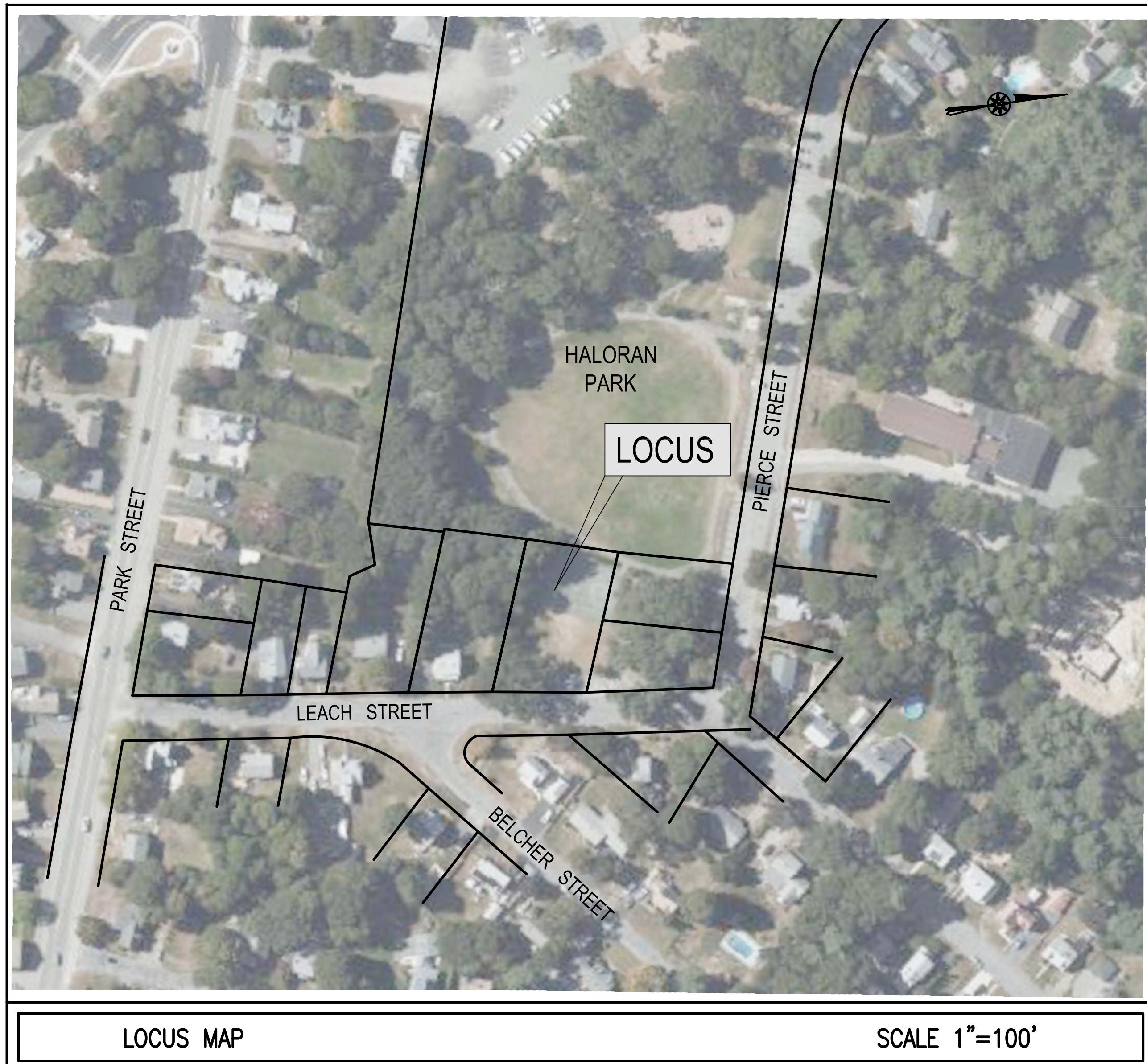


PROPOSED MULTI-PURPOSE COURTS

HALLORAN PARK

STOUGHTON, MASSACHUSETTS

SEPTEMBER 6, 2023

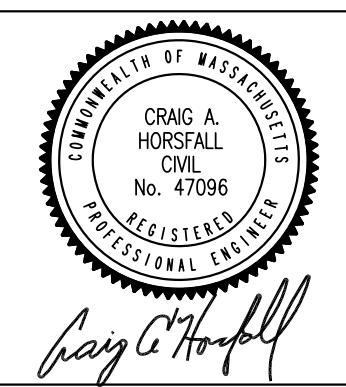


SHT. NO. DRAWING TITLE

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 LAYOUT PLAN
- 4 GRADING AND DRAINAGE PLAN
- 5 CONSTRUCTION DETAILS
- 6 RECORDED PLANNING BOARD DECISION

PLAN REVISIONS

NO.	REVISION DESCRIPTION	DATE



-TOWN OF STOUGHTON-
ENGINEERING DEPARTMENT
10 PEARL STREET
STOUGHTON, MA 02072

COVER SHEET

STOUGHTON
RECREATION DEPT.
HALLORAN PARK
MULTI-PURPOSE
COURTS

MAP 66 LOT 027
STOUGHTON, MA

SCALE - AS NOTED

FIELD BY:
MCN/CAH

DRAWN BY:
MCN/NPD

CHECKED BY:
CAH, MJT

APPROVED BY:
CAH

DATE:
SEPTEMBER 21, 2023

JOB NUMBER:
21-001

PREPARED FOR:
TOWN OF STOUGHTON
RECREATION
DEPARTMENT

RECORD OWNER:

