

OFFICE BUILDING

SITE PLAN REVIEW SUBMISSION

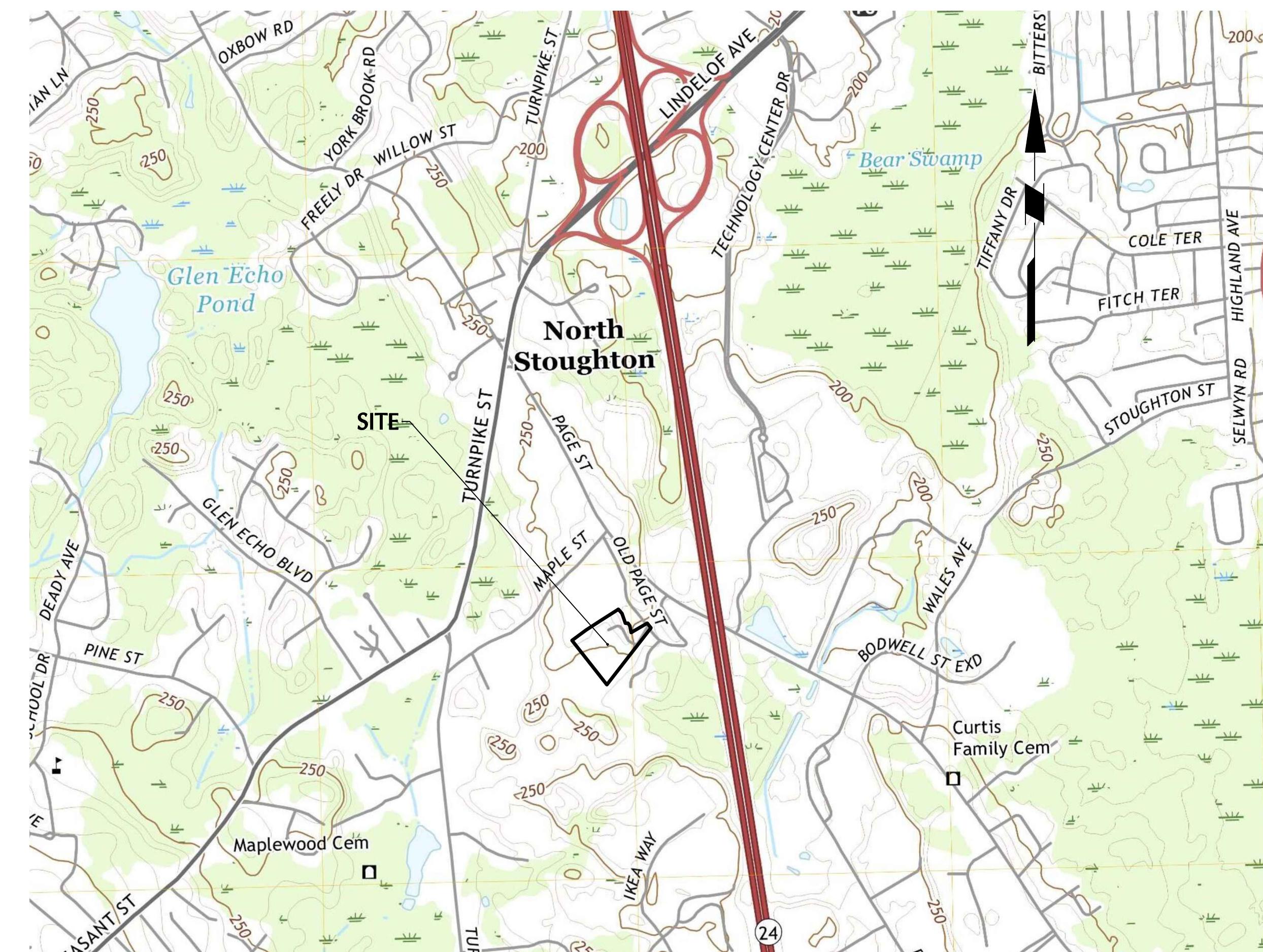
56 OLD PAGE STREET

MAP 93, LOT 7

TOWN OF STOUGHTON, NORFOLK COUNTY, MASSACHUSETTS

DRAWING INDEX

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MAP REFERENCE: USGS BLUE HILLS QUADRANGLE (7.5-MINUTE SERIES)

LOCATION MAP

SCALE: 1"=1000'

ARCHITECT
RIVERMOOR ENGINEERING LLC
146 FRONT STREET, SUITE 211
SCITUATE, MA 02066
(781) 545-2848

LAND SURVEYOR, CIVIL ENGINEER, AND
LANDSCAPE ARCHITECT
LANGAN ENGINEERING &
ENVIRONMENTAL SERVICES, INC
C/O: HILARY HOLMES
100 CAMBRIDGE STREET, SUITE 1310
BOSTON, MA 02114
(617) 824-9100

OWNER & APPLICANT
PARCEL 093-007:
J F WHITE CONTRACTING CO
56 OLD PAGE STREET
STOUGHTON, MA 02072

RELEASE DATES	
DATE	ISSUED FOR
11/09/2023	PLANNING BOARD SITE PLAN SUBMISSION
12/27/2023	TECHNICAL REVIEW REVISION

ACCESSIBILITY NOTES

- WALKWAYS ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE.
- ALL ADA PARKING SPACES AND PASSENGER LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL ADA EGESSES SHALL BE FLUSH WITH ADJOINING MATERIAL UNLESS NOTED OTHERWISE.
- ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS SLOPE.
- CONTRACTOR SHALL CONFIRM FIELD CONDITIONS ARE CONSISTENT WITH CONSTRUCTION DOCUMENTS AND NOTIFY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC. OF ANY COMPLIANCE ISSUES PRIOR TO CONSTRUCTION.

UTILITY NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF THE DOMESTIC WATER CONNECTIONS TO EXISTING MAINS.
- CURB STOPS SHALL BE INSTALLED AT EACH DOMESTIC WATER CONNECTION.
- SCHEDULING OF ALL DOMESTIC SERVICE LINE CONNECTION WORK SHALL BE COORDINATED WITH THE TOWN OF STOUGHTON WATER DEPARTMENT AND SEWER DEPARTMENT TO ALLOW FOR A REPRESENTATIVE FROM THE AGENCY TO BE ON SITE TO OVERSEE THE CONNECTIONS AND PERFORM A WATER SHUTDOWN AS NEEDED.
- WATER METERS SHALL BE % NEPTUNE WATER METERS AND ASSOCIATED ENCODER RECEIVER TRANSMITTER EQUIPMENT SHALL BE COMPATIBLE WITH THE TOWN'S EXISTING METER READING SYSTEM AND SHALL BE RATED FOR BELOW-GRADE OPERATION.
- ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF 5'-0" OF COVER. INSULATION SHALL BE USED FOR ANY MAINS AND SERVICES RECEIVING LESS THAN 5'-0" OF COVER. INSULATION SHALL BE 2-INCHES THICK, "FOAMGLASS" STYLE WITH JACKETING AS MANUFACTURED BY PITTSBURGH CORNING CORP IN ACCORDANCE WITH AWWA C552.
- ALL WATER SERVICES SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18-INCHES FROM OTHER UTILITIES WITH STRICT ADHERENCE TO THIS SEPARATION FOR SEWER AND DRAIN LINES IN ACCORDANCE WITH MASSDEP'S GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS. IF ADEQUATE SEPARATION IS NOT MAINTAINED, PIPELINES SHALL BE SLEEVED OR ENCASED IN FLOWABLE AND EXCAVATABLE CONCRETE. IN ADDITION, NO WATER SERVICES SHALL BE INSTALLED WITHIN THE SAME TRENCH AS OTHER UTILITIES. A MINIMUM OF 10-FEET OF HORIZONTAL SEPARATION FROM SEWER OR DRAIN LINES SHALL BE MAINTAINED.
- THE DEVELOPER SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL NEW AND EXISTING WATER INFRASTRUCTURE TO THE TOWN OF STOUGHTON WATER DEPARTMENT AND SEWER DEPARTMENT AT THE COMPLETION OF CONSTRUCTION.

GENERAL NOTES

- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND AND AERIAL SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. FIELD WORK COMPLETED DURING THE MONTH OF DECEMBER 2021 AND INCLUDE REVISED SURVEY MAPS DATED JANUARY 18, 2022.
- THE SITE LIES IN FLOOD ZONE X AS SHOWN ON THE "FLOOD INSURANCE RATE MAPS" NORFOLK COUNTY, MASSACHUSETTS, FEMA MAP NUMBER 25021C0214E EFFECTIVE JULY 17, 2012.
- WETLANDS DELINEATED BY EPSILON ASSOCIATES, INC. ON OCTOBER 23, 2021 AND DURING THE MONTHS OF MAY AND JUNE 2022.
- PROPOSED SITE WORK IMPROVEMENTS SHALL CONFORM TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE TOWN OF STOUGHTON. IN THE ABSENCE OF LOCAL STANDARDS, SITE WORK SHALL CONFORM TO THE REQUIREMENTS OF MASSACHUSETTS DOT STANDARD DETAILS AND TENANT DESIGN GUIDELINES.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (WWW.DIGSAFE.COM), EXCAVATION TEST HOLES, PERFORMING TEST BORINGS, AND PERFORMING WHATEVER ADDITIONAL INVESTIGATION NECESSARY TO PROTECT AND MAINTAIN ALL EXISTING UTILITIES. REMAINING EXISTING CONSTRUCTION, SERVICE, AND CONFIDENTIAL UTILITIES AND PROPOSED UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE PROMPTLY REPORTED TO THE PROJECT ENGINEER.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS, DIMENSIONS AND DETAILS OF ALL DOORS, RAMPS, SIDEWALKS AND WALLS ASSOCIATED WITH THE BUILDING.
- FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD AND MASSACHUSETTS DEPARTMENT OF TRANSPORTATION REGULATIONS.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS. ADJOINING STREETS AND PROPERTIES TO BE KEPT FREE OF DEBRIS RESULTING FROM DEMOLITION AND SHALL BE CLEANED ON A DAILY BASIS OR AS NEEDED.
- DUST CONTROL TREATMENTS SHALL BE APPLIED AS NECESSARY TO CONTROL AND REDUCE THE AMOUNT OF DUST WHICH MAY CAUSE OFF-SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE AND PLANT LIFE, OR POSE A HAZARD TO TRAFFIC SAFETY.
- ABBREVIATIONS:

ARCH.	= ARCHITECTURAL	R.O.W. = RIGHT OF WAY
CONC.	= CONCRETE	CO = CLEAN OUT
INV.	= INVERT	CLDI = CONCRETE LINED DUCTILE IRON
EX. =	EXTERIOR	PVC = PVC VINYL CHLORIDE PIPE (SDR-35)
HDP =	HIGH DENSITY POLYETHYLENE PIPE	OC = OUTSIDE CONTROL STRUCTURE
PR. =	PROPOSED	RCP = REINFORCED CONCRETE PIPE
RET. =	RETAINING	LF = LINEAR FEET
R&D =	REMOVE & DISPOSE	RL = ROOF LEADER
R&R =	REMOVE & REPLACE	TC = TOP OF CURB
TYP. =	TYPE	BC = BOTTOM OF CURB
SMW =	SINGLE WHITE LINE	TW = TOP OF WALL
SYL =	SINGLE YELLOW LINE	BW = BOTTOM OF WALL
CB =	CATCH BASIN	HP = HIGHPOINT
MH =	MANHOLE	LA = LANDSCAPED AREA
DMH =	DRIVE MANHOLE	GR = GRAVEL
DCS =	DOUBLE CATCH BASIN	N.T.S. = NOT TO SCALE
TF =	TOP OF FRAME	LF = LINEAR FEET
INV.	= INVERT	SSMH = SANITARY SEWER MANHOLE
YRD =	YARD DRAIN	FFE = FINISHED FLOOR ELEVATION
FES =	FLARED END SECTION	AUL = ACTIVITY AND USE LIMITATION
AD =	AREA DRAIN	HH = HANDHOLE
EMH =	ELECTRIC MANHOLE	
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON IS TAKEN FROM DESIGN PLANS, AS-BUILT SKETCHES, EXISTING UTILITY COMPANY RECORDS, AND OTHER SOURCES OF INFORMATION AND IS NOT TO BE CONSTRUED AS AN ACCURATE AS-BUILT SURVEY AND IS SUBJECT TO SUCH CORRECTIONS THAT A MORE ACCURATE SURVEY MAY DISCLOSE.
- THE EXISTING UTILITIES INDICATED HEREON MAY NOT BE LOCATED AS SHOWN. IN ADDITION, OTHER UTILITIES NOT SHOWN HEREON MAY BE PRESENT. ANY DISCREPANCIES DISCOVERED DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPORTED TO THE PROJECT

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	-----	—
SIDE YARD SETBACK LINE	-----	—
REAR YARD SETBACK LINE	-----	—
WETLAND LIMITS	—	—
50' NO TOUCH ZONE	—	—
75' NO BUILD ZONE	—	—
100' BUFFER ZONE	—	—
BUILDING LINE	—	—
SAW CUT LINE	—	—
PEDESTRIAN DOOR LOCATION	—	—
LIMIT OF DISTURBANCE	—	—
CURB LINE (6' UNLESS OTHERWISE NOTED)	—	—
SILT SOCK AND FENCE SIGN	—	—
INLET PROTECTION	—	—
CONCRETE	—	—
STANDARD DUTY ASPHALT	—	—
GRAVITY SANITARY LINE	—	—
SANITARY MANHOLE	○	○
SANITARY FORCE MAIN	—	—
SUBSURFACE STORMWATER INFILTRATION SYSTEM	—	—
LANDSCAPE AREA	—	—
PAVEMENT DEMOLITION	—	—
WATER LINE	—	—
WATER METER	—	—
CURB STOP	—	—
UNDERGROUND TELECOMMUNICATIONS	—	—
UNDERGROUND ELECTRIC	—	—
STORM PIPE	—	—
CATCH BASIN	—	—
STORM DRAIN MANHOLE	—	—
CONTOUR	—	—
SPOT ELEVATION	X 262.3	X 135.19
FENCE	—	—
HYDRANT	—	—
TEST PIT	—	—
WALL MOUNTED LIGHT FIXTURE	—	—

SOIL EROSION-SEDIMENT CONTROL NOTES

PROPOSED DEVELOPMENT

- CONSTRUCTION WILL INCLUDE EARTHWORK, CURBING, PAVING, UTILITY INSTALLATION, LANDSCAPING AND BUILDING CONSTRUCTION. ALL DEMOLITION DEBRIS AND SOIL REMOVAL RELATED TO CONSTRUCTION SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAWS GOVERNING SUCH ACTIVITIES.
- THE DETAILED EROSION AND SEDIMENT CONTROL MEASURES ARE SHOWN ON DRAWING CE101. THE PROPOSED MEASURES HAVE BEEN DESIGNED TO MEET THE MINIMUM OF SOIL SETBACKS FROM THE SITE. HOWEVER, THE SITE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROLS AND SHALL PREPARE AND ADJUST THE PLAN AS NEEDED TO PREVENT SOIL EROSION TO THE MAXIMUM EXTENT FEASIBLE. TEMPORARY SEDIMENT BASINS ARE SHOWN ON THE PLANS. AT THE EXACT LOCATIONS ARE TO BE DETERMINED IN THE FIELD, THE CONTRACTOR SHALL CONSTRUCT AND IMPLEMENT TEMPORARY SEDIMENT BASINS THROUGHOUT THE SITE AS NEEDED TO CONTROL SITE RUNOFF AND PREVENT SEDIMENT MIGRATION.

