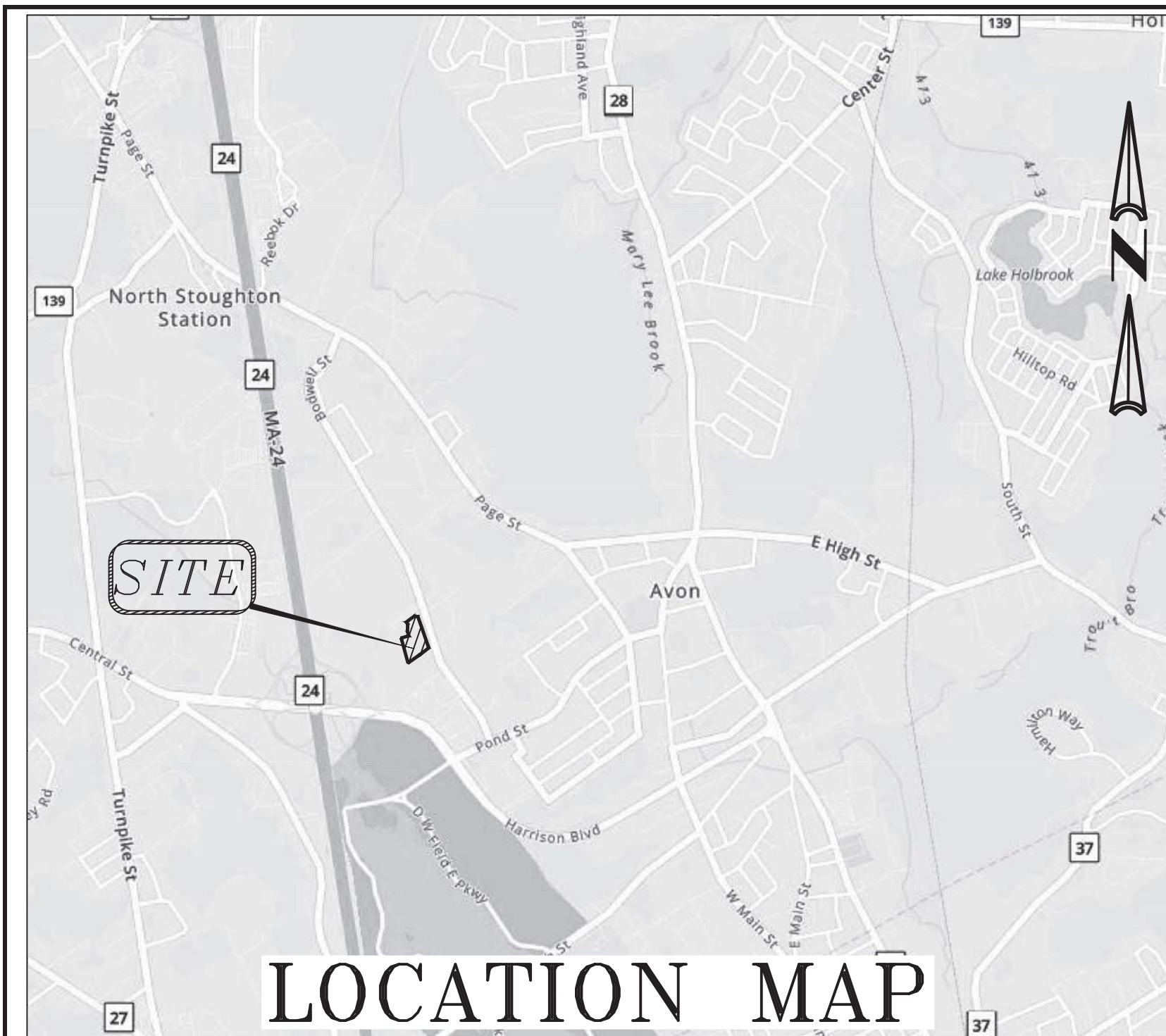


# PLANS TO ACCOMPANY VARIANCE REQUEST

FOR  
108 BODWELL STREET  
AVON, MA



SHEET INDEX			
SHEET No.	DESCRIPTION	LATEST REVISED DATE	CONSTRUCTION REVISIONS
1	COVER SHEET		
2	EXISTING CONDITIONS PLAN		
3	LAYOUT PLAN		
4	ALTERNATE PARKING PLAN		

