

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

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 BROCKTON AVENUE
BROCKTON, MASSACHUSETTS

CIVIL ENGINEER:



SURVEYOR:



340 Manley Street, Unit 3
West Bridgewater, MA
608-888-0624

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

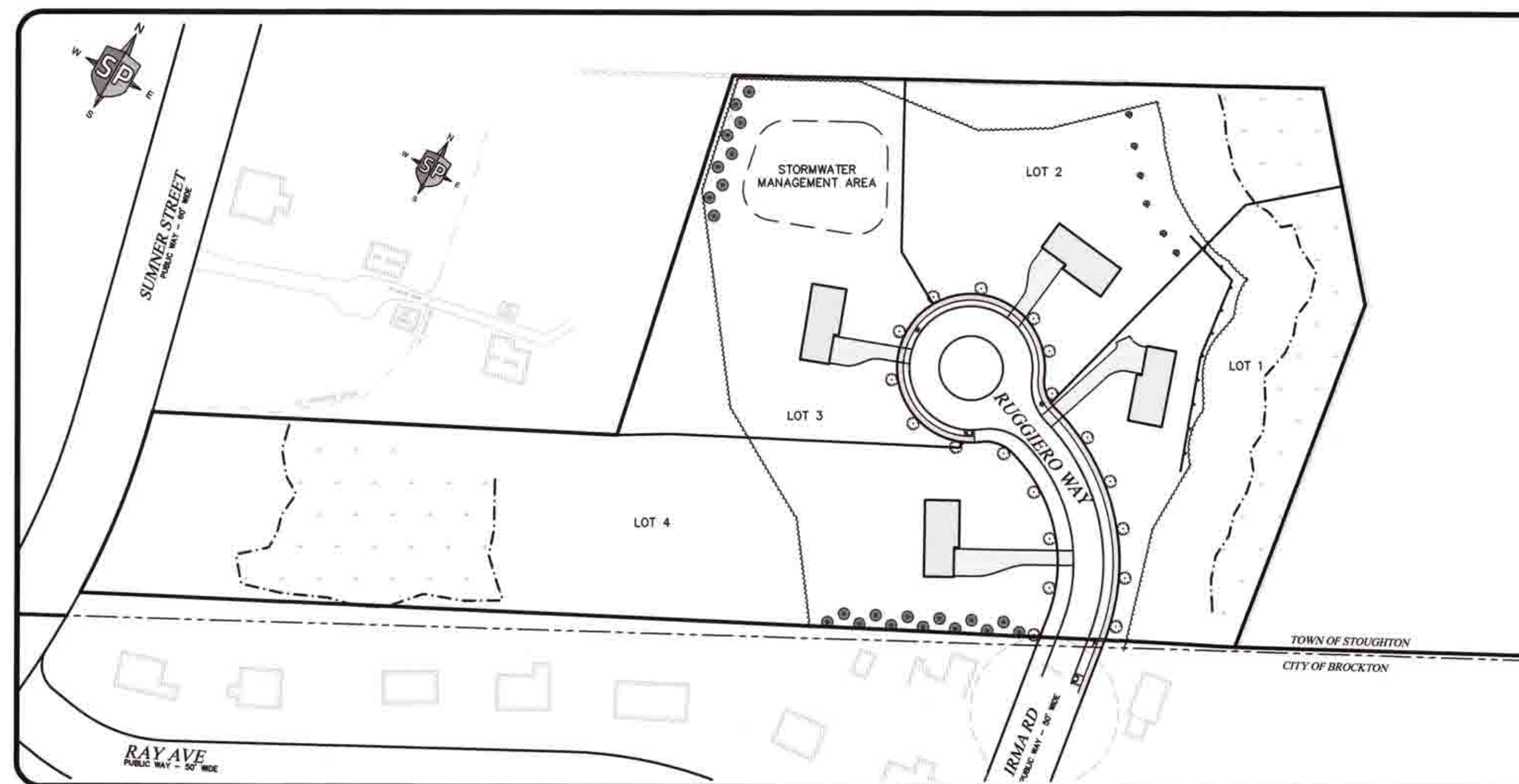
RELIEF REQUESTED:
LARGE TREES NOT SHOWN ON PLAN
MAXIMUM LENGTH DEAD END STREET
PAVEMENT WIDTH
TEST PITS

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.

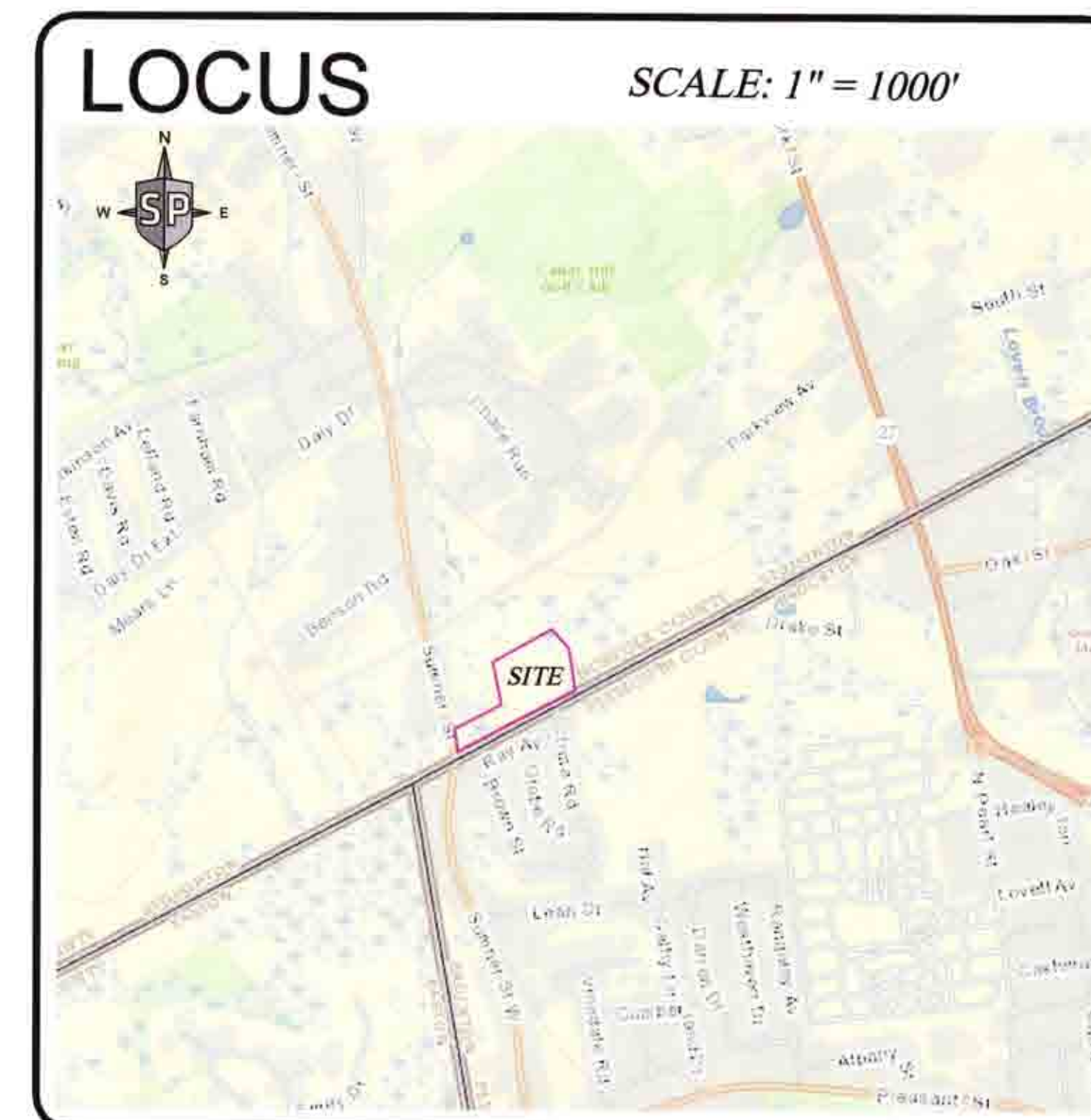
MINOR SUBDIVISION MODIFICATION PLANS FOR PINE HILL ESTATES

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



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	--



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC

PERMIT SET: JUNE 5, 2018

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

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

DATE: 09/16/2021

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OF SAID NOTICE.

TOWN CLERK DATE

SUMNER STREET
PUBLIC WAY - 60' WIDE



N 14°25'29" W
4.65'

N 62°42'17" E
377.50'

N 17°02'01" W
308.35'

N 61°07'11" E
479.89'

MAP 73 LOT 37
299,865 SF
6.88 AC

N 41°08'39" W
178.37'

N 09°11'33" E
211.70'

TOWN OF STOUGHTON

CITY OF BROCKTON

IRMA RD
PUBLIC WAY - 50' WIDE

N 63°00'33" E
105.63'

Bench Mark: Top Hydrant Spindle
Elev. = 210.26 (Subdiv. Plan)

EXISTING FEATURES

- PROPERTY LINE
- BUILDING
- EDGE OF PAVEMENT
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SEWER/SEPTIC LINE
- SEWER MANHOLE
- WATER MAIN
- HYDRANT
- TEST PIT
- WETLAND BOUNDARY
- 50' NO DISTURB BUFFER
- 75' WETLAND BUFFER
- 100' WETLAND BUFFER
- EDGE OF DISTURBANCE

- NOTES:
- TOPOGRAPHY FROM AN ON THE GROUND SURVEY PERFORMED BY KLIM LAND SURVEYING ON NOVEMBER 29, 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.
 - 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.
 - THE SITE IS LOCATED MORE THAN 1500' FROM THE WATER SUPPLY PROTECTION AREA FOR STOUGHTON GODDARD WELL.
 - PROPERTY IS LOCATED WITHIN THE RESIDENTIAL A DISTRICT.
 - VERTICAL DATUM AS DEFINED IN THE ABOVE REFERENCED PLAN SET.
 - 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.

TP#1-1		TP#1-2		TP#2-1		TP#2-2		TP#3-1		TP#3-2		TP#4-1		TP#4-2		BASIN-1		BASIN-2	
0"	ELEV: 208.87	0"	ELEV: 210.78	0"	ELEV: 200.37	0"	ELEV: 201.35	0"	ELEV: 212.10	0"	ELEV: 212.5	0"	ELEV: 195.89	0"	ELEV: 196.73	0"	ELEV: 197.20	0"	ELEV: 196.77
8"	Ao SANDY LOAM 10 YR 4/3	12"	Ao SANDY LOAM 10 YR 4/3	7"	Ao SANDY LOAM 10 YR 4/3	4"	Ao SANDY LOAM 10 YR 4/3	2"	Ao SANDY LOAM 10 YR 4/3	8"	Ao SANDY LOAM 10 YR 4/3	24"	Ao SANDY LOAM 10 YR 4/3	19"	Ao SANDY LOAM 10 YR 4/3	16"	Ao SANDY LOAM 10 YR 4/3	44"	Ao SANDY LOAM 10 YR 4/3
30"	B SANDY LOAM 10 YR 5/6	28"	B SANDY LOAM 10 YR 5/6	36"	B SANDY LOAM 10 YR 4/6	35"	B SANDY LOAM 10 YR 5/6	24"	B SANDY LOAM 10 YR 5/4	28"	B SANDY LOAM 10 YR 6/6	40"	B SANDY LOAM 10 YR 6/6	38"	B SANDY LOAM 10 YR 5/6	48"	B SANDY LOAM 10 YR 5/6	48"	B SANDY LOAM 10 YR 5/6
36"	C1 SANDY LOAM 10 YR 6/4	28"	C1 SANDY LOAM 10 YR 6/4	58"	C1 SANDY LOAM 10 YR 6/4	80"	C1 SANDY LOAM 10 YR 6/4	80"	C1 SANDY LOAM 10 YR 6/4	30"	C1 SANDY LOAM 10 YR 6/4	40"	C1 SANDY LOAM 10 YR 6/4	48"	C1 SANDY LOAM 10 YR 6/4	48"	C1 SANDY LOAM 10 YR 6/4	48"	C1 SANDY LOAM 10 YR 6/4
62"	C2 LOAMY SAND 10 YR 6/4	120"	C2 LOAMY SAND 10 YR 6/4	112"	C2 LOAMY SAND 10 YR 6/4	118"	C2 LOAMY SAND 10 YR 6/4	74"	C2 LOAMY SAND 10 YR 6/4	88"	C2 LOAMY SAND 10 YR 6/4	128"	C2 LOAMY SAND 10 YR 6/4	132"	C2 LOAMY SAND 10 YR 6/4	84"	C2 LOAMY SAND 10 YR 6/4	118"	C2 LOAMY SAND 10 YR 6/4
110"	ELEV: 199.87	120"	ELEV: 200.78	112"	ELEV: 191.04	118"	ELEV: 191.52	74"	ELEV: 191.52	88"	ELEV: 205.93	128"	ELEV: 185.22	132"	ELEV: 183.73	84"	ELEV: 190.20	118"	ELEV: 186.94
TP#1-3		TP#1-4		TP#2-3		TP#2-4		TP#3-3		TP#3-4		TP#4-3		TP#4-4		BASIN-3			
0"	ELEV: 211.99	0"	ELEV: 208.41	0"	ELEV: 199.27	0"	ELEV: 200.29	0"	ELEV: 210.8	0"	ELEV: 208.65	0"	ELEV: 197.00	0"	ELEV: 198.00	0"	ELEV: 196.42		
8"	Ao SANDY LOAM 10 YR 4/3	12"	Ao SANDY LOAM 10 YR 4/3	8"	Ao SANDY LOAM 10 YR 4/3	7"	Ao SANDY LOAM 10 YR 4/3	6"	Ao SANDY LOAM 10 YR 4/3	8"	Ao SANDY LOAM 10 YR 4/3	42"	Ao SANDY LOAM 10 YR 4/3	38"	Ao SANDY LOAM 10 YR 4/3	21"	Ao SANDY LOAM 10 YR 4/3		
30"	B SANDY LOAM 10 YR 4/6	34"	B SANDY LOAM 10 YR 5/6	27"	B SANDY LOAM 10 YR 4/6	42"	B SANDY LOAM 10 YR 5/6	24"	B SANDY LOAM 10 YR 5/6	42"	B SANDY LOAM 10 YR 5/6	40"	B SANDY LOAM 10 YR 5/6	40"	B SANDY LOAM 10 YR 5/6	30"	B SANDY LOAM 10 YR 5/6		
48"	C SANDY LOAM 10 YR 6/4	46"	C1 SANDY LOAM 10 YR 6/4	46"	C1 SANDY LOAM 10 YR 6/4	64"	C1 SANDY LOAM 10 YR 6/4	96"	C1 SANDY LOAM 10 YR 6/4	96"	C1 SANDY LOAM 10 YR 6/4	120"	C1 SANDY LOAM 10 YR 6/4	124"	C1 SANDY LOAM 10 YR 6/4	114"	C1 SANDY LOAM 10 YR 6/4		
120"	ELEV: 201.99	96"	ELEV: 200.41	100"	ELEV: 190.94	96"	ELEV: 192.12	96"	ELEV: 202.80	96"	ELEV: 201.65	120"	ELEV: 187.00	124"	ELEV: 187.67	114"	ELEV: 186.92		

