

# SITE PLAN

PURSUANT TO SECTION 9.4 SITE PLAN REVIEW & SECTION 5.3 & SITE ALTERATION SPECIAL PERMIT

FOR

## 240 & 260 PLEASANT STREET

ASHLAND, MA 01721

DATE

February 5, 2025

REVISED

June 9, 2025

### PROJECT TEAM

Civil Engineer | Landscape Architect



LAND DESIGN COLLABORATIVE  
Chauncy Place | Terrace North | Suite 1  
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Westborough, MA 01581  
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Project Surveyor

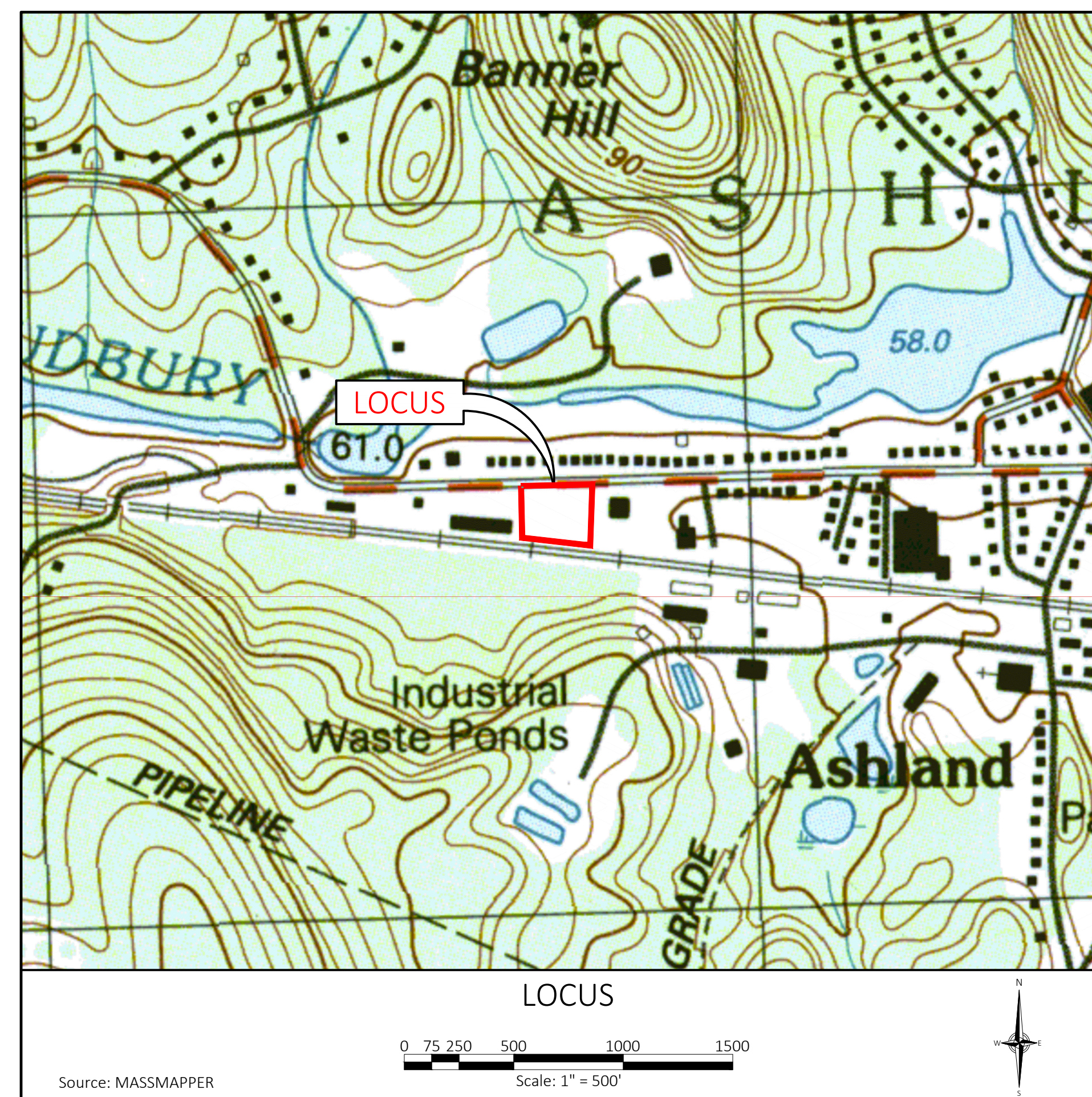
RealMapInfo LLC  
420 Lakeside Avenue, Suite 403  
Marlborough, MA 01752

### PROJECT OWNER

Metrowest Facilities LLC  
350 Pleasant Street, MA 01721

### PROJECT APPLICANT

Metrowest Facilities LLC  
350 Pleasant Street, MA 01721



### SHEET INDEX

SHEET NO.	SHEET TITLE
C-001	EXISTING CONDITIONS PLAN OF LAND (STAMPED BY SURVEYOR)
C-001	GENERAL NOTES & LEGEND
V-101	EXISTING CONDITIONS PLAN (COMPILED)
C-201	SITE PREPARATION AND EROSION & SEDIMENT CONTROL PLAN
C-202	LAYOUT, MATERIALS & PLANTING PLAN
C-203	GRADING, DRAINAGE PLAN
C-204	UTILITY PLAN
C-401-402	DETAILS
EX-101	VEHICLE MANEUVERING EXHIBIT
EX-102	PUBLIC VIEW PHOTO EXHIBIT
SL-101	PHOTOMETRICS PLAN (BY OTHERS)

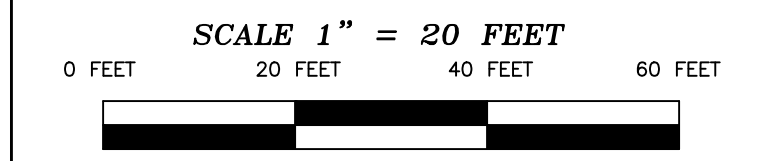
Source: MASSMAPPER

Scale: 1" = 500'

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GRID NORTH MASS.  
STATE PLANE COORD  
SYSTEM NAD83 NAVD 1988



ZONING DISTRICT: 1-A  
MINIMUM SETBACK REQUIREMENTS:  
FRONT YARD = 40.0'  
SIDE YARD = 30.0'  
REAR YARD = 30.0'  
MAX. STORIES = 2  
MAX. HEIGHT = 35'

**OWNED BY:**  
PROPERTY OWNERS:  
METROWEST FACILITIES, LLC  
**LOCATION:**  
240-260 PLEASANT STREET

DEED BOOK 63166 PAGE 16  
LAND COURT PLAN NO. 6654C

RECORDED @ MIDDLESEX COUNTY REG. DEEDS

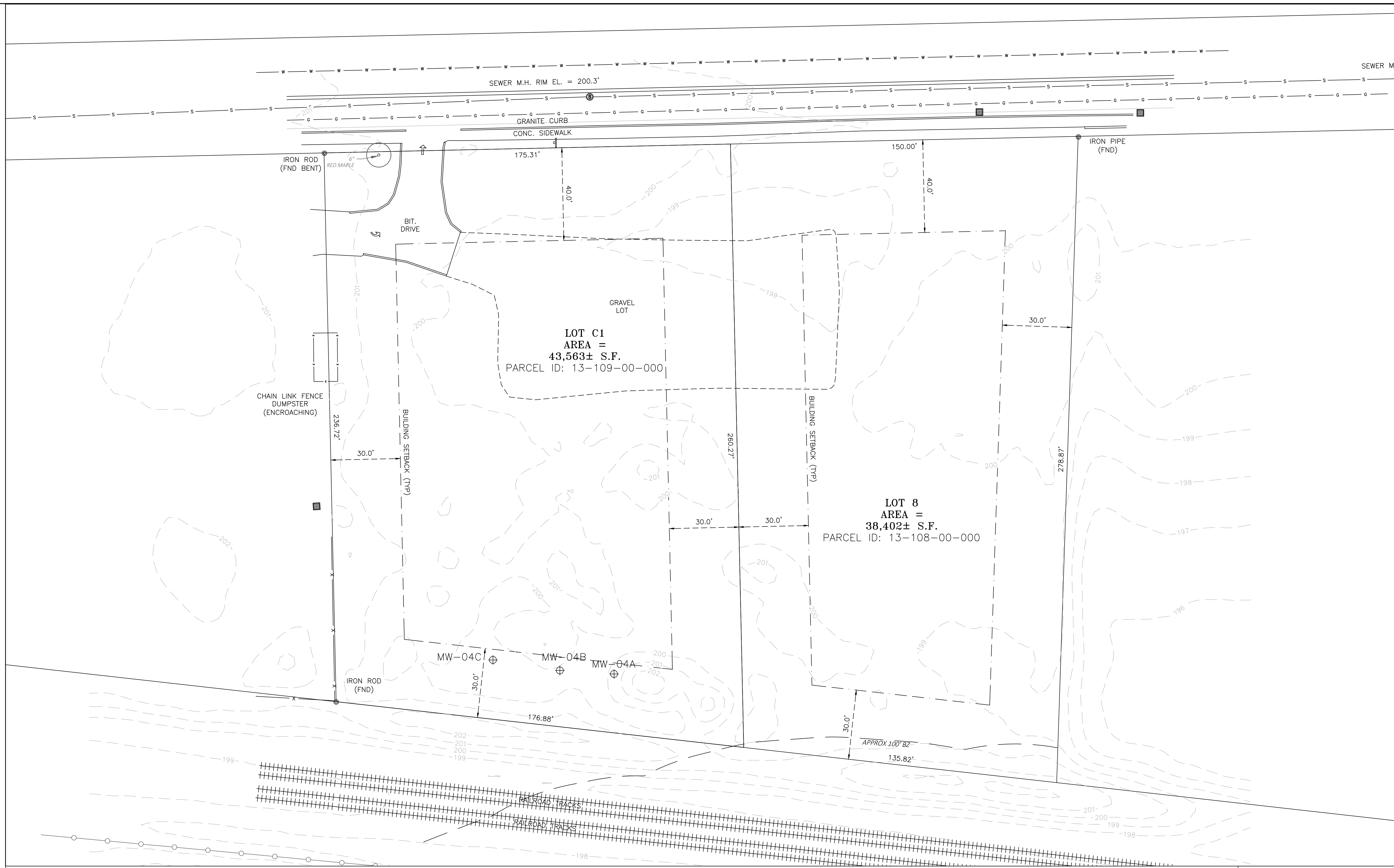
**EXISTING CONDITIONS**  
PLAN OF LAND IN  
**ASHLAND, MASS**

SCALE: 1"=20' DATE: 10/25/2024

**RealMapInfo LLC**  
420 LAKESIDE AVENUE SUITE 403  
MARLBOROUGH, MA. 01752  
REALMAPINFO.COM 774-570-0642



TODD P. CHAPIN P.L.S. #37558 MASS.



PROPERTY LINES IN ZONE X ACCORDING TO  
FEMA FLOOD MAP 25017C0513F EFF. DATE 7/7/2014  
PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA

**Legend of Symbols & Abbreviations**

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| <ul style="list-style-type: none"> <li>□ SBDH STONE BOUND WITH DRILL HOLE</li> <li>□ SBCC STONE BOUND CENTER BACK</li> <li>□ CBCH CONC. BOUND WITH DRILL HOLE</li> <li>○ I.P.(F) FOUND</li> <li>○ I.P.(S) SET</li> <li>○ MG(S) MAG. NAIL SET</li> <li>△ R.R. SPIKE FOUND</li> <li>△ R.R. SPIKE SET</li> <li>⊕ BENCHMARK</li> <li>(R) RECORD DATA</li> <li>(M) MEASURED DATA</li> <li>(S) SURVEYED DATA</li> </ul> | <ul style="list-style-type: none"> <li>⊕ POWERPOLE</li> <li>— GUY WIRE</li> <li>⊕ LIGHT POLE</li> <li>⊕ STREET LIGHT POLE</li> <li>⊕ ELEC. TRANSFORMER</li> <li>⊕ AIR CONDITIONER</li> <li>⊕ BURIED ELECTRIC</li> <li>— OH— OVERHEAD ELECTRIC</li> <li>⊕ ELEC. MANHOLE</li> <li>⊕ ELECTRIC METER</li> <li>— W— WATER LINE</li> <li>⊕ WATER MANHOLE</li> <li>⊕ WATER VALVE</li> </ul> | <ul style="list-style-type: none"> <li>⊕ SEWER MANHOLE</li> <li>⊕ CLEAN OUT</li> <li>⊕ STORM DRAIN MANHOLE</li> <li>⊕ STORM CATCH BASIN</li> <li>⊕ CURB INLET</li> <li>⊕ TELEPHONE BOX</li> <li>⊕ TELEPHONE MANHOLE</li> <li>⊕ TELEPHONE POLE</li> <li>— OHW— OVERHEAD UTILITY WIRE</li> <li>⊕ UNDERGROUND UTILITY LINE</li> <li>— C— CABLE TELEVISION</li> <li>⊕ CABLE BOX</li> </ul> | <ul style="list-style-type: none"> <li>R/W RIGHT OF WAY</li> <li>⊕ RCP REINFORCED CONC PIPE</li> <li>⊕ CMP CORRUGATED METAL PIPE</li> <li>⊕ MTL METAL</li> <li>⊕ AGL ABOVE GROUND LEVEL</li> <li>⊕ L/S LANDSCAPING</li> <li>⊕ TREE</li> <li>⊕ MCO METAL TANK COVER</li> <li>⊕ F.P. FLAG POLE</li> <li>⊕ DS DOOR SILL</li> <li>⊕ FF FINISH FLOOR</li> </ul> | <ul style="list-style-type: none"> <li>⊕ WATER METER</li> <li>⊕ HYDRANT</li> <li>⊕ BACK FLOW PREVENTOR</li> <li>⊕ GAS VALVE</li> <li>⊕ GAS METER</li> <li>⊕ UNDERGROUND GAS MARKER</li> <li>⊕ GAS GATE</li> <li>⊕ GAS LINE</li> <li>⊕ BOLLARD</li> <li>⊕ BORE HOLE</li> <li>⊕ MONITORING WELL</li> <li>⊕ MBO MAIL BOX</li> <li>⊕ UNKNOWN MANHOLE</li> </ul> | <ul style="list-style-type: none"> <li>⊕ UNDERGROUND CABLE LINE</li> <li>⊕ TRAFFIC POLES</li> <li>⊕ TRAFFIC SIGNAL</li> <li>⊕ TRAFFIC SIGNAL BOX</li> <li>⊕ STOP SIGN</li> <li>⊕ SIGN</li> <li>— BUILDING ZONE LINE (TYP)</li> <li>⊕ V.G.C. VERTICAL GRANITE CURB</li> <li>⊕ B.V.C. BERM BIT. CONC. CURB</li> </ul> |
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GENERAL NOTES:

- 1. A MINIMUM OF SEVENTY-TWO (72) HOURS BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 (PER 220 CMR 99), MUNICIPAL UTILITY DEPARTMENTS, AND UTILITY DISTRICTS TO ACCURATELY LOCATE UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION NOTIFICATION AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE WORK AND COORDINATE WITH THE PROJECT ARCHITECT AND ENGINEER AS NECESSARY.
3. THE CONTRACTOR SHALL OBTAIN PERMIT(S) FOR TRENCH EXCAVATION (PER 520 CMR 14).
4. ALL ITEMS NOTED FOR REMOVAL AND DISPOSAL, AS WELL AS THOSE ITEMS DISCOVERED DURING EXCAVATION THAT REQUIRE REMOVAL AND REPLACEMENT, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST EITHER BE RECYCLED OR DISPOSED OFF SITE ACCORDING TO APPLICABLE REGULATIONS (310 CMR 7, 18 & 19 AND 453 CMR 6). CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR DEMOLITION, HAULING AND DISPOSING OF SAID MATERIALS.
5. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY, JOB SAFETY, AND CONSTRUCTION MEANS AND METHODS. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND STATE AND LOCAL REQUIREMENTS.
7. REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT BE CONDUCTED IN PROXIMITY TO CATCH BASINS, STORMWATER BASINS, OR WETLAND RESOURCES.
8. ANY ALTERATIONS MADE IN THE FIELD TO THE WORK SHOWN ON THESE DRAWINGS SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
9. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
10. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND MAINTAINING RECORD AS-BUILT DRAWINGS OF ALL SUBSURFACE UTILITIES.
11. ANY AREA DISTURBED BY THE CONTRACTOR OUTSIDE THE LIMIT OF WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.

EROSION AND SEDIMENT CONTROL NOTES:

- 1. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND IS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) JURISDICTION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO SUBMIT A NOTICE OF INTENT WITH THE EPA AND COMPLY WITH THE CGP IN ACCORDANCE WITH THE NPDES REGULATIONS.
2. PRIOR TO CONSTRUCTION A FENCE SHALL BE PLACED AROUND ALL TREES THAT ARE TO BE MAINTAINED AND PROTECTED. NO CONSTRUCTION ACTIVITY OR STOCKPILING OF MATERIAL SHALL BE ALLOWED WITHIN THE DRIPLINE OF THE EXISTING TREES THAT ARE TO REMAIN.
3. SITE ELEMENTS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
4. PRIOR TO CONSTRUCTION AN EROSION CONTROL BARRIER (ECB) SHALL BE PROVIDED AT THE EDGE OF THE DEVELOPMENT AREA AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ECB THROUGHOUT ALL PHASES OF CONSTRUCTION AS WELL AS COMPLYING WITH ANY OTHER CONDITIONS ESTABLISHED IN THE STORMWATER MANAGEMENT PERMIT ISSUED BY THE ASHLAND CONSERVATION COMMISSION AND ANY OTHER PERMIT ISSUED FOR THE SITE.
5. THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS DURING CONSTRUCTION TO MINIMIZE THE RUNOFF OF POLLUTING SUBSTANCES SUCH AS SILT, CLAY, FUELS, OILS, BITUMENS, CALCIUM CHLORIDE OR OTHER POLLUTING MATERIALS HARMFUL TO HUMANS, FISH, OR OTHER LIFE, INTO WATER SUPPLIES AND SURFACE WATERS. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION.
6. CONTRACTOR SHALL UTILIZE TEMPORARY SEDIMENT PITS OR BASINS AS NECESSARY TO PREVENT SEDIMENT LADEN WATER FROM ENTERING DRAINAGE FACILITIES. SPECIAL ATTENTION SHALL BE GIVEN TO AREAS FOR PROPOSED STORMWATER INFILTRATION SYSTEMS. IF ADDITIONAL SILTATION CONTROL IS REQUIRED, CHECK DAMS OR SILT FENCES MAY BE PLACED IN DITCHES RECEIVING STORMWATER FROM DISTURBED AREAS, UPON APPROVAL OF THE PROJECT ENGINEER.
7. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES THAN DEPICTED ON THE PLANS MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MEASURES DEPICTED HEREON.
8. MEASURES FOR CONTROL OF EROSION AND SILTATION MUST BE ADEQUATE TO ASSURE 1) THE TURBIDITY OF DISCHARGES TO WATER(S) IDENTIFIED AS PUBLIC DRINKING WATER SUPPLIES AND/OR FISHERIES WILL NOT BE INCREASED BEYOND LEVELS ESTABLISHED BY THE CONTROLLING AGENCY, AND 2) TURBIDITY SHALL NOT EXCEED LIMITS ESTABLISHED FOR THE PARTICULAR RECEIVING WATER(S).
9. AN ANTI-TRACKING CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AT ALL POINT(S) OF CONSTRUCTION ACCESS AND EGRESS TO THE PUBLIC RIGHT(S)-OF-WAY FOR THE DURATION OF CONSTRUCTION.
10. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT(S)-OF-WAY SHALL BE SWEEPED AND CLEANED AT THE END OF EACH WORK DAY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL, WHICH INCLUDES STREET SWEEPING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE THAT ARE IMPACTED BY SITE CONSTRUCTION.
12. ALL TOPSOIL WITHIN THE LIMITS OF THE EXCAVATED AREAS SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE AND SEGREGATED FROM SUBSURFACE SOIL MATERIAL. EXCESS TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
13. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN THE LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
14. SILT SACKS SHALL BE INSTALLED IN ALL DOWNSTREAM DRAIN INLETS PRIOR TO CONSTRUCTION TO CONTROL SILTATION.
15. WITHIN THE LIMIT OF WORK, TREES THAT ARE TO BE REMOVED MAY BE CUT BUT BRUSH AND STUMPS SHALL NOT BE REMOVED UNTIL ONE WEEK PRIOR TO THE START OF CONSTRUCTION. DISTURBANCE OF THE EXISTING GROUND SURFACE SHALL BE MINIMIZED PRIOR TO THE START OF CONSTRUCTION.
16. SILTATION AND SEDIMENTATION BASINS SHALL BE INSTALLED ON SITE TO DE-SILT ALL STORMWATER OR WATER PUMPED FROM EXCAVATED AREAS. PROPOSED DETENTION AND INFILTRATION BASINS MAY BE UTILIZED AS SILTATION PONDS PROVIDED THAT TOPSOIL AND SUBSOIL IS NOT STRIPPED FROM THE BOTTOM OF THE BASINS. FOLLOWING STABILIZATION OF UPSTREAM TRIBUTARY AREAS, TOPSOIL AND SUBSOIL SHALL BE REMOVED FROM BASINS AND FREE-DRAINING SOIL FILL MATERIAL SHALL BE PLACED FROM PARENT MATERIAL UP TO SUBGRADE ELEVATION. BASIN BOTTOMS SHALL RECEIVE FINAL LOAM AND SEED OR CRUSHED STONE AS SPECIFIED.
17. EROSION CONTROL BLANKETS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS FOR AREAS REQUIRING SLOPE STABILIZATION. SLOPES SHALL BE LOAMED, SEED, AND FERTILIZED PRIOR TO THE PLACEMENT OF THE BLANKETS.
18. DURING CONSTRUCTION THE CONTRACTOR SHALL DIVERT STORMWATER RUNOFF AROUND THE SITE AS REQUIRED. ONCE THE SITE HAS BEEN STABILIZED, DRAINAGE PATTERNS SHALL BE RESTORED TO CONDITION EXISTING PRIOR TO CONSTRUCTION UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
19. ALL DISTURBED AREAS SHALL BE LOAMED AND SEED OR MULCHED AS SOON AS PRACTICABLE.

