

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

March 9, 2026

PROJECT TEAM

Civil Engineer | Landscape Architect



LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
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Project Surveyor

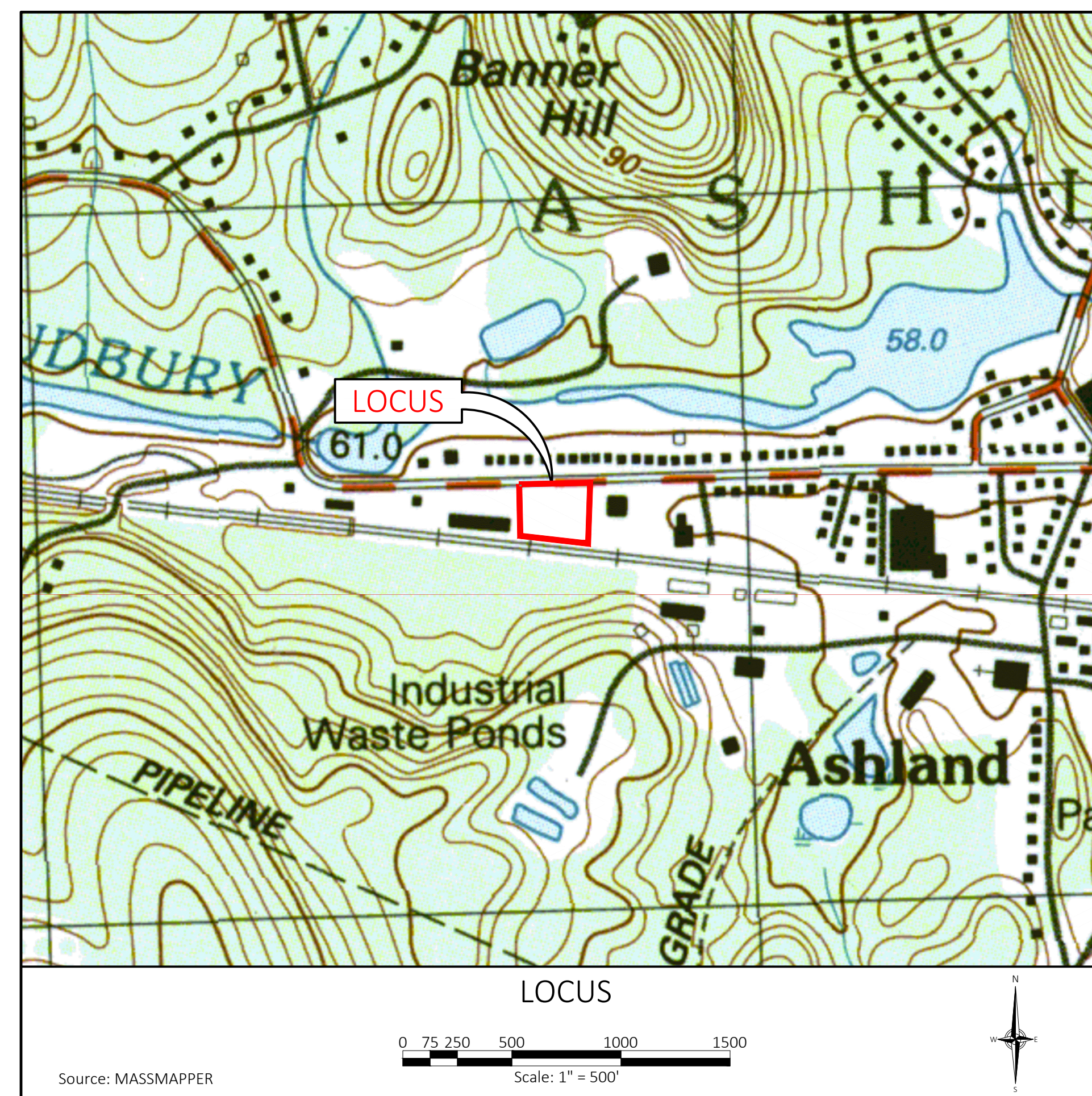
RealMapInfo LLC
420 Lakeside Avenue, Suite 403
Marlborough, MA 01752

PROJECT OWNER

Metrowest Facilities LLC
350 Pleasant Street, MA 01721

PROJECT APPLICANT

Metrowest Facilities LLC
350 Pleasant Street, MA 01721



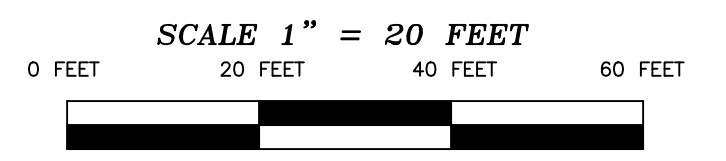
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GRID NORTH MASS.
STATE PLANE COORD
SYSTEM NAD83 NAVD 1988



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

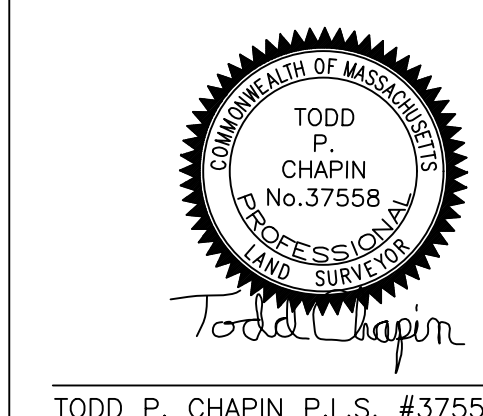
DEED BOOK 63166 PAGE 16
LAND COURT PLAN NO. 6654C

RECORDED @ MIDDLESEX COUNTY REG. DEEDS

EXISTING CONDITIONS
PLAN OF LAND IN
ASHLAND, MASS

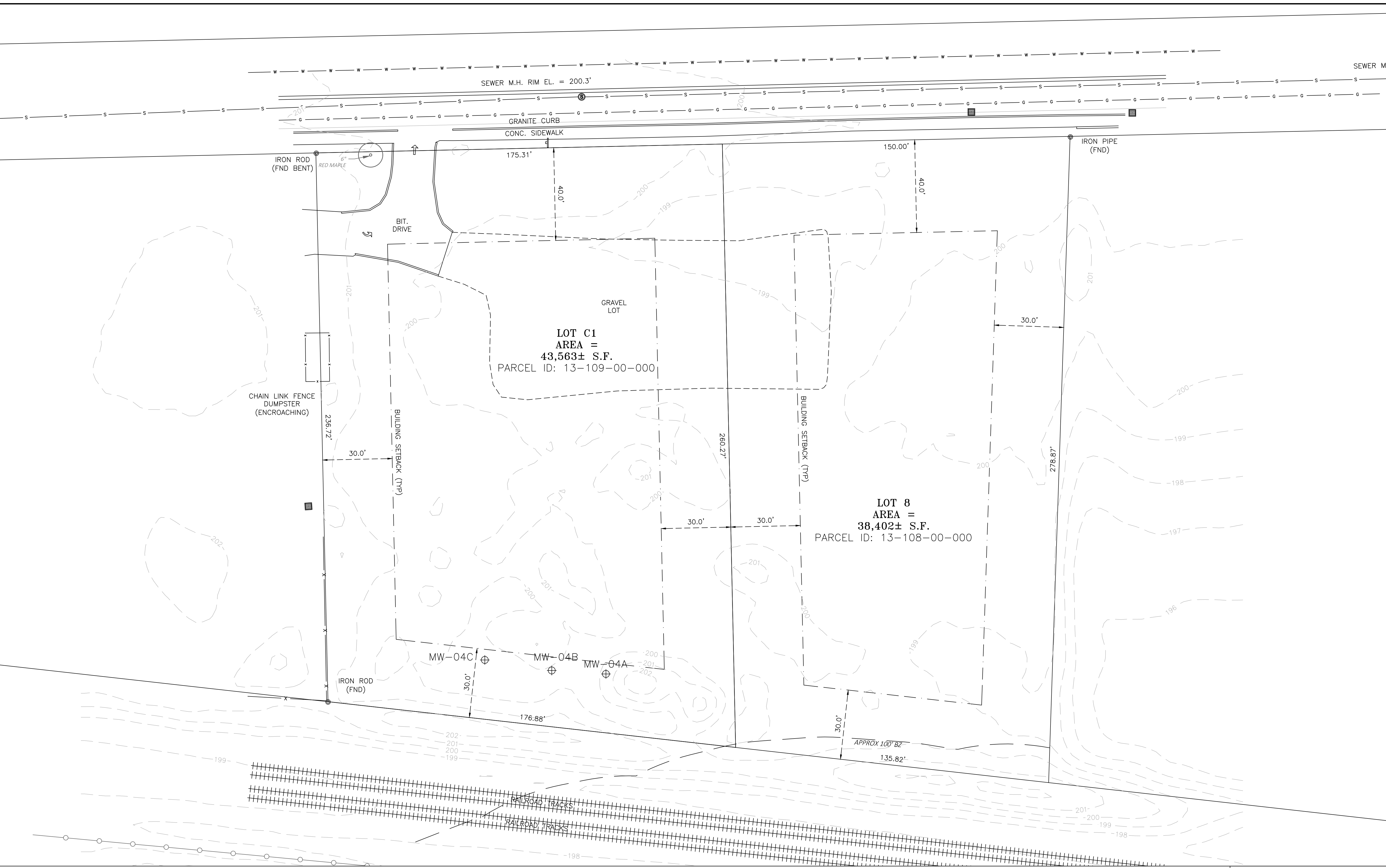
SCALE: 1"=20' DATE: 10/25/2024

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

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

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 OF 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 WATERS 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.
6. 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.
7. 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).
8. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS FOR THE DURATION OF CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES, SWALES, AND PIPES ARE CLEAR OF DEBRIS AND THAT EROSION CONTROL BARRIERS ARE INTACT. EROSION CONTROL BARRIERS SHALL BE CLEANED AND MAINTAINED AS REQUIRED TO ENSURE FUNCTIONALITY.
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, SEEDED, 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 SEEDED 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 AREA(S).
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 DEMARCATION (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 BASINS 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.
2. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF WALL AND CENTERLINE OF PAVEMENT MARKINGS UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES TO THE PROJECT ENGINEER.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING.
5. 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.
6. 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.
7. ALL PAVEMENT MARKINGS INCLUDING PARKING SPACES AND CROSSWALKS SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
8. 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 SUBJECT PROPERTY IS LOCATED IN THE GROUNDWATER USE RESTRICTION SECTOR. THEREFORE, WELLS FOR THE PURPOSE OF POTABLE WATER SUPPLY OR IRRIGATION SHALL NOT BE PERMITTED.
2. 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.
3. 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.
4. CONTRACTOR SHALL CONFIRM DEPTH(S) OF PERTINENT UTILITIES BY TEST PIT AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE PROJECT SURVEYOR AND ENGINEER.
6. PROVIDE CRIBBING TO PROTECT UTILITY LINES DURING CONSTRUCTION AS NECESSARY.
7. 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.
8. ALL DRAIN PIPE SHALL BE CLASS III RCP (ASTM C76) OR SMOOTH INTERIOR CORRUGATED POLYETHYLENE (CPE TYPE S; AASHTO M252 OR M294), UNLESS OTHERWISE NOTED. PIPE LENGTHS ARE MEASURED CENTER-OF-STRUCTURE TO CENTER-OF-STRUCTURE.
9. ALL WATER MAIN PIPE AND FITTINGS SHALL BE CLDI CLASS 52 (AWWA C151, C110 & C104) WITH RUBBER GASKETED JOINTS (AWWA 111), 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.
10. 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).
11. 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.
12. PROPOSED GAS, ELECTRIC, TELECOMMUNICATIONS, AND CABLE TV DEPICTED IS SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANY FOR FINAL PLANS AND SPECIFICATIONS.
13. CONTRACTOR SHALL COORDINATE CONNECTION TO MUNICIPAL FIRE ALARM.
14. ALL UTILITIES INCLUDING CONCRETE PADS ARE TO BE INSTALLED PER UTILITY COMPANY OR LOCAL DPW STANDARDS AS APPLICABLE.
15. ALL UTILITY COVERS, GRATES, HATCHES, ETC., SHALL BE FLUSH WITH THE PAVEMENT FINISHED GRADE.
16. EXISTING PAVEMENT SHALL BE SAW CUT AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
17. FINAL GRADES SHALL BE PITCHED EVENLY BETWEEN SPOT ELEVATIONS AND ALL AREAS SHALL BE GRADED TO DRAIN WITH NO PUDDLING OR PONDING.
18. 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.
19. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE (1.5% MINIMUM) AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
20. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION (PER 521 CMR 23.4.3).
21. 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).
22. RIPRAP APRONS SHALL BE PROVIDED AT ALL FLARED ENDS AND HEADWAYS.
23. 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.
24. 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 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 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, SHREDED PINE BARK MULCH UNLESS OTHERWISE SPECIFIED. PRIOR TO SPREADING MULCH, APPLY A WEED PRE-EMERGENT SUCH AS "PREEN" 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

ACRES	AC.
BITUMINOUS CONCRETE	BIT. CONC.
CONCRETE	CONC.
DIAMETER	DIA.
FOUND	FND
LINEAR FEET	L.F.
MAINTAIN AND PROTECT	M&P
NOT TO SCALE	N.T.S.
NOW OR FORMERLY	N / F
PLUS OR MINUS	±
SQUARE FEET	S.F.
REMOVE AND DISPOSE	R&D
REMOVE AND REPLACE	R&R
REMOVE AND STOCKPILE	R&S
VERIFY IN FIELD	V.I.F.

LEGEND

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	BFE=100.00
CONTOUR - MINOR	- - - - 99 - - - -
CONTOUR - MAJOR	- - - - 100 - - - -
CURB - BOTTOM OF CURB	BCx100
CURB - TOP OF CURB	TCx100
FINISH FLOOR ELEVATION	FFE=100.00
FOUNDATION - TOP OF FOUNDATION	TOF=100.00
GARAGE FLOOR ELEVATION	GFE=100.00
HIGH POINT	HPx100
LOW POINT	LPx100
SPOT ELEVATION	x100.00
TREELINE	
WALL - BOTTOM OF WALL	BWx100
WALL - TOP OF WALL	TWx100
MATERIALS	
BOLLARD POST	• BP
BUILDING	
BUILDING - DOOR	OHD
BUILDING - OVERHEAD DOOR	
BUILDING - OVERHANG	
CAPE COD BERM	CCB
CURB - BITUMINOUS CONCRETE	BCC
CURB - CONCRETE	CC
CURB - HAUNCHED	HCC
CURB - SLOPED GRANITE	SGC
CURB - VERTICAL GRANITE	VGC
EDGE OF PAVEMENT	EOP
FENCE - CHAIN LINK	CLC
FENCE - POST & RAIL	PRC
FENCE - STOCKADE	SC
GUARDRAIL - STEEL	SGR
GUARDRAIL - STEEL BACK WOODEN	SBWG
GUARDRAIL - WOODEN	WGR
HANDICAP ACCESSIBLE PARKING SPACE	
HANDICAP ACCESSIBLE RAMP	
HANDRAIL - STEEL	SHR
HANDRAIL - WOODEN	WHR
LIGHTPOLE	
RIPRAP	
SIGN	
WALL - CONCRETE	
WALL - HEAD	
WALL - RAILROAD TIE	
WALL - STONE	
WALL - WING	
MONITORING & TESTING	
MONITORING WELL	• MW
PERCOLATION TEST	▶ PT-##
TEST PIT	■ TP-##
UTILITIES & DRAINAGE	
ELECTRIC & COMMUNICATION	
ELECTRIC BOX	
ELECTRIC, COMMUNICATION & DATA LINE	— UGE — UGE —
ELECTRIC MANHOLE	• EMH
OVERHEAD WIRE	— OHW — OHW —
TELEPHONE MANHOLE	• TMH
TRANSFORMER	
UTILITY POLE	• UP
GAS	
GAS LINE	— G — G — G —
GAS METER	• GM
GATE VALVE	• GV
SANITARY SEWER & WASTEWATER	
FORCEMAIN	— FM — FM — FM —
SANITARY SEWER LINE	— S — S — S —
SANITARY SEWER SERVICE	— SS — SS — SS —
SANITARY SEWER MANHOLE	• SMH
STORMWATER	
AREA DRAIN	• AD
CATCH BASIN	• CB
CATCH BASIN - D-TYPE	• CB D-TYPE
CATCH BASIN - DOUBLE	• DCB
CATCH BASIN - LEACHING	• LCB
CATCH BASIN - ROUND	• CB
DROP INLET	• DI
DRAINLINE	— D — D — D —
DRAIN MANHOLE	• DMH
FLARED END	▶ FE
FOUNDATION DRAIN	— FD — FD — FD —
INVERT	IN=100.00
OUTLET CONTROL STRUCTURE	□ OCS
RIM	R=100.00
ROOF DRAIN	— RD — RD — RD —
WATER & APPURTENANCES	
HYDRANT	• HYD
GATE VALVE	• GV
REDUCER	
TEE	
WATER LINE	— W — W — W —
WATER SERVICE	— WS — WS — WS —
WATER SHUT OFF	• WSO
WELL	• W



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Metrowest Facilities LLC
350 Pleasant Street
Ashland, MA 01721

Project Applicant:

Metrowest Facilities LLC
350 Pleasant Street
Ashland, MA 01721

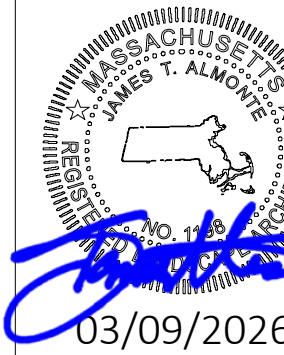
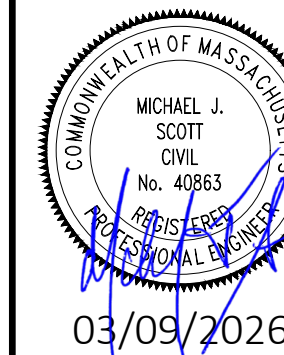
Project Title:

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

Sheet Title:

GENERAL NOTES AND LEGEND

Local Permitting



03/09/2026	03/09/2026
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2 03/09/2026 PEER REVIEW COMMENTS

1 06/09/2025 TOWN COMMENTS

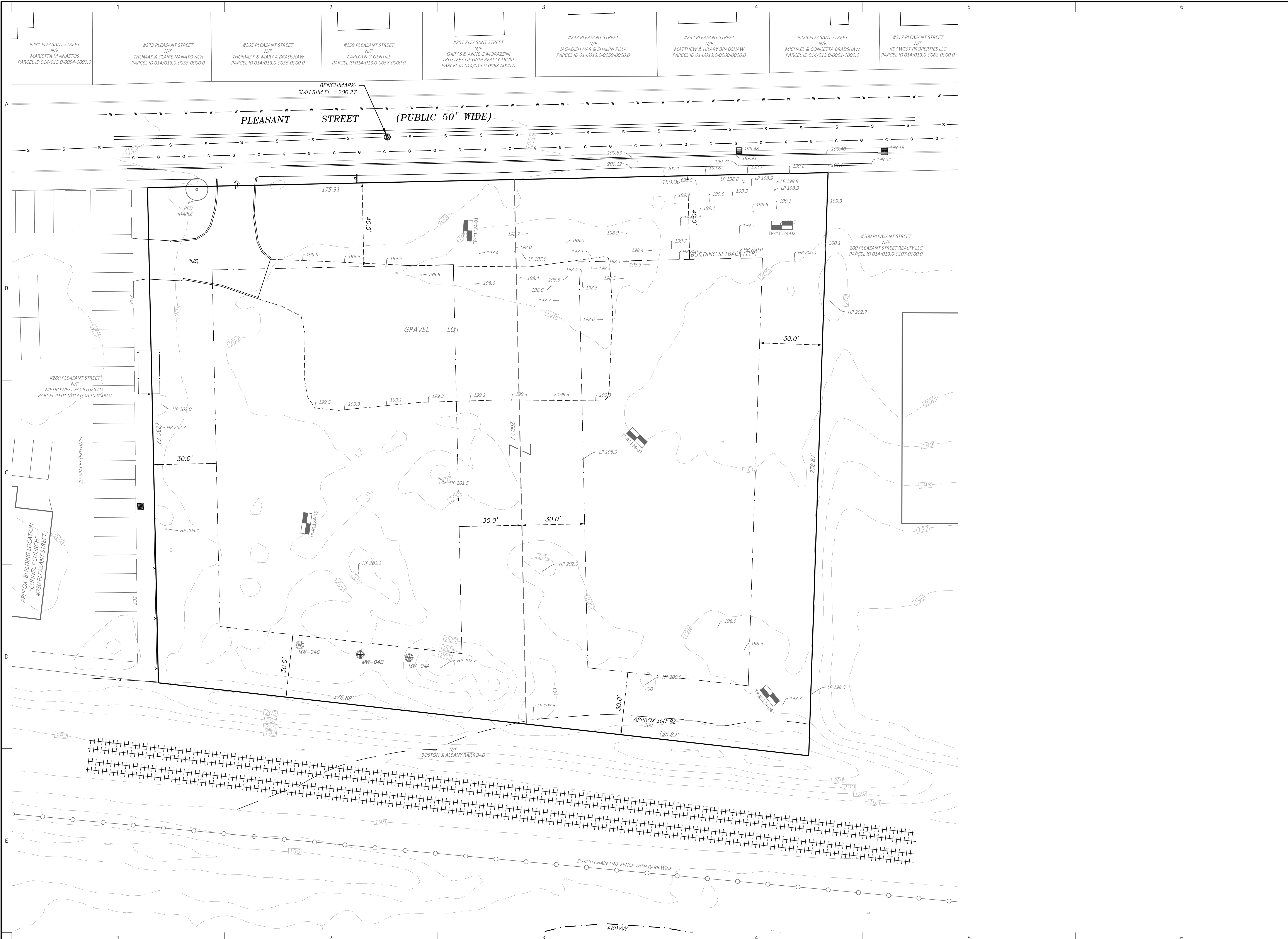
No: Date: Revision | Issue:

