SITE PLANS

CHAPTER 40B - WINDSOR HEIGHTS

OFF PAGE STREET - WINDSOR COURT
ASSESSORS MAP C6 BLOCK 1 PLOT 4
AVON, MASSACHUSETTS

MARCH 15, 2022

DRAFT
NOT FOR CONSTRUCTION

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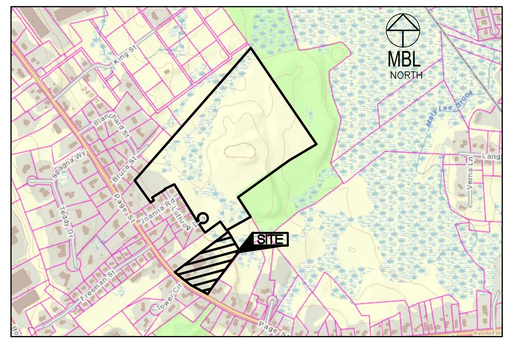

LOCUS MAP
NOT TO SCALE

PROJECT CONTACTS:

CIVIL ENGINEER/LAND SURVEYOR

MBL LAND DEVELOPMENT & PERMITTING, CORP.
5 BRISTOL DRIVE, SUITE 3A
SOUTH EASTON, MA 02375
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PLANS PREPARED FOR:

STONEBRIDGE HOMES, INC.
32 NORFOLK AVENUE
SOUTH EASTON, MA 02375

AVON TOWN CLERK

I, _____, TOWN CLERK OF THE TOWN OF AVON, MA HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THIS NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

CLERK, TOWN OF AVON, MA — DATE

AVON ZONING BOARD

DEFINITIVE SUBDIVISION – UNDER THE SUBDIVISION CONTROL LAW

DATE

APPROVED BY THE AVON ZONING BOARD OF APPEALS UNDER G.L.C 40B, §§20–23.

PLANS PREPARED BY:

MBL
LAND DEVELOPMENT & PERMITTING, CORP.
LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS
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PROJ. No.: 2022-002
DATE: MARCH 15, 2022

C-1.0

X:\2022\2022-002\CIVIL\Design\2022-002 Site Plans-DETAILS.dwg, 3/22/2022 12:37:23 PM, Adobe PDF

EXIST	PROP	
L=43.84'		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
10+00	10+00	STATE HIGHWAY BASELINE
		BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
TL		TOWN LINE
SL		STATE LINE
	EOP	GRAVEL ROAD
BC	BC	EDGE OF PAVEMENT
CCB	CCB	BITUMINOUS CURB
PCC	PCC	CAPE COD BERM
VGC	VGC	PRECAST CONC. CURB
SGE	SGE	VERT. GRAN. CURB
		SLOPED GRAN. EDGING
		LIMIT OF CURB TYPE
		SAWCUT
MATCHLINE SEE SHEET 2 OF 2		MATCHLINE
SWL	SWL	SOLID WHITE LINE
SYL	SYL	SOLID YELLOW LINE
BWL	BWL	BROKEN WHITE LINE
BYL	BYL	BROKEN YELLOW LINE
SWCHL	SWCHL	SOLID WHITE CHANNELIZING LINE
SYCHL	SYCHL	SOLID YELLOW CHANNELIZING LINE
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		STEEL GUARD RAIL
		WOOD GUARD RAIL
		PATH
		TREE LINE
X X X X	X X X X	CHAIN LINK FENCE
		STONE WALL
		RETAINING WALL
		HAY BALES
2	4	MINOR CONTOUR
10	20	MAJOR CONTOUR
TS	TS	TOP of SLOPE
BS	BS	BOTTOM of SLOPE
		BUILDING
EN	EN	BUILDING ENTRANCE
LD	LD	LOADING DOCK
		BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
PM	PM	PARKING METER
	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
		CROSSWALK
		CONC. PAVEMENT
		NORMAL PAVEMENT
		HEAVY DUTY PAVEMENT
		HANDICAP RAMP
		HANDICAP PARKING
	VAN	VAN-ACCESSIBLE HANDICAP PARKING

EXIST	PROP	
27.21 TC 27.15 BC	27.21 TC 27.15 BC	TOP & BOTTOM ELEVATION
27.21 TC 27.15 BC	27.21 TC 27.15 BC	TOP & BOTTOM ELEVATION
21.25 21.25	21.25 21.25	SPOT ELEVATION w/LEADER
		SPOT ELEVATION w/LEADER
21 × 25	21 × 25	SPOT ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
W	W	TEST WELL
		BENCH MARK
12"D	12"D	DRAINAGE LINE
OD	OD	OVERFLOW DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER LINE
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER LINE
4"FP	4"FP	FIRE PROTECTION LINE
3"G	3"G	GAS LINE
UGE	UGE	UNDERGROUND ELECTRIC
TEL	TEL	TELEPHONE LINE
FA	FA	FIRE ALARM
F&P	F&P	FIRE & POLICE CABLE
CATV	CATV	CABLE TV
	CB	CATCH BASIN
	DCB	DOUBLE CATCH BASIN
	GI	GUTTER INLET
D		DRAIN MANHOLE
TD	TD	TRENCH DRAIN
		PLUG/STUB
FES	FES	FLARED END SECTION
		HEADWALL
GT	GT	GREASE TRAP
CS	CS	CONTROL STRUCTURE
S		SEWER MANHOLE
W	WC	WATER MANHOLE
W		WATER GATE
TSV	TSV	TAPPING SLEEVE, VALVE, & BOX RISER
		PRESSURE REDUCER
		SIAMESE CONNECTION
	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WELL
GG	GG	GAS GATE
GM	GM	GAS METER
E		ELECTRIC MANHOLE
EB	EB	ELECTRIC BOX
EM	EM	ELECTRIC METER
		LIGHT POLE
		FLOOD LIGHT
		SINGLE LUMINAIRE
		DOUBLE LUMINAIRE
		TRIPLE LUMINAIRE
		QUAD LUMINAIRE
		WALL PACK
T		TELEPHONE MANHOLE
TS	TS	TRAFFIC SIGNAL
S	S	SIGNAL BOX
FACP	FACP	FIRE ALARM CONTROL PANEL
FB	FB	FIRE ALARM BOX
T	T	TRANSFORMER PAD

ABBREVIATIONS

	GENERAL
PROP	PROPOSED
MIN	MINIMUM
MAX	MAXIMUM
RET	RETAIN
REM	REMOVE
REMOD	REMODEL
ABAN	ABANDON
ADJ	ADJUST
EXIST	EXISTING
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
FDN	FOUNDATION
ELEV	ELEVATION
BOS	BOTTOM OF SLOPE
TOS	TOP OF SLOPE
VGC	VERTICAL GRANITE CURB
MCC	MONOLITHIC CONCRETE CURB
GC	GRANITE CURB
GE	GRANITE EDGING
CC	CONCRETE CURB
BB	BITUMINOUS BERM
BC	BITUMINOUS CURB
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
TYP	TYPICAL
APPROX	APPROXIMATE

	UTILITY
CIT	CHANGE IN TYPE
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
PVC	POLYVINYLCHLORIDE PIPE
ACCMP	ASPHALT COATED CORRUGATED METAL PIPE
CIP	CAST IRON PIPE
DIP	DUCTILE IRON PIPE
HYD	HYDRANT
CAP	CORRUGATED ALUMINUM PIPE
INV	INVERT ELEVATION
PWW	PAVED WATER WAY
UP	UTILITY POLE
TSV&B	TAPPING SLEEVE, VALVE AND BOX
COND	CONDUIT

	MANHOLE
	UTILITY POLE
	GUY POLE
HH	HAND HOLE
PB	PULL BOX

GENERAL NOTES

1. EXISTING CONDITIONS INFORMATION

UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND BASED ON BOTH RECORD AVAILABLE AT THE TIME OF SURVEY AND FIELD LOCATION OF STRUCTURES. ALL UTILITIES SHOULD BE VERIFIED IN THE FIELD BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF MBL LAND DEVELOPMENT & PERMITTING, CORP. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO MBL LAND DEVELOPMENT & PERMITTING, CORP.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY MBL LAND DEVELOPMENT & PERMITTING, CORP.

OWNER: STONEBRIDGE HOMES INC.

A. THIS SITE IS COMPRISED OF ASSESSORS MAP C6 BLOCK 1 PLOT 4. THIS LOT IS LOCATED WITHIN THE RESIDENTIAL B ZONE AS DETERMINED BY THE TOWN OF AVON ZONING MAP.

B. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.

C. COMMUNITY PANEL NUMBER 25021C0218E, PANEL 213 OF 430 THE FLOOD INSURANCE RATE MAP DEFINES THE MAJORITY OF THE SITE AS FLOOD ZONE X, AND A PORTION OF THE SITE AS FLOOD ZONE A, DATED JULY 17, 2012. A LETTER OF MAP CHANGE AMENDMENT (LOMA) DETERMINATION DOCUMENT WAS ISSUED ON DECEMBER 12, 2019, CASE NO.:19-01-1880A AND DETERMINED FLOOD ZONE A ELEVATION TO BE 213.0 (NAVD88). THE FLOOD ZONE LINE SHOWN HERON REFLECTS THIS AMENDMENT.

D. THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION, PLANS, AN ACTUAL ON THE GROUND FIELD SURVEY AND WETLAND FLAGGING BY THIS FIRM AND BRAD HOLMES OF ENVIRONMENTAL CONSULTING & RESTORATION, LLC BOX 4012 PLYMOUTH, MA 02361

E. ALL TOPOGRAPHICAL AND UTILITY INFORMATION IS FOR GRAPHICAL PURPOSES ONLY. CONTOURS ARE BASED ON 2011 LIDAR DATA FROM MASSGIS.

2. MATERIALS

A. CURBING:
ALL CURBING SHALL BE AS NOTED ON SITE LAYOUT PLAN.

B. PARKING AREA AND ACCESS DRIVE:
BITUMINOUS PAVEMENT SHALL MEET THE REQUIREMENTS OF SECTION 400 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION, REVISIONS AND ALL CURRENT ADDENDA.

STANDARD:
SURFACE COURSE: 1.5 INCHES BITUMINOUS CONCRETE
BINDER COURSE: 2.5 INCHES BITUMINOUS BINDER
BASE COURSE: 12.0 INCHES COMPACTED GRAVEL: 6" OF GRADED GRAVEL AND 6" OF 3/4" PROCESSED GRAVEL

C. LANDSCAPE AREAS:
ALL SURFACED AREAS OR DISTURBED AREAS NOT SPECIFIED ON THE LANDSCAPE PLAN SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL, SEED, MULCH, AND BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

GENERAL CONSTRUCTION REQUIREMENTS

1.) THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH WORK.

2.) THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, BONDS, ETC. AND OTHER APPROVAL RELATED ITEMS WITH THE CITY OF TAUNTON AND MASSACHUSETTS HIGHWAY DEPARTMENT. NO CONSTRUCTION SHALL COMMENCE UNTIL SUCH PERMITS HAVE BEEN SECURED.

3.) METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS FOR THIS PROJECT SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE MASSACHUSETTS HIGHWAY DEPARTMENT AND THE CITY OF TAUNTON.

4.) DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER/OWNER.

5.) CONTRACTOR TO CONFIRM AND VERIFY THE VALIDITY, LOCATION, MATERIAL, AND AVAILABILITY TO USE EXISTING UTILITIES ON OR NEAR THE PROJECT SITE PROPERTY. CONTRACTOR TO LOCATE EXISTING UTILITIES AND CONFIRM SAID UTILITIES WITH ALL APPLICABLE MUNICIPALITIES AND UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. ONCE UTILITIES HAVE BEEN CONFIRMED IN THE FIELD BY CONTRACTOR AND VERIFIED BY APPLICABLE MUNICIPALITY AND UTILITY COMPANY AND CONNECTION HAS BEEN APPROVED BY ENTITY, ONLY THEN SHALL CONTRACTOR CONSTRUCT AND UTILIZE THESE UTILITIES. CONTRACTOR TO IMMEDIATELY INFORM ENGINEER OF RECORD OF ANY DEVIATIONS TO PLANS.

6.) THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF NECESSARY. THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THESE PLANS MAY BE ONLY APPROXIMATELY CORRECT AND THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN HEREON AND ANY OTHER EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

7.) THE CONTRACTOR SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS, PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. ALL WATER, GAS, SEWER AND OTHER UTILITIES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

8.) RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATION'S REQUIRED PRIOR TO THE START OF CONSTRUCTION.

9.) IF THE PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM WITH THE OWNER AND MBL THAT THE NOTICE OF INTENT HAS BEEN FILED WITH THE EPA.

GENERAL CONSTRUCTION REQUIREMENTS (CONT.)

10.) CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION AND BACKFILL OF ELECTRICAL FURNISHED SITE WORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.

11.) THESE PLANS AND CORRESPONDING AUTO CAD FILES AND DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MBL. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION AND DISTRIBUTION OF ANY KIND, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USERS SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO MBL.

12.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING, WITH MATCHING MATERIALS, ANY PAVEMENT, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION.

13.) AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

14.) CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM "THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER." THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING A PROTECTIVE BARRIER AROUND THE SITE DURING AREAS NOT PROTECTED BY EXISTING WOODED AREAS PRIOR TO AND DURING CONSTRUCTION.

15.) WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

16.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH THE APPROPRIATE UTILITY COMPANIES FOR POLE RELOCATION, AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, CABLE, FIRE ALARM, WATER, SANITARY SEWER, STORM DRAIN, AND ANY OTHER UTILITIES, BOTH PUBLIC AND PRIVATE, AS REQUIRED.

17.) THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, (SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS) PRIOR COMMENCING ANY WORK.

18.) MBL LAND DEVELOPMENT & PERMITTING, CORP. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.

19.) UPON AWARD OF CONTRACT, THE ENGINEER SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS AND THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED.

20.) THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND CONSTRUCTION. BUILDING DIMENSIONS ARE SHOWN FOR COORDINATION WITH OTHER SITE WORK ONLY AND SHOULD NOT BE USED TO STAKE OUT BUILDINGS. SITE CONTRACTOR SHALL STAKE OUT THE EXTERIOR BUILDING CORNERS FROM THE LATEST ARCHITECTURAL PLANS. THE CONTRACTOR SHALL NOTIFY MBL LAND DEVELOPMENT & PERMITTING, CORP. OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND ARCHITECTURAL BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE EFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.

21.) PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF OPERATIONS TO THE OWNER AND ITS REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE OWNER, ITS ENGINEER OR REPRESENTATIVE.

