

PRELIMINARY SITE PLANS

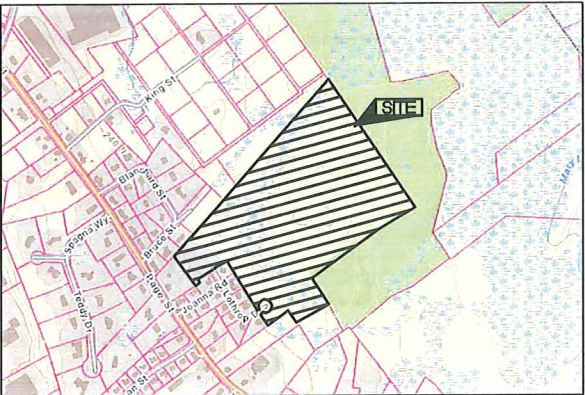
CHAPTER 40B - JOANNA HILLS ESTATES

JOANNA ROAD ASSESSORS MAP C7 BLOCK 3 PLOT 15 AVON, MASSACHUSETTS

JULY 16, 2019

SHEET INDEX: SITE CIVIL

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LOCUS MAP
NOT TO SCALE

PROJECT CONTACTS:

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PLANS PREPARED FOR:

STONEBRIDGE HOMES, INC.
32 NORFOLK AVENUE
SOUTH EASTON, MA 02375

PLANS PREPARED BY:



MBL

LAND DEVELOPMENT & PERMITTING, CORP.
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PROJ. No.: 2016-002
DATE: JULY 16, 2019

C-1.0

LEGEND

EXIST.	PROP.	
		PROPERTY LINE
		BUILDING SETBACK LINE
		WETLANDS
		25' WETLAND PROTECTOIN ZONE
		100' BUFFER ZONE
		CHAIN LINK FENCE
		ABUTTERS LINE
		CONTOUR
		EDGE OF PAVEMENT
		WOODEN STOCKADE FENCE
		GUARD RAIL
		STATIONING
		CURBING
		WATER LINE
		SEWER LINE
		GAS LINE
		UNDERGROUND ELECTRIC LINE
		FLOOD ZONE
		DRAINAGE LINE
		TREELINE
		LOT NUMBER
		SEWER MANHOLE
		DRAIN MANHOLE
		ELECTRIC MANHOLE
		WETLAND FLAG
		HYDRANT
		WATER GATE/ SHUTOFF
		CATCH BASIN
		UTILITY POLE
		TEST PIT
		BUILDING

ABBREVIATIONS

CONC.	= CONCRETE
TYP	= TYPICAL
EL	= ELEVATION
VGC	= VERTICAL GRANITE CURB
EOP	= EDGE OF PAVEMENT
BVW	= BORDERING VEGETATED WETLAND
WPZ	= WETLAND PROTECTION ZONE
FES	= FLARED END SECTION
DMH	= DRAIN MANHOLE
WOU	= WATER QUALITY STRUCTURE
CCB	= CAPE COD BERM
CB	= CATCH BASIN
BOC	= BOTTOM OF CURB
BIT. CONC.	= BITUMINOUS CONCRETE

GENERAL NOTES

1. EXISTING CONDITIONS INFORMATION

- THIS SITE IS COMPRISED OF ASSESSORS MAP C7 BLOCK 3 PLOT 15. THESE LOTS ARE LOCATED WITHIN THE RESIDENTIAL B ZONE AS DETERMINED BY THE TOWN OF AVON ZONING MAP.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- COMMUNITY PANEL NUMBER 25021C0218E, PANEL 213 OF 430 THE FLOOD INSURANCE RATE MAP DEFINES A MAJORITY OF THE SITE AS FLOOD ZONE X WITH A MINORITY PORTION AS FLOOD ZONE A. AREAS OF 100-YR FLOOD WITH BASE FLOOD ELEVATIONS NOT DETERMINED, DATED JULY 17, 2012.
- THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION, PLANS, AN ACTUAL ON THE GROUND FIELD SURVEY AND WETLAND FLAGGING BY THIS FIRM AND LSC ENVIRONMENTAL CONSULTING APRIL 2016 AND APPROVED BY THE AVON CONSERVATION COMMISSION ON JUNE 8, 2017.
- ALL TOPOGRAPHICAL AND UTILITY INFORMATION IS FOR GRAPHICAL PURPOSES ONLY. UTILITY LOCATIONS ARE TO BE VERIFIED IN FIELD AT A LATER DATE.
- TOPOGRAPHIC INFORMATION WAS VERIFIED BY AN ON THE GROUND FIELD SURVEY DONE BY THIS OFFICE IN 2016, 2017, AND 2018.

2. MATERIALS

- CURBING:**
ALL CURBING SHALL BE CAPE COD CURB (CCB) UNLESS NOTED OTHERWISE.
- ROADWAYS:**
BITUMINOUS PAVEMENT SHALL MEET THE REQUIREMENTS OF SECTION 400 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION, REVISIONS AND ALL CURRENT ADDENDA.
STANDARD:
SURFACE COURSE: 1.5 INCHES BITUMINOUS CONCRETE
BINDER COURSE: 2.5 INCHES BITUMINOUS BINDER
BASE COURSE: 12.0 INCHES COMPACTED GRAVEL: 6" OF GRADED GRAVEL AND 6" OF 3/4" PROCESSED GRAVEL.
- LANDSCAPE AREAS:**
ALL SURFACED AREAS OR DISTURBED AREAS NOT SPECIFIED ON THE LANDSCAPE PLAN SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL, SEED, MULCH, AND BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

GENERAL CONSTRUCTION REQUIREMENTS

- THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH WORK.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, BONDS, ETC. NO CONSTRUCTION SHALL COMMENCE UNTIL SUCH PERMITS HAVE BEEN SECURED.
- METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS FOR THIS PROJECT SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE MASSACHUSETTS HIGHWAY DEPARTMENT AND THE TOWN OF AVON.
- DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER/OWNER.
- CONTRACTOR TO CONFIRM AND VERIFY THE VALIDITY, LOCATION, MATERIAL, AND AVAILABILITY TO USE EXISTING UTILITIES ON OR NEAR THE PROJECT SITE PROPERTY. CONTRACTOR TO LOCATE EXISTING UTILITIES AND CONFIRM SAID UTILITIES WITH ALL APPLICABLE MUNICIPALITIES AND UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. ONCE UTILITIES HAVE BEEN CONFIRMED IN THE FIELD BY CONTRACTOR AND VERIFIED BY APPLICABLE MUNICIPALITY AND UTILITY COMPANY AND CONNECTION HAS BEEN APPROVED BY ENTITY, ONLY THEN SHALL CONTRACTOR CONSTRUCT AND UTILIZE THESE UTILITIES. CONTRACTOR TO IMMEDIATELY INFORM ENGINEER OF RECORD OF ANY DEVIATIONS TO PLANS.
- THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF NECESSARY. THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THESE PLANS MAY BE ONLY APPROXIMATELY CORRECT AND THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN HEREON AND ANY OTHER EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT THEIR EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS, PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. ALL WATER, GAS, SEWER AND OTHER UTILITIES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATION'S REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING, WITH MATCHING MATERIALS, ANY PAVEMENT, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION AND BACKFILL OF ELECTRICAL FURNISHED SITE WORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND CONSTRUCTION. BUILDING DIMENSIONS ARE SHOWN FOR COORDINATION WITH OTHER SITE WORK ONLY AND SHOULD NOT BE USED TO STAKE OUT BUILDINGS. SITE CONTRACTOR SHALL STAKE OUT THE EXTERIOR BUILDING CORNERS FROM THE LATEST ARCHITECTURAL PLANS. THE CONTRACTOR SHALL NOTIFY MBL LAND DEVELOPMENT & PERMITTING, CORP. OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND ARCHITECTURAL BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE EFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY. ALSO, NO BARK MULCH IS ALLOWED IN THE LANDSCAPE AREAS WITHIN 18-INCHES OF THE BUILDING FOUNDATION WALL AT ANY TIME.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM "THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER." THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING A PROTECTIVE BARRIER AROUND THE SITE PRIOR TO AND DURING CONSTRUCTION.

STORM WATER MAINTENANCE PROGRAM

- IMMEDIATELY PRIOR TO THE END OF CONSTRUCTION OR ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL INSPECT ALL COMPONENTS OF THE STORMWATER MANAGEMENT SYSTEM AND CLEAN AND FLUSH AS NECESSARY.
- ALL COMPONENTS OF THE PROPOSED STORMWATER MANAGEMENT SYSTEM SHALL BE INSPECTED QUARTERLY AND CLEANED AS NECESSARY. ALL SEDIMENTS AND HYDROCARBONS SHOULD BE PROPERLY HANDLED AND DISPOSED, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS.
- REPAIRS OR REPLACEMENT OF ANY ELEMENTS OF THE STORMWATER MANAGEMENT SYSTEM SHOULD BE DONE WITHIN 30 DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT THEN REPAIR/REPLACEMENT MUST BE DONE IMMEDIATELY TO AVERT FAILURE OR DANGER TO NEARBY RESIDENTS.

