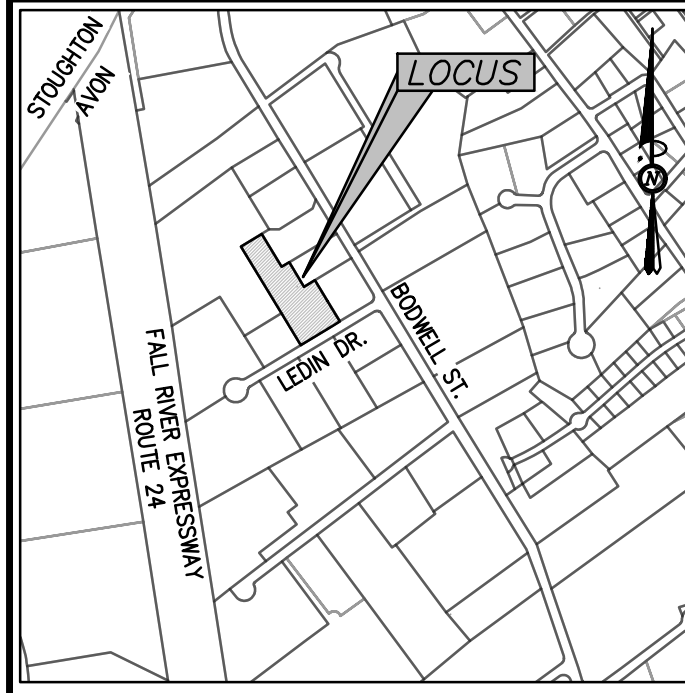


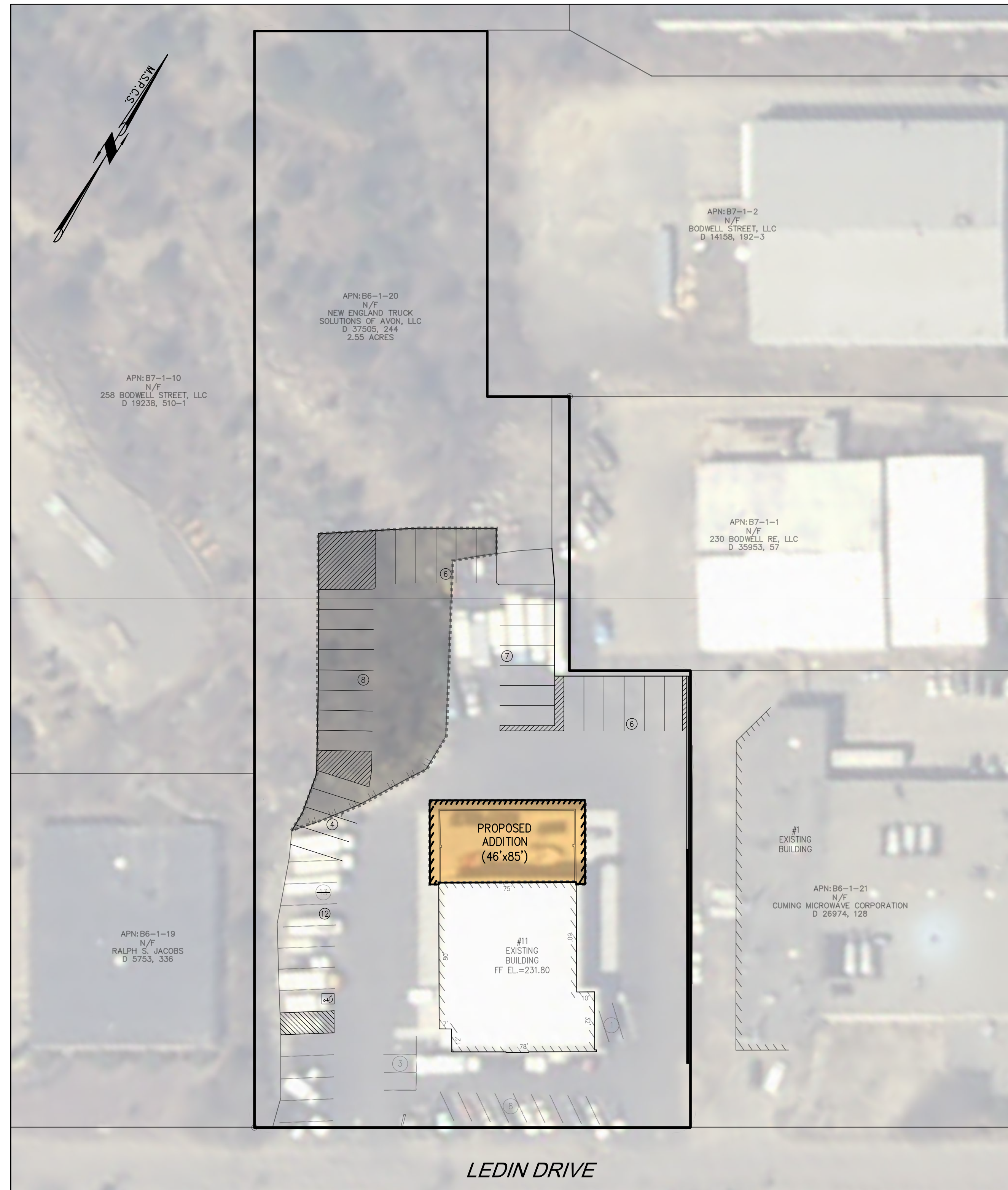
SITE PLAN PROPOSED BUILDING ADDITION 11 LEDIN DRIVE IN AVON, MASSACHUSETTS



LOCUS MAP
Not to Scale

Drawing Index:

No.	Drawing Title
CS-1	COVER SHEET
L-1	LEGEND, ABBREVIATIONS & GENERAL NOTES
EX-1	EXISTING CONDITIONS PLAN
C-1	SITE LAYOUT PLAN
C-2	GRADING AND DRAINAGE PLAN
C-3	LEDGE REMOVAL PLAN
ESC-1	EROSION AND SEDIMENT CONTROL PLAN
D-1 - D-3	CONSTRUCTION DETAILS



Owner:
NEW ENGLAND TRUCK SOLUTIONS (NETS) OF AVON, LLC
11 LEDIN DRIVE
AVON, MA 02322

Applicant:
CONSERV GROUP, INC.
110 STATE ROAD
SAGAMORE BEACH, MA 02562

Engineer/Surveyor:
MCKENZIE ENGINEERING GROUP, INC.
150 LONGWATER DRIVE
SUITE 101
NORWELL, MA 02061

ISSUE DATE: JUNE 28, 2022
REVISED: AUGUST 25, 2022

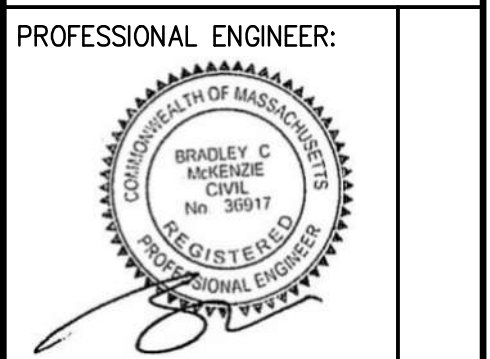


© MCKENZIE ENGINEERING GROUP, INC.

REV	DATE	DESCRIPTION
1	8/25/2022	REVISIONS PER PLANNING BOARD HEARING

PREPARED BY:
MG
MCKENZIE ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

SITE DEVELOPMENT PLAN
(ASSESSOR PARCEL NO. B6-1-20)
11 LEDIN DRIVE
AVON, MASSACHUSETTS



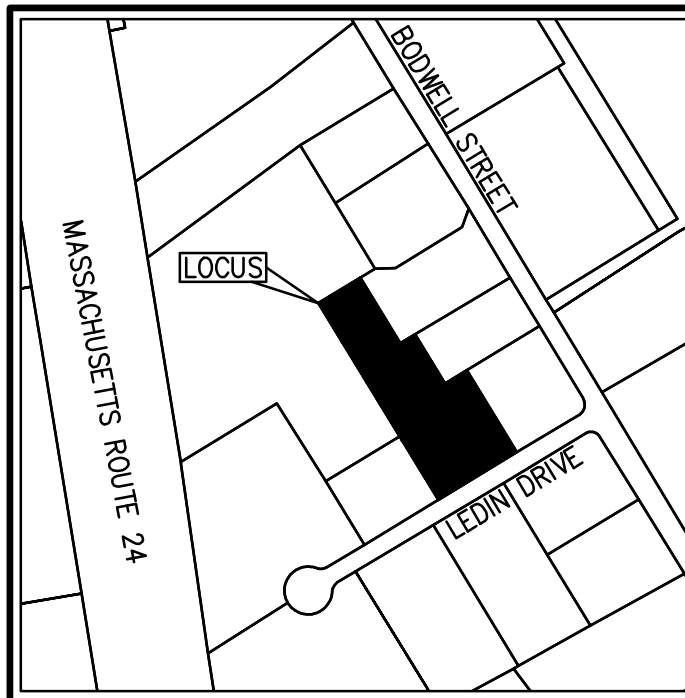
APPLICANT:
CONSERV GROUP, INC.
110 STATE ROAD
SAGAMORE BEACH, MA 02562

PERMITTING SET

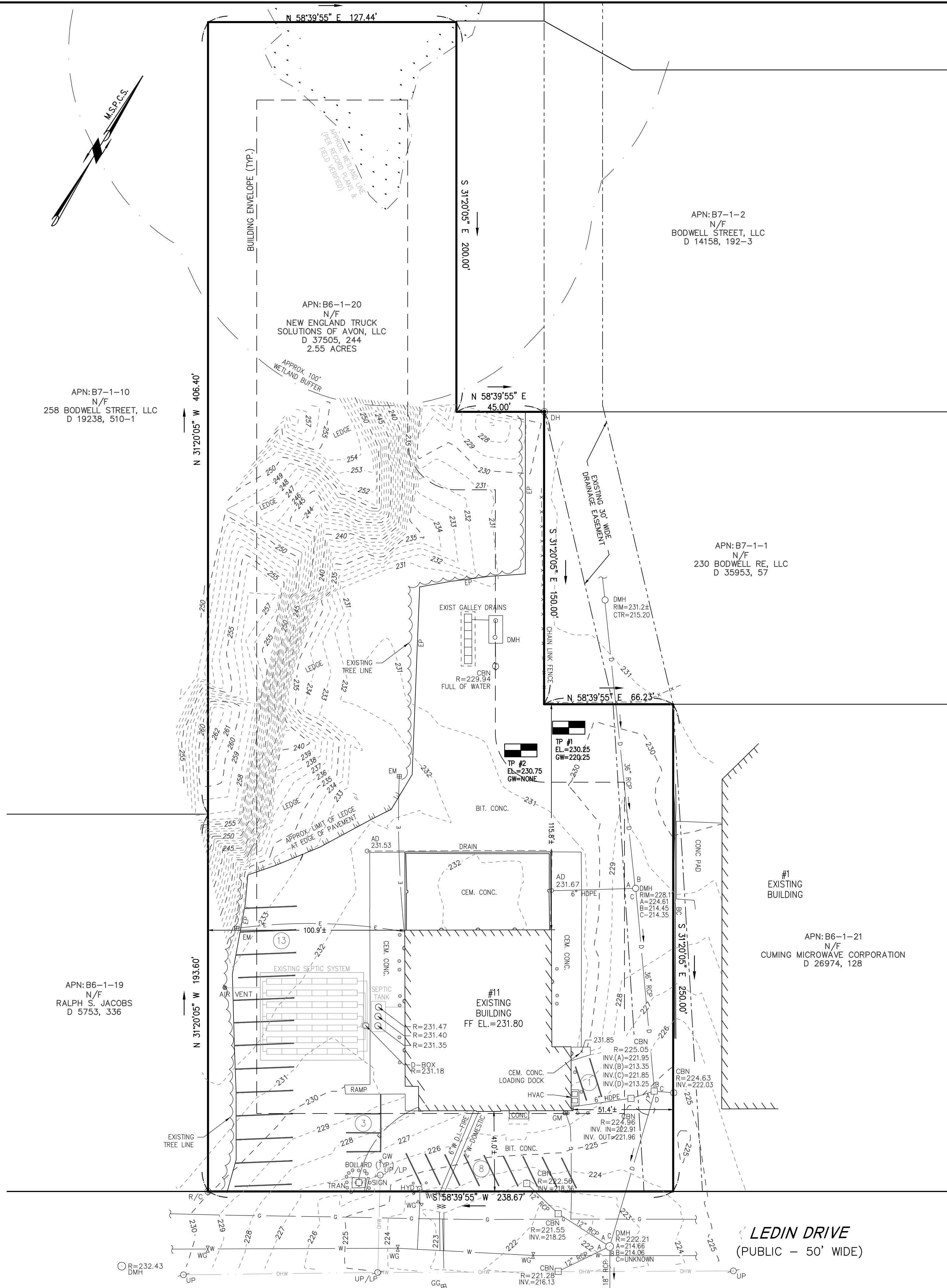
DRAWN BY: AJC
DESIGNED BY: AJC
CHECKED BY: BCM
APPROVED BY: BCM
DATE: JUNE 28, 2022
SCALE: AS NOTED
PROJECT NO.: 222-122
DWG. TITLE:

COVER SHEET

DWG. NO.: **CS-1**



LOCUS MAP
SCALE 1"=500'



ABBREVIATIONS

FFE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCF	REINFORCED CONCRETE PIPE
VCC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BERM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE

LEGEND

SURVEY SYMBOLS

- REBAR
- ∨ ANGLE IRON
- CB/DH □ CONCRETE BOUND WITH DRILL HOLE
- SB □ STONE BOUND
- SB/DH □ STONE BOUND

UTILITY SYMBOLS

- CHIMNEY
- ELECTRIC HAND HOLE
- GUY POLE
- GUY WIRE
- HVAC UNIT
- BUILDING LIGHT W/MAST
- BUILDING LIGHT TRANSFORMER
- WATER GATE
- EXHAUST VENT
- AIR VENT
- DRAINAGE SUMP
- EMH ELECTRIC MANHOLE
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- TMH TELEPHONE MANHOLE
- DRAINAGE CATCH BASIN
- DOOR WAY THRESHOLD
- HYDRANT
- POST INDICATOR VALVE
- UTILITY POLE
- YARD LIGHT
- RIP RAP
- BOLLARD
- SIGN
- FIRE ALARM
- DECIDUOUS TREE
- CONIFEROUS TREE

