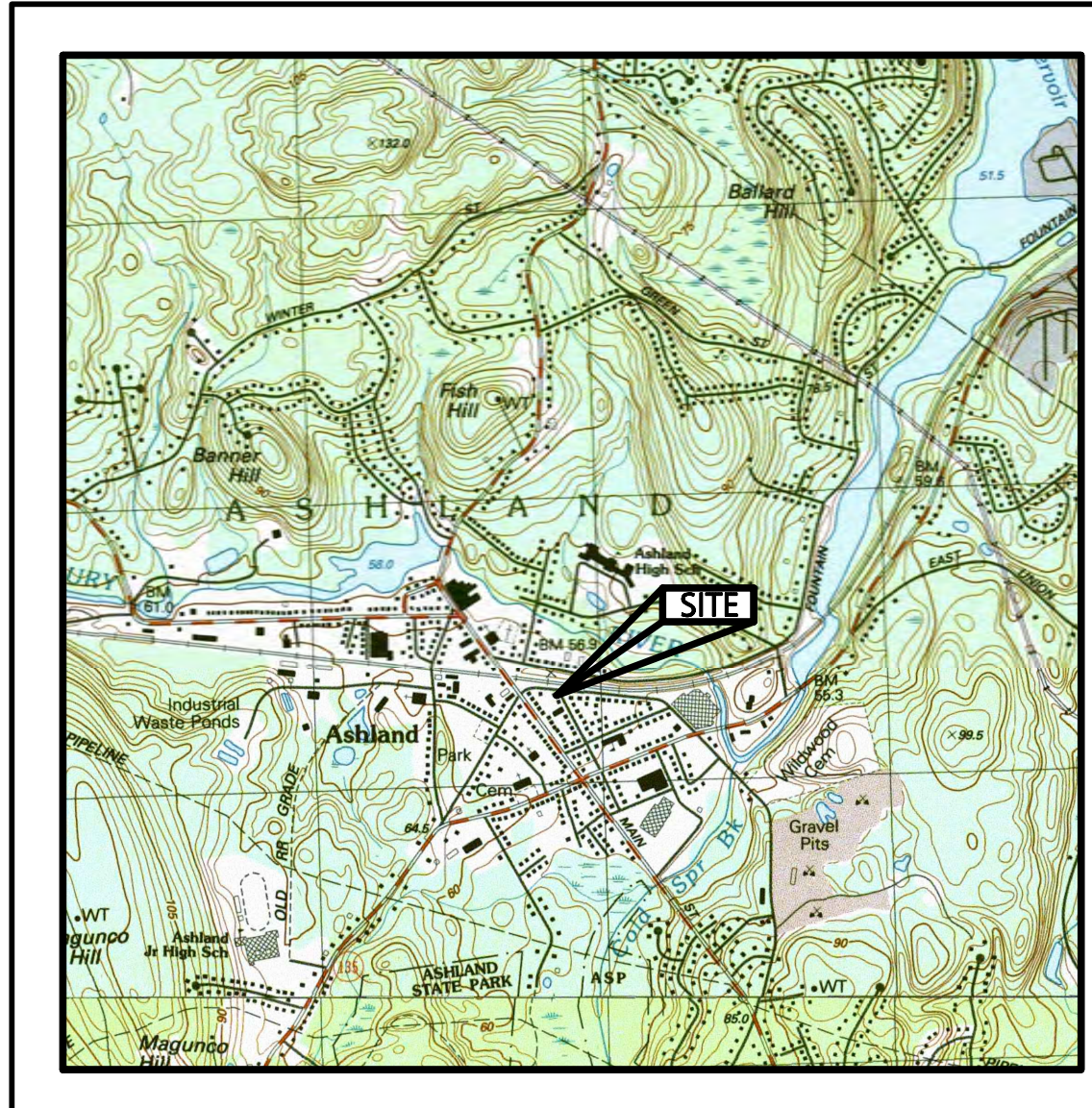


PROPOSED MIXED USE DEVELOPMENT

9-49 Homer Avenue
(Tax Map 14, Lots 352-354)
Ashland, Massachusetts 01721

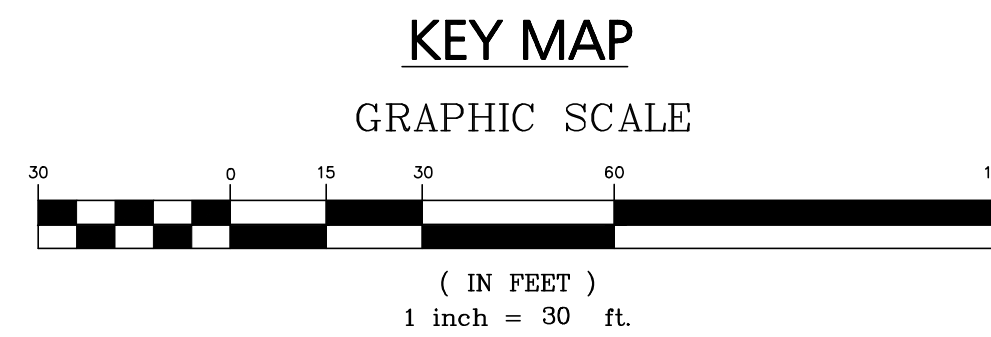
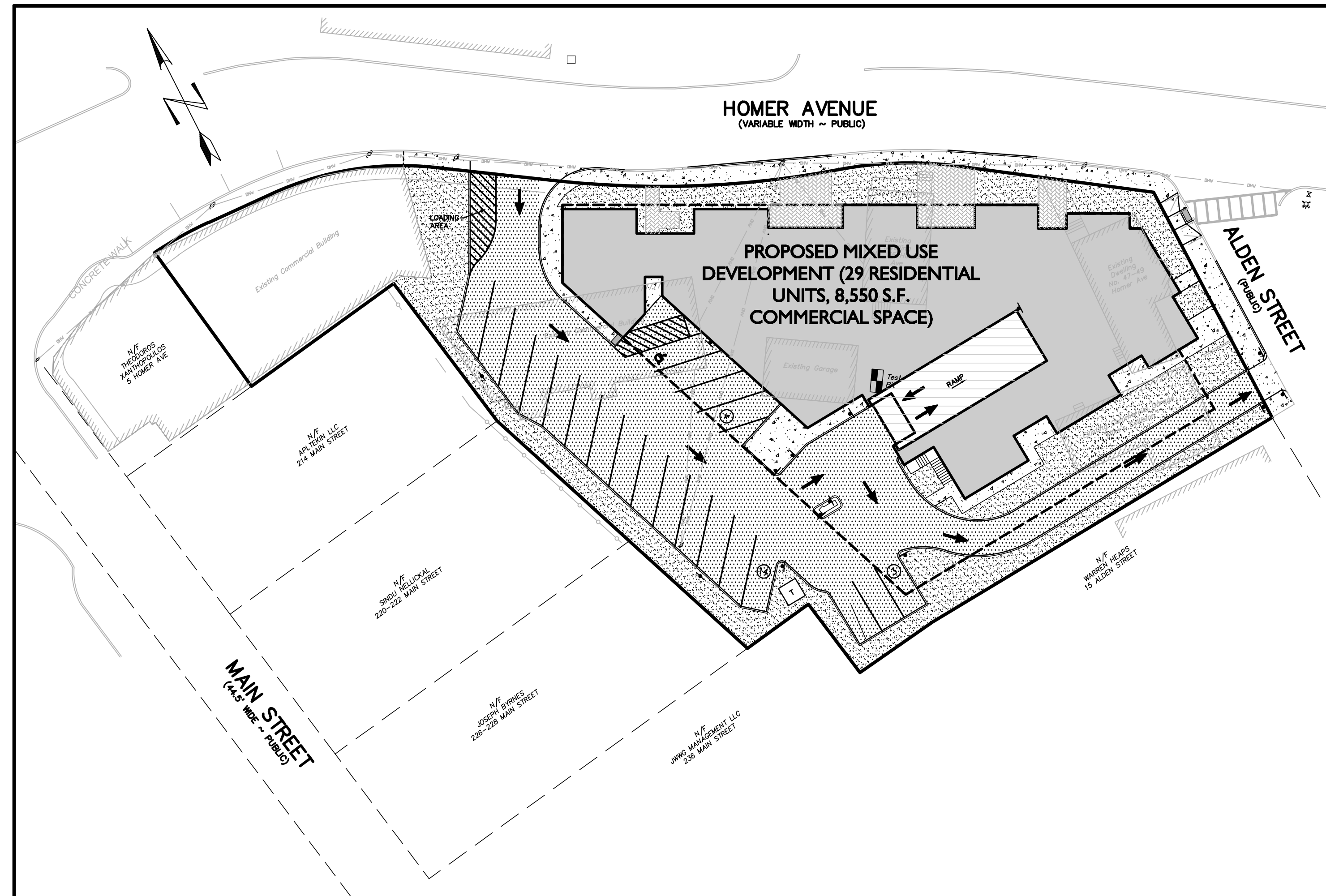


LOCUS MAP
SCALE: 1:25,000

OWNER/APPLICANT:
9-49 HOMER AVENUE, LLC
11 PLACID ROAD
NEWTON, MA 02549

CIVIL ENGINEER:
ENGINEERING ALLIANCE, INC.
194 CENTRAL STREET
SAUGUS, MA 01906
(781) 231-1349

ARCHITECT:
BOURQUE DESIGN
9 MORTON STREET
WALTHAM, MA 02543
(781) 296-6654



PREPARED BY:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

PREPARED FOR:
9-49 Homer Avenue, LLC
11 Placid Road
Newton, MA 02549

SHEET NUMBER AND TITLE

- C-0 COVER SHEET
- C-1 EXISTING CONDITIONS PLAN
- C-2 EROSION CONTROL & DEMOLITION PLAN
- C-3 SITE LAYOUT PLAN
- C-4 GRADING, DRAINAGE & UTILITIES PLAN
- D-1 CONSTRUCTION DETAILS I
- D-2 CONSTRUCTION DETAILS II

DATE	DESCRIPTION OF REVISION
10/11/22	UPDATED BUILDING FOOTPRINT
7/28/23	MODIFIED PEER REVIEW COMMENTS
9/20/23	ISSUED FOR PLANNING BOARD REVIEW
9/28/23	CHANGE CIRCULATION TO ONE WAY
10/6/23	UPDATE PARKING CHART
10/20/23	REVISE PER GCG COMMENT

PREPARED BY:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
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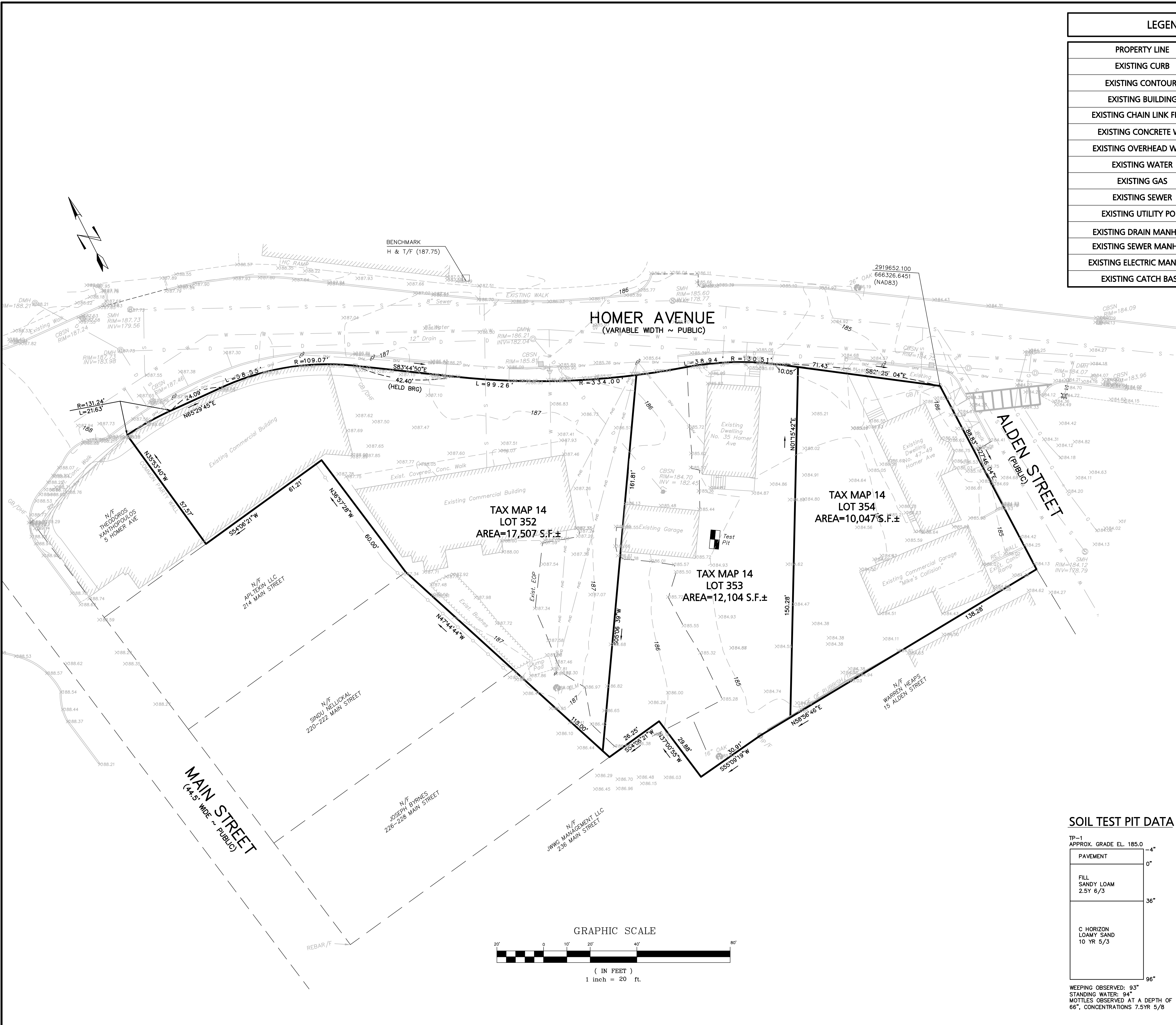
PROJECT:
Proposed Site Plan
9-49 Homer Avenue
(Tax Map 14 Lots 352-354)
Ashland, Massachusetts

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



APPLICANT:
9-49 Homer Avenue, LLC
11 Placid Road
Newton, MA 02549

DWG. NO. **C-0**
DRAWING TITLE:
Cover Sheet



LEGEND - EXISTING CONDITIONS PLAN	
PROPERTY LINE	—
EXISTING CURB	—
EXISTING CONTOUR	--- 186 ---
EXISTING BUILDING	▨
EXISTING CHAIN LINK FENCE	▧
EXISTING CONCRETE WALL	▩
EXISTING OVERHEAD WIRES	— OHW —
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% CHANGE).
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.