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STONEBRIDGE HOMES, INC.	
32 NORFOLK AVENUE	
SOUTH EASTON	MASSACHUSETTS

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PRELIMINARY SITE PLANS	
GENERAL NOTES & LEGEND	
JOANNA ROAD	
ASSESSORS MAP C7-3 & PLOT 15	
AVON	MASSACHUSETTS

PROJ. No.: 2016-002
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C-2.0

SITE LAYOUT & MATERIALS PLAN C-4.0
GRADING & DRAINAGE PLAN C-5.0
UTILITY PLAN C-6.0

SITE LAYOUT & MATERIALS PLAN C-4.1
GRADING & DRAINAGE PLAN C-5.1
UTILITY PLAN C-6.1



BUILDING TABULATION	
SINGLE FAMILY HOMES/LOTS = 80	
TOTAL AREA OF LAND = 29.37 ACRES	
TOTAL UPLAND AREA = 19.86 ACRES	
TOTAL WETLANDS = 9.51 ACRES	
PARKING CALCULATIONS	
TOTAL ON GROUND PARKING = 160 SPACES	
TOTAL PARKING IN GARAGE(2 PER HOUSE) = 160 SPACES	
TOTAL PARKING PROVIDED = 320 SPACES	
OPEN SPACE/MAX COVERAGE	
TOTAL IMPERVIOUS AREA(PAVE+BLDG)=6.69 ACRES=22.77%	
TOTAL OPEN SPACE/LANDSCAPE AREA=13.17 ACRES=44.84%	
TOTAL OPEN SPACE/LANDSCAPE AREA (INCLUDING WETLANDS)	
= 22.67 ACRES = 77.18%	
SEPTIC SYSTEM DESIGN TOTAL NUMBER OF BEDROOMS	
SINGLE FAMILY HOMES = 80 * 3 BEDS = 240 BEDS	
TOTAL GALLONS PER DAY = 240 * 110 = 26,400 GPD	

ASSESSORS MAP C7-3 PLOT 15
TOTAL AREA = 29.37 ACRES
TOTAL UPLAND AREA = 19.86 ACRES
TOTAL WETLANDS = 9.51 ACRES

SITE LAYOUT & MATERIALS PLAN C-4.2
GRADING & DRAINAGE PLAN C-5.2
UTILITY PLAN C-6.2

SITE LAYOUT & MATERIALS PLAN C-4.3
GRADING & DRAINAGE PLAN C-5.3
UTILITY PLAN C-6.3



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STONEBRIDGE HOMES, INC.
32 NORFOLK AVENUE

SOUTH EASTON MASSACHUSETTS

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80 40 0 80
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PRELIMINARY SITE PLANS
INDEX SHEET
JOANNA ROAD
ASSESSORS MAP C7-3 & PLOT 15
AVON MASSACHUSETTS

PROJ. No.: 2016-002
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C-3.0




ASSESSORS MAP C7-3 PLOT 15
TOTAL AREA = 29.37±ACRES
TOTAL UPLAND AREA = 19.86±ACRES
TOTAL WETLANDS = 9.51± ACRES

PROPOSED TREELINE -

N/F
WENDEL
MATTHEWS
ASSESSORS MAP B7

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MATCHLINE - SHEET C-4.3

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SOUTH EASTON

MASSACHUSETTS

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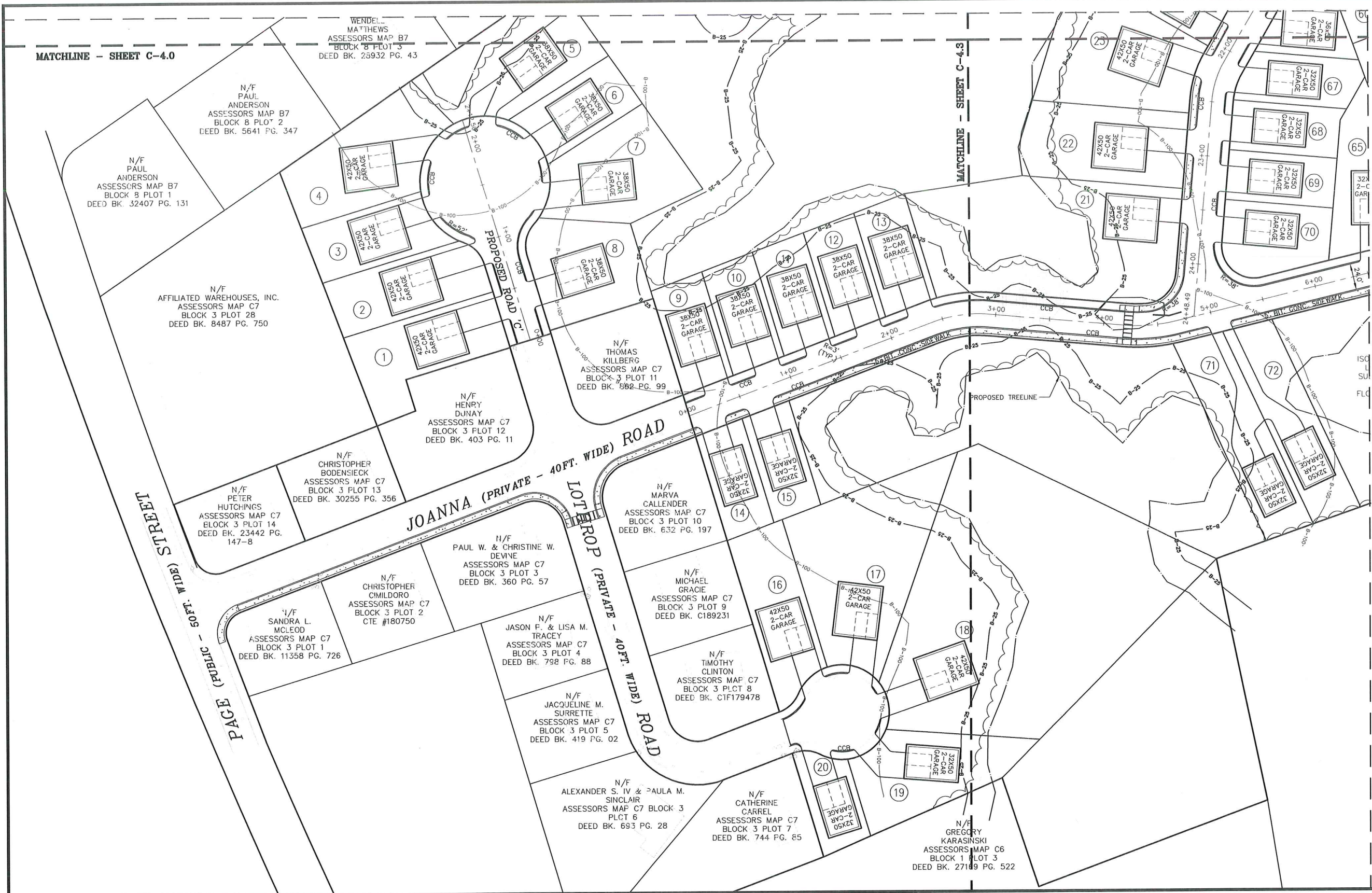
GRAPHIC SCALE

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PRELIMINARY SITE PLANS
SITE LAYOUT & MATERIALS PLAN
JOANNA ROAD
ASSESSORS MAP C7-3 & PLOT 15
AVON MASSACHUSETTS

C-4.1

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32 NORFOLK AVENUE
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SCALE:
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N/F
TOWN OF AVON
ASSESSORS MAP C7
BLOCK 3 PLOT 27
DEED BK. 5908 PG. 20



