



EXISTING TOPOGRAPHY TAKEN FROM PLANS PREPARED BY EDWARDS & KELCEY, INC. ENTITLED "ENVIRONMENTAL SUBMISSION PLAN" DATED 04-19-99, REVISED 7-20-00. DATUM IS BIRD, ON-SITE WETLANDS Delineation BY SANFORD ECOLOGICAL SERVICES, INC.

EXISTING TOPOGRAPHY AND PROPERTY LINE INFORMATION TAKEN FROM PLAN PREPARED BY HANCOCK SURVEY ASSOCIATES, INC. ENTITLED "TOPOGRAPHIC PLAN OF LAND IN ASHLAND, MA" DATED 02-19-01. VERTICAL DATUM IS BIRD, HORIZONTAL DATUM IS NAD83. MASS MARLAND ZONE.

SEE SHEET 7

SEE SHEET 6

SEE SHEET 5

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

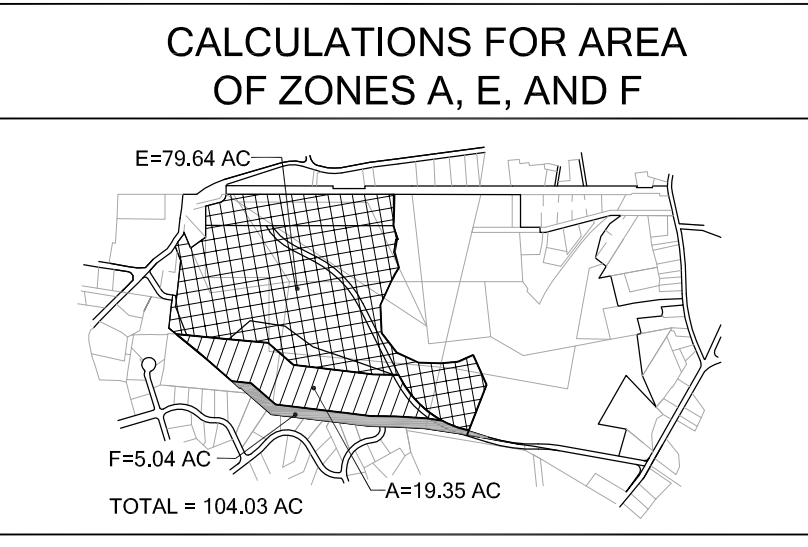
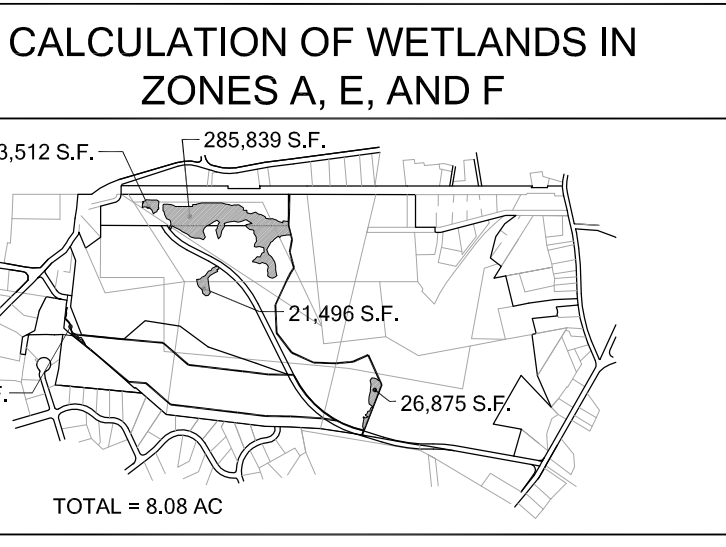
PARKING SUMMARY

BUILDING	TOTAL SPACES	REGULAR HANDICAP SPACES (IN TOTAL SPACES)	VAN HANDICAP SPACES (IN TOTAL SPACES)
1	45	1	1
2	44	2	1
3	44	2	1
4	44	2	1
5	44	1	1
6	44	2	1
7	64	2	1
8	43	1	1
9	64	1	1
10	43	1	1
11	60	3	1
12	60	1	1
13	43	1	1
14	43	1	1
15	40	1	1
16	44	2	1
17	43	1	1
18	63	1	1
SUBTOTALS	875 (1.75/UNIT)	26	18
CLUBHOUSE	25	2	1
TOTALS (SEE NOTE 1)	900 (1.8/UNIT)	28	19

NOTES:
1) THERE ARE 148 CARPORT SPACES TO BE RENTED ON A FIRST COME FIRST SERVED BASIS. THERE ARE 5 ACCESSIBLE CARPORT SPACES INCLUDED IN THE 148 TOTAL CARPORT SPACES IN THE VICINITY OF BUILDINGS 2,4,6,11, AND 16. 521 CMR 23.2.1 REQUIRES 5 ACCESSIBLE CARPORT SPACES WHERE TOTAL CARPORT SPACES ARE BETWEEN 101 AND 150.

