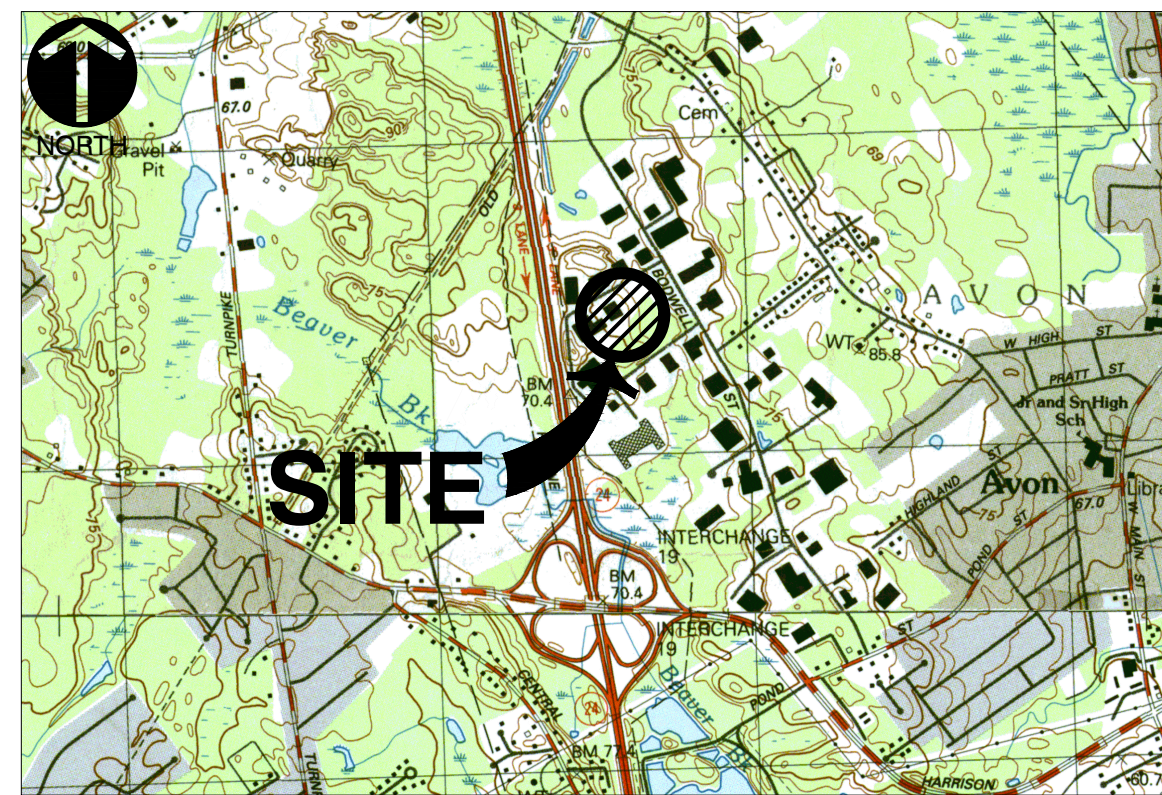


# RHINO 20 LEDIN INVESTORS, LLC. BUILDING EXPANSION

20 LEDIN AVENUE, AVON, MA  
NORFOLK COUNTY

LOCAL PERMITTING  
FEBRUARY 29, 2024



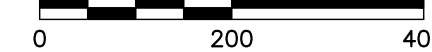
**U.S.G.S MAP**  
U.S.G.S 7.5 MIN. TOPOGRAPHIC MAP,  
AVON, MASSACHUSETTS, QUADRANGLE,  
SCALE: 1"=2000'  
SCALE IN FEET  
0 2,000 4,000



**SITE MAP**

SCALE: 1"=200'

SCALE IN FEET



**REFERENCE**

1. ORTHOGRAPHIC AERIAL IMAGERY, MAPS AND PARCELS ARE BASED ON GIS DATA PROVIDED BY THE BUREAU OF GEOGRAPHIC INFORMATIONS (MASSGIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF TECHNOLOGY AND SECURITY SYSTEMS. ACCESSED JULY 2019.

| DRAWING INDEX            |                |                                   |                   |              |
|--------------------------|----------------|-----------------------------------|-------------------|--------------|
| SHEET NUMBER             | DRAWING NUMBER | SHEET TITLE                       | DATE ISSUED       | DATE REVISED |
| <b>CIVIL ENGINEERING</b> |                |                                   |                   |              |
| 1                        | C000           | TITLE SHEET                       | FEBRUARY 29, 2024 | -            |
| 2                        | C001           | GENERAL NOTES                     | FEBRUARY 29, 2024 | -            |
| 3                        | C100           | EXISTING CONDITIONS PLAN          | FEBRUARY 29, 2024 | -            |
| 4                        | C101           | DEMOLITION & EROSION CONTROL PLAN | FEBRUARY 29, 2024 | -            |
| 5                        | C200           | LAYOUT & MATERIALS PLAN           | FEBRUARY 29, 2024 | -            |
| 6                        | C300           | GRADING & DRAINAGE PLAN           | FEBRUARY 29, 2024 | -            |
| 7                        | C500           | UTILITY PLAN                      | FEBRUARY 29, 2024 | -            |
| 8                        | C600           | LIGHTING PLAN                     | FEBRUARY 29, 2024 | -            |
| 9                        | C800           | SITE DETAILS 1                    | FEBRUARY 29, 2024 | -            |
| 10                       | C801           | SITE DETAILS 2                    | FEBRUARY 29, 2024 | -            |
| 11                       | C802           | SITE DETAILS 3                    | FEBRUARY 29, 2024 | -            |

**OWNER/TEAM INFORMATION**

**CIVIL ENGINEER**

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
31 BELLOWS ROAD  
RAYNHAM, MA 02767  
PH: (774) 501-2176  
CONTACTS: KARLIS SKULTE, P.E.

**APPLICANT**

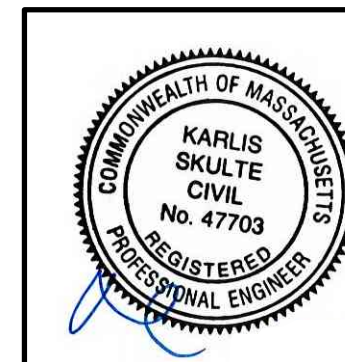
RHINO CAPITAL ADVISORS, LLC.  
2 INTERNATIONAL PLACE  
BOSTON, MA 02110  
PH: (508) 686-6604  
CONTACTS: MICHAEL CAVANOUGH

**BUILDING DESIGNER**

BUTLER MANUFACTURING  
1540 GENESSEE STREET  
KANSAS CITY, MO 64102



**Dig Safe Systems, Inc.**  
1-888-DIG-SAFE  
(1-888-344-7233)



TITLE SHEET

DATE: FEBRUARY 29, 2024 | DRAWN BY: EIMW  
DWS SCALE: AS SHOWN | CHECKED BY: KPS  
PROJECT NO: 335-784  
APPROVED BY: KPS

DRAWING NO:  
**C000**  
SHEET 1 OF 11

**RHINO 20 LEDIN INVESTORS, LLC.**  
SITE REDEVELOPMENT  
20 LEDIN AVENUE  
AVON, MASSACHUSETTS



**Civil & Environmental  
Consultants, Inc.**

31 Bellows Road  
Raynham, MA 02767  
Ph: 774.501.2176  
www.cecinc.com

REVISION RECORD

| NO | DATE | DESCRIPTION |
|----|------|-------------|
|    |      |             |
|    |      |             |
|    |      |             |
|    |      |             |
|    |      |             |
|    |      |             |
|    |      |             |
|    |      |             |
|    |      |             |

**GENERAL NOTES**

- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- EXISTING SITE INFORMATION / TOPOGRAPHIC SURVEY WAS PREPARED BY WSP USA, INC., DATED MARCH 29, 2019 AND REVISED ON JULY 25, 2019. CEC IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
- WETLAND FLAGS WF-A1 THROUGH WF-A6 DELINEATED BY LUCAS ENVIRONMENTAL, LLC IN JULY, 2019.
- THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING THOSE LABELED PER RECORD DATA) PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
- ANY WORK PERFORMED IN THE LOCAL OR STATE RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL OR STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
- CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY THE TOWN OF AVON, NORFOLK COUNTY AND THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE THE STATE OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION SECTION 751.
- ITEM NUMBERS REFER TO THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION 1988 ENGLISH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGE AND SUBSEQUENT SUPPLEMENTAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE TOWN OF AVON AND NORFOLK COUNTY. WHEN IN CONFLICT, THE NORFOLK COUNTY REQUIREMENTS SHALL PREVAIL.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
- ADJUST/RECONSTRUCT ALL EXISTING CASTINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO GRADE AS REQUIRED.

**DEMOLITION NOTES**

- ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
- ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY.
- THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
- EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
- ASBESTOS OR HAZARDOUS MATERIALS ARE NOT EXPECTED/ANTICIPATED IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC.. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
- ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
- THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

**LAYOUT NOTES**

- THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
- ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
- COORDINATES ARE FOR BUILDING COLUMNS, EXTERIOR BUILDING WALL, CENTER OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER OF STRUCTURE PLACED SIX INCHES INSIDE FACE OF CURB FOR DRAIN INLETS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
- REFER TO THE ARCHITECTURAL, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
- THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE TOWN OF AVON. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

**STORM DRAINAGE NOTES**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
- ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
- FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, CONTRACTOR IS TO COORDINATE WITH ARCHITECTURAL AND PLUMBING DRAWINGS.
- ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.
- THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTION ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DETENTION BASIN.

**UTILITY NOTES**

- THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- SANITARY SEWER SHALL BE LOCATED 18" BELOW WATERMAIN AT ALL CROSSINGS. WATERMAIN SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER OR STORM SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERMAIN PIPE. ONE FULL LENGTH OF WATERMAIN PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
- ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.
- MECHANICAL/ELECTRICAL CONTRACTORS SHALL BRING ALL UTILITIES 5' OUTSIDE BUILDING WALL COORDINATE WITH OWNER.

31 Bellows Road  
Raynham, MA 02767  
Ph: 774.501.2176  
www.cecinc.com



**RHINO 20 LEDIN INVESTORS, LLC.**  
**SITE REDEVELOPMENT**  
**20 LEDIN AVENUE**  
**AVON, MASSACHUSETTS**

**GENERAL NOTES**

DRAWING NO: **C001**  
SHEET 2 OF 11



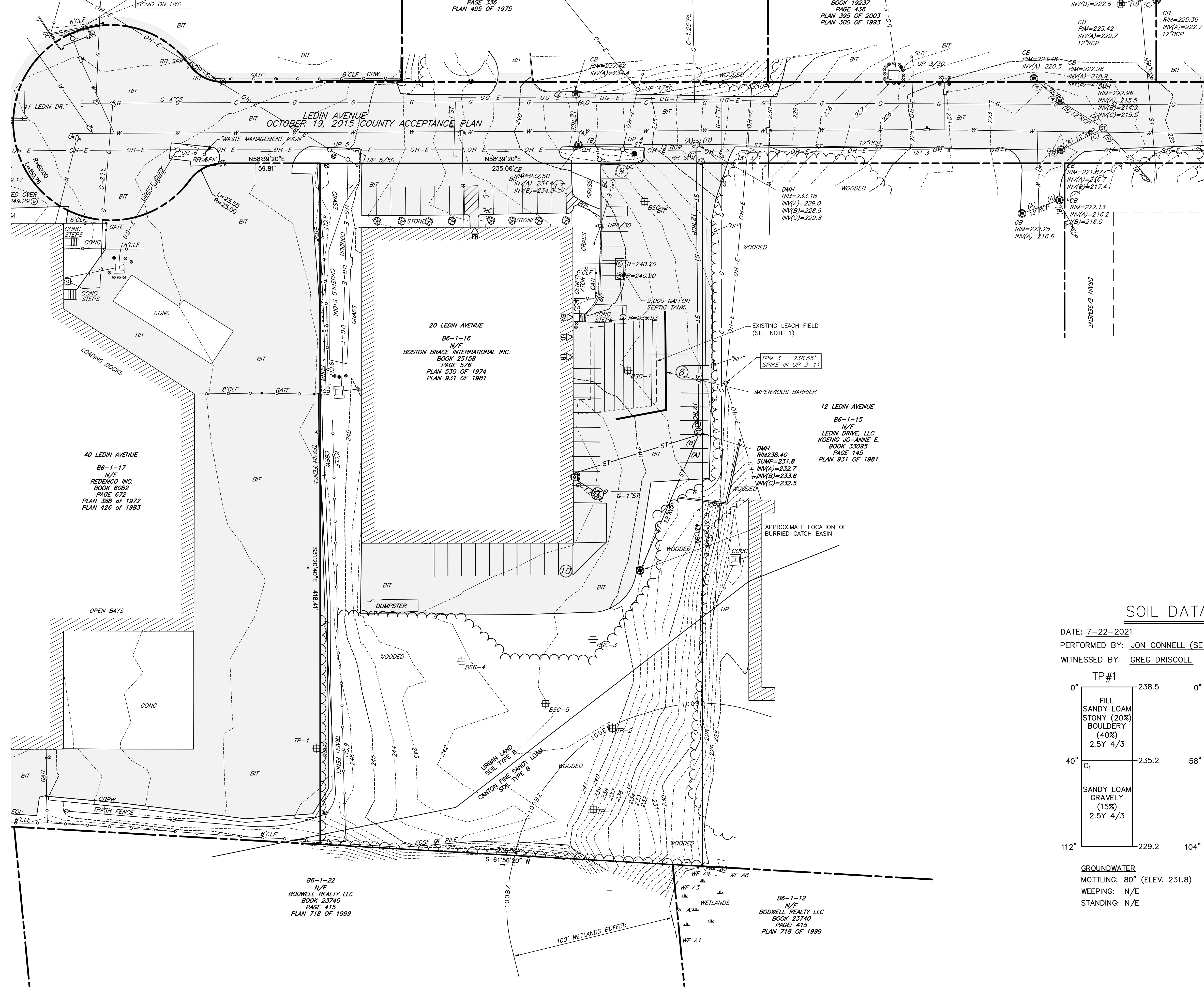
DATE: FEBRUARY 26, 2024 | DRAWN BY: EIMW  
DIMS SCALE: N/A | CHECKED BY: KPS  
PROJECT NO: 335-784  
APPROVED BY: KPS

**REVISION RECORD**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |



NORTH



GENERAL NOTES

- EXISTING SITE INFORMATION / TOPOGRAPHIC SURVEY WAS PREPARED BY WSP, AND PROVIDED TO CEC, IN A DRAWING TITLED "EXISTING CONDITIONS PLAN," DATED MARCH 29, 2019 AND REVISED ON JULY 25, 2019. VERTICAL DATUM REFERENCES NGVD-29. THE EXISTING CONDITIONS PLAN WAS SUPPLEMENTED WITH A PLAN PREPARED BY BSC GROUP TITLED "AS-BUILT SEPTIC PLAN," DATED JULY 2, 2003. CEC IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
- WETLAND FLAGS WF-A1 THROUGH WF-A6 DELINEATED BY LUCAS ENVIRONMENTAL, LLC IN JULY 2019.
- TEST PIT BSC-1 - BSC-5 LOCATIONS ARE APPROXIMATE AND WERE PROVIDED TO CEC BY WASTE MANAGEMENT IN A MEMORANDUM BY FUS & O'NEILL TITLED "TEST PITS AND INFILTRATION TESTING," DATED AUGUST 17, 2016.
- PERMISSION SHALL BE OBTAINED FROM ADJACENT PROPERTY OWNERS PRIOR TO PERFORMING ANY WORK ON ADJACENT PROPERTIES.

