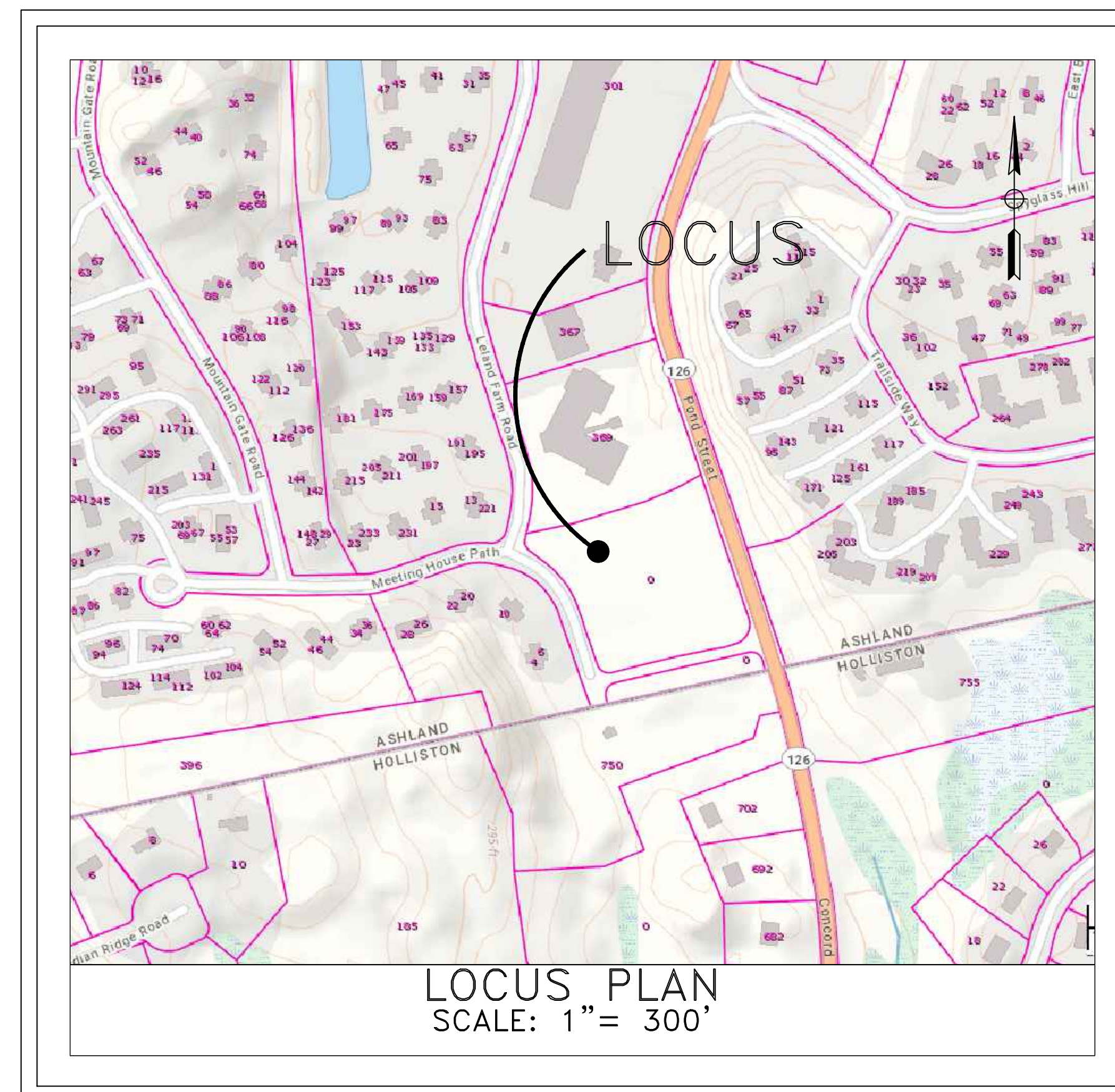


SITE PLAN

501 POND STREET
ASHLAND, MA

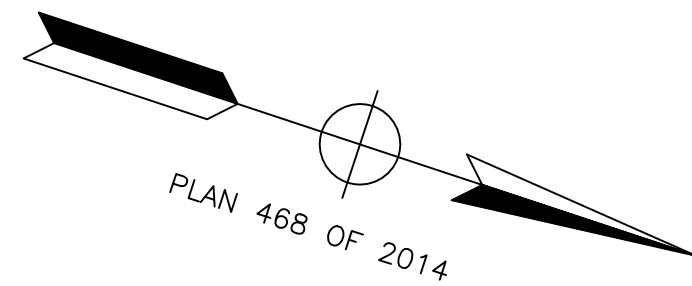


APPLICANT: TRASK INC.
337 TURNPIKE ROAD, SUITE 201
SOUTHBOROUGH, MA 01772
TEL: (508) 485-0077

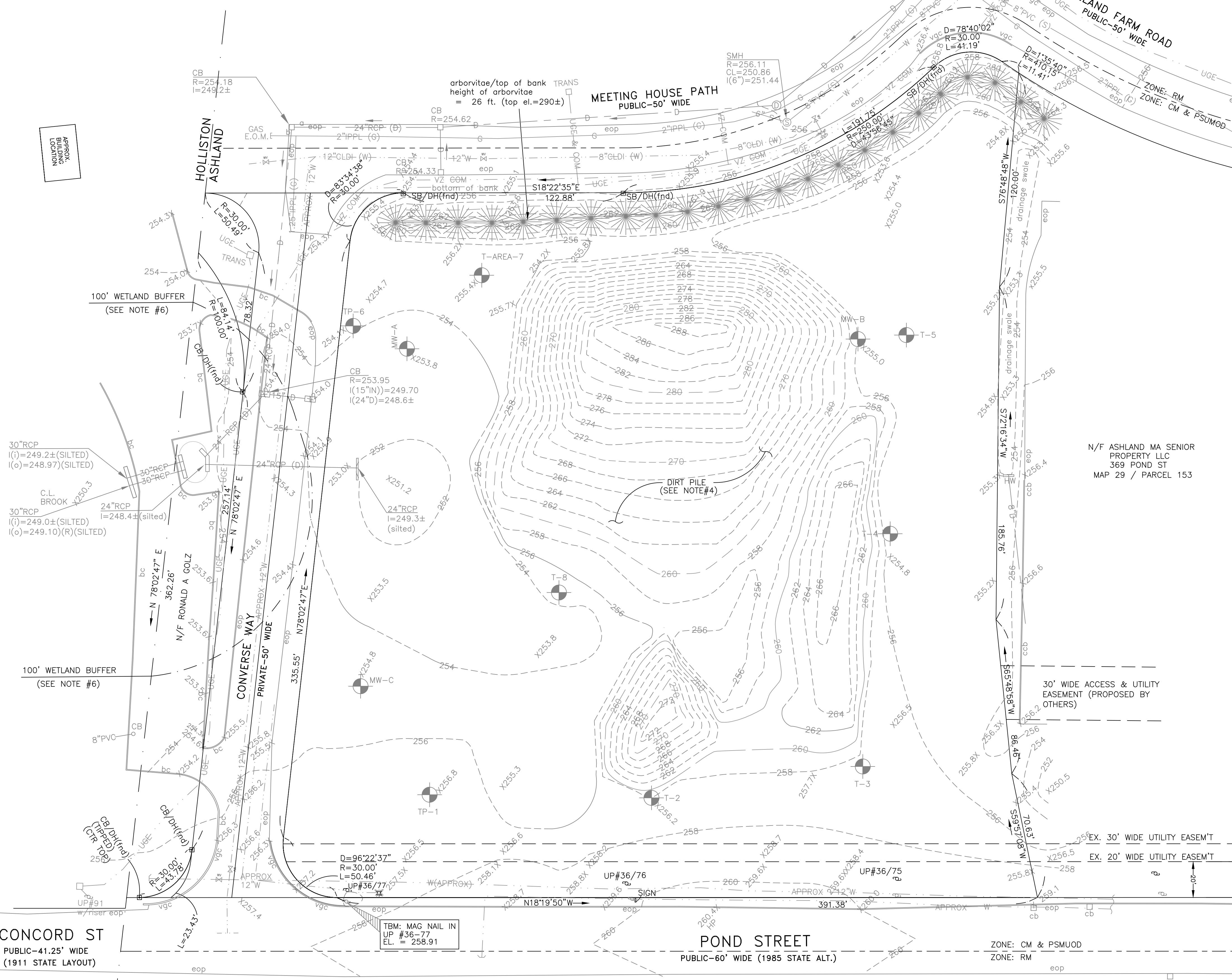
PREPARED BY: BRUCE SALUK & ASSOCIATES., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: (508) 485-1662
FAX: (508) 481-9929

SHEET INDEX

	DATE	REV. DATE
C0.0: TITLE SHEET -----	10-24-21	7-19-22
C0.1: EXISTING CONDITIONS PLAN -----	10-24-21	6-30-22
C1: LAYOUT PLAN -----	10-24-21	7-19-22
C2: GRADING PLAN -----	10-24-21	7-19-22
C3: DRAINAGE PLAN -----	10-24-21	7-19-22
C4: WATER, SEWER & UTILITY PLAN -----	10-24-21	7-19-22
C5: TRUCK ACCESS PLAN -----	4-26-22	7-19-22
C6: PLAN & PROFILE (SEWER) -----	7-19-22	----
C7: DETAIL PLAN -----	4-26-22	7-19-22
C8: DETAIL PLAN -----	4-26-22	7-19-22
C9: DETAIL PLAN -----	4-26-22	6-30-22
C10: DETAIL PLAN -----	4-26-22	6-30-22
C11: DETAIL PLAN -----	4-26-22	6-30-22



PLAN 468 OF 2014



NOTES:

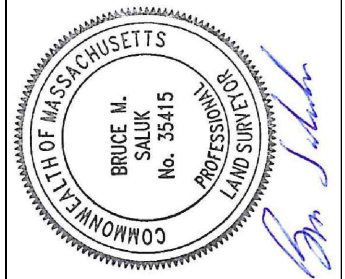
1. The land shown is comprised of a 3.63 Ac. parcel listed as Assessor's Parcel 151 on Map 29 and the 0.51 Ac. Converse Way parcel. The combined land area is 4.14 Ac.. The property is in the 'Highway Commerce' zone, and within the 'POND Street Mixed Use Overlay District.'
2. The property described on this survey "does not" lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the property lies within Zone "X" of the Flood Insurance Rate Map identified as Community Panel No. 479 of 656, Map No. 25017C0631F, bearing an Effective Date of July 7, 2014.
3. Deed reference:
BK 48742 PG540
BK 22918 PG221
4. The dirt pile shown is in the process of being removed by others.
5. The distance along the centerline of Converse Way between Meeting House path & Pond Street is 395.88 Ft.
6. Hold Face of Endwall as most northerly end of wetlands (wetlands were not flagged).

LEGEND

- EX. OR APPROVED DRAIN MANHOLE
- EX. OR APPROVED CATCH BASIN
- EXIST. DBL. CATCH BASIN
- EX. DRAIN
- EX. WATER & GATE
- EXIST. UNDERGROUND ELEC.
- EXIST. ELEC. & COM
- EXIST. LIGHTPOLE
- EXIST. GAS LINE
- EXIST. SPOTGRADES
- EXIST. 2' CONTOUR
- EXIST. 10' CONTOUR
- SURVEY IRON ROD
- EXIST. TREELINE
- EX BITUMINOUS CURB
- RESIDENCE MULTI-FAMILY
- HIGHWAY COMMERCE
- POND ST. MIXED USE OVERLAY DISTRICT

NO.	DATE	REVISION
P5	6/30/22	PEER REVIEW COMMENTS
P4	5/22/22	PLAN UPDATE
P3	5/9/22	PLAN UPDATE
P2	4/25/22	ROW DESCRIPTIONS & NOTES 1&4
P1	11/15/21	PLAN UPDATE
BMS		BMS
BMS		BMS
BMS		BMS
BY		BY

PREPARED BY:
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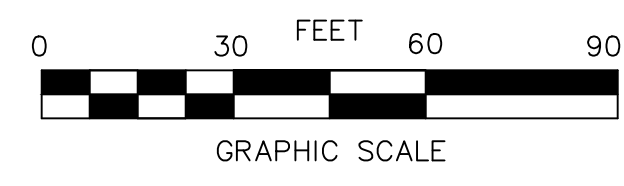


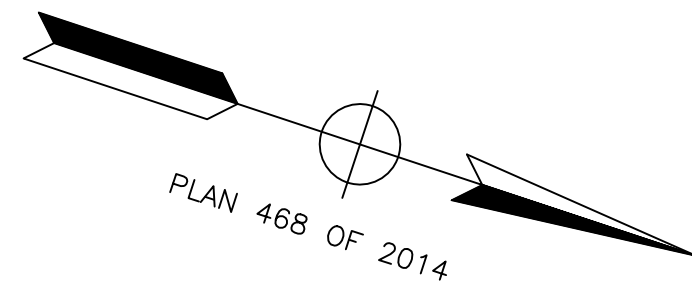
EXISTING CONDITIONS
POND STREET
ASHLAND, MA

DEVELOPER:
TRASK INC
337 TURNPIKE ROAD, SUITE 201
SOUTHBOROUGH, MA 01772

DATE: OCTOBER 24, 2021

C0.1





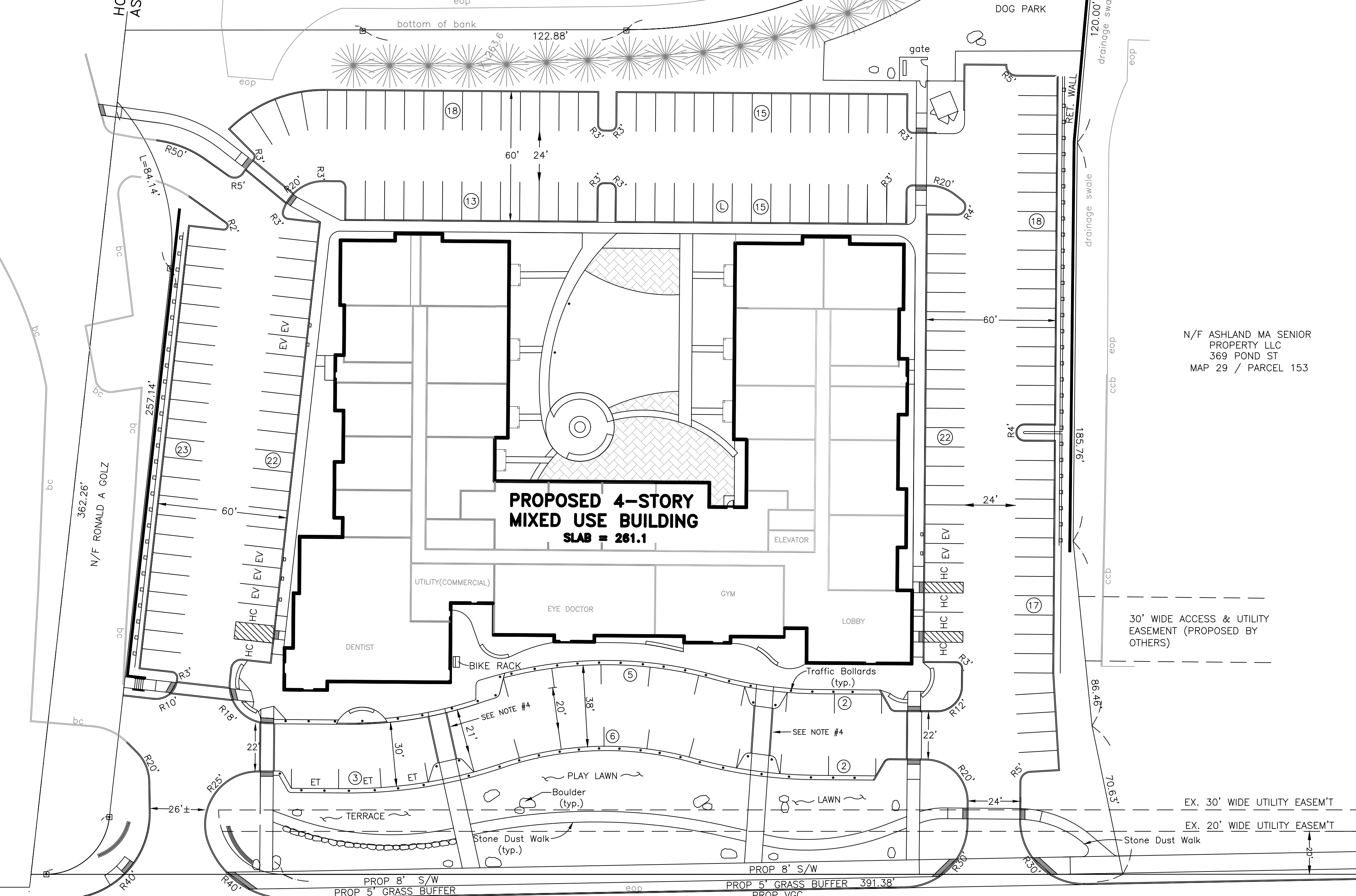
APPROXIMATE
LOCATION

HOLLISTON
ASHLAND

HOLLISTON
ASHLAND

MEETING HOUSE PATH
PUBLIC-50' WIDE

LELAND FARM ROAD
PUBLIC-50' WIDE



**PROPOSED 4-STORY
MIXED USE BUILDING**
SLAB = 261.1

N/F ASHLAND MA SENIOR
PROPERTY LLC
369 POND ST
MAP 29 / PARCEL 153

NOTES:

- 1.) THE LAND SHOWN IS A 3.63 AC. PARCEL LISTED AS ASSESSOR MAP 29, PARCEL 151 AND THE 0.51 AC. CONVERSE WAY PARCEL. THE COMBINED LAND IS 4.14 AC. AND IS LOCATED IN THE "HIGHWAY COMMERCE" ZONE, WITHIN THE "POND ST. MIXED USE OVERLAY DISTRICT."
- 2.) PROPOSED BUILDING OCCUPANCY:
 - o 1ST - 4TH FLOORS: 120 APARTMENTS WITH 66-2 BEDROOMS AND 54-1 BEDROOMS
 - o 1ST FLOOR: 6800 SF COMMERCIAL SPACE
- 3.) PROPOSED PARKING:
 - o REQUIRED PARKING:
 - 1.5 SPACES FOR 2 - BEDROOM UNITS X 66 = 99
 - 1 SPACE FOR 1 - BEDROOM UNITS X 54 = 54
 - 1 SPACE / 250 SF OF COMMERCIAL SPACE X 6800 = 27
 - TOTAL SPACES REQUIRED = 180
 - o PROPOSED PARKING:
 - PARALLEL (9' X 20') = 5
 - PARALLEL (9' X 22') = 13 (AT SIDEWALK CROSSINGS)
 - STANDARD 9' X 18' = 157
 - ACCESSIBLE = 6
 - TOTAL PROPOSED = 181
- SIX (6) OF THE ABOVE SPACES ARE DESIGNATED FOR ELECTRIC VEHICLES (EV)
- 4.) REFER TO LANDSCAPE ARCHITECTURAL PLANS BY OTHERS FOR ADA ACCESSIBLE ROUTE ACCESS AT THE TWO (2) PEDESTRIAN SIDEWALK PARKING LOT CROSSINGS AT THE FRONT OF THE BUILDING SHOWN.
- 5.) MAINTAIN CLEAR SIGHT LINES AS RECOMMENDED IN THE PROJECT TRAFFIC REPORT; PREPARED BY MDM TRANSPORTATION CONSULTANTS, INC.. ALL PLANTINGS AND IMPROVEMENTS WITHIN SIGHT LINES SHALL BE MAINTAINED AT A HEIGHT LESS THAN 2 FT.

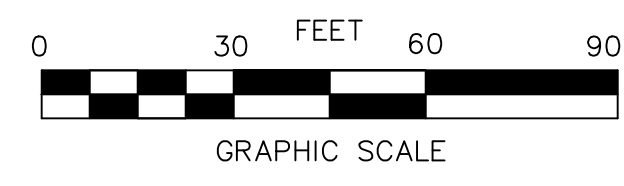
ASHLAND, MA ZONING CHART		
ZONE "CH" (PSMUOD)		
ITEM	REQUIRED	PROPOSED
(MIN.) LOT AREA	30,000 S.F.	180,396 S.F.*
FRONTAGE	150 FT.	>150'
SIDE YARD	10 FT	>10'
FRONT YARD	0 FT	>0FT
REAR YARD	15 FT.	N/A
BLDG. HEIGHT	5 STORIES	4 STORIES

*-LOT AREA SHOWN INCLUDES PARCEL 151/MAP 29(158,110 SF) & THE CONVERSE PRIVATE WAY(22,286 SF).

