

LOCATION MAP SCALE: 1"=1,500'±



RECORD OWNER:
 ASSESSOR MAP B5 LOT 1-7

 CHRIS SHAUGHNESSY
 CJ SHAUGHNESSY REALTY LLC
 520 BODWELL STREET EXT.
 AVON, MA 02322
 DEED BOOK 41383 PAGE 143

PLAN REFERENCES
 1. PLAN BOOK 633 PAGE 46

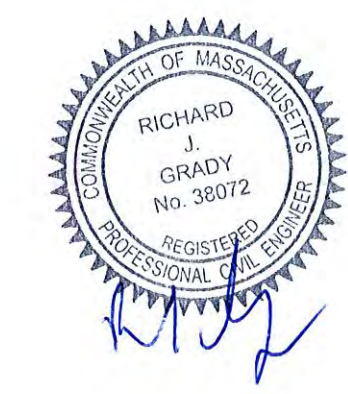
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 SHEET 1 - COVER
 SHEET 2 - ZONING
 SHEET 3 - EXISTING CONDITIONS
 SHEET 4 - SITE PLAN
 SHEET 5 - PRE/POST DRAINAGE
 SHEET 6 - DETAILS

REVISIONS	
10/6/23	SITE PLAN REVIEW

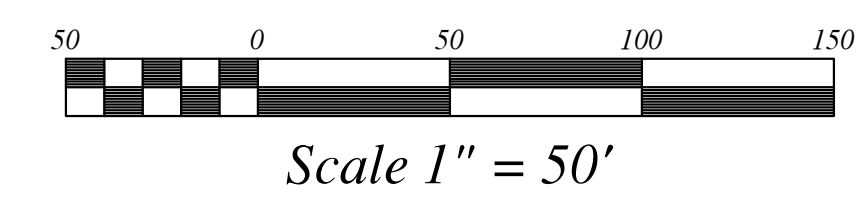
SITE PLAN
CJ SHAUGHNESSY CRANE SERVICE
#108 BODWELL STREET
AVON, MASSACHUSETTS

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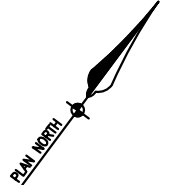
SEPTEMBER 13, 2023
 SCALE: 1"=40'
 JOB No. 23-303



GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
 71 Evergreen Street, Suite 1, Kingston, MA 02364
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COVER SHEET



ZONING DATA

DISTRICT: INDUSTRIAL DISTRICT & WATER SUPPLY PROTECTION DISTRICT

MINIMUM REQUIREMENTS

	REQUIRED	EXISTING
LOT AREA (SF)	40,000 SF	275,598 SF
MIN. LOT FRONTAGE	200 FT	695.5± FT
FRONT SETBACK	40 FT	40.1 FT
SIDE SETBACK	25 FT	42.4 FT
REAR SETBACK	40 FT	251.5 FT
MAX. BUILDING COVERAGE	60%	18.2%

PARKING REQUIREMENTS

USE: COMMERCIAL WAREHOUSE

255-8.6. TABLE OF OFF-STREET PARKING REGULATIONS

USE #8.

1 SPACE/1,000 SF GROSS FLOOR AREA x 50,057 SF PROPOSED BUILDING = 50 SPACES

50 SPACES REQUIRED - **60± SPACES EXISTING (UNSTRIPED)**
60± SPACES PROPOSED (UNSTRIPED)

IMPERVIOUS COVERAGE

IMPERVIOUS SURFACE MATERIALS OR STRUCTURES ON, ABOVE OR BELOW THE GROUND WHICH PREVENT PRECIPITATION OR SURFACE WATER FROM PENETRATING THE SOIL

EXISTING IMPERVIOUS COVERAGE - 98,311 SF (35.7%)

EXISTING COMPACTED GRAVEL - 38,608 SF (EXCLUDED)

EXISTING IMPERVIOUS COVERAGE - 136,919 SF (49.7%) (INCLUDING COMPACTED GRAVEL)

PROPOSED IMPERVIOUS COVERAGE - 141,827 SF (51.5%)

PROPOSED INCREASE IN IMPERVIOUS COVERAGE - 43,516 SF (15.8%) (EXCLUDING COMPACTED GRAVEL)

PROPOSED INCREASE IN IMPERVIOUS COVERAGE - 4,908 SF (1.8%) (INCLUDING COMPACTED GRAVEL)



REVISIONS	
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SITE PLAN

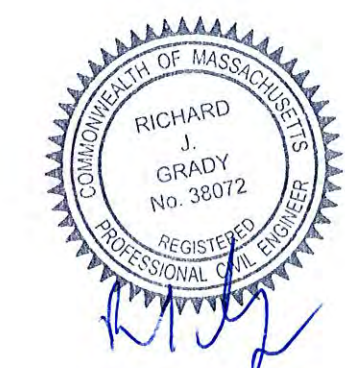
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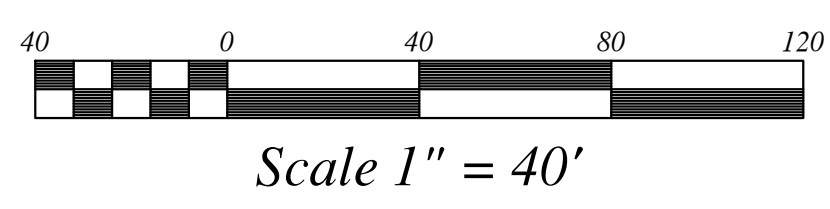
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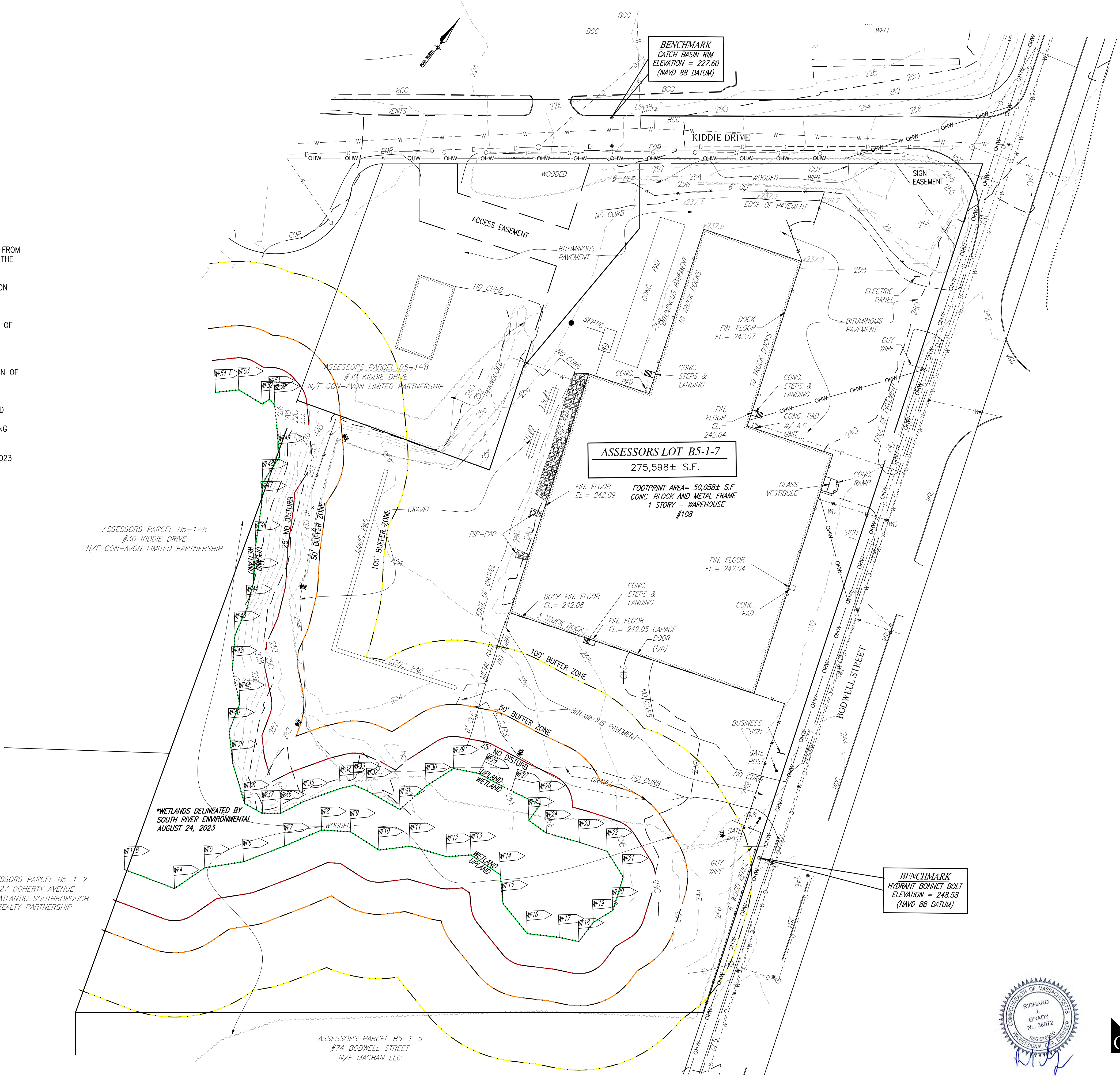
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ZONING

- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NORFOLK COUNTY REGISTRY OF DEEDS AND THE TOWN OF AVON ASSESSORS DEPARTMENT.
 - TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON SEPTEMBER 2023.
 - ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - THE SITE IS NOT LOCATED IN AN AQUIFER PROTECTION ZONE II.
 - SUBJECT SITE IS IN AN INDUSTRIAL DISTRICT AS DEPICTED ON THE TOWN OF AVON ZONING MAP.
 - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
 - WETLANDS DELINEATED BY SOUTH RIVER ENVIRONMENTAL AUGUST 24, 2023

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 250231C 0218E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012



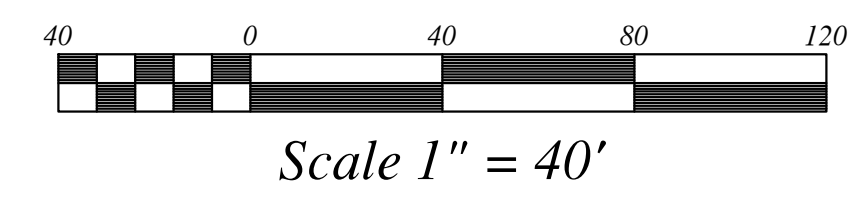
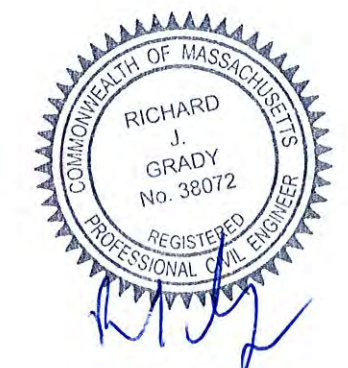
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10/6/23	SITE PLAN REVIEW

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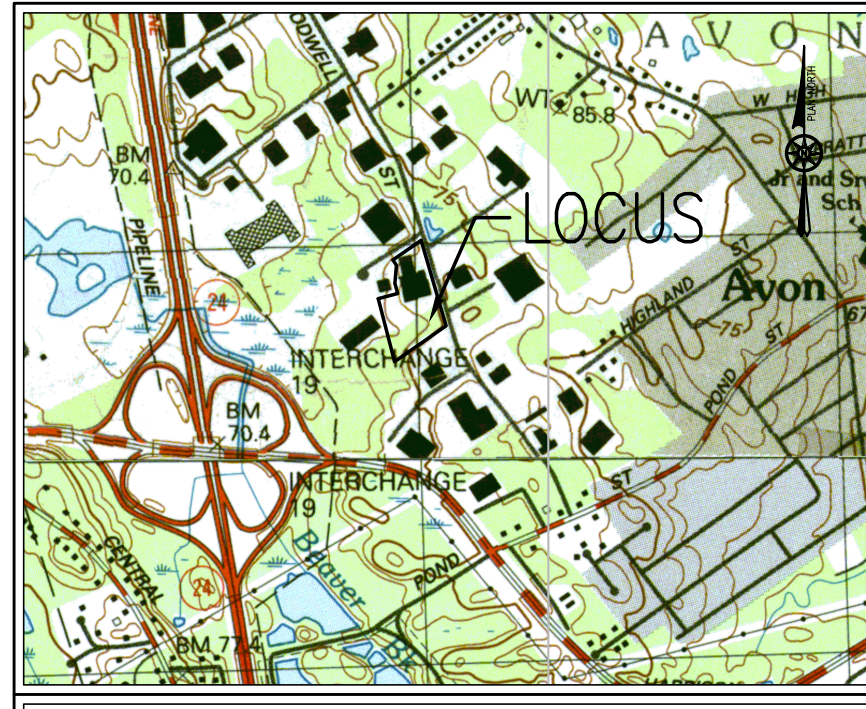
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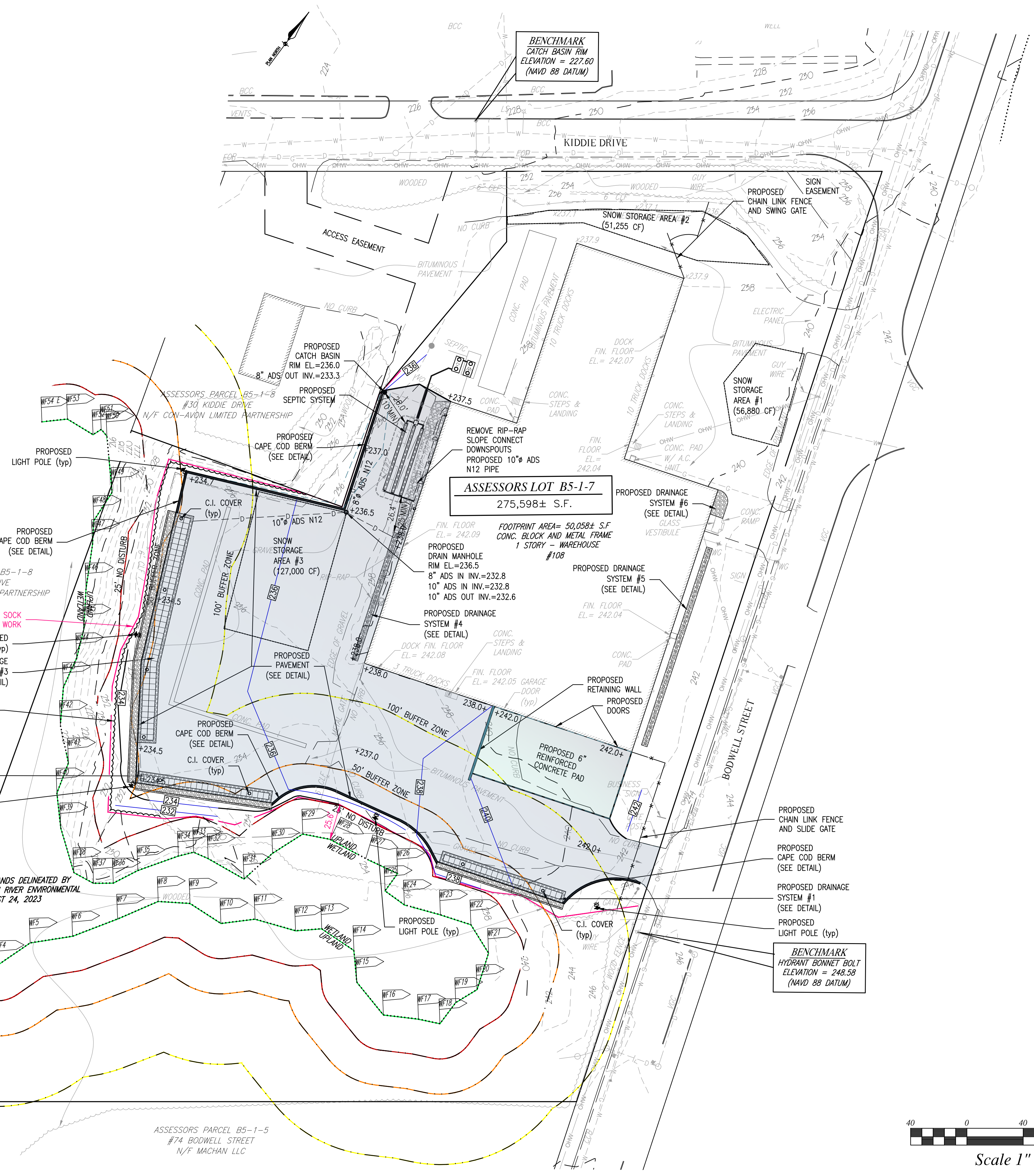
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EXISTING CONDITIONS