SOIL EROSION AND SEDIMENT CONTROL NOTES

- THE SOIL AND SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY, THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES AND THE MASSACHUSETTS STORMWATER STANDARDS.
- EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF DEMOLITION AND CONSTRUCTION AND DISTURBANCE OF SITE CONTRIBUTORY DRAINAGE AREAS. THE OWNER OR ITS CONTRACTOR SHALL INSPECT, REPAIR AND REMOVE ALL SEDIMENT AND EROSION CONTROL DEVICES, AS INDICATED HEREIN. ALL EARTH CHANGES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED AS SOON AS POSSIBLE. THE DISTURBED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST POSSIBLE PERIOD OF TIME. CLEARING SHALL BE PHASED TO THE EXTENT FEASIBLE TO LIMIT POTENTIAL FOR SOIL EROSION.
- DISPOSAL OF COLLECTED SEDIMENT SHALL BE MADE TO AREA DESIGNATED BY THE OWNER'S SOIL ENGINEER.
- FILTER FABRIC/SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING/LANDSCAPED AREAS SHALL BE REMOVED FROM THE SITE IMMEDIATELY, IN ACCORDANCE WITH THE LOCAL STANDARDS. LOCAL ALL TOPSOIL TO BE USED IN LANDSCAPED AREAS SHALL BE STORED/STOCKPILED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW STANDARDS.
- THE SITE SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
- PAVEMENT BASE COURSE MUST BE PLACED IN ALL NEW ROADWAY AREAS UPON COMPLETION OF FINE GRADING.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PAVED ROADWAYS, ON AND OFF-SITE, WHICH MUST BE KEPT FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY

SPRINKLING OR OTHER APPROVED METHOD.

- ALL STORM DRAINAGE OUTLETS MUST BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.

10. SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED PERIODICALLY TO REMOVE BUILT-UP SILT.

11. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 0.25 INCHES OR MORE OF RAIN.

12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR FROM DISTURBED AREAS SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON-ERODIVE VELOCITY.

13. THE CONTRACTOR SHALL CORRECT ANY OMISSIONS, ERRORS, OR FIELD OPERATIONS IMMEDIATELY AND IN ACCORDANCE WITH THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

14. THE PROPERTY OWNER AND/OR HIS/HER AGENTS MUST MAINTAIN (REPAIR/REPLACE), WHEN NECESSARY, THE SILTATION CONTROL UNTIL ALL DEVELOPMENT ACTIVITIES IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

TEMPORARY STABILIZATION

- SEDIMENT DISPOSAL AREAS AND TOPSOIL STOCKPILES NOT SCHEDULED FOR CONSTRUCTION ACTIVITIES WITHIN FOURTEEN (14) DAYS OF DISTURBANCE SHALL BE STABILIZED AS FOLLOWS:

- A. SOIL AMENDMENTS AS NECESSARY.

- B. ANNUAL RYE GRASS SEEDING APPLIED AT A RATE OF NOT LESS THAN 1 LB. PER 1,000 SF.

- C. MULCH ALL NEWLY SEDDED AREAS WITHIN 80 LBS. OF SALT HAY OR SMALL GRAIN STRAW PER 1,000 SF.

- D. WHEN DISTURBED AREAS ARE SCHEDULED FOR IMMEDIATE LANDSCAPING THEY MAY BE MULCHED AND SEDDED PER ITEM C ABOVE.

PERMANENT STABILIZATION

- REFER TO PLANS FOR PERMANENT STABILIZATION METHODS + PROPOSED SEED MIXES.

- A. PERMANENT VEGETATION IS TO BE SEDDED OR SODDED ON ALL DISTURBED LAND AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEEDING.

- B. PERMANENT SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. ALL DISTURBED AREAS, STOCKPILES OF FILL OR EXCAVATED MATERIAL SHALL BE STABILIZED IN SUCH A MANNER AS NOT TO CAUSE UNREASONABLE HAZARD TO PERSONS OR PROPERTY.

B. MATERIALS SPECIFICATION: LAWN AREAS

- (i) ANY SOIL HAVING A pH OF FOUR OR LESS CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE-INCHES OF SOIL HAVING A pH OF FIVE OR MORE PRIOR TO SEED BED PREPARATION.

- (ii) MULCHING SHALL BE DONE AT THE RATE OF SEVENTY TO NINETY POUNDS (70-90 LBS) PER 1,000 SQUARE FEET WITH UNROTTED SALT HAY.

- (iii) LIQUID MULCH BINDERS MUST BE USED TO ANCHOR SALT HAY, HAY OR STRAY MULCHES.

- (iv) APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH IN VALLEYS AND AT CREATED BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.

- (v) USE ONE OF THE FOLLOWING: SYNTHETIC OR ORGANIC BINDERS, BUNDERS SUCH AS CURASOL DCA-70, PETRO SET, TERRA TACH, HYDRO MULCH AND AEROSPRAY MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER. ANCHOR SALT HAY AND OTHER MATERIALS. BINDERS CONTAINING PETROLEUM PRODUCTS SHALL NOT BE USED.

- NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE TO THE EXCLUSION OF OTHER PRODUCTS.

- (vi) FILL MATERIAL SHALL BE FREE FROM DEBRIS, PERISHABLE OR COMBUSTIBLE MATERIAL AND FROZEN OR WET EARTH OR STONES LARGER THAN THREE INCHES IN MAXIMUM DIMENSION.

- (vii) CONSTRUCTION AREAS SHALL BE PERIODICALLY SPRAYED WITH WATER UNTIL THE SURFACE IS WET TO CONTROL THE GENERATION OF DUST.

- (viii) ALL REVISIONS AFTER APPROVAL HAS BEEN GRANTED SHALL BE FORWARDED TO THE APPROPRIATE DISTRICT FOR REVIEW.

- (ix) THE LOCAL GOVERNING AUTHORITY SHALL RECEIVE WRITTEN NOTIFICATION SEVENTY TWO HOURS BEFORE THE START OF ANY CONSTRUCTION.

H. SEEDDED PREPARATION:

- (i) TOPSOIL SHOULD BE A MINIMUM OF SIX INCHES DEEP (LIGHTLY COMPAKTED) BEFORE SEEDING.

- (ii) TOPSOIL SHALL BE TESTED PRIOR TO SEEDING.

- (iii) WORK SOIL AMENDMENTS INTO SOIL AS NECESSARY AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISING OF THE WORK AREA SHOULD BE MADE BY THE GENERAL CONTRACTOR. CONTINUE ALL CLAY OR SILTY SOIL AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEED BED WHEREVER FEASIBLE.

CONCERNCY SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

1. THE GENERAL CONTRACTOR WILL DESIGNATE PERSONNEL FOR 24 HOUR EMERGENCY RESPONSE IN THE EVENT OF SEVERE WEATHER AND INCREASED POTENTIAL FOR SEVERE EROSION.

2. THE GENERAL CONTRACTOR IS REQUIRED TO MAINTAIN ON SITE OR HAVE THE ABILITY TO RETRIEVE WITHIN 12 HOURS THE FOLLOWING MATERIALS IN THE EVENT THAT THERE ARE DEFICIENCIES IN THE EESC MEASURES:

- A. 25% OF THE INSTALLED LENGTH OF SILT FENCE.

- B. EQUIVALENT TONNAGE OF STONE FOR STABILIZATION OF 2 SLOPE REPAIRS, STONE COULD BE USED FOR SLOPE REPAIRS, ENERGY DISSIPATOR ENHANCEMENTS, ETC.

- C. HEAVY EQUIPMENT CAPABLE OF TRENCHING/EXCAVATING LARGE AREAS TO DIVERT AND CONTROL RUNOFF IN A CONTROLLED MANNER.

- D. HAVE DESIGNATED A HY

GENERAL NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND RECORDED SURVEYS.
2. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 83 (EPOCH 2001). POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HXGN SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).
3. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOD 12B) AS DETERMINED BY GNSS.
4. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND AND AERIAL SURVEYS BY LANGAN ENVIRONMENTAL AND ENGINEERING SERVICES. FIELD WORK COMPLETED DURING THE MONTH OF NOVEMBER 2022.
5. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "NORFOLK COUNTY, MASSACHUSETTS PANEL 214 OF 430, MAP NUMBER 25021C0214E, EFFECTIVE DATE JULY 17, 2012" THE PROJECT AREA IS IN ZONE X (UNSHADDED).
6. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
7. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA IS SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
8. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
9. ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
10. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
11. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

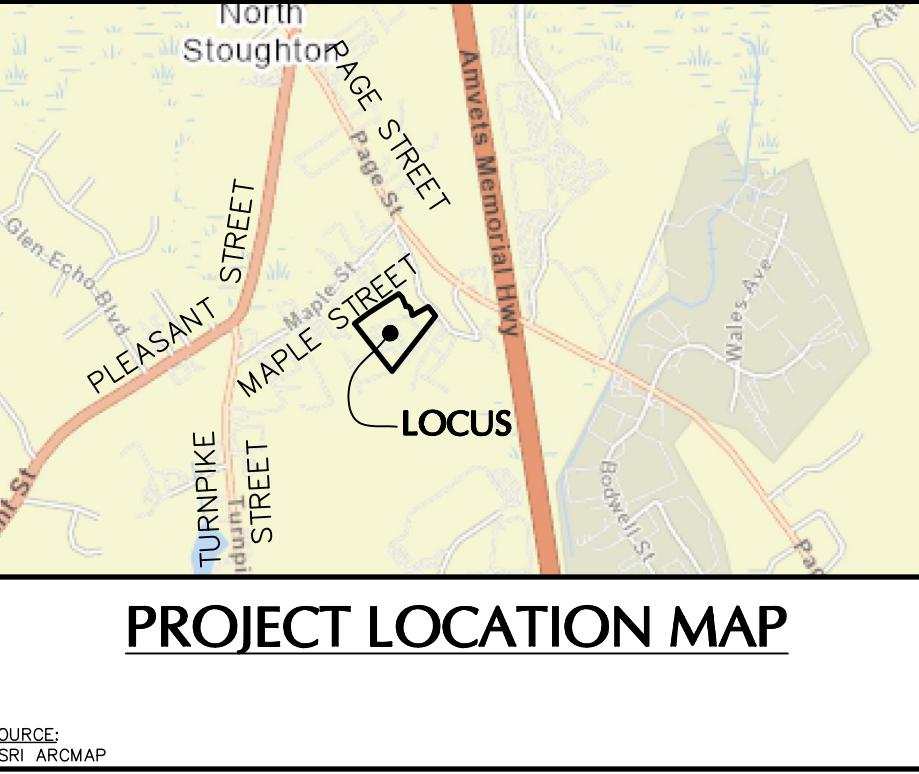
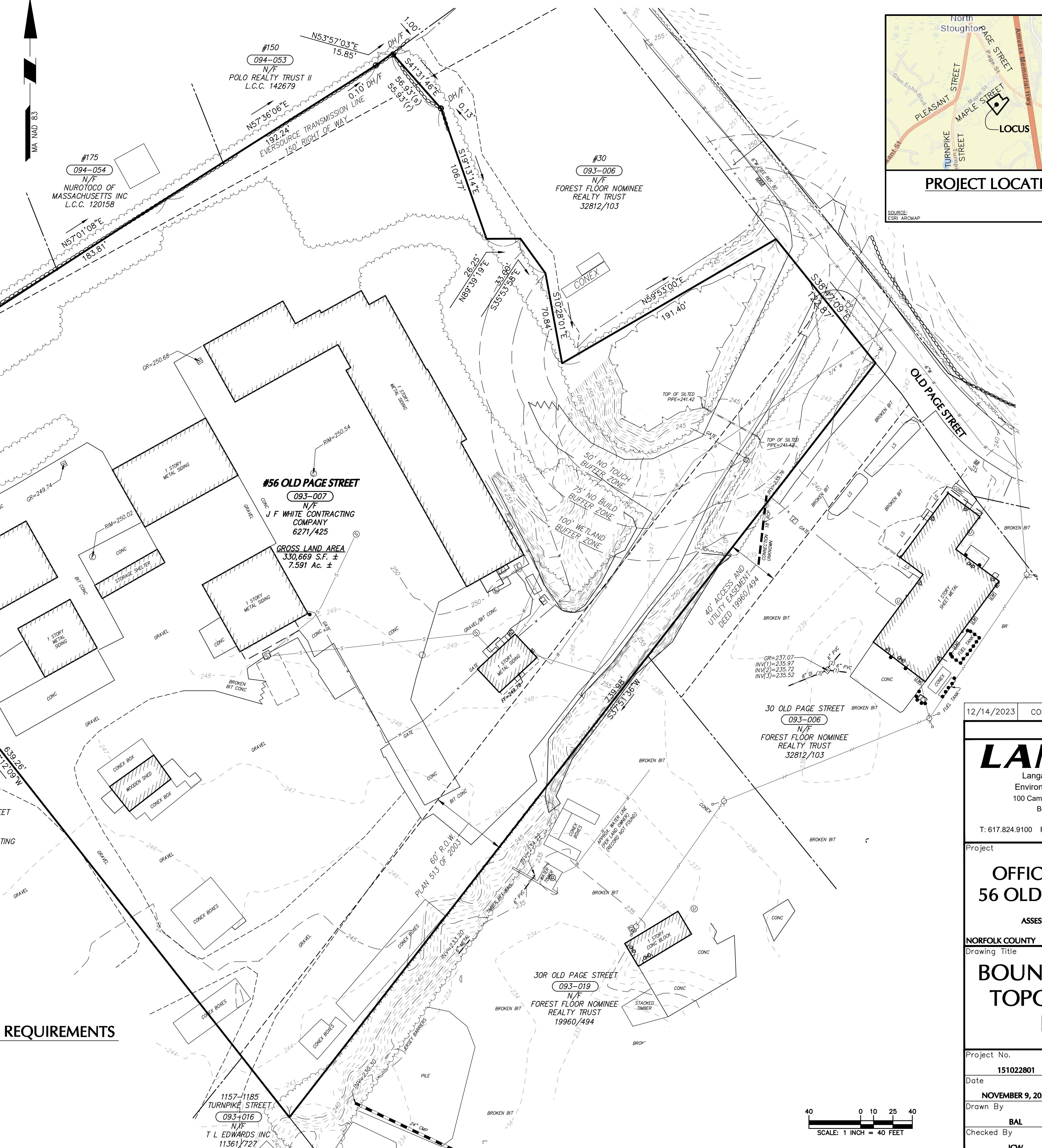
- AIR CONDITIONING UNIT
- BOLLARD
- MAILBOX
- SIGN
- SHRUB
- TREE
- WETLAND FLAG
- CATCH BASIN
- ELECTRIC BOX
- ELECTRIC METER
- FIRE HYDRANT
- FLARED END SECTION
- GAS METER
- GAS VALVE
- GUY WIRE
- HAND HOLE
- MANHOLE (TYPE AS LABELED)
- POWER POLE
- WATER METER
- WATER VALVE
- SPOT ELEVATION
- BITUMINOUS
- CONCRETE
- LANDSCAPED AREA
- BUILDING OVERHANG
- BOTTOM OF WALL
- EDGE OF PAVEMENT
- CAPE COD BURN
- VERTICAL GRANITE CURB
- SINGLE WHITE STRIPE
- DOUBLE YELLOW STRIPE
- METAL GUARD RAIL
- CHAINLINK FENCE
- TREE LINE
- OVERHEAD WIRE
- DELINEATED WETLAND LINE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CONTOUR LINE
- DRAINAGE MARK OUT LINE
- DRAINAGE LINE (OBSERVED)
- ELECTRIC MARK OUT LINE
- COMMUNICATION MARK OUT LINE
- GAS MARK OUT LINE
- SANITARY SEWER MARK OUT LINE
- SANITARY SEWER LINE
- WATER MARK OUT LINE
- STEAM MARK OUT LINE
- UNKNOWN MARK OUT LINE



