

LOCATION MAP SCALE: 1"=2083'±



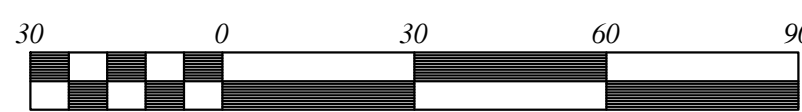
**RECORD OWNER:**  
ASSESSOR MAP B8 LOT 1-8

MARK AND WILLIAM ANGELOS  
TRUSTEES OF AJM REALTY TRUST  
540 BODWELL STREET EXT.  
AVON, MA 02322

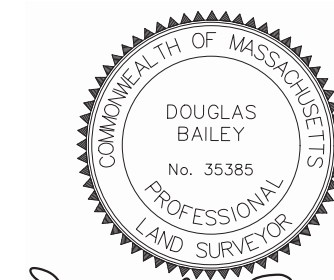
DEED BOOK 11754 PAGE 727  
LOT B2 - PLAN NUMBER 681 OF 1997 BOOK 451

**PLAN REFERENCES**

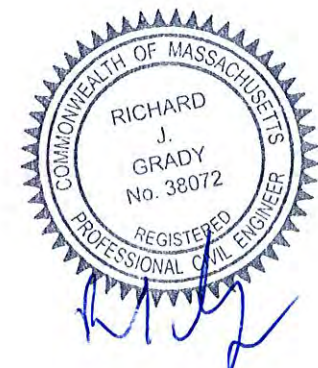
1. PLAN #681 OF 1997 BOOK 451



Scale 1" = 30'



Douglas Bailey  
DOUGLAS BAILEY P.L.S. #35385



**ZONING DATA**

DISTRICT: INDUSTRIAL DISTRICT

**MINIMUM REQUIREMENTS**

	REQUIRED	EXISTING	PROPOSED
LOT AREA (SF)	40,000 SF	59,048 SF	59,048 SF
MIN. LOT FRONTAGE	200 FT	*136.17 FT	*136.17 FT
FRONT SETBACK	40 FT	37.9 FT	41.3 FT
SIDE SETBACK	25 FT	25.1 FT, 45 FT	28.7 FT, 26.4 FT
REAR SETBACK	40 FT	268.2 FT	195.8 FT
MAX. BUILDING HEIGHT	40 FT	15 FT	25 FT
MAX. BUILDING COVERAGE	60%	10.7%	23%

\*FRONTAGE VARIANCE GRANTED FOR LOT B-2 AS SHOWN ON "PLAN TO SHOW DIVISION OF LAND AT 520 BODWELL STREET, AVON MA. SURVEYED FOR MARK ANGELOS, SURVEYED BY RIBELIN LAND SURVEYORS, INC., DATED MARCH 12, 1997.

**PARKING REQUIREMENTS**

USE: COMMERCIAL WAREHOUSE  
1 SPACE/1,000 SF GROSS FLOOR AREA x 13,600 SF PROPOSED BUILDING = 13.6 SPACES

14 SPACES REQUIRED - 14 SPACES PROPOSED

**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 MARCH 2020.

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.

**FLOOD NOTE:**

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

**SHEET INDEX**

- SHEET 1 - COVER
- SHEET 2 - EXISTING CONDITIONS
- SHEET 3 - SITE PLAN
- SHEET 4 - DRAINAGE/TRIBUTARY AREAS
- SHEET 5 - DRAINAGE/TRIBUTARY AREAS
- SHEET 6 - DETAILS
- SHEET 7 - DETAILS

**SITE PLAN**

CJ SHAUGHNESSY MOBILE CRANE SERVICE  
#540 BODWELL STREET EXT.  
AVON, MASSACHUSETTS

PREPARED FOR:  
CHRIS SHAUGHNESSY  
CJ SHAUGHNESSY REALTY TRUST  
520 BODWELL STREET EXT.  
AVON, MA 02322

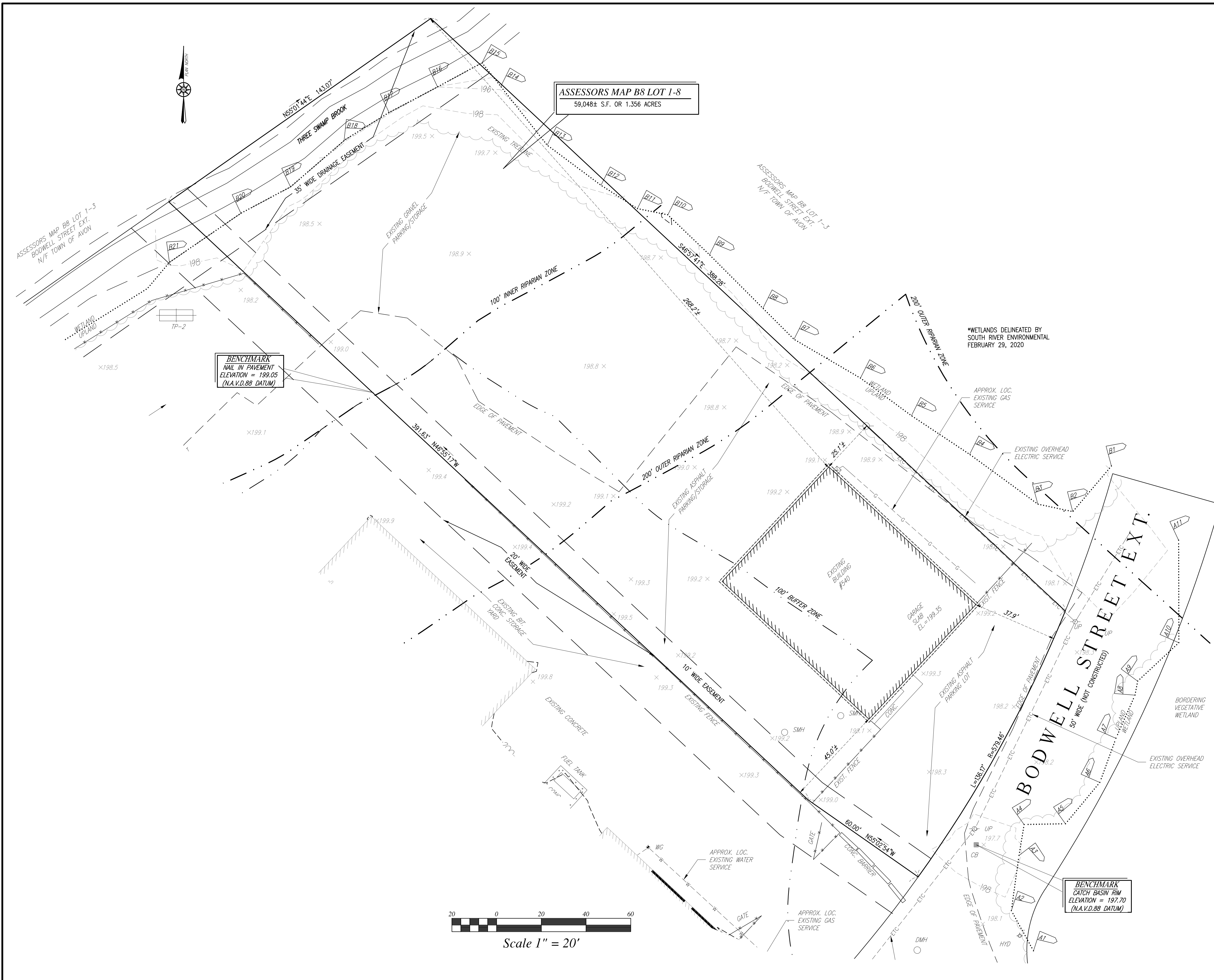
JUNE 29, 2020  
SCALE: 1"=30'  
JOB No. 20-067



**GRADY CONSULTING, L.L.C.**  
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COVER SHEET

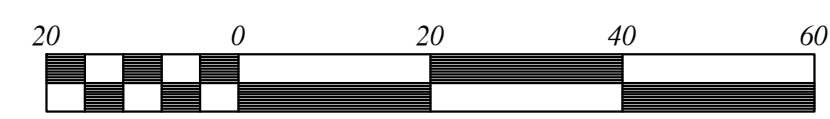




**ASSESSORS MAP B8 LOT 1-8**  
59,048± S.F. OR 1.356 ACRES

**BENCHMARK**  
NAIL IN PAVEMENT  
ELEVATION = 198.05  
(N.A.V.D. 88 DATUM)

**BENCHMARK**  
CATCH BASIN RIM  
ELEVATION = 197.70  
(N.A.V.D. 88 DATUM)



Scale 1" = 20'