MAP 66 LOT 027
TOWN OF STOUGHTON
10 PEARL ST.
STOUGHTON, MA 02072

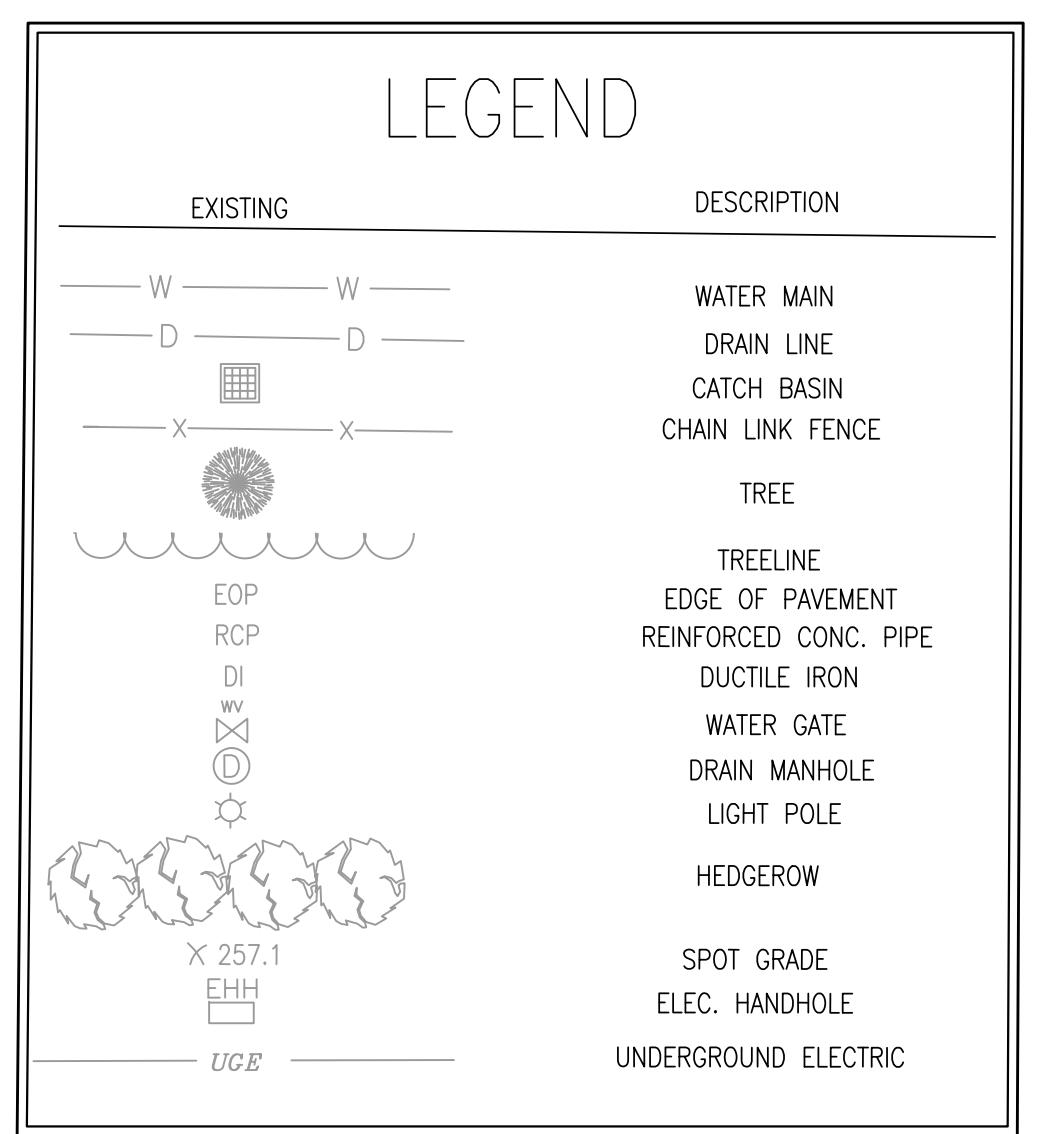
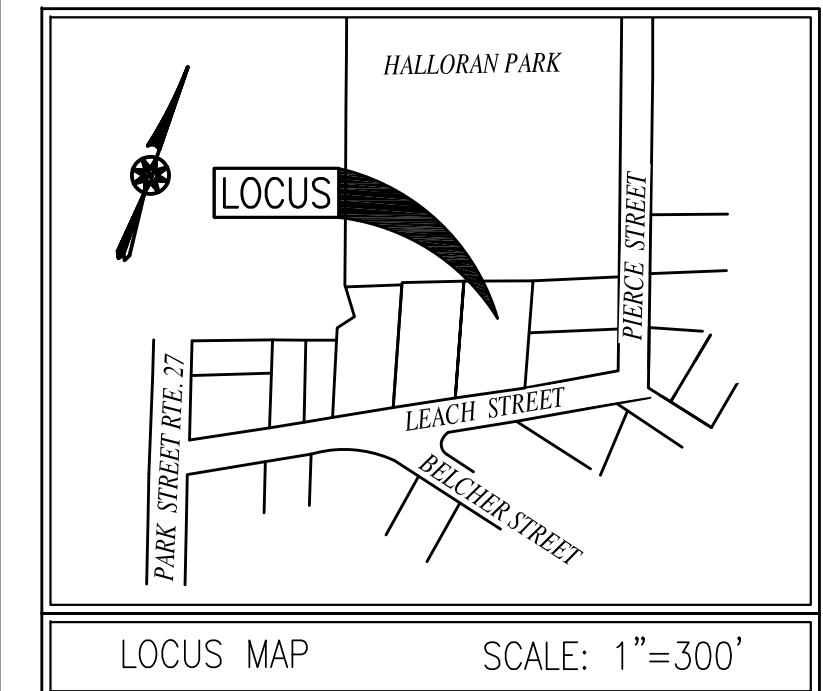
PLAN REFERENCES

