

# PROPOSED SITE PLAN DOCUMENTS

FOR



PROPOSED

## TEAM HOYT COMMUNITY YMCA

LOCATION OF SITE

30 MEMORIAL DRIVE, TOWN OF ASHLAND  
MIDDLESEX COUNTY, MASSACHUSETTS  
MAP 13, LOT 178

REVISIONS  
# DATE DESCRIPTION



TEAM HOYT  
COMMUNITY YMCA

MEMORIAL DRIVE  
ASHLAND, MA

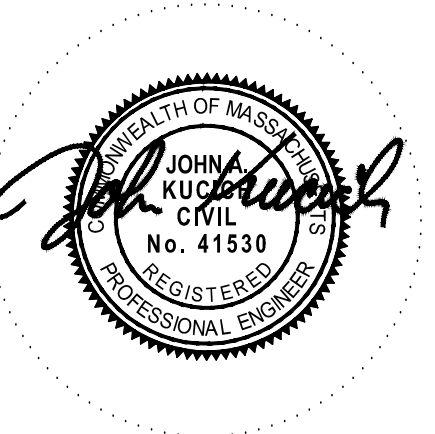
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cbtarchitects.com  
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Phone: (508) 480-9900

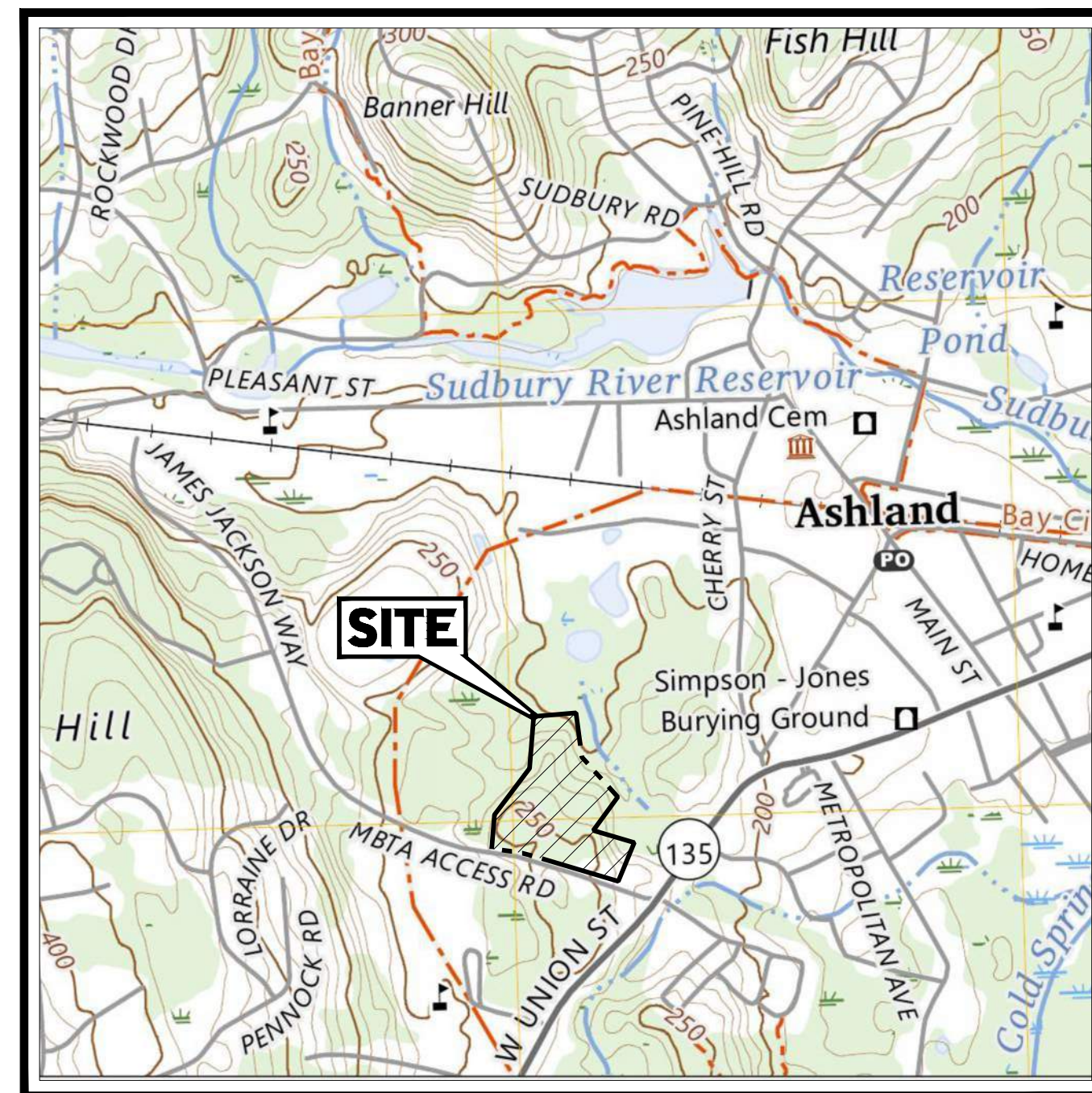
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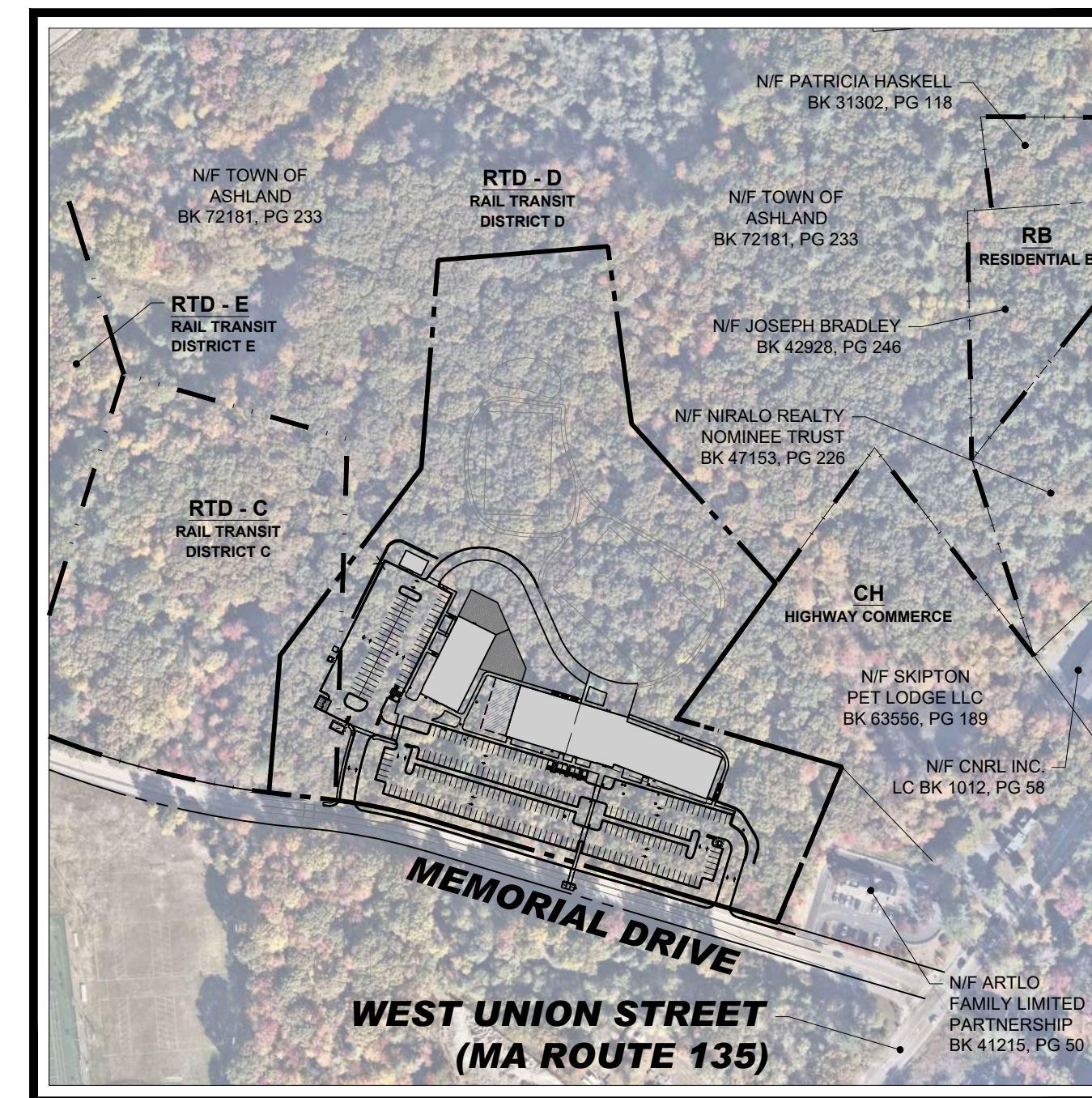
### REFERENCES AND CONTACTS

