

PLANNING BOARD SUBMISSION

STOUGHTON FIRE STATION NO 1

400 PROSPECT STREET
STOUGHTON, MA 02072



ISSUED TO PLANNING BOARD
10/6/2022

PROJECT NUMBER: 19-0796

NARRATIVE:

The proposed +/- 8.2 acre site with a currently unused former American Legion building is the new location for Stoughton Fire Station No 1. This municipal building is a firehouse-type facility with large garage bays for the storage of firefighting apparatus, a mechanics maintenance bay, firefighter turnout gear storage, equipment & personnel decontamination spaces, as well as living, support, storage, IT / Communications, mechanical, electrical, plumbing, and fire protection spaces. Most of the building is for fire department use only, though the main lobby, public toilets, and triage room are accessible to the public. Site work will include hazardous materials remediation & demolishing the wood frame structure (approximately 2,500 SF), minor site clearing and grubbing, grading, constructing 31 parking spaces, apparatus apron, new access road, on-site surface stormwater management, and landscaping around the developed areas. New electrical service, gas service, water, and sewer will be installed from Prospect Street onto the new site. The proposed Gross Square Foot (GSF)-size for the new fire station is 25,200 GSF (first floor 17,400 GSF and second floor 7,800 GSF).

TOWN OF STOUGHTON, DIMENSIONAL CONTROLS
DISTRICT: RB

Use	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Yard: Front (feet)	Yard: Side (feet)	Yard: Rear (feet)	Maximum Height (feet)	Maximum Stories (no.)	Maximum Building Area (%)	Minimum Open Space (%)
Any Permitted Use	55,000 (9)	125' (6)	125'	140'	40'	20'	40'	35'	2.5'	20 %	50 %
Proposed	372,990	50'	50'	291'	236'	334'-2" 57'-7" 1/2"	271'-6"	30'-1"	2	5%	95%



LOCATION PLAN

- LIST OF DRAWINGS:**
- COVER
 - EX1.1 EXISTING CONDITIONS
 - COV CIVIL COVER SHEET
 - C0.00 GENERAL NOTES AND LEGEND
 - C1.00 EROSION AND SEDIMENT CONTROL PLAN
 - C2.00 DEMOLITION PLAN
 - C3.00 SITE LAYOUT PLAN
 - C4.00 SITE UTILITY PLAN
 - C4.01 SEWER PROFILE
 - C5.00 SITE GRADING PLAN
 - C6.00 CIVIL DETAILS I
 - C6.01 CIVIL DETAILS II
 - C6.02 CIVIL DETAILS III
 - C6.03 CIVIL DETAILS IV
 - L1.0 LANDSCAPE PLAN
 - L2.0 LANDSCAPE DETAILS
 - E0.03 ELECTRICAL SITE PLAN
 - E0.01 PHOTOMETRICS PLAN
 - A1 LEVEL 1 FLOOR PLAN
 - A2 LEVEL 2 FLOOR PLAN
 - A3 EXTERIOR ELEVATIONS
 - A4 EXTERIOR ELEVATIONS
 - A5 ELEVATION RENDERINGS OF EXTERIOR
 - A6 3D RENDERING

- SUPPLEMENTAL INFORMATION:**
- LIGHTING FIXTURE PACKAGE
 - STORMWATER REPORT
 - PHASE I/II ESA REPORT & WETLANDS DETERMINATION REPORT

OWNER:
TOWN OF STOUGHTON
10 PEARL STREET
STOUGHTON, MA 02072
P: 781.341.1300

OWNER'S PROJECT MANAGER:
POMEROY ASSOCIATES
49 BEDFORD STREET
PO BOX 445
EAST BRIDGEWATER, MA 02333
P: 508.456.4232

ARCHITECT:
DORE & WHITTIER ARCHITECTS INC.
212 BATTERY STREET
BURLINGTON , VT 05401
P: 802.863.1428

260 MERRIMAC STREET
BUILDING 7, 3ND FLOOR
NEWBURYPORT, MA 01950
P: 978.499.2999

STRUCTURAL CONSULTANT:
ENGINEERS DESIGN GROUP INC.
350 MAIN STREET, FLOOR 2
MALDEN, MA 02148
P : 781.396.9007

CIVIL CONSULTANT:
NITSCH ENGINEERING, INC.
2 CENTER PLAZA, SUITE 430
BOSTON MA 02108
P: 617.338.0063

LANDSCAPE ARCHITECT:
DEBORAH MYERS
36 BROMFIELD ST
BOSTON, MA 02110
P : 617.922.6741

MEPFP CONSULTANT:
GARCIA, GALUSKA, DESOUSA INC.
370 FAUNCE CORNER ROAD
DARTMOUTH, MA 01747-1217
P : 508.998.5700



SITE ENTRANCE SIGNAGE



SITE ENTRANCE SIGNAGE

STOUGHTON FIRE STATION No.1

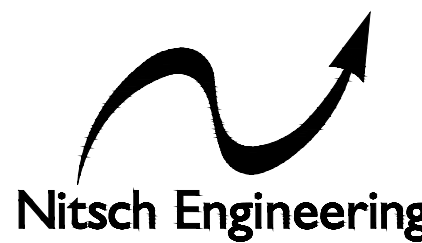
STOUGHTON, MASSACHUSETTS

NOTICE OF INTENT

September 29, 2022

DRAWING LIST

GENERAL NOTES AND LEGEND-----	C0.00
EROSION AND SEDIMENT CONTROL PLAN-----	C1.00
DEMOLITION PLAN-----	C2.00
SITE LAYOUT PLAN-----	C3.00
SITE UTILITY PLAN-----	C4.00
SEWER PROFILE-----	C4.01
SITE GRADING PLAN-----	C5.00
CIVIL DETAILS-----	C6.00
CIVIL DETAILS-----	C6.01
CIVIL DETAILS-----	C6.02
CIVIL DETAILS-----	C6.03
LANDSCAPE PLAN-----	L1.0
LANDSCAPE DETAILS-----	L2.0



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212 BATTERY STREET
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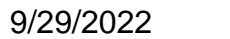
STOUGHTON FIRE STATION No. 1

**400 PROSPECT STREET
STOUGHTON, MA 02072**



VERMONT
212 BATTERY STREET
BURLINGTON, VT 05401
P: (802) 863-1428

PROJECT NUMBER: 19-0796

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NOTICE OF INTENT
09/29/2022

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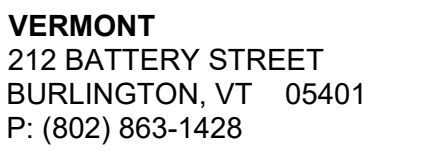


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SHEET NUMBER: _____

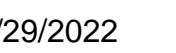
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AB	ACCESS BASIN
AD	AREA DRAIN
BC	BOTTOM OF CURB ELEVATION
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CCB	CAPE COD BERM
CI	CAST IRON
CJ	CONTROL JOINT
CL	CENTER LINE
CO	CLEANOUT
COP	CENTER OF PIPE
CP	CARRIER PIPE
CPP	CORRUGATED POLYETHYLENE PIPE
DCB	DOUBLE CATCH BASIN
DI	DUCTILE IRON PIPE CEMENT LINED
DMH	DRAIN MANHOLE
EHH	ELECTRIC HANDHOLE
EJ	EXPANSION JOINT
EMH	ELECTRIC MANHOLE
FD	FOUNDATION DRAIN
FFE	FINISHED FLOOR ELEVATION
HP	HIGH POINT
HYD	FIRE HYDRANT
IN	INVERT ELEVATION
LF	LINEAR FEET
LOW	LIMIT OF WORK
LP	LOW POINT
LW	LAB WASTE
M&P	MAINTAIN AND PROTECT
NIC	NOT IN CONTRACT
OC	ON CENTER
OCS	OUTLET CONTROL STRUCTURE
PD	PERIMETER DRAIN
PERF	PERFORATED
PVC	POLYVINYL CHLORIDE PIPE
R&D	REMOVE AND DISPOSE
R&S	REMOVE AND STOCKPILE
RD	ROOF DRAIN
RIM	RIM ELEVATION
SMH	SEWER MANHOLE
SS	SEWER SERVICE
TC	TOP OF CURB ELEVATION
TH	TOP OF WALL ELEVATION
THH	TELECOM HANDHOLE
TMH	TELECOM MANHOLE
TOP	TOP OF PIPE
TOD	TOP OF DUCT BANK
Typ	TYPICAL
UD	UNDERDRAIN
UNDERSLAB	UNDERSLAB DRAIN
VGC	VERTICAL GRANITE CURB
WQI	WATER QUALITY INLET
WQS	WATER QUALITY STRUCTURE
WV	WATER VALVE



