

TOWN OF STOUGHTON PLANNING BOARD  
APPROVAL UNDER THE SUBDIVISION CONTROL LAW.

DATE:

APPROVED \_\_\_\_\_, SUBJECT TO COVENANT  
EXECUTED BY \_\_\_\_\_, DATE \_\_\_\_\_  
AND TO BE RECORDED HERewith.

APPROVED \_\_\_\_\_, SUBJECT TO CONDITIONS  
SET FORTH IN THE CERTIFICATE OF ACTION FILED WITH  
THE TOWN CLERK ON \_\_\_\_\_.

I, \_\_\_\_\_, TOWN CLERK OF THE TOWN  
OF STOUGHTON, HEREBY CERTIFY THAT THE  
NOTICE OF APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD WAS RECEIVED AND  
RECORDED AT THIS OFFICE ON \_\_\_\_\_.  
NO NOTICE OF APPEAL WAS RECEIVED DURING  
THE TWENTY DAYS NEXT FOLLOWING SUCH  
RECEIPT AND RECORDING OF SAID NOTICE.

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

OWNER & APPLICANT:  
PEACH ORCHARD PARK, LLC  
P.O. BOX 474  
STOUGHTON, MASSACHUSETTS 02072

CIVIL ENGINEER :

STRONGPOINT

ENGINEERING SOLUTIONS, INC.

340 MANLEY STREET, UNIT 2  
WEST BRIDGEWATER, MA. 02379  
(508) 682-0229

SURVEYOR :

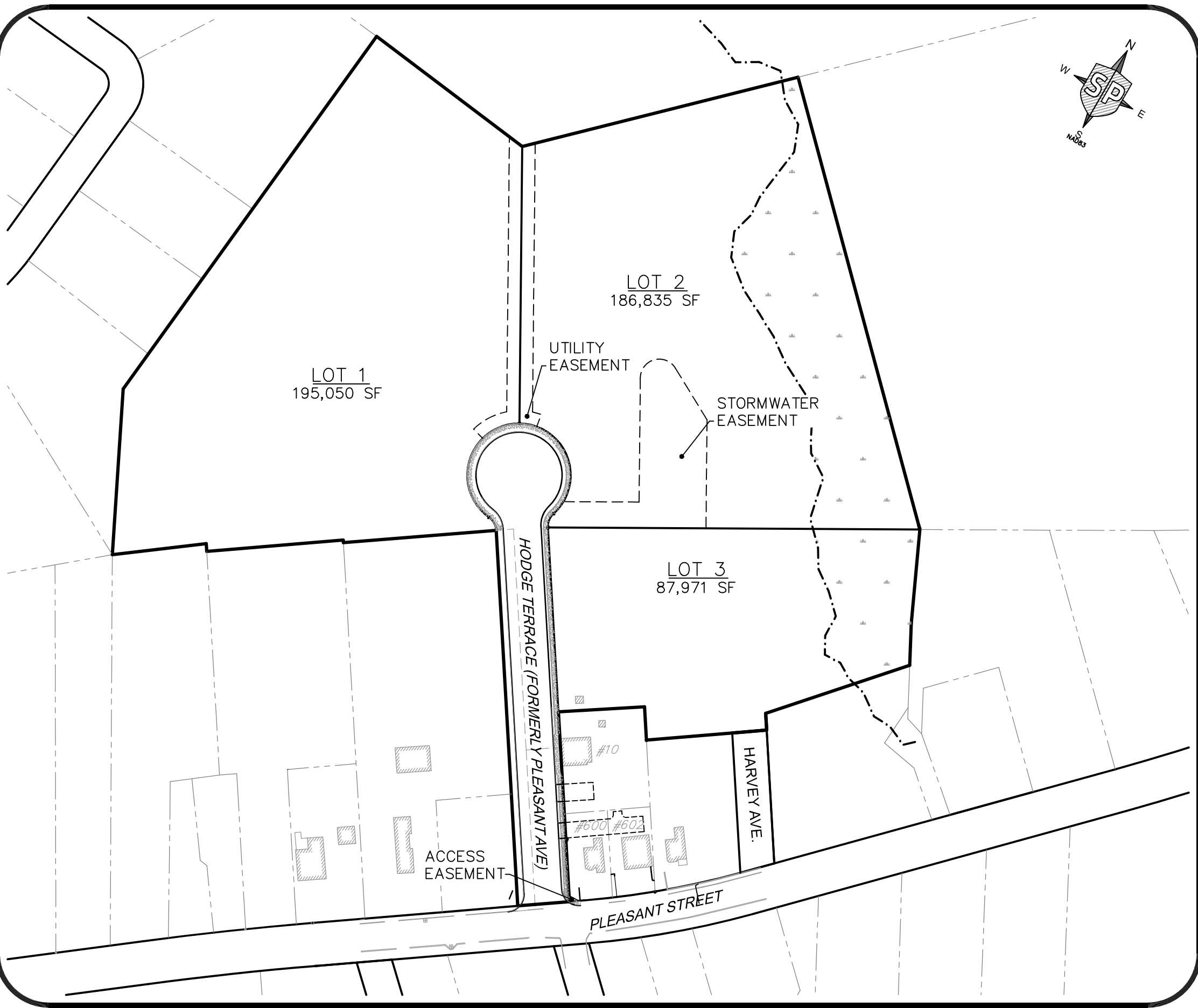
KLIM

Land Surveying, Inc.

340 Manley Street, Unit 3  
West Bridgewater, MA  
508-388-0624

WAIVERS

THE FOLLOWING WAIVERS FROM CERTAIN SECTIONS OF THE TOWN OF STOUGHTON LAND SUBDIVISION REGULATIONS ARE REQUESTED:	
SECTION IV.C.2b.7 IV.C.11 VI.A.3a VI.T VI.C.2.m.4.a)	RELIEF REQUESTED LARGE TREES NOT SHOWN ON PLAN NO ENVIRONMENTAL IMPACT STATEMENT MINIMUM RADIUS AT EDGE OF TRAVELED WAY REDUCTION FROM 30' TO 20' NO STREET TREES ON WESTERN SIDE OF RIGHT OF WAY 10' WIDE ACCESS BERM AROUND STORMWATER BASIN



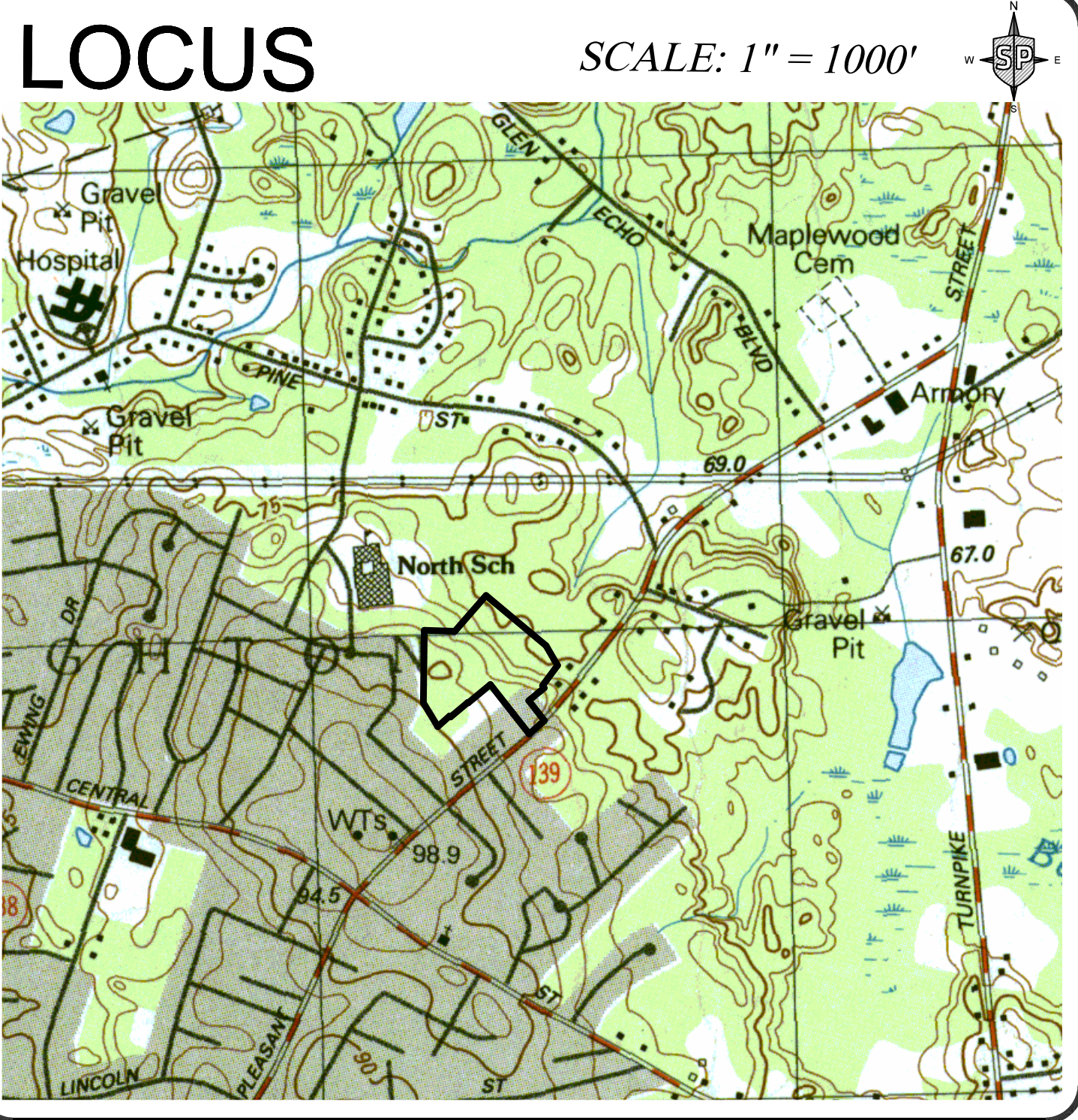
ERIC D  
DAS  
CIVIL  
No. 48158  
REGISTERED  
PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR  
STRONG POINT ENGINEERING SOLUTIONS, INC

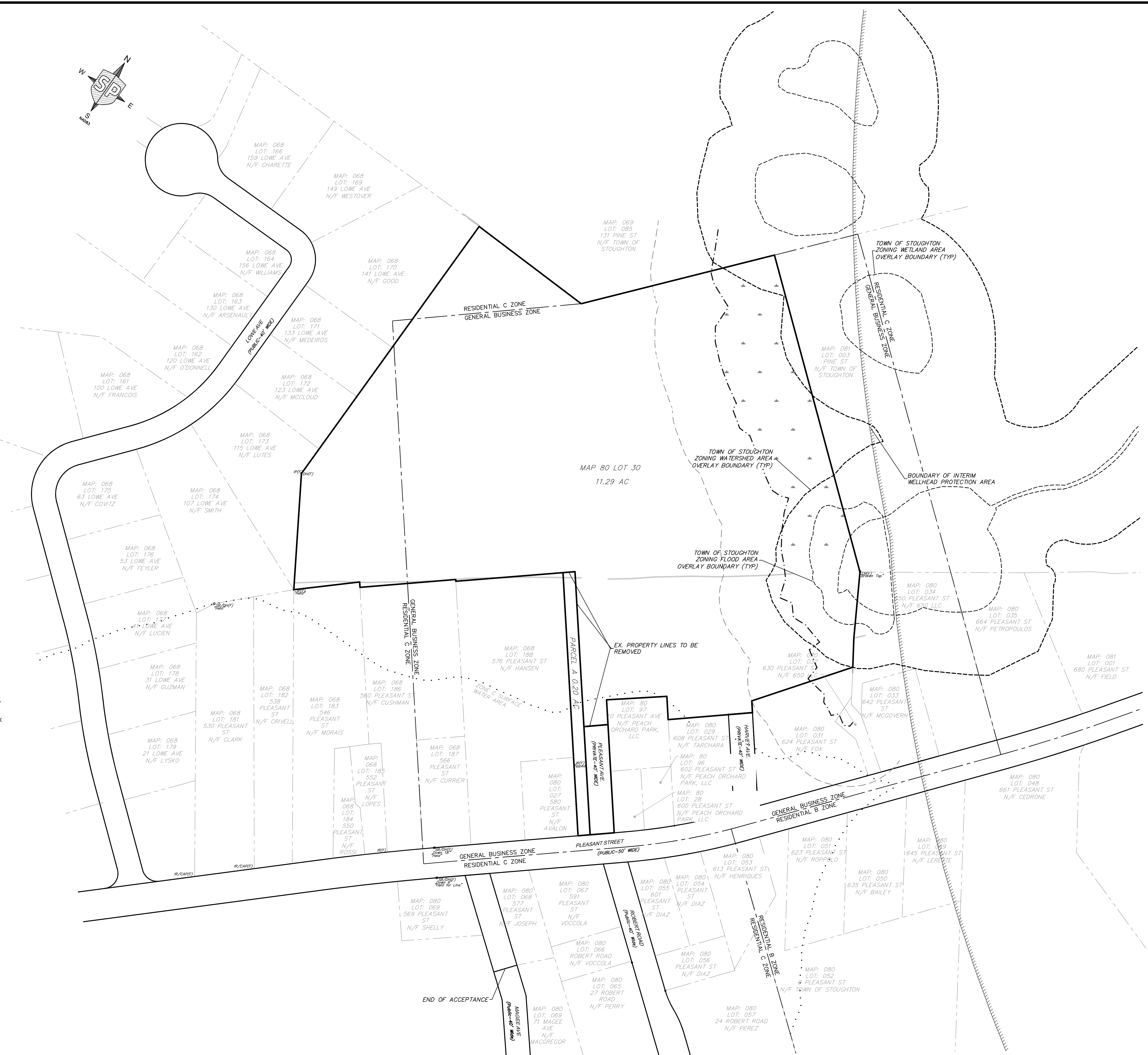
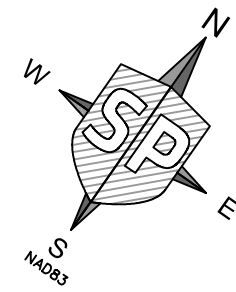
FOR REGISTRY USE ONLY

SHEET INDEX

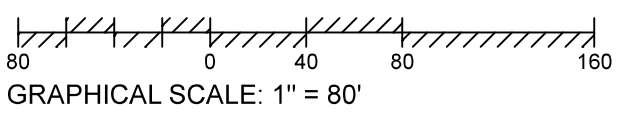
SHEET	NAME	ISSUED	REVISED
C-1	LOCUS PLAN	06/18/20	10/20/20
C-2	EXISTING CONDITIONS PLAN	06/18/20	10/20/20
C-3	LOT LAYOUT PLAN	06/18/20	10/20/20
C-4	PROPOSED LAYOUT PLAN	06/18/20	10/20/20
C-5	PROPOSED GRADING & DRAINAGE PLAN	06/18/20	10/20/20
C-5A	PROPOSED UTILITY LAYOUT PLAN	-	10/20/20
C-6	PROPOSED PLAN & PROFILE	06/18/20	10/20/20
C-7	PROPOSED EROSION CONTROL PLAN	06/18/20	10/20/20
D-1 - D-3	DETAIL SHEETS	06/18/20	10/20/20
PB-1	PLANNING BOARD DECISION	01/20/21	--







- NOTES:
1. PROPERTY BOUNDARY INFORMATION TAKEN FROM PLAN ENTITLED "PLAN OF LAND 600 PLEASANT STREET STOUGHTON, MA" BY KLIM LAND SURVEYING, INC. DATED MAY 31, 2017 AND "PLAN OF LAND #576 & #580 PLEASANT STREET STOUGHTON, MA" BY KLIM LAND SURVEYING, INC. DATED 6/5/20.
  2. ABUTTER INFORMATION TAKEN FROM THE MOST RECENT TOWN OF STOUGHTON TAX RECORDS.
  3. ZONING LINES TAKEN FROM THE MOST RECENT ZONING MAP.
  4. IWPA BOUNDARY TAKEN FROM MASSGIS. ZONE C SURFACE WATER AREA, WETLAND, FLOOD AND WATERSHED ZONING OVERLAY BOUNDARIES TAKEN FROM TOWN OF STOUGHTON GIS.



GRAPHICAL SCALE: 1" = 80'

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TOWN OF STOUGHTON PLANNING BOARD  
APPROVAL UNDER THE SUBDIVISION CONTROL LAW

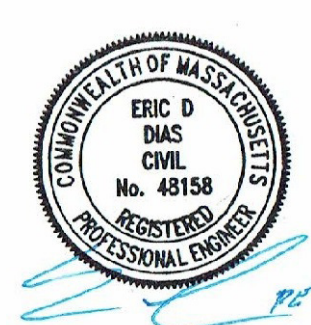
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PROFESSIONAL ENGINEER FOR  
STRONG POINT ENGINEERING SOLUTIONS, INC.

REV	DESCRIPTION	DATE
3	TOWN COMMENTS	10/20/2020
2	TOWN COMMENTS	9/16/2020
1	PAVEMENT WIDTH	7/2/2020



PROJECT NUMBER: 1610—003	
DATE OF ISSUE: JUNE 18, 2020	
SCALE: AS NOTED	
DESIGNED BY: SH	CHECKED BY: ED

PREPARED ON BEHALF OF:  
**PEACH ORCHARD PARK LLC**  
P.O. BOX 474  
STOUGHTON, MASSACHUSETTS

**DEFINITIVE PLAN**  
for  
**PEACH ORCHARD PARK**  
MAP 80 LOT 30  
STOUGHTON, MA

LOCUS PLAN	<b>C-1</b>
SHEET	2 OF 12



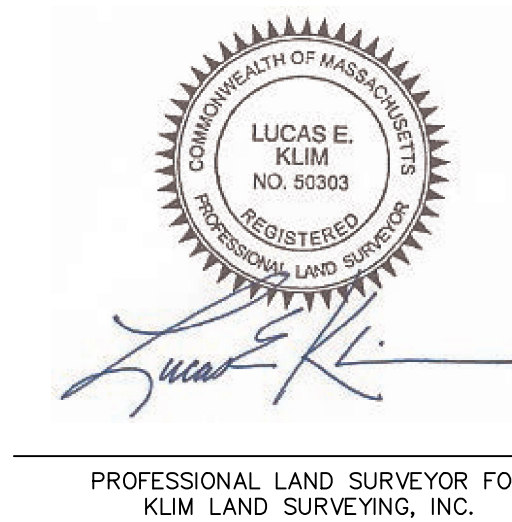
# EXISTING FEATURES

	PROPERTY LINE
	BUILDING
	EDGE OF PAVEMENT
	WETLAND BOUNDARY
	100' WETLAND BUFFER
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	SEWER/SEPTIC LINE
	SEWER MANHOLE
	WATER MAIN
	HYDRANT
	WATER SERVICE
	GAS LINE
	CATCH BASIN
	EASEMENT
	ZONING BOUNDARY
	SOIL TYPE BOUNDARY
	TEST PIT
	ZONE C SURFACE WATER AREA
	IWPA BOUNDARY

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  2. WETLANDS WERE FLAGGED BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC AND FIELD LOCATED BY KLIM LAND SURVEYING, INC IN DECEMBER 2019.
  3. EXISTING FEATURES SHOWN HERE TAKEN FROM PLANS ENTITLED "EXISTING CONDITIONS PLAN PLEASANT STREET STOUGHTON" PREPARED BY KLIM LAND SURVEYING, INC., DATED MARCH 12, 2015 AND "SEWER AS-BUILT PLAN" DATED 2/27/19 BY THIS OFFICE.
  4. THE LOCUS DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON FIRM PANEL NUMBER 25021C0337E DATED JULY 17, 2012.
  5. THE LOCUS FALLS WITHIN THE GENERAL BUSINESS "GB" ZONING DISTRICT.
  6. THE LOCUS IS MORE THAN 3,000 FEET SOUTHWEST OF THE BISHOPS LANDING CONDOMINIUM COMMUNITY WELL.
  7. VERTICAL DATUM IS NAVD88.
  8. THE LOCUS IS NOT LOCATED WITH ANY KNOWN AQUIFER PROTECTION DISTRICTS.
  9. BASED ON INFORMATION OBTAINED FROM THE TOWN OF STOUGHTON BOARD OF HEALTH RECORDS, THERE ARE NO KNOWN SEPTIC SYSTEMS OR WELLS WITHIN 100' OF THE LOCUS.
  10. SITE LOCUS DOES NOT FALL WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN.
  11. BEARINGS ARE BASED ON THE PLEASANT STREET COUNTY LAYOUT PLAN BOOK 104 NO. 159 OF 1925.
  12. THE LOCUS DOES NOT LIE IN AN ESTIMATED OR PRIORITY HABITAT OF RARE SPECIES AS SHOWN ON THE NATURAL HERITAGE AND ENDANGERED SPECIES (NHESP) ATLAS.
  13. THERE ARE NO KNOWN IWPA'S, OR ZONE IIS IN LOCUS AREA OF THE SITE PER MOST RECENT MASS GIS DATA.
  14. THE ENTIRE LOCUS FALLS WITHIN THE STOUGHTON ZONE IIB GROUNDWATER AREA. A PORTION OF THE LOCUS FALLS WITHIN THE ZONE C SURFACE WATER AREA AS SHOWN ON THE TOWN OF STOUGHTON GIS.
  15. BORINGS WERE ADVANCED BY HTE NORTHEAST, INC ON AUGUST 20, 2014.
  16. SOIL INFORMATION FROM THE NRCS SOIL SURVEY FOR NORFOLK AND SUFFOLK COUNTIES.
  17. THERE ARE NO KNOWN DECISIONS OF THE ZONING BOARD OF APPEALS, INCLUDING BUT NOT LIMITED TO VARIANCES AND EXCEPTIONS, REGARDING THE LAND OR THE BUILDINGS WITHIN.
  18. TOTAL SITE AREA IS 11.65 ACRES.
  19. CONTOURS SHOW ON MAP 68 LOT 188 AND MAP 80 LOT 27 TAKEN FROM MASSGIS LIDAR DATA

## GEOTECHNICAL BORINGS SCHEDULE

HTE-1 REFUSAL=9.0' ELEV=269.00±	HTE-8 REFUSAL=6.5' ELEV=285.85
HTE-2 BOTTOM=10.25' NO REFUSAL	HTE-9 BOTTOM=20.5' NO REFUSAL
HTE-3 BOTTOM=10.75' NO REFUSAL	HTE-10 REFUSAL=14.0' ELEV=265.85±
HTE-4 REFUSAL=8.0' ELEV=272.85±	HTE-11 REFUSAL=15.3' ELEV=256.35±
HTE-5 REFUSAL=6.5' ELE=279.00±	HTE-12 BOTTOM=10.25' NO REFUSAL
HTE-6 REFUSAL=7.5' ELEV=280.50±	HTE-13 REFUSAL=7.0' ELEV=249.80±
HTE-7 REFUSAL=19.5' ELEV=270.00±	



PROFESSIONAL LAND SURVEYOR FOR  
KLIM LAND SURVEYING, INC.

