

0 MEGUNKO
ASHLAND, MA

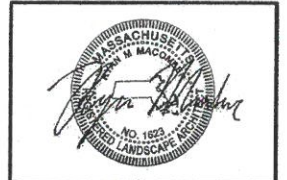
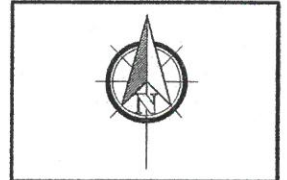


LEGEND:

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
+	SPOT GRADE
+ 10.0 BW	BOTTOM OF WALL
+ 10.0 TW	TOP OF WALL
+ 10.0 TP	TOP OF PIER
+ 10.0 BF	BOTTOM OF FOOTING
+ 10.0 TF	TOP OF FOOTING
+ 10.0 TC	TOP OF CONCRETE
+ 10.0 CB	CATCH BASIN

REVISIONS:

DATE: MAY 16, 2016



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SCALE: 1" = 20' - 0"

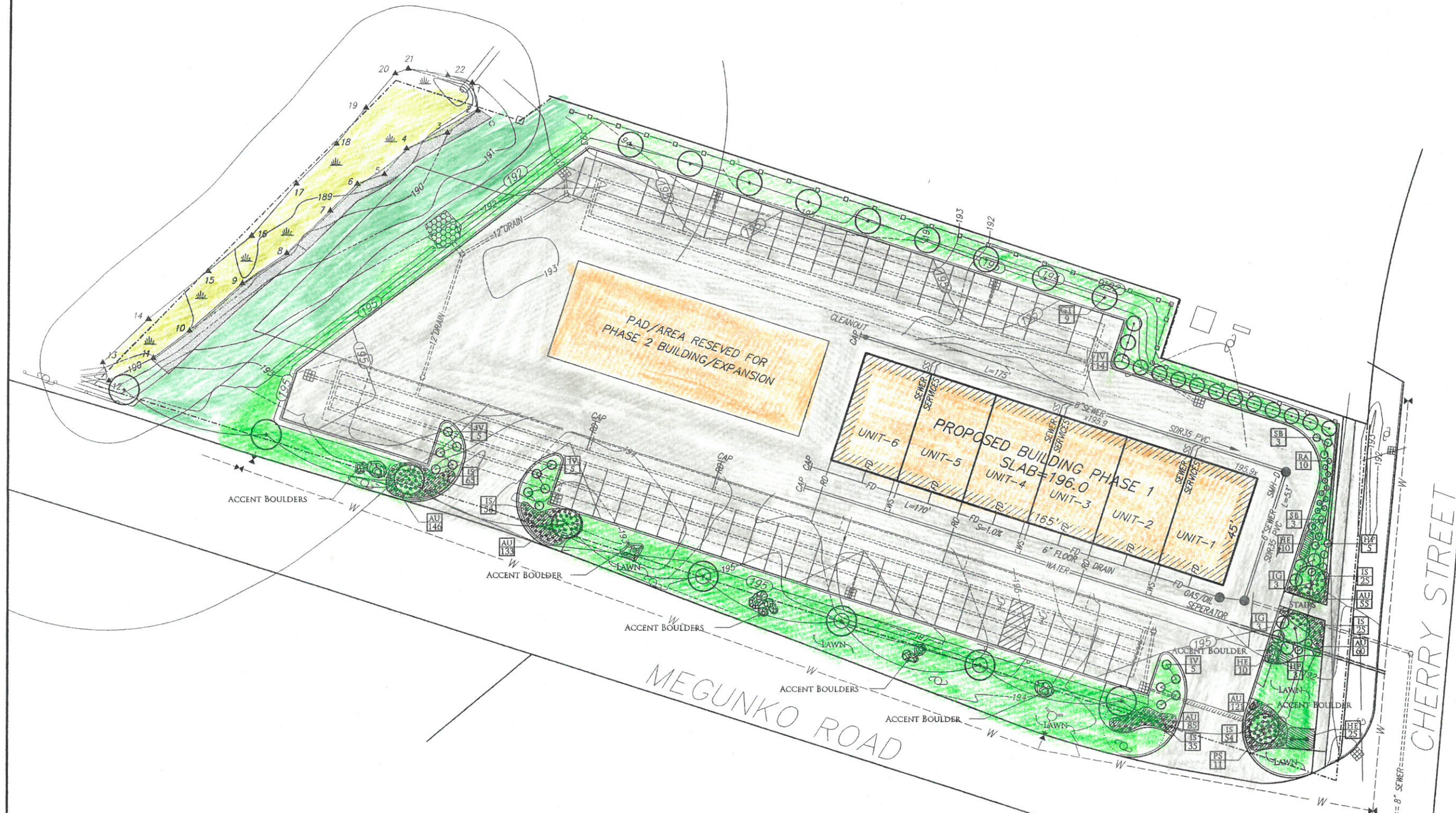
DATE: FEBRUARY 3, 2016

DRAWN BY: KW

CHECKED BY: RMM

LANDSCAPE
PLAN

L
1.0



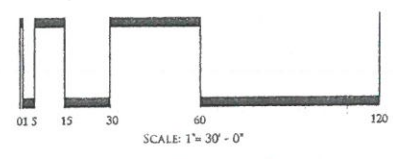
Planting Schedule:

Item #	Category	Key	Latin Name	Common Name	Qty	Size
1	Upright Shade Tree	GT	Gleditsia triacanthos var. inennis	Thornless Honeylocust	9	2.5-3" Cal.
2	Evergreen Tree	JV	Juniperus virginiana	Eastern Red Cedar	14	8-10'
2	Ornamental Tree	PS	Prunus serrulata 'Kwanzan'	Japanese Flowering Cherry	11	2.5-3" Cal.
3	Shrub	HP	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	8	2.5-3'
4	Shrub	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	6	3-4'
