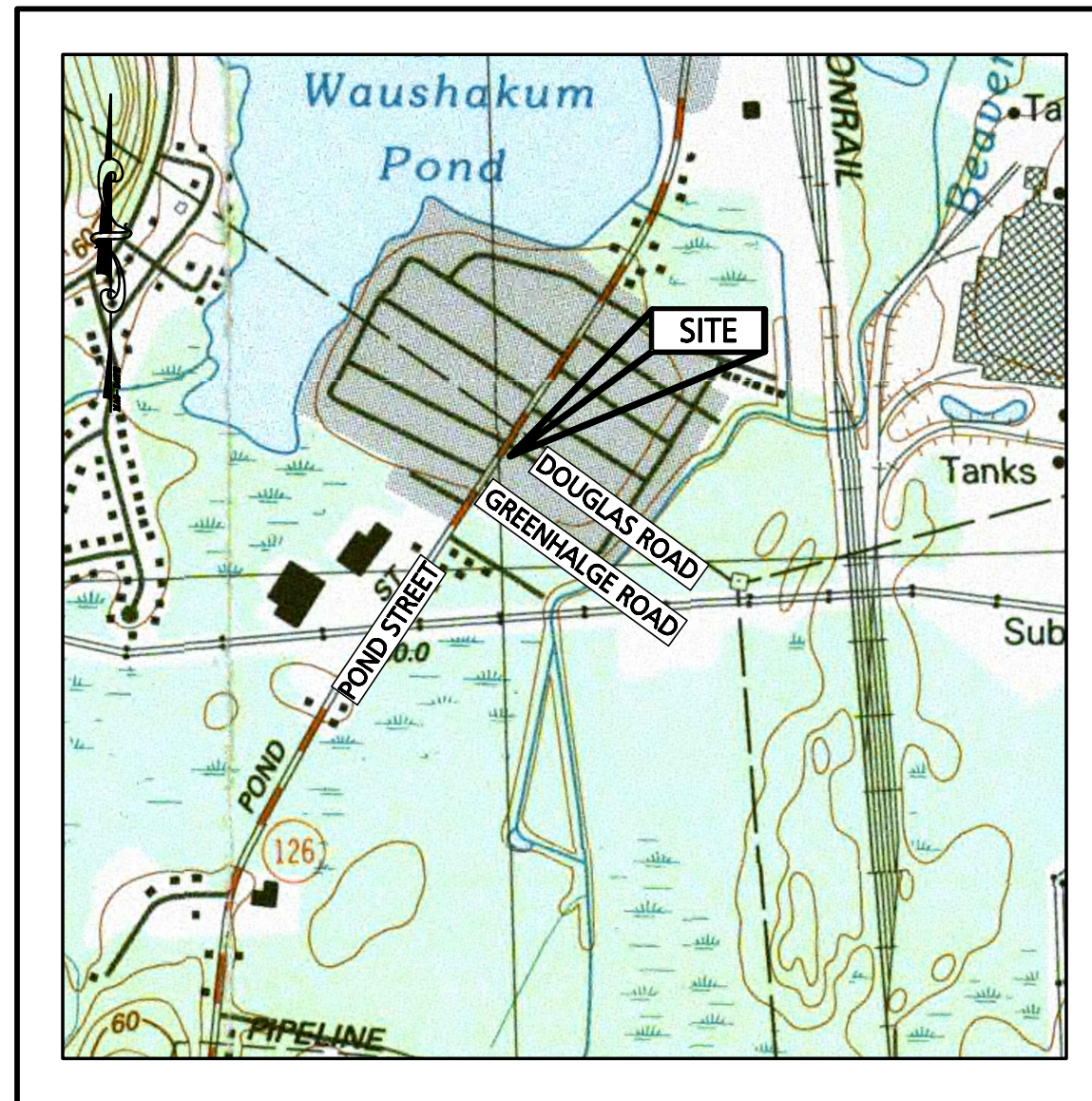


PROPOSED MIXED-USE BUILDING

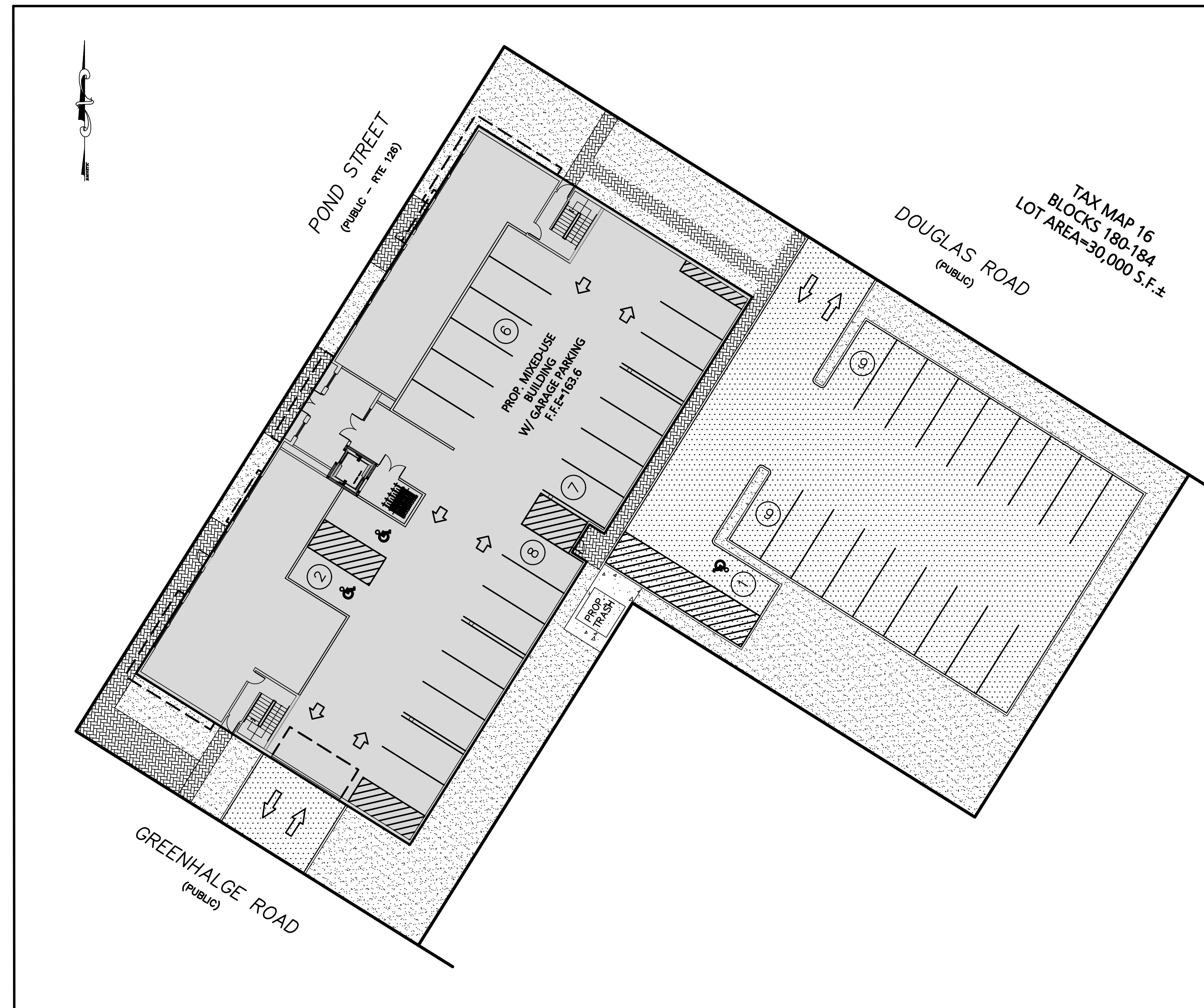
12 Pond Street
 (Tax Map I6, Block 180-184)
 Ashland, Massachusetts 01721



LOCUS MAP
 SCALE: 1"=1000'

OWNER/APPLICANT:
 12 POND STREET REALTY TRUST.
 11 PLACID ROAD
 NEWTON, MA 02549

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

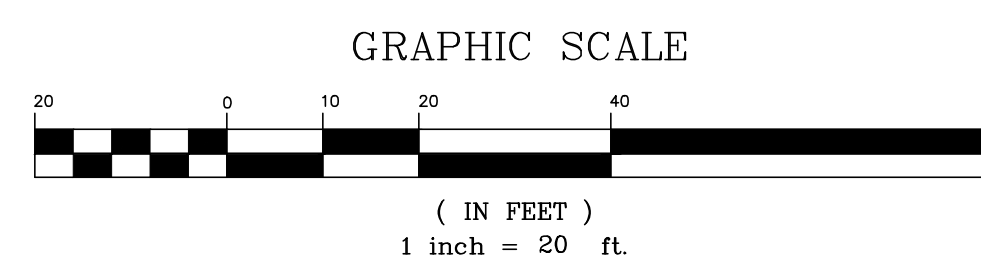


PREPARED BY:



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

KEY MAP



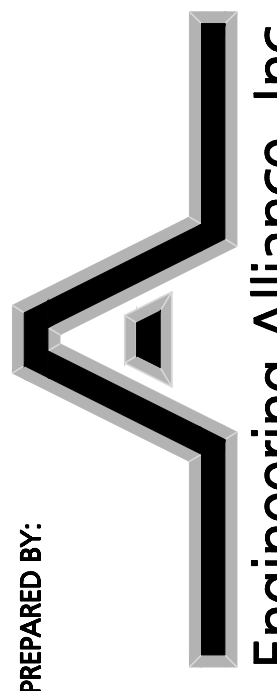
PREPARED FOR:
 12 Pond Street
 Realty Trust.
 11 Placid Road
 Newton, MA 02459

SHEET NUMBER AND TITLE

- C-0 COVER SHEET
- C-1 EXISTING CONDITIONS PLAN
- C-2 SITE LAYOUT PLAN
- C-3 GRADING, DRAINAGE & UTILITIES PLAN
- D-1 CONSTRUCTION DETAILS

DATE	DESCRIPTION OF REVISION

PREPARED BY:



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

PROJECT:

Site Plan
 12 Pond Street
 (Tax Map 16 Blocks 180-184)
 Ashland, Massachusetts

PROJECT # : 19-58506	DATE: August 5, 2019	DWG FILE NAME: 19-58506.dwg	CHECKED BY: Richard A. Salvo, P.E.
SCALE: AS NOTED	DESIGN BY: Cahin Reach		



