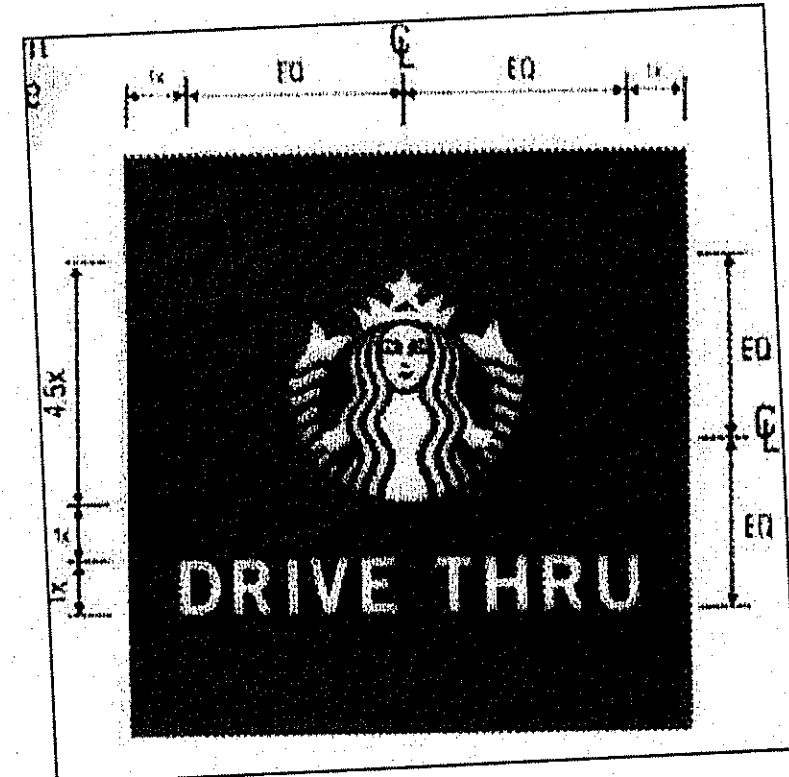


**SITE LEGEND**

- (A) PRECAST CONCRETE CURB
- (B) TRASH ENCLOSURE AREA (EXISTING)
- (C) TRAFFIC FLOW ARROWS (SEE DETAILS)
- (D) 6" WIDE LINE STRIPE
- (E) ACCESSIBLE PARKING SYMBOL
- (F) STOP SIGN (RS-8)
- (G) ACCESSIBLE PARKING SIGN
- (H) CONC. WHEEL STOPS (SEE DETAIL)
- (I) 5' WIDE CONCRETE WALK
- (J) DO NOT ENTER SIGN
- (K) MONOLITHIC CONCRETE SIDEWALK & CURB
- (L) LANDSCAPED ISLAND
- (M) 12" STOP BAR
- (N) DECORATIVE FENCE
- (O) VEHICLE DETECTOR LOOP
- (P) IDENTIFICATION SIGN (SIGN PLAN BY OTHERS)
- (Q) RIGHT TURN ONLY SIGN
- (R) ENTRY PAVEMENT ARROW (GREEN)
- (S) CLEARANCE BAR
- (T) NON-ILLUMINATED BOLLARD
- (U) EXIT PAVEMENT ARROW (WHITE)
- (V) DRIVE THRU PRE-MENU BOARD
- (W) SITE LIGHT POLES
- (X) BYPASS LANE (12' WIDE MINIMUM)
- (Y) BIKE RACKS
- (Z) SNOW STORAGE AREA
- (AA) PICK UP WINDOW W/ CANOPY
- (AB) DT 5' PANEL MENU BOARD FREE STANDING
- (AC) SIGN- DT THANK YOU/ EXIT ONLY
- (AD) BUILDING SCOONCE (SEE ARCH PLANS)
- (AE) PROPOSED 6' WIDE CROSSWALK (SEE TRAFFIC PLANS)
- (AF) NO LEFT TURN SIGN
- (AG) PEDESTRIAN CROSSING SIGN
- (AH) THANK YOU SIGN
- (AI) ONE WAY SIGN
- (AJ) SLOPED GRANITE CURB
- (AK) STARBUCKS DRIVE-THRU "RIGHT" SIGN
- (AL) GRASS PAVERS (ARSENAL ECO PAVERS)
- (AM) BOLLARDS (SEE DETAILS)

