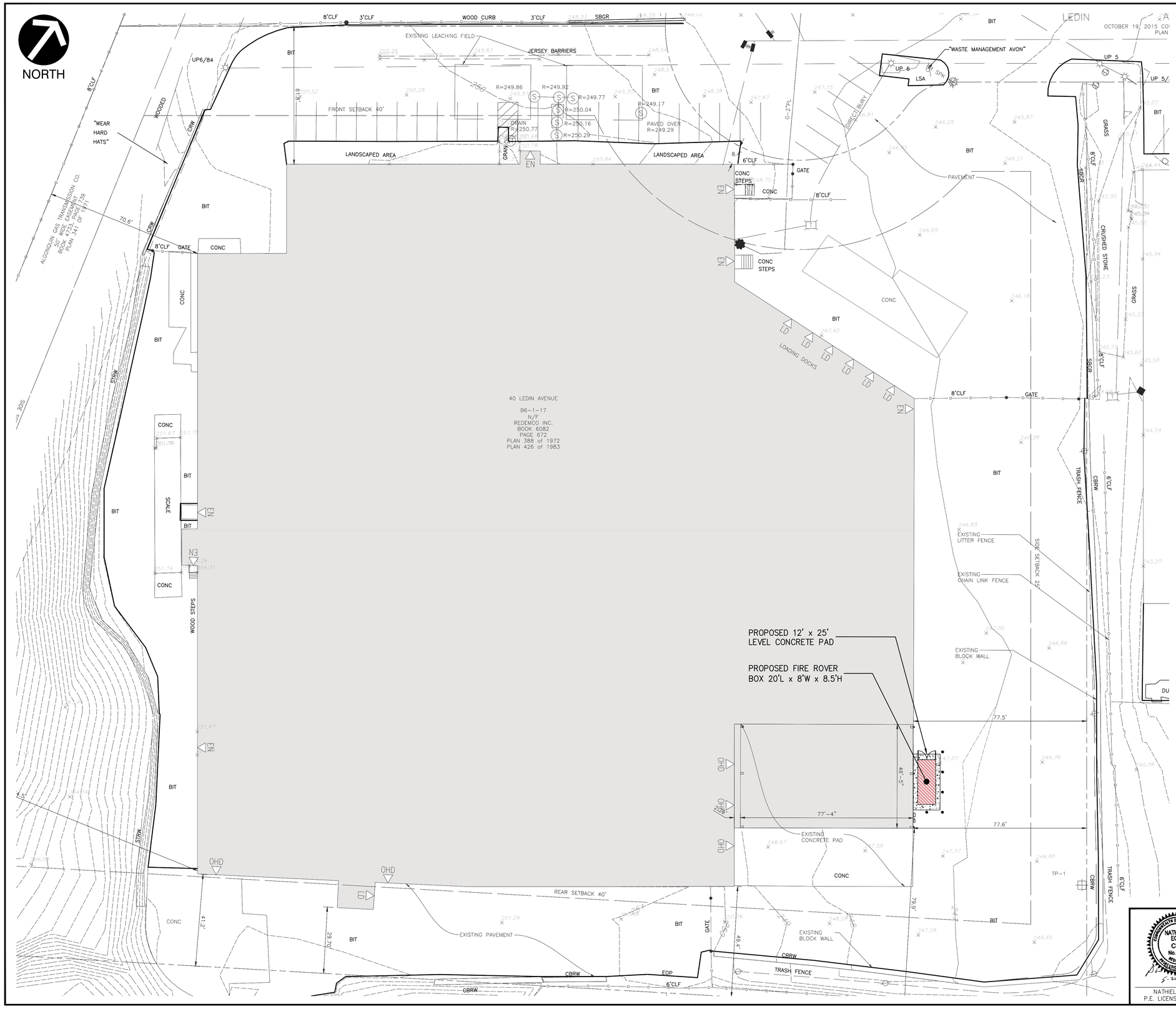

GENERAL NOTES

1. EXISTING SITE INFORMATION / TOPOGRAPHIC SURVEY WAS PREPARED BY WSP, AND PROVIDED TO RRT, IN A DRAWING TITLED "EXISTING CONDITIONS PLAN," DATED MARCH 29, 2019. RRT IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
2. THE HORIZONTAL DATUM SHOWN HEREON REFERENCES THE MASSACHUSETTS STATE PLANE SYSTEM NAD83, BASED UPON GPS OBSERVATIONS.
3. THE VERTICAL DATUM SHOWN HERON REFERENCES NGVD-29,US SURVEY FEET, MASS DOT DISK 180 ZD (242.957). SEE COUNTY ENGINEERS FIELD BOOK 664.