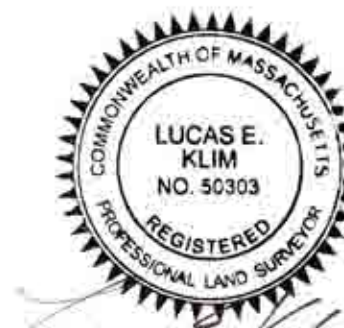
TEST PITS WITH THE DESIGNATION TP WERE CONDUCTED ON 11/14/17, 11/21/17 AND 11/26/17 BY STEPHANIE HOBAN (SE13940) ON BEHALF OF STRONG POINT ENGINEERING SOLUTIONS, LLC AND WITNESSED BY LAWRENCE PERRY, RS FOR THE STOUGHTON BOARD OF HEALTH. TEST PITS WITH THE DESIGNATION BASIN WERE CONDUCTED ON 11/14/17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

PERMIT SET: JUNE 5, 2018

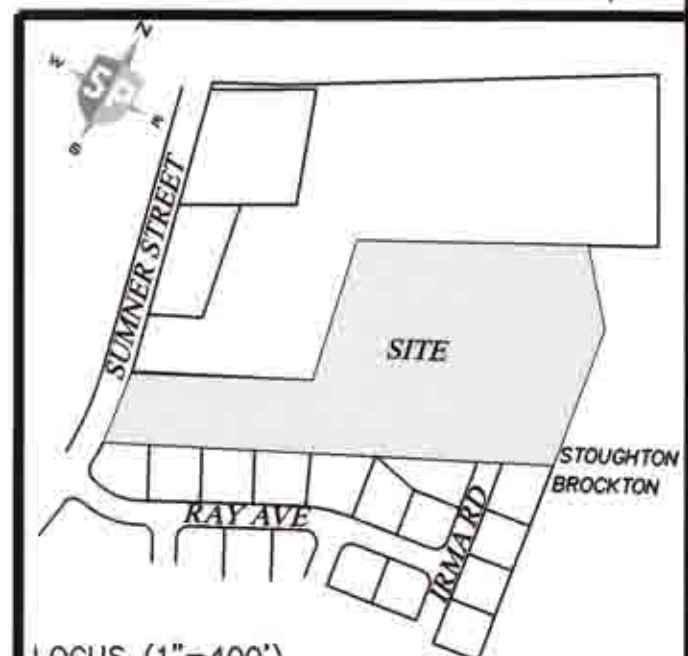
FOR REGISTRY USE ONLY



PROFESSIONAL LAND SURVEYOR FOR
KLIM LAND SURVEYING, INC.



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC



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



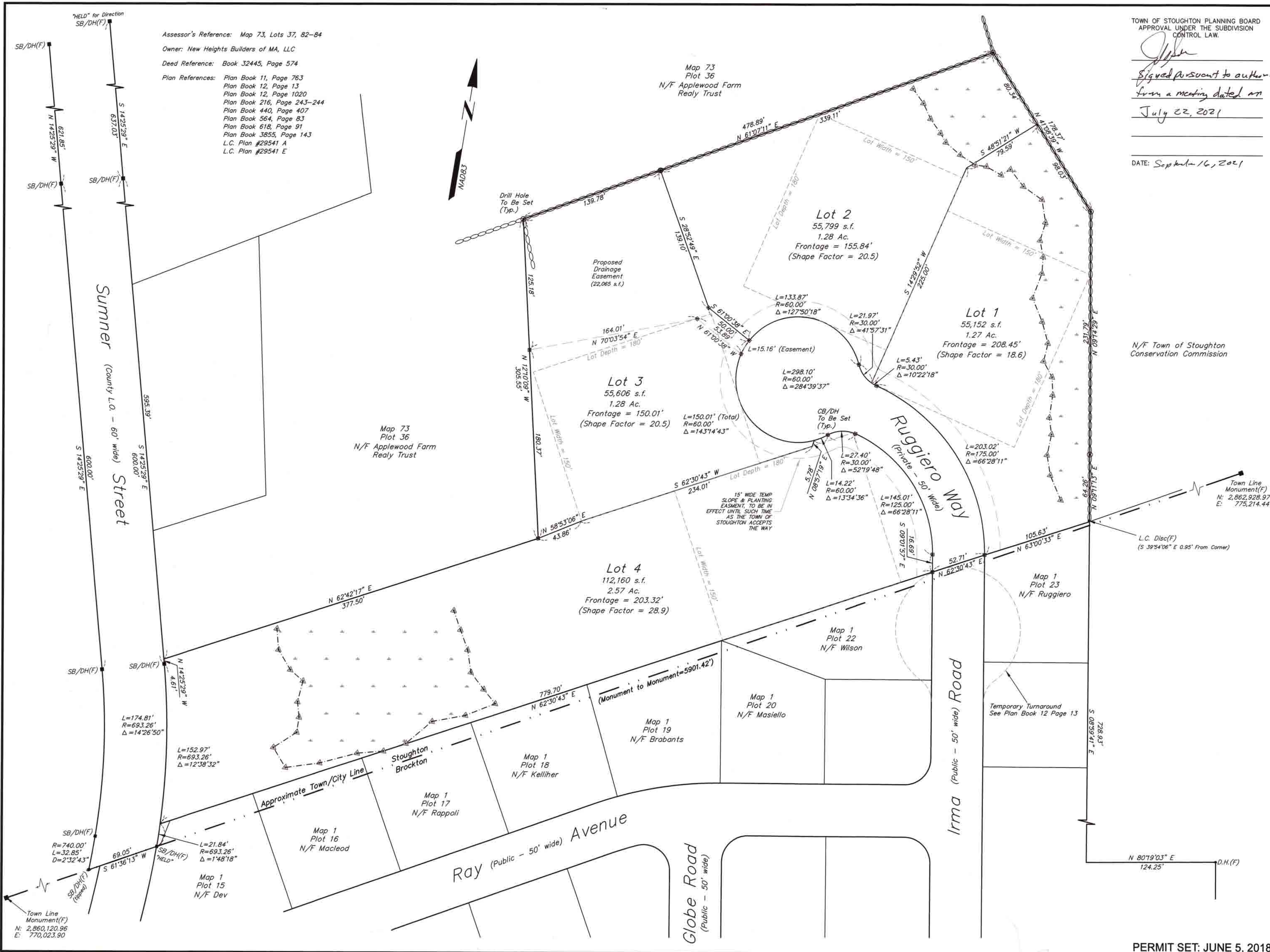
PROJECT NUMBER: 1709-003
DATE OF ISSUE: DECEMBER 18, 2017
SCALE: 1"=40'
DESIGNED BY: SH CHECKED BY: ED

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

COPYRIGHT © 2017 STRONG POINT ENGINEERING SOLUTIONS, LLC



Assessor's Reference: Map 73, Lots 37, 82-84
Owner: New Heights Builders of MA, LLC
Deed Reference: Book 32445, Page 574
Plan References: Plan Book 11, Page 763
Plan Book 12, Page 13
Plan Book 12, Page 1020
Plan Book 216, Page 243-244
Plan Book 440, Page 407
Plan Book 564, Page 83
Plan Book 618, Page 91
Plan Book 3855, Page 143
L.C. Plan #29541 A
L.C. Plan #29541 E

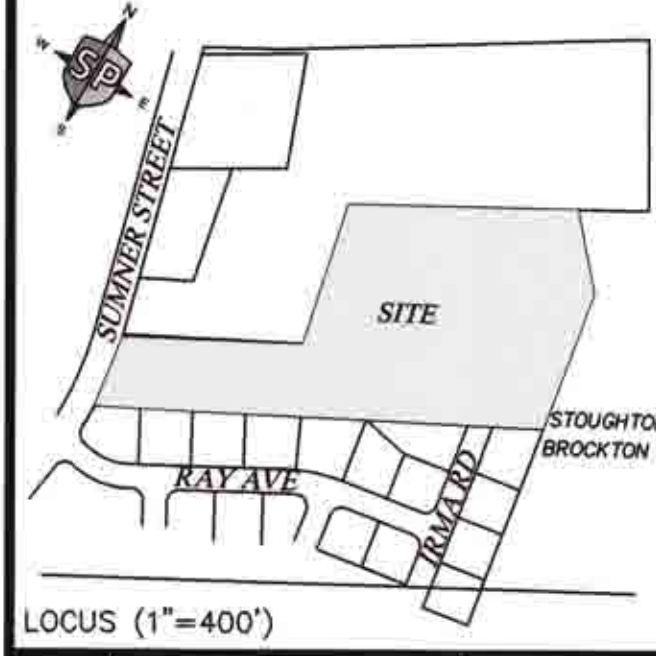
TOWN OF STOUGHTON PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW.
[Signature]
Signed pursuant to authority
from a meeting dated on
July 22, 2021

DATE: September 16, 2021

FOR REGISTRY USE ONLY
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
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.

PROFESSIONAL LAND SURVEYOR FOR
KLIM LAND SURVEYING, INC.
[Signature]
LUCAS E.
KLIM
NO 50303
REGISTERED
PROFESSIONAL LAND SURVEYOR



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

KLIM 340 Manley Street, Unit 3
West Bridgewater, MA
508-386-0624

STRONGPOINT
ENGINEERING SOLUTIONS, LLC
1000 WASHINGTON STREET, SUITE 200
STOUGHTON, MA 01970

PROJECT NUMBER: 1709-003
DATE OF ISSUE: DECEMBER 18, 2017
SCALE: 1"=40'
DESIGNED BY: SH CHECKED BY: LEK

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
SUBDIVISION
PLAN
C-1A

PERMIT SET: JUNE 5, 2018

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TOWN OF STOUGHTON-PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
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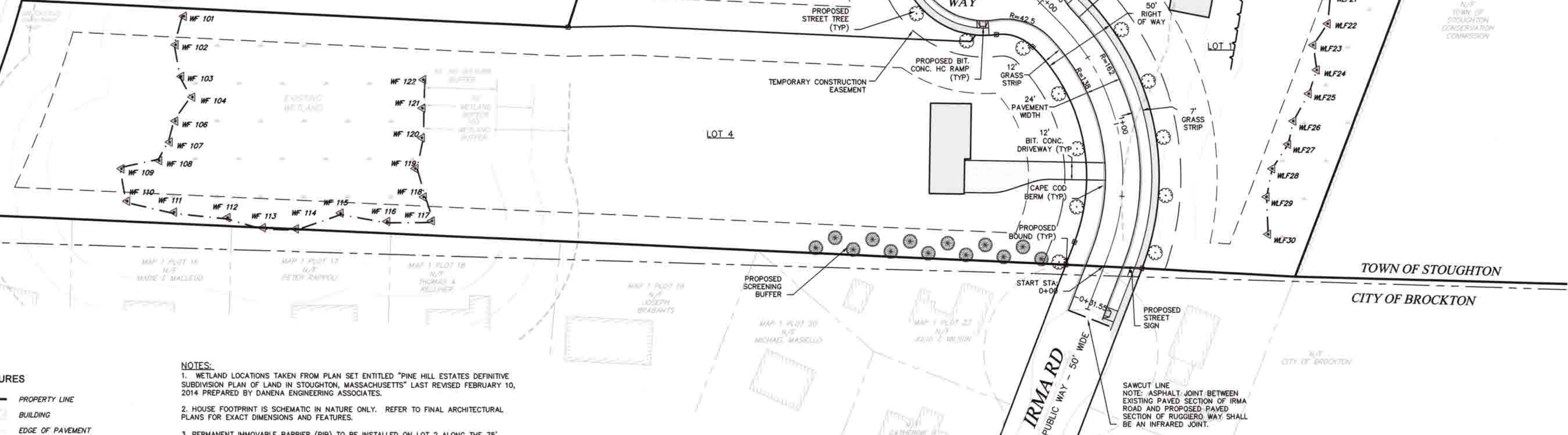
Signed pursuant to authorization
given at a meeting on
July 29, 2021

DATE: 09/16/2021

I, TOWN CLERK OF THE TOWN OF
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TOWN CLERK DATE

SUMNER STREET
PUBLIC WAY - 60' WIDE



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

NOTES:

1. WETLAND LOCATIONS 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.
2. HOUSE FOOTPRINT IS SCHEMATIC IN NATURE ONLY. REFER TO FINAL ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND FEATURES.
3. PERMANENT IMMOVABLE BARRIER (PIB) TO BE INSTALLED ON LOT 2 ALONG THE 75' WETLAND BUFFER LINE TO ALLOW NATURAL REVEGETATION OF BUFFER ZONE DISTURBED BY EXCAVATION FOR THE APPROVED STORMWATER BASIN.
4. STREET TREES SHALL BE AT LEAST 12' IN HEIGHT, TWO AND A HALF INCHES (2.5") IN CALIPER 4' ABOVE GRADE AND SHALL BE PLANTED IN AT LEAST ONE HALF CUBIC FEET OF TOP SOIL. STREET TREES SHALL BE FROM THIS APPROVED LIST:
SUGAR MAPLE
GREEN ASH
SCARLET OAK
BLACK OAK
CHESTNUT OAK
RED OAK
AMERICAN BASSWOOD
AMERICAN HORNBEAM
5. SCREENING BUFFER TREES SHALL BE EASTERN WHITE PINE TREE OR APPROVED EQUAL AND AT LEAST TWO AND A HALF INCHES (2.5") IN CALIPER 4' ABOVE GRADE AND SHALL BE PLANTED IN AT LEAST ONE HALF CUBIC FEET OF TOP SOIL SPACED 10' TO 15' ON CENTER.
6. THE SITE IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) BASED ON FIRM PANEL 25021C0377E EFFECTIVE 7/17/2012

