

PRELIMINARY SITE PLAN

POND STREET

ASHLAND, MA



APPLICANT:

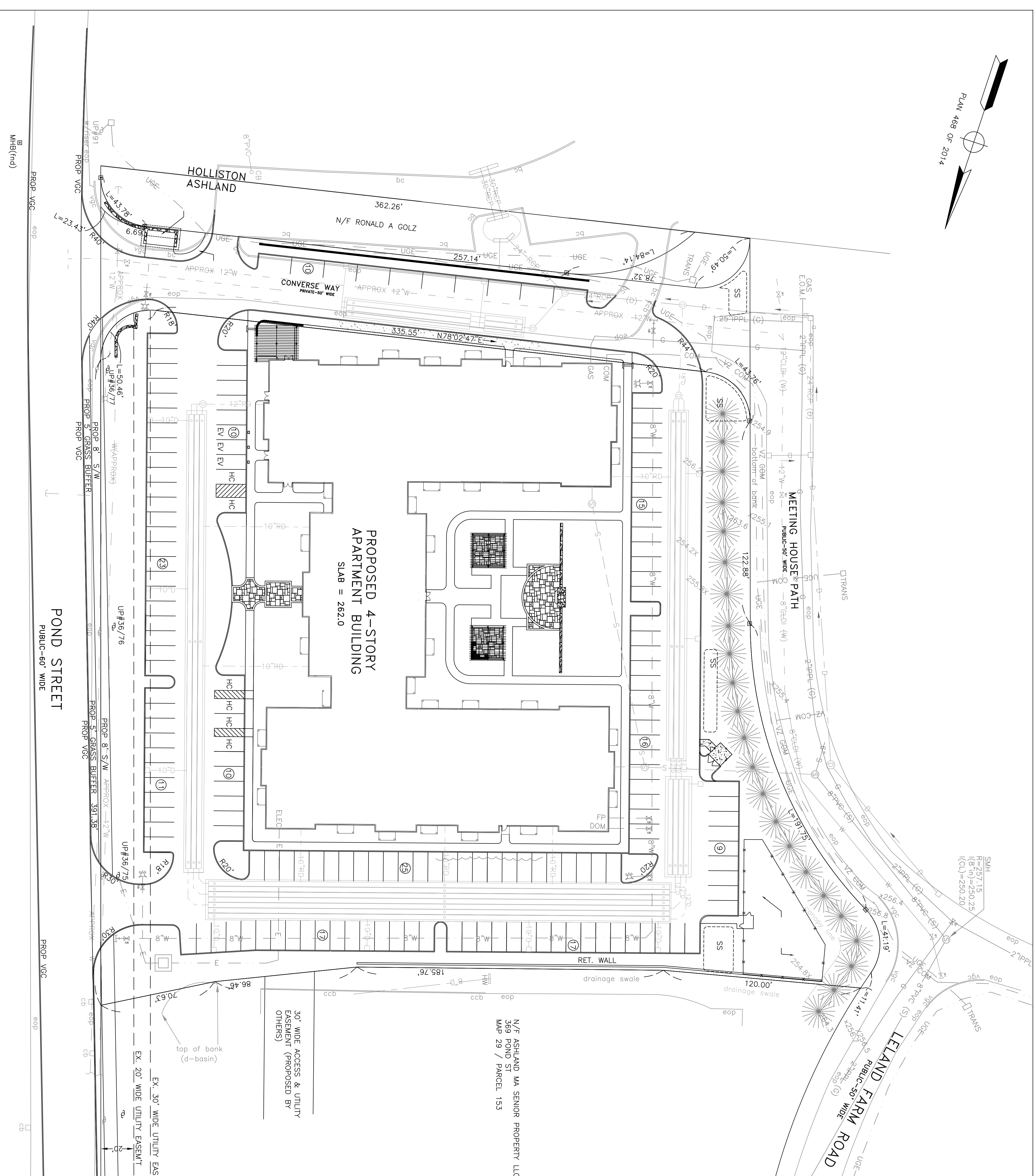
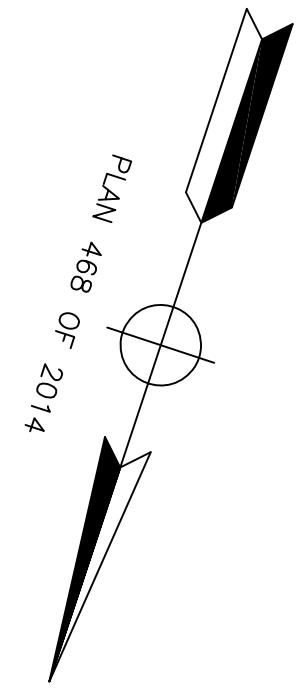
TRASK INC.
 337 TURNPIKE ROAD, SUITE 201
 SOUTHBOROUGH, MA 01772
 TEL: (508) 485-0077