12/14/2023

ZONING DIMENSIONAL AND DENSITY REQUIREMENTS

MINIMUM LOT AREA (SQ FT):	80,000
MINIMUM LOT WIDTH (FT):	125
MINIMUM LOT DEPTH (FT):	125
MINIMUM FRONT YARD (FT):	25
MINIMUM SIDE YARD (FT):	20
MINIMUM REAR YARD (FT):	40
MAXIMUM HEIGHT (FT):	40
MAXIMUM STORIES:	4
MAXIMUM BUILDING AREA (%):	50
MINIMUM OPEN SPACE (%):	25



PROJECT LOCATION MAP

SOURCE: ESRI ARCMAP

PROJECT NO. 151022601

12/14/2023 CONNEX BOXES REMOVED No.

REVISIONS

LANGAN
Langan Engineering and
Environmental Services, Inc.
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Boston, MA 02114

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Project

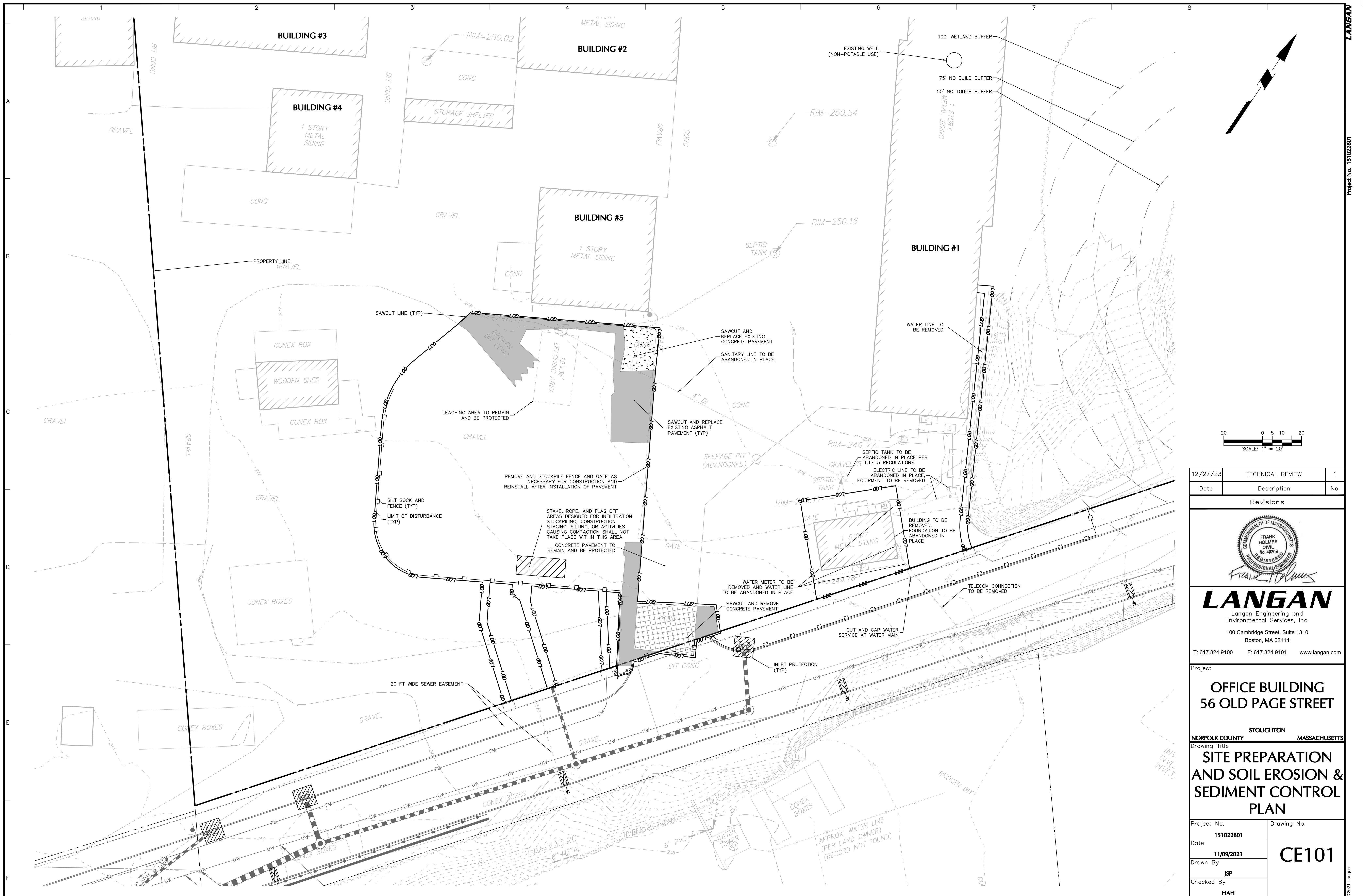
OFFICE BUILDING 56 OLD PAGE STREET

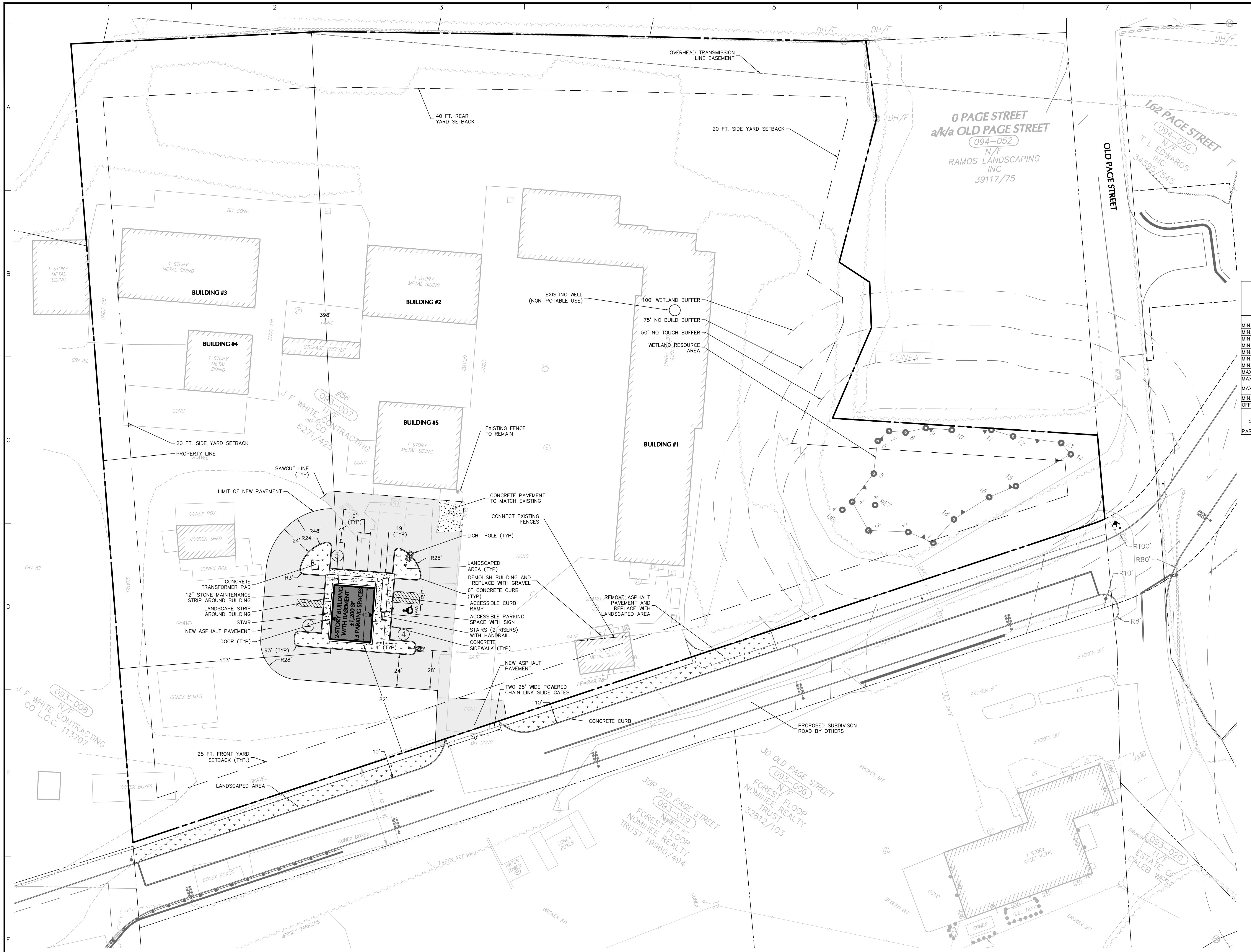
ASSESSOR MAP 093, LOT 7
STOUGHTON
NORFOLK COUNTY MASSACHUSETTS

Drawing Title

BOUNDARY AND TOPOGRAPHIC PLAN

Project No.	Drawing No.
151022801	VB201
Date	NOVEMBER 9, 2023
Drawn By	BAL
Checked By	ICW
Sheet 1 of 1	





LANGAN

Project No. 151022801

ZONING TABLE		
ZONE: INDUSTRIAL (I)		
USE: OFFICE (PRINCIPAL USE D.15 – PERMITTED USE)		
	REQUIRED	PROPOSED
LOT AREA	80,000 SF	±288,800 SF
LOT FRONTAGE	150 FT	±754 FT
LOT WIDTH	125 FT	±526 FT
LOT DEPTH	125 FT	±351 FT
FRONT YARD	25 FT	±82 FT
SIDE YARD	20 FT	±153 FT
REAR YARD	40 FT	±398 FT
LDG. HEIGHT	40 FT	±28 FT
LDG. STORIES	4	2
LDG. AREA	50%	±12%
PEN SPACE	25%	±33%
TREET PARKING		
OTHER SERVICE ESTABLISHMENT (OFFICE)	8 SPACES (1/300 SF GROSS FLOOR AREA)	13 SPACES (2,400 SF OFFICE/300 SF) (1.6/300 SF)

A scale bar with markings at 0, 10, 20, and 30 inches. Below the bar, the text 'SCALE 1 INCH = 30 FEET' is printed.

