

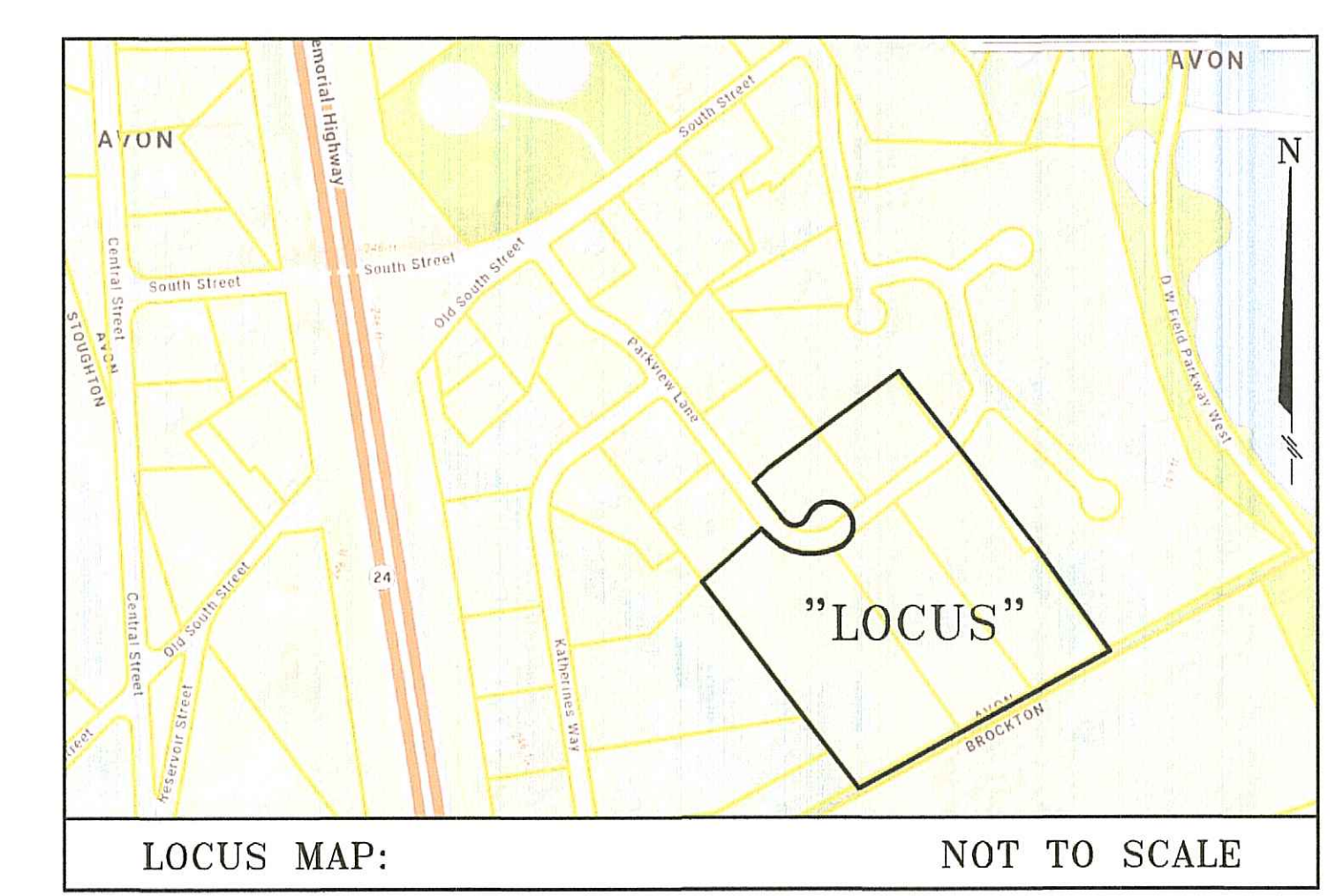
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED

CHAIRMAN: _____

TOWN OF AVON PLANNING BOARD

DATE: _____ TO BE RECORDED HEREWITH

FOR REGISTRY USE ONLY



ZONING DISTRICT: RESIDENCE-SUBURBAN B ("RES R-40")

MINIMUM LOT SIZE: 40,000 S.F.
 MINIMUM LOT AREA PER DWELLING UNIT: 40,000 S.F.
 MINIMUM LOT FRONTAGE: 200'
 MINIMUM LOT WIDTH: N/A
 MINIMUM LOT DEPTH: N/A
 MINIMUM LOT SETBACKS: FRONT YARD = 35'
 SIDE YARD = 20'
 REAR YARD = 40'

MAXIMUM BUILDING HEIGHT: 35'
 MAXIMUM LOT COVERAGE BY STRUCTURE: 35%

PARKING REQUIREMENTS: 2 SPACES PER DWELLING UNIT

ASSESSORS MAP: B1 BLOCK: 2 PLOT: 13
 ASSESSORS MAP: B1 BLOCK: 2 PLOT: 14
 ASSESSORS MAP: B2 BLOCK: 4 PLOT: 21
 ASSESSORS MAP: B2 BLOCK: 4 PLOT: 22
 ASSESSORS MAP: C2 BLOCK: 2 PLOT: 8

SHEET INDEX

- SHEET: 1 "TITLE SHEET"
- SHEET: 2 "PROPOSED LOTTING"
- SHEET: 3 "GRADING & DRAINAGE"
- SHEET: 4 "ROADWAY PLAN AND PROFILE"
- SHEET: 5 "TYPICAL CONSTRUCTION DETAILS"
- SHEET: 6 "TYPICAL CONSTRUCTION DETAILS"

PROPOSED WAIVER REQUESTS:

- SEC. 350-4.2(D) "RIGHT-OF-WAY WIDTHS AND ALIGNMENTS": 800' RADIUS REQUIRED, 100.00' REQUESTED
- SEC. 350-4.2(F)(1)(A) "DEAD-END STREETS": 600' MAXIMUM REQUIRED, 1,092.60' REQUESTED
- SEC. 350-4.2(F)(3) "DEAD END STREETS": 20' MIN. EASEMENT REQUIRED AT END OF CUL-DE-SAC, ELIMINATION OF EASEMENT REQUESTED
- SEC. 350-4.5 "PEDESTRIAN WAYS": R.O.W. OF AT LEAST 15' REQUIRED, ELIMINATION OF R.O.W. REQUIREMENT REQUESTED
- SEC. 350-5.2(B) "MINIMUM WIDTH REQUIREMENTS": 30' WIDTH OF PAVEMENT REQUIRED, 26' WIDTH REQUESTED
- SEC. 350-5.2(B) "MINIMUM WIDTH REQUIREMENTS": 5' PLANTING STRIP ON BOTH SIDES REQUIRED, ELIMINATION OF PLANTING STRIPS REQUESTED
- SEC. 350-5.2(H) "CURBING": VERTICAL CURBING REQUIRED ON BOTH SIDES OF STREET PER EXHIBIT "D", SLOPED GRANITE CURBING REQUESTED (147± ON NORTHERN SIDE OF STREET) TO MATCH EXISTING SLOPED GRANITE CURBING
- SEC. 350-5.2(W) "MONUMENTS": GRANITE BOUNDS REQUIRED, CONCRETE BOUNDS REQUESTED
- SEC. 350-6.2(A) "WAIVER OF COMPLIANCE": STRICT COMPLIANCE WITH ALL RULES AND REGULATIONS REQUIRED, ALLOWANCE OF ALTERNATIVE CONDITIONS PER PLANNING BOARD REQUESTED

NOTE:

- SEE APPROVED SUBDIVISION "PARKVIEW ESTATES" RECORDED PLAN BOOK: 493 PAGE: 95 OF 2002 (BRIARWOOD CONSTRUCTION CORP.)

- SEE APPROVED SUBDIVISION "PARKVIEW ESTATES II" RECORDED PLAN BOOK: 542 PAGE: 13 OF 2005 (TERRY L. EDWARDS)

NOTE:

THIS PLAN IS A RE-SUBDIVISION OF LOTS 5B, 6B, 8, 9, 10, 11 AND 12 AS SHOWN ON DEFINITIVE PLAN OF "PARKVIEW ESTATES II" RECORDED PLAN BOOK: 542 PAGE: 13 OF 2005 COMBINING ALL LOTS AS SHOWN INTO LOT "8A".

F.E.M.A. FLOOD HAZARD INFORMATION:
 F.I.R.M. MAP COMMUNITY #: 250231
 PANEL #: 0381
 SUFFIX: E
 MAP #: 25021C0381E
 EFFECTIVE DATE: JULY 17, 2012
 ZONE: X

OWNER ON RECORD: T.L. EDWARDS REALTY LLC, TRUSTEE OF THE SOUTH STREET & ROUTE 24 REALTY TRUST # 80 SOUTH STREET AVON, MA. 02322

DEED REFERENCE: BOOK: 19426 PAGE: 23

OWNER ON RECORD: T.L. EDWARDS REALTY LLC, TRUSTEE OF THE SOUTH STREET & ROUTE 24 REALTY TRUST # 80 SOUTH STREET AVON, MA. 02322

DEED REFERENCE: BOOK: 19426 PAGE: 23

OWNER ON RECORD: TERRY L. & KATHERINE EDWARDS (PLOT 21) (LOT 9) # 10 PARKVIEW LN. AVON, MA. 02322

DEED REFERENCE: BOOK: 38946 PAGE: 54

OWNER ON RECORD: T.L. EDWARDS REALTY LLC, TRUSTEE OF THE SOUTH STREET & ROUTE 24 REALTY TRUST # 80 SOUTH STREET AVON, MA. 02322

DEED REFERENCE: BOOK: 19426 PAGE: 23

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DEED REFERENCE: BOOK: 19426 PAGE: 23

OWNER ON RECORD: T.L. EDWARDS REALTY LLC, TRUSTEE OF THE SOUTH STREET & ROUTE 24 REALTY TRUST (LOTS 5B & 6B) # 80 SOUTH STREET AVON, MA. 02322

DEED REFERENCE: BOOK: 19426 PAGE: 23

PLAN REFERENCES: PLAN BOOK: 403 PLAN #: 781 OF 1991
 PLAN BOOK: 471 PLAN #: 34 OF 2000
 PLAN BOOK: 493 PLAN #: 95 OF 2002
 PLAN BOOK: 542 PAGE: 13 OF 2005

- SEE BOOK: 40712 PAGE: 65 FOR CERTIFICATE OF COMPLIANCE FOR BOTH PARKVIEW LANE AND KATHERINE'S WAY

"DEFINITIVE SUBDIVISION"

"TITLE SHEET"

PLAN OF LAND IN AVON, MA.

PARKVIEW LANE - AVON, MA.

PREPARED FOR: T.L. EDWARDS # 100 WALES AVE. AVON, MA. 02322

DATE: MAR. 20, 2023

SCALE: 1"=100'

CURLEY & HANSEN SURVEYORS
 160 Pond St. Avon, Ma. (508) 580-2117

MAY 8, 2023
 JUNE 26, 2023

AL-946
 (SHEET 1 OF 6)

LEGEND:
 BUILDING SETBACK LINE
 PROPOSED CONCRETE MONUMENT WITH DRILL HOLE (TO BE SET)
 PROPOSED PROPERTY MARKER STEEL PIPE (TO BE SET)
 BORDERING VEGETATED WETLAND
 100' WETLAND BUFFER LINE
 50' WETLAND BUFFER LINE
 WETLAND DELINEATION PERFORMED BY: ENVIRONMENTAL CONSULTING & RESTORATION LLC (BRAD HOLMES, PROFESSIONAL WETLAND SCIENTIST (#1464) DATE DELINEATED: NOVEMBER 2018 / MARCH 2023

PARCEL "C"
 N/F
 T.L. EDWARDS REALTY, LLC, TRUSTEE OF THE SOUTH STREET & ROUTE 24 REALTY TRUST FIELDSTONE WAY
 AREA: 6,834 S.F.
 TO BE DISCONTINUED

LOT "6B"
 AREA:
 3,960 S.F.

MAP B2 BLOCK 4 PLOT 22 (LOT 10)
 AREA:
 47,931 S.F. (1.10 ACRES)

MAP B2 BLOCK 4 PLOT 21 (LOT 9)
 AREA:
 40,001 S.F. (0.92 ACRES)

LOT "5B"
 AREA:
 4,636 S.F.

LOT "8A"
 PROPOSED AREA:
 523,345 S.F. (12.0 ACRES)

MAP C2 BLOCK 2 PLOT 8 (LOT 11)
 AREA:
 116,138 S.F. (2.67 ACRES)

MAP B1 BLOCK 2 PLOT 14 (LOT 12)
 AREA:
 111,253 S.F. (2.55 ACRES)

MAP B1 BLOCK 2 PLOT 13 (LOT 8)
 AREA:
 188,483 S.F. (4.33 ACRES)

OAK RIDGE ROAD
 (PRIVATE - 50.00' WIDE)
 (NOT CONSTRUCTED)

PARKVIEW LANE
 (PRIVATE - 50.00' WIDE)

PARKVIEW LANE
 (PRIVATE - 50.00' WIDE)

I, THE TOWN CLERK FOR AVON, MA., HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THESE PLANS WAS RECEIVED FROM THE PLANNING BOARD AND THAT NO NOTICE OF APPEAL WAS RECEIVED FOR THE NEXT TWENTY DAYS FOLLOWING SUCH NOTICE AND RECORDING AT THIS OFFICE.
 DATE: _____ CLERK, TOWN OF AVON

APPROVAL OF THESE PLANS IS GRANTED SUBJECT TO A COVENANT WITH THE TOWN OF AVON PLANNING BOARD.
 DATE: _____ TO BE RECORDED HEREWITH

FOR REGISTRY USE ONLY
 APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
 CHAIRMAN: _____
 TOWN OF AVON PLANNING BOARD
 DATE: _____

ZONING DISTRICT: RESIDENCE-SUBURBAN B ("RES R-40")

MINIMUM LOT SIZE: 40,000 S.F.
 MINIMUM LOT AREA PER DWELLING UNIT: 40,000 S.F.
 MINIMUM LOT FRONTAGE: 200'
 MINIMUM LOT WIDTH: N/A
 MINIMUM LOT DEPTH: N/A
 MINIMUM LOT SETBACKS: FRONT YARD = 35'
 SIDE YARD = 20'
 REAR YARD = 40'
 MAXIMUM BUILDING HEIGHT: 35'
 MAXIMUM LOT COVERAGE BY STRUCTURE: 35%
 PARKING REQUIREMENTS: 2 SPACES PER DWELLING UNIT

ASSESSORS MAP: B1 BLOCK: 2 PLOT: 13
 ASSESSORS MAP: B1 BLOCK: 2 PLOT: 14
 ASSESSORS MAP: B2 BLOCK: 4 PLOT: 21
 ASSESSORS MAP: B2 BLOCK: 4 PLOT: 22
 ASSESSORS MAP: C2 BLOCK: 2 PLOT: 8

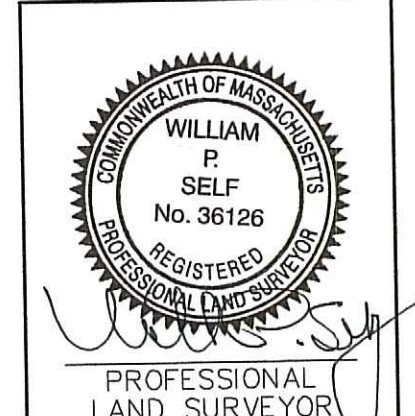
F.E.M.A. FLOOD HAZARD INFORMATION:
 F.I.R.M. MAP COMMUNITY #: 250231
 PANEL #: 0381
 SUFFIX: E
 MAP #: 25021C0381E
 EFFECTIVE DATE: JULY 17, 2012
 ZONE: X

OWNER ON RECORD: T.L. EDWARDS REALTY LLC, TRUSTEE OF THE SOUTH STREET & ROUTE 24 REALTY TRUST # 80 SOUTH STREET AVON, MA. 02322
 DEED REFERENCE: BOOK: 19426 PAGE: 23

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 DEED REFERENCE: BOOK: 19426 PAGE: 23