- REFERENCES**
- EXISTING CONDITIONS PLAN:  
ALLEN & MAJOR ASSOCIATES, INC.  
100 COMMERCE WAY  
WOBURN, MA 01801-8501  
DATED: 02/06/2025  
SURVEY JOB # 2591-01C  
ELEVATIONS: NAVD 1988
  - GEOTECHNICAL ENGINEERING REPORT:  
GEOTECHNICALS USA  
239 CAUSEWAY STREET  
SUITE 400  
BOSTON, MA 02114  
DATED: 09/13/2024
  - ARCHITECTURAL PLAN:  
CBT  
ONE CONSTITUTION ROAD  
SUITE 200  
BOSTON, MA 02129  
DATED: 04/18/2025

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



**USGS MAP**  
SCALE: 1" = 1,000'  
SOURCE: FRAMINGHAM, MA  
USGS QUADRANGLE, 2024



**AERIAL MAP**  
SCALE: 1" = 250'  
SOURCE: NEARMAP AERIAL IMAGERY, 2024

### SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	G-102
JURISDICTIONAL NOTES	G-103
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
OVERALL SITE PLAN	C-301
SITE PLAN A	C-302
SITE PLAN B	C-303
OVERALL GRADING PLAN	C-401
GRADING PLAN A	C-402
GRADING PLAN B	C-403
UTILITY PLAN	C-501
OVERALL EROSION AND SEDIMENT CONTROL PLAN	G-601
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	G-602
CONSTRUCTION DETAILS	C-901
CONSTRUCTION DETAILS	C-902
CONSTRUCTION DETAILS	C-903
CONSTRUCTION DETAILS	C-904
CONSTRUCTION DETAILS	C-905
CONSTRUCTION DETAILS	C-906
CONSTRUCTION DETAILS	C-907
OVERALL LANDSCAPE PLAN	L-101
LANDSCAPE PLAN A	L-102
LANDSCAPE PLAN B	L-103
LANDSCAPE NOTES AND DETAILS	L-104
LANDSCAPE DETAILS	L-105
OVERALL LIGHTING PLAN	L-201
LIGHTING PLAN A	L-202
LIGHTING PLAN B	L-203
LIGHTING DETAILS	L-204
FIRE TRUCK TURNING PLAN	EX-101
EXISTING CONDITIONS PLAN (BY ALLEN & MAJOR ASSOCIATES, INC.)	1 SHEET
ARCHITECTURAL DRAWINGS (BY CBT)	9 SHEETS

ISSUED FOR  
SITE PLAN REVIEW

PREPARED BY

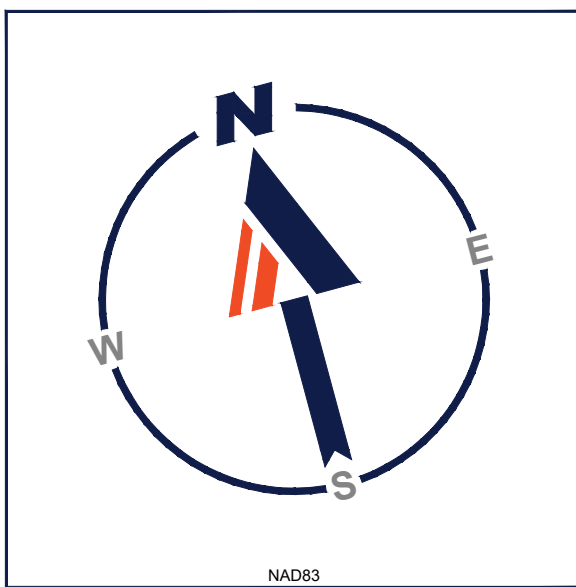
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GENERAL NOTE  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.

COVER SHEET

SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 04.25.2025

**C-101**



REVISIONS	#	DATE	DESCRIPTION

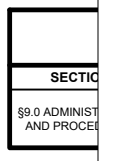


**TEAM HOYT  
COMMUNITY YMCA**

MEMORIAL DRIVE  
ASHLAND, MA

**cbt**

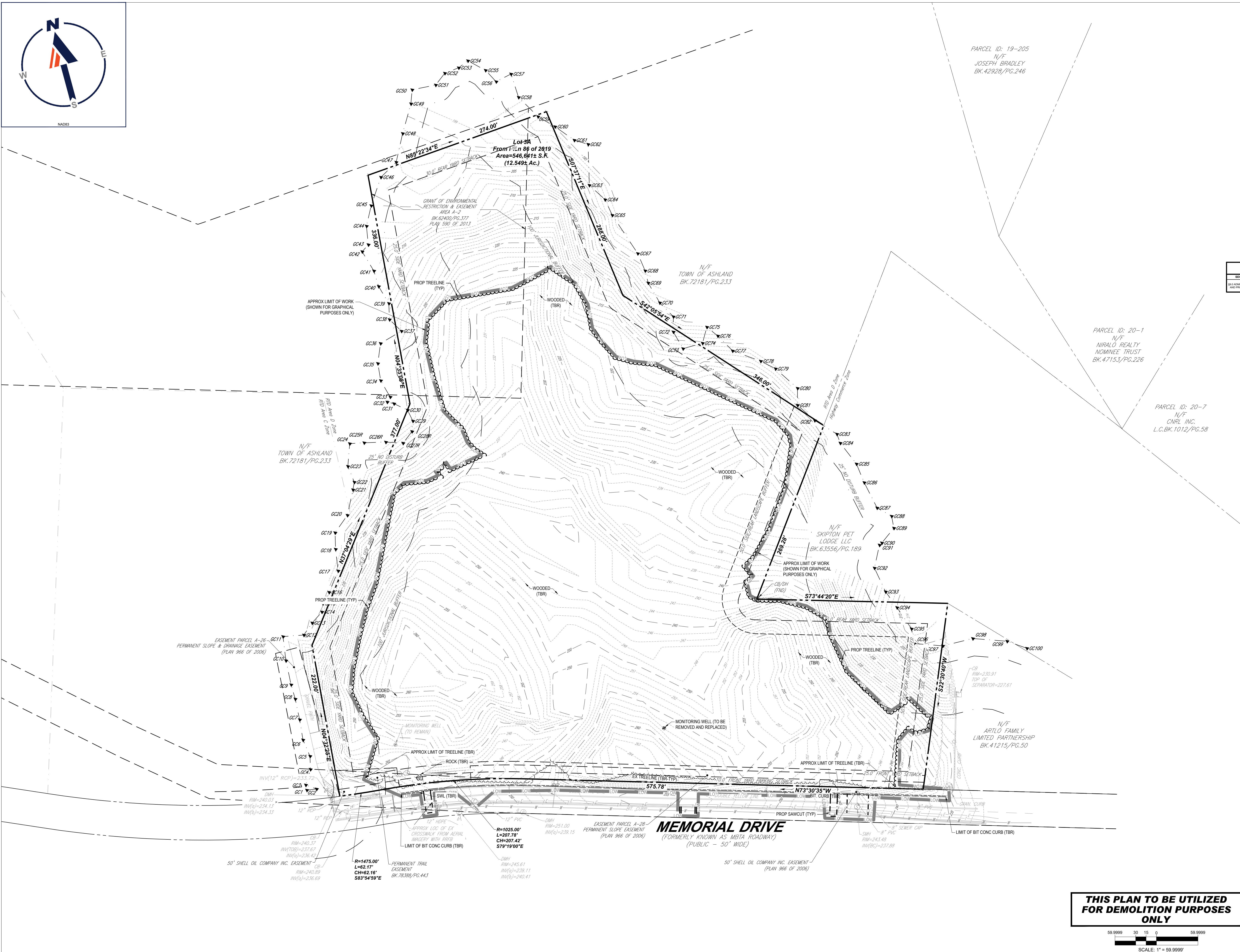
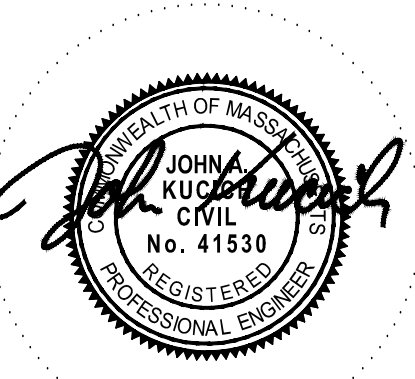
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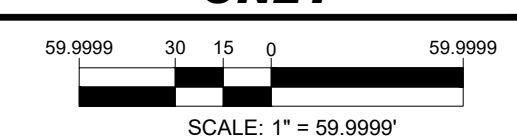