ZONING TABLE RESIDENTIAL A DISTRICT

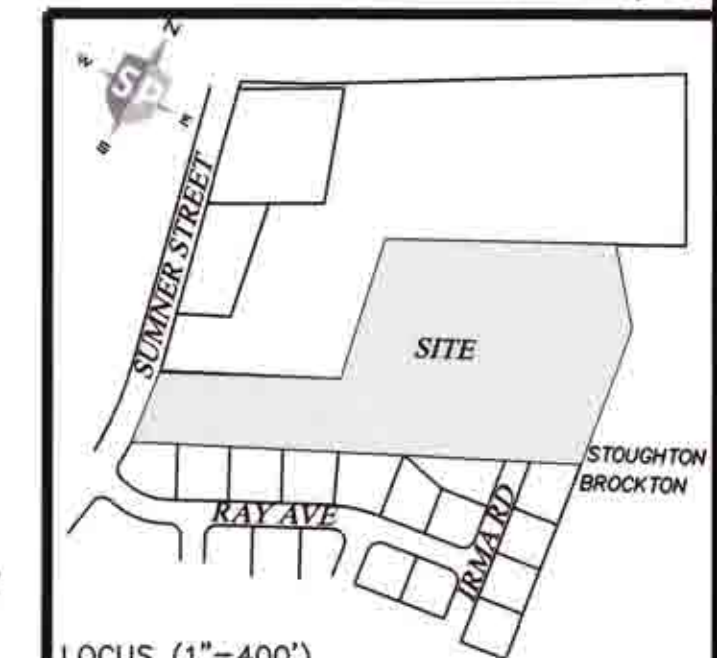
	REQUIRED
MIN. LOT AREA	55,000 SF
MIN. LOT FRONTAGE	150 FT
MIN. FRONT YARD	40 FT
MIN. SIDE YARD	20 FT
MIN. REAR YARD	50 FT
MAX. BUILDING AREA	20%
MIN. OPENSOURCE	50%

GRAPHICAL SCALE: 1" = 40'

FOR REGISTRY USE ONLY



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC



LOCUS (1"=400')

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



4000 Valley Street, Suite 6
West Bridgewater, MA 01906
508-948-0000



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**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

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TOWN OF STOUGHTON PLANNING BOARD
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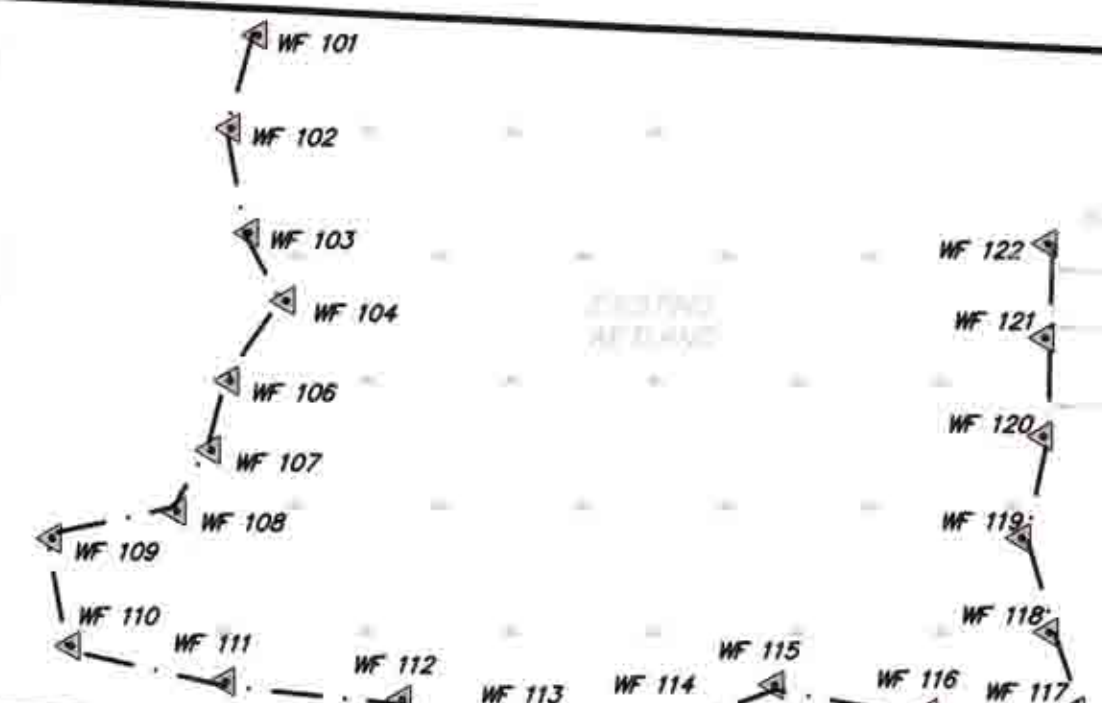
*Signed pursuant to authorization
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DATE: 09/16/2021

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SUMNER STREET
PUBLIC WAY - 60' WIDE



EXISTING FEATURES

- PROPERTY LINE
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- 50' NO DISTURB BUFFER
- 75' WETLAND BUFFER
- 100' WETLAND BUFFER
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- TEST PIT

PROPOSED FEATURES

- PROPERTY LINE
- BUILDING
- EDGE OF ROADWAY
- DRIVEWAY
- SIDEWALK
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- DRAIN LINE
- CATCH BASIN
- DRAIN MANHOLE
- FLARED END STRUCTURE
- POTABLE WELL
- UNDERGROUND UTILITIES

NOTES:

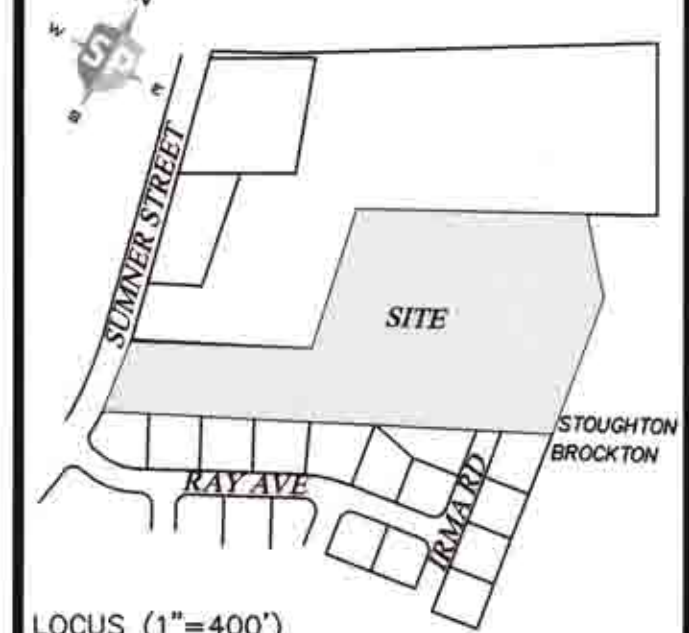
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- OVERALL PROPERTY LINE TAKEN FROM AN ON THE GROUND SURVEY PERFORMED BY KLIM LAND SURVEYING.
- ALL OTHER EXISTING FEATURES, INCLUDING WETLAND LOCATION, TAKEN FROM PLAN SET ENTITLED "PINE HILL ESTATES DEFINITIVE SUBDIVISION PLAN OF LAND IN STOUGHTON, MASSACHUSETTS" LAST REVISED FEBRUARY 10, 2014 PREPARED BY DANENA ENGINEERING ASSOCIATES.
- 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.
- PROPOSED WELLS TO BE INSTALLED IN ACCORD WITH ALL STATE AND TOWN OF STOUGHTON BOARD OF HEALTH REGULATIONS.
- PROPOSED UNDERGROUND UTILITIES AS SHOWN ON THE ABOVE REFERENCED PLAN SET.
- TEST PITS WITH THE TP DESIGNATION WERE CONDUCTED BY STRONG POINT ENGINEERING, LLC BETWEEN 11/14/17 AND 11/26/17 AND WERE WITNESSED BY LAWRENCE PERRY, RS OF THE STOUGHTON BOARD OF HEALTH. TEST PITS SHOWN AS BASIN WERE CONDUCTED ON 11/14/17 AND WITNESSED BY CRAIG HORSFALL, PE OF THE STOUGHTON ENGINEERING DEPARTMENT.
- PROPOSED S.A.S. ARE SHOWN SCHEMATICALLY AND WILL BE SUBJECT TO INDIVIDUAL APPROVALS PER LOT BY THE TOWN OF STOUGHTON BOARD OF HEALTH.



FOR REGISTRY USE ONLY



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC



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



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BROCKTON, MASSACHUSETTS

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

PROPOSED
UTILITY
PLAN
C-4

PERMIT SET: JUNE 5, 2018

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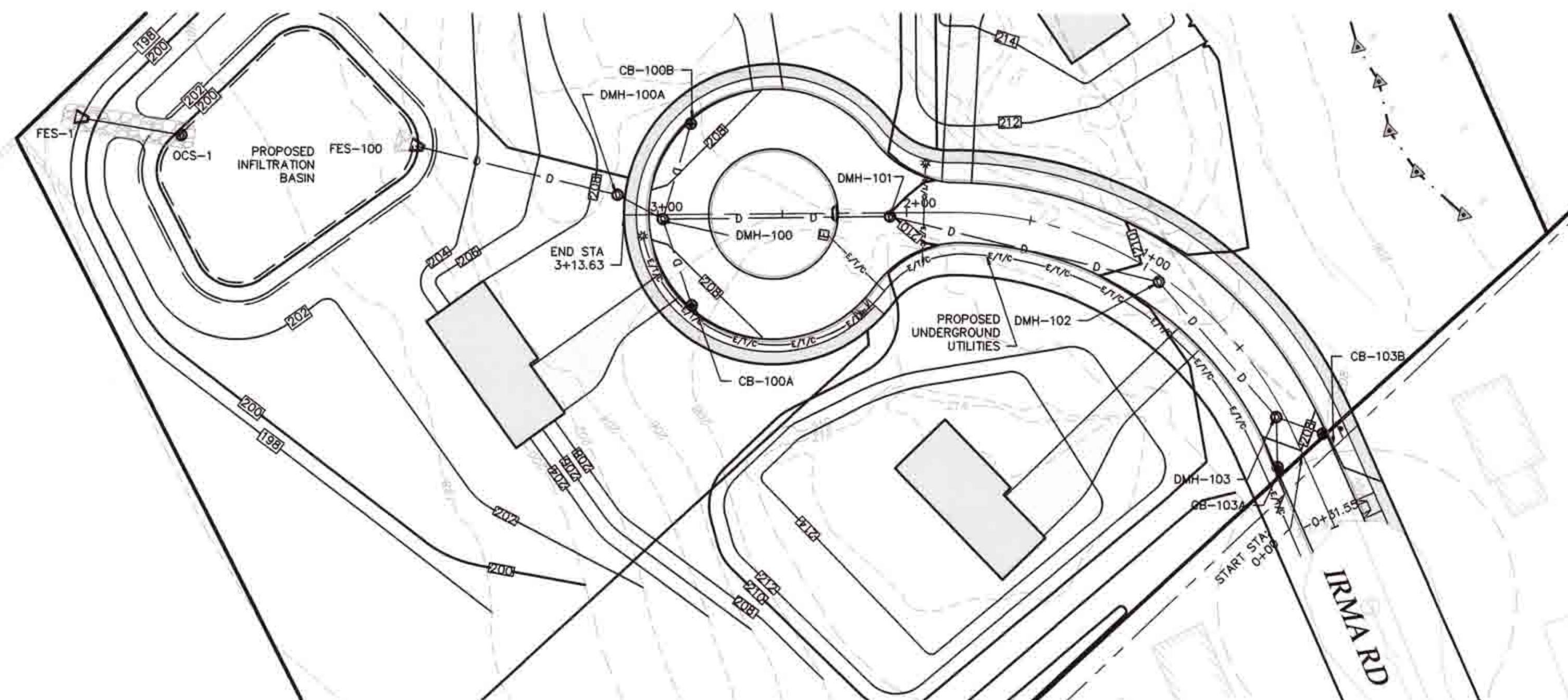
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July 22, 2021*

