

LOCUS MAP  
Not to Scale

APN B7-3-14  
500 PAGE STREET  
N/F  
PERRY O KEARNEY JR  
BK 2297 PG 117

EXISTING PROPERTY LINE (TYP.)

APN B7-3-1  
275 BODWELL STREET  
N/F  
WCY - 275 BODWELL LLC  
BK 4095 PG 479

APN B7-3-9  
410 PAGE STREET  
N/F  
PIERRE M JOSEPH  
BK 31927 PG 412

APN B7-3-8  
404 PAGE STREET  
N/F  
SHAWN PARKER  
TRUSTEE OF THE SHAWN PARKER TRUST  
BK 30869 PG 340

APN B7-3-23  
3 SHAWN DRIVE  
N/F  
WICKI A PARKER  
TRUSTEE OF THE WICKI A PARKER TRUST  
BK 31111 PG 149

APN B7-3-3  
225 BODWELL STREET  
N/F  
ONEG II LLC  
BK 37526 PG 101

APN B7-2-2  
255 BODWELL STREET  
N/F  
J. G. LLC  
BK 21517 PG 570

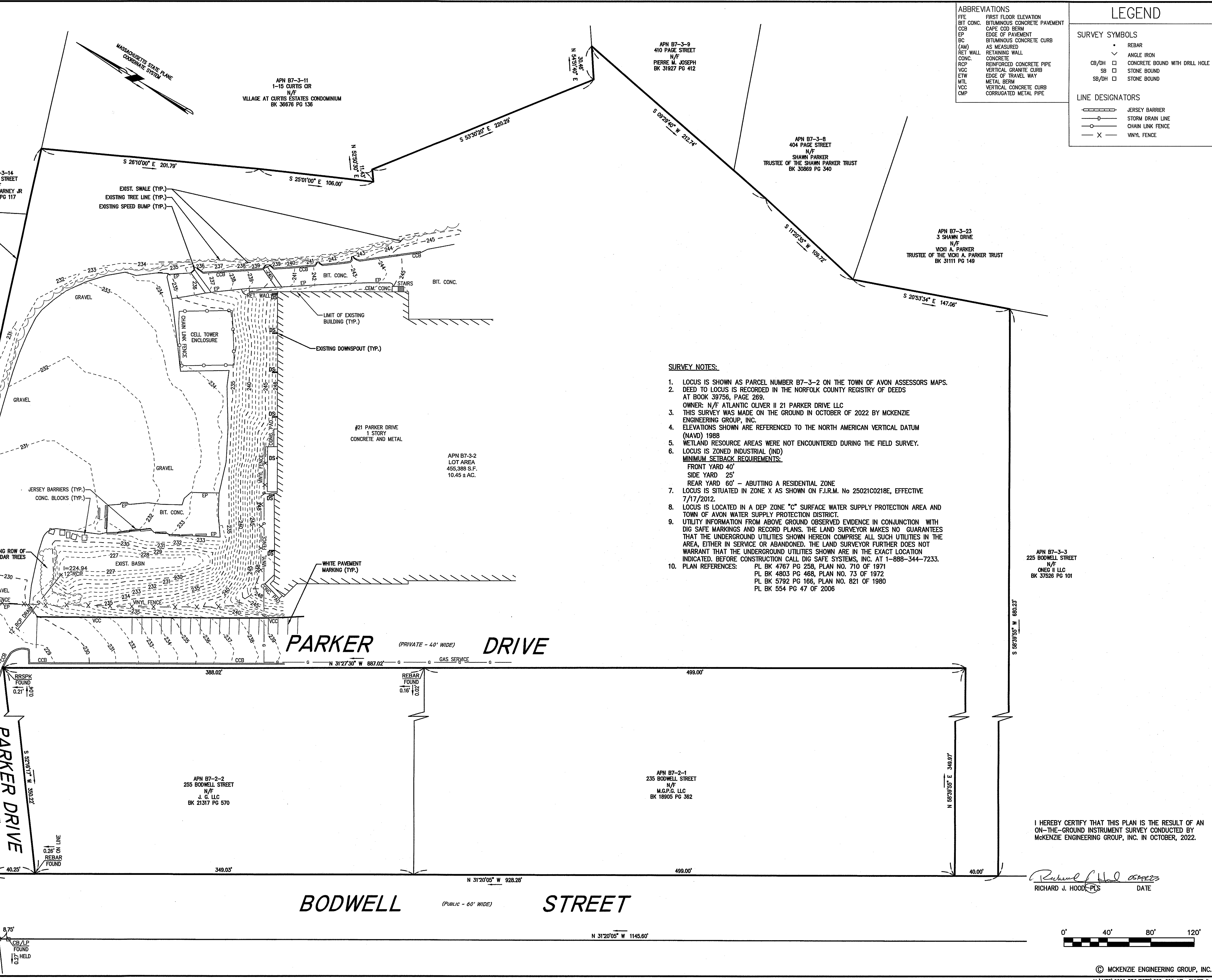
APN B7-2-1  
235 BODWELL STREET  
N/F  
M.G.P.G. LLC  
BK 18905 PG 362

APN B7-3-2  
LOT AREA  
455,388 S.F.  
10.45 ± AC.

REBAR FOUND  
0.16' ±  
0.03'

REBAR FOUND  
0.21' ±  
0.03'

REBAR FOUND  
0.05' ±



ABBREVIATIONS

FTE	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
VGC	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

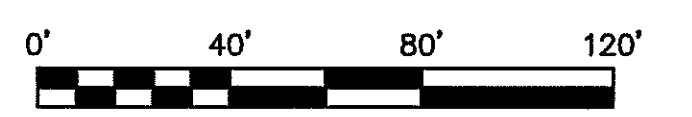
LINE DESIGNATORS

- JERSEY BARRIER
- STORM DRAIN LINE
- CHAIN LINK FENCE
- X VINYL FENCE

- SURVEY NOTES:**
- LOCUS IS SHOWN AS PARCEL NUMBER B7-3-2 ON THE TOWN OF AVON ASSESSORS MAPS.
  - DEED TO LOCUS IS RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS AT BOOK 39756, PAGE 269.
  - OWNER: N/F ATLANTIC OLIVER II 21 PARKER DRIVE LLC
  - THIS SURVEY WAS MADE ON THE GROUND IN OCTOBER OF 2022 BY MCKENZIE ENGINEERING GROUP, INC.
  - ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988
  - WETLAND RESOURCE AREAS WERE NOT ENCOUNTERED DURING THE FIELD SURVEY.
  - LOCUS IS ZONED INDUSTRIAL (IND) MINIMUM SETBACK REQUIREMENTS:  
FRONT YARD 40'  
SIDE YARD 25'  
REAR YARD 60' - ABUTTING A RESIDENTIAL ZONE
  - LOCUS IS SITUATED IN ZONE X AS SHOWN ON F.I.R.M. No 25021C0218E, EFFECTIVE 7/17/2012.
  - LOCUS IS LOCATED IN A DEP ZONE "C" SURFACE WATER SUPPLY PROTECTION AREA AND TOWN OF AVON WATER SUPPLY PROTECTION 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:  
PL BK 4767 PG 258, PLAN NO. 710 OF 1971  
PL BK 4803 PG 488, PLAN NO. 73 OF 1972  
PL BK 5792 PG 166, PLAN NO. 821 OF 1980  
PL BK 554 PG 47 OF 2008

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY CONDUCTED BY MCKENZIE ENGINEERING GROUP, INC. IN OCTOBER, 2022.

