

SITE PLAN PAGE STREET "100 BLOCK" STOUGHTON, MASSACHUSETTS

SITE NOTES:

1. 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.
2. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY BILL SELF, PLS.
- 2.1. VERTICAL DATUM - NAVD88

3. NORFOLK COUNTY REGISTRY OF DEEDS:

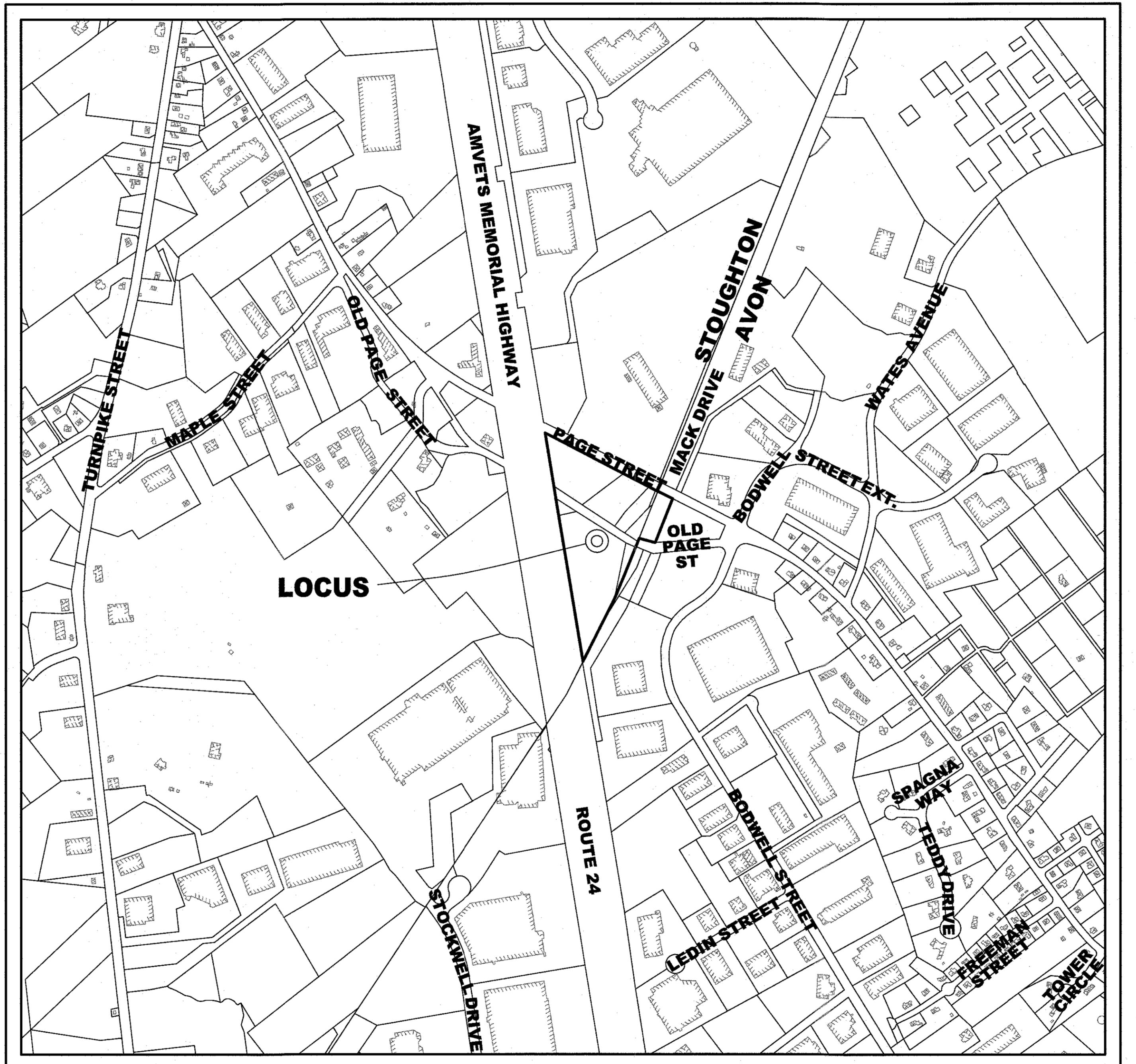
DEED REFERENCE: BOOK 8716 PAGE 632 (PARCEL 103-2)
BOOK 14338 PAGE 377 (PARCEL 103-3 & 103-5)
BOOK 14226 PAGE 303 (PARCEL 103-4)
BOOK 11776 PAGE 558 (PARCEL 103-6)
BOOK 15938 PAGE 208 (PARCEL 103-7)
BOOK 11469 PAGE 47 (PARCEL 103-8)
BOOK 41236 PAGE 239 (PARCEL 103-9)
BOOK 19312 PAGE 71 (AVON PARCEL B8-2-1)