5	Shrub	JV	Itea virginica 'Little Henry'	Dwarf Virginia Sweetspire	15	#7 Pot
6	Shrub	RA	Rhus aromatica 'Gro Low'	Fragrant Sumac	10	#3 Pot
7	Shrub	SB	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	6	2.5-3"
8	Perennial	AU	Arctostaphylos Uva-Ursi	Bearberry	600	#1 Pot
9	Perennial	HE	Hemerocallis 'Happy Returns'	Happy Returns Daylily	45	#1 Pot
10	Perennial	IS	Iris sibirica	Siberian Iris	260	#2 Pot

Summary:

Total Qty. of Proposed Parking Spots	48
Required Trees (Mix of Shade, Ornamental, and Evergreen) Spaces/8	6
Proposed Qty. of Shade Trees	9
Proposed Qty. of Ornamental Trees	11
Proposed Qty. of Evergreen Trees	14
Total Proposed Qty. of Trees	34
Total Proposed Qty. of Shrubs	45
Total Proposed Qty. of Perennials	905

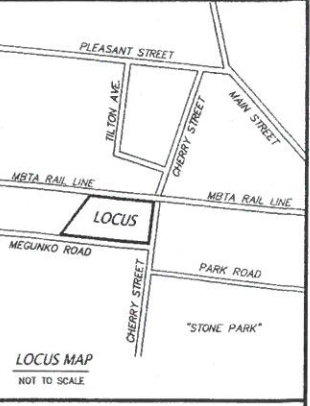
Note:
All planting areas and trees are to be mulched with three to four inches of mulch.
A permanent irrigation system is to be installed for all planting areas.



BUILDING NOTE:
 1. BUILDING TO BE PROVIDED WITH UNDER SLAB MEMBRANE WITH VENT, TO BE DESIGNED BY PROJECT ARCHITECT.

GENERAL NOTES:

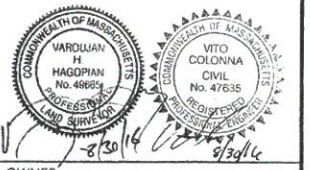
- EXISTING TOPOGRAPHY IS BASED UPON A FIELD SURVEY BY CONNORSTONE ENGINEERING IN APRIL OF 2015. VERTICAL DATUM IS BASED UPON NAVD83. PROPERTY LINES SHOWN ARE APPROXIMATE BASED UPON PLANS AND DEEDS OF RECORD, AND DOES NOT REPRESENT A BOUNDARY SURVEY. LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
- THE LOT SHOWN IS NOT WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF ASHLAND, COMMUNITY PANEL No. 2501700514F, DATED JULY 7, 2014.
- WETLAND DELINEATION PERFORMED BY GODDARD CONSULTING, LLC AND FIELD LOCATED BY CONNORSTONE ENGINEERING, INC.
- EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION CONDITION, AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED, PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING).
- REFERENCES: ASSESSORS MAP 14, PARCEL 44 DEED BOOK 66506, PAGE 300 PLAN 1120 OF 1974
- THE WATER AND SEWER CONNECTIONS SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE ASHLAND DEPARTMENT OF PUBLIC WORKS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR).
- ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) CONSTRUCTION STANDARDS AND THE MHD STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES; OR LOCAL MUNICIPALITY STANDARDS, WHICHEVER IS MORE STRINGENT.
- ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
- WORK WITHIN THE HIGHWAY LAYOUT SHALL CONFORM TO THE CONDITIONS OF THE PERMIT ISSUED BY THE LOCAL AUTHORITY AS APPROPRIATE.
- THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
- ALL RAMP, CURB CUTS, SIDEWALKS, AND ACCESSIBLE SPACES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BOARD REGULATIONS (521 CMR 1-47).
- PRIOR TO CONSTRUCTION, ALL BUILDING DIMENSIONS, ELEVATIONS, AND UTILITY CONNECTIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AND OWNER.



ZONING REQUIREMENTS:
 ZONED: INDUSTRIAL (I)
 PHOTOVOLTAIC OVERLAY
 ADD "A" OVERLAY
 AREA = 30,000 s.f.
 FRONTAGE = 150 feet
 SETBACKS: FRONT = 40 feet
 SIDE = 30 feet
 REAR = 30 feet

PROPOSED USE: CONTRACTOR GARAGES

PARKING SUMMARY:
 PARKING CATEGORY: OTHER (REQUIRED PARKING TO BE DETERMINED BY THE PLANNING BOARD)
 TOTAL PROPOSED PARKING = 48 SPACES
 TOTAL NUMBER OF UNITS = 11
 PARKING PER UNIT = 4.4 SPACES



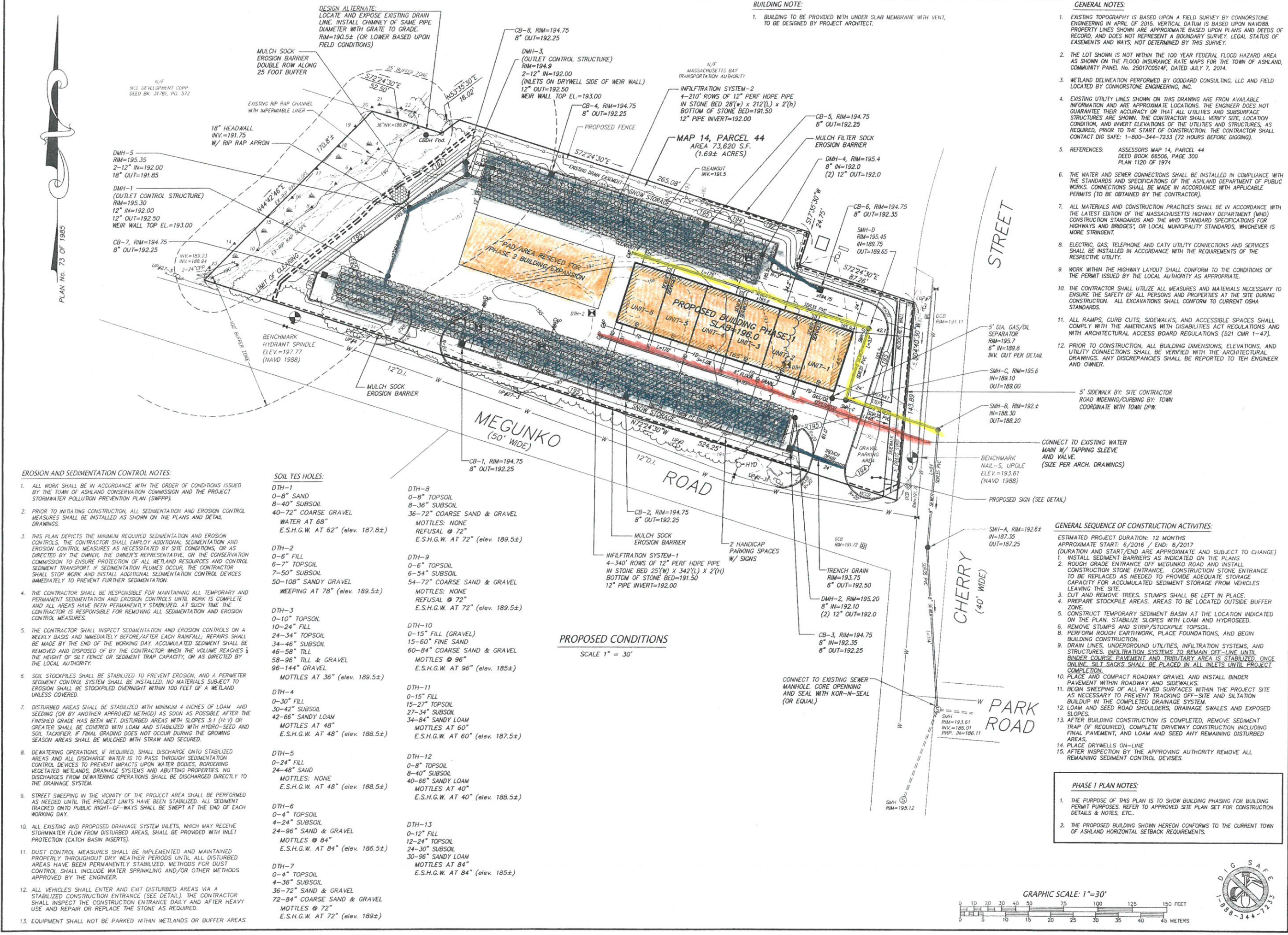
OWNER:
 ASHLAND LANDSCAPE SUPPLY, LLC
 18 WAVERLY STREET
 ASHLAND, MA 01702