GRAPHICAL SCALE: 1" = 50'



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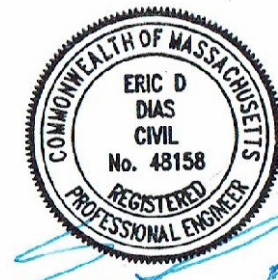
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PROFESSIONAL ENGINEER FOR  
STRONG POINT ENGINEERING SOLUTIONS, INC

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1	PAVEMENT WIDTH	7/2/2020



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P.O. BOX 474  
STOUGHTON, MASSACHUSETTS

**DEFINITIVE PLAN**  
by  
**PEACH ORCHARD PARK**

MAP 80 LOT 30

STOUGHTON, MA

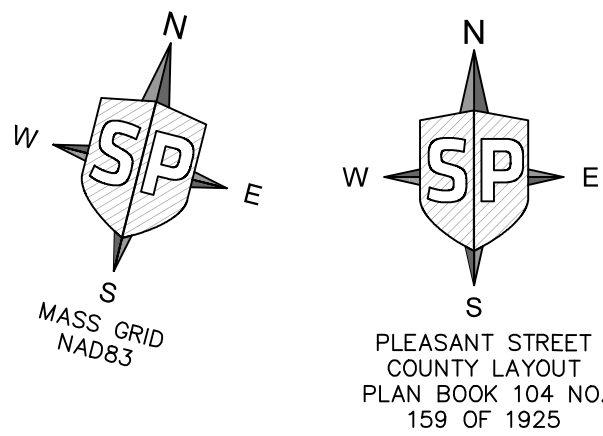
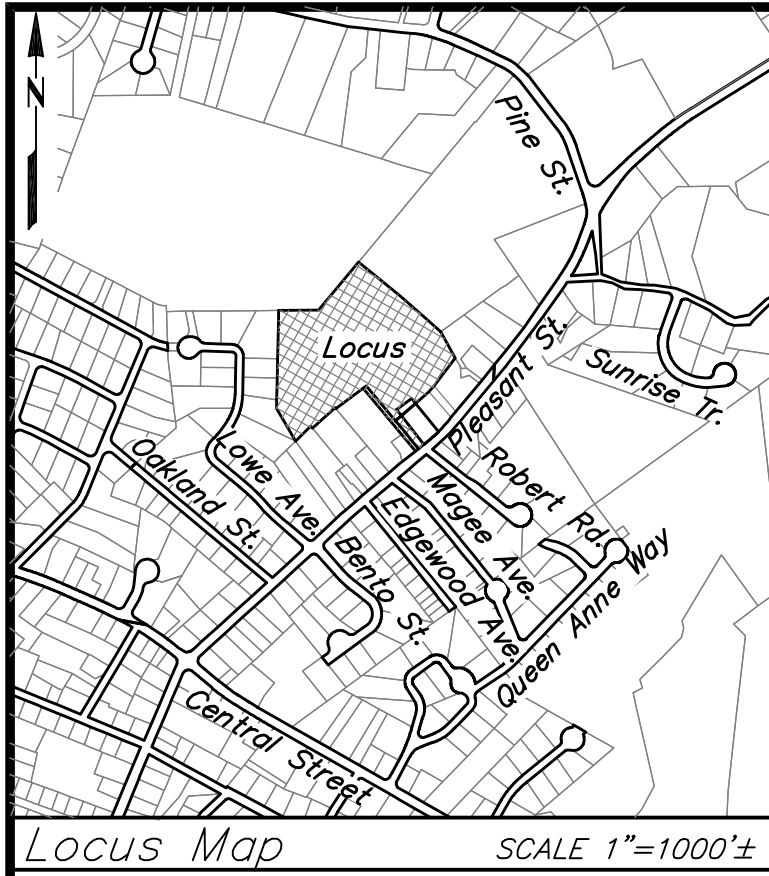
EXISTING  
CONDITIONS  
PLAN

C-2

SHEET 3 OF 12

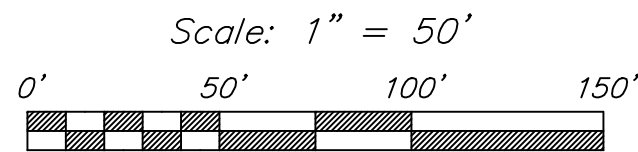
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ZONING TABLE GENERAL BUSINESS DISTRICT	
	REQUIRED
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	50 FT
MINIMUM LOT FRONTAGE	50 FT
MINIMUM LOT DEPTH	75 FT
MINIMUM FRONT YARD	15 FT
MINIMUM SIDE YARD	5 FT
MINIMUM REAR YARD	30 FT
SHAPE FACTOR	<30
MAX BUILDING AREA	70%
MINIMUM OPEN SPACE	10%

ZONING TABLE RESIDENCE C DISTRICT	
	REQUIRED
MINIMUM LOT AREA	40,000 SF
MINIMUM LOT WIDTH	100 FT
MINIMUM LOT FRONTAGE	100 FT
MINIMUM LOT DEPTH	120 FT
MINIMUM FRONT YARD	35 FT
MINIMUM SIDE YARD	15 FT
MINIMUM REAR YARD	40 FT
SHAPE FACTOR	<30
MAX BUILDING AREA	25%
MINIMUM OPEN SPACE	50%



Assessors Reference: 80-30

Owner: Peach Orchard Park, LLC

Deed Reference: Book 35235 Page 483  
Book 38175 Page 271

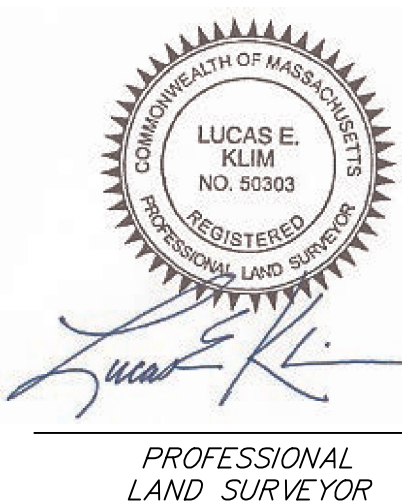
Plan References: Book 203 Page 300  
Book 204 Page 1281  
Book 286 Page 1120  
Book 2127 Page 385  
Book D2893 Page 007  
Book D3541 Page 150  
Book 661 Page 7  
Book 692 Page 79  
LC Plans 12303 A-D  
Unrecorded "Plan of Land in Stoughton, Mass.,  
Prepared By: Gale Engineering Company, Inc.,  
Dated: 2-11-87, Scale: 1"=60', Job No. 4779"

Layout: Plan Book: 104 Filed as No.:159 of 1925

I CERTIFY THAT THIS PLAN HAS BEEN  
PREPARED IN CONFORMITY WITH THE  
RULES AND REGULATIONS OF THE  
REGISTERS OF DEEDS AND WAS PREPARED  
IN ACCORDANCE WITH THE PROCEDURAL  
AND TECHNICAL STANDARDS FOR THE  
PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.

October 21, 2020

DATE



PROFESSIONAL  
LAND SURVEYOR

## WAIVERS

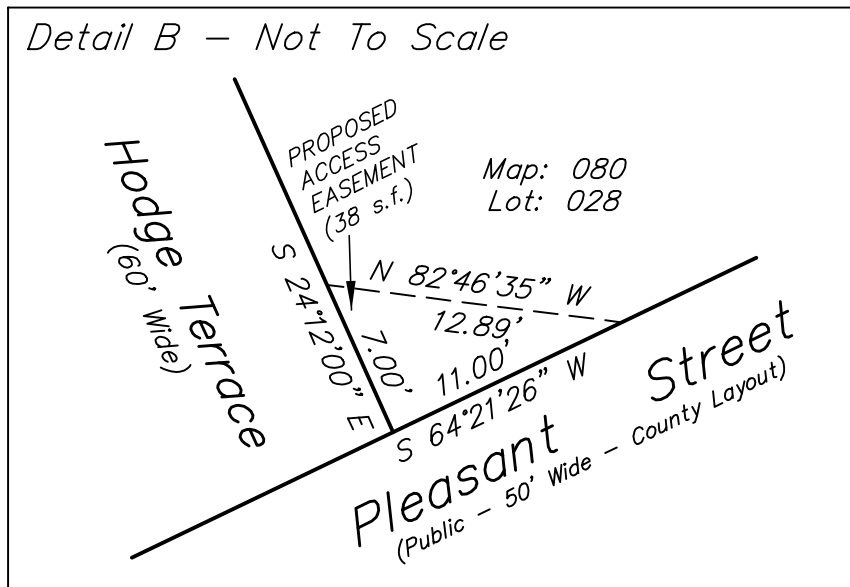
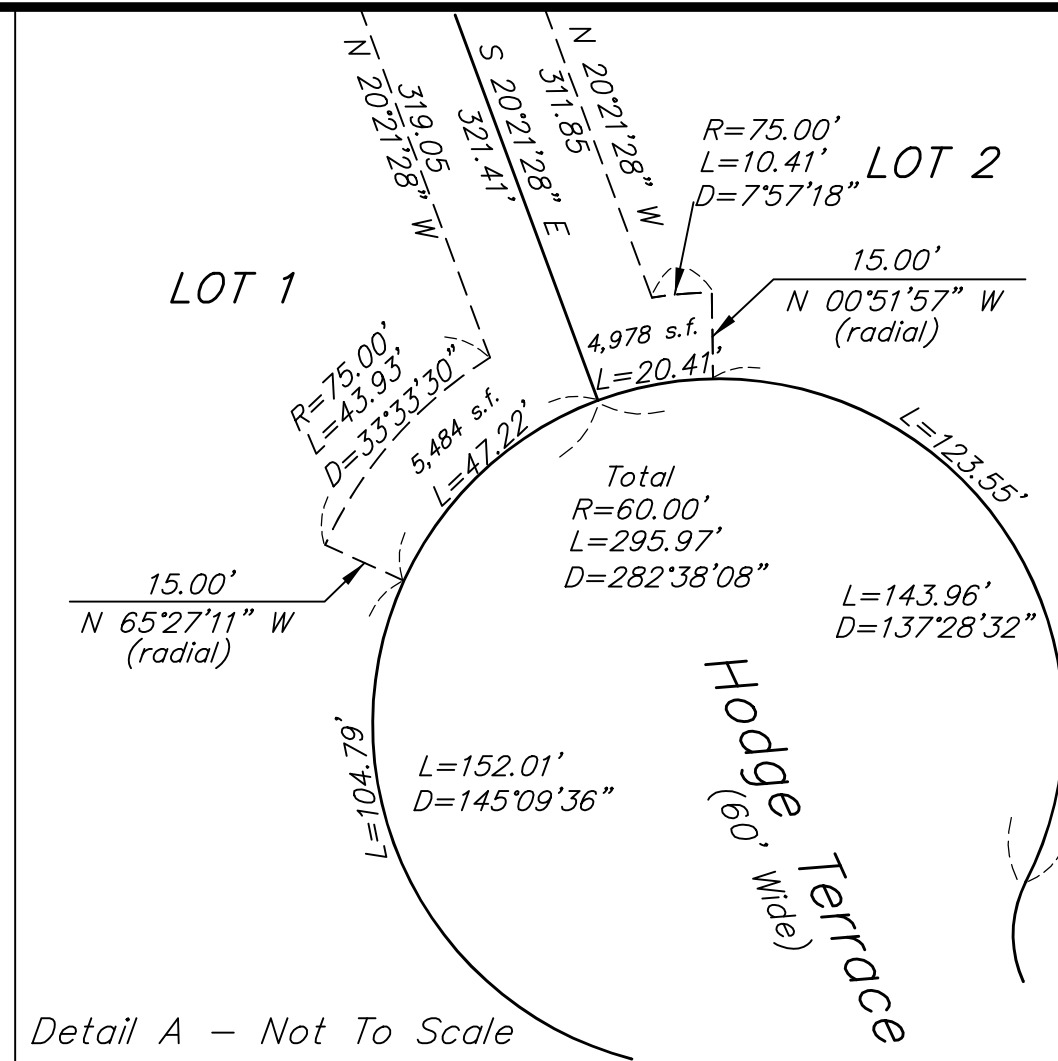
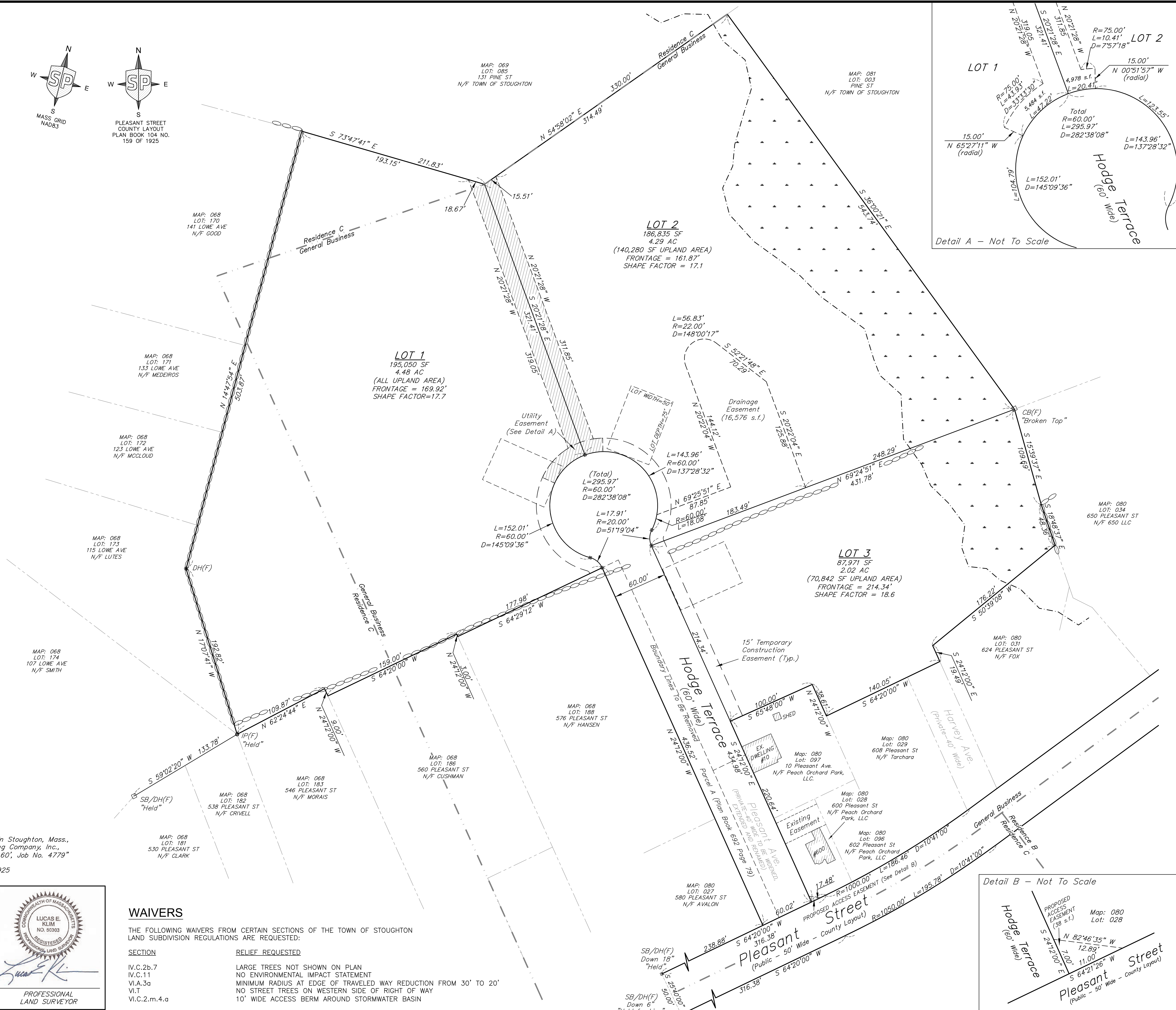
THE FOLLOWING WAIVERS FROM CERTAIN SECTIONS OF THE TOWN OF STOUGHTON  
LAND SUBDIVISION REGULATIONS ARE REQUESTED:

### SECTION

IV.C.2b.7  
IV.C.11  
VI.A.3a  
VI.T  
VI.C.2.m.4.a

### RELIEF REQUESTED

LARGE TREES NOT SHOWN ON PLAN  
NO ENVIRONMENTAL IMPACT STATEMENT  
MINIMUM RADIUS AT EDGE OF TRAVELED WAY REDUCTION FROM 30' TO 20'  
NO STREET TREES ON WESTERN SIDE OF RIGHT OF WAY  
10' WIDE ACCESS BERM AROUND STORMWATER BASIN



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P.O. BOX 474  
STOUGHTON, MASSACHUSETTS

DEFINITIVE PLAN  
by  
PEACH ORCHARD PARK

MAP 80 LOT 30  
STOUGHTON, MA

LOT  
LAYOUT  
PLAN

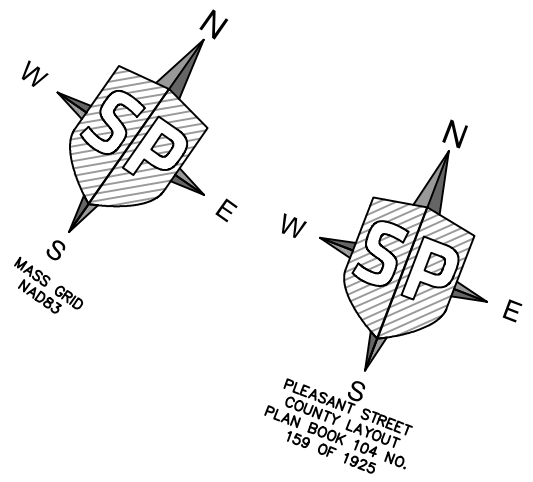
C-3

SHEET 4 OF 12









DRAINAGE STRUCTURE TABLE

CB-103A RIM=276.80 INV=272.30	DMH-101 RIM=278.08 INV IN=273.22 INV IN=269.52 INV OUT=269.42
CB-103B RIM=275.80 INV=272.30	CB-100 RIM=277.63 INV=273.80
DMH-103 RIM=276.93 INV IN=272.07 (2) INV OUT=271.72	DMH-100 RIM=277.78 INV IN=272.68 INV IN=269.03 INV OUT=268.93
DMH-102 RIM=279.27 INV IN=270.22 INV OUT=270.12	DMH-100A (STC-450) RIM=267.00 INV IN=261.89 INV OUT=261.64
CB-101 RIM=277.63 INV=273.80	FES-100 INV=257.50
	FES-1 INV=255.50

DRAINAGE PIPE TABLE					
TO	FROM	LENGTH	SLOPE	DIAMETER	MATERIAL
CB-103A	DMH-103	46'	0.5%	12"	RCP
CB-103B	DMH-103	44'	0.5%	12"	RCP
DMH-103	DMH-102	300'	0.5%	15"	RCP
DMH-102	DMH-101	120'	0.5%	15"	RCP
CB-101	DMH-101	29'	2.0%	12"	RCP
DMH-101	DMH-100	26'	1.5%	16"	RCP
CB-100	DMH-100	16'	7.0%	12"	RCP
DMH-100	DMH-100A (STC)	80'	8.8%	15"	RCP
DMH-100A (STC)	FES-100	47'	8.8%	15"	RCP
OCS-1	FES-1	34'	1.0%	12"	RCP

EXISTING FEATURES

—————	PROPERTY LINE
	BUILDING
—————	EDGE OF PAVEMENT
—————	WETLAND BOUNDARY
—————	100' WETLAND BUFFER
—————	INDEX CONTOUR
—————	INTERMEDIATE CONTOUR
S — S	SEWER/SEPTIC LINE
⊙	SEWER MANHOLE
W — W	WATER MAIN
⊙	HYDRANT
⊙	WATER SERVICE
G — G	GAS LINE
⊕	CATCH BASIN
—————	EASEMENT
—————	GIS INDEX CONTOUR
—————	GIS INTERMEDIATE CONTOUR

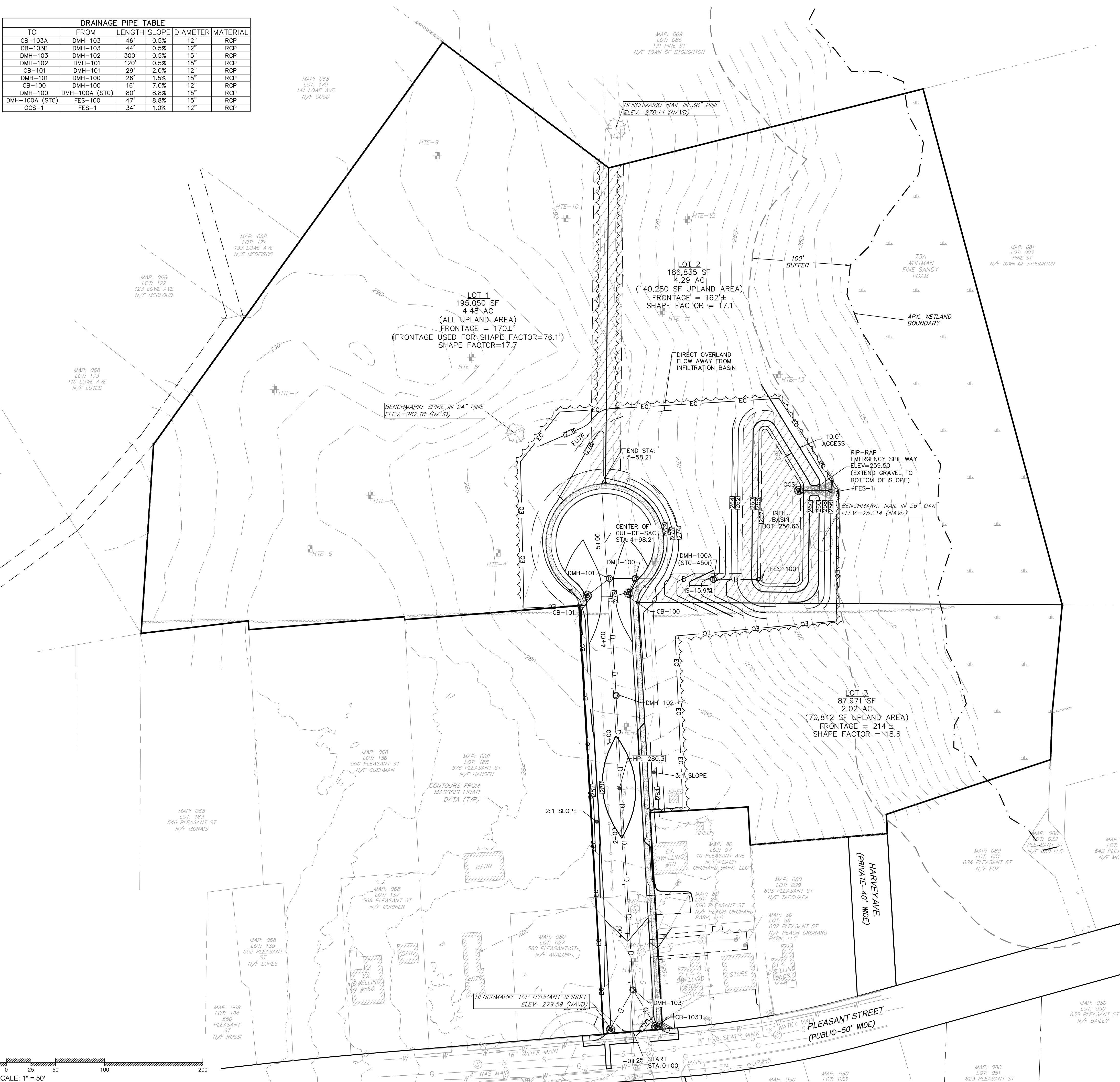
PROPOSED FEATURES

—————	PROPERTY LINE
—————	EDGE OF ROADWAY
	SIDEWALK
—————	INDEX CONTOUR
—————	INTERMEDIATE CONTOUR
⊕	CATCH BASIN
⊙	DRAIN MANHOLE
D — D	DRAIN LINE

NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS/AND OR ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THESE PLANS ARE BASED ON THE 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 LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- INSTALLATION OF ALL UTILITIES SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF STOUGHTON DEPARTMENT OF PUBLIC WORKS AND/OR UTILITY AGENCY RESPONSIBLE FOR THEIR INSTALLATION AND MAINTENANCE. WHERE DISCREPANCIES EXIST BETWEEN INFORMATION PRESENTED HERE AND THOSE REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- PIPE MEASUREMENTS AND SLOPE CALCULATIONS ARE GIVEN CENTER-TO-CENTER OF STRUCTURES.
- CLEARING AND GRUBBING AREA TO BE MINIMUM ALLOWABLE TO ACCOMPLISH PROPOSED WORK.
- E-T-C UTILITIES WILL BE UNDERGROUND TO THE MAXIMUM EXTENT PRACTICABLE.
- LOCATION OF GAS AND E-T-C UTILITIES SHOWN SCHEMATICALLY ONLY. FINAL DESIGN SUBJECT TO REVISION BY RESPONSIBLE UTILITY COMPANY IN KEEPING WITH THE INTENT SHOWN HERE. ALL CONNECTIONS REQUIREMENTS OF UTILITY COMPANY SHALL BE MET.
- CONFIRMATORY TEST PITS SHALL BE PERFORMED IN THE AREA OF THE PROPOSED STORMWATER BASIN BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

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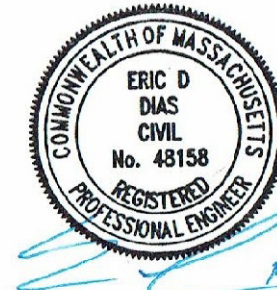
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DEFINITIVE PLAN  
for  
PEACH ORCHARD PARK