LEGEND

	EX. OR APPROVED DRAIN MANHOLE		PROP. CATCH BASIN
	EX. OR APPROVED CATCH BASIN		PROP. DOUBLE CATCH BASIN
	EXIST. DBL. CATCH BASIN		PROP. DRAIN LINE/MANHOLE
	EX. DRAIN		PROP. WATER LINE
	EX. WATER & GATE		PROP. SPOT GRADE
	EXIST. UNDERGROUND ELEC.		PROP. CONTOUR
	EXIST. ELEC. & COM		PROP. MODULAR CONC. WALL
	EXIST. LIGHTPOLE		PROP. CURB*
	EXIST. GAS LINE		CURBLESS PARKING/SIDEWALK TRANSITION W/ TRAFFIC BOLLARDS
	EXIST. SPOT GRADES		PROP. GUARD RAIL
	EXIST. 2' CONTOUR		REMOVE, RELOCATE
	EXIST. 10' CONTOUR		SIGN
	SURVEY IRON ROD		HANDICAP PARKING
	EX BITUMINOUS CURB		PROPOSED SEWER/MANHOLE
			LOADING & EVENT TRUCK PARKING

*_CURB WITH RADIUS LESS THAN 40 FT SHALL BE VERTICAL CONCRETE CURB. ALL OTHER CURB SHALL BE BITUMINOUS CURB.



NO.	DATE	REVISION
P4	7/19/22	PEER REVIEW COMMENTS
P3	5/22/22	PLAN UPDATE
P2	5/5/22	PLAN UPDATE
P1	11/15/21	PLAN UPDATE
		BMS
		BMS
		BY

PREPARED BY:
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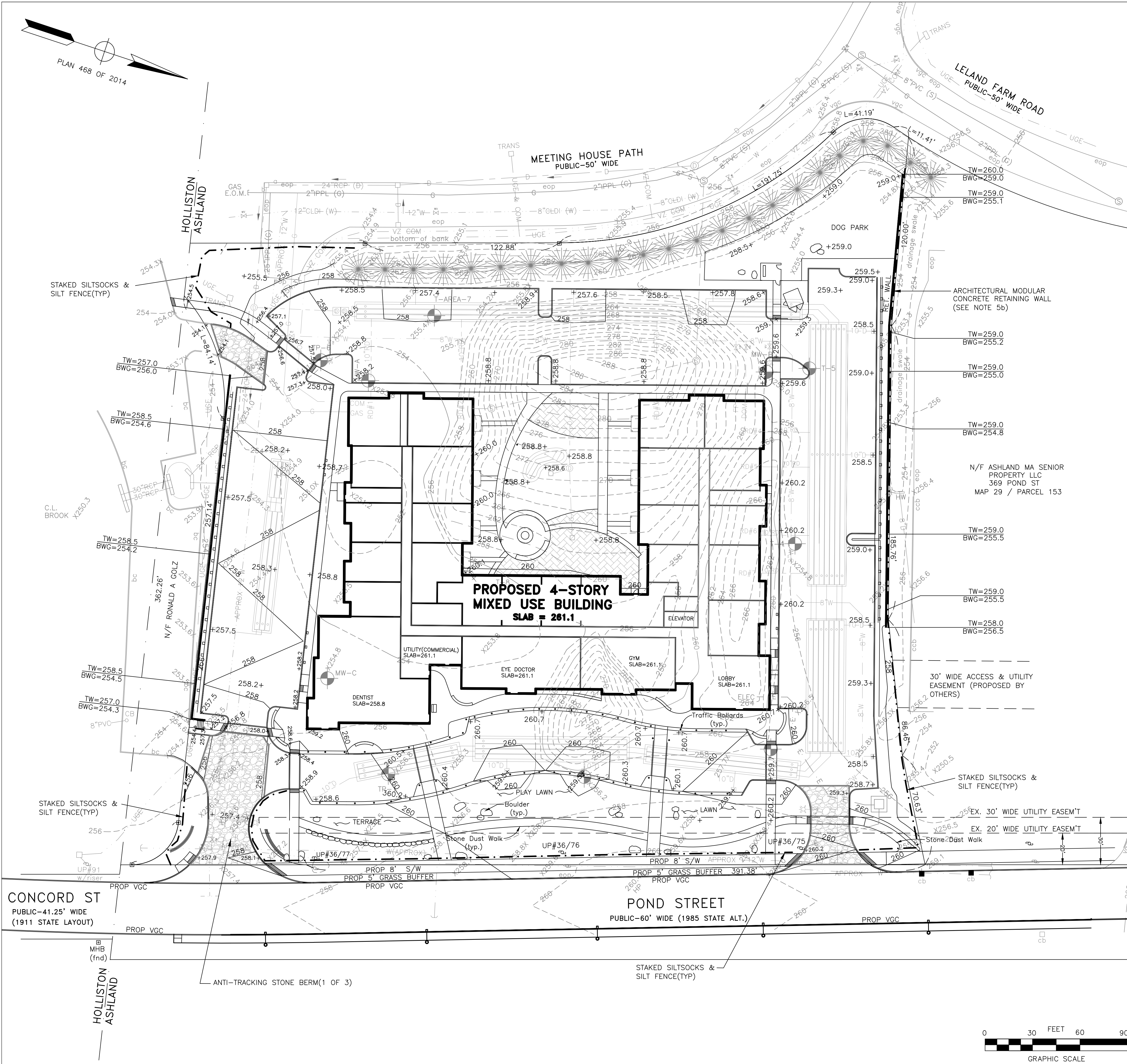


LAYOUT PLAN
501 POND STREET
ASHLAND, MA

DEVELOPER:
TRASK INC
337 TURNPIKE ROAD, SUITE 201
SOUTHBOROUGH, MA 01772

DATE: OCTOBER 24, 2021

C1



EROSION CONTROL NOTES:

- 1.) A pre-construction conference is to be held with Ashland Town officials, Owner(s), Applicant(s), Site Engineer, and Contractor.
- 2.) Prior to commencing work, the Contractor shall familiarize himself with the soil types on the site, and provide the appropriate erosion control measures, as outlined in the Stormwater Management Report and the SWPPP. The Contractor shall be responsible for providing erosion and temporary storm runoff control measures, which includes siltation fence, wattles, dams, ditches, temporary sediment basins, etc., as necessary, to contain soil and excess runoff on the site. These notes shall be used together with the "Construction Pollution Prevention & Erosion / Sedimentation Control Plan", included as Appendix "C" of the Storm Water Management Report, and the SWPPP.
- 3.) Install all siltation fencing and staked silt socks, as shown on the plan.
- 4.) Construct traffic berm at the site entrances, consisting of a layer of 1"-3" crushed stone, 12" depth by the lengths shown on the Plan, times the width of the traveled construction access road. The stone shall project above grade to form a berm barrier that prevents sediment from washing into abutting properties and Pond Street.
- 5.) Siltation fencing and staked silt sock shall be installed prior to commencing work at this site, and shall be maintained throughout the course of construction until vegetation on the site is fully established. An acceptable product for the siltation fence is Mirafi, Inc., Charlotte, NC, Model 100x, or equal.
- 6.) Soil stripping and removal, at any one time, shall be done in stages in order to minimize the amount of exposed soil for the project. Soil stabilization measures shall be implemented immediately after finishing grading. Loam and seed shall be applied as soon as reasonably possible.
- 7.) The sedimentation traps shall be located outside the footprint of the proposed storm water chambers to prevent silt contamination at those locations. Retain site runoff in the sedimentation traps to maximize natural infiltration. Periodically remove sediment collected in the traps. Pump sedimentation traps down prior to rainfalls. Silty water from the pump discharge shall be filtered using silt bags or other appropriate practice.
- 8.) Siltsocks are required at all existing CB's that receive flow from the construction activity. All proposed WQ's & CB's shall also include silt socks when constructed.
- 9.) All stock pile areas shall include safety fencing, with adequate siltation barriers installed around stock pile areas.
- 10.) An EPA NPDES permit and SWPPP are required.
- 11.) Along the east side of the east parking area, the 2 ft. wide Woenerf edging shall have a 2-inch reveal. This reveal shall transition from 2-inch 20 ft. from catch basins to 4-inches at each catch basin (see Landscape Arch. Plan for details).

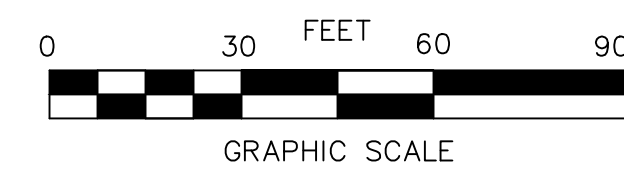
GRADING NOTES:

- 1b) The elevations shown are based on NAVD88 datum.
- 2b) Asphalt and other deleterious material that is removed shall be stockpiled, transported, disposed of or reprocessed in accordance with state and federal regulations.
- 3b) Provide excavation & trench wall protection in accordance with OSHA Standards.
- 4b) Provide safety fencing around all stockpiles greater than 10 Ft. in height, or otherwise restrict site access.
- 5b) Retaining walls shall be architectural modular concrete block. All walls exceeding 4' in height shall be designed by a structural engineer. Safety fence is required along the top of all retaining walls that exceed 4 FT height. Said fence shall be 48" high black vinyl clad chain link fence.
- 6b) Existing topsoil, subsoil stumps and organic matter below proposed pavement footprint fill areas shall be removed. All unsuitable soil shall be removed. Pavement subgrade shall be natural sandy soils, or equal. Compaction of subgrade in 12" lifts at 90% at maximum dry density by ASTM D698. Maintain the correct moisture content for proper compaction.
- 7b) Curb cut permit is required from MassDOT for both driveways and work performed within the Pond Street R.O.W.
- 8b) All accessible parking areas and curb cuts shall comply with 521 CMR for grading and dimensions. There is no tolerance for those requirements.

LEGEND

⊙	EX. OR APPROVED DRAIN MANHOLE	□	PROP. CATCH BASIN
□	EX. OR APPROVED CATCH BASIN	□	PROP. DOUBLE CATCH BASIN
□	EXIST. DBL. CATCH BASIN	15"D ⊙	PROP. DRAIN LINE/MANHOLE
—15"D—	EX. DRAIN	12"W	PROP. WATER LINE
8"W	EX. WATER & GATE	+466.2	PROP. SPOT GRADE
—E—	EXIST. UNDERGROUND ELEC.	—460—	PROP. CONTOUR
—E&GOM—	EXIST. ELEC. & COM	—	PROP. MODULAR CONC. WALL
*	EXIST. LIGHTPOLE	—	PROP. CURB*
—G—	EXIST. GAS LINE	—	CURBLESS PARKING/SIDEWALK TRANSITION W/ TRAFFIC BOLLARDS
X452.3	EXIST. SPOT GRADES	—	PROP. GUARD RAIL
—468—	EXIST. 2' CONTOUR	—	REMOVE, RELOCATE
—470—	EXIST. 10' CONTOUR	REM., RELOC.	REMOVE, RELOCATE
I.R. (FND) ⊙	SURVEY IRON ROD	↑	SIGN
—BC—	EX BITUMINOUS CURB	HC	HANDICAP PARKING
		—S—⊙	PROPOSED SEWER/MANHOLE
		⊙ & ET	LOADING & EVENT TRUCK PARKING

*CURB WITH RADIUS LESS THAN 40 FT SHALL BE VERTICAL CONCRETE CURB. ALL OTHER CURB SHALL BE BITUMINOUS CURB.



NO.	DATE	REVISION
P4	7/19/22	PEER REVIEW COMMENTS
P3	5/22/22	PLAN UPDATE
P2	5/09/22	PLAN UPDATE
P1	11/15/21	PLAN UPDATE

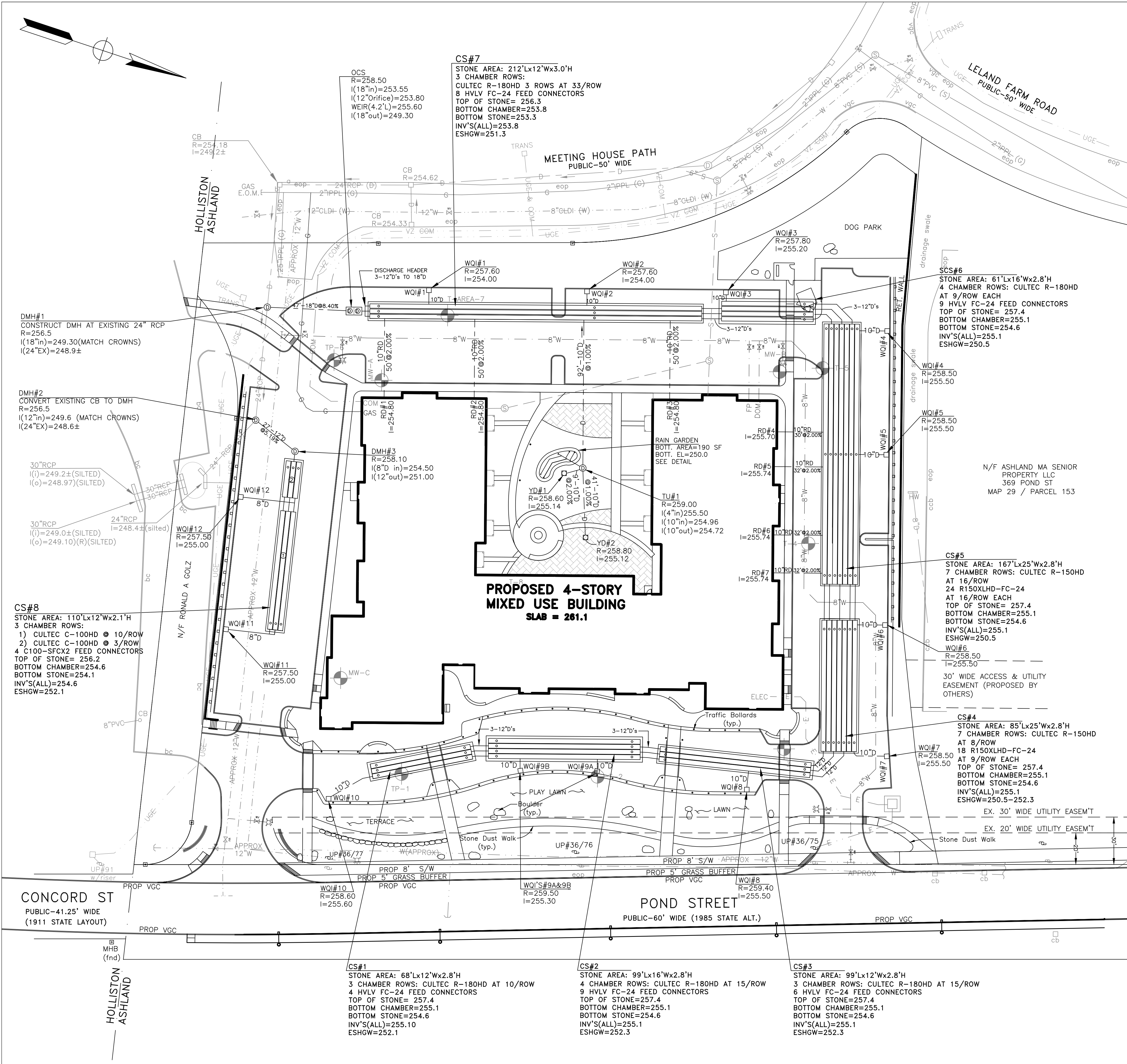
PREPARED BY:
BRUCE SALUK & ASSOC., INC.
 CIVIL ENGINEERING & LAND SURVEYING
 576 BOSTON POST ROAD EAST
 MARLBOROUGH, MA 01752
 TEL: 508-485-1662
 FAX: 508-481-9929



GRADING PLAN
 501 POND STREET
 ASHLAND, MA

DEVELOPER:
TRASK INC
 357 TURNPIKE ROAD, SUITE 201
 SOUTHBOROUGH, MA 01772

DATE: OCTOBER 24, 2021



DRAINAGE OUTLINE NOTES:

- Materials and construction of the storm drain system and associated work shall conform to the Mass. DPW Standard Specifications in the document entitled Standard Specifications for Highways and Bridges, 1988 as amended.
- Storm Drain Manholes shall be reinforced precast concrete conforming to ASTM Specification Section C478. Grade adjustment and pipe connections shall be as stipulated for the Standard cast Catch Basins detailed on this sheet.
- Storm sewer covers shall the word DRAIN cast in 3-inch high letters on the covers. Refer to the detail sheets for specifications and model types.
- Provide pipe joint a maximum of 3' from manhole walls.
- Reinforcing for all precast units shall conform to ASTM Specification Section A 185 and shall include reinforcing in bell in spigot of riser sections. Reinforcing shall be placed in accordance with AASHTO Designation N199.
- In the event that rock is encountered, the contractor shall maintain a 12-inch minimum separation between the pipe and the rock.
- Suitable backfill material shall be select excavated material from which frozen material, humus, peat, roots, vegetation, trash, rocks, and stones larger than 6-inches have been removed.
- Compaction of backfill material between centerline of pipe and trench pavement shall be done in 12-inch layers, or less, as required to prevent trench settlement. The contractor will be responsible for excessive trench settlement following final paving.
- Utilities shown on this plan are partly from available municipal and utility Co. records information and are approximate, only. There may be existing lines other than those shown hereon. The contractor shall be required to contact the proper utility companies & digsafe prior to beginning any construction on the site. Our firm does not warrant or guarantee the location of any utilities hereon.
- Unless otherwise noted on the drawings, pipe and fittings shall be ADS N-12 HDPE pipe, or equal. Pipe shall conform to AASHTO designations M252, M294& section 30 and the following ASTM designations: F2306, D2321, F477, D3212, F2487, F2648, F2648M-07, F1417 & F2510. If used, RCP pipe shall meet ASTM C-76 specifications for drain pipe. All 12-inches through 48-inches in diameter shall be reinforced concrete conforming to ASTM C-76 Class 3, Wall B circular reinforcement. Where specified, 12-inch through 48-inch diameter Class 4 drain lines shall be Wall B.

DRAIN DESIGN NOTES:

- All roof drain connections from building to chambers or DMH's shall be 3.00%(min.) slope. All WQI connections to chambers shall be 2.00% minimum slope.
- Provide 30 mil PVC along sections of retaining walls within 30 FT. of the subsurface stormwater chamber system.

ROOF DRAIN SCHEDULE:

- The following roof areas must drain to the designated chamber systems to maintain the Hydraulic Grade Line through the proposed system, as follows:
Chamber System #5 - 0.56 Ac. Roof Area
Chamber System #7 - 0.35 Ac. Roof Area
Roof Drain connections to all other chamber systems is prohibited.
Drain connections between DMH Nos. 4-10 to Chamber systems 4 & 5 shown shall be at 1.00% slope.

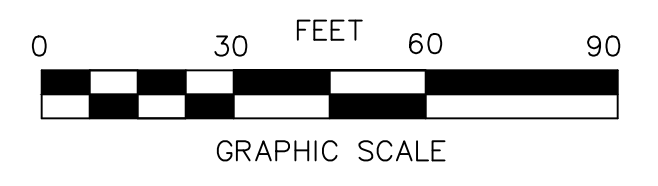
MASSDEP REGISTRATION:

- Prior to construction, the chamber system to be registered with MassDEP as a shallow UIC Class 5 injection well.

LEGEND

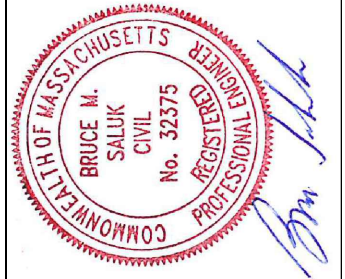
	EX. OR APPROVED DRAIN MANHOLE		PROP. CATCH BASIN
	EX. OR APPROVED CATCH BASIN		PROP. DOUBLE CATCH BASIN
	EXIST. DBL. CATCH BASIN		PROP. DRAIN LINE/MANHOLE
	EX. DRAIN		PROP. WATER LINE
	EX. WATER & GATE		PROP. SPOT GRADE
	EXIST. UNDERGROUND ELEC.		PROP. CONTOUR
	EXIST. ELEC. & COM		PROP. MODULAR CONC. WALL
	EXIST. LIGHTPOLE		PROP. CURB*
	EXIST. GAS LINE		TRANSITION W/ TRAFFIC BOLLARDS
	EXIST. SPOT GRADES		PROP. GUARD RAIL
	EXIST. 2' CONTOUR		REM., RELOC. REMOVE, RELOCATE
	EXIST. 10' CONTOUR		SIGN
	SURVEY IRON ROD		HANDICAP PARKING
	EX BITUMINOUS CURB		PROPOSED SEWER/MANHOLE
			LOADING & EVENT TRUCK PARKING

*CURB WITH RADIUS LESS THAN 40 FT SHALL BE VERTICAL CONCRETE CURB. ALL OTHER CURB SHALL BE BITUMINOUS CURB.



