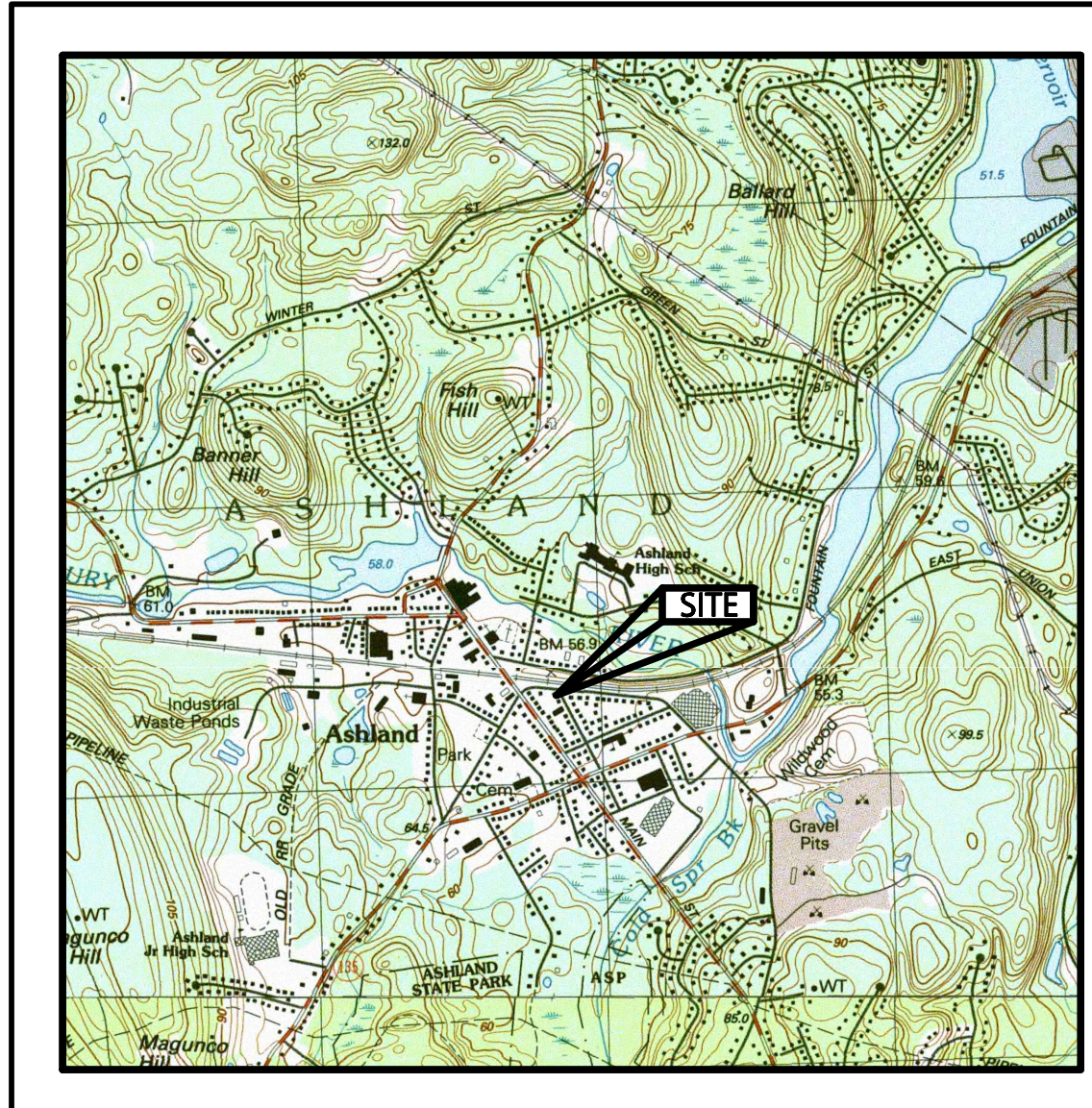


# PROPOSED MIXED USE DEVELOPMENT

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

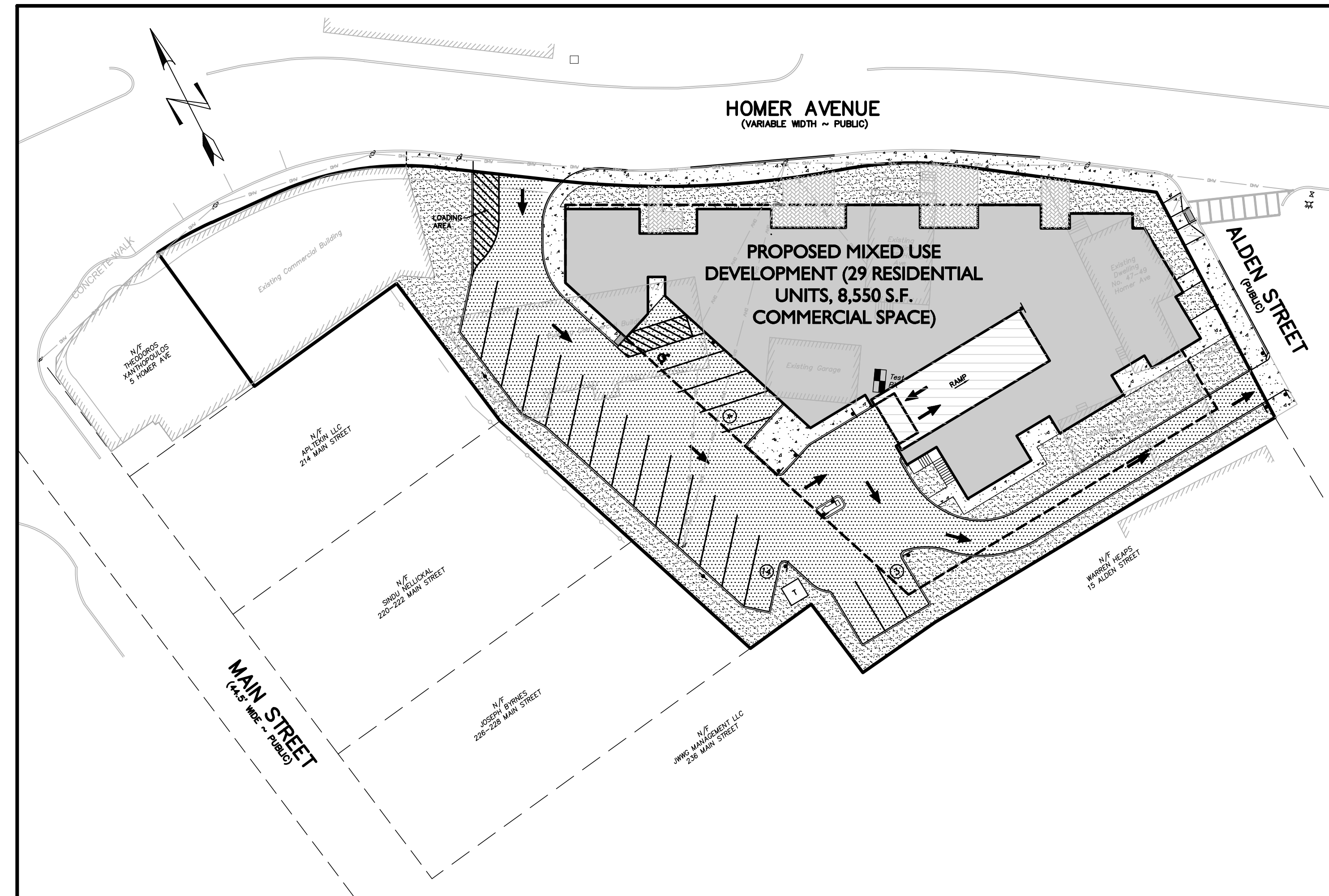


LOCUS MAP  
 SCALE: 1:25,000

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

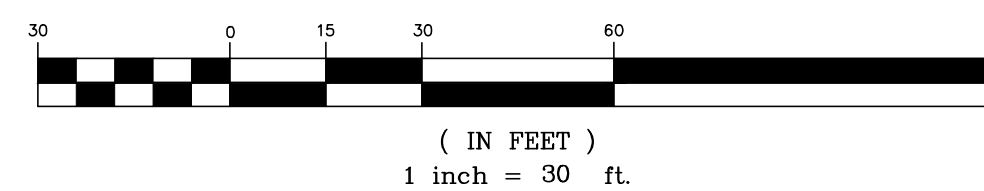
**CIVIL ENGINEER:**  
 ENGINEERING ALLIANCE, INC.  
 194 CENTRAL STREET  
 SAUGUS, MA 01906  
 (781) 231-1349

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



KEY MAP

GRAPHIC SCALE



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 02459

**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

12/21/23	REVISE PER GCG COMMENT
10/20/23	REVISE PER GCG COMMENT
10/6/23	MINOR MODIFICATIONS 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
DATE	DESCRIPTION OF REVISION

PREPARED BY:  
  
**Engineering Alliance, Inc.**  
 Civil Engineering & Land Planning Consultants  
 194 Central Street  
 Saugus, MA 01906  
 Portsmouth, NH 03801  
 Tel: (781) 231-1349  
 Fax: (603) 610-7100  
 Fax: (781) 417-0020

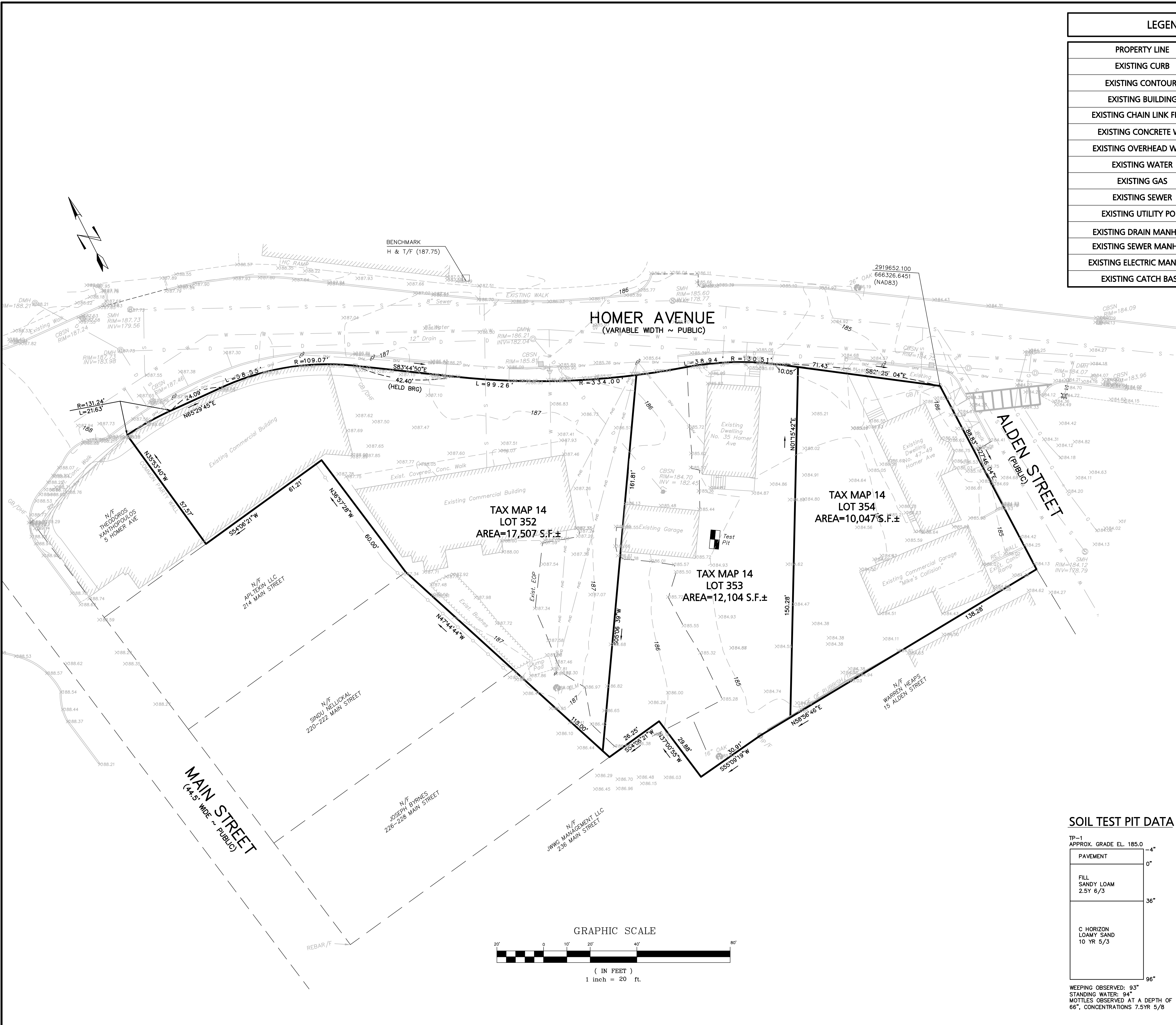
PROJECT: **Proposed Site Plan**  
 9-49 Homer Avenue  
 (Tax Map 14 Lots 352-354)  
 Ashland, Massachusetts