LEGEND

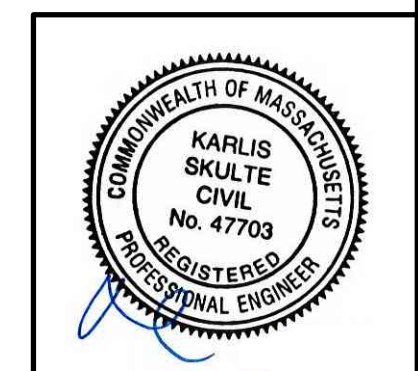
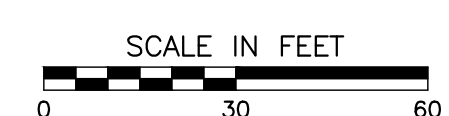
- PROPERTY BOUNDARY
- CB CATCH BASIN
- DCB DOUBLE CATCH BASIN
- WQU WATER QUALITY UNIT
- OCS OUTLET CONTROL STRUCTURE
- 230--- EXISTING MAJOR CONTOURS
- (234.50)--- EXISTING MINOR CONTOURS
- (234.50)--- EXISTING GRADE
- EXISTING BUILDING
- TP-1 EXISTING FUS & O'NEIL TEST PIT LOCATION
- BSC-1 EXISTING BSC GROUP TEST PIT LOCATION
- LINEAR FEATURE TO BE REMOVED
- EXISTING TREE LINE
- G EXISTING GAS LINE
- OH-E EXISTING OVERHEAD WIRES
- W EXISTING WATER LINE
- ST EXISTING STORM LINE
- E EXISTING UNDERGROUND ELECTRICAL
- 100BZ EXISTING WETLANDS BUFFER
- EXISTING WETLANDS
- EXISTING UTILITY POLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING UTILITY CENTERLINE
- EXISTING TREE
- EXISTING ENTRANCE
- EXISTING TRANSFORMER
- LIMIT OF DISTURBANCE
- EXISTING LEACHING FIELD
- FS PROPOSED FILTER SOCK

SOIL DATA

DATE: 7-22-2021  
 PERFORMED BY: JON CONNELL (SE #430)  
 WITNESSED BY: GREG DRISCOLL

| DEPTH | TP #1 | TP #2 |
|-------|-------|-------|
| 0"    | 238.5 | 240.5 |
| 40"   | 235.2 | 236.2 |
| 112"  | 229.2 | 232.3 |

**GROUNDWATER**  
 MOTTLING: 80" (ELEV. 231.8) MOTTLING: 84" (ELEV. 233.5)  
 WEEPING: N/E WEEPING: N/E  
 STANDING: N/E STANDING: N/E



| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

31 Bellows Road  
 Raynham, MA 02767  
 Ph: 774.501.2176  
 www.cecinc.com

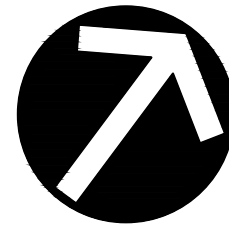


**RHINO 20 LEDIN INVESTORS, LLC.**  
**SITE REDEVELOPMENT**  
**20 LEDIN AVENUE**  
**AVON, MASSACHUSETTS**

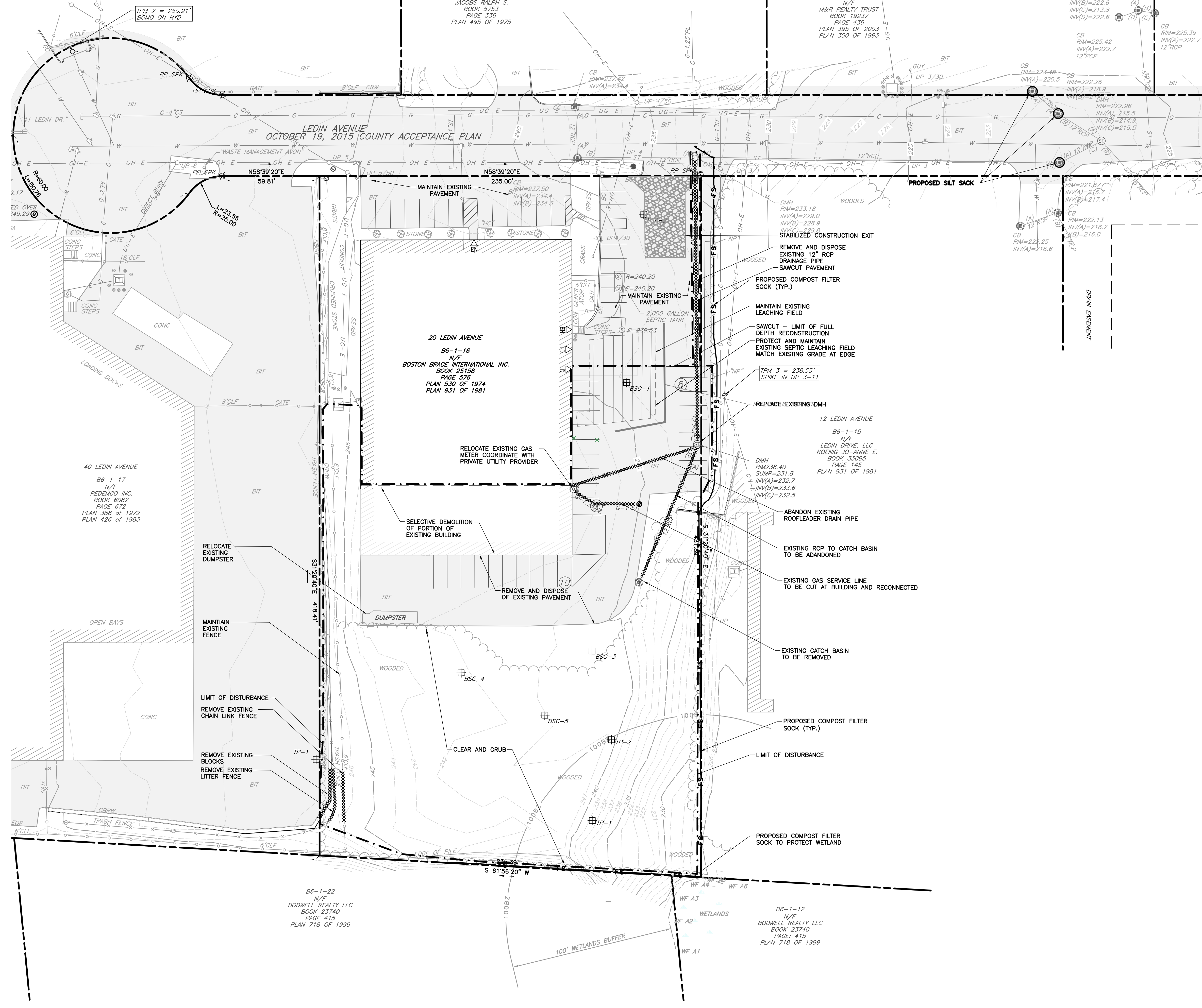
EXISTING CONDITIONS PLAN

|                         |                  |
|-------------------------|------------------|
| DATE: FEBRUARY 25, 2024 | DRAWN BY: EIMW   |
| DWG SCALE: 1" = 30'     | CHECKED BY: KPS  |
| PROJECT NO: 335-784     | APPROVED BY: KPS |

A:\L30-2001\335-784-1\0400\Draw\DWG\335-784-C01-C100.dwg [C:\Users\jconnell] - EP: 3/4/2024 5:15 PM



NORTH



- GENERAL NOTES**
- EXISTING SITE INFORMATION / TOPOGRAPHIC SURVEY WAS PREPARED BY WSP, AND PROVIDED TO CEC, IN A DRAWING TITLED "EXISTING CONDITIONS PLAN," DATED MARCH 29, 2019 AND REVISED ON JULY 25, 2019. VERTICAL DATUM REFERENCES NGVD-29. CEC IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
  - WETLAND FLAGS WF-A1 THROUGH WF-A6 DELINEATED BY LUCAS ENVIRONMENTAL, LLC IN JULY 2019.
  - TEST PIT LOCATIONS ARE APPROXIMATE AND WERE PROVIDED TO CEC BY WASTE MANAGEMENT IN A MEMORANDUM BY FUSS & O'NEILL TITLED "TEST PITS AND INFILTRATION TESTING," DATED AUGUST 17, 2016.
  - EXISTING SEPTIC SYSTEM AND TEST PIT INFORMATION WAS OBTAINED FROM DRAWING TITLED "AS-BUILT SEPTIC SYSTEM," BY BSC GROUP, DATED JULY 3, 2003.
  - PERMISSION SHALL BE OBTAINED FROM ADJACENT PROPERTY OWNERS PRIOR TO PERFORMING ANY WORK ON ADJACENT PROPERTIES.

- LEGEND**
- PROPERTY BOUNDARY
  - CB CATCH BASIN
  - DCB DOUBLE CATCH BASIN
  - WQU WATER QUALITY UNIT
  - OCS OUTLET CONTROL STRUCTURE
  - 230--- EXISTING MAJOR CONTOURS
  - 231--- EXISTING MINOR CONTOURS
  - (234.50) EXISTING GRADE
  - X EXISTING BUILDING
  - TP-1 EXISTING FUSS & O'NEIL TEST PIT LOCATION
  - BSC-1 EXISTING BSC GROUP TEST PIT LOCATION
  - LINEAR FEATURE TO BE REMOVED
  - G --- EXISTING TREE LINE
  - OH-E --- EXISTING OVERHEAD WIRES
  - W --- EXISTING WATER LINE
  - ST --- EXISTING STORM LINE
  - E --- EXISTING UNDERGROUND ELECTRICAL
  - 100BZ --- EXISTING WETLANDS BUFFER
  - WETLANDS --- EXISTING WETLANDS
  - U --- EXISTING UTILITY POLE
  - SANITARY SEWER MANHOLE --- EXISTING SANITARY SEWER MANHOLE
  - GAS METER --- EXISTING GAS METER
  - WATER METER --- EXISTING WATER METER
  - UTILITY CENTERLINE --- EXISTING UTILITY CENTERLINE
  - TREE --- EXISTING TREE
  - ENTRANCE --- EXISTING ENTRANCE
  - TRANSFORMER --- EXISTING TRANSFORMER
  - LIMIT OF DISTURBANCE --- LIMIT OF DISTURBANCE
  - EXISTING LEACHING FIELD --- EXISTING LEACHING FIELD
  - FS --- PROPOSED FILTER SOCK

| NO. | DATE | REVISION RECORD | DESCRIPTION |
|-----|------|-----------------|-------------|
|     |      |                 |             |
|     |      |                 |             |

31 Bellows Road  
Raynham, MA 02787  
Ph: 774.501.2176  
www.cecinc.com

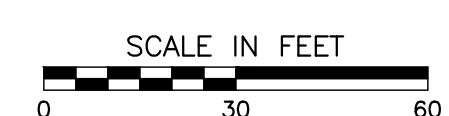
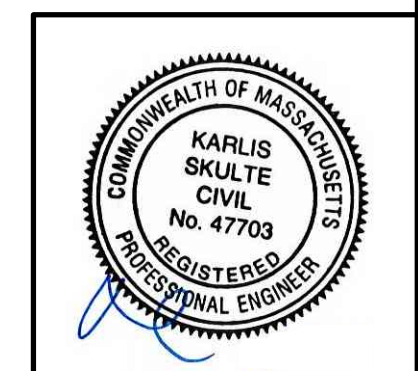
**CEC**  
Civil & Environmental  
Consultants, Inc.

**RHINO 20 LEDIN INVESTORS, LLC.**  
SITE REDEVELOPMENT  
20 LEDIN AVENUE  
AVON, MASSACHUSETTS

**DEMOLITION & EROSION CONTROL PLAN**

DRAWING NO: **C101**  
SHEET 4 OF 11

DATE: FEBRUARY 25, 2024 | DRAWN BY: EMM/KPS  
DWG SCALE: 1" = 30' | CHECKED BY: EMM/KPS  
PROJECT NO: 335-784  
APPROVED BY: KPS



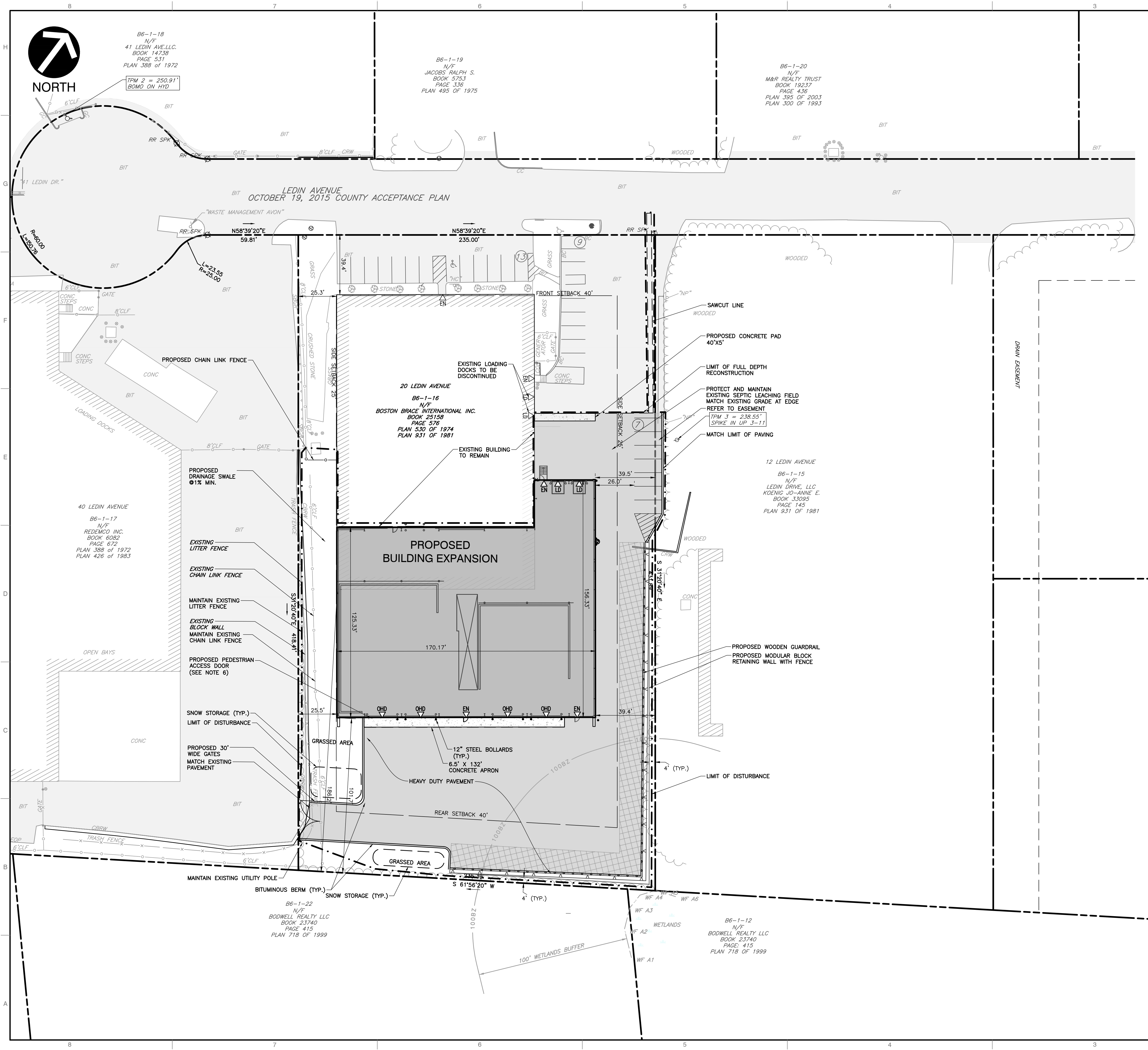
A:\L30-2021\L30-7941-0000\Drawings\DWG\1071-Permitting Plans\L30794-001-0101.dwg [C101] LS(0,4/2024 5:15 PM) - LP: 3/4/2024 5:15 PM



B6-1-18  
N/F  
41 LEDIN AVE. LLC.  
BOOK 14738  
PAGE 531  
PLAN 388 OF 1972

B6-1-19  
N/F  
JACOBS RALPH S.  
BOOK 5753  
PAGE 336  
PLAN 495 OF 1975

B6-1-20  
N/F  
M&R REALTY TRUST  
BOOK 19237  
PAGE 438  
PLAN 395 OF 2003  
PLAN 300 OF 1993



**GENERAL NOTES**

- EXISTING SITE INFORMATION / TOPOGRAPHIC SURVEY WAS PREPARED BY WSP, AND PROVIDED TO CEC, IN A DRAWING TITLED "EXISTING CONDITIONS PLAN," DATED MARCH 29, 2019 AND REVISED ON JULY 25, 2019. CEC IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
- WETLAND FLAGS WF-A1 THROUGH WF-A6 DELINEATED BY LUCAS ENVIRONMENTAL, LLC IN JULY 2019.
- TEST PIT LOCATIONS ARE APPROXIMATE AND WERE PROVIDED TO CEC BY WASTE MANAGEMENT IN A MEMORANDUM BY FUSS & O'NEILL TITLED "TEST PITS AND INFILTRATION TESTING," DATED AUGUST 17, 2016.
- EXISTING SEPTIC SYSTEM AND TEST PIT INFORMATION WAS OBTAINED FROM DRAWING TITLED "AS-BUILT SEPTIC SYSTEM," BY BSC GROUP, DATED JULY 3, 2003.
- PERMISSION SHALL BE OBTAINED FROM ADJACENT PROPERTY OWNERS PRIOR TO PERFORMING ANY WORK ON ADJACENT PROPERTIES.
- PROPOSED PEDESTRIAN ACCESS DOOR LOCATIONS AND/OR STAIRS ARE SHOWN FOR PRELIMINARY PLANNING PURPOSES ONLY, AND SHALL BE COORDINATED WITH FINAL ARCHITECTURAL DESIGN AND REVISED AS NEEDED.

**SITE DEVELOPMENT ZONING DATA**

ADDRESS: 20 LEDIN AVENUE  
 PARCEL ID: B6-1-16  
 TOTAL AREA OF PARCEL: ±99,910 S.F. (2.3 AC)  
 ZONING DISTRICT: INDUSTRIAL / WATER SUPPLY PROTECTION OVERLAY  
 NUMBER OF BUILDINGS: 1

|   | REQUIRED                                   | EXISTING              | PROPOSED              |
|---|--|-----------------------|-----------------------|
| MINIMUM LOT AREA:                       | 40,000 S.F.                                | ±99,910 S.F. (2.3 AC) | ±99,910 S.F. (2.3 AC) |
| MINIMUM LOT FRONTAGE:                   | 200 FT.                                    | ±236 FT.              | ±236 FT.              |
| SETBACKS:                               |  |                       |                       |
| FRONT BUILDING SETBACK:                 | 40 FT.                                     | ±39.4 FT.             | ±39.4 FT.             |
| SIDE BUILDING SETBACK:                  | 25 FT.                                     | ±25.3 FT.             | ±25.3 FT.             |
| REAR BUILDING SETBACK:                  | 40 FT.                                     | ±186 FT.              | ±102 FT.              |
| MAXIMUM BUILDING HEIGHT:                | 40 FT.                                     | ±22 FT.               | 38.7 FT.              |
| MAXIMUM % OF LOT COVERAGE BY STRUCTURE: | 60%  | ±25%                  | ±43%                  |
| PARKING:                                | 43   | 49                    | 29                    |
| INDUSTRIAL/ MANUFACTURING:              | (1 / 1,000 S.F.) X (42,510 S.F.)           | 6                     | 29                    |
|   | (0.75/EMPLOYEE) X (4 EMPLOYEES X 2 SHIFTS) |                       |                       |

**NOTES**

- FINDING REQUESTED BY BOARD OF APPEALS FOR EXISTING FRONT YARD SETBACK NONCONFORMITY: 1 SPACE PER 600 S.F. OF GROSS FLOOR AREA OR 0.75 PER EACH EMPLOYEE OF THE COMBINED EMPLOYMENT OF THE 2 LARGEST SUCCESSIVE SHIFTS, WHICHEVER IS LARGER.
- VARIANCE REQUESTED FOR OFF-STREET PARKING REQUIREMENTS.

