

**LEGEND - SITE LAYOUT PLAN**

PROPERTY LINE	
EXISTING BUILDING	
EXISTING EDGE OF PAVEMENT	
EXISTING CURB	
PROPOSED BUILDING	
PROPOSED PARKING COUNT	
MECHANICAL STACKER	
PROPOSED TRAFFIC ARROW	
PROPOSED ACCESSIBLE PARKING SPACE	

**LAND USAGE TABLE**  
CH (PSMUOD: OVERLAY DISTRICT)

ITEM	REQUIRED	PROVIDED	EXEMPT REQUESTED
MINIMUM LOT AREA (S.F.)	30,000 S.F.	30,000 S.F.	NO
MINIMUM FRONTAGE	150 FT	200 FT	NO
MINIMUM FRONT YARD SETBACK	0 FT	5 FT	NO
MINIMUM SIDE YARD SETBACK	10 FT	20 FT	NO
MINIMUM REAR YARD SETBACK	15 FT	15 FT	NO
MAXIMUM NUMBER OF STORIES	5	3	NO
MAXIMUM HEIGHT (FT)	35	35 FT	NO

**PARKING CALCULATIONS**

COMPONENT	REQUIRED	PROPOSED
MIXED-USE BUILDING		
RESIDENTIAL (16 UNITS)	24 SPACES (1.5 SPACES PER UNIT) 16 units x 1.5 spaces = 24 Spaces	30 SPACES (Garage Spaces) 2 SPACES (for Accessible Parking)
COMMERCIAL (4,202 S.F.)	17 SPACES (1 space per 250 S.F.) 4,202 S.F. / 250 = 16.8 Spaces	18 SPACES (Exterior Spaces) 1 SPACES (Ext. Accessible Parking)
<b>TOTAL</b>	<b>41 SPACES</b>	<b>51 SPACES</b>

NOTE:  
1A. TOTAL NUMBER OF PARKING SPACES IN PARKING FACILITY: 51 SPACES  
MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED FOR 51-75 SPACES: 3 SPACES  
2A. STANDARD PARKING SPACES ARE 9'X20'

**SIGN TABLE**

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

DATE	DESCRIPTION OF REVISION
12/9/19	MODIFY PARKING, CURB CUTS AND SIDEWALKS

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

**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  
SCALE: AS NOTED  
DESIGN BY: Calvin Reach  
CHECKED BY: Richard A. Salvo, P.E.

Professional Engineer for  
Engineering Alliance, Inc.

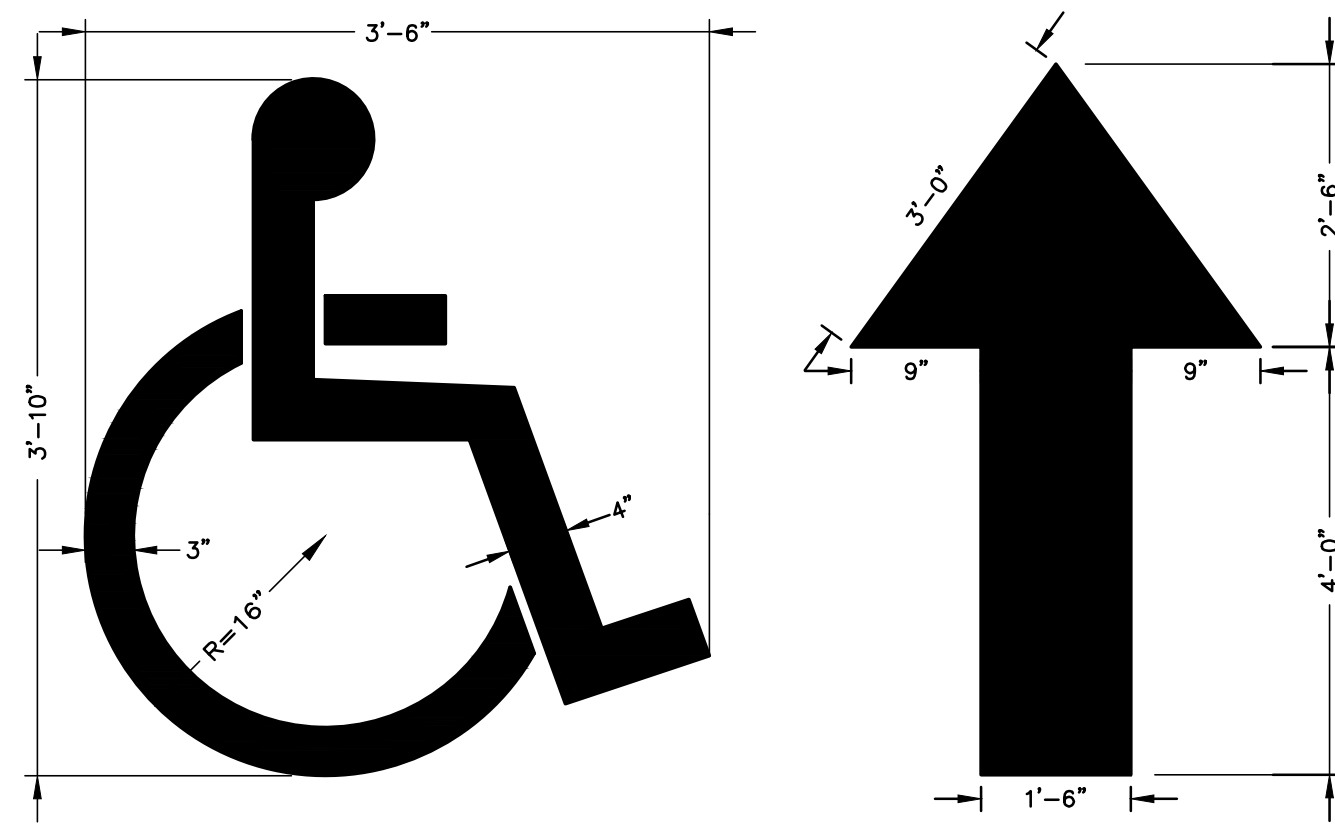
APPLICANT:  
**12 Pond Street Realty Trust.**  
11 Plead Road  
Newton, MA 02459

