

#### GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO DIVIDE PLOT 36 AND A PORTION OF PLOT 82 ON ASSESSOR'S MAP 73 PLOT 82 ON ASSESSOR'S MAP 73 PLOT 36 AS SHOWN HEREON. THE REST OF MAP 73 PLOT 36 IS SHOWN AS REMAINING LAND OF APPLEWOOD FARM REALTY TRUST.

2. LOCUS PROPERTY IS COMPRISED OF:  
ASSESSOR'S MAP 73 PLOT 82  
DEED BOOK 41131 / PAGE 140  
OWNER OF RECORD: RDR SUMNER LLC  
ASSESSOR'S MAP 73 PLOT 36  
DEED BOOK 24593 / PAGE 188  
OWNER OF RECORD: APPLEWOOD FARM REALTY TRUST  
ROBERT F. DIMATTEO TR.

3. PLAN REFERENCES:  
P-1. PLAN BOOK: 706 PAGE: 48

4. ZONING DISTRICT : RESIDENTIAL (RA)  
MINIMUM ZONING REQUIREMENTS  
MIN. LOT AREA=55,000 S.F.  
(\*) MIN. LOT FRONTAGE=150'  
MIN. BUILDING SETBACKS:  
FRONT=40', SIDE=20', REAR=50'  
MIN. % BUILDING LOT COVERAGE=20%  
MIN. % GREEN SPACE=50%  
MAX. LOT SHAPE FACTOR=<30.0  
(\*) MIN. BUILDING RECTANGLE =D=180' X W=150'

(\*) SEE VARIANCE GRANTED BY THE TOWN OF STOUGHTON ZONING BOARD OF APPEALS  
CASE # 4272, RECORDED IN DEED BOOK 41029  
PAGES 155-159.

5. COMMUNITY PANEL NUMBER 25021C0377E DATED 7-17-12. THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD.

6.) THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON AND BETWEEN 10-21-21 AND 01-24-23.

7.) WETLANDS DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC ON 9-8-21 AND LOCATED BY THIS FIRM ON 10-21-21 USING THE TOTAL STATION METHOD.

#### TOWN OF STOUGHTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOUGHTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