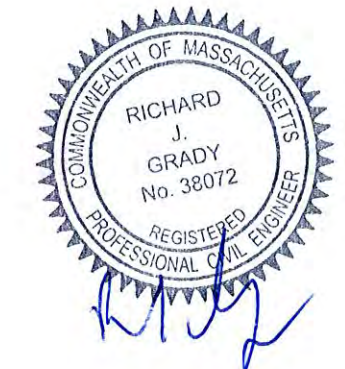


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SNOW STORAGE CALCULATION
 THE PAVED PORTION OF THE DEVELOPED SITE CONSISTS OF APPROXIMATELY 90,516 SF
 $90,516 \text{ SF} \times 30"/12 = 226,290 \text{ CF}$
 STORAGE LOCATION #1 - 2,844 SF X 20' = 56,880 CF
 STORAGE LOCATION #2 - 3,417 SF X 15' = 51,255 CF
 STORAGE LOCATION #3 - 5,475 SF X 20' = 127,000 CF
 TOTAL = 235,135 CF

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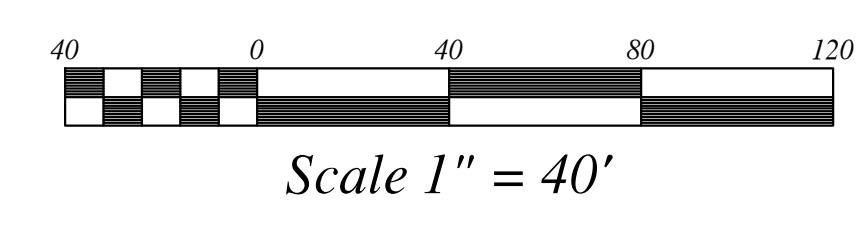


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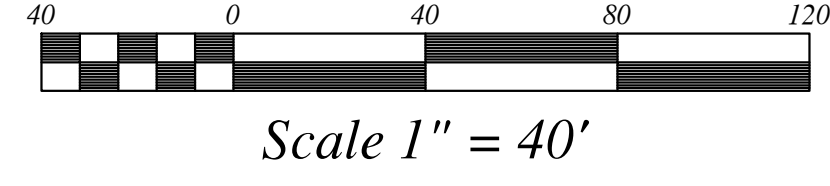
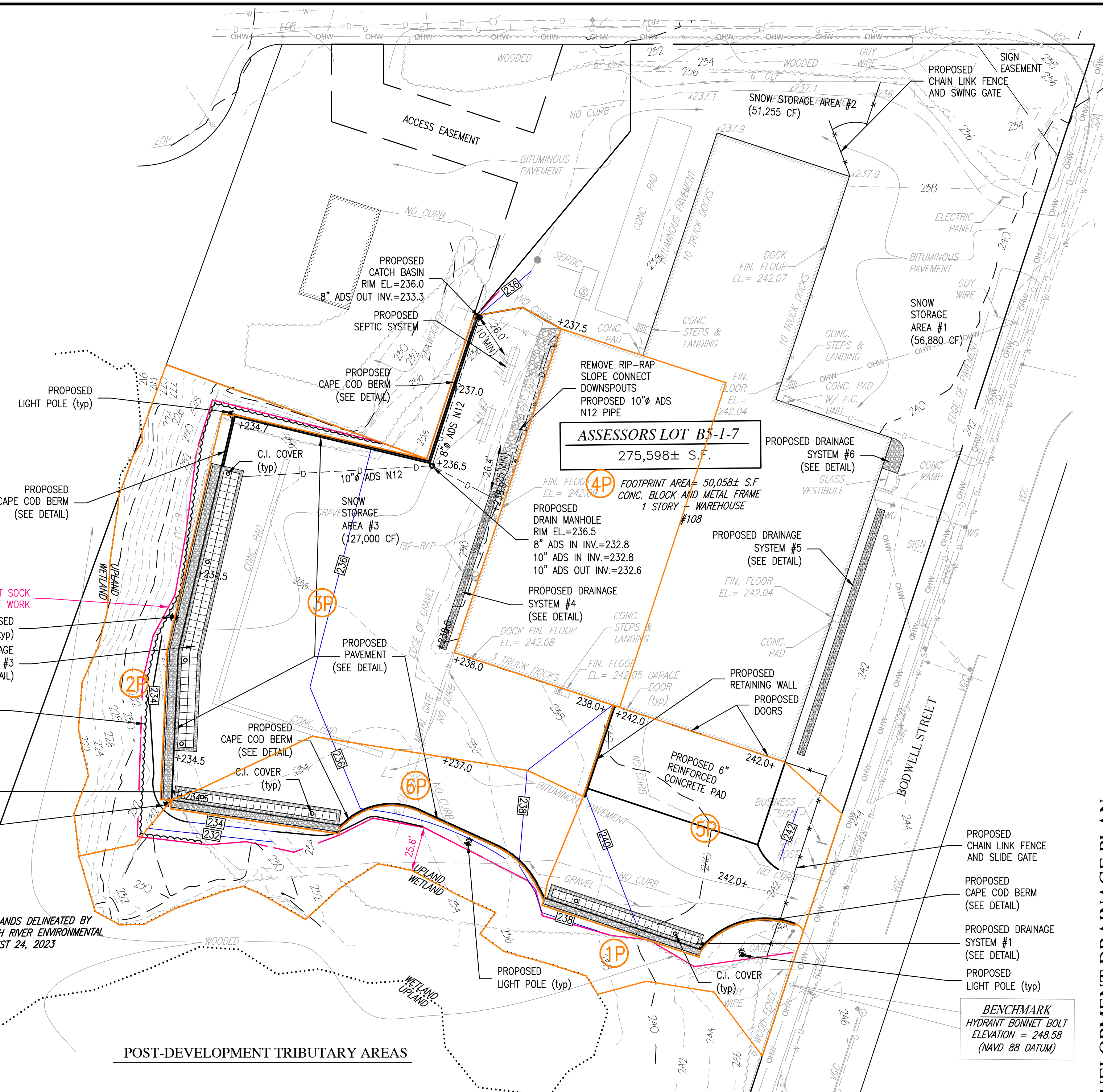
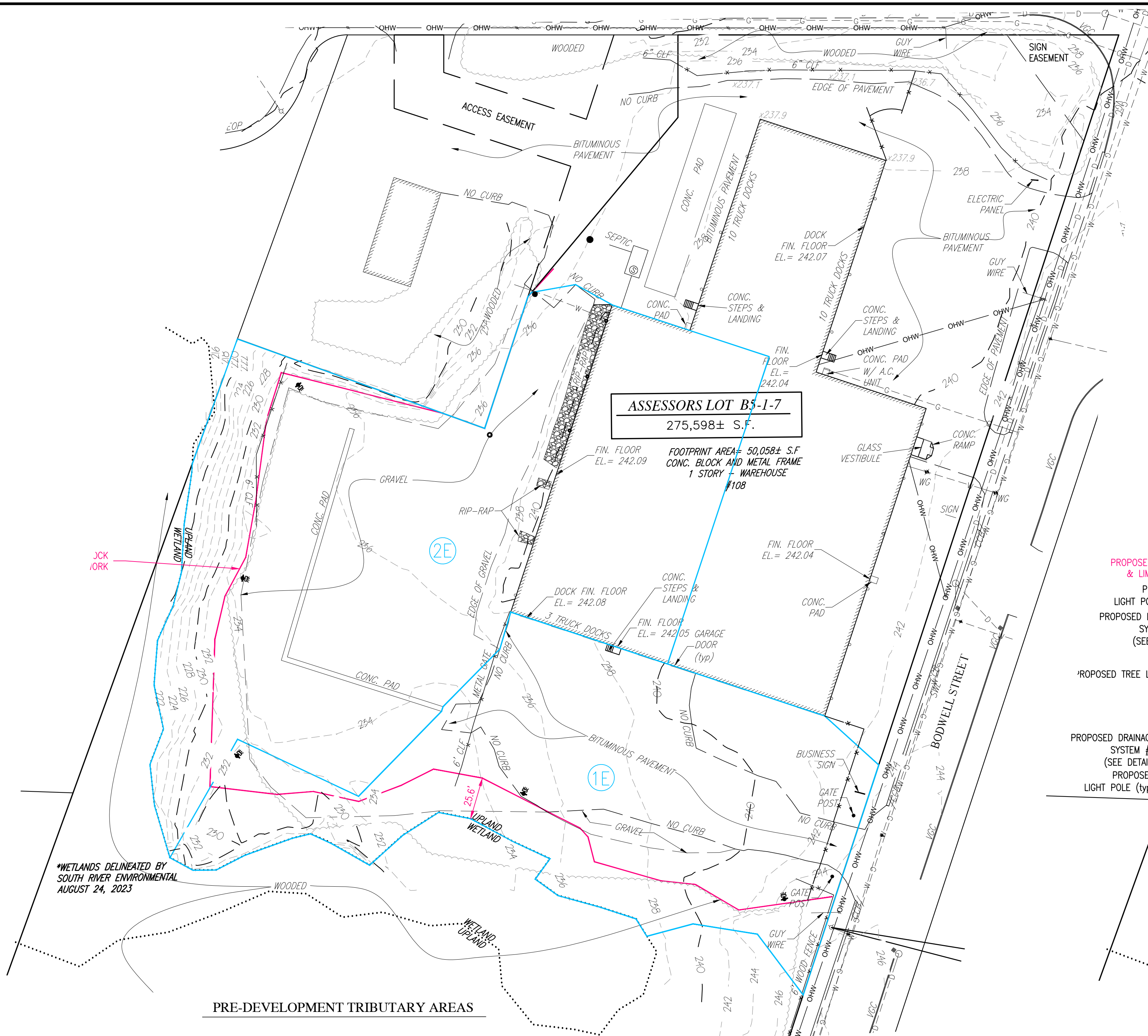
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SITE PLAN