JANGAN

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Environmental Services, Inc.
100 Cambridge Street, Suite 1310
Boston, MA 02114

www.wiseowl.co.uk

OFFICE BUILDING

56 OLD PAGE STREET

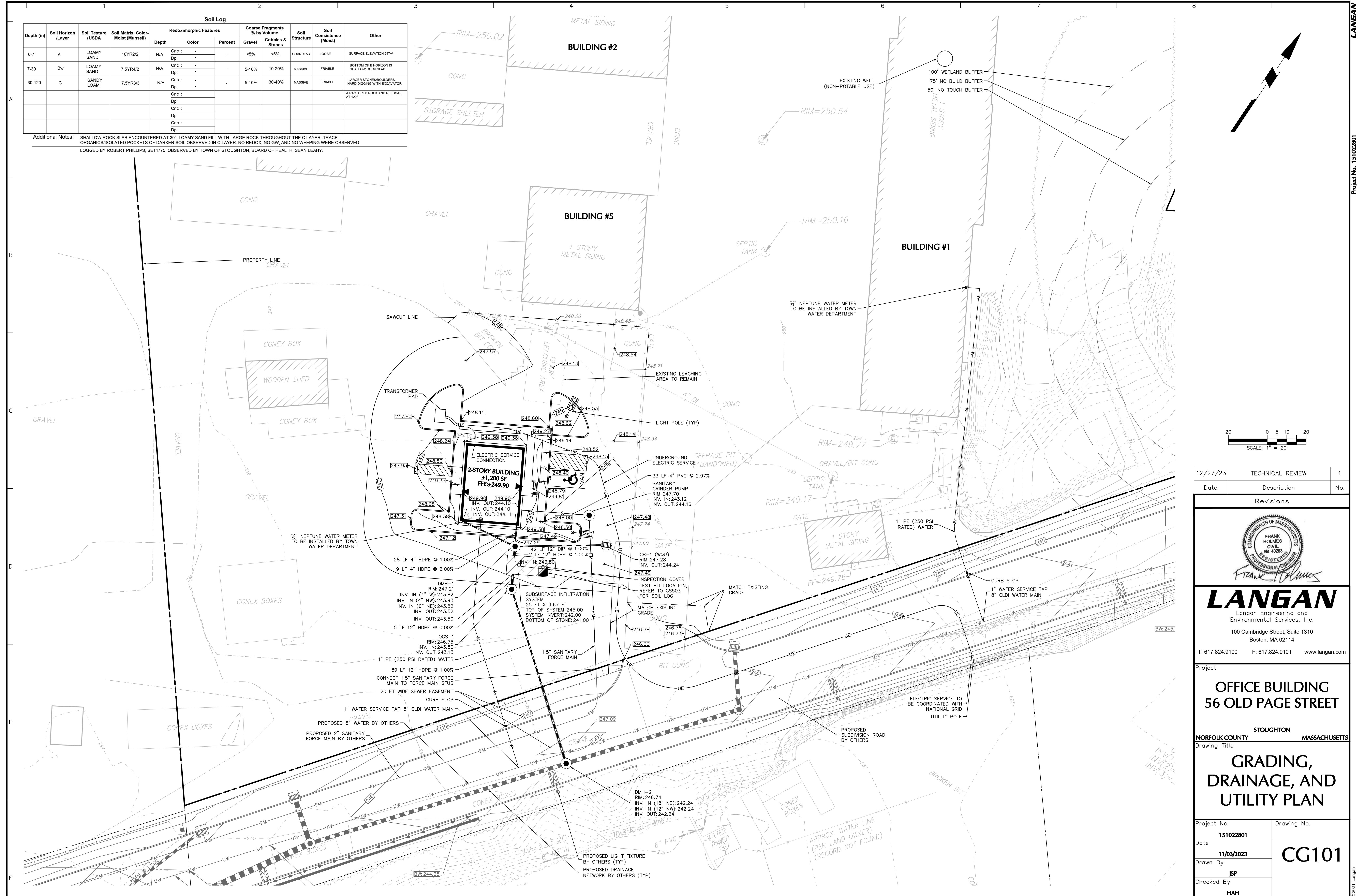
STOUGHTON

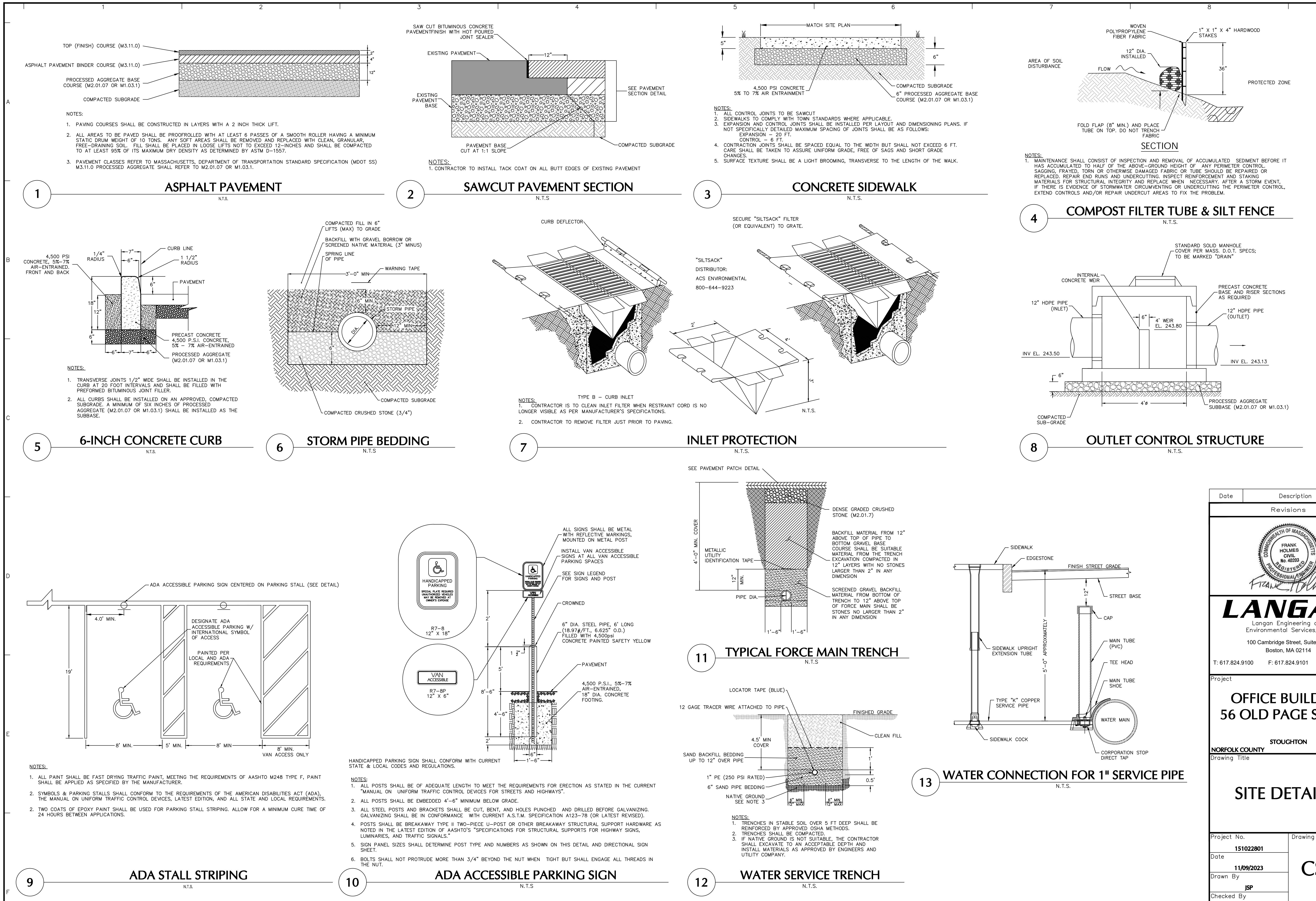
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MASSACHUS

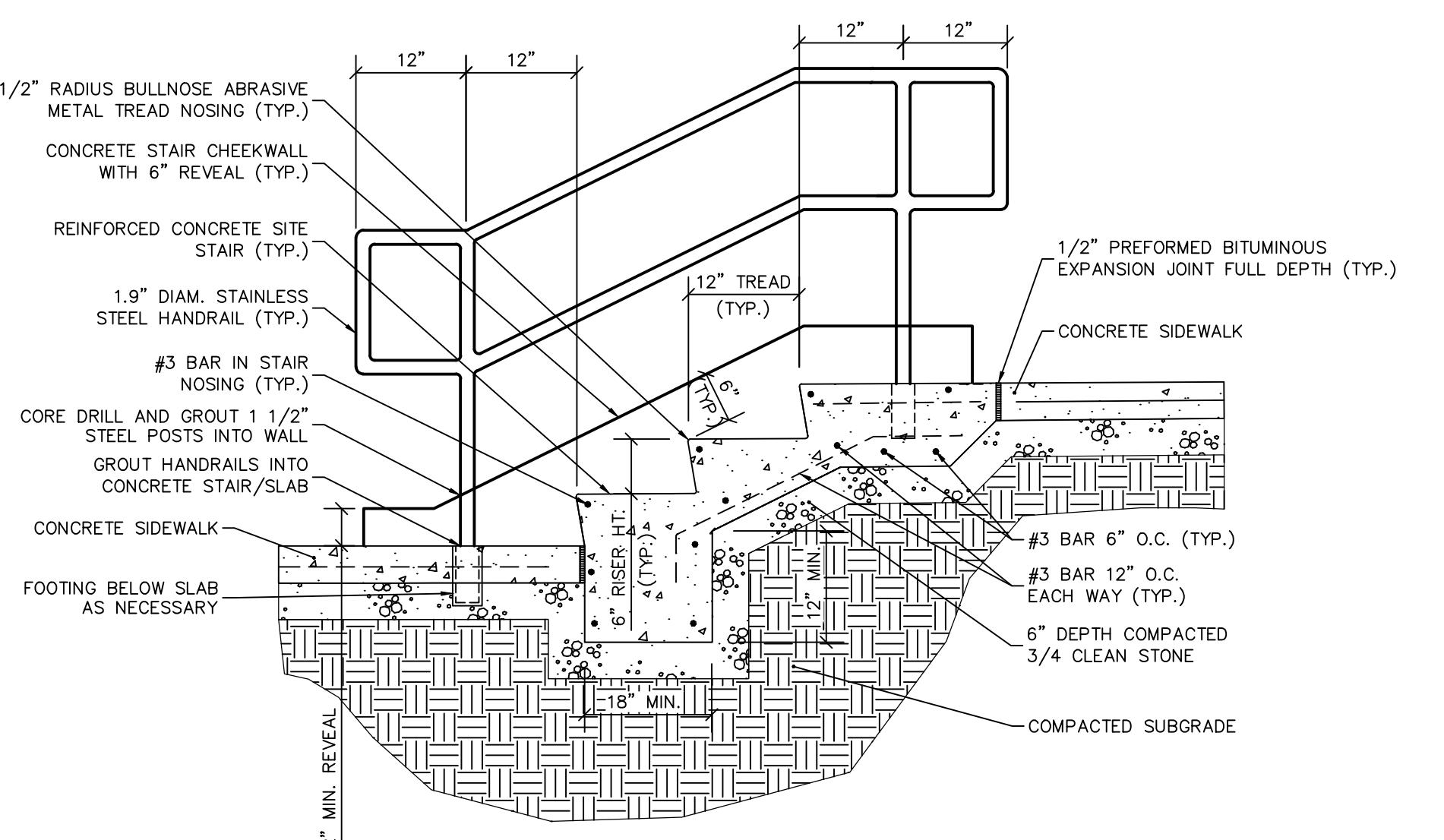
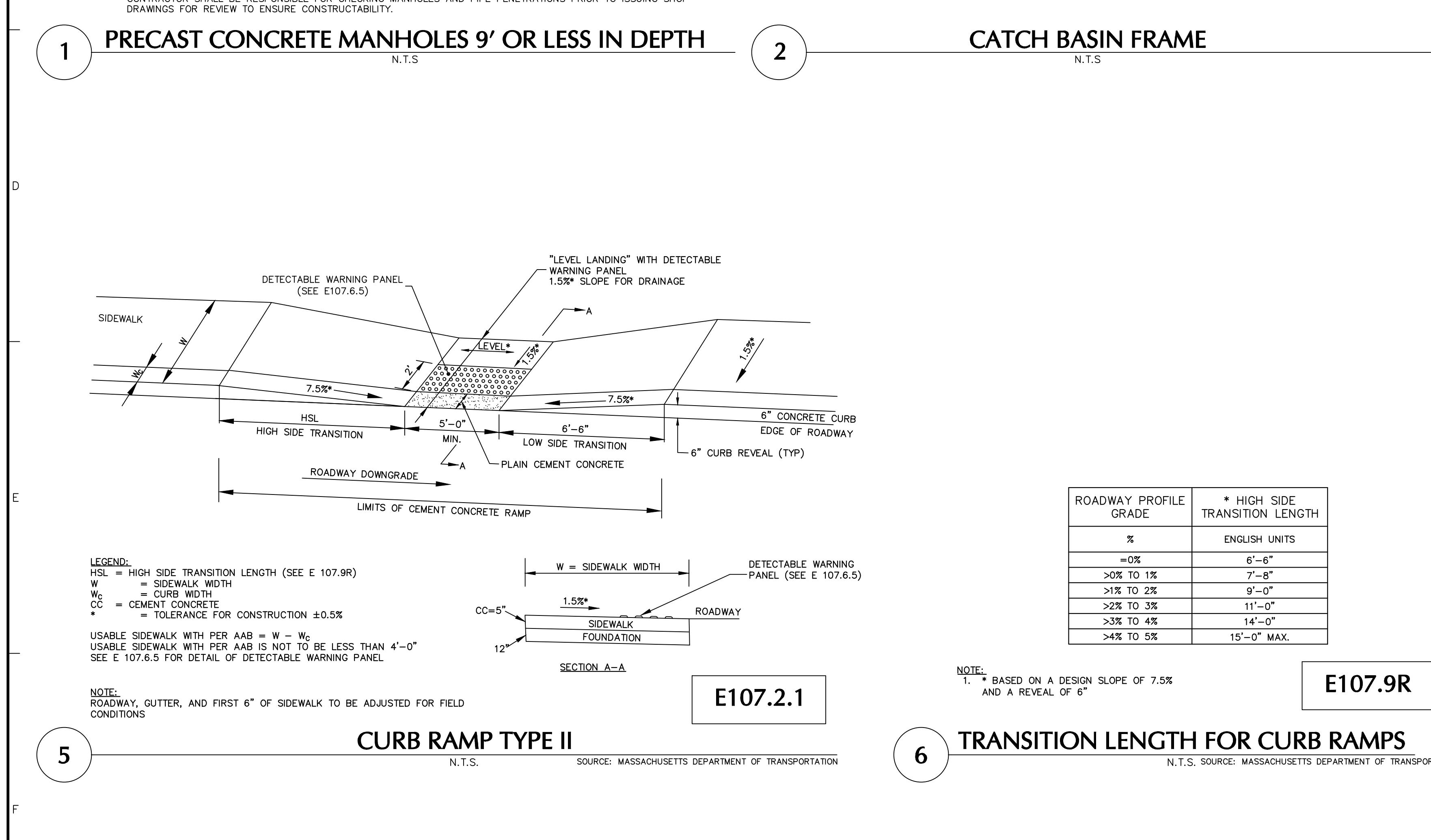
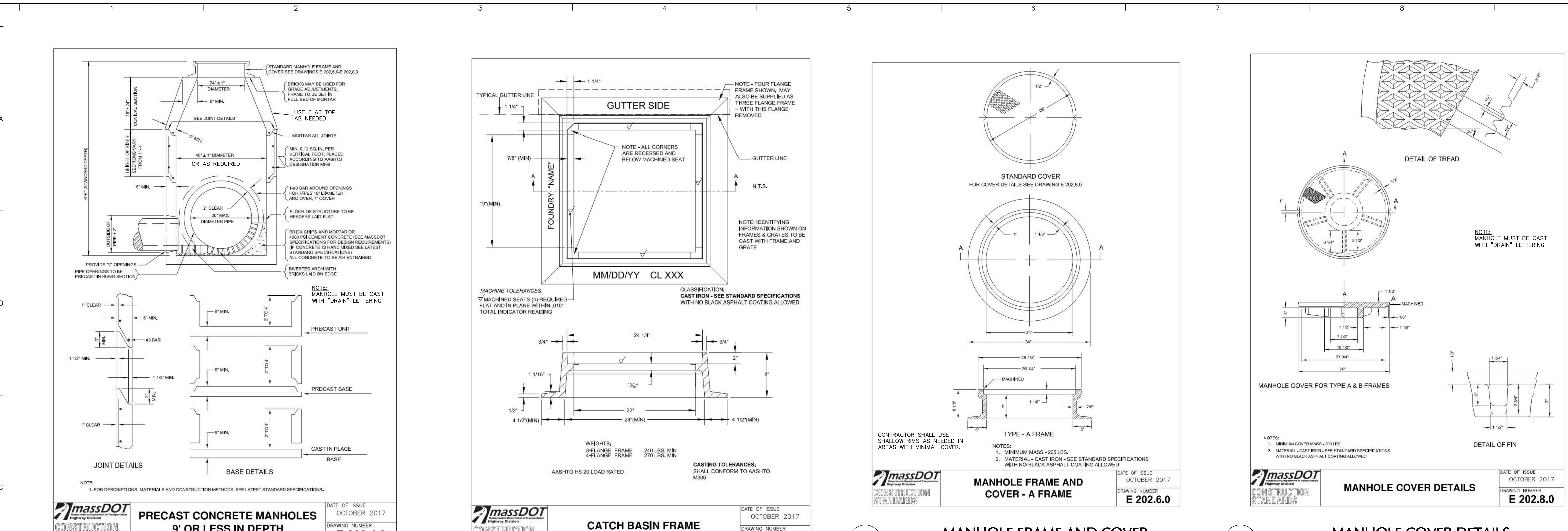
SITE PLAN