**LEGEND**

- PROPERTY BOUNDARY
- 100— PROPOSED MAJOR CONTOUR
- 101— PROPOSED MINOR CONTOUR
- 240.50 PROPOSED GRADE
- REQUIRED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED OVERHEAD DOOR
- PROPOSED BUILDING ENTRANCE
- PROPOSED LOADING DOCK
- PROPOSED DRAINAGE SWALE
- PROPOSED STORMWATER PIPE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- CB CATCH BASIN
- DCB DOUBLE CATCH BASIN
- WQU WATER QUALITY UNIT
- OCs OUTLET CONTROL STRUCTURE
- EXISTING BUILDING
- EXISTING TREE
- EXISTING ENTRANCE
- EXISTING TRANSFORMER
- EXISTING UTILITY POLE

| NO. | DATE | REVISION RECORD | DESCRIPTION |
|-----|------|-----------------|-------------|
|     |      |                 |             |
|     |      |                 |             |
|     |      |                 |             |
|     |      |                 |             |

31 Bellows Road  
Raynham, MA 02767  
Ph: 774.501.2176  
www.cecinc.com

**CEC**  
Civil & Environmental  
Consultants, Inc.

**RHINO 20 LEDIN INVESTORS, LLC.**  
SITE REDEVELOPMENT  
20 LEDIN AVENUE  
AVON, MASSACHUSETTS

**LAYOUT & MATERIALS PLAN**

DRAWING NO. **C200**

SHEET 5 OF 11

DATE: FEBRUARY 25, 2024 | DRAWN BY: EIMW  
 DWG SCALE: 1" = 30' | CHECKED BY: KPS  
 PROJECT NO: 335-784  
 APPROVED BY: KPS



A:\300-0001\335-784-C200\Draw\DWG\Layout-Materials-Plan.dwg (2/25/24 10:15 AM) - LP: 3/4/2024 10:15 AM  
 A:\300-0001\335-784-C200\Draw\DWG\Layout-Materials-Plan.dwg (2/25/24 10:15 AM) - LP: 3/4/2024 10:15 AM



B6-1-18  
N/F  
41 LEDIN AVE. LLC.  
BOOK 14738  
PAGE 531  
PLAN 388 OF 1972

B6-1-19  
N/F  
JACOBS RALPH S.  
BOOK 5753  
PAGE 336  
PLAN 495 OF 1975

B6-1-20  
N/F  
M&R REALTY TRUST  
BOOK 19237  
PAGE 436  
PLAN 395 OF 2003  
PLAN 300 OF 1993

CB  
RIM=25.83  
INV(A)=214.1  
INV(B)=222.6  
INV(C)=213.8  
INV(D)=222.6

CB  
RIM=225.42  
INV(A)=222.7  
12" RCP

CB  
RIM=225.39  
INV(A)=222.7  
12" RCP

LEDIN AVENUE  
OCTOBER 19, 2015 COUNTY ACCEPTANCE PLAN

N58°39'20"E  
59.81'

235.00' CB  
RIM=237.50  
INV(A)=234.4  
INV(B)=234.3

CONNECT TO EXISTING STRUCTURE  
INV=229.8

RECONNECT EXISTING ROOF LEADER  
INV=237.35  
(COORDINATE WITH MEP AND PERFORM  
EXPLORATORY INVESTIGATION TO LOCATE AND  
IMPACTS TO SEPTIC SYSTEM)

PROTECT AND MAINTAIN  
EXISTING SEPTIC LEACHING FIELD  
MATCH EXISTING GRADE AT EDGE

REPLACE EXISTING MANHOLE  
RIM=±238.4  
INV.=±233.6 (DMH-5)  
INV.=±232.5 (OUT)

B6-1-15  
N/F  
LEDIN DRIVE, LLC  
KOENIG JO-ANNE E.  
BOOK 33095  
PAGE 145  
PLAN 931 OF 1981

B6-1-14  
N/F  
KDSM LLC  
BOOK 14092  
PAGE 430  
PLAN D5741/4  
PLAN D4914/154

40 LEDIN AVENUE  
B6-1-17  
N/F  
REDEMCO INC.  
BOOK 6082  
PAGE 672  
PLAN 398 OF 1972  
PLAN 426 OF 1983

20 LEDIN AVENUE  
B6-1-16  
N/F  
BOSTON BRACE INTERNATIONAL INC.  
BOOK 25158  
PAGE 576  
PLAN 530 OF 1974  
PLAN 931 OF 1981

PROPOSED  
BUILDING EXPANSION  
FFE = ±243.1

OCS-4 OUTLET CONTROL STRUCTURE  
RIM=±243.0  
INV.=±234.9 (WQU-3)  
INV.=±236.05 (CHAMBERS)  
INV.=±240.5 (WEIR)  
INV.=±234.8 (OUT)

PROPOSED INFILTRATION CHAMBERS  
64 MC-3500 STORMTECH CHAMBERS  
TOP OF STONE = 241.0  
TOP OF CHAMBERS = 240.0  
BOTTOM OF CHAMBERS = 236.25  
BOTTOM OF STONE = 235.5  
GW/BEDROCK ELEVATION (BSC-5) = ±233.5

PROPOSED IMPERVIOUS BARRIER FROM TOP OF  
INFILTRATION SYSTEM STONE TO BOTTOM OF STONE

DCB-2  
RIM=±242.8  
INV.=±238.5

LIMIT OF DISTURBANCE

TD-1  
RIM=±242.9  
INV.=±238.5

B6-1-22  
N/F  
BODWELL REALTY LLC  
BOOK 23740  
PAGE 415  
PLAN 718 OF 1999

WQI-5  
(BARRACUDA S3)  
RIM=242.0  
INV.=239.0 (OUT)

DRAIN BASIN  
RIM=242.5  
INV.=237.5 (CB-4)  
INV.=236.3 (OUT)

B6-1-12  
N/F  
BODWELL REALTY LLC  
BOOK 23740  
PAGE 415  
PLAN 718 OF 1999

**GENERAL NOTES**

- EXISTING SITE INFORMATION / TOPOGRAPHIC SURVEY WAS PREPARED BY WSP, AND PROVIDED TO CEC, IN A DRAWING TITLED "EXISTING CONDITIONS PLAN," DATED MARCH 29, 2019 AND REVISED ON JULY 25, 2019. VERTICAL DATUM REFERENCES NGVD-29. CEC IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
- WETLAND FLAGS WF-A1 THROUGH WF-A6 DELINEATED BY LUCAS ENVIRONMENTAL, LLC IN JULY 2019.
- TEST PIT LOCATIONS ARE APPROXIMATE AND WERE PROVIDED TO CEC BY WASTE MANAGEMENT IN A MEMORANDUM BY FUSS & O'NEILL TITLED "TEST PITS AND INFILTRATION TESTING," DATED AUGUST 17, 2016.
- EXISTING SEPTIC SYSTEM AND TEST PIT INFORMATION WAS OBTAINED FROM DRAWING TITLED "AS-BUILT SEPTIC SYSTEM," BY BSC GROUP, DATED JULY 3, 2003.
- PERMISSION SHALL BE OBTAINED FROM ADJACENT PROPERTY OWNERS PRIOR TO PERFORMING ANY WORK ON ADJACENT PROPERTIES.
- DURING A 25-YEAR STORM EVENT THE POST DEVELOPMENT RUNOFF RATES WILL REMAIN LOWER THAN IN EXISTING CONDITIONS. IN PROPOSED CONDITIONS, ALL STORMWATER RUNOFF WILL BE COLLECTED AND ROUTED THROUGH THE INFILTRATION CHAMBERS OR BY-PASS DIRECTLY TO THE MUNICIPAL SYSTEM IN LEDIN AVE. THE RUNOFF RATE IN PROPOSED CONDITIONS WILL BE 16.26 CFS VERSUS IN EXISTING CONDITIONS OF 16.28 CFS.

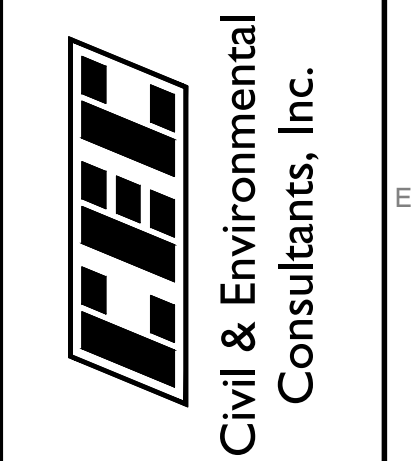
**LEGEND**

- PROPERTY BOUNDARY
- 100 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- 240.50 PROPOSED GRADE
- REQUIRED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED OVERHEAD DOOR
- PROPOSED BUILDING ENTRANCE
- PROPOSED LOADING DOCK
- PROPOSED DRAINAGE SWALE
- PROPOSED STORMWATER PIPE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- CB CATCH BASIN
- DCB DOUBLE CATCH BASIN
- WQU WATER QUALITY UNIT
- OCS OUTLET CONTROL STRUCTURE
- 230 EXISTING MAJOR CONTOURS
- 231 EXISTING MINOR CONTOURS
- EXISTING GRADE
- EXISTING BUILDING
- TP-1 EXISTING FUSS & O'NEIL TEST PIT LOCATION
- BSC-1 EXISTING BSC GROUP TEST PIT LOCATION
- ST EXISTING STORM LINE
- 100BZ EXISTING WETLANDS BUFFER
- EXISTING WETLANDS
- EXISTING GUARD RAIL
- EXISTING LEACHING FIELD
- EXISTING UTILITY POLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING UTILITY CENTERLINE
- EXISTING TREE
- EXISTING ENTRANCE
- EXISTING TRANSFORMER

**REVISION RECORD**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

31 Bellows Road  
Raynham, MA 02767  
Ph: 774.501.2176  
www.cecinc.com



**RHINO 20 LEDIN INVESTORS, LLC.  
SITE REDEVELOPMENT  
20 LEDIN AVENUE  
AVON, MASSACHUSETTS**

**GRADING & DRAINAGE PLAN**

DATE: FEBRUARY 25, 2024 | DRAWN BY: EIMW  
DWG SCALE: 1" = 30' | CHECKED BY: KPS  
PROJECT NO: 335-784  
APPROVED BY: KPS



SCALE IN FEET  
0 30 60

A:\130-001\130-7941-0000\DWG\13071-Permitting\Plans\133594-001-C300.dwg[C300] LS(D:\4\2024 - emission) - LP: 3/4/2024 5:16 PM



B6-1-18  
N/F  
41 LEDIN AVE. LLC.  
BOOK 14738  
PAGE 531  
PLAN 388 OF 1972

B6-1-19  
N/F  
JACOBS RALPH S.  
BOOK 5753  
PAGE 336  
PLAN 495 OF 1975

B6-1-20  
N/F  
M&R REALTY TRUST  
BOOK 19237  
PAGE 439  
PLAN 395 OF 2003  
PLAN 300 OF 1993

**GENERAL NOTES**

- EXISTING SITE INFORMATION / TOPOGRAPHIC SURVEY WAS PREPARED BY WSP, AND PROVIDED TO CEC, IN A DRAWING TITLED "EXISTING CONDITIONS PLAN," DATED MARCH 29, 2019 AND REVISED ON JULY 25, 2019. CEC IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
- WETLAND FLAGS WF-A1 THROUGH WF-A6 DELINEATED BY LUCAS ENVIRONMENTAL, LLC IN JULY 2019.
- TEST PIT LOCATIONS ARE APPROXIMATE AND WERE PROVIDED TO CEC BY WASTE MANAGEMENT IN A MEMORANDUM BY FUSS & O'NEILL TITLED "TEST PITS AND INFILTRATION TESTING," DATED AUGUST 17, 2016.
- EXISTING SEPTIC SYSTEM AND TEST PIT INFORMATION WAS OBTAINED FROM DRAWING TITLED "AS-BUILT SEPTIC SYSTEM," BY BSC GROUP, DATED JULY 3, 2003.
- PERMISSION SHALL BE OBTAINED FROM ADJACENT PROPERTY OWNERS PRIOR TO PERFORMING ANY WORK ON ADJACENT PROPERTIES.

**LEGEND**

- PROPERTY BOUNDARY
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED GRADE
- REQUIRED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED OVERHEAD DOOR
- PROPOSED BUILDING ENTRANCE
- PROPOSED LOADING DOCK
- PROPOSED DRAINAGE SWALE
- PROPOSED STORMWATER PIPE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED WATER QUALITY UNIT
- PROPOSED OUTLET CONTROL STRUCTURE
- EXISTING BUILDING
- EXISTING FUSS & O'NEIL TEST PIT LOCATION
- EXISTING BSC GROUP TEST PIT LOCATION
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING WETLANDS BUFFER
- EXISTING WETLANDS
- EXISTING GUARD RAIL
- EXISTING LEACHING FIELD
- EXISTING UTILITY POLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING UTILITY CENTERLINE
- EXISTING TREE
- EXISTING ENTRANCE
- EXISTING TRANSFORMER

B6-1-14  
N/F  
KDSM LLC  
BOOK 14092  
PAGE 430  
PLAN D5741/4  
PLAN D4914/154

20 LEDIN AVENUE  
B6-1-16  
N/F  
BOSTON BRACE INTERNATIONAL INC.  
BOOK 25158  
PAGE 576  
PLAN 530 OF 1974  
PLAN 931 OF 1981

12 LEDIN AVENUE  
B6-1-15  
N/F  
LEDIN DRIVE, LLC  
KOEING JO-ANNE E.  
BOOK 33095  
PAGE 145  
PLAN 931 OF 1981

40 LEDIN AVENUE  
B6-1-17  
N/F  
REDEMCO INC.  
BOOK 6082  
PAGE 672  
PLAN 398 OF 1972  
PLAN 426 OF 1983

**PROPOSED BUILDING EXPANSION**  
FFE = ±243.1

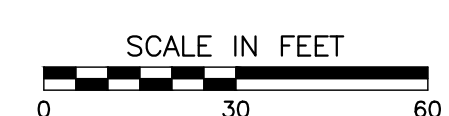
PROPOSED RELOCATED GAS METER WITH STEEL BOLLARDS

LIMIT OF DISTURBANCE

LIMIT OF DISTURBANCE

B6-1-22  
N/F  
BODWELL REALTY LLC  
BOOK 23740  
PAGE 415  
PLAN 718 OF 1999

B6-1-12  
N/F  
BODWELL REALTY LLC  
BOOK 23740  
PAGE 415  
PLAN 718 OF 1999



| NO. | DATE | REVISION RECORD DESCRIPTION |
|-----|------|-----------------------------|
|     |      |                             |
|     |      |                             |
|     |      |                             |
|     |      |                             |
|     |      |                             |
|     |      |                             |
|     |      |                             |
|     |      |                             |
|     |      |                             |
|     |      |                             |

31 Bellows Road  
Raynham, MA 02787  
Ph: 774.501.2176  
www.cecinc.com



**RHINO 20 LEDIN INVESTORS, LLC.**  
SITE REDEVELOPMENT  
20 LEDIN AVENUE  
AVON, MASSACHUSETTS

**UTILITY PLAN**

DATE: FEBRUARY 25, 2024 | DRAWN BY: EIMW | KPS  
 DWG SCALE: 1" = 30' | CHECKED BY: KPS | 335-784  
 PROJECT NO.: 2024-001 | APPROVED BY: KPS

DRAWING NO.: **C500**  
SHEET 7 OF 11

A:\2024\2024-001\2024-001-0000\Drawings\2024-001-0000-001-0000.dwg [C:\Users\emilw\OneDrive - emilw.com\Documents\2024\2024-001\2024-001-0000\Drawings\2024-001-0000-001-0000.dwg] - LP: 3/4/2024 5:16 PM



B6-1-18  
N/F  
41 LEDIN AVE. LLC.  
BOOK 14738  
PAGE 531  
PLAN 388 OF 1972

TPM 2 = 250.91'  
BOMO ON HYD

B6-1-19  
N/F  
JACOBS RALPH S.  
BOOK 5753  
PAGE 336  
PLAN 495 OF 1975

B6-1-20  
N/F  
M&R REALTY TRUST  
BOOK 19237  
PAGE 438  
PLAN 395 OF 2003  
PLAN 300 OF 1993

LEDIN AVENUE  
OCTOBER 19, 2015 COUNTY ACCEPTANCE PLAN

20 LEDIN AVENUE  
B6-1-16  
N/F  
BOSTON BRACE INTERNATIONAL INC.  
BOOK 25158  
PAGE 576  
PLAN 530 OF 1974  
PLAN 931 OF 1981

TPM 3 = 238.55'  
SPIKE IN UP 3-11

12 LEDIN AVENUE  
B6-1-15  
N/F  
LEDIN DRIVE, LLC  
KOEING JO-ANNE E.  
BOOK 33095  
PAGE 145  
PLAN 931 OF 1981

40 LEDIN AVENUE  
B6-1-17  
N/F  
REDEMCO INC.  
BOOK 6082  
PAGE 672  
PLAN 398 OF 1972  
PLAN 426 OF 1983

PROPOSED BUILDING EXPANSION  
FFE = ± 243.1

LIMIT OF DISTURBANCE

LIMIT OF DISTURBANCE

B6-1-22  
N/F  
BODWELL REALTY LLC  
BOOK 23740  
PAGE 415  
PLAN 718 OF 1999

B6-1-12  
N/F  
BODWELL REALTY LLC  
BOOK 23740  
PAGE 415  
PLAN 718 OF 1999

### GENERAL NOTES

- EXISTING SITE INFORMATION / TOPOGRAPHIC SURVEY WAS PREPARED BY WSP, AND PROVIDED TO CEC, IN A DRAWING TITLED "EXISTING CONDITIONS PLAN," DATED MARCH 29, 2019 AND REVISED ON JULY 25, 2019. CEC IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
- WETLAND FLAGS WF-A1 THROUGH WF-A6 DELINEATED BY LUCAS ENVIRONMENTAL, LLC IN JULY 2019.
- TEST PIT LOCATIONS ARE APPROXIMATE AND WERE PROVIDED TO CEC BY WASTE MANAGEMENT IN A MEMORANDUM BY FUSS & O'NEILL TITLED "TEST PITS AND INFILTRATION TESTING," DATED AUGUST 17, 2016.
- EXISTING SEPTIC SYSTEM AND TEST PIT INFORMATION WAS OBTAINED FROM DRAWING TITLED "AS-BUILT SEPTIC SYSTEM," BY BSC GROUP, DATED JULY 3, 2003.
- PERMISSION SHALL BE OBTAINED FROM ADJACENT PROPERTY OWNERS PRIOR TO PERFORMING ANY WORK ON ADJACENT PROPERTIES.