NO.	DATE	REVISION
P4	7/19/22	PEER REVIEW COMMENTS
P3	5/22/22	PLAN UPDATE
P2	5/9/22	PLAN UPDATE
P1	11/15/21	PLAN UPDATE

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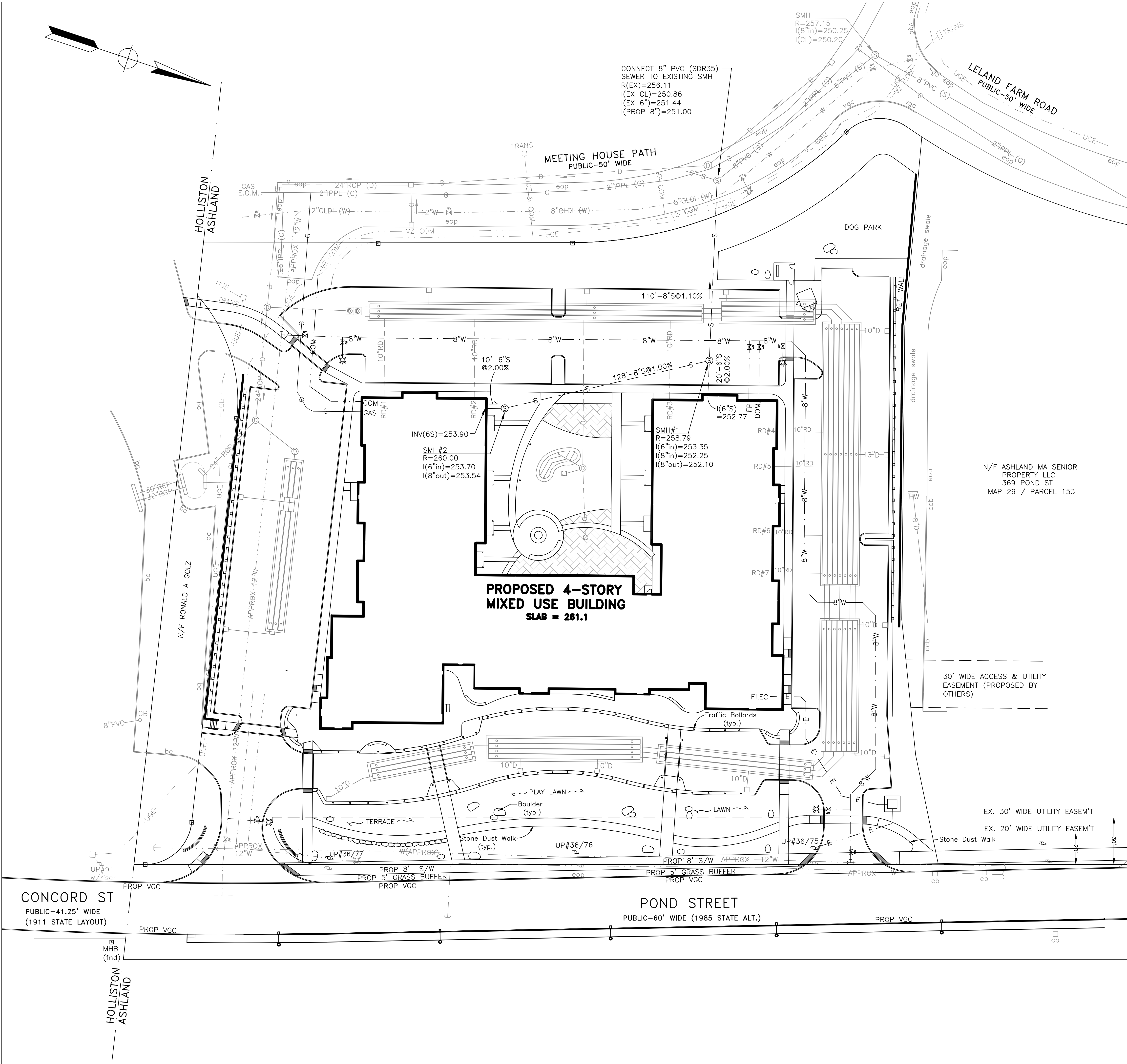


DRAINAGE PLAN
501 POND STREET
ASHLAND, MA

DEVELOPER:
TRASK INC
357 TURNPIKE ROAD, SUITE 201
SOUTHBOROUGH, MA 01772

DATE: OCTOBER 24, 2021





CONNECT 8" PVC (SDR35) SEWER TO EXISTING SMH
 R(EX)=256.11
 I(EX CL)=250.86
 I(EX 6")=251.44
 I(PROP 8")=251.00

N/F ASHLAND MA SENIOR PROPERTY LLC
 369 POND ST
 MAP 29 / PARCEL 153

PROPOSED 4-STORY MIXED USE BUILDING
 SLAB = 281.1

SEWER OUTLINE NOTES:

- 1.) Materials and construction of the sewer system and associated work shall conform to The Town of Ashland Construction Standards and the Massachusetts DOT Standard Specifications in the document entitled Commonwealth of Massachusetts Department of Transportation Standard Specifications for Highways and Bridges 2022 edition, as amended.
- 2.) Sanitary Sewer Manholes shall be reinforced precast concrete conforming to ASTM Specification Section C478-70T.
- 3.) Sewer manhole covers shall have the specified inscription shown on the detail sheets.
- 4.) Provide pipe joint a maximum of 3' from manhole walls. Reinforcing for all precast units shall conform to ASTM Specification Section A 185 and shall include reinforcing in bell in spigot of riser sections. Reinforcing shall be placed in accordance with AASHTO Designation N199.
- 5.) In the event that rock is encountered, the contractor shall maintain a 12-inch minimum separation between the pipe and the rock. Suitable backfill material shall be select excavated material from which frozen material, humus, peat, roots, vegetation, trash, rocks, and stones larger than 6-inches have been removed and meeting with backfill materials specified. Compaction of backfill material between centerline of pipe and trench pavement shall meet the requirements specified on the detail plans.
- 6.) Utilities shown on this plan are partly from existing municipal and utility Co. records information and are approximate, only. There may be other existing lines that are not shown hereon. The contractor shall contact the proper utility companies & dig safe prior to beginning any construction on the site. Our firm does not warrant or guarantee the location of any utilities hereon.
- 7.) The 6-inch and 8-inch diameter gravity sewer pipe shall be PVC conforming to ASTM designation D3034-SDR-35, Type PSM. Joints shall be elastomeric complying with ASTM D3212 using elastomeric seals conforming to ASTM F477. The fittings and accessories shall be manufactured and furnished by the pipe manufacturer, and have bell and spigot connections identical to that of the pipe. Sewer main and house lateral pipes shall be 8-inch and 6-inch diameter, respectively.
- 8.) The elevation datum is NAVD 88.
- 9.) Maintain 10' separation between the water main and storm water chamber systems.

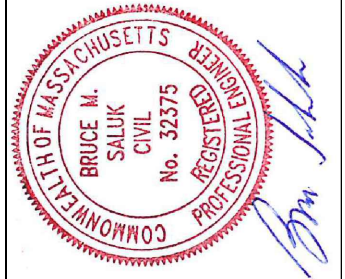
LEGEND

⊙	EX. OR APPROVED DRAIN MANHOLE	□	PROP. CATCH BASIN
□	EX. OR APPROVED CATCH BASIN	□	PROP. DOUBLE CATCH BASIN
□	EXIST. DBL. CATCH BASIN	15" D ⊙	PROP. DRAIN LINE/MANHOLE
— 15" D —	EX. DRAIN	12" W	PROP. WATER LINE
8" W — W —	EX. WATER & GATE	+466.2	PROP. SPOT GRADE
E	EXIST. UNDERGROUND ELEC.	-460	PROP. CONTOUR
E&COM	EXIST. ELEC. & COM	—	PROP. MODULAR CONC. WALL
*	EXIST. LIGHTPOLE	—	PROP. CURB*
G	EXIST. GAS LINE	—	CURBLESS PARKING/SIDEWALK TRANSITION W/ TRAFFIC BOLLARDS
X452.3	EXIST. SPOT GRADES	—	PROP. GUARD RAIL
-468-	EXIST. 2' CONTOUR	REM., RELOC.	REMOVE, RELOCATE
-470-	EXIST. 10' CONTOUR	↑	SIGN
I.R. (FND) ⊙	SURVEY IRON ROD	HC	HANDICAP PARKING
BC	EX BITUMINOUS CURB	— S — ⊙	PROPOSED SEWER/MANHOLE
		⊙ & ET	LOADING & EVENT TRUCK PARKING

*CURB WITH RADIUS LESS THAN 40 FT SHALL BE VERTICAL CONCRETE CURB. ALL OTHER CURB SHALL BE BITUMINOUS CURB.

NO.	DATE	REVISION	BY
P4	7/19/22	PEER REVIEW COMMENTS	BMS
P3	5/22/22	PLAN UPDATE	BMS
P2	5/9/22	PLAN UPDATE	BMS
P1	11/15/21	PLAN UPDATE	BMS

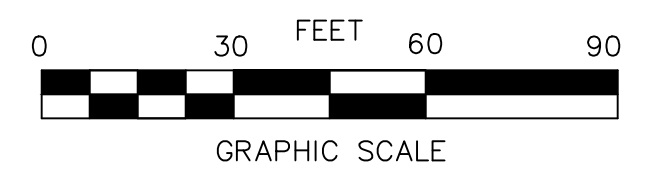
PREPARED BY:
BRUCE SALUK & ASSOC., INC.
 CIVIL ENGINEERING & LAND SURVEYING
 576 BOSTON POST ROAD EAST
 MARLBOROUGH, MA 01752
 TEL: 508-485-1662
 FAX: 508-481-9929

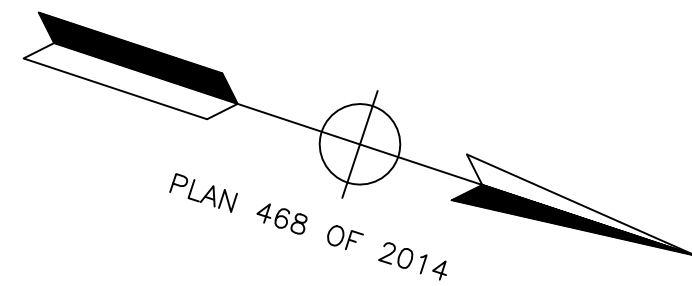


WATER, SEWER & UTILITIES

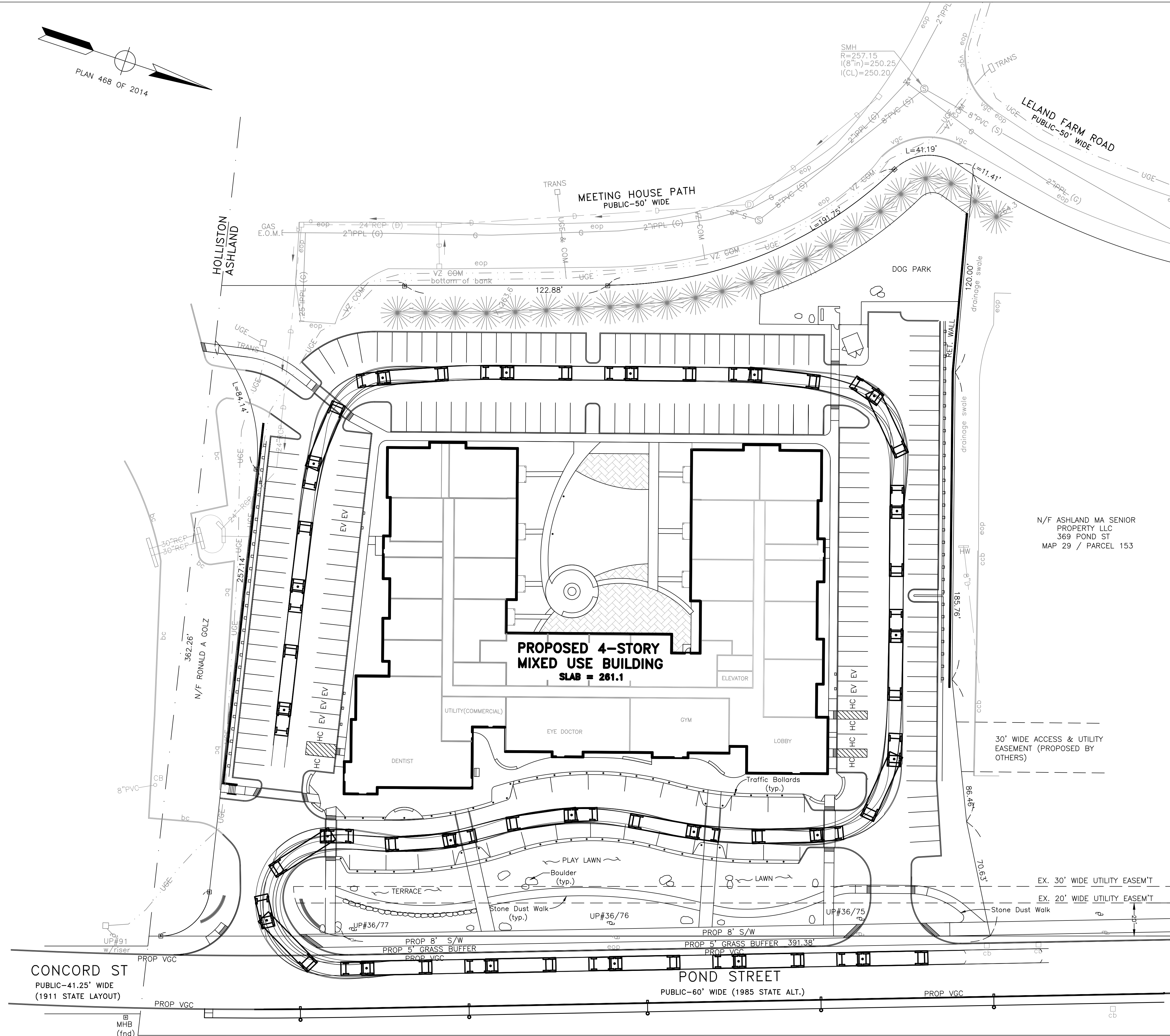
DEVELOPER:
TRASK INC
 337 TURNPIKE ROAD, SUITE 201
 SOUTHBOROUGH, MA 01772

DATE: OCTOBER 24, 2021





PLAN 468 OF 2014



CONCORD ST
PUBLIC-41.25' WIDE
(1911 STATE LAYOUT)

POND STREET
PUBLIC-60' WIDE (1985 STATE ALT.)

N/F ASHLAND MA SENIOR
PROPERTY LLC
369 POND ST
MAP 29 / PARCEL 153

**PROPOSED 4-STORY
MIXED USE BUILDING
SLAB = 261.1**

NOTES:

- 1) DESIGN VEHICLE SHOWN IS A SEMI-TRAILER (WB50).
- 2) AS STATED IN TABLE 4 OF THE TRAFFIC REPORT PREPARED BY MDM TRANSPORTATION CONSULTANTS, INC., DATED MAY 5, 2022, BOTH DRIVEWAYS HAVE GREATER THAN 500 FT. OF STOPPING SIGHT DISTANCE FOR NORTH AND SOUTH BOUND APPROACHES.

LEGEND

	EX. OR APPROVED DRAIN MANHOLE		PROP. CATCH BASIN
	EX. OR APPROVED CATCH BASIN		PROP. DOUBLE CATCH BASIN
	EXIST. DBL. CATCH BASIN		PROP. DRAIN LINE/MANHOLE
	EX. DRAIN		PROP. WATER LINE
	EX. WATER & GATE		PROP. SPOT GRADE
	EXIST. UNDERGROUND ELEC.		PROP. CONTOUR
	EXIST. ELEC. & COM		PROP. MODULAR CONC. WALL
	EXIST. LIGHTPOLE		PROP. CURB*
	EXIST. GAS LINE		CURBLESS PARKING/SIDEWALK TRANSITION W/ TRAFFIC BOLLARDS
	EXIST. SPOT GRADES		PROP. GUARD RAIL
	EXIST. 2' CONTOUR		REM., RELOC. REMOVE, RELOCATE
	EXIST. 10' CONTOUR		SIGN
	SURVEY IRON ROD		HANDICAP PARKING
	EX BITUMINOUS CURB		PROPOSED SEWER/MANHOLE
			LOADING & EVENT TRUCK PARKING

*_CURB WITH RADIUS LESS THAN 40 FT SHALL BE VERTICAL CONCRETE CURB. ALL OTHER CURB SHALL BE BITUMINOUS CURB.

NO.	DATE	REVISION	BY
P2	7/19/22	PAVEMENT LAYOUT UPDATE	BMS
P1	6/19/22	PEER REVIEW COMMENTS	BMS

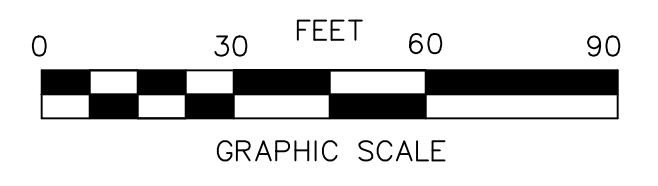
PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: 508-485-1662
FAX: 508-481-9929



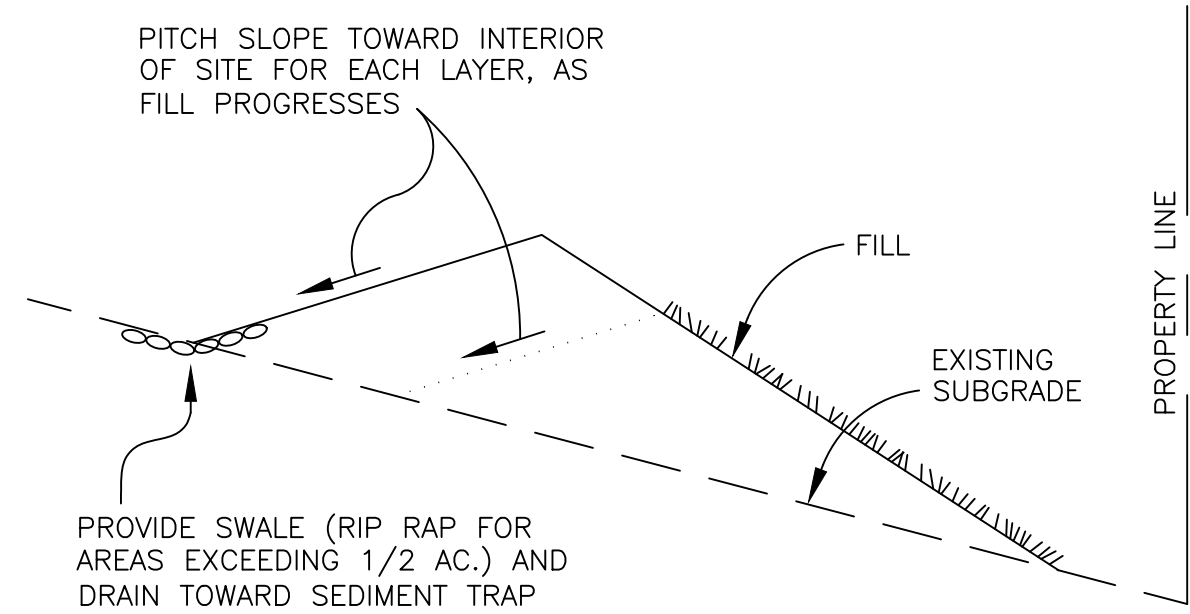
TRUCK ACCESS PLAN
FOR
-SEMI-TRAILER(WB50)-
501 POND STREET, ASHLAND, MA

DEVELOPER:
TRASK INC
337 TURNPIKE ROAD, SUITE 201
SOUTHBOROUGH, MA 01772

DATE: APRIL 26, 2022



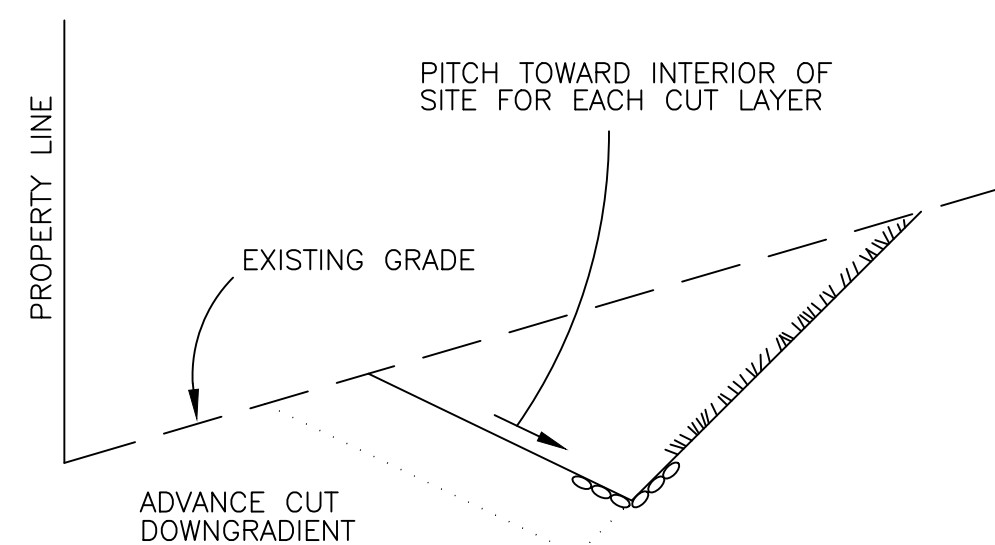
C5



- NOTES:
- 1.) STABILIZE WITH LOAM, SEED & SLOPE PROTECTION WHEN EXPOSED SLOPE EXCEEDS 30 FT. DURING INITIAL STABILIZATION FOLLOWED BY SHRUB & TREE SEEDING AND PLANTING.
 - 2.) ALL SLOPE SUBGRADE, MATERIAL, COMPACTION & SLOPE PROTECTION SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER (OTHERS).

