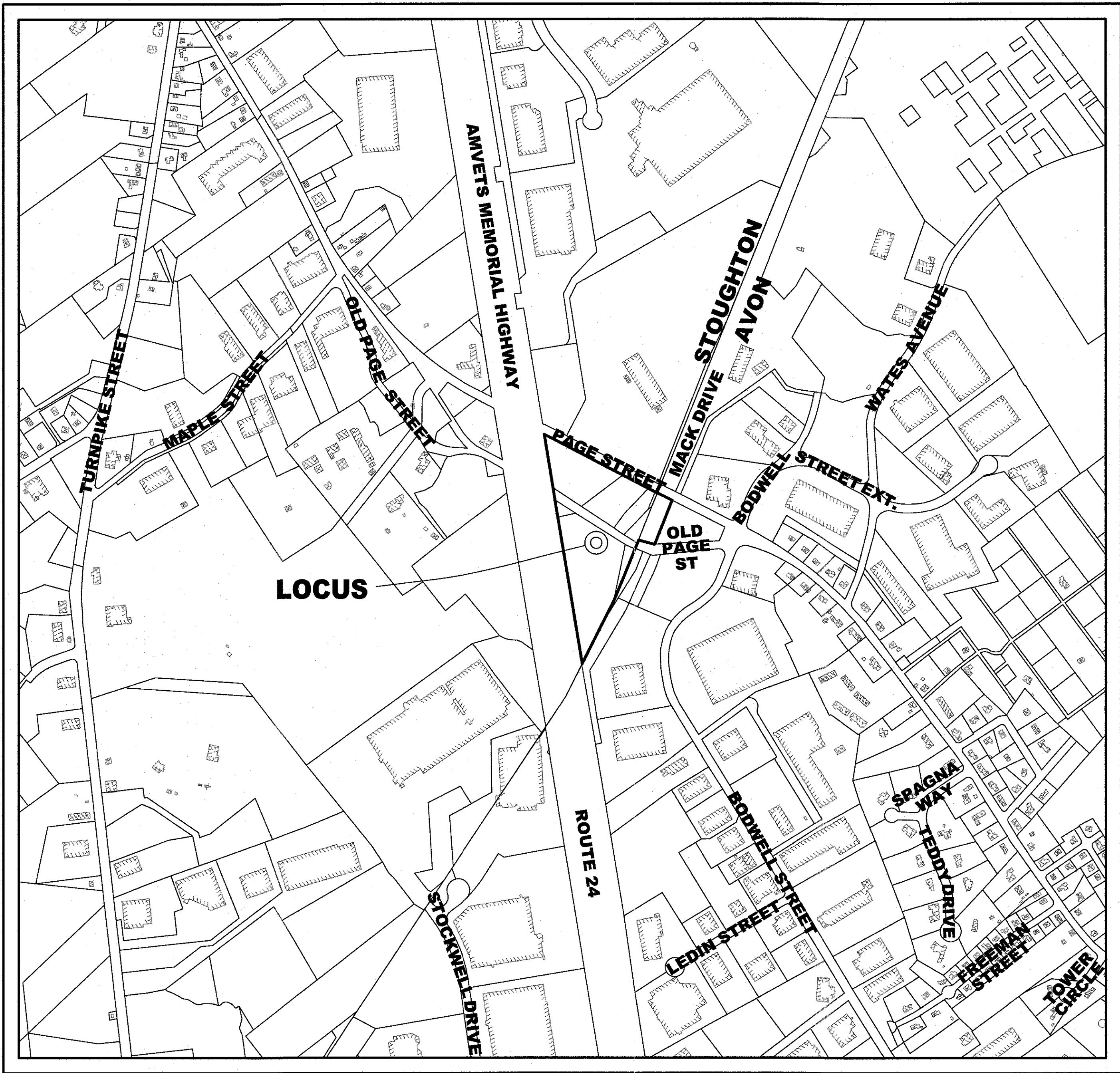


SITE PLAN
PAGE STREET "100 BLOCK"
STOUGHTON, MASSACHUSETTS



LOCUS PLAN
SCALE: 1"=500'

OWNER/APPLICANT
T.L. EDWARD INC.
100 WALES AVENUE
AVON, MA 02322

SITE NOTES:

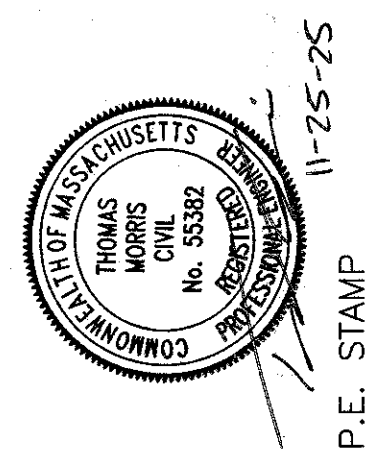
- THE SITE IS LISTED ON THE TOWN OF STOUGHTON ASSESSORS PROPERTY RECORD CARDS WITH THE FOLLOWING PARCEL ID'S:
MAP 103 BLOCKS 2, 3, 4, 5, 6, 7, 8 AND 9.
- PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY BILL SELF, PLS.
 - VERTICAL DATUM - NAVD88
- NORFOLK COUNTY REGISTRY OF DEEDS:
DEED REFERENCE: BOOK 8716 PAGE 632 (PARCEL 103-2)
BOOK 14338 PAGE 377 (PARCEL 103-3 & 103-5)
BOOK 14226 PAGE 303 (PARCEL 103-4)
BOOK 11776 PAGE 558 (PARCEL 103-6)
BOOK 15938 PAGE 208 (PARCEL 103-7)
BOOK 11469 PAGE 47 (PARCEL 103-8)
BOOK 41236 PAGE 239 (PARCEL 103-9)
BOOK 19312 PAGE 71 (AVON PARCEL B8-2-1)
PLAN REFERENCE: BOOK 721 PAGE 84
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 25021C0214F, MAP REVISED JULY 8, 2025.
- THE SITE IS NOT LOCATED IN A PRIORITY HABITAT AND ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST, 2021.
- THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
- THE SITE IS NOT LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
- THE SITE IS NOT IN A ZONE A TO A SURFACE WATER SUPPLY AREA.
- THE SITE IS LOCATED IN A PUBLIC WATER SUPPLY WATERSHED OUTSTANDING RESOURCE WATER AREA (ORW).
- WETLANDS DELINEATION BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC (ECR).
- DRAINAGE AND GAS EASEMENTS WERE TAKEN FROM A PLAN ENTITLED "PLAN OF LAND IN STOUGHTON, MA, ASSESSORS MAP: 103 PLOT: 9 PAGE ST - STOUGHTON, MA. PREPARED FOR T.L EDWARDS INC." DATED SEPTEMBER 23, 2021 BY CURLEY & HANSEN SURVEYORS.

CONSTRUCTION NOTES:

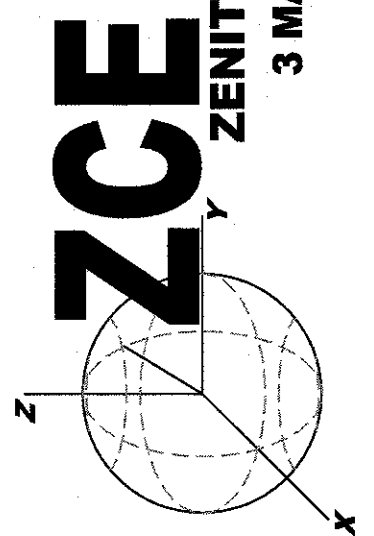
- A NPDES PERMIT MUST BE OBTAINED FOR THIS PROJECT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC OF ANY DISCREPANCIES.
- CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN.
- IT IS THE CONTRACTORS' RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) PRIOR TO THE COMMENCEMENT OF WORK AND ALL UNDERGROUND UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS.
- ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
- PROPOSED UTILITIES AND CONSTRUCTION METHODS UNDER AREAS SUBJECT TO TRAFFIC LOADING SHALL BE INSTALLED TO WITHSTAND H-20 LOADING TRAFFIC STANDARDS. CONTRACTOR SHALL VERIFY THAT ALL STRUCTURES COMPLY TO THIS STANDARD.
- WHERE ALL CONCRETE STRUCTURES INTERCEPT THE SEASONAL HIGH GROUNDWATER TABLE, THE CONTRACTOR SHALL SEAL THE ENTIRE STRUCTURE WITH WATERPROOF SEALER.
- IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
- ALL WORK SHALL CONFORM TO THE TOWN OF STOUGHTON RULES AND REGULATIONS AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND BRIDGES, MOST CURRENT VERSION OF PLAN SET.

ZONING SUMMARY TABLE (I) INDUSTRIAL		
CRITERIA	REQUIRED	PROVIDED
LOT AREA	80,000 S.F.	565,617 S.F.
FRONTAGE	150'	861'
FRONT BUILDING SETBACK	25'	-
SIDE BUILDING SETBACK	20'	-
REAR BUILDING SETBACK	40'	-
MAX. BUILDING AREA	50%	-
MIN. OPEN SPACE	25%	84.9%

SCHEDULE OF DRAWINGS		
SHEET ID	PLAN TITLE	LATEST REVISION DATE
C	COVER SHEET	11-25-25
X	EXISTING CONDITIONS PLAN	11-25-25
L	LAYOUT PLAN	11-25-25
G	GRADING AND DRAINAGE PLAN	11-25-25
E	EROSION CONTROL PLAN	11-25-25
D	SITE DETAILS	11-25-25



ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

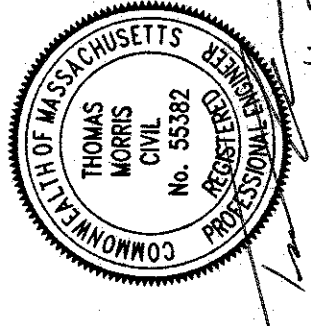
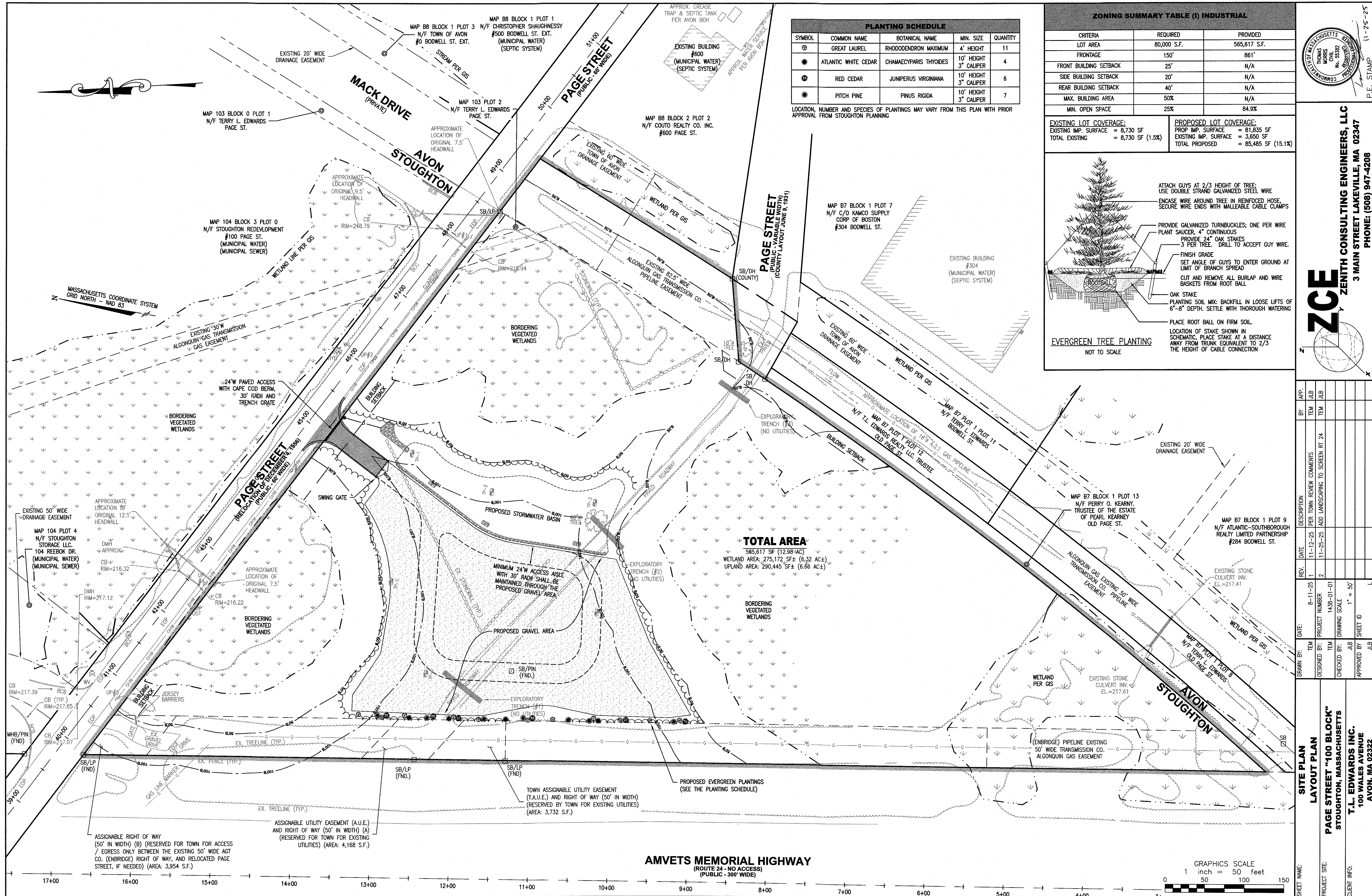