22.) CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS. MBL LAND DEVELOPMENT & PERMITTING, CORP. DOES NOT ASSUME ANY RESPONSIBILITY IN JOB SITE SAFETY FOR CONSTRUCTION METHODS USED. ALL FEDERAL, STATE, AND LOCAL OSHA REQUIREMENTS AND REGULATIONS SHALL BE FOLLOWED BY ALL PERSONNEL ON THE JOB SITE AT ALL TIMES.

23.) THE CONTRACTOR SHALL REMOVE ALL STUMPS, RUBBISH, UNSUITABLE MATERIAL AND DEBRIS FROM THE SITE PROJECT SITE. STORAGE OF THESE ITEMS WILL NOT BE PERMITTED ON THE PROJECT SITE. THE CONTRACTOR SHALL LEAVE THE SITE IN A SAFE, CLEAN, AND LEVEL CONDITION AT THE COMPLETION OF THE SITE CLEARANCE WORK.

24.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS, WITHOUT PRIOR APPROVAL BY THE OWNER OR ITS REPRESENTATIVE, SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

25.) THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER, AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY FACILITIES DAMAGED BY CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

26.) JOINTS BETWEEN NEW BITUMINOUS CONCRETE ROADWAY PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSANDED.

27.) ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE. ALL PROPOSED SLOPES ON WALKWAYS TO BE LESS THAN 5% AND ALL CROSS SLOPES TO BE EQUAL TO OR LESS THAN 2%. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS ARCHITECTURAL ACCESS BOARD.

28.) FINAL LAYOUT AND STAKING OF ALL PROPOSED FEATURES AND GRADING SHALL BE REVIEWED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO ANY SITE PREPARATION OR CONSTRUCTION. THE CONTRACTOR SHALL NOT ADJUST OR MODIFY THE LAYOUT AND STAKING OF ANY PROPOSED FEATURES WITHOUT FINAL APPROVAL FROM THE OWNERS REPRESENTATIVE AND ANY GOVERNMENTAL AGENCY WHICH MAY HAVE JURISDICTION OVER CONTEMPLATED CHANGE.

29) ALL ELECTRICAL, TELEPHONE, DATA/COM AND FIRE DEPARTMENT CONDUITS ARE TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR. TRENCHING, BACKFILLING, CONCRETE WORK AND STREET REPAIR SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.

30.) RIM ELEVATIONS OF DRAINAGE AND SANITARY SEWER MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, GAS GATES, WATER GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN THE LIMITS OF THE SITE WORK.

31.) ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND. LAWN AREAS SHALL HAVE A MODIFIED LOAM BORROW PLACED AND SEEDED. THE MODIFIED LOAM BORROW SHALL HAVE A MINIMUM DEPTH OF 4" AND SHALL BE PLACED FLUSH WITH THE TOP OF ADJACENT CURB, EDGING, BERM, OR OTHER SURFACE.

32.) THE CONTRACTOR SHALL WATER, MOW, FERTILIZE OR OTHERWISE MAINTAIN LAWN AREAS UNTIL SATISFACTORY GRASS STANDS ARE ACHIEVED TO THE OWNER OR ITS REPRESENTATIVE SATISFACTION.

33.) THE CONTRACTOR SHALL RESET ALL MONUMENTATION DISTURBED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

34.) THE CONTRACTOR SHALL PROVIDE A SURVEY BY A PLS TO ENSURE THAT THE MONUMENTATION IS RESET TO ITS ORIGINAL LOCATION. MONUMENTS INCLUDE, BUT ARE NOT LIMITED TO, TOWN BOUNDS, MASS HIGHWAY BOUNDS, PROPERTY LINE MONUMENTS, IRON RODS, STAKES, CONCRETE BOUNDS, GRANITE BOUNDS AND STONE WALLS WITH DRILL HOLES.

35.) THE CONTRACTOR SHALL NOTIFY MBL LAND DEVELOPMENT & PERMITTING, CORP. AFTER INSTALLATION OF ANY UTILITIES AND/OR SUBSURFACE STRUCTURES SO THAT AS-BUILT INFORMATION MAY BE OBTAINED PRIOR TO BACKFILLING.

STORM WATER MAINTENANCE PROGRAM

1.) ALL EROSION AND SEDIMENTATION CONTROL DEVICES TO BE USED FOR THIS PROJECT SHALL BE INSTALLED AND MAINTAINED AS SPECIFIED ON THESE PLANS AND IN VOLUME TWO OF THE STATE OF MASSACHUSETTS STORM WATER MANAGEMENT MANUAL.

2.) PROPER EROSION AND SEDIMENT CONTROL PRACTICES MUST BE IMPLEMENTED DURING ALL PHASES OF CONSTRUCTION AND UNTIL THE SITE IS SATISFACTORILY STABILIZED. ALL CONTROL PRACTICES SHOULD BE IN ACCORDANCE WITH VOLUME TWO OF THE STATE OF MASSACHUSETTS STORM WATER MANAGEMENT MANUAL.

3.) THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPLACEMENT OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES TO ENSURE PROPER OPERATION THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL CONDUCT THE FOLLOWING MAINTENANCE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF PERMANENT MEASURES UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. THE OWNER IS RESPONSIBLE THEREAFTER.

4.) TEMPORARY VEGETATIVE COVER SHALL BE APPLIED TO ANY DISTURBED AREAS (INCLUDING SOIL STOCKPILE AREAS) THAT HAVE NOT YET REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.

5.) PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS PERMANENTLY CEASED. THE RECOMMENDED PERMANENT SEEDING DATES ARE APRIL 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 1.

6.) IF SEEDING CANNOT BE COMPLETED IMMEDIATELY OR WITHIN THE RECOMMENDED SEEDING DATES, USE THE TEMPORARY MULCHING MEASURE TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

7.) AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHOULD BE MULCHED IMMEDIATELY FOLLOWING SEEDING IN ADDITION TO AREAS WHICH CANNOT BE SEEDED WITHIN THE RECOMMENDED SEEDING DATES AND ANY SOIL STOCKPILE AREAS. TEMPORARY MULCHING SHOULD BE PERFORMED AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.

8.) ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. WHERE EROSION IS OBSERVED, ADDITIONAL MULCH MUST BE APPLIED. IF NETTING IS USED, THE NET SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, THE NET MUST BE REINSTALLED AS NECESSARY AFTER REPAIRING DAMAGE TO SLOPE. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. GRASS IS CONSIDERED TO BE FIRMLY ESTABLISHED AT A MINIMUM HEIGHT OF THREE (3) INCHES.

9.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL DUST AND TAKE ALL NECESSARY MEASURES TO ENSURE ALL ROADS ARE MAINTAINED IN A DUST FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. REPETITIVE TREATMENTS SHOULD BE APPLIED AS NECESSARY.

10.) ALL PROPOSED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE SURROUNDING ROADWAYS. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE SURROUNDING ROADWAYS MUST BE REMOVED IMMEDIATELY.

11.) INSPECTION OF PERIMETER SEDIMENT BARRIERS (INCLUDING THOSE ENCOMPASSING SOIL STOCKPILE AREAS) SHOULD BE MADE AFTER EACH STORM EVENT AND REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED. CLEAN OUT OF ACCUMULATED SEDIMENT BEHIND THE SILT FENCE IS NECESSARY IF ONE-HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED IN WITH SEDIMENT.

12.) SILT SACKS HAVE BEEN PROPOSED IN EXISTING ROADWAY CATCH BASINS IN ORDER TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED SITE. ALL SILT SACKS SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURAL OR VEGETATIVE MEANS. CATCH BASIN INLET PROTECTION SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

13.) REPAIRS OR REPLACEMENT OF RIP RAP CHANNELS, OR OTHER ELEMENTS OF THE FACILITY SHOULD BE DONE WITHIN 30 DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT THEN REPAIR/REPLACEMENT MUST BE DONE IMMEDIATELY TO AVERT FAILURE OR DANGER TO NEARBY RESIDENTS.

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No.	DATE	DESCRIPTION	BY

REVISIONS

PROJ. MANAGER:	MBL
CHIEF DESIGNER:	MBL
REVIEWED BY:	DATE

SEAL

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PREPARED FOR

STONEBRIDGE HOMES, INC.
32 NORFOLK AVENUE

SOUTH EASTON MASSACHUSETTS

SCALE:
HORZ.:
VERT.:
DATUM:
HORZ.: ASSUMED
VERT.: NAVD88
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GRAPHIC SCALE

MBL
LAND DEVELOPMENT & PERMITTING, CORP.
LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS
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PROPOSED SITE PLANS

GENERAL NOTES & LEGEND
CHAPTER 40B - WINDSOR HEIGHTS
ASSESSORS MAP C6, BLOCK 1 & PLOT 4

AVON MASSACHUSETTS

PROJ. No.: 2022-002
DATE: MARCH 15, 2022

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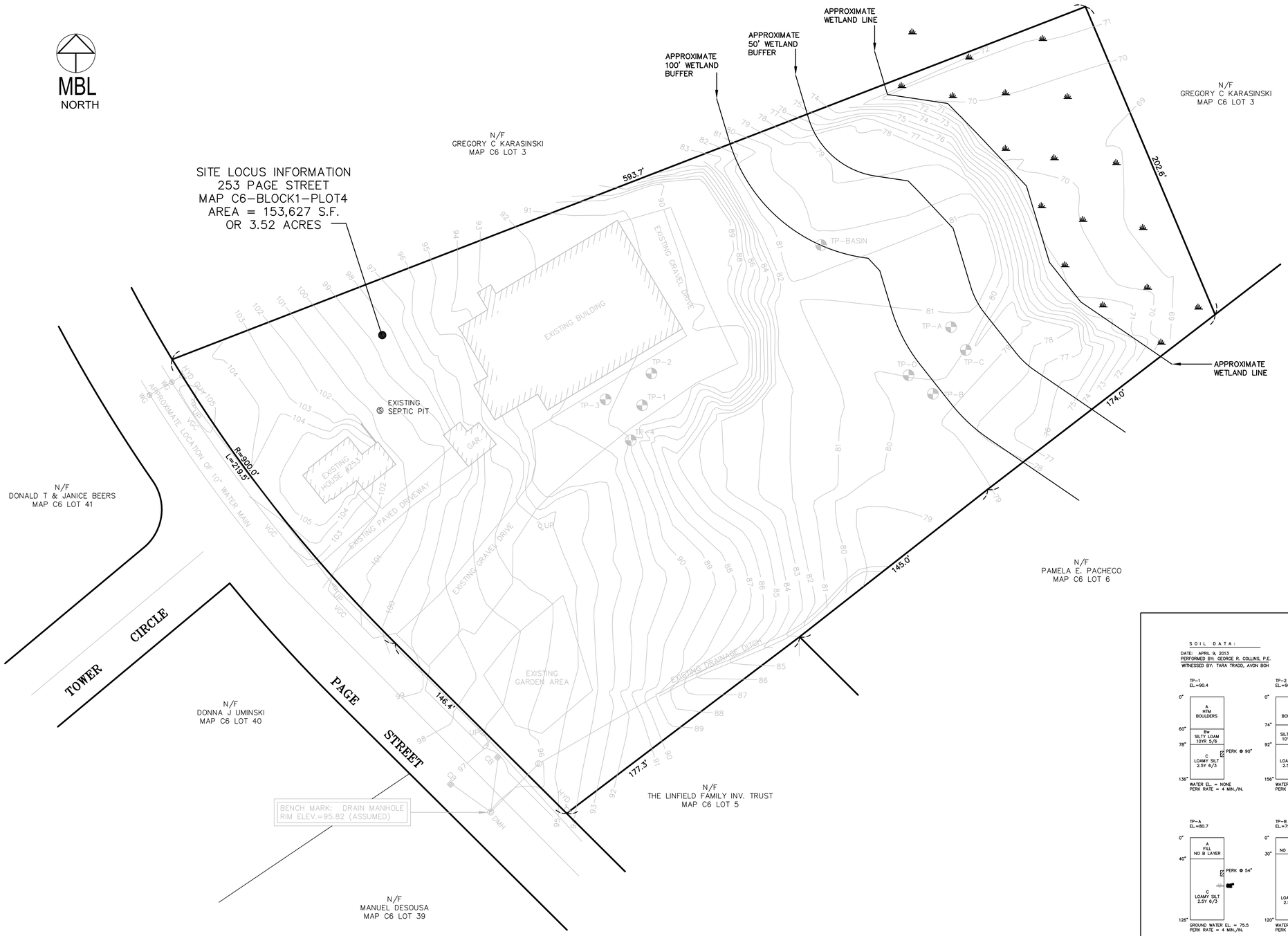
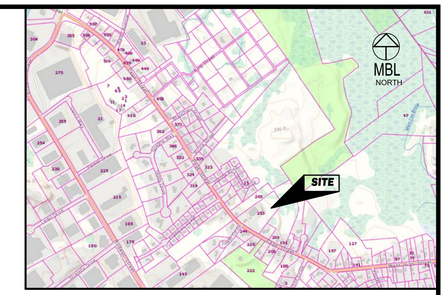


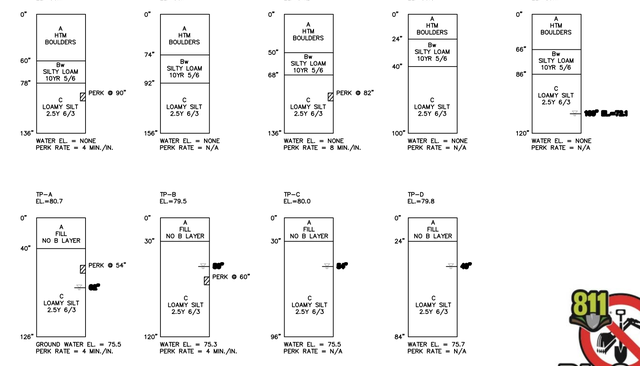


LOCUS MAP
N.T.S.

SOIL DATA:

DATE: APRIL 9, 2013
PERFORMED BY: GEORGE R. COLLINS, P.E.
WITNESSED BY: TARA TRADO, AVON BOH

EST. SEASONAL HIGH GROUNDWATER ELEV. 75.7 (TP-D)



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STONEBRIDGE HOMES, INC.
32 NORFOLK AVENUE

SOUTH EASTON MASSACHUSETTS

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PROPOSED SITE PLANS

EXISTING CONDITIONS PLAN
CHAPTER 40B - WINDSOR HEIGHTS
ASSESSORS MAP C6, BLOCK 1 & PLOT 4

AVON MASSACHUSETTS

PROJ. No.: 2022-002
DATE: MARCH 15, 2022

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MBL
NORTH

SITE LOCUS INFORMATION
253 PAGE STREET
MAP C6–BLOCK1–PLOT4
AREA = 153,627 S.F.
OR 3.52 ACRES

N/F
GREGORY C KARASINSKI
MAP C6 LOT 3

N/F
GREGORY C KARASINSKI
MAP C6 LOT 3

APPROXIMATE 100' WETLAND BUFFER

APPROXIMATE 50' WETLAND BUFFER

APPROXIMATE WETLAND LINE

PROPOSED DETENTION BASIN DRAINAGE EASEMENT

LOT 2
40,100 ± S.F.