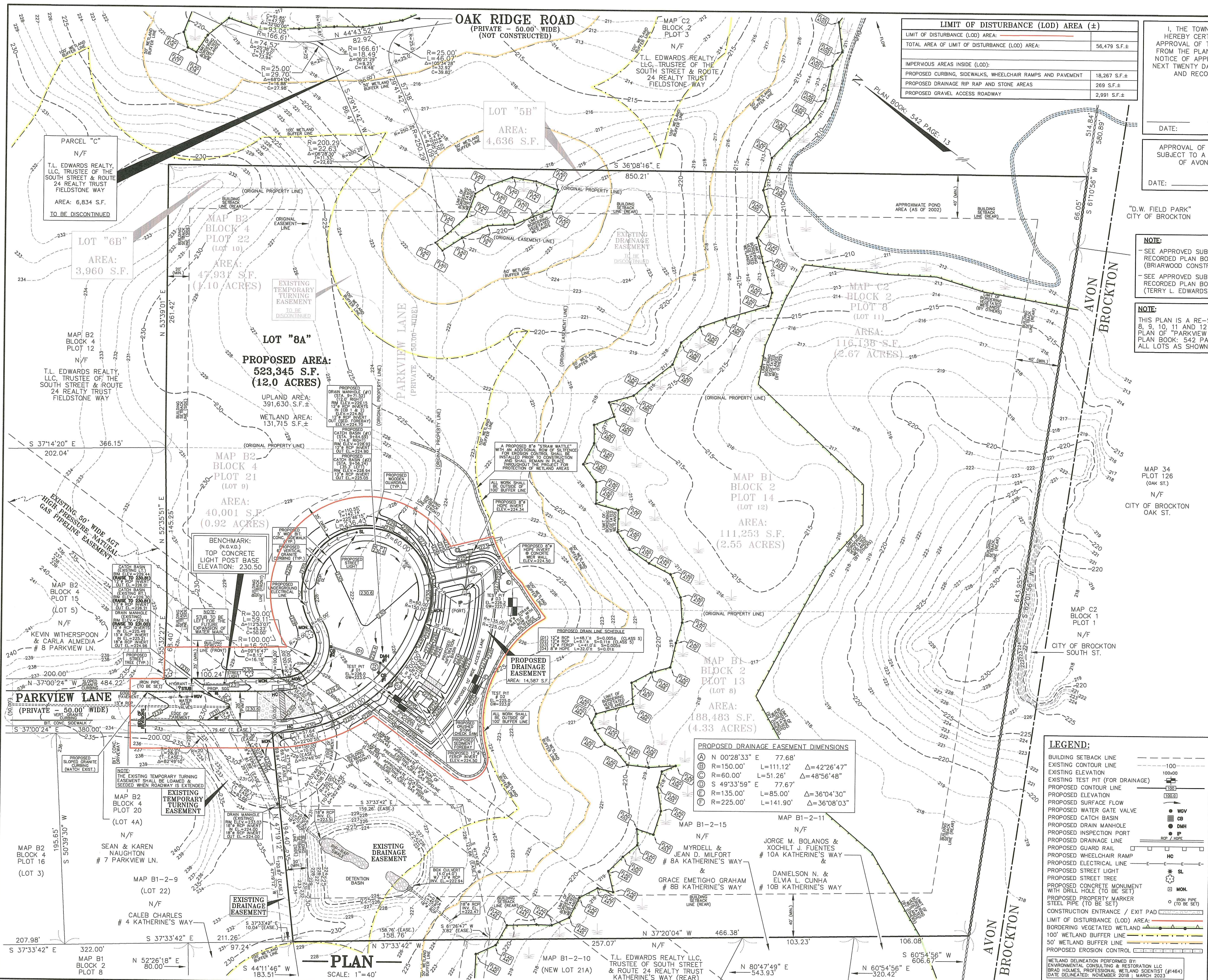
PLAN REFERENCES: PLAN BOOK: 403 PLAN #: 781 OF 1991
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 PLAN BOOK: 493 PLAN #: 95 OF 2002
 PLAN BOOK: 542 PAGE: 13 OF 2005



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AND WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
 W.P. Self
 DATE: MAR. 20, 2023

"DEFINITIVE SUBDIVISION"
 "PROPOSED LOTTING"
 PLAN OF LAND IN AVON, MA.
 PARKVIEW LANE - AVON, MA.
 PREPARED FOR: T.L. EDWARDS
 # 100 WALES AVE.
 AVON, MA. 02322
 DATE: MAR. 20, 2023
 SCALE: 1"=40'
 CURLEY & HANSEN SURVEYORS
 160 Pond St. Avon, Ma.
 (508) 580-2117
 MAY 8, 2023
 JUNE 26, 2023
 AL-946
 (SHEET 2 OF 6)

PLAN
 SCALE: 1"=40'



LIMIT OF DISTURBANCE (LOD) AREA (±)	
LIMIT OF DISTURBANCE (LOD) AREA:	56,479 S.F.±
TOTAL AREA OF LIMIT OF DISTURBANCE (LOD) AREA:	56,479 S.F.±
IMPERVIOUS AREAS INSIDE (LOD):	
PROPOSED CURBING, SIDEWALKS, WHEELCHAIR RAMPS AND PAVEMENT:	18,267 S.F.±
PROPOSED DRAINAGE RIP RAP AND STONE AREAS:	269 S.F.±
PROPOSED GRAVEL ACCESS ROADWAY:	2,991 S.F.±

I, THE TOWN CLERK FOR AVON, MA., HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THESE PLANS WAS RECEIVED FROM THE PLANNING BOARD AND THAT NO NOTICE OF APPEAL WAS RECEIVED FOR THE NEXT TWENTY DAYS FOLLOWING SUCH NOTICE AND RECORDING AT THIS OFFICE.

DATE: _____ CLERK, TOWN OF AVON

APPROVAL OF THESE PLANS IS GRANTED SUBJECT TO A COVENANT WITH THE TOWN OF AVON PLANNING BOARD.

DATE: _____ TO BE RECORDED HEREWITH

FOR REGISTRY USE ONLY

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED

CHAIRMAN: _____

TOWN OF AVON PLANNING BOARD

DATE: _____

"D.W. FIELD PARK" CITY OF BROCKTON

NOTE:
- SEE APPROVED SUBDIVISION "PARKVIEW ESTATES" RECORDED PLAN BOOK: 493 PAGE: 95 OF 2002 (BRIARWOOD CONSTRUCTION CORP.)
- SEE APPROVED SUBDIVISION "PARKVIEW ESTATES II" RECORDED PLAN BOOK: 542 PAGE: 13 OF 2005 (TERRY L. EDWARDS)

NOTE:
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Nov. 20, 2023
DATE

WILLIAM P. SELF
No. 96126
REGISTERED PROFESSIONAL LAND SURVEYOR

TODD M. PILLING
No. 41066
REGISTERED PROFESSIONAL ENGINEER

ZONING DISTRICT: RESIDENCE-SUBURBAN B ("RES R-40")

MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM LOT AREA PER DWELLING UNIT: 40,000 S.F.
MINIMUM LOT FRONTAGE: 200'
MINIMUM LOT WIDTH: N/A

MINIMUM LOT SETBACKS: FRONT YARD = 35'
SIDE YARD = 20'
REAR YARD = 40'

MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM LOT COVERAGE BY STRUCTURE: 35%

PARKING REQUIREMENTS: 2 SPACES PER DWELLING UNIT

ASSESSORS MAP: B1 BLOCK: 2 PLOT: 13
ASSESSORS MAP: B1 BLOCK: 2 PLOT: 14
ASSESSORS MAP: B2 BLOCK: 4 PLOT: 21
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ASSESSORS MAP: C2 BLOCK: 2 PLOT: 8

F.I.R.M. MAP COMMUNITY #: 250231
PANEL #: 0381
SUFFIX: E
MAP #: 250210381E
EFFECTIVE DATE: JULY 17, 2012
ZONE: X

"DEFINITIVE SUBDIVISION"
"PROPOSED GRADING & DRAINAGE"
PLAN OF LAND IN AVON, MA.
PARKVIEW LANE - AVON, MA.

PREPARED FOR: T.L. EDWARDS
100 WALES AVE.
AVON, MA. 02322

DATE: MAR. 20, 2023

SCALE: 1"=40'

CURLEY & HANSEN SURVEYORS
160 Pond St. Avon, Ma.
(508) 580-2117

MAY 8, 2023
JUNE 26, 2023
AL-946
(SHEET 3 OF 6)

LEGEND:

- BUILDING SETBACK LINE
- EXISTING CONTOUR LINE
- EXISTING ELEVATION
- EXISTING TEST PIT (FOR DRAINAGE)
- PROPOSED CONTOUR LINE
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER GATE VALVE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED INSPECTION PORT
- PROPOSED DRAINAGE LINE
- PROPOSED GUARD RAIL
- PROPOSED WHEELCHAIR RAMP
- PROPOSED ELECTRICAL LINE
- PROPOSED STREET LIGHT
- PROPOSED STREET TREE
- PROPOSED CONCRETE MONUMENT WITH DRILL HOLE (TO BE SET)
- PROPOSED PROPERTY MARKER STEEL PIPE (TO BE SET)
- CONSTRUCTION ENTRANCE / EXIT PAD
- LIMIT OF DISTURBANCE (LOD) AREA
- BORDERING VEGETATED WETLAND
- 100' WETLAND BUFFER LINE
- 50' WETLAND BUFFER LINE
- PROPOSED EROSION CONTROL

WETLAND DELINEATION PERFORMED BY:
ENVIRONMENTAL CONSULTING & RESTORATION LLC
BRAD HOLMES, PROFESSIONAL WETLAND SCIENTIST (#1464)
DATE DELINEATED: NOVEMBER 2018 / MARCH 2023

PROPOSED DRAINAGE EASEMENT DIMENSIONS

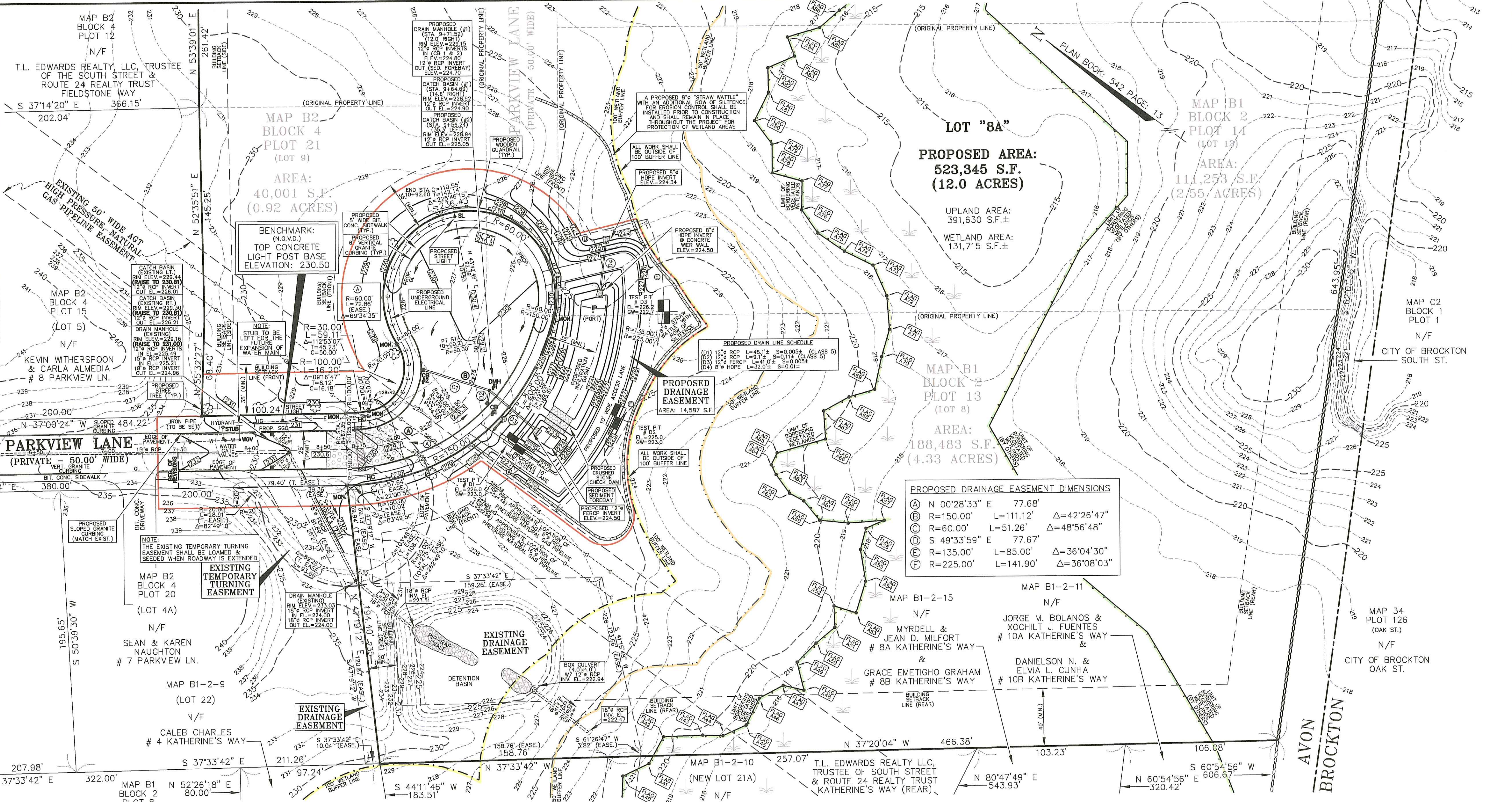
A	N 00°28'33" E	77.68'	
B	R=150.00'	L=111.12'	Δ=42°26'47"
C	R=60.00'	L=51.26'	Δ=48°56'48"
D	S 49°33'59" E	77.67'	
E	R=135.00'	L=85.00'	Δ=36°04'30"
F	R=225.00'	L=141.90'	Δ=36°08'03"

PLAN
SCALE: 1"=40'

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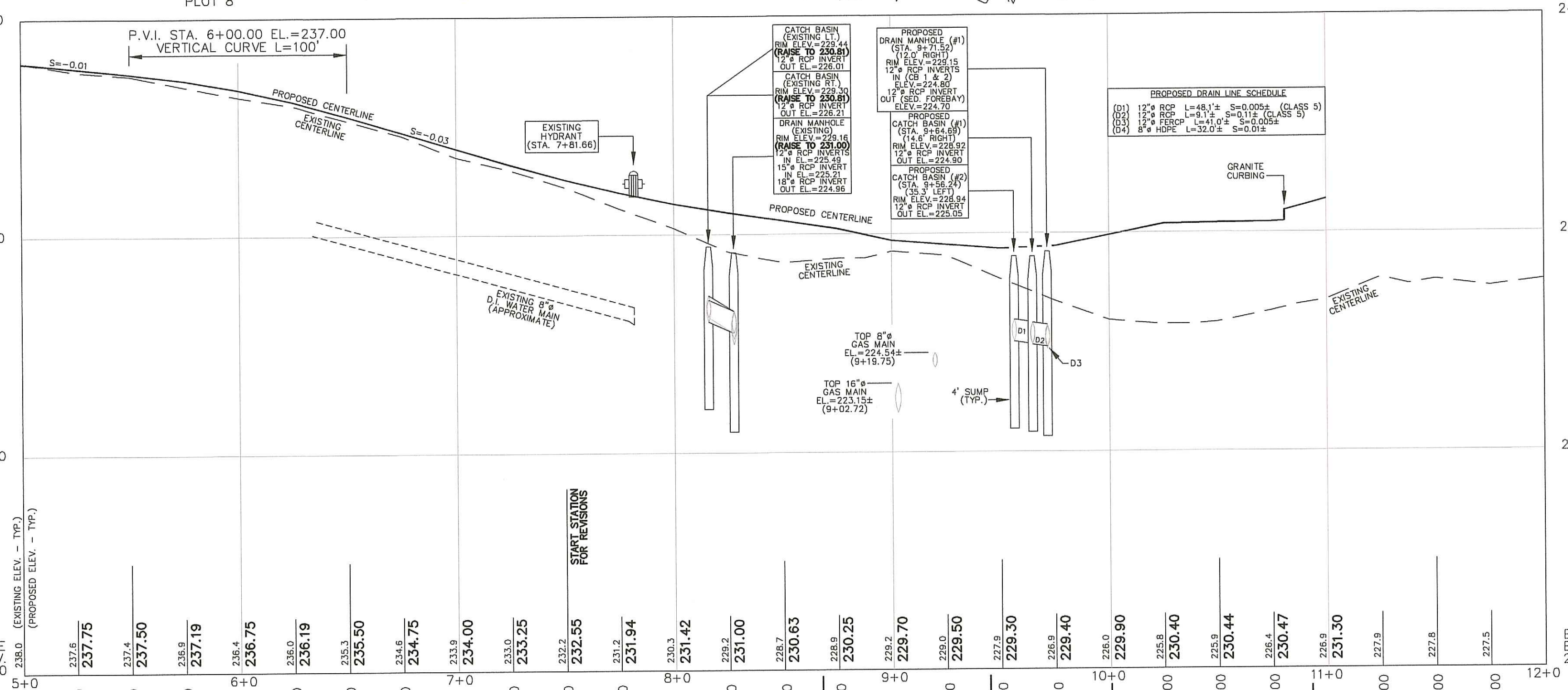
WETLAND DELINEATION PERFORMED BY:
ENVIRONMENTAL CONSULTING & RESTORATION LLC
BRAD HOLMES, PROFESSIONAL WETLAND SCIENTIST (#1464)
DATE DELINEATED: NOVEMBER 2018; MARCH 2023



PROPOSED CENTERLINE INFORMATION

A	R=125.00'	L=77.04'	Δ=35°18'42"	Δ=63°58'04"	Δ=18°29'29"	C=75.82'	C=52.97'
B	R=50.00'	L=55.82'	Δ=35°18'42"	Δ=63°58'04"	Δ=18°29'29"	C=75.82'	C=52.97'

PLAN
SCALE: 1"=40'



NOTE:

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PANEL #: 0381
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ZONE: X

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APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED

CHAIRMAN: _____

TOWN OF AVON PLANNING BOARD

DATE: _____

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AND WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

MAR 20, 2023
DATE

PROFESSIONAL LAND SURVEYOR: WILLIAM P. SELF No. 36126

PROFESSIONAL ENGINEER: TODD M. PILLING CIVIL No. 41056

I, THE TOWN CLERK FOR AVON, MA., HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THESE PLANS WAS RECEIVED FROM THE PLANNING BOARD AND THAT NO NOTICE OF APPEAL WAS RECEIVED FOR THE NEXT TWENTY DAYS FOLLOWING SUCH NOTICE AND RECORDING AT THIS OFFICE.

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NOTE:
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"DEFINITIVE SUBDIVISION"
"PROPOSED ROADWAY PLAN & PROFILE"
PLAN OF LAND IN AVON, MA.
PARKVIEW LANE - AVON, MA.