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



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

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) 5107100  
 Fax: (603) 6107101

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

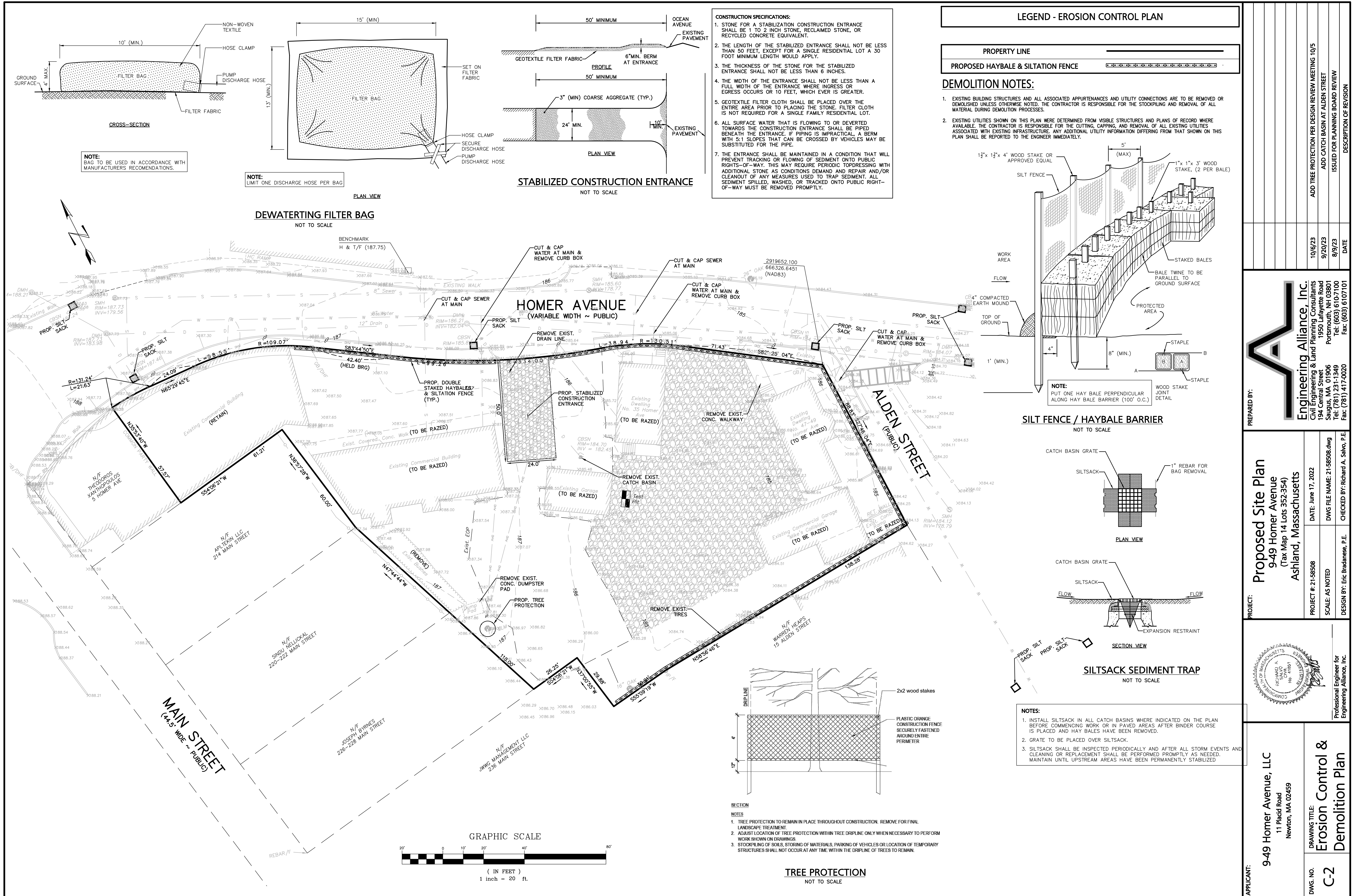
**DATE:** June 17, 2022  
**DWG FILE NAME:** 21-58508.dwg  
**SCALE:** AS NOTED  
**CHECKED BY:** Richard A. Salvo, P.E.

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**



DATE	DESCRIPTION OF REVISION
10/6/23	ADD TREE PROTECTION PER DESIGN REVIEW MEETING 10/5
9/20/23	ADD CATCH BASIN AT ALDEN STREET
8/9/23	ISSUED FOR PLANNING BOARD REVIEW

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

PREPARED BY: [Signature]

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

PROJECT: [Signature]

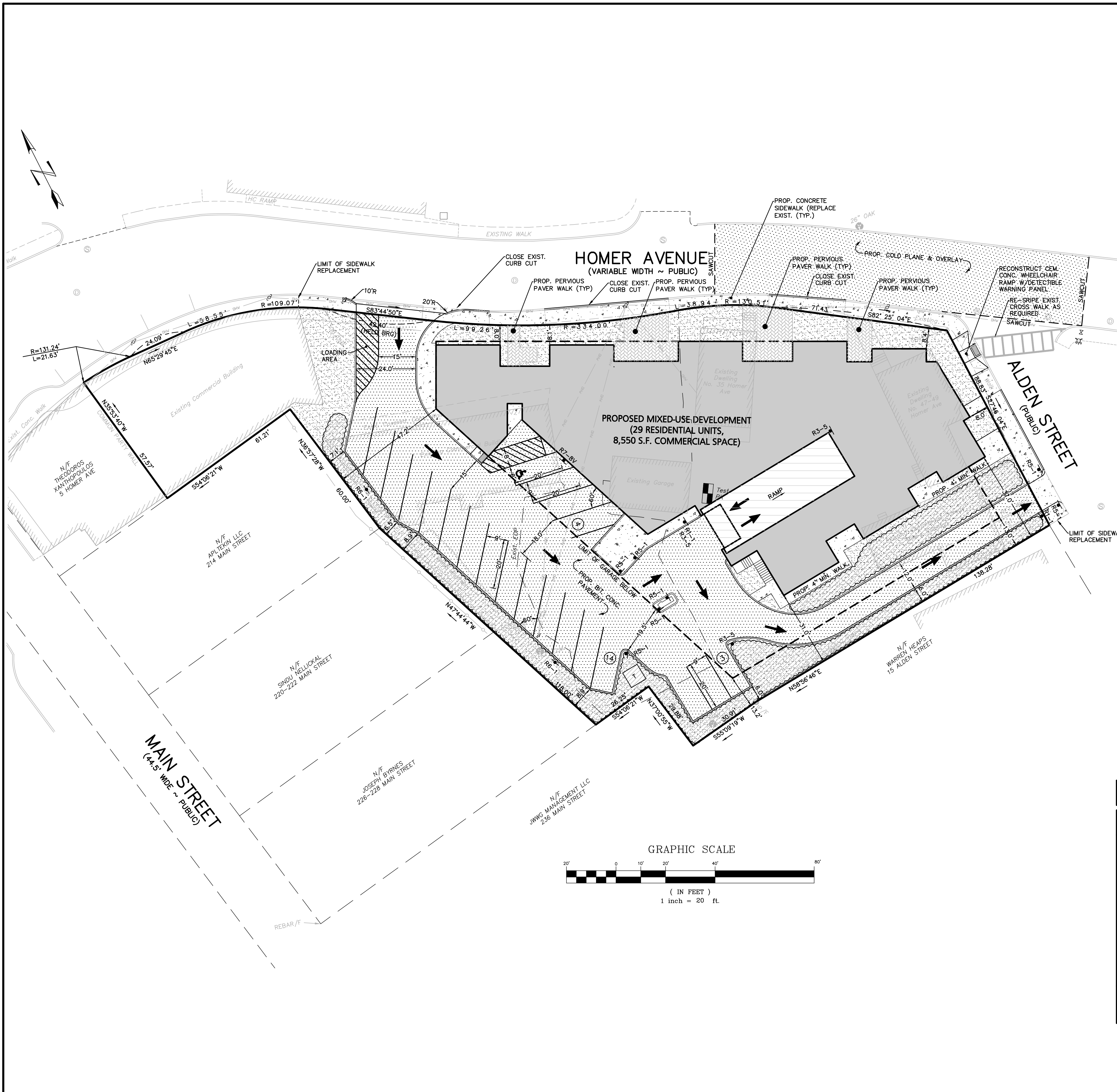
DATE: June 17, 2022  
DWG FILE NAME: 21-58508.dwg  
SCALE: AS NOTED  
DESIGN BY: Eric Bradshaw, P.E.  
CHECKED BY: Richard A. Salvo, P.E.

**Professional Engineer for Engineering Alliance, Inc.**  
[Signature]

APPLICANT: **9-49 Homer Avenue, LLC**  
11 Placid 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	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) <sup>1</sup>	3	NO
MAXIMUM HEIGHT (FT)	35 (45) <sup>2</sup>	35 FT	NO
MAXIMUM FAR	1.5	1.03 <sup>3</sup>	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

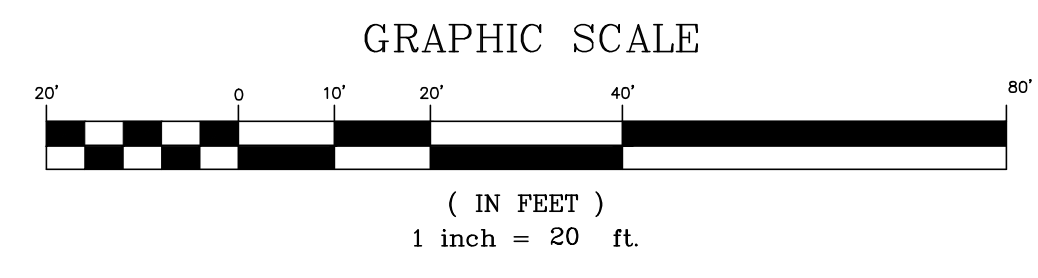
\*PER SECTION 8.5.13 OF THE TOWN OF ASHLAND ZONING BYLAW: "WHERE THERE IS A MIXTURE OF LAND USES ON ONE LOT, THE NUMBER OF PARKING SPACES REQUIRED SHALL BE ONLY 75% OF THOSE STIPULATED ABOVE, THAT IS, WHERE THIS IS A MIXTURE OF USES THE PARKING REQUIREMENT WILL BE 56.25% (75% TIMES 75%)."