SOIL LOGS

T.H.#1	T.H.#2
EL. 237.10	EL. 237.00
0'-60" FILL	0'-72" FILL
232.10	231.00
PERC 60"-144" @ 66"-84" P.R.=4 MIN/IN	60"-132" C
LOAMY SAND	LOAMY SAND
225.10	226.00
D= 12'-0" NO WATER	D= 11'-0" NO WATER

EROSION & SEDIMENT CONTROL PLAN

THE LONG TERM OPERATION AND MAINTENANCE PLAN (O & M PLAN) ATTACHED TO THE STORM WATER DRAINAGE CALCULATIONS INCLUDES ADDITIONAL MEASURES REQUIRED BY THE STANDARD 4 OF THE MASSACHUSETTS STORM WATER HANDBOOK VOLUME 1 CHAPTER 1.

ADDITIONAL REQUIREMENTS

- GOOD HOUSE KEEPING
- STORING MATERIALS AND WASTE PRODUCTS - FUEL SHALL BE STORED OFF SITE, MATERIAL STOCKPILE SHALL BE AS INDICATED ON PLAN FOR SOIL.
- VEHICLE WASHING - SHALL BE CONDUCTED OFF SITE
- ROUTINE INSPECTIONS - SHALL BE DONE AS INDICATED ON THE O & M PLAN.
- STORAGE AND USE OF FERTILIZERS AND PESTICIDES - SEE O & M PLAN
- PROPER MANAGEMENT OF DEICING MATERIALS AND SNOW STORAGE - SEE O & M PLAN

THE CONTRACTOR SHALL INSTALL SILT SOCK EROSION CONTROL AS SHOWN ON SHEET 4 OF THIS PLAN. THE SILT SOCK EROSION CONTROL INDICATES THE LIMIT OF CLEARING AND LIMIT OF WORK FOR THE PROJECT.

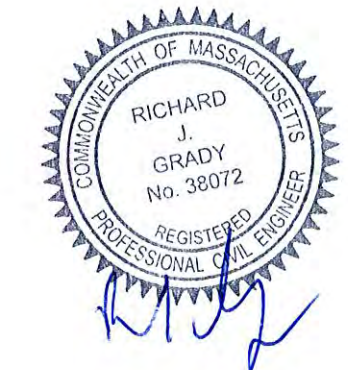
CONSTRUCTION ENTRANCES SHALL BE INSTALLED AND CONSTRUCTED AS DETAILED.

STOCKPILES SHALL BE SURROUNDED BY SILT FENCE BARRIER ON THE DOWN GRADIENT SIDE TO MITIGATE SEDIMENTATION.

CONSTRUCTION SEQUENCE

- INSTALL SILT SOCK EROSION CONTROL BARRIER.
- SITE GRADING AND INSTALLATION OF SUBGRADE MATERIAL
- INSTALL DRAINAGE STRUCTURES
- FINAL SITE GRADING
- INSTALL PAVEMENT
- STABILIZE EXPOSED SOILS (PROPOSED LOAM AND SEED/GRAVEL)