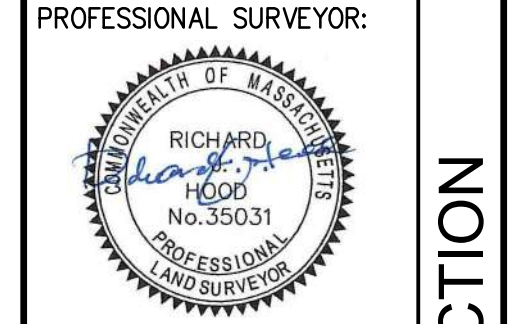
LINE DESIGNATORS

- WATER MAIN
- HANDRAIL
- JERSEY BARRIER
- GUARD RAIL
- RAILROAD TRACKS
- OHW OVERHEAD WIRES
- G GAS LINE
- WS WATER SERVICE
- UNDERGROUND ELECTRIC
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DRAINAGE SWALE
- CHAIN LINK FENCE

REV	DATE	DESCRIPTION	BY	APP
1				



PLAN OF LAND
(ASSESSOR'S PARCEL B6-1-20)
11 LEDIN DRIVE
AVON, MASSACHUSETTS



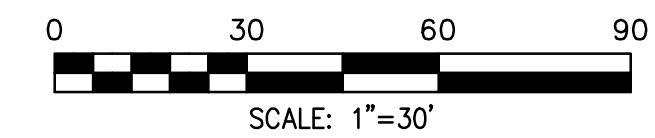
APPLICANT:
CONSERV GROUP, INC.
110 STATE ROAD
SAGAMORE BEACH, MA 02562

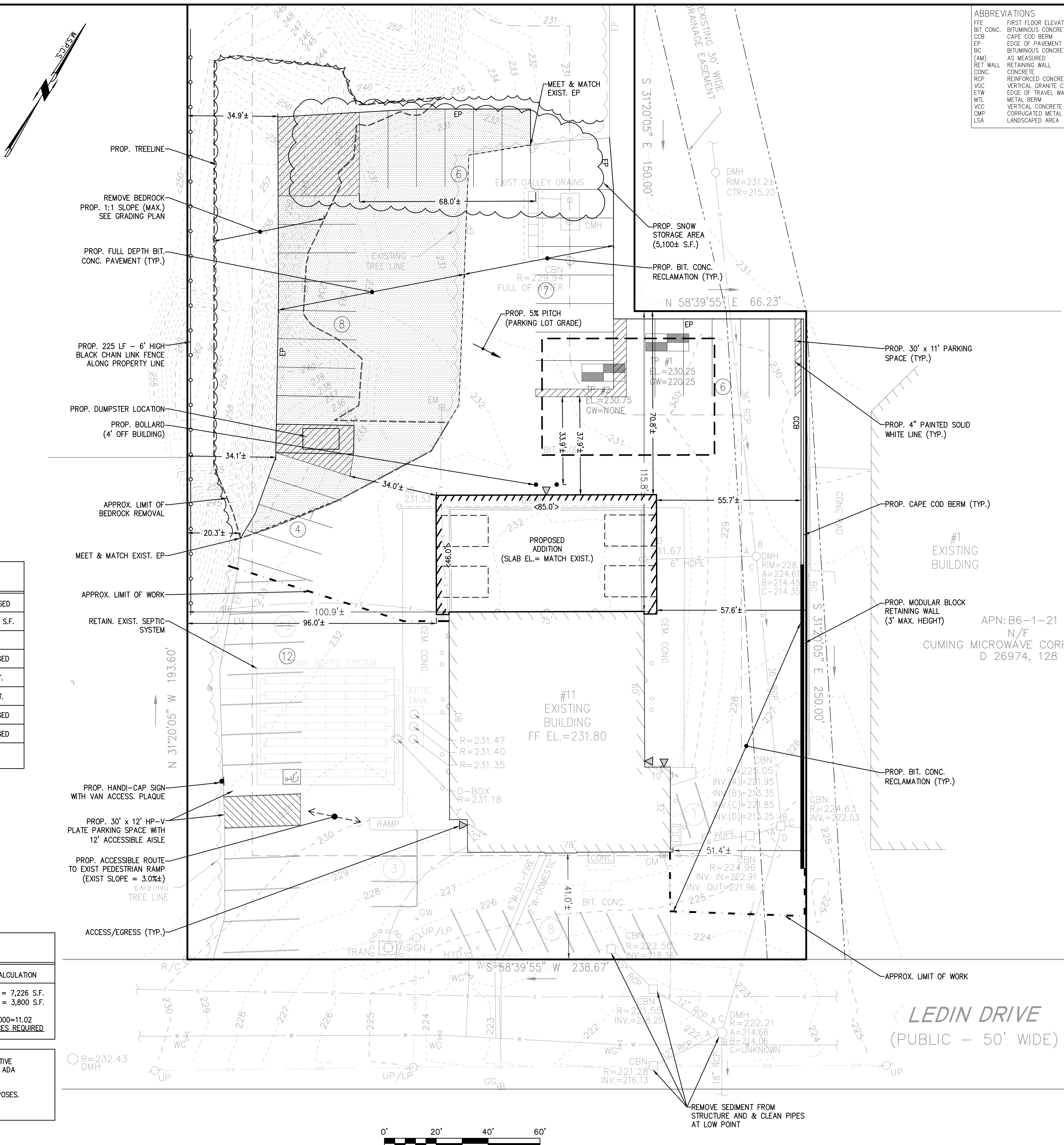
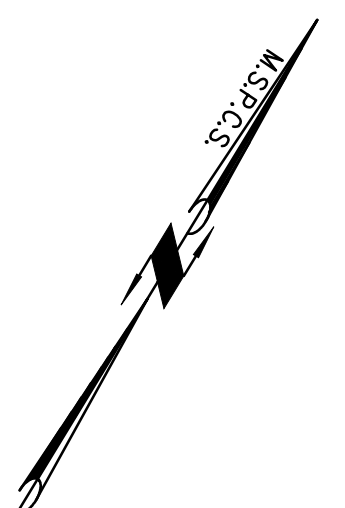
DRAWN BY:	RPL
DESIGNED BY:	RPL
CHECKED BY:	RTLS
APPROVED BY:	R.H.
DATE:	MARCH 4, 2022
SCALE:	1"=30'
PROJECT NO.:	222-122
DWG. TITLE:	

EXISTING CONDITIONS PLAN

DWG. NO: **EX-1**

- SURVEY NOTES:**
- LOCUS IS SHOWN AS PARCEL NUMBER B6-1-20 ON THE TOWN OF AVON ASSESSORS MAPS. DEED TO LOCUS IS RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS AT BOOK 37505, PAGE 244.
 - THIS SURVEY WAS MADE ON THE GROUND IN FEBRUARY OF 2022 BY MCKENZIE ENGINEERING GROUP, INC.
 - ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN ARE COMPILED FROM RECORD PLANS, MASSGIS, AND FIELD VERIFICATION, AND THE LOCATION SHOULD BE CONSIDERED APPROXIMATE.
 - LOCUS IS ZONED INDUSTRIAL.
 - MINIMUM SETBACK REQUIREMENTS:**
FRONT YARD 40'
SIDE YARD 25'
REAR YARD 40'
 - LOCUS IS SITUATED IN ZONE X AS SHOWN ON F.I.R.M. No 25021C0218E, EFFECTIVE JULY 17, 2012. LOCUS IS LOCATED WITHIN THE TOWN OF AVON INDUSTRIAL ZONING DISTRICT. THE PROPERTY IS NOT LOCATED IN A DEP ZONE 2 OR THE TOWN OF AVON WATER SUPPLY PROTECTION DISTRICT OR FLOODPLAIN OVERLAY DISTRICT.
 - UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.
 - PLAN REFERENCES: 395 OF 2003





ABBREVIATIONS

FFE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VCC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BEAM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE
LSA	LANDSCAPED AREA

LEGEND

SURVEY SYMBOLS

- REBAR
- ∠ ANGLE IRON
- CB/DH □ CONCRETE BOUND WITH DRILL HOLE
- SB □ STONE BOUND
- SB/DH □ STONE BOUND

UTILITY SYMBOLS

- CHIMNEY
- ELECTRIC HAND HOLE
- GUY POLE
- GUY WIRE
- HVAC UNIT
- BUILDING LIGHT W/MAST
- BUILDING LIGHT TRANSFORMER
- WATER GATE
- EXHAUST VENT
- AIR VENT
- DRAINAGE SUMP
- EMH
- SMH
- DMH
- TMH
- CBN
- DOOR WAY THRESHOLD
- HYDRANT
- POST INDICATOR VALVE
- UTILITY POLE
- YARD LIGHT
- RIP RAP
- BOLLARD
- SIGN
- FIRE ALARM
- DECIDUOUS TREE
- CONIFEROUS TREE

LINE DESIGNATORS

- WATER MAIN
- HANDRAIL
- JERSEY BARRIER
- GUARD RAIL
- OVERHEAD WIRES
- GAS LINE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DRAINAGE SWALE
- CHAIN LINK FENCE

SNOW STORAGE SUMMARY

PARKING AREA	SNOW REMOVAL REQUIREMENTS (TOTAL AREA OF PAVEMENT & PEDESTRIAN WALKWAYS)	AREA OF SNOW STORAGE PROVIDED
TOTAL SITE PARKING LOT AREA: (EXISTING & PROPOSED)	SNOW REMOVAL AREA = 50,079± S.F. 52,740 X 10% = 5,008 PROVIDE: 5,008 SQ. FT. STORAGE	5,100 S.F.
	STORAGE REQUIRED = 5,008± S.F.	STORAGE PROVIDED = 5,100± S.F.

LAND USAGE TABLES

ARTICLE VI – DIMENSIONAL AND DENSITY REGULATIONS

§255-6.4 DIMENSIONAL AND DENSITY REGULATIONS TABLE

ZONING DISTRICT: INDUSTRIAL	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	40,000 S.F.	111,021 S.F.	111,021 S.F.
MIN. LOT AREA PER UNIT	-	-	-
MIN. LOT FRONTAGE	200 FT.	238.67 FT.	UNCHANGED
MIN. FRONT YARD	40 FT.	41.0 FT.	41.0 FT.
MIN. REAR YARD	40 FT.	115.8 FT.	70.8 FT.
MIN. SIDE YARD	25 FT.	51.4 FT.	UNCHANGED
MAX. BUILDING HEIGHT	40 FT.	30± FT.	UNCHANGED
MAX. PERCENTAGE OF LOT COVERAGE BY STRUCTURE	60%	6.5%	10.0%

a) EXCEPT 60 FEET WHEN ABUTTING OR ACROSS THE STREET FROM A RESIDENTIAL ZONE.

OFF-STREET PARKING

ARTICLE VIII – OFF STREET PARKING & LOADING REGULATIONS

§255-8.6 TABLE OF OFF-STREET PARKING REGULATIONS

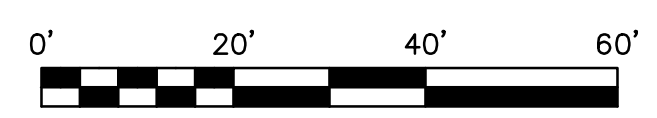
USE	PARKING SPACES REQUIRED	PARKING CALCULATION
NEW AND USED CAR SALES AND AUTOMOTIVE SERVICE ESTABLISHMENTS UTILIZING EXTENSIVE DISPLAY AREAS, EITHER INDOOR OR OUTDOOR, WHICH ARE UNUSUALLY EXTENSIVE IN RELATION TO CUSTOMER TRAFFIC	1 PER 1,000 S.F.	EXIST. BUILDING = 7,226 S.F. PROP. ADDITION = 3,800 S.F. 11,026/1,000=11.02 OR 12 SPACES REQUIRED

THE EXISTING 25 PARKING SPACES ON THE SITE EXCEED THE ZONING REQUIREMENTS FOR AUTOMOTIVE SERVICE ESTABLISHMENTS. ONE OF THE 25 SPACES IS PROPOSED TO BE REMOVED TO CREATE AN ADA ACCESSIBLE SPACE, REDUCING EXISTING PARKING TO 24 SPACES.

AN ADDITIONAL 31 VEHICLE STORAGE PARKING SPACES ARE PROPOSED FOR TRUCK STORAGE PURPOSES.