TOS PROPOSED SITE PLAN 491 - 493
TOS PLANNING BOARD PLAN 351
TOS PLANNING BOARD PLAN X-54
TOS PLANNING BOARD PLAN 2966

DEED REFERENCES

COVER SHEET

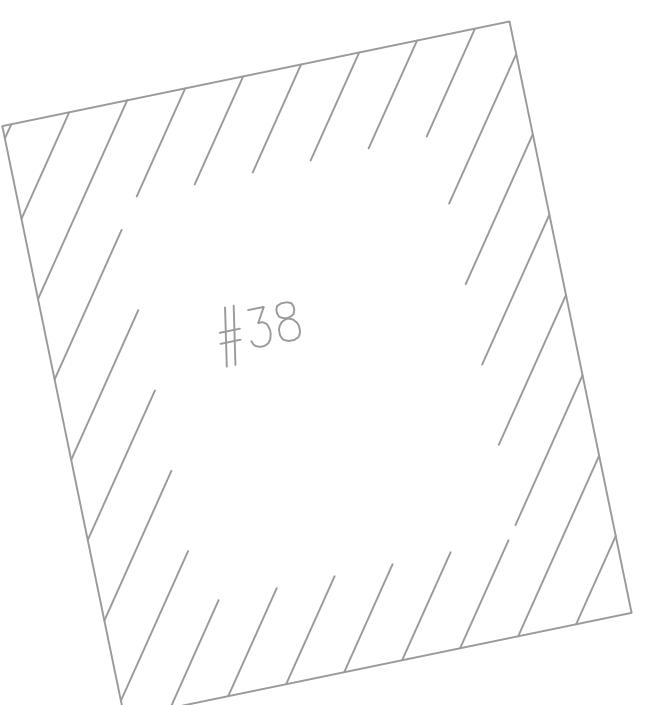
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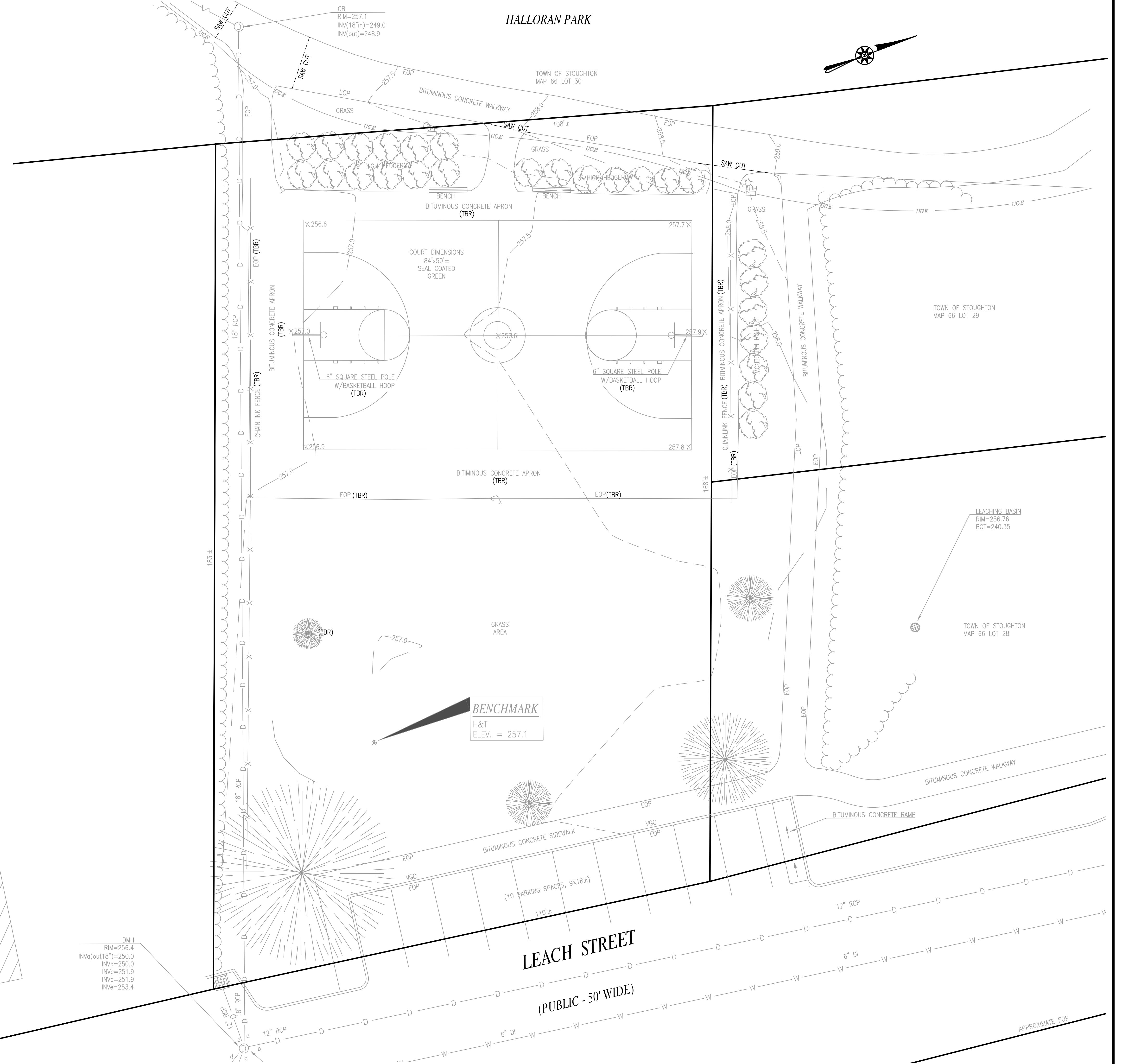
NOTES:

1. THIS PROPERTY IS LOCATED IN A RESIDENTIAL URBAN (RU) DISTRICT.
2. THIS PROPERTY IS REFERENCED AS ASSESSOR'S MAP 66, LOT 027.
3. THERE ARE NO WETLAND AREAS WITHIN 100' OF THE PROJECT AREA.
4. THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY FEMA MAP COMMUNITY PANEL 0376E, MAP # 25021C0376E, DATED JULY 17, 2012.
5. THE CONTRACTOR SHALL VERIFY BENCHMARKS AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
7. TOPOGRAPHIC SURVEY PERFORMED BY THE STOUGHTON ENGINEERING DEPARTMENT BY ELECTRONIC DATA COLLECTION METHOD.
8. PROPERTY LINES SHOWN ARE APPROXIMATE. PROPERTY LINES WERE COMPILED FROM PLANS OF RECORD AND ASSESSOR'S INFORMATION.

N/F WOLFF, MARIO & JOANNE
MAP 66 LOT 26



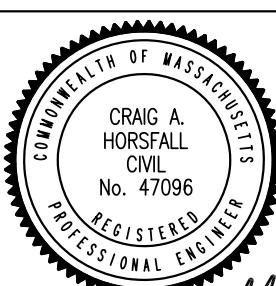
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HALLORAN PARK

