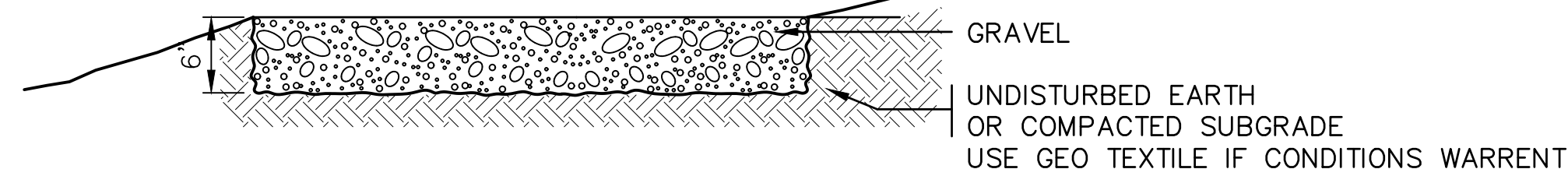


TOWN OF CHARLTON PLANNING BOARD APPROVAL:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DATE: \_\_\_\_\_

GRAVEL BASE IS TO CONFORM TO THE  
 MASSDOT SPECIFICATION M1.03.1  
 PROCESSED GRAVEL FOR SUBBASE



GRAVEL AREA DETAIL

NOT TO SCALE

PARKING CALCULATIONS:

OFFICE SPACE:  
 1 SPACE PER 250 S.F. NET FLOOR AREA  
 3,500 S.F. GROSS FLOOR AREA \* 75% = 2,625 S.F.  
 2,625 S.F. / 250 S.F. = 11 SPACES

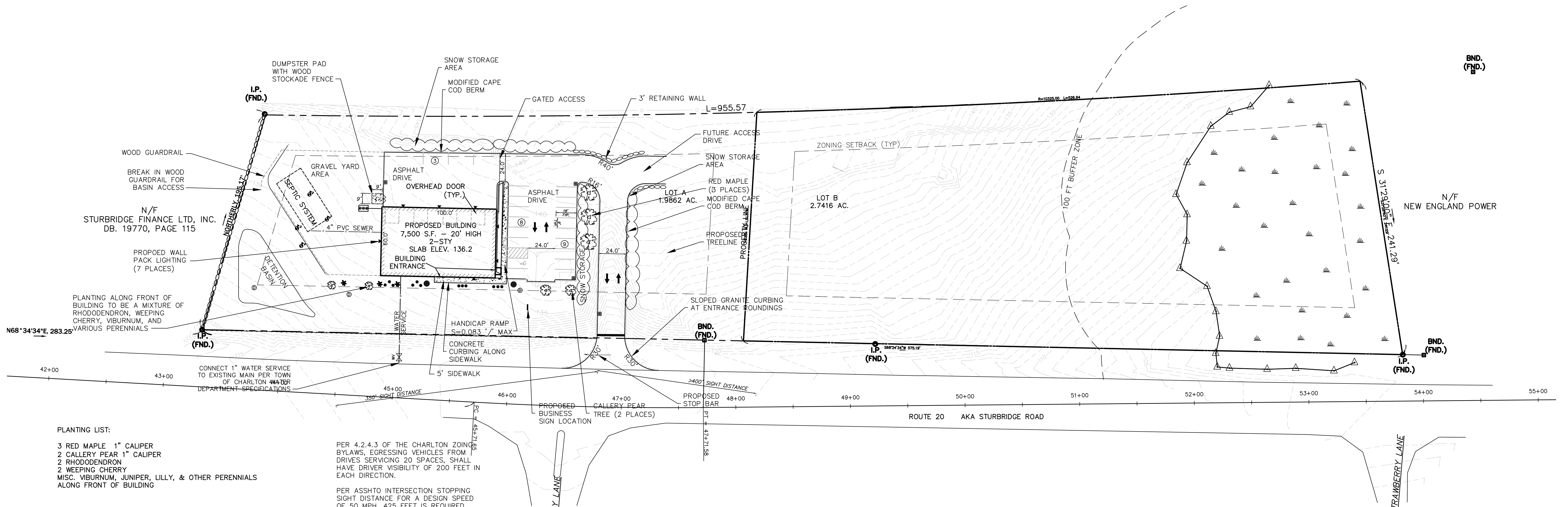
GARAGE SPACE:  
 1 SPACE PER 500 S.F. FLOOR AREA  
 4,000 S.F. / 500 S.F. = 8 SPACES

TOTAL SPACES:  
 11 SPACES + 8 SPACES = 19 TOTAL SPACES REQUIRED

PROVIDED:  
 (19 STANDARD 9'x18' SPACES)  
 (1 HANDICAP 9'x18' SPACE)

