

DATE:

APPROVED _____, SUBJECT TO COVENANT
EXECUTED BY _____, DATE _____
AND TO BE RECORDED HEREWITHE.

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
508-386-0624

WAIVERS

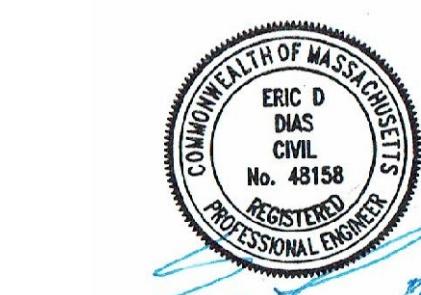
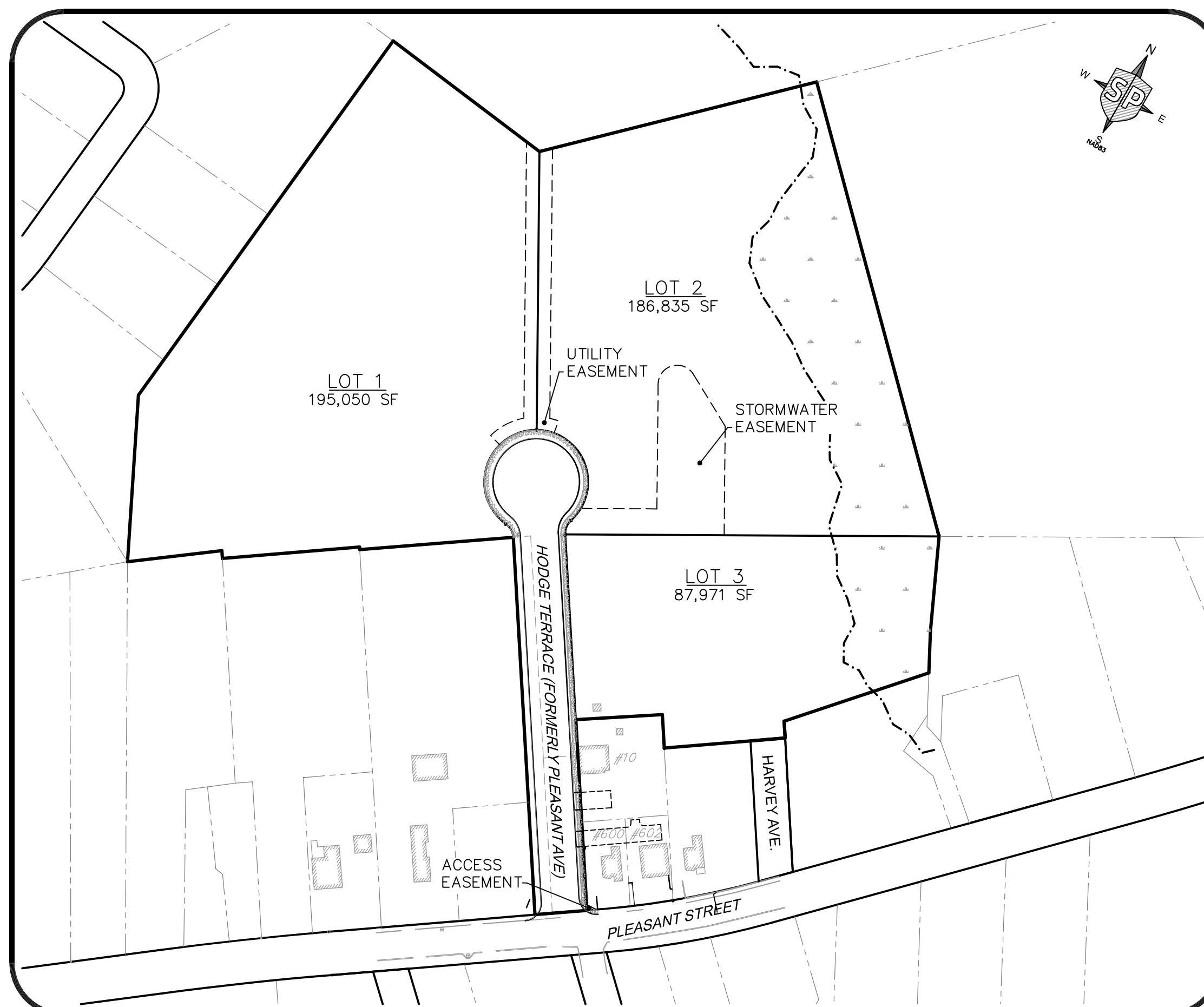
THE FOLLOWING WAIVERS FROM CERTAIN SECTIONS OF THE TOWN OF STOUGHTON
LAND SUBDIVISION REGULATIONS ARE REQUESTED:

SECTION IV.C.2b.7 RELIEF REQUESTED
IV.C.11 LARGE TREES NOT SHOWN ON PLAN
VI.A.3a NO ENVIRONMENTAL IMPACT STATEMENT
VI.T MINIMUM RADIUS AT EDGE OF TRAVELED WAY REDUCTION FROM 30' TO 20'
VI.C.2.m.4.c. NO STREET TREES ON WESTERN SIDE OF RIGHT OF WAY
10' WIDE ACCESS BERM AROUND STORMWATER BASIN

DEFINITIVE SUBDIVISION PLANS FOR PEACH ORCHARD PARK

FOR REGISTRY USE ONLY

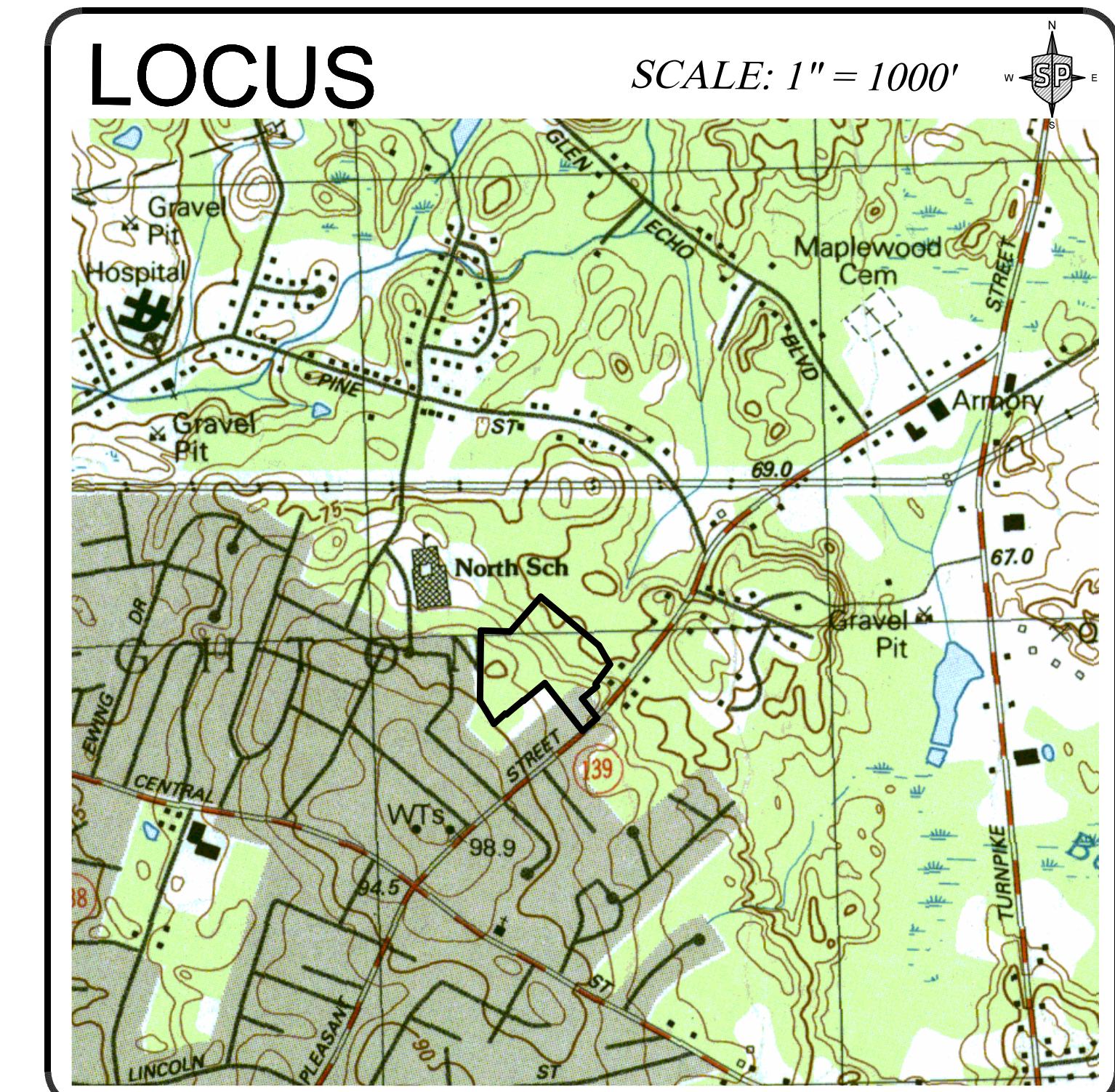
MAP 80 LOT 30 STOUGHTON, MASSACHUSETTS

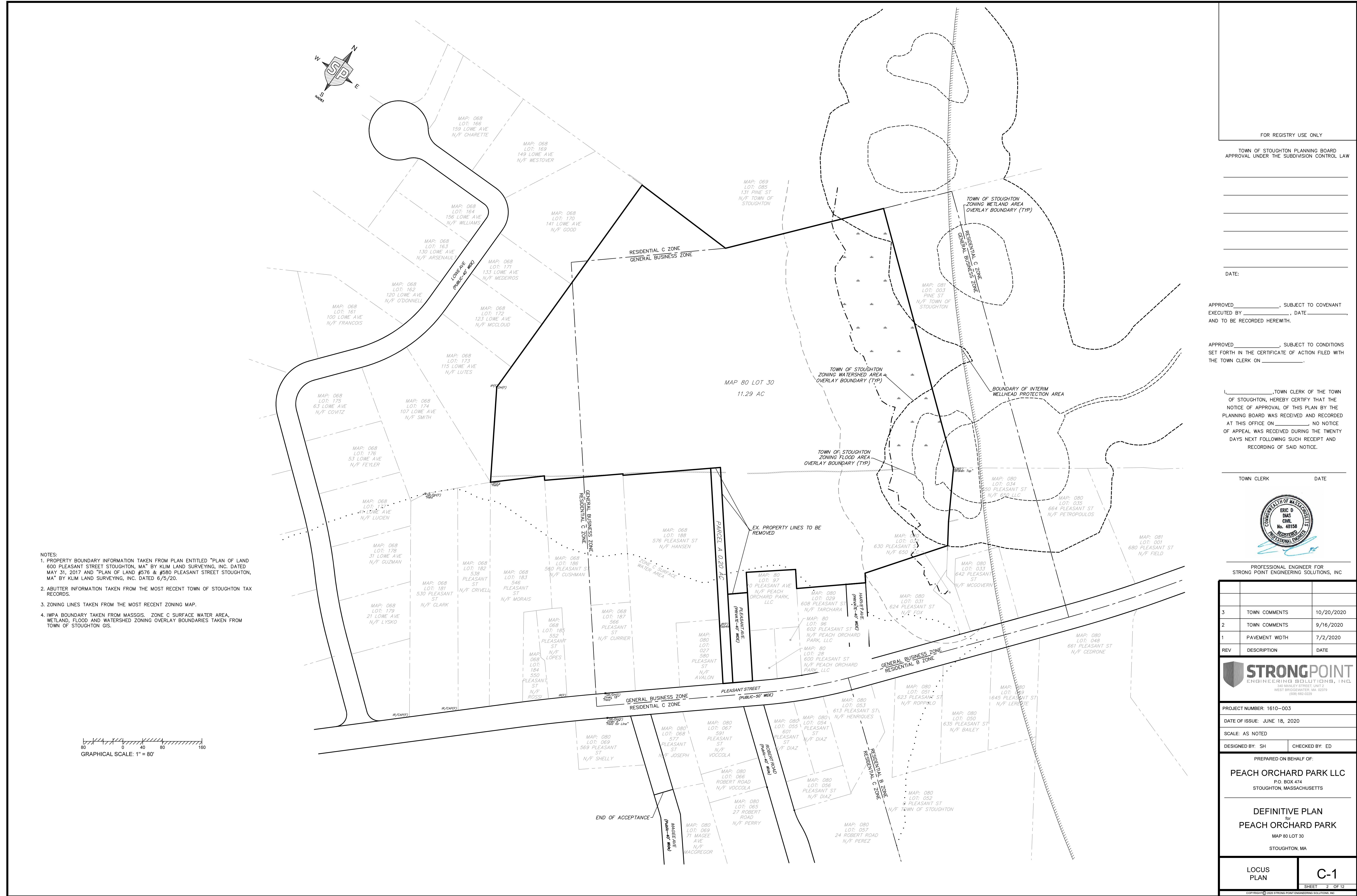


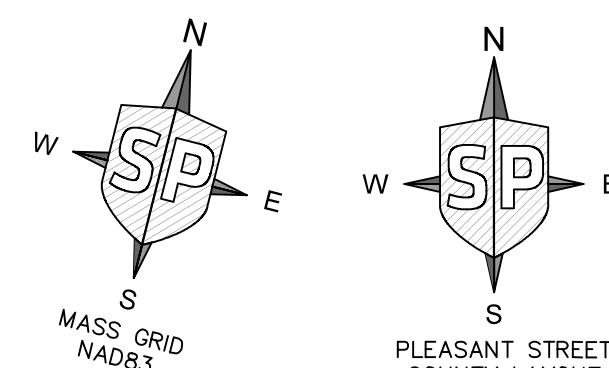
PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, INC.