PLAN REVISIONS

NO.	REVISION DESCRIPTION	DATE



-TOWN OF STOUGHTON- ENGINEERING DEPARTMENT

10 PEARL STREET
STOUGHTON, MA 02072

EXISTING CONDITIONS

STOUGHTON RECREATION DEPT. HALLORAN PARK MULTI-PURPOSE COURTS

MAP 66 LOT 027
STOUGHTON, MA



FIELD BY:
MCN/CAH

DRAWN BY:
MCN/NPD

CHECKED BY:
CAH, MJT

APPROVED BY:
CAH

DATE:
SEPTEMBER 21, 2023

JOB NUMBER:
21-001

PREPARED FOR:
TOWN OF STOUGHTON
RECREATION
DEPARTMENT

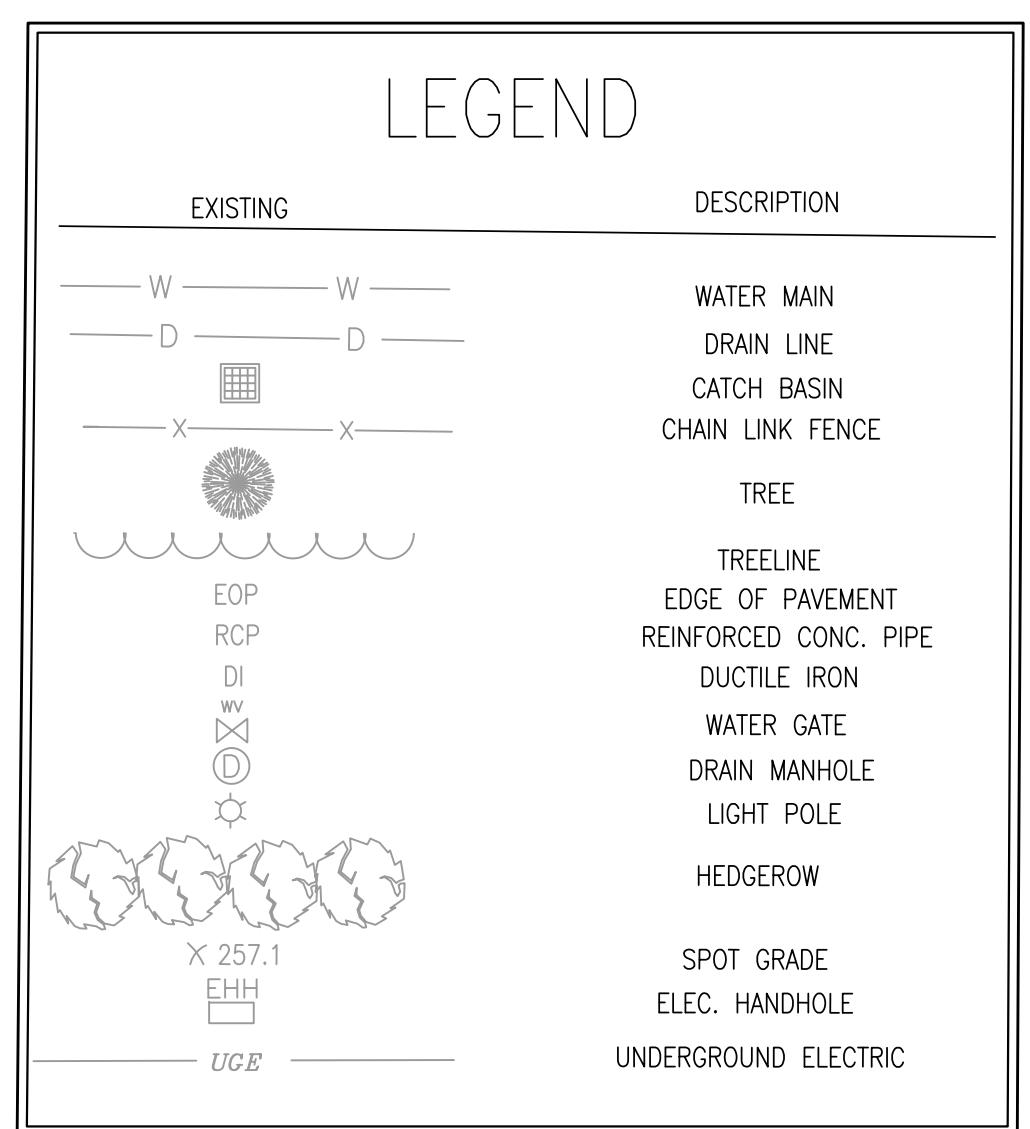
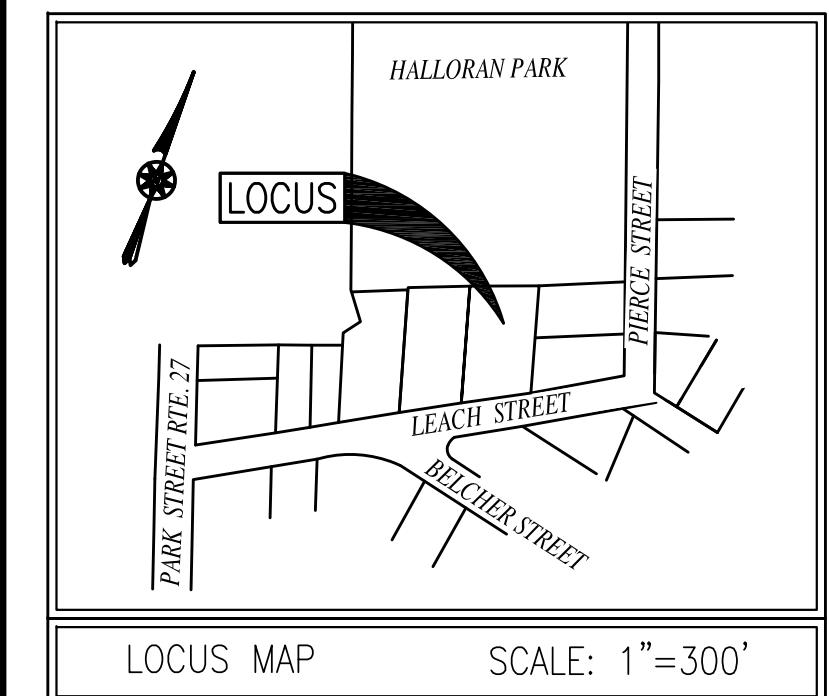
RECORD OWNER:
MAP 66 LOT 027
TOWN OF STOUGHTON
10 PEARL ST.
STOUGHTON, MA 02072

PLAN REFERENCES
TOS PROPOSED SITE PLAN 491 - 493
TOS PLANNING BOARD PLAN 351
TOS PLANNING BOARD PLAN X-54
TOS PLANNING BOARD PLAN 2966