SOIL TEST PIT DATA

TP-1 APPROX. GRADE EL. 185.0	4"
PAVEMENT	0"
FILL SANDY LOAM 2.5Y 6/3	36"
C HORIZON LOAMY SAND 10 YR 5/3	96"

WEEPING OBSERVED: 93"
STANDING WATER: 94"
MOTTLES OBSERVED AT A DEPTH OF 66", CONCENTRATIONS 7.5YR 5/8

DATE	DESCRIPTION OF REVISION
10/20/23	REVISE PER GCC COMMENT
8/9/23	ISSUED FOR PLANNING BOARD REVIEW
7/28/23	MODIFIED PER PEER REVIEW COMMENTS

Prepared By:

Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street
 Portsmouth, NH 03801
 Tel: (603) 510-7100
 Fax: (603) 610-7101

PROJECT:
Proposed Site Plan
 9-49 Homer Avenue
 (Tax Map 14 Lots 352-354)
 Ashland, Massachusetts

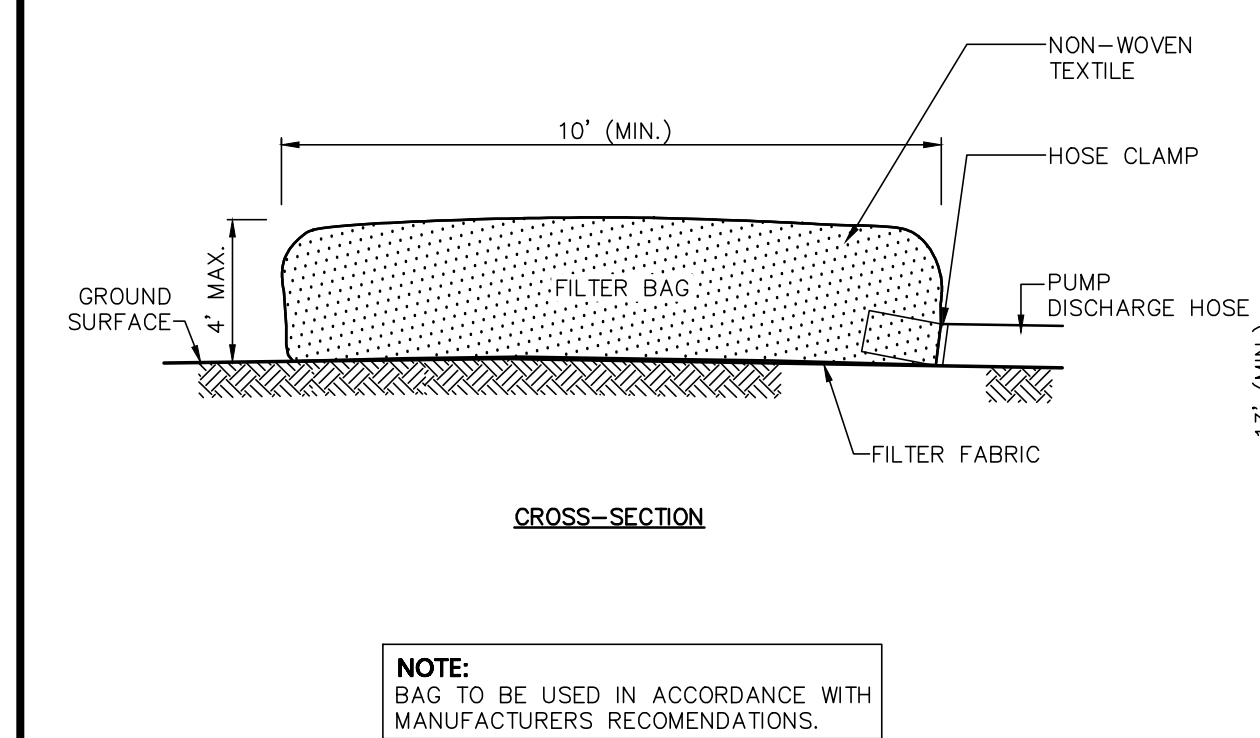
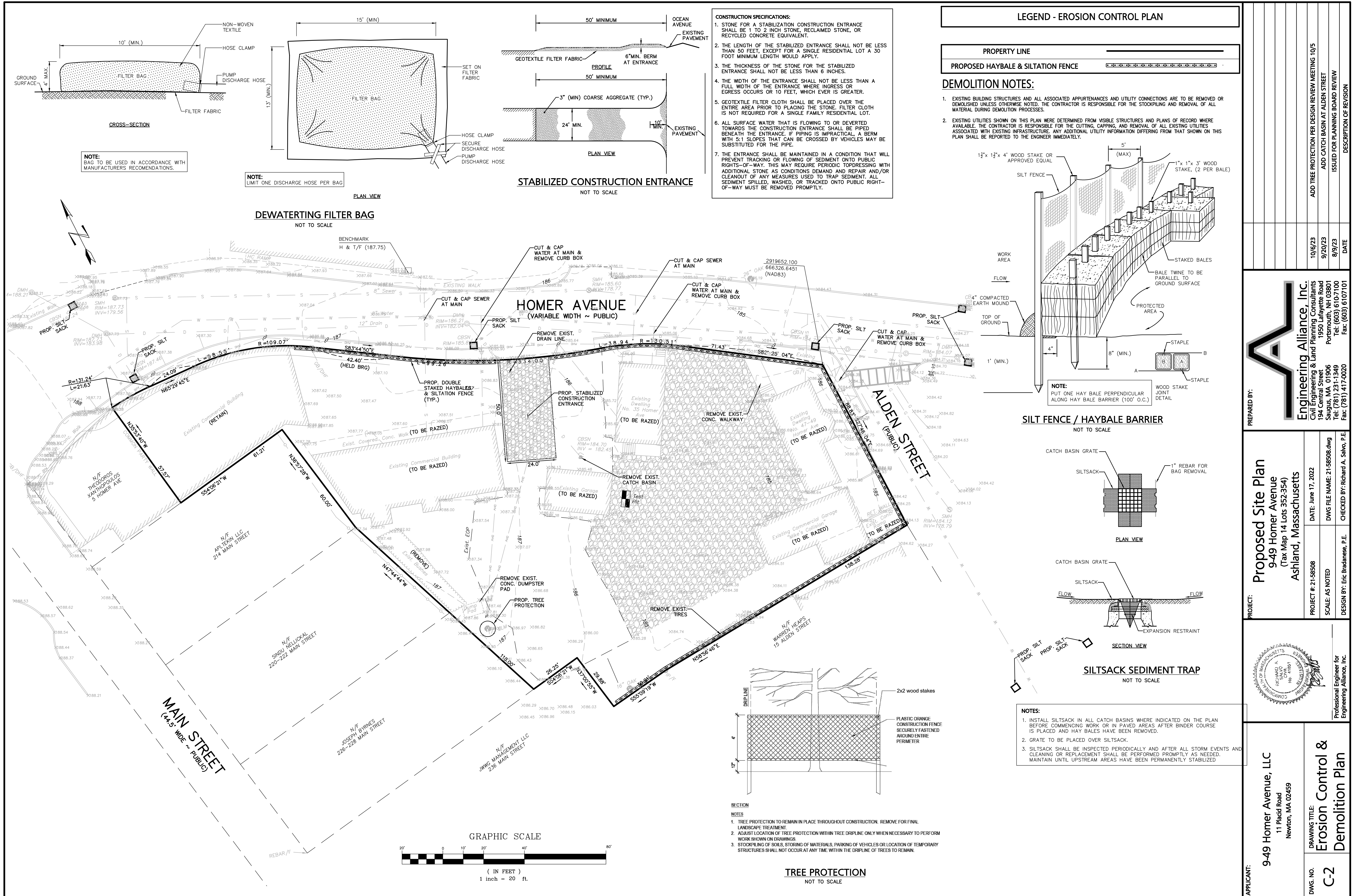
DATE: June 17, 2022
DWG FILE NAME: 21-58508.dwg
SCALE: AS NOTED
CHECKED BY: Richard A. Salvo, P.E.
DESIGN BY: Eric Bredanese, P.E.

Richard A. Salvo
 Professional Engineer for
 Engineering Alliance, Inc.

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

DRAWING TITLE:
Existing Conditions Plan

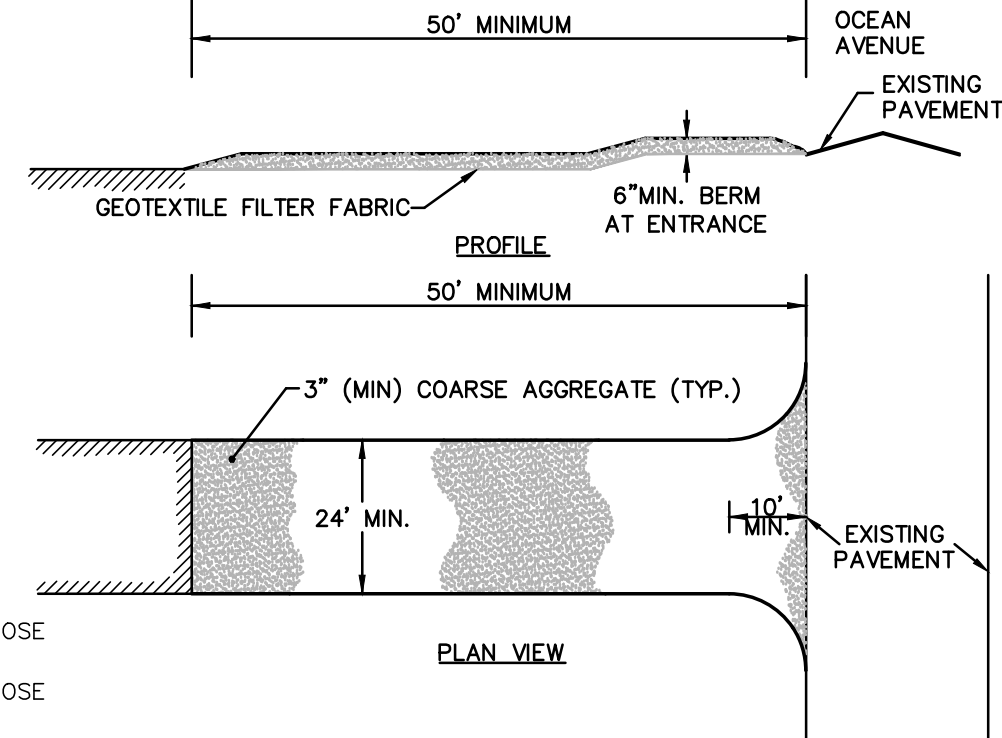
DWG. NO.:
C-1



NOTE:
BAG TO BE USED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

NOTE:
LIMIT ONE DISCHARGE HOSE PER BAG

DEWATERING FILTER BAG
NOT TO SCALE



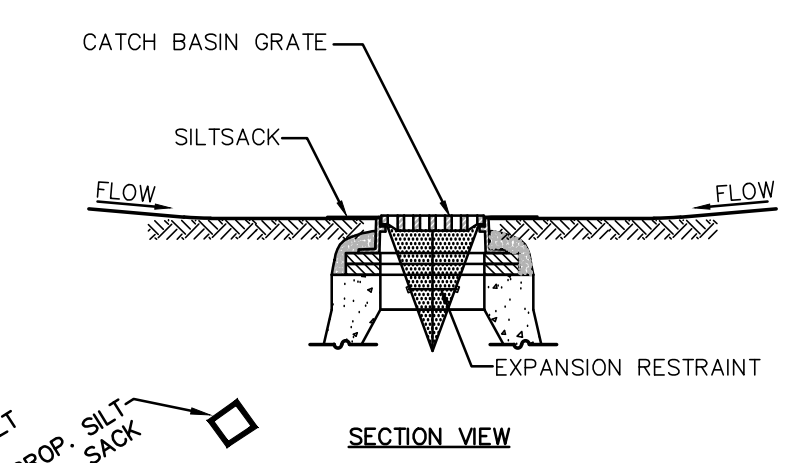
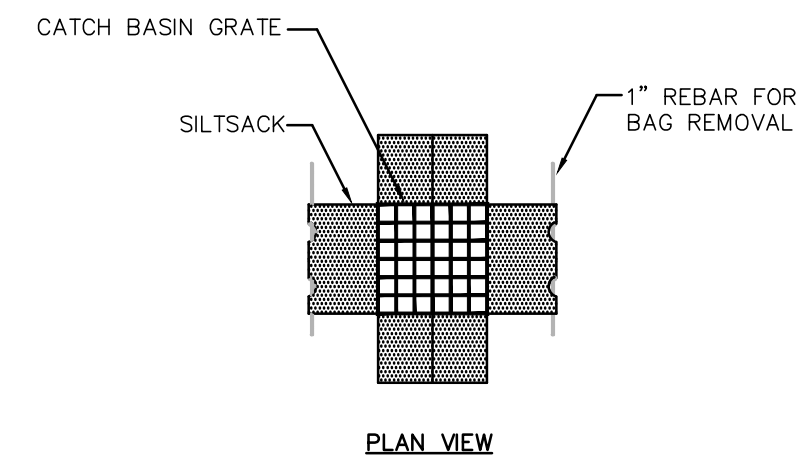
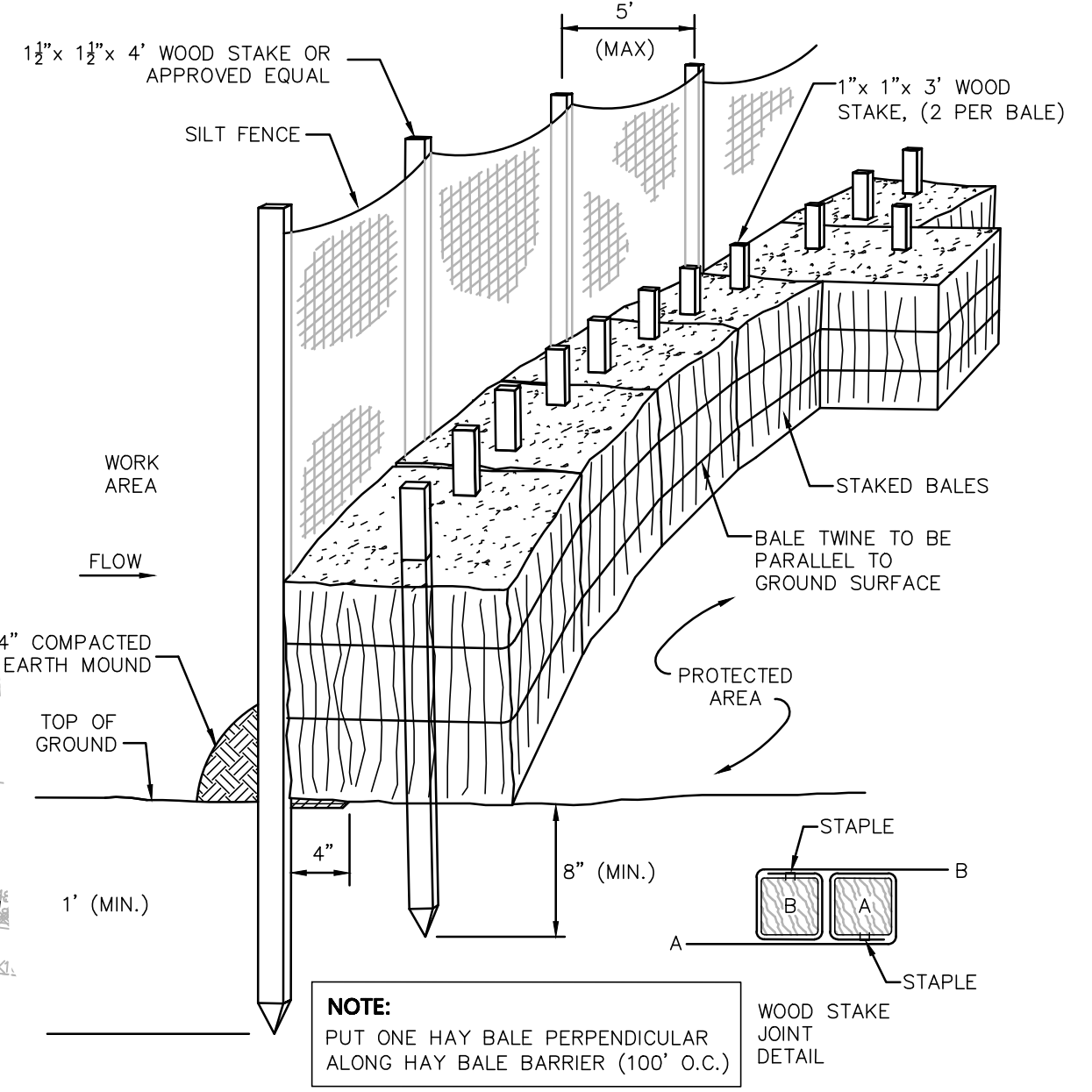
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

- 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 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

PROPERTY LINE	—
PROPOSED HAYBALE & SILTATION FENCE	—

- DEMOLITION NOTES:**
1. EXISTING BUILDING STRUCTURES AND ALL ASSOCIATED APPURTENANCES AND UTILITY CONNECTIONS 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.