STOUGHTON TOWN CLERK

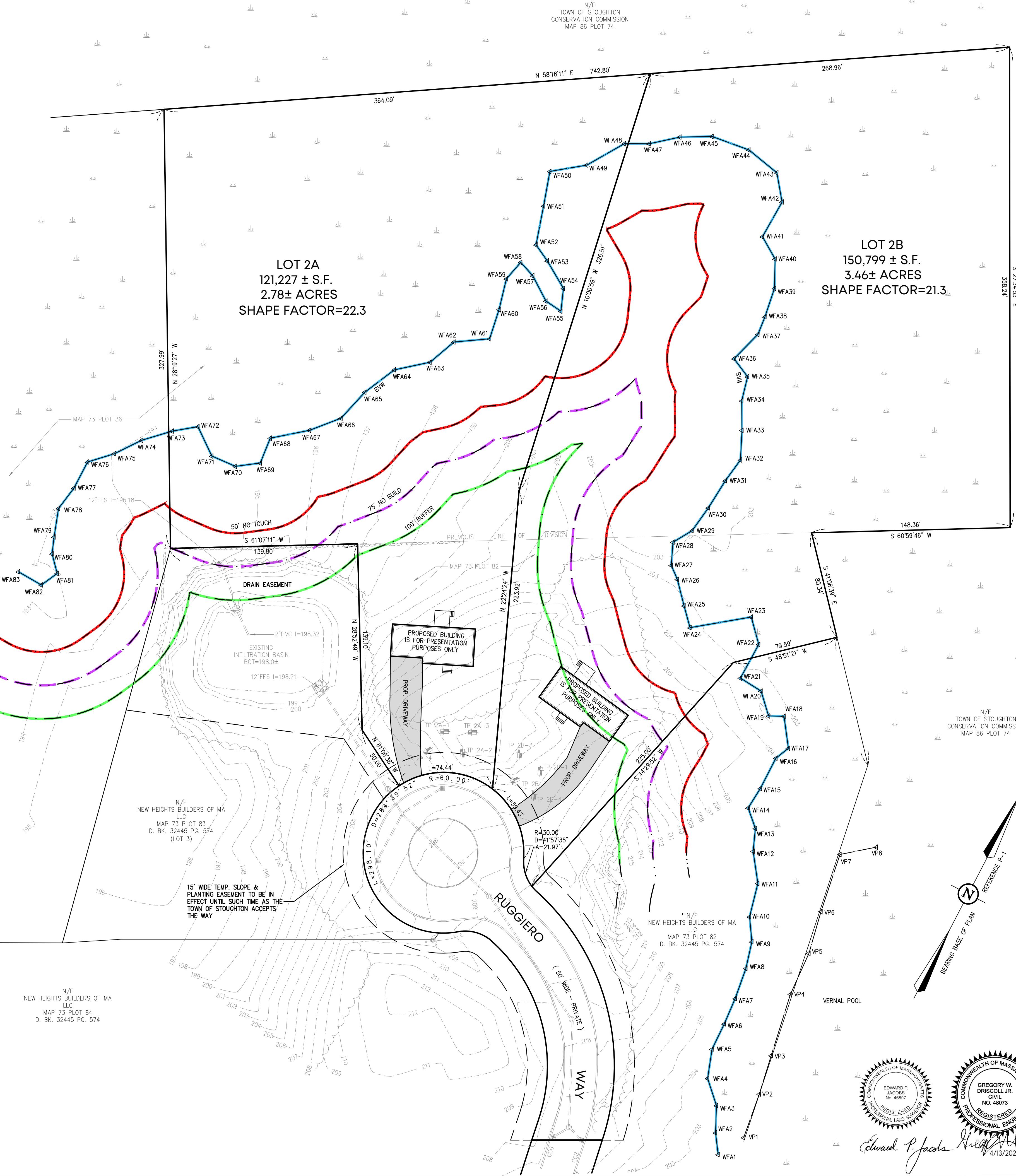
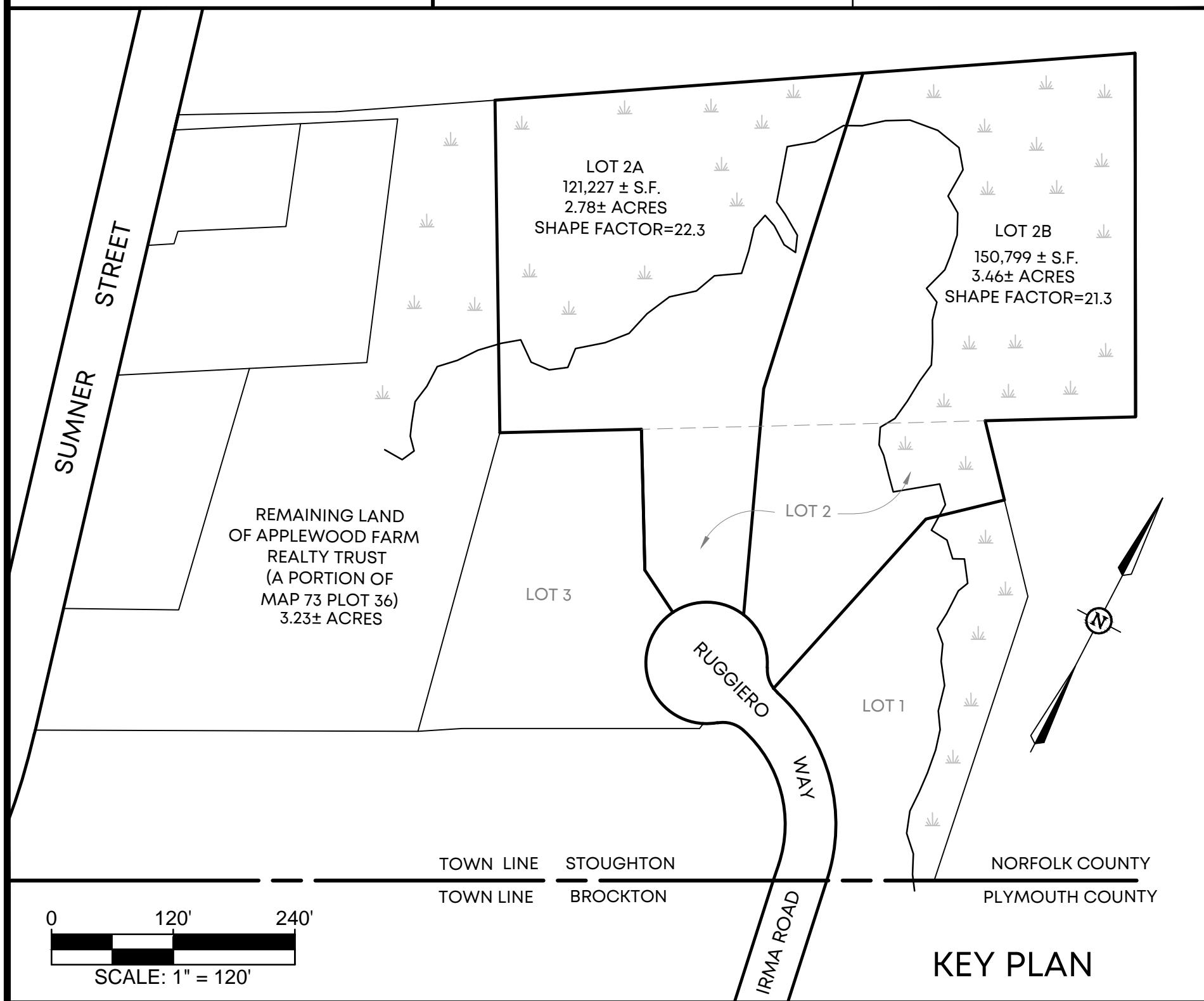
DATE