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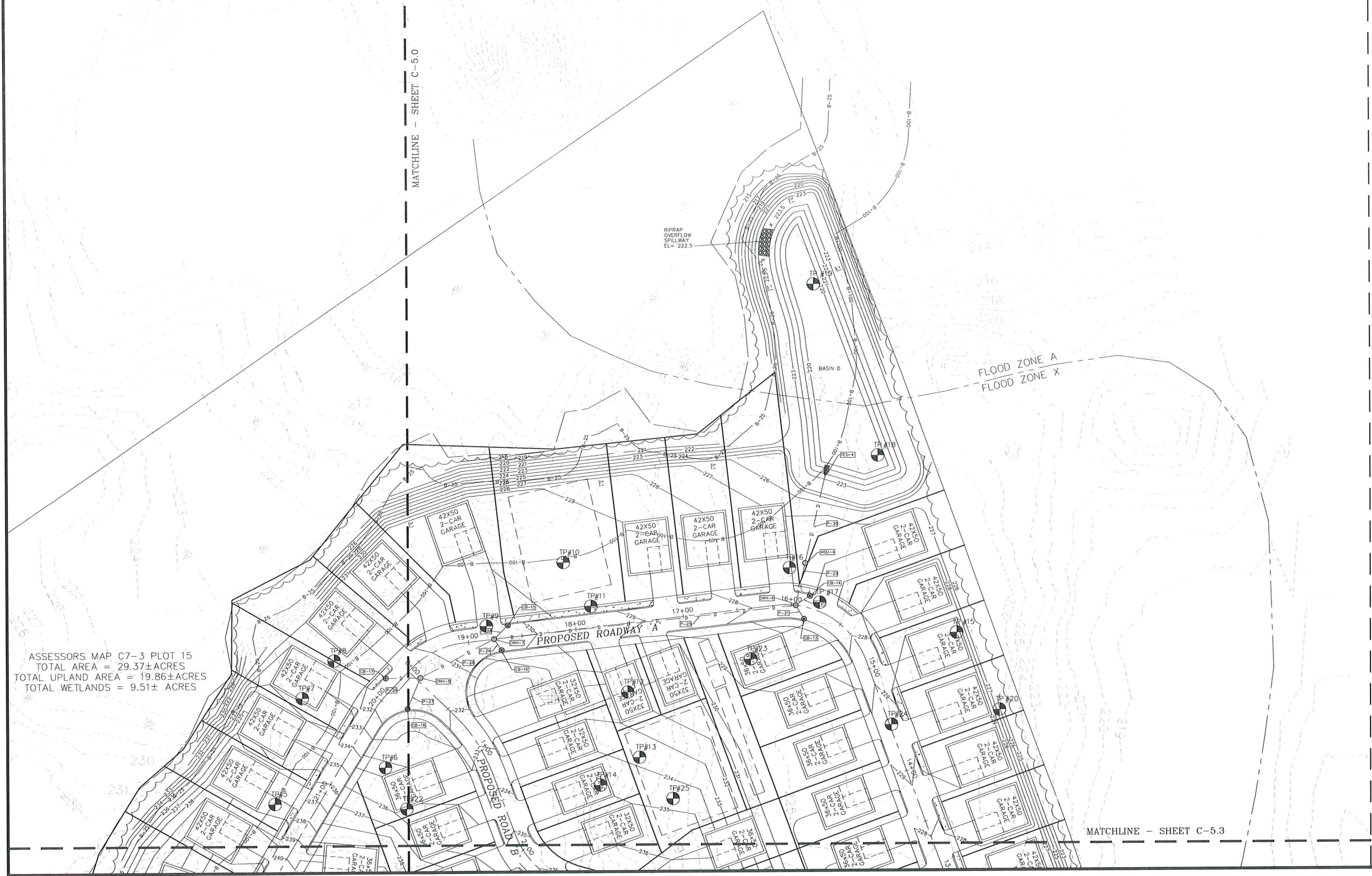
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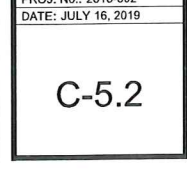
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MATCHLINE - SHEET C-5.3



C-5.2

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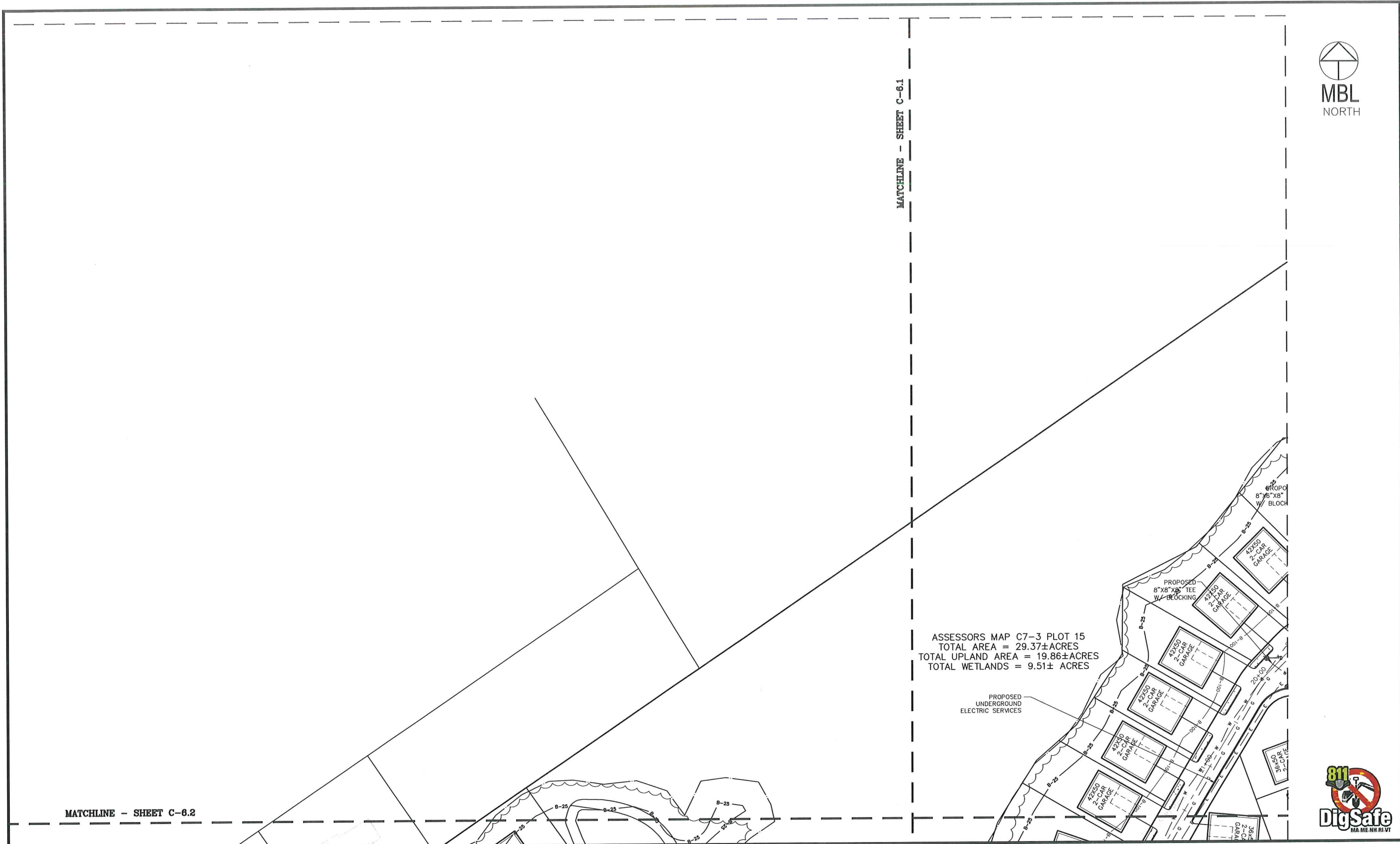
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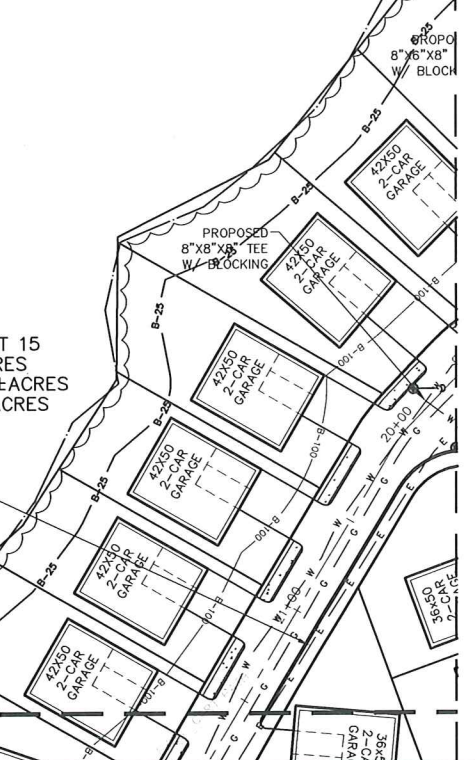
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PROPOSED
UNDERGROUND
ELECTRIC SERVICES



MATCHLINE - SHEET C-6.2

MATCHLINE - SHEET C-6.1

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UTILITY PLAN
JOANNA ROAD
ASSESSORS MAP C7-3 & PLOT 15
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811 DigSafe
MA-MENH-RIVT

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PROPOSED
UNDERGROUND
ELECTRIC SERVICES