LOT 3
54'500 ± S.F.

LOT 1
40,100 ± S.F.

EXISTING GRAVEL DRIVE

EXISTING BUILDING

EXISTING © SEPTIC PIT

EXISTING HOUSE #253

EXISTING PAVED DRIVEWAY

1" PE SERVICE (POLYETHYLENE)

STA. 3+10

FLUSHING STATION

PROP. 8" D.I.

APPROXIMATE WETLAND LINE

PROPOSED DRAINAGE EASEMENT

N/F
DONALD T & JANICE BEERS
MAP C6 LOT 41

APPROXIMATE LOCATION OF 10" WATER MAIN

N/F
PAMELA E. PACHECO
MAP C6 LOT 6

TOWER CIRCLE

PAGE STREET

N/F
DONNA J UMINSKI
MAP C6 LOT 40

N/F
THE LINFIELD FAMILY INV. TRUST
MAP C6 LOT 5

N/F
MANUEL DESOUSA
MAP C6 LOT 39

BENCH MARK: DRAIN MANHOLE
RIM ELEV.=95.82 (ASSUMED)

LOCUS MAP
N.T.S.

ZONED: RESIDENCE B

	REQUIRED
MINIMUM LOT SIZE:	40,000 S.F.
MINIMUM LOT AREA PER DWELLING UNIT:	40,000 S.F.
MINIMUM LOT FRONTAGE:	200 Ft.
MINIMUM FRONT SETBACK:	35 Ft.
MINIMUM REAR SETBACK:	40 Ft.
MINIMUM SIDE SETBACK:	20 Ft.
MAXIMUM BUILDING HEIGHT:	35 Ft.
MAX % OF LOT COVERAGE BY STRUCTURE:	35 %

SOIL DATA:

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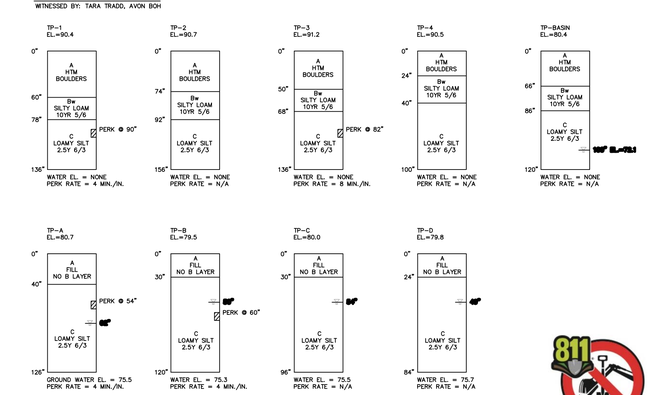
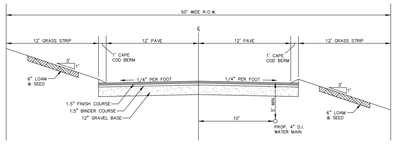
WITNESSED BY: TARA TRADD, AVON BOH

EST. SEASONAL HIGH GROUNDWATER ELEV. 75.7 (TP–D)





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32 NORFOLK AVENUE

SOUTH EASTON MASSACHUSETTS

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PROPOSED SITE PLANS

BY-RIGHT SUBDIVISION PLAN
CHAPTER 40B - WINDSOR HEIGHTS
ASSESSORS MAP C6, BLOCK 1 & PLOT 4

AVON MASSACHUSETTS

PROJ. No.: 2022-002
DATE: MARCH 15, 2022

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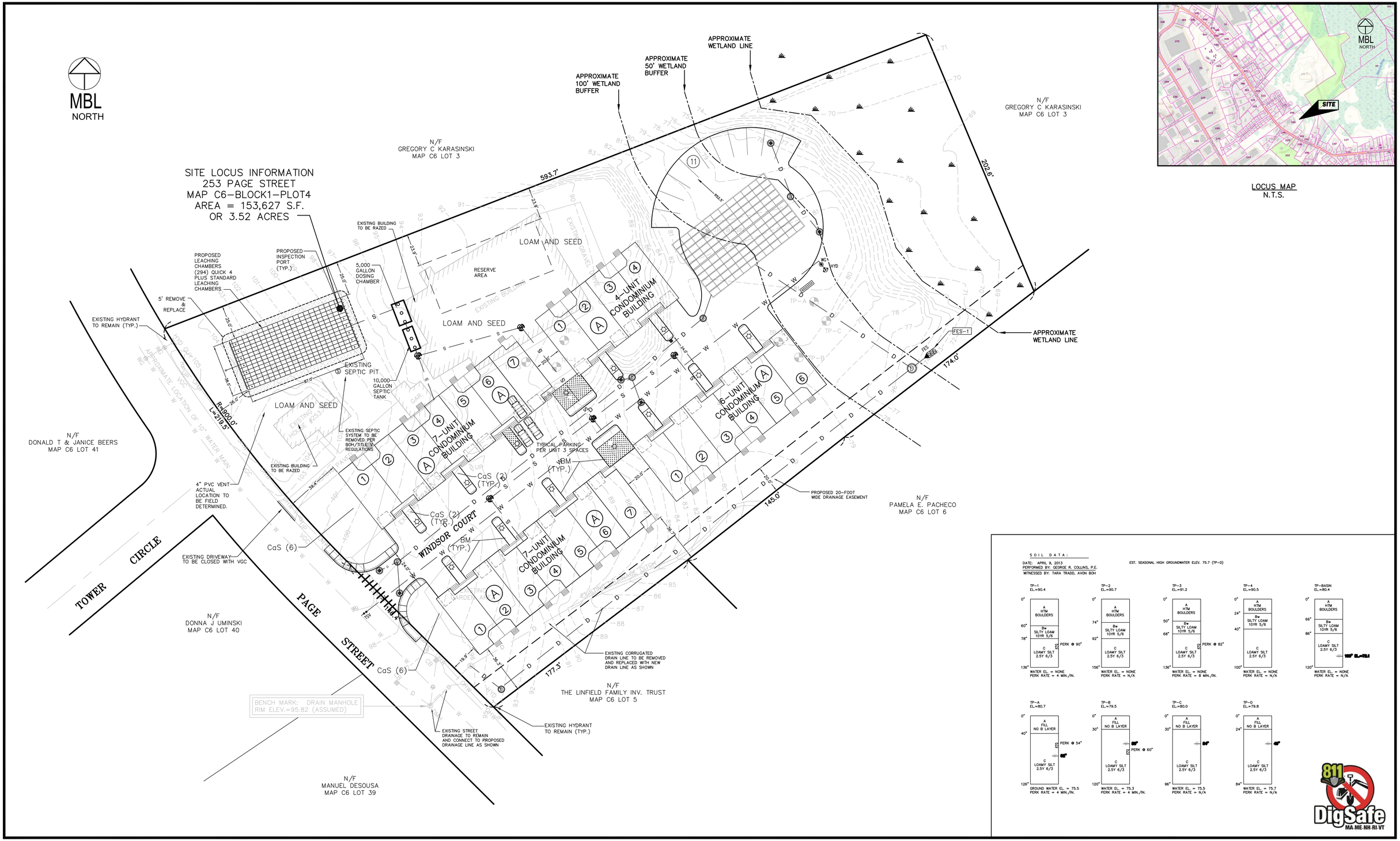

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SOUTH EASTON MASSACHUSETTS

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PROPOSED SITE PLANS

LAYOUT PLAN
CHAPTER 40B - WINDSOR HEIGHTS
ASSESSORS MAP C6, BLOCK 1 & PLOT 4

AVON MASSACHUSETTS

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DATE: MARCH 15, 2022

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Plant Legend

	KEY	DESCRIPTION	QTY.	SIZE(AT THE TIME OF PLANTING) SPACING BETWEEN(AS REQUIRED)
TREES	PC	CALLERY PEAR PYRUS CALLERYANA	12	2–\" CAL
	AS	SILVER MAPLE ACER SACCHARINUM	13	2–\" CAL
SHRUBS AND GROUND COVER	CaS	REDTWIG DOGWOOD CORNUS ALBA 'SIBIRICA'	864	24 INCHES MIN., 3 GAL.
	BM	BARK MULCH		AS NEEDED

IRRIGATION NOTES (WHEN REQUIRED):

CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.

CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, I.E. VERIFY ROOT BALL SIZE FOR PLANTING.

RAINBIRD CONTROL VALVES, COUPLINGS, SPRINKLER HEADS SERIES 1812 AND 1804 SHALL BE USED. USE TORO SUPER 700 LAWN ROTOR WHERE REQUIRED.

MAINLINE AND LATERAL LINE PIPE SHALL BE CLASS 200 PVC IRRIGATION SLEEVE SHALL BE SCHEDULE 40 PVC

INCLUDE BACKFLOW PREVENTER ASSEMBLY AND SPRINKLER CHECK VALVE DEVISES WHERE LOW HEAD DRAINAGE MAY OCCUR.

LANDSCAPING NOTES :

PLANT SOIL SHALL BE 1/3 SPHAGNUM PEAT MOSS AND 2/3 FERTILE FIELD LOAM BY VOLUME.

MULCH SHALL BE HORTICULTURAL QUALITY PINE BARK. MULCH QUANITY IS NOT TO EXCEED 2 CUBIC YARDS PER UNIT, PER LOT.

TREE PLANTINGS SHALL BE COMMON VARIETIES CAPABLE OF REACHING A HEIGHT OF 30' @ MATURITY.

SHRUB PLANTINGS SHALL BE COMMON VARIETIES CAPABLE OF A MINIMUM HEIGHT OF 3' @ MATURITY. SHRUB PLANTING TYPES SHALL BE SELECTED BY BUILDER. SHRUB QUANTITY IS NOT TO EXCEED 15 PLANTINGS PER UNIT PER LOT.

UPPER STORY PLANTINGS: 2 1/2 INCH CALIPER
LOWER STORY PLANTINGS: SHRUBS 30–46 INCHES

PLANTS SHALL CONFORM TO MOST RECENT STANDARDS OF THE AMERICAN NURSERYMENS ASSOCIATION.

PROVIDE 4" TOPSOIL & FINE GRADE & SEED ALL AREAS NOT OTHERWISE NOTED.

ALL PLANTINGS AT DRIVE WAY ENTRANCES WILL BE MAINTAINED TO A HEIGHT OF 2.5' OR LESS AS TO NOT OBSCURE TRAFFIC VISIBILITY.

ALL PLANTING BED MASSINGS ARE REQUIRED TO HAVE PVC EDGING AND A MINIMUM OF 4" DEEP MULCH COVER OVER FIBERMAT WEED BARRIER.

PLANTING BED WILL HAVE A MINIMUM OF 4–6 PLANT SPECIES. STRIP SURROUNDING THE BUILDING .

TWO YEAR GUARANTEE WILL BE PROVIDED FOR ALL NEW PLANT MATERIAL.

LOAM AND HYDROSEED SHALL BE PROVIDED FOR EACH LOT IN QUANTITIES NOT TO EXCEED 5,000 SQUARE FEET PER UNIT PER LOT.

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32 NORFOLK AVENUE

SOUTH EASTON MASSACHUSETTS

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PROPOSED SITE PLANS

LANDSCAPING PLAN
CHAPTER 40B - WINDSOR HEIGHTS
ASSESSORS MAP C6, BLOCK 1 & PLOT 4

AVON MASSACHUSETTS

PROJ. No.: 2022-002
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NEW ENGLAND WETLAND PLANTS, INC
820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

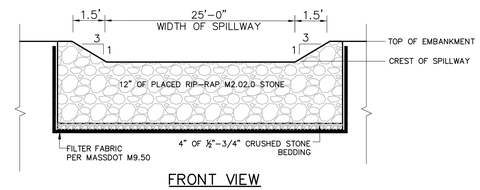
New England Wetmix (Wetland Seed Mix)

Botanical Name	Common Name	Indicator
Carex vulpinoidea	Fox Sedge	OBL
Carex scoparia	Blunt Broom Sedge	FACW
Carex lurida	Lurid Sedge	OBL
Carex lupulina	Hop Sedge	OBL
Poa palustris	Fowl Bluegrass	FACW
Bidens frondosa	Beggar Ticks	FACW
Scirpus atrovirens	Green Bulrush	OBL
Asclepias incarnata	Swamp Milkweed	OBL
Carex crinita	Fringed Sedge	OBL
Vernonia noveboracensis	New York Ironweed	FACW+
Juncus effusus	Soft Rush	FACW+
Aster lateriflorus (Symphyotrichum lateriflorum)	Starved/Calico Aster	FACW
Iris versicolor	Blue Flag	OBL
Glyceria grandis	American Mannagrass	OBL
Mimulus ringens	Square Stemmed Monkey Flower	OBL
Eupatorium maculatum (Eutrochium maculatum)	Spotted Joe Pye Weed	OBL

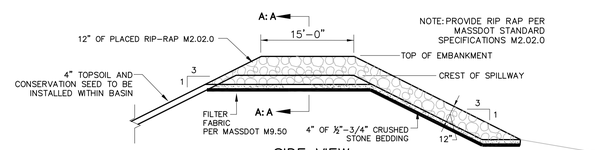
PRICE PER LB. $135.00 MIN. QUANITY 1 LBS. **TOTAL:** $135.00 APPLY: 18 LBS/ACRE :2500 sq ft/lb

The New England Wetmix (Wetland Seed Mix) contains a wide variety of native seeds that are suitable for most wetland restoration sites that are not permanently flooded. All species are best suited to moist ground as found in most wet meadows, scrub shrub, or forested wetland restoration areas. The mix is well suited for detention basin borders and the bottom of detention basins not generally under standing water. The seeds will not germinate under inundated conditions. If planted during the fall months the seed mix will germinate the following spring. During the first season of growth several species will produce seeds while other species will produce seeds after the second growing season. Not all species will grow in all wetland situations. This mix is comprised of the wetland species most likely to grow in created/restored wetlands and should produce more than 75% ground cover in two full growing seasons.

The wetland seeds in this mix can be sown by hand, with a hand-held spreader, or hydro-seeded on large or hard to reach sites. Lightly rake to insure good seed-to-soil contact. Seeding can take place on frozen soil, as the freezing and thawing weather of late fall and late winter will work the seed into the soil. If spring conditions are drier than usual watering may be required. If sowing during the summer months supplemental watering will likely be required until germination. A light mulch of clean, weed free straw is recommended.
New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is $/bulk pound, FOB warehouse, Plus SH and applicable taxes.