#### CONSERVATION COLOR CHART

- EDGE OF WATER
- EDGE OF WETLAND
- 50' NO TOUCH BUFFER
- 75' NO BUILD BUFFER
- 100' WETLAND BUFFER
- EROSION CONTROL BARRIER

#### REMAINING LAND OF APPLEWOOD FARM REALTY TRUST (A PORTION OF MAP 73 PLOT 36)

3.23± ACRES



RESERVED FOR REGISTRY USE  
I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs  
REGISTERED PROFESSIONAL LAND SURVEYOR  
04/13/2023

DATE

REVISIONS		
No.	DATE	DESCRIPTION

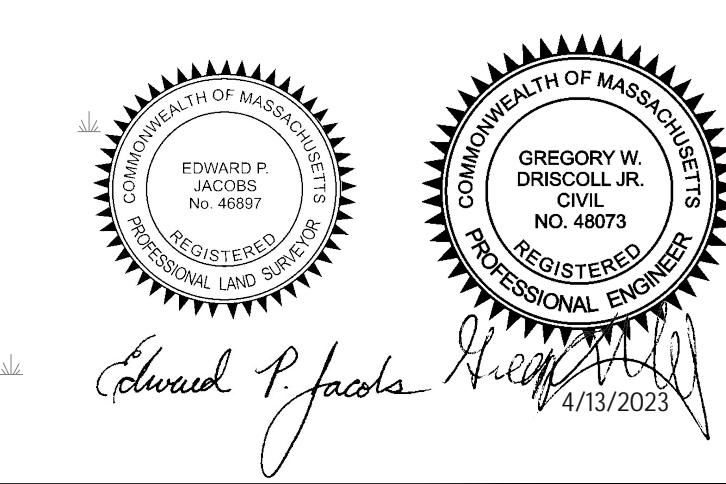
DRAWN BY: TME/MPJ  
CHECKED BY: EPJ  
DESIGNED BY: EPJ

#### MODIFICATION PLAN OF "PINE HILL ESTATES" SUBDIVISION RUGGIERO WAY IN STOUGHTON (NORFOLK COUNTY) MASSACHUSETTS 02072

PREPARED FOR:  
RON DIMATTEO  
45 SUMNER STREET  
BROCKTON  
MASSACHUSETTS  
02301

**PMP**  
CONSULTING INC.  
Land Surveyors & Civil Engineers

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East Bridgewater, MA 02333  
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0 40' 80'  
SCALE: 1" = 40'  
APRIL 13, 2023  
PROJECT NUMBER: 02-2021-011

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OF

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