CONSTRUCTION SEQUENCING NOTES:

- 1. INSTALL CONSTRUCTION ENTRANCE.
2. CLEAR AND GRUB ONLY AS NECESSARY FOR SAFE ACCESS TO SITE FOR TREE REMOVAL EQUIPMENT AND MACHINERY AND THE INSTALLATION OF EROSION CONTROL BARRIERS AND SEDIMENT CONTROL MEASURES AROUND THE INITIAL STAGING AREAS.
3. FELL TREES WITHIN APPROVED LIMITS OF CLEARING (WORK AREA).
4. INSTALL EROSION CONTROL BARRIERS AND SEDIMENT CONTROL MEASURES AS WELL AS LIMIT OF WORK DEMARCATON (FLAGGING OR FENCING) AS SHOWN ON THE DRAWINGS OR REQUIRED BY PERMIT GRANTING AUTHORITIES.
5. IN AREAS OF PERMANENT STORMWATER DETENTION BASINS, EXCAVATE TEMPORARY SEDIMENTATION BASINS TO ONE FOOT ABOVE BOTTOM OF PERMANENT BASIN ELEVATION AND CONSTRUCT TEMPORARY DIVERSION SWALES TO DIRECT STORMWATER RUNOFF TO BASINS.
6. CLEAR AND GRUB WITHIN LIMIT OF WORK AREA AND PROPERLY DISPOSE OF STUMPS AND BRUSH.
7. PERFORM SITE CUT AND FILL OPERATIONS AND ESTABLISH ROUGH SUB-GRADES.
8. ROUGH GRADE PAVED AREAS.
9. LOAM AND SEED OR RIPRAP LINE TEMPORARY DIVERSION SWALES.
10. ESTABLISH STOCKPILE AREA AND SURROUND WITH EROSION CONTROL BARRIER. AVOID STOCKPILING IN VALLEYS OR LOW-LYING AREA WHERE SUSCEPTIBLE TO EROSION.
11. MAINTAIN CONSTRUCTION ENTRANCE, EROSION CONTROL MEASURES, TEMPORARY DIVERSION SWALES, AND TEMPORARY SEDIMENTATION BASINS THROUGHOUT DURATION OF CONSTRUCTION. REMOVE SEDIMENT IN TEMPORARY BASIN(S) WHEN ACCUMULATED TO A DEPTH OF TWELVE (12) INCHES.
12. SEDIMENTATION BASINS TO REMAIN DURING EARTHWORK OPERATIONS. ALL SEDIMENT SHALL BE REMOVED FROM BASINS AND BOTTOM OF BASINS SHALL BE EXCAVATED TO FINAL BOTTOM ELEVATION FOLLOWING STABILIZATION OF DISTURBED AREAS.
13. EROSION AND SEDIMENT CONTROL IS SUBJECT TO CHANGE BASED UPON FIELD CONDITIONS, CONSTRAINTS, AND OTHER UNFORESEEN FACTORS.

LAYOUT AND MATERIAL NOTES:

- 1. ALL SETBACK LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED, UNLESS NOTED OTHERWISE. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTERLINE OF PAVEMENT MARKINGS UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES TO THE PROJECT ENGINEER.
3. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING.
4. EXISTING PROPERTY LINE MONUMENTATION SHALL BE PROTECTED DURING CONSTRUCTION. ANY MONUMENTATION DISTURBED DURING CONSTRUCTION OR ANY PROPOSED MONUMENTATION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
5. SYMBOLS OF PROJECT FEATURES DEPICTED IN THESE DRAWINGS ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURER'S SPECIFICATIONS, SHOP DRAWINGS, AND FIELD MEASUREMENTS FOR ACCURATE INFORMATION.
6. ALL PAVEMENT MARKINGS INCLUDING PARKING SPACES AND CROSSWALKS SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
7. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CONTAINING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" AS DESCRIBED IN THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-366, AND DETAILED IN THE FHWA/USDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED.

GRADING, DRAINAGE AND UTILITY NOTES:

- 1. THE CONTRACTOR SHALL CONFIRM THE SIZE AND DISPOSITION OF ALL UTILITIES TO SITE AND COORDINATE WITH RESPECTIVE UTILITY COMPANIES REGARDING ANY UTILITIES THAT REQUIRE REMOVAL OR RELOCATION. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
2. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT DEPICTED HEREON. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF SUBSURFACE UTILITY LOCATIONS OR DISPOSITION, UNLESS OTHERWISE NOTED ON THE PLAN.
3. CONTRACTOR SHALL CONFIRM DEPTH(S) OF PERTINENT UTILITIES BY TEST PIT AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE PROJECT SURVEYOR AND ENGINEER.
5. PROVIDE CRIBBING TO PROTECT UTILITY LINES DURING CONSTRUCTION AS NECESSARY.
6. THE CONTRACTOR SHALL PROTECT SUBSURFACE DRAINAGE, SEWER, AND ALL OTHER UTILITIES FROM EXCESSIVE VEHICLE LOADS DURING CONSTRUCTION. FACILITIES DAMAGED DUE TO CONSTRUCTION LOADS SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR UTILITY OWNER.
7. ALL DRAIN PIPE SHALL BE CLASS II RCP (ASTM C76) OR SMOOTH INTERIOR CORRUGATED POLYETHYLENE (CPE TYPE S; AASHTO M252 OR M294), UNLESS OTHERWISE NOTED. PIPE LENGTHS ARE MEASURED CENTER-TO-CENTER OF STRUCTURE.
8. ALL WATER MAIN PIPE AND FITTINGS SHALL BE CDI CLASS 52 (ANWVA C151, C110 & C104) WITH RUBBER GASKETED JOINTS (ANWVA I.11), UNLESS OTHERWISE NOTED. ALL WATER SERVICES TO BE PRESSURE RATED PE OR COPPER AS REQUIRED AND APPROVED BY DPW. PROVIDE FIVE (5) FEET MINIMUM COVER ON ALL WATER MAINS AND SERVICES.
9. WHERE TEN (10) FEET HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS CANNOT BE MAINTAINED, CROWN OF SEWER MAIN SHALL BE EIGHTEEN (18) INCHES BELOW BOTTOM OF WATER MAIN, IN ACCORDANCE WITH SECTION 9.7.2 OF MASSDEP "GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS" (AS DEFINED IN 310 CMR 22.02).
10. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION OF GAS, ELECTRIC, TELECOMMUNICATIONS, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES AS REQUIRED. WHERE AN EXISTING UTILITY IS IN CONFLICT WITH THE PROPOSED WORK THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE OWNER AND PROJECT ENGINEER FOR RESOLUTION.
11. PROPOSED GAS, ELECTRIC, TELECOMMUNICATIONS, AND CABLE TV DEPICTED IS SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANY FOR FINAL PLANS AND SPECIFICATIONS.
12. CONTRACTOR SHALL COORDINATE CONNECTION TO MUNICIPAL FIRE ALARM.
13. ALL UTILITIES INCLUDING CONCRETE PADS ARE TO BE INSTALLED PER UTILITY COMPANY OR LOCAL DPW STANDARDS AS APPLICABLE.
14. ALL UTILITY COVERS, GRATES, HATCHES, ETC., SHALL BE FLUSH WITH THE PAVEMENT FINISHED GRADE.
15. EXISTING PAVEMENT SHALL BE SAW CUT AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
16. FINAL GRADES SHALL BE PITCHED EVENLY BETWEEN SPOT ELEVATIONS AND ALL AREAS SHALL BE GRADED TO DRAIN WITH NO PUDDLING OR PONDING.
17. THE CONTRACTOR SHALL SCHEDULE THE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURBING MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
18. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE (1.5% MINIMUM) AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
19. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION (PER 521 CMR 23.4.3).
20. GRADES IN ACCESSIBLE WALKWAYS SHALL NOT EXCEED 5% (PER 521 CMR 22.3) AND SHALL NOT HAVE A CROSS PITCH OF MORE THAN 2% (PER 521 CMR 22.3.1).
21. RIPRAP APRONS SHALL BE PROVIDED AT ALL FLARED ENDS AND HEADWALLS.
22. RETAINING WALLS OVER FOUR (4) FEET IN HEIGHT ARE TO BE DESIGNED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ENGINEERED STRUCTURAL DRAWINGS FOR RETAINING WALLS WHERE REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO THE STATE BUILDING CODE (780 CMR). REFER TO STRUCTURAL DRAWINGS FOR TOP AND BOTTOM OF FOOTING GRADES.
23. ALL DISTURBED AREAS SHALL BE LOAMED TO A SIX (6) INCH DEPTH AND SEEDED WITH SUITABLE GRASS SEED MIX UNLESS OTHERWISE SPECIFIED ON THE PLANS.

PLANTING NOTES:

- 1. ALL PLANT MATERIAL SHALL MEET THE THE SPECIFICATIONS AND GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK ISSUED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL BE EQUAL IN OVERALL SIZE, HEIGHT, LEAF, FORM, BRANCHING HABIT, FRUIT, FLOWER, COLOR, AND CULTURE. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO PURCHASING.
3. FINAL QUANTITIES FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLANS. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL REPORT AND DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
4. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT THE SITE. MATERIAL SHALL BE REMOVED FROM THE PROPERTY BY THE LANDSCAPE CONTRACTOR AND REPLACED WITH PLANT MATERIAL APPROVED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
5. ALL TREES SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE SPECIFIED.
6. THE LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW AND ABOVE GRADE UTILITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS.
7. ALL TREE PLANTINGS TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION FROM PROPOSED AND EXISTING SEWER AND WATER LINES.
8. ALL PLANTING BEDS ARE TO BE CROWNED WITH TOPSOIL AND MULCH ABOVE ADJACENT AREAS.
9. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT.
10. THE LANDSCAPE CONTRACTOR SHALL LAYOUT ALL PLANT MATERIAL AS SHOWN ON THE PLANS AND SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
11. PROVIDE A 3" DEPTH OF MULCH AS SHOWN ON THE PLANTING DETAILS UNDER AND AROUND ALL PLANT MATERIAL AND IN ALL PLANT BEDS AND LANDSCAPE ISLANDS. MULCH SHALL BE CLEAN, SHREDDED PINE BARK MULCH UNLESS OTHERWISE SPECIFIED. PRIOR TO SPREADING MULCH, APPLY A WEED PRE-EMERGENT SUCH AS "PREN" OR APPROVED EQUAL. FOLLOW MANUFACTURER'S APPLICATION INSTRUCTIONS.
12. ALL TREES ADJACENT TO SIDEWALKS SHALL HAVE A 6"-8" MINIMUM BRANCHING HEIGHT AT TIME OF PLANTING.
13. LAWN AND DISTURBED SHALL RECEIVE A MINIMUM OF 6" OF LOAM AND SPECIFIED SEED MIX UNLESS OTHERWISE NOTED. AREAS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
14. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL AND LAWN AREAS UNTIL DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. WATERING SHALL BE PROVIDED DURING THE FIRST GROWING SEASON WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
15. IF AN IRRIGATION SYSTEM IS TO BE PROVIDED THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL COORDINATION WITH THE IRRIGATION CONTRACTOR TO PROVIDE PROPER IRRIGATION TO ALL TREES, PLANT BEDS AND LAWN AREAS UNLESS OTHERWISE NOTED. IRRIGATION DESIGN AND PERMITTING TO BE PROVIDED BY OTHERS.
16. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE AT NO ADDITIONAL COST TO OWNER.



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes ACRES, BITUMINOUS CONCRETE, CONCRETE, DIAMETER, FND, L.F., M&P, N.T.S., NOW OR FORMERLY, PLUS OR MINUS, SQUARE FEET, REMOVE AND DISPOSE, REMOVE AND REPLACE, REMOVE AND STOCKPILE, VERIFY IN FIELD, AC, BIT. CONC., CONC., DIA., FND, L.F., M&P, N.T.S., N / F, ±, S.F., R&D, R&R, R&S, V.I.F.

LEGEND

Legend table with 2 columns: Symbol/Text and Description. Includes ENVIRONMENTAL (100' FLOOD ZONE, 100' WETLAND BUFFER ZONE, 200' RIVERFRONT AREA, APPROX. BOUNDARY BORDERING VEGETATED WETLAND, BOUNDARY BORDERING VEGETATED WETLAND, EROSION CONTROL BARRIER, STREAM - INTERMITTENT, STREAM - PERENNIAL, WATER BODY), GRADING & TOPOGRAPHY (BASEMENT FLOOR ELEVATION, CONTOUR - MINOR, CONTOUR - MAJOR, CURB - BOTTOM OF CURB, CURB - TOP OF CURB, FINISH FLOOR ELEVATION, FOUNDATION - TOP OF FOUNDATION, GARAGE FLOOR ELEVATION, HIGH POINT, LOW POINT, SPOT ELEVATION, TREE LINE, WALL - BOTTOM OF WALL, WALL - TOP OF WALL), MATERIALS (BOLLARD POST, BUILDING, BUILDING - DOOR, BUILDING - OVERHEAD DOOR, BUILDING - OVERHANG, CAPE COD BERM, CURB - BITUMINOUS CONCRETE, CURB - CONCRETE, CURB - HAUNCHED, CURB - SLOPED GRANITE, CURB - VERTICAL GRANITE, EDGE OF PAVEMENT, FENCE - CHAIN LINK, FENCE - POST & RAIL, FENCE - STOCKADE, GUARDRAIL - STEEL, GUARDRAIL - STEEL BACK WOODEN, GUARDRAIL - WOODEN, HANDICAP ACCESSIBLE PARKING SPACE, HANDICAP ACCESSIBLE RAMP, HANDRAIL - STEEL, HANDRAIL - WOODEN, LIGHTPOLE, RIPRAP, SIGN, WALL - CONCRETE, WALL - HEAD, WALL - RAILROAD TIE, WALL - STONE, WALL - WING), MONITORING & TESTING (MONITORING WELL, PERCOLATION TEST, TEST PIT), UTILITIES & DRAINAGE (ELECTRIC & COMMUNICATION, GAS, SANITARY SEWER & WASTEWATER, STORMWATER, WATER & APPURTENANCES), and various symbols for utility types and materials.



