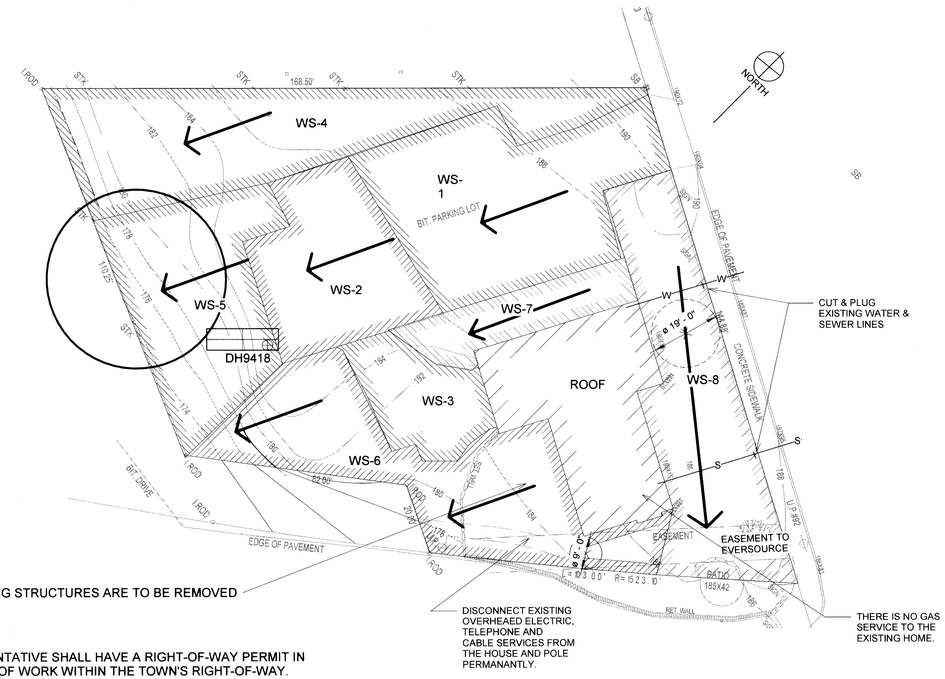
LOT AREA 20,952 SF

GREEN & SIDE WALK
AREA 8,148 SF [0.15]
TOTAL WS 18,266 SF
ROOF AREA 2,686 SF

PAVED AREA 6,082 SF

WS-1	3,131 SF
WS-2	1,868 SF
WS-3	935 SF
WS-4	3,236 SF
WS-5	2,370 SF
WS-6	3,065 SF
WS-7	844 SF
WS-8	2,817 SF
TOTAL WS	**18,266 SF**



DEEP HOLE TEST # 9418 ---ELEVATION 181.5'		SEPTEMBER 4, 18
GROUND WATER	DEPTH	DESCRIPTION
Y / N	0 - 3"	A / ASPHALT PAVING
Y / N	3 - 12"	B / GRAVEL (FILL)
Y / N	12" - 96"	C - 5YR 4/1 - SILTY SAND NO REDOX FOUND
SEASONAL HIGH WATERTABLE ESTABLISHED AT 120" - 171.5' ELEVATION		
NAME OF SOIL EVALUATOR - KANAYO LALA (SE 1305)		

DOWNTOWN OVERLAY DISTRICT

MULTIFAMILY RESIDENTIAL BUILDING

USE GROUP - R2;

TYPE OF CONSTRUCTION - 5B
WITH AUTOMATIC FIRE SPRINKLERS

LALA ASSOCIATES ENGINEERS LLC

37 OLD VILLAGE ROAD
ACTON, MA 01720
(978)337-5252
lalaengineers@gmail.com

CIVIL, ELECTRICAL & STRUCTURAL
ENGINEERING SERVICES

LIC.#40460-C(MA), 9227(NH),
84611(NY), 7736(VT)

"APPROVED BY THE PLANNING BOARD"

"PLAN COMPLIES WITH DESIGN STANDARDS AND LOCATION REQUIREMENTS OF PLANNING BOARD" AND "BOARD OF CONSERVATION"

NOTES:

a)THE CONTRACTOR OR REPRESENTATIVE SHALL HAVE A RIGHT-OF-WAY PERMIT IN HAND PRIOR TO COMMENCEMENT OF WORK WITHIN THE TOWN'S RIGHT-OF-WAY.

b)THE SITE SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.

c)ALL 6-INCH DRAIN PIPES SHALL BE INSTALLED WITH SLOPES BETWEEN 0.01 (1%) AND 0.005 (1/2%).

d)IF RELOCATION OF ANY WATER & SEWER UTILITIES ARE NECESSARY, ALL MATERIALS AND INSTALLATION DETAILS SHALL BE AS PRESCRIBED BY THE WATER AND SEWER DIVISION'S FIELD PERSONNEL.

e)IF RELOCATION OF ANY DRAINAGE PIPE IS REQUIRED, ADS PIPE SHALL BE USED FOR THE REPLACEMENT, WITH FERNCO COUPLINGS TO JOIN PIPE SECTIONS.

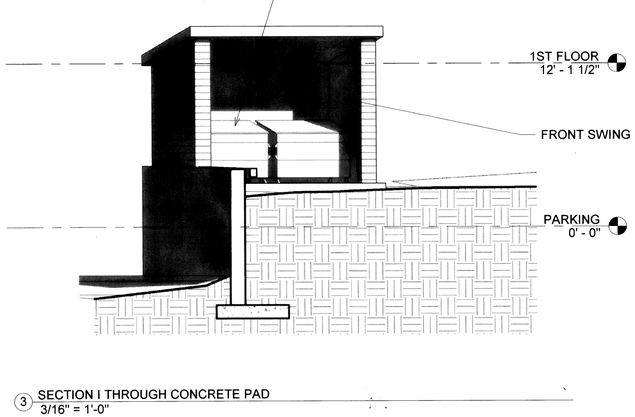
f)ALL WORK WITHIN THE TOWN'S RIGHT-OF-WAY MUST BE COMPLETED BY NOVEMBER 15TH, INCLUDING ALL ROADWAY AND SIDEWALK RESTORATION ACTIVITIES.

g)A MINIMUM OF 5' SEPARATION SHALL BE MAINTAINED BETWEEN LEACHING FILED AND THE PROPERTY LINE.

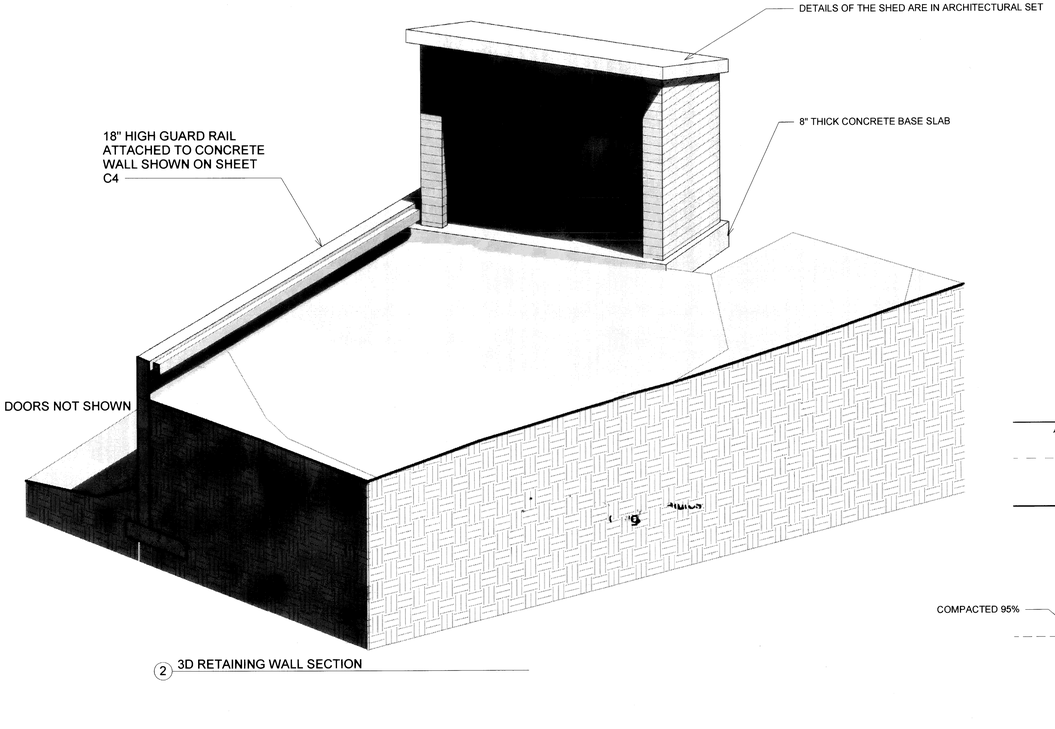
h)A MINIMUM 10FT DISTANCE MUST BE MAINTAINED FOR THE DRYWELLS FROM THE FOUNDATION WALLS.

i)PROVIDE 12" OF MINIMUM COVER FOR ALL LEACHING FIELDS & UTILITY PIPES.