PREPARED FOR: T.L. EDWARDS
100 WALES AVE.
AVON, MA. 02322

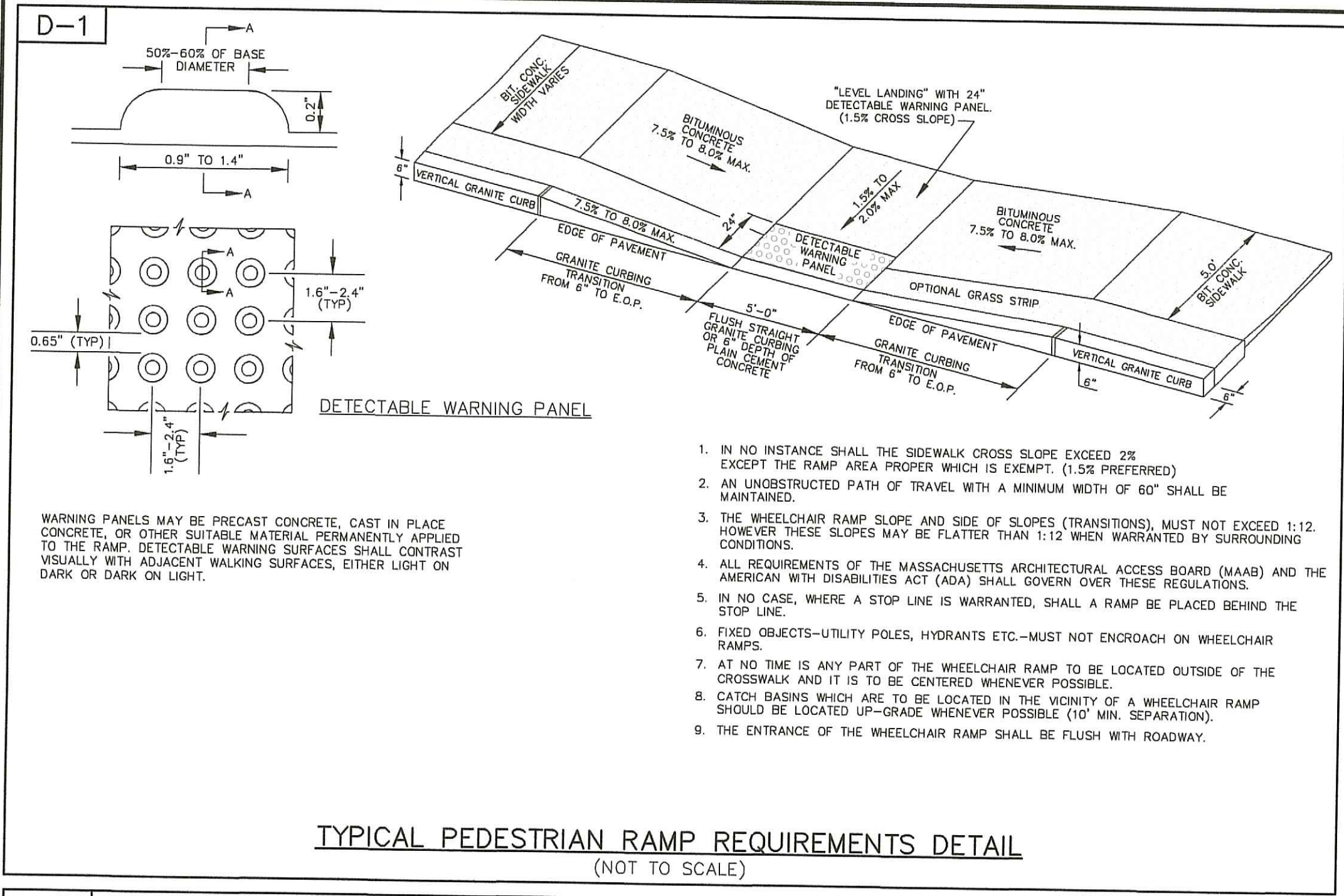
DATE: MAR. 20, 2023 SCALE: 1"=40'

CURLEY & HANSEN SURVEYORS
160 Pond St. Avon, Ma.
(508) 580-2117

MAY 8, 2023
JUNE 26, 2023
AL-946
(SHEET 4 OF 6)

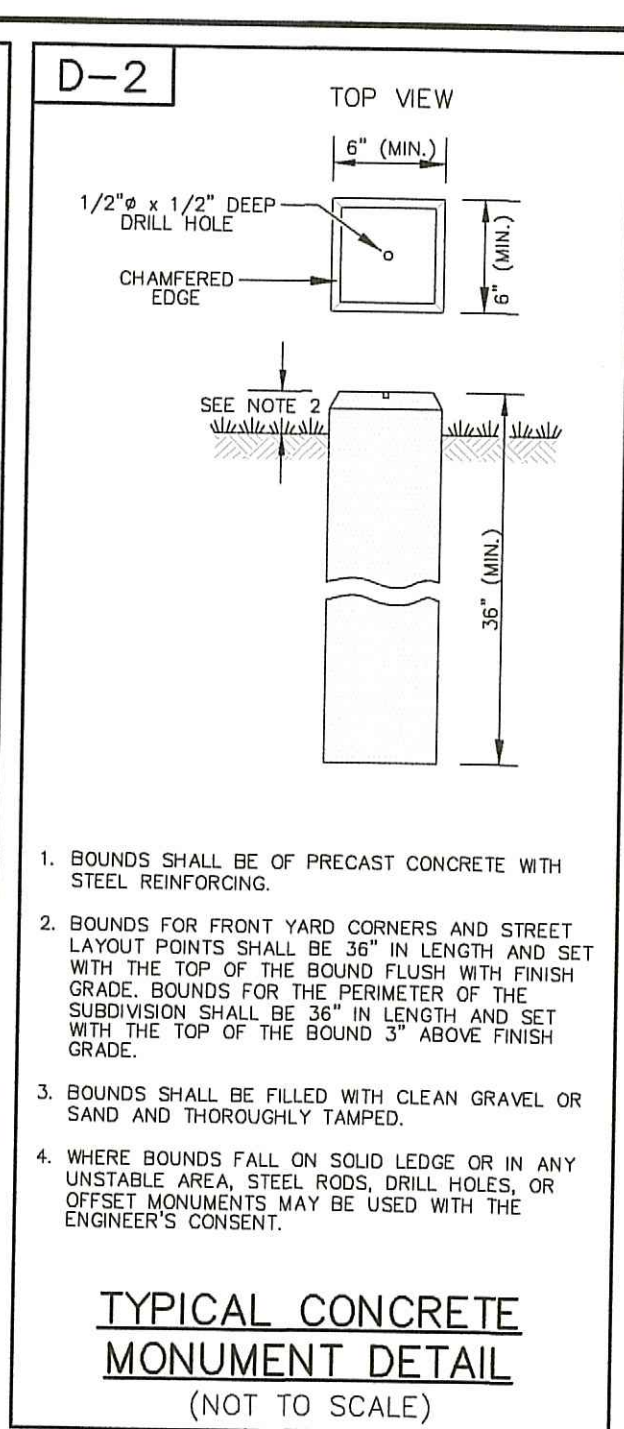
LEGEND:

- EXISTING CENTERLINE
- PROPOSED CENTERLINE

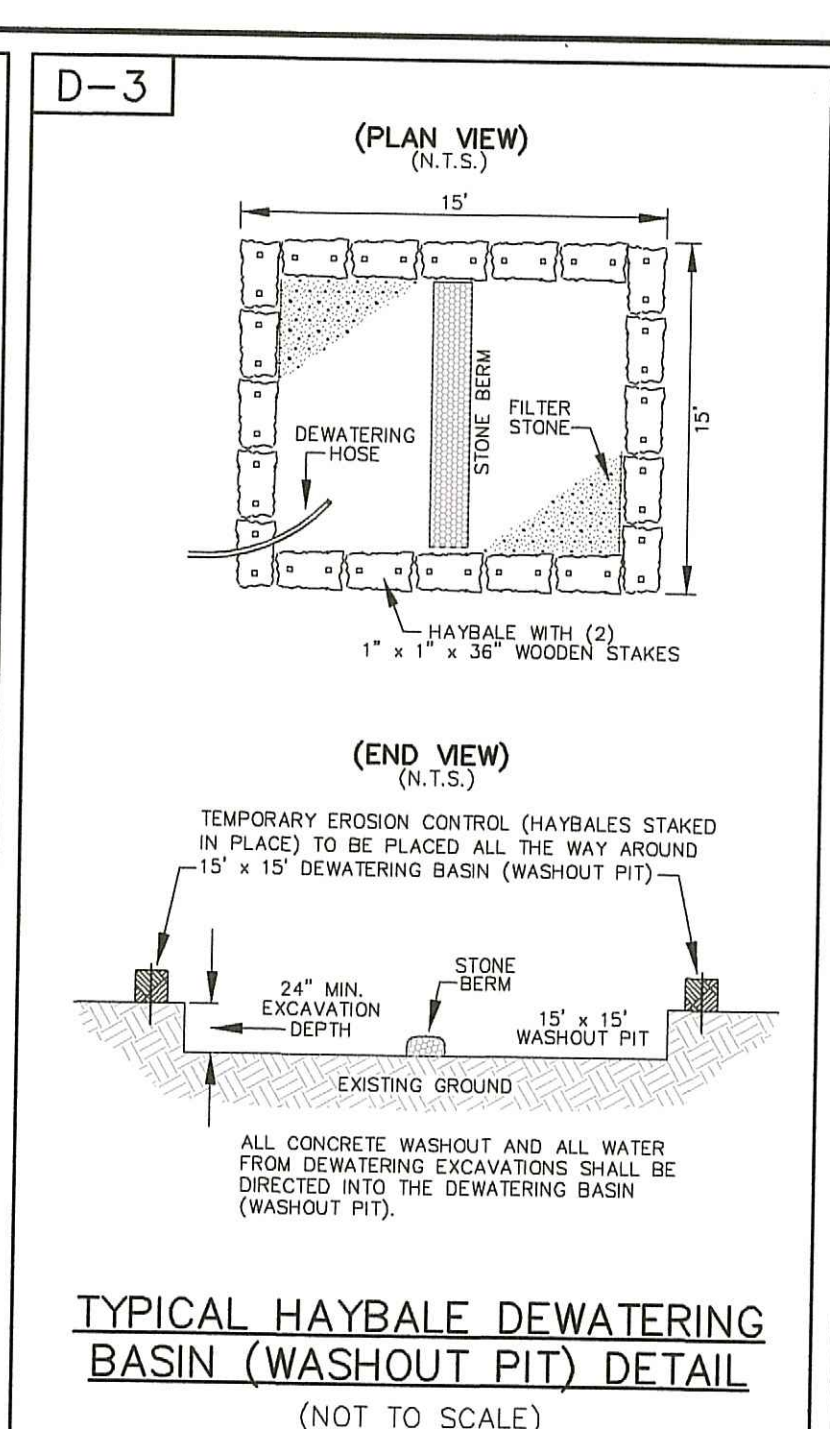


1. IN NO INSTANCE SHALL THE SIDEWALK CROSS SLOPE EXCEED 2% EXCEPT THE RAMP AREA PROPER WHICH IS EXCEPT (1.5% PREFERRED)
2. AN UNOBSTRUCTED PATH OF TRAVEL WITH A MINIMUM WIDTH OF 60" SHALL BE MAINTAINED.
3. THE WHEELCHAIR RAMP SLOPE AND SIDE OF SLOPES (TRANSITIONS), MUST NOT EXCEED 1:12. HOWEVER THESE SLOPES MAY BE FLATTER THAN 1:12 WHEN WARRANTED BY SURROUNDING CONDITIONS.
4. ALL REQUIREMENTS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB) AND THE AMERICAN WITH DISABILITIES ACT (ADA) SHALL GOVERN OVER THESE REGULATIONS.
5. IN NO CASE, WHERE A STOP LINE IS WARRANTED, SHALL A RAMP BE PLACED BEHIND THE STOP LINE.
6. FIXED OBJECTS-UTILITY POLES, HYDRANTS ETC.-MUST NOT ENCRUDGE ON WHEELCHAIR RAMPS.
7. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP TO BE LOCATED OUTSIDE OF THE CROSSWALK AND IT IS TO BE CENTERED WHENEVER POSSIBLE.
8. CATCH BASINS WHICH ARE TO BE LOCATED IN THE VICINITY OF A WHEELCHAIR RAMP SHOULD BE LOCATED UP-GRADE WHENEVER POSSIBLE (10' MIN. SEPARATION).
9. THE ENTRANCE OF THE WHEELCHAIR RAMP SHALL BE FLUSH WITH ROADWAY.

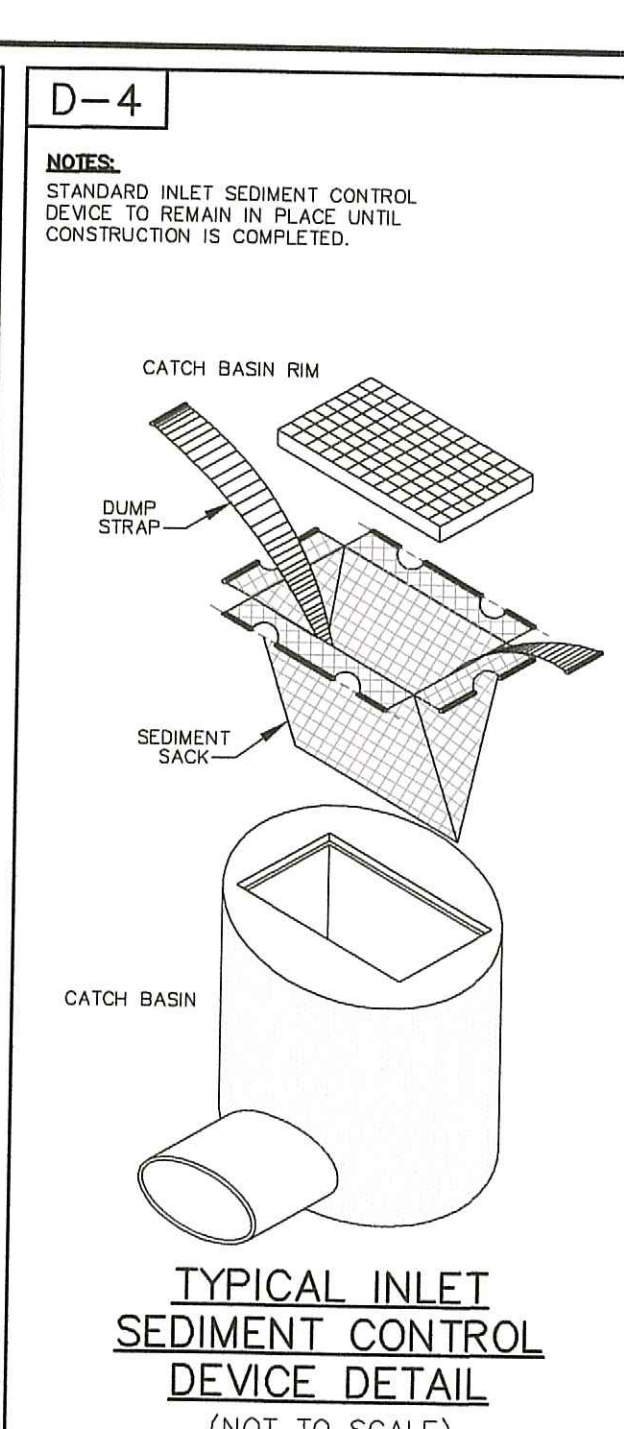
TYPICAL PEDESTRIAN RAMP REQUIREMENTS DETAIL (NOT TO SCALE)



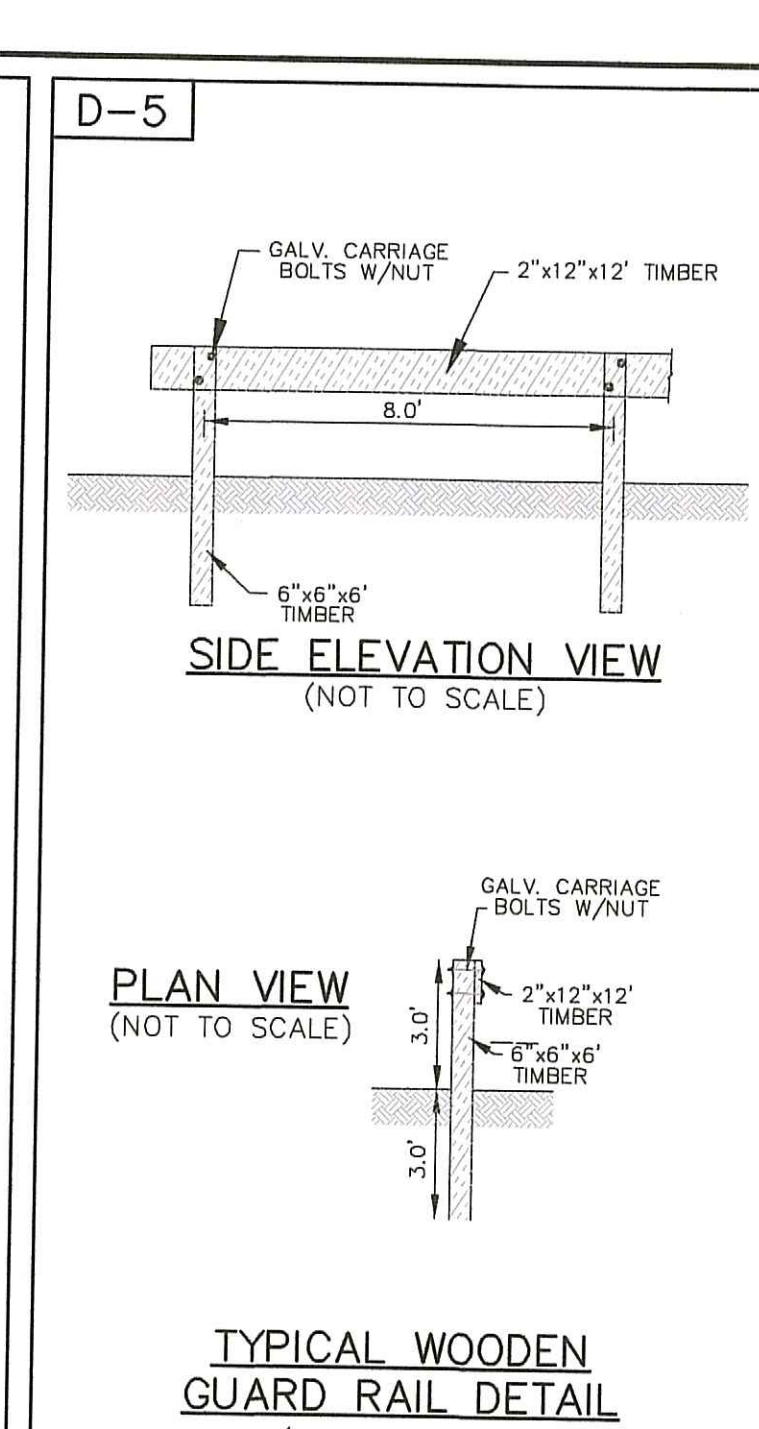
TYPICAL CONCRETE MONUMENT DETAIL (NOT TO SCALE)