DWG. NO.  
**C-2**

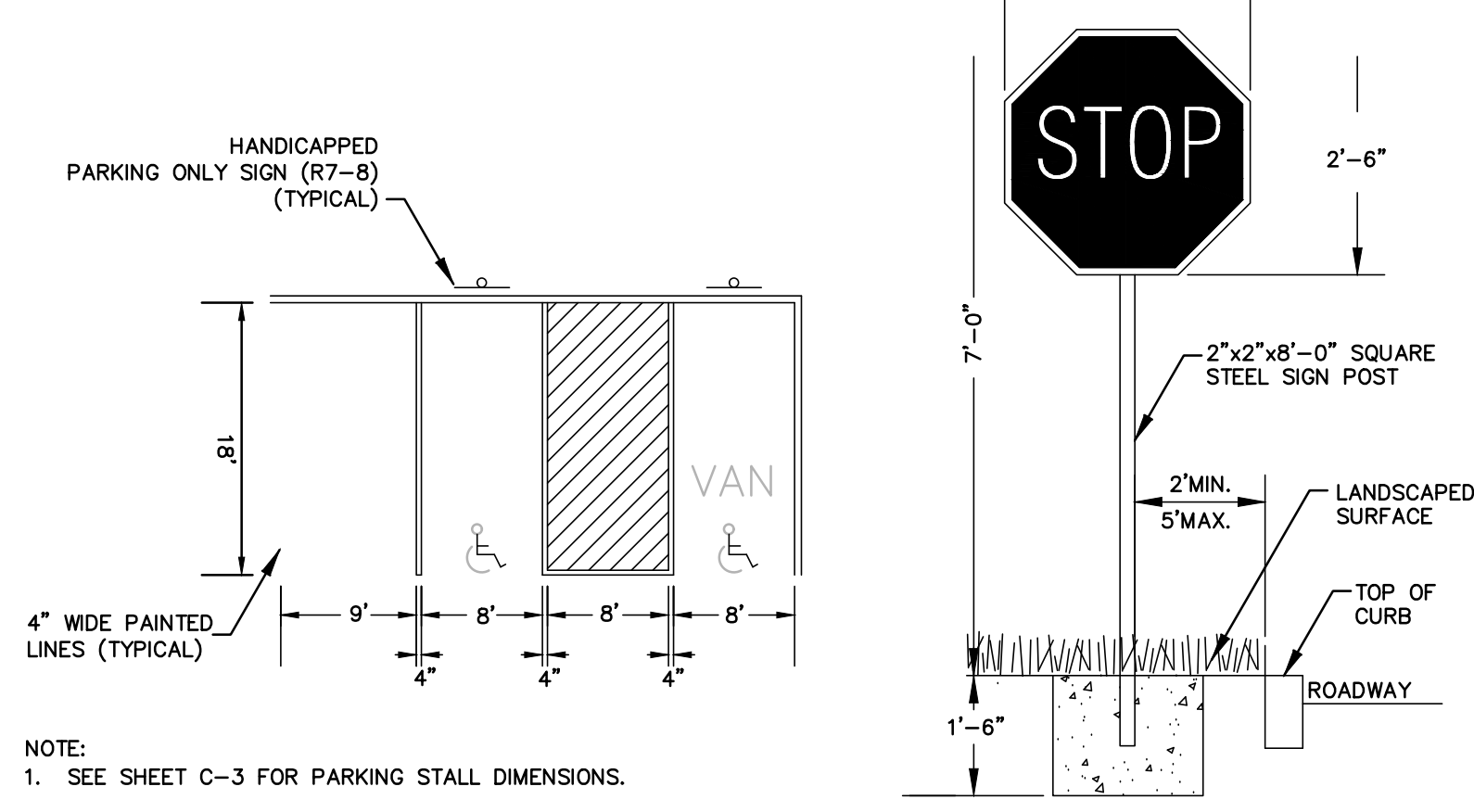
DRAWING TITLE:  
**Site Plan**



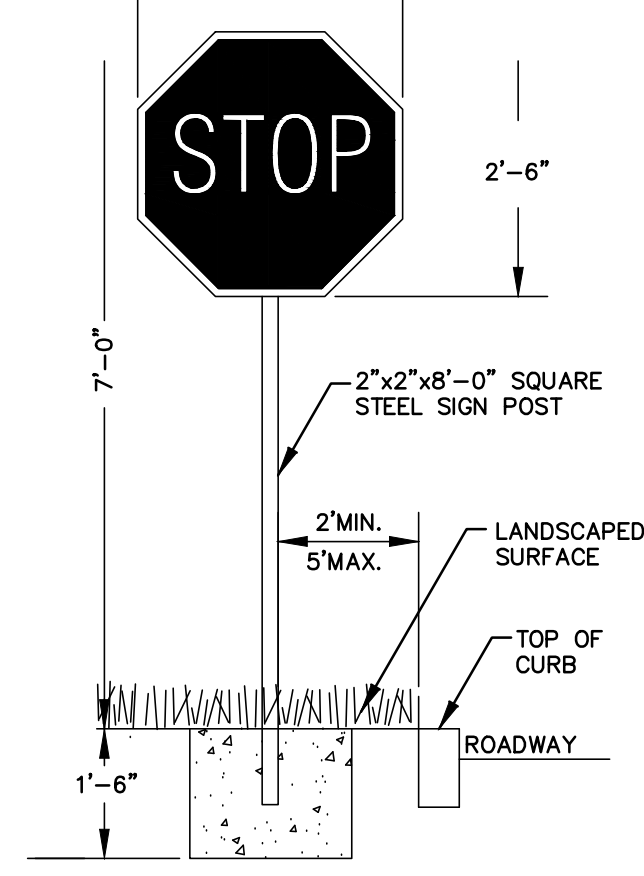