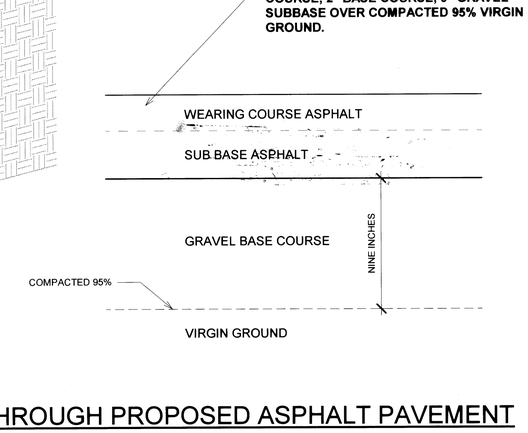
j)DIGSAFE MUST BE INFORMED BEFORE COMMENCING ANY EXCAVATION.



3 SECTION I THROUGH CONCRETE PAD
3/16" = 1'-0"



2 3D RETAINING WALL SECTION



SECTION THROUGH PROPOSED ASPHALT PAVEMENT

No.	Description	Date
1	REVISED NOTES AS PER PEER REVIEW	5-26-19

COMMONWEALTH OF MASSACHUSETTS
SANJAY KAUL
CIVIL
NO. 40460
REGISTERED PROFESSIONAL ENGINEER

MAYNARD POINT MULTIFAMILY DEVELOPEMENT
JAMES MacDONALD
42 SUMMER ST. MAYNARD MA
781-307-1684

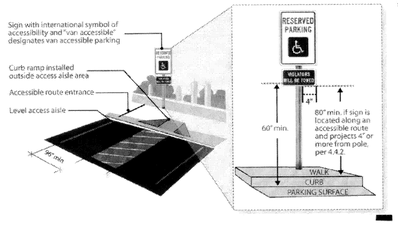
EXSITING PLAN WATER SHED

Project number	18031
Date	6-24-2019
Drawn by	DRV
Checked by	KL

C1

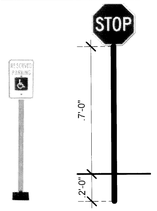
Scale As indicated

6/24/2019 4:18:55 PM

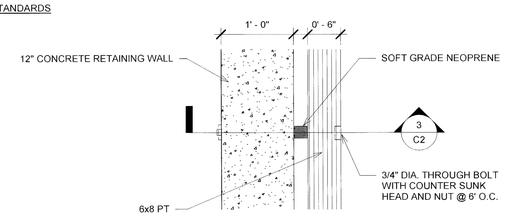


HANDICAP SIGNS

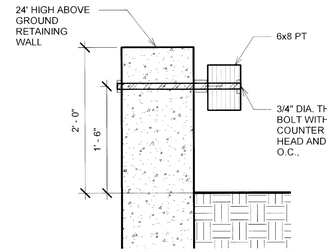
ALL SIGNS SHOULD MEET MUTCD STANDARDS



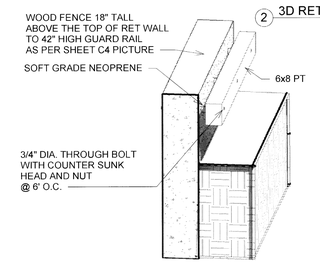
STOP SIGN



4 TOP VIEW RETAINING WALL
1" = 1'-0"



3 RETAINING WALL SECTION
1" = 1'-0"



2 3D RETAINING WALL DETAIL

DOWNTOWN OVERLAY DISTRICT

MULTIFAMILY RESIDENTIAL BUILDING

USE GROUP - R2;

TYPE OF CONSTRUCTION - 5B WITH AUTOMATIC FIRE SPRINKLERS

PARCEL ID 014.0-0000-0074.0

PARKING 34 SPACES
7 OUTSIDE
27 INSIDE

24 UNITS

LOT AREA	**20,952 SF**
ROOF AREA	**7,200 SF**
OUTSIDE PARKING	**6,285 SF**
ROOF of SIDEWALK	**714 SF**

GREEN AREA 6,440 SF [0.24]
SIDE WALK AREA 1,194 SF

BUILDING GROSS AREA (2.5 FLOORS)	18,000 SF
BUILDING HEIGHT - FRONT	40'+/- FEET
BUILDING HEIGHT - REAR	49'+/- FEET
BUILDING HEIGHT - ABOVE AVERAGE GRADE	44.5'+/- FEET
HANDICAP 1/25	2 SPACES
# OF UNITS @ 800/SF LOT AREA	22.5
# OF UNITS @ 1500/SF LOT AREA	12
PROPOSED UNITS	24
# OF PARKING SPACES REQD @ 1 1/2 /UNIT	36 SPACES
FAR	0.86

LALA ASSOCIATES ENGINEERS LLC

37 OLD VILLAGE ROAD
ACTON, MA 01720
(978)337-5252
lalaengineers@gmail.com

CIVIL, ELECTRICAL & STRUCTURAL ENGINEERING SERVICES

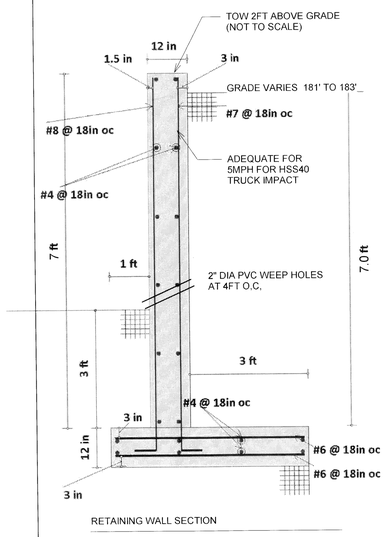
LIC.#40460-C(MA), 9227(NH), 84611(NY), 7736(VT)

SIGN SUMMARY:

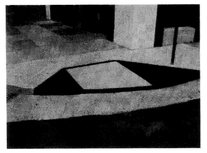
1. HC PARKING SIGN
2. HC VAN PARKING SIGN
3. STOP SIGN AT EXIT.

TOTAL THREE SIGNS TO BE PROVIDED.

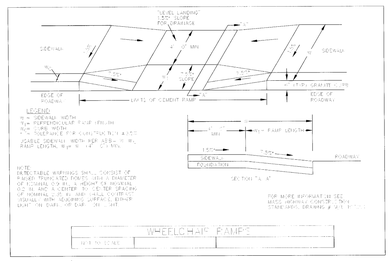
ALL SIGNS TO HAVE A 8" DIA. 4' DEEP CONCRETE PIER FOUNDATION WITH SIGN POST CAST IN THE FOUNDATION WITH ANTI ROTATION ANCHOR.

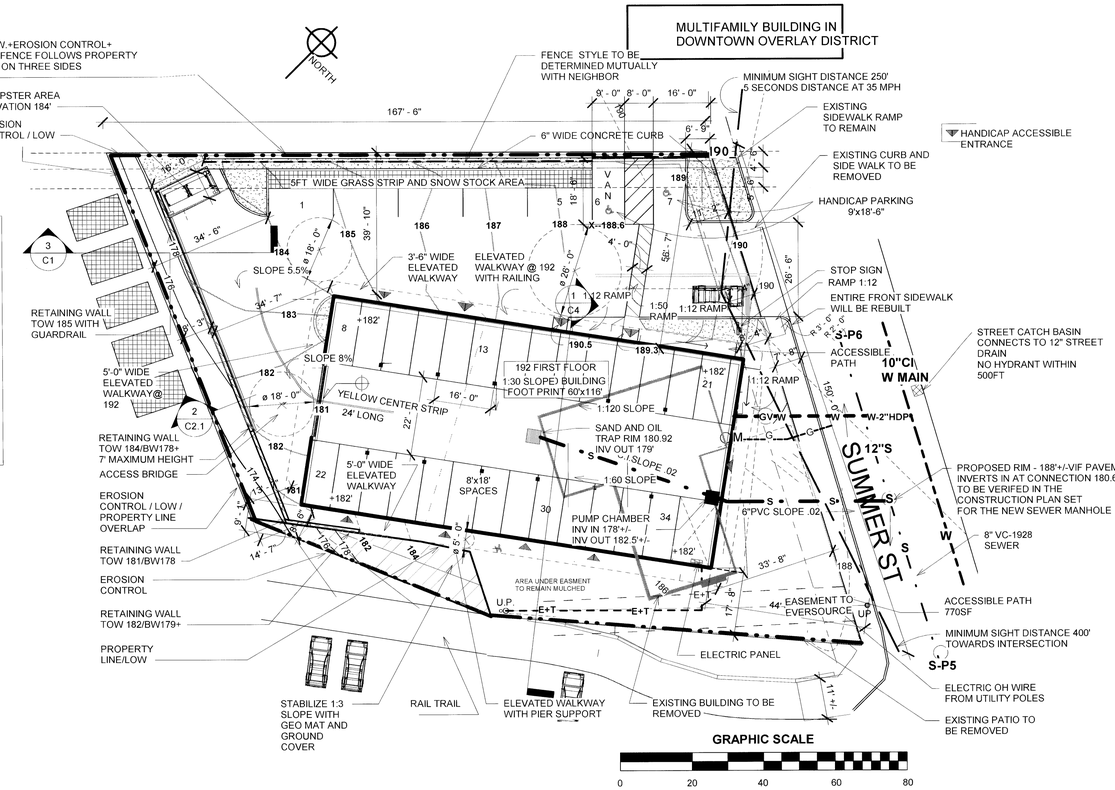


RETAINING WALL SECTION



HANDICAP RAMP FROM DRIVEWAY WITH YELOW COLORED WARNING PANEL
SEE DETAILS SHEET C3 FOR THE DIMENSIONS FOR THE STANDARD RAMP LAYOUT