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Metrowest Facilities
LLC
350 Pleasant Street
Ashland, MA 01721

Project Applicant:

Metrowest Facilities
LLC
350 Pleasant Street
Ashland, MA 01721

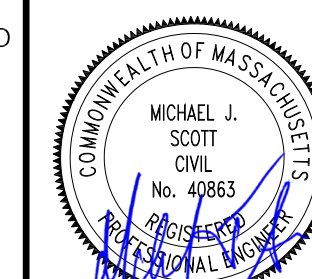
Project Title:

240 & 260
Pleasant Street
Ashland, MA
(Middlesex County)

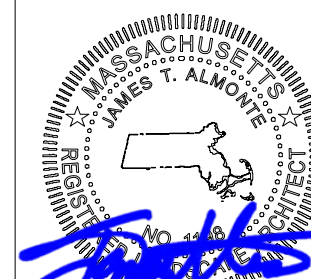
Sheet Title:

GENERAL NOTES
AND LEGEND

Local Permitting



06/09/2025



06/09/2025

1 06/09/2025 TOWN COMMENTS

No: Date: Revision | Issue:

Drawn By: CMP/ESM Checked By: WMB
Date: 02/05/2025 Project No.: 24-0281

Sheet No.:

C-001

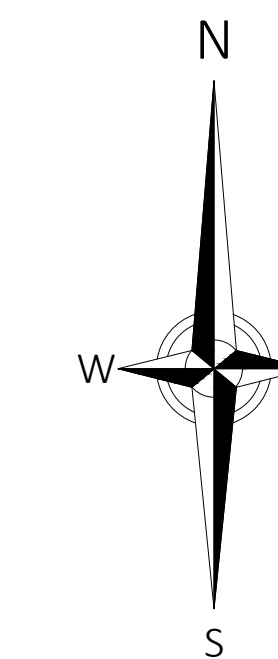


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Project Title:  
**240 & 260 Pleasant Street**  
 Ashland, MA  
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Sheet Title:  
**EXISTING CONDITIONS PLAN (COMPILED)**

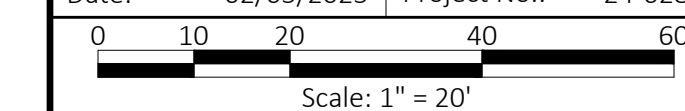
Local Permitting

1 06/09/2025 NO CHANGES

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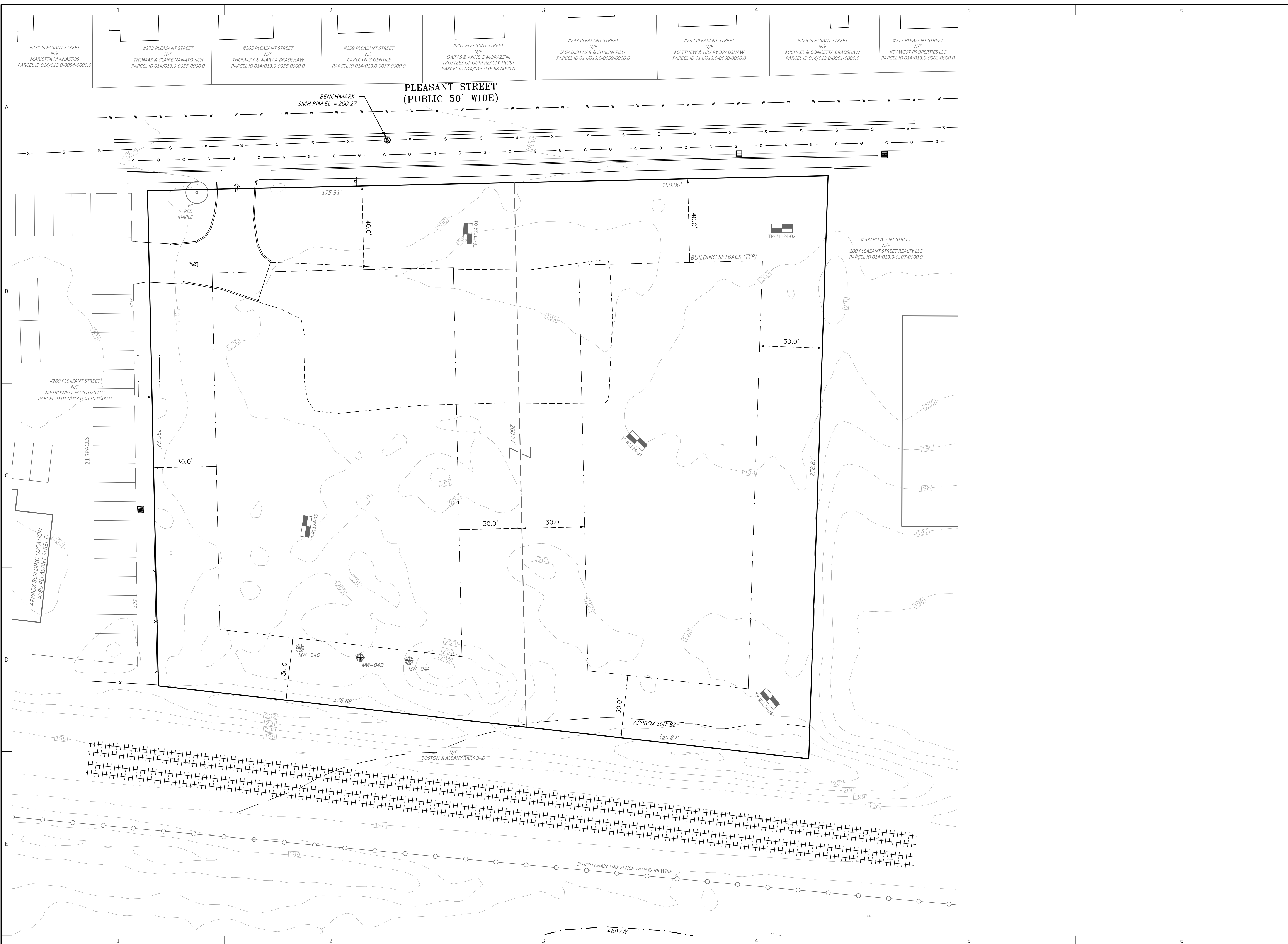
Drawn By: CMP Checked By: WMB

Date: 02/05/2025 Project No.: 24-0281

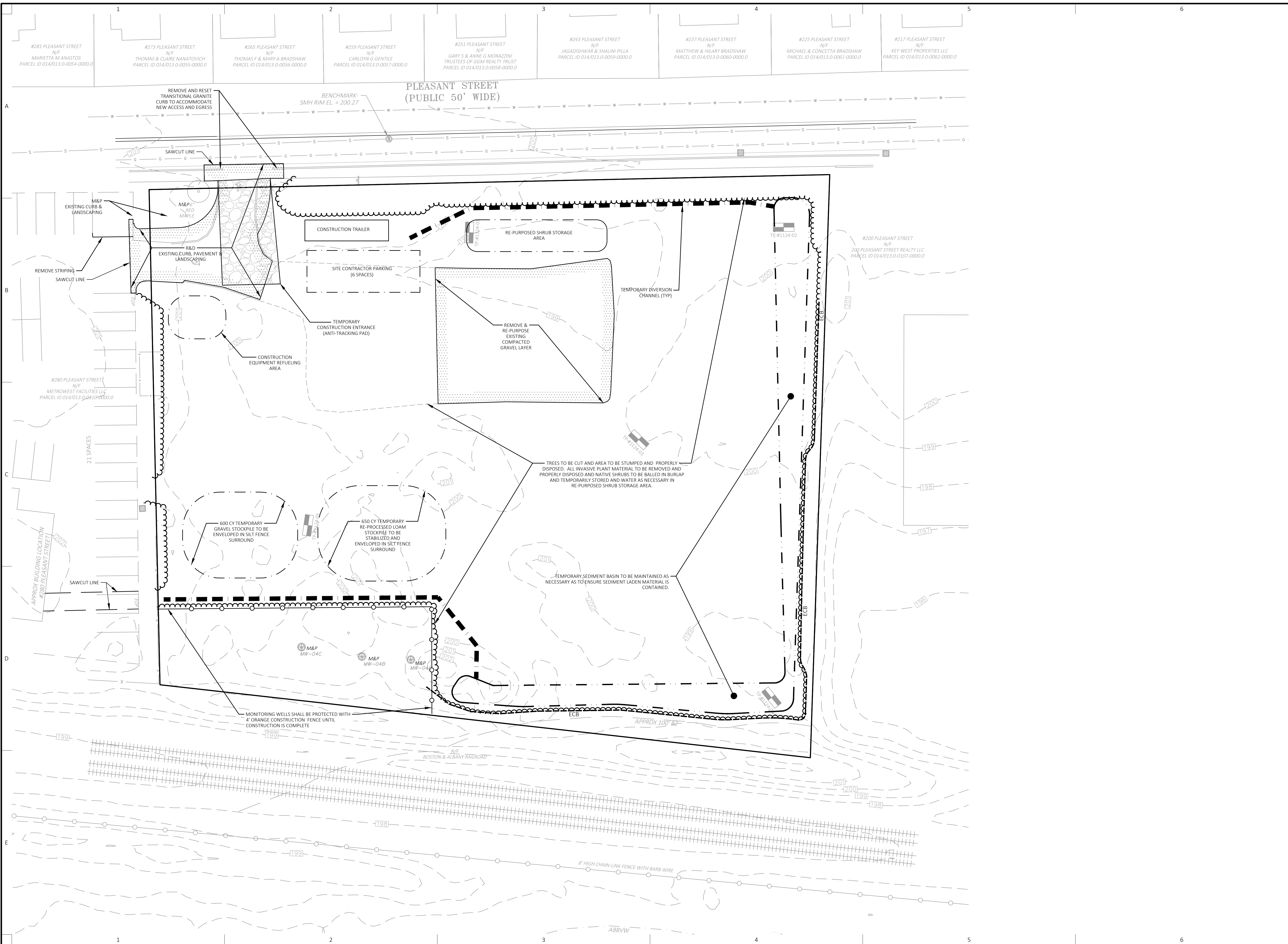


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**V-101**



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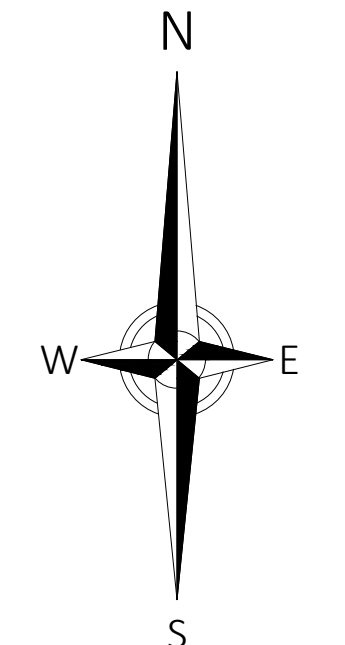


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Project Title:  
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 Ashland, MA (Middlesex County)

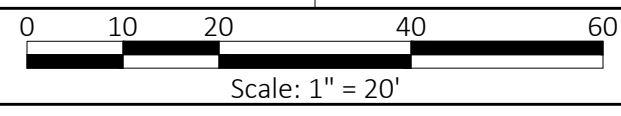
Sheet Title:  
**SITE PREPARATION AND EROSION & SEDIMENT CONTROL PLAN**

Local Permitting

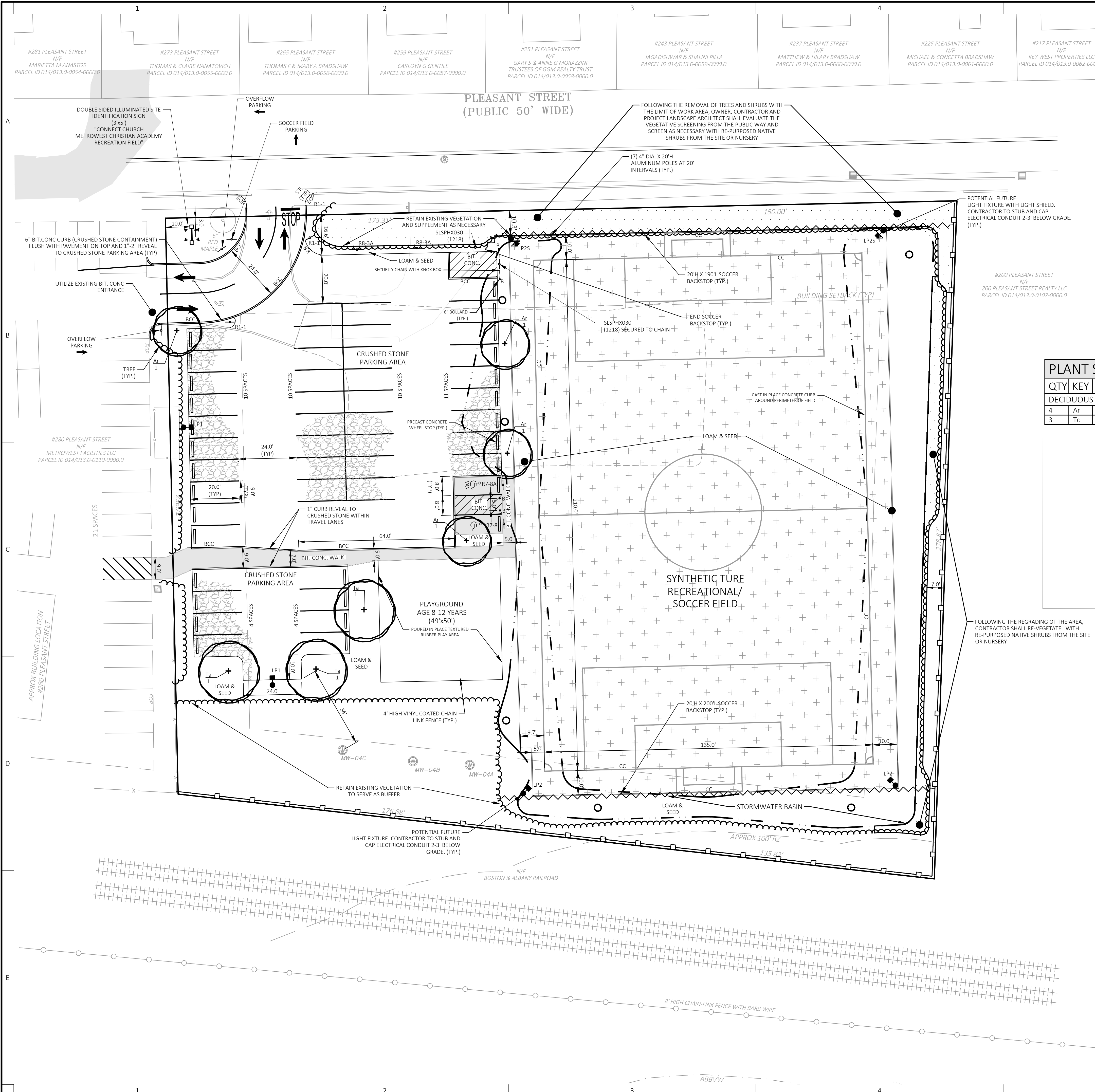
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 Date: 02/05/2025 | Project No.: 24-0281



Sheet No.:  
**C-201**



### ZONING SUMMARY TABLE

INDUSTRIAL DISTRICT & GROUNDWATER USE RESTRICTION OVERLAY

	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA	30,000 S.F.	82,579 ±S.F.	NO CHANGE
MINIMUM FRONTAGE	150'	325'±	NO CHANGE
MINIMUM FRONT YARD	40'	N/A	N/A
MINIMUM SIDE YARD	30'	N/A	N/A
MINIMUM REAR YARD	30'	N/A	N/A
MAXIMUM BUILDING HEIGHT	35'	N/A	N/A
MAXIMUM NUMBER OF BUILDING STORIES	2 STORIES	N/A	N/A

### PARKING SUMMARY TABLE

DIMENSIONAL REQUIREMENTS

	REQUIRED	EXISTING	PROVIDED
MINIMUM PARKING SPACE SIZE	9'x20'	N/A	9'x20'
MINIMUM DRIVE AISLE WIDTH	NOT DEFINED	N/A	20' DRIVE AISLE
MINIMUM 24' MANEUVERING AISLE	NOT DEFINED	N/A	20' DRIVE AISLE
MINIMUM SETBACK TO A STREET	10'	N/A	SEE PLAN
MINIMUM LANDSCAPE BUFFER (FRONT LOT LINE)	6'	N/A	SEE PLAN
INTERIOR LANDSCAPING	1 TREE PER 8 SPACES	N/A	7

PARKING REQUIREMENTS

	EXISTING FACILITY (#260)	EXISTING FACILITY (#280)	TOTAL
EXISTING FACILITY (#260)	N/A	157 SPACES	156 SPACES
EXISTING FACILITY (#280)	N/A	30 SPACES	49 SPACES
TOTAL		187 SPACES	205 SPACES

ACCESSIBLE SPACES	REQUIRED	EXISTING	PROVIDED
CAR ACCESSIBLE SPACES	7 SPACES	7 SPACES	8 SPACES
VAN ACCESSIBLE SPACES	2 SPACES	7 SPACES	8 SPACES

\* 1 VAN ACCESSIBLE SPACE PER EACH 6 ACCESSIBLE SPACES

### PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
DECIDUOUS TREES							
4	Ar	Acer rubrum	Red Maple	2" - 2.5" cal.	B&B	AS SHOWN	Limb up to 6'
3	Tc	Tilia americana	American Basswood	2" - 2.5" cal.	B&B	AS SHOWN	Limb up to 6'

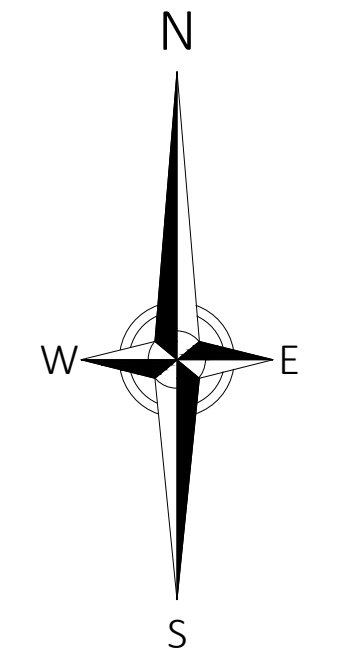
### SIGN SUMMARY TABLE

M.U.T.C.D. NUMBER	SIZE W.	SIZE HT.	DESCRIPTION
R1-1	30"	30"	STOP
R3-1	24"	24"	NO RIGHT TURN
R7-8	12"	18"	RESERVED PARKING (Handicap)
R7-8	12"	6"	VAN ACCESSIBLE
R8-3A	18"	24"	NO PARKING
SLSPHX030 (1218)	12"	18"	AMBULANCE PARKING ONLY



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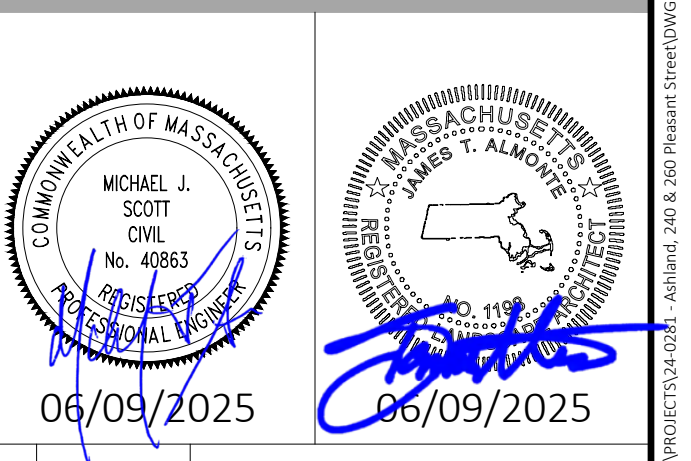
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**Metrowest Facilities LLC**  
 350 Pleasant Street  
 Ashland, MA 01721

Project Applicant:  
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 Ashland, MA 01721

Project Title:  
**240 & 260 Pleasant Street**  
 Ashland, MA (Middlesex County)

Sheet Title:  
**LAYOUT, MATERIALS & PLANTING PLAN**

Local Permitting

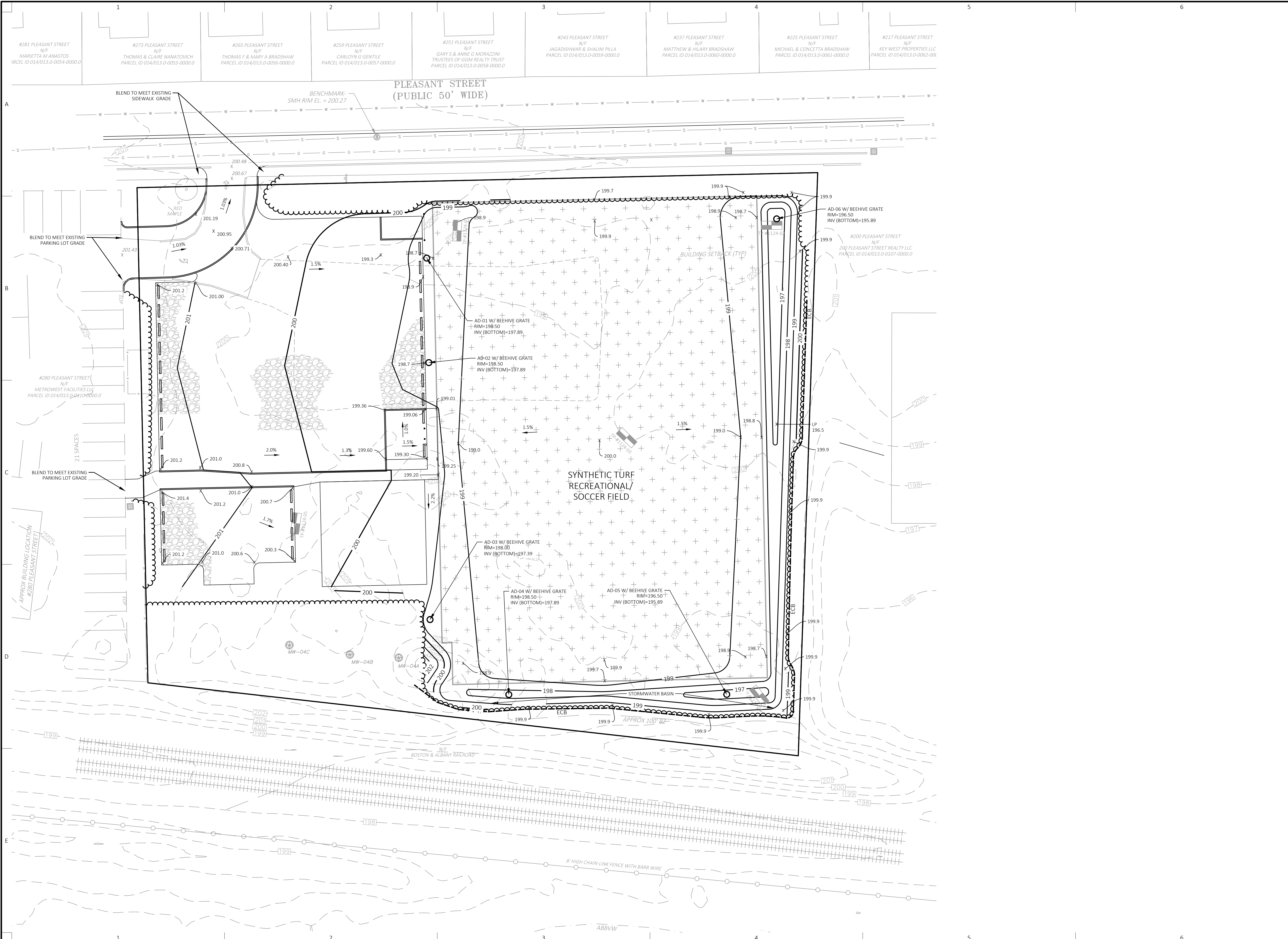


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 Date: 02/05/2025 | Project No.: 24-0281