ect No.	Drawing No.
151022801	
11/09/2023	
wn By	CS101
JSP	
cked By	
HAH	

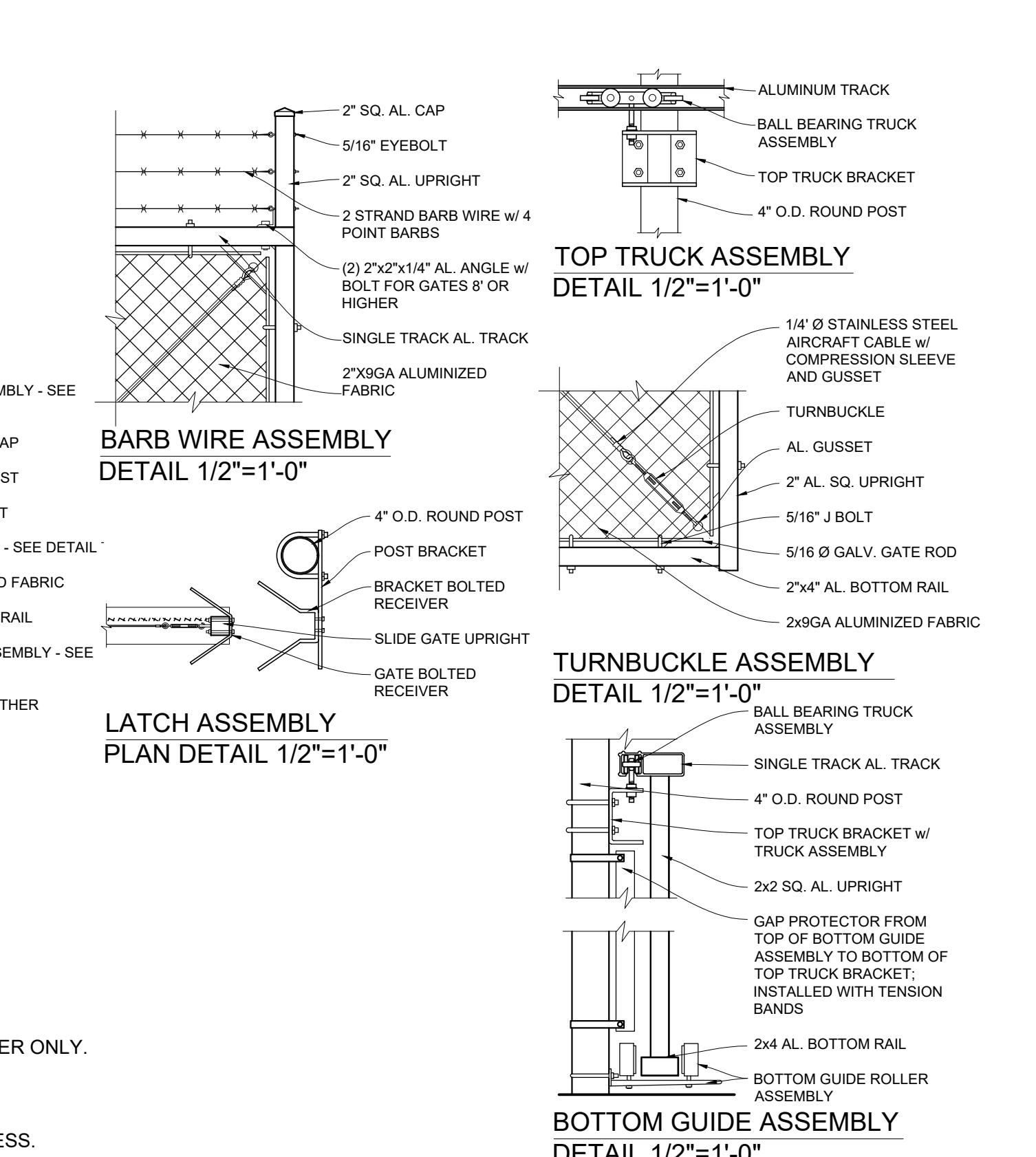
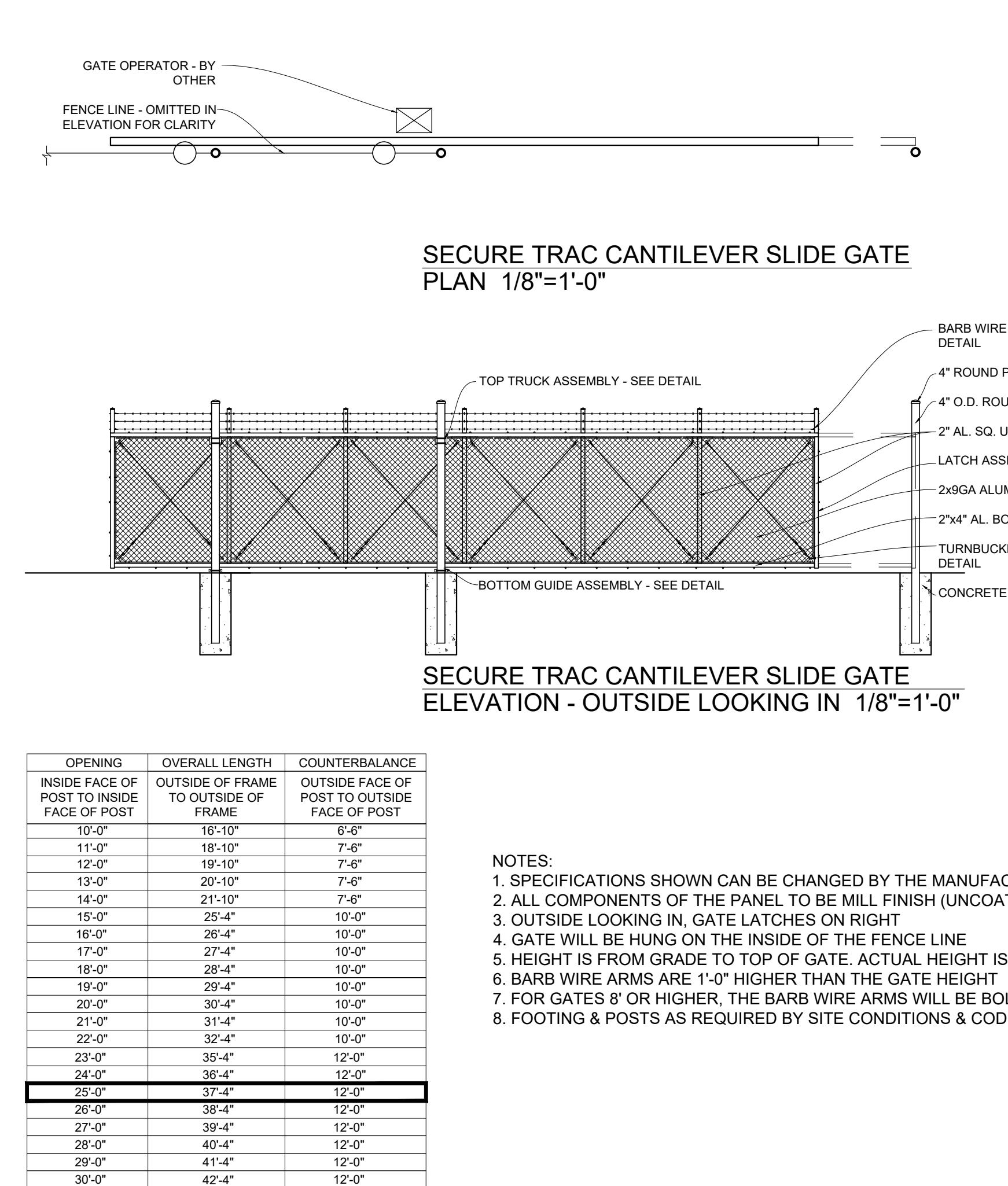
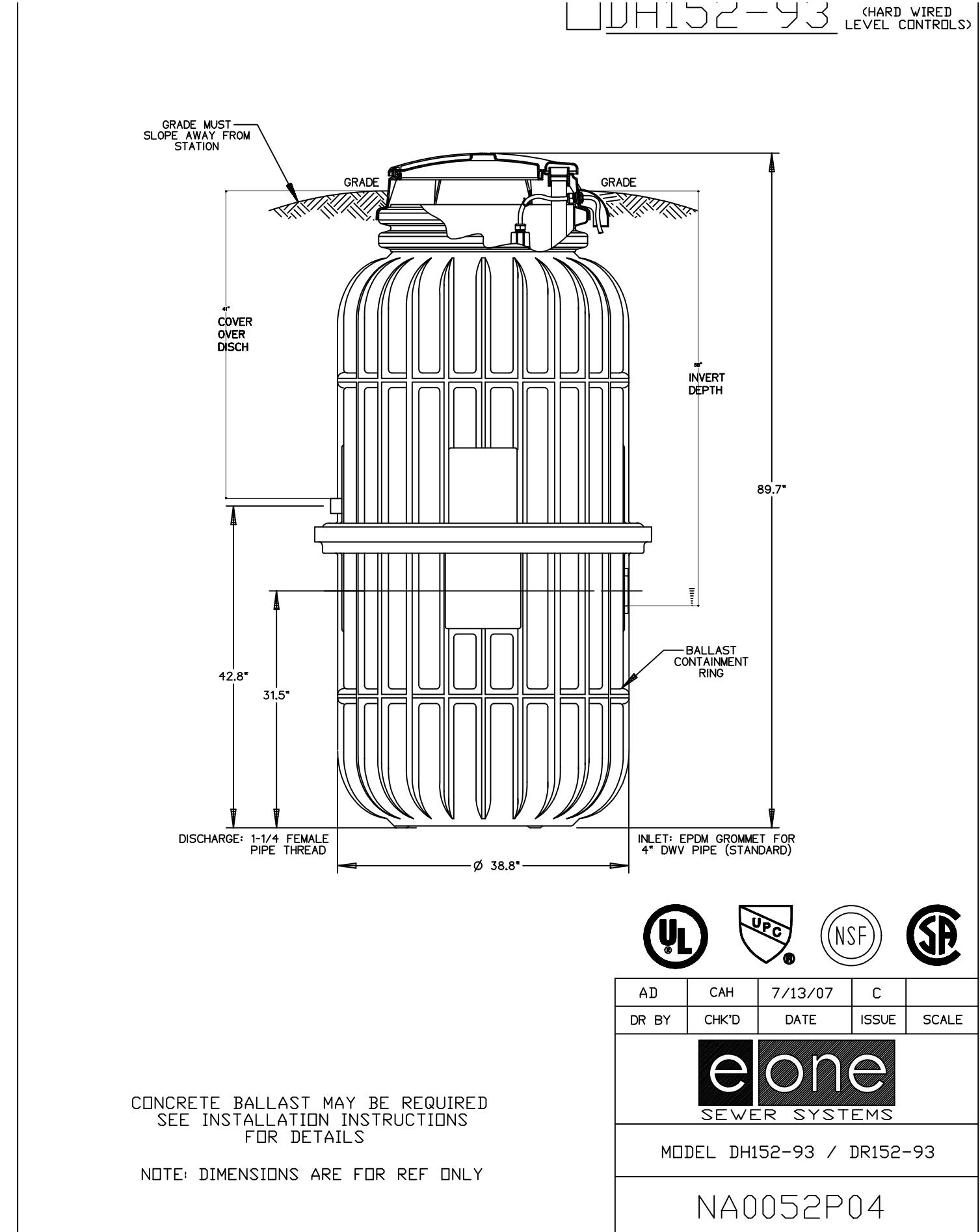
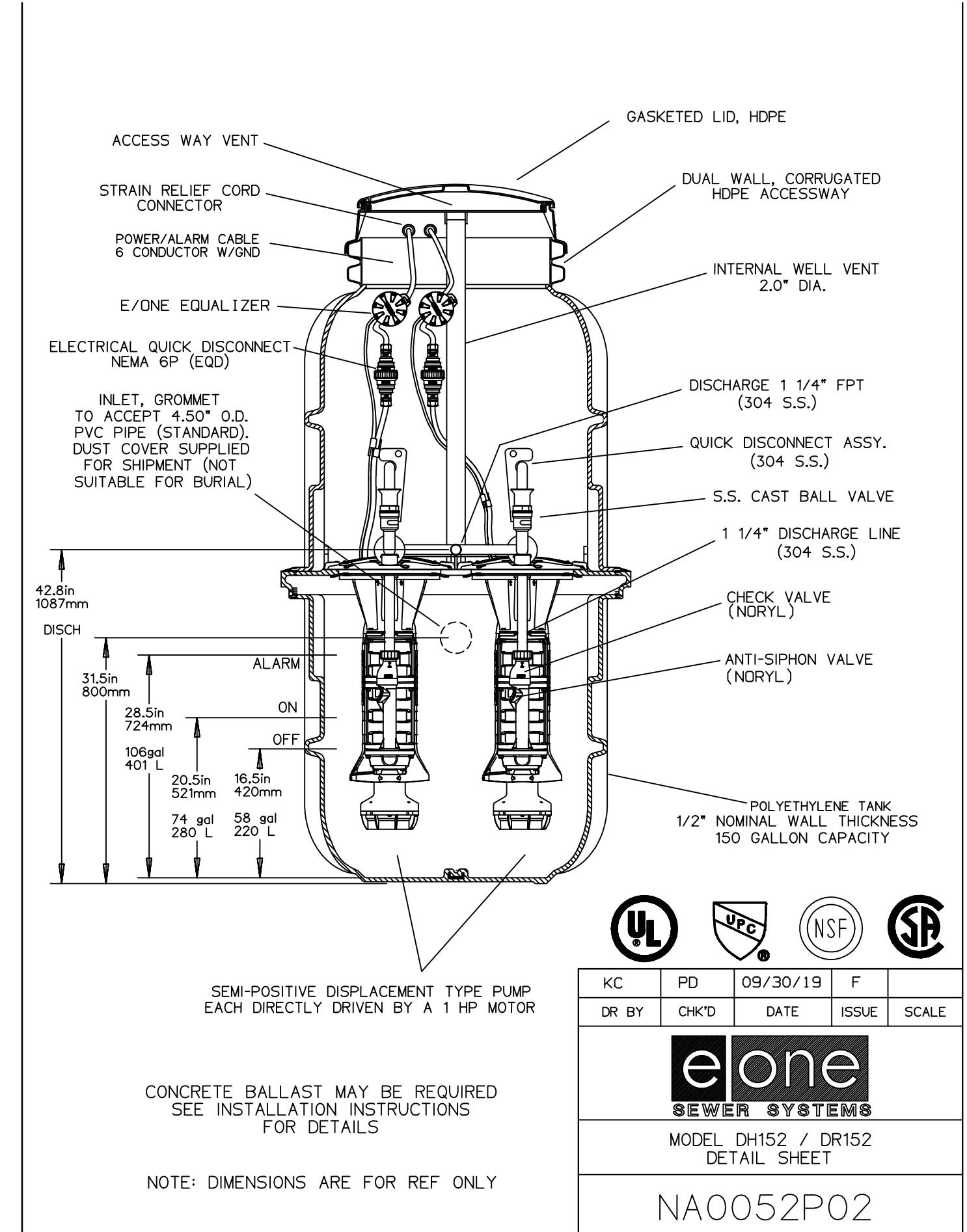




