

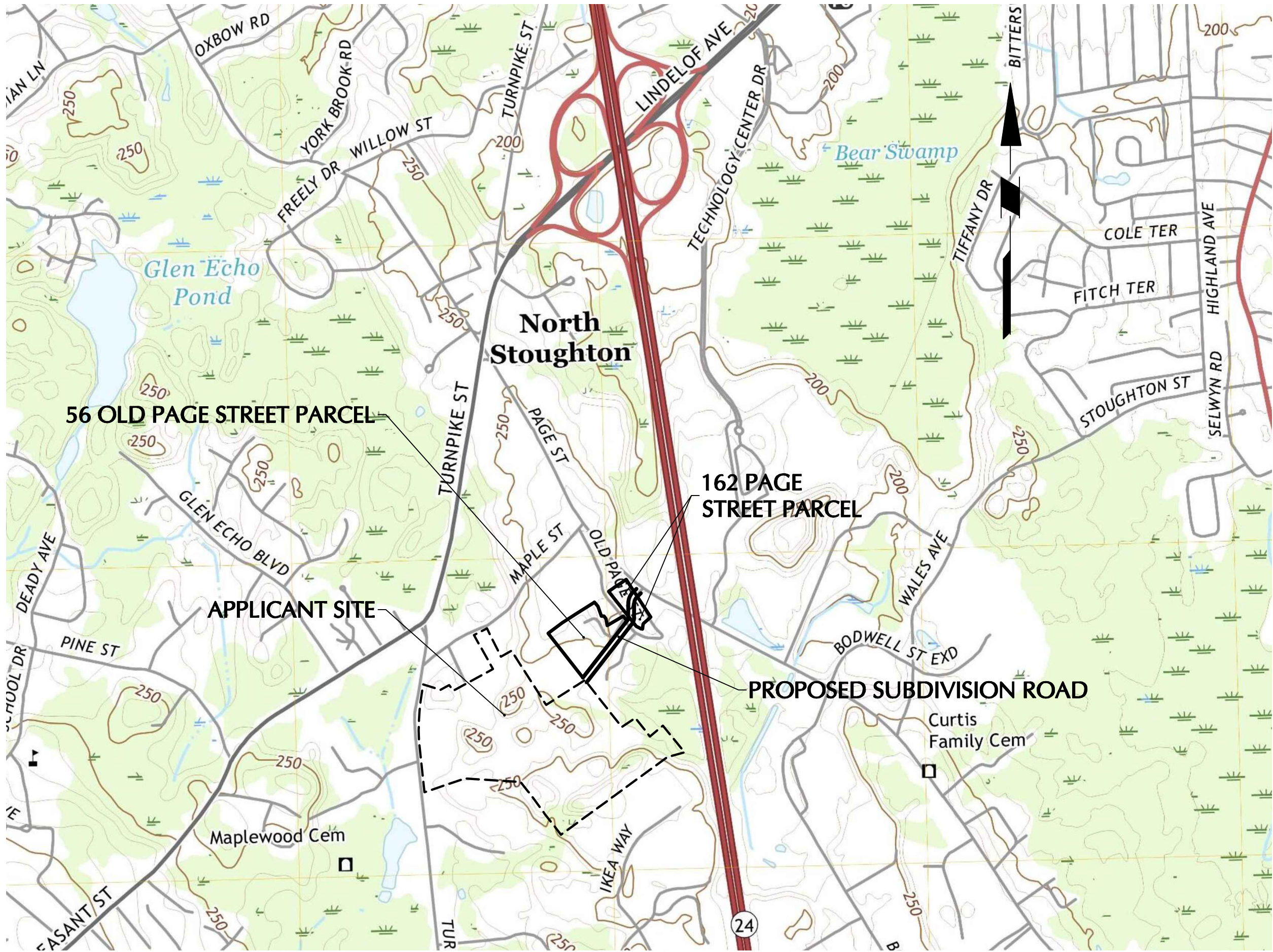
DEFINITIVE SUBDIVISION PLANS
STOUGHTON LOGISTICS PARK SUBDIVISION ROAD
MAP 93, LOT 7 AND MAP 94, LOT 50
TOWN OF STOUGHTON, NORFOLK COUNTY, MASSACHUSETTS

DRAWING INDEX

NUMBER	DRAWING TITLE	DATE	LAST REVISED
CS001	COVER SHEET	9/14/2023	
VT101	EXISTING CONDITIONS PLAN	9/14/2023	
VB101	LOT LAYOUT PLAN	9/14/2023	10/17/2023
CS100	OVERALL SITE PLAN	8/5/2022	9/14/2023
CS101	SUBDIVISION ROAD IMPROVEMENT PLAN	9/14/2023	
CG301	ROADWAY PROFILE I	9/23/2022	9/14/2023

RELEASE DATES

DATE	ISSUED FOR
09/14/2023	PLANNING BOARD DEFINITIVE SUBDIVISION PLAN SUBMISSION
10/17/2023	FINAL APPROVED DEFINITIVE SUBDIVISION PLAN SUBMISSION



MAP REFERENCE: USGS BLUE HILLS QUADRANGLE (7.5-MINUTE SERIES)

LOCATION MAP

SCALE: 1"=1000'

PLANNING BOARD REQUESTED WAIVERS

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

SECTION	RELIEF REQUESTED
IV.C.2.b	ALL CONTENTS EXCEPT AS SHOWN ON PLANS
IV.C.11	NO ENVIRONMENTAL IMPACT STATEMENT
V.C.2	ALL CONTENTS EXCEPT AS SHOWN ON PLANS
VI.A.2.a	PAVEMENT WIDTH REDUCTION FROM 44' TO 35'
	SHOULDER WIDTH REDUCTION FROM 8' TO 3' MINIMUM
	PLANTING STRIP REDUCTION FROM 8' TO 3' MINIMUM
	SIDEWALKS NOT PROVIDED
VI.A.3.a	MINIMUM CENTERLINE RADIUS REDUCTION FROM 400' TO 117.5'
	MINIMUM "K" VALUE REDUCTION FROM 40 TO 11.5
	MINIMUM VERTICAL CURVE LENGTH REDUCTION FROM 200' TO 48'
	MINIMUM GRADE REDUCTION FROM 1% TO 0.9%
	MINIMUM INTERSECTION RADIUS REDUCTION FROM 30' TO 10'
	STREET CONNECTS TO SITE ROAD AT STOUGHTON LOGISTICS PARK (DEAD END)
VI.B	RETAINING WALLS ARE PROPOSED WITHIN RIGHT OF WAY
VI.J	SIDEWALKS NOT PROVIDED
VI.L	PLANTING STRIPS PROVIDED WHEREVER FEASIBLE
VI.P	FIRE ALARMS NOT PROVIDED
VI.S	WAIVER APPROVED BY PLANNING BOARD TO CUT TREES LARGER THAN 6" DIAMETER AND 20' TALL IN AN AREA LARGER THAN 3,000 SQUARE FEET
	STREET TREES PROPOSED WHEREVER FEASIBLE
VI.T	