TYPE A LIGHT

## McGraw-Edison GWC Galleon Wall

Wall Mount Luminaire



TYPE B LIGHT

## McGraw-Edison Impact Elite LED

Wall Mount Luminaire



### LIGHT SCHEDULE

| Label | Catalog Number      | Description  | Lamp Color | Watts | Lumens |
|-------|---------------------|--|------------|-------|--------|
| A     | GWC-SA2C-740-U-T4FT | COOPER LIGHTING - GALLEON WALL LUMINAIRE                     | 4000K      | 113   | 14,850 |
| B     | IST-SA1E-740-U-T3   | COOPER LIGHTING - IMPACT ELITE LED TRAPEZOID LUMINAIRE 4000K |            | 58    | 7,012  |

LIGHT CALCULATIONS (PAVED AREAS)  
AVERAGE FOOT CANDLES 2.0  
MAX. FOOT CANDLES 5.9  
MIN. FOOT CANDLES 4  
AVERAGE/MIN. 5:1

### LEGEND

- PROPERTY BOUNDARY
- 100 — PROPOSED MAJOR CONTOUR
- - 101 - - PROPOSED MINOR CONTOUR
- - 40.50 - - PROPOSED GRADE
- - - - REQUIRED SETBACK LINE
- - - - PROPOSED BUILDING
- ▷ PROPOSED OVERHEAD DOOR
- ▷ PROPOSED BUILDING ENTRANCE
- ▷ PROPOSED LOADING DOCK
- ▷ PROPOSED DRAINAGE SWALE
- ▷ PROPOSED STORMWATER PIPE
- ⊙ PROPOSED CATCH BASIN
- ⊙ PROPOSED DRAINAGE MANHOLE
- CB CATCH BASIN
- DCB DOUBLE CATCH BASIN
- WQU WATER QUALITY UNIT
- OCS OUTLET CONTROL STRUCTURE
- - - - EXISTING BUILDING
- ⊙ TP-1 EXISTING FUSS & O'NEIL TEST PIT LOCATION
- ⊙ BSC-1 EXISTING BSC GROUP TEST PIT LOCATION
- G EXISTING GAS LINE
- OH-E EXISTING OVERHEAD WIRES
- W EXISTING WATER LINE
- ST EXISTING STORM LINE
- EXISTING UNDERGROUND ELECTRICAL
- 100BZ EXISTING WETLANDS BUFFER
- △—△— EXISTING WETLANDS
- EXISTING GUARD RAIL
- - - - EXISTING LEACHING FIELD
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING GAS METER
- ⊙ EXISTING WATER METER
- ⊙ EXISTING UTILITY CENTERLINE
- ⊙ EXISTING TREE
- ⊙ EXISTING ENTRANCE
- ⊙ EXISTING TRANSFORMER

REVISION RECORD

NO. DATE DESCRIPTION

31 Bellows Road  
Raynham, MA 02767

Ph: 774.501.2176

www.cecinc.com



Civil & Environmental  
Consultants, Inc.

RHINO 20 LEDIN INVESTORS, LLC.  
SITE REDEVELOPMENT  
20 LEDIN AVENUE  
AVON, MASSACHUSETTS

LIGHTING PLAN

DRAWING NO.:

**C600**

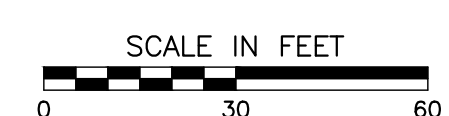
SHEET 8 OF 11

DATE: FEBRUARY 25, 2024 [DRAWN BY: EIMW]

DWG SCALE: 1" = 30' [CHECKED BY: KPS]

PROJECT NO: 335-784

APPROVED BY: KPS



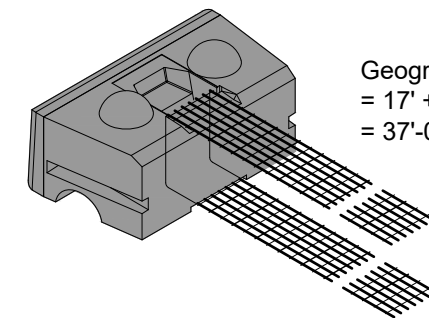
PL 130-1001.L30-7941-10000 (imp) (DWT) -perm/imp/Plans (1335784-001) -C600.dwg [C600] LSC/JM/2024 5:16 PM - LP: 3/12/2024 5:16 PM



**LOAD CONDITION B** 250 lb/ft<sup>2</sup> (12 kPa) LIVE LOAD SURCHARGE, NO BACK SLOPE, NO TOE SLOPE

**16 BLOCK HIGH SECTION**  
(16) 28" (710 mm) Blocks

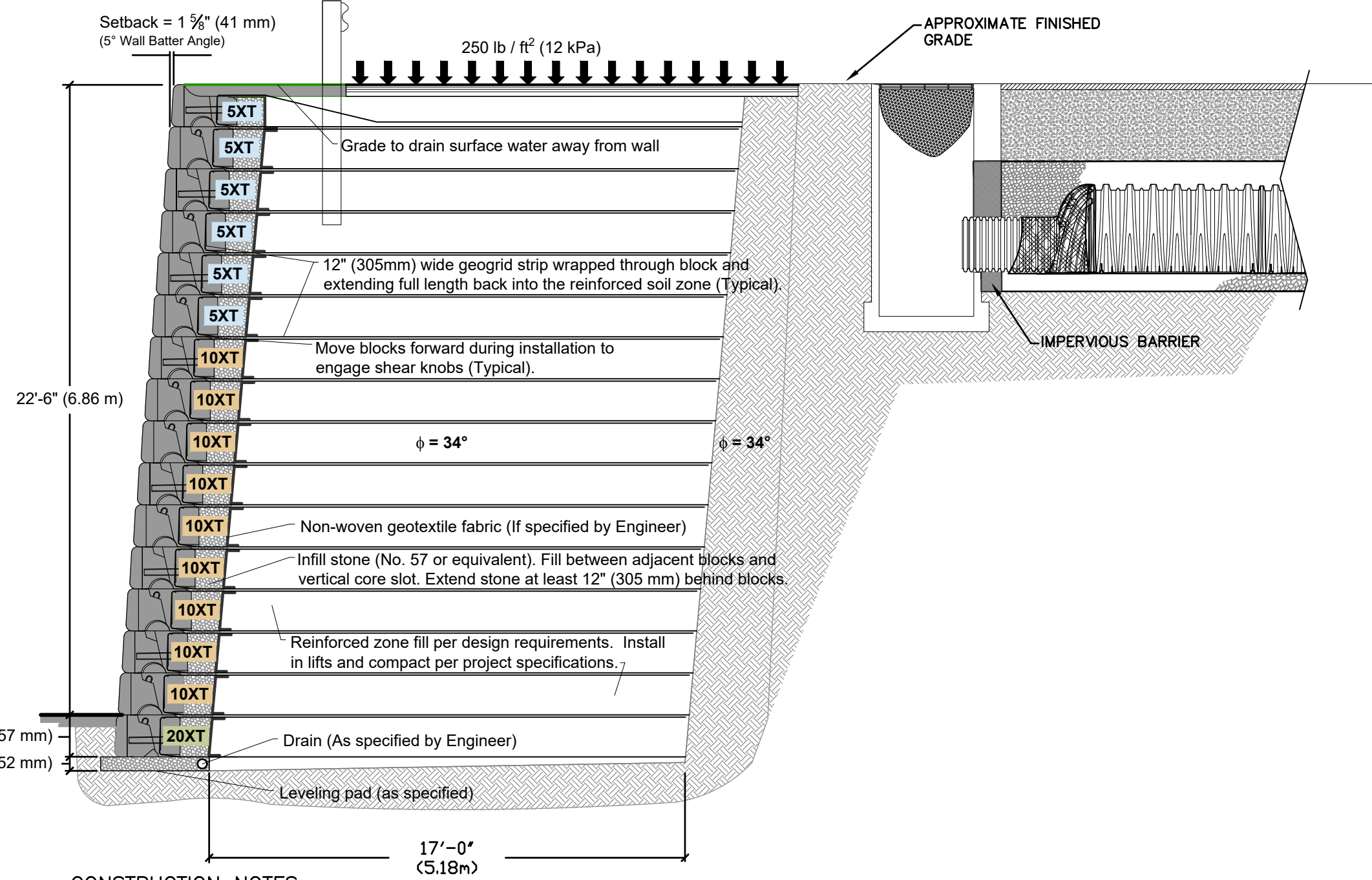
**PRELIMINARY**  
Professional Engineering Design  
Required for Construction



Geogrid cut length:  
= 17' + 17' + 3'  
= 37'-0" (11.28m)

| Geogrid Rolls Required per Wall Length |                   |                  |
|--|-------------------|------------------|
| Type                                   | Rolls / linear ft | Rolls / linear m |
| 5XT                                    | ± 0.31            | ± 1.02           |
| 10XT                                   | ± 0.47            | ± 1.54           |
| 20XT                                   | ± 0.05            | ± 0.17           |

Geogrid shall be 12" (305 mm) wide strips of Mirafi geogrid, type as noted. Geogrid shall be **Factory cut** and **Certified** for width and strength by TenCate Mirafi.

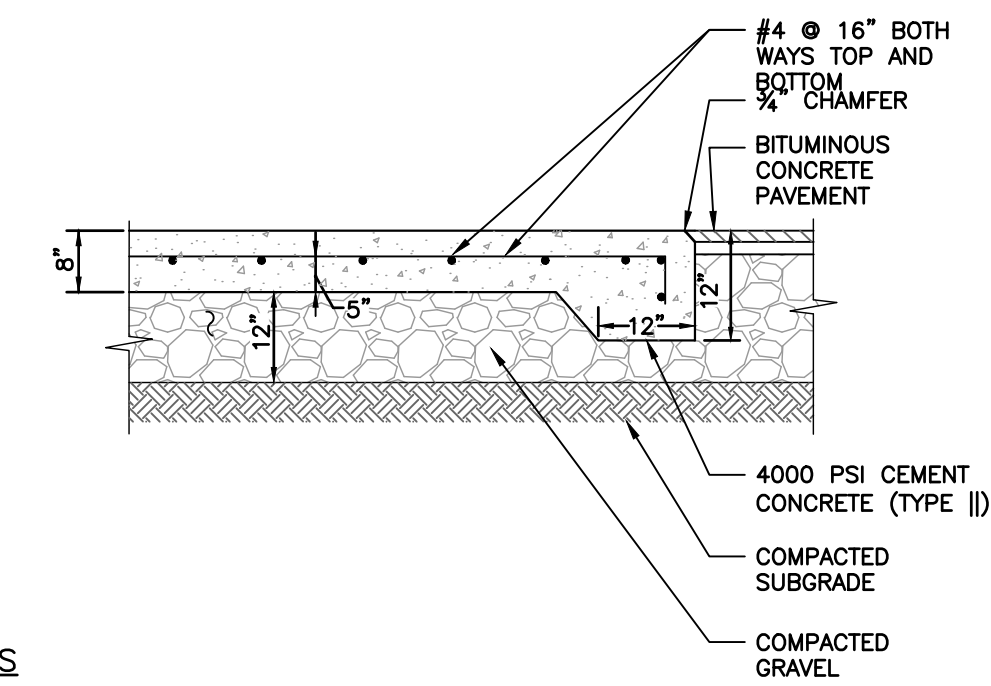


**CONSTRUCTION NOTES**

1. RETAINING WALL SHOWN IS FOR REFERENCE ONLY. FINAL RETAINING WALL IS TO BE DESIGNED BY STRUCTURAL ENGINEER.

**REDIROCK PC SYSTEM WALL TYPICAL CROSS SECTION**

N.T.S.

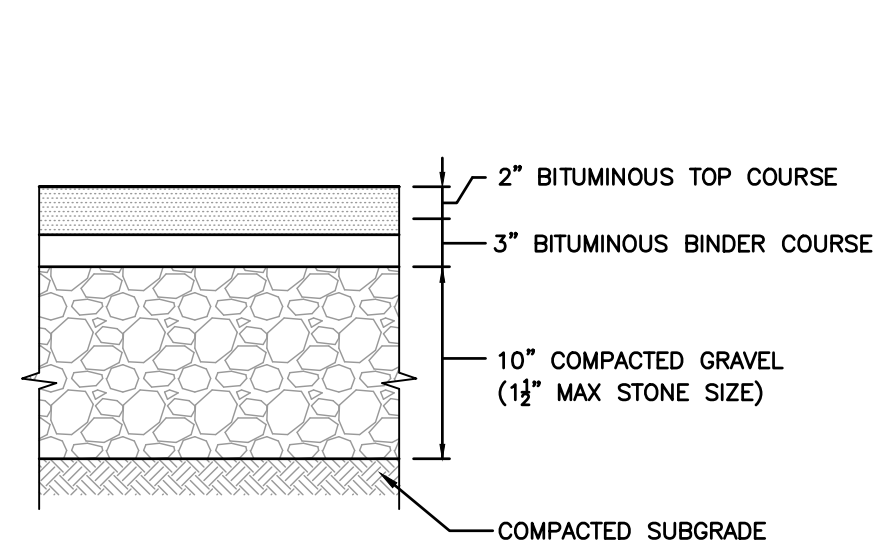


**NOTES**

1. SIZE OF LOADING DOCK PAD TO BE AS INDICATED ON PLANS.
2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 40 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.
3. PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

**LOADING DOCK PAD**

N.T.S.



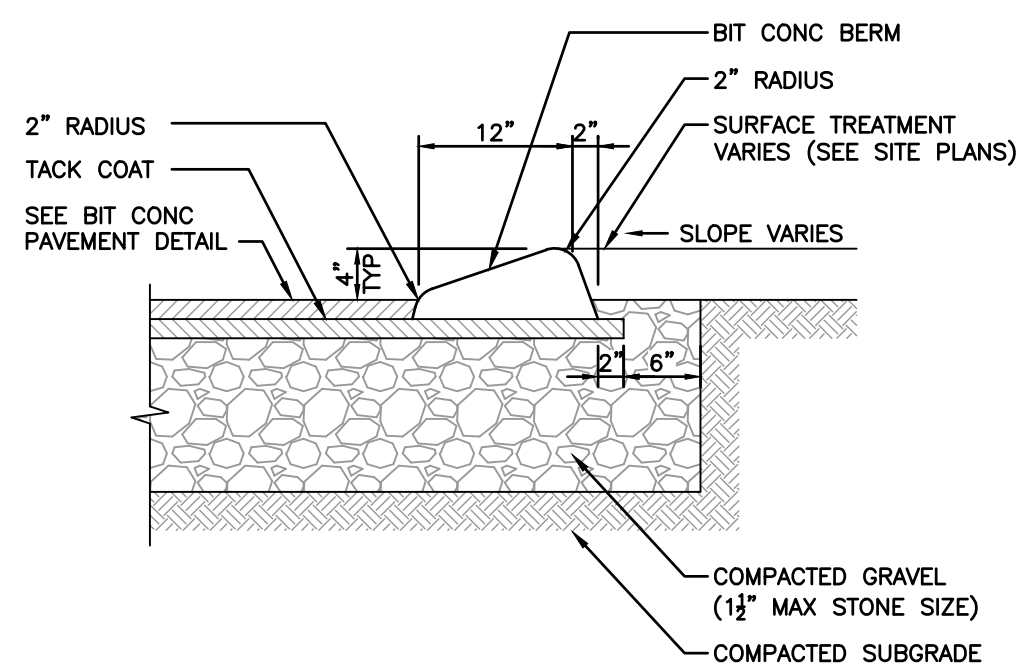
**HEAVY DUTY FLEXIBLE PAVEMENT**

**CONSTRUCTION NOTES**

1. PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

**BITUMINOUS CONCRETE PAVEMENT**

N.T.S.