BOOK 19312 PAGE 71 (AVON PARCEL B6-2-1)
PLAN REFERENCE: BOOK 721 PAGE 84

4. 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.
5. 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.
6. THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
7. THE SITE IS NOT LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
8. THE SITE IS NOT IN A ZONE A TO A SURFACE WATER SUPPLY AREA.
9. THE SITE IS LOCATED IN A PUBLIC WATER SUPPLY WATERSHED OUTSTANDING RESOURCE WATER AREA (ORW).
10. WETLANDS DELINEATION BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC (ECR).
11. 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:

1. A NPDES PERMIT MUST BE OBTAINED FOR THIS PROJECT PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC. OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN.
4. 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.
5. ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
6. 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.
7. WHERE ALL CONCRETE STRUCTURES INTERCEPT THE SEASONAL HIGH GROUNDWATER TABLE, THE CONTRACTOR SHALL SEAL THE ENTIRE STRUCTURE WITH WATERPROOF SEALER.
8. IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
9. 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.



LOCUS PLAN SCALE: 1"=500'

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

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

A circular stamp with a serrated outer edge. The text "COMMONWEALTH OF MASSACHUSETTS" is at the top, "P.E. STAMP" is at the bottom, and "PROFESSIONAL ENGINEER" is on the right. Inside the circle, "THOMAS MORRIS" is in the center, "CIVIL" is below it, and "No. 55382" is to the right. The date "11-25-25" is written vertically on the right side of the stamp.

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

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Y ZENIT

Digitized by srujanika@gmail.com

SITE PLAN COVER SHEET		PROJECT SITE: PAGE STREET "100 BLOCK" STOUGHTON, MASSACHUSETTS	CLIENT INFO: T.L. EDWARDS INC. 100 WALES AVENUE AVON, MA 02322
DESIGNED BY: TEM	PROJECT NUMBER 2	CHECKED BY: TEM	APPROVED BY: JLB
8-11-25	1	1438-01-01	SHEET ID JLB
11-12-25	PER	DRAWING SCALE 1"=500'	
11-25-25	ADD		C

AUGUST 11, 2025
REVISED NOVEMBER 25, 2025

LEGEND

EXISTING	DESCRIPTION
	BUILDING
99 / 100	CONTOUR
100X0	SPOT GRADE
X	WIRE FENCE
	CATCH BASIN (CB)
	DRAIN MANHOLE (DMH)
OHW	OVERHEAD WIRES
	UTILITY POLE (UP)
	HYDRANT (HYD.)
	WATER VALVE (WV)
BCB	BITUMINOUS CONCRETE BERM
BCC	BITUMINOUS CONCRETE CURB
EOP	EDGE OF PAVEMENT
GL	GUTTER LINE
	TREELINE
	STONEWALL
— · — · —	WETLAND LINE
— 50'B — - —	50' BUFFER
— 75'B — - —	75' BUFFER
— 100'B — - —	100' BUFFER
	WETLAND FLAG
	BENCHMARK
	DRILLHOLE
	CONCRETE/STONE BOUND

MASSACHUSETTS COORDINATE SYSTEM
GRID NORTH - NAD 83

The image features a large, bold, black, sans-serif font. The text is arranged in two main sections. The top section contains the words 'ZENITH CONSULTING ENGINEERS, LLC' in a single line. The bottom section contains the address '3 MAIN STREET LAKEVILLE, MA 02347' in a single line. The font is thick and has a slightly distressed, high-contrast appearance.

The logo for ZCE (Zentrale für Erneuerbare Energien) is displayed. It features a stylized globe with a grid pattern, centered on a vertical axis. The letters 'ZCE' are written in large, bold, black, sans-serif capital letters, with a vertical line segment extending from the top of the 'E' to the axis. To the right of the globe, the word 'ZENIT' is written vertically in a smaller, black, sans-serif font. In the top right corner of the image, the number '3' is printed in a large, black, sans-serif font.