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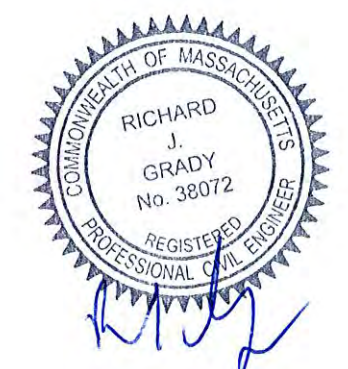
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\*WETLANDS DELINEATED BY SOUTH RIVER ENVIRONMENTAL FEBRUARY 29, 2020



Douglas Bailey  
DOUGLAS BAILEY P.L.S. #35385

**SITE PLAN**

**CJ SHAUGHNESSY MOBILE CRANE SERVICE**  
**#540 BODWELL STREET EXT.**  
**AVON, MASSACHUSETTS**

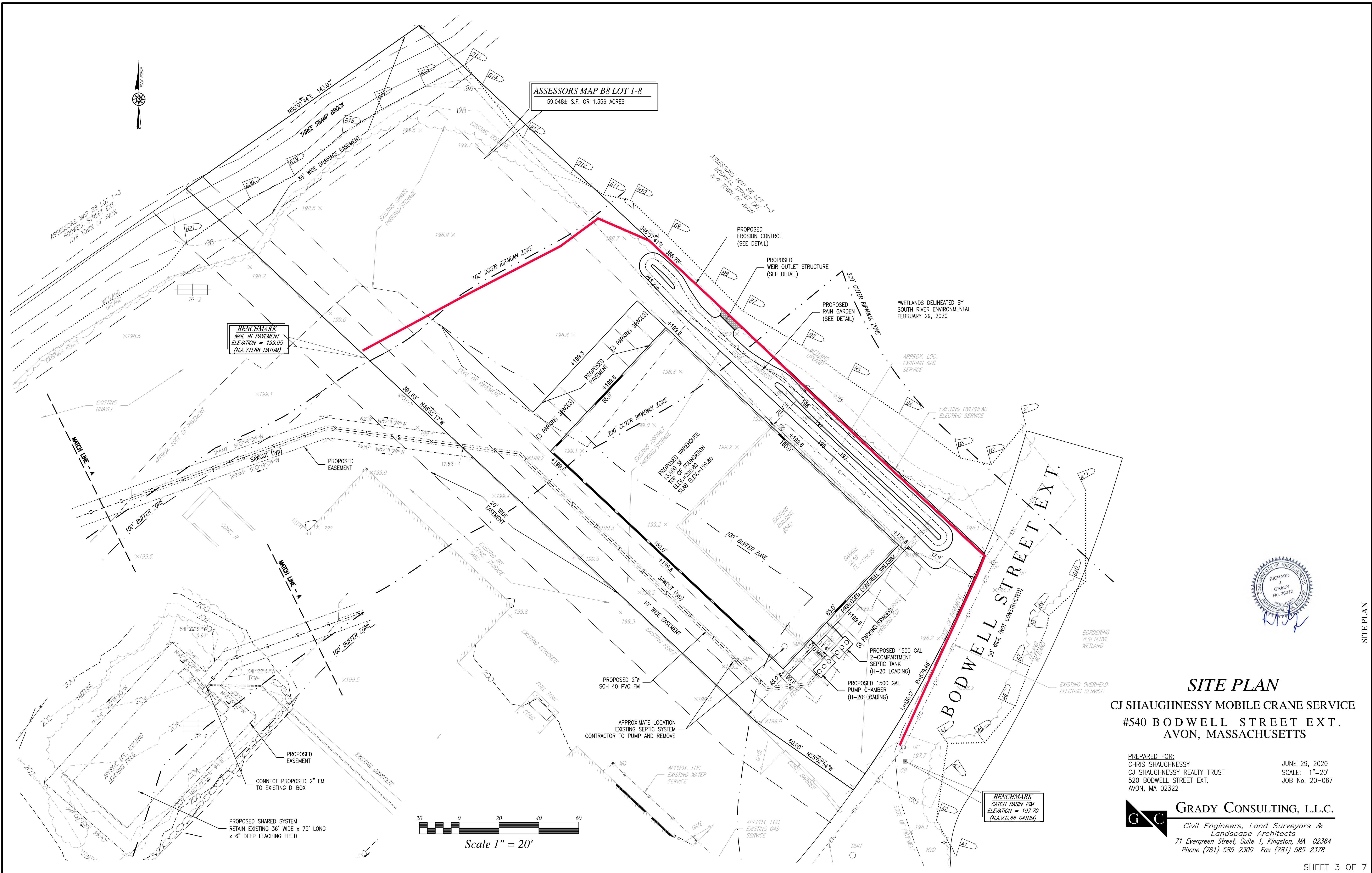
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EXISTING CONDITIONS

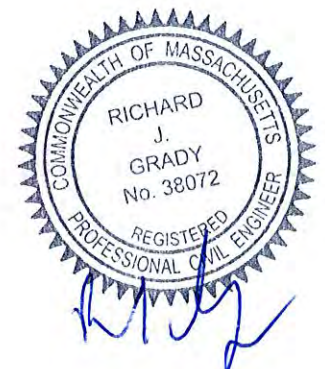




ASSESSORS MAP B8 LOT 1-8  
59,048± S.F. OR 1.356 ACRES

BENCHMARK  
NAIL IN PAVEMENT  
ELEVATION = 199.05  
(N.A.V.D.88 DATUM)

BENCHMARK  
CATCH BASIN RIM  
ELEVATION = 197.70  
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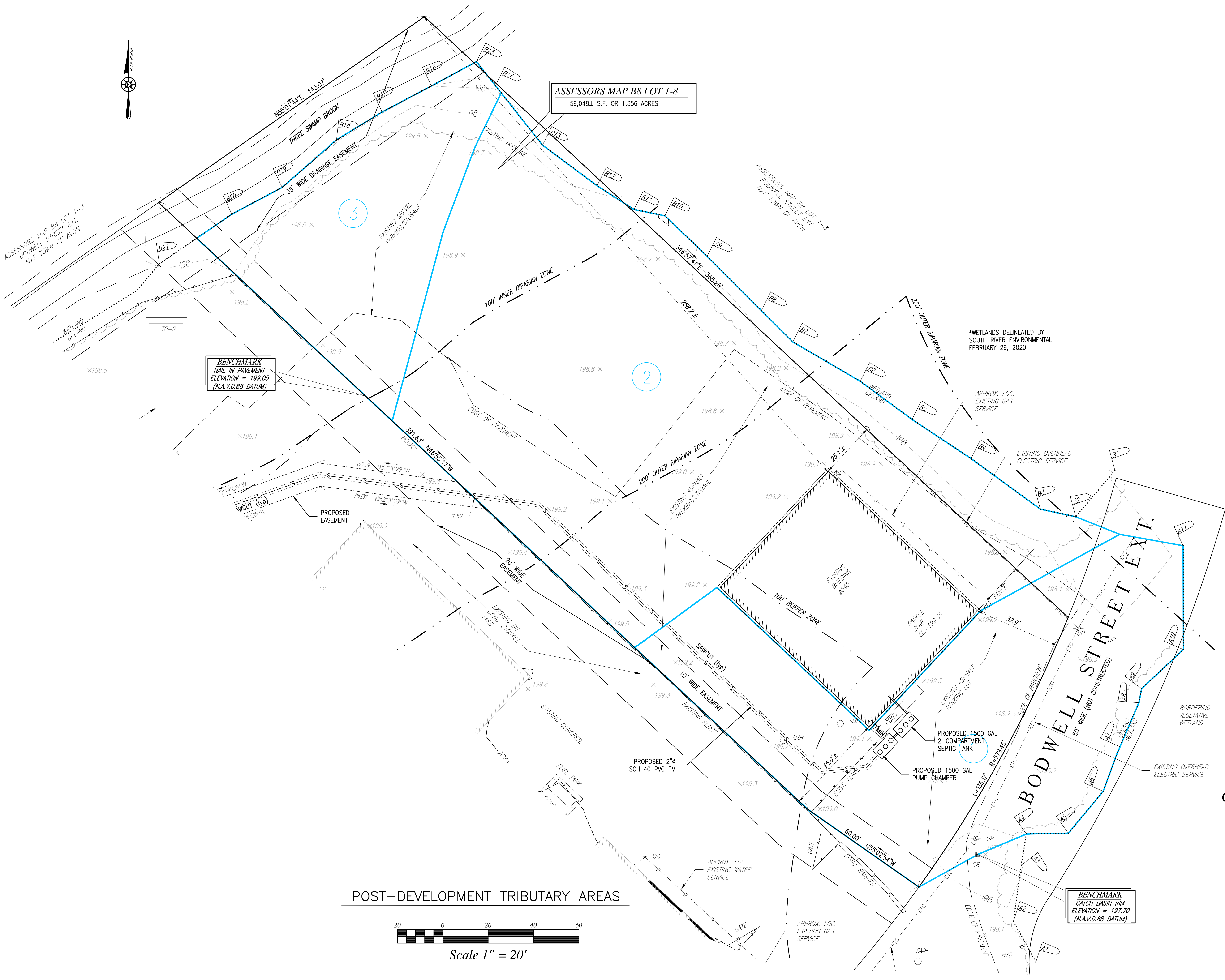
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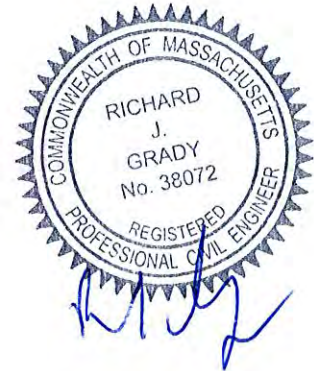