Drawn By: CMP/ESM Checked By: WMB

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

Sheet No.:

C-001

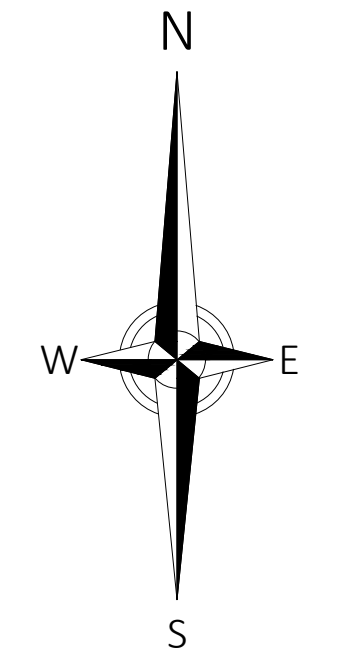


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Project Applicant:
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Project Title:
240 & 260 Pleasant Street
 Ashland, MA (Middlesex County)

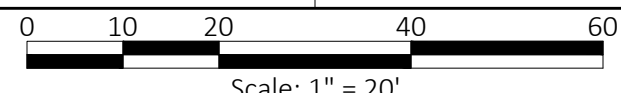
Sheet Title:
EXISTING CONDITIONS PLAN (COMPILED)

Local Permitting

2	03/09/2026	PEER REVIEW COMMENTS
1	06/09/2025	NO CHANGES

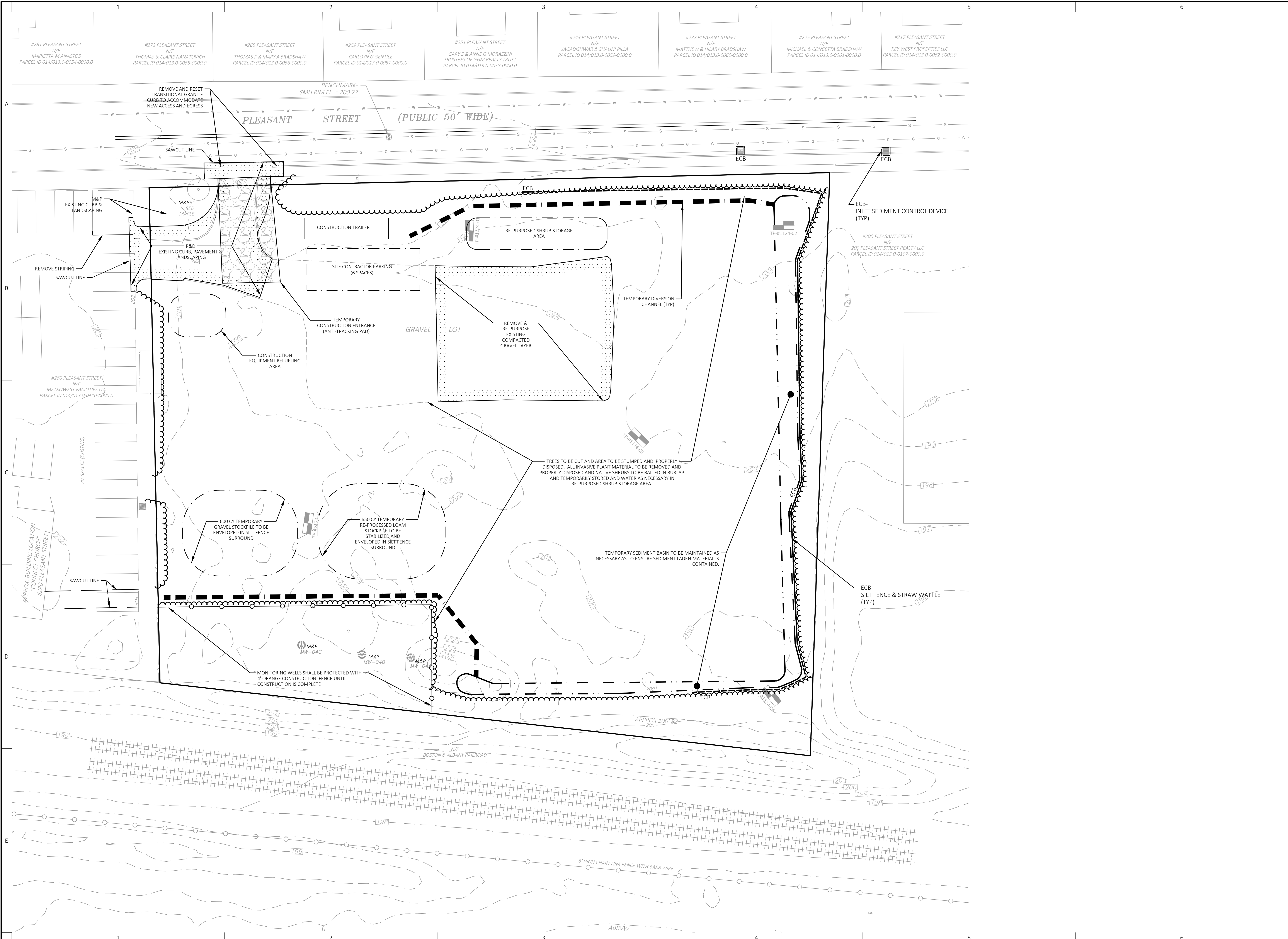
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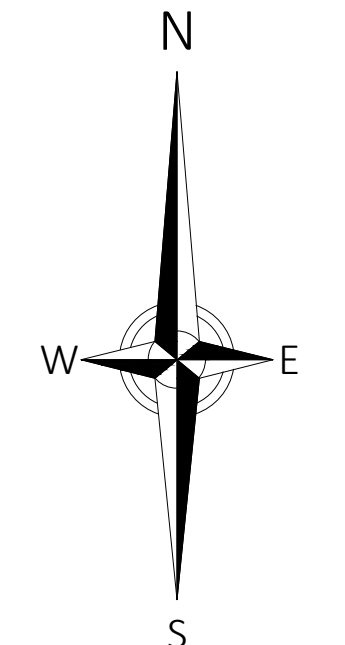


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 350 Pleasant Street
 Ashland, MA 01721

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

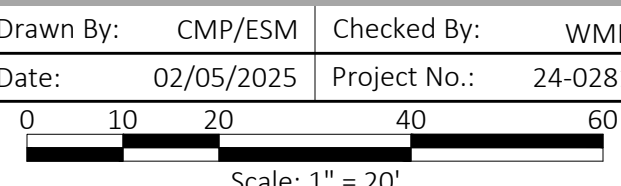
Sheet Title:
SITE PREPARATION AND EROSION & SEDIMENT CONTROL PLAN

Local Permitting

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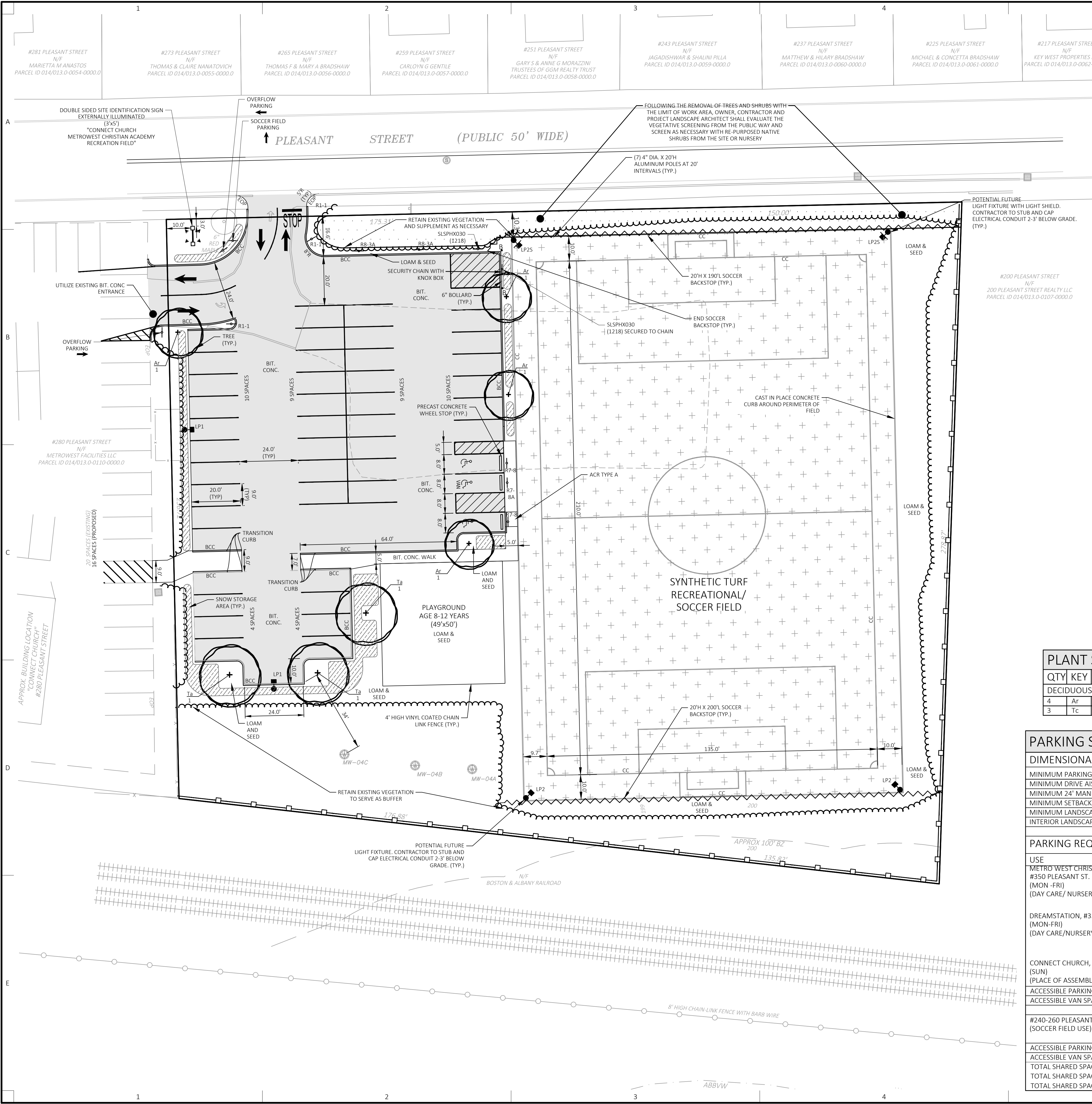
2	03/09/2026	PEER REVIEW COMMENTS
1	06/09/2025	TOWN COMMENTS

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Sheet No.:
C-201

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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

SIGN SUMMARY TABLE			
M.U.T.C.D. NUMBER	SIZE W. HT.	DESCRIPTION	
R1-1	30" 30"		
R3-1	24" 24"		
R7-8*	12" 18"		
R7-8A*	12" 6"		
R8-3A	18" 24"		
SLSPH030 (1218)	12" 18"		

* R7-8 SHALL ALSO COMPLY WITH THE SPECIFICATIONS OF THE MAAB
 * R7-8S SHALL ALSO COMPLY WITH THE SPECIFICATIONS OF THE MAAB AND BE MOUNTED BELOW THE R7-8 AT VAN 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'

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			
USE	REQUIRED	EXISTING	PROVIDED
METRO WEST CHRISTIAN ACADEMY, #350 PLEASANT ST. (MON-FRI) (DAY CARE/ NURSERY SCHOOL USE)	1 SPACE PER 5 CHILDREN (160 CHILDREN) = 32 SPACES 1 SPACE PER EMPLOYEE (17 EMPLOYEES) = 17 SPACES 4 SPACES UP TO 20 CHILDREN + 1 SPACE PER ADDITIONAL 10 CHILDREN = 18 SPACES 67 SPACES TOTAL	166 SHARED SPACES- METRO WEST CHRISTIAN ACADEMY, DREAMSTATION & CONNECT CHURCH UTILIZE A SHARED PARKING FACILITY AT #280 & #330 PLEASANT STREET UNDER COMMON OWNERSHIP BY METROWEST FACILITIES LLC.	162
DREAMSTATION, #350 PLEASANT ST. (MON-FRI) (DAY CARE/NURSERY SCHOOL USE)	1 SPACE PER 5 CHILDREN (94 STUDENTS) = 19 SPACES 1 SPACE PER EMPLOYEE (18 EMPLOYEES) = 18 SPACES 4 SPACES UP TO 20 CHILDREN + 1 SPACE PER ADDITIONAL 10 CHILDREN = 11 SPACES 48 SPACES TOTAL		
CONNECT CHURCH, #280 PLEASANT ST. (SUN) (PLACE OF ASSEMBLY USE)	1 SPACE PER 4 SEATS (381 SEATS) 96 SPACES TOTAL		
ACCESSIBLE PARKING SPACES	6 SPACES (OF TOTAL)	7 SPACES (OF TOTAL)	NO CHANGE
ACCESSIBLE VAN SPACES	1 SPACES (OF TOTAL)	0 SPACES (OF TOTAL)	NO CHANGE
#240-260 PLEASANT ST. (SOCCER FIELD USE)	30 - AS PREVIOUSLY DETERMINED BY THE BUILDING INSPECTOR	30 SPACES	46 SPACES
ACCESSIBLE PARKING SPACES	3 SPACES (OF TOTAL)	0 SPACES (OF TOTAL)	3 SPACES (OF TOTAL)
ACCESSIBLE VAN SPACES	1 SPACES (OF TOTAL)	0 SPACES (OF TOTAL)	1 SPACE (OF TOTAL)
TOTAL SHARED SPACES (WEEKDAYS)	115	196	208
TOTAL SHARED SPACES (SATURDAYS)	30	196	208
TOTAL SHARED SPACES (SUNDAYS)	126	196	208



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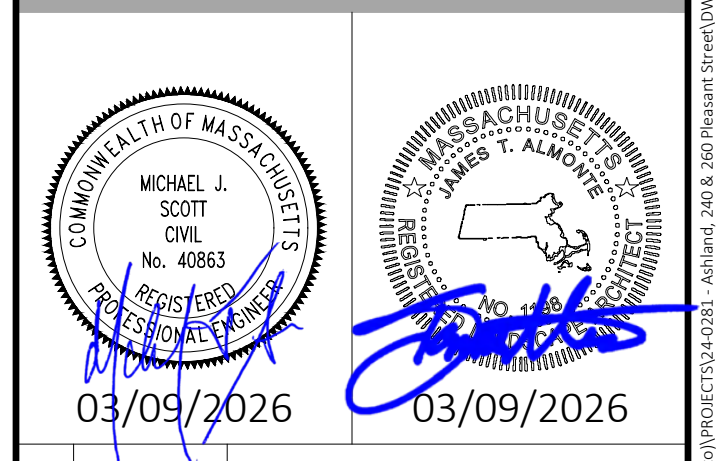
Project Owner:
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 350 Pleasant Street
 Ashland, MA 01721

Project Applicant:
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 350 Pleasant Street
 Ashland, MA 01721

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

Sheet Title:
LAYOUT, MATERIALS & PLANTING PLAN

Local Permitting

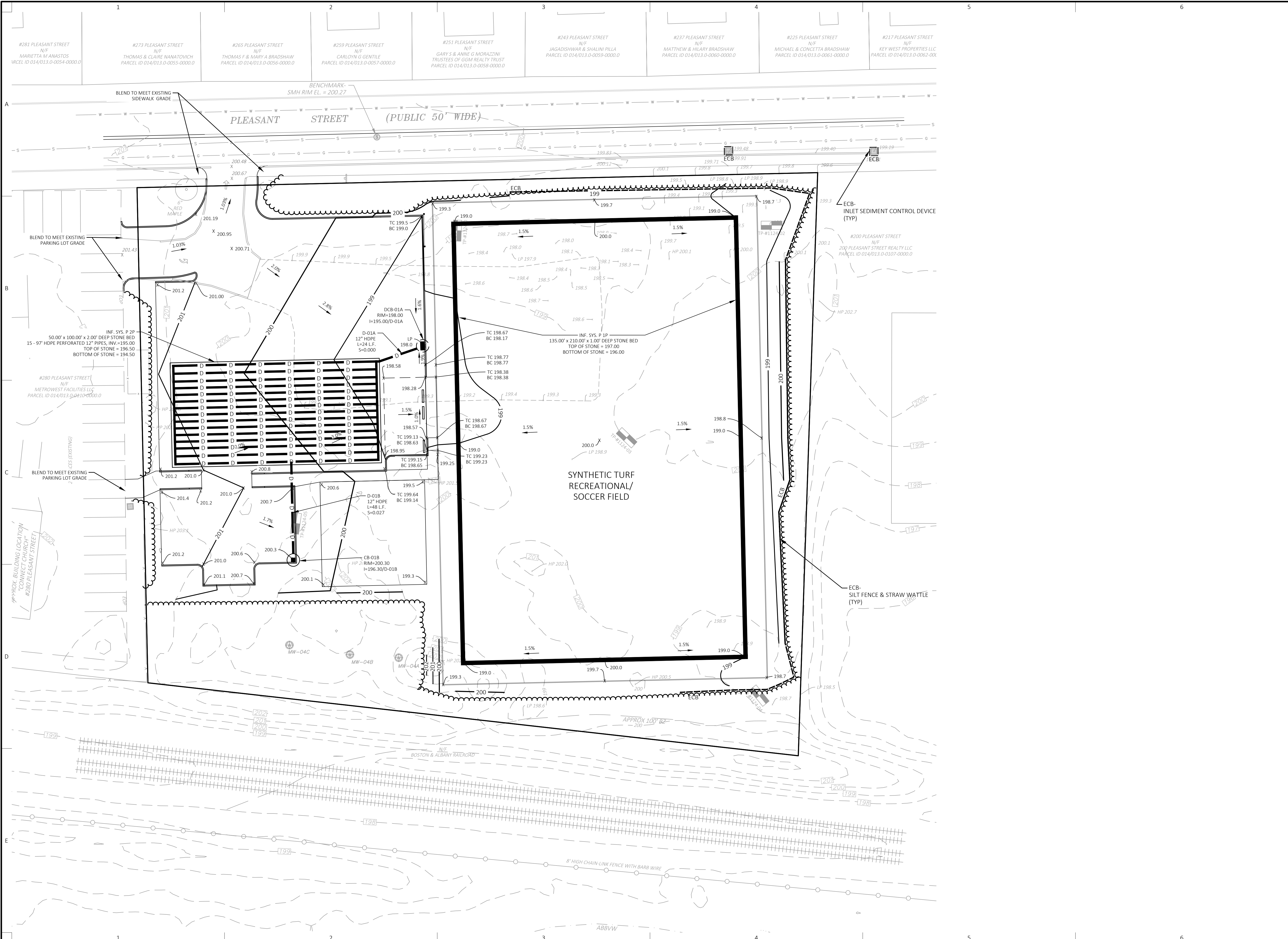


No.	Date:	Revision Issue:
2	03/09/2026	PEER REVIEW COMMENTS
1	06/09/2025	TOWN COMMENTS

No. Date: Revision | Issue:

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

Sheet No.:
C-202

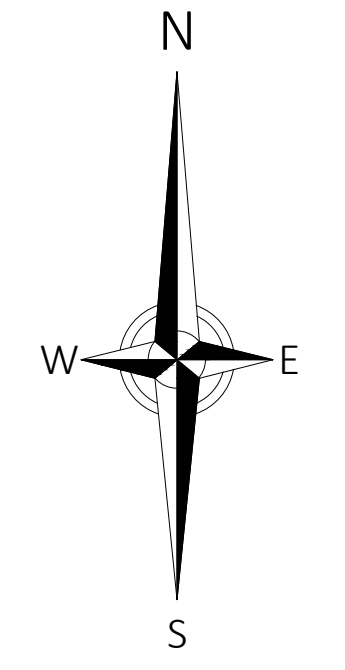


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Project Title:
240 & 260 Pleasant Street
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Sheet Title:
GRADING & DRAINAGE PLAN