APPLICANT
IV3 STOUGHTON LOGISTICS PARK LLC
C/O: TYLER MORDAS
1 MEADOWLANDS PLAZA, SUITE 301
EAST RUTHERFORD, NJ 07073
(212) 528-2058

LAND SURVEYOR AND CIVIL ENGINEER
LANGAN ENGINEERING &
ENVIRONMENTAL SERVICES, INC
C/O: HILARY HOLMES
100 CAMBRIDGE STREET, SUITE 1310
BOSTON, MA 02114
(617) 824-9100

OWNERS
PARCEL 093-007:
J F WHITE CONTRACTING CO
56 OLD PAGE STREET
STOUGHTON, MA 02072

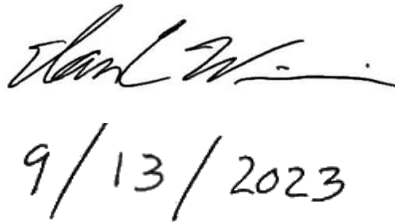
PARCEL 094-050
T L EDWARDS INC
162 PAGE STREET
STOUGHTON, MA 02072

LANGAN

NOTES

-

SOURCE:
ESRI ARCMAP

REVISIONS

LANGAN

T: 617.824.9100 F: 617.824.9101 www.langan.com

Drawing Title

**EXISTING
CONDITIONS PLAN**

Project No. 151022801	Drawing No.
Date SEPTEMBER 14, 2023	VT101
Drawn By BAL	
Checked By ICW	
Sheet 2 of 6	

(NOT SHOWN TO SCALE)

- | | |
|---|--|
|  | BOLLARD |
|  | SIGN |
|  | TREE |
|  | WETLAND FLAG |
|  | CATCH BASIN |
|  | CLEANOUT |
|  | ELECTRIC BOX |
|  | ELECTRIC METER |
|  | FIRE HYDRANT |
|  | FLARED END SECTION |
|  | COMMUNICATION BOX |
|  | GAS METER |
|  | GAS VALVE |
|  | GUY POLE |
|  | GUY WIRE |
|  | LIGHT POLE |
|  | MANHOLE (TYPE AS LABELED) |
|  | POWER POLE |
|  | UNDERGROUND VAULT |
|  | VALVE UNKNOWN |
|  | WATER METER |
|  | WATER VALVE |
|  | BITUMINOUS |
|  | CONCRETE |
|  | CONCRETE PAD |
|  | LANDSCAPED AREA |
|  | BUILDING OVERHANG |
|  | METAL GUARD RAIL |
|  | STOCKADE FENCE |
|  | CHAINLINK FENCE |
|  | TREE LINE |
|  | OVERHEAD WIRE |
|  | BOUNDARY OF BORDERING
VEGETATED WETLAND |
|  | BOUNDARY OF ISOLATED
VEGETATED WETLAND |
|  | 50' BUFFER ZONE |
|  | 100' BUFFER ZONE |
|  | 200' RIVERFRONT AREA |
|  | EASEMENT LINE |
|  | PROPERTY LINE |
|  | ABUTTER PROPERTY LINE |
|  | CONTOUR LINE |
|  | SANITARY FORCE MAIN |
|  | CABLE TV MARK OUT LINE |
|  | DRAINAGE MARK OUT LINE |
|  | ELECTRIC MARK OUT LINE |
|  | COMMUNICATION MARK OUT LINE |
|  | GAS MARK OUT LINE |
|  | SANITARY SEWER MARK OUT LINE |

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE AND DEED INFORMATION.

2. THE PURPOSE OF THIS SURVEY IS THE CREATION OF THE PROPOSED 60' R.O.W.

A. PROPOSED 60' R.O.W. IS A PORTION 093-007, A PORTION OF THE TOWN LAYOUT OF OLD PAGE STREET, A PORTION OF 094-050, AND A TO BE DISCONTINUED PORTION OF 1872 LAYOUT OF PAGE STREET (a.k.a. OLD PAGE STREET).

B. LOT 1 IS A PORTION OF 093-007.

C. PARCEL 1 IS A PORTION OF 094-050 AND A TO BE DISCONTINUED PORTION OF 1872 LAYOUT OF PAGE STREET (a.k.a. OLD PAGE STREET).

D. PARCEL 2 IS A PORTION OF 094-050 AND A TO BE DISCONTINUED PORTION OF 1872 LAYOUT OF PAGE STREET (a.k.a. OLD PAGE STREET).

3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 83 (EPOCH 2001). POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HXGN SMARTNET CONTINUOUSLY OPERATED REFERENCE

4. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENVIRONMENTAL AND ENGINEERING SERVICES. FIELD WORK COMPLETED DURING THE MONTH OF SEPTEMBER 2023.

5. ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

A PORTION OF THE TOWN LAYOUT FOR OLD PAGE STREET IS SUBJECT TO LICENSE AGREEMENT APPROVED BY THE SELECT BOARD. OLD PAGE STREET IS TO REMAIN A PUBLIC WAY.

A PORTION OF THE 1872 COUNTY LAYOUT OF PAGE STREET (a.k.a. OLD PAGE STREET) IS TO BE DISCONTINUED.