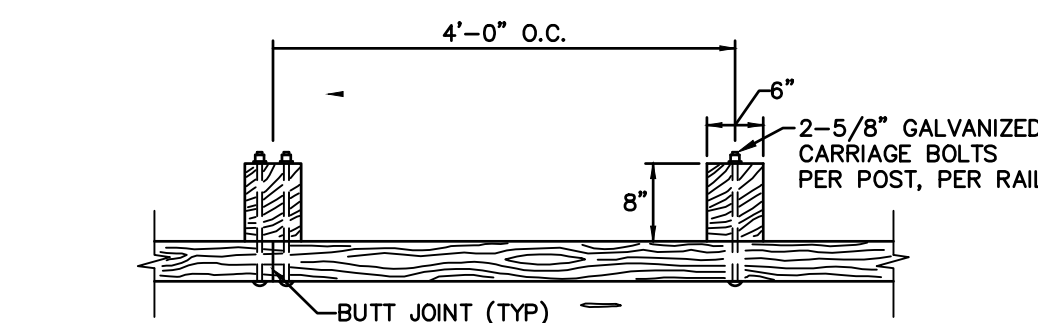


**CONSTRUCTION NOTES**

1. ALL CURBING TO BE MACHINE EXTRUDED.

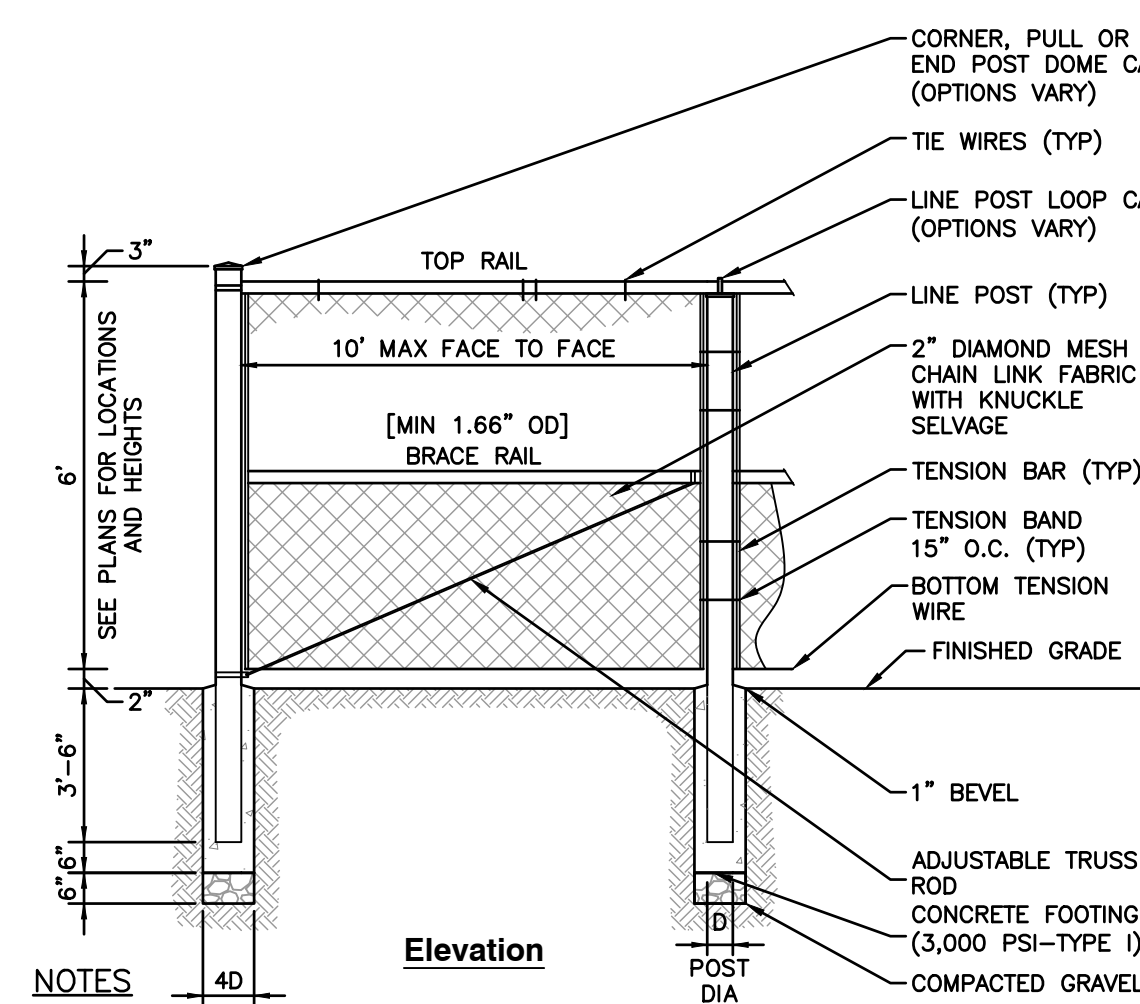
**BITUMINOUS CONCRETE BERM**

N.T.S.



**WOOD GUARDRAIL**

N.T.S.

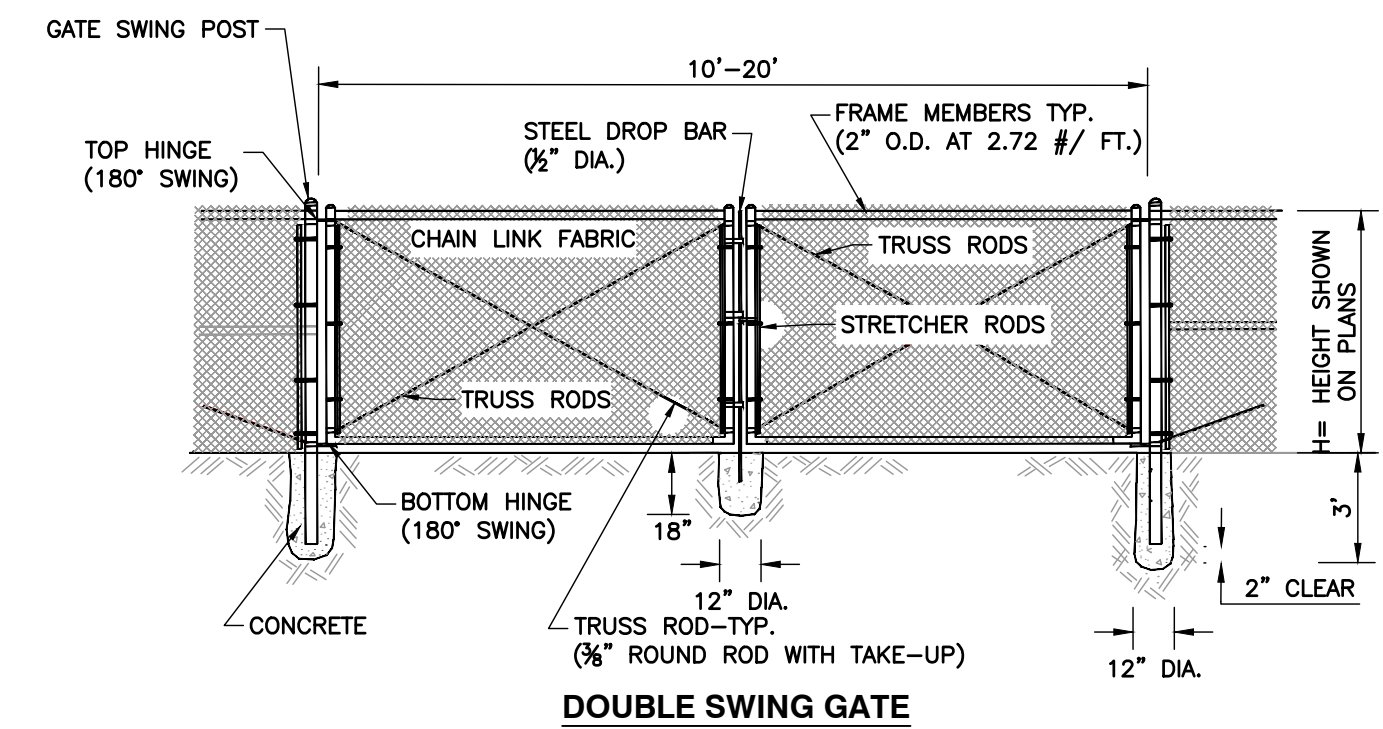


**NOTES**

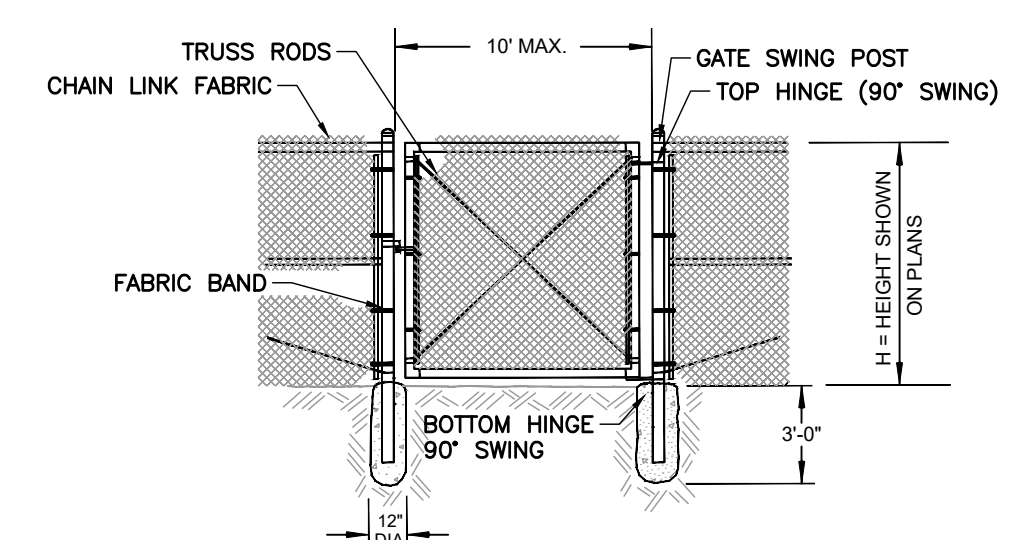
1. FENCE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND THE CHAIN LINK FENCE MANUFACTURERS INSTITUTE PRODUCT MANUAL.
2. POSTS SHALL MAINTAIN A MINIMUM DEPTH OF 3'-6" IN GROUND AND SHALL NOT BE RACKED TO ACCOMMODATE CHANGES IN GRADE.
3. LINE OF FENCE, TOP AND BOTTOM, SHALL BE INSTALLED STRAIGHT AND TRUE. POSTS SHALL BE INSTALLED PARALLEL AND PLUMB. RAILS SHALL BE INSTALLED PARALLEL TO GROUND SURFACE AND EACH OTHER.

**6' CHAIN LINK FENCE**

N.T.S.



**DOUBLE SWING GATE**

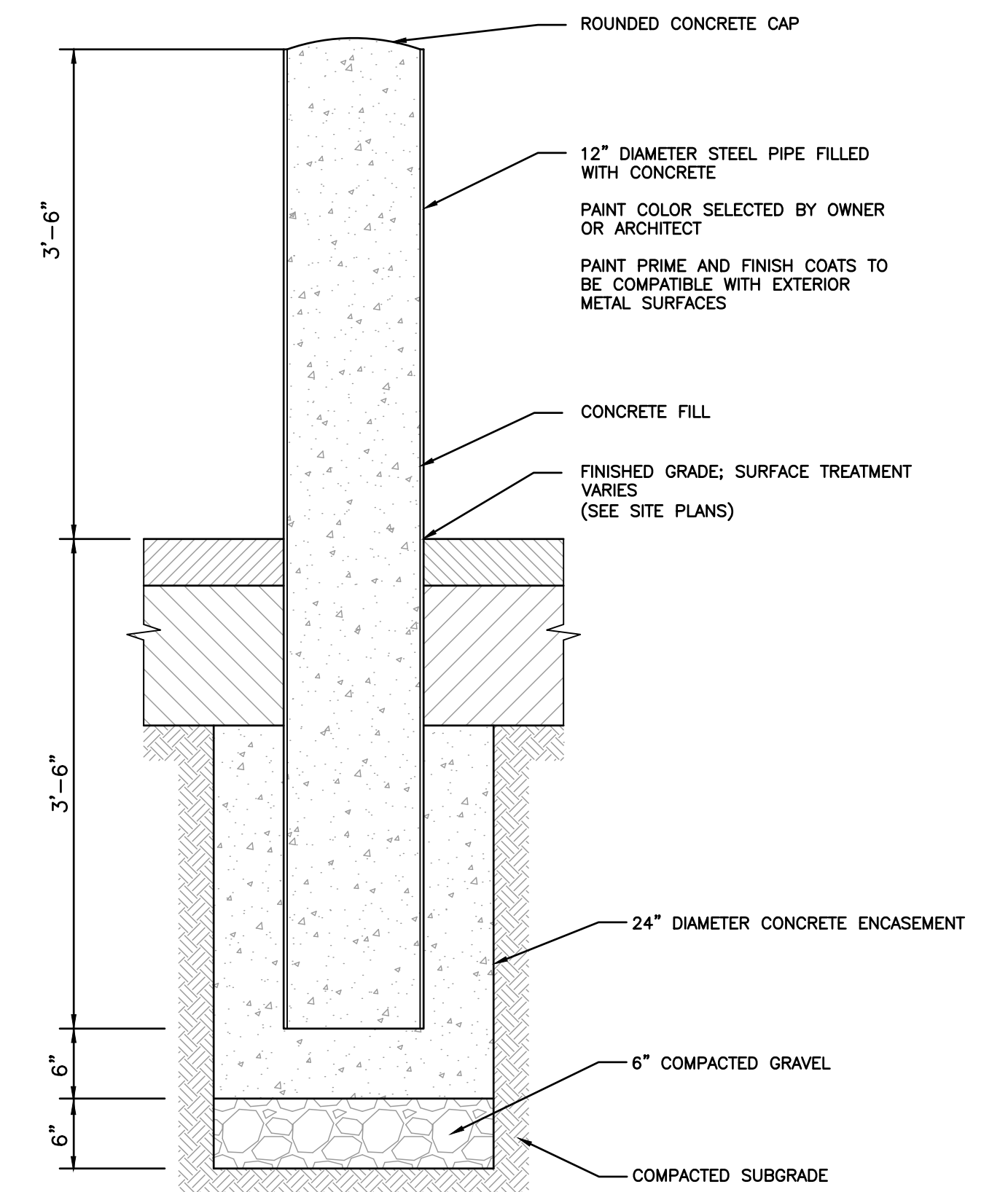


**SINGLE GATE**

| GATE SWING POST DIA. | PIPE DIA.               |
|----------------------|-------------------------|
| 6" AND LESS          | 3" O.D. - 5.79 LBS./FT. |
| 6" - 10"             | 4" O.D. - 9.10 LBS./FT. |

**CHAIN LINK GATES**

N.T.S.



**BOLLARD**

N.T.S.