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SOUTH RIVER ENVIRONMENTAL  
FEBRUARY 29, 2020



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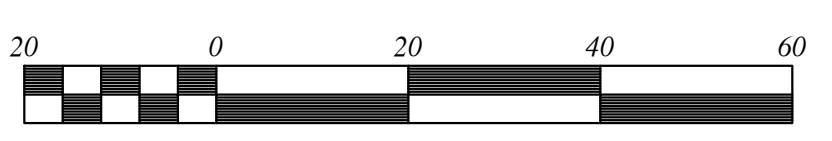
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POST-DEVELOPMENT TRIBUTARY AREAS



Scale 1" = 20'

PRE-DEVELOPMENT TRIBUTARY AREAS

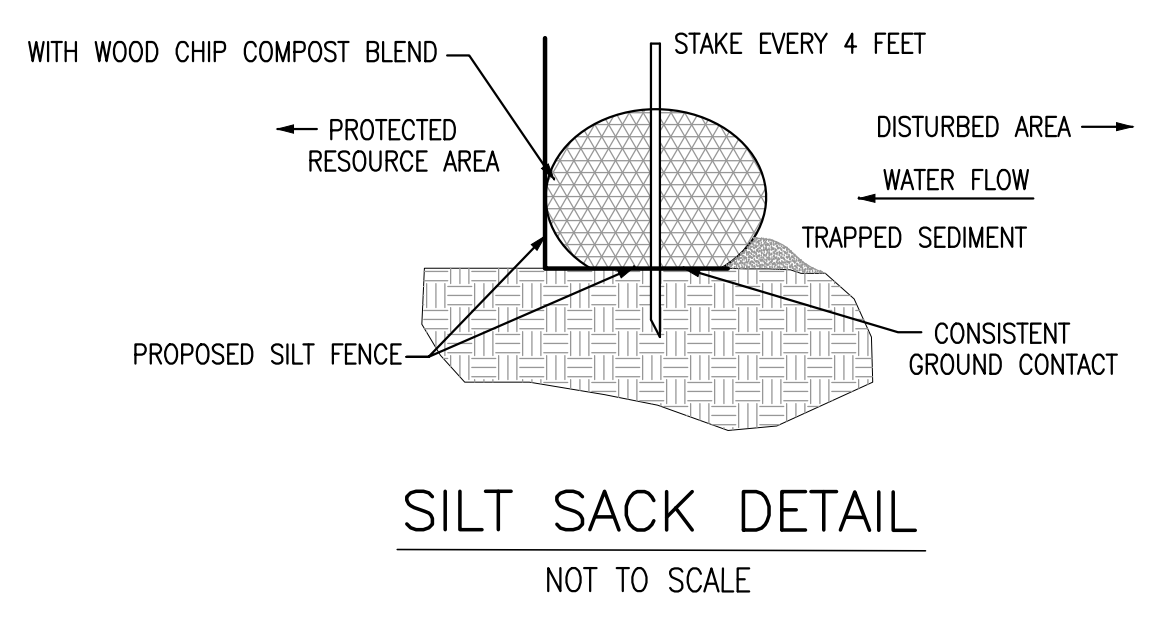
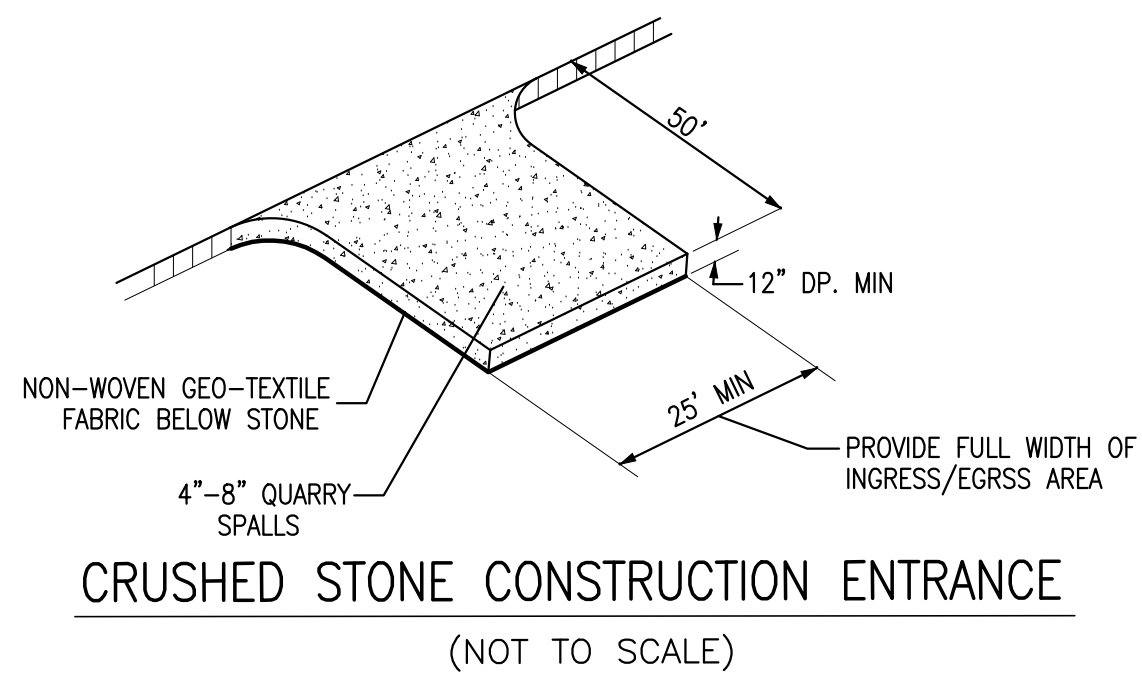




