



LEGEND - EXISTING CONDITIONS PLAN	
PROPERTY LINE	—————
EXISTING CURB	—————
EXISTING CONTOUR	----- 186 -----
EXISTING BUILDING	//////
EXISTING CHAIN LINK FENCE	
EXISTING CONCRETE WALL	▨▨▨▨
EXISTING OVERHEAD WIRES	— DW —
EXISTING WATER	— W — W —
EXISTING GAS	— G — G —
EXISTING SEWER	— S — S —
EXISTING UTILITY POLE	⊕
EXISTING DRAIN MANHOLE	⊙
EXISTING SEWER MANHOLE	⊙
EXISTING ELECTRIC MANHOLE	⊙
EXISTING CATCH BASIN	⊞

GENERAL NOTES:

OWNER OF RECORD: WJK HOMER, LLC
10 WAUSHAKUM, LLC

DEED REFERENCE: BOOK 72258 PG 337

TAX MAP REFERENCE: MAP 14 LOTS 352-354

DATUM REFERENCE: NAVD 1988

ACCORDING TO THE F.E.M.A. MAP FOR SOUTHERN MIDDLESEX COUNTY, MAP No. 2501700514F DATED JULY 7, 2014, THE PARCELS SHOWN ON THIS PLAN LIES WITHIN A ZONE "X" (OUTSIDE OF 0.02% CHANCE).

EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM AN ACTUAL FIELD SURVEYS PERFORMED BY HAWK CONSULTING INC ON FEBRUARY 19, 2019 AND MARCH 22, 2021.

DATE	DESCRIPTION OF REVISION

Prepared By:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 5107100
Fax: (603) 6107101

Project:

Plan of Land
9-49 Homer Avenue
(Tax Map 14 Lots 352-354)
Ashland, Massachusetts

Date: June 17, 2022

DWG File Name: 21-58508.dwg

Scale: AS NOTED

Design By: Eric Bredanese, P.E.

Checked By: Richard A. Salvo, P.E.

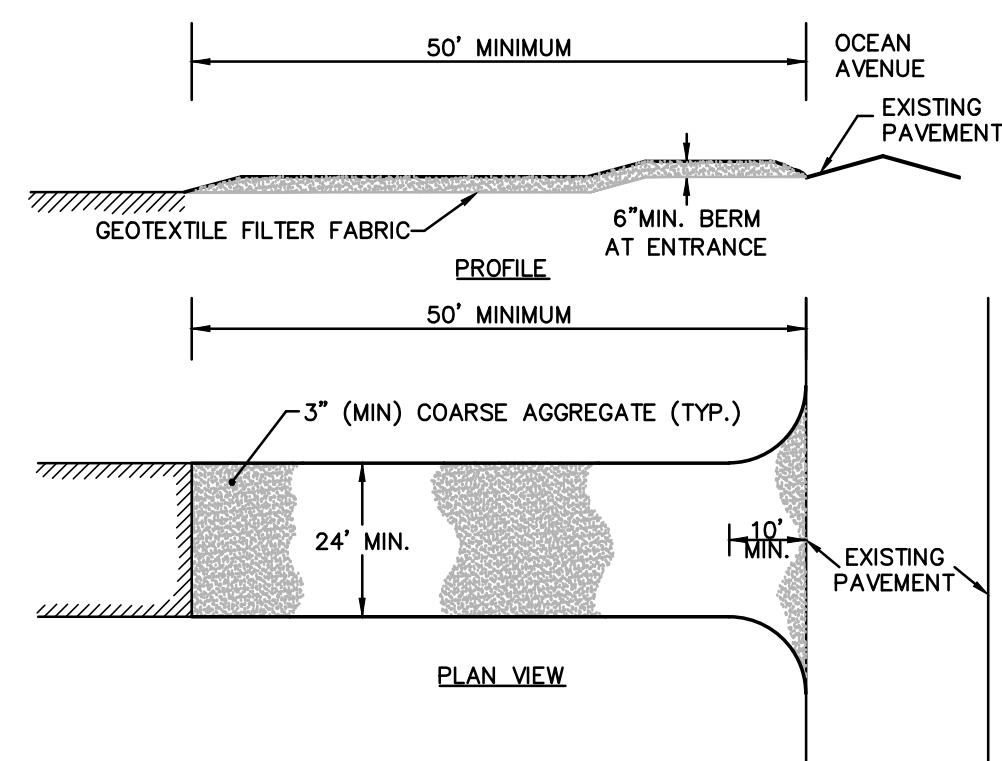
Professional Engineer for
Engineering Alliance, Inc.