1 PROPOSED FLOOR PLAN
1" = 20'-0"

STOP LINE AND DIVIDED LINE SHOULD CONFIRM ON THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
12' WIDE STOP WHITE COLOR LINE AND 4" WIDE YELLOW 2 LINES 25 FT LONG

GRAPHIC LEGEND

PROPOSED CONTOURS	180
EXISTING CONTOURS	174
PROPERTY LINE	
LIMIT OF WORK/EROSION CONTROL	
SEWER LINE	
WATER LINE	
GAS LINE	
U/G ELECTRIC+TEL LINE	

NO FIRE HYDRANT WITHIN 500 FT FROM ALL PROPERTY LINES

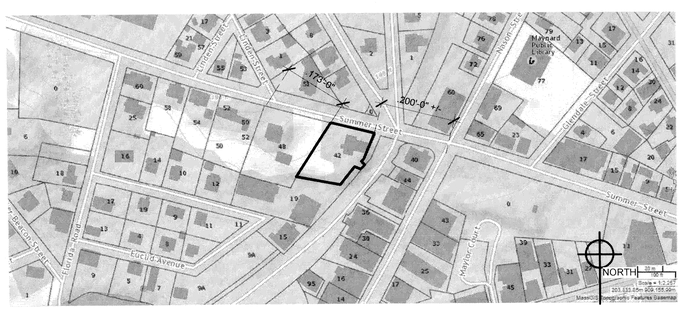
FOR MERGING INTO STREET TRAFFIC:
SIGHT DISTANCE - 250FT
(5 SECOND DISTANCE @ 35MPH)

OF TRIPS OUT 24 (7 AM TO 9AM)
#OF TRIPS IN 24 (5 PM TO 7PM)

TRAFFIC CAPACITY 1800 VEHICLES / HR AT THE STREET

WATER CONSUMPTION AS PER CMR15 TITLE 5

20 UNITS AT 1 & 2 BEDROOMS =30 @ 110 GPD
PER BEDROOM - 3300 GPD
PEAK FLOW - 3.2 TIMES =5280 GPD=22GPM FOR 4 HOUR PERIOD
PUMP "ZOELLER- D264- 230V-4.7A-0.4HP" 20GPM AT 15FT HEAD.



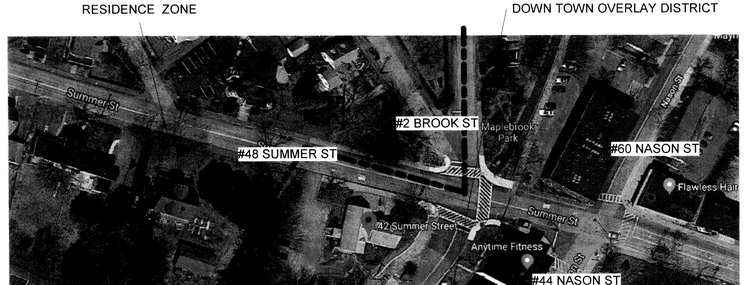
GIS LOCUS MAP APROXIMATE SCALE 1"=200

TABLE OF ZONING DIMENSIONAL REQUIREMENTS - DOWNTOWN OVERLAY DISTRICT

SETBACKS REQUIRED -	PROPOSED	- WAIVER REQUESTED	EXISTING
FRONT - 0FT	8'-4"/33'-8"	YES	19'
SIDES - 0'/15FT(RESIDENCE)	8'-6" / 39'-10"	YES	9'/68'
REAR - 0FT	13'-7"/34'-7"	YES	88'
PARKING SETBACKS			
FRONT-20FT	7'-0"	YES	40'
SIDE -10FT / 15FT	10'	YES	5'/26'
REAR -10FT	34'-6"	YES	37
GRADIENT- .75% TO 5%	4%	NONE	3%
SPACE 8'X18.'	34 SPACES 8'X18'	YES	
ACCESS ISLE 24'	18'	YES	19'
DENSITY - 800SF/UNIT	800 SF/UNIT	YES (BY SPECIAL PERMIT 9.4.5)	1 HOME
LANDSCAPE STRIP-5'WIDE	NONE AT S & W SIDE	YES	5'/26'
MIN 2 TREES/10 SPACES	13 TREES	NONE	SEVERAL
ACCESSIBLE SPACES 4%	2 SPACES	NONE	NONE
NO OF SPACES 36	34 SPACES	NONE	11 SPACES
LOT COVERAGE (IMPERVIOUS AREAS)90%	86%	NONE	45%
HEIGHT OF THE BUILDING 45'-0"	45'	NONE	18'

RESIDENCE ZONE

DOWN TOWN OVERLAY DISTRICT



DOWNTOWN OVERLAY DISTRICT

THIS SITE DOES NOT HAVE 100 YEAR FLOOD PLAIN

"APPROVED BY THE PLANNING BOARD"

[redacted]

"PLAN COMPLIES WITH DESIGN STANDARDS AND LOCATION REQUIREMENTS OF PLANNING BOARD" AND "BOARD OF CONSERVATION"

No.	Description	Date
1	REVISED NOTES AS PER PEER REVIEW	5-26-19

NORTH

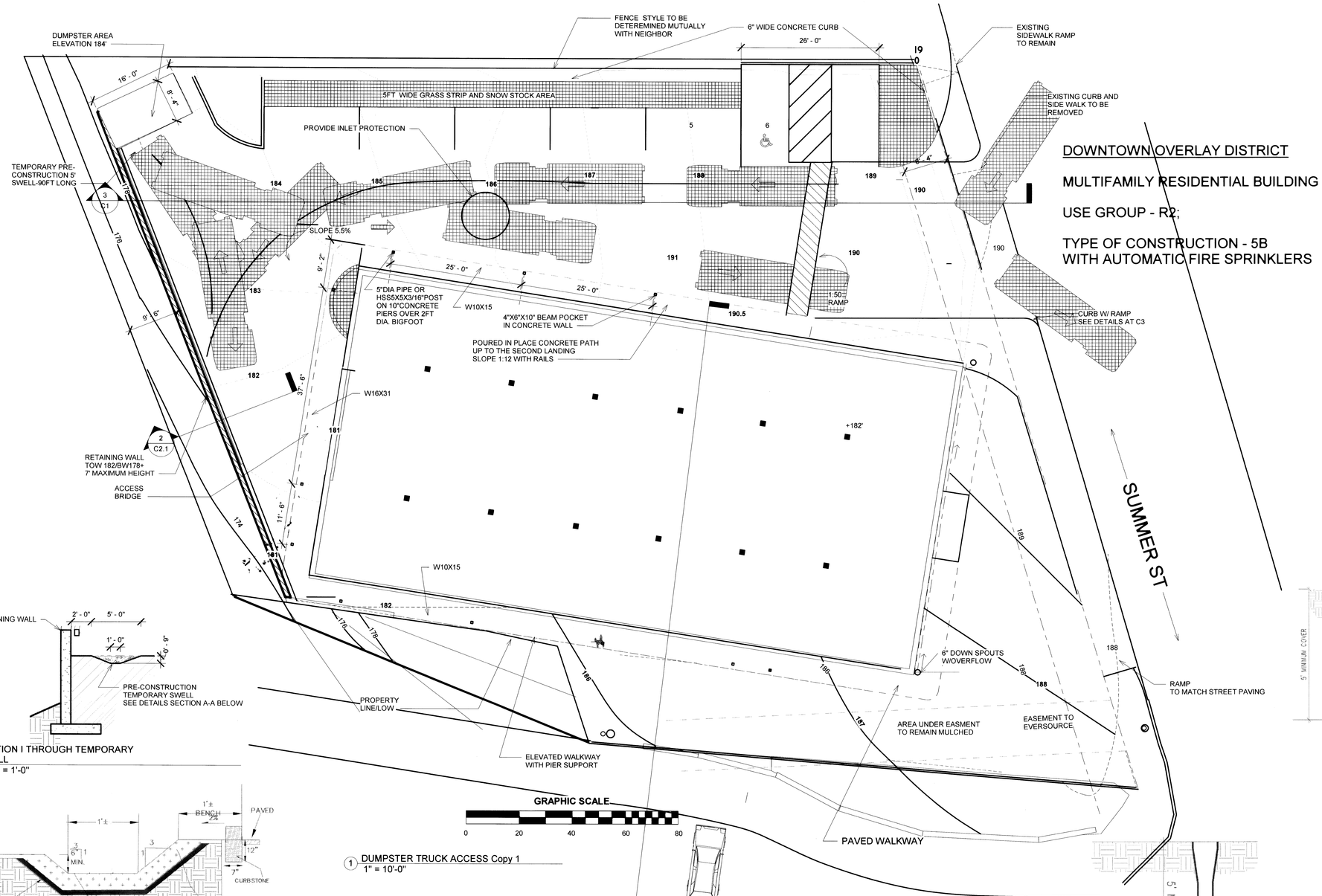
COMMONWEALTH OF MASSACHUSETTS
SANJAY KAUL
CIVIL
NO. 40460
REGISTERED PROFESSIONAL ENGINEER

MAYNARD POINT MULTIFAMILY DEVELOPEMENT
JAMES MacDONALD
42 SUMMER ST. MAYNARD MA
781-307-1684

PROPOSED PARKING PLAN & SITE UTILITY PLAN

Project number	18031
Date	6-24-2019
Drawn by	DRV
Checked by	KL
	C2
Scale	As indicated