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	--







ZONING TABLE GENERAL BUSINESS DISTRICT	
REQUIRED	10,000 SF
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	40,000 SF
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%

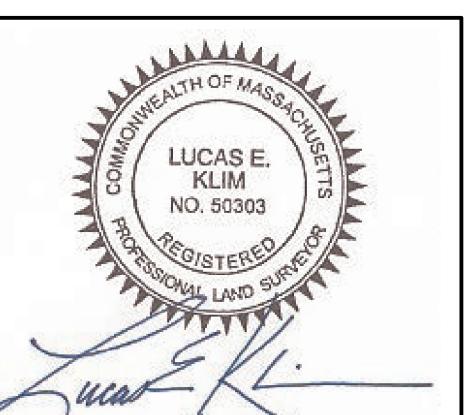
Scale: 1" = 50'
0' 50' 100' 150'

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:

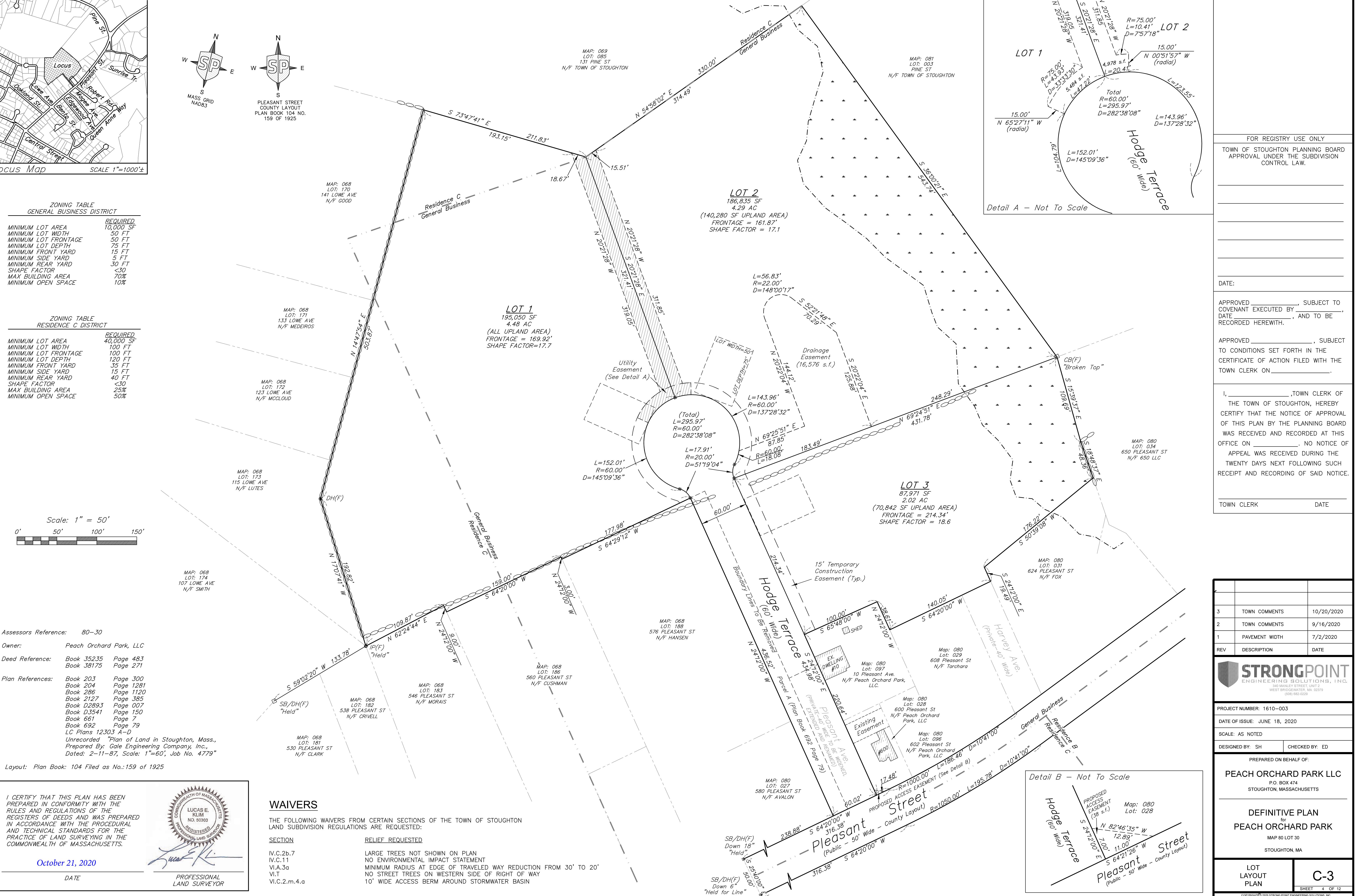
SECTION

RELIEF REQUESTED

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

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

DATE



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
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APPROVED _____, SUBJECT
TO CONDITIONS SET FORTH IN THE
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THE TOWN OF STOUGHTON, HEREBY
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RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK DATE

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

STRONGPOINT
ENGINEERING SOLUTIONS, INC.
340 MANLEY STREET, UNIT 2
WEST BRIDGEWATER, MA 02379
(508) 852-0229

PROJECT NUMBER: 1610-003

DATE OF ISSUE: JUNE 18, 2020

SCALE: AS NOTED

DESIGNED BY: SH CHECKED BY: ED

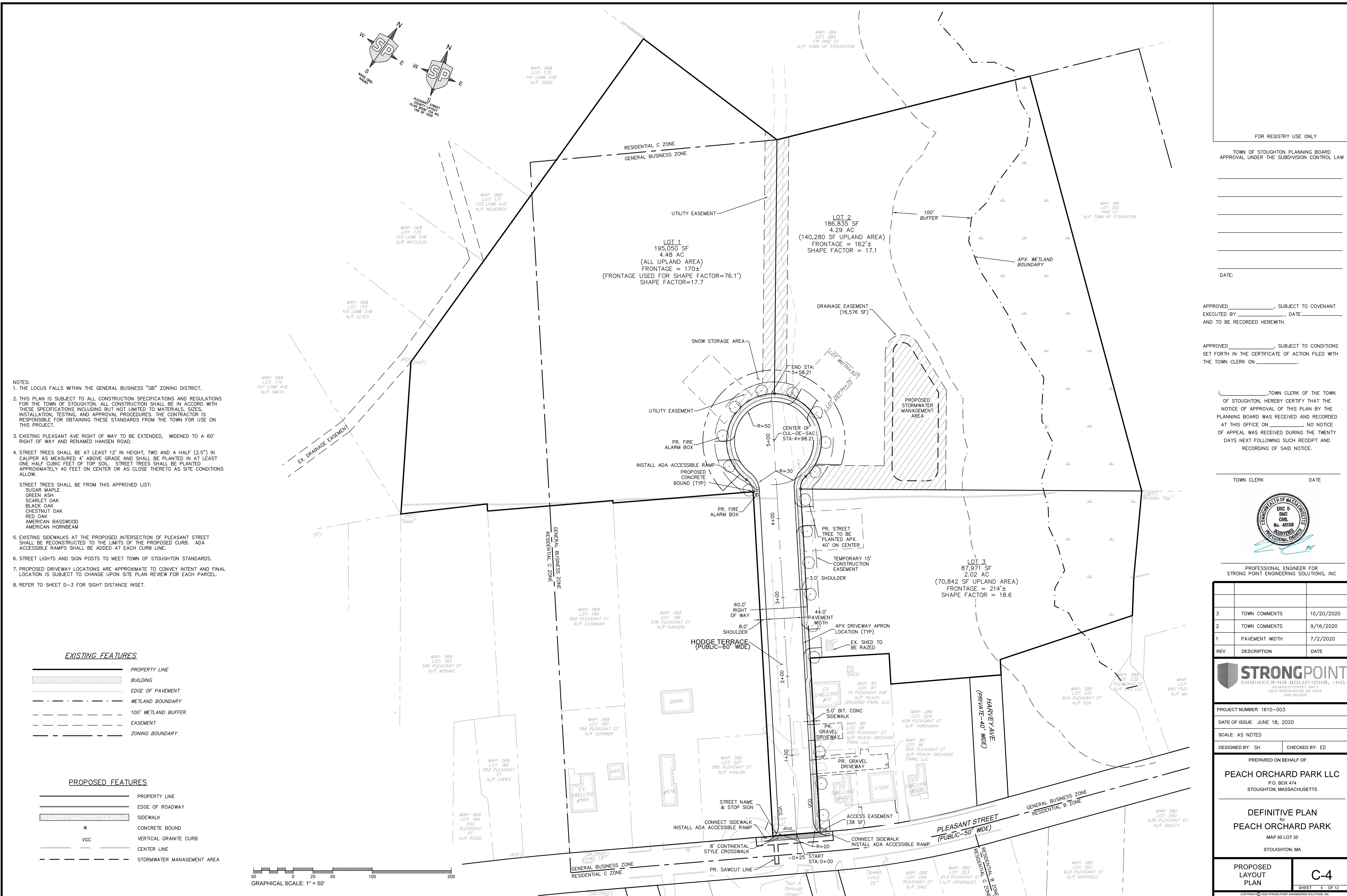
PREPARED ON BEHALF OF:

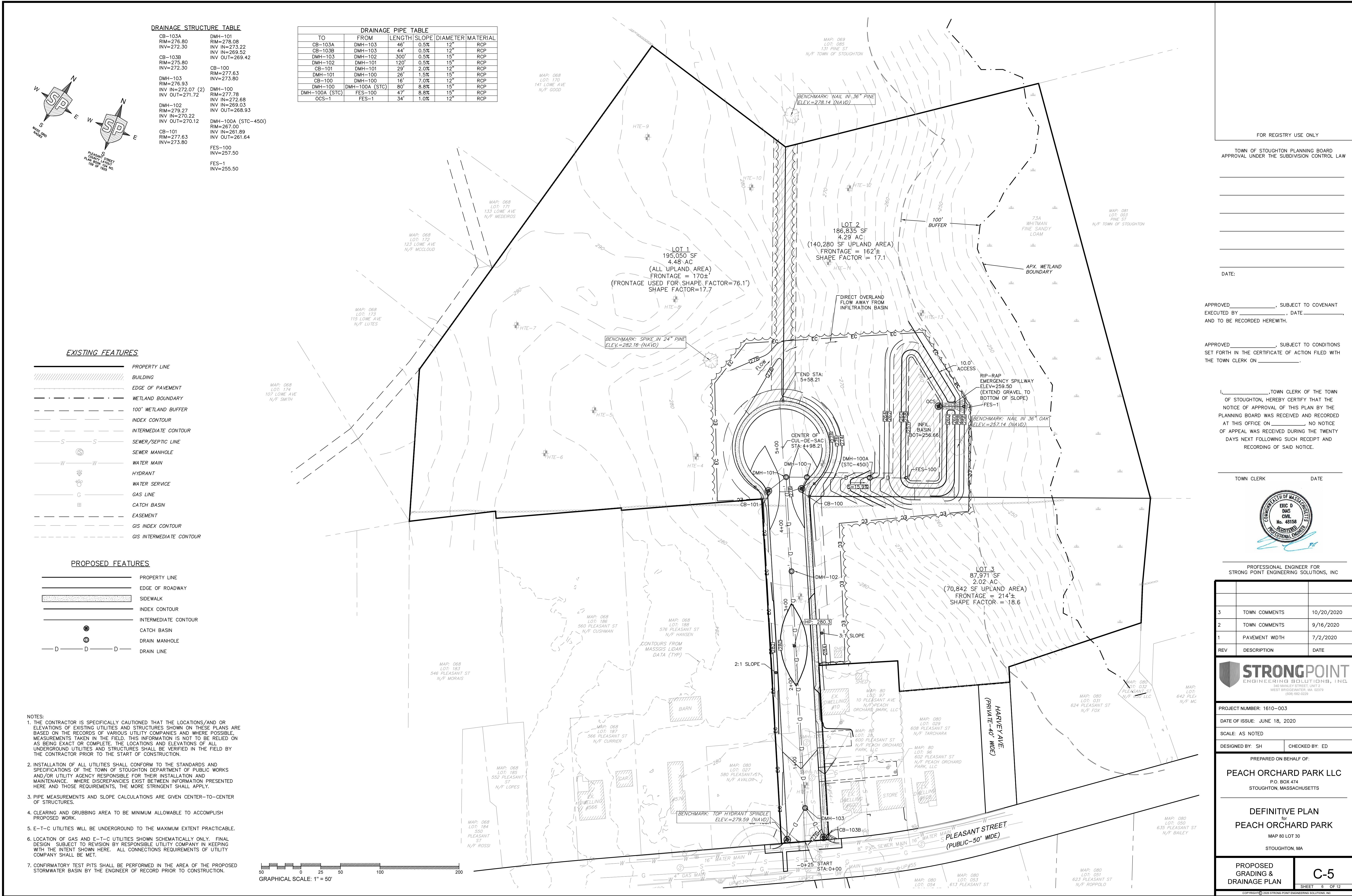
PEACH ORCHARD PARK LLC
P.O. BOX 474
STOUGHTON, MASSACHUSETTS