Applicant:

9-49 Homer Avenue, LLC
11 Pledd Road
Newton, MA 02459

Drawing Title:
Existing Conditions Plan

DWG. NO.:
C-1



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

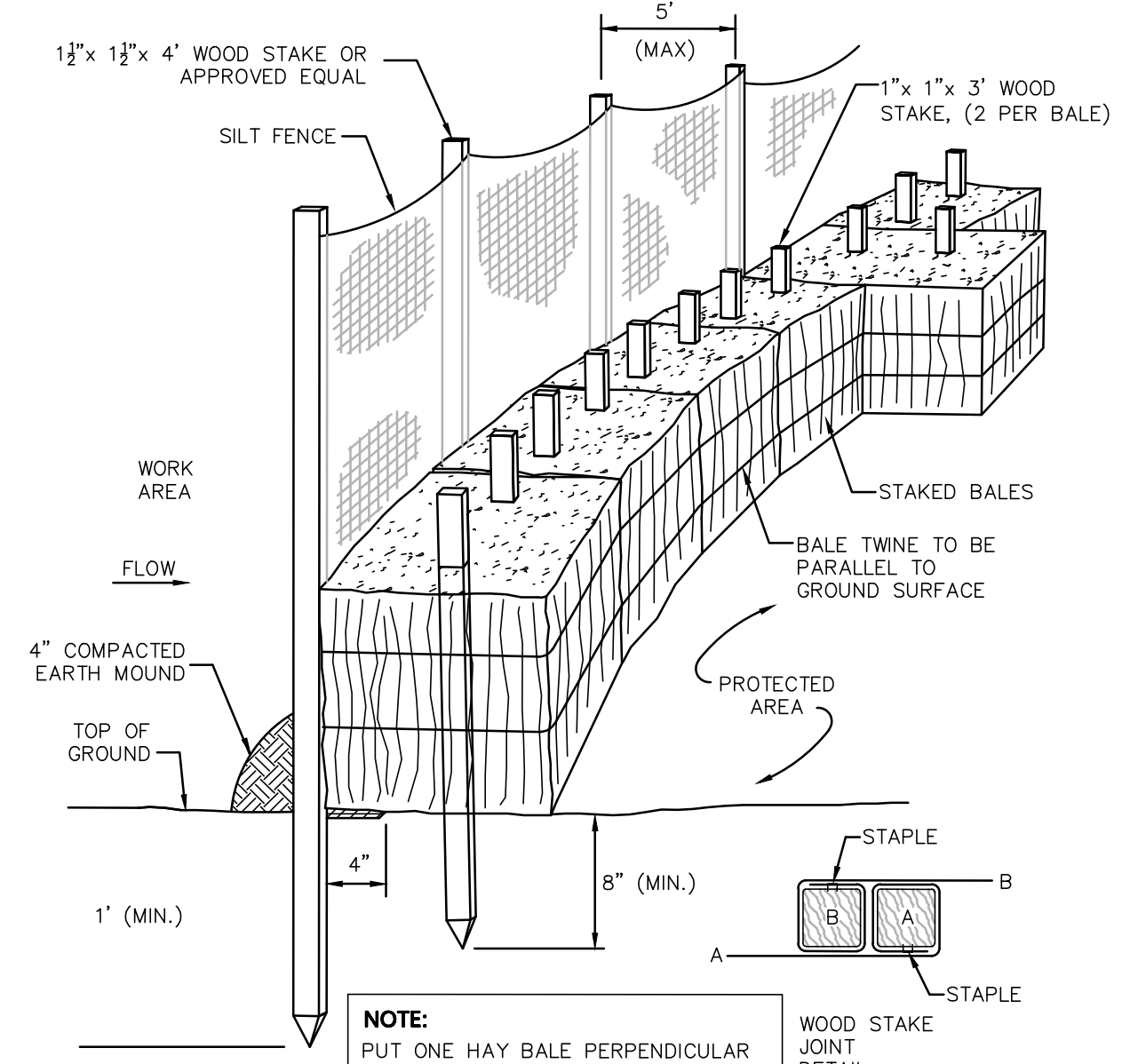
- CONSTRUCTION SPECIFICATIONS:**
1. STONE FOR A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
 2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT A 30 FOOT MINIMUM LENGTH WOULD 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. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
 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. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