6/24/2019 4:19:07 PM



1 DUMPSTER TRUCK ACCESS Copy 1
1" = 10'-0"

DOWNTOWN OVERLAY DISTRICT

MULTIFAMILY RESIDENTIAL BUILDING

USE GROUP - R2;

TYPE OF CONSTRUCTION - 5B
WITH AUTOMATIC FIRE SPRINKLERS

"APPROVED BY THE PLANNING BOARD"

[redacted]

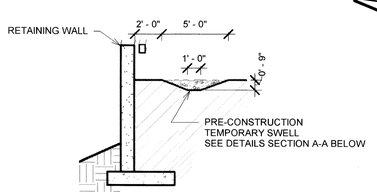
"PLAN COMPLIES WITH DESIGN STANDARDS AND LOCATION REQUIREMENTS OF PLANNING BOARD" AND "BOARD OF CONSERVATION"

LALA ASSOCIATES ENGINEERS LLC

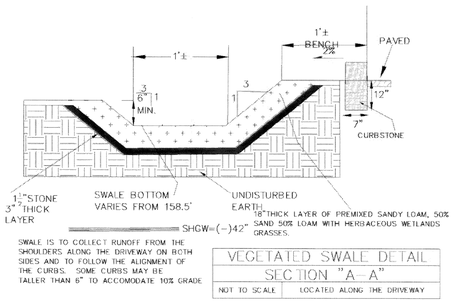
37 OLD VILLAGE ROAD
ACTON, MA 01720
(978)337-5252
lalaengineers@gmail.com

CIVIL, ELECTRICAL & STRUCTURAL ENGINEERING SERVICES

LIC.#40460-C(MA), 9227(NH), 84611(NY), 7736(VT)



2 SECTION I THROUGH TEMPORARY SWELL
3/16" = 1'-0"

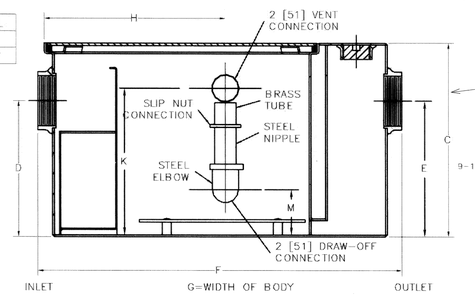


VEGETATED SWALE DETAIL
SECTION "A-A"
NOT TO SCALE | LOCATED ALONG THE DRIVEWAY

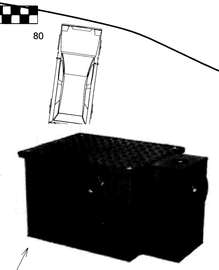
SWALE INFILTRATION CAPACITY AND VOLUME:

1. VOLUME - 93*5*AVG 4 1/2"DEEP = 174CF
2. INFILTRATION @ 30"/HR*5"*93'= 1163CF/HR
3. TYPICAL 4" STORM - RUNOFF - 20,000*4"*.3=2000CF
4. THE 50% PRECIPITATIONIN ONE HR - 1000CF WILL INFILTRATE IN LESS THAN ONE HOUR.

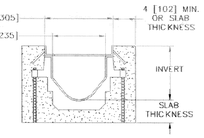
SWALE MUST BE MAINTAINED CLEAR OF ANY DEBRIS AND STAGING MATERIAL DURING CONSTRUCTION.

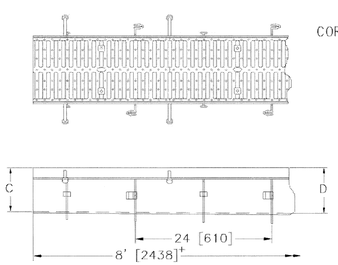


OIL AND SEDIMENT INTERCEPTOR
ZURN 1186 – 12LB OIL CAPACITY

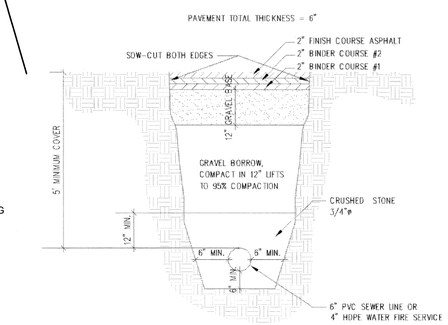


OIL& SEDIMENT INTERCEPTOR IMAGE AND SECTION

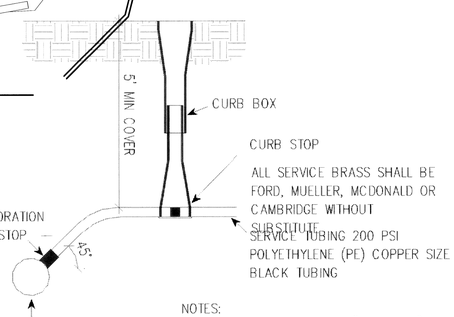




TYPICAL TRENCH DETAILS - ZURN MAKE



UTILITY TRENCH DETAIL
IN THE STREET & SIDEWWALK



ALL SERVICE BRASS SHALL BE FORD, MUELLER, MCDONALD OR CAMBRIDGE WITHOUT SUBSTITUTE.
SERVICE TUBING 200 PSI POLYETHYLENE (PE) COPPER SIZE BLACK TUBING

NOTES:
1.ALL NEW SERVICES TO BE "WET TAPS" UNLESS OTHERWISE APPROVED BY THE TOWN ..... WATER AND SEWER SUPERINTENDENT.
2. SERVICES TO BE ONE CONTINUOUS LENGTH OF TUBING FROM WATER MAIN TO CURB STOP (NO UNIONS ALLOWED).
3. NO SERVICES WILL BE ACCEPTED UNTIL SUCH TIME AS A CITY ..... WATER & SEWER REPRESENTATIVE HAS OCCUPIED AND OPERATED THE VALVE TO HIS SATISFACTION.
4. NO CURB BOX REQUIRED FOR THE FIRE LINE.

SERVICE TUBBING CONNECTION

No.	Description	Date
1	REVISED NOTES AS PER PEER REVIEW	5-26-19

NORTH

COMMONWEALTH OF MASSACHUSETTS
SANJAY KAUL
CIVIL
NO. 40460
REGISTERED PROFESSIONAL ENGINEER
Sanjay Kaul

MAYNARD POINT MULTIFAMILY DEVELOPEMENT
JAMES MacDONALD
42 SUMMER ST. MAYNARD MA
781-307-1684

PROPOSED DUMPSTER TRUCK PATH & CONSTRUCTION DETAILS

Project number	18031
Date	6-24-2019
Drawn by	DRV
Checked by	KL
Scale	As indicated

C2.1

6/24/2019 4:19:11 PM

DOWNTOWN OVERLAY DISTRICT

MULTIFAMILY RESIDENTIAL BUILDING

USE GROUP - R2;

TYPE OF CONSTRUCTION - 5B
WITH AUTOMATIC FIRE SPRINKLERS

LALA ASSOCIATES ENGINEERS LLC

37 OLD VILLAGE ROAD
ACTON, MA 01720
(978)337-5252
lalaengineers@gmail.com

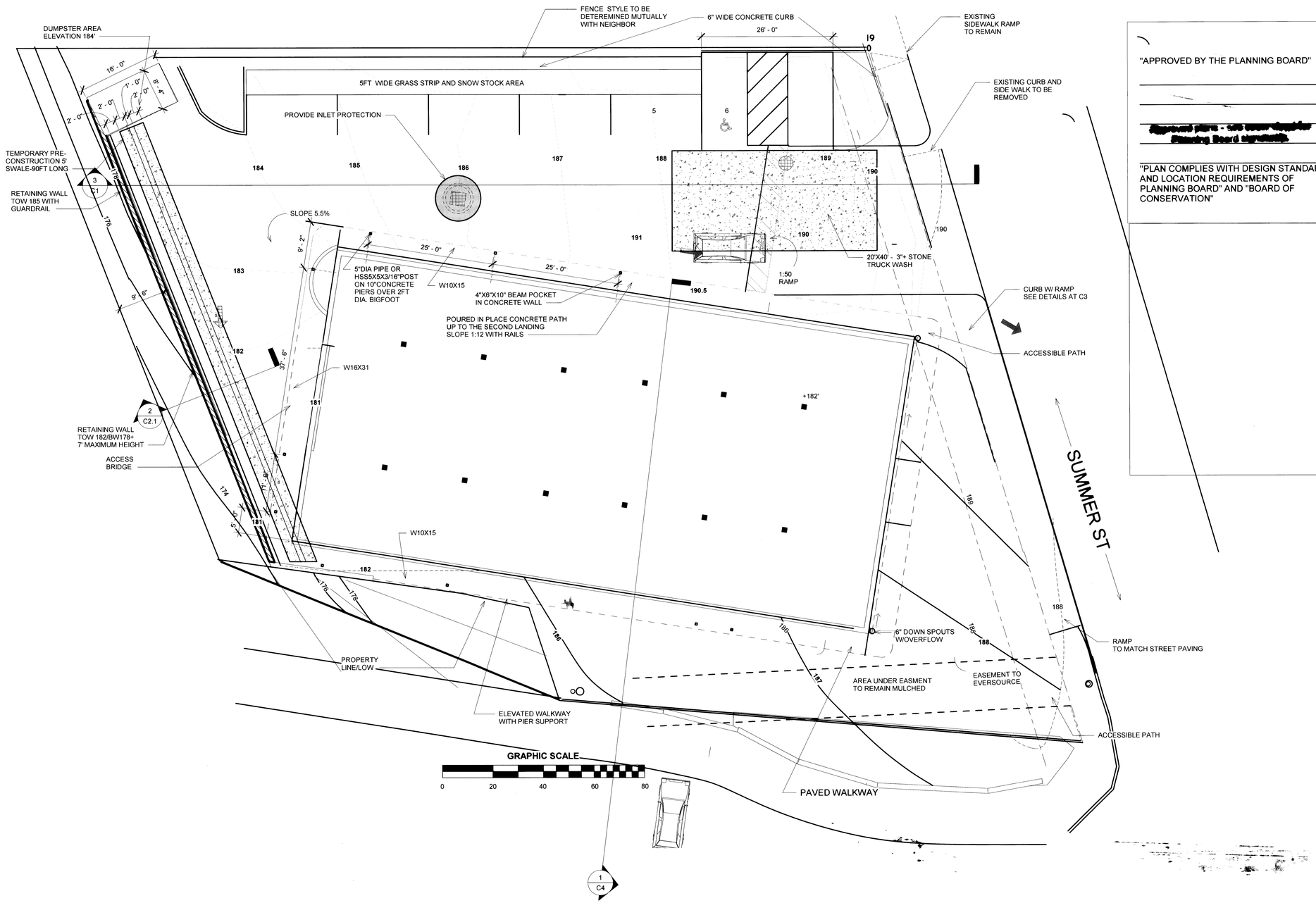
CIVIL, ELECTRICAL & STRUCTURAL
ENGINEERING SERVICES