DATE	DESCRIPTION	BY	APP.
11-12-25	PER TOWN REVIEW COMMENTS	TEM	JLB
11-25-25	ADD LANDSCAPING TO SCREEN RT 24	TEM	
8-11-25	PROJECT NUMBER	1438-01-01	
	DRAWING SCALE	1"=500'	
	SHEET ID	C	

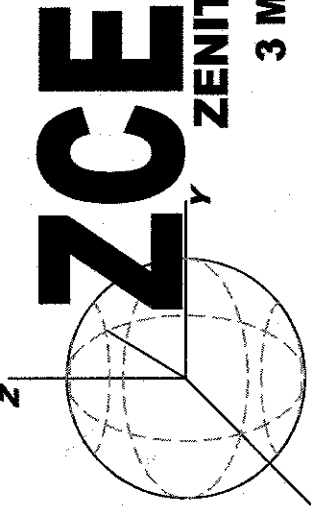
SHEET NAME:	SITE PLAN COVER SHEET
PROJECT SITE:	PAGE STREET "100 BLOCK" STOUGHTON, MASSACHUSETTS
CLIENT INFO:	T.L. EDWARDS INC. 100 WALES AVENUE AVON, MA 02322

AUGUST 11, 2025
REVISED NOVEMBER 25, 2025

SHEET NAME:	SITE PLAN						
PROJECT SITE:	EXISTING CONDITIONS PLAN PAGE STREET "100 BLOCK" STOUGHTON, MASSACHUSETTS						
CLIENT INFO:	T.L. EDWARDS INC. 100 WALES AVENUE AVON, MA 02322						
	DRAWN BY:	DATE:	REV.	DATE	DESCRIPTION	BY	APP.
	DESIGNED BY:	PROJECT NUMBER	1	11-12-25	PER TOWN REVIEW COMMENTS	TEM	JLB
	CHECKED BY:	1438-01-01	2	11-25-23	ADD LANDSCAPING TO SCREEN RT 24	TEM	JLB
		DRAWING SCALE					
		JLB					
	APPROVED BY	SHEET ID					
	JLB	X					



ZENTH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208



REV.	DATE	DESCRIPTION	BY	APP.
1	8-11-25	PROJECT NUMBER	TEM	JLB
2	11-25-25	ADD LANDSCAPING TO SCREEN RT 24	TEM	JLB
		PROJECT NUMBER	1438-01-01	
		DRAWING SCALE	1" = 50'	
		CHECKED BY:	JLB	
		APPROVED BY:	JLB	
		SHEET ID		

SITE PLAN
LAYOUT PLAN
PAGE STREET "100 BLOCK"
STOUGHTON, MASSACHUSETTS
T.L. EDWARDS INC.
100 WALES AVENUE
AVON, MA 02322

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION AND PREVENT SEDIMENTATION BEYOND THE LIMIT OF WORK OR OFFSITE PROPERTIES. IT IS INTENDED THAT THE IMPLEMENTATION OF THE FOLLOWING MEASURES WILL MEET THIS GOAL. WHEN IT IS CLEAR TO THE DESIGNER THAT EROSION AND SEDIMENTATION HAVE BEEN ADEQUATELY CONTROLLED WITHOUT THE IMPLEMENTATION OF EVERY MEASURE, ADDITIONAL MEASURES NEED NOT BE IMPLEMENTED. ALTERNATIVELY, IF ALL OF THE FOLLOWING MEASURES HAVE BEEN IMPLEMENTED AND THE CONTROL OF EROSION AND SEDIMENTATION IS INADEQUATE, THE CONTRACTOR MUST EMPLOY SUFFICIENT SUPPLEMENTAL MEASURES BEYOND THE SCOPE OF THIS PLAN.

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO STUMP REMOVAL AND CONSTRUCTION. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
2. EROSION CONTROL MEASURES WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL, MUNICIPAL REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION. A STACKED SILT SOCK SHALL BE INSTALLED DOWN GRADIENT OF ALL DRAINAGE OUTFALLS.
3. ADDITIONAL CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER OR AGENCY.
4. CATCH BASINS WILL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SILT SOCKS SHOULD BE INSTALLED UNDER GRADE OPENING UNTIL PAVEMENT IS IN PLACE AND GROUND SURFACE IS STABILIZED.
5. SEEDING MIXTURE SHALL BE GRASS: 45% - LEGUME: 45% AS FOLLOWS:
 - 45% KENTUCKY BLUE GRASS - 45% CREEPING RED FESCUE - 10% PERENNIAL RYEGRASS
6. SEED SHALL BE APPLIED AT A RATE OF 4 LBS./1,000 SQ. FT.
 - PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 15. AFTER OCTOBER 15, AREAS WILL BE STABILIZED WITH HAYBALE CHECK, FILTER FABRIC, OR WOODCHIP MULCH, AS REQUIRED.
7. AREAS THAT ARE NOT IN LOCATION OF ACTIVE CONSTRUCTION WHICH ARE TO BE LEFT BARE FOR OVER ONE MONTH BEFORE FINISHED GRADING AND SEEDING IS ACHIEVED, SHALL BE MULCHED OR RECEIVE TEMPORARY STABILIZATION SUCH AS JUTE NETTING OR SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYEGRASS APPLIED TO A RATE OF 2 LBS./1,000 SQ. FT. LIMESTONE (EQUIVALENT TO BE 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 1 TON/SS./1,000 SQ. FT. PERENNIAL RYEGRASS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 15. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COARSE MATTER.
8. AT ALL PROPOSED FILL AREAS WHICH ARE NOT CURRENTLY SLOPES (AS THESE PLANS, THE CONSTRUCTION PLAN, AND THE EROSION CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) ABOUT TEN (10') FEET FROM THE TOE OF PROPOSED FILL AREAS PRIOR TO BEGINNING FILL INSTALLATION. STABILIZATION OF SLOPES IN FILL AREAS (USING MULCH OR GRASS) SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF FILL INSTALLATION.
9. STABILIZATION OF SLOPES IN CUT AREAS (USING MULCH OR GRASS) AND THE INSTALLATION OF CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) AT THE TOE OF SLOPE SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMPLETION.
10. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE EROSION CONTROL PLAN. THE PILE OF HAYBALES, SILT FENCE, RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROL STRUCTURES SHALL BE REPAIRED OR REPLACED.
11. CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES. THE PLAN, THE EROSION CONTROL LINE, THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
12. THE CONTRACTOR SHALL SECURE THE SERVICES OF A PROFESSIONAL ENGINEER, WHO SHALL VERIFY AND GUARANTEE THAT THE CONTROLS REQUIRED BY THIS PLAN ARE PROPERLY INSTALLED, SHALL MAKE INSPECTION OF SUCH FACILITIES NOT LESS FREQUENTLY THAN EVERY 14 DAYS OR AFTER A RAINFALL IN EXCESS OF 1/2 INCH, WHICHEVER OCCURS FIRST.
13. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF SOIL STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, SILT FENCING SHALL BE USED. SIDE SLOPES SHALL BE SEED OR MULCH.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO SPRINKLING OF WATER ON EXPOSED SOILS AND HAUL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC.
15. IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN THIRTY (30) DAYS AFTER LAND DISTURBANCES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS. SILT SOCK SHALL BE USED ONLY AS A TEMPORARY MEASURE, WHERE CONTROL MEASURES WILL BE REQUIRED FOR LONGER THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED.
16. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR SURROUNDING AREAS. OTHER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF A PUMPING OPERATION IS CAUSING OR PROBABLY WILL CAUSE PROBLEMS, AND OPERATION SHALL BE LIMITED TO A FEASIBLE MEANS OF CONTROLLING TURBIDITY, THE DREDGE DRAINAGE SHALL BE IMPLEMENTED. DUST DISCHARGE PILES SHALL BE LOCATED OVER 100 FEET FROM THE DELINEATED WETLANDS AS INDICATED ON THIS PLAN.