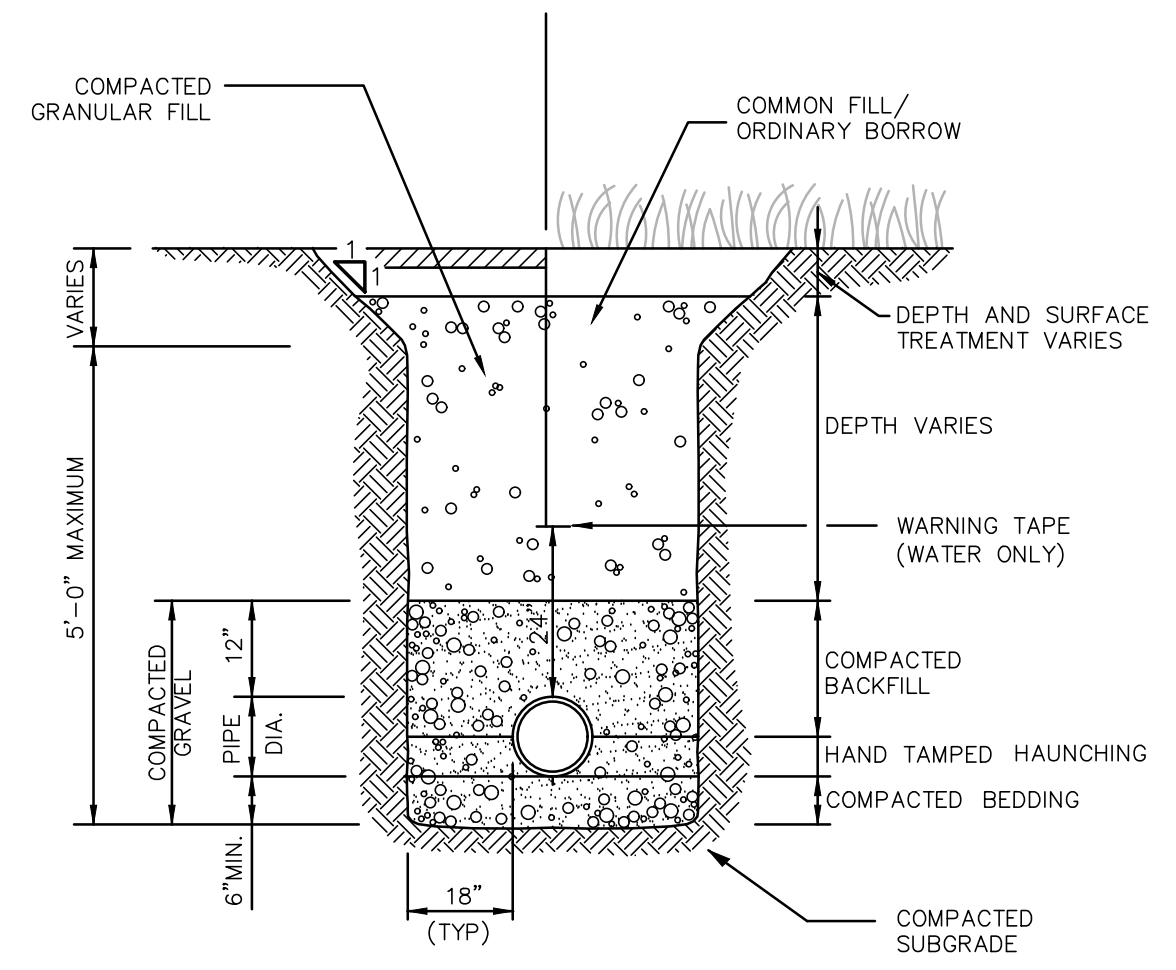
**PAINTED HANDICAP SYMBOL & TRAFFIC ARROW DETAIL**  
NOT TO SCALE