LIC.#40460-C(MA), 9227(NH),
84611(NY), 7736(VT)

"APPROVED BY THE PLANNING BOARD"

[redacted]

"PLAN COMPLIES WITH DESIGN STANDARDS AND LOCATION REQUIREMENTS OF PLANNING BOARD" AND "BOARD OF CONSERVATION"



1 EROSION CONTROL SWALE
1" = 10'-0"

No.	Description	Date

COMMONWEALTH OF MASSACHUSETTS
SANJAY KAUL
CIVIL
NO. 40460
REGISTERED PROFESSIONAL ENGINEER

MAYNARD POINT MULTIFAMILY
DEVELOPEMENT
JAMES MacDONALD
42 SUMMER ST. MAYNARD MA
781-307-1684

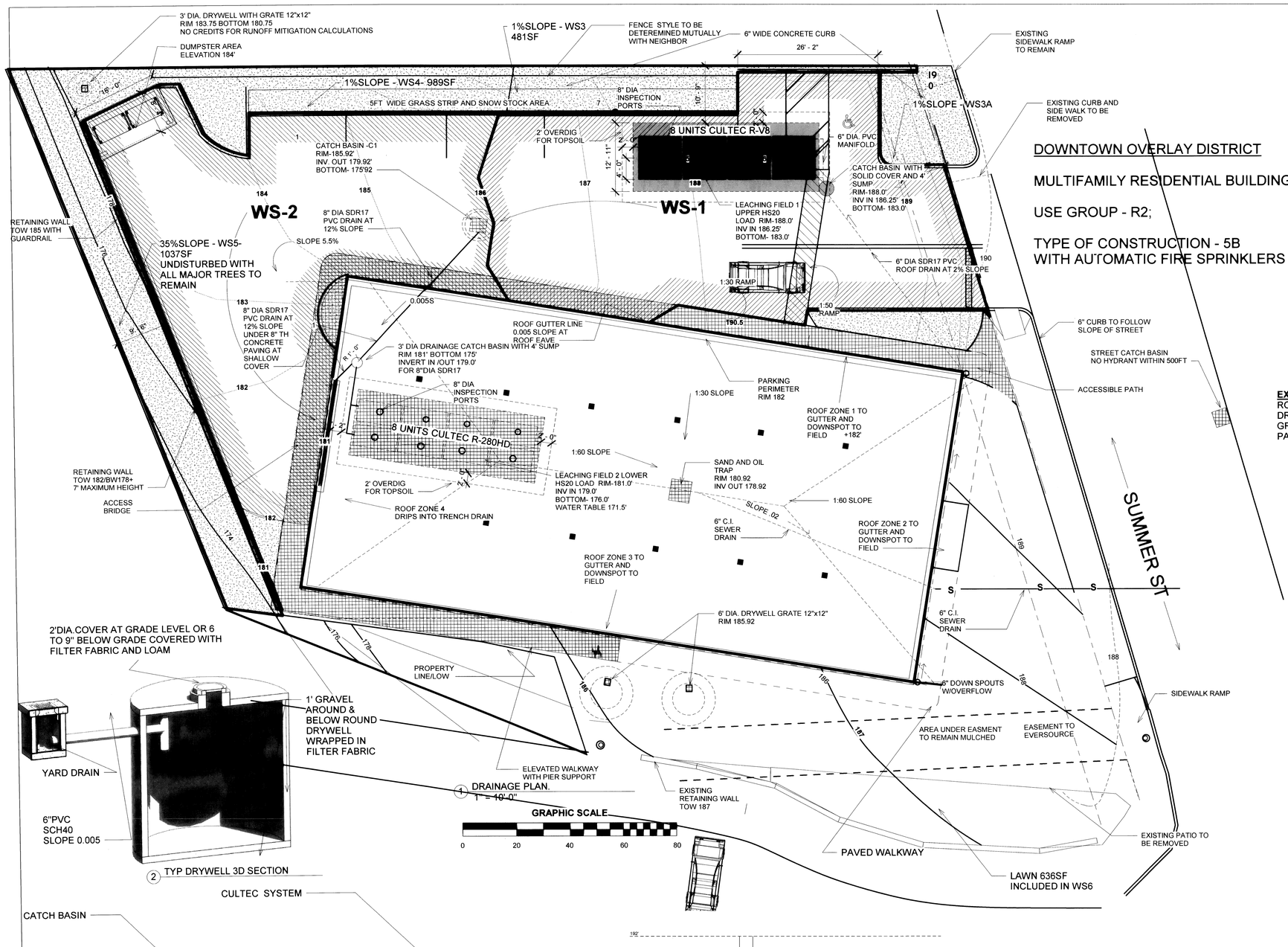
EROSION CONTROL -
Construction Phase

Project number	18031
Date	6-24-2019
Drawn by	dv/kl
Checked by	kl/sk

C2.2

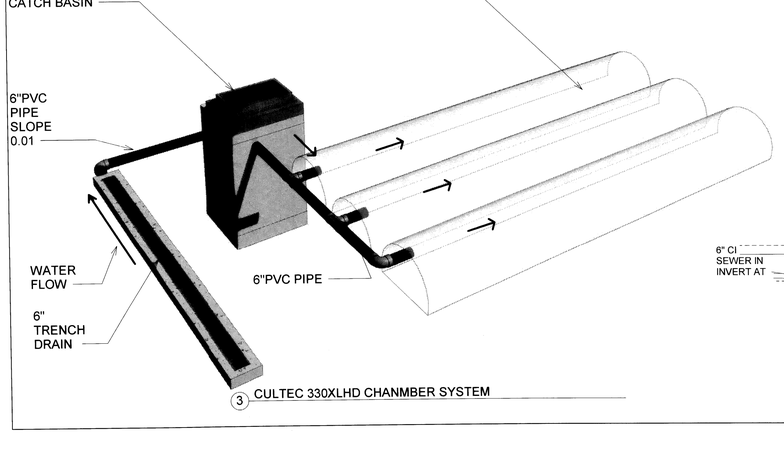
Scale 1" = 10'-0"

6/24/2019 4:19:12 PM

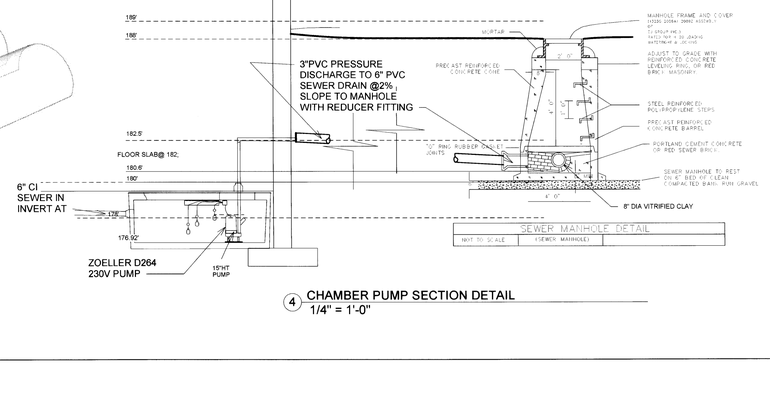


1 DRAINAGE PLAN.
1" = 10'-0"

2 TYP DRYWELL 3D SECTION



3 CULTEC 330XLHD CHANMBER SYSTEM



4 CHAMBER PUMP SECTION DETAIL
1/4" = 1'-0"

DOWNTOWN OVERLAY DISTRICT

MULTIFAMILY RESIDENTIAL BUILDING

USE GROUP - R2;

TYPE OF CONSTRUCTION - 5B
WITH AUTOMATIC FIRE SPRINKLERS

PARKING 34 SPACES
7 OUTSIDE
27 INSIDE

24 UNITS

LOT AREA	**20,952 SF**
ROOF AREA	**6,960 SF**
OUTSIDE PARKING	**6,285 SF**
ROOF of SIDEWALK	**714 SF**
GREEN AREA	6,072 SF [0.24]
SIDE WALK AREA	1,433 SF