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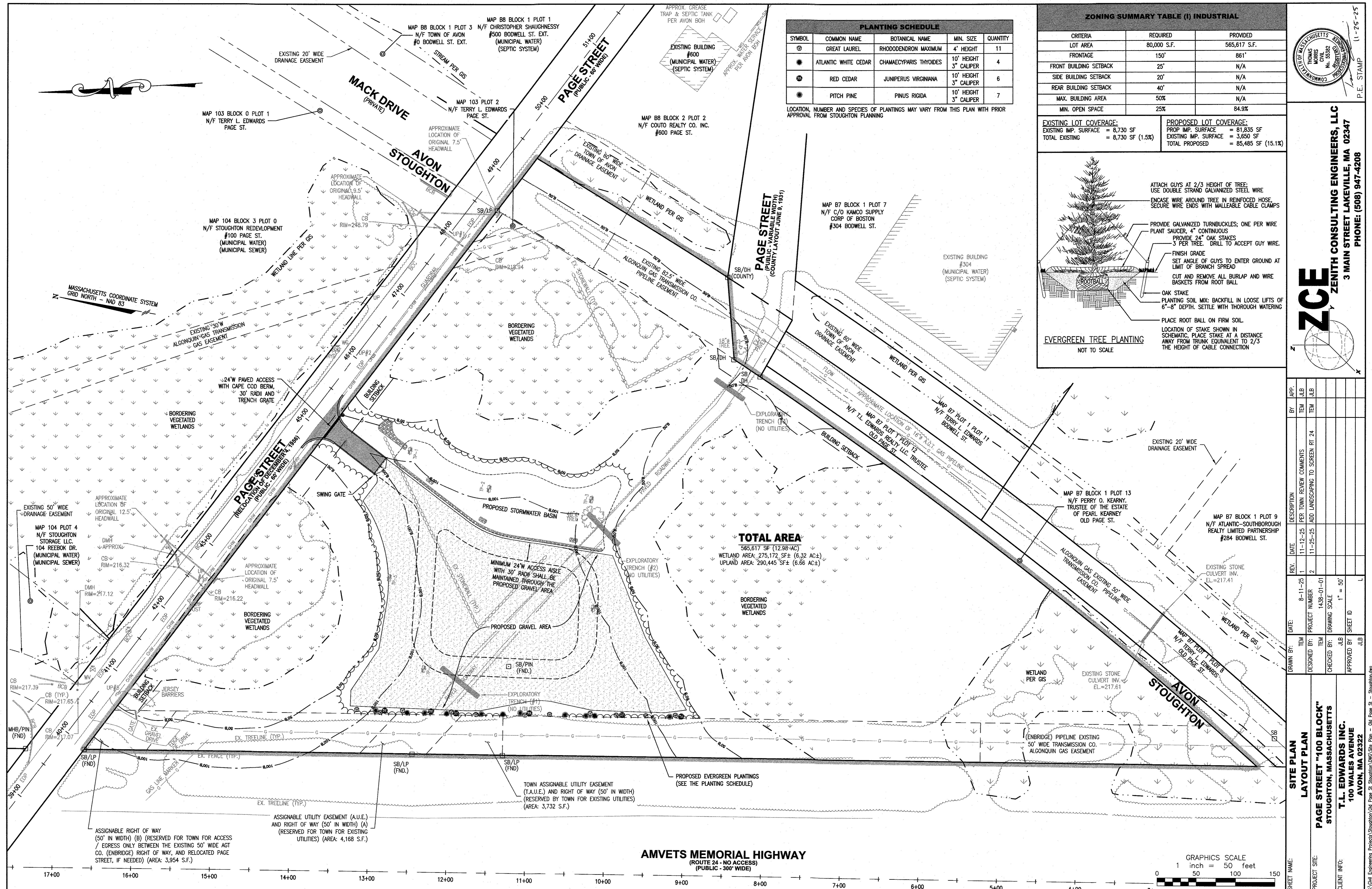
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