**RHINO 20 LEDIN INVESTORS, LLC.**  
SITE REDEVELOPMENT  
20 LEDIN AVENUE  
AVON, MASSACHUSETTS

**SITE DETAILS I**

DATE: FEBRUARY 25, 2024 | DRAWN BY: EIMW | KPS  
DWG SCALE: AS SHOWN | CHECKED BY: AS SHOWN | 335-784  
PROJECT NO: 335-784  
APPROVED BY: KPS



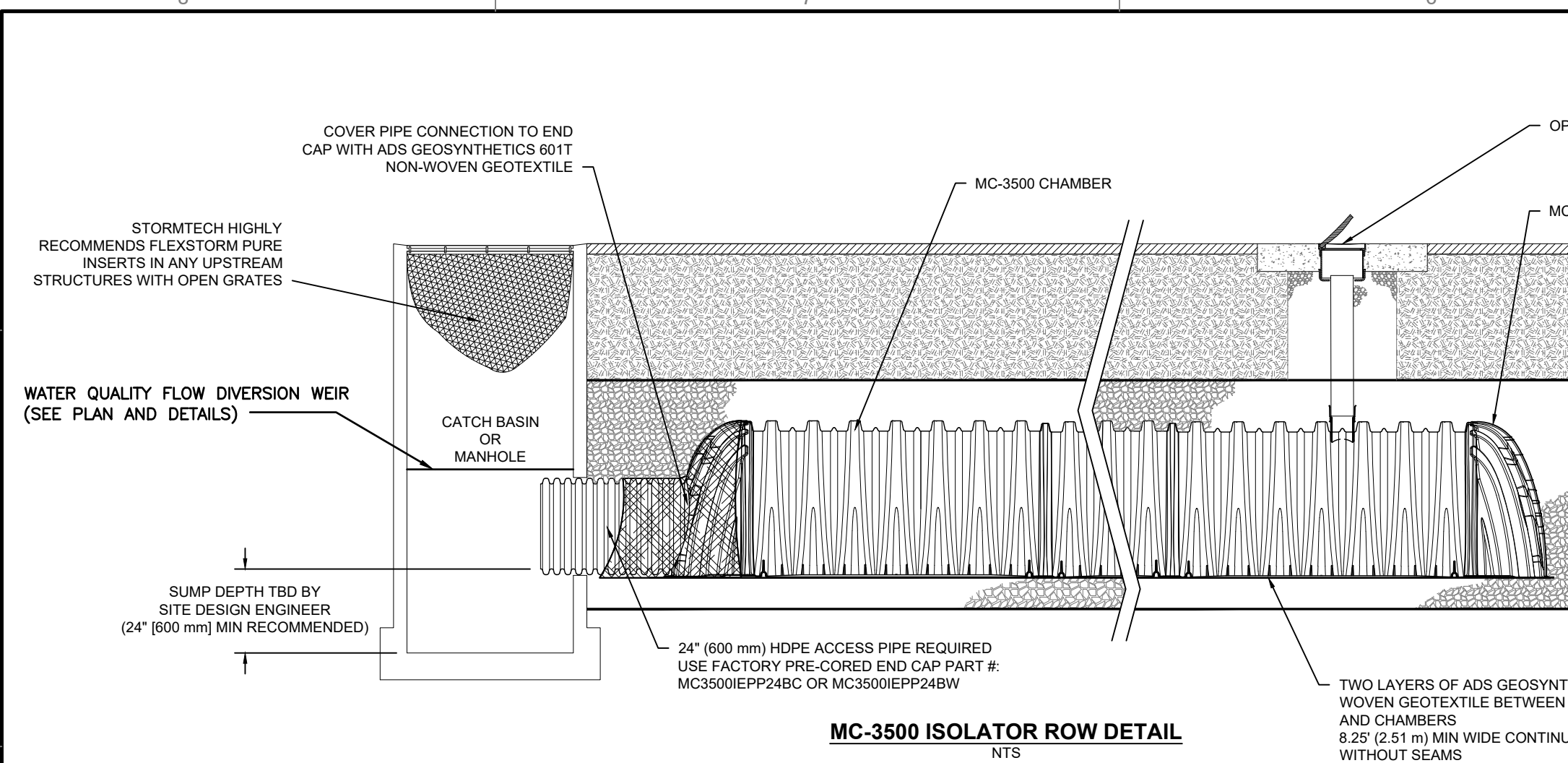
DRAWING NO: **C800**  
SHEET 9 OF 11

| NO | DATE | DESCRIPTION |
|----|------|-------------|
|    |      |             |
|    |      |             |
|    |      |             |
|    |      |             |

31 Bellows Road  
Raynham, MA 02767  
Ph: 774.501.2176  
www.cecinc.com

**CEC**  
Civil & Environmental  
Consultants, Inc.

P:\130-0001\130-7941-C800\Drawings\DWG\13074-Permitting\Plans\1335784-C001-C800.dwg [C800] LS(2/25/2024 5:16 PM) = LP: 3/4/2024 5:16 PM

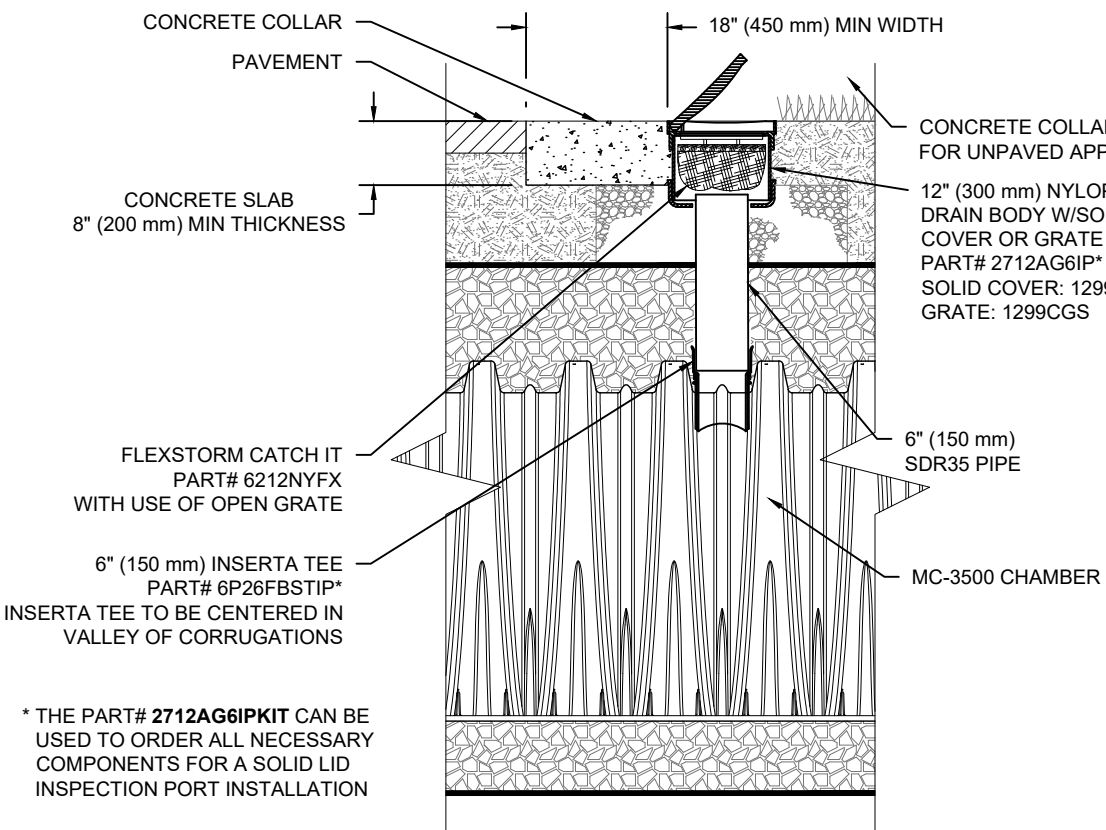


**INSPECTION & MAINTENANCE**

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT**
- A. INSPECTION PORTS (IF PRESENT)
    - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
    - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
    - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
    - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
    - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
  - B. ALL ISOLATOR ROWS
    - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
    - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
      - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
      - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
    - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS**
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
  - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
  - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.**
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.**

**NOTES**

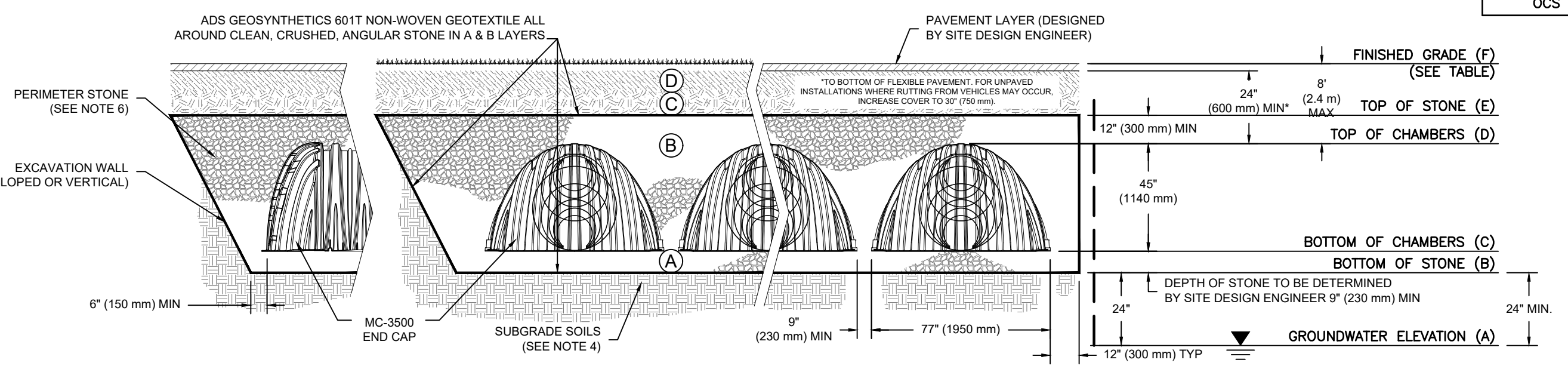
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



**ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS**

| MATERIAL LOCATION  | DESCRIPTION   | AASHTO MATERIAL CLASSIFICATIONS   | COMPACTION / DENSITY REQUIREMENT  |
|--|---|---|---|
| D<br>FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER. | ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.                                     | N/A   | PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.   |
| C<br>INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER. | GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER. | AASHTO M145' A-1, A-2, A-3<br>OR<br>AASHTO M43' 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 | BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. |
| B<br>EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.  | CLEAN, CRUSHED, ANGULAR STONE   | AASHTO M43' 3, 4  | NO COMPACTION REQUIRED.   |
| A<br>FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.   | CLEAN, CRUSHED, ANGULAR STONE   | AASHTO M43' 3, 4  | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **   |

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR NO. 4 (ASHTO M43) STONE.
  - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
  - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



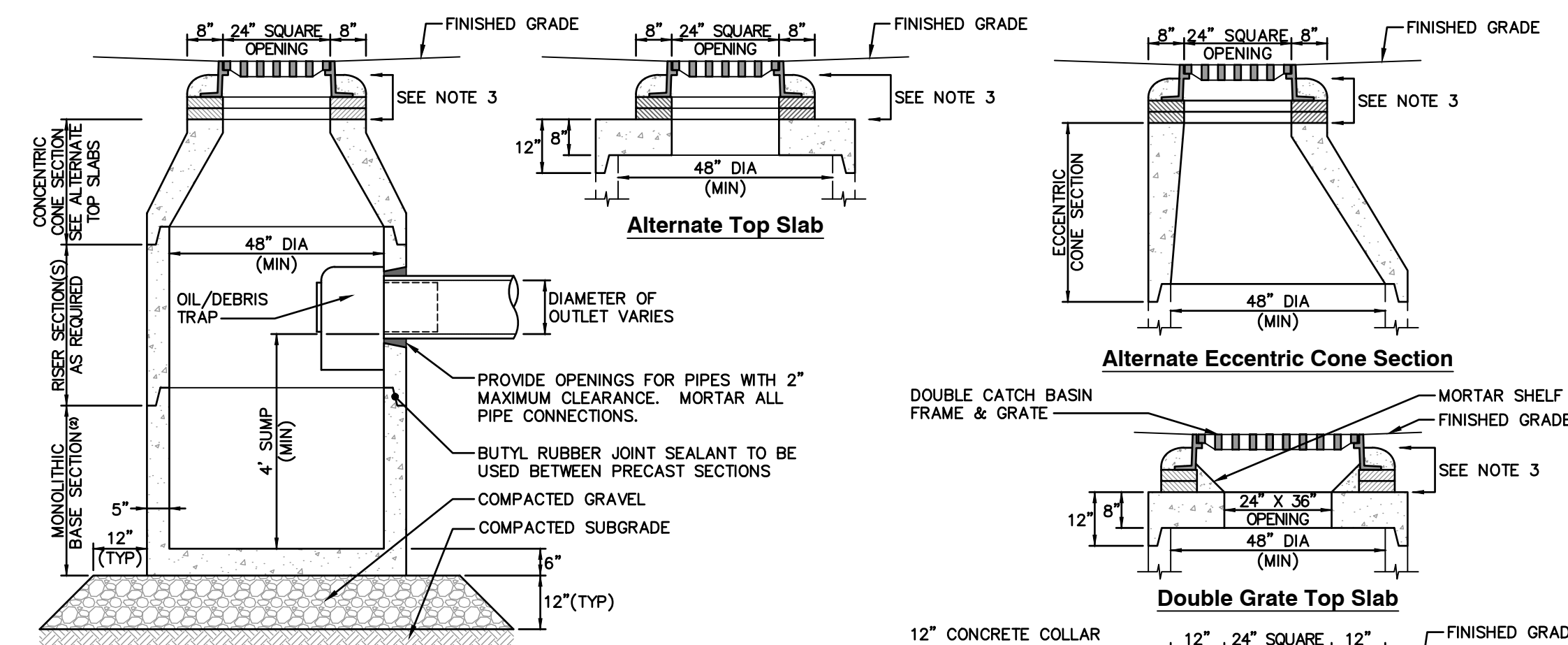
| INFILTRATION CHAMBER I.D. | (A) GROUNDWATER EL. | (B) BOTTOM OF STONE | (C) BOTTOM OF CHAMBERS | (D) TOP OF CHAMBERS | (E) TOP OF STONE | (F) MIN. FINISHED GRADE |
|---------------------------|---------------------|---------------------|------------------------|---------------------|------------------|-------------------------|
| A1 (48 CHAMBERS)          | ±233.5              | 235.5               | 236.25                 | 240.00              | 241.00           | 242.50                  |

**NOTES:**

- MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS. ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

**STORMTECH MC 3500 TYPICAL DETAIL**

N.T.S.

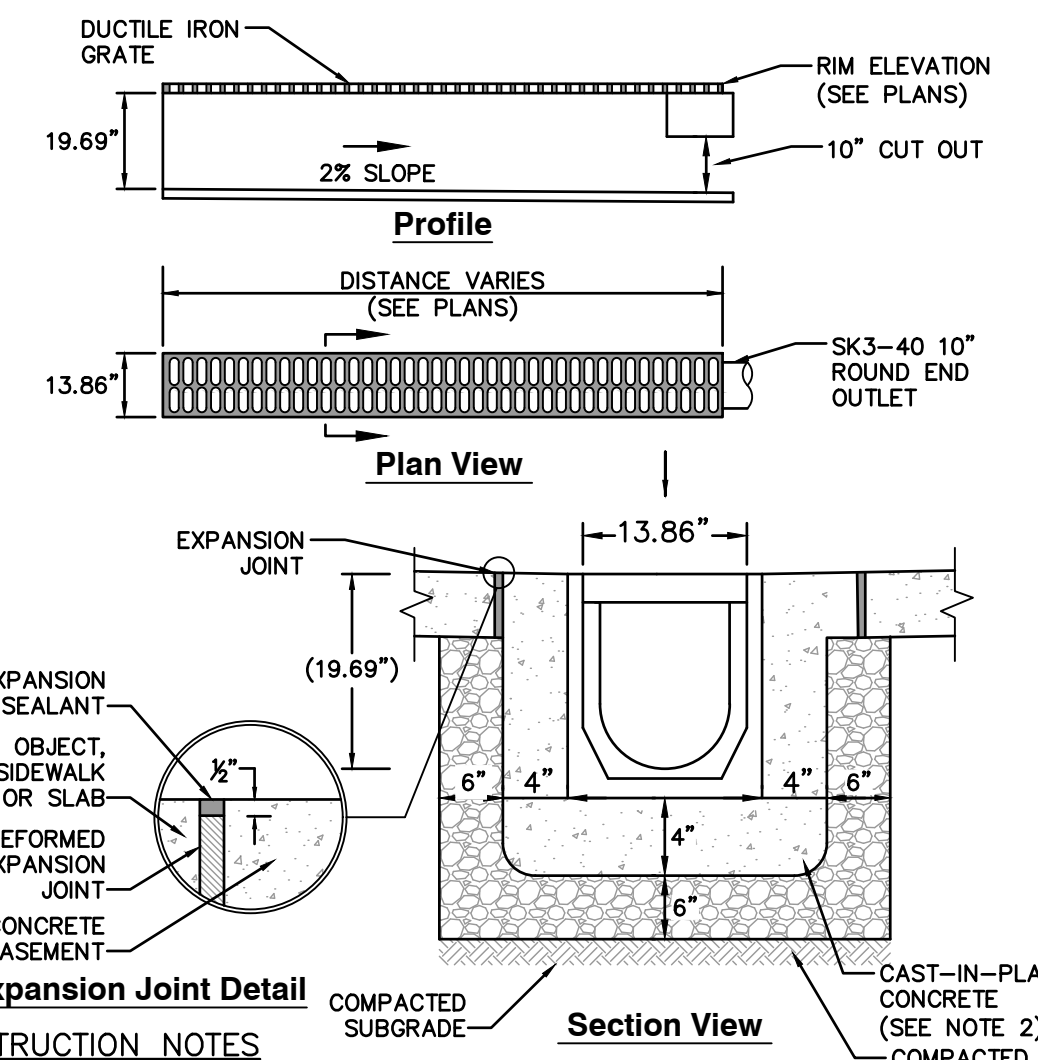


**CONSTRUCTION NOTES**

- STRUCTURE TO BE PRECAST CONCRETE, MINIMUM 4,000 PSI. ALL SECTIONS TO BE DESIGNED TO MEET OR EXCEED HS-20 LOADING.
- BASE TO BE SINGLE POUR MONOLITHIC SECTION.
- FRAME AND GRATE TO BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR. MAXIMUM OF FIVE BRICK COURSES.
- PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAXIMUM CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON THE PIPE. GROUT ALL CONNECTIONS WITH NON-SHRINK GROUT.

**CATCH BASIN WITH OIL/DEBRIS TRAP**

N.T.S.



