

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

[Signature]
Signed pursuant to
authorization given at
planning board meeting
of July 22, 2021

DATE: 09/16/2021

MINOR SUBDIVISION MODIFICATION PLANS FOR PINE HILL ESTATES

MAP 73 LOTS 37, 82, 83 AND 84
STOUGHTON, MASSACHUSETTS

FOR REGISTRY USE ONLY

I, TOWN CLERK OF THE TOWN OF
STOUGHTON, MA HERBY CERTIFY THAT
THE NOTICE OF APPROVAL OF THIS
PLAN BY THE PLANNING BOARD HAS
BEEN RECEIVED AND RECORDED AT
THIS OFFICE AND NO APPEAL WAS
RECEIVED DURING THE NEXT TWENTY
DAYS AFTER RECEIPT AND RECORDING
OF SAID NOTICE.

TOWN CLERK DATE

OWNER & APPLICANT:

NEW HEIGHTS BUILDERS OF MA, LLC
1 BROCCTON AVENUE
BROCKTON, MASSACHUSETTS

CIVIL ENGINEER :



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

SURVEYOR :



WAIVERS

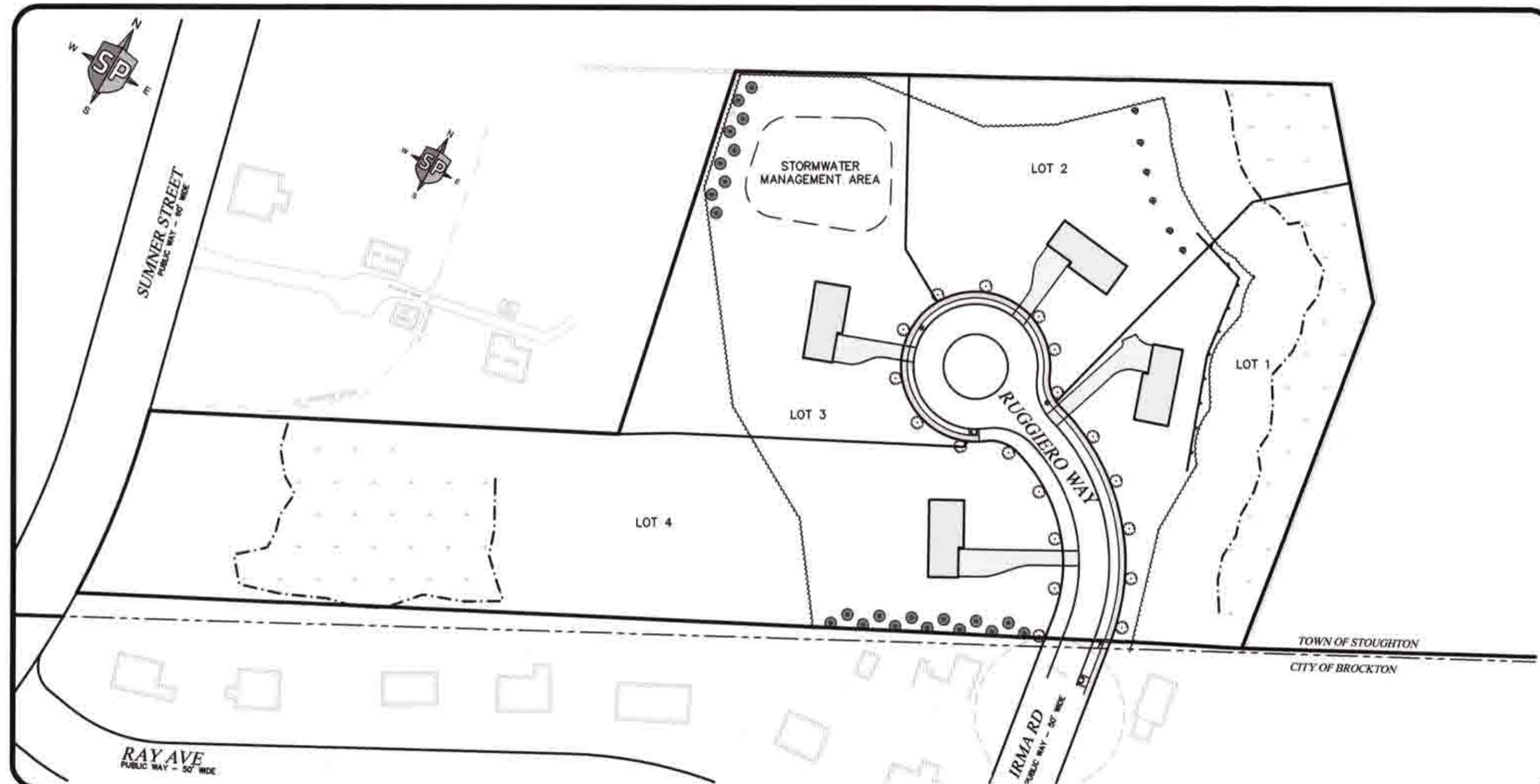
THE FOLLOWING WAIVERS FROM CERTAIN SECTIONS OF THE TOWN OF STOUGHTON
LAND SUBDIVISION REGULATIONS WERE GRANTED BY THE PLANNING BOARD ON
FEBRUARY 10, 2011:

SECTION
IV.C.2b.7
VI.A.3
VI.A.2a
V.2.22

RELIEF REQUESTED
LARGE TREES NOT SHOWN ON PLAN
MAXIMUM LENGTH DEAD END STREET
PAVEMENT WIDTH
TEST PITS

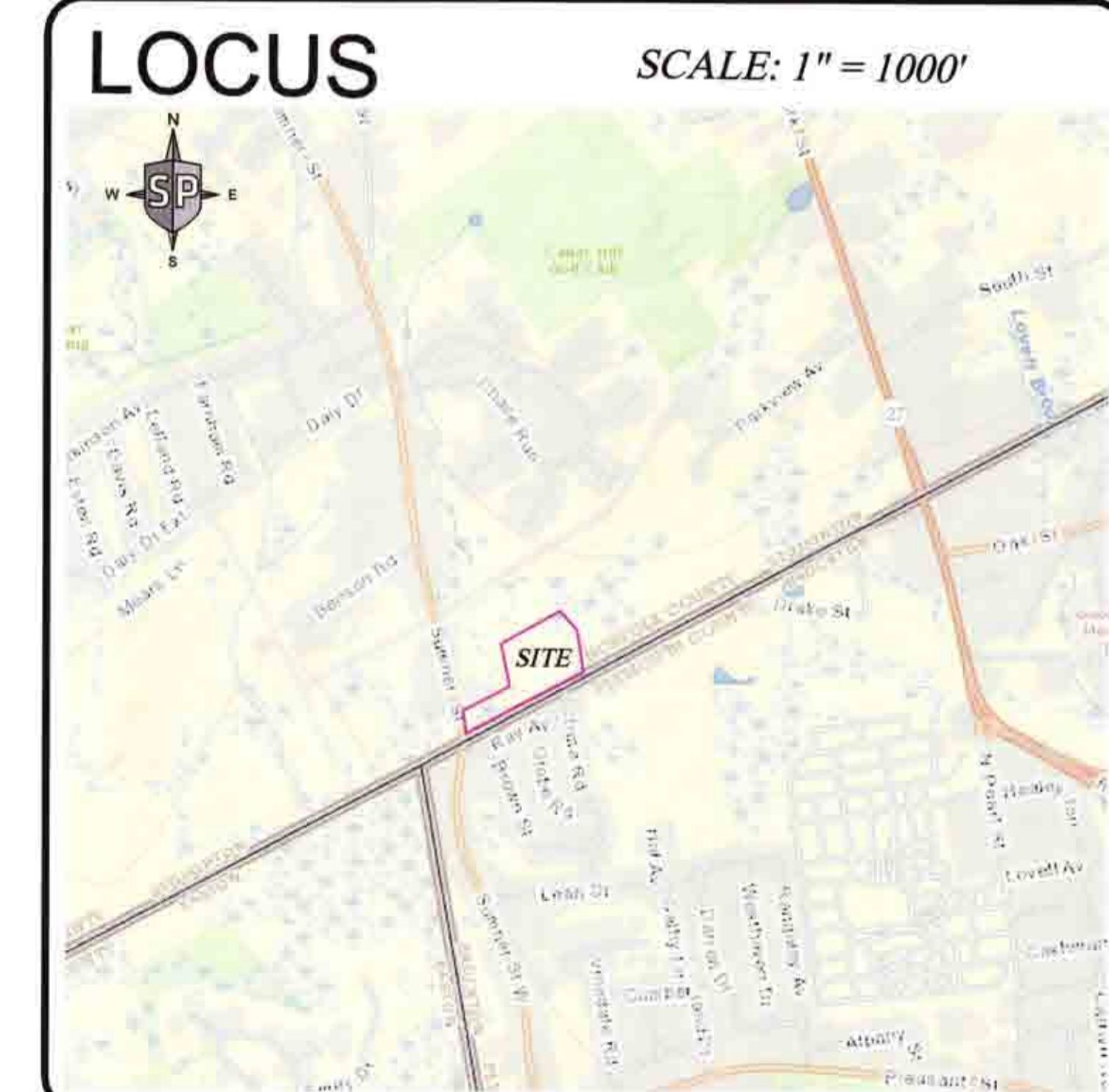
APPROVALS

THE FOLLOWING APPROVALS WERE GRANTED BY THE TOWN OF STOUGHTON:
1. PLANNING BOARD APPROVAL FOR THE SUBDIVISION DATED FEBRUARY 27, 2011.
2. ORDER OF CONDITIONS FOR DEP #298-0724 ISSUED ON FEBRUARY 6, 2014 AND
RECORDED 32095 PG 232 IN THE NORFOLK COUNTY REGISTRY OF DEEDS.



SHEET INDEX

SHEET	NAME	ISSUED	REVISED
C-1	EXISTING CONDITIONS	12/18/17	6/05/18
C-1A	PROPOSED SUBDIVISION PLAN	--	6/05/18
C-2	PROPOSED LAYOUT PLAN	12/18/17	6/05/18
C-3	PROPOSED GRADING & DRAINAGE PLAN	12/18/17	6/05/18
C-4	PROPOSED UTILITY PLAN	12/18/17	6/05/18
C-5	PROPOSED PLAN & PROFILE	12/18/17	6/05/18
C-6	PROPOSED EROSION CONTROL PLAN	12/18/17	6/05/18
D-1 - D-3	DETAIL SHEETS	--	6/05/18
PB-1	PLANNING BOARD DECISION	09/14/21	--



ERIC D.
DIAS
CIVIL
No. 48158
REGISTERED
PROFESSIONAL ENGINEER
PE

PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC

PERMIT SET: JUNE 5, 2018

[Signature]

Signed pursuant to
authorization given at a
meeting on July 22, 2012

DATE: 09/16/2012

I, TOWN CLERK OF THE TOWN OF
STOUGHTON, MA HEREBY CERTIFY
THAT THE NOTICE OF APPROVAL OF
THIS PLAN BY THE PLANNING BOARD
HAS BEEN RECEIVED AND RECORDED
AT THIS OFFICE AND NO APPEAL WAS
RECEIVED DURING THE NEXT TWENTY
DAYS AFTER RECEIPT AND RECORDING
OF SAID NOTICE.

TOWN CLERK DATE



NOTES:
1. TOPOGRAPHY FROM AN ON THE GROUND SURVEY PERFORMED
BY KUM LAND SURVEYING ON NOVEMBER 20, 2017 AND
REFLECTS CURRENT SITE DISTURBANCE. PROPERTY LINE FROM
AN ON THE GROUND SURVEY IN MARCH 2012. DEED
REFERENCES CAN BE FOUND ON SHEET C-1A.
2. ALL OTHER EXISTING FEATURES, INCLUDING WETLAND
LOCATION, TAKEN FROM PLAN SET ENTITLED "PINE HILL ESTATES
DEFINITIVE SUBDIVISION PLAN OF LAND IN STOUGHTON,
MASSACHUSETTS" LAST REVISED FEBRUARY 10, 2014 PREPARED
BY DANENA ENGINEERING ASSOCIATES.
3. THE SITE IS LOCATED MORE THAN 1500' FROM THE WATER
SUPPLY PROTECTION AREA FOR STOUGHTON GODDARD WELL.
4. PROPERTY IS LOCATED WITHIN THE RESIDENTIAL A DISTRICT.
5. VERTICAL DATUM AS DEFINED IN THE ABOVE REFERENCED
PLAN SET.
6. 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 USED FOR DRILLING, BORING, OR CONSTRUCTION.
LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES
AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE
CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

TEST PITS WITH THE DESIGNATION TP WERE CONDUCTED ON 11/14/17, 11/21/17 AND 11/26/17 BY STEPHANIE HOBAN (SE13940) ON BEHALF OF STRONG POINT ENGINEERING SOLUTIONS, LLC AND WITNESSED BY LAWRENCE PERRY, RS FOR THE STOUGHTON BOARD OF HEALTH.