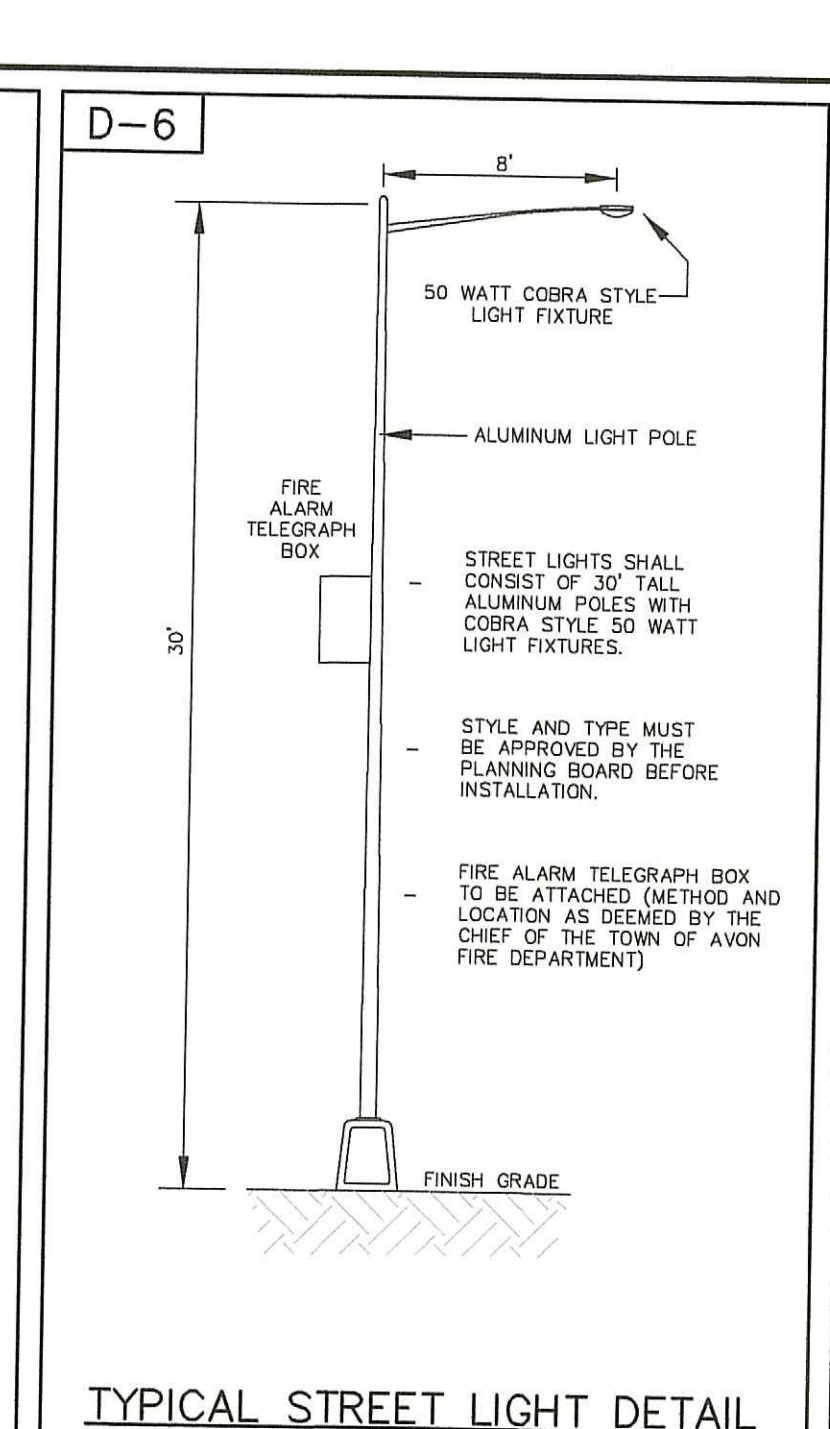
TYPICAL HAYBALE DEWATERING BASIN (WASHOUT PIT) DETAIL (NOT TO SCALE)



TYPICAL INLET SEDIMENT CONTROL DEVICE DETAIL (NOT TO SCALE)



TYPICAL WOODEN GUARD RAIL DETAIL (NOT TO SCALE)



TYPICAL STREET LIGHT DETAIL (NOT TO SCALE)

FOR REGISTRY USE ONLY

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED

CHAIRMAN: _____

TOWN OF AVON PLANNING BOARD

DATE: _____

I, THE TOWN CLERK FOR AVON, MA., HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THESE PLANS WAS RECEIVED FROM THE PLANNING BOARD AND THAT NO NOTICE OF APPEAL WAS RECEIVED FOR THE NEXT TWENTY DAYS FOLLOWING SUCH NOTICE AND RECORDING AT THIS OFFICE.

DATE: _____ CLERK, TOWN OF AVON

APPROVAL OF THESE PLANS IS GRANTED SUBJECT TO A COVENANT WITH THE TOWN OF AVON PLANNING BOARD.

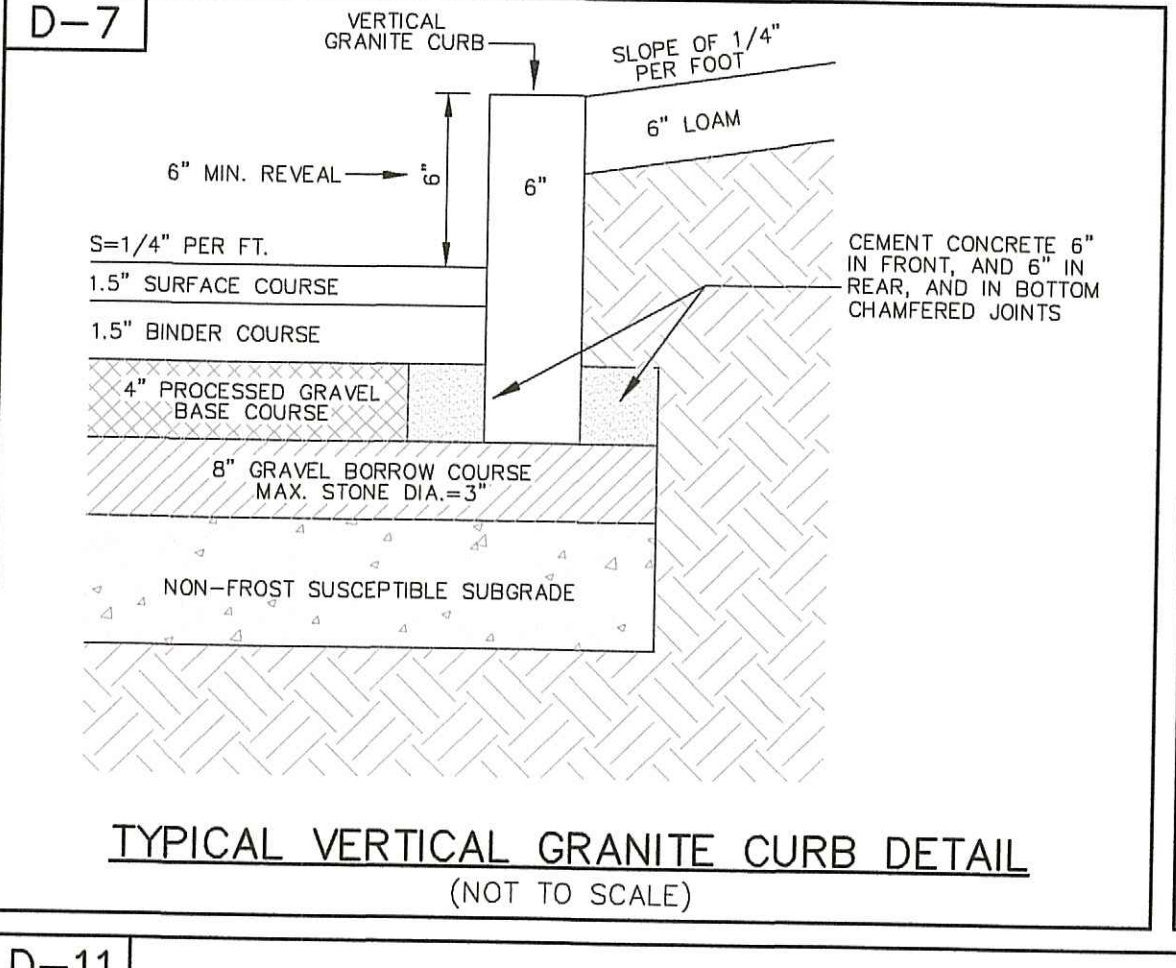
DATE: _____ TO BE RECORDED HEREWITH

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AND WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

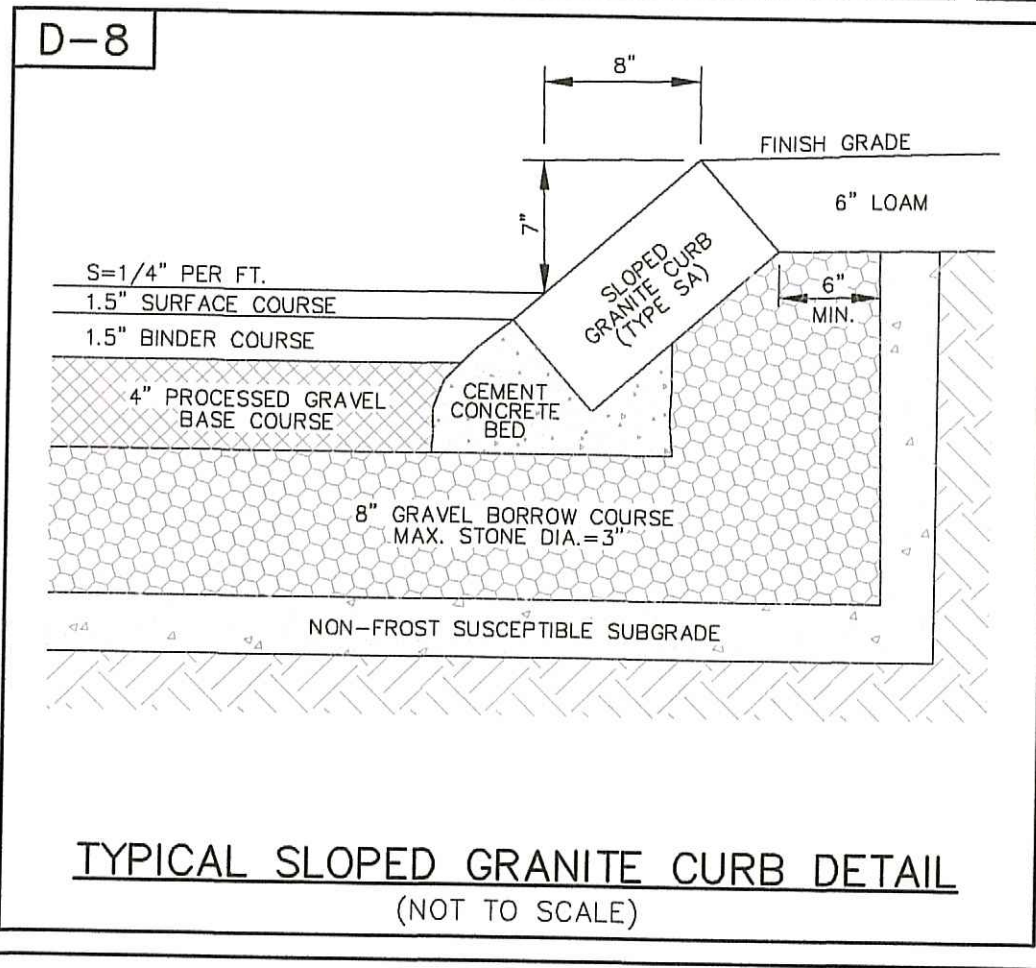
Mar 20 2023
DATE

WILLIAM P. SELF
No. 36126
REGISTERED PROFESSIONAL LAND SURVEYOR

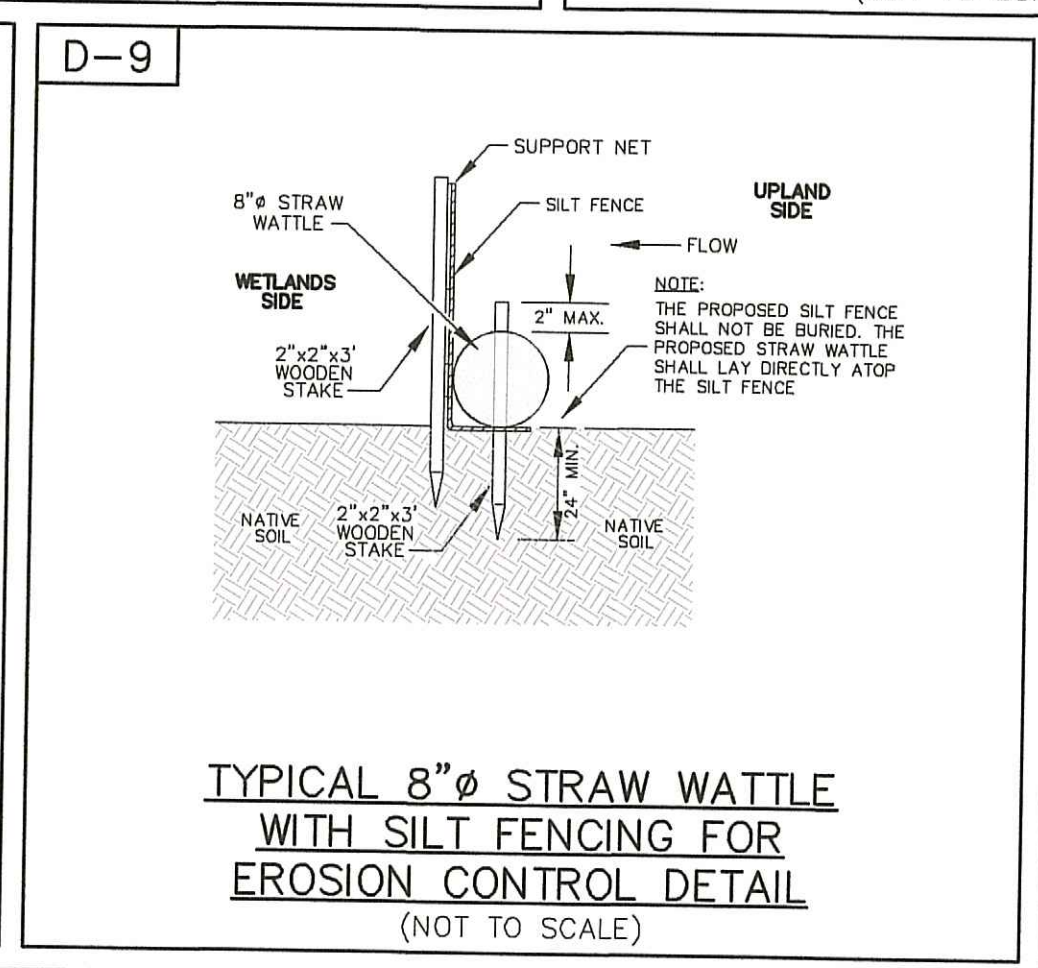
TODD M. PILLING
No. 41056
REGISTERED PROFESSIONAL ENGINEER