TOTAL SPACES PROPOSED = 55 SPACES

ACCESSIBLE PARKING NOTES:
24 TOTAL SPACES INCLUDES 1 ADA ACCESSIBLE SPACES:
VAN ACCESSIBLE SPACE – MINIMUM 8'-6" X 18'-0" WITH 8'-0" X 18'-0" ACCESS AISLE
(521 CMR: ARCHITECTURAL ACCESS BOARD) ACCESSIBLE SPACES REQUIRED = 1 (FOR 1-25 SPACES) 1 PROVIDED



BY APP									
DESCRIPTION	REVISIONS PER PLANNING BOARD HEARING								
DATE	18/25/2022								
REV	1								

PREPARED BY:

MCKENZIE ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

SITE DEVELOPMENT PLAN
(ASSESSOR PARCEL NO. B6-1-20)
11 LEDIN DRIVE
AVON, MASSACHUSETTS

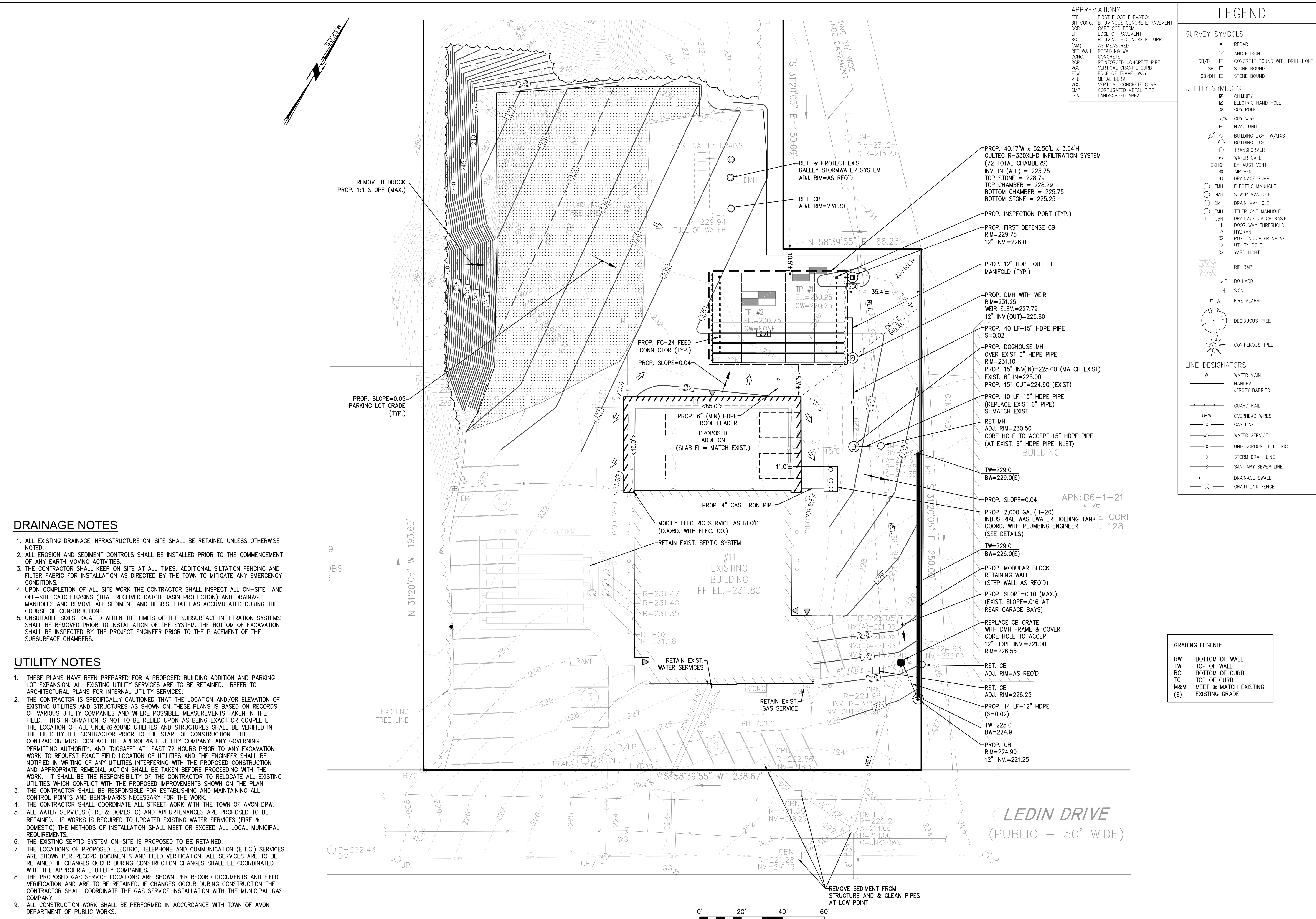
PROFESSIONAL ENGINEER:

APPLICANT:
CONSERV GROUP, INC.
110 STATE ROAD
SAGAMORE BEACH, MA 02562

PERMITTING SET

DRAWN BY: AJC
DESIGNED BY: AJC
CHECKED BY: BCM
APPROVED BY: BCM
DATE: JUNE 28, 2022
SCALE: 1" = 20'
PROJECT NO.: 222-122
DWG. TITLE:
SITE PLAN
DWG. NO.: C-1

© MCKENZIE ENGINEERING GROUP, INC.



ABBREVIATIONS

FFE	FIRST FLOOR ELEVATION
BT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VCC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MFL	METAL BEAM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE
LSA	LANDSCAPED AREA

LEGEND

SURVEY SYMBOLS

- REBAR
- ∨ ANGLE IRON
- CB/DH □ CONCRETE BOUND WITH DRILL HOLE
- SB □ STONE BOUND
- SB/DH □ STONE BOUND

UTILITY SYMBOLS

- CHIMNEY
- ELECTRIC HAND HOLE
- GUY POLE
- GUY WIRE
- HVAC UNIT
- BUILDING LIGHT W/MAST
- BUILDING LIGHT TRANSFORMER
- WATER GATE
- EXHAUST VENT
- AIR VENT
- DRAINAGE SUMP
- EMH ELECTRIC MANHOLE
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- TMH TELEPHONE MANHOLE
- DCB DRAINAGE CATCH BASIN
- DOOR WAY THRESHOLD
- HYDRANT
- POST INDICATOR VALVE
- UTILITY POLE
- YARD LIGHT
- RIP RAP
- BOLLARD
- SIGN
- FIRE ALARM
- DECIDUOUS TREE
- CONIFEROUS TREE

LINE DESIGNATORS

- WATER MAIN
- HANDRAIL
- JERSEY BARRIER
- RAILROAD
- OVERHEAD WIRES
- GAS LINE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DRAINAGE SWALE
- CHAIN LINK FENCE

GRADING LEGEND:

- BW BOTTOM OF WALL
- TW TOP OF WALL
- BC BOTTOM OF CURB
- TC TOP OF CURB
- M&M MEET & MATCH EXISTING
- (E) EXISTING GRADE

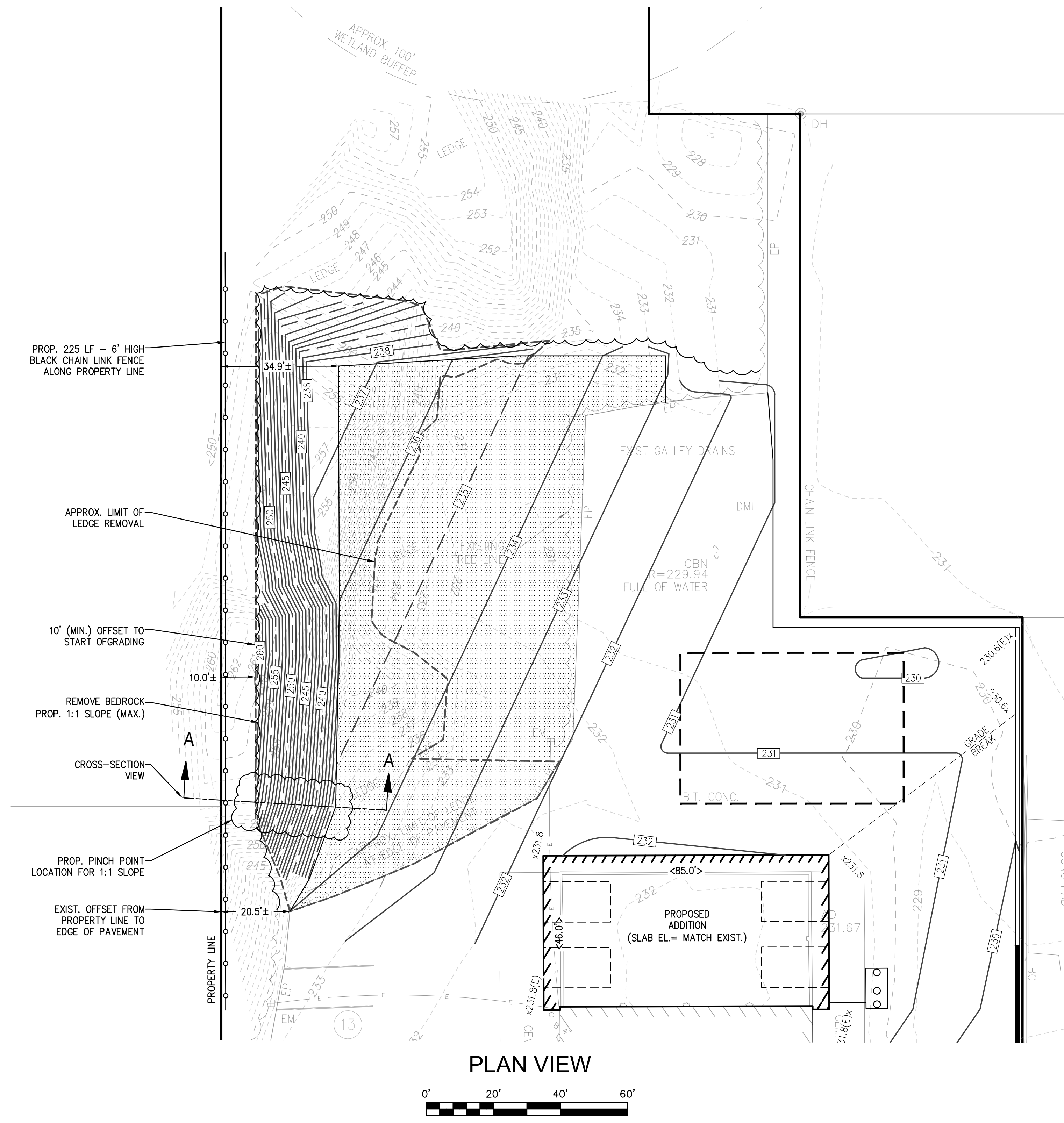
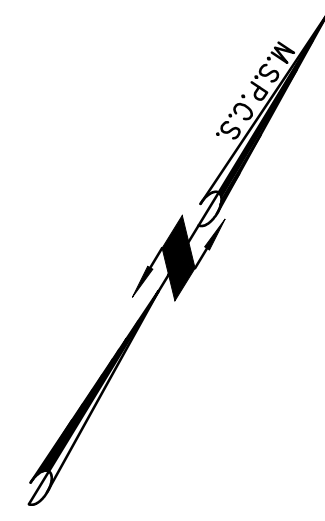
DRAINAGE NOTES

- ALL EXISTING DRAINAGE INFRASTRUCTURE ON-SITE SHALL BE RETAINED UNLESS OTHERWISE NOTED.
- ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH MOVING ACTIVITIES.
- THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES, ADDITIONAL SILTATION FENCING AND FILTER FABRIC FOR INSTALLATION AS DIRECTED BY THE TOWN TO MITIGATE ANY EMERGENCY CONDITIONS.
- UPON COMPLETION OF ALL SITE WORK THE CONTRACTOR SHALL INSPECT ALL ON-SITE AND OFF-SITE CATCH BASINS (THAT RECEIVED CATCH BASIN PROTECTION) AND DRAINAGE MANHOLES AND REMOVE ALL SEDIMENT AND DEBRIS THAT HAS ACCUMULATED DURING THE COURSE OF CONSTRUCTION.
- UNSATURABLE SOILS LOCATED WITHIN THE LIMITS OF THE SUBSURFACE INFILTRATION SYSTEMS SHALL BE REMOVED PRIOR TO INSTALLATION OF THE SYSTEM. THE BOTTOM OF EXCAVATION SHALL BE INSPECTED BY THE PROJECT ENGINEER PRIOR TO THE PLACEMENT OF THE SUBSURFACE CHAMBERS.

UTILITY NOTES

- THESE PLANS HAVE BEEN PREPARED FOR A PROPOSED BUILDING ADDITION AND PARKING LOT EXPANSION. ALL EXISTING UTILITY SERVICES ARE TO BE RETAINED. REFER TO ARCHITECTURAL PLANS FOR INTERNAL UTILITY SERVICES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- THE CONTRACTOR SHALL COORDINATE ALL STREET WORK WITH THE TOWN OF AVON DPW.
- ALL WATER SERVICES (FIRE & DOMESTIC) AND APPURTENANCES ARE PROPOSED TO BE RETAINED. IF WORKS IS REQUIRED TO UPDATED EXISTING WATER SERVICES (FIRE & DOMESTIC) THE METHODS OF INSTALLATION SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
- THE EXISTING SEPTIC SYSTEM ON-SITE IS PROPOSED TO BE RETAINED.
- THE LOCATIONS OF PROPOSED ELECTRIC, TELEPHONE AND COMMUNICATION (E.T.C.) SERVICES ARE SHOWN PER RECORD DOCUMENTS AND FIELD VERIFICATION. ALL SERVICES ARE TO BE RETAINED. IF CHANGES OCCUR DURING CONSTRUCTION CHANGES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
- THE PROPOSED GAS SERVICE LOCATIONS ARE SHOWN PER RECORD DOCUMENTS AND FIELD VERIFICATION AND ARE TO BE RETAINED. IF CHANGES OCCUR DURING CONSTRUCTION THE CONTRACTOR SHALL COORDINATE THE GAS SERVICE INSTALLATION WITH THE MUNICIPAL GAS COMPANY.
- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF AVON DEPARTMENT OF PUBLIC WORKS.

BY APP									
DESCRIPTION	REVISIONS PER PLANNING BOARD HEARING	A/C	BCM						
REV	1	8/25/2022							
DATE	PREPARED BY:								
MCKENZIE ENGINEERING GROUP Assinippi Office Park 150 Longwater Drive, Suite 101 Norwell, MA 02061 P: 781.792.3900 F: 781.792.0333 www.mckeng.com									
SITE DEVELOPMENT PLAN (ASSESSOR PARCEL NO. B6-1-20) 11 LEDIN DRIVE AVON, MASSACHUSETTS									
PROFESSIONAL ENGINEER:									
APPLICANT:	CONSERV GROUP, INC. 110 STATE ROAD SAGAMORE BEACH, MA 02562								PERMITTING SET
DRAWN BY:	A/C								
DESIGNED BY:	A/C								
CHECKED BY:	BCM								
APPROVED BY:	BCM								
DATE:	JUNE 28, 2022								
SCALE:	1" = 20'								
PROJECT NO.:	222-122								
DWG. TITLE:	GRADING & UTILITY PLAN								
DWG. NO.:	C-2								

