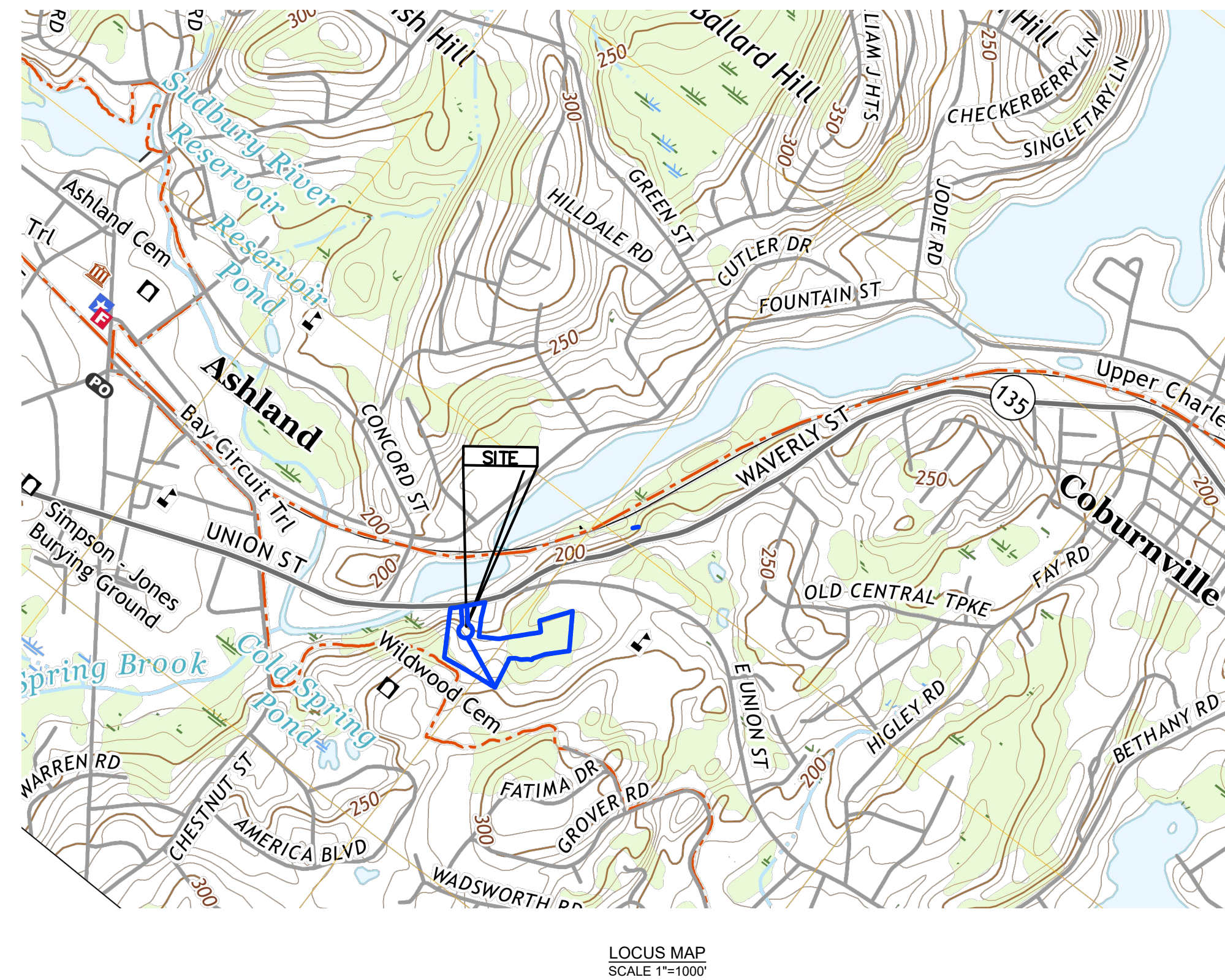


VILLAGE AT CLOCKTOWN

Union Street

in

Ashland, Massachusetts



OWNER/APPLICANT
58 Exchange Ashland, LLC
 120 Quarry Drive
 Milford, MA 01757

SHEET INDEX

SHEET NO.	DESCRIPTION
T-100	TITLE SHEET
C-100	EXISTING CONDITIONS PLANS
C-200	DEFINITIVE PLAN
C-300	PLAN AND PROFILE
C-400	EROSION CONTROL NOTES
C-401	SITE DETAILS
C-402	SITE DETAILS
C-403	SITE DETAILS

OWNER REFERENCE

STREET ADDRESS: 12-16 UNION STREET
 OWNER OF RECORD: 58 EXCHANGE ASHLAND, LLC
 ASSESSORS REFERENCE: MAP 14, PARCELS 0076, 0077, AND 0078
 ZONING: WILDWOOD MIXED USE SPECIAL DISTRICT
 AREA: 8.54± ACRES

Site: **VILLAGE AT
CLOCKTOWN**
 UNION STREET
 ASHLAND, MASSACHUSETTS
 MAP 14, PARCELS 0076, 0077, AND 0078
 ZONE: WILDWOOD MIXED USE SPECIAL DISTRICT
 DEED REFERENCE: BOOK 66338, PAGE 298 AND
 LAND COURT CERTIFICATE OF TITLE NO. 260840

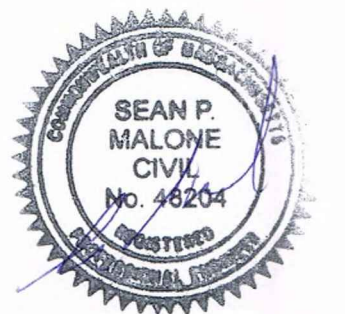
Owner/Applicant:
**58 EXCHANGE
ASHLAND, LLC**
 120 QUARRY DRIVE
 MILFORD, MASSACHUSETTS 01757

THIS IS TO CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE ASHLAND PLANNING BOARD HAS BEEN RECEIVED AND RECORDED ON _____ AT _____ AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK _____ DATE _____
 APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ AND TO BE RECORDED HERewith, THIS PLAN CONFORMS WITH THE MASSACHUSETTS REGULATION 200 CMR 6:01
 APPROVAL DATE: _____
 ASHLAND PLANNING BOARD

SIGNATURE DATE: _____

 BEING A MAJORITY



OCG
 Oak Consulting Group
 P.O. Box 1123
 Newburyport, MA 01950
 Ph. 978.312.3120

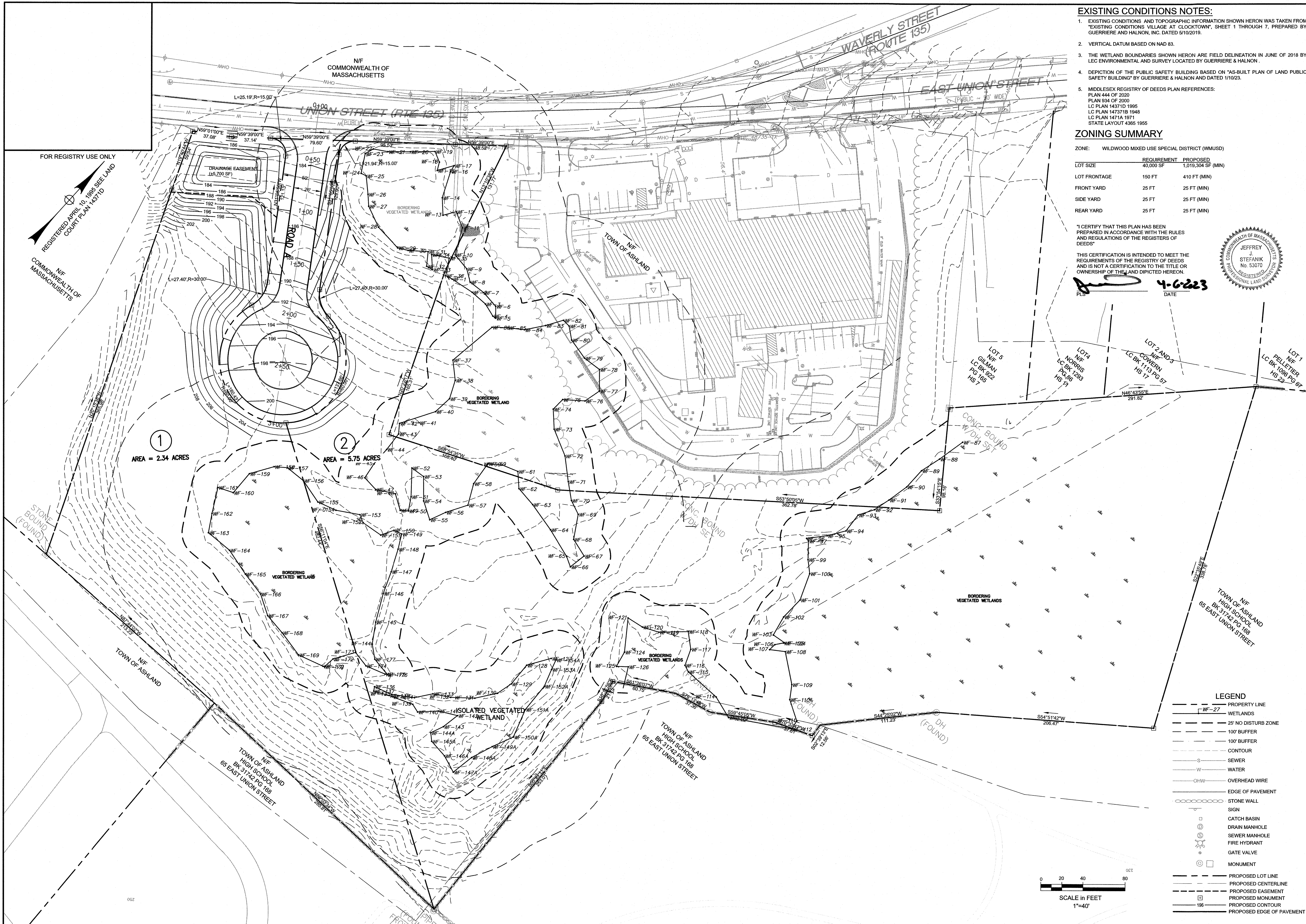
TITLE SHEET

No.	Revision/Issue	Date

Design by: SPM	Checked by: PFA
Drawn by: SPM	Approved by: PFA
Project: 17004	Date: APRIL 3, 2023

Sheet:
T-100

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EXISTING CONDITIONS NOTES:

- EXISTING CONDITIONS AND TOPOGRAPHIC INFORMATION SHOWN HERON WAS TAKEN FROM "EXISTING CONDITIONS VILLAGE AT CLOCKTOWN", SHEET 1 THROUGH 7, PREPARED BY GUERRIERE AND HALNON, INC. DATED 5/10/2019.
- VERTICAL DATUM BASED ON NAD 83.
- THE WETLAND BOUNDARIES SHOWN HERON ARE FIELD DELINEATION IN JUNE OF 2018 BY LEG ENVIRONMENTAL AND SURVEY LOCATED BY GUERRIERE & HALNON.
- DEPICTION OF THE PUBLIC SAFETY BUILDING BASED ON "AS-BUILT PLAN OF LAND PUBLIC SAFETY BUILDING" BY GUERRIERE & HALNON AND DATED 1/10/23.
- MIDDLESEX REGISTRY OF DEEDS PLAN REFERENCES:
 PLAN 444 OF 2020
 PLAN 934 OF 2020
 LC PLAN 14371D 1995
 LC PLAN 14371B 1948
 LC PLAN 14714 1971
 STATE LAYOUT 4365 1955

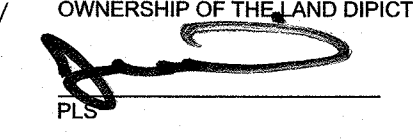
ZONING SUMMARY

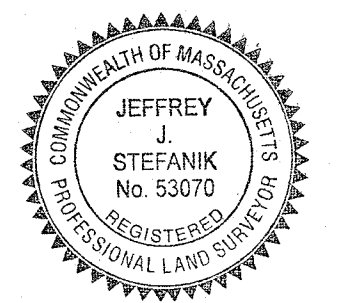
ZONE: WILDWOOD MIXED USE SPECIAL DISTRICT (WMUSD)

LOT SIZE	REQUIREMENT	PROPOSED
	40,000 SF	1,019,304 SF (MIN)
LOT FRONTAGE	150 FT	410 FT (MIN)
FRONT YARD	25 FT	25 FT (MIN)
SIDE YARD	25 FT	25 FT (MIN)
REAR YARD	25 FT	25 FT (MIN)

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS"

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND DEPICTED HEREON.