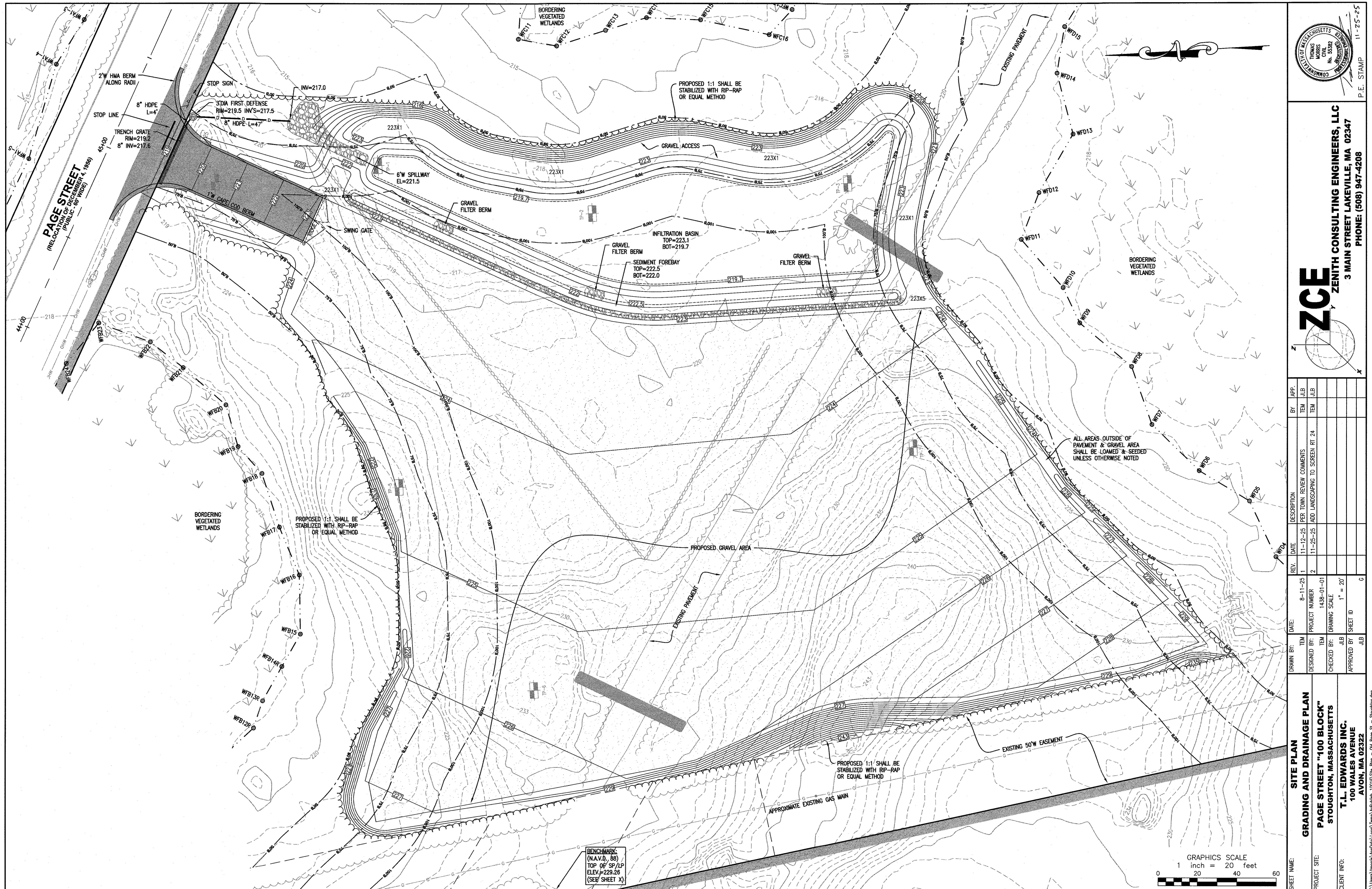
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PROJECT NAME: _____
PROJECT SITE: _____
PROJECT INFO: _____