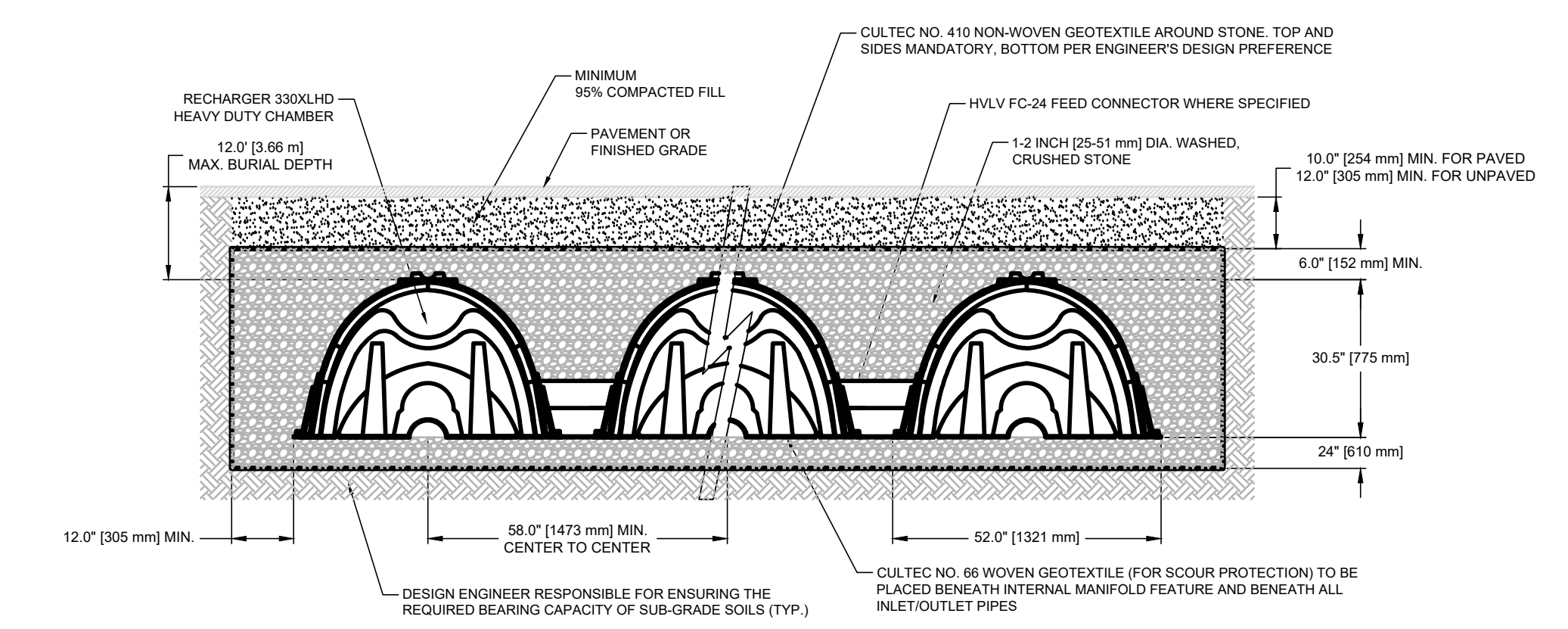
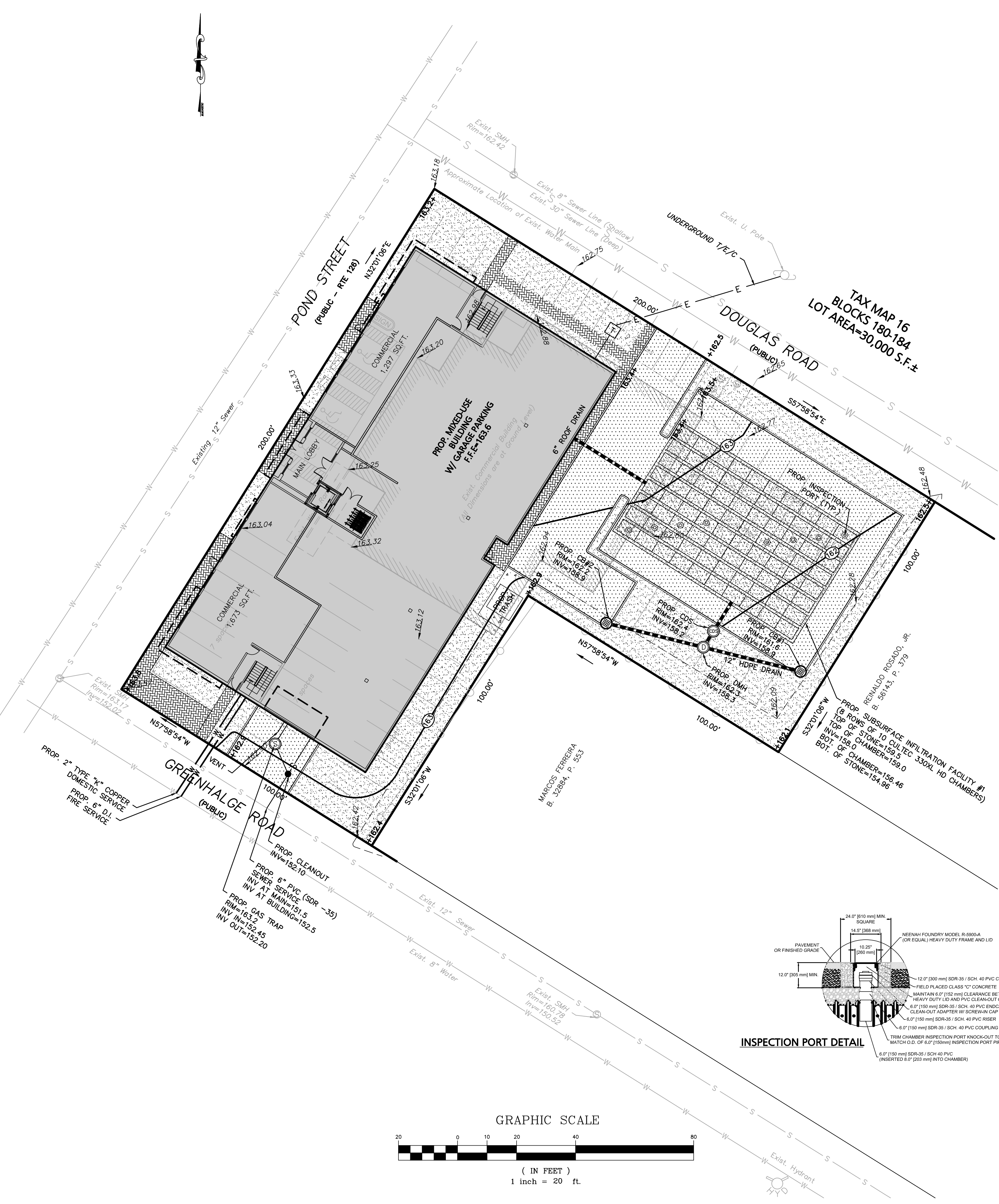
Professional Engineer for
 Engineering Alliance, Inc.

