SITE DEVELOPMENT PLANS

FOR A

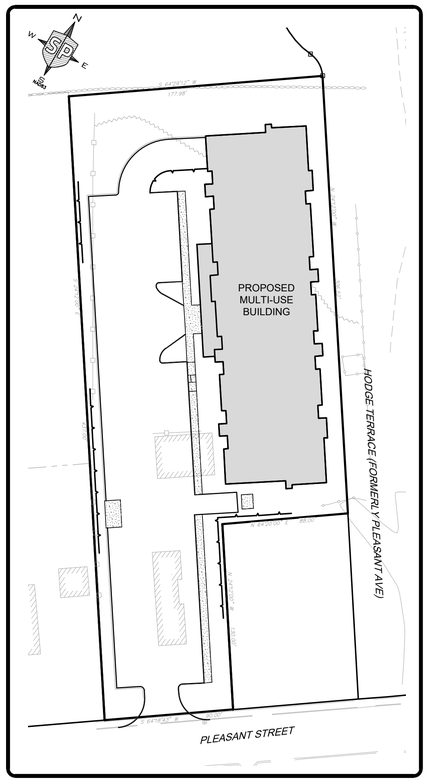
MULTI-USE BUILDING

AT

576 PLEASANT ST

PARCEL ID 68-188

STOUGHTON, MASSACHUSETTS



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OWNER & APPLICANT:

CORVO PROPERTIES
4 PORTER ST
STOUGHTON, MASSACHUSETTS 02072

CIVIL ENGINEER :

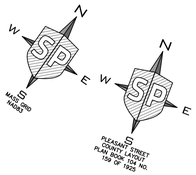
STRONGPOINT
ENGINEERING SOLUTIONS, LLC
PO BOX 21
WEST BRIDGEWATER, MA 02379
(508) 682-0229

SURVEYOR :

KLIM
Land Surveying, Inc.
340 Manley Street, Unit 3
West Bridgewater, MA
508-386-0624

LOCUS

SCALE: 1" = 1000'

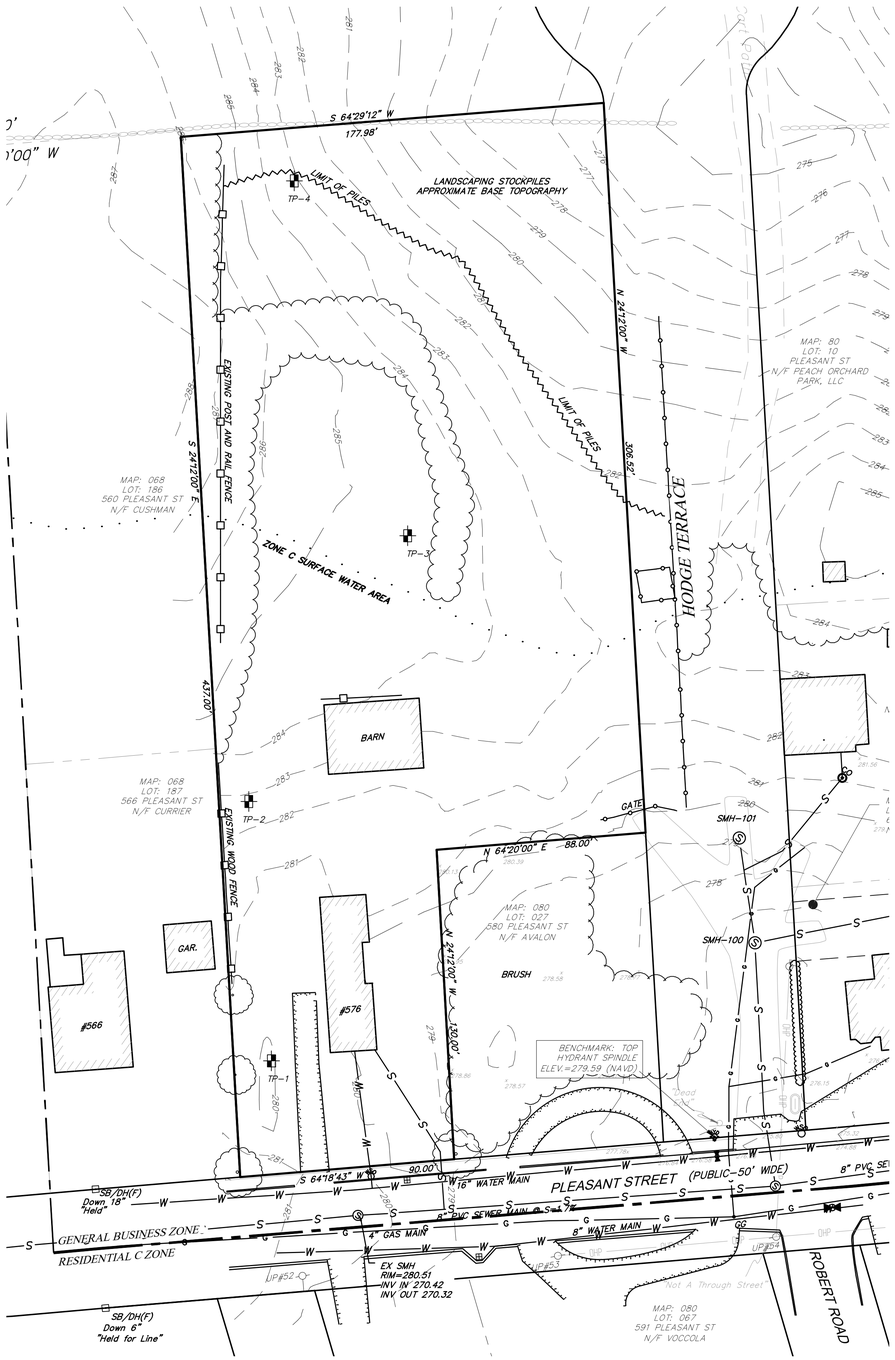


NOTES:

1. PROPERTY BOUNDARY INFORMATION TAKEN FROM PLAN ENTITLED "PLAN OF LAND 600 PLEASANT STREET STOUGHTON, MA" BY KLIM LAND SURVEYING, INC. DATED MAY 31, 2017 AND "PLAN OF LAND #576 & #580 PLEASANT STREET STOUGHTON, MA" BY KLIM LAND SURVEYING, INC. DATED 6/5/20..
2. EXISTING FEATURES SHOWN HERE TAKEN FROM AN ON THE GROUND SURVEY BY KLIM LAND SURVEYING, INC AND SUPPLEMENTED BY LIDAR DATA. AREAS OF LANDSCAPING STOCKPILES NOT EXACT AND MAY HAVE CHANGE BASED ON MOVING OF MATERIALS.
3. THE LOCUS DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON FIRM PANEL NUMBER 25021C0337E DATED JULY 17, 2012.
4. THE LOCUS FALLS WITHIN THE GENERAL BUSINESS "GB" ZONING DISTRICT.
5. THE LOCUS IS MORE THAN 3,000 FEET SOUTHWEST OF THE BISHOPS LANDING CONDOMINIUM COMMUNITY WELL.
6. VERTICAL DATUM IS NAVD88.
7. THE LOCUS IS NOT LOCATED WITH ANY KNOWN AQUIFER PROTECTION DISTRICTS.
8. BASED ON INFORMATION OBTAINED FROM THE TOWN OF STOUGHTON BOARD OF HEALTH RECORDS, THERE ARE NO KNOWN SEPTIC SYSTEMS OR WELLS WITHIN 100' OF THE LOCUS.
9. SITE LOCUS DOES NOT FALL WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN.
10. BEARINGS ARE BASED ON THE PLEASANT STREET COUNTY LAYOUT PLAN BOOK 104 NO. 159 OF 1925.
11. THE LOCUS DOES NOT LIE IN AN ESTIMATED OR PRIORITY HABITAT OF RARE SPECIES AS SHOWN ON THE NATURAL HERITAGE AND ENDANGERED SPECIES (NHESP) ATLAS.
12. THERE ARE NO KNOWN IWPAS, OR ZONE IIS IN LOCUS AREA OF THE SITE PER MOST RECENT MASS GIS DATA.
13. THE ENTIRE LOCUS FALLS WITHIN THE STOUGHTON ZONE IIIB GROUNDWATER AREA. A PORTION OF THE LOCUS FALLS WITHIN THE ZONE C SURFACE WATER AREA AS SHOWN ON THE TOWN OF STOUGHTON GIS.
14. BASED ON THE SOIL INFORMATION FROM THE NRCS SOIL SURVEY FOR NORFOLK AND SUFFOLK COUNTIES, THE ENTIRE SITE IS CLASSIFIED AS CANTON FINE SANDY LOAM (422B).
15. THERE ARE NO KNOWN DECISIONS OF THE ZONING BOARD OF APPEALS, INCLUDING BUT NOT LIMITED TO VARIANCES AND EXCEPTIONS, REGARDING THE LAND OR THE BUILDINGS WITHIN.
16. 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.

EXISTING FEATURES

- PROPERTY LINE
- BUILDING
- EDGE OF PAVEMENT
- TREE LINE
- LANDSCAPE STOCKPILE AREA
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SEWER/SEPTIC LINE
- SEWER MANHOLE
- WATER MAIN
- HYDRANT
- WATER SERVICE
- GAS LINE
- CATCH BASIN
- ZONING BOUNDARY
- ZONE C SURFACE WATER AREA
- TEST PIT (TP–3)



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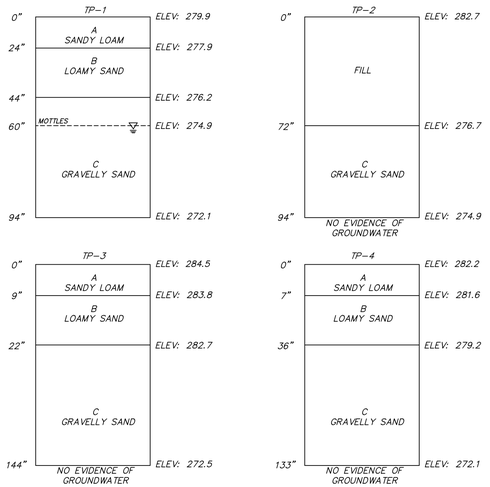
GRAPHICAL SCALE: 1" = 30'



SOIL EVALUATION CONDUCTED ON 2/27/25 BY STEPHANIE HOBAN SE 13940
WITNESSED BY SEAN LEAHY FOR THE TOWN OF STOUGHTON

TEST PIT LOGS

COMMONWEALTH OF MASSACHUSETTS
ERIC D
DIAS
CIVIL
No. 48158
REGISTERED
PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC

LOCUS MAP: 1" =1,000'

1	REVIEW COMMENTS	8/7/25
REV	DESCRIPTION	DATE

STRONGPOINT
ENGINEERING SOLUTIONS, LLC
PO BOX 21
WEST BRIDGEWATER, MA 02379
(508) 682-0229

PROJECT NUMBER:	2412–002
DATE OF ISSUE:	APRIL 9, 2025
SCALE:	1"=30'
DESIGNED BY: SH	CHECKED BY: ED

PREPARED ON BEHALF OF:

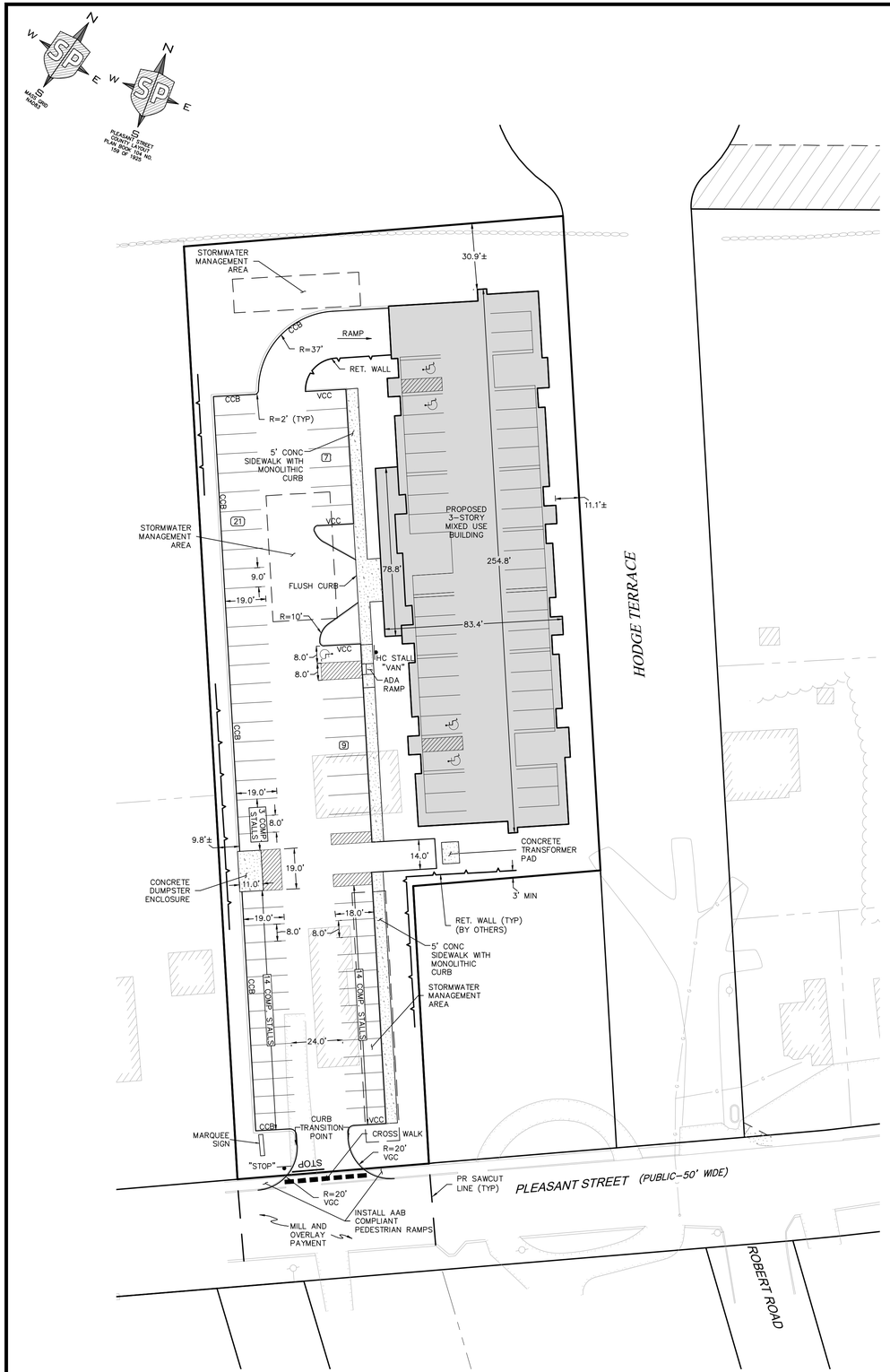
CORVO COMPANIES
4 PORTER STREET
STOUGHTON, MA 02072

MIXED-USE BUILDING

576 PLEASANT STREET
STOUGHTON, MASSACHUSETTS
PARCEL ID: 68-188

EXISTING CONDITIONS PLAN

C-1



EXISTING FEATURES

- *PROPERTY LINE*
- *ROW*
- *ABUTTERS*
- *BUILDING*
- *EDGE OF PAVEMENT*
- *CURB*
- *STONE WALL*

PROPOSED FEATURES

- BUILDING
- EDGE OF PAVEMENT
- CURB
- RETAINING WALL
- SIDEWALK
- STREET SIGN
- (1) STALL COUNT
- AAB ACCESSIBLE STALL
- VCC VERTICAL CONCRETE CURB
- CCB CAPE COD BERM
- SAWCUT

NOTES:

1. BUILDING FOOTPRINT SHOWN IS INDICATIVE OF FOUNDATION WALLS. SEE ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION REGARDING BUILDING DESIGN.
2. PROPOSED DRIVE AISLE WIDTH IS 24' FROM CURB TO CURB.
3. PROPOSED STANDARD PARKING STALLS ARE 9' x 19'.
4. PROPOSED COMPACT PARKING STALLS ARE 8' x 18'.
5. ALL PROPOSED CURB SHALL BE CAPE COD BERM UNLESS OTHERWISE NOTED.
6. ALL CURB DIMENSIONS AND RADII REFERENCE FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL SIDEWALKS SHALL HAVE A MINIMUM CROSS SLOPE OF 1% AND A MAXIMUM CROSS SLOPE OF 2%
8. MONUMENT SIGN TO MEET ALL APPLICABLE ZONING REGULATIONS.
9. ALL DISTURBED AREAS NOT OTHERWISE DESIGNATED FOR SPECIFIC SURFACE TREATMENT SHALL RECEIVE SIX INCHES OF LOAM, AND BE SEEDED, WATERED, FERTILIZED AND MAINTAINED UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
10. SNOW SHALL BE PUSHED TO THE EDGE OF OF PAVED SURFACES. WHEN STORAGE AREA IS FULL, SNOW SHALL BE REMOVED FROM SITE.

ZONING TABLE
GENERAL BUSINESS

	REQUIRED	PROVIDED
LOT AREA	10,000 SF	66,280 SF±
LOT FRONTAGE	50 FT	90.0 FT
LOT DEPTH	75 FT	437.0 FT
LOT WIDTH	50 FT	90.0 FT
FRONT YARD SETBACK	15 FT	150.8 FT±
REAR YARD SETBACK	30 FT	31.0 FT±
SIDE YARD SETBACK	5 FT	11.1 FT±
MAX BUILDING COVERAGE	70%	25.9%
MIN. OPEN SPACE	10%	34.4%
MAX BUILDING HEIGHT	40 FT/ 3 STORIES	<40 FT/3 STORY
MIN INTERIOR LANDSCAPING	15%	15.2%

*SPECIAL PERMIT REQUIRED FOR MIXED-USE BUILDING

PARKING TABLE

STUDIO AND ONE BEDROOM DWELLING UNIT: 2 SPACES/UNIT
TWO BEDROOM OR MORE DWELLING UNIT: 3 SPACE/UNIT
RETAIL: 1 SPACE/300 SF

REQUIRED SPACES:

25 ONE BEDROOM UNITS x 2 SPACES/PER = 50 SPACES
18 TWO BEDROOM UNITS x 3 SPACES/PER = 54 SPACES
RETAIL = 1,120 SF / 300 SF/PER = 4 SPACES

TOTAL REQUIRED: 108 SPACES
TOTAL PROPOSED: 108 SPACES

COMPACT SPACES: NOT MORE THAN 30% OF THE TOTAL PARKING SPACES UTILIZED IN COMPUTING REQUIRED OFF STREET PARKING SPACES SHALL BE COMPACT SPACES

MINIMUM REQUIRED FULL SIZE PARKING SPACES: 76

PROVIDED SPACES:
108 SPACES TOTAL
31 COMPACT SPACES
77 FULL SIZED SPACES

ADA COMPLIANT SPACES REQUIRED: 5
ADA COMPLIANT SPACED PROVIDED: 5

COMMONWEALTH OF MASSACHUSETTS
ERIC D DAS
CIVIL
No. 48158
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC

LOCUS MAP: 1" =1,000'

REV	DESCRIPTION	DATE
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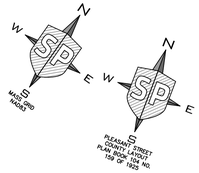
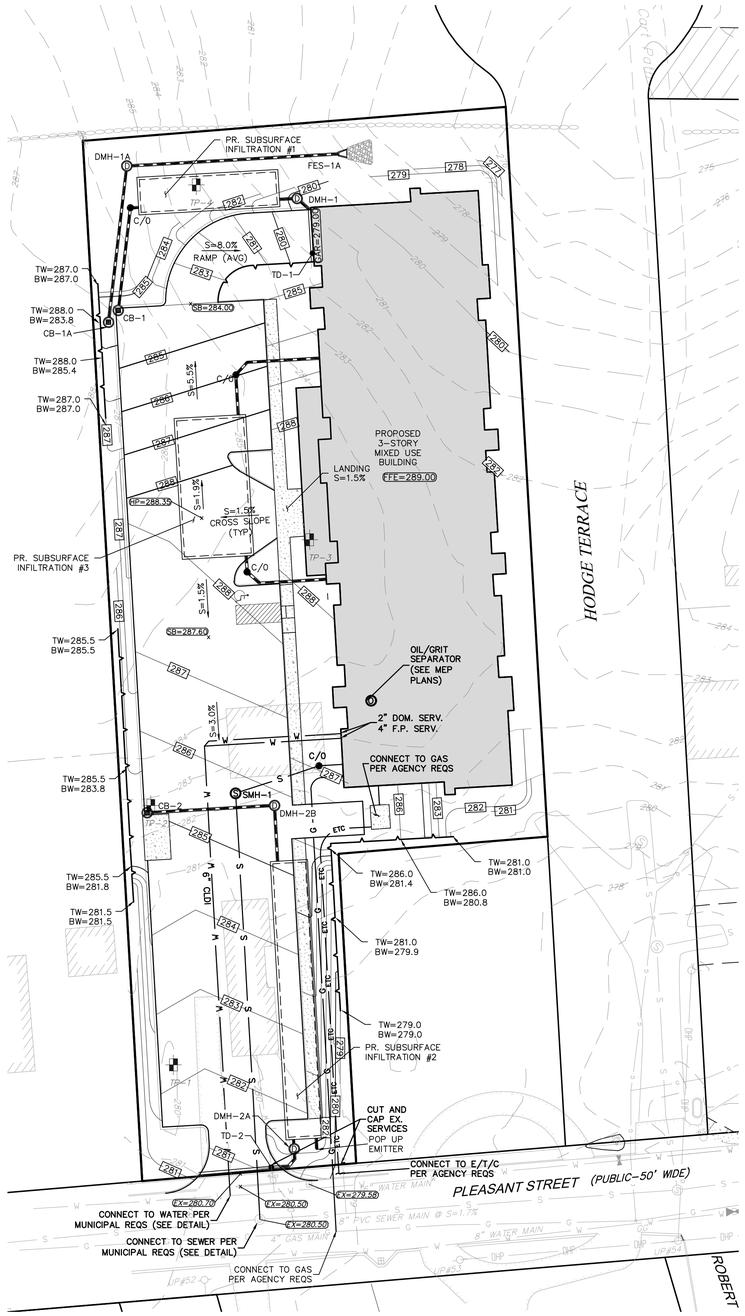
PROPOSED LAYOUT PLAN

C-2





30 0 15 30 60 120

GRAPHICAL SCALE: 1" = 30'

EXISTING FEATURES

- PROPERTY LINE
- ROW
- ABUTTERS
- EDGE OF PAVEMENT
- CURB
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- S — SEWER PIPE
- W — WATER PIPE
- G — GAS PIPE
- TEST PIT

PROPOSED FEATURES

- BUILDING
- EDGE OF PAVEMENT
- CURB
- 270 — INDEX CONTOUR
- 274 — INTERMEDIATE CONTOUR
- RETAINING WALL
- CB — CATCH BASIN
- DMH — DRAINAGE MANHOLE
- FES — FLARED END SECTION
- DRAIN PIPE
- S — SEWER MANHOLE
- S — SEWER PIPE
- C/O — CLEANOUT
- W — WATER PIPE
- G — GAS PIPE
- ETC — E/T/C CONDUIT
- FFE — FIRST FLOOR ELEVATION
- GAR — GARAGE FLOOR ELEVATION

NOTES:

1. THE MAXIMUM ALLOWABLE EARTHEN SLOPE SHALL BE 2H:1V. JUST MESH OR OTHER APPROPRIATE GEOTEXTILE SHALL BE EMPLOYED AS NECESSARY FOR STABILIZATION.
2. ALL PROPOSED RETAINING WALLS ARE INTENDED TO BE CONSTRUCTED OF PRE-FABRICATED MODULAR BLOCK. STRUCTURAL DESIGN BY OTHERS.
3. CONTRACTOR SHALL TAKE CARE TO MAINTAIN GUTTER FLOW AT THE CONNECTION TO PLEASANT STREET.
4. FINAL LOCATION OF GAS, ELECTRIC, AND COMMUNICATIONS UTILITIES TO BE DETERMINED BY THE UTILITY PROVIDER. FINAL LOCATION OF CONNECTION TO BUILDING SUBJECT TO CHANGE.
5. FINAL SIZE OF WATER SERVICES TO BE CONFIRMED BY THE PROJECT M.E.P. CONSULTANT.
6. CONTRACTOR SHALL REFER TO AN IMPLEMENT ARCHITECTURAL ACCESS BOARD (AAB) REQUIREMENTS REGARDING ACCESSIBLE ACCESS ROUTES, SAFETY AND CLEARANCES FOR SITE WORK CONSTRUCTION.
7. ALL PATCHING CUT AND PATCHING PERFROMED WITHIN THE PUBLIC WAY SHALL BE THE MINIMUM REQUIRED TO PERFORM THE WORK AND SHALL BE RETURNED TO EXISTNG CONDITIONS AS SOON AS CONDITIONS WARRANT.
8. FOUNDATION DRAINAGE SHALL BE BY OTHERS AS NECESSARY.
9. GRADING IN THE AREA OF ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% SLOPE MAXIMUM IN ANY DIRECTION.
10. ROOF DRAIN MANIFOLD IS SHOWN APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD. MANIFOLD SHALL BE LAID AT A MINIMUM SLOPE OF 1% AND A MINIMUM OF COVER OF 3.0'. LOCATION OF DOWNSPOUTS TO BE DETERMINED BY ARCHITECT.
11. PIPE MEASUREMENTS AND SLOPE CALCULATIONS AND GIVEN CENTER TO CENTER OF STRUCTURES.
12. 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 OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST ALSO CONTACT THE APPROPRIATE UTILITY COMPANY(IES) AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
13. CONFIRMATORY TEST PITS IN THE FOOTPRINTS OF INFILTRATIONS SYSTEMS #1 AND #3 SHALL BE WITNESSED BY THE ENGINEER OF RECORD AND A REPRESENTATIVE OF THE TOWN PRIOR TO ISSUANCE OF A BUILDING PERMIT.

STORMWATER STRUCTURE TABLE

TD-1
RIM=279.00
INV=276.00

DMH-1 (HD-4)
RIM=279.80
INV IN=275.95
INV OUT=275.70

CB-1 (HD-4)
RIM=284.00
INV=280.00

INFIL-1
INV IN=275.60 (TD-1)
INV IN=276.00 (CB-1)

CB-1A (DOME GRATE)
RIM=283.75
INV=280.75

DMH-1A
RIM=285.30
INV IN=280.10
INV OUT=280.00

FES-1A
INV=279.00

TD-2
RIM=VARIES
INV=278.55

DMH-2A (HD-4)
RIM=282.20
INV IN=278.35
INV OUT=278.10

CB-2 (HD-4)
RIM=285.00
INV=281.00

DMH-2B
RIM=285.80
INV IN=279.40
INV OUT=279.30

INFIL-2
INV IN=278.00 (DMH-2A)
INV IN=278.80 (DMH-2B)

INFIL-3
INV IN=283.7 (ROOF)

STORMWATER PIPE TABLE

FROM	TO	LENGTH	SLOPE	SIZE
TD-1	DMH-1	8 FT	1.0%	8 IN
DMH-1	INFIL-1	8 FT	1.0%	8 IN
CB-1	INFIL-1	47 FT	4.4%	12 IN
CB-1A	DMH-1A	66 FT	1.0%	12 IN
DMH-1A	FES-1A	92 FT	1.0%	12 IN
TD-2	DMH-2A	11 FT	2.0%	8 IN
DMH-2A	INFIL-2	4 FT	2.5%	8 IN
CB-2	DMH-2B	53 FT	3.0%	12 IN
DMH-2B	INFIL-2	24 FT	2.1%	12 IN

NOTE:
ALL PROPOSED STORMWATER PIPE TO BE HDPE.

SEWER STRUCTURE TABLE

BLDG
INV =275.00

SMH-1
RIM=285.65
INV IN=274.10
INV OUT=274.00

EX SMH
RIM=280.51
INV IN=270.42 (EX)
INV IN=270.42 (PR)
INV OUT=270.32

SEWER PIPE TABLE

FROM	TO	LENGTH	SLOPE	SIZE
BLDG	SMH-1	45 FT	2.0%	8 IN
SMH-1	EX. SMH	167 FT	2.0%	8 IN

NOTE:
ALL PROPOSED SEWER PIPE TO BE SDR 35.

COMMONWEALTH OF MASSACHUSETTS
ERIC D DIAS
CIVIL
No. 48158
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
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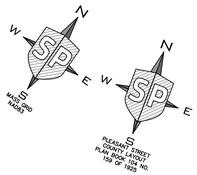
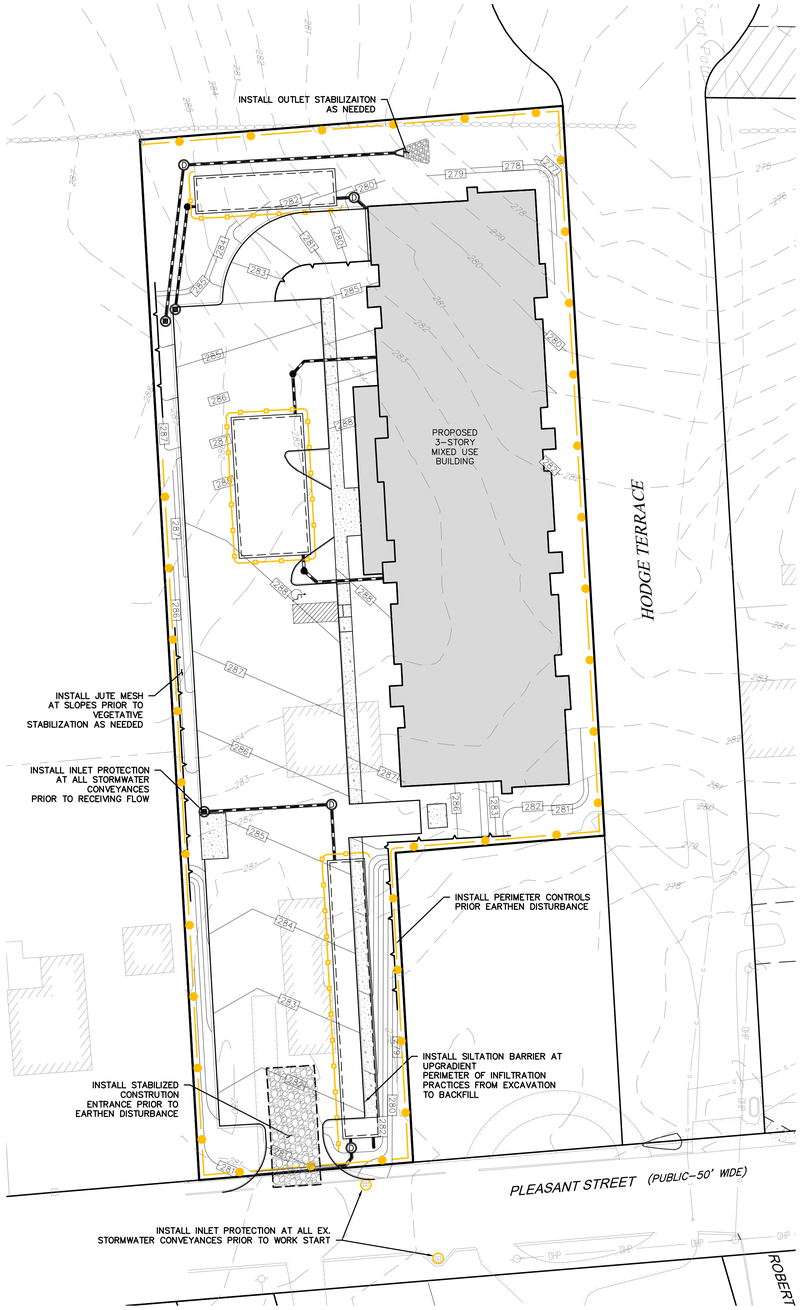
PARCEL ID: 68-188

PROPOSED GRADING & UTILITY PLAN

C-3





30 0 15 30 60 120

GRAPHICAL SCALE: 1" = 30'

EXISTING FEATURES

- *PROPERTY LINE*
- *ROW*
- *ABUTTERS*
- *EDGE OF PAVEMENT*
- *CURB*
- *INDEX CONTOUR*
- *INTERMEDIATE CONTOUR*
- *DRAIN MANHOLE*
- *CATCH BASIN*

PROPOSED FEATURES

- BUILDING
- EDGE OF PAVEMENT
- CURB
- 270 INDEX CONTOUR
- 274 INTERMEDIATE CONTOUR
- RETAINING WALL
- CATCH BASIN
- DRAINAGE MANHOLE
- FLARED END SECTION
- DRAIN PIPE

GENERAL NOTES

1. THE PROJECT IS SUBJECT TO A CONSTRUCITON GENERAL PERMIT (CGP) UNDER THE EPA NPDES PROGRAM. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WHIT THE REQUIREMENTS OF THE CGP AND THE ASSOCIATED STORMWATER POLLUTION PREVENTION PLAN.
2. 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.
3. LOCATIONS OF CONTROLS ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON FIELD CONDITIONS AND SITE WORK REQUIREMENTS.
4. 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.
5. CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO ENSURE THAT NO SEDIMENT OR UNCLEAN STORMWATER RUNOFF OR OTHER DISCHARGE IS DIRECTED TO ANY STORMWATER CONVEYANCE, ADJACENT PROPERTY OR WETLAND RESOURCE AREAS. 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.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR SHALL ESTABLISH CONVENIENT STOCKPILE AND STAGING AREAS WITHIN THE DESIGNATED WORK AREA ONLY. CONTRACTOR SHALL MAKE EVERY EFFORT TO COMBINE THESE AREAS AND MITIGATE THE NEED FOR RELOCATION DURING THE CONSTRUCTION PERIOD TO THE MAXIMUM EXTENT PRACTICABLE.
10. ALL SOIL STOCKPILES SHALL BE STABILIZED WITH PERIMETER EROSION CONTROLS ALONG THE DOWN GRADIENT SIDE IN ACCORD WITH THE DETAIL PROVIDED.
11. JUTE MESH, OR APPROVED EQUIVALENT, SHALL BE EMPLOYED FOR SLOPE STABILIZATION ON AN AS NEEDED BASIS AS DETERMINED BY THE ENGINEER OR RECORD.
12. CONTRACTOR SHALL MAKE EVERY EFFORT TO AVOID COMPACTION OF SOIL MATERIAL IN PROXIMITY TO ANY PROPSED INFILTRATIVE PRACTICE.

CONSTRUCTION SEQUENCING

THE FOLLOWING PROVIDES A GENERAL PROTOCOL FOR MINIMUM EROSION CONTROL SEQUENCING AND REQUIREMENTS RELATIVE TO THE PROPOSED SITE WORK. THE DETAILS PROVIDED ARE A MINIMUM GUIDE ONLY. ADDITIONAL CONTROLS MAY BE IMPLEMENTED OR SEQUENCING ADJUSTED AS APPROPRIATE IN KEEPING WITH THE INTENT OF THE PROTOCOL GIVEN.