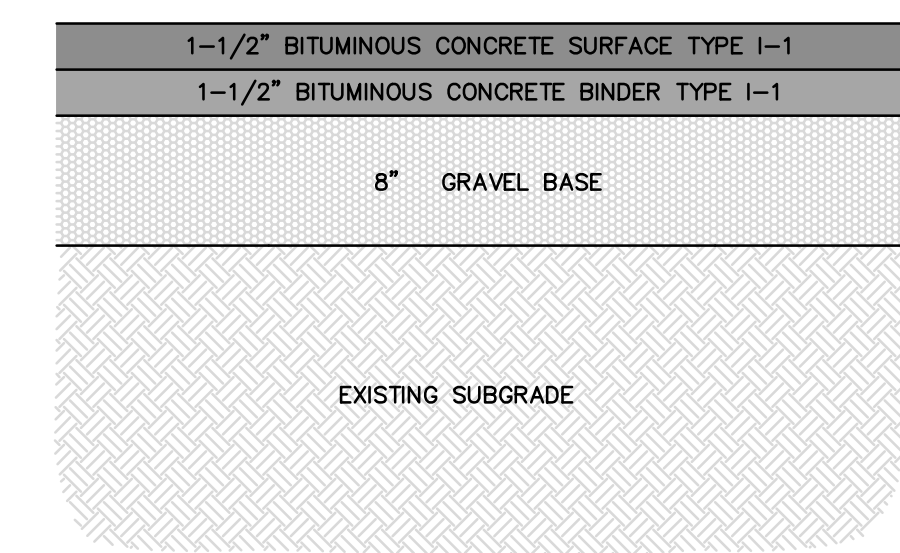
**HANDICAP AND STANDARD PARKING DETAIL**  
NOT TO SCALE



