

# MBL Land Development & Permitting, Corp.

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August 23, 2018

**Narrative Description of Design Approach  
For  
“Joanna Hills Estates”  
Proposed Comprehensive Permit Development  
Joanna Road, Avon, MA 02322**

Existing Site Conditions

Joanna Hills Estates is located east of Page Street and at the end of Joanna Road in Avon, MA. The property is situated in a residential area and abutting properties to the east are owned by the Town of Avon. Joanna Road provides access to the property as it is a paved street that dead ends to the project site. There is also access to the project site from both ends of Lothrop Road. The northerly part of Lothrop Road has a dead-end area with no cul-de-sac. The southerly side of Lothrop Road does have a paved road and a cul-de-sac. There are wetlands located at the site with have been delineated and field survey located as shown on the site plans. The property also has a small porting of Flood Zone A located in the Northeast corner of the property, which has been provided by the Flood Maps, Community Panel Number 25021C0128E, Panel 213 of 430, the Flood Zone X with a minority portion as Flood Zone A, Dated July 17, 2012.

Currently the property is wooded with dirt access roads from the end of Joanna Road(paved). Single family homes are located on the existing streets of Joanna Road and Lothrop Road(paved). The subject parcel is zoned Residential B located on Assessors Map C7, Block 3, Lot 15.

The project site consists of one parcel of land with a total land area of 29.37 acres. The property does not currently have a street number assigned, therefore the property is identified by the Assessors Office as Joanna Road, Map C7, Block 3, Lot 15. The Property is currently owned by SNA realty Trust, c/o Wisam R. Omran, Trustee, 24 Forest Edge Road, South Easton, MA.

The wetland resource areas on site were delineated by LSC Environmental Consultants and located by an on the ground field survey by MBL Land Development & Permitting, Corp. (MBL). An Abbreviated Notice of Resource Area Delineation (ANRAD) was filed by the applicant and an Order of Resource Are Delineation (ORAD) confirming the resource area delineations was issued by the Town of Avon Conservation Commission. In general, the areas along the northerly and southerly property lines contain wetland resource areas including Bordering Vegetated Wetlands (BVW), to areas of Isolated

Wetland Area (Isolated Land Subject to Flooding near the southerly side of the property to smaller pockets of wetlands to the easterly side of the project site.

There are no other resource areas mapped for the site such as Areas of Critical Environmental Concern (ACEC) and Priority and Estimated Habitat.

The site is located within close proximity to the following areas:

- State highways: Route 24, exit 20 (2.9 miles), Route 139 (2.9 miles), Harrison Blvd. Exit 19, (2.7miles), Route 128, Route 1 and I-93 (5.3 miles)
- Commuter rail service: 2.9 miles to Montello Station, Brockton, MA and 2.8 miles to Holbrook/Randolph Station off Mill Street and Route 139 Holbrook, MA
- Retail areas: 3.0 miles
- Schools: Avon Middle/High School, 1.1 miles and Ralph D. Butler Elementary School, 1.9 miles
- Town Government: Town Hall 1.2 miles
- Center of Town: 1.0 miles
- Recreation: D.W. Fields Park, Avon/Brockton, 1.5 miles
- Religious: 0.8 miles
- Places of employment: There are many employment opportunities either within Avon, Stoughton and Brockton area or a very short driving distance to the highways listed above.

#### Site Design

The Joanna Hills Estates project will consist of the development a total of 80 single family homes (Fee Simple). The family homes will be clustered and connected by walkways throughout the development site and connected to Joanna Road, Lothrop Road and Page Street.

Joanna Hills Estates will be an exceptional development for the Town of Avon as it will cater to several housing groups. Among these needs will be 20 homes designated for affordable buyers for households with 80% median income. The proposed development with its smaller lots will create a better sense of community and socialization between neighbors than traditional subdivisions with homes spaced much further apart. Younger families tend to embrace this type of "neighborhood feel" as parents and children socialize with neighborhood block parties, cook-outs in the summer, trick-or-treating together on Halloween, etc. The development will also cater to an older demographic that maybe downsizing from larger homes on large lots. The sense of neighborhood will be present throughout the development which is connected by walkways and open space areas. The development will create a community onto itself. The development will consist of 80 single family lots. In general, the lots will be a minimum of 5,000 S.F. with some variations. Nearby recreational opportunities include, LA Fitness located near the Target Store in Randolph, MA, 1.9 miles away, D.W.Fields Park, Avon/Brockton, MA, 2.2 Miles away.

The project development of Johanna Hills was designed by MBL Land Development & Permitting, Corp. of Raynham, MA who are the Civil Engineers and Land Surveyors for the project.

The site design features sustainable development technologies to minimize the impact on the environment. It utilizes many low impact/sustainable developments techniques



site design, stormwater management and waste water infiltration, including the following:

- No permanent disturbance or alteration to wetland resource areas,
- Stormwater Drainage System areas include roof drains, potential bioretention areas or rain gardens, and permeable pavement to minimize offsite discharge and promote groundwater recharge, constructed wetland drainage basins,
- A wastewater treatment plant will be built specifically for this project in the easterly portion of the property which will treat the wastewater to a much higher degree than a traditional Title V septic system. The proposed wastewater treatment plant will be, The Amphidrome ® system has been used successfully for over 15 years in over 125 applications, from single family installations to small systems with flows in excess of 360,000 gallons per day and can be customized to fit site requirements. This Amphidrome system will be connected to a septic system field that will be designed in compliance with the MADEP Title V requirements,
- Narrower roadways in the proposed development reduces the amount of impervious area as well as heat island effect and also helps with traffic calming,
- Use of native plantings that are drought tolerant to minimize water dependence,
- Open space within the project development,
- Pedestrian friendly walkway network at will connect the new walkways to Joanna Road, Lothrop Road and Page Street.

#### Architectural Design

Home designs for the Subdivision portion are a mixture of traditional New England types of homes with modern floor plan layouts. The home models have been built by the development team on other developments with great success. Ranch style homes as well as colonial two story homes are included in the mixture of home types for buyers to choose from.

#### **Consultant**

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Signed:



Name: Brian M. Dunn

Title: President/Project Director

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