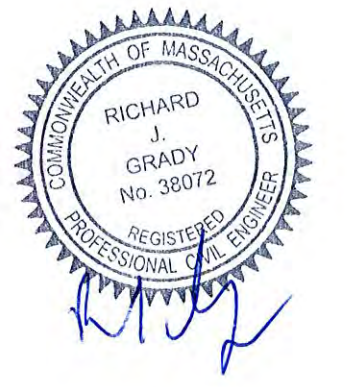
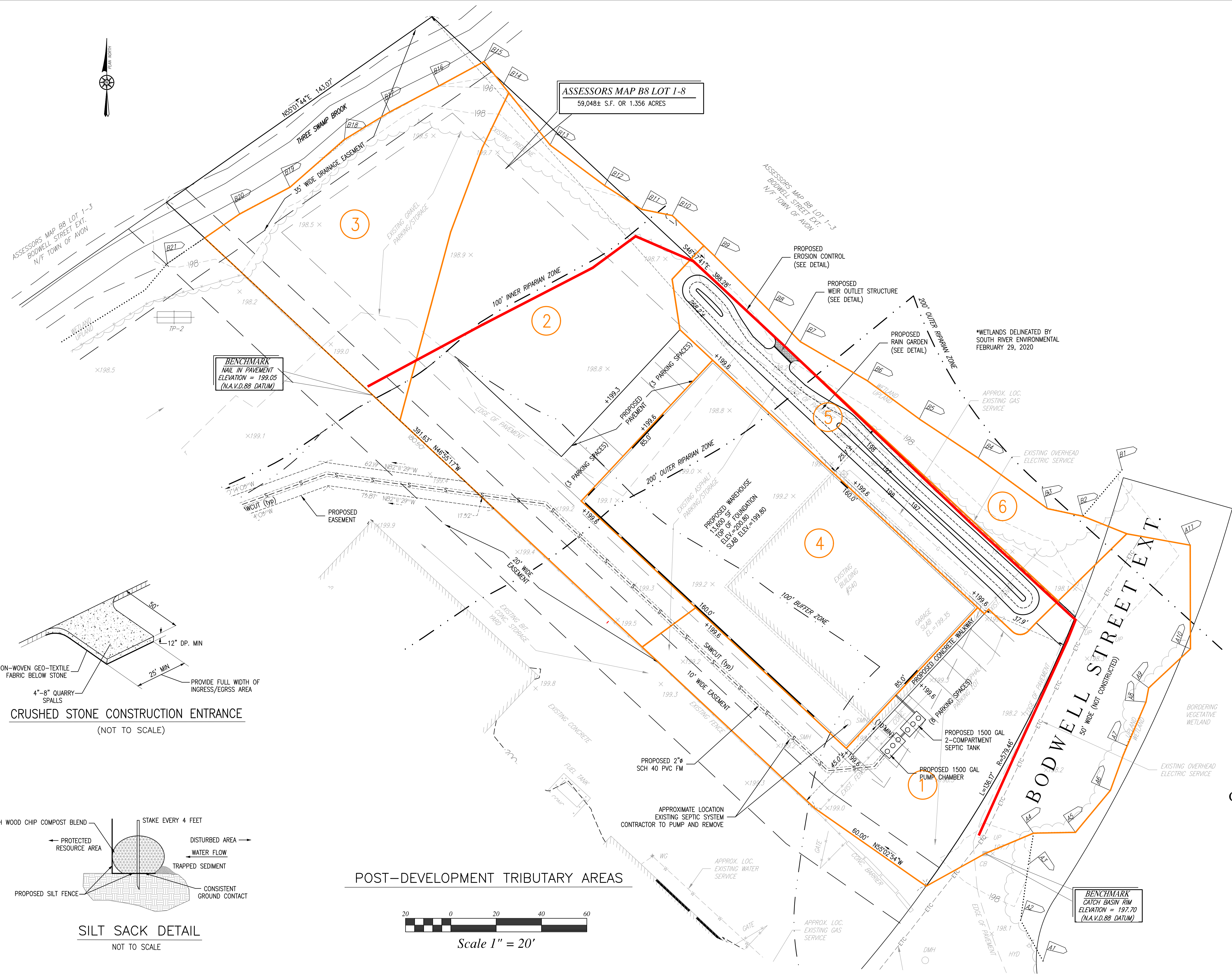
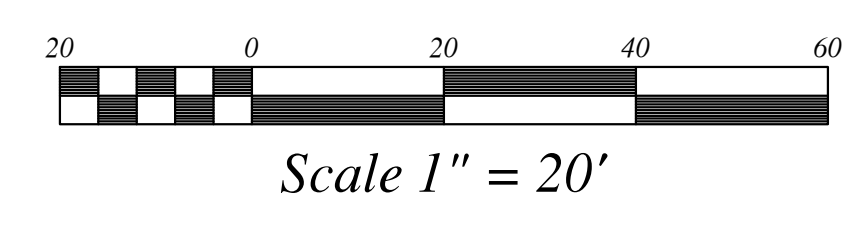
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POST-DEVELOPMENT TRIBUTARY AREAS



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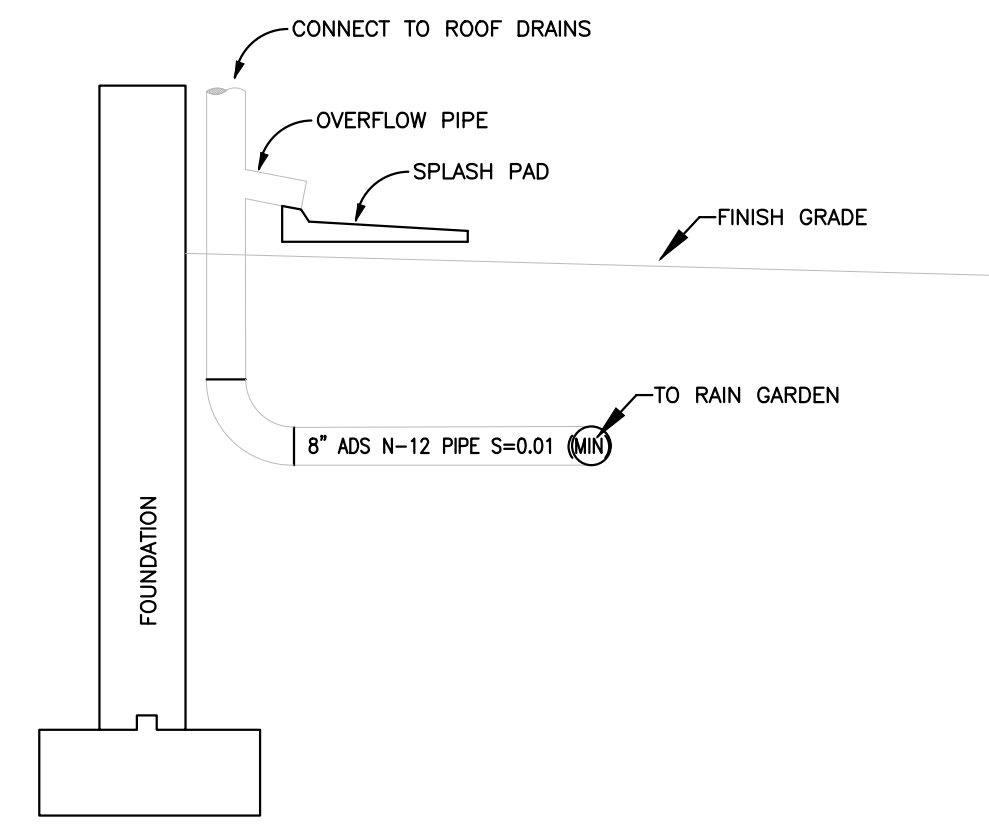
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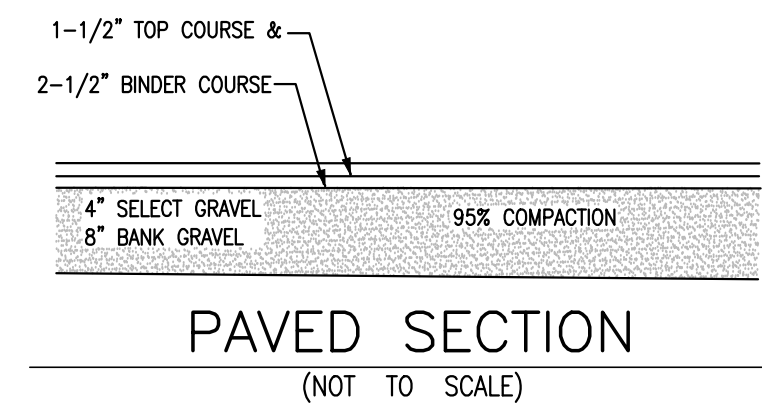
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**ROOF DRAIN CONNECTION DETAIL**  
(NOT TO SCALE)



**PAVED SECTION**  
(NOT TO SCALE)

**REQUIRED INSPECTIONS**

THE DEPARTMENT OR ITS AGENT SHALL PERFORM INSPECTIONS AS LISTED BELOW, AND SHALL EITHER APPROVE THAT PORTION OF THE WORK COMPLETED OR SHALL NOTIFY THE PERMITEE OF ANY NONCOMPLIANCE WITH PERMIT REQUIREMENTS. IN ORDER TO OBTAIN INSPECTIONS, THE PERMITEE SHALL NOTIFY THE DEPARTMENT AT LEAST TWO BUSINESS DAYS PRIOR TO THE REQUESTED INSPECTION. INSPECTIONS SHALL OCCUR AT THE FOLLOWING STAGES:

- 1) EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND STABILIZED
- 2) SITE CLEARING HAS BEEN SUBSTANTIALLY COMPLETED
- 3) STORMWATER MANAGEMENT SYSTEM
  - i) ROUGH GRADING HAS BEEN SUBSTANTIALLY COMPLETED
  - ii) FINAL GRADING HAS BEEN SUBSTANTIALLY COMPLETED
  - iii) FINAL LANDSCAPING (PERMANENT STABILIZATION) AND PROJECT FINAL COMPLETION

**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**

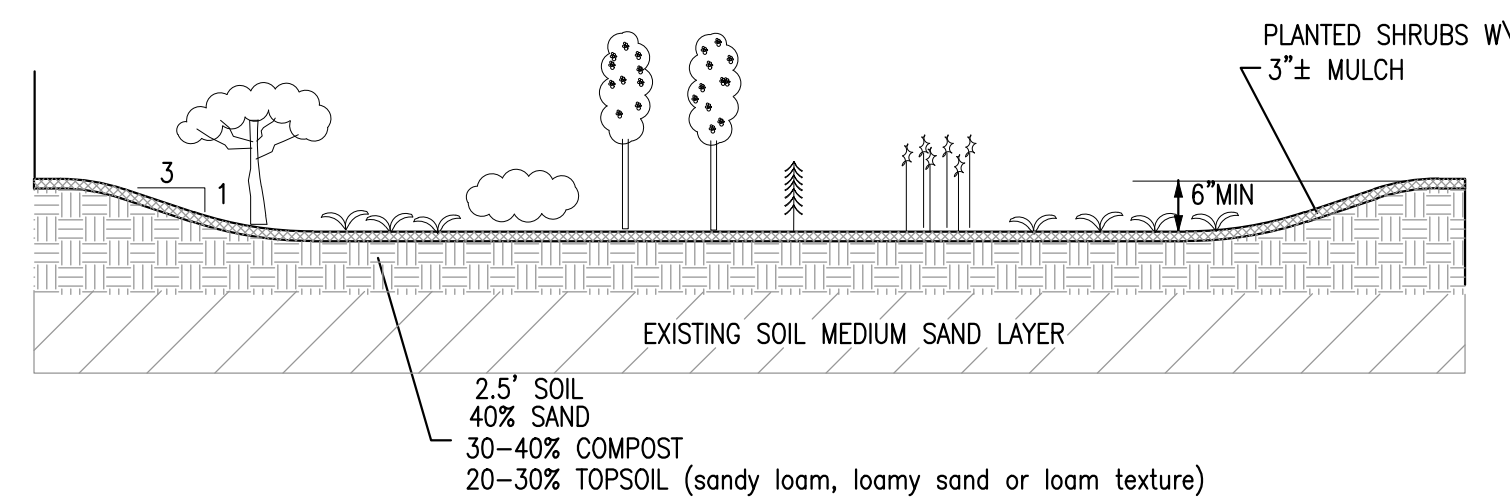
- GOOD HOUSE KEEPING
- STORING MATERIALS AND WASTE PRODUCTS – FUEL SHALL BE STORED OFF SITE, MATERIAL STOCKPILE SHALL BE AS INDICATED ON PLAN FOR SOIL.
- VEHICLE WASHING – SHALL BE CONDUCTED OFF SITE
- ROUTINE INSPECTIONS – SHALL BE DONE AS INDICATED ON THE O & M PLAN.
- STORAGE AND USE OF FERTILIZERS 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 3 OF THIS PLAN. THE SILT SOCK EROSION CONTROL INDICATES THE LIMIT OF CLEARING AND LIMIT OF WORK FOR THE PROJECT.

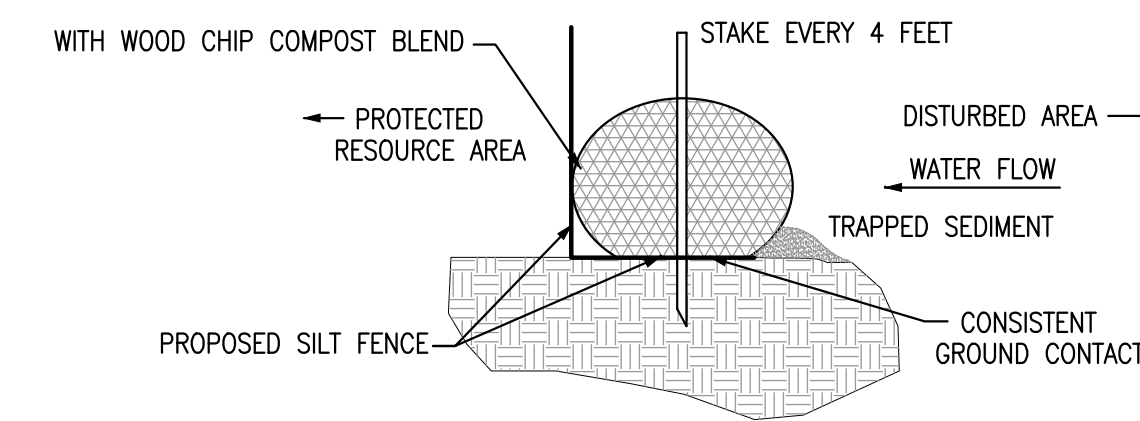
CONSTRUCTION ENTRANCES SHALL BE INSTALLED AND CONSTRUCTED AS DETAILED.