MAP 80 LOT 30

STOUGHTON, MA

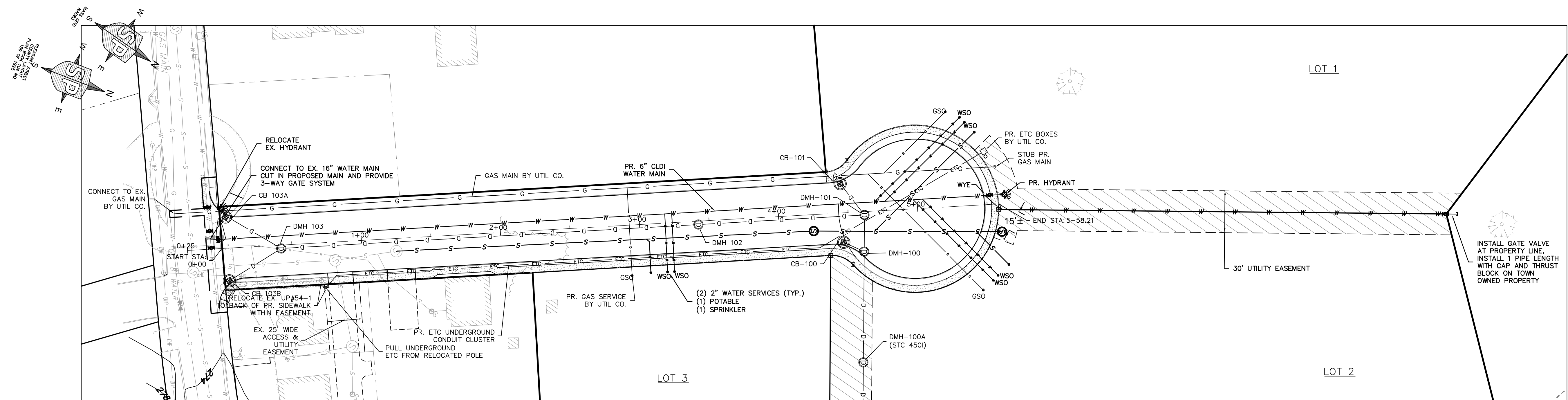
PROPOSED  
GRADING &  
DRAINAGE PLAN

C-5

SHEET 6 OF 12

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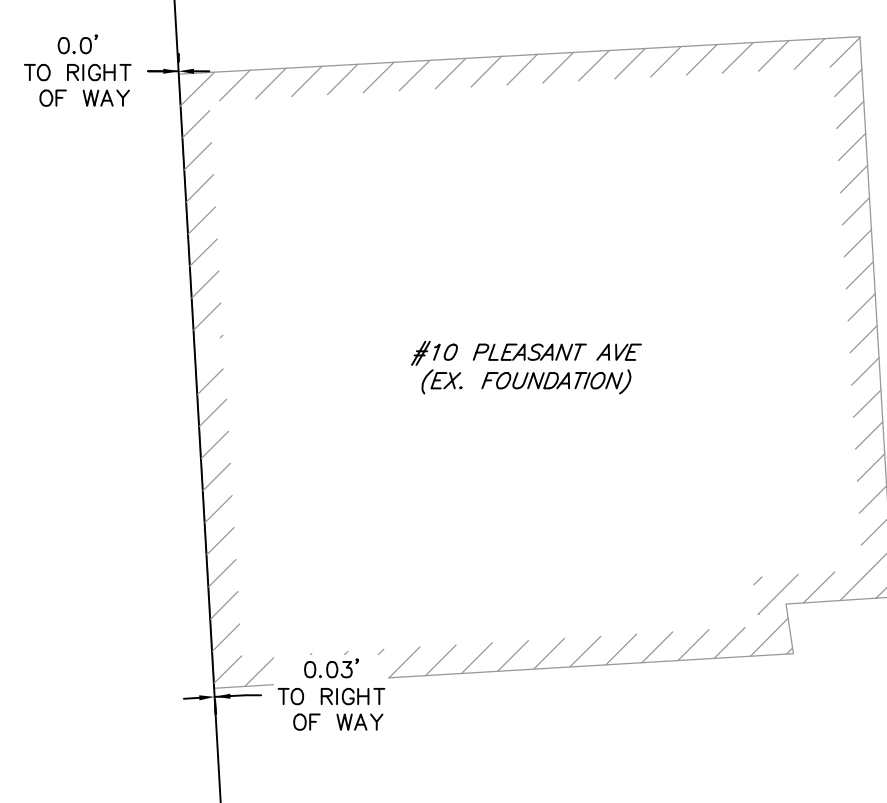


PROPOSED UTILITY LAYOUT  
SCALE: 1"=40'

NOTE: PROPOSED UTILITY SERVICE LOCATIONS ARE APPROXIMATE TO CONVEY INTENT AND FINAL LOCATION IS SUBJECT TO CHANGE UPON SITE PLAN REVIEW FOR EACH PARCEL.

#### PROPOSED FEATURES

- DRAIN MANHOLE
- CATCH BASIN
- DRAIN LINE
- SEWER MANHOLE
- SEWER MAIN
- SEWER SERVICE
- SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE
- GATE VALVE
- HYDRANT
- WATER SHUTOFF
- GAS MAIN
- GAS SERVICE
- GAS SHUTOFF
- UTILITY POLE
- ETC CONDUIT CLUSTER



SETBACK DETAIL  
NOT TO SCALE



PROPOSED ROADWAY DETAIL  
SCALE: 1"=20'

FOR REGISTRY USE ONLY

TOWN OF STOUGHTON PLANNING BOARD  
APPROVAL UNDER THE SUBDIVISION CONTROL LAW

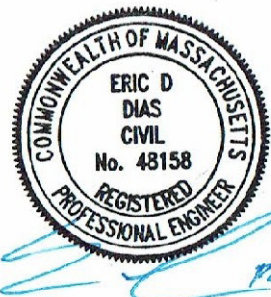
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EXECUTED BY \_\_\_\_\_, DATE \_\_\_\_\_  
AND TO BE RECORDED HERewith.

APPROVED \_\_\_\_\_, SUBJECT TO CONDITIONS  
SET FORTH IN THE CERTIFICATE OF ACTION FILED WITH  
THE TOWN CLERK ON \_\_\_\_\_.

I, \_\_\_\_\_, TOWN CLERK OF THE TOWN  
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PLANNING BOARD WAS RECEIVED AND RECORDED  
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TOWN CLERK DATE



PROFESSIONAL ENGINEER FOR  
STRONG POINT ENGINEERING SOLUTIONS, INC.

REV	DESCRIPTION	DATE
3	TOWN COMMENTS	10/20/2020
2	TOWN COMMENTS	9/16/2020
1	PAVEMENT WIDTH	7/2/2020



PROJECT NUMBER: 1610-003

DATE OF ISSUE: JUNE 18, 2020

SCALE: AS NOTED

DESIGNED BY: SH CHECKED BY: ED

PREPARED ON BEHALF OF:  
**PEACH ORCHARD PARK LLC**  
P.O. BOX 474  
STOUGHTON, MASSACHUSETTS

DEFINITIVE PLAN  
for  
**PEACH ORCHARD PARK**  
MAP 80 LOT 30  
STOUGHTON, MA

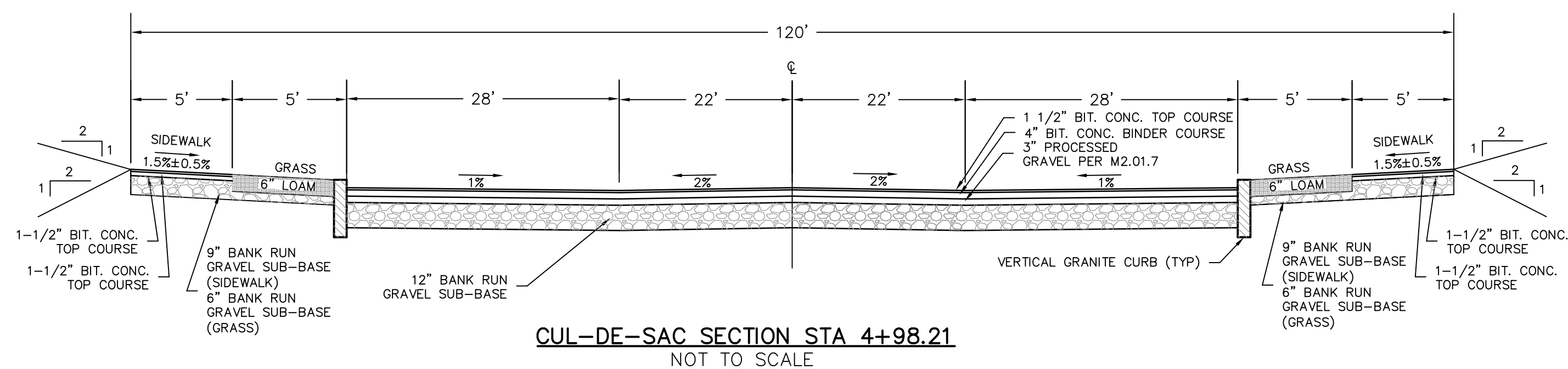
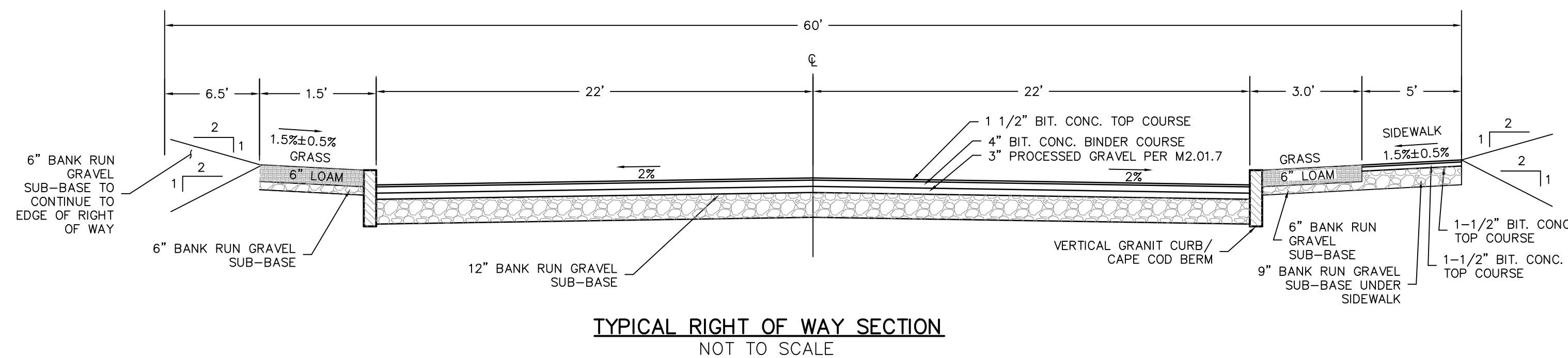
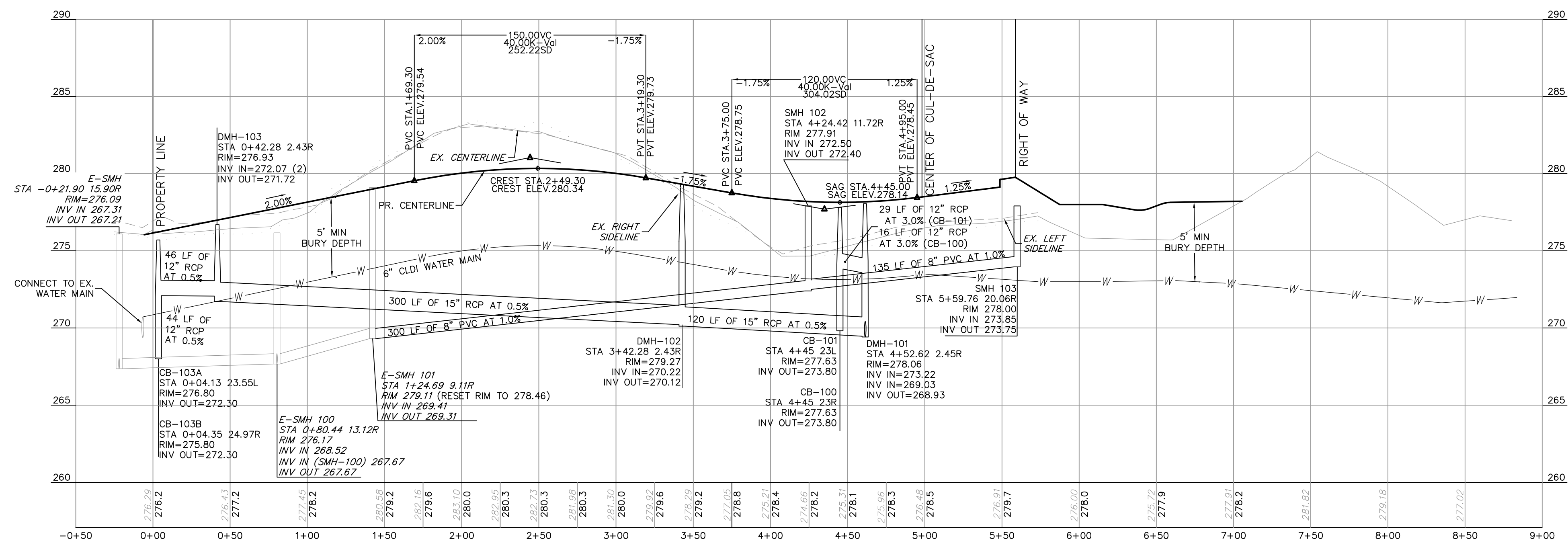
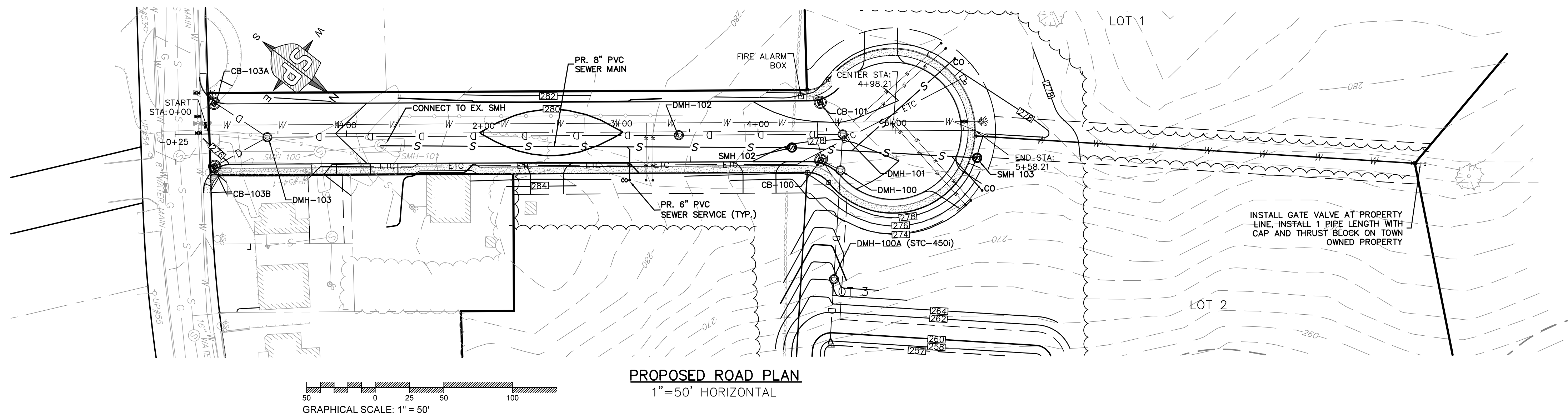
PROPOSED  
UTILITY LAYOUT

C-5A

SHEET 7 OF 12

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TOWN OF STOUGHTON PLANNING BOARD  
APPROVAL UNDER THE SUBDIVISION CONTROL LAW

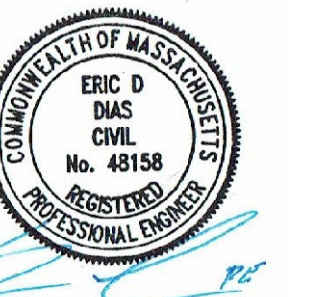
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TOWN CLERK: \_\_\_\_\_ DATE: \_\_\_\_\_



PROFESSIONAL ENGINEER FOR  
STRONG POINT ENGINEERING SOLUTIONS, INC.

REV	DESCRIPTION	DATE
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2	TOWN COMMENTS	9/16/2020
1	PAVEMENT WIDTH	7/2/2020



PROJECT NUMBER: 1610-003  
DATE OF ISSUE: JUNE 18, 2020  
SCALE: AS NOTED  
DESIGNED BY: SH CHECKED BY: ED

PREPARED ON BEHALF OF:  
**PEACH ORCHARD PARK LLC**  
P.O. BOX 474  
STOUGHTON, MASSACHUSETTS

**DEFINITIVE PLAN**  
for  
**PEACH ORCHARD PARK**  
MAP 80 LOT 30  
STOUGHTON, MA

PROPOSED  
PLAN &  
PROFILE

**C-6**  
SHEET 6 OF 12



THE FOLLOWING PROVIDES A GENERAL PROTOCOL FOR MINIMUM EROSION CONTROL SEQUENCING AND REQUIREMENTS RELATIVE TO THE PROPOSED ROADWAY CONSTRUCTION. THE DETAILS PROVIDED ARE A MINIMUM GUIDE ONLY. ADDITIONAL CONTROLS MAY BE IMPLEMENTED OR SEQUENCING ADJUSTED AS APPROPRIATE IN KEEPING WITH THE INTENT OF THE PROTOCOL GIVEN.

- ### EXISTING FEATURES

## PROPOSED FEATURES

GRAPHICAL SCALE: 1" = 50'



TOWN OF STOUGHTON PLANNING BOARD  
APPROVAL UNDER THE SUBDIVISION CONTROL LAW

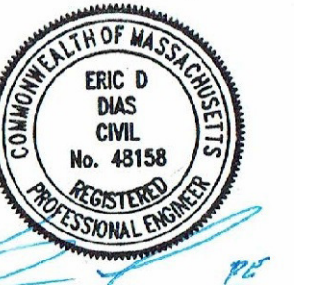
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EXECUTED BY \_\_\_\_\_, DATE \_\_\_\_\_,  
AND TO BE RECORDED HEREWITH.

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PROFESSIONAL ENGINEER FOR  
STRONG POINT ENGINEERING SOLUTIONS, INC

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1	PAVEMENT WIDTH	7/2/2020
REV	DESCRIPTION	DATE



PROJECT NUMBER: 1610-003

DATE OF ISSUE: JUNE 18, 2020

SCALE: AS NOTED

DESIGNED BY: SH	CHECKED BY: FD
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PREPARED ON BEHALF OF:

PEACH ORCHARD PARK LLC  
P.O. BOX 474  
STOUGHTON, MASSACHUSETTS

DEFINITIVE PLAN  
for  
PEACH ORCHARD PARK

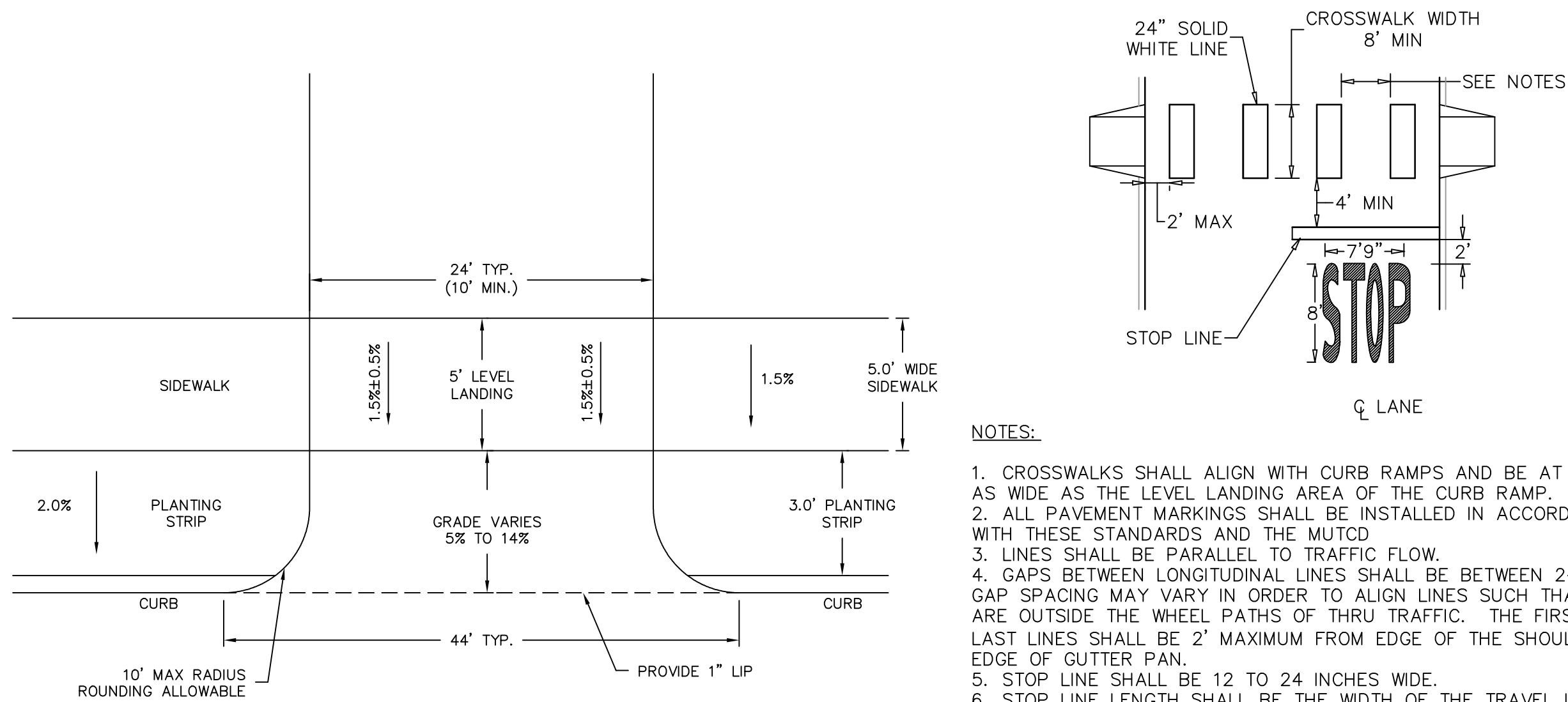
MAP 80 LOT 30  
TOUGHTON, MA

PROPOSED  
EROSION CONTROL  
PLAN

C-7

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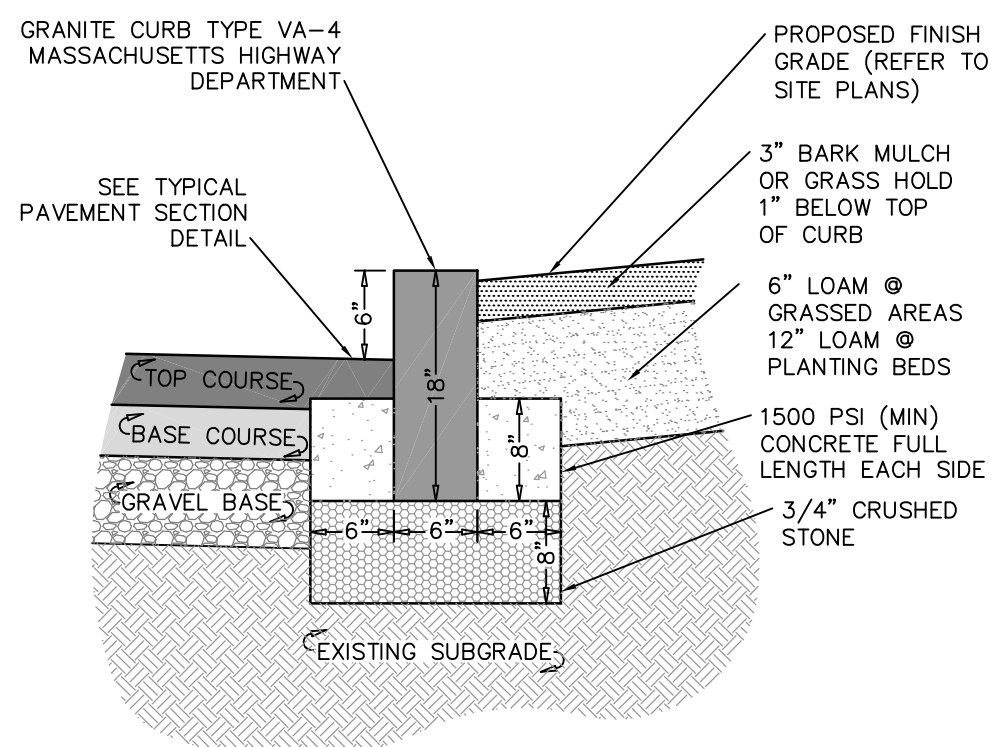




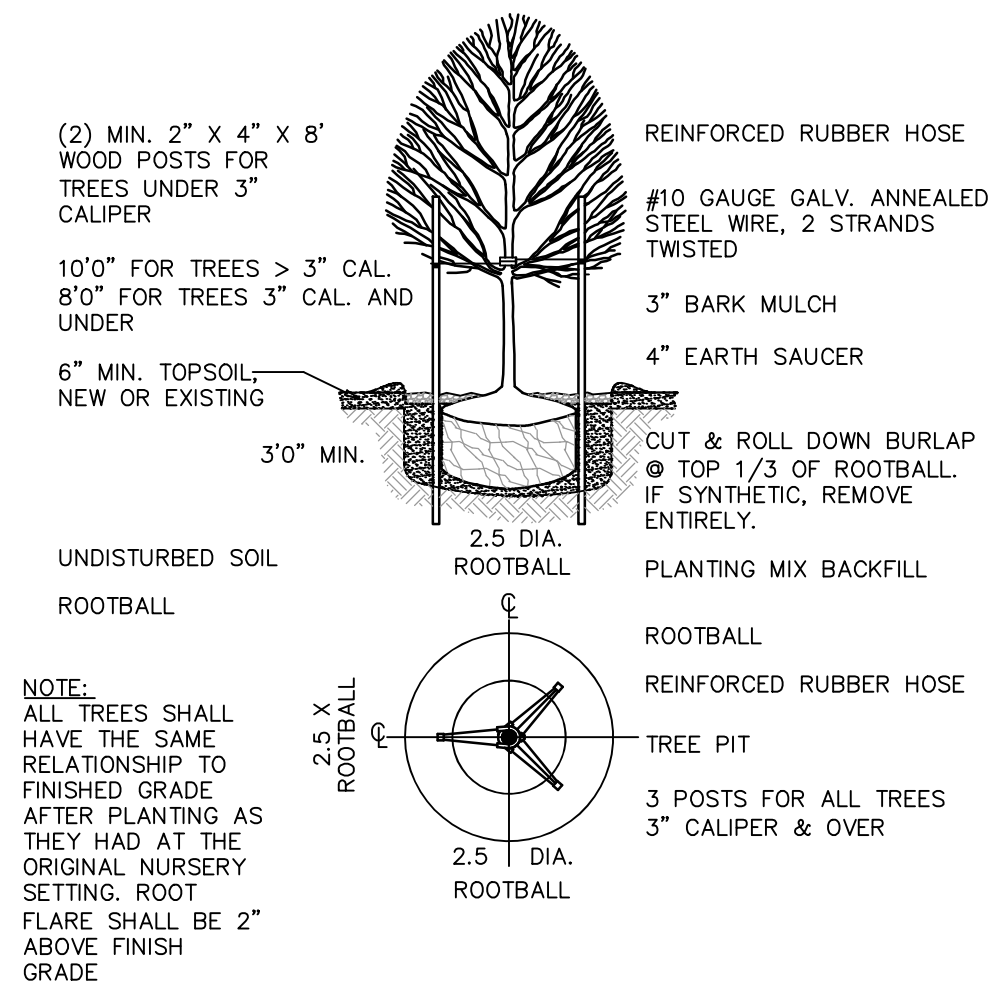
DRIVEWAY TRANSITIONS THROUGH SIDEWALKS  
NOT TO SCALE

- NOTES:
1. CROSSWALKS SHALL ALIGN WITH CURB RAMP AND BE AT LEAST AS WIDE AS THE LEVEL LANDING AREA OF THE CURB RAMP.
  2. ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THESE STANDARDS AND THE MUTCD
  3. LINES SHALL BE PARALLEL TO TRAFFIC FLOW.
  4. GAPS BETWEEN LONGITUDINAL LINES SHALL BE BETWEEN 2-5 FEET. GAP SPACING MAY VARY IN ORDER TO ALIGN LINES SUCH THAT THEY ARE OUTSIDE THE WHEEL PATHS OF THRU TRAFFIC. THE FIRST AND LAST LINES SHALL BE 2' MAXIMUM FROM EDGE OF THE SHOULDER OR EDGE OF GUTTER PAN.
  5. STOP LINE SHALL BE 12 TO 24 INCHES WIDE.
  6. STOP LINE LENGTH SHALL BE THE WIDTH OF THE TRAVEL LANE. CENTER STOP TEXT ON STOP LINE.