Scale: 1" = 20'

Sheet No.: **C-202**

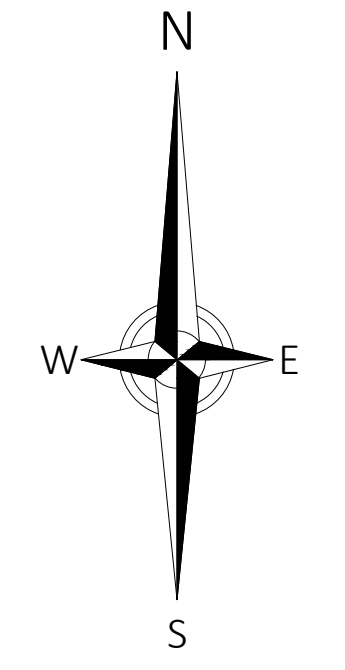


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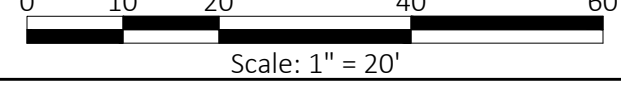
Project Title:  
**240 & 260 Pleasant Street**  
 Ashland, MA (Middlesex County)

Sheet Title:  
**GRADING & DRAINAGE PLAN**

Local Permitting

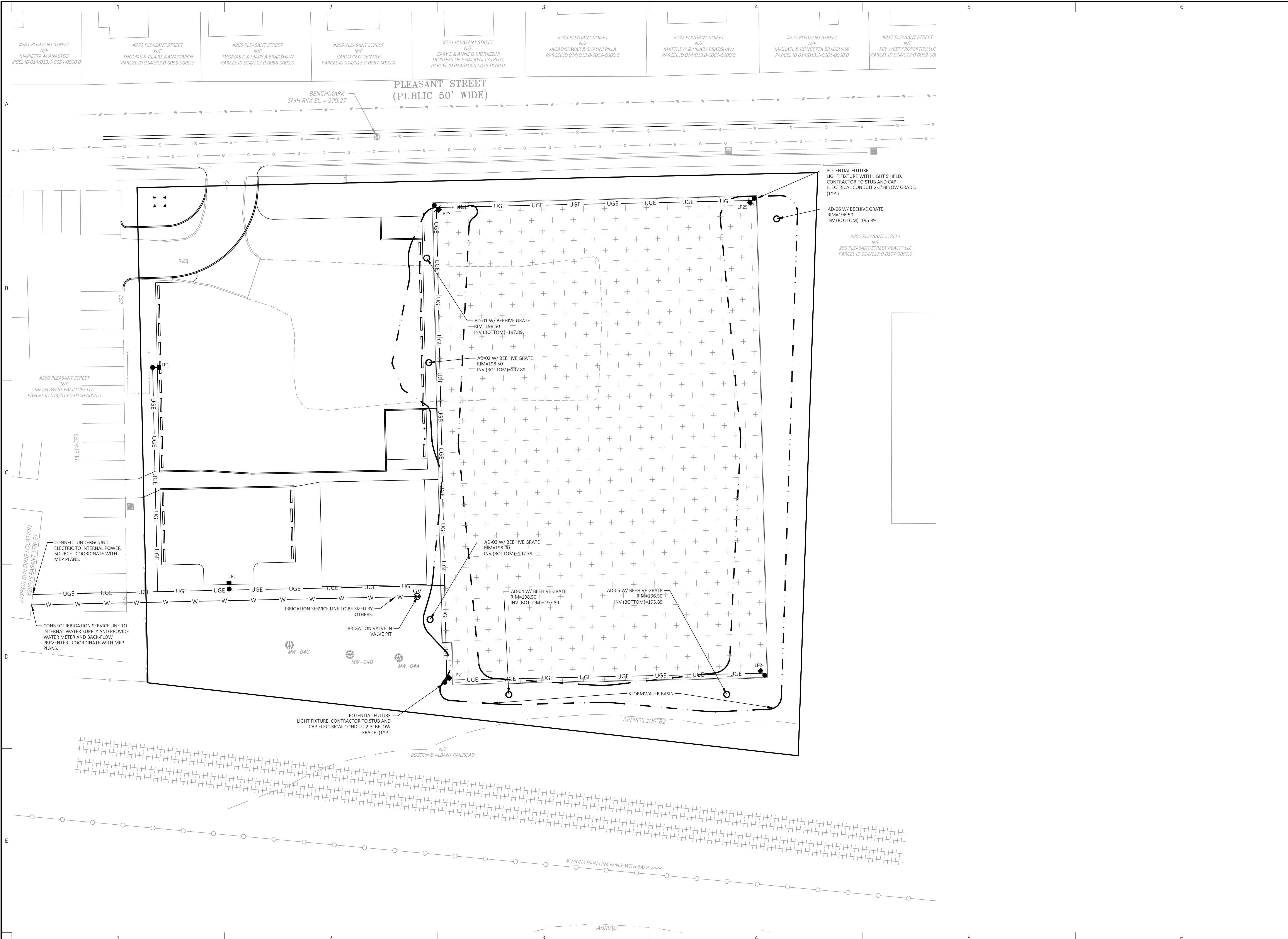


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Sheet No.:  
**C-203**

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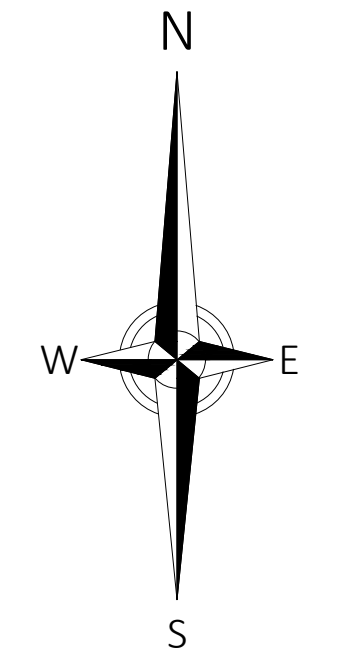


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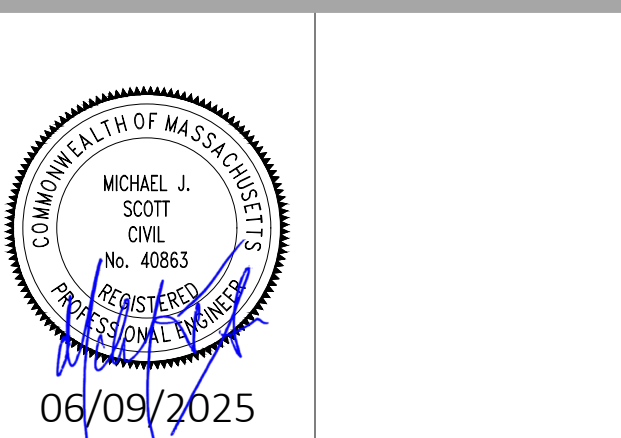
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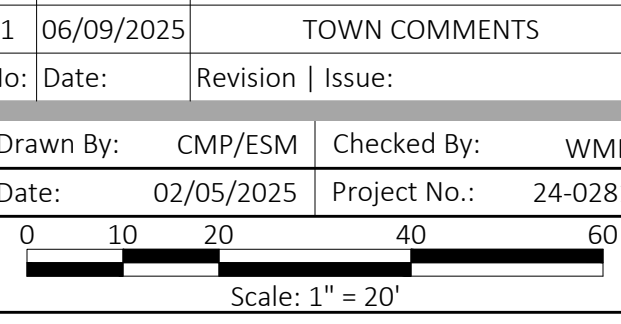
Project Title:  
**240 & 260 Pleasant Street**  
 Ashland, MA (Middlesex County)

Sheet Title:  
**UTILITY PLAN**

Local Permitting



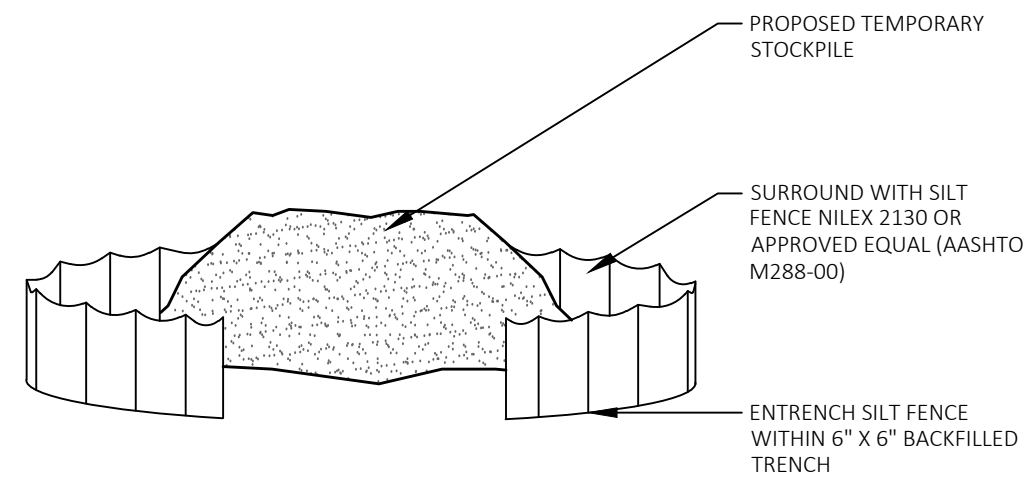
1	06/09/2025	TOWN COMMENTS
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Sheet No.:  
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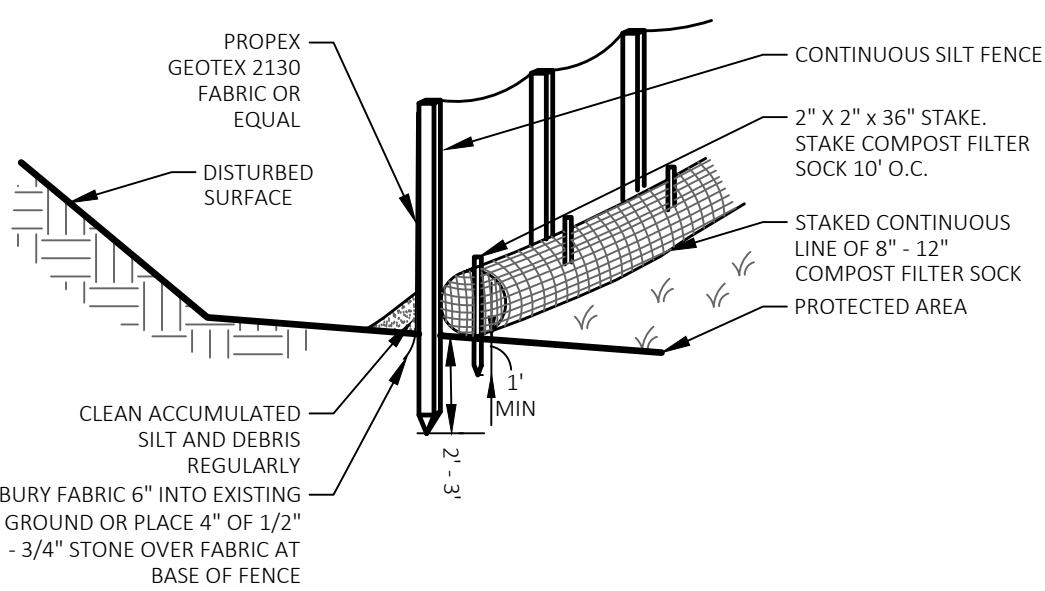
- NOTES:
1. ALL STOCKPILES MUST BE PROTECTED WITH PERIMETER CONTROLS AS SHOWN.
  2. SEE EROSION AND SEDIMENT CONTROL NOTES FOR LONG TERM STABILIZATION OF STOCKPILES.



TEMPORARY STOCKPILE

31 25 00

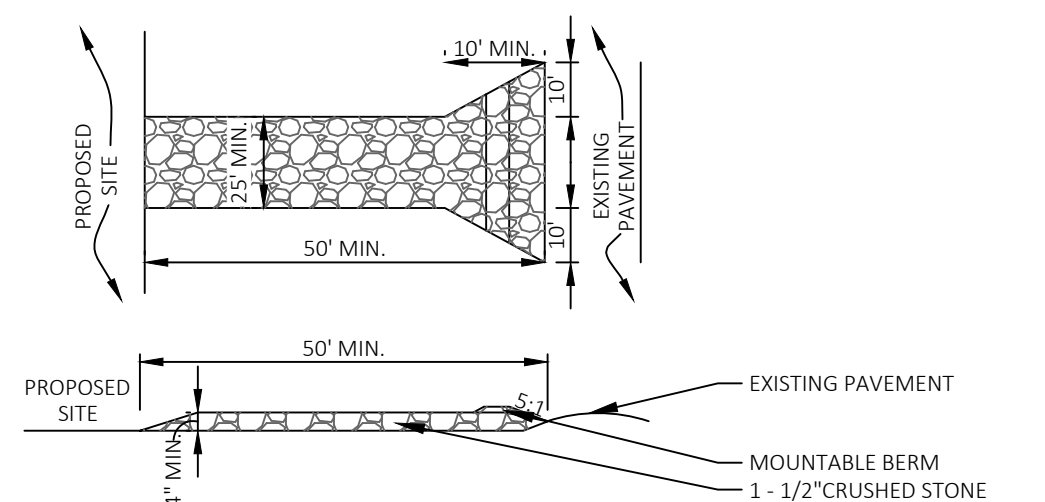
- NOTES:
1. STEEL POST MAY BE SUBSTITUTED/ DISTANCE BETWEEN POSTS TO VARY AS REQUIRED BY TRIBUTARY AREA: 10' FOR 100 SF/F FENCE, 6' FOR 500 SF/F FENCE.
  2. DEPTH TO VARY WITH TRIBUTARY AREA: 2' FOR 100 SF. IF POST IS TO BE SET IN PEAT OR UNSTABLE SOILS, THEN 3' OR DEPTH NECESSARY TO PROVIDE A STABLE POST FOR LOADED FENCE CONDITIONS.



EROSION CONTROL BARRIER (ECB) SILT FENCE & FILTER SOCK

31 25 00

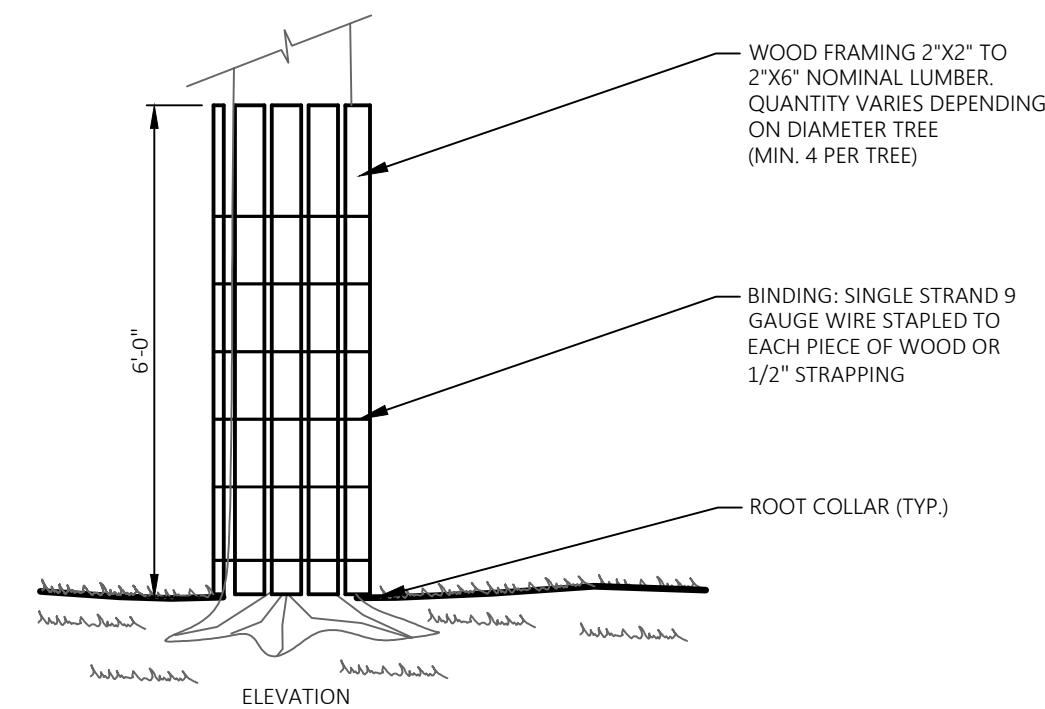
- NOTES:
1. ENTRANCE WIDTH SHALL BE TWENTY-FIVE (25) FOOT (MIN.), BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS/EGRESS OCCUR.
  2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, AND REPAIR OR MAINTENANCE OF OTHER MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED DAILY.
  3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED, BUT NOT UNTIL DISTURBED AREAS OF THE SITE HAVE BEEN STABILIZED.
  4. CONTRACTOR TO DETERMINE AND MANAGE LOCATION BASED ON PROJECT PHASING.



TEMPORARY CONSTRUCTION ENTRANCE

31 25 00

- NOTES:
1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
  2. FOR USE ON A SINGLE TREE WITHIN CONSTRUCTION AREA WHERE INSTALLATION OF DRIP LINE TREE PROTECTION DEVICE IS NOT FEASIBLE.
  3. REMOVE ALL WOOD CHIP MULCH FROM ROOT CONE AFTER ALL HEAVY EQUIPMENT HAS BEEN REMOVED FROM SITE.