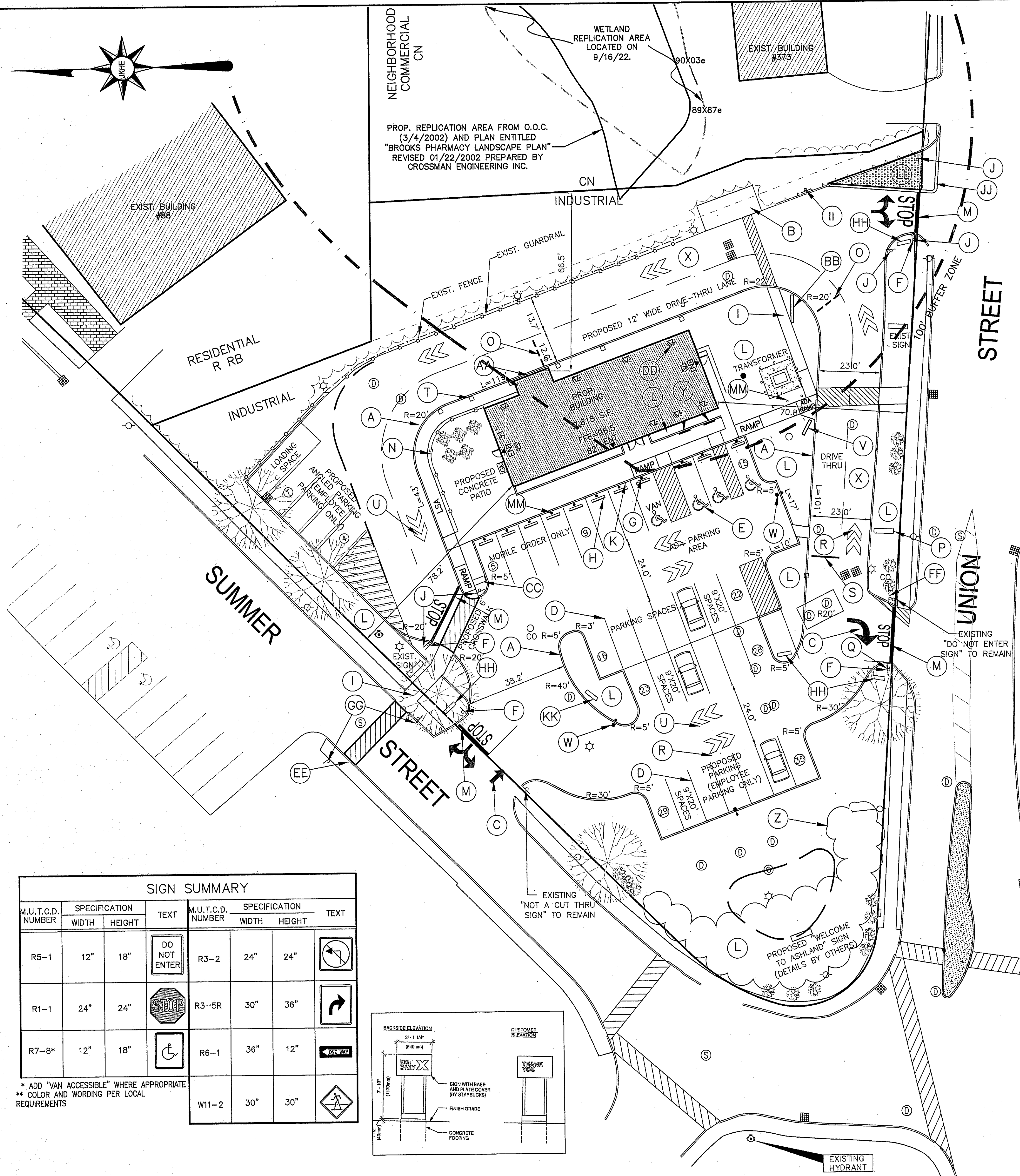
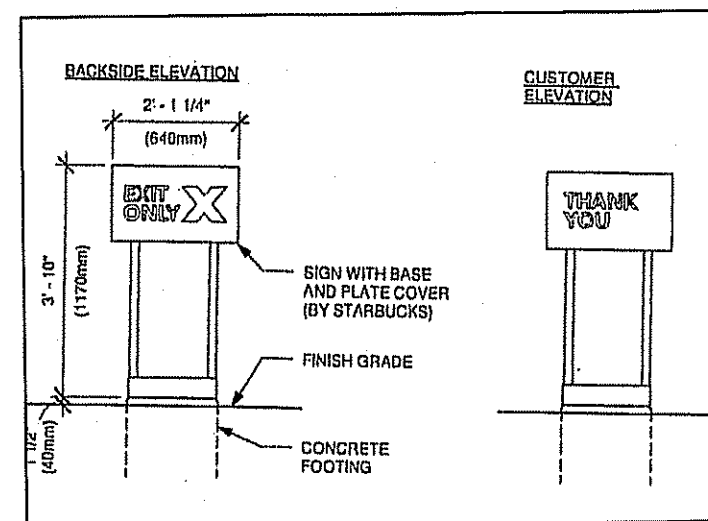