LEGEND - EROSION CONTROL PLAN

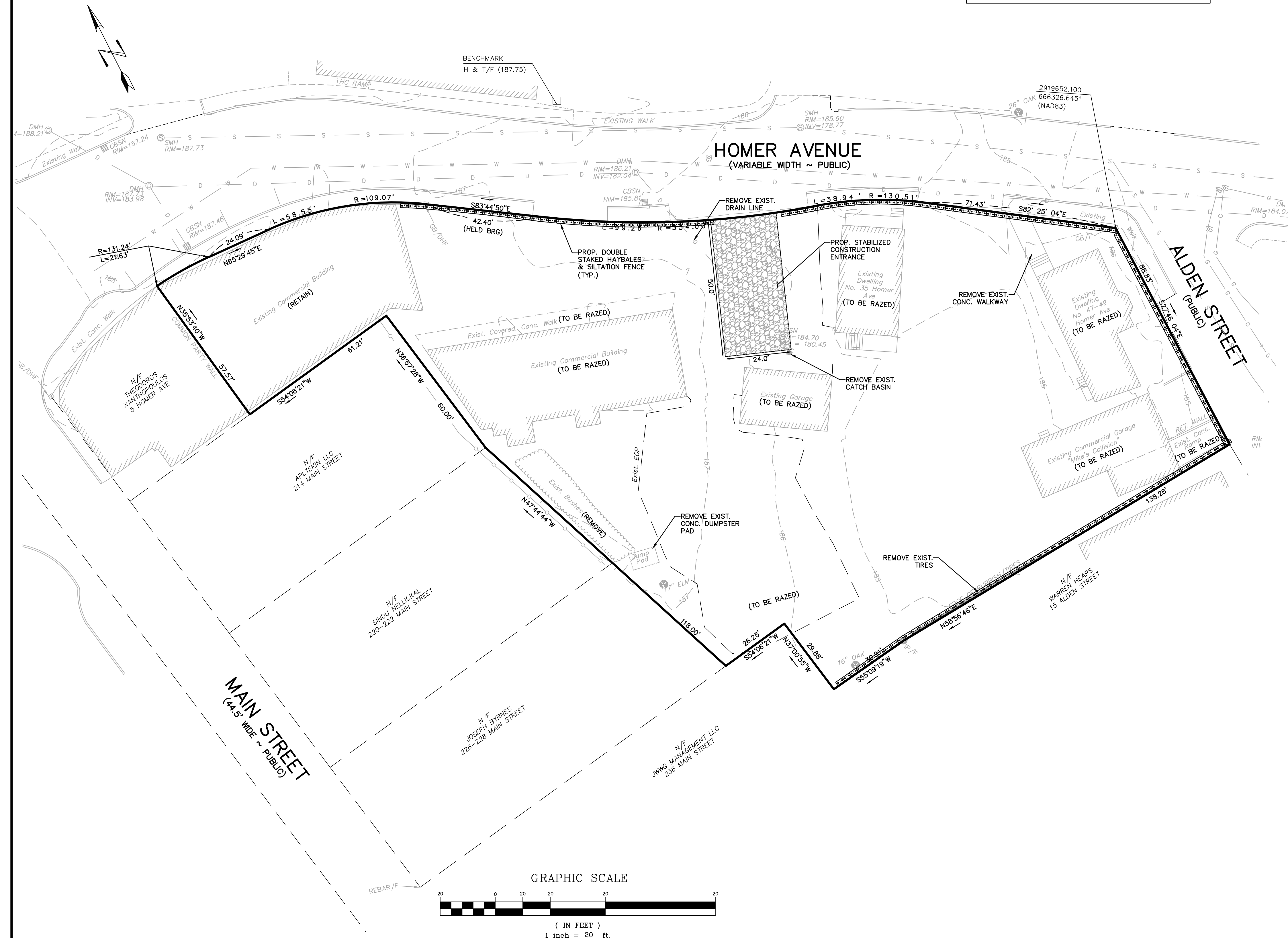


DEMOLITION NOTES:

1. EXISTING BUILDING STRUCTURES AND ALL ASSOCIATED APPURTENANCES ARE TO BE REMOVED OR DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR THE STOCKPILING AND REMOVAL OF ALL MATERIAL DURING DEMOLITION PROCESSES.
2. EXISTING UTILITIES SHOWN ON THIS PLAN WERE DETERMINED FROM VISIBLE STRUCTURES AND PLANS OF RECORD WHERE AVAILABLE. THE CONTRACTOR IS RESPONSIBLE FOR THE CUTTING, CAPPING, AND REMOVAL OF ALL EXISTING UTILITIES ASSOCIATED WITH EXISTING INFRASTRUCTURE. ANY ADDITIONAL UTILITY INFORMATION DIFFERING FROM THAT SHOWN ON THIS PLAN SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.



SILT FENCE / HAYBALE BARRIER
NOT TO SCALE



NO.	DATE	DESCRIPTION OF REVISION

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
1950 Lafayette Road
Portsmouth, NH 03801
Salisbury, MA 01906
Tel: (603) 510-7100
Fax: (603) 610-7101