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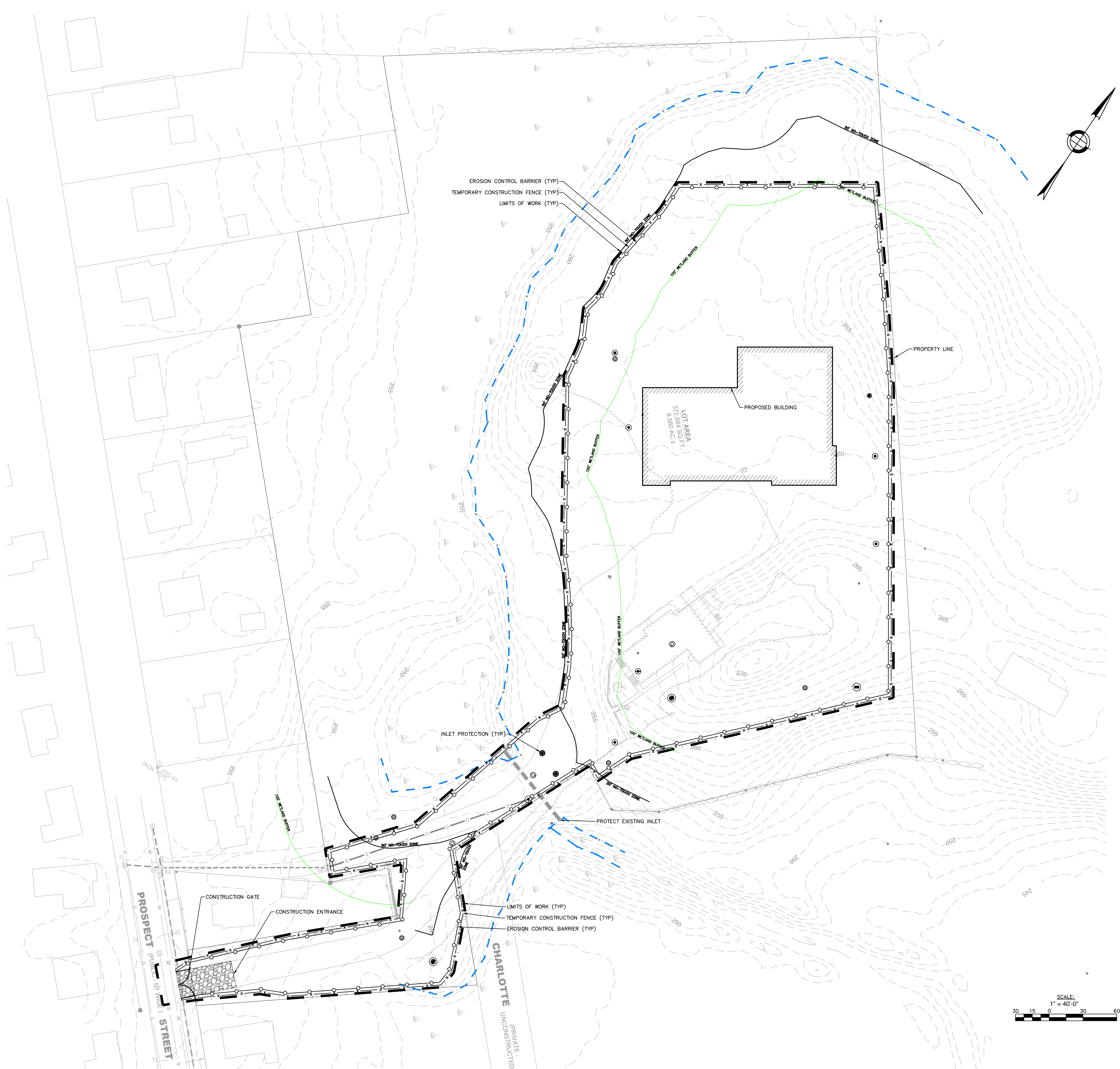
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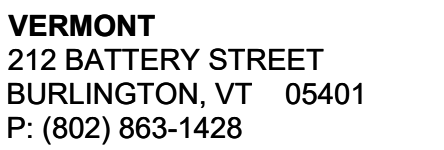
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EROSION AND SEDIMENT CONTROL PLAN

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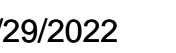
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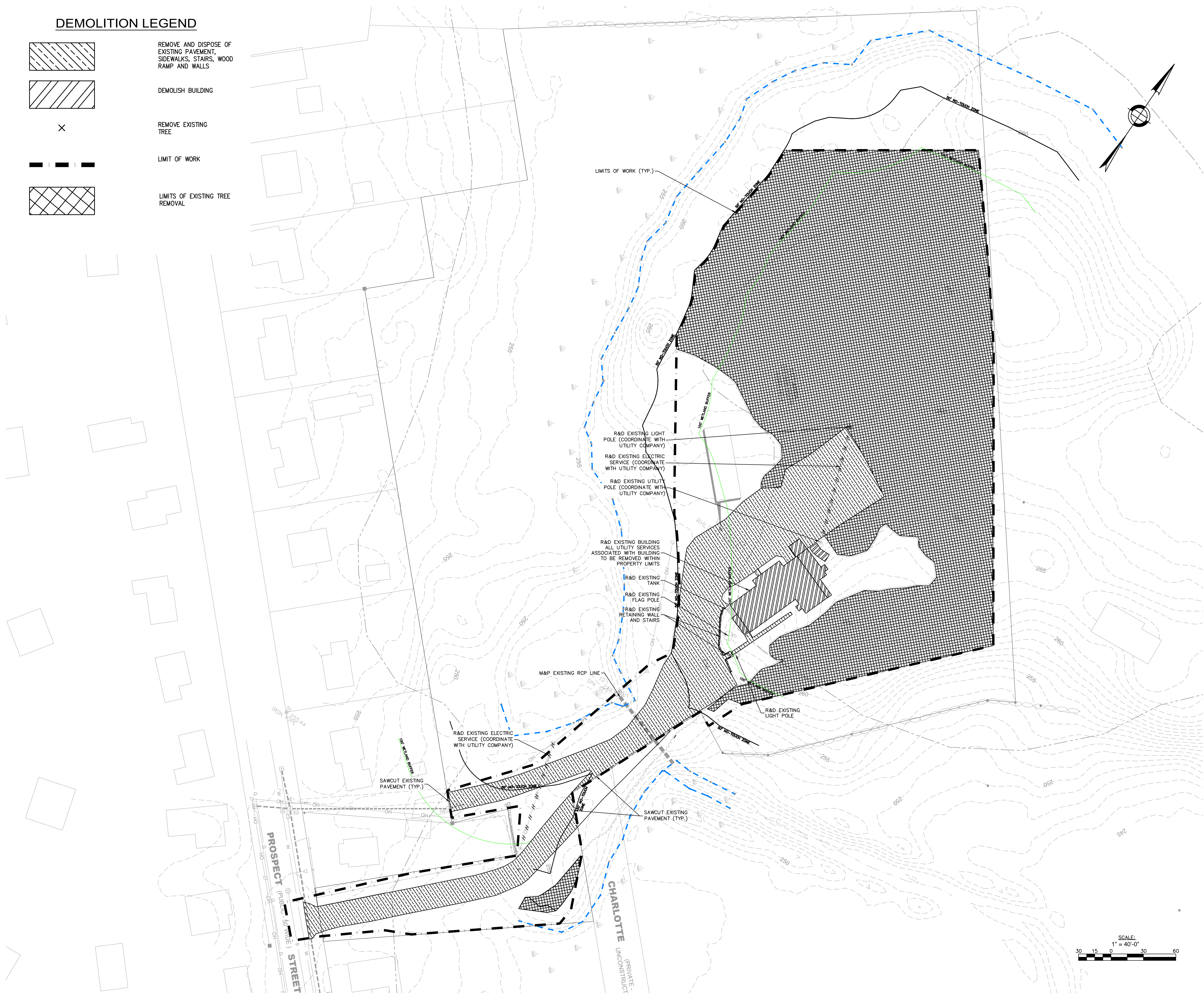
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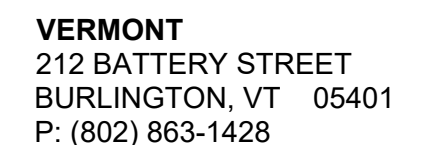
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DEMOLITION PLAN