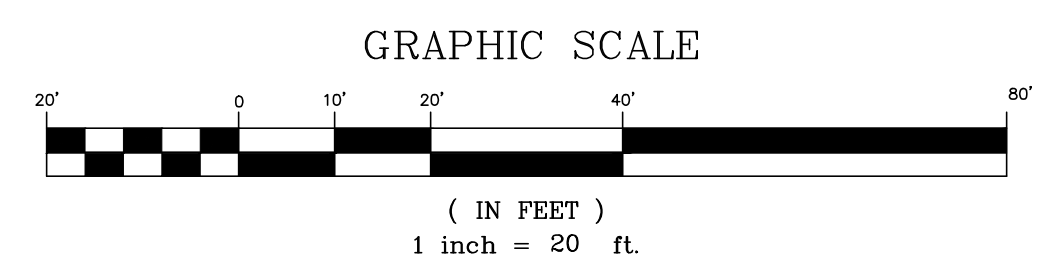


SILTSACK SEDIMENT TRAP
NOT TO SCALE

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

- NOTES:**
1. TREE PROTECTION TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION. REMOVE FOR FINAL LANDSCAPE TREATMENT
 2. ADJUST LOCATION OF TREE PROTECTION WITHIN TREE DRIFLINE ONLY WHEN NECESSARY TO PERFORM WORK SHOWN ON DRAWINGS.
 3. STOCKPILING OF SOILS, STORING OF MATERIALS, PARKING OF VEHICLES OR LOCATION OF TEMPORARY STRUCTURES SHALL NOT OCCUR AT ANY TIME WITHIN THE DRIFLINE OF TREES TO REMAIN.

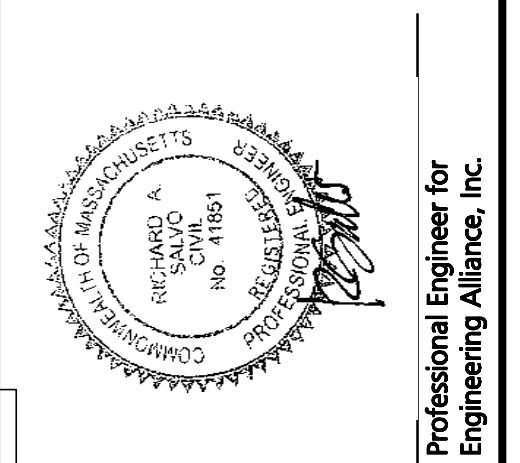
TREE PROTECTION
NOT TO SCALE



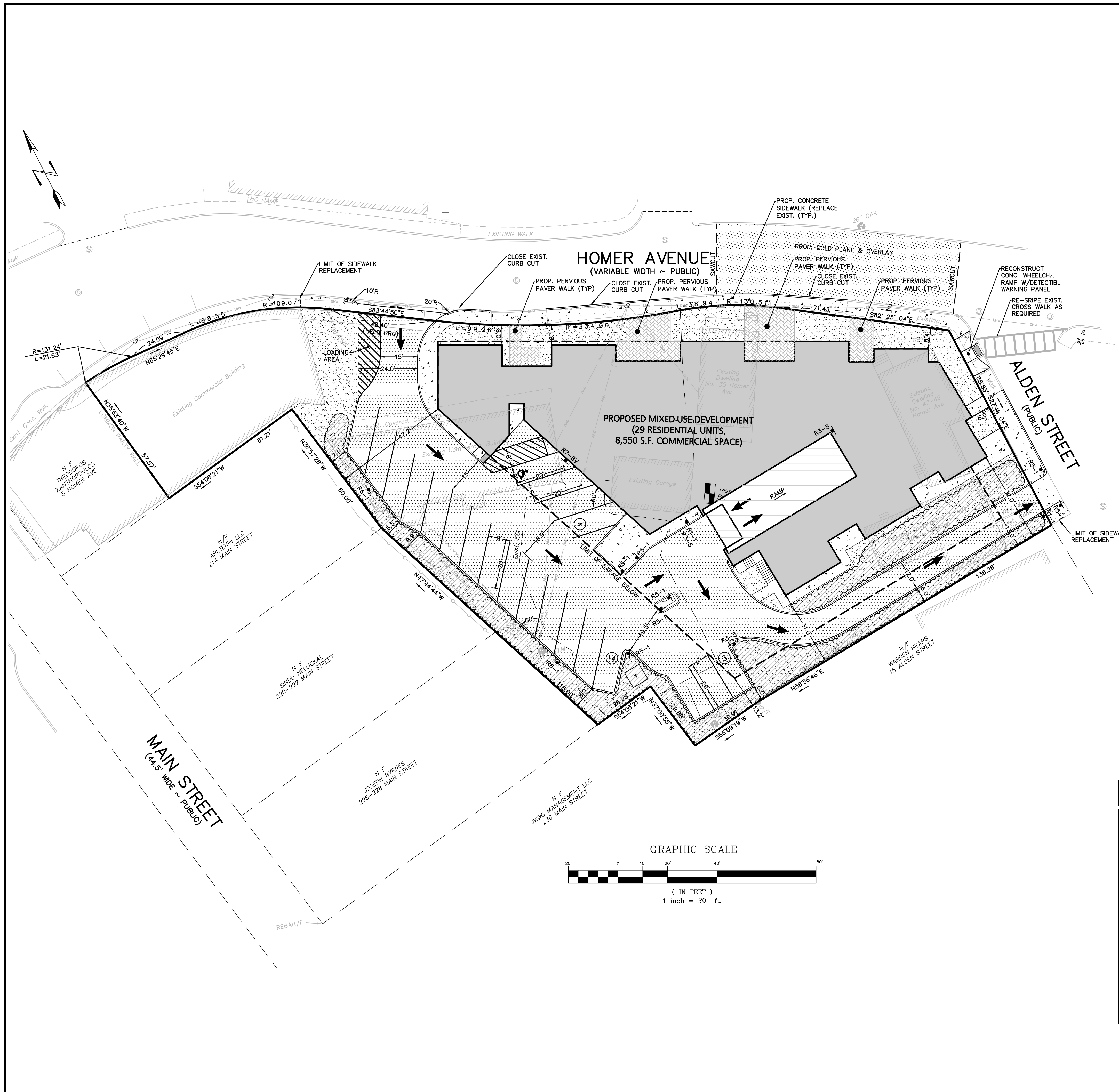
APPLICANT:	9-49 Homer Avenue, LLC 11 Placid Road Newton, MA 02459
PROJECT:	Proposed Site Plan 9-49 Homer Avenue (Tax Map 14 Lots 352-354) Ashland, Massachusetts
PREPARED BY:	Engineering Alliance, Inc. Civil Engineering & Land Planning Consultants 194 Central Street Saugus, MA 01906 Tel: (781) 231-1349 Fax: (781) 417-0020
DATE:	10/6/23
ISSUED FOR PLANNING BOARD REVIEW	9/20/23
DESCRIPTION OF REVISION	ADD TREE PROTECTION PER DESIGN REVIEW MEETING 10/5
DATE:	8/9/23
DATE:	8/9/23

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

DWG. NO.	C-2
DRAWING TITLE:	Erosion Control & Demolition Plan



APPLICANT:	9-49 Homer Avenue, LLC 11 Placid Road Newton, MA 02459
PROJECT:	Proposed Site Plan 9-49 Homer Avenue (Tax Map 14 Lots 352-354) Ashland, Massachusetts
PREPARED BY:	Engineering Alliance, Inc. Civil Engineering & Land Planning Consultants 194 Central Street Saugus, MA 01906 Tel: (781) 231-1349 Fax: (781) 417-0020
DATE:	10/6/23
ISSUED FOR PLANNING BOARD REVIEW	9/20/23
DESCRIPTION OF REVISION	ADD TREE PROTECTION PER DESIGN REVIEW MEETING 10/5
DATE:	8/9/23
DATE:	8/9/23



LEGEND - SITE LAYOUT PLAN

PROPERTY LINE	—————
EXISTING BUILDING	▨▨▨▨▨▨▨▨▨▨
EXISTING EDGE OF PAVEMENT	- - - - -
EXISTING CURB	=====
PROPOSED BUILDING	▬▬▬▬▬▬▬▬▬▬
PROPOSED PARKING COUNT	③
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: 8.0 FT ALDEN: 8.0 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	1.03 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: 11,996 S.F.
 SECOND FLOOR: 12,534 S.F.
 THIRD FLOOR: 12,404 S.F.
 TOTAL: 36,934 S.F.
 9-11 HOMER AVE. 3,980 S.F.
 TOTAL: 40,914 S.F.
 40,914 / 39,658 = 1.03

PARKING CALCULATIONS

COMPONENT	REQUIRED	PROPOSED
MULTI-FAMILY DWELLING RESIDENTIAL (29 UNITS)	58 SPACES (2 SPACES PER UNIT) 29 UNITS x 2 spaces = 58 Spaces	20 SPACES (At Grade Spaces) 37 SPACES (Below Grade Spaces)
OFFICE, STORES	48 SPACES (1 SPACE PER 180 S.F.) 8,550 s.f./180 s.f. = 47.5 Spaces	3 SPACE (Accessible Parking)
TOTAL	106 SPACES x 56.25% = 60 SPACES*	60 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: 65 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 (BASED 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
R5-1		24" x 24"	7' - 0"	WHITE ON RED	YES
R3-5		18" x 24"	7' - 0"	BLACK ON WHITE	YES
R6-1		12" x 36"	7' - 0"	WHITE ON BLACK	YES

REVISIONS:	10/20/23	REVISE PER GCG COMMENT
	10/6/23	ADD PERVIOUS PAVERS PER DESIGN REVIEW MEETING 10/5
	9/28/23	UPDATE PARKING CHART
	9/20/23	CHANGE CIRCULATION TO ONE WAY
	8/9/23	ISSUED FOR PLANNING BOARD REVIEW
	7/28/23	MODIFIED PER PEER REVIEW COMMENTS
	10/11/22	UPDATED BUILDING FOOTPRINT
		DESCRIPTION OF REVISION

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

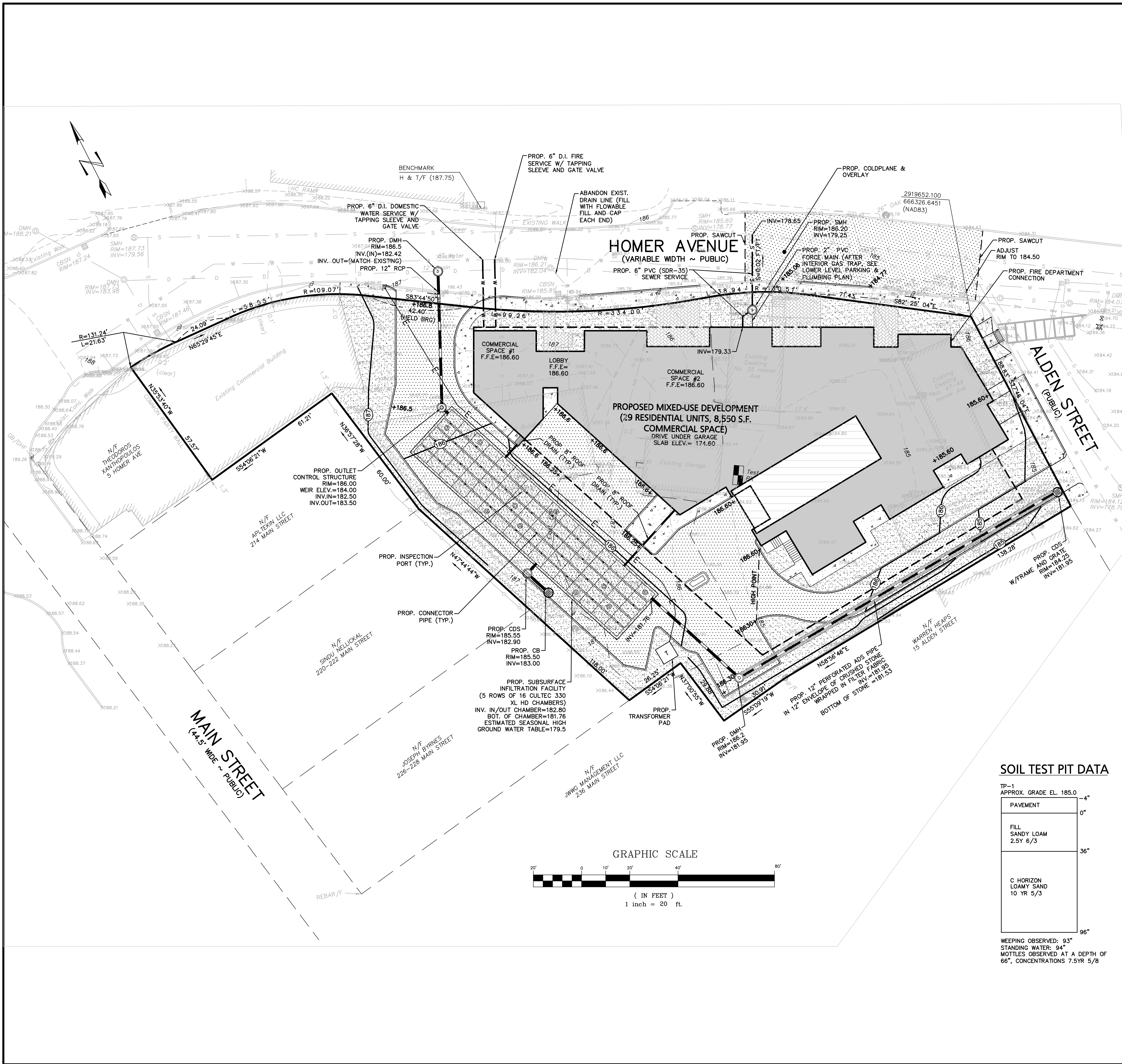
PROJECT: **Proposed Site Plan**
9-49 Homer Avenue
 (Tax Map 14 Lots 352-354)
 Ashland, Massachusetts

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

PROJECT # : 21-58508
 SCALE: AS NOTED
 DESIGN BY: Eric Bradshaw, P.E.