THE SUBJECT PROPERTIES ARE ZONED INDUSTRIAL AS ESTABLISHED BY THE MAP ENTITLED "ZONING MAP TOWN OF STOUGHTON, MASSACHUSETTS", DATED AUGUST 12, 2012, AS REFERENCED IN THE ZONING BY-LAW DATED NOVEMBER 18, 2015.

UNDERGROUND UTILITIES ARE NOT SHOWN.

PARCEL 1 AND 2 ARE NOT BUILDABLE LOTS..

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

DATE

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

10/17/2023

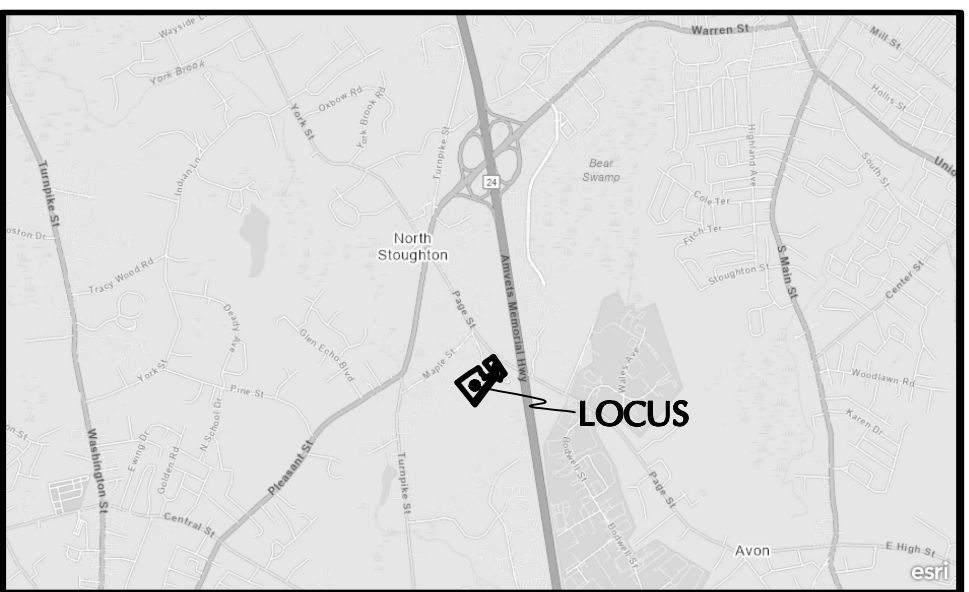
DATE

IAN C. WISURI, PLS No. 47403



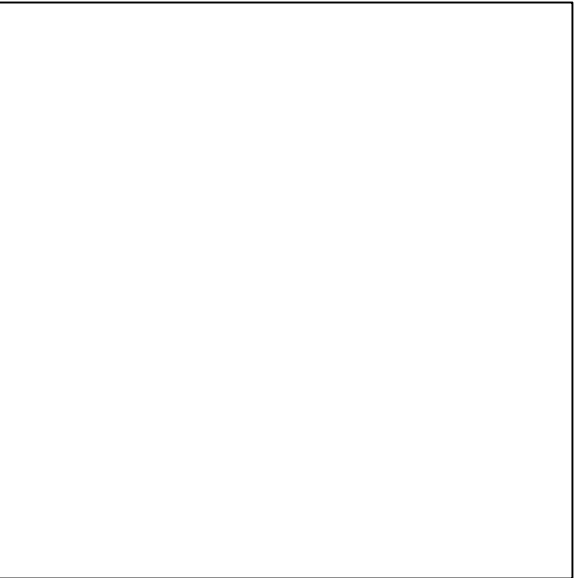
LEGEND

- (NOT SHOWN TO SCALE)
- | | |
|--|---------------------------|
| | CATCH BASIN |
| | FIRE HYDRANT |
| | MANHOLE (TYPE AS LABELED) |
| | POWER POLE |
| | BITUMINOUS |
| | CONCRETE |
| | CHAINLINK FENCE |
| | OVERHEAD WIRE |
| | EASEMENT LINE |
| | PROPERTY LINE |
| | ABUTTER PROPERTY LINE |
| | ZONING SETBACK |