MATCHLINE - SHEET C-6.3

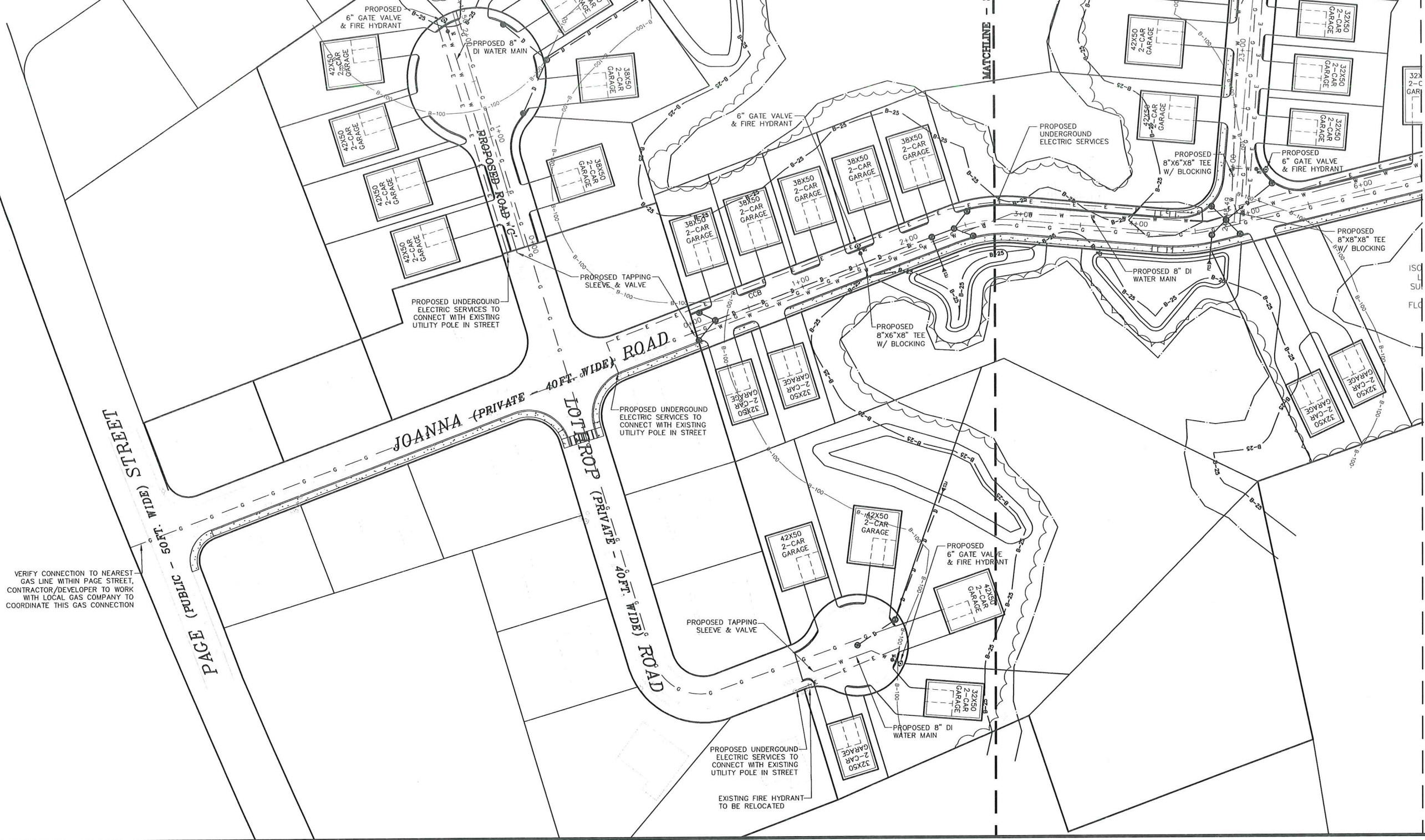
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P.508.297.2746 F.508.297.2756
EMAIL:info@MBLLandDevelopment.com
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PROJ. No.: 2016-002
DATE: JULY 16, 2019
C-6.1

UCS: X:\2016\002\CIVIL\016-002 Site Plans 07102019.dwg LMAN: MS VIEW: 7/16/2019 4:04:47 PM EDT CTB:

MATCHLINE - SHEET C-6.0



VERIFY CONNECTION TO NEAREST GAS LINE WITHIN PAGE STREET, CONTRACTOR/DEVELOPER TO WORK WITH LOCAL GAS COMPANY TO COORDINATE THIS GAS CONNECTION



REVISIONS		BY	
No.	DATE	DESCRIPTION	BY

PROJ. MANAGER:	MBL
CHIEF DESIGNER:	MBL
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PREPARED FOR
STONEBRIDGE HOMES, INC.
32 NORFOLK AVENUE
SOUTH EASTON
MASSACHUSETTS

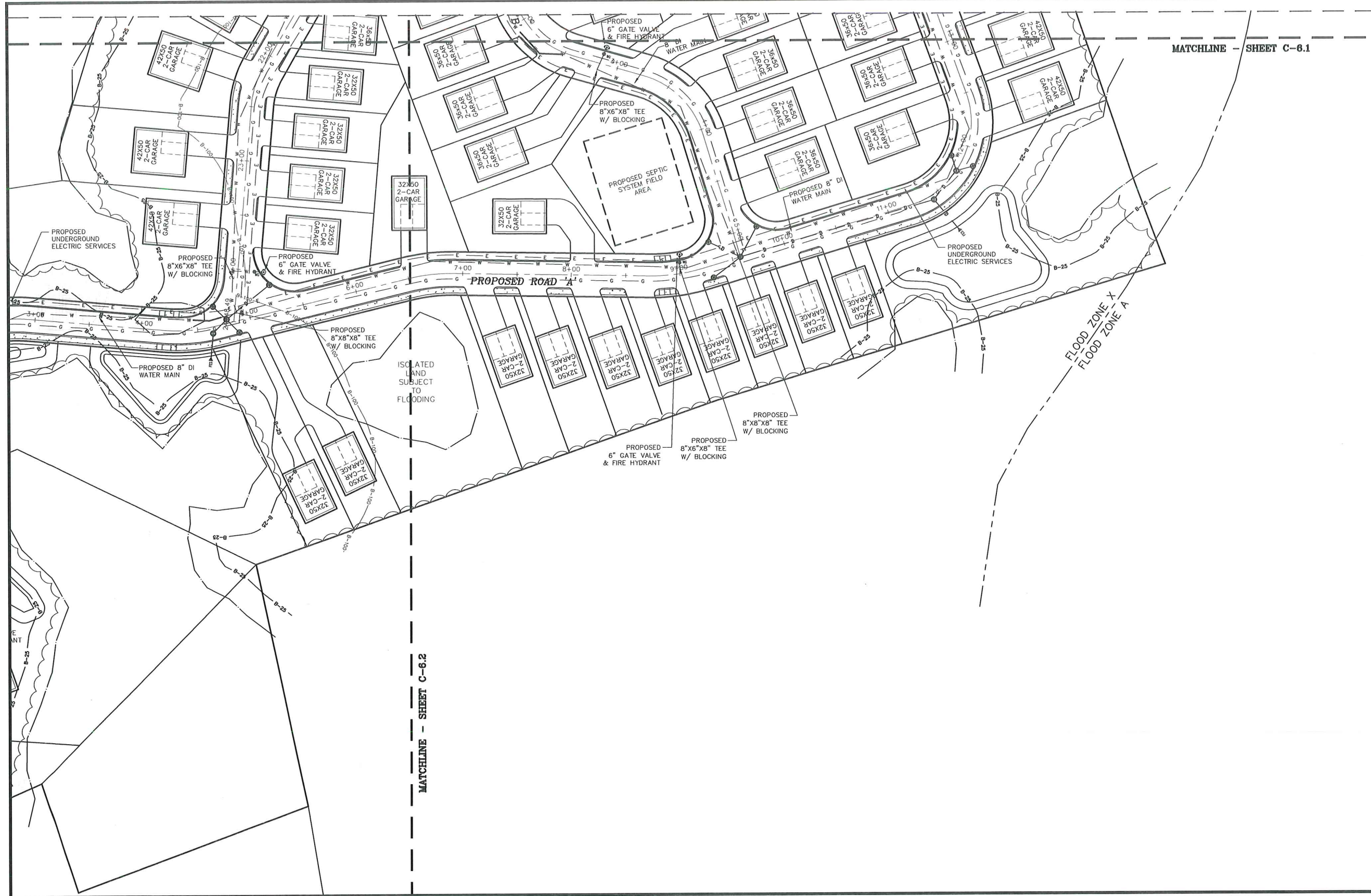
SCALE:
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GRAPHIC SCALE

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LAND DEVELOPMENT & PERMITTING, CORP.
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PRELIMINARY SITE PLANS
UTILITY PLAN
JOANNA ROAD
ASSESSORS MAP C7-3 & PLOT 15
AVON
MASSACHUSETTS