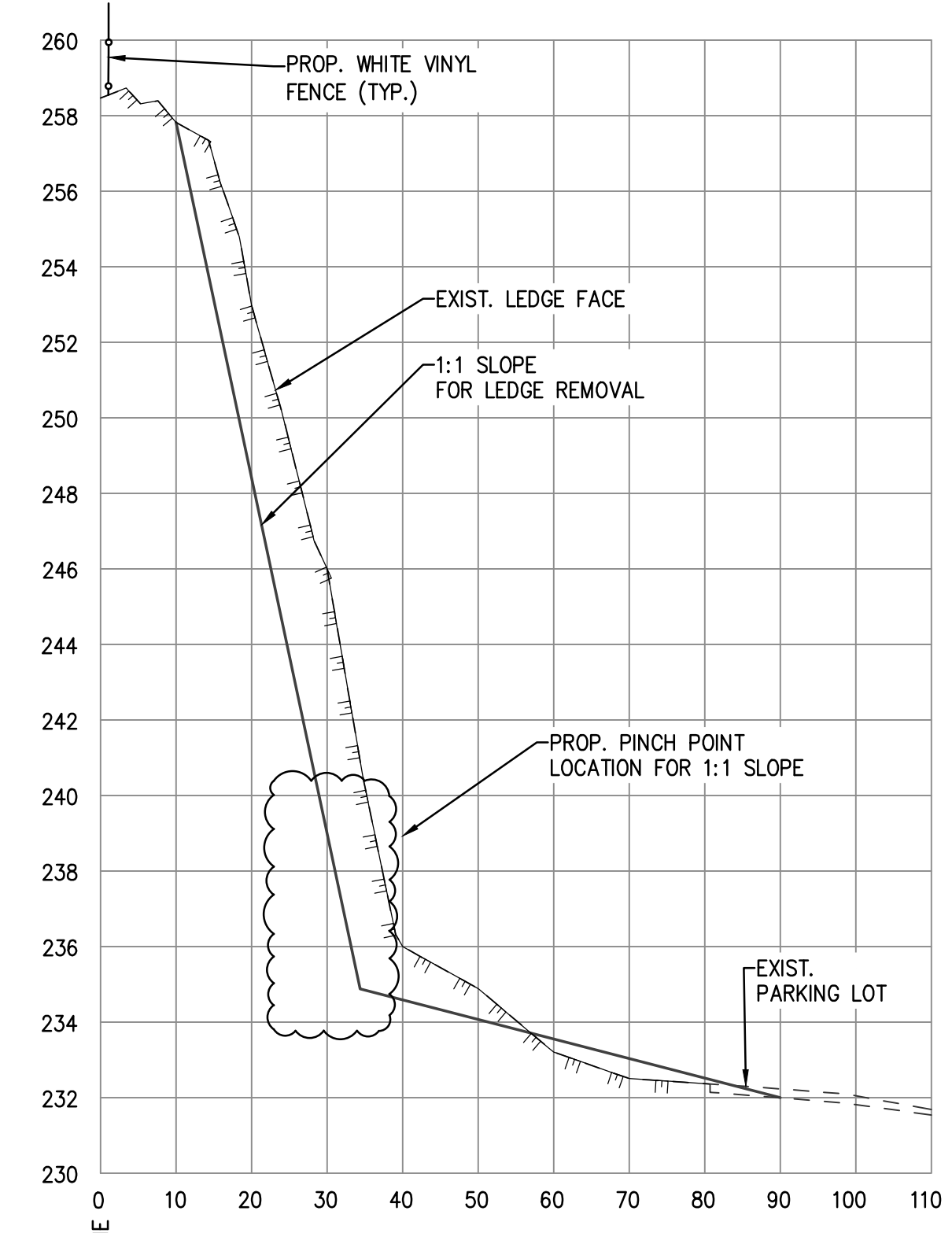


PLAN VIEW

LEDGE REMOVAL SUMMARY

DESCRIPTION	VOLUME (CUBIC YARDS)
TOTAL SITE CUT	-2,200 Cu.Yd.
TOTAL SITE FILL	+ 0 Cu.Yd.
DIFFERENCE	- 2,200 Cu.Yd.

* EARTHWORK VOLUMES WERE CALCULATED BY COMPARING COMPUTER GENERATIONS OF EXISTING AND PROPOSED FINISHED SURFACE GRADES AND SHOULD BE CONSIDERED APPROXIMATE.



CROSS SECTION

SCALE
VERTICAL: 1"=4'
HORIZONTAL: 1"=20'

REV	DATE	DESCRIPTION
1	8/25/2022	REVISIONS PER PLANNING BOARD HEARING

PREPARED BY:

MCKENZIE ENGINEERING GROUP
 Assinippi Office Park
 150 Longwater Drive, Suite 101
 Norwell, MA 02061
 P: 781.792.3900
 F: 781.792.0333
 www.mckeng.com

SITE DEVELOPMENT PLAN
 (ASSESSOR PARCEL NO. B6-1-20)
 11 LEDIN DRIVE
 AVON, MASSACHUSETTS

PROFESSIONAL ENGINEER:

APPLICANT:
CONSERV GROUP, INC.
 110 STATE ROAD
 SAGAMORE BEACH, MA 02562

DRAWN BY:	AJC
DESIGNED BY:	AJC
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	JUNE 28, 2022
SCALE:	1"=20'
PROJECT NO.:	222-122
DWG. TITLE:	

LEDGE REMOVAL PLAN

DWG. NO: **C-3**

CONSTRUCTION PHASE BMP OPERATION AND MAINTENANCE NOTES:

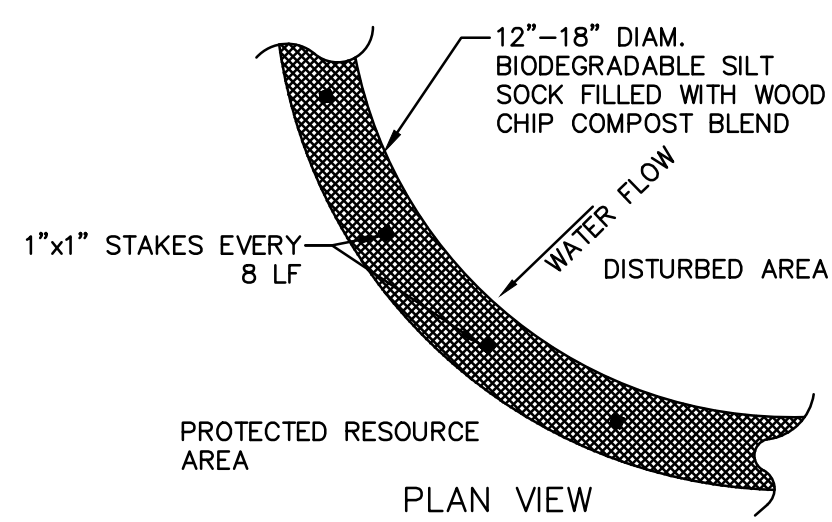
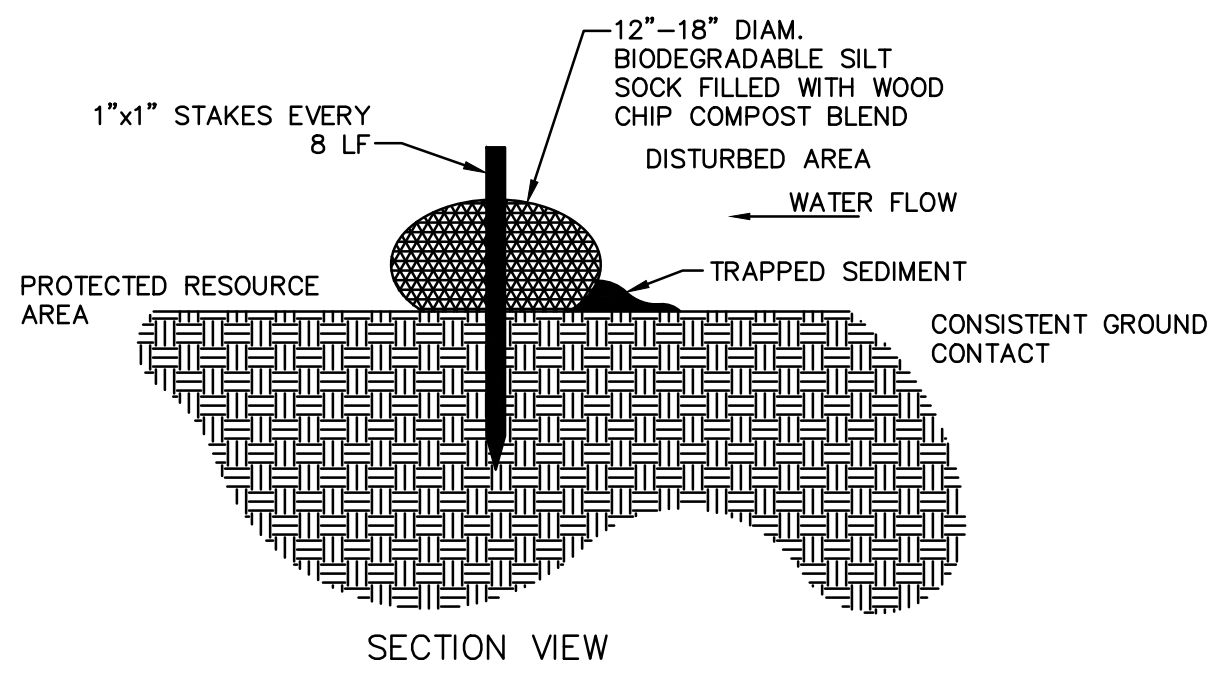
- STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE SILT SOCK EROSION CONTROL BARRIERS, STABILIZED CONSTRUCTION ENTRANCES, CONCRETE WASH STATIONS, STOCKPILE AREAS, AND INLET PROTECTION.
- STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.
- OPERATOR PERSONNEL AND/OR ITS CONSULTANTS MUST INSPECT THE CONSTRUCTION SITE AT LEAST ONCE EVERY 7 CALENDAR DAYS OR EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT 1/4 INCH OR GREATER. THE INSPECTOR SHOULD REVIEW THE EROSION AND SEDIMENT CONTROLS WITH RESPECT TO THE FOLLOWING:
 - WHETHER OR NOT THE BMP WAS INSTALLED/PERFORMED CORRECTLY.
 - WHETHER OR NOT THERE HAS BEEN DAMAGE TO THE BMP SINCE IT WAS INSTALLED OR PERFORMED.
 - WHAT SHOULD BE DONE TO CORRECT ANY PROBLEMS WITH THE BMP.
- THE INSPECTOR SHALL COMPLETE THE INSPECTION SCHEDULE AND EVALUATION CHECKLIST FOR FINDINGS AND SHOULD REQUEST THE REQUIRED MAINTENANCE OR REPAIR.
- ALL SLOPES EXCEEDING 15% RESULTING FROM SITE GRADING SHALL BE BOTH COVERED WITH FOUR INCHES OF TOPSOIL AND PLANTED WITH A VEGETATED COVER SUFFICIENT TO PREVENT EROSION.

CONSTRUCTION SEQUENCE

TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.

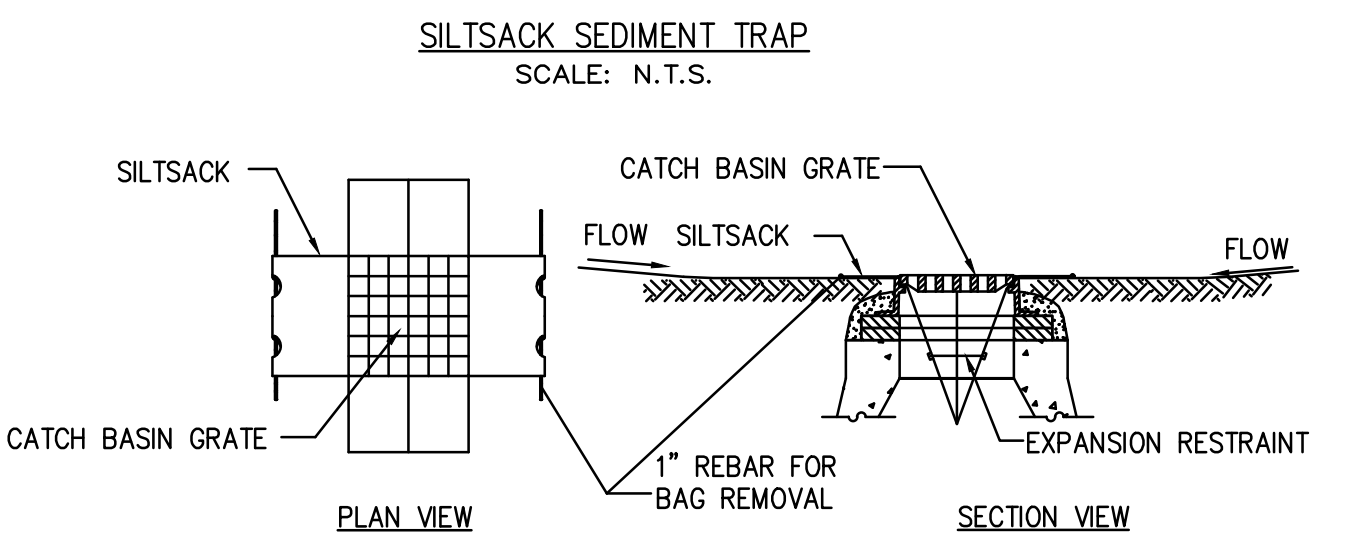
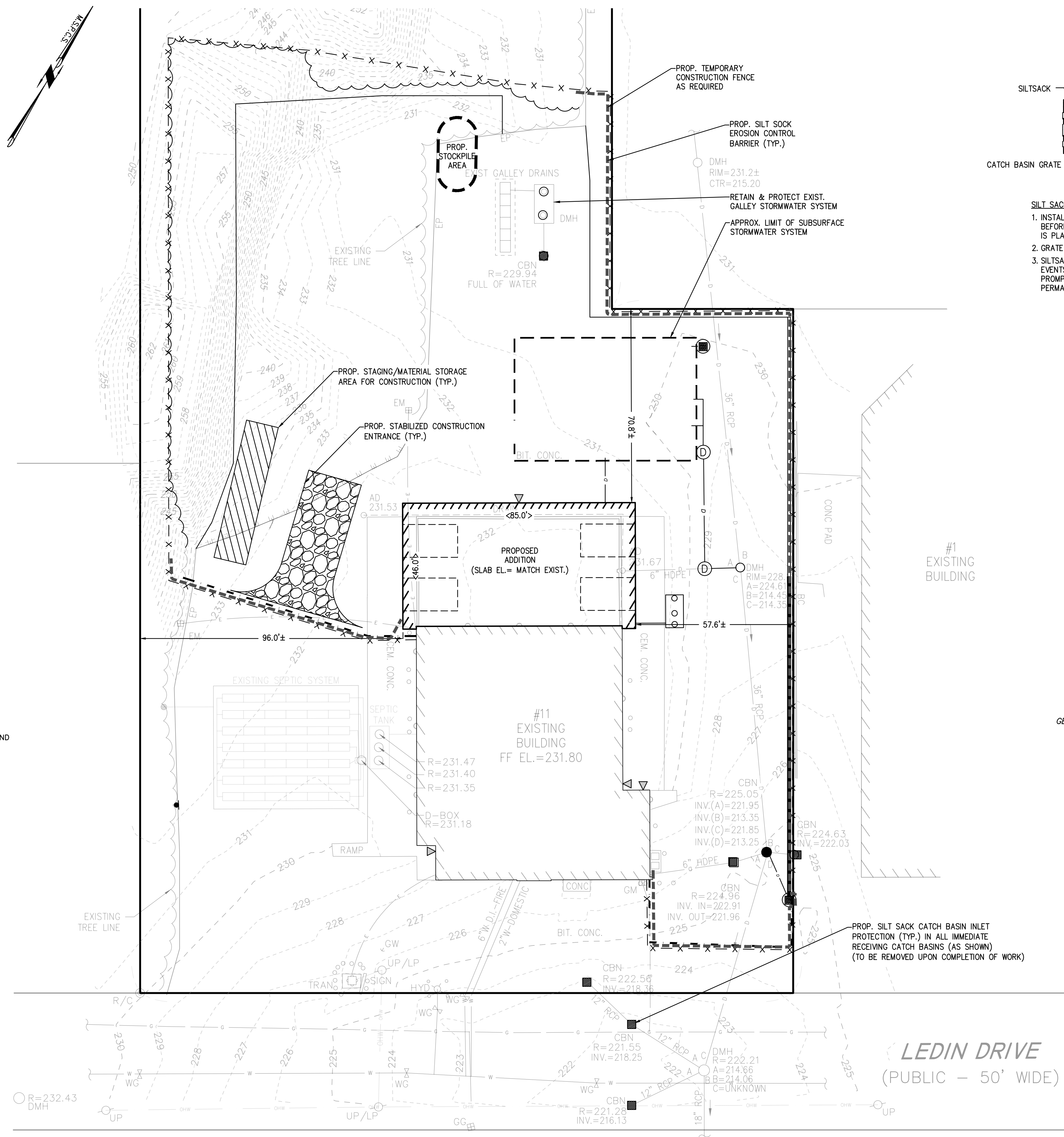
- THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING PRIOR TO ANY CONSTRUCTION ACTIVITY.
- STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN & PLACE SILTATION FENCE ON THE SITE PLANS.
- CLEAR AND GRUB UP AS REQUIRED FOR THE CONSTRUCTION OF THE ROADWAY, PARKING AREAS AND RELATED INFRASTRUCTURE.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
- EXCAVATE TOPSOIL AND SUBSOIL FROM CUT AND FILL AREAS AND STOCKPILE ON SITE IN LOCATIONS SHOWN ON THE PLAN. CONSIDERATION SHOULD BE GIVEN TO LOCATING STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, WHERE POSSIBLE, TO ACT AS TEMPORARY DIVERSIONS.
- CONSTRUCT CUT AND FILL AREAS, INSTALLING HAYBALE CHECK DAMS AT TOES OF ALL 3:1 OR GREATER SLOPES, AND AT ENDS OF ALL CUT AREAS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS. PLACE ALL SLOPE PROTECTION WHERE INDICATED ON THE PLAN. THE SUBSURFACE INFILTRATION SYSTEM SHALL BE CONSTRUCTED IMMEDIATELY AFTER THE ROADWAY ROUGH GRADING IS COMPLETED AND THE AREA HAS BEEN CLEARED OF VEGETATION.
- INSTALL CLOSED DRAINAGE SYSTEM AND OTHER UTILITIES. ALL CATCH BASINS SHALL BE COVERED WITH SILTSACK OR EQUIVALENT INLET PROTECTION.
- GRADE ROADWAY TO SUBGRADE ELEVATION AND CONSTRUCT SIDE SLOPES. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN.
- EXCAVATE AND CONSTRUCT BUILDING FOUNDATIONS.
- PLACE GRAVEL SUBBASE.
- PLACE THE BITUMINOUS CONCRETE BINDER COURSE ON ROADWAY AND PARKING AREAS.
- CONSTRUCT BUILDING STRUCTURES AND ASSOCIATED UTILITY CONNECTIONS.
- GRADE SLOPES AND STABILIZE CUT AREAS AT TOE OF SLOPES. BLEND ALL SLOPES INTO EXISTING TOPOGRAPHY AND LOAM AND SEED ALL DISTURBED AREAS. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH.
- PLACE THE FINAL WEARING COURSE OF PAVEMENT.
- COMPLETE FINE GRADING OF SHOULDERS AND PLACE PAVEMENT IN MISCELLANEOUS AREAS.
- REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE.