DATE: 09/18/2021

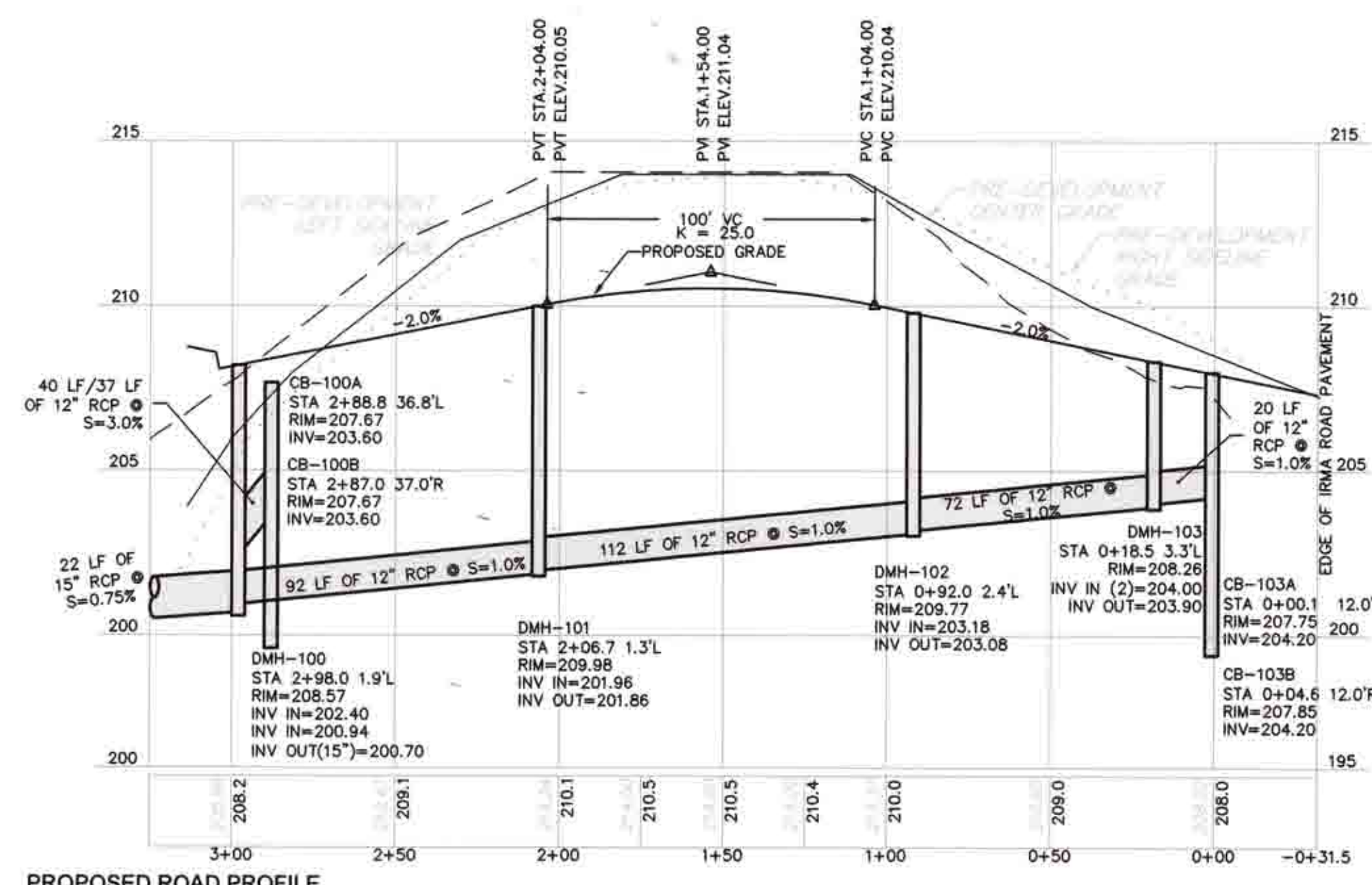
I, TOWN CLERK OF THE TOWN OF
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TOWN CLERK DATE



PROPOSED ROAD PLAN VIEW

1"=40'



PROPOSED ROAD PROFILE
1"=40' HORIZONTAL 1"=4' VERTICAL

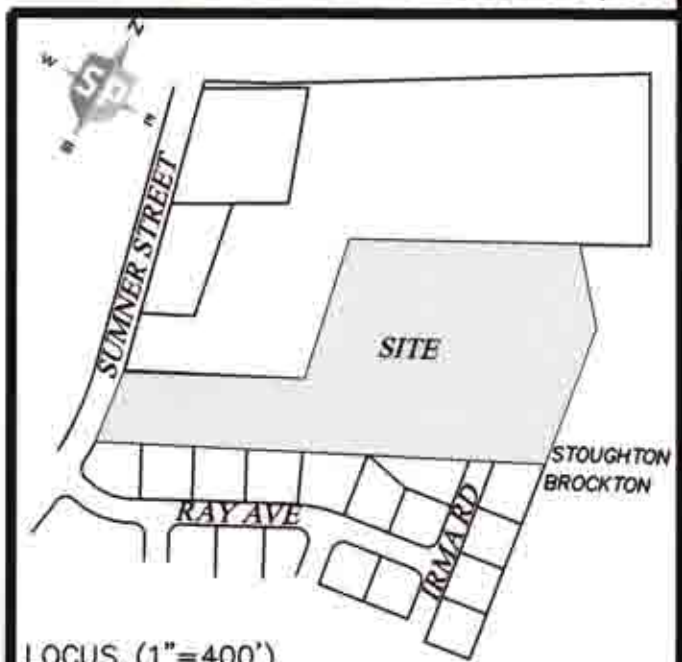


GRAPHICAL SCALE: 1" = 40'

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PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC



LOCUS (1"=400')

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



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
PLAN &
PROFILE

C-5

PERMIT SET: JUNE 5, 2018

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

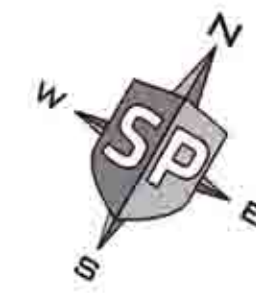
*Signed pursuant to authorization
given at a meeting on
July 27, 2021*

DATE: 09/16/2021

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SUMNER STREET
PUBLIC WAY - 60' WIDE



EXISTING FEATURES

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

PROPOSED FEATURES

	PROPERTY LINE
	BUILDING
	EDGE OF ROADWAY
	DRIVEWAY
	SIDEWALK
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	DRAIN LINE
	CATCH BASIN
	DRAIN MANHOLE
	FLARED END STRUCTURE
	EROSION CONTROL BARRIER

NOTES:

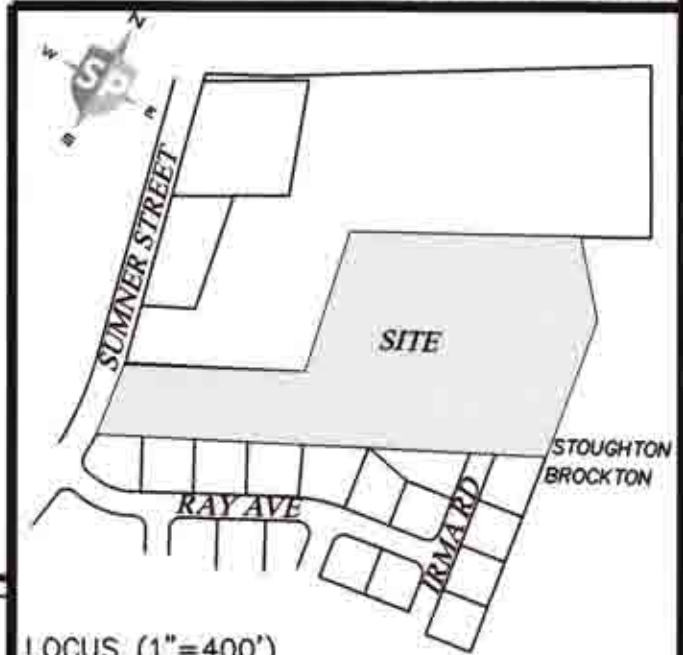
1. TOPOGRAPHY FROM AN ON THE GROUND SURVEY PERFORMED BY KUM LAND SURVEYING ON NOVEMBER 29, 2017 AND REFLECTS CURRENT SITE DISTURBANCES. PROPERTY LINE FROM AN ON THE GROUND SURVEY IN MARCH 2018. DEED REFERENCES CAN BE FOUND ON SHEET C-1A.
2. ALL OTHER EXISTING FEATURES, INCLUDING WETLAND LOCATION, TAKEN 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 INCLEMENT 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.

GRAPHICAL SCALE: 1" = 40'

FOR REGISTRY USE ONLY



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC



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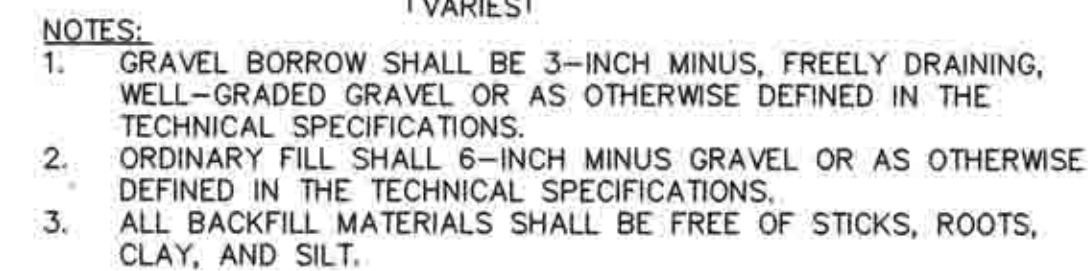
MINOR MODIFICATION OF
SUBDIVISION PLANS FOR
PINE HILL ESTATES
STOUGHTON, MASSACHUSETTS

PROPOSED
EROSION
CONTROL PLAN

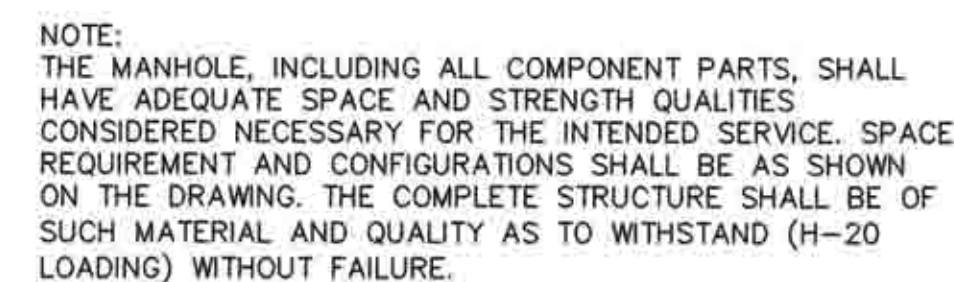
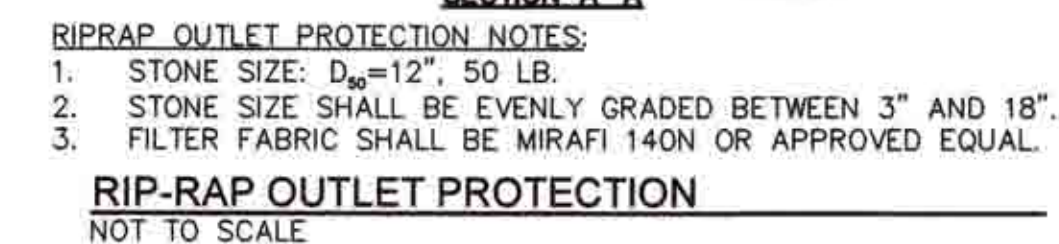
C-6

PERMIT SET: JUNE 5, 2018

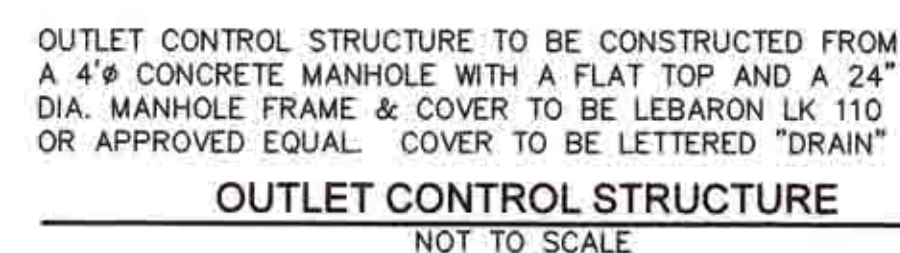
COPYRIGHT © 2017 STRONG POINT ENGINEERING SOLUTIONS, LLC



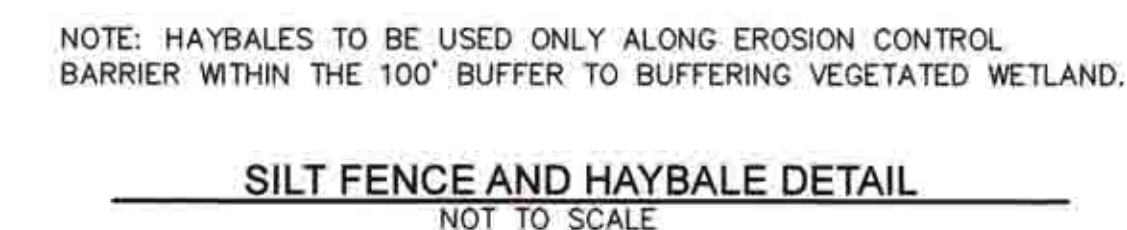
DRAIN TRENCH
NOT TO SCALE



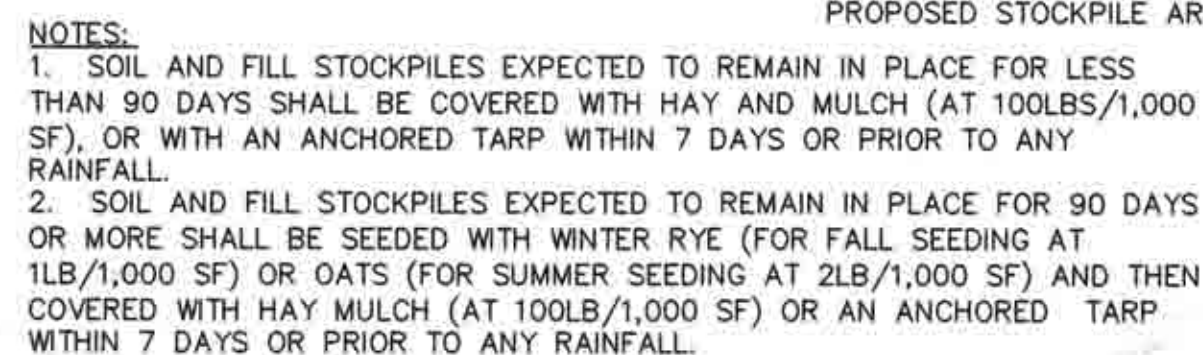
PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE



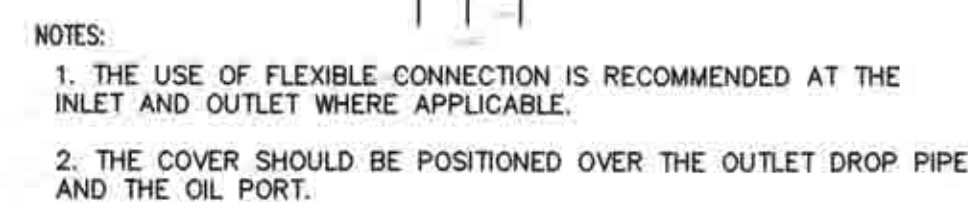
OUTLET CONTROL STRUCTURE
NOT TO SCALE



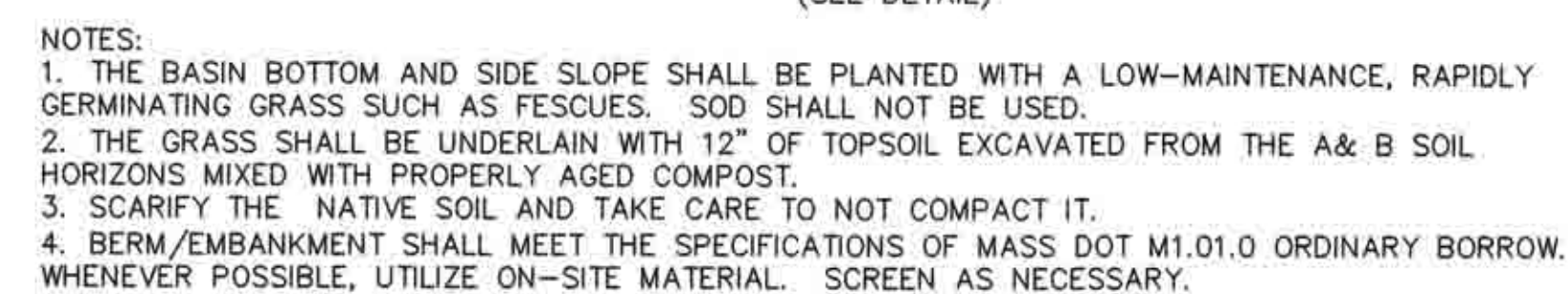
SILT FENCE AND HAYBALE DETAIL
NOT TO SCALE