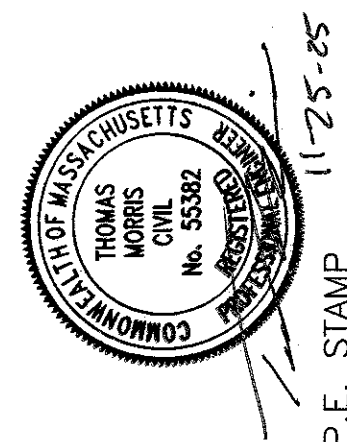
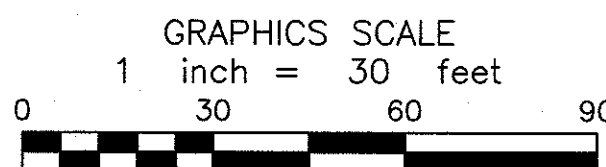
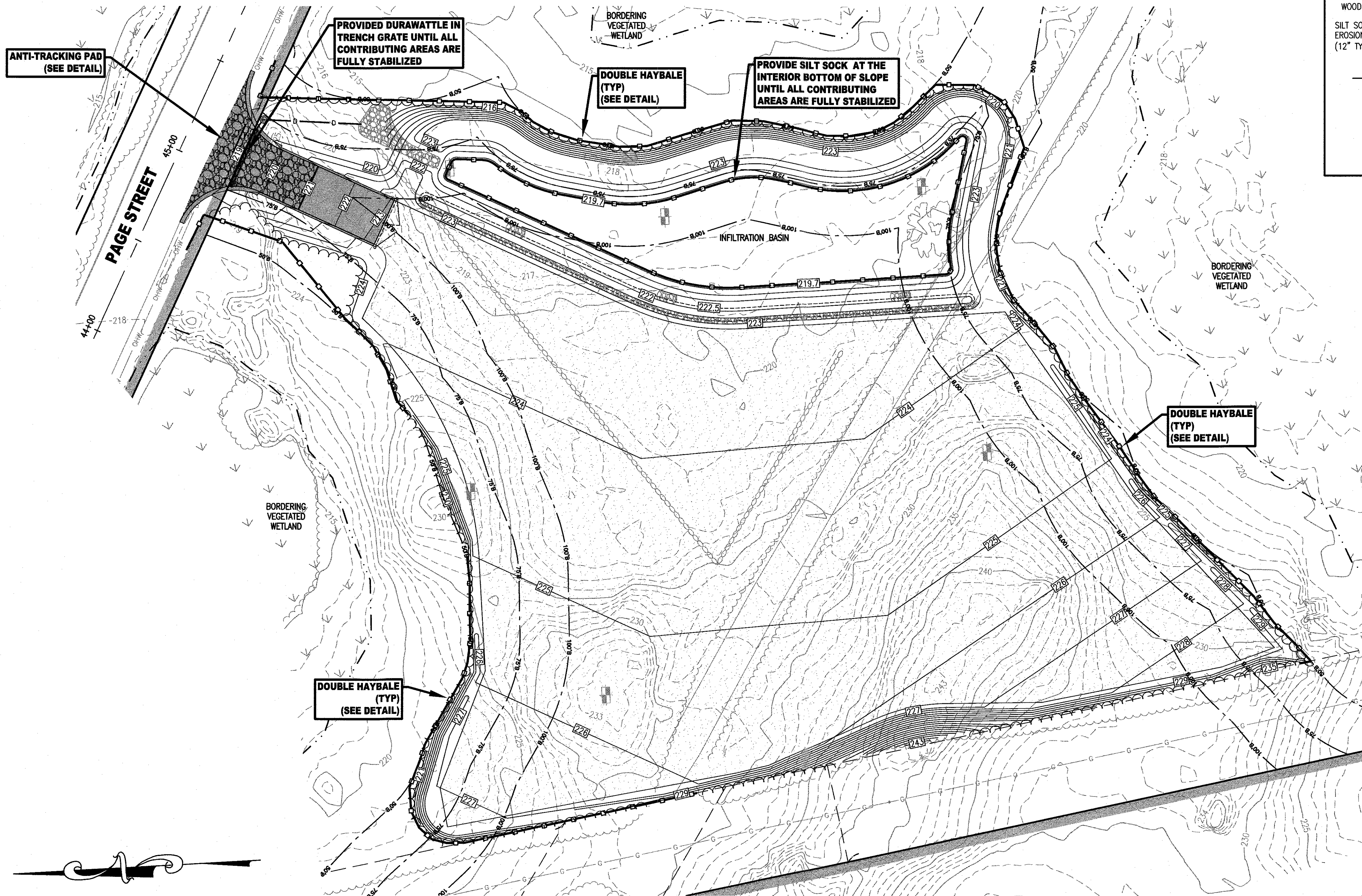
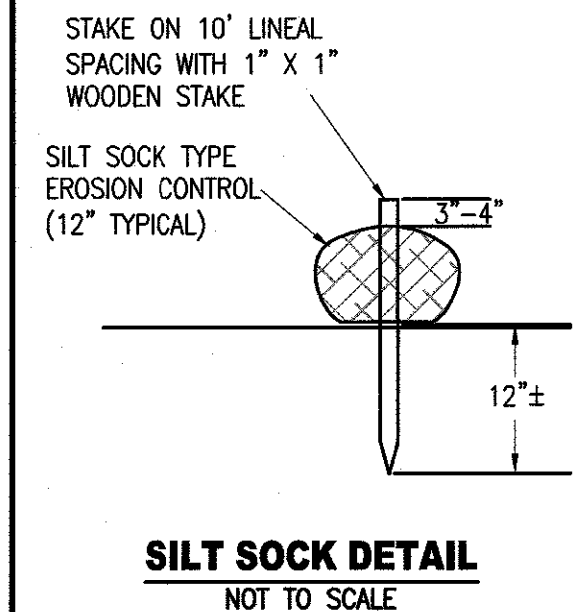
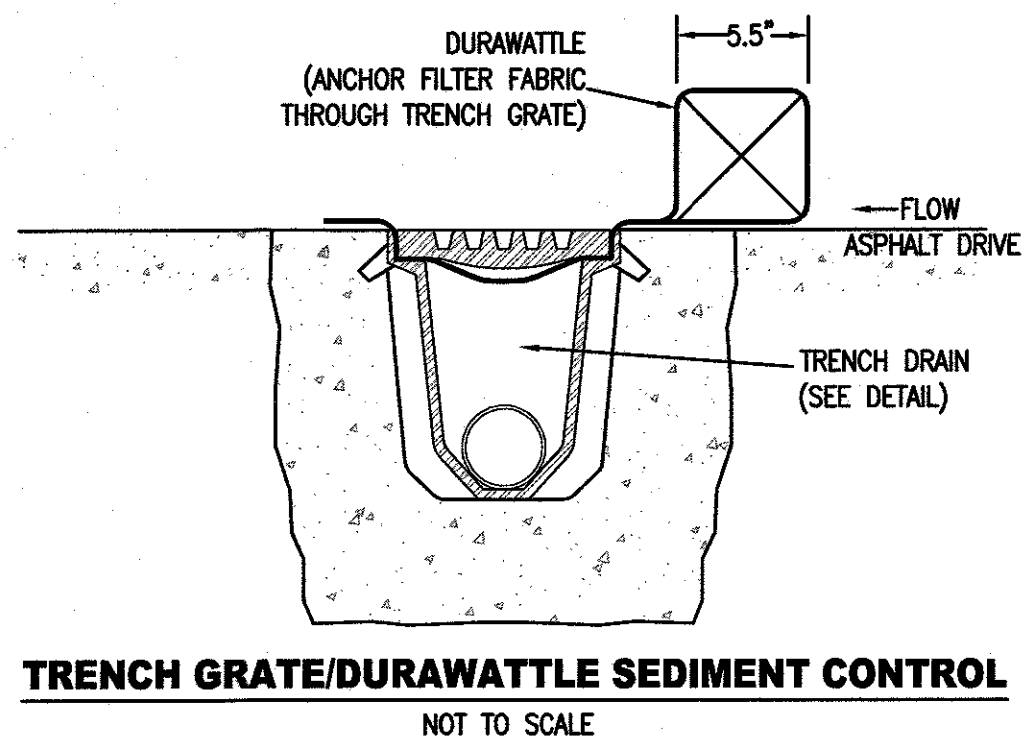
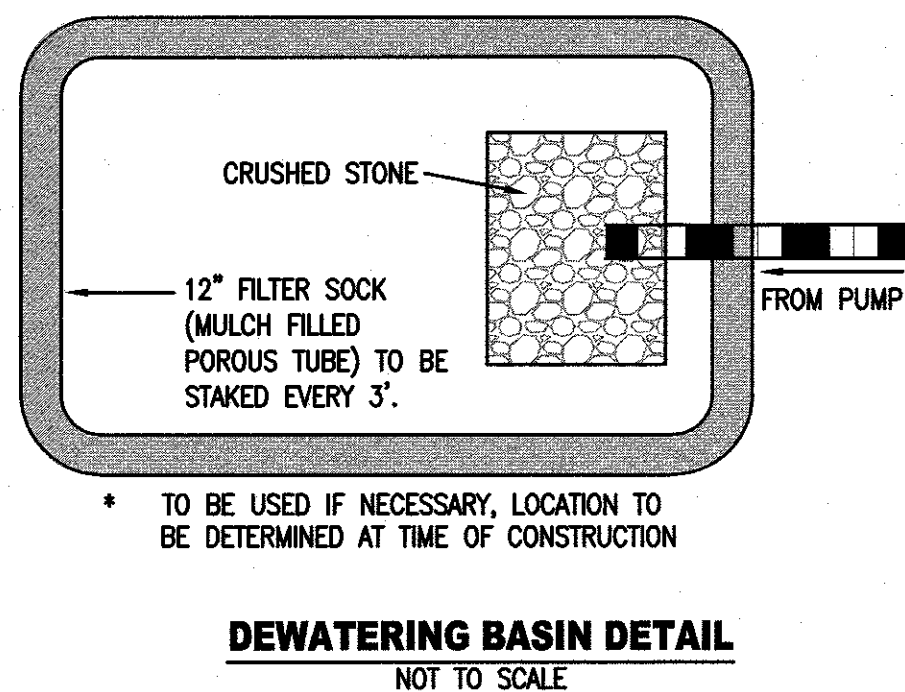
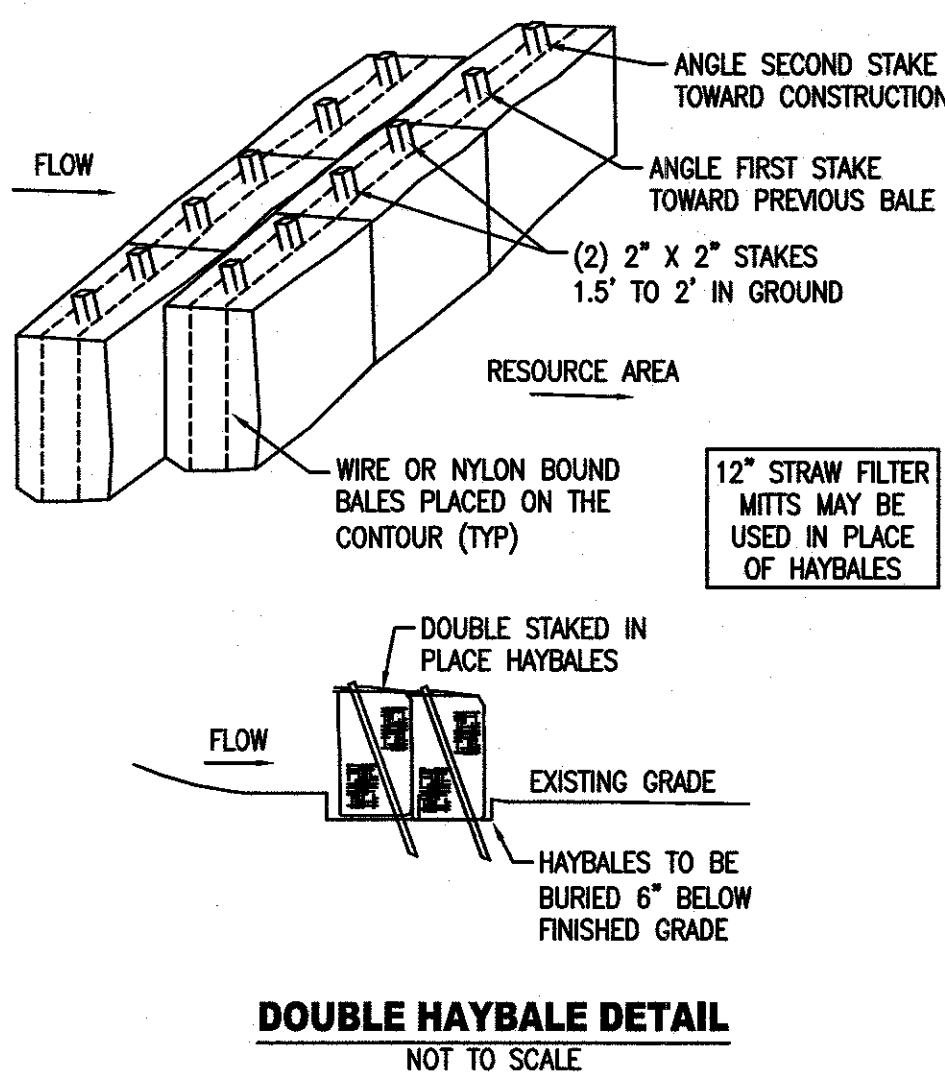
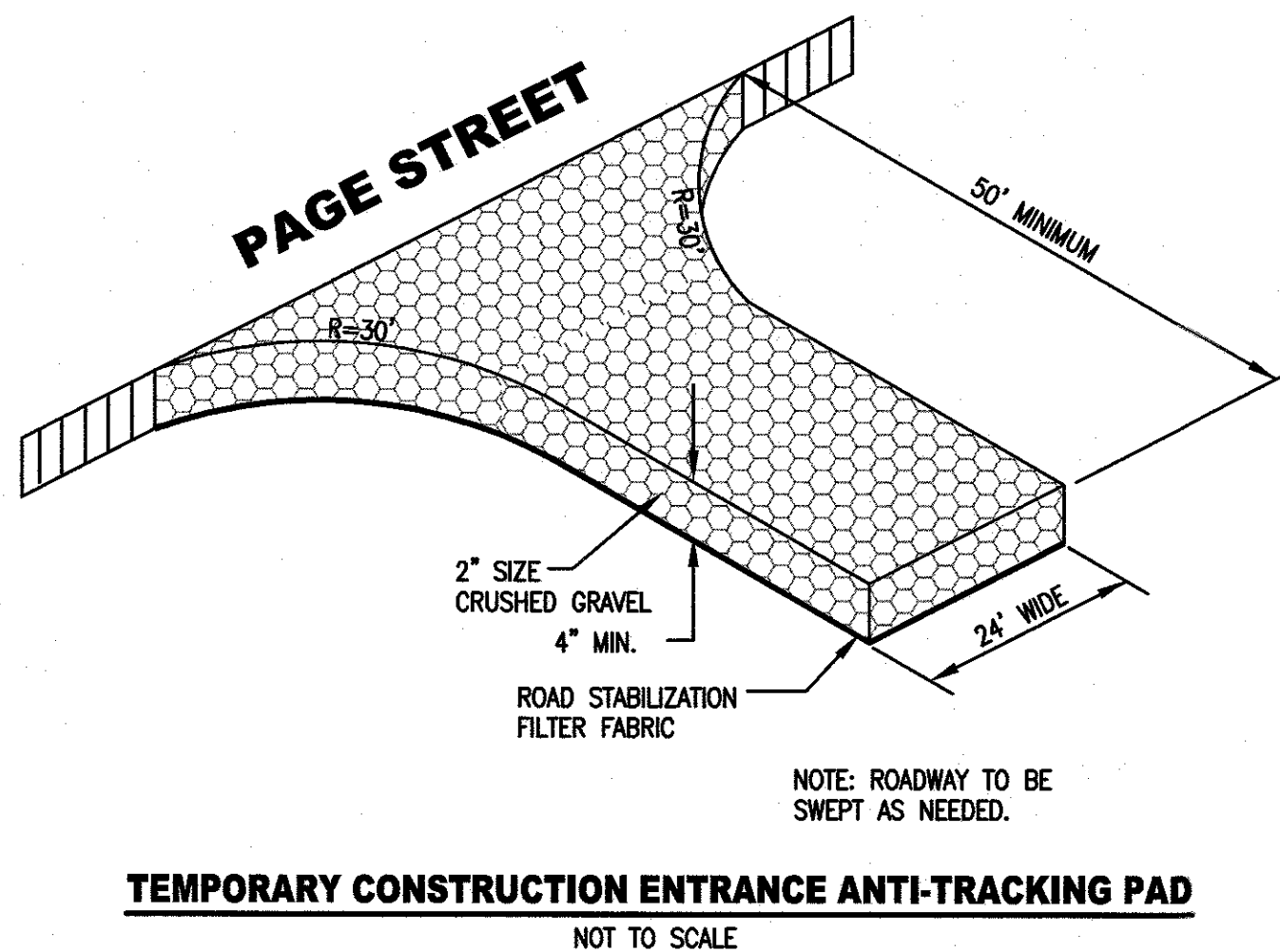
ALL PROPOSED SLOPE STABILIZATION MEASURES ARE TO REMAIN AS PERMANENT FEATURES.