Date	Description	No.
Revisions		
 FRANK HOLMES		
LANGAN Langan Engineering and Environmental Services, Inc. 100 Cambridge Street, Suite 1310 Boston, MA 02114 T: 617.824.9100 F: 617.824.9101 www.langan.com		
Project		
OFFICE BUILDING 56 OLD PAGE STREET		
STOUGHTON NORFOLK COUNTY MASSACHUSETTS		
Drawing Title		
SITE DETAILS I		
Project No. 151022801		
Drawing No. CS501		
Date 11/09/2023		
Drawn By JSP		
Checked By HAH		



Date	Description	No.
	Revisions	
Project: OFFICE BUILDING 56 OLD PAGE STREET		
NORFOLK COUNTY, STOUGHTON, MASSACHUSETTS		
Drawing Title: SITE DETAILS II		
Project No. 151022801		Drawing No.
Date 11/09/2023		
Drawn By JSP		
Checked By HAH		

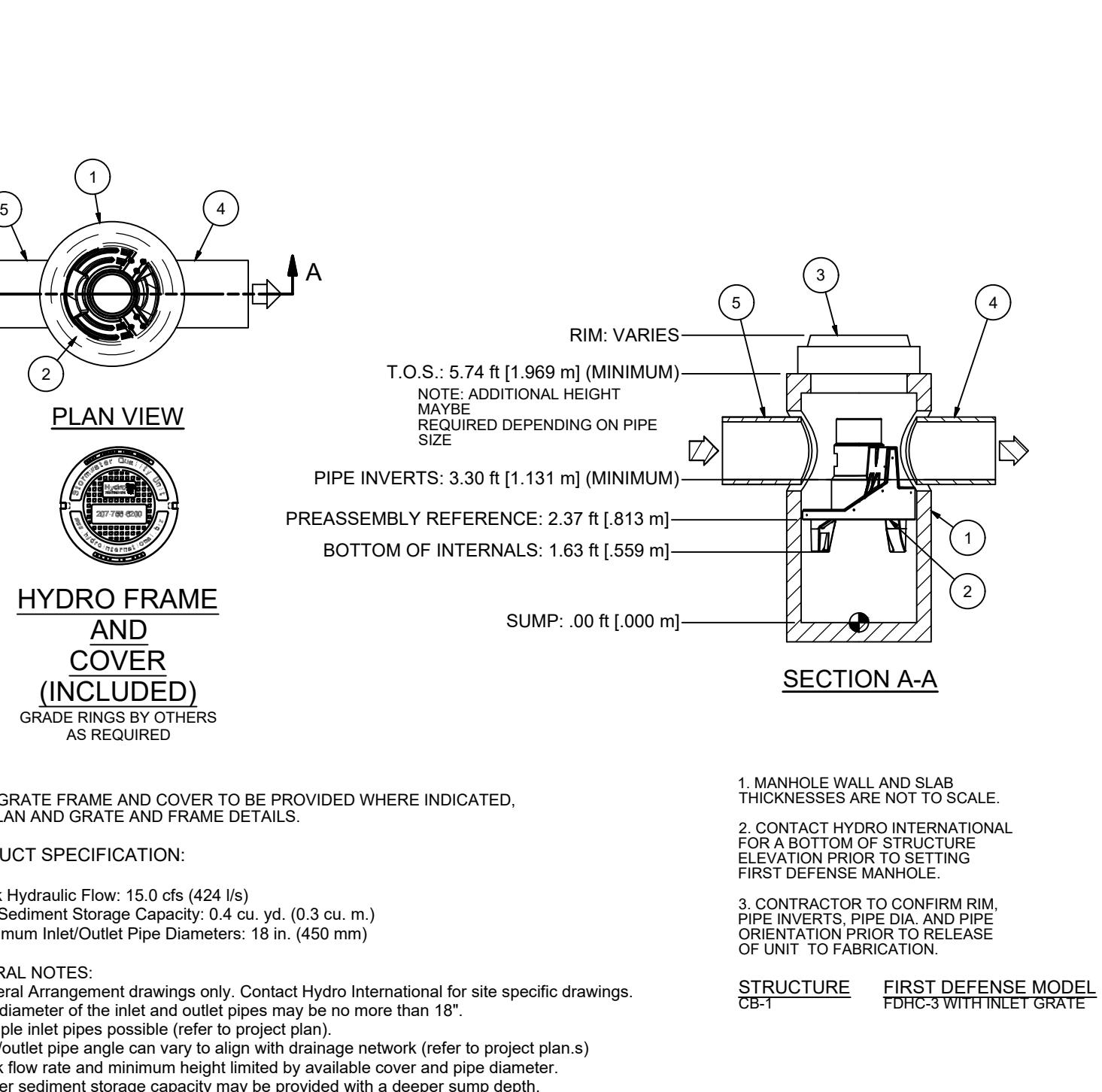
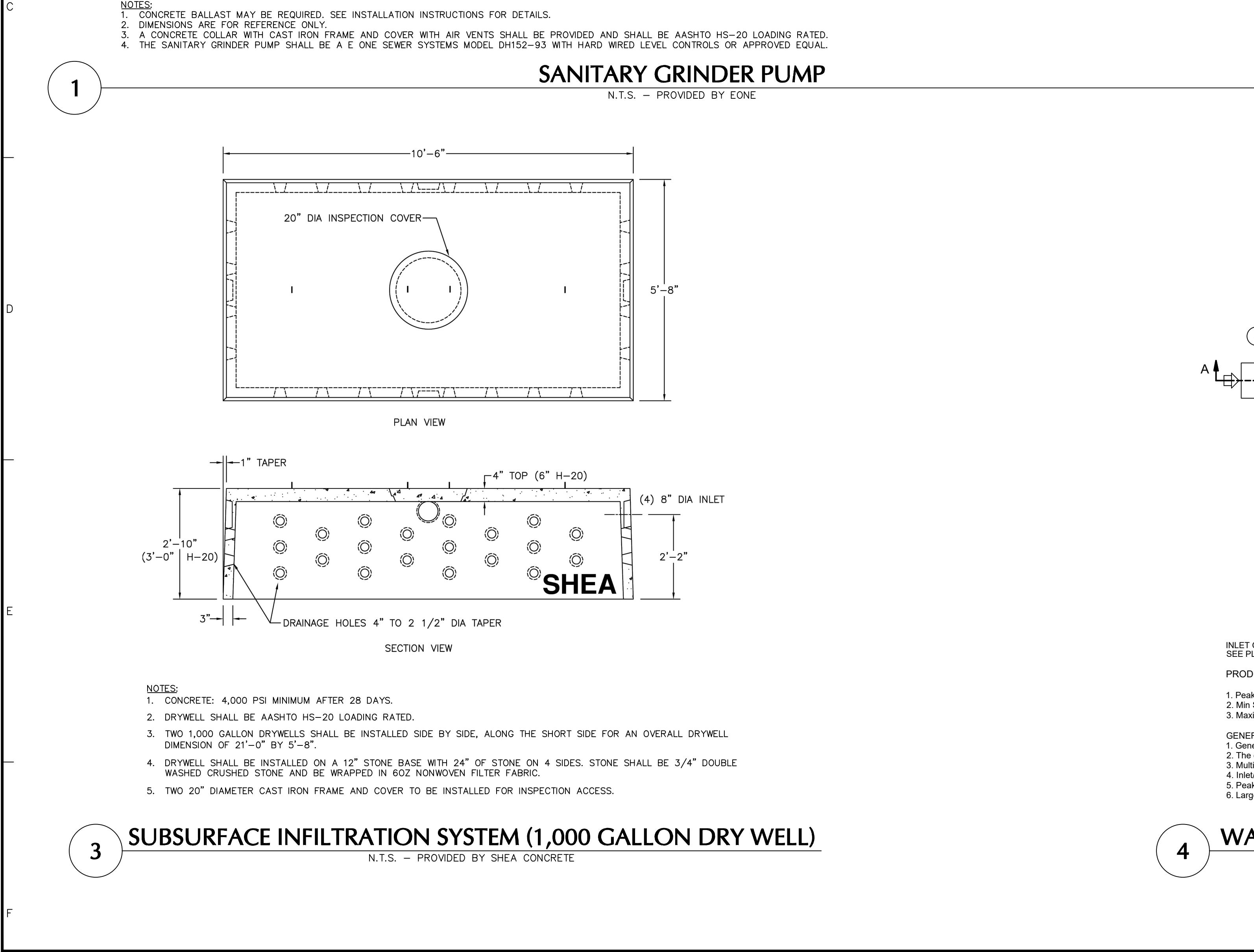