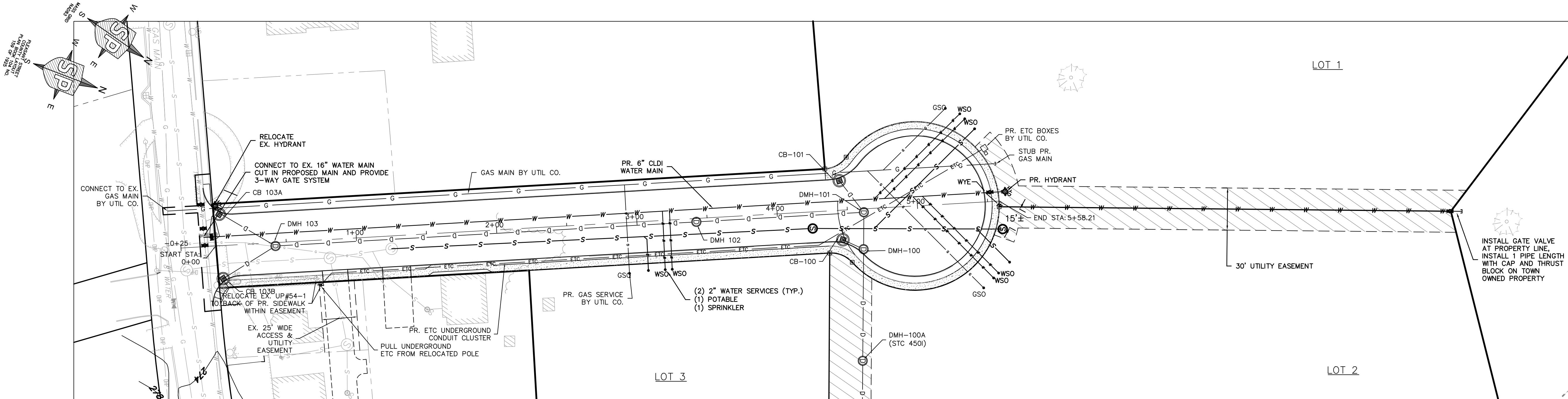
DEFINITIVE PLAN
for
PEACH ORCHARD PARK
MAP 80 LOT 30
STOUGHTON, MA

LOT
LAYOUT
PLAN
C-3
SHEET 4 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.

FOR REGISTRY USE ONLY

TOWN OF STOUGHTON PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW

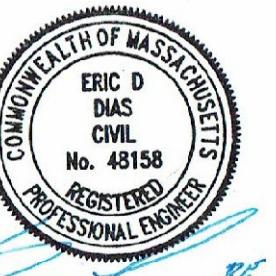
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TOWN CLERK DATE



PROFESSIONAL ENGINEER FOR STRONG POINT ENGINEERING SOLUTIONS, INC

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

STRONGPOINT
ENGINEERING SOLUTIONS, INC.
340 MAIN STREET, UNIT 100
WEST BRIDGEWATER, MA 02379
(508) 682-0229

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

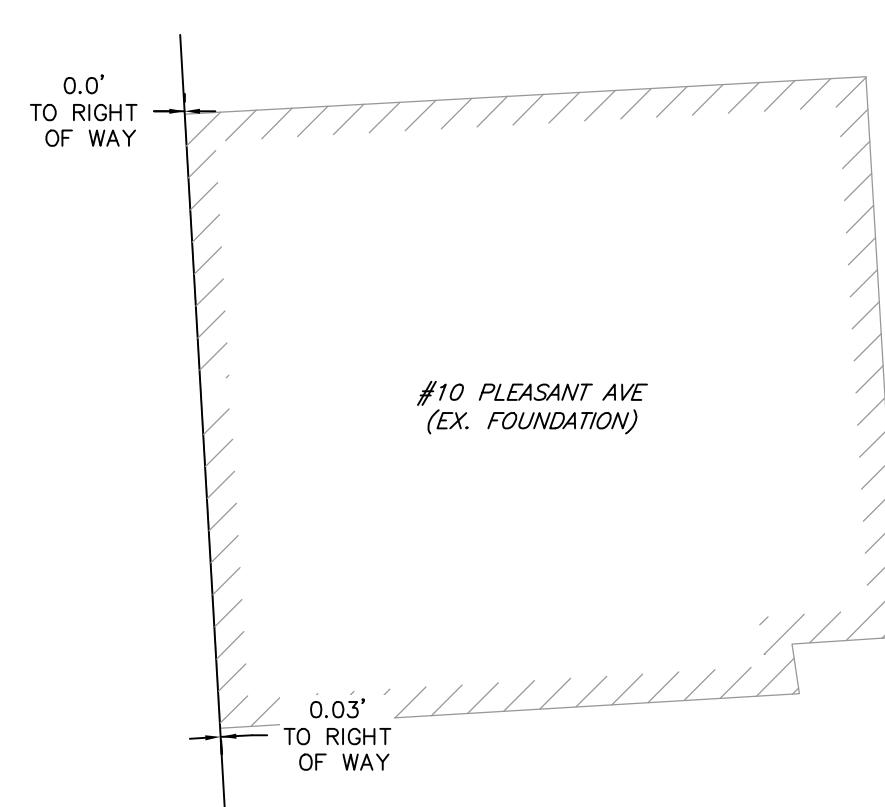
DEFINITIVE PLAN
for
PEACH ORCHARD PARK
MAP 80 LOT 30
STOUGHTON, MA

PROPOSED
UTILITY LAYOUT C-5A

SHEET 7 OF 12

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



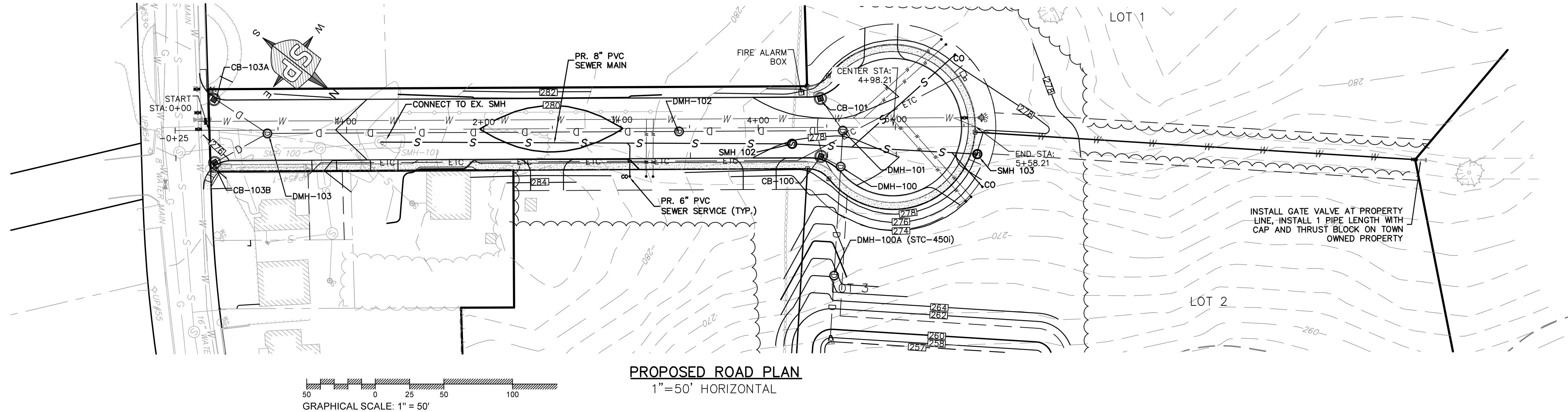
SETBACK DETAIL
NOT TO SCALE



PROPOSED ROADWAY DETAIL

SCALE: 1"=20'

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FOR REGISTRY USE ONLY

**TOWN OF STOUGHTON PLANNING BOARD
PROVAL UNDER THE SUBDIVISION CONTROL LAW**

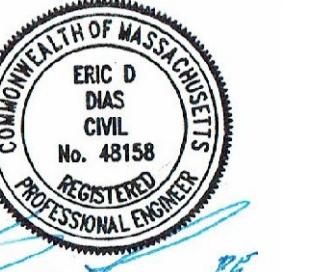
DATE:

APPROVED _____, SUBJECT TO COVENANT
EXECUTED BY _____, DATE _____,
AND TO BE RECORDED HEREWITH.

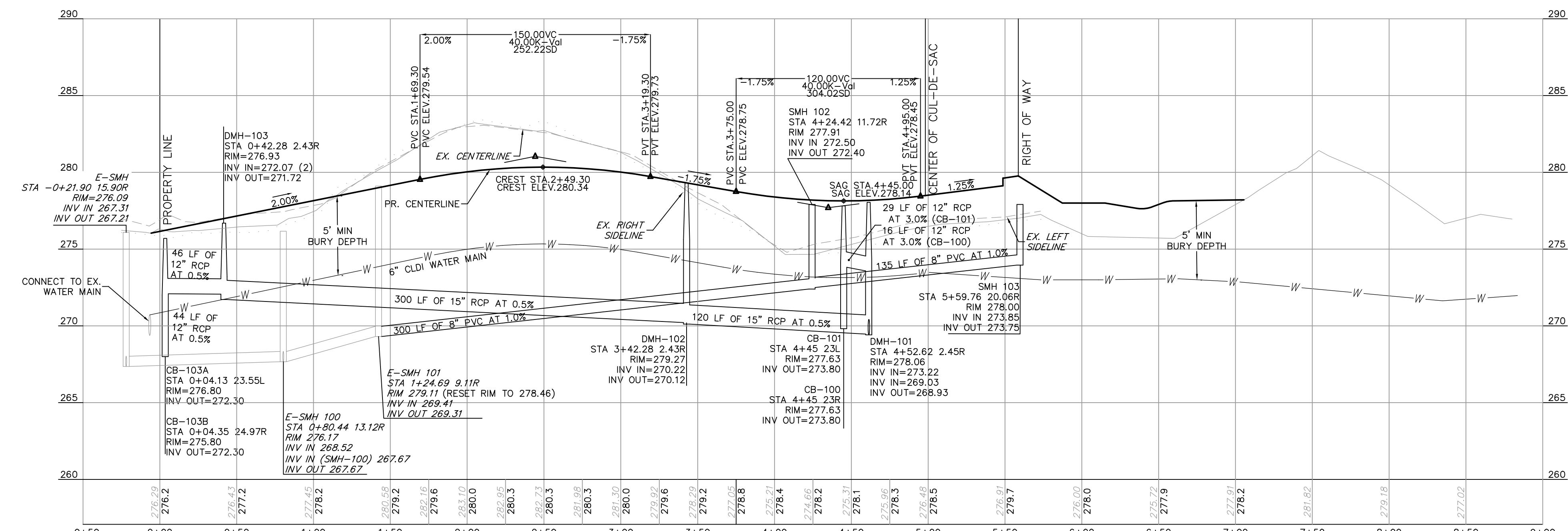
APPROVED _____, SUBJECT TO CONDITIONS
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THE TOWN CLERK ON