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2	03/09/2026	PEER REVIEW COMMENTS
1	06/09/2025	TOWN COMMENTS

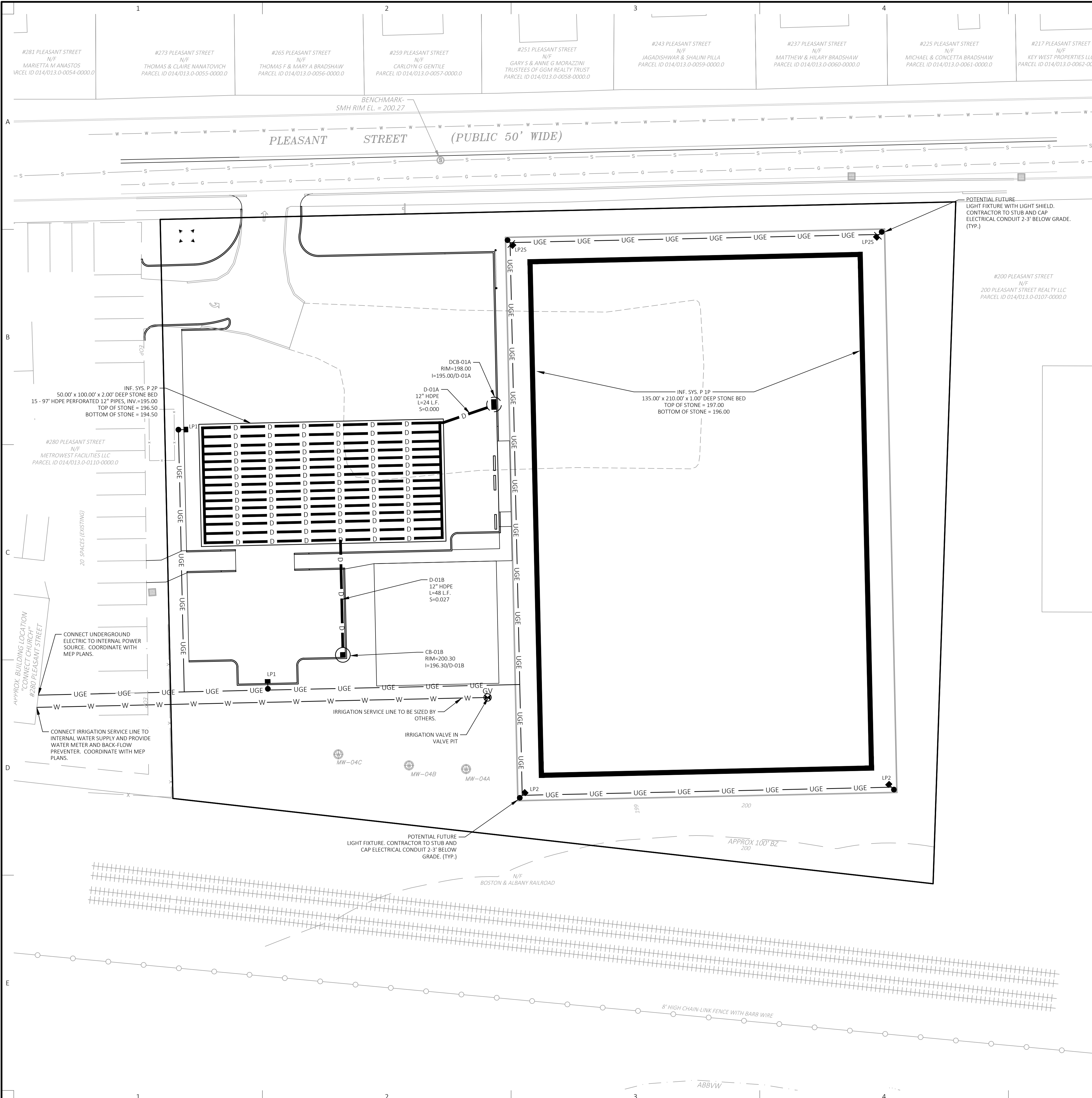
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Sheet No.: **C-203**



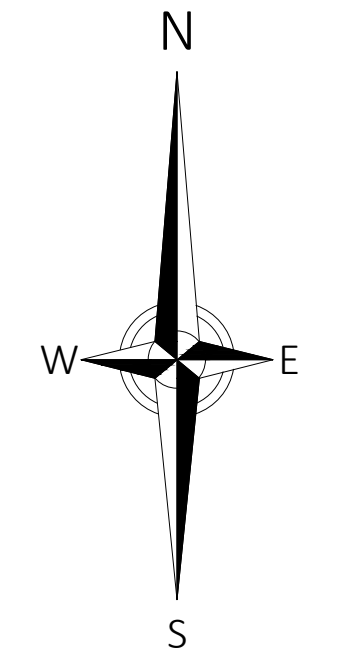
ON-SITE WATER SUPPLY WELL RESTRICTION:
 THE SUBJECT PROPERTY IS LOCATED IN THE GROUNDWATER USE RESTRICTION SECTOR. THEREFORE, WELLS FOR THE PURPOSE OF POTABLE WATER SUPPLY OR IRRIGATION SHALL NOT BE PERMITTED.



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 Ashland, MA 01721

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

Sheet Title:
UTILITY PLAN

Local Permitting

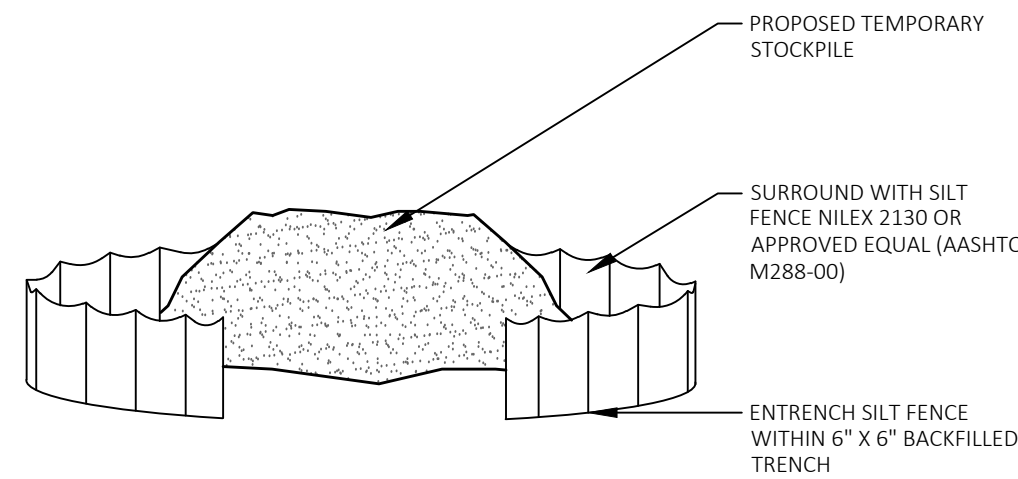
Professional Engineer Seal:
 COMMONWEALTH OF MASSACHUSETTS
 MICHAEL J. SCOTT
 CIVIL
 No. 40863
 03/09/2026

2	03/09/2026	PEER REVIEW COMMENTS
1	06/09/2025	TOWN COMMENTS

Drawn By: CMP/ESM | Checked By: WMB
 Date: 02/05/2025 | Project No.: 24-0281
 Scale: 1" = 20'

Sheet No.:
C-204

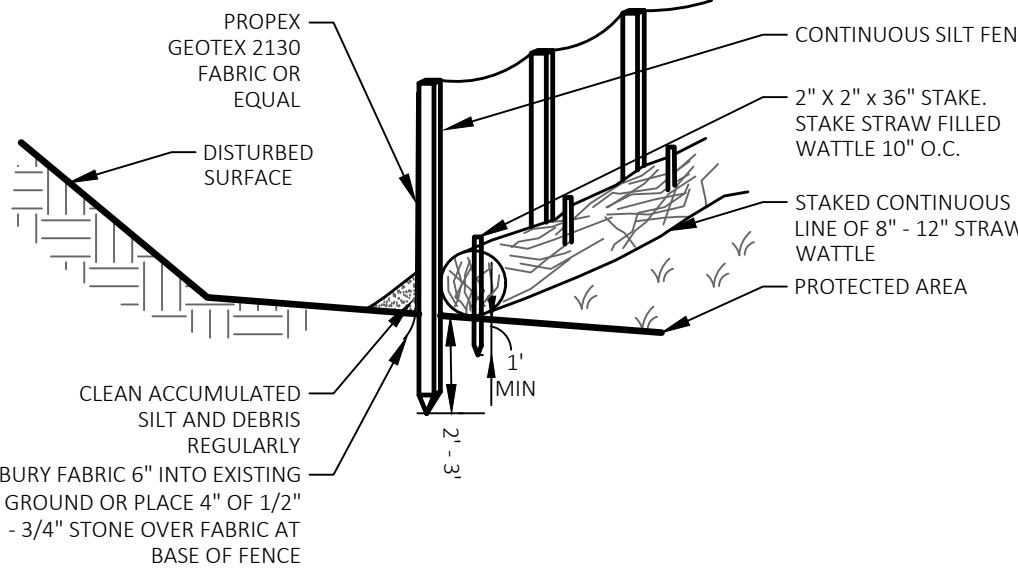
- NOTES:
1. ALL STOCKPILES MUST BE PROTECTED WITH PERIMETER CONTROLS AS SHOWN.
 2. SEE EROSION AND SEDIMENT CONTROL NOTES FOR LONG TERM STABILIZATION OF STOCKPILES.



TEMPORARY STOCKPILE

31 25 00

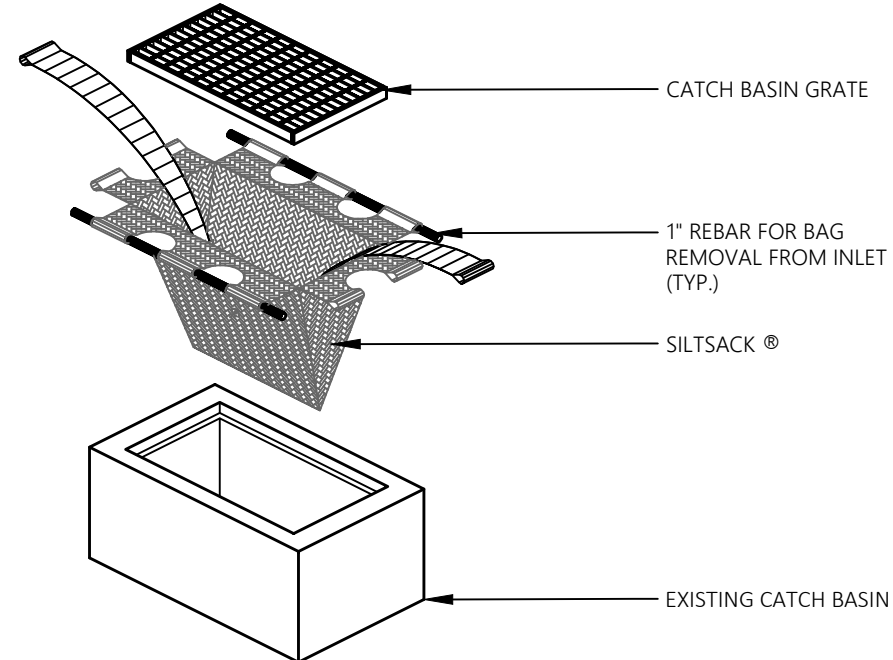
- NOTES:
1. STEEL POST MAY BE SUBSTITUTED/ DISTANCE BETWEEN POSTS TO VARY AS REQUIRED BY TRIBUTARY AREA: 10' FOR 100 SF/F FENCE
6' FOR 500 SF/F FENCE
 2. DEPTH TO VARY WITH TRIBUTARY AREA: 2' FOR 100 SF. IF POST IS TO BE SET IN PEAT OR UNSTABLE SOILS, THEN 3' OR DEPTH NECESSARY TO PROVIDE A STABLE POST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



EROSION CONTROL BARRIER (ECB) SILT FENCE & WATTLE

31 25 00

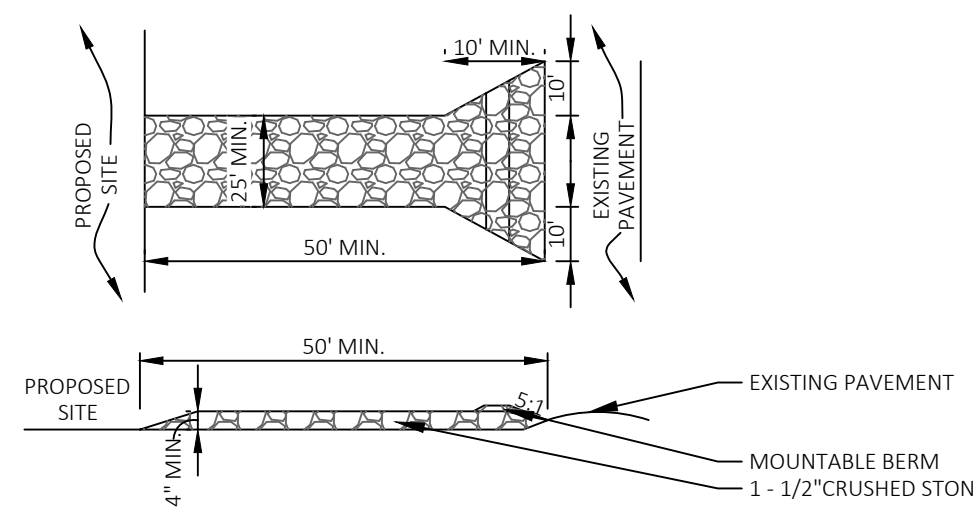
- NOTES:
1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
 2. USE AFTER BINDER COURSE HAS BEEN PAVED. PRIOR TO STABILIZATION OF SURROUNDING UPGRADIENT TERRAIN.



INLET SEDIMENT CONTROL DEVICE

31 25 00

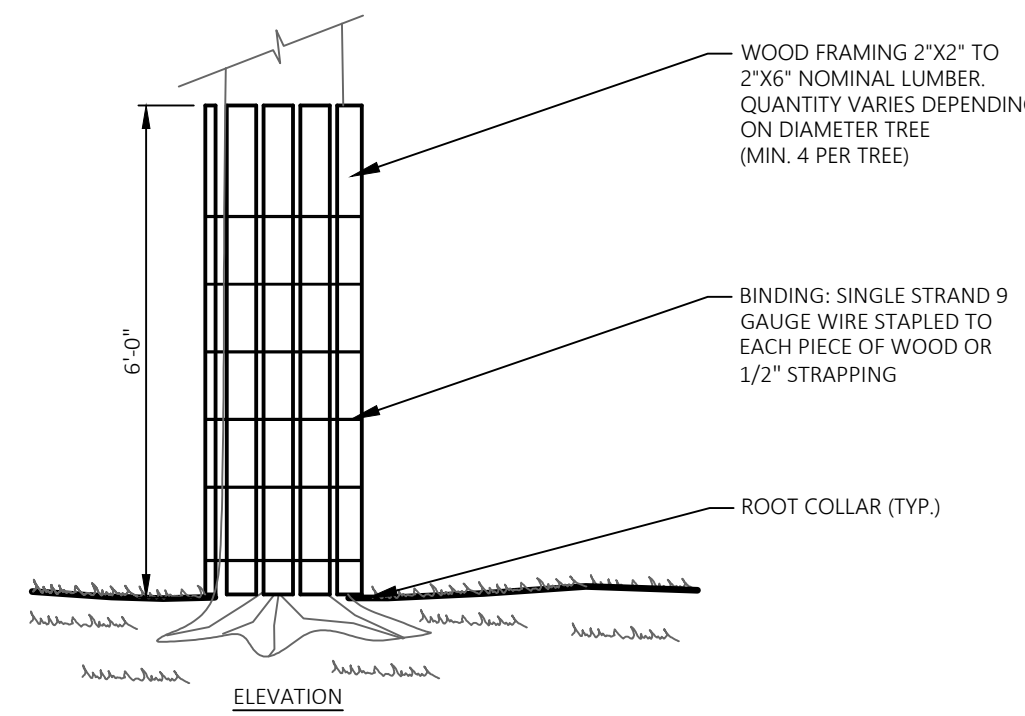
- NOTES:
1. ENTRANCE WIDTH SHALL BE TWENTY-FIVE (25) FOOT (MIN.), BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS/EGRESS OCCUR.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 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 UNDISTURBED AREAS OF THE SITE HAVE BEEN STABILIZED.
 4. CONTRACTOR TO DETERMINE AND MANAGE LOCATION BASED ON PROJECT PHASING.



TEMPORARY CONSTRUCTION ENTRANCE

31 25 00

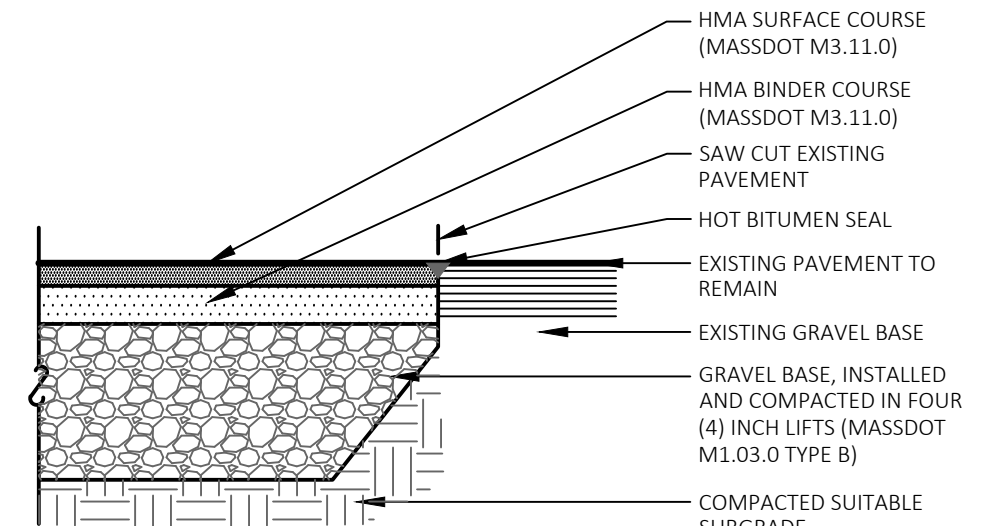
- NOTES:
1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
 2. FOR USE ON A SINGLE TREE WITH CONSTRUCTION AREA WHERE INSTALLATION OF DRIP LINE TREE PROTECTION DEVICE IS NOT FEASIBLE.
 3. REMOVE ALL WOOD CHIP MULCH FROM ROOT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



TREE TRUNK PROTECTION

01 56 39

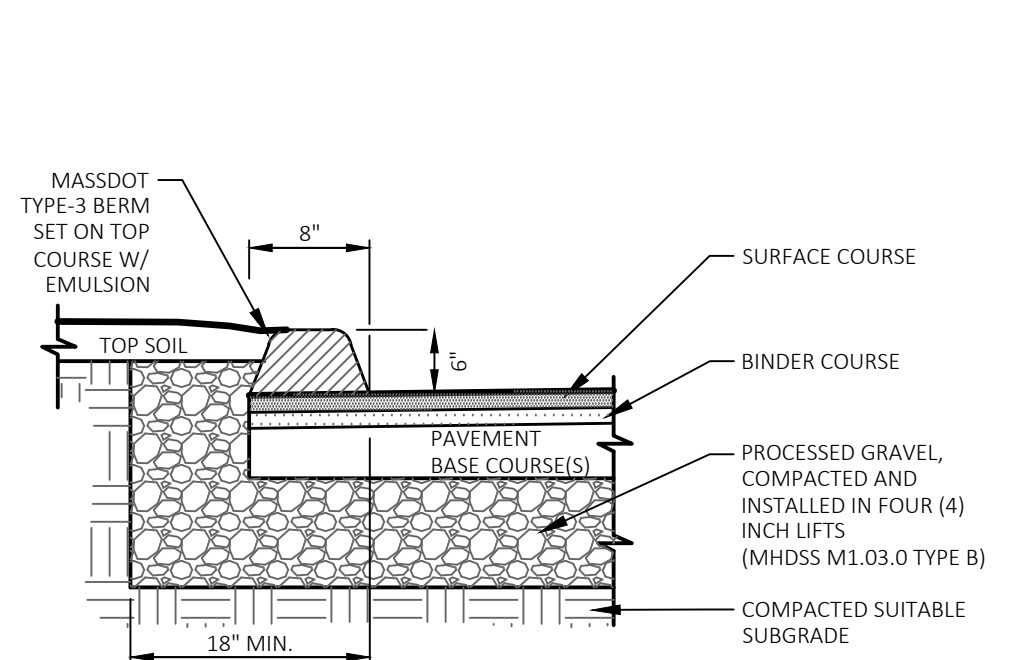
- NOTES:
1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
 2. REFER TO UNSUITABLE A SOIL EVALUATION AND SUBGRADE SOIL IMPROVEMENT RECOMMENDATION PREPARED BY ALLIANCE ENVIRONMENTAL GROUP DATED JUNE 5, 2025.
 3. CONTRACTOR SHALL IMMEDIATELY REPORT TO DESIGN ENGINEER SHOULD ADDITIONAL UNSUITABLE SUBGRADE MATERIAL BE ENCOUNTERED.
 4. MATERIAL COMPACTION SHALL BE PERFORMED WITH THE USE OF A VIBRATORY COMPACTOR WITH EACH ROLLER PROVIDING A MINIMUM CENTRIFUGAL FORCE OF 20,000 POUNDS AT A FREQUENCY OF 25 CYCLES PER SECOND.