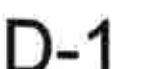
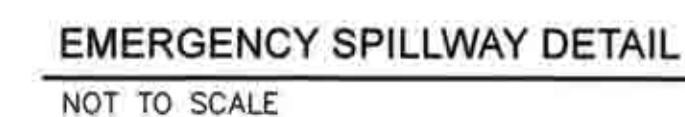
STOCKPILE PROTECTION DETAIL
NOT TO SCALE



STORMCEPTER STC-450i AND STC-450 WATER QUALITY UNIT
NOT TO SCALE



INFILTRATION BASIN CROSS SECTION

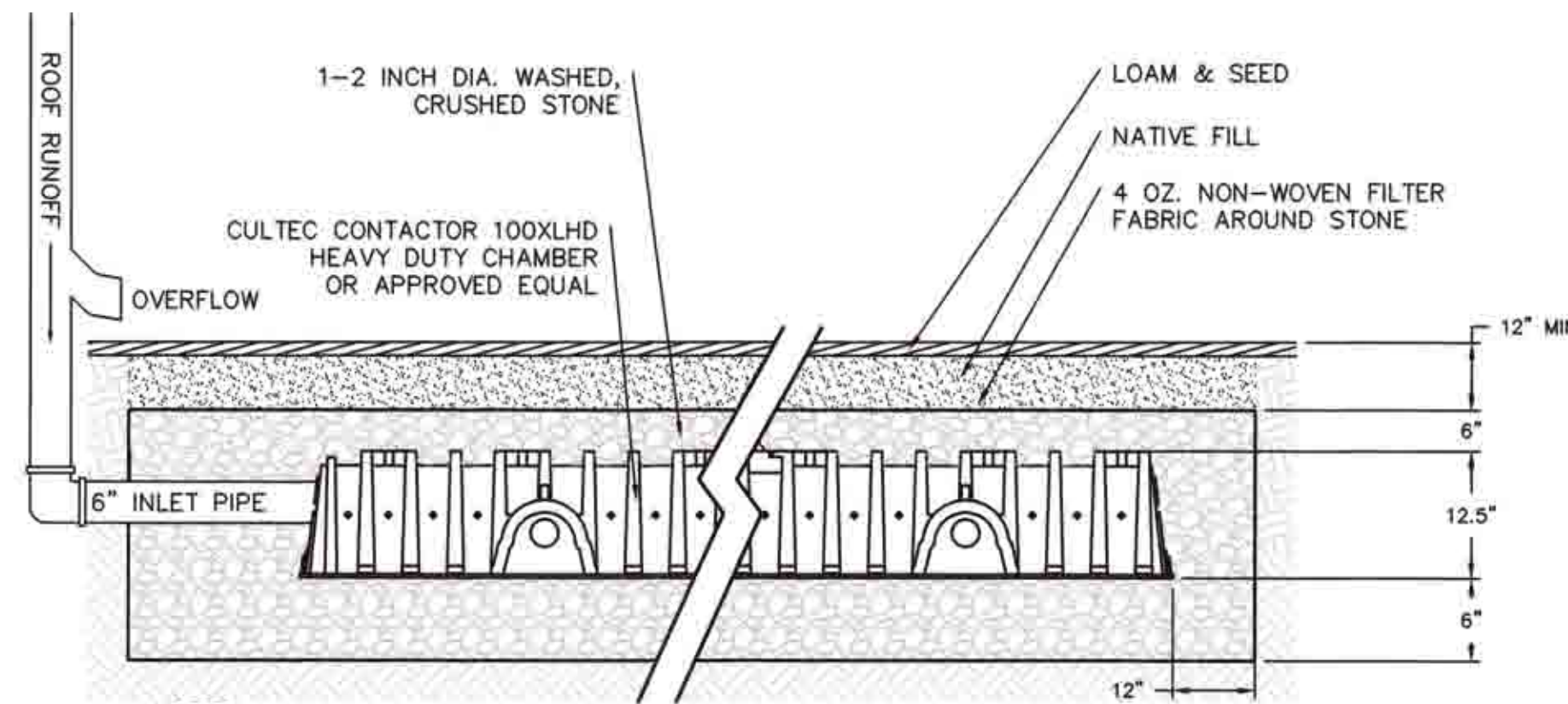
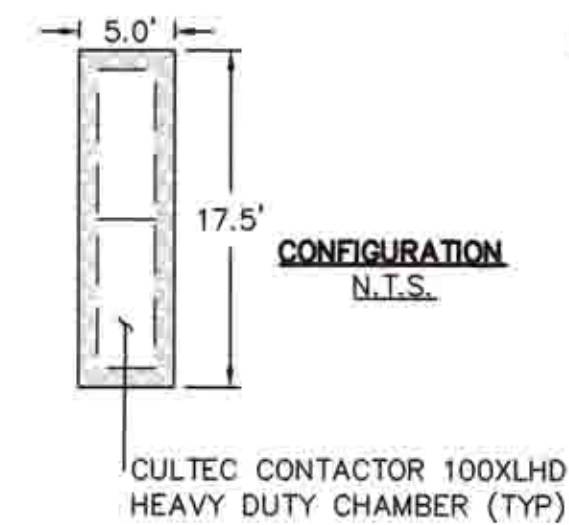


Signed pursuant to
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Meeting on July 27, 2021

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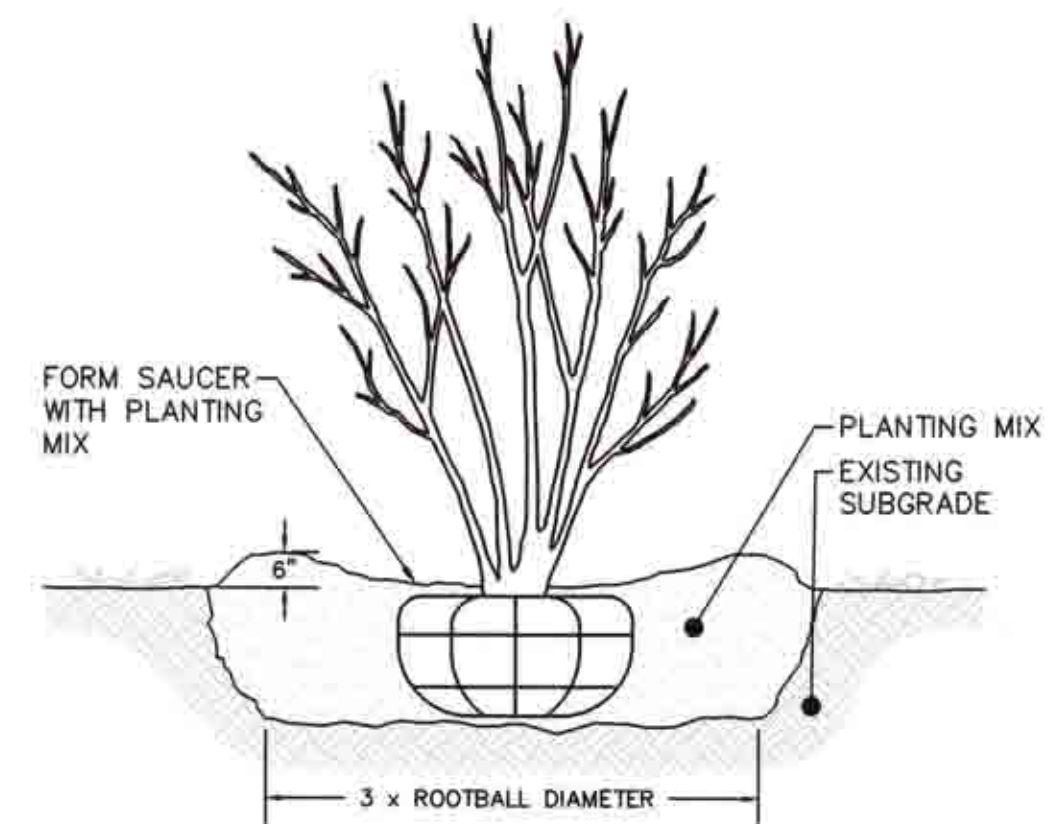
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- NOTES:
1. CHAMBERS SHALL BE CULTEC BRAND CONTACTOR 100XLHD MODEL.
 2. EACH INFILTRATION AREA SHALL CONSIST OF 2 CHAMBERS.
 3. CHAMBER DIMENSIONS: 36"W x 96"L x 12.5"H.
 4. ALL UNSUITABLE MATERIALS SHALL BE REMOVED FROM BASE OF INFILTRATION SYSTEM 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.

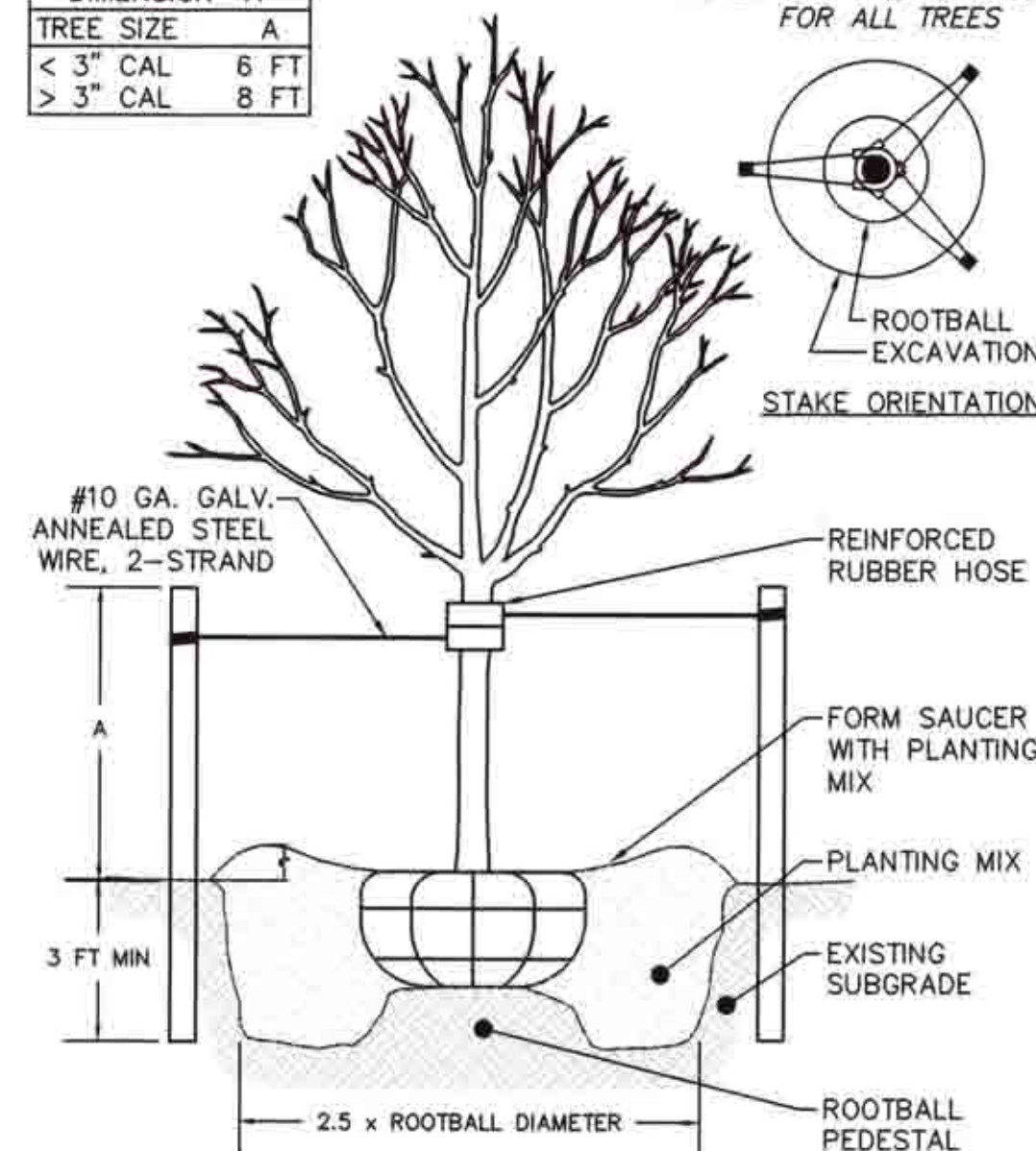
ROOF TOP INFILTRATION DETAIL
NOT TO SCALE