Richard J. Hood  
RICHARD J. HOOD - PLS DATE



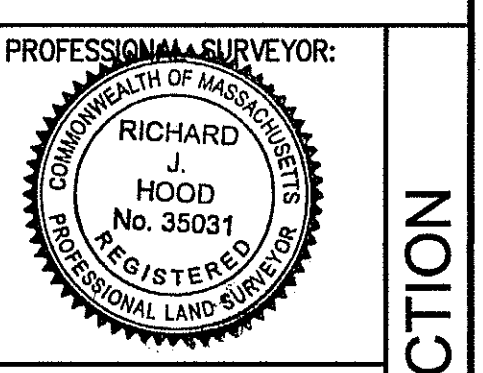
© MCKENZIE ENGINEERING GROUP, INC.

REV	DATE	DESCRIPTION	BY	APP
1	2/2/23	PER PLANNING BD. REVIEW	AWL	BCM

**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

**EXISTING CONDITIONS PLAN**  
21 PARKER DRIVE  
(ASSESSOR'S MAP B7, BLOCK 3, LOT 2)  
AVON, MASSACHUSETTS



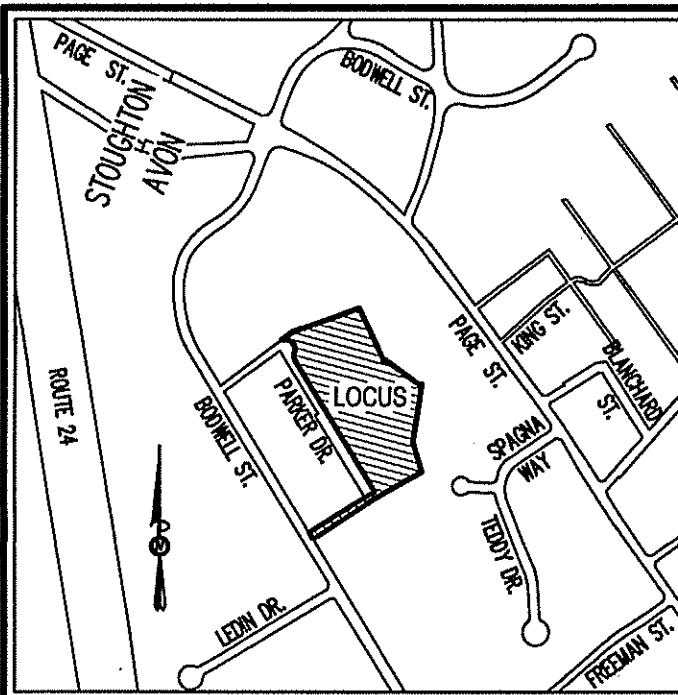
PROFESSIONAL SURVEYOR:  
RICHARD J. HOOD  
No. 35031  
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER:  
ATLANTIC OLIVER II 21 PARKER DRIVE LLC  
125 HIGH STREET, SUITE 220  
BOSTON, MASSACHUSETTS

DRAWN BY: ESS  
DESIGNED BY: ---  
CHECKED BY: RTLS  
APPROVED BY: R.J.H.  
DATE: NOVEMBER 17, 2022  
SCALE: 1"=40'  
PROJECT NO.: 222-206  
DWG. TITLE:

**EXISTING CONDITIONS PLAN**

DWG. NO: EX-1



LOCUS MAP  
1"=600'

APN B7-3-14  
500 PAGE STREET  
N/F  
PERRY O KEARNEY JR  
BK 2297 PG 117

APN B7-3-1  
275 BODWELL STREET  
N/F  
WCV - 275 BODWELL LLC  
BK 40095 PG 479

APN B7-3-2  
LOT AREA  
455,888 S.F.  
10.45 ± AC.

### LEGEND

**SURVEY SYMBOLS**

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

**LINE DESIGNATORS**

- JERSEY BARRIER
- STORM DRAIN LINE
- CHAIN LINK FENCE
- X VINYL FENCE
- - - 232 - - - EXISTING CONTOUR
- - - 233 - - - PROPOSED CONTOUR
- 233.5x PROPOSED SPOT ELEVATION
- ← PROPOSED DIRECTION OF RUNOFF

**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
VGC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE

REV	DATE	DESCRIPTION	BY	APP
1	2/22/23	PER PLANNING BOARD REVIEW	AWL	

MCKENZIE ENGINEERING GROUP  
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Norwell, MA 02061  
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## SITE DEVELOPMENT PLAN

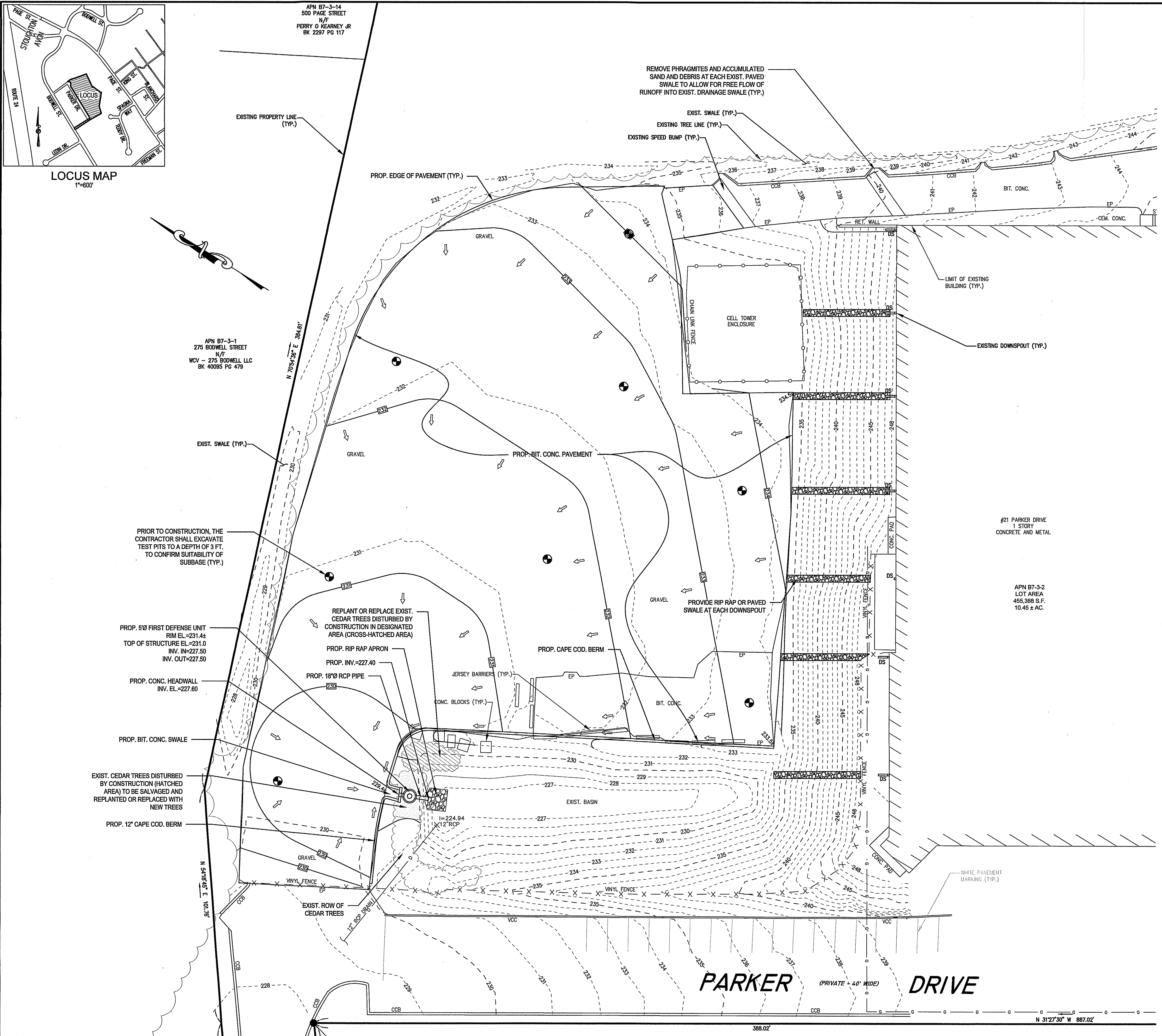
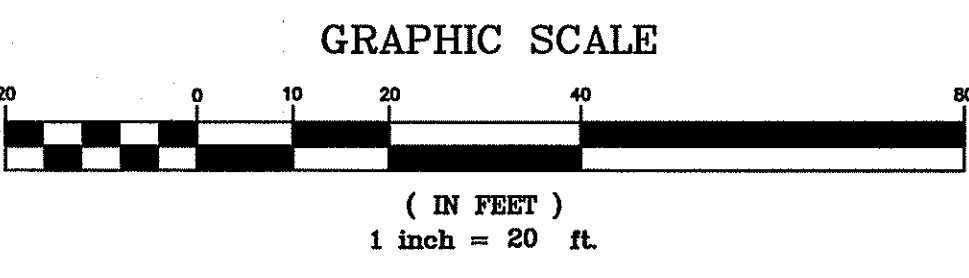
### 21 PARKER DRIVE (ASSESSOR'S PARCEL NO. B7-3-2) AVON, MASSACHUSETTS