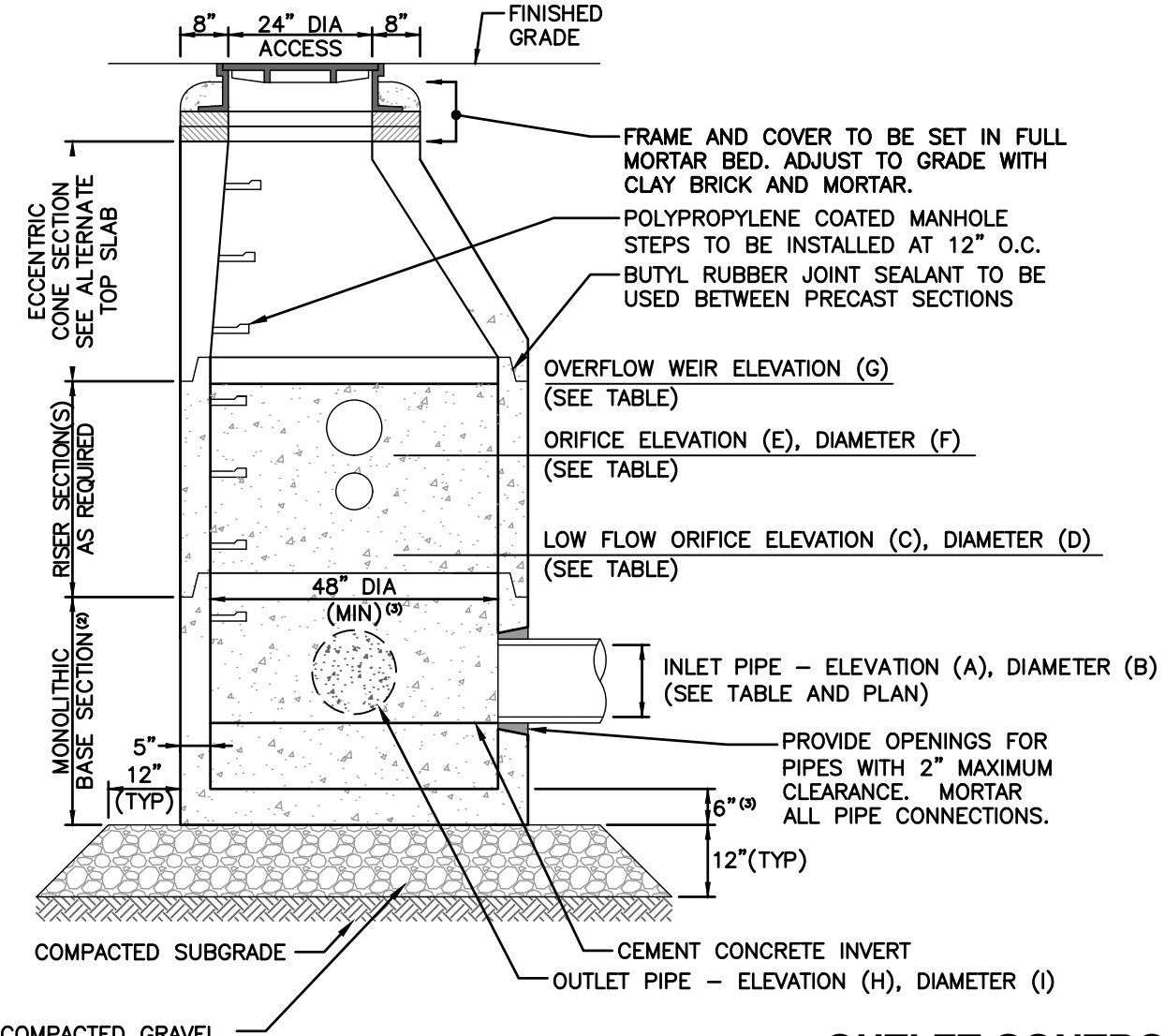
**CONSTRUCTION NOTES**

- TRENCH DRAIN SHALL BE HEAVY DUTY TYPE DESIGNED FOR HS-20 LOADING.
- CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
- TRENCH DRAIN GRATE SHALL MEET AMERICANS WITH DISABILITY ACT (ADA) REGULATIONS WHEN PLACED IN ACCESSIBLE ROUTES.
- METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS

**TRENCH DRAIN**

N.T.S.

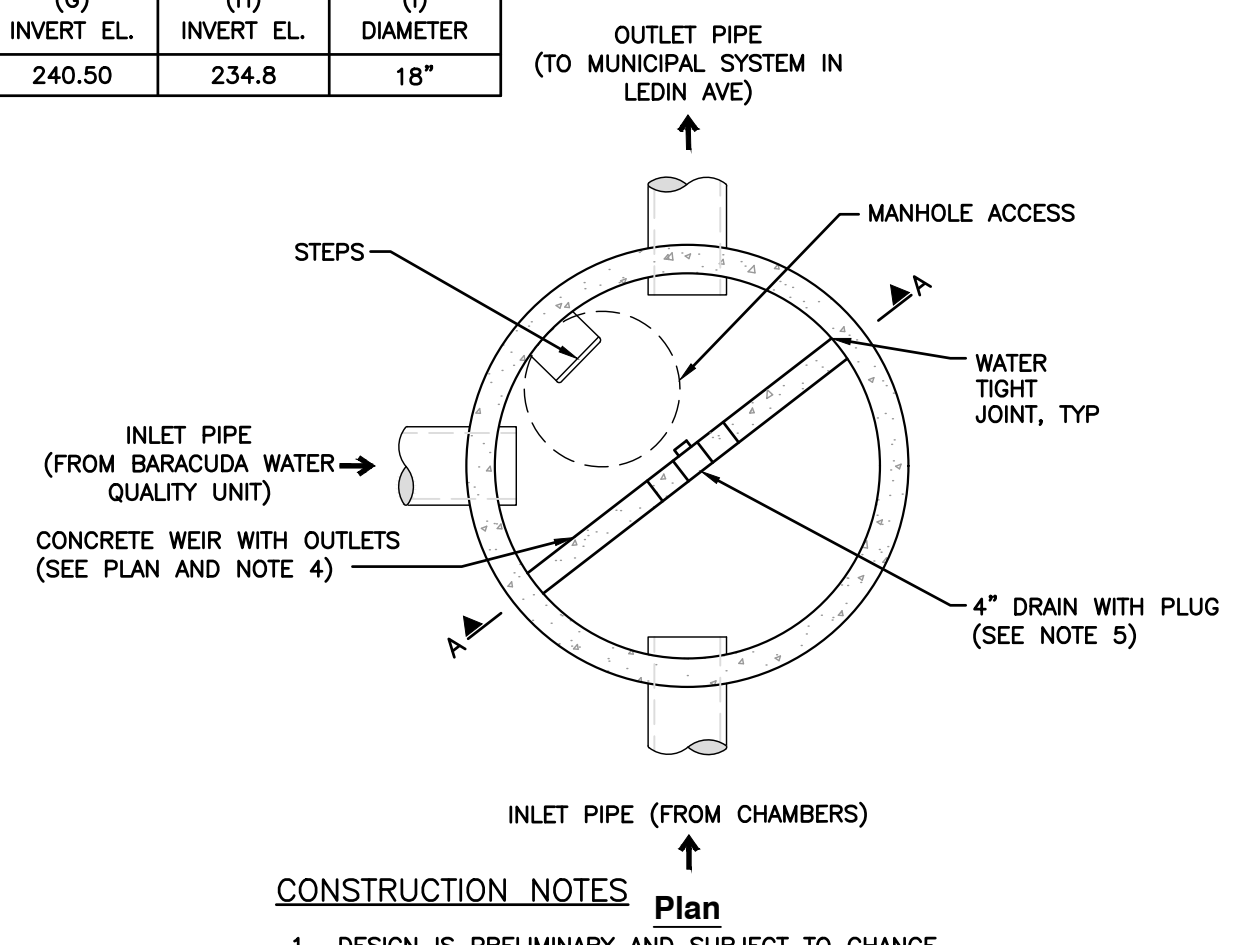
| OUTLET CONTROL STRUCTURE | INLET PIPE (WQU-3) |              | INLET PIPE (CHAMBERS) |              | LOW FLOW ORIFICE |              | ORIFICE (1)    |              | OVERFLOW WEIR  |                | OUTLET PIPE  |
|--------------------------|--------------------|--------------|-----------------------|--------------|------------------|--------------|----------------|--------------|----------------|----------------|--------------|
|                          | (C) INVERT EL.     | (D) DIAMETER | (C) INVERT EL.        | (D) DIAMETER | (C) INVERT EL.   | (D) DIAMETER | (E) INVERT EL. | (F) DIAMETER | (G) INVERT EL. | (H) INVERT EL. | (I) DIAMETER |
| OCS 4                    | 234.90             | 18"          | 236.05                | 18"          | 236.75           | 6"           | 238.50         | 8"           | 240.50         | 234.8          | 18"          |



**Section A-A**

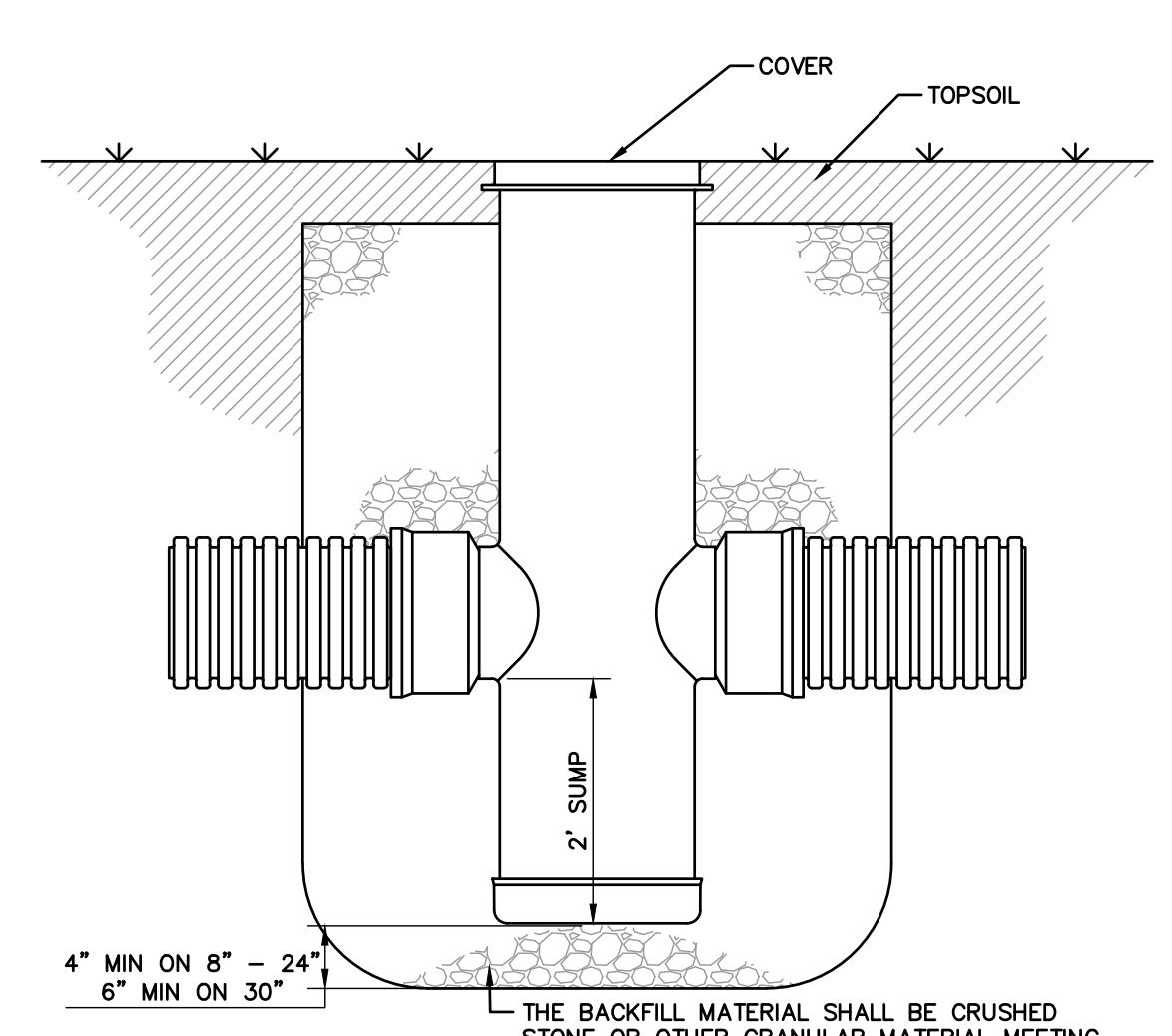
**OUTLET CONTROL STRUCTURE**

N.T.S.



**CONSTRUCTION NOTES**

- DESIGN IS PRELIMINARY AND SUBJECT TO CHANGE.
- STRUCTURE TO BE PRECAST CONCRETE, MINIMUM 4,000 PSI. ALL SECTIONS TO BE DESIGNED TO MEET OR EXCEED HS-20 LOADING.
- BASE TO BE SINGLE POUR MONOLITHIC SECTION.
- 60" (5'-0") INSIDE DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 20 FEET. 6" MINIMUM WALL THICKNESS AND 7" MINIMUM BASE THICKNESS FOR 5'-0" DIAMETER PRECAST MANHOLE.
- SEE PLANS FOR WEIR ELEVATIONS AND CONFIGURATIONS.
- PLUG SHALL CONSIST OF A 4" PVC PIPE WITH A THREADED PLUG.



**NOTES**

- DETAIL BASED ON DRAIN BASIN BY NYLOPLAST.

**NYLOPLAST DRAIN BASIN**

N.T.S.

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

31 Bellows Road  
Raynham, MA 02767  
Ph: 774.501.2176  
www.cecinco.com

**Civil & Environmental Consultants, Inc.**

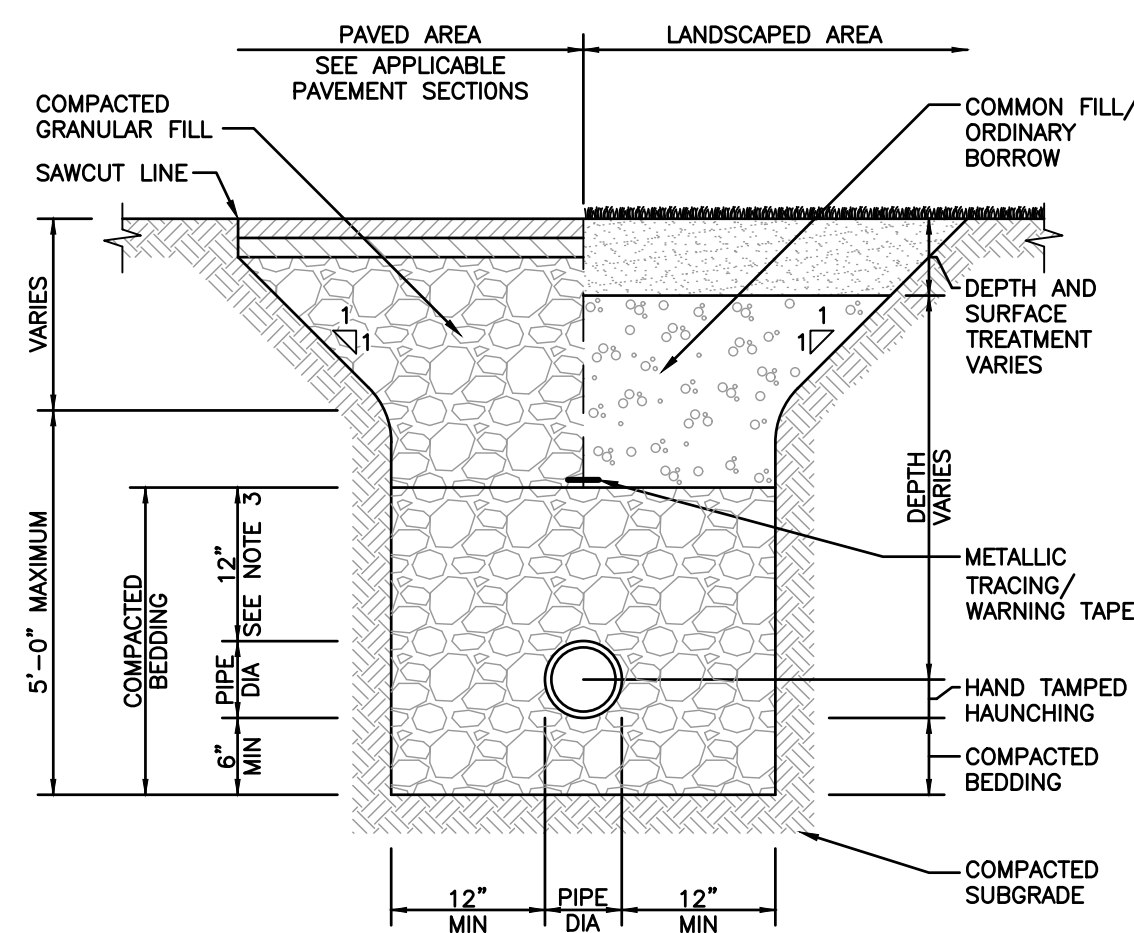
**RHINO 20 LEDIN INVESTORS, LLC.**  
**SITE REDEVELOPMENT**  
**20 LEDIN AVENUE**  
**AVON, MASSACHUSETTS**

**SITE DETAILS 2**

| DATE:             | DRAWN BY:   | EMW |
|-------------------|-------------|-----|
| FEBRUARY 25, 2024 | KPS         | KPS |
| DWG SCALE:        | CHECKED BY: | KPS |
| AS SHOWN          | 385-784     | KPS |
| APPROVED BY:      |             |     |



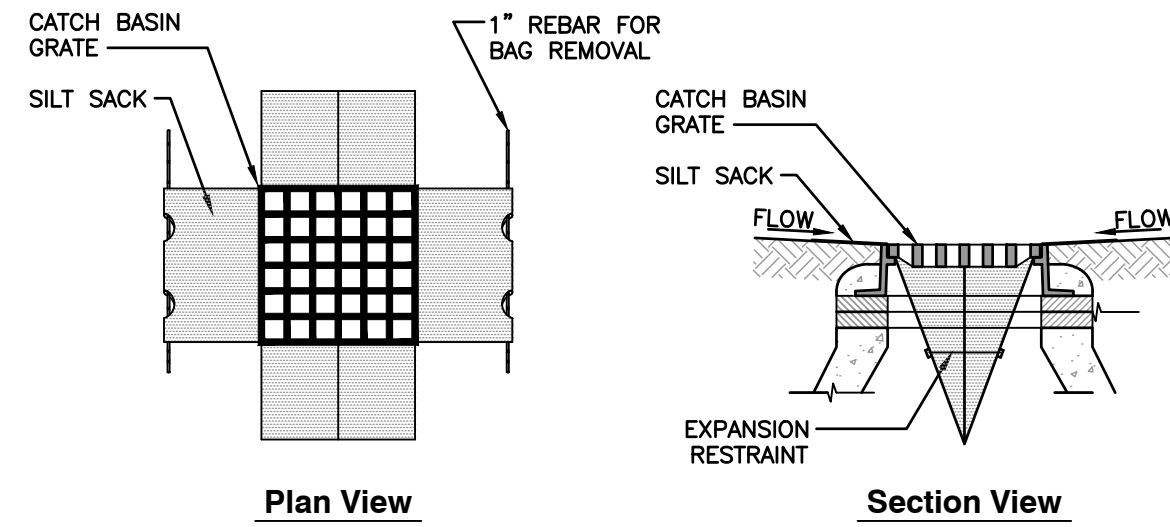
DRAWING NO. **C801**  
SHEET 10 OF 11



**UTILITY TRENCH**

- CONSTRUCTION NOTES**
- WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
  - USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
  - FOR HIGH DENSITY POLYETHYLENE (HDPE) PIPE, DIMENSION IS 24 INCHES.