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

DRAWING TITLE: **C-3 Site Layout**



LEGEND - GRADING, DRAINAGE, & UTILITY

PROPERTY LINE	— — — — —
PROPOSED BUILDING	▬▬▬▬▬▬▬
PROPOSED DRAIN LINE	— — — — —
PROPOSED CDS UNIT W/ GRATE	⊙
PROPOSED SEWER LINE	— S — S —
PROPOSED SEWER CLEANOUT	●
PROPOSED GAS TRAP	⊙
PROPOSED WATER LINE	— W — W —
PROPOSED GATE VALVE	⊗
PROPOSED WATER SHUT OFF	WSO
PROPOSED SPOT SHOT	+81.5

GENERAL UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DISSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. UTILITIES BOTH ON-SITE AND WITHIN THE RIGHT-OF-WAY SHALL BE MARKED OUT PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
3. THE CONTRACTOR SHALL EXCAVATE TEST PITS PRIOR TO COMMENCING WORK TO DETERMINE THE EXACT LOCATION AND ELEVATION OF WATER, SEWER AND GAS SERVICES AT THE CONNECTION POINTS FOR ALL PROPOSED SERVICES.
4. ALL PROPOSED WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE TOWN OF ASHLAND, AND IS SUBJECT TO QUALITY CONTROL TESTING AT THE DISCRETION OF THE ENGINEERING DEPT. AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE TOWN OF ASHLAND D.P.W. PRIOR TO THE COMMENCEMENT OF ANY UTILITY WORK. ALL WATER WORK SHALL BE IN COMPLIANCE WITH ASHLAND CHAPTER 334 AND ALL SEWER WORK SHALL BE IN COMPLIANCE WITH ASHLAND CHAPTER 326.
5. ALL UTILITY WORK WITHIN ANY RIGHT-OF-WAY SHALL BE PERFORMED BY A CONTRACTOR LICENSED BY THE DPW & OBTAIN A PERMIT FOR SUCH WORK FROM THE DPW.
6. ANY CHANGE IN THE FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER TO ENSURE THAT ANY MODIFICATIONS TO THE ORIGINAL DESIGN CONFORM TO STANDARD ENGINEERING AND CONSTRUCTION PRACTICES AND ADEQUATE TO SERVE THE PROJECT'S NEEDS AND COMPLY WITH APPLICABLE STANDARDS AND REGULATIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL UTILITIES AS SHOWN ON THESE PLANS IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE UTILITY COMPANY STANDARDS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFICATIONS OF MATERIALS AND INSTALLATION PROCEDURES AND INSTALL IN ACCORDANCE WITH THESE REGULATIONS.
8. THE CONTRACTOR IS RESPONSIBLE TO CONTACT AND DETERMINE, COORDINATE AND SCHEDULE ALL NECESSARY INSPECTIONS AND MONITORING WITH ALL APPROPRIATE UTILITY COMPANIES.
9. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO PERFORM THE WORK.
10. DISPOSAL OF ALL MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RESTORATION AND CLEAN UP UPON COMPLETION OF THE PROJECT & SHALL SUBMIT AS-BUILT DRAWINGS SHOWING ALL UTILITIES AS INSTALLED. ANY REVISIONS REQUIRED BY THE CITY SHALL BE MADE AND FINAL HARD COPIES AND ELECTRONIC FILES MUST BE SUBMITTED BY THE FINAL AS-BUILT PLANS.
12. INSTALLATION WORK FOR ALL DOMESTIC WATER AND FIRE SERVICES SHALL BE PERFORMED USING WET TAPS. PLANNED DISRUPTION OF WATER SERVICE WILL NOT BE ALLOWED.
13. NO UNMETERED WATER USE DURING CONSTRUCTION IS ALLOWED. IF CONSTRUCTION WATER IS NEEDED FROM AN ADJACENT HYDRANT, THIS MUST BE COORDINATED WITH THE ASHLAND FIRE DEPARTMENT AND WATER DIVISION. A CHECKLIST FOR DEMOLITION REQUIREMENTS MUST BE OBTAINED, SIGNED AND RETURNED TO THE ENGINEERING DIVISION PRIOR TO SIGN-OFF OF ANY DEMOLITION PERMITS.
14. ANY/ALL ALTERATIONS TO UTILITIES SERVING THE PROPERTY WILL REQUIRE THAT PERMITS BE OBTAINED BY A BONDED AND INSURED CONTRACTOR THROUGH THE ENGINEERING DIVISION OF PUBLIC WORKS. THIS INCLUDES TRENCH WORK REQUIRED AND ALL WORK WITHIN THE RIGHT-OF-WAY.

SOIL TEST PIT DATA

TP-1
APPROX. GRADE EL. 185.0

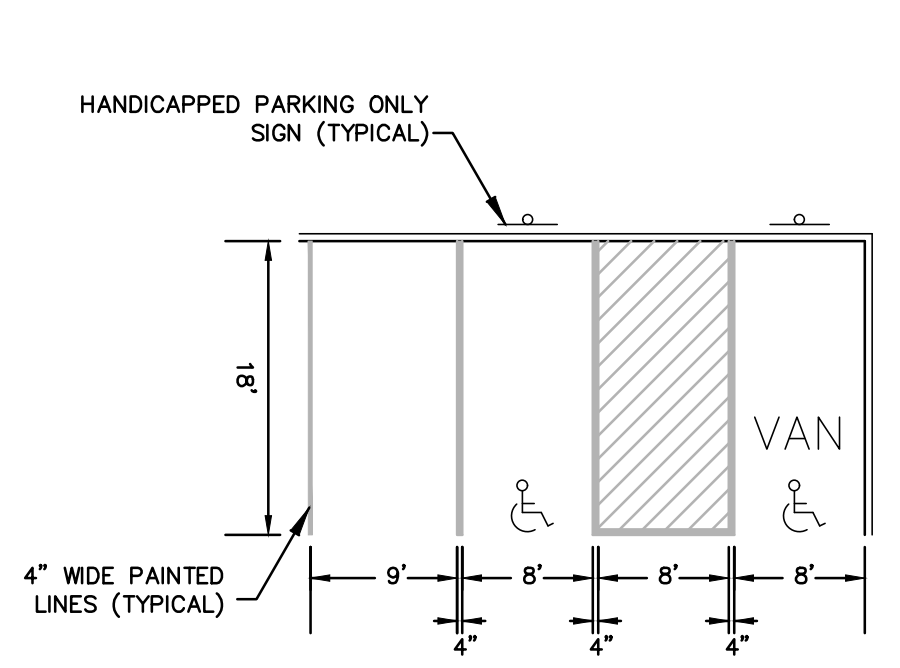
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FILL SANDY LOAM 2.5Y 6/3	36"
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WEAVING OBSERVED: 93"
STANDING WATER: 94"
MOTTLES OBSERVED AT A DEPTH OF 66", CONCENTRATIONS 7.5YR 5/8

DRAINAGE NOTES:

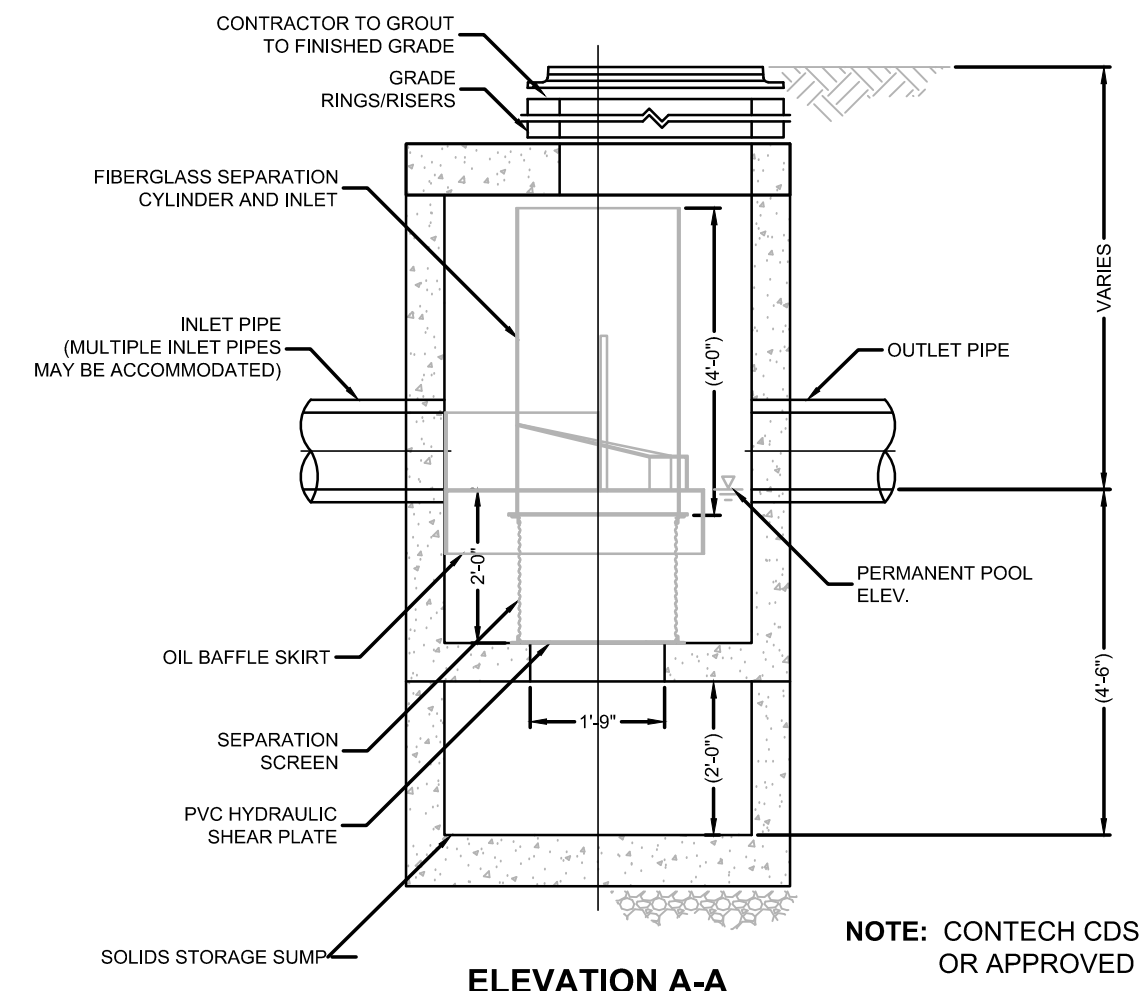
1. ALL CATCH BASINS ON-SITE SHALL BE EQUIPPED WITH GAS/OIL HOODS AND 4 FOOT SUMP.
2. ALL STORM DRAINAGE PIPES SHALL BE 12" HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E) CORRUGATED OUTSIDE & SMOOTH INSIDE UNLESS NOTED OTHERWISE.
3. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF 10' FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SERVICE CONNECTIONS (I.E., ROOF DRAINS, WATER AND SEWER SERVICES, ETC.) WITHIN 10-FT OF THE BUILDING WALLS.

<p>Engineering Alliance, Inc. Civil Engineering & Land Planning Consultants 194 Central Street Portsmouth, NH 03801 Tel: (603) 610-1100 Fax: (603) 610-1010</p>	<p>10/20/23 10/19/23 9/20/23 8/9/23 7/28/23 10/11/22</p>	<p>REVISE PER GCG COMMENT ADD PREVIOUS PAGES PER DESIGN REVIEW MEETING 10/5 REVISE PER GCG COMMENT ISSUED FOR PLANNING BOARD REVIEW MODIFIED PER PEER REVIEW COMMENTS UPDATED BUILDING FOOTPRINT DESCRIPTION OF REVISION</p>
<p>Proposed Site Plan 9-49 Homer Avenue (Tax Map 14 Lots 352-354) Ashland, Massachusetts</p>	<p>DATE: June 17, 2022 DWG FILE NAME: 21-58508.dwg CHECKED BY: Richard A. Salvo, P.E.</p>	<p>DESIGN BY: Eric Bradanes, P.E.</p>
<p>9-49 Homer Avenue, LLC 11 Pileod Road Newton, MA 02459</p>	<p>Grading, Drainage, & Utility Plan</p>	<p>DWG. NO. C-4</p>

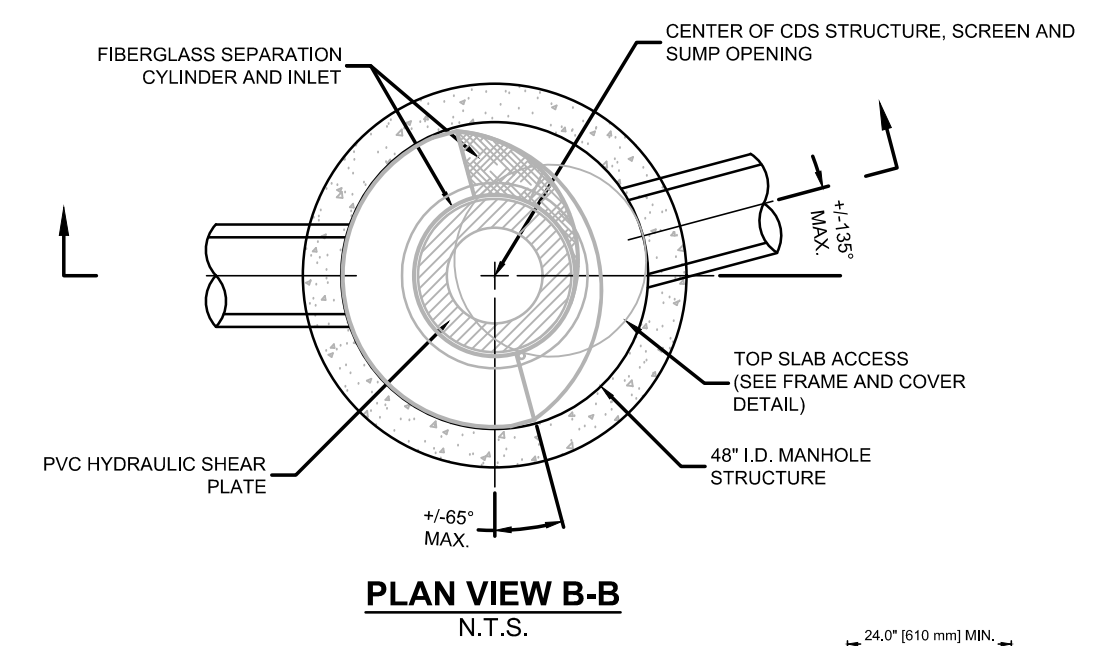


NOTES:
1. "V" DENOTES HANDICAPPED ACCESSIBLE PARKING SPACE
2. REFER TO SIDEWALK DETAIL FOR SIDEWALK CONSTRUCTION.