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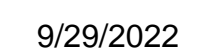
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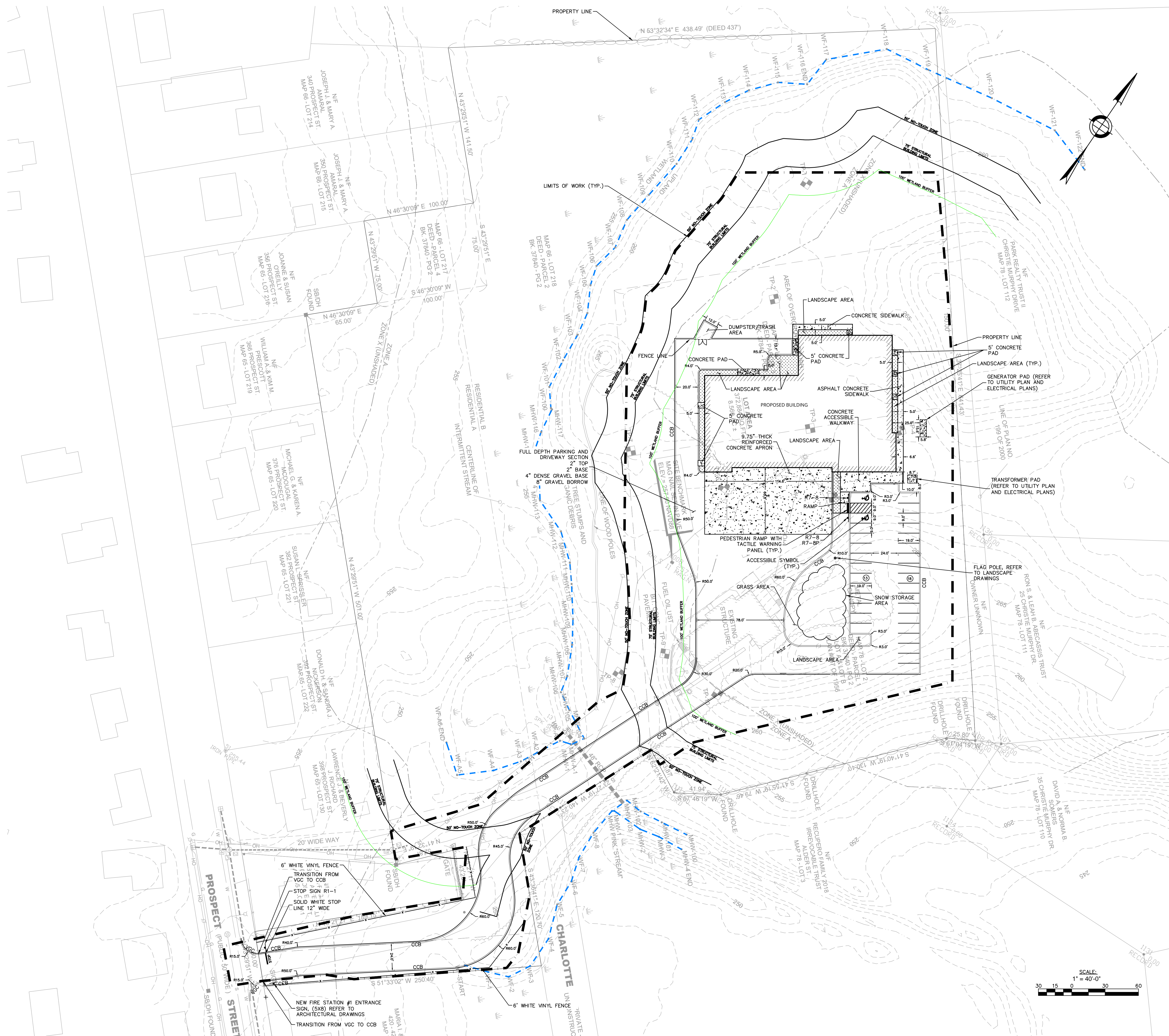
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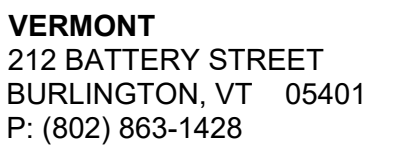
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SITE LAYOUT PLAN

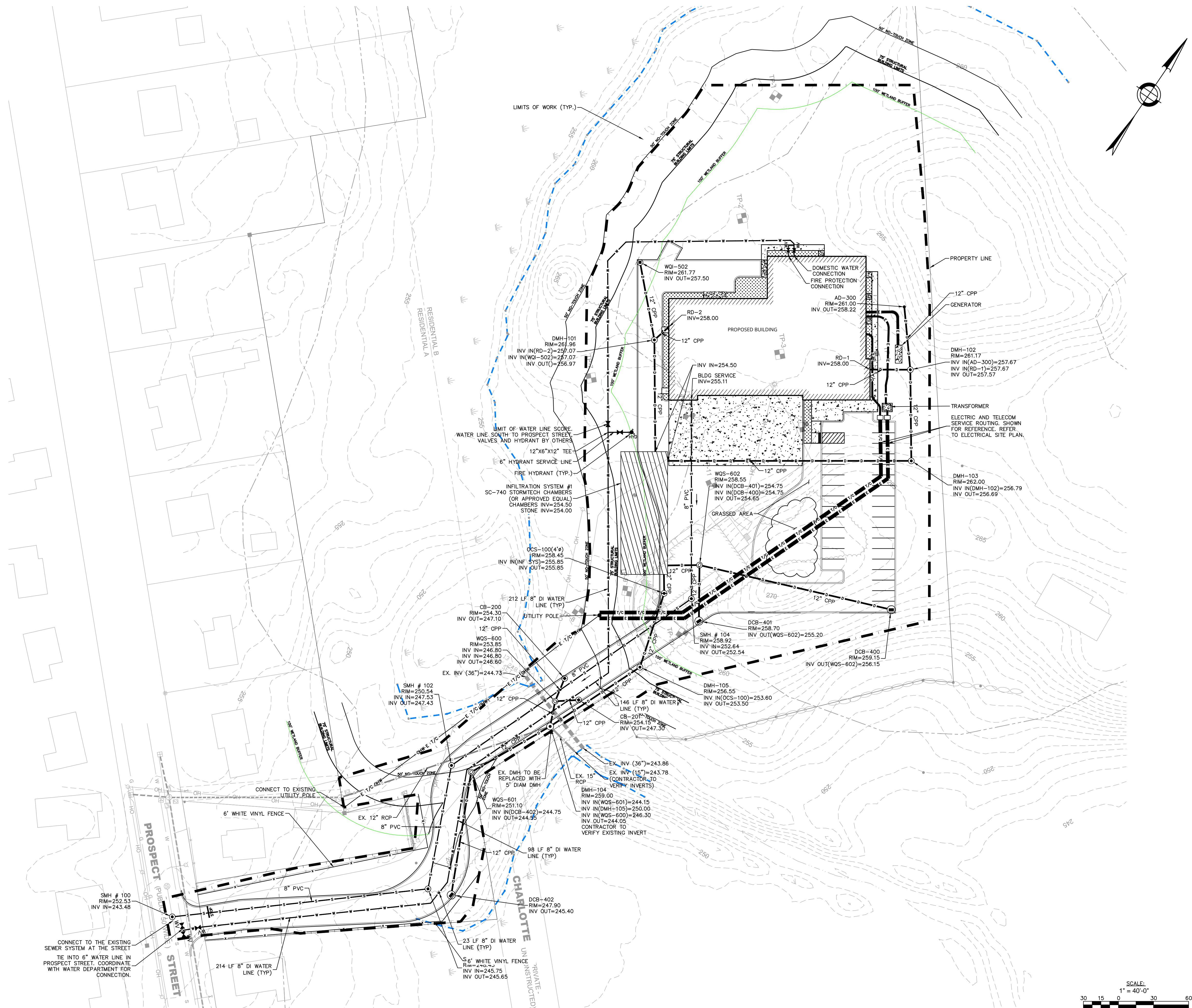
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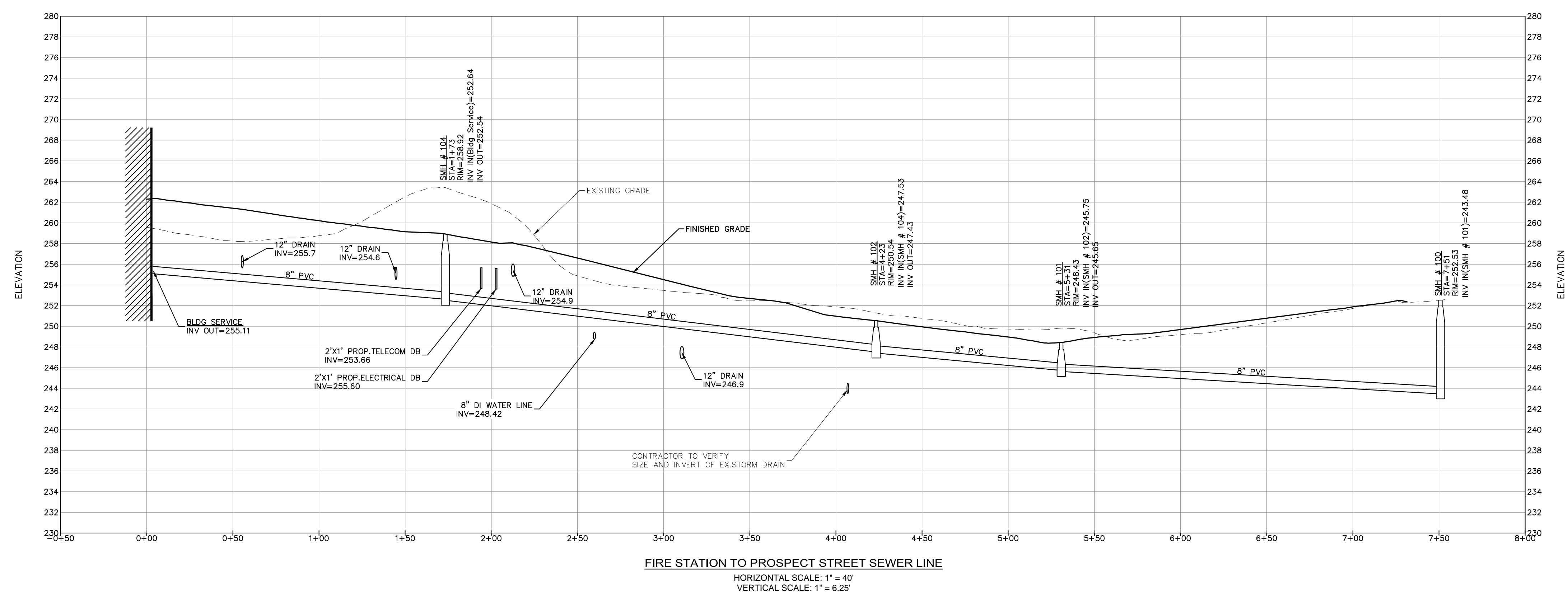
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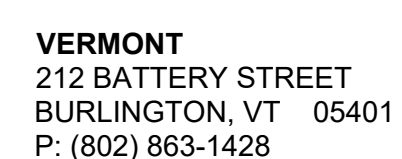