1. STAKE THE PROPERTY BOUNDARIES.
2. PERFORM TREE CUTTING WITHIN LIMITS OF WORK AS NECESSARY.
3. INSTALL EROSION CONTROL BARRIERS AT LIMIT OF WORK AS DEPICTED AND PREPARE DESIGNATED STOCKPILE AREAS.
4. DEMO ALL EXISTING STRUCTURES AND PAVED FEATURES ON SITE.
5. PERFORM CLEARING AND GRUBBING NECESSARY FOR LOT CONSTRUCTION.
6. STRIP AND STOCKPILE LOAM.
7. PERFORM EARTHWORK CUTS AND FILLS FOR ROUGH GRADE.
8. STOCKPILE AND SCREEN CUT MATERIAL AS APPROPRIATE.
9. INSTALL FOUNDATION AND REQUIRED UTILITIES.
10. FINISH GRADING LOT.
11. INSTALL PAVEMENT AND OTHER HARDSCAPE FEATURES AS APPROPRIATE.
12. LOAM AND SEED DISTURBED AREAS.
13. REMOVE REMAINING EROSION CONTROL DEVICES UPON COMPLETE STABILIZATION.

MINIMUM DEWATERING REQUIREMENTS

THE FOLLOWING REPRESENTS MINIMUM REQUIREMENTS FOR DEWATERING ASSOCIATED WITH THE PROPOSED PROJECT AS APPLICABLE. ADDITIONAL REQUIREMENTS OR CONDITIONS ARE ALLOWABLE BY THE ENGINEERING OF RECORD BASED UPON CONDITIONS ENCOUNTERED IN THE FIELD.

1. IF DEWATERING IS REQUIRED AT ANY TIME DURING CONSTRUCTION ASSOCIATED WITH THE PROPOSED WORK, IT SHALL BE PERFORMED BY MECHANICAL MEANS AND ALL DISCHARGES SHALL BE UPSLOPE AND AS FAR FROM THE PROPERTY BOUNDARY AS IS PRACTICAL.
2. CONTRACTOR SHALL MAKE EVERY EFFORT TO ENSURE THAT EFFLUENT FROM THE DEWATERING SOURCE IS DISSIPATED OVERLAND RATHER THAN CONCENTRATED AS A POINT SOURCE DISCHARGE. POINT SOURCE DISCHARGES ARE STRICTLY PROHIBITED.
3. EFFLUENT SHALL BE ALLOWED TO FLOW OVERLAND TOWARD THE MUNICIPAL COLLECTION NETWORK PROVIDED THAT PROPER FILTRATION IS PROVIDED TO REMOVE ANY SUSPENDED SEDIMENTS TO THE MAXIMUM EXTENT POSSIBLE PRIOR TO REACHING THE NETWORK.
4. PROPER FILTRATION WILL BE CONSIDERED, AT MINIMUM, TO INCLUDE THE USE OF A SUMP PIT AT THE DEWATERING SOURCE AND FILTRATION CONTROLS AT THE DISCHARGE SOURCE.
5. AT MINIMUM, SUMP PITS SHALL CONSIST OF A 12 IN. DIAMETER PERFORATED VERTICAL STANDPIPE BACKFILLED WITH WASHED CRUSHED STONE POSITIONED ON A 2 IN. WASHED CRUSHED STONE BASE. A SUBMERSIBLE PUMP OR SUCTION LINE SHALL BE LOCATED WITHIN THE STANDPIPE AND SHALL PUMP FILTERED WATER TO THE FILTRATION CONTROLS AT THE DISCHARGE SOURCE.
6. MINIMUM FILTRATION CONTROLS AT THE DISCHARGE SOURCE SHALL CONSIST OF EROSION CONTROL MATERIALS FORMED IN A U-SHAPE AROUND THE DISCHARGE POINT WITH A MINIMUM DIAMETER OR 6 FT. THE DISCHARGE POINT SHALL BE POSITIONED MIDWAY BETWEEN THE ENDS OF THE FILTRATION CONTROLS IN A STRAIGHT LINE TO ALLOW FOR ADEQUATE DISBURSEMENT OF EFFLUENT.
7. DISCHARGE SHALL BE LOCATED SUCH THAT EFFLUENT IS NOT DIRECTED OVER AREAS THAT ARE UNSTABLE DUE TO THE REQUIRED WORK.
8. ALL DISCHARGES SHALL BE MONITORED FOR TURBIDITY. ADJUSTMENTS FOR SETTLING SHALL BE MADE AND SECONDARY CONTROLS SHALL BE ADDED AS NECESSARY.
9. ANY ACCUMULATED SEDIMENT RESULTING FROM DEWATERING FILTRATION SHALL BE REMOVED PRIOR TO REUSE OF THE PRACTICE.

CONSTRUCTION PHASE INSPECTION & MONITORING

THE FOLLOWING PROVIDES MINIMUM REQUIREMENTS FOR INSPECTION AND MONITORING OF THE SITE'S EROSION CONTROLS AND STORMWATER SYSTEMS TO BE EMPLOYED DURING THE CONSTRUCTION PHASE. THE CONTRACTOR OR OTHER OWNER'S REPRESENTATIVE WILL BE RESPONSIBLE FOR COMPLIANCE WITH THESE REQUIREMENTS.

1. CONTRACTOR SHALL MAKE EVERY EFFORT TO ANTICIPATE POSSIBLE SOURCES OR SEDIMENT/DEBRIS TRANSPORT AND SHALL MAKE PREEMPTIVE EFFORTS TO ELIMINATE THREATS BEFORE ISSUES OCCUR. THIS INCLUDES ANTICIPATION OF, AND INSPECTION/REINFORCEMENT OF CONTROLS, PRIOR TO SIGNIFICANT FORECAST STORM EVENTS.

2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE INSPECTED ONCE PER WEEK DURING ACTIVE CONSTRUCTION WITHOUT FAIL. ALL DEFICIENCIES OR DAMAGED CONTROLS SHALL BE REPORTED AND CORRECTED WITHIN 24 HOURS.

3. PERIMETER CONTROLS SHOULD BE REPLACED/REFRESHED WHEN ANY SEDIMENT ACCUMULATION EXCEEDS HALF OF THE CONTROL'S HEIGHT.

4. PUBLIC WAYS SHALL BE KEPT FREE OF SEDIMENT AND DEBRIS. ANY SEDIMENT AND/OR DEBRIS TRACKED TO THE TRAVELED WAY SHOULD BE CLEANED AT THE END OF WORK EACH DAY.

5. ANY BARRIER CONTROLS NECESSARY AROUND STOCKPILES SHOULD BE MAINTAINED IN THE SAME MANNER AS PERIMETER CONTROLS.

6. DUST CONTROL SHALL BE BY MECHANICAL MEANS AND SHALL CONSIST OF WATER APPLICATION ONLY. THE USE OF ANY TREATMENT CHEMICALS OR FLOCCULANTS IS STRICTLY PROHIBITED.

7. ALL SEDIMENT/DEBRIS SHOULD BE DISPOSED OF OFF-SITE IN ACCORD WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.

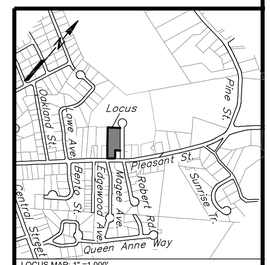
8. INLET PROTECTION SHALL BE EMPLOYED AT ANY STORMWATER CONVEYANCE IN THE VICINITY OF THE PROPOSED WORK THAT MAY BE AT RISK OF SEDIMENT TRANSPORT. ALL SUCH MEASURES SHALL BE MONITORED AND MAINTAINED APPROPRIATELY.

9. ANY SEDIMENT INADVERTENTLY ACCUMULATED BEYOND THE PERIMETER SEDIMENT CONTROLS SHALL BE REMOVED BY APPROPRIATE MEANS IMMEDIATELY.

10. SILT SACS IN CATCH BASINS SHALL BE EMPTIED WHEN HALF FULL OF SEDIMENT OR NOT FUNCTIONING EFFECTIVELY. SILT SACS SHALL BE REPLACED AS NEEDED.

COMMONWEALTH OF MASSACHUSETTS
ERIC D DIAS
CIVIL
No. 48158
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC



LOCUS MAP: 1" =1,000'

1	REVIEW COMMENTS	8/7/25
REV	DESCRIPTION	DATE

STRONGPOINT
ENGINEERING SOLUTIONS, LLC
PO BOX 21
WEST BRIDGEWATER, MA 02379
(508) 682-0229

PROJECT NUMBER:	2412-002
DATE OF ISSUE:	APRIL 9, 2025
SCALE:	1"=30'
DESIGNED BY: SH	CHECKED BY: ED

PREPARED ON BEHALF OF:

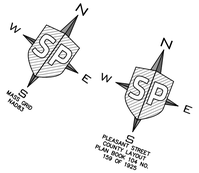
CORVO COMPANIES
4 PORTER STREET
STOUGHTON, MA 02072

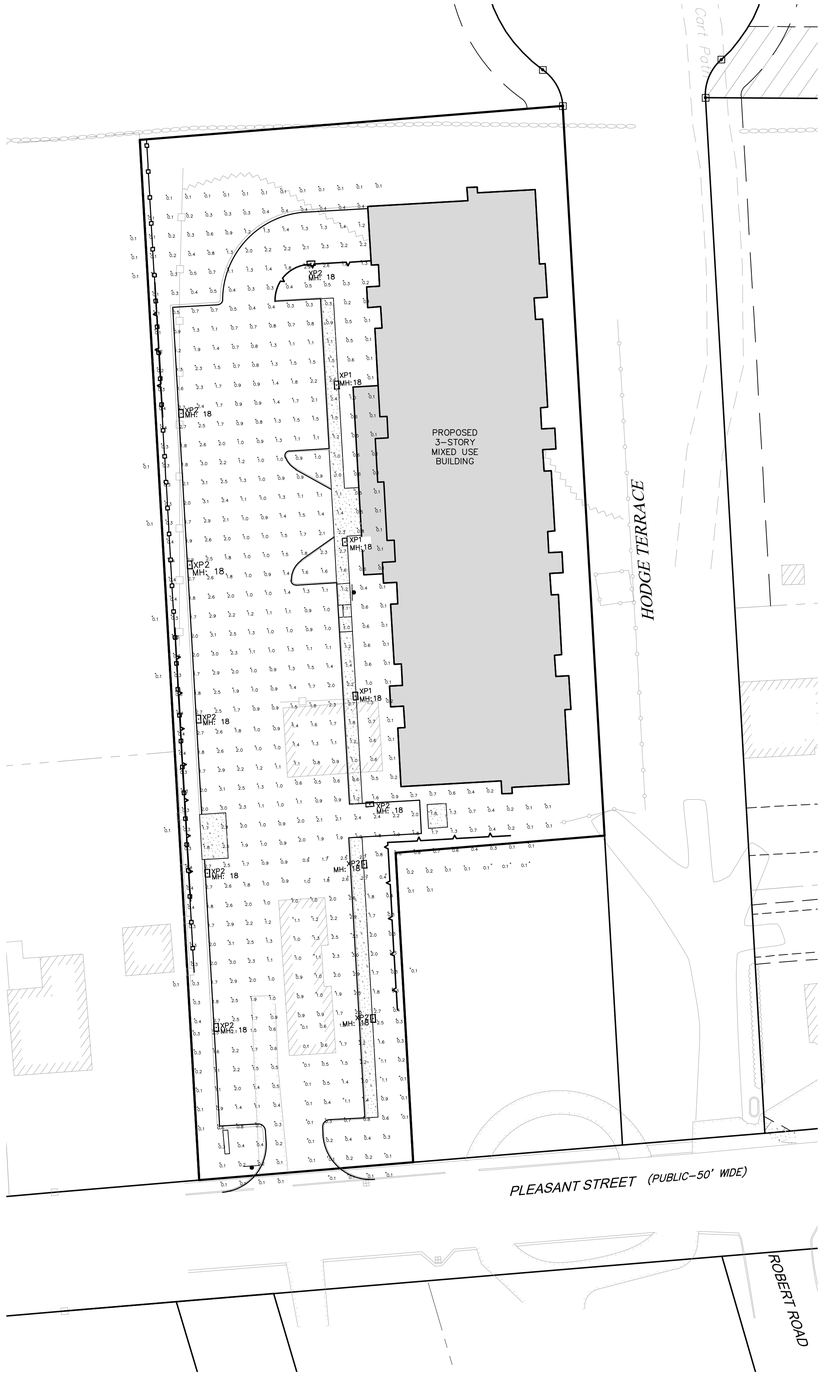
MIXED-USE BUILDING

576 PLEASANT STREET
STOUGHTON, MASSACHUSETTS
PARCEL ID: 68-188

EROSION CONTROL PLAN

C-4





Luminaire Schedule						
Qty	Label	Arr. Watts	Arrangement	Mounting Height	LLF	Description
3	XP1	35	SINGLE	18	0.900	VP-1-160L-35-3K7-4F-HSS-90-B
9	XP2	35	SINGLE	18	0.900	VP-1-160L-35-3K7-2-HSS-90-B

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.47	3.1	0.0	N.A.	N.A.