FRONT VIEW
SECTION A–A



SIDE VIEW

INFILTRATION BASIN EMERGENCY SPILLWAY

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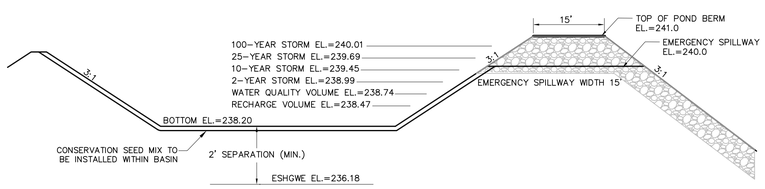


BASIN A

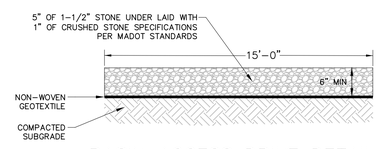
BASIN CONSTRUCTION NOTES:
AS PART OF BASIN CONSTRUCTION, THE CONTRACTOR SHALL REMOVE A & B SOIL HORIZONS (AS WELL AS C1 SOIL HORIZONS IN BASINS A & E) AND ANY OTHER UNSUITABLE SOIL THAT MAY BE ENCOUNTERED. THIS REMOVED MATERIAL SHALL BE REPLACED BY A MAINLY SANDY SOIL MIX (80% SAND/ 20% LOAM) OR OTHER MIX THAT WILL NOT OVERLY COMPACT DURING CONSTRUCTION BUT WILL MAINTAIN THE INFILTRATION CAPACITY OF THE BASIN.

THE CONTRACTOR IS CAUTIONED THAT THE BASIN IS DESIGNED TO INFILTRATE/RECHARGE STORMWATER PRIMARILY THROUGH THE BOTTOM AND SIDES OF THE BASIN. CONSTRUCTION TECHNIQUES THAT WOULD POTENTIALLY DIMINISH THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS ARE TO BE AVOIDED. COMPACTION AND SILTATION OF THE BASIN DURING CONSTRUCTION IS PROHIBITED.

1. DO NOT UTILIZE ANY PORTION OF THE BASIN FLOOR AS A HAUL ROAD FOR MATERIAL AND HEAVY EQUIPMENT.
2. DO NOT COMPACT SOILS IN THE BASIN FLOOR.
3. DO NOT PLACE GRAVEL OR OTHER MATERIALS TO STABILIZE THE BASIN FLOOR FOR CONSTRUCTION VEHICULAR TRAVEL ACCESS.
4. STRICT COMPLIANCE WITH THE EROSION CONTROL PLAN AND THE STORMWATER OPERATIONS AND MAINTENANCE PLAN IS NECESSARY.
5. BASIN CONSTRUCTION SHALL OCCUR AT THE EARLY STAGES OF THE PROJECT CONSTRUCTION SO THAT THEY ARE FULLY VEGETATED AND STABILIZED PRIOR TO RECEIVING STORMWATER.
6. BASIN SHALL BE USED AS A TEMPORARY SETTLING AND DE-WATERING BASIN DURING THE CONSTRUCTION PROCESS, AND SHALL BE CLEANED OUT PRIOR TO THE END OF CONSTRUCTION

INFILTRATION BASIN CROSS SECTIONS

NOT TO SCALE



BASIN ACCESS DRIVE DETAIL

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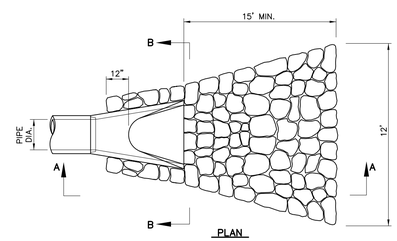
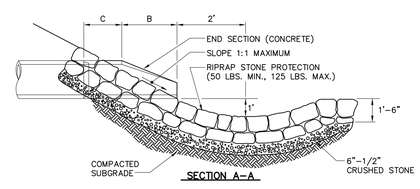
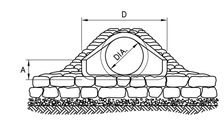




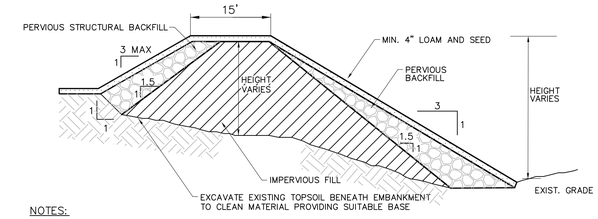


DIMENSIONAL TABLE						
PIPE DIA.	A	B	C	D	E	R
12"	4"	2'-0"	4'-µ"	2'-0"	2"	9"
15"	6"	2'-3"	3'-10"	2'-6"	2?"	11"
18"	9"	2'-3"	3'-10"	3'-0"	2?"	12"
24"	9?"	3'-7?"	2'-6"	4'-0"	3"	14"
30"	12"	4'-6"	1'-7"	5'-0"	3?"	15"
36"	15"	5'-3"	2'-10"	6'-0"	4"	20"
42"	21"	5'-3"	2'-11"	6'-6"	4?"	22"
48"	24"	6'-0	2'-2"	7'-0"	5"	22"
54"	27"	5'-5"	2'-11"	7'-6"	5?"	24'
60"	30"	5'-0"	3'-3"	8'-0"	6"	24"

NOTES
1. THE FLARED END SECTION PIPE JOINT SHALL BE SIMILAR TO THE MAIN RUN OF PIPE JOINTS.
2. FLARED END SECTIONS SHALL CONFORM AS SHOWN IN THE TABLE OR AS APPROVED BY THE ENGINEER.
3. FLARED END SECTIONS SHALL BE CONCRETE MATERIAL.

FLARED END SECTION WITH STONE PROTECTION

NOT TO SCALE



NOTES:

1. IMPERVIOUS MATERIAL FOR USE IN FILL AREAS AND WHERE SHOWN ON THE PLANS SHALL BE COMPOSED OF INORGANIC GRAVELLY SILTY SOIL (GLACIAL TILL) WITH GRAVEL AND COBBLES UP TO 2 INCHES MAXIMUM SIZE. THE SOIL SHALL BE FREE OF RUBBISH, ICE, VEGETATIVE MATTER, LOAM, OR OTHER DEBRIS.
2. PERVIOUS MATERIAL FOR USE IN FILL AREAS AND WHERE SHOWN ON THE PLANS HALL BE COMPOSED OF INORGANIC GRAVELLY SANDY SOIL WITH GRAVEL AND COBBLES UP TO 3.5 INCHES MAXIMUM SIZE. THE SOIL SHALL BE FREE OF RUBBISH, ICE, VEGETATIVE MATTER, LOAM, OR OTHER DEBRIS.
3. IMPERVIOUS FILL MATERIAL SHALL HAVE THE FOLLOWING GRADATION AS DEFINED BY A STANDARD SIEVE TEST (ASTM D422) AND PER MASSDOT STANDARDS (WHICH SHALL BE SUBMITTED TO THE PLANNING DEPT. AND DESIGN ENGINEER FOR APPROVAL)

MIN. PERCENT PASSING (BY WT).	SEIVE TEST
100	3.5"
50–100	3/4"
25–75	No. 4
0–10	No. 200

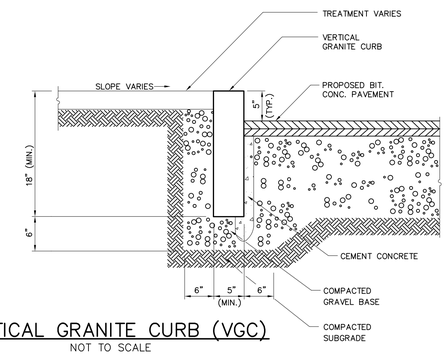
4. PERVIOUS BACKFILL MATERIAL SHALL CONSIST OF GRAVEL, CRUSHED GRAVEL, CRUSHED ROCK, NATURAL SANDS, MANUFACTURED SANDS OR COMBINATION THEREOF, AND SHALL MEET THE FOLLOWING REQUIREMENTS

MIN. PERCENT PASSING (BY WT).	SEIVE TEST
100	2"
50–100	No. 4
50–35	No. 30
10–4	No. 100
0–4	No. 200

EMBANKMENT MATERIAL SHALL HAVE A MINIMUM 95% COMPACTED MATERIAL.

INFILTRATION BASIN EMBANKMENT

NOT TO SCALE



VERTICAL GRANITE CURB (VGC)

NOT TO SCALE

AVON TOWN CLERK

I, _____, TOWN CLERK OF THE TOWN OF AVON, MA HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THIS NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

CLERK, TOWN OF AVON, MA DATE

AVON ZONING BOARD

DEFINITIVE SUBDIVISION – UNDER THE SUBDIVISION CONTROL LAW

DATE

APPROVED BY THE AVON ZONING BOARD OF APPEALS UNDER G.L.C 40B, §§20–23.

811 DigSafe MA.ME.NH.RI.VT

No.	DATE	DESCRIPTION	BY

REVISIONS

PROJ. MANAGER:	MBL
CHIEF DESIGNER:	MBL
REVIEWED BY:	DATE

SEAL

SEAL

PREPARED FOR
STONEBRIDGE HOMES, INC.
32 NORFOLK AVENUE
SOUTH EASTON MASSACHUSETTS

SCALE:
HORZ.:
VERT.:
DATUM:
HORZ.: ASSUMED
VERT.: NAVD88
0
GRAPHIC SCALE

MBL
LAND DEVELOPMENT & PERMITTING, CORP.
LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS
5 BRISTOL DRIVE, SUITE 3A
SOUTH EASTON, MA 02375
P.508.297.2746
EMAIL:info@MBLLandDevelopment.com
WEB: www.MBLLandDevelopment.com

PROPOSED SITE PLANS
DETAIL SHEET
CHAPTER 40B - WINDSOR HEIGHTS
ASSESSORS MAP C6, BLOCK 1 & PLOT 4
AVON MASSACHUSETTS

PROJ. No.: 2022-002
DATE: MARCH 15, 2022

C-7.0

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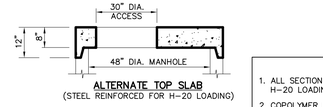
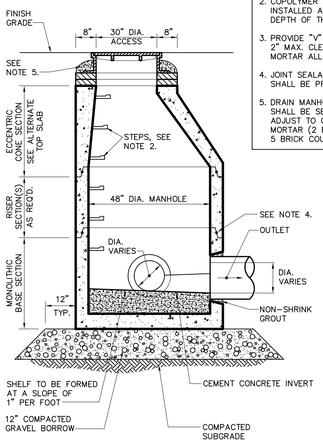


ALTERNATE TOP SLAB
(STEEL REINFORCED FOR H-20 LOADING)

NOTES:

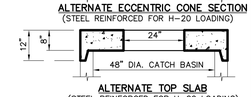
1. ALL SECTIONS SHALL BE DESIGNED FOR H-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. 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)



DRAIN MANHOLE

NOT TO SCALE

ALTERNATE ECCENTRIC CONE SECTION
(STEEL REINFORCED FOR H-20 LOADING)



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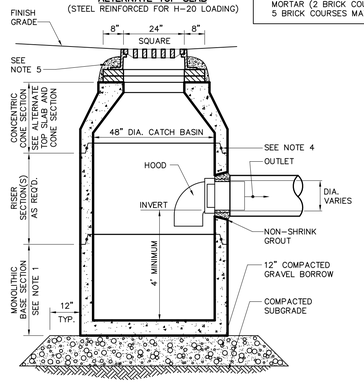
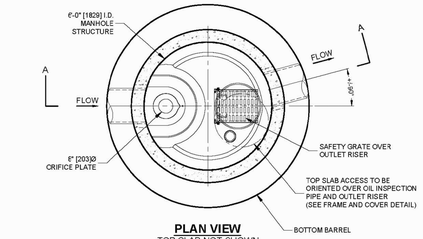
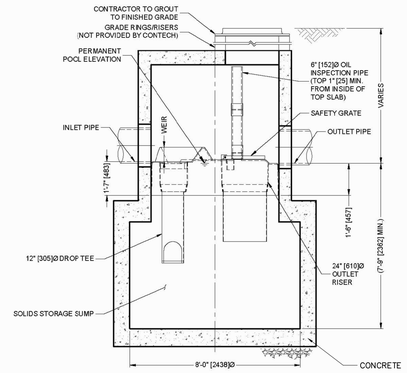


CATCH BASIN WITH HOOD

NOT TO SCALE



PLAN VIEW
TOP SLAB NOT SHOWN



SECTION A-A

Stormceptor®
FOR PATENT INFORMATION, GO TO www.ContechES.com/IP

STORMCEPTOR DESIGN NOTES

THE STANDARD STC2400 CONFIGURATION IS SHOWN.