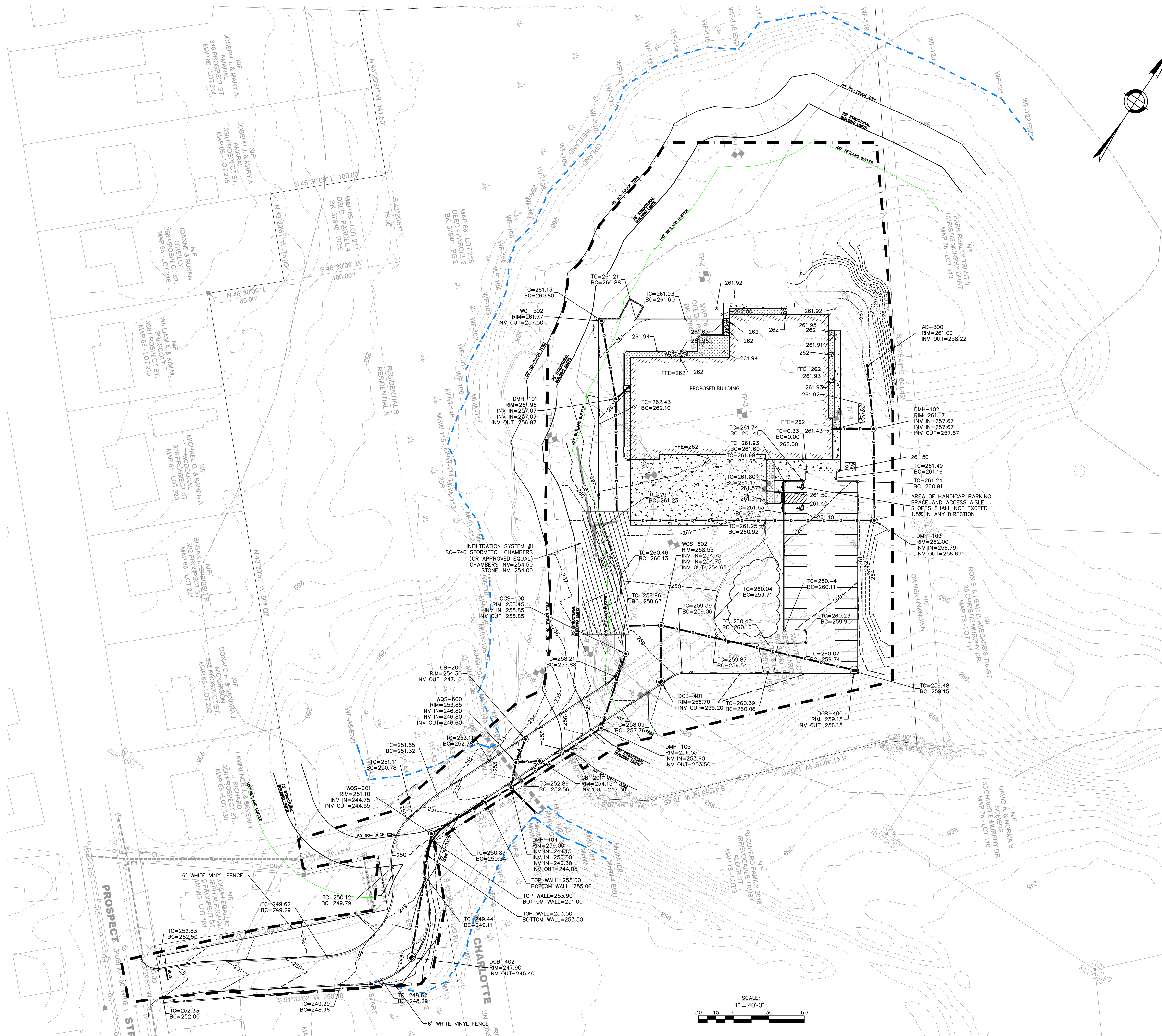
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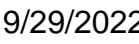
**STOUGHTON FIRE
STATION No. 1**
400 PROSPECT STREET
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OUTLET CONTROL STRUCTURE #501
NOT TO SCALE



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09/29/2022

ORIENTATION AND SCALE:



SCALE: AS INDICATED

SHEET TITLE:



1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE OUTLET DROP PIPE AND THE OIL CLEANOUT PIPE.
3. STRUCTURE DESIGNED FOR H2O LOADING

WATER QUALITY STRUCTURE DETAIL
NOT TO SCALE

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE COMPILED EXISTING CONDITIONS PLAN OF LAND PREPARED BY R.E. CAMERON & ASSOCIATES, INC. LAND SURVEYORS - CIVIL ENGINEERS, 481 WASHINGTON STREET, NORWOOD, MA 02062 DATED 09/19/2012 REV. 09/06/2013
2. 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 MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
3. CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
5. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
6. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
7. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM PROPOSED BUILDING, STRUCTURES, AND PLANTING BEDS.
9. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
10. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS CONFORM TO THIS DRAWING.
11. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
12. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
13. FINAL LAYOUT OF PLANTINGS WILL BE IN THE FIELD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT. PROVIDE A MINIMUM FORTY- EIGHT (48) HOURS NOTICE PRIOR TO BEGINNING FINAL LAYOUT AND PLANTING OPERATIONS.
14. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
15. ALL PLANTED AREAS TO BE EDGED AND MULCHED WITH AGED PINE BARK: PARTIALLY DECOMPOSED, JET BLACK IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
16. PLANTING SOIL MIX: UTILIZE EXISTING SITE SOIL FROM STOCKPILES. THOROUGHLY INCORPORATE WITH COMPOST AS NEEDED PER SOILS ANALYSIS. FERTILIZE PER RECOMMENDED RATES IN SOIL ANALYSIS.
17. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
18. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
19. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL UNLESS OTHERWISE NOTED.
20. ALL PLANT BEDS SHALL BE IRRIGATED.

QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	SPACING
DECIDUOUS TREES				3-5'S CAL.		
3	AR	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE			
5	NS	NYSSA SYLVATICA	TUPELO	3-5'S CAL.		
ORNAMENTAL TREES						
4	CC	CERCIS CANADENSIS	EASTERN REDBUD			
EVERGREEN TREES						
5	PS	PINUS STROBUS	EASTERN WHITE PINE	6-8' HT.		
SHRUBS						
12	HM	HYDRANGEA MACROPHYLLA	BIG LEAF HYDRANGEA	#5		
9	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#5		
2	IXJ	ILEX VERTICILLATA 'JIM DANDY'	WINTERBERRY HOLLY (M)	#5		
17	IXR	ILEX VERTICILLATA 'RED SPRITE'	WINTERBERRY HOLLY (F)	#5		
47	RC	RHOODODENDRON CAROLINUM	CAROLINA RHOODODENDRON	4-5' HT.		
10	SJ	SPIRAEA JAPONICA	JAPANESE SPIRAEA	#5		
10	SV	STRYNGIA VULGARIS 'MISS KIM'	MISS KIM LILAC	#5		
24	TC	TAUSUS CUSPIDATA	JAPANESE YEW	2-3 HT.		
3	VO	VIBURNUM DENTATUM	ARROWWOOD	4-5' HT.		
GROUNDCOVER AND PERENNIALS						
780	CP	CAREX PENNSYLANICA	PENNSYLVANIA SEDGE	#1		
772	HE	HEMEROCALLIS 'RED HOT RETURNS'	RED REBLOOMING DAYLILY	#2		
26	NF	NEPETA FASENII	CATMINT	#5		





VERMONT
212 BATTERY STREET
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P: (802) 863-1428

DEBORAH MYERS LANDSCAPE ARCHITECTURE
60 Glen Road, Suite 108 Brookline, MA 02245

PROJECT NUMBER: 19-0796

ISSUE TITLE AND DATE:

ORIENTATION AND SCALE:



SHEET TITLE:

SHEET NUMBER:

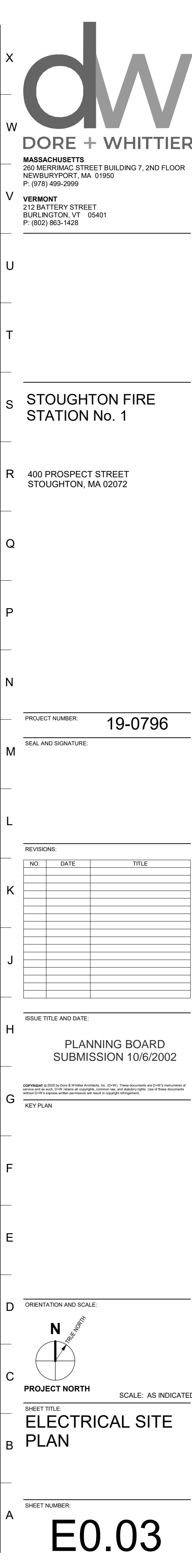
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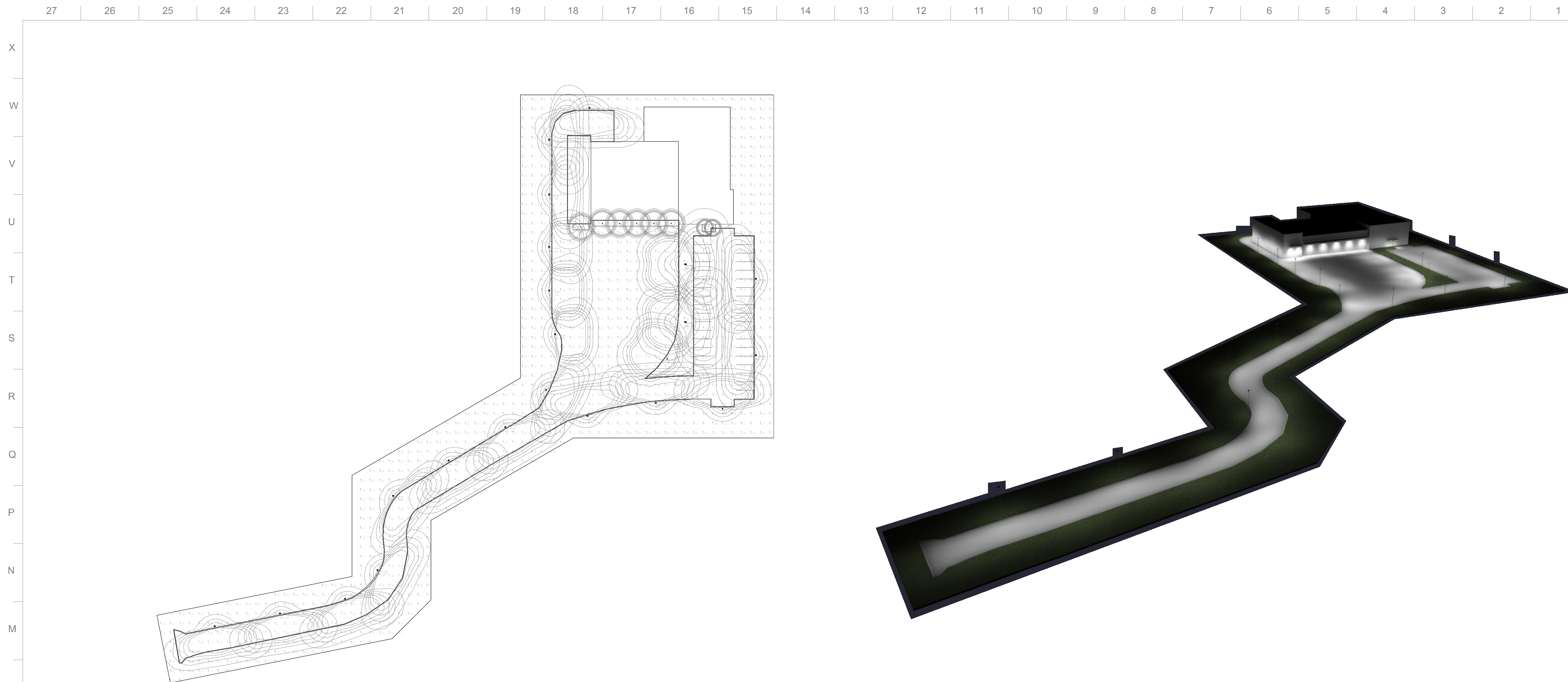


SCALE: AS INDICATED

SHEET NUMBER:

L2.0





1 SITE PHOTOMETRIC PLAN
LC1.0 SCALE: 1" = 40'-0"



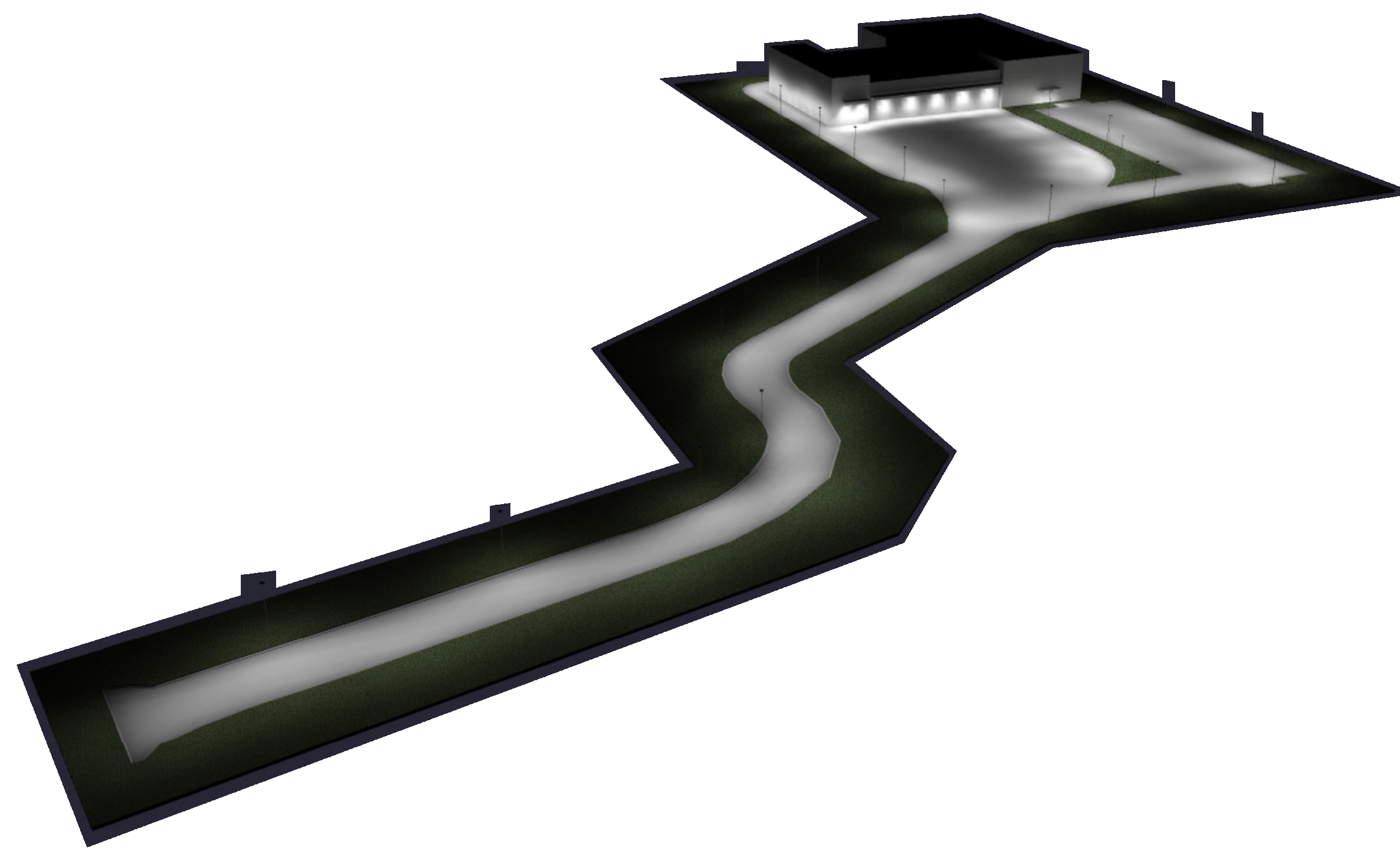
4 POLE MOUNTED AREA LIGHTING FIXTURE
LC1.0 SCALE: N.T.S.



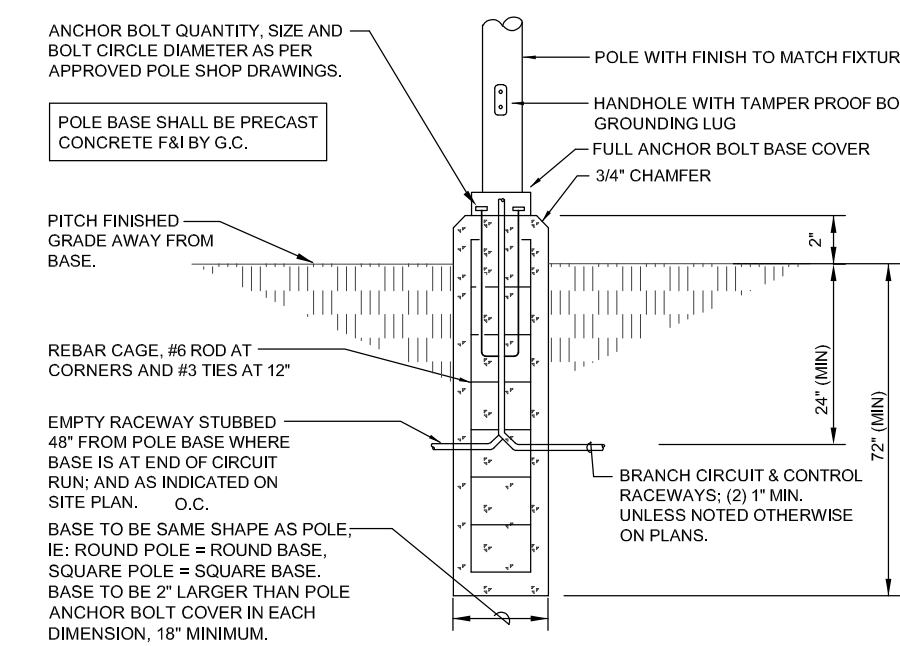
6 WALL MOUNTED FIXTURE
LC1.0 SCALE: N.T.S.



