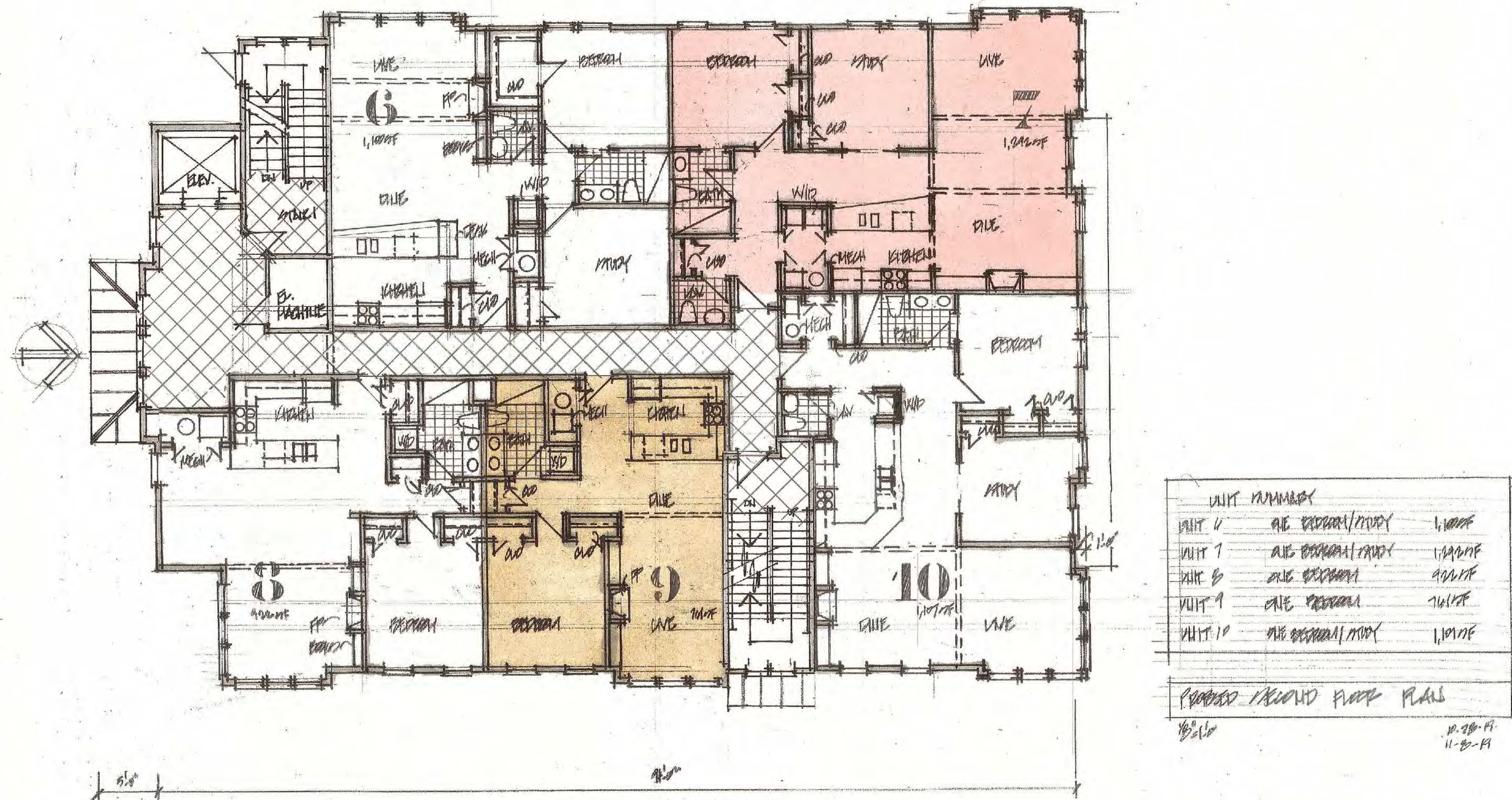
A6

Revised: 11-08-2019



FOXBORO MIXED-USE
 DEVELOPMENT

Rockhill & School Street
 Foxboro, Massachusetts



① REVISED SECOND FLOOR PLAN
 1/8" = 1'-0"