TEST PITS WITH THE DESIGNATION BASIN WERE CONDUCTED ON 11/14/17 BY STEPHANIE HOBAN (SE13940) ON BEHALF OF STRONG POINT ENGINEERING SOLUTIONS, LLC AND WITNESSED BY CRAIG HORSFALL, PE FOR THE STOUGHTON ENGINEERING DEPARTMENT.

TEST PIT LOGS

GRAPHICAL SCALE: 1" = 40'

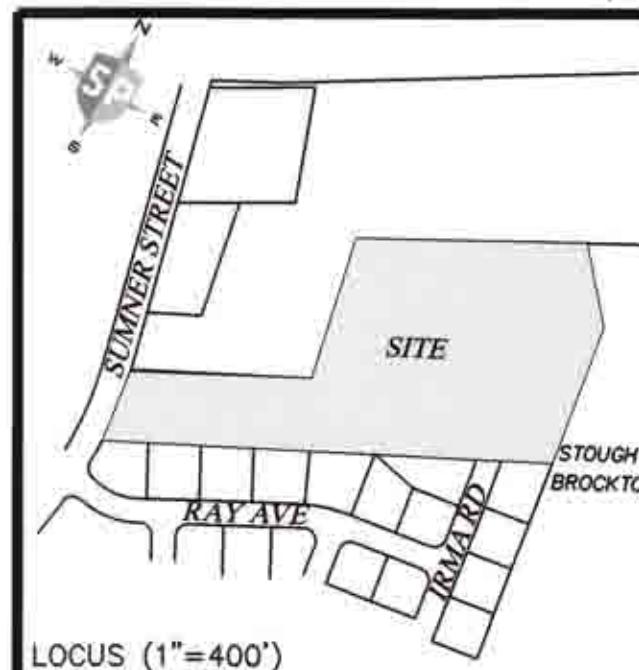
FOR REGISTRY USE ONLY



PROFESSIONAL LAND SURVEYOR FOR
KUM LAND SURVEYING, INC.

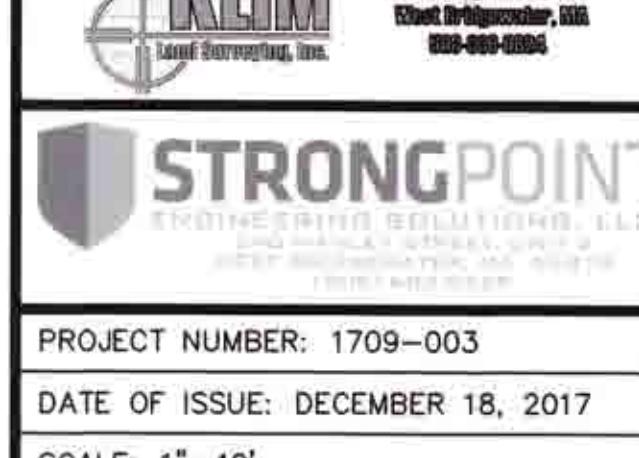


PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC



LOCUS (1"=400')

3	PER ENG. COMMENTS	6/5/18
2	PL CORRECTION	5/3/18
1	PER ENG. COMMENTS	2/14/18
REV	DESCRIPTION	DATE



PROJECT NUMBER: 1709-003
DATE OF ISSUE: DECEMBER 18, 2017
SCALE: 1"=40'

DESIGNED BY: SH CHECKED BY: ED

PREPARED ON BEHALF OF:
NEW HEIGHTS BUILDERS
OF MA, LLC
1 BROCKTON AVENUE
BROCKTON, MASSACHUSETTS

MINOR MODIFICATION OF
SUBDIVISION PLANS FOR

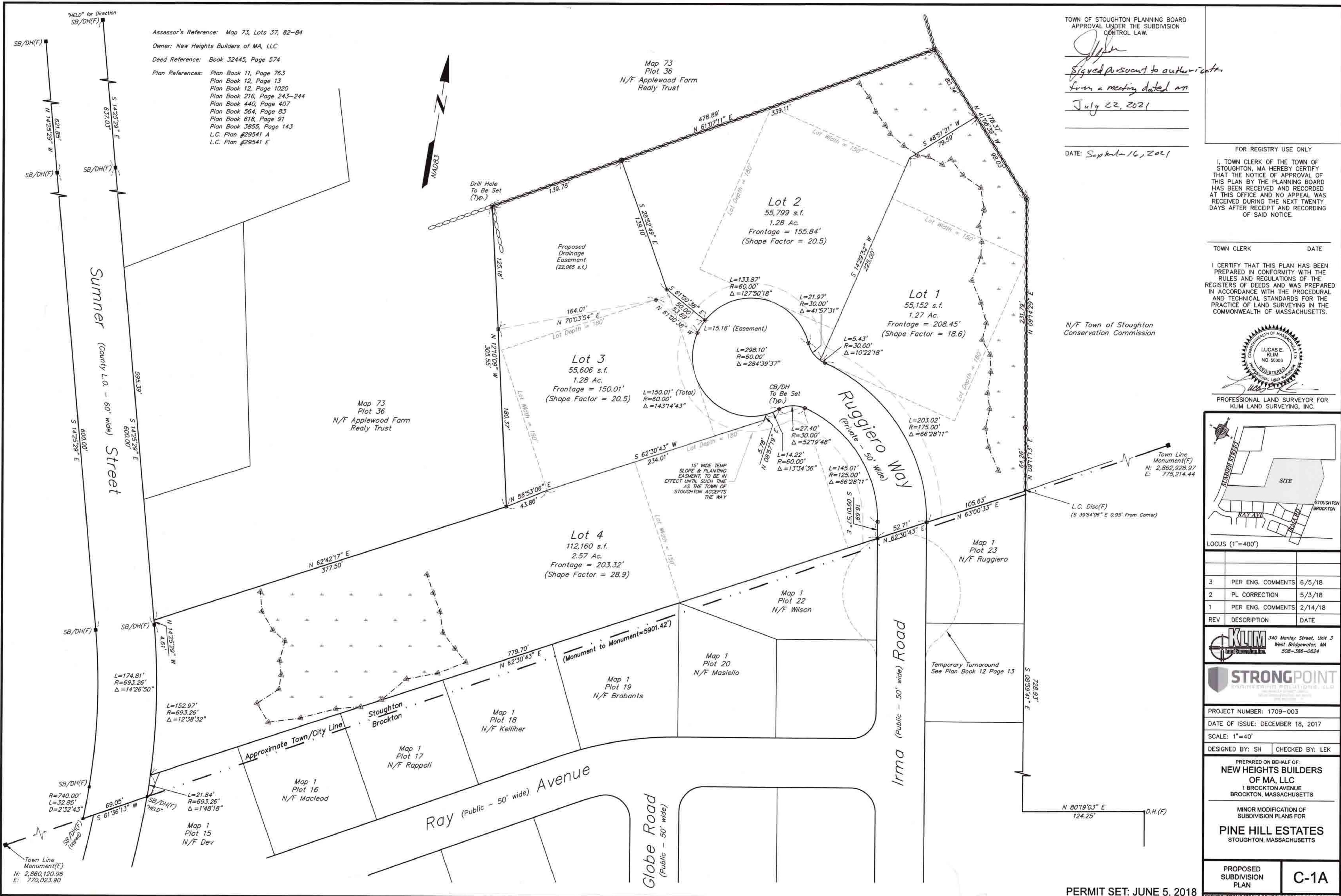
PINE HILL ESTATES
STOUGHTON, MASSACHUSETTS

EXISTING
CONDITIONS
PLAN

C-1

PERMIT SET: JUNE 5, 2018

COPYRIGHT 2017 STRONG POINT ENGINEERING SOLUTIONS, LLC

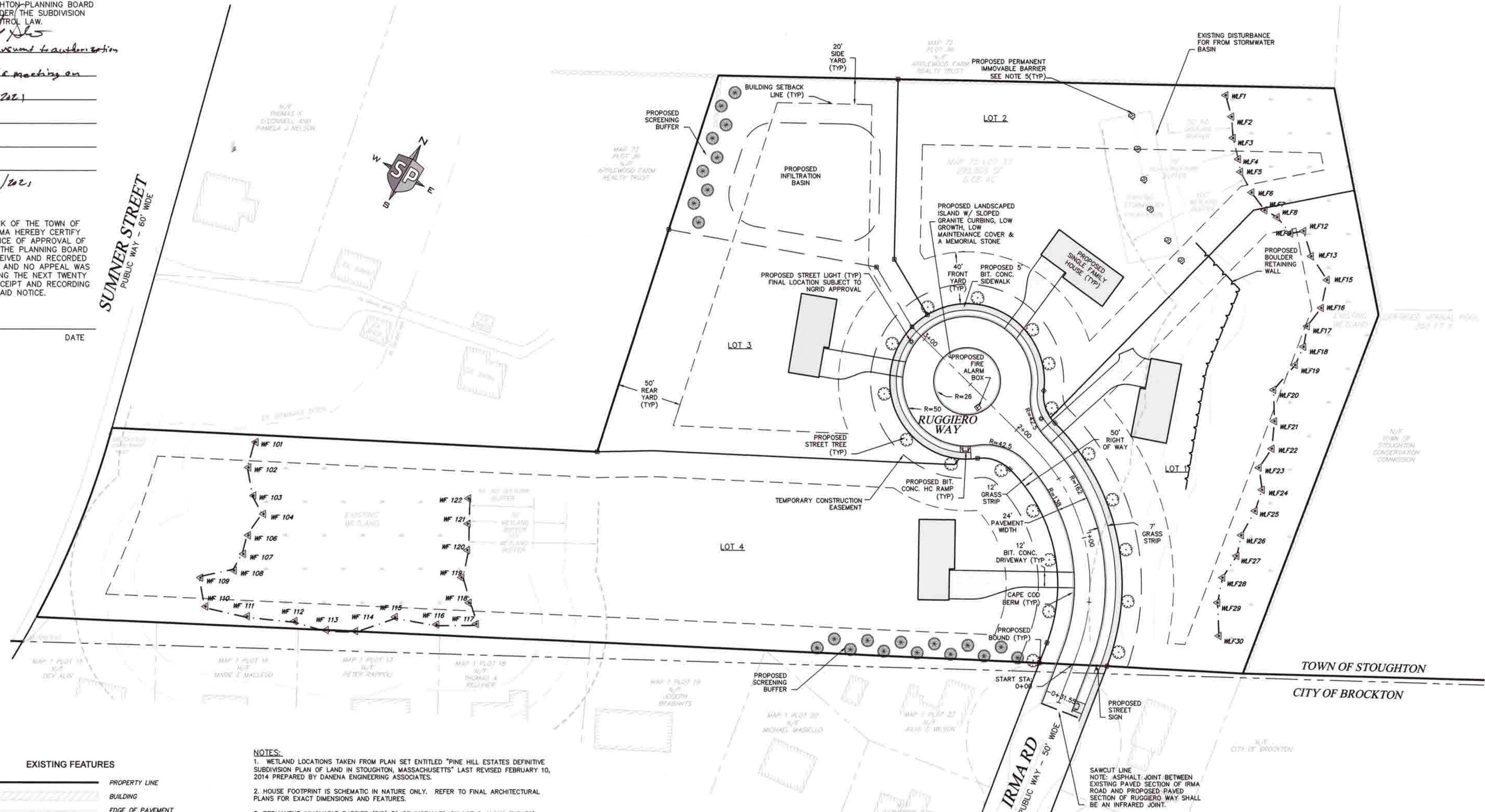


John DeLoach
Signed pursuant to authorization
given at a meeting on
July 27, 2012

DATE: 09/16/2012

I, TOWN CLERK OF THE TOWN OF
STOUGHTON, MA HEREBY CERTIFY
THAT THE NOTICE OF APPROVAL OF
THIS PLAN BY THE PLANNING BOARD
HAS BEEN RECEIVED AND RECORDED
AT THIS OFFICE AND NO APPEAL WAS
RECEIVED DURING THE NEXT TWENTY
DAYS AFTER RECEIPT AND RECORDING
OF SAID NOTICE.