PREPARED BY:

BRUCE SALUK & ASSOCIATES, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 576 BOSTON POST ROAD EAST
 MARLBOROUGH, MA 01752
 TEL: (508) 485-1662
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PROPOSED 4-STORY APARTMENT BUILDING
SLAB = 262.0

POND STREET
PUBLIC-60' WIDE

MEETING HOUSE PATH
PUBLIC-50' WIDE

LEILAND FARM ROAD
PUBLIC-50' WIDE

N/E ASHLAND MA SENIOR PROPERTY LLC
369 POND ST
MAP 29 / PARCEL 153

30' WIDE ACCESS & UTILITY EASEMENT (PROPOSED BY OTHERS)

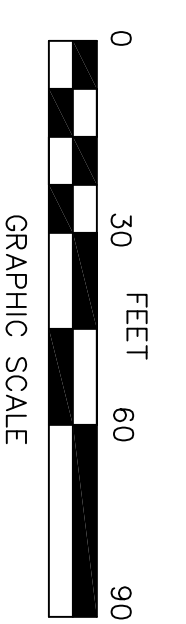
ASHLAND, MA ZONING CHART		
ZONE "CH" (PSMU00)	REQUIRED	PROPOSED
ITEM		
(MIN.) LOT AREA	30,000 S.F.	180,396 S.F.*
FRONTAGE	150 FT.	>150'
SIDE YARD	10 FT.	>10'
FRONT YARD	0 FT.	>0 FT.
REAR YARD	15 FT.	N/A
BLDG. HEIGHT	5 STORES	4 STORES

*LOT AREA SHOWN INCLUDES PARCEL 151 (MAP 29(158,110 SF) & THE CONVERSE PRIVATE WAY(22,286 SF).

Parking: Pond Street Mixed Use Overlay District
Proposed apartments: 120
1.5 Spaces Required for Units having 2 or more Bedrooms
-1 Space Required for 1 Bedroom Units
-Parking Shown= 163 Spaces

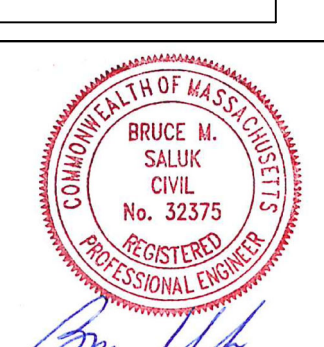
LEGEND	
⊙	EX. OR APPROVED DRAIN MANHOLE
□	EX. OR APPROVED CATCH BASIN
▣	EXST. DBL. CATCH BASIN
-15"W	EX. DRAIN
-8"W	EX. WATER & GATE
-E	EXST. UNDERGROUND ELEC.
-E&G&M	EXST. ELEC. & COM
*	EXST. LIGHTPOLE
-G	EXST. GAS LINE
X452.3	EXST. SPOT GRADES
-468	EXST. 2' CONTOUR
-470	EXST. 10' CONTOUR
IR (FND) ○	SURVEY IRON ROD
BC	EX BITUMINOUS CURB
□	PROP. CATCH BASIN
▣	PROP. DOUBLE CATCH BASIN
-15"D	PROP. DRAIN LINE/MANHOLE
-12"W	PROP. WATER LINE
+466.2	PROP. SPOT GRADE
-466	PROP. CONTOUR
▬	PROP. MODULAR CONC. WALL
▬	PROP. BITUMINOUS CURB
▬	PROP. CONCRETE CURB
▬	PROP. GUARD RAIL
▬	REM., RELOC. REMOVE, RELOCATE
↑	SIGN
HC	HANDICAP PARKING
—S—	PROPOSED SEWER/MANHOLE

NOTES:
1.) THE LAND SHOWN IS A 3.63 AC. PARCEL LISTED AS ASSESSOR MAP 29, PARCEL 151 AND THE 0.51 AC. CONVERSE WAY PARCEL, AND IS LOCATED IN THE "HIGHWAY COMMERCIAL" ZONE. WITHIN THE "POND ST. MIXED USE OVERLAY DISTRICT"