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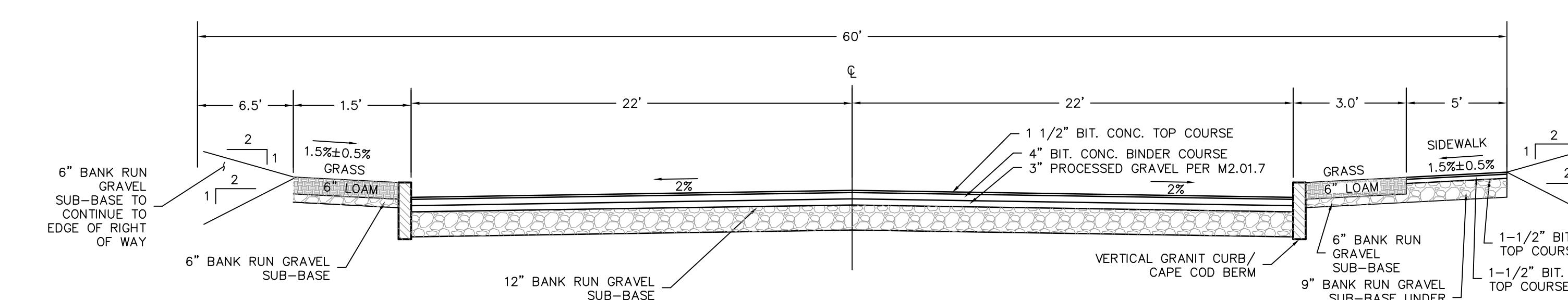


PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, INC

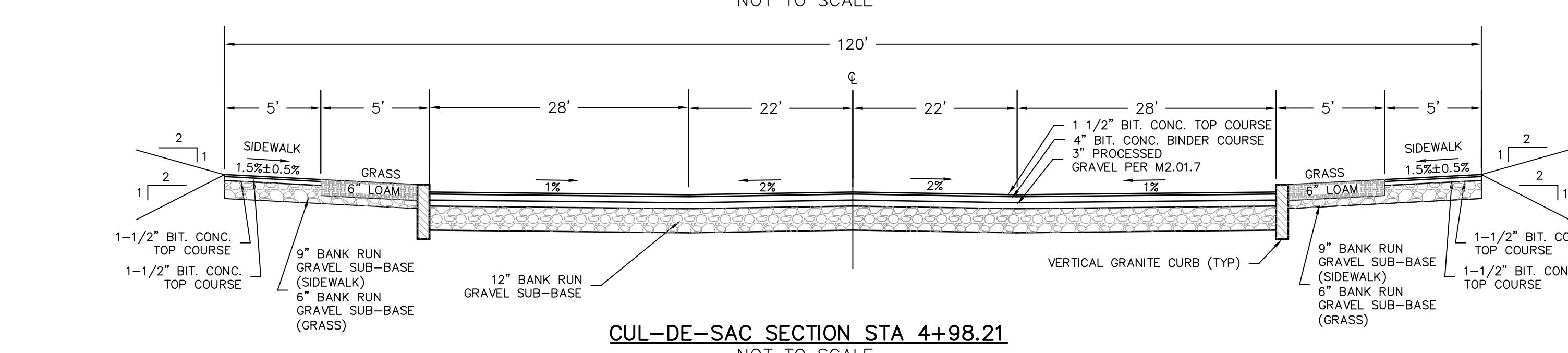


PROPOSED ROAD PROFILE

PROPOSED ROAD PROFILE



TYPICAL RIGHT OF WAY SECTION
NOT TO SCALE



CUL-DE-SAC SECTION STA 4+98.21

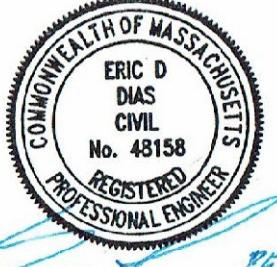
NOT TO SCALE

3	TOWN COMMENTS	10/20/2020
2	TOWN COMMENTS	9/16/2020
1	PAVEMENT WIDTH	7/2/2020
REV	DESCRIPTION	DATE
 <p>STRONGPOINT ENGINEERING SOLUTIONS, INC. 340 MANLEY STREET, UNIT 2 WEST BRIDGEWATER, MA 02379 (508) 682-0229</p>		
PROJECT NUMBER: 1610-003		
DATE OF ISSUE: JUNE 18, 2020		
SCALE: AS NOTED		
DESIGNED BY: SH		CHECKED BY: ED
PREPARED ON BEHALF OF:		
<p>PEACH ORCHARD PARK LLC P.O. BOX 474 STOUGHTON, MASSACHUSETTS</p> <hr/>		
<p>DEFINITIVE PLAN for PEACH ORCHARD PARK</p>		
MAP 80 LOT 30		
STOUGHTON, MA		
<p>PROPOSED PLAN & PROFILE</p>		<p>C-6</p>
		<p>SHEET 8 OF 12</p>
COPYRIGHT © 2020 STRONG POINT ENGINEERING SOLUTIONS, INC.		

DATE:

APPROVED _____, SUBJECT TO COVENANT
EXECUTED BY _____, DATE _____
AND TO BE RECORDED HEREWITHE.APPROVED _____, SUBJECT TO CONDITIONS
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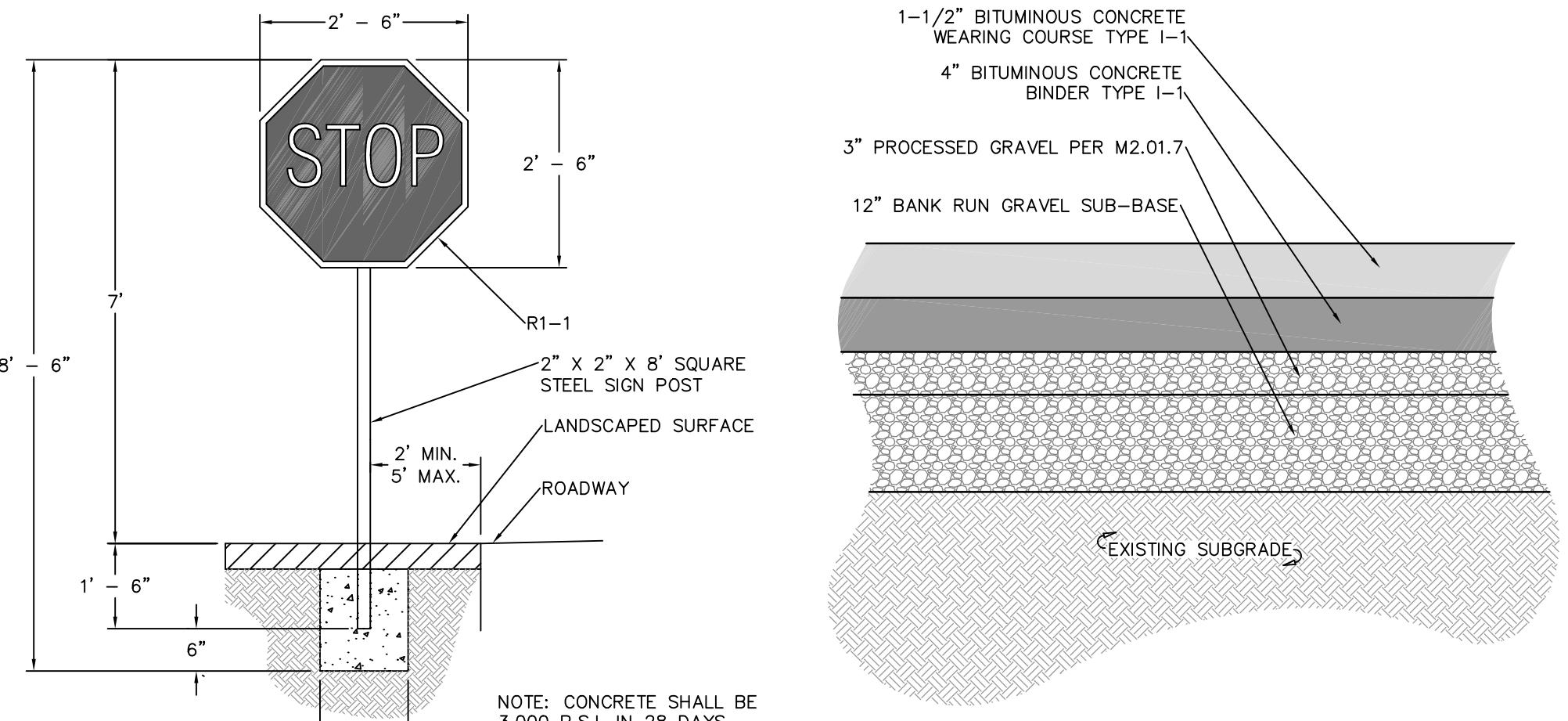
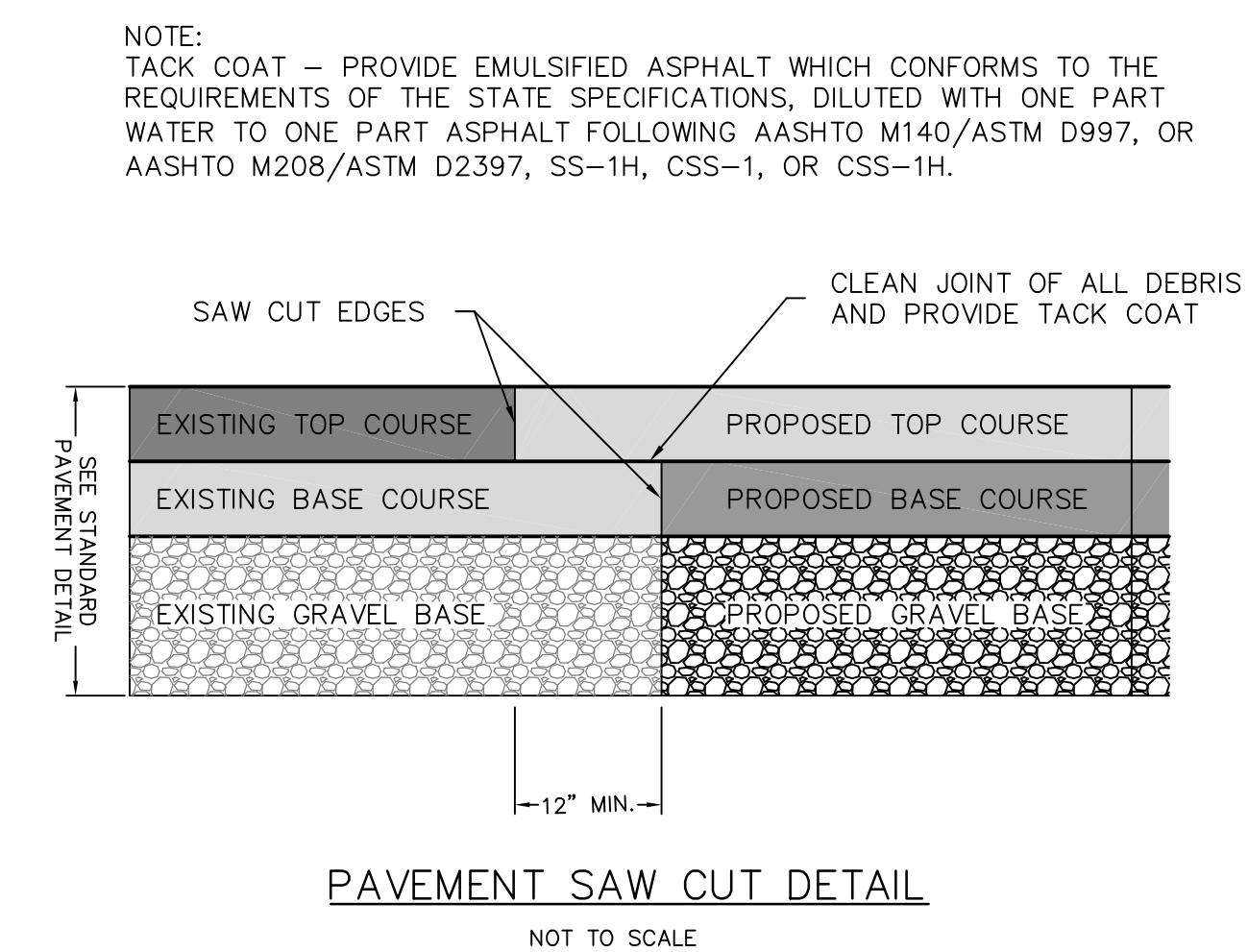
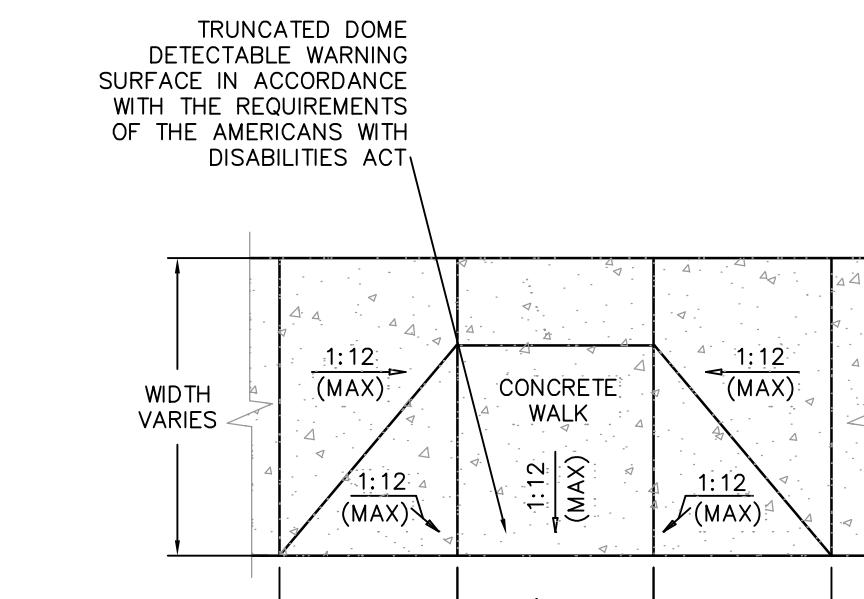
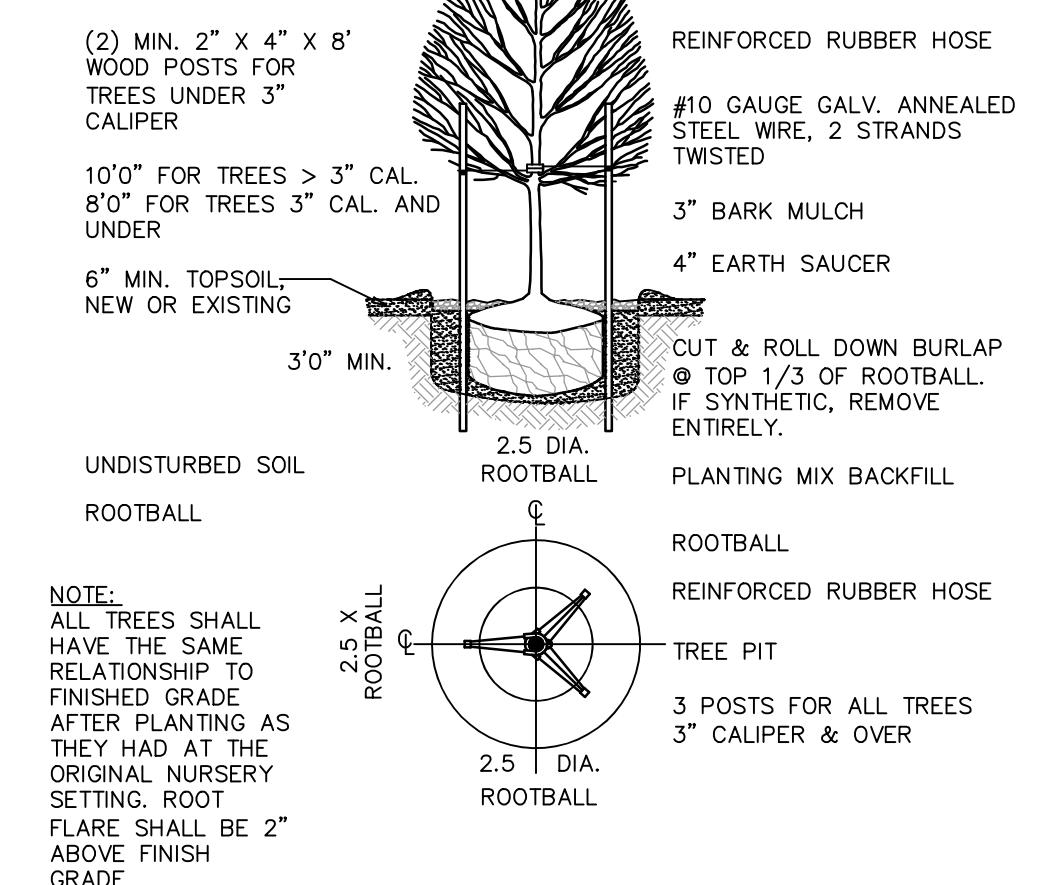
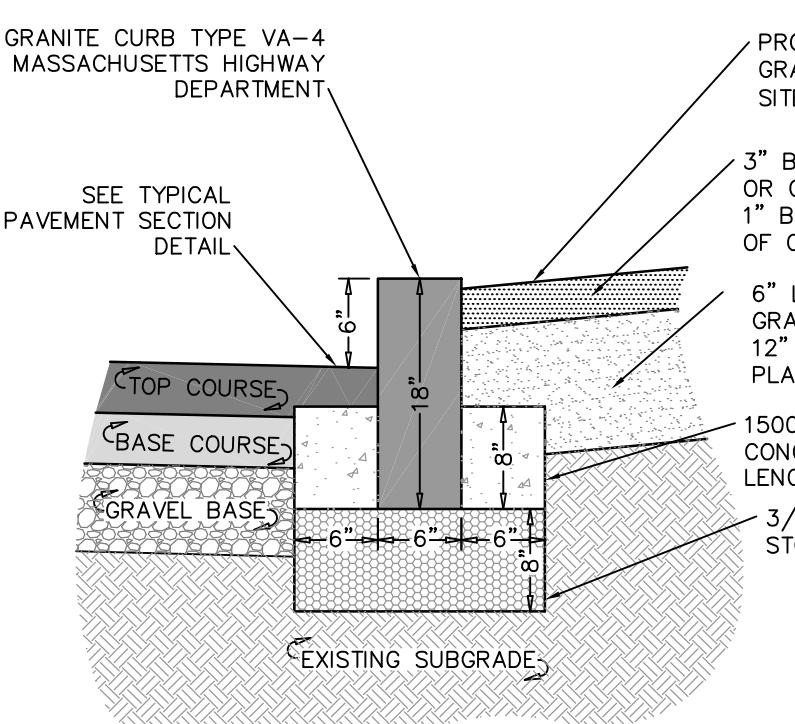
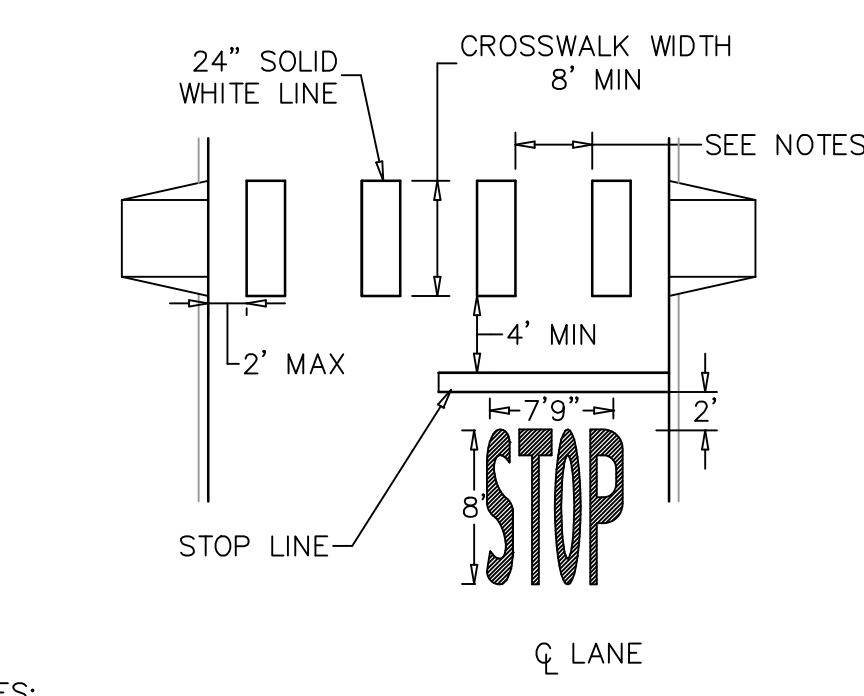
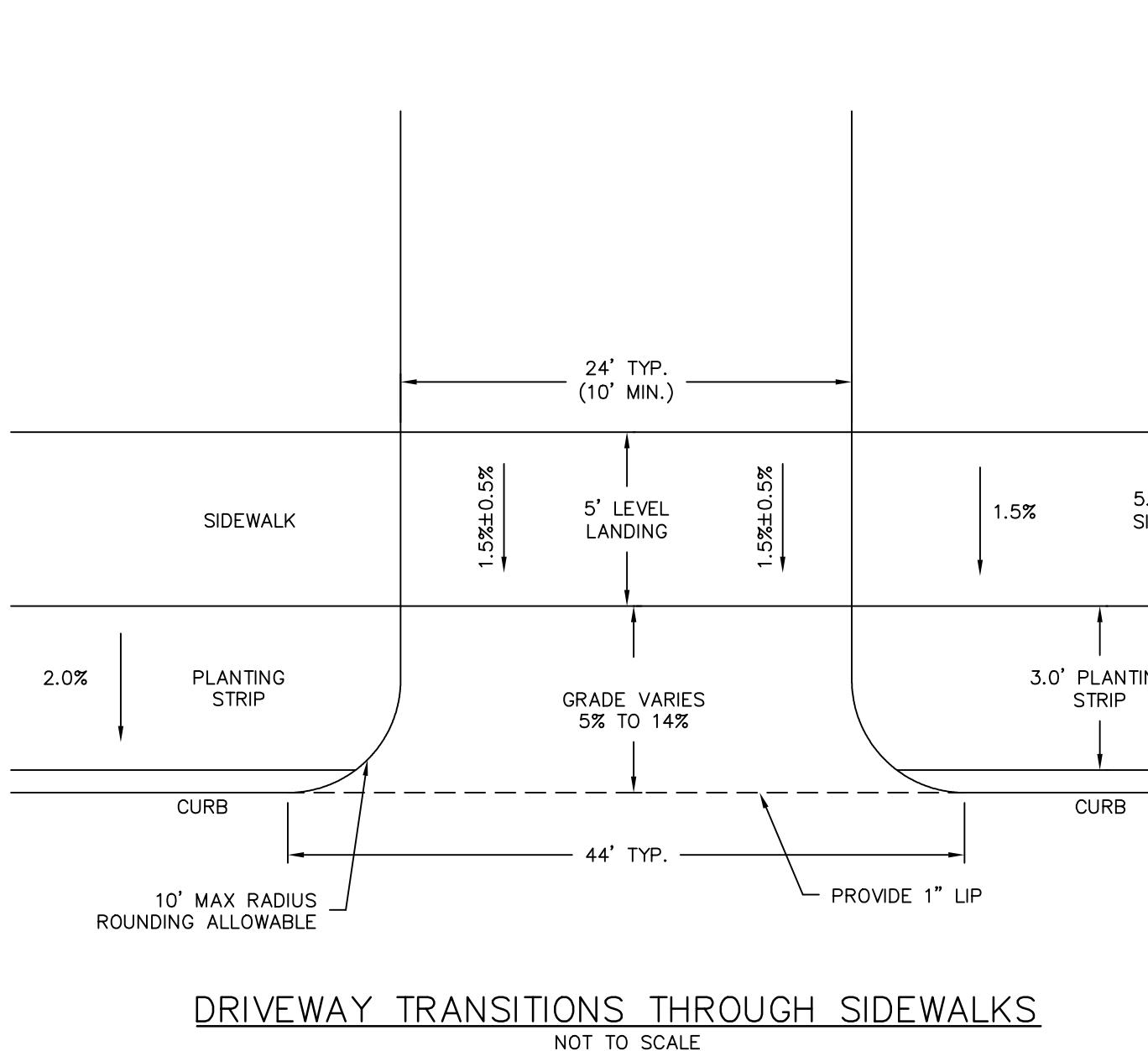
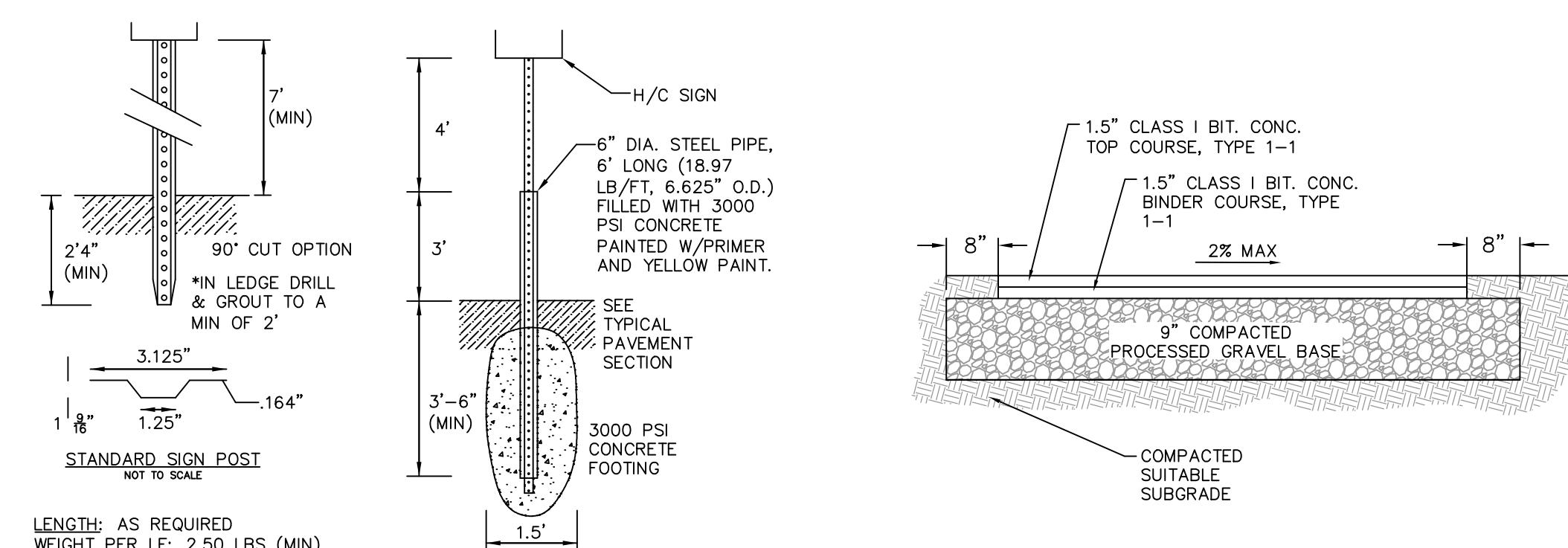
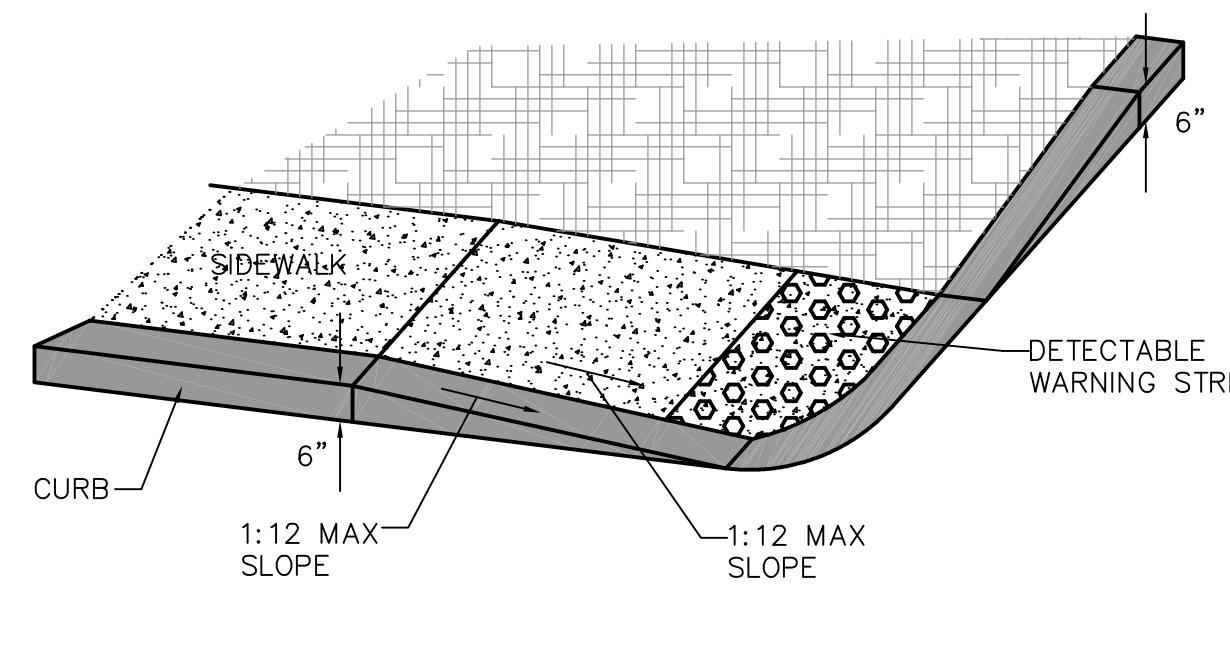