PLS  DATE 4-6-2023



FOR REGISTRY USE ONLY

REGISTERED APRIL 10, 1994 SEE LAND COURT PLAN 14371D

N/F COMMONWEALTH OF MASSACHUSETTS

Site: **VILLAGE AT CLOCKTOWN**

UNION STREET
 ASHLAND, MASSACHUSETTS
 MAP 14, PARCELS 0076, 0077, AND 0078
 ZONE: WILDWOOD MIXED USE SPECIAL DISTRICT
 DEED REFERENCE: BOOK 66338, PAGE 298 AND LAND COURT CERTIFICATE OF TITLE NO. 260840

Owner/Applicant:
58 EXCHANGE ASHLAND, LLC
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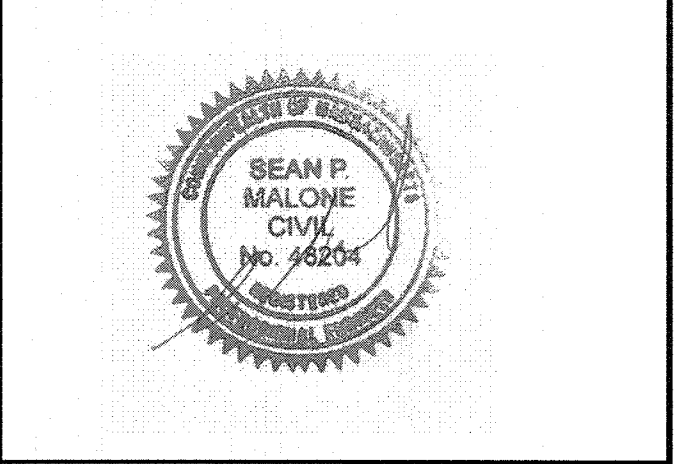
THIS IS TO CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE ASHLAND PLANNING BOARD HAS BEEN RECEIVED AND RECORDED ON _____ AT _____ AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK _____ DATE _____

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ AND TO BE RECORDED HERewith, THIS PLAN CONFORMS WITH THE MASSACHUSETTS REGULATION 200 CMR 6:01

APPROVAL DATE: _____
 ASHLAND PLANNING BOARD

SIGNATURE DATE: _____
 BEING A MAJORITY



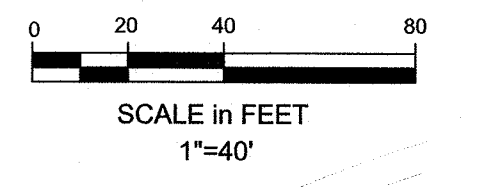
PROJECT ENGINEER
OCG
 Oak Consulting Group
 P.O. Box 1123
 Newburyport, MA 01950
 Ph. 978.312.3120

PROJECT SURVEYOR
GUERRIERE & HALNON, INC
 333 West Street
 Milford, MA
 Ph. 508.473.6630

DEFINITIVE PLAN

LEGEND

- PROPERTY LINE
- WF-27 WETLANDS
- 25' NO DISTURB ZONE
- 100' BUFFER
- 100' BUFFER
- CONTOUR
- SEWER
- WATER
- OVERHEAD WIRE
- EDGE OF PAVEMENT
- STONE WALL
- SIGN
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- MONUMENT
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- PROPOSED MONUMENT
- PROPOSED CONTOUR
- PROPOSED EDGE OF PAVEMENT



No.	Revision/Issue	Date

Design by: SPM	Checked by: PFA
Drawn by: SPM	Approved by: PFA
Project: 17004	Date: APRIL 3, 2023

Sheet: **C-200**

PROJECT NAME AND LOCATION
VILLAGE AT CLOCKTOWN
ASHLAND, MASSACHUSETTS

LAT: 42° 15' 37"
LON: 71° 27' 01"

DESCRIPTION

THE PROJECT IS A DEFINITIVE SUBDIVISION ON UNDEVELOPED LAND. PROPOSED WORK INCLUDES CONSTRUCTING A NEW ROADWAY AND UTILITY AND STORMWATER INFRASTRUCTURE.

SOIL CHARACTERISTICS

THE SITE IS CURRENTLY UNDEVELOPED AND PRIMARILY OCCUPIED BY WOODED AREAS. ACCORDING TO NRCS SOIL SURVEY, SITE SOILS ARE COMPRISED OF PRIMARILY OF NARRAGANSETT SILT LOAM.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 1.1± ACRES.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL EROSION CONTROLS. CLEAR AND GRUB SITE.
2. STRIP AND STOCKPILE SOILS.
3. ROUGH GRADE SITE AND CONSTRUCT STORMWATER INFRASTRUCTURE
4. CONSTRUCT UTILITIES
5. CONSTRUCT PAVEMENT AND FINAL STABILIZATION OF THE SITE.
6. CONSTRUCT LANDSCAPING
7. REMOVE EROSION CONTROLS.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION: AN AREA SHALL BE CONSIDERED STABILIZED WHEN ONCE ONE OF THE FOLLOWING HAS OCCURRED:

1. A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED;
2. A MINIMUM OF 3' OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
3. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN THIRTY (30) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 60 DAYS OF INITIAL DISTURBANCE. ALL CUT AND FILL SLOPES AND ROADWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING GRADE. STABILIZATION MEASURES TO BE USED INCLUDE:

1. TEMPORARY SEEDING;
2. MULCHING;
3. STONE RIP-RAP; OR
4. JUTE MATTING.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE, AS NEEDED, WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH STRAW BALE BARRIERS AND/OR SILT FENCES. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS. ALL CATCH BASINS WILL BE COVERED WITH A GEOTEXTILE FABRIC PRIOR TO THE BASE PAVEMENT COURSE BEING PLACED.

OFF-SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL EGRESSSES TO THE ACTIVE WORK AREAS ON THE SITE AND MAINTAINED FOR THE DURATION OF CONSTRUCTION.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE EROSION AND SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN THIRTY (30) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND STRAW BALE BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

INSPECTION

1. ALL CONTROL MEASURES WILL BE INSPECTED DAILY;
2. A MAINTENANCE INSPECTION REPORT WILL BE MADE WEEKLY; AND
3. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

MAINTENANCE

1. STABILIZATION OF ALL SWALES, DITCHES IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
2. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE OR STRAW BALE BARRIERS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE OR BALE.
4. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
5. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.

B. SEDIMENTATION BARRIERS

1. PRODUCTS

SEDIMENTATION BARRIERS SHALL BE AS SPECIFIED ON THESE DRAWINGS AND PROJECT SPECIFICATIONS.

2. INSTALLATION

SEDIMENTATION BARRIERS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS. SEDIMENTATION BARRIERS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS AND IN ALL OTHER LOCATIONS REQUIRED TO PREVENT THE MIGRATION OF SEDIMENT FROM THE ACTIVE CONSTRUCTION SITE.

3. SEQUENCE OF INSTALLATION

SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

4. MAINTENANCE

SEDIMENTATION BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

SHOULD THE FABRIC ON A SEDIMENTATION BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENTATION BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

C. MULCHING

1. TIMING

IN ORDER FOR THE MULCH TO BE EFFECTIVE IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO TYPES OF STANDARDS WHICH SHALL BE USED:

APPLY MULCH PRIOR TO ANY STORM EVENT

THIS STANDARD IS APPLICABLE WHEN WORKING WITHIN 100 FEET OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.

REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD

THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON AN AREA, THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.

2. GUIDELINES FOR WINTER MULCH APPLICATION

WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER THE WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF STRAW OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.

3. MAINTENANCE

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAIN STORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE APPLIED.

A. VEGETATIVE PRACTICES

FOR PERMANENT MEASURES AND PLANTINGS FROM EARLY SPRING TO SEPTEMBER 30:

AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUBGRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF FOUR INCHES. THEN FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED FOUR INCH THICKNESS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND REROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.

ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER AND OTHER FOREIGN MATERIAL AS WELL AS STONES OVER ONE INCH IN DIAMETER SHALL BE REMOVE FROM THE LOAM AND DISPOSED OF OFF SITE, AND THE LOAM SHALL BE RAKED SMOOTH AND EVEN.

THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.

SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.

ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED.

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.

IF REQUIRED, FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER. USE OF FERTILIZER SHOULD BE AVOIDED IN INFILTRATION AREAS.

SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.

SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.

STRAW MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEDED, AND ALL NOXIOUS WEEDS REMOVED.

THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.

UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

	POUNDS/ACRE	MIN GERMINATION	MIN PURITY
GENERAL COVER			
CREeping RED FESCUE	50	85%	96%
KENTUCKY BLUE GRASS	50	85%	97%
	100		
SLOPE SEED (USED ON SLOPES GREATER THAN OR EQUAL TO 3:1)			
CREeping RED FESCUE	20	85%	96%
TALL FESCUE	20	85%	97%
RED TOP	2	80%	95%
	42		

IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL LAW.

FOR TEMPORARY PLANTINGS AFTER SEPTEMBER TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

- FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
- FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 300 POUNDS PER ACRE.
- MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

WINTER RYE (FALL SEEDING)	2.5 LBS/1,000 SF
OATS (SPRING SEEDING)	2 LBS/1,000 SF
MULCH	1.5 TONS/ACRE

STABILIZED CONSTRUCTION ENTRANCE

A. SPECIFICATIONS

1. AGGREGATE SIZE: USE TWO (2) INCHES STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
2. AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
3. WIDTH: TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF THE POINTS WHERE INGRESS OR EGRESS OCCURS.
4. LENGTH: AS REQUIRED BUT NOT LESS THAN 50 FEET.

B. MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

WASTE DISPOSAL

A. WASTE MATERIALS

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.

B. HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.

C. SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

ADDITIONAL NOTES FOR WINTER CONSTRUCTION

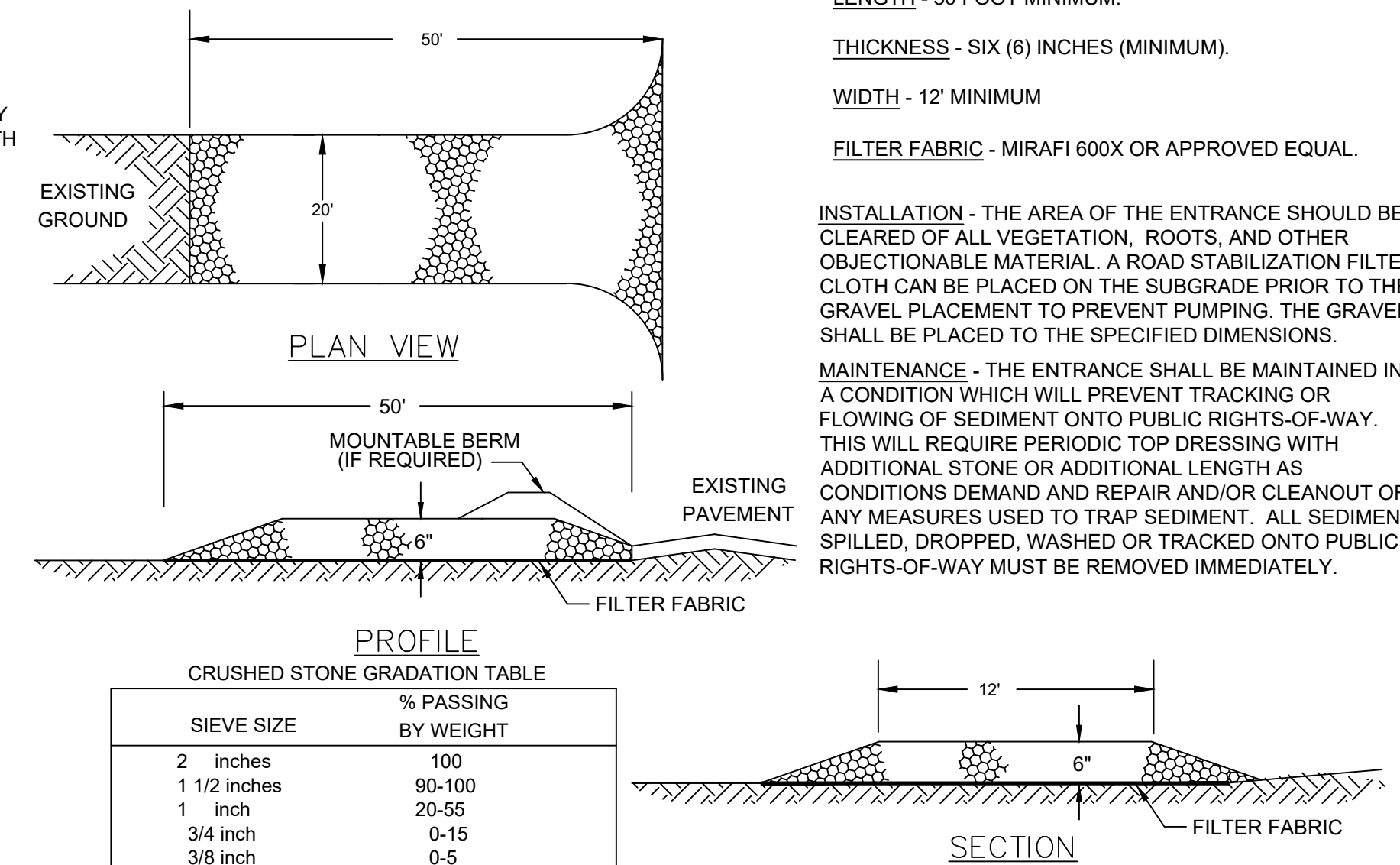
- A. ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND.
- B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- C. AFTER NOVEMBER 15TH, ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT

DUST CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE ACTIVE SITE TO ABUTTING AREAS.

STORMWATER POLLUTION PREVENTION PLAN

THE PROJECT WILL REQUIRE FILING OF A NOTICE OF INTENT (NOI) WITH THE USEPA FOR COVERAGE UNDER THE NPDES CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES. AS PART OF THIS FILING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE REQUIRED. THE SWPPP AND FILING OF THE NOI WILL BE PREPARED PRIOR TO ANY WORK ON THE SITE.



1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- STONE SIZE - SEE GRADATION TABLE
- LENGTH - 50 FOOT MINIMUM.
- THICKNESS - SIX (6) INCHES (MINIMUM).
- WIDTH - 12' MINIMUM
- FILTER FABRIC - MIRAFI 600X OR APPROVED EQUAL.

INSTALLATION - THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PUMPING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.

MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

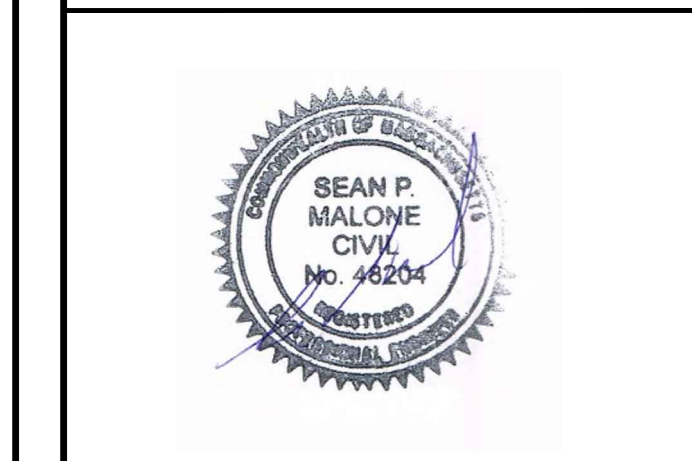
Site: **VILLAGE AT CLOCKTOWN**
UNION STREET
ASHLAND, MASSACHUSETTS
MAP 14, PARCELS 0076, 0077, AND 0078
ZONE: WILDWOOD MIXED USE SPECIAL DISTRICT
DEED REFERENCE: BOOK 66338, PAGE 298 AND
LAND COURT CERTIFICATE OF TITLE NO. 260840

Owner/Applicant:
58 EXCHANGE ASHLAND, LLC
120 QUARRY DRIVE
MILFORD, MASSACHUSETTS 01757

THIS IS TO CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE ASHLAND PLANNING BOARD HAS BEEN RECEIVED AND RECORDED ON _____ AT _____ AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK _____ DATE _____
APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ AND TO BE RECORDED HERewith, THIS PLAN CONFORMS WITH THE MASSACHUSETTS REGULATION 200 CMR 6:01
APPROVAL DATE: _____
ASHLAND PLANNING BOARD

SIGNATURE DATE: _____
BEING A MAJORITY



PROJECT ENGINEER
OCG
Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.312.3120