FRAME AND COVER
(MAY VARY)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES / SPECIAL REQUIREMENTS:

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STORMCEPTOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

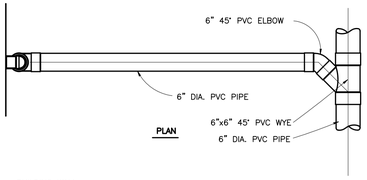
INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

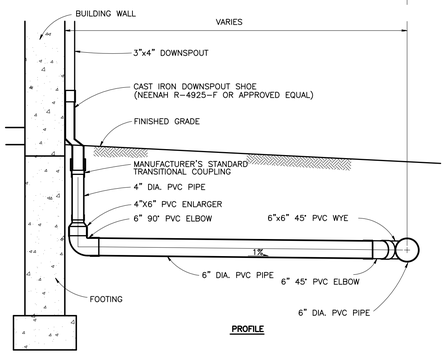
CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

STC2400
STORMCEPTOR
STANDARD DETAIL

I:\COMMON\CAD\TREATMENT\23 STORMCEPTOR\40 STANDARD DRAWINGS\IN PROCESS\STC2400-DTL.DWG 2/1/2019 3:52 PM



PLAN

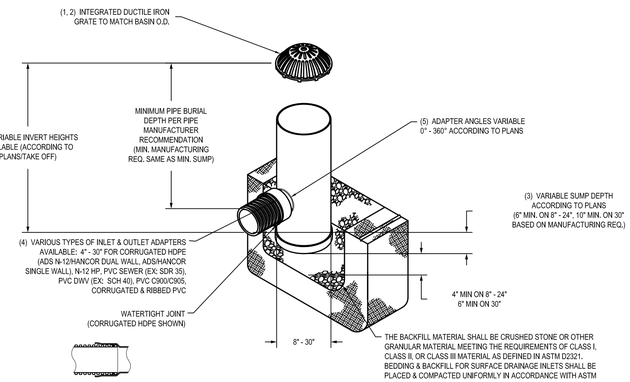


PROFILE

ROOF DRAIN

NOT TO SCALE

NYLOPLAST DRAIN BASIN WITH DOME GRATE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

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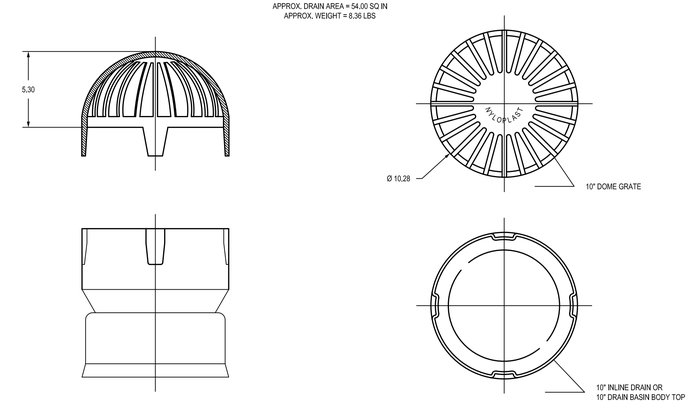
DRAWN BY EBC	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 03-25-10			
REVISED BY NMH	PROJECT NO./NAME	TITLE	DRAIN BASIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL
DATE 03-11-16			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-397	REV D

1099CGD

APPROX. DRAIN AREA = 54.00 SQ IN
APPROX. WEIGHT = 8.36 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-126

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DRAWN BY EBC	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 03-03-06	DUCTILE IRON		
REVISED BY CCA	PROJECT NO./NAME	TITLE	10 IN DOME GRATE ASSEMBLY
DATE 08-27-13			
DWG SIZE A	SCALE 1:5 SHEET 1 OF 1	DWG NO. 7001-110-201	REV C

AVON TOWN CLERK

I, _____, TOWN CLERK OF THE TOWN OF AVON, MA HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THIS NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

CLERK, TOWN OF AVON, MA — DATE

AVON ZONING BOARD

DEFINITIVE SUBDIVISION – UNDER THE SUBDIVISION CONTROL LAW.

DATE

APPROVED BY THE AVON ZONING BOARD OF APPEALS UNDER G.L.C 40B, §§20-23.

811 DigSafe MA·ME·NH·RI·VT

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No.	DATE	DESCRIPTION	BY
		REVISIONS	

PROJ. MANAGER:	MBL
CHIEF DESIGNER:	MBL
REVIEWED BY:	DATE

SEAL

SEAL

PREPARED FOR

STONEBRIDGE HOMES, INC.
32 NORFOLK AVENUE

SOUTH EASTON MASSACHUSETTS

SCALE:
HORZ.:
VERT.:
DATUM:
HORZ.: ASSUMED
VERT.: NAVD88
0
GRAPHIC SCALE

MBL
LAND DEVELOPMENT & PERMITTING, CORP.
LAND DEVELOPMENT, TRANSPORTATION, AND ENVIRONMENTAL SOLUTIONS
5 BRISTOL DRIVE, SUITE 3A
SOUTH EASTON, MA 02375
P.508.297.2746
EMAIL:info@MBLLandDevelopment.com
WEB: www.MBLLandDevelopment.com

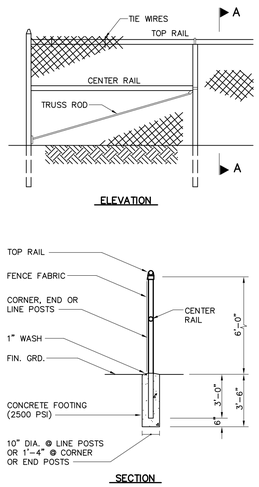
PROPOSED SITE PLANS

DETAIL SHEET
CHAPTER 40B - WINDSOR HEIGHTS
ASSESSORS MAP C6, BLOCK 1 & PLOT 4

AVON MASSACHUSETTS

PROJ. No.: 2022-002
DATE: MARCH 15, 2022

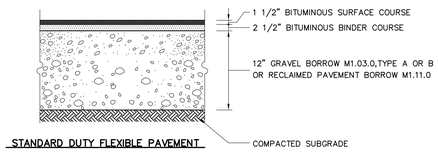
C-8.0



NOTES

1. PULL POSTS SHALL BE SPACED AT INTERVALS NOT EXCEEDING 500 FEET.
2. END, GATE AND CORNER POSTS SHALL BE BRACED TO ADJACENT LINE POSTS. (MORE THAN 30° CHANGE IN DIRECTION CONSTITUTES A CORNER)
3. FABRIC SHALL BE 0.148" WIRE, WOVEN INTO APPROXIMATELY 2" DIAMOND MESH.
4. ZINC-COATED STEEL FABRIC BASE METAL SHALL BE COATED WITH PRIME WESTERN SPELTER OR EQUASL.
5. ALUMINUM COATED STEEL FABRIC BASE METAL SHALL BE COATED WITH ALUMINUM ALLOY.
6. FENCE POSTS AND RAILS SHALL RECEIVE THE SAME COATING AND TREATMENT AS THE FENCE FABRIC (DESCRIBED ABOVE).
7. SEE SPECIFICATIONS FOR POST DIMENSIONS.

CHAIN LINK
NOT TO SCALE



STANDARD DUTY FLEXIBLE PAVEMENT

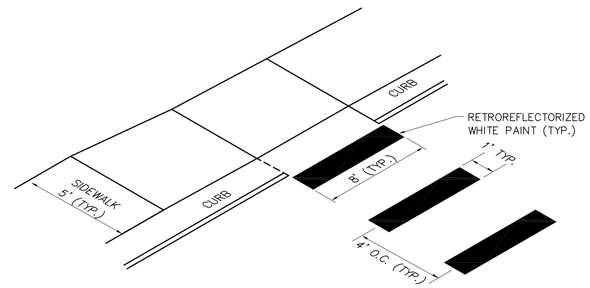
COMPOSITION AND COMPACTION ACCEPTANCE TESTS

1. OBTAIN SAMPLES FROM PLANT TO INDICATE CONFORMANCE WITH M3.11.09
2. PAVEMENT DENSITY AS OUTLINED IN M3.11.09
3. ALL SAMPLES TO BE TAKEN IN ACCORDANCE WITH AASHTO T230
4. MATERIALS SHALL MEET OR ACCEED THE REQUIREMENTS SPECIFIED INSECTION M3.11.00 DIVISION III , MATERIALS AND THE FOLLOWING SUBSECTIONS

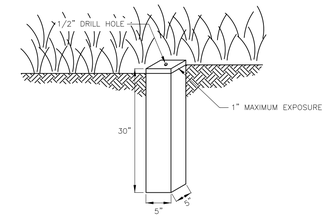
MINERAL AGGREGATE :M3.11.04	BITUMINOUS MATERIALS :M3.11.06
MINERAL FILLER :M3.11.05	COMPOSITION OF BASE COURSE :M3.11.02

5. THE BITUMINOUS CONCRETE BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT SECTIONS/PROVISIONS OF SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1
6. CLASS I BITUMINOUS PAVEMENT ,TYPE I-1 REQUIRED THE SAME TESTING AS BASE COURSE AND SHALL HAVE A MINIMUM OF 95% COMPACTION. TESTING TO BE COMPLETED BY METHODS OUTLINED IN M3.11.00

BITUMINOUS CONCRETE PAVEMENT SECTIONS
NOT TO SCALE

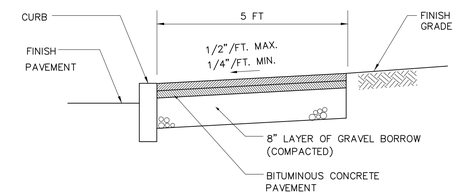


CROSSWALK DETAIL
NOT TO SCALE

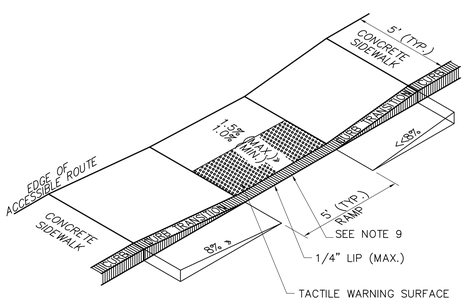


CONCRETE BOUND WITH DRILL HOLE

MONUMENTS
NOT TO SCALE



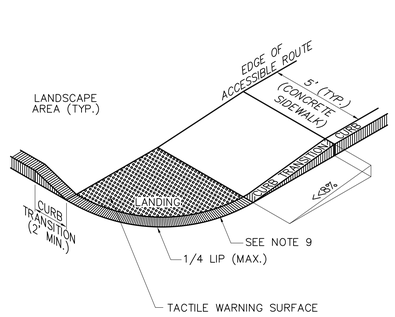
BITUMINOUS CONCRETE SIDEWALK
NOT TO SCALE



NOTES:

1. THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.

ACCESSIBLE RAMP – TYPE 'A'
NOT TO SCALE



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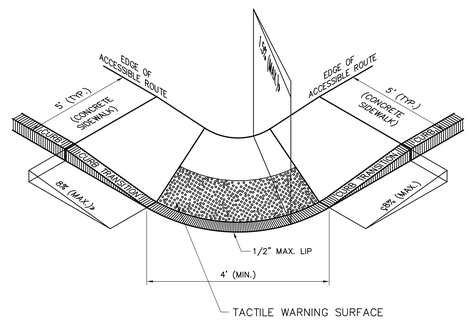
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.

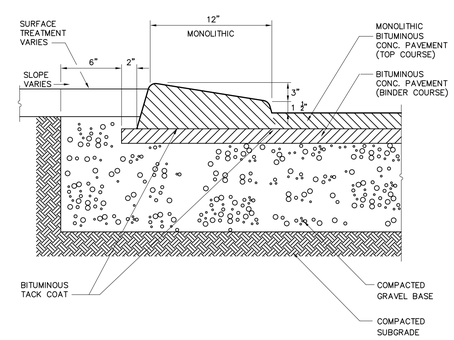
ACCESSIBLE RAMP – TYPE 'B'
NOT TO SCALE



NOTES:

1. THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.

ACCESSIBLE RAMP – TYPE 'C'
NOT TO SCALE



BITUMINOUS MONOBERM (MB)
NOT TO SCALE

AVON TOWN CLERK

I, _____, TOWN CLERK OF THE TOWN OF AVON, MA HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THIS NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

CLERK, TOWN OF AVON, MA — DATE

AVON ZONING BOARD

DEFINITIVE SUBDIVISION – UNDER THE SUBDIVISION CONTROL LAW

DATE

APPROVED BY THE AVON ZONING BOARD OF APPEALS G.L.C 40B, §§20–23.

No.	DATE	DESCRIPTION	BY

REVISIONS

PROJ. MANAGER:	MBL
CHIEF DESIGNER:	MBL
REVIEWED BY:	DATE

SEAL

SEAL

PREPARED FOR

STONEBRIDGE HOMES, INC.
32 NORFOLK AVENUE

SOUTH EASTON MASSACHUSETTS

SCALE:
HORZ.:
VERT.:
DATUM:
HORZ.: ASSUMED
VERT.: NAVD88
0
GRAPHIC SCALE

MBL
LAND DEVELOPMENT & PERMITTING, CORP.
LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS
5 BRISTOL DRIVE, SUITE 3A
SOUTH EASTON, MA 02375
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PROPOSED SITE PLANS

DETAIL SHEET
CHAPTER 40B - WINDSOR HEIGHTS
ASSESSORS MAP C6, BLOCK 1 & PLOT 4

AVON MASSACHUSETTS

PROJ. No.: 2022-002
DATE: MARCH 15, 2022

C-9.0

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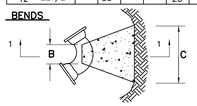
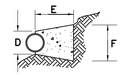
TABLE OF DIMENSIONS

BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6" 111/4"	8"	15"	12"	24"	12"	6" 45"	8"	30"	12"	24"	14"
6" 221/2"	"	19"	"	"	13"	6" 90"	"	30"	"	"	27"
8" 111/4"	"	20"	"	"	12"	8" 45"	"	30"	"	"	24"
8" 221/2"	"	22"	"	"	17"	8" 90"	"	38"	"	"	36"
12" 111/4"	"	30"	"	"	15"	12" 45"	"	40"	"	"	40"
12" 221/2"	"	35"	"	"	25"	12" 90"	"	60"	"	"	52"

BENDS



PLAN

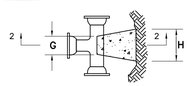


SECTION 1–1

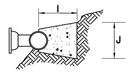
TABLE OF DIMENSIONS

TEES	G	H	I	J		TEES	G	H	I	J	
6"x 6"x 6"	12"	24"	24"	18"		12"x 12"x 6"	12"	24"	24"	18"	
8"x 8"x 6"	"	"	"	"		12"x 12"x 8"	"	"	"	24"	
8"x 8"x 8"	"	"	"	24"		12"x 12"x 12"	"	36"	"	36"	

TEES



PLAN

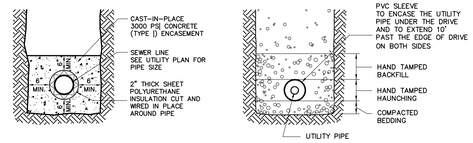


SECTION 2–2

NOTES:
1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.

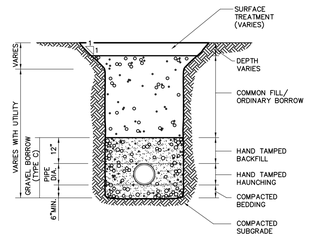
CONCRETE THRUST BLOCK

NOT TO SCALE



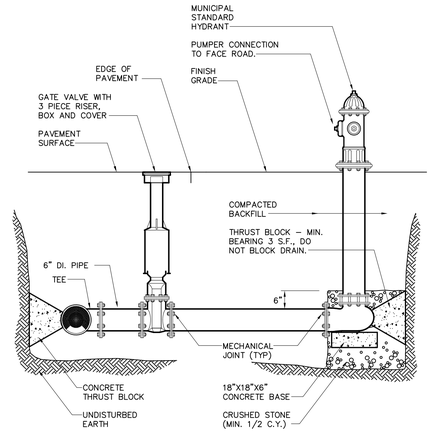
PIPE INSULATION:
SEWER LINE SHALL BE INSULATED WHEN MINIMUM COVER AS REQUIRED CANNOT BE ACHIEVED. MINIMUM COVER REQUIREMENT SHALL BE DETERMINED BY THE MORE RESTRICTIVE REGULATION, LOCAL OR STATE.