CONNORSTONE ENGINEERING INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE: 508-393-9727 FAX: 508-393-5242

PHASE I PLOT PLAN OF 0 MEGUNKO ROAD IN ASHLAND, MASS.

REVISED: DESCRIPTION:
 DRAWN BY: RM CHECK BY: VC
 DATE: AUGUST 30, 2016
 SCALE: 1" = 30' SHEET 1 OF 1.

DESIGN ALTERNATE:
 LOCATE AND EXPOSE EXISTING DRAIN LINE. INSTALL CHIMNEY OF SAME PIPE DIAMETER WITH GRATE TO GRADE. RIM=190.5± (OR LOWER BASED UPON FIELD CONDITIONS)



EROSION AND SEDIMENTATION CONTROL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE ORDER OF CONDITIONS ISSUED BY THE TOWN OF ASHLAND CONSERVATION COMMISSION AND THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.
- THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROLS. THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSITATED BY SITE CONDITIONS, OR AS DIRECTED BY THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE CONSERVATION COMMISSION TO ENSURE PROTECTION OF ALL WETLAND RESOURCES AND CONTROL SEDIMENT TRANSPORT. IF SEDIMENTATION PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
- THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A WEEKLY BASIS AND IMMEDIATELY BEFORE/AFTER EACH RAINFALL; REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WHEN THE VOLUME REACHES 1/2 THE HEIGHT OF SILT FENCE OR SEDIMENT TRAP CAPACITY, OR AS DIRECTED BY THE LOCAL AUTHORITY.
- SOIL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION, AND A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A WETLAND UNLESS COVERED.
- DISTURBED AREAS SHALL BE STABILIZED WITH MINIMUM 4 INCHES OF LOAM AND SEEDING (OR BY ANOTHER APPROVED METHOD) AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. DISTURBED AREAS WITH SLOPES 3:1 (H:V) OR GREATER SHALL BE COVERED WITH LOAM AND STABILIZED WITH HYDRO-SEED AND SOIL TACKIFIER. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON AREAS SHALL BE MULCHED WITH STRAW AND SECURED.
- DEWATERING OPERATIONS, IF REQUIRED, SHALL DISCHARGE ONTO STABILIZED AREAS AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ADJUTING PROPERTIES. NO DISCHARGES FROM DEWATERING OPERATIONS SHALL BE DISCHARGED DIRECTLY TO THE DRAINAGE SYSTEM.
- STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT LIMITS HAVE BEEN STABILIZED. ALL SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
- ALL EXISTING AND PROPOSED DRAINAGE SYSTEM INLETS, WHICH MAY RECEIVE STORMWATER FLOW FROM DISTURBED AREAS, SHALL BE PROVIDED WITH INLET PROTECTION (CATCH BASIN INSERTS).
- DUST CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED PROPERLY THROUGHOUT DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. METHODS FOR DUST CONTROL SHALL INCLUDE WATER SPRINKLING AND/OR OTHER METHODS APPROVED BY THE ENGINEER.
- ALL VEHICLES SHALL ENTER AND EXIT DISTURBED AREAS VIA A STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL). THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER HEAVY USE AND REPAIR OR REPLACE THE STONE AS REQUIRED.
- EQUIPMENT SHALL NOT BE PARKED WITHIN WETLANDS OR BUFFER AREAS.