PARCEL ID: 19-205  
N/F  
JOSEPH BRADLEY  
BK. 42928/PG.246

PARCEL ID: 20-1  
N/F  
NIRALO REALTY  
NOMINEE TRUST  
BK. 47153/PG.226

PARCEL ID: 20-7  
N/F  
CNRL INC.  
L.C. BK. 1012/PG.58

**THIS PLAN TO BE UTILIZED  
FOR DEMOLITION PURPOSES  
ONLY**

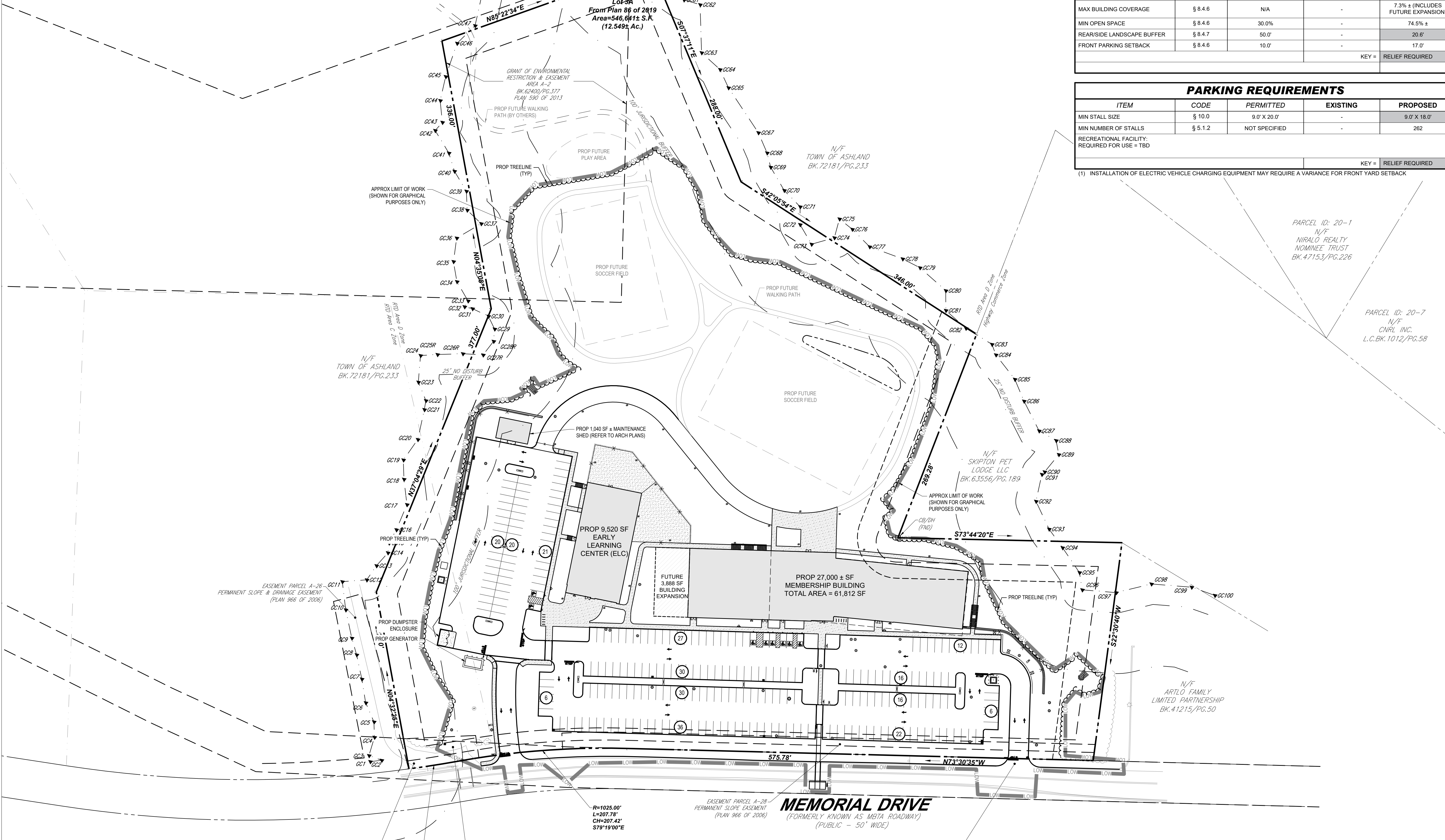
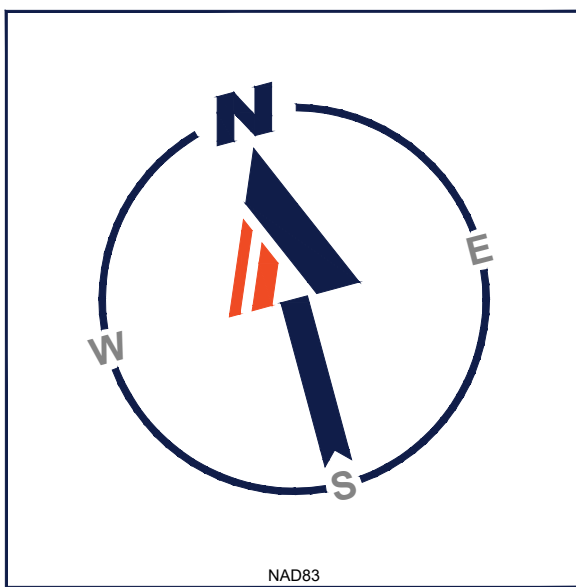


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EXISTING CONDITIONS/  
DEMOLITION PLAN

SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 04.25.2025

**C-201**



ZONING TABLE				
ZONE: RTD-D - RAIL TRANSIT DISTRICT D USE: RECREATIONAL FACILITY MAP: 13 LOT: 178				
BULK REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 8.4.6	30,000 SF (0.69 AC)	546,641 SF (12.55 AC)	NO CHANGE
MIN LOT FRONTAGE	§ 8.4.6	150.0'	845.7' ±	NO CHANGE
FRONT YARD	§ 8.4.6	25.0'	-	158.7' (1)
SIDE YARD	§ 8.4.6	25.0'	-	60.1'
REAR YARD	§ 8.4.6	30.0'	-	32.5'
MAX PERMITTED HEIGHT	§ 8.4.6	30.0' BY RIGHT OR 50' BY SPECIAL PERMIT	-	46'-5"
BUILDING SEPARATION	§ 8.4.6	20.0'	-	72.7'
MAX BUILDING COVERAGE	§ 8.4.6	N/A	-	7.3% ± (INCLUDES FUTURE EXPANSION)
MIN OPEN SPACE	§ 8.4.6	30.0%	-	74.5% ±
REAR/SIDE LANDSCAPE BUFFER	§ 8.4.7	50.0'	-	20.6'
FRONT PARKING SETBACK	§ 8.4.6	10.0'	-	17.0'
				KEY = RELIEF REQUIRED

PARKING REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	§ 10.0	9.0' X 20.0'	-	9.0' X 18.0'
MIN NUMBER OF STALLS	§ 5.1.2	NOT SPECIFIED	-	262
RECREATIONAL FACILITY: REQUIRED FOR USE = TBD				
				KEY = RELIEF REQUIRED

(1) INSTALLATION OF ELECTRIC VEHICLE CHARGING EQUIPMENT MAY REQUIRE A VARIANCE FOR FRONT YARD SETBACK

REVISIONS	
#	DESCRIPTION

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MEMORIAL DRIVE  
ASHLAND, MA

**cbt**  
One Constitution Road  
Suite 200  
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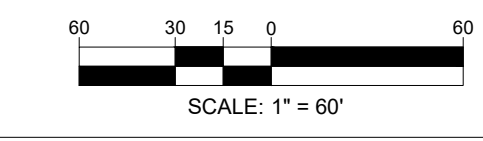
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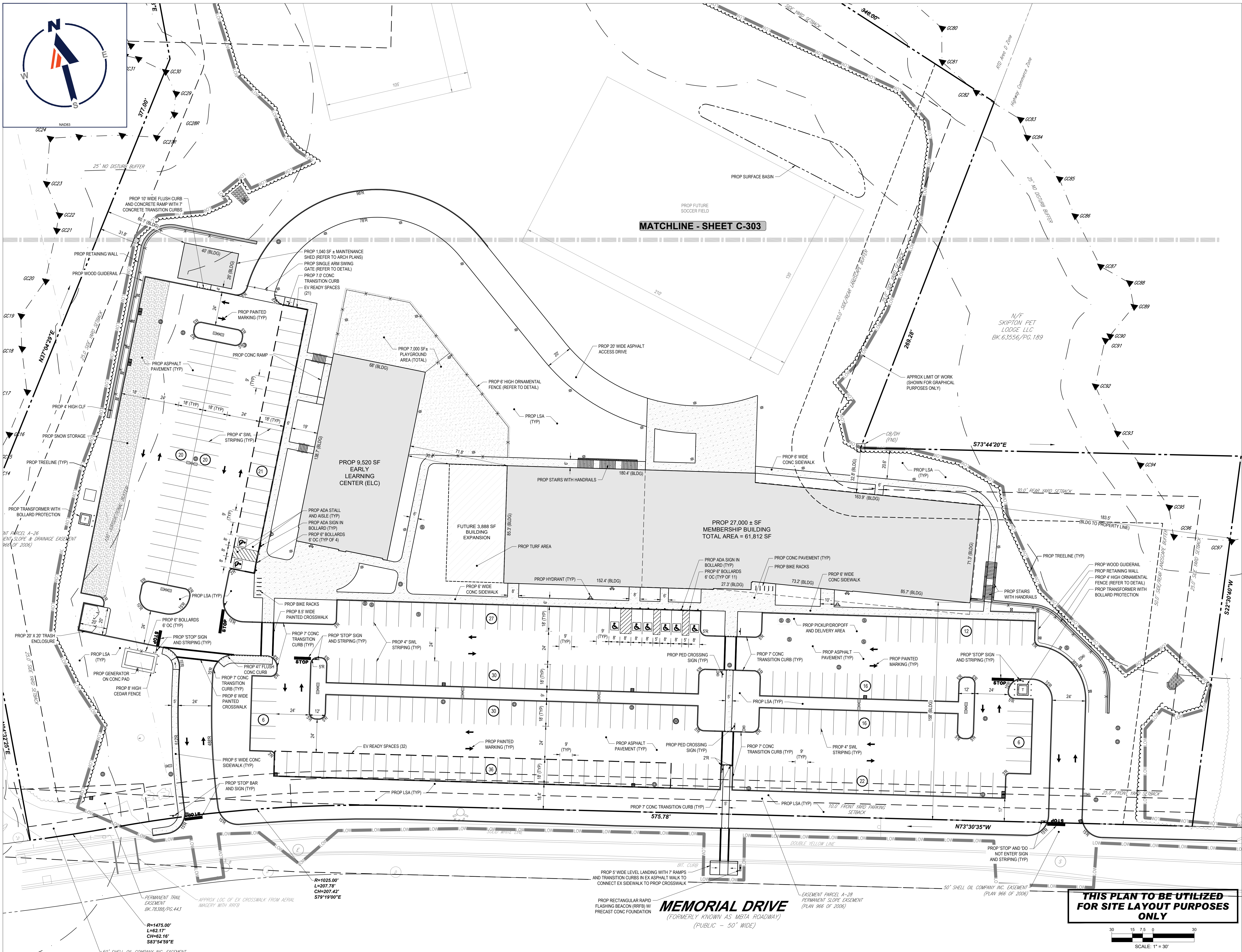
OVERALL SITE PLAN