NEW / EXISTING PAVEMENT BOUNDARY

32 10 00

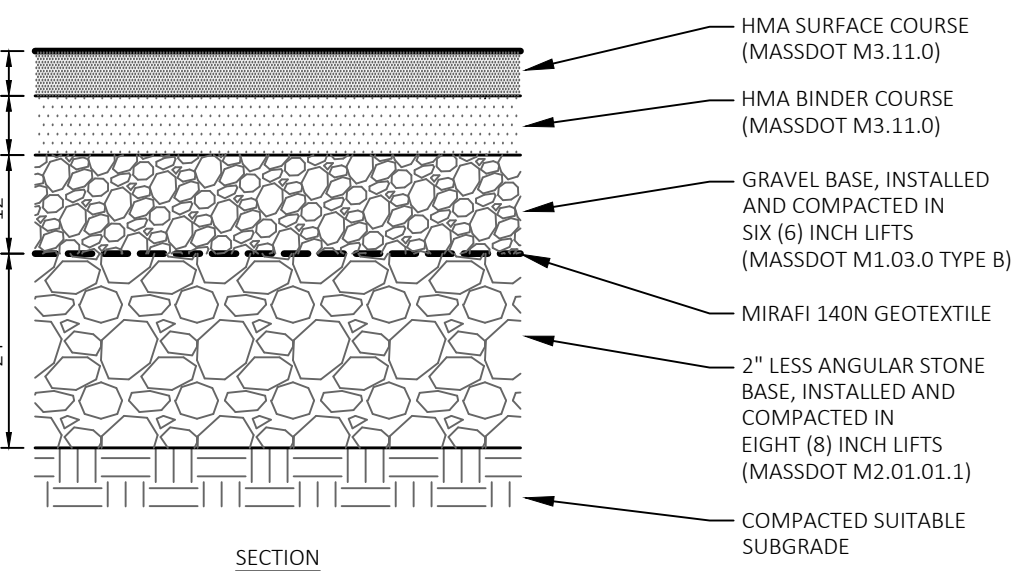
- NOTES:
1. INSTALL PER MASSDOT SECTION 500 AND CONSTRUCTION DETAIL E 106.2.0.



BIT. CONC. CURB (BCC) TYPE-3

32 10 00

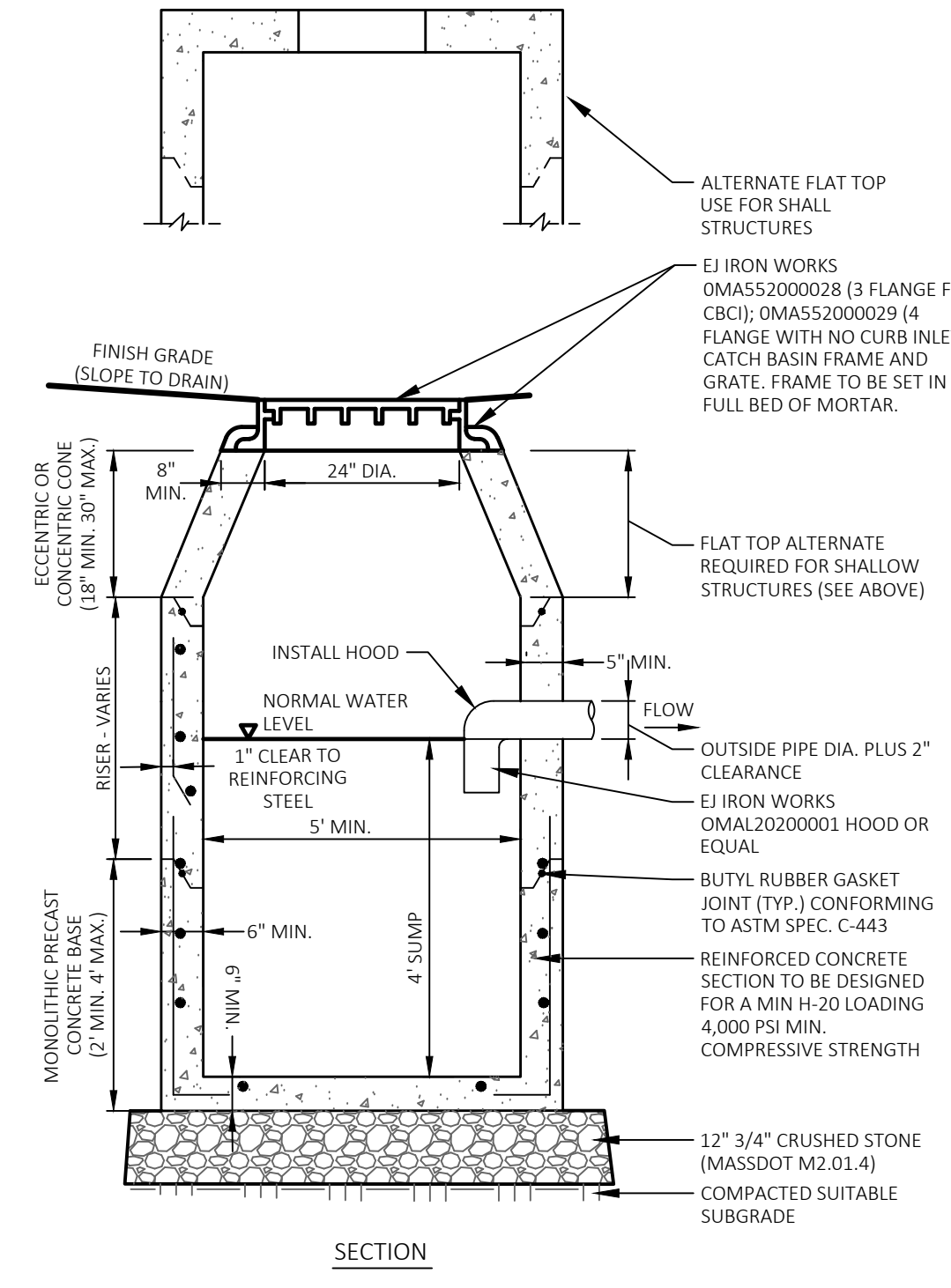
- NOTES:
1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
 2. REFER TO UNSUITABLE A SOIL EVALUATION AND SUBGRADE SOIL IMPROVEMENT RECOMMENDATION PREPARED BY ALLIANCE ENVIRONMENTAL GROUP DATED JUNE 5, 2025.
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BITUMINOUS CONCRETE PAVEMENT- PARKING LOT

32 10 00

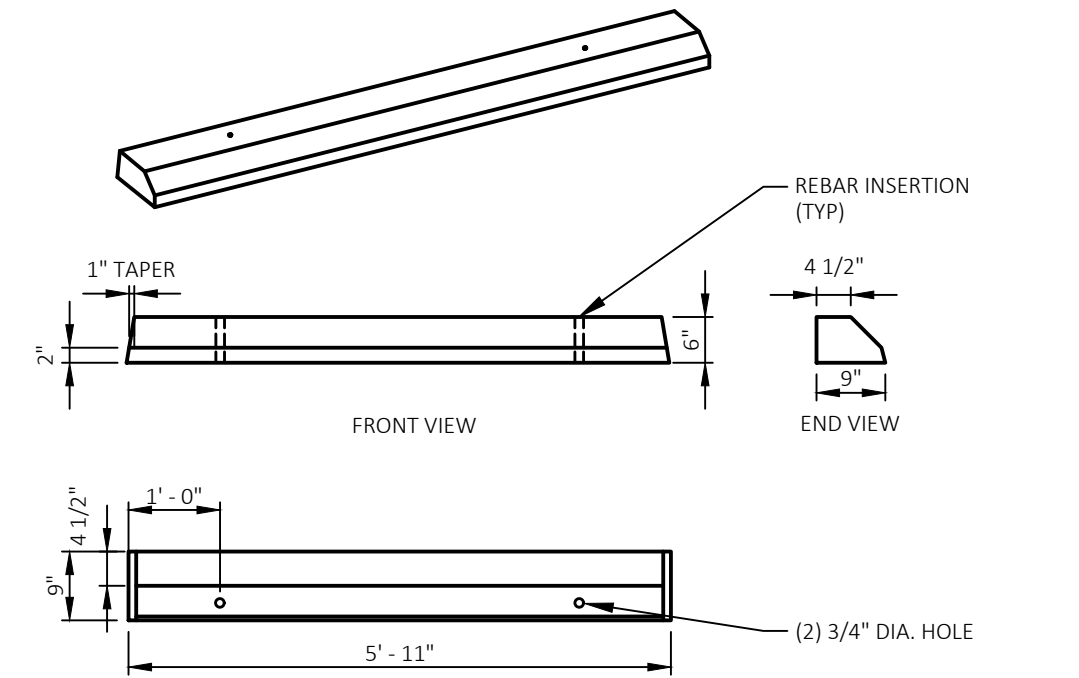
- NOTES:
1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR H-20 LOADING.
 2. HOOD SHALL CONFORM TO LOCAL DPW REQUIREMENTS OR SHALL BE SNOUIT (BMP PRODUCTS) OR ENVIROHOOD (NYLOPLAST/ADS) IN THE ABSENCE OF LOCAL REQUIREMENTS.
 3. USE CASCADE TYPE GRATE WHERE SLOPE OF PAVEMENT IS FIVE (5) PERCENT OR GREATER.
 4. FLAT TOP ALTERNATE REQUIRED FOR SHALLOW STRUCTURES. TOP SLAB SHALL BE DESIGNED FOR H-20 LOADING.



CATCH BASIN (CB)

33 40 00

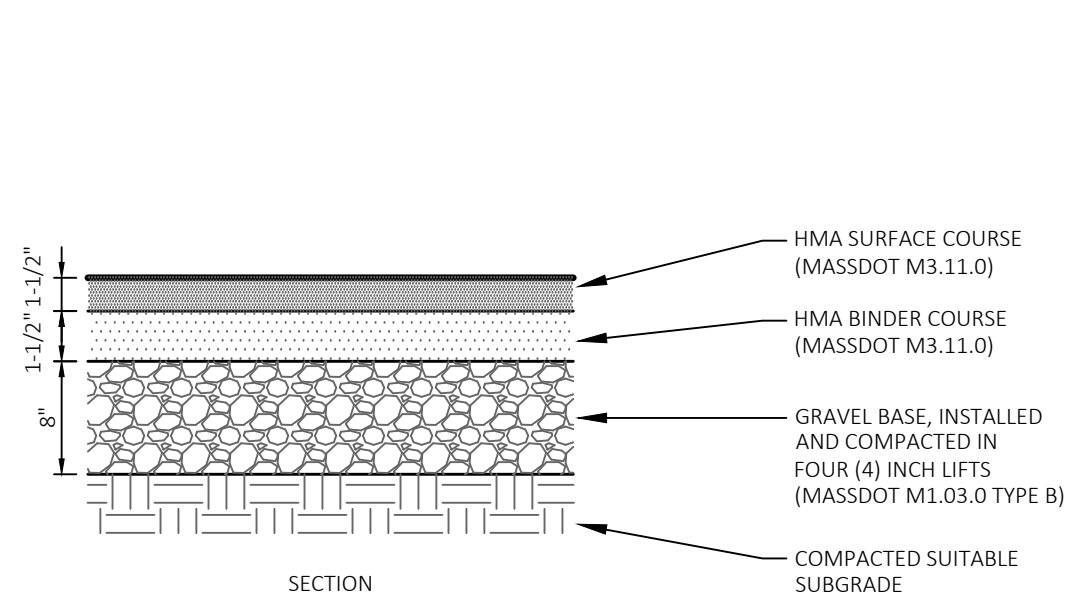
- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. WHEEL STOP TO BE ANCHORED WITH (2) 5/8" X 24" REBAR RODS. REBAR TO BE SET FLUSH WITH TOP OF WHEEL STOP.



PRECAST CONCRETE WHEEL STOP SINGLE FACE

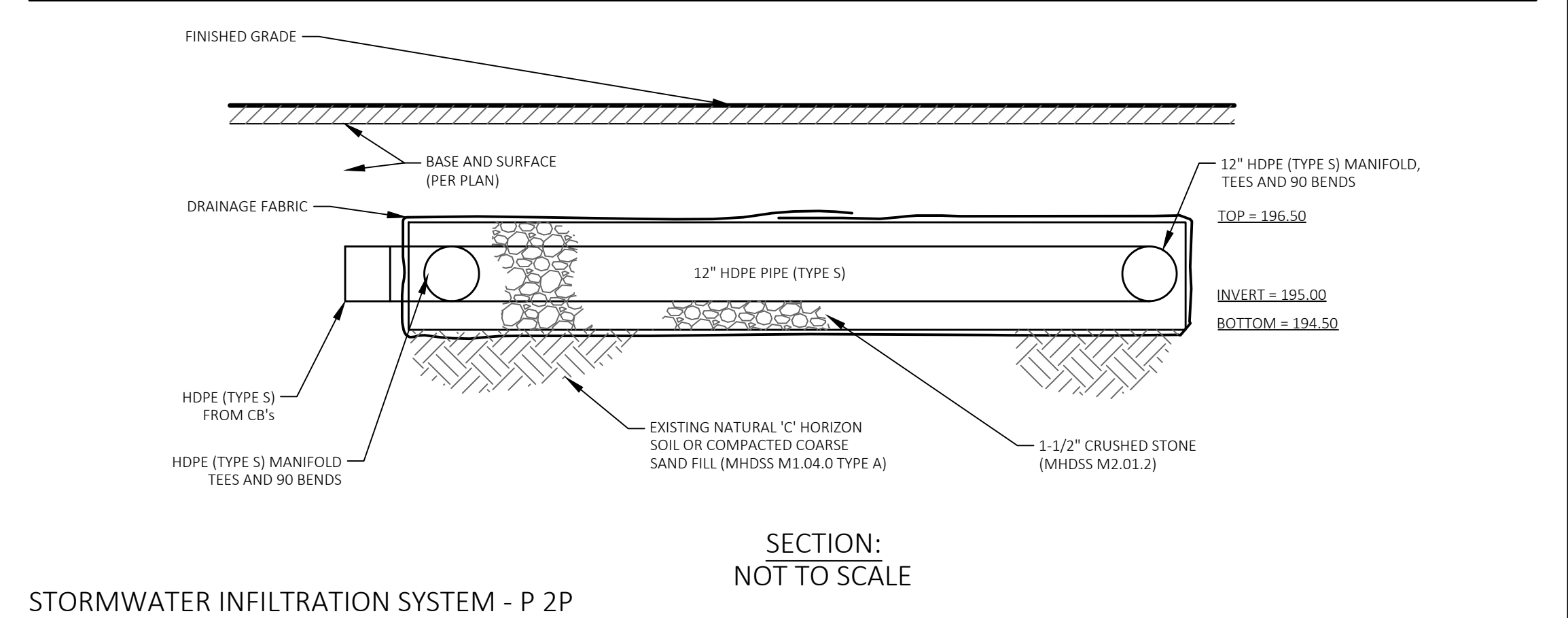
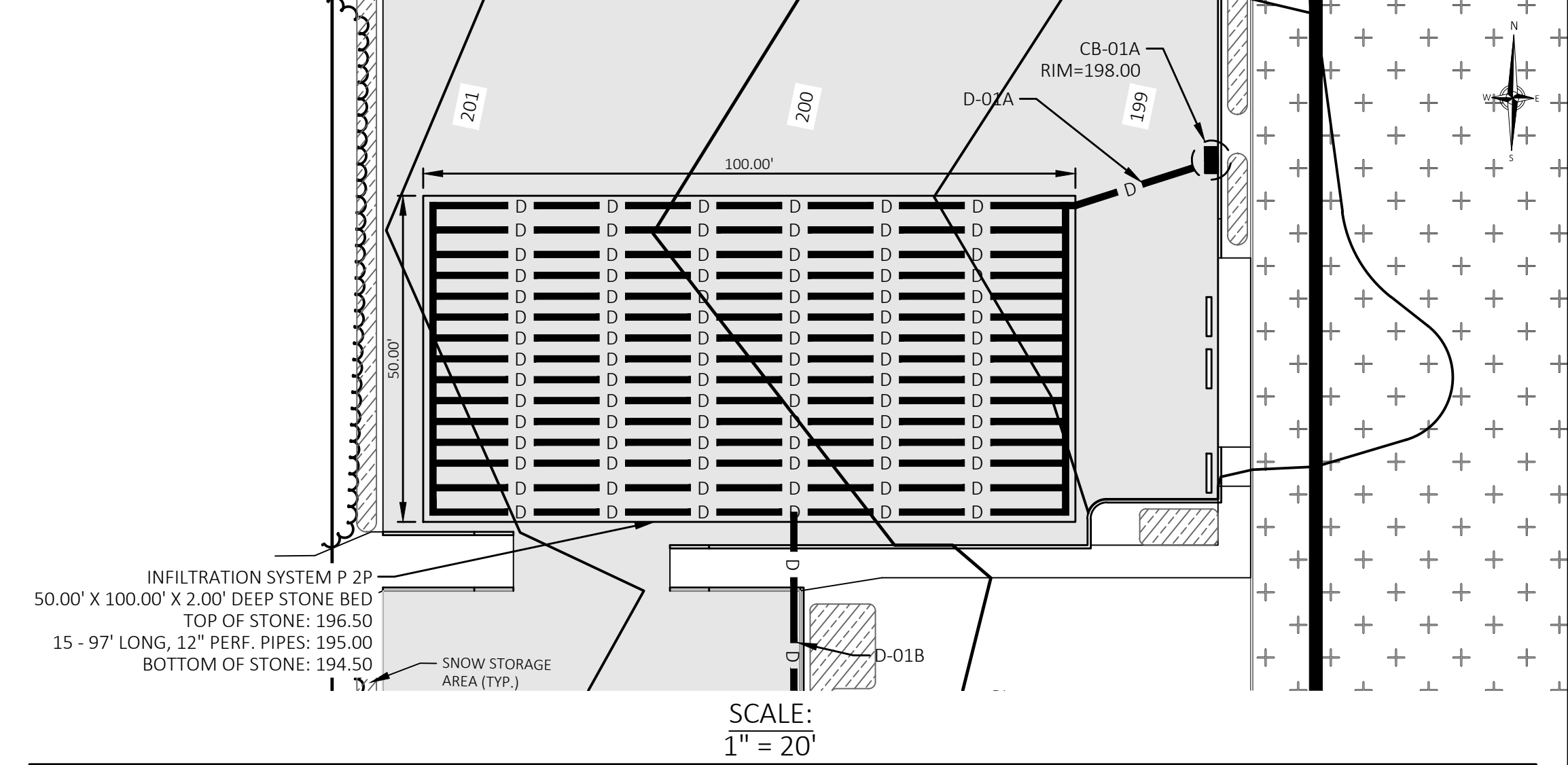
33 40 00