**TYPICAL SIGN DETAIL**  
NOT TO SCALE

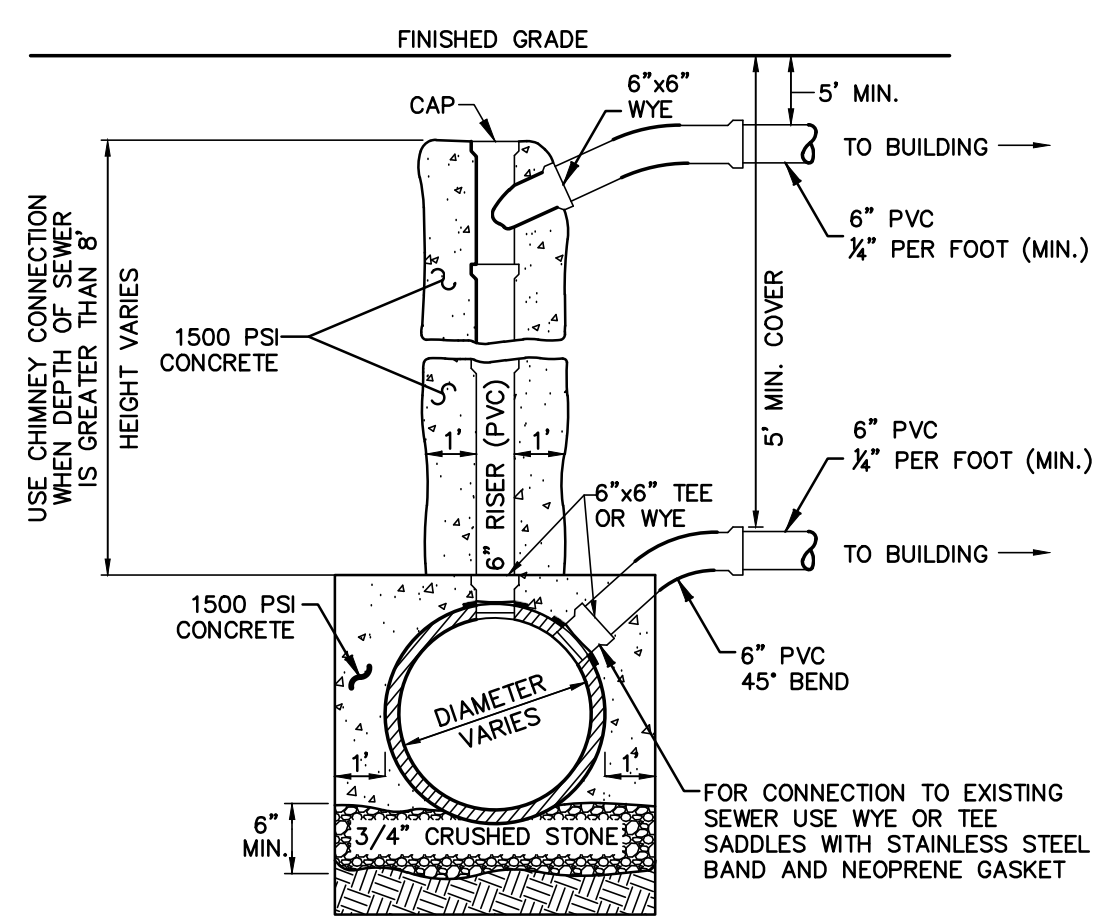


**UTILITY TRENCH**  
NOT TO SCALE

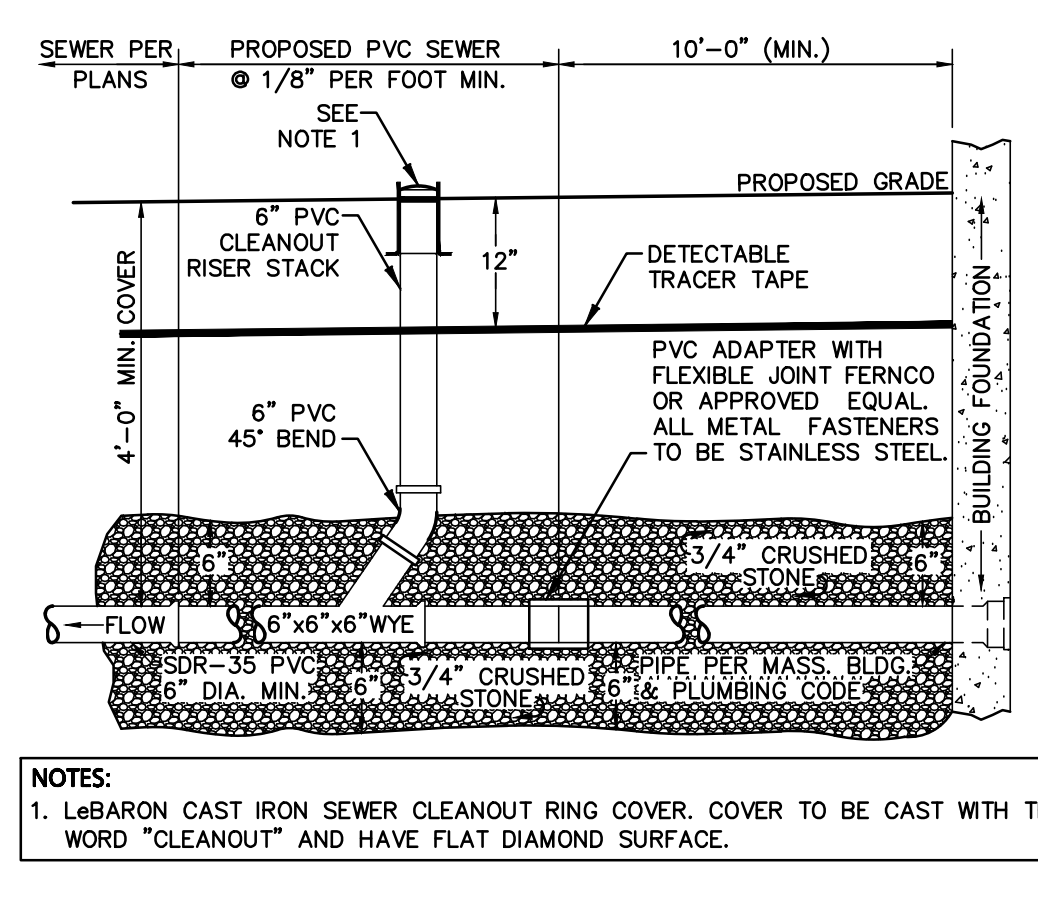


**NOTES:**  
1. NEW STANDARD PAVEMENT SHALL CONSIST OF A 3" TOTAL THICKNESS IN ALL PAVED AREAS OF MASSHIGHWAY CLASS 1, TYPE 1 BITUMINOUS CONCRETE APPLIED IN TWO COURSES, ONE 1-1/2" SURFACE COURSE OVER ONE 1-1/2" BINDER COURSE OVER AN 8" GRAVEL BASE COURSE. COMPACT THE UPPER 1/2" OF PAVEMENT SUBGRADE, BASE COURSE, PAVEMENT BINDER AND SURFACE COURSES TO 95 PERCENT OF MAXIMUM DENSITY, AS DETERMINED FOR EACH MATERIAL BY THE APPLICABLE TEST METHODS.  
2. OWNER'S ENGINEER RESERVES THE RIGHT TO REQUEST COMPACTION TESTS AND/OR CORE SAMPLES. IF TESTS ARE BEYOND THOSE REQUIRED BY THE SPECIFICATIONS AND PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF THE OWNER, OTHERWISE THE CONTRACTOR WILL BE RESPONSIBLE FOR TESTING COST