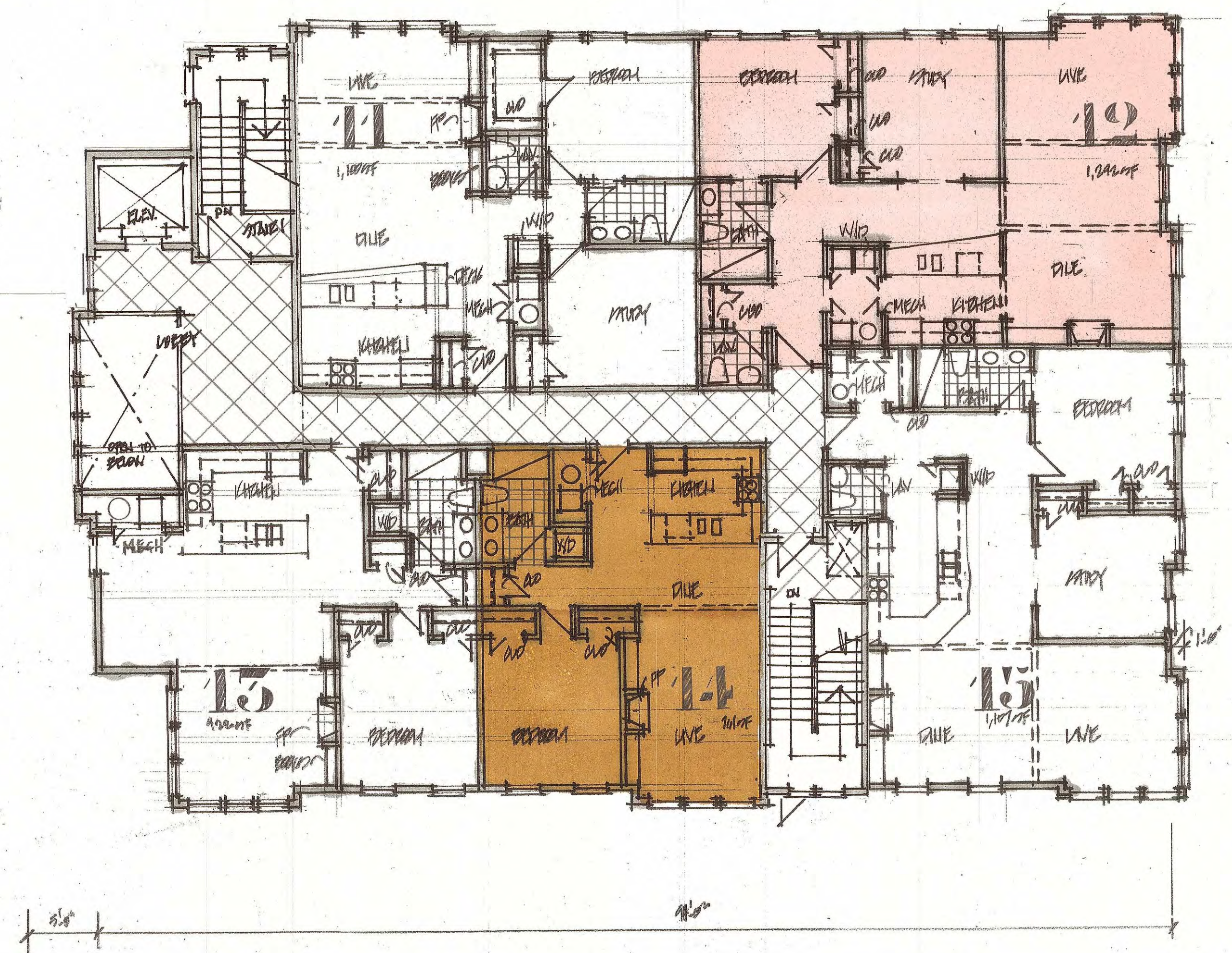
A7

Revised: 11-08-2019



FOXBORO MIXED-USE
 DEVELOPMENT

Rockhill & School Street
 Foxboro, Massachusetts



LIGHT SUMMARY		
UNIT 11	ONE BEDROOM / STUDY	1,100 SF
UNIT 12	ONE BEDROOM / STUDY	1,000 SF
UNIT 13	ONE BEDROOM	900 SF
UNIT 14	ONE BEDROOM	700 SF
UNIT 15	ONE BEDROOM / STUDY	1,100 SF