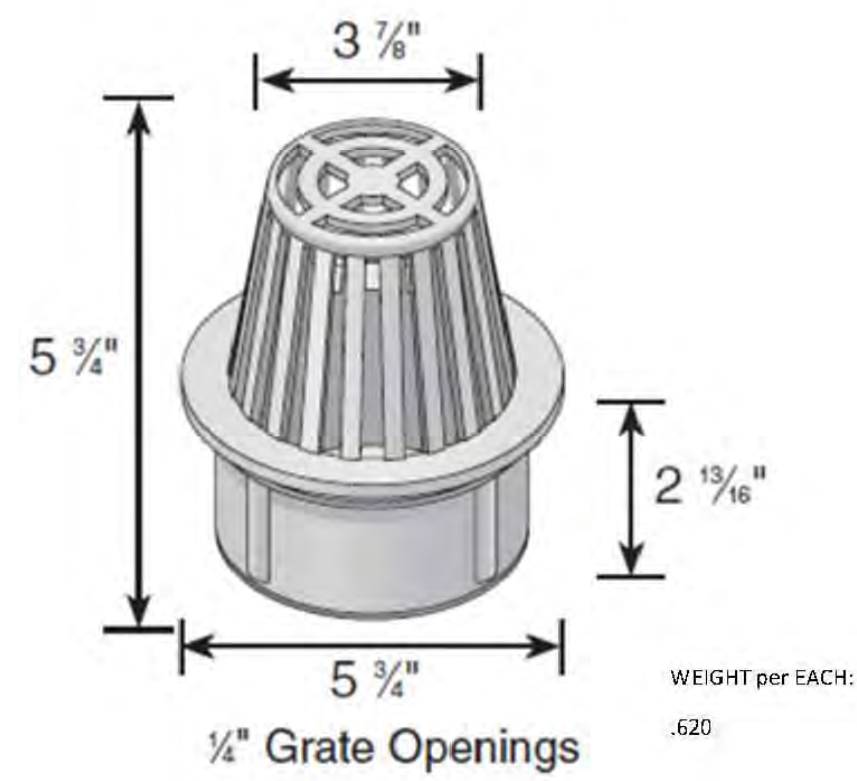


TREE TRUNK PROTECTION

01 56 39

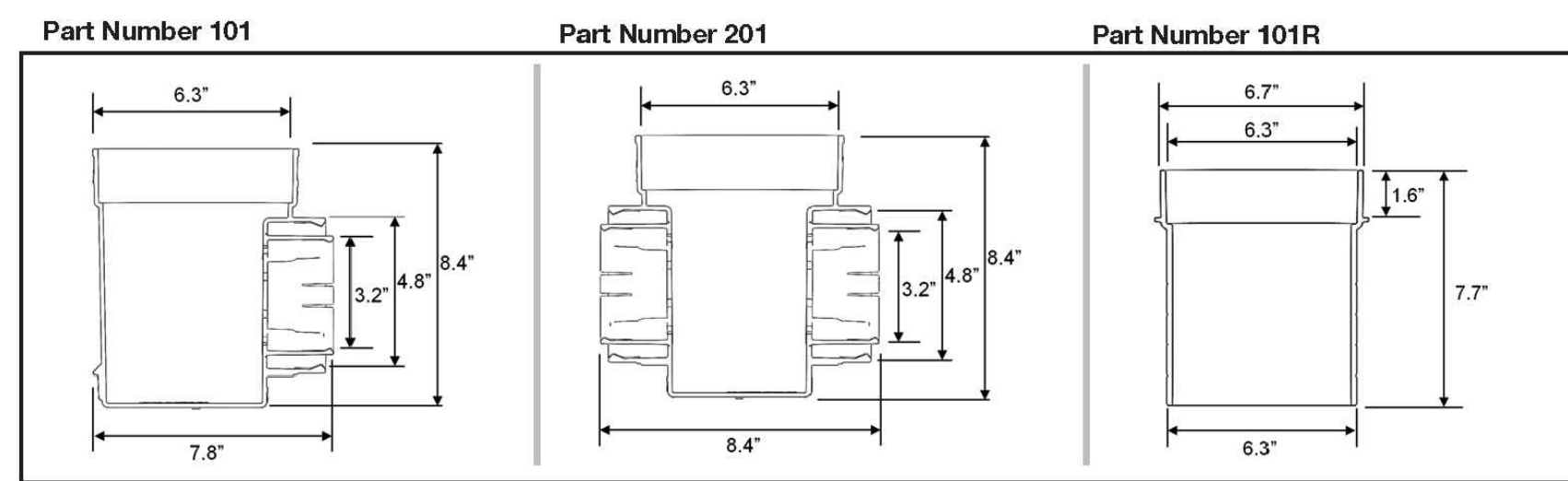
- NOTES:
1. USE NDS CATCH BASIN DRAIN & GRATE OR EQUAL.
  2. TOP OF CATCH BASIN DRAIN TO BE SET AT FINISHED GRADE TO ALLOW GRATE TO EXTEND 3" ABOVE FINISHED GRADE.
  3. DRILL 1/2" HOLES (5) IN THE BOTTOM OF EACH DRAIN AND PLACE BOTTOM OF DRAIN ON 6" LAYER OF 3/4" TO 1-1/2" WASHED WRAPPED IN FILTER FABRIC.
  4. AREA TO BE GRADED TO PITCH TOWARD INLET.

6" ATRIUM GRATE



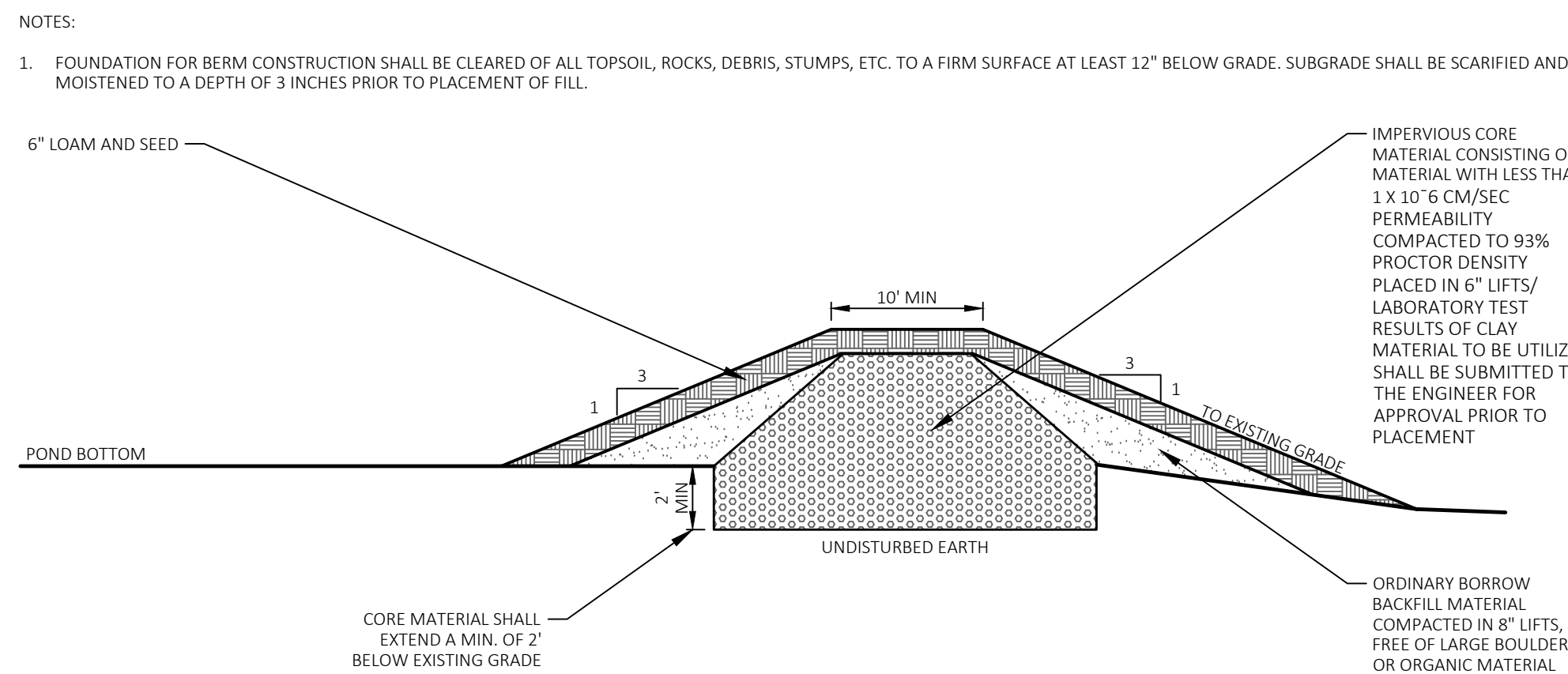
Material: HDPE  
Colors: Green (80), Gray (81), Black (90), Sand (90S)  
Fits: Use with Spee-D Basin, 6" Sewer and Drain pipe and fittings, 6" Corrugated pipe  
Opening: 28.40 in<sup>2</sup> open space  
Will accommodate: 86.88 gallons per minute with 1/2" of head

ISOMETRIC VIEW



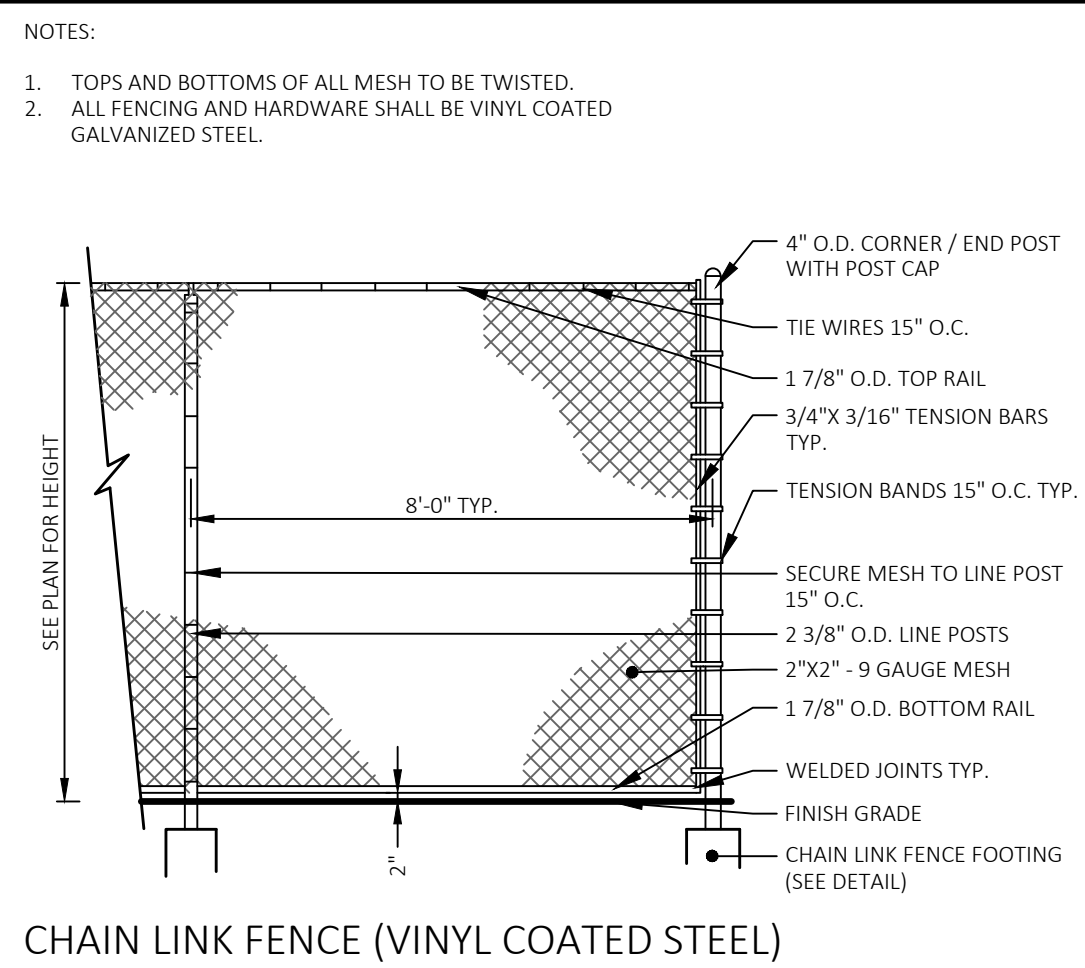
AREA DRAIN (AD) W/ BEE-HIVE GRATE

33 40 00



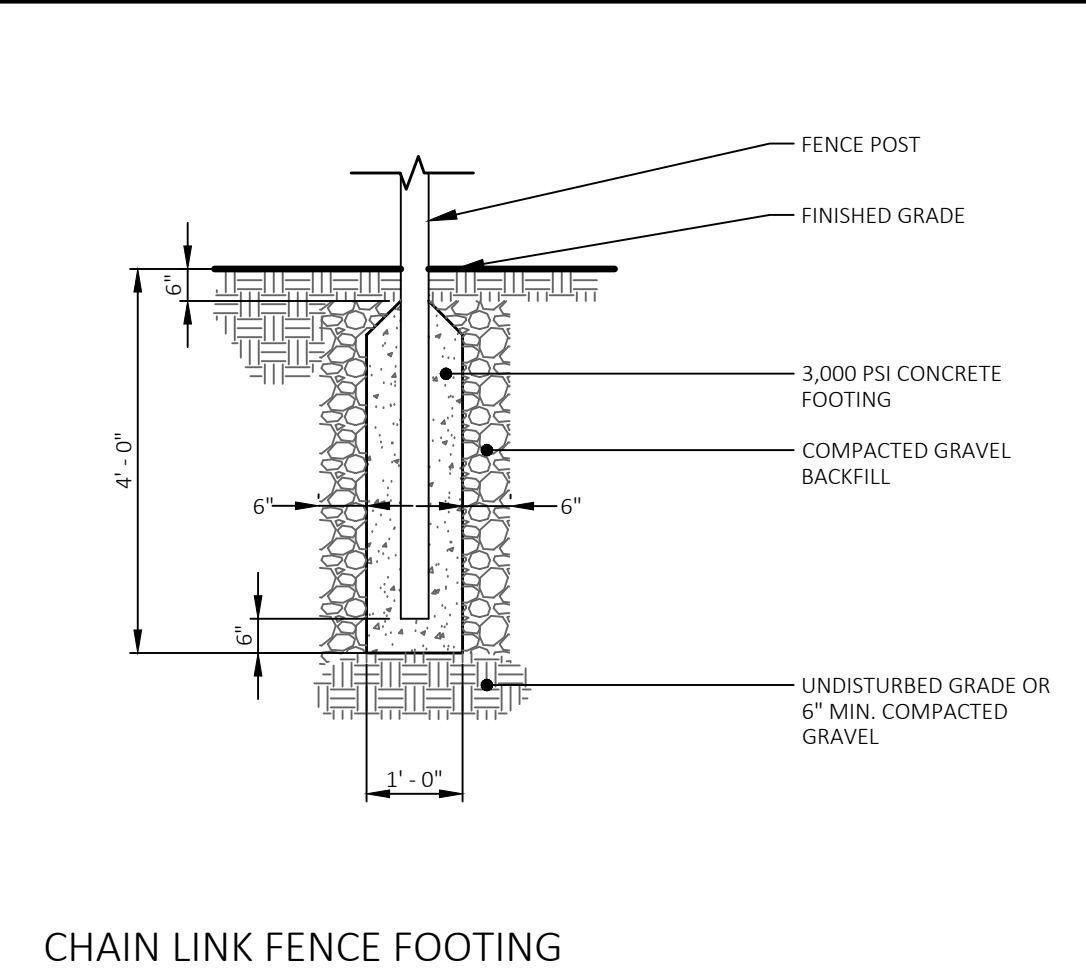
DETENTION BASIN DETAIL

N.T.S.



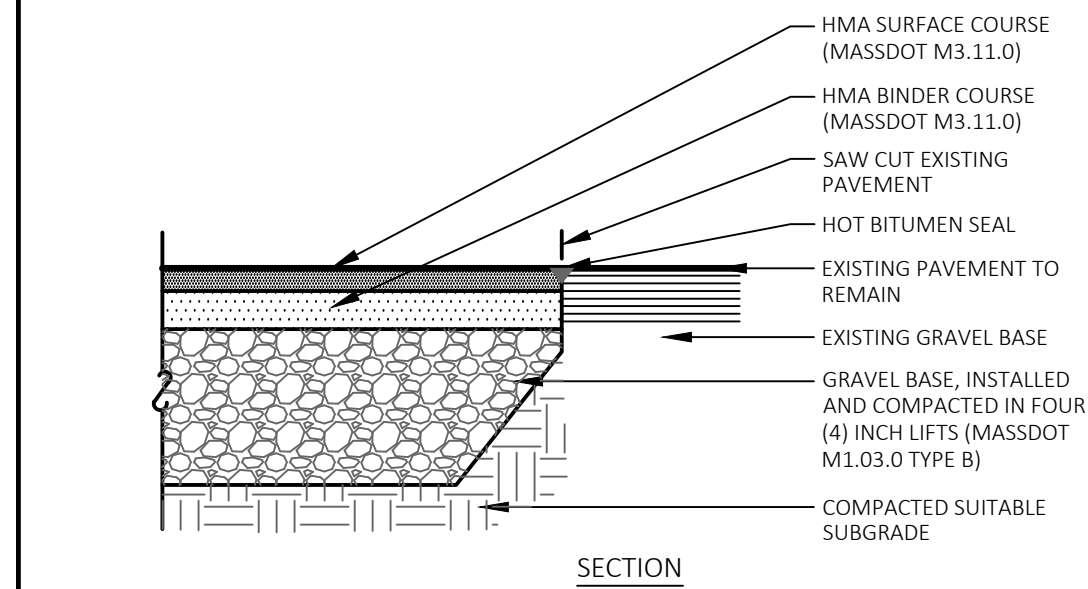
CHAIN LINK FENCE (VINYL COATED STEEL)

32 31 00



CHAIN LINK FENCE FOOTING

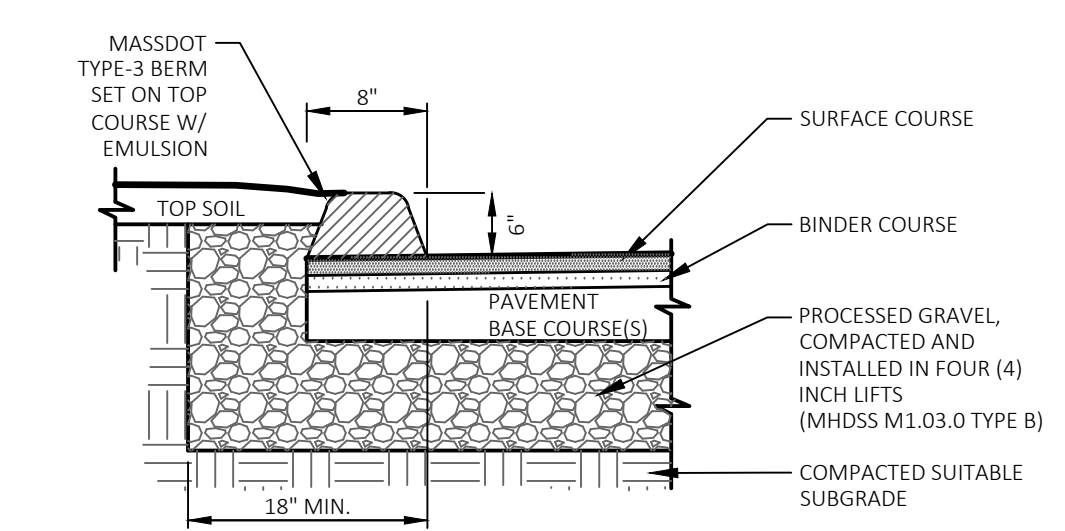
32 31 00



NEW / EXISTING PAVEMENT BOUNDARY

32 10 00

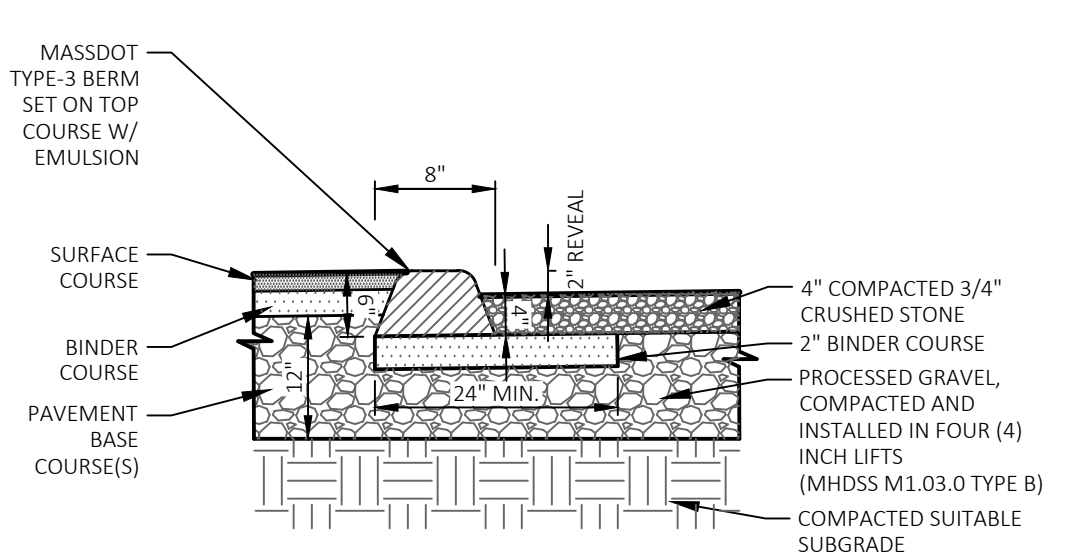
- NOTES:
1. INSTALL PER MASSDOT SECTION 500 AND CONSTRUCTION DETAIL E 106.2.0.