**STANDARD PAVEMENT SECTION**  
NOT TO SCALE

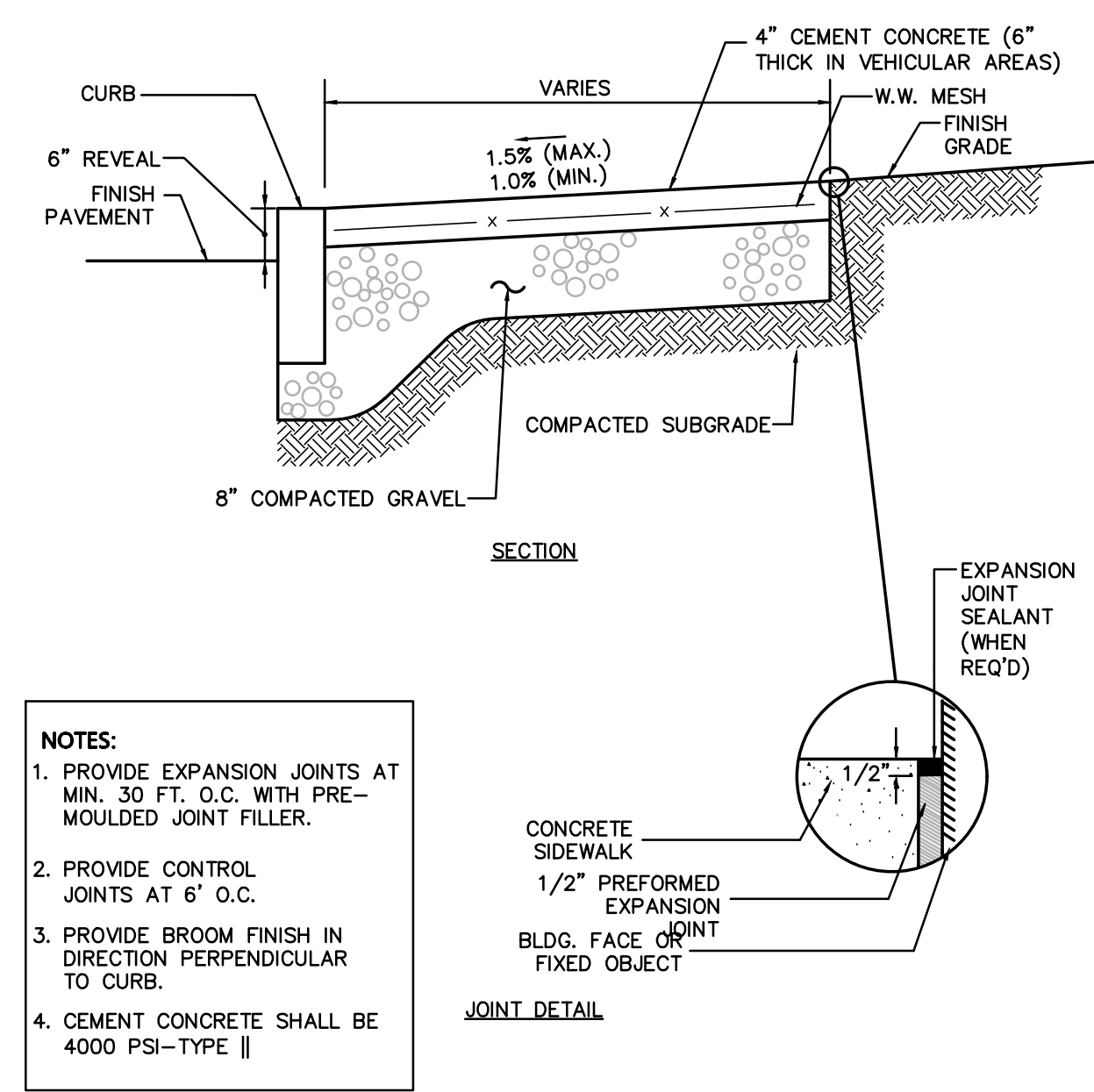


**SANITARY SEWER SERVICE AT MAIN**  
NOT TO SCALE



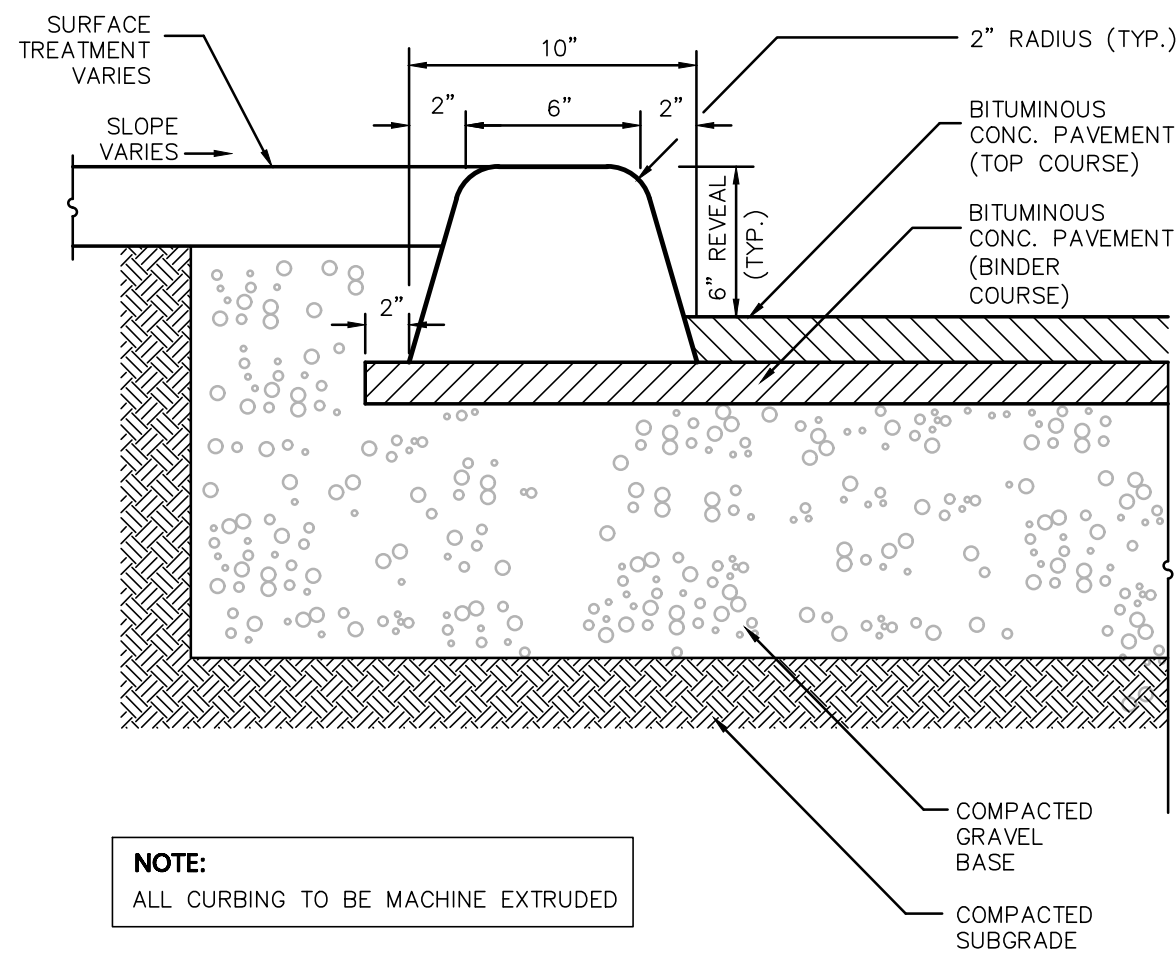
**NOTES:**  
1. LeBARON CAST IRON SEWER CLEANOUT RING COVER. COVER TO BE CAST WITH THE WORD "CLEANOUT" AND HAVE FLAT DIAMOND SURFACE.