**THIS PLAN TO BE UTILIZED  
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ONLY**



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MAA240220.01 04.25.2025

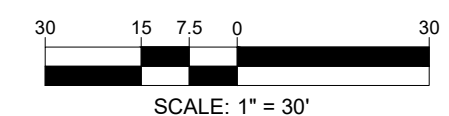
**C-301**



MATCHLINE - SHEET C-303

**MEMORIAL DRIVE**  
(FORMERLY KNOWN AS MBTA ROADWAY)  
(PUBLIC - 50' WIDE)

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**



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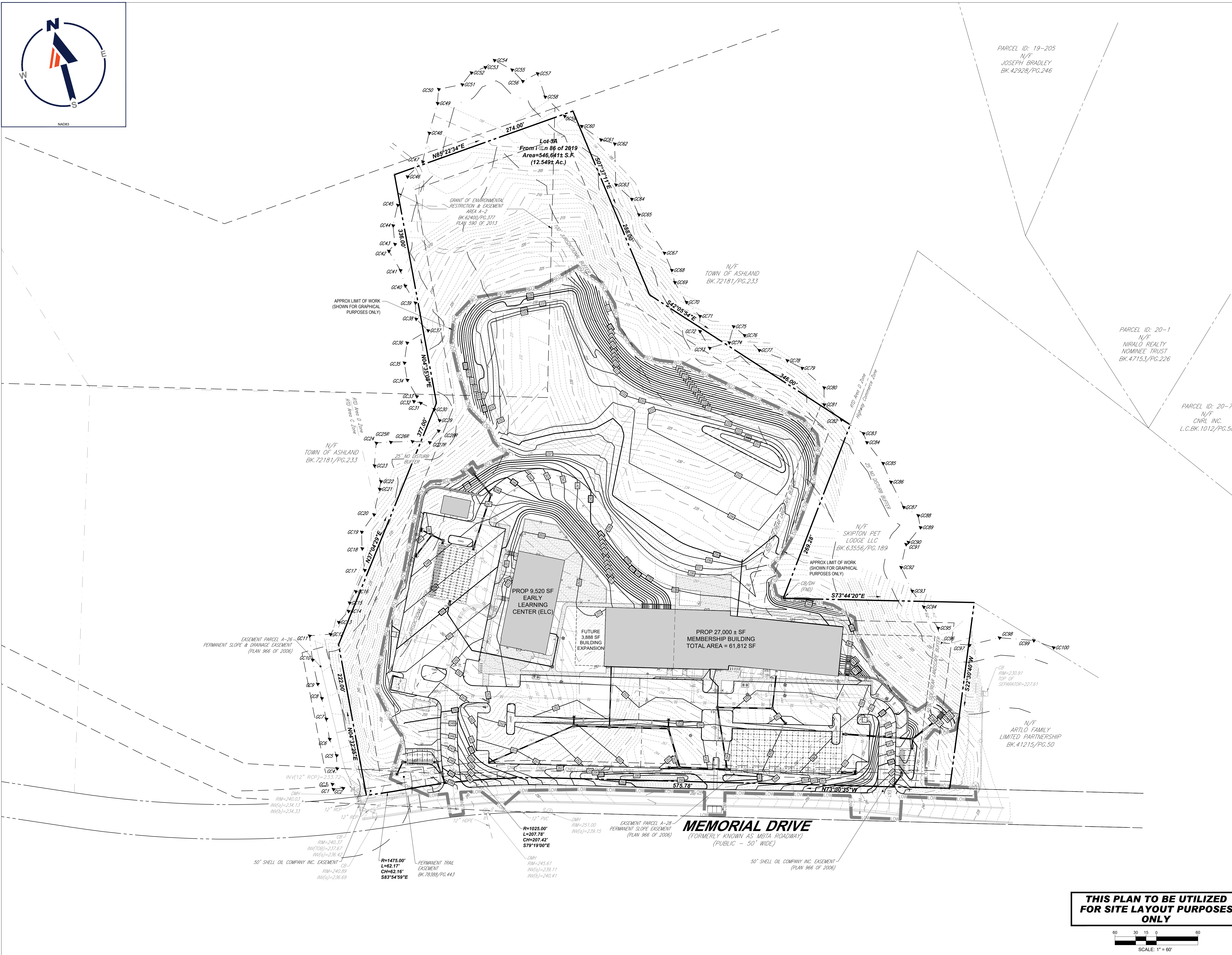
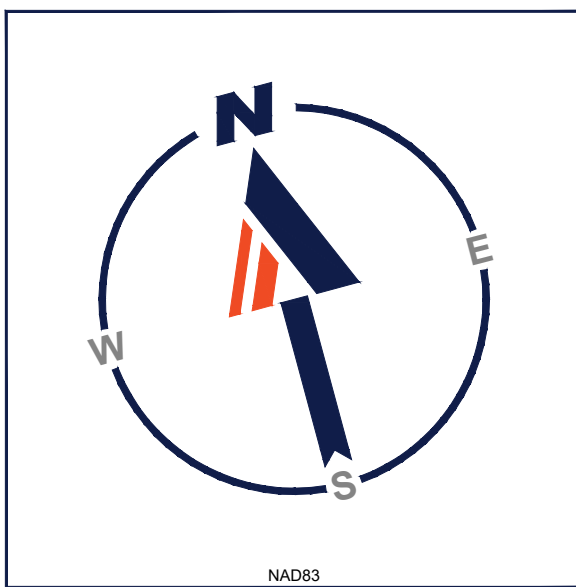
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SITE PLAN REVIEW