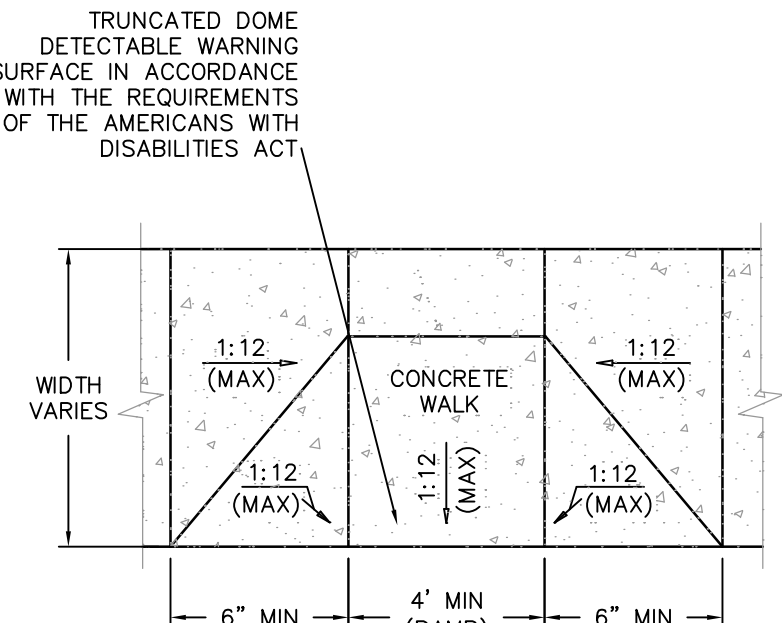
CONTINENTAL STYLE CROSSWALK WITH STOP LINE  
NOT TO SCALE



VERTICAL GRANITE CURB DETAIL  
NOT TO SCALE

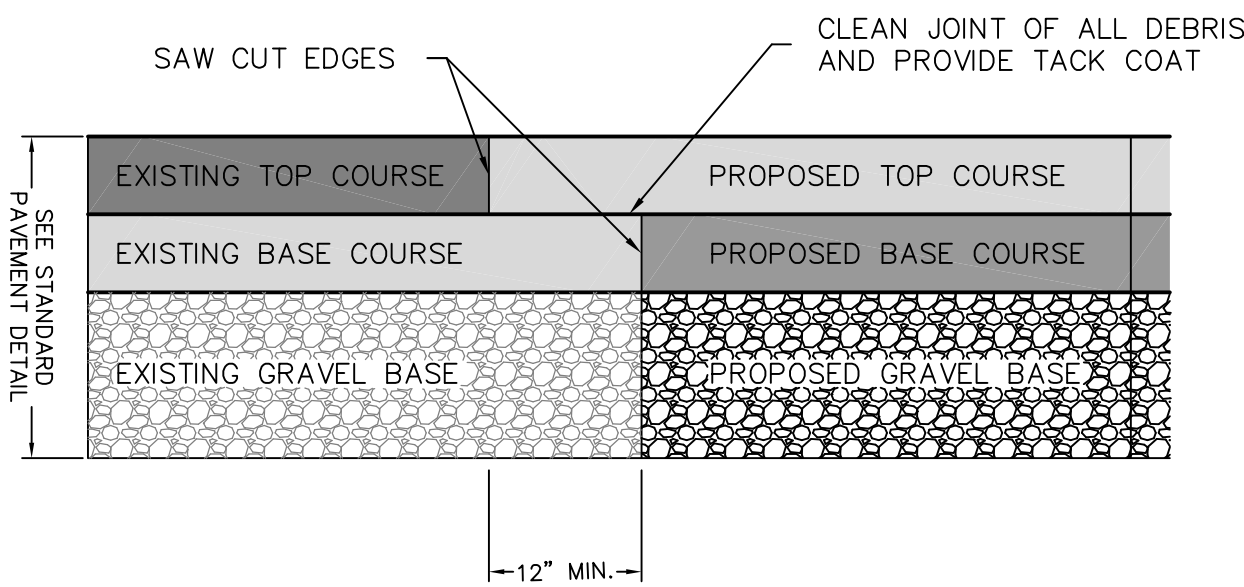


TREE PLANTING DETAIL  
NOT TO SCALE

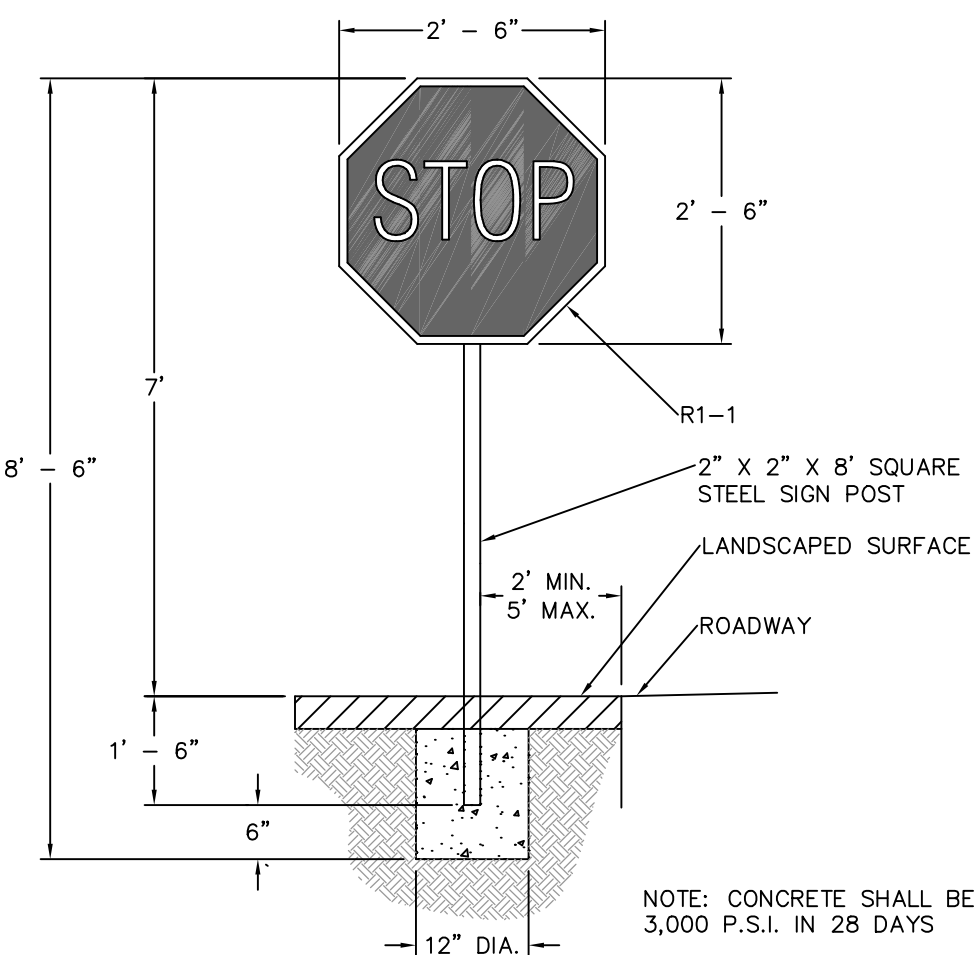


SIDEWALK TRANSITION DETAIL  
NOT TO SCALE

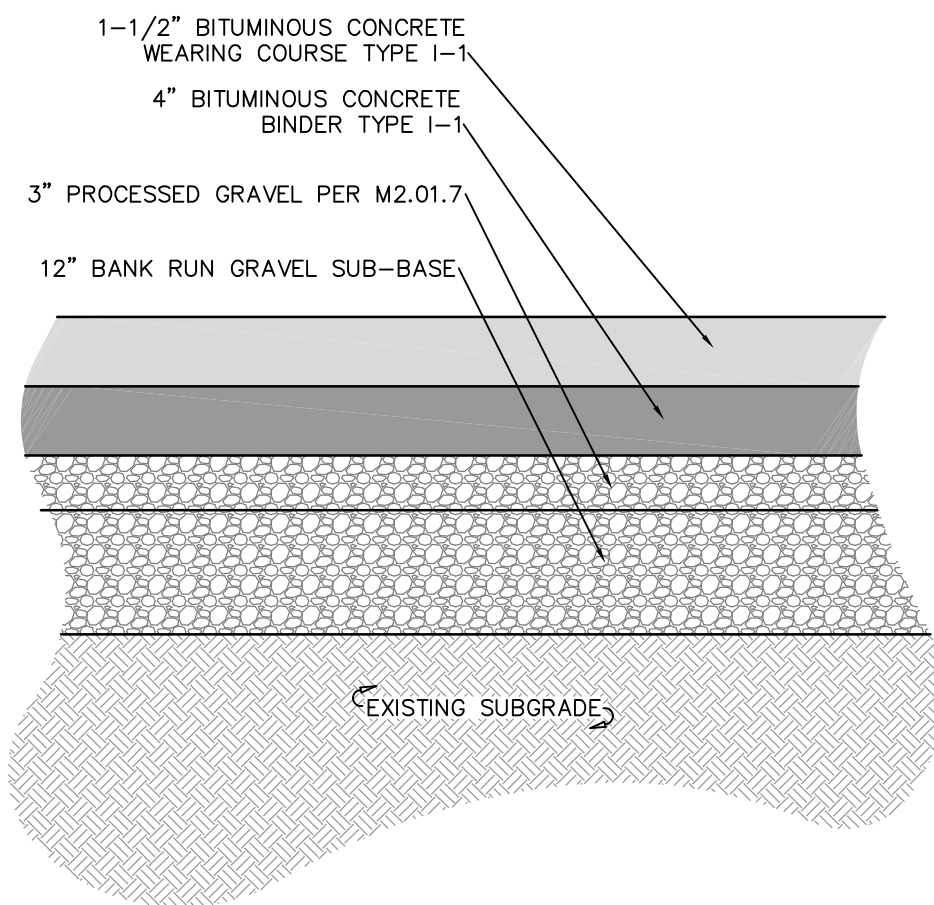
NOTE: TACK COAT - PROVIDE EMULSIFIED ASPHALT WHICH CONFORMS TO THE REQUIREMENTS OF THE STATE SPECIFICATIONS, DILUTED WITH ONE PART WATER TO ONE PART ASPHALT FOLLOWING AASHTO M140/ASTM D997, OR AASHTO M208/ASTM D2397, SS-1H, CSS-1, OR CSS-1H.



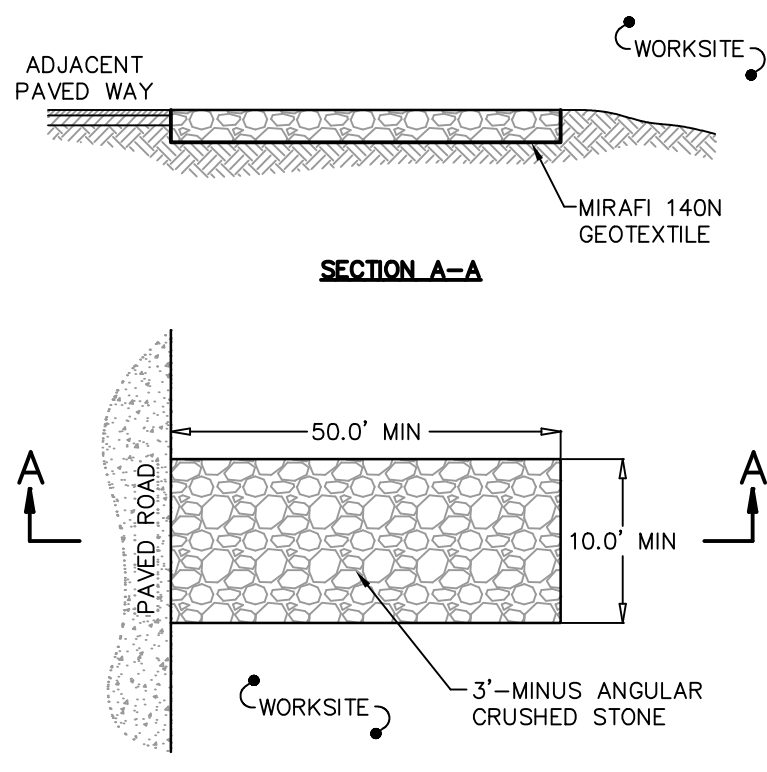
PAVEMENT SAW CUT DETAIL  
NOT TO SCALE



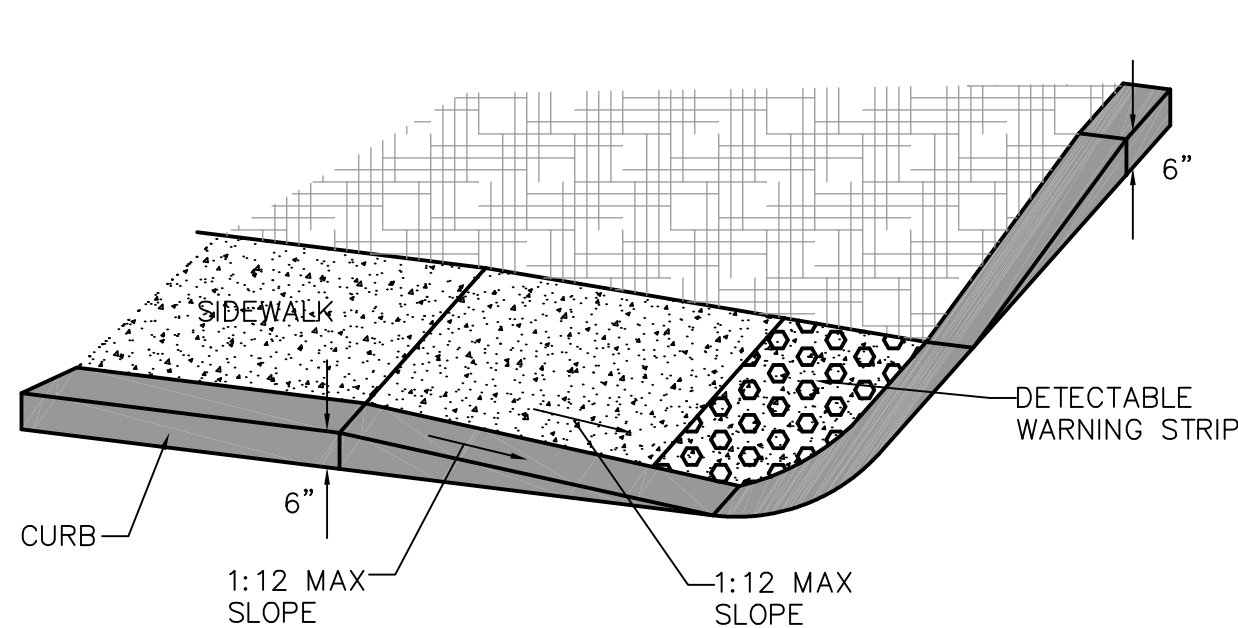
STOP SIGN  
NOT TO SCALE



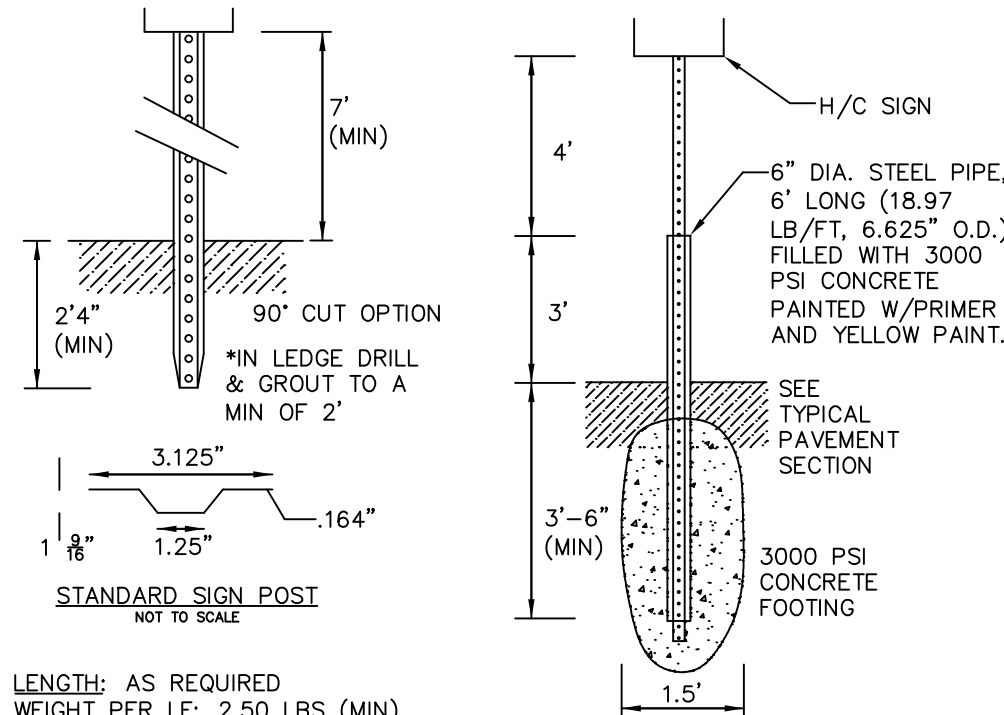
TYPICAL STANDARD PAVEMENT SECTION  
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE DETAIL  
NOT TO SCALE



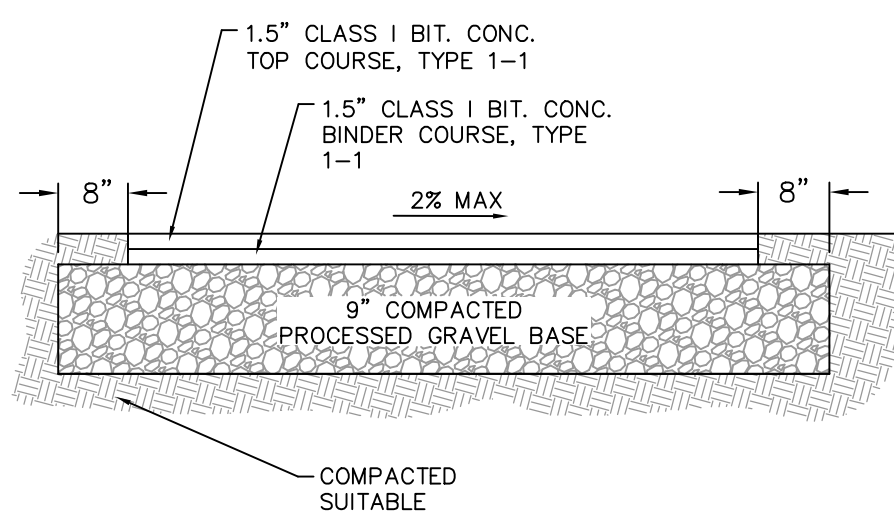
CURB TRANSITION DETAIL  
NOT TO SCALE



LENGTH: AS REQUIRED WEIGHT PER LF: 2.50 LBS (MIN) HOLES: 8" DIAMETER, 1" C-C FULL LENGTH STEEL: SHALL CONFORM TO ASTM A-499 OR ASTM A-576 FINISH: SHALL BE PAINTED WITH 2 COATS OF AN APPROVED MEDIUM GREEN, BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY.

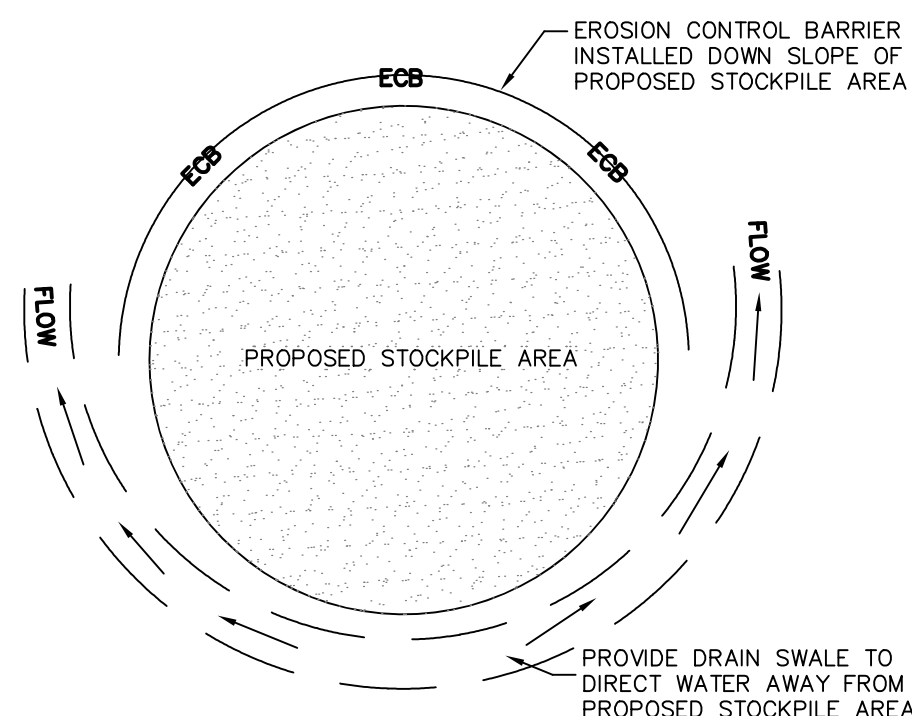
NOTE: 1. STEEL PIPE BOLLARD & CONCRETE FOOTING TO BE USED ON POST MOUNTED SIGNS IN PAVED AREAS. SEE DETAIL #10 HEREON.