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



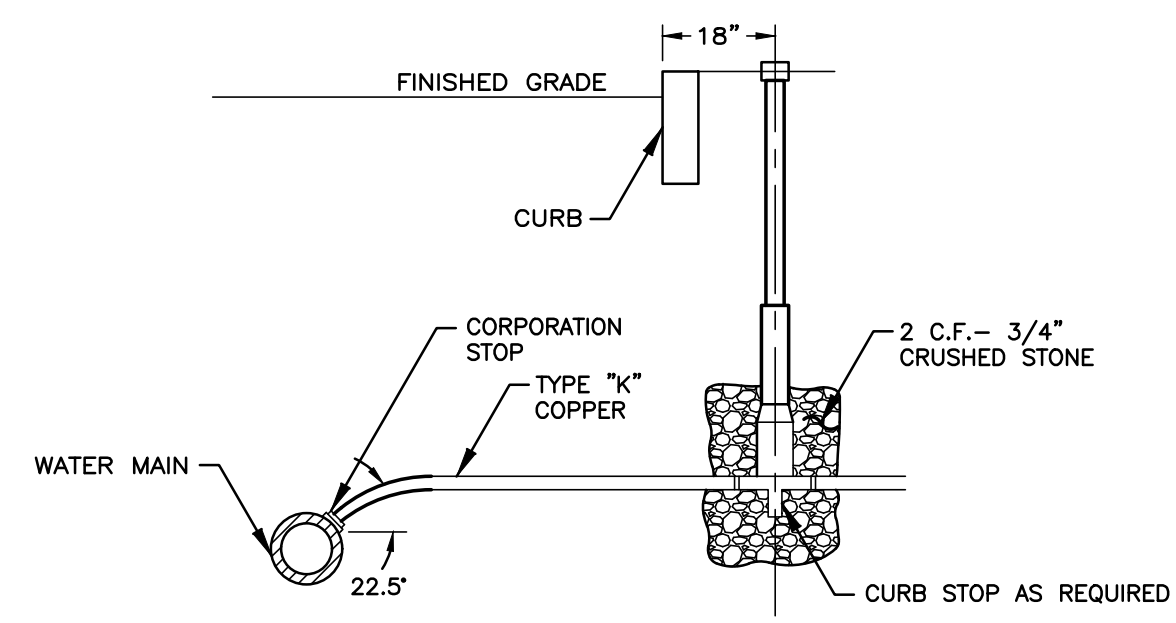
**NOTES:**  
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-MOULDED JOINT FILLER.  
2. PROVIDE CONTROL JOINTS AT 6' O.C.  
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.  
4. CEMENT CONCRETE SHALL BE 4000 PSI-TYPE II

