



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING
www.gandhengineering.com

Est. 1972

G-3754



Milford Office
333 West Street
Post Office Box 235
Milford, MA 01757-0235
Phone (508) 473-6630
Fax (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-2101
Phone (508) 528-3221
Fax (508) 528-7921

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
Phone (508) 234-6834
Fax (508) 234-6723

Town of Ashland
Office of the Planning Board
101 Main Street
Ashland, MA 01721

January 18, 2019

RE: Preliminary Plan
"Village of the Americas, Phase VIII"

Dear Board Members:

On behalf of the applicant, Ashland Chestnut Realty, LLC, I offer the following response to the review letter by Assistant Town Planner, Amanda Molina Dumas, dated January 16, 2019.

Chapter 344, Section 344-7(C)(1) The North Arrow was shown on the plan in the upper left portion in the area of building 41. I have moved it a little further to the left to be easier to see. The total area of the site has been added to the Cover Sheet.

Chapter 344, Section 344-7(C)(7) The widths of the adjacent streets are labelled.

Chapter 344, Section 344-7 (C)(9) The scale of the locus map on the cover sheet has been revised to be 1"=1,000'.

The deed information in the plan notes has been corrected to agree with the application. There are no waivers being requested.

There are no provisions within the covenant to prohibit the division of the property. We are confident that the proposed lots can be developed in accordance with the conditions of the covenant.

Attached, please find the revised plans.

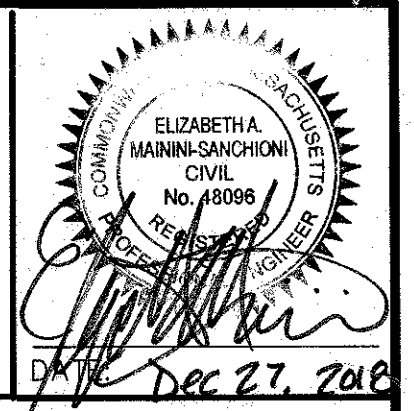
Very truly yours

Robert J. Poxon
Project Engineer

"VILLAGE OF THE AMERICAS"
 PHASE VIII
 PRELIMINARY PLAN
 IN
 ASHLAND, MASSACHUSETTS

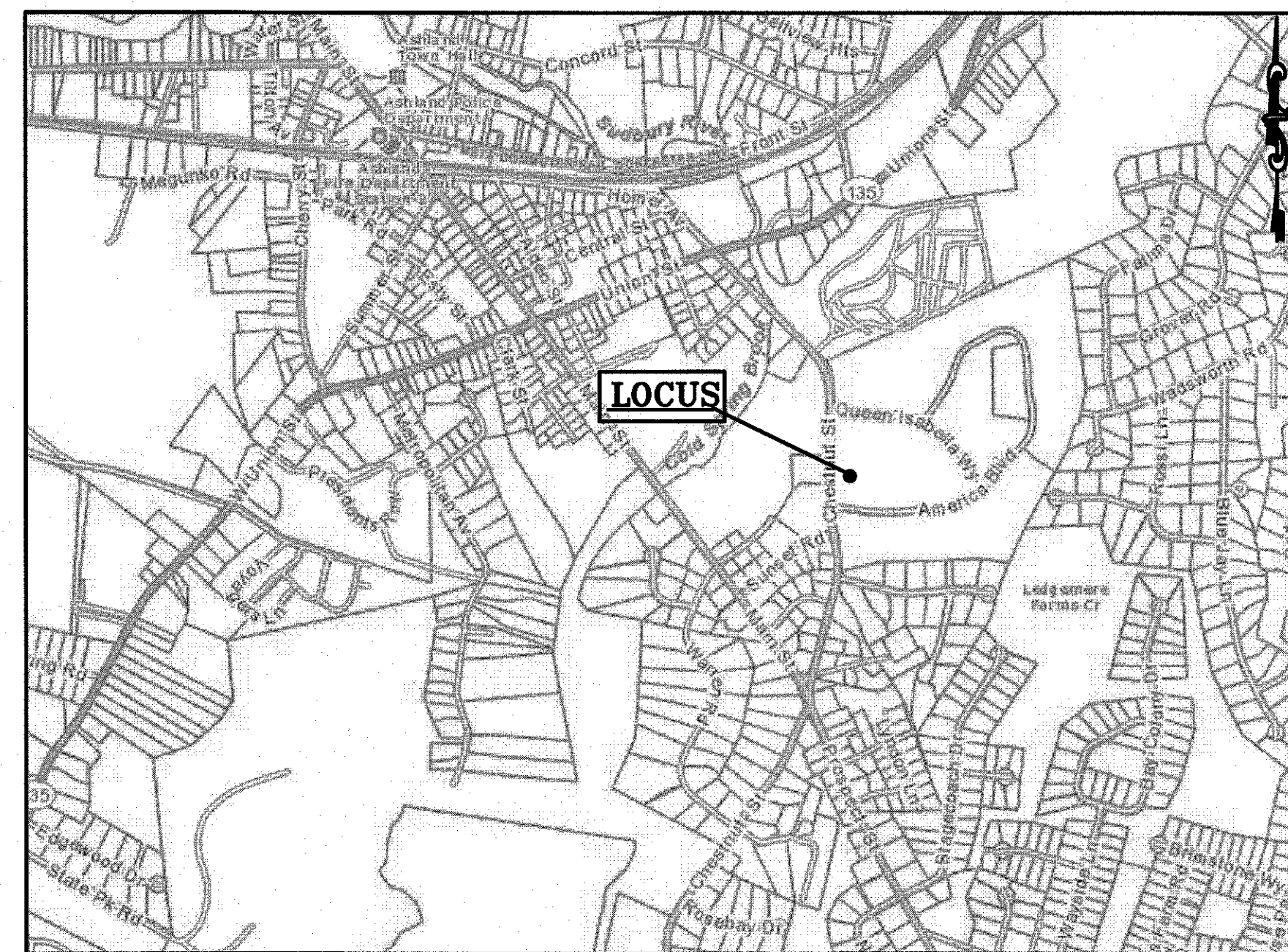
DATE: Dec 27, 2018
 APPROVED DATE: _____
 ASHLAND PLANNING BOARD