PROFESSIONAL ENGINEER:

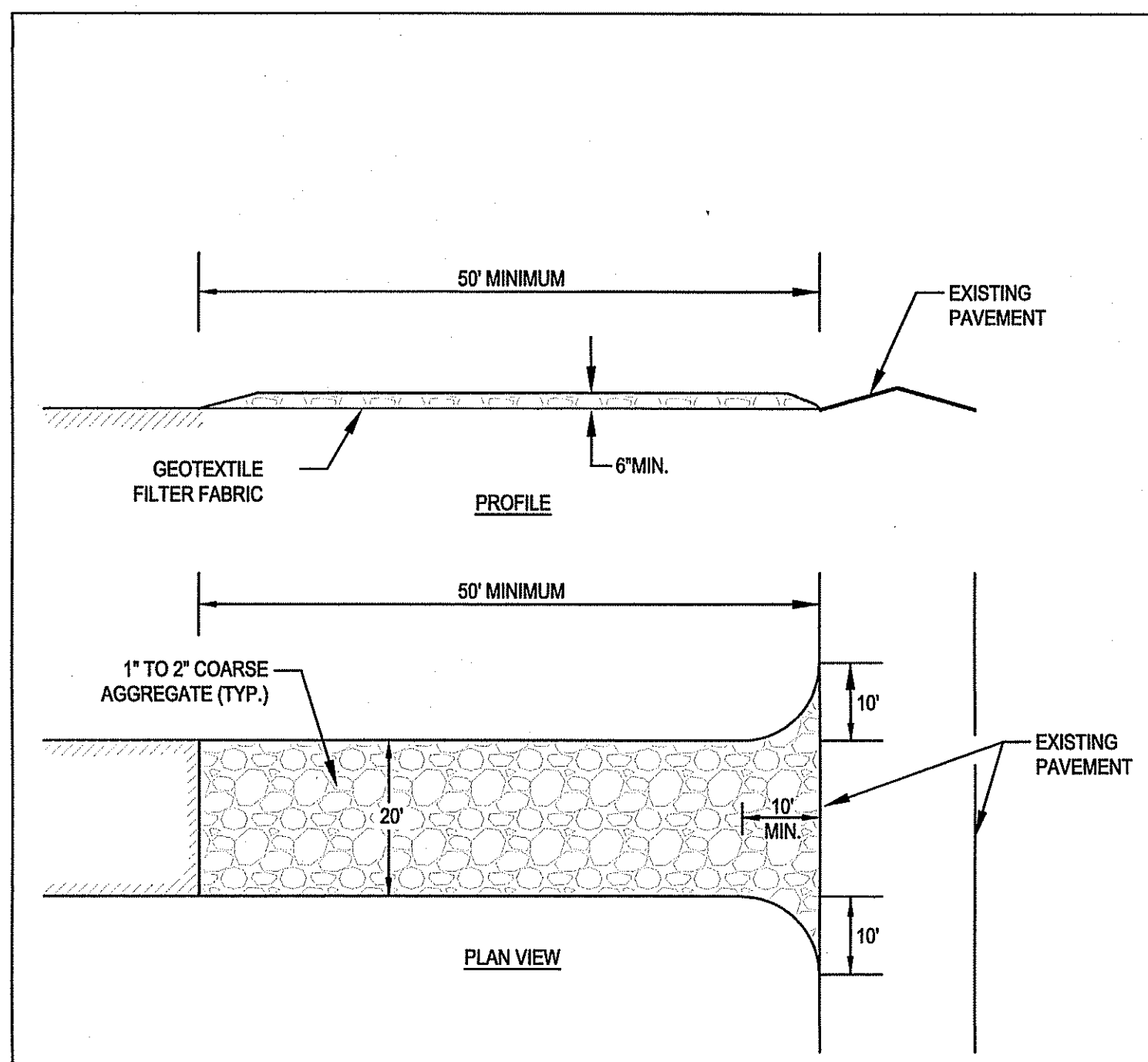
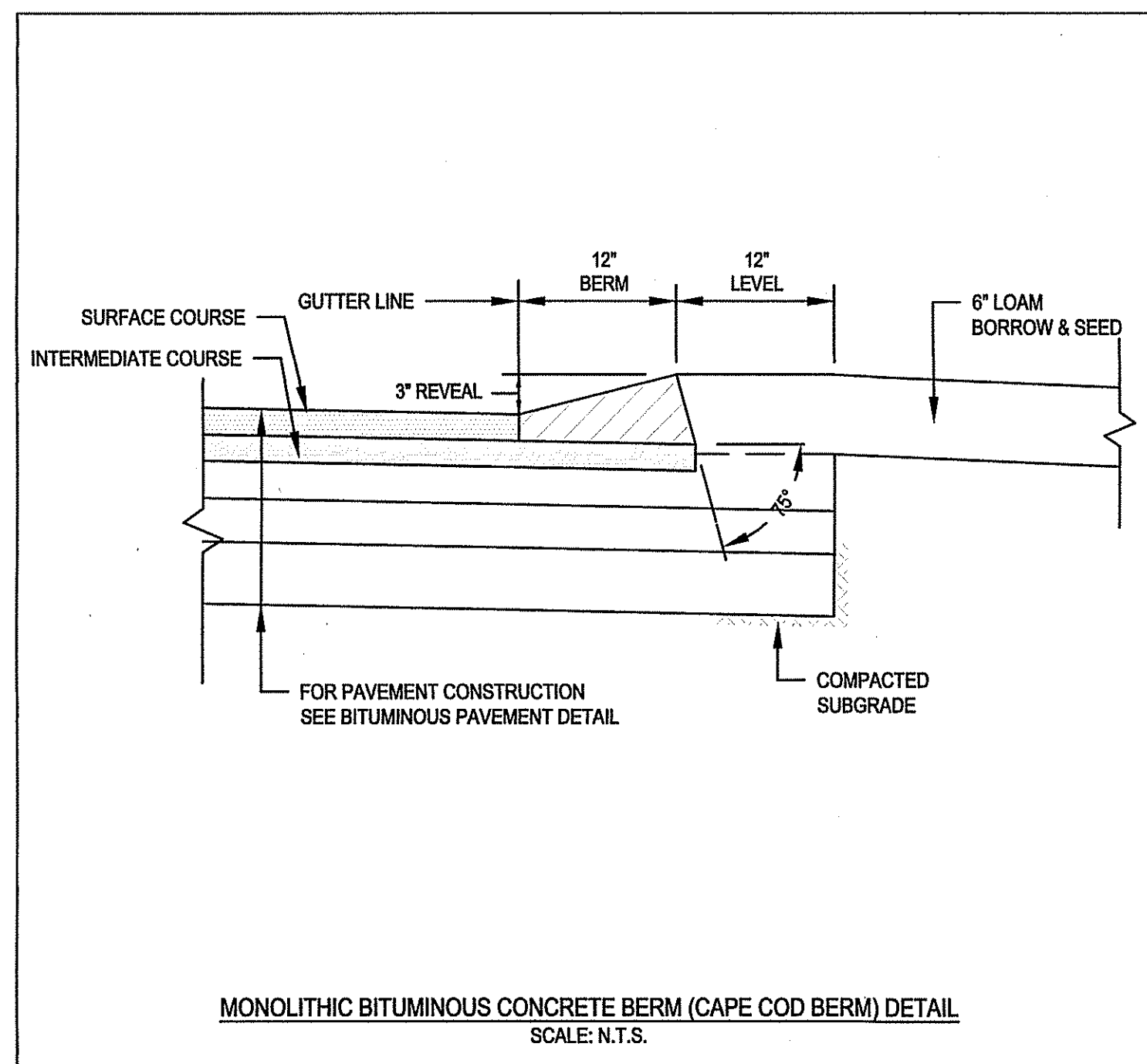
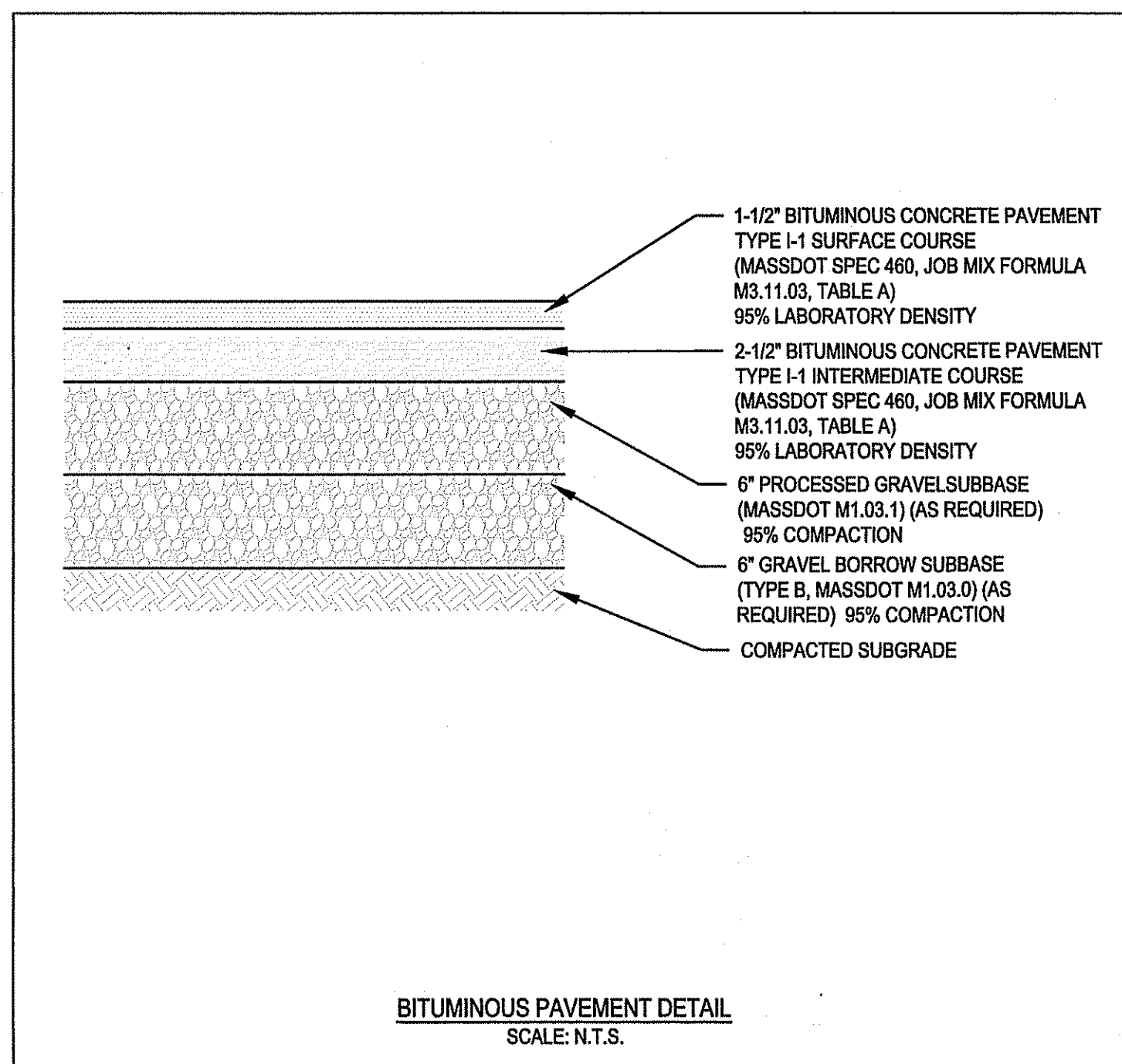
OWNERS/APPLICANT:  
**ATLANTIC OLIVER II 21 PARKER DRIVE LLC**  
125 HIGH STREET, SUITE 220  
BOSTON, MASSACHUSETTS 02110

DRAWN BY: **AWL**  
DESIGNED BY: **AWL**  
CHECKED BY: **REDA**  
APPROVED BY: **BCM**  
DATE: **NOVEMBER 17, 2022**  
SCALE: **1"=20'**  
PROJECT NO.: **222-206**  
DWG. TITLE:  
**GRADING & UTILITY PLAN**  
DWG. NO.: **2**