SILT SOCK DETAIL
SCALE: N.T.S.

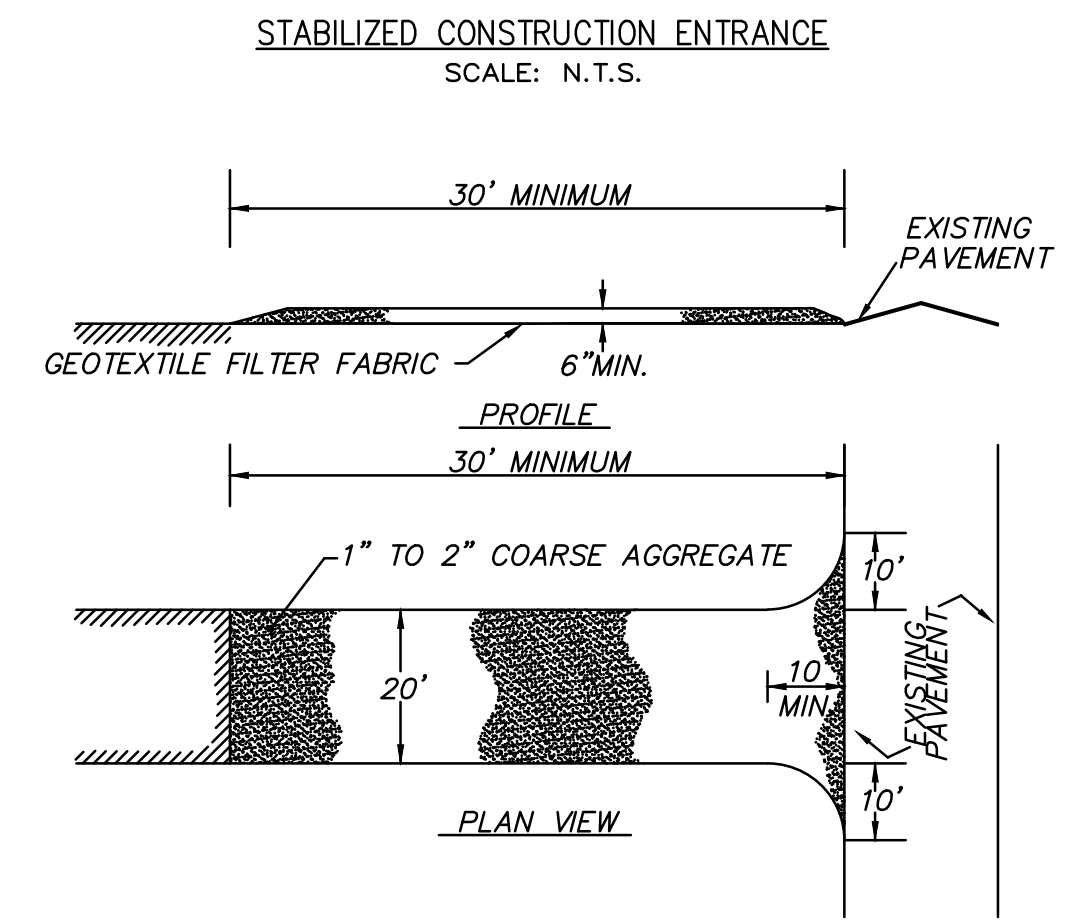


CONSTRUCTION NOTES:

- SILT SOCKS SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING OR LAPPING THE ADJACENT SECTIONS.
- SILT SOCKS SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN EVERY 8 LF.
- INSPECTION SHALL BE FREQUENT, AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS REQUIRED.
- SILT SOCKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



- SILT SACK SEDIMENT TRAP CONSTRUCTION NOTES:**
- INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
 - GRATE TO BE PLACED OVER SILTSACK.
 - SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

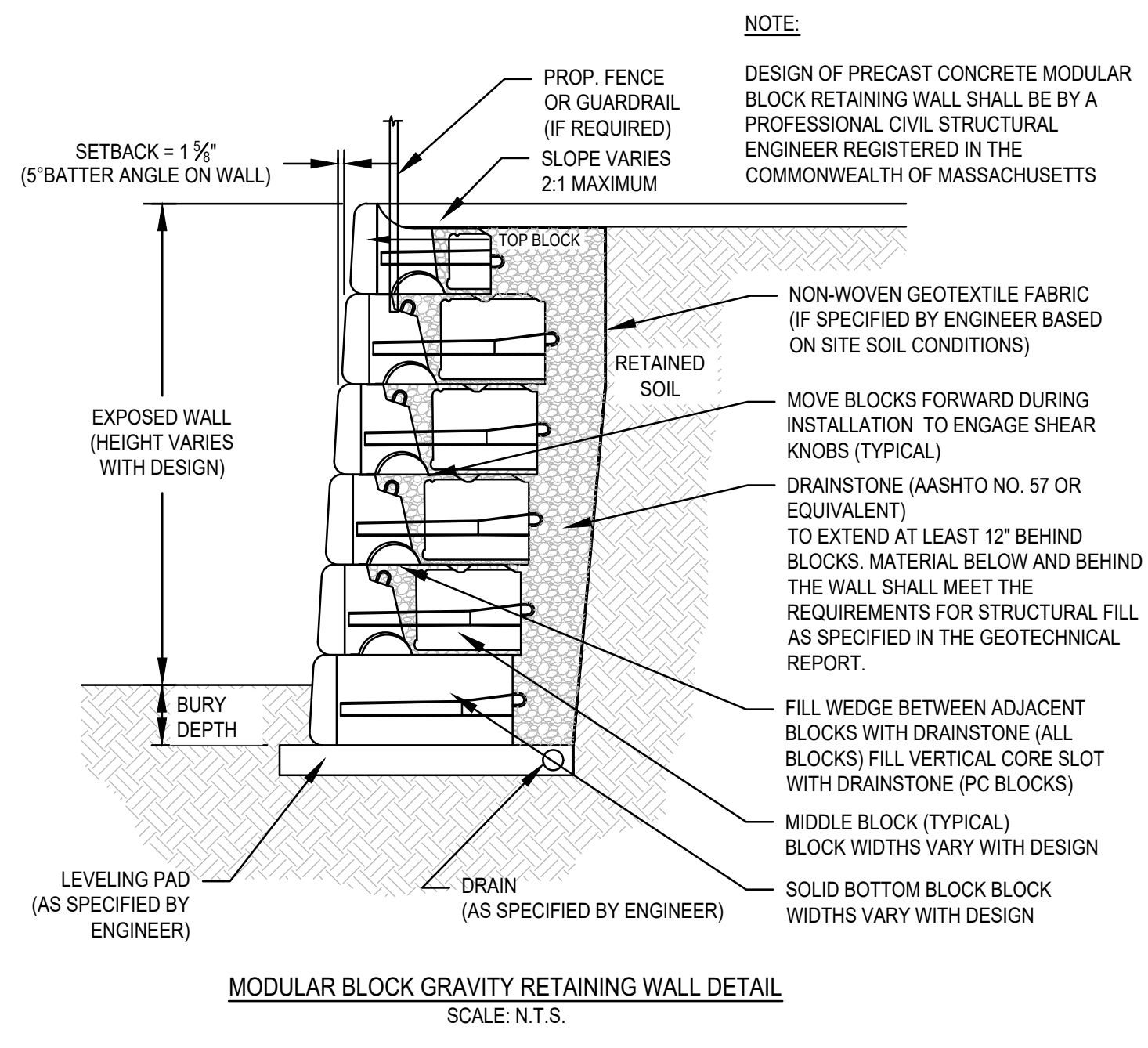


CONSTRUCTION SPECIFICATIONS:

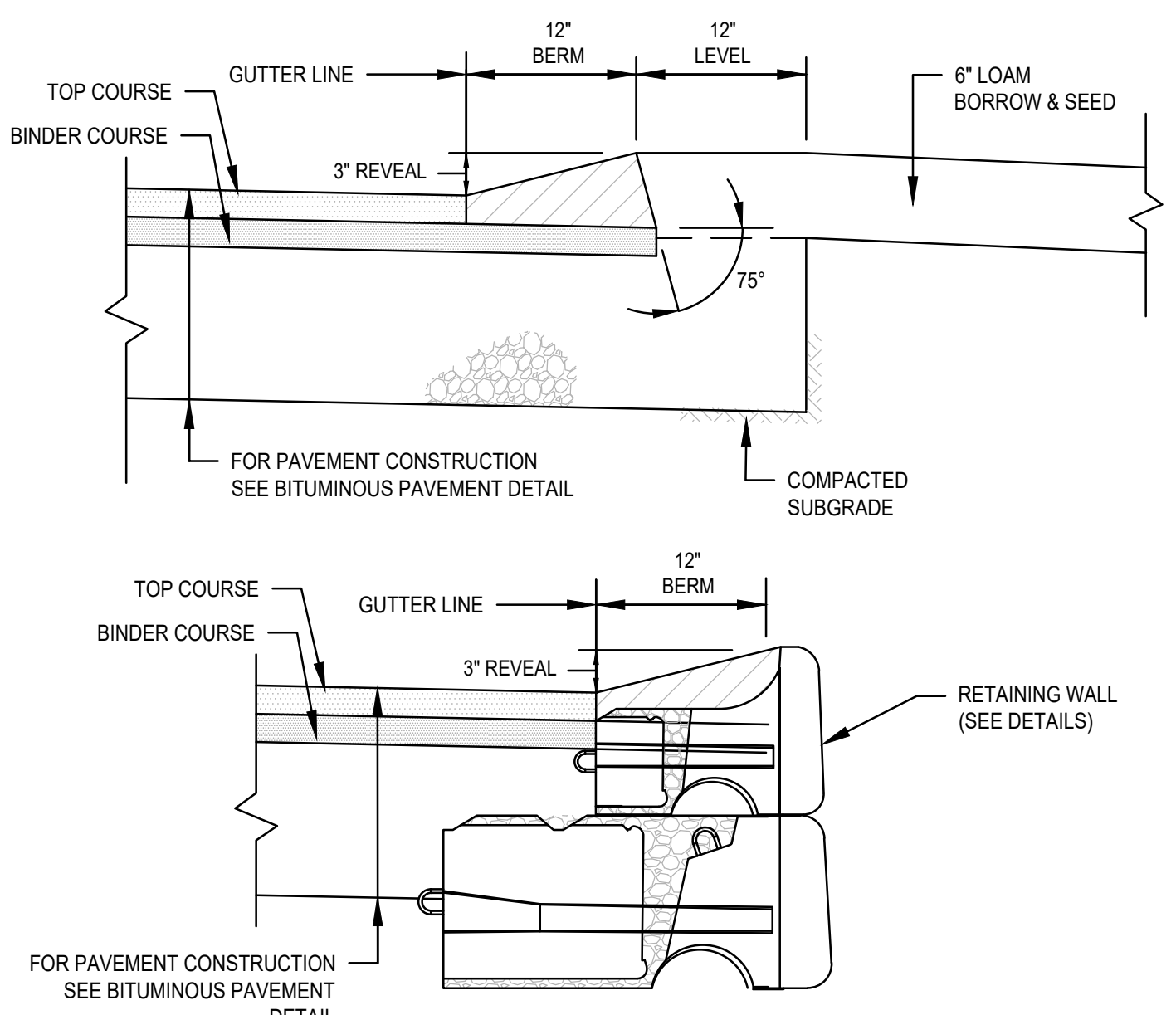
- STONE FOR A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET.
- THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN 20 FEET OR GREATER THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.