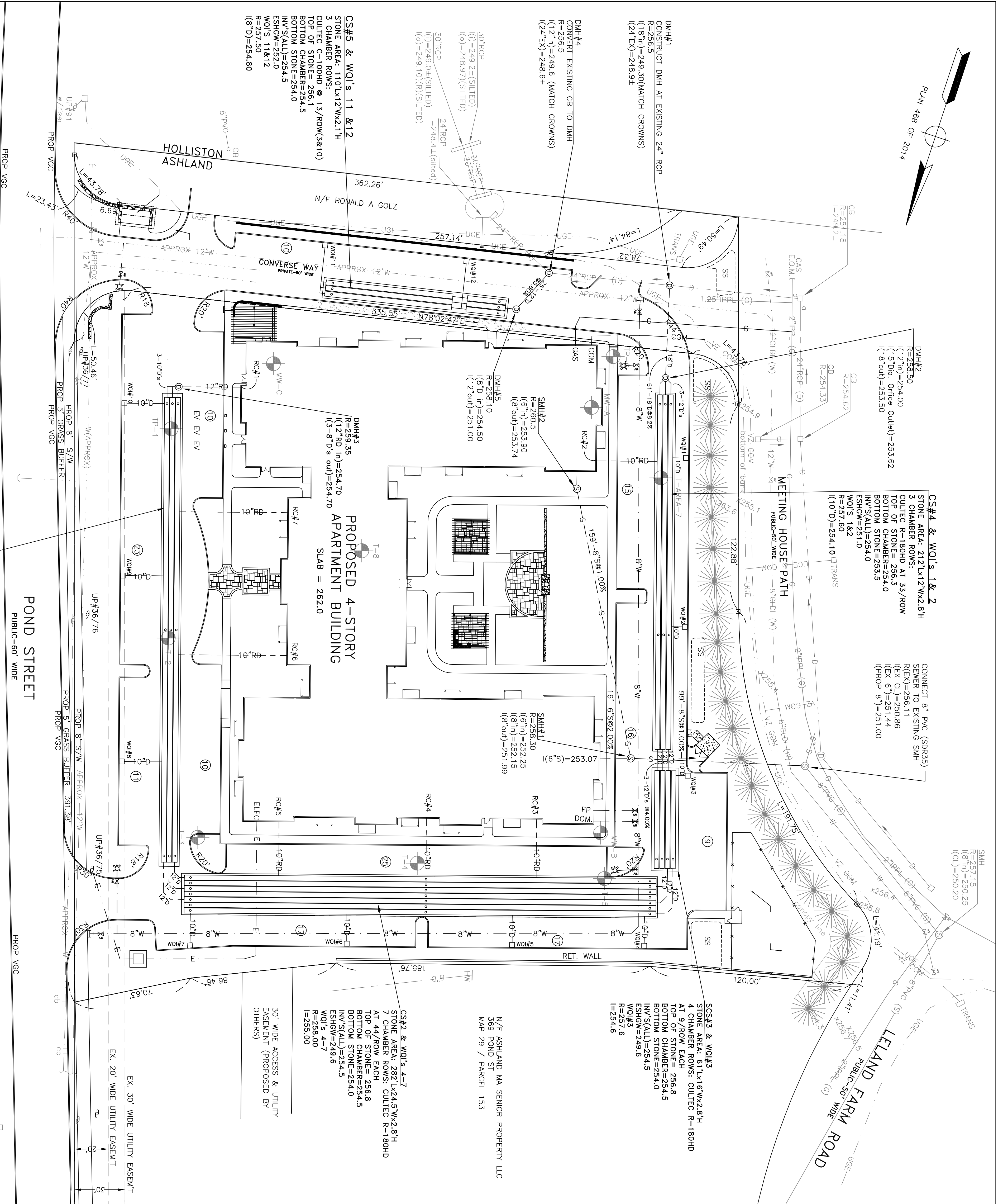
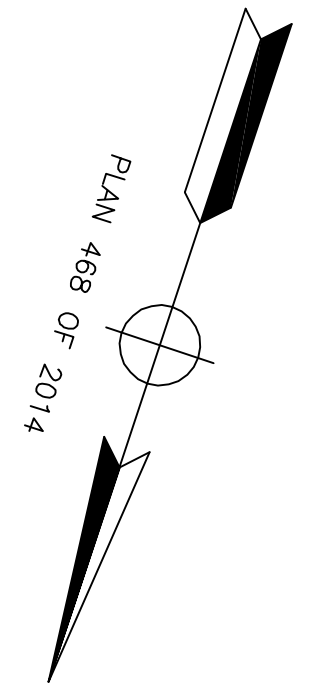
DEVELOPER:
TRASK INC
337 TURNPIKE ROAD, SUITE 201
SOUTHBOROUGH, MA 01772
DATE: OCTOBER 24, 2021

LAYOUT PLAN PRELIMINARY
POND STREET ASHLAND, MA



PREPARED BY:
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NO.	DATE	REVISION	BY
P1	11/15/21	PLAN UPDATE	BMS



DRAINAGE OUTLINE NOTES (PRELIMINARY):