Plan of Land
9-49 Homer Avenue
(Tax Map 14 Lots 352-354)
Ashland, Massachusetts

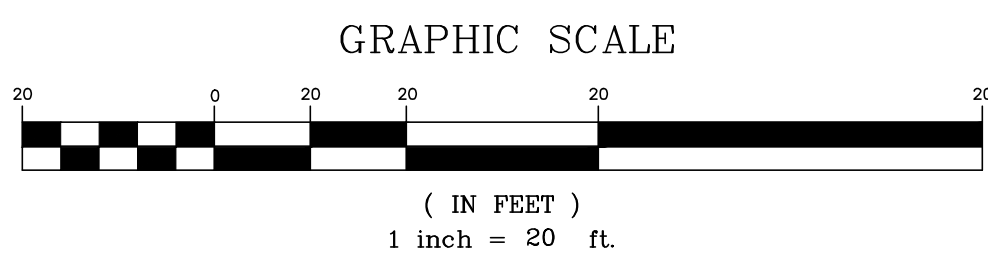
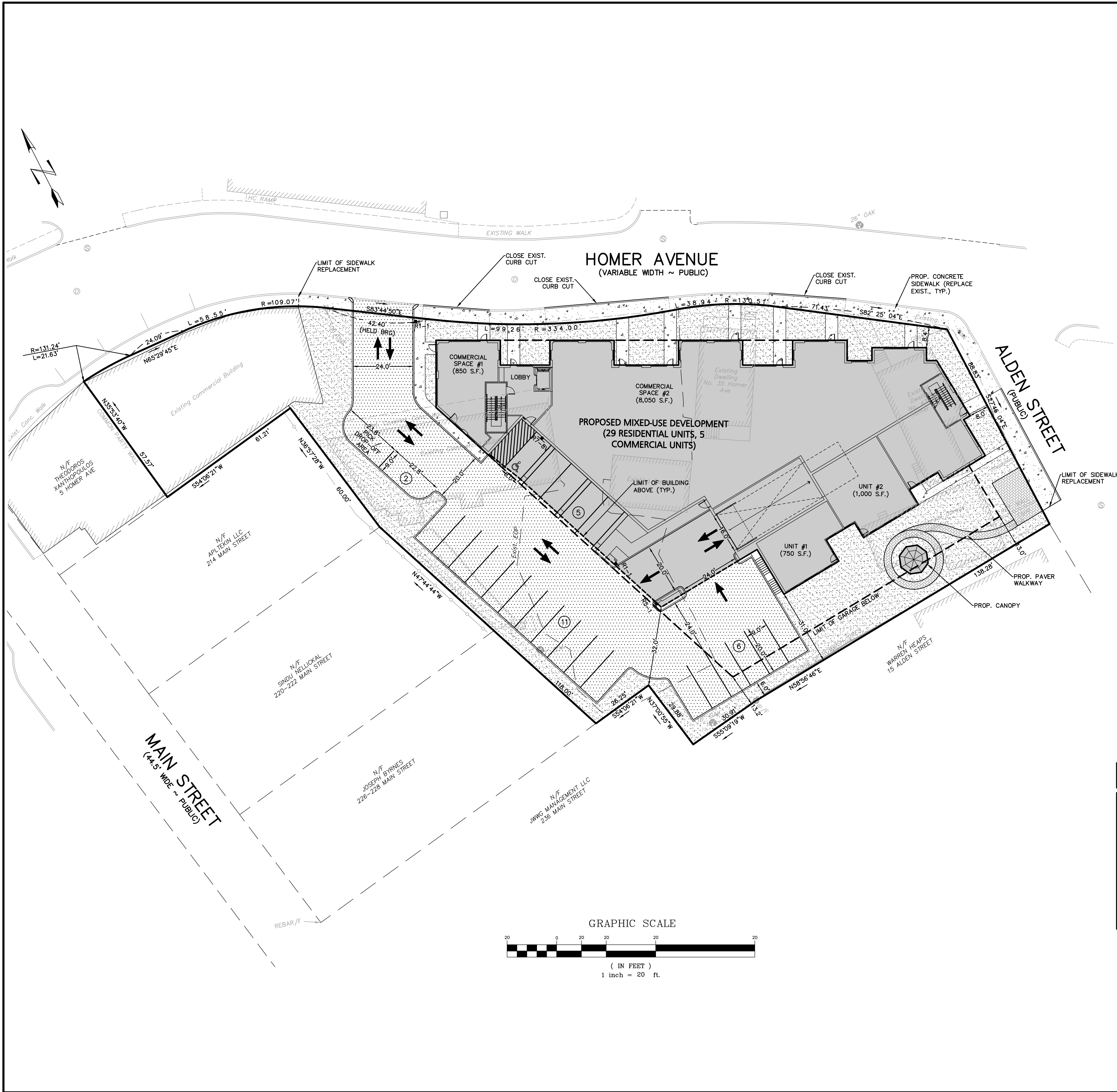
PROJECT: 21-58508
DATE: June 17, 2022
DWG FILE NAME: 21-58508.dwg
SCALE: AS NOTED
DESIGN BY: Eric Bradenese, P.E.
CHECKED BY: Richard A. Salvo, P.E.

Professional Engineer for
Engineering Alliance, Inc.

APPLICANT: 9-49 Homer Avenue, LLC
11 Plead Road
Newton, MA 02459

DRAWING TITLE:
Erosion Control & Demolition Plan

DWG. NO. **C-2**



LEGEND - SITE LAYOUT PLAN

PROPERTY LINE	
EXISTING BUILDING	
EXISTING EDGE OF PAVEMENT	
EXISTING CURB	
PROPOSED BUILDING	
PROPOSED PARKING COUNT	
PROPOSED TRAFFIC ARROW	
PROPOSED ACCESSIBLE PARKING SPACE	
PROPOSED LANDSCAPED AREA	
PROPOSED CONCRETE SIDEWALK	
PROPOSED SNOW STORAGE AREA	

LAND USAGE TABLE
ASHLAND DOWNTOWN DISTRICT (ADD)