EROSION CONTROL FOR FILLED AREAS

N. T. S.

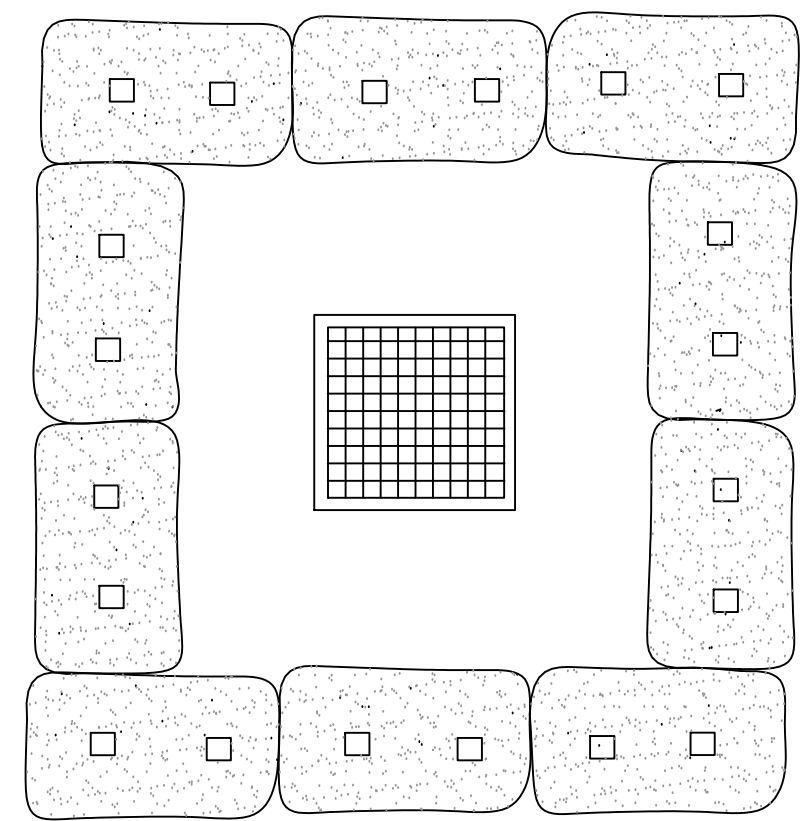


SWALE TOWARD SEDIMENTATION TRAP. PROVIDE RIPRAP SWALE WHERE EXPOSED CUT EXCEEDS 1/2 AC.

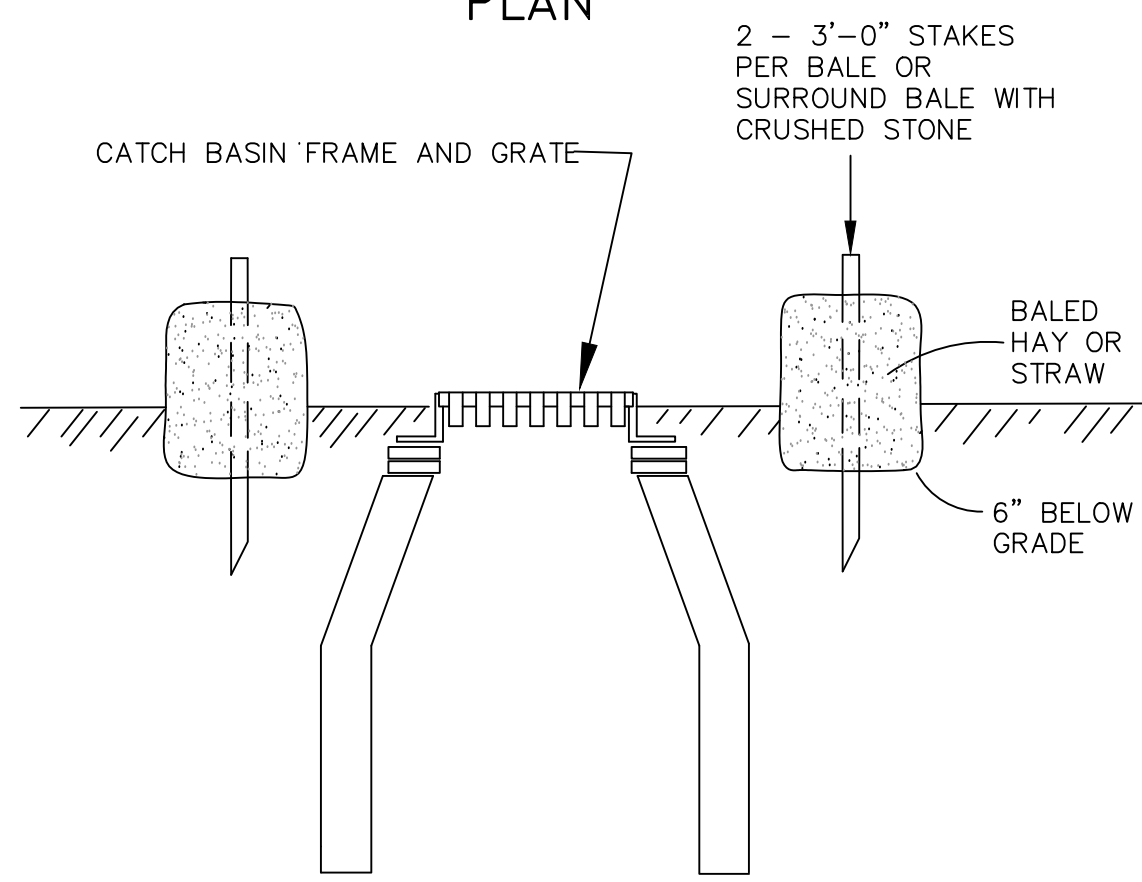
NOTE: START CUTS FROM SITE INTERIOR AND ADVANCE DOWNGRADIENT TO THE SITE BOUNDARY.

EROSION CONTROL FOR CUT AREAS

N. T. S. Cutareas.dwg



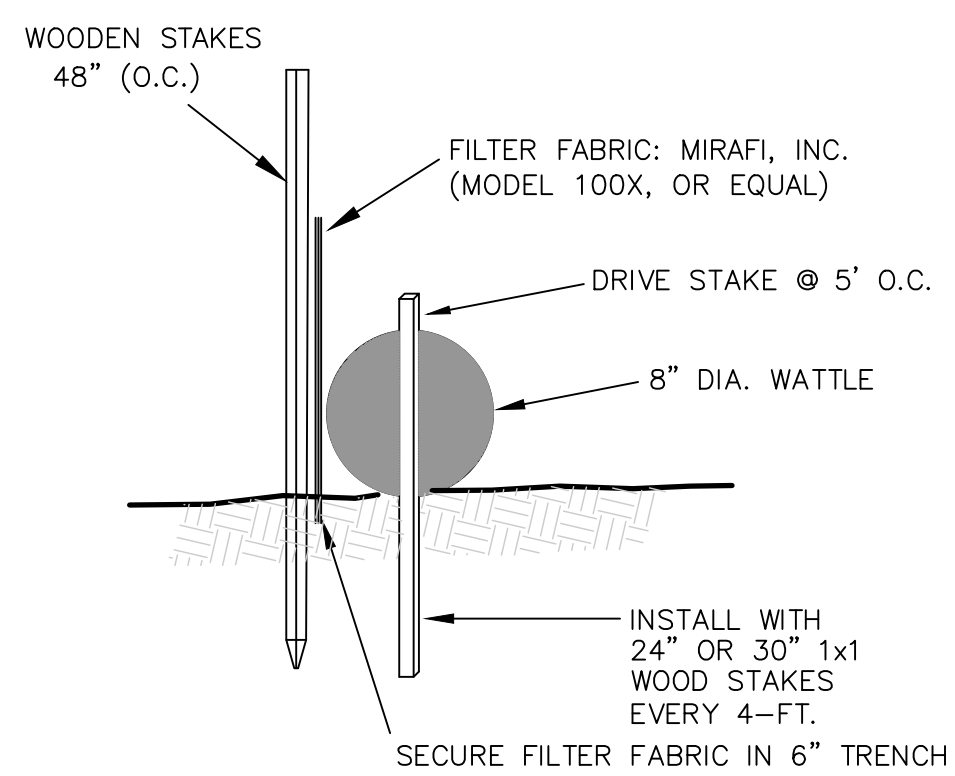
PLAN



SECTION

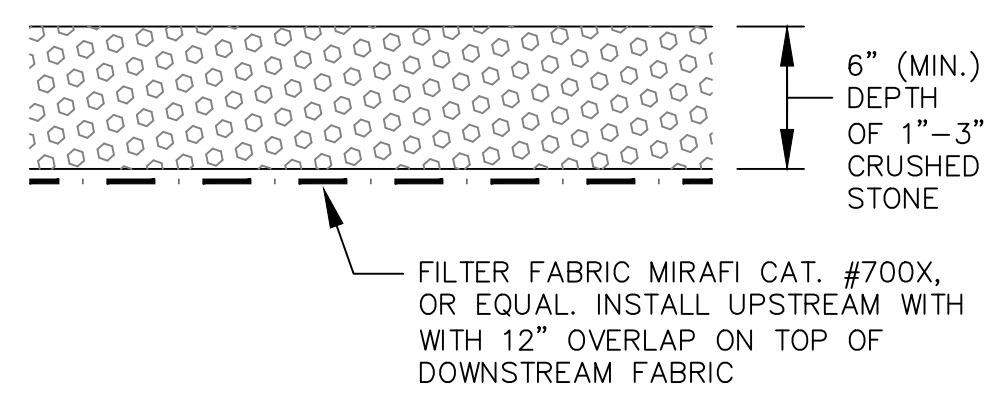
STRAW BALE BARRIER

N. T. S.



STAKED WATTLE DETAIL

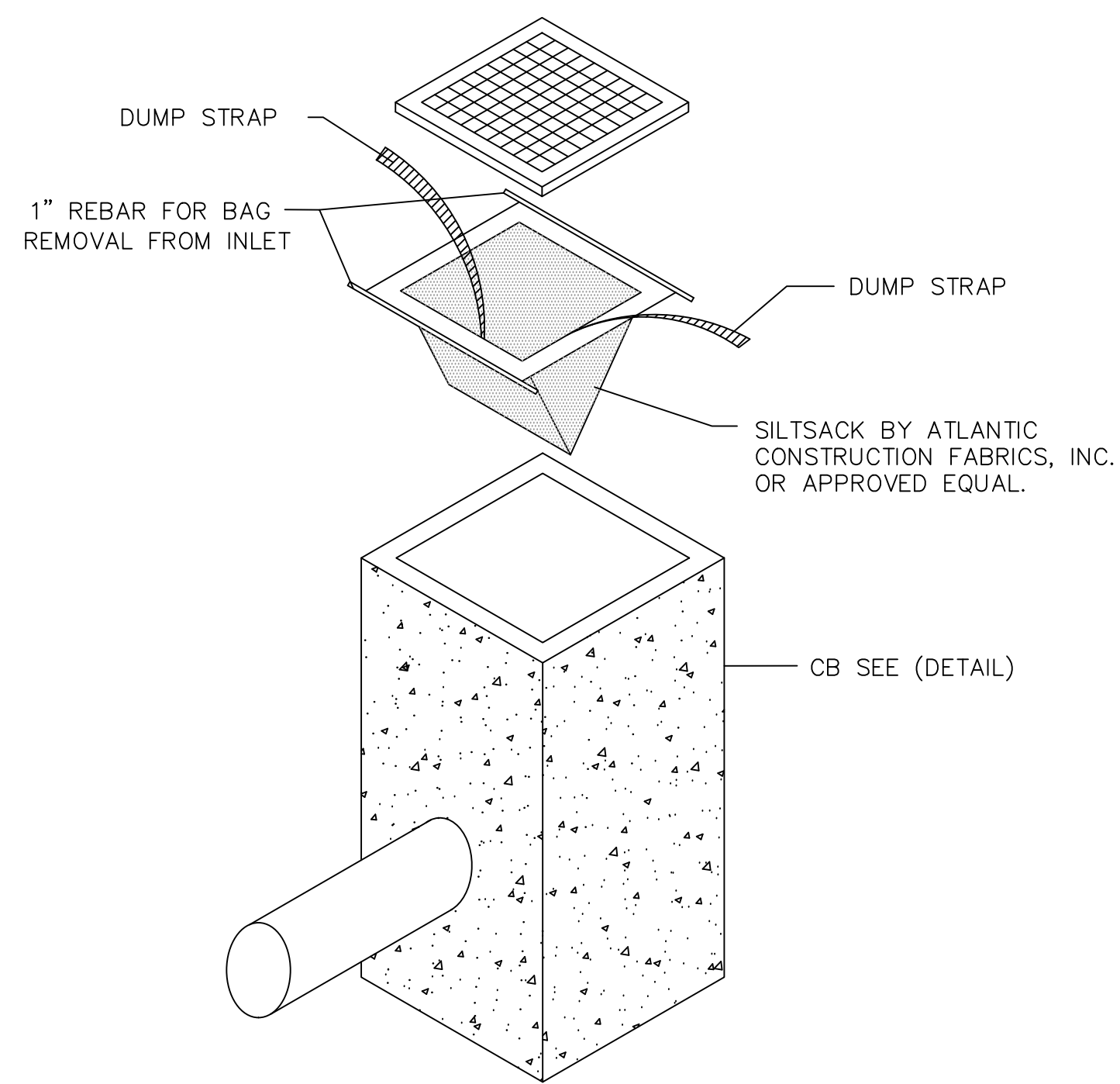
N. T. S. Wattles and Silt Fence.dwg



ANTI-TRACKING BERM

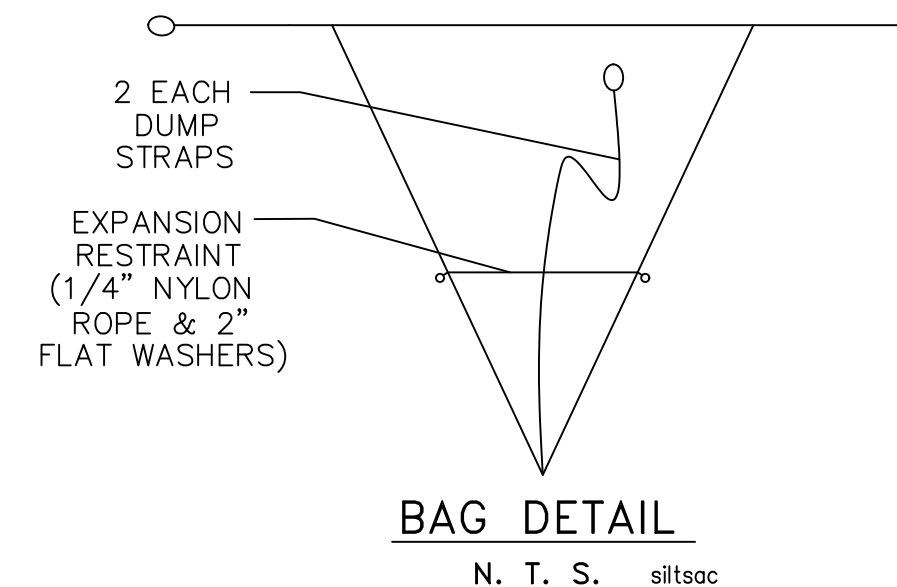
N. T. S.

NOTE: CONSTRUCT TRAFFIC BERM AT THE SITE ENTRANCES CONSISTING OF A 1"-3" CRUSHED STONE 12" DEPTH BY 50' LONG TIMES THE WIDTH OF THE TRAVELED CONSTRUCTION ACCESS ROAD. THE STONE SHALL PROJECT ABOVE GRADE TO FORM A BERM BARRIER THAT PREVENTS SEDIMENT FROM WASHING INTO ADJUTING PROPERTIES.