APRIL 13, 2023

**OWNER:**

EPRO LLC  
108 BODWELL ST  
AVON, MA 02322

**APPLICANT:**

ERD METAL  
108 BODWELL ST  
AVON, MA 02322

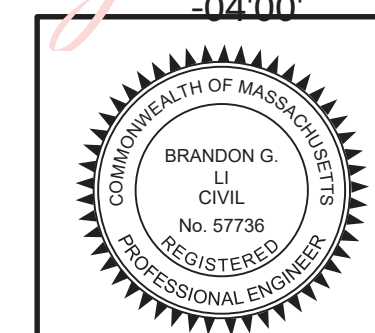
**CIVIL ENGINEERS:**

KELLY ENGINEERING GROUP, INC.  
0 CAMPANELLI DRIVE  
BRAINTREE, MA 02184

**ARCHITECT/BUILDER:**

HAYNES GROUP, INC.  
385 WEST STREET  
WEST BRIDGEWATER, MA 02379

Brandon  
Li  
2023.05.0  
1 10:10:51  
04'00"



SCALE NA	JOB # F:\P\2022-162
DATE 04/13/23	DRAWN BY C/L
SHEET 1 OF 4	CHKD BY DAM
FILE # TS00	APPD BY DNK



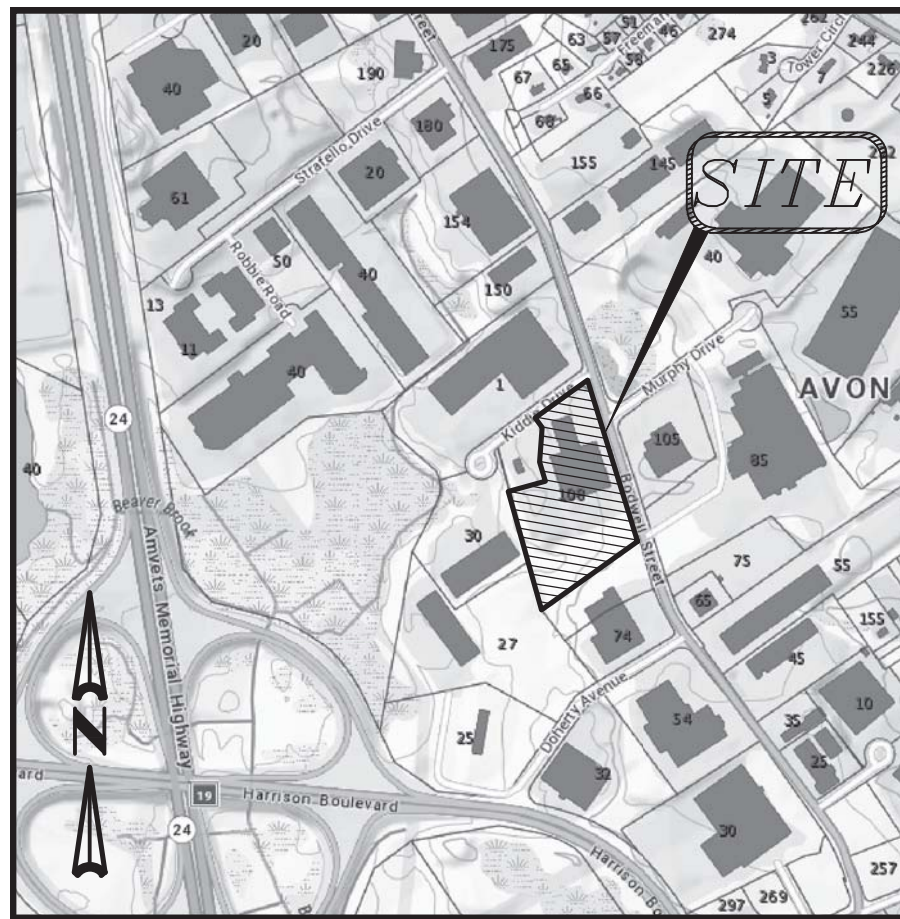
108 BODWELL STREET  
AVON, MA  
KELLY ENGINEERING GROUP  
civil engineering consultants  
0 Campanelli Drive, Braintree, MA 02184  
Phone: 781-843-4333 www.kellyengineeringgroup.com