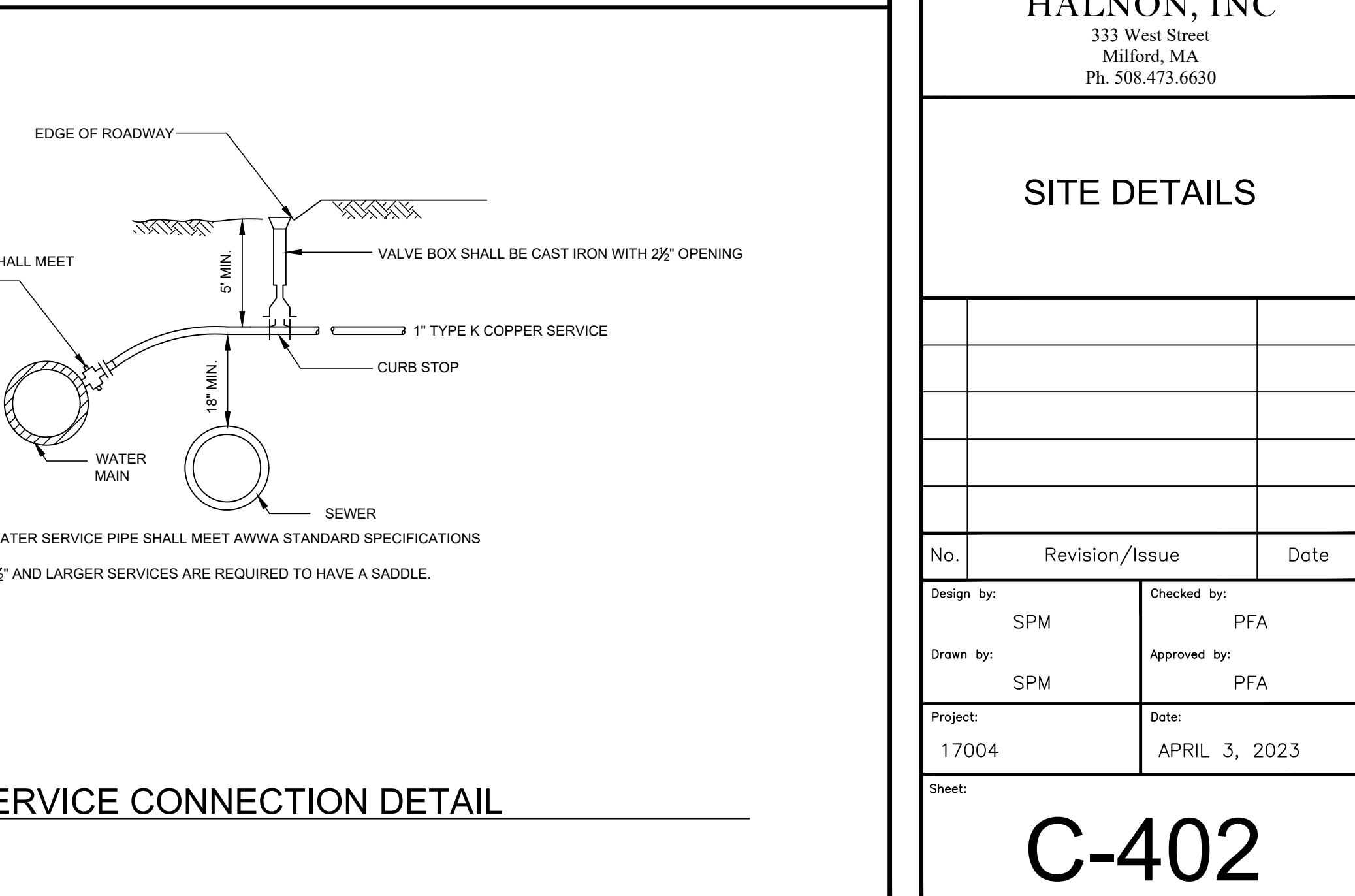
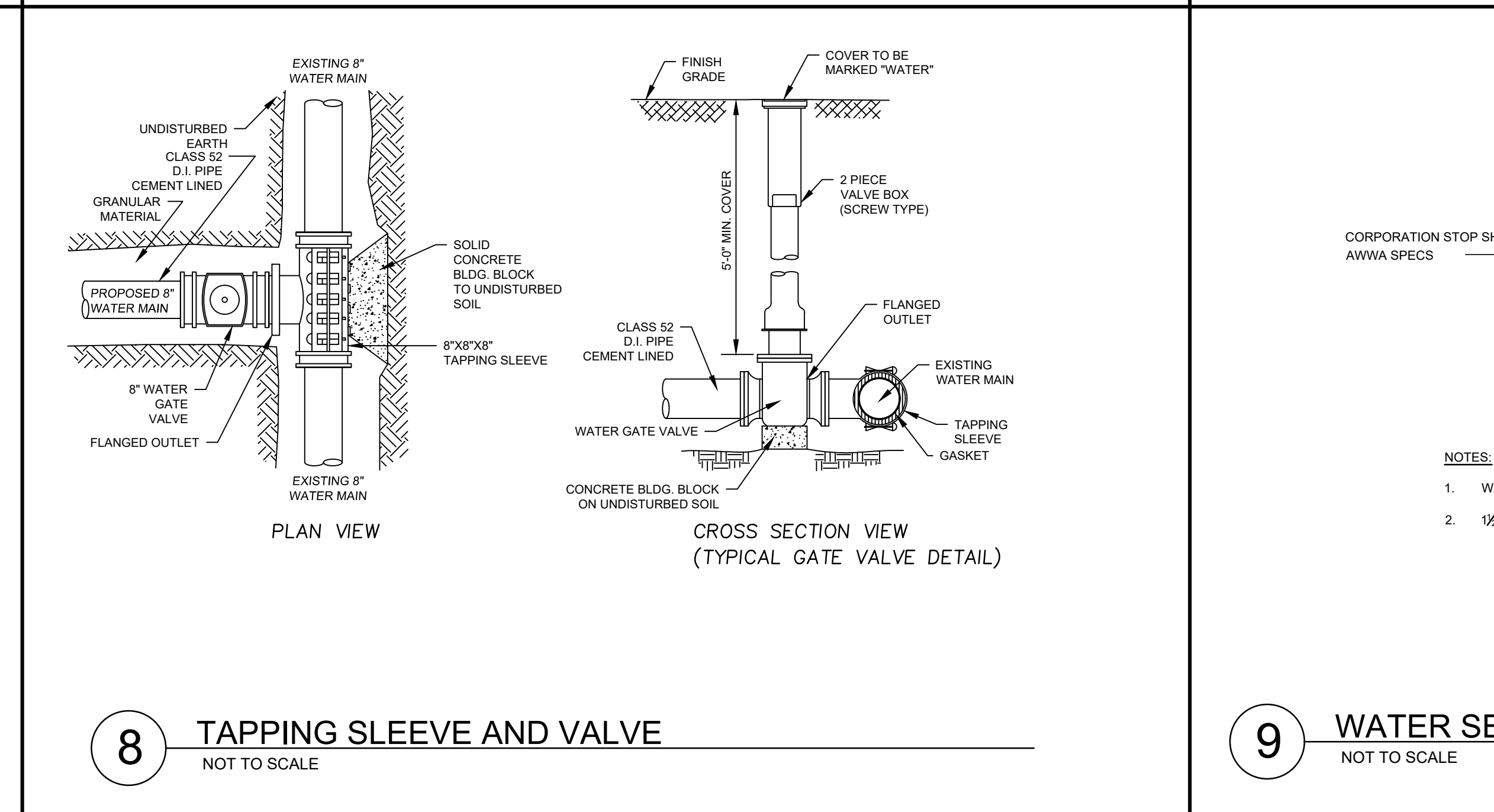
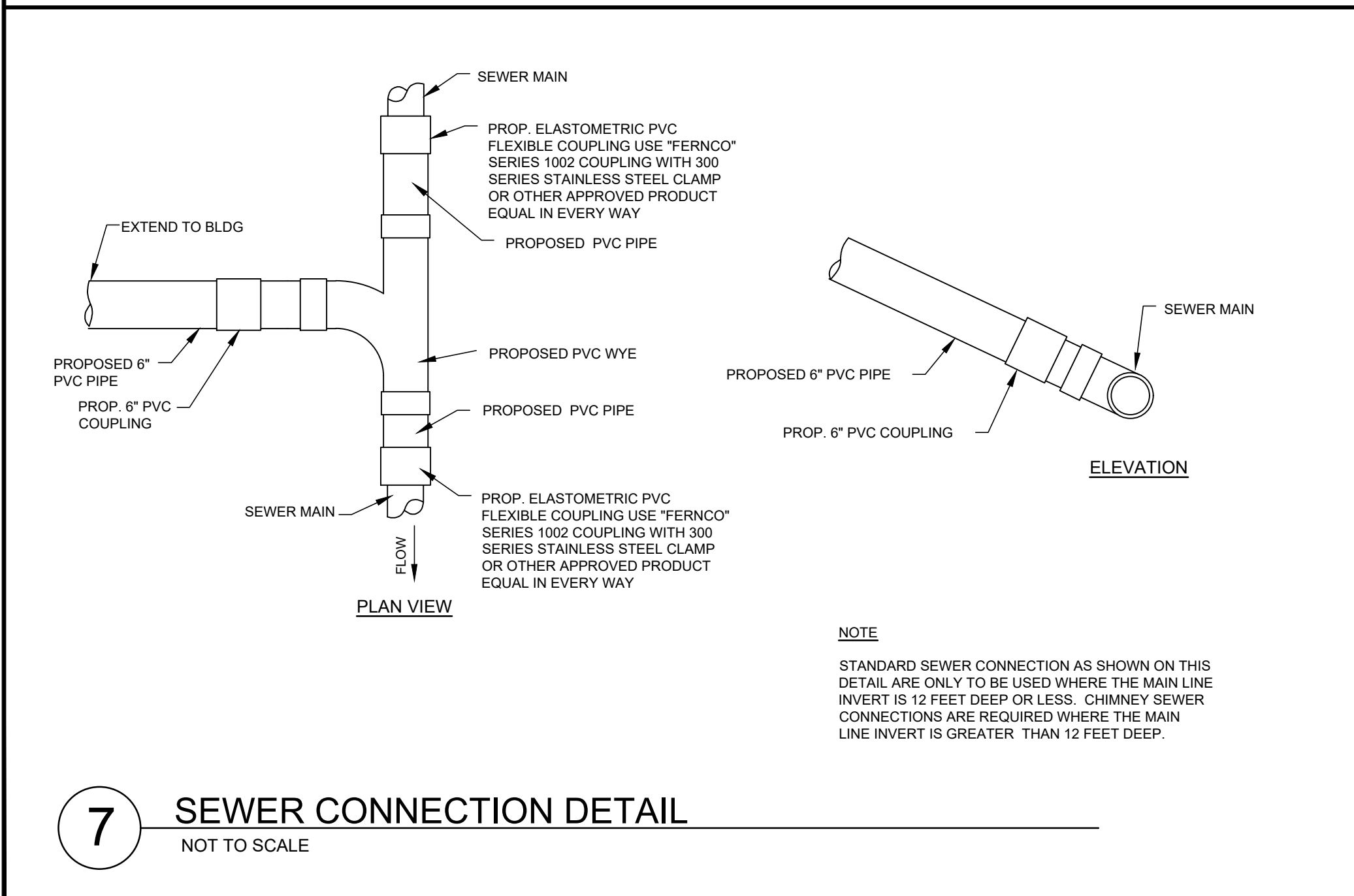
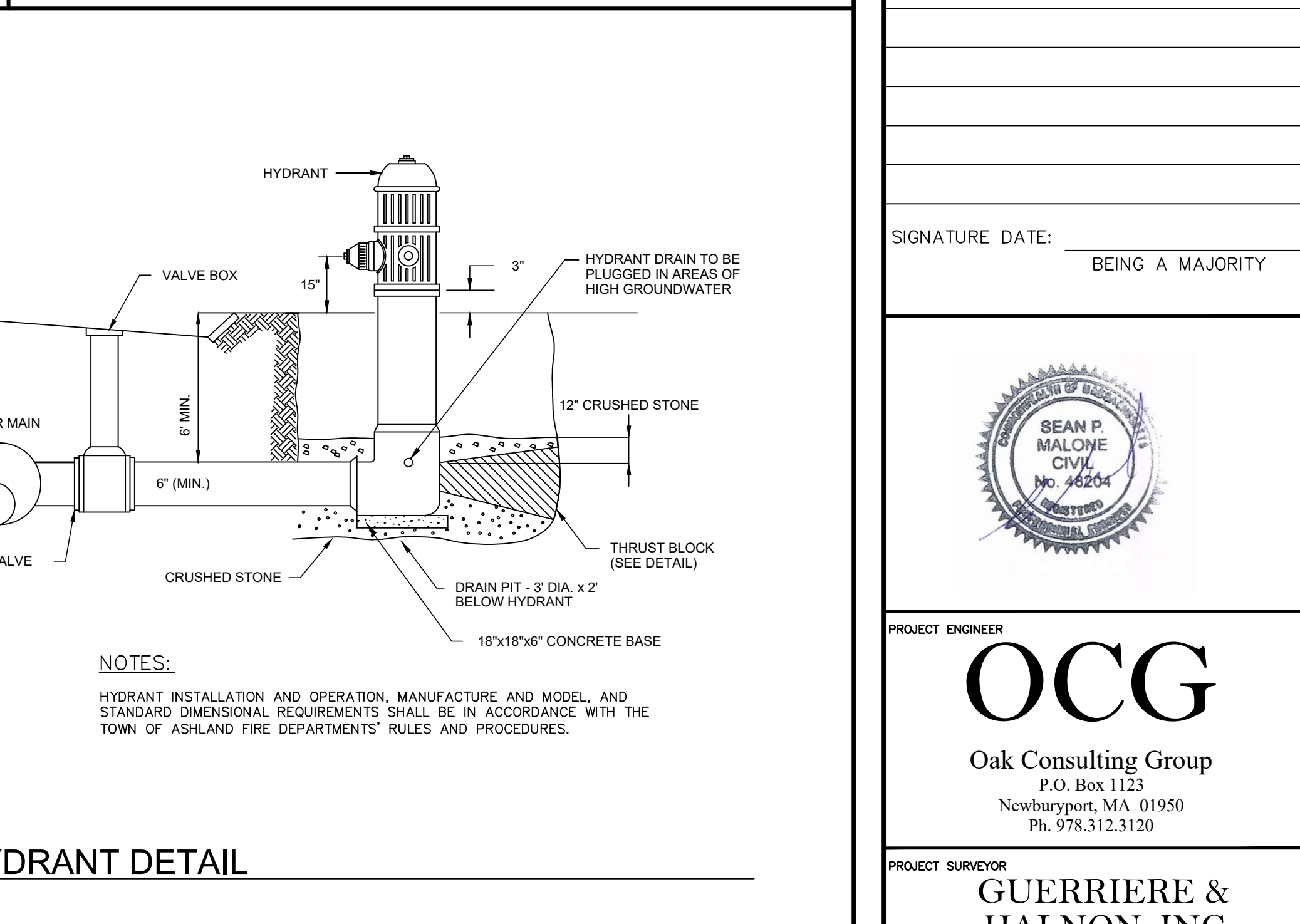