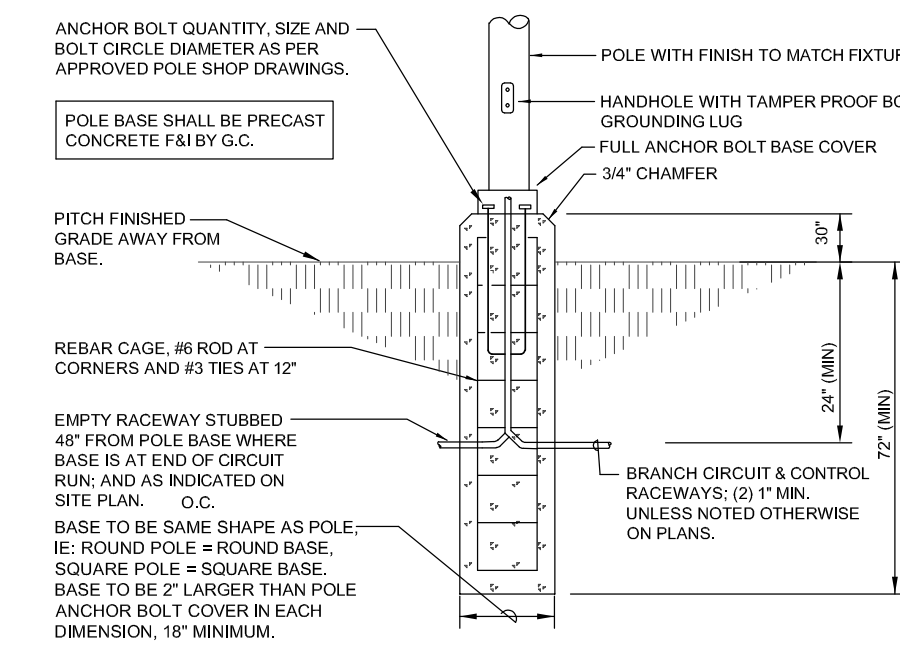
7 RECESSED CANOPY DOWNLIGHT
LC1.0 SCALE: N.T.S.



3 ILLUMINATED SITE DETAIL VIEW
LC1.0 SCALE: N.T.S.



8 LIGHTING POLE BASE DETAIL BEHIND CURBING
LC2.0 SCALE: N.T.S.



9 LIGHTING POLE BASE DETAIL IN PARKING AREAS
LC2.0 SCALE: N.T.S.

TYPE	MANUFACTURER	MODEL / SERIES NUMBER	MTG.	VOLTAGE	LIGHTING SOURCE			DESCRIPTION	MOUNTING HEIGHT ABOVE FINISH GRADE (A.F.G.)
					LUMENS	WATTS	SOURCE/CCT		
SL1-3	LITHONIA LIGHTING	RSX1 SERIES	POLE	UNIVERSAL	7096	52	LED4000K	SINGLE HEAD POLE FIXTURE IN TYPE III DISTRIBUTION MOUNTED ON ROUND ALUMINUM TAPERED POLE RATED FOR 10MPH WIND CONDITIONS	(2'-0") A.F.G.
SL1-4	LITHONIA LIGHTING	RSX1 SERIES	POLE	UNIVERSAL	7189	52	LED4000K	SINGLE HEAD POLE FIXTURE IN TYPE III DISTRIBUTION MOUNTED ON ROUND ALUMINUM TAPERED POLE RATED FOR 10MPH WIND CONDITIONS	(2'-0") A.F.G.
SL1-3HS	LITHONIA LIGHTING	RSX1 SERIES	POLE	UNIVERSAL	7096	52	LED4000K	SINGLE HEAD POLE FIXTURE IN TYPE III DISTRIBUTION AND HOUSE SIDE SHIELD ON A ROUND ALUMINUM TAPERED POLE RATED FOR 10MPH WIND CONDITIONS	(2'-0") A.F.G.
SL1-4HS	LITHONIA LIGHTING	RSX1 SERIES	POLE	UNIVERSAL	7189	52	LED4000K	SINGLE HEAD POLE FIXTURE IN TYPE III DISTRIBUTION AND HOUSE SIDE SHIELD ON A ROUND ALUMINUM TAPERED POLE RATED FOR 10MPH WIND CONDITIONS	(2'-0") A.F.G.
SL2-43	LITHONIA LIGHTING	RSX1 SERIES	POLE	UNIVERSAL	7189/7096	52	LED4000K	DOUBLE HEAD POLE FIXTURE IN TYPE III DISTRIBUTION AND ON A ROUND ALUMINUM TAPERED POLE RATED FOR 10MPH WIND CONDITIONS	(2'-0") A.F.G.
SL4	LITHONIA LIGHTING	WDSR SERIES	W	UNIVERSAL	1120	10	LED4000K	LED WALL MOUNTED FIXTURES AVAILABLE FOR AN EXTERIOR APPLICATION. FIXTURE TO HAVE TYPE III DISTRIBUTION AND CAPABLE OF 50' DIMMING.	(10'-0") A.F.G.
SL5	GOTHAM	ICO SERIES	R	UNIVERSAL	967	8.8	LED4000K	4" APERTURE LED DOWNLIGHT FIXTURE WITH SEASIDE-FLUSH FINISH AND 50V DIMMING CAPABILITY. FIXTURES ARE 45 DEGREE DISTRIBUTION.	(9'-6") A.F.G.
SL6	GOTHAM	ICO SERIES	R	UNIVERSAL	1657	19.5	LED4000K	4" APERTURE LED DOWNLIGHT FIXTURE WITH SEASIDE-FLUSH FINISH AND 50V DIMMING CAPABILITY. FIXTURES ARE 45 DEGREE DISTRIBUTION.	(14'-0") A.F.G.

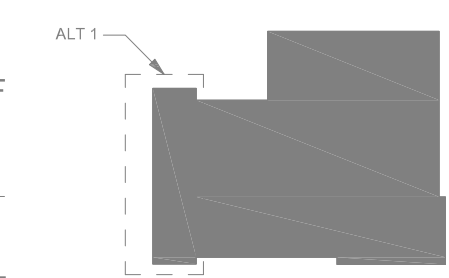
MOUNTING DESIGNATIONS			
POLE	POLE	U	UNIVERSAL
BOL	BOLLARD	W	WALL
R	RECESSED	S	SURFACE