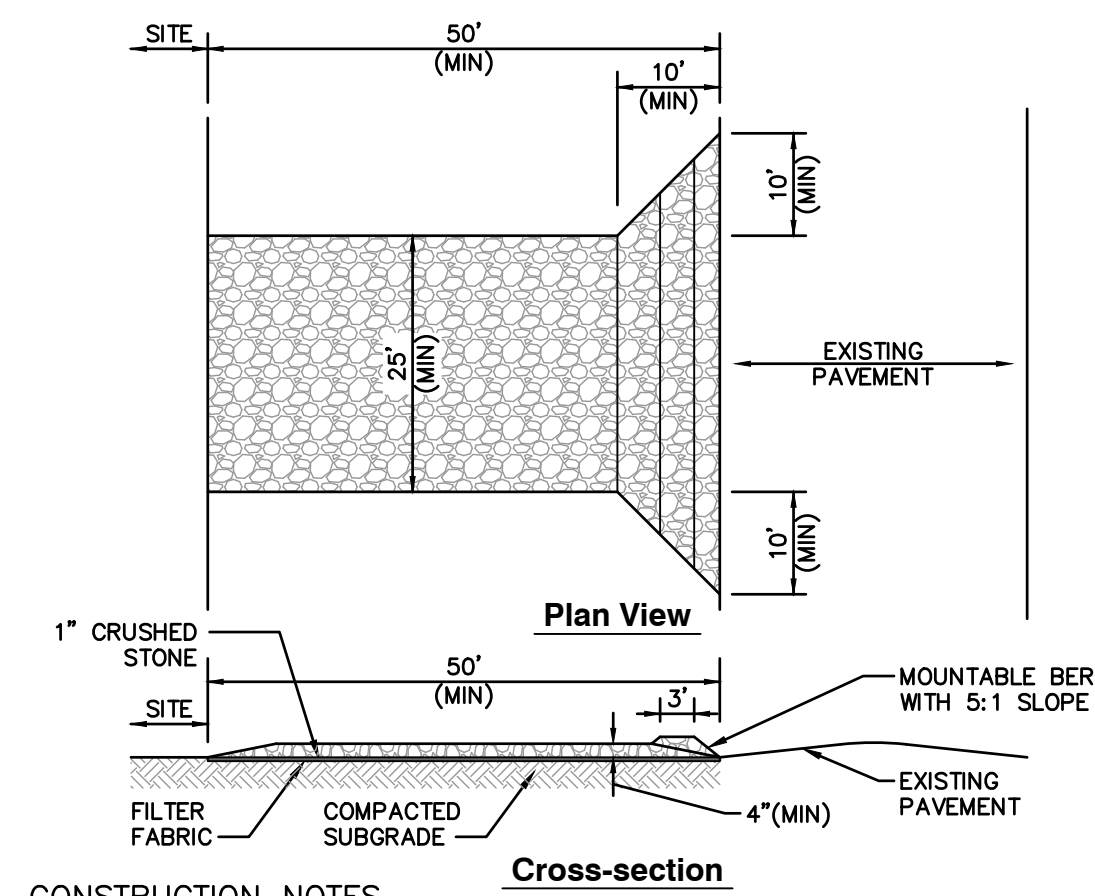
**UTILITY TRENCH**  
N.T.S.



**SILT SACK INLET PROTECTION**

- CONSTRUCTION NOTES**
- INSTALL SILT SACKS IN ALL CATCH BASINS WHERE INDICATED ON THE SITE PLANS BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER THE BINDER COURSE IS PLACED AND EROSION CONTROL BARRIERS HAVE BEEN REMOVED.
  - GRATE TO BE PLACED OVER SILT SACK.
  - SILT SACKS SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS. CLEANING OR REPLACEMENT SHALL BE PERFORMED AS NEEDED. MAINTAIN SILT SACKS UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

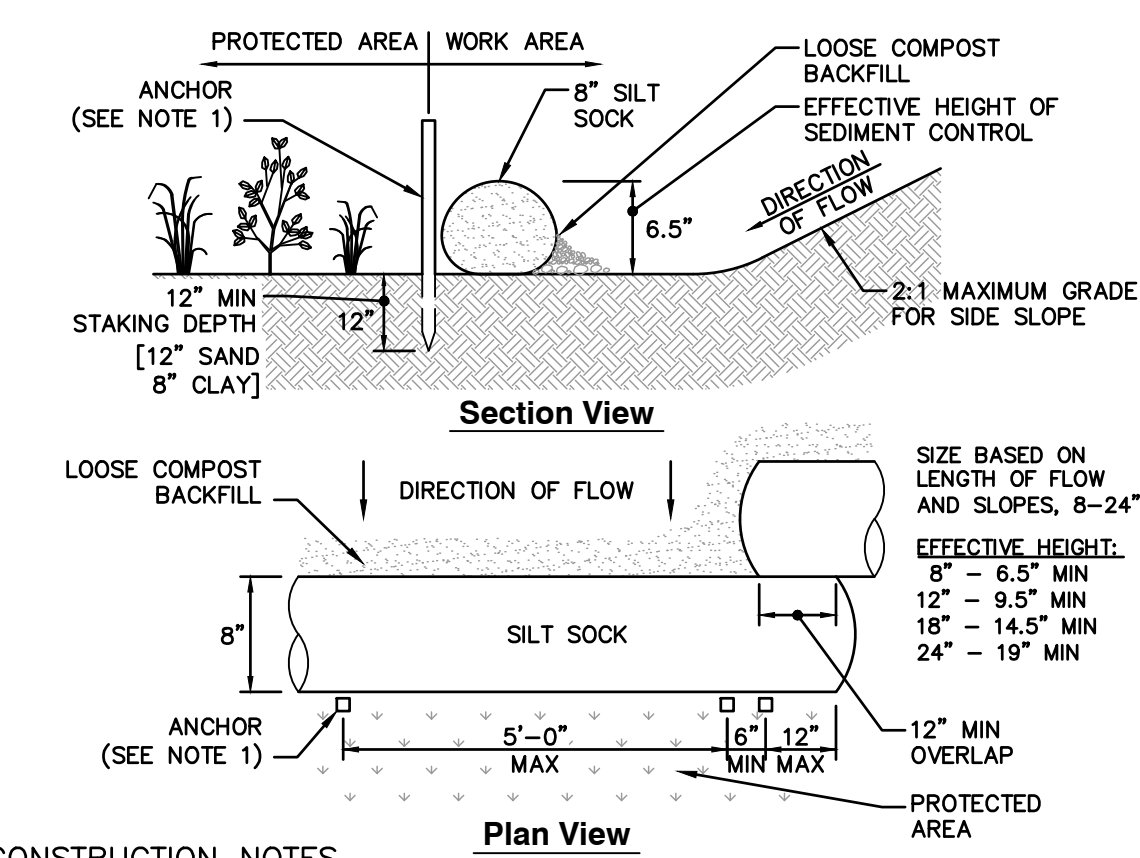
**SILT SACK INLET PROTECTION**  
N.T.S.



**STABILIZED CONSTRUCTION EXIT**

- CONSTRUCTION NOTES**
- ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
  - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
  - STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO FINAL FINISHED MATERIALS BEING INSTALLED.

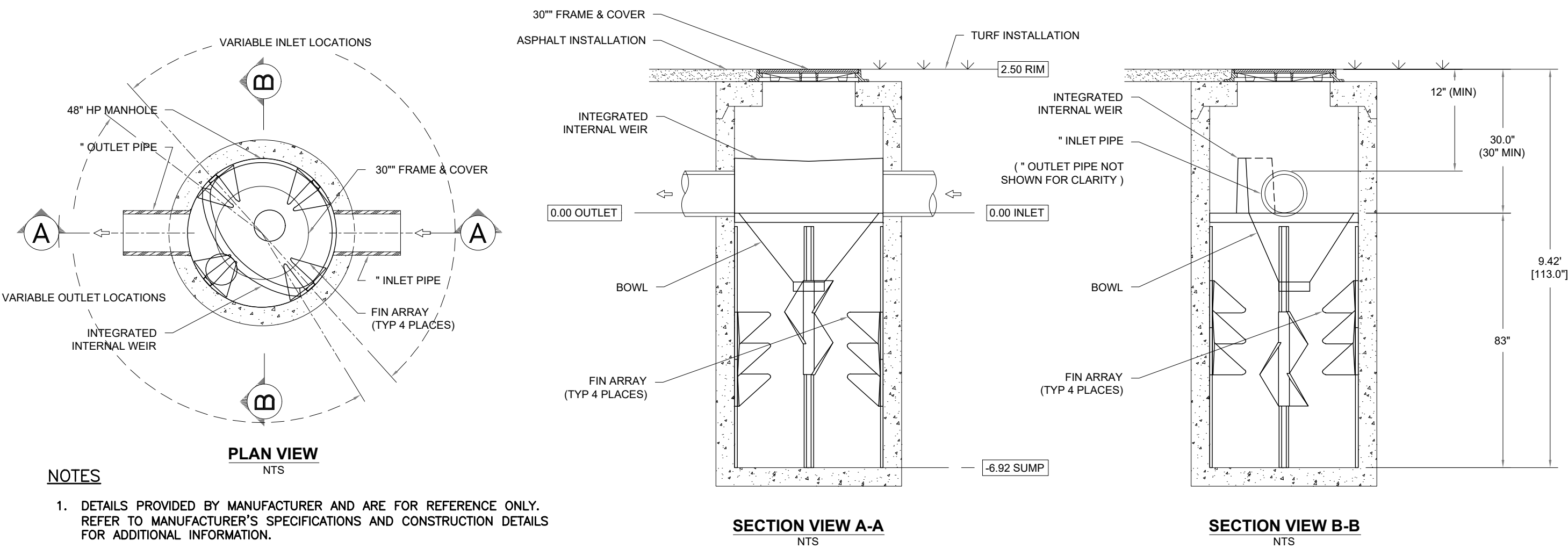
**STABILIZED CONSTRUCTION EXIT**  
N.T.S.



**SILT SOCK EROSION CONTROL BARRIER**

- CONSTRUCTION NOTES**
- ANCHOR TO BE A 2" X 2" X 36" HARD WOOD STAKE, OR APPROVED EQUAL.
  - COMPOST FOR SILT SOCK FILL MATERIAL TO BE PROVIDED BY THE MANUFACTURER IN CONJUNCTION WITH THE ENGINEER TO PROVIDE THE REQUIRED REMOVAL OF SEDIMENT OR OTHER POLLUTANTS FROM RUNOFF.
  - COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE LOCAL CONSERVATION AGENT OR THE DESIGN ENGINEER.
  - SILT SOCK SHALL BE INSPECTED PER LOCAL AND STATE REQUIREMENTS. REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY, AS NEEDED.
  - METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

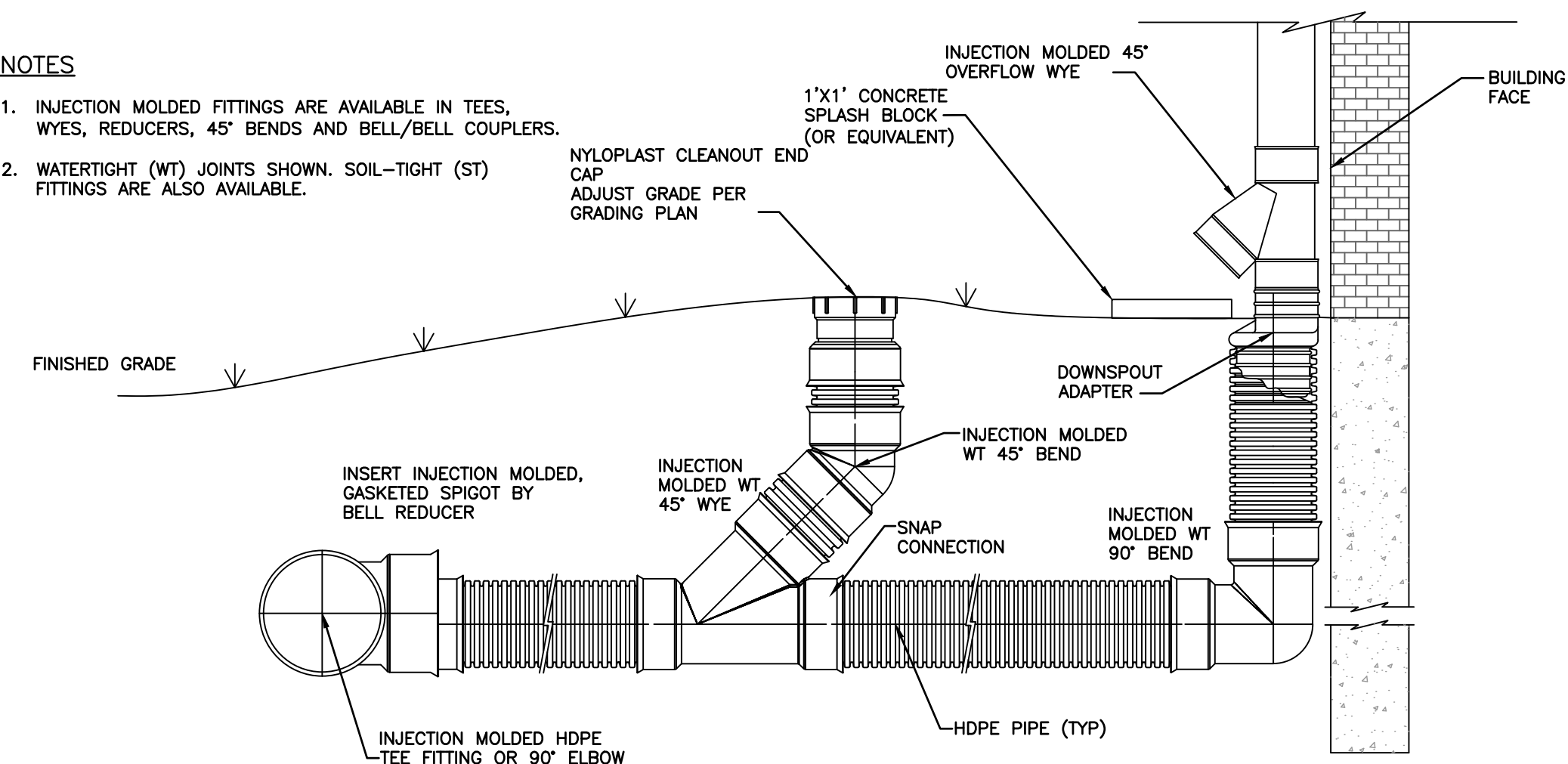
**SILT SOCK EROSION CONTROL BARRIER**  
N.T.S.



**TYPICAL WATER QUALITY UNIT (BARRACUDA)**  
N.T.S.

**NOTES**

- INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
- WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.



**ROOF DRAIN LEADER**  
N.T.S.

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

31 Bellows Road  
Raynham, MA 02767  
Ph: 774.501.2176  
www.cecinc.com

**Civil & Environmental Consultants, Inc.**

**RHINO 20 LEDIN INVESTORS, LLC.**  
**SITE REDEVELOPMENT**  
**20 LEDIN AVENUE**  
**AVON, MASSACHUSETTS**

**SITE DETAILS 3**

DATE: FEBRUARY 25, 2024 | DRAWN BY: EIMW  
DWG SCALE: AS SHOWN | CHECKED BY: KPS  
PROJECT NO: 335-784  
APPROVED BY: KPS



A:\130-001\130-7941-0002\Draw\DWG\Permitting Plans\130794-001-0002.dwg[02/25/2024 5:16 PM] - LP-3/4/2024 5:16 PM