THE FOLLOWING SEQUENCE OF OPERATION SHALL BE FOLLOWED TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE AND EROSION CONTROL SYSTEMS.

1. PRIOR TO ANY EARTH DISTURBING ACTIVITIES, THE EROSION CONTROL BARRIERS SHALL BE INSTALLED AS SHOWN ON THE SITE PLANS.
2. THE EXISTING TREES AND SHRUBS WITHIN THE LIMIT OF WORK SHALL THEN BE CLEARED AND GRUBBED.
3. THE CONSTRUCTION PHASE OF THE PROJECT SHALL BEGIN WITH THE CONSTRUCTION OF THE INFILTRATION BASIN.
4. THE AREA SHALL THEN BE GRADED TO THE PROPOSED ROUGH GRADE.
5. SEEDS THAT ARE TO BECOME LAWN IN THE FINAL CONDITION SHALL THEN RECEIVE A 4 INCH LAYER OF LEAN AND HEAVY SEEDED WITH A QUALITY HYDROSEED MIX. THOSE SLOPES THAT ARE DESIGNATED TO RECEIVE SPECIAL SLOPE STABILIZATION AS SHOWN SHALL BE TREATED AS DESCRIBED.
6. THROUGHOUT THE REMAINDER OF THE CONSTRUCTION PHASE, THE ENTIRE PROJECT SITE SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ANY RAIN EVENT GREATER THAN 1 INCH FOR INDICATIONS OF EROSION. ANY ERODED AREAS SHALL BE REPAIRED IMMEDIATELY AND STABILIZED WITH VEGETATION, GEOTEXTILE OR ANY METHOD THE CONTRACTOR DETERMINES TO BE ADEQUATE.

THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PHASE IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR. THE OUTLINE BELOW SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE SYSTEM.

1. PRIOR TO CONSTRUCTION, SILT SOCK SHALL BE INSTALLED PER THE APPROVED PLANS. THE SILT SOCK SHALL BE INSPECTED PRIOR TO A LARGE STORM EVENT TO ENSURE THAT THE EROSION CONTROL WILL FUNCTION AS REQUIRED AND FOLLOWING A STORM TO INSPECT FOR DAMAGE TO THE EROSION CONTROL ELEMENTS, ANY DAMAGE OR IMPROPER INSTALLATION THAT IS NOTICED PRIOR TO OR FOLLOWING A STORM EVENT SHALL BE PROMPTLY REPLACED OR REPAIRED IN A SATISFACTORY MANNER SO AS TO PREVENT SEDIMENT FROM BYPASSING THE EROSION CONTROL BARRIER.
2. THE LIMIT OF CLEARING SHOWN ON THE APPROVED PLAN SHALL BE STRICTLY ADHERED TO. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE LEVEL OF SAFETY OF STANDING TREES.
3. IN CONJUNCTION WITH THE SITE CONSTRUCTION, ALL DRAINAGE STRUCTURES, INCLUDING THE INFILTRATION BASIN, SHALL BE CONSTRUCTED AND STABILIZED AS SOON AS POSSIBLE. METHODS OF STABILIZATION INCLUDE, BUT ARE NOT LIMITED TO, HYDROSEED, LOG AND SEED, STRAW MULCH, EROSION CONTROL BLANKETS, ETC.
4. THE TRENCH DRAIN AND FIRST DEFENSE SILT SOCK BE INSPECTED WEEKLY DURING CONSTRUCTION. ANY SIGNIFICANT SEDIMENT BUILDUP IN EITHER OF THE STRUCTURES SHALL BE PROMPTLY REMOVED BY HAND OR MECHANICAL METHODS AND ALL DEBRIS REMOVED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
5. THE INFILTRATION BASIN SHALL BE INSPECTED WEEKLY OR AFTER ALL RAINFALL EVENTS GREATER THAN 1/2 INCH, WHICHEVER OCCURS SOONER, ANY EROSION WITHIN THE BASIN SHALL BE FILLED AND RE-STABILIZED IN A MANNER TO PREVENT FUTURE EROSION. IN ADDITION, THE OUTER PORTIONS OF THE INFILTRATION BASIN SHALL BE INSPECTED IN A SIMILAR MANNER.