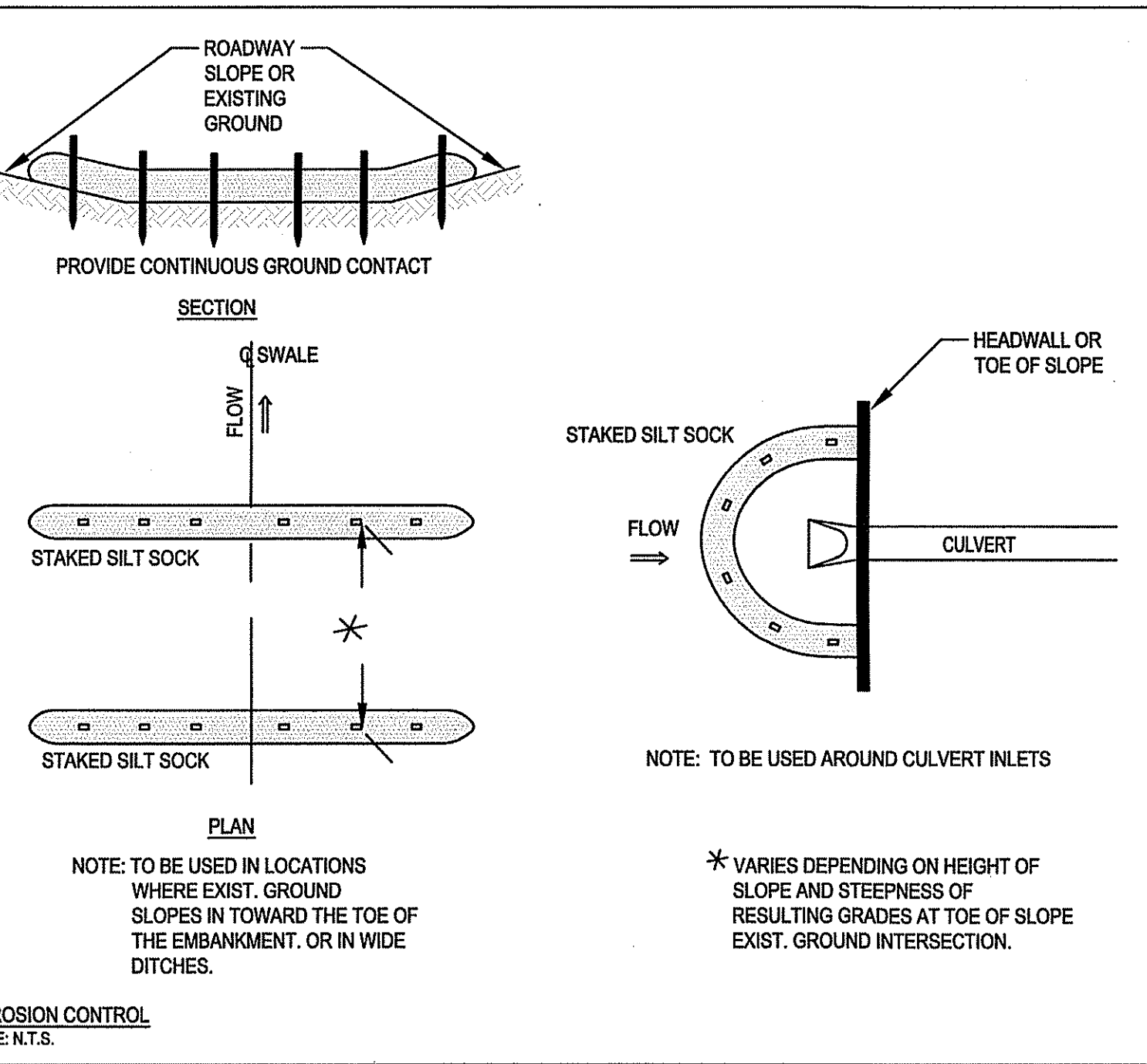
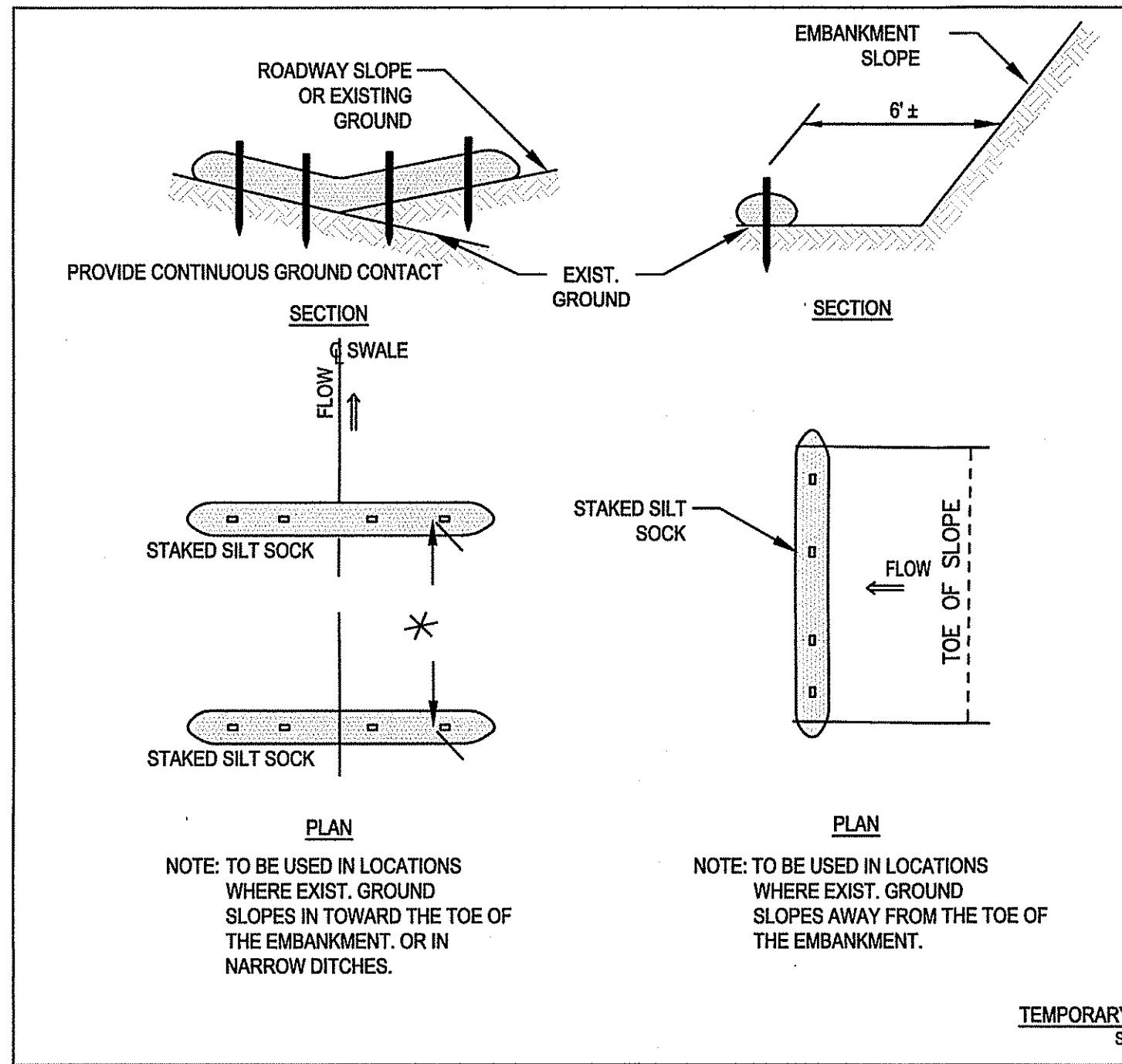
- SURVEY NOTES:**
- THIS SURVEY WAS MADE ON THE GROUND IN OCTOBER OF 2022 BY MCKENZIE ENGINEERING GROUP, INC.
  - ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - WETLAND RESOURCE AREAS WERE NOT ENCOUNTERED DURING THE FIELD SURVEY.
  - MINIMUM SETBACK REQUIREMENTS:**  
ZONING DISTRICT: INDUSTRIAL  
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 SITUATED IN THE TOWN OF AVON WATER SUPPLY PROTECTION DISTRICT AND DOES NOT LIE IN A DEP ZONE II.
  - 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.
  - THERE ARE NO KNOWN OR OBSERVED WELLS WITHIN 100 FT. OF THE SUBJECT PROPERTY.