APPLICANT:

12 Pond Street Realty Trust.
 11 Placid Road
 Newton, MA 02459

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

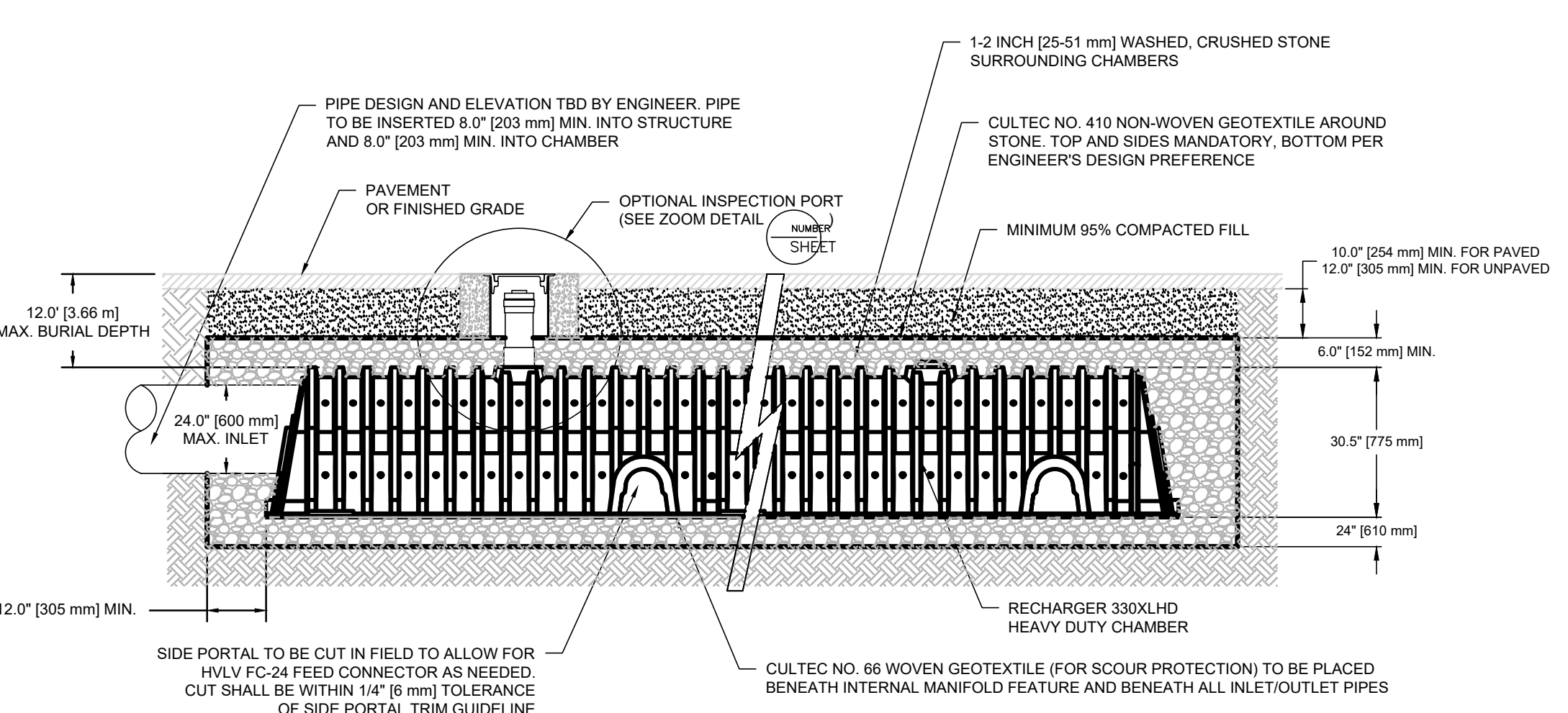
LEGEND - GRADING AND DRAINAGE	
PROPERTY LINE	—
EXISTING BUILDING	▨
PROPOSED BUILDING	▩
PROPOSED BIT. CONCRETE SIDEWALK	▧
PROPOSED LANDSCAPED AREA	▨
PROPOSED BIT. CONC. CURB	—
PROPOSED DRAIN	—
PROPOSED CATCHBASIN	⊗
PROPOSED DRAIN MANHOLE	⊙
PROPOSED CDS UNIT	⊕
PROPOSED TRANSFORMER	⊠
PROPOSED CONTOUR	—
PROPOSED SPOT SHOT	+ 100.0



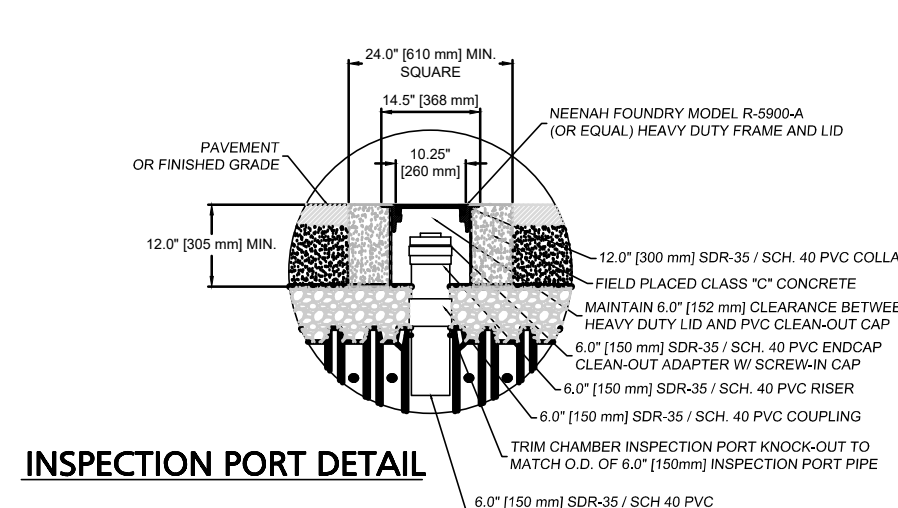
GENERAL NOTES
 RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT (1.05 m³/m) PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED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

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.