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

\*SNOW NOT ALLOWED TO BE DUMPED OR PLOWED INTO RAIN GARDEN AREAS

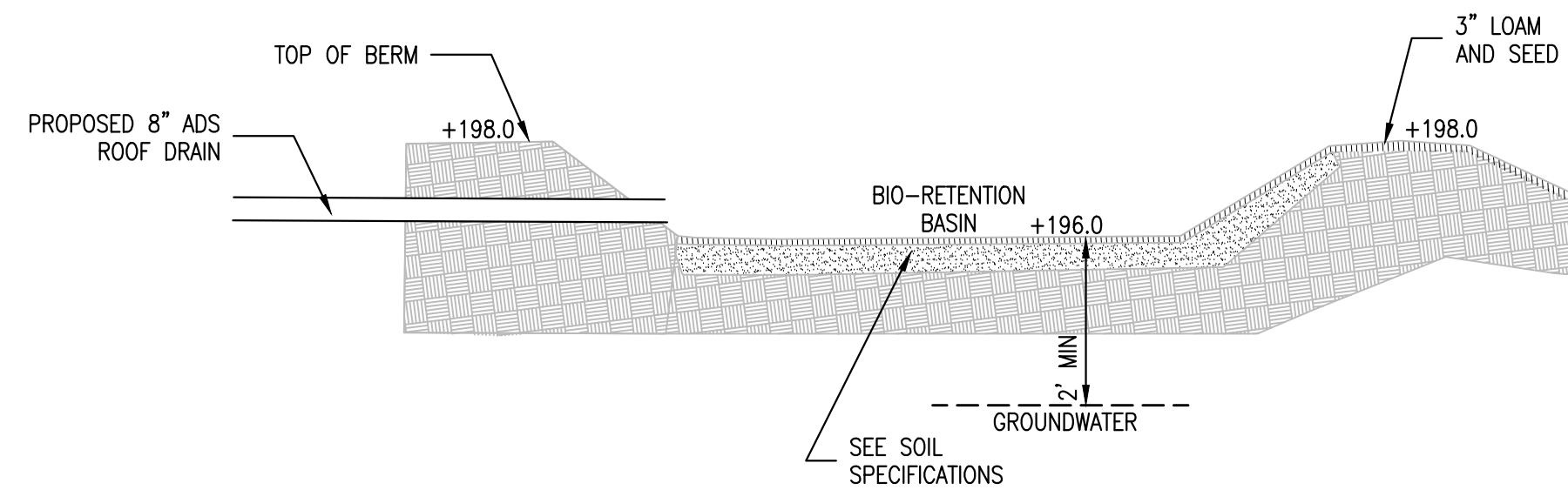


**CRUSHED STONE CONSTRUCTION ENTRANCE**  
(NOT TO SCALE)

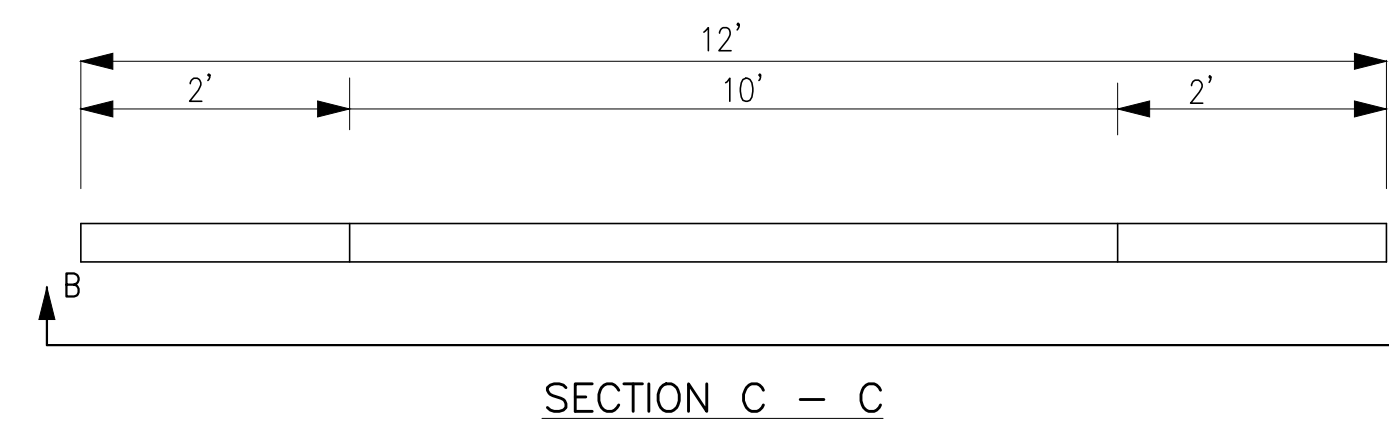


**SILT SACK DETAIL**  
NOT TO SCALE

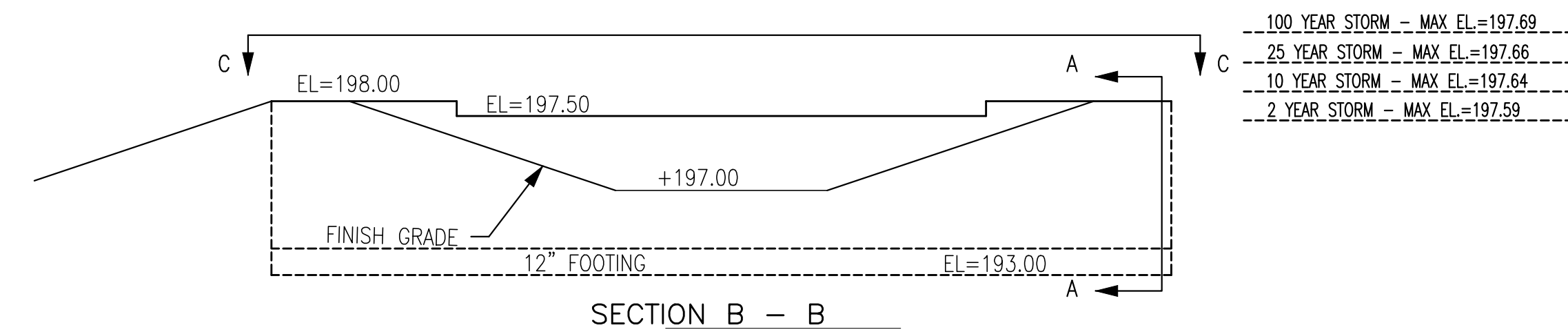
1. THE SOIL MIXTURE SHOULD BE AS SPECIFIED IN THE MASSACHUSETTS STORMWATER HANDBOOK
2. THE SOIL MIX MUST BE UNIFORM, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN 2 INCHES. CLAY CONTENT SHOULD NOT EXCEED 5%.
3. SOIL PH SHOULD GENERALLY BE BETWEEN 5.5-6.5.
4. USE SOILS WITH 1.5% TO 3% ORGANIC CONTENT AND MAXIMUM 500-PPM SOLUBLE SALTS.
5. THE SAND COMPONENT SHALL BE GRAVELLY SAND THAT CONFORMS TO ASTM D 422.
6. THE TOPSOIL COMPONENT SHALL BE A SANDY LOAM, LOAMY SAND OR LOAM TEXTURE.
7. THE COMPOSE COMPONENT MUST BE PROCESSED FROM YARD WASTE IN ACCORDANCE WITH MASSDEP GUIDELINES. THE COMPOST SHALL NOT CONTAIN BIOSOLIDS.



**BIORETENTION BASIN DETAIL**  
(NOT TO SCALE)

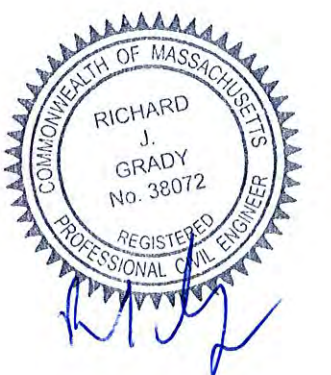


SECTION C - C



SECTION B - B

**DETAIL - WEIR OUTLET STRUCTURE**  
(NOT TO SCALE)



**SITE PLAN**

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**AVON, MASSACHUSETTS**

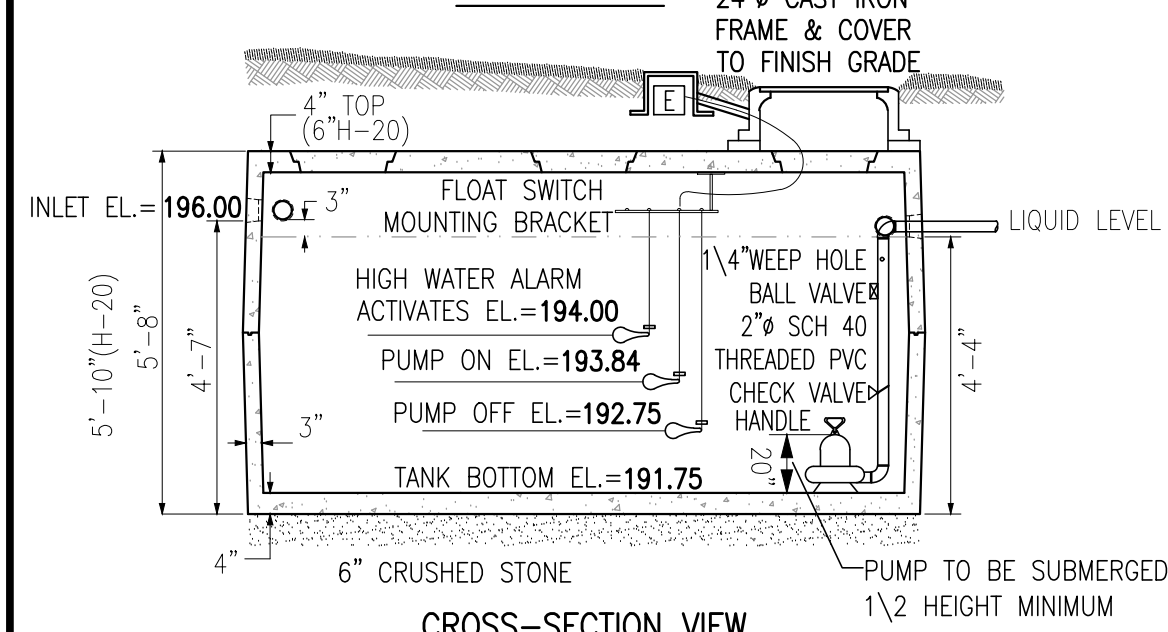
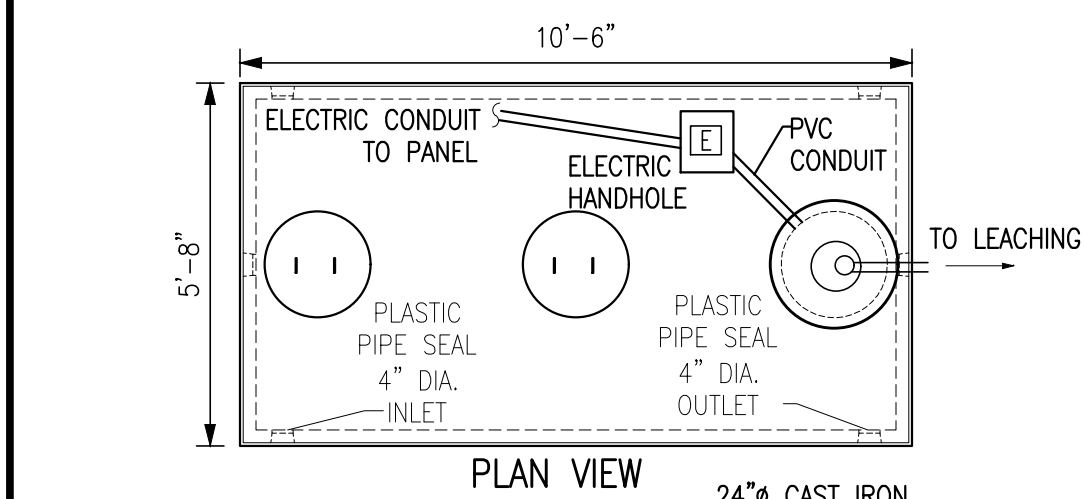
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DETAILS