TOWN CLERK DATE



EXISTING FEATURES

PROPERTY LINE
BUILDING
EDGE OF PAVEMENT
WETLAND BOUNDARY
50' NO DISTURB BUFFER
75' WETLAND BUFFER
100' WETLAND BUFFER

PROPOSED FEATURES

PROPERTY LINE
BUILDING
EDGE OF ROADWAY
DRIVEWAY
SIDEWALK
BUILDING SETBACK
SIGN
BOUND
STREET LIGHT
STREET TREE
SCREENING TREE
PERMANENT IMMOVABLE BARRIER
FIRE ALARM BOX

40 0 20 40 80 160
GRAPHICAL SCALE: 1"=40'

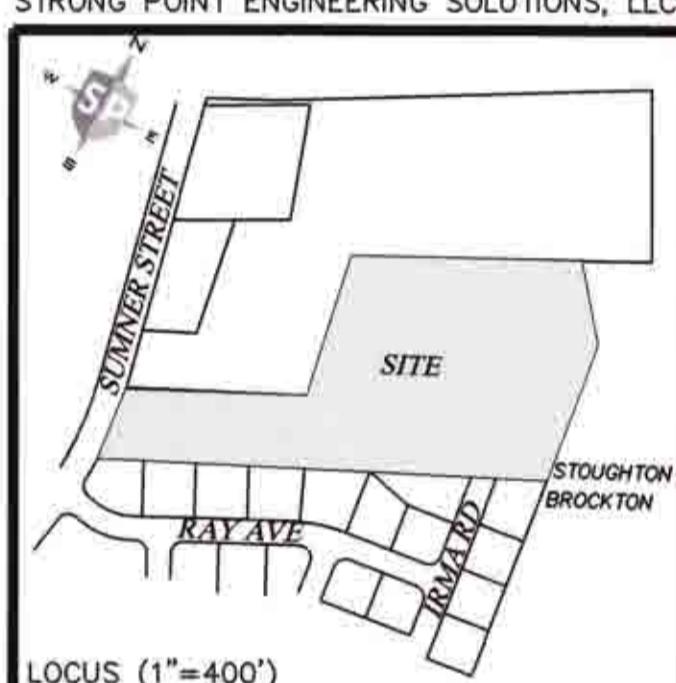
MAP 73
PLT 36
N.F.
APPLEWOOD FARM
REALTY TRUST
PROPOSED PERMANENT
IMMOVABLE BARRIER
SEE NOTE 5(TYP)

EXISTING DISTURBANCE
FOR FROM STORMWATER
BASIN

FOR REGISTRY USE ONLY



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC



LOCUS (1"=400')

3	PER ENG. COMMENTS	6/5/18
2	PL CORRECTION	5/3/18
1	PER ENG. COMMENTS	2/14/18
REV	DESCRIPTION	DATE



PROJECT NUMBER: 1709-003
DATE OF ISSUE: DECEMBER 18, 2017

SCALE: 1"=40'
DESIGNED BY: SH CHECKED BY: ED

PREPARED ON BEHALF OF:
NEW HEIGHTS BUILDERS
OF MA, LLC
1 BROCKTON AVENUE
BROCKTON, MASSACHUSETTS

MINOR MODIFICATION OF
SUBDIVISION PLANS FOR

PINE HILL ESTATES
STOUGHTON, MASSACHUSETTS

PROPOSED
LAYOUT
PLAN

C-2

PERMIT SET: JUNE 5, 2018

©2017 STRONG POINT ENGINEERING SOLUTIONS, LLC

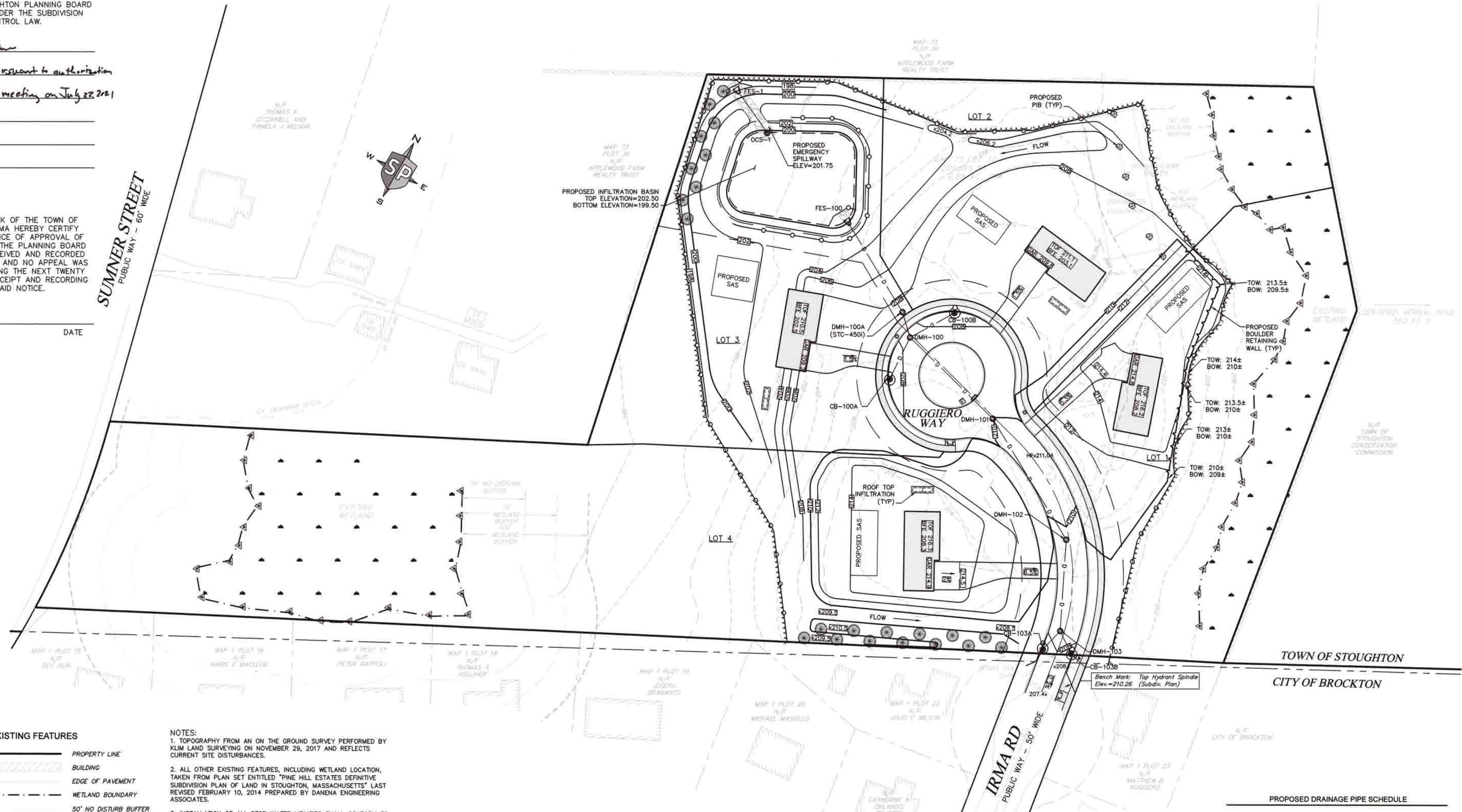
John

Signed pursuant to authorization
given at a meeting on July 22, 2018

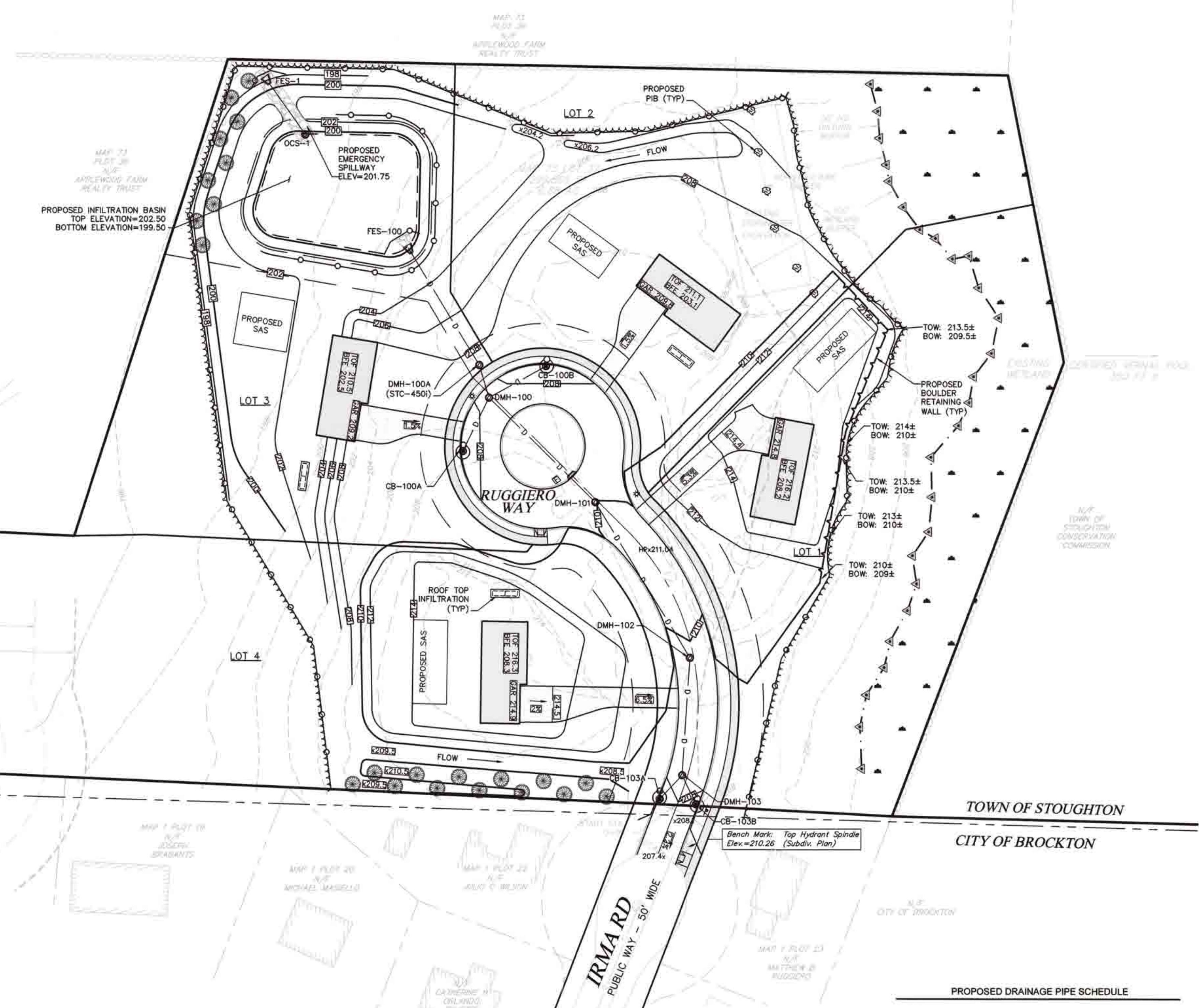
DATE:

I, TOWN CLERK OF THE TOWN OF
STOUGHTON, MA HEREBY CERTIFY
THAT THE NOTICE OF APPROVAL OF
THIS PLAN BY THE PLANNING BOARD
HAS BEEN RECEIVED AND RECORDED
AT THIS OFFICE AND NO APPEAL WAS
RECEIVED DURING THE NEXT TWENTY
DAYS AFTER RECEIPT AND RECORDING
OF SAID NOTICE.