DEED REFERENCES

EXISTING CONDITIONS

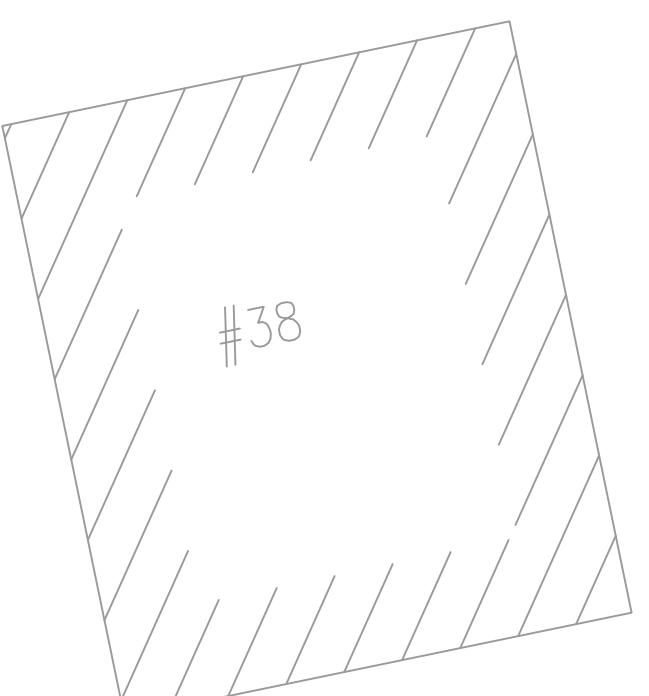
SHEET 2 OF 6



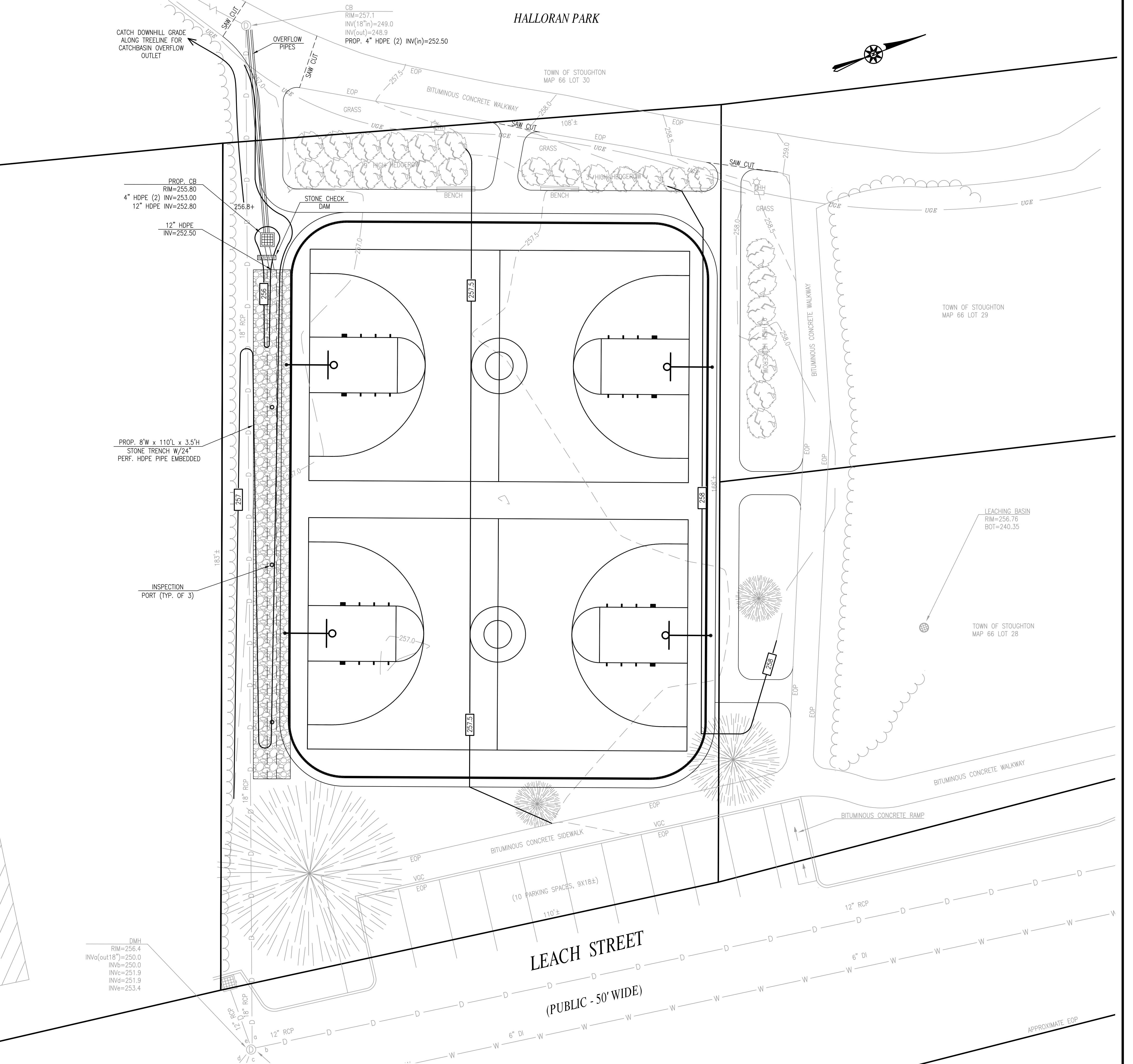
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8. PROPERTY LINES SHOWN ARE APPROXIMATE. PROPERTY LINES WERE COMPILED FROM PLANS OF RECORD AND ASSESSOR'S INFORMATION.