- NOTES:
1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
 2. REFER TO UNSUITABLE A SOIL EVALUATION AND SUBGRADE SOIL IMPROVEMENT RECOMMENDATION PREPARED BY ALLIANCE ENVIRONMENTAL GROUP DATED JUNE 5, 2025.
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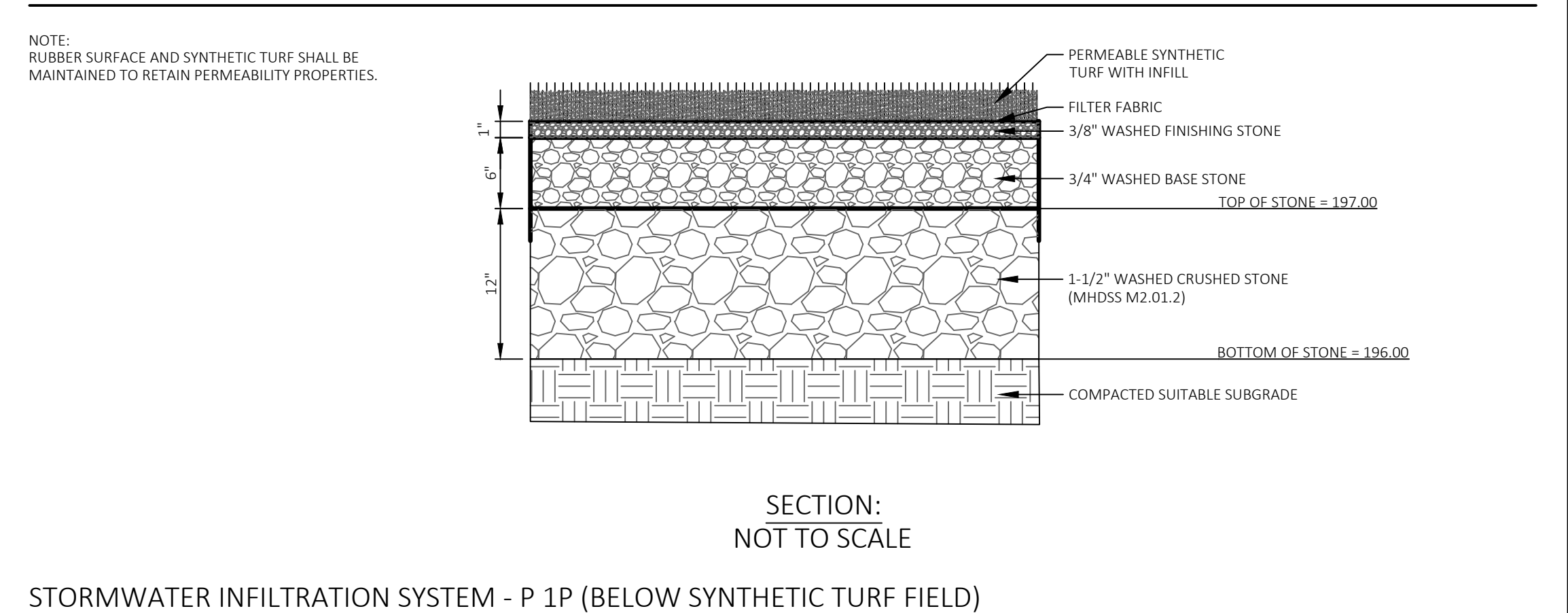
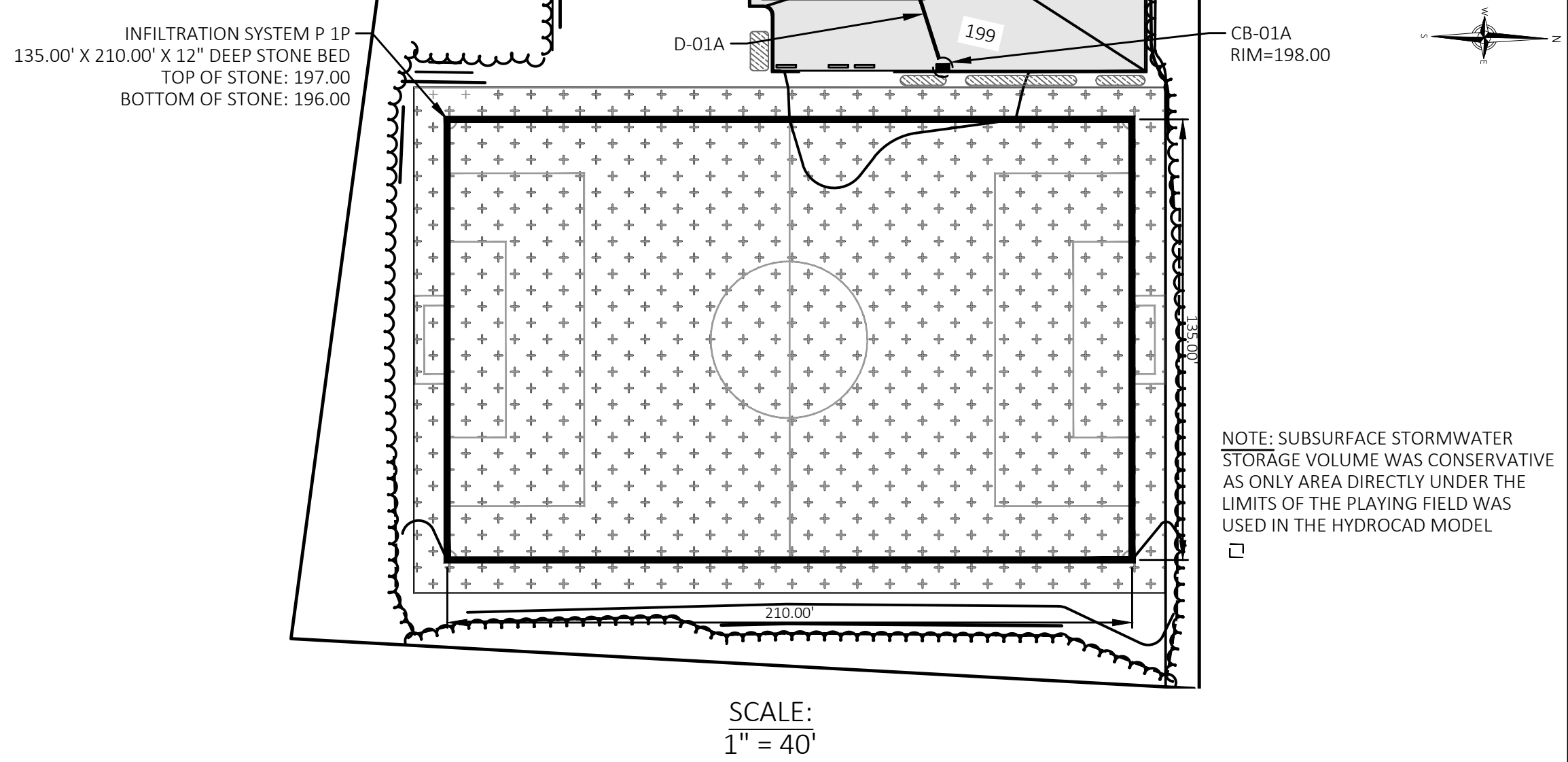
BITUMINOUS CONCRETE PAVEMENT- SIDEWALK

33 40 00



STORMWATER INFILTRATION SYSTEM - P 2P

33 40 00



STORMWATER INFILTRATION SYSTEM - P 1P (BELOW SYNTHETIC TURF FIELD)

33 40 00



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

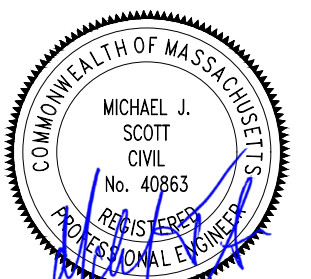
Project Owner:
Metrowest Facilities LLC
350 Pleasant Street
Ashland, MA 01721

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

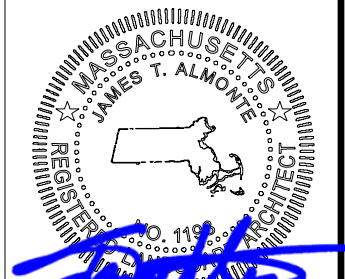
Project Title:
240 & 260 Pleasant Street Ashland, MA (Middlesex County)

Sheet Title:
DETAILS

Local Permitting



06/09/2025



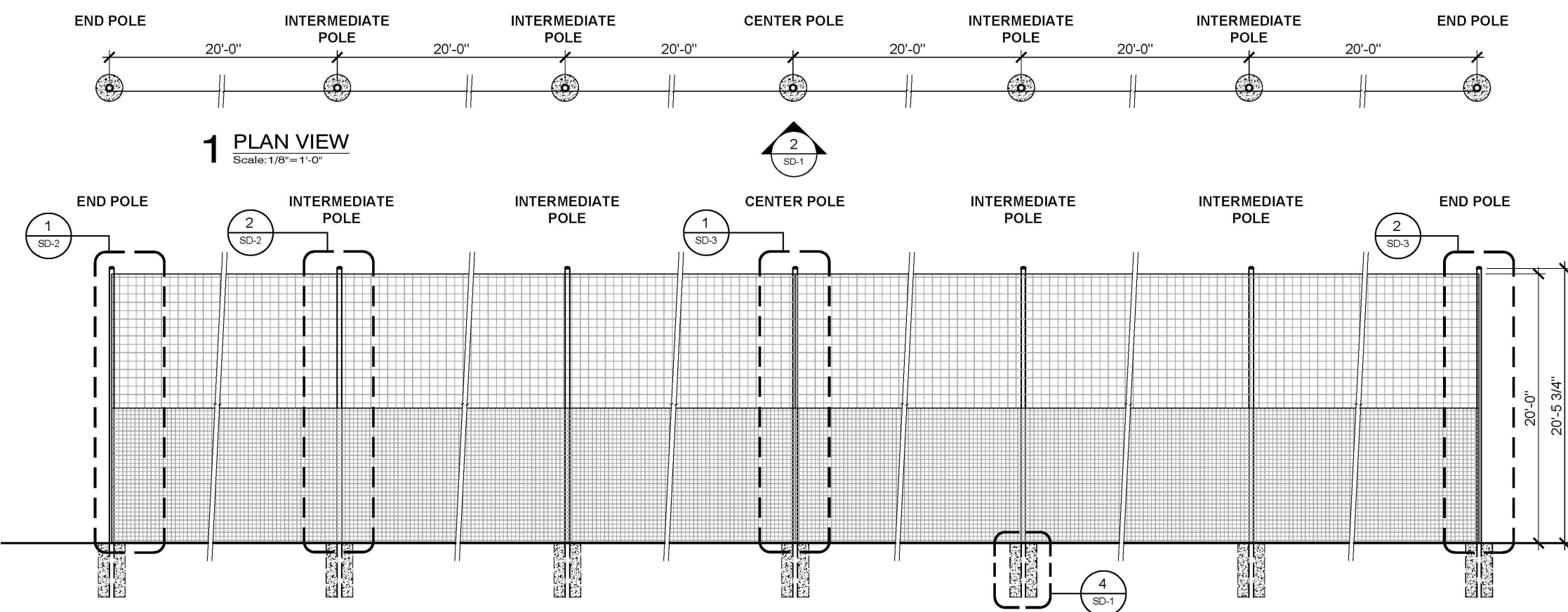
06/09/2025

2	03/09/2026	PEER REVIEW COMMENTS
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

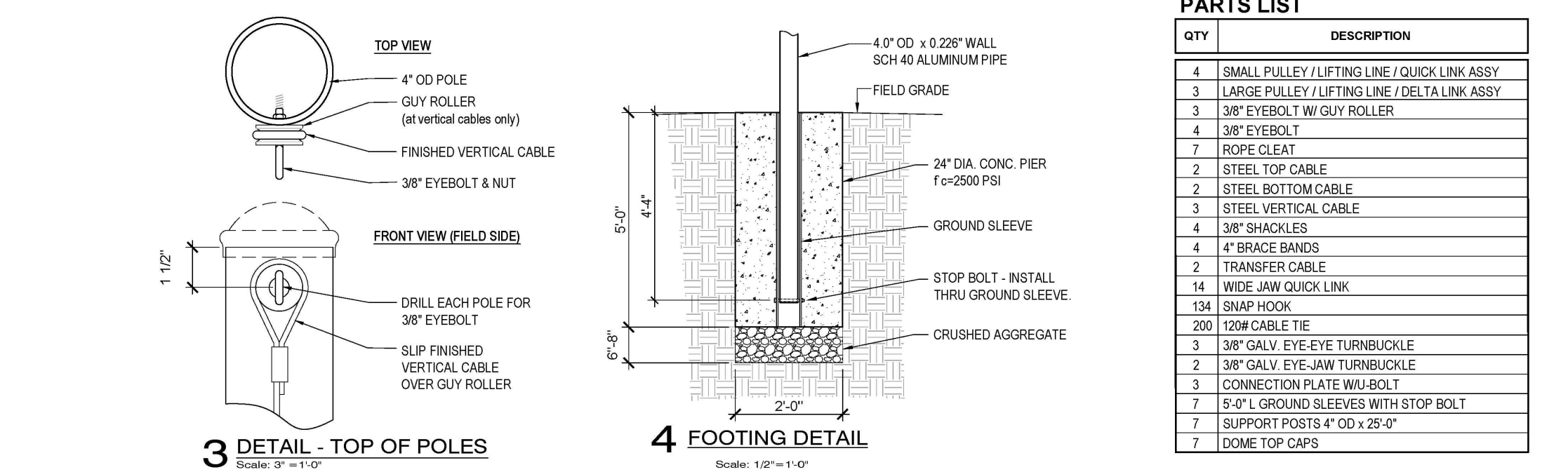
Sheet No.:

C-401

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



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



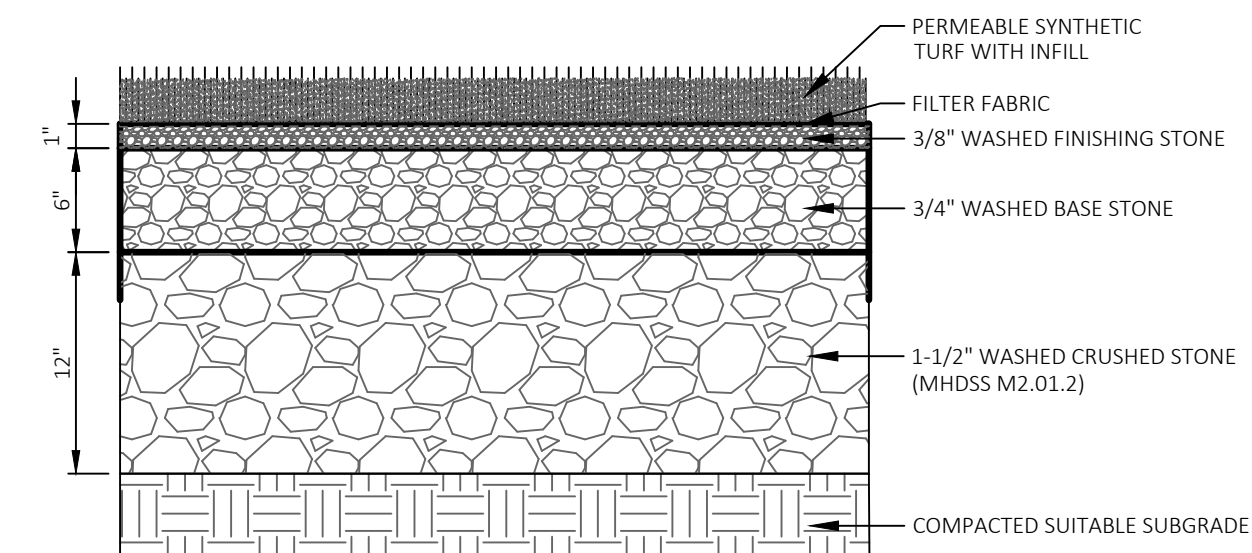
2 ELEVATION
Scale: 1/8"=1'-0"

PARTS LIST

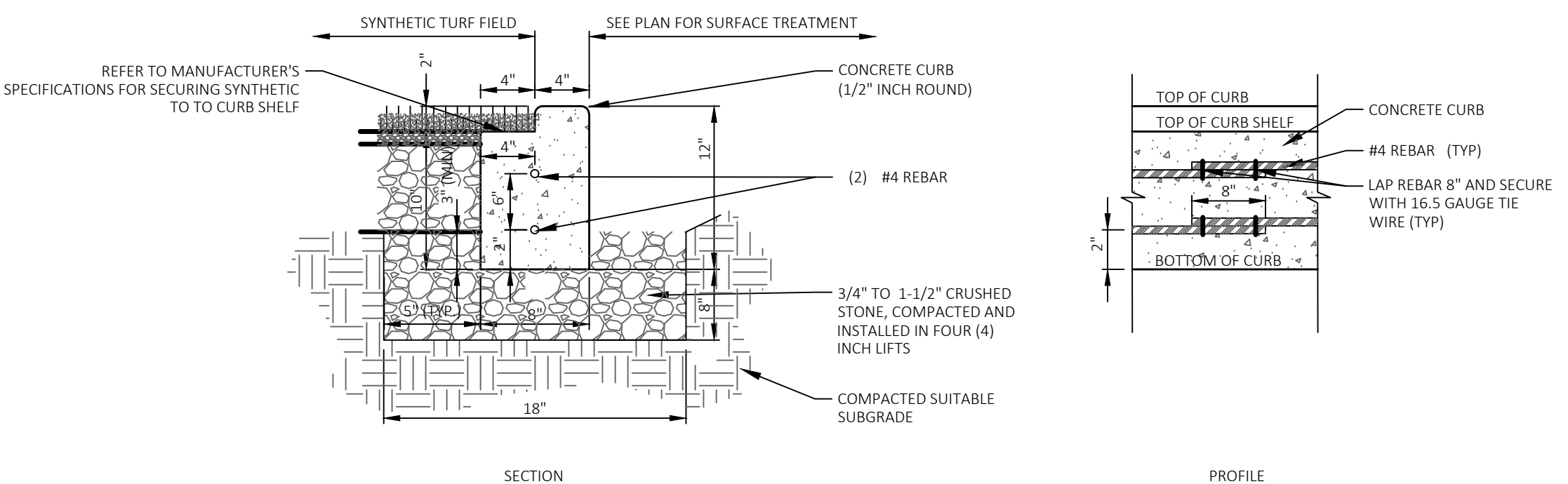
QTY	DESCRIPTION
4	SMALL PULLEY / LIFTING LINE / QUICK LINK ASSY
3	LARGE PULLEY / LIFTING LINE / DELTA LINK ASSY
3	3/8" EYEBOLT W/ GUY ROLLER
4	3/8" EYEBOLT
7	ROPE CLEAT
2	STEEL TOP CABLE
2	STEEL BOTTOM CABLE
3	STEEL VERTICAL CABLE
4	3/8" SHACKLES
4	4" BRACE BANDS
2	TRANSFER CABLE
14	WIDE JAW QUICK LINK
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

NOTES:
1. SHALL BE IN ACCORDANCE WITH MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION, SECTION M4.
2. REINFORCED CONCRETE CURB SHALL BE CONSTRUCTED WITH 4,000 PSI CONCRETE.
3. REFER TO PLANS FOR TOP OF CONCRETE CURB ELEVATIONS.
4. ALL DIMENSIONS NOMINAL.
5. RUBBER SURFACE AND SYNTHETIC TURF SHALL BE MAINTAINED TO RETAIN PERMEABILITY PROPERTIES.



SYNTHETIC TURF

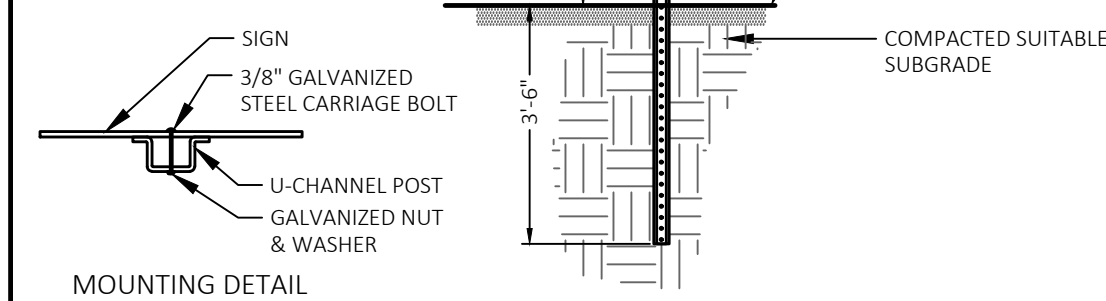


CAST IN PLACE REINFORCED CONCRETE CURB (CC)

SYNTHETIC TURF FIELD

32 18 13 N.T.S.

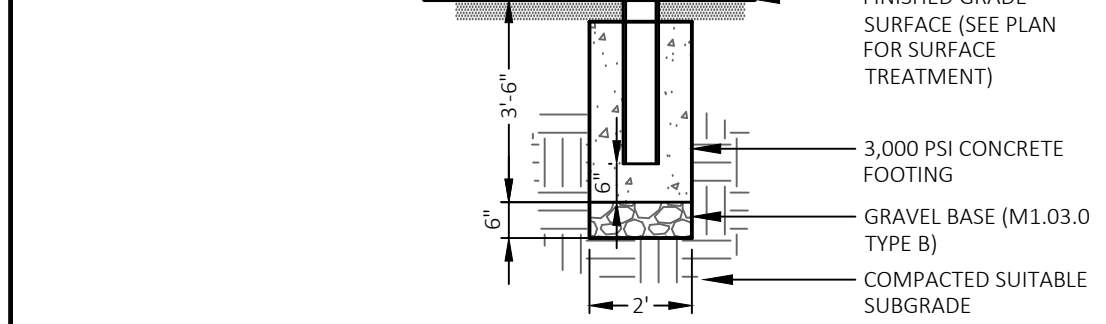
NOTES:
1. SIGN PLACEMENT, DIMENSIONS, MATERIAL AND FINISH SHALL MEET MUTCD SPECIFICATIONS.
2. POST SHALL BE A "BREAKAWAY" POST COMPLYING WITH MUTCD SPECIFICATIONS.
3. CONTRACTOR TO FIELD VERIFY LOCATION OF SUBSURFACE UTILITIES PRIOR TO INSTALLATION.
4. POST SHALL BE DRIVEN INTO THE GROUND AND INSTALLED PLUMB.
5. 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.