UNIT SCHEDULE

BUILDING TYPE	BUILDING NUMBER	UNIT TOTAL
24 UNITS	1, 3, 5, 6, 10, 13, 16, 17	192 (8 BUILDINGS)
24 UNITS	2, 4, 14, 15	96 (4 BUILDINGS)
36 UNITS	7, 11, 18	108 (3 BUILDINGS)
36 UNITS	9, 12	72 (2 BUILDINGS)
CLOUTOWER 24 UNITS	8	24 (1 BUILDING)
CLUBHOUSE	CLUBHOUSE	8 UNITS
	19 BUILDINGS	500 UNITS



ZONING TABULATION

ZONING CLASSIFICATION: RAIL TRANSIT DISTRICT (RTD) - AREA E/TVC
 OVERLAY DISTRICTS: NONE
 PROPOSED USE: LUXURY (FOR RENT) APARTMENTS

DIMENSIONAL REQUIREMENTS

ITEM	AS REQUIRED (BY ZONING SECTION 282-49 AND COVENANT RECORDED 6/21/00 AS INSTR. 508)	AS PROPOSED
MIN. LOT AREA	30,000 S.F.	30.12 ACRES
LOT FRONTAGE	150 FT.	MORE THAN 150'
FRONT YARD	25 FT.	MORE THAN 25'
SIDE YARD	25 FT. EXCEPT THAT NO BUILDING ALLOWED WITHIN 200' OF OFFSITE RESIDENTIAL ABUTTING AREA F	MORE THAN REQUIRED
REAR YARD	30 FT. EXCEPT THAT NO BUILDING ALLOWED WITHIN 200' OF OFFSITE RESIDENTIAL ABUTTING AREA F	MORE THAN REQUIRED
MAX. BUILDING DENSITY	20 UNITS PER ACRE (BASED ON USEABLE AREA)	500 UNITS/30.12 AC= 16.6 UNITS/ACRE (GPI LOT ONLY)
MAX. NUMBER OF PERMITTED APARTMENT UNITS	500 UNITS ²	500
USABLE AREA (UA) ³	MINIMUM USABLE AREA: 500 UNITS/20 UNITS/ACRE=25 ACRES	AREAS A+E+F=104.03 AC 10% OPEN SPACE=10.40 AC ACTUAL IMPERV. =16.07 AC 90% WETLANDS =7.27 AC TOTAL USABLE ACRES =70.29 AC
MAX. BEDROOM UNITS	40% 1 BEDROOM / 60% 2 BEDROOM=800 ²	800
MIN. BUILDING SEPARATION	20 FT.	MORE THAN 20'
MAX. BUILDING FOOTPRINT AREA	18,000 S.F. ²	LESS THAN 18,000 S.F.
MAX. HEIGHT	3 STORES ABOVE GRADE AND 4 STORES AT THE REAR IF THE SLOPE OF THE LAND PERMITS.	3 STORES
MINIMUM BUFFERS	MIN. 50 FT. FROM SIDE AND REAR BOUNDARIES UNDISTURBED OR LANDSCAPED UNLESS GOLF COURSE IS DEVELOPED.	MORE THAN REQUIRED
MINIMUM OPEN SPACE IN RTD (IN AGGREGATE)	30%	MORE THAN 30%
MINIMUM OPEN SPACE (AREA E) ³	10%	74%
LANDSCAPING	PER SECTION 282-49	AS REQUIRED

RAIL TRANSIT DISTRICT (RTD) ALLOWED USES

AREA	ALLOWED USE
A (21.97 AC.)	OWNER-OCCUPIED HOUSING; AGE RESTRICTED WITH RELATED RECREATIONAL OPEN SPACES; TRAILS AND GOLF (NO EGB/ENB APARTMENTS PERMITTED).
B (28.71 AC.)	OPEN SPACES; GOLF & RECREATION.
C (5.75 AC.)	RECREATION FOR THE TOWN OF ASHLAND.
D (66.07 AC.)	OWNER-OCCUPIED HOUSING; AGE-RESTRICTED & SENIOR HOUSING; COMMERCIAL; LIGHT INDUSTRIAL; RETAIL; OPEN SPACE; TRAILS AND GOLF.
E (81.62 AC.)	LUXURY (FOR RENT) APARTMENTS; OWNER OCCUPIED HOUSING; RELATED RECREATIONAL; COMMERCIAL RETAIL; OPEN SPACES AND GOLF.
F (7.65 AC.)	OPEN SPACE BUFFER, INCLUDING GOLF COURSE

PARKING AND TRAFFIC CONTROL NOTES

- SEE DWG. NO. C2 FOR ABBREVIATIONS, LEGEND AND GENERAL NOTES.