10. *Journal of the American Statistical Association*, 1980, 75, 338-342.





EROSION & SEDIMENT CONTROL NOTES

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. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED 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 STAKED SILT SOCK SHALL BE INSTALLED DOWN GRADIENT OF ALL DRAINAGE OUTFALLS.
3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER OR AGENTS OF THE OWNER.
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 GRATE OPENING UNTIL PAVEMENT IS IN PLACE AND GROUND SURFACE IS STABILIZED.
5. SEEDING MIXTURE FOR FINISHED GRASSED AREAS WILL BE AS FOLLOWS:

45% KENTUCKY BLUE GRASS - 45% CREEPING RED FESCUE - 10% PERENNIAL RYEGRASS
SEED TO BE APPLIED AT A RATE OF 4 LBS./1000 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, TO CONTROL EROSION.
6. AREAS THAT ARE NOT THE 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 90 LBS./1,000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 1. 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.
7. AT ALL PROPOSED FILL AREAS WHICH ARE NOT CURRENTLY SHOWN ON THESE PLANS, THE CONTRACTOR SHALL ESTABLISH AN EROSION CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) ABOUT TEN (10') FEET FROM TOE TO SLOPE 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.
8. 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.
9. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN. ALL HAYBALES OR SILT FENCE RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.
10. CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
11. THE CONTRACTOR SHALL SECURE THE SERVICES OF A PROFESSIONAL ENGINEER, WHO SHALL VERIFY IN THE FIELD 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.
12. 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 NOT EXCEED 2:1.
13. 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.
14. 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.
15. 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 WATERCOURSES. PROPER 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 TURBIDITY PROBLEMS, SAID OPERATION SHALL CEASE UNTIL SUCH TIME AS FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED. SAID DISCHARGE POINTS SHALL BE LOCATED OVER 100 FEET FROM THE DELINEATED WETLANDS AS INDICATED ON THIS PLAN.