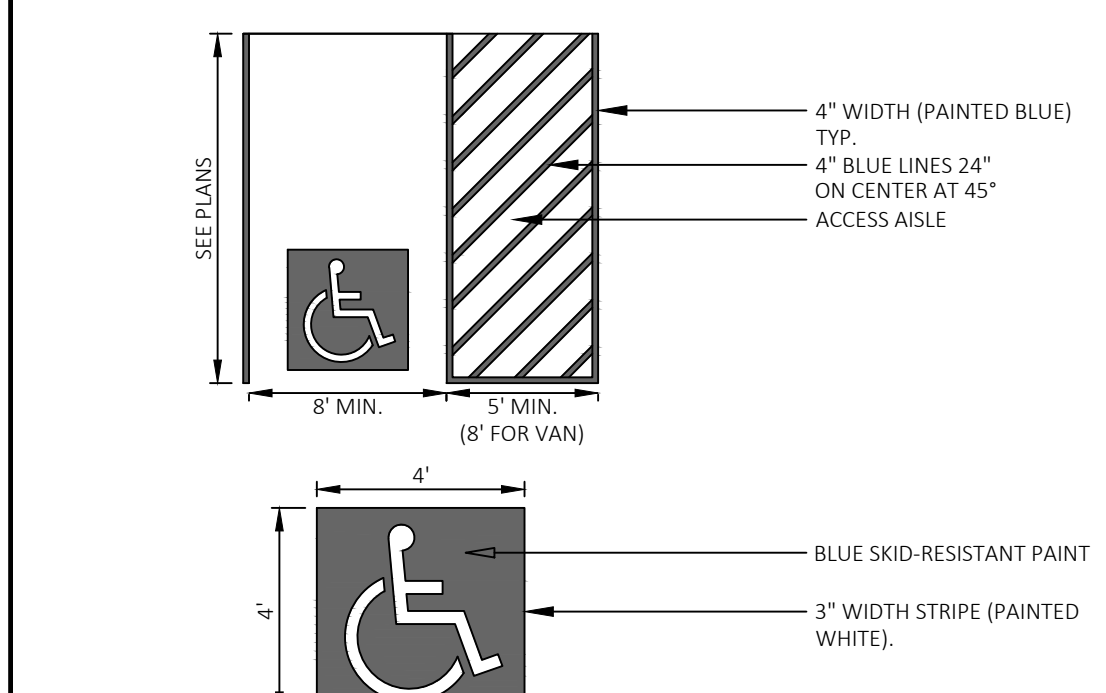
NOTES:
1. SIGN PLACEMENT, DIMENSIONS, MATERIAL AND FINISH SHALL MEET MUTCD SPECIFICATIONS.
2. POST SHALL BE INSTALLED PLUMB.
3. EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED WITH A FREE-STANDING SIGN EITHER AT THE HEAD END OF THE SPACE OR ON THE BUILDING FACE IN LINE WITH THE PARKING SPACE.
4. INCLUDE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



ACCESSIBLE PARKING SPACE SIGNAGE

10 14 00 N.T.S.

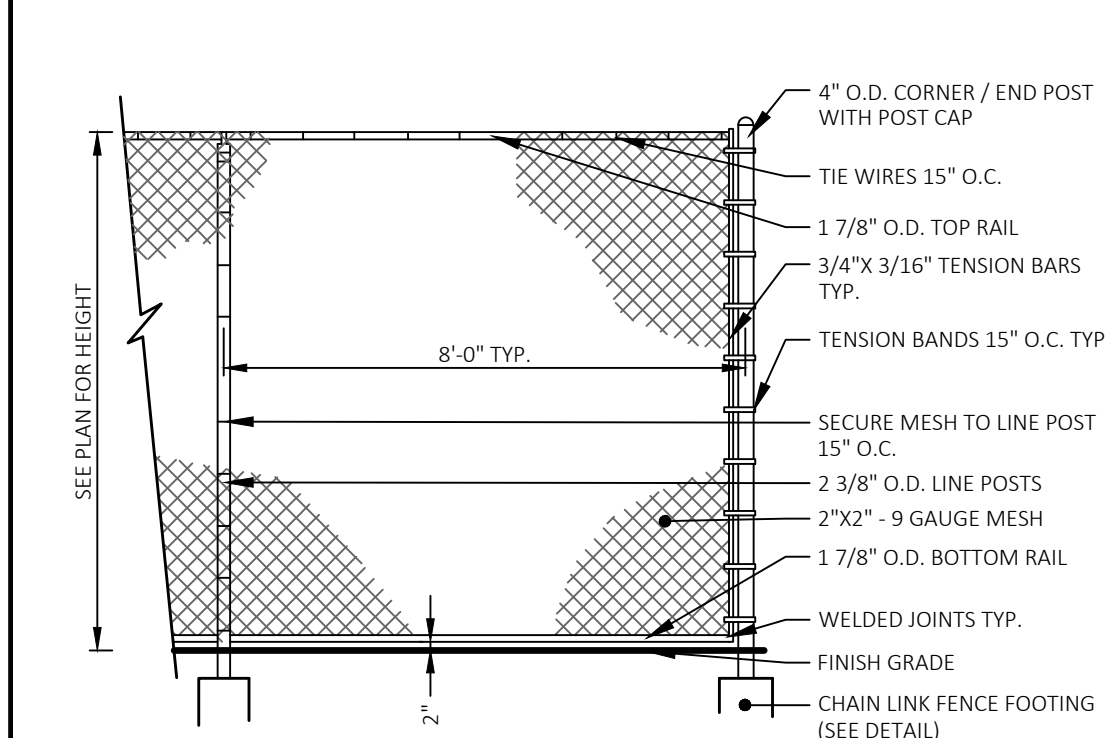
NOTES:
1. ALL DIMENSIONS TO EDGES OF FOUR (4) INCH PAVEMENT STRIPING.
2. EIGHT (8) FOOT STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
3. SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREA SHALL NOT EXCEED 1.5%.



ACCESSIBLE PARKING SPACE

32 10 00 N.T.S.

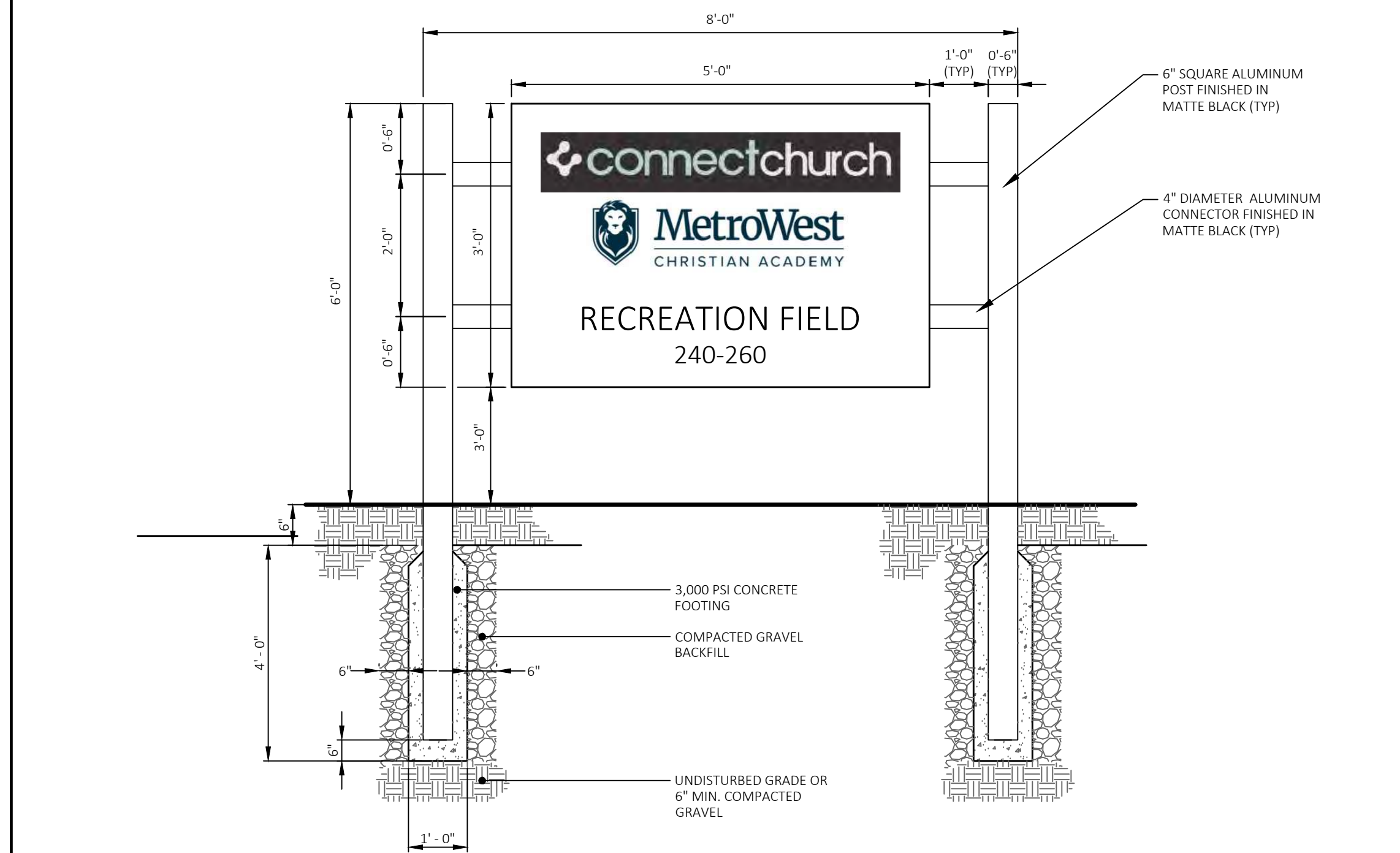
NOTES:
1. TOPS AND BOTTOMS OF ALL MESH TO BE TWISTED.
2. ALL FENCING AND HARDWARE SHALL BE VINYL COATED GALVANIZED STEEL.



CHAIN LINK FENCE (VINYL COATED STEEL)

32 31 00 N.T.S.

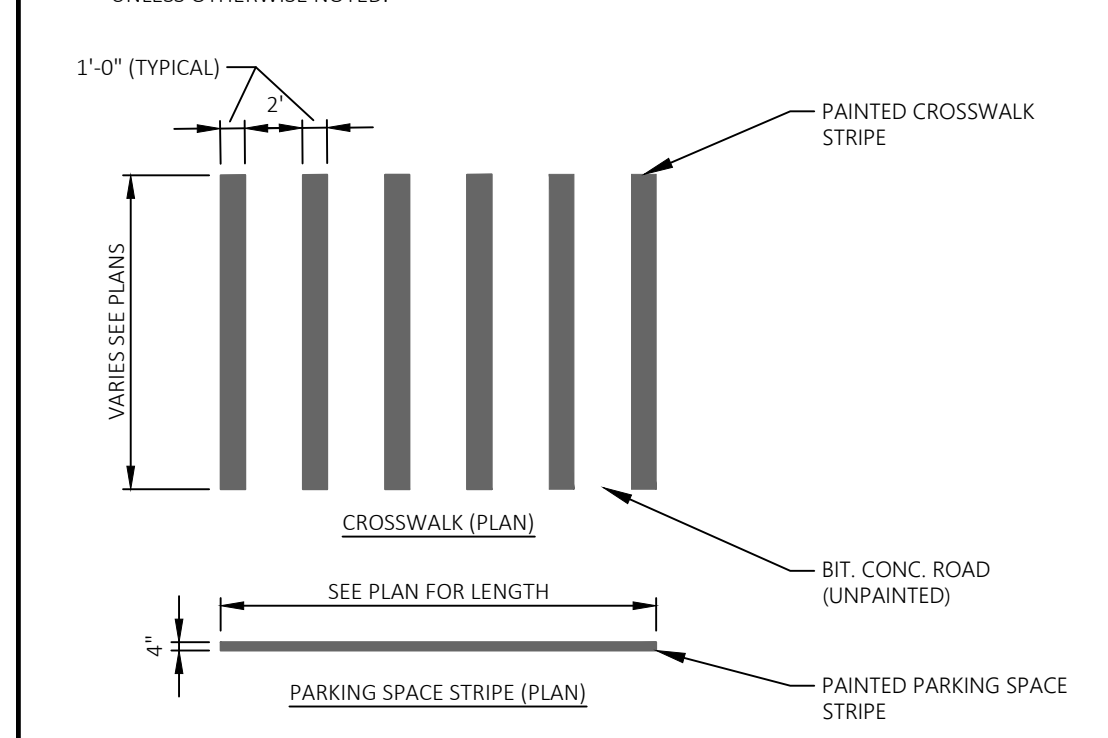
NOTES:
1. SIGN PLACEMENT, DIMENSIONS, MATERIAL AND FINISH SHALL MEET THE TOWN OF ASHLAND SPECIFICATIONS.
2. CONTRACTOR TO FIELD VERIFY LOCATION OF SUBSURFACE UTILITIES PRIOR TO INSTALLATION.
3. POST SHALL BE INSTALLED PLUMB.



SITE IDENTIFICATION SIGN

10 14 00 N.T.S.

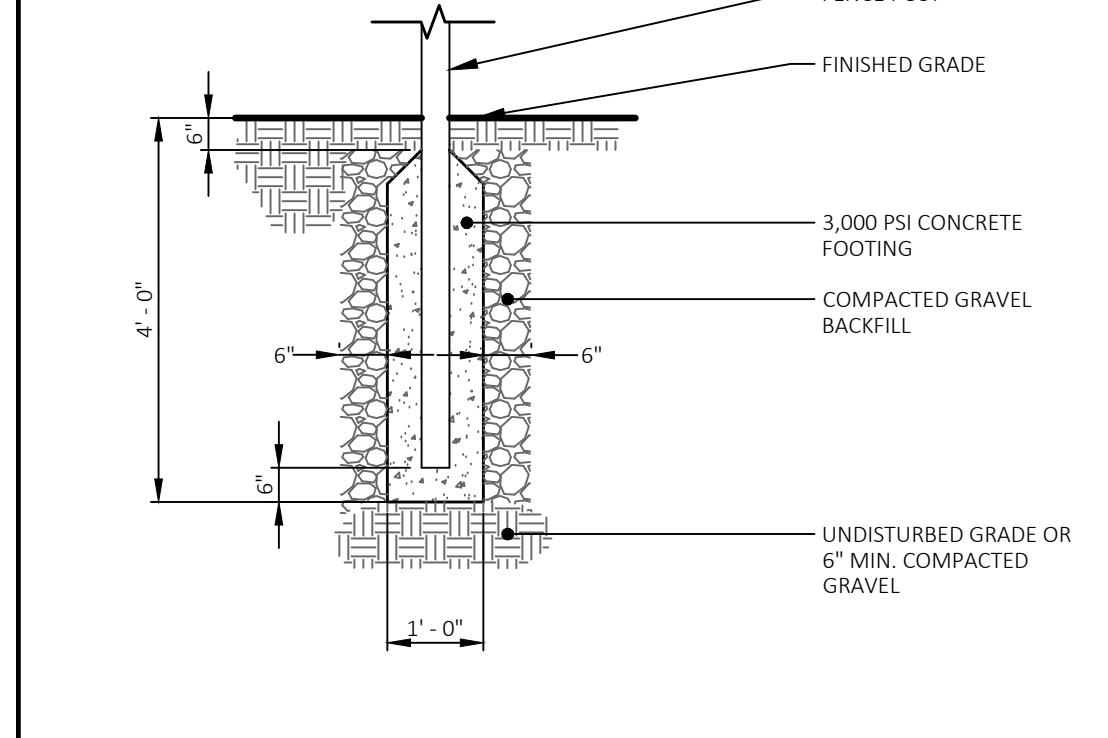
NOTES:
1. ALL PAVEMENT MARKINGS INCLUDING PARKING SPACES AND CROSSWALKS ARE TO BE PAINTED WHITE UNLESS OTHERWISE NOTED.



PAINTED CROSSWALK / PARKING SPACE STRIPE

32 10 00 N.T.S.

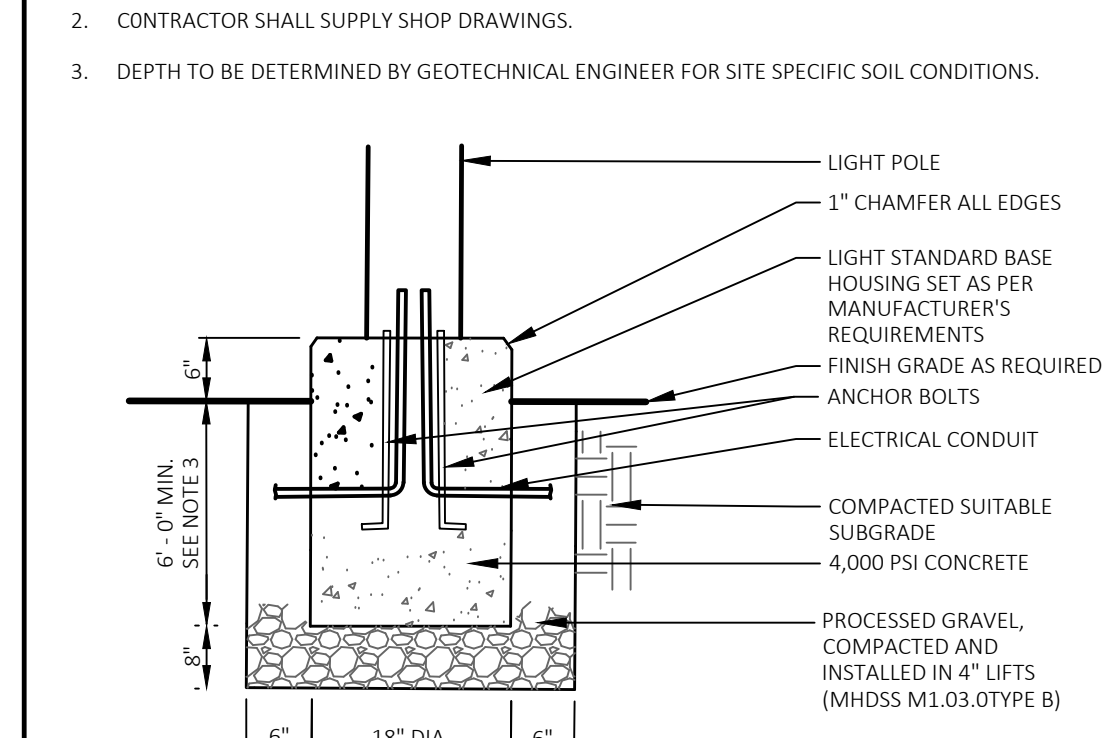
NOTES:
1. CONTRACTOR SHALL CONFIRM BOLT PATTERN PRIOR TO ORDERING.
2. CONTRACTOR SHALL SUPPLY SHOP DRAWINGS.
3. DEPTH TO BE DETERMINED BY GEOTECHNICAL ENGINEER FOR SITE SPECIFIC SOIL CONDITIONS.



CHAIN LINK FENCE FOOTING

32 31 00 N.T.S.