PIPE SLEEVING:
UTILITY LINE SLEEVE SHALL BE INSTALLED FOR WATER AND SEWER LINES SERVICES WHEN THE UTILITY MUST PASS UNDER A PRIVATE PAVED DRIVE. SLEEVE SIZE WILL BE DOUBLE THE UTILITY LINE SIZE IN QUESTION.



UTILITY TRENCH DETAIL

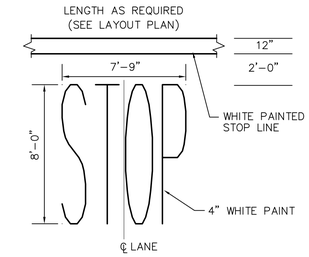
NOT TO SCALE



NOTE:
CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE MEHTOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.

FIRE HYDRANT ASSEMBLY

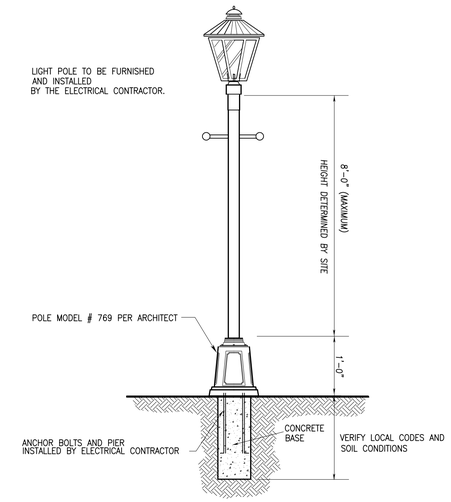
NOT TO SCALE



NOTE: PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS

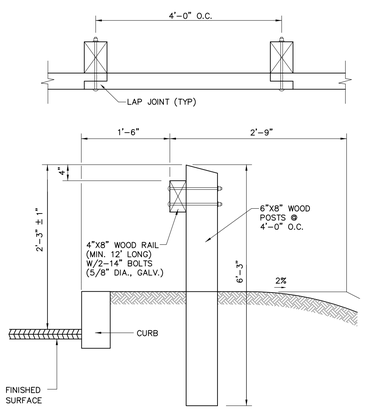
PAINTED PAVEMENT MARKING

NOT TO SCALE



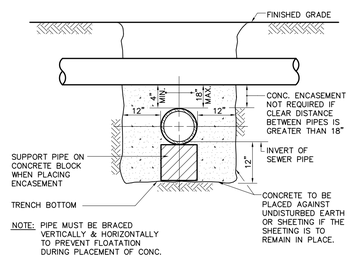
PERIOD STYLE LIGHTPOLE

NOT TO SCALE



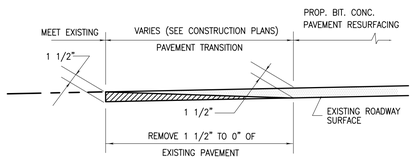
WOODEN GUARDRAIL

NOT TO SCALE



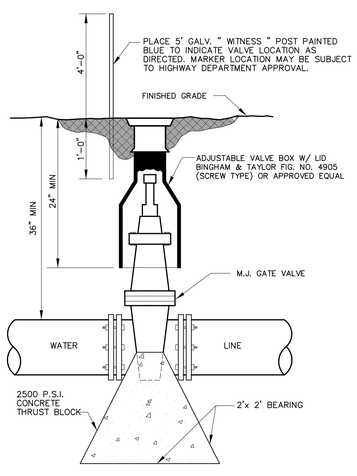
CONCRETE ENCASEMENT AT UTILITY CROSSING

NOT TO SCALE



PAVEMENT TRANSITION

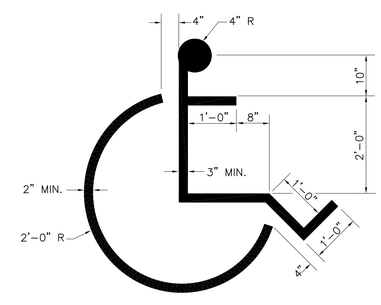
NOT TO SCALE



NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

WATER GATE VALVE

NOT TO SCALE



NOTE; SYMBOL SHALL BE CENTERED
IN THE PARKING STALL.

HANDICAPPED PARKING STALL SYMBOL

NOT TO SCALE

AVON TOWN CLERK

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CLERK, TOWN OF AVON, MA — DATE

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DATE

APPROVED BY THE AVON ZONING BOARD OF APPEALS UNDER G.L.C 40B, §§20–23.

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CHIEF DESIGNER:	MBL
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SEAL

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PREPARED FOR

STONEBRIDGE HOMES, INC.
32 NORFOLK AVENUE

SOUTH EASTON MASSACHUSETTS

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PROPOSED SITE PLANS

DETAIL SHEET
CHAPTER 40B - WINDSOR HEIGHTS
ASSESSORS MAP C6, BLOCK 1 & PLOT 4

AVON MASSACHUSETTS

PROJ. No.: 2022-002
DATE: MARCH 15, 2022

C-10.0

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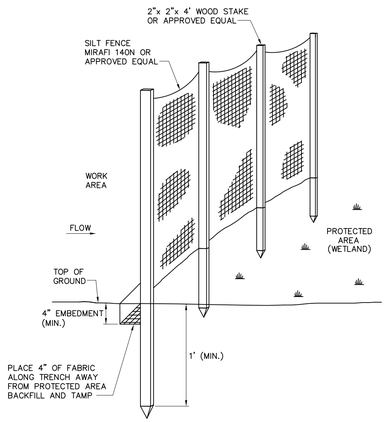
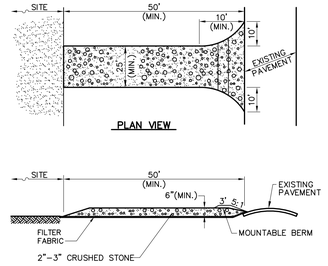


SILT FENCE BARRIER

NOT TO SCALE

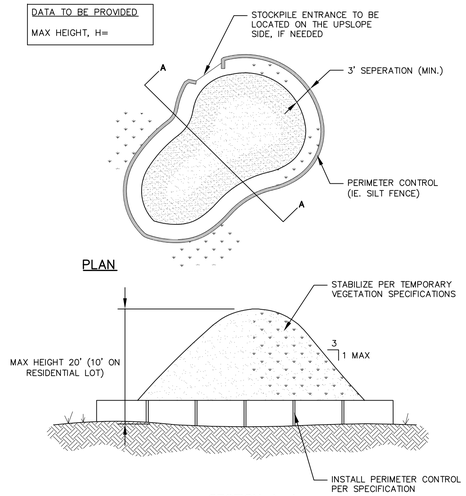


NOTES:

1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL 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 OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

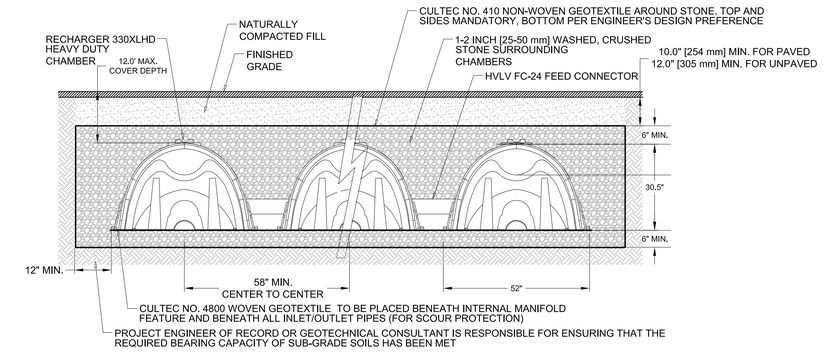
STABILIZED CONSTRUCTION EXIT DETAIL

NOT TO SCALE



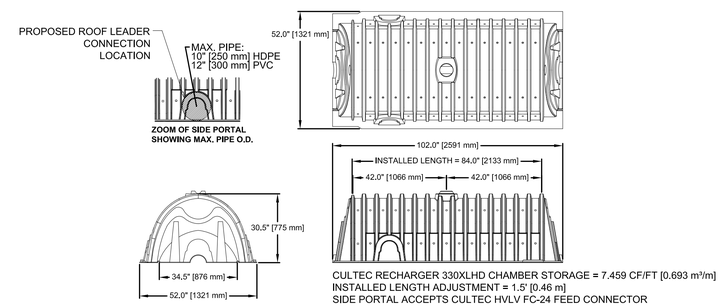
SOIL STOCKPILE

NOT TO SCALE



CULTEC RECHARGER 330XLHD CROSS SECTION

NOT TO SCALE



CULTEC RECHARGER 330XLHD DETAIL

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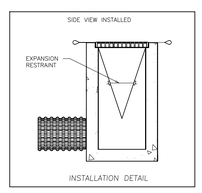
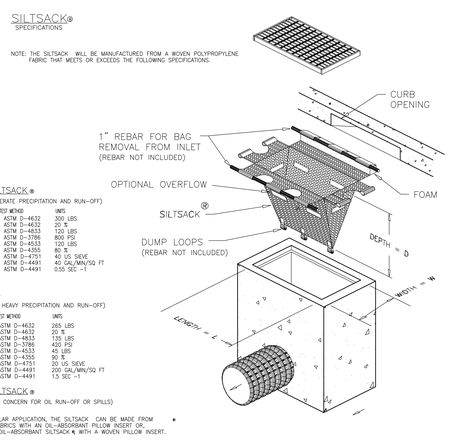
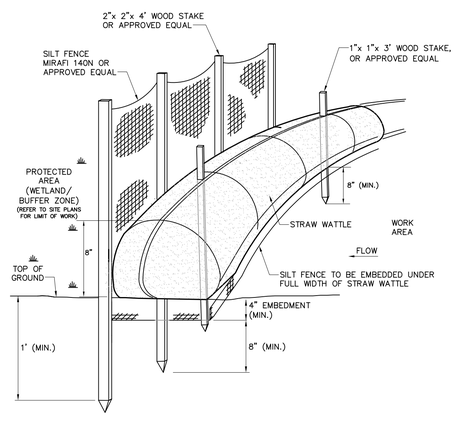




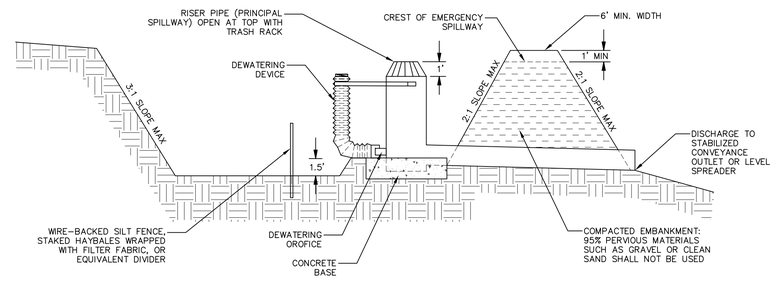
INLET PROTECTION SILT SACK

NOT TO SCALE



SILT FENCE/STRAW WATTLE EROSION CONTROL DETAIL

NOT TO SCALE



TEMPORARY SEDIMENT BASIN

NOT TO SCALE

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AVON MASSACHUSETTS

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C-11.0

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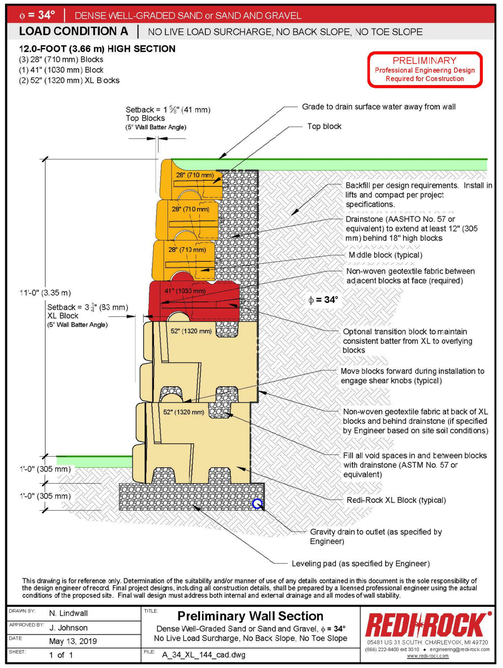
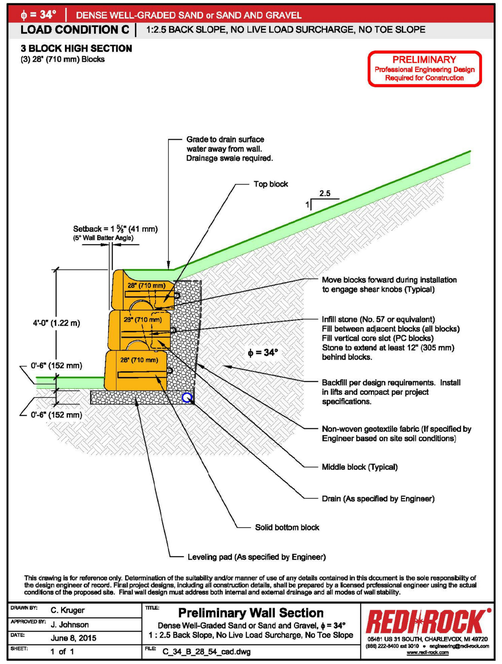
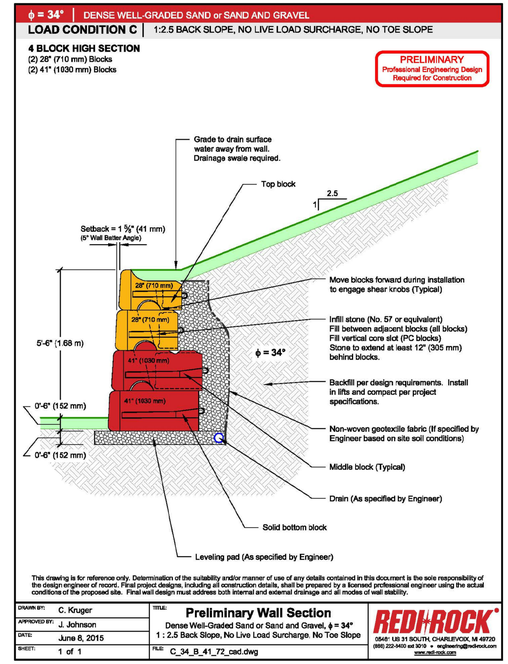
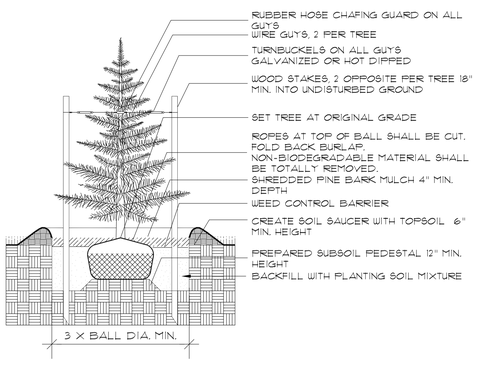
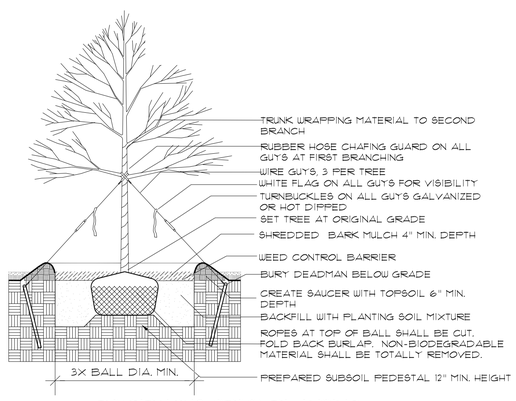




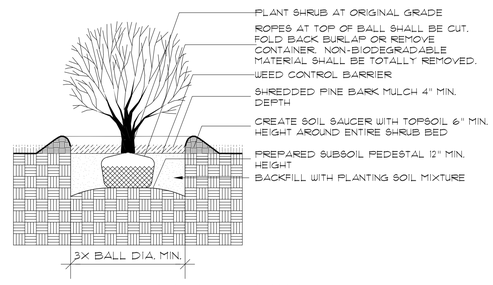




CONIFEROUS TREE PLANTING



DECIDUOUS TREE PLANTING



SHRUB PLANTING

AVON TOWN CLERK

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_____ _____

CLERK, TOWN OF AVON, MA DATE

AVON ZONING BOARD

DEFINITIVE SUBDIVISION – UNDER THE SUBDIVISION CONTROL LAW

_____ _____

_____ _____

_____ _____

_____ _____

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APPROVED BY THE AVON ZONING BOARD OF APPEALS UNDER G.L.C 40B, §§20–23.