SHEET NO.  
**1**

LOCATION MAP  
SCALE 1" = 100'

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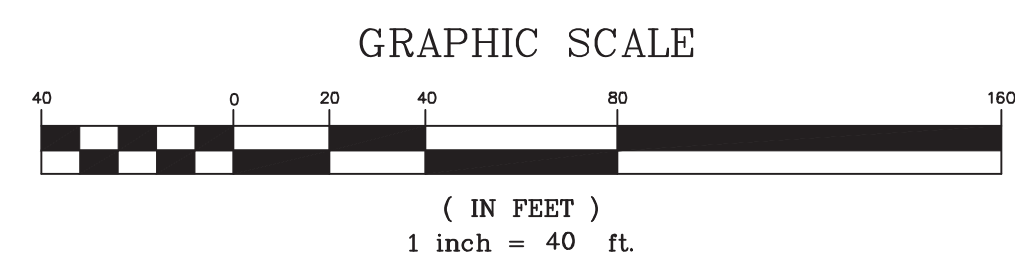
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LOCUS MAP  
(NOT TO SCALE)

**PLAN REFERENCES:**  
(Norfolk County Registry of Deeds)

- 1.) Plan Bk: 633 Pt: 46 of 2014
- 2.) Plan Bk: 232 Pt: 663 of 1972
- 3.) Plan Bk: 240 Pt: 1652 of 1973
- 4.) Plan Bk: 223 Pt: 556 of 1967
- 5.) LC Plan 37888A
- 6.) LC Plan 36153A
- 7.) LC Plan 36153B
- 8.) LC Plan 36153C
- 9.) LC Plan 36153D



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LEGEND	
	CATCH BASIN/ DOUBLE CB
	DRAIN MANHOLE
	ROOF DRAIN/ DOWN SPOUT
	A.C. UNIT
	HYDRANT
	WATER VALVE
	SEWER MANHOLE
	VERTICAL GRANITE CURB
	BITUMINOUS CONCRETE CURB
	LANDSCAPED
	GAS METER
	GAS VALVE
	SIGN
	CHAIN LINK FENCE
	METAL GUARDRAIL
	TRANSFORMER
	TREE LINE
	OVERHEAD ELECTRIC
	UTILITY POLE
	GUY WIRE
	LIGHT POLE
	DRILL HOLE
	IRON ROD/PIPE
	BOUND
	CONCRETE
	BITUMINOUS PAVEMENT
	CONTOUR LINE (MUR)
	CONTOUR LINE (MWR)
	SPOT GRADE
	WETLAND
	WETLAND FLAG
	WETLAND LINE
	DRAIN LINE
	SEWER LINE
	WATER LINE
	GAS LINE
	EDGE OF GRAVEL/BROKEN PAVEMENT



- NOTES:**
- 1.) UNDERGROUND FEATURES HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KELLY ENGINEERING GROUP, INC. DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO KELLY ENGINEERING GROUP, INC. THE SIZE, LOCATION, AND EXISTENCE OF ALL SUCH FEATURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
  - 2.) THE LOCATION OF ALL UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED USING ASCC 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA) QUALITY LEVEL C.
  - 3.) THE SITE DETAIL AND SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN ON THE GROUND SURVEY PERFORMED BY KELLY ENGINEERING GROUP, INC. COMPLETED IN JANUARY OF 2023.
  - 4.) ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAD88). VERTICAL CONTROL WAS PROVIDED BY GPS RTK SURVEY PERFORMED BY KELLY ENGINEERING GROUP, INC.
  - 5.) WETLANDS WERE DELINEATED ON DECEMBER 10, 2022 BY ECOTEC, INC. AND LOCATED BY INSTRUMENT BY KELLY ENGINEERING GROUP, INC. IN JANUARY OF 2023.