SIGN POST DETAILS  
NOT TO SCALE



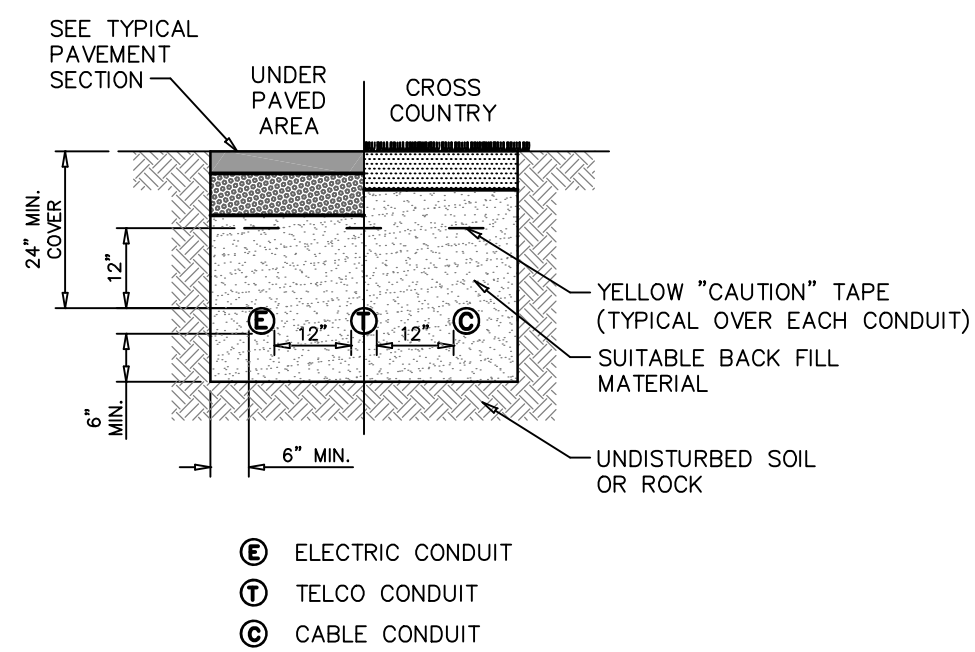
- NOTES:
1. SIDEWALK TO HAVE TOLLED JOINTS IN A 6' X 5' (TYP.) GRID WITH EXPANSION JOINTS 15' ON CENTER AND PREMOLDED FILLER.
  2. TOLLED JOINT 6" FROM FACE OF CURB
  3. SEE PLAN FOR ELEVATIONS AT CURB

SIDEWALK DETAIL  
NOT TO SCALE



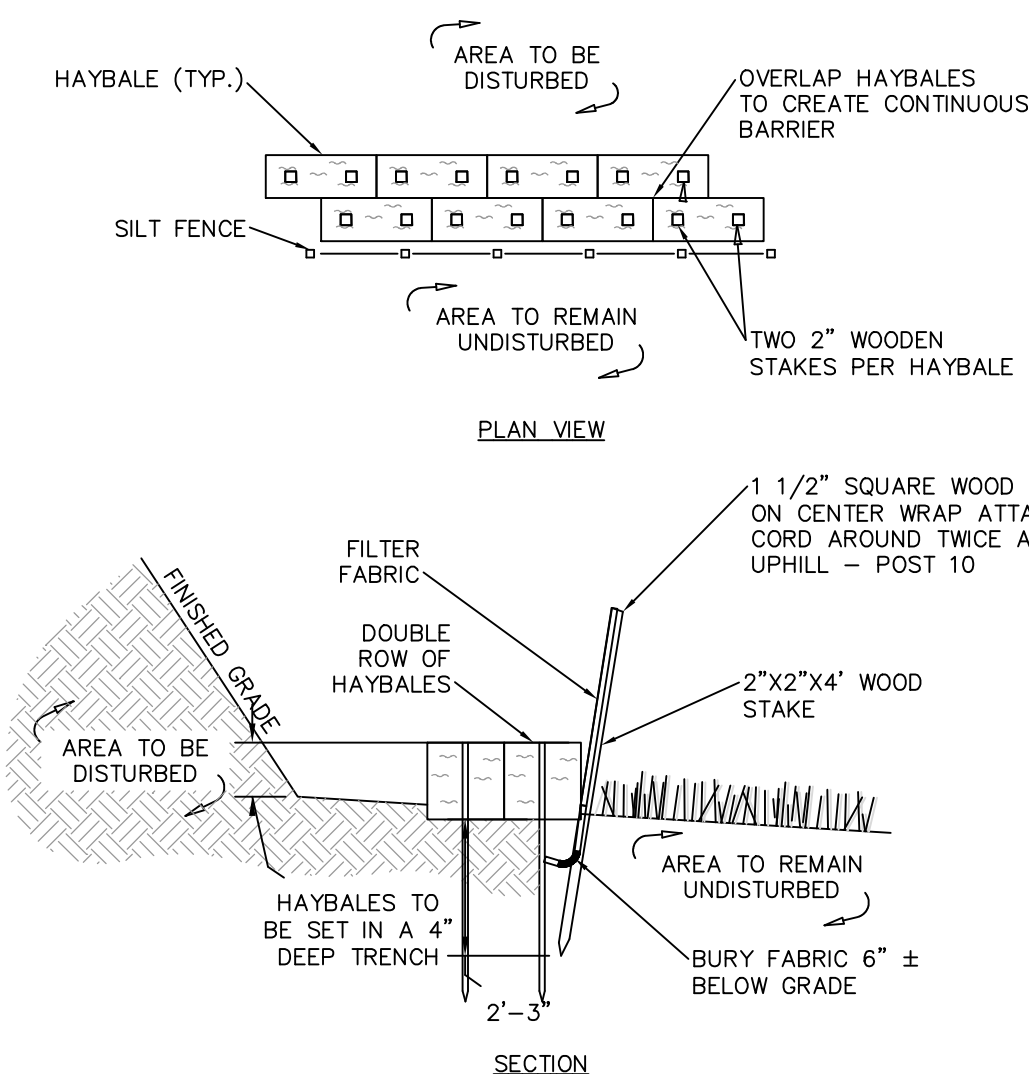
- NOTES:
1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH HAY AND MULCH (AT 100LBS/1,000 SF), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
  2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDING WITH WINTER RYE (FOR FALL SEEDING AT 1LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

STOCKPILE PROTECTION DETAIL  
NOT TO SCALE



- NOTES:
1. SCHEDULE 80 PVC CONDUIT REQUIRED UNDER ROAD AND DRIVEWAY SURFACES.
  2. ALL UTILITY INSTALLATION REQUIREMENTS, SEPARATIONS, AND CONDUIT SIZES TO BE VERIFIED WITH EACH UTILITY COMPANY PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITY CONDUIT.
  3. SEE SITE ELECTRICAL PLAN FOR SPECIFIC DETAILS

BURIED CONDUIT DETAIL  
NOT TO SCALE



NOTE: HAYBALES TO BE USED ONLY ALONG EROSION CONTROL BARRIER WITHIN THE 100' BUFFER TO BUFFERING VEGETATED WETLAND.

SILT FENCE AND HAYBALE DETAIL  
NOT TO SCALE

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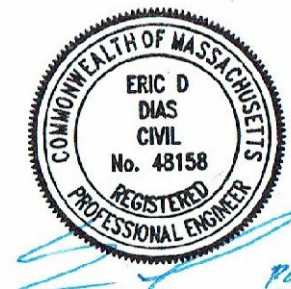
TOWN OF STOUGHTON PLANNING BOARD  
APPROVAL UNDER THE SUBDIVISION CONTROL LAW

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PROFESSIONAL ENGINEER FOR  
STRONG POINT ENGINEERING SOLUTIONS, INC

REV	DESCRIPTION	DATE
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2	TOWN COMMENTS	9/16/2020
1	PAVEMENT WIDTH	7/2/2020



PROJECT NUMBER: 1610-003

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SCALE: AS NOTED

DESIGNED BY: SH CHECKED BY: ED

PREPARED ON BEHALF OF:

PEACH ORCHARD PARK LLC  
P.O. BOX 474  
STOUGHTON, MASSACHUSETTS

DEFINITIVE PLAN  
for  
PEACH ORCHARD PARK

MAP 80 LOT 30

STOUGHTON, MA

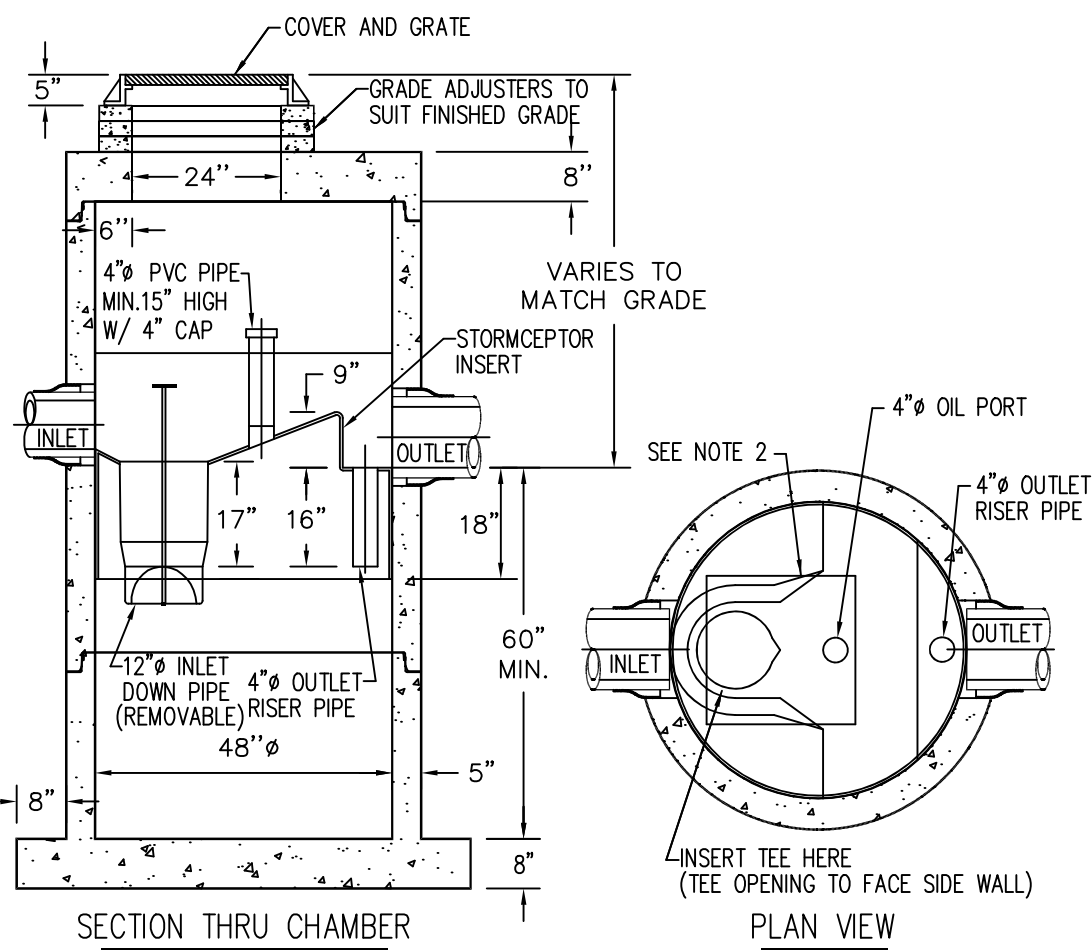
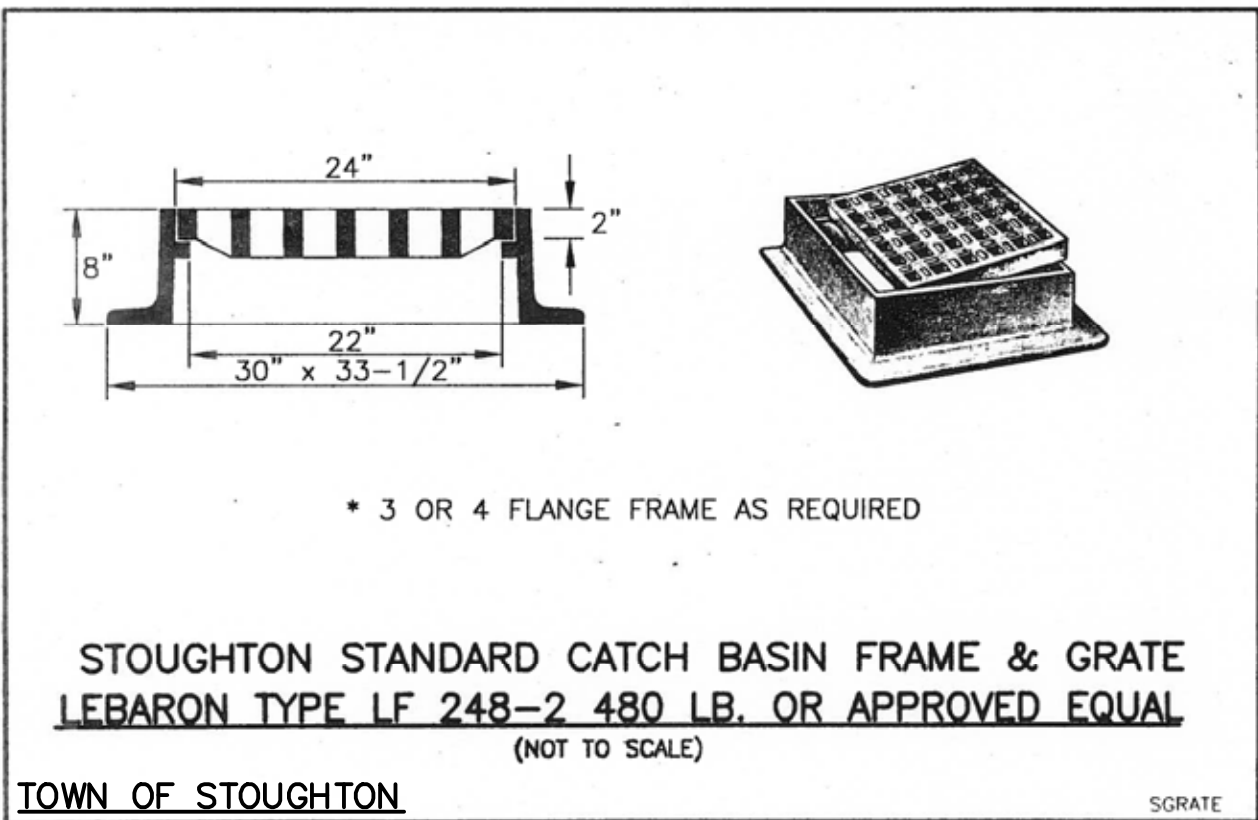
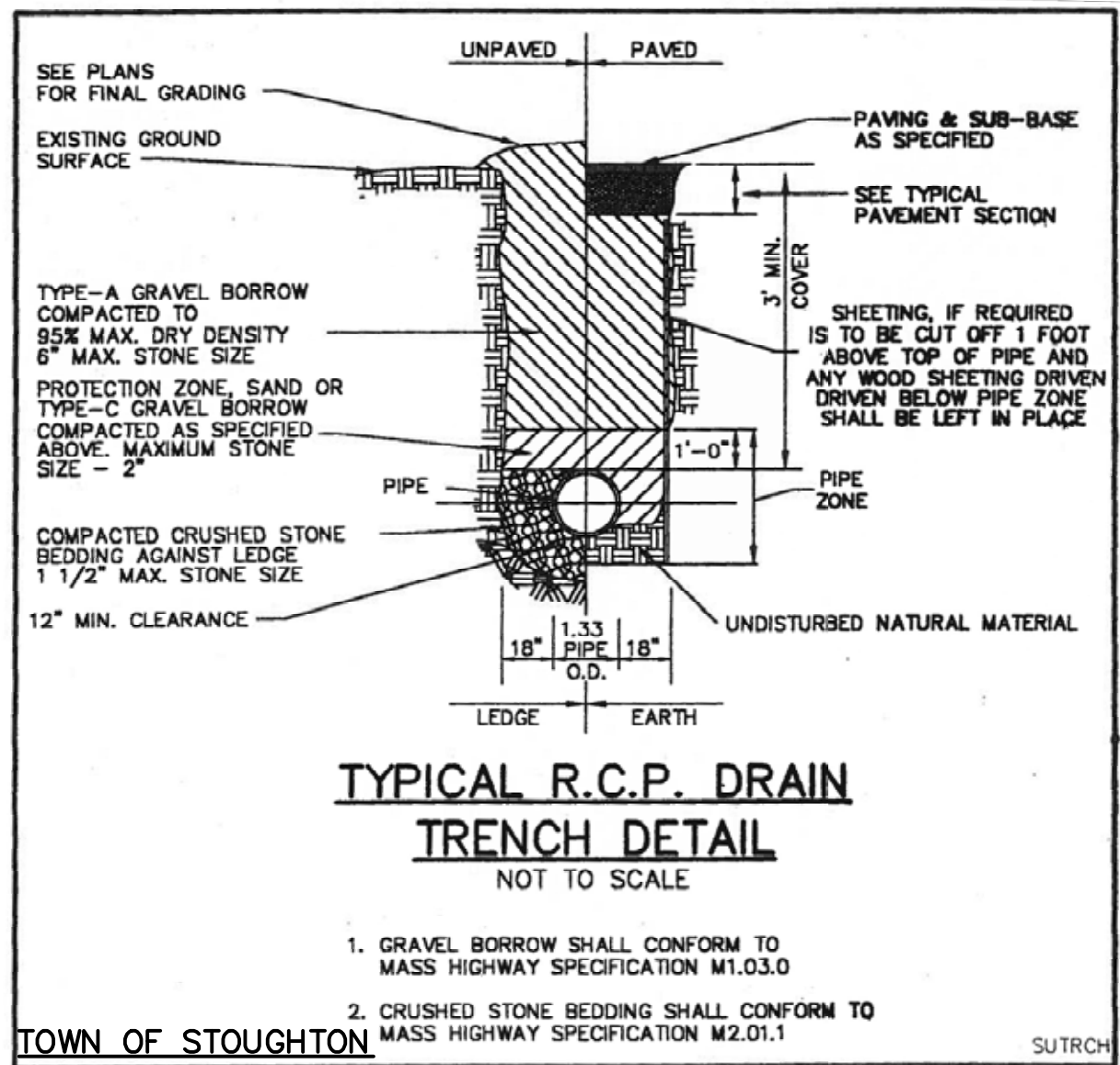
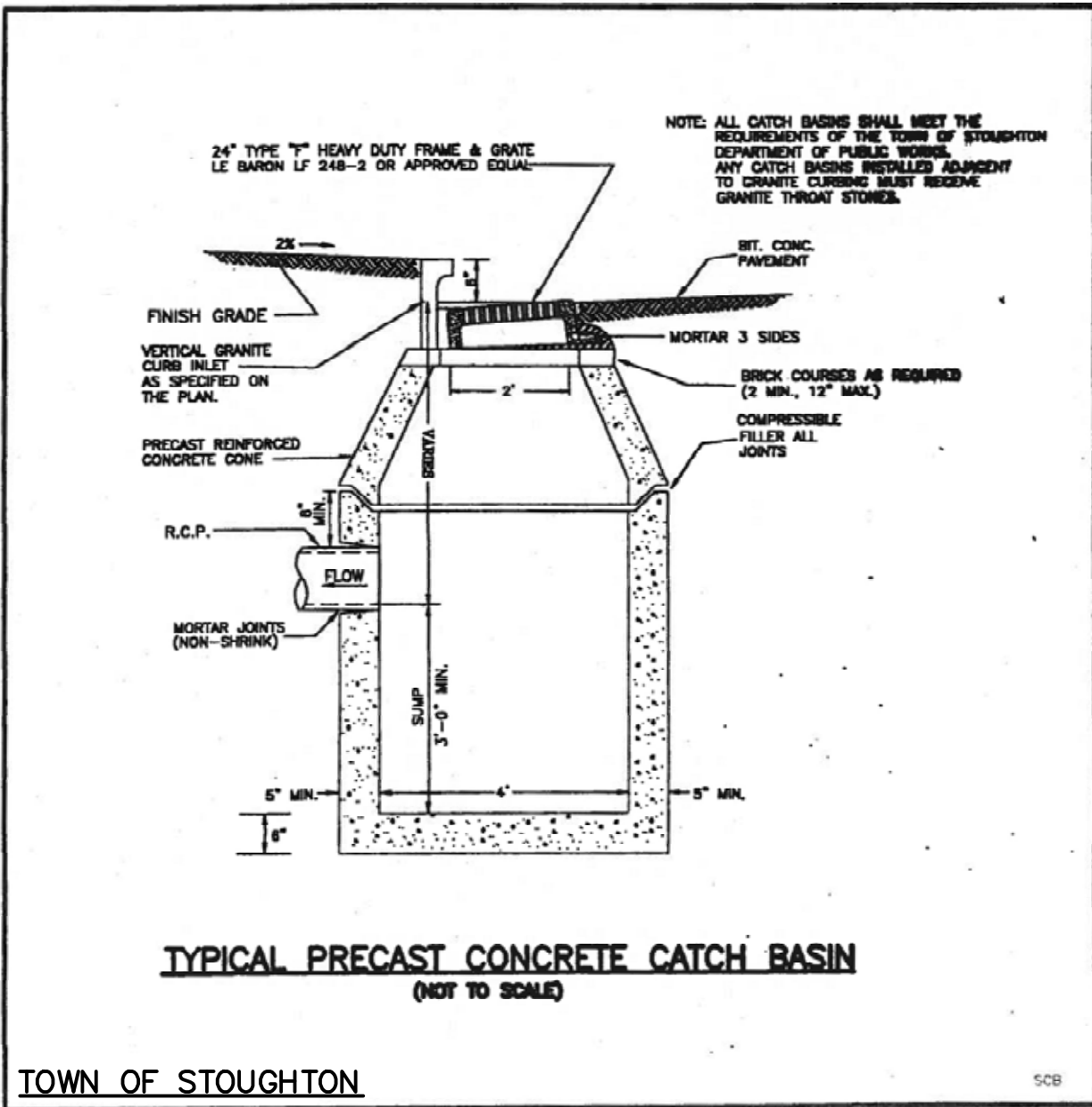
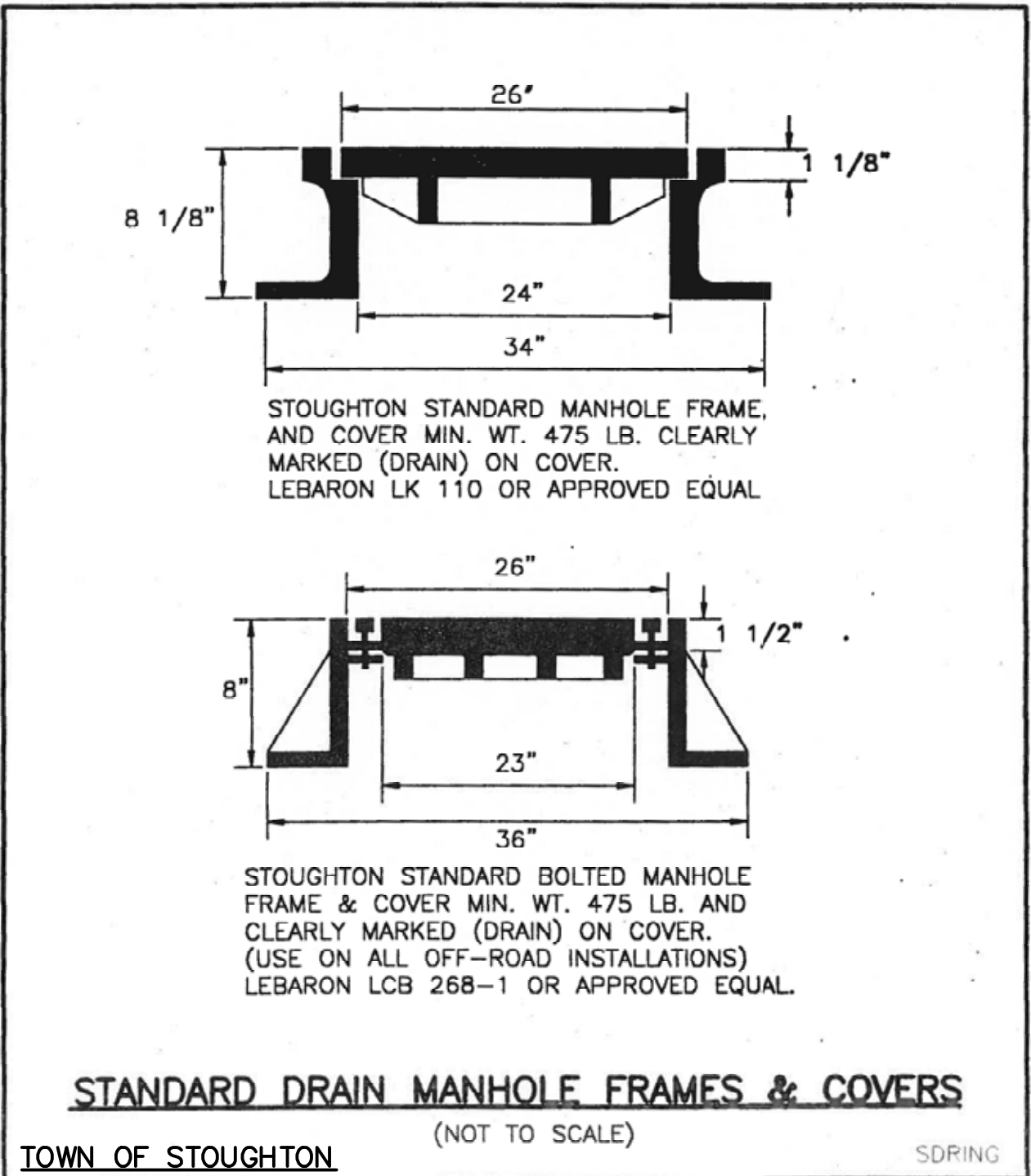
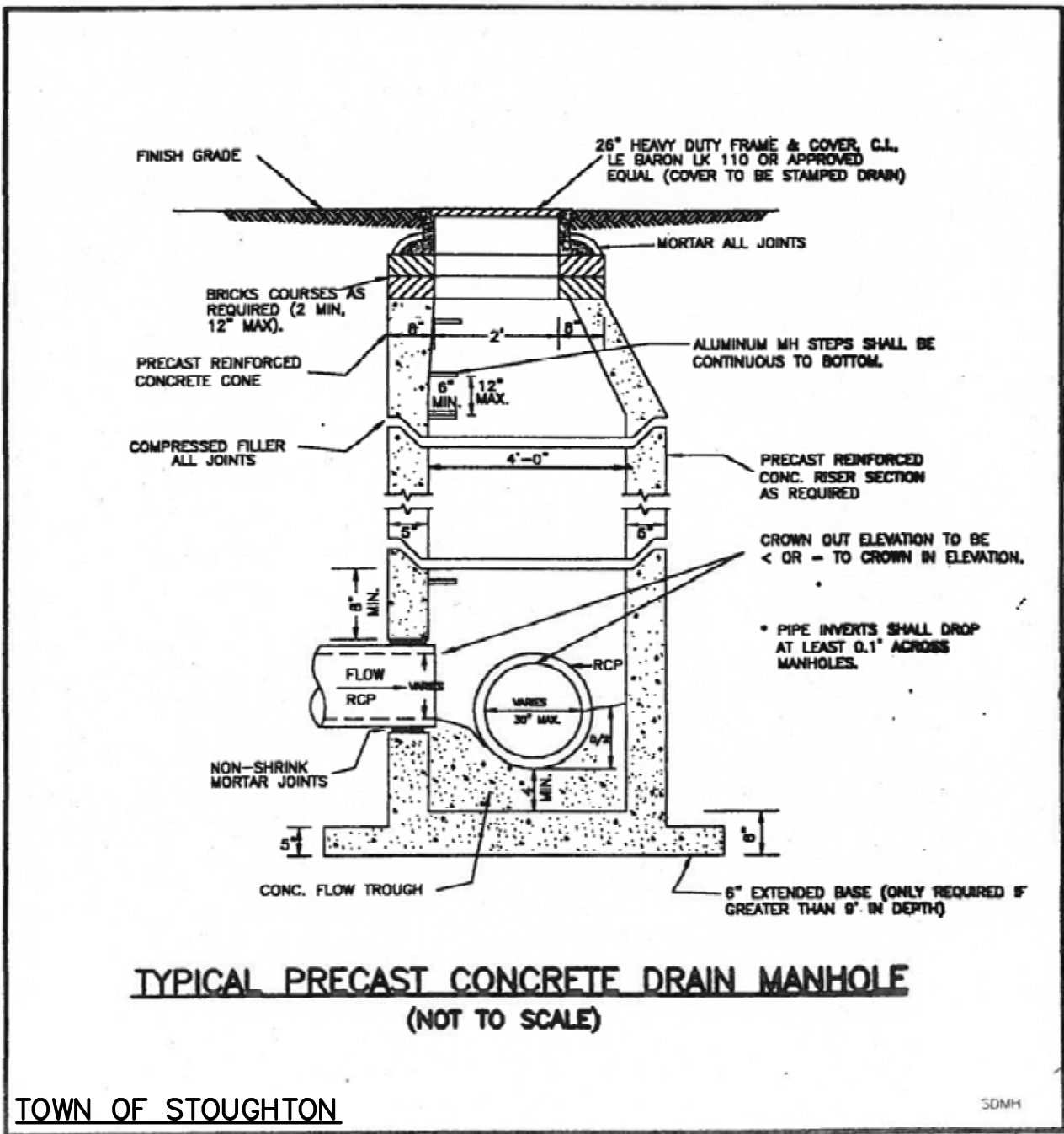
DETAIL  
SHEET