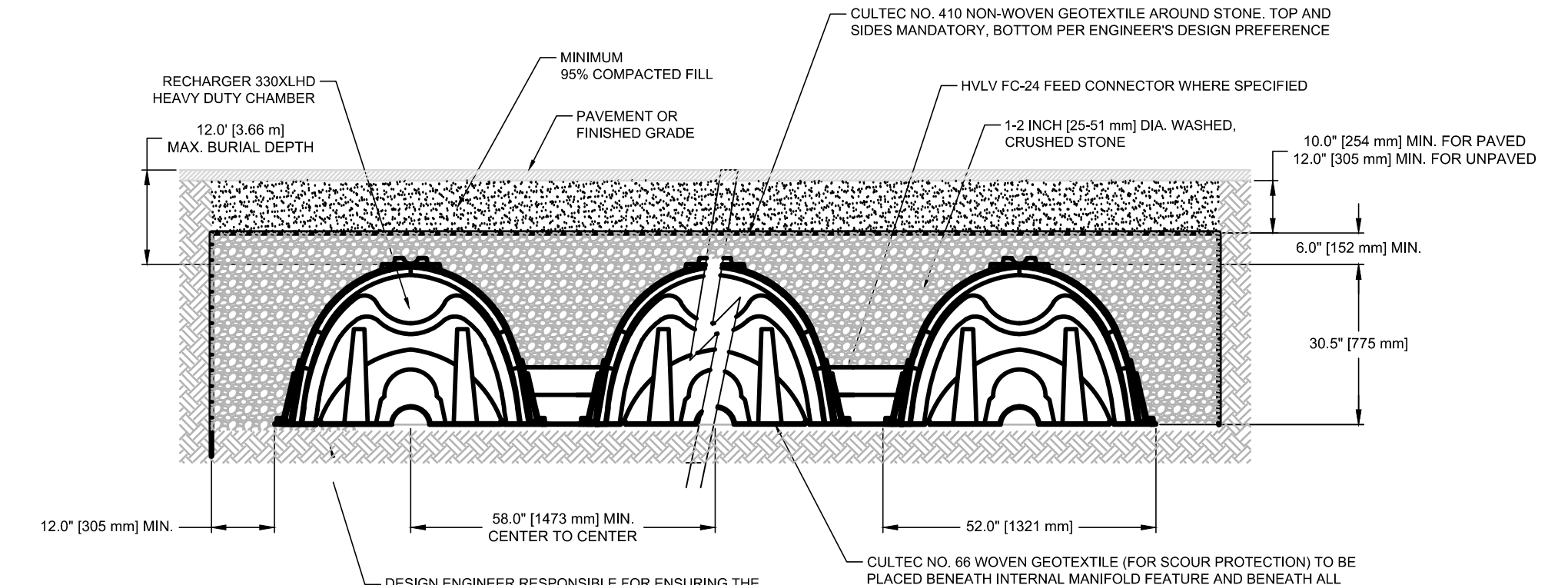
HANDICAP AND STANDARD PARKING DETAIL
NOT TO SCALE



CONTECH CDS WATER QUALITY MANHOLE
NOT TO SCALE



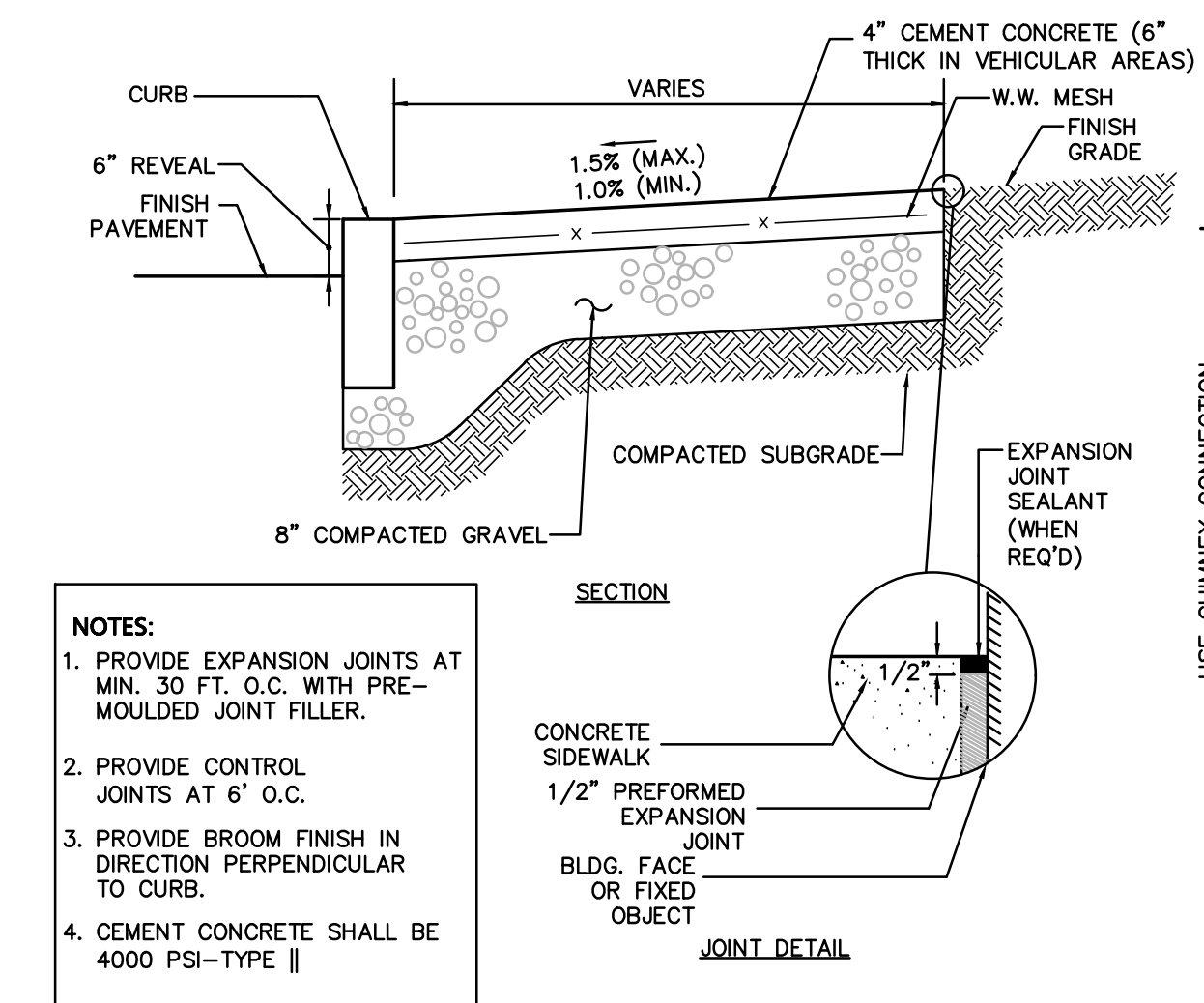
CONTECH CDS WATER QUALITY MANHOLE
NOT TO SCALE



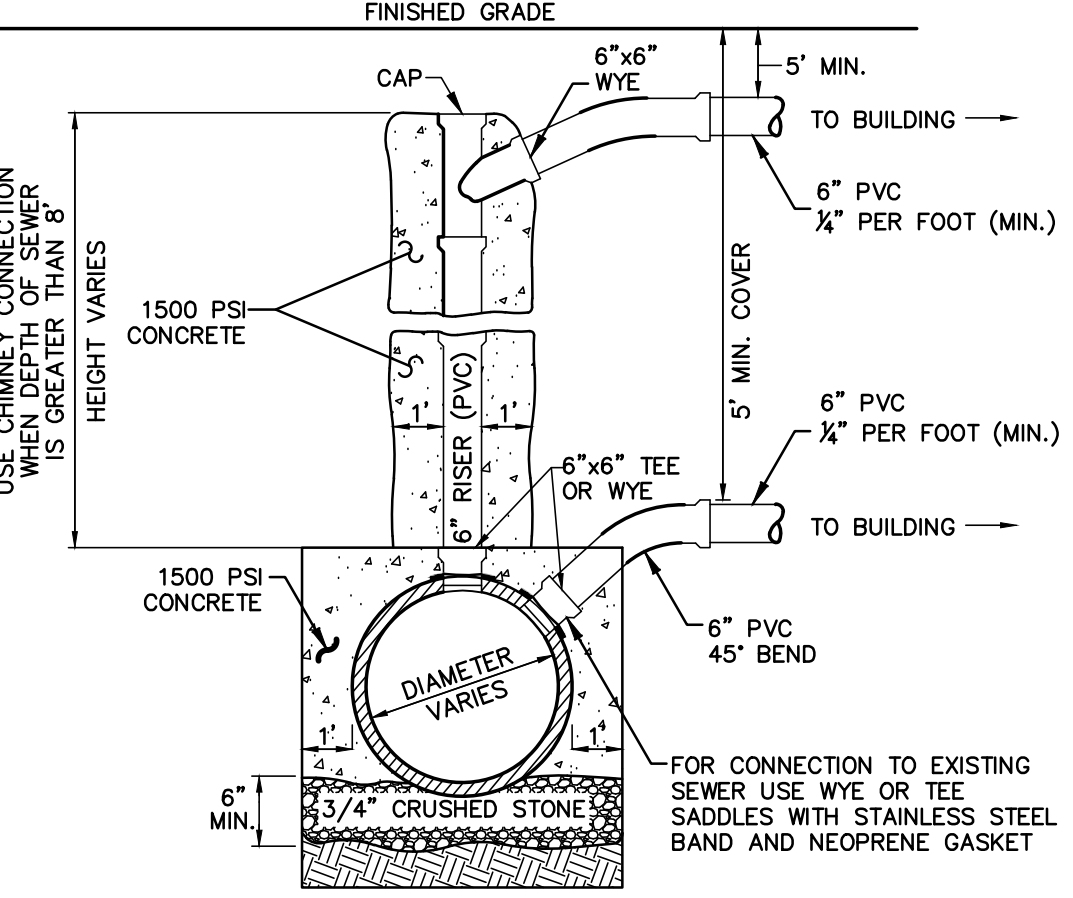
GENERAL NOTES:
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT (1.05 m³/m) PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

TYPICAL CROSS SECTION

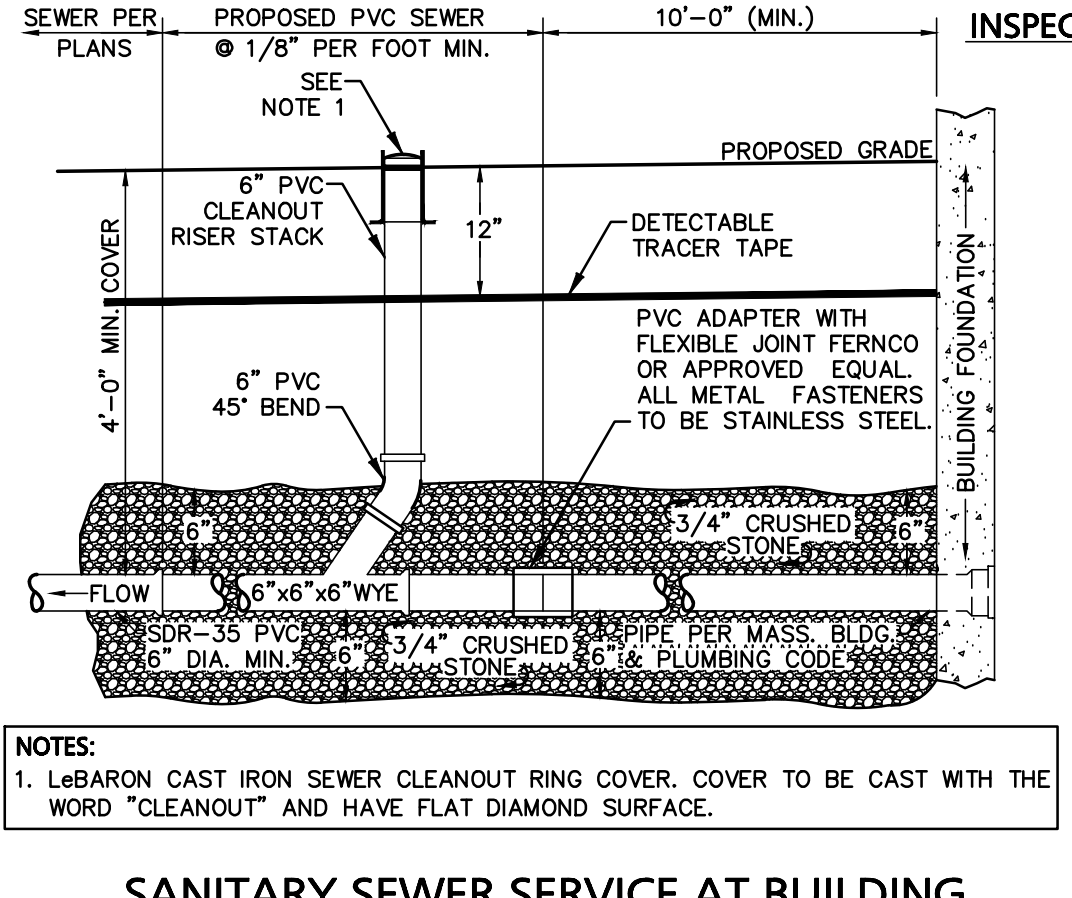
ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS



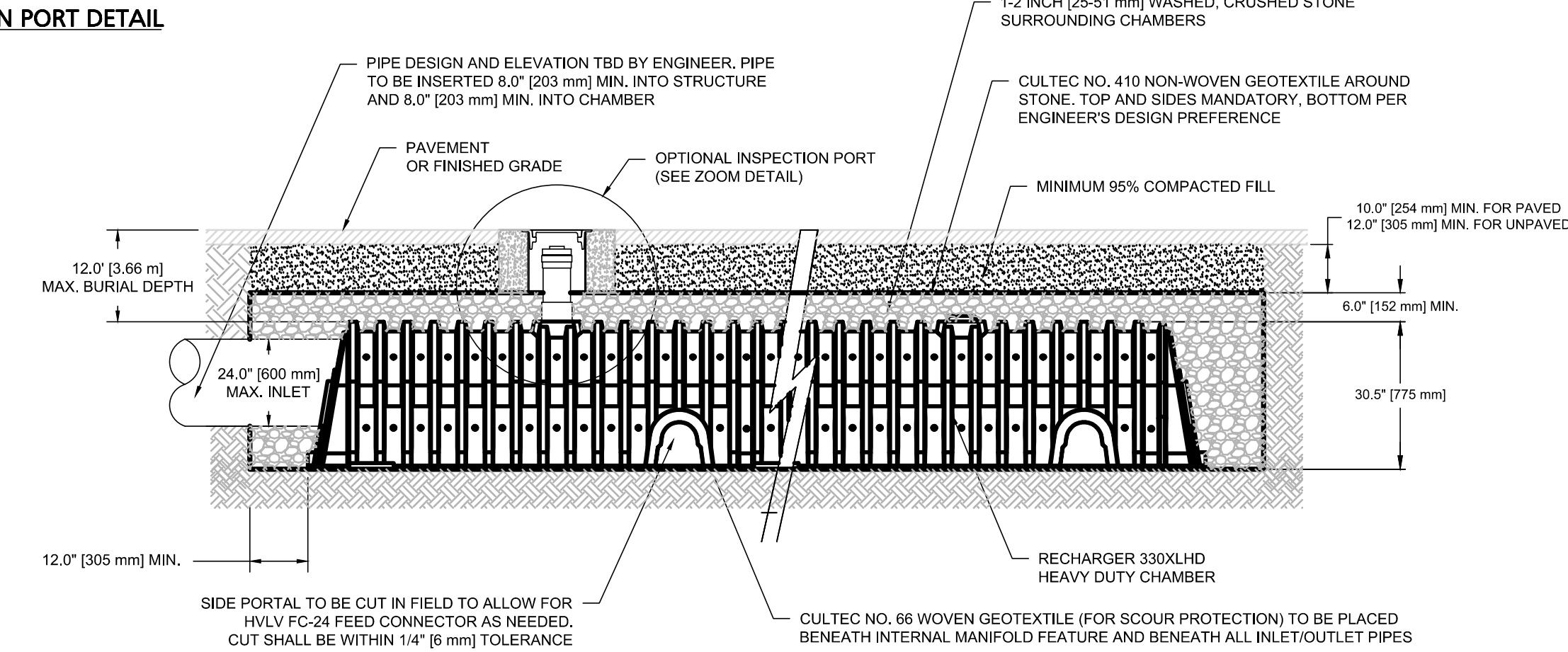
CONCRETE SIDEWALK
NOT TO SCALE



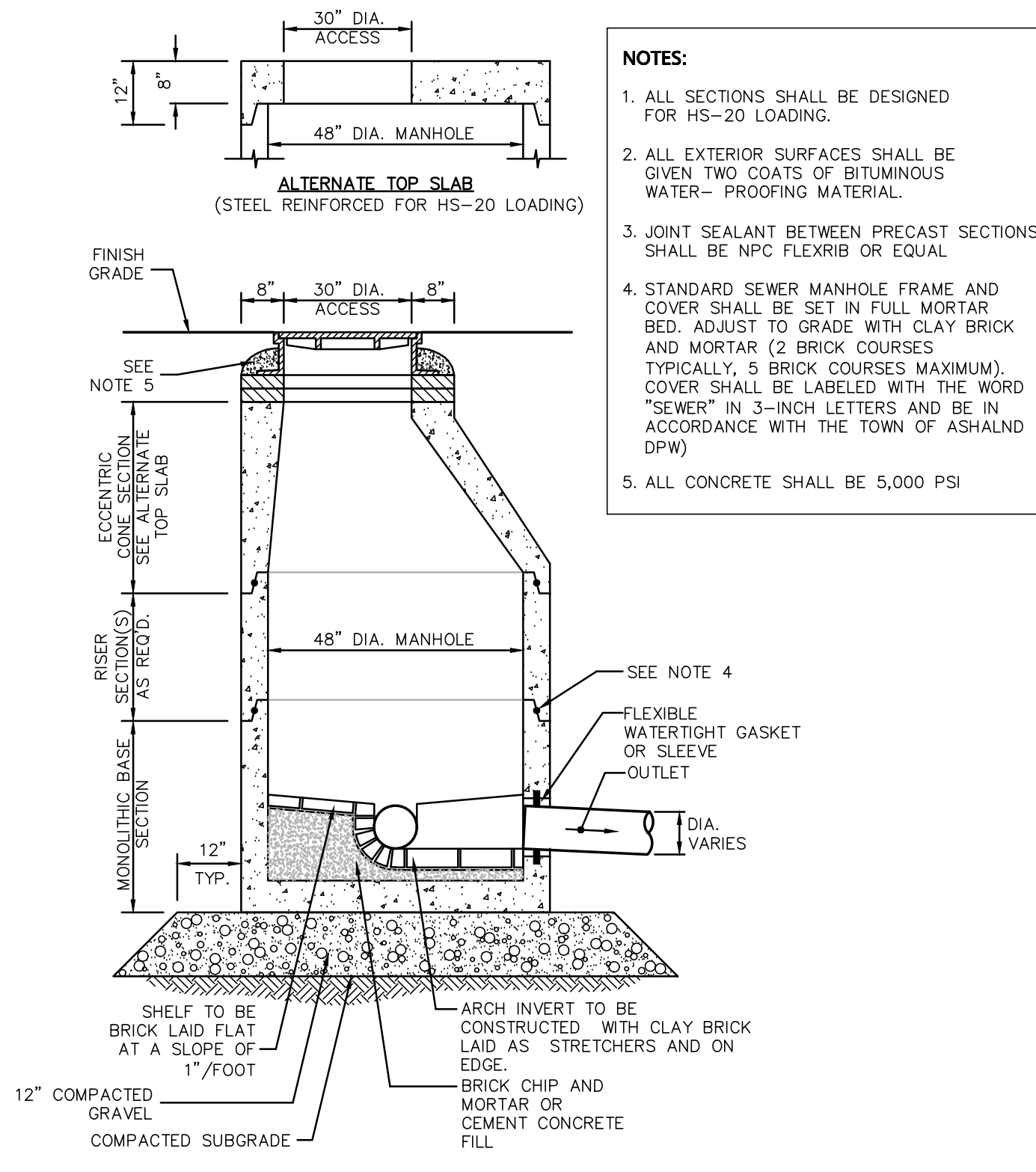
SANITARY SEWER SERVICE AT MAIN
NOT TO SCALE



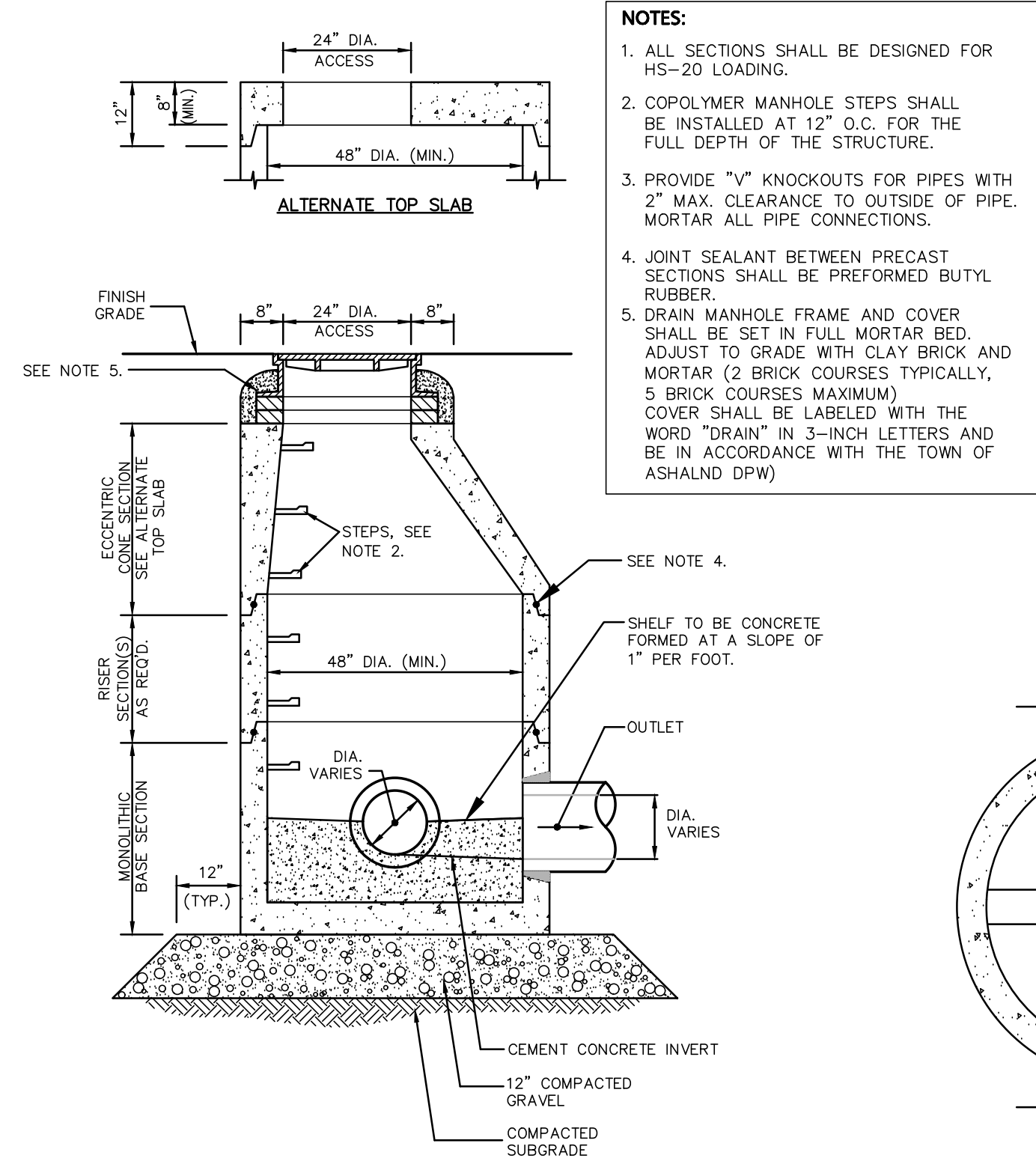
SANITARY SEWER SERVICE AT BUILDING
NOT TO SCALE



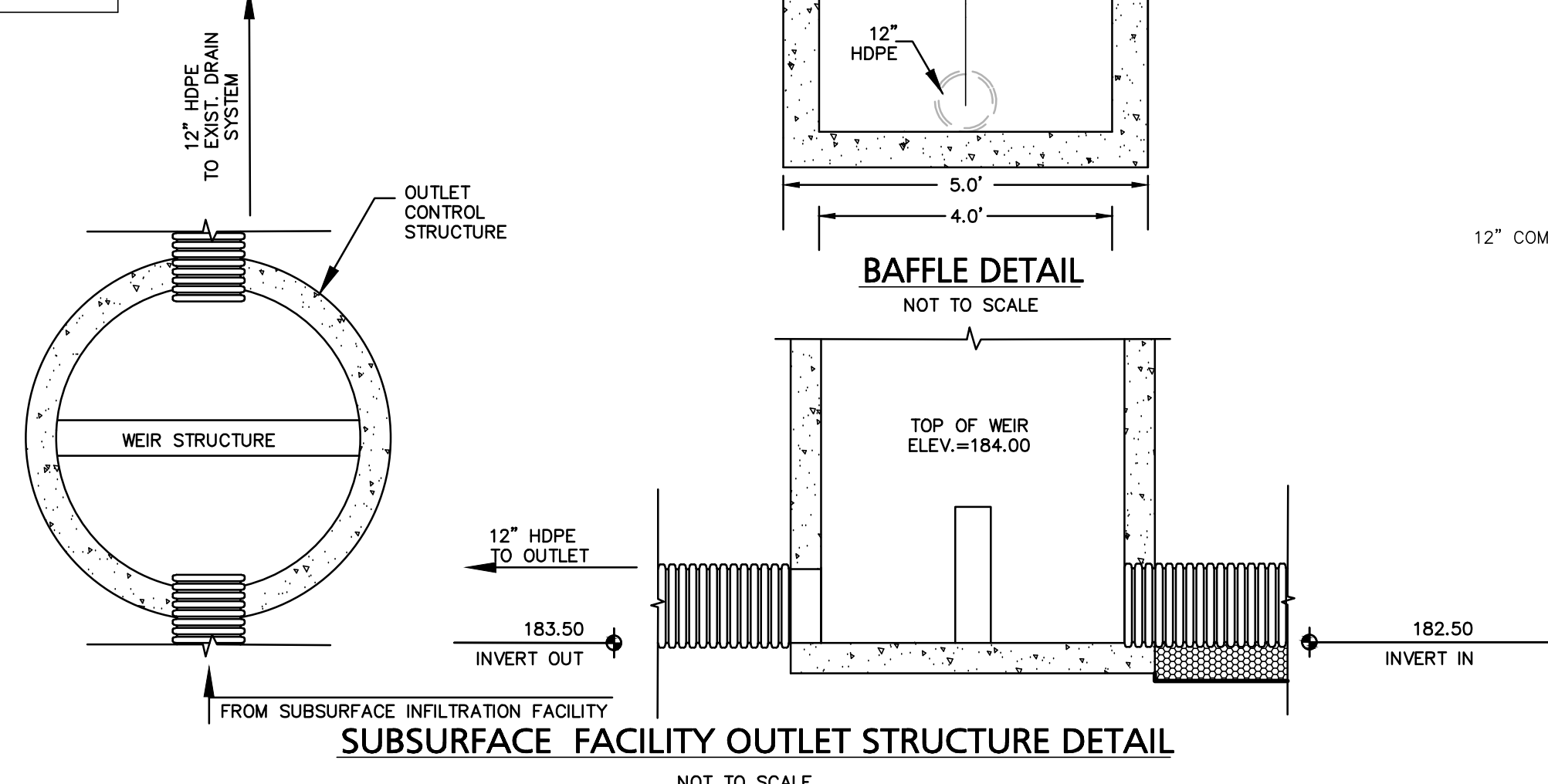
MAINFOLD DETAIL
SUB-SURFACE DRAINAGE FACILITY DETAIL
CULTEC 330XL HD
NOT TO SCALE



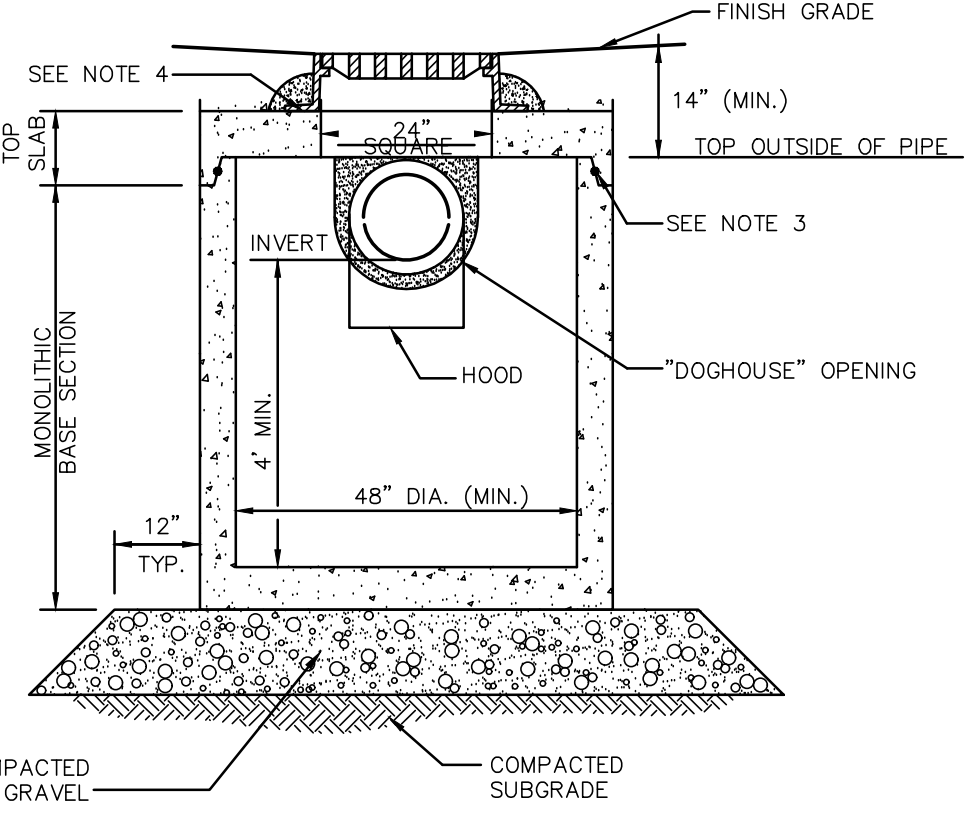
SANITARY SEWER MANHOLE
NOT TO SCALE



TYPICAL DRAIN MANHOLE
NOT TO SCALE



SUBSURFACE FACILITY OUTLET STRUCTURE DETAIL
NOT TO SCALE



TYPICAL CATCH BASIN SHALLOW COVER WITH HOOD
NOT TO SCALE

DATE	DESCRIPTION OF REVISION
10/20/23	REVISE PER GCG COMMENT
9/20/23	REVISE PER GCG COMMENT
8/9/23	ISSUED FOR PLANNING BOARD REVIEW
7/28/23	MODIFIED PER PEER REVIEW COMMENTS

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

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

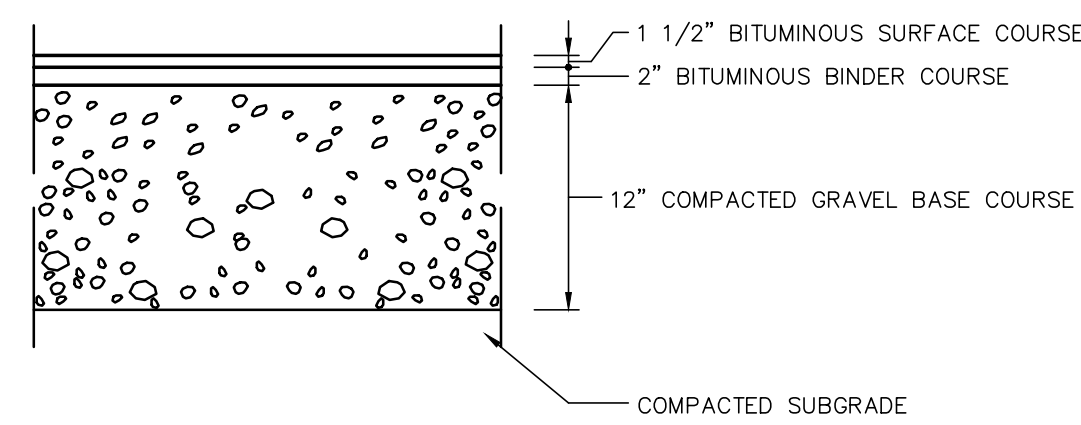
DATE: June 17, 2022
DWG FILE NAME: 21-58508.dwg
SCALE: AS NOTED
DESIGN BY: Eric Bradanese, P.E.
CHECKED BY: Richard A. Salvo, P.E.