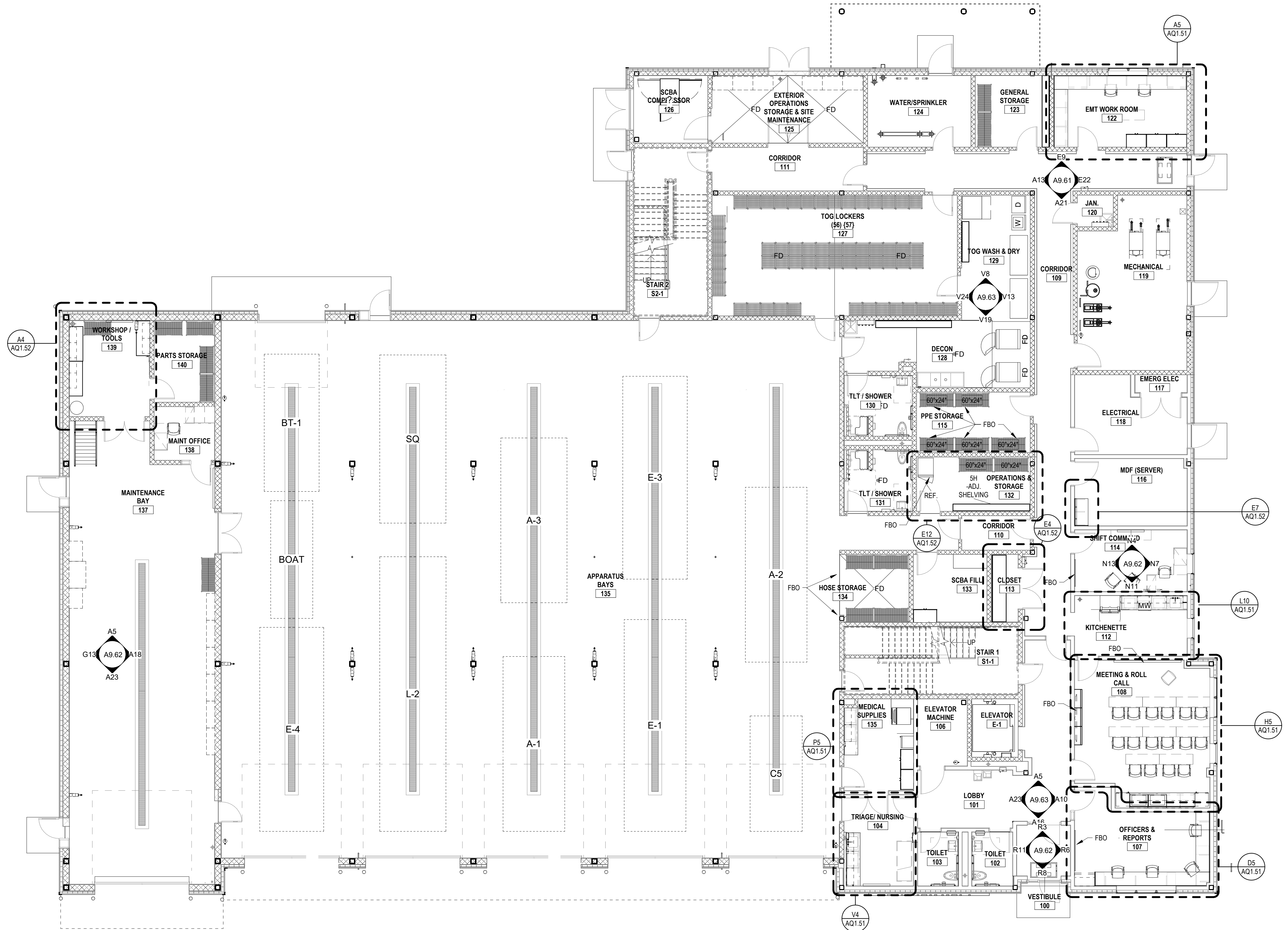
APPROVED BY THE UPTON PLANNING BOARD	CHAIRMAN

FILED _____	APPLICATION

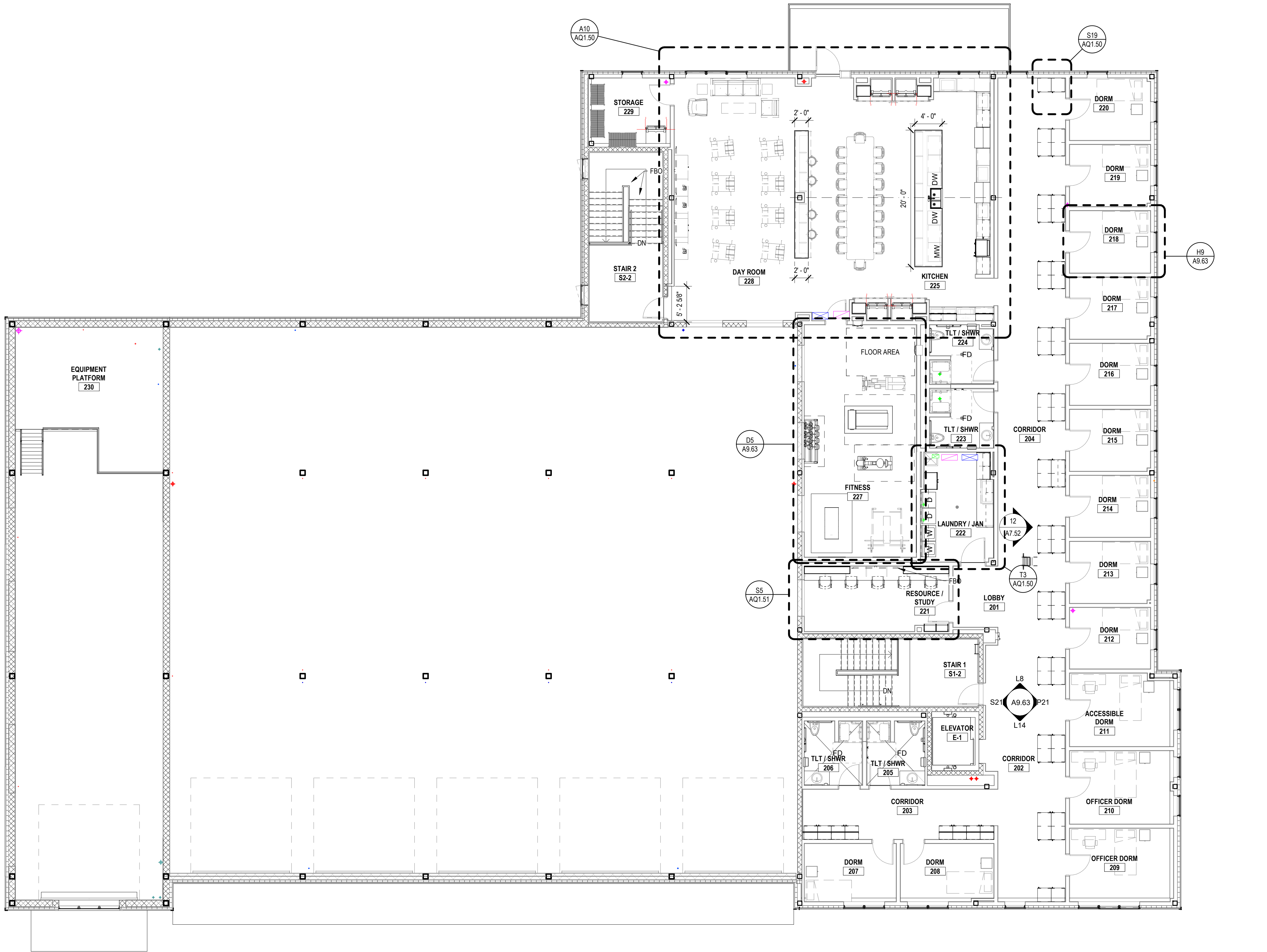
DATE _____	HEARING

APPROVED _____	PLAN

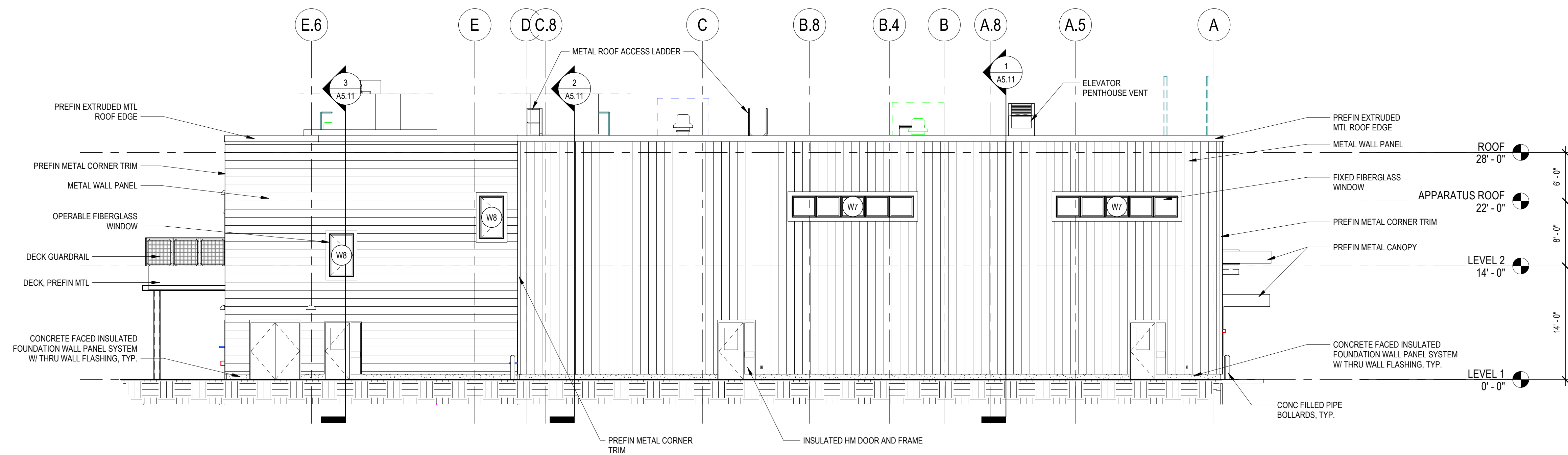
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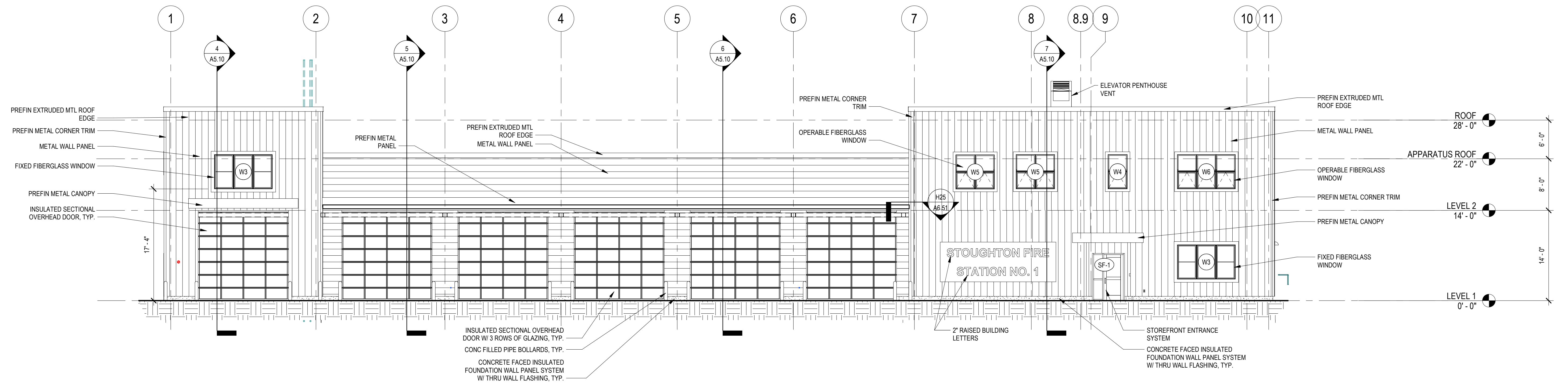
1 LEVEL 1
1/8" = 1'-0"