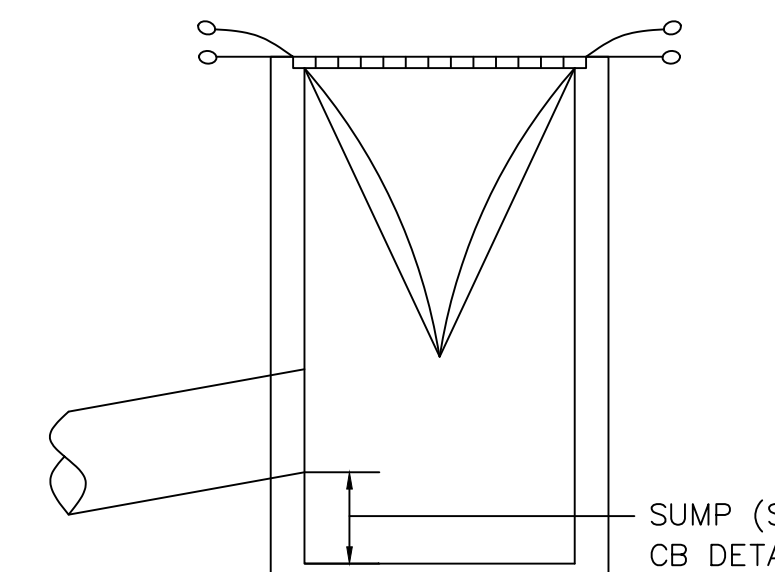
SILTSACK DETAIL

N. T. S.



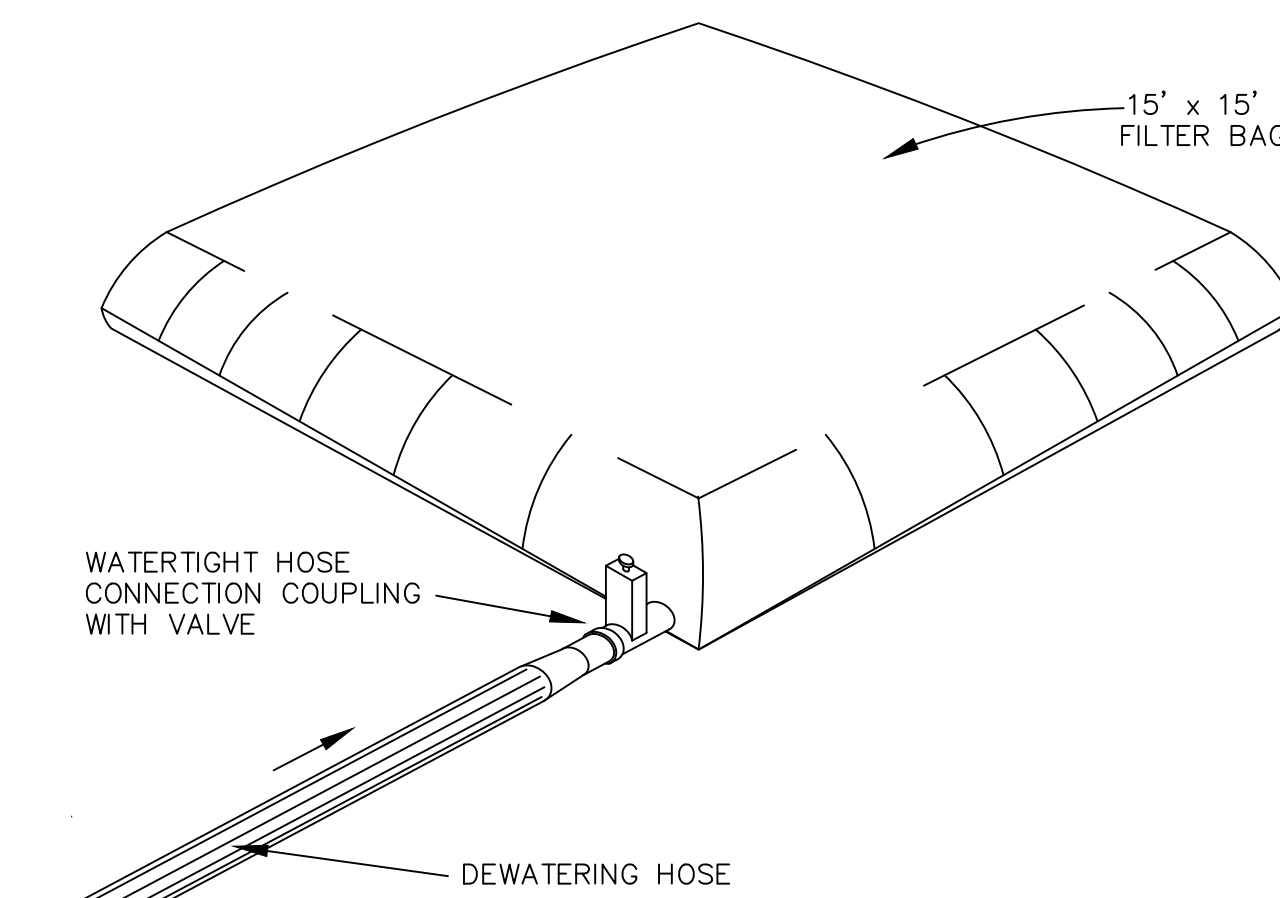
BAG DETAIL

N. T. S. siltsoc



INSTALLATION DETAIL

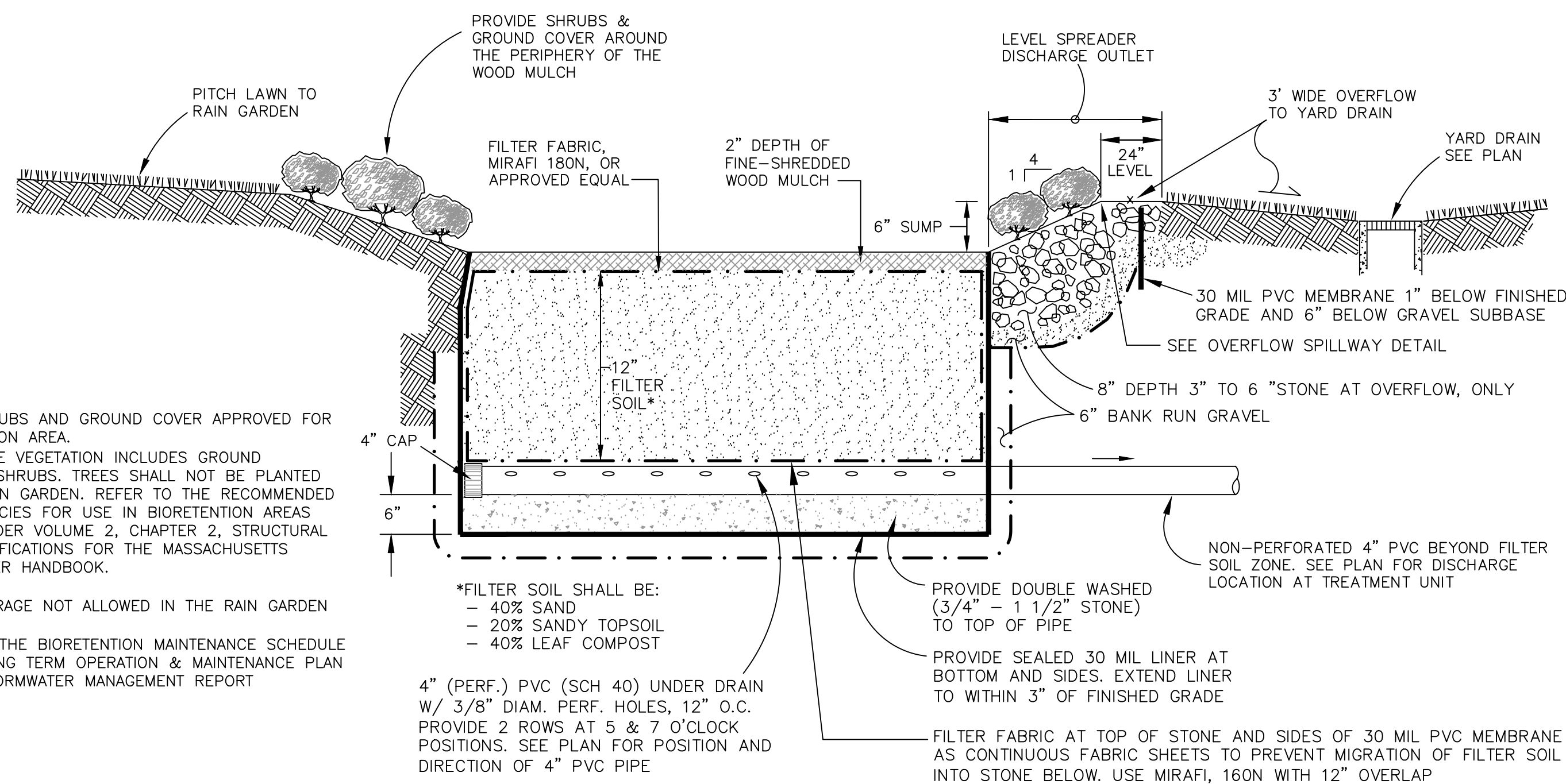
N. T. S. siltsoc



DEWATERING FILTER BAG DETAIL

N. T. S. FilterBag.dwg

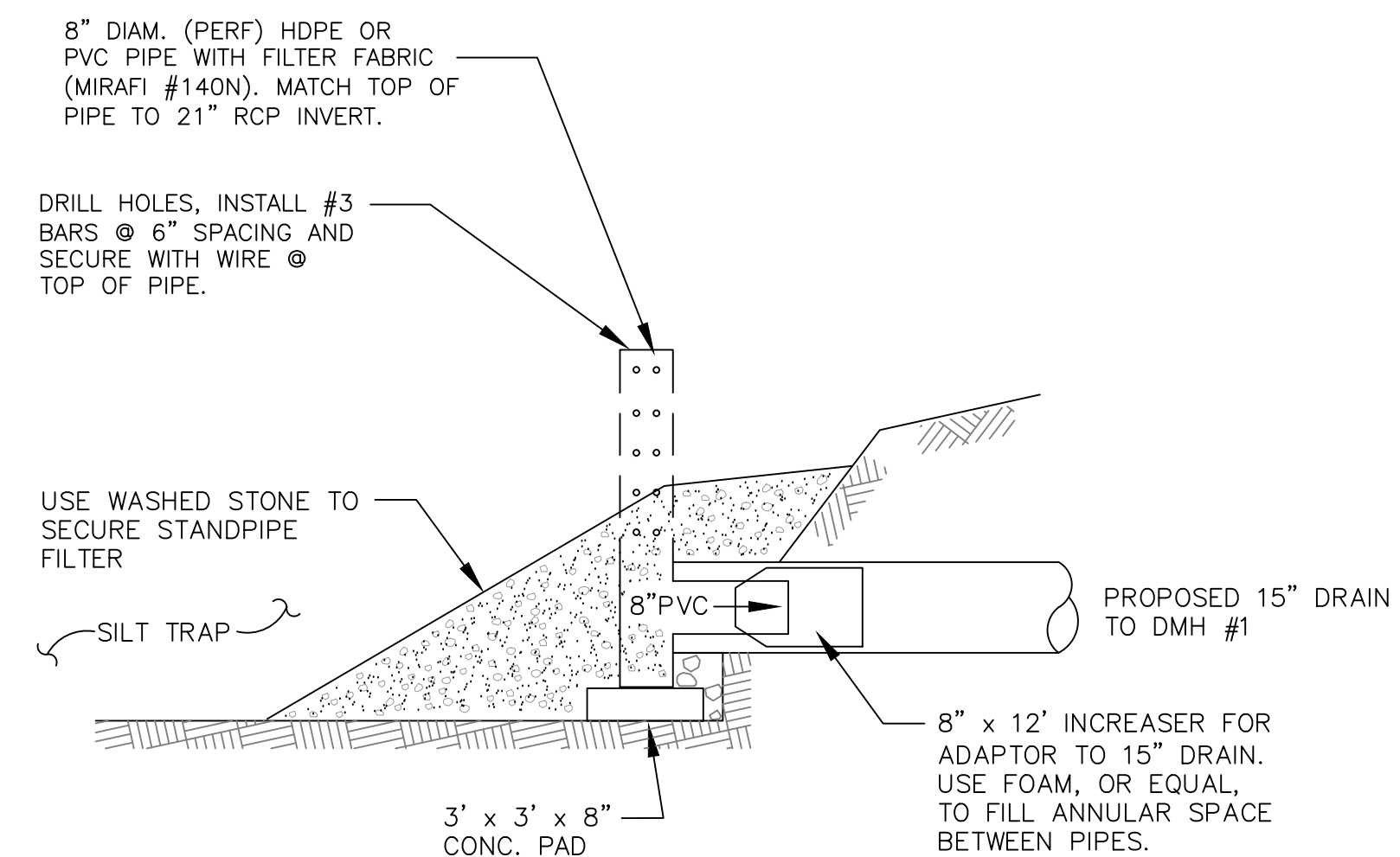
- NOTES:
- TENSILE STRENGTH, 205 lbs (ASTM D-4632)
 - ELONGATION @ BREAK, 50 % (ASTM D-4632)
 - MULLEN BURST, 400 psi (ASTM D-3786)
 - PUNCTURE STRENGTH, 130 lbs (ASTM D-4833)
 - TRAPEZOIDAL TEAR, 85 lbs (ASTM D-4533)
 - APPARENT OPENING SIZE, 80 US Sieve (ASTM D-4751)
 - PERMITTIBITY, 1.40 Sec-1 (ASTM D-4491)
 - UV RESISTANCE, % RETAINED, 70 % (ASTM D-4355)
 - FLOW RATE, 90 gal/min/sf (ASTM D-4491)
- BAGS SHALL BE US FILTER BAG BY US FABRICS, CINCINNATI, OHIO, OR APPROVED EQUAL.



- NOTES:
- 1.) PLANT SHRUBS AND GROUND COVER APPROVED FOR BIOTRETENTION AREA.
 - 2.) ACCEPTABLE VEGETATION INCLUDES GROUND COVER & SHRUBS. TREES SHALL NOT BE PLANTED IN THE RAIN GARDEN. REFER TO THE RECOMMENDED PLANT SPECIES FOR USE IN BIOTRETENTION AREAS LISTED UNDER VOLUME 2, CHAPTER 2, STRUCTURAL BMP SPECIFICATIONS FOR THE MASSACHUSETTS STORMWATER HANDBOOK.
 - 3.) SNOW STORAGE NOT ALLOWED IN THE RAIN GARDEN
 - 4.) REFER TO THE BIOTRETENTION MAINTENANCE SCHEDULE IN THE LONG TERM OPERATION & MAINTENANCE PLAN IN THE STORMWATER MANAGEMENT REPORT

RAIN GARDEN FILTER SECTION -FILTERING BIOTRETENTION AREA-

N. T. S. DRAINAGE/RAINGARDEN.dwg

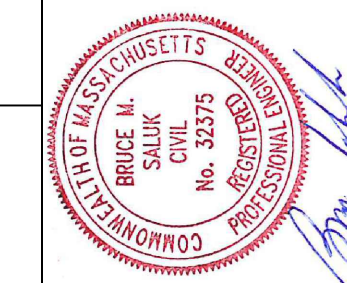


STANDPIPE FILTER

N. T. S. Standpipe Filter.dwg

NO.	DATE	REVISION	BMS	BY
P1	7/19/22		BRAN GARDEN	

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: 508-485-1662
FAX: 508-481-9929