ITEM	REQUIRED	PROVIDED	EXEMPT REQUESTED
MINIMUM LOT AREA (S.F.)	8,000 S.F.	39,658 S.F.	NO
MINIMUM FRONTAGE	50 FT	HOMER: 353.31 FT ALDEN: 88.83 FT	NO
MINIMUM FRONT YARD SETBACK	8 FT	HOMER: 8.1 FT ALDEN: 8.0 FT	NO
MAXIMUM FRONT YARD SETBACK	15 FT		NO
MINIMUM SIDE YARD SETBACK	-	N/A	NO
MINIMUM REAR YARD SETBACK	12 FT	13.0 FT	NO
MAXIMUM NUMBER OF STORIES	3 (4) ¹	3	NO
MAXIMUM HEIGHT (FT)	35 (45) ²	35 FT	NO
MAXIMUM FAR	1.5	1.0 ³	NO

NOTE:
 1. AN ADDITIONAL FLOOR MAY BE ADDED IF AGREED TO BY PLANNING BOARD.
 2. 45' BUILDING HEIGHT IS ALLOWED UPON ISSUANCE OF SPECIAL PERMIT.
 3. FAR:
 FIRST FLOOR: 11,300 S.F.
 SECOND FLOOR: 16,410 S.F.
 THIRD FLOOR: 12,320 S.F.
 TOTAL: 37,295 S.F.
 40,030 / 39,658 = 1.01

PARKING CALCULATIONS

COMPONENT	REQUIRED	PROPOSED
MULTI-FAMILY DWELLING RESIDENTIAL (40 UNITS)	58 SPACES (2 SPACES PER UNIT) 29 UNITS x 2 spaces = 58 Spaces	24 SPACES (41 Grade Spaces) 40 SPACES (Below Grade Spaces)
OFFICE/STORES	57 SPACES (1 SPACE PER 180 S.F.) 10,100 s.f./180 s.f. = 56.1 Spaces	3 SPACE (Accessible Parking)
TOTAL	115 SPACES x 56.25% = 65 SPACES*	64 SPACES

*PER SECTION 8.5.13 OF THE TOWN OF ASHLAND ZONING BYLAW: "WHERE THERE IS A MIXTURE OF LAND USES ON ONE LOT, THE NUMBER OF PARKING SPACES REQUIRED SHALL BE ONLY 75% OF THOSE STIPULATED ABOVE, THAT IS, WHERE THIS IS A MIXTURE OF USES THE PARKING REQUIREMENT WILL BE 56.25% (75% TIMES 75%)."
 NOTE:
 1. TOTAL NUMBER OF PARKING SPACES IN DEVELOPMENT: 64 SPACES.
 MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED FOR 51-75 SPACES: 3 SPACES
 2. STANDARD PARKING SPACES ARE 9'X20'
 3. REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF SUBSURFACE GARAGE PARKING.

SIGN TABLE

REGULATORY DESCRIPTION	SIGN	SIZE	MOUNTING HEIGHT (MEAS TO BOTTOM OF SIGN)	DESCRIPTION	REFLECTORIZED
R7-8V		12' x 20'	7'-0"	BLUE ON WHITE	YES
R1-1		24' x 24'	7'-0"	WHITE ON RED	YES
RS-1		24' x 24'	7'-0"	WHITE ON RED	YES

DATE	DESCRIPTION OF REVISION
10/11/22	UPDATED BUILDING FOOTPRINT

Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street
 Portsmouth, NH 03801
 Tel: (603) 610-7100
 Fax: (603) 417-0020

Plan of Land
 9-49 Homer Avenue
 (Tax Map 14 Lots 352-354)
 Ashland, Massachusetts

DATE: June 17, 2022
 DWG FILE NAME: 21-58508.dwg
 CHECKED BY: Richard A. Salvo, P.E.

Professional Engineer for
 Engineering Alliance, Inc.