**PARKER DRIVE** (PRIVATE - 40' WIDE)

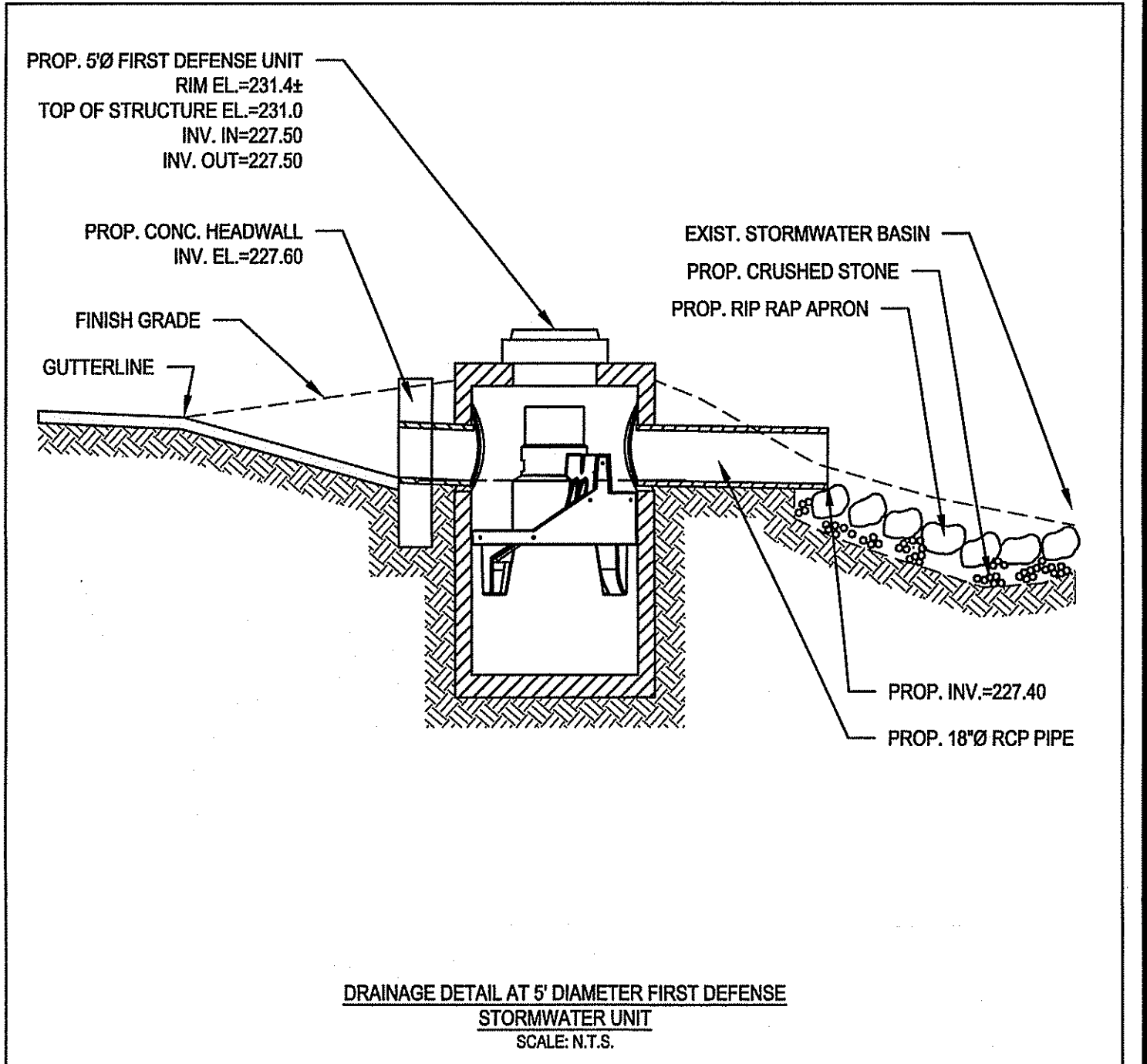
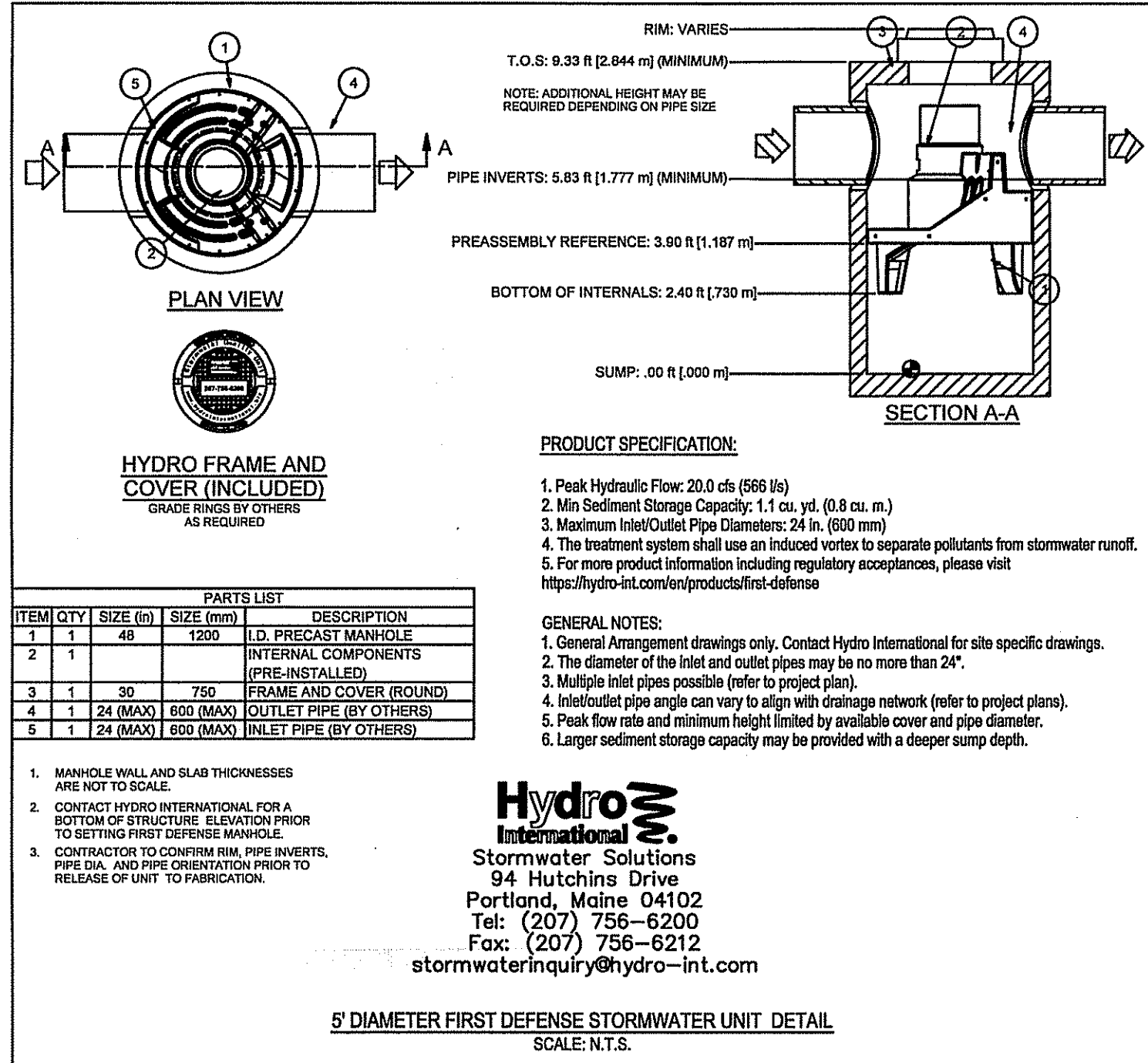