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

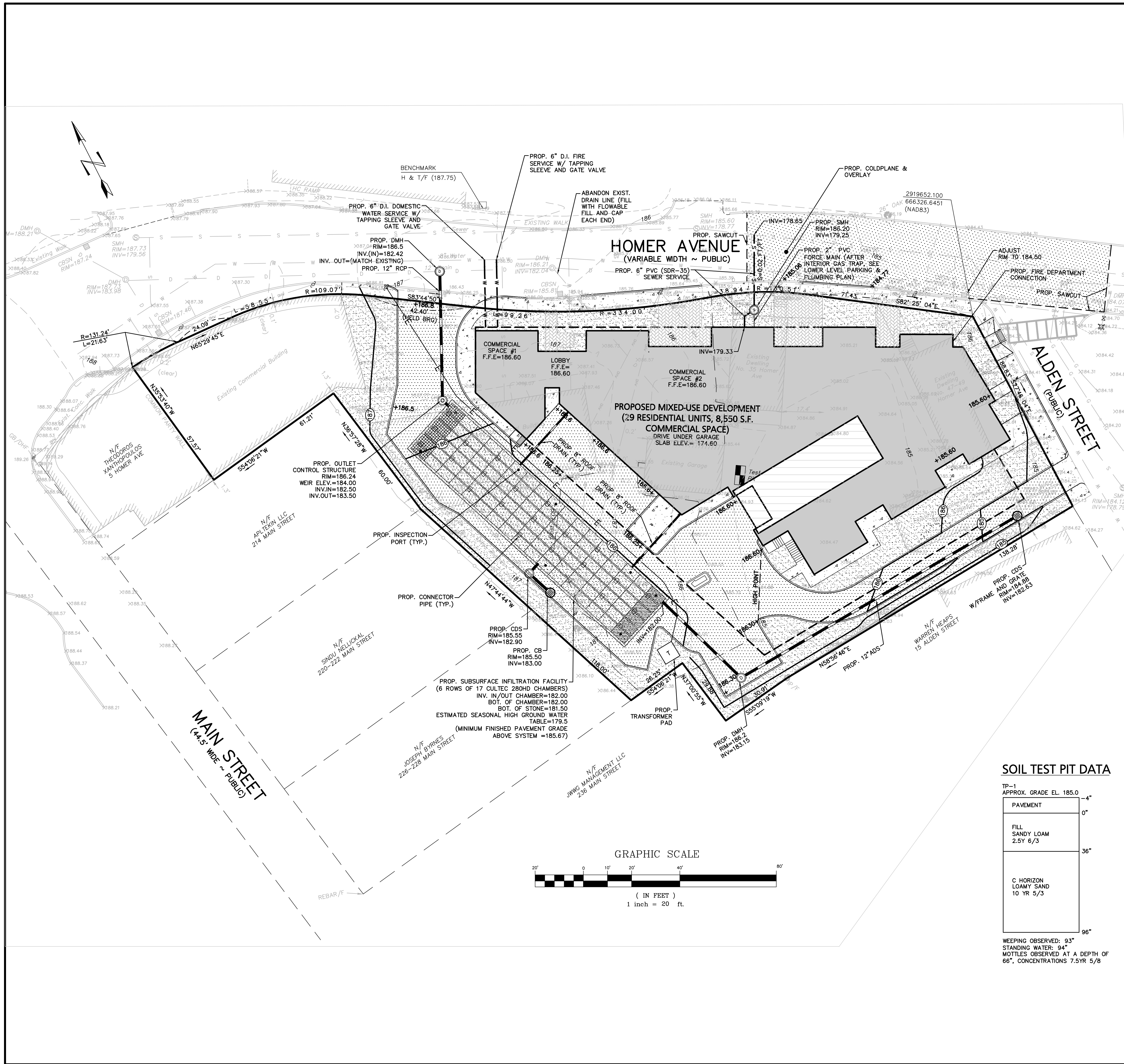
REGULATORY DESCRIPTION	SIGN	SIZE	MOUNTING HEIGHT (BASED TO BOTTOM OF SIGN)	DESCRIPTION	REFLECTORIZED
R7-8V		12" x 20"	7' - 0"	BLUE ON WHITE	YES
R1-1		24" x 24"	7' - 0"	WHITE ON RED	YES
R5-1		24" x 24"	7' - 0"	WHITE ON RED	YES
R3-5		18" x 24"	7' - 0"	BLACK ON WHITE	YES
R6-1		12" x 36"	7' - 0"	WHITE ON BLACK	YES



	REVISE PER GCG COMMENT	12/21/23	REVISE PER GCG COMMENT	10/20/23	ADD PERVIOUS PAVERS PER DESIGN REVIEW MEETING 10/5	10/6/23	UPDATE PARKING CHART	9/28/23	CHANGE CIRCULATION TO ONE WAY	9/20/23	ISSUED FOR PLANNING BOARD REVIEW	8/9/23	MODIFIED PER PEER REVIEW COMMENTS	7/28/23	UPDATED BUILDING FOOTPRINT	10/11/22	DESCRIPTION OF REVISION
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<p><b>Proposed Site Plan</b> 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>PROJECT: Proposed Site Plan</p> <p>PROJECT #: 21-58508</p> <p>SCALE: AS NOTED</p> <p>DESIGN BY: Eric Bradanese, P.E.</p>
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<p>APPLICANT: 9-49 Homer Avenue, LLC 11 Placid Road Newton, MA 02459</p>	<p>DRAWING TITLE: <b>Site Layout</b></p> <p>DWG. NO.: <b>C-3</b></p>
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**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 WITH 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

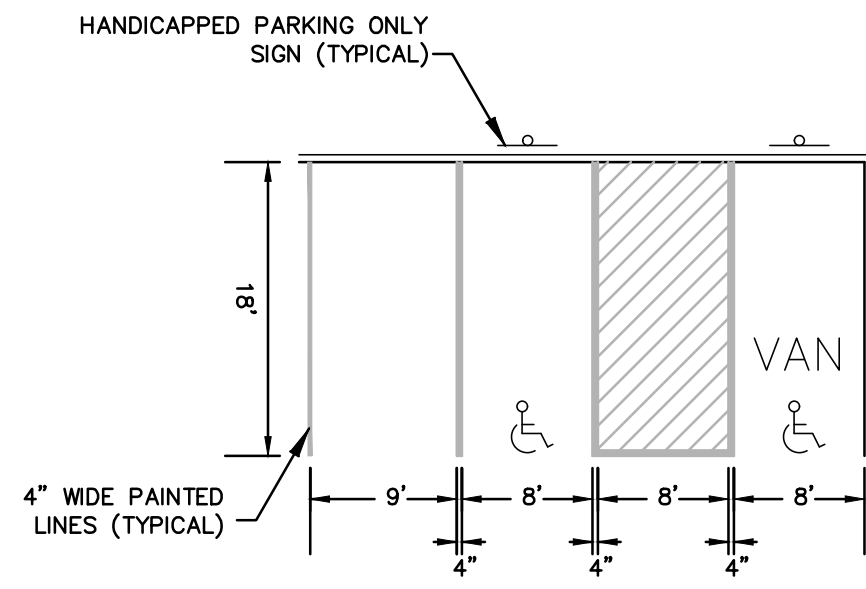
PAVEMENT	0"
FILL SANDY LOAM 2.5YR 6/3	36"
C HORIZON LOAMY SAND 10 YR 5/3	96"

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

**DRAINAGE NOTES:**

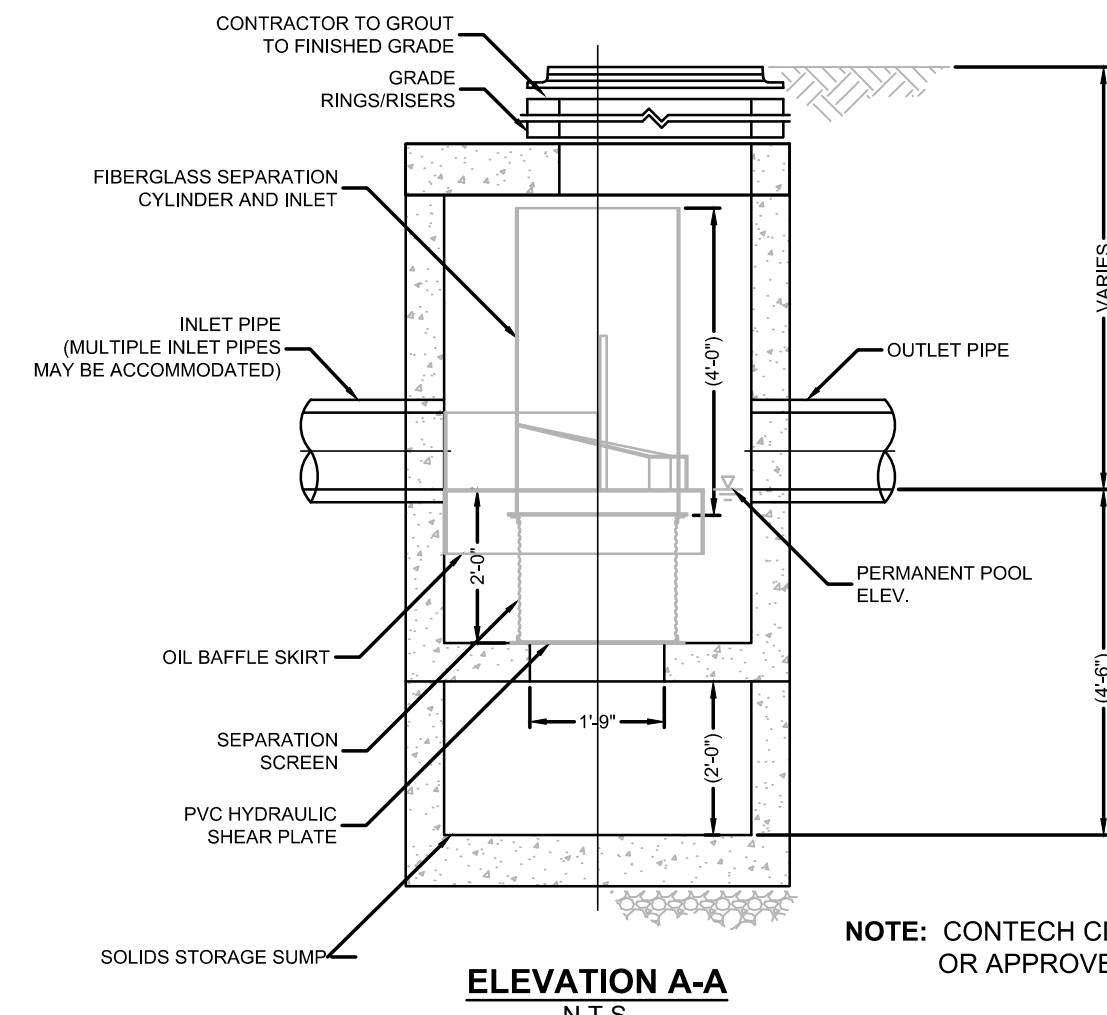
1. ALL CATCH BASINS ON-SITE SHALL BE EQUIPPED WITH GAS/OIL HOODS AND 4 FOOT SUMPS.
2. ALL STORM DRAINAGE PIPES SHALL BE 12" HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E) CORRUGATED OUTSIDE & SMOOTH INSIDE UNLESS NOTED OTHERWISE.
3. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES 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 (L.E., ROOF DRAINS, WATER AND SEWER SERVICES, ETC.) WITHIN 10-FT OF THE BUILDING WALLS.

<p><b>Engineering Alliance, Inc.</b> Civil Engineering &amp; Land Planning Consultants 194 Central Street Saugus, MA 01906 Tel: (781) 231-1349 Fax: (781) 417-0020</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>12/21/23</td> <td></td> <td>REVISE PER GCG COMMENT</td> </tr> <tr> <td>10/20/23</td> <td></td> <td>REVISE PER GCG COMMENT</td> </tr> <tr> <td>10/02/23</td> <td></td> <td>ADD PREVIOUS PAGES PER DESIGN REVIEW MEETING 10/5</td> </tr> <tr> <td>9/20/23</td> <td></td> <td>REVISE PER GCG COMMENT</td> </tr> <tr> <td>8/9/23</td> <td></td> <td>ISSUED FOR PLANNING BOARD REVIEW</td> </tr> <tr> <td>7/28/23</td> <td></td> <td>MODIFIED PER PEER REVIEW COMMENTS</td> </tr> <tr> <td>10/11/22</td> <td></td> <td>UPDATED BUILDING FOOTPRINT</td> </tr> <tr> <td></td> <td></td> <td>DESCRIPTION OF REVISION</td> </tr> </table>	NO.	DATE	DESCRIPTION	12/21/23		REVISE PER GCG COMMENT	10/20/23		REVISE PER GCG COMMENT	10/02/23		ADD PREVIOUS PAGES PER DESIGN REVIEW MEETING 10/5	9/20/23		REVISE PER GCG COMMENT	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
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<p><b>Proposed Site Plan</b> 9-49 Homer Avenue (Tax Map 14 Lots 352-354) Ashland, Massachusetts</p> <p>DATE: June 17, 2022 DWG FILE NAME: 21-58508.dwg SCALE: AS NOTED DESIGN BY: Eric Bradanes, P.E. CHECKED BY: Richard A. Salvo, P.E.</p>	<p>PROJECT:</p>																											
<p>APPLICANT:</p> <p><b>9-49 Homer Avenue, LLC</b> 11 Pileid Road Newton, MA 02459</p>	<p>DRAWING TITLE:</p> <p><b>Grading, Drainage, &amp; Utility Plan</b></p> <p>DWG. NO. <b>C-4</b></p>																											