PROPOSED THIRD FLOOR PLAN
 11-8-19

1 REVISED THIRD FLOOR PLAN
 1/8" = 1'-0"

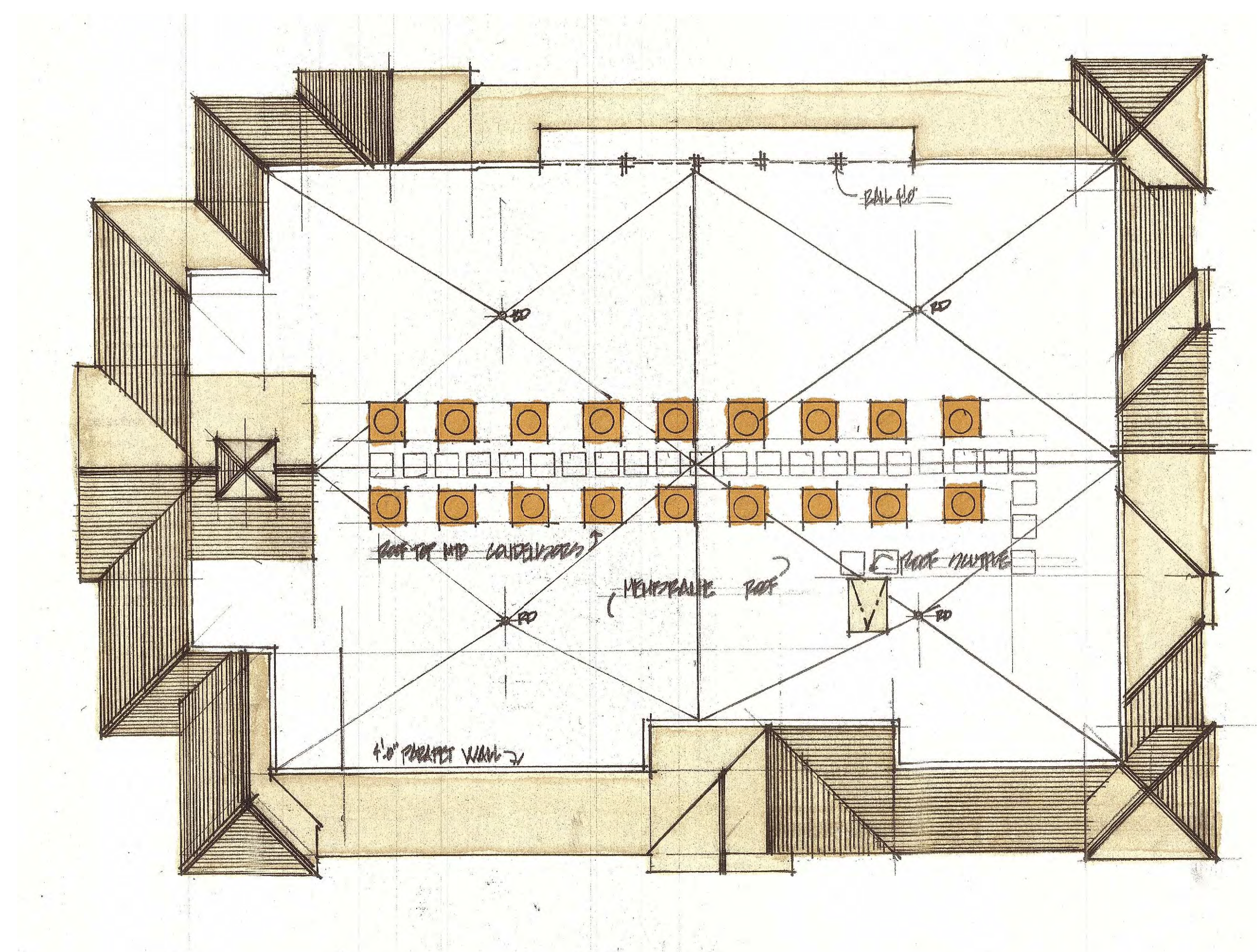
A8

Revised: 11-08-2019



FOXBORO MIXED-USE
 DEVELOPMENT

Rockhill & School Street
 Foxboro, Massachusetts



① PROPOSED ROOF PLAN
1/8" = 1'-0"