**CONCRETE SIDEWALK**  
NOT TO SCALE

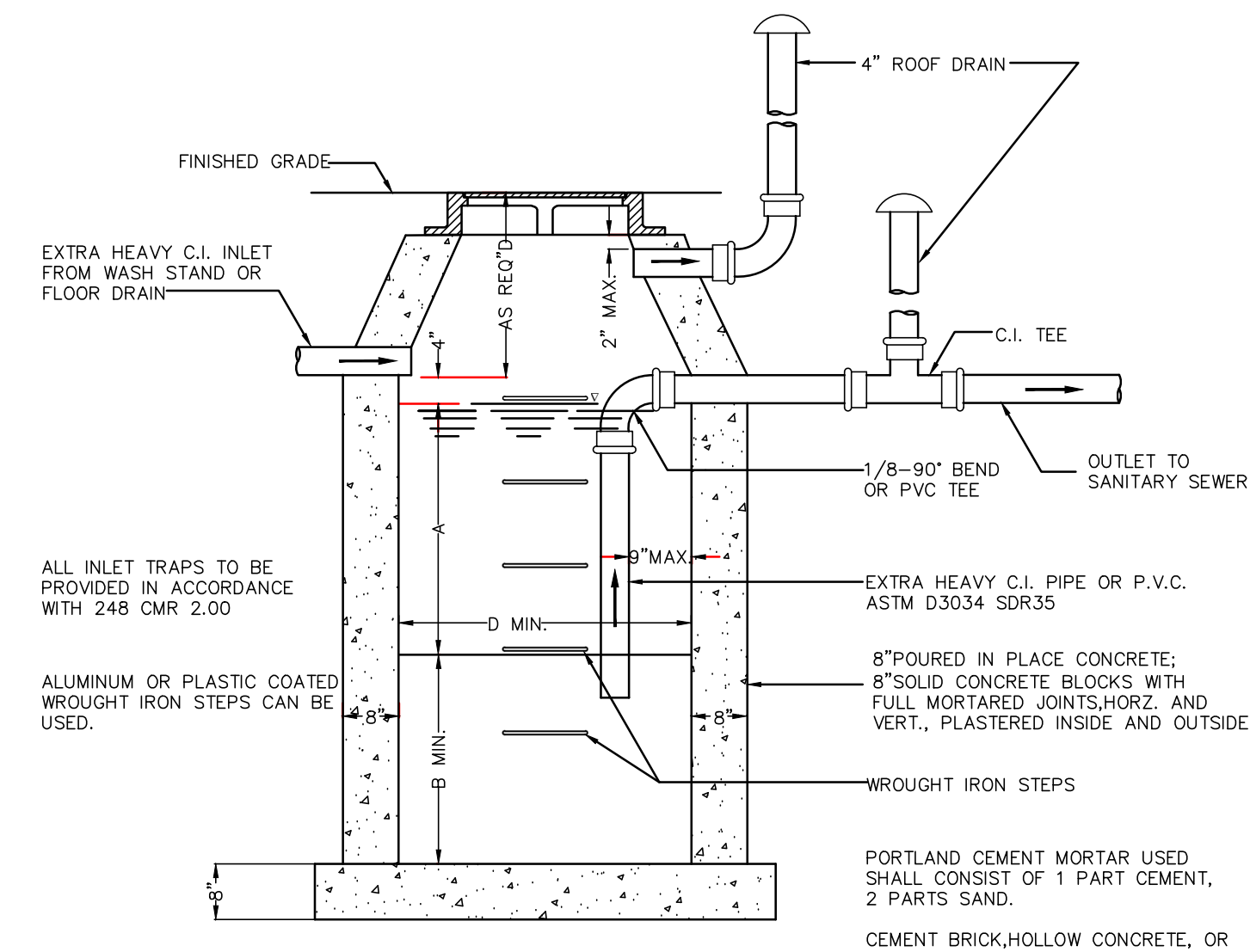


**NOTE:**  
ALL CURBING TO BE MACHINE EXTRUDED

**BITUMINOUS CURB**  
NOT TO SCALE



**TYPICAL WATER SERVICE CONNECTION**  
NOT TO SCALE



**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.

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

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

**DWG. NO.:** D-1

**DRAWING TITLE:** Construction Details

**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  
**DESIGN BY:** Calvin Reach  
**CHECKED BY:** Richard A. Salvo, P.E.

**PREPARED BY:** Engineering Alliance, Inc.  
Civil Engineering & Land Planning Consultants  
194 Central Street  
Saugus, MA 01906  
Tel: (603) 231-1349  
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**PROFESSIONAL ENGINEER:** RICHARD A. SALVO  
No. 41801  
COMMISSION EXPIRES: 12/31/2021

**DESCRIPTION OF REVISION**

**DATE**