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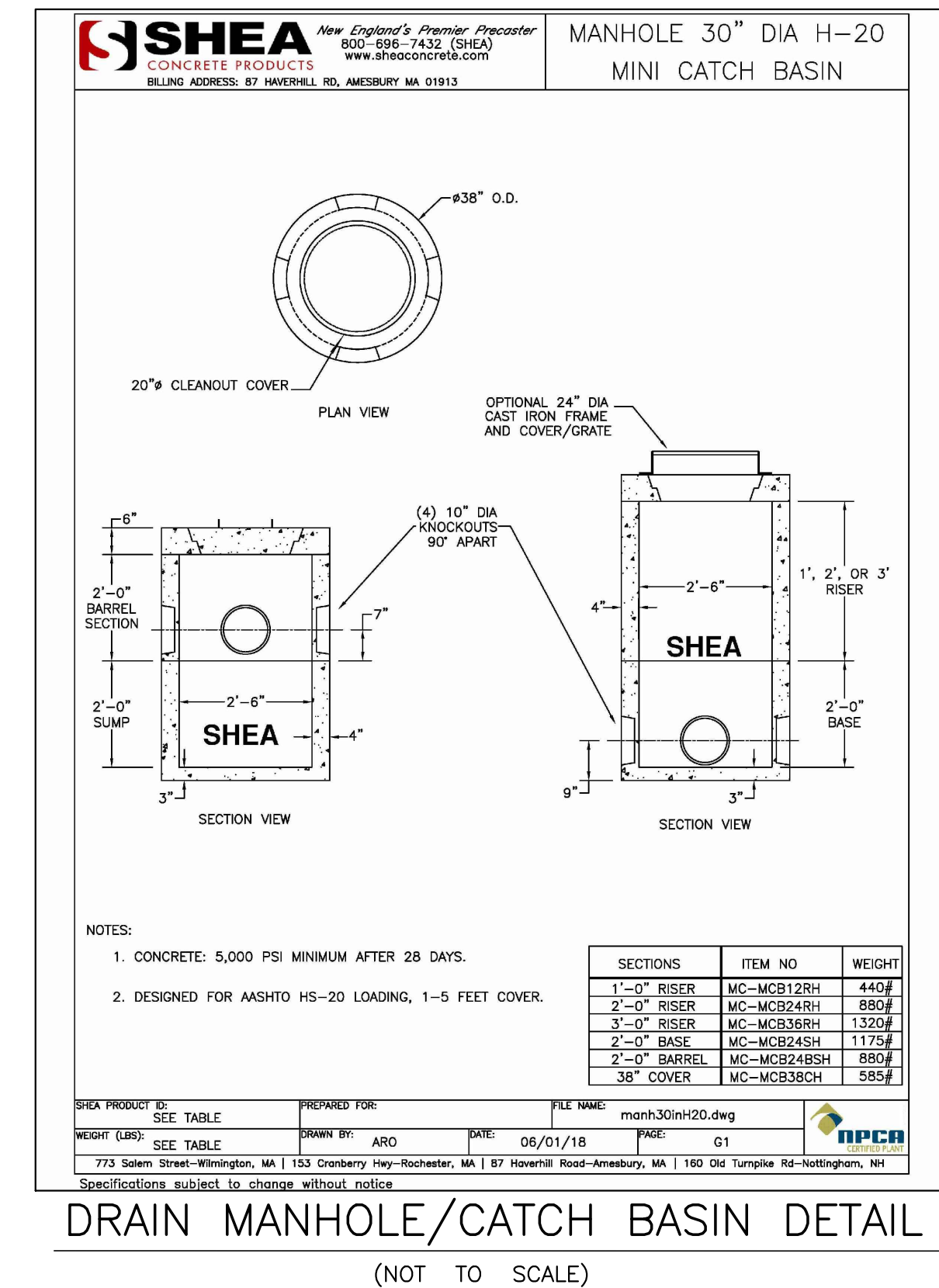
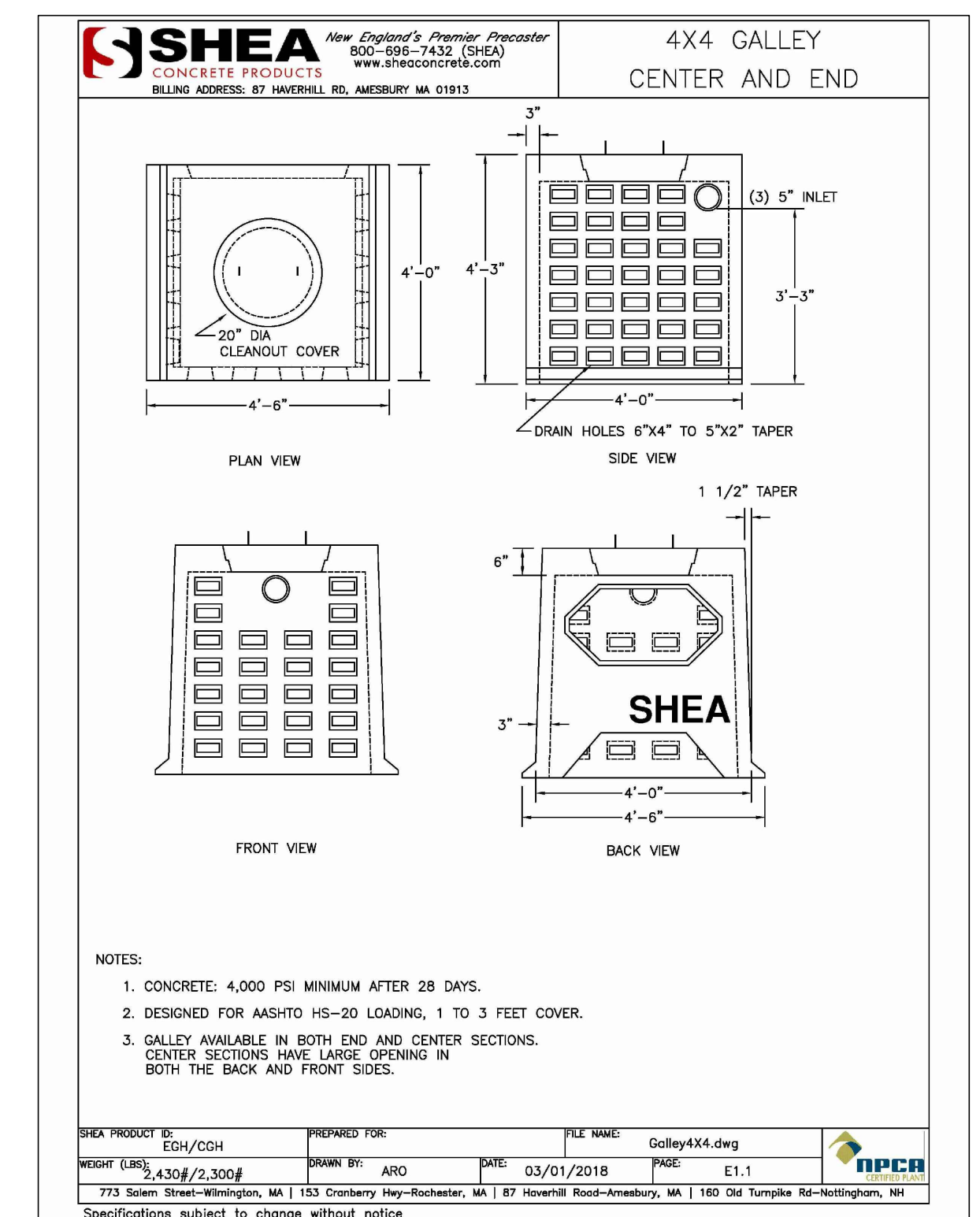
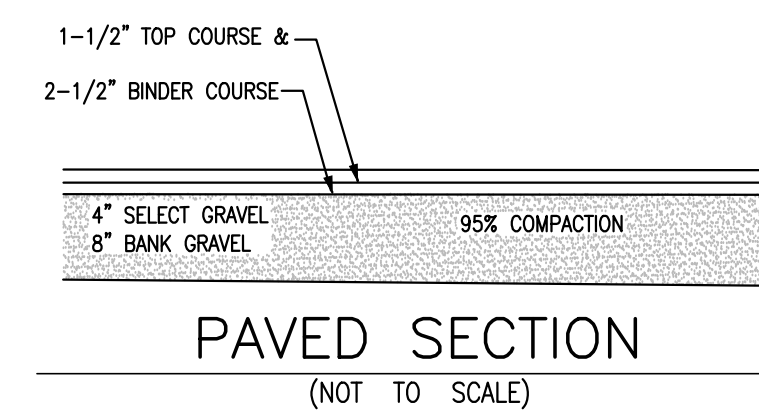