BIT. CONC. CURB (BCC) TYPE-3

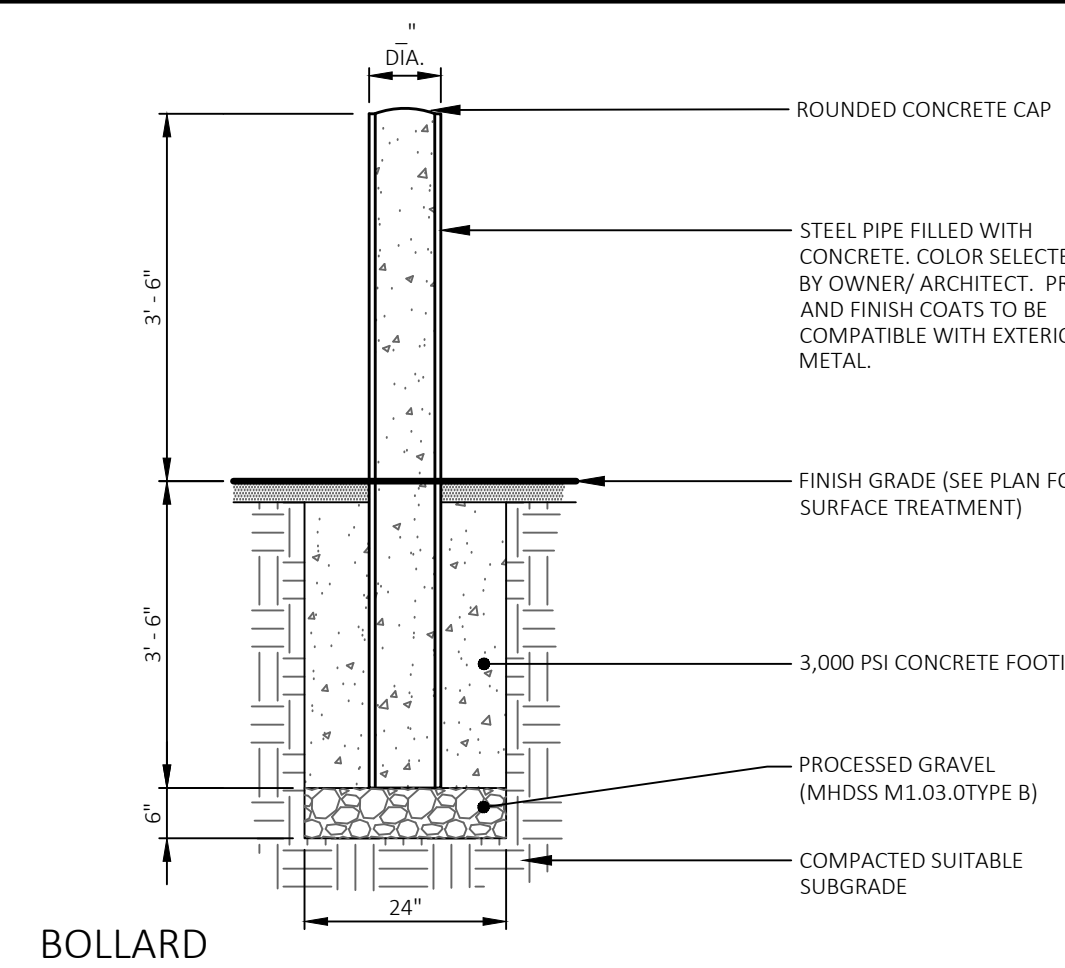
32 10 00

- NOTES:
1. INSTALL PER MASSDOT SECTION 500 AND CONSTRUCTION DETAIL E 106.2.0.



FLUSH BIT. CONC. CURB (BCC) TYPE-3 TRANSITION

32 10 00

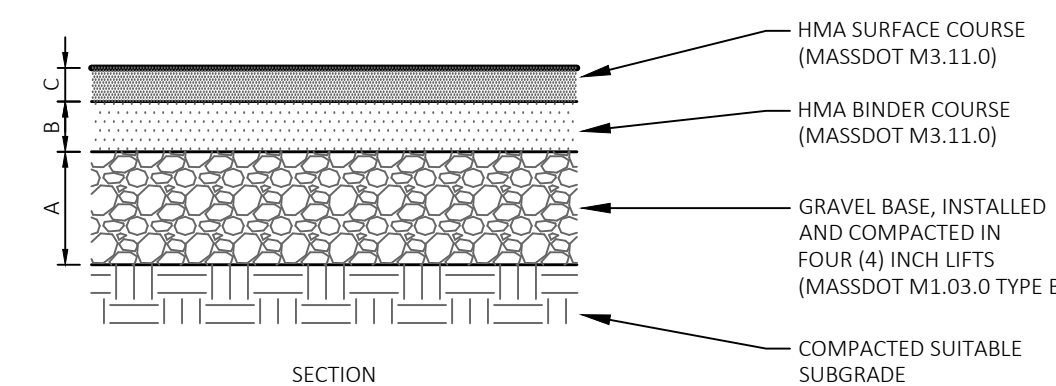


BOLLARD

32 30 00

- NOTES:
1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.

SURFACE	DEPTH		
	A	B	C
BIT. CONCRETE DRIVE (PASSENGER CAR/ PARKING AREAS)	12"	2"	1-1/2"
BIT. CONCRETE WALK	8"	1-1/2"	1-1/2"

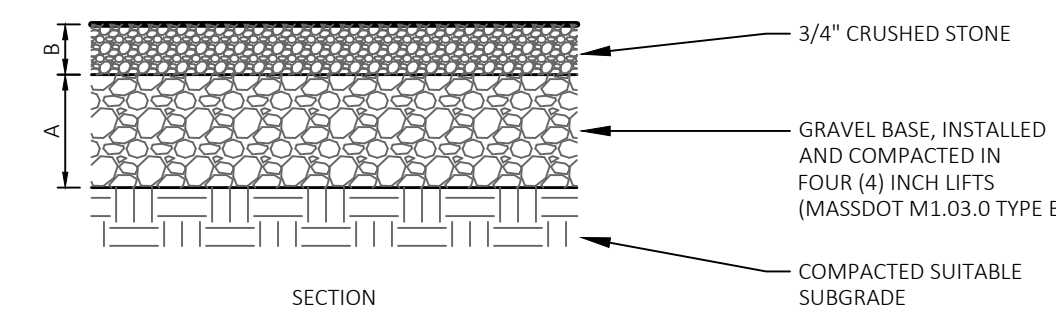


BITUMINOUS CONCRETE PAVEMENT

32 10 00

- NOTES:
1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.

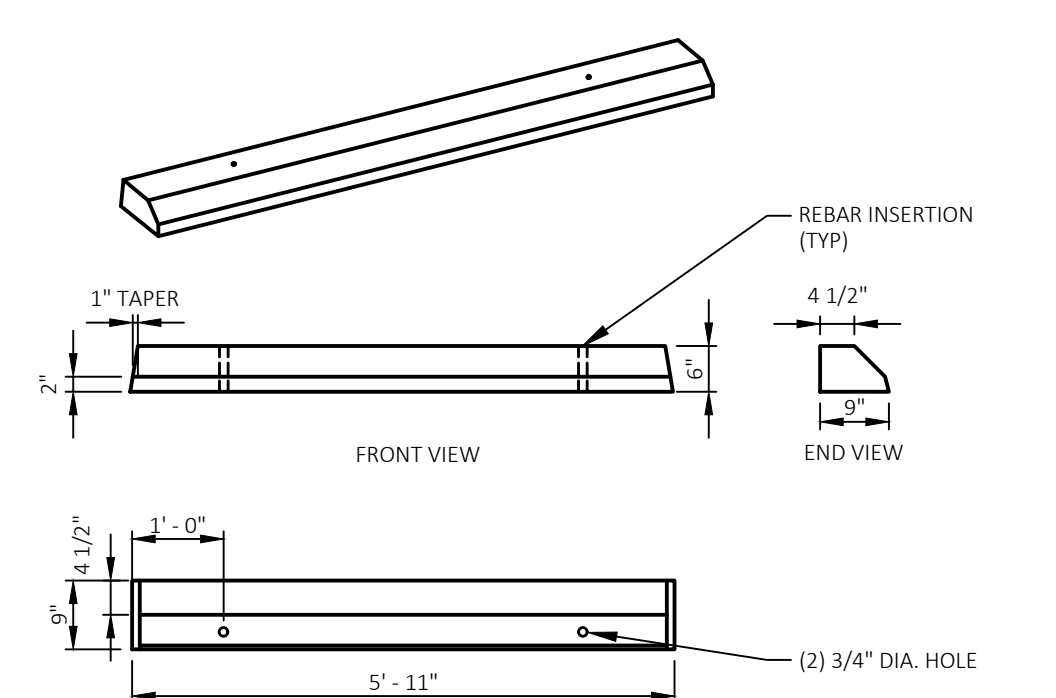
SURFACE	DEPTH	
	A	B
BIT. CONCRETE ROAD (PASSENGER CAR/ PARKING AREAS)	8"	4"



COMPACTED GRAVEL PARKING SURFACE

32 10 00

- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
  2. WHEEL STOP TO BE ANCHORED WITH (2) 5/8" X 24" REBAR RODS. REBAR TO BE SET FLUSH WITH TOP OF WHEEL STOP.



PRECAST CONCRETE WHEEL STOP SINGLE FACE

N.T.S.



LAND DESIGN COLLABORATIVE  
Chauncy Place | Terrace North | Suite 1  
Westborough, MA 01581

508.952.6300 | LDcollaborative.com

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- NOTES:
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  2. SEE SHEET C-001 FOR NOTES, LEGEND AND ABBREVIATIONS.

Project Owner:  
**Metrowest Facilities LLC**  
350 Pleasant Street  
Ashland, MA 01721

Project Applicant:  
**Metrowest Facilities LLC**  
350 Pleasant Street  
Ashland, MA 01721

Project Title:  
**240 & 260 Pleasant Street Ashland, MA (Middlesex County)**

Sheet Title:  
**DETAILS**

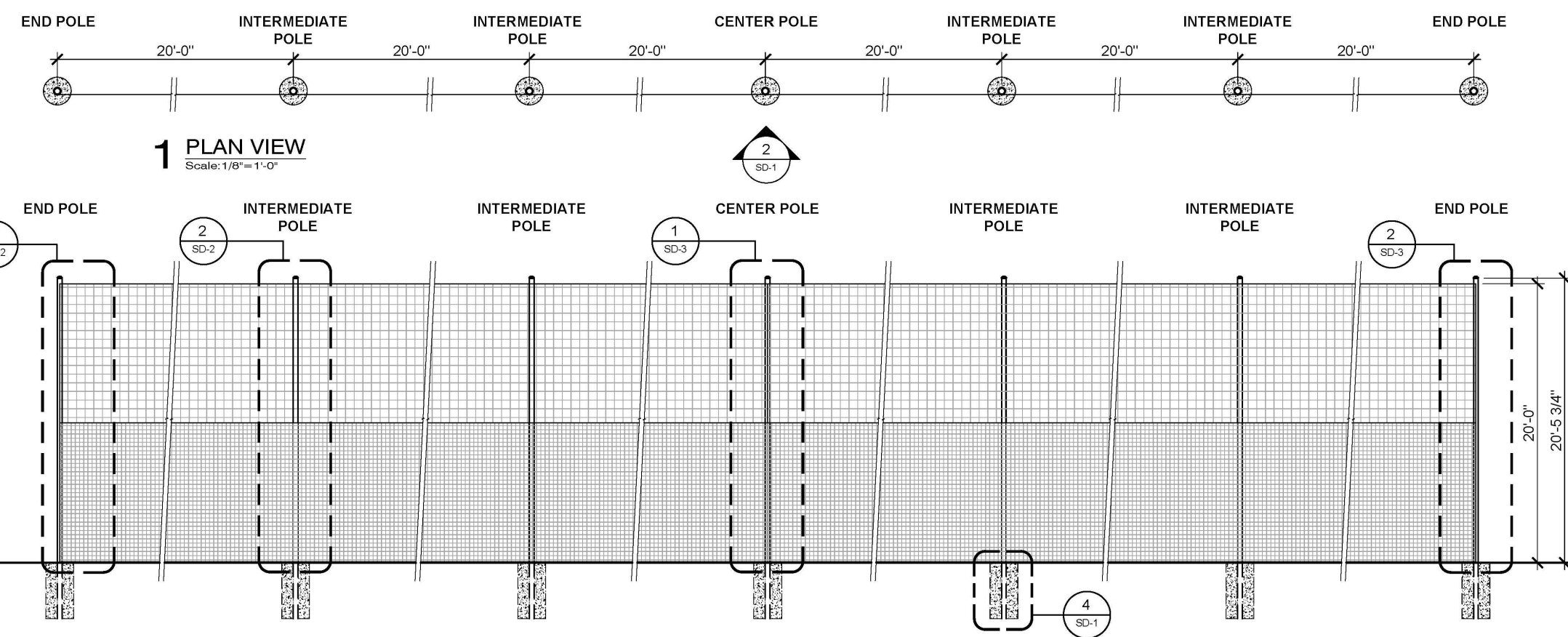
Local Permitting

06/09/2025  
06/09/2025

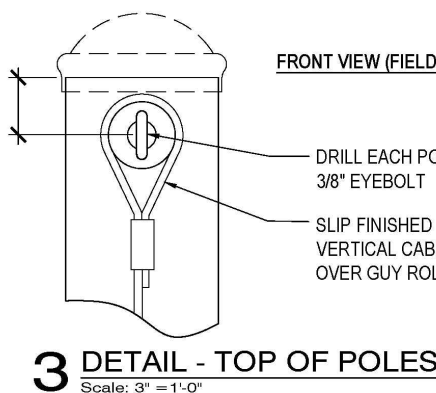
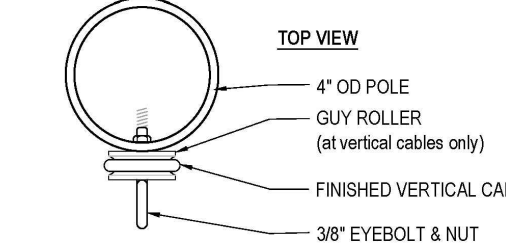
1 06/09/2025 TOWN COMMENTS  
No. Date: Revision | Issue:  
Drawn By: CMP/ESM Checked By: WMB  
Date: 02/05/2025 Project No.: 24-0281

Sheet No.:  
**C-401**

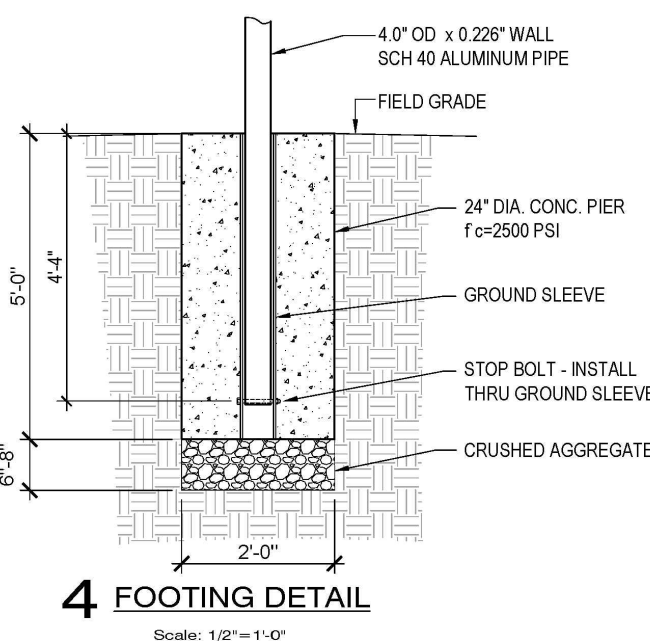
- NOTES:
- SEE BEACON ATHLETICS.COM FOR MANUFACTURER'S SPECIFICATIONS.