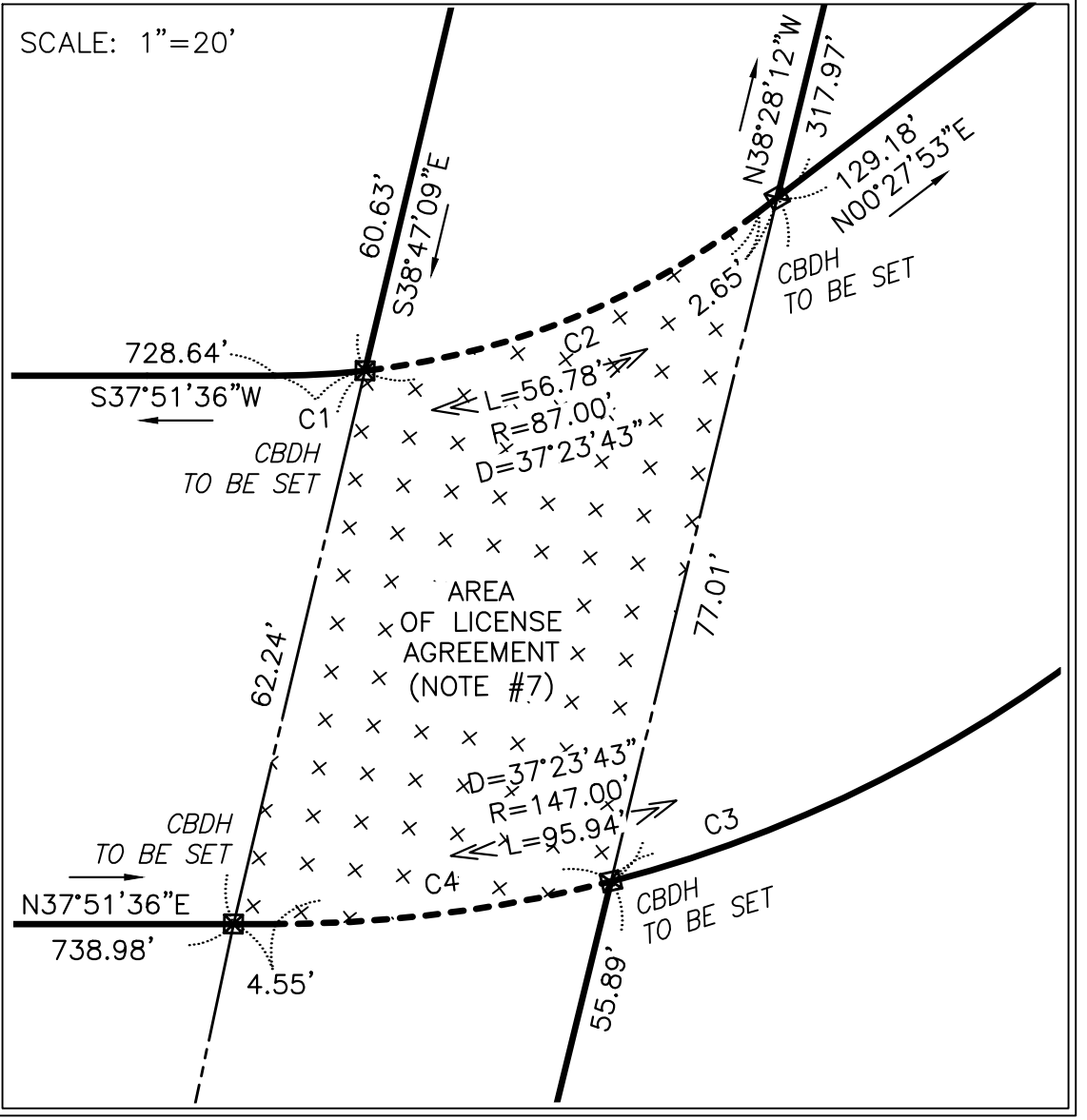
PROJECT LOCATION MAP

SOURCE:
ESRI ARCMAP



FOR REGISTRY USE ONLY

DETAIL



REFER TO APPROVED "STOUGHTON LOGISTICS
PARK SITE PLAN REVIEW SUBMISSION" PLAN
SET PREPARED BY LANGAN DATED 07/10/2023
AND RECORDED SITE PLAN APPROVAL CASE#
SP22-006, RECORDED ON NORFOLK COUNTY
REGISTRY OF DEEDS DEED BOOK 41282, PAGE
344.

ZONING DIMENSIONAL
REQUIREMENTS

- INDUSTRIAL:
- MINIMUM AREA = 80,000 S.F.
MINIMUM FRONTAGE = 150'
MINIMUM WIDTH = 125'
MINIMUM DEPTH = 125'
- YARD REQUIREMENTS:
FRONT - 25'
REAR - 20'
SIDE - 40'

PLAN REFERENCES

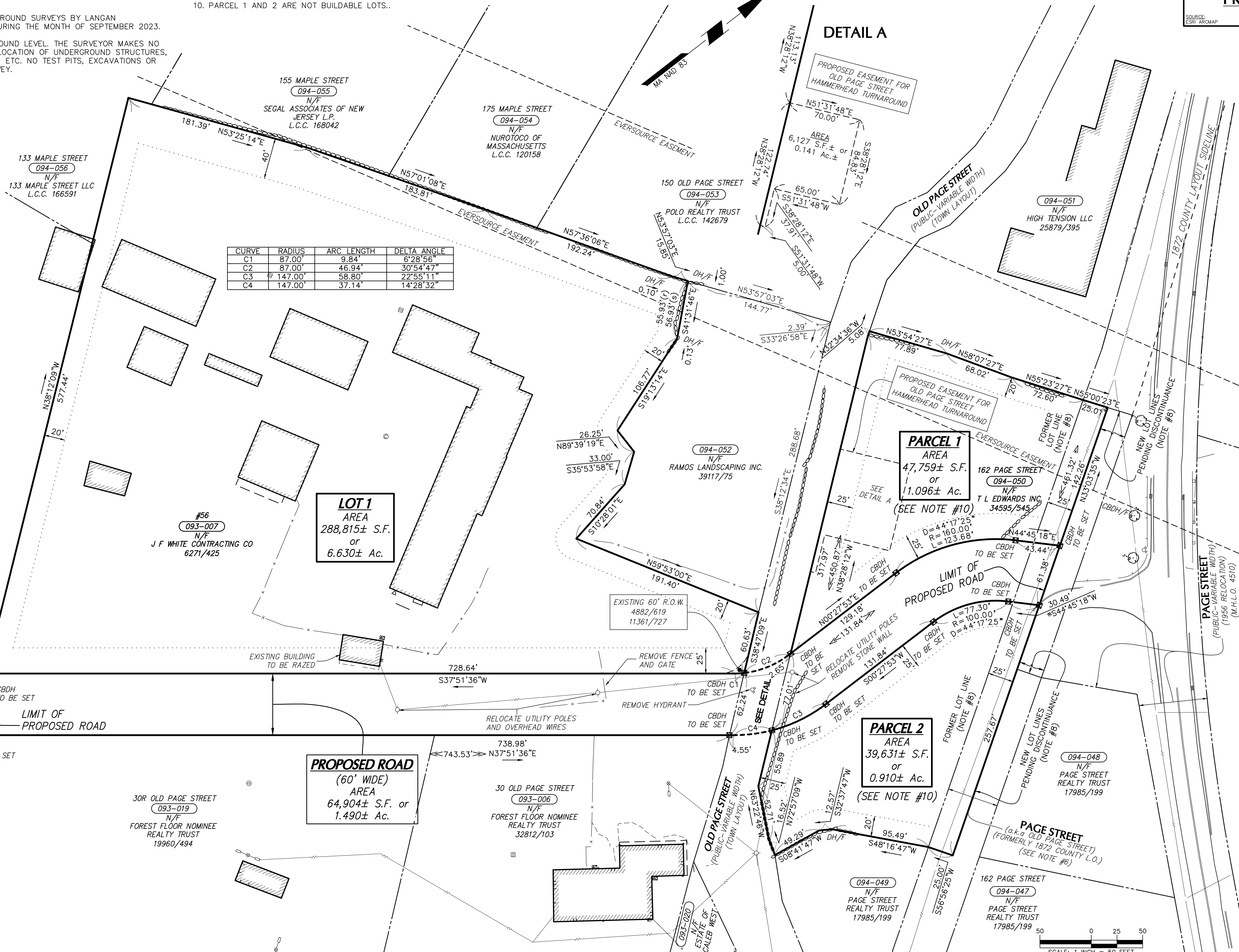
BOOK/PAGE (YEAR RECORDED)	
D3457/220	(1956)
D3929/738	(1961)
211/1254	(1961)
D3978/66	(1962)
D4334/550	(1966)
226/895	(1969)
233/929	(1972)
513/590	(2003)
330/1637	(1985)

L.C. 33755A
L.C. 33755B
L.C. 37468A
L.C. 37468B

MHLO 4510

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

DATE TOWN CLERK



10/17/2023	TOWN COMMENTS	1
Date	Description	No.