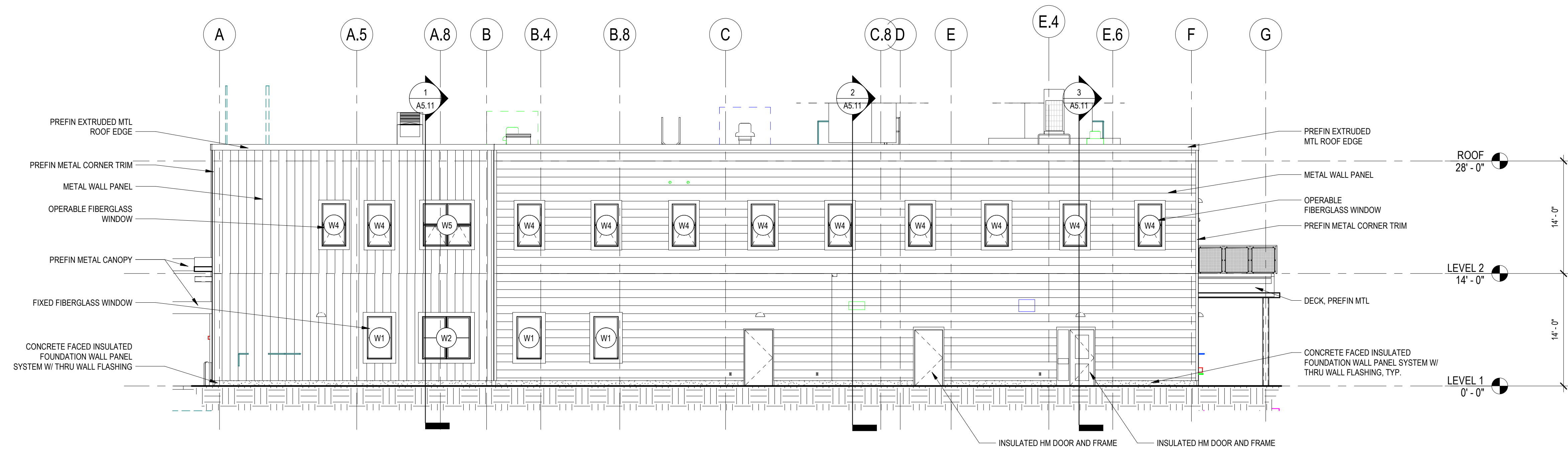
1 LEVEL 2
1/8" = 1'-0"



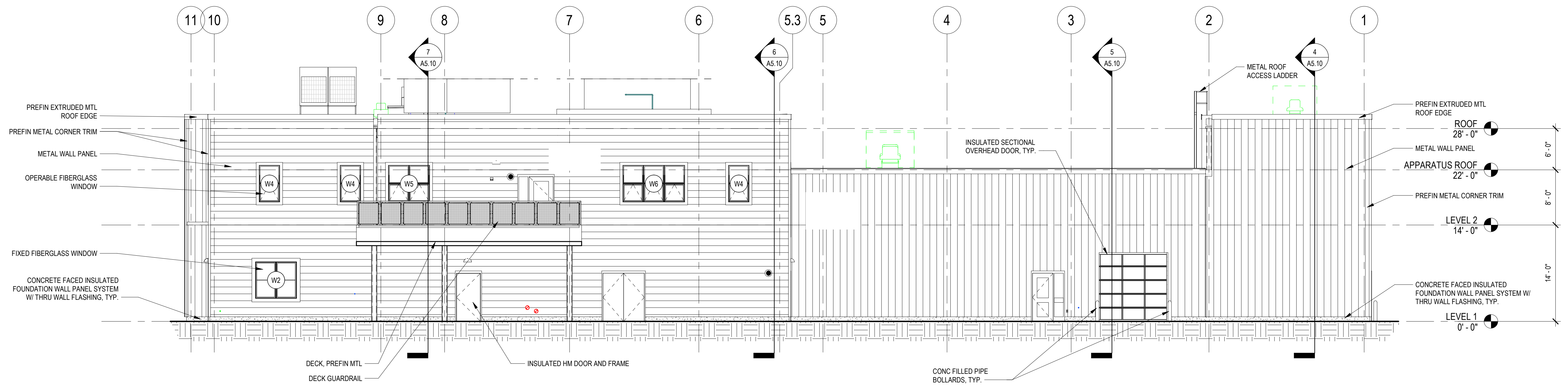
3 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



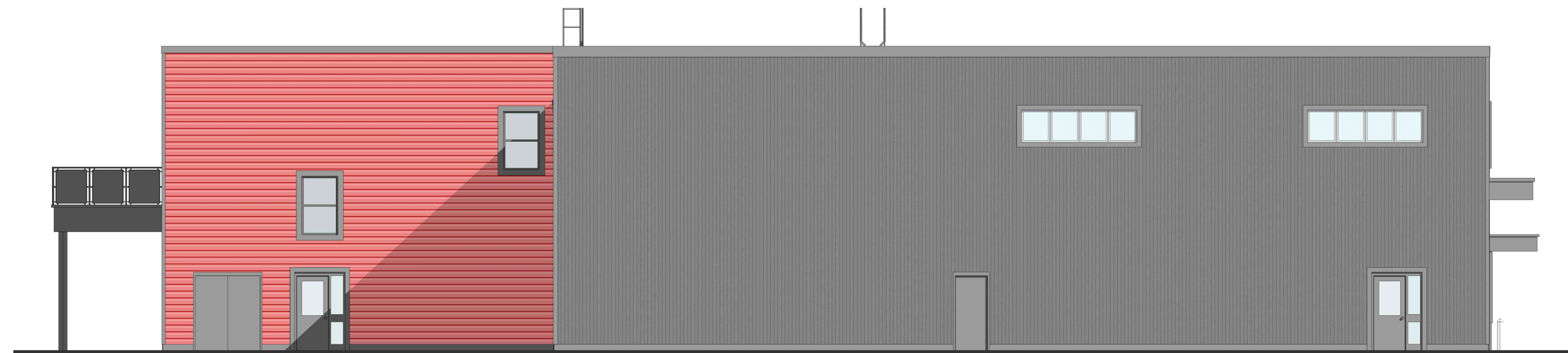
2 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



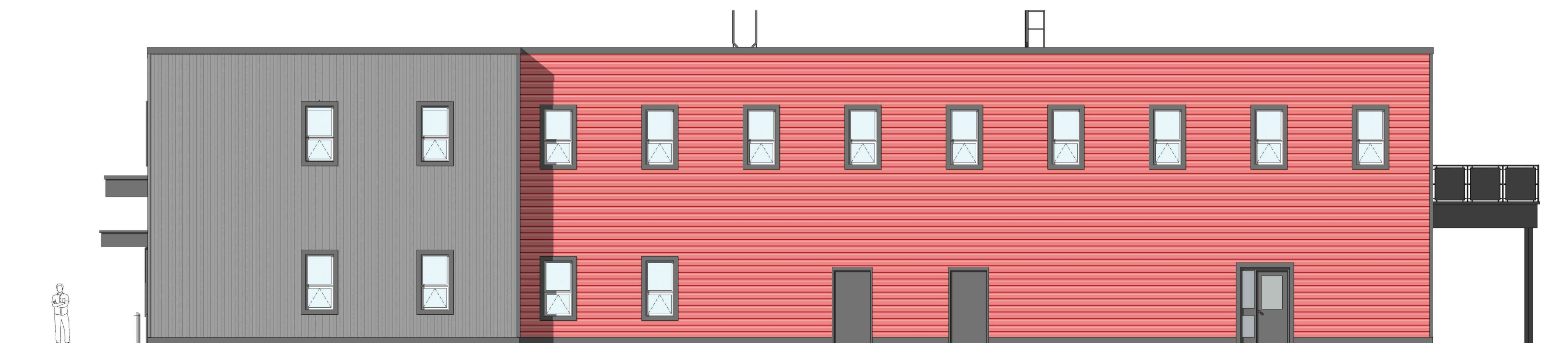
1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - SOUTH



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