LIGHTING NOTES:

1. PLAN IS FOR CONCEPTUAL USE ONLY AND IS NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATON GENERATED FROM DATA SUPPLIED BY LAMP MFG. AND TESTING LABS.
2. ALL LIGHTING IS DARK SKY COMPLIANT

30 0 15 30 60 120

GRAPHICAL SCALE: 1" = 30'

COMMONWEALTH OF MASSACHUSETTS
ERIC D DIAS
CIVIL
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PROFESSIONAL ENGINEER FOR
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PROPOSED LIGHTING PLAN

C-5

PLANTING NOTES:

1. PLANT SOIL SHALL BE ⅓ SPHAGNUM PEAT MOSS AND ⅔ FERTILE FIELD LOAM BY VOLUME.
2. MULCH SHALL BE HORTICULTURAL QUALITY PINE BARK.
3. TREE PLANTINGS SHALL BE COMMON VARIETIES CAPABLE OF REACHING A HEIGHT OF 30' AT MATURITY.
4. SHRUB PLANTINGS SHALL BE COMMON VARIETIES CAPABLE OF REACHING A HEIGHT OF 6' AT MATURITY.
5. UPPER STORY PLANTINGS: 2 1/2" CALIPER.
6. LOWER STORY PLANTINGS: SHRUBS 30"–46".
7. PLANTS SHALL CONFORM TO MOST RECENT STANDARDS OF THE AMERICAN NURSERYMEN ASSOCIATION.
8. PROVIDE 6" TOPSOIL, FINE GRADE, AND SEED ALL AREAS NOT OTHERWISE NOTED.
9. ALL PLANTINGS AT DRIVEWAY ENTRANCES WILL BE MAINTAINED TO A HEIGHT OF 3' OR LESS AS TO NOT OBSCURE TRAFFIC VISIBILITY.
10. ALL PLANTING BED MASSINGS ARE REQUIRED TO HAVE PVC EDGING AND A MINIMUM OF 4" DEEP MULCH COVER OVER FIBERMAT WEEK BARRIER.

IRRIGATION NOTES:

1. IRRIGATION DESIGN BY OTHERS.
2. CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
3. CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WIT PROPER PLANTINGS I.E. VERIFY ROOT BALL SIZE FOR PLANTINGS.
4. RAINBIRD CONTROL VALVES, COUPLINGS, SPRINKLER HEADS SERIES 1812 AND 1804 SHALL BE USED, OR TORO SUPER 700 LAWN ROTOR WHERE REQUIRED, OR APPROVED EQUALS.
5. MAINLINE AND LATERAL LINE PIPE SHALL BE CLASS 200 PVC. IRRIGATION SLEEVE SHALL BE SCHEDULE 40 PVC.
6. INCLUDE BACKFLOW PREVENTER ASSEMBLY AND SPRINKLER CHECK VALVE DEVICES WHERE LOW HEAD DRAINAGE MAY OCCUR.

SHRUBS

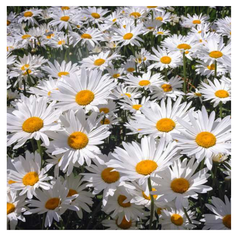
PERENNIALS

GROUNDCOVER /BULBS

PLANT SCHEDULE

SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
DECIDUOUS TREES					
AS	5	ACER SACCHARUM 'FALL FIESTA'	SUGAR MAPLE 'FALL FIESTA'	2.5–3" CAL.	FALL HAZARD
GT	6	GLEDITSIA TRICANTHOS 'INERMIS'	THORNLESS HONEYLOCUST	2.5–3" CAL.	
JC	18	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	6' HT	
SHRUBS					
CA	4	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	36" HT.	48" O.C.
CP	45	COMPTONIA PEREGRINA	SWEET FERN	1 GAL.	24" O.C.
FG	6	FOTHERGILLA GARDENII 'BLUE MIST'	DWARF FOTHERGILLA	3 GAL.	36" O.C.
HP	17	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	3 GAL.	36" O.C.
IM	15	ILEX X MESERVEAE 'BLUE PRINCE'	BLUE PRINCE HOLLY	4' HT.	48" O.C.
IV	7	ILEX VERTICILLATA 'BERRY POPPINS'	WINTERBERRY	3 GAL.	36" O.C.
SP	6	SYRINGA PUBESCENS SUBSP. PATULA 'MISS KIM'	MANCHURIAN LILAC	30" HT.	60" O.C.
PERENNIALS					
AD	16	ASTILBE 'DEUTSCHLAND'	WHITE ASTILBE	1 GAL.	24" O.C.
HMS	222	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	24" O.C.
LES	20	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	1 GAL.	24" O.C.
SS	5	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	1 GAL.	24" O.C.
PLUGS					
LI	204	LIRIOPE	LILYTURF	2" PLUG	8" O.C.
BULBS					
GN	53	GALANTHUS NIVALIS	SNOWDROP	BULB	9" O.C.
NS	300	NARCISSUS 'KING ALFRED'	KING ALFRED DAFFODIL	BULB	9" O.C.
OTHER					
BM			BLACK BARK MULCH	2 CF BAGS AS NEEDED	


LILYTURF


SHASTA DAISY


WHITE ASTILBE


WINTERBERRY


KING ALFRED DAFFODIL


DWARF FOTHERGILLA

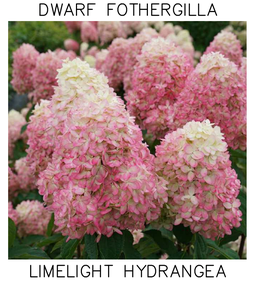

SNOWDROP

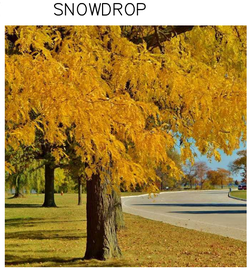

LITTLE BLUE STEM


STELLA DE ORO DAYLILY


MANCHURIAN LILAC


BLUE POINT JUNIPER

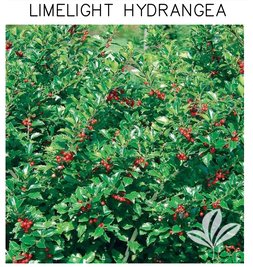

LIMELIGHT HYDRANGEA


THORNLESS HONEYLOCUST


SUMMERSWEET


SWEET FERN


SUGAR MAPLE 'FALL FIESTA'


BLUE PRINCE HOLLY

COMMONWEALTH OF MASSACHUSETTS
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PROFESSIONAL ENGINEER FOR
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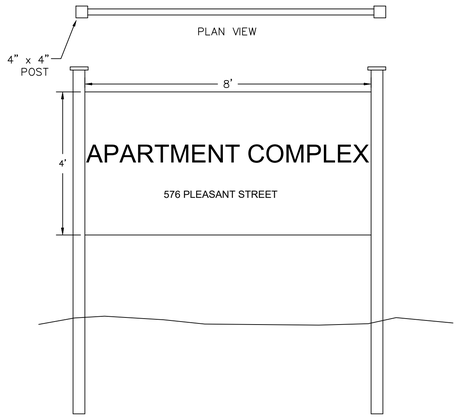
PARCEL ID: 68-188

PROPOSED LANDSCAPING PLAN

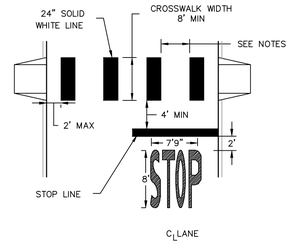
C-6



NOTES:
1. SIGN TO LOCATED A MINIMUM OF 10' FROM LOT LINE
2. SIGN FACE TO BE NO GREATER THAN 40 SQUARE FEET
3. IF SIGN IS LIGHTED, IT SHALL BE BY AN INDIRECT WHITE LIGHTING.
4. SIGN SHALL MEET ALL REQUIREMENTS OF THE ZONING BY-LAW

MARQUEE SIGN

NOT TO SCALE



NOTES:

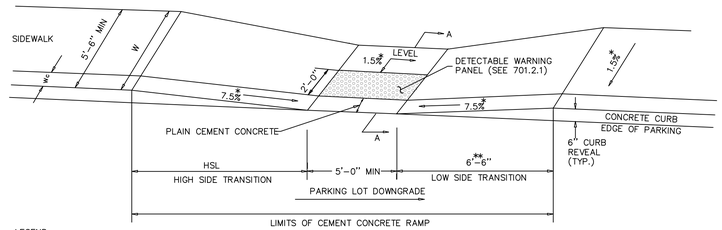
1. CROSSWALKS SHALL ALIGN WITH CURB RAMPS AND BE AT LEAST AS WIDE AS THE LEVEL LANDING AREA OF THE CURB RAMP.
2. ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THESE STANDARDS AND THE MUTCD
3. LINES SHALL BE PARALLEL TO TRAFFIC FLOW.
4. GAPS BETWEEN LONGITUDINAL LINES SHALL BE BETWEEN 2-5 FEET. GAP SPACING MAY VARY IN ORDER TO ALIGN LINES SUCH THAT THEY ARE OUTSIDE THE WHEEL PATHS OF THRU TRAFFIC. THE FIRST AND LAST LINES SHALL BE 2' MAXIMUM FROM EDGE OF THE SHOULDER OR EDGE OF GUTTER PAN.
5. STOP LINE SHALL BE 12 TO 24 INCHES WIDE.
6. STOP LINE LENGTH SHALL BE THE WIDTH OF THE TRAVEL LANE. CENTER STOP TEXT ON STOP LINE.