D-1

SHEET 10 OF 12

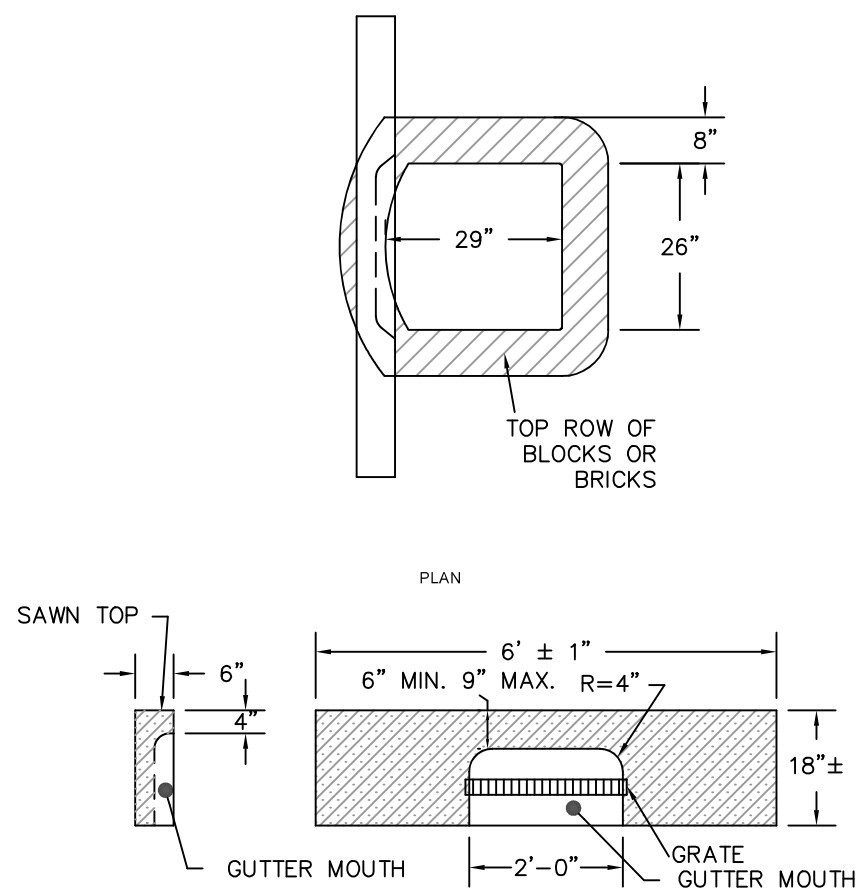
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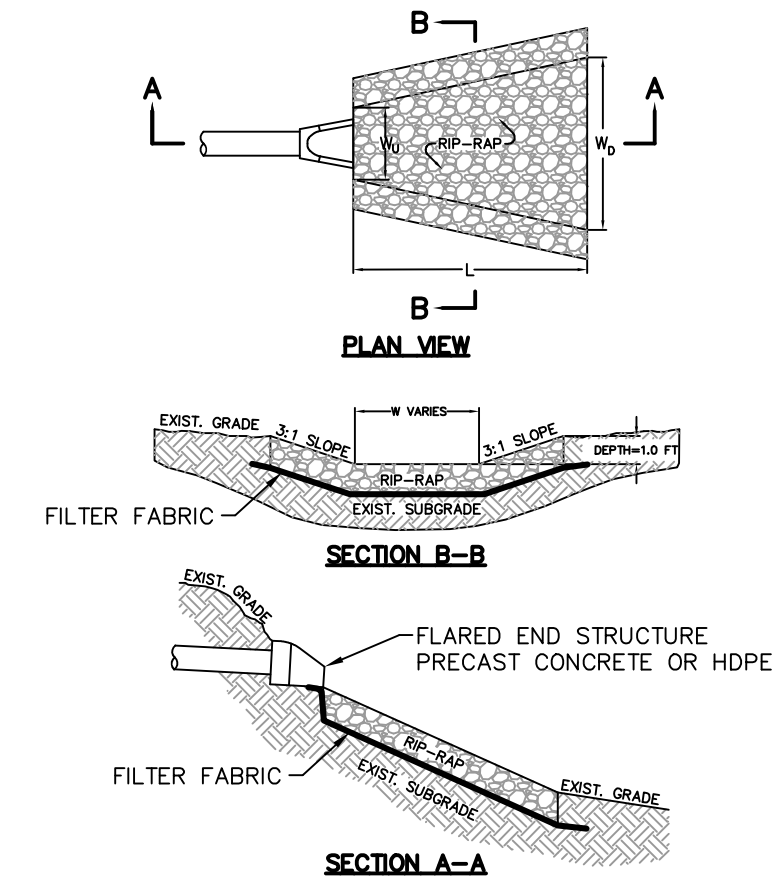


- NOTES:
1. THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
  2. THE COVER SHOULD BE POSITIONED OVER THE OUTLET DROP PIPE AND THE OIL PORT.

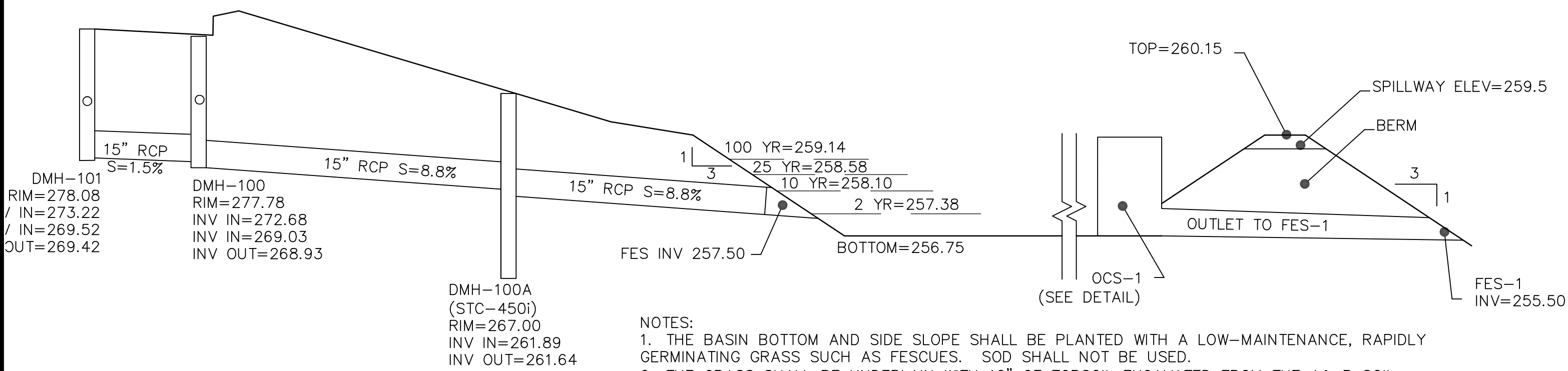
**STORMCEPTOR STC-450i**  
NOT TO SCALE



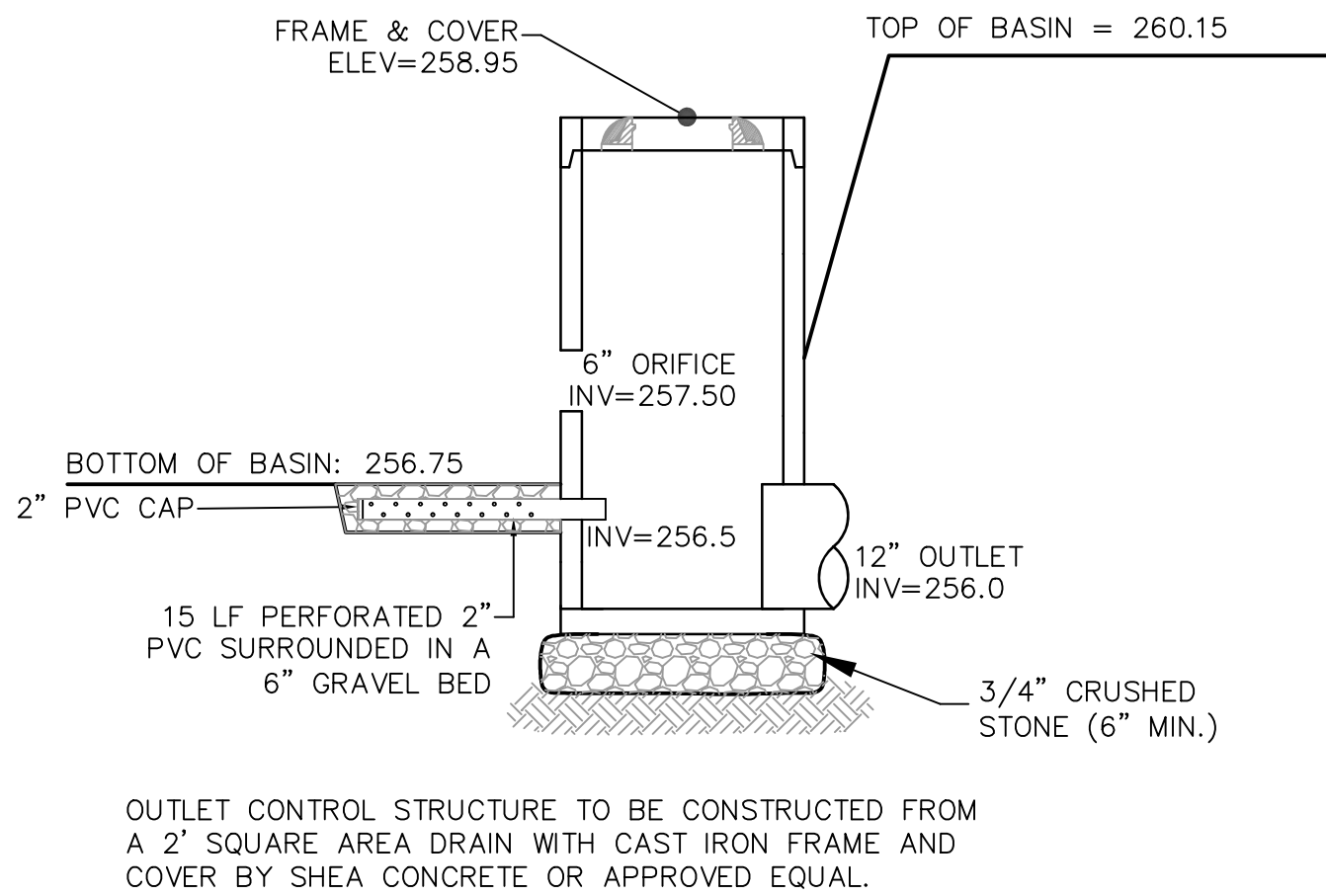
**GRANITE VERTICAL CURB INLET**  
NOT TO SCALE



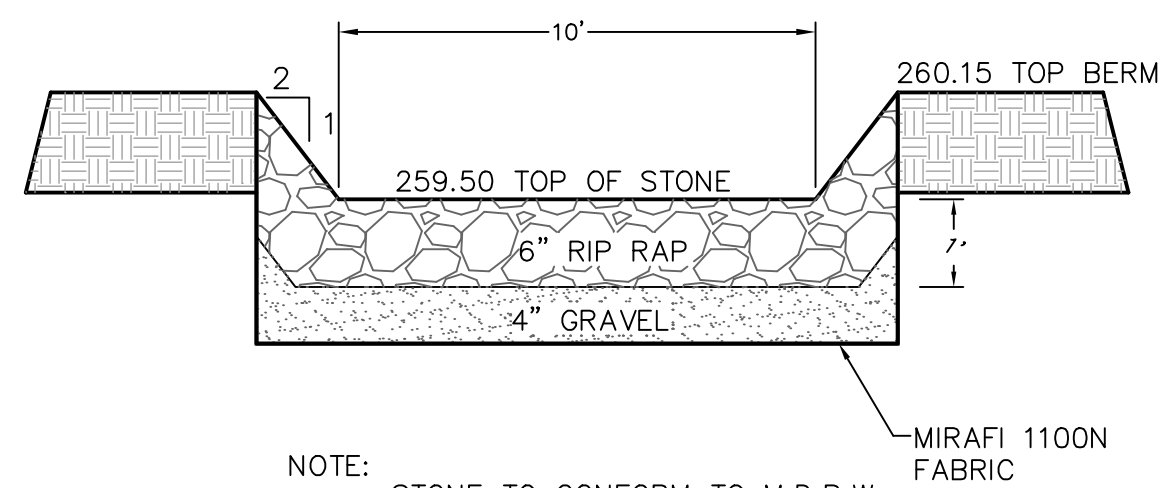
**RIP-RAP OUTLET PROTECTION**  
NOT TO SCALE



- NOTES:
1. THE BASIN BOTTOM AND SIDE SLOPE SHALL BE PLANTED WITH A LOW-MAINTENANCE, RAPIDLY GERMINATING GRASS SUCH AS FESCUES. SOD SHALL NOT BE USED.
  2. THE GRASS SHALL BE UNDERLAIN WITH 12" OF TOPSOIL EXCAVATED FROM THE A & B SOIL HORIZONS MIXED WITH PROPERLY AGED COMPOST.
  3. SCARIFY THE NATIVE SOIL AND TAKE CARE TO NOT COMPACT IT.
  4. BERM/EMBANKMENT SHALL MEET THE SPECIFICATIONS OF MASS DOT M1.01.0 ORDINARY BORROW. WHENEVER POSSIBLE, UTILIZE ON-SITE MATERIAL. SCREEN AS NECESSARY.



OUTLET CONTROL STRUCTURE TO BE CONSTRUCTED FROM A 2' SQUARE AREA DRAIN WITH CAST IRON FRAME AND COVER BY SHEA CONCRETE OR APPROVED EQUAL.