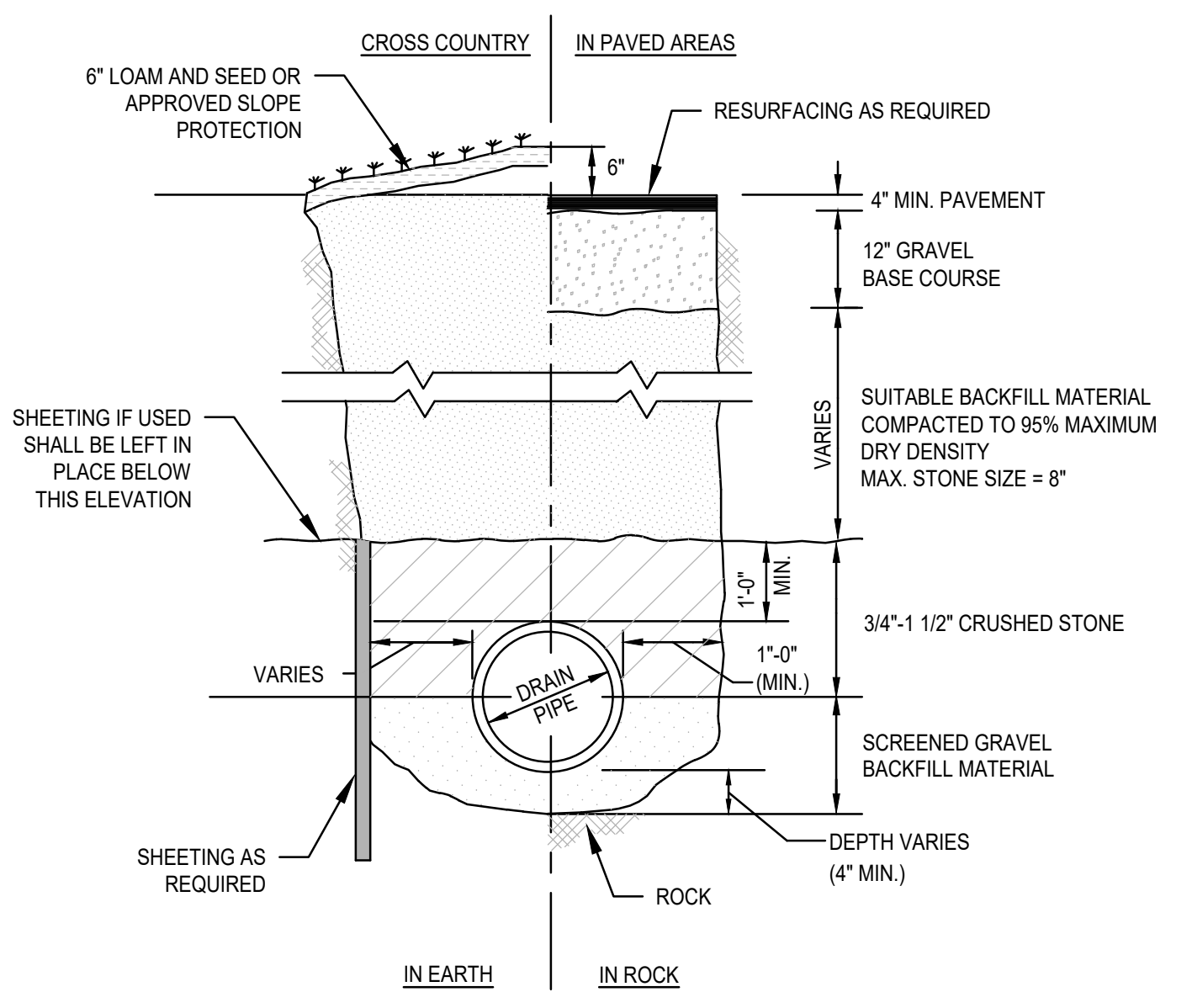
BY APP									
DESCRIPTION	REVISIONS PER	PLANNING BOARD	HEARING	A/C	BCM				
DATE	18/25/2022								
REV	1								
PREPARED BY:									
SITE DEVELOPMENT PLAN (ASSESSOR PARCEL NO. B6-1-20) 11 LEDIN DRIVE AVON, MASSACHUSETTS									
PROFESSIONAL ENGINEER:									
APPLICANT:									
CONSERV GROUP, INC. 110 STATE ROAD SAGAMORE BEACH, MA 02562									
PERMITTING SET									
DRAWN BY: A/C									
DESIGNED BY: A/C									
CHECKED BY: BCM									
APPROVED BY: BCM									
DATE: JUNE 28, 2022									
SCALE: 1" = 20'									
PROJECT NO.: 222-122									
DWG. TITLE:									
EROSION & SEDIMENT CONTROL PLAN									
DWG. NO.: ESC-1									



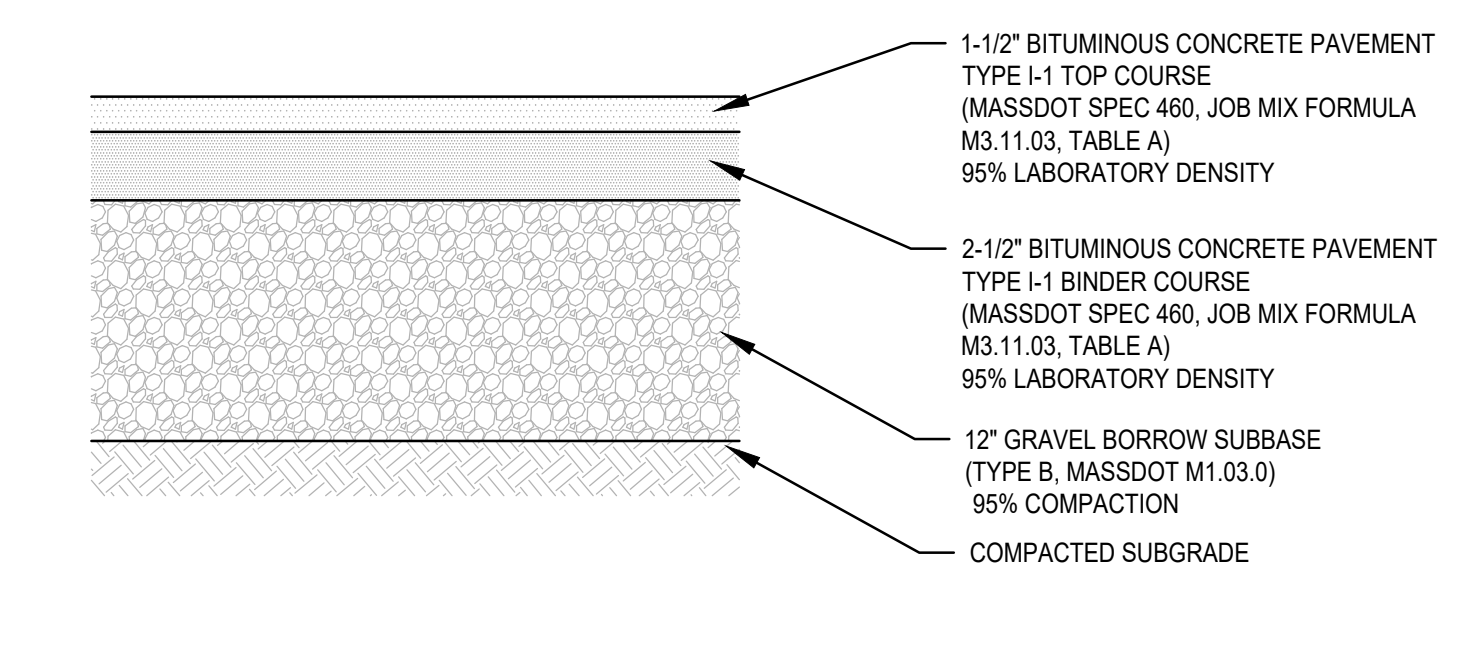
MODULAR BLOCK GRAVITY RETAINING WALL DETAIL
SCALE: N.T.S.



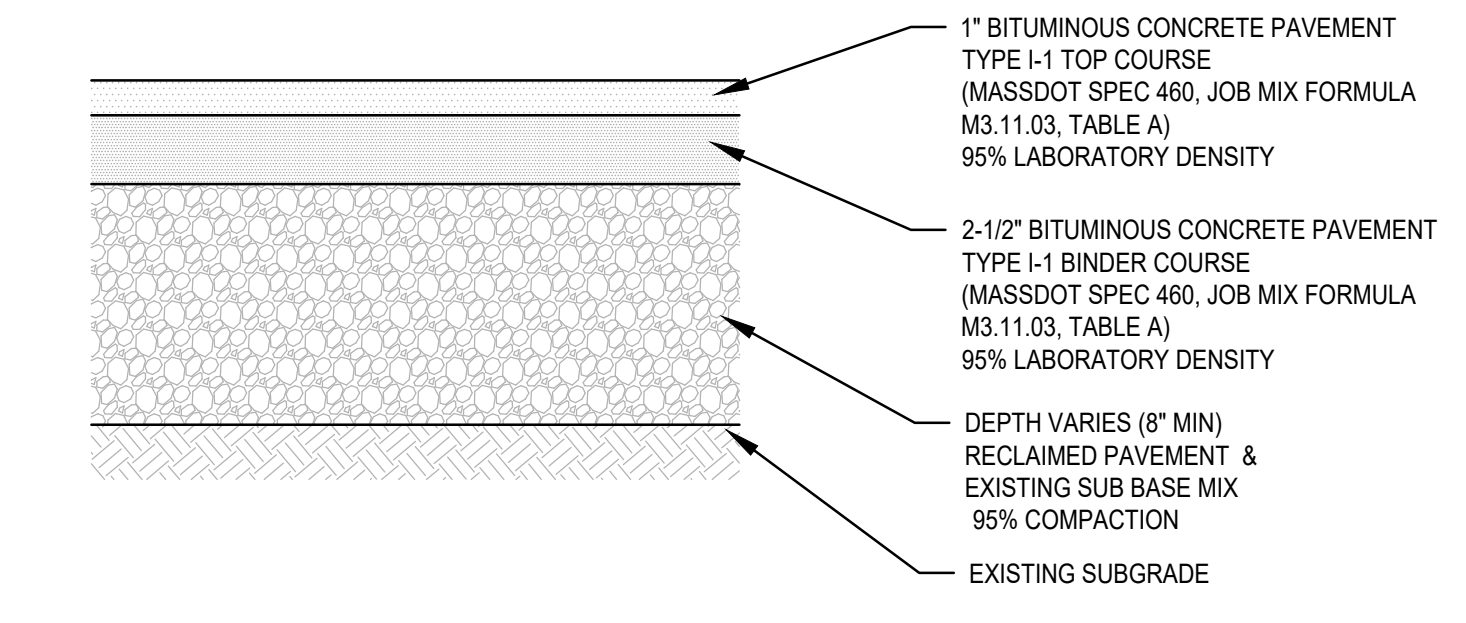
MONOLITHIC BITUMINOUS CONCRETE BERM (CAPE COD BERM) DETAIL
SCALE: N.T.S.



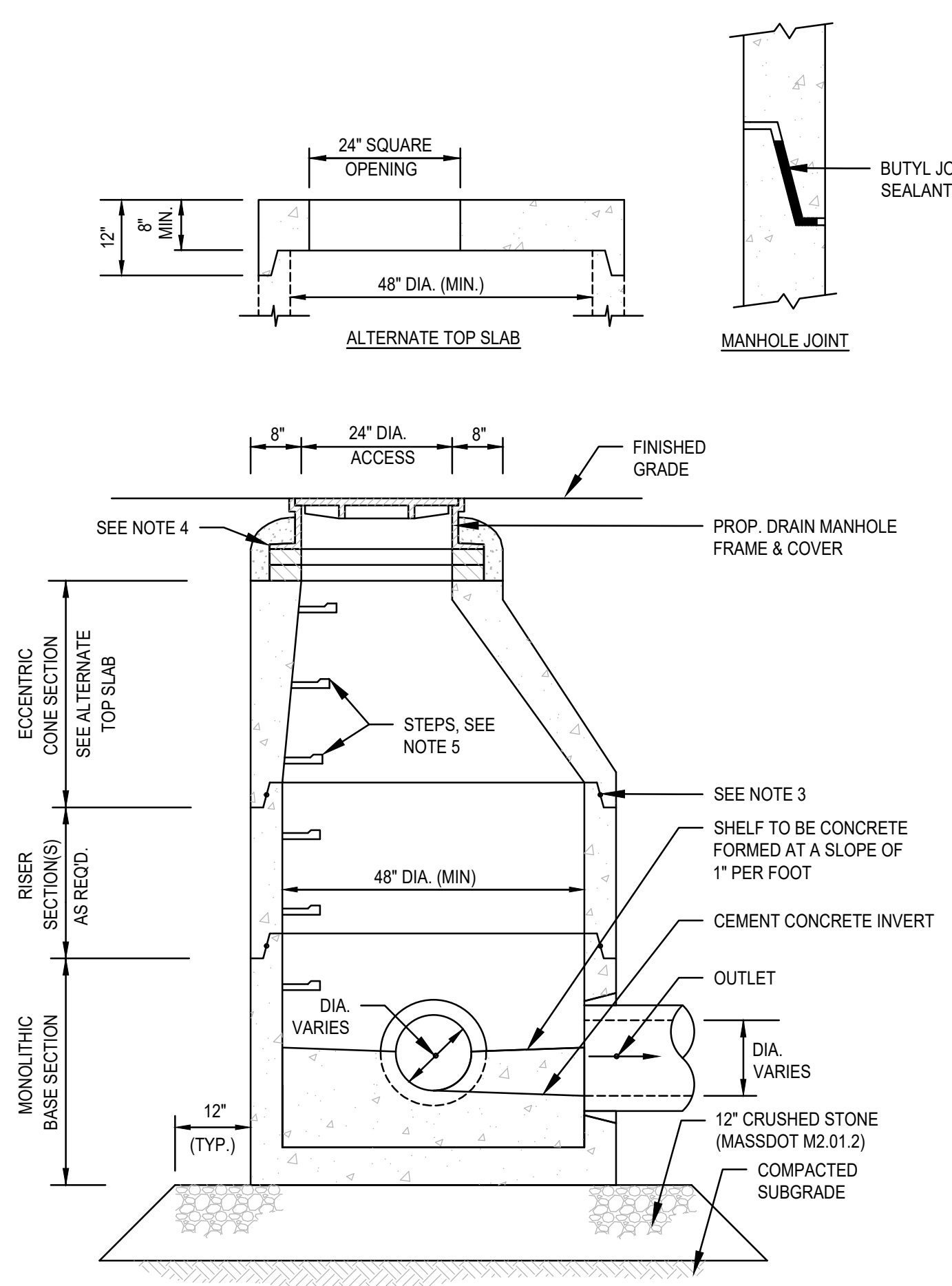
TYPICAL DRAIN TRENCH DETAIL
SCALE: N.T.S.