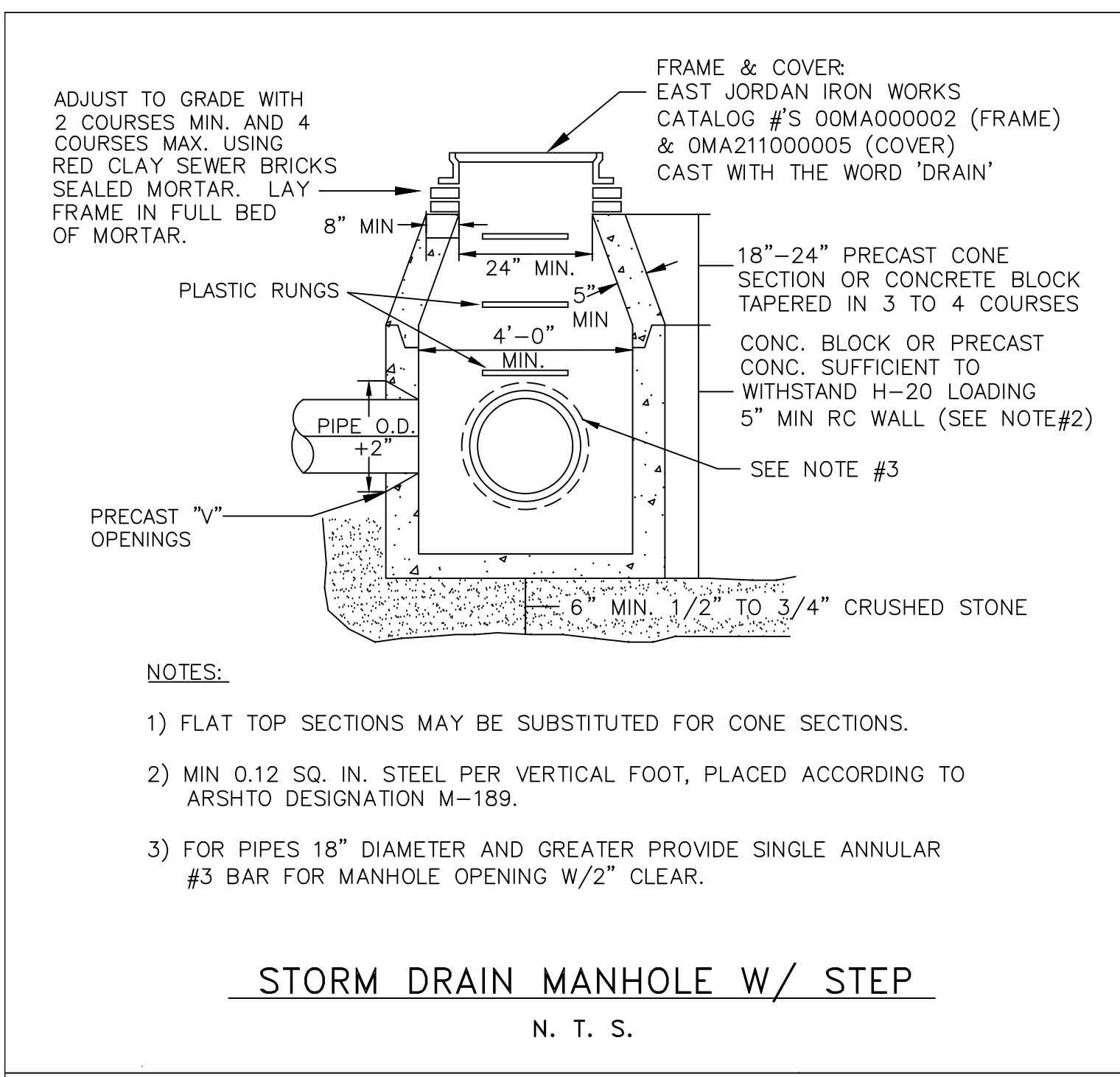
DETAILS

501 POND STREET
ASHLAND, MA

DEVELOPER:
TRASK INC
357 TURNPIKE ROAD, SUITE 201
SOUTHBOROUGH, MA 01772

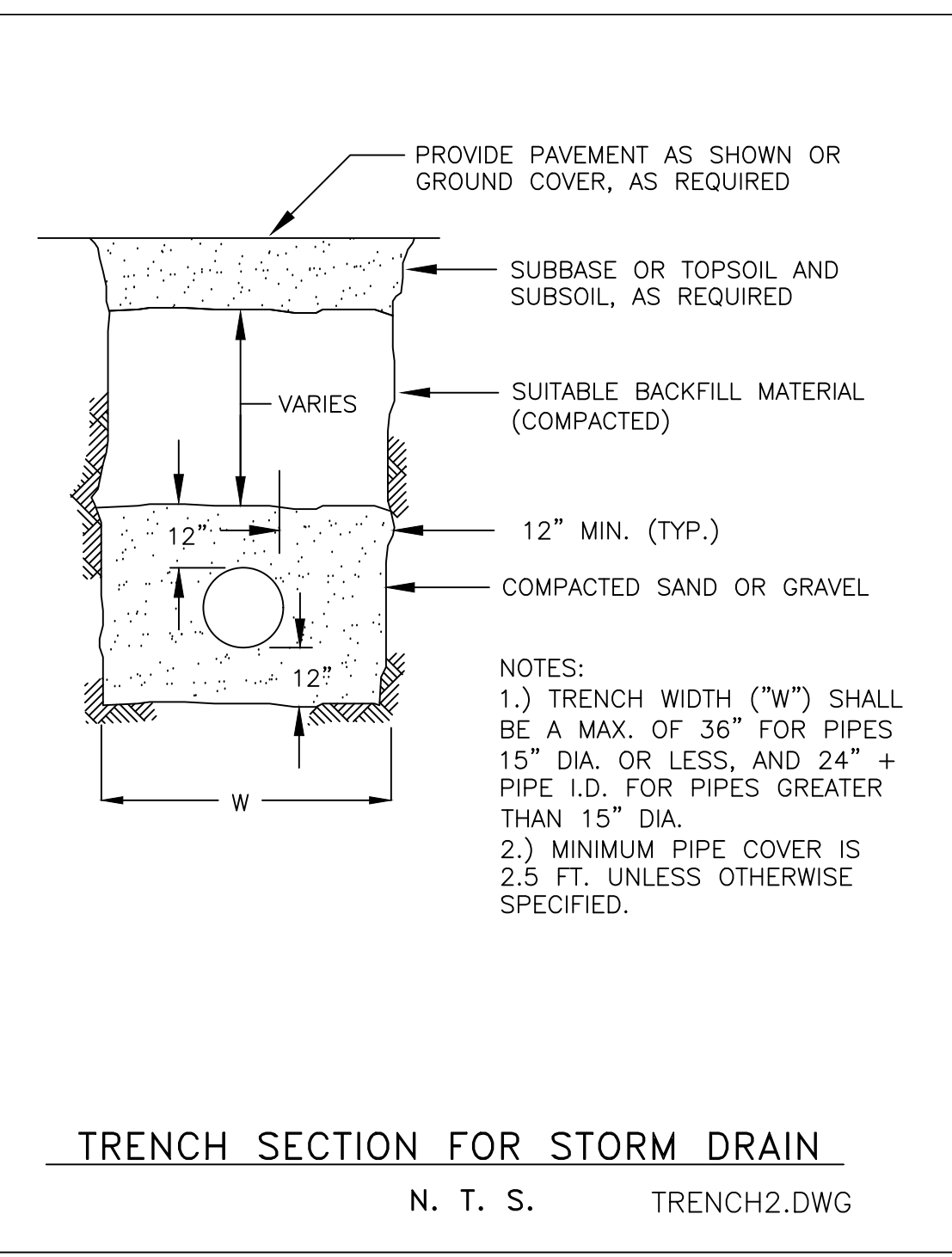
DATE: APRIL 26, 2022

C7



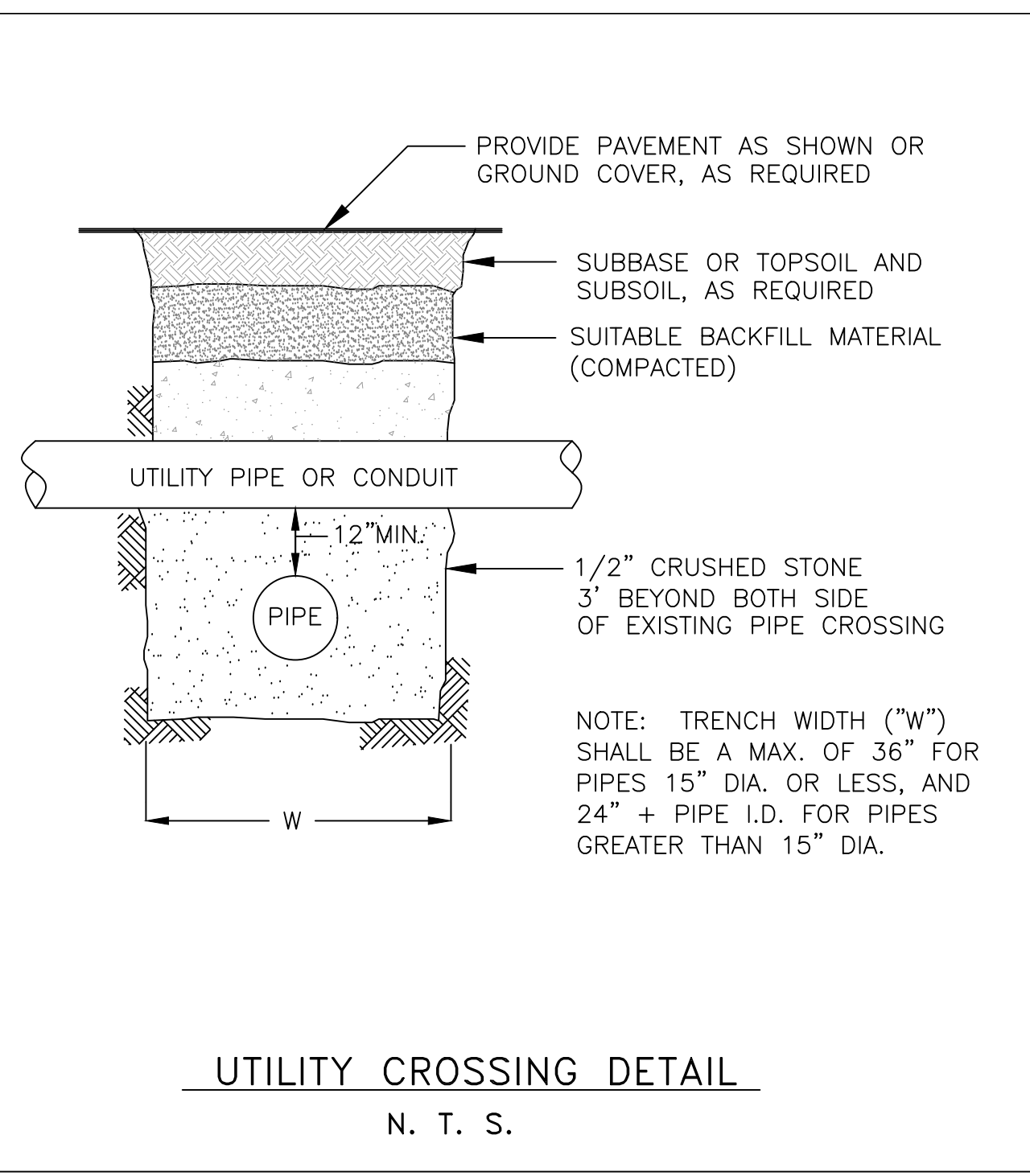
STORM DRAIN MANHOLE W/ STEP

N. T. S.



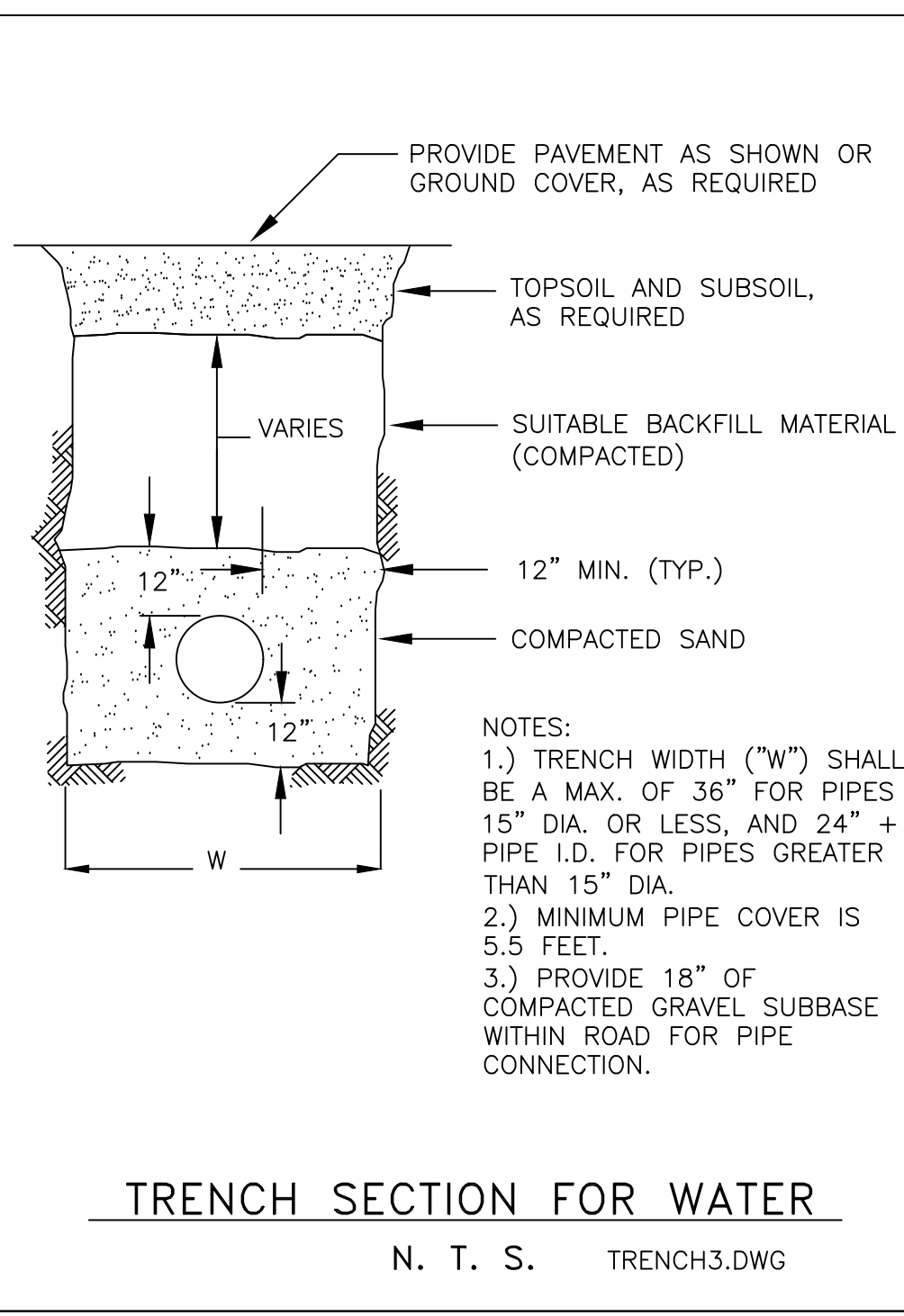
TRENCH SECTION FOR STORM DRAIN

N. T. S. TRENCH2.DWG



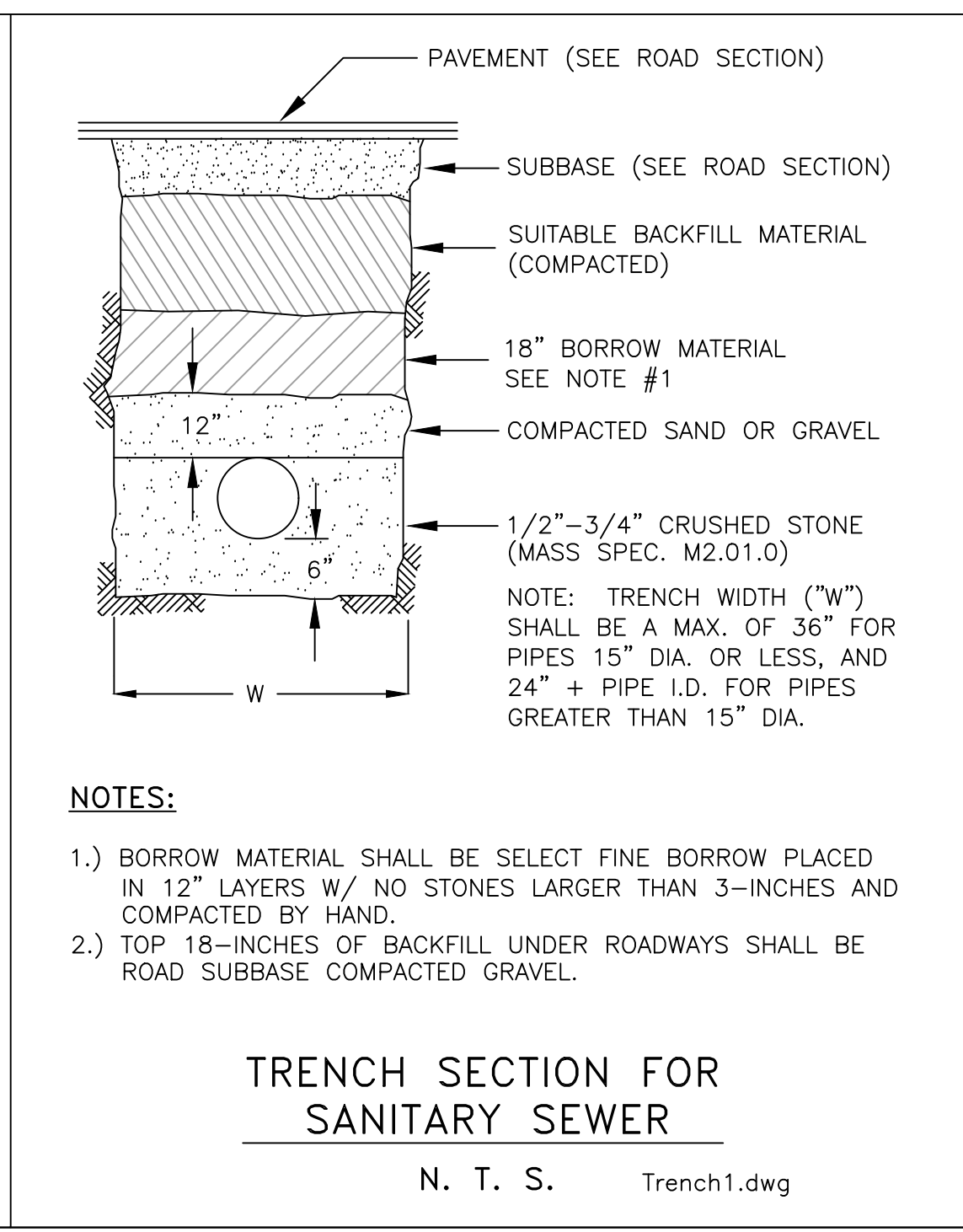
UTILITY CROSSING DETAIL

N. T. S.



TRENCH SECTION FOR WATER

N. T. S. TRENCH3.DWG

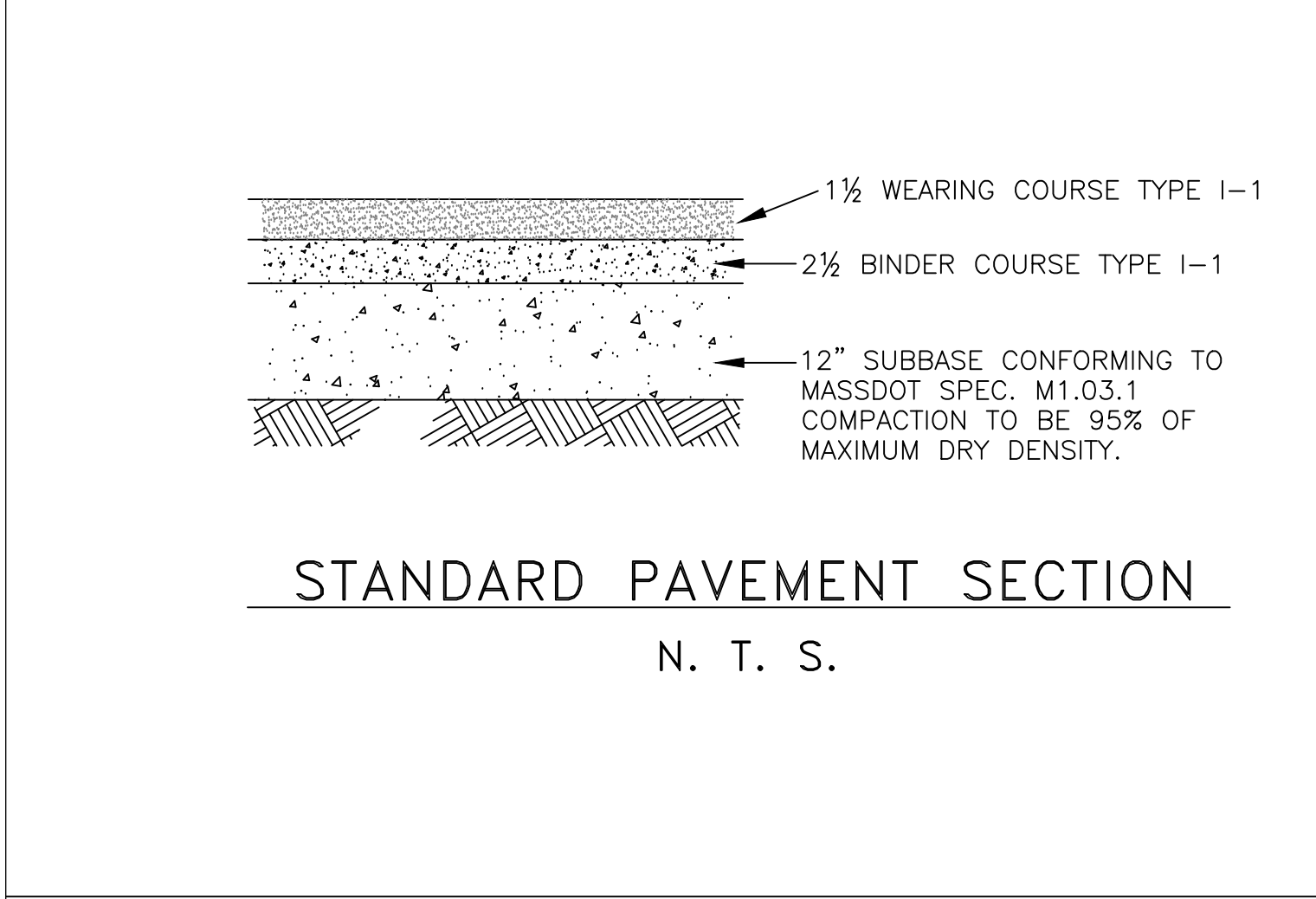


TRENCH SECTION FOR SANITARY SEWER

N. T. S. Trench1.dwg

NO.	DATE	REVISION	BY
P2	7/19/22	PEER REVIEW COMMENTS	BMS
P1	5/22/22	PLAN UPDATE	BMS

PREPARED BY: BRUCE SALUK & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING 576 BOSTON POST ROAD EAST MARLBOROUGH, MA 01752 TEL: 508-485-1662 FAX: 508-481-9929



STANDARD PAVEMENT SECTION

N. T. S.

CONCRETE CURB (CC)

N. T. S. concurb.dwg

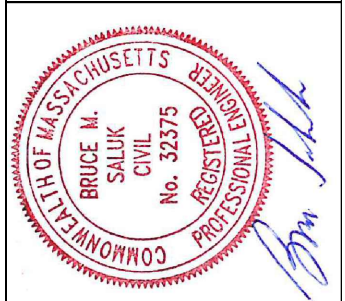
TYPE 2 BERM DETAIL

N. T. S. CurbBitType2.dwg

PARKING DIMENSIONS

DRAIN FRAME & COVER

N. T. S. Frame&CoverDrain NATICK.dwg



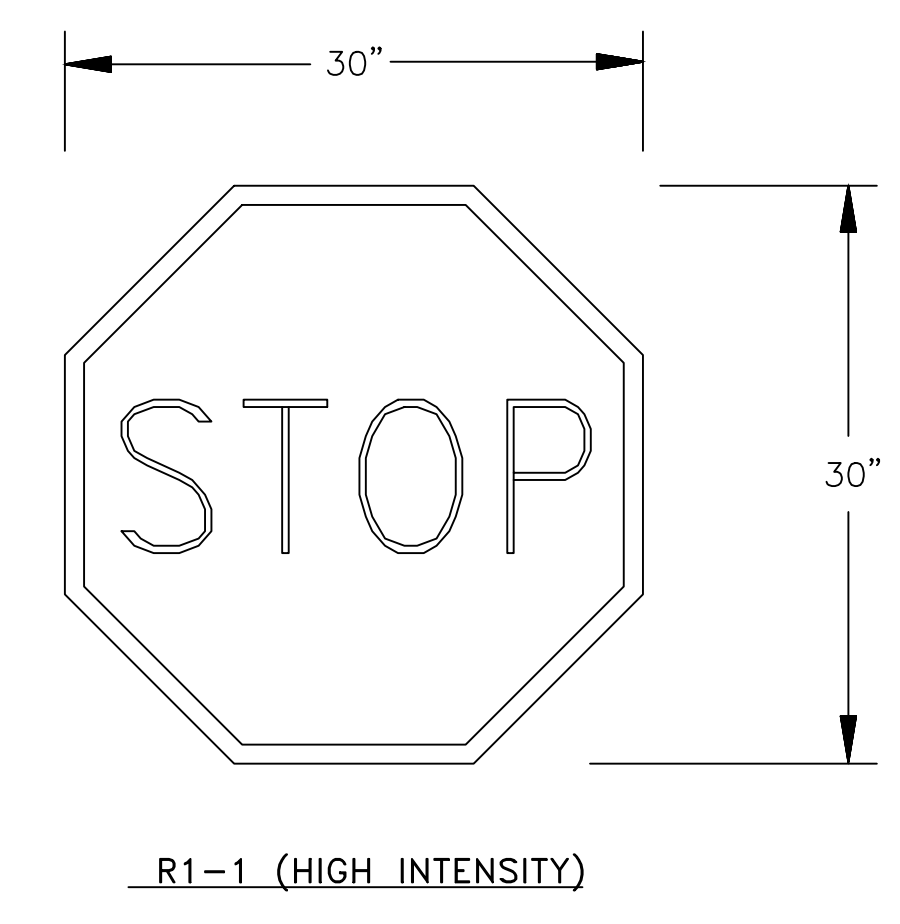
DETAILS
501 POND STREET
ASHLAND, MA

SIGN WITH IDENTIFICATION	DIMENSIONS (FT.)	MOUNTING HEIGHT
<p>R7-8</p> <p>NOTE: SIGNAGE SHALL COMPLY WITH 521CMR 23.6 SUCH SIGN SHALL BE PERMANENTLY LOCATED AT A HEIGHT OF NOT LESS THAN FIVE FEET NOR MORE THAN EIGHT FEET TO THE TOP OF THE SIGN. MOUNT SIGN ON BUILDING OR POST WHEN ADJACENT TO A BUILDING.</p>	12" X 18"	6.5'
<p>R7-8P</p> <p>NOTE: SIGNAGE SHALL COMPLY WITH 521CMR 23.6 SUCH SIGN SHALL BE PERMANENTLY LOCATED AT A HEIGHT OF NOT LESS THAN FIVE FEET NOR MORE THAN EIGHT FEET TO THE TOP OF THE SIGN. MOUNT SIGN ON BUILDING OR POST WHEN ADJACENT TO A BUILDING.</p>	6" X 12"	5'

* TEXT, BACKGROUND, LEGEND, BORDER & COLOR SHALL COMPLY WITH 2022 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAY, AS AMENDED.
** LETTER HEIGHT AND SPACING SHALL CONFORM WITH MUTCD.