PROPOSED BUILDING COVERAGE:  
 6,000 S.F. BUILDING / 205,939 S.F. = 2.9% COVERAGE

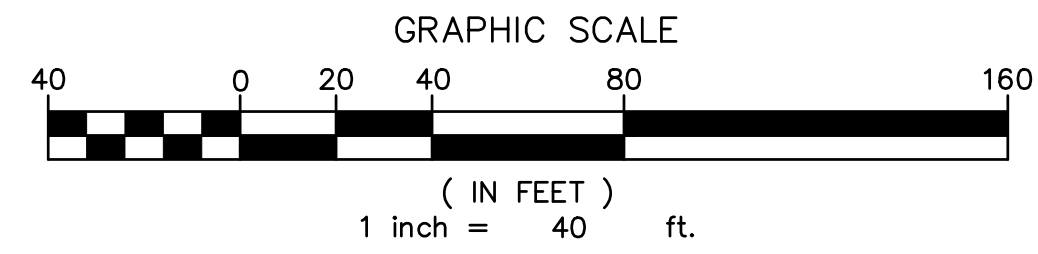
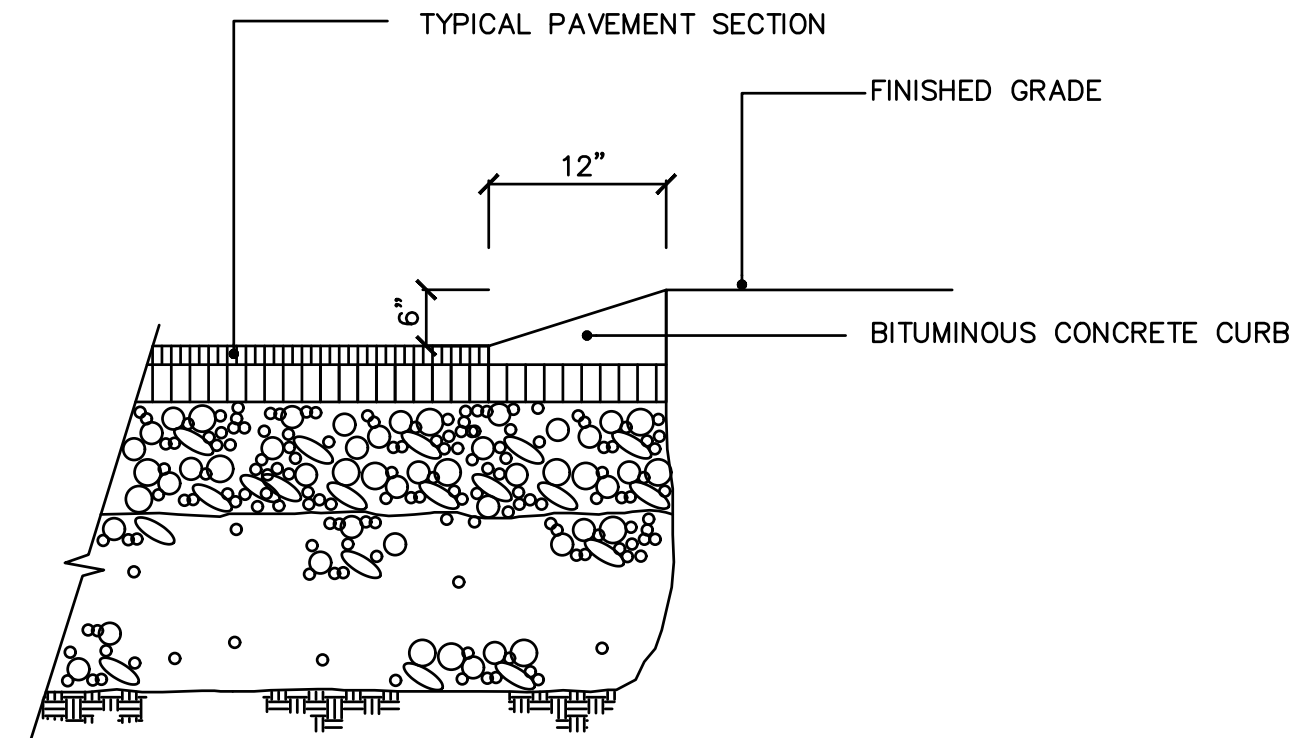
UNOCCUPIED SPACE:  
 137,229 S.F. UNOCCUPIED SPACE / 205,939 S.F. =  
 69% OF TOTAL SITE



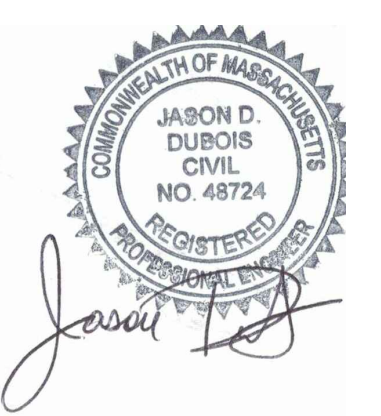
- PLANTING LIST:
- 3 RED MAPLE 1" CALIPER
  - 2 CALLERY PEAR 1" CALIPER
  - 2 RHODODENDRON
  - 2 WEEPING CHERRY
  - MISC. VIBURNUM, JUNIPER, LILLY, & OTHER PERENNIALS
- ALONG FRONT OF BUILDING

PER 4.2.4.3 OF THE CHARLTON ZONING BYLAWS, EGRESSING VEHICLES FROM DRIVES SERVICING 20 SPACES, SHALL HAVE DRIVER VISIBILITY OF 200 FEET IN EACH DIRECTION.

PER ASSHTO INTERSECTION STOPPING SIGHT DISTANCE FOR A DESIGN SPEED OF 50 MPH, 425 FEET IS REQUIRED.



CAPE COD BERM SECTION N.T.S.



JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA LIC. NO.: 48724		NORTH 	LAYOUT & LANDSCAPE PLAN SITE ADDRESS: 220 STURBRIDGE ROAD - ROUTE 20 CHARLTON, MA		DRAWN BY: JSC
JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR LIC. NO.: 48722			CLIENT: COMERFORD LLC 56 ALLEN ROAD STURBRIDGE, MA 01566	DATE: 10/23/23	SCALE: 1"=40'
NO. 1	DATE 10/25/23	REVISION REVISED FOR LAND DIST. PERMIT	PROJECT # 2015-5	DWG. NO.: S-1	BY JDD

**DCG ENGINEERING & SURVEYING INC.**

588 GRANVILLE STREET, SUITE 200, CHARLTON, MA 01502  
 508-749-8868  
 508-341-2127