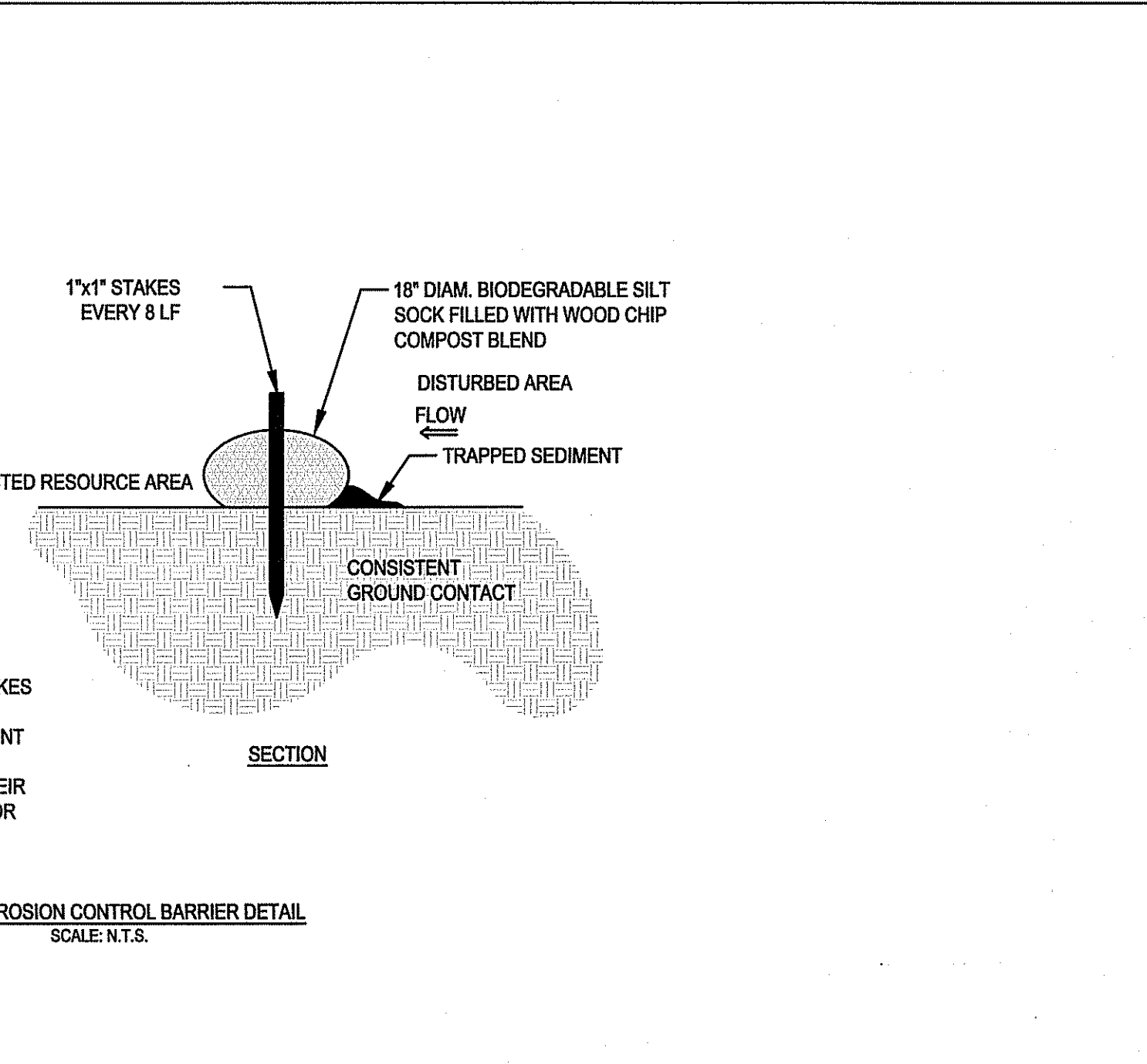
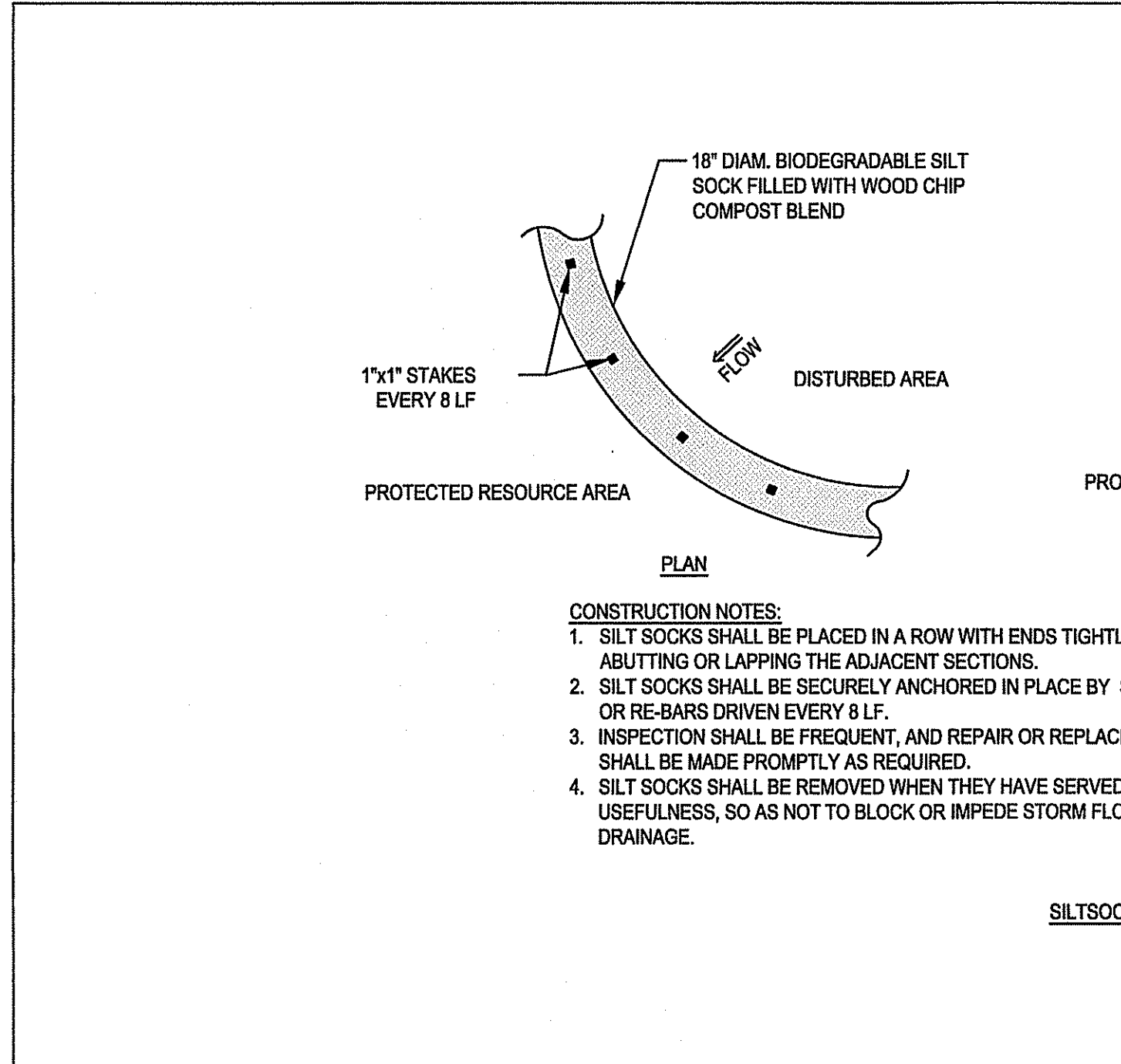