A8.2

11-08-2019



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

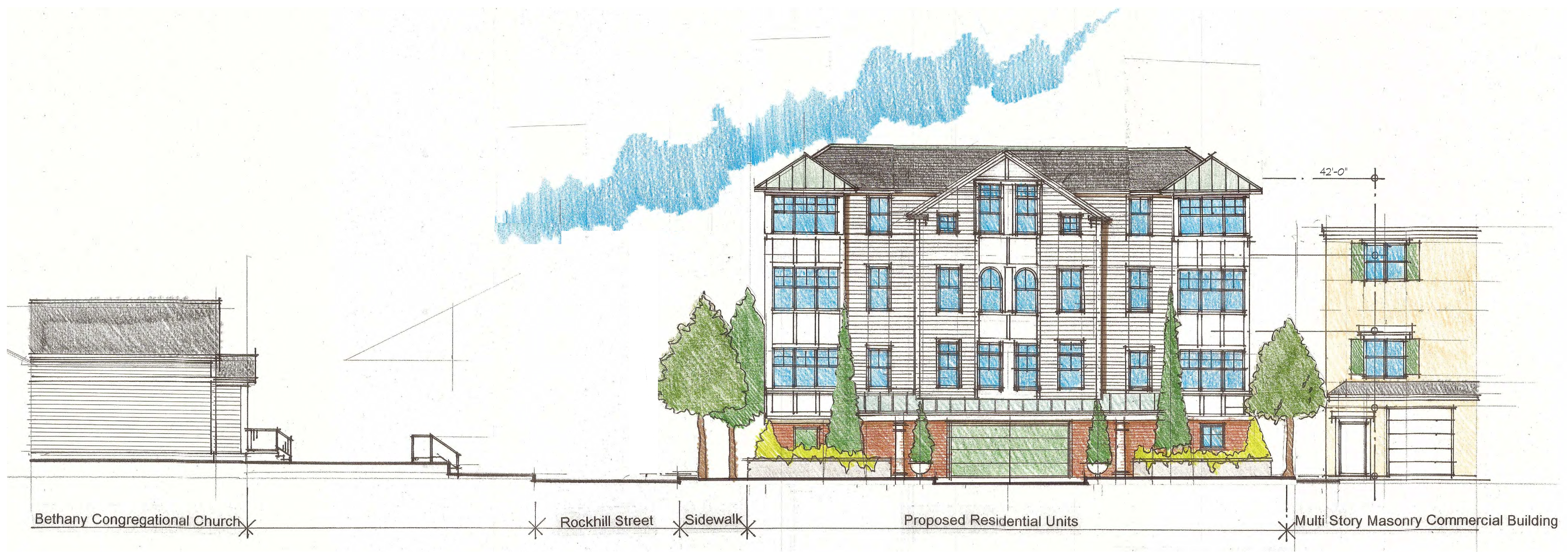


① SOUTH ELEVATION
1/8" = 1'-0"

A11



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



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

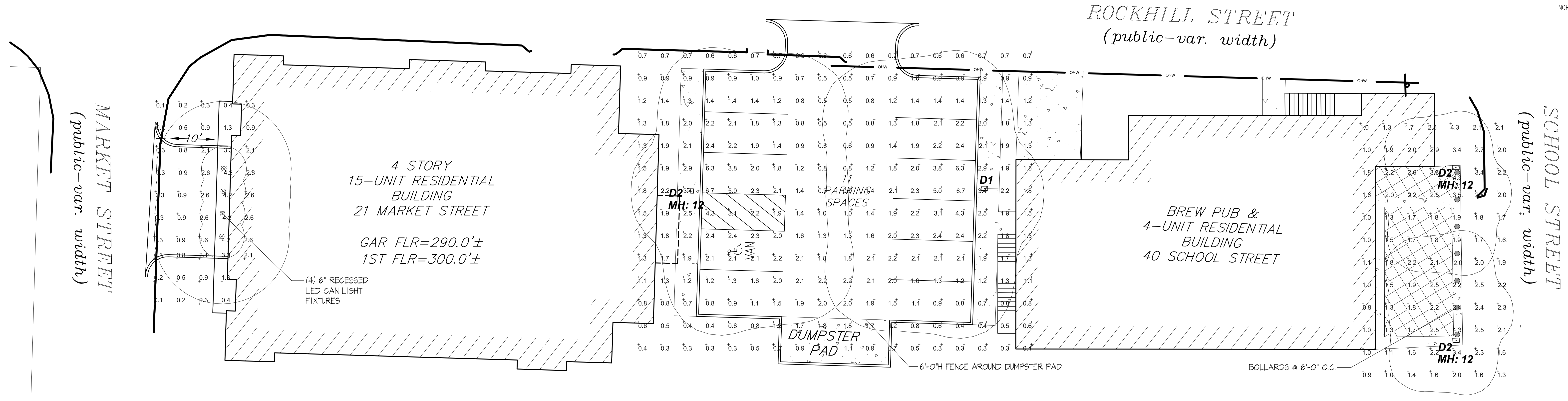
A12

Revised: 11-08-2019



FOXBORO MIXED-USE
DEVELOPMENT

Rockhill & School Street
Foxboro, Massachusetts



PROPOSED LIGHTING PLAN
3/32" = 1'-0"

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



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
	4	D3	WF6				

SP1

Revised: 11-08-2019



FOXBORO MIXED-USE DEVELOPMENT

Rockhill & School Street
Foxboro, Massachusetts