N/F WOLFF, MARIO & JOANNE
MAP 66 LOT 26

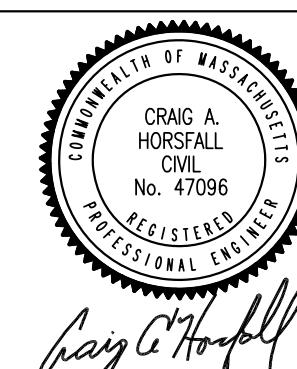


DMH
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INV=250.0
INVd=251.9
INVd=251.9
INVe=253.4



PLAN REVISIONS

NO.	REVISION DESCRIPTION	DATE



-TOWN OF STOUGHTON-
ENGINEERING DEPARTMENT

10 PEARL STREET
STOUGHTON, MA 02072

LAYOUT PLAN

STOUGHTON RECREATION DEPT. HALLORAN PARK MULTI-PURPOSE COURTS

MAP 66 LOT 027
STOUGHTON, MA



1" = 10'

FIELD BY:

MCN/CAH

DRAWN BY:

MCN/NPD

CHECKED BY:

CAH, MJT

APPROVED BY:

CAH

DATE:

SEPTEMBER 21, 2023

JOB NUMBER:

21-001

PREPARED FOR:
TOWN OF STOUGHTON
RECREATION
DEPARTMENT

RECORD OWNER:

MAP 66 LOT 027
TOWN OF STOUGHTON
10 PEARL ST.
STOUGHTON, MA 02072

PLAN REFERENCES

TOS PROPOSED SITE PLAN 491 - 493
TOS PLANNING BOARD PLAN 351
TOS PLANNING BOARD PLAN X-54
TOS PLANNING BOARD PLAN 2966

DEED REFERENCES

GRADING & DRAINAGE PLAN

SHEET 4 OF 6

NOTES:

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE EQUAL TO LEBARON LK 120 (3 FLANGE) OR LK 121 (4 FLANGE) WITH SG-1 GRATE.
4. CATCH BASIN FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR. (2 BRICK COURSES MIN. 5 BRICK COURSES MAX.)
5. FRAME AND GRATE TO BE EQUAL TO LEBARON LK 120 (3 FLANGE) OR LK 121 (4 FLANGE) WITH SG-1 GRATE. DOUBLE FRAME AND GRATE SHALL BE LEBARON TYPE R-3531 B OR APPROVED EQUAL BY THE ENGINEER.

CATCH BASIN

NOT TO SCALE

NOTES:

1. TACK COAT - PROVIDE EMULSIFIED ASPHALT WHICH CONFORMS TO THE REQUIREMENTS OF THE STATE SPECIFICATIONS, DILUTED WITH ONE PART WATER TO ONE ONE PART ASPHALT FOLLOWING AASHTO M140/ASTM D997, OR AASHTO M208/ASTM D2397, SS-1H, CSS-1, OR CSS-1H.

STONE TRENCH

NOT TO SCALE

NOTES:

1. TACK COAT - PROVIDE EMULSIFIED ASPHALT WHICH CONFORMS TO THE REQUIREMENTS OF THE STATE SPECIFICATIONS, DILUTED WITH ONE PART WATER TO ONE ONE PART ASPHALT FOLLOWING AASHTO M140/ASTM D997, OR AASHTO M208/ASTM D2397, SS-1H, CSS-1, OR CSS-1H.

PAVEMENT SAWCUT KEY DETAIL

NOT TO SCALE

BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE

SILT FENCE

NOT TO SCALE

POST TENSIONED CONCRETE SLAB

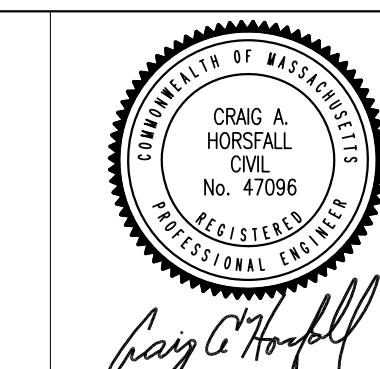
NOT TO SCALE

COURT MARKING DETAIL

NOT TO SCALE

PLAN REVISIONS

NO.	REVISION DESCRIPTION	DATE



-TOWN OF STOUGHTON-
ENGINEERING DEPARTMENT

10 PEARL STREET
STOUGHTON, MA 02072

LAYOUT PLAN

STOUGHTON
RECREATION DEPT.
HALLORAN PARK
MULTI-PURPOSE
COURTS

MAP 66 LOT 027
STOUGHTON, MA

NOT TO SCALE

FIELD BY:
MCN/CAH

DRAWN BY:
MCN/NPD

CHECKED BY:
CAH, MJT

APPROVED BY:
CAH

DATE:
SEPTEMBER 21, 2023

JOB NUMBER:
21-001

PREPARED FOR:
TOWN OF STOUGHTON
RECREATION
DEPARTMENT

RECORD OWNER:

MAP 66 LOT 027
TOWN OF STOUGHTON
10 PEARL ST.
STOUGHTON, MA 02072

PLAN REFERENCES
TOS PROPOSED SITE PLAN 491 - 493
TOS PLANNING BOARD PLAN 351
TOS PLANNING BOARD PLAN X-54
TOS PLANNING BOARD PLAN 2966

DEED REFERENCES

DETAILS

SHEET 5 OF 6

PLAN REVISIONS

NO.	REVISION DESCRIPTION	DATE



TOWN OF STOUGHTON

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MA 02072RECEIVED
STOUGHTON, MASS.
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STOUGHTON, MASS.
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STOUGHTON, MASS.
2023 NOV 13 P 2:20

multi-purpose court that will provide two basketball courts or a street hockey court, new sidewalks and drainage improvements.

