

NOTE: SEE ARCHITECTURAL PLANS TO VERIFY INTERIOR USE OF BUILDING

PARKING CALCULATIONS (200-4.2 OF THE CHARLTON ZONING BYLAW)

OTHER BUSINESS USE = 1.0 PARKING SPACES PER 250 SF NET FLOOR AREA = 2500 SF/250 SF/SPACE = 10 PARKING SPACES

TRANSPORTATION, INDUSTRIAL AND UTILITY USE = 1.0 PARKING SPACES PER 500 SF NET FLOOR AREA = 17,500 SF/500 SF/SPACE = 35 PARKING SPACES

TOTAL REQUIRED = 45 PARKING SPACES
TOTAL PROVIDED = 45 PARKING SPACES

PROPOSED PARKING STRIPING AND HATCHING AS SHOWN TO BE PAINTED ON SITE

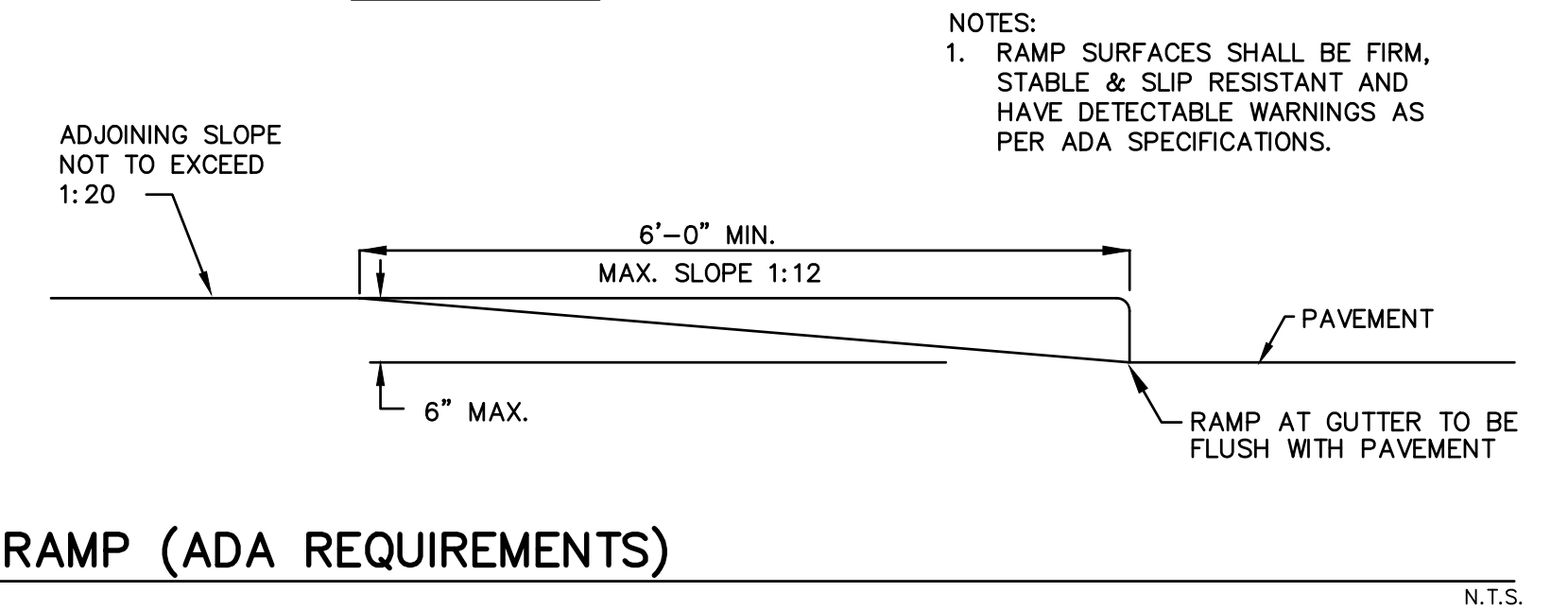
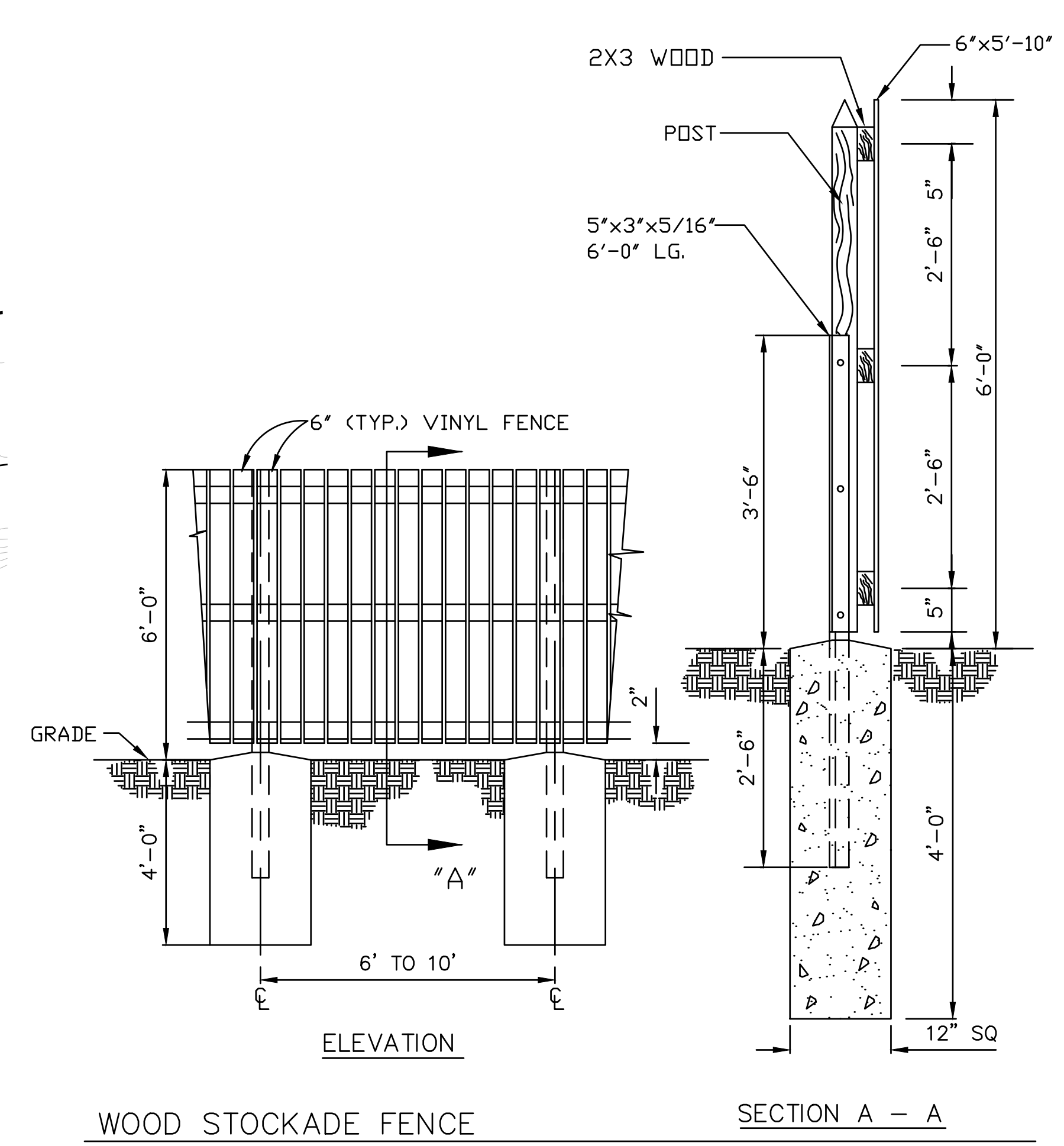
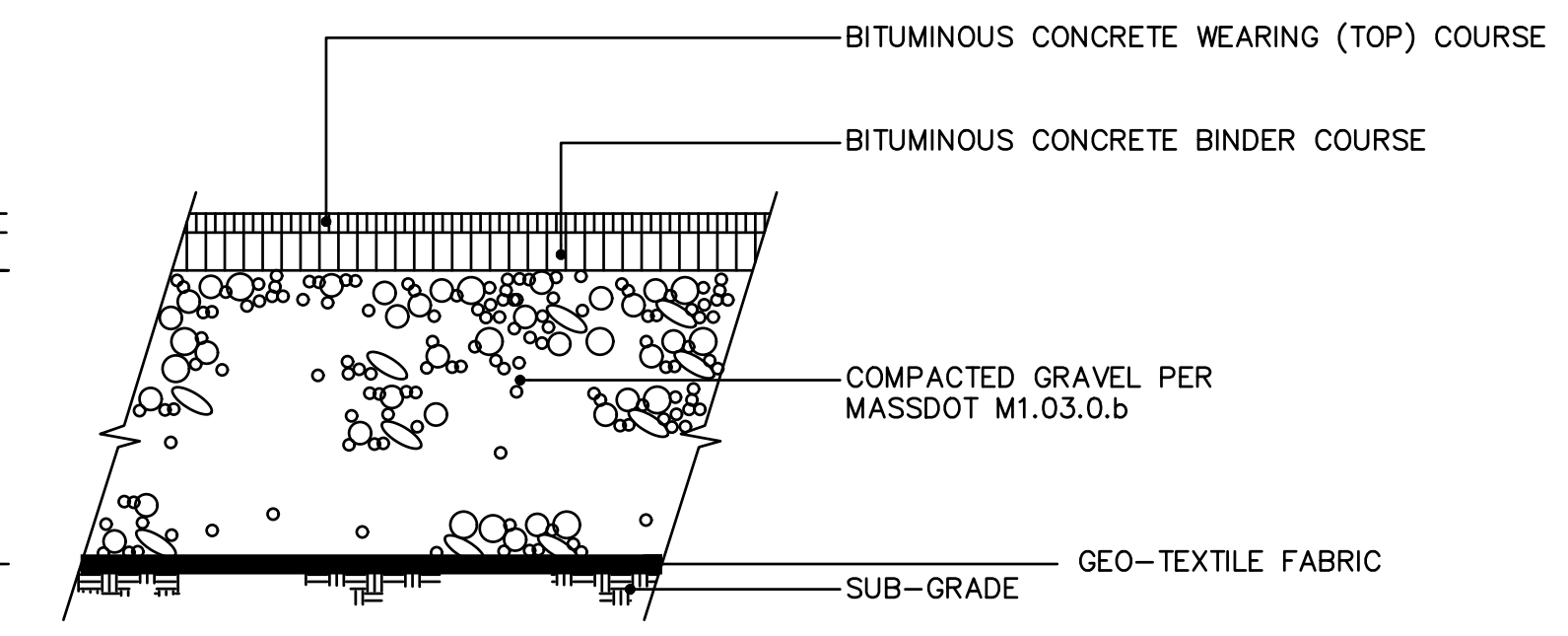