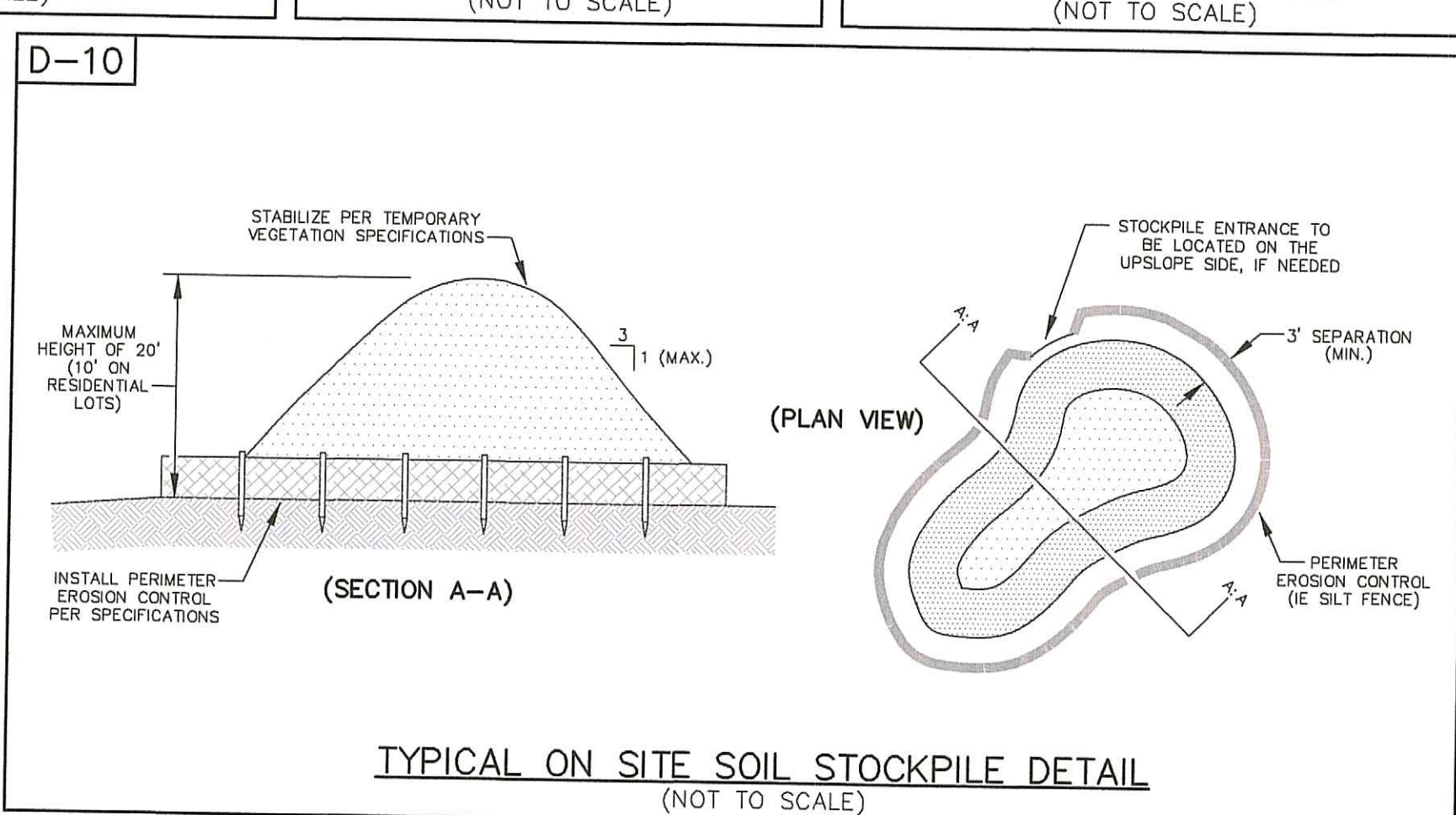
TYPICAL VERTICAL GRANITE CURB DETAIL (NOT TO SCALE)



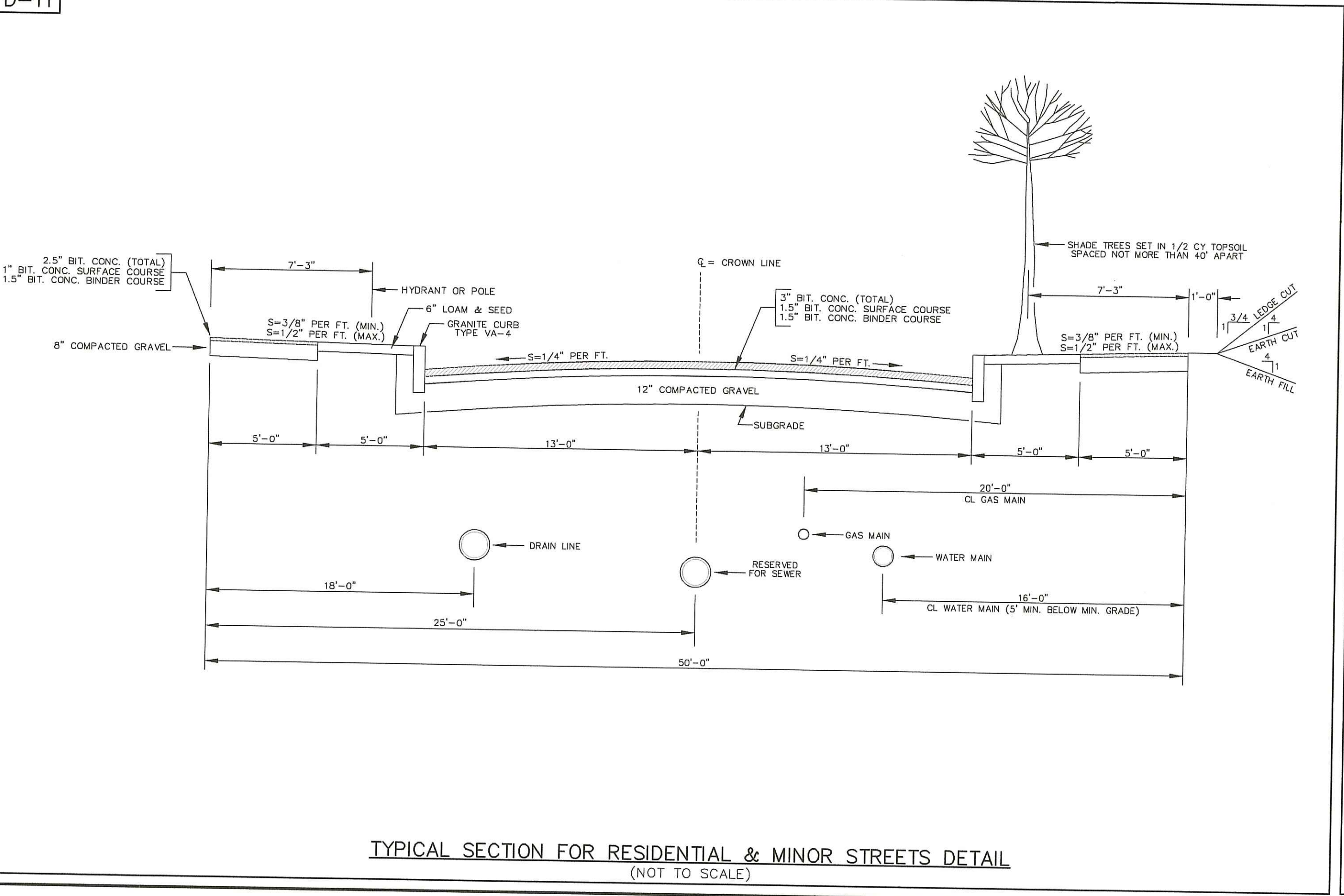
TYPICAL SLOPED GRANITE CURB DETAIL (NOT TO SCALE)



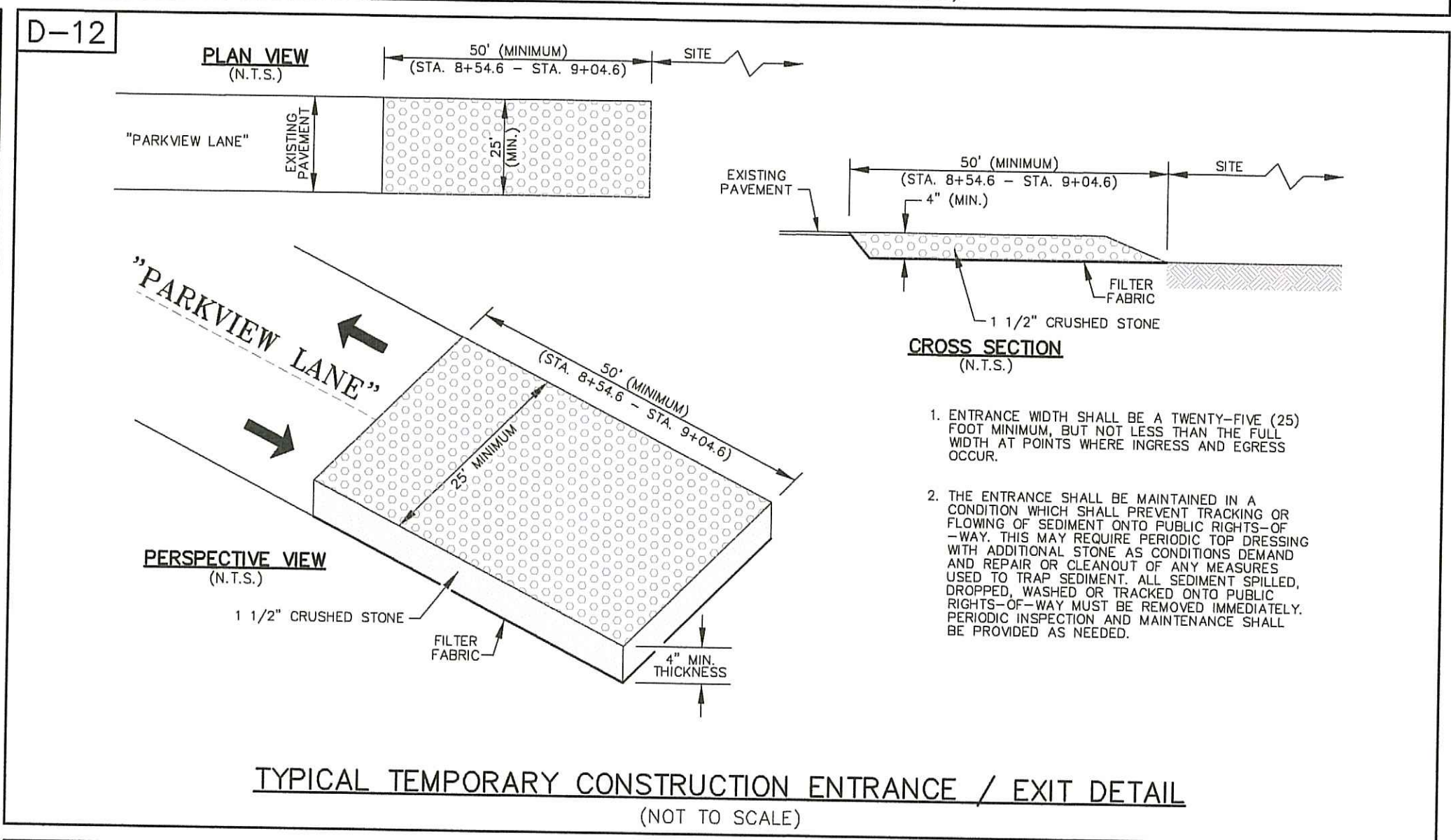
TYPICAL 8" STRAW WATTLE WITH SILT FENCING FOR EROSION CONTROL DETAIL (NOT TO SCALE)



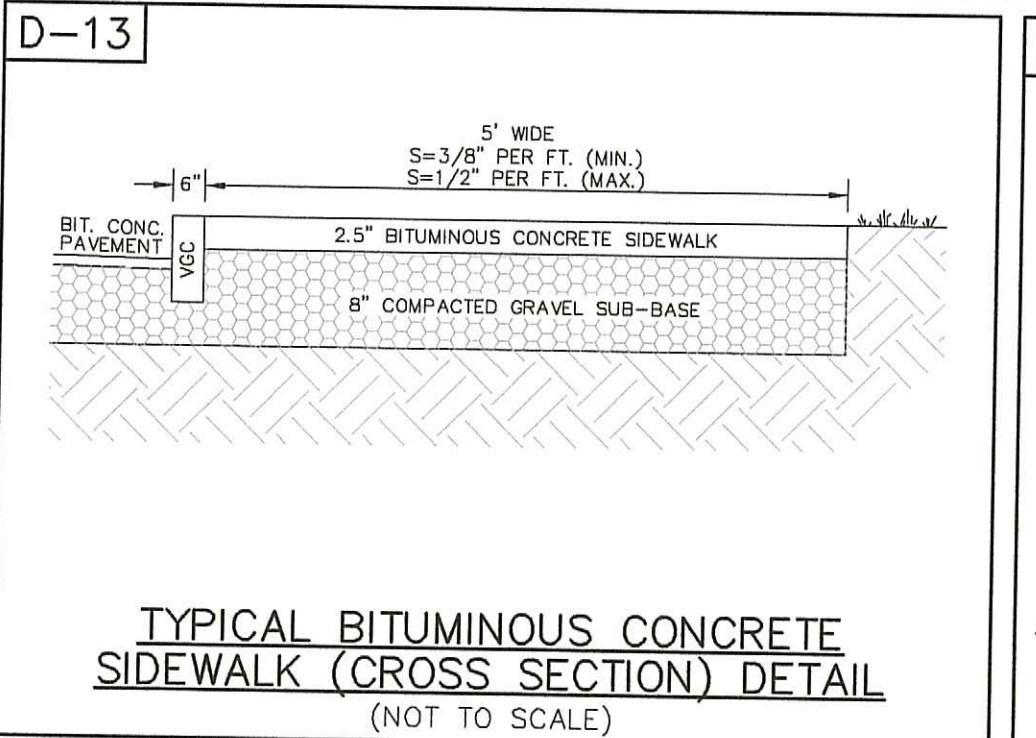
TYPICAL ON SITE SOIL STOCKPILE DETAIL (NOT TO SCALE)



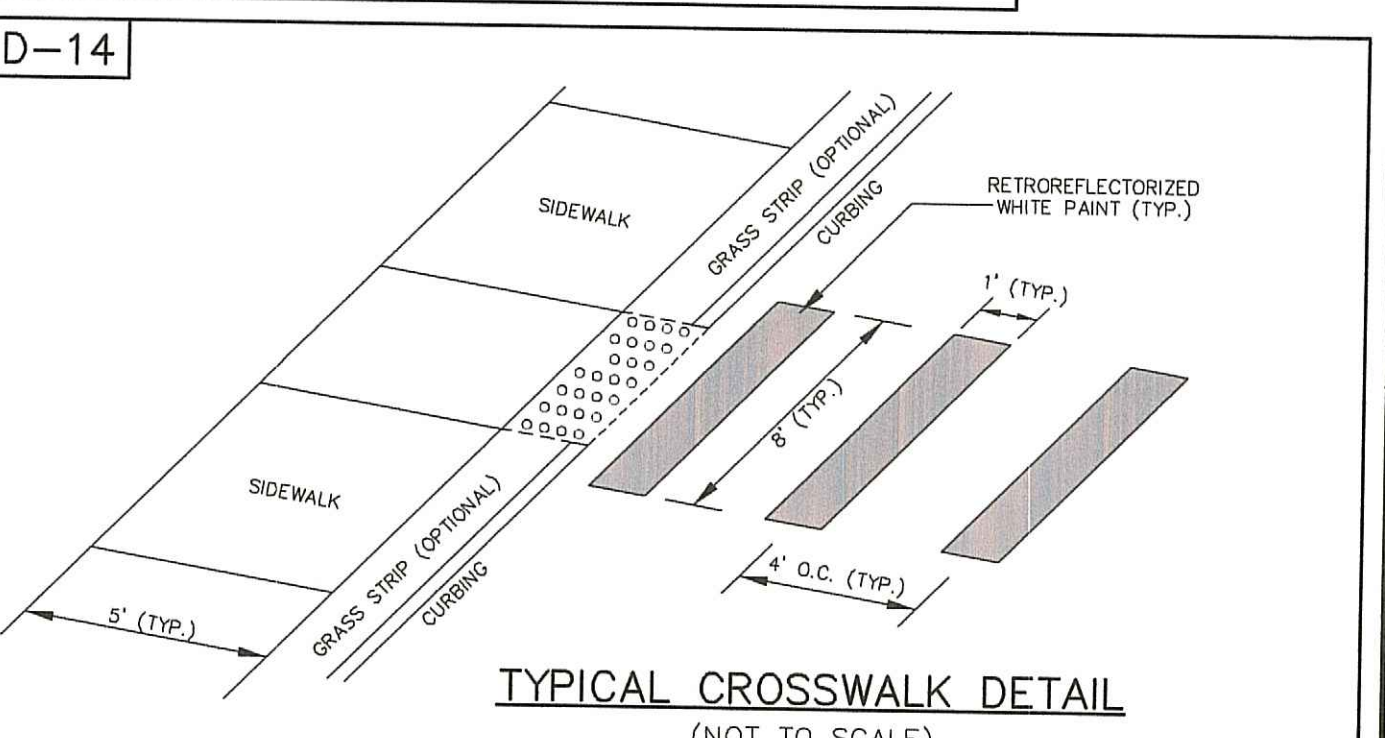
TYPICAL SECTION FOR RESIDENTIAL & MINOR STREETS DETAIL (NOT TO SCALE)



TYPICAL TEMPORARY CONSTRUCTION ENTRANCE / EXIT DETAIL (NOT TO SCALE)



TYPICAL BITUMINOUS CONCRETE SIDEWALK (CROSS SECTION) DETAIL (NOT TO SCALE)



TYPICAL CROSSWALK DETAIL (NOT TO SCALE)

APPLICANT: T.L. EDWARDS
100 WALES AVE.
AVON, MA. 02322

"DEFINITIVE SUBDIVISION"

"TYPICAL CONSTRUCTION DETAILS"

PLAN OF LAND IN AVON, MA.

PARKVIEW LANE - AVON, MA.