1 PLAN VIEW  
Scale: 1/8"=1'-0"



3 DETAIL - TOP OF POLES  
Scale: 3/4"=1'-0"



4 FOOTING DETAIL  
Scale: 1/2"=1'-0"

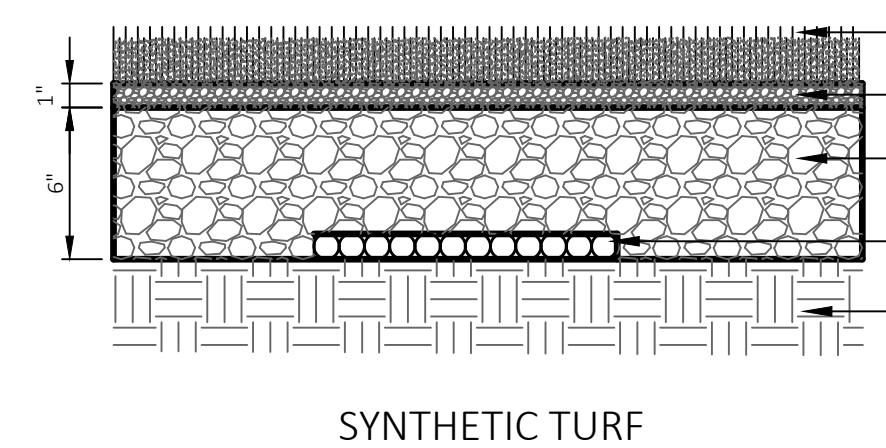
PARTS LIST

QTY	DESCRIPTION
4	SMALL PULLEY / LIFTING LINE / QUICK LINK ASSY
3	LARGE PULLEY / LIFTING LINE / DELTA LINK ASSY
3	3/8" EYEBOLT W/ GUY ROLLER
4	3/8" EYEBOLT
7	ROPE CLEAT
2	STEEL TOP CABLE
2	STEEL BOTTOM CABLE
3	STEEL VERTICAL CABLE
4	3/8" SHACKLES
4	4" BRACE BANDS
2	TRANSFER CABLE
14	WIDE JAW QUICK LINK
134	SNAP HOOK
200	120# CABLE TIE
3	3/8" GALV. EYE-EYE TURNBUCKLE
2	3/8" GALV. EYE-JAW TURNBUCKLE
3	CONNECTION PLATE W/ U-BOLT
7	5'-0" L GROUND SLEEVES WITH STOP BOLT
7	SUPPORT POSTS 4" OD x 25'-0"
7	DOME TOP CAPS

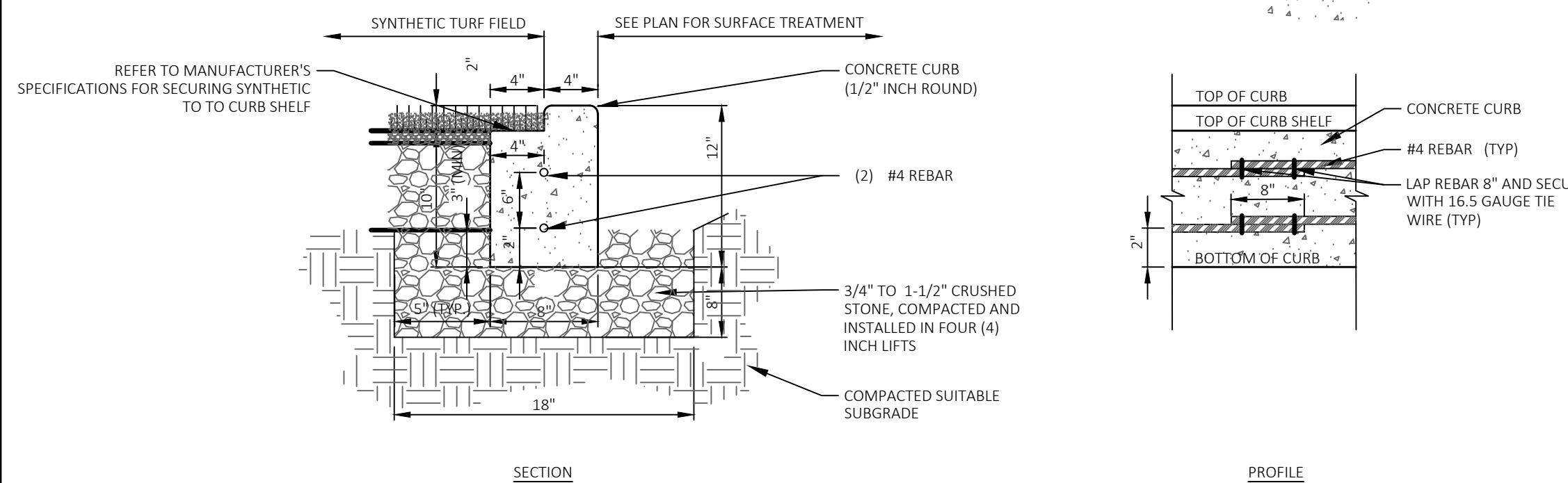
BARRIER NET SYSTEM COMBO - 20' H X 120' L

N.T.S.

- NOTES:
- SHALL BE IN ACCORDANCE WITH MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION, SECTION M4.
  - REINFORCED CONCRETE CURB SHALL BE CONSTRUCTED WITH 4,000 PSI CONCRETE.
  - REFER TO PLANS FOR TOP OF CONCRETE CURB ELEVATIONS.
  - ALL DIMENSIONS NOMINAL.



SYNTHETIC TURF

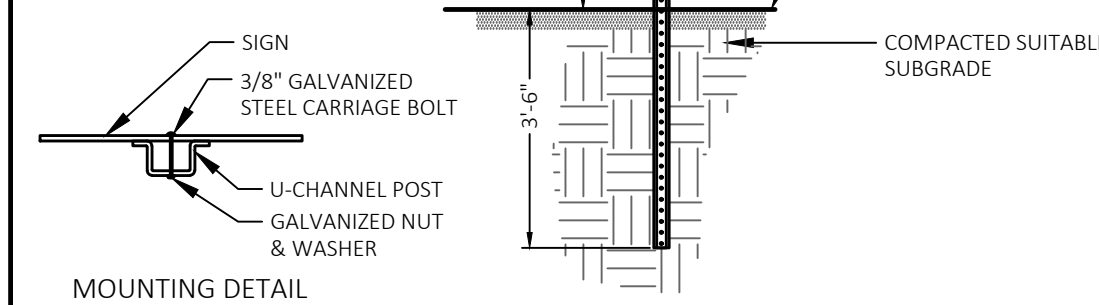


CAST IN PLACE REINFORCED CONCRETE CURB (CC)

SYNTHETIC TURF FIELD

32 18 13 N.T.S.

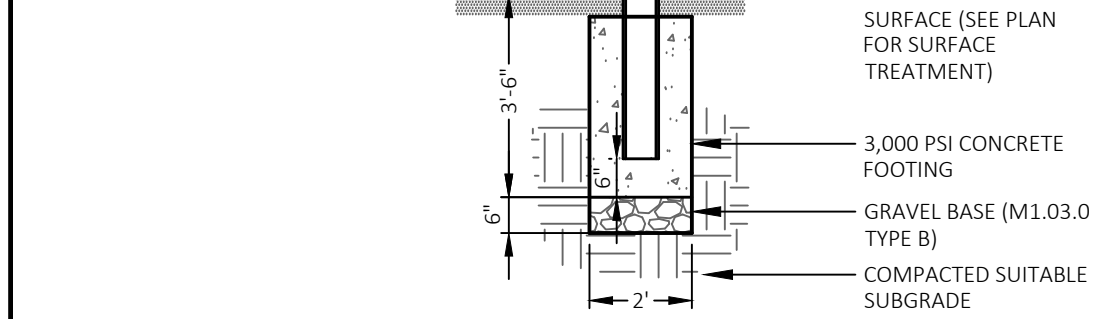
- NOTES:
- SIGN PLACEMENT, DIMENSIONS, MATERIAL AND FINISH SHALL MEET MUTCD SPECIFICATIONS.
  - POST SHALL BE A "BREAKAWAY" POST COMPLYING WITH MUTCD SPECIFICATIONS.
  - CONTRACTOR TO FIELD VERIFY LOCATION OF SUBSURFACE UTILITIES PRIOR TO INSTALLATION.
  - POST SHALL BE DRIVEN INTO THE GROUND AND INSTALLED PLUMB.
  - EXTEND STEEL POST TO 3'-6" BELOW GRADE AND TAMP GROUND SURFACE AT BASE OF POLE FOLLOWING INSTALLATION.



SIGNAGE POST

10 14 00 N.T.S.

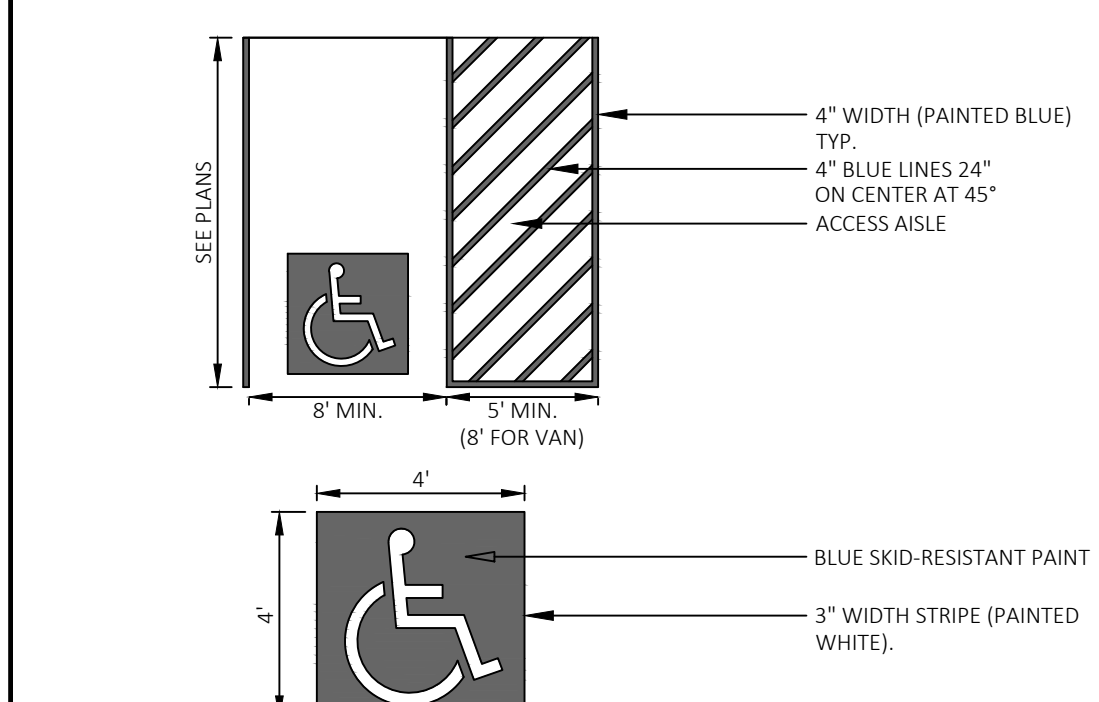
- NOTES:
- SIGN PLACEMENT, DIMENSIONS, MATERIAL AND FINISH SHALL MEET MUTCD SPECIFICATIONS.
  - POST SHALL BE INSTALLED PLUMB.
  - EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED WITH A FREE-STANDING SIGN EITHER AT THE HEAD END OF THE SPACE OR ON THE BUILDING FACE IN LINE WITH THE PARKING SPACE.
  - INCLUDE VAN PLACQUA BELOW SIGN AT LOCATIONS NOTED ON PLAN.
  - WHERE BOLLARDS ARE NOT REQUIRED, EXTEND STEEL POST TO 3'-6" BELOW GRADE.



ACCESSIBLE PARKING SPACE SIGNAGE

10 14 00 N.T.S.

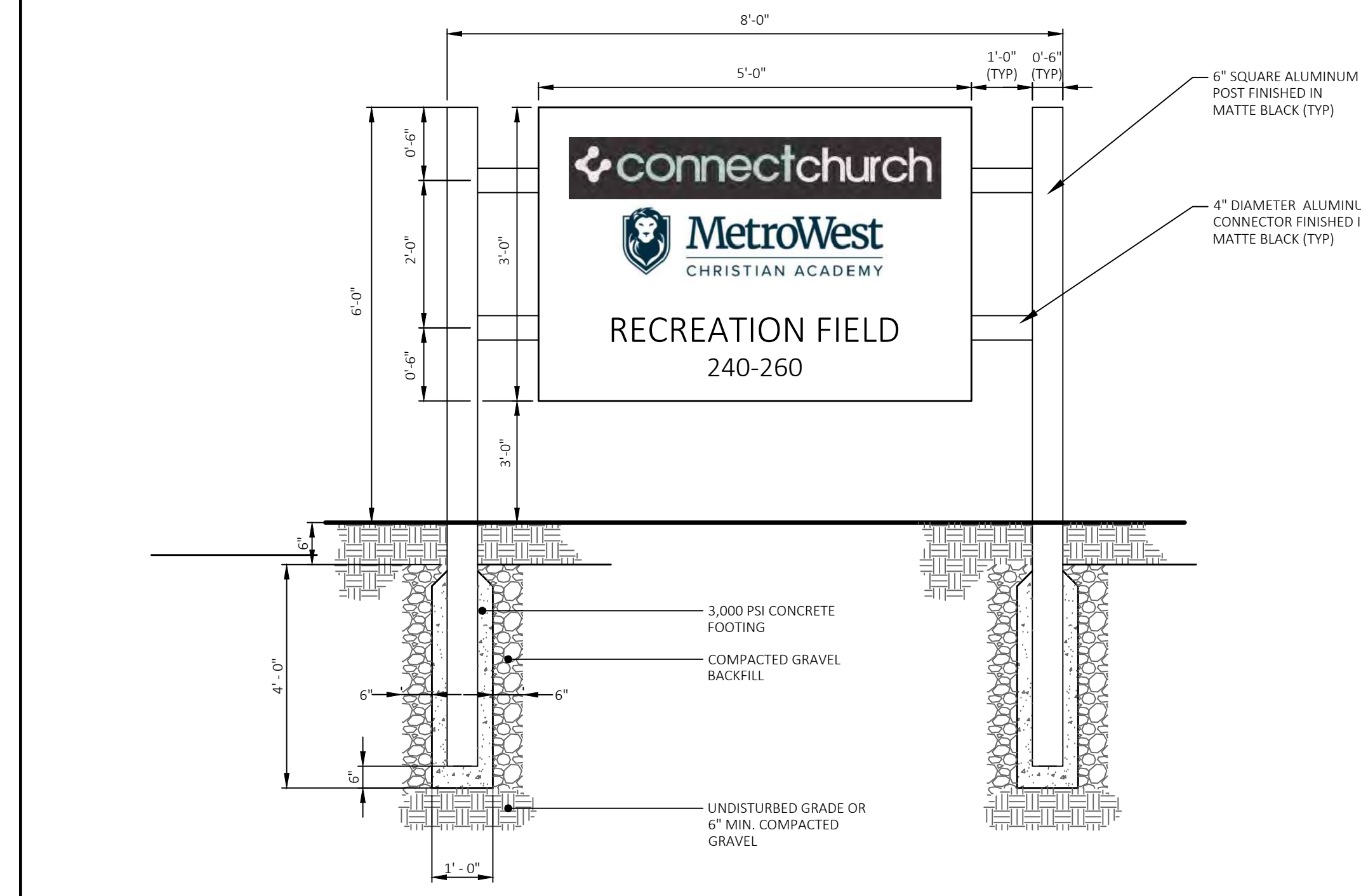
- NOTES:
- ALL DIMENSIONS TO EDGES OF FOUR (4) INCH PAVEMENT STRIPING.
  - EIGHT (8) FOOT STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
  - SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREA SHALL NOT EXCEED 1.5%.



ACCESSIBLE PARKING SPACE

32 10 00 N.T.S.

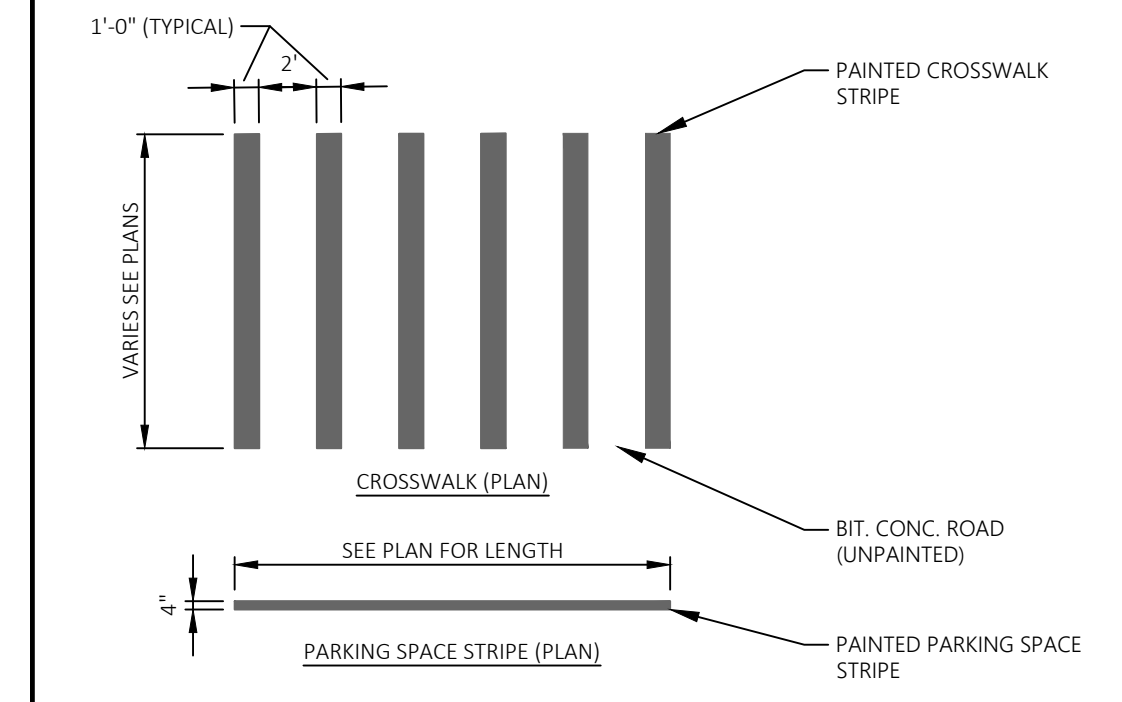
- NOTES:
- SIGN PLACEMENT, DIMENSIONS, MATERIAL AND FINISH SHALL MEET THE TOWN OF ASHLAND SPECIFICATIONS.
  - CONTRACTOR TO FIELD VERIFY LOCATION OF SUBSURFACE UTILITIES PRIOR TO INSTALLATION.
  - POST SHALL BE INSTALLED PLUMB.



SITE IDENTIFICATION SIGN

10 14 00 N.T.S.

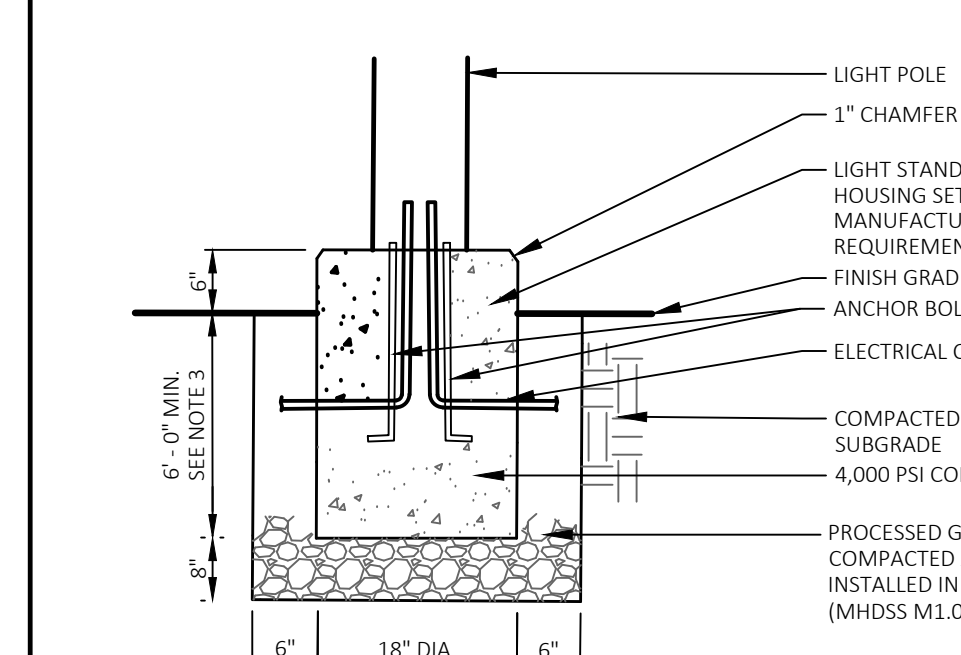
- NOTES:
- ALL PAVEMENT MARKINGS INCLUDING PARKING SPACES AND CROSSWALKS ARE TO BE PAINTED WHITE UNLESS OTHERWISE NOTED.