CONTINENTAL STYLE CROSSWALK WITH STOP LINE

NOT TO SCALE

TYPICAL HANDICAP SIGN DETAIL

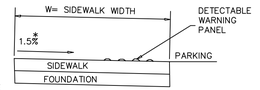
NOT TO SCALE



LEGEND
HSL = HIGH SIDE TRANSITION LENGTH

W = SIDEWALK WIDTH
W_C = CURB WIDTH
CC = CEMENT CONCRETE
* = TOLERANCE FOR CONSTRUCTION=0.5%±
** = TRANSITION LENGTH SHOWN IS MINIMUM

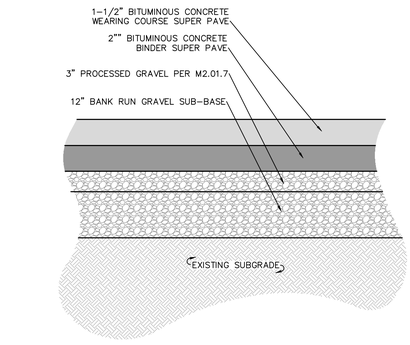
NOTES:
1. LEVEL LANDING AND RAMP MUST BE CLEAR OF ANY VERTICAL OBSTRUCTIONS.
2. DETECTABLE WARNING PANEL MUST BE 2'-0" AT ALL POINTS IN PEDESTRIAN PATH OF TRAVEL.
3. PEDESTRIAN PATH OF TRAVEL SHALL BE NO LESS THAN 4'-0" WIDE AND FREE OF VERTICAL OBSTRUCTIONS (FOR ALL CONSTRAINED CONDITIONS).
4. ALL SLOPE VALUES LISTED HERE ARE MAXIMUM VALUES WITH CONSTRUCTION TOLERANCE OF ±0.5%.
5. USABLE SIDEWALK WIDTH = W_C-W



SECTION A-A

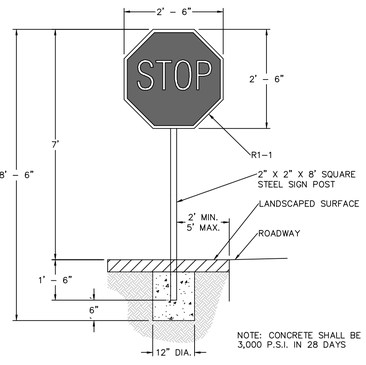
ACCESSIBLE RAMP

NOT TO SCALE



TYPICAL STANDARD PAVEMENT SECTION

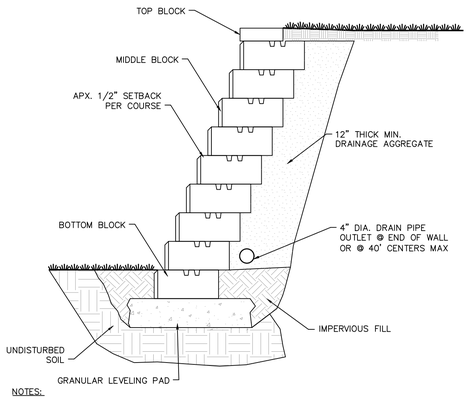
NOT TO SCALE



NOTE: CONCRETE SHALL BE 3,000 P.S.I. IN 28 DAYS

STOP SIGN

NOT TO SCALE

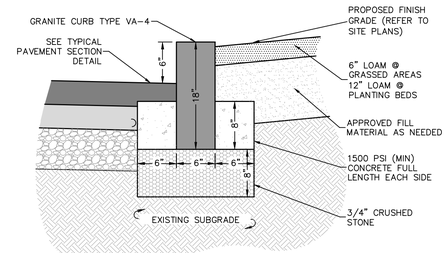


NOTES:

1. WALL TO BE BIG BLOCK INC OR APPROVED EQUAL
2. REFER TO MANUFACTURERS DESIGN AND INSTALLATION REQUIREMENTS.
3. FINAL DESIGN OF ALL RETAINING WALL STRUCTURAL COMPONENTS TO BE PROVIDED PER PRODUCT MANUFACTURER.

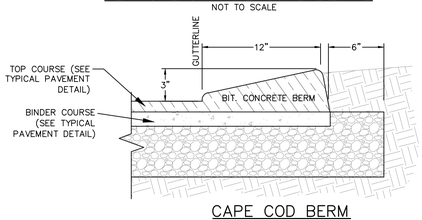
UNREINFORCED RETAINING WALL

NOT TO SCALE



VERTICAL GRANITE CURB DETAIL

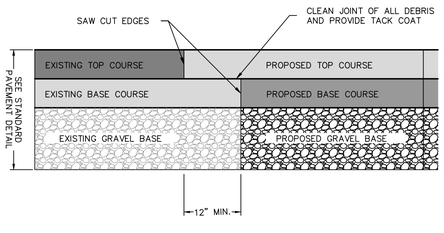
NOT TO SCALE



CAPE COD BERM

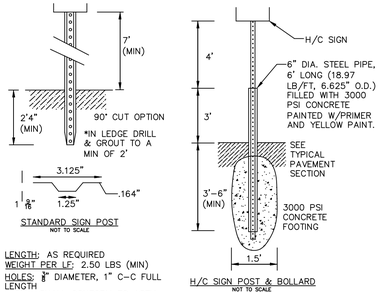
NOT TO SCALE

NOTE:
TACK COAT - PROVIDE EMULSIFIED ASPHALT WHICH CONFORMS TO THE REQUIREMENTS OF THE STATE SPECIFICATIONS, DILUTED WITH ONE PART WATER TO ONE PART ASPHALT FOLLOWING AASHTO M140/ASTM D997, OR AASHTO M208/ASTM D2397, SS-1H, CSS-1, OR CSS-1H.



PAVEMENT SAW CUT DETAIL

NOT TO SCALE



STANDARD SIGN POST
NOT TO SCALE

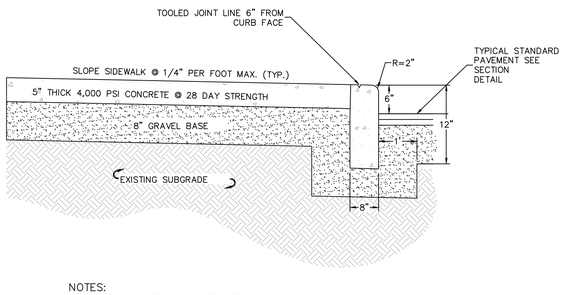
LENGTH: AS REQUIRED
WEIGHT PER LF: 2.50 LBS (MIN)
HOLES: 3/4" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 OR ASTM A-576
FINISH: SHALL BE PAINTED WITH 2 COATS OF AN APPROVED MEDIUM GREEN, BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY.

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

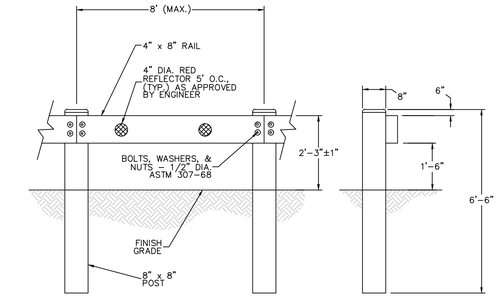
NOT TO SCALE



NOTES:
1. SIDEWALK TO HAVE TOLLED JOINTS IN A 5' X 5' (TYP.) GRID WITH EXPANSION JOINTS 15' ON CENTER AND PREMOLDED FILLER.
2. TOOLED JOINT 6" FROM FACE OF CURB
3. SEE PLAN FOR ELEVATIONS AT CURB

MONOLITHIC CONCRETE SIDEWALK DETAIL

NOT TO SCALE



SINGLE RAIL-FACE SIDE

FLUSH MOUNT-END VIEW

NOTE:

1. ALL WOOD TO BE PRESSURE TREATED.
2. ALL CARRIAGE BOLTS AND METAL HARDWARE TO BE GALVANIZED.

WOODEN GUARDRAIL DETAIL

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
ERIC D DIAS
CIVIL
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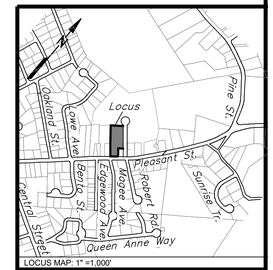
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC



LOCUS MAP: 1" =1,000'

REV	DESCRIPTION	DATE
1	REVIEW COMMENTS	8/7/25

STRONGPOINT ENGINEERING SOLUTIONS, LLC
PO BOX 211
WEST BRIDGEWATER, MA 02379
(508) 682-0229

PROJECT NUMBER:	2412-002
DATE OF ISSUE:	APRIL 9, 2025
SCALE:	1"=30'
DESIGNED BY: SH	CHECKED BY: ED

PREPARED ON BEHALF OF:

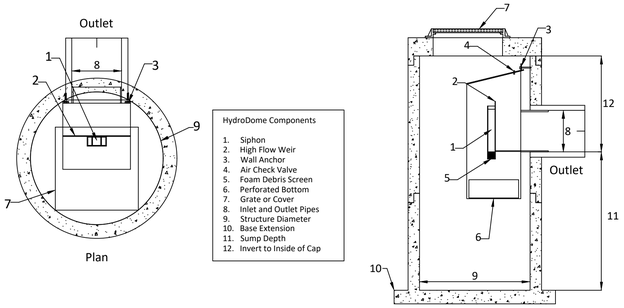
CORVO COMPANIES
4 PORTER STREET
STOUGHTON, MA 02072

MIXED-USE BUILDING

576 PLEASANT STREET
STOUGHTON, MASSACHUSETTS
PARCEL ID: 68-188

PROPOSED DETAILS

D-1



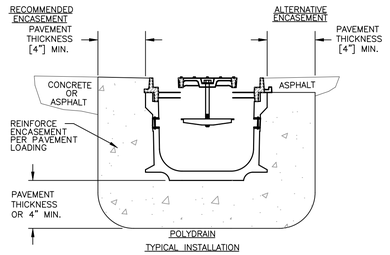
HydroDome Components

1. Siphon
2. High Flow Weir
3. Wall Anchor
4. Air Check Valve
5. Foam Debris Screen
6. Perforated Bottom
7. Grate or Cover
8. Inlet and Outlet Pipes
9. Structure Diameter
10. Base Extension
11. Sump Depth
12. Invert to Inside of Cap

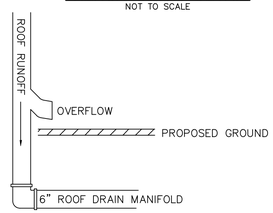
Hydroworks

HydroDome Dimension / Capacity						
Model	9. Diameter ft (m)	11. Sump Depth ft (m)	8. Max. Pipe in (mm)	Total Volume gal (L)	Oil Spill Volume gal (L)	Sediment Volume (ft3)
HD 4	4 (1.2)	4.5 (1.5)	21 (525)	420(1600)	70 (265)	30 (0.9)

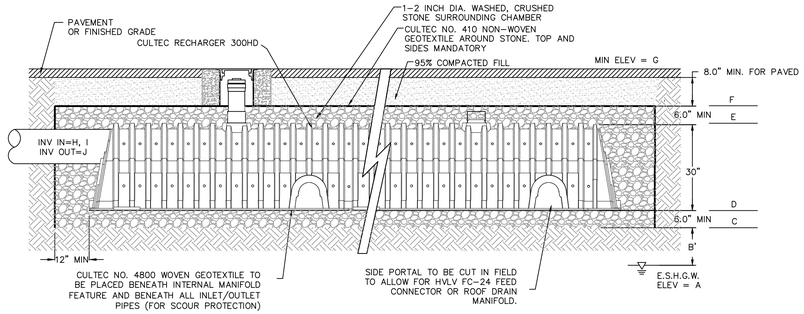
HYDROWORKS HYDRO–DOME
NOT TO SCALE



TRENCH DRAIN DETAIL
NOT TO SCALE

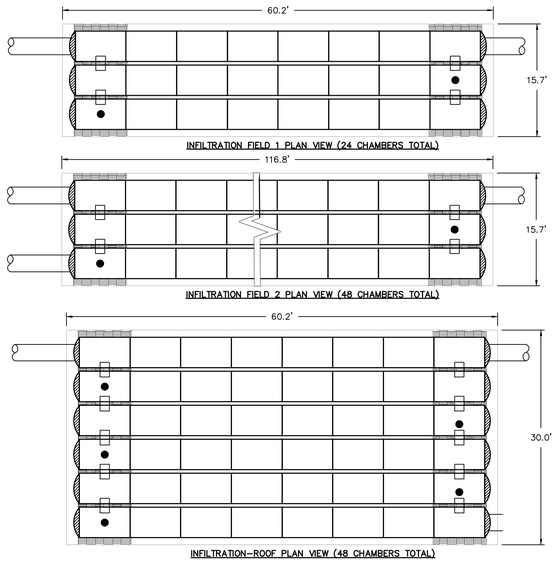


ROOFTOP DRAINAGE CONNECTION DETAIL
NOT TO SCALE



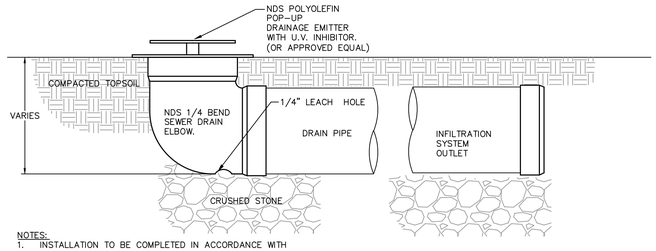
FIELD	A	B	C	D	E	F	G	H	I	J
INFIL–1	272.1 (TP–4)	3'	275.1	275.6	278.1	278.6	289.6	275.6 (8")	276.0 (12")	N/A
INFIL–2	274.2 (TP–1)	3.8'	277.0	277.5	280.0	280.5	281.5	278.0 (8")	278.8 (12")	279.50
INFIL–3	273.0 (TP–3)	8.5'	281.5	282.0	284.5	285.0	286.0	283.7	283.7	N/A