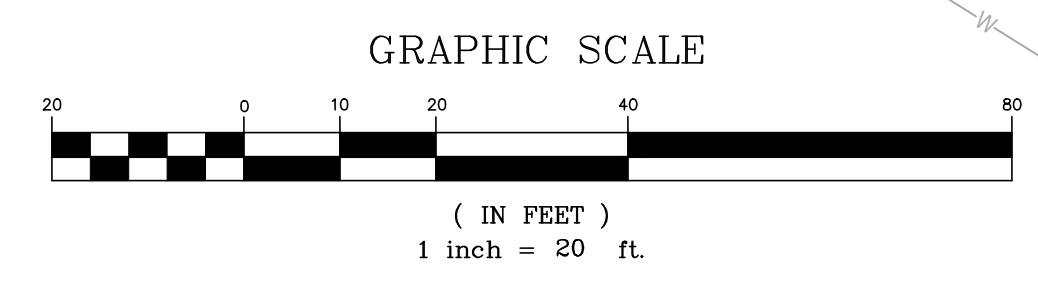
TYPICAL CROSS SECTION



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



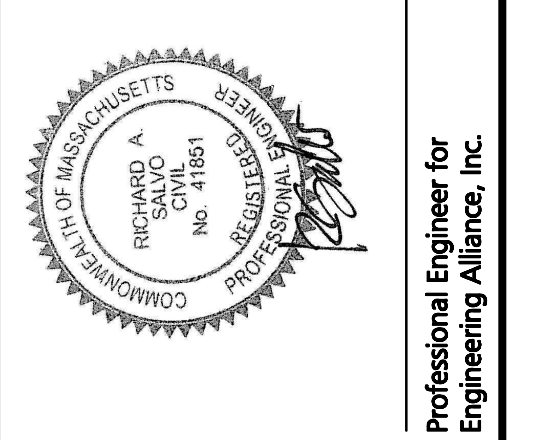
INSPECTION PORT DETAIL



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

PROJECT:
Site Plan
 12 Pond Street
 (Tax Map 16 Blocks 180-184)
 Ashland, Massachusetts

DATE: August 5, 2019
 DWG FILE NAME: 19-58506.dwg
 SCALE: AS NOTED
 CHECKED BY: Richard A. Salvo, P.E.
 DESIGN BY: Calvin Reach



APPLICANT:
12 Pond Street Realty Trust.
 11 Plead Road
 Newton, MA 02459

DRAWING TITLE:
Grading, Drainage and Utility Plan

DWG. NO.
C-3

NO.	DATE	DESCRIPTION OF REVISION

12 POND STREET, ASHLAND, MA 01721

LOT SIZE: 30,000 SQ. FT.
 ZONING DISTRICT: PSMUOD
 # OF STORIES: 3-STORY WOOD FRAME

	1-BED	2-BED	TOTAL
1ST FL.	COMMERCIAL		
2ND FL.	0	8	8
3RD FL.	0	8	8
	0	16	16

2-BEDROOM AVG. SQ.FT. = 1,350 SQ.FT.

OF PARKING: GARAGE: 23 SPACES
 EXT. SITE: 19 SPACES
 RESIDENTIAL PARKING SPACE:
 -16 UNIT @ 1.5 PARKING/DWELLING
 = 24 REQUIRED PARKING

COMMERCIAL SPACE:
 2,970 LEASE-ABLE SPACE
 -1 SPACE REQUIRED FOR 250 SF
 = 12 REQUIRED PARKING

TOTAL PROJECT REQUIRED PARKING: 36
 PROPOSED PARKING: 42

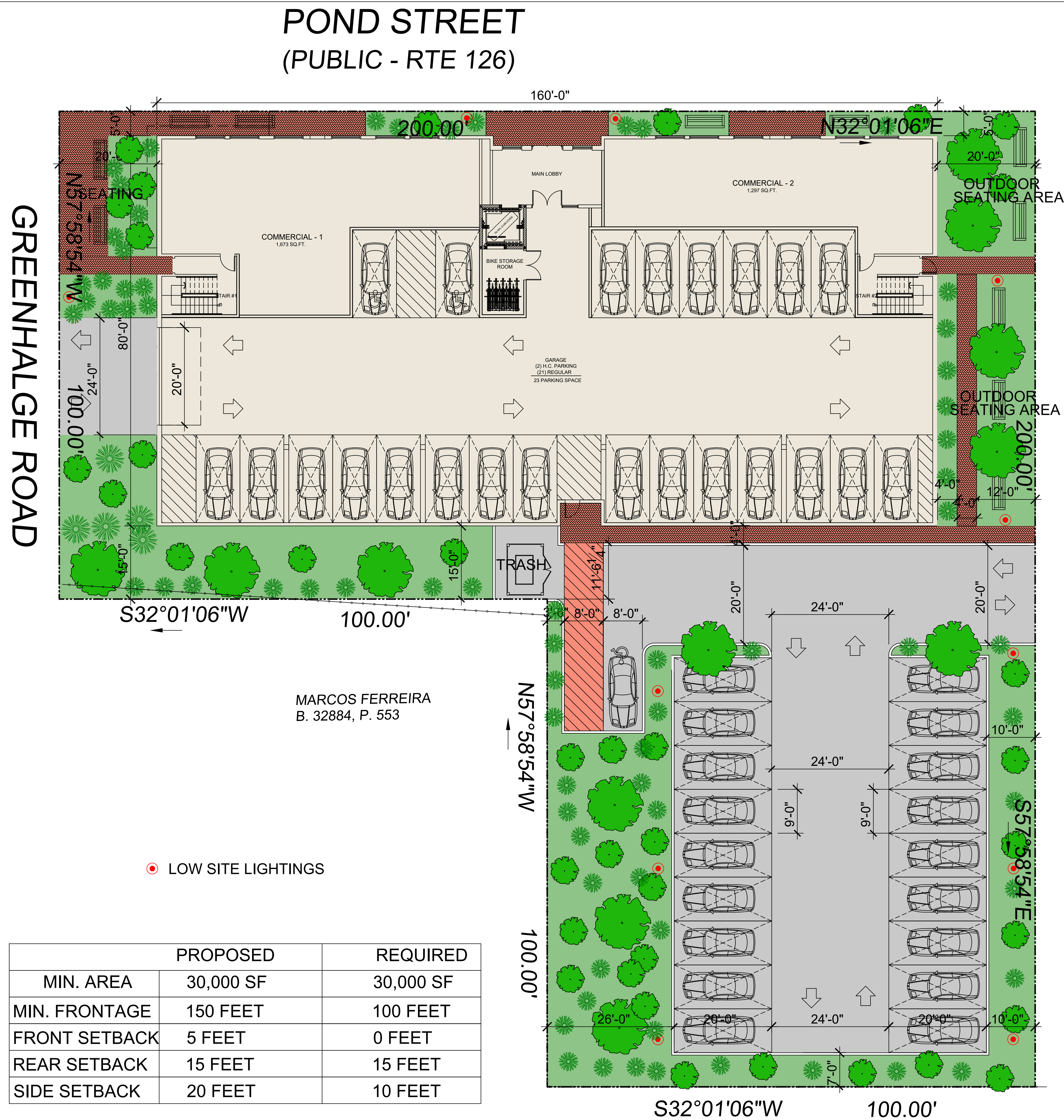
FIRST FLOOR GROSS SQ.FT. = 12,799 SQ.FT.
 -COMMERCIAL-#1: 1,673 SF
 -COMMERCIAL-#2: 1,297 SF