3	TOWN COMMENTS	10/20/2020
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REV	DESCRIPTION	DATE

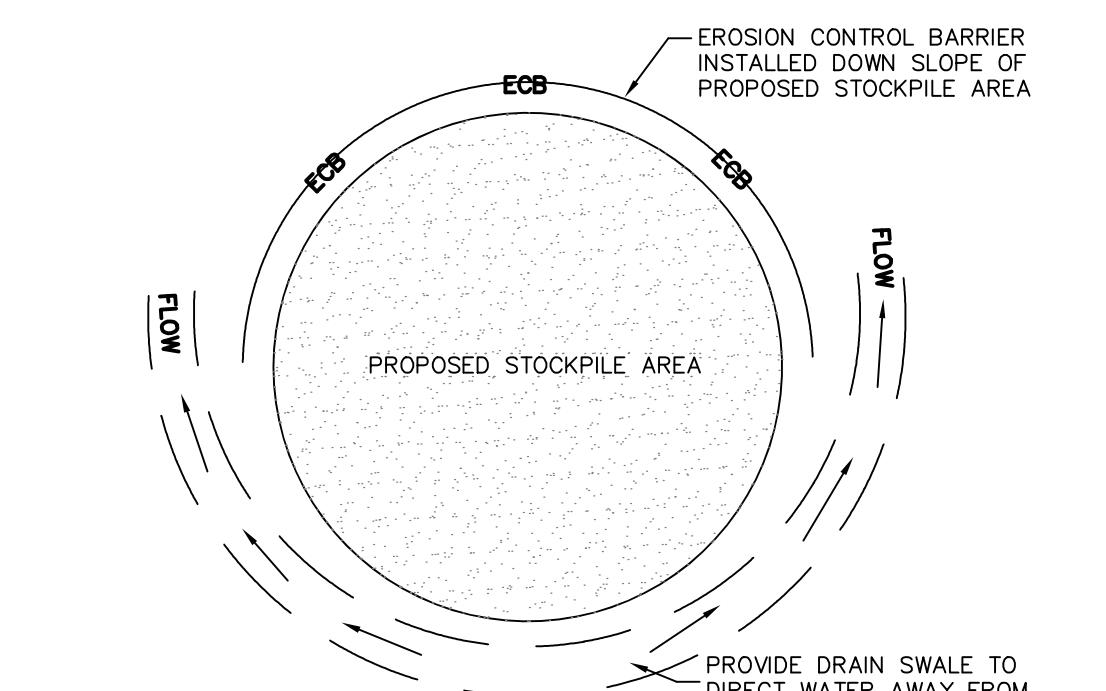
STRONGPOINT
ENGINEERING SOLUTIONS, INC.
340 MANLEY STREET, UNIT 2
WEST BRIDGEWATER, MA 02379
(508) 856-0229

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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

MAP 80 LOT 30 STOUGHTON, MA	DETAIL SHEET	D-1
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PAVEMENT SAW CUT DETAIL
NOT TO SCALETYPICAL STANDARD PAVEMENT SECTION
NOT TO SCALECURB TRANSITION DETAIL
NOT TO SCALESIGN POST DETAILS
NOT TO SCALE