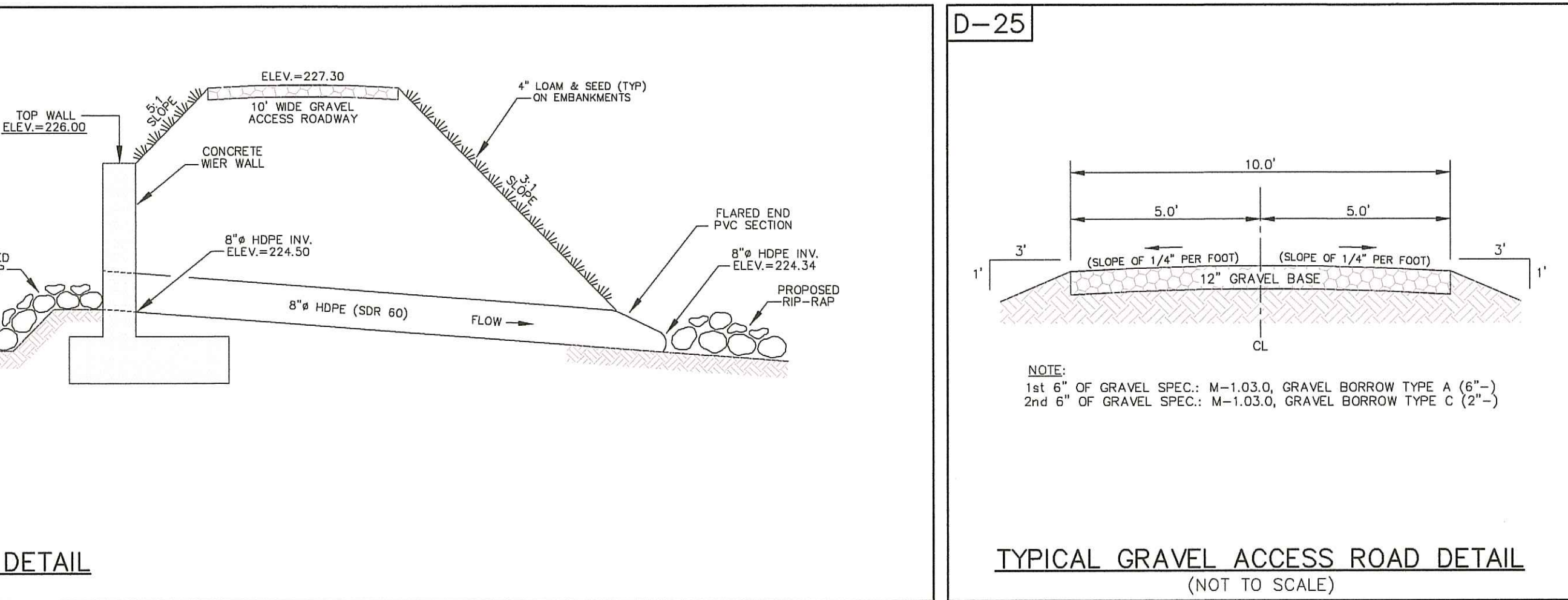
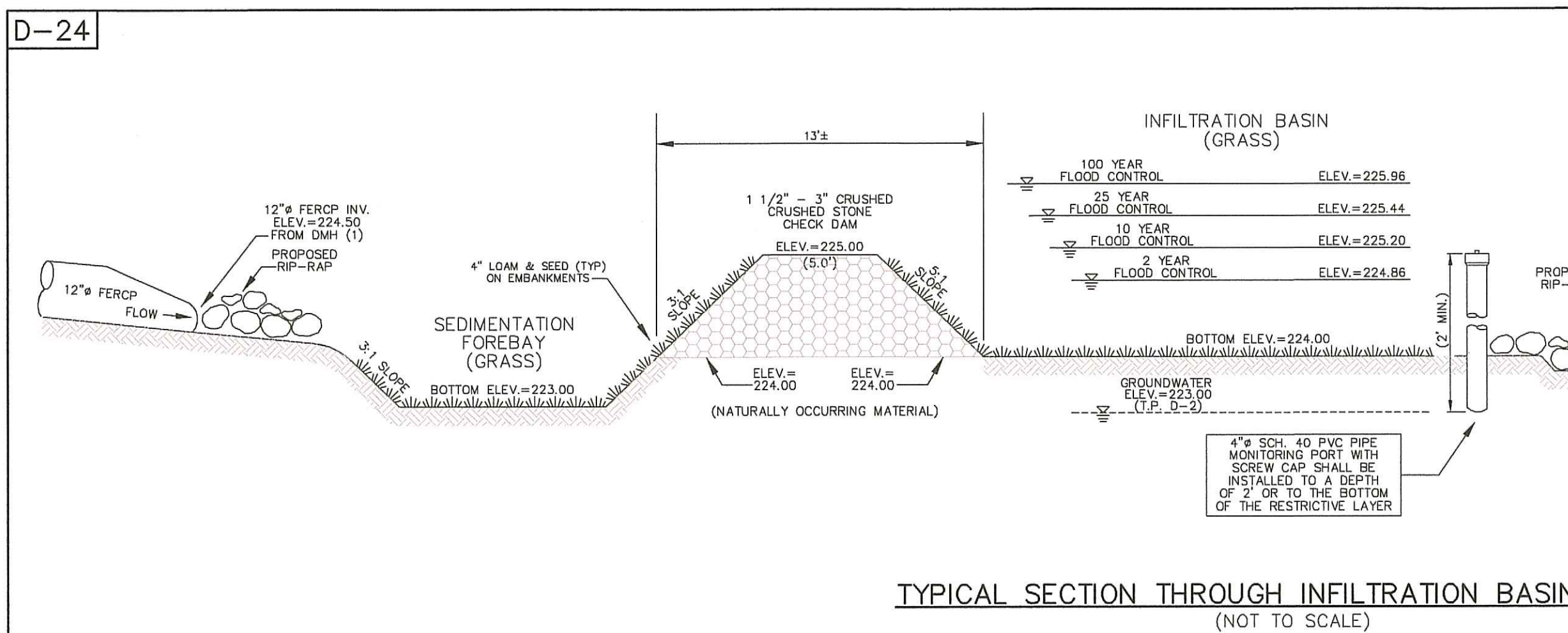
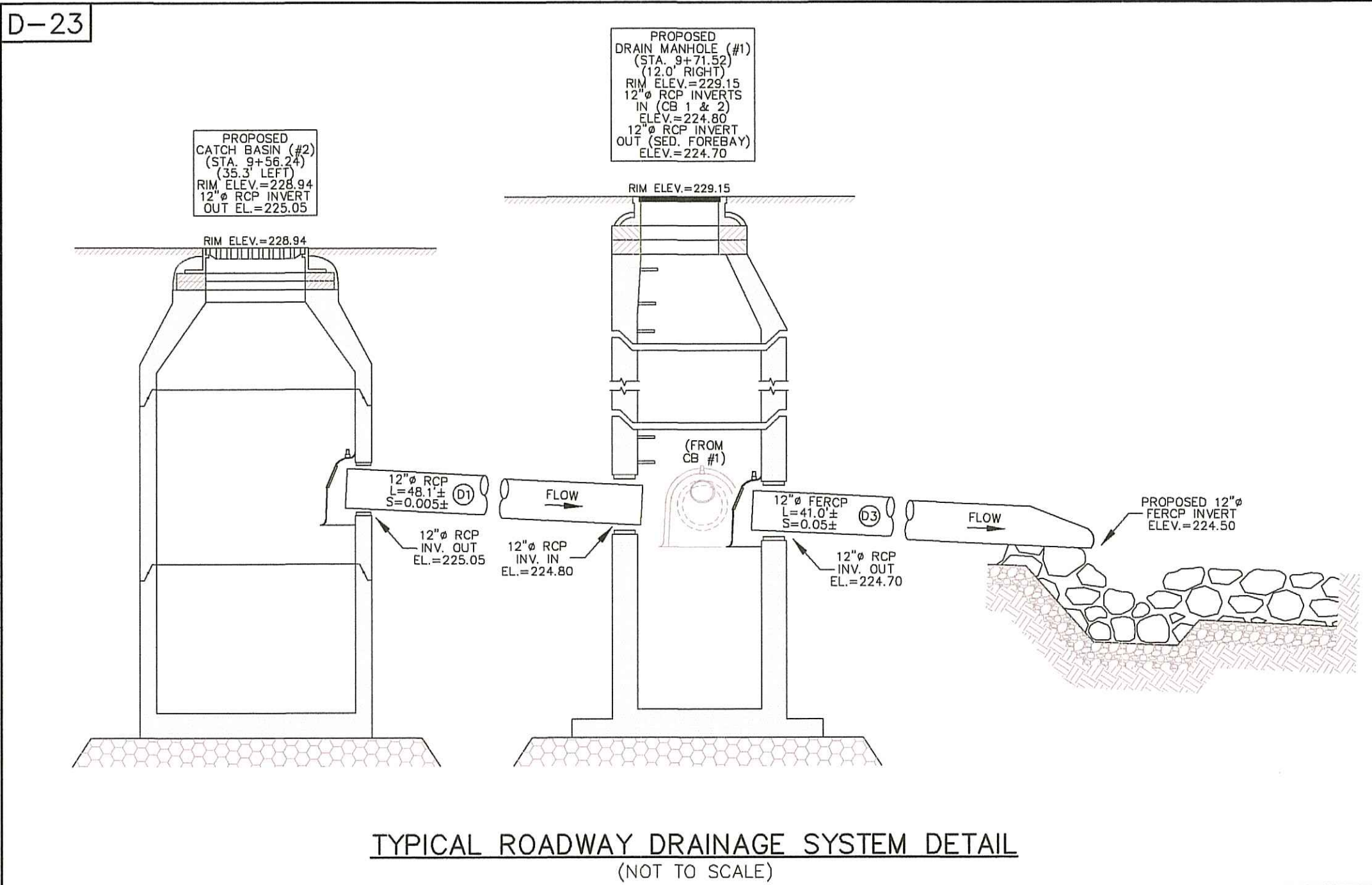
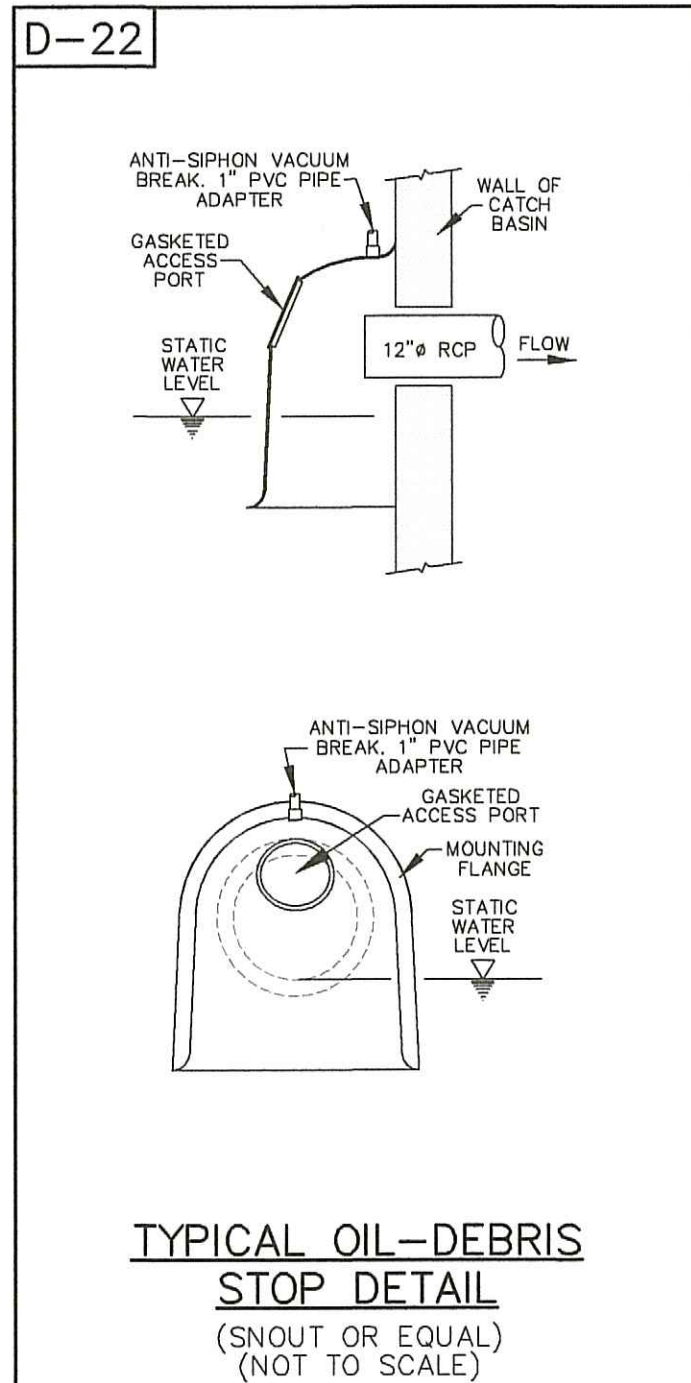
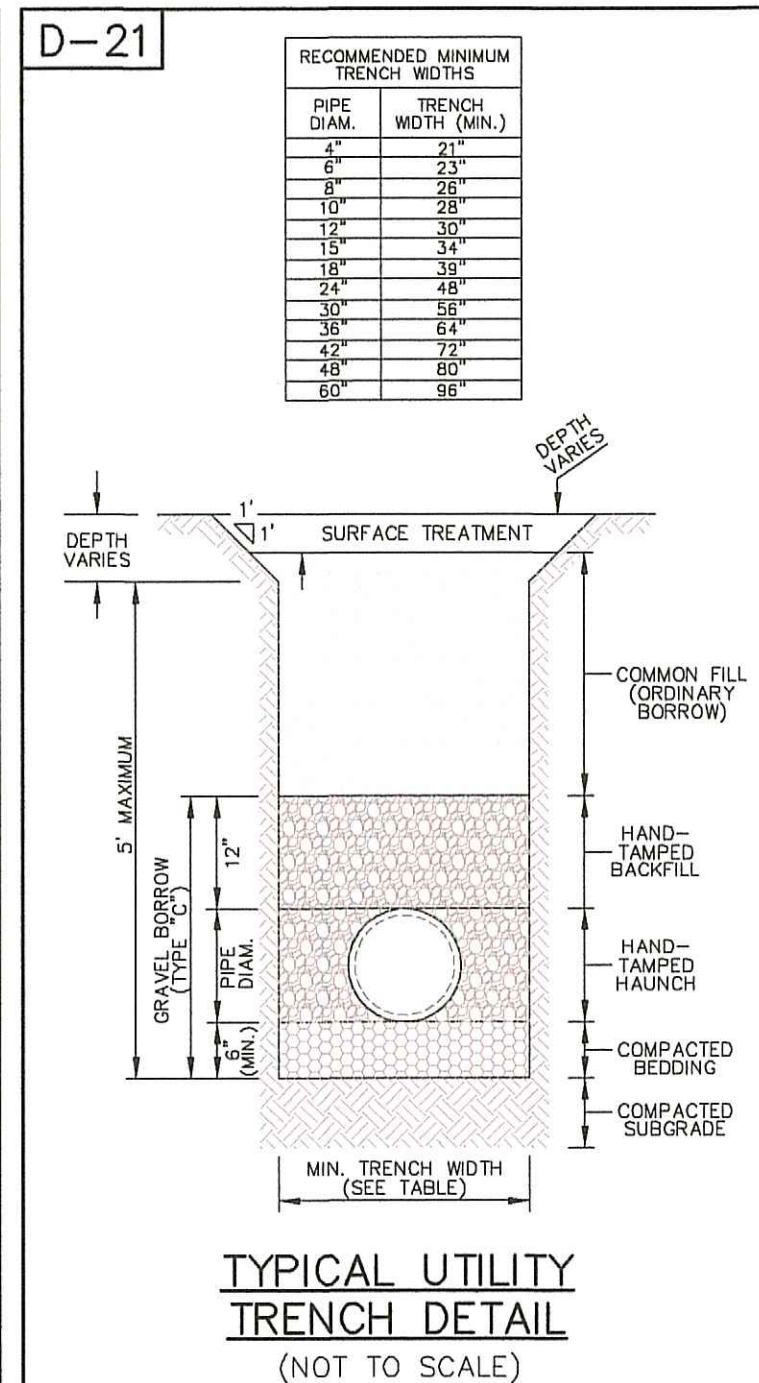
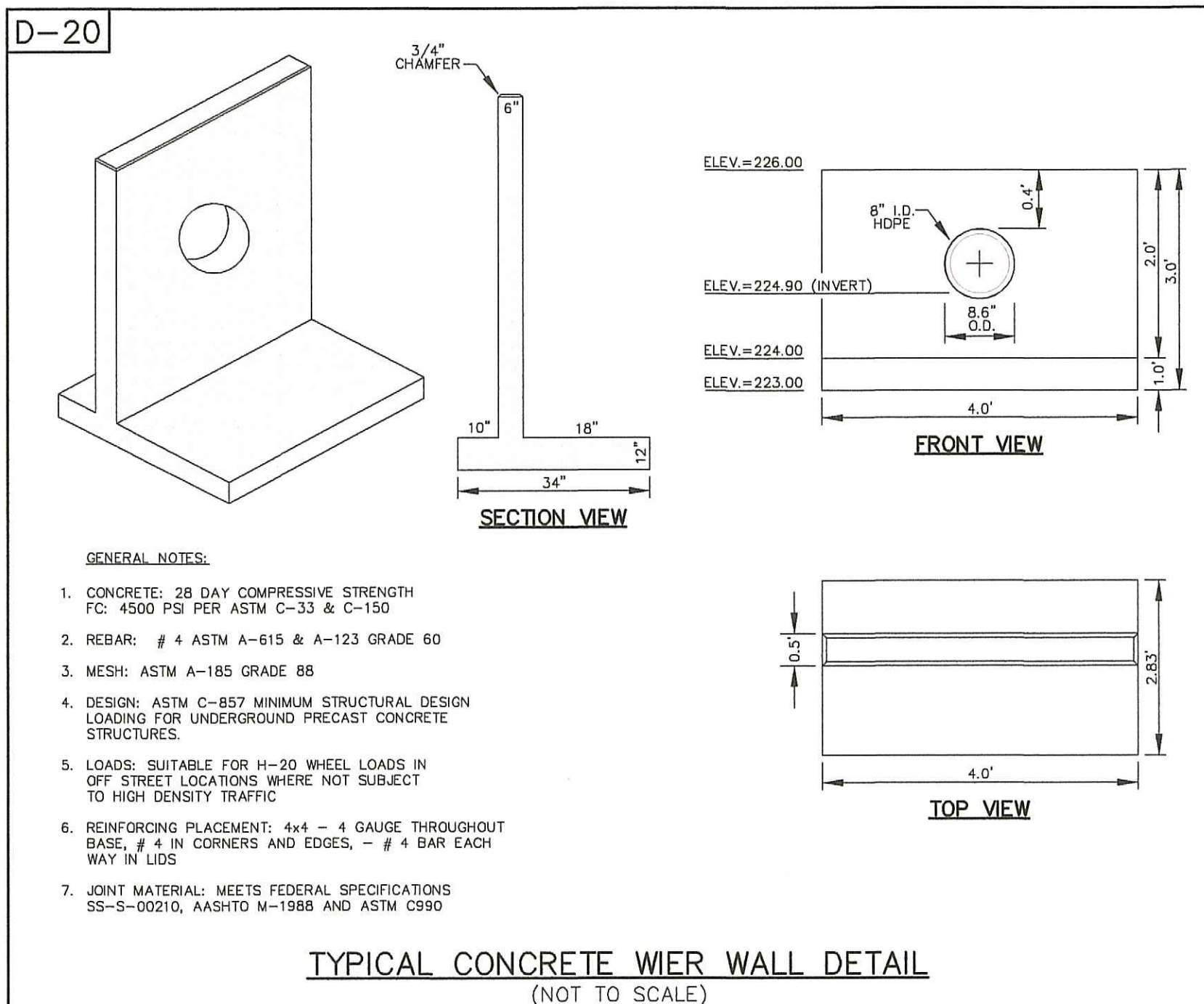