SITE PLAN A

SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 04.25.2025

**C-302**





PARCEL ID: 19-205  
N/F  
JOSEPH BRADLEY  
BK.42928/PG.246

PARCEL ID: 20-1  
N/F  
NIRALO REALTY  
NOMINEE TRUST  
BK.47153/PG.226

PARCEL ID: 20-7  
N/F  
CNRL, INC.  
L.C.BK.1012/PG.58

PARCEL ID: 20-1  
N/F  
SKIPTON PET  
LODGE LLC  
BK.63556/PG.189

PARCEL ID: 20-1  
N/F  
ARTLO FAMILY  
LIMITED PARTNERSHIP  
BK.41215/PG.50

REVISIONS	#	DATE	DESCRIPTION



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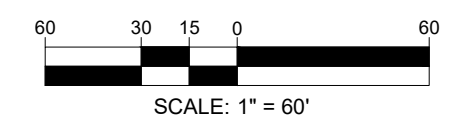
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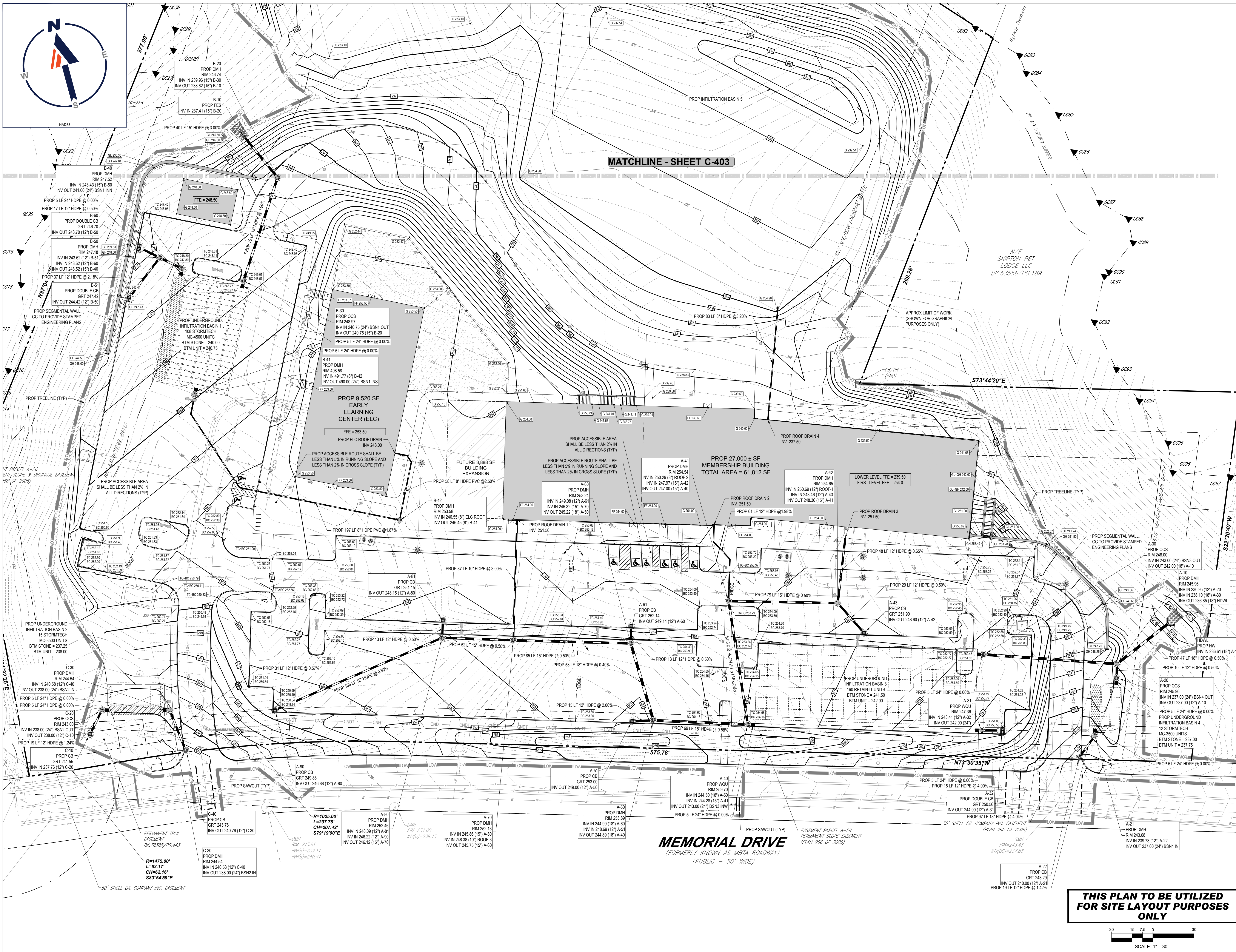
OVERALL GRADING  
AND DRAINAGE PLAN

**THIS PLAN TO BE UTILIZED  
FOR SITE LAYOUT PURPOSES  
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MAA240220.01 04.25.2025

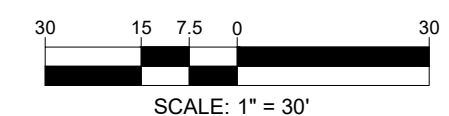
**C-401**



MATCHLINE - SHEET C-403

**MEMORIAL DRIVE**  
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GRADING AND  
DRAINAGE PLAN A

SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 04.25.2025

**C-402**



REVISIONS	#	DATE	DESCRIPTION



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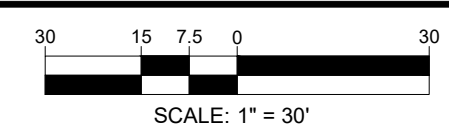
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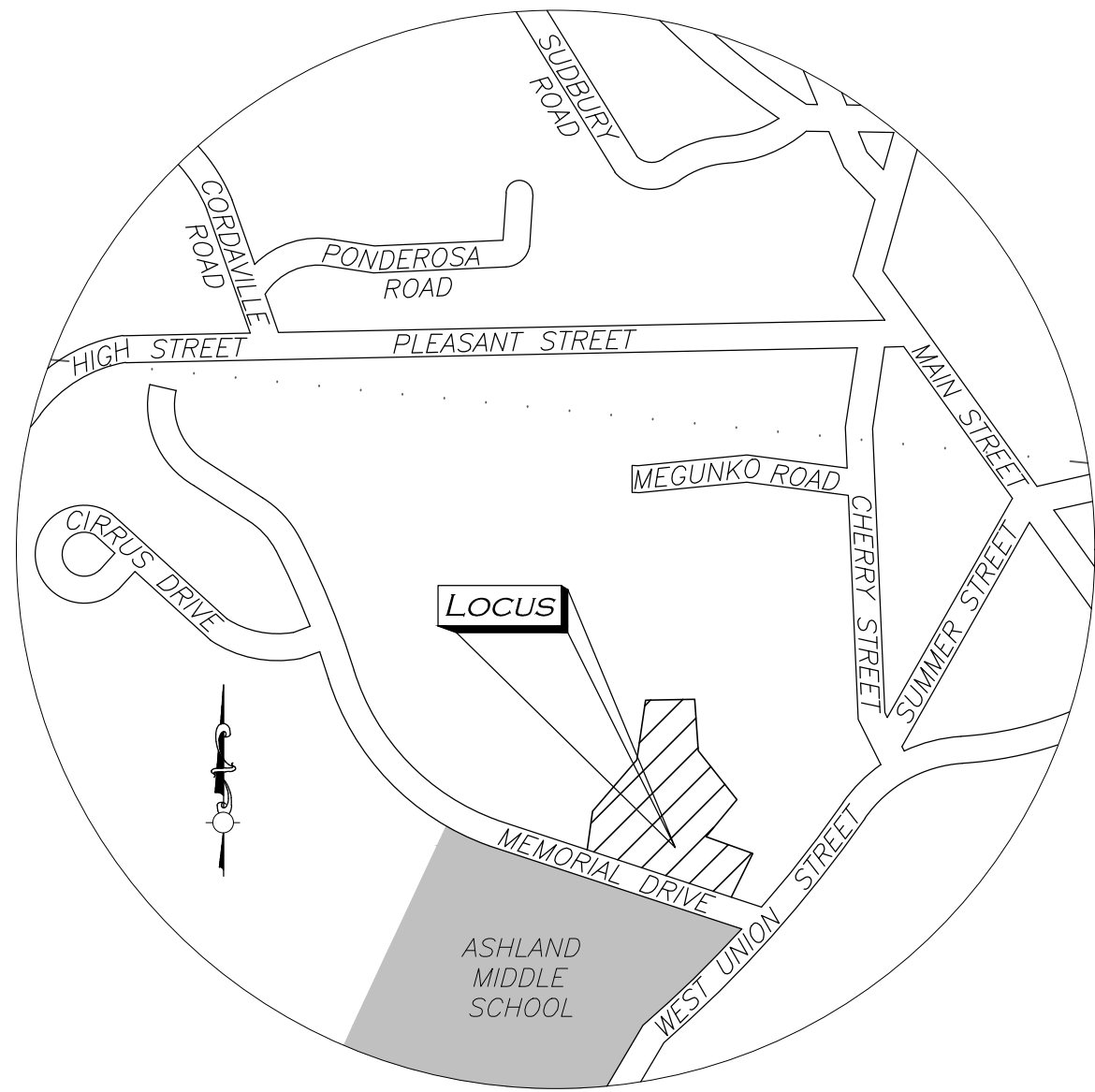


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GRADING AND  
DRAINAGE PLAN B