REVISIONS

Record Owner

T L EDWARDS INC.
ASSESSOR MAP 094, LOT 050
34595/545

**J F WHITE
CONTRACTING CO.**
ASSESSOR MAP 093, LOT 007
6271/425

Prepared For

**IV3 STOUGHTON
LOGISTICS PARK LLC
C/O: TYLER MORDAS**
1 MEADOWLANDS PLAZA, SUITE 301
EAST RUTHERFORD, NJ 07073
(212) 528-2058

LANGAN
Langan Engineering and
Environmental Services, Inc.
100 Cambridge Street, Ste 1310
Boston, MA 02114
T: 617.824.9100 F: 617.824.9101 www.langan.com

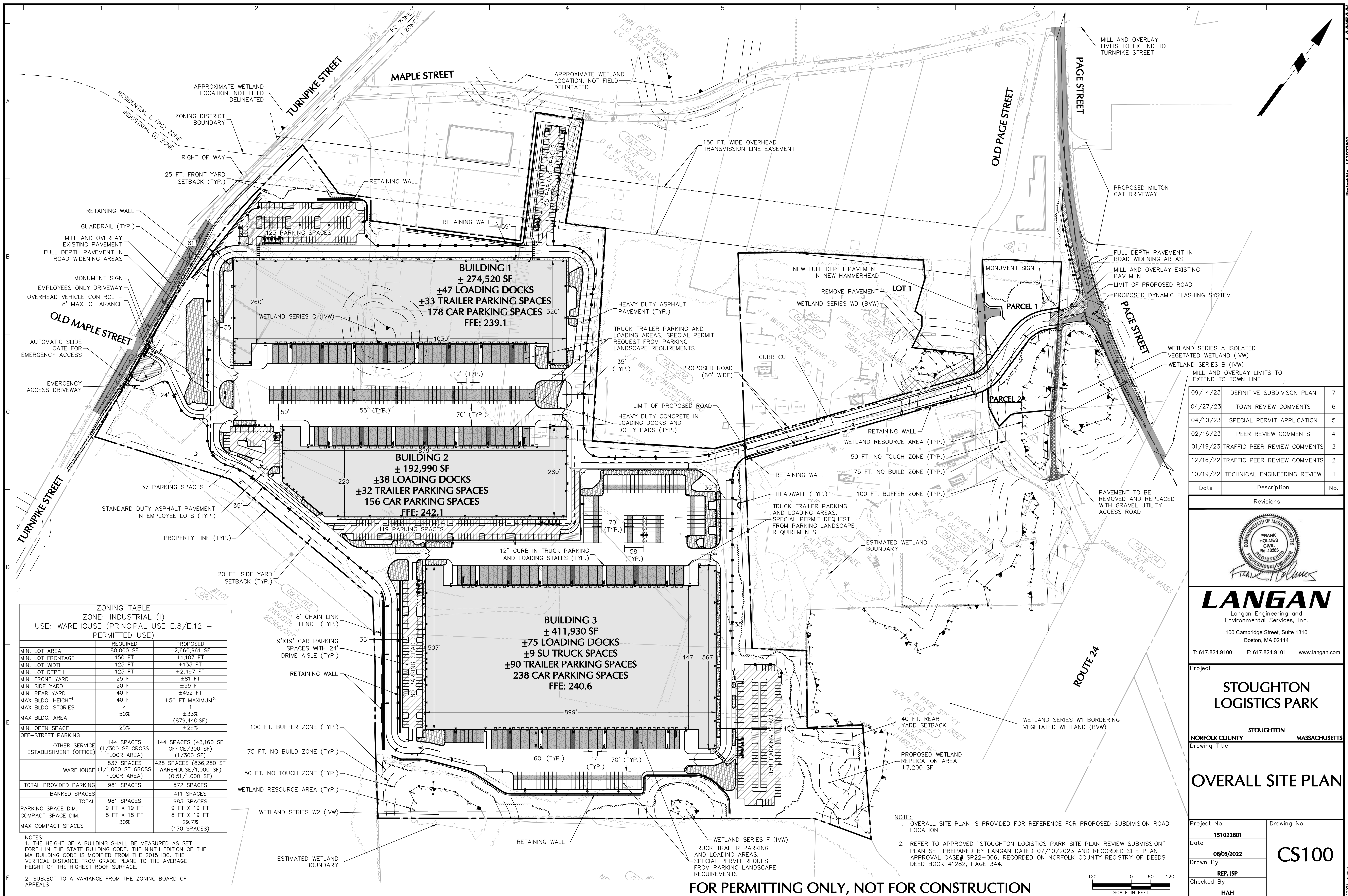
Project

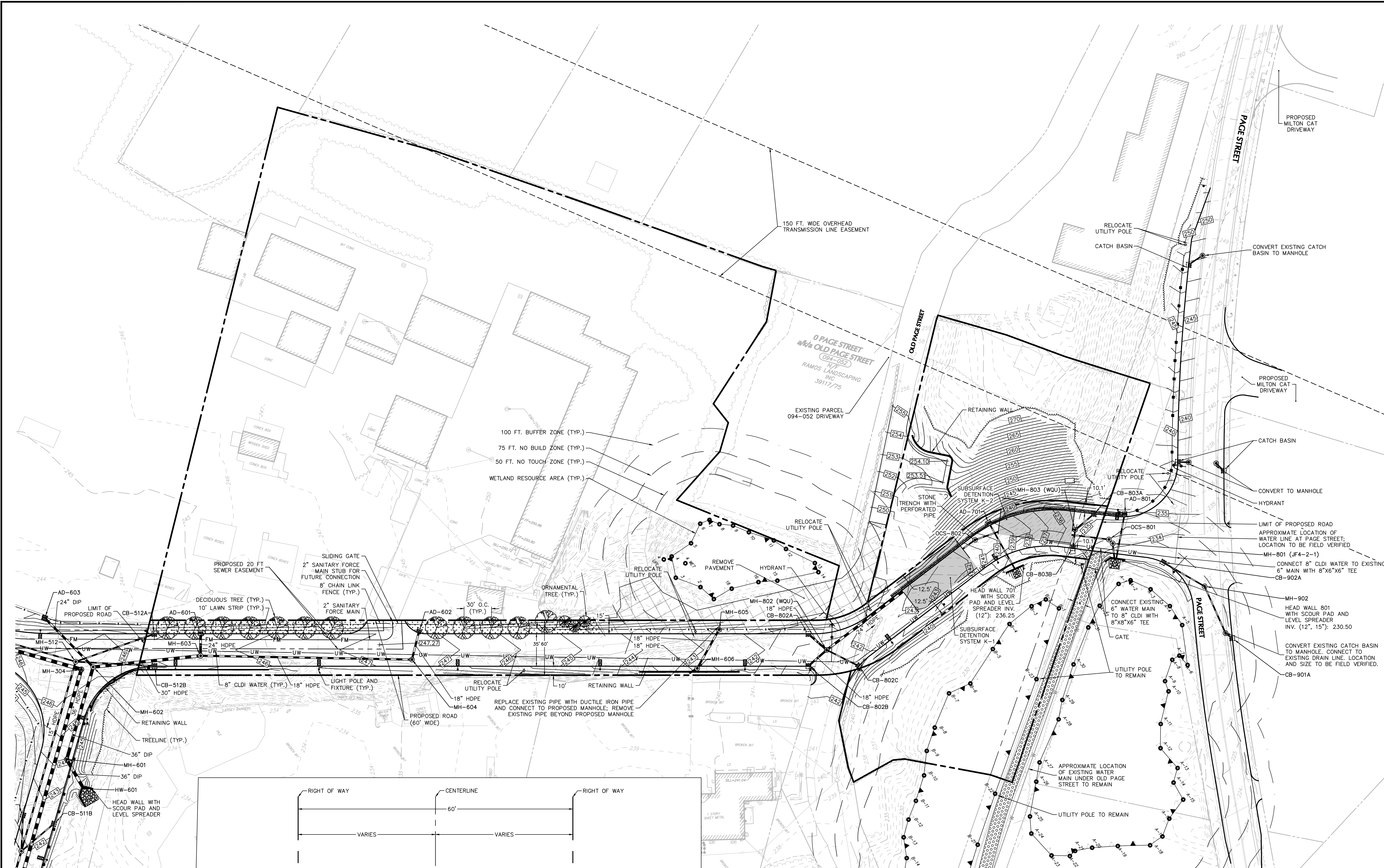
**STOUGHTON LOGISTICS
PARK SUBDIVISION ROAD**
ASSESSOR MAP 093, LOT 7 AND MAP 094, LOT 050
TOWN OF STOUGHTON, NORFOLK COUNTY