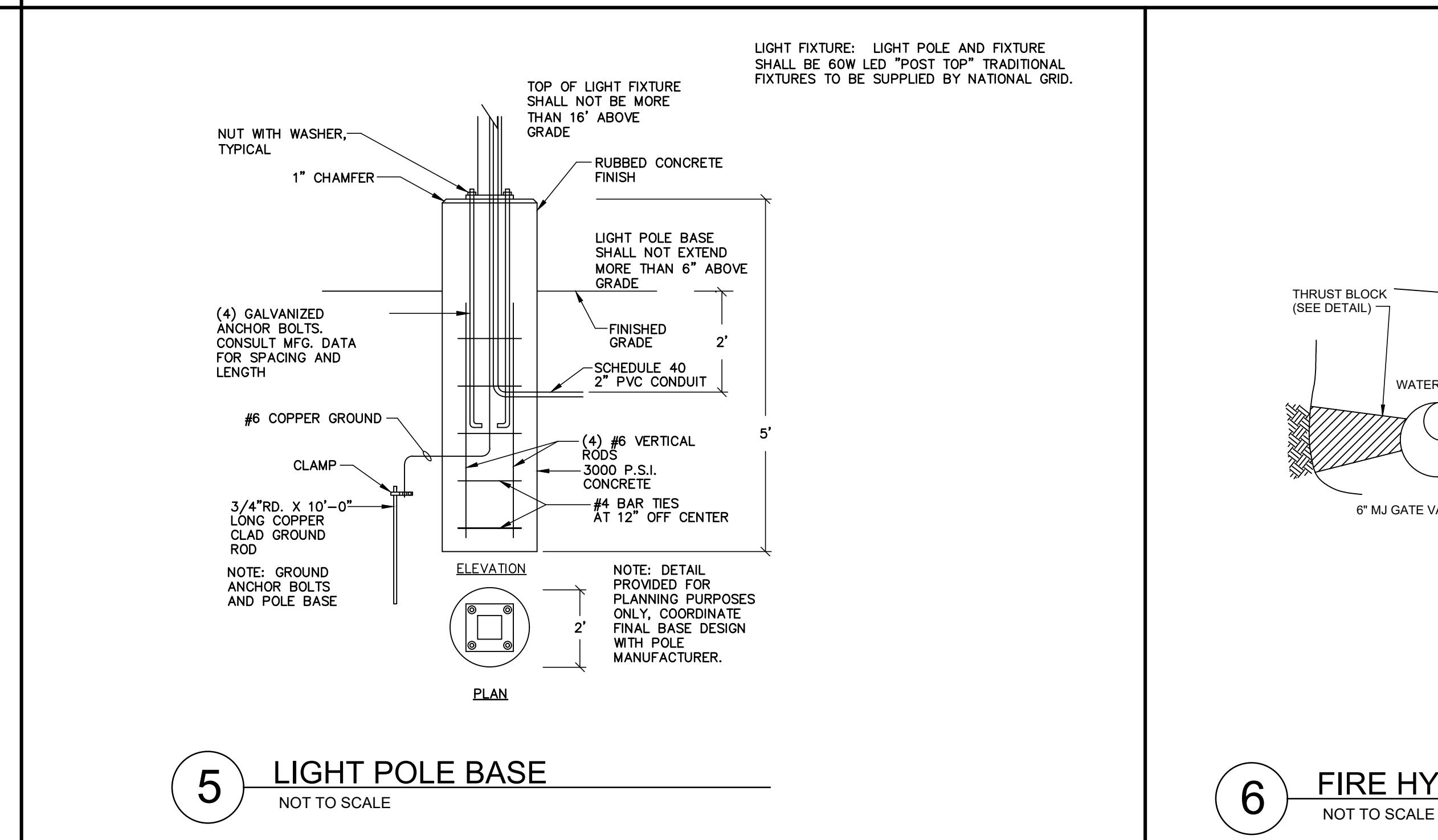
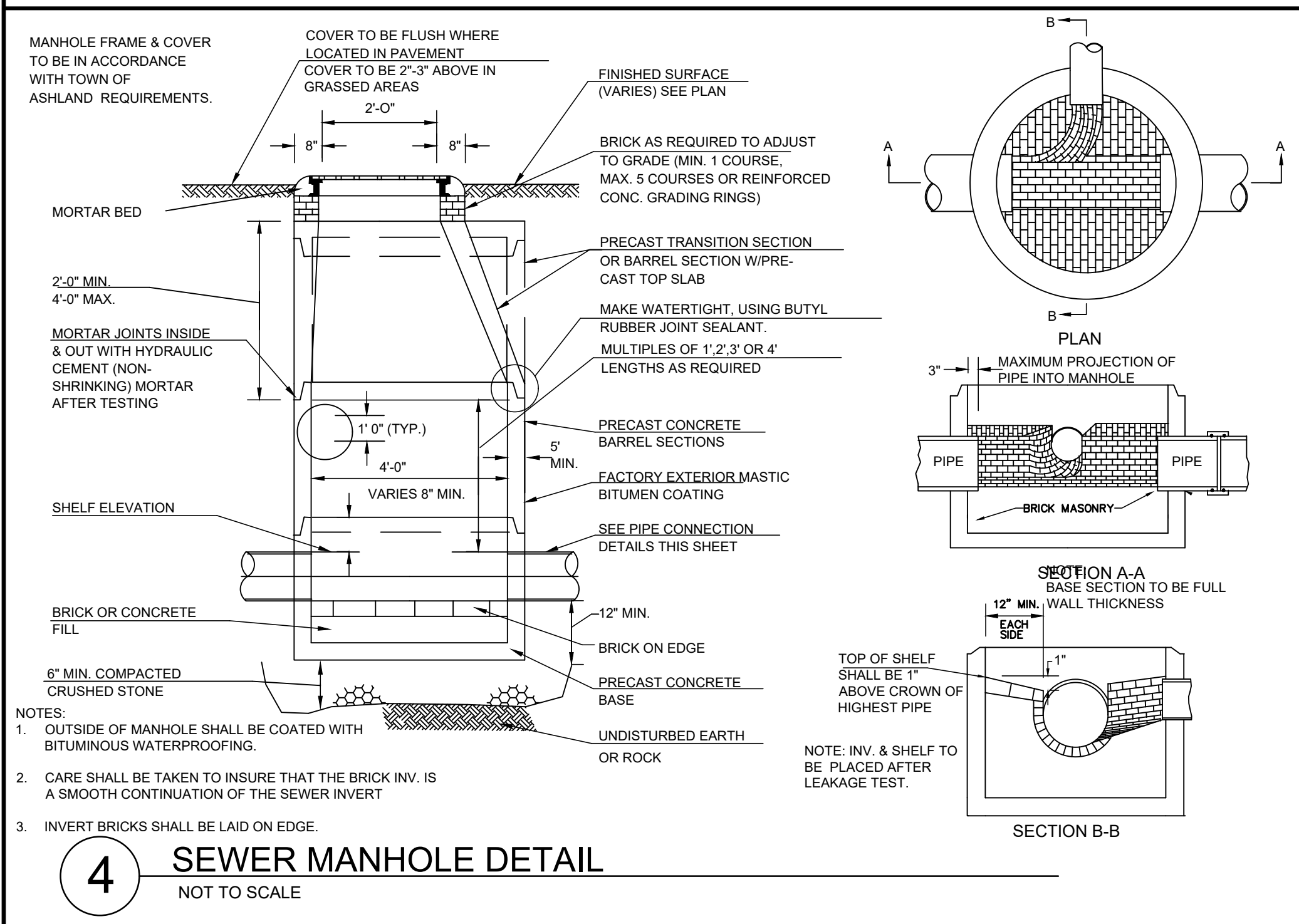
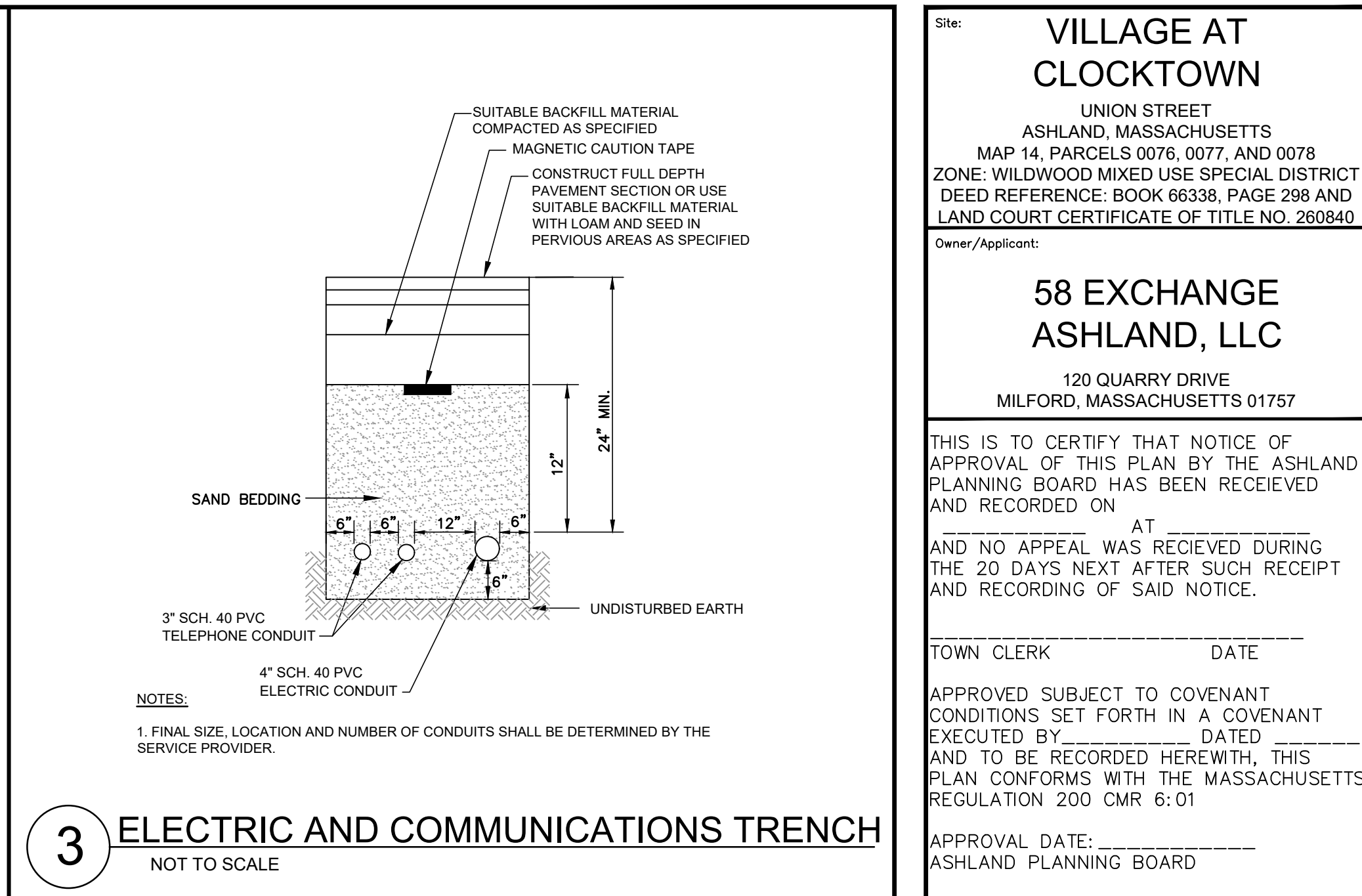