No.	DATE	DESCRIPTION	BY

REVISIONS

PROJ. MANAGER:	MBL
CHIEF DESIGNER:	MBL
REVIEWED BY:	DATE

SEAL

SEAL

PREPARED FOR

STONEBRIDGE HOMES, INC.
32 NORFOLK AVENUE

SOUTH EASTON MASSACHUSETTS

SCALE:
HORZ.:
VERT.:
DATUM:
HORZ.: ASSUMED
VERT.: NAVD88
0
GRAPHIC SCALE

MBL
LAND DEVELOPMENT & PERMITTING, CORP.
LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS
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PROPOSED SITE PLANS

DETAIL SHEET
CHAPTER 40B - WINDSOR HEIGHTS
ASSESSORS MAP C6, BLOCK 1 & PLOT 4

AVON MASSACHUSETTS

PROJ. No.: 2022-002
DATE: MARCH 15, 2022

C-12.0

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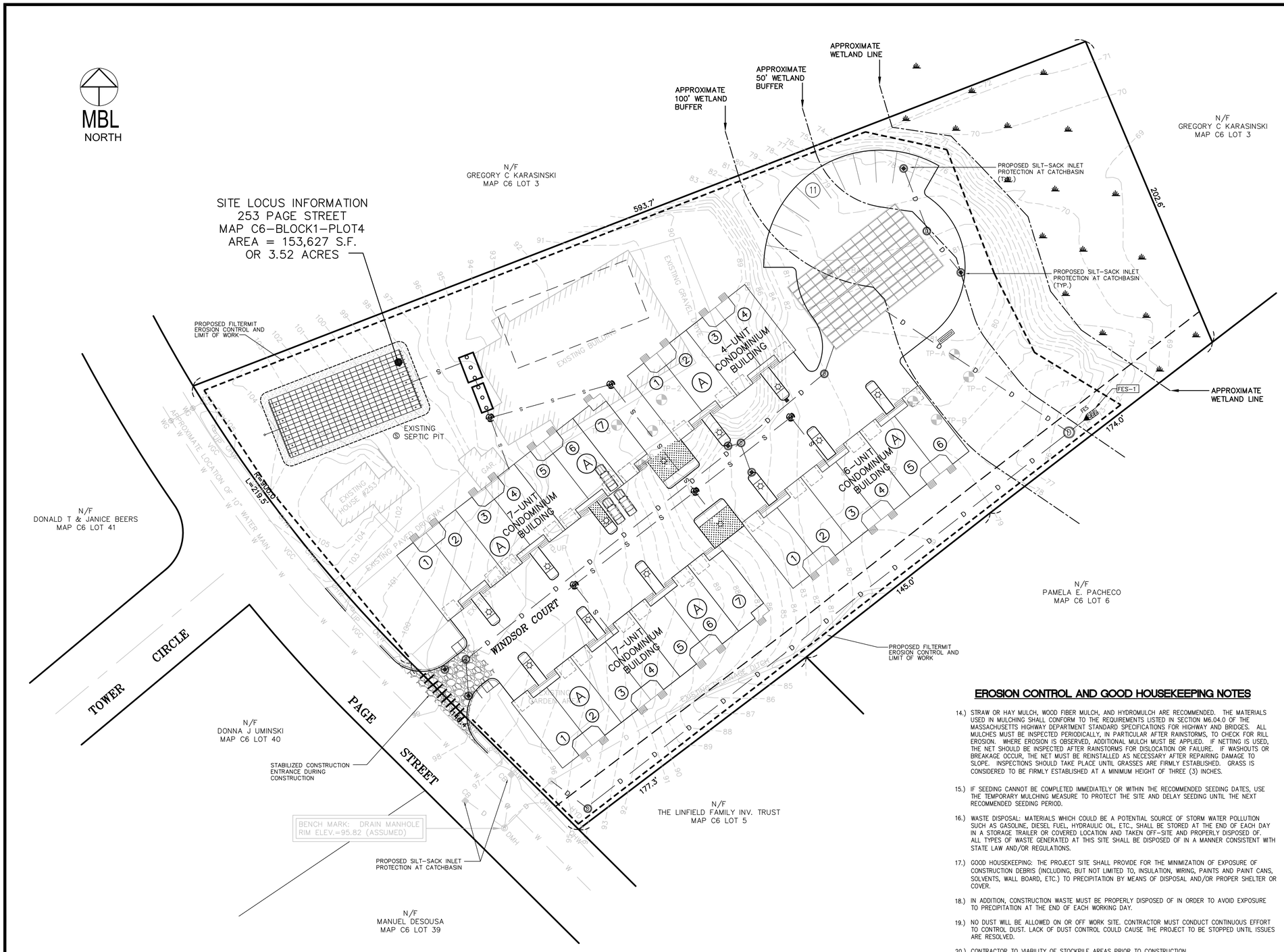

LOCUS MAP
N.T.S.

EROSION CONTROL AND GOOD HOUSEKEEPING NOTES

1.) ALL EROSION AND SEDIMENTATION CONTROL DEVICES TO BE USED FOR THIS PROJECT SHALL BE INSTALLED AND MAINTAINED AS SPECIFIED ON THESE PLANS AND IN VOLUME TWO OF THE STATE OF MASSACHUSETTS STORM WATER MANAGEMENT MANUAL, BY THE CONTRACTOR, DURING ALL PHASES OF CONSTRUCTION AND UNTIL THE SITE IS SATISFACTORAILY STABILIZED.

2.) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLAN.

3.) THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, MAINTENANCE, AND/OR REPLACEMENT OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PERMANENT MEASURES UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. THE OWNER IS RESPONSIBLE THEREAFTER.

4.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN ROADS, CONTROL DUST, AND TAKE ALL NECESSARY MEASURES TO ENSURE THAT THE SITE AND ALL ROADS BE MAINTAINED IN A MUD AND DUST–FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO, WATER AND/OR CRUSHED STONE OR COARSE GRAVEL.

5.) ALL PROPOSED CONSTRUCTION EXITS SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS AND DETAILS. ALL VEHICLE TRAFFIC ENTERING OR EXITING THE PROJECT SITE SHALL PASS OVER THE CONSTRUCTION EXITS TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO THE SURROUNDING ROADWAYS.

6.) THE PROPOSED CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE SURROUNDING ROADWAYS. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE SURROUNDING ROADWAYS MUST BE REMOVED IMMEDIATELY.

7.) SILT SACKS HAVE BEEN PROPOSED IN ALL ON–SITE AND ADJACENT CATCH BASINS IN ORDER TO PREVENT SEDIMENT FROM ENTERING THE MUNICIPAL DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED SITE. ALL SILT SACKS SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURAL OR VEGETATIVE MEANS. CATCH BASIN INLET PROTECTION SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

8.) A SILT FENCE SHALL BE INSTALLED AROUND ANY SOIL STOCKPILE AREAS.

9.) INSPECTION OF PERIMETER SEDIMENT BARRIERS (INCLUDING THOSE ENCOMPASSING SOIL STOCKPILE AREAS) SHOULD BE MADE AFTER EACH STORM EVENT AND REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED. CLEAN OUT OF ACCUMULATED SEDIMENT BEHIND FILTERMITT IS NECESSARY IF SEDIMENT REACHES ONE–HALF OF THE ORIGINAL HEIGHT OF THE FILTERMITT.

10.) THE CONTRACTOR SHALL RESTORE DISTURBED AREAS AS CLOSELY AS POSSIBLE. AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESODDED, RESEEDED, OR OTHERWISE RESTORED TO THEIR ORIGINAL STATE. TREES AND OTHER EXISTING VEGETATION SHALL BE RETAINED WHEREVER FEASIBLE.

11.) TEMPORARY VEGETATIVE COVER SHALL BE APPLIED TO ANY DISTURBED AREAS (INCLUDING SOIL STOCKPILE AREAS) THAT HAVE NOT YET REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY–ONE (21) DAYS. THE RECOMMENDED TEMPORARY SEEDING DATES ARE MARCH 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 1.

THIS TEMPORARY VEGETATIVE COVER SHALL MEET THE REQUIREMENTS OF SECTION M6.03.1 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES.

LIMESTONE SHALL CONSIST OF PULVERIZED LIMESTONE OBTAINED BY GRINDING EITHER CALCAREOUS OR DOLOMITIC LIMESTONE SO THAT 95% OF THE MATERIAL WILL PASS A NO. 20 SIEVE AND AT LEAST 50% WILL PASS A NO. 100 SIEVE. THE LIMESTONE SHALL HAVE A NEUTRALIZING VALUE SATISFACTORY TO THE ENGINEER, AND SHALL BE ONLY SUCH AS WILL HAVE BEEN MARKETED IN ACCORDANCE WITH THOSE PROVISIONS OF GENERAL LAWS, AS AMENDED, WHICH RELATE TO COMMERCIAL FERTILIZERS.

12.) PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS PERMANENTLY CEASED. THE RECOMMENDED PERMANENT SEEDING DATES ARE APRIL 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 1.

THE SEED MIXTURE USED FOR PERMANENT VEGETATIVE COVER OUTSIDE OF IMPERVIOUS OR LANDSCAPED AREAS SHALL RECEIVE THE SEED MIXTURE SPECIFIED IN SECTION M6.03.0 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES. IF SOD IS TO BE USED IN SUCH AREAS, IT SHALL MEET THE REQUIREMENTS OF SECTION M6.05.0 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES.

13.) AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHOULD BE MULCHED IMMEDIATELY FOLLOWING SEEDING IN ADDITION TO AREAS WHICH CANNOT BE SEEDED WITHIN THE RECOMMENDED SEEDING DATES AND ANY SOIL STOCKPILE AREAS. TEMPORARY MULCHING SHOULD BE PERFORMED AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY–ONE (21) DAYS.

EROSION CONTROL AND GOOD HOUSEKEEPING NOTES

14.) STRAW OR HAY MULCH, WOOD FIBER MULCH, AND HYDROMULCH ARE RECOMMENDED. THE MATERIALS USED IN MULCHING SHALL CONFORM TO THE REQUIREMENTS LISTED IN SECTION M6.04.0 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. WHERE EROSION IS OBSERVED, ADDITIONAL MULCH MUST BE APPLIED. IF NETTING IS USED, THE NET SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, THE NET MUST BE REINSTALLED AS NECESSARY AFTER REPAIRING DAMAGE TO SLOPE. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. GRASS IS CONSIDERED TO BE FIRMLY ESTABLISHED AT A MINIMUM HEIGHT OF THREE (3) INCHES.

15.) IF SEEDING CANNOT BE COMPLETED IMMEDIATELY OR WITHIN THE RECOMMENDED SEEDING DATES, USE THE TEMPORARY MULCHING MEASURE TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

16.) WASTE DISPOSAL: MATERIALS WHICH COULD BE A POTENTIAL SOURCE OF STORM WATER POLLUTION SUCH AS GASOLINE, DIESEL FUEL, HYDRAULIC OIL, ETC., SHALL BE STORED AT THE END OF EACH DAY IN A STORAGE TRAILER OR COVERED LOCATION AND TAKEN OFF–SITE AND PROPERLY DISPOSED OF. ALL TYPES OF WASTE GENERATED AT THIS SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND/OR REGULATIONS.

17.) GOOD HOUSEKEEPING: THE PROJECT SITE SHALL PROVIDE FOR THE MINIMIZATION OF EXPOSURE OF CONSTRUCTION DEBRIS (INCLUDING, BUT NOT LIMITED TO, INSULATION, WIRING, PAINTS AND PAINT CANS, SOLVENTS, WALL BOARD, ETC.) TO PRECIPITATION BY MEANS OF DISPOSAL AND/OR PROPER SHELTER OR COVER.

18.) IN ADDITION, CONSTRUCTION WASTE MUST BE PROPERLY DISPOSED OF IN ORDER TO AVOID EXPOSURE TO PRECIPITATION AT THE END OF EACH WORKING DAY.

19.) NO DUST WILL BE ALLOWED ON OR OFF WORK SITE. CONTRACTOR MUST CONDUCT CONTINUOUS EFFORT TO CONTROL DUST. LACK OF DUST CONTROL COULD CAUSE THE PROJECT TO BE STOPPED UNTIL ISSUES ARE RESOLVED.

20.) CONTRACTOR TO VIABILITY OF STOCKPILE AREAS PRIOR TO CONSTRUCTION.