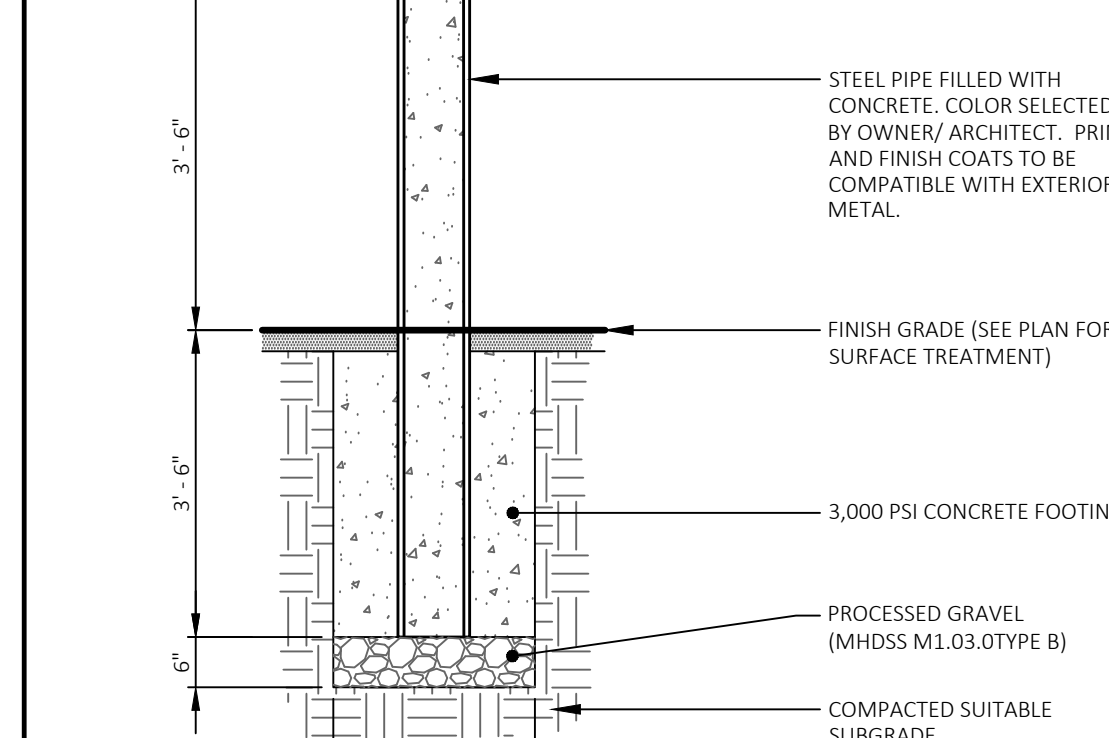
NOTES:
1. CONTRACTOR SHALL CONFIRM BOLT PATTERN PRIOR TO ORDERING.
2. CONTRACTOR SHALL SUPPLY SHOP DRAWINGS.
3. DEPTH TO BE DETERMINED BY GEOTECHNICAL ENGINEER FOR SITE SPECIFIC SOIL CONDITIONS.



LIGHT POLE BASE - VEGETATED AREAS

26 50 00 N.T.S.

NOTES:
1. TOPS AND BOTTOMS OF ALL MESH TO BE TWISTED.
2. ALL FENCING AND HARDWARE SHALL BE VINYL COATED GALVANIZED STEEL.



BOLLARD

32 30 00 N.T.S.



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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

2 03/09/2026 PEER REVIEW COMMENTS
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

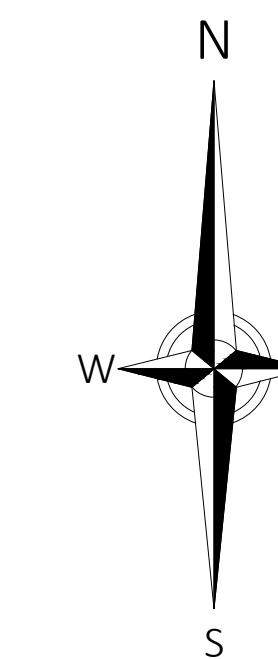


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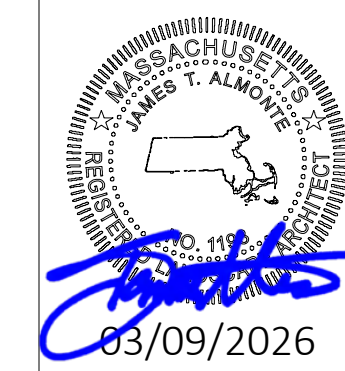
Project Owner:
Metrowest Facilities LLC
350 Pleasant Street
Ashland, MA 01721

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

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

Sheet Title:
VEHICLE MANEUVERING & LINES OF SIGHT EXHIBIT

Local Permitting

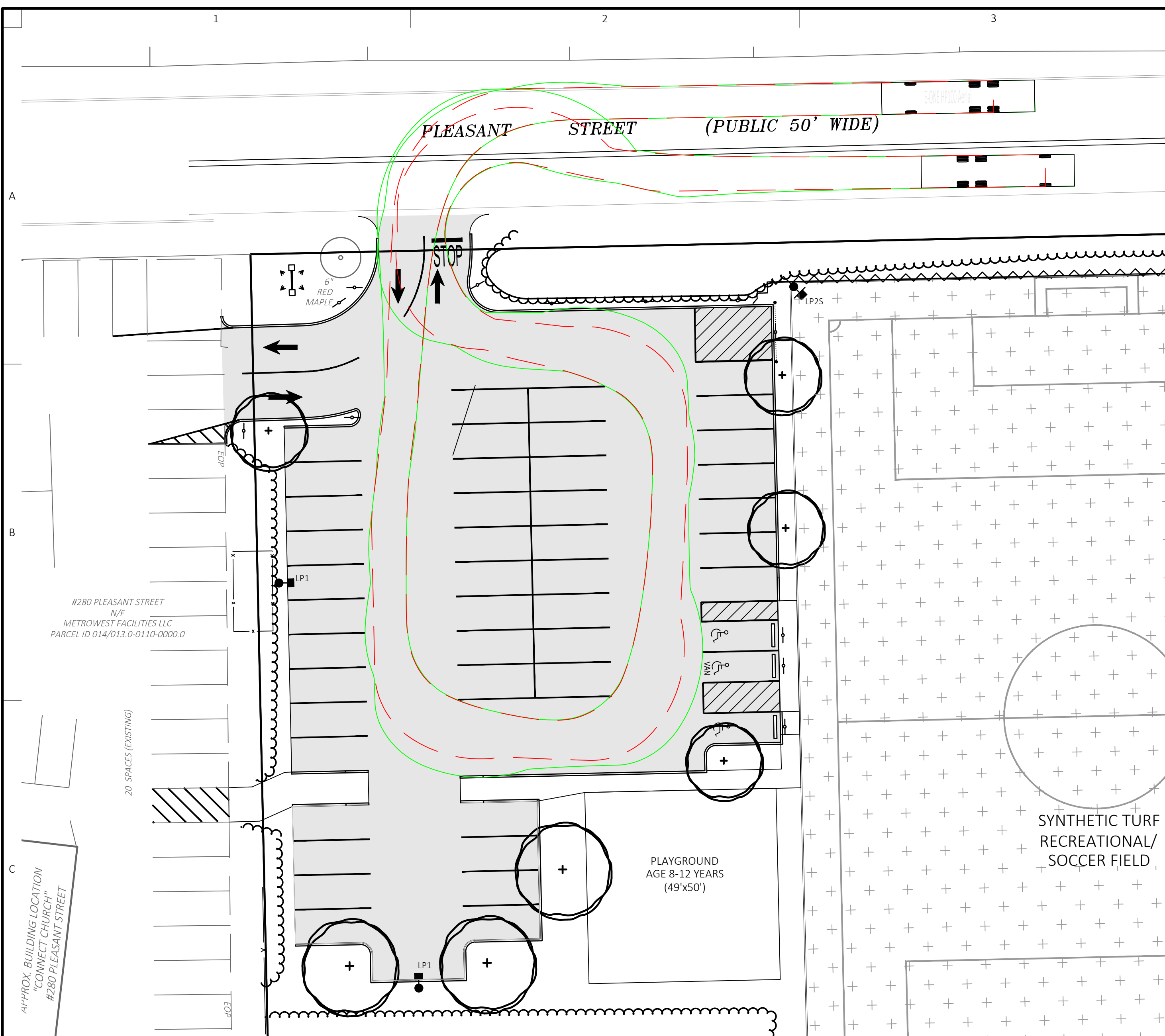


- NOTES:
- Lines of sight measurements shown hereon derived from the site design and the autocad civil 3d geolocation module.
 - Lines of sight measurements are horizontal only and do not account for the vertical alignment of Pleasant Street. Based on observations in the field, the vertical alignment of Pleasant Street does not contain vertical curves or topographic relief that limit the required lines of sight.
 - Lines of sight established as available within the public road layout and properties owned by Metrowest Facilities, LLC only.

2	03/09/2026	PEER REVIEW COMMENTS
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

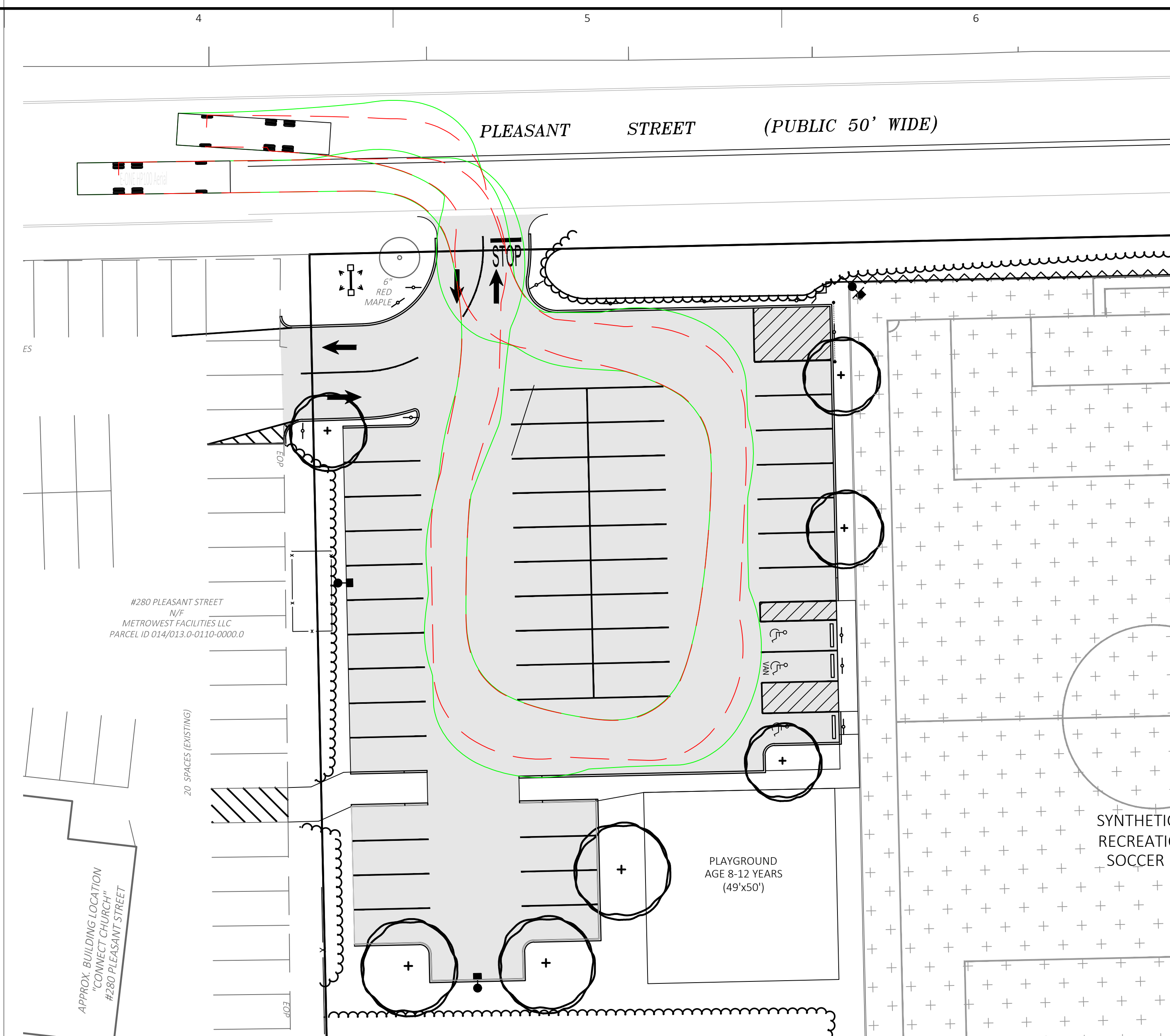
Scale: As Noted

Sheet No.:
EX-101



Maneuvers to and From the East

Scale: 1" = 20'



Maneuvers to and From the West

Scale: 1" = 20'

VEHICLE PROFILE

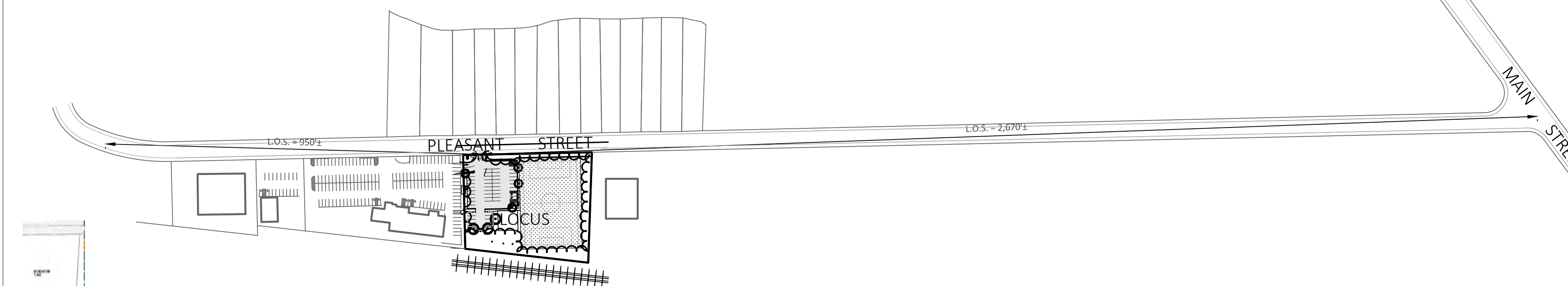
E-ONE HP100 Aerial	Overall Length	40.000ft
	Overall Width	8.333ft
	Overall Body Height	11.000ft
	Min Body Ground Clearance	1.393ft
	Track Width	8.333ft
	Lock-to-lock time	6.00s
	Max Wheel Angle	45.00°

VEHICLE TRACKING KEY

- Red dashed line = VEHICLE WHEEL PATH
- Green solid line = 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.



Driveway Intersection Safety Lines of Sight

Scale: 1" = 200'

NOTE:
REFER TO SHEET C-202 FOR PARKING SUMMARY TABLE

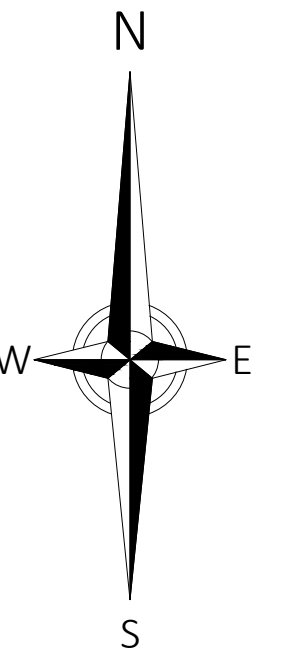


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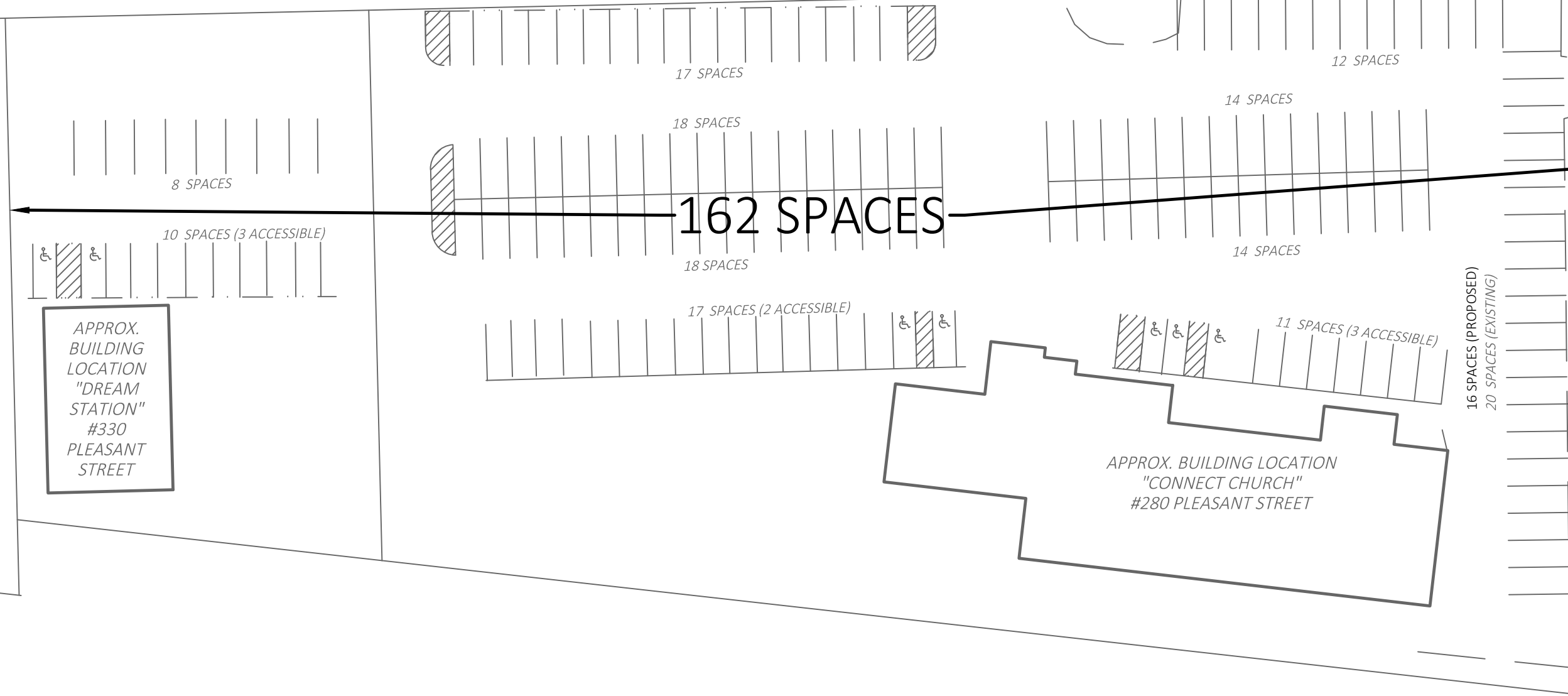
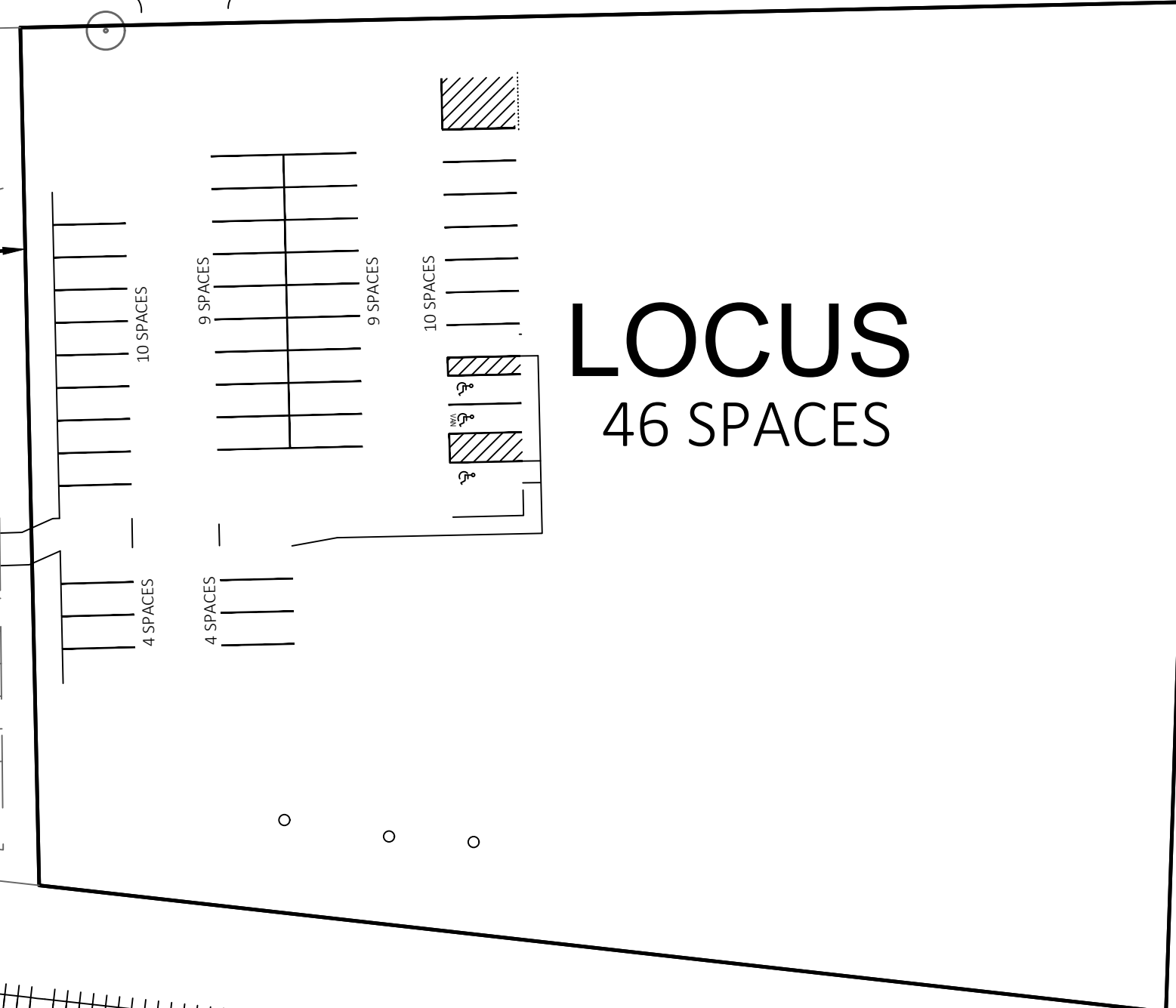
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PLEASANT