SLOPE STABILIZATION NOTE

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

CONSTRUCTION SEQUENCE OF OPERATIONS

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

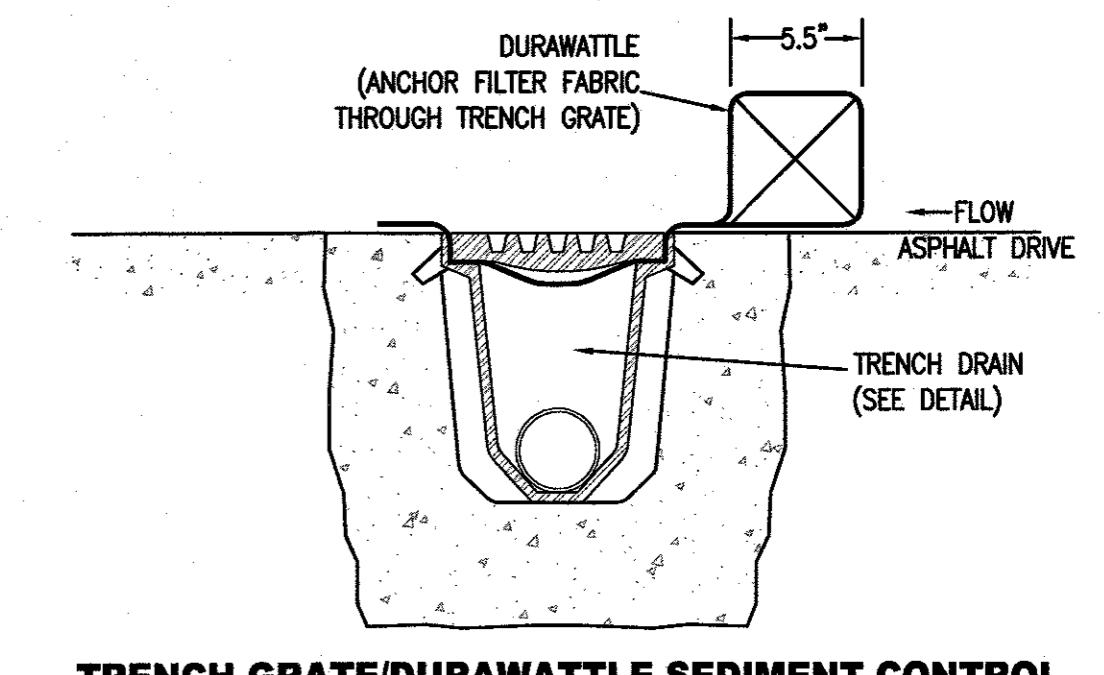