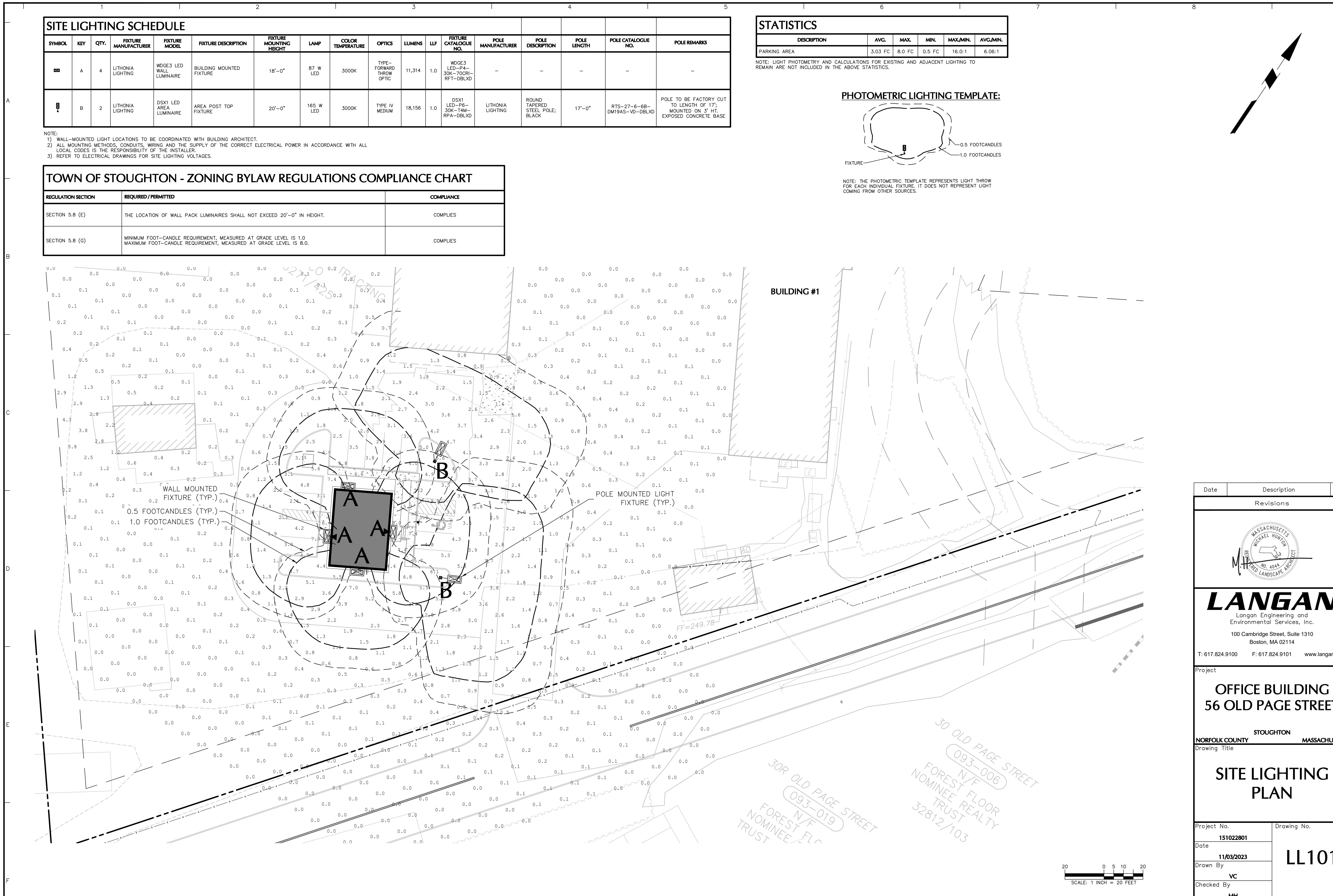
12/27/23	TECHNICAL REVIEW	1
Date	Description	No.
Revisions		

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Project
OFFICE BUILDING
56 OLD PAGE STREET
STOUGHTON
NORFOLK COUNTY MASSACHUSETTS

Project No.	Drawing No.
151022801	
Date	
11/09/2023	
Drawn By	
JSP	
Checked By	
HAH	





SITE LIGHTING NOTES:

GENERAL

- POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES SHOWN ON THE PLANS ARE NOT AN INDICATION OF THE MAINTAINED INTENSITIES DELIVERED TO THE GROUND PLANE USING INDUSTRY STANDARD LIGHT LOSS FACTORS (LLF) WHICH COVER LAMP DEGRADATION AND NATURAL BUILDUP / DIRT DEGRADATION ON THE FIXTURE LENS. THE LIGHTING PLAN IS DESIGNED WITH AN INDUSTRY STANDARD LLF IN ACCORDANCE WITH GUIDANCE AS PROVIDED BY IESNA. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, AMBIENT OR ADJACENT LIGHT SOURCES, AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. THEREFORE, AS-BUILT LIGHT INTENSITIES MAY VARY, IN EITHER DIRECTION, FROM WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS. NO GUARANTEE OF LIGHT LEVELS IS EXPRESSED OR IMPLIED BY THE POINT BY POINT CALCULATIONS SHOWN ON THESE PLANS.
- LIGHT LEVEL POINT SPACING IS 10 FT. LEFT TO RIGHT AND 10 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON THE LIGHT LOSS FACTOR AS STATED IN THE LIGHTING SCHEDULE.
- ALL LIGHTING IS TO BE FULL CUT-OFF.

COMPLIANCE

- ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
- LIGHTING LAYOUT COMPLIES WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) SAFETY STANDARDS FOR LIGHT LEVELS.

COORDINATION

- CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO ENSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
- REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
- CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
- INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
- CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.

POLES AND FOOTINGS

- PROVIDE A CONCRETE BASE FOR EACH LIGHT POLE AT THE LOCATIONS INDICATED ON THE CONSTRUCTION DRAWINGS AND/OR IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST-IN-PLACE CONCRETE. THE USE OF ALTERNATE LIGHTING FOUNDATIONS, SUCH AS PRECAST, MAY CHANGE THE SIZING AND REINFORCEMENT REQUIREMENTS FROM THOSE SHOWN ON THESE PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING ANY SUBSTITUTED PRODUCTS.
- CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNSATISFACTORY CONDITIONS.
- POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA.
- ALL POLES HIGHER THAN 25 FT. SHALL BE EQUIPPED WITH FACTORY INSTALLED VIBRATION DAMPENERS.

WALL MOUNTED FIXTURES

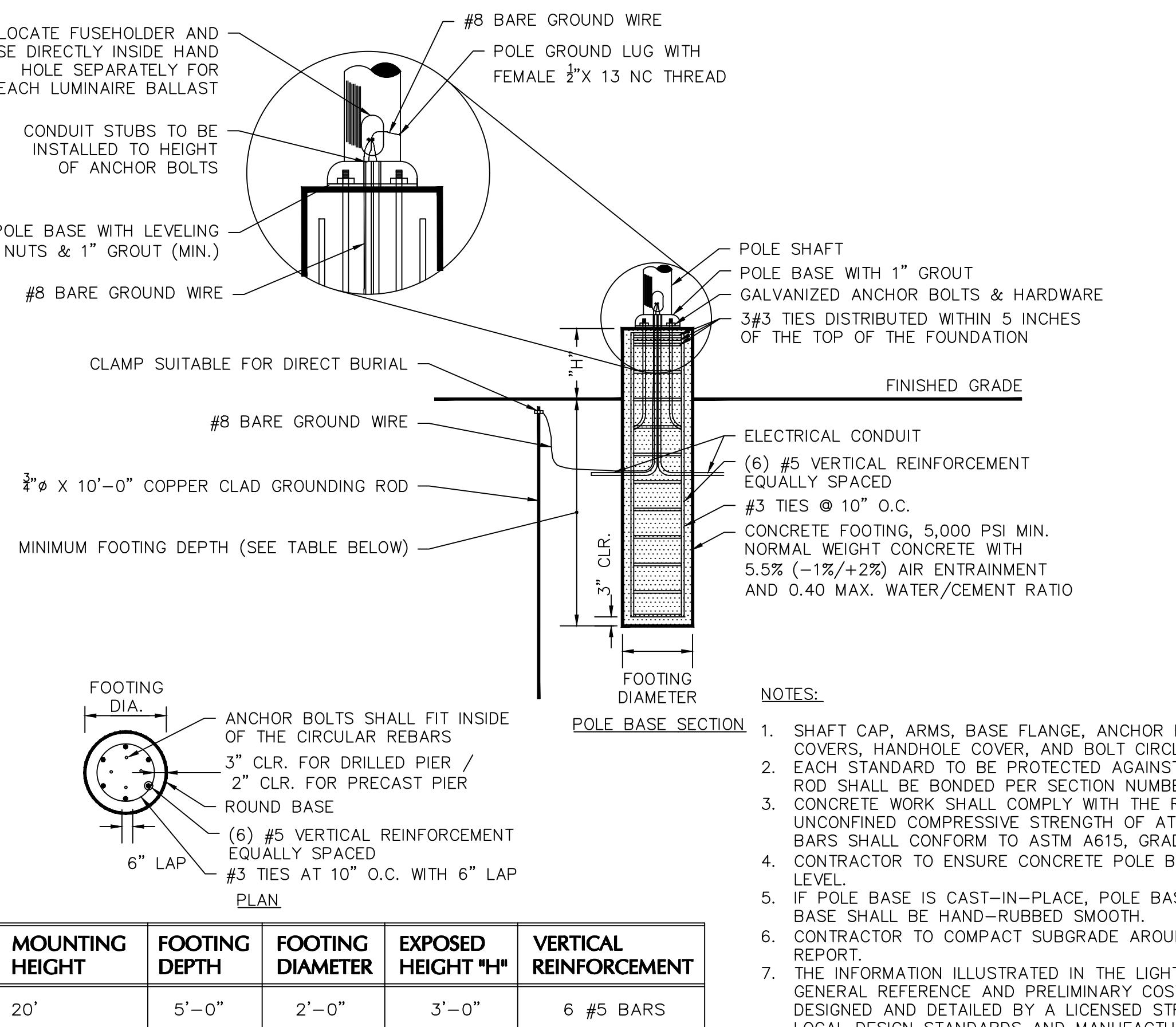
- CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/OR OWNER.
- INSTALLATION AND ELECTRICAL CONNECTIONS FOR WALL MOUNTED FIXTURES TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, UTILITY AND SITE PLANS AND TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

ADJUSTMENT AND INSPECTION

- CONTRACTOR TO OPERATE EACH LUMINAIRES AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
- CONTRACTOR TO AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
- CONTRACTOR TO CONFIRM THAT LIGHT FIXTURES, TILT ANGLE AND AIMING MATCH SPECIFICATIONS ON THE PLANS.

REQUIREMENTS FOR ALTERNATES

- ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:
 - ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER AND TENANTS. ANY COST ASSOCIATED WITH REVIEW AND/OR APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR.
 - COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES, BY ISOFOOTCANDLE, THE SYSTEM'S PERFORMANCE.
 - A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS, POINT BY POINT FOOT CANDLE PLAN, STATIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS, SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION.
 - POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
 - A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.



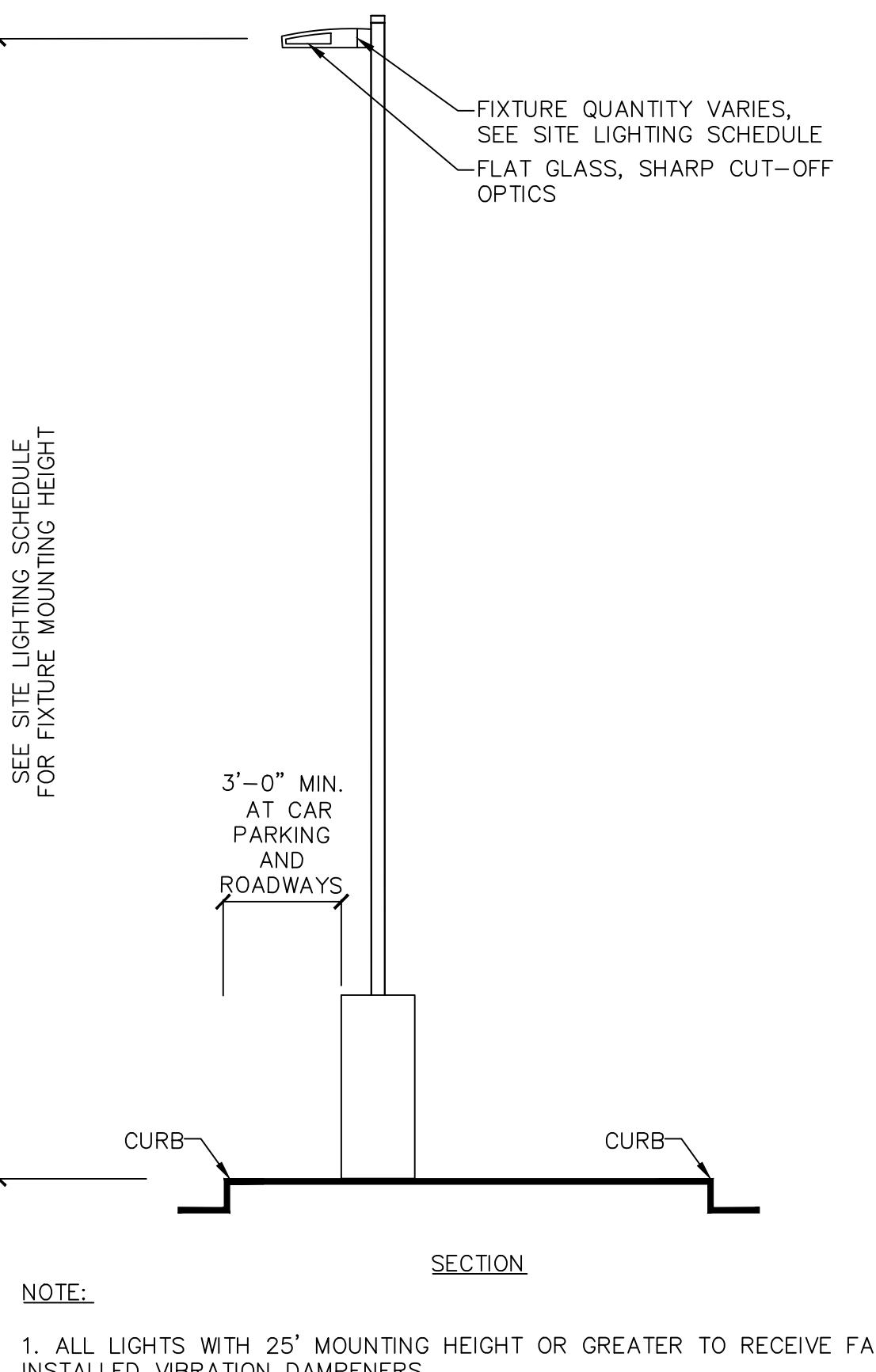
MOUNTING HEIGHT	FOOTING DEPTH	FOOTING DIAMETER	EXPOSED HEIGHT "H"	VERTICAL REINFORCEMENT
20'	5'-0"	2'-0"	3'-0"	6 #5 BARS