NOTE: STONE TO CONFORM TO M.D.P.W. MATERIAL SPEC. M 2.02.4, MODIFIED ROCK

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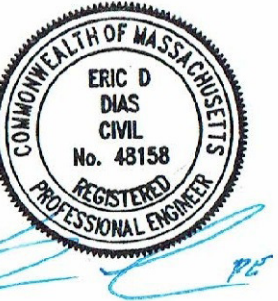
TOWN OF STOUGHTON PLANNING BOARD  
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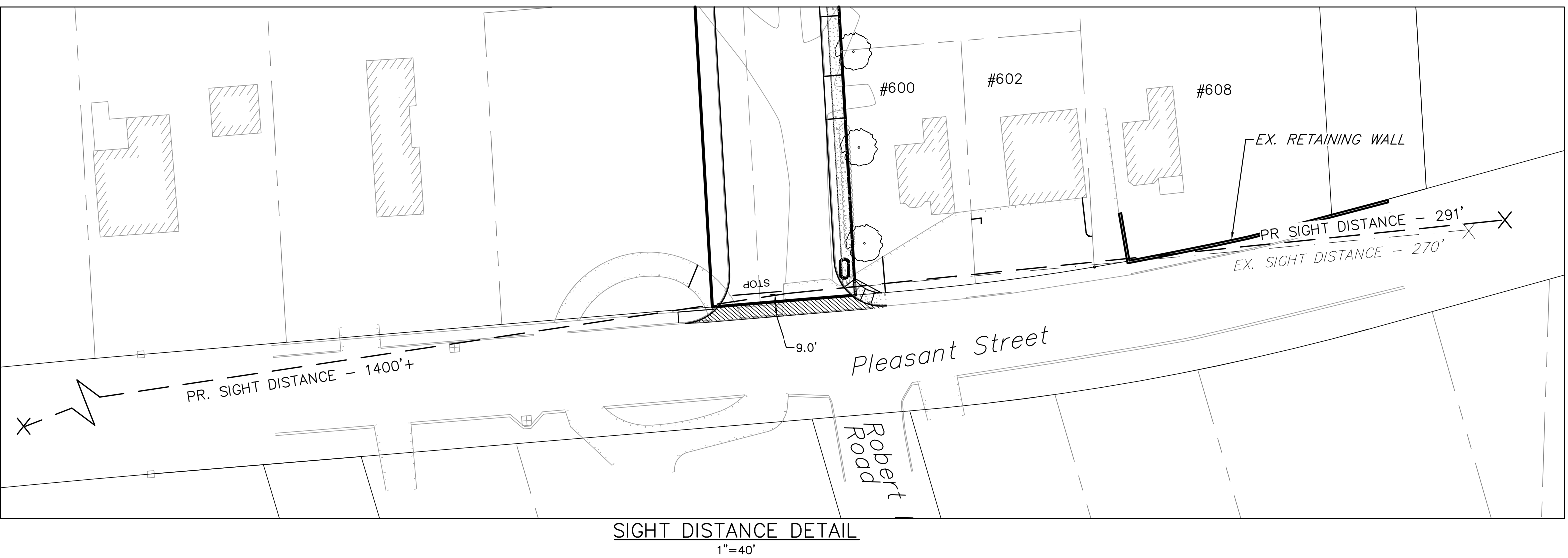
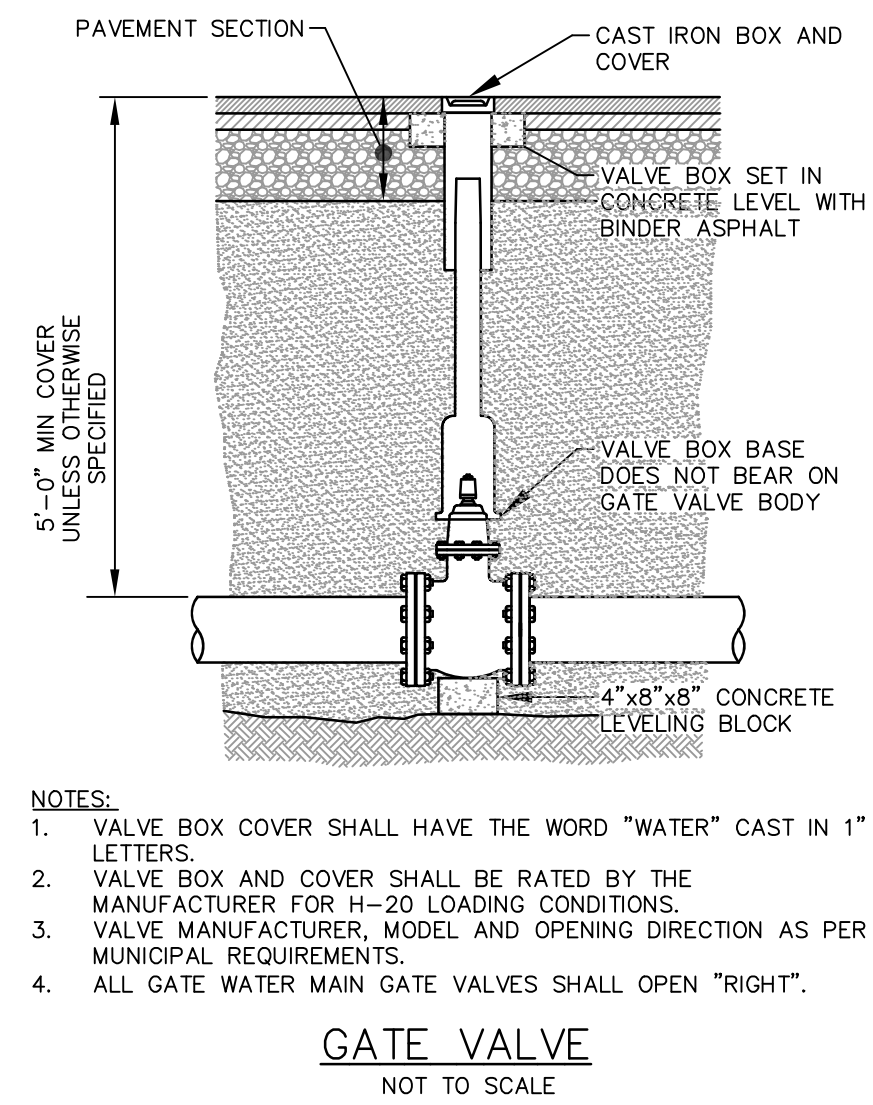
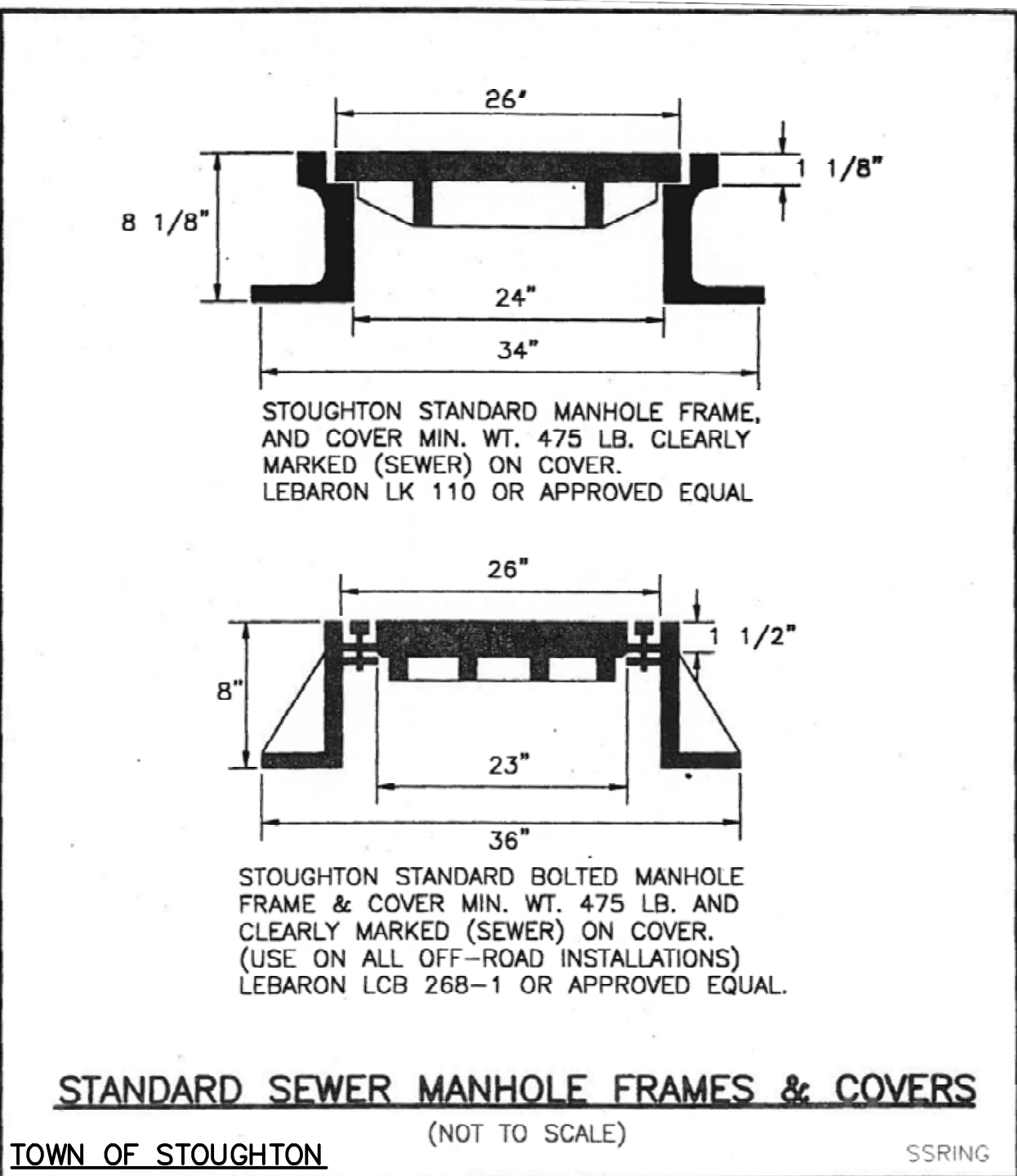
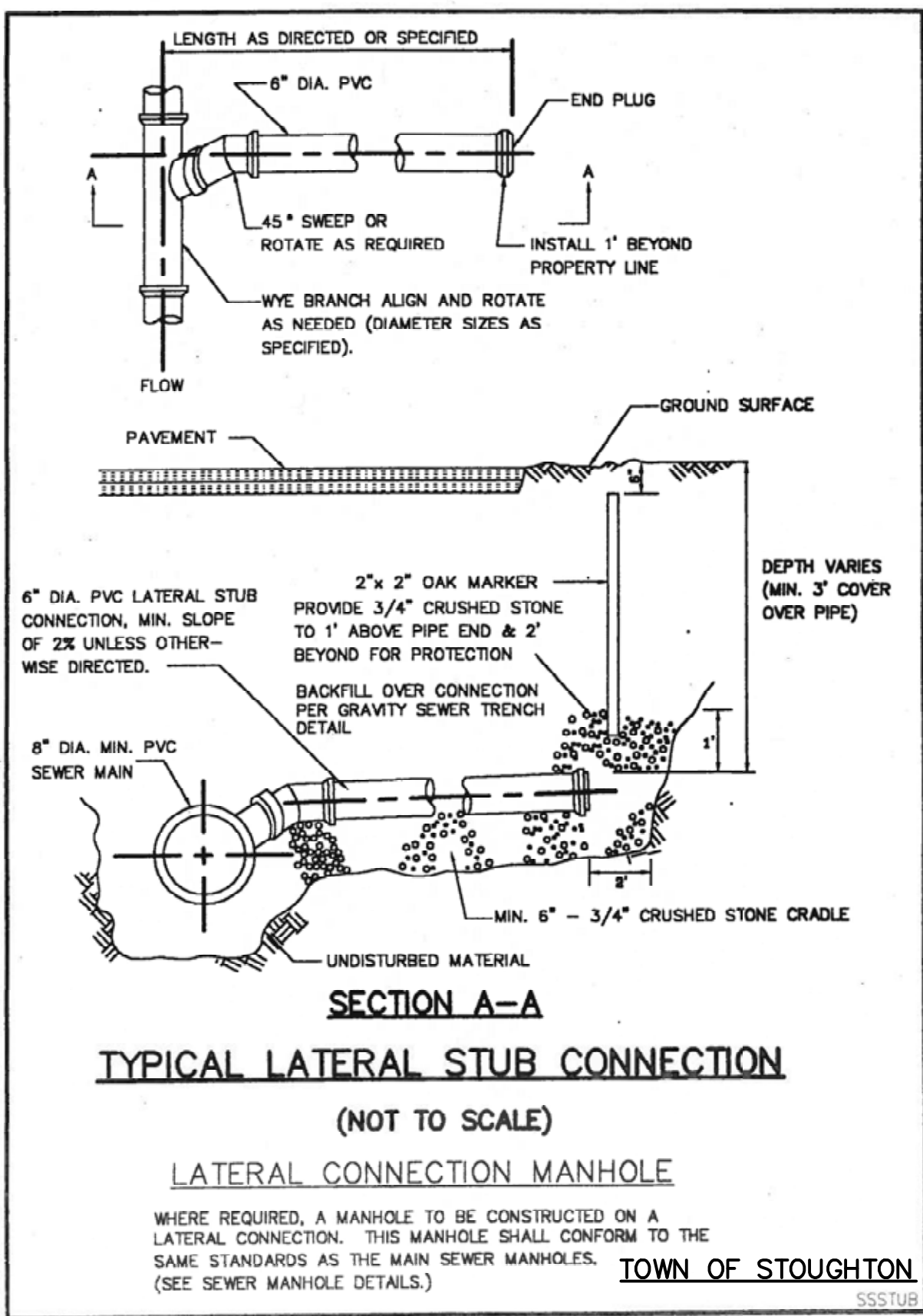
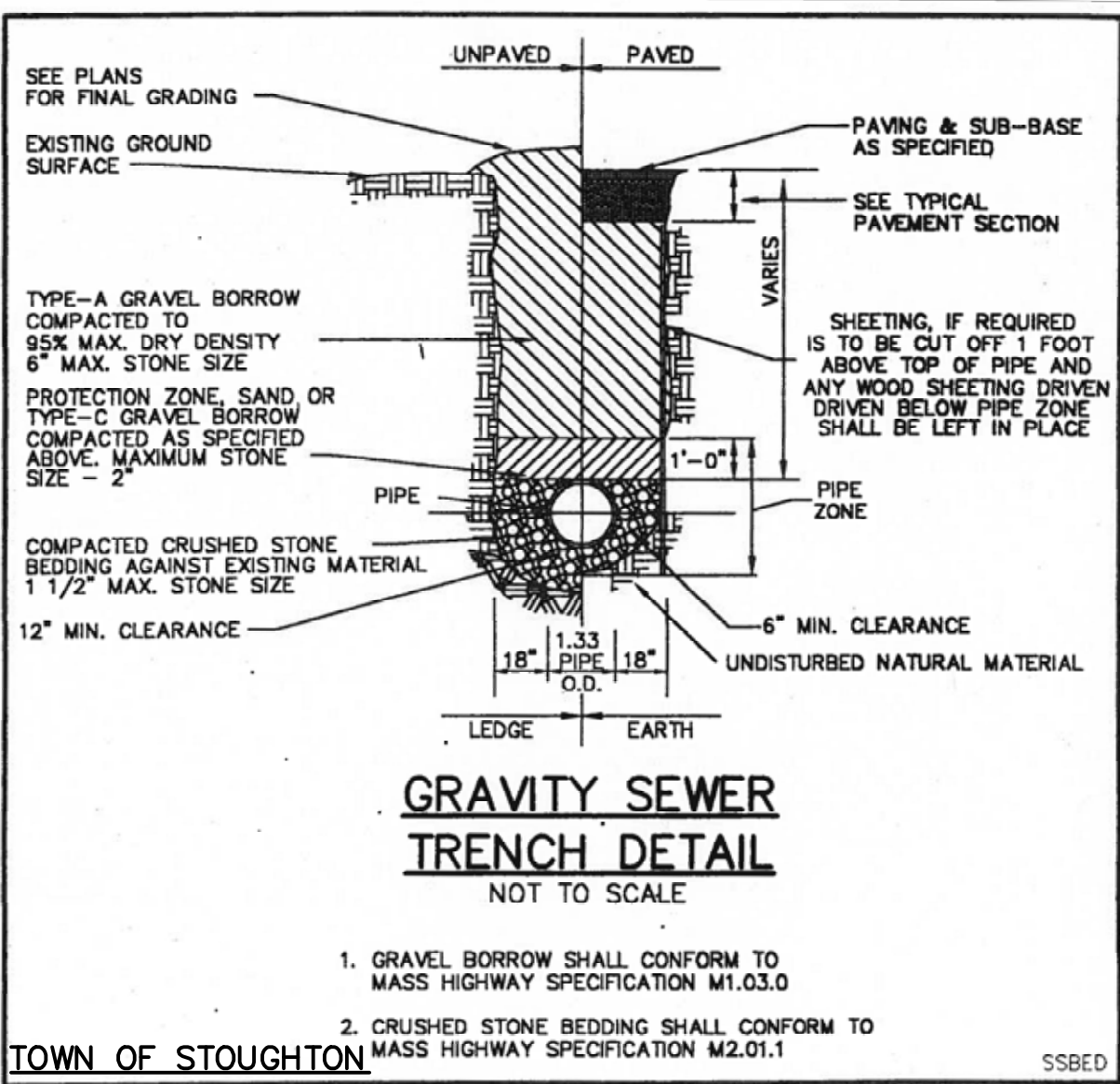
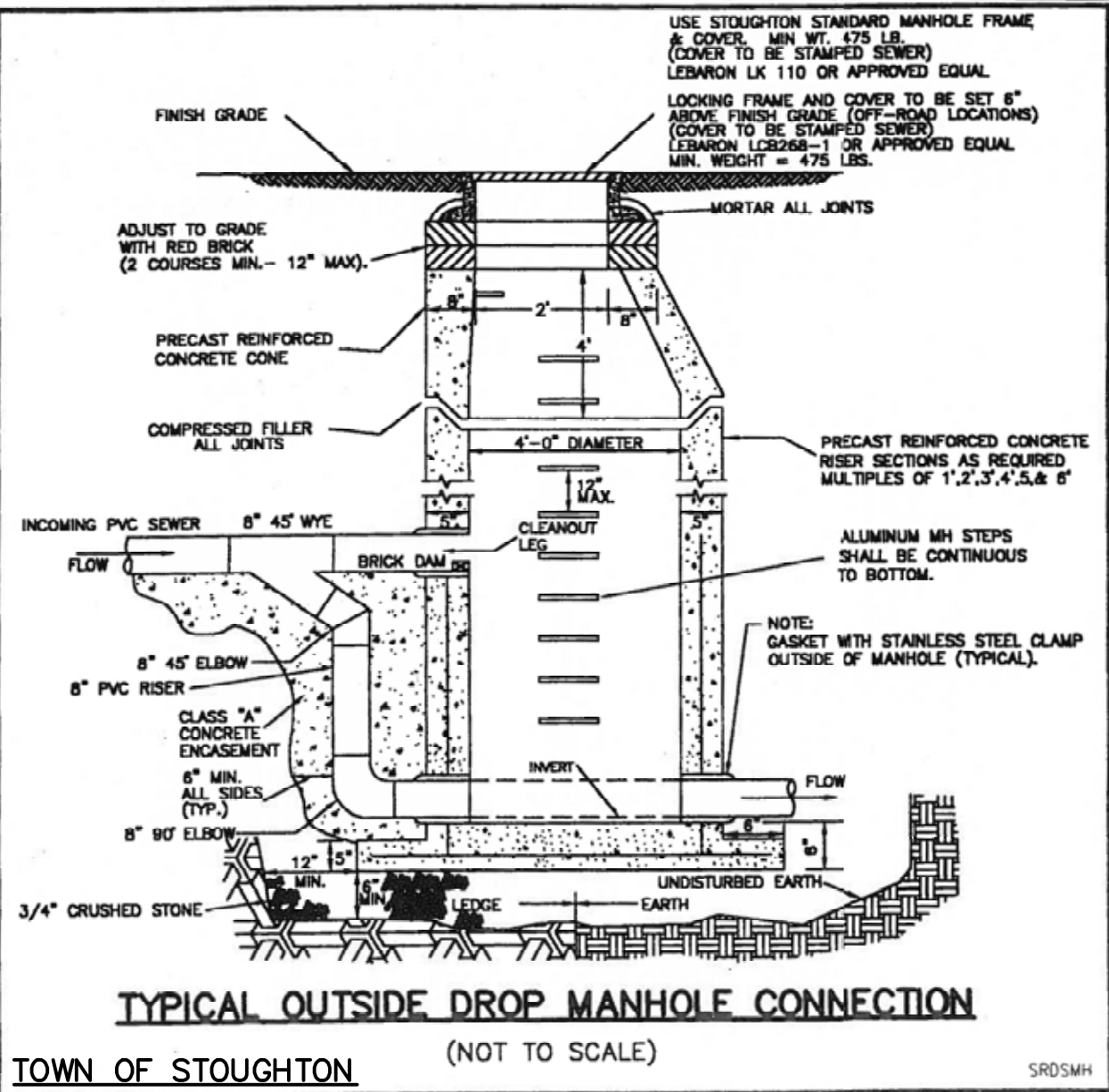
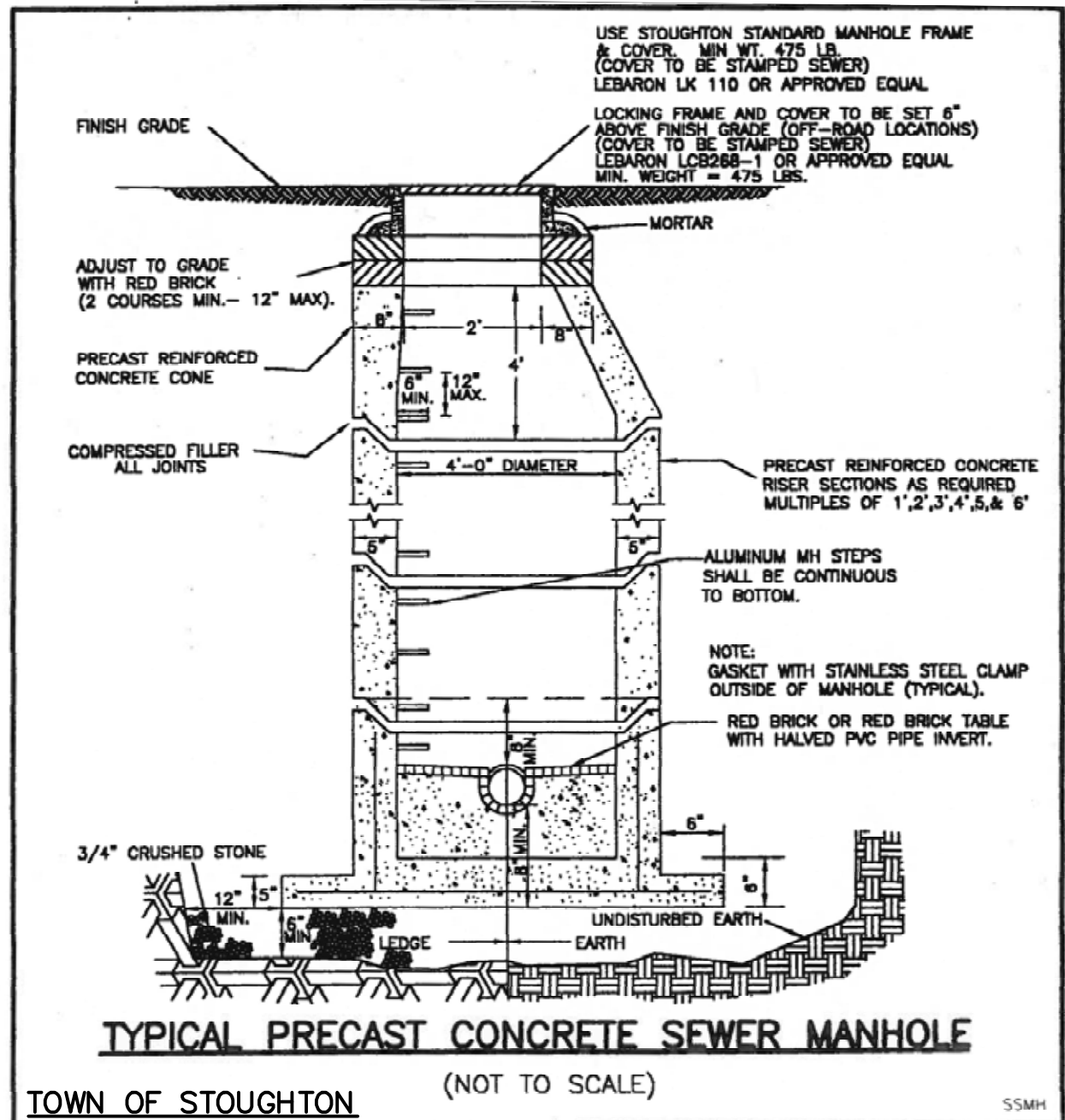
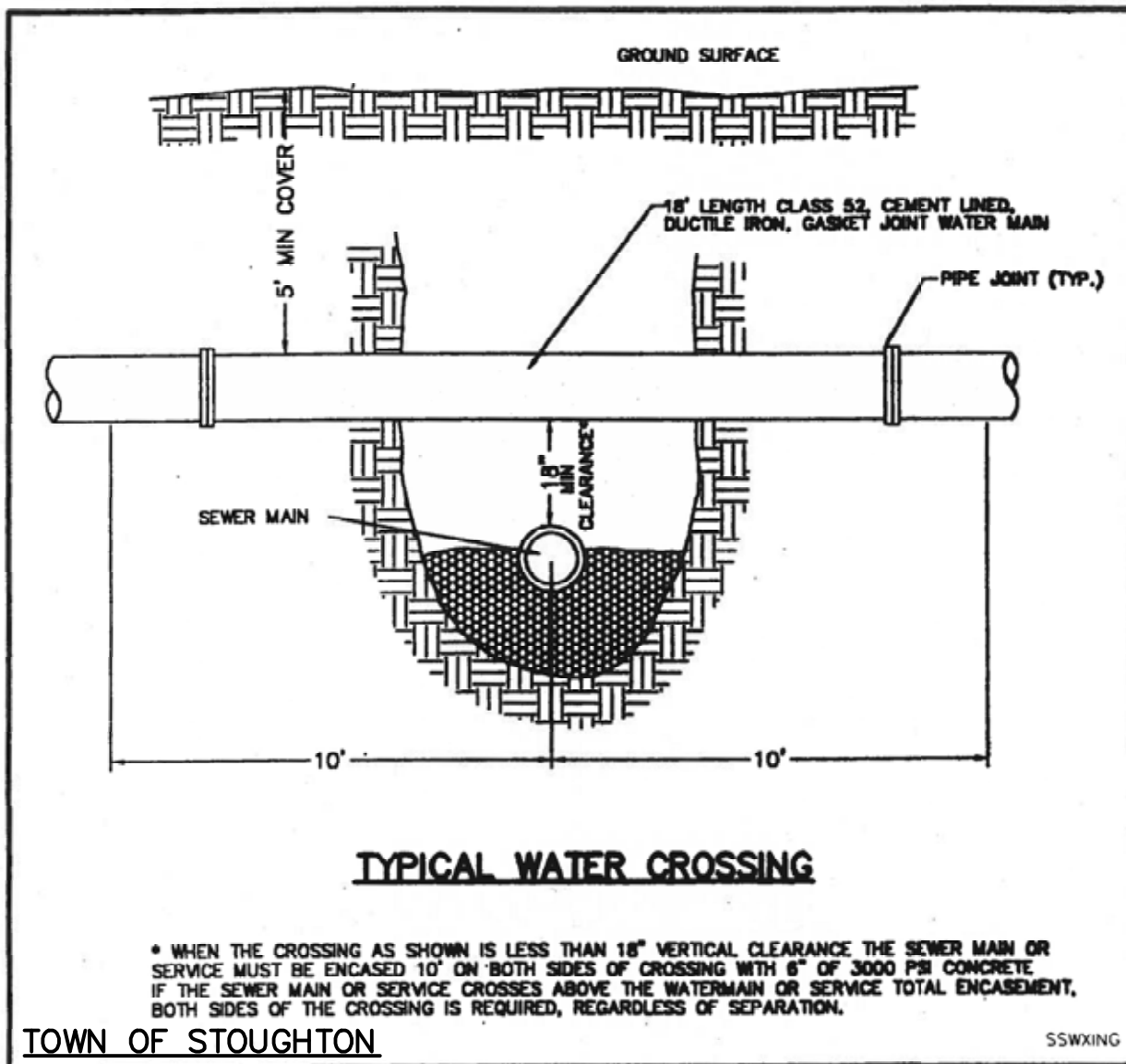
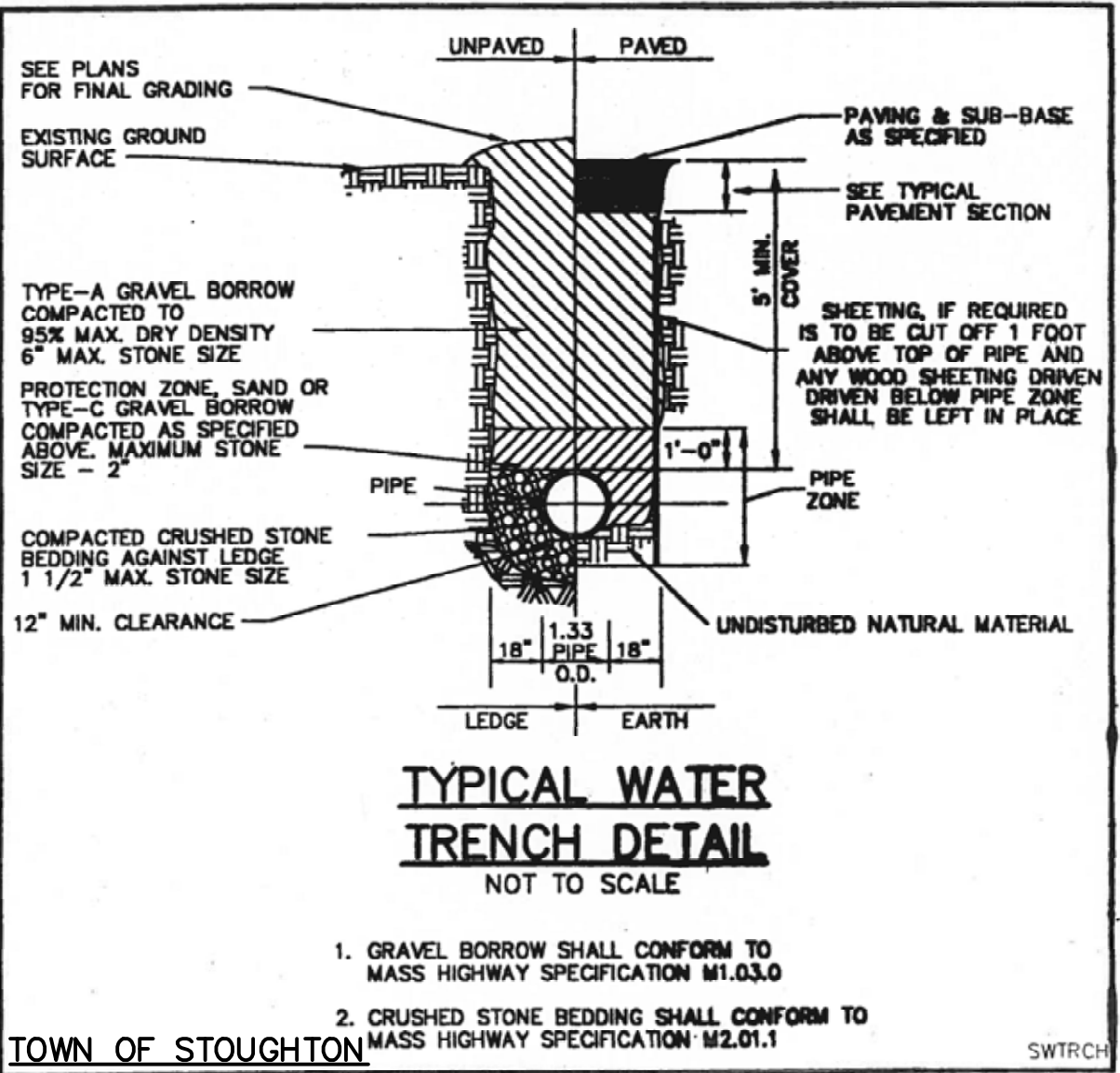
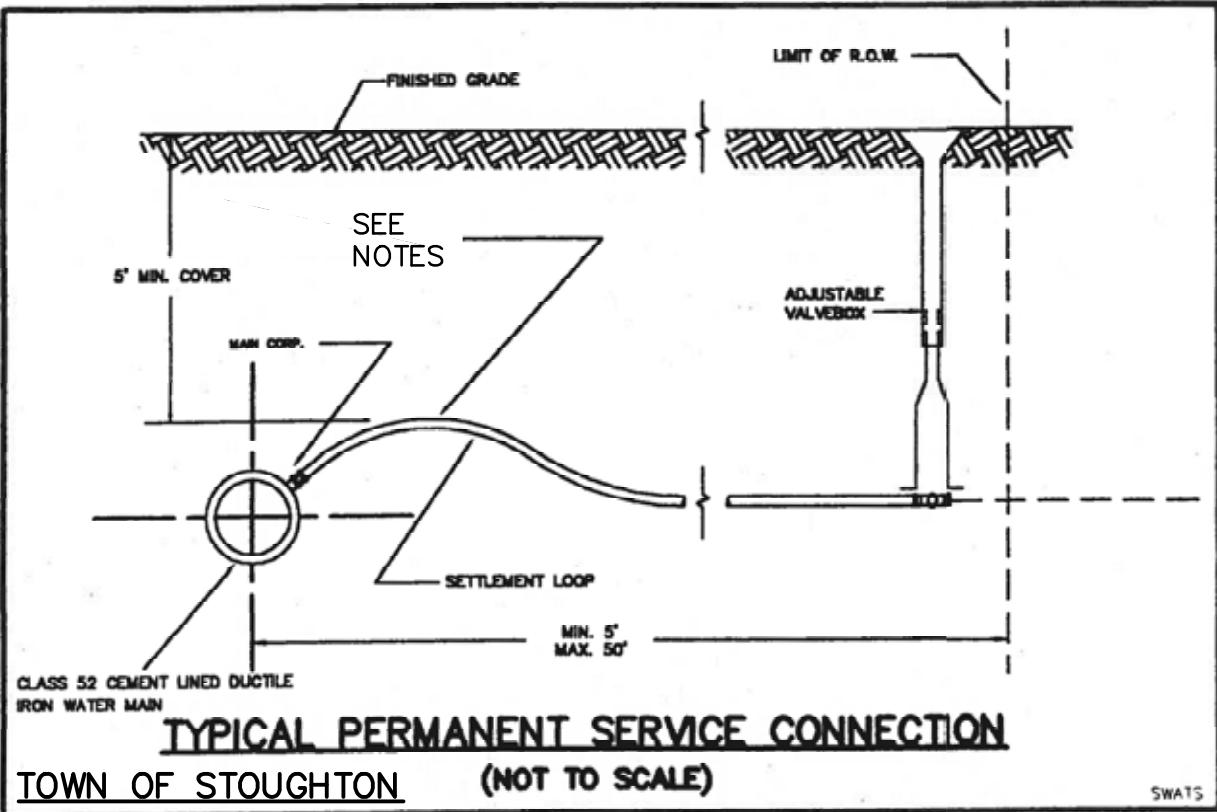
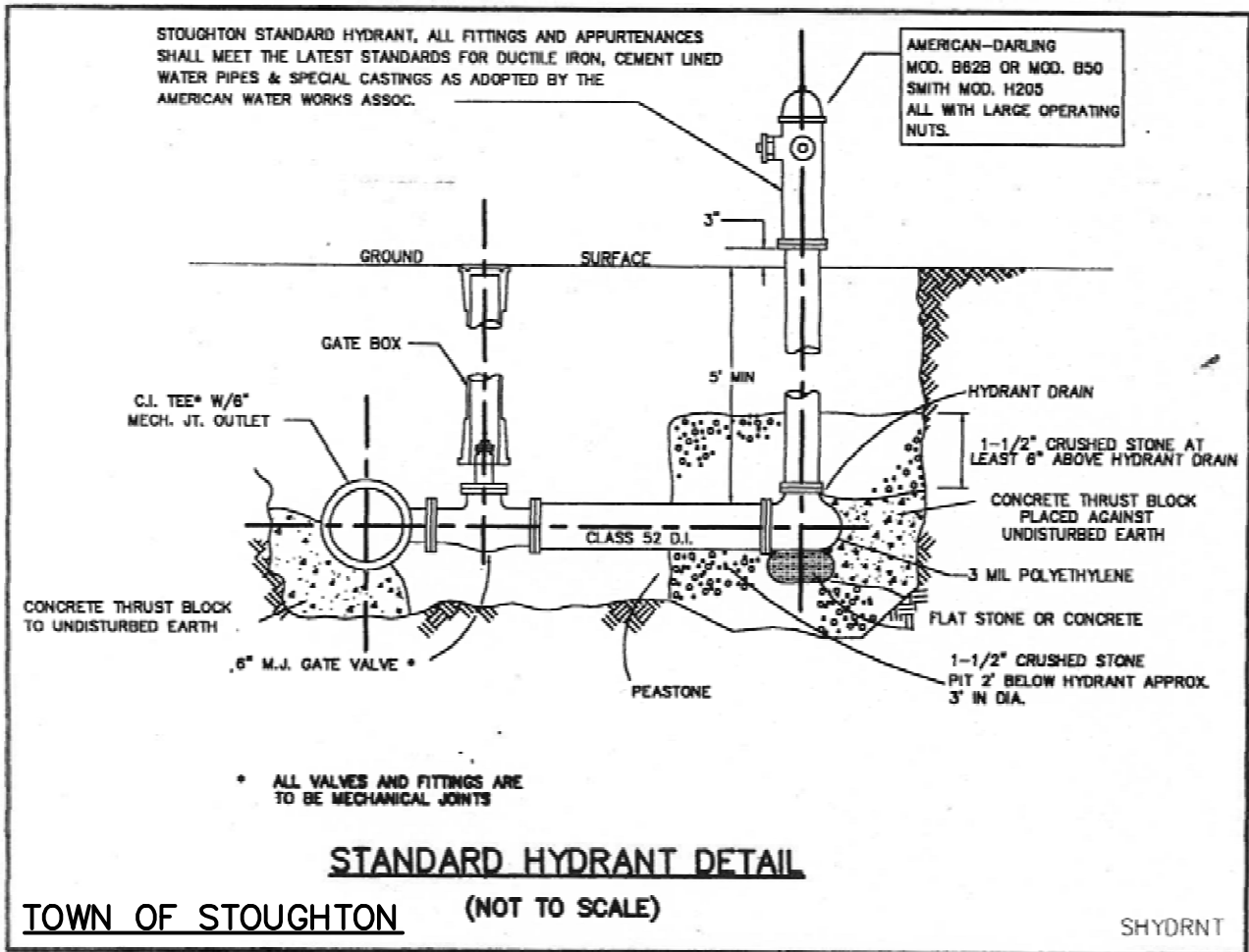
PREPARED ON BEHALF OF:  
**PEACH ORCHARD PARK LLC**  
P.O. BOX 474  
STOUGHTON, MASSACHUSETTS