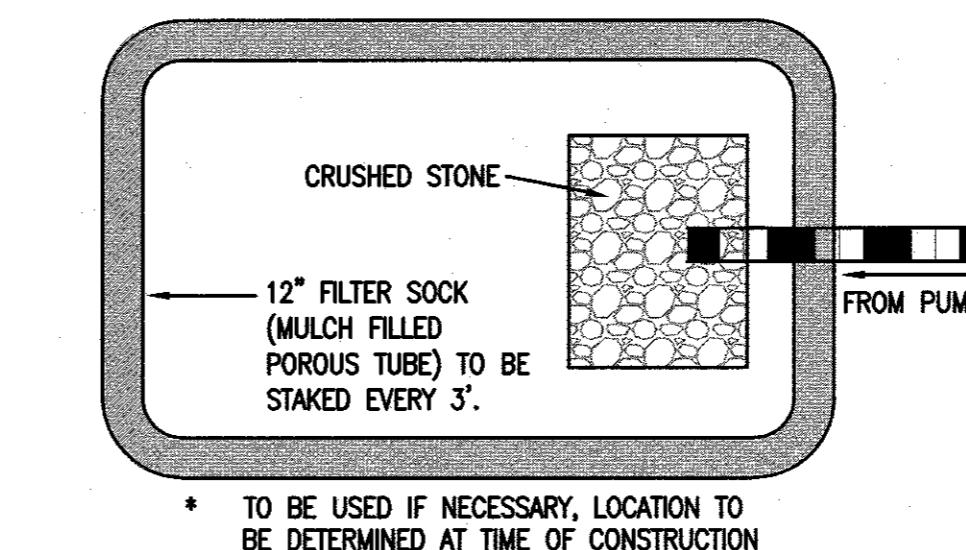
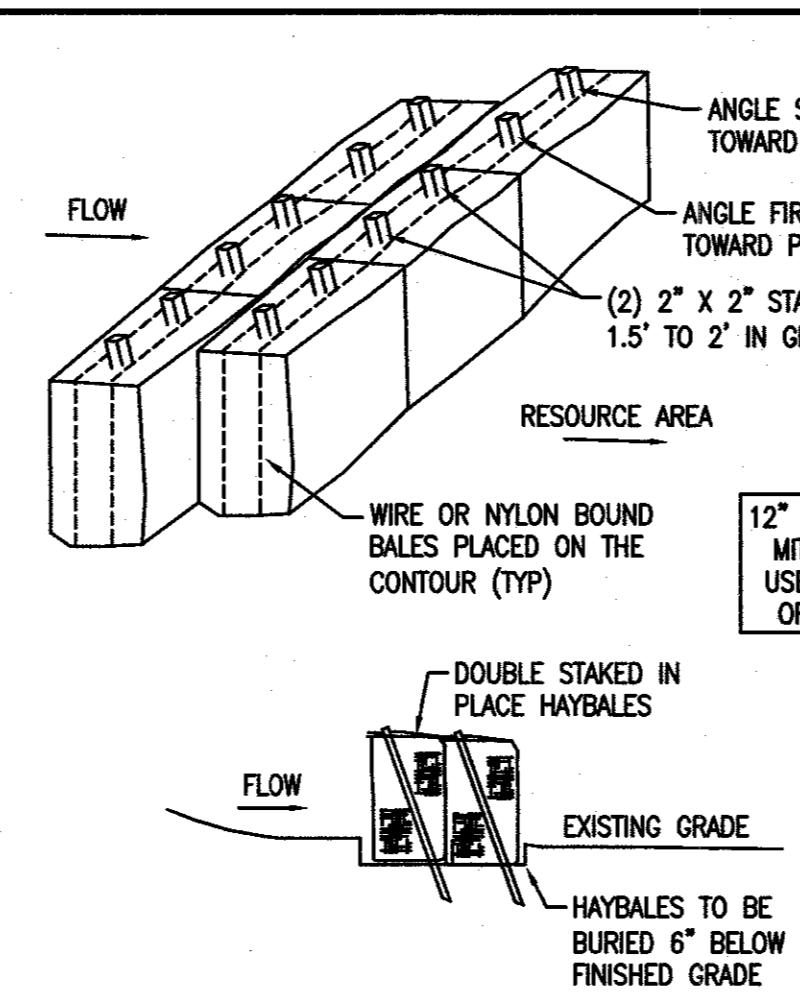
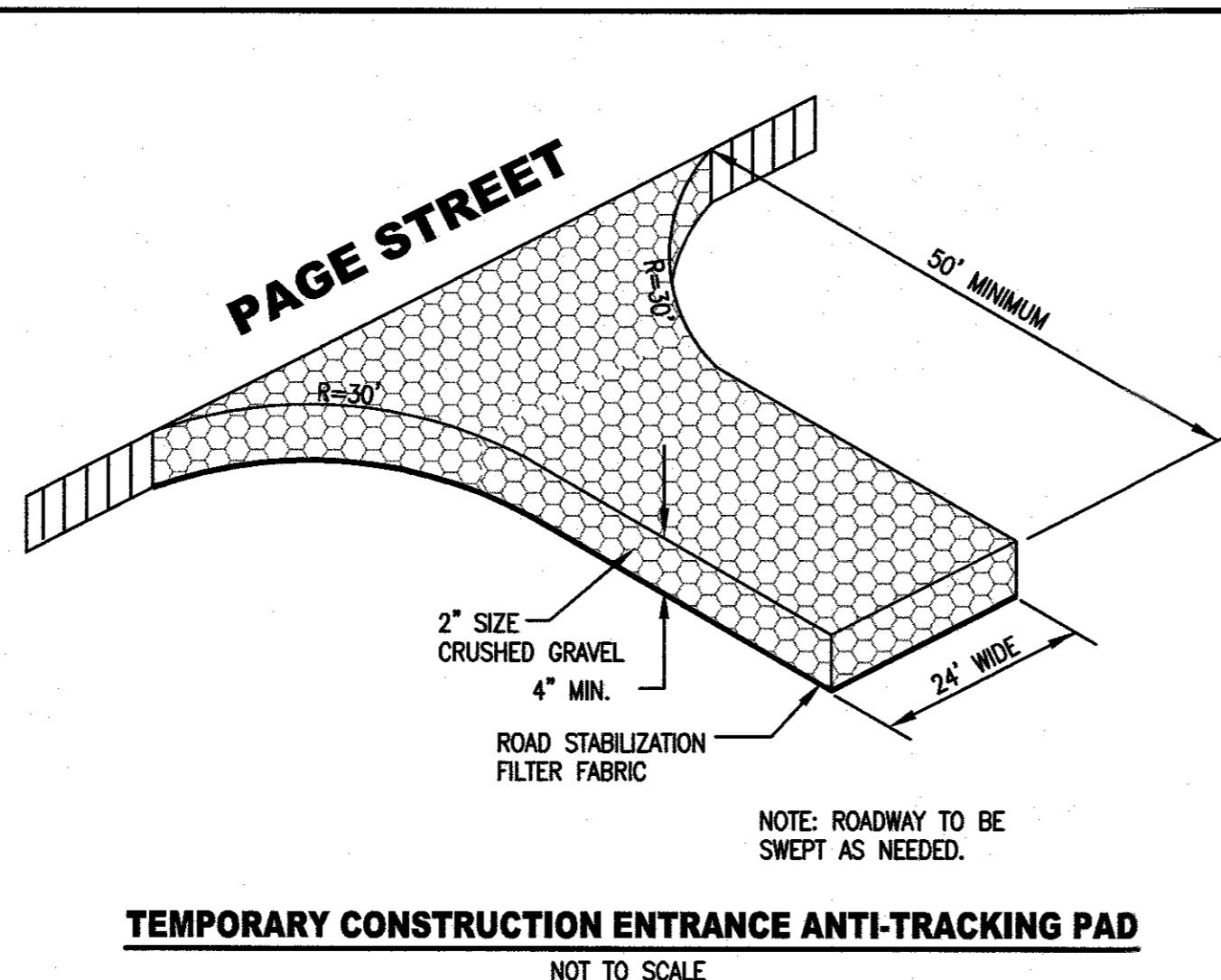
AND FUNCTION OF THE DRAINAGE AND EROSION CONTROL SYSTEMS.