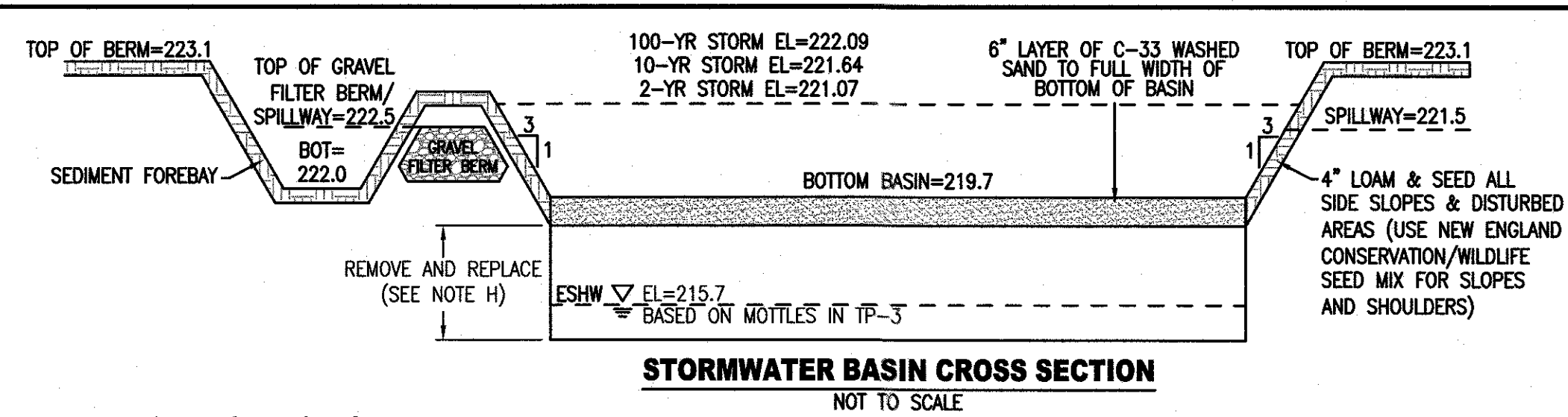
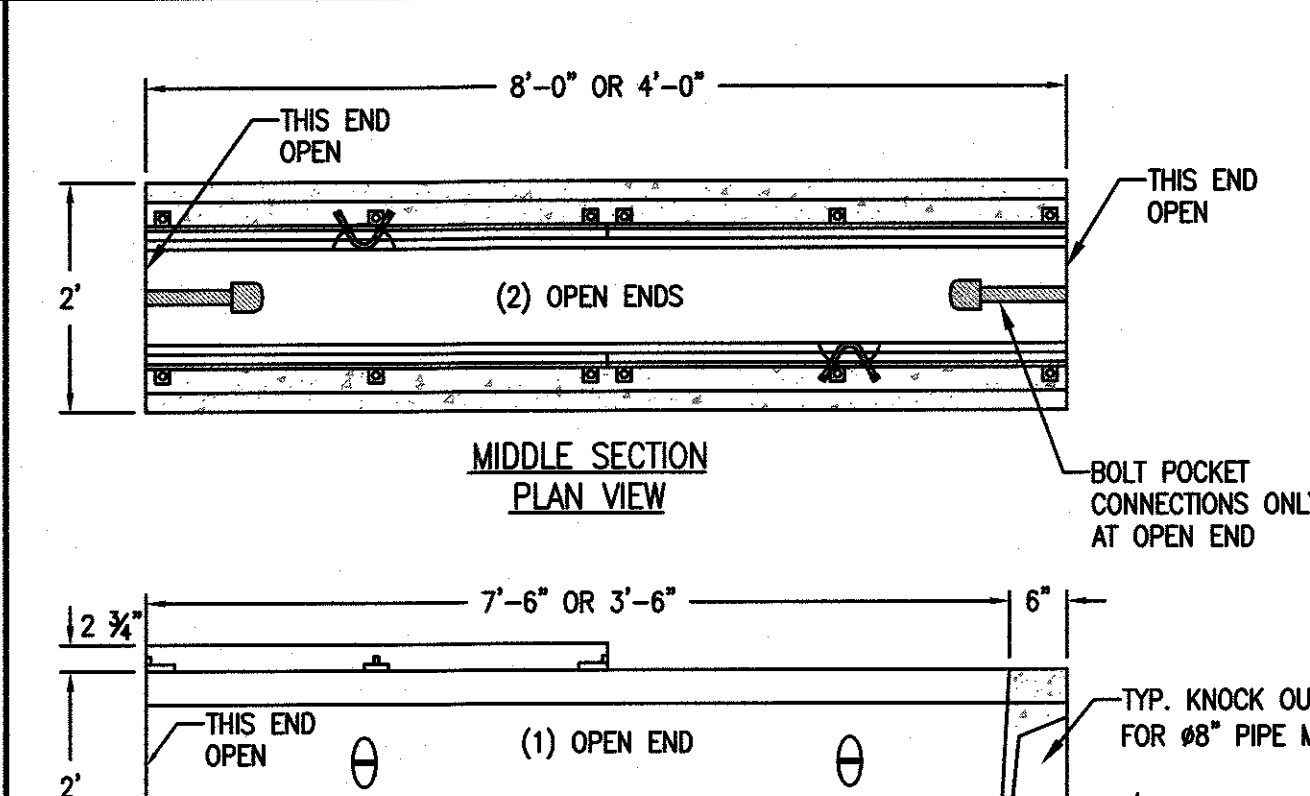
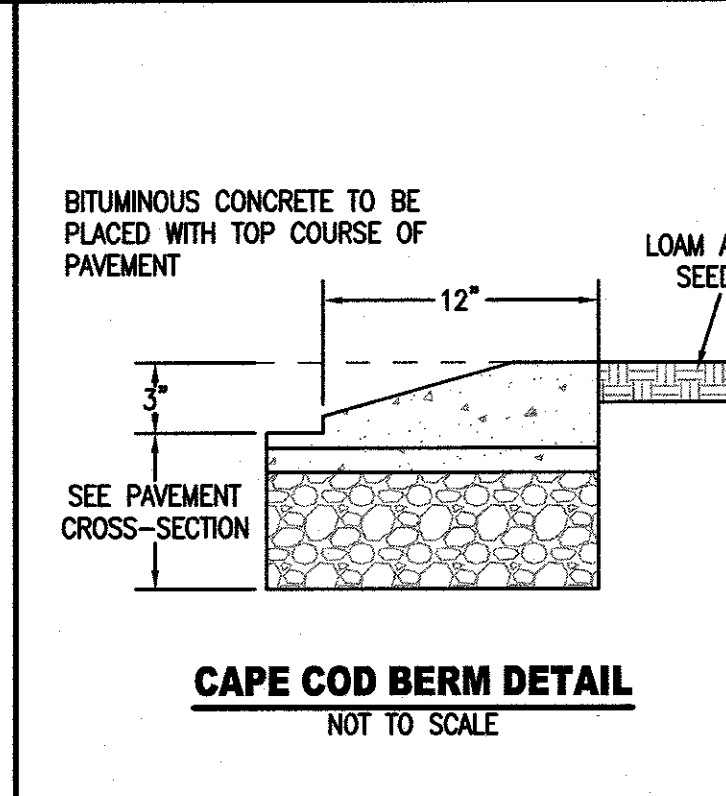
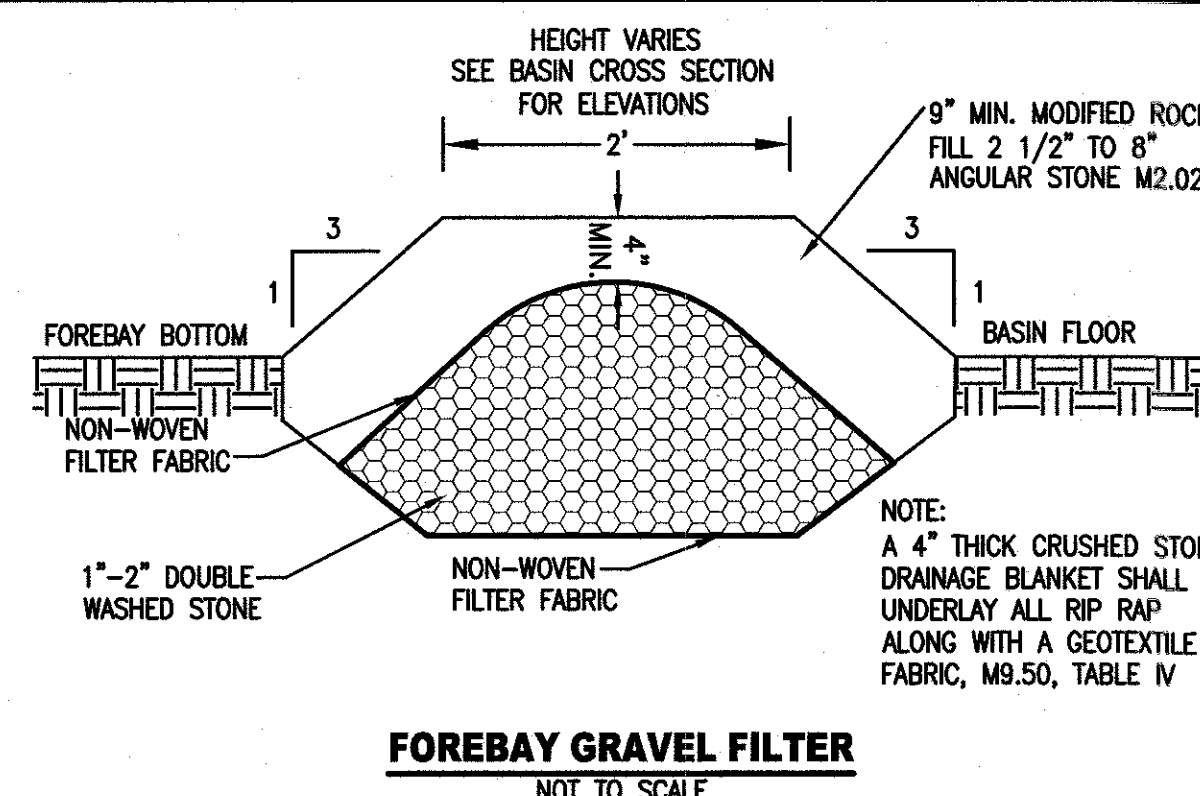
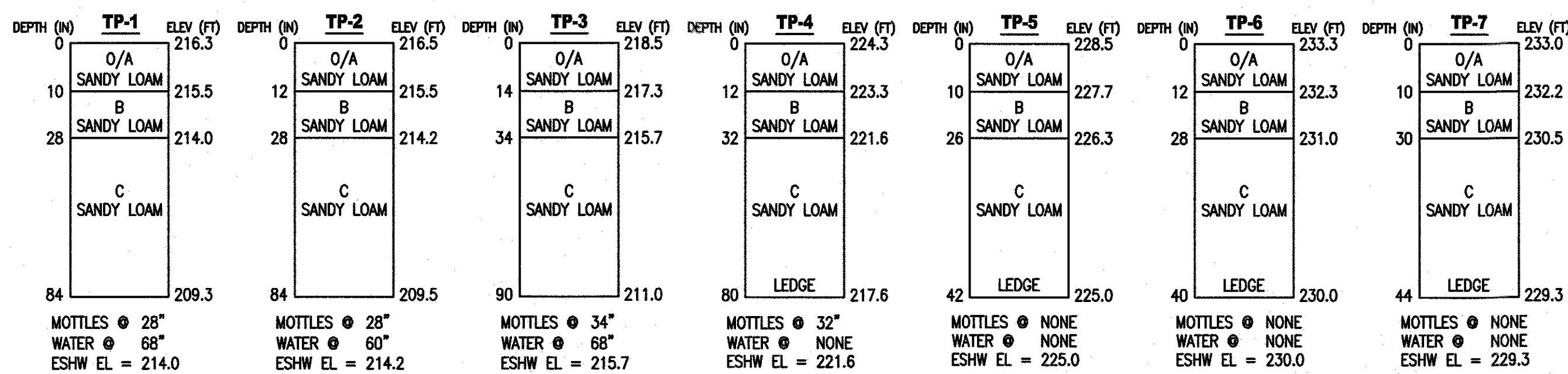
CONSULTING ENGINEERS, LLC
STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

DATE:	8-11-25	REV.	DATE	DESCRIPTION	BY	APP.
DESIGNED BY:	TEW	PROJECT NUMBER	1	11-12-25	PER TOWN REVIEW COMMENTS	TEW
TEW		TEW	2	11-25-25	ADD LANDSCAPING TO SCREEN RT 24	JLB
PROJECT NUMBER		1438-01-01				
DESIGNED BY:		DRAWING SCALE				
TEW						
PROJECT NUMBER		1" = 30'				
1438-01-01						
DESIGNED BY:		SHEET ID				
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT NUMBER						
1438-01-01						
DESIGNED BY:						
TEW						
PROJECT						

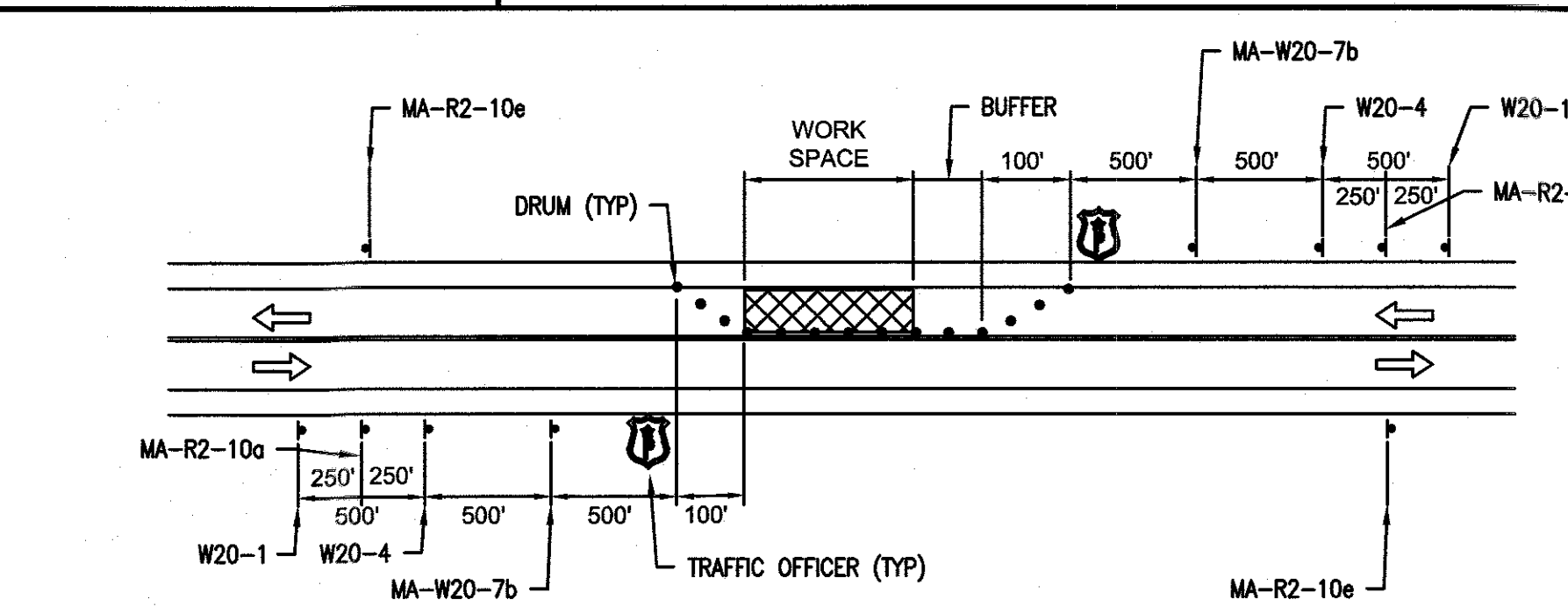
SHEET NAME: **SITE PLAN**
PROJECT SITE: **EROSION CONTROL PLAN**
CLIENT INFO: **PAGE STREET "100 BLOCK"
STOUGHTON, MASSACHUSETTS
T.L. EDWARDS INC.
100 WALLE AVENUE
AVON, MA 02322**