SECOND FLOOR GROSS SQ.FT. = 12,799 SQ.FT.
 THIRD FLOOR GROSS SQ.FT. = 12,799 SQ.FT.

TOTAL BUILDING SQ.FT. = 38,397 SQ.FT.

38,397 / 30,000 SQ = 1.28 F.A.R.

GREENHALGE ROAD
(PUBLIC)



● LOW SITE LIGHTINGS

	PROPOSED	REQUIRED
MIN. AREA	30,000 SF	30,000 SF
MIN. FRONTAGE	150 FEET	100 FEET
FRONT SETBACK	5 FEET	0 FEET
REAR SETBACK	15 FEET	15 FEET
SIDE SETBACK	20 FEET	10 FEET

REINALDO ROSADO, JR.
 B. 56143, P. 379

General Notes

DOUGLAS ROAD
(PUBLIC)

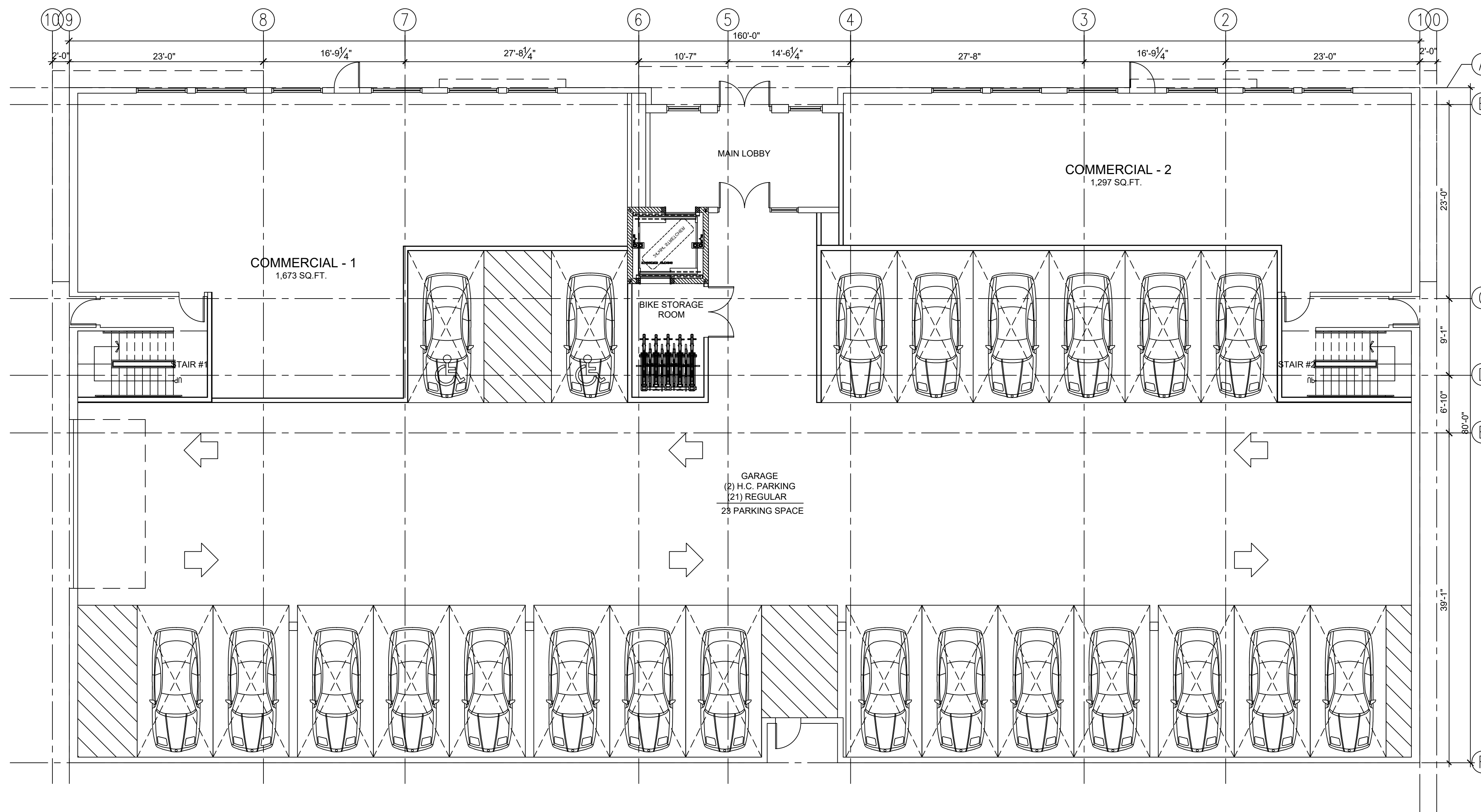


No.	Revision/Issue	Date
1	DWG. REVISION	5/27/19

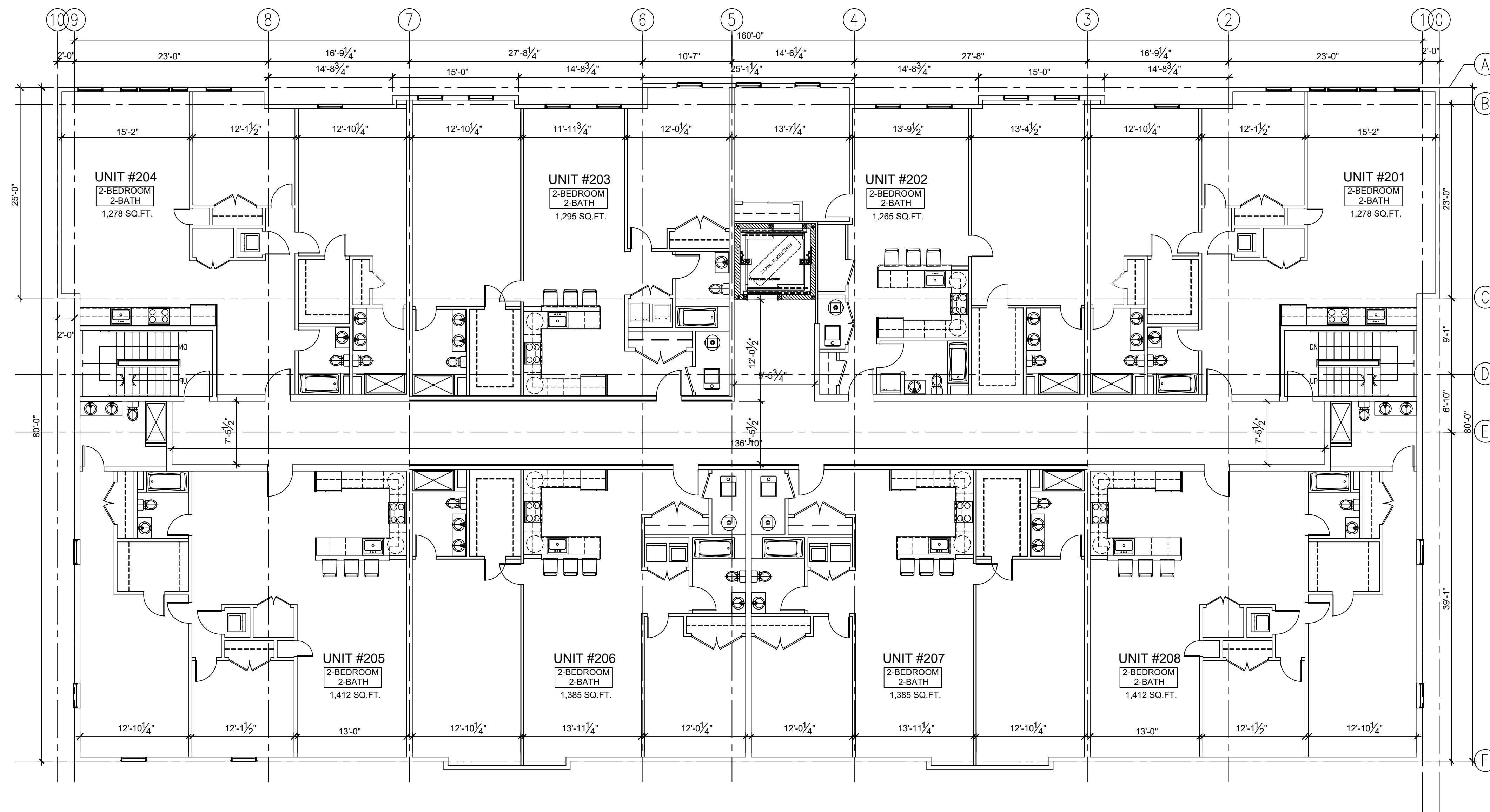


Project Name and Address
MIXED-USE BUILDING
 COMMERCIAL & RESIDENTIAL
 12 POND STREET
 ASHLAND, MA 01721