LEGEND

- ▲ BUILDING DOOR
- HC HANDICAP PARKING SPACE (V= VAN SPACE & SIGN)
- ⊙ PARKING COUNT
- MODULAR CONCRETE RETAINING WALLS UNLESS INDICATED AS CAST-IN-PLACE (C.I.P.)
- BOULDER WALL (SEE LANDSCAPE PLAN)
- CW CROSS WALK
- FFE FIRST FLOOR ELEVATION
- CARPORT WITH ASPHALTIC PAVEMENT BENEATH
- COMPACTOR ON CONCRETE PAD WITH ENCLOSURE
- CAST-IN-PLACE CONCRETE STAIRS
- MSR METAL GUARDRAIL WITH TIMBER POSTS WITH 6" HIGH CHAIN LINK FENCE (CLF)
- TIMBER GUARDRAIL WITH TIMBER POSTS WITH 6" HIGH CHAIN LINK FENCE (CLF)
- RRP RIPRAP
- RAISED CURB
- ⊙ EXIST. TREE TO PROTECT AND SAVE

PARKING

ITEM	AS REQUIRED	AS PROPOSED
PARKING SPACES	900 SPACES = 1.8 SPACES PER UNIT X 500 UNITS	900
SIZE #	9 FT. X 20 FT.	9 FT. X 20 FT.
SETBACKS #	10 FT.	MORE THAN 10 FT.
SCREENINGS #	6 FT. MIN.	MORE THAN 6 FT.

FOOTNOTES:

- NO BUILDING SHALL BE LOCATED WITHIN 200 FT. OF THE PROPERTY LINE OF THE RESIDENTIAL PROPERTIES THAT ABUT AREA F AND WHICH ARE OUTSIDE THE RAIL TRANSIT DISTRICT.
- USABLE ACRES = (AGGREGATE AREA OF AREA A, AREA E, AND AREA F) - (10% EXCLUSION FOR OPEN SPACE) - (THE LESSER OF 20% EXCLUSION FOR IMPERVIOUS SURFACES OR ACTUAL IMPERVIOUS SURFACE) - 30% WETLANDS UNLESS SITUATED IN THE PERIMETER OF THE RTD OR INCLUDED AS ELEMENTS OF ANY GOLF COURSE.
- OPEN SPACE FOR THE AGGREGATE AREA OF THE RTD SHALL BE EQUAL TO NOT LESS THAN 30% OF THE TOTAL AREA OF THE RTD, NOT LESS THAN 10% IN AREA A AND AREA F COMBINED, NOT LESS THAN 10% IN AREA C, D, AND E.
- PARKING SHALL BE NO CLOSER THAN 10 FT. FROM THE RIGHT-OF-WAYS EXCEPT IN A TYP WHERE PARKING SHALL BE PERMITTED TO DIRECTLY ADJACENT RIGHT-OF-WAYS.
- PER SECTION 282-27
- PER SECTION 282-49 AND SECTION 282-26 AND SECTION 282-39.
- PER COVENANT
- SEE REQUIREMENTS FOR DEVELOPMENT OF GOLF COURSE PER "TOWN OF ASHLAND ZONING LAWS THROUGH OCTOBER 2000 TOWN MEETING" RECEIVED 11-16-01.

11	CARPENTRY WORK, ISSUED FOR LEVEL IV	4-15-08	Date
10	PARKING SUMMARY TABLE REVISION	3-05-08	Date
9	UPDATED LEVEL III LIMIT OF MBTA ROAD WORK	2-29-08	Date
8	BUILDING 4, 5, 8	16, 17, 18, 19, 20	Revision
7	RESPONSES TO PEER REVIEW	1-25-08	Date
6	BUILDING FOOTPRINTS, CARPORTS, CARPORT PADMENT	1-10-08	Date
5	MBTA ROAD TOP, NEW PLANNING, NORTH BASIN	4-20-07	Date
4	RE-DESIGNED BY ALLEN & MAJOR ASSOCIATES, INC.	3-20-07	Date
3	KEEP REVIEW COMMENTS	6-27-03	Date
2	EAST BASIN, PARKING, TRAILING, SCHEDULE AND UNIT SUMMARY, WALLS ADDED	1-10-03	Date
1	BUILDING FOOTPRINTS AND ZONING REGULATIONS	8-29-02	Date
	LOTS 1 AND 2 AREAS	8-22-02	Date

PREPARED FOR:
JPI APARTMENT DEVELOPMENT
 444 TURNPIKE ROAD
 SOUTH BORDEN, MA 01772
 T 16081 786-0300
 F 16081 282-1925

DESIGNED BY: R.A.C.
 DRAWN BY: R.C.B./J.J.M./W.J.H.
 CHECKED BY: R.A.C.
 SCALE: 1"=200'
 DATE: 2/25/2002

PARKING & TRAFFIC CONTROL KEY PLAN
 JEFFERSON AT ASHLAND STATION
 ASHLAND, MASSACHUSETTS

DRAWING NO. **C8-1**
 PROJECT NO. **1120-15**
 1120-15

DRAWING PATH: N:\PROJECTS\1120-15\CIVIL\DRAWINGS\CURRENT\C-1120-15 - PARKING, TRAFFIC CONTROL & ZONING.DWG