**LEGEND**

- (Symbol) = UTILITY POLE/GUY WIRE
- (Symbol) = WATER GATE/SHUT-OFF
- (Symbol) = CATCH BASIN
- (Symbol) = DRAIN MANHOLE
- (Symbol) = SEWER MANHOLE
- (Symbol) = HYDRANT
- (Symbol) = TRANSFORMER
- (Symbol) = ELECTRIC BOX
- (Symbol) = CHAIN LINK FENCE
- (Symbol) = GAS GATE
- (Symbol) = CONTOURS
- (Symbol) = SPOT GRADE
- (Symbol) = LIGHT POLE
- (Symbol) = WETLAND FLAG
- (Symbol) = TREES, BUSHES
- (Symbol) = OVERHEAD ELECTRIC
- (Symbol) = UNDERGROUND ELECTRIC
- (Symbol) = SEWER LINE
- (Symbol) = WATER LINE
- (Symbol) = GAS LINE
- (Symbol) = WETLANDS
- (Symbol) = SIGN
- (Symbol) = TEST PIT

SIGN SUMMARY					
M.U.T.C.D. NUMBER	SPECIFICATION	TEXT	M.U.T.C.D. NUMBER	SPECIFICATION	TEXT
	WIDTH	HEIGHT		WIDTH	HEIGHT
R5-1	12"	18"	R3-2	24"	24"
		DO NOT ENTER			
R1-1	24"	24"	R3-5R	30"	36"
		STOP			
R7-8*	12"	18"	R6-1	36"	12"
		Accessible Parking			ONE WAY
			W11-2	30"	30"
					WALKING

\* ADD "VAN ACCESSIBLE" WHERE APPROPRIATE  
 \*\* COLOR AND WORDING PER LOCAL REQUIREMENTS



**GENERAL NOTES:**

ASSESSORS MAP : 20 BLOCK: 9 LOT : 0  
 LOCUS DEED REFERENCE : BOOK 32052, PAGE 0194  
 PLAN REFERENCE : PLAN NO 36312003  
 ZONING : INDUSTRIAL (AND PHOTOVOLTAIC INSTALLATION OVERLAY DISTRICT)  
 APPLICANT : RETAIL ASHLAND LLC  
 858 WASHINGTON STREET  
 DEDHAM, MA. 02026  
 OWNER : RETAIL ASHLAND LLC  
 858 WASHINGTON STREET  
 DEDHAM, MA. 02026

THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA MAPPED AS PRIORITY HABITAT & ESTIMATED HABITAT FOR RARE SPECIES ACCORDING TO THE MASSACHUSETTS NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM.  
 THE PROJECT SITE IS NOT LOCATED WITHIN A ZONE II WELLHEAD PROTECTION ZONE.  
 THE PROJECT SITE IS LOCATED OUTSIDE OF ANY FLOOD ZONES (ZONE X) AS PER FEMA - FIRM MAP COMMUNITY PANEL 2501700514F, DATED 7/7/2014.