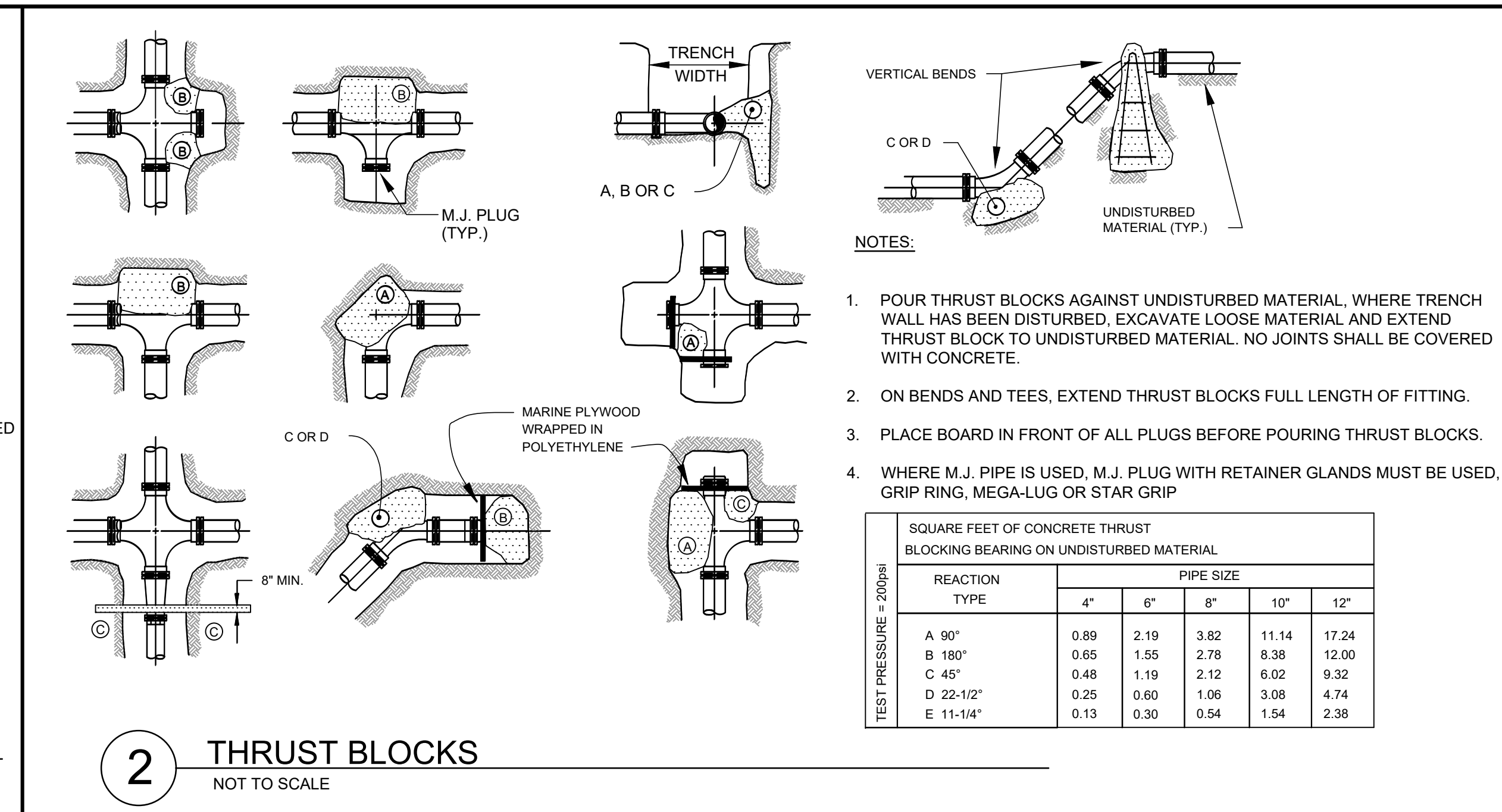
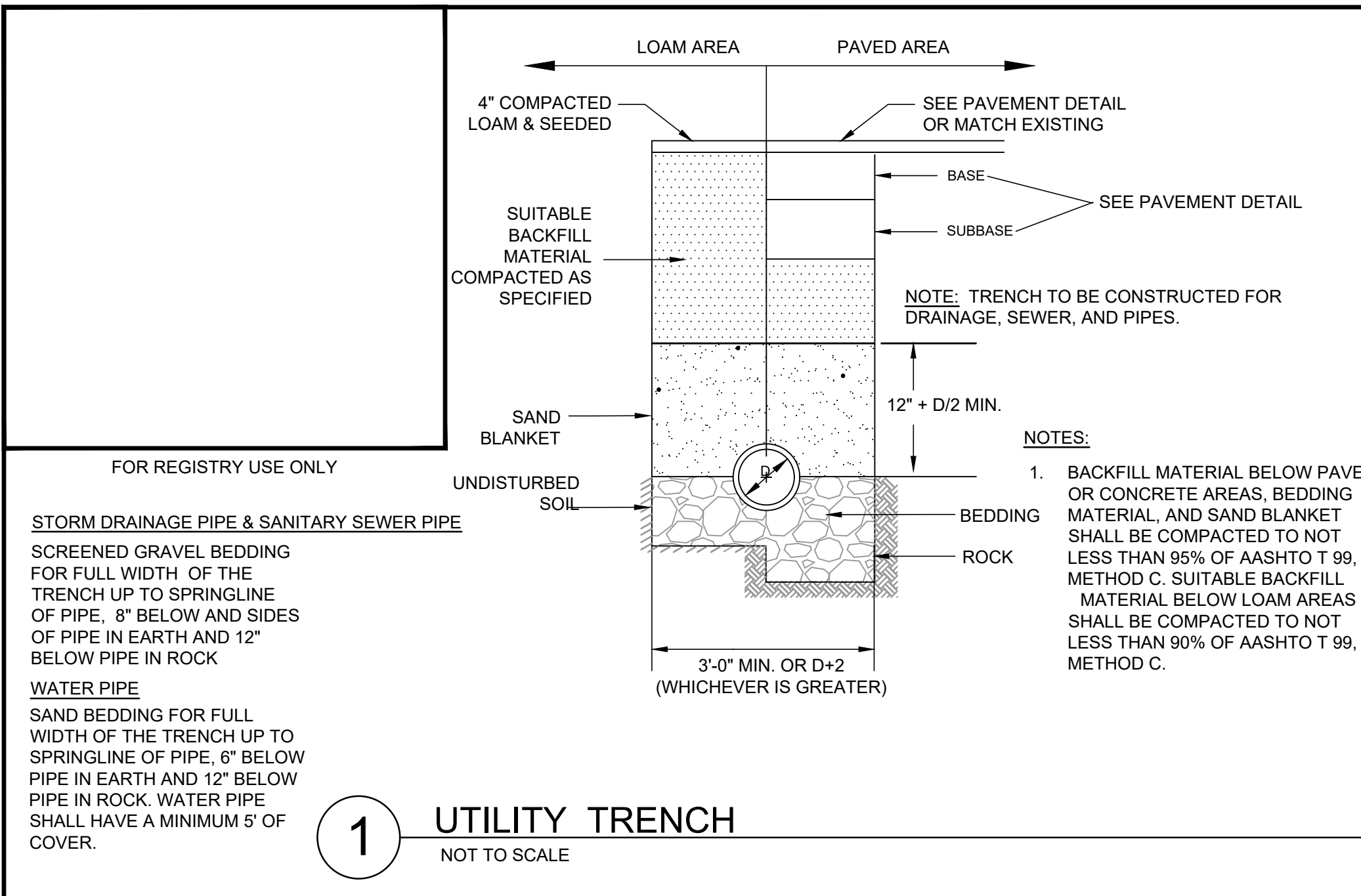
PROJECT SURVEYOR
GUERRIERE & HALNON, INC
333 West Street
Milford, MA
Ph. 508.473.6630