SOIL TEST HOLES:

- | | | | | | | | | | | | | |
|---|--|---|--|---|---|--|---|---|---|---|--|---|
| DTH-1
0-8" SAND
8-40" SUBSOIL
40-72" COARSE GRAVEL
WATER AT 68"
E.S.H.G.W. AT 62" (elev. 187.8±) | DTH-2
0-6" FILL
6-7" TOPSOIL
7-50" SUBSOIL
50-108" SANDY GRAVEL
WEEPING AT 78" (elev. 189.5±) | DTH-3
0-10" TOPSOIL
10-24" FILL
24-34" TOPSOIL
34-46" SUBSOIL
46-58" TILL
58-96" TILL & GRAVEL
96-144" GRAVEL
MOTTLES AT 36" (elev. 189.5±) | DTH-4
0-30" FILL
30-42" SUBSOIL
42-66" SANDY LOAM
MOTTLES AT 48"
E.S.H.G.W. AT 48" (elev. 188.5±) | DTH-5
0-24" FILL
24-48" SAND
MOTTLES: NONE
E.S.H.G.W. AT 48" (elev. 188.5±) | DTH-6
0-4" TOPSOIL
4-24" SUBSOIL
24-96" SAND & GRAVEL
MOTTLES @ 84"
E.S.H.G.W. AT 84" (elev. 186.5±) | DTH-7
0-4" TOPSOIL
4-36" SUBSOIL
36-72" SAND & GRAVEL
72-84" COARSE SAND & GRAVEL
MOTTLES @ 72"
E.S.H.G.W. AT 72" (elev. 189±) | DTH-8
0-8" TOPSOIL
8-36" SUBSOIL
36-72" COARSE SAND & GRAVEL
MOTTLES: NONE
REFUSAL @ 72"
E.S.H.G.W. AT 72" (elev. 189.5±) | DTH-9
0-6" TOPSOIL
6-54" SUBSOIL
54-72" COARSE SAND & GRAVEL
MOTTLES: NONE
REFUSAL @ 72"
E.S.H.G.W. AT 72" (elev. 189.5±) | DTH-10
0-15" FILL (GRAVEL)
15-60" FINE SAND
60-84" COARSE SAND & GRAVEL
MOTTLES @ 96"
E.S.H.G.W. AT 96" (elev. 185±) | DTH-11
0-15" FILL
15-27" TOPSOIL
27-34" SUBSOIL
34-84" SANDY LOAM
MOTTLES AT 60"
E.S.H.G.W. AT 60" (elev. 187.5±) | DTH-12
0-8" TOPSOIL
8-40" SUBSOIL
40-66" SANDY LOAM
MOTTLES AT 40"
E.S.H.G.W. AT 40" (elev. 188.5±) | DTH-13
0-12" FILL
12-24" TOPSOIL
24-30" SUBSOIL
30-96" SANDY LOAM
MOTTLES AT 84"
E.S.H.G.W. AT 84" (elev. 185±) |
|---|--|---|--|---|---|--|---|---|---|---|--|---|

PROPOSED CONDITIONS
 SCALE 1" = 30'