The Property is located within an RU (Residential Urban) Zoning District. The proposed Project is a permitted use within the RU Zoning District and requires Site Plan Review.

III) Procedural History

- A) Application for Site Plan Approval was made by the above referenced applicant and owner and filed with the Planning Board on September 21, 2023.
- B) The land shown on the Site Plan is located at Pierce and Leach Streets and shown on Assessors Map 66, Lots 27, 28, 29 & 30 in an RU (Residential Urban) Zoning District.
- C) A Public hearing on the Site Plan Application was held on October 26, 2023. The hearing was advertised on October 11, 2023 and October 18, 2023 in the Patriot-Ledger.
- D) On October 26, 2023, the public hearing was closed and the Planning Board voted to approve the Site Plan request subject to a revising the decision to add a condition about the applicant requesting funding for security cameras.

IV) Application Submittals

1. Application for Site Plan Approval was made by the above referenced applicant/owner and filed with the Planning Board on September 21, 2023. Application submittal included plans dated September 21, 2023.
2. Site Plan entitled "Proposed Multi-Purpose Courts, Halloran Park, Stoughton, Massachusetts" prepared by The Town of Stoughton Engineering Department dated September 21, 2023.
3. Site Plan Application and Letter prepared by Matt Cauchon, Recreation & Youth Services Director, Stoughton Recreation Department dated September 21, 2023.
4. Certified list of abutters.
5. Project Narrative and Stormwater Management Report, dated September 6, 2023, prepared by the Stoughton Engineering Department.

V) Related Documents

1. Copy of the Legal Public Hearing notice from the edition of the Patriot-Ledger dated October 11, 2023 and October 18, 2023.

VI) Findings and Determinations

After carefully weighing the testimony and evidence at the public hearing and upon careful consideration of the public comments and professional opinions given by the Applicant's representative(s) and by Town staff, the Board finds that the Project meets Section 10.6.1 as well as 10.6.9 through 10.6.12. Specifically, the Board has examined each of the criteria set forth in Section 10.6.1 and finds as follows:

1. The location of the multi-purpose court, uses and other site development(s) are properly and legally located on the Property as prescribed by the Zoning Bylaw.
2. Adjacent properties are sufficiently protected from nuisance(s) caused by noise, traffic, odors, noxious or harmful fumes, stormwater runoff and glare of lights.
3. Adequate facilities for, drainage, snow storage and/or removal are provided. As demonstrated by the Site Plan and accompanying submissions, the Project amply satisfies these interests.
4. Pedestrian ways are properly designed and operated for public convenience, universal accessibility and public safety. As demonstrated by the Site Plan and accompanying submissions, the Project amply satisfies these interests.
5. Economic development is promoted by "smart" land use decisions. The proposed project is within an area of Town that is developed and water and sewer serve the site. The property is currently developed as Town Park facility and not burdening services since the area is already developed.
6. Additionally, the Board finds that the Applicant has submitted the required information for determination of approval of the Site Plan.
7. After careful review of this project by the Board of Health, Building Department, Fire Department, Police Department, Department of Public Works, Engineering Department and the Planning Department, the Planning Board analyzed all the comments and reports received. There were meetings with the Applicant in conjunction with extensive professional technical reviews completed by the Engineering Department and Planning Department throughout this process and provided due diligence on all aspects with a comprehensive approach to the impact of the development on the community.
8. The Planning Board, in granting the Applicant's request for a Site Plan Approval pursuant to the provisions of Section 10.6 "Site Plan Approval" and found that the Project will not result in any substantial detriment to the district for all of the reasons stated above.

LAYOUT PLAN

STOUGHTON
RECREATION DEPT.
HALLORAN PARK
MULTI-PURPOSE
COURTSMAP 66 LOT 027
STOUGHTON, MA

NOT TO SCALE

FIELD BY:
MCN/CAHDRAWN BY:
MCN/NPDCHECKED BY:
CAH, MJCAPPROVED BY:
CAHDATE:
SEPTEMBER 21, 2023JOB NUMBER:
21-001PREPARED FOR:
TOWN OF STOUGHTON
RECREATION
DEPARTMENTRECORD OWNER:
MAP 66 LOT 027
TOWN OF STOUGHTON
10 PEARL ST.
STOUGHTON, MA 02072

PLAN REFERENCES

TOS PROPOSED SITE PLAN 491
TOS PLANNING BOARD PLAN 351
TOS PLANNING BOARD PLAN X-54
TOS PLANNING BOARD PLAN 2966

DEED REFERENCES

PLANNING BOARD DECISION

SHEET 6 OF 6