Professional Engineer for Engineering Alliance, Inc.

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

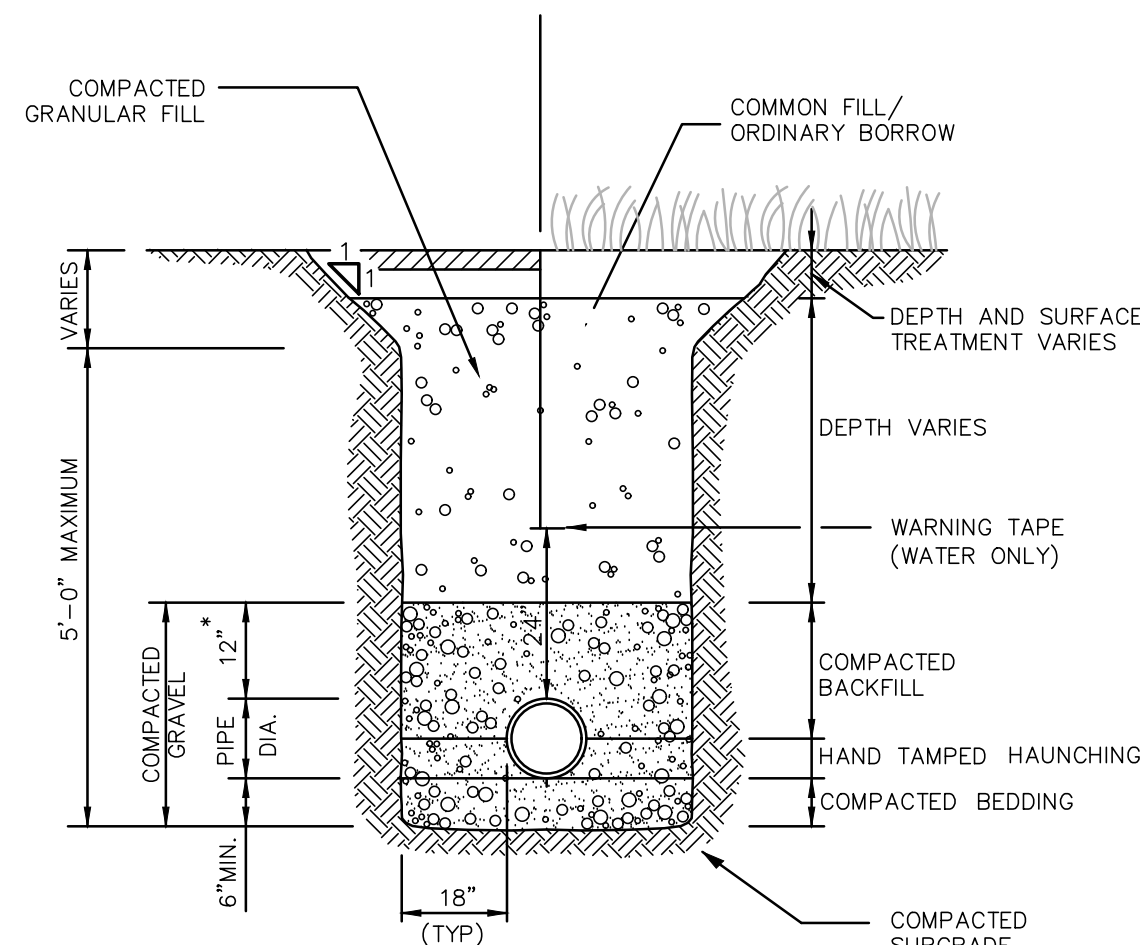
DRAWING TITLE: Construction Details

DWG. NO.: D-1



STANDARD DUTY FLEXIBLE PAVEMENT

BITUMINOUS CONCRETE PAVEMENT SECTION
NOT TO SCALE



UTILITY TRENCH
NOT TO SCALE

TABLE OF DIMENSIONS

BENDS	B	C	D	E	F	BENDS	B	C	D	E	F	
6"	11 1/4"	8"	15"	12"	24"	12"	6"	45"	8"	30"	12"	24"
6"	22 1/2"	-	19"	-	13"	6"	90"	-	30"	-	-	27"
8"	11 1/4"	-	20"	-	12"	8"	45"	-	30"	-	-	24"
8"	22 1/2"	-	22"	-	17"	8"	90"	-	38"	-	-	36"
12"	11 1/4"	-	30"	-	15"	12"	45"	-	40"	-	-	40"
12"	22 1/2"	-	35"	-	25"	12"	90"	-	60"	-	-	52"

BENDS

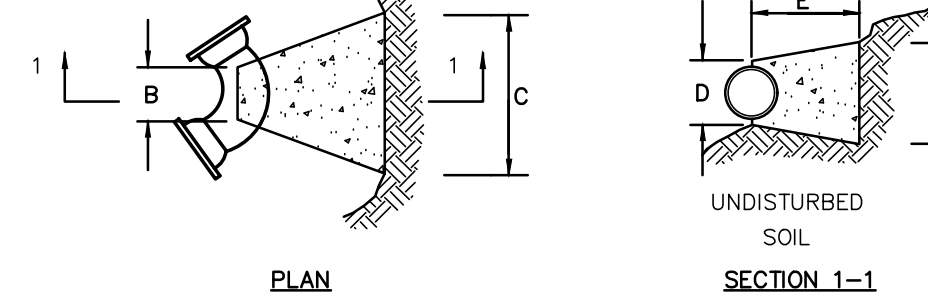
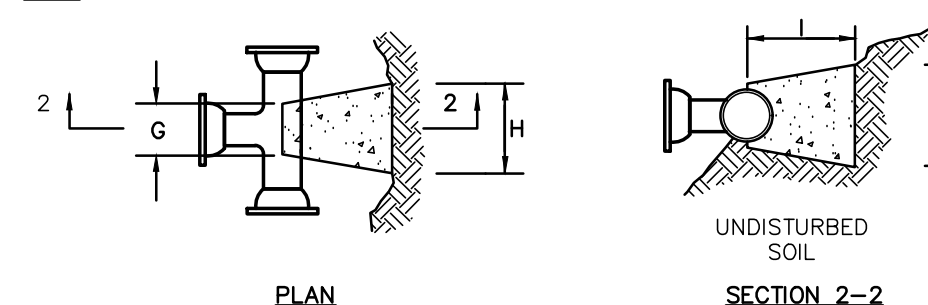


TABLE OF DIMENSIONS

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"

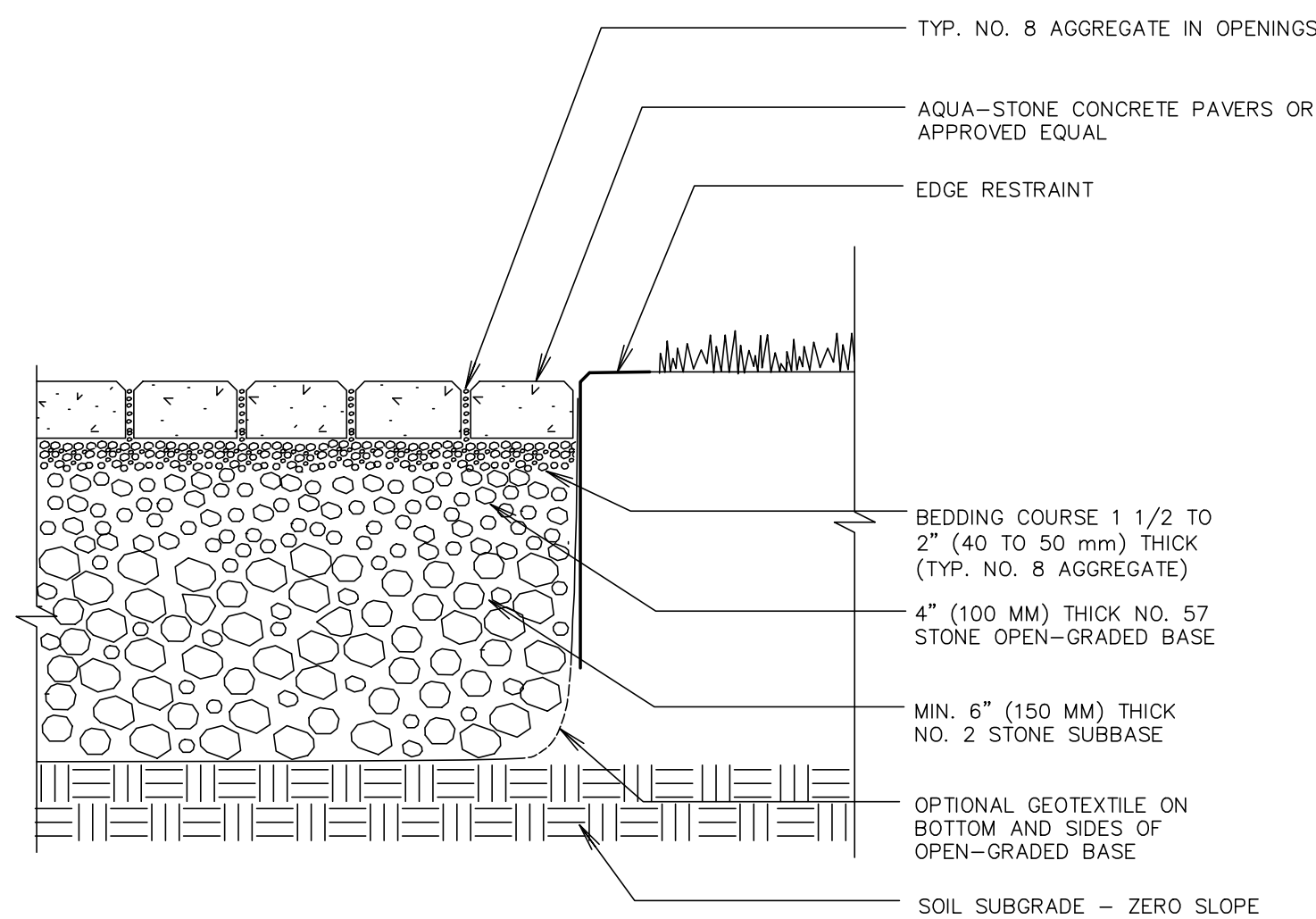
TEES



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.