**CURRENT OWNER:**  
EPRO LLC  
DEED BOOK: 33781 PAGE: 532  
ASSESSOR'S PARCEL ID # B5/1/17

SCALE 1" = 40'			
DATE 04/13/23	REV	DATE	REVISION
SHEET 2 OF 4			
FILE # XREF-EX00	<b>HAYNES GROUP</b> 108 BODWELL STREET AVON, MASSACHUSETTS <b>EXISTING CONDITIONS</b> <b>PLAN</b>		
JOB # F:\P\2022-162			
DRAWN BY JPM			
CHKD BY DAM			
APPD BY BGL	<b>KELLY ENGINEERING GROUP</b> civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com		

	Steven M. Horsfall
	Digitally signed by Steven M. Horsfall Date: 2023.05.01 11:31:04 -04'00'
SHEET NO.	<b>2</b>

PROPOSED LEGEND	
CCB	CAPE COD BERM
CC	CONCRETE CURB
♿	HANDICAP SPACE
---	SAW CUT/ MATCH PAVEMENT LINE
XXXX	HEAVY DUTY PAVEMENT

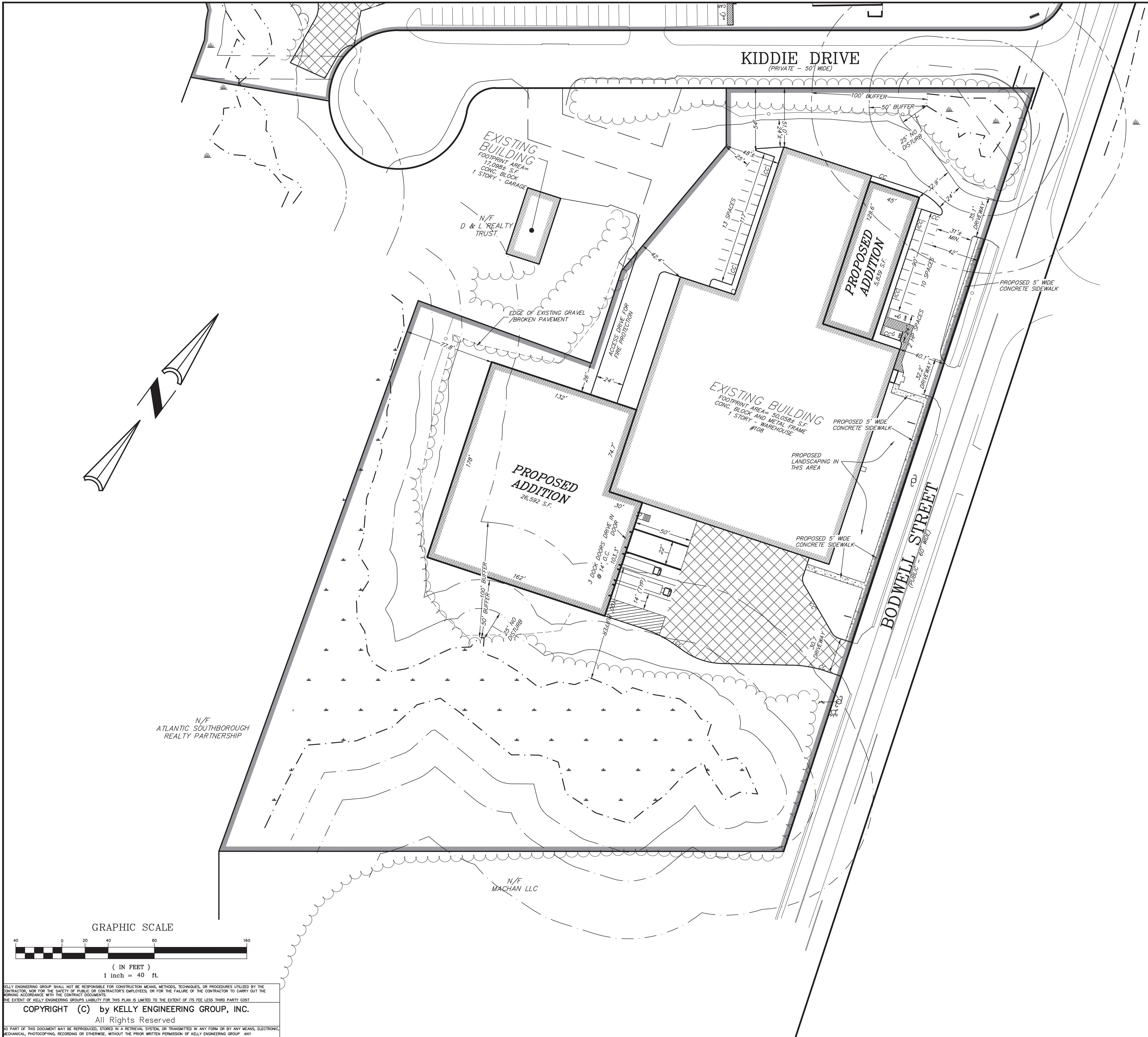
### ZONING LEGEND

ZONING DISTRICT: INDUSTRIAL (OVERLAY: WATER SUPPLY PROTECTION DISTRICT)

	REQUIRED	EXISTING	PROVIDED	COMPLIANCE
MIN. AREA	40,000 S.F.	275,598 S.F.	SAME	YES
MIN. FRONTAGE	200'	>200'	>200'	YES
MIN. YARD	-FRONT	40' (NOTE 1,2)	40.1'±	SAME
	-SIDE	25'	51.0'	26.0'
	-REAR	40'	42.4'	SAME
MAX. HEIGHT	40'	<40'	<40'	YES
MAX. BLD COVERAGE	60%	18.2% ±	30.0% ±	YES
MAX. LOT COVERAGE	60% (NOTE 5)	49.2% ±	47.2% ±	YES
PARKING TOTAL	82 (NOTE 3)	UNSTRIPED	25	BY VARIANCE
	-SIZE	ADEQUATE	N/A	9'X18'
	-HANDICAP	2	N/A	2(8'X18')
	-LOADING	3 (NOTE 4)	13	4
PARKING SETBACK	-FRONT	40'	UNSTRIPED	42'
	-SIDE	NONE	UNSTRIPED	54'