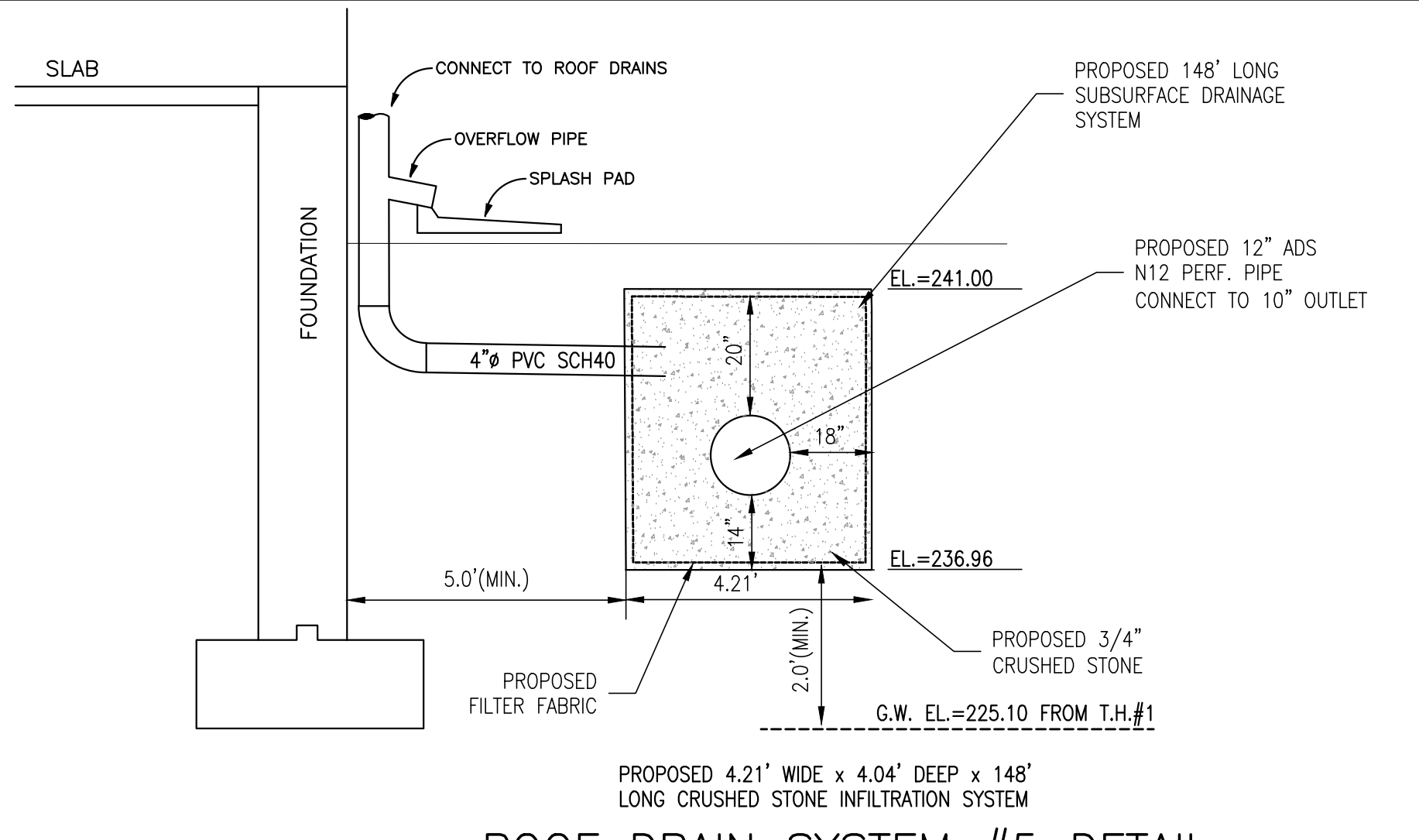
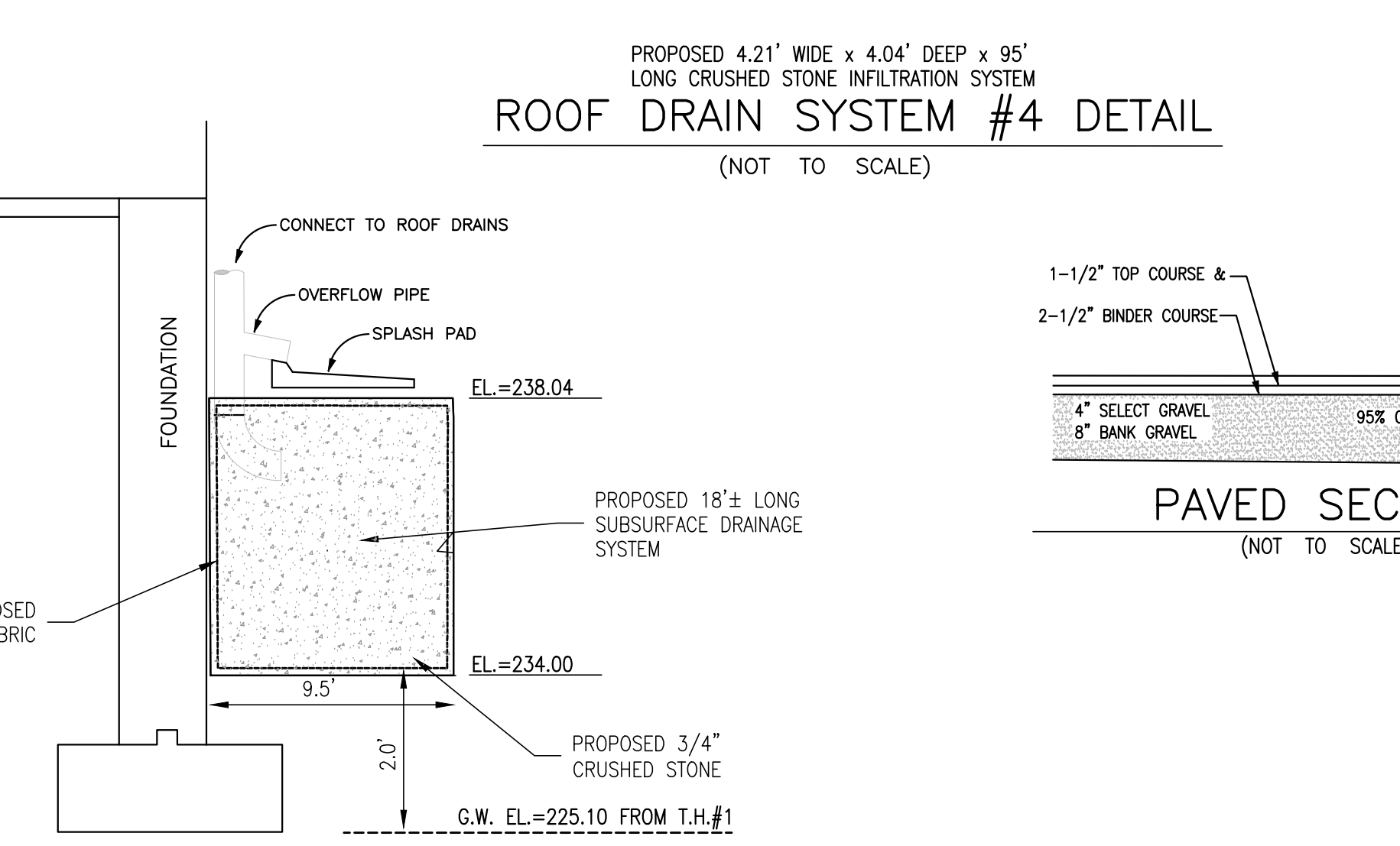
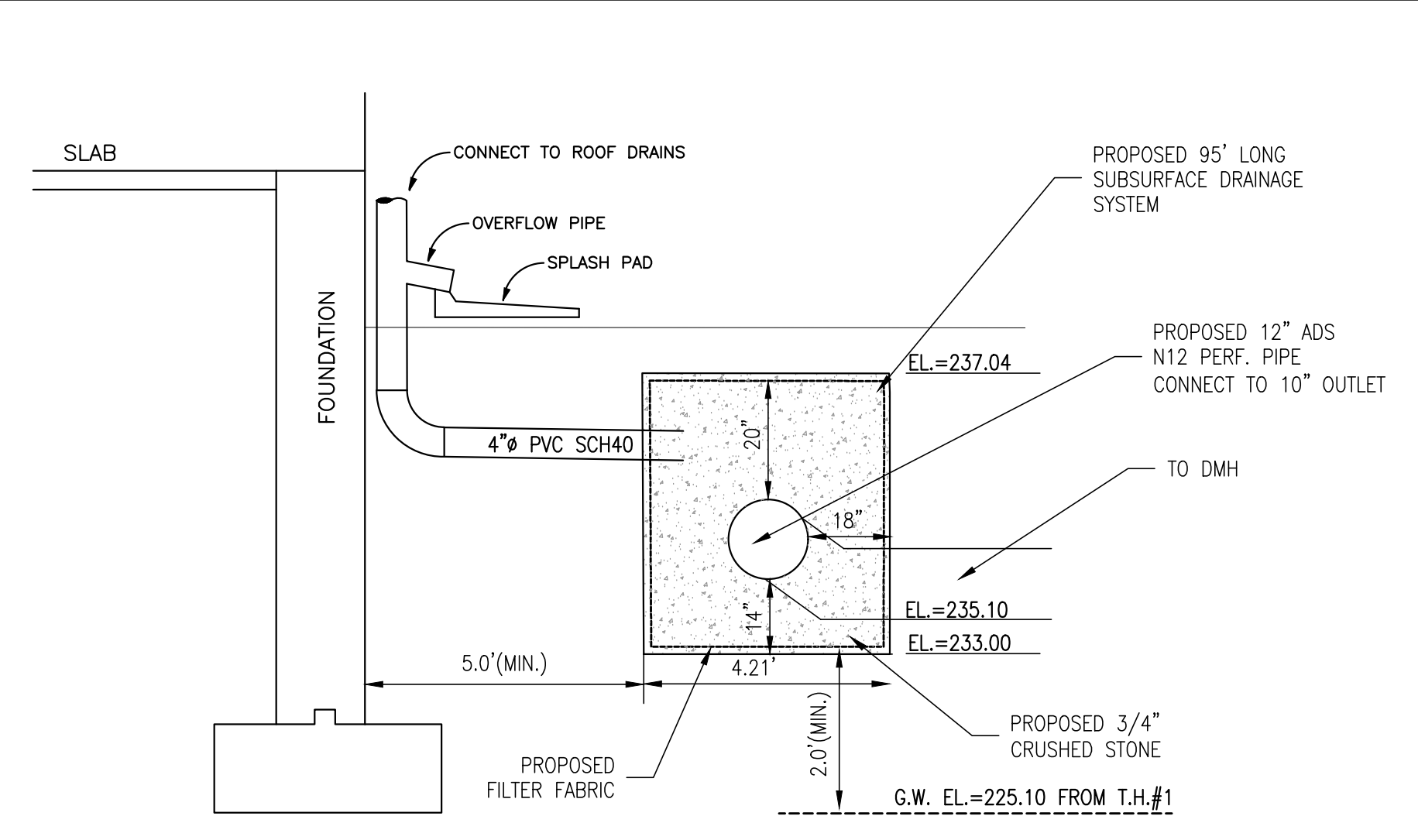
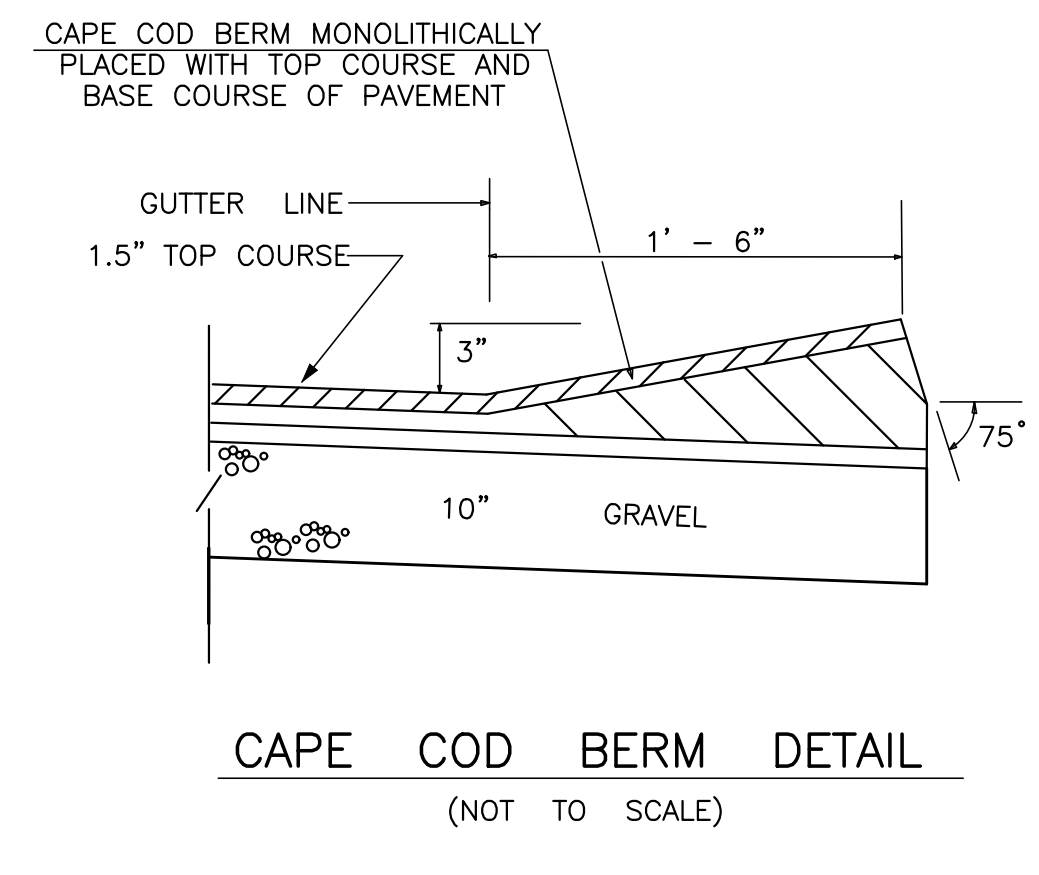