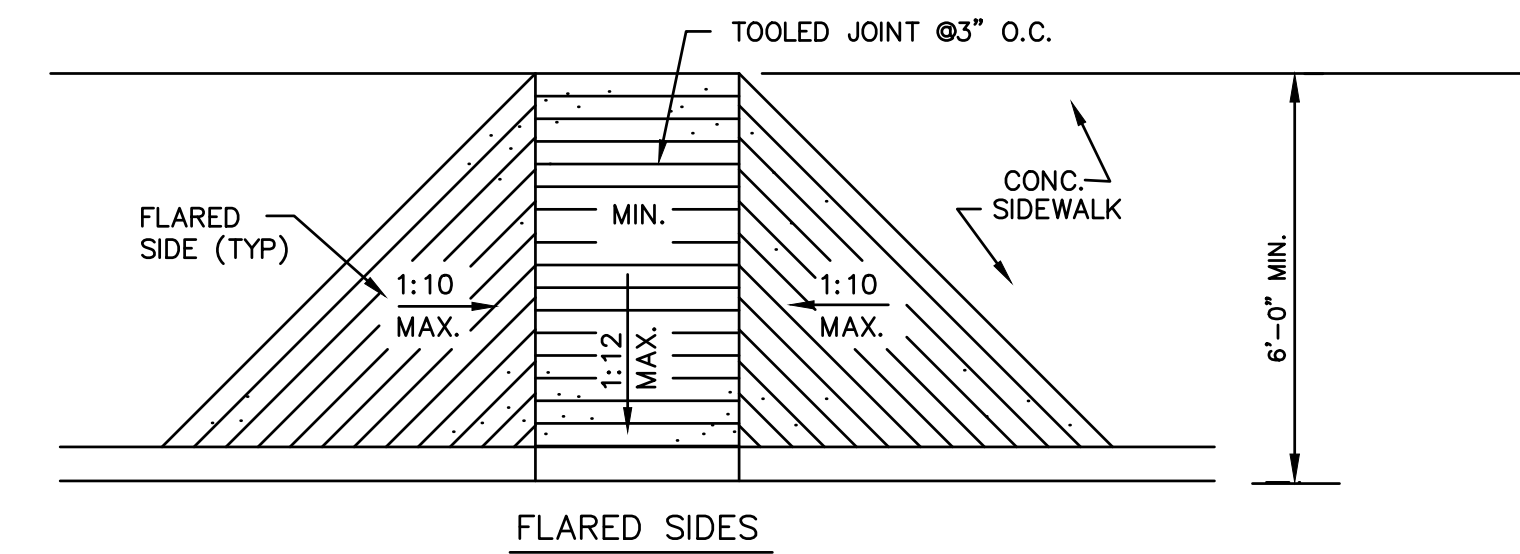
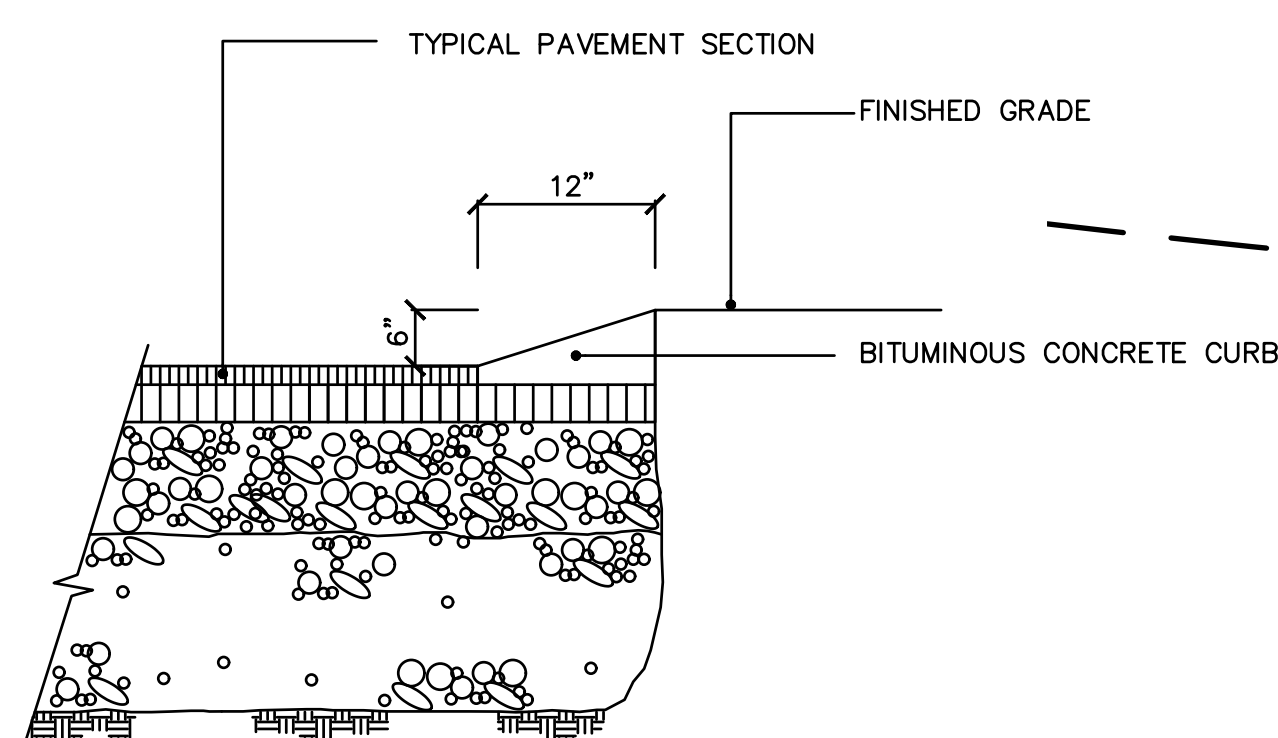
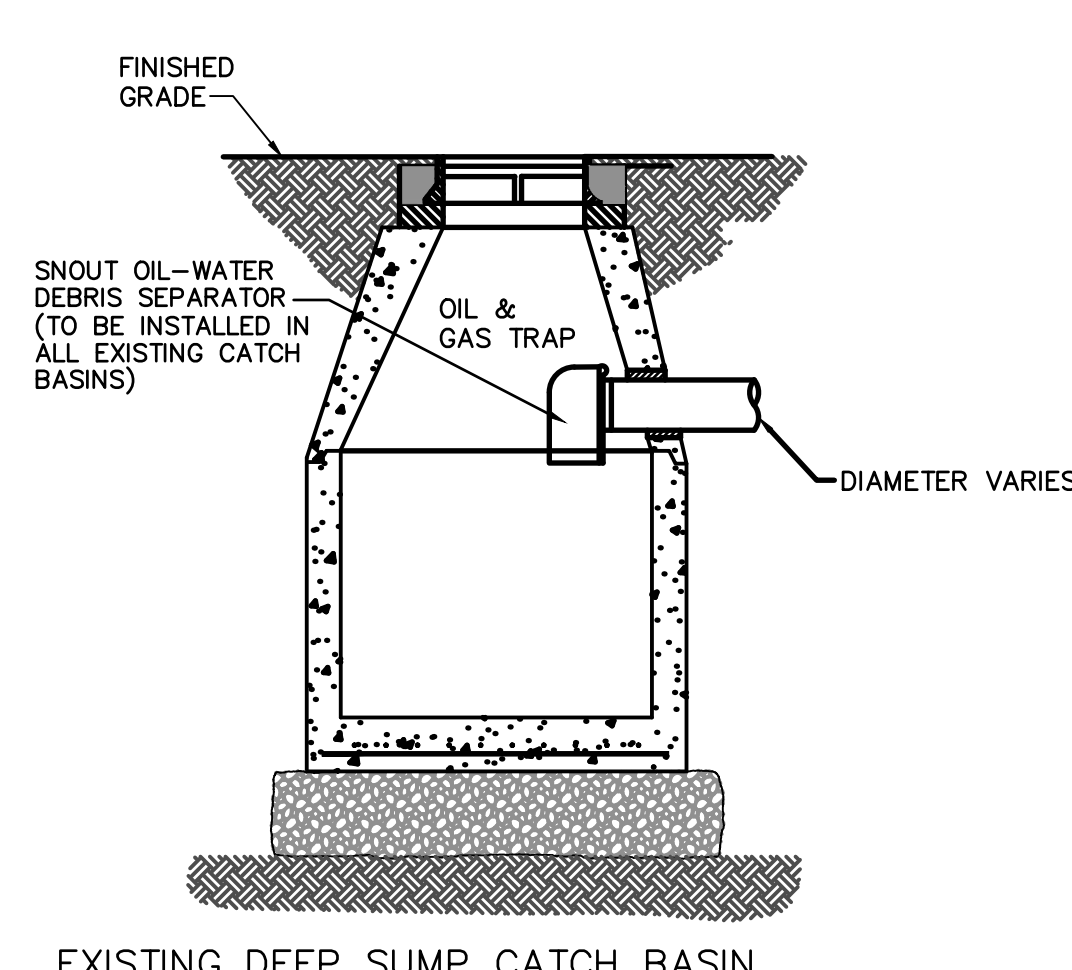
ADA PARKING REQUIREMENT (521 CMR 23.2)