SOIL LOGS

DATE: 6-4-25
PERFORMED BY: NYLES ZAGER, P.E./S.E., ZENITH CONSULTING ENGINEERS
WITNESSED BY: LARRY PERRY, STOUGHTON BOARD OF HEALTH



INFILTRATION BASIN NOTES:
THE CONTRACTOR IS CAUTIONED THAT THE DETENTION BASIN IS DESIGNED TO INFILTRATE/RECHARGE STORMWATER PRIMARILY THROUGH THE BOTTOM AND SIDES OF THE BASIN. CONSTRUCTION TECHNIQUES THAT WOULD POTENTIALLY DIMINISH THE FILTRATION CAPACITY OF THE UNDERLYING SOILS ARE TO BE AVOIDED. COMPACTION AND SILTATION OF THE BASIN DURING CONSTRUCTION IS PROHIBITED.
A. DO NOT UTILIZE ANY PORTION OF THE BASIN FLOOR AS A HAUL ROAD FOR MATERIAL AND HEAVY EQUIPMENT.
B. DO NOT COMPACT SOILS IN THE BASIN FLOOR.
C. DO NOT PLACE GRAVEL OR OTHER MATERIALS TO STABILIZE THE BASIN FLOOR FOR CONSTRUCTION VEHICULAR TRAVEL ACCESS.
D. STRICT COMPLIANCE WITH THE EROSION CONTROL PLAN AND THE STORMWATER OPERATIONS AND MAINTENANCE PLAN IS NECESSARY.
E. BASIN CONSTRUCTION SHALL OCCUR AT THE EARLY STAGES OF THE PROJECT CONSTRUCTION SO THAT THEY ARE FULLY VEGETATED AND STABILIZED PRIOR TO RECEIVING STORMWATER.
F. RIP-RAP IN THE FOREBAYS TO BE PLACED, NOT DUMPED. DO NOT COMPACT.
G. DO NOT USE THE INFILTRATION BASIN AS A TEMPORARY SEDIMENT BASIN OR DE-WATERING BASIN.
H. AS PART OF THE INFILTRATION BASIN CONSTRUCTION, THE CONTRACTOR SHALL REMOVE TOPSOIL, SUBSOIL, AND OTHER UNSUITABLE SOIL THAT MAY BE ENCOUNTERED AS DOWN TO THE C LAYERS REFERENCED IN THE TEST PITS. THE REMOVED MATERIAL SHALL BE REPLACED BY CLEAN SAND WHICH MEETS TITLE V (310 CMR 15.255) REQUIREMENTS. AFTER THE REMOVAL OF UNSUITABLE MATERIAL AND PRIOR TO THE PLACEMENT OF THE CLEAN SAND, AN INSPECTION BY THE DESIGN ENGINEER SHALL BE COMPLETED TO CONFIRM CONDITIONS. SIEVE ANALYSIS OF THE CLEAN SAND SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL PRIOR TO PLACEMENT AND SAMPLED ONSITE BY THE DESIGN ENGINEER.



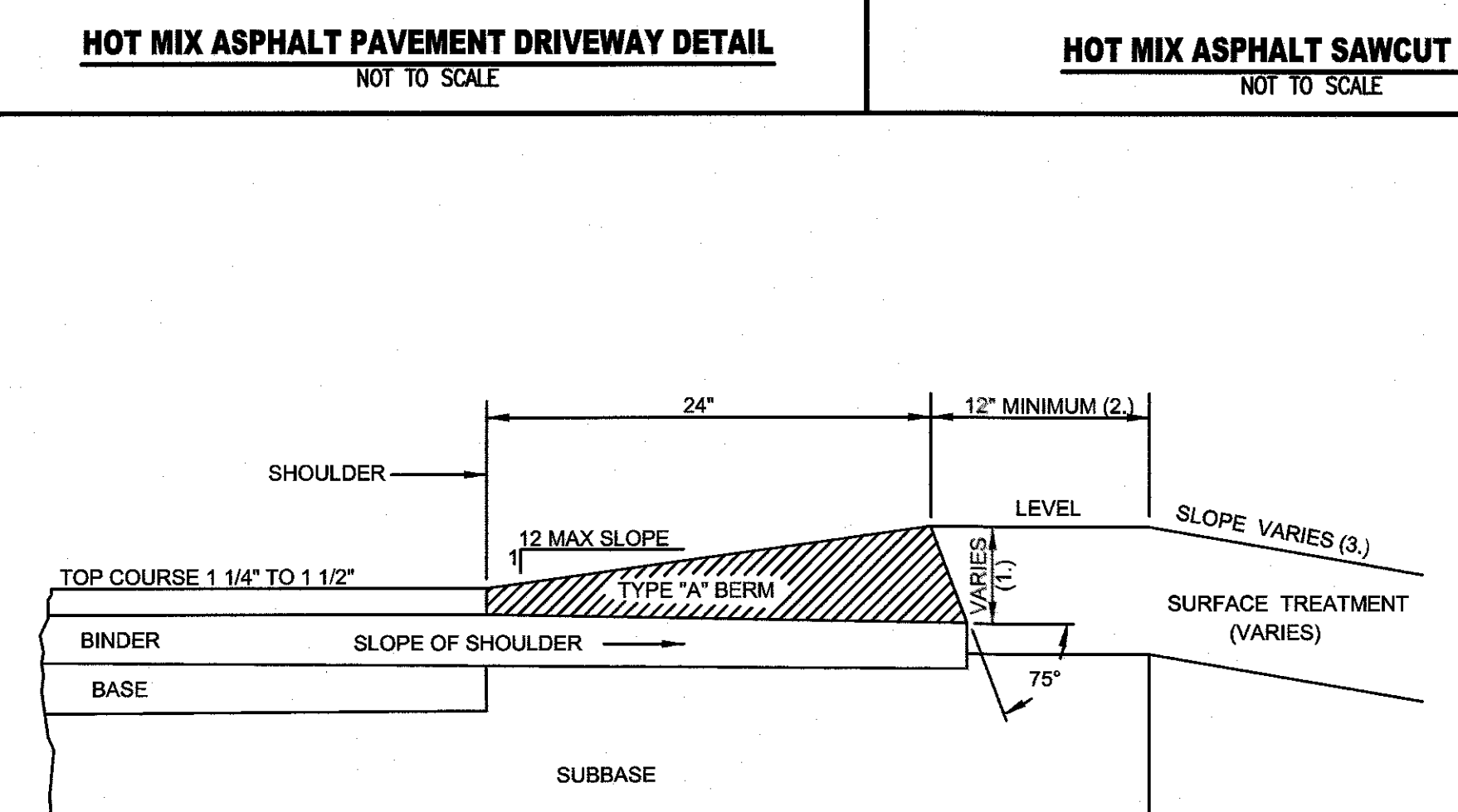
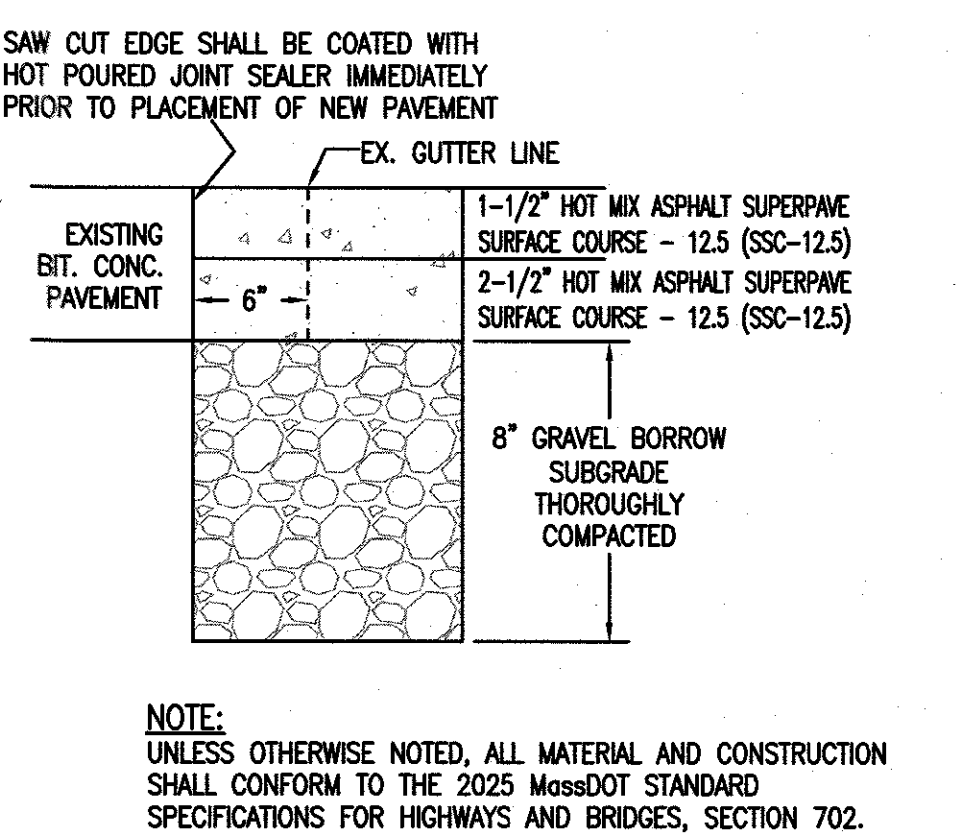
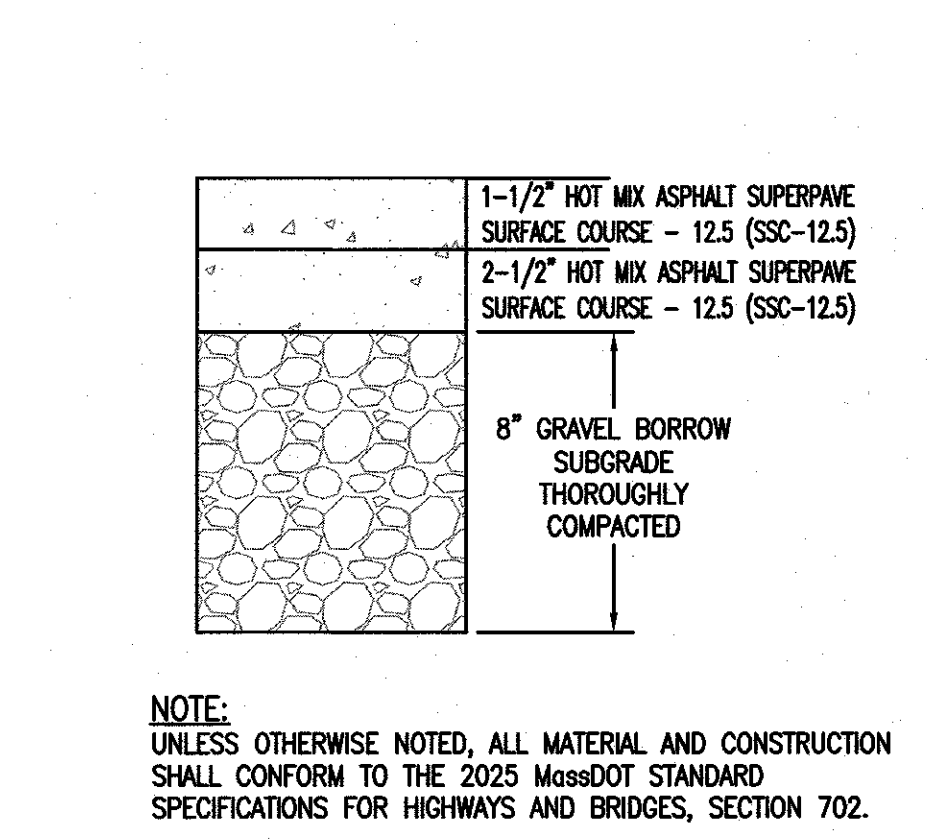
1. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND ALL REVISIONS.
2. ALL SIGN LEGENDS, BORDERS AND MOUNTINGS SHALL BE IN ACCORDANCE WITH THE MUTCD.
3. TEMPORARY CONSTRUCTION SIGNING AND ALL OTHER TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF ANY WORK.
4. TEMPORARY CONSTRUCTION SIGNING, BARRICADES AND ALL OTHER NECESSARY WORK ZONE TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM THE HIGHWAY OR COVERED WHEN THEY ARE NOT REQUIRED FOR CONTROL OF TRAFFIC.
5. SIGNS AND SIGN SUPPORTS LOCATED ON OR NEAR THE TRAVELED WAY, AND REFLECTORIZED DRUMS WITH LIGHTING DEVICES MOUNTED ON THEM, MUST PASS THE CRITERIA SET FORTH IN NCHRP REPORT 350, "RECOMMENDED PROCEDURES FOR THE SAFETY PERFORMANCE EVALUATION OF HIGHWAY FEATURES."
6. CONTRACTORS SHALL NOTIFY EACH ADJUTER AT LEAST 24 HOURS IN ADVANCE OF THE START OF ANY WORK THAT WILL REQUIRE THE TEMPORARY CLOSURE OF ACCESS, SUCH AS CONDUIT INSTALLATION, EXISTING PAVEMENT EXCAVATION, TEMPORARY DRIVEWAY PAVEMENT PLACEMENT AND SIMILAR OPERATIONS.
7. THE FIRST 10 DRUMS OF ANY TAPER SHALL BE EQUIPPED WITH SEQUENTIAL FLASHING LIGHTS.
8. THE ADVISORY SPEED LIMIT, IF REQUIRED, SHALL BE DETERMINED BY THE ENGINEER.
9. DISTANCES ARE A GUIDE AND MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER.
10. MAXIMUM SPACING OF TRAFFIC DEVICES (DRUMS) IN A TAPER IS EQUAL IN FEET TO THE SPEED LIMIT IN MPH (SEE TABLE).
11. MINIMUM LANE WIDTH IS TO BE 11 FEET UNLESS OTHERWISE SHOWN. MINIMUM LANE WIDTH IS TO BE MEASURED FROM THE EDGE OF THE DRUMS OR MEDIAN BARRIER.
12. ALL SIGNS SHALL BE MOUNTED ON THEIR OWN STANDARD SIGN SUPPORTS.
13. IF IT IS DETERMINED PRIOR TO OR DURING EXCAVATION, THAT THE USE OF EXPLOSIVE MATERIAL (BLASTING) IS REQUIRED WITHIN THE HIGHWAY LAYOUT OR WITHIN 250' OF THE HIGHWAY LAYOUT, A BLASTING PLAN MUST BE SUBMITTED TO THE MASSHIGHWAY DISTRICT OFFICE AND THE MASSHIGHWAY DISTRICT OFFICE SHALL BE RESPONSIBLE FOR COORDINATION WITH THE APPROPRIATE MASSHIGHWAY DISTRICT OFFICE AND THE MASSHIGHWAY DISTRICT OFFICE SHALL BE THE PRIMARY MASSHIGHWAY CONTACT FOR ALL BLASTING ACTIVITIES.
14. W13-1 PLATES SHALL BE USED WHERE APPROPRIATE.