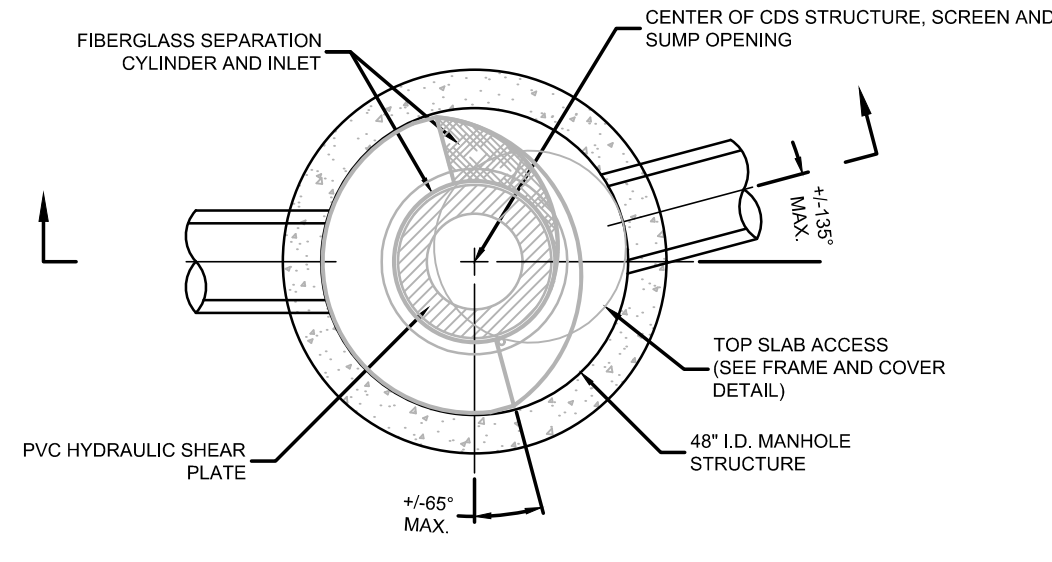
**NOTES:**  
 1. "V" DENOTES HANDICAPPED ACCESSIBLE PARKING SPACE  
 2. REFER TO SIDEWALK DETAIL FOR SIDEWALK CONSTRUCTION.

**HANDICAP AND STANDARD PARKING DETAIL**  
 NOT TO SCALE



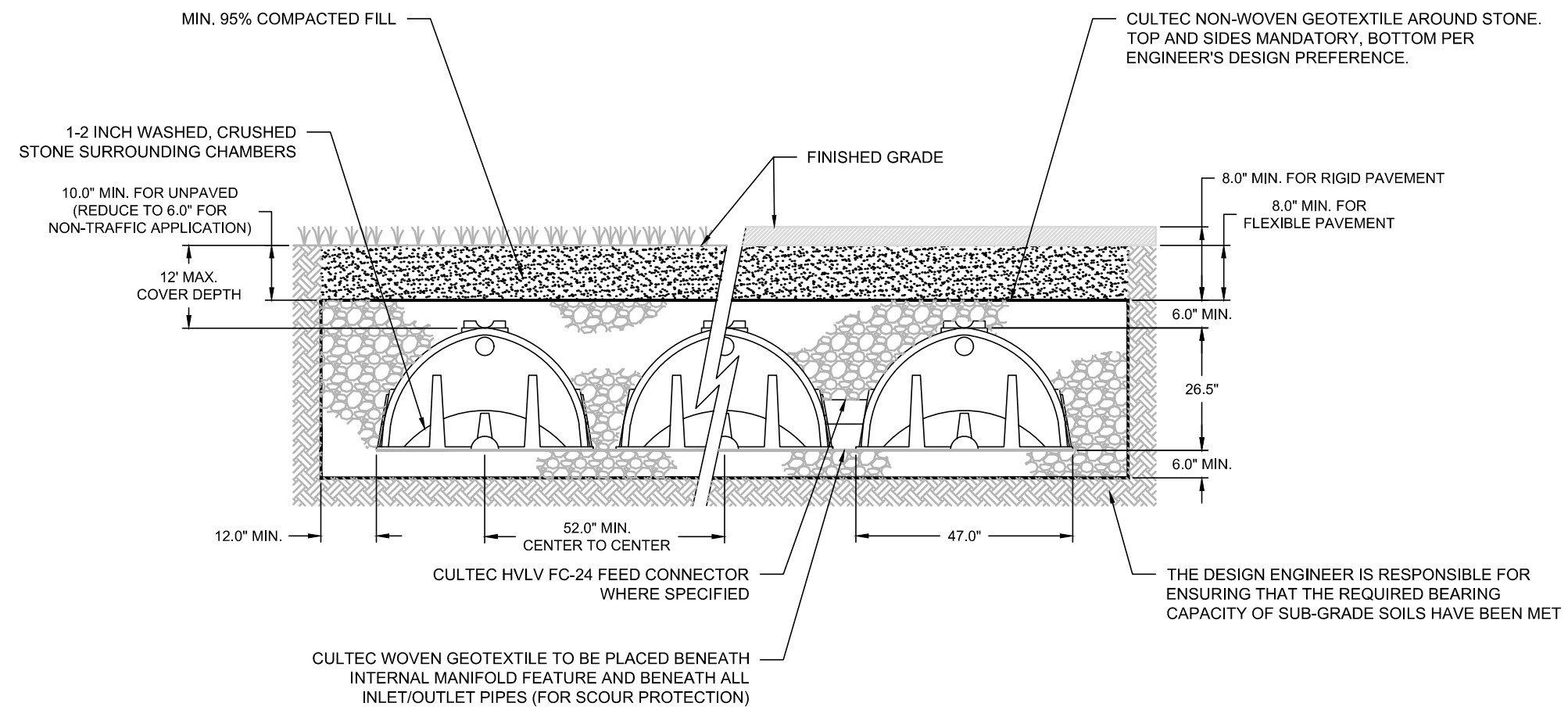
**NOTE:** CONTECH CDS INLINE OR APPROVED EQUAL

**ELEVATION A-A**  
 N.T.S.

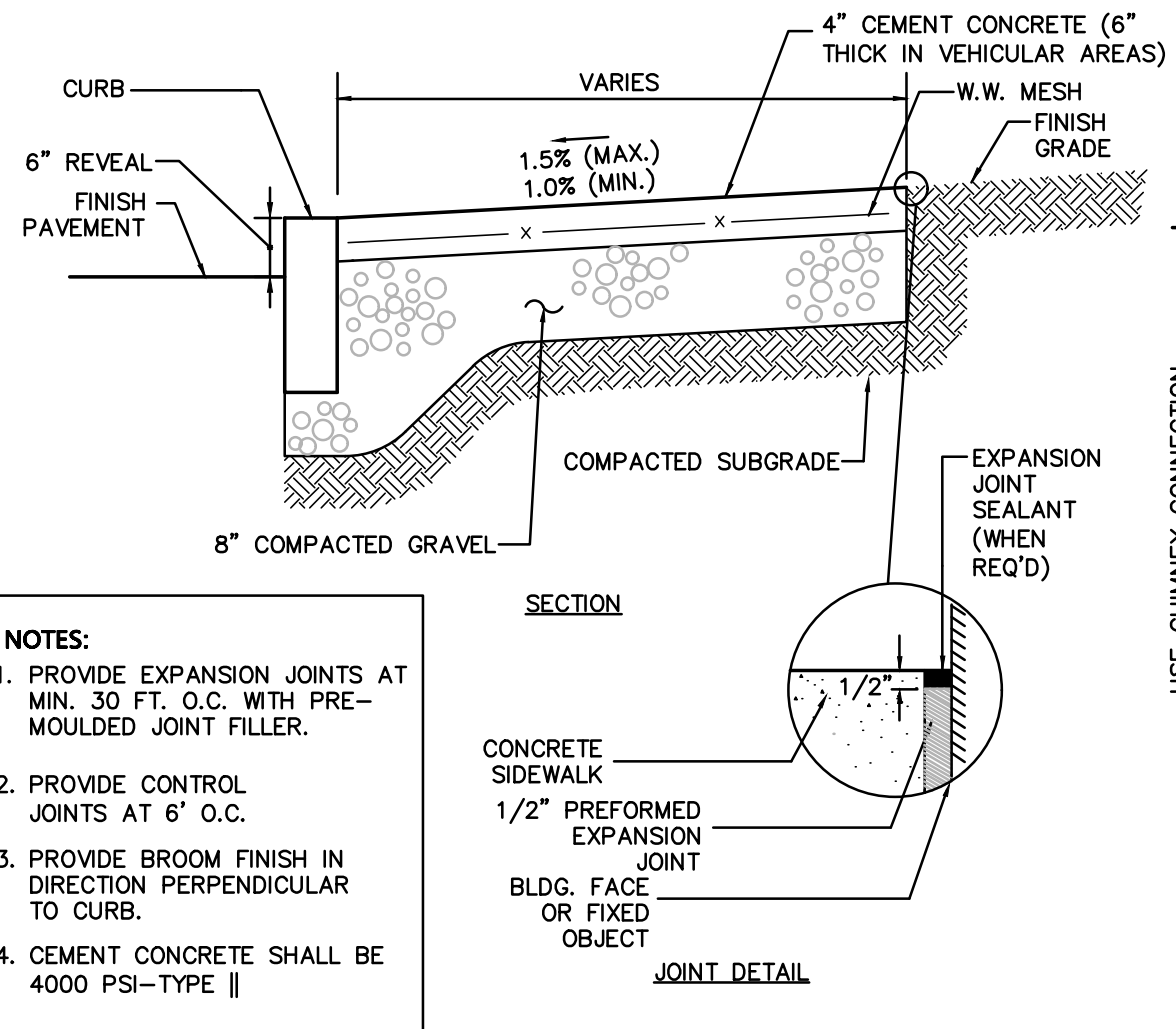


**PLAN VIEW B-B**  
 N.T.S.

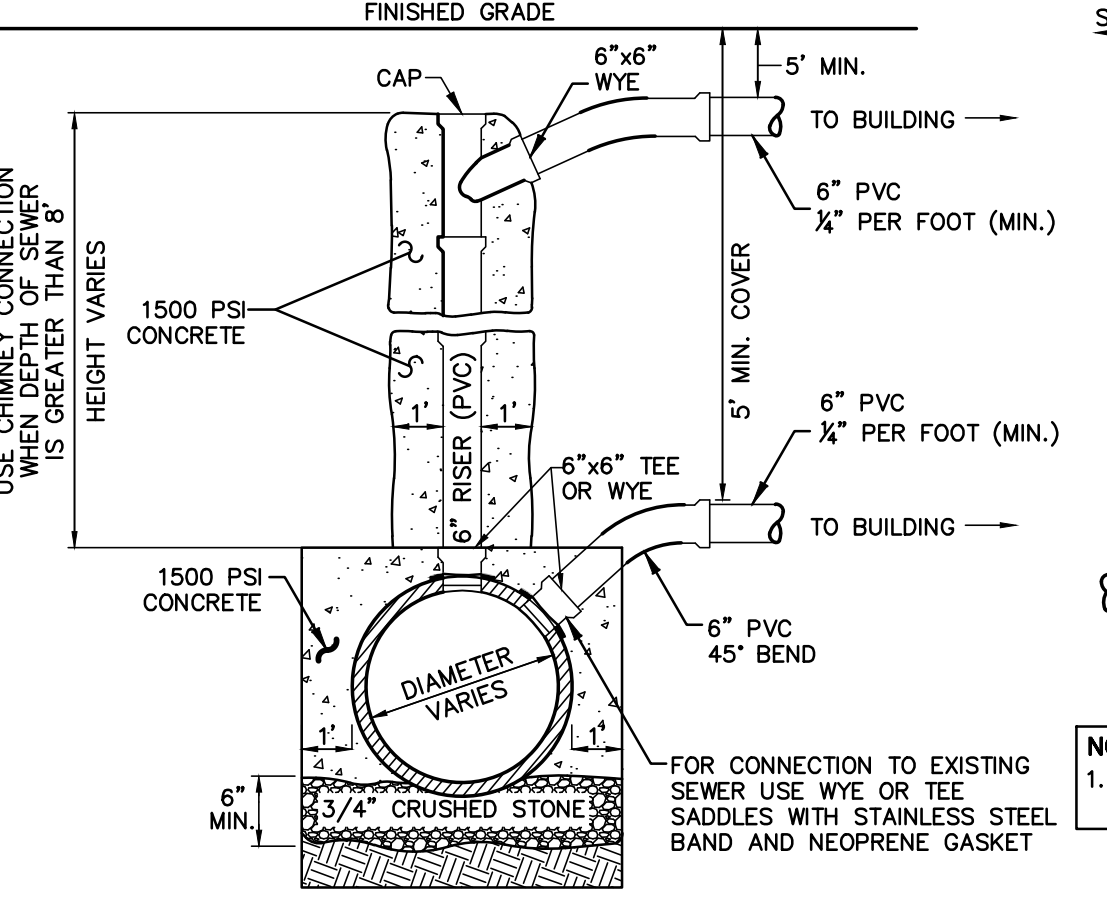
**CONTECH CDS WATER QUALITY MANHOLE**  
 NOT TO SCALE