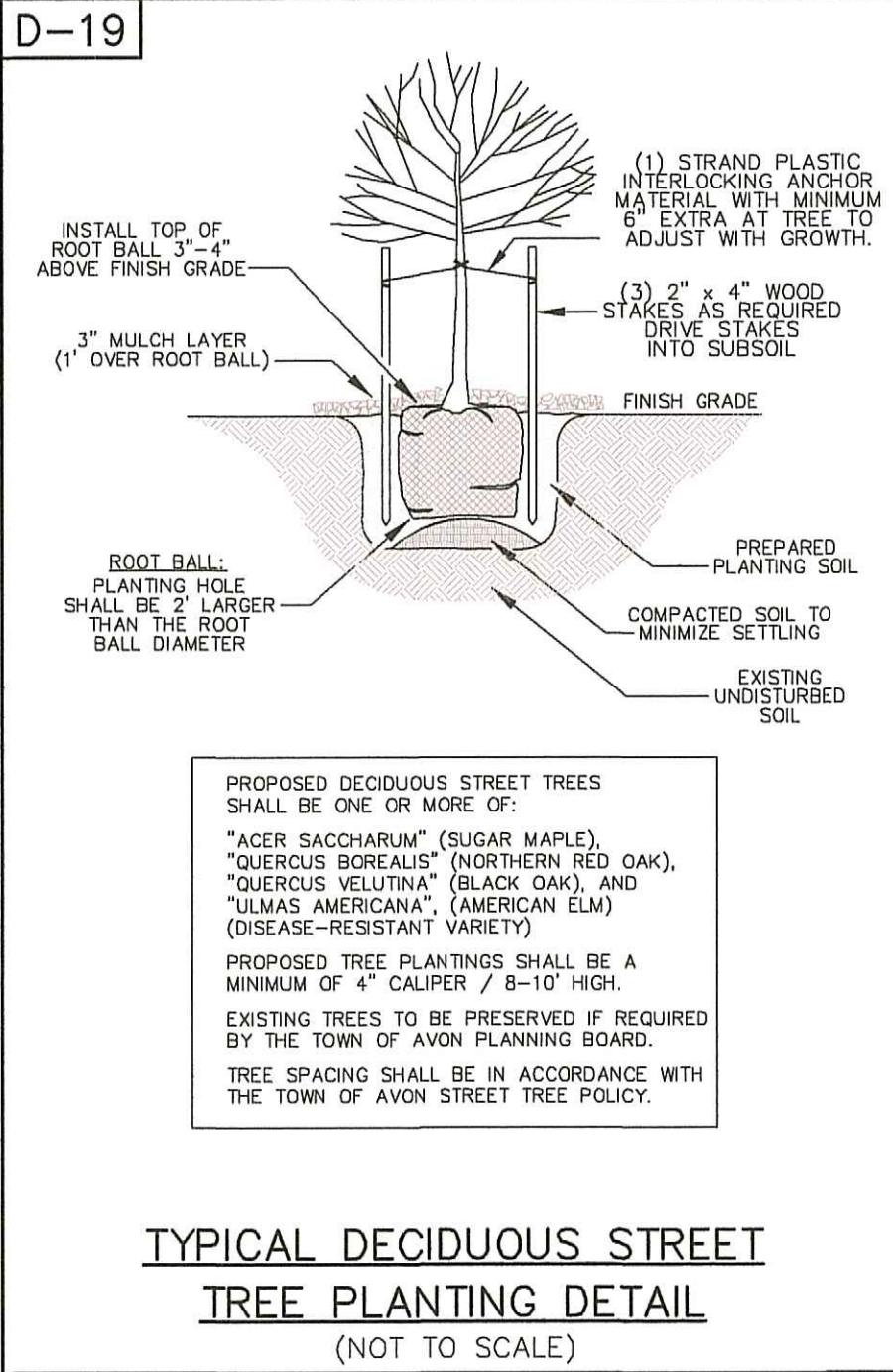
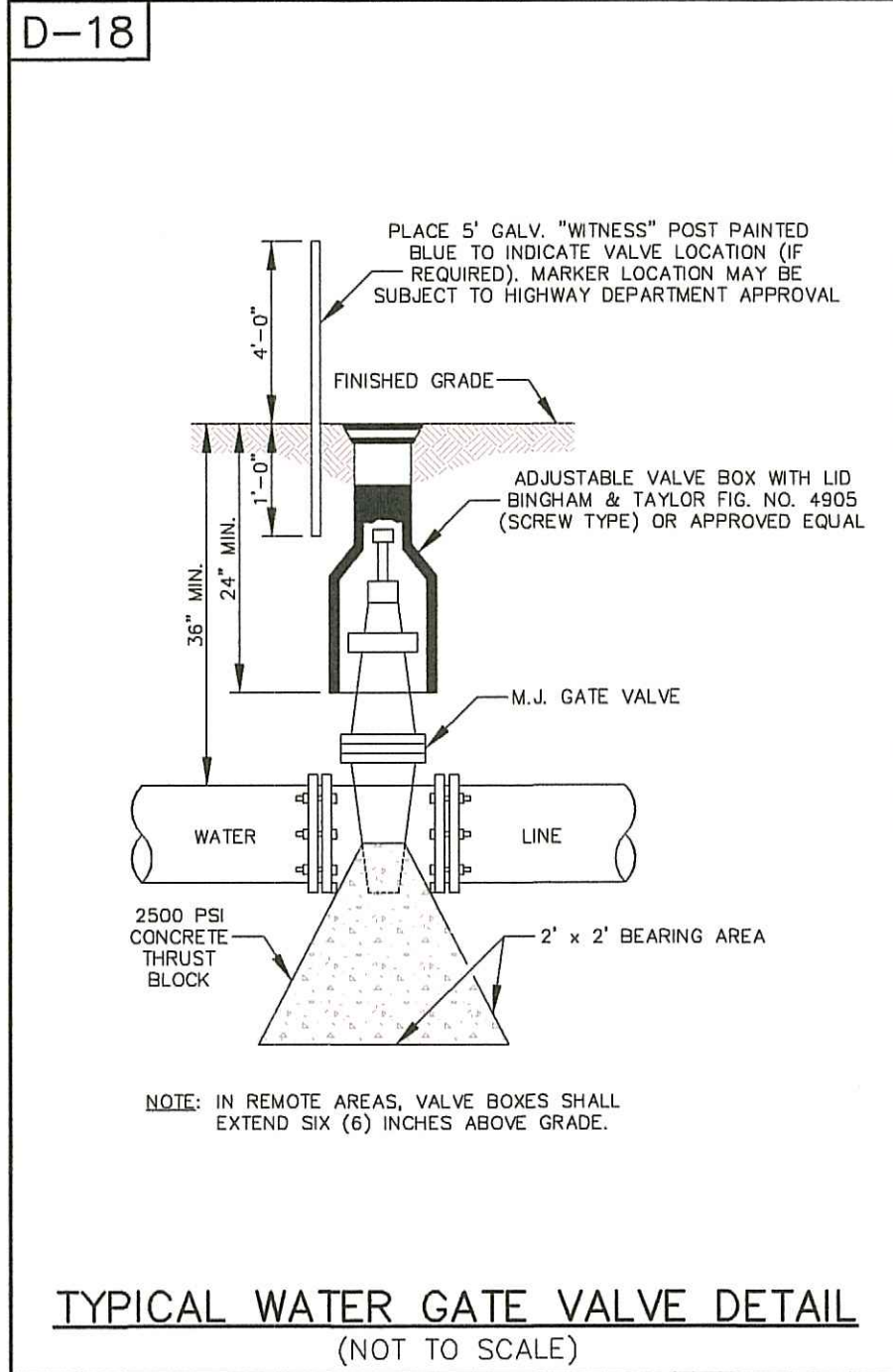
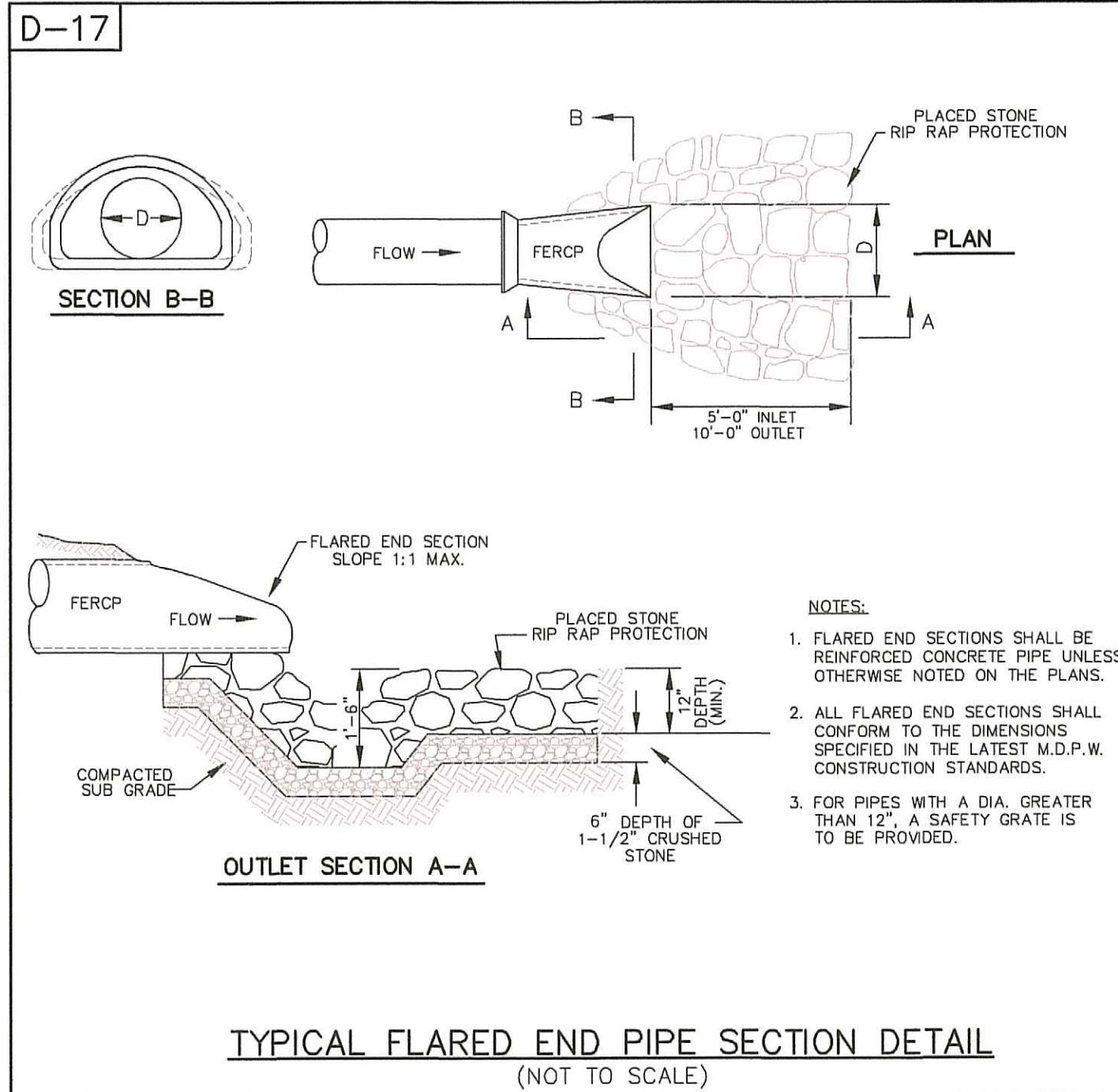
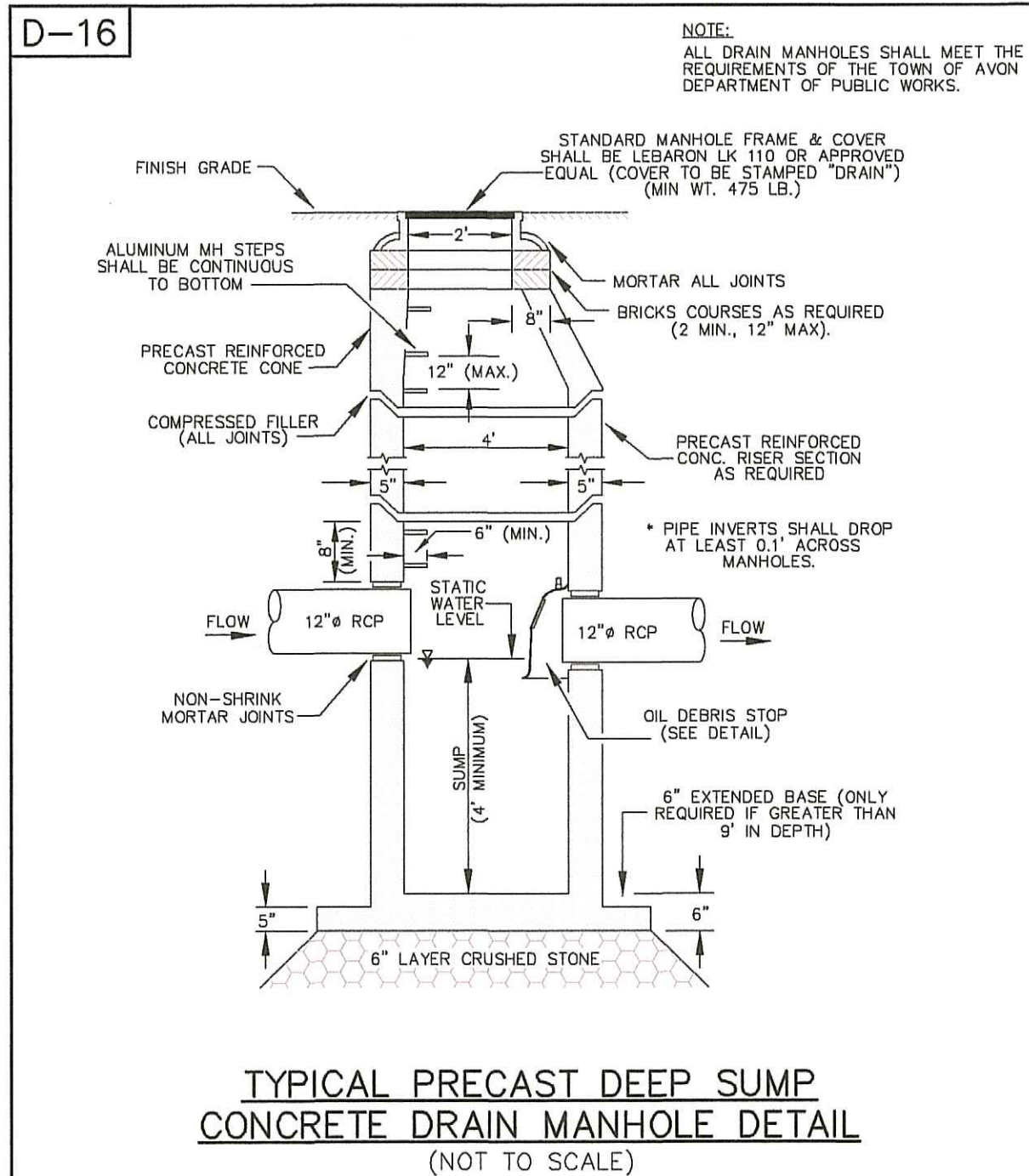
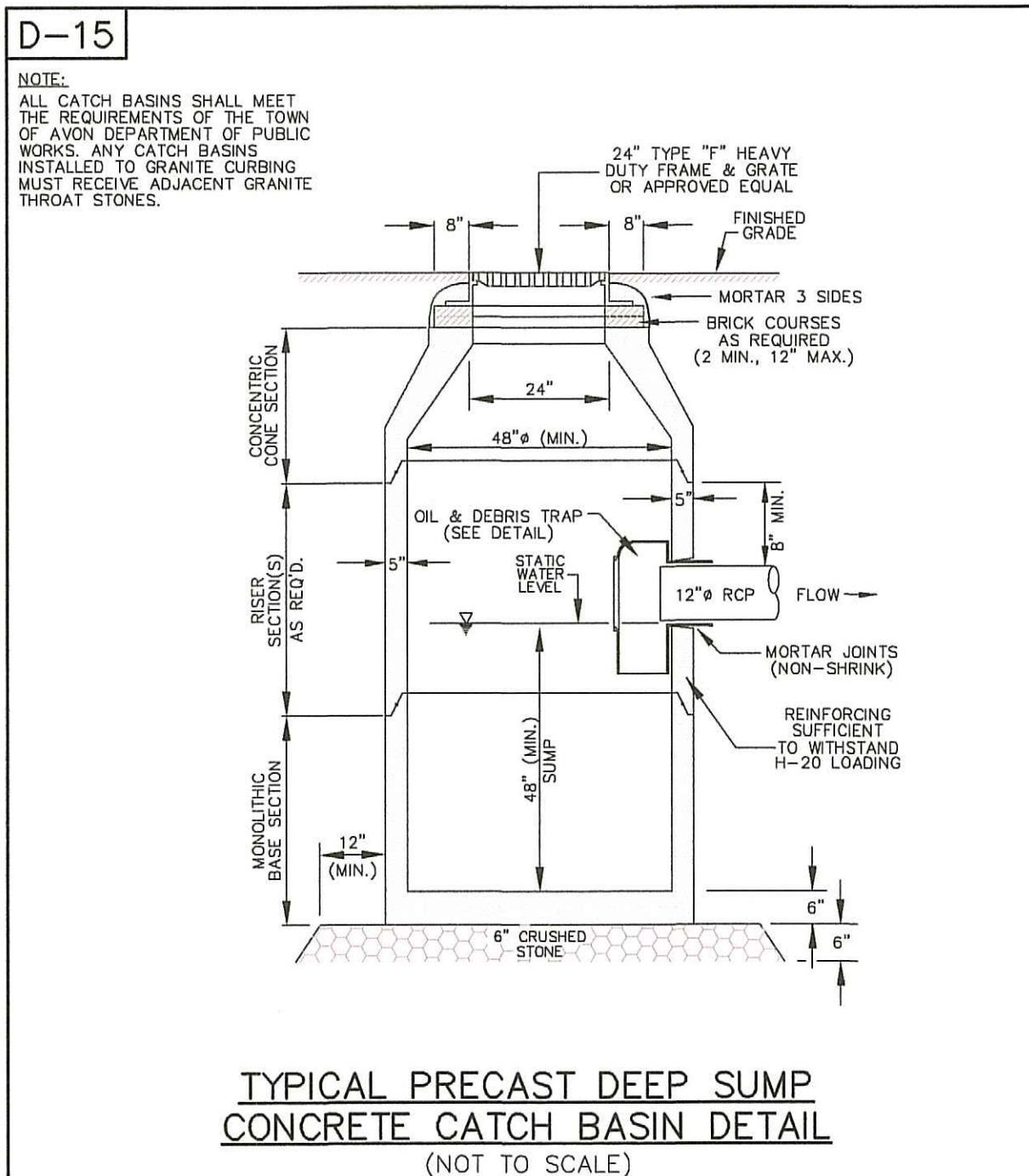
PREPARED FOR: T.L. EDWARDS
100 WALES AVE.
AVON, MA. 02322