PAINTED CROSSWALK / PARKING SPACE STRIPE

32 10 00 N.T.S.

- NOTES:
- CONTRACTOR SHALL CONFIRM BOLT PATTERN PRIOR TO ORDERING.
  - CONTRACTOR SHALL SUPPLY SHOP DRAWINGS.
  - DEPTH TO BE DETERMINED BY GEOTECHNICAL ENGINEER FOR SITE SPECIFIC SOIL CONDITIONS.



LIGHT POLE BASE - VEGETATED AREAS

26 50 00 N.T.S.



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Chauncy Place | Terrace North | Suite 1  
45 Lyman Street  
Westborough, MA 01581

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Metrowest Facilities  
LLC  
350 Pleasant Street  
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Project Applicant:  
Metrowest Facilities  
LLC  
350 Pleasant Street  
Ashland, MA 01721

Project Title:  
240 & 260  
Pleasant Street  
Ashland, MA  
(Middlesex County)

Sheet Title:  
DETAILS

Local Permitting

COMMONWEALTH OF MASSACHUSETTS  
MICHAEL J. SCOTT  
CIVIL  
No. 40863  
06/09/2025

SEAL OF THE TOWN OF ASHLAND  
TOWN ENGINEER  
JAMES T. ALMODOVAR  
06/09/2025

1 06/09/2025 TOWN COMMENTS  
No. Date: Revision | Issue:  
Drawn By: CMP/ESM Checked By: WMB  
Date: 02/05/2025 Project No.: 24-0281

Sheet No.:  
C-402

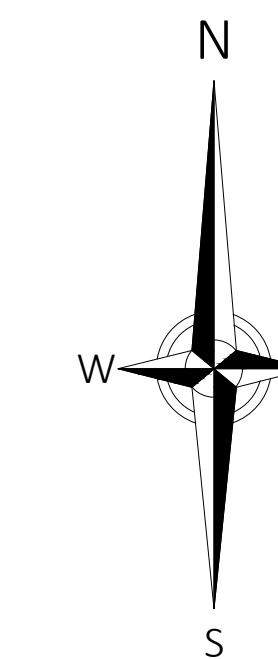


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 45 Lyman Street  
 Westborough, MA 01581

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 350 Pleasant Street  
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Project Title:  
**240 & 260 Pleasant Street**  
 Ashland, MA (Middlesex County)

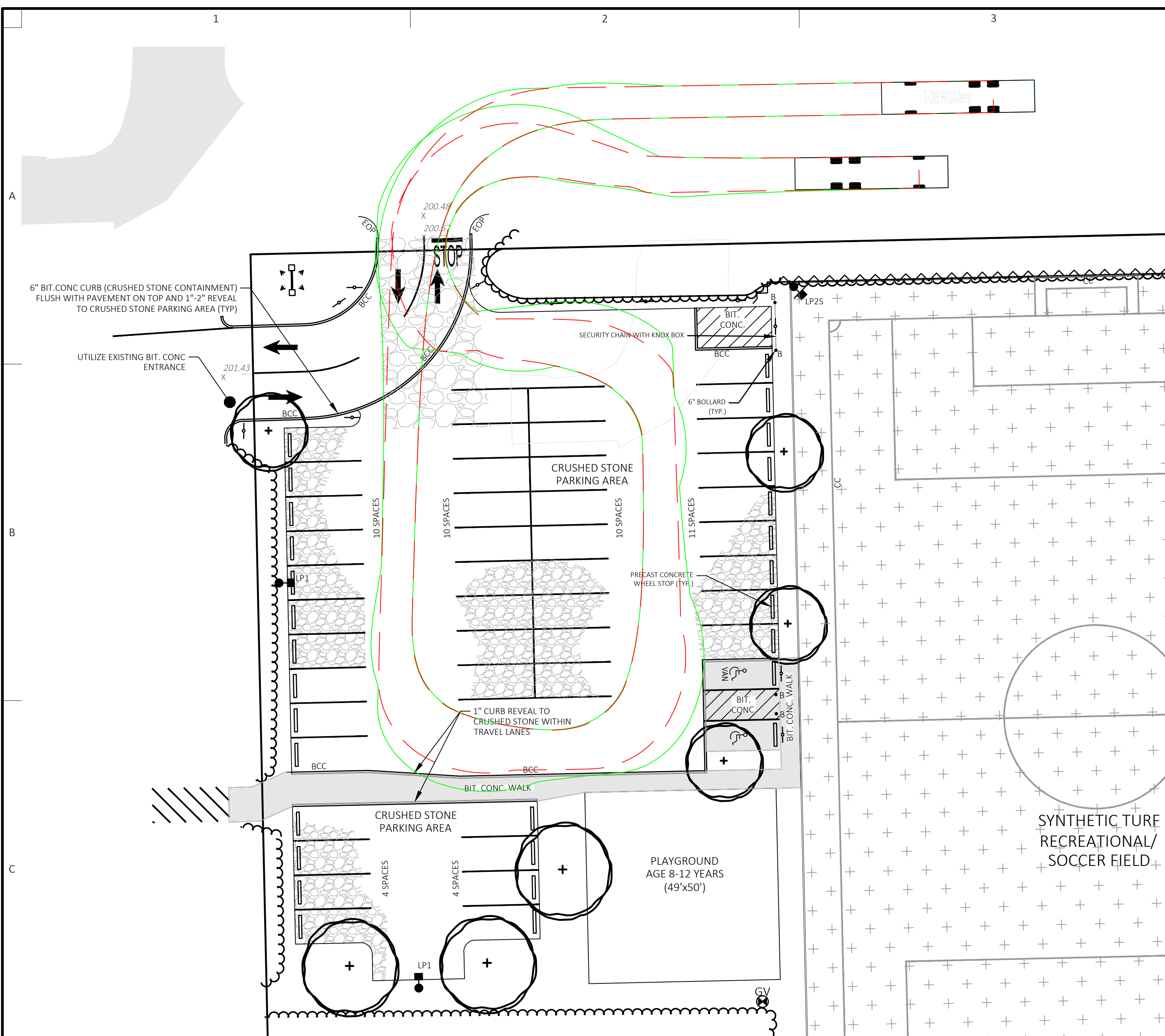
Sheet Title:  
**VEHICLE MANEUVERING EXHIBIT**

Local Permitting

1	06/09/2025	NO CHANGES
No:	Date:	Revision   Issue:
Drawn By:	CMP/ESM	Checked By: WMB
Date:	02/05/2025	Project No.: 24-0281

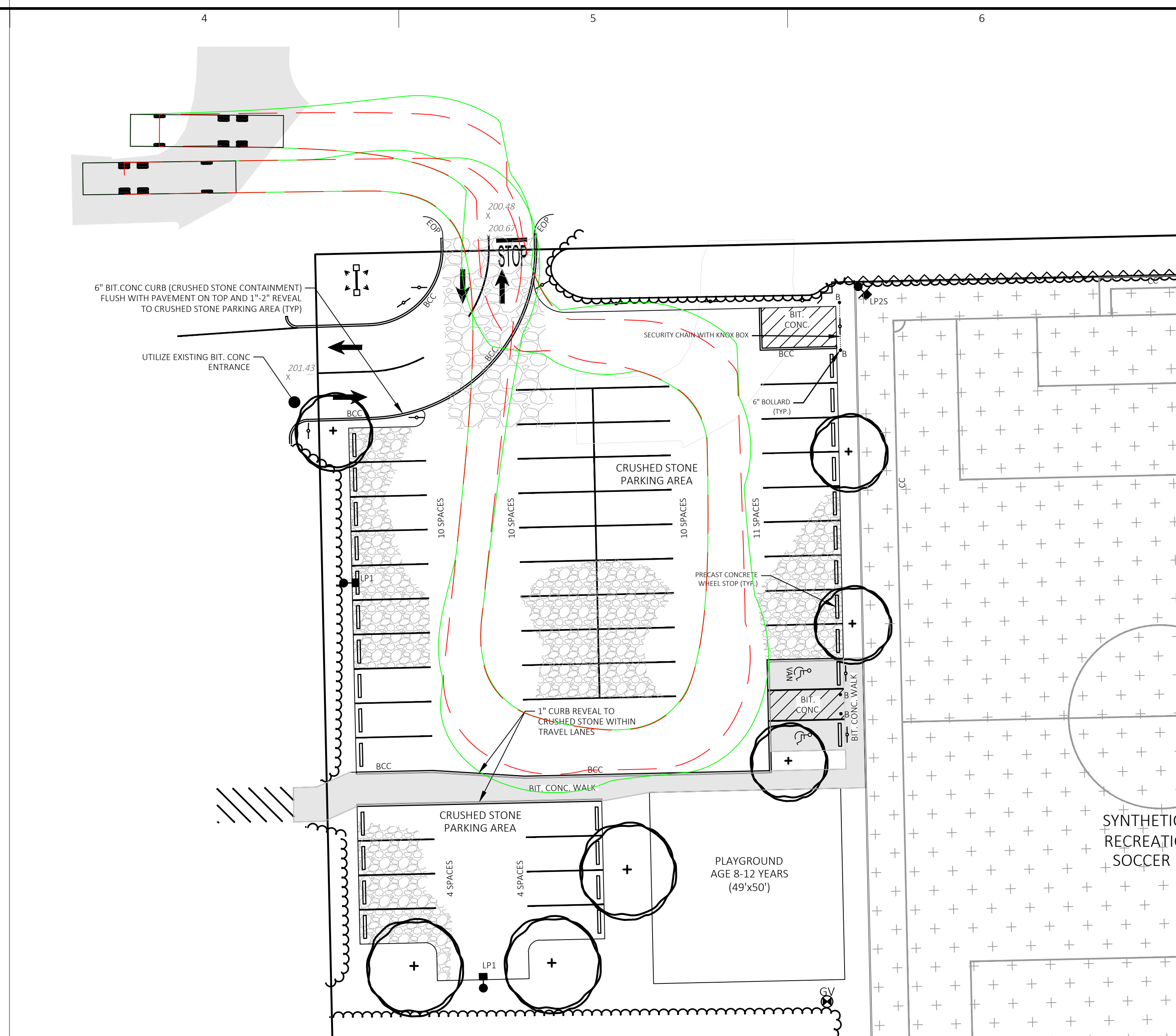
Scale: As Noted

Sheet No.:  
**EX-101**



**Maneuvers to and From the East**

Scale: 1" = 20'



**Maneuvers to and From the West**

Scale: 1" = 20'

**VEHICLE PROFILE**

E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

**VEHICLE TRACKING KEY**

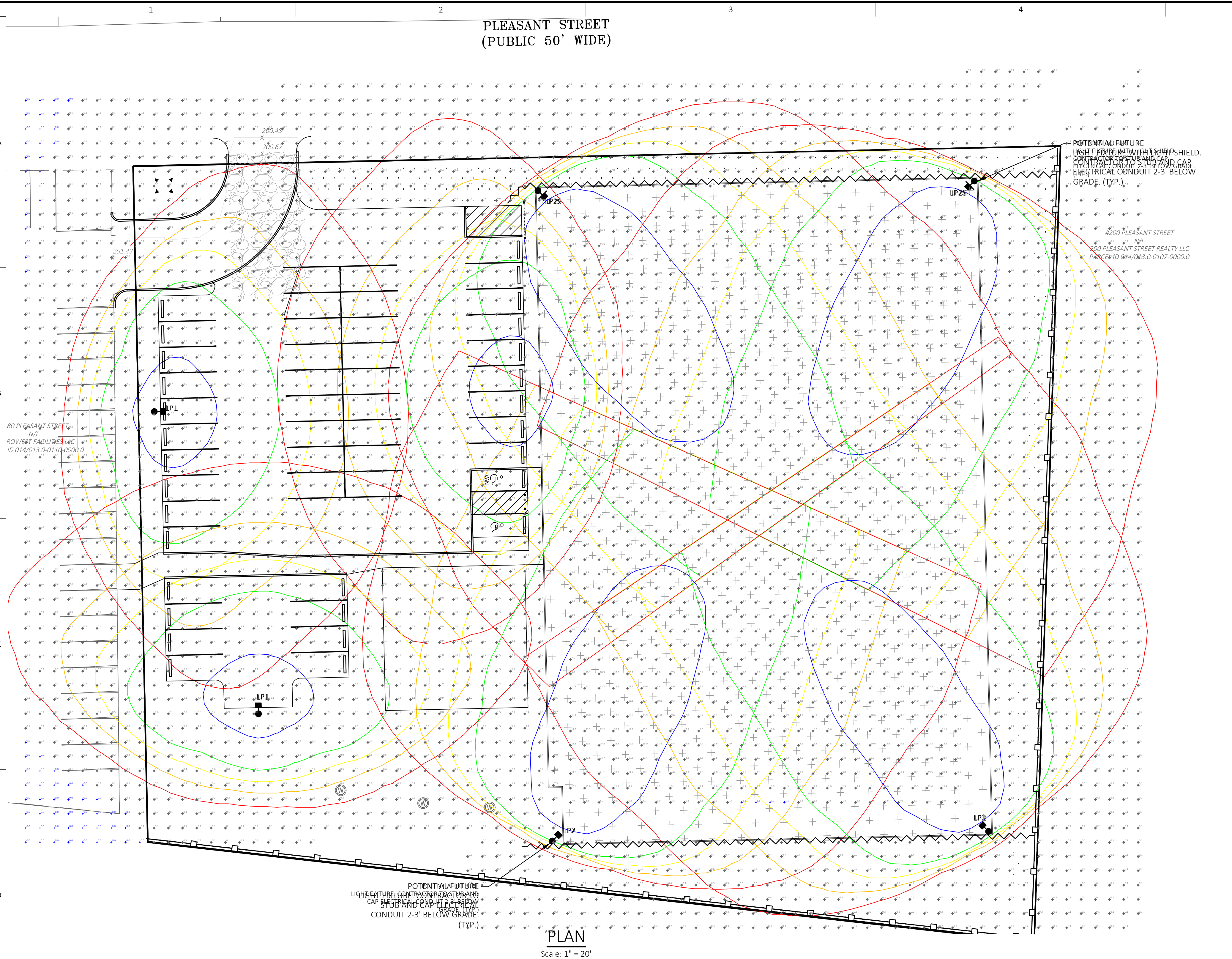
- = VEHICLE WHEEL PATH
- = VEHICLE BODY SWING PATH

**VEHICLE TRACKING NOTES**

- THIS PLAN IS INTENDED SOLELY FOR THE REVIEW BY THE TOWN OF ASHLAND RELATIVE TO THE MANEUVERABILITY OF VEHICLE APPARATUS WITHIN THE PROJECT SITE.
- VEHICLE PATHS SHOWN ARE A RESULT OF VEHICLE TRACKING SOFTWARE.

C:\Users\Wmbees\OneDrive\Documents\Collaborative\Collaborative\Documents\240 & 260 Pleasant Street\DWG\24-0281-EX-101.dwg





Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
○	LP-1 A		3			LED	1	22687	0.9	139.165	
○	LP-2 B		4	JAYKAL LED SOLUTIONS INC.	JLS-HRAL-750-277-740K-140-8R-50W	Architectural Flood and Spot Luminaires	1	101751	1	747.5	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Soccer Field	+	7.3 fc	32.2 fc	1.1 fc	29.3:1	6.6:1
Calc Zone #2	+	1.2 fc	12.7 fc	0.0 fc	N/A	N/A

Luminaire Locations											
Location							Aim				
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z	
4	A	662637.10	2920343.00	20.00	20.00	270.00	25.00	662627.80	2920343.00	1.93	
5	A	662542.10	2920230.00	20.00	20.00	0.37	25.00	662542.20	2920239.00	1.93	
3	B	662642.50	2920411.00	25.00	25.00	144.25	76.67	662704.10	2920326.00	0.00	
4	B	662790.40	2920413.00	25.00	25.00	206.34	74.53	662750.40	2920333.00	0.00	
5	B	662647.60	2920188.00	25.00	25.00	24.03	78.65	662698.30	2920302.00	0.00	
6	B	662797.40	2920190.00	25.00	25.00	325.97	79.30	662723.40	2920300.00	0.00	
1	A	662506.70	2920336.00	20.00	20.00	93.14	25.00	662516.00	2920336.00	1.93	

### LP-1

**JAYKAL**  
JAYKAL LED SOLUTIONS, INC.  
www.jaykal.net  
21499 Baltimore Ave.  
Georgetown, DE 19947  
(P) 302-295-0015  
(F) 302-295-0016

**SENSOR READY 65 SHOE BOX**

**PRODUCT DESCRIPTION**  
Jaykal's new generation shoe box fixture for outdoor application with wattage/CCT selectable function. Wattage and color selectability is standard, allowing field tuning to meet changing project requirements. It featuring four wattage presets and three color presets and is DLC listed.

**FEATURES**

- Wattage Selectable: From 50W to 500W
- CCT Selectable: 3000K/4000K/5000K
- 100-277VAC & 277-480VAC Input Voltage Options
- 0-10V Dimming Standard
- Photo-cell Optional
- Sensor Optional
- Various Mounting Brackets

ETL CLASSIFIED  
TAA LISTED  
RoHS Compliant

Specifications are typical values and may change without notification  
efficiency. illuminated.

### LP-2

**JAYKAL**  
JAYKAL LED SOLUTIONS, INC.  
www.jaykal.net  
21499 Baltimore Ave.  
Georgetown, DE 19947  
(P) 302-295-0015

**240W-1440W SPORTS LIGHT**

**FEATURES**

- Wattages: 240W-1440W
- CCT: 4000K, 5000K, 5700K
- 138-153LM/W
- 100V-277VAC / 347-480VAC
- IP Rating: IP66
- Impact Rating: IK10
- Aluminum Powder Coated Fixture
- 304 Stainless Steel Hardware Optional
- Meets 3G Vibration Standards
- Finish: Bronze
- 5 Year Warranty, 10 Year Available

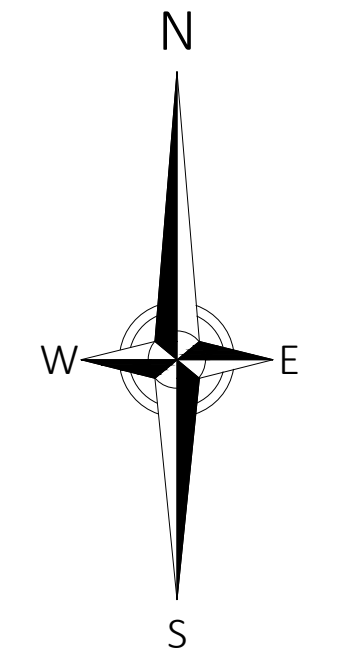
ETL CLASSIFIED  
DLC LISTED PREMIUM  
TAA LISTED  
RoHS Compliant

Specifications are typical values and may change without notification  
efficiency. illuminated.

**LDC**  
**LAND DESIGN COLLABORATIVE**  
Chauncy Place | Terrace North | Suite 1  
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Westborough, MA 01581  
508.952.6300 | LDCollaborative.com

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Ashland, MA (Middlesex County)

Sheet Title:  
**PHOTOMETRICS PLAN**  
Local Permitting

No.	Date	Revision	Issue
1	06/09/2025		TOWN COMMENTS

Drawn By: CMP/ESM    Checked By: WMB  
Date: 02/05/2025    Project No.: 24-0281

0 10 20 40 60  
Scale: 1" = 20'

Sheet No.:  
**SL-101**