- CONSTRUCTION SEQUENCE**
- TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRACTICES FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE. STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED
1. PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES, REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN. PLACE EROSION CONTROL BARRIERS AT LOCATIONS INDICATED ON THE CONSTRUCTION DRAWINGS AND CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT WASHINGTON STREET.
  2. CLEAR AND GRUB ALL AREAS ASSOCIATED WITH THE CONSTRUCTION OF THE ACCESS ROAD.
  3. EXCAVATE TOPSOIL AND SUBSOIL FROM CUT AND FILL AREAS AND STOCKPILE ON SITE AS NECESSARY. 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 SILT SOCK CHECK DAMS AT TOES OF ALL 3:1 OR GREATER SLOPES, AND AT ENDS OF ALL CUT AREAS.
  4. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS.
  5. PLACE ALL SLOPE PROTECTION WHERE INDICATED ON THE PLAN.
  6. GRADE ACCESS ROAD TO SUBGRADE ELEVATION AND CONSTRUCT SIDE SLOPES. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED. REFER TO "EROSION AND SEDIMENT CONTROL" SECTION OF THIS PLAN.
  7. PLACE GRAVEL SUBBASE PER SPECIFICATIONS.
  8. 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.
  9. PLACE THE FINAL WEARING COURSE OF CRUSHED STONE.
  10. COMPLETE FINE GRADING OF SHOULDERS, REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE.



- (SCE) CONSTRUCTION SPECIFICATIONS:**
1. STONE FOR A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE.
  2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT A 30 FOOT MINIMUM LENGTH WOULD APPLY.
  3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
  4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN A FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
  5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
  6. ALL SURFACE WATER THAT IS FLOWING TO OR DEVERTED 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.
  7. 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 TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.

- EROSION AND SEDIMENTATION CONTROL**
1. STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE SILT SOCK BARRIER CONTROLS, STABILIZED CONSTRUCTION ENTRANCE, TEMPORARY DIVERSION SWALES WITH STONE CHECK DAMS, SEDIMENT BASINS, AND INLET PROTECTION.
  2. STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.
  3. IN GENERAL, THE SMALLEST POSSIBLE AREA OF LAND SHOULD BE EXPOSED AT ONE TIME. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE CONFINED TO A MAXIMUM PERIOD OF 3 MONTHS. LAND SHALL NOT BE EXPOSED DURING THE WINTER MONTHS. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY AND THAT WILL BE REGRADED AT A LATER DATE SHALL BE MACHINE HAY MULCHED AND SEEDED WITH WINTER RYE TO PREVENT EROSION.
- CONSTRUCTION PHASE BMP OPERATION AND MAINTENANCE NOTES:**
1. STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE EROSION CONTROL BARRIERS, STABILIZED CONSTRUCTION ENTRANCES, TEMPORARY DIVERSION SWALES WITH CHECK DAMS, SEDIMENT BASINS, AND INLET PROTECTION.
  2. STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.
  3. OPERATOR PERSONNEL MUST INSPECT THE CONSTRUCTION SITE AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 1/2 INCH OR GREATER. THE INSPECTOR SHOULD REVIEW THE EROSION AND SEDIMENT CONTROLS WITH RESPECT TO THE FOLLOWING:
    - A. WHETHER OR NOT THE MEASURE WAS INSTALLED/PERFORMED CORRECTLY.
    - B. WHETHER OR NOT THERE HAS BEEN DAMAGE TO THE MEASURE SINCE IT INSTALLED OR PERFORMED.
    - C. WHAT SHOULD BE DONE TO CORRECT ANY PROBLEMS WITH THE MEASURE.
  5. THE INSPECTOR SHALL COMPLETE THE INSPECTION SCHEDULE AND EVALUATION CHECKLIST FOR FINDINGS AND SHOULD REQUEST THE REQUIRED MAINTENANCE OR REPAIR. THE CHECKLIST IS PROVIDED WITHIN THE OPERATION AND MAINTENANCE PLAN.
  6. THE TEMPORARY BASINS SHALL BE INSPECTED AND CLEANED IF REQUIRED PRIOR TO ANY PREDICTED LARGE STORM EVENT.



APP BY: [ ]  
 DESCRIPTION: [ ]  
 DATE: 2/2/23  
 REV: 1

**MCKENZIE ENGINEERING GROUP**  
 Assinippi Office Park  
 150 Longwater Drive, Suite 101  
 Norwell, MA 02061  
 P: 781.792.3900  
 F: 781.792.0333  
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**SITE DEVELOPMENT PLAN**  
 21 PARKER DRIVE  
 (ASSESSOR'S PARCEL NO. B7-3-2)  
 AVON, MASSACHUSETTS

PROFESSIONAL ENGINEER:

OWNER/APPLICANT:  
**ATLANTIC OLIVER II 21 PARKER DRIVE LLC**  
 125 HIGH STREET, SUITE 220  
 BOSTON, MASSACHUSETTS 02110

DRAWN BY: AWL  
 DESIGNED BY: AWL  
 CHECKED BY: BCM  
 APPROVED BY: BCM  
 DATE: NOVEMBER 17, 2022  
 SCALE: AS SHOWN  
 PROJECT NO.: 222-206  
 DWG. TITLE: CONSTRUCTION DETAILS  
 DWG. NO: 3