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. SIDE SLOPES THAT ARE TO BECOME LAWN IN THE FINAL CONDITION SHALL THEN RECEIVE A 4 INCH LAYER OF LOAM AND THEN BE 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, GEOGRID OR ANY METHOD THE CONTRACTOR DETERMINES TO BE ADEQUATE.

CONSTRUCTION OPERATION AND MAINTENANCE SCHEDULE

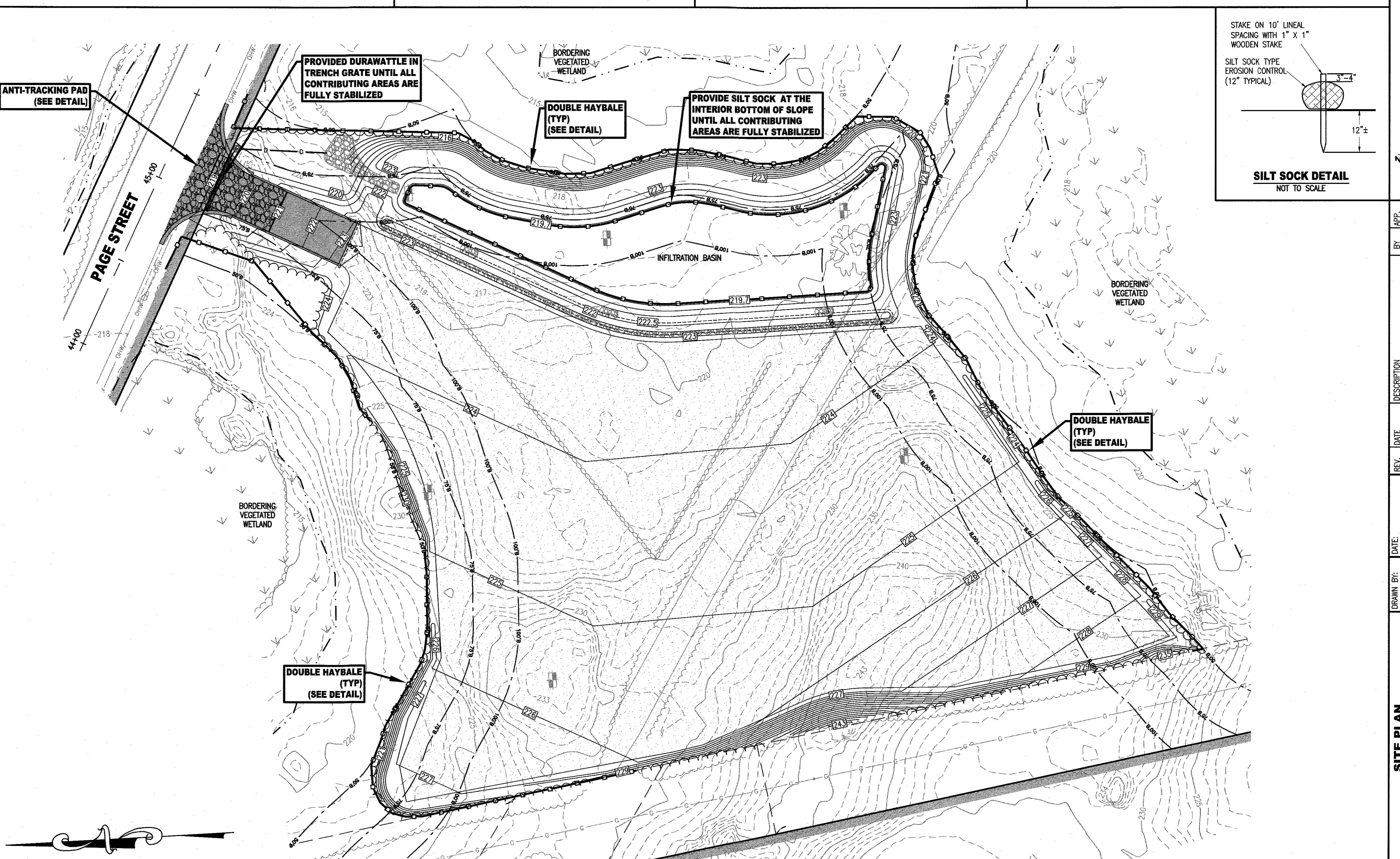
THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PHASE IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR. THE OUTLINE BELOW SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE SYSTEM.

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, LOAM AND SEED, STRAW MULCH, EROSION CONTROL BLANKETS, ETC.
4. THE TRENCH DRAIN AND FIRST DEFENSE UNIT SHALL 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.



TRENCH GRATE/DURAWATTLE SEDIMENT CONTROL

NOT TO SCALE



EROSION CONTROL PLAN

PAGE STREET "100 BLOCK"
STOUGHTON, MASSACHUSETTS

T.L. EDWARDS INC.
100 WALES AVENUE



H CONSULTING ENGINEERS, LLC
MAIN STREET LAKEVILLE, MA 02347

100 WALES AVENUE
AVON, MA 02322