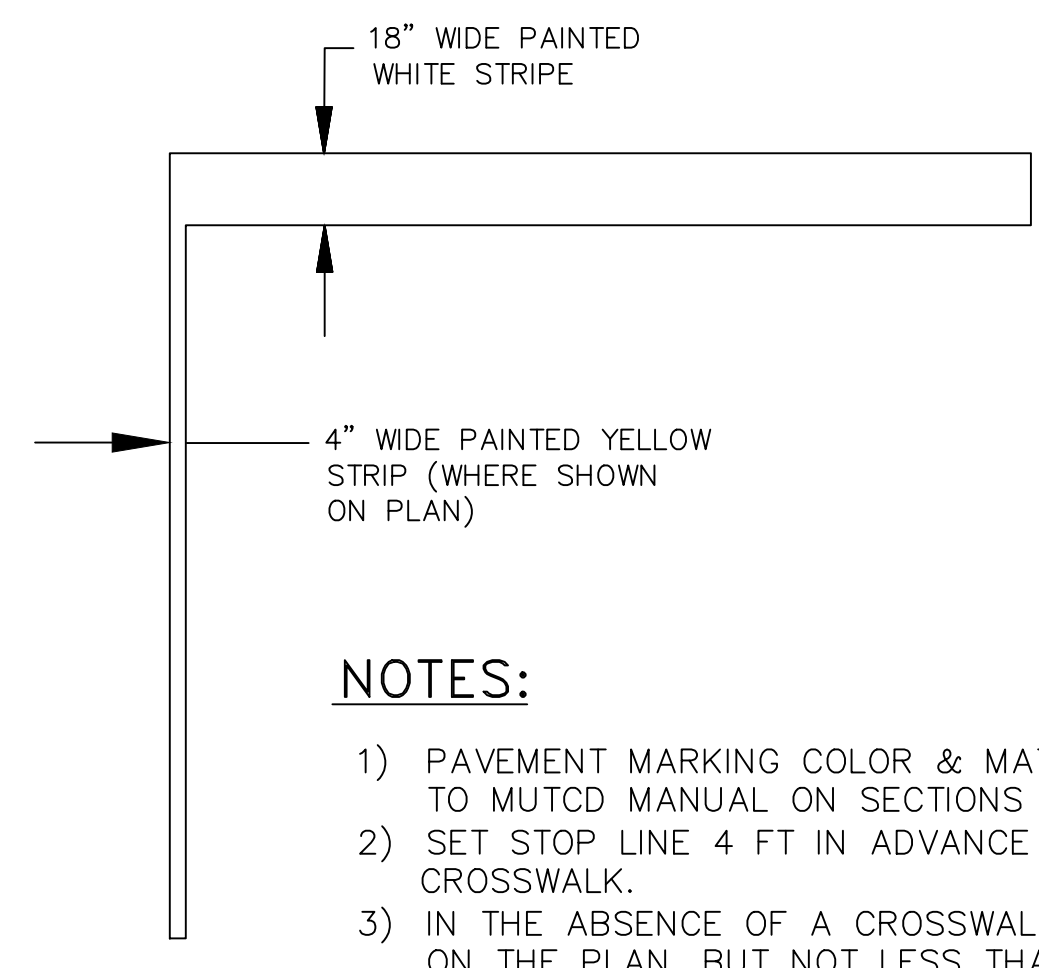
SIGNAGE

N. T. S.



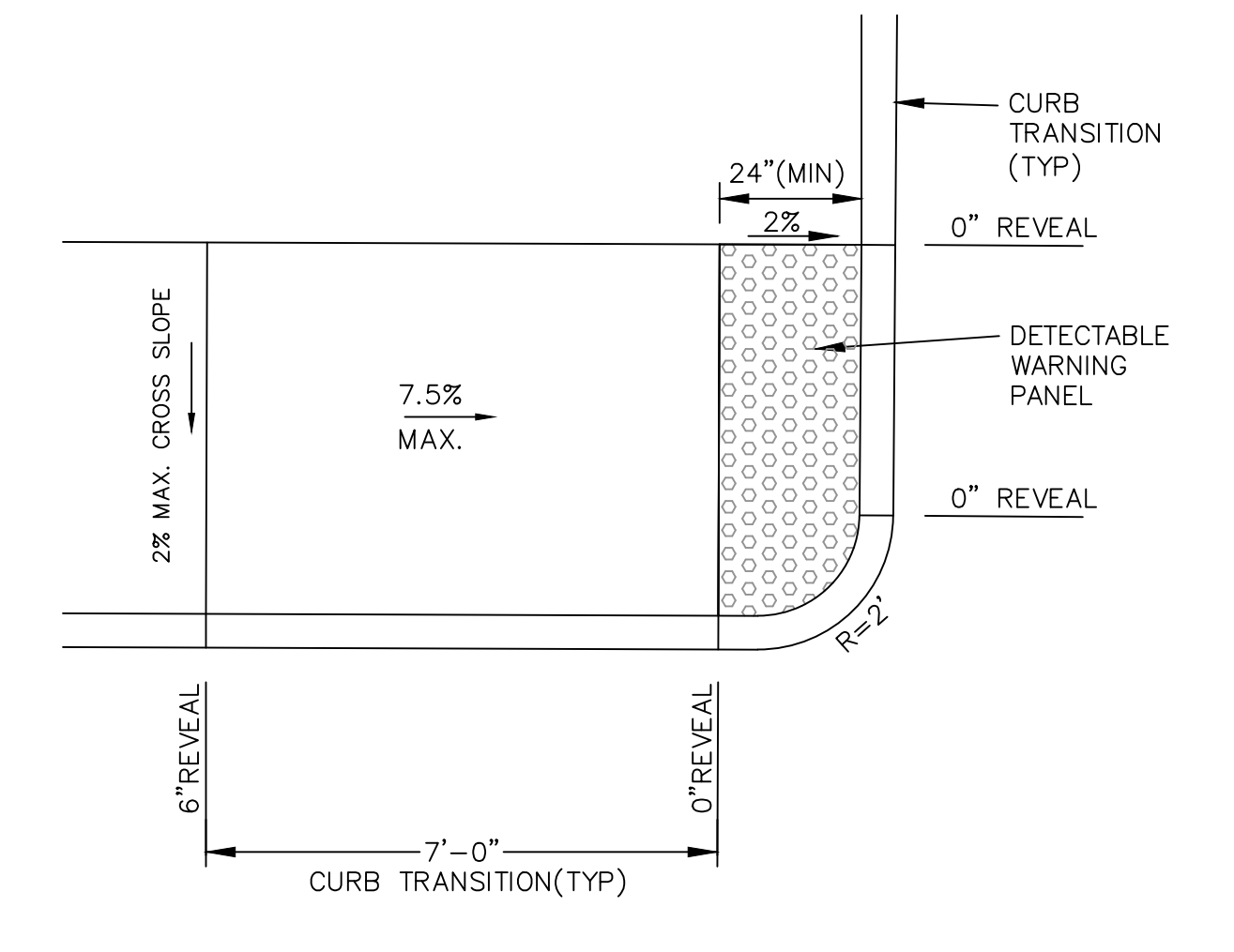
TYPICAL STOP SIGN DETAIL

N. T. S.



STOP LINE DETAIL

N. T. S.



NOTES:

1. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
2. ELIMINATE ALL CURBING (OTHER THAN VERTICAL CURBING TO BE SET FLUSH) WHERE IT MEETS TRAFFIC PAVEMENT.
3. SIDEWALK HANDICAP RAMP SHALL MEET ADA REQUIREMENTS

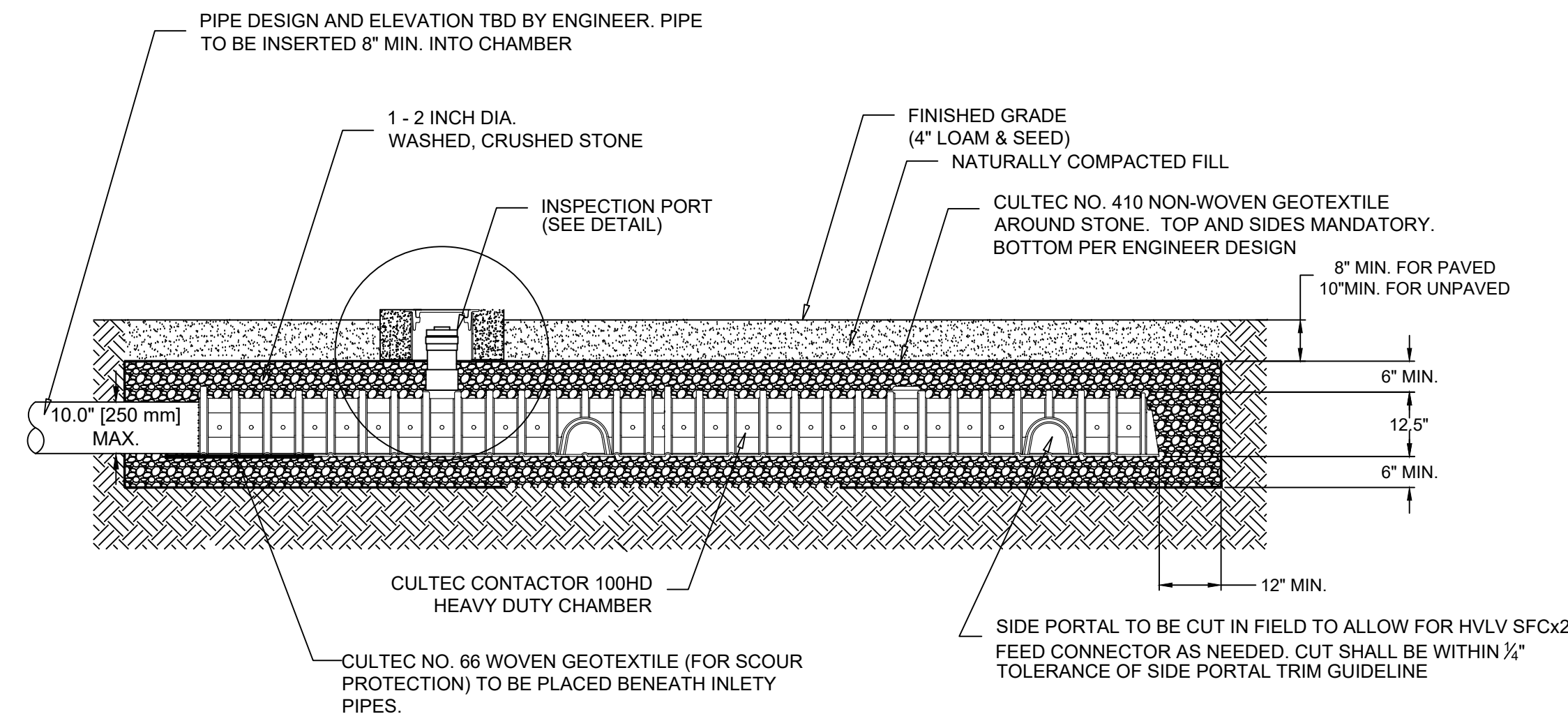
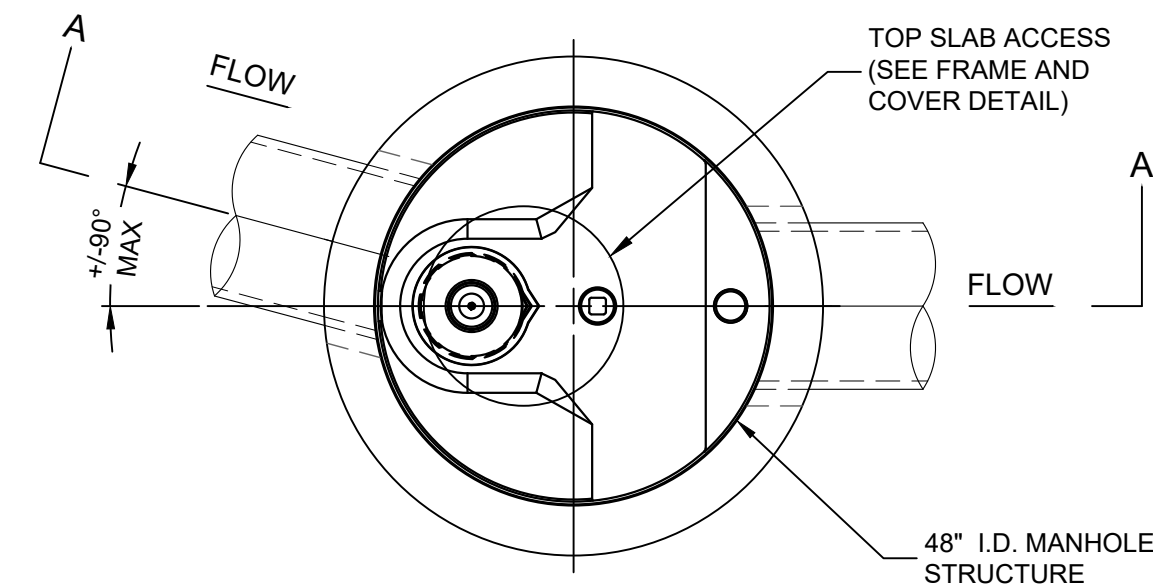
SIDEWALK HANDICAP RAMP

N. T. S.

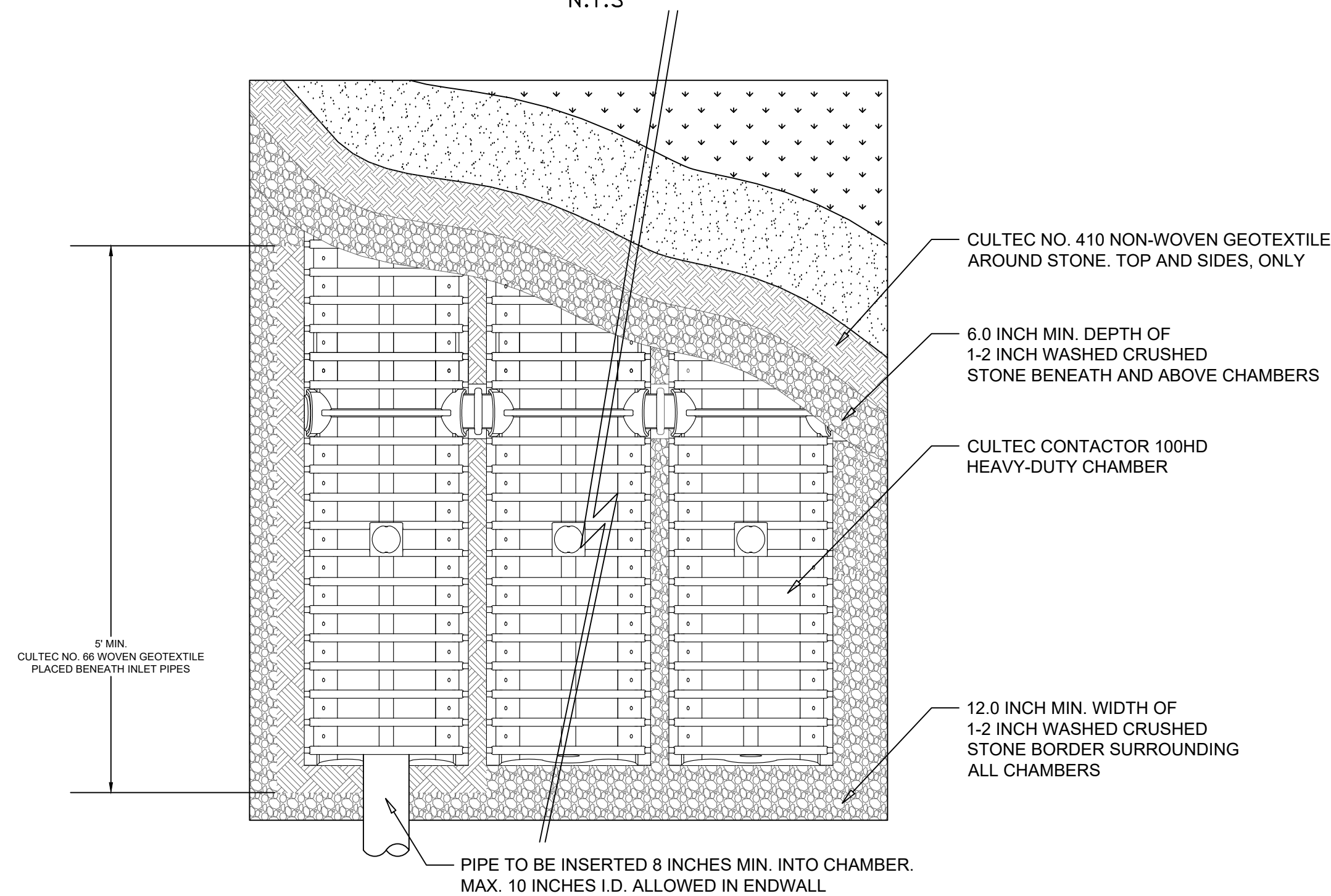
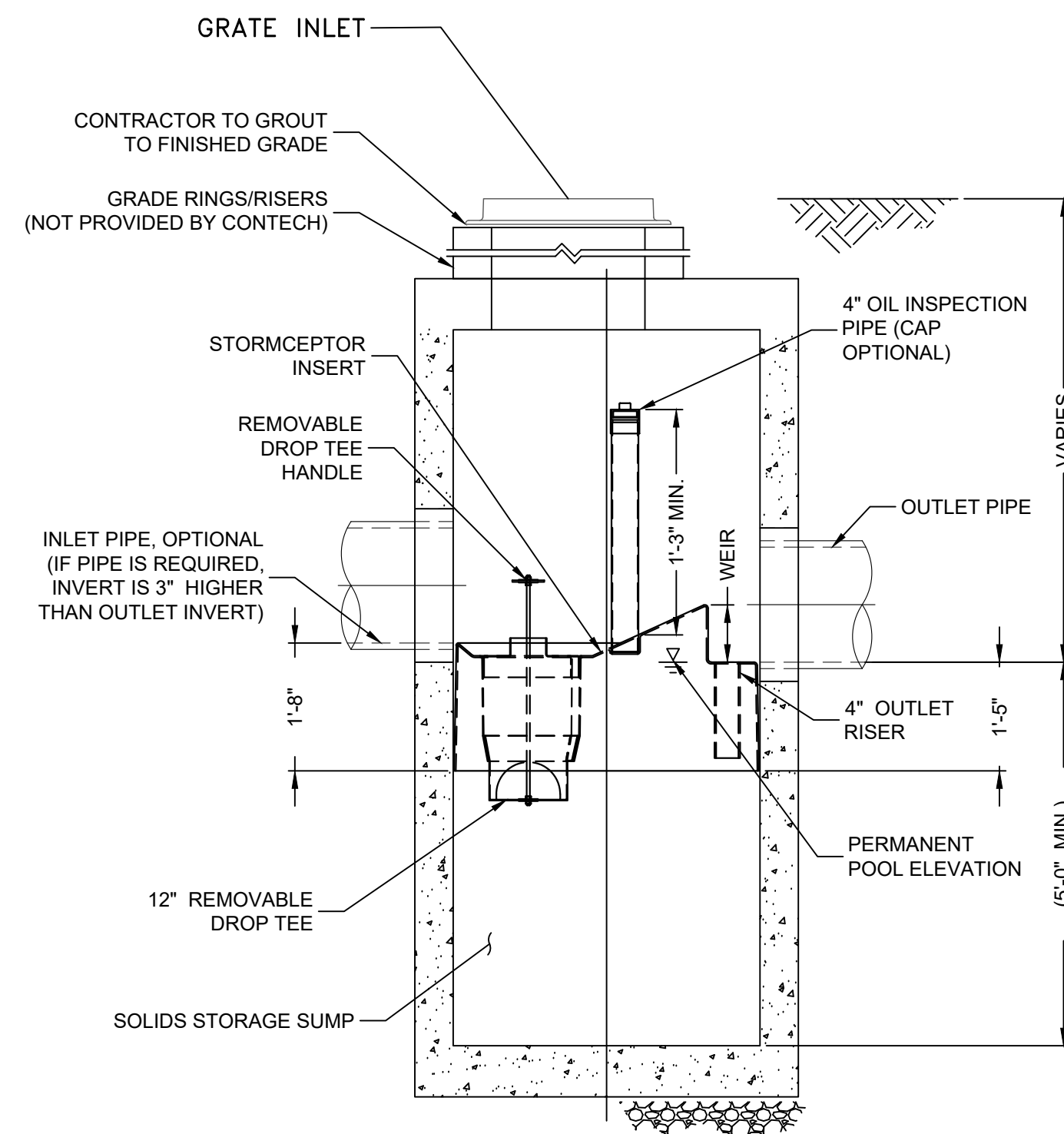
DEVELOPER: TRASK INC 357 TURNPIKE ROAD, SUITE 201 SOUTHBOROUGH, MA 01772