EROSION CONTROL NOTES

No.	Revision/Issue	Date

Design by: SPM
Checked by: PFA
Drawn by: SPM
Approved by: PFA
Project: 17004
Date: APRIL 3, 2023

Sheet: **C-400**



Site: **VILLAGE AT CLOCKTOWN**
 UNION STREET
 ASHLAND, MASSACHUSETTS
 MAP 14, PARCELS 0076, 0077, AND 0078
 ZONE: WILDWOOD MIXED USE SPECIAL DISTRICT
 DEED REFERENCE: BOOK 66338, PAGE 298 AND
 LAND COURT CERTIFICATE OF TITLE NO. 260840

Owner/Applicant:
58 EXCHANGE ASHLAND, LLC
 120 QUARRY DRIVE
 MILFORD, MASSACHUSETTS 01757

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TOWN CLERK _____ DATE _____

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ AND TO BE RECORDED HERewith, THIS PLAN CONFORMS WITH THE MASSACHUSETTS REGULATION 200 CMR 6:01

APPROVAL DATE: _____
 ASHLAND PLANNING BOARD

SIGNATURE DATE: _____
 BEING A MAJORITY

PROJECT ENGINEER
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 Newburyport, MA 01950
 Ph. 978.312.3120

PROJECT SURVEYOR
GUERRIERE & HALNON, INC
 333 West Street
 Milford, MA
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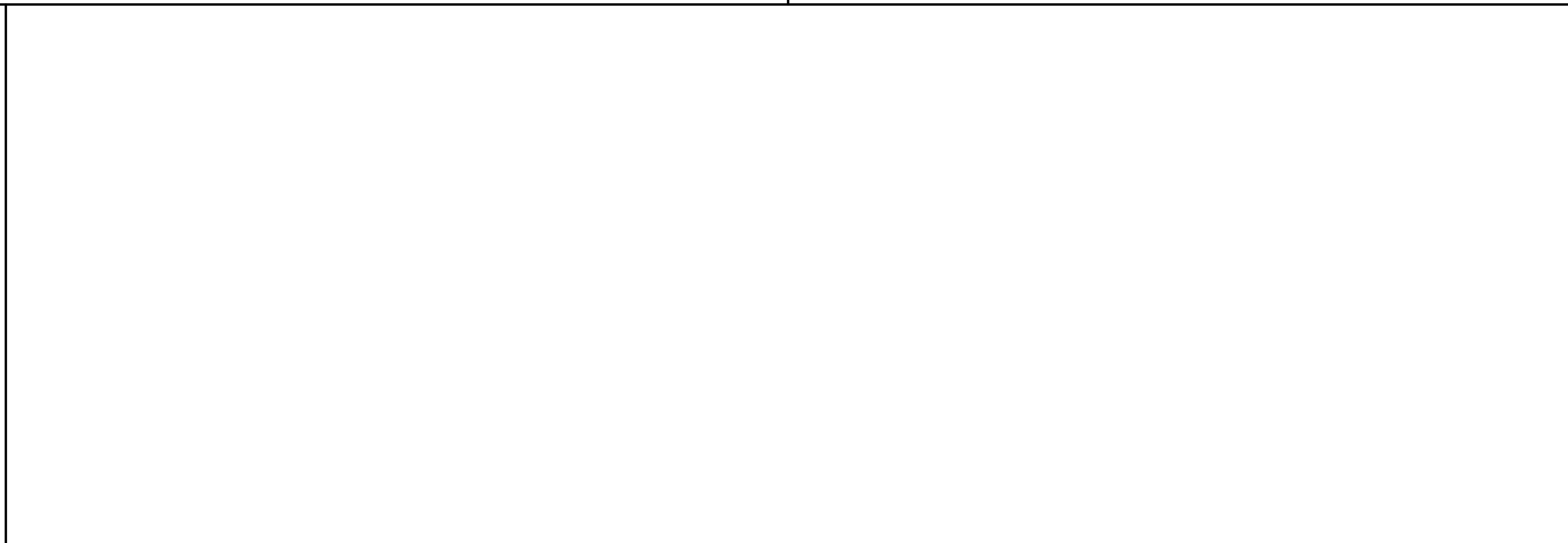
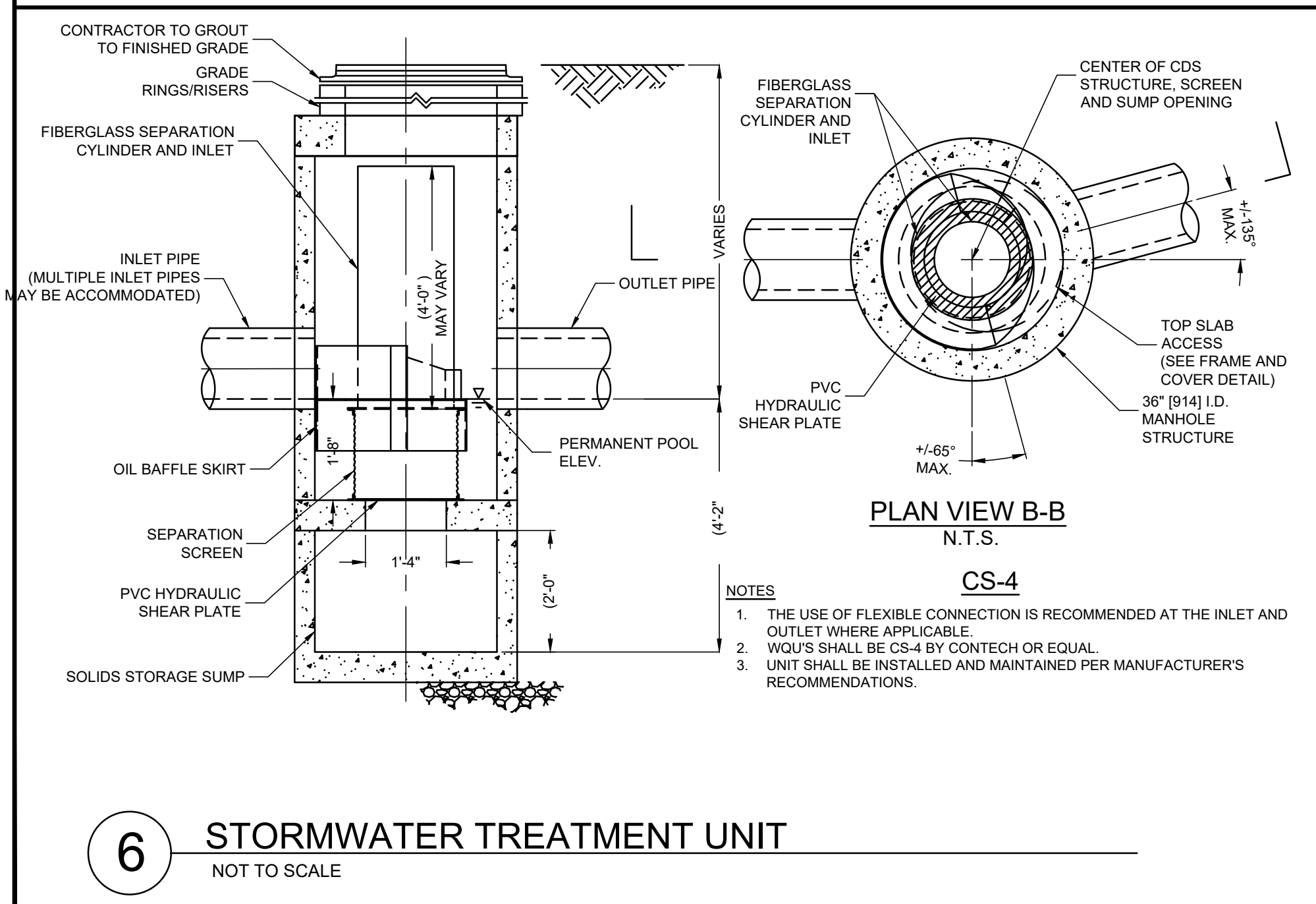
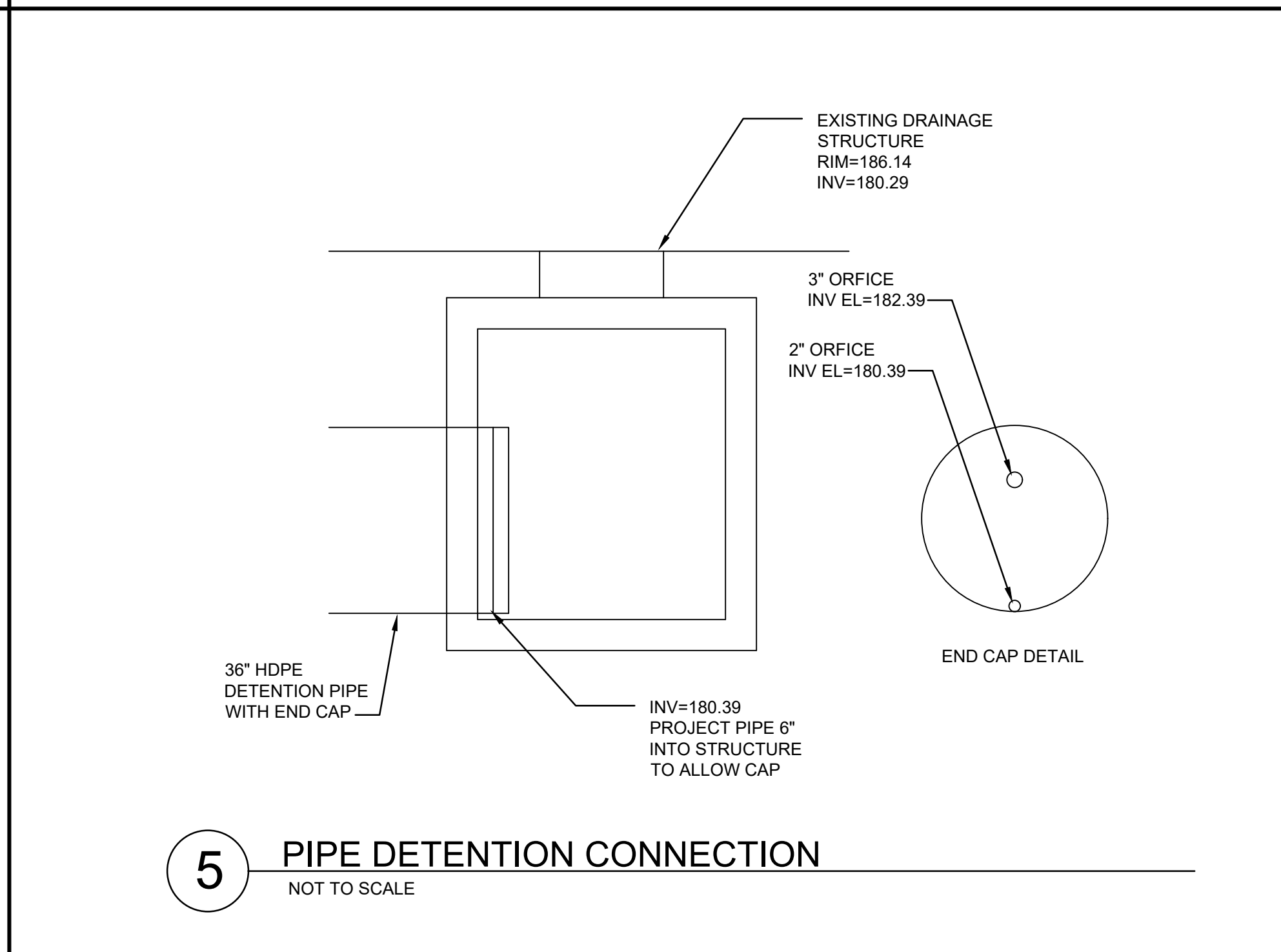
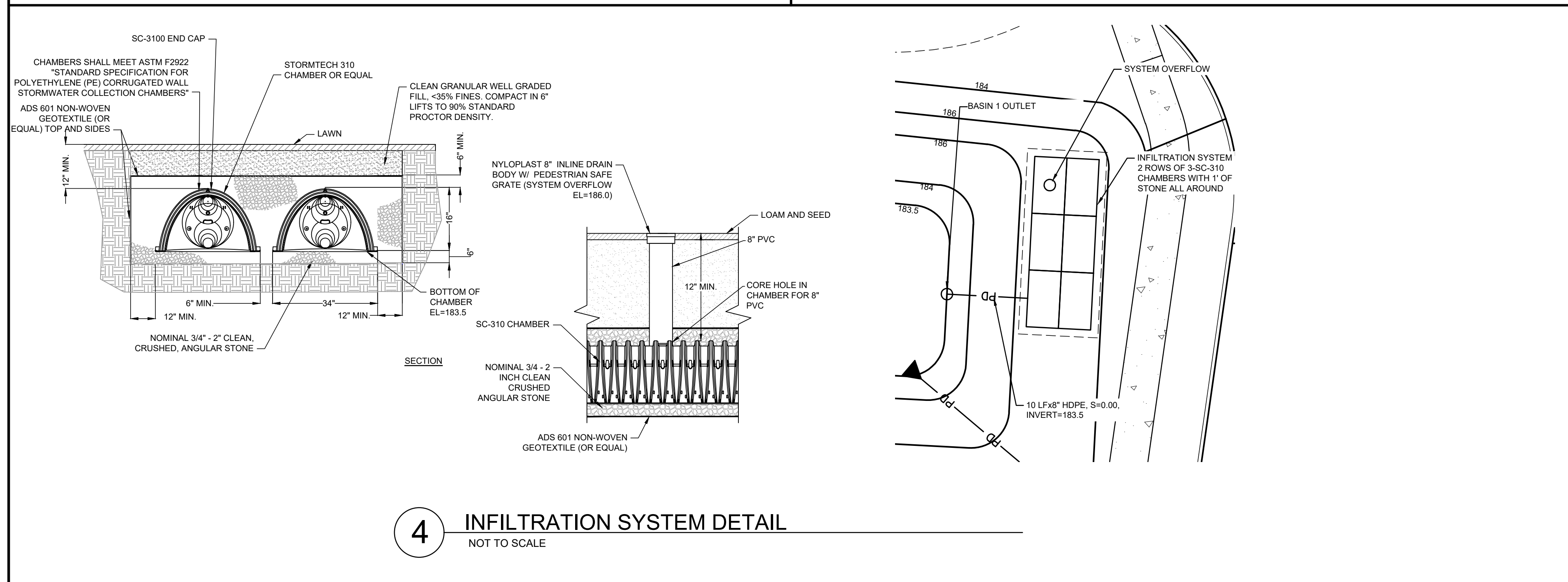
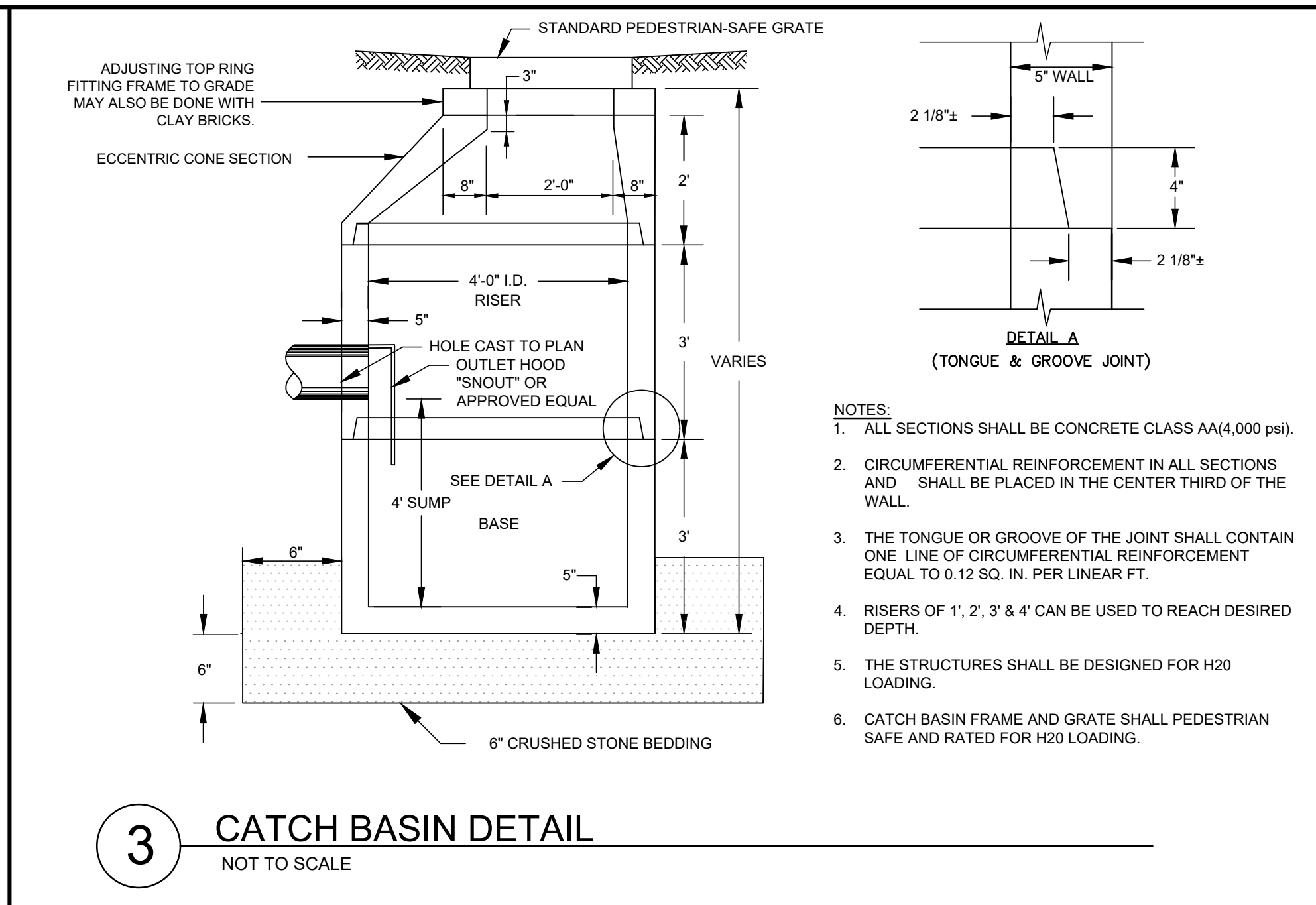
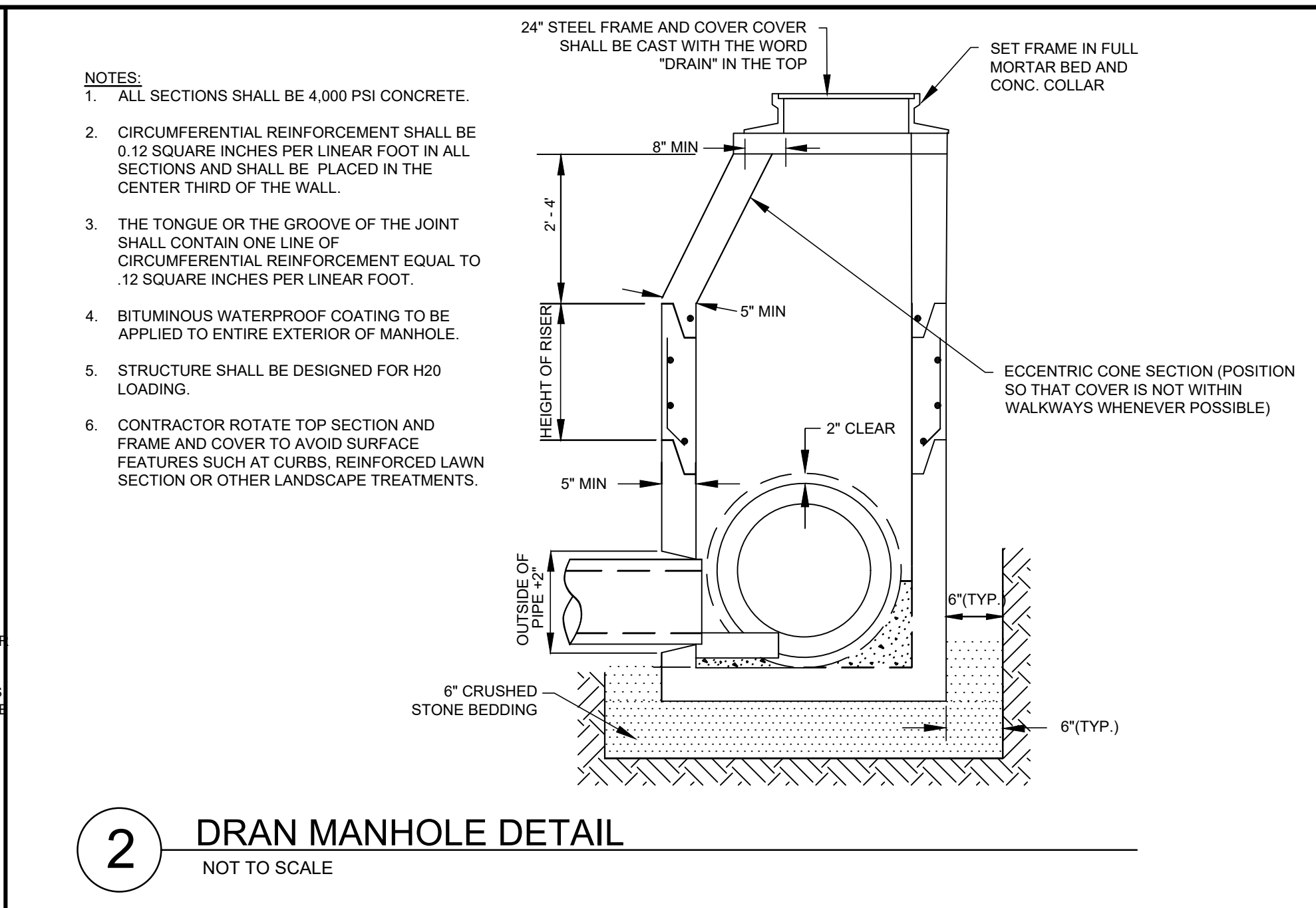
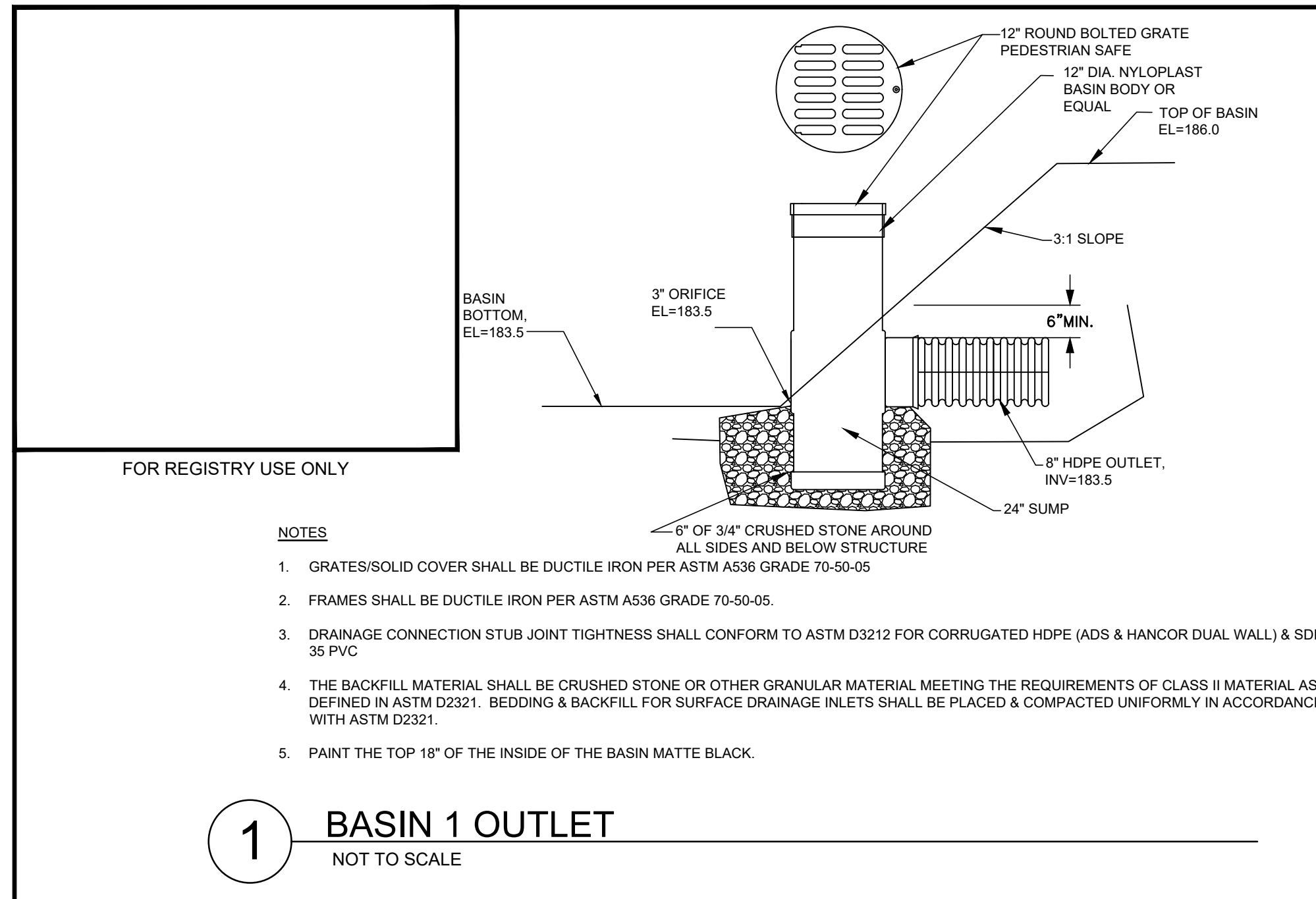
SITE DETAILS

No.	Revision/Issue	Date

Design by: SPM Checked by: PFA
 Drawn by: SPM Approved by: PFA

Project: 17004 Date: APRIL 3, 2023

Sheet: **C-402**



Site: **VILLAGE AT CLOCKTOWN**
UNION STREET
ASHLAND, MASSACHUSETTS
MAP 14, PARCELS 0076, 0077, AND 0078
ZONE: WILDWOOD MIXED USE SPECIAL DISTRICT
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SITE DETAILS

No.	Revision/Issue	Date

Design by: SPM	Checked by: PFA
Drawn by: SPM	Approved by: PFA
Project: 17004	Date: APRIL 3, 2023

Sheet:
C-403