811 DigSafe MA·ME·NH·RI·VT

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STONEBRIDGE HOMES, INC.
32 NORFOLK AVENUE

SOUTH EASTON MASSACHUSETTS

SCALE:
HORZ.: 1"=30'
VERT.:
DATUM:
HORZ.: ASSUMED
VERT.: NAVD88
30 15 0 30
GRAPHIC SCALE

MBL

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PROPOSED SITE PLANS

EROSION CONTROL PLAN
CHAPTER 40B - WINDSOR HEIGHTS
ASSESSORS MAP C6, BLOCK 1 & PLOT 4

AVON MASSACHUSETTS

PROJ. No.: 2022-002
DATE: MARCH 15, 2022

C-13.0

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MBL
NORTH

SITE LOCUS INFORMATION
253 PAGE STREET
MAP C6–BLOCK1–PLOT4
AREA = 153,627 S.F.
OR 3.52 ACRES

APPROXIMATE WETLAND LINE
APPROXIMATE 50' WETLAND BUFFER
APPROXIMATE 100' WETLAND BUFFER

N/F
GREGORY C KARASINSKI
MAP C6 LOT 3

N/F
GREGORY C KARASINSKI
MAP C6 LOT 3

593.7'
202.6'
174.0'
145.0'
177.3'
R=900.0'
L=219.5'

EXISTING BUILDING
EXISTING GRAVEL
EXISTING HOUSE #253
EXISTING PAVED DRIVEWAY
EXISTING SEPTIC PIT
TP-BASIN
TP-A
TP-B
TP-C
4-UNIT CONDOMINIUM BUILDING
7-UNIT CONDOMINIUM BUILDING
6-UNIT CONDOMINIUM BUILDING
7-UNIT CONDOMINIUM BUILDING
WINDSOR COURT
EXISTING GARDEN AREA
EXISTING TREE LINE BUFFER
APPROXIMATE WETLAND LINE

N/F
DONALD T & JANICE BEERS
MAP C6 LOT 41

APPROXIMATE LOCATION OF 10" WATER MAIN

N/F
PAMELA E. PACHECO
MAP C6 LOT 6

TOWER CIRCLE

N/F
DONNA J UMINSKI
MAP C6 LOT 40

PAGE STREET

N/F
THE LINFIELD FAMILY INV. TRUST
MAP C6 LOT 5

BENCH MARK: DRAIN MANHOLE
RIM ELEV.=95.82 (ASSUMED)

N/F
MANUEL DESOUSA
MAP C6 LOT 39

Ⓐ = AFFORDABLE UNIT

LOCUS MAP
N.T.S.

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32 NORFOLK AVENUE

SOUTH EASTON MASSACHUSETTS

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PROPOSED SITE PLANS

AFFORDABLE DISTRIBUTION PLAN
CHAPTER 40B - WINDSOR HEIGHTS
ASSESSORS MAP C6, BLOCK 1 & PLOT 4

AVON MASSACHUSETTS

PROJ. No.: 2022-002
DATE: MARCH 15, 2022

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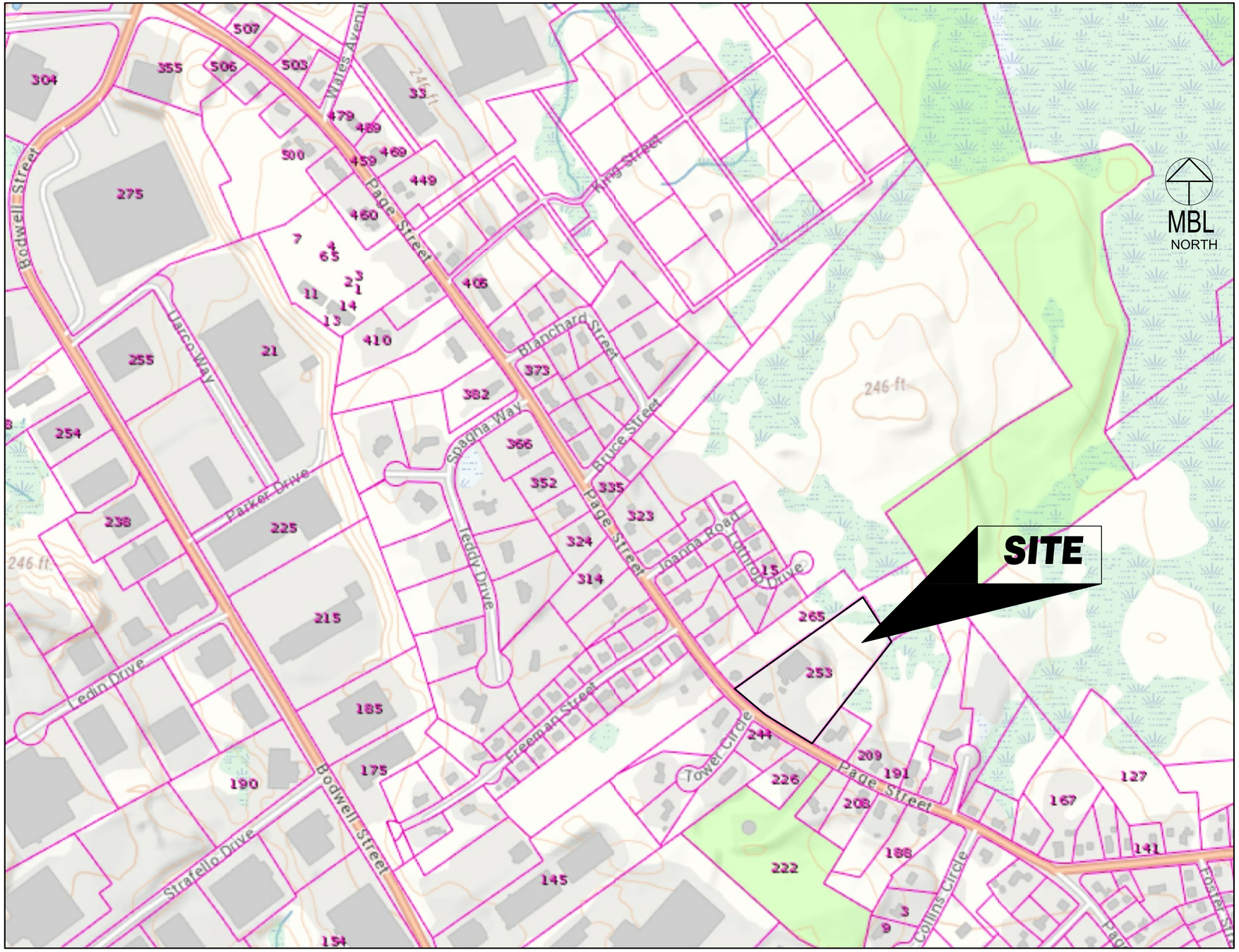

				PROJ. MANAGER:	MBL	SEAL	SEAL	PREPARED FOR STONEBRIDGE HOMES, INC. 32 NORFOLK AVENUE	SCALE:
				CHIEF DESIGNER:	MBL				HORZ.: N.T.S.
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PROPOSED SITE PLANS
LOCATION MAP PLAN
CHAPTER 40B - WINDSOR HEIGHTS
ASSESSORS MAP C6, BLOCK 1 & PLOT 4
AVON MASSACHUSETTS

PROJ. No.: 2022-002
DATE: MARCH 15, 2022

C-15.0

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CTB: LMAN: MS VIEW: UCS:

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32 NORFOLK AVENUE

SOUTH EASTON MASSACHUSETTS

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PROPOSED SITE PLANS

TAX MAP PLAN
CHAPTER 40B - WINDSOR HEIGHTS
ASSESSORS MAP C6, BLOCK 1 & PLOT 4

AVON MASSACHUSETTS

PROJ. No.: 2022-002
DATE: MARCH 15, 2022

C-16.0

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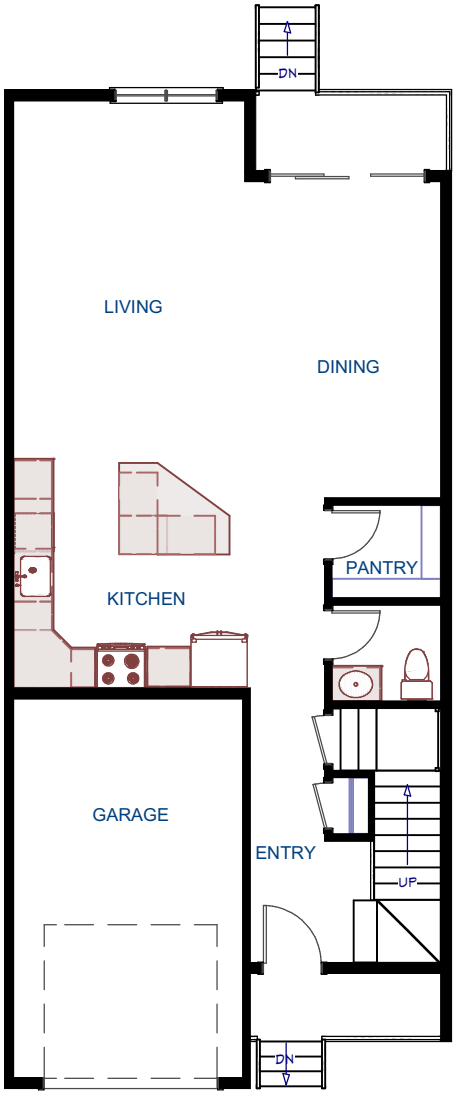
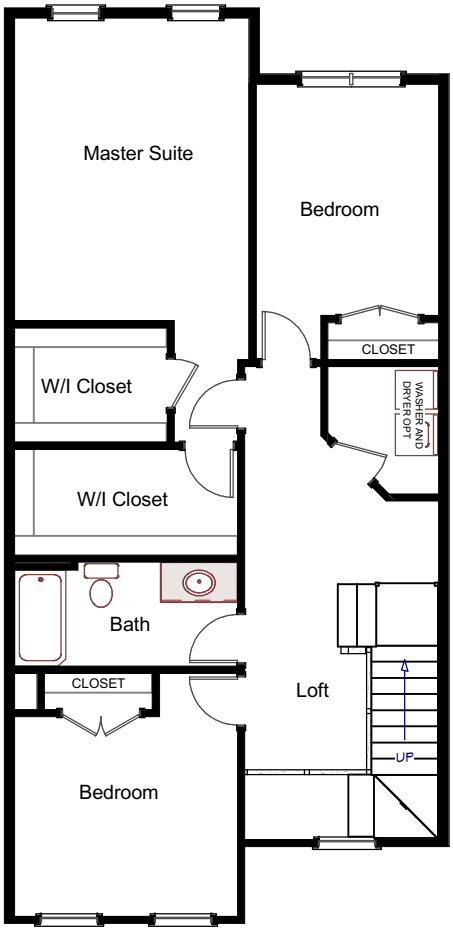
The Scituate
Affordable Plan

3 Bedroom 1 1/2 Bath



First Floor



Second Floor

AREA BREAKDOWN	
TOTAL AREA	1,920 SF

HOUSE FEATURES	
BEDROOMS	3
BATHROOMS	1.5

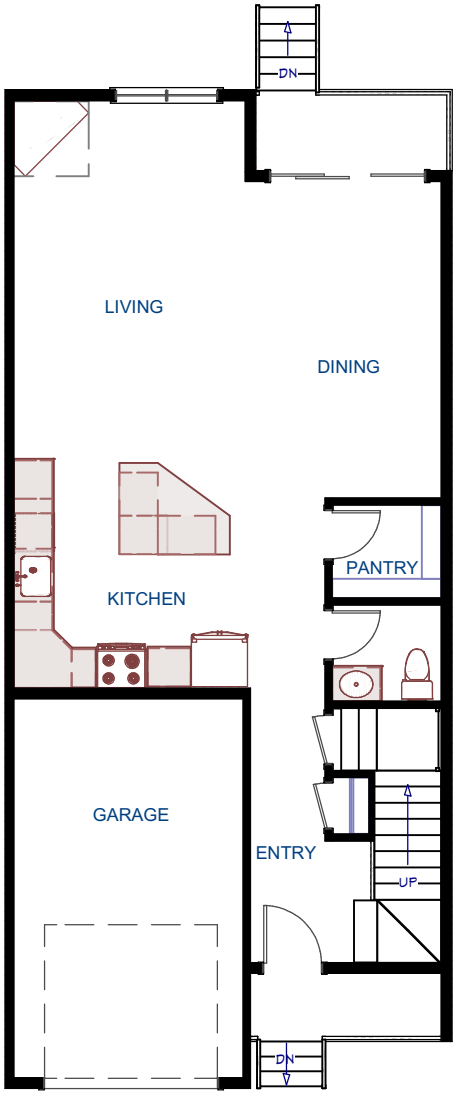
Windsor Heights

~Avon, MA~

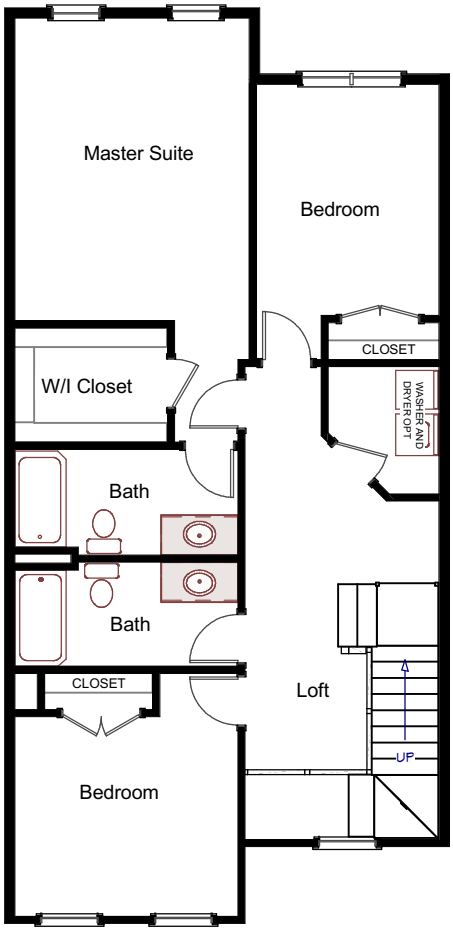
Note: This drawing is an artistic interpretation of the general appearance of the floor plan. It is not meant to be an exact rendition. Some options are shown. W/D may be stackable.

Updated 2/28/22

The Scituate
Market Rate Plan
3 Bedroom 2 1/2 Bath



First Floor



Second Floor

AREA BREAKDOWN	
TOTAL AREA	1,920 SF

HOUSE FEATURES	
BEDROOMS	3
BATHROOMS	2.5

Windsor Heights

~Avon, MA~

Note: This drawing is an artistic interpretation of the general appearance of the floor plan. It is not meant to be an exact rendition. Some options are shown. W/D may be stackable.

Updated 2/28/22