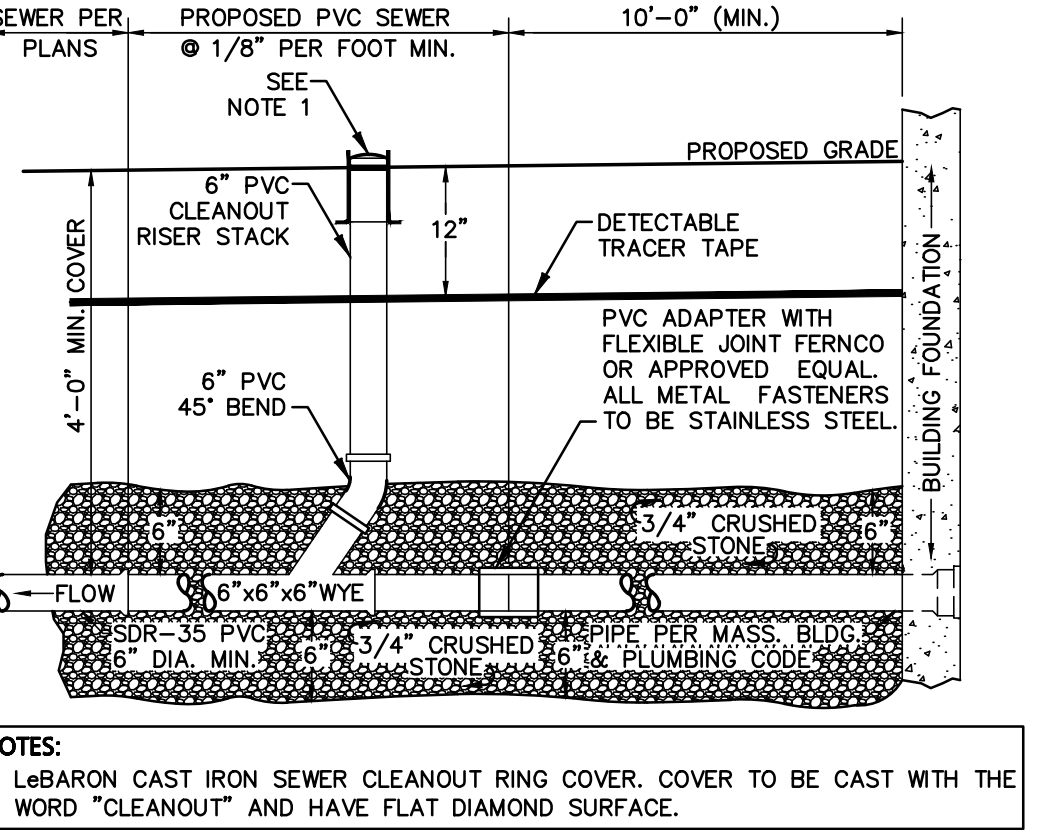
**CULTEC 280 HD**  
**TYPICAL CROSS SECTION**  
 NOT TO SCALE



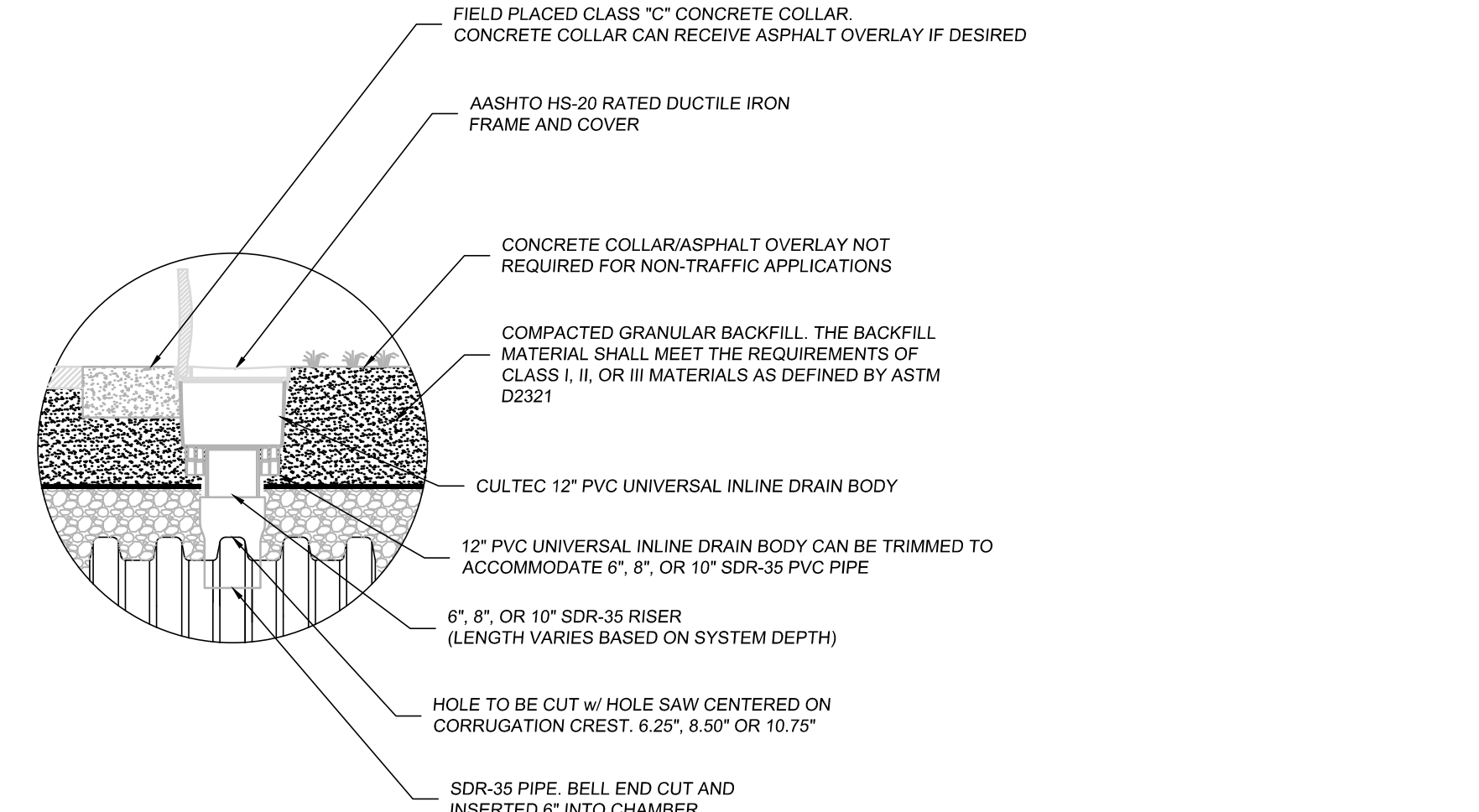
**CONCRETE SIDEWALK**  
 NOT TO SCALE



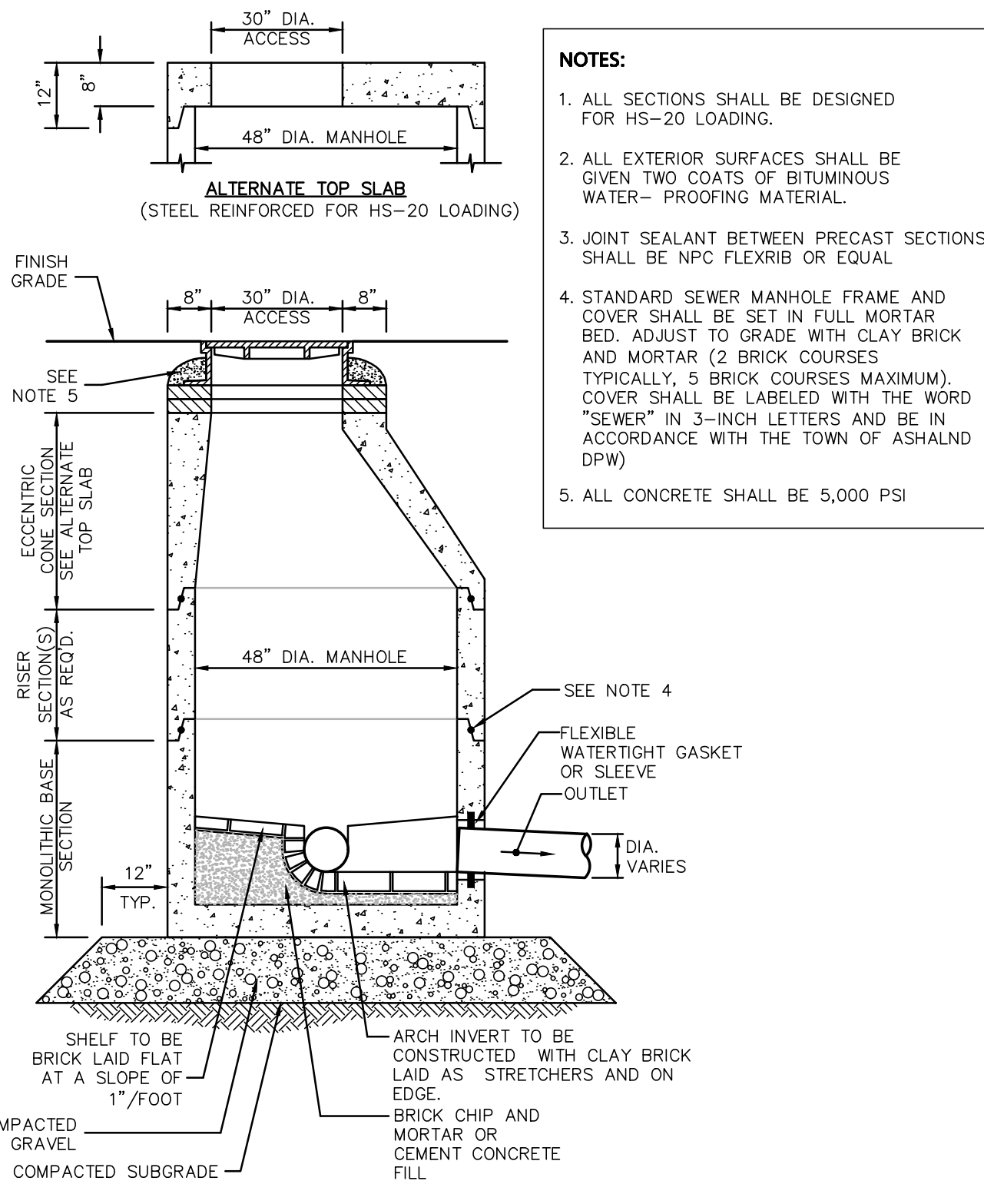
**SANITARY SEWER SERVICE AT MAIN**  
 NOT TO SCALE