SHRUB PLANTING

DIMENSION "A"	
TREE SIZE	A
< 3" CAL	6 FT
> 3" CAL	8 FT

NOTE: USE 3 2" STAKES
FOR ALL TREES

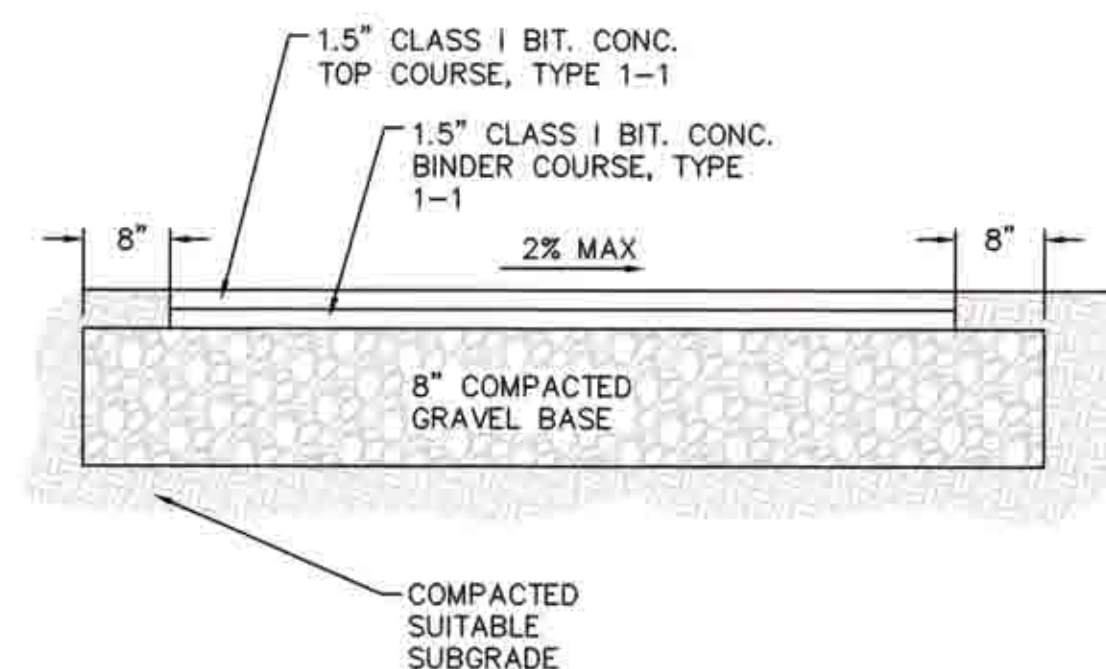


TREE PLANTING

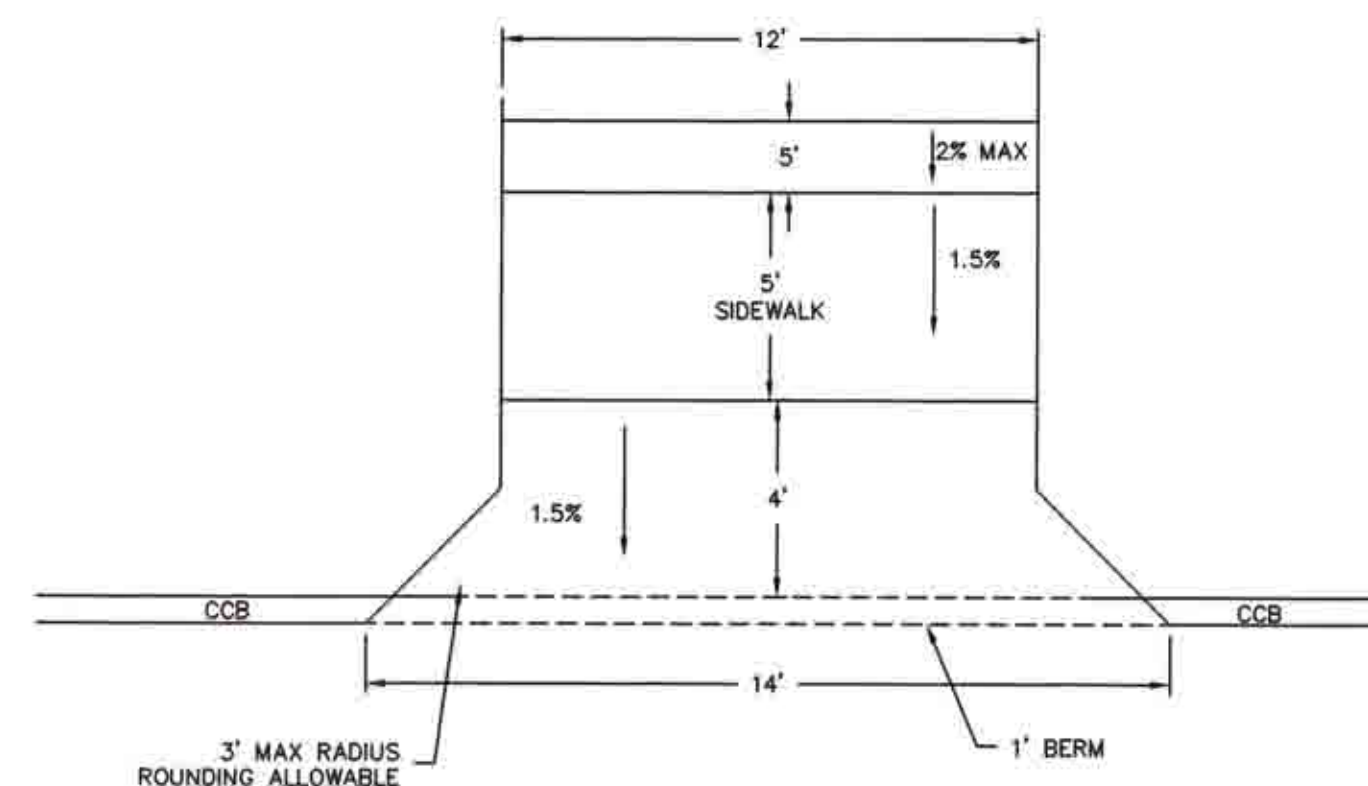
TREE AND SHRUB PLANTING NOTES:

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.

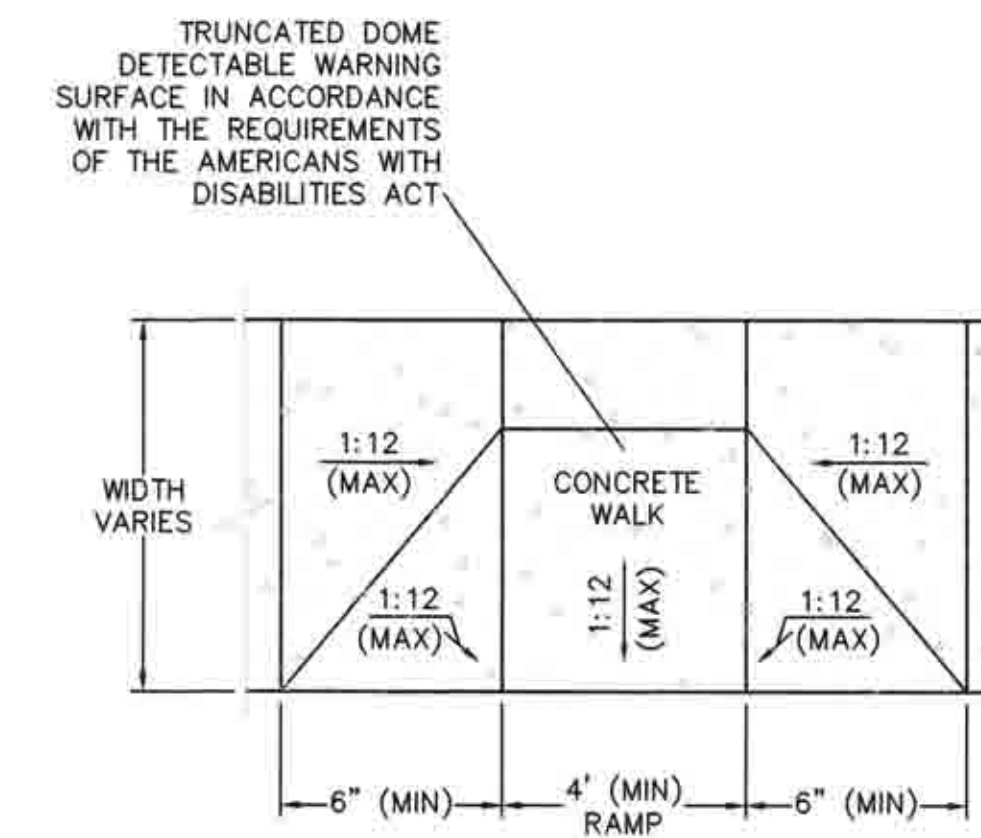
TREE AND SHRUB PLANTING
NOT TO SCALE



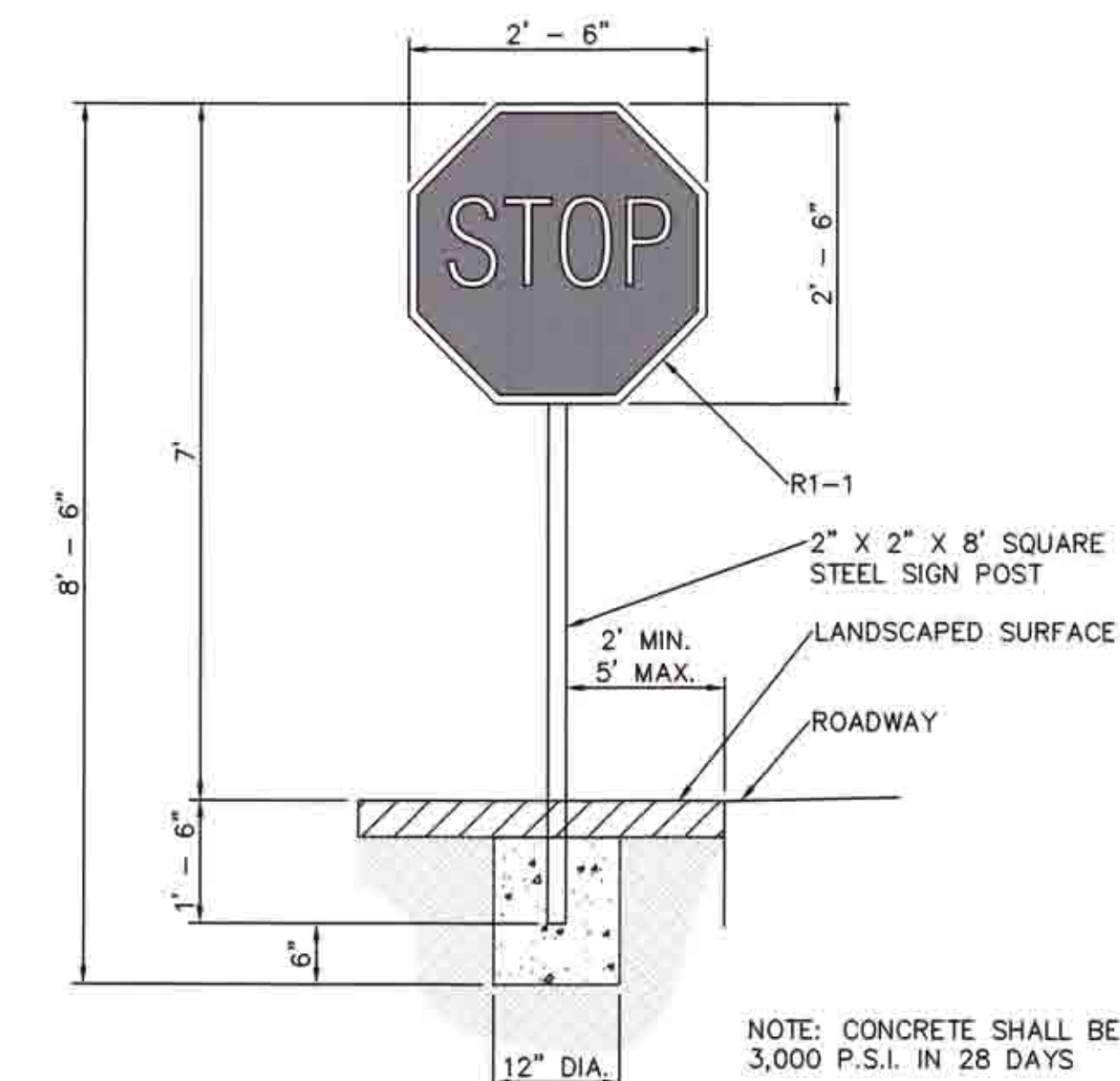
SIDEWALK DETAIL
NOT TO SCALE



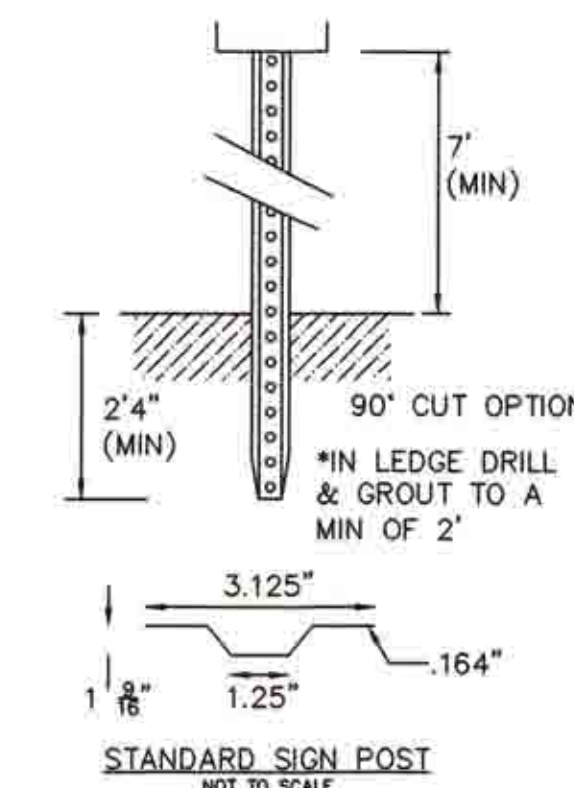
DRIVEWAY TRANSITIONS THROUGH SIDEWALKS
NOT TO SCALE