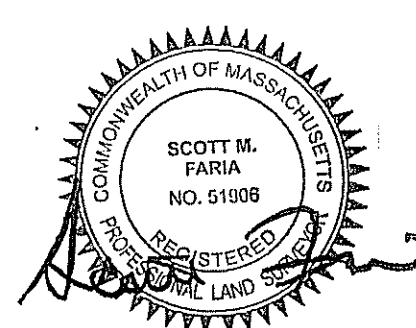
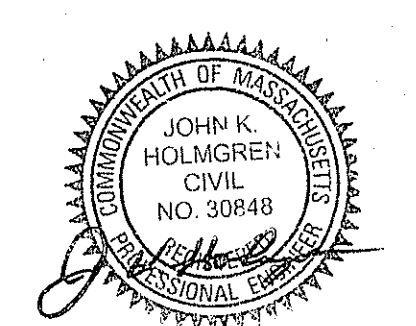
ZONING TABLE		
ZONE: I (INDUSTRIAL)		
PROPOSED USE: RESTAURANT / DRIVE-THRU		
MIN. LOT AREA	REQUIRED 30,000	PROVIDED 55,324 S.F.
FRONTAGE	REQUIRED 150'	PROVIDED >150'
FRONT SETBACK	REQUIRED 40'	PROVIDED 70.8'
SIDE SETBACK	REQUIRED 30'	PROVIDED 78.2'
REAR SETBACK	REQUIRED 30'	PROVIDED 64.9'
MAX. BLDG. HEIGHT(STORIES)	REQUIRED 2 STORIES	PROVIDED 1 STORY
MAX. % BLDG. LOT COVERAGE	REQUIRED N/A	PROVIDED 39%
MIN. OPEN SPACE(GREEN SPACE)	REQUIRED N/A	PROVIDED 22.9%
PARKING SCHEDULE:		
REST. : 1 SPACE PER 4 SEATS	46/4= 12 SPACES	
PATIO : 1 SPACE PER 4 SEATS	28/4= 7 SPACES	
TOTAL PARKING	19 SPACES	35 SPACES

Assessors Map: 20 Block: 9 Lot: 0  
 399 Union Street, Ashland, Massachusetts

**RETAIL ASHLAND, LLC**

**LAYOUT & MATERIALS PLAN**  
**J.K. HOLMGREN ENGINEERING, INC.**

Registered Professional Engineers and Land Surveyors  
 1024 Pearl Street, Brockton, MA. 02301  
 Phone - (508) 583-2595 Fax - (508)-588-7518  
 Email : sfaria@jholmgrn.com



SCALE IN FEET  
 SCALE: 1" = 20'

NO.	BY	DATE	REMARKS
10	SSR	01.05.23	REV. PER PB HEARING
9	SSR	12.19.22	REV. PER PB HEARING
8	SSR	11.29.22	TRAFFIC REVIEW ENG. COMMENTS
7	SSR	10.27.22	TRAFFIC REVIEW ENG. COMMENTS
6	SSR	10.13.22	DESIGN REVIEW COMM. COMMENTS
5	JEG	10.07.22	CGC REVIEW COMMENTS
4	SSR	09.29.22	ADDITIONAL LANDSCAPE
3	JEG	09.15.22	REDUCE IMPERVIOUS AREA
2	SSR	05.16.22	WITH SURVEY
1	JEG	03.23.22	SIDEWALK AND CARS ADDITION

DATE: 06/01/2022

**C-3**  
 DRAWING NUMBER