STREET



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

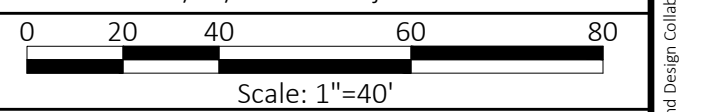
Project Applicant:
Metrowest Facilities LLC
350 Pleasant Street
Ashland, MA 01721

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

Sheet Title:
COMPREHENSIVE SHARED USE PARKING EXHIBIT

Local Permitting

No: _____ Date: _____ Revision | Issue: _____
Drawn By: **WMB** Checked By: **WMB**
Date: **03/09/2026** Project No.: **24-0281**



Sheet No.:
EX-102

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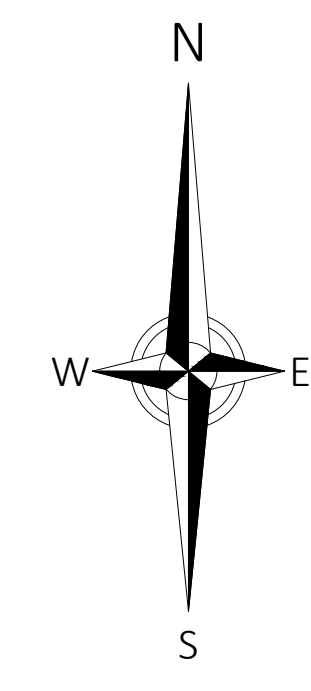


Photo Reference Location View

Summer Conditions



Photo #1

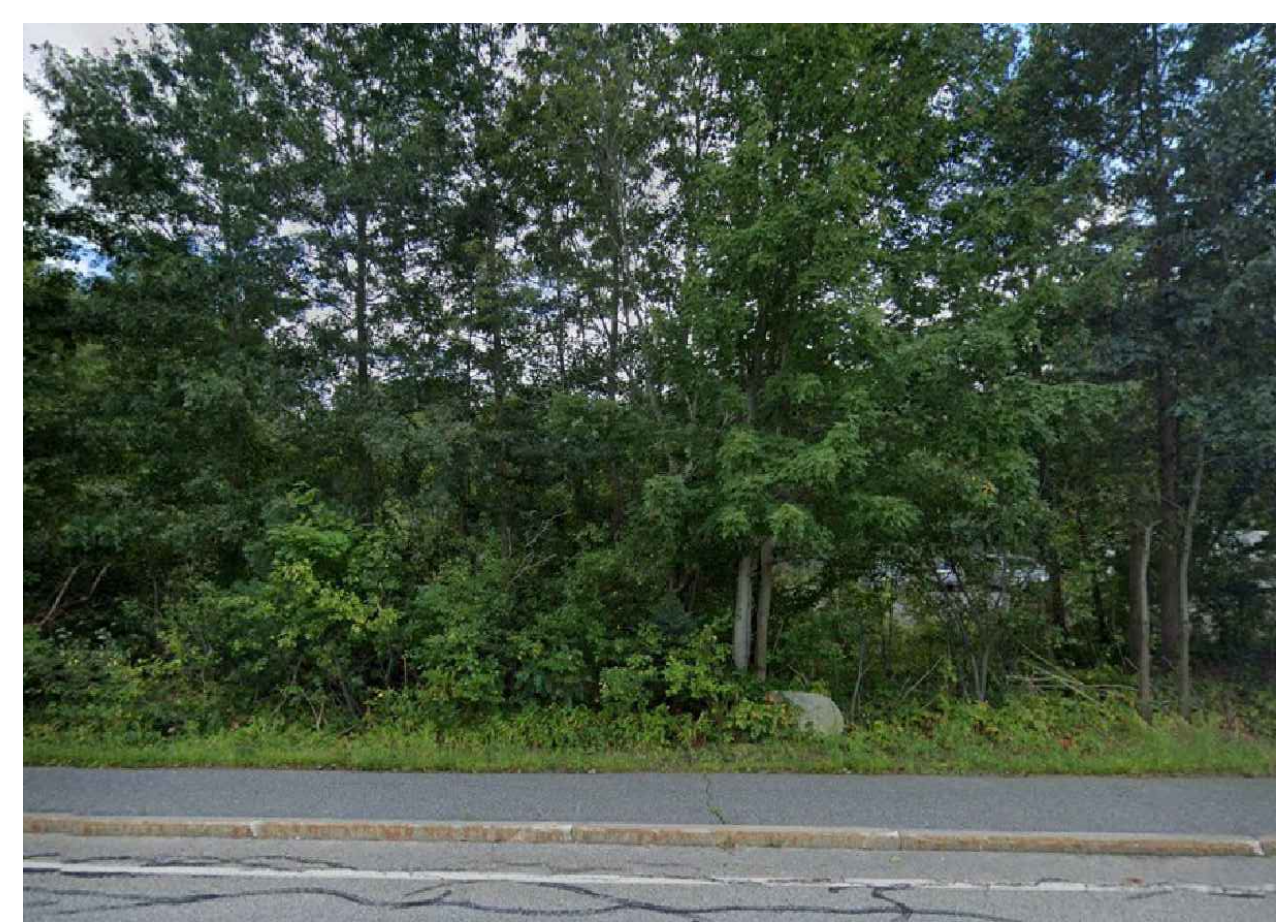


Photo #2



Photo #3

Winter Conditions



Photo #1



Photo #2



Photo #3



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 Westborough, MA 01581

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- NOTES:**
1. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.
 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:
 PUBLIC VIEW PHOTO
 EXHIBIT

Local Permitting

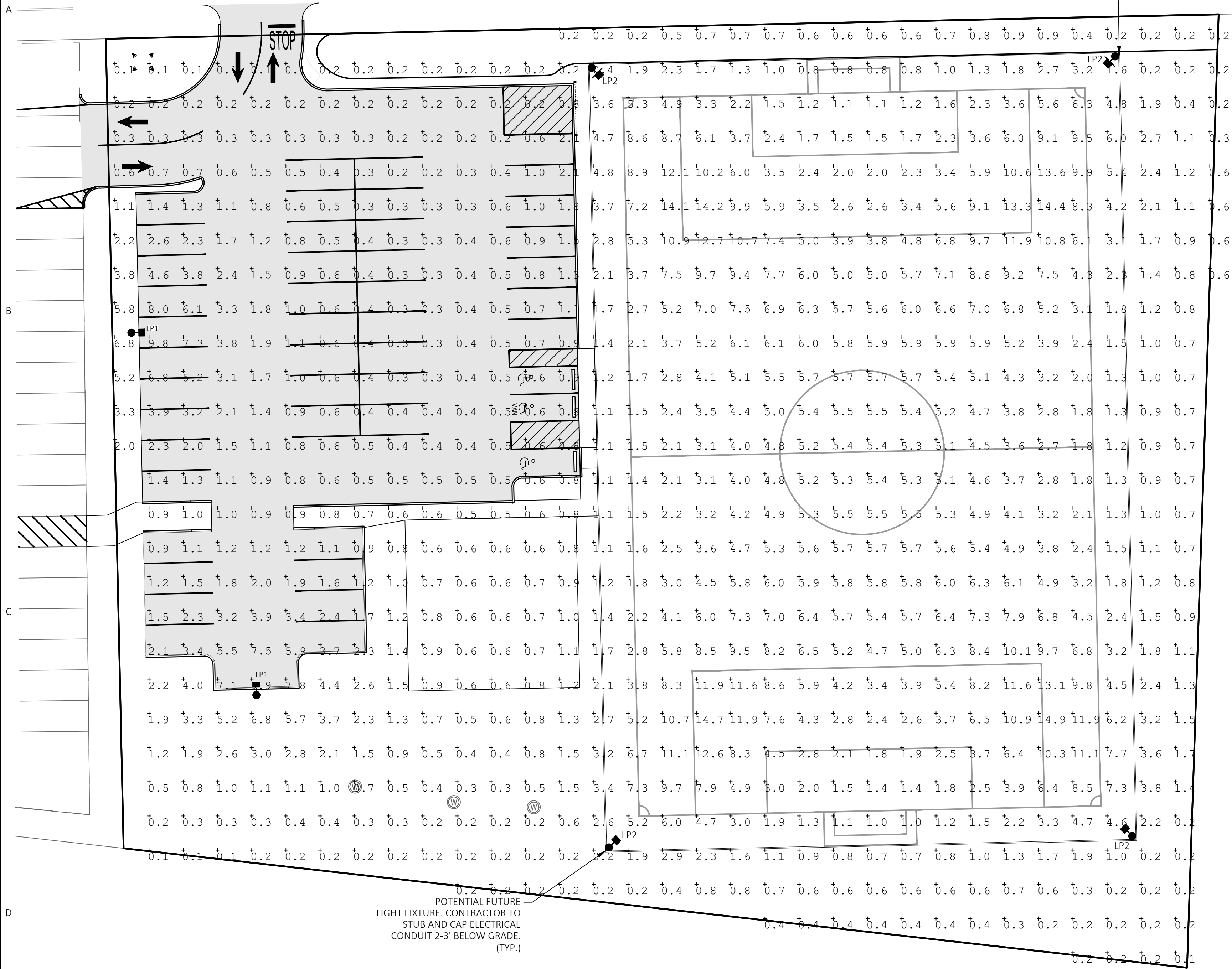
2	03/09/2026	NO CHANGES
1	06/09/2025	NO CHANGES
No. Date: Revision Issue:		
Drawn By: CMP/ESM		Checked By: WMB
Date: 02/05/2025		Project No.: 24-0281

Scale: Not to Scale

Sheet No.:
EX-103

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PLEASANT STREET (PUBLIC 50' WIDE)



PLAN
Scale: 1" = 20'

Luminaire Schedule				
Symbol	Qty	Label	Total Lamp Lumens	Description
LP-2	4	GW-ST-RSL-800-4K-70-45	N.A.	800W Stadium Lighter 450 740
LP-1	2	Area (150W) -4K-T4	19528	AL7743D3

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
Object 1 Planar	illumiance	Fc	2.86	14.9	0.1	149.00
Area 2	illumiance	Fc	1.37	9.9	0.2	49.50
Soccer Field	illumiance	Fc	5.07	14.9	0.4	37.25

ARL LED FIXTURE AREA LIGHT

FOR USE IN AMBIENT AND GENERAL LIGHTING APPLICATIONS

FEATURES
 Lumileds SMD2835 LEDs with 3-CCT White Color
 Selectable (3000K/4000K/5000K)
 CRI >80
 Fixture comes with T3 distribution lens installed
 T3 and T4 distribution lenses available (sold separately)
 L70 lifespan of 100,000 hours

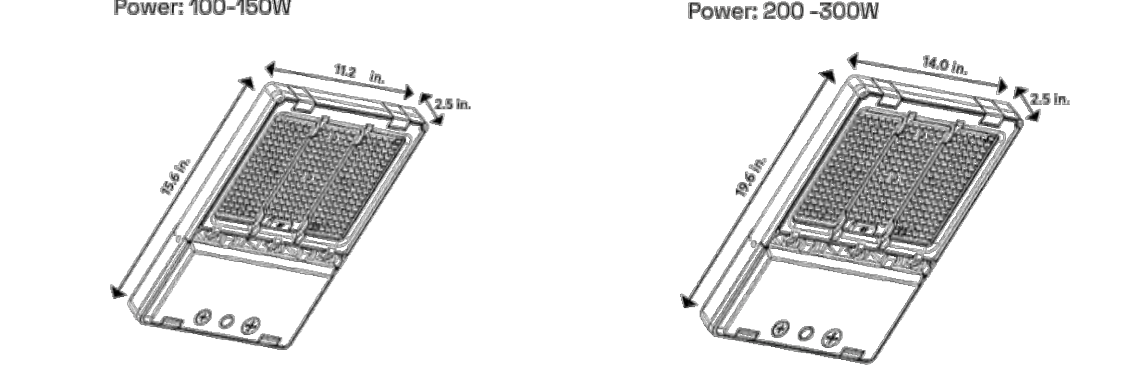


CONSTRUCTION
 Highly durable die-cast aluminum housing
 Long-throw dust bronze finish available
 Wet location rated
 40° beam angle
 80-90°C Rating for Optical Distribution
 Distribution Type 3 / Type
 Operates efficiently in temperatures from -40°F to 122°F

ELECTRICAL
 0-10V dimmable driver
 120-277V / 277-480V input
 Built-in 6A surge protection
 Flicker <0%

LISTINGS
 ETL listed
 DLC S.1 premium listed
 5-year warranty on all electronics and housing

DIMENSIONAL INFORMATION

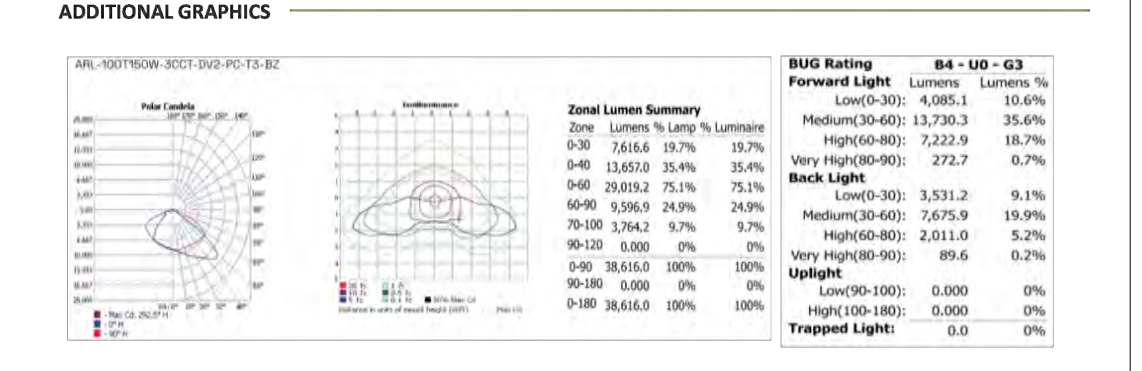


GREY WOLF LED • WEST ST PAUL, MN • WWW.GREYWOLFLED.COM • (855) 268-6069

ARL LED FIXTURE AREA LIGHT

ORDERING INFORMATION

STYLE	LIGHT ENGINE	COLOR TEMP	DRIVER	CH	OPTIONS
ARL FIXTURE	150T150W 150T240W 200T300W 1400LM 1700LM 2100LM 2400LM 3000LM	3000K 4000K 5000K	0-10V DIMMING V2 350-277V V3 277-480V	D	PC PHOTOCLIP TB TYPE II BZ BZ



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G2 LED FIXTURE STADIUM LIGHTING

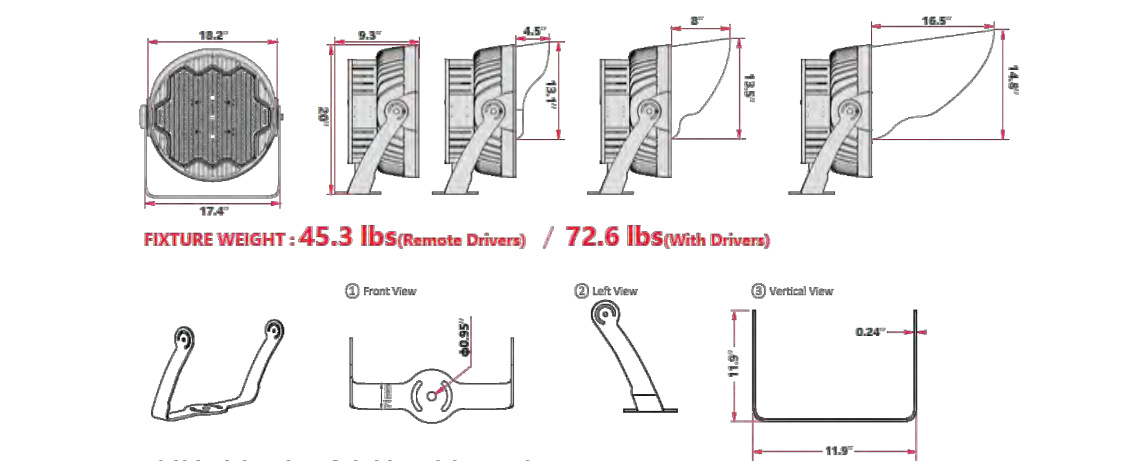
FEATURES
 Very low windage area (EPA)
 Only 17.3 inches in diameter can easily replace HID / MH / HPS fixtures on existing poles, wiring and mounting arms
 One PCB board design, better glare control with our quality Lens
 Light weight design ensures less force on poles
 Unique hollow design for excellent heat dissipation
 Beam Angles: 15° | 25° | 45°



CONSTRUCTION
 Aluminum housing
 Grey powder coating
 Effective projected area: 0.580" x 1.380"

ELECTRICAL
 LED Light Engine designed for reliability and long life operation
 120 / 277 compatible with other voltages available
 Operating Temperature | -104F to 122F
 50,000 Hour Lifetime

LISTINGS
 ETL approved
 DLC Premium Listed
 7-year warranty of all electronics and housing.
 IP65 & rated housing, IP66 optional

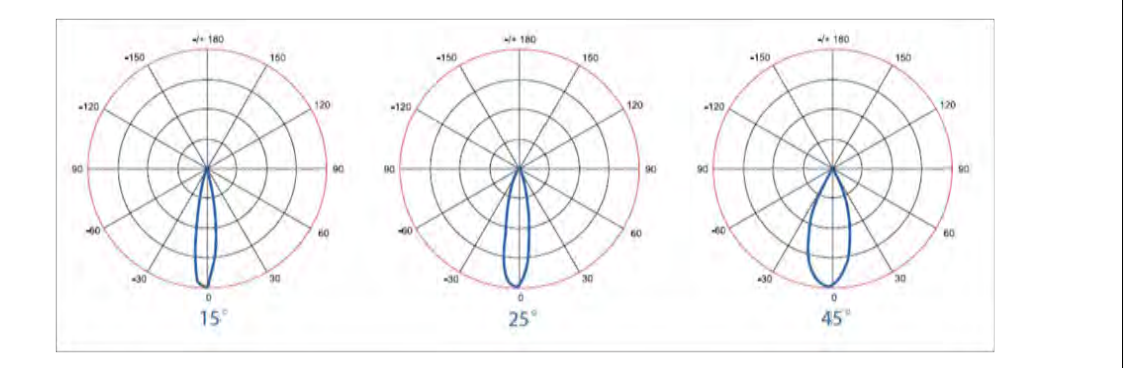


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G2 LED FIXTURE STADIUM LIGHTING

ORDERING INFORMATION

STYLE	LIGHT ENGINE	LED LIGHT SOURCE	DRIVER	COLOR TEMP	CH	LENS	INPUT POWER
ST-RSL NEW FEATURE	800 800 WATT 16,000 LUMENS	NICHIA NICHIA	MEANWELL MEANWELL	3K 3000K	70 70 CH	15 15°	100-277V
	1000 1000 WATT 12,000 LUMENS		INVENTRONICS INVENTRONICS	4K 4000K	80 80 CH	25 25°	180-528V
	1200 1200 WATT 14,000 LUMENS			5K 5000K	80 80 CH	45 45°	

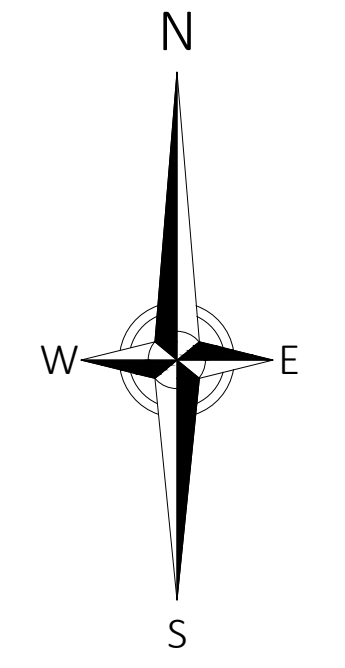


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LDC
 LAND DESIGN COLLABORATIVE
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 Prepared by:

Energy Solutions
 INTERNATIONAL, INC.



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

Sheet Title:
PHOTOMETRICS PLAN

Local Permitting

No.	Date:	Revision Issue:
2	03/09/2026	PEER REVIEW COMMENTS
1	06/09/2025	TOWN COMMENTS

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



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Sheet No.:
SL-101