2 ACCESSIBLE PARKING SPACES FOR 26-50 PARKING SPACES = 2 SPACES REQUIRED
1 VAN ACCESSIBLE LOADING AREA

CATCH BASINS TO HAVE HOODS INSTALLED (SEE DETAIL)
RIP RAP TO BE ADDED OR REPAIRED AT ALL DRAINAGE OUTFALLS
SEE OPERATION & DRAINAGE PLAN FOR THE EXISTING STORMWATER SYSTEM

EXISTING BUILDING COVERAGE
20,000 S.F. BUILDING + 900 S.F. GARAGE = 20,900 S.F.
20,900 S.F. / 89,718 S.F. = 23.3%
PROPOSED 960 S.F. ADDITION YIELDS BUILDING COVERAGE = 24.4%

UNOCCUPIED SPACE
37,012 S.F. / 89,718 S.F. = 41.3%
AREA FREE OF WETLANDS = 100%
NO NEW LIGHTING IS INTENDED BY THE APPLICANT UNLESS REQUIRED BY THE CCC



NOTES:
1. RAMP SURFACES SHALL BE FIRM, STABLE & SLIP RESISTANT AND HAVE DETECTABLE WARNINGS AS PER ADA SPECIFICATIONS.

TOWN OF CHARLTON PLANNING BOARD APPROVAL:

DATE: _____

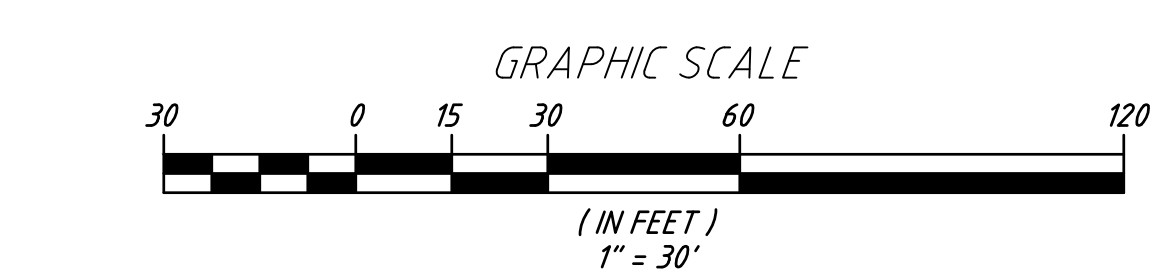
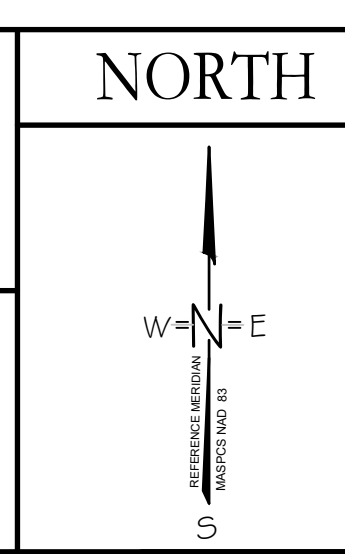
SECTION N.T.S.



| NO. | DATE | REVISION | BY |
|-----|----------|----------------------|-----|
| 2 | 1/23/19 | REVISED PER COMMENTS | JDD |
| 1 | 10/10/18 | REVISED PER COMMENTS | JDD |
| | | REVISION | BY |

JASON D. DUBOIS, P.E.
PROFESSIONAL ENGINEER
M.A.L.C. NO.: 48724

JEREMY S. CROTEAU, P.L.S.
PROFESSIONAL LAND SURVEYOR
LIC. NO.: 48722



SITE PLAN

SITE ADDRESS:
144 Sturbridge Road
Charlton, MA 01507

CLIENT:
FOUR SCORE HOLDINGS, LLC
One International Place Suite 3700
Boston, MA 02110

DRAWN BY: JSC
CK'D BY: JDD
DATE: 7-27-18
PROJECT #: 18-153

REV #: 2
SCALE: 1"=30'
DWG. NO.: S-1

DOC ENGINEERING & SURVEY INC.
388 CHARLTON STREET, SUITE 200, CHARLTON, MA 01507
508-788-8889
508-341-2127