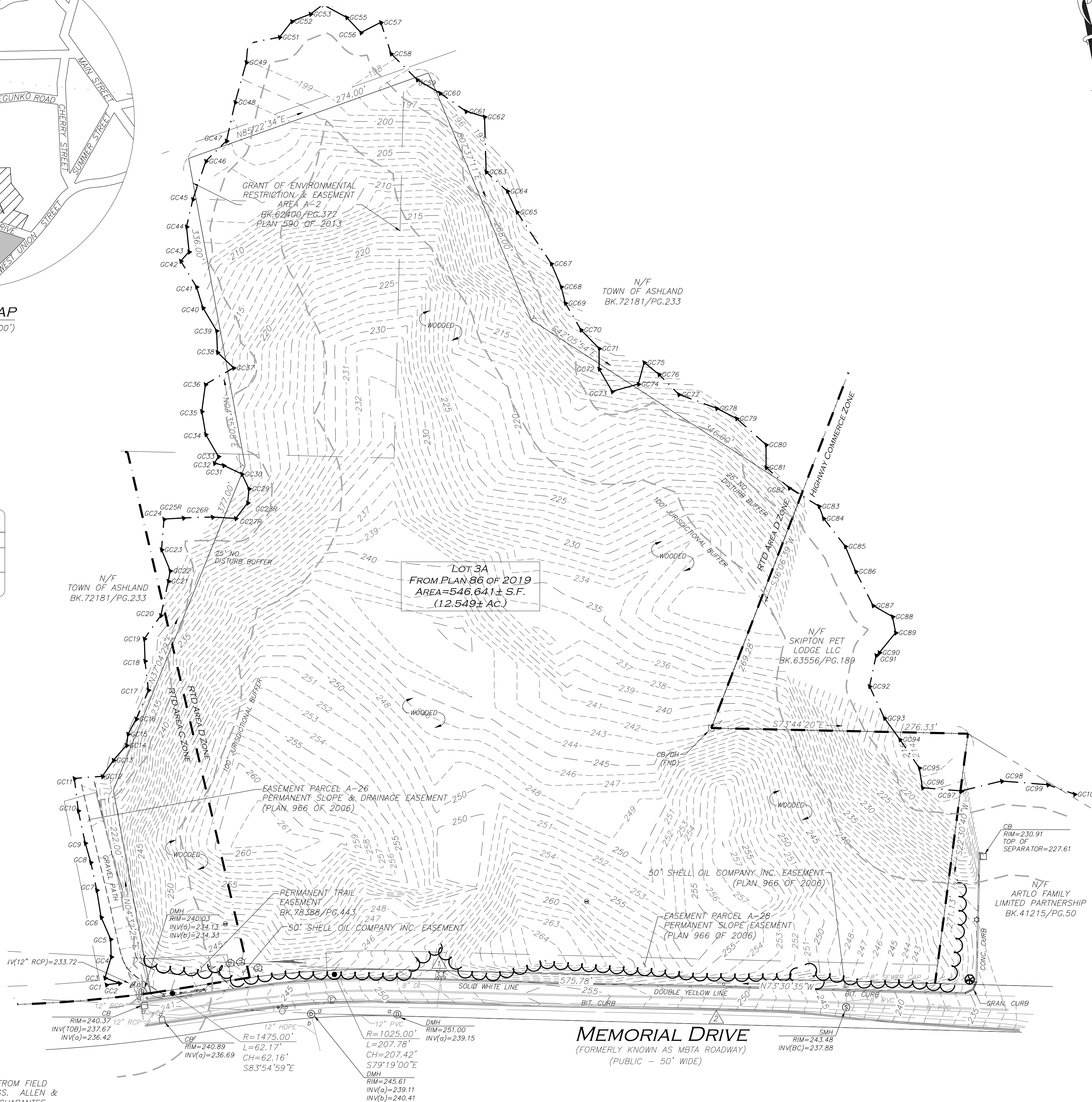
SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 04.25.2025

**C-403**



**LOCUS MAP**  
(SCALE: 1" = 1,000')

BENCHMARK SUMMARY		
TBM #	DESCRIPTION	ELEV.
1	X-CUT IN HYDRANT FLANGE BOLT	255.11
2	CHISEL SQUARE IN CONC. BASE	252.49



FOR REGISTRY USE ONLY

**LEGEND**

BOUND	□
DRAIN MANHOLE (DMH)	⊙
SEWER MANHOLE (SMH)	⊙
ELECTRIC MANHOLE (EMH)	⊙
CATCH BASIN (CB)	⊙
FIRE HYDRANT	⊙
WATER GATE	⊙
INVERT (INV)	⊙
LIGHT	⊙
SIGN	⊙
MONITOR WELL	⊙
WETLAND FLAG	▲A31
WETLAND AREA	▨
WETLAND	▨
EASEMENT LINE	---
1' CONTOUR	---
5' CONTOUR	---
PROPERTY LINE	---
ABUTTERS LINE	---
TREE LINE	---
EDGE OF GRAVEL	---
CURB	---
GUARDRAIL	---
ZONE LINE	---
WATER LINE	---
SEWER LINE	---
DRAIN LINE	---
ELECTRIC LINE	---
COMMUNICATION LINE	---
BITUMINOUS	---
CONCRETE	---
GRANITE	---
BOTTOM CENTER	---
REINFORCED CONCRETE PIPE	---
POLYVINYL CHLORIDE PIPE	---
DUCTILE IRON PIPE	---
HIGH DENSITY POLYETHYLENE PIPE	---
CONC. BOUND W/DRILL HOLE	---
FOUND	---
NOW OR FORMERLY	---
BOOK	---
PAGE	---
LAND COURT	---
LAND COURT CASE	---

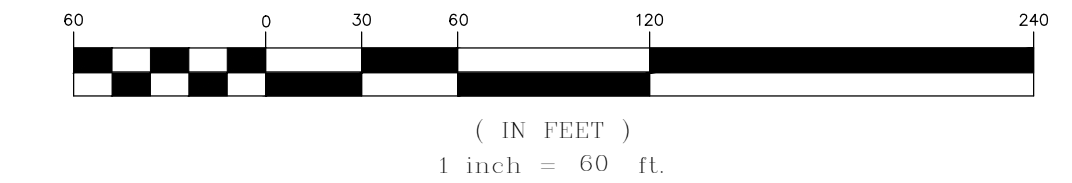
**LOCUS REFERENCES**

- TOWN OF ASHLAND ASSESSORS PARCEL 14-13-178
- DEED BOOK 72175, PAGE 540
- PLAN 86 OF 2019
- OWNER OF RECORD: METROWEST YMCA

**NOTES**

- NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
- BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
- VERTICAL DATUM IS NAVD 88.
- CONTOUR INTERVAL IS ONE FOOT (1').
- EASEMENTS AFFECTING OR IN THE VICINITY OF LOT 3A ARE SHOWN HEREON. SEE PLAN 966 OF 2006 FOR ADDITIONAL EASEMENTS OF RECORD AFFECTING LOT 38.
- WETLAND LINE SHOWN HEREON DELINEATED BY GODDARD CONSULTING LLC AND FIELD LOCATED BY ALLEN & MAJOR ASSOCIATES, INC.

**GRAPHIC SCALE**



**UTILITY STATEMENT**

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**WE HEREBY CERTIFY THAT:**

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN DECEMBER 10, 2018 AND SEPTEMBER 23, 2021, MOST RECENTLY REVISED WETLAND FLAGS WERE LOCATED IN JANUARY OF 2025. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988. ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF ASHLAND ASSESSOR'S INFORMATION. THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

APPLICANT/OWNER:  
YMCA METRO-WEST  
280 OLD CONNECTICUT PATH  
FRAMINGHAM, MA 01701

PROJECT:  
30 MEMORIAL DRIVE  
ASHLAND, MA

PROJECT NO. 2591-01C DATE: 2/06/25

SCALE: 1" = 60' DWG. NAME 2591-01B-EC

DRAFTED BY: KAC/AJR CHECKED BY: AJR

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil & structural engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com  
100 COMMERCE WAY  
WOBUEN MA 01801-8501  
TEL: (781) 935-6889  
FAX: (781) 935-2896

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EXISTING CONDITIONS V-101

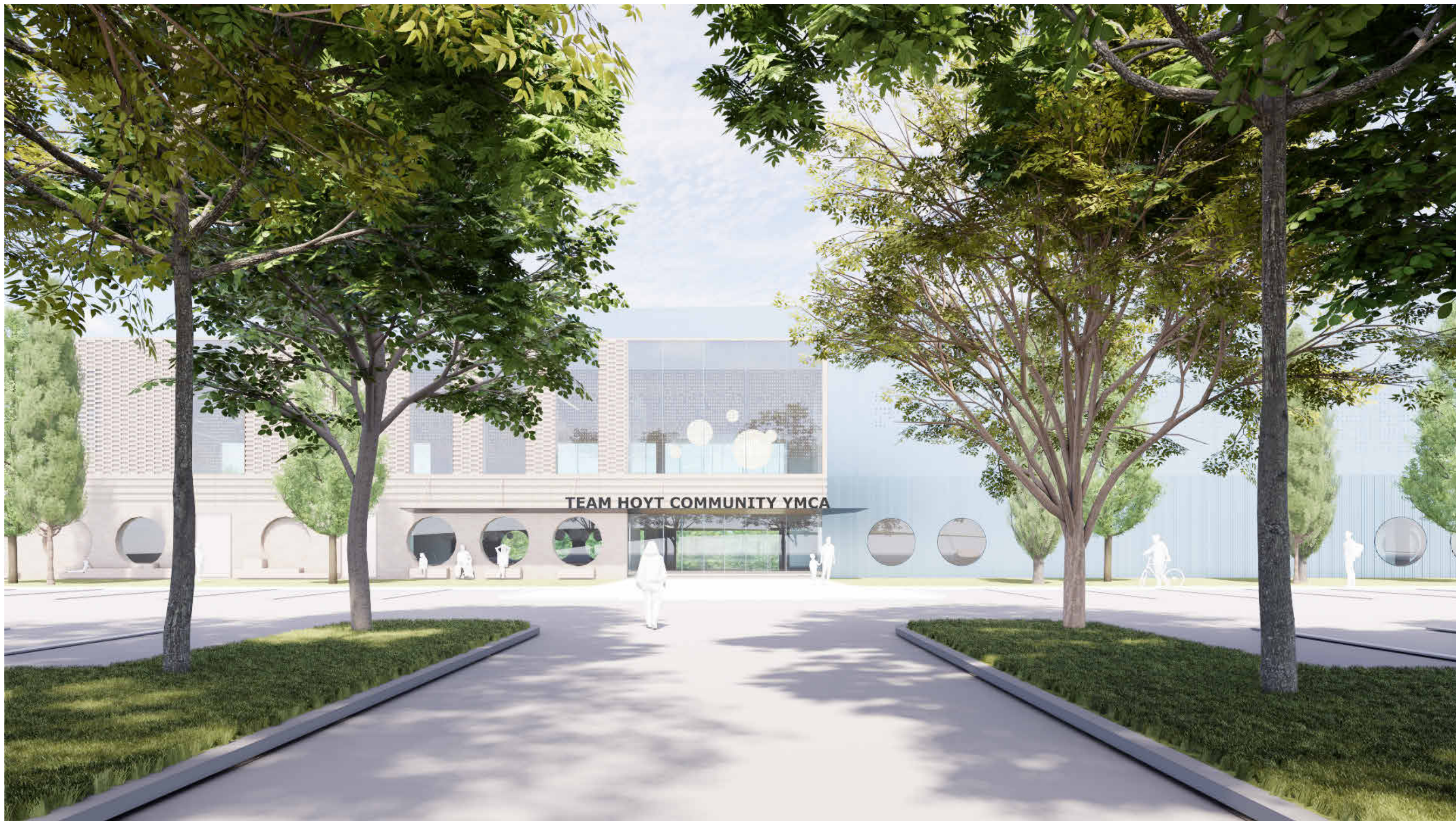
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cbtarchitects.com  
617.262.4354