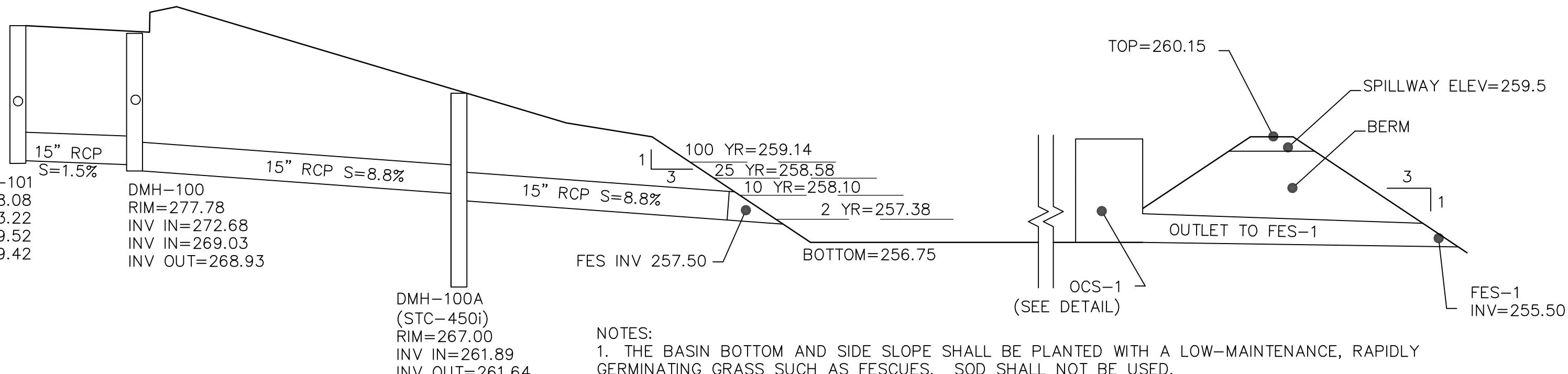
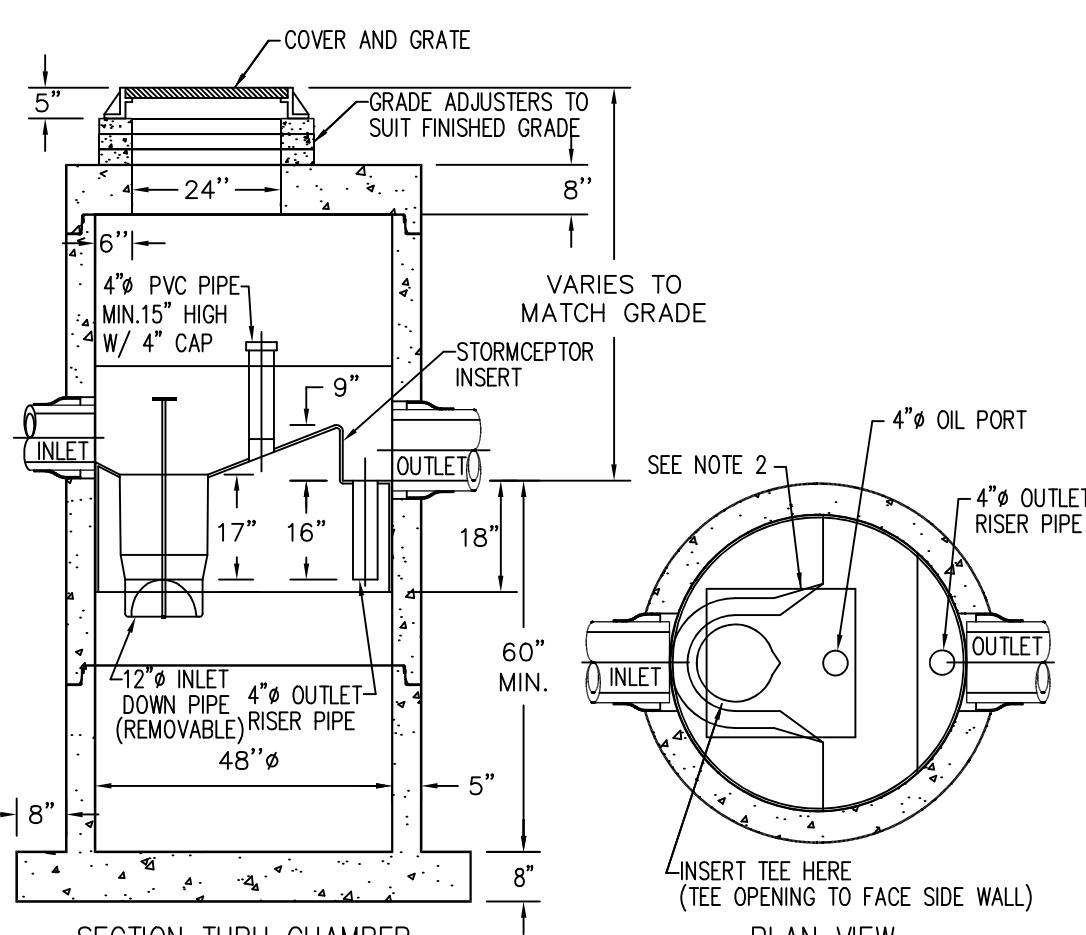
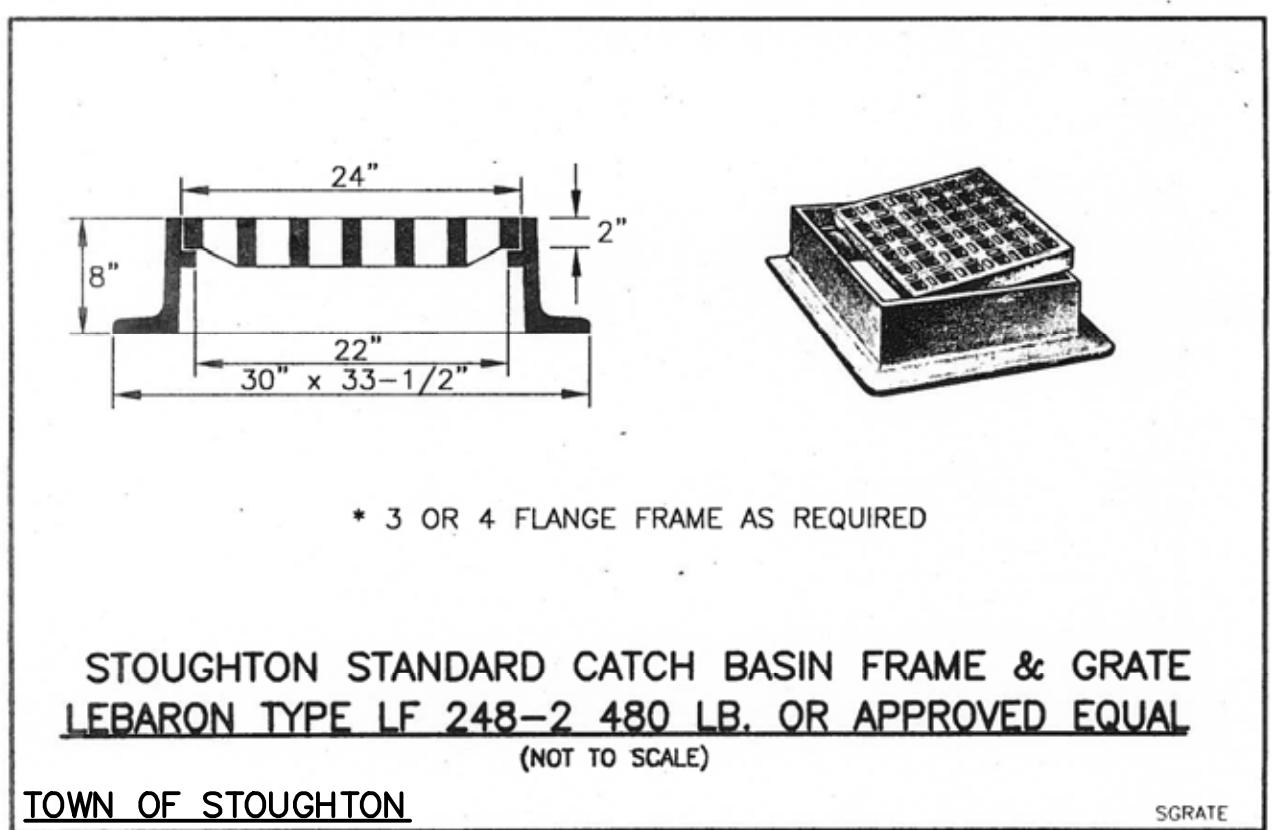
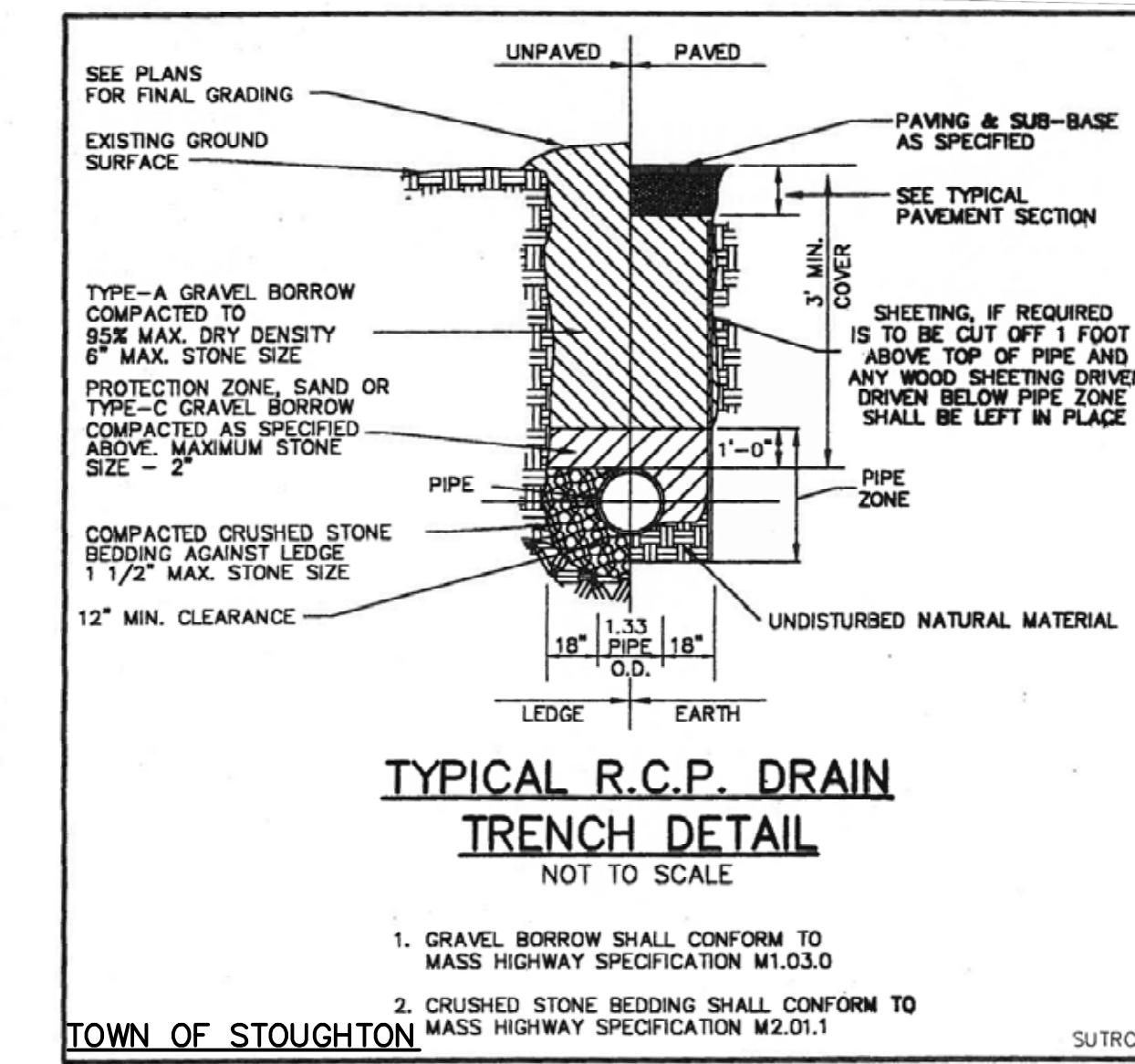
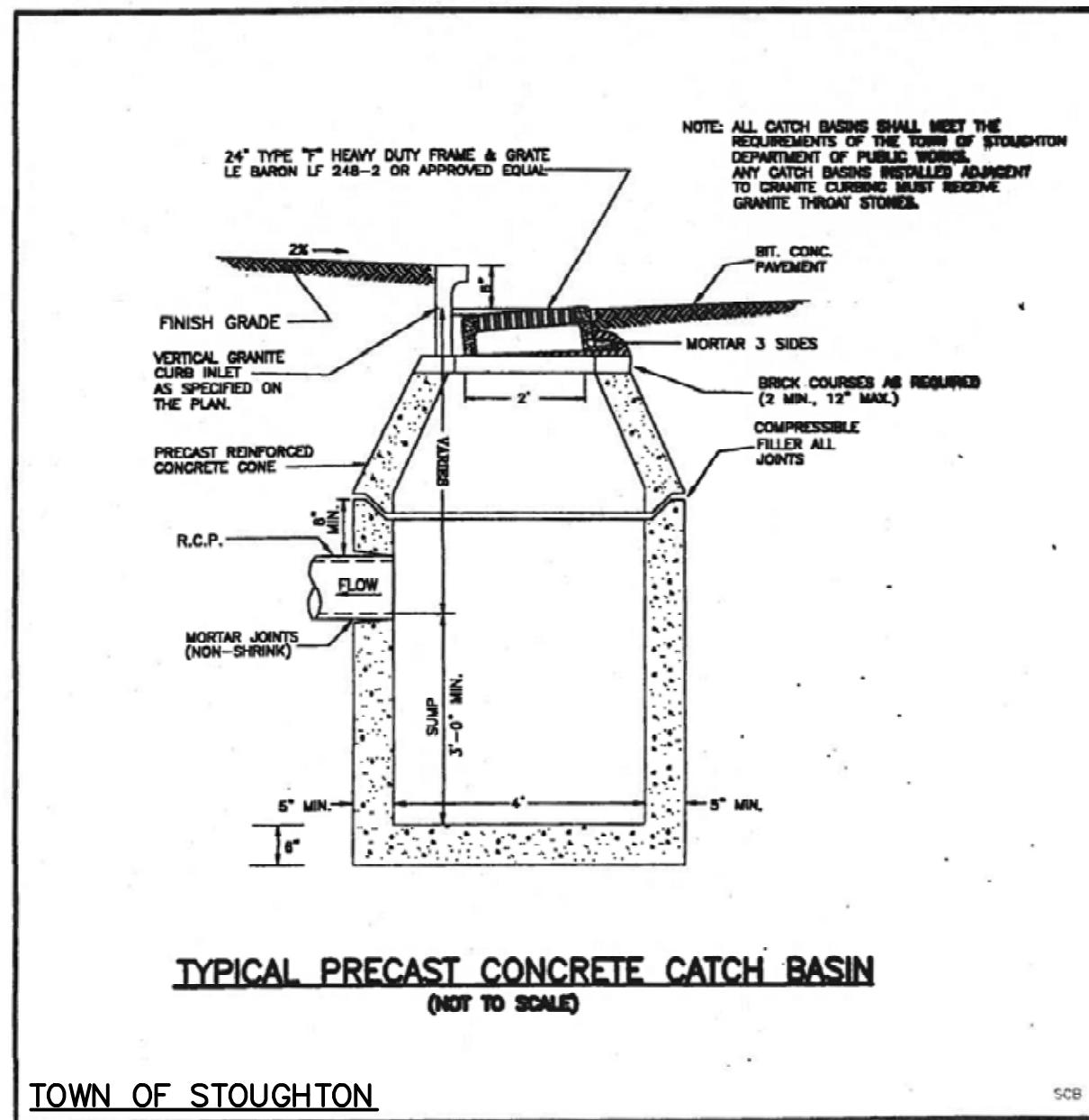
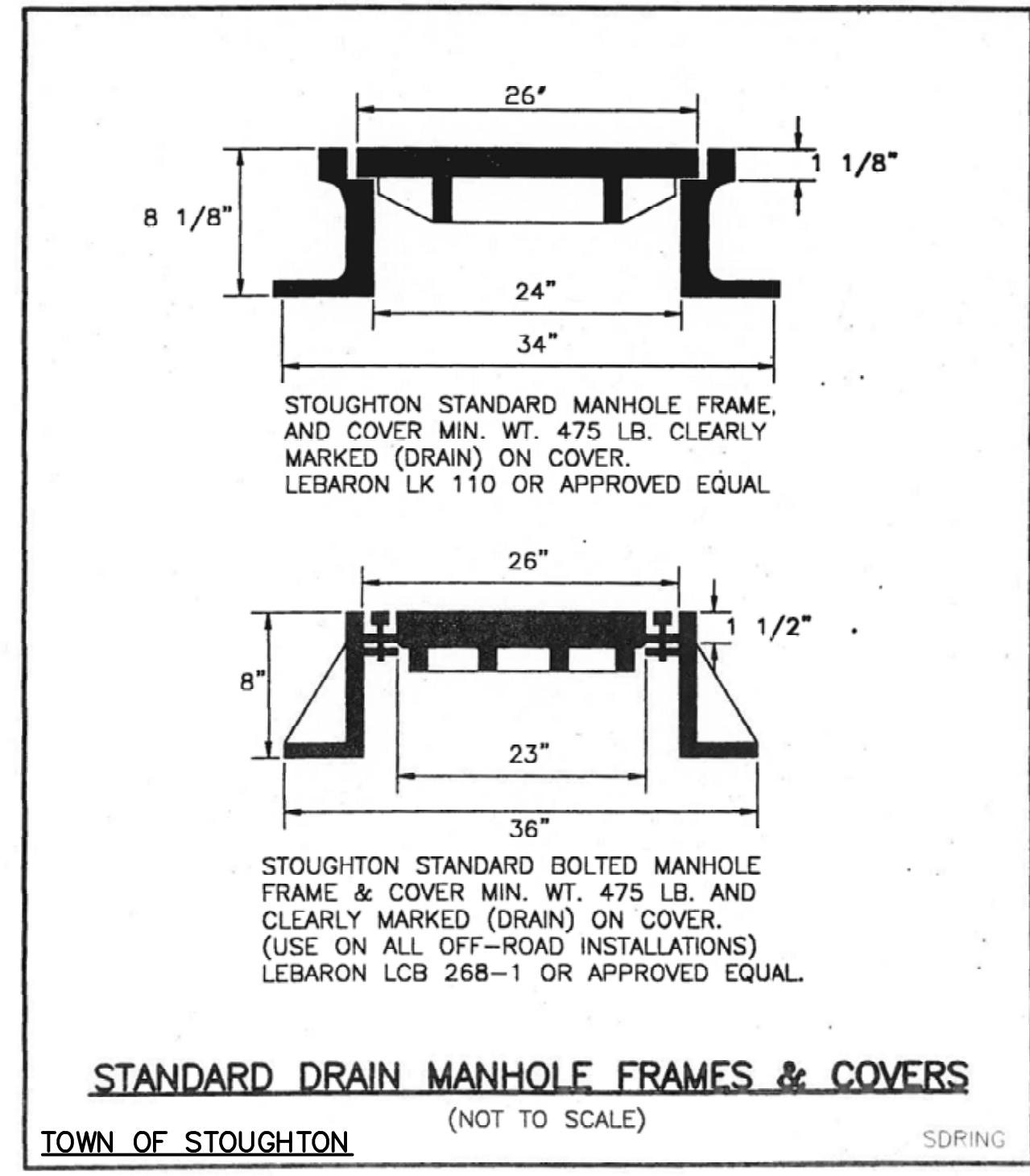
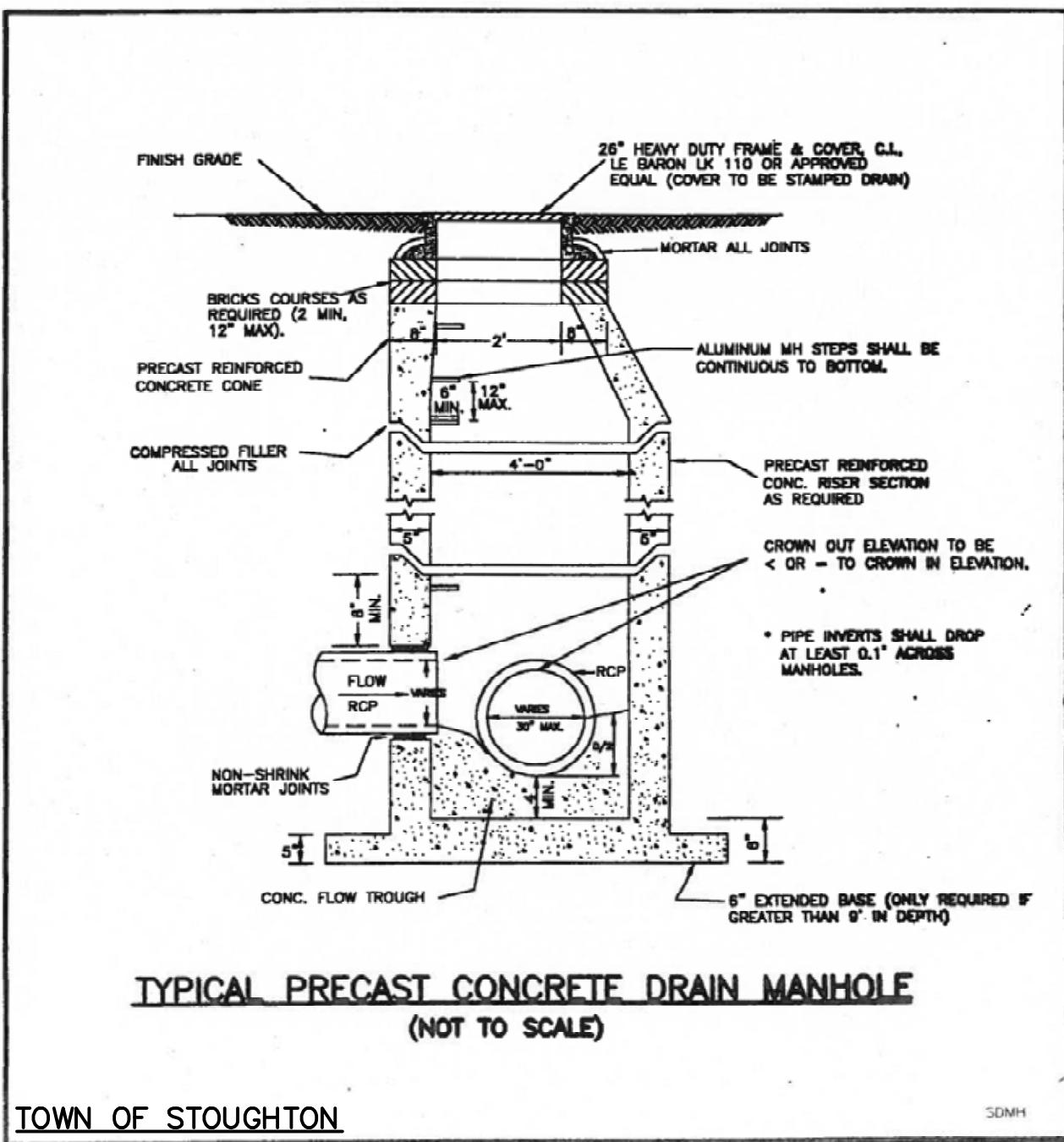
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STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALESTOCKPILE PROTECTION DETAIL
NOT TO SCALE