PROJ. No.: 2016-002
DATE: JULY 16, 2019
C-6.2

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CHIEF DESIGNER:	MBL
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SEAL SEAL

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PREPARED FOR
STONEBRIDGE HOMES, INC.
32 NORFOLK AVENUE

SOUTH EASTON MASSACHUSETTS

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DATUM:	HORZ.:
	VERT.:
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LAND DEVELOPMENT & PERMITTING, CORP.
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PRELIMINARY SITE PLANS
UTILITY PLAN
JOANNA ROAD
ASSESSORS MAP C7-3 & PLOT 15

AVON MASSACHUSETTS

PROJ. No.: 2016-002
DATE: JULY 16, 2019

C-6.3

 INDICATES PERCENTAGE OF TEST

ELEV.	SURFACE DEPTH	SOIL HORIZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
238.61	0"-12"	A	ORGANIC			
231.61	12"-108"	FILL	FILL MATERIAL		MOTTLES=84"	

ELEV.	SURFACE DEPTH	SOIL HORIZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
238.55	0"-3"	FILL	FILL MATERIAL			
235.30	3"-42"	A/B	ORGANIC			
233.30	42"-66"	C1	CLAY			
231.80	66"-84"	C2	BTM/NATURAL			

[illegible]

ELEV.	SURFACE DEPTH	SOIL HORIZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
239.79	0"-6"	A	ORGANIC			
233.79	6"-90"	B	LOMY SAND			

ELEV.	SURFACE DEPTH	SOIL HORIZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
235.67	0"-6"	A	ORGANIC			
229.67	6"-88"	B	LOAMY SAND			

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
233.76	0"-6"	A	ORGANIC			
231.76	6"-30"	B	SANDY LOAM			
227.26	30"-84"	C1	LOAMY SAND			
225.26	84"-108"	C2	LOAMY SAND			

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
228.81	0"-6"	A	LOAM			
226.81	6"-30"	FILL	FILL MATERIAL			
217.81	24"-138"	C1	SANDY LOAM			REFUSAL @ 138"

ELEV.	SURFACE DEPTH	SOIL HORIZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
229.63	0"-6"	Ao	ORGANIC			
227.63	6"-30"	B	SANDY LOAM			
223.13	30"-84"	C1	LOAMY SAND			
218.13	84"-144"	C2	LOAMY SAND		WEED=118" STANDING=96"	

ELEV.	SURFACE DEPTH	SOIL HORIZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
231.03	0"-12"	A	LOAM			
230.03	12"-24"	B	LOAMY SAND			
224.03	24"-96"	C1	SANDY LOAM		WEEP=65" STANDING=96"	SAND GRAVEL STONES


ELEV.	SURFACE DEPTH	SOIL HORIZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
254.56	0"-6"	A/OI	ORGANIC			
252.56	6"-30"	B	SANDY LOAM			
248.06	30"-84"	C1	LOAMY SAND		WOTLES=72"	
243.06	84"-144"	C2	LOAMY SAND		WEEP=118" STANDING=134"	

ELEV.	SURFACE DEPTH	SOIL HORIZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
226.49	0"-6"	A	LOAM			
223.99	6"-36"	B	LOAMY SAND			15-30% GRAVEL
221.39	36"-68"	C1	LOAMY SAND			LARGE BOULDER
216.15	68"-130"	C2	LOAMY SAND		WEEP=116" STANDING=120"	BOULDERS

ELEV.	SURFACE DEPTH	SOIL HORIZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
229.19	0"-6"	A/Oi	ORGANIC			
227.52	6"-26"	B	SANDY LOAM			
223.69	26"-72"	C1	LOAMY SAND			15-20% DENSE GRAVEL
218.85	72"-130"	C2	LOAMY SAND		WEEP=100" STANDING=126"	COBBLES

ELEV.	SURFACE DEPTH	SOIL HORIZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
228.56	0"-12"	A	LOAM			
227.56	12"-24"	B	LOAMY SAND			
					STANDING=24"	

ELEV.	SURFACE DEPTH	SOIL. HORIZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
231.03	0"-8"	Ao	ORGANIC			
229.20	8"-30"	B	SANDY LOAM			
220.78	30"-131"	C	LOAMY SAND		MOTTLES=80" WECP=80"	COBBLES

ELEV.	SURFACE DEPTH	SOIL HORIZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
225.88	0"-6"	A	LOAM			
224.88	6"-18"	B	LOAMY SAND			
216.38	 8"-120"	C	SANDY LOAM		WECP=99" STANDING=120"	SAND GRAVEL STONES

[illegible]

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
223.57	0"-8"	A	LOAM			
222.24	8"-24"	B	LOAMY SAND			BOULDERS
217.24	24"-84"	C	SANDY LOAM			FRACTURED LEDGE COARSE GRAVEL REFUSAL AT 84"

ELEV.	SURFACE DEPTH	SOIL HORIZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
223.02	0"-8"	Ao	ORGANIC			
221.02	8"-24"	B	SANDY LOAM			
214.52	24"-108"	C	LOAMY SAND		MOTTLES=36" WEEP=60" STAINING=96"	

ELEV.	SURFACE DEPTH	SOIL HORIZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
219.00	0"-5"	A/OI	LOAM			
211.42	5"-96"	B	LOAMY SAND		WEED=56" STANDING=96"	SAND GRAVEL STONES


ELEV.	SURFACE DEPTH	SOIL HORIZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
222.33	0"-6"	A/ci	ORGANIC			
221.16	6"-20"	B	SANDY LOAM			
214.83	20"-96"	C	LOAMY SAND		WEPP=54" STANDING=91"	COBBLES, COA FINE SAND



					PROJ. MANAGER:	MBL
					CHIEF DESIGNER:	MBL
					REVIEWED BY:	DATE
No.	DATE	DESCRIPTION			BY	
REVISIONS						

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PREPARED FOR
STONEBRIDGE HOMES, INC.
32 NORFOLK AVENUE
SOUTH EASTON MASSACHUSETTS

SCALE:	HOR.:
	VERT.:
DATUM:	HOR.:
	VERT.:
 <p>GRAPHIC SCALE</p>	

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AVON	MASSACHUSETTS
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PROJ. No.: 2016-002
DATE: JULY 16, 2019
C-7.0

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OBSERVATION HOLE DATA

INDICATES PERC TEST INDICATES OBSERVED GROUNDWATER

TEST PIT # 21 GRD. EL. 247.78 TEST BY: TRACY L. DUARTE, PE
GW. EL. N/A WITNESSED BY:
DATE: 10/25/2018 MOTTUNG. EL. N/A CERTIFIED BY:

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTUNG	OTHER
247.94	0"-10"	A	SANDY LOAM	10YR 3/2		ROOTS
245.78	10"-24"	B	SANDY LOAM	10YR 4/6		5% STONES, 10% C+G
239.94	24"-94"	C	M-C. LOAMY SAND	2.5YR 4/4		5% STONES, 10% C+G
REFUS.						BONY, TIGHT

WATER WEeping OBSERVED @ N/A PERC RATE 8 MIN/INCH
PERC DEPTH 24"-42" INCHES

TEST PIT # 22 GRD. EL. 236.21 TEST BY: TRACY L. DUARTE, PE
GW. EL. N/A WITNESSED BY:
DATE: 10/25/2018 MOTTUNG. EL. N/A CERTIFIED BY:

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTUNG	OTHER
235.38	0"-10"	A	SANDY LOAM	10YR 3/2		ROOTS
234.38	10"-22"	B	SANDY LOAM	10YR 4/6		5% STONES, 10% C+G
229.21	22"-84"	C	M-C. LOAMY SAND	2.5YR 4/4		5% STONES, 10% C+G
REFUS.						BONY, TIGHT

WATER WEeping OBSERVED @ N/A PERC RATE 9 MIN/INCH
PERC DEPTH 30"-48" INCHES

TEST PIT # 23 GRD. EL. 225.37 TEST BY: TRACY L. DUARTE, PE
GW. EL. 221.54 WITNESSED BY:
DATE: 10/25/2018 MOTTUNG. EL. 221.54 CERTIFIED BY:

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTUNG	OTHER
224.37	0"-12"	A	SANDY LOAM	10YR 4/2		ROOTS
222.87	12"-30"	B	SANDY LOAM	10YR 4/6		5% STONES, 10% C+G
217.87	30"-90"	C	MED. SANDY LOAM	2.5YR 4/4	MOTTUNG @ 46"	5% STONES, 10% C+G
REFUS.						BONY, TIGHT, MODERATE STRUCT

WATER WEeping OBSERVED @ 80" PERC RATE 14 MIN/INCH
PERC DEPTH 36"-54" INCHES

TEST PIT # 24 GRD. EL. 226.88 TEST BY: TRACY L. DUARTE, PE
GW. EL. 223.88 WITNESSED BY:
DATE: 10/25/2018 MOTTUNG. EL. 223.88 CERTIFIED BY:

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTUNG	OTHER
225.88	0"-12"	A	SANDY LOAM	10YR 3/2		
224.54	12"-28"	B	MED. LOAMY SAND	10YR 4/4		10% C+G
215.88	28"-132"	C	M-C. LOAMY SAND	2.5YR 6/4	MOTTUNG @ 36"	5% STONES, 10% C+G

WATER WEeping OBSERVED @ 94" PERC RATE 6 MIN/INCH
PERC DEPTH 34"-52" INCHES

TEST PIT # 25 GRD. EL. 229.1 TEST BY: TRACY L. DUARTE, PE
GW. EL. 223.1 WITNESSED BY:
DATE: 10/25/2018 MOTTUNG. EL. 223.1 CERTIFIED BY:

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTUNG	OTHER
247.94	0"-10"	AB	SANDY LOAM	10YR 3/6		ROOTS
245.78	10"-34"	B	SANDY LOAM	10YR 4/6		10% STONES, 15% C+G
239.94	34"-108"	C	M-C. LOAMY SAND	2.5YR 4/4	MOTTUNG @ 72"	10% STONES, 15% C+G
						MOD. STRUCTURE
						LEDGE AT 72"

WATER WEeping OBSERVED @ 96" PERC RATE 3 MIN/INCH
PERC DEPTH 36"-54" INCHES

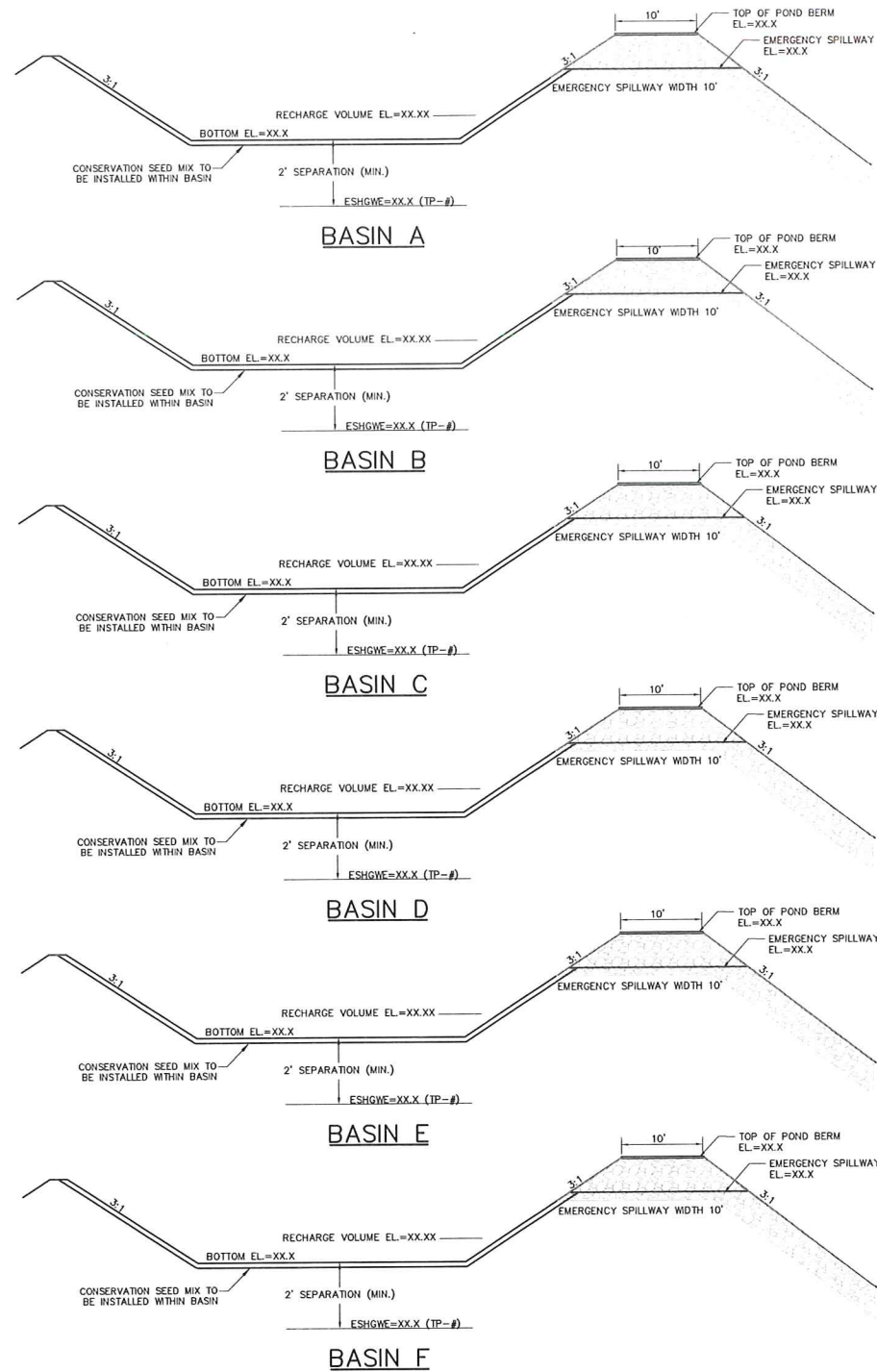
TEST PIT # 26 GRD. EL. 237.85 TEST BY: TRACY L. DUARTE, PE
GW. EL. N/A WITNESSED BY:
DATE: 10/25/2018 MOTTUNG. EL. N/A CERTIFIED BY:

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTUNG	OTHER
247.94	0"-6"	AB	SANDY LOAM	10YR 3/6		ROOTS
245.78	6"-32"	B	SANDY LOAM	10YR 4/6		15% STONES, 15% C+G
239.94	32"-114"	C	M-C. LOAMY SAND	2.5YR 4/4		15% STONES, 15% C+G

WATER WEeping OBSERVED @ N/A PERC RATE 4 MIN/INCH
PERC DEPTH 34"-52" INCHES

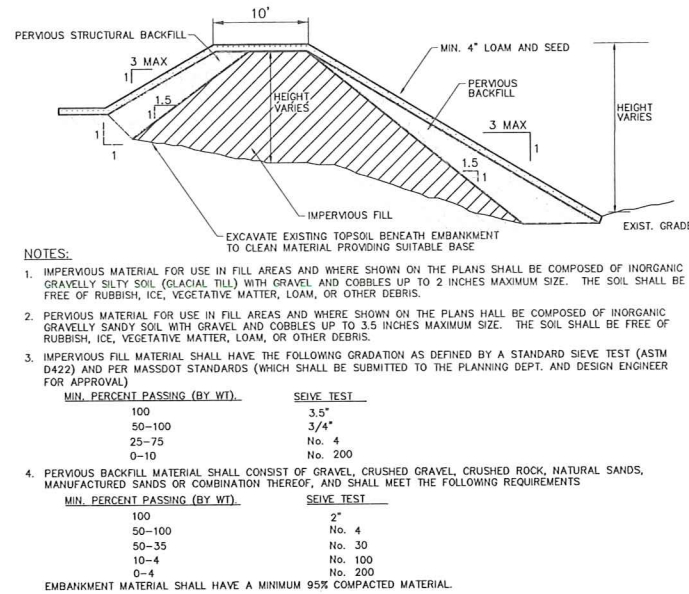


PROJ. MANAGER: MBL CHIEF DESIGNER: MBL REVIEWED BY: DATE		SEAL	SEAL	PREPARED FOR STONEBRIDGE HOMES, INC. 32 NORFOLK AVENUE SOUTH EASTON MASSACHUSETTS	SCALE: HORZ.: VERT.: DATUM: HORZ.: VERT.: GRAPHIC SCALE	MBL LAND DEVELOPMENT & PERMITTING, CORP. 770 BROADWAY SUITE 6 RAYNHAM, MA. 02767 P.508.297.2746 F.508.297.2756 EMAIL: info@MBLLandDevelopment.com WEB: www.MBLLandDevelopment.com	PRELIMINARY SITE PLANS TEST PIT LOGS JOANNA ROAD ASSESSORS MAP C7-3 & PLOT 15 AVON MASSACHUSETTS	PROJ. No.: 2016-002 DATE: JULY 16, 2019 C-7.1
No.	DATE	DESCRIPTION	BY					