Project	Sheet
1018	L-1
Date: 03/05/2019	Scale: As Noted

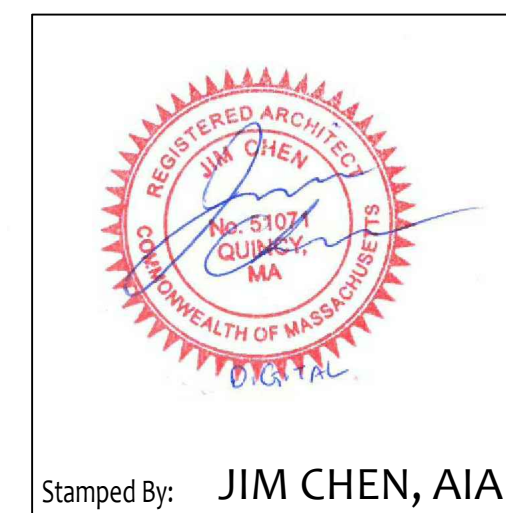


Revisions	



MIXED-USE BUILDING
COMMERCIAL + RESIDENTIAL

12 POND STREET
ASHLAND, MA 01721



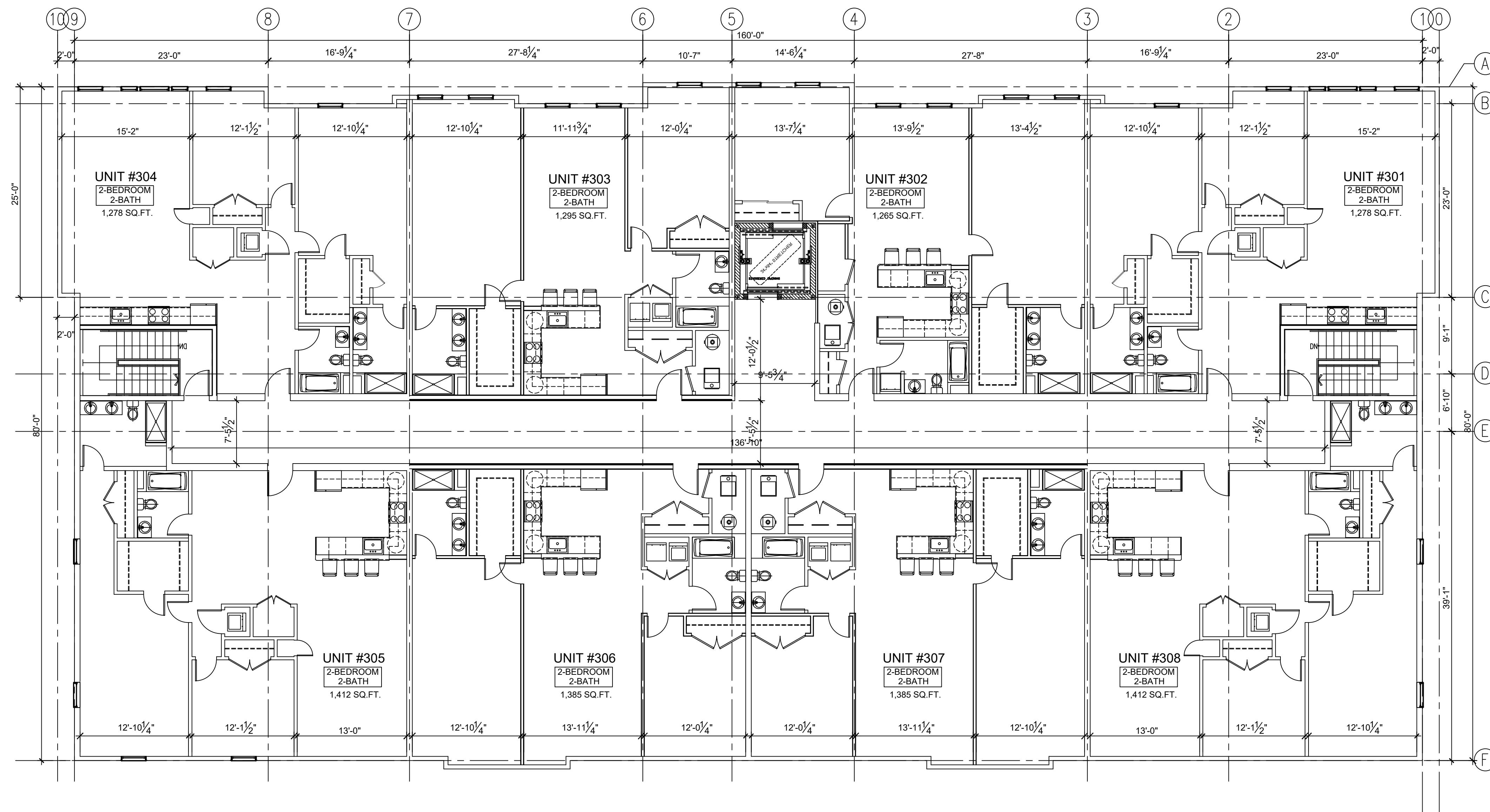
Drawn By: J.C.
Checked By:
Date: 03/09/2019

Project No. JCA #1918
File Name: A-1.dwg
Drawing Title:

Revisions		

PROPOSED SECOND FLOOR PLAN

Sheet No. **A-2**
Scale: 3/32" = 1'-0"




Revisions		




 730 HANCOCK STREET
 QUINCY, MA 02170
 TEL: (617) 642-2882
 EMAIL: JIM.CHEN5408@GMAIL.COM

MIXED-USE BUILDING
 COMMERCIAL + RESIDENTIAL

12 POND STREET
 ASHLAND, MA 01721


 Stamped By: JIM CHEN, AIA

Drawn By: J.C.
 Checked By:
 Date: 03/09/2019
 Project No. JCA #1918
 File Name: A-401.dwg
 Drawing Title:

Revisions	


PERSPECTIVE
 RENDERING VIEW
 FROM POND STREET

Sheet No. **R-1**
 Scale: N.T.S.




 730 HANCOCK STREET
 QUINCY, MA 02170
 TEL: (617) 642-2882
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MIXED-USE BUILDING
 COMMERCIAL + RESIDENTIAL
 12 POND STREET
 ASHLAND, MA 01721


 Stamped By: JIM CHEN, AIA

Drawn By: J.C.
 Checked By:
 Date: 03/09/2019
 Project No. JCA #1918
 File Name: A-401.dwg
 Drawing Title:


Revisions	

PERSPECTIVE
 RENDERING VIEW
 FROM POND STREET
 Sheet No. **R-2**
 Scale: N.T.S.




 730 HANCOCK STREET
 QUINCY, MA 02170
 TEL: (617) 642-2882
 EMAIL: JIM.CHEN5408@GMAIL.COM

MIXED-USE BUILDING
 COMMERCIAL + RESIDENTIAL
 12 POND STREET
 ASHLAND, MA 01721


 Stamped By: JIM CHEN, AIA

Drawn By: J.C.
 Checked By:
 Date: 03/09/2019
 Project No. JCA #1918
 File Name: A-401.dwg
 Drawing Title:

Revisions

No.	Description

PERSPECTIVE
 RENDERING VIEW
 FROM POND STREET
 Sheet No. **R-3**
 Scale: N.T.S.