DATE: MAR. 20, 2023

CURLEY & HANSEN SURVEYORS
160 Pond St. Avon, Ma.
(508) 580-2117

MAY 8, 2023
JUNE 26, 2023

AL-946
(SHEET 5 OF 6)



FOR REGISTRY USE ONLY

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED

CHAIRMAN: _____

TOWN OF AVON PLANNING BOARD

DATE: _____

I, THE TOWN CLERK FOR AVON, MA., HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THESE PLANS WAS RECEIVED FROM THE PLANNING BOARD AND THAT NO NOTICE OF APPEAL WAS RECEIVED FOR THE NEXT TWENTY DAYS FOLLOWING SUCH NOTICE AND RECORDING AT THIS OFFICE.

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MDE 20 2023
DATE

WILLIAM P. SELF
No. 36126
REGISTERED PROFESSIONAL LAND SURVEYOR

WILLIAM P. SELF
No. 41056
REGISTERED PROFESSIONAL ENGINEER

APPLICANT: T.L. EDWARDS
100 WALES AVE.
AVON, MA. 02322

"DEFINITIVE SUBDIVISION"
"TYPICAL CONSTRUCTION DETAILS"
PLAN OF LAND IN AVON, MA.
PARKVIEW LANE - AVON, MA.

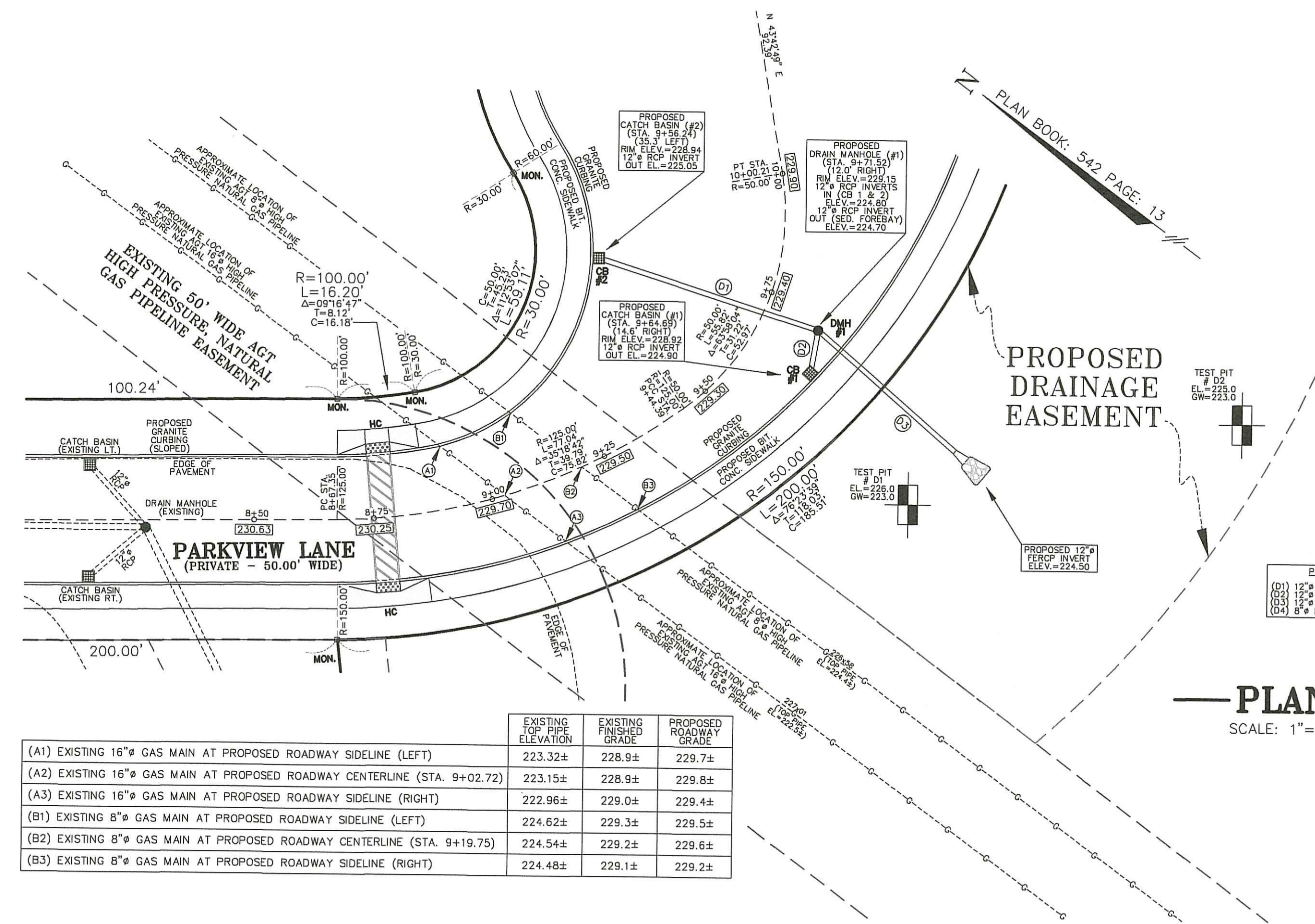
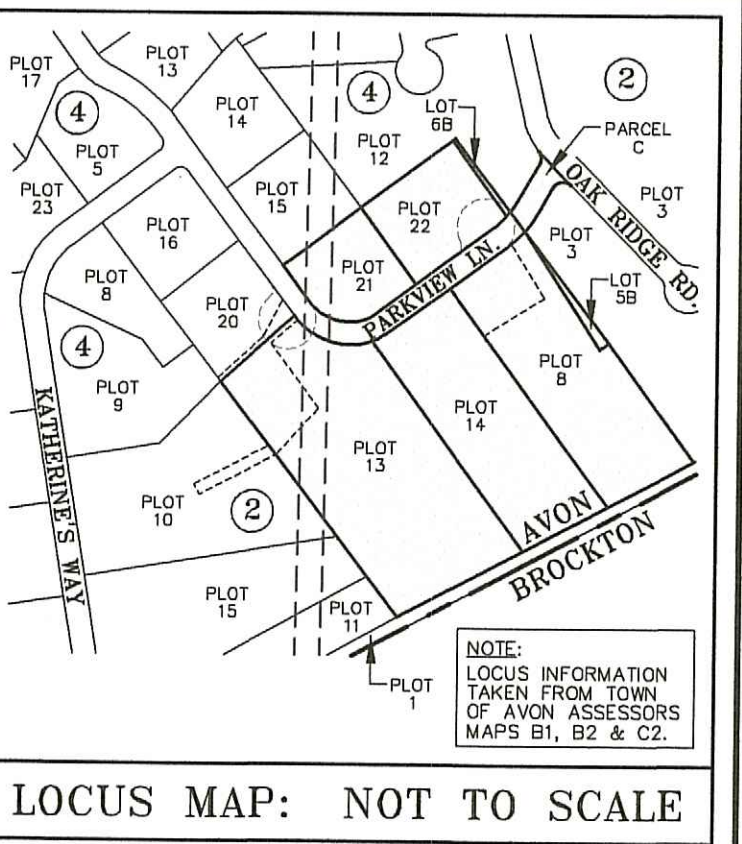
PREPARED FOR: T.L. EDWARDS
100 WALES AVE.
AVON, MA. 02322

DATE: MAR. 20, 2023

SCALE: 1" = 40'

CURLEY & HANSEN SURVEYORS
160 Pond St. Avon, Ma.
(508) 580-2117

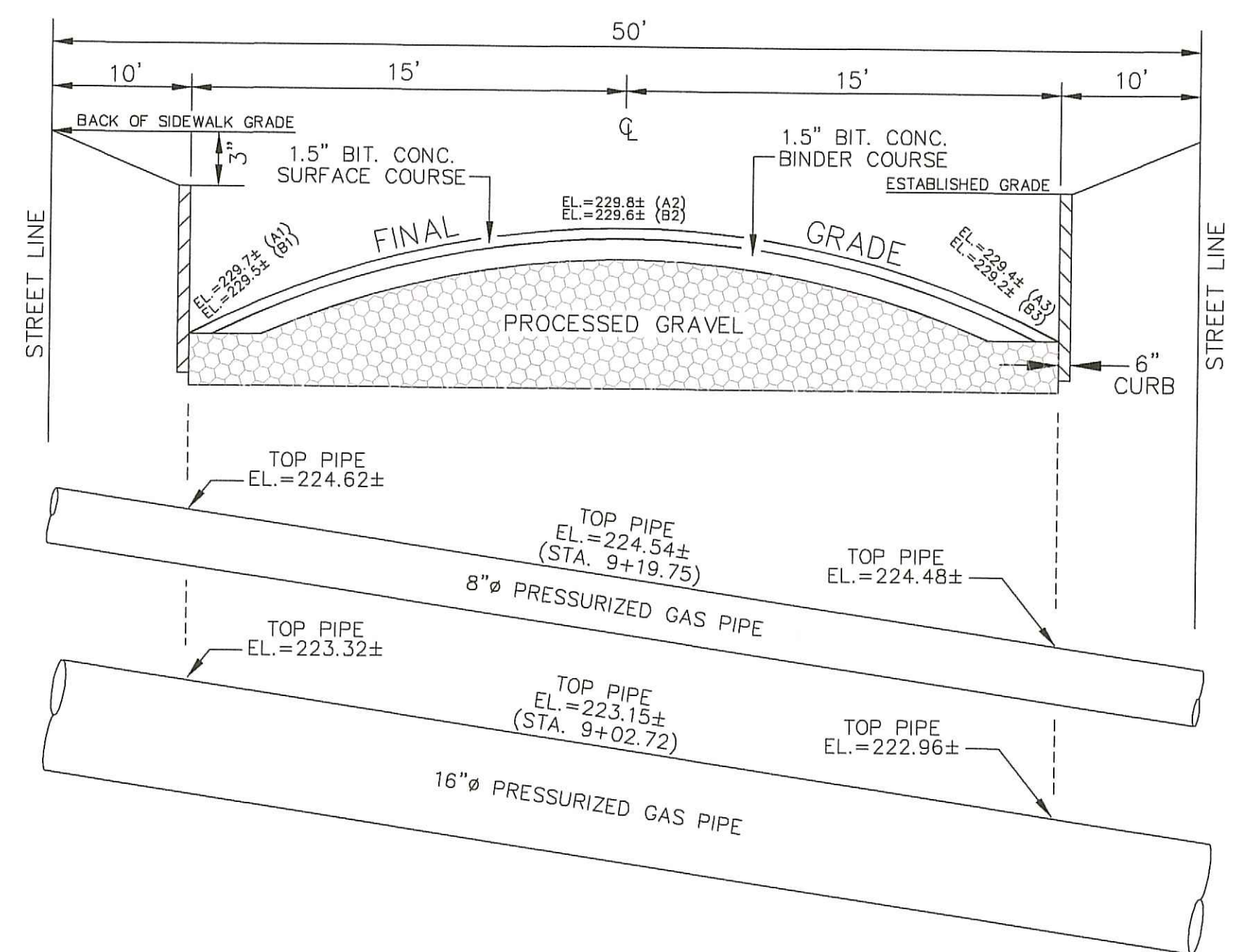
MAY 8, 2023
JUNE 26, 2023
AL-946
(SHEET 6 OF 6)



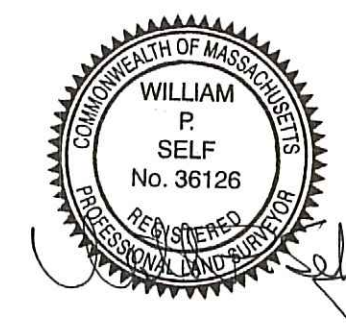
PROPOSED DRAIN LINE SCHEDULE

(01)	12" BCP	L=48.1'±	S=0.005% (CLASS 5)
(02)	12" BCP	L=8.1'±	S=0.11% (CLASS 5)
(03)	12" PERCP	L=41.0'±	S=0.005%
(04)	8" HDPE	L=32.0'±	S=0.01%

	EXISTING TOP PIPE ELEVATION	EXISTING FINISHED GRADE	PROPOSED FINISHED ROADWAY GRADE
(A1) EXISTING 16" GAS MAIN AT PROPOSED ROADWAY SIDELINE (LEFT)	223.32±	228.9±	229.7±
(A2) EXISTING 16" GAS MAIN AT PROPOSED ROADWAY CENTERLINE (STA. 9+02.72)	223.15±	228.9±	229.8±
(A3) EXISTING 16" GAS MAIN AT PROPOSED ROADWAY SIDELINE (RIGHT)	222.96±	229.0±	229.4±
(B1) EXISTING 8" GAS MAIN AT PROPOSED ROADWAY SIDELINE (LEFT)	224.62±	229.3±	229.5±
(B2) EXISTING 8" GAS MAIN AT PROPOSED ROADWAY CENTERLINE (STA. 9+19.75)	224.54±	229.2±	229.6±
(B3) EXISTING 8" GAS MAIN AT PROPOSED ROADWAY SIDELINE (RIGHT)	224.48±	229.1±	229.2±



EXISTING GAS PIPE LOCATIONS IN RELATION TO PARKVIEW LANE CROSS SECTION (PROPOSED) DETAIL (NOT TO SCALE)



"PROPOSED ROADWAY IMPROVEMENTS & GAS MAIN LOCATIONS"
 PLAN OF LAND IN AVON, MA.
 STA. 8+50 - STA. 10+92.60 PARKVIEW LANE
 PREPARED FOR: T.L. EDWARDS
 # 100 WALES AVE.
 AVON, MA. 02322

DATE: MAR. 20, 2023 SCALE: 1"=20'

CURLEY & HANSEN SURVEYORS
 160 Pond St. Avon, Ma.
 (508) 580-2117

MAY 8, 2023
 JUNE 26, 2023
 AL-946A