APPLICANT: **9-49 Homer Avenue, LLC**
 11 Placid Road
 Newton, MA 02459

DRAWING TITLE:
C-3 Site Layout

DWG. NO.: **C-3**

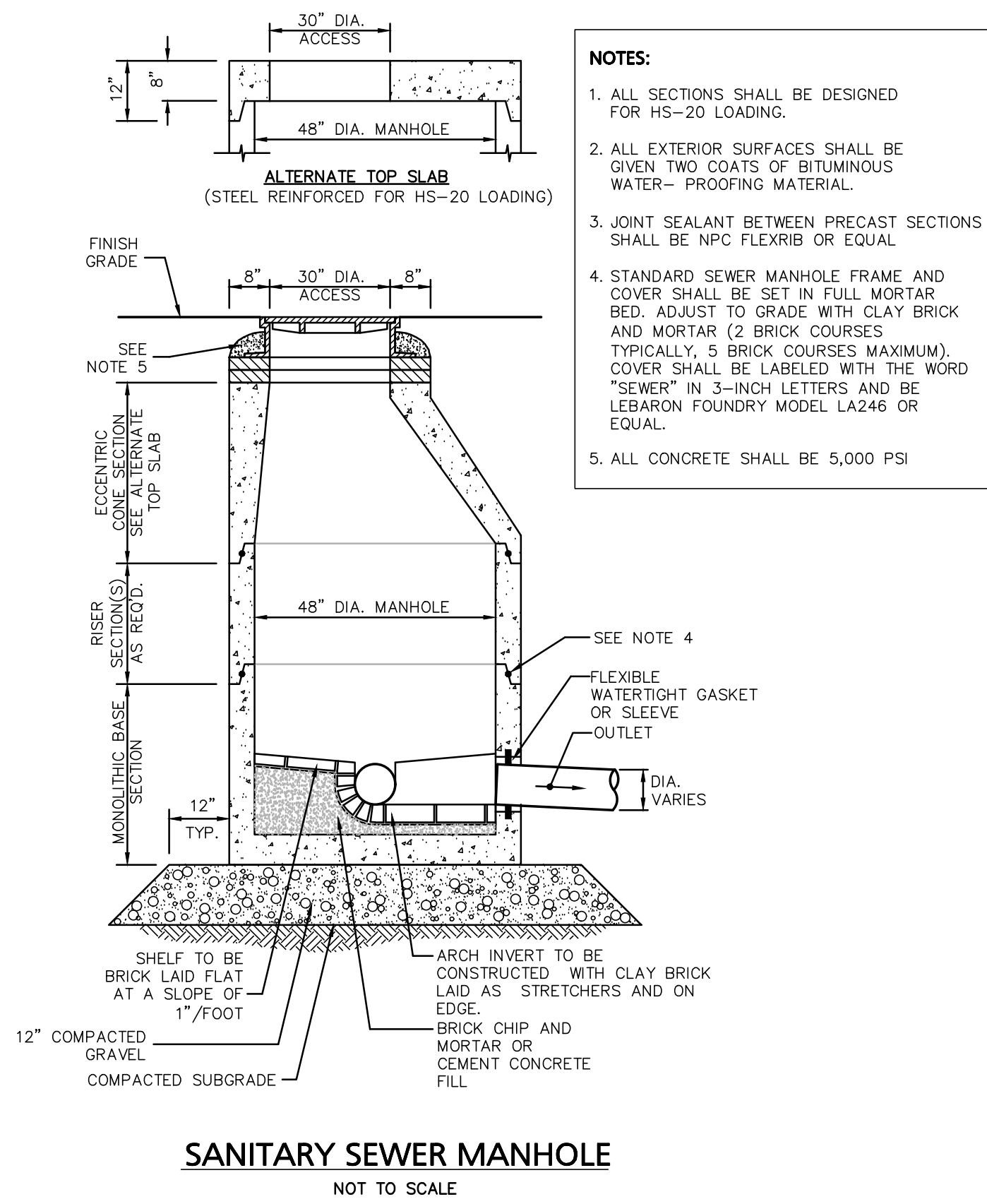


TABLE OF DIMENSIONS

BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6" 111/4"	8"	16"	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"

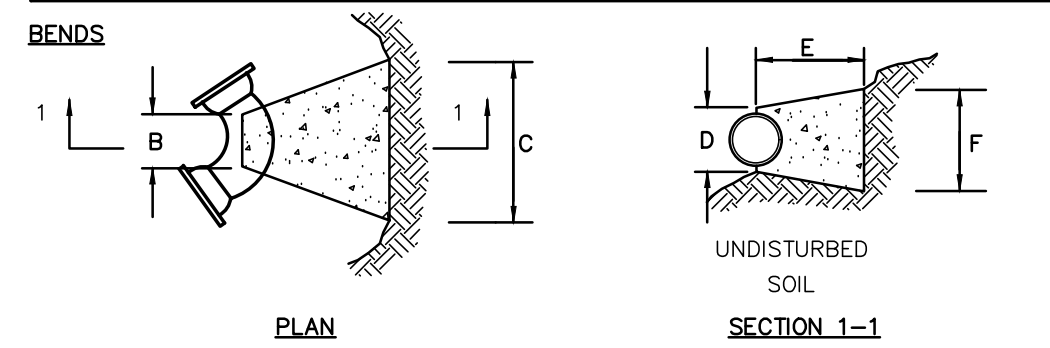
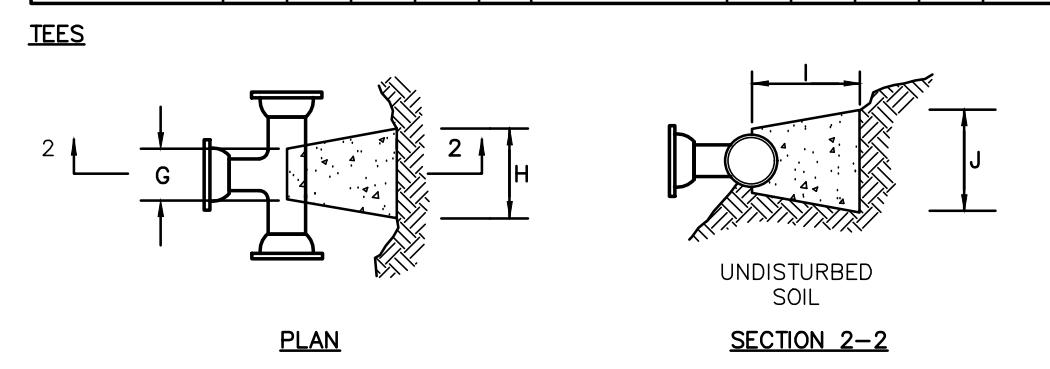