**DEFINITIVE PLAN**  
for  
**PEACH ORCHARD PARK**  
MAP 80 LOT 30  
STOUGHTON, MA

DETAIL SHEET  
**D-2**  
SHEET 11 OF 12

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FOR REGISTRY USE ONLY

TOWN OF STOUGHTON PLANNING BOARD  
APPROVAL UNDER THE SUBDIVISION CONTROL LAW

DATE:

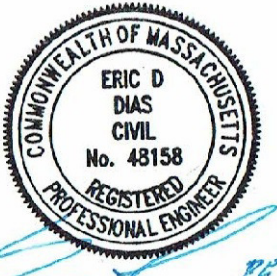
APPROVED \_\_\_\_\_, SUBJECT TO COVENANT  
EXECUTED BY \_\_\_\_\_, DATE \_\_\_\_\_  
AND TO BE RECORDED HERewith.

APPROVED \_\_\_\_\_, SUBJECT TO CONDITIONS  
SET FORTH IN THE CERTIFICATE OF ACTION FILED WITH  
THE TOWN CLERK ON \_\_\_\_\_.

I, \_\_\_\_\_, TOWN CLERK OF THE TOWN  
OF STOUGHTON, HEREBY CERTIFY THAT THE  
NOTICE OF APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD WAS RECEIVED AND RECORDED  
AT THIS OFFICE ON \_\_\_\_\_ NO NOTICE  
OF APPEAL WAS RECEIVED DURING THE TWENTY  
DAYS NEXT FOLLOWING SUCH RECEIPT AND  
RECORDING OF SAID NOTICE.

TOWN CLERK DATE

PROFESSIONAL ENGINEER FOR  
STRONG POINT ENGINEERING SOLUTIONS, INC.



REV	DESCRIPTION	DATE
3	TOWN COMMENTS	10/20/2020
2	TOWN COMMENTS	9/16/2020
1	PAVEMENT WIDTH	7/2/2020



PROJECT NUMBER: 1610-003  
DATE OF ISSUE: JUNE 18, 2020  
SCALE: AS NOTED  
DESIGNED BY: SH CHECKED BY: ED

PREPARED ON BEHALF OF:  
**PEACH ORCHARD PARK LLC**  
P.O. BOX 474  
STOUGHTON, MASSACHUSETTS

**DEFINITIVE PLAN**  
**PEACH ORCHARD PARK**  
MAP 80 LOT 30  
STOUGHTON, MA

DETAIL SHEET **D-3**  
SHEET 12 OF 12





# TOWN OF STOUGHTON

MA 02072

## PLANNING BOARD

### Certificate of Approval of a Definitive Subdivision Peach Orchard Park Sub 16-20

I hereby certify that no appeal has been filed with the Clerk of the Town within the thirty day period.

Eric D. Dias

Stoughton, MA 02072

Date: November 12, 2020

Applicant: Peach Orchard Park, LLC  
PO Box 474  
Stoughton, MA 02072

Owner: Peach Orchard Park, LLC  
PO Box 474  
Stoughton, MA 02072

Representative: Eric Dias  
Strongpoint Engineering Solutions, Inc.  
340 Manley Street, Unit 2  
Stoughton, MA 02073

Property: Off of Pleasant Street (Assessor's Map

#### I) Project Summary

The proposed project includes the construction of a three (3) - lot subdivision. It also includes the construction of a roadway with a dead-end cul-de-sac and associated infrastructure.

#### II) Procedural History

- Application for Site Plan Approval was made by the above referenced applicant and owners and filed with the Planning Board on June 18, 2020.
- The Site Plan submitted for review to the Planning Board is titled "Definitive Subdivision Plan for Peach Orchard Park" prepared by Strongpoint Engineering Solutions, Inc., 340 Manley Street, Unit 2, West Bridgewater, MA

02379, dated June 18, 2020 and revised through October 20, 2020.

- The land shown on the Site Plan is located off of Pleasant Street and shown on Assessor's Map 80, Lot 30 (the "Property") and is located in the General Business (GB) zoning district and consists of approximately 11 acres of lot area.
- A public hearing on the Site Plan Application was duly noticed, advertised and held on July 23, 2020, August 20, 2020, September 10, 2020, September 24, 2020, October 8, 2020 and November 12, 2020.

#### III) Application Submittals

- The Site Plan submitted for review to the Planning Board is titled "Definitive Subdivision Plan for Peach Orchard Park" prepared by Strongpoint Engineering Solutions, Inc., 340 Manley Street, Unit 2, West Bridgewater, MA 02379, dated September 18, 2020 and revised through October 20, 2020.
- "Summary of Hydrologic Analysis and Stormwater Management System Calculations" prepared by Strongpoint Engineering Solutions, Inc., 340 Manley Street, Unit 2, West Bridgewater, MA 02379, dated June 18, 2020.

#### III) Related Documents

- Copy of the Legal Public Hearing notice from the edition of the Journal-Sun dated July 9, 2020 and July 15, 2020.
- Certified List of Adjurers dated June 18, 2020.
- Waiver request letter from Strongpoint Engineering Solutions, Inc. dated June 18, 2020 and revised on July 2, 2020.
- Comments from Sgt. James O'Connor on behalf of the Police Department dated June 23, 2020.
- Comment letter from Chief Michael Lacey of the Fire Department dated July 8, 2020.
- Comment letter from John Charbonneau, Town Planner dated July 9, 2020.
- Technical Engineering Review from Craig Horsfall, Assistant Town Engineer dated July 16, 2020 and September 22, 2020.
- Response to Town Planner Comments from Strongpoint Engineering Solutions, Inc. dated July 2, 2020.
- Response to Technical Engineering Review letter from Strongpoint Engineering Solutions, Inc. dated September 18, 2020.
- Response to Water Department comments from Strongpoint Engineering Solutions, Inc. dated September 18, 2020.
- Affidavit of Service from Eric Dias dated August 11, 2020.

- Comment letter from Jack Erickson, Building Commissioner dated September 24, 2020.
- Comment letter from James Conlon, Conservation Agent, dated July 17, 2020.
- Comment letter from Phil McNulty, Water and Sewer Division dated July 31, 2020 and November 4, 2020.
- Letter from Juan Fox of 624 Pleasant Street dated July 22, 2020.

#### IV) Findings

The Planning Board reviewed all of the evidence submitted during the public hearing process to determine whether the Plan substantially conforms to the Town of Stoughton's Land Subdivision Regulations dated February 17, 1999.

#### REGULATIONS SECTION IV.C DEFINITIVE PLAN SUBMISSION REQUIREMENTS

##### C.1. General Requirement

The Planning Board voted to find that the Plan conforms to this requirement.

##### C.2. Submission Requirements

The Planning Board voted to find that the Plan conforms to this requirement.

##### C.2a Submission Requirements (Procedures)

The Planning Board voted to find that the Plan conforms to this requirement.

##### C.2b Submission Requirements (Contents)

The Planning Board voted to find that the Plan conforms to this requirement.

##### C.3. Required Review by Board of Health

The Planning Board voted to find that the Plan conforms to this requirement.

##### C.4. Public Hearing

The public hearing was duly noticed and advertised on July 8, 2020 and July 15, 2020 for the opening of the public hearing on July 23, 2020.

#### V) Decision

##### A) General Conditions

- This decision shall expire if the Applicant has not, for whatever cause, completed installation of the improvements shown on the approved plans with four (4) years from the date that the decision becomes final, unless a request for an extension is requested and granted by the Planning Board. This decision is deemed to have become final upon the expiration of the 20-day appeal period with the Town Clerk if no appeal is filed. If an appeal is filed, the decision is deemed to be final on the date that the last appeal is decided or otherwise disposed of.

- Prior to commencement of construction, a revised full set of approved plans and calculations, showing any required changes to the approved plans required by this decision shall be submitted to the Planning Board for its records. The Planning Board decision shall be scanned onto and incorporated into the approved Site Plan/Special Permit plan set on the last page of the plan and shall be submitted to the Planning Department.

- Electronic PDF copies of the approved plans shall be submitted to the Engineering Department and the Planning Department following endorsement and recording. The plans shall also be submitted to the Engineering Department in AutoCAD format.

- Any modification(s) affecting the approved site plan, this decision or any other action or condition approved under this decision shall be subject to the review and approval of the Planning Board prior to implementing said modification(s) on the ground. Insubstantial modifications may not require an additional public hearing, which is at the discretion of the Planning Board.

- The Applicant is responsible for the filing of this decision and the approved plans with the Registry of Deeds.

- At least seven (7) days prior to beginning of any site activity, the Applicant shall hold a pre-construction meeting with the Building Commissioner, the Engineering Department, the Conservation Agent, the Department of Public Works and the Town Planner to coordinate the necessary inspections. At that meeting, the applicant shall provide:

- The company affiliation, name, address and business telephone number of the construction superintendent who shall have overall responsibility for construction activities on-site;
- Proof that "Big-Safe" has been notified at least 72 hours prior to the start of any site work; and

- Proof that street signage is in place to ensure that emergency personnel can locate the site to provide emergency services to protect and secure the site and construction personnel.

- All applicable Zoning Bylaws requirements of the Town of Stoughton shall be satisfied.

- The project shall be constructed in accordance with any approvals issued relative to this project from all applicable town boards, departments and commissions, who shall retain their respective authorities and oversight of such permits, approval and decisions.

- This approval shall be subject to the satisfaction of all of the conditions set forth in Regulations Section IV.C.5 a-n.

- This approval shall be subject to the performance guarantee requirements set forth under Regulations Section IV.C.8 and M.G.L. Ch. 41, Sec. 81U, Par. 7 and that the applicant shall, at all times, maintain sufficient surety and shall provide additional surety, should the applicant be notified in writing that the surety is deficient in amount or nature, after being provided an opportunity to be heard by the Board.

- This approval shall be subject to the conveyance of utility requirements set forth under Regulations Section IV.C.12.

- Other than the waivers requested, this approval shall be subject to full conformance with the design and construction standards and conditions set forth under Regulations Section VI (A through AA).

- This approval shall be subject to conformance with all of the administrative requirements set forth under Regulations Section VII A through D.

- No site activity shall take place at the property under the Site Plan without proper authorization and permitting from all local and state agencies, as required.

- Construction shall be performed by contractors licensed to perform such work in the Town of Stoughton.

- All required inspection fees shall be paid through the Engineering Department prior to the issuance of a demolition permit, the issuance of a demolition permit or the initiation of site work, whichever occurs first in accordance with the fee schedule dated March 23, 2017.

#### VI) Record of Vote

The following members of the Planning Board constituting a majority, hereby vote to approve the Definitive Subdivision shown on the above stated facts, findings and conditions.

On the day of November 12, 2020.

Joseph Scardino, Chairman

Daniel Kelly, Vice Chairman

Paul Demusz

Jonathan Garland

Senesie Kabba

CC: Town Clerk:

Applicant:

Interested Parties:

CERTIFICATION:

The Planning Board certifies that a copy of this decision has been filed with the Town Clerk of the Town of Stoughton on November 16, 2020.

FOR THE PLANNING BOARD

Joseph Scardino, Chairman



PROFESSIONAL ENGINEER FOR  
STRONG POINT ENGINEERING SOLUTIONS, INC.

REV	DESCRIPTION	DATE



PROJECT NUMBER: 1610-003

DATE OF ISSUE: JANUARY 20, 2021

SCALE: AS NOTED

DESIGNED BY: SH

CHECKED BY: ED

PREPARED ON BEHALF OF:

PEACH ORCHARD PARK LLC  
P.O. BOX 474  
STOUGHTON, MASSACHUSETTS

DEFINITIVE PLAN  
for  
PEACH ORCHARD PARK

MAP 80 LOT 30

STOUGHTON, MA

PLANNING BOARD  
DECISION

PB-1

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## Exhibit A

### Stoughton DPW Water Department

#### Memo

To: Building Dept - John Charbonneau  
From: Water Division - Philip McNulty, P.E.  
cc: Planning Board  
Date: November 4, 2020  
Re: Water Loop Plan - Peach Orchard Park Def Subdivision

#### Water Loop - Contractor Details

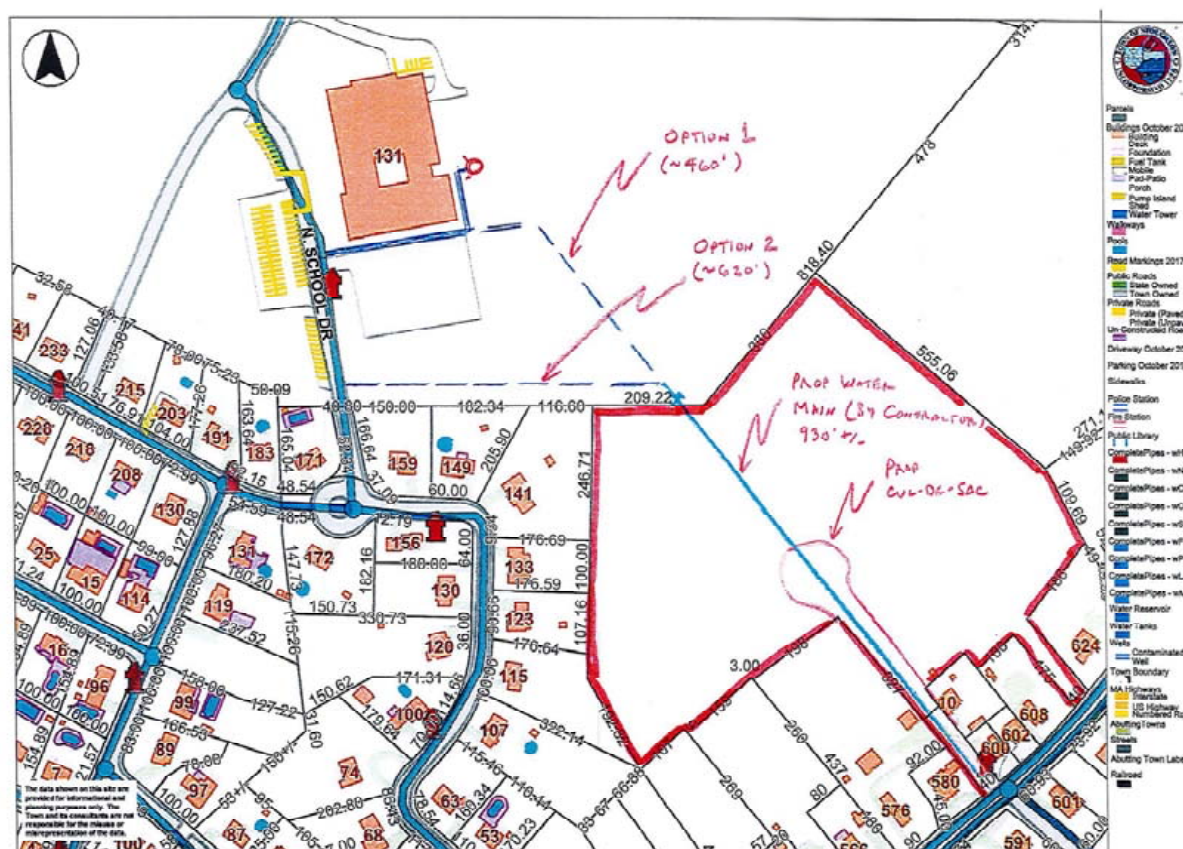
- Proposed 6" CL30 water main shall be cut into the existing 16" Pleasant St Water Main with a 3-way gate valve system.
- The proposed 6" water main shall extend through the cut-de-sac limit and beyond, along the Lot 1&2 lot line to the Dave School property (see attached sketch).
- Contractor / Developer shall terminate the proposed 6" water main with a 6" gate valve, one (1) length of pipe and a 6" cap with thrust block and
- Contractor shall notify & coordinate with the Water Dept for inspection prior to backfill.

#### Water Loop - Stoughton Water Dept

- Upon the completion of the contractor's water main work as part of the Peach Orchard Park Development, it is the intent of the Stoughton Water Dept to coordinate and continue the 6" water main and loop it thru to either on the Dave School 6" hydrant leg (Option 1) or to the 6" CI main on North School Drive (Option 2);
- This work by the Town shall take place in a timely and immediate fashion so as to improve on water movement, quality, pressure and fire flow as soon as possible; and
- Please note that tree clearing would be necessary to install the water main along the chosen alignment and to the required 5 foot depth. Also, test pits along the proposed alignment will be necessary prior to installing the main in order to confirm the absence of or minimize the conflict with bedrock & outcrops.



Stoughton MA MapsOnline



Stoughton MA MapsOnline