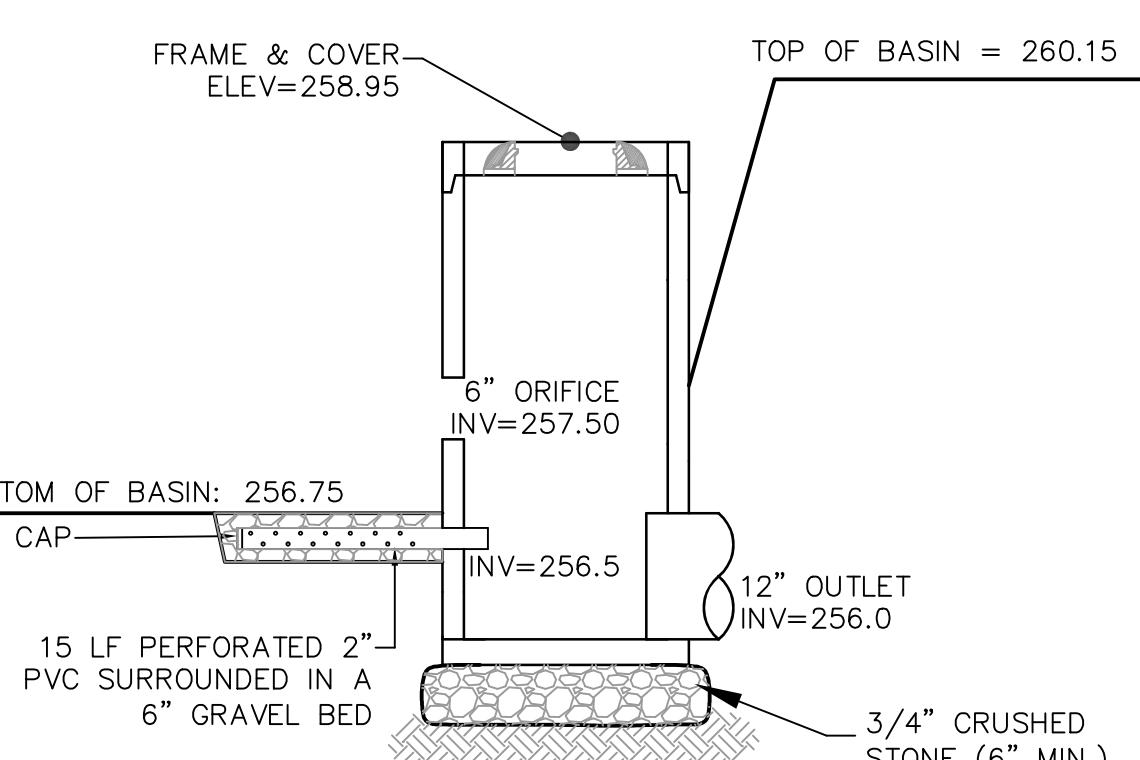
NOT: HAYBALES TO BE USED ONLY ALONG EROSION CONTROL BARRIER WITHIN THE 100' BUFFER TO BUFFERING VEGETATED WETLAND.

SILT FENCE AND HAYBALE DETAIL
NOT TO SCALE

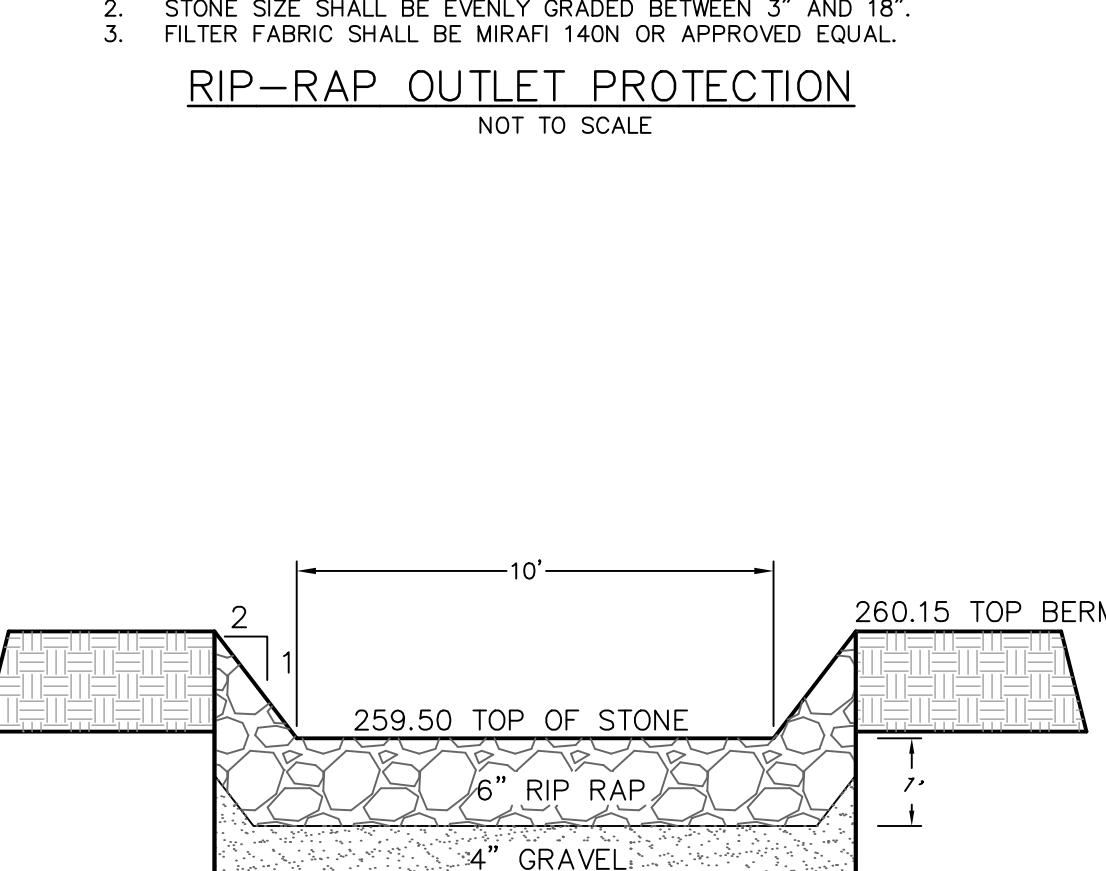
MAP 80 LOT 30 STOUGHTON, MA	DETAIL SHEET	D-1
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INfiltration BASIN CROSS SECTION
NOT TO SCALE



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

3	TOWN COMMENTS	10/20/2020
2	TOWN COMMENTS	9/16/2020
1	PAVEMENT WIDTH	7/2/2020
REV	DESCRIPTION	DATE
STRONGPOINT ENGINEERING SOLUTIONS, INC. 340 MANLEY STREET, UNIT 2 WEST BRIDGEWATER, MA 02379 (508) 856-0229		
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		
DETAIL SHEET		D-2
SHEET 11 OF 12		

FOR REGISTRY USE ONLY
TOWN OF STOUGHTON PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW
DATE:

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TOWN CLERK DATE



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, INC.