SUBSURFACE INFILTRATION PROFILE
NOT TO SCALE



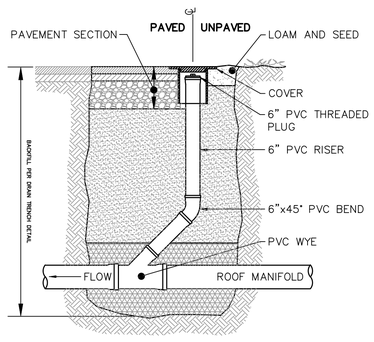
CULTEC RECHARGER® 300HD LEGEND

- CULTEC RECHARGER 300HD CHAMBER
- CULTEC RECHARGER 300HD END CAP
- CULTEC HVLV FC-24 FEED CONNECTORS
- CULTEC WOVEN GEOTEXTILE
- STONE BORDER



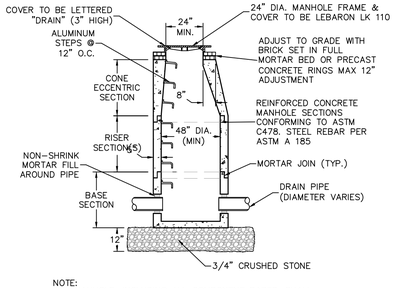
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

NDS DRAIN EMITTER DETAIL
NOT TO SCALE



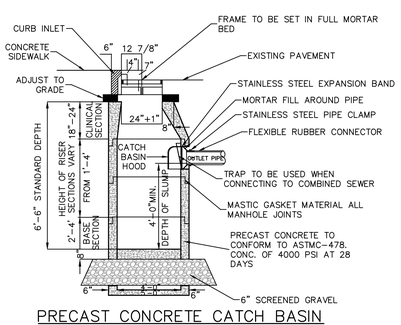
NOTES:
1. CLEANOUT COVER SHALL BE PVC IF LOCATED IN LAWN OR LANDSCAPED AREA.
2. COVER SHALL BE CAST IRON IS LOCATED IN SIDEWALK, PARKING LOT OR DRIVEWAY. CAST IRON COVER SHALL BE RATED BY THE MANUFACTURER TO WITHSTAND H–20 LOADING CONDITIONS.

ROOF MANIFOLD CLEANOUT
NOT TO SCALE

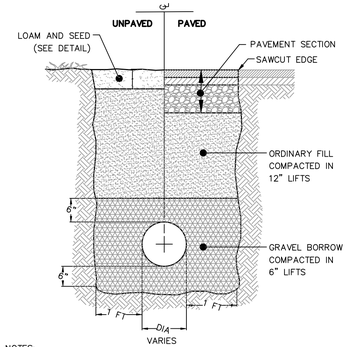


NOTE:
THE MANHOLE, INCLUDING ALL COMPONENT PARTS, SHALL HAVE ADEQUATE SPACE AND STRENGTH QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENT AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND (H–20 LOADING) WITHOUT FAILURE.

PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE

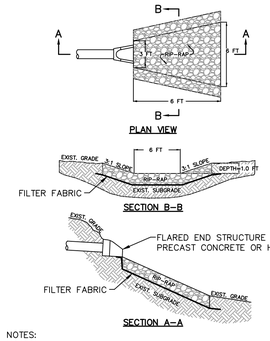


PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



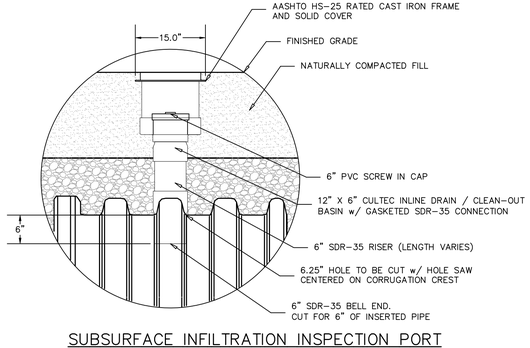
NOTES:
1. GRAVEL BORROW SHALL BE 3–INCH MINUS, FREELY DRAINING, WELL–GRADED GRAVEL OR AS OTHERWISE DEFINED IN THE TECHNICAL SPECIFICATIONS.
2. ORDINARY FILL SHALL 6–INCH MINUS GRAVEL OR AS OTHERWISE DEFINED IN THE TECHNICAL SPECIFICATIONS.
3. ALL BACKFILL MATERIALS SHALL BE FREE OF STICKS, ROOTS, CLAY, AND SILT.

DRAIN TRENCH
NOT TO SCALE



NOTES:
1. STONE SIZE: D_{50}=12", 50 LB.
2. STONE SIZE SHALL BE EVENLY GRADED BETWEEN 3" AND 18".
3. FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.

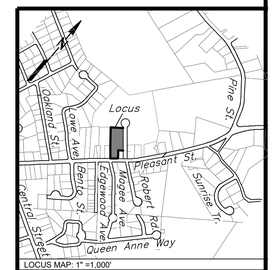
RIP RAP OUTLET PROTECTION
NOT TO SCALE



SUBSURFACE INFILTRATION INSPECTION PORT
NOT TO SCALE

ERIC D DAS CIVIL No. 48158 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL ENGINEER FOR STRONG POINT ENGINEERING SOLUTIONS, LLC



LOCUS MAP: 1" =1,000'

REV	DESCRIPTION	DATE
1	REVIEW COMMENTS	8/7/25

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WEST BRIDGEWATER, MA 02379
(508) 682-0229

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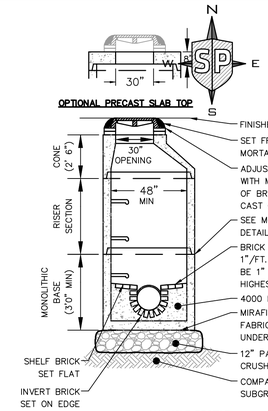
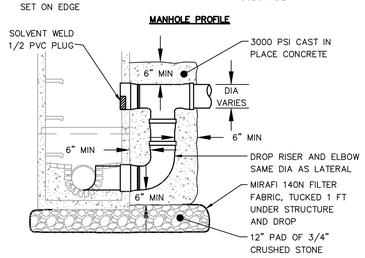
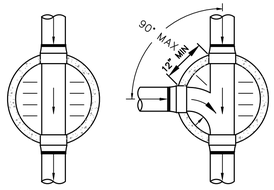
576 PLEASANT STREET
STOUGHTON, MASSACHUSETTS
PARCEL ID: 68-188

PROPOSED DETAILS

D-2

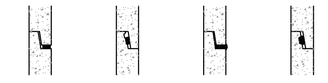




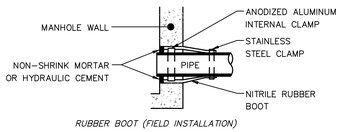


ARROWS INDICATE FLOW DIRECTION

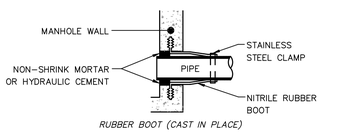
INVERT CONFIGURATION



MANHOLE JOINT DETAIL



RUBBER BOOT (FIELD INSTALLATION)



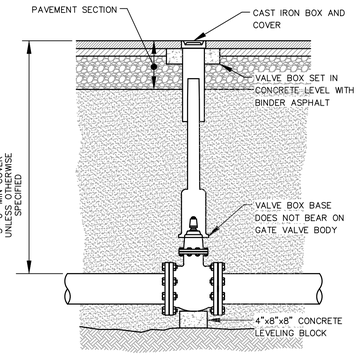
RUBBER BOOT (CAST IN PLACE)

PIPE-TO-MANHOLE JOINT DETAIL

NOTES:
1. MANHOLES AND CASTINGS SHALL BE DESIGNED TO WITHSTAND H-20 LOADING CONDITIONS.
2. PRECAST H-20 SLAB TOP MAY BE USED IN PLACE OF CONE SECTION IF WARRANTED BY FIELD CONDITIONS.
3. FRAME AND COVER SHALL BE LEBARON LK-110 OR APPROVED EQUAL AND SHALL HAVE THE WORD "SEWER" CAST IN 3" HIGH LETTERS.
4. MINIMUM DISTANCE FROM OUTSIDE WALL OF PIPE TO NEAREST MANHOLE JOINT IS 6",
5. MINIMUM DISTANCE FROM OUTSIDE WALL OF PIPE TO TOP OF MANHOLE BASE SLAB IS 6".

PRECAST CONRETE SEWER MANHOLE

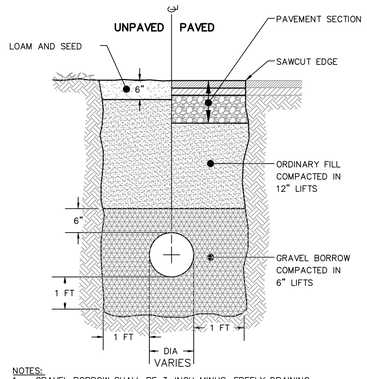
NOT TO SCALE



NOTES:
1. VALVE BOX COVER SHALL HAVE THE WORD "WATER" CAST IN 1" LETTERS.
2. VALVE BOX AND COVER SHALL BE RATED BY THE MANUFACTURER FOR H-20 LOADING CONDITIONS.
3. VALVE MANUFACTURER, MODEL AND OPENING DIRECTION AS PER MUNICIPAL REQUIREMENTS.

GATE VALVE

NOT TO SCALE



NOTES:
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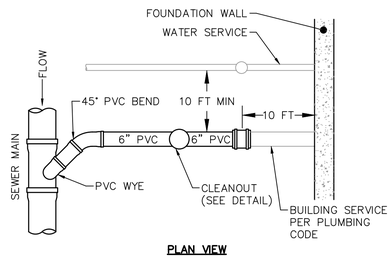
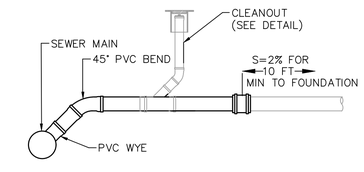
2. ORDINARY FILL SHALL 6-INCH MINUS GRAVEL OR AS OTHERWISE DEFINED IN THE TECHNICAL SPECIFICATIONS.
3. ALL BACKFILL MATERIALS SHALL BE FREE OF STICKS, ROOTS, CLAY, AND SILT.