MAIN ENTRANCE APPROACH FROM PARKING- SOUTH SIDE



NORTH SIDE



VIEW FROM ENTRANCE OFF MEMORIAL DRIVE- SOUTH EAST CORNER

SITE PLAN REVIEW



EXTERIOR  
RENDERINGS (FOR  
REFERENCE)

SCALE PROJECT # DATE ISSUED  
249037.00 04.25.2025

**A2.0**

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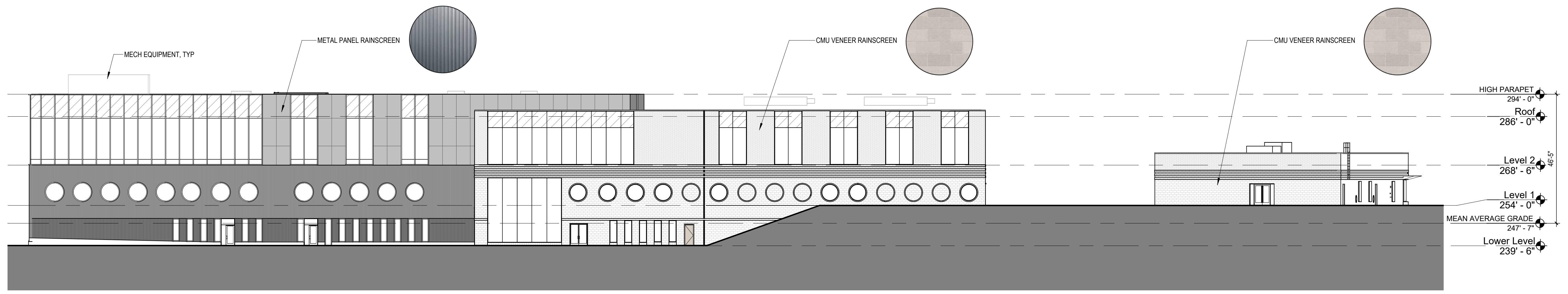


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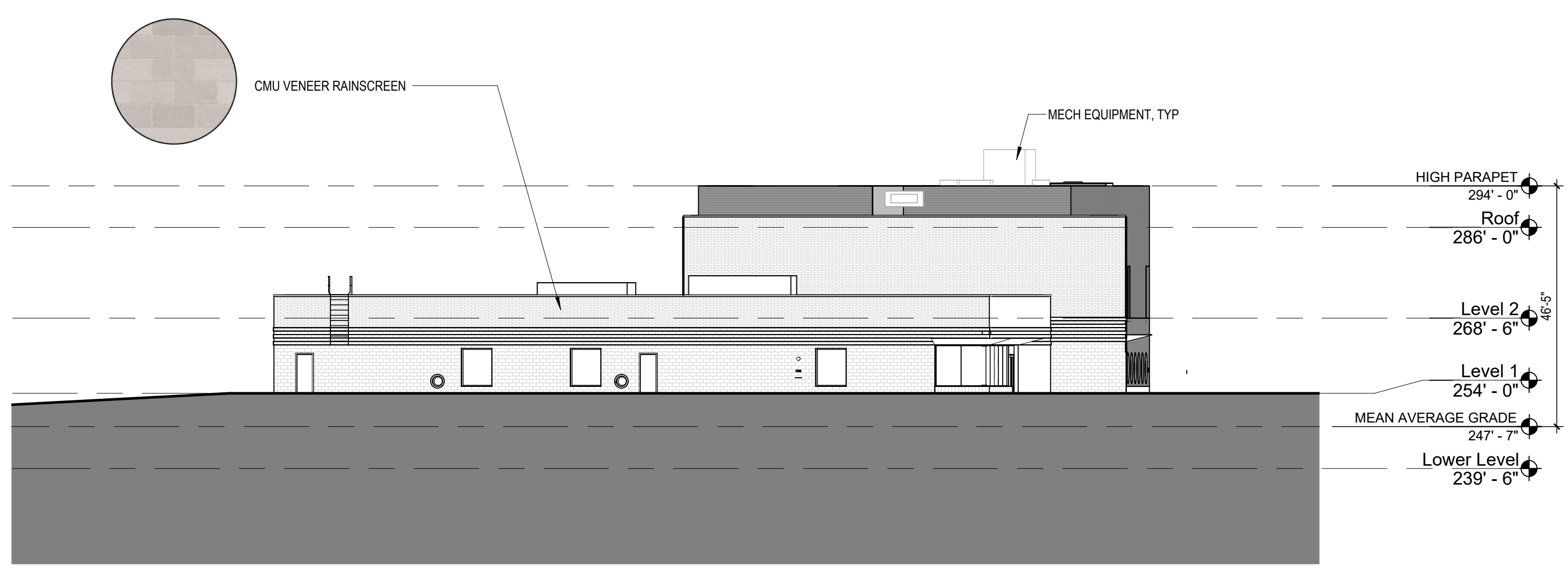
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**EXTERIOR MATERIAL LEGEND**

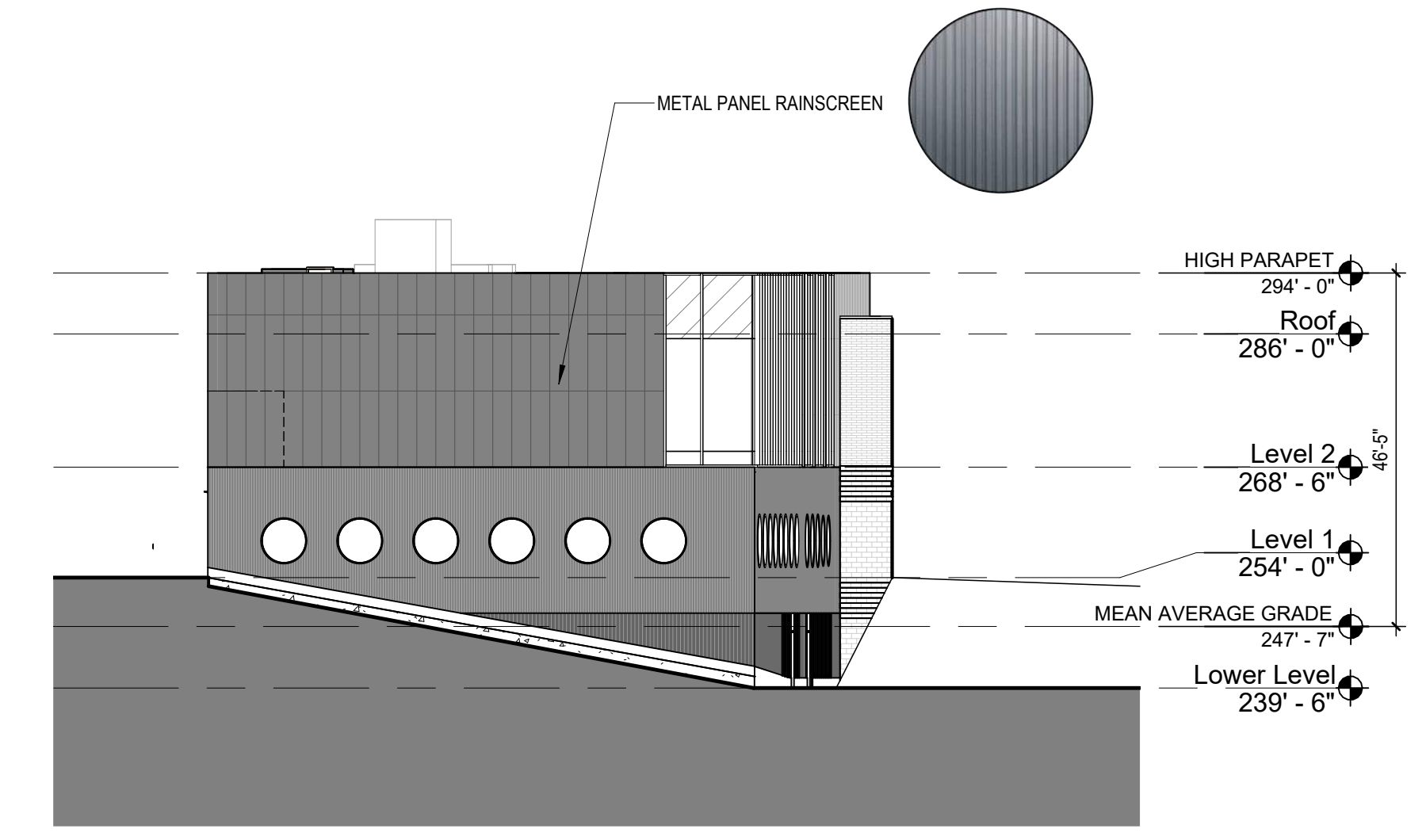
	CMU01 - CMU VENEER
	CMU02 - CMU VENEER - TEXTURED
	GL01 - INSULATED GLAZING UNIT
	SBX01 - SHADOW BOX
	MP01 - ALUMN PLATE PANEL
	MP02 - PERFORATED ALUMN PLATE PANEL
	MP03 - CORRUGATED ALUMN PLATE PANEL
	MP04 - CORRUGATED ALUMN PLATE PANEL