TABLE OF DIMENSIONS

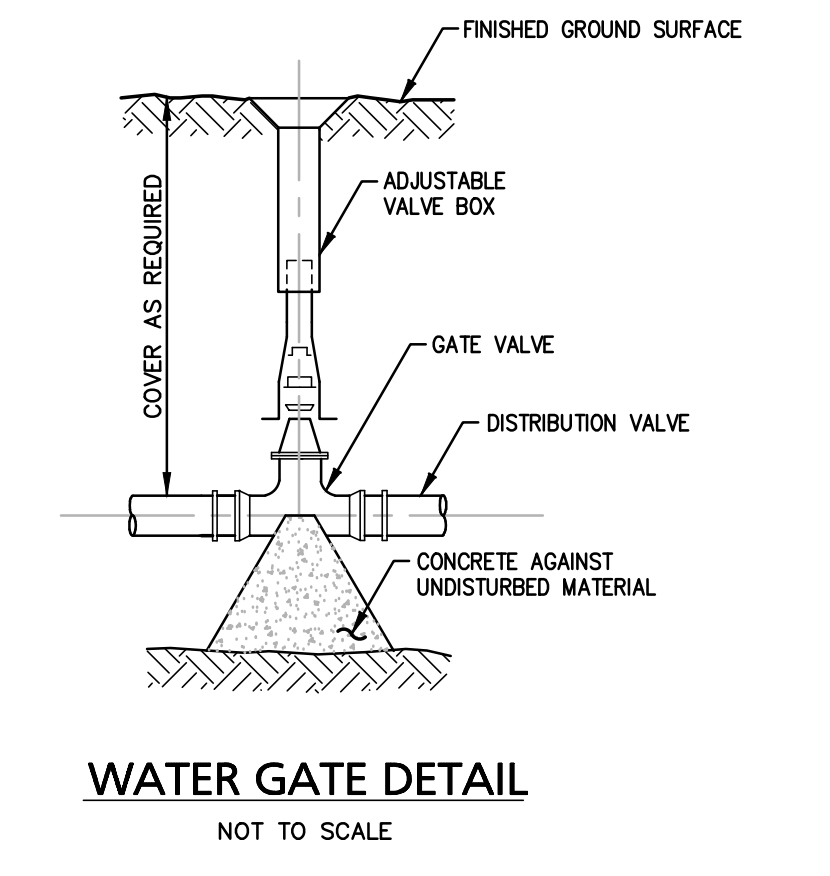
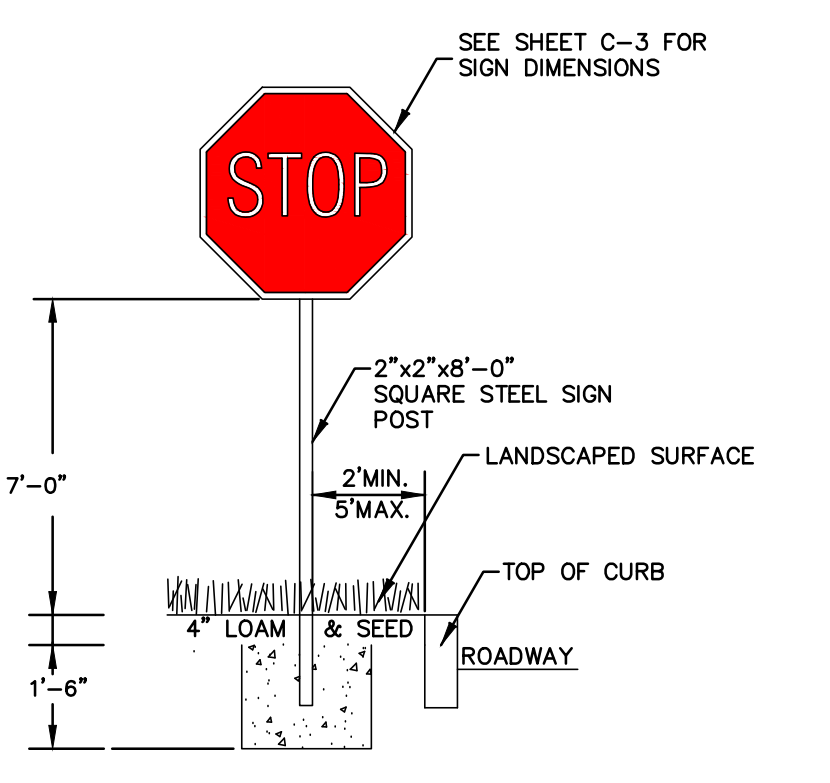
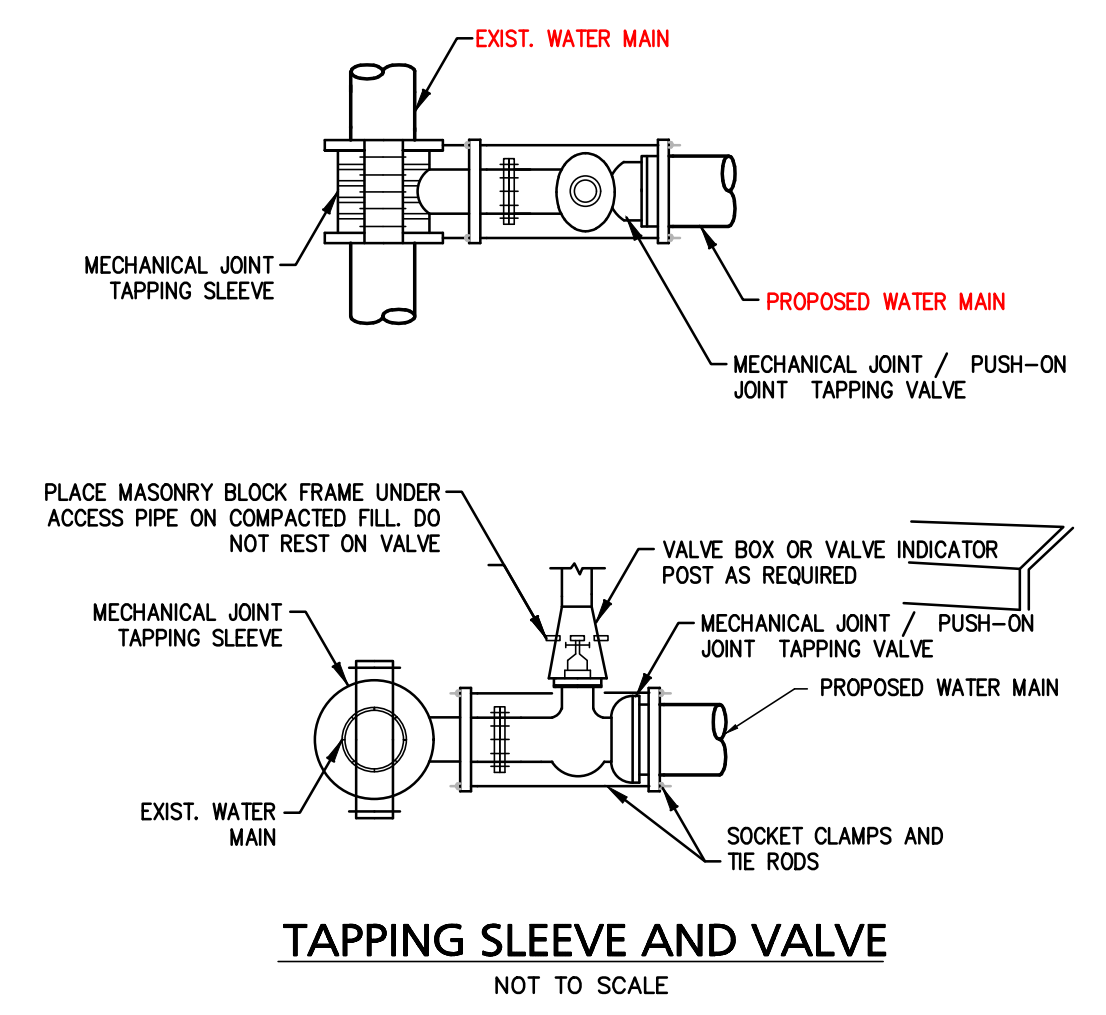
TEES	G	H	J	TEES	G	H	J	
6"x 6"x 6"	12"	24"	24"	18"	12"x 12"x 6"	12"	24"	24"
8"x 8"x 6"	-	-	-	-	12"x 12"x 8"	-	-	24"
8"x 8"x 8"	-	-	-	24"	12"x 12"x 12"	-	36"	36"



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.
3. CONCRETE SHALL BE 3000 PSI-TYPE I

CONCRETE THRUST BLOCK
NOT TO SCALE



Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

Plan of Land
9-49 Homer Avenue
(Tax Map 14 Lots 352-354)
Ashland, Massachusetts

DATE: April 8, 2021
PROJECT #: 21-58508
SCALE: AS NOTED
DESIGN BY: Eric Bradanese, P.E.

DATE: April 8, 2021
DWG FILE NAME: 21-58508.dwg
CHECKED BY: Richard A. Salvo, P.E.

Professional Engineer for
Engineering Alliance, Inc.

APPLICANT:
9-49 Homer Avenue
11 Pileld Road
Newton, MA 02459

DWG. NO. **D-2**

DRAWING TITLE:
Construction Details