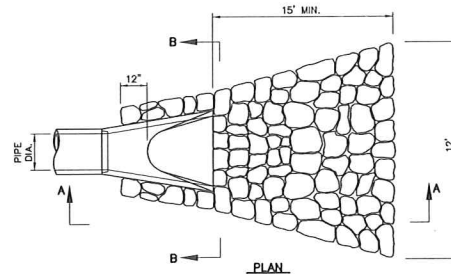
- BASIN CONSTRUCTION NOTES:**
AS PART OF BASIN CONSTRUCTION, THE CONTRACTOR SHALL REMOVE A & B SOIL HORIZONS AND ANY OTHER UNSUITABLE SOIL THAT MAYBE ENCOUNTERED. THIS REMOVED MATERIAL SHALL BE REPLACED BY A MAINLY SANDY SOIL MIX (80% SAND/ 20% LOAM) OR OTHER MIX THAT WILL NOT OVERLY COMPACT DURING CONSTRUCTION BUT WILL MAINTAIN THE INFILTRATION CAPACITY OF THE BASIN.
- THE CONTRACTOR IS CAUTIONED THAT THE BASIN IS DESIGNED TO INFILTRATE/RECHARGE STORMWATER PRIMARILY THROUGH THE BOTTOM AND SIDES OF THE BASIN. CONSTRUCTION TECHNIQUES THAT WOULD POTENTIALLY DIMINISH THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS ARE TO BE AVOIDED. COMPACTION AND SILTATION OF THE BASIN DURING CONSTRUCTION IS PROHIBITED.
- DO NOT UTILIZE ANY PORTION OF THE BASIN FLOOR AS A HAUL ROAD FOR MATERIAL AND HEAVY EQUIPMENT.
 - DO NOT COMPACT SOILS IN THE BASIN FLOOR.
 - DO NOT PLACE GRAVEL OR OTHER MATERIALS TO STABILIZE THE BASIN FLOOR FOR CONSTRUCTION VEHICULAR TRAVEL ACCESS.
 - STRICT COMPLIANCE WITH THE EROSION CONTROL PLAN AND THE STORMWATER OPERATIONS AND MAINTENANCE PLAN IS NECESSARY.
 - BASIN CONSTRUCTION SHALL OCCUR AT THE EARLY STAGES OF THE PROJECT CONSTRUCTION SO THAT THEY ARE FULLY VEGETATED AND STABILIZED PRIOR TO RECEIVING STORMWATER.
 - DO NOT USE THE BASIN AS A TEMPORARY SEDIMENT BASIN OR DE-WATERING BASIN.

INFILTRATION BASIN CROSS SECTIONS
NOT TO SCALE

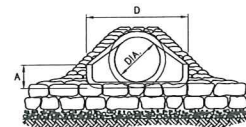
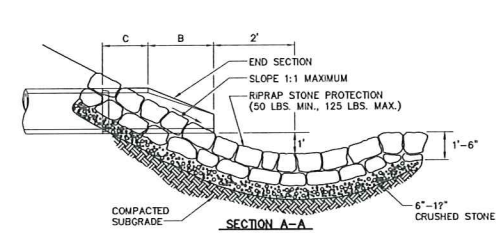


- NOTES:**
- PERVIOUS MATERIAL FOR USE IN FILL AREAS AND WHERE SHOWN ON THE PLANS SHALL BE COMPOSED OF INORGANIC GRAVELLY SILTY SOIL (GLACIAL TILL) WITH GRAVEL AND COBBLES UP TO 2 INCHES MAXIMUM SIZE. THE SOIL SHALL BE FREE OF RUBBISH, ICE, VEGETATIVE MATTER, LOAM, OR OTHER DEBRIS.
 - PERVIOUS MATERIAL FOR USE IN FILL AREAS AND WHERE SHOWN ON THE PLANS SHALL BE COMPOSED OF INORGANIC GRAVELLY SANDY SOIL WITH GRAVEL AND COBBLES UP TO 3.5 INCHES MAXIMUM SIZE. THE SOIL SHALL BE FREE OF RUBBISH, ICE, VEGETATIVE MATTER, LOAM, OR OTHER DEBRIS.
 - PERVIOUS FILL MATERIAL SHALL HAVE THE FOLLOWING GRADATION AS DEFINED BY A STANDARD SIEVE TEST (ASTM D422) AND PER MASSDOT STANDARDS (WHICH SHALL BE SUBMITTED TO THE PLANNING DEPT. AND DESIGN ENGINEER FOR APPROVAL)
- | MIN. PERCENT PASSING (BY WT.) | SIEVE TEST |
|-------------------------------|------------|
| 100 | 3.5" |
| 50-100 | 3/4" |
| 25-75 | No. 4 |
| 0-10 | No. 200 |
- EMBANKMENT MATERIAL SHALL HAVE A MINIMUM 95% COMPACTED MATERIAL.

INFILTRATION BASIN EMBANKMENT
NOT TO SCALE

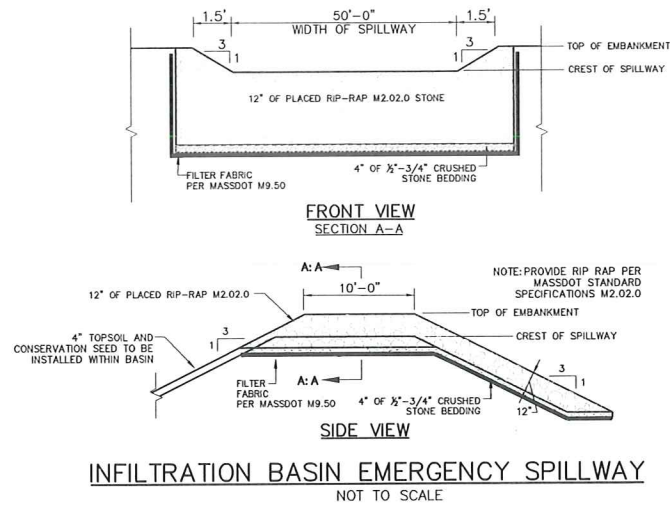


DIMENSIONAL TABLE						
PIPE DIA.	A	B	C	D	E	R
12"	4"	2'-0"	4'-0"	2'-0"	2"	9"
15"	6"	2'-3"	3'-10"	2'-6"	2 1/2"	11"
18"	9"	2'-3"	3'-10"	3'-0"	2 1/2"	12"
24"	9 1/2"	3'-7 1/2"	2'-6"	4'-0"	3"	14"
30"	12"	4'-6"	1'-7"	5'-0"	3 1/2"	15"
36"	15"	5'-3"	2'-10"	6'-0"	4"	20"
42"	21"	5'-3"	2'-11"	6'-6"	4 1/2"	22"
48"	24"	6'-0"	2'-2"	7'-0"	5"	22"
54"	27"	5'-5"	2'-11"	7'-6"	5 1/2"	24"
60"	30"	5'-0"	3'-3"	8'-0"	6"	24"

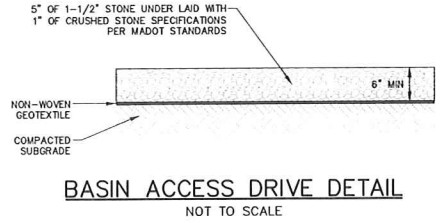


- NOTES**
- THE FLARED END SECTION PIPE JOINT SHALL BE SIMILAR TO THE MAIN RUN OF PIPE JOINTS.
 - FLARED END SECTIONS SHALL CONFORM AS SHOWN IN THE TABLE OR AS APPROVED BY THE ENGINEER.

FLARED END SECTION WITH STONE PROTECTION
NOT TO SCALE



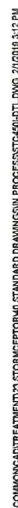
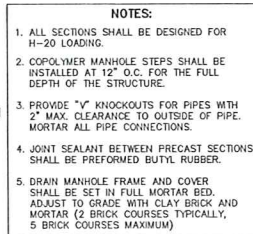
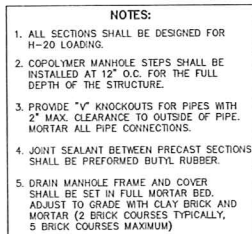
INFILTRATION BASIN EMERGENCY SPILLWAY
NOT TO SCALE



BASIN ACCESS DRIVE DETAIL
NOT TO SCALE

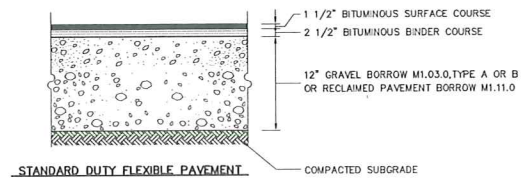


PROJ. MANAGER: MBL CHIEF DESIGNER: MBL REVIEWED BY: DATE		SEAL	SEAL	PREPARED FOR STONEBRIDGE HOMES, INC. 32 NORFOLK AVENUE	SCALE: HORZ.: VERT.: DATUM: HORZ.: VERT.: GRAPHIC SCALE	MBL LAND DEVELOPMENT & PERMITTING, CORP. LAND DEVELOPMENT, PLANNING, DESIGN AND ENVIRONMENTAL SOLUTIONS 770 BROADWAY SUITE 6 RAYNHAM, MA 02767 P.508.297.2746 F.508.297.2756 EMAIL:info@MBLLandDevelopment.com WEB:www.MBLLandDevelopment.com	PRELIMINARY SITE PLANS DETAIL SHEET JOANNA ROAD ASSESSORS MAP C7-3 & PLOT 15 AVON MASSACHUSETTS	PROJ. No.: 2016-002 DATE: JULY 16, 2019 C-8.0	
No.	DATE	DESCRIPTION	BY						
REVISIONS									