SIDEWALK TRANSITION DETAIL
NOT TO SCALE

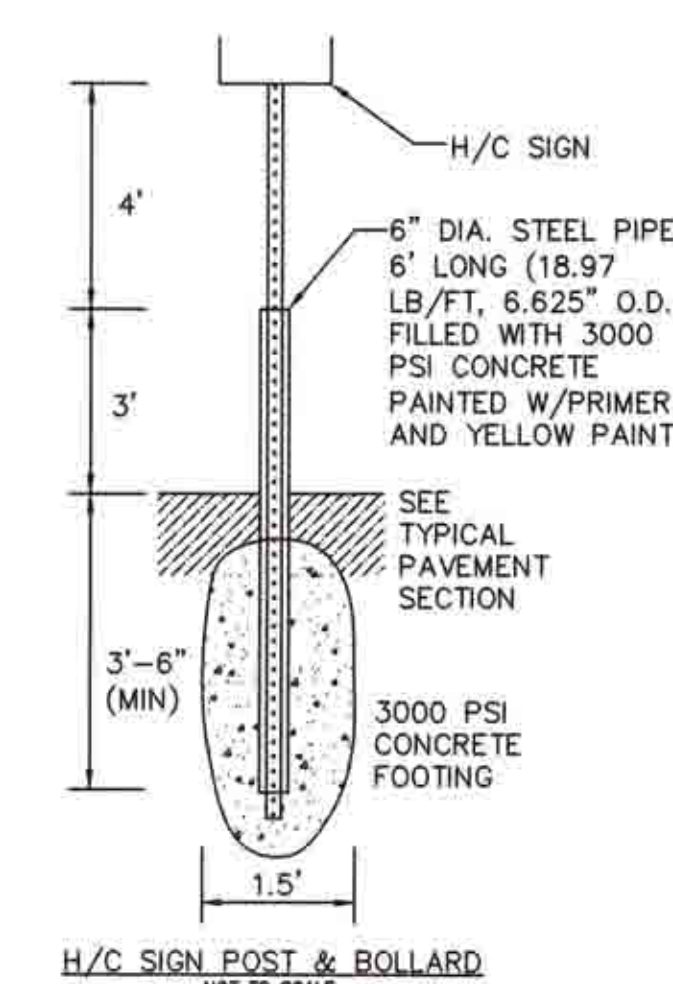


STOP SIGN
NOT TO SCALE



STANDARD SIGN POST
NOT TO SCALE

LENGTH: AS REQUIRED
WEIGHT PER LF: 2.50 LBS (MIN)
HOLES: 3/8" 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



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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
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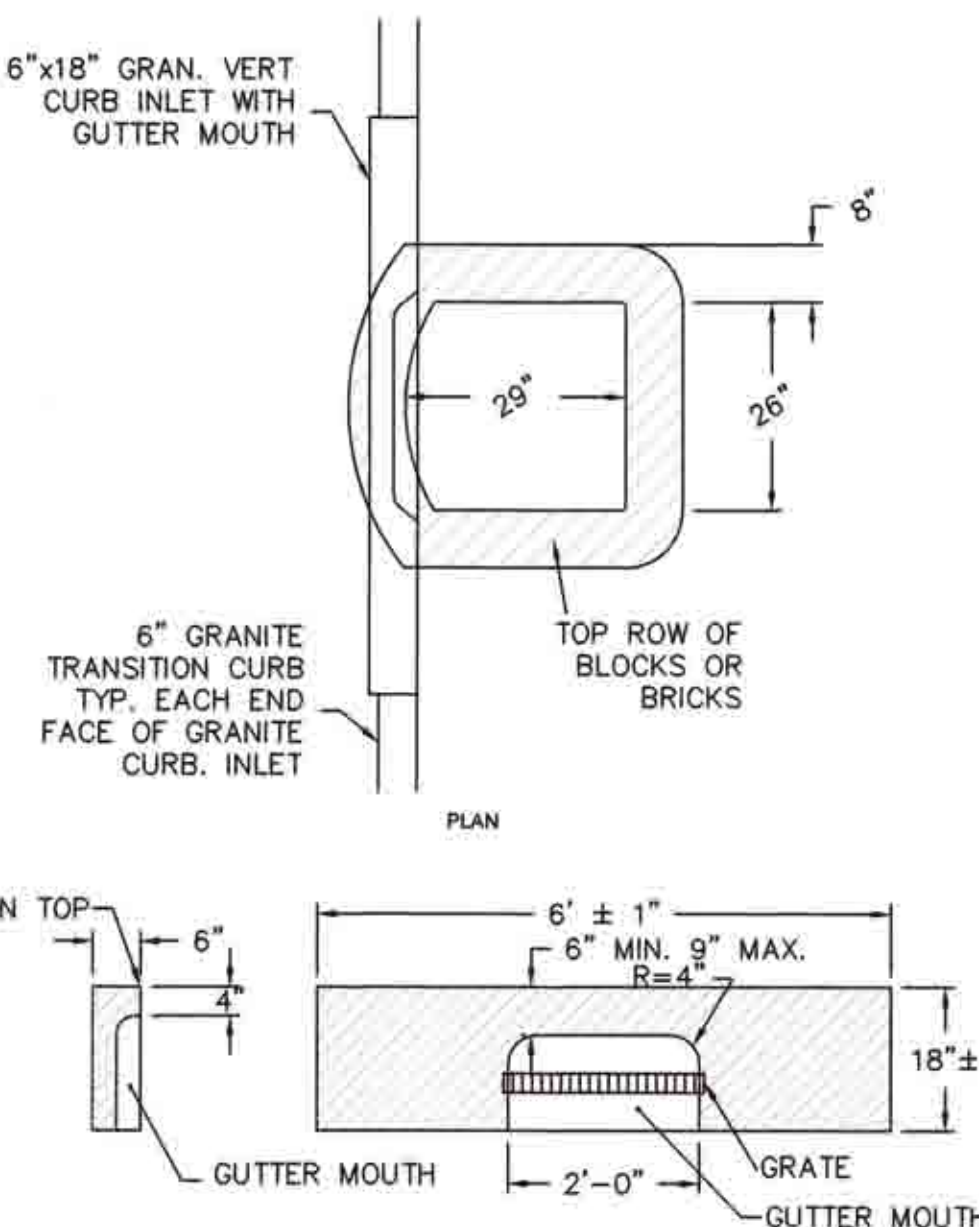
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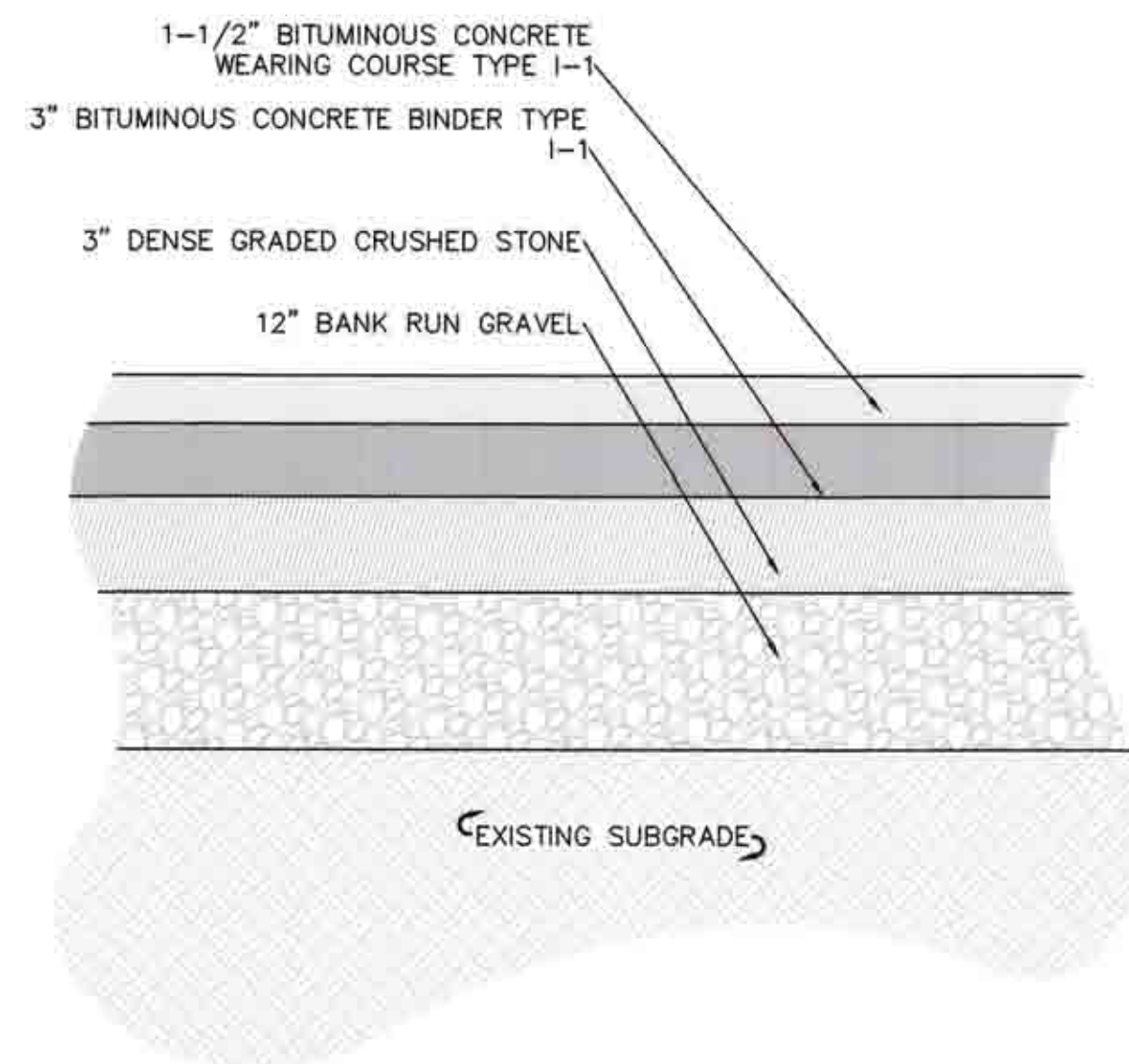
TOWN CLERK

DATE

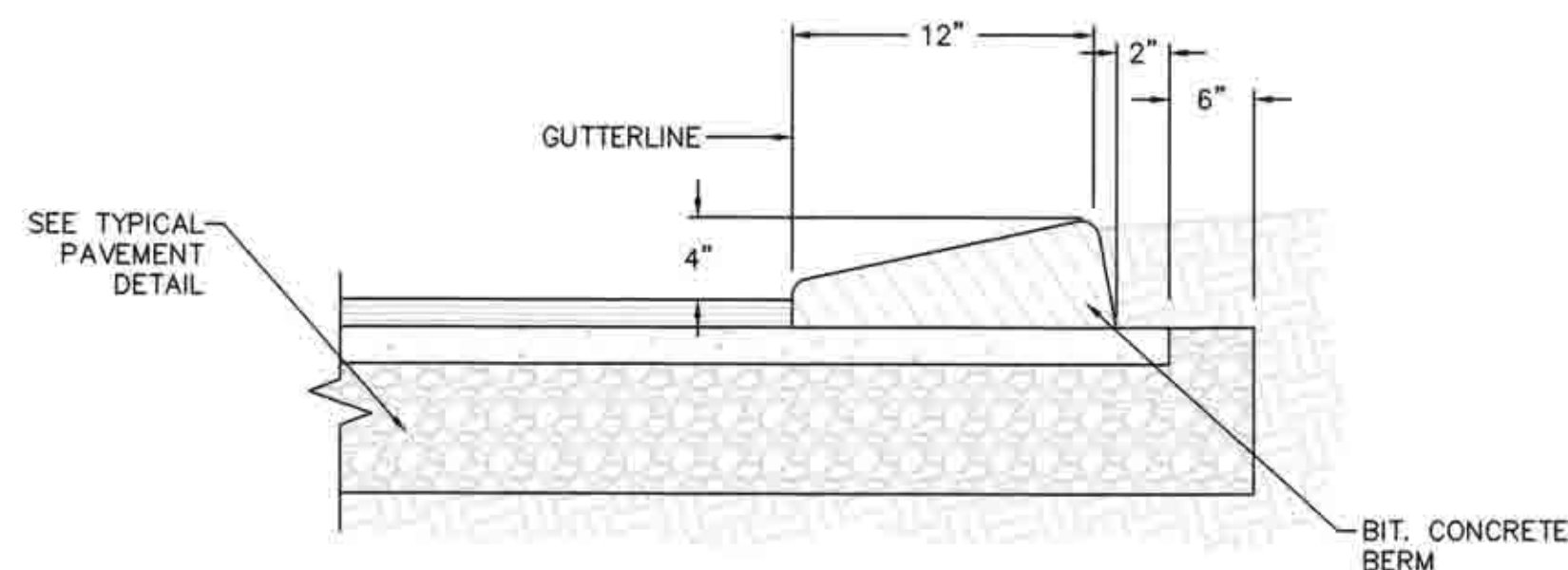


NOTES:
1. GRANITE CURB INLETS ARE REQUIRED ON ALL CATCH BASINS.
2. PROVIDE 6' LONG TRANSITION GRANITE CURBING ON BOTH SIDES
OF ALL GRANITE CURB INLETS.