**PUMP CHAMBER DETAIL: 1500 GAL. (H-20)**  
NOT TO SCALE

**PUMP DESIGN**

STATIC HEAD = 10.26 FT  
PIPE LENGTH = 477 FT PIPE  
DIAMETER = 2 IN

**PUMP SPECIFICATIONS:**

TYPE: GOULD MODEL 3887(OR APPROVED EQUAL) RATING: 20 G.P.M. @ 14.38 TDH  
MOTOR: 1/3 HORSE POWER  
VOLTAGE REQUIRED: 230 VOLTS, 7.3A (SINGLE PHASE)

GPM	H <sub>l</sub> (ft/100ft)	H <sub>l</sub> (ft)	H <sub>t</sub> (total)
20	0.86	4.12	14.38
40	3.11	14.85	25.11
60	6.59	31.43	41.69
80	11.22	53.52	63.78

REFERENCE: CAMERON HYDRAULIC DATA, PG 3-38 & GOULDS PUMPS WASTEWATER & SEWAGE

**CHAMBER STORAGE CAPACITY**

(419 GAL/DOSE) / 385 GAL/FT OF TANK = 1.09 FT (MIN) 2.0 FT OR 770 GAL. EMERGENCY STORAGE CAPACITY PROVIDED > 24 HR

PROPOSED DOSE VOLUME  
PROPOSED VOLUME = 419 GALLONS PER DOSE

PROVIDE ALARM LOCATED IN THE BUILDING AND POWERED BY A CIRCUIT SEPARATE FROM THE CIRCUIT TO THE PUMP.  
GOULD SES SERIES CONTROL PANEL(NEMA 1 SIMPLEX) FOR INTERIOR APPLICATIONS

**SEPTIC DESIGN**

TITLE 5

**EXISTING SEPTIC DESIGN - #520 BODWELL STREET**

1. DESIGN DAILY FLOW:  
WAREHOUSE: 20 WORKERS x 15 GAL/PERSON = 300 GPD  
OFFICE SPACE: 3,800 S.F. x 75 GAL/1000 S.F. = 285 GPD  
REPAIR BAYS: 2 BAYS x 150 GAL/BAY = 300 GPD

TOTAL DESIGN FLOW: 300 + 285 + 300 = 885 GPD

**SEPTIC TANK**

885 GPD x 2.0 = 1770 GALLONS EXISTING 2,000 GALLON TANK

**SOIL ABSORPTION SYSTEM**

PERCOLATION RATE: 30 MIN./INCH (CLASS II SOIL)  
DESIGN LOADING RATE = 0.33 GPD/SF  
PERCOLATION RATE DETERMINED FROM SIEVE ANALYSIS PERFORMED ON SOIL SAMPLE COLLECTED FROM C LAYER TP-1. TESTS REVEALED SOIL IS A SANDY LOAM (68% SAND, 32% SILT, AND CLAY)

LEACHING AREA REQUIRED = 885 GPD/0.33 GPD/SF = 2682 SF

EXISTING: 36' WIDE x 75' LONG x 6' DEEP FIELD (36' x 75') = 2700 SF > 2682 SF

**PROPOSED SHARED SYSTEM (NOT DESIGNED FOR GARBAGE GRINDER)**

**#520 BODWELL STREET**

1. DESIGN DAILY FLOW:  
WAREHOUSE 15 GPD/PERSON x 5 EMPLOYEES = 75 GPD  
OFFICE SPACE 75 GPD/1,000 S.F. x 1,000 S.F. OFFICE SPACE = 75 GPD (200 GPD MIN.)  
SERVICE BAYS: 2 BAYS x 150 GPD/BAY = 300 GPD  
TOTAL = 75 GPD + 200 GPD + 300 GPD = 575 GPD

2. SEPTIC TANK: 2-COMPARTMENT TANK REQUIRED  
575 GPD x 2 = 1150 GAL. MIN. **RETAIN EXISTING 2,000 GALLON SEPTIC TANK**  
575 GPD x 1 = 575 GAL. MIN. **RETAIN EXISTING 2,000 GALLON SEPTIC TANK**

**#540 BODWELL STREET**

1. DESIGN DAILY FLOW:  
STORAGE WAREHOUSE 15 GPD/PERSON x 3 EMPLOYEES = 45 GPD  
OFFICE SPACE 75 GPD/1,000 S.F. x 1,000 S.F. OFFICE SPACE = 75 GPD (200 GPD MIN.)  
TOTAL = 45 GPD + 200 GPD = 245 GPD

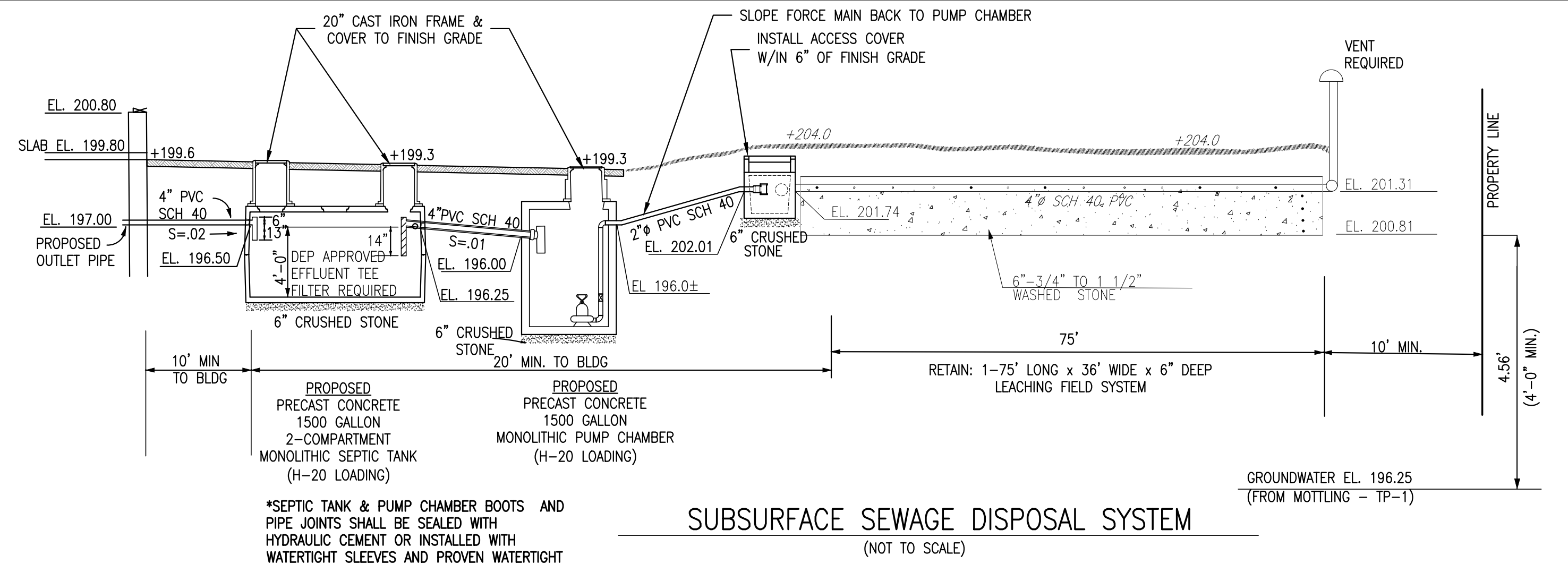
2. SEPTIC TANK: 2-COMPARTMENT TANK REQUIRED  
245 GPD x 2 = 490 GAL. MIN. **PROPOSED 1,000 GALLON FIRST COMPARTMENT**  
245 GPD x 1 = 245 GAL. MIN. **PROPOSED 500 GALLON SECOND COMPARTMENT**  
**PROPOSED 1,500 GALLON TWO COMPARTMENT TANK**