 SIGNATURE DATE: _____
 BEING A MAJORITY



G-3754

DATE: DECEMBER 17, 2018
 REVISED: JANUARY 17, 2019



LOCUS MAP
 SCALE: 1"=1000'
 TOTAL AREA=5.92

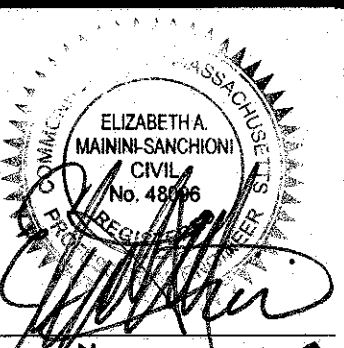
INDEX

SHEET 1. COVER SHEET
 SHEET 2. PRELIMINARY PLAN

OWNER:
ASHLAND CHESTNUT REALTY TRUST
 120 QUARRY DRIVE, 2ND FLOOR
 MILFORD, MA 01757

APPLICANT:
ASHLAND CHESTNUT REALTY TRUST
 120 QUARRY DRIVE, 2ND FLOOR
 MILFORD, MA 01757





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CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

WARNING
EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS.
CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233).

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

NOTES

1. REFERENCE ASHLAND ASSESSOR'S MAP 20, PARCEL 0271 AND 0273.
 2. ELEVATIONS REFER TO NAD 83.
 3. DEED REFERENCE: BOOK 56831, PAGE 263, AND PLAN 260 OF 1011 RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.
 4. ZONING CLASSIFICATION: WILWOOD MIXED USE SPECIAL DISTRICT.
- MINIMUM LOT AREA = 40,000 SF
MINIMUM LOT FRONTAGE = 150 FT
LOTS OVER TWO ACRES EXEMPT FROM SHAPE FACTOR.

LEGEND

- 000 EXIST. ELEVATION CONTOUR
- 000.0 EXIST. SPOT ELEVATION
- DRAIN LINE
- EXIST. DRAIN MANHOLE
- EXIST. CATCH BASIN
- PROP. CATCH BASIN
- PROP. DRAIN MANHOLE
- SEWER LINE
- EXIST. SEWER MANHOLE
- EXIST. SEWER MANHOLE
- WATER LINE
- HYDRANT
- GAS LINE

#	DATE	PER TOWN COMMENTS	R/J
1	1/17/19		
		DESCRIPTION	INIT

OWNER
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120 QUARRY DRIVE
MILFORD, MA 01757

APPLICANT
ASHLAND CHESTNUT REALTY TRUST
120 QUARRY DRIVE
MILFORD, MA 01757

"VILLAGE OF THE AMERICAS"

PHASE VIII
PRELIMINARY PLAN
PLAN OF LAND

IN
ASHLAND, MA

SCALE: 40 FEET TO AN INCH
DATE: DECEMBER 17, 2018

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