SITE DEVELOPMENT ZONING DATA

ADDRESS:	40 LEDIN AVENUE
PARCEL ID:	B6-1-17
TOTAL AREA OF PARCEL[1]:	±213,859 S.F. (4.9 AC)
ZONING DISTRICT:	INDUSTRIAL / WATER SUPPLY PROTECTION OVERLAY
NUMBER OF BUILDINGS:	1 / 0

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	40,000 S.F.	±213,859 S.F. (4.9 AC)	±213,859 S.F. (4.9 AC)
MINIMUM LOT FRONTAGE:	200 FT.	±234 FT.	±234 FT.
SETBACKS:			
FRONT BUILDING SETBACK:	40 FT.	±8 FT.	±8 FT.
SIDE BUILDING SETBACK:	25 FT	±71 FT.	±71 FT.
REAR BUILDING SETBACK:	40 FT.	±41 FT.	±41 FT.
MAXIMUM BUILDING HEIGHT:	40 FT.		
MAXIMUM % OF LOT COVERAGE BY STRUCTURE:	60% (128,315 S.F.)	±43% (±92,814 S.F.)	±44% (±93,114 S.F.)
PARKING[2]:			
INDUSTRIAL/MANUFACTURING:	148	27	27

NOTES:

1. TOTAL AREA OF PARCEL OBTAINED FROM SURVEY COMPLETED BY WSP USA, INC. ON MARCH 29, 2019. AREA INCLUDES ALGONQUIN GAS TRANSMISSION CO. 50' WIDE EASEMENT LOCATED ON EAST SITE OF PROPERTY.
2. PER SECTION 8.6 OF THE ZONING BYLAWS, MANUFACTURING OR INDUSTRIAL ESTABLISHMENTS ARE REQUIRED ONE PARKING SPOT PER EACH 600 SQUARE FEET OF GROSS FLOOR SPACE OR 0.75 PER EACH EMPLOYEE OF THE COMBINED EMPLOYMENT OF THE TWO LARGEST SUCCESSIVE SHIFTS, WHICHEVER IS GREATER.

LEGEND

- PROPERTY BOUNDARY
- 100 — PROPOSED MAJOR CONTOUR
- 101 — PROPOSED MINOR CONTOUR
- REQUIRED SETBACK LINE
- PROPOSED BUILDING ROOF
- PROPOSED EROSION CONTROL FILTER SOCK
- 220 — EXISTING MAJOR CONTOUR
- 221 — EXISTING MINOR CONTOUR
- 265.50 — EXISTING GRADE
- EXISTING BUILDING
- OHD — EXISTING OVERHEAD DOOR
- EN — EXISTING BUILDING ENTRANCE
- LD — EXISTING LOADING DOCK
- EXISTING CHAIN LINK FENCE
- EXISTING TRASH FENCE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC WIRE
- Ø — EXISTING UTILITY POLE

20 0 20 40
SCALE IN FEET

NOT FOR CONSTRUCTION

COMMONWEALTH OF MASSACHUSETTS
NATHIEL G. EGOSI
CIVIL
No. 49674
REGISTERED PROFESSIONAL ENGINEER
5-20-22

NATHIEL G. EGOSI
P.E. LICENSE No. 49674

REV	DESCRIPTION	DATE	BY	CHK
A	ISSUED FOR PERMIT	5/20/22	LH	SH

PROPRIETARY DATA
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RRT DESIGN & CONSTRUCTION
A Service of Enviro-Services & Constructors, Inc.

WASTE MANAGEMENT, INC.
40 LEDIN DRIVE
AVON, MA NORFOLK COUNTY
FIRE ROVER INSTALLATION

FIRE ROVER
SITE PLAN

	BY	DATE		
DRAWN	LH	05/13/22	PROJ. No: 639-011	SCALE: 1" = 20'-0"
CHECKED	SH	05/13/22	DWG. NO: CS-1	A
DESIGNED	SH	05/13/22		
APPROVED	NE	05/20/22	CAD FILE:	
APPROVED			SHEET SIZE: D-24x36	REV