FULL DEPTH BITUMINOUS CONCRETE PAVEMENT DETAIL
SCALE: N.T.S.

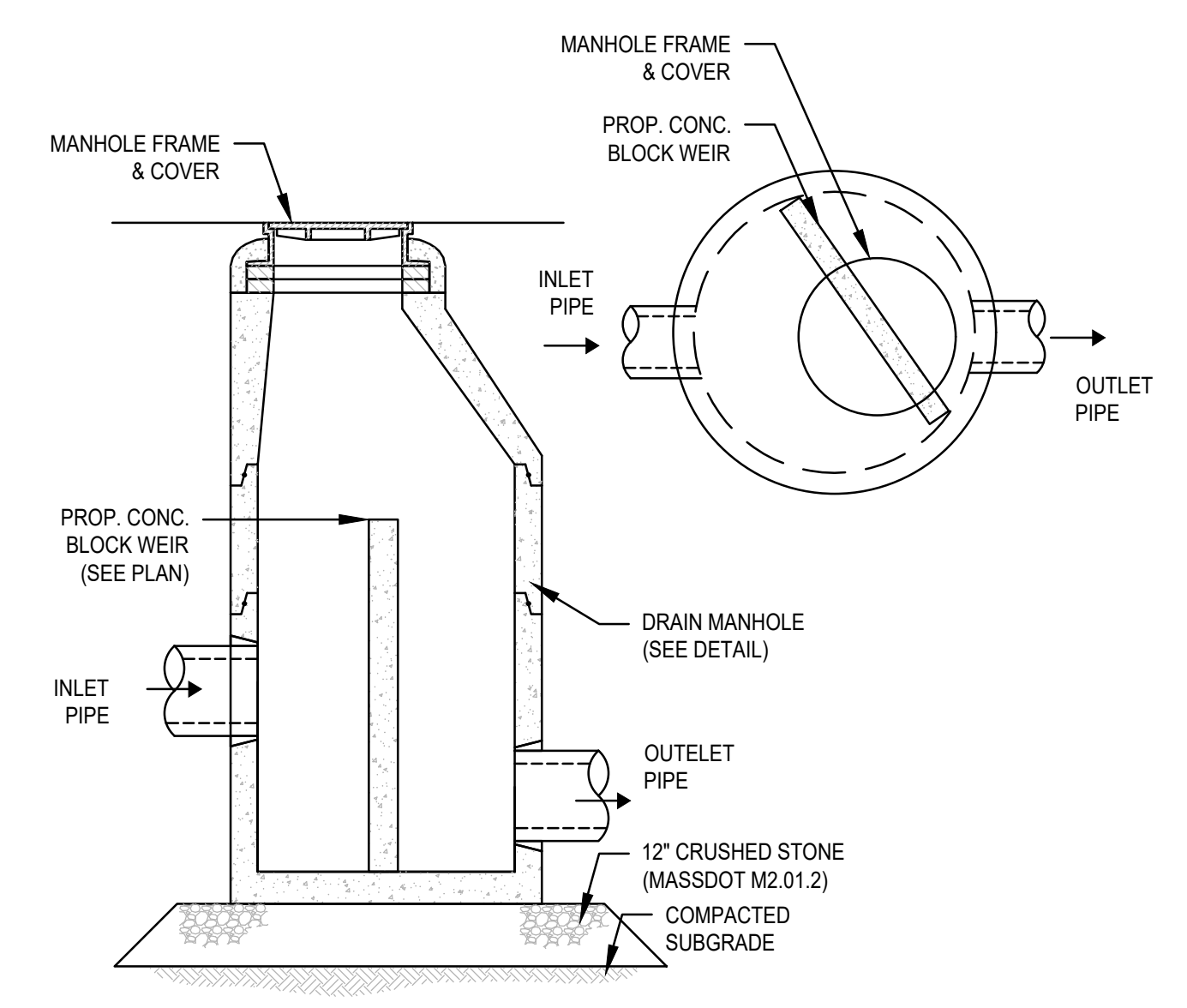


BITUMINOUS CONCRETE PAVEMENT RECLAMATION DETAIL
SCALE: N.T.S.

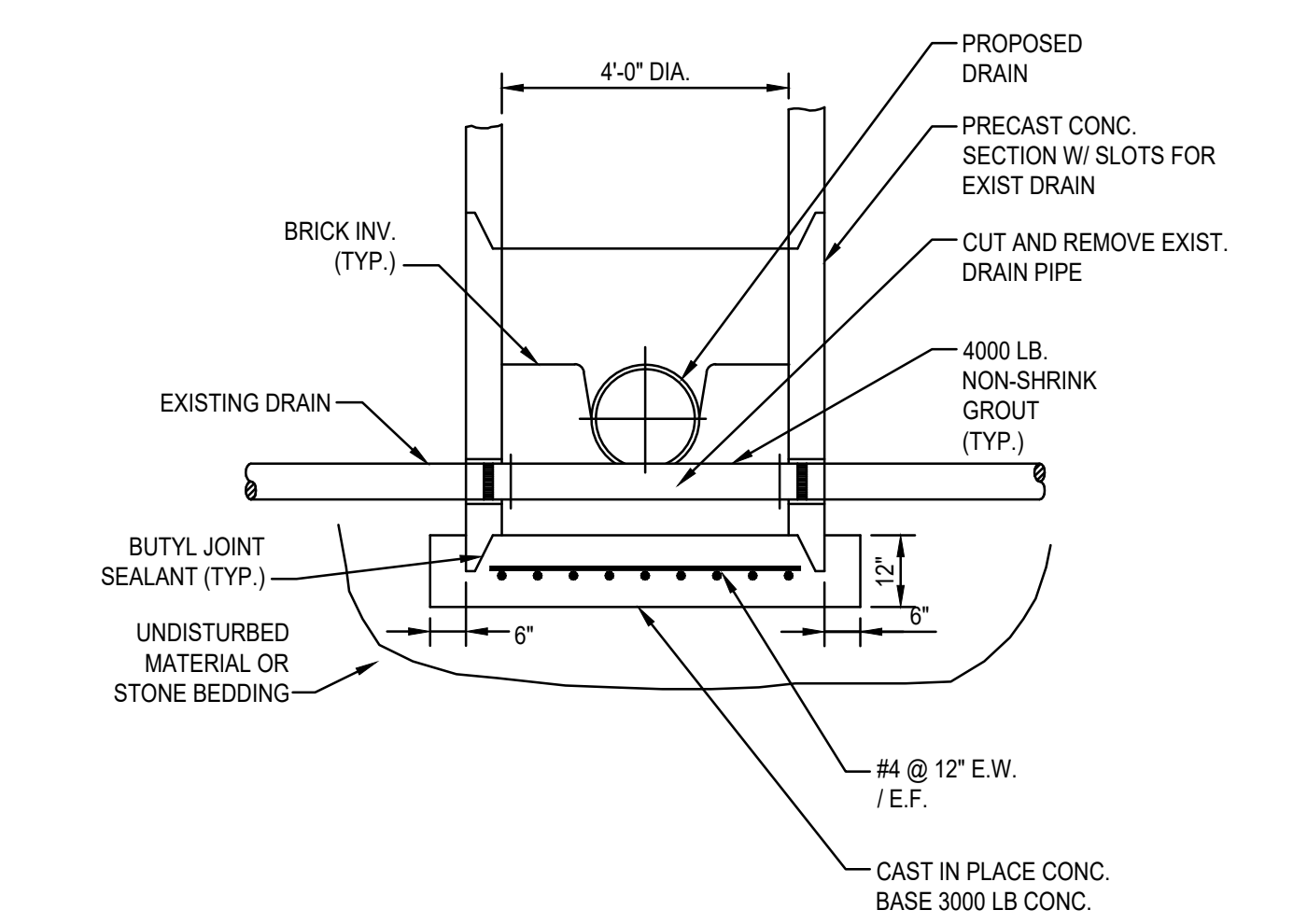


- NOTES:**
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
 4. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).
 5. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.

DRAIN MANHOLE DETAIL
SCALE: N.T.S.



DRAINAGE MANHOLE WITH WEIR
SCALE: N.T.S.



TYPICAL DOGHOUSE MANHOLE
SCALE: N.T.S.

PLAN VIEW

FRAME AND GRATE
PROP. EAST JORDAN IRON WORKS CATCH BASIN FRAME & GRATE
PRODUCT NO. 0M45200028 (3 FLANGE) OR 0M45200029 (4 FLANGE) (OR EQUAL)

SECTION A-A

PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 18.0 cfs
2. MIN SEDIMENT STORAGE CAPACITY: 0.7 cu. yd.
3. OIL STORAGE CAPACITY: 191 gal.
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 24 in.
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
6. FOR MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT <https://hydro-int.com/en/products/first-defense>

GENERAL NOTES:

1. GENERAL ARRANGEMENT DRAWINGS ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC DRAWINGS.
2. THE DIAMETER OF THE INLET AND OUTLET PIPES MAY BE NO MORE THAN 24".
3. MULTIPLE INLET PIPES POSSIBLE (REFER TO PROJECT PLAN).
4. INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK (REFER TO PROJECT PLAN S).
5. PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER.
6. LARGER SEDIMENT STORAGE CAPACITY MAY BE PROVIDED WITH A DEEPER SUMP DEPTH.

PARTS LIST			
ITEM	QTY	SIZE (in)	DESCRIPTION
1	1	48	1/2 PRECAST MANHOLE (PRE-INSTALLED)
2	1		INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	24	FRAME AND GRATE
4	1	8	OUTLET PIPE (BY OTHERS)

COMMENTS:

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

Hydro International

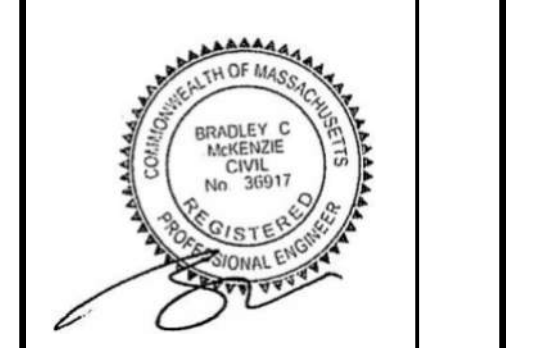
HYDRO INTERNATIONAL
100 WEST 10TH AVENUE
DENVER, CO 80202
TEL: 303.733.4400
WWW.HYDRO-INT.COM

REV	DATE	DESCRIPTION
1	8/25/2022	REVISIONS PER PLANNING BOARD HEARING

PREPARED BY:

MCKENZIE ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

SITE DEVELOPMENT PLAN
(ASSESSOR PARCEL NO. B6-1-20)
11 LEDIN DRIVE
AVON, MASSACHUSETTS



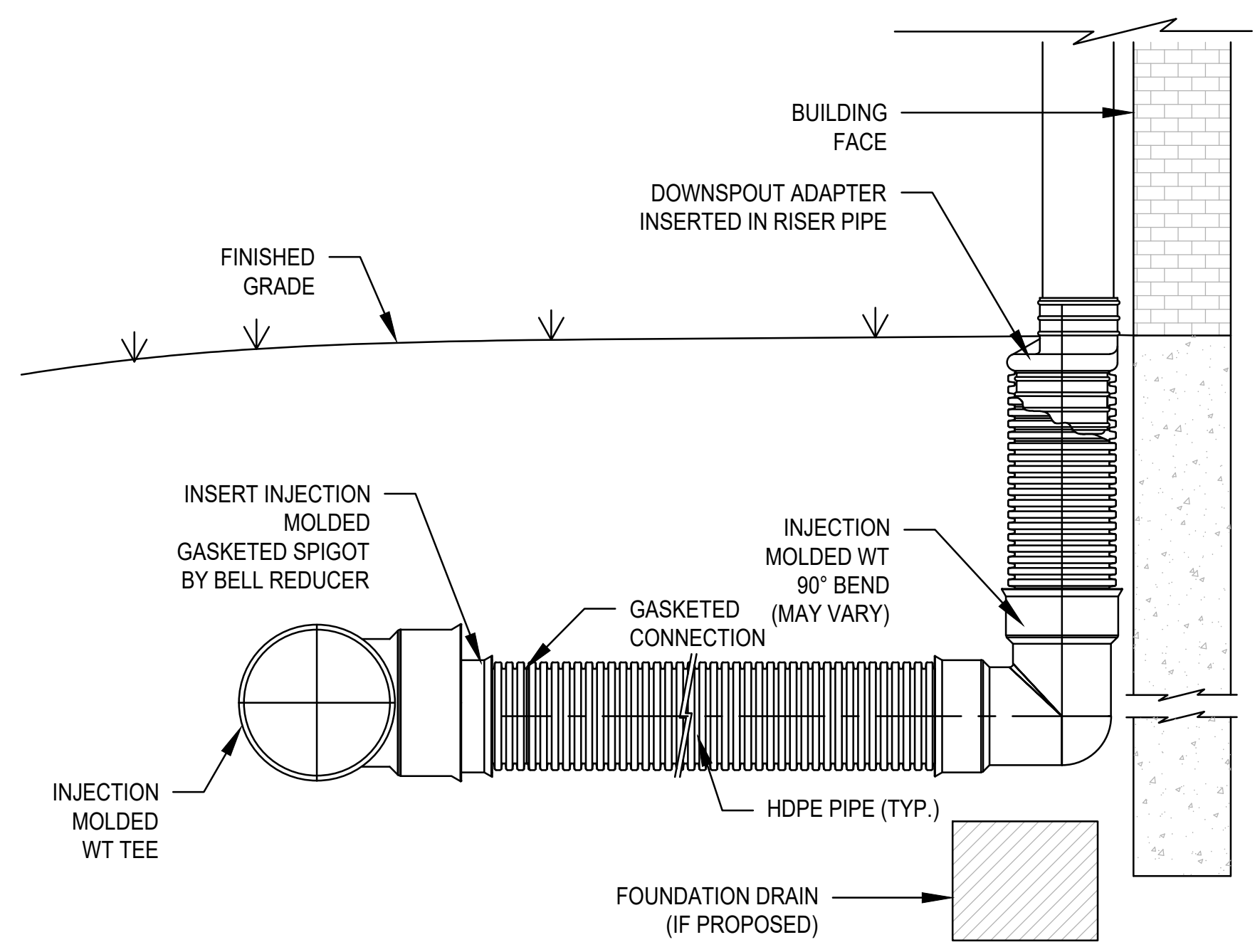
APPLICANT:
CONSERV GROUP, INC.
110 STATE ROAD
SAGAMORE BEACH, MA 02562

PERMITTING SET

DRAWN BY: A.J.C.
DESIGNED BY: A.J.C.
CHECKED BY: BCM
APPROVED BY: BCM

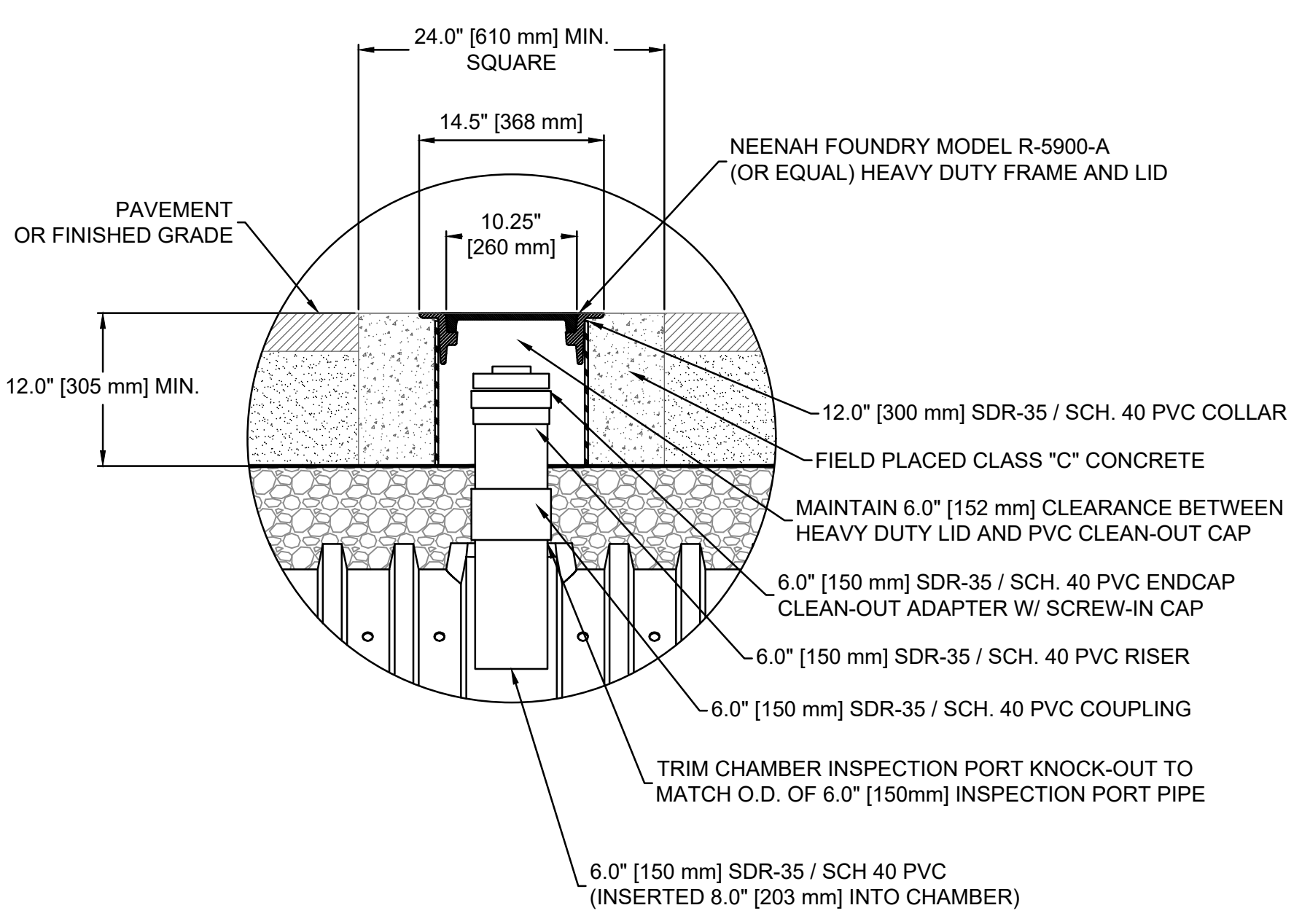
DATE: JUNE 28, 2022
SCALE: AS NOTED
PROJECT NO.: 222-122
DWG. TITLE: CONSTRUCTION DETAILS

DWG. NO.: D-1

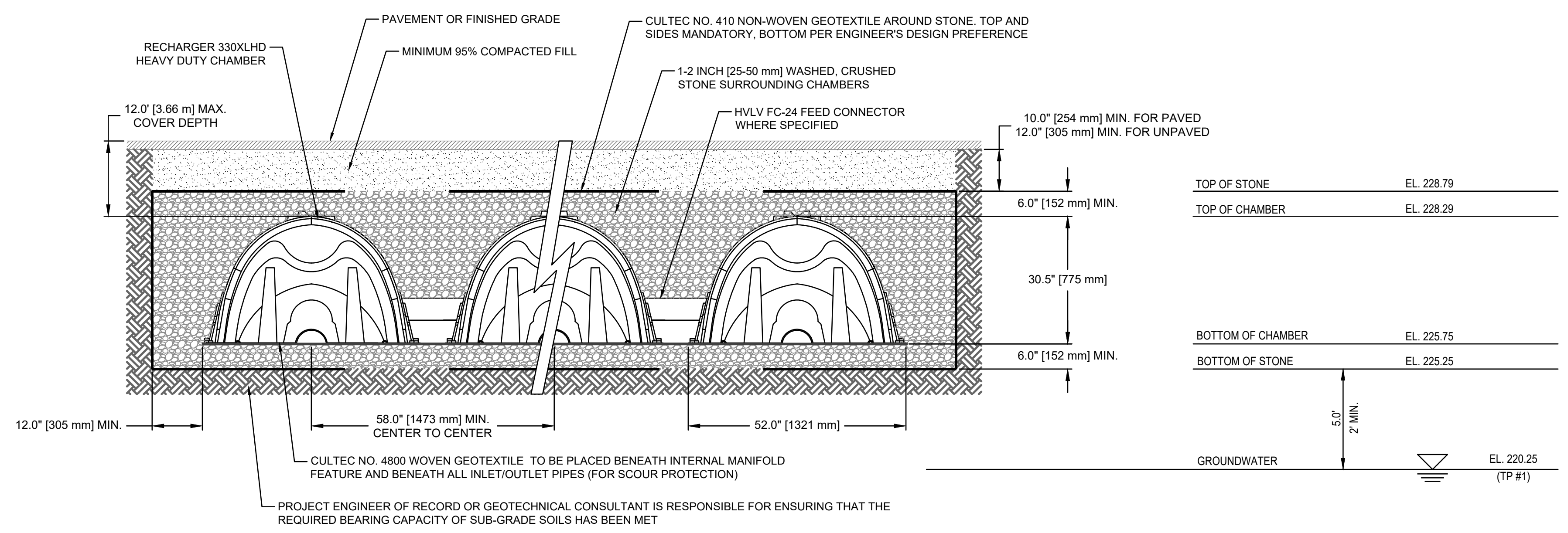


- NOTES:**
1. INJECTION MOLDED FITTING ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
 2. WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.

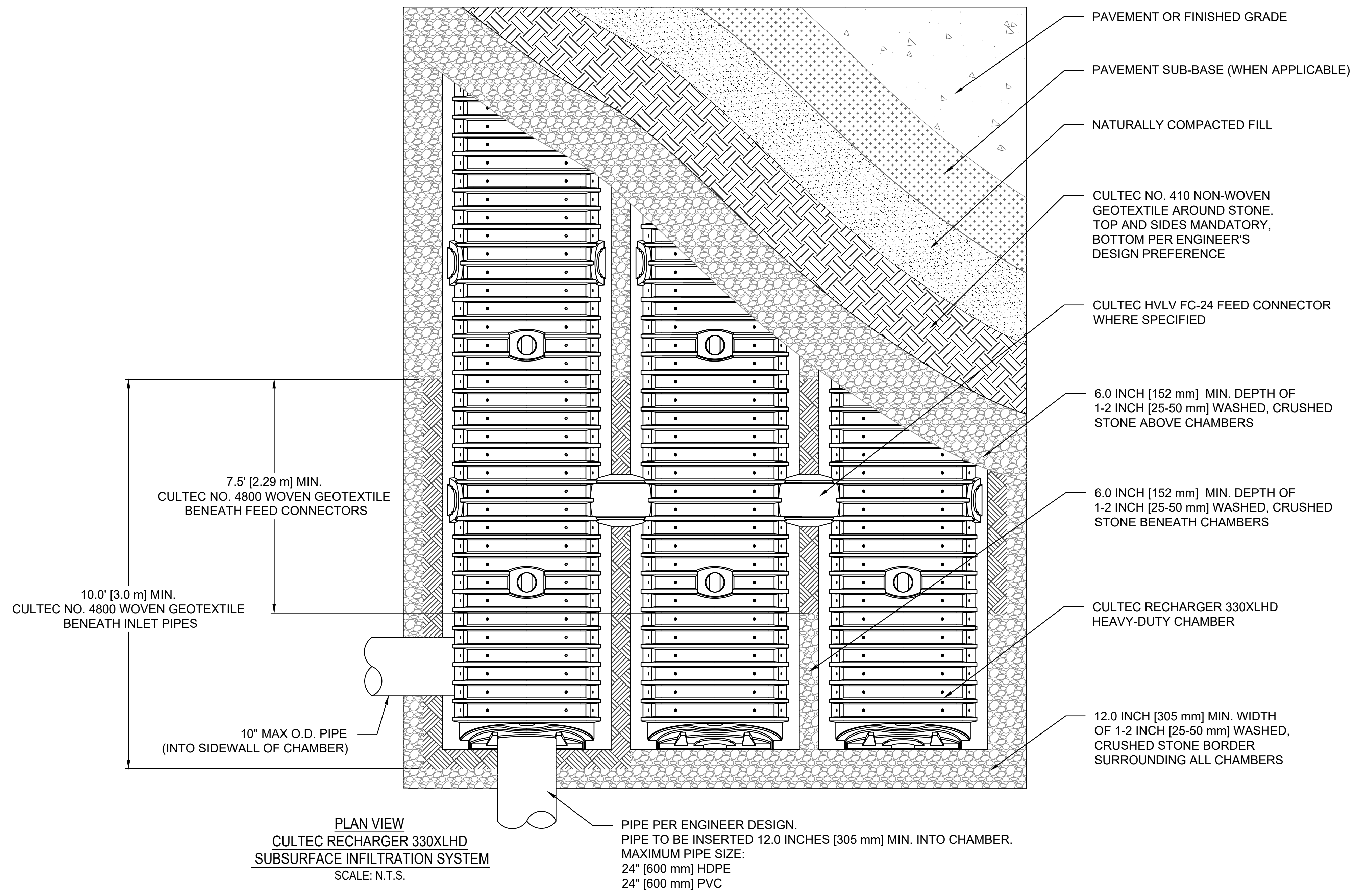
ROOF LEADER CONNECTION DETAIL
SCALE: N.T.S.



IN PAVEMENT INSPECTION PORT DETAIL
SCALE: N.T.S.



CROSS SECTION
CULTEC RECHARGER 330XLHD
SUBSURFACE INFILTRATION SYSTEM
SCALE: N.T.S.



PLAN VIEW
CULTEC RECHARGER 330XLHD
SUBSURFACE INFILTRATION SYSTEM
SCALE: N.T.S.

BY APP	AJC	DESCRIPTION	
BY A/C	BCM	REVISIONS PER PLANNING BOARD HEARING	
DATE	8/25/2022		
REV	1		
PREPARED BY:			
MCKENZIE ENGINEERING GROUP Assinippi Office Park 150 Longwater Drive, Suite 101 Norwell, MA 02061 P: 781.792.3900 F: 781.792.0333 www.mckeng.com			
SITE DEVELOPMENT PLAN (ASSESSOR PARCEL NO. B6-1-20) 11 LEDIN DRIVE AVON, MASSACHUSETTS			
APPLICANT: CONSERV GROUP, INC. 110 STATE ROAD SAGAMORE BEACH, MA 02562		PERMITTING SET	
DRAWN BY: AJC DESIGNED BY: AJC CHECKED BY: BCM APPROVED BY: BCM DATE: JUNE 28, 2022 SCALE: AS NOTED PROJECT NO.: 222-122 DWG. TITLE:	CONSTRUCTION DETAILS		
DWG. NO.	D-2		