MINIMUM LENGTH OF LONGITUDINAL BUFFER IS EQUAL TO THE STOPPING SIGHT DISTANCE AT THE POSTED SPEED LIMIT AND CAN BE DETERMINED FROM THE FOLLOWING TABLE:

SPEED (MPH)	DISTANCE (FT)
25	155
30	200
35	250
40	305
50	425

GENERAL NOTES:

- ALL SITE SIGNAGE SHALL BE LOCATED OUTSIDE OF THE STATE HIGHWAY LAYOUT.
- ALL WORK WITHIN STATE HIGHWAY LAYOUT SHALL CONFORM TO THE 2025 STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- IF APPLICABLE, IT WILL BE NECESSARY TO REPLACE ANY MISSING OR DAMAGED MASSDOT, HIGHWAY DIVISION BOUNDS (MHB'S) WITHIN THE PROPOSED WORK LOCATION. IF SO DISTURBED, THE BOUND(S) MUST BE RESET BY A REGISTERED LAND SURVEYOR AND A COPY OF THE PAID BILL SUBMITTED TO THIS OFFICE UPON COMPLETION OF SAID WORK.
- THE RESPECTIVE UTILITY COMPANIES MUST APPLY FOR ANY UTILITIES NEEDED FOR THIS PROPERTY UNDER A SEPARATE PERMIT APPLICATION WITH MASSDOT.
- ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO MUTCD AND MASSDOT STANDARDS.

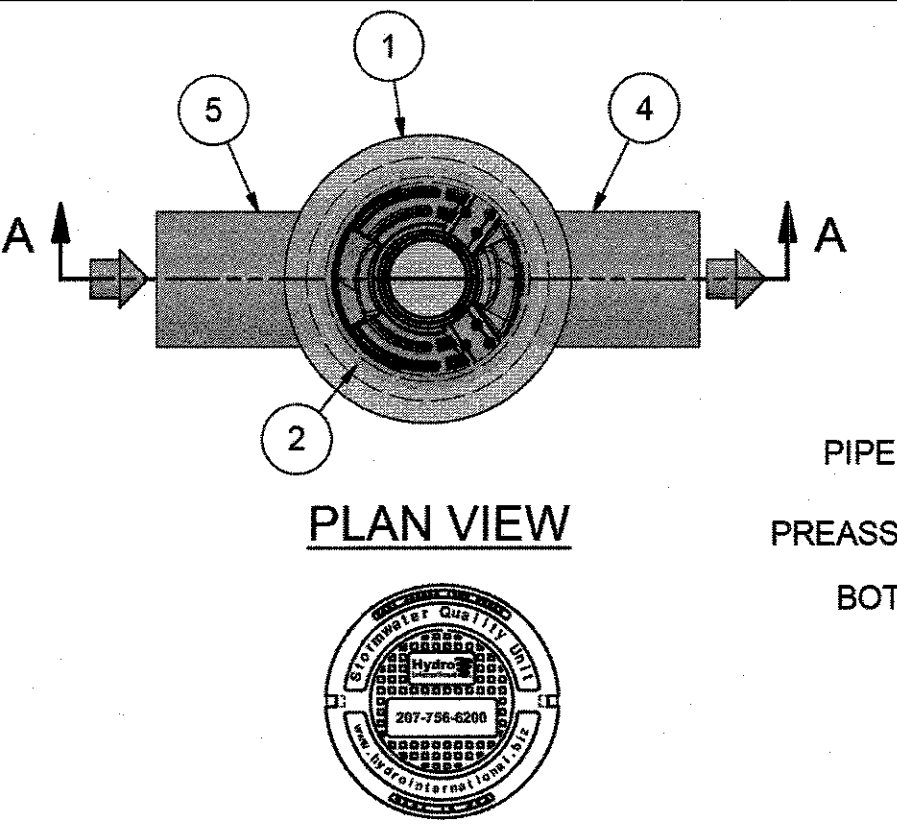


PRODUCT SPECIFICATION:

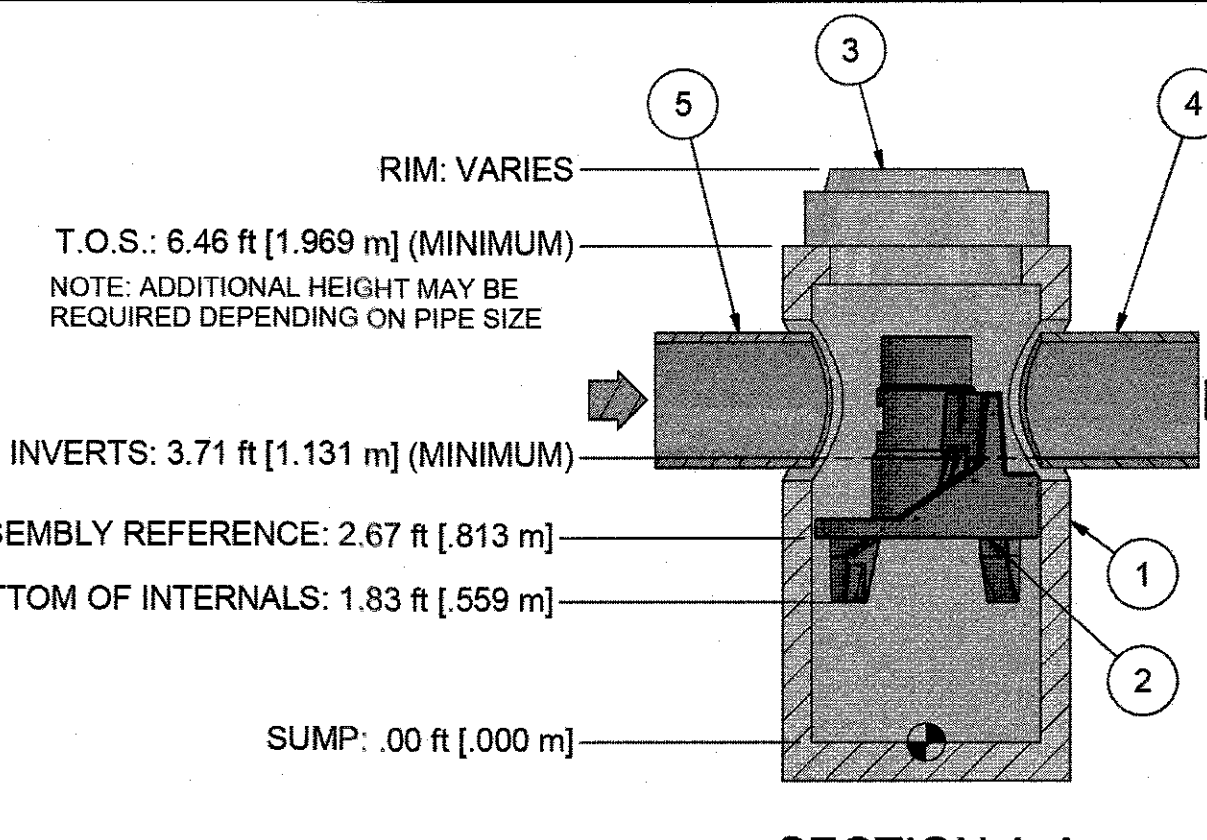
- PEAK HYDRAULIC FLOW: 15.0 CFS
- MIN SEDIMENT STORAGE CAPACITY: 0.4 CU. YD.
- MAXIMUM INLET/OUTLET PIPE DIAMETERS: 18 IN.
- THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
- FOR MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT [HTTPS://HYDRO-INT.COM/EN/PRODUCTS/FIRST-DEFENSE](https://hydro-int.com/en/products/first-defense)

GENERAL NOTES:

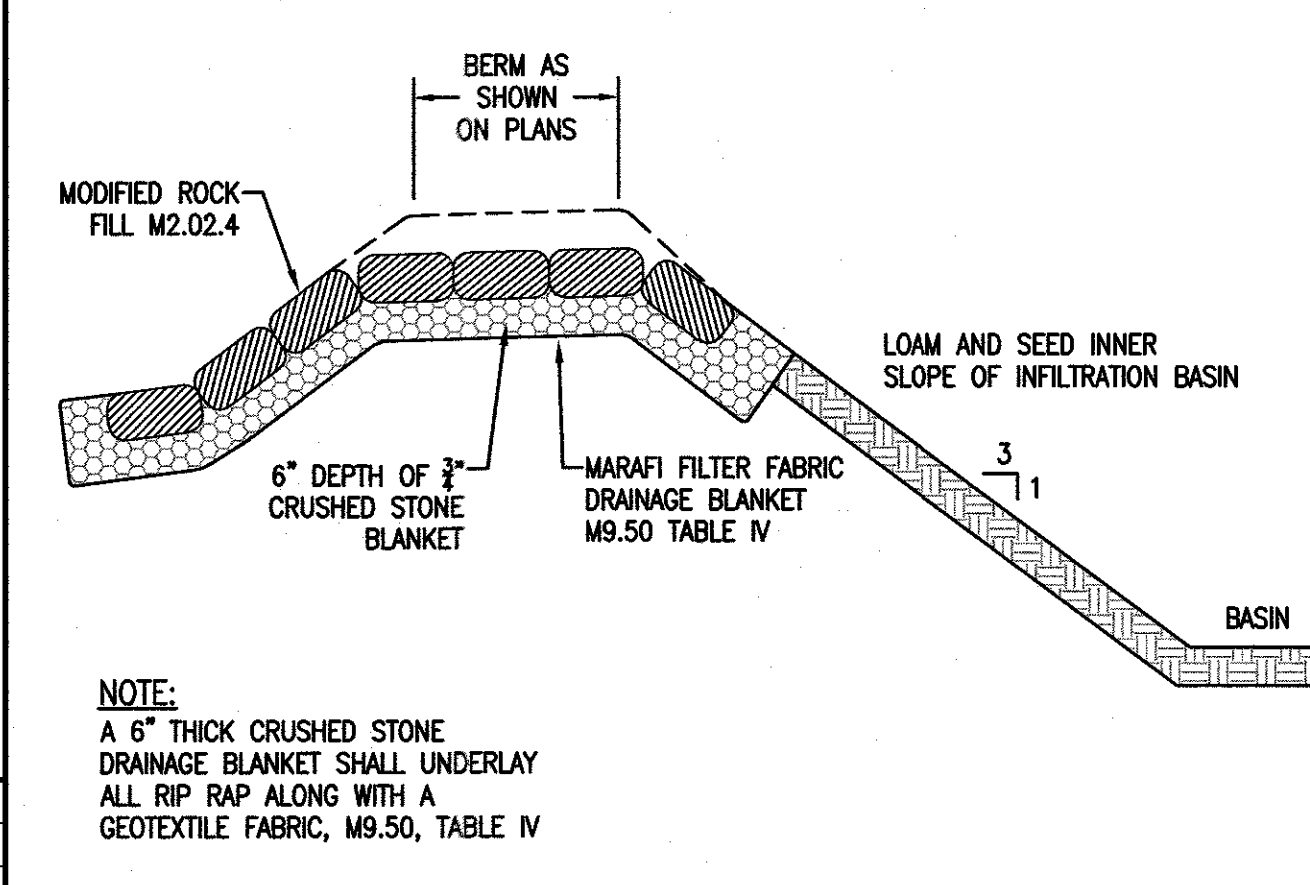
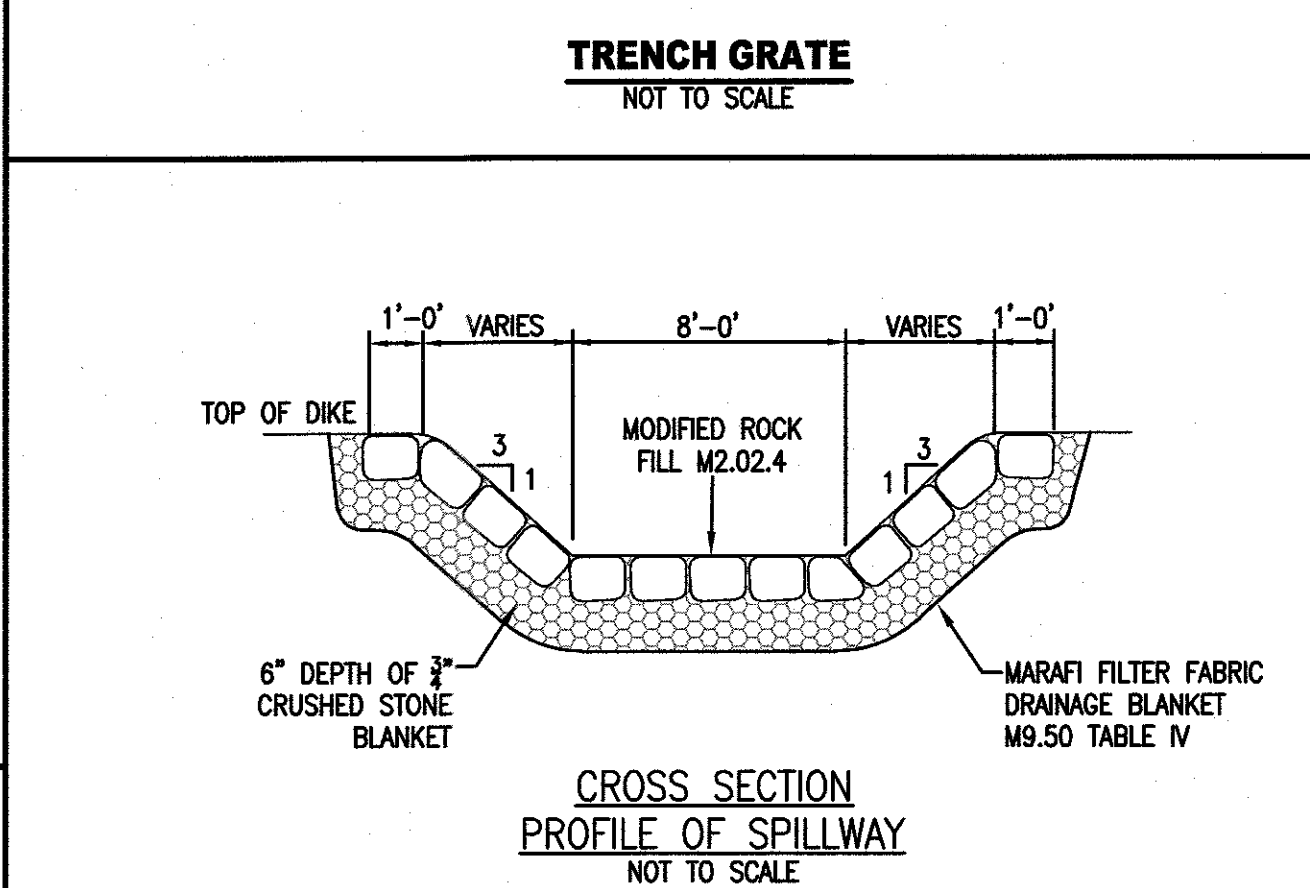
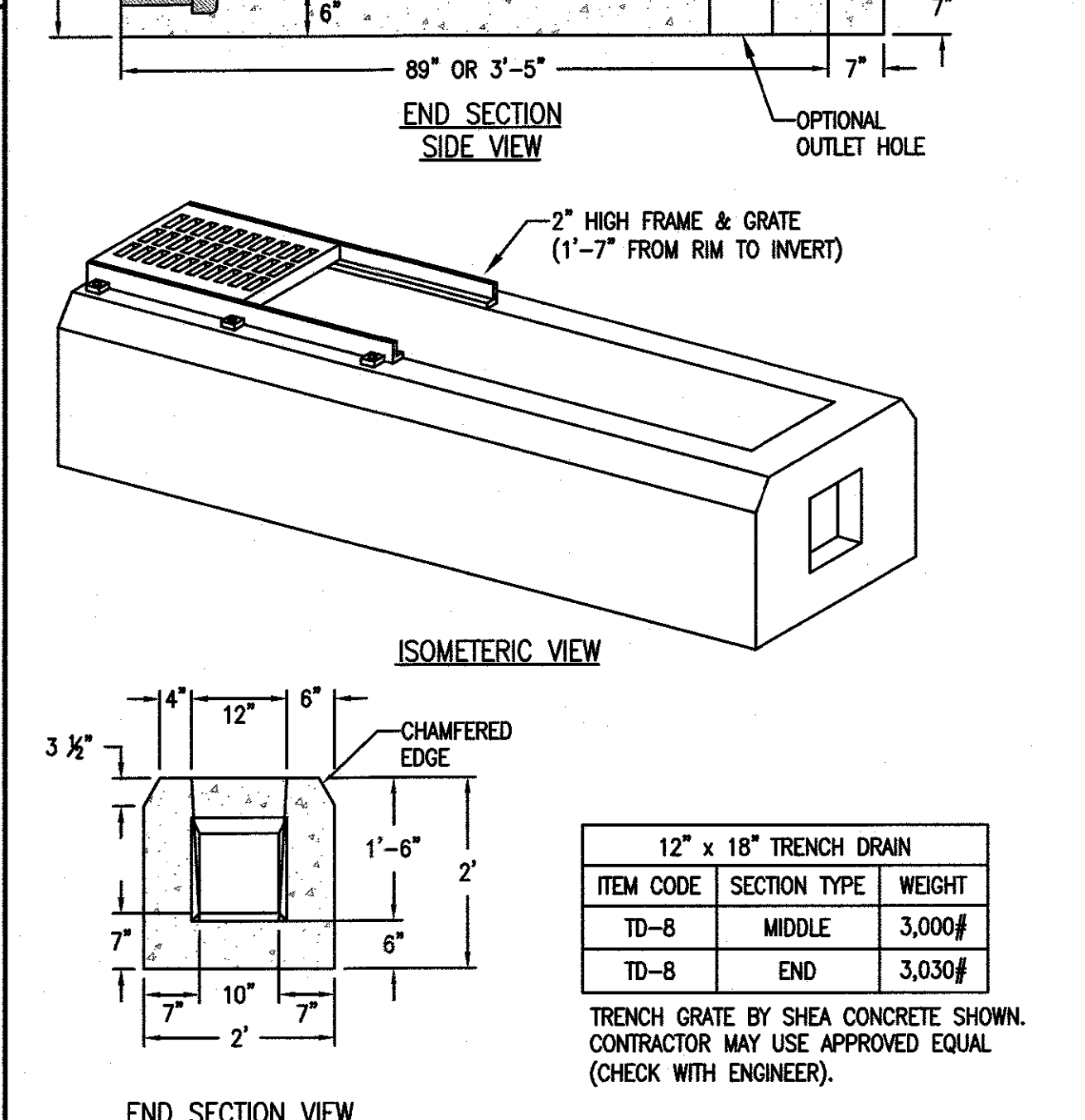
- GENERAL ARRANGEMENT DRAWINGS ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC DRAWINGS.
- THE DIAMETER OF THE INLET AND OUTLET PIPES MAY BE NO MORE THAN 18".
- MULTIPLE INLET PIPES POSSIBLE (REFER TO PROJECT PLAN).
- INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK (REFER TO PROJECT PLANS).
- PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER.
- LARGER SEDIMENT STORAGE CAPACITY MAY BE PROVIDED WITH A DEEPER SUMP DEPTH.



HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED



ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	36	900	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	18 (MAX)	450 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	18 (MAX)	450 (MAX)	INLET PIPE (BY OTHERS)



MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER
THOMAS MORRIS
No. 55382
CIVIL
11-25-25
P.E. STAMP

ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

REV.	DATE	DESCRIPTION	BY	APP.
1	11-12-25	PER TOWN REVIEW COMMENTS	JLB	JLB
2	11-25-25	ADD LANDSCAPING TO SCREEN RT 24	JLB	JLB

SITE PLAN
SITE DETAILS
PAGE STREET "100 BLOCK"
STOUGHTON, MASSACHUSETTS
T.L. EDWARDS INC.
100 WALES AVENUE
AVON, MA 02322

SHEET NAME:
PROJECT SITE:
CLIENT INFO:

C:\Users\mnorman\AppData\Local\Temp\AutoCAD-10016\Site Plan - Old Page St - Stoughton.dwg