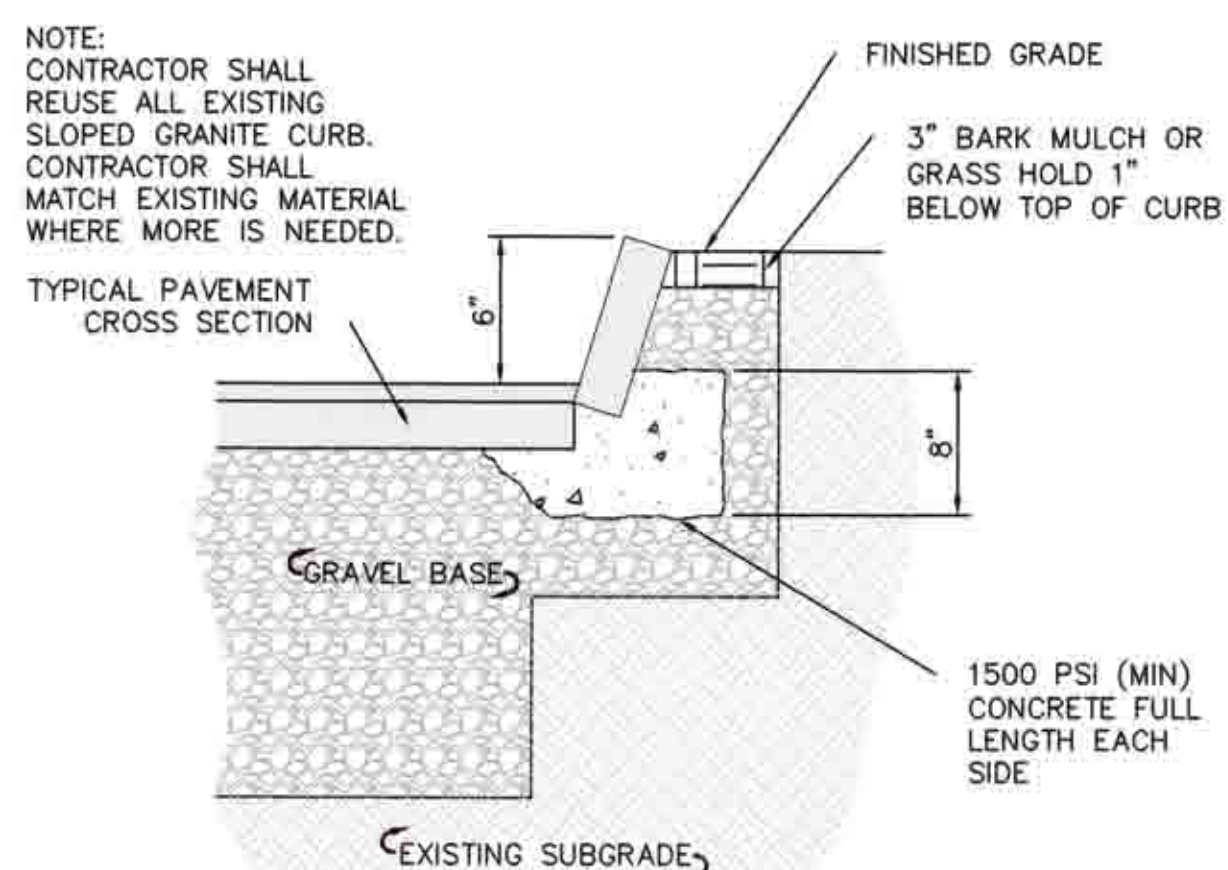
GRANITE THROATSTONE INLET
NOT TO SCALE



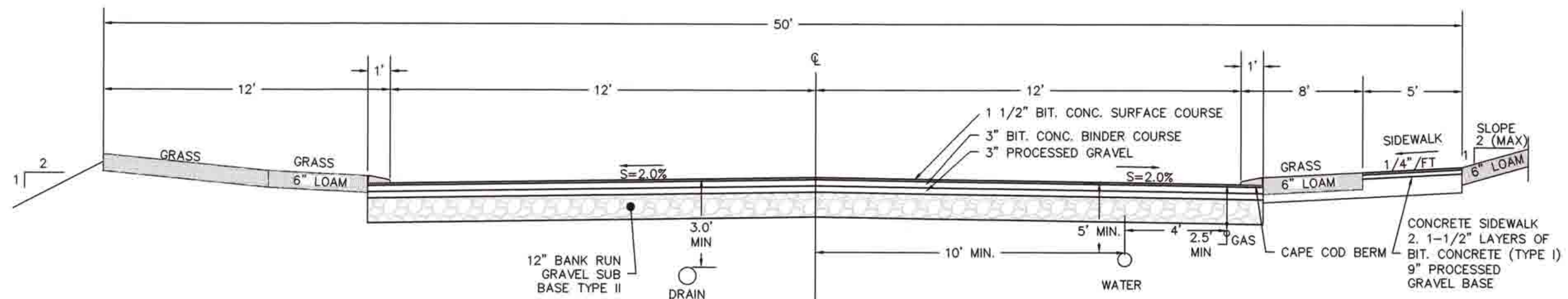
TYPICAL BITUMINOUS PAVEMENT DETAIL
NOT TO SCALE



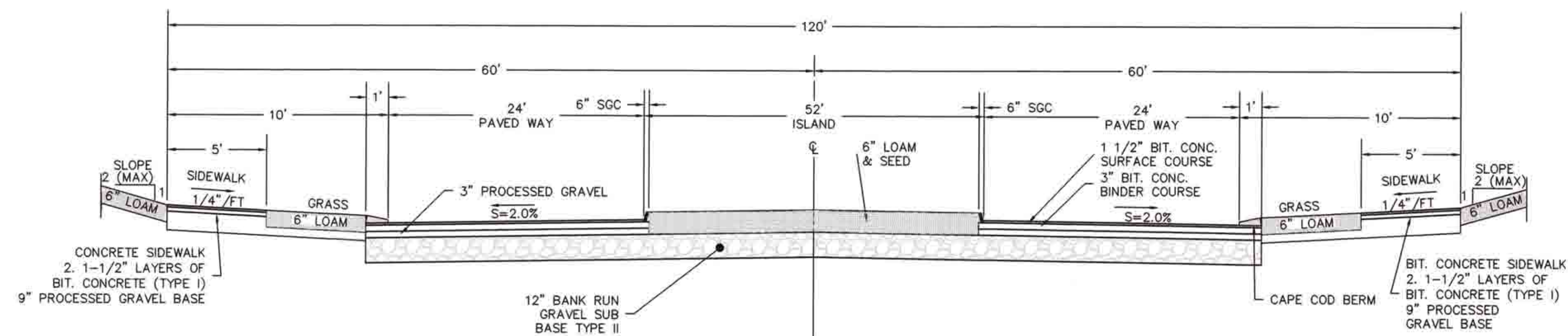
CAPE COD BERM DETAIL
NOT TO SCALE



SLOPED GRANITE CURB
NOT TO SCALE



TYPICAL 50' WIDE PUBLIC RIGHT OF WAY SECTION
NOT TO SCALE

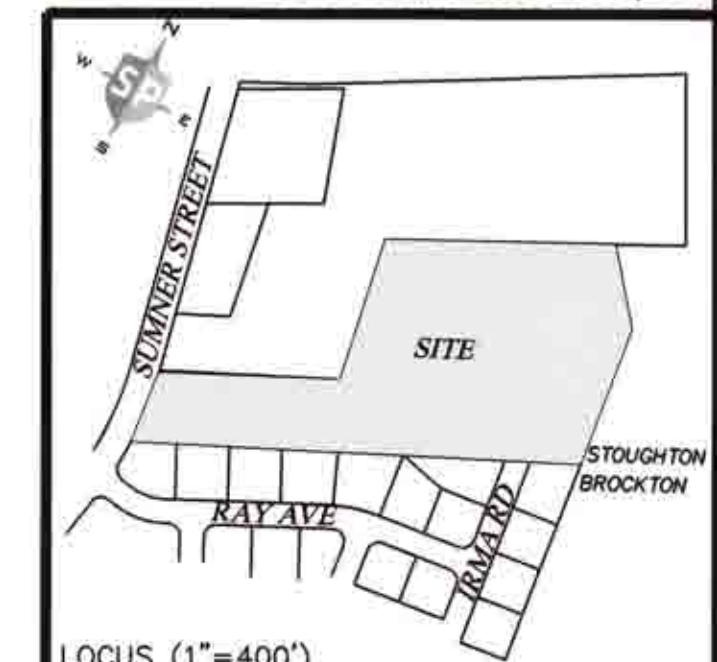


TYPICAL CROSS SECTION THRU CUL-DE-SAC
NOT TO SCALE

FOR REGISTRY USE ONLY



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC



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STRONGPOINT
ENGINEERING SOLUTIONS, LLC
1000 W. 10TH ST.
STOUGHTON, MA 01970

PROJECT NUMBER: 1709-003
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OF MA, LLC
1 BROCKTON AVENUE
BROCKTON, MASSACHUSETTS

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

DETAIL
SHEET
D-3

PERMIT SET: JUNE 5, 2018

TOWN OF STOUGHTON PLANNING BOARD
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TOWN CLERK

DATE

A True Copy
Attest:
Stephanie K. Carrara
Stoughton, MA 02072



MASSACHUSETTS
TOWN OF STOUGHTON
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 02379

Property: Pine Hill Estates Subdivision (Assessor's Map 73, Lots 37, 82, 83
and 84)

I) Project Summary

Application for "Minor Subdivision Modification Plans for Pine Hill Estates" was
made by the above referenced applicant and its owners and filed with the
Planning Board on February 2, 2018 and was approved on June 14, 2018. A
decision was not filed with the Town Clerk or recorded with the Norfolk County
Registry of Deeds.

II) Procedural History

A) 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

14. During construction, the Applicant shall maintain a clean site and shall
install the necessary aprons at the edge of the property to prevent
vehicles leaving the property from tracking 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 this approved
operation shall require the prior written authorization of the Stoughton
Public Works Department. 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 stockpiling
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 # 288-0817 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

02379, dated December 18, 2017 and revised through August 5, 2018.

- B) The land shown on the Site Plan is located off of Irma Road in Brockton and
shown on Assessor's Map 98, Lots 185, 187, 188, 189 and 190 and
Assessor's Map 73, Lots 57, 82, 83 and 84 (the "Property") and is located in the
Residential A (RA) zoning district and consists of approximately 6.88
acres of lot 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.

III) Application Submittals

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 notice from the edition of the Journal-
Sun dated January 19, 2018 and January 29, 2018.
2. Technical Engineering Review (1st Review) from Craig Horsfall, Assistant
Town Engineer dated February 1, 2018.
3. Comments from the Building Department dated May 8, 2018.
4. Comments from the Fire Department dated May 15, 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 May 22, 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.

modification to this approval.

3. The way shown on the approved Plan shall not be used to provide
access for any other lot located on any land other than the subject
property.
4. No land within the Property may be divided and then conveyed in order
to be added to land outside of the subdivision for purposes of providing
access for a new building lot or for inclusion in lot area requirements to
create a new building lot, without a modification of this approval.
5. All utilities within the project shall be installed underground.
6. During construction, the hours of operation shall be from 7:00 am until
6:00 pm Monday through Friday and 8:00 am until 5:00 pm on Saturday.
No machinery shall be started or run prior to those start times. There
shall be no construction activities on Sunday or any state or federal
holiday.
7. Fire hydrants and pull boxes shall be located as required by the Fire
Chief and shall be shown on the approved Plans. The Applicant shall
submit final fire alarm/puller plans to the Fire Chief for review and
approval.
8. Prior to the issuance of any building permits, if deemed necessary by the
Engineering Department, the Applicant shall conduct a hydrant flow test
to determine available flow and pressure and provide the results of such
test to the Engineering Department. In the event there is insufficient
water pressure or volume for fire protection, plans shall include on-site
improvements such as a fire pump or off-site improvements to the
municipal water distribution system, as required to maintain a residual
pressure of 20 psi in the municipal water distribution system. The
procedure for flushing, disinfecting and pressure testing of the water
main shall be approved by the Engineering Department.
9. No foundation or building permit shall be issued for any lot until the
necessary drainage infrastructure has been satisfactorily completed.
10. No driveway shall be located within five (5) feet of any catch basin.
11. No driveway shall have greater than a maximum grade of 3% for any
portion of the driveway that is within 25 feet of the right of way shown on
the approved Plan.
12. A form of surety ("surety") as required under the Regulations and M.G.L.
Ch. 41, Sec. 81U, Paragraph 7, in an amount to be determined by the

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.

Board in consultation with the Engineering Department shall be provided
prior to starting any activity authorized by this approval ("Authorized
Activity") within a Town of Stoughton public way, on Town property or in
any Town easement to ensure the proper and timely completion of all
such work that shall be held by the Town Treasurer until they are notified
by the Planning Department to release the surety.

13. Requests to reduce the surety may be submitted as work progresses
and shall include the amount of requested reduction, a list of work
outstanding and a cost estimate of the same. The surety retained shall
be based on the work remaining.

14. The proposed roadway and any required maintenance services shall
remain privately-owned and performed by the home owners' association
in perpetuity.

15. A homeowners' association shall be established and the documents
shall be presented to the Planning Board for review and approval by
Town Counsel. Once approved, the documents shall be recorded with
the Norfolk County Registry of Deeds by the developer and proof of
recording shall be provided to the Board. This shall be completed prior
to the issuance of any lot releases by the Board.

VI) Waivers

Regulations Section IV.C.2b.7

Large trees are not shown on the Plan.

Regulations Section V.2.22

Waive the requirement for test pits.

Regulations Section VI.A.2a

Waive the requirement for roadway pavement width.

Regulations Section VI.A.3

To allow the length of the dead end roadway to exceed the maximum allowed length
of 600 feet to the edge of the cul-de-sac.

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.6 a-n.

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 Regulations 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 trucks involved
in hauling materials onto or off-site are properly covered and otherwise
secured from spilling material along any street outside the site. Violation
of this condition may lead to the discontinuation of construction activities
and/or permits and fines.

VII) Record of Vote

The following members of the Planning Board constituting a majority, hereby vote to
approve a minor modification to the Definitive Subdivision known as Pine Hill Estates
based on the above stated facts, findings and conditions. The Board also hereby
votes to authorize the Chair to endorse this decision on its behalf.

On this day of July 22, 2021.

Joseph Scardino, Chairman

Daniel Kelly, Vice Chairman

Paul Demusz

Jonathan Garland

Benesis Kabba

Cc: Town Clerk:
Applicant:
Interested Parties:

CERTIFICATION:

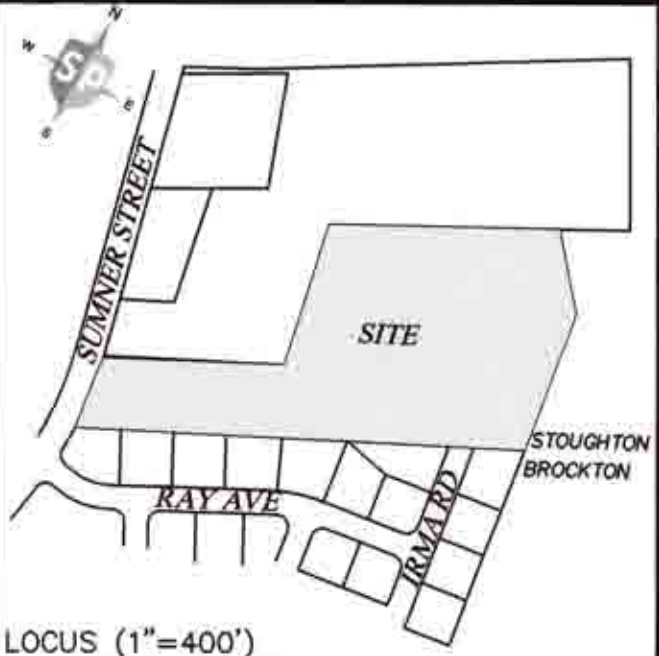
The Planning Board certifies that a copy of this decision has been filed with the
Town Clerk of the Town of Stoughton on July 27, 2021.

FOR THE PLANNING BOARD

Joseph Scardino, Chairman



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC



REV	DESCRIPTION	DATE



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**