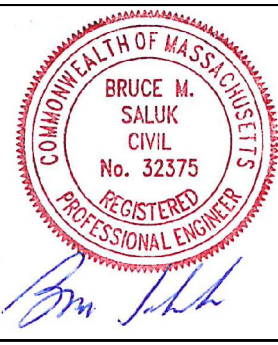
1. Materials and construction of the storm drain system and associated work shall conform to the Mass. DPW Standard Specifications in the document entitled Standard Specifications for Highways and Bridges, 1985 as amended.
2. Storm Drain Manholes shall be reinforced precast concrete conforming to ASTM Specification Section C478. Grade adjustment and pipe connections shall be as stipulated for the Standard cast Catch Basins detailed on this sheet.
3. Storm sewer covers shall the word DRAIN cast in 3-inch high letters on the covers. Refer to the detail sheets for specifications and model types.
4. Provide pipe joint a maximum of 3' from manhole walls.
5. Reinforcing for all precast units shall conform to ASTM Specification Section A 185 and shall include reinforcing in ball in spigot of riser sections. Reinforcing shall be placed in accordance with ASHTO Designation N199.
6. In the event that rock is encountered, the contractor shall maintain a 12-inch minimum separation between the pipe and the rock.
7. Suitable backfill material shall be select excavated material from which frozen material, humus, peat, roots, vegetation, trash, rocks, and stones larger than 6-inches have been removed.
8. Compaction of backfill material between centerline of pipe and trench government shall be done in 12-inch layers, or less, as required to prevent trench settlement. The contractor will be responsible for excessive trench settlement following final paving.
9. Utilities shown on this plan are partly from available municipal and utility Co. records information and are approximate, only. There may be existing lines other than those shown hereon. The contractor shall be required to contact the proper utility companies & displace prior to beginning any construction on the site. Our firm does not warrant or guarantee the location of any utilities hereon.
10. Unless otherwise noted on the drawings, pipe and fittings shall be ADS N-12 HDPE pipe, or equal. Pipe shall conform to ASHTO designations M252, M294& section 30 and the following ASTM designations: F2306, D2321, F2477, F2487, F2648, F2648M-07, F1417 & F2510. If used, RCP pipe shall meet ASTM C-76 specifications for drain pipe. All 12-inches through 48-inches in diameter shall be reinforced concrete conforming to ASTM C-76 Class 3. Wall B circular reinforcement. Where specified, 12-inch through 48-inch diameter Class 4 drain lines shall be Wall B.

DRAIN DESIGN NOTES:

11. All roof drain connections from building to chambers or DMH's shall be 3.00% (min.) slope. All WOI connections to chambers shall be 2.00% minimum slope.

LEGEND

⊙	EX. OR APPROVED DRAIN MANHOLE	□	PROP. CATCH BASIN
□	EX. OR APPROVED CATCH BASIN	□	PROP. DOUBLE CATCH BASIN
□	EXST. DBL. CATCH BASIN	— 15"D —	PROP. DRAIN LINE/ MANHOLE
— 15"D —	EX. DRAIN	— 12"W —	PROP. WATER LINE
— 9"W —	EX. WATER & GATE	— 4" —	PROP. SPOT GRADE
— 6" —	EXST. UNDERGROUND ELEC.	— 466 —	PROP. CONTOUR
— 6" —	EXST. ELEC. & COM	— 466 —	PROP. MODULAR CONC. WALL
*	EXST. LIGHTPOLE	— 466 —	PROP. BITUMINOUS CURB
— G —	EXST. GAS LINE	— 466 —	PROP. CONCRETE CURB
X452.3	EXST. SPOT GRADES	— 466 —	PROP. GUARD RAIL
468	EXST. 2' CONTOUR	— 466 —	PROP. REMOVE, RELOCATE
470	EXST. 10' CONTOUR	— 466 —	REM., RELOC.
IR	SURVEY IRON ROD	— 466 —	REMOVE, RELOCATE
(FND)	SURVEY IRON ROD	— 466 —	REMOVE, RELOCATE
BC	EX BITUMINOUS CURB	— 466 —	REMOVE, RELOCATE
— S —	PROPOSED SEWER/ MANHOLE	— 466 —	REMOVE, RELOCATE
— HC —	HANDICAP PARKING	— 466 —	REMOVE, RELOCATE
— ② —	PROPOSED SIGN	— 466 —	REMOVE, RELOCATE



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DRAIN, WATER, SEWER & UTILITY PLAN
PRELIMINARY
 POND STREET ASHLAND, MA

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