BUILDING GROSS AREA (3 FLOORS) 20,880 SF
BUILDING HEIGHT - FRONT 36+/- FEET/ REAR 46'+/-

HANDICAP 1/25 2 SPACES

OF UNITS @ 800/SF LOT AREA 22.5
OF UNITS @ 1500/SF LOT AREA 12
PROPOSED UNITS 24

OF PARKING SPACES REQD @ 1 1/2 /UNIT 36 SPACES

FAR 0.996

WS-1	3,423 SF / 5%
WS-2	3,149 SF / 8%
WS-3	481 SF / 1%
WS-4	989 SF/ 1%
WS-5	1,037 SF/35%
WS-6	4,913 SF/ 2%
TOTAL WS	13,992 SF

EXISTING		PROPOSED		CHANGE	
ROOF	2,066 SF	ROOF	6,960 SF	ROOF	+4,894 SF
DRIVEWAY	6,082 SF	DRIVEWAY	6,725 SF	DRIVEWAY	+ 643 SF
GREEN	8,148	GREEN	6,072 SF	GREEN	-2,076 SF
PATHS -	NONE	PATHS	1,433 SF	PATHS	+1,433 SF

RUNOFF NOTES:

STORM RUNOFF RATE IS NOT INCREASED DUE TO PROPOSED IMPROVEMENTS FOR 2, 10 & 100 YEARS.
ALL LEACHINGFIELDS ARE DESIGNED FOR THE TOTAL RUNOFF FOR 100YEAR STORMS.

PRE-DEVELOPEMENT PEAK RUNOFF RATES:
ALL RUNOFF SENT TO STREET AND NEIGHBORING PROPERTIES AS PER THE ORIGINAL TOPOGRAPHY.

PERIOD - DISCARDED OFF SITE
2YR - 0.68 CFS; 10YR -1.57 CFS;
100YR -1.7 CFS;

POST-DEVELOPEMENT ROOF RUNOFF RATES SENT TO LEACH FIELD#1:
2YR - 0.38 CFS; 10YR - 0.86 CFS
100YR - 0.94 CFS

POST-DEVELOPEMENT DRIVEWAY RUNOFF INCLUDING A GREEN AREA RATES SENT TO 4 DRYWELLS AND A LEACH FIELD#2:
RUNOFF SENT TO ON SITE DRYWELLS
2YR - 0.51 CFS; 10YR - 1.12 CFS ;
100YR - 1.30 CFS
POST DEVELOPMENT RUNOFF DISCARDED:
2YR - 0.18; 10YR - 0.60; 100YR - 0.84

POST-DEVELOPEMENT TOTAL RUNOFF RATES
2YR - 0.38+0.51+0.18 =1.07 CFS;
10YR - 0.86 +1.12+0.60=2.58 CFS;
100YR- 0.94+1.30+0.84=3.08 CFS

INSIGNIFICANT AMOUNT OF RUNOFF SENT TO STREET.
TOTAL REDUCTION IS 100% OF THE EXISTING PREDEVELOPMENT RUNOFFS

REQUIRED WATER QUALITY RECHARGE OF 1IN FOR PROPOSED ROOF AREA = 580CF
VOLUME SENT TO LEACHING FIELD#1 @ 2YR - 1,304CF+/-

1" RECHARGE - ACTUAL VOLUME SENT TO LEACHINGFIELDS @ 2YR STORM 1,751CF FOR 8,158SF OF PAVEMENTS AT 2.57" AVG DEPTH
ALL ABOVE CALCS BASE ON LOAMY SAND SOILS
PERC RATE OF 10 MIN /INCH. 240% OF DESIGN RATE OF 24MIN/IN FOR CLASS I SOILS.

OPERATION AND MAINTENANCE SHCHEDULE:
SEE THREE PAGES LETTER SIZE ATTACHED TO THE HYDROLOGY REPORT

"APPROVED BY THE PLANNING BOARD"

[redacted]

"PLAN COMPLIES WITH DESIGN STANDARDS AND LOCATION REQUIREMENTS OF PLANNING BOARD" AND "BOARD OF CONSERVATION"

LALA ASSOCIATES ENGINEERS LLC

37 OLD VILLAGE ROAD
ACTON, MA 01720
(978)337-5252
lalaengineers@gmail.com

CIVIL, ELECTRICAL & STRUCTURAL
ENGINEERING SERVICES

LIC.#40460-C(MA), 9227(NH),
84611(NY), 7736(VT)

No.	Description	Date
1	REVISED NOTES AS PER PEER REVIEW	5-26-19

NORTH

COMMONWEALTH OF MASSACHUSETTS
SANJAY KAUL
CIVIL
NO. 40460
REGISTERED PROFESSIONAL ENGINEER

MAYNARD POINT MULTIFAMILY
DEVELOPEMENT
JAMES MacDONALD
42 SUMMER ST. MAYNARD MA
781-307-1684

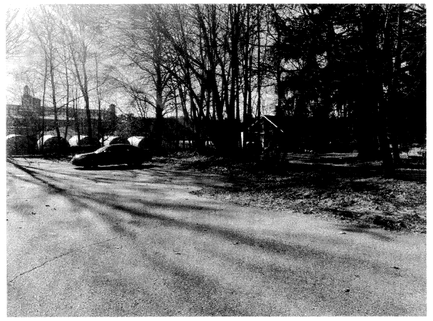
PROPOSED DRAINAGE

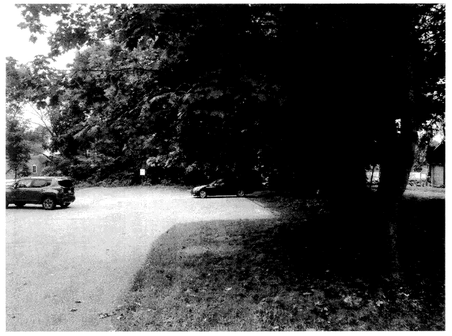
Project number	18031
Date	6-24-2019
Drawn by	DRV
Checked by	KL