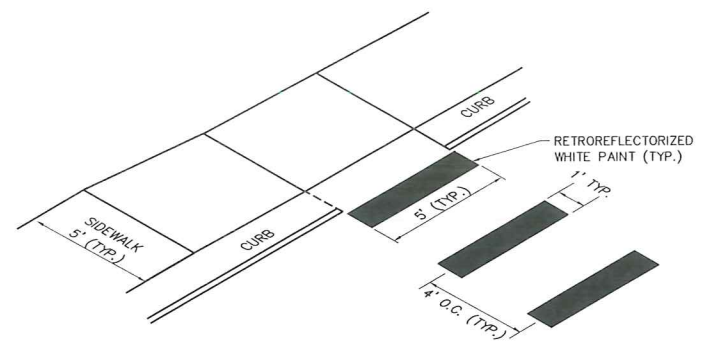
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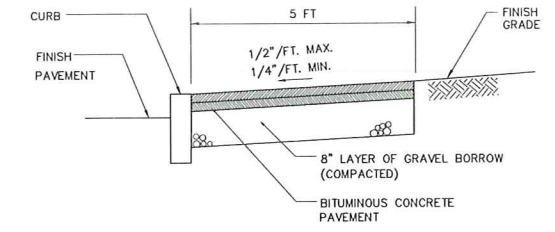


- COMPOSITION AND COMPACTION ACCEPTANCE TESTS**
1. OBTAIN SAMPLES FROM PLANT TO INDICATE CONFORMANCE WITH M3.11.09
 2. PAVEMENT DENSITY AS OUTLINED IN M3.11.09
 3. ALL SAMPLES TO BE TAKEN IN ACCORDANCE WITH AASHTO T230
 4. MATERIALS SHALL MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN SECTION M3.11.00 DIVISION III, MATERIALS AND THE FOLLOWING SUBSECTIONS
MINERAL AGGREGATE :M3.11.04 BITUMINOUS MATERIALS :M3.11.06
MINERAL FILLER :M3.11.05 COMPOSITION OF BASE COURSE :M3.11.02
 5. THE BITUMINOUS CONCRETE BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT SECTIONS/PROVISIONS OF SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1
 6. CLASS I BITUMINOUS PAVEMENT, TYPE I-1 REQUIRED THE SAME TESTING AS BASE COURSE AND SHALL HAVE A MINIMUM OF 95% COMPACTION. TESTING TO BE COMPLETED BY METHODS OUTLINED IN M3.11.00

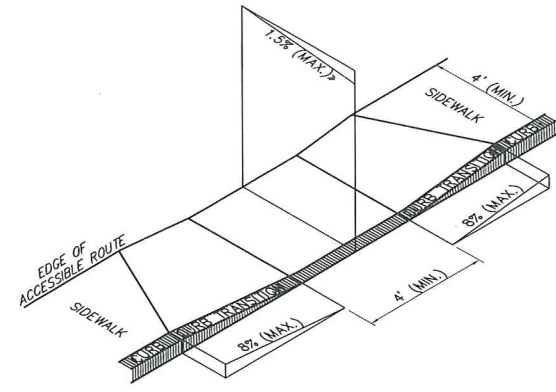
BITUMINOUS CONCRETE PAVEMENT SECTIONS
NOT TO SCALE



CROSSWALK DETAIL
NOT TO SCALE

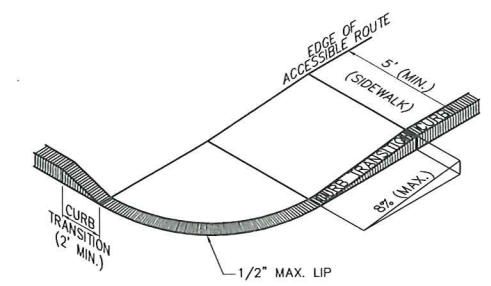


BITUMINOUS CONCRETE SIDEWALK
NOT TO SCALE



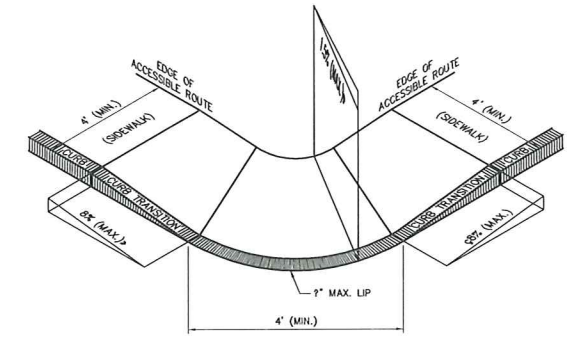
- NOTES:**
1. THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 8%.
 4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.

ACCESSIBLE RAMP - TYPE 'A'
NOT TO SCALE



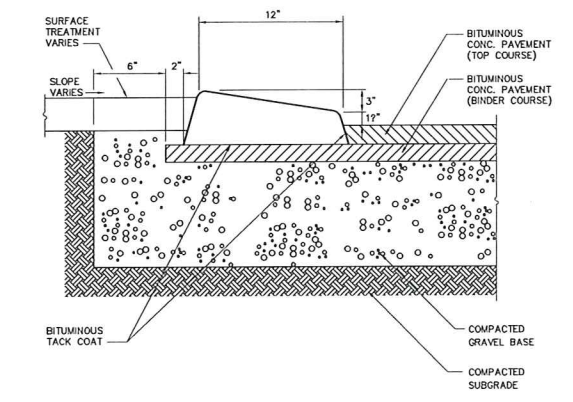
- NOTES:**
1. THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 8%.
 4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.

ACCESSIBLE RAMP - TYPE 'B'
NOT TO SCALE



- NOTES:**
1. THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 8%.
 4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.

ACCESSIBLE RAMP - TYPE 'C'
NOT TO SCALE



CAPE COD BERM (CCB)
NOT TO SCALE

No.	DATE	DESCRIPTION	BY
REVISIONS			

PROJ. MANAGER: MBL
CHIEF DESIGNER: MBL
REVIEWED BY: DATE

SEAL

SEAL

PRELIMINARY

PREPARED FOR
STONEBRIDGE HOMES, INC.
32 NORFOLK AVENUE

SOUTH EASTON MASSACHUSETTS

SCALE:
HORZ.:
VERT.:
DATUM:
HORZ.:
VERT.:
GRAPHIC SCALE

MBL

LAND DEVELOPMENT & PERMITTING, CORP.
770 BROADWAY SUITE 6
RAYNHAM, MA. 02767
P.508.297.2746 F.508.297.2756
EMAIL:info@MBLLandDevelopment.com
WEB: www.MBLLandDevelopment.com

PRELIMINARY SITE PLANS
DETAIL SHEET
JOANNA ROAD
ASSESSORS MAP C7-3 & PLOT 15

AVON MASSACHUSETTS

PROJ. No.: 2016-002
DATE: JULY 16, 2019

C-8.2



NOTES:

1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.

MEET EXISTING

VARIES (SEE CONSTRUCTION PLANS)

PROP. BIT. CONC. PAVEMENT RESURFACING

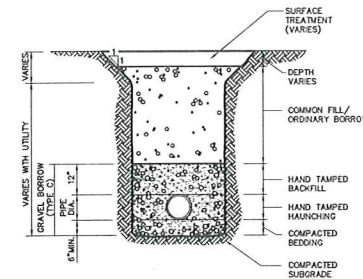
1 1/2"

1 1/2"

REMOVE 1 1/2" TO 0" OF EXISTING PAVEMENT

EXISTING ROADWAY SURFACE

<p>PIPE INSULATION:</p> <p>SEWER LINE SHALL BE INSULATED WHEN MINIMUM COVER AS REQUIRED CANNOT BE ACHIEVED. MINIMUM COVER REQUIREMENT SHALL BE DETERMINED BY THE MORE RESTRICTIVE REGULATION, LOCAL OR STATE.</p>	<p>PIPE SLEEVING:</p> <p>UTILITY LINE SLEEVE SHALL BE INSTALLED FOR WATER AND SEWER LINES SERVICES WHEN THE UTILITY MUST PASS UNDER A PRIVATE PAVED DRIVE. SLEEVE SIZE WILL BE DOUBLE THE UTILITY LINE SIZE IN QUESTION.</p>
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PROJ. No.: 2016-002
DATE: JULY 16, 2019
C-8.3