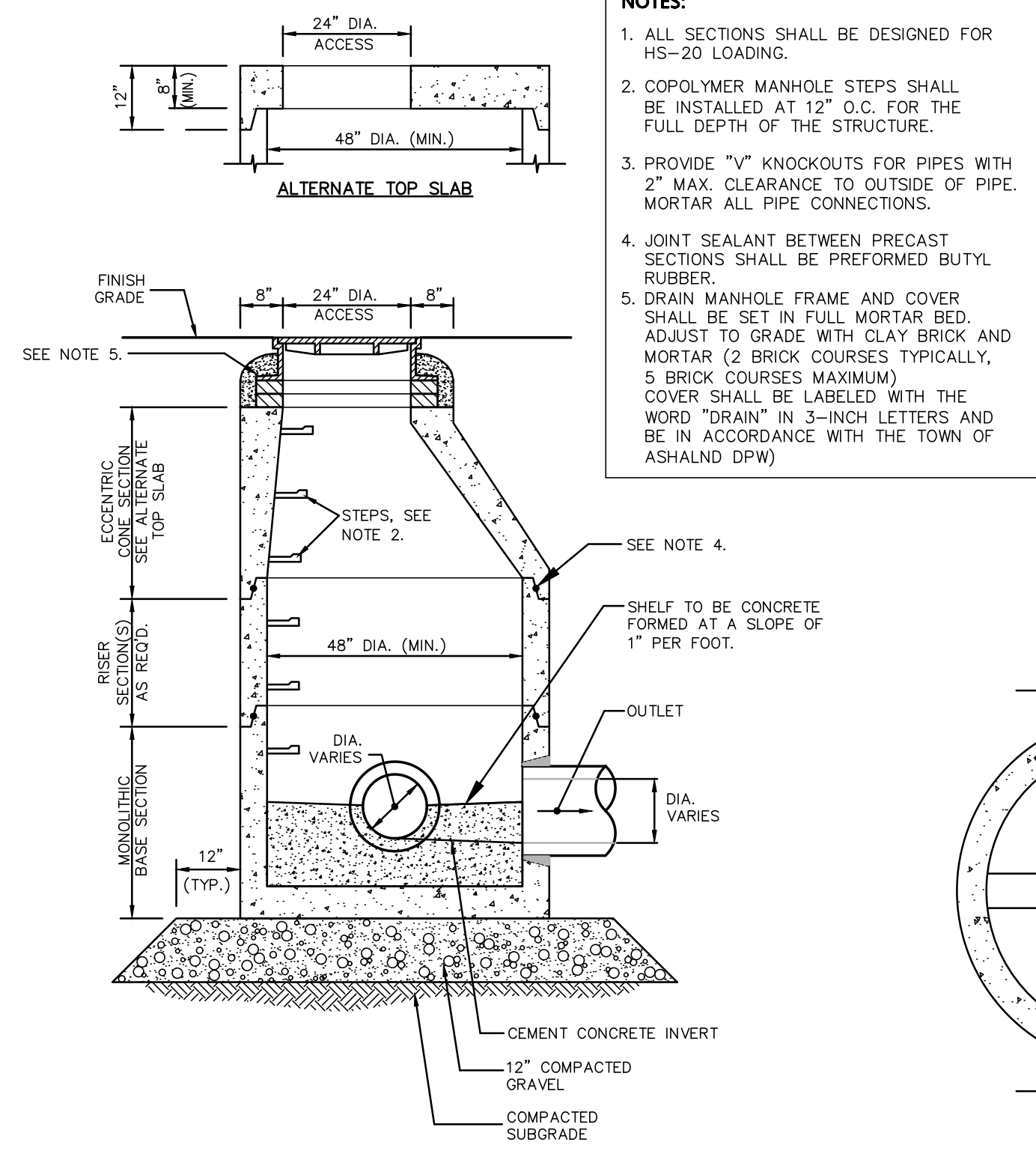
**SANITARY SEWER SERVICE AT BUILDING**  
 NOT TO SCALE



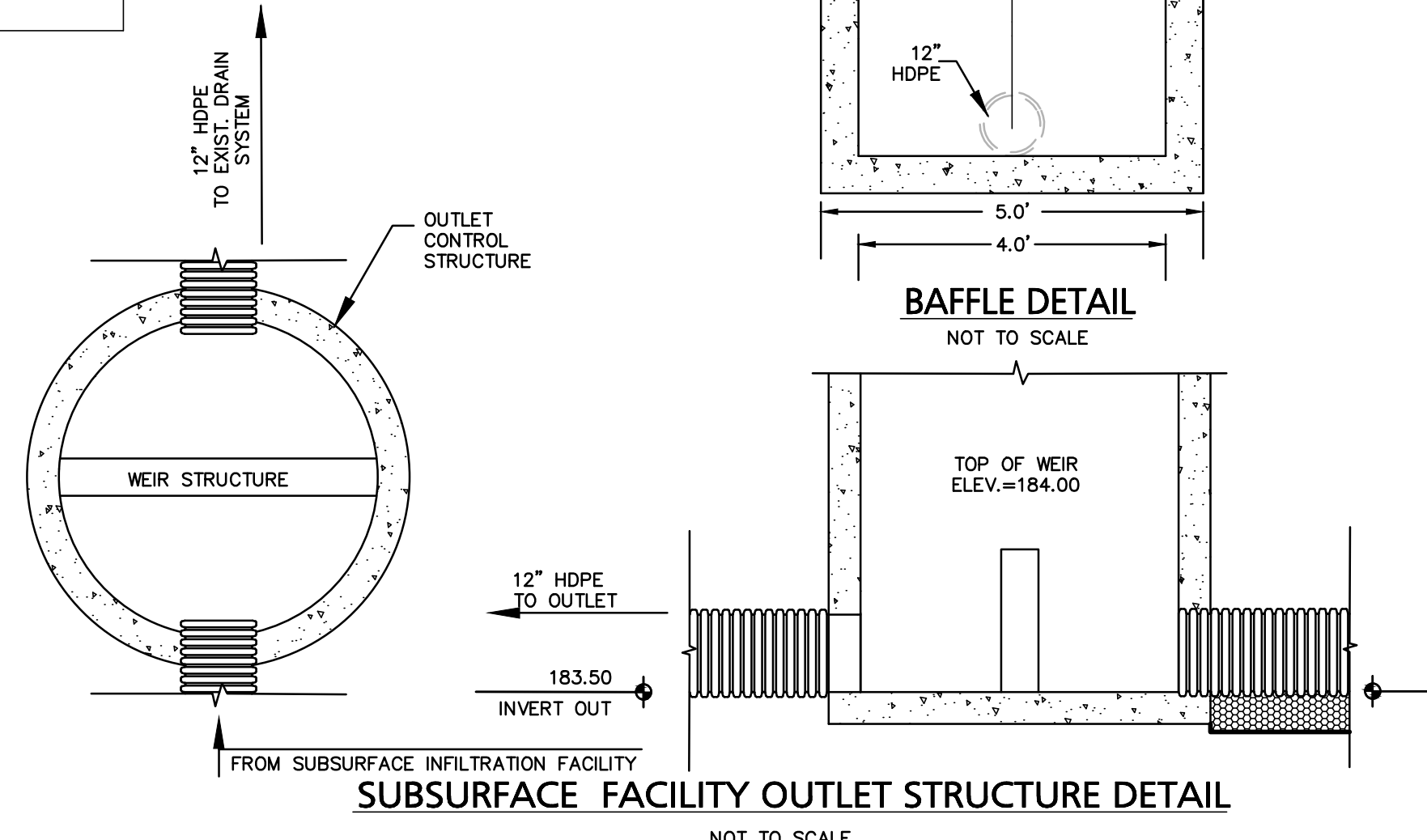
**INSPECTION PORT DETAIL**  
 NOT TO SCALE



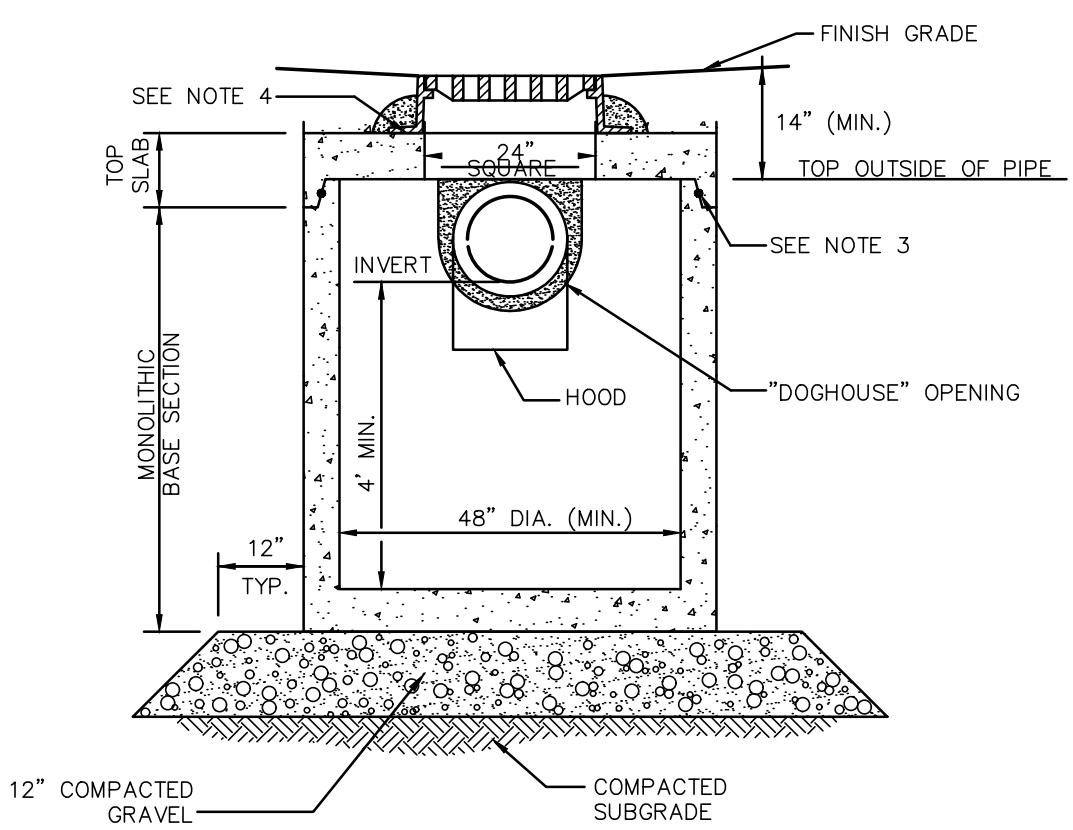
**SANITARY SEWER MANHOLE**  
 NOT TO SCALE



**TYPICAL DRAIN MANHOLE**  
 NOT TO SCALE



**SUBSURFACE FACILITY OUTLET STRUCTURE DETAIL**  
 NOT TO SCALE



**TYPICAL CATCH BASIN SHALLOW COVER WITH HOOD**  
 NOT TO SCALE

**NOTES:**  
 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.  
 2. PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON PIPE. GROUT ALL PIPE CONNECTIONS (NON-SHRINK GROUT).  
 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.  
 4. CATCH BASIN FRAME AND GRATE (4" DEPTH) SHALL BE SET IN FULL MORTAR BED.  
 5. ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.

DATE	DESCRIPTION OF REVISION
12/21/23	REVISE PER GCG COMMENT
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  
 Southwick, MA 01080  
 Tel: (413) 610-7100  
 Fax: (413) 610-7101

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

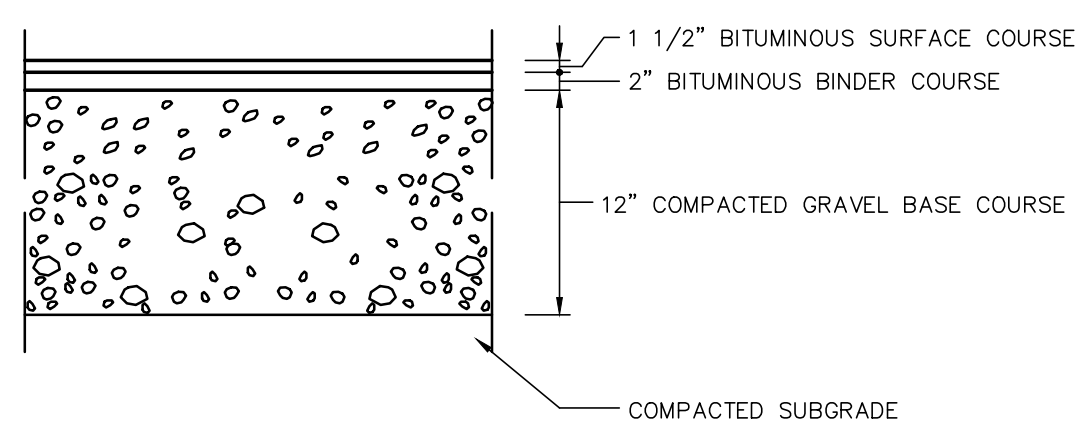
DATE: June 17, 2022  
 DWG FILE NAME: 21-58508.dwg  
 CHECKED BY: Richard A. Salvo, P.E.

Professional Engineer for  
 Engineering Alliance, Inc.