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

**LOT LAYOUT
PLAN**

Project No.	Drawing No.
151022801	VB101
Date	
SEPTEMBER 14, 2023	
Drawn By	
BAL	
Checked By	
ICW	Sheet 3 of 6





EXISTING FEATURES
(REFER TO EXISTING CONDITIONS FOR EXISTING LEGEND)

PROPERTY LINE
EASEMENT LINE
WETLAND LIMITS
CONTOUR

PROPOSED FEATURES

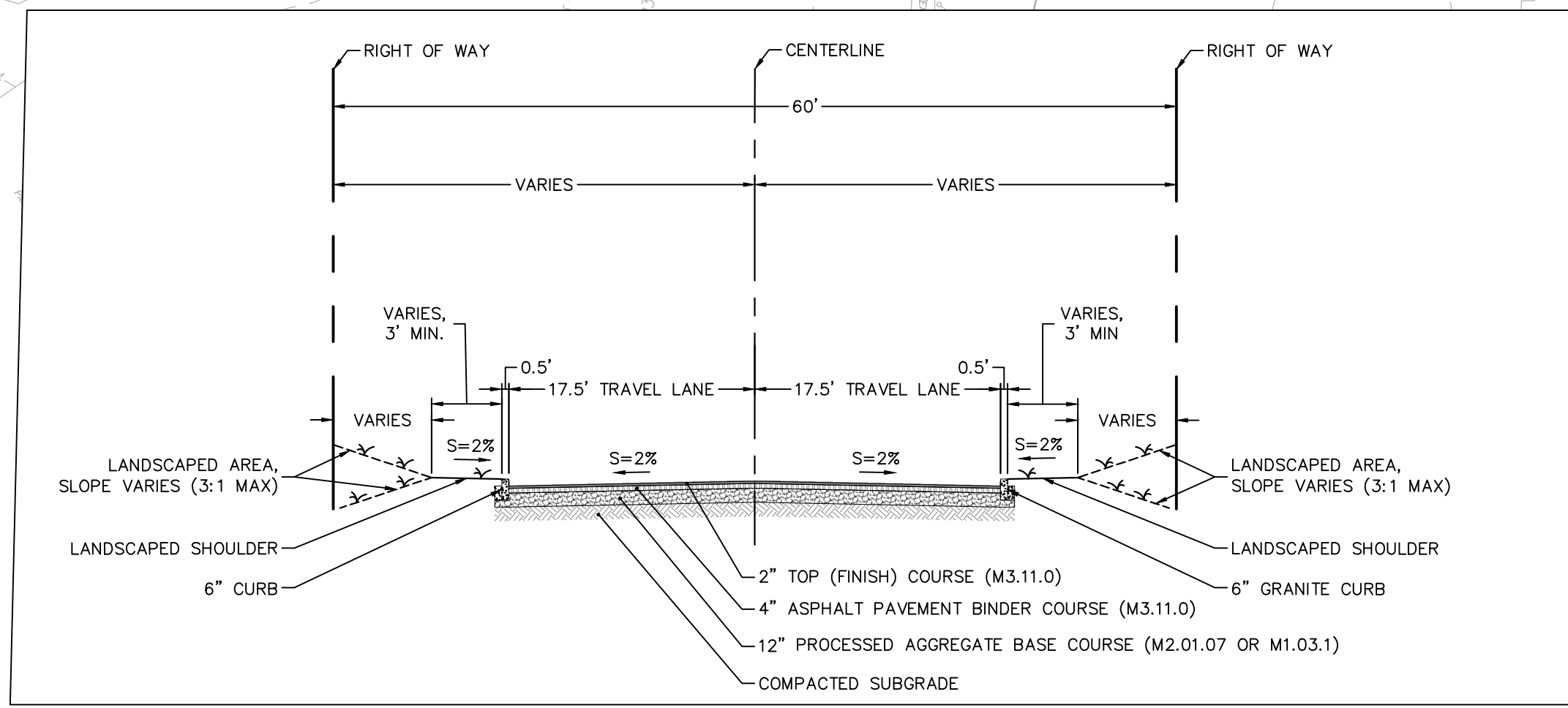
PROPERTY LINE
SANITARY EASEMENT
CURB LINE
SIGN
PAVEMENT DEMOLITION
LAWN
WATER LINE
SANITARY FORCE MAIN
STORM PIPE
CATCH BASIN
STORM DRAIN MANHOLE
SUBSURFACE DETENTION SYSTEM
CONTOUR
SPOT ELEVATION
RETAINING WALL
FENCE
HYDRANT
GATE VALVE
LIGHT FIXTURE