SEWER SERVICE

NOT TO SCALE



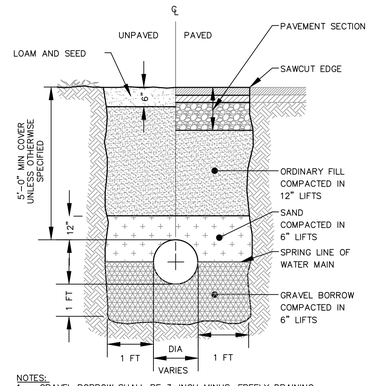
PLAN VIEW



PROFILE

SEWER SERVICE

NOT TO SCALE



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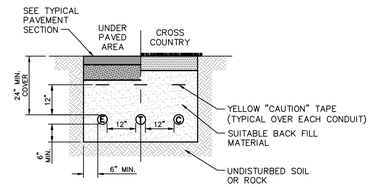
WATER TRENCH

NOT TO SCALE



Ⓔ ELECTRIC CONDUIT
Ⓣ TELCO CONDUIT
Ⓒ CABLE CONDUIT

NOTES:

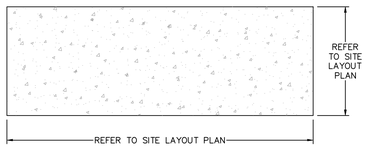
1. SCHEDULE 80 PVC CONDUIT REQUIRED UNDER ROAD AND DRIVEWAY SURFACES.

2. ALL UTILITY INSTALLATION REQUIREMENTS, SEPARATIONS, AND CONDUIT SIZES TO BE VERIFIED WITH EACH UTILITY COMPANY PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITY CONDUIT.

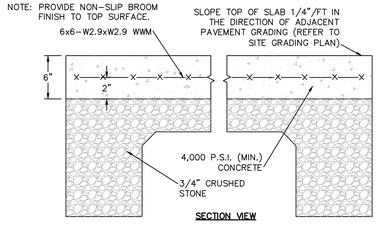
3. SEE SITE ELECTRICAL PLAN FOR SPECIFIC DETAILS

BURIED CONDUIT DETAIL

NOT TO SCALE



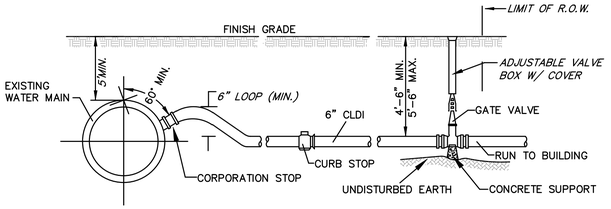
PLAN VIEW



SECTION VIEW

TRANSFORMER PAD DETAIL

NOT TO SCALE

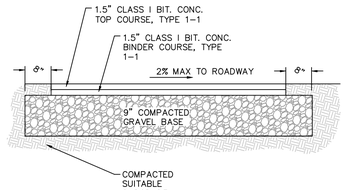


NOTE: SADDLES ARE REQUIRED FOR TAPS LARGER THAN 1 INCH.

NOTES:
1. WATER SERVICE SHALL MINIMUM OF 4.5 FEET OF COVER, BEDDED ON 6 INCHES OF SAND AND BACKFILLED WITH 12 INCHES OF SAND.
2. CONTRACTOR TO PROVIDE AND ATTACH 12 GAGE TRACER WIRE TO THE WATER SERVICE PIPE AND TERMINATE THE WIRE AT THE BALL VALVE BEFORE THE METER AND UP INTO THE TOP OF THE CURB BOX. DO NOT GROUND ELECTRIC PANEL TO THE PLASTIC WATER PIPE
3. CONTRACTOR TO PROVIDE LOCATOR TAPE ON TOP OF THE SAND FOR THE FULL LENGTH OF THE TRENCH.
4. PLUMBER SHALL PROVIDE 3/4-TURN BALL VALVES BEFORE AND AFTER THE WATER METER.
5. WATER SHUT-OFF SHALL BE ERIE-STYLE WITH STAINLESS STEEL CENTERING ROD.
6. CONTRACTOR SHALL NOTIFY THE DPW WATER DEPARTMENT FOR INSPECTION PRIOR TO BACKFILL

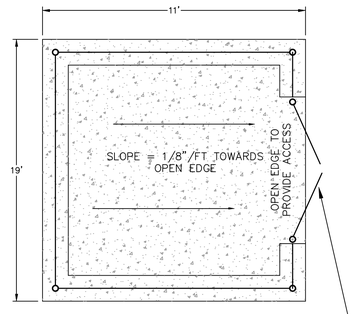
WATER SERVICE CONNECTION

NOT TO SCALE



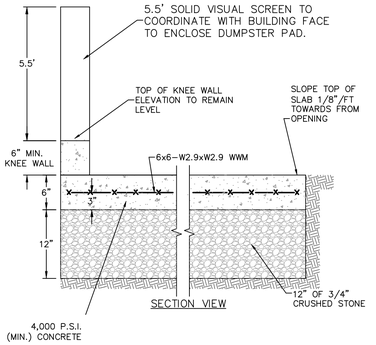
BITUMINOUS CONCRETE SIDEWALK

NOT TO SCALE



NOTE: PROVIDE NON-SLIP BROOM FINISH TO TOP SURFACE.

(2) 8' GATES TO PROVIDE ACCESS TO DUMPSTER PAD.



SECTION VIEW

CONCRETE DUMPSTER PAD DETAIL

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
ERIC D DIAS
CIVIL
No. 48158
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC

LOCUS MAP: 1" =1,000'

REV	DESCRIPTION	DATE
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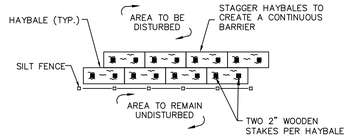
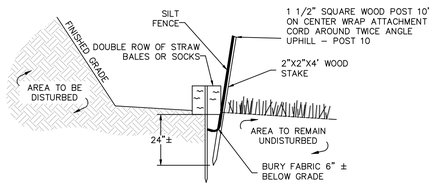
PARCEL ID: 68-188

PROPOSED DETAILS

D-3



PLAN VIEW



SECTION

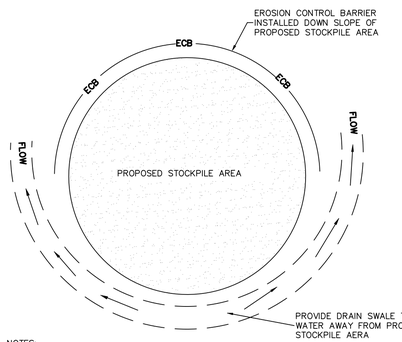
NOTES:

1. DEPTH TO BE 2' UNLESS POST IS TO BE SET IN PEAT THEN 3' OR DEPTH POSSIBLE BY PUSHING BY HAND SHALL BE REQUIRED.

2. EROSION CONTROL BARRIER SHALL COMPLY WITH ALL APPLICABLE TOWN OF STOUGHTON REQUIREMENTS.

STANDARD PERIMETER EROSION CONTROL DETAIL

NOT TO SCALE



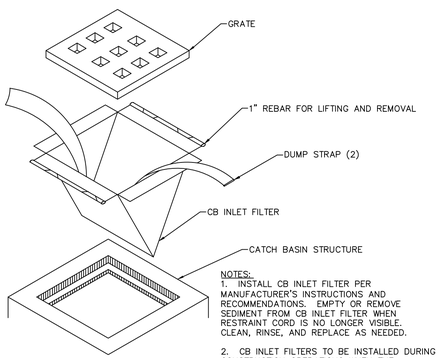
NOTES:

1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH HAY AND MULCH (AT 100LBS/1,000 SF), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDED WITH WINTER RYE (FOR FALL SEEDING AT 1LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

STOCKPILE PROTECTION DETAIL

NOT TO SCALE



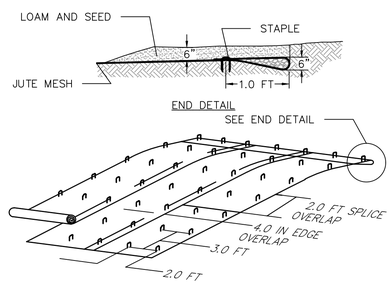
NOTES:

1. INSTALL CB INLET FILTER PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. EMPTY OR REMOVE SEDIMENT FROM CB INLET FILTER WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE, AND REPLACE AS NEEDED.

2. CB INLET FILTERS TO BE INSTALLED DURING CONSTRUCTION OPERATIONS WHEN THE POTENTIAL FOR SEDIMENT TO ENTER EXISTING & PROPOSED BASINS EXISTS.

CB INLET FILTER DETAIL

NOT TO SCALE



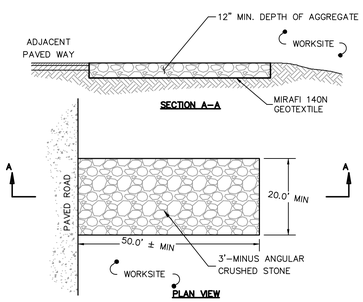
END DETAIL

NOTES:

1. INSTALL JUTE MESH FROM UPHILL TOWARDS DOWNHILL AND PARALLEL TO THE DIRECTION OF SURFACE WATER FLOW.
2. GROUND SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS PRIOR TO INSTALLATION OF MESH.
3. MESH SHALL BE SPREAD LOOSLY OVER THE GROUND SURFACE AND SHALL NOT BE STRETCHED UNDER ANY CIRCUMSTANCE.
4. JUTE SPECIFICATION:
   A. MESH SHALL HAVE A MAXIMUM OPENING OF 1"
   B. MESH SHALL BE LENO–WOVEN AND 100% BIODEGRADABLE NATURAL FIBER.
   C. UNIT YARN WEIGHT SHALL BE AT LEAST 0.9 LB/SQUARE YARD.
5. STAPLES SHALL BE #14 GUAGE OR HEAVIER, U–SHAPED WITH A MINIMUM DEPTH OF 12".

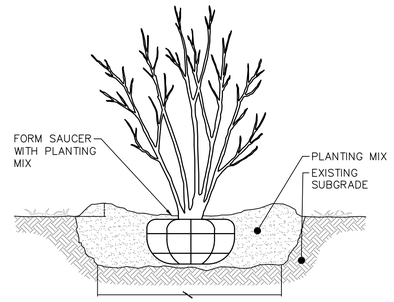
JUTE MESH INSTALLATION

NOT TO SCALE



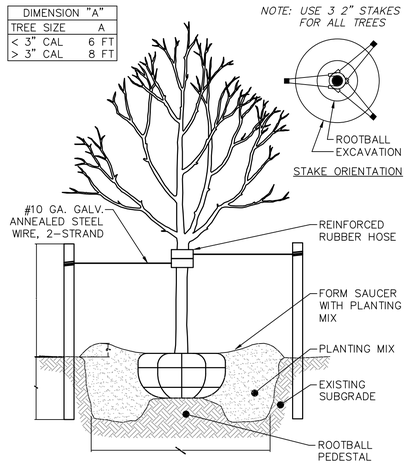
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL



SHRUB PLANTING

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



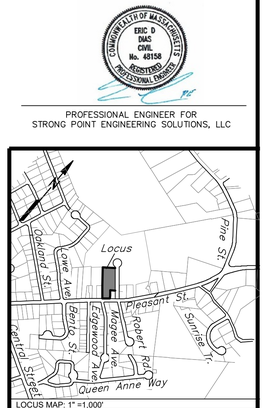
TREE PLANTING

TREE AND SHRUB PLANTING NOTES:

1. ROOTBALL PREPARATION:
   A. IF BURLAP COVERING, UNTIE AND CUT AWAY TOP THIRD OF COVERING.
   B. IF SYNTHETC 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



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, LLC

LOCUS MAP: 1" =1,000'

REV	DESCRIPTION	DATE
1	REVIEW COMMENTS	8/7/25

STRONGPOINT ENGINEERING SOLUTIONS, LLC
PO BOX 21
WEST BRIDGEWATER, MA 02379
(508) 682-0229

PROJECT NUMBER:	2412–002
DATE OF ISSUE:	APRIL 9, 2025
SCALE:	1"=30'
DESIGNED BY: SH	CHECKED BY: ED

PREPARED ON BEHALF OF:

CORVO COMPANIES
4 PORTER STREET
STOUGHTON, MA 02072

MIXED-USE BUILDING

576 PLEASANT STREET
STOUGHTON, MASSACHUSETTS
PARCEL ID: 68-188

PROPOSED DETAILS

D-4