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

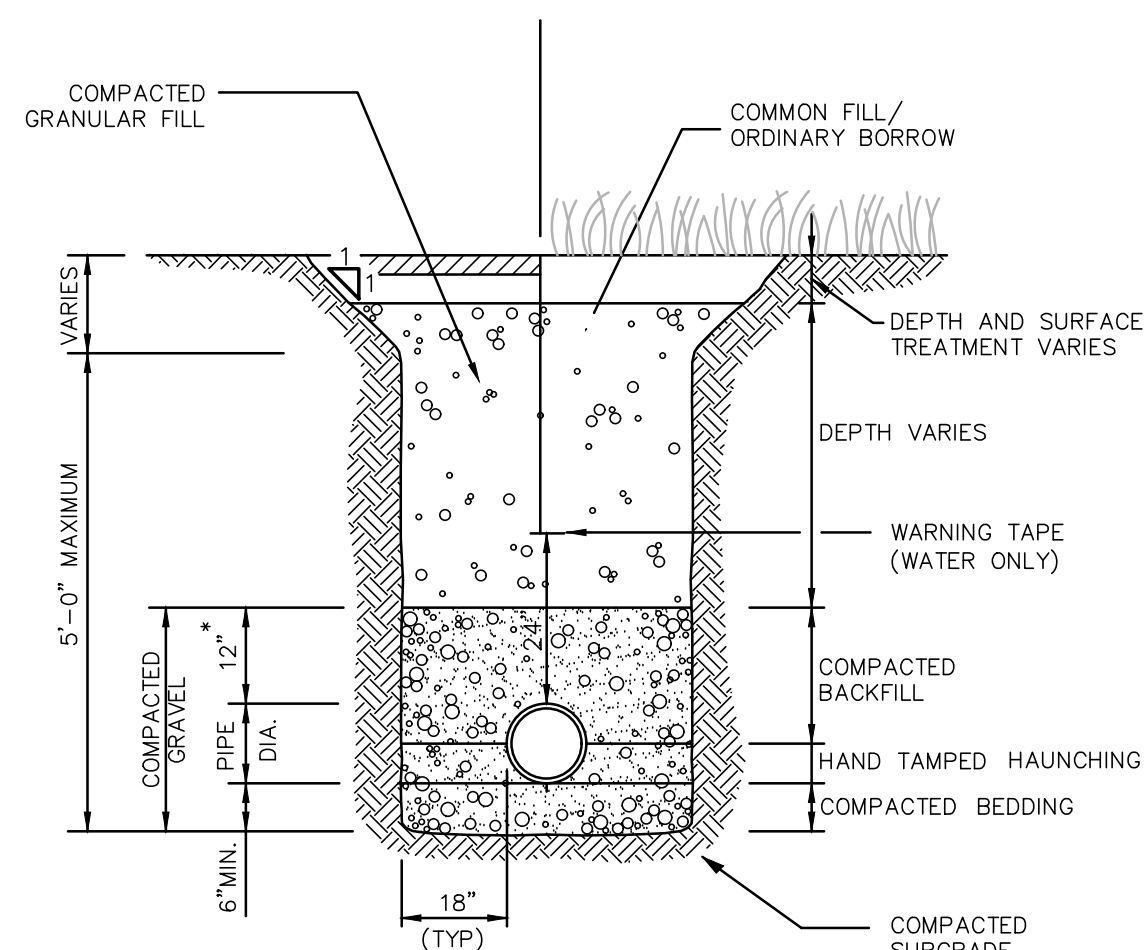
**DRAWING TITLE:** Construction Details

**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

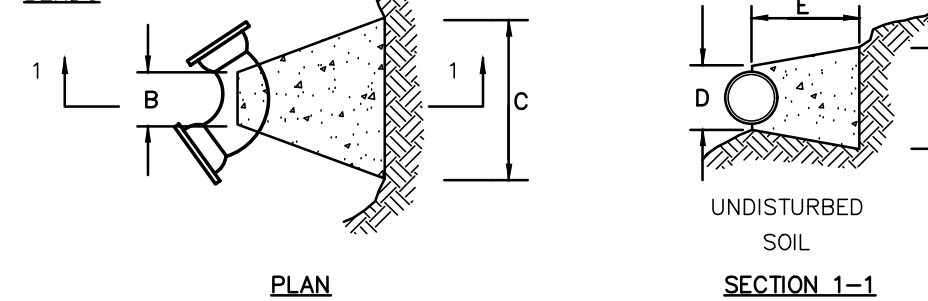
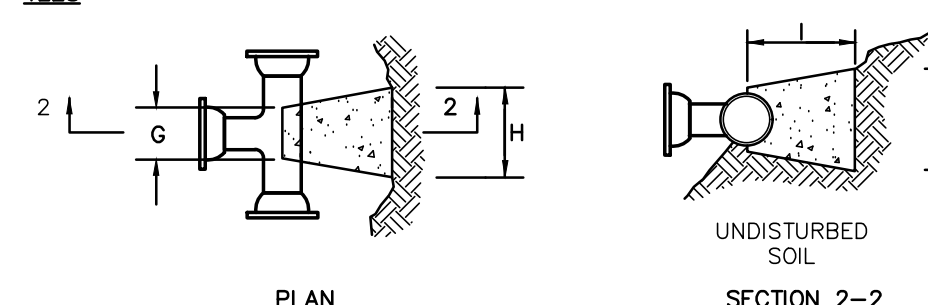


TABLE OF DIMENSIONS

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"

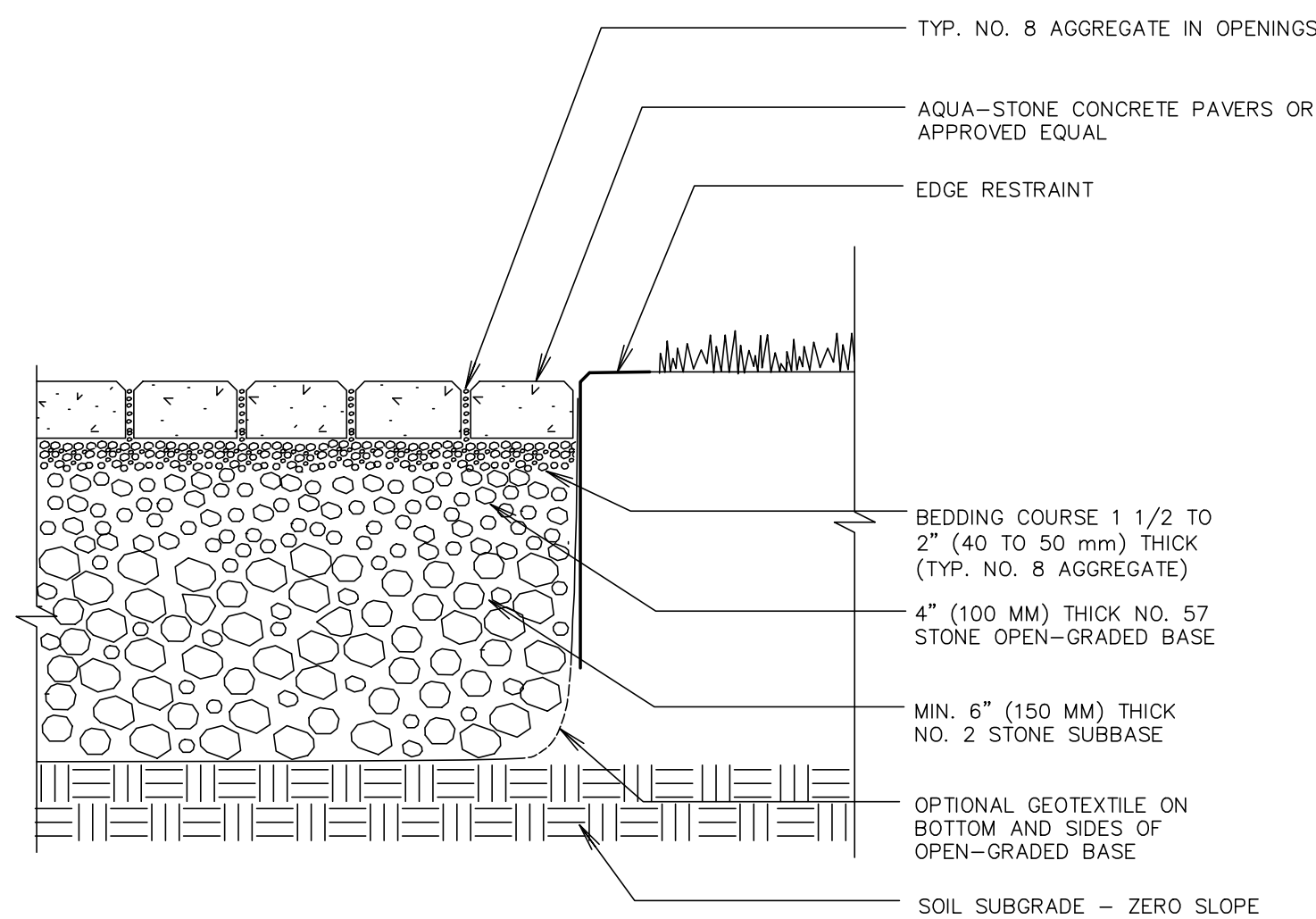
TEES



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

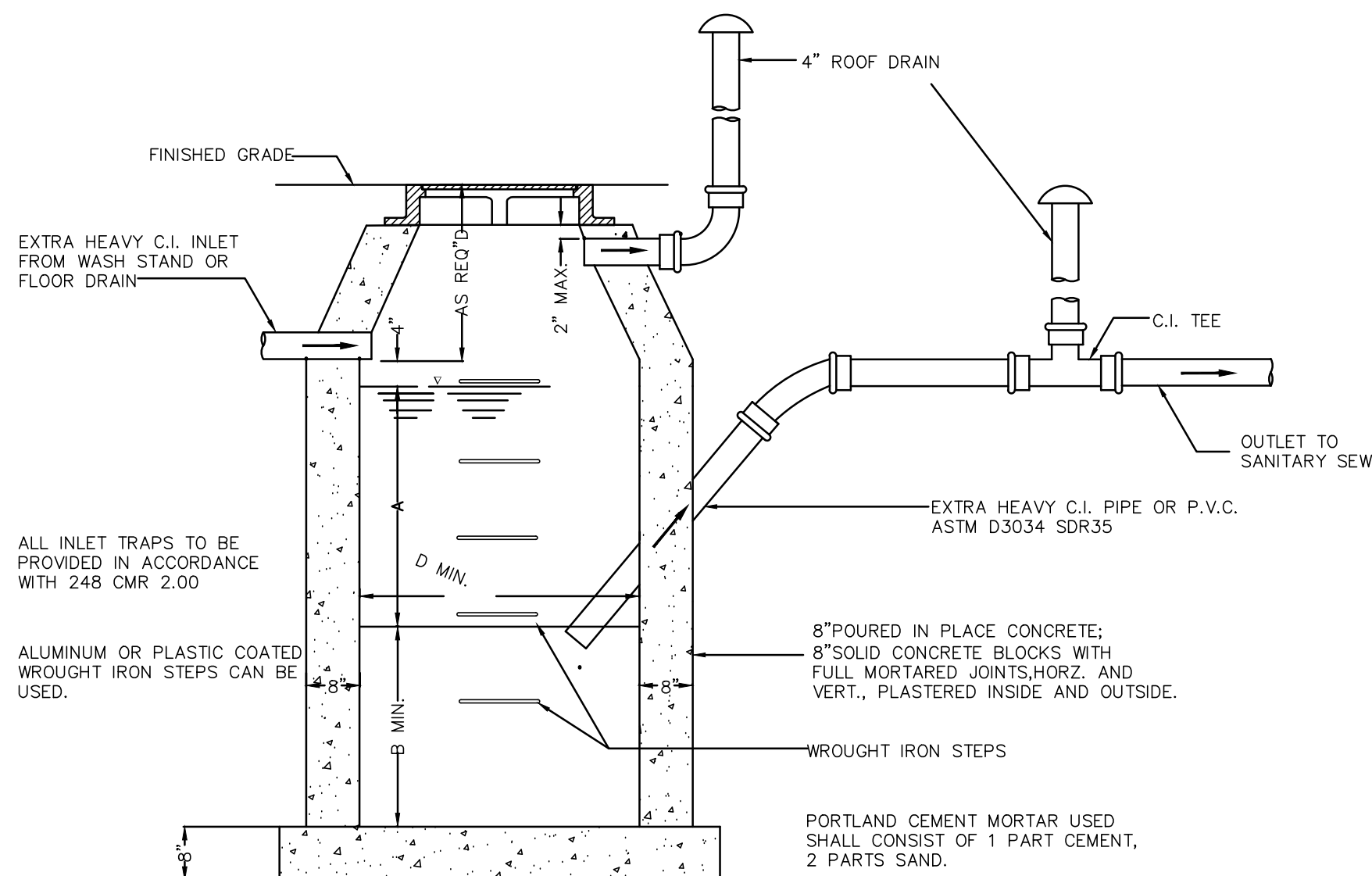
**CONCRETE THRUST BLOCK**  
NOT TO SCALE