DATE: APRIL 26, 2022

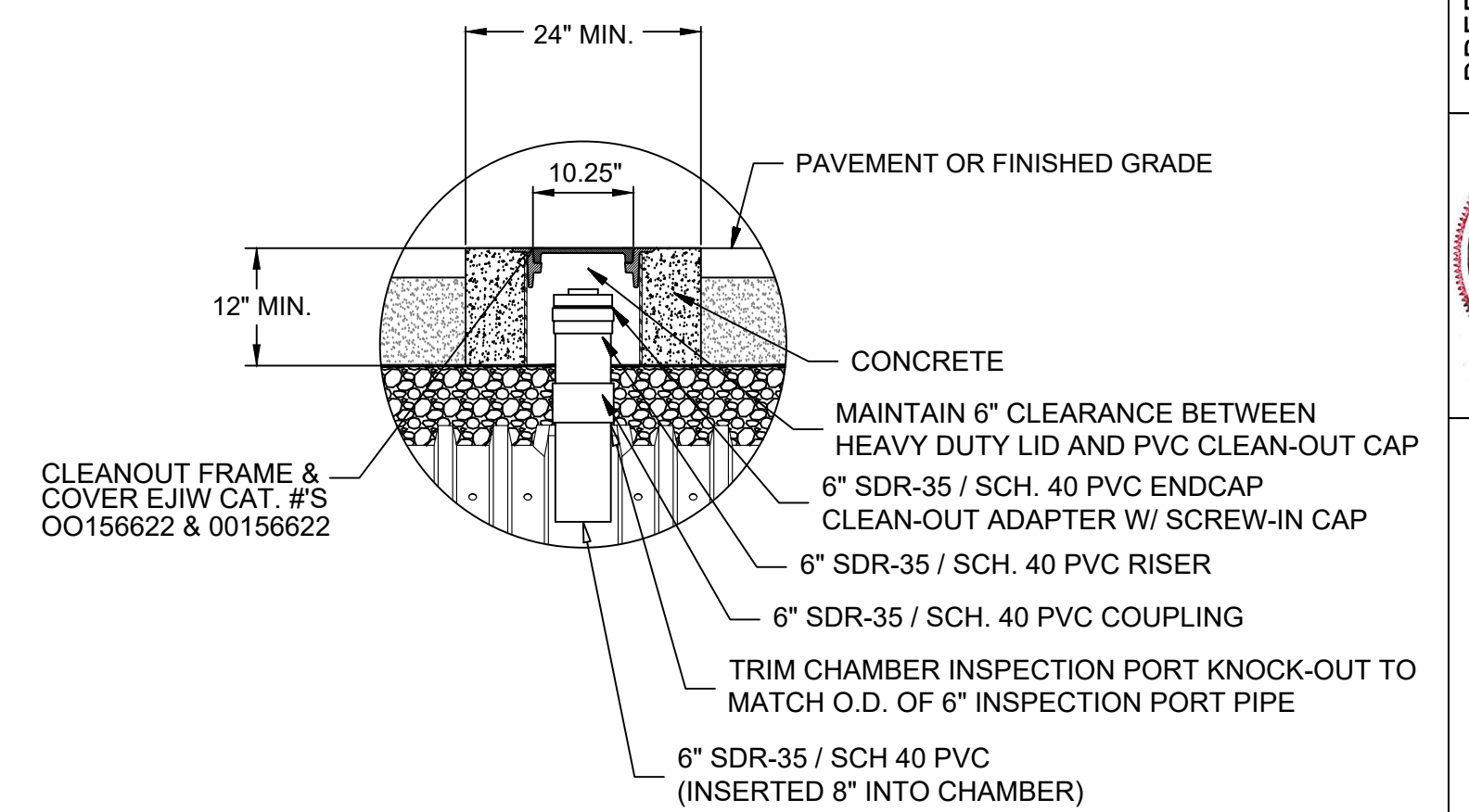
C8



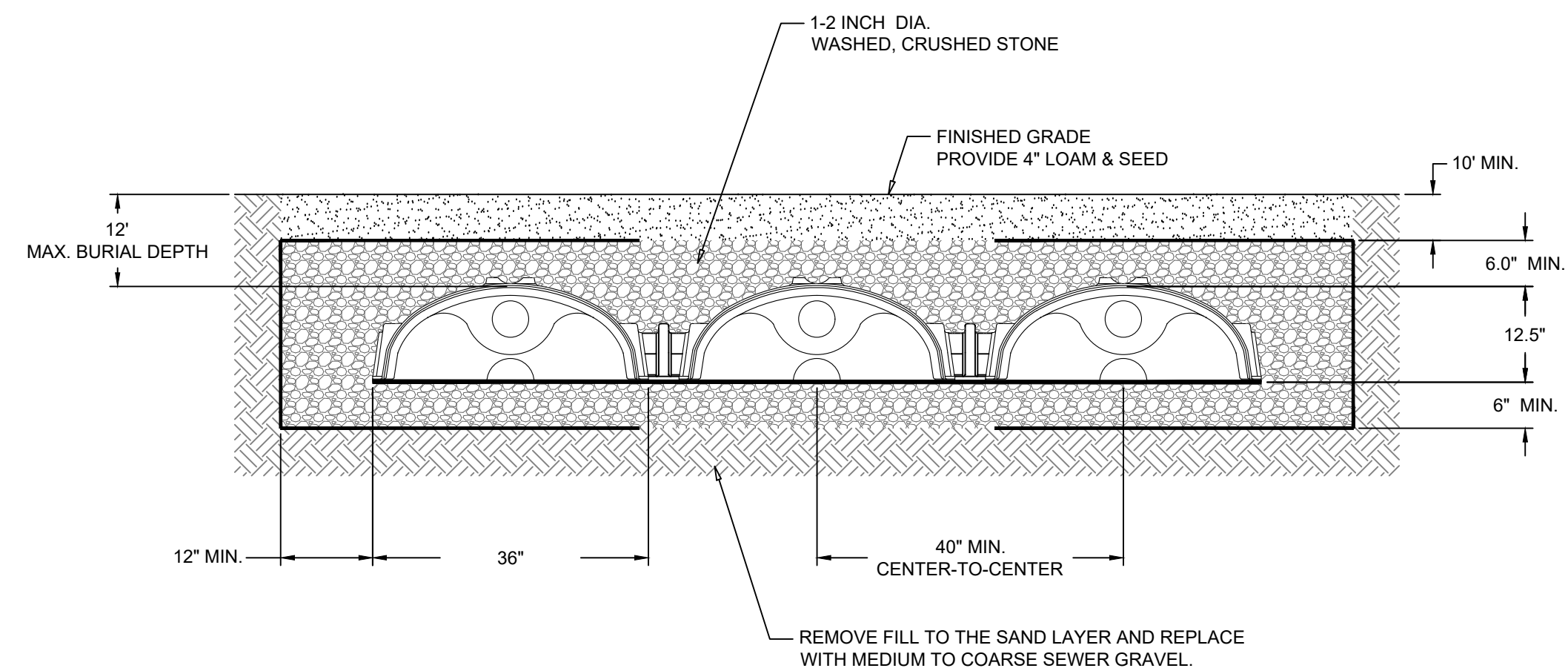
RECHARGE (C-100HD) CHAMBER SYSTEM—PROFILE VIEW
N.T.S



RECHARGE (C100HD) CHAMBER SYSTEM— PLAN VIEW
N.T.S



INSPECTION PORT DETAIL FOR
CHAMBERS IN PAVED AREAS
N. T. S.



GENERAL NOTES
CONTACTOR 100HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 3.84 CF/FT [0.82 M³/3] PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.

WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. ALL CONTACTOR 100HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL CONTACTOR 100 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

RECHARGE (C-100HD) CHAMBER SYSTEM— SECTION VIEW
N.T.S

- GENERAL NOTES
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
 - STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STORMCEPTOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
 - STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 - ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

- INSTALLATION NOTES
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

WQI STANDARD DETAIL(CONTECH STORMCEPTOR STC450I)
N.T.S

GENERAL NOTES

- RECHARGER CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS, FILTER FABRIC, STONE, OTHER MATERIALS AND WORKMANSHIP MUST COMPLY WITH CULTEC, INC. SPECIFICATIONS AND PARTNUMBERS REFER TO PRODUCT SPECIFICATIONS BY CULTEC, INC.
- CONTRACTOR MUST FOLLOW CULTEC, INC. CURRENT RECOMMENDED INSTALLATION GUIDELINES.
- COVER OVER TOP OF UNIT SHALL BE CONSTRUCTED TO WITHSTAND TRAFFIC LOADS AND INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- ALL RECHARGER HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- SEE PLAN FOR STONE, CHAMBER, PIPE AND FINISHED GRADE ELEVATIONS.
- SEE SHEET C3, DRAINAGE PLAN FOR QUANTITIES OF CHAMBERS AND FEED CONNECTORS REQUIRED FOR EACH CHAMBER SYSTEM.

NO.	DATE	REVISION	BY
P2	6/30/22	PEER REVIEW COMMENTS	BMS
P1	5/22/22	PLAN UPDATE	BMS

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: 508-485-1662
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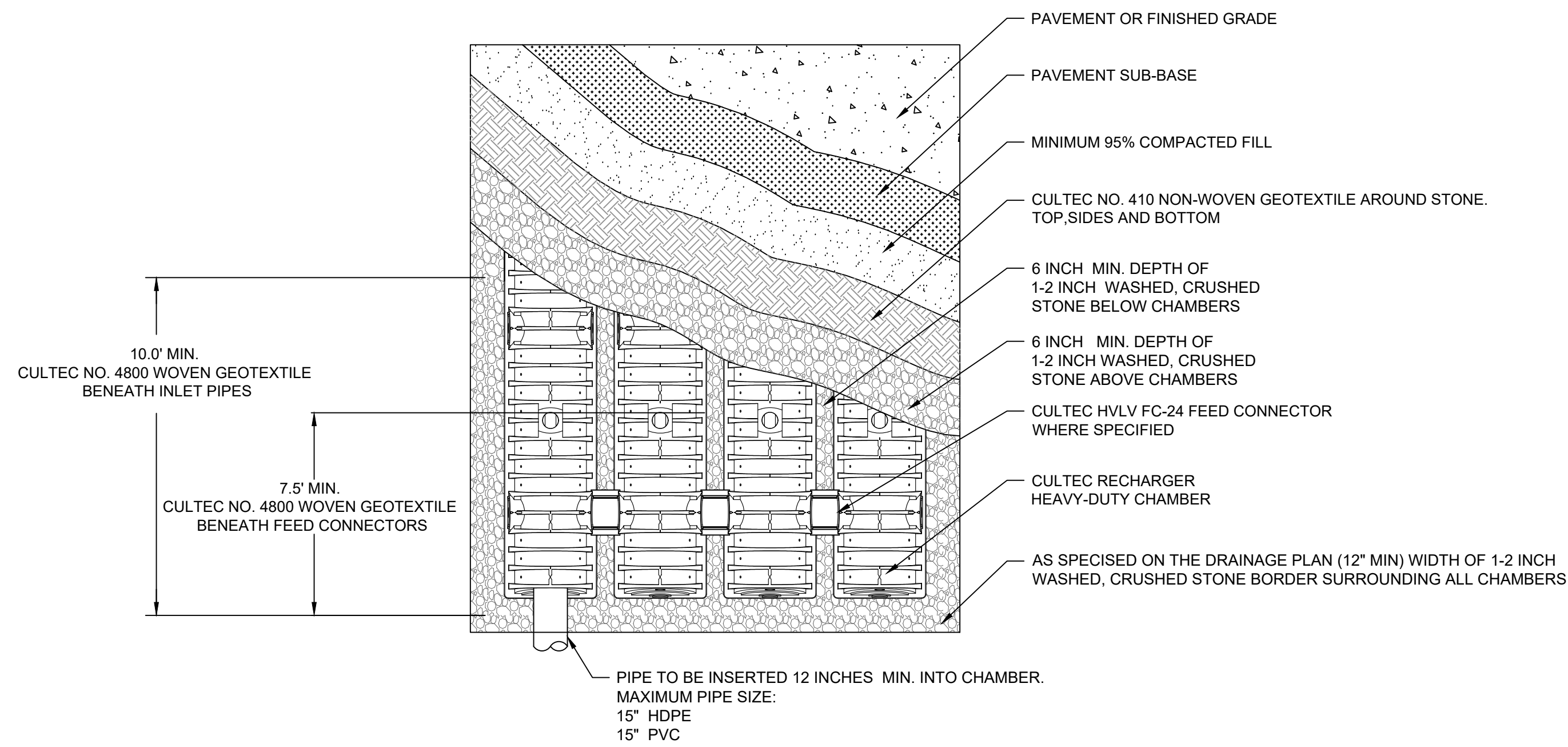
DETAILS

501 POND STREET
ASHLAND, MA

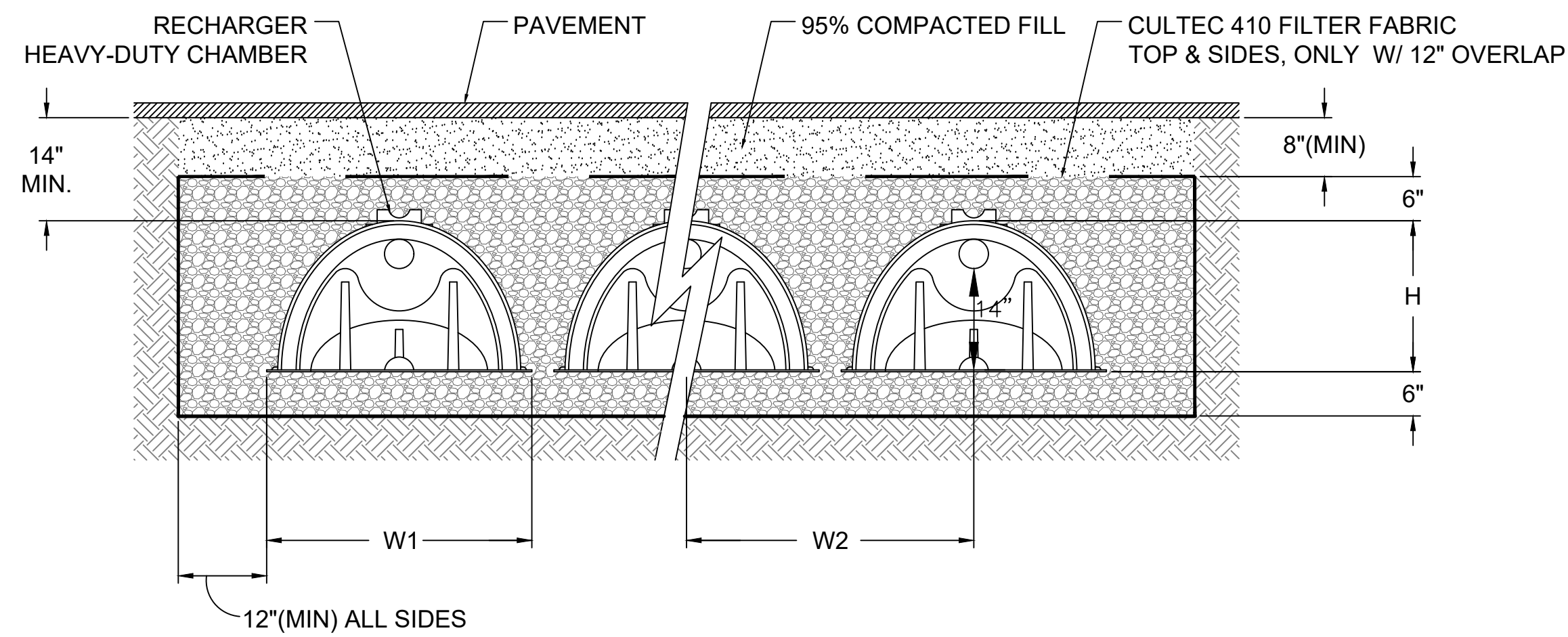
DEVELOPER:
TRASK INC.
337 TURNPIKE ROAD, SUITE 201
SOUTHBOROUGH, MA 01772

DATE: APRIL 26, 2022

C10

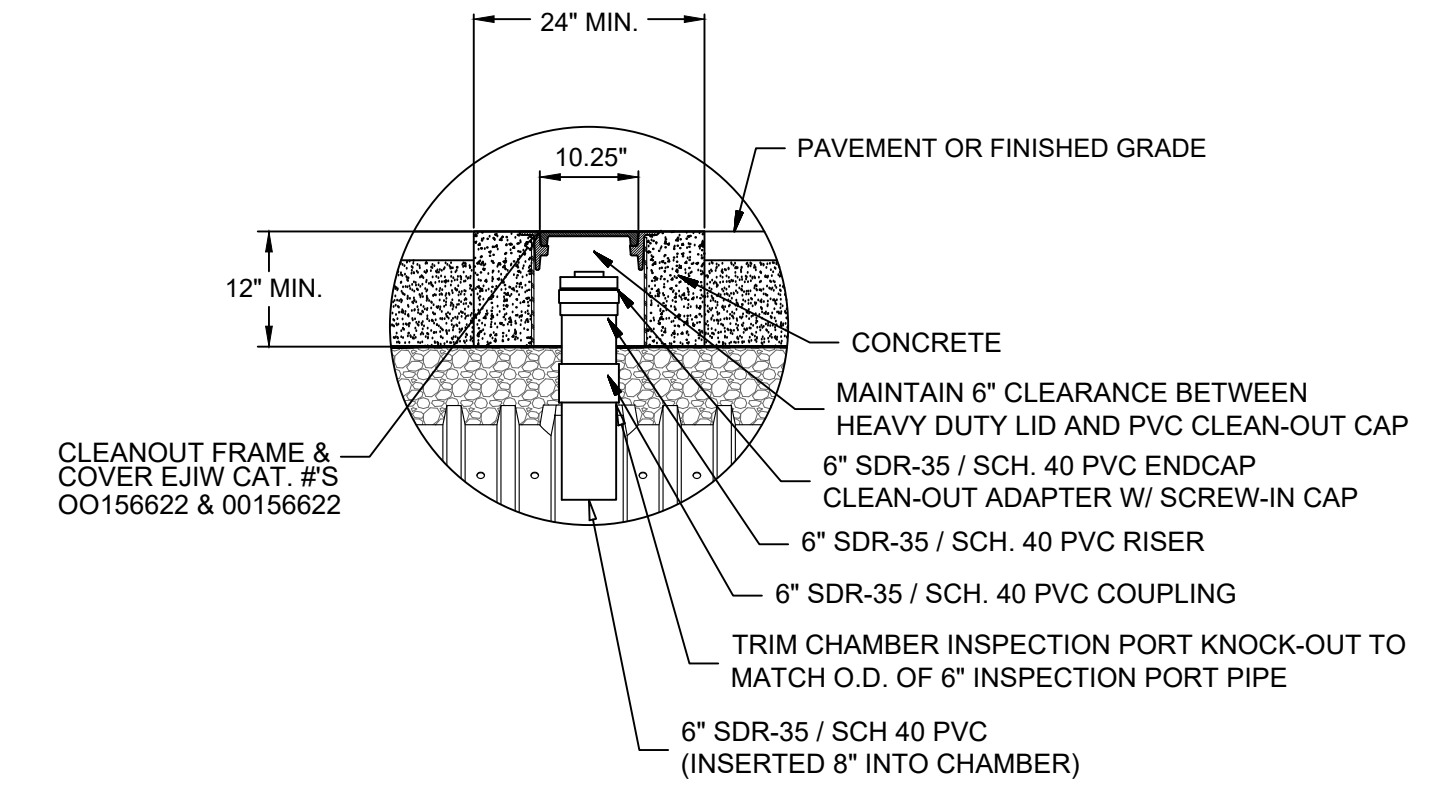


RECHARGER (R150XLHD & R180HD) CHAMBER SYSTEM- PLAN VIEW
N.T.S

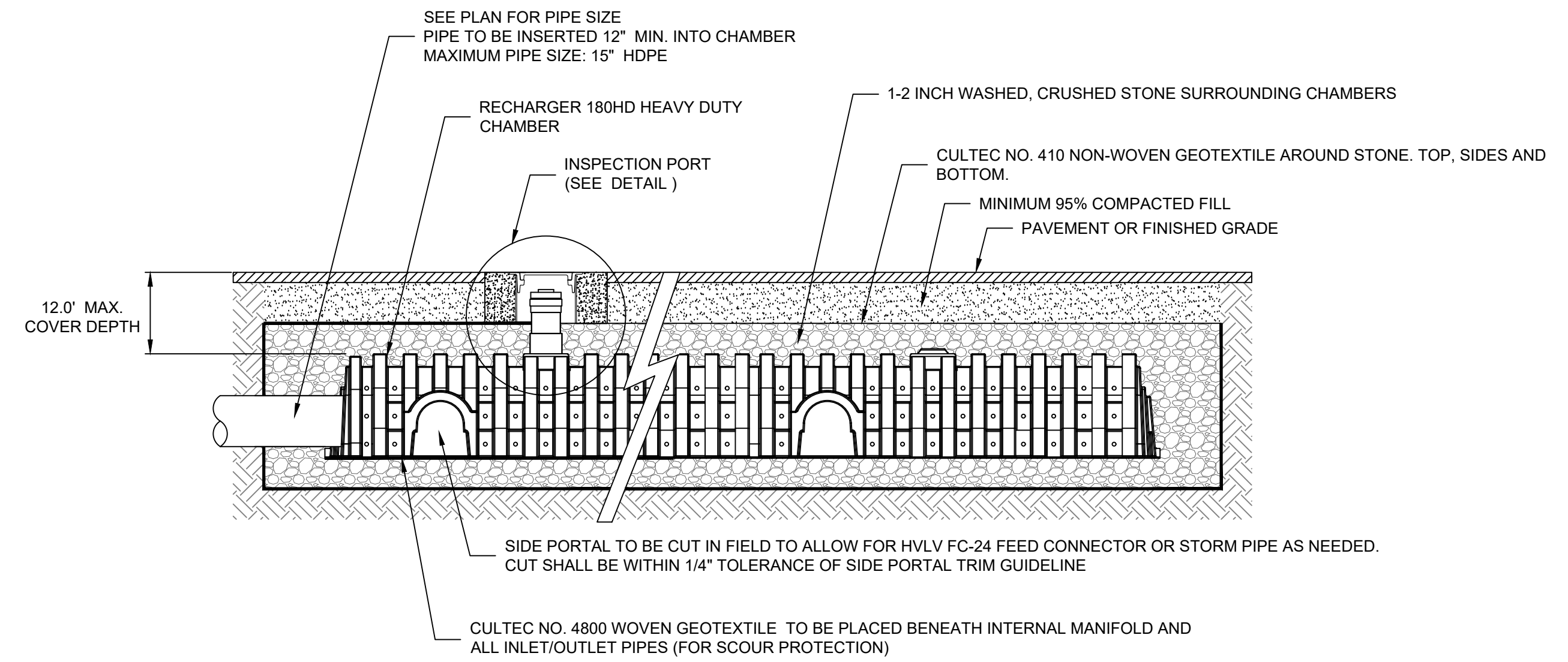


DIMENSION SCHEDULE			
CHAMBER MODEL	H	W1	W2
R150XLHD	18.5"	33"	39"
R180HD	20.5"	36"	39"

RECHARGER (R150XLHD & R180HD) CHAMBER SYSTEM
- SECTION VIEW -
N.T.S



INSPECTION PORT DETAIL FOR
CHAMBERS IN PAVED AREAS
N. T. S.



RECHARGER (R150XLHD & R180HD) CHAMBER SYSTEM
- PROFILE VIEW -
N.T.S

GENERAL NOTES

- 1) RECHARGER CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS, FILTER FABRIC, STONE, OTHER MATERIALS AND WORKMANSHIP MUST COMPLY WITH CULTEC, INC. SPECIFICATIONS AND PARMENTERS REFER TO PRODUCT SPECIFICATIONS BY CULTEC, INC.
- 2) CONTRACTOR MUST FOLLOW CULTEC, INC. CURRENT RECOMMENDED INSTALLATION GUIDELINES.
- 3) COVER OVER TOP OF UNIT SHALL BE CONSTRUCTED TO WITHSTAND TRAFFIC LOADS AND INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- 4) ALL RECHARGER HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- 5) SEE PLAN FOR STONE, CHAMBER, PIPE AND FINISHED GRADE ELEVATIONS.

NO.	DATE	REVISION	BY
P2	6/30/22	FEED REVIEW COMMENTS	BMS
P1	5/27/22	PLAN UPDATE	BMS

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: 508-485-1662
FAX: 508-481-9929



DETAILS
501 POND STREET
ASHLAND, MA

DEVELOPER:
TRASK INC
337 TURNPIKE ROAD, SUITE 201
SOUTHBOROUGH, MA 01772
DATE: APRIL 26, 2022

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