TOWN CLERK DATE



40 0 20 40 80 160
GRAPHICAL SCALE: 1" = 40'



TO	FROM	LENGTH	SLOPE	DIA.	MAT.
CB-103A	DMH-103	20 LF	1.0%	12"	RCP
CB-103B	DMH-103	20 LF	1.0%	12"	RCP
DMH-103	DMH-102	72 LF	1.0%	12"	RCP
DMH-102	DMH-101	112 LF	1.0%	12"	RCP
DMH-101	DMH-100	92 LF	1.0%	12"	RCP
CB-100A	DMH-100	37 LF	3.0%	12"	RCP
CB-100B	DMH-100	40 LF	3.0%	12"	RCP
DMH-100	DMH-100A	21 LF	0.75%	15"	RCP
DMH-100A	FES-100	84 LF	0.75%	15"	RCP

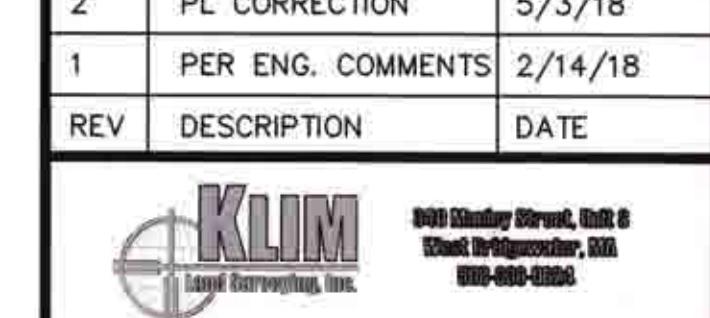
CB-103A	DMH-102	DMH-100
RIM=207.75	RIM=207.77	RIM=207.58
INV=204.20	INV=203.18	INV=202.40
		INV=200.94
	INV OUT=203.08	INV OUT (15")=200.70
CB-103B	DMH-101	DMH-100A (STC-450)
RIM=207.85	INV=204.20	RIM=208.91
INV OUT=204.20	INV=201.96	INV=200.55
	INV OUT=201.86	INV OUT=200.30
DMH-103	DMH-102	FES-100
RIM=208.26	INV IN (2)=204.00	RIM=207.67
INV OUT=203.90	INV=203.60	INV=199.86
		FES-1
		INV=197.10

PERMIT SET: JUNE 5, 2018

FOR REGISTRY USE ONLY



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC



PROJECT NUMBER: 1709-003

DATE OF ISSUE: DECEMBER 18, 2017

SCALE: 1"=40'

DESIGNED BY: SH CHECKED BY: ED

PREPARED ON BEHALF OF:
NEW HEIGHTS BUILDERS
OF MA, LLC
1 BROCKTON AVENUE
BROCKTON, MASSACHUSETTS

MINOR MODIFICATION OF
SUBDIVISION PLANS FOR
PINE HILL ESTATES
STOUGHTON, MASSACHUSETTS

PROPOSED
GRADING &
DRAINAGE PLAN

C-3

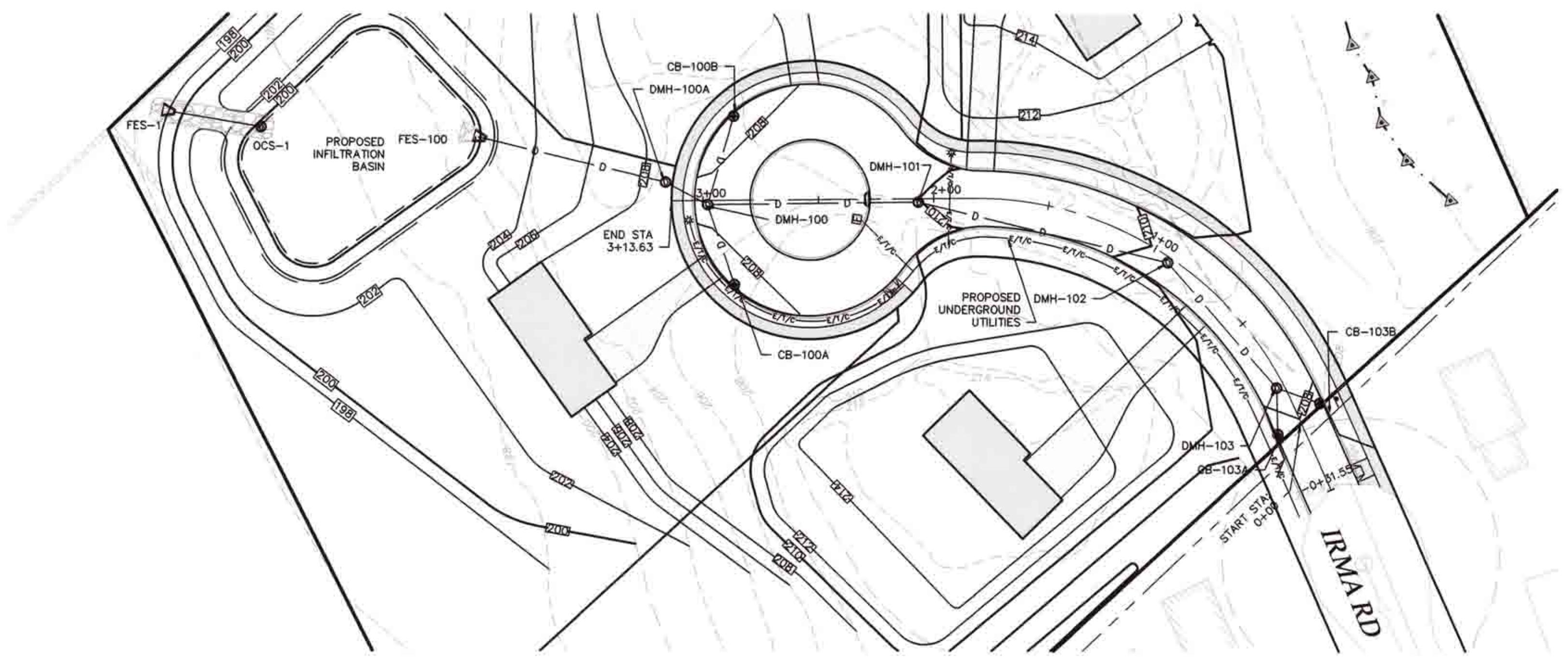
COPYRIGHT © 2017 STRONG POINT ENGINEERING SOLUTIONS, LLC

[Signature]
Signed pursuant to authorization
given at a meeting on
July 22, 2021

DATE: 09/18/2021

I, TOWN CLERK OF THE TOWN OF
STOUGHTON, MA HEREBY CERTIFY
THAT THE NOTICE OF APPROVAL OF
THIS PLAN BY THE PLANNING BOARD
HAS BEEN RECEIVED AND RECORDED
AT THIS OFFICE AND NO APPEAL WAS
RECEIVED DURING THE NEXT TWENTY
DAYS AFTER RECEIPT AND RECORDING
OF SAID NOTICE.

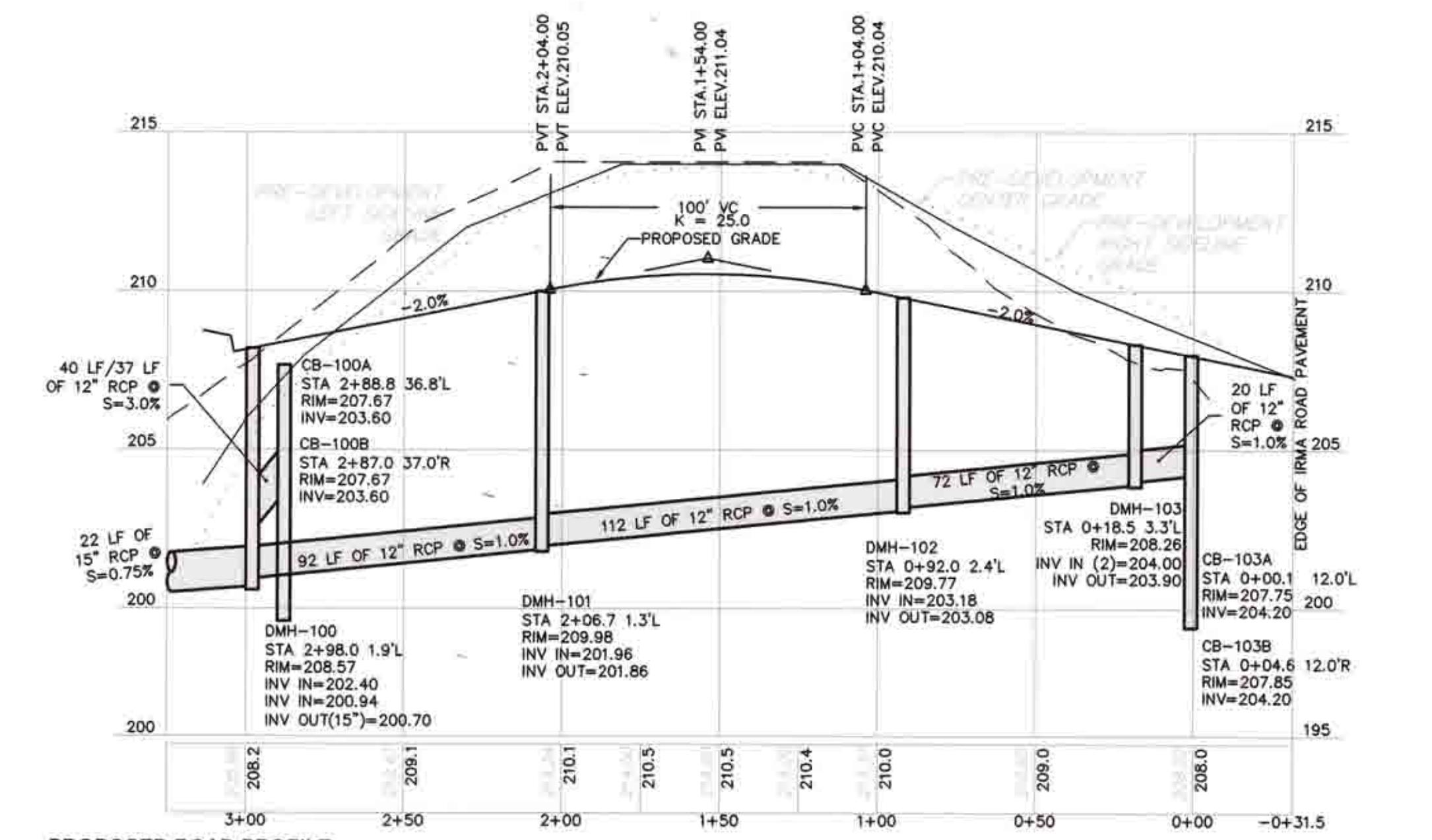
TOWN CLERK DATE



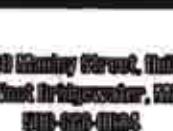
FOR REGISTRY USE ONLY



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC



3	PER ENG. COMMENTS	6/5/18
2	PL CORRECTION	5/3/18
1	PER ENG. COMMENTS	2/14/18
REV	DESCRIPTION	DATE



400 Shirley Street, Suite 3
West Bridgewater, MA
508-693-0264



PROJECT NUMBER: 1709-003
DATE OF ISSUE: DECEMBER 18, 2017
SCALE: 1"=40'

DESIGNED BY: SH CHECKED BY: ED

PREPARED ON BEHALF OF:
NEW HEIGHTS BUILDERS
OF MA, LLC
1 BOSTON AVENUE
WEST BRIDGEWATER, MA 02392

MINOR MODIFICATION OF
SUBDIVISION PLANS FOR

PINE HILL ESTATES
STOUGHTON, MASSACHUSETTS

PROPOSED
PLAN &
PROFILE

C-5

40 0 20 40 80 160
GRAPHICAL SCALE: 1" = 40'

PERMIT SET: JUNE 5, 2018

COPYRIGHT © 2017 STRONG POINT ENGINEERING SOLUTIONS, LLC

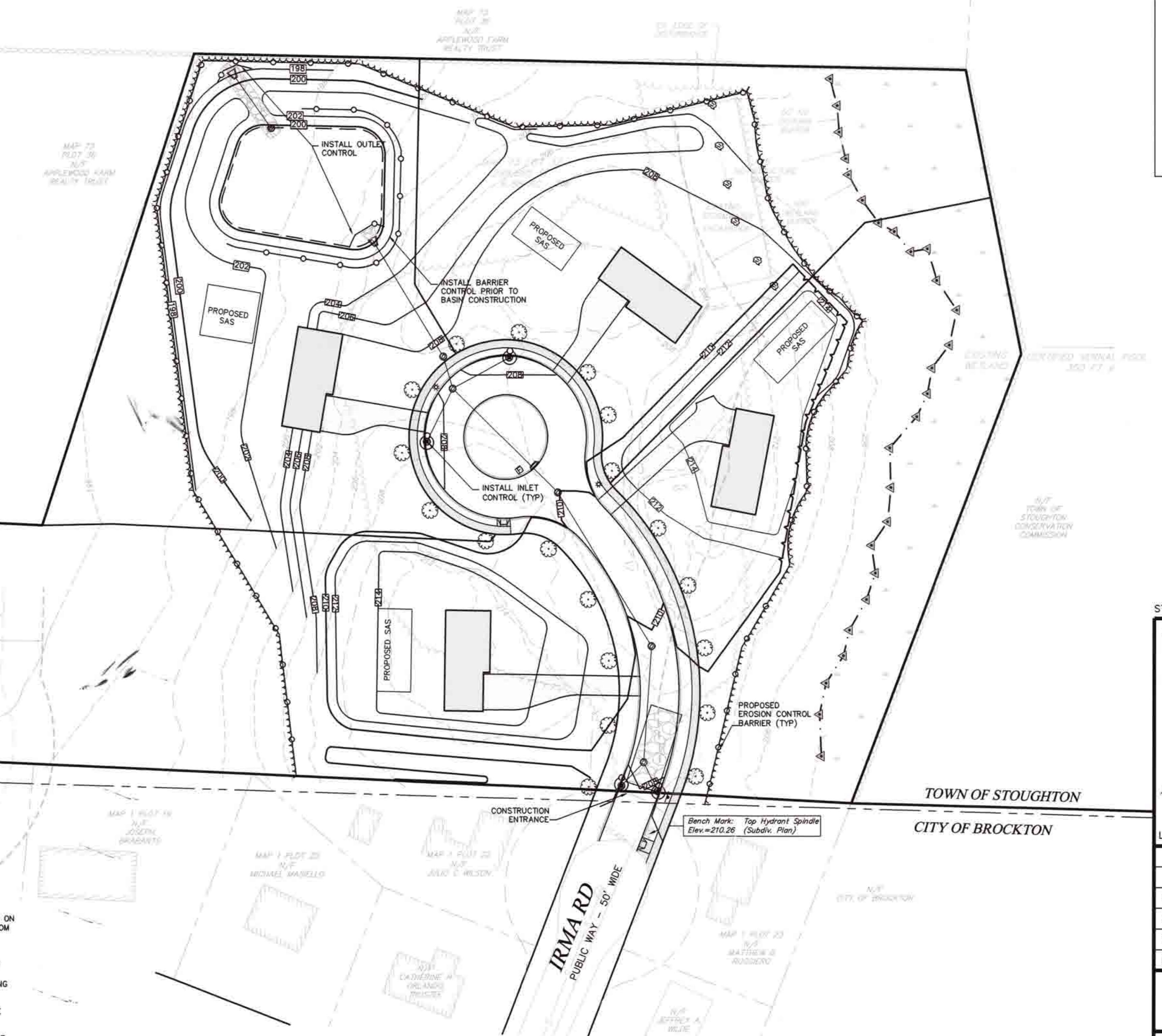
[Signature]
Signed pursuant to authorization
given at a meeting on
July 27, 2021