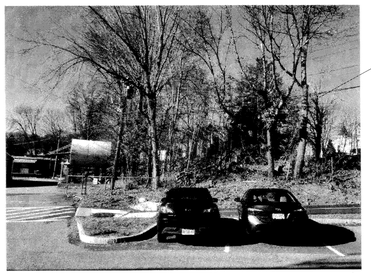
C3.1

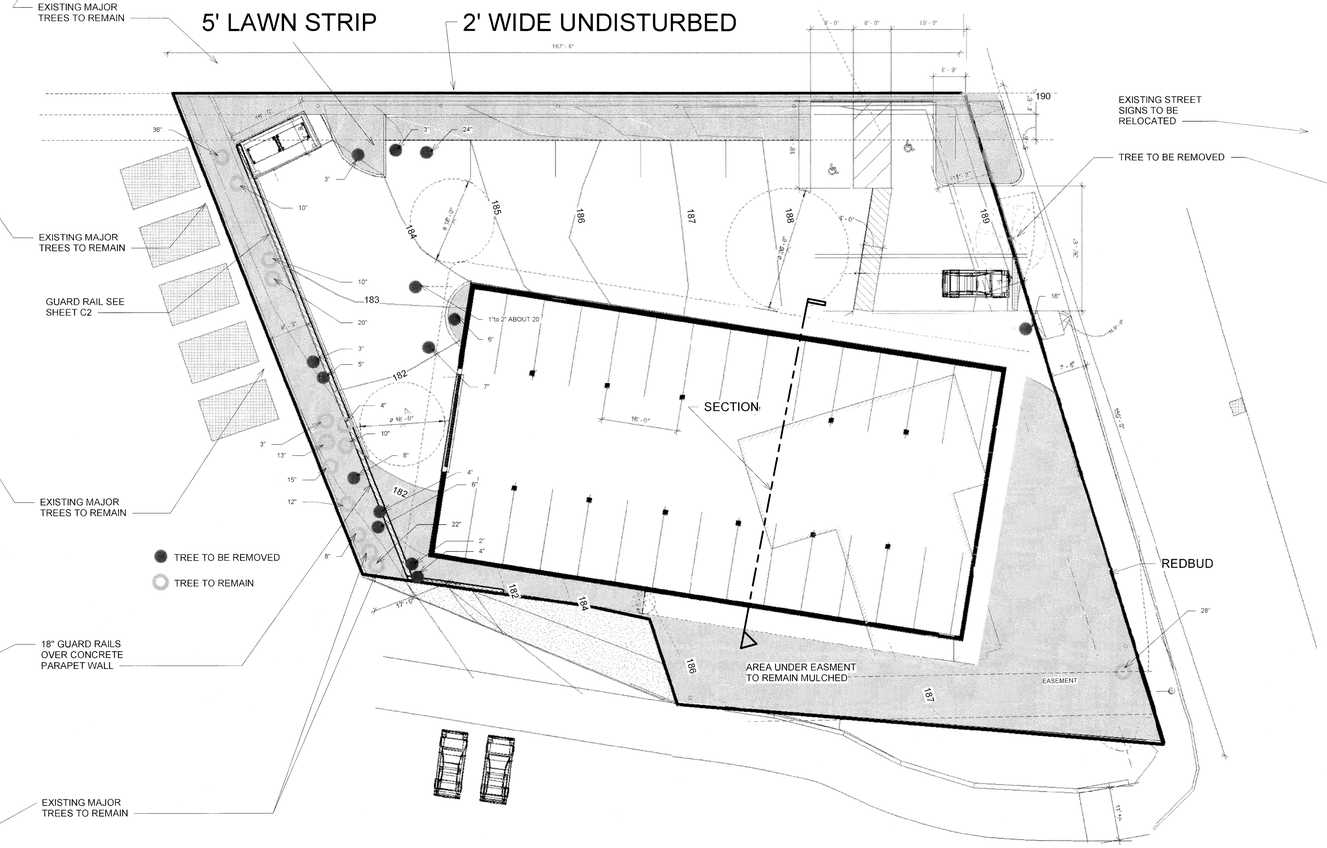
Scale As indicated

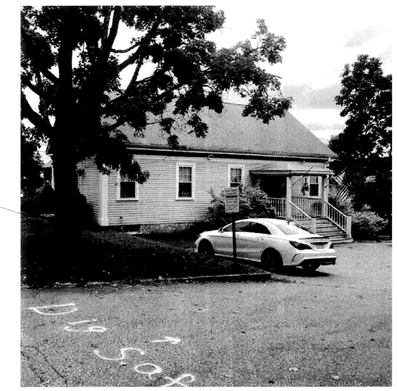
6/24/2019 4:19:18 PM

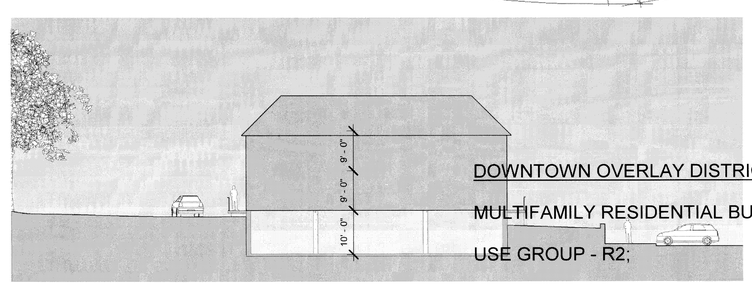












SECTION THROUGH PROPOSED BUILDING AND X-ING ROAD
1/16" = 1'-0"

DOWNTOWN OVERLAY DISTRICT

MULTIFAMILY RESIDENTIAL BUILDING

USE GROUP - R2;

TYPE OF CONSTRUCTION - 5B
WITH AUTOMATIC FIRE SPRINKLERS

"APPROVED BY THE PLANNING BOARD"

[redacted]

"PLAN COMPLIES WITH DESIGN STANDARDS AND LOCATION REQUIREMENTS OF PLANNING BOARD" AND "BOARD OF CONSERVATION"

LALA ASSOCIATES ENGINEERS LLC

37 OLD VILLAGE ROAD
ACTON, MA 01720
(978)337-5252
lalaengineers@gmail.com

CIVIL, ELECTRICAL & STRUCTURAL ENGINEERING SERVICES

LIC.#40460-C(MA), 9227(NH), 84611(NY), 7736(VT)

LANDSCAPE MAINTENANCE:
MAYNARD POINT IS RESPONSIBLE FOR THE BUDGET, AND MACDONALD PROPERTY MANAGEMENT WILL PERFORM THE MAINTENANCE WORK

INSTALLATION SPECIFICATIONS

1.- PROVIDE 3' DEEP HOLES FOR ALL BUSHES AND PERENIAL FLOWERS

2.- FILL AROUND THE PLANTED BUSH WITH A MIX OF HUMUS AND LOAM

3.- FERTILIZE AFTER PLANTING FOR MINIMUN TWO MONTHS

4.- ARANGE FOR DAILY WATERING FOR MINUM ONE MONTH

5.- REPLACE ANY BUSHES THAT DID NOT ESTABLISH WITHIN THREE WEEKS

6.- TREES MUST BE AT LEAST 3" CALIBER WHEN PLANTED

7.- LAWNS SHOULD BE SEEDED IN EARLY SPRING OR IF DELAYED INSTALLATION MUST BE WITH SOD

No.	Description	Date
1	REVISED NOTES AS PER PEER REVIEW	5-26-19

NORTH

COMMONWEALTH OF MASSACHUSETTS
SANJAY KAUL
CIVIL
NO. 40460
REGISTERED PROFESSIONAL ENGINEER

MAYNARD POINT MULTIFAMILY DEVELOPEMENT
JAMES MacDONALD
42 SUMMER ST. MAYNARD MA
781-307-1684

TREE PLAN

Project number	18031
Date	6-24-2019
Drawn by	DRV
Checked by	KL

C4

Scale	1/16" = 1'-0"

6/24/2019 4:19:38 PM

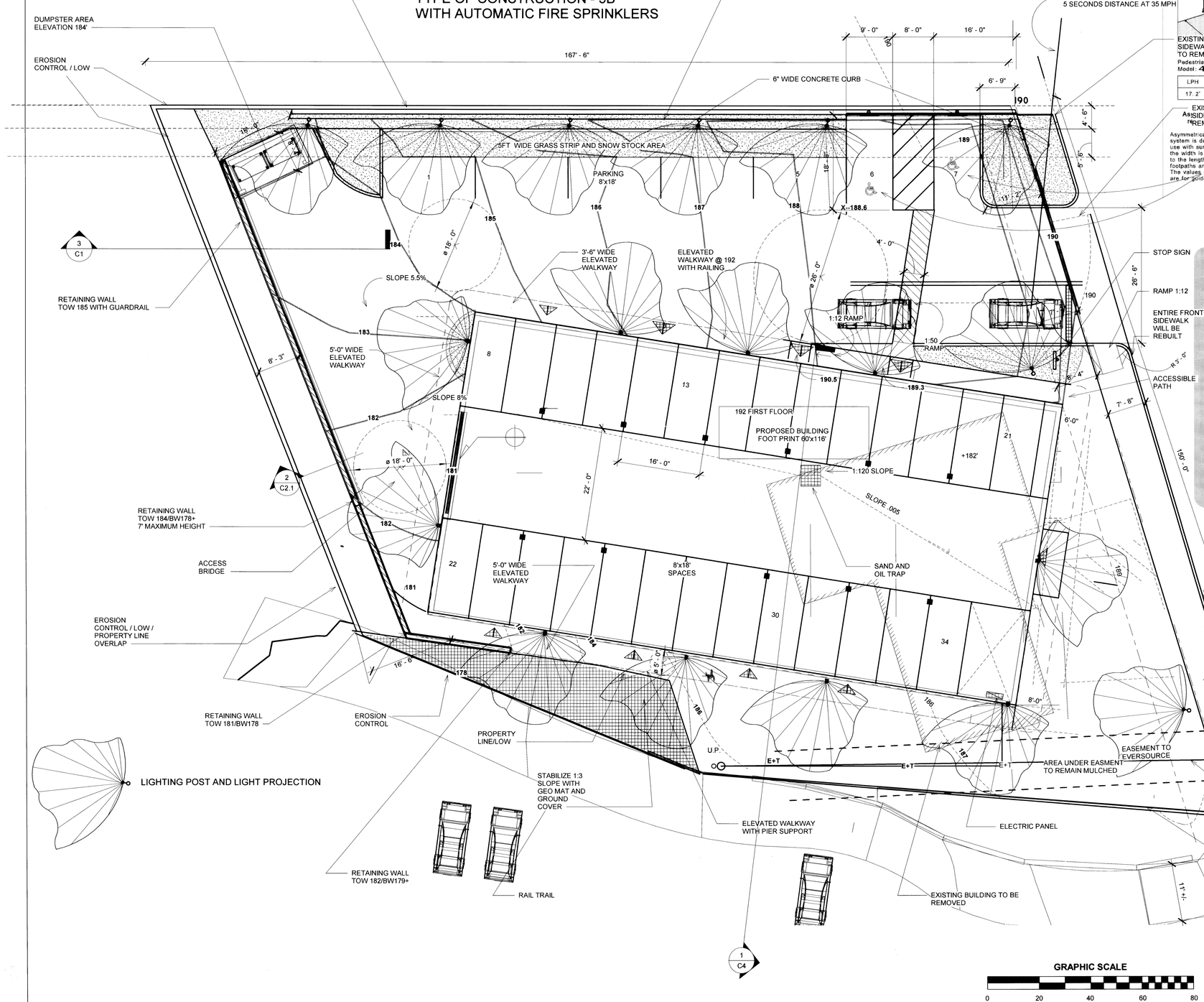
DOWNTOWN OVERLAY DISTRICT

MULTIFAMILY RESIDENTIAL BUILDING

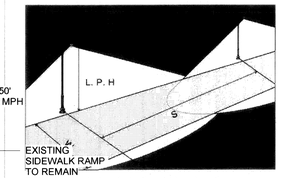
USE GROUP - R2;

TYPE OF CONSTRUCTION - 5B
WITH AUTOMATIC FIRE SPRINKLERS

MULTIFAMILY BUILDING IN
DOWNTOWN OVERLAY DISTRICT



LIGHT DISTRIBUTION



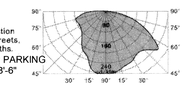
EXISTING
SIDEWALK RAMP
TO REMAIN

Pedestrian precincts - footpaths and bicycle paths
Model: **4007** 150W HPS /40W LED/150W MH

LPH	W	S	Eave (lux)	Emin Eave
17. 2'	19. 7'	50'	55	0. 21

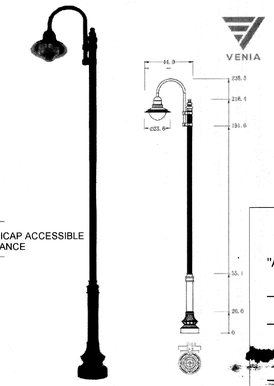
EXISTING CURB AND
SIDE WALK TO BE
REMOVED