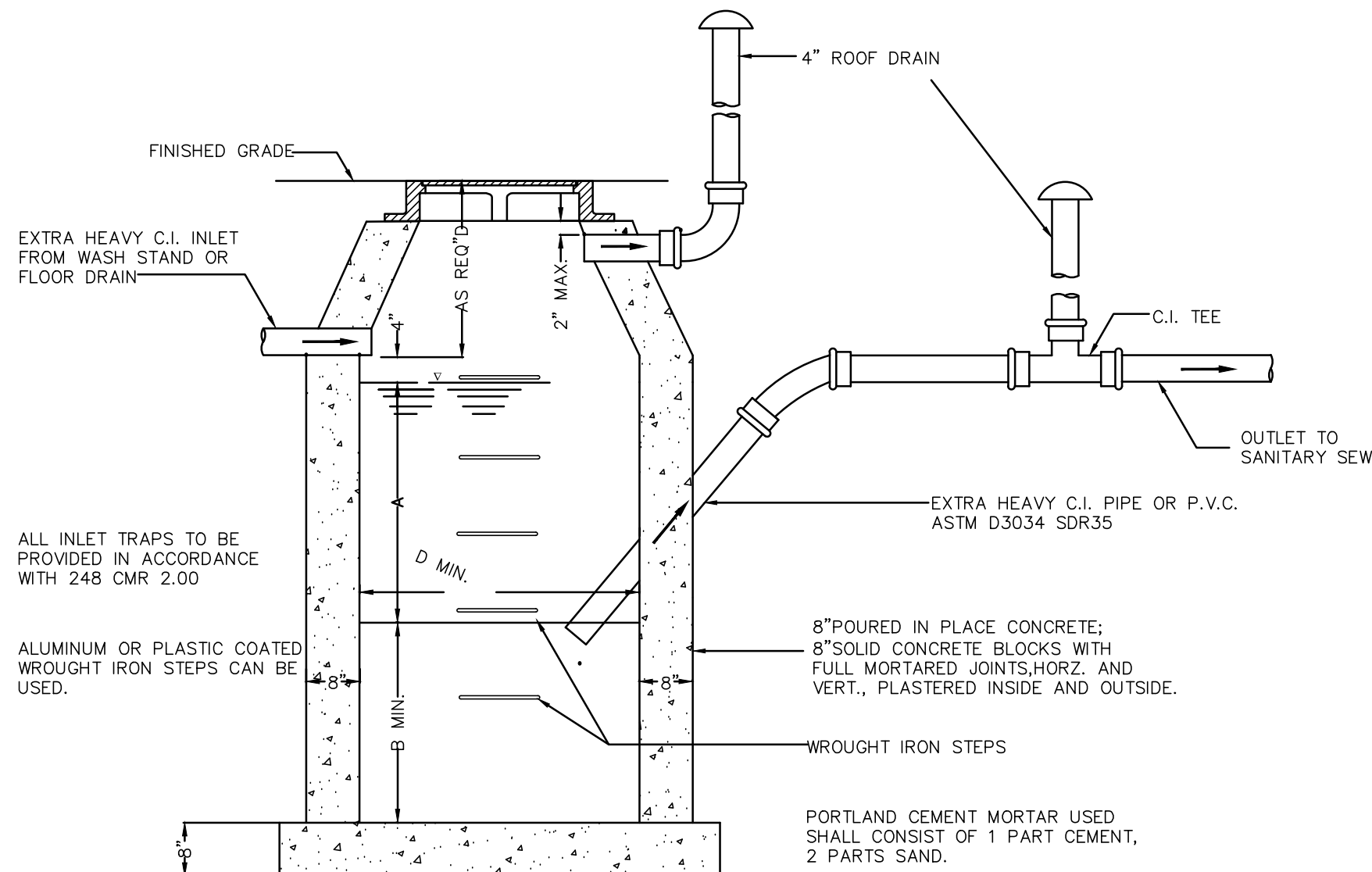
CONCRETE THRUST BLOCK
NOT TO SCALE



NOTE: NO STONE DUST ALLOWED FOR THE INSTALLATION OF ANY PAVERS

PERVIOUS PAVER DETAIL
NOT TO SCALE

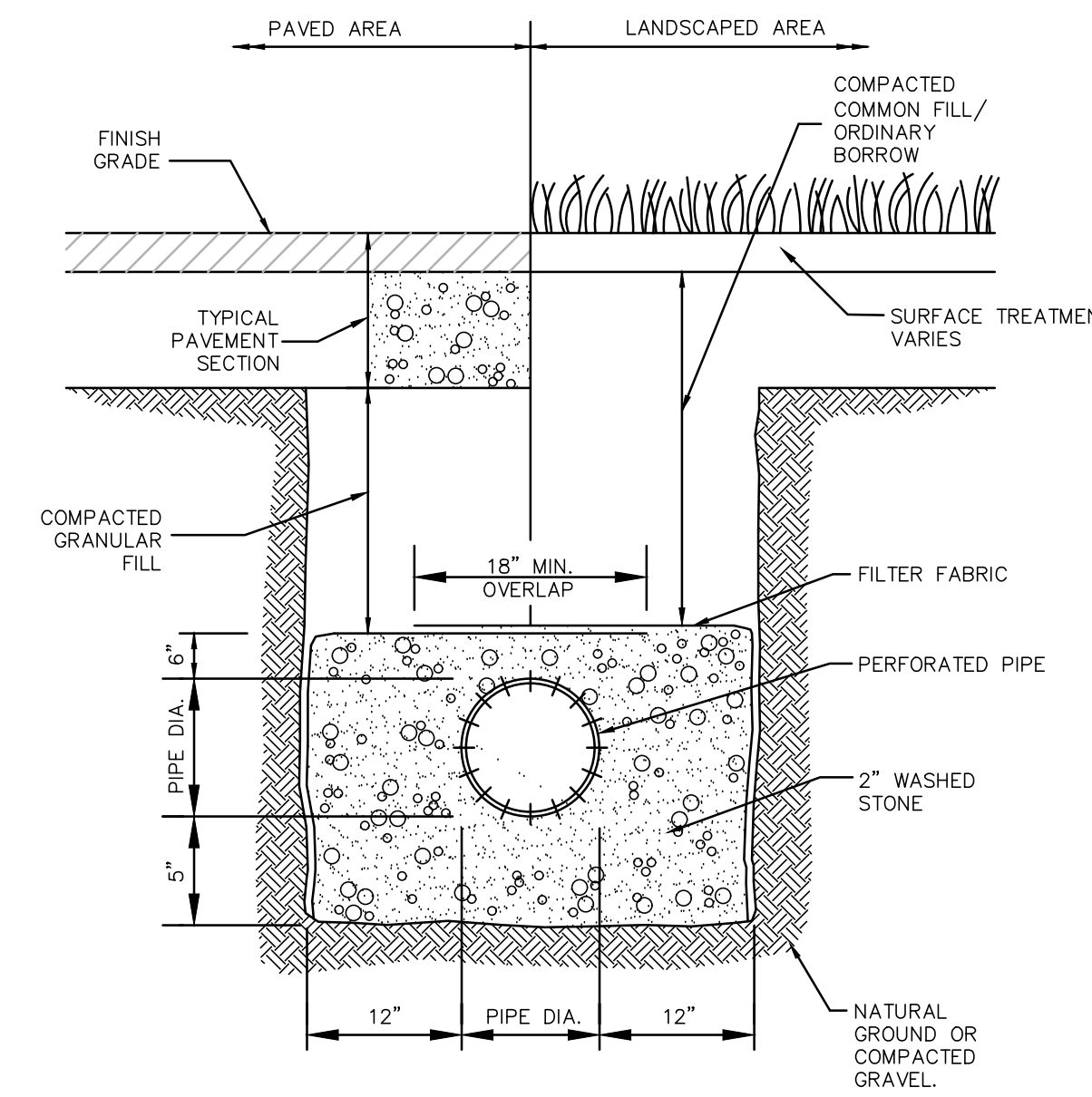
INLET	D	A	B	INLET	D	A	B
4"	3'-6"	3'-0"	2'-6"	8"	5'-0"	6'-0"	5'-0"
5"	3'-6"	5'-0"	4'-0"	5'-6" x 5'-6"	4'-6"	4'-0"	4'-0"
	3'-6" x 3'-6"	4'-0"	3'-0"	6'-0"	4'-0"	3'-6"	3'-6"
	3'-6" x 3'-6"	3'-6"	3'-0"	6'-0" x 6'-0"	3'-0"	2'-6"	2'-6"
	3'-6" x 3'-6"	3'-0"	2'-6"	6'-6"	3'-6"	3'-6"	3'-6"
	3'-6" x 3'-6"	3'-0"	2'-6"	6'-6" x 6'-6"	3'-0"	2'-6"	2'-6"
6"	4'-0"	5'-0"	4'-6"	10"	5'-6"	7'-6"	6'-6"
	4'-0" x 4'-0"	4'-0"	3'-6"	6'-0" x 6'-0"	5'-6"	4'-6"	4'-6"
	4'-6"	4'-0"	3'-6"	6'-0"	6'-6"	5'-6"	5'-6"
	4'-6" x 4'-6"	3'-6"	3'-0"	6'-6" x 6'-6"	6'-6"	5'-6"	5'-6"
	5'-0"	3'-6"	3'-0"	6'-6" x 6'-6"	5'-0"	4'-0"	4'-0"
	5'-0" x 5'-0"	3'-0"	2'-6"				



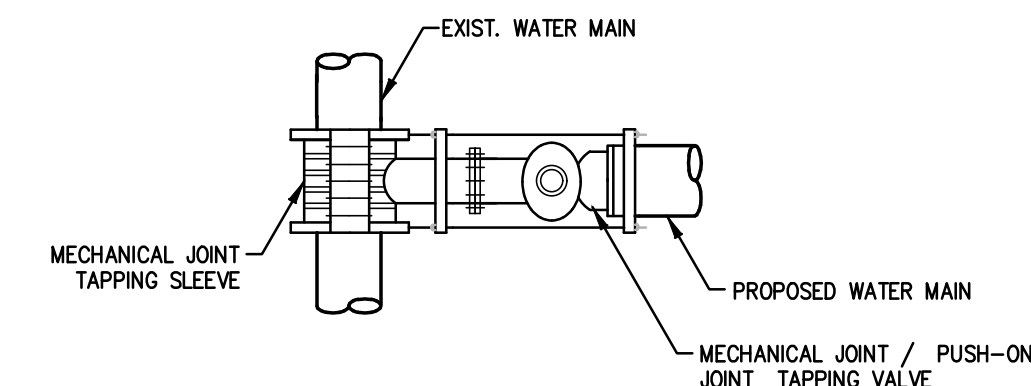
NOTES:
FOR USE TO DRAIN INDOOR COVER AREAS ONLY.
FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE.
PRE-CAST SEPARATORS ARE TO HAVE ALL SPECIFIED HOLES EITHER CORE-BORED OR CAST IN PLACE.

GAS TRAP

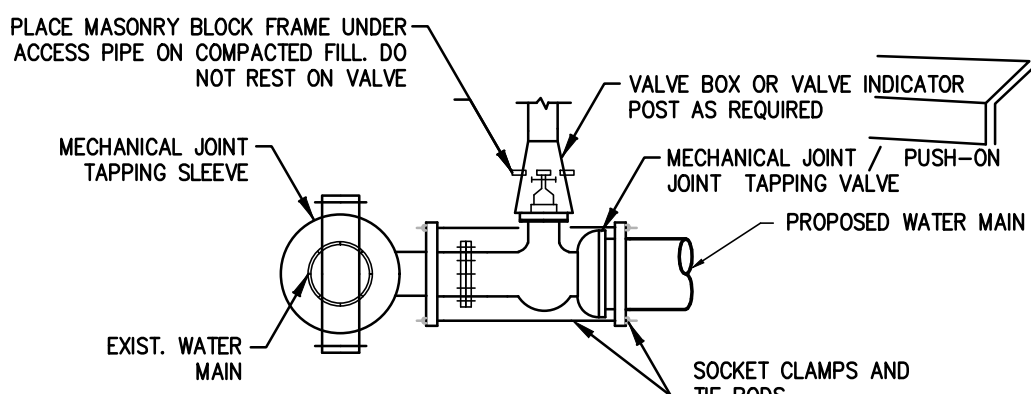
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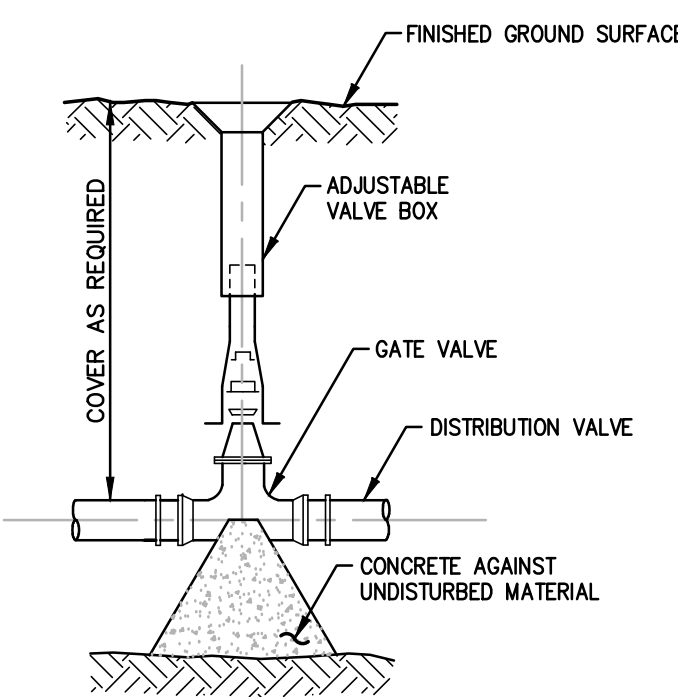
12-INCH PERFORATED PIPE
NOT TO SCALE



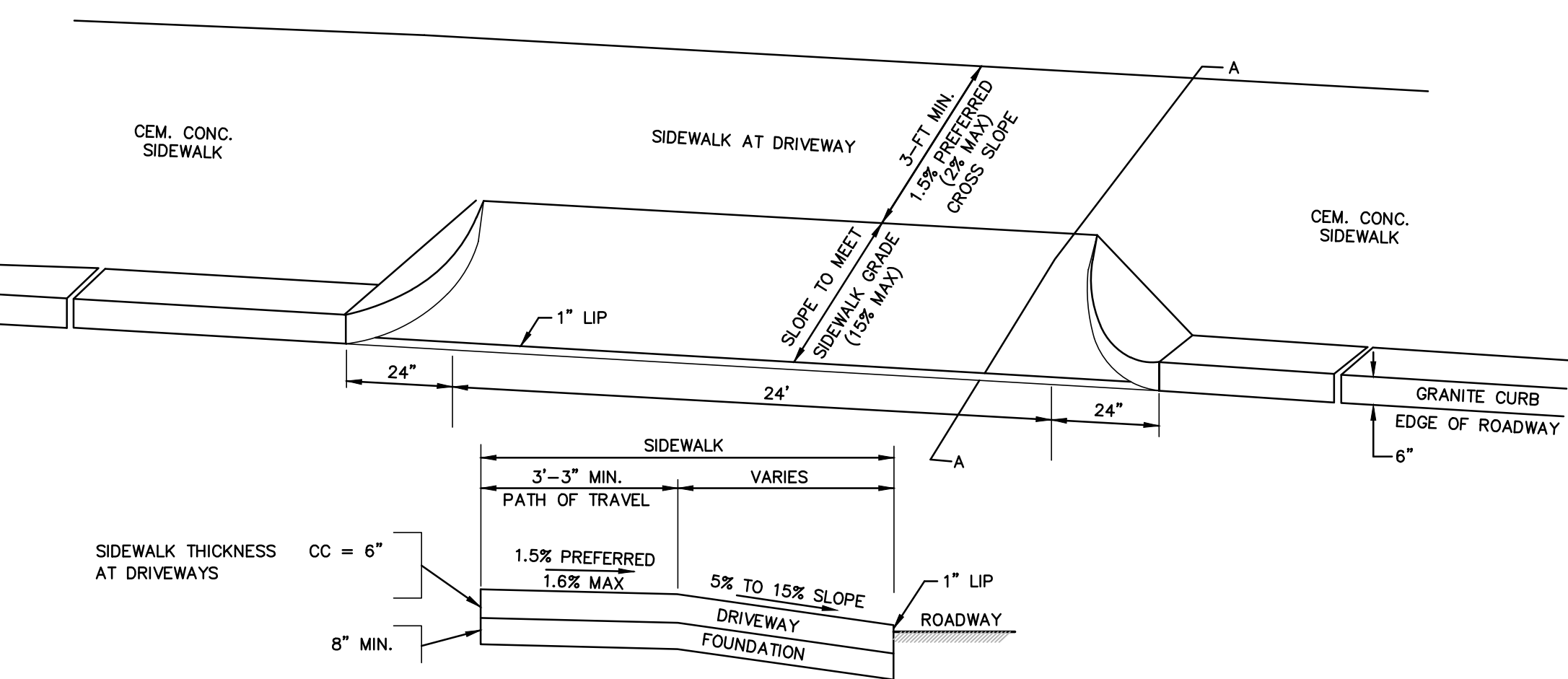
TAPPING SLEEVE AND VALVE
NOT TO SCALE



WATER GATE DETAIL
NOT TO SCALE



TYPICAL SIGN DETAIL
NOT TO SCALE



SECTION A-A DRIVEWAY DETAIL
NOT TO SCALE

PREPARED BY:

PROJECT: **Proposed Site Plan**
9-49 Homer Avenue
(Tax Map 14 Lots 352-354)
Ashland, Massachusetts

DATE: June 17, 2022

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

DATE	DESCRIPTION OF REVISION
10/20/23	REVISE PER GCG COMMENT
10/6/23	ADD PERVIOUS PAVERS PER DESIGN REVIEW MEETING 10/5
8/9/23	ISSUED FOR PLANNING BOARD REVIEW
7/28/23	MODIFIED PER PEER REVIEW COMMENTS

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (603) 610-7100
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PROJECT # 21-58508
SCALE: AS NOTED
DESIGN BY: Eric Bradenese, P.E.
DATE: June 17, 2022
DWG FILE NAME: 21-58508.dwg
CHECKED BY: Richard A. Salvo, P.E.

Professional Engineer for
Engineering Alliance, Inc.

DRAWING TITLE:
Construction Details
DWG. NO. **D-2**