DATE: 09/16/2021

I, TOWN CLERK OF THE TOWN OF
STOUGHTON, MA HEREBY CERTIFY
THAT THE NOTICE OF APPROVAL OF
THIS PLAN BY THE PLANNING BOARD
HAS BEEN RECEIVED AND RECORDED
AT THIS OFFICE AND NO APPEAL WAS
RECEIVED DURING THE NEXT TWENTY
DAYS AFTER RECEIPT AND RECORDING
OF SAID NOTICE.

TOWN CLERK DATE

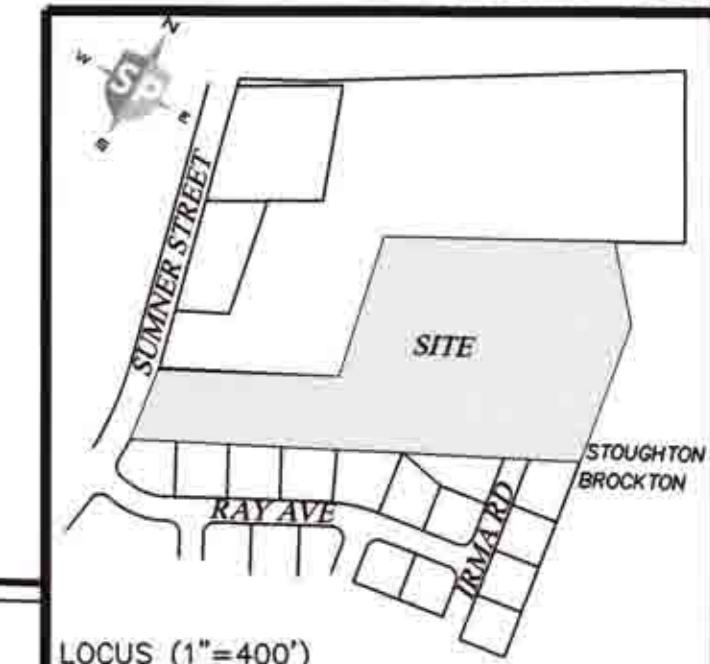
SUMNER STREET
PUBLIC WAY - 60' WIDE



FOR REGISTRY USE ONLY



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC



3	PER ENG. COMMENTS	6/5/18
2	PL CORRECTION	5/3/18
1	PER ENG. COMMENTS	2/14/18
REV	DESCRIPTION	DATE



PROJECT NUMBER: 1709-003

DATE OF ISSUE: DECEMBER 18, 2017

SCALE: 1"=40'

DESIGNED BY: SH CHECKED BY: ED

PREPARED ON BEHALF OF:
NEW HEIGHTS BUILDERS
OF MA, LLC
1 BROCKTON AVENUE
BROCKTON, MASSACHUSETTS

MINOR MODIFICATION OF
SUBDIVISION PLANS FOR

PINE HILL ESTATES
STOUGHTON, MASSACHUSETTS

PROPOSED
EROSION
CONTROL PLAN

C-6

40 0 20 40 60
GRAPHICAL SCALE: 1" = 40'

PERMIT SET: JUNE 5, 2018

©2017 STRONG POINT ENGINEERING SOLUTIONS, LLC

NOTES:
1. TOPOGRAPHY FROM AN ON THE GROUND SURVEY PERFORMED BY KLIM LAND SURVEYING ON NOVEMBER 28, 2017 AND REFLECTS CURRENT SITE DISTURBANCES. PROPERTY LINE FROM AN ON THE GROUND SURVEY IN MARCH 2018. DEED REFERENCES CAN BE FOUND ON SHEET C-1A.

2. ALL OTHER EXISTING FEATURES, INCLUDING WETLAND LOCATION, TAKEN FROM PLAN SET ENTITLED "PINE HILL ESTATES DEFINITIVE SUBDIVISION PLAN OF LAND IN STOUGHTON, MASSACHUSETTS" LAST REVISED FEBRUARY 10, 2014 PREPARED BY DANENA ENGINEERING ASSOCIATES.

3. EROSION CONTROLS DEPICTED ON THIS PLAN ARE INTENDED TO PROVIDE A REASONABLE GUIDE TO THE MINIMUM EROSION AND SEDIMENT CONTROL REQUIREMENTS FOR THE PROPOSED SITE WORK CONSTRUCTION. THE CONTROLS DEPICTED ARE MINIMUM REQUIREMENTS TO BE EMPLOYED IN A GENERAL SENSE. ADDITIONAL CONTROLS SHALL BE IMPLEMENTED AS DEEMED NECESSARY BY THE APPLICANT, STORMWATER CONSULTANT, AND/OR TOWN OF STOUGHTON REPRESENTATIVE.

4. LOCATIONS OF CONTROLS ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON FIELD CONDITIONS AND SITE WORK REQUIREMENTS.

5. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH MASSACHUSETTS (DEP) EROSION AND SEDIMENTATION CONTROL GUIDELINES, AUGUST 1983, THE U.S.D.A. S.C.S. EROSION AND SEDIMENT CONTROL IN SITE DEVELOPMENT, MASSACHUSETTS CONSERVATION GUIDE, SEPTEMBER 1983 AND ALL LOCAL MUNICIPAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE DOCUMENTS.

6. CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO ENSURE THAT NO SEDIMENT OR UNCLEAN STORMWATER RUNOFF OR OTHER ADJACENT DISCHARGE IS DIRECTED TO ANY STORMWATER CONVEYANCE OF ADJACENT PROPERTY. THESE AREAS SHALL BE CONSIDERED CRITICAL AND SHALL BE PROTECTED TO THE MAXIMUM EXTENT PRACTICABLE. ANY SEDIMENT DISCHARGED TO THESE AREAS SHALL BE REMOVED WITHIN 24 HOURS IN ITS ENTIRETY BY APPROPRIATE MEANS.

7. THE LIMIT OF WORK SHALL BE CONSISTENT WITH THE MINIMUM AREA REQUIRED TO BE DISTURBED TO PERFORM THE PROPOSED WORK AS GENERALLY INDICATED BY THE PERIMETER EROSION CONTROL BARRIER DEPICTED.

8. ALL EXCAVATIONS SHOULD BE PERFORMED AND BACKFILLED APPROPRIATELY IN AS EXPEDITIOUSLY A MANNER AS POSSIBLE. IT IS THE RESPONSIBILITY OF THE SITEWORK CONTRACTOR TO ANTICIPATE INLEMENT WEATHER CONDITIONS AND ANY OTHER FACTORS THAT MAY INFLUENCE EROSION AND SEDIMENTATION CONTROL RELATIVE TO THIS WORK AND TO RESPOND ACCORDINGLY.

9. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO KEEP VEHICULAR TRAVELED WAYS CLEAN AND SHALL SWEEP AND REMOVE ALL DEBRIS DAILY AT A MINIMUM. ANY LARGE STONES (2" DIA OR GREATER) OR DEBRIS SHALL BE REMOVED FROM THE ROADWAY IMMEDIATELY.

10. REFER TO PROJECT STORMWATER POLLUTION PREVENTION PLAN FOR ADDITIONAL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS.

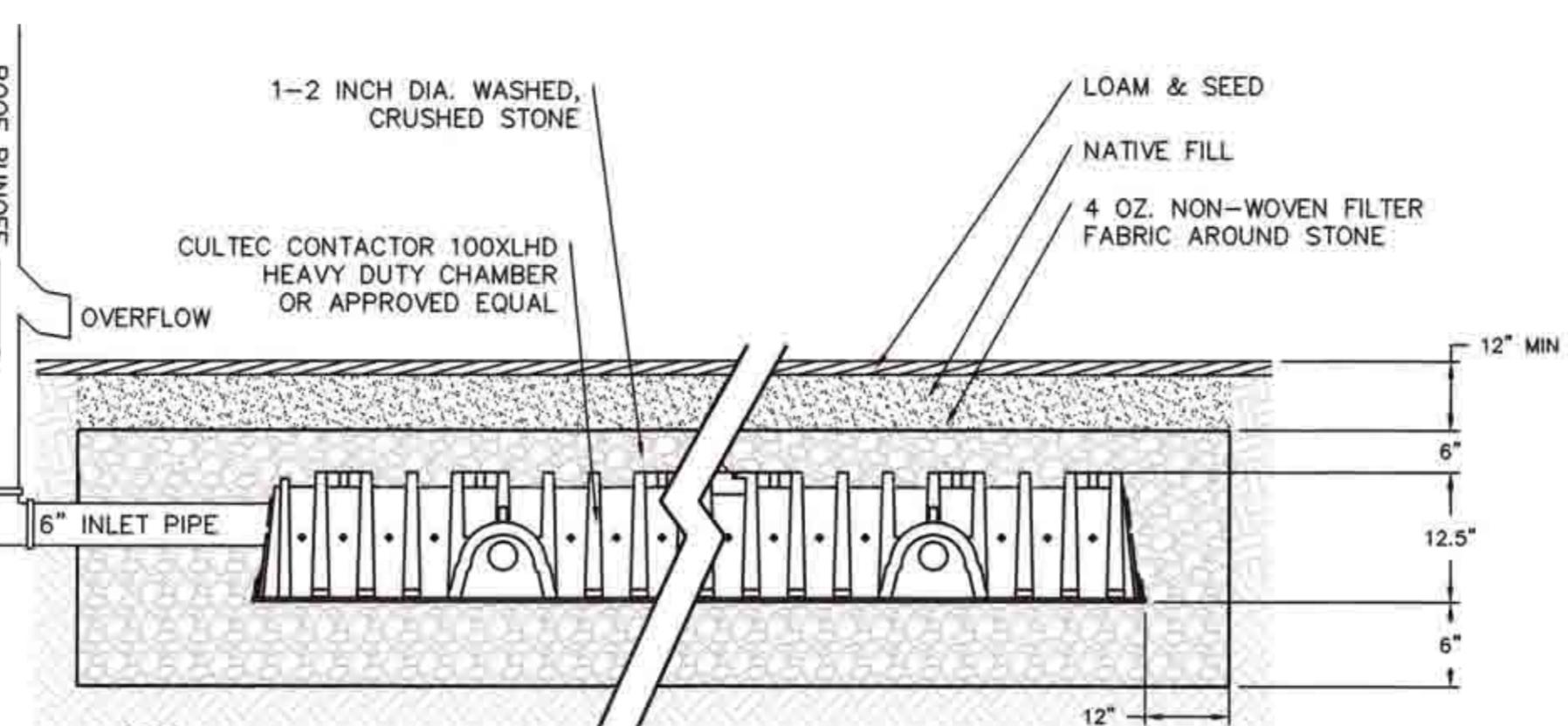
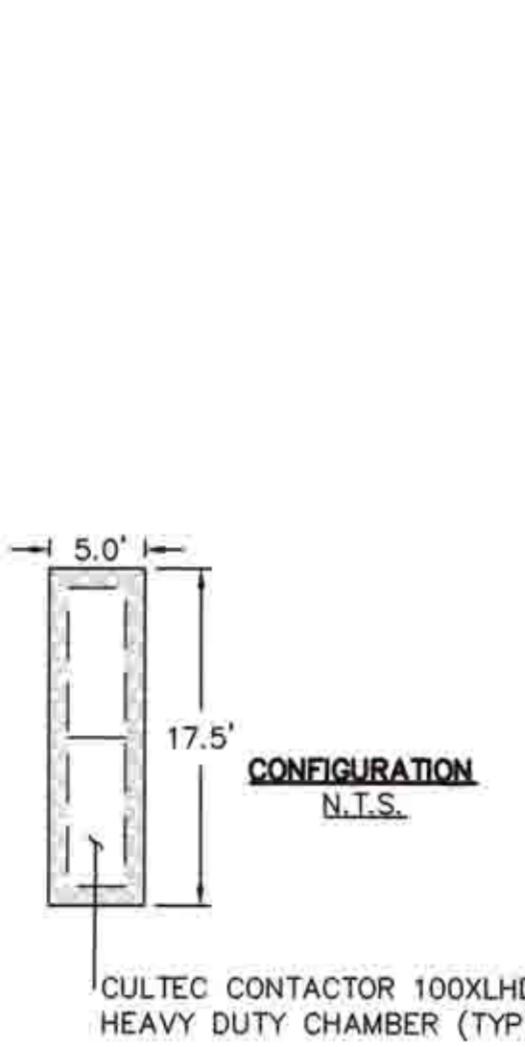
11. STOCKPILE AREAS TO BE REINFORCED WITH EROSION CONTROLS ON DOWN GRADIENT SIDE AS NECESSARY. STOCKPILE LOCATIONS SHOWN APPROXIMATELY AND MAY BE RELOCATED IN KEEPING WITH THE INTENT OF THE PLAN AS NEEDED. IN NO CASE WILL A STOCKPILE AREA BE LOCATED WITHIN THE 100' WETLAND BUFFER ZONE.

*Signed pursuant to
Authorization given at a
meeting on July 22, 2021*

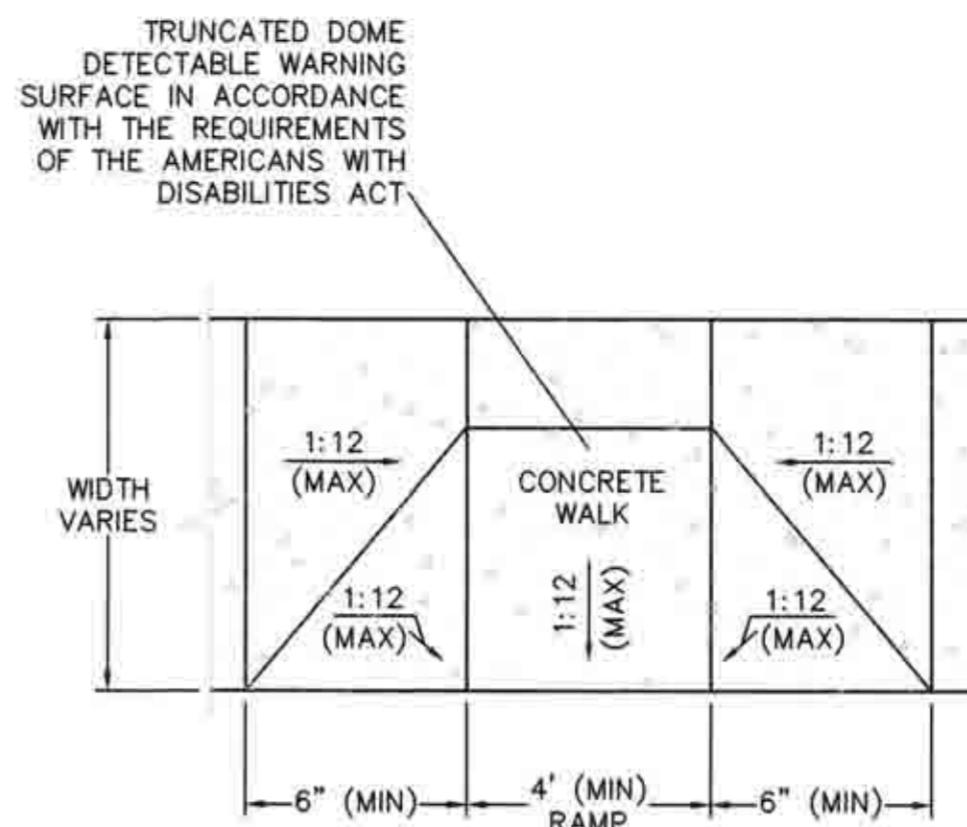
DATE: 09/16/2021

I, TOWN CLERK OF THE TOWN OF
STOUGHTON, MA HEREBY CERTIFY
THAT THE NOTICE OF APPROVAL OF
THIS PLAN BY THE PLANNING BOARD
HAS BEEN RECEIVED AND RECORDED
AT THIS OFFICE AND NO APPEAL WAS
RECEIVED DURING THE NEXT TWENTY
DAYS AFTER RECEIPT AND RECORDING
OF SAID NOTICE.

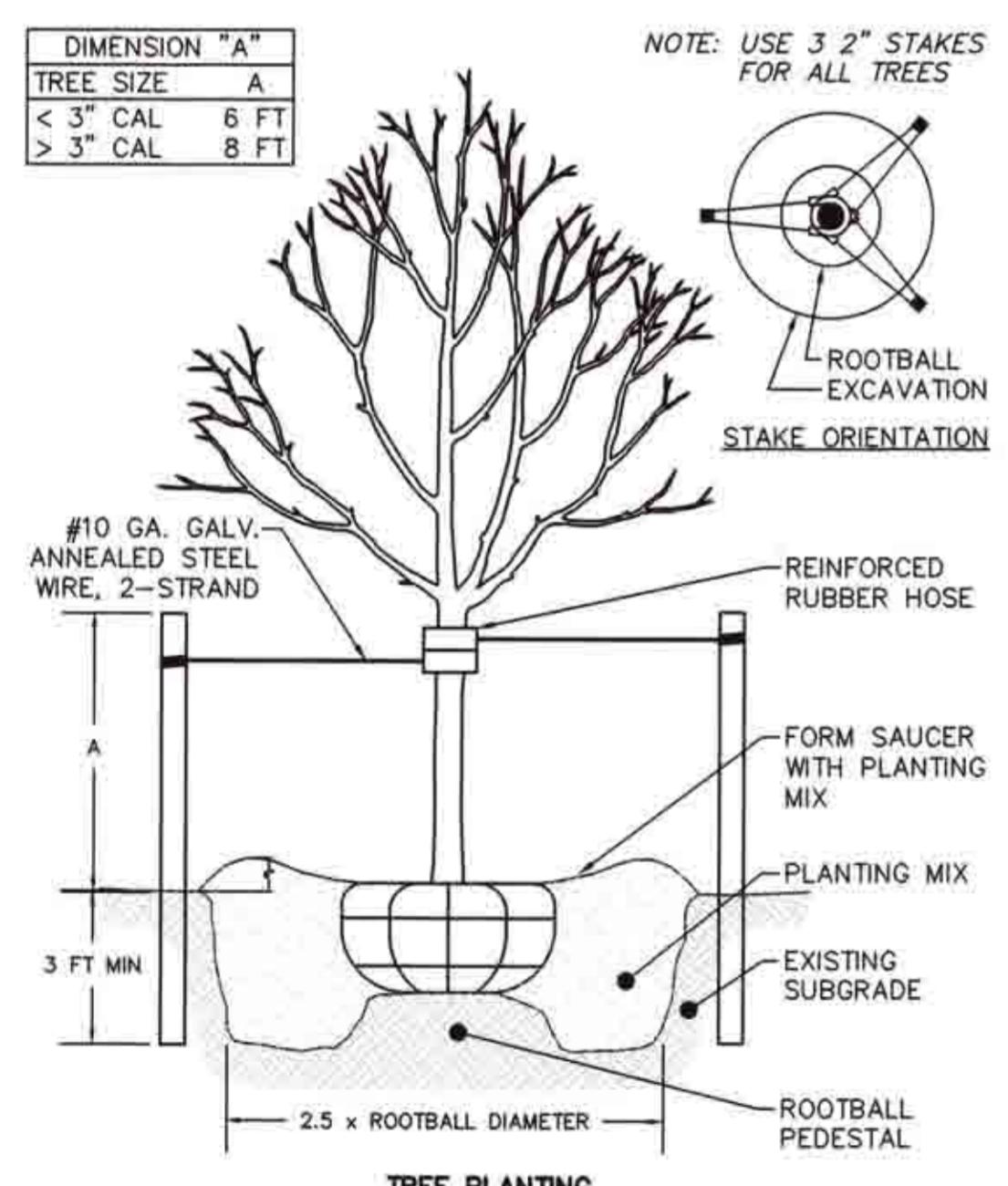
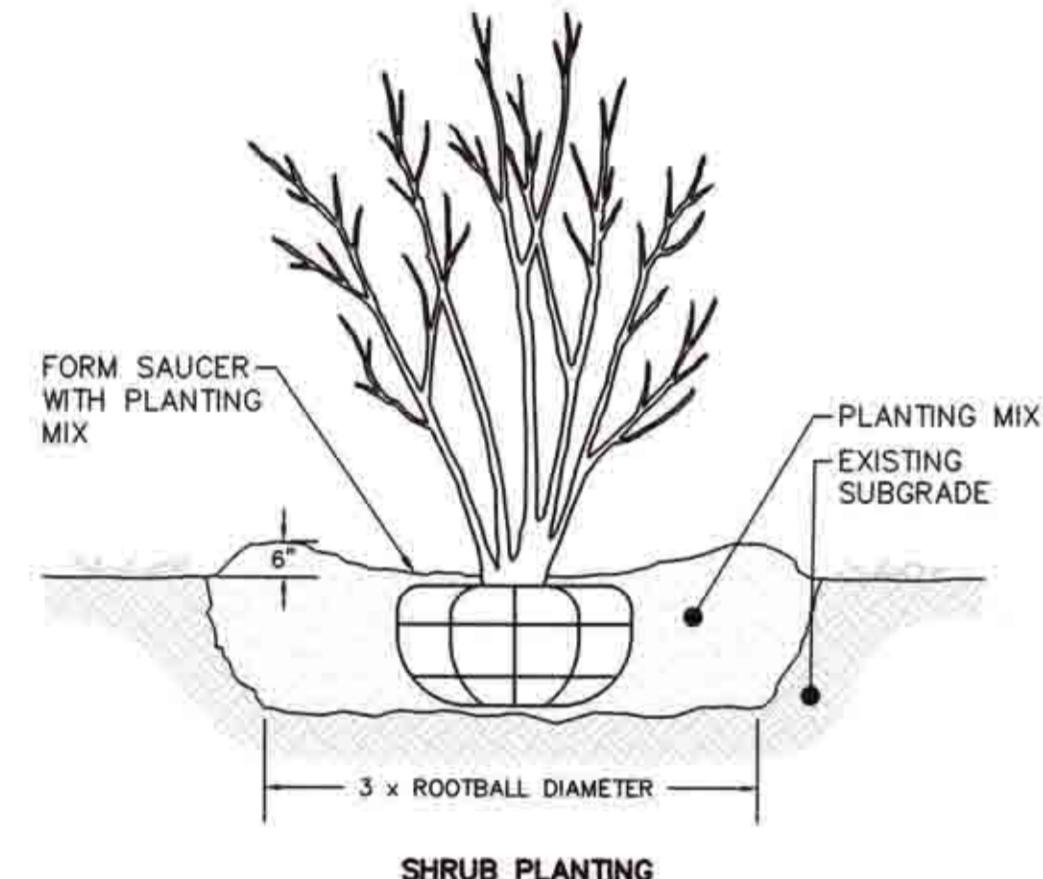
TOWN CLERK DATE



NOTES:
 1. CHAMBERS SHALL BE CULTEC BRAND CONTACTOR 100XLHD MODEL.
 2. EACH INFILTRATION AREA SHALL CONSIST OF 2 CHAMBERS.
 3. CHAMBER DIMENSIONS: 36"W x 96'L x 12.5"H.
 4. ALL UNSUITABLE MATERIALS SHALL BE REMOVED FROM BASE OF INFILTRATION SYSTEM BED.
 5. SEE MANUFACTURERS PLANS AND SPECIFICATIONS FOR DETAILS ON CUL-TEC CHAMBERS.
 6. ROOF DRAIN INFILTRATION SYSTEM SHALL BE EQUIPPED WITH A DOWNSPOUT OVERFLOW.
 7. CONTRACTOR TO ENSURE ENTIRETY OF ROOFTOP AREA IS DIRECTED TO INFILTRATION SYSTEM.
 MANIFOLD CONFIGURATION SHALL BE DETERMINED IN FIELD AS APPROPRIATE.



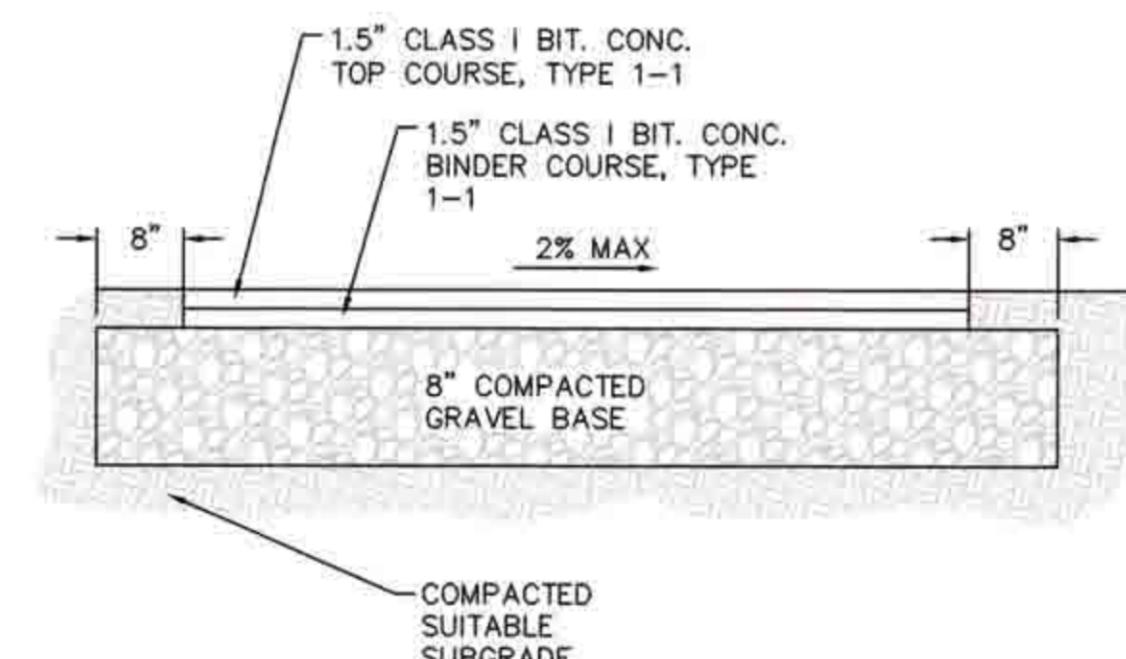
SIDEWALK TRANSITION DETAIL
NOT TO SCALE



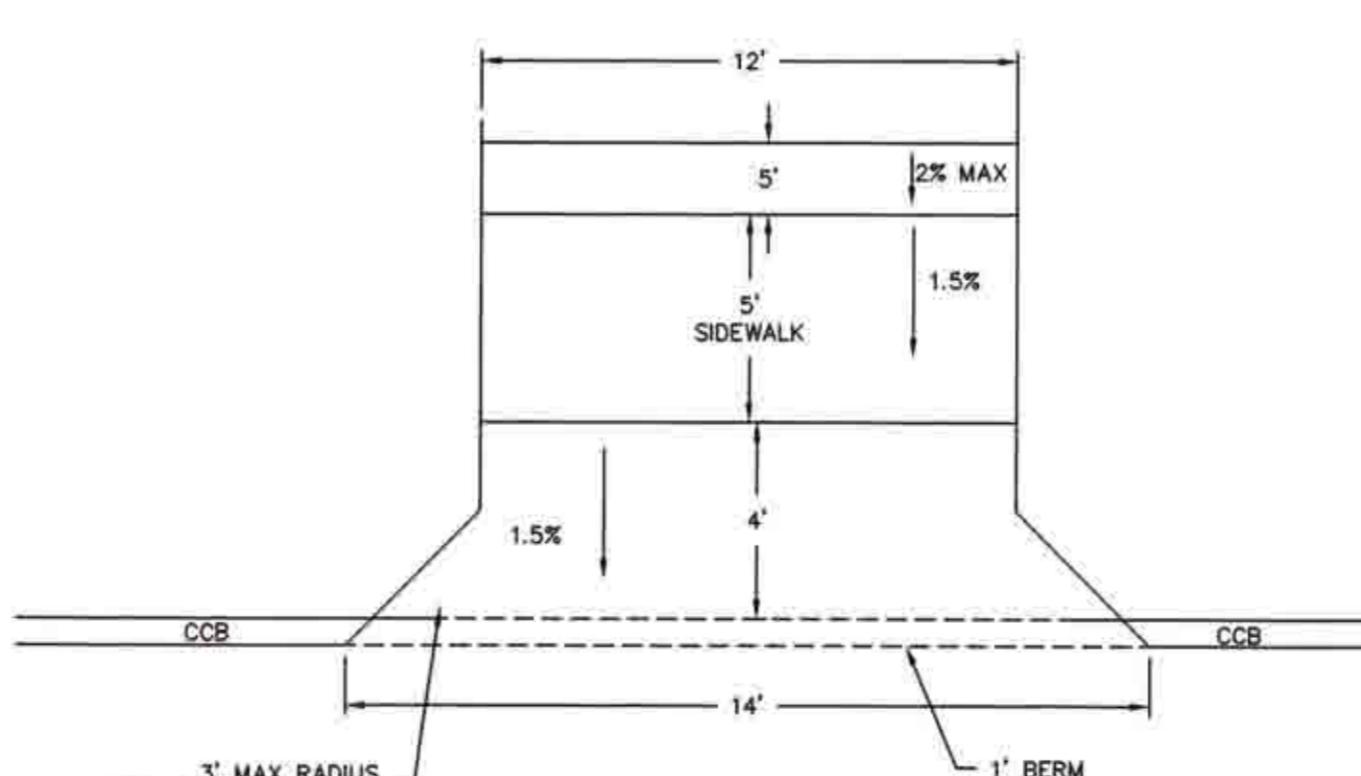
TREE AND SHRUB PLANTING NOTES:
 1. ROOTBALL PREPARATION:
 A. IF BURLAP COVERING, UNTIE AND CUT AWAY TOP THIRD
 OF COVERING.
 B. IF SYNTHETIC COVERING, REMOVE COMPLETELY.
 2. ALIGN TOP OF ROOTBALL 1" ABOVE EXISTING GRADE.
 3. PLANTING MIX:
 4 PARTS LOAM
 1 PART BROWN SPHAGNUM PEAT MOSS
 MIX SHALL BE FREE OF STONES AND WOODY MATERIALS
 4. FOR TREES < 1 1/2" CAL OR < 8 FT HEIGHT, USE SHRUB
 PLANTING DETAIL

TREE AND SHRUB PLANTING
NOT TO SCALE

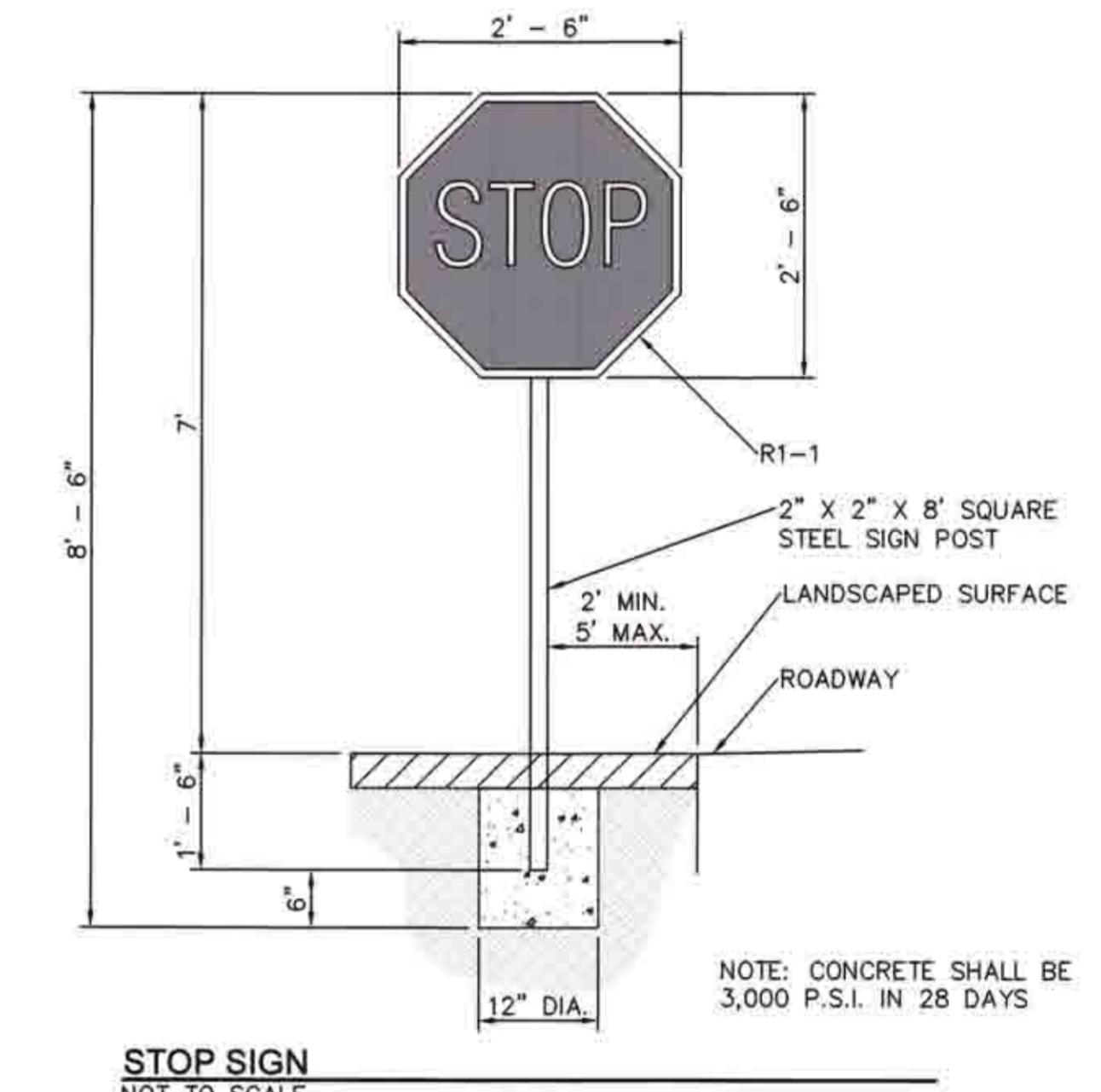
ROOF TOP INFILTRATION DETAIL
NOT TO SCALE



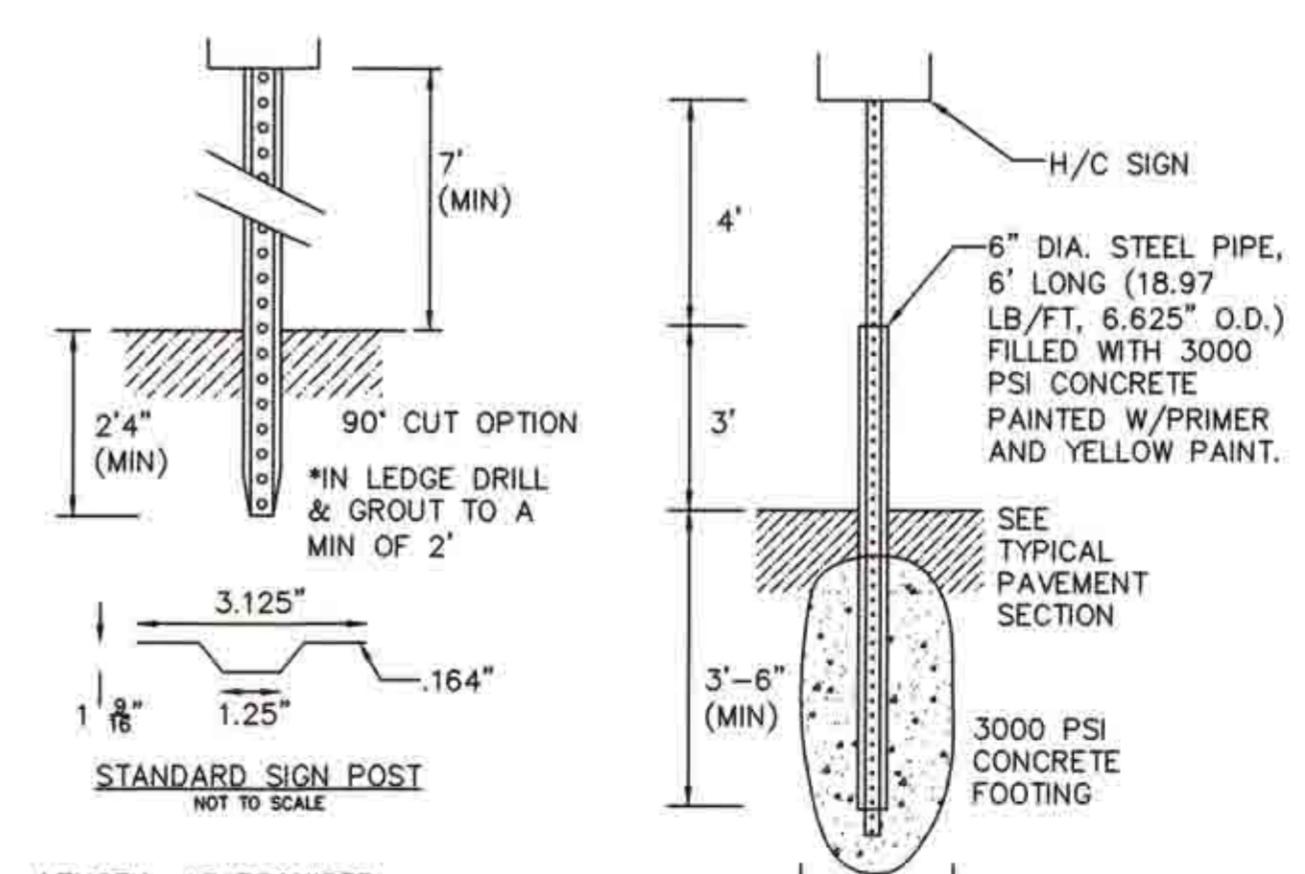
SIDEWALK DETAIL
NOT TO SCALE



DRIVEWAY TRANSITIONS THROUGH SIDEWALKS
NOT TO SCALE



STOP SIGN
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.

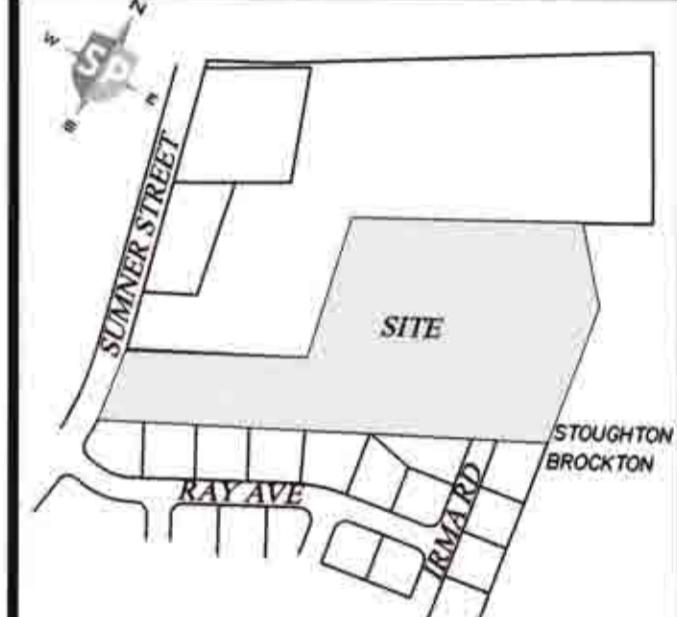
H/C SIGN POST & BOLLARD
NOT TO SCALE

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



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC



3 PER ENG. COMMENTS 6/5/18
 2 PL CORRECTION 5/3/18
 1 PER ENG. COMMENTS 2/14/18
 REV DESCRIPTION DATE



800 Market Street, Suite 6
 West Bridgewater, MA
 02795-3500



PROJECT NUMBER: 1709-003

DATE OF ISSUE: DECEMBER 18, 2017

SCALE: 1"=40'

DESIGNED BY: SH CHECKED BY: ED

PREPARED ON BEHALF OF:
 NEW HEIGHTS BUILDERS
 OF MA, LLC
 1 BROCKTON AVENUE
 BROCKTON, MASSACHUSETTS

MINOR MODIFICATION OF
 SUBDIVISION PLANS FOR

PINE HILL ESTATES
 STOUGHTON, MASSACHUSETTS

DETAIL SHEET

D-2

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

J. Scardino
Signed pursuant to authorization
given at a meeting on July 22
2021

DATE: 09/16/2021

I, TOWN CLERK OF THE TOWN OF
STOUGHTON, MA HEREBY CERTIFY
THAT THE NOTICE OF APPROVAL OF
THIS PLAN BY THE PLANNING BOARD
HAS BEEN RECEIVED AND RECORDED
AT THIS OFFICE AND NO APPEAL WAS
RECEIVED DURING THE NEXT TWENTY
DAYS AFTER RECEIPT AND RECORDING
OF SAID NOTICE.

TOWN CLERK DATE

A True Copy
Attest:
S. Scardino
Stoughton, MA 02072
TOWN OF STOUGHTON
Massachusetts
MA 02072
PLANNING BOARD
Certificate of Approval of a Minor Modification to a
Definitive Subdivision
Pine Hill Estates
Sub 18-01
Date: July 22, 2021
Applicant: New Heights Builders of MA, LLC
1 Brockton Avenue
Brockton, MA
Owner: New Heights Builders of MA, LLC
1 Brockton Avenue
Brockton, MA
Representative: Eric Dias
Strongpoint Engineering Solutions, Inc.
340 Manley Street, Unit 2
West Bridgewater, MA 02378
Property: Pine Hill Estates Subdivision (Assessor's Map 73, Lots 37, 82, 83 and 84)

J. Scardino

14. During construction, the Applicant shall maintain a clean site and shall insure that the site is not a hazard to the safety of the public or to vehicles leaving the property from blocking sediment off of the property and shall perform the necessary sweeping and dust control measures to protect area property owners and prevent collection of dirt, dust or debris from leaving the site.
15. If activity ceases for longer than 30 days consecutively, 48-hour written notice shall be provided to the Building Commissioner, Town Engineer, Conservation Agent and the Department of Public Works prior to restarting work.
16. Wetting and stabilization of exposed grades shall occur as necessary to suppress dust generation. The use of municipal water for wetting of exposed grades and for other purposes associated with the proposed operations shall require the consent of the Conservation and Stoughton Public Works Commissioners. Copies of said authorization must be filed by the Applicant with the Planning Board and the Building Commissioner prior to its use. Otherwise, the potable water shall be transported to the site from a lawful source outside of the Town of Stoughton or provided by private well.
17. Buffer zones within 25 feet of wetlands shall not be used for stocking of earth or construction materials, for parking of construction vehicles and equipment, refueling and maintenance of construction vehicles or equipment, or for storage of diesel fuel or hazardous materials.
18. All catch basins and detention basins shall be cleaned at the end of construction.
19. An interim as-built plan for drainage and water infrastructure shall be provided to and approved by the Planning Board in consultation with the Engineering Department prior to the installation of the binder course of pavement.
B) Special Conditions
1. The project shall be built in compliance with the Order of Conditions DEP # 298-0817 approved by the Conservation Commission on May 21, 2020.
2. The Plan proposes construction of four (4) single-family dwellings and this approval is subject to the condition that no more than four (4) single-family dwellings shall be constructed on the property without a

J. Scardino

02379, dated December 18, 2017 and revised through August 5, 2018.
B) The land shown on the Site Plan is located off of Main Street in Brockton and shown on Assessor's Map 86, Lots 165, 167, 168, 189 and 190 and Assessor's Map 73, Lots 37, 82, 83 and 84 (the "Property") and is located in the Residential A (RA) zoning district and consists of approximately 6.88 acres of total area.
C) A public hearing on the modification was duly noticed, advertised and held on February 8, 2018, May 24, 2018 and June 14, 2018.
D) The decision for the modification was approved by the Planning Board on June 14, 2018 but was not endorsed by the Planning Board and was not filed with the Town Clerk or recorded with the Registry of Deeds.

II) Application Submitted

1. The Site Plan submitted for review to the Planning Board is titled "Minor Subdivision Modification Plans for Pine Hill Estates prepared by Strongpoint Engineering Solutions, Inc., 340 Manley Street, Unit 2, West Bridgewater, MA 02379, dated December 18, 2017 and revised through August 5, 2018.
2. "Update of Hydrologic Analysis and Stormwater Management System Design Calculations" prepared by Strongpoint Engineering Solutions, Inc., 340 Manley Street, Unit 2, West Bridgewater, MA 02379, dated December 18, 2017 and revised through May 3, 2018.

III) Related Documents

1. Copy of the Legal Public Hearing notices from the edition of the Journal-Sun dated January 19, 2018 and January 26, 2018.
2. Technical Engineering Review (1st Review) from Craig Horsfall, Assistant Town Engineer dated February 8, 2018.
3. Comments from the Fire Department dated May 8, 2018.
4. Comments from the Fire Department dated May 18, 2018.
5. Comments from the Board of Health dated May 21, 2018.
6. Technical Engineering Review (2nd Review) from Craig Horsfall, Assistant Town Engineer dated June 6, 2018.
7. Response to comments from Strongpoint Engineering dated June 6, 2018.
8. Technical Engineering Review (3rd Review) from Craig Horsfall, Assistant Town Engineer dated June 13, 2018.
9. Comments from the Police Department dated June 13, 2018.
10. Comments from the Board of Health dated June 13, 2018.

J. Scardino

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.
V) Decision
A) General Conditions
1. 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.
2. The Applicant is responsible for the filing of this decision and the approved plans with the Registry of Deeds.

J. Scardino

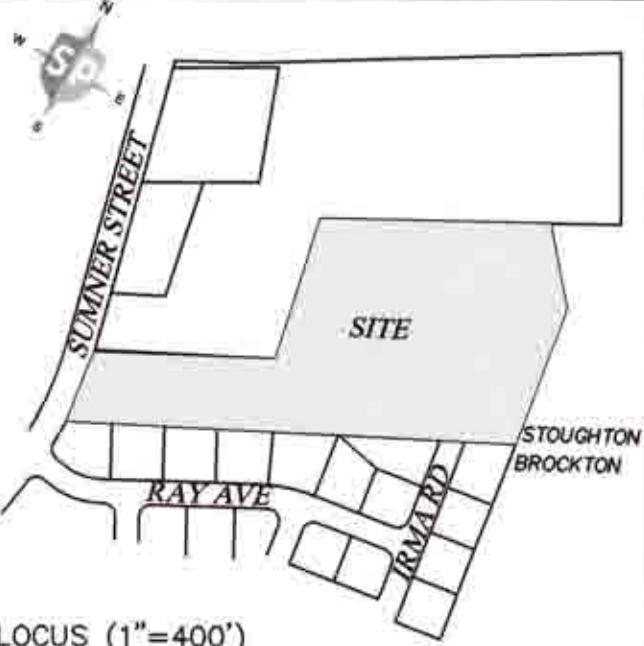
3. All applicable Zoning Bylaws requirements of the Town of Stoughton shall be satisfied.
4. The project shall be constructed in accordance with any approvals issued relative to this project from all applicable town boards, departments and commissions, who shall retain their respective authorities and oversight of such permits, approval and decisions.
5. This approval shall be subject to the satisfaction of all of the conditions set forth in Regulations Section IV.C.8.a.
6. 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.
7. This approval shall be subject to the conveyance of utility requirements set forth under Regulation Section IV.C.12.
8. 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).
9. This approval shall be subject to conformance with all of the administrative requirements set forth under Regulations Section VII.A through D.
10. 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.
11. Construction shall be performed by contractors licensed to perform such work in the Town of Stoughton.
12. The cost of any necessary outside testing, inspection or other services required by any town department as part of the development process for the project shall be borne by the applicant and the timing of payment thereof shall be determined by the requesting source.
13. The Applicant shall be responsible for ensuring that any truck involved in hauling materials onto or off-site are properly covered and otherwise secured to prevent material along any street outside the site. Violation of this condition may lead to the discontinuation of construction activity and/or permits and fines.

J. Scardino

FOR REGISTRY USE ONLY



J. Scardino
PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC



REV DESCRIPTION DATE
KLM Land Surveying, Inc.
STRONGPOINT ENGINEERING SOLUTIONS, LLC

PROJECT NUMBER: 1709-003

DATE OF ISSUE: SEPTEMBER 14, 2021

SCALE: NOT TO SCALE

DESIGNED BY: SH | CHECKED BY: ED

PREPARED ON BEHALF OF:
NEW HEIGHTS BUILDERS
OF MA, LLC
1 BROCKTON AVENUE
BROCKTON, MASSACHUSETTS

MINOR MODIFICATION OF
SUBDIVISION PLANS FOR
PINE HILL ESTATES

STOUGHTON, MASSACHUSETTS

PLANNING BOARD
DECISION | PB-1

COPYRIGHT © 2021 STRONG POINT ENGINEERING SOLUTIONS, LLC