Asymmetrical reflector system is designed for use with surfaces where the width is small in relation to the length, such as streets, footpaths and bicycle paths. The values HANDICAP PARKING are for guidance only



9'x18'-6"

HANDICAP ACCESSIBLE
ENTRANCE



Dark Sky Municipal Quality Street Light Package

Technical Specs

Fixture

Type	Direct Wire	**Connection**	Threaded
Lamp Base	E26 Medium Base	**Fixture Material**	Cast & Spun Aluminum
Standard Lamp Type	LED Corn Lamp	**Color**	Black
Dusk to Dawn Sensor	Yes	**Lens Material**	PMMA
Standard Voltage	120-277VAC, 50/60Hz	**Lens Replacement**	Yes
Watts	5-54w	**Light Distribution**	Type V
LED Temp	3000K, 4000k, 5000k	**Fixture Warranty**	1 Year
Lumens	1620-7290	**LED Lamp Warranty**	5 Year
Lamp IP	IP64		

LALA ASSOCIATES ENGINEERS LLC

37 OLD VILLAGE ROAD
ACTON, MA 01720
(978)337-5252
lalaengineers@gmail.com

CIVIL, ELECTRICAL & STRUCTURAL
ENGINEERING SERVICES

LIC.#40460-C(MA), 9227(NH),
84611(NY), 7736(VT)

"APPROVED BY THE PLANNING BOARD"

[redacted]

"PLAN COMPLIES WITH DESIGN STANDARDS AND LOCATION REQUIREMENTS OF PLANNING BOARD" AND "BOARD OF CONSERVATION"

No.	Description	Date
1	REVISED NOTES AS PER PEER REVIEW	5-26-19

NORTH

COMMONWEALTH OF MASSACHUSETTS
SANJAY KAUL
CIVIL
NO. 40460
REGISTERED
PROFESSIONAL ENGINEER

MAYNARD POINT MULTIFAMILY
DEVELOPEMENT
JAMES MacDONALD
42 SUMMER ST. MAYNARD MA
781-307-1684

SITE LIGHTING PLAN

Project number	18031
Date	6-24-2019
Drawn by	Author
Checked by	Checker

C5

Scale	1" = 10'-0"

1 PROPOSED PLAN - SITE LIGHTING
1" = 10'-0"

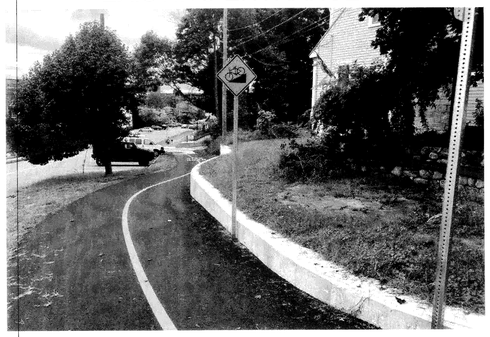
6/24/2019 4:19:42 PM

EXISTING ENTRANCE

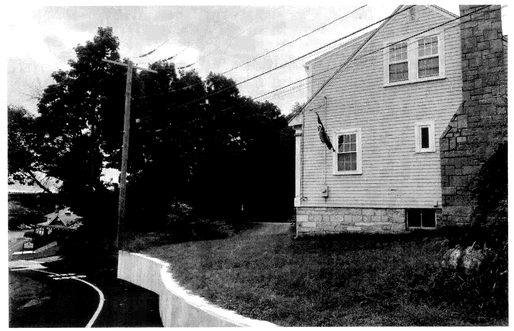
SUMMER STREET LOOKING EAST

SUMMER STREET LOOKING WEST

CORNER WITH MAPLE STREET

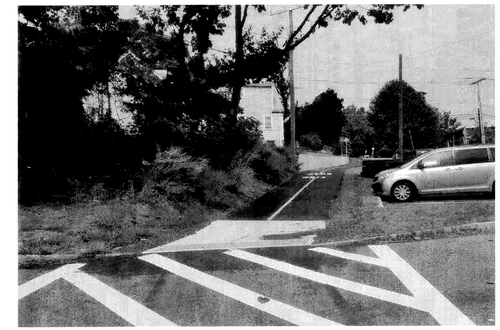


RAIL TRAIL ALONG CONCRETE WALL

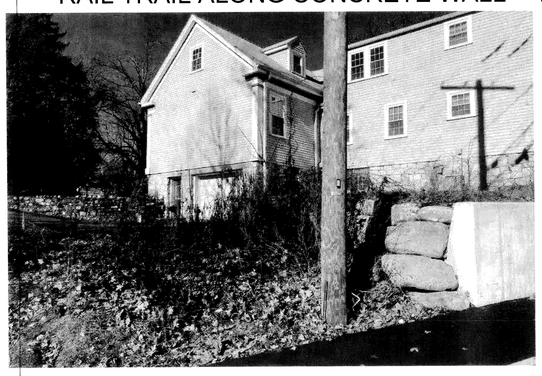


EXISTING CONCRETE WALL AT EAST P.LINE

EXISTING PARKING LOT WITH NEIGHBOR

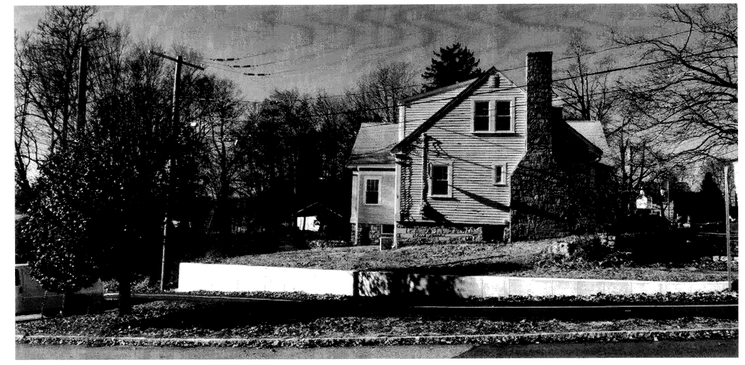


RAIL TRAIL AT SOUTH EAST CORNER

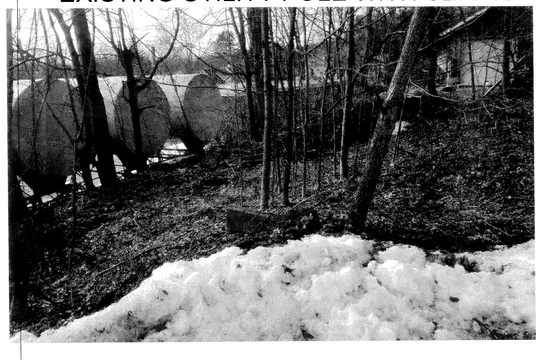


EXISTING UTILITY POLE WITH SERVICE

EXISTING ENTRANCE TO LANDOIL LOT

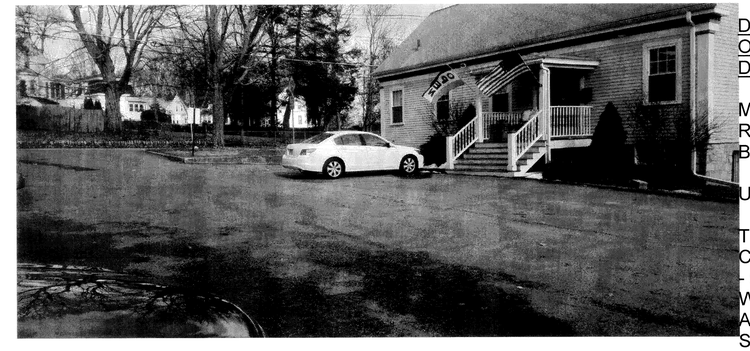


EAST ELEVATION OF THE EXISTING BUILDING



EXISTING TREE LINE NEXT TO TANKS

EXISTING GREEN SLOPE TO BE RIPRAPPED



EXISTING ENTRANCE OF THE HOME

DOWNTOWN OVERLAY DISTRICT

MULTIFAMILY RESIDENTIAL BUILDING

USE GROUP - R2;

TYPE OF CONSTRUCTION - 5B WITH AUTOMATIC FIRE SPRINKLERS

LALA ASSOCIATES ENGINEERS LLC

37 OLD VILLAGE ROAD
ACTON, MA 01720
(978)337-5252
lalaengineers@gmail.com

CIVIL, ELECTRICAL & STRUCTURAL ENGINEERING SERVICES

LIC.#40460-C(MA), 9227(NH), 84611(NY), 7736(VT)

"APPROVED BY THE PLANNING BOARD"

"PLAN COMPLIES WITH DESIGN STANDARDS AND LOCATION REQUIREMENTS OF PLANNING BOARD" AND "BOARD OF CONSERVATION"

No.	Description	Date
1	REVISED NOTES AS PER PEER REVIEW	5-26-19

COMMONWEALTH OF MASSACHUSETTS
SANJAY KAUL
CIVIL
NO. 40460
REGISTERED PROFESSIONAL ENGINEER

MAYNARD POINT MULTIFAMILY DEVELOPEMENT
JAMES MacDONALD
42 SUMMER ST. MAYNARD MA
781-307-1684

EXISTING CONDITIONS PHOTOS

Project number	18031
Date	6-24-2019
Drawn by	Author
Checked by	Checker

C6

Scale