	-REAR	NONE	UNSTRIPED	25'
AISLE WIDTH	ADEQUATE	UNSTRIPED	25'	YES
MAX. DRVWY. WIDTH	24'	35.1'	SAME	EXISTING NON CONFORMING

- NOTES
- CORNER LOT, FRONT LOT LINE IS DESIGNATED AS BODWELL ST. LOT LINES ACROSS FROM BODWELL ST. ARE REAR LOT LINES. ALL OTHERS ARE SIDE YARDS
  - ON LOTS ABUTTING STREETS ON MORE THAN ONE SIDE, THE FRONT YARD REQUIREMENTS SHALL APPLY TO EACH OF THE ABUTTING STREETS.
  - PARKING REQUIRED:  
REQUIRED (WAREHOUSE USE) = 1 SPACE PER 1,000 S.F.:  
82,489 S.F. \* 1 SPACE/ 1,000 S.F. = 82 SPACES
  - LOADING REQUIRED:  
TOTAL S.F. 82,489 S.F.  
2 DOCKS FOR FIRST 40,000 S.F. & 1 PER EACH ADDITIONAL 60,000 S.F.  
TOTAL REQUIRED = 3 DOCKS
  - LOT COVERAGE OVER 15% REQUIRES SPECIAL PERMIT WITHIN WATER SUPPLY PROTECTION DISTRICT. THIS IS AN EXISTING NON-COMFORMITY.  
EXISTING LOT COVERAGE = 49.2% (INCLUDES GRAVEL/BROKEN PAVEMENT)  
PROPOSED LOT COVERAGE = 47.2%

SCALE 1" = 40'				
DATE 04/13/23	REV	DATE	REVISION	BY
SHEET 3 OF 4	<b>HAYNES GROUP</b> 108 BODWELL STREET AVON, MASSACHUSETTS <b>LAYOUT PLAN</b>			
FILE # LA00				
JOB # F:\P\2022-162	Brandon Li 2023.05.01 10:11:12 -04'00'			
DRAWN BY C/L	SHEET NO. <b>3</b>			
CHKD BY DAM	<b>KELLY ENGINEERING GROUP</b> civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com			
APPD BY BG				



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