**SOIL ABSORPTION SYSTEM**

PERCOLATION RATE: 30 MIN./INCH (CLASS II SOIL)  
DESIGN LOADING RATE = 0.33 GPD/SF  
PERCOLATION RATE DETERMINED FROM SIEVE ANALYSIS PERFORMED ON SOIL SAMPLE COLLECTED FROM C LAYER TP-1. TESTS REVEALED SOIL IS A SANDY LOAM (68% SAND, 32% SILT, AND CLAY)

DESIGN FLOW: 575 GPD (#520) + 245 GPD (#540) = 820 GPD  
LEACHING AREA REQUIRED = 820 GPD/0.33 GPD/SF = 2485 SF

**RETAIN EXISTING: 36' WIDE x 75' LONG x 6' DEEP FIELD (36' x 75') = 2700 SF > 2485 SF**



**SUBSURFACE SEWAGE DISPOSAL SYSTEM**  
(NOT TO SCALE)

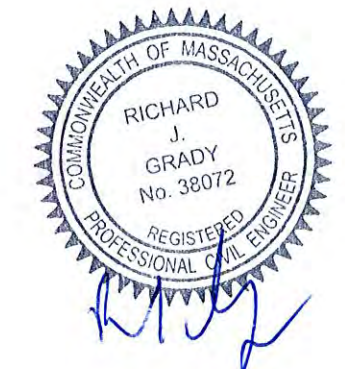
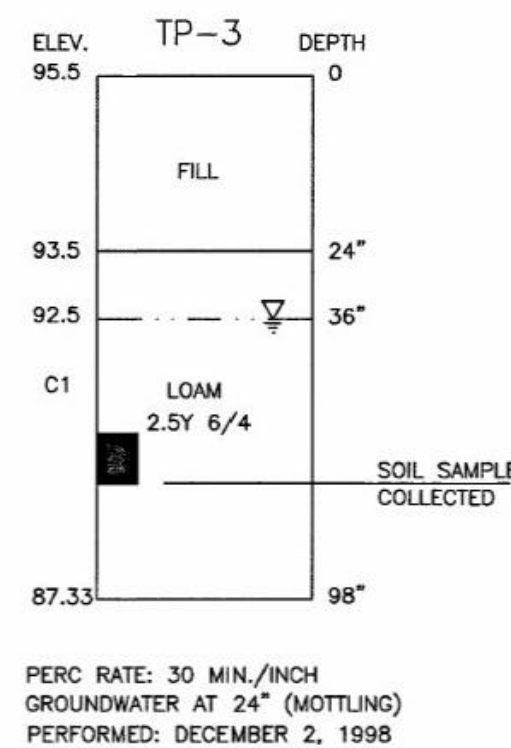
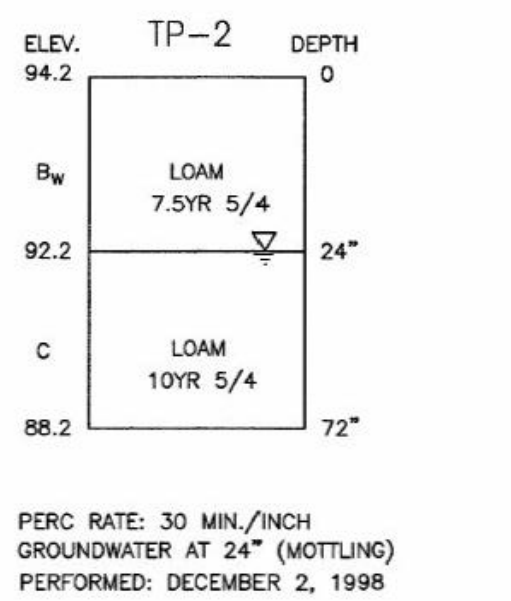
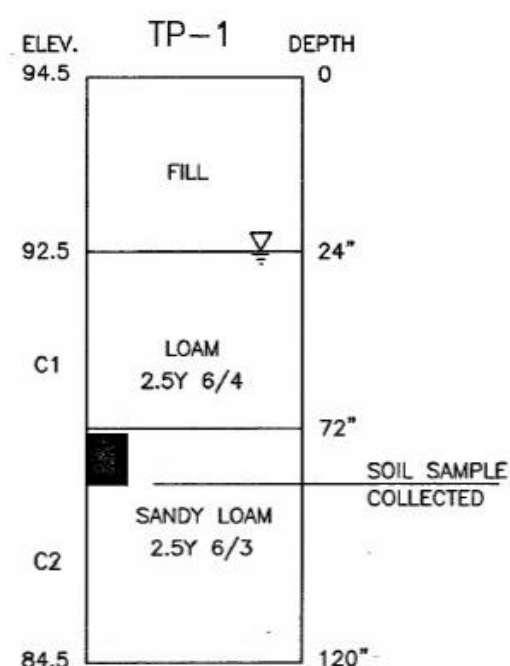
\*SEPTIC TANK & PUMP CHAMBER BOOTS AND PIPE JOINTS SHALL BE SEALED WITH HYDRAULIC CEMENT OR INSTALLED WITH WATERTIGHT SLEEVES AND PROVEN WATERTIGHT

**SEPTIC NOTES**

- SOILS TESTING BY ROBERT S. REGO, PRIME ENGINEERING, INC. AND WITNESSED BY AVON HEALTH AGENT, BARRY PERKINS, ON DECEMBER 2, 1998.
- CALL DIG SAFE 1-888-344-7235 AT LEAST 4 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- NOTIFY TOWN AND GRADY CONSULTING PRIOR TO BACKFILLING OF SYSTEM.
- NO KNOWN WELLS EXIST WITHIN 200' OF THE PROPOSED SYSTEM
- THE SITE IS NOT LOCATED IN AN AQUIFER PROTECTION ZONE II.
- ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED (310 CMR 15.221(12))
- NO STREAMS, SURFACE & SUBSURFACE DRAINS AND WETLANDS EXIST WITHIN 100 FT OF THE PROPOSED SYSTEM, EXCEPT AS SHOWN.
- THE SITE IS NOT LOCATED IN A FLOOD PLAIN DISTRICT.
- NO KNOWN EASEMENTS ARE IN THE AREA OF THE PROPOSED SYSTEM.

**SOIL DATA:**

SOIL EVALUATIONS AND PERC TESTS PERFORMED BY ROBERT S. REGO, PRIME ENGINEERING, INC. AND WITNESSED BY AVON HEALTH AGENT, BARRY PERKINS, ON DECEMBER 2, 1998.



**SITE PLAN**

**CJ SHAUGHNESSY MOBILE CRANE SERVICE**  
**#540 BODWELL STREET EXT.**  
**AVON, MASSACHUSETTS**

PREPARED FOR:  
CHRIS SHAUGHNESSY  
CJ SHAUGHNESSY REALTY TRUST  
520 BODWELL STREET EXT.  
AVON, MA 02322

JUNE 29, 2020  
SCALE: AS SHOWN  
JOB No. 20-067

**GRADY CONSULTING, L.L.C.**  
Civil Engineers, Land Surveyors & Landscape Architects  
71 Evergreen Street, Suite 1, Kingston, MA 02364  
Phone (781) 585-2300 Fax (781) 585-2378

\*SOILS DATA FROM APPROVED SEPTIC DESIGN PLAN #520 BODWELL STREET EXTENSION \*PLAN AND DETAILS SUBSURFACE SEWAGE DISPOSAL SYSTEM, DATED FEBRUARY 3, 1997, REVISED APRIL 13, 1999\* BY PRIME ENGINEERING, INC.