Date	Description	No.
REVISIONS		
Record Owner T L EDWARDS INC. ASSESSOR MAP 094, LOT 050 34595/545		
J F WHITE CONTRACTING CO. ASSESSOR MAP 093, LOT 007 6271/425		
Prepared For IV3 STOUGHTON LOGISTICS PARK LLC C/O: TYLER MORDAS 1 MEADOWLANDS PLAZA, SUITE 301 EAST RUTHERFORD, NJ 07073 (212) 528-2058		
LANGAN Langan Engineering and Environmental Services, Inc. 100 Cambridge Street, Ste 1310 Boston, MA 02114 T: 617.824.9100 F: 617.824.9101 www.langan.com		

Project
STOUGHTON LOGISTICS PARK SUBDIVISION ROAD
ASSESSOR MAP 093, LOT 7 AND MAP 094, LOT 050
TOWN OF STOUGHTON, NORFOLK COUNTY
COMMONWEALTH OF MASSACHUSETTS

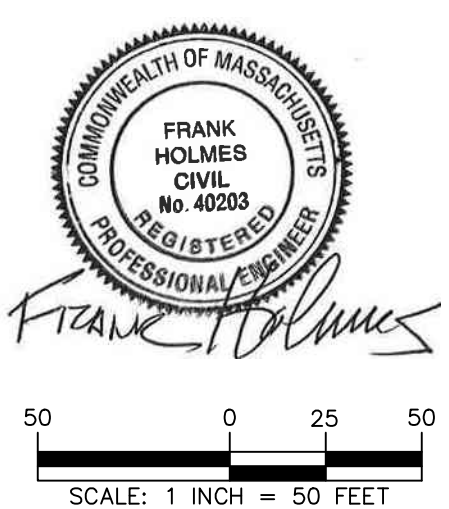
Drawing Title
SUBDIVISION ROAD IMPROVEMENT PLAN

Project No. 151022801	Drawing No. CS101
Date 09/14/2023	
Drawn By REP, JSP	
Checked By HAH	Sheet 5 of 6

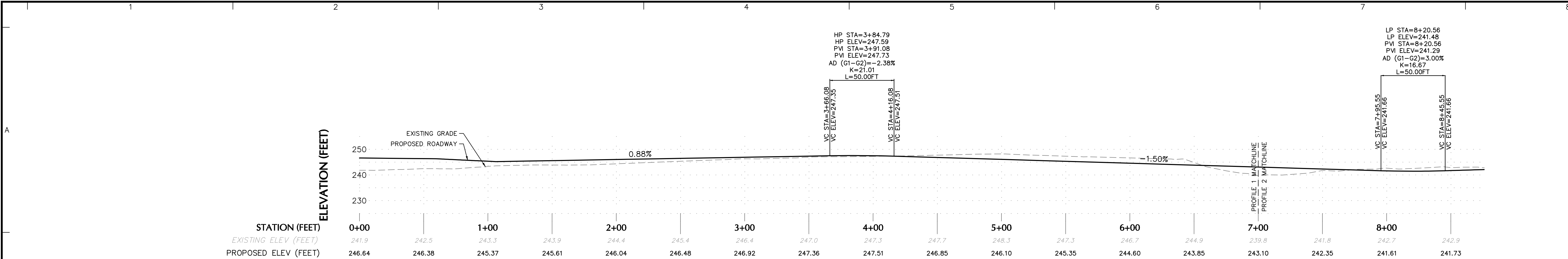


NOTE:

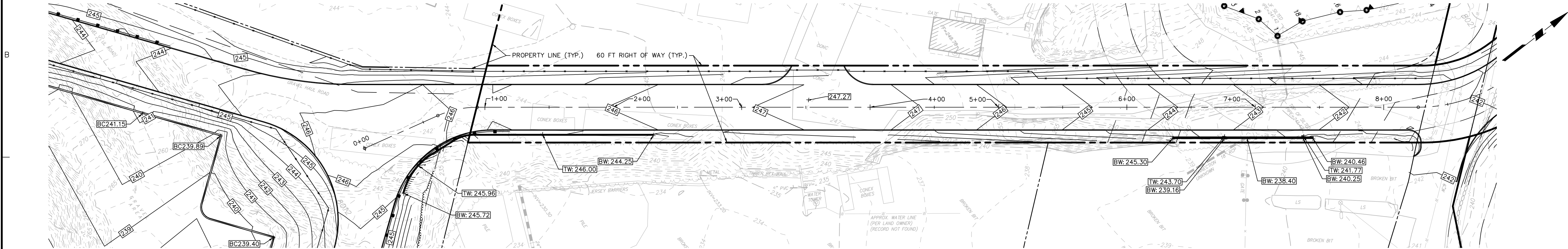
1. STORM DRAIN PIPES ARE 12" HDPE UNLESS NOTED OTHERWISE.
2. REFER TO APPROVED "STOUGHTON LOGISTICS PARK SITE PLAN REVIEW SUBMISSION" PLAN SET PREPARED BY LANGAN DATED 07/10/2023 AND RECORDED SITE PLAN APPROVAL CASE# SP22-006, RECORDED ON NORFOLK COUNTY REGISTRY OF DEEDS DEED BOOK 41282, PAGE 344.



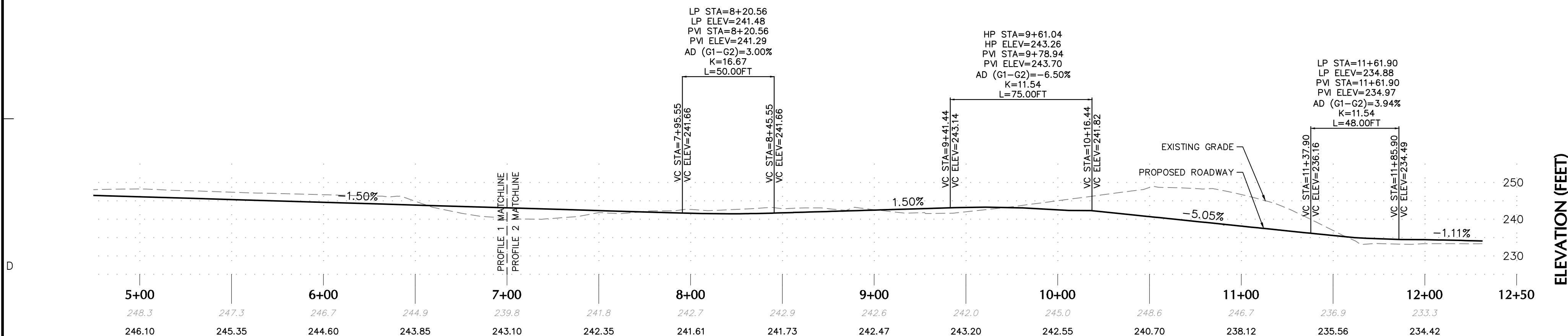
FOR PERMITTING ONLY, NOT FOR CONSTRUCTION



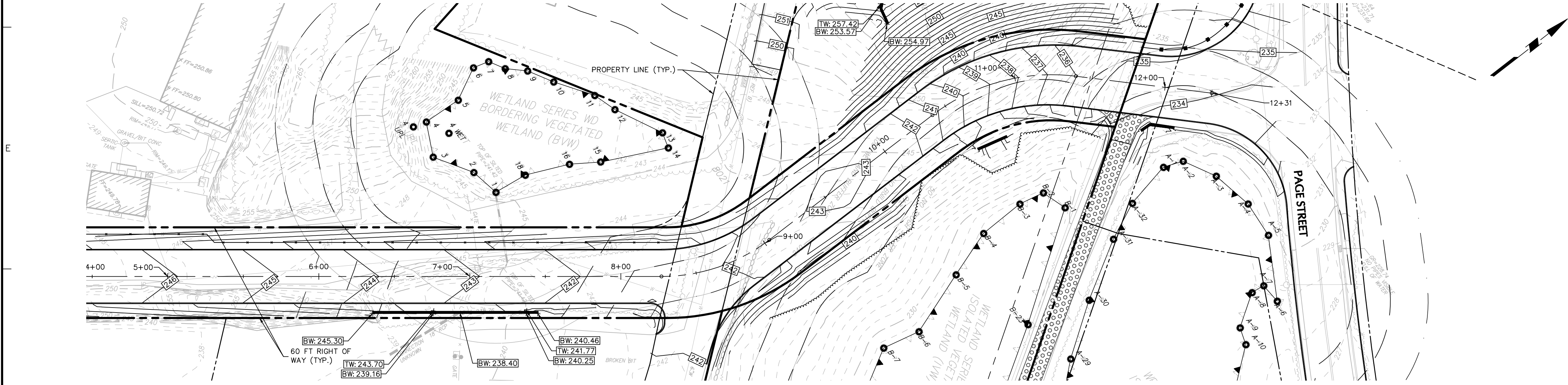
SITE ACCESS ROAD PROFILE 1



PLAN VIEW



SITE ACCESS ROAD PROFILE 2



PLAN VIEW

- NOTE:
- ROADWAY PROFILE IS PROVIDED FOR REFERENCE FOR PROPOSED SUBDIVISION ROAD GRADES.
 - REFER TO APPROVED "STOUGHTON LOGISTICS PARK SITE PLAN REVIEW SUBMISSION" PLAN SET PREPARED BY LANGAN DATED 07/10/2023 AND RECORDED SITE PLAN APPROVAL CASE# SP22-006, RECORDED ON NORFOLK COUNTY REGISTRY OF DEEDS DEED BOOK 41282, PAGE 344.

09/14/23	DEFINITIVE SUBDIVISION PLAN	3
12/23/22	STORMWATER PEER REVIEW COMMENTS	2
10/19/22	TECHNICAL ENGINEERING REVIEW	1
Date	Description	No.

Revisions

LANGAN
Langan Engineering and
Environmental Services, Inc.
100 Cambridge Street, Suite 1310
Boston, MA 02114
T: 617.824.9100 F: 617.824.9101 www.langan.com

Project

STOUGHTON LOGISTICS PARK

STOUGHTON
NORFOLK COUNTY MASSACHUSETTS

Drawing Title

ROADWAY PROFILE I

Project No.	Drawing No.
151022801	CG301
Date	
09/23/2022	
Drawn By	
JSP	
Checked By	
HAH	

Sheet 6 of 6