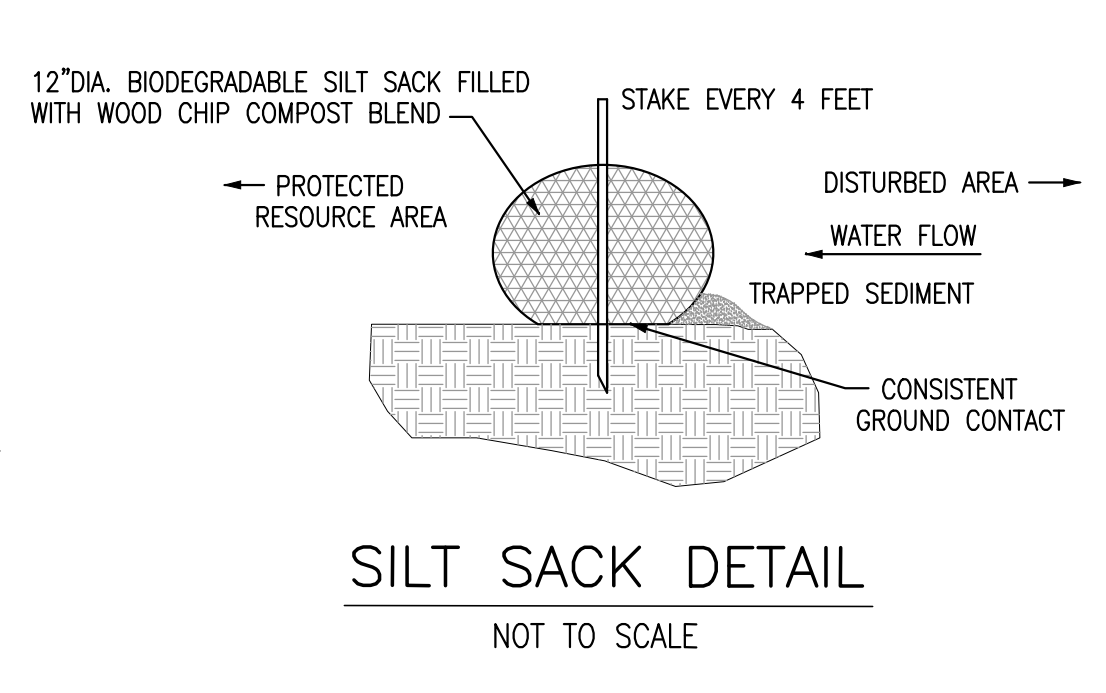
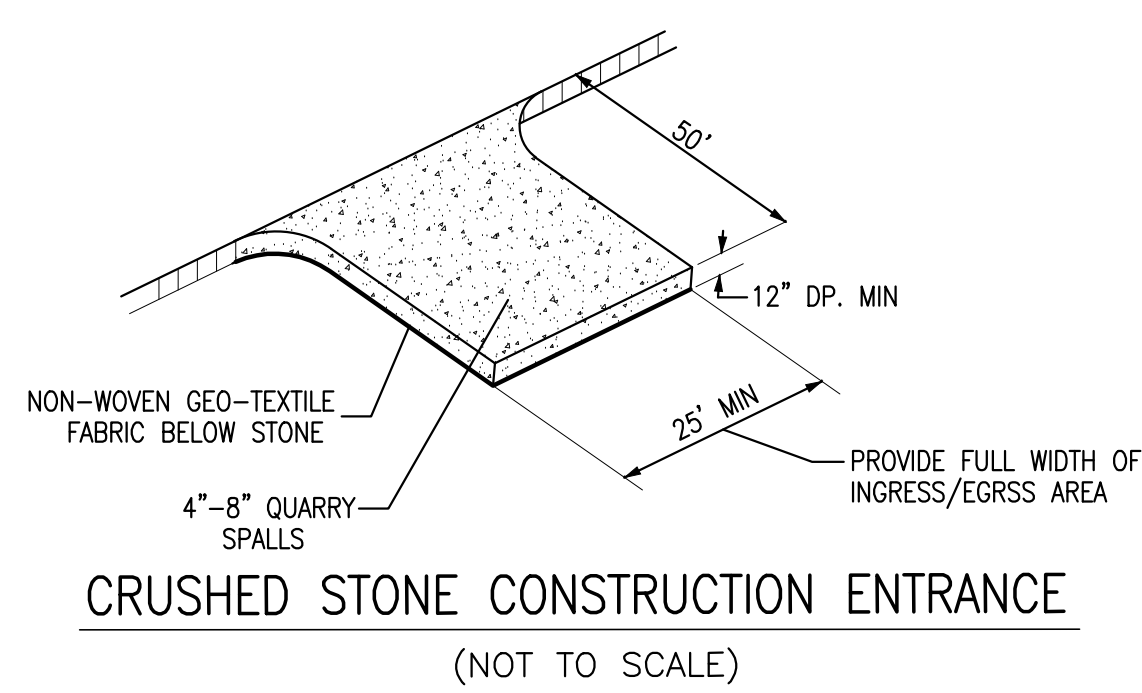
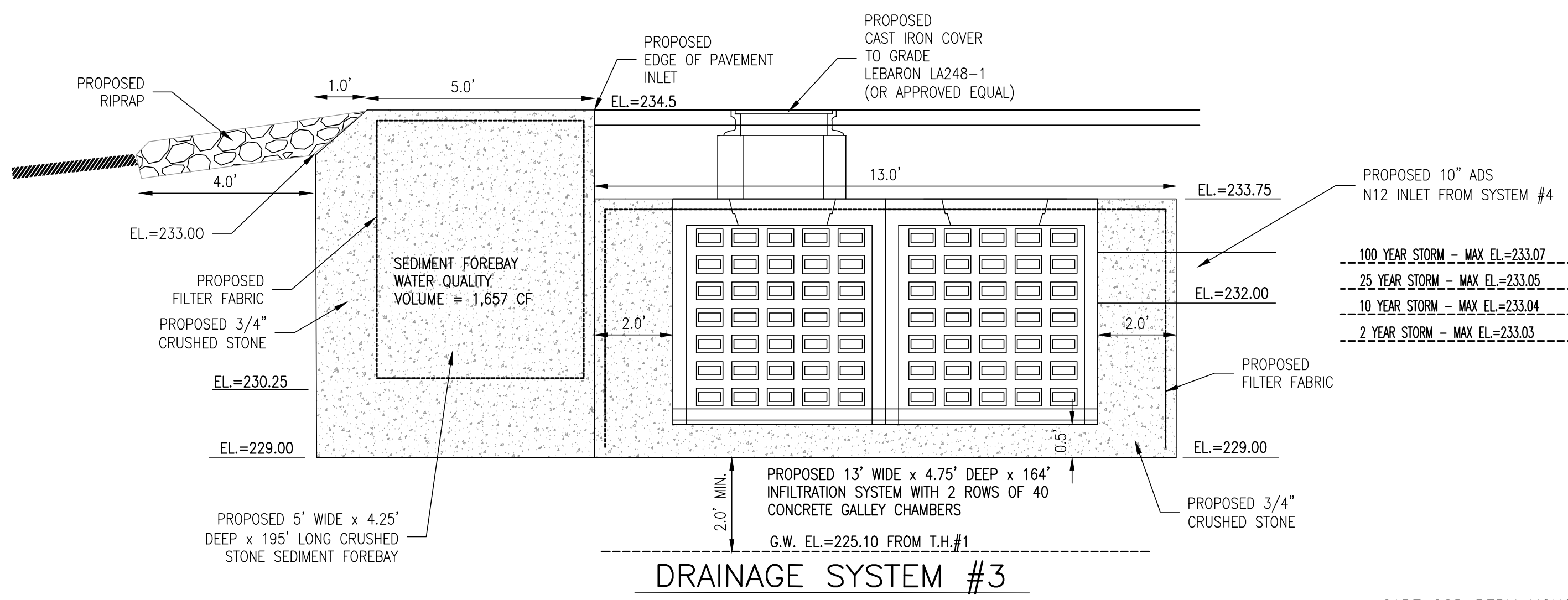
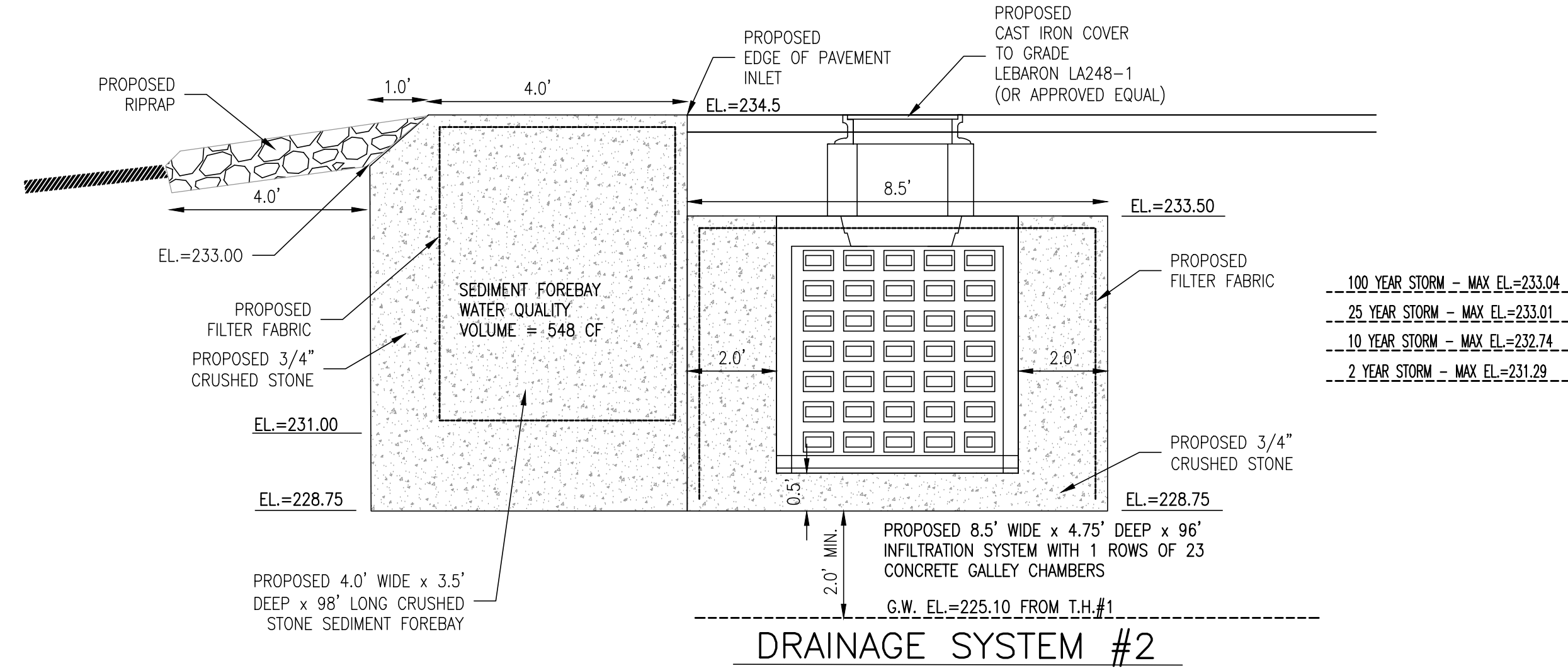
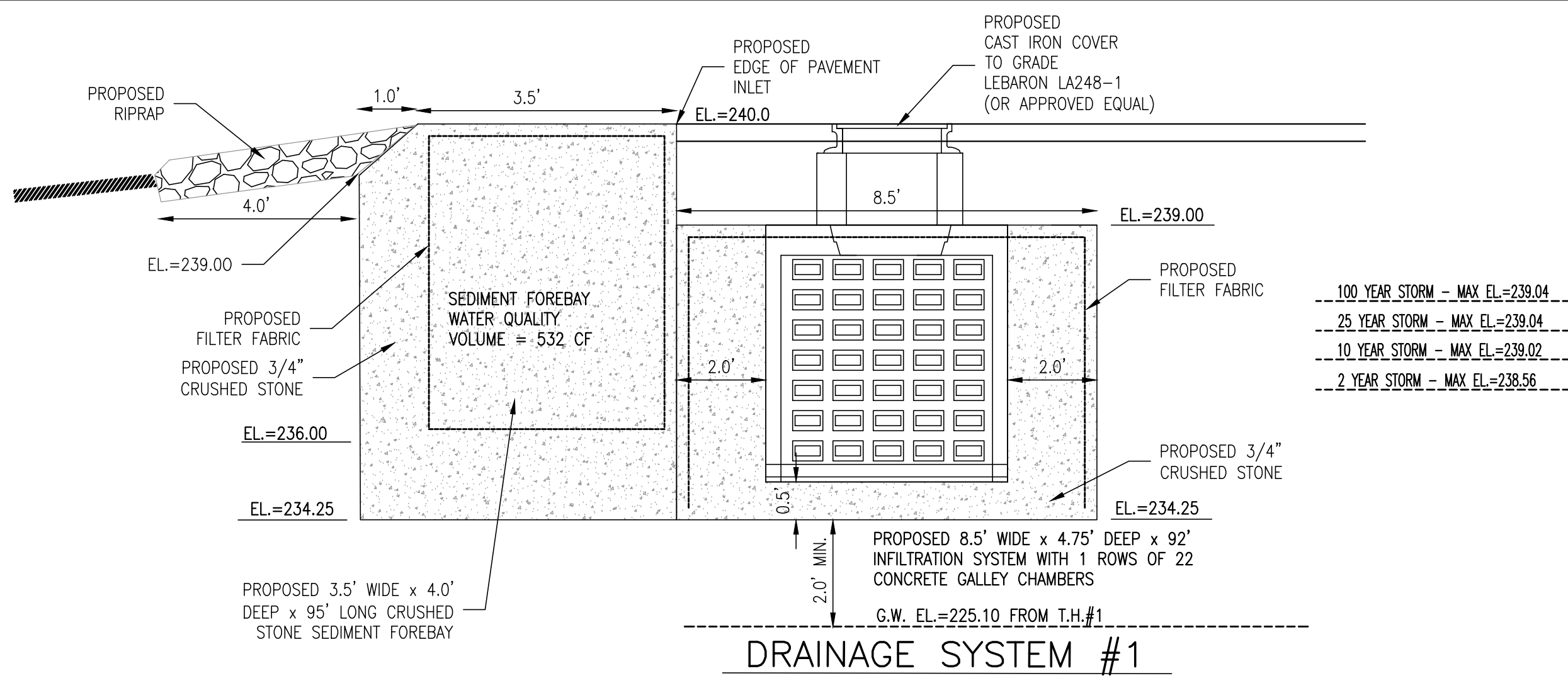
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PRE/POST DEVELOPMENT DRAINAGE PLAN



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DETAILS SHEET