1

LIGHT POLE FOUNDATION DETAIL

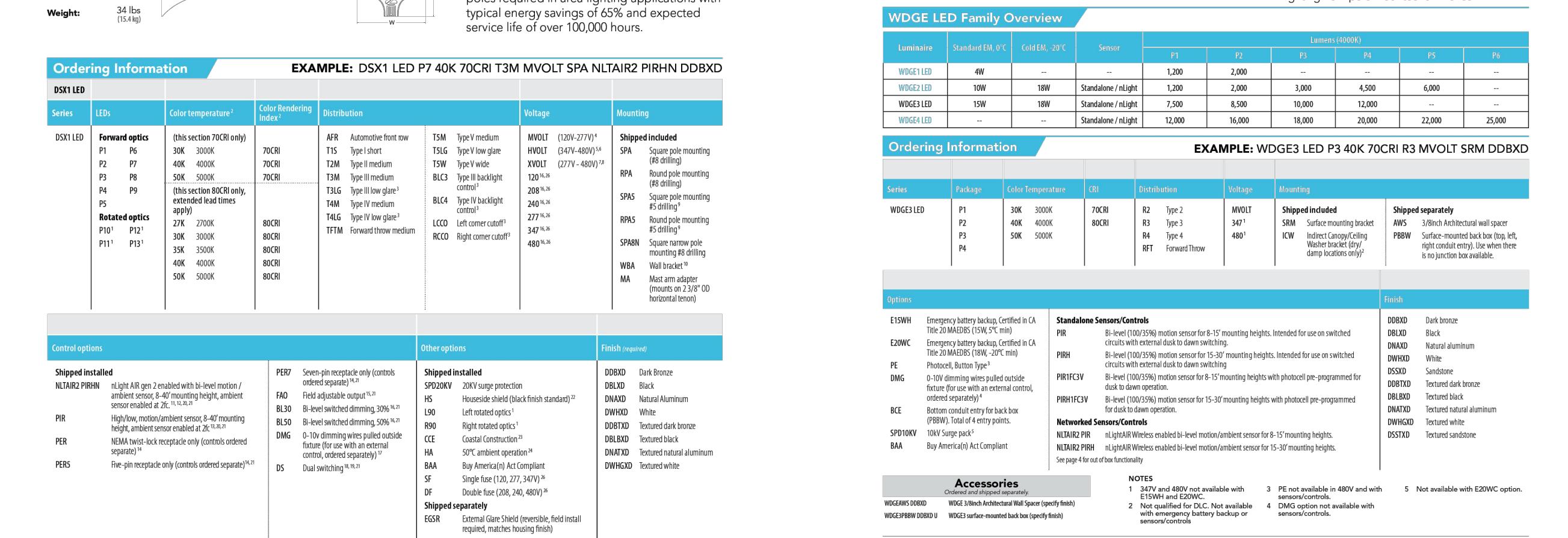
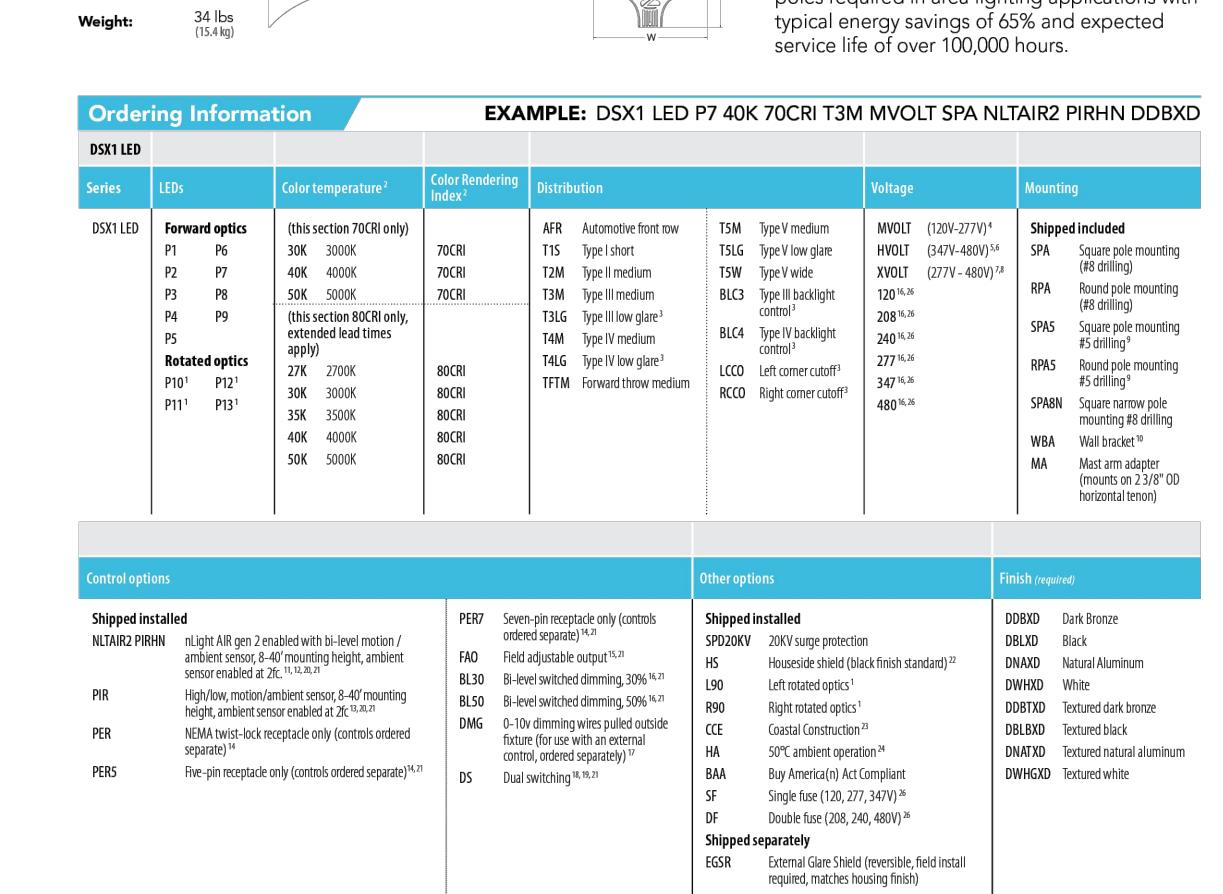
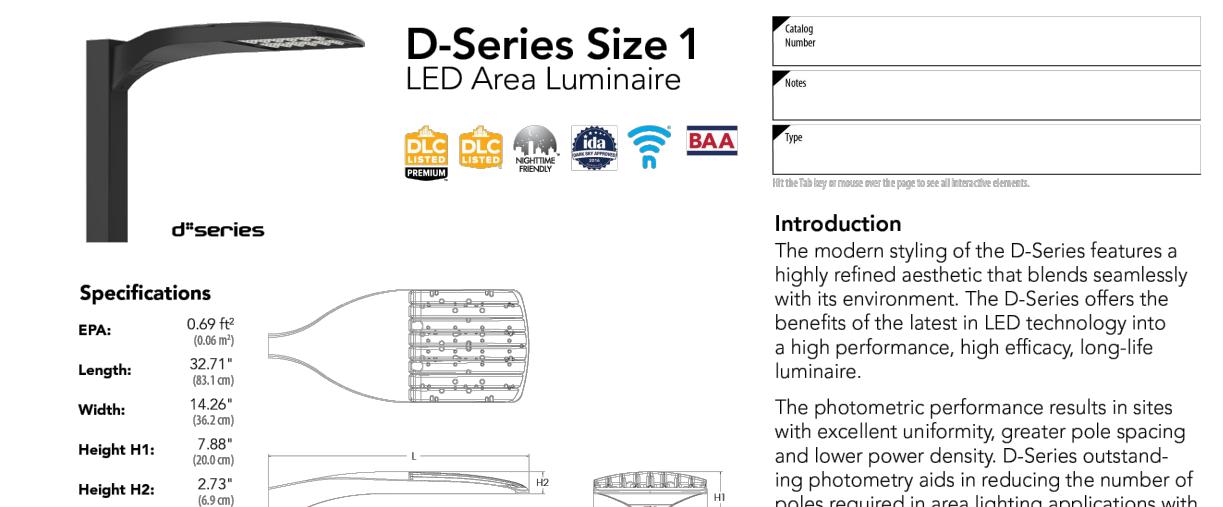
N.T.S.

NOTES: 1. SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER. 2. EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED PER SECTION NUMBER 250-86, N.E.C. 3. CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENT OF ACI 318. CAST-IN-PLACE SHALL HAVE UNCONFINED COMPRESSIVE STRENGTH OF AT LEAST 5,000 PSI AT 28-DAYS. DEFORMED REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60. 4. CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL. 5. IF POLE BASE IS CAST-IN-PLACE, POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND-RUBBED SMOOTH. 6. CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTHWORK SPECIFICATIONS / GEOTECH REPORT. 7. THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURERS RECOMMENDATIONS. 8. CONTRACTOR TO CONFIRM GROUNDING DESIGN WITH MEP.



FIXTURE ASSEMBLY

N.T.S.



PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
AR	2	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B+B	-
QP	12	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+B	-
ORNAMENTAL TREE(S)						
BND	4	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	10-12'	B+B	-

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

A

B

C

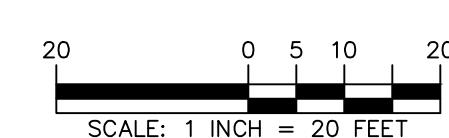
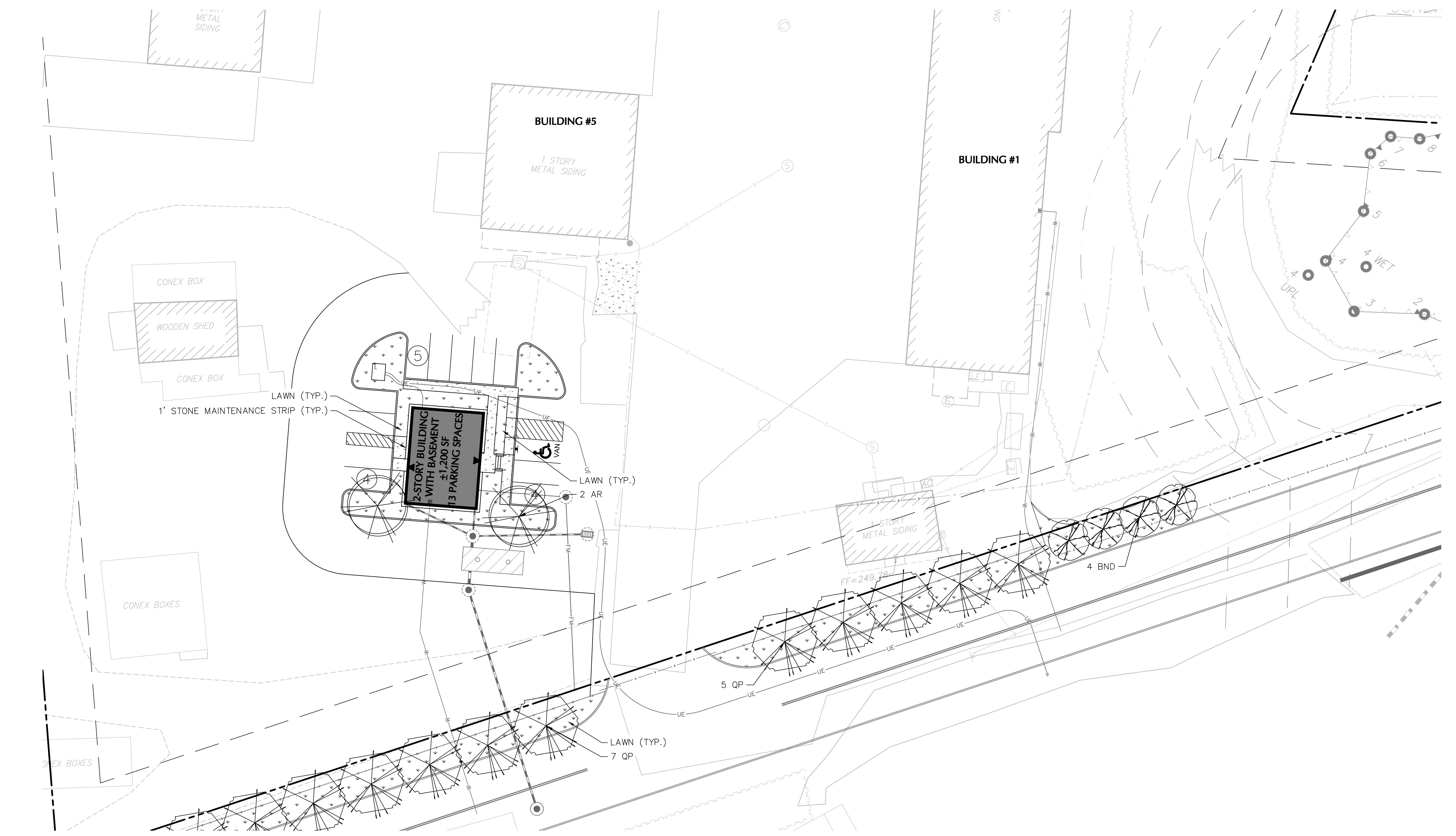
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Project No. 151022801



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Revisions		



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Project

**OFFICE BUILDING
56 OLD PAGE STREET**

STOUGHTON
NORFOLK COUNTY MASSACHUSETTS

PLANTING PLAN

Project No. 151022801 Drawing No.

Date 11/03/2023

Drawn By VC

Checked By MH

LP101

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