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

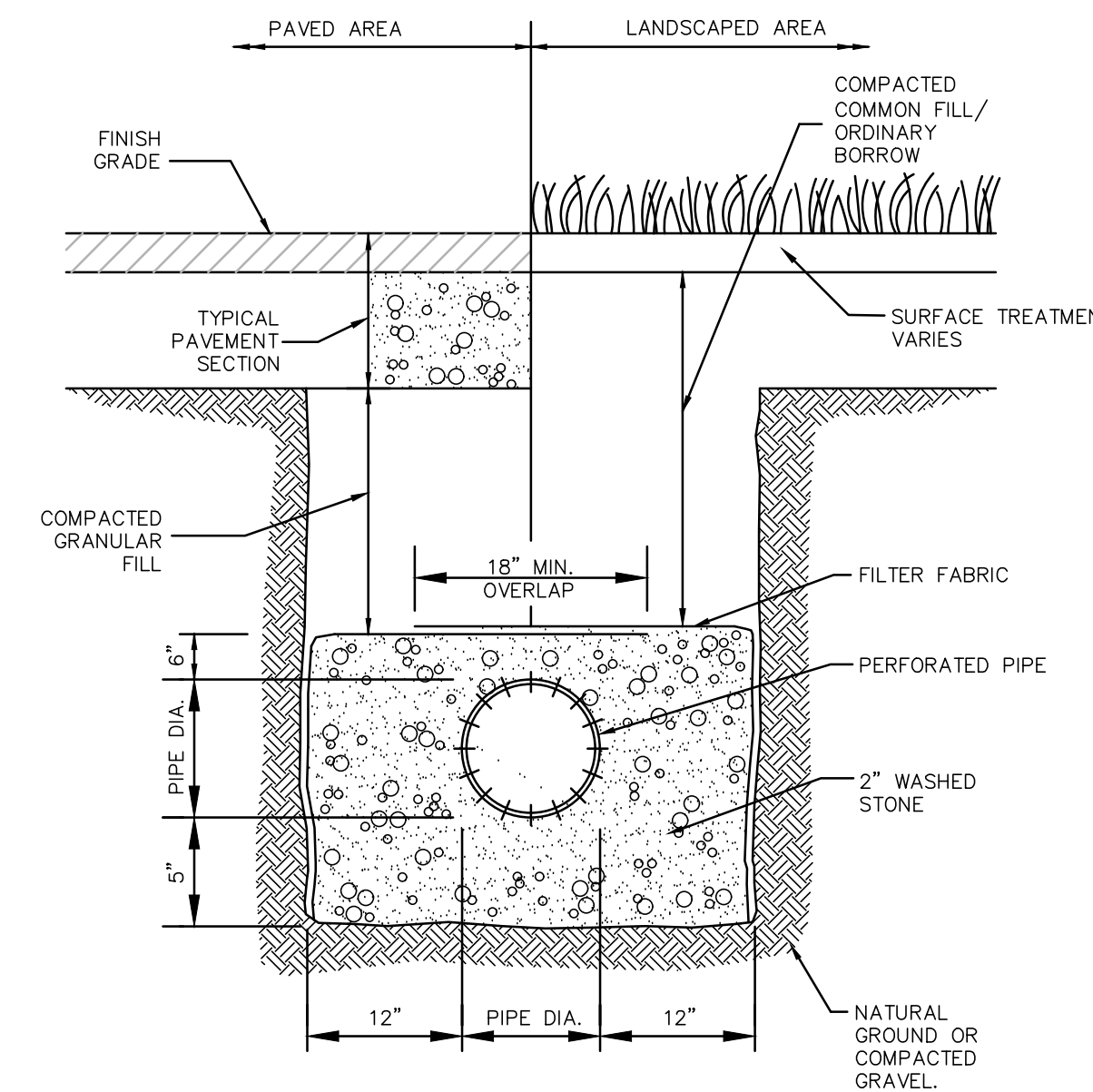
**PERVIOUS PAVER DETAIL**  
NOT TO SCALE

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"				

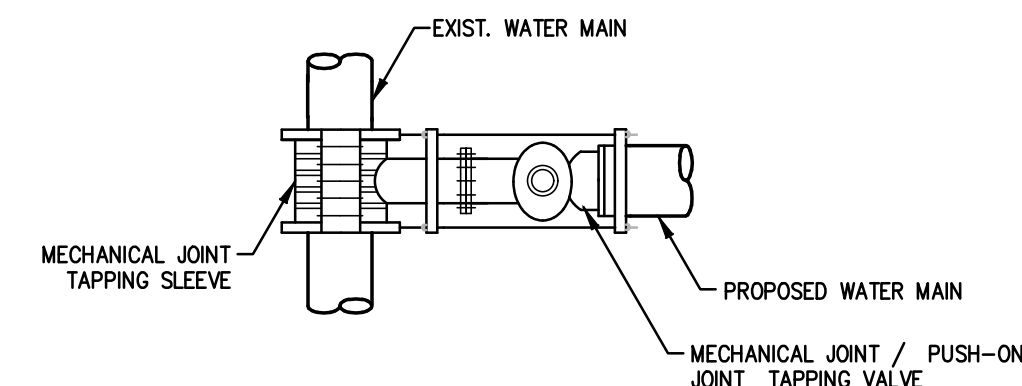


NOTES:  
FOR USE TO DRAIN INDOOR COVER AREAS ONLY.  
FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE.  
PRE-CAST SEPARATORS ARE TO HAVE ALL SPECIFIED HOLES EITHER CORE-BORED OR CAST IN PLACE.

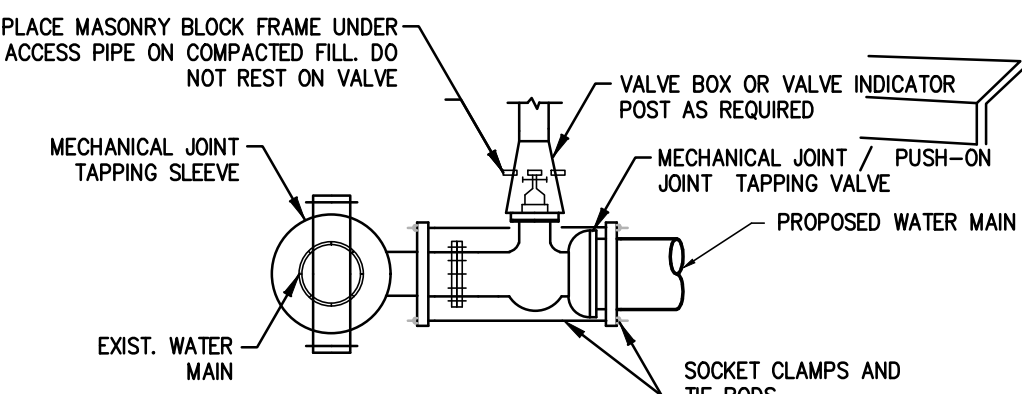
**GAS TRAP**  
SCALE: N.T.S.



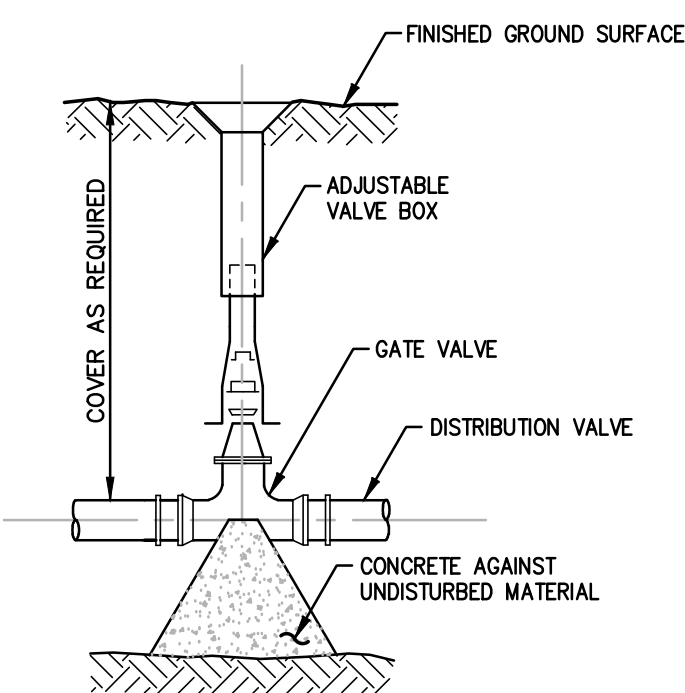
**12-INCH PERFORATED PIPE**  
NOT TO SCALE



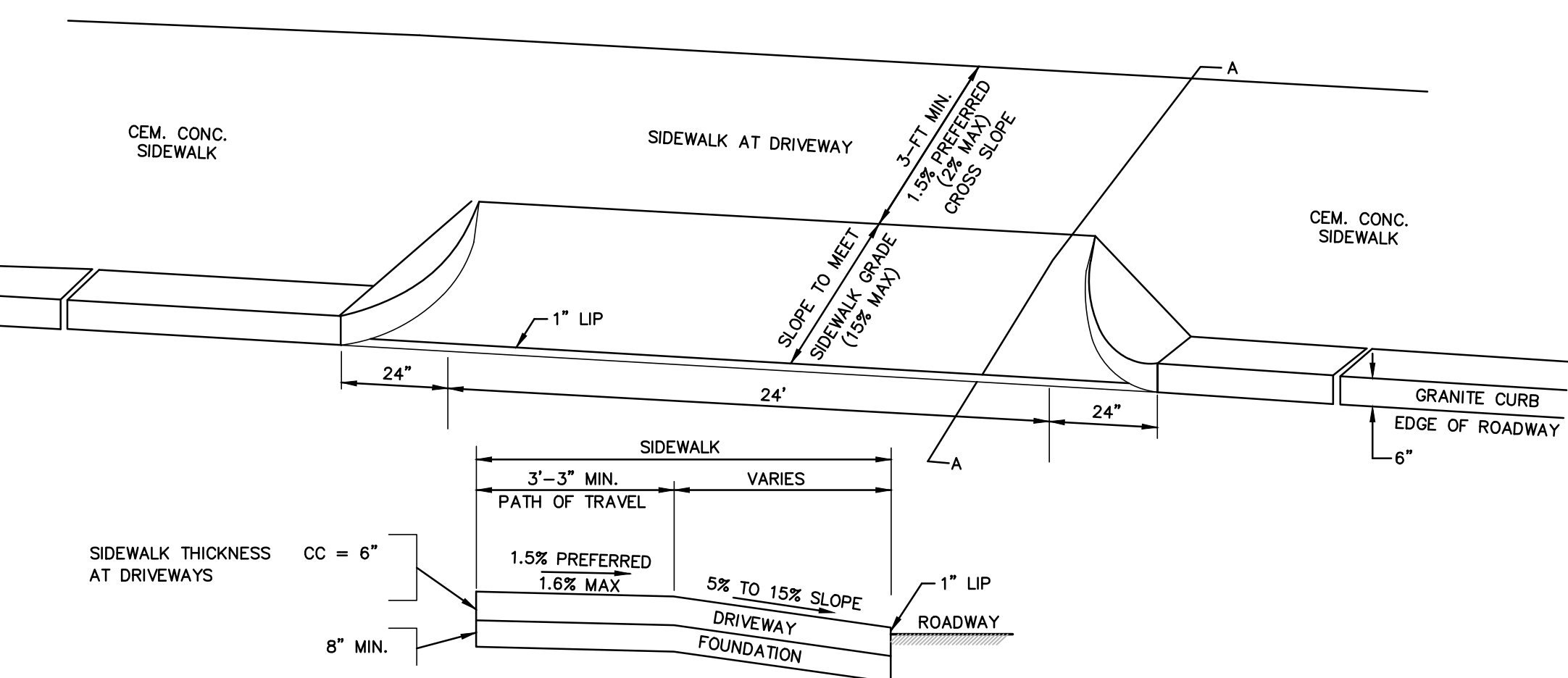
**TAPPING SLEEVE AND VALVE**  
NOT TO SCALE



**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  
Fax: (603) 610-7101

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

Professional Engineer for  
Engineering Alliance, Inc.

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