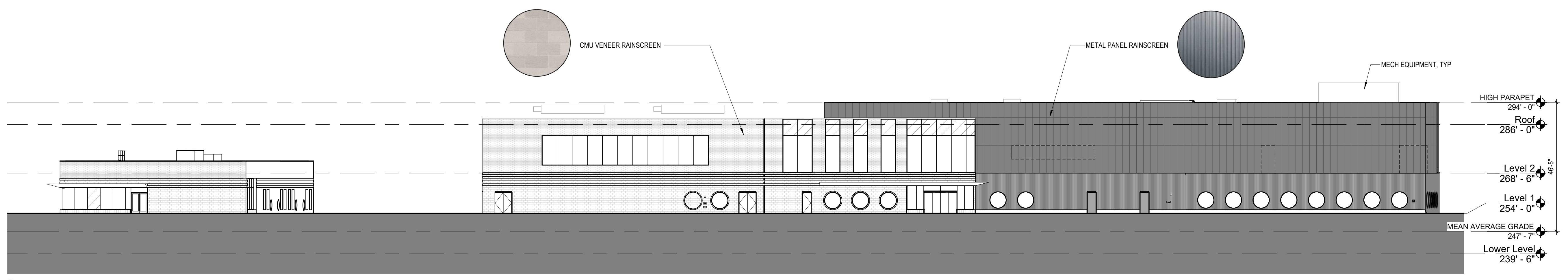
**4** OVERALL NORTH ELEVATION  
1" = 20'-0"



**3** OVERALL WEST ELEVATION  
1" = 20'-0"



**2** OVERALL EAST ELEVATION  
1" = 20'-0"



**1** OVERALL SOUTH ELEVATION  
1" = 20'-0"

**SITE PLAN REVIEW**



**OVERALL ELEVATIONS**

SCALE: As indicated  
PROJECT #: 249037.00  
DATE ISSUED: 04.25.2025

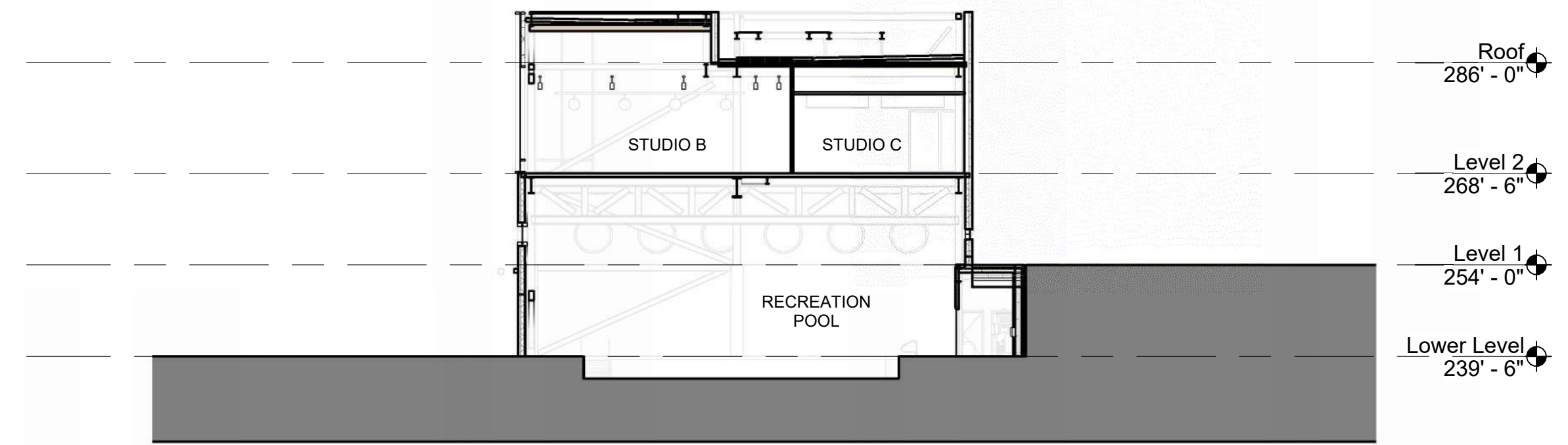
**A2.1**

REVISIONS		
#	DATE	DESCRIPTION

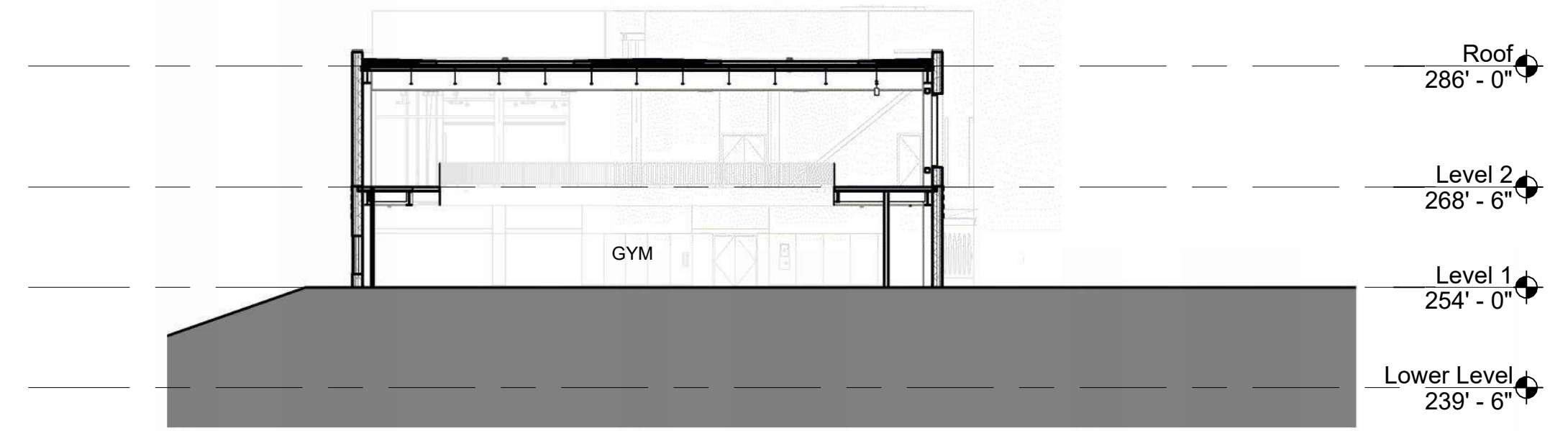


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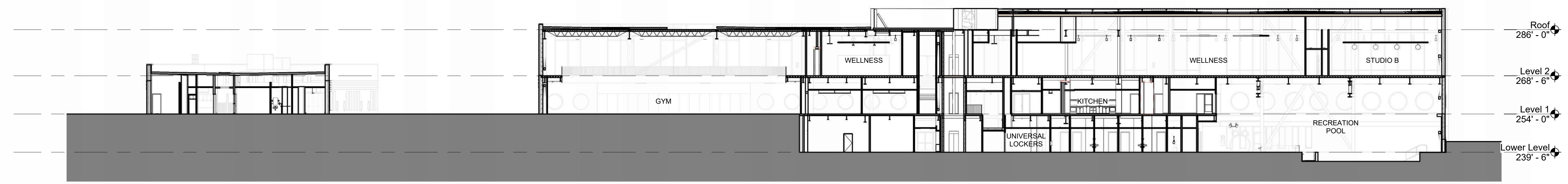
4 NORTH SOUTH SECTION 3  
 1" = 20'-0"



3 NORTH SOUTH SECTION 2  
 1" = 20'-0"



2 NORTH SOUTH SECTION 1  
 1" = 20'-0"



1 EAST WEST SECTION  
 1" = 20'-0"

SITE PLAN REVIEW



OVERALL SECTIONS

SCALE 1" = 20'-